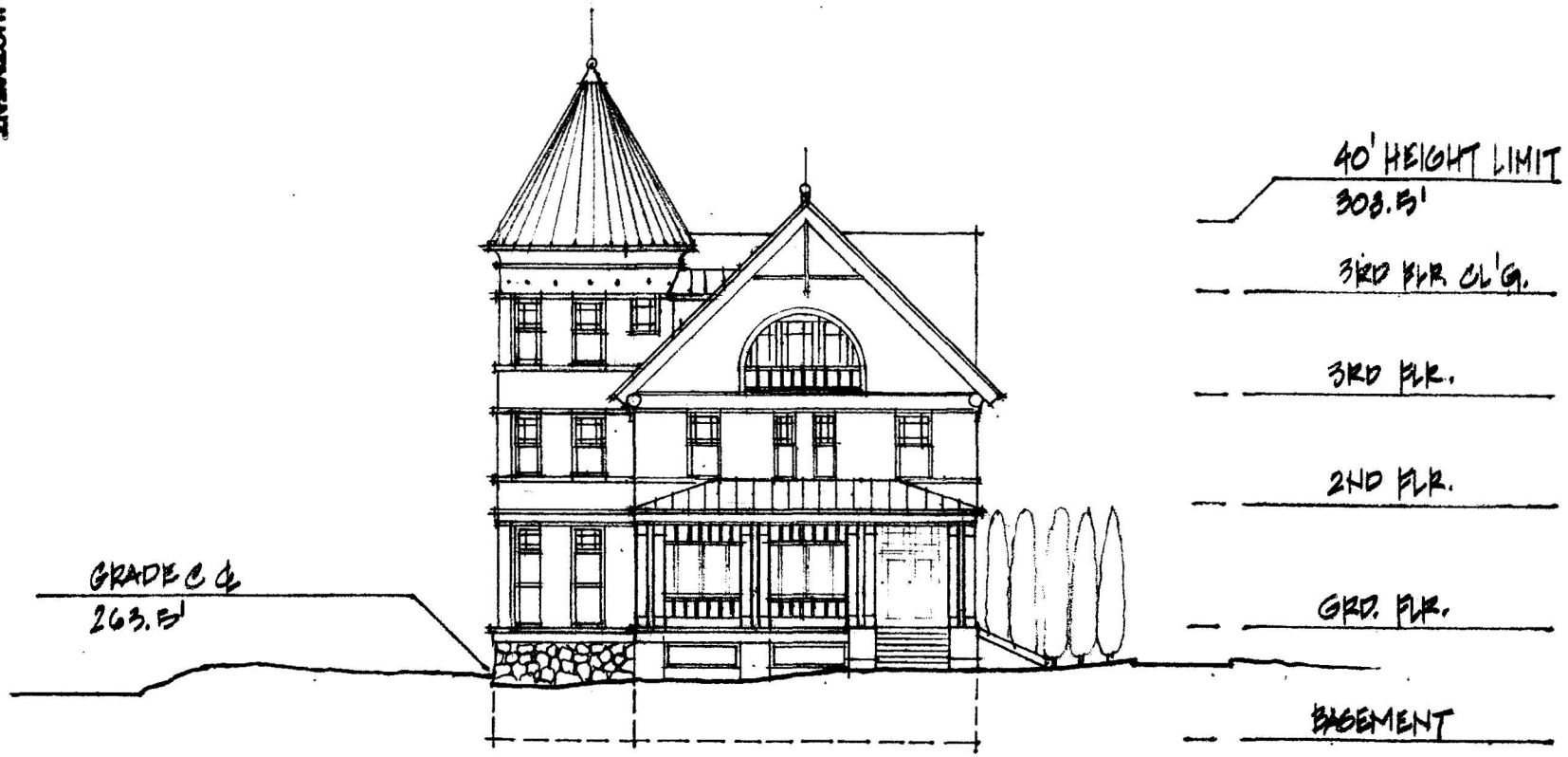
BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 17309
EXHIBIT NO. 23



EXTERIOR MATERIALS:

STONE
SHINGLE WALLS
METAL ROOF
GLASS

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LOT 15

NORTH ELEVATION

0 4 8 16 32'

DECEMBER 9, 2004

Board of Zoning Adjustment
District of Columbia
CASE NO. 17307
EXHIBIT NO. 23

1.



LOT 'B'

SOUTH ELEVATION

0 4 8 16 32'

DECEMBER 9, 2004

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LOT 15'

EAST ELEVATION

0 4 8 16 32'

DECEMBER 9, 2004

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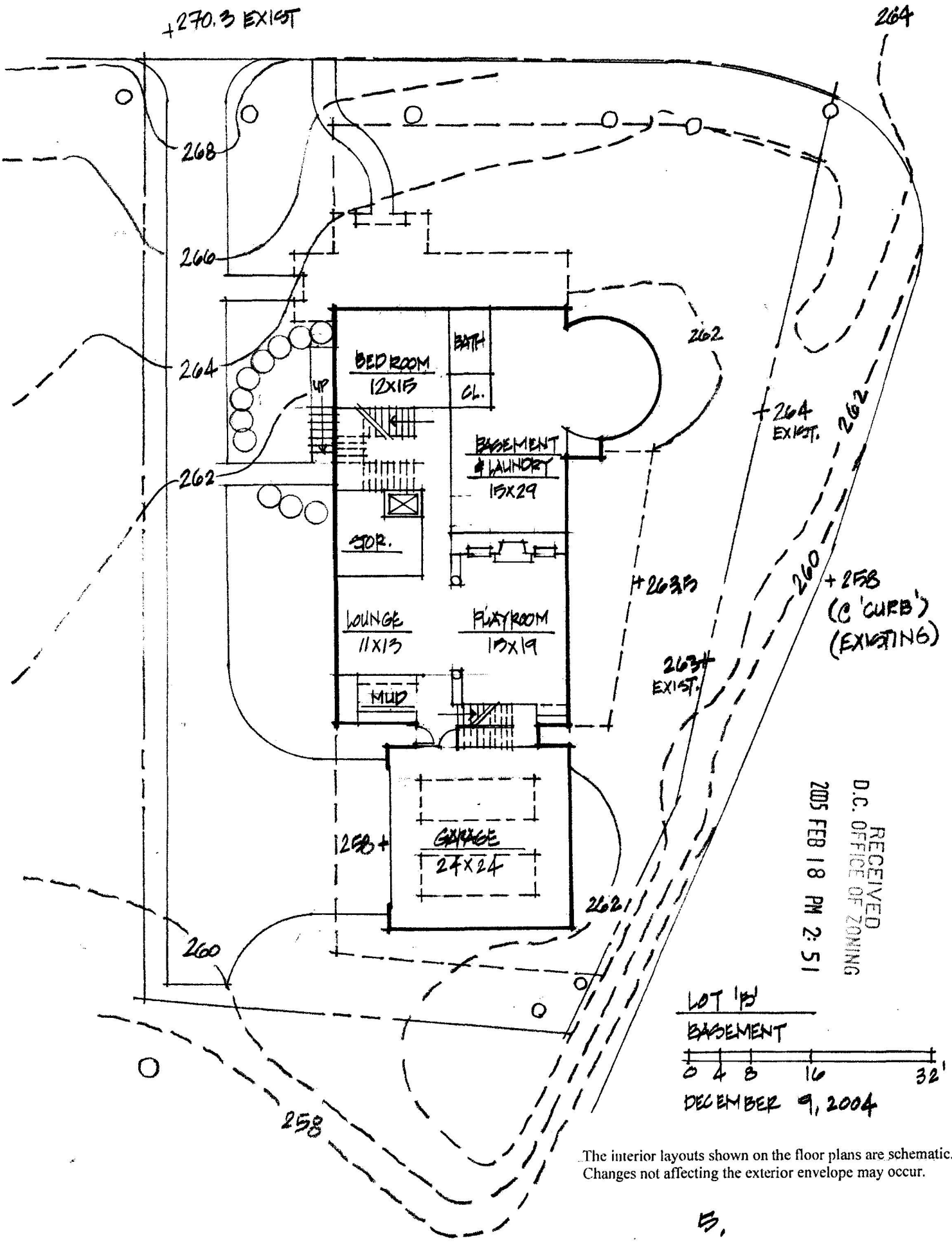
LOT 15'

WEST ELEVATION

0 4 8 16 32'

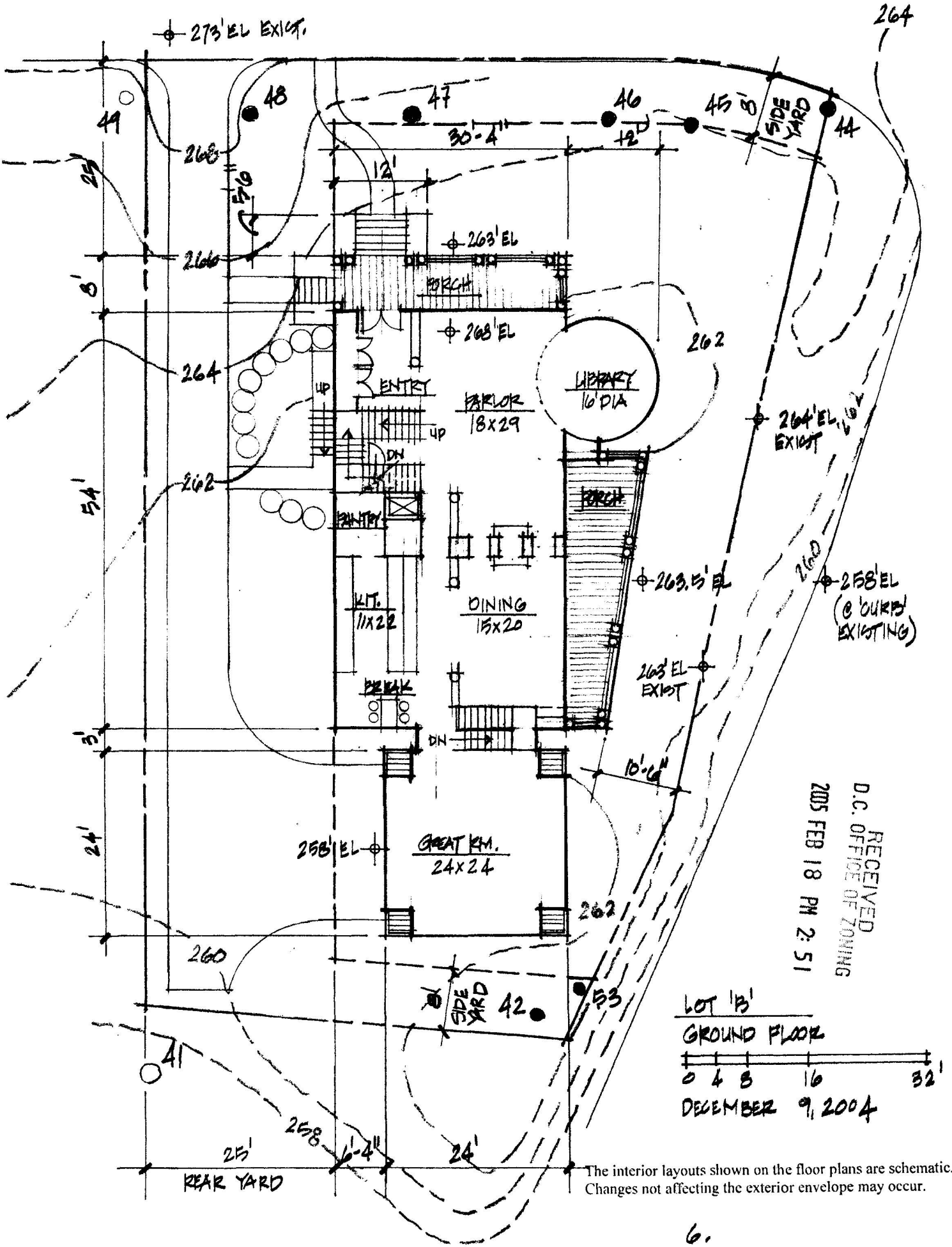
DECEMBER 9, 2004

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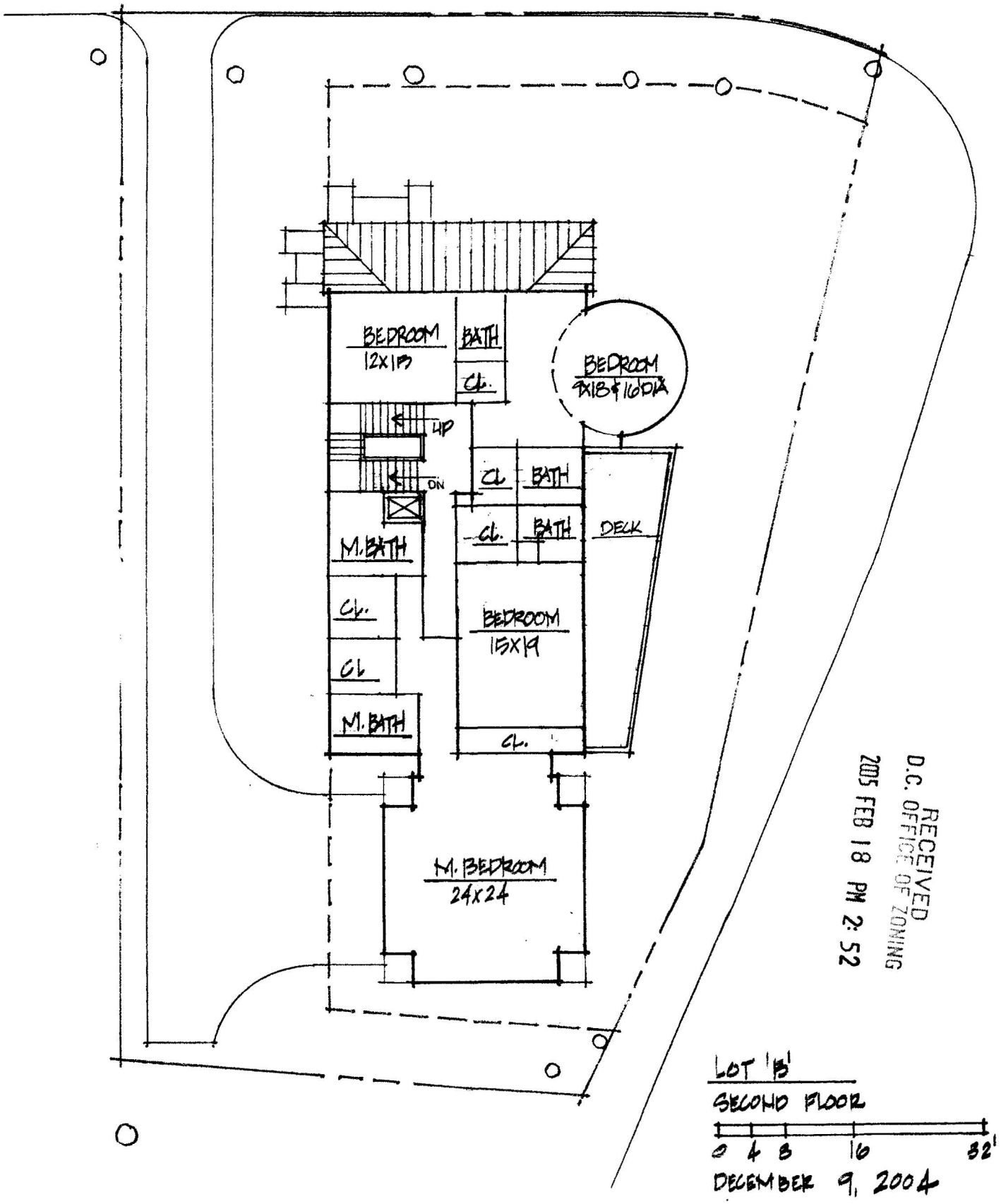


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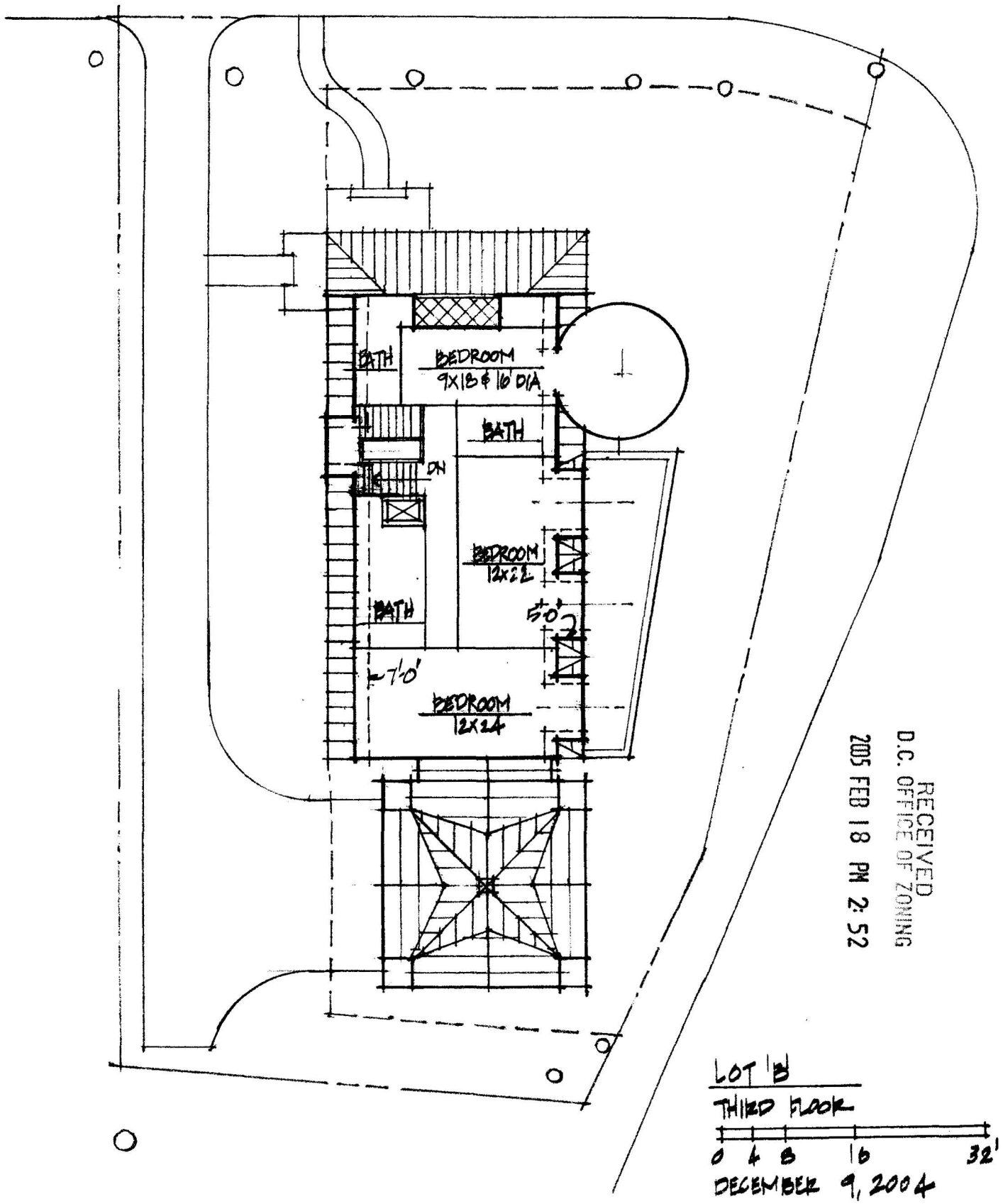
The interior layouts shown on the floor plans are schematic. Changes not affecting the exterior envelope may occur.



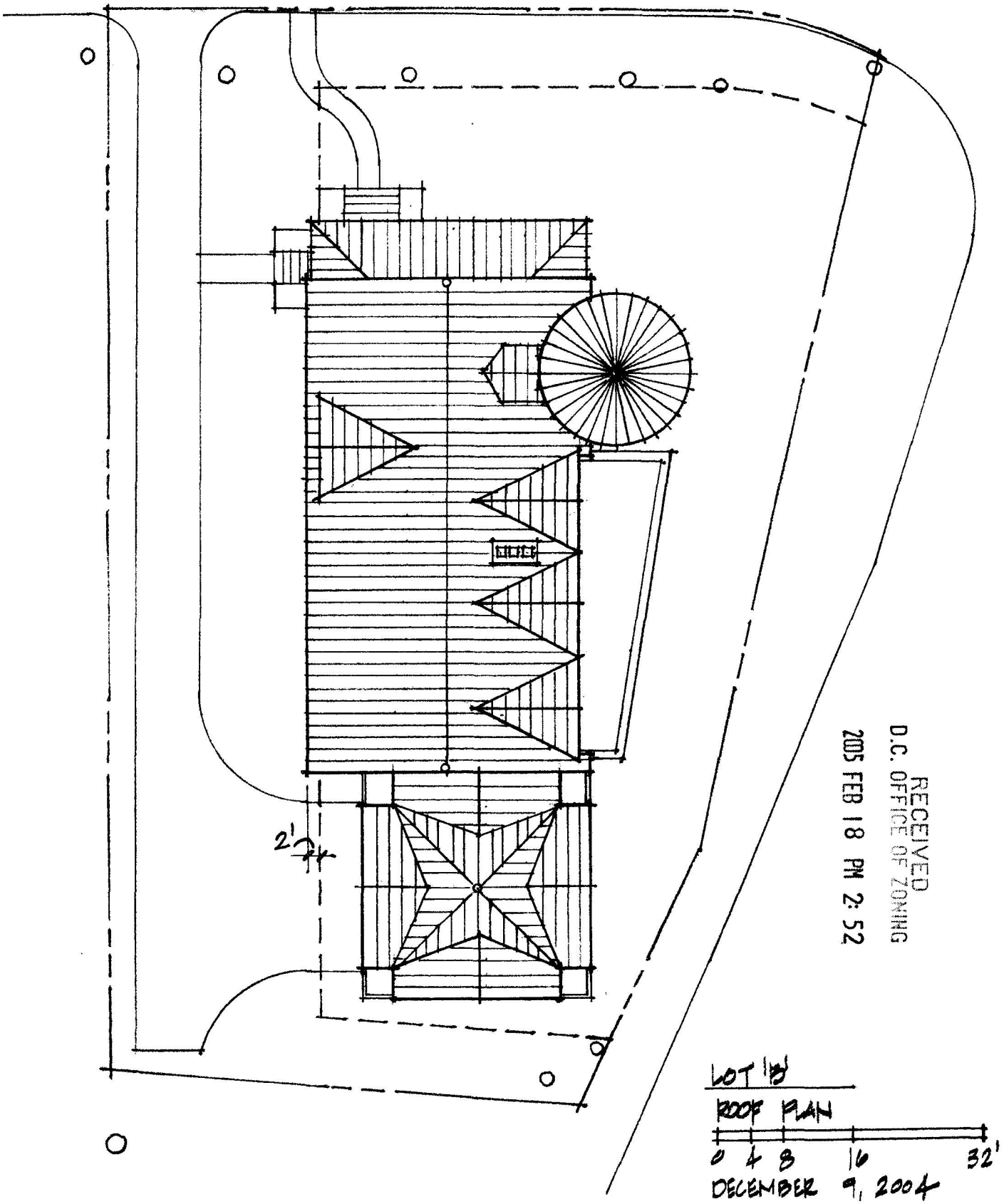
The interior layouts shown on the floor plans are schematic. Changes not affecting the exterior envelope may occur.



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December 9, 2004

Chain Bridge Road Project

Lot 'B'

Zoning - R1-A
CBUT Overlay District

	required	*provided*
Lot Size Minimum	**9,500 sf**	**9,509 sf**
Lot Occupancy *(< 30% or 3150sf)*	**3,150 sf**	**2,910 sf**
Maximum Impervious Surface *(50%)*	**4,755 sf**	**4,743 sf**
Average Lot Width	**75'**	**103.3'**
Off Street Parking	**1**	**2**

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Building Area:

Cellar	**1,122 sf**
Basement	**1,290 sf**
Ground Floor	**2,367 sf**
Second Floor	**2,367 sf**
Third Floor	**1,540 sf**
Total	**8,686 sf**

Trees (#42, #44, #45, #46, #47, #48, #53 – saved)