



Land Area
Permitted Use
Density (max.)
F.A.R.
Lot Coverage (max.)
Lot Size
G.F.A.
Side Yard (min.)
Rear Yard (min.)
Story (max.)
Building Height (max.) (Note 2)

1. Unit count based on 5,000 s.f. minimum lot size and 40% lot coverage.
2. Building Height as defined per District of Columbia Municipal Regulations section 199.1 Defines Building Height, in those districts to which the height of a building is limited to forty feet (40 ft), the height of the building may be measured from the finished grade level at the middle of the front of the building to the ceiling of the top story.
3. This Site Plan Concept anticipates the dedication of a new street to the District of Columbia.

40245 s.t. (5.92 ac.)	40245 s.t. (5.92 ac.)
Allowed	Proposed
General Residential Including Apartments	
NA	25 units
0.9	0.9
40%	27%
NA	NA
35,244 s.t.	32,298 s.t.
2' / 1'-0" Bldg Height	10'
20'	20'
3	3
40'	39'

52780 s.t. (1.70 ac.)	52780 s.t. (1.70 ac.)
Allowed	Proposed
One Family Detached	
18 du'	10 units
1.2 Equivalent	1.04 Equivalent
40%	24%
5,000 s.t. minimum	5,756 s.t. average
96,000 s.t.	60,000 s.t.
8'	8'
25'	25'
3	3
40'	40'



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BY-RIGHT SITE PLAN *

* Note: Any Development in a R-5A Zone District requires BZA approval

APRIL 23, 2009

CANAL PARC
WASHINGTON, DC

SAJMAC DEVELOPMENT, LLC
c/o ATHENA GROUP, LLC
ATN.0038

