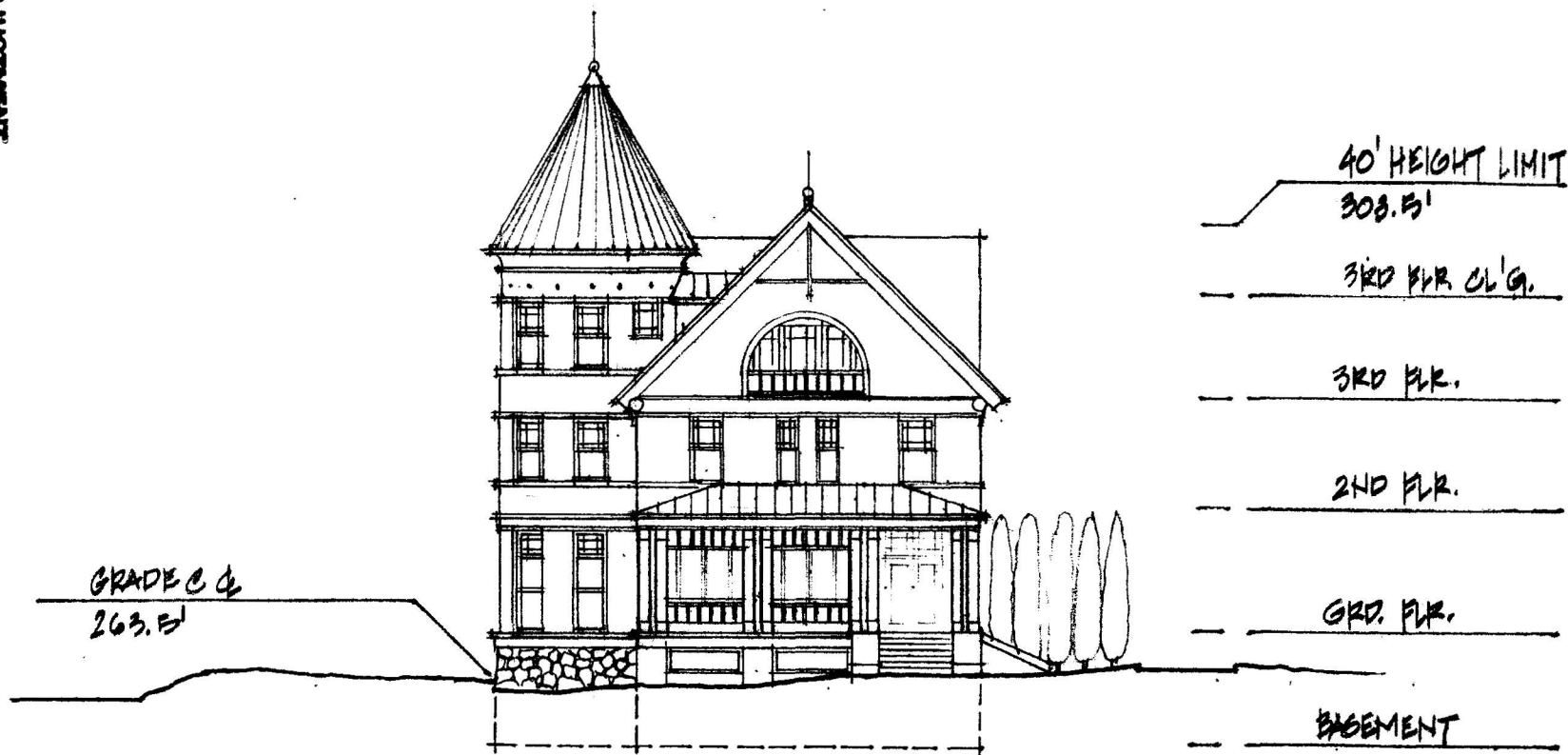




EXTERIOR MATERIALS:

STONE
 SHINGLE WALLS
 METAL ROOF
 GLASS

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 B.G. OFFICE OF ZONING
 15 FEB 18 PM 2:51

LOT 10'

NORTH ELEVATION

0 4 8 16 32'

DECEMBER 9, 2004

Board of Zoning Adjustment
 District of Columbia
 CASE NO. 17309
 EXHIBIT NO. 23



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D.C. OFFICE OF PLANNING
2005 FEB 18 PM 2:55

LOT 'B'
SOUTH ELEVATION
0 4 8 16 32'
DECEMBER 9, 2004

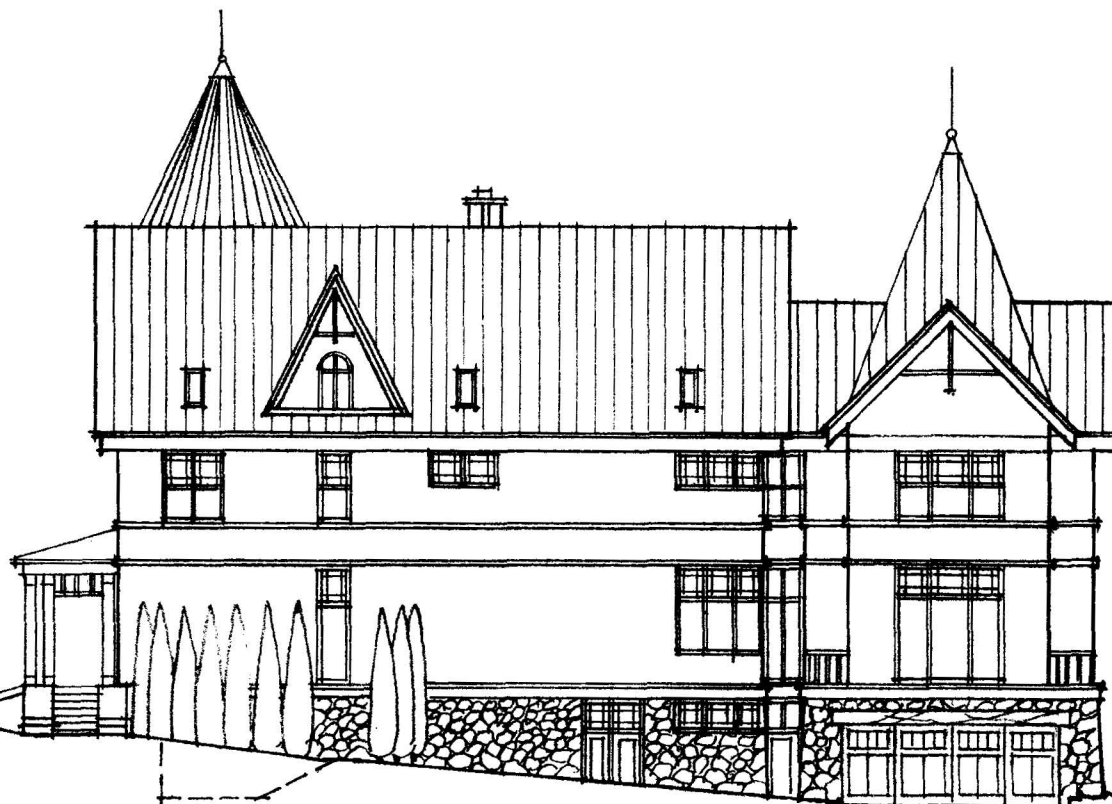


LOT 15'

EAST ELEVATION

0 4 8 16 32'

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D.C. OFFICE OF ZONING
15:2 WD 81 FEB 2005
DECEMBER 9, 2004



40' HEIGHT LIMIT
303.51 EL.

3RD FLR. CL'G.

3RD FLR.

2ND FLR.

GRD. FLR.

BASEMENT

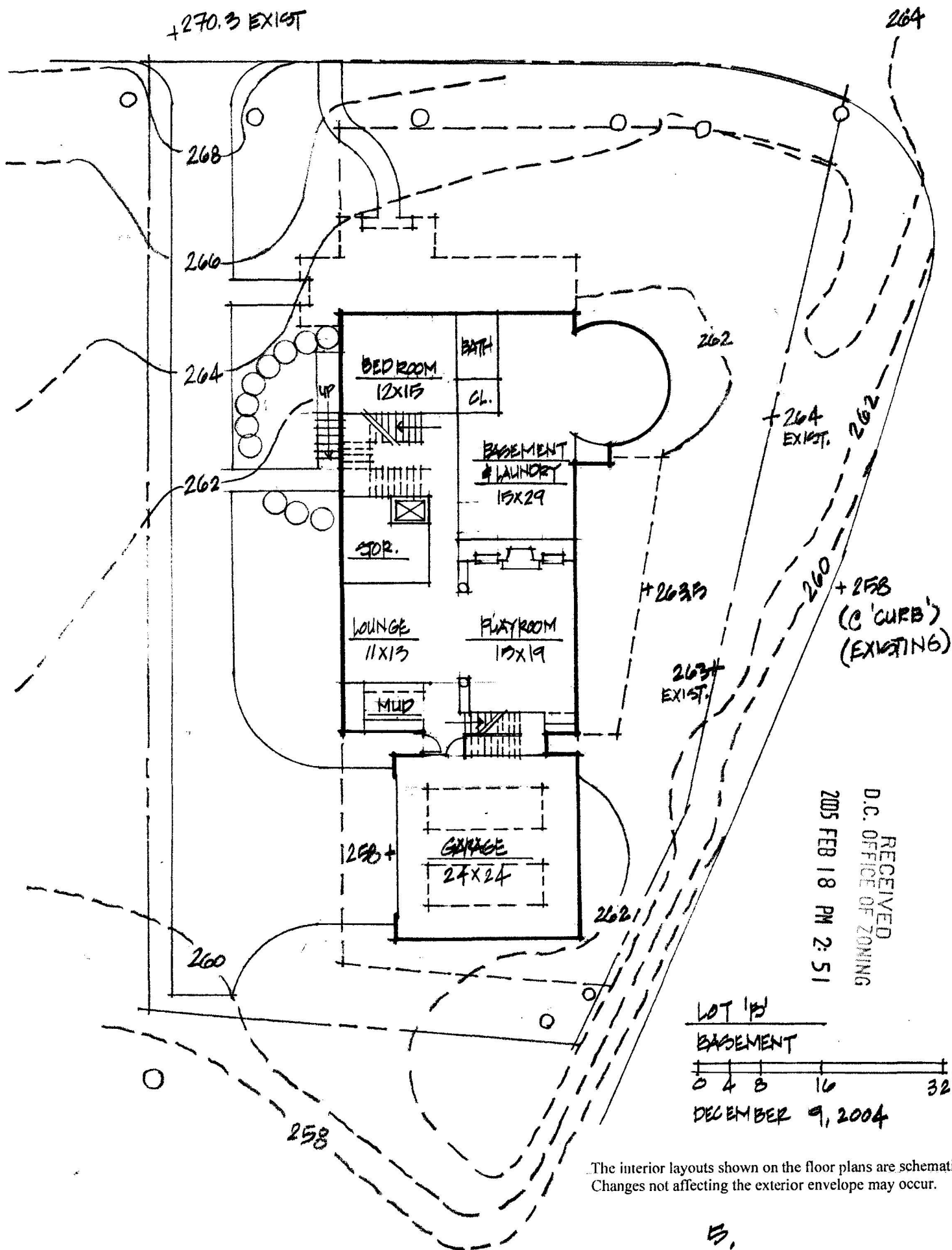
RECEIVED
D.C. OFFICE OF ZONING
2005 FEB 18 PM 2:51

LOT 15'

WEST ELEVATION

0 4 8 16 32'

DECEMBER 9, 2004

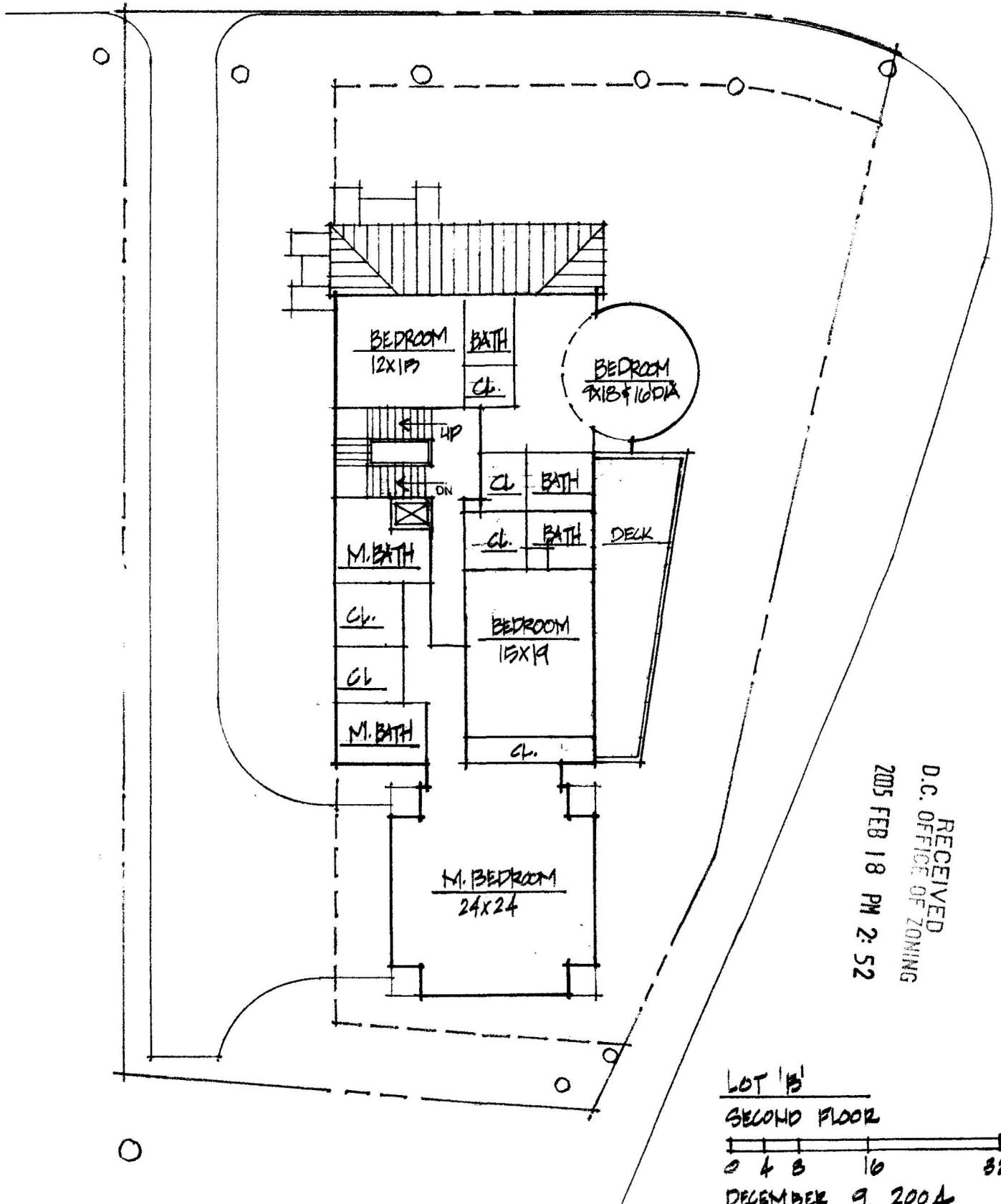


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2005 FEB 18 PM 2:51

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

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2005 FEB 18 PM 2:52

LOT 15
SECOND FLOOR
0 4 8 16 32'
DECEMBER 9, 2004

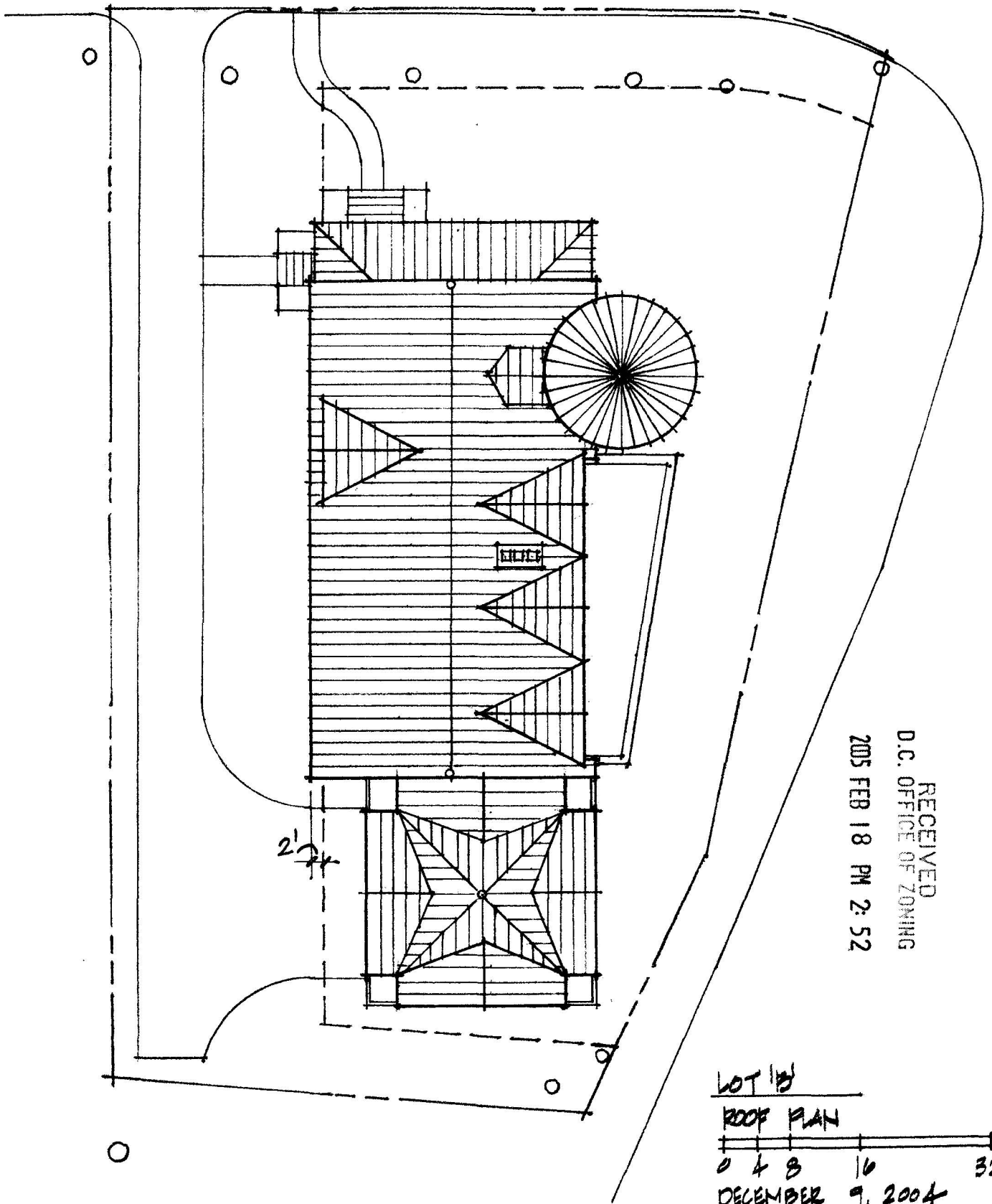


The interior layouts shown on the floor plans are schematic.
Changes not affecting the exterior envelope may occur.

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LOT 1B
THIRD FLOOR
0 4 8 16 32'
DECEMBER 9, 2004

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

	<i>required</i>	<i>provided</i>
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

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

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D.C. OFFICE OF ZONING
2005 FEB 18 PM 2:52

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