

CONCEPTUAL DEVELOPMENT PLAN - 4 LOT (MACARTHUR DRIVEWAY) EX. CURB & GUTTER± EX. SIDEWALK± EX. DRIVEMAY± HEDGE MAP.+ ASHBY STREET, 8.4" (90'-WIDE) WILLOW EAST 141.421 **OAK±** ωi ωi 8.75' FRONT SETBACK 34.0 24.5 8.0 8.0 RANGE± (LOW LIMIT) -STORY CELLAR SF±) 25, PROP. 3-HOUSE W/ (1,505 8 8 SIDE .0" PROP. 3-HOUSE W/ (1,623 RED. HORSE-18 <u>-</u> <u>-</u>ω 34.0' 34.0' CHEST. SIDE EX. 2-STO FRAME HOI 4922 ASH STREET, PROP. S Zone: R-1-B ô SIDEWALK LOT B 5,000 SF± Minimum Lot Size = 5.000 square feet 50 4100 Minimum Lot Width = 50 feet 5,000 SF± Front Building Restriction Line = 120'-WIDE 24.5 None on MacArthur Boulevard, NW PROP. 25' REAR YARD 25' REAR YARD SOUTH None on Ashby Street, NW 20.0 Front Yard Setback Range per 11D DCMR 305 = 20.0 Σ 35.0-43.8± feet (MacArthur Boulevard, NW) PROP. 2-STORY ACC. BLD. (440 SF±) PROP. 2-STORY ACC. BLD. (440 SF±) 8.75-45.5± feet (Ashby Street, NW) ò (Field Survey Required to Confirm) j'o 5.007 SF± 150.00 Minimum Side Yard = 8 feet 22. Minimum Rear Yard = 25 feet N/F LOT 0012 SQUARE 1393 Maximum Structure Occupancy = 40% 20.0 20.0 35.231 Minimum Pervious Surface Coverage = 50% EAST 75.001 22.0 NORTH SOUTH Prepared for: OAK± 11.50 NORTH Rochelle Hararaves WEST 80.001 DRIVEWAY± YARD PROP. A 2-STORY ACC. BLD. PROP. 3-STORY RIVER **Lot 0017, Square 1393** HOUSE W/ CELLAR REAR (440 SF±) (1,299 SF±) 6,071 4925 MacArthur Boulevard, NW 57.7 15"± 8' SIDE YARD 8.0. — 47.0[°] CAS Engineering-DC, LLC Attn: David C. Landsman, PE, Prof. LS 139.63 **WEST** WILLOW 4836 MacArthur Boulevard, NW, 2nd Floor 35.0'-43.8' FRONT OAK± Washington, DC 20007 SETBACK RANGE± EX. I-STORY N/F (202) 393-7200 STUCCO HOUSE± LOT 0809 ENGINEERING-DC. LLC info@cas-dc.com 4913 MACARTHUR SQUARE 1393 BOULEVARD, NW CAS Project No. 20-128-DC

CONCEPTUAL DEVELOPMENT PLAN - 3 LOT (ASHBY DRIVEWAY, RETAIN BUILDING) EX. CURB & GUTTER± EX. SIDEWALK± HEDGE EX. IVEMAY: MAP.± ASHBY STREET 8.4" (90'-WIDE) DR WILLOW EAST 141.421 OAK± EX. COV.-50.0 -EX. **PORCH± ENCLOSED** (2F OVER) **PORCH±** 30.3 DRIVEWAY± 18.6 PORCH± O/H± EX. 3--STORY BRICK HOUSE± 4925 MACARTHUR BOULEVARD, NW PROP (2,454 SF±, INCLUDING PORCHES AND OVERHANGS) 2F OPEN $\overset{\square}{\times}$ 8,245 SF± 1.0" ËX. ADDITION TO BE REMOVED RED. HORSE WEST 35.821 EX. 2-STORY FRAME HOUSE± 4922 ASHBY STREET, NW CHEST NORTH 11.321 8 S Zone: R-1-B WEST 105.001 SIDEWALK± 50. Minimum Lot Size = 5.000 square feet <u>"41'00</u> Minimum Lot Width = 50 feet (120'-WIDE 80.3 Front Building Restriction Line = PROP. DRIVEWAY± None on MacArthur Boulevard, NW None on Ashby Street, NW PROP. 3-STORY Front Yard Setback Range per 11D DCMR 305 = HOUSE W/ CELLAR (2,274 SF±) Σ 35.0-43.8± feet (MacArthur Boulevard, NW) 6.432 SF± 8.75-45.5± feet (Ashby Street, NW) (Field Survey Required to Confirm) 150.00 Minimum Side Yard = 8 feet Minimum Rear Yard = 25 feet 80.3' N/F LOT 0012 SQUARE 1393 Maximum Structure Occupancy = 40% Minimum Pervious Surface Coverage = 50% 20.8" ARD WILLOW <u>NORTH</u> Ш Prepared for: OAK± 5.66 WEST 105.00 NORTH REAR Rochelle Hararayes 8' SIDE YARD 79.7 PROP. DRIVEWAY± PROP. 3-STORY HOUSE W/ CELLAR (2,259 SF±) 6,402 SF± 28.3 **Lot 0017, Square 1393** RIVER BIR.± 4925 MacArthur Boulevard, NW (MULTI.) 79.7 15"± 35.0 8' SIDE YARD 8.0 25.0' CAS Engineering-DC, LLC 19.2" Attn: David C. Landsman, PE, Prof. LS WEST 139.63 WILLOW 4836 MacArthur Boulevard, NW, 2nd Floor 35.0'-43.8' FRONT **OAK**± Washington, DC 20007 SETBACK RANGE± EX. I-STORY N/F (202) 393-7200 STUCCO HOUSE± LOT 0809 ENGINEERING-DC. LLC info@cas-dc.com 4913 MACARTHUR SQUARE 1393 BOULEVARD, NW CAS Project No. 20-128-DC