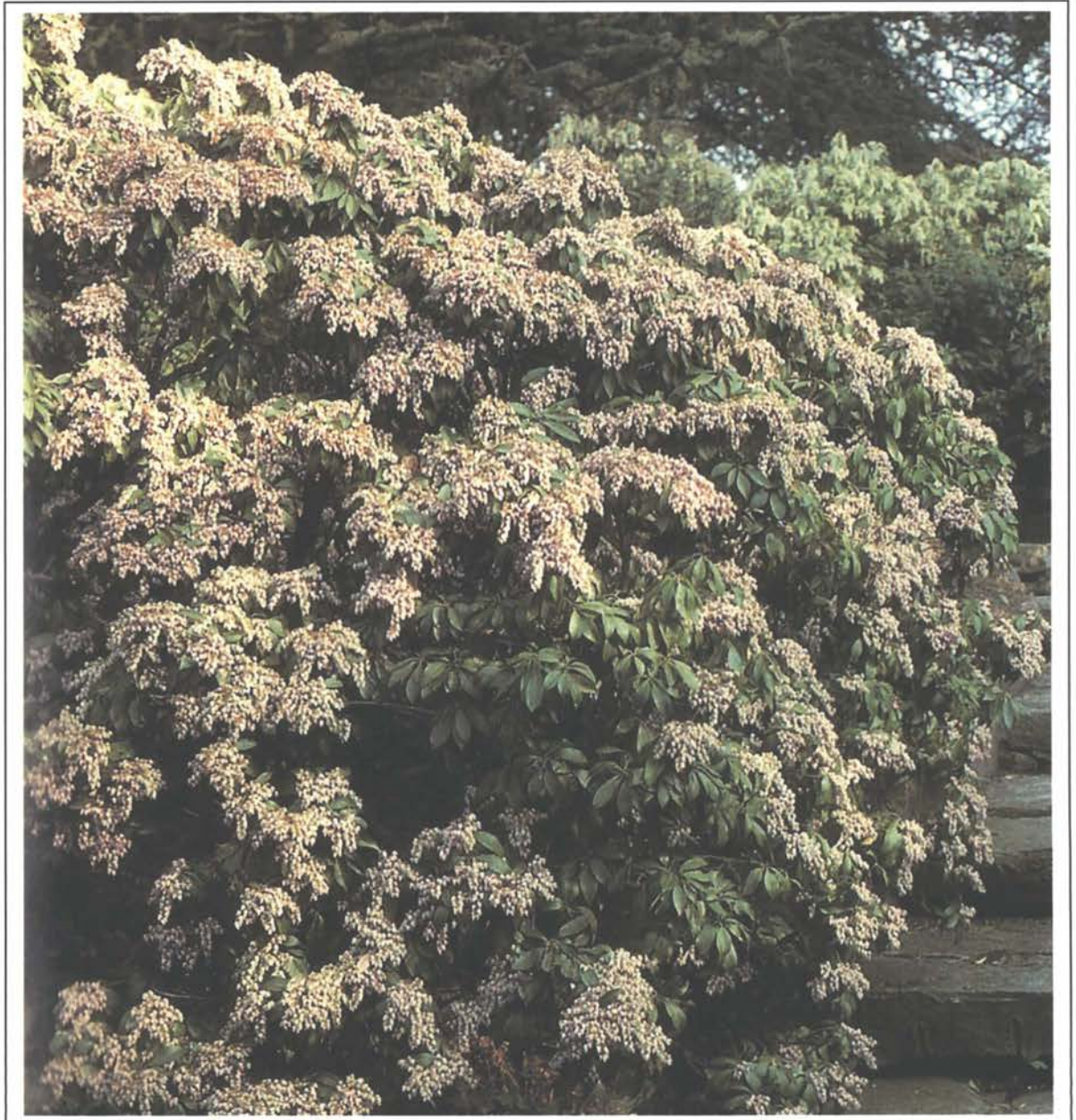
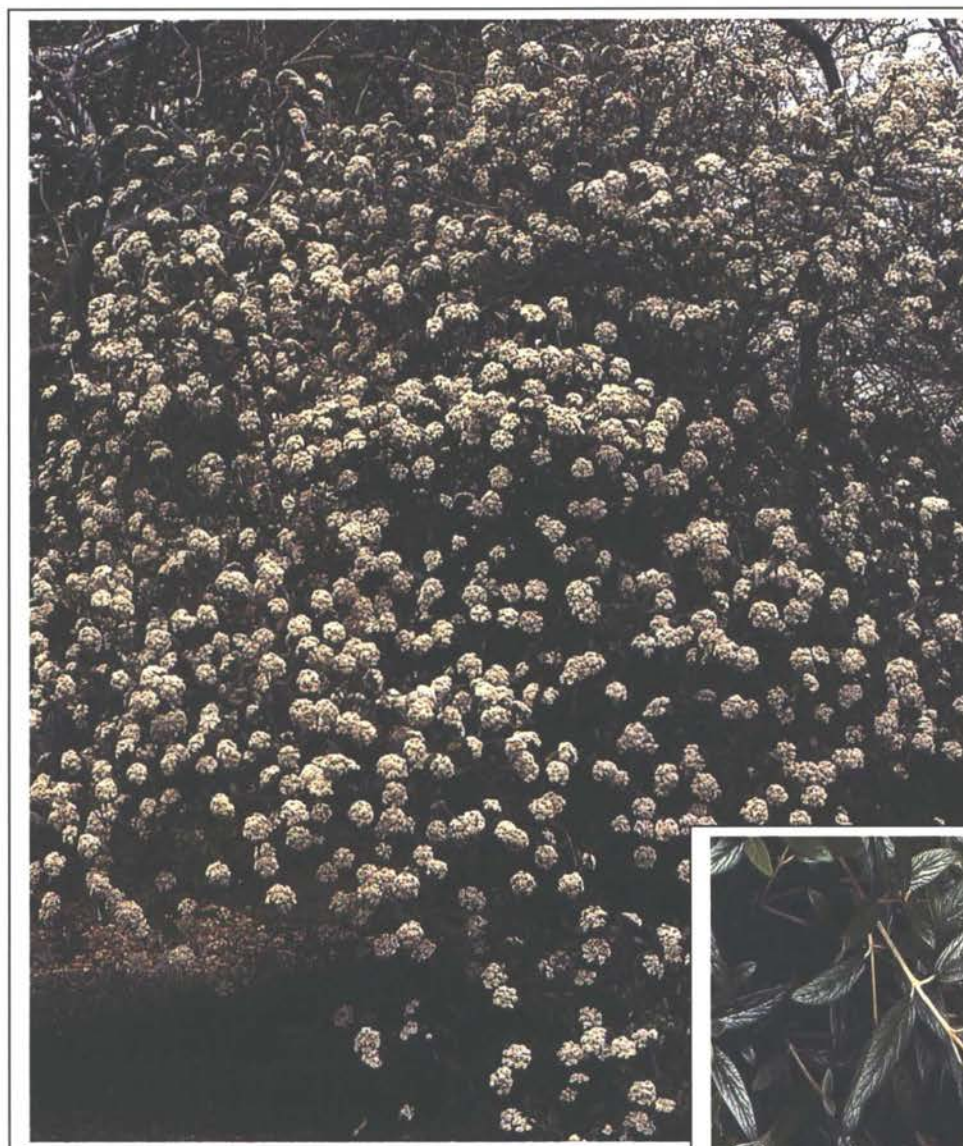




Pieris
Pieris japonica



Prague Viburnum
Viburnum x pragense

Chain Bridge Project – Shrubs



Rosebay Rhododendron
Rhododendron maximum

Chain Bridge Project – Shrubs



Silky Dogwood
Cornus Amomum

Chain Bridge Project – Shrubs



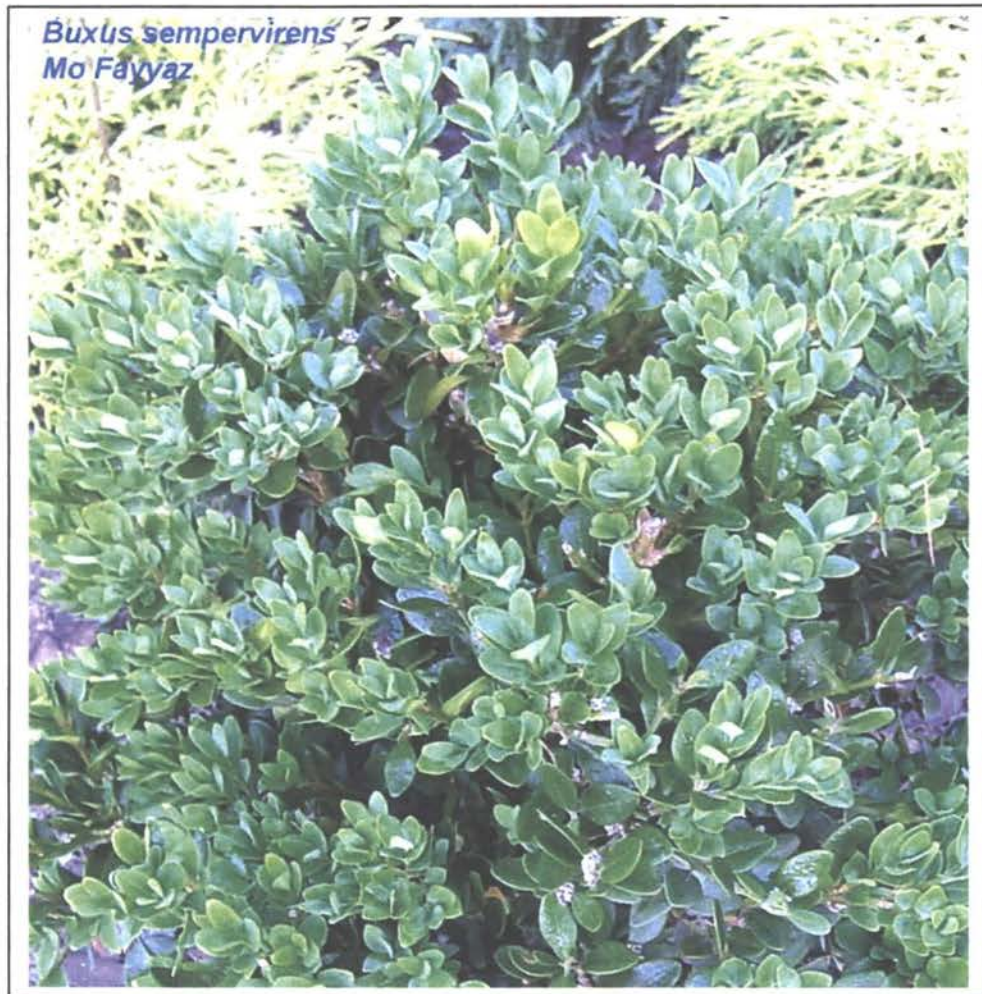
Spicebush
Lindera benzoin

Chain Bridge Project – Shrubs



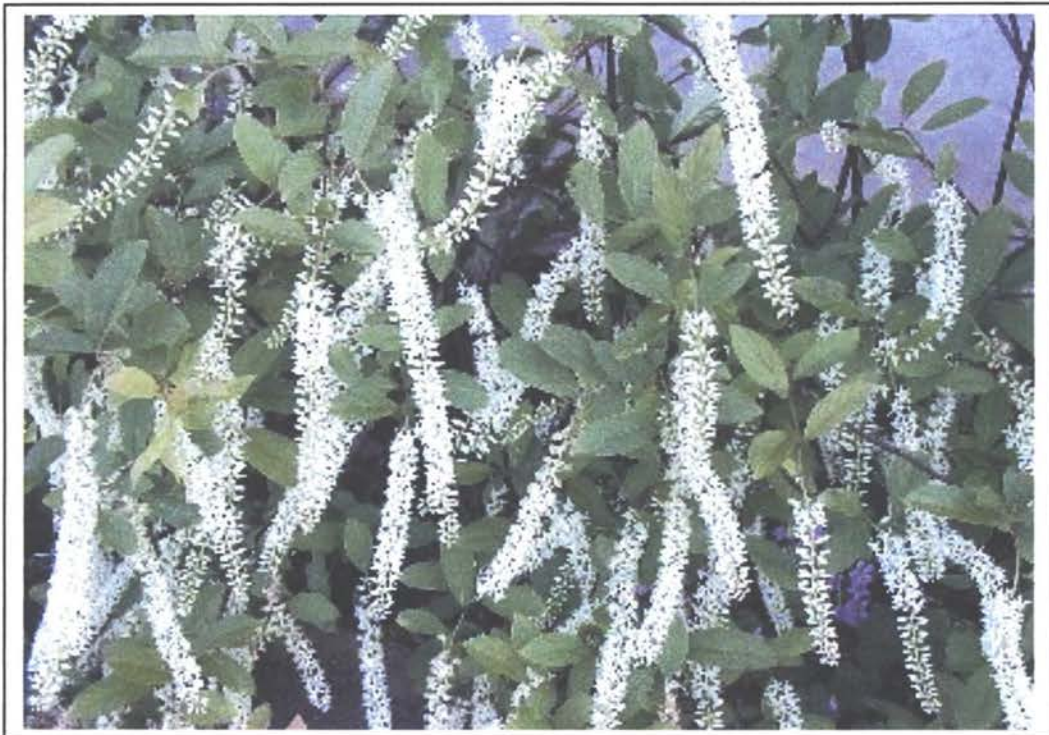
Summersweet 'Hummingbird'
Clethra alnifolia 'Hummingbird'

Chain Bridge Project- Shrubs



Vardar Valley Boxwood
Buxus sempervirens 'Vardar Valley'

Chain Bridge Project –Shrubs



Virginia Sweetspire 'Little Henry'
Itea virginica 'Little Henry'

Chain Bridge Project – Shrubs

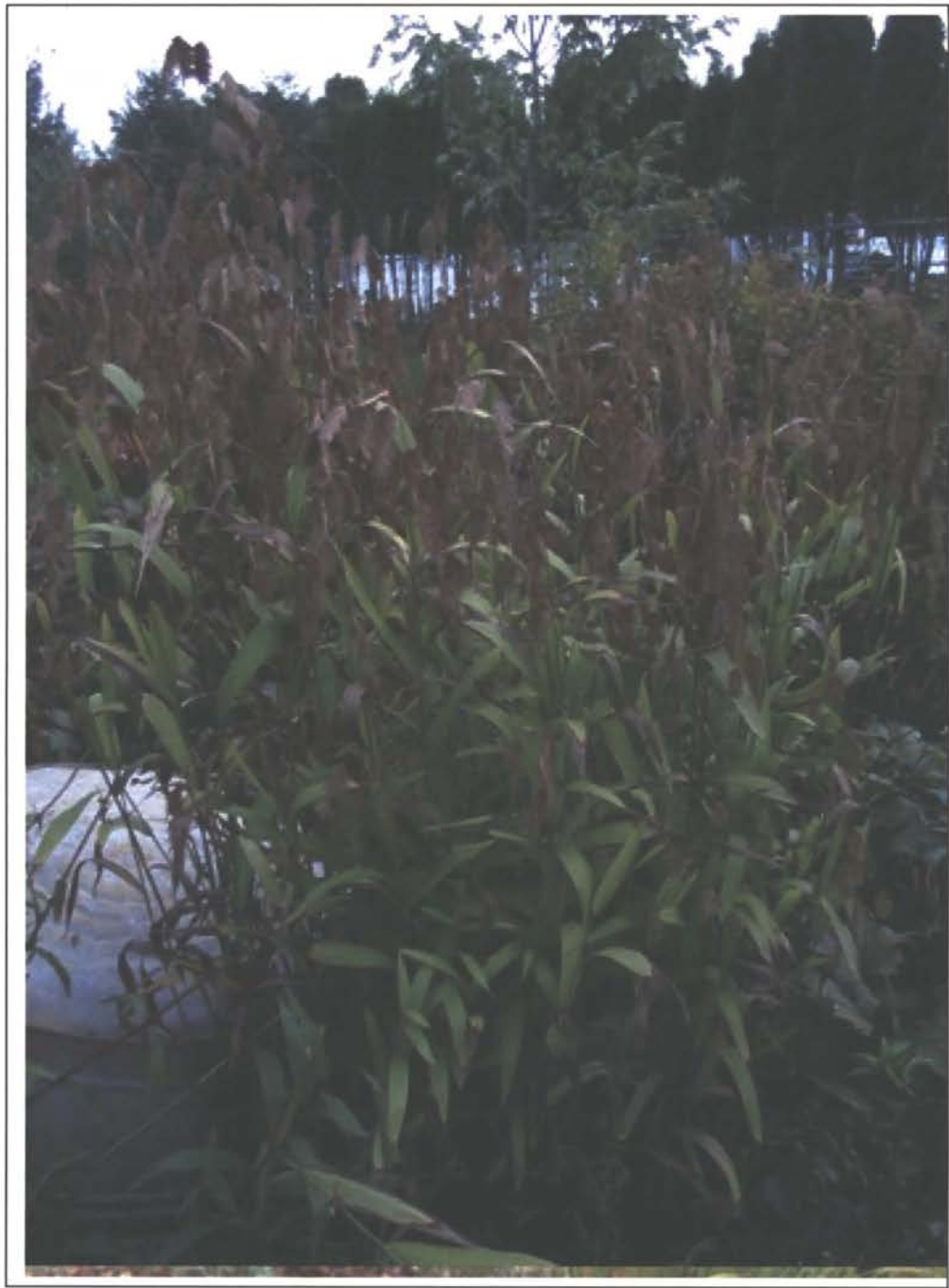


Winterthur Viburnum
Viburnum nudum 'Winterthur'

Chain Bridge Project – Grasses



Virginia Switchgrass
Panicum virgatum

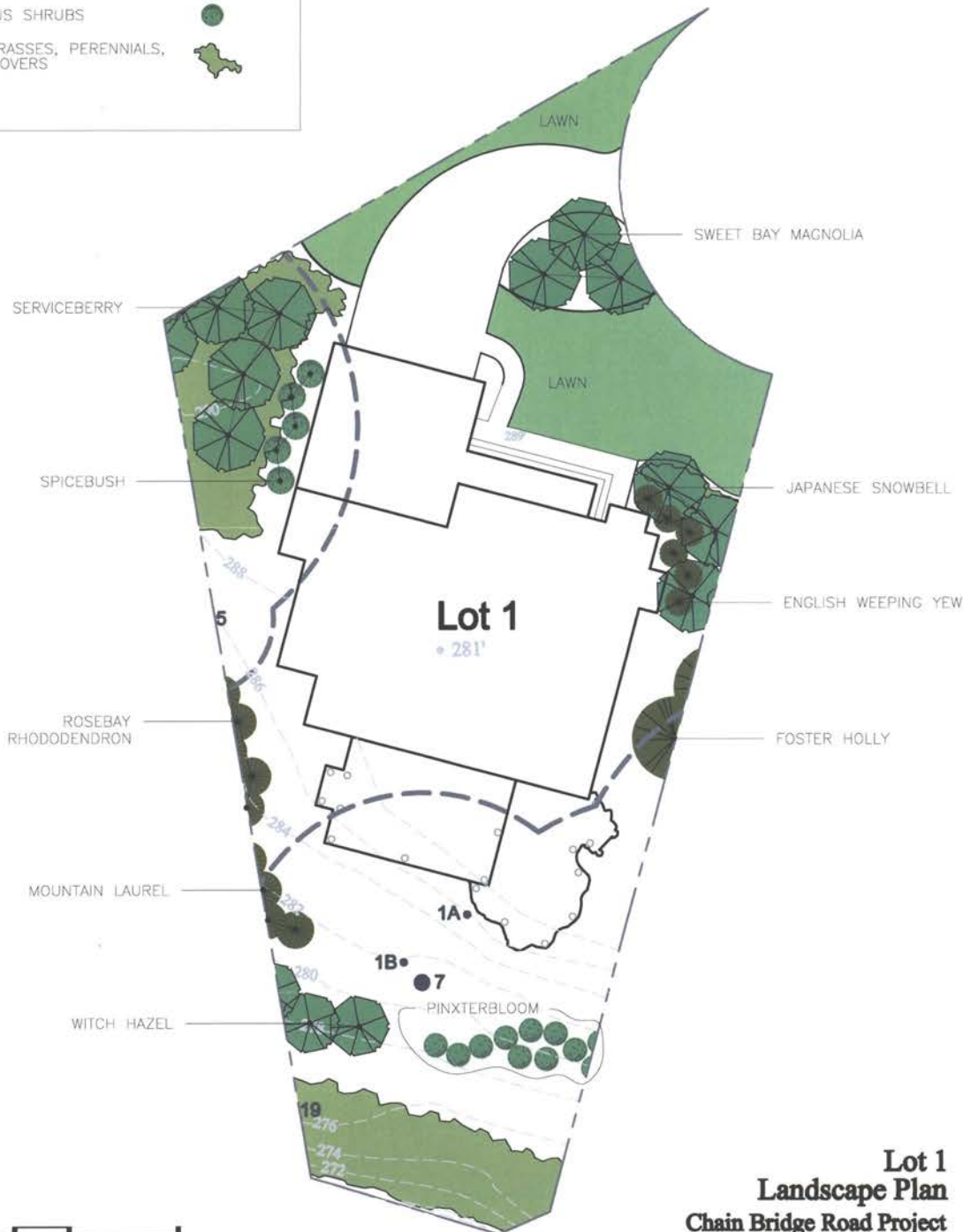


Wild Oats
Chasmanthium latifolium

Landscape Lot Plans

PLANT SYMBOL LEGEND

- EXISTING TREE CANOPY
- LARGE DECIDUOUS TREES
- LARGE EVERGREEN TREES
- SMALL DECIDUOUS TREES
- SMALL EVERGREEN TREES
- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS
- NATIVE GRASSES, PERENNIALS, GROUNDCOVERS



Lot 1 Landscape Plan Chain Bridge Road Project

Square 1425 Lot 827, Parcels 12/63, 12/293 and 12/294
Washington, DC

June 30, 2006

PLANT SYMBOL LEGEND

EXISTING TREE CANOPY	
LARGE DECIDUOUS TREES	
LARGE EVERGREEN TREES	
SMALL DECIDUOUS TREES	
SMALL EVERGREEN TREES	
EVERGREEN SHRUBS	
DECIDUOUS SHRUBS	
NATIVE GRASSES, PERENNIALS, GROUNDCOVERS	



0 4 8 16 32'



Lot 2 Landscape Plan Chain Bridge Road Project

Square 1425 Lot 827, Parcels 12/63, 12/293 and 12/294
Washington, DC

June 30, 2006

PLANT SYMBOL LEGEND

EXISTING TREE CANOPY	
LARGE DECIDUOUS TREES	
LARGE EVERGREEN TREES	
SMALL DECIDUOUS TREES	
SMALL EVERGREEN TREES	
EVERGREEN SHRUBS	
DECIDUOUS SHRUBS	
NATIVE GRASSES, PERENNIALS, GROUNDCOVERS	



0 4 8 16 32'



Lot 3 Landscape Plan Chain Bridge Road Project

Square 1425 Lot 827, Parcels 12/63, 12/293 and 12/294
Washington, DC

June 30, 2006

EXISTING TREE CANOPY	
LARGE DECIDUOUS TREES	
LARGE EVERGREEN TREES	
SMALL DECIDUOUS TREES	
SMALL EVERGREEN TREES	
EVERGREEN SHRUBS	
DECIDUOUS SHRUBS	
NATIVE GRASSES, PERENNIALS, GROUNDCOVERS	



**Lot 4
Landscape Plan
Chain Bridge Road Project**

Square 1425 Lot 827, Parcels 12/63, 12/293 and 12/294
Washington, DC

June 30, 2006

PLANT SYMBOL LEGEND

- EXISTING TREE CANOPY
- LARGE DECIDUOUS TREES
- LARGE EVERGREEN TREES
- SMALL DECIDUOUS TREES
- SMALL EVERGREEN TREES
- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS
- NATIVE GRASSES, PERENNIALS, GROUNDCOVERS



0 4 8 16 32'



Lot A Landscape Plan Chain Bridge Road Project

Square 1425 Lot 827, Parcels 12/63, 12/293 and 12/294
Washington, DC

June 30, 2006

PLANT SYMBOL LEGEND

EXISTING TREE CANOPY	
LARGE DECIDUOUS TREES	
LARGE EVERGREEN TREES	
SMALL DECIDUOUS TREES	
SMALL EVERGREEN TREES	
EVERGREEN SHRUBS	
DECIDUOUS SHRUBS	
NATIVE GRASSES, PERENNIALS, GROUNDCOVERS	



0 4 8 16 32'



Lot B Landscape Plan Chain Bridge Road Project

Square 1425 Lot 827, Parcels 12/63, 12/293 and 12/294
Washington, DC

June 30, 2006

PLANT SYMBOL LEGEND

EXISTING TREE CANOPY	
LARGE DECIDUOUS TREES	
LARGE EVERGREEN TREES	
SMALL DECIDUOUS TREES	
SMALL EVERGREEN TREES	
EVERGREEN SHRUBS	
DECIDUOUS SHRUBS	
NATIVE GRASSES, PERENNIALS, GROUNDCOVERS	



0 4 8 16 32'



Lot C Landscape Plan Chain Bridge Road Project

Square 1425 Lot 827, Parcels 12/63, 12/293 and 12/294
Washington, DC

June 30, 2006

PLANT SYMBOL LEGEND

EXISTING TREE CANOPY	
LARGE DECIDUOUS TREES	
LARGE EVERGREEN TREES	
SMALL DECIDUOUS TREES	
SMALL EVERGREEN TREES	
EVERGREEN SHRUBS	
DECIDUOUS SHRUBS	
NATIVE GRASSES, PERENNIALS, GROUNDCOVERS	



Lot D Landscape Plan Chain Bridge Road Project

Square 1425 Lot 827, Parcels 12/63, 12/293 and 12/294
Washington, DC

June 30, 2006

PLANT SYMBOL LEGEND

- EXISTING TREE CANOPY
- LARGE DECIDUOUS TREES
- LARGE EVERGREEN TREES
- SMALL DECIDUOUS TREES
- SMALL EVERGREEN TREES
- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS
- NATIVE GRASSES, PERENNIALS, GROUNDCOVERS



Lot E Landscape Plan Chain Bridge Road Project

Square 1425 Lot 827, Parcels 12/63, 12/293 and 12/294
Washington, DC

June 30, 2006

PLANT SYMBOL LEGEND

- EXISTING TREE CANOPY
- LARGE DECIDUOUS TREES
- LARGE EVERGREEN TREES
- SMALL DECIDUOUS TREES
- SMALL EVERGREEN TREES
- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS
- NATIVE GRASSES, PERENNIALS, GROUNDCOVERS



0 4 8 16 32'



Lot F Landscape Plan Chain Bridge Road Project

Square 1425 Lot 827, Parcels 12/63, 12/293 and 12/294
Washington, DC

June 30, 2006

PLANT SYMBOL LEGEND

- EXISTING TREE CANOPY
- LARGE DECIDUOUS TREES
- LARGE EVERGREEN TREES
- SMALL DECIDUOUS TREES
- SMALL EVERGREEN TREES
- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS
- NATIVE GRASSES, PERENNIALS, GROUNDCOVERS



Lot G Landscape Plan Chain Bridge Road Project

Square 1425 Lot 827, Parcels 12/63, 12/293 and 12/294
Washington, DC

June 30, 2006

EXISTING TREE CANOPY

LARGE DECIDUOUS TREES

LARGE EVERGREEN TREES

SMALL DECIDUOUS TREES

SMALL EVERGREEN TREES

EVERGREEN SHRUBS

DECIDUOUS SHRUBS

NATIVE GRASSES, PERENNIALS,
GROUNDCOVERS



**Lot H
Landscape Plan
Chain Bridge Road Project**

**Square 1425 Lot 827, Parcels 12/63, 12/293 and 12/294
Washington, DC**

June 30, 2006

PLANT SYMBOL LEGEND

EXISTING TREE CANOPY	
LARGE DECIDUOUS TREES	
LARGE EVERGREEN TREES	
SMALL DECIDUOUS TREES	
SMALL EVERGREEN TREES	
EVERGREEN SHRUBS	
DECIDUOUS SHRUBS	
NATIVE GRASSES, PERENNIALS, GROUNDCOVERS	



0 4 8 16 32'



Lot I Landscape Plan Chain Bridge Road Project

Square 1425 Lot 827, Parcels 12/63, 12/293 and 12/294
Washington, DC

June 30, 2006

Project Drawings

Chain Bridge Road Project

Square 1425 Lot 827 Parcels 12/63, 12/293 and 12/294

June 30, 2006

Index of Drawings

June 30, 2006

Boundary Survey
Plat of Proposed Improvements
All Trees
Hazardous Trees
Subdivision of Lots
Existing Grading
Proposed Grading
Storm Water Management
Impervious Area
Road Alignment
Tree Protection Plan

Site Sections

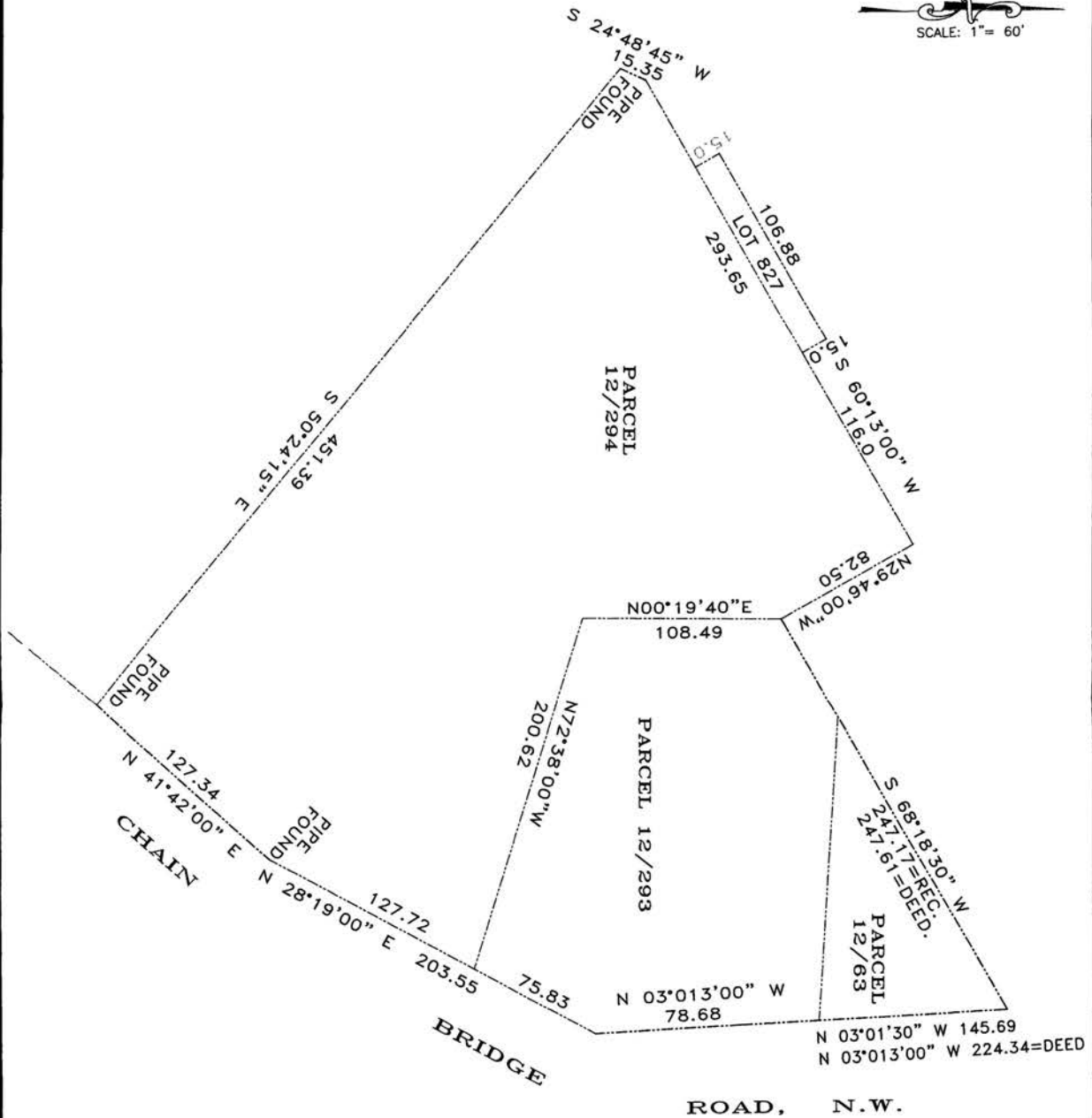
Lots A, B, 3, 4
Lots A, E, F, G, H

Individual Houses

Lot 1
Lot 2
Lot 3
Lot 4
Lot A
Lot B
Lot C
Lot D
Lot E
Lot F
Lot G
Lot H
Lot I

Boundary Survey

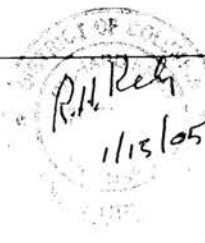
BOUNDARY SURVEY
 PARCEL 12/63, 12/293 &
 12/294 & LOT 827 SQUARE 1425
 CHAIN BRIDGE ROAD
 WASHINGTON, D.C.



THIS PROPERTY IS SUBJECT TO RESTRICTIONS OF RECORD.
 THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT

CERTIFICATE
 I HEREBY CERTIFY THAT THE POSITION OF
 THE EXISTING IMPROVEMENTS ON THE ABOVE
 DESCRIBED PROPERTY HAS BEEN CAREFULLY
 ESTABLISHED BY A TRANSIT-TAPE SURVEY.

Richard H. Kehring
 RICHARD H. KEHRING
 PROFESSIONAL LAND SURVEYOR No. 900241



REFERENCES

PLAT BK.
 PLAT No.
 LIBER
 FOLIO
 FIELD BOOK
 PAGE No.

WEST CONSULTING GROUP, INC.

4424 MONTGOMERY AVENUE,
 BETHESDA, MARYLAND 20814
 (301) 654-7907 654-7908 (FAX)

DATE OF SURVEYS
 WALL CHECK
 HOUSE LOC.
 BOUNDARY: 01-13-05

SCALE: 1" = 60'
 DRAWN BY: RAJ
 JOB No. 03-010

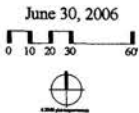
Plat of Improvements

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20 % for single-family dwellings of flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12 % across public parking and the private restricted property.)

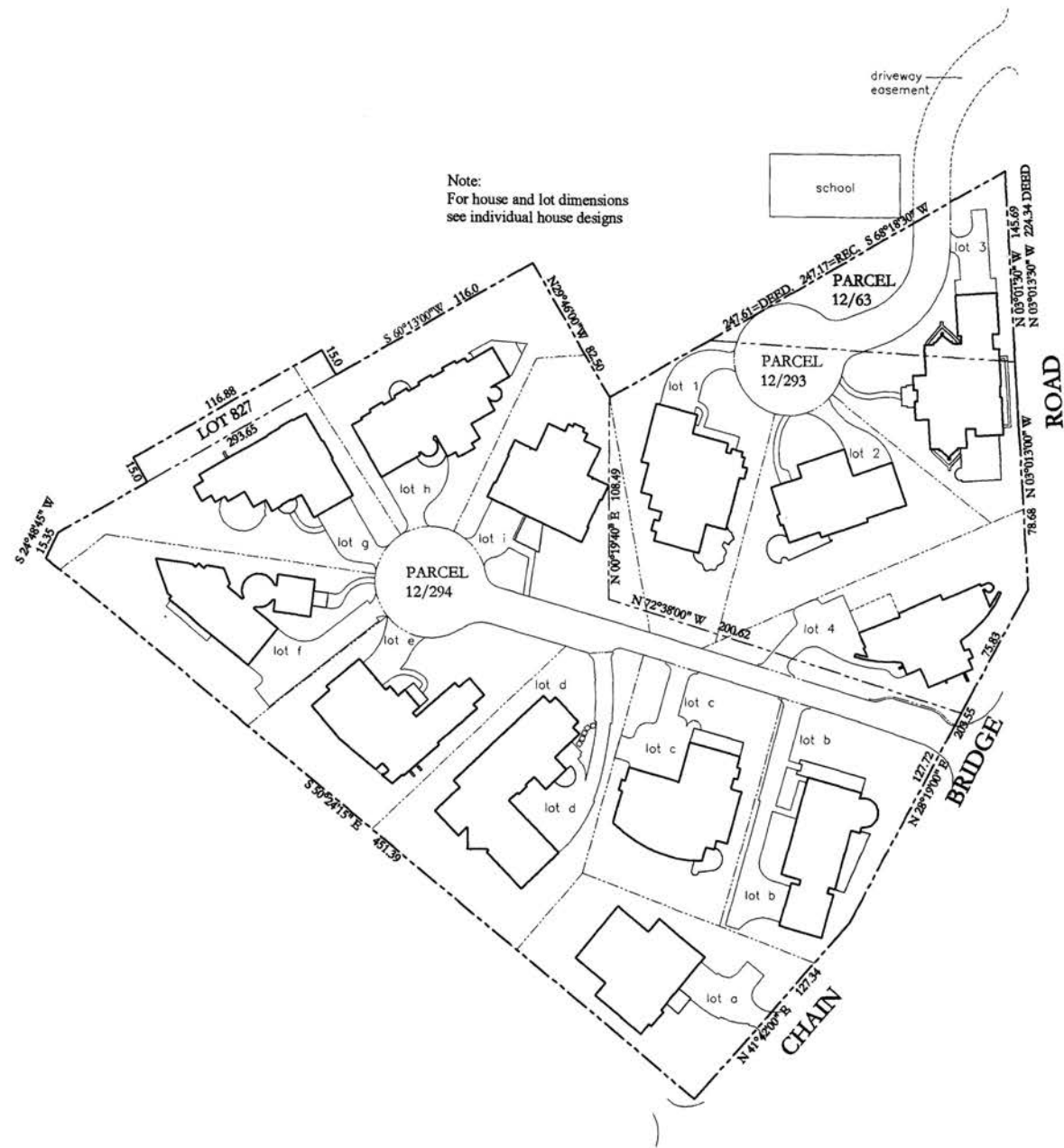
Date: _____

(Signature of owner or his authorized agent)

Plat-of Proposed Improvements
Chain Bridge Road Project
Square 1425 Lot 827, Parcels 12/63, 12/293 and 12/294
Washington, DC



Note:
For house and lot dimensions
see individual house designs



All Trees

12"-38" Trees Saved

tree #	circum	species	notes
1A	33"	oak	
1B	31"	oak	
2A	31"	dogwood	
2B	31"	dogwood	
2C	33"	dogwood	
2D	33"	oak	
2E	34"	oak	
3A	17"	palmetto	
4B	13"	oak	
4C	14"	elm	
4D	9"	oak	
4F	14"	poplar	
4H	13"	poplar	
4I	17"	poplar	
4J	16"	poplar	
A1	14"	dogwood	
A2	14"	dogwood	
A3	14"	dogwood	
A7	17"	holly	
A8	31"	magnolia	
A9	28"	holly	
A10	28"	holly	
A11	28"	holly	
A12	18"	holly	
A13	19"	holly	
A14	14"	holly	
A19	19"	holly	
A18	21"	hem lock	
A21	14"	hem lock	
A22	14"	hem lock	
A23	28"	hem lock	
B1	17"	hem lock	
B2	18"	hem lock	
B3	28"	hem lock	
B4	28"	hem lock	
B5	21"	hem lock	
B6	33"	hem lock	
B7	33"	hem lock	
B8	26"	hem lock	
B9	26"	hem lock	
B10	24"	hem lock	
B11	17"	dead	
B12	14"	hem lock	
B13	14"	hem lock	
D1	27"	dogwood	
O1	31"	poplar	
O2	28"	oak	
O3	33"	pine	
O4	33"	pine	
N1	33"	pine	
H1	14"	dogwood	
H3	23"	holly	
H4	13"	dogwood	
H5	31"	pine	
T3	13"	holly	
T5	13"	black cherry	
T6	17"	holly	
T9	19"	holly	
T10	17"	holly	

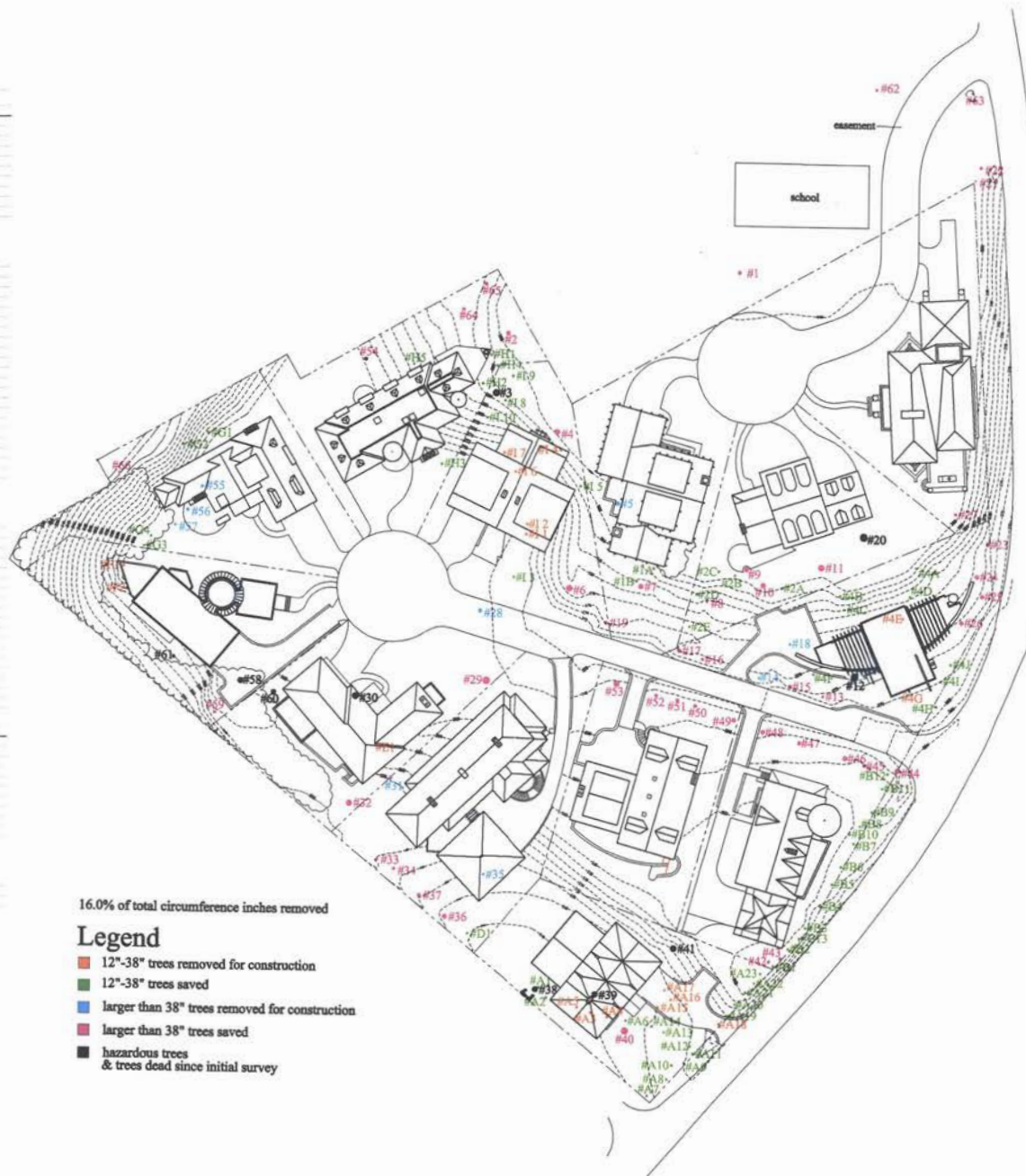
Removed for Const.

tree #	circum	species	notes
4E	31"	oak	
4G	14"	poplar	
A3	14"	holly	
A4	18"	dogwood	
A5	13"	dogwood	
A13	21"	holly	
A16	17"	holly	
A17	27"	holly	
A18	23"	poplar	
B1	28"	dogwood	
F1	38"	pine	
F2	38"	pine	
F3	33"	pine	
T1	31"	elm	
T2	14"	dogwood	
T4	24"	holly	
T6	13"	holly	
T7	17"	holly	

16.0% of total circumference inches removed

Legend

- 12"-38" trees removed for construction
- 12"-38" trees saved
- larger than 38" trees removed for construction
- larger than 38" trees saved
- hazardous trees & trees dead since initial survey



38" & Larger Trees Saved

tree #	circum	species	health	note
1	91"	pin oak	45%	
2	60"	white pine	50%	school property
4	99"	american elm	70%	
5	114"	pin oak	80%	
7	87"	red oak	30%	
8	21"	red oak	60%	
9	77"	white oak	70%	
10	37"	red oak	70%	
11	117"	red oak	47%	
12	41"	honey	73%	
13	26"	honey	60%	
14	48"	honey	47%	
17	41"	honey	47%	
19	34"	honey	47%	
21	49"	black cherry	45%	school property
22	44"	box elder	47%	school property
23	34"	poplar	73%	
24	73"	poplar	73%	
25	70"	poplar	70%	
26	34"	poplar	73%	
27	37"	red oak	73%	
29	123"	red maple	20%	
31	150"	flowering cherry	47%	
32	102"	hemlock	40%	
33	48"	hemlock	45%	
34	48"	agave	47%	
36	31"	white pine	47%	
37	34"	hemlock	45%	
40	121"	poplar	73%	
42	42"	white oak	47%	
43	44"	white oak	50%	
44	87"	honey	73%	
45	13"	honey	50%	
46	84"	honey	50%	
47	63"	honey	60%	
48	78"	honey	50%	
49	77"	honey	50%	
50	64"	honey	50%	
51	62"	honey	60%	
52	33"	honey	73%	
53	103"	honey	47%	
54	42"	hemlock	47%	
59	44"	hemlock	40%	
62	42"	willow oak	73%	school property
63	64"	red oak	60%	school property
64	44"	poplar	50%	
65	42"	hemlock	47%	
66	34"	poplar	47%	

Hazardous

tree #	circum	species	health	note
3	110"	pin oak	60%	
12	134"	poplar	70%	
20	130"	black cherry	30%	
30	114"	red maple	47%	
38	89"	american elm	60%	
39	36"	poplar	20%	
41	110"	poplar	40%	
38	92"	hemlock	40%	
60	83"	american elm	50%	

Dead (died since survey)

tree #	circum	species	health	note
61	40"	white pine	dead	

Removed for Construction

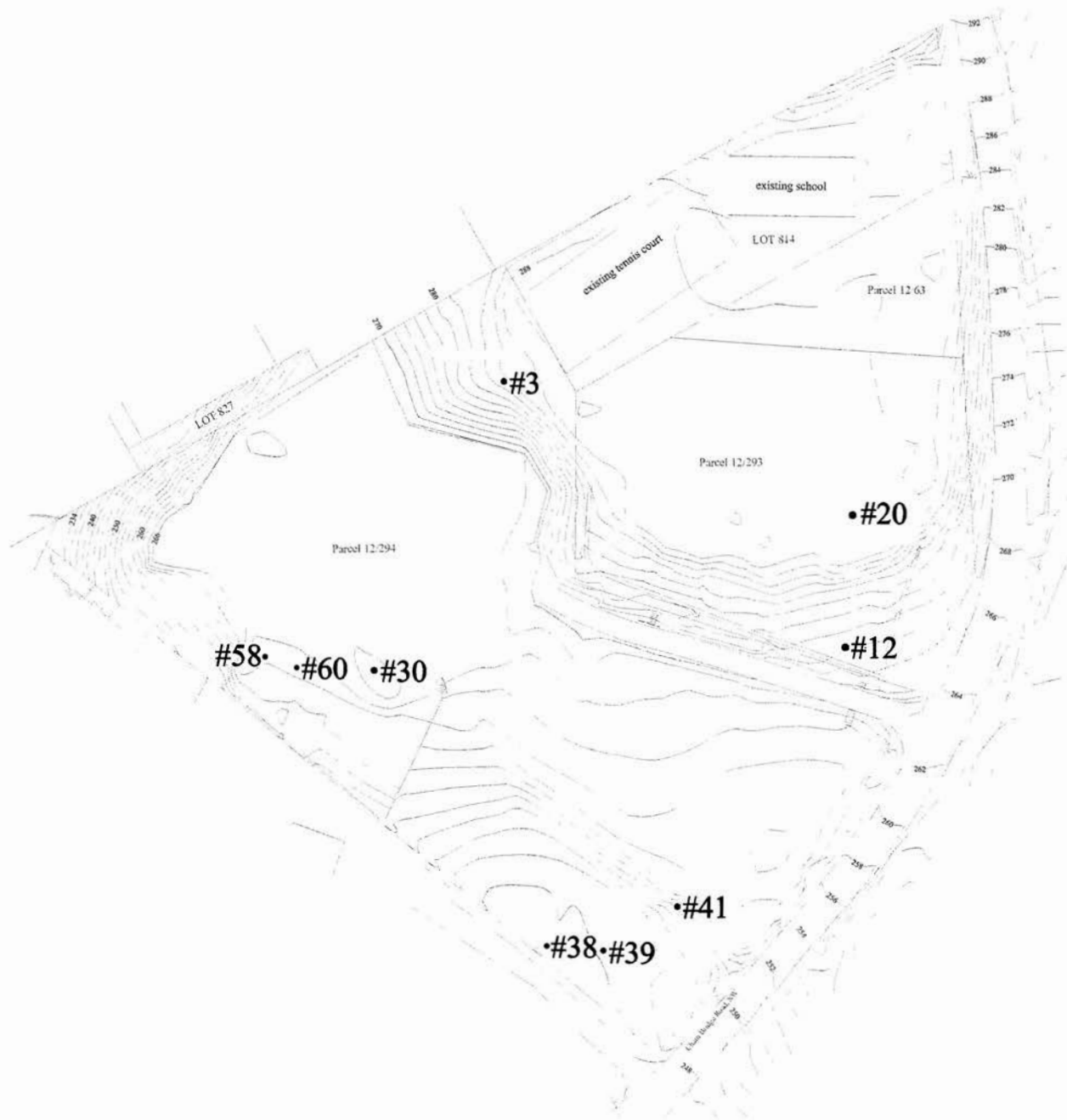
tree #	circum	species	health	note
3	110"	flowering cherry	20%	unhealthy
14	41"	honey	47%	construction
18	37"	red maple	60%	construction
19	47"	american elm	80%	construction
31	137"	flowering cherry	47%	construction
33	48"	magnolia	67%	construction
35	30"	white pine	60%	unhealthy/const.
36	34"	white pine	60%	construction
37	42"	white pine	60%	construction

All Trees
(12" and greater circumference)
Chain Bridge Road Project
Square 1425 Lot 827, Parcels 12/63, 12/293 and 12/294
Washington, DC

June 30, 2006



Hazardous Trees

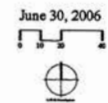


Trees to be Removed

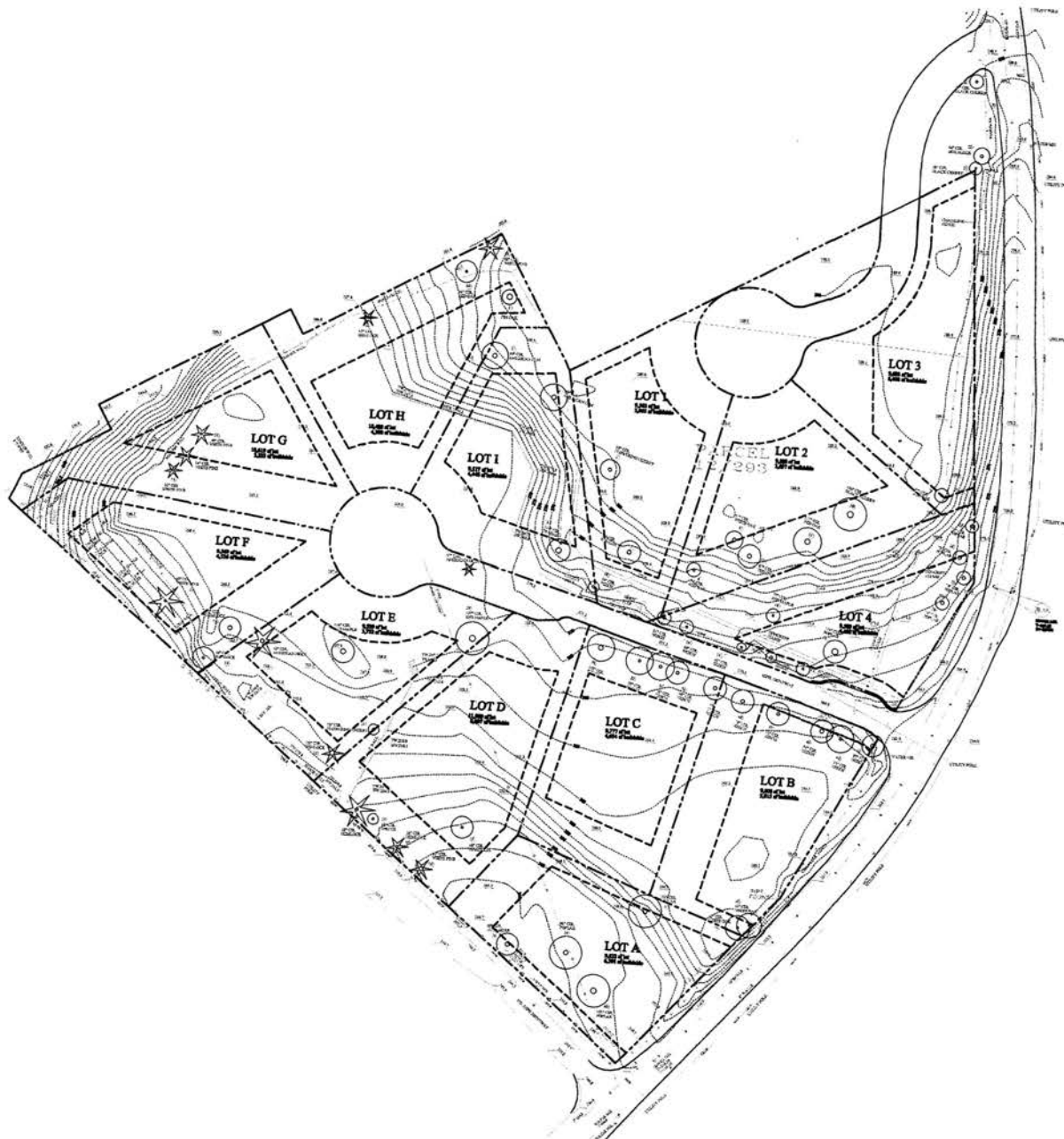
- #3 110" Pin Oak
- #12 124" Poplar
- #20 126" Black Cherry
- #30 114" Red Maple
- #38 89" Sycamore
- #39 96" Poplar
- #41 102" Poplar
- #58 92" Hemlock
- #60 83" American Holly

Hazardous Trees Chain Bridge Road Project

Square 1425 Lot 827, Parcels 12/63, 12/293 and 12/294
Washington, DC



Subdivision of Lots



Subdivision Lots
Chain Bridge Road Project
Square 1425 Lot 827, Parcels 12/63, 12/293 and 12/294
Washington, DC

June 30, 2006

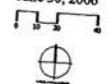


Existing Grading

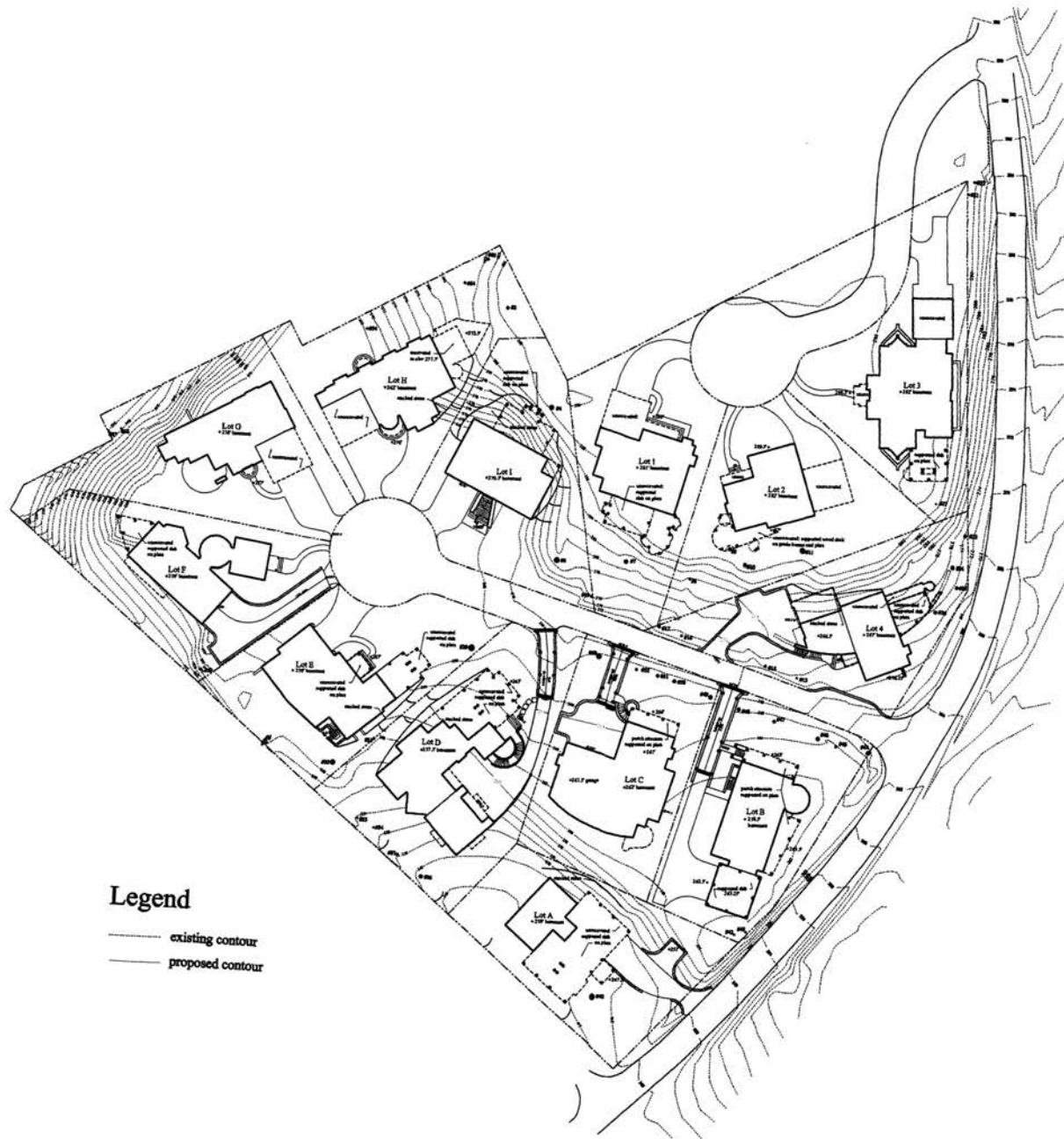


Existing Grading Plan
Chain Bridge Road Project
Square 1425 Lot 827, Parcels 12/63, 12/293 and 12/294
Washington, DC

June 30, 2006



Proposed Grading



SWM

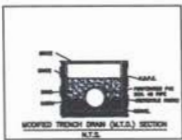
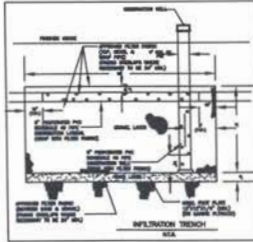
GENERAL NOTE:

IT IS THE VIEW OF DC WATERSHED PROTECTION DIVISION (SWM REVIEW DIV.), AULTEC, INC. AND THE OWNER THAT UNANTICIPATED FIELD CONDITION MAY NECESSITATE MINOR CHANGES TO THIS CONCEPT PLAN.

6"-12" CONCRETE SWM BAFFLE I.T.

FRENCH DRAIN

EX ASPHALT DRIVEWAY



EX. INLET

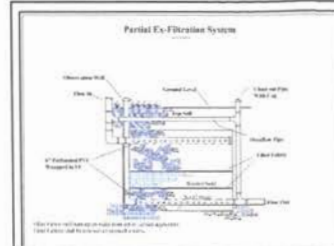
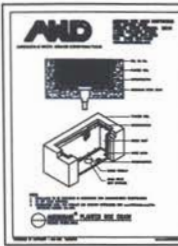


To MaCATHUR BLVD

CHAINBRIDGE ROAD

GRAPHIC SCALE

1" = 50' (1" = 100')



ITEM	AREA (SQ. FT.)	IMPERVIOUS AREA (SQ. FT.)	PERCENT FACTOR	PRE-DEV. CURB CUT	POST-DEV. CURB CUT	PERCENT FACTOR	PERCENT FACTOR	PERCENT FACTOR	PERCENT FACTOR	PERCENT FACTOR	PERCENT FACTOR
TOTAL SITE	143,190	63,881	0.45	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00
TOTAL AREA = 143,190 SQ. FT. = 3.28718 AC											
PERCENT FACTOR	Pre-Dev = 0.00%	Current = 0.45%	Proposed Dev = 14.81%								
			PROPOSED DRAINAGE RATE = 0.07 CFS @ 0.07 CFS @								

- LEGEND**
- UD POSSIBLE LOCATION
 - DRYWELL UNDERDRAIN
 - VEGETATED SWALE
 - EXISTING TREES TO REMAIN (REFER TO ARCHITECTURAL DRAWING)
 - EXISTING SMALL TREES SAVED (REFER TO ARCHITECTURAL DRAWING)
 - EXISTING HAZARDOUS TREES (REFER TO ARCHITECTURAL DRAWING)
 - EXISTING TREES REMOVED (REFER TO ARCHITECTURAL DRAWING)
 - ROOF LEADER
 - MODIFIED TRENCH DRAIN (M.T.D.)
 - FRENCH DRAIN
 - GRATE INLET
 - STORM SEWER MANHOLE
 - APPROX. LOCATION OF EX. SMH & PIPES
 - RAIN STORAGE TANK DEVICE OR APPROVED EQUAL STORAGE DEVICE
 - YARD INLET STRUCTURE
 - CHECK DAM
 - PERC TEST LOCATION

STORMWATER MANAGEMENT CONCEPT PLAN

CHAINBRIDGE ROAD PROJECT

LOT 1022, 1027, 1028, 1029 & PARCELS 1223A, 1223B, 1223C, 1223D, 1223E, 1223F, 1223G, 1223H, 1223I, 1223J, 1223K, 1223L, 1223M, 1223N, 1223O, 1223P, 1223Q, 1223R, 1223S, 1223T, 1223U, 1223V, 1223W, 1223X, 1223Y, 1223Z, 1223AA, 1223AB, 1223AC, 1223AD, 1223AE, 1223AF, 1223AG, 1223AH, 1223AI, 1223AJ, 1223AK, 1223AL, 1223AM, 1223AN, 1223AO, 1223AP, 1223AQ, 1223AR, 1223AS, 1223AT, 1223AU, 1223AV, 1223AW, 1223AX, 1223AY, 1223AZ, 1223BA, 1223BB, 1223BC, 1223BD, 1223BE, 1223BF, 1223BG, 1223BH, 1223BI, 1223BJ, 1223BK, 1223BL, 1223BM, 1223BN, 1223BO, 1223BP, 1223BQ, 1223BR, 1223BS, 1223BT, 1223BU, 1223BV, 1223BW, 1223BX, 1223BY, 1223BZ, 1223CA, 1223CB, 1223CC, 1223CD, 1223CE, 1223CF, 1223CG, 1223CH, 1223CI, 1223CJ, 1223CK, 1223CL, 1223CM, 1223CN, 1223CO, 1223CP, 1223CQ, 1223CR, 1223CS, 1223CT, 1223CU, 1223CV, 1223CW, 1223CX, 1223CY, 1223CZ, 1223DA, 1223DB, 1223DC, 1223DD, 1223DE, 1223DF, 1223DG, 1223DH, 1223DI, 1223DJ, 1223DK, 1223DL, 1223DM, 1223DN, 1223DO, 1223DP, 1223DQ, 1223DR, 1223DS, 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WARD 3 - ANC 3D

AULtec, Inc.

7505 Chainbridge Road, Suite D
 2800 Chainbridge Road, NW
 Washington, DC 20018
 Phone: (202) 841-1800 Fax: (202) 841-8811
 E-mail: info@aultec.com

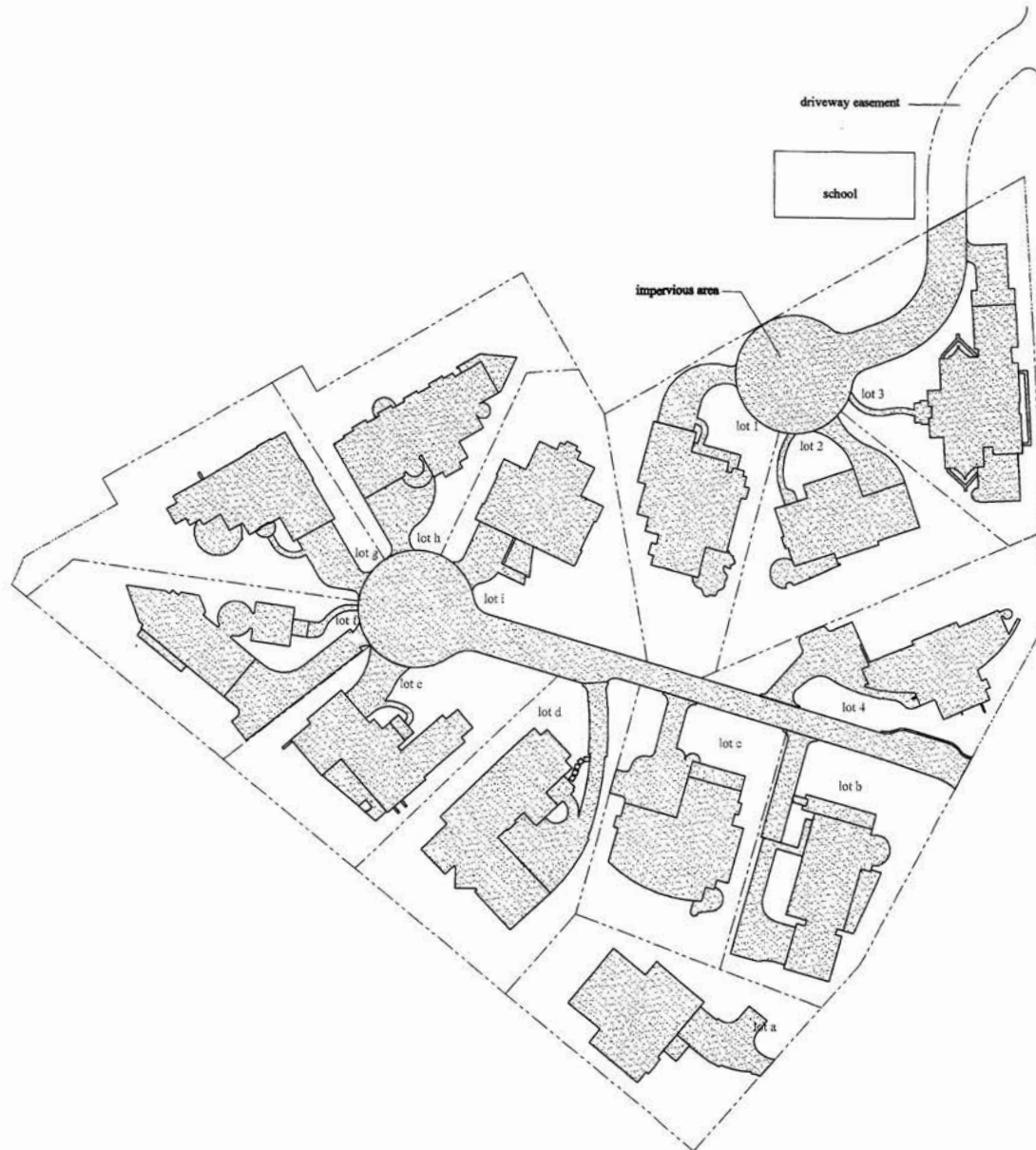
DATE: 05/05/2004
BY: J. L. BROWN
CHECKED: J. L. BROWN
APPROVED: J. L. BROWN

REVISIONS:

1. 05/05/2004: REVISED AND CONCEPT PLAN
 2. 05/05/2004: REVISED AND CONCEPT PLAN
 3. 05/05/2004: REVISED AND CONCEPT PLAN

PROJECT: CHAINBRIDGE ROAD PROJECT
LOCATION: LOT 1022, 1027, 1028, 1029 & PARCELS 1223A, 1223B, 1223C, 1223D, 1223E, 1223F, 1223G, 1223H, 1223I, 1223J, 1223K, 1223L, 1223M, 1223N, 1223O, 1223P, 1223Q, 1223R, 1223S, 1223T, 1223U, 1223V, 1223W, 1223X, 1223Y, 1223Z, 1223AA, 1223AB, 1223AC, 1223AD, 1223AE, 1223AF, 1223AG, 1223AH, 1223AI, 1223AJ, 1223AK, 1223AL, 1223AM, 1223AN, 1223AO, 1223AP, 1223AQ, 1223AR, 1223AS, 1223AT, 1223AU, 1223AV, 1223AW, 1223AX, 1223AY, 1223AZ, 1223BA, 1223BB, 1223BC, 1223BD, 1223BE, 1223BF, 1223BG, 1223BH, 1223BI, 1223BJ, 1223BK, 1223BL, 1223BM, 1223BN, 1223BO, 1223BP, 1223BQ, 1223BR, 1223BS, 1223BT, 1223BU, 1223BV, 1223BW, 1223BX, 1223BY, 1223BZ, 1223CA, 1223CB, 1223CC, 1223CD, 1223CE, 1223CF, 1223CG, 1223CH, 1223CI, 1223CJ, 1223CK, 1223CL, 1223CM, 1223CN, 1223CO, 1223CP, 1223CQ, 1223CR, 1223CS, 1223CT, 1223CU, 1223CV, 1223CW, 1223CX, 1223CY, 1223CZ, 1223DA, 1223DB, 1223DC, 1223DD, 1223DE, 1223DF, 1223DG, 1223DH, 1223DI, 1223DJ, 1223DK, 1223DL, 1223DM, 1223DN, 1223DO, 1223DP, 1223DQ, 1223DR, 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Impervious Area



Impervious Area

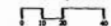
	area	impervious sf	total area sf
shared space	11,736		13,991
lot 1	4,143		9,563
lot 2	3,312		9,588
lot 3	4,186		9,693
lot 4	3,480		9,589
lot A	3,392		9,522
lot B	4,681		9,803
lot C	4,498		9,777
lot D	5,418		12,001
lot E	3,525		9,529
lot F	4,076		9,569
lot G	3,626		10,619
lot H	4,098		10,429
lot I	3,204		9,517
total impervious	63,375		
total area			143,190
impervious %	44.3%		

Impervious Area

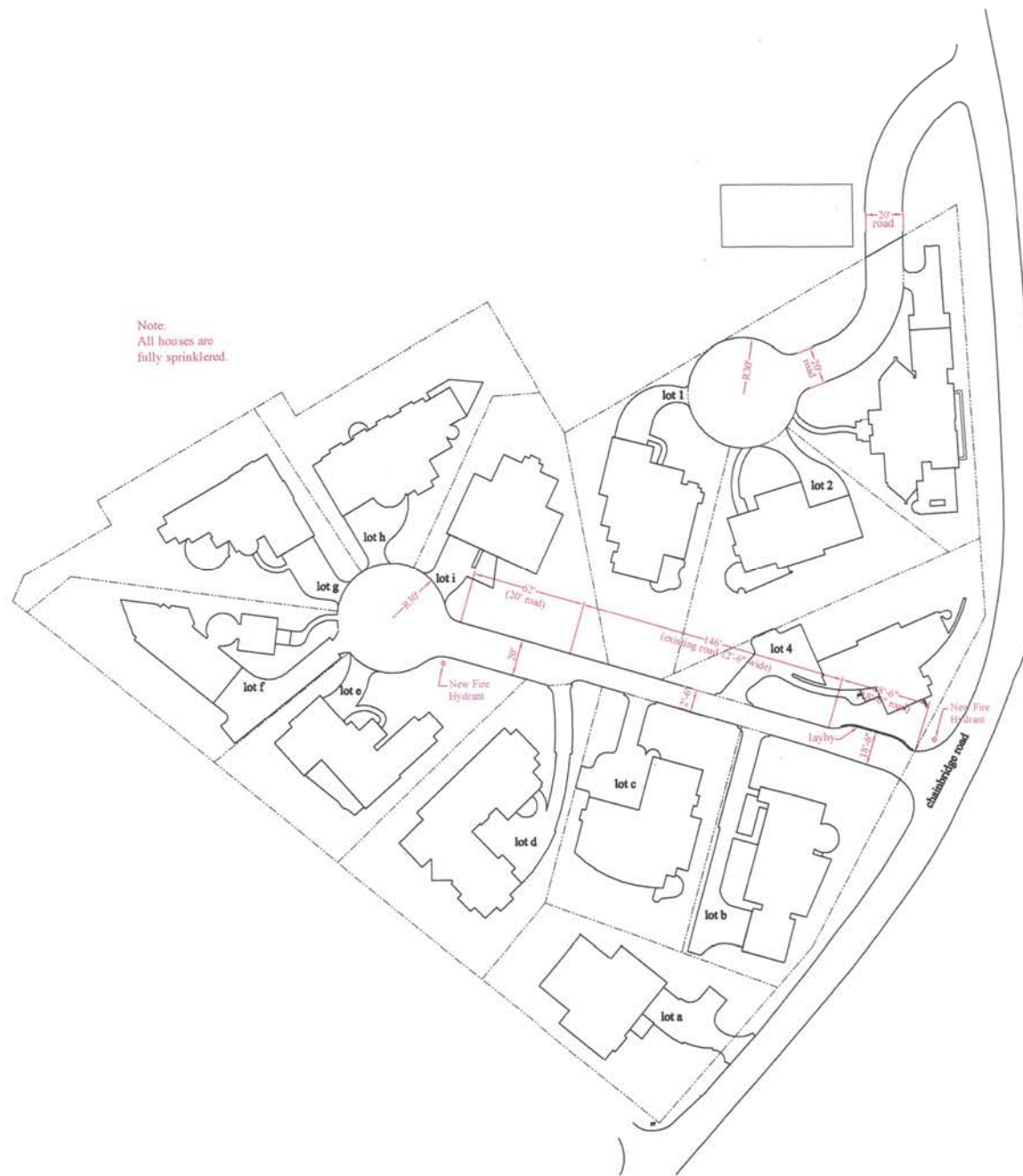
Chain Bridge Road Project

Square 1425 Lot 827, Parcels 12/63, 12/293 and 12/294
Washington, DC

June 30, 2006



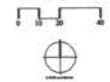
Road Alignment



Note:
All houses are
fully sprinklered.

(Reuse Existing Road)
Road Alignment
Chain Bridge Road Project
Square 1425 Lot 827, Parcels 12/63, 12/293 and 12/294
Washington, DC

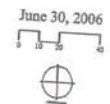
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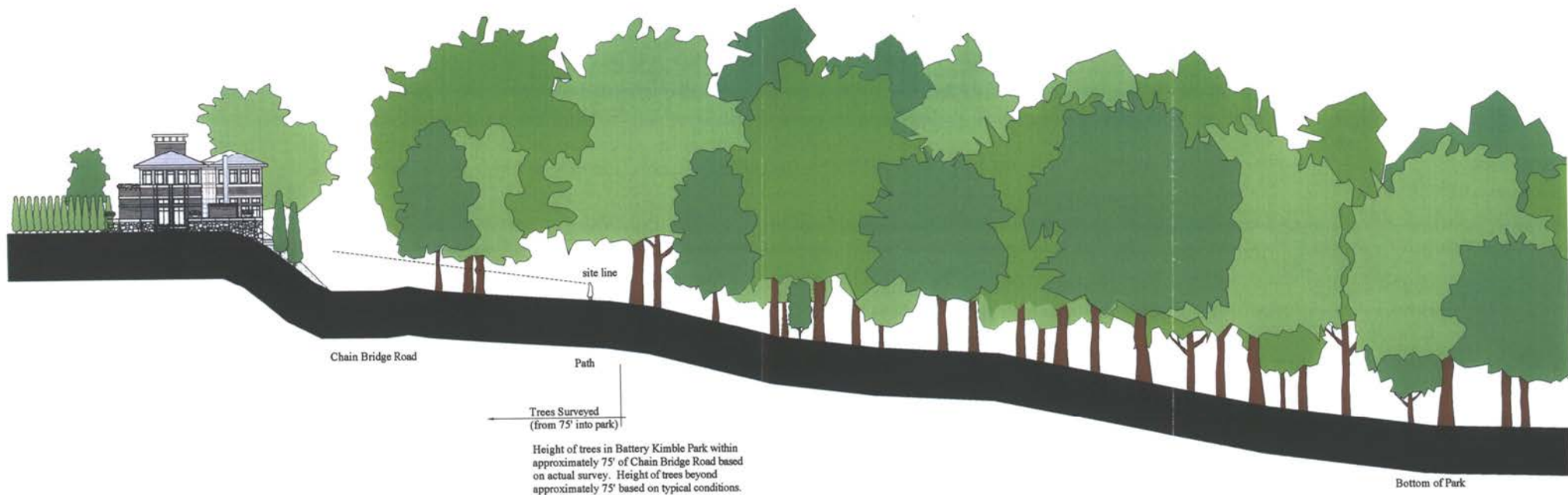
Tree Protection



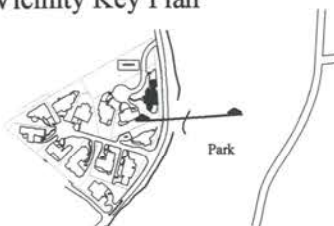
Tree Protection Plan
Chain Bridge Road Project
Square 1425 Lot 827, Parcels 12/63, 12/293 and 12/294
Washington, DC



Site Section



Vicinity Key Plan



Lot 3 Site Section
Chain Bridge Road Project
Lots 822, 827, Square 1425 and Parcel 12/294
Washington, DC

June 30, 2006

0 7.5 15 30



4 1/2" = 30' and 1" = 30'



Vicinity Key Plan



Lot 4 Site Section
Chain Bridge Road Project
Lots 822, 827, Square 1425 and Parcel 12/294
Washington, DC

December 1, 2005

0 7.5 15 30





Vicinity Key Plan



Lot A Site Section Chain Bridge Road Project

Lots 822, 827, Square 1425 and Parcel 12/294
Washington, DC

December 1, 2005
0 7.5 15 30





2720 Chain Bridge

2722 Chain Bridge

property line

Site Section through Lot 'A'



Lot A
Site Section

Chain Bridge Road Project

Square 1425 Lot 827, Parcels 12/63, 12/293 and 12/294
Washington, DC

December 1, 2005



Vicinity Key Plan



Lot B Site Section
Chain Bridge Road Project
Lots 822, 827, Square 1425 and Parcel 12/294
Washington, DC

December 1, 2005

0 7.5 15 30



1/2" = 10' and 3/4" = 100'



Site Section through Lot 'E'



Vicinity Plan

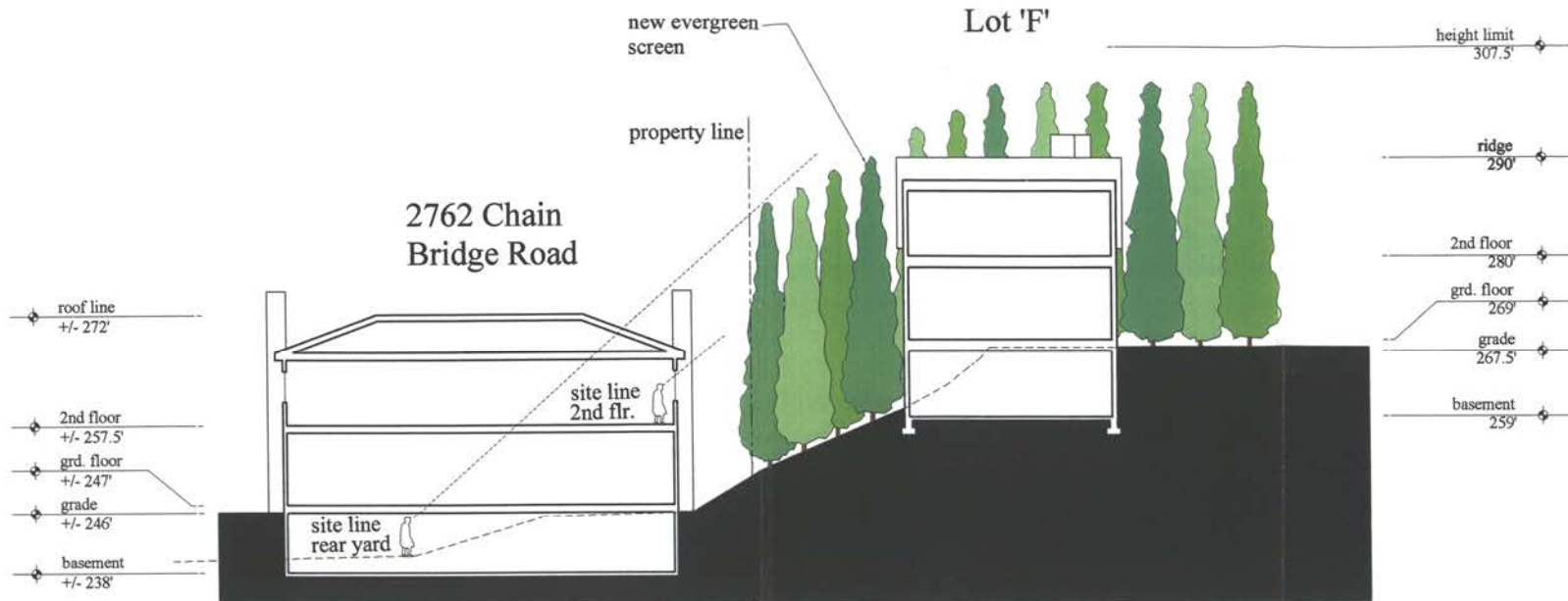


Lot E
Site Section

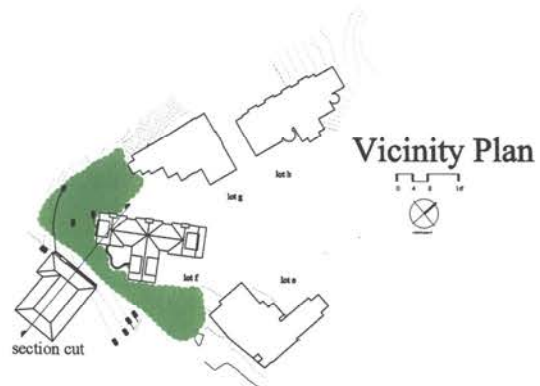
Chain Bridge Road Project

Square 1425 Lot 827, Parcels 12/63, 12/293 and 12/294
Washington, DC

December 1, 2005



Site Section through Lot 'F'

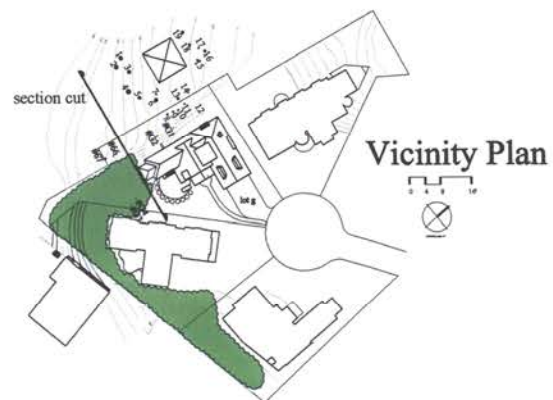


Lot F
Site Section
Chain Bridge Road Project
 Square 1425 Lot 827, Parcels 12/63, 12/293 and 12/294
 Washington, DC

December 1, 2005



Site Section through Lot 'G'



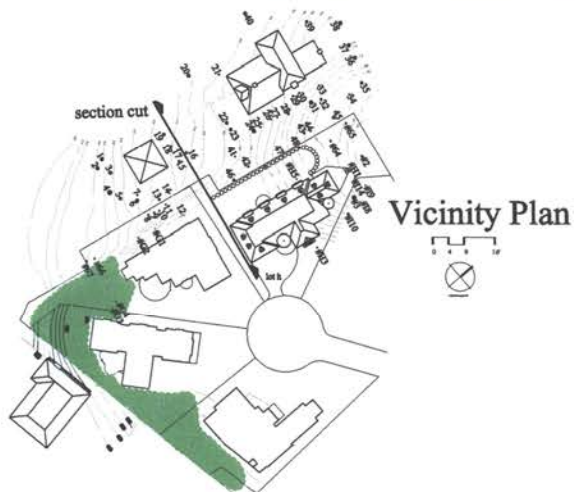
Lot G
Site Section

Chain Bridge Road Project
Square 1425 Lot 827, Parcels 12/63, 12/293 and 12/294
Washington, DC

December 1, 2005



Site Section through Lot 'H'



**Lot H
Site Section**
Chain Bridge Road Project
Square 1425 Lot 827, Parcels 12/63, 12/293 and 12/294
Washington, DC
December 1, 2005

Lot 1



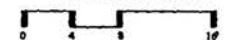
Exterior Materials:

stone base
brick
shingle roof
glass

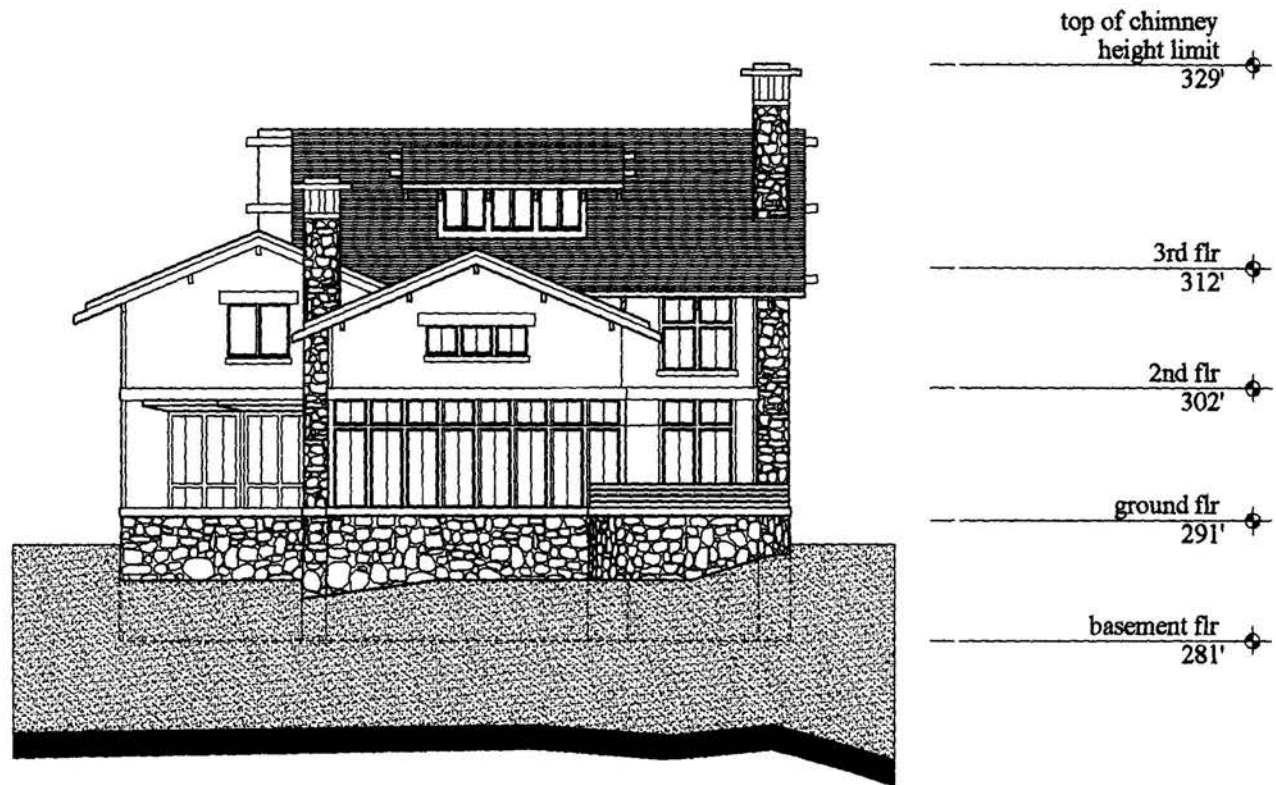
**Lot 1
North Elevation
Chain Bridge Road Project**

Square 1425 Lot 827, Parcels 12/63, 12/293 and 12/294
Washington, DC

December 1, 2005



#1

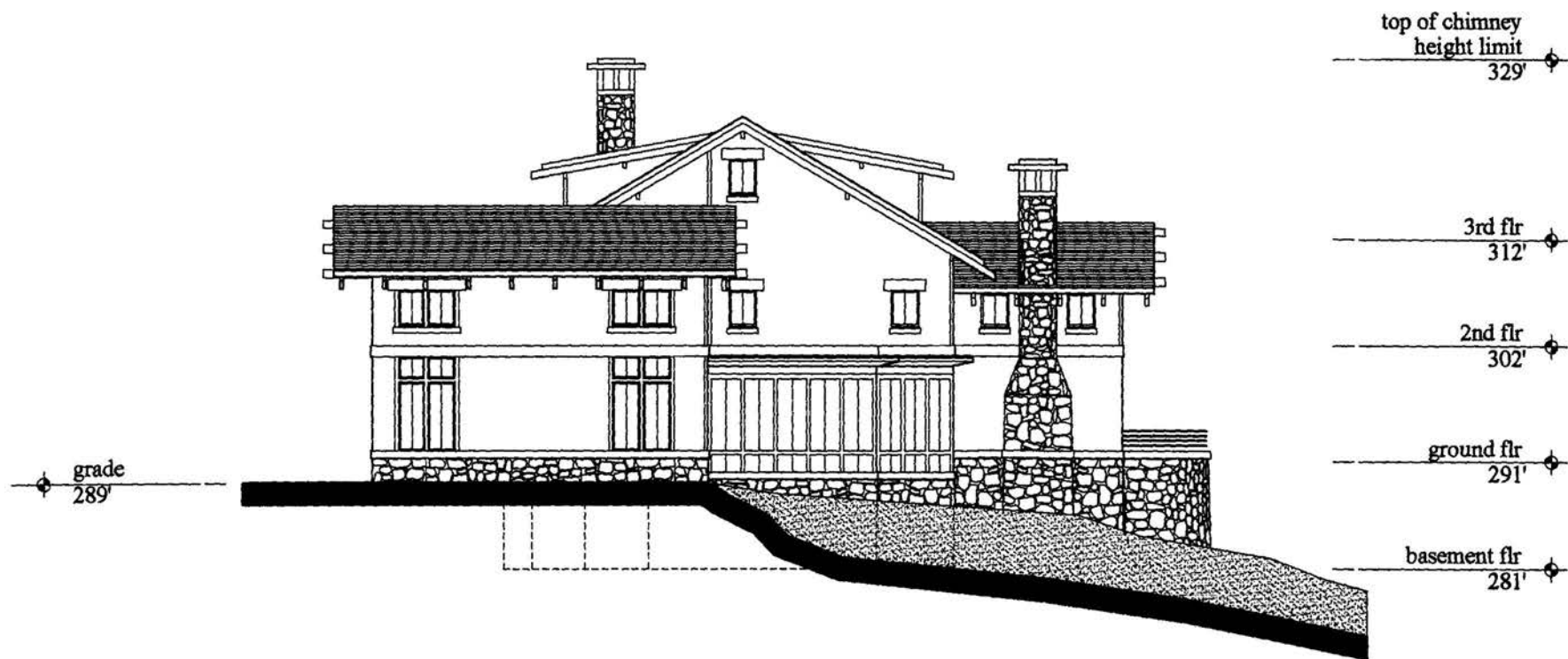


Lot 1
 South Elevation
 Chain Bridge Road Project
 Square 1425 Lot 827, Parcels 12/63, 12/293 and 12/294
 Washington, DC

December 1, 2005

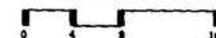


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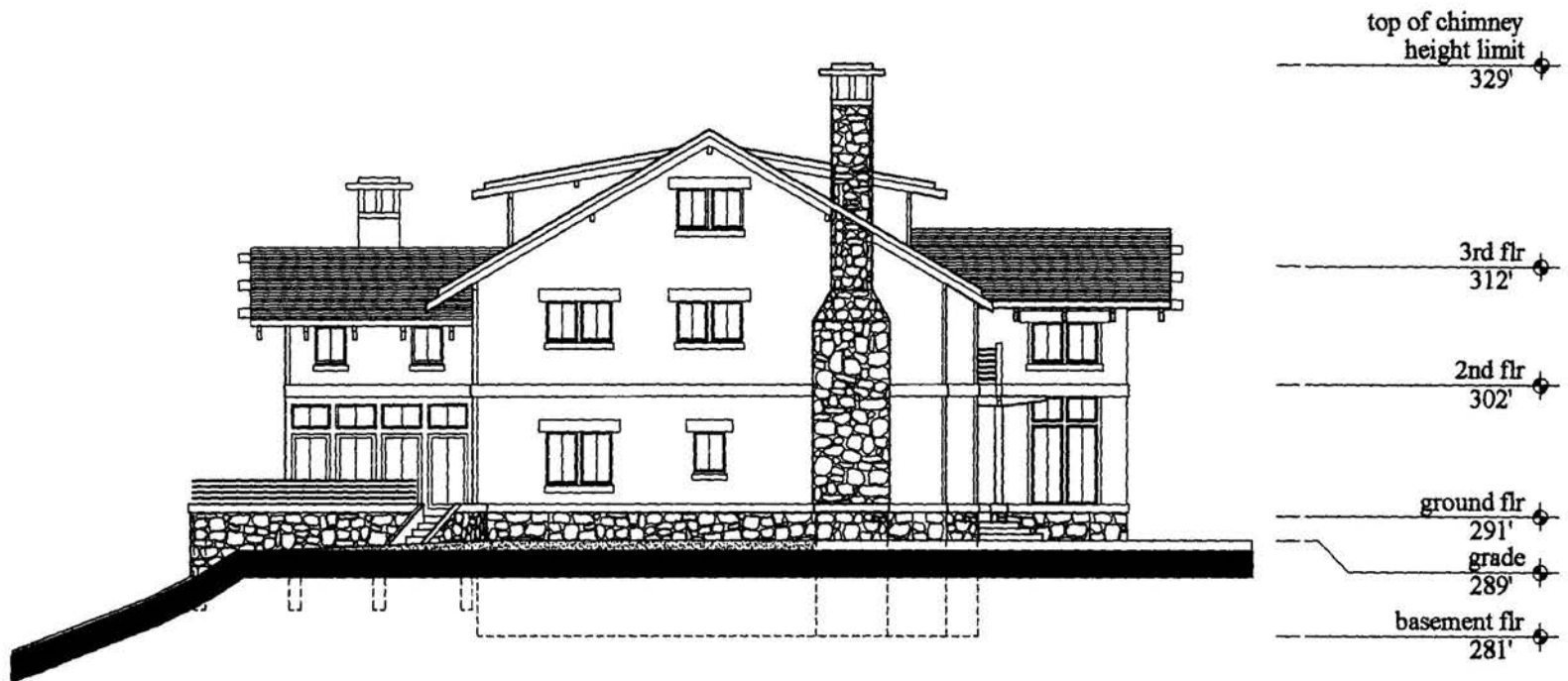


Lot 1
 West Elevation
 Chain Bridge Road Project
 Square 1425 Lot 827, Parcels 12/63, 12/293 and 12/294
 Washington, DC

December 1, 2005



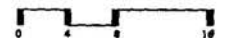
#3



Lot 1
East Elevation
Chain Bridge Road Project

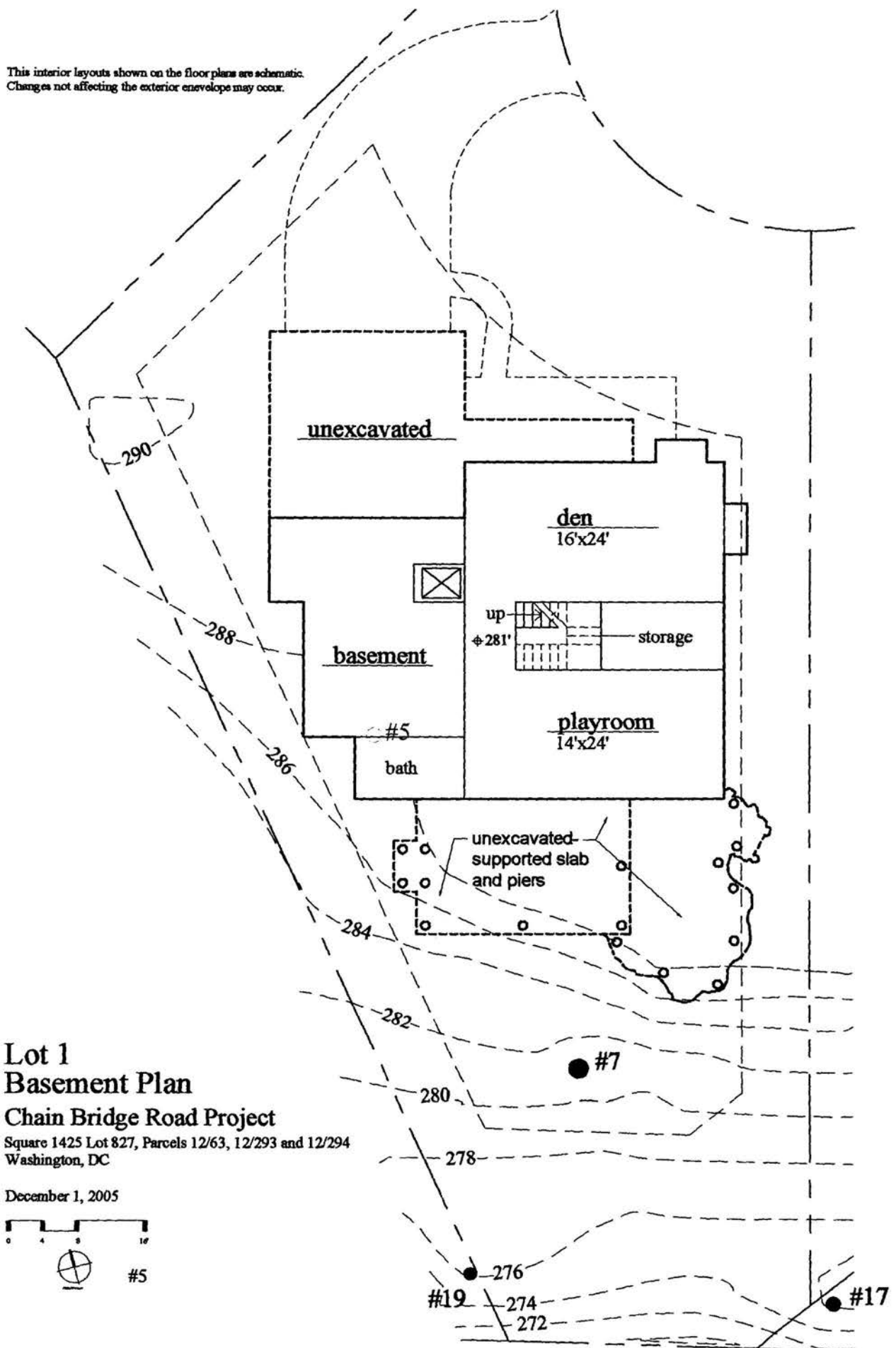
Square 1425 Lot 827, Parcels 12/63, 12/293 and 12/294
Washington, DC

December 1, 2005



#4

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



[illegible]

Square 1425 Lot 827, Parcels 12/63, 12/293 and 12/294
Washington, DC

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

Lot 1 **Second Floor Plan** **Chain Bridge Road Project**

Square 1425 Lot 827, Parcels 12/63, 12/293 and 12/294
Washington, DC

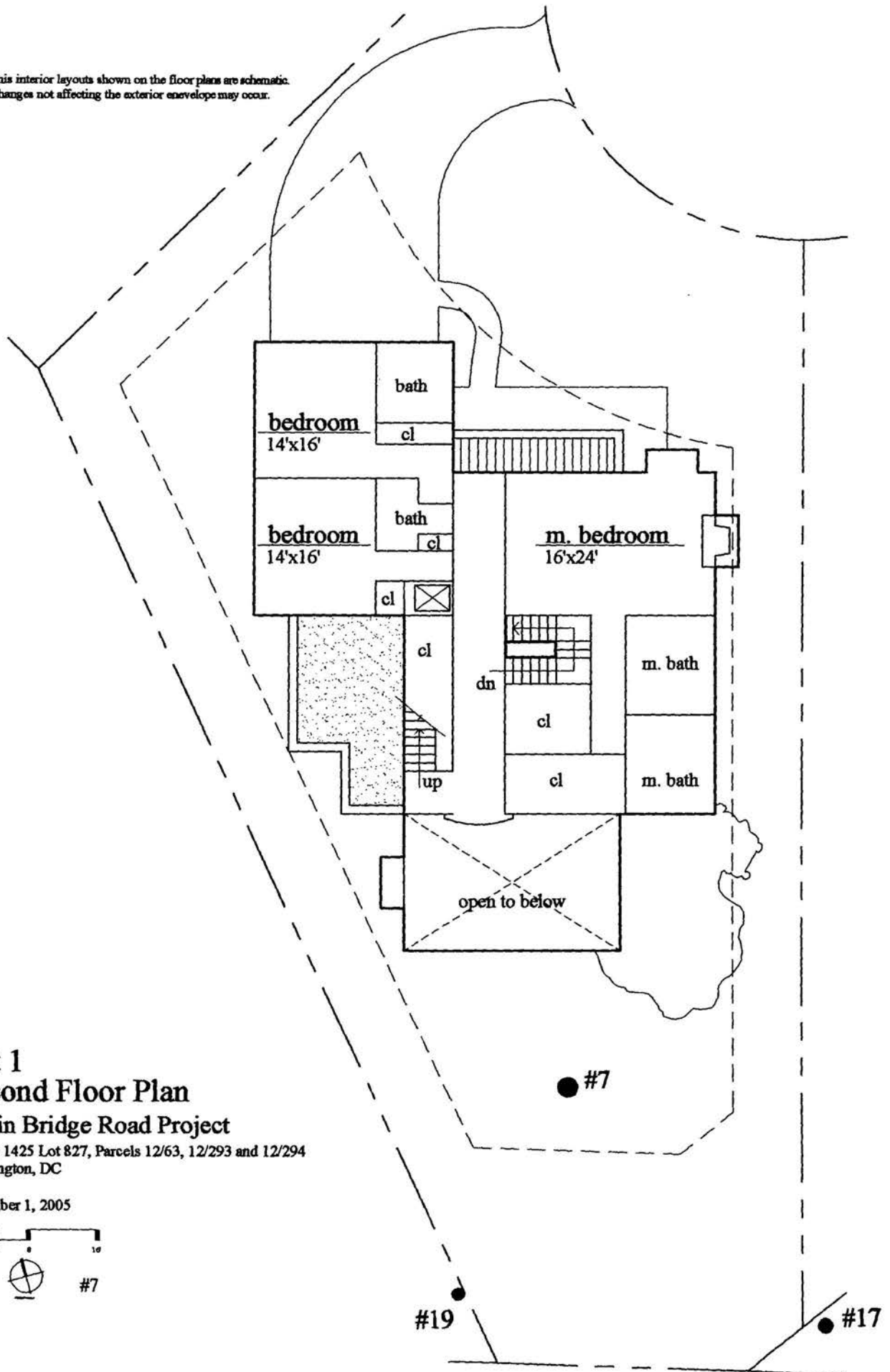
December 1, 2005



#7

#19

#17



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

Lot 1
Third Floor Plan
Chain Bridge Road Project
Square 1425 Lot 827, Parcels 12/63, 12/293 and 12/294
Washington, DC

December 1, 2005

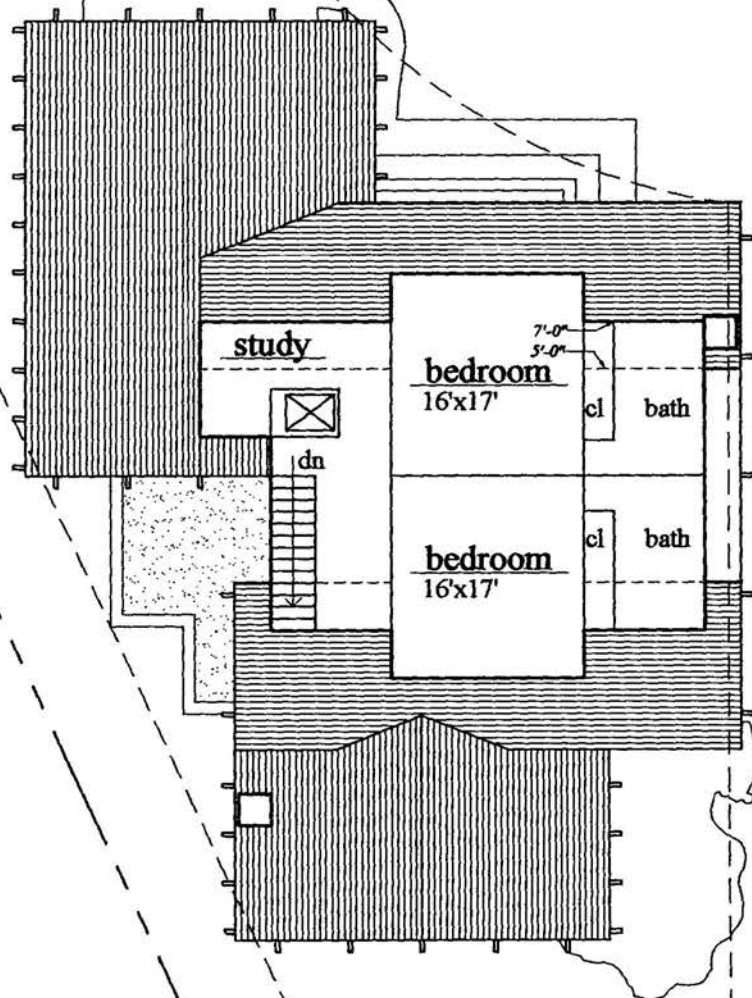


#8

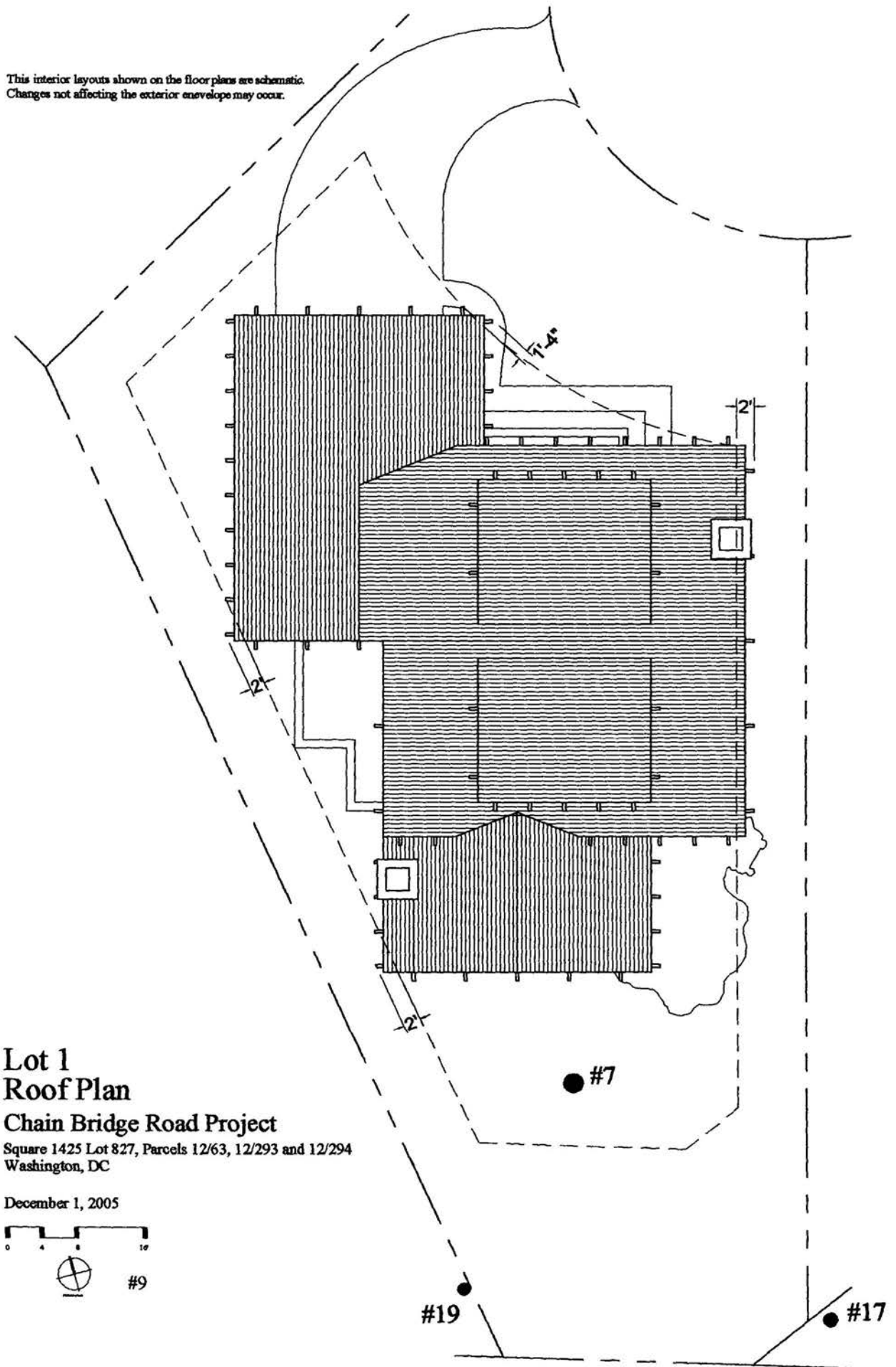
#19

● #7

● #17



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



Lot 1 Roof Plan

Chain Bridge Road Project

Square 1425 Lot 827, Parcels 12/63, 12/293 and 12/294
Washington, DC

December 1, 2005



#9

#19

#17

December 1, 2005

Chain Bridge Road Project

Lot '1 '

Zoning - R1-A
CBUT Overlay District

	<i>required</i>	<i>provided</i>
Lot Size Minimum	9,500 sf	9,563 sf
Lot Occupancy (< 30% or 3150sf)	3,150 sf	2,895 sf
Maximum Impervious Surface (50%)	4,782 sf	4,143 sf
Average Lot Width	75'	113.2'
Off Street Parking	1	2

Building Area:

Cellar	1,875 sf
Ground Floor	2,797 sf
Second Floor	2,530 sf
Third Floor	1,120 sf
Total	8,322 sf

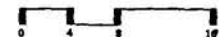
Lot 2



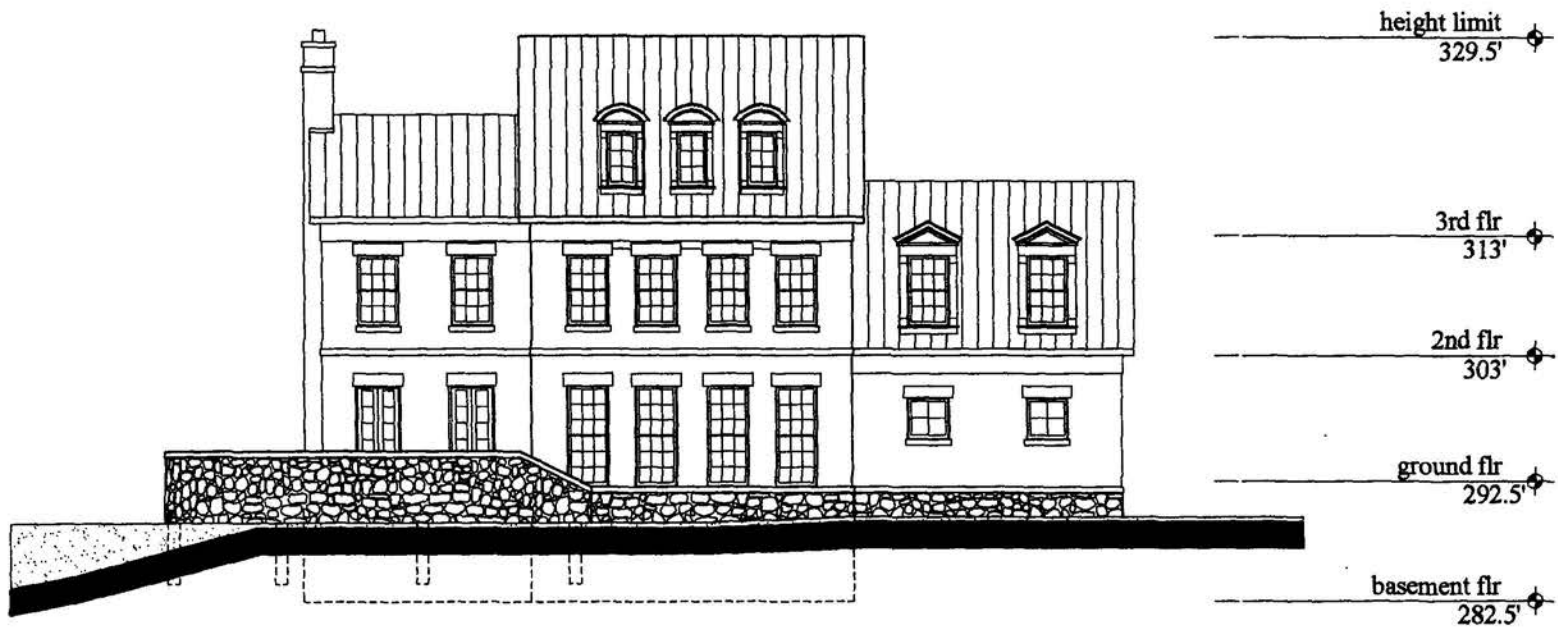
Exterior Materials:
 stone base
 brick (or stucco) walls
 metal roof
 glass

Lot 2
North Elevation
Chain Bridge Road Project
 Square 1425 Lot 827, Parcels 12/63, 12/293 and 12/294
 Washington, DC

December 1, 2005
 Revised June 30, 2006



#1



Lot 2
South Elevation
Chain Bridge Road Project

Square 1425 Lot 827, Parcels 12/63, 12/293 and 12/294
 Washington, DC

December 1, 2005
 Revised June 30, 2006



#2



Lot 2
West Elevation
Chain Bridge Road Project
Square 1425 Lot 827, Parcels 12/63, 12/293 and 12/294
Washington, DC

December 1, 2005
Revised June 30, 2006



#3



Lot 2
 East Elevation
 Chain Bridge Road Project
 Square 1425 Lot 827, Parcels 12/63, 12/293 and 12/294
 Washington, DC

December 1, 2005
 Revised June 30, 2006



#4

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

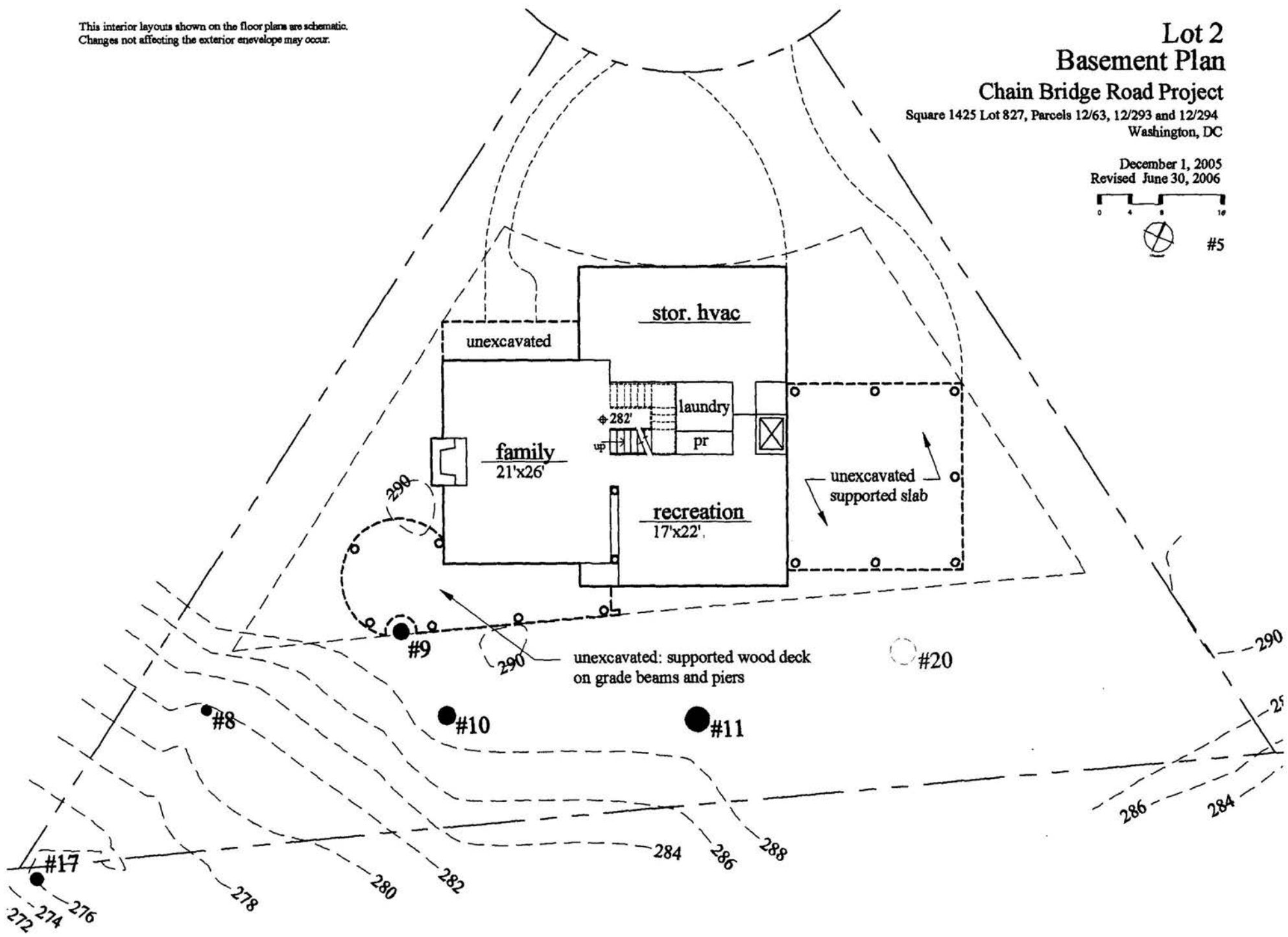
Lot 2 Basement Plan Chain Bridge Road Project

Square 1425 Lot 827, Parcels 12/63, 12/293 and 12/294
Washington, DC

December 1, 2005
Revised June 30, 2006



#5



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

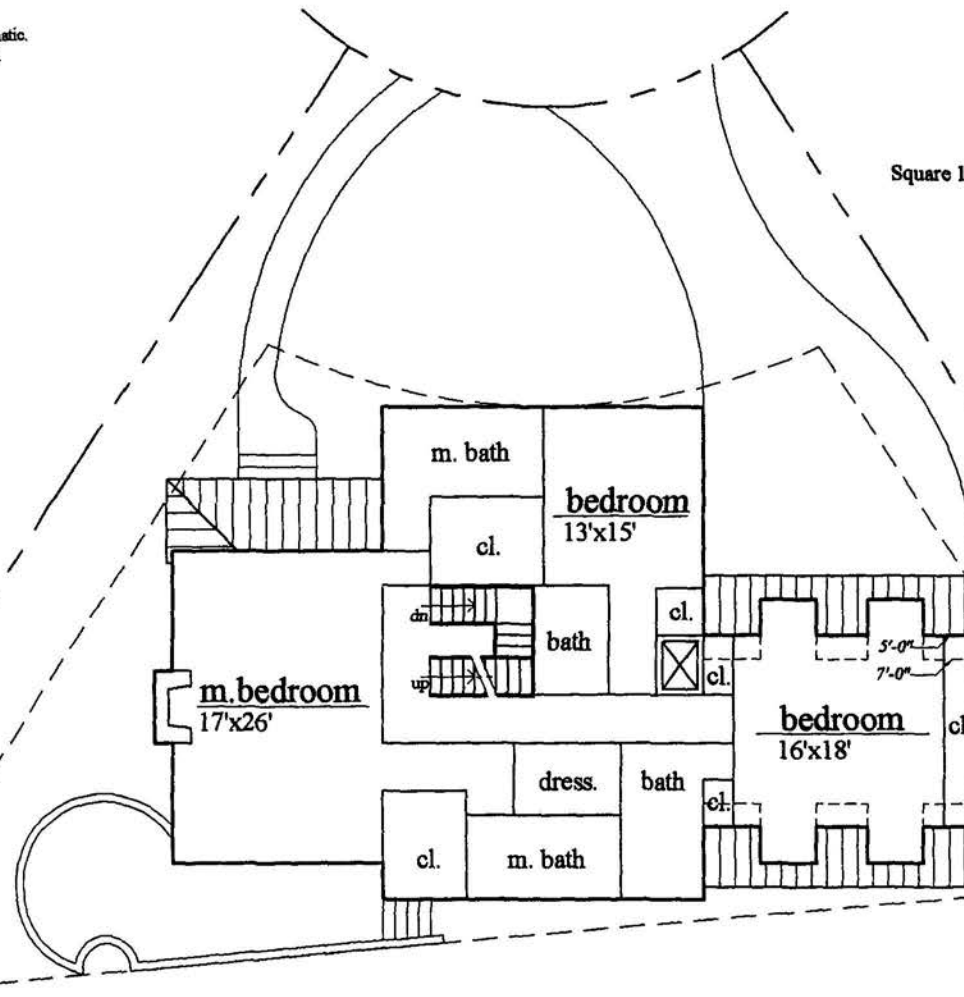
Lot 2 Second Floor Plan Chain Bridge Road Project

Square 1425 Lot 827, Parcels 12/63, 12/293 and 12/294
Washington, DC

December 1, 2005



#7



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

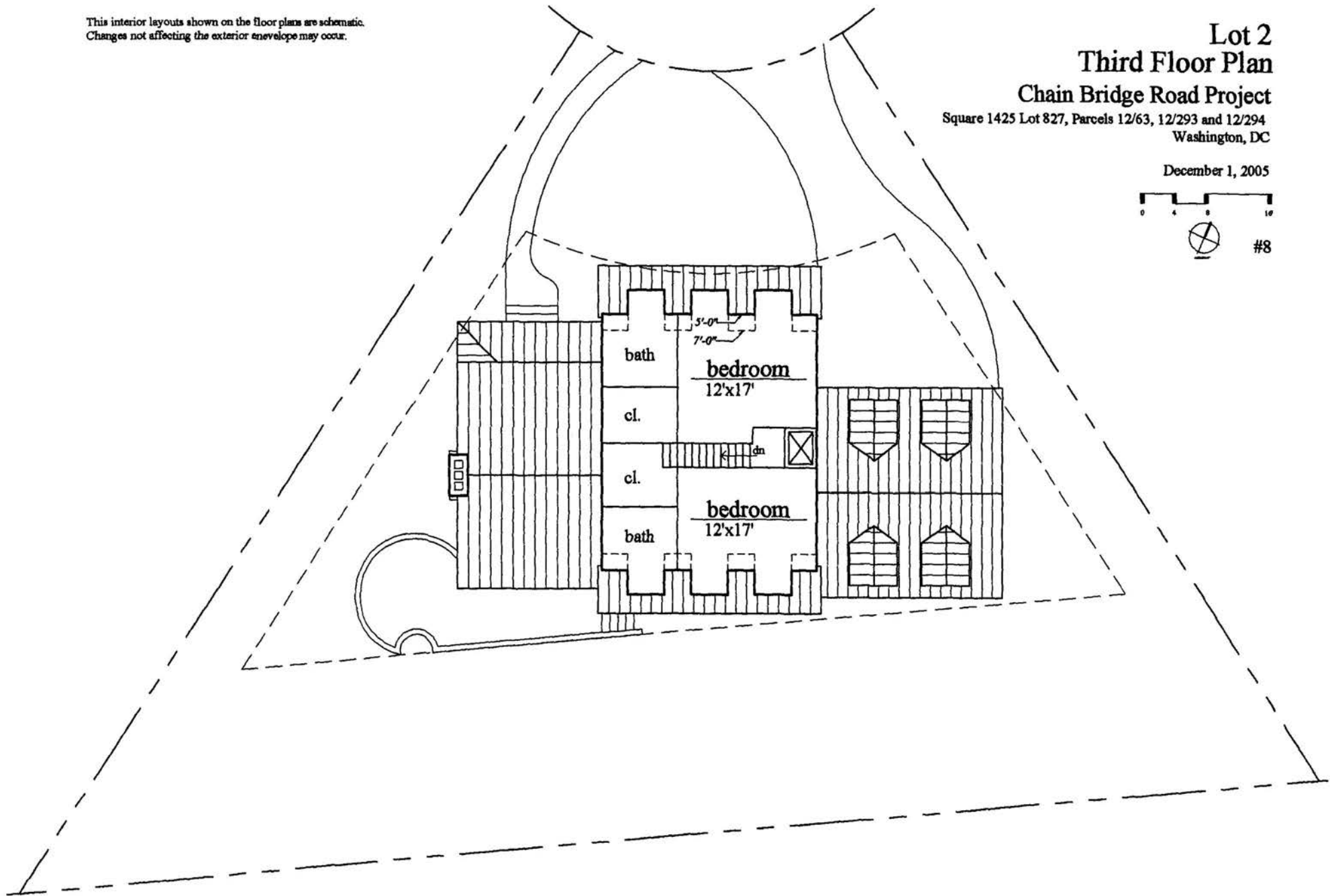
Lot 2
Third Floor Plan
Chain Bridge Road Project

Square 1425 Lot 827, Parcels 12/63, 12/293 and 12/294
Washington, DC

December 1, 2005



#8



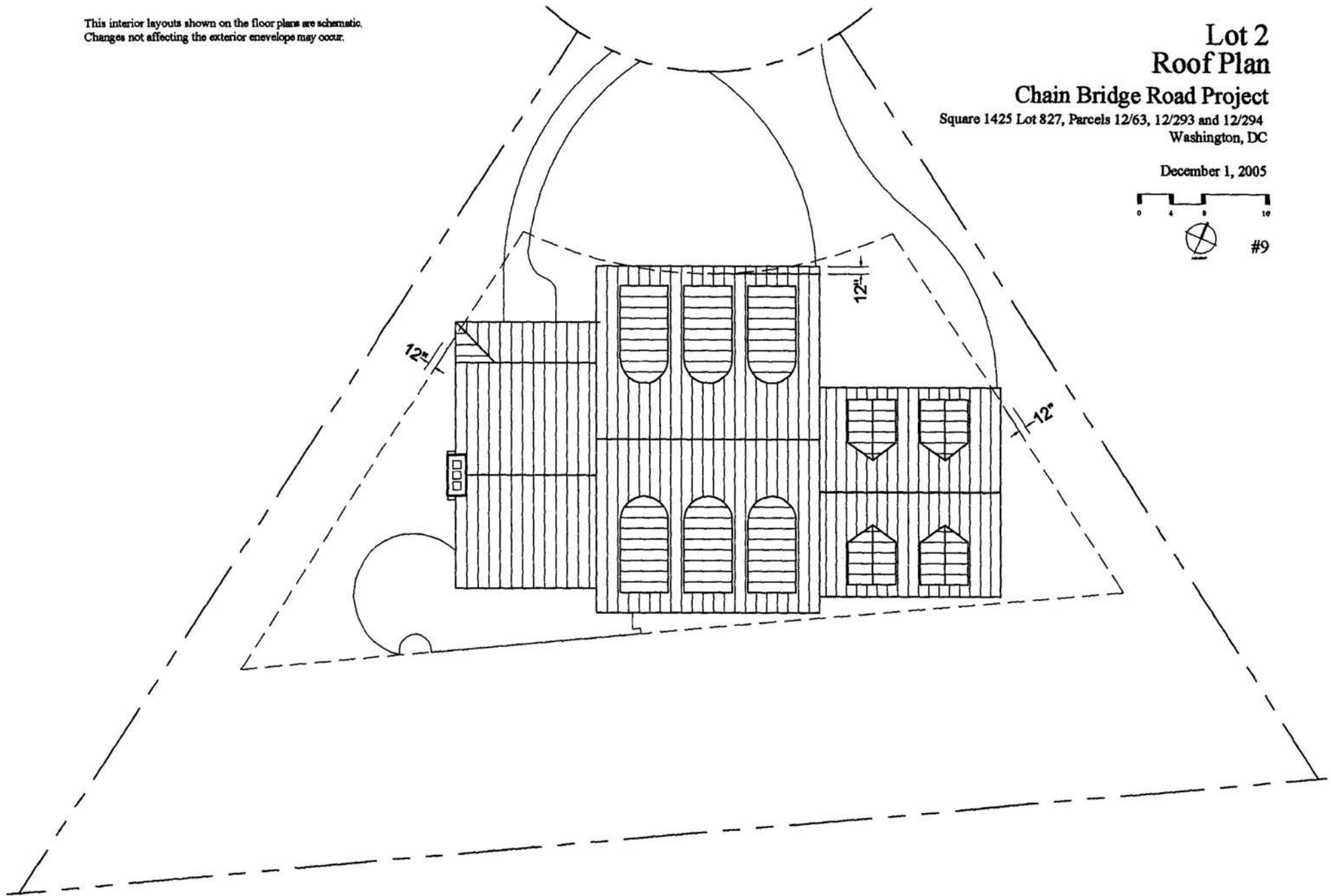
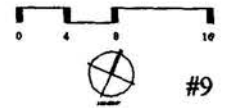
This interior layouts shown on the floor plans are schematic.
Changes not affecting the exterior envelope may occur.

Lot 2 Roof Plan

Chain Bridge Road Project

Square 1425 Lot 827, Parcels 12/63, 12/293 and 12/294
Washington, DC

December 1, 2005



December 1, 2005

Chain Bridge Road Project

Lot '2 '

Zoning - R1-A
CBUT Overlay District

	<i>required</i>	<i>provided</i>
Lot Size Minimum	9,500 sf	9,588 sf
Lot Occupancy (< 30% or 3150sf)	3,150 sf	2,524 sf
Maximum Impervious Surface (50%)	4,750 sf	3,312 sf
Average Lot Width	75'	91.8'
Off Street Parking	1	2

Building Area:

Cellar	1,575 sf
Ground Floor	2,119 sf
Second Floor	1,994 sf
Third Floor	939 sf
Total	6,627 sf