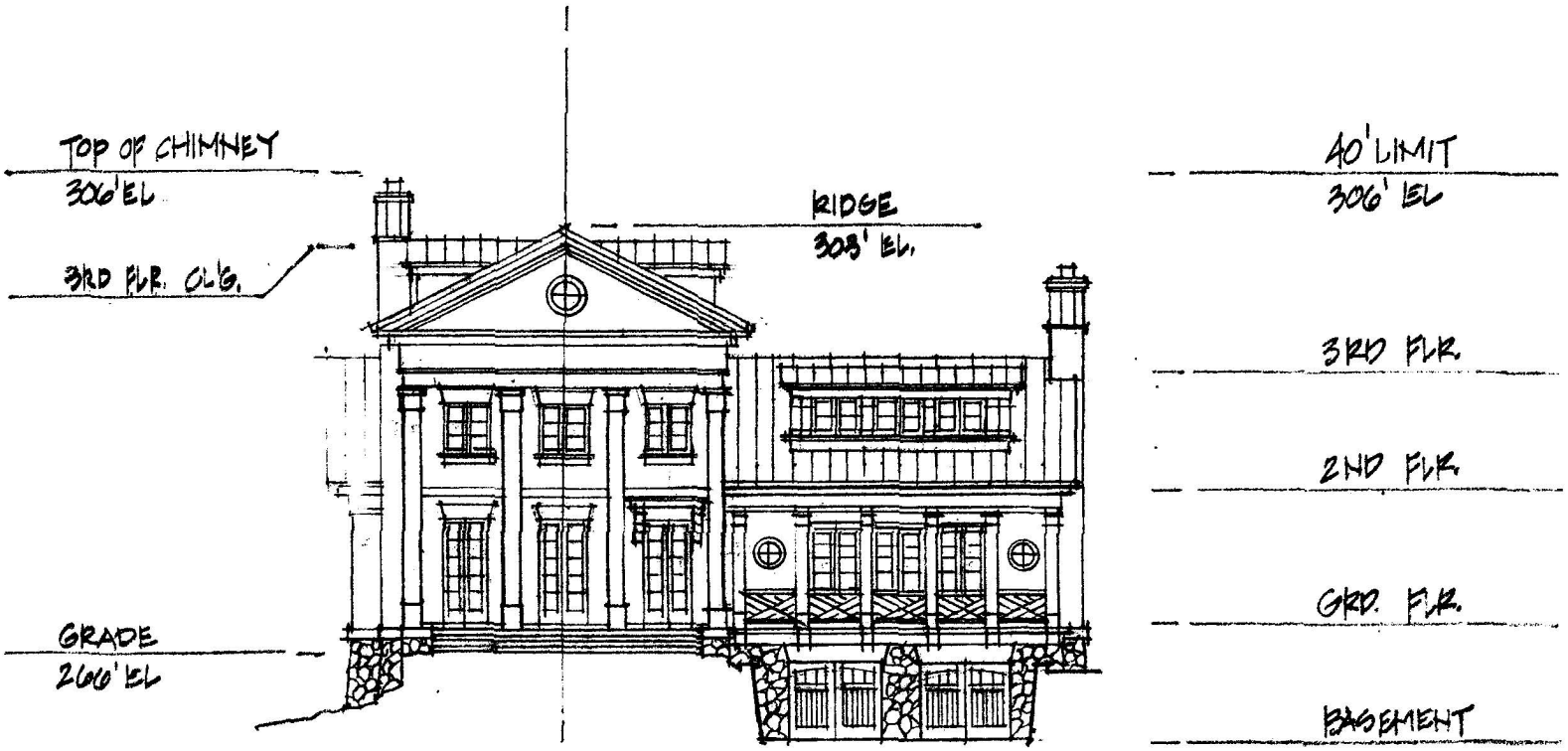


EXTERIOR MATERIALS:

STONE
BRICK WALLS
METAL ROOF
GLASS

LOT 61
NORTH ELEVATION

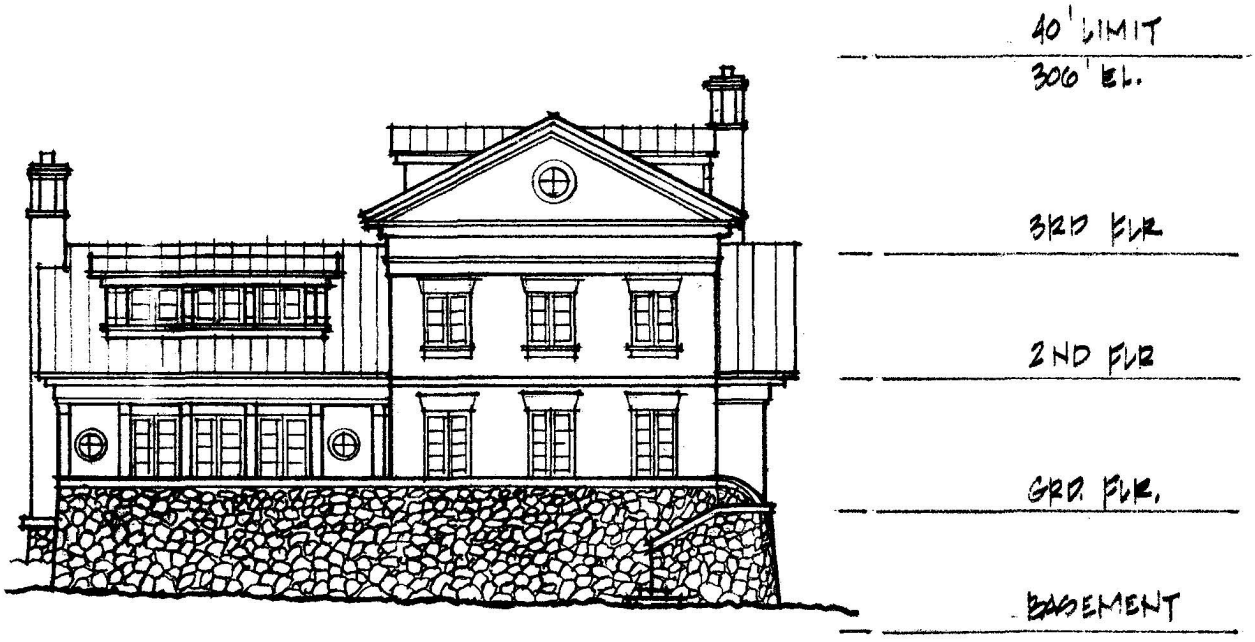
0 4 8 16 32

DECEMBER 9, 2004

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D.C. OFFICE OF ZONING
2005 FEB 18 PM 2:53

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 17309
EXHIBIT NO. 22

Board of Zoning Adjustment
District of Columbia
CASE NO. 17307
EXHIBIT NO. 22

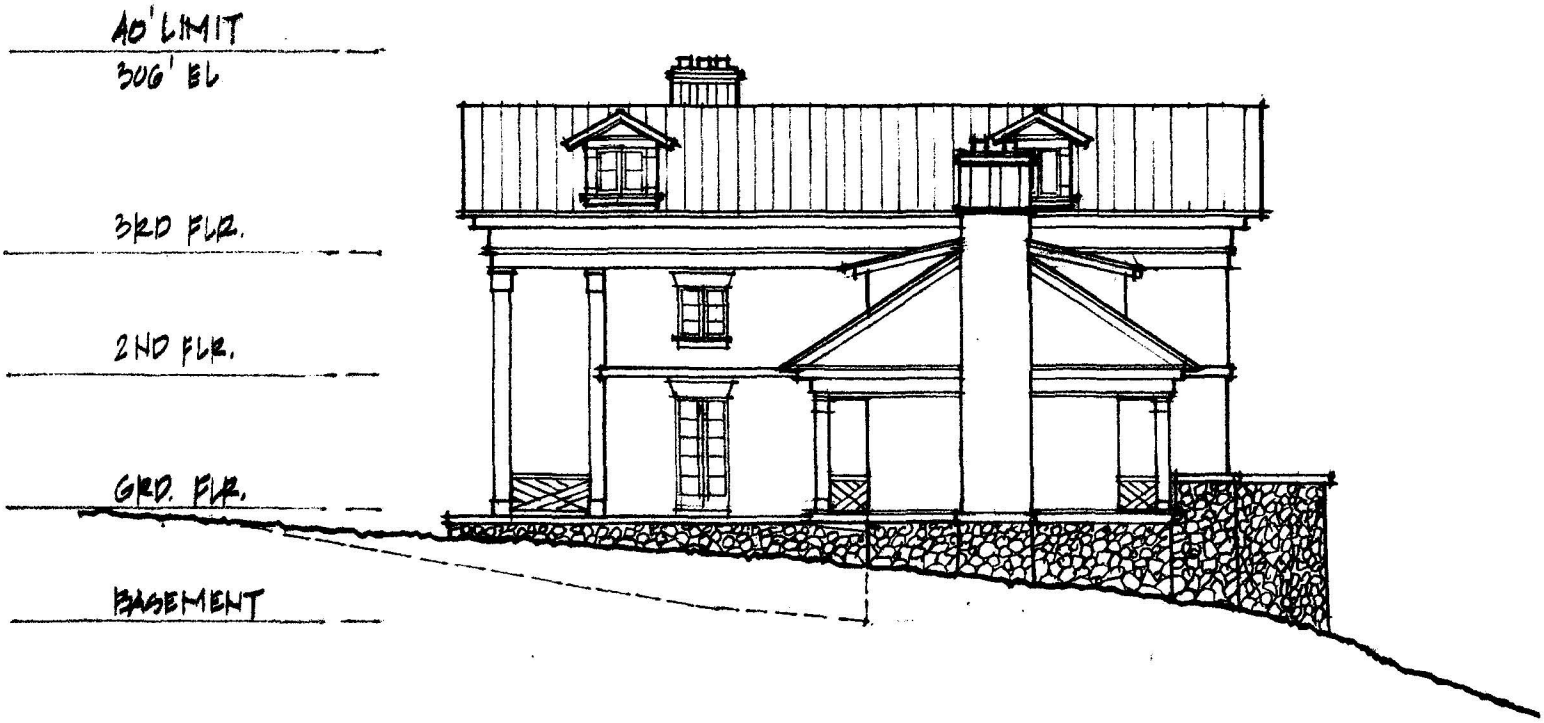


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LOT 'C'
SOUTH ELEVATION

0 4 8 16 32

DECEMBER 9, 2004



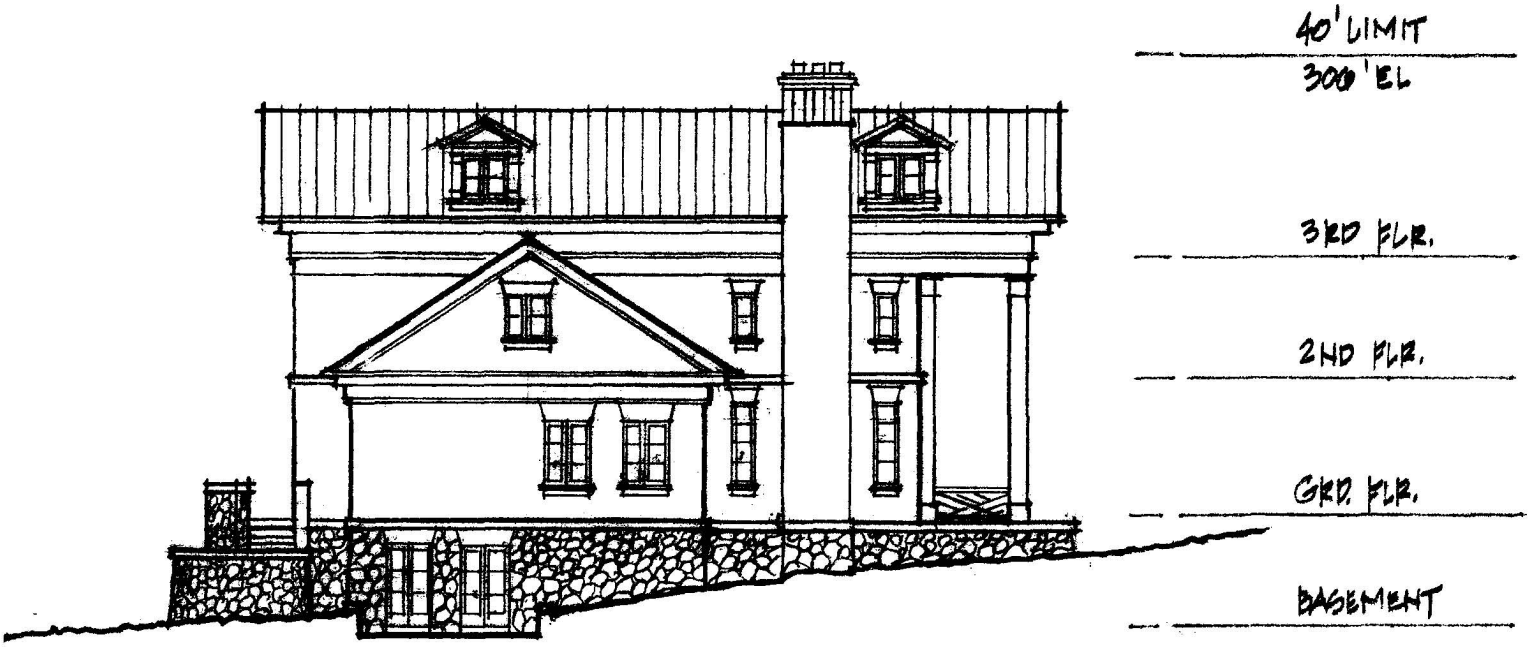
LOT 'C'

WEST ELEVATION

0 4 8 16 32'

DECEMBER 9, 2004

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D.C. OFFICE OF ZONING
2005 FEB 18 PM 2:53

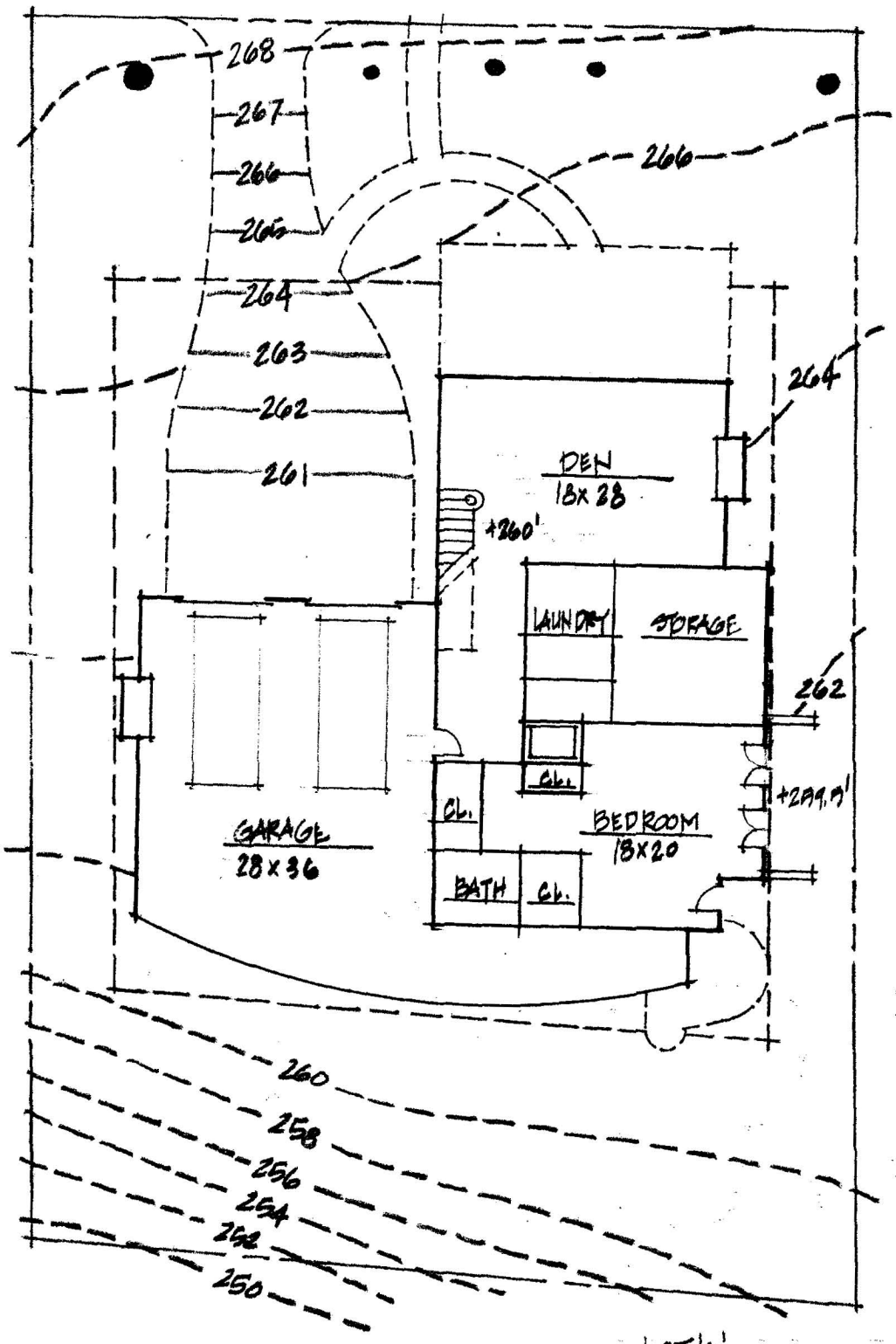


LOT 'C'
EAST ELEVATION

0 4 8 16 32

DECEMBER 9, 2004

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D.C. OFFICE OF ZONING
2005 FEB 18 PM 2:53



The interior layouts shown on the floor plans are schematic. Changes not affecting the exterior envelope may occur.

LOT 'C'
BASEMENT

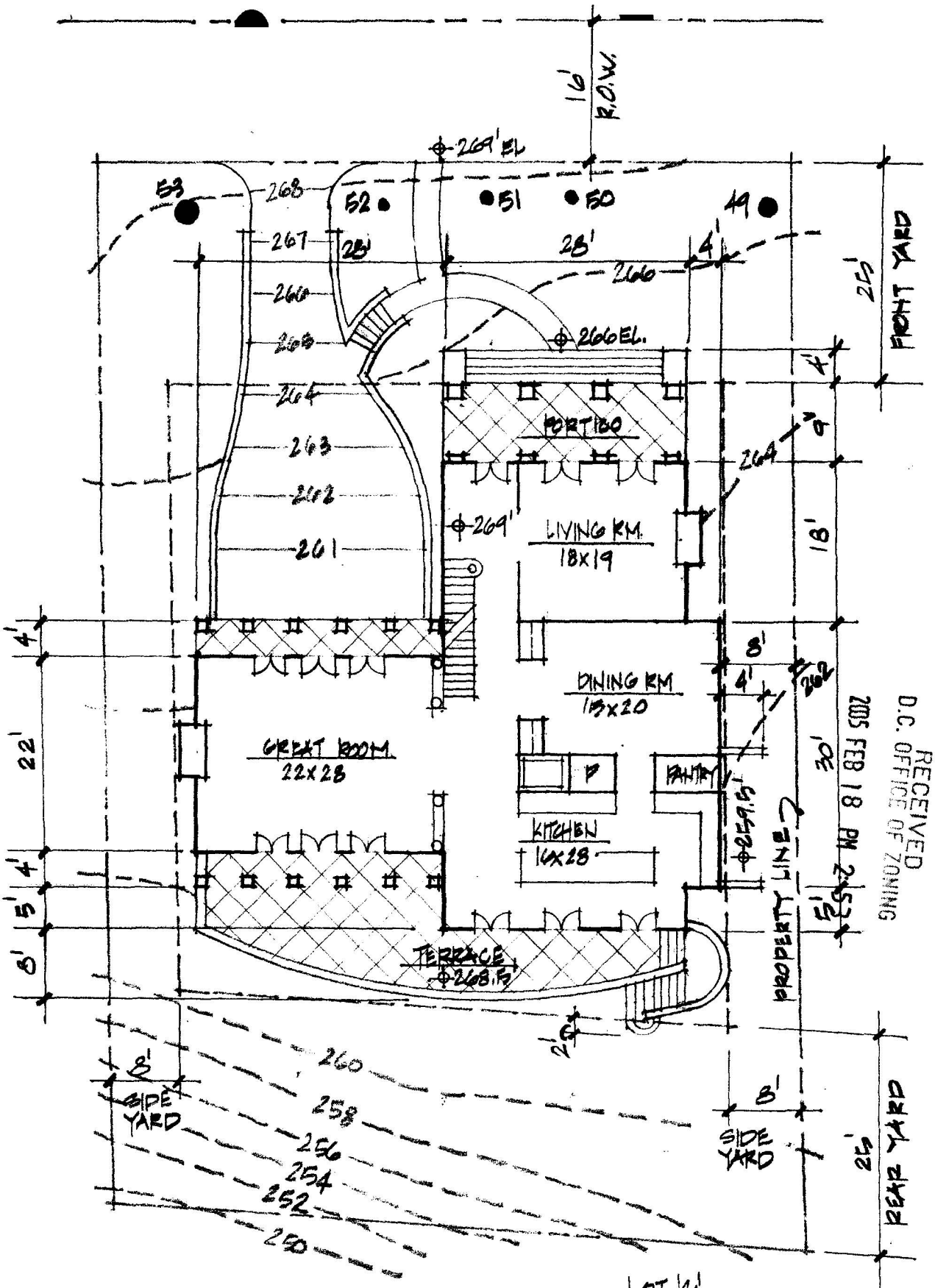
0 4 8 16 32'

DECEMBER 9, 2004

N

5.

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2005 FEB 18 PM 2:53



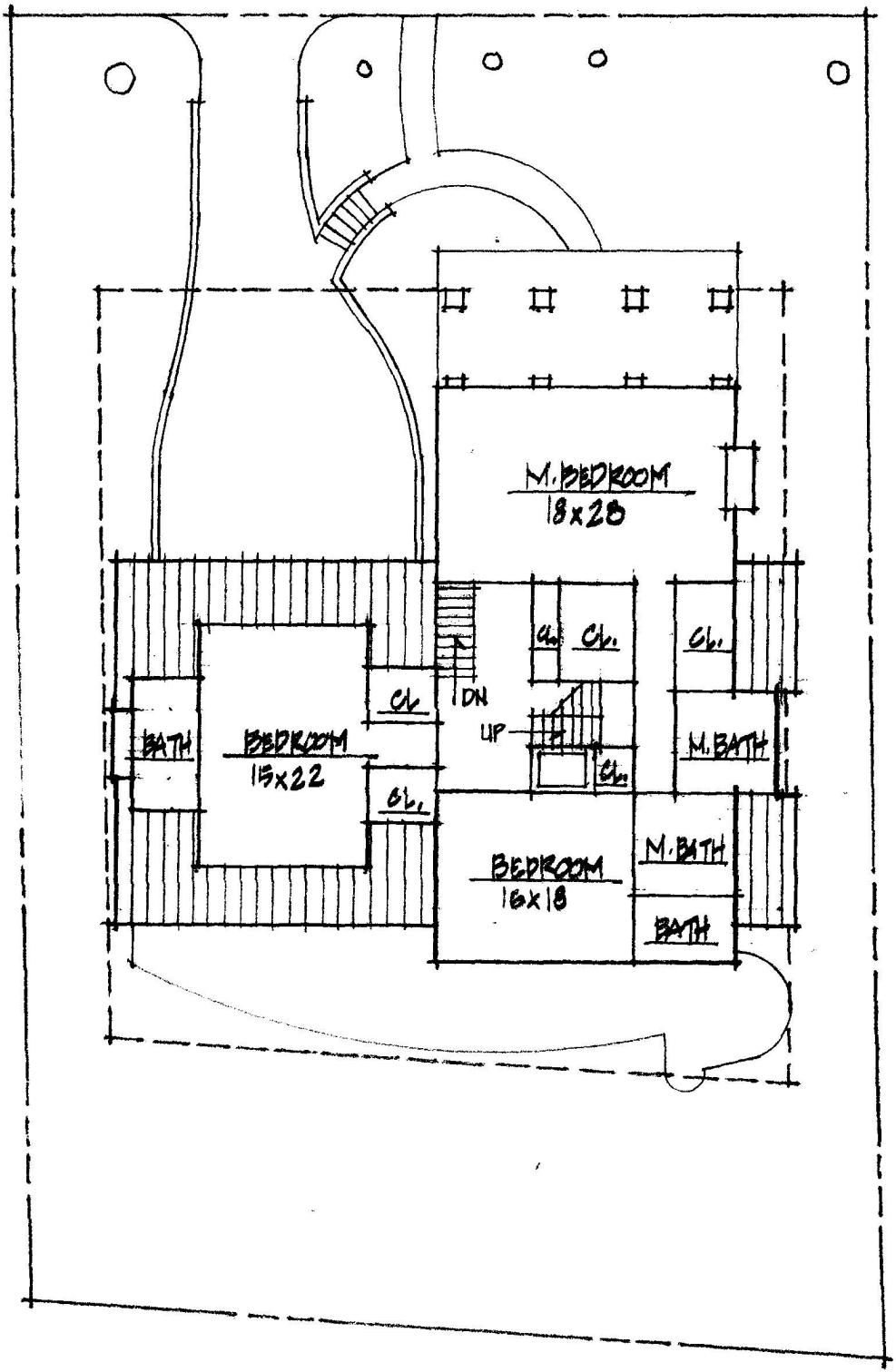
The interior layouts shown on the floor plans are schematic. Changes not affecting the exterior envelope may occur.

LOT 'C'
GROUND FLR.

0 4 8 16 32'

DECEMBER 9, 2004

N



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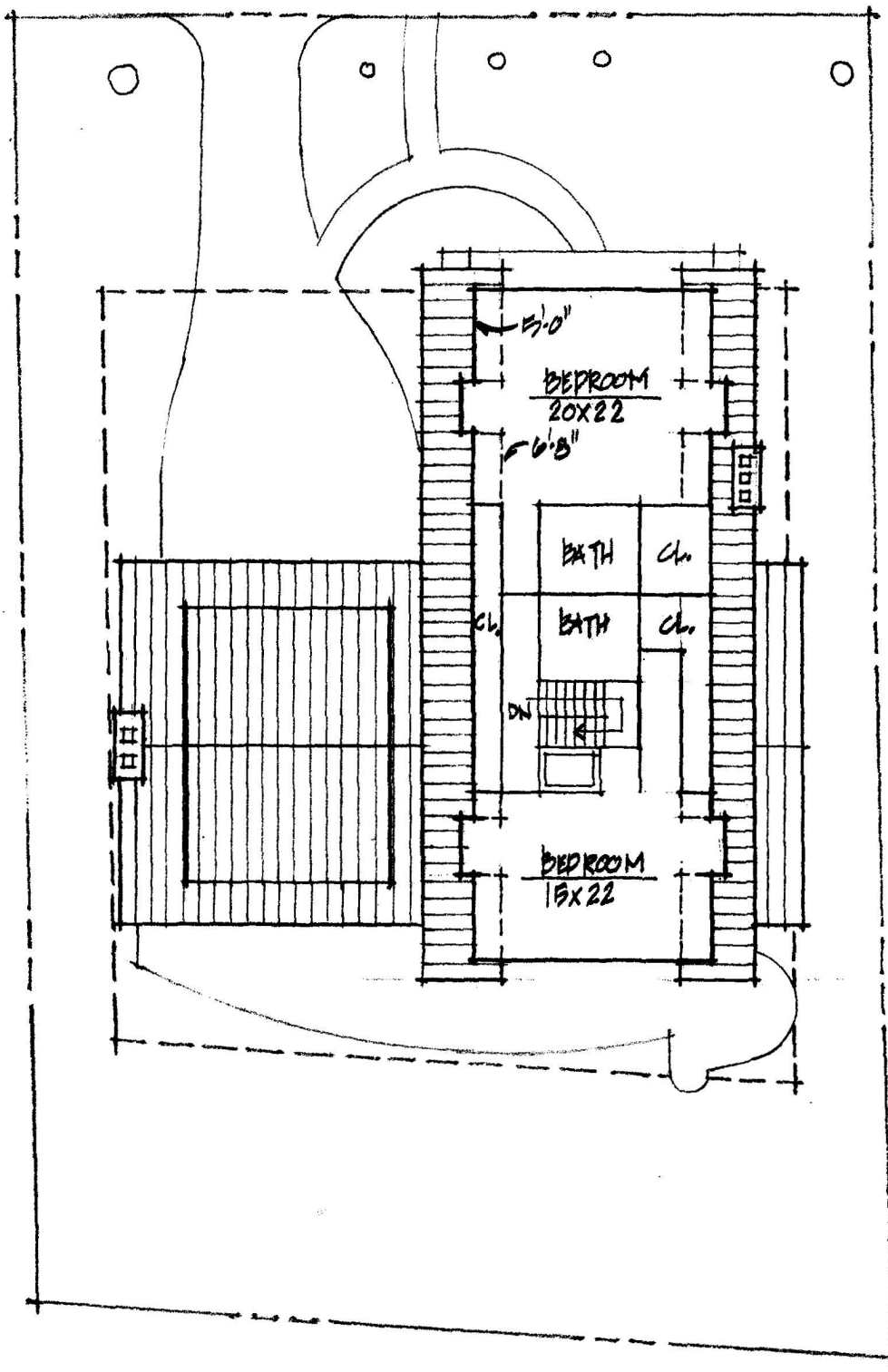
The interior layouts shown on the floor plans are schematic. Changes not affecting the exterior envelope may occur.

LOT 6'
SECOND FLR.

0 4 8 16 32'

DECEMBER 9, 2004

N



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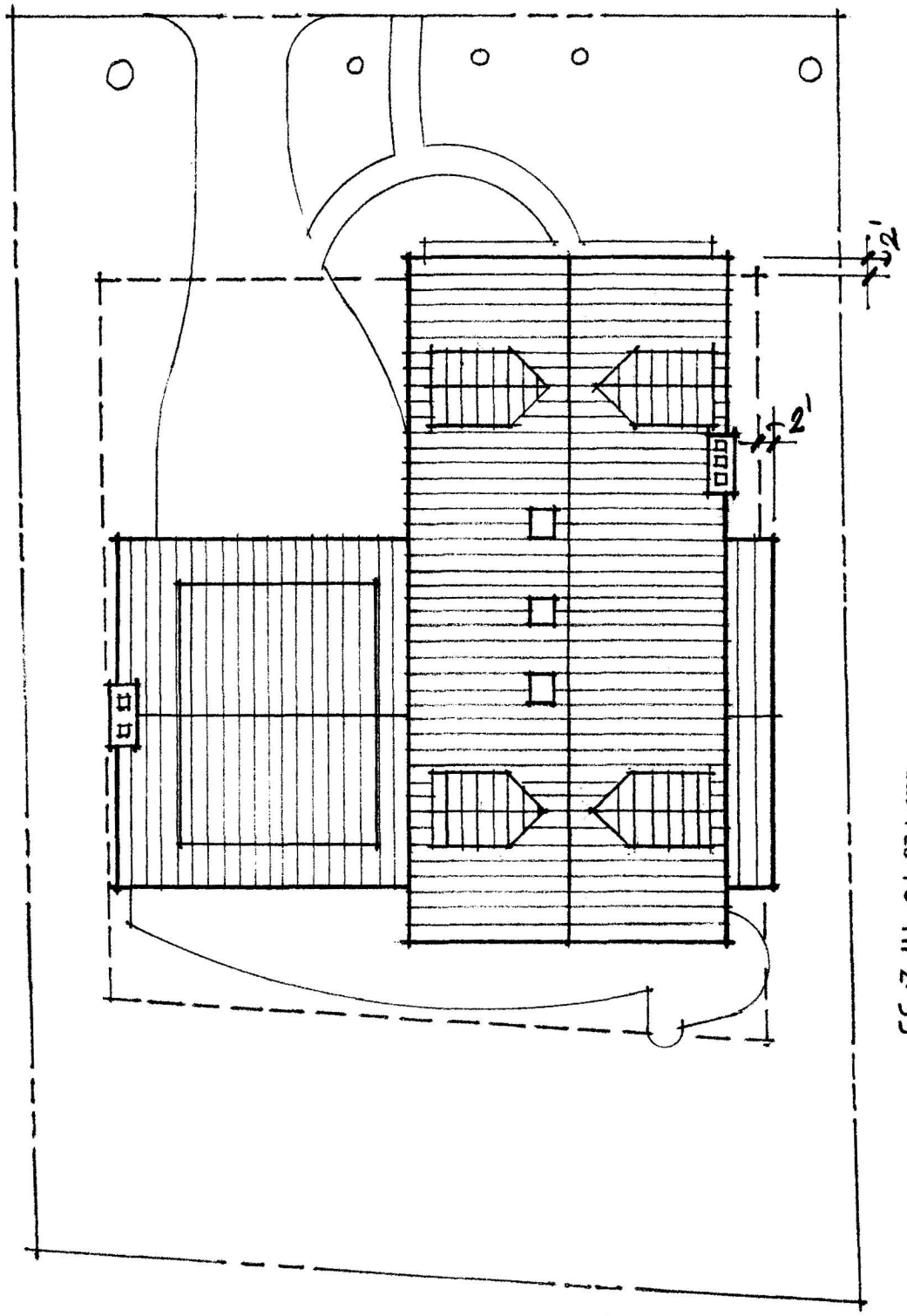
The interior layouts shown on the floor plans are schematic. Changes not affecting the exterior envelope may occur.

LOT 'C'
THIRD FLR.

0 4 8 16 32'

DECEMBER 9, 2004

N



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LOT 'C'
ROOF PLAN

0 4 8 16 32'

DECEMBER 9, 2004

N

9.

December 9, 2004

Chain Bridge Road Project

Lot 'C'

Zoning - R1-A
CBUT Overlay District

	required	*provided*
Lot Size Minimum	**9,500 sf**	**9,504 sf**
Lot Occupancy *(< 30% or 3150sf)*	**3,150 sf**	**2,219 sf**
Maximum Impervious Surface *(50%)*	**4,752 sf**	**4,305 sf**
Average Lot Width	**75'**	**75.6'**
Off Street Parking	**1**	**2**

Building Area:

Cellar	**1,138 sf**
Basement	**1,645 sf**
Ground Floor	**2,219 sf**
Second Floor	**2,031 sf**
Third Floor	**1,362 sf**
Total	**8,395 sf**

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Trees (#49, #50, #51, #52, #53 – saved)