



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

August 23, 2005

1 10 20 40





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

December 1, 2005





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

December 1, 2005







SWM CONCEPTUAL PLAN

Revision - September 12, 2005
per DC Watershed Protection comments



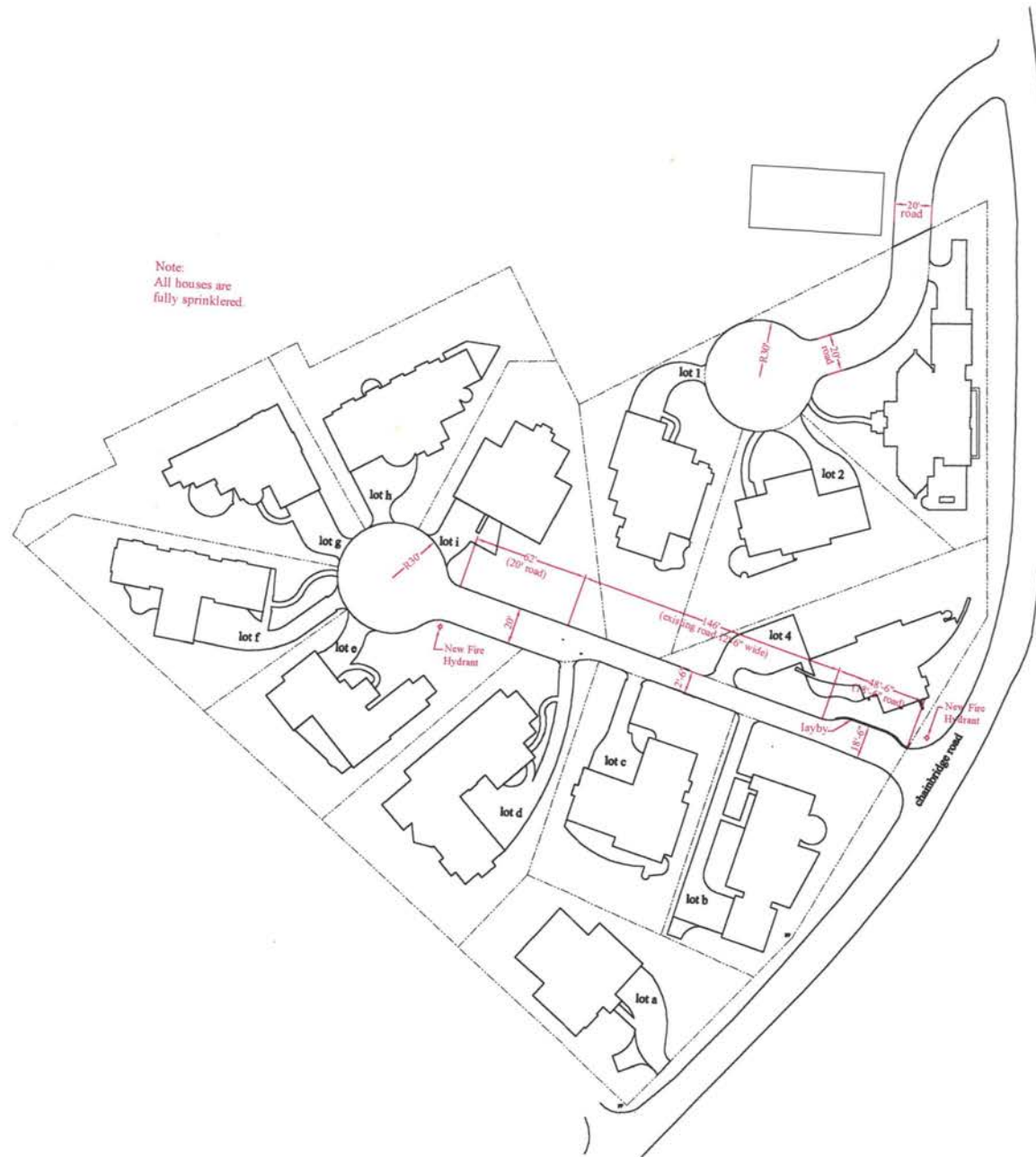
Impervious Area		
area	impervious sf	total area sf
shared space	11,736	14,053
lot 1	4,143	9,563
lot 2	3,312	9,588
lot 3	4,186	9,693
lot 4	3,541	9,589
lot A	3,439	9,522
lot B	4,686	9,803
lot C	4,498	9,777
lot D	5,573	11,939
lot E	3,525	9,529
lot F	4,414	9,569
lot G	3,626	10,619
lot H	4,098	10,429
lot I	3,204	9,517
total impervious	63,981	
total area a		143,190
impervious %	44.7%	

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

December 1, 2005



Note:
All houses are
fully sprinklered.

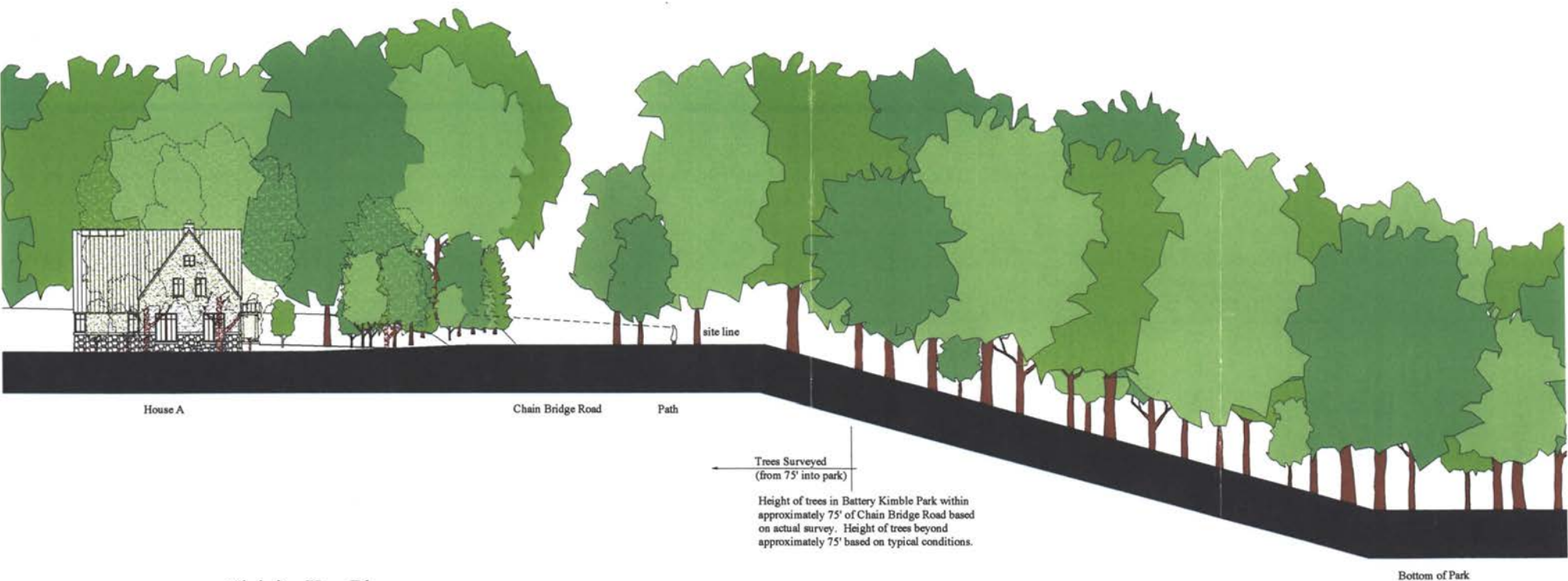


(Reuse Existing Road)
Road Alignment
Chain Bridge Road Project
Square 1425 Lot 827, Parcels 12/63, 12/293 and 12/294
Washington, DC

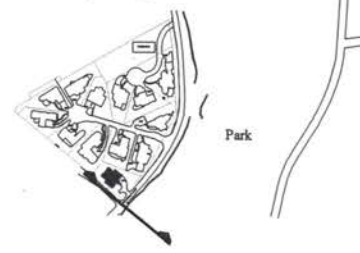
December 1, 2005



SITE SECTIONS



Vicinity Key Plan



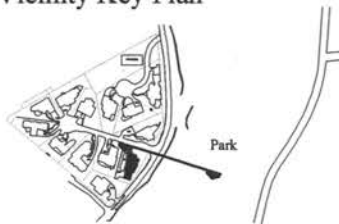
Lot A Site Section
Chain Bridge Road Project
 Lots 822, 827, Square 1425 and Parcel 12/294
 Washington, DC

December 1, 2005
 0 7.5 15 30





Vicinity Key Plan

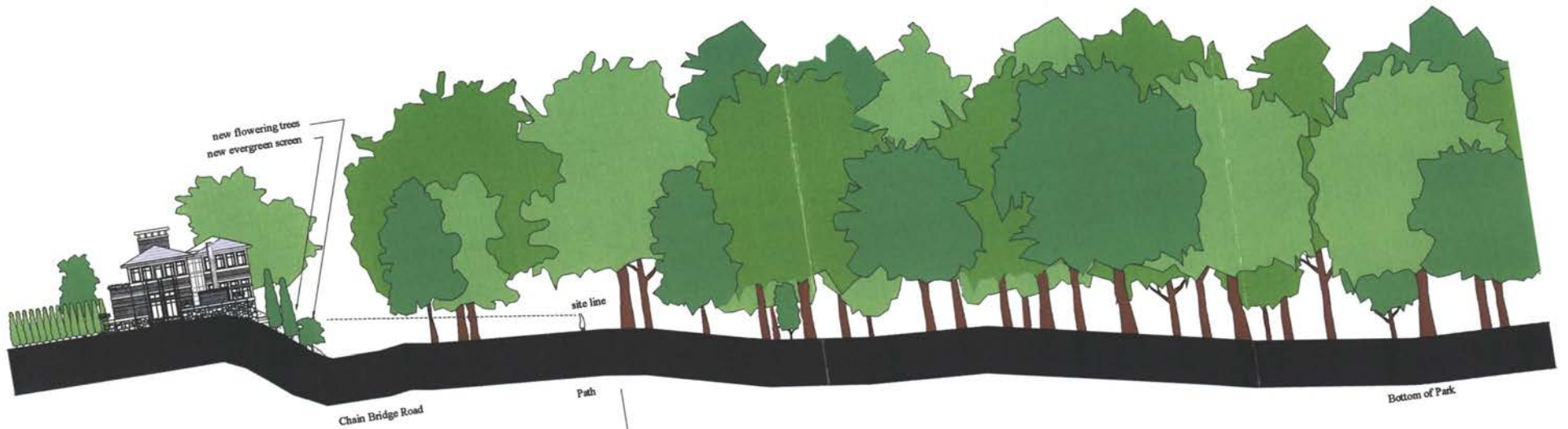


Lot B Site Section Chain Bridge Road Project

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

December 1, 2005

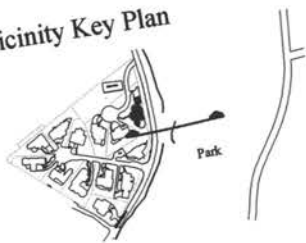




Trees Surveyed
(from 75' into park)

Height of trees in Battery Kimble Park within
approximately 75' of Chain Bridge Road based
on actual survey. Height of trees beyond
approximately 75' based on typical conditions.

Vicinity Key Plan



Lot 3 Site Section

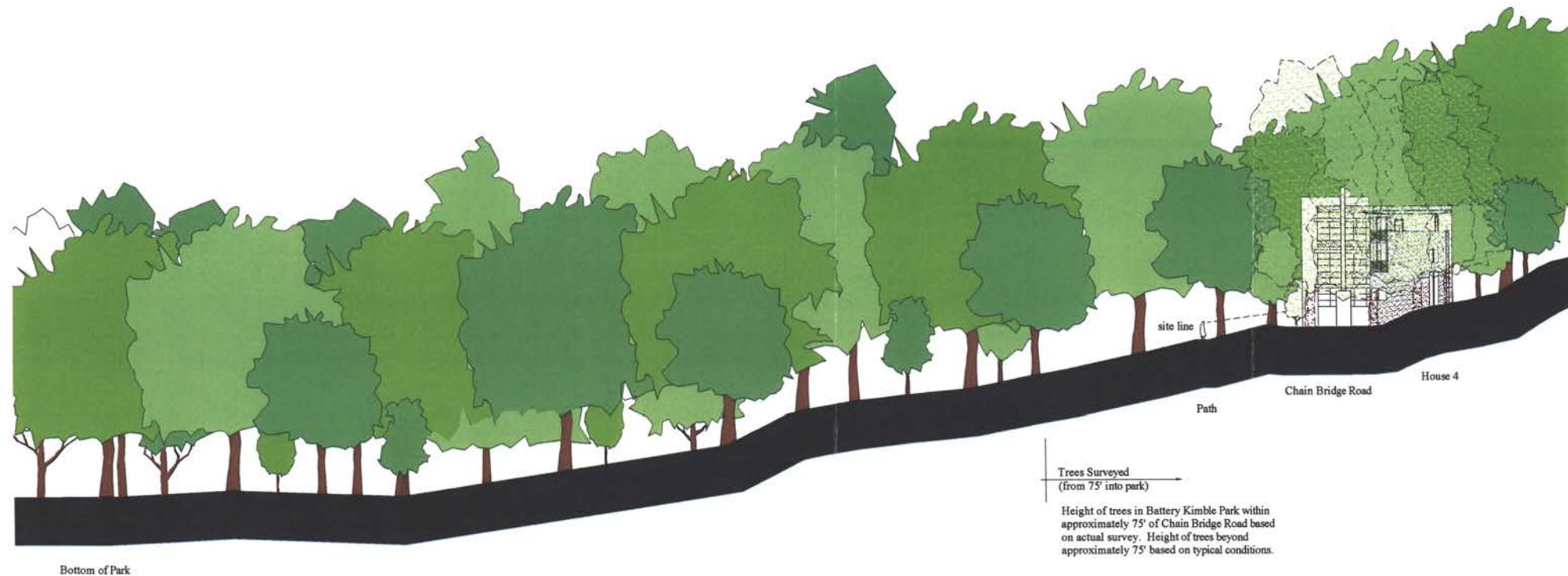
Chain Bridge Road Project

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

December 1, 2005

0 7.5 15 30





Vicinity Key Plan

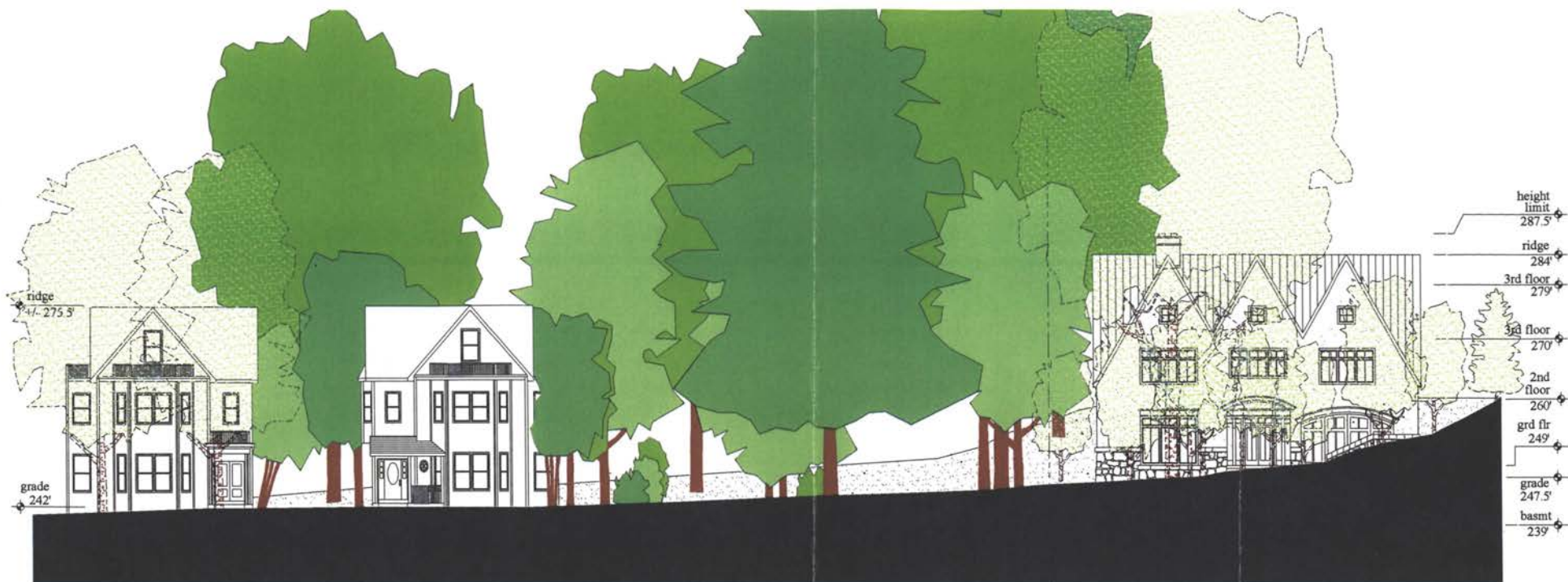


Lot 4 Site Section
Chain Bridge Road Project
Lots 822, 827, Square 1425 and Parcel 12/294
Washington, DC

December 1, 2005

0 7.5 15 30

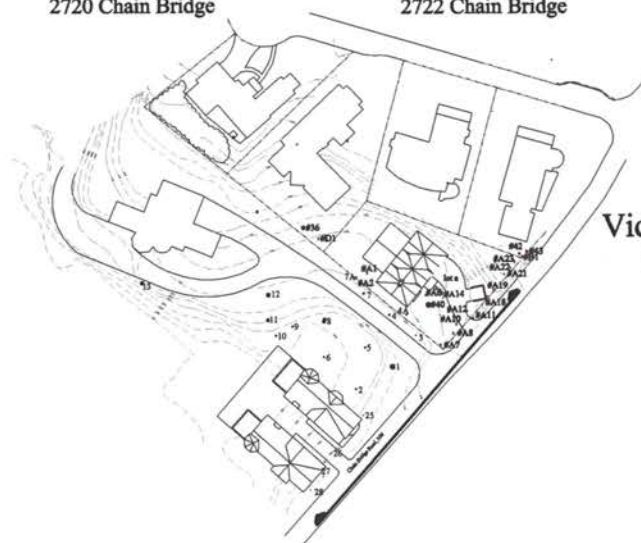




2720 Chain Bridge

2722 Chain Bridge

Site Section through Lot 'A'



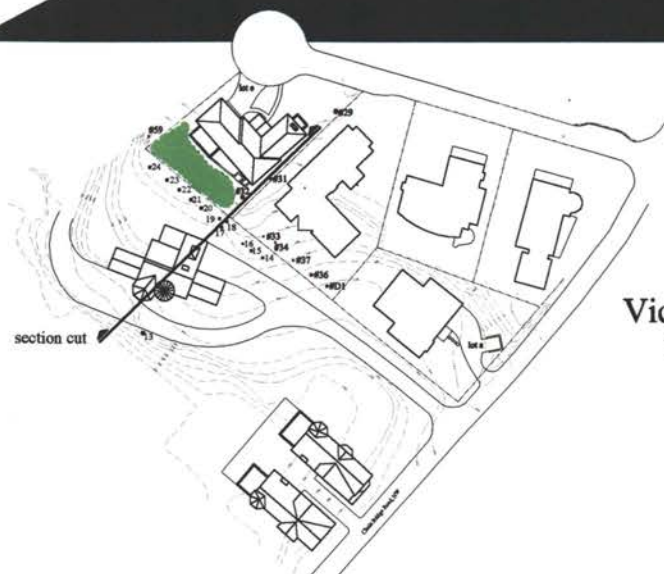
Lot A
Site Section

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

December 1, 2005



Site Section through Lot 'E'



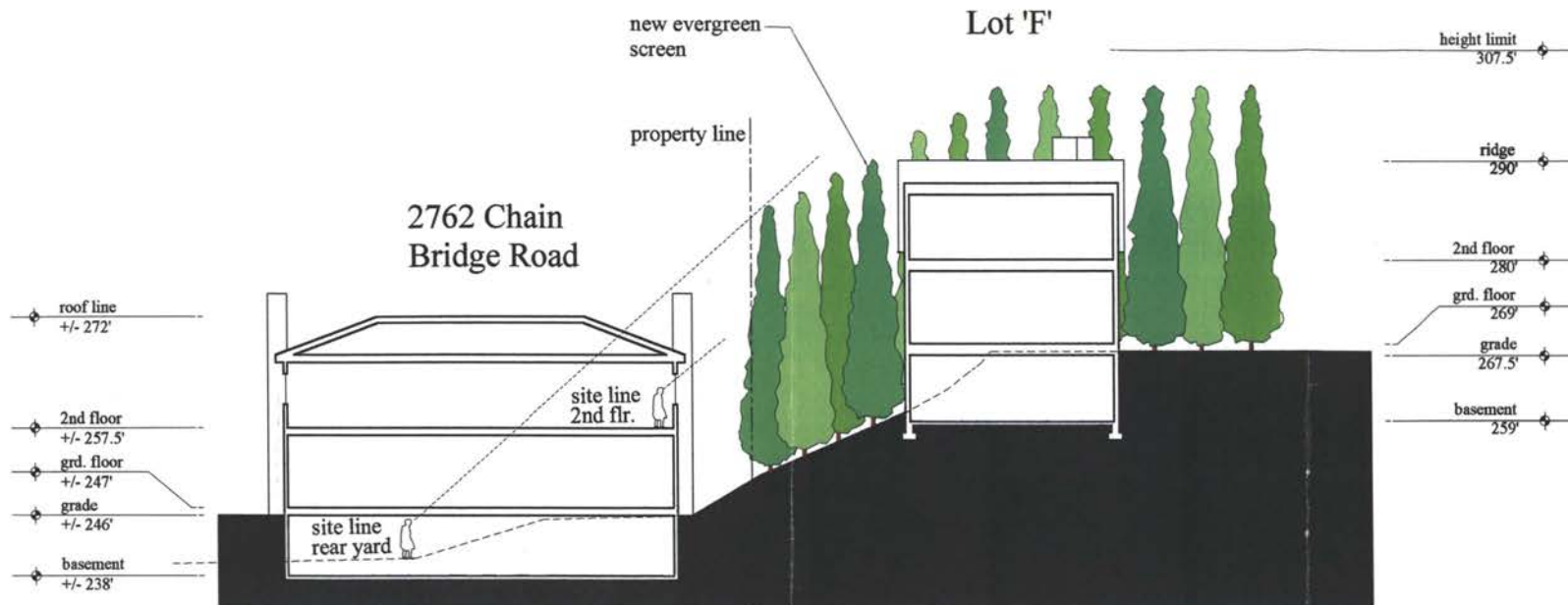
Vicinity Plan



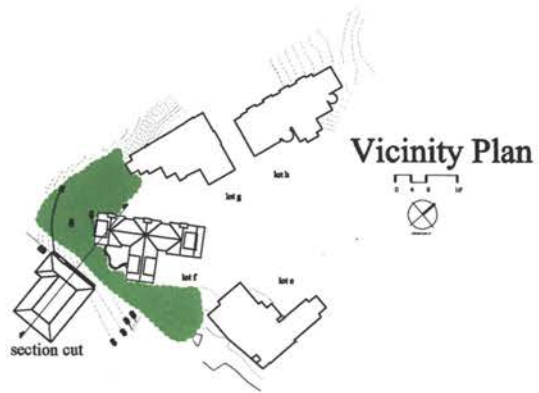
Location Plan

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'

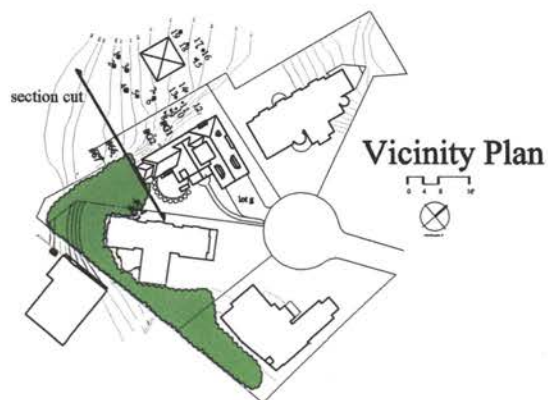


Lot F
Site Section
Chain Bridge Road Project
 Square 1425 Lot 827, Parcels 12/63, 12/293 and 12/294
 Washington, DC

December 1, 2005



Site Section through Lot 'G'

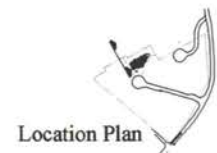


Lot G
Site Section
Chain Bridge Road Project
Square 1425 Lot 827, Parcels 12/63, 12/293 and 12/294
Washington, DC

December 1, 2005



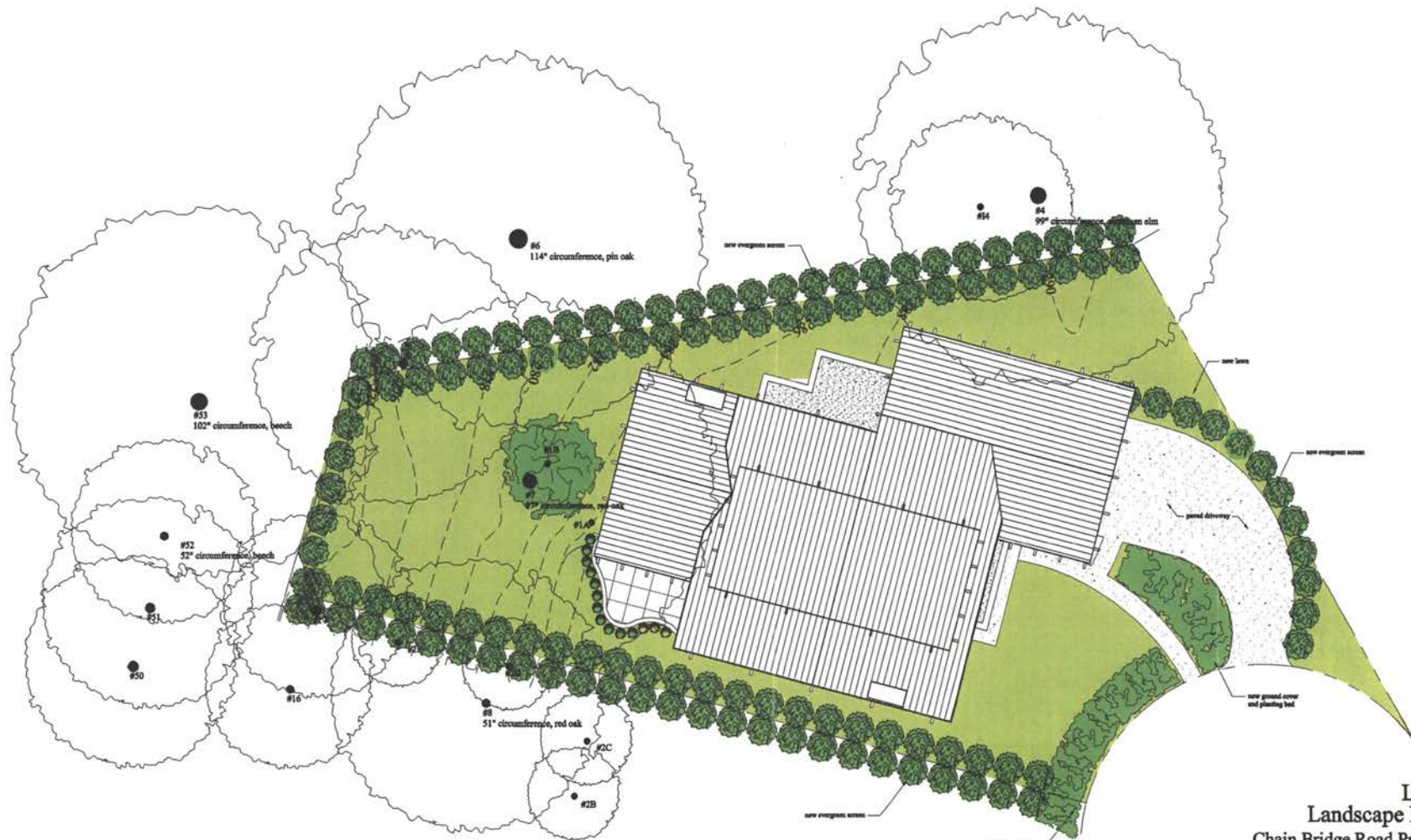
Site Section through Lot 'H'



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

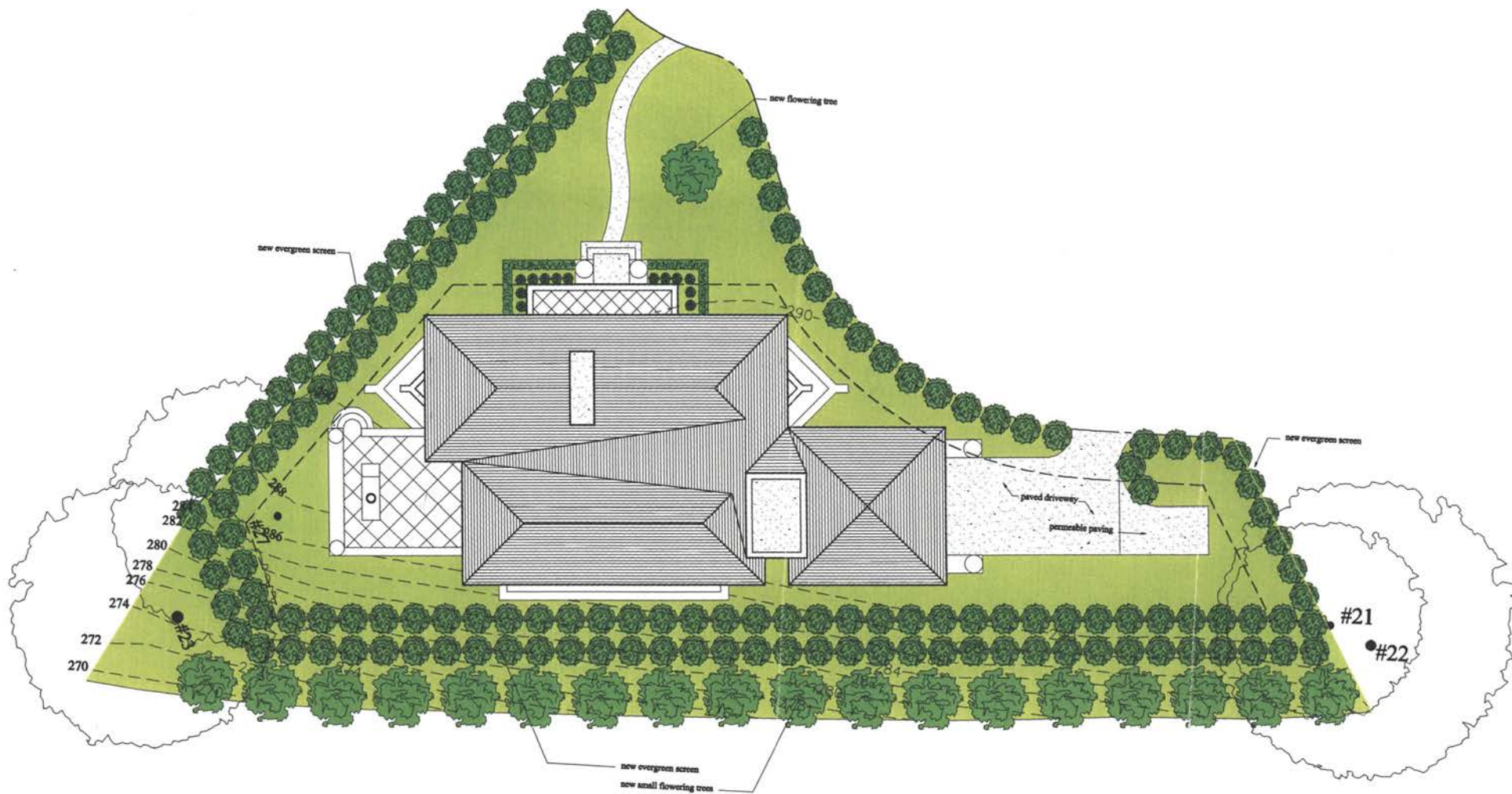
LANDSCAPE PLANS



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

December 1, 2005

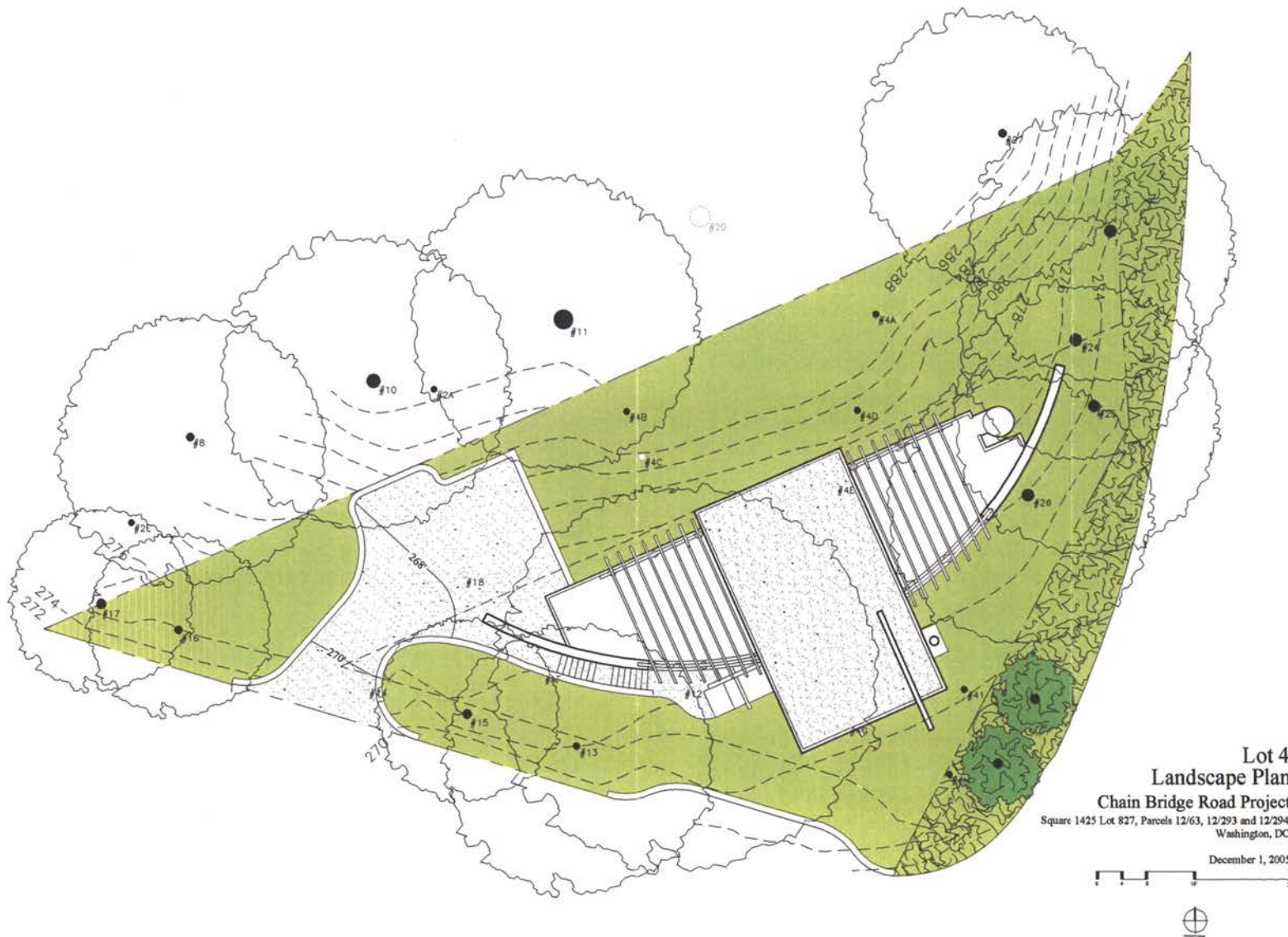


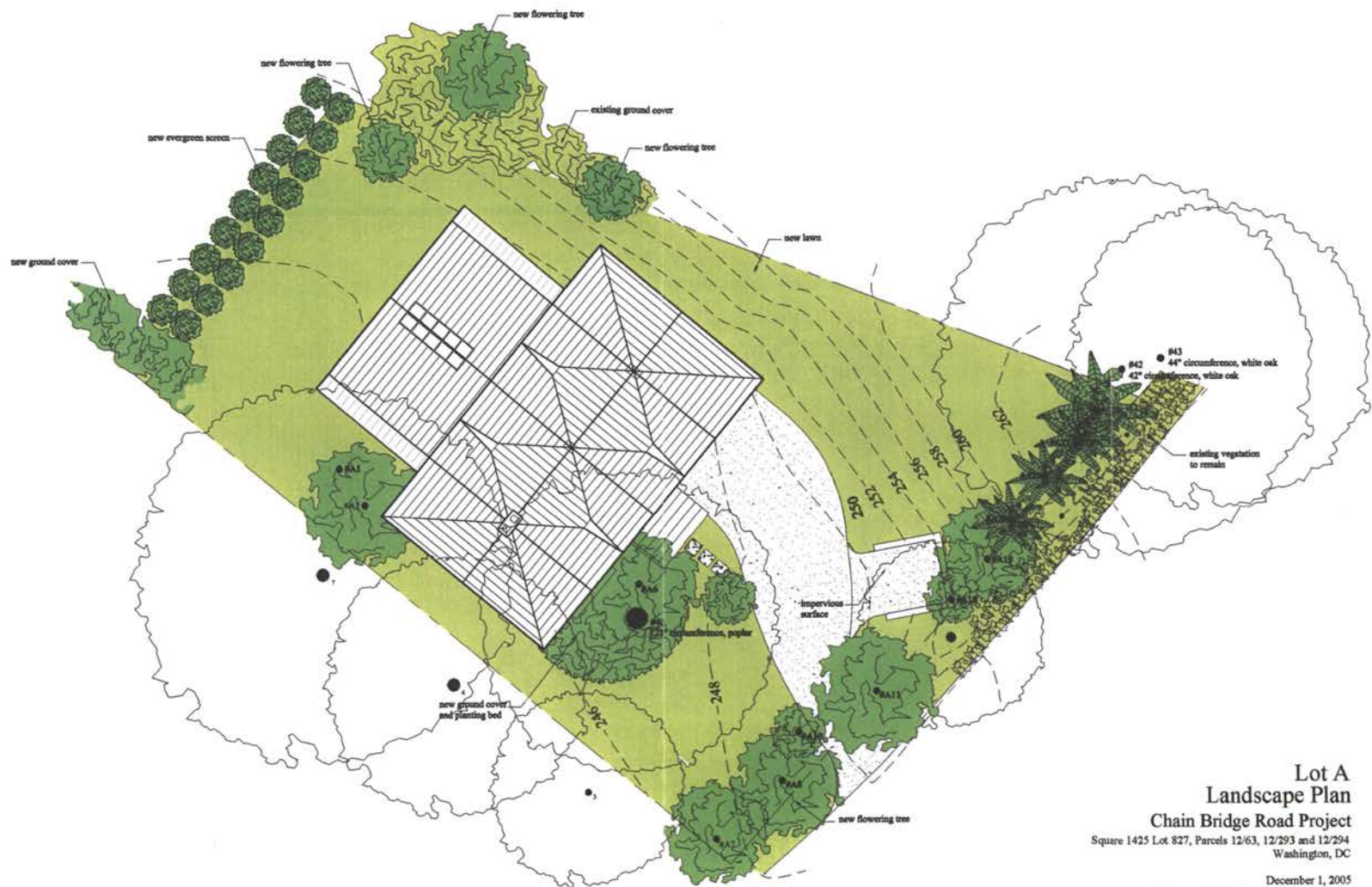


Lot 3
 Landscape Plan
 Chain Bridge Road Project
 Square 1425 Lot 827, Parcels 12/63, 12/293 and 12/294
 Washington, DC

December 1, 2005



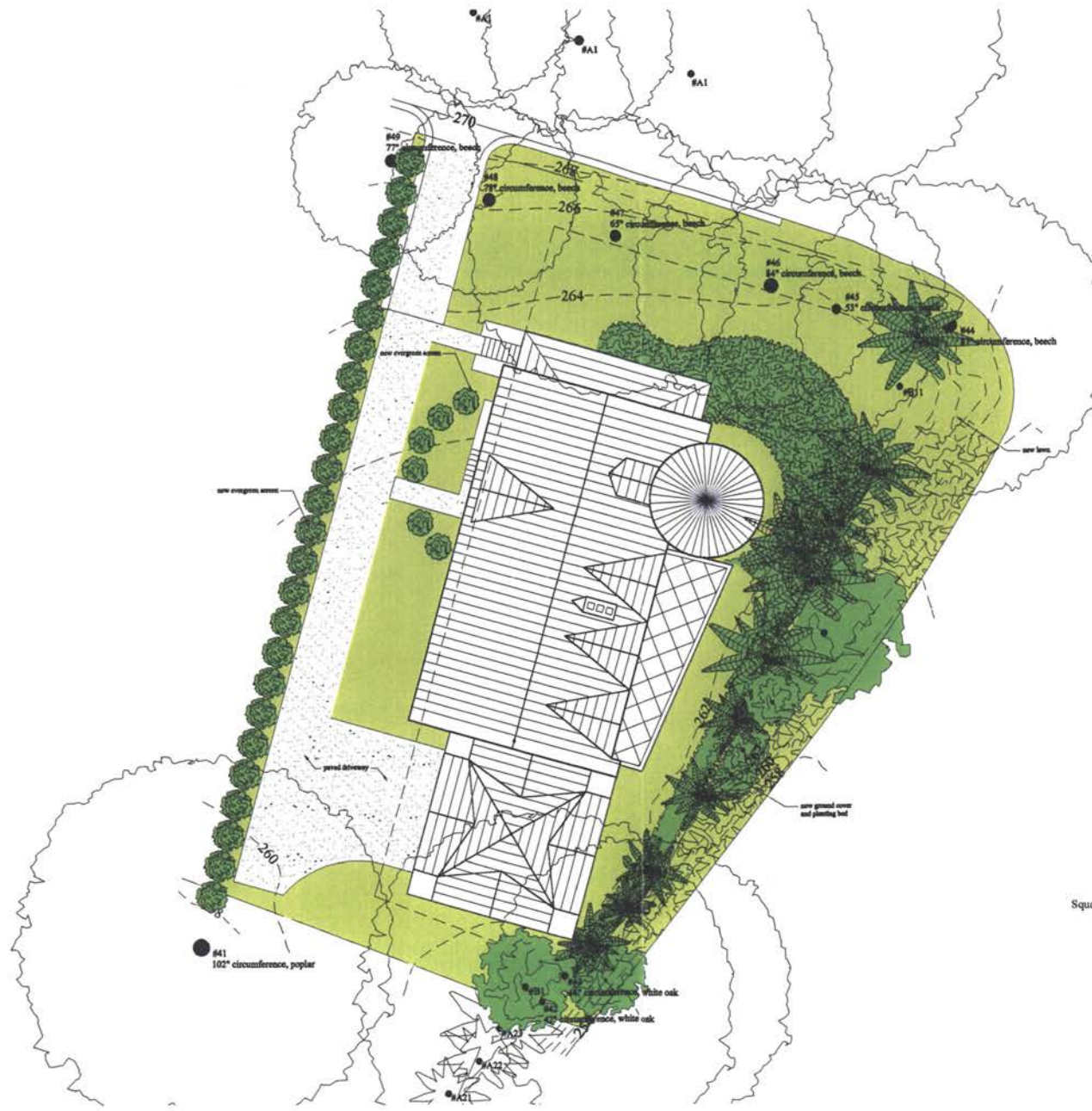




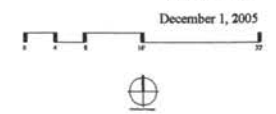
Lot A
 Landscape Plan
 Chain Bridge Road Project
 Square 1425 Lot 827, Parcels 12/63, 12/293 and 12/294
 Washington, DC

December 1, 2005





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

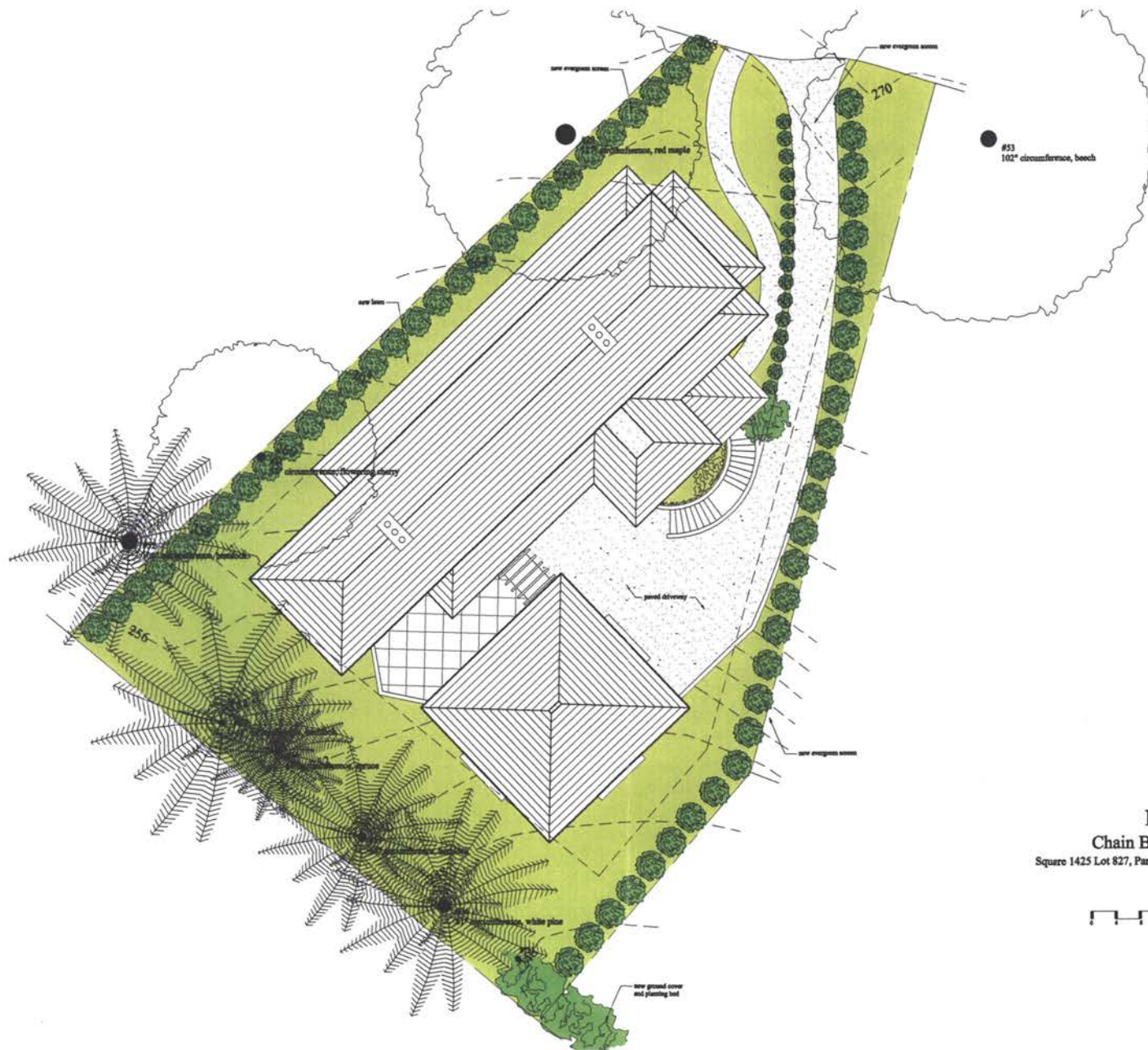




Lot C
Landscape Plan
Chain Bridge Road Project
 Square 1425 Lot 827, Parcels 12/63, 12/293 and 12/294
 Washington, DC

December 1, 2005





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

December 1, 2005





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

December 1, 2005





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

December 1, 2005





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

December 1, 2005





Lot I
Landscape Plan
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

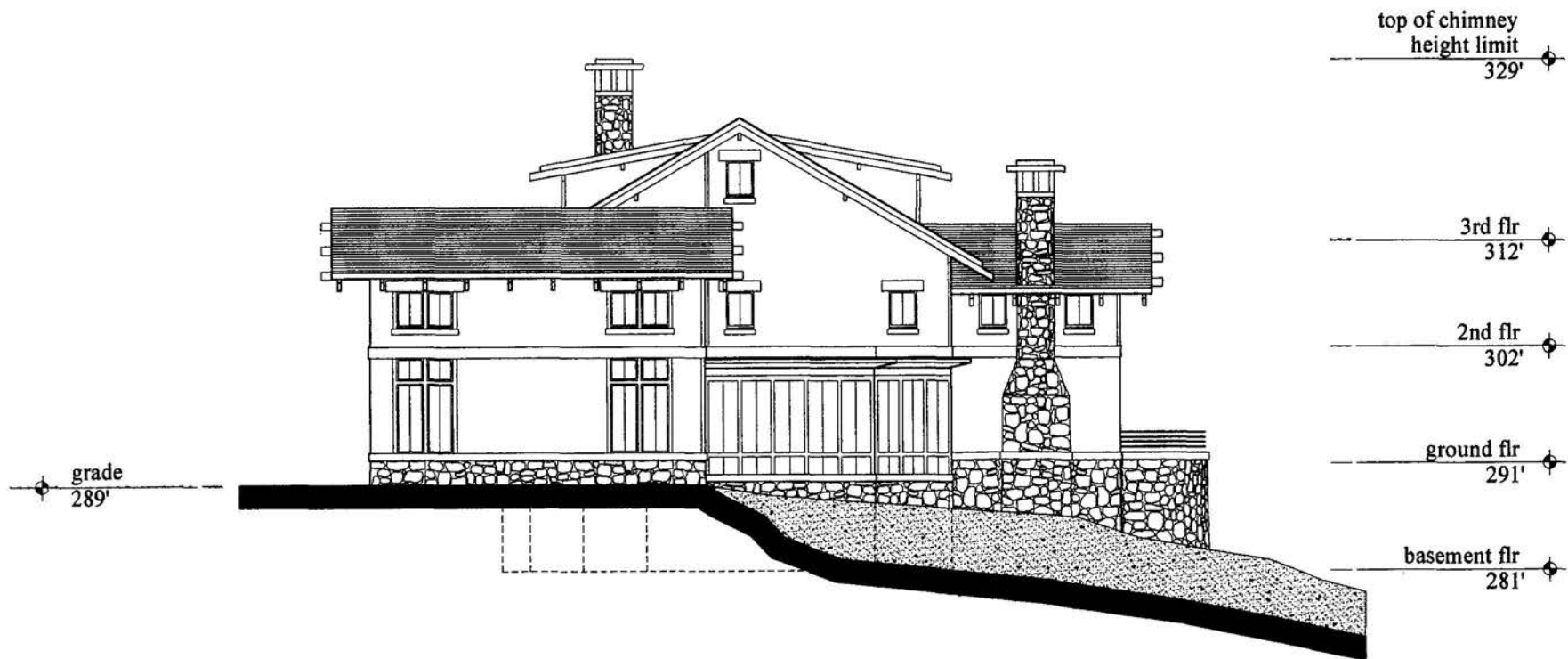
Chain Bridge Road Project

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

December 1, 2005



#2



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

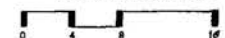


Lot 1
East Elevation

Chain Bridge Road Project

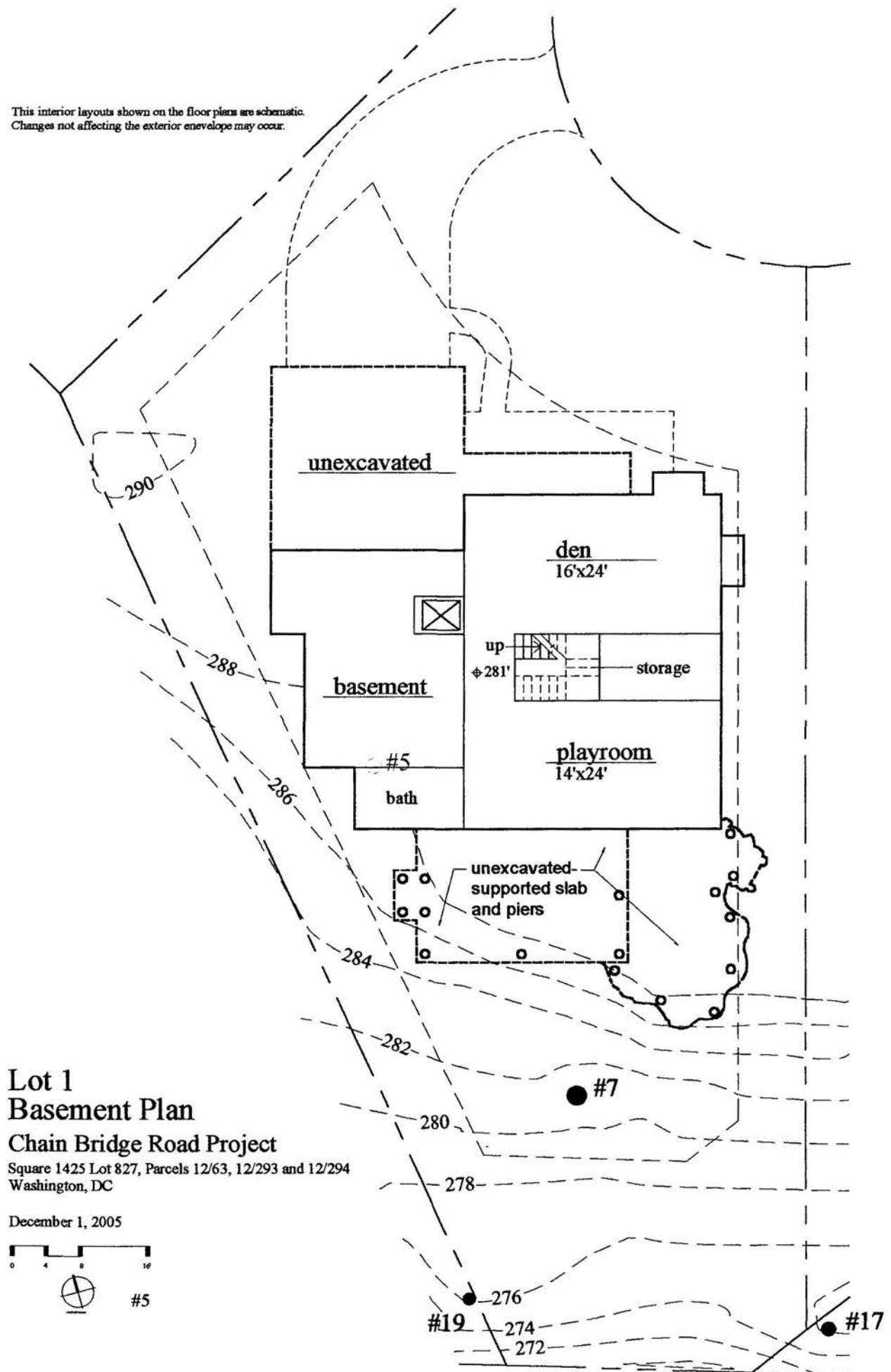
Square 1425 Lot 827, Parcels 12/63, 12/293 and 12/294
Washington, DC

December 1, 2005



#4

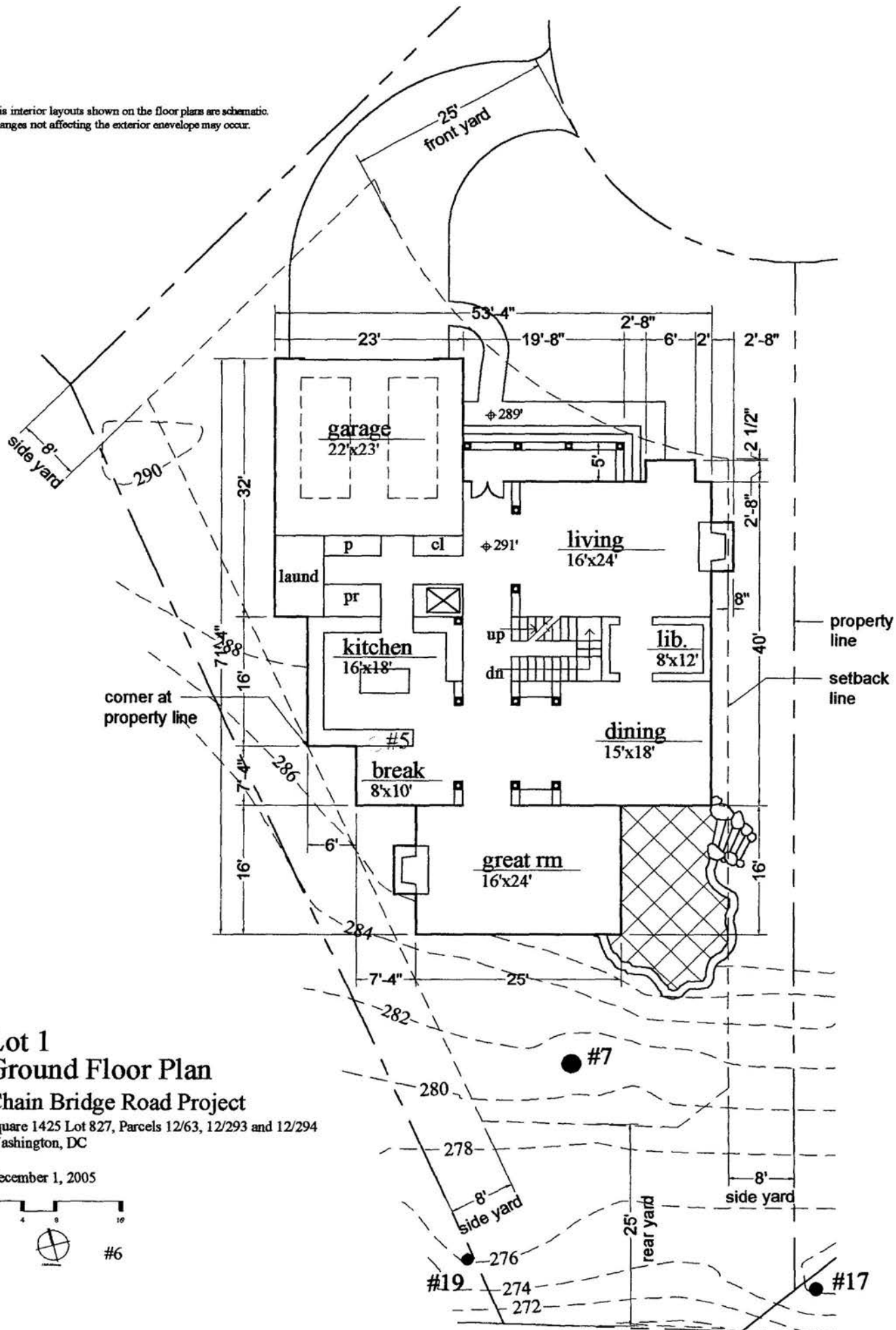
This interior layouts shown on the floor plans are schematic.
Changes not affecting the exterior envelope may occur.



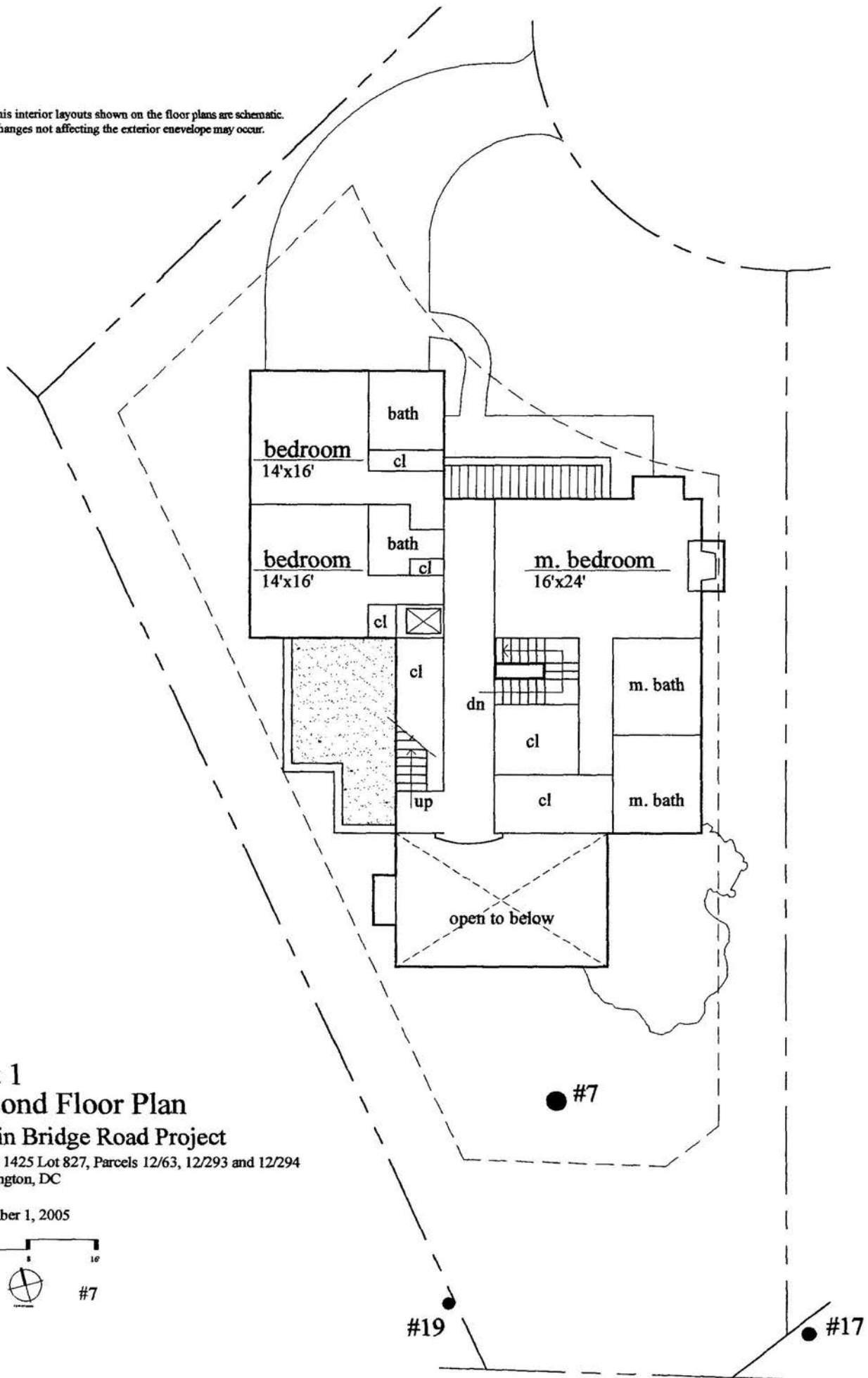
Lot 1
Ground Floor Plan
Chain Bridge Road Project
Square 1425 Lot 827, Parcels 12/63, 12/293 and 12/294
Washington, DC



#6



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

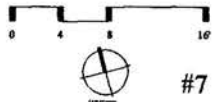


Lot 1 Second Floor Plan

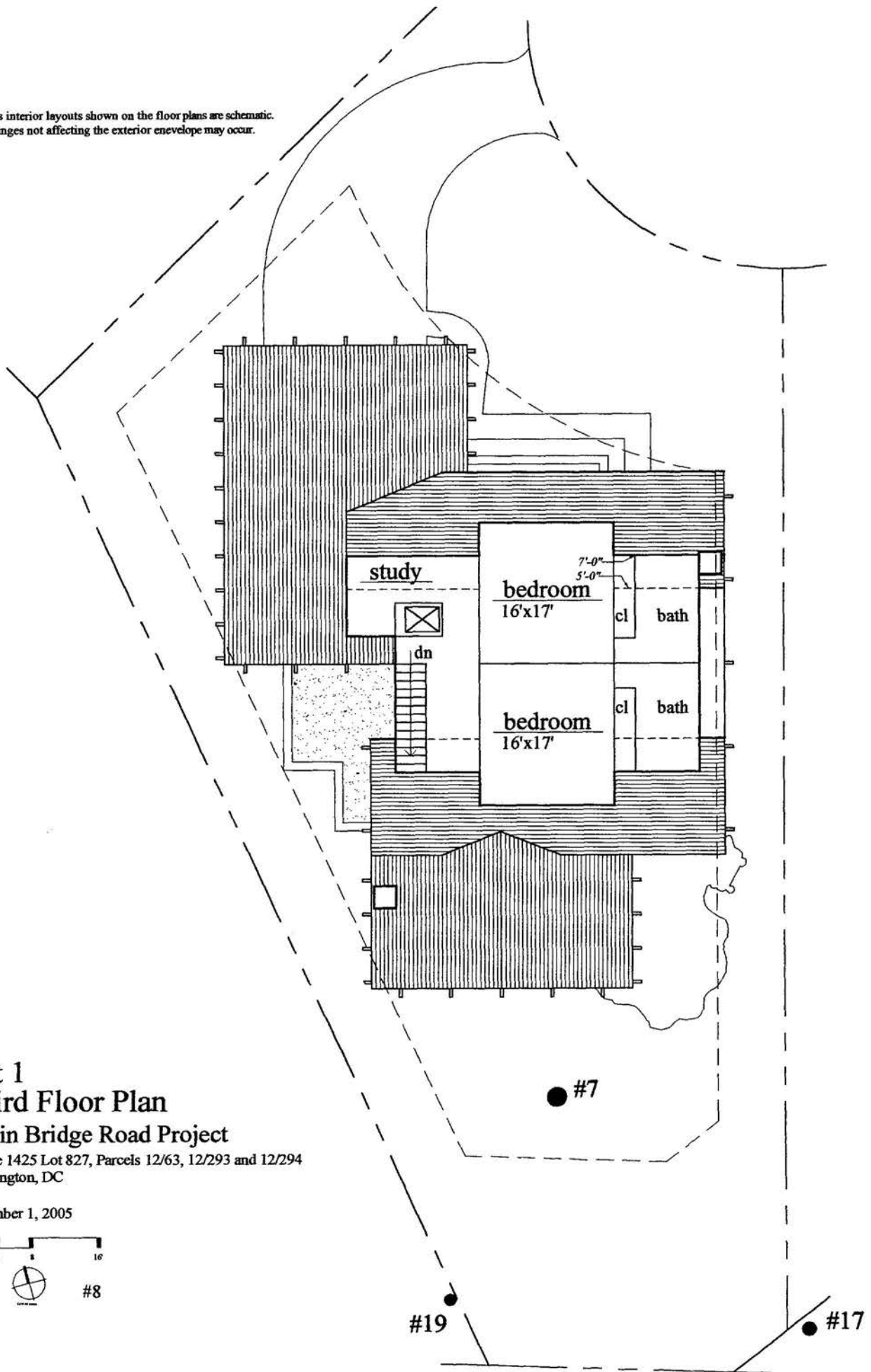
Chain Bridge Road Project

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

December 1, 2005



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

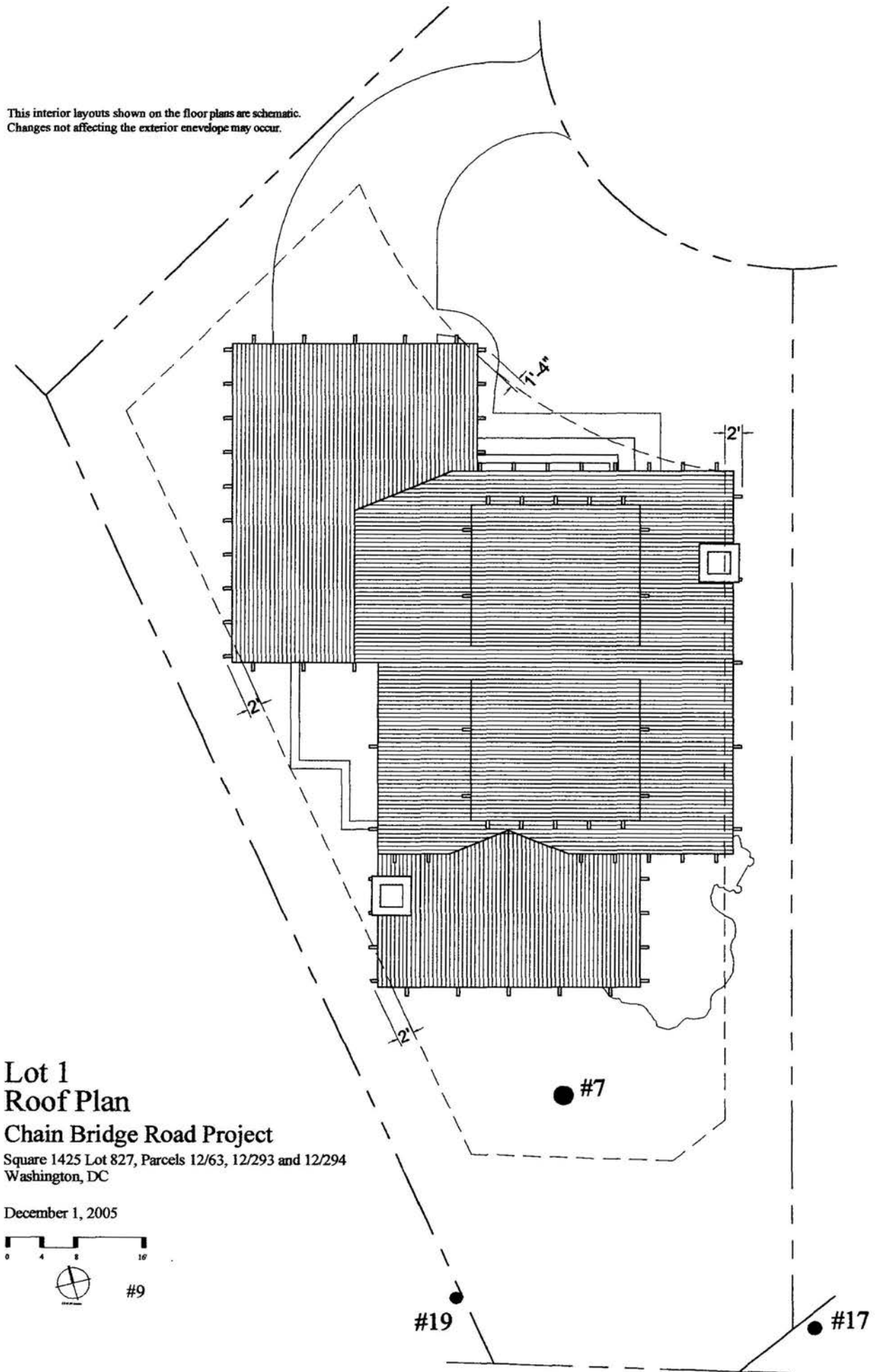


#8

#19

#17

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



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:

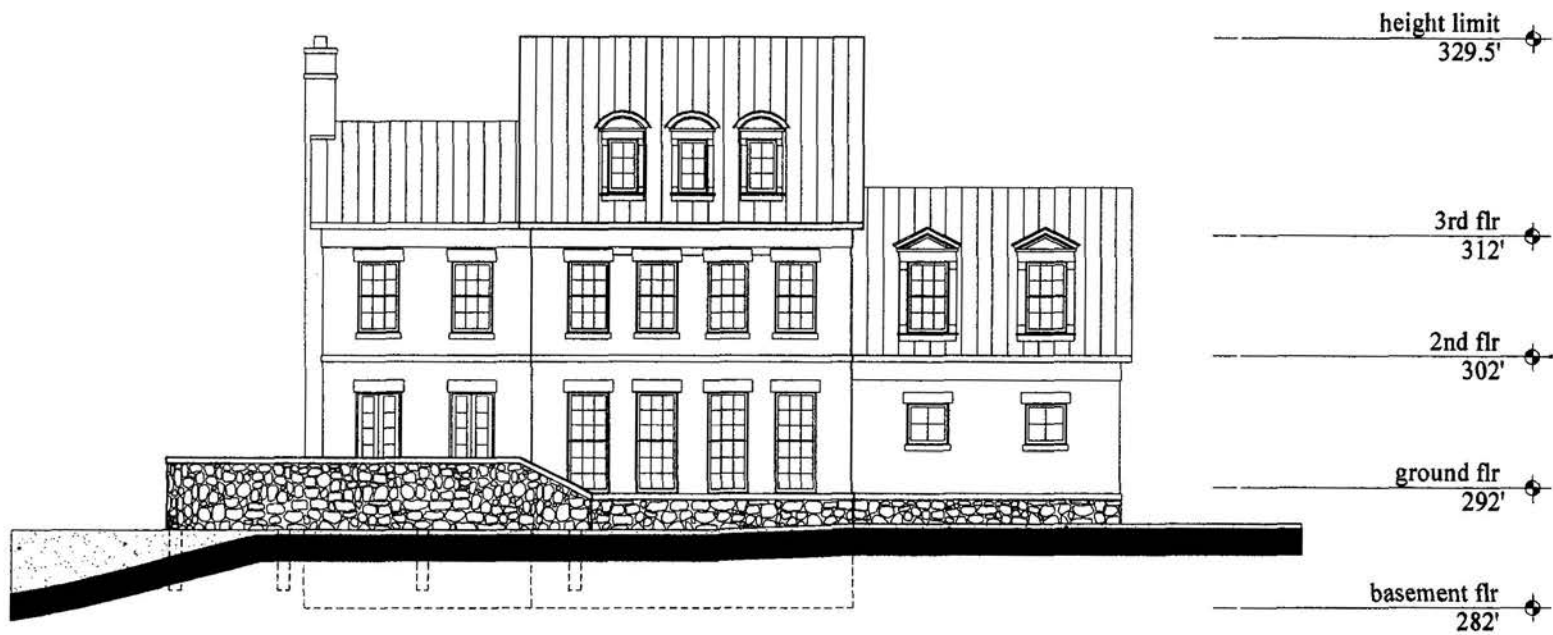
stone base
brick (or stucco) walls
metal roof
glass

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



#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



#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



#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

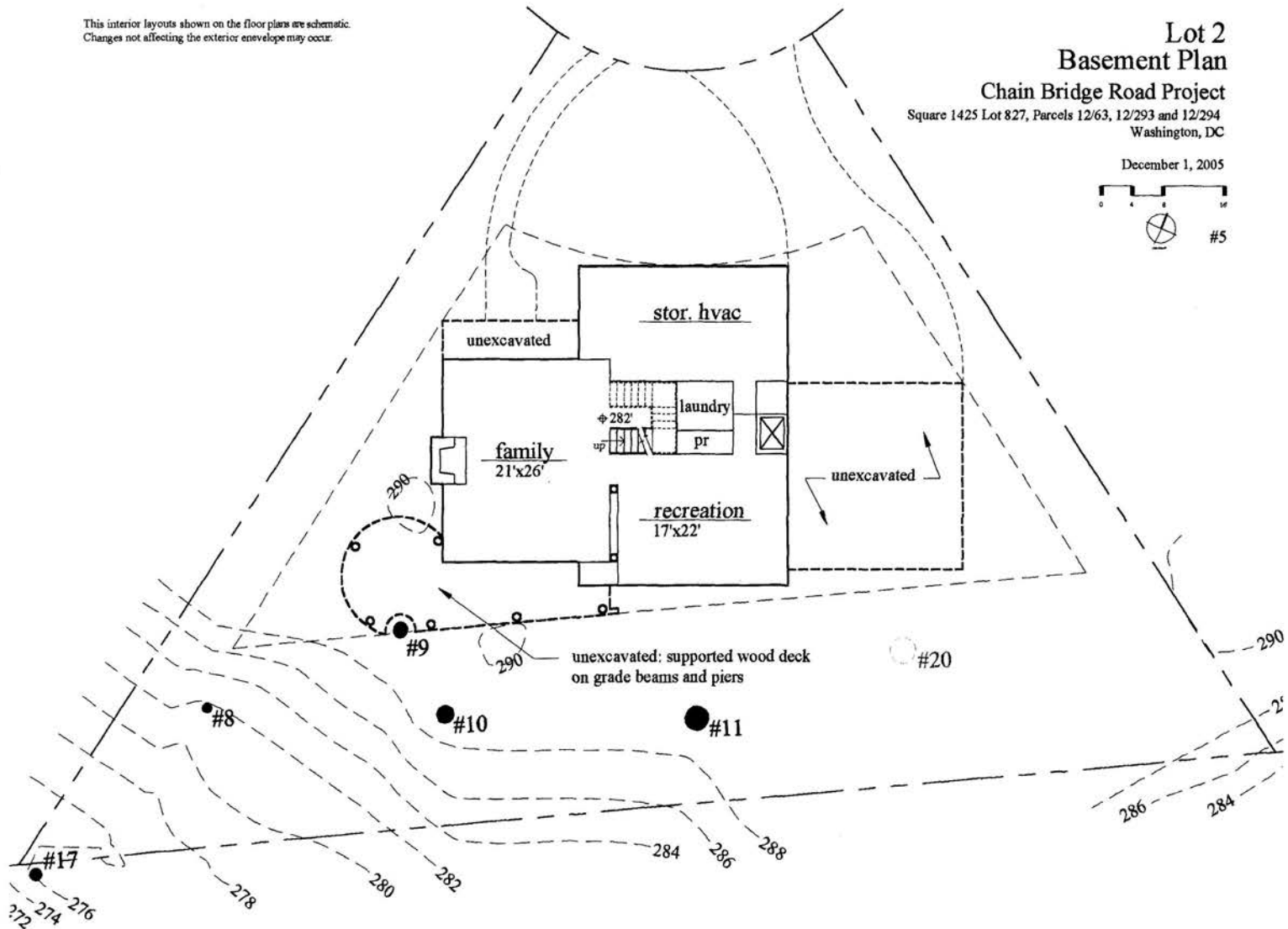
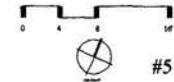


#4

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

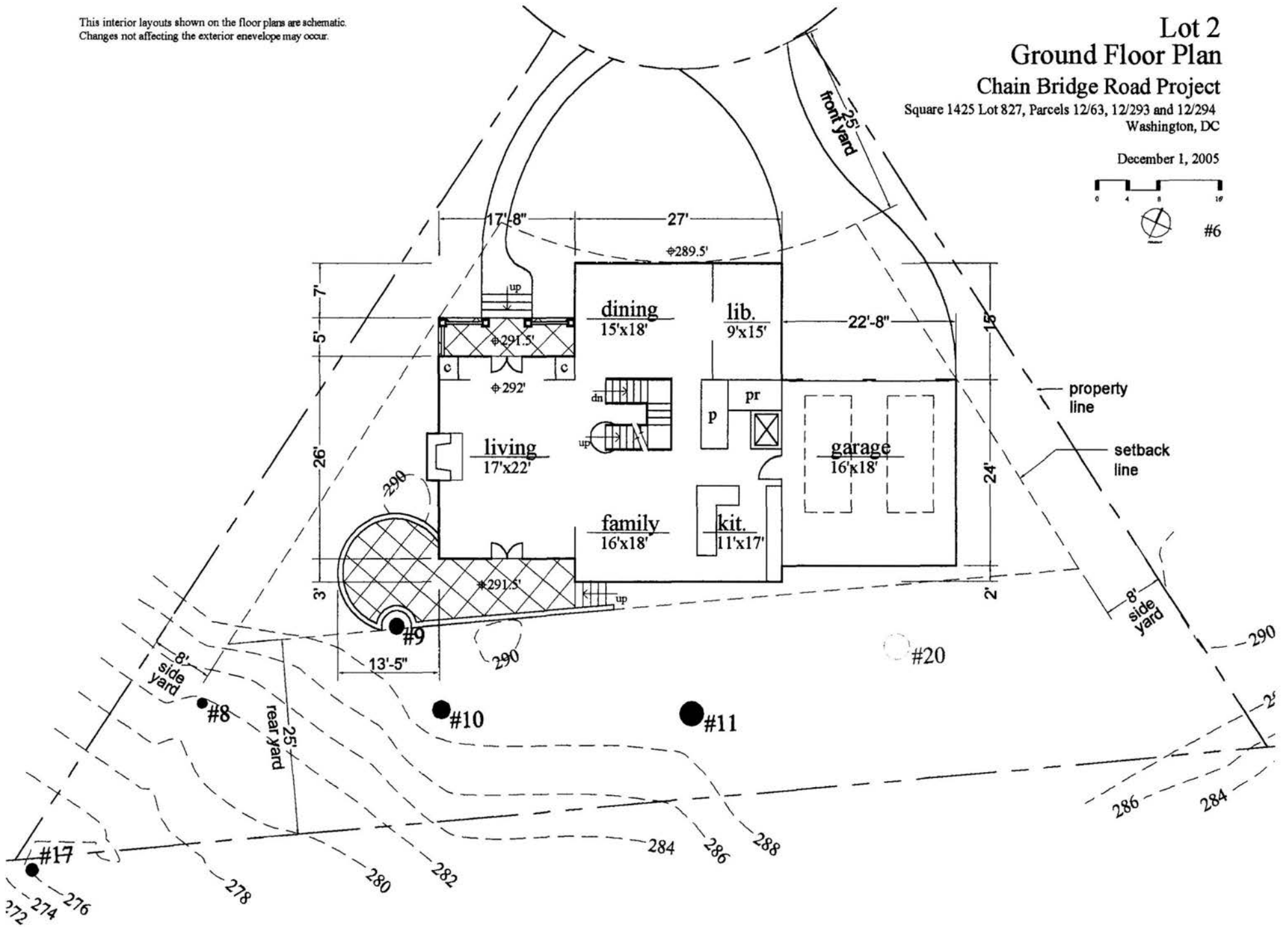
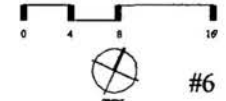


This interior layouts shown on the floor plans are schematic.
Changes not affecting the exterior envelope may occur.

Lot 2 Ground Floor Plan Chain Bridge Road Project

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

December 1, 2005

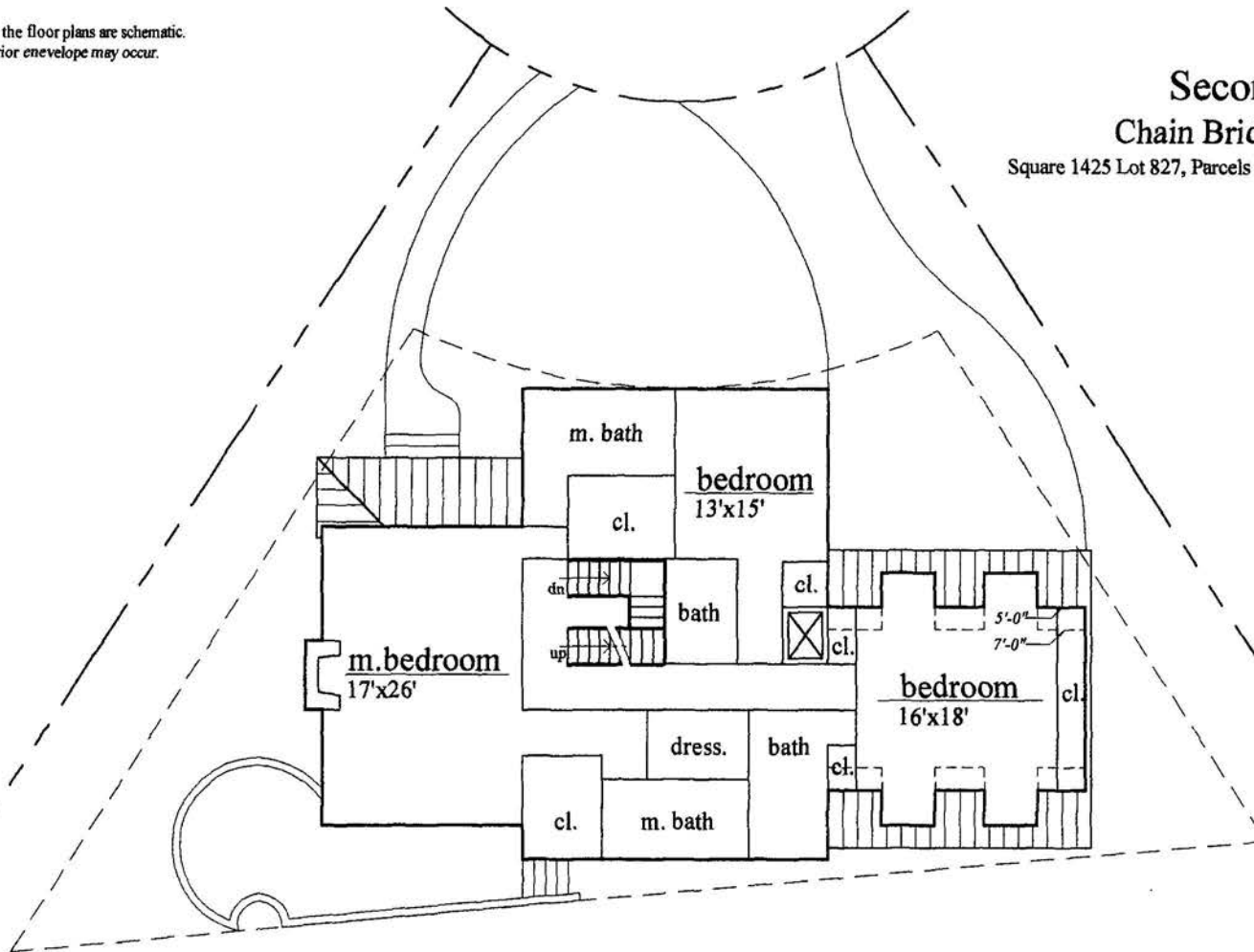
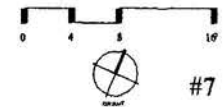


This interior layouts shown on the floor plans are schematic.
Changes not affecting the exterior envelope may occur.

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

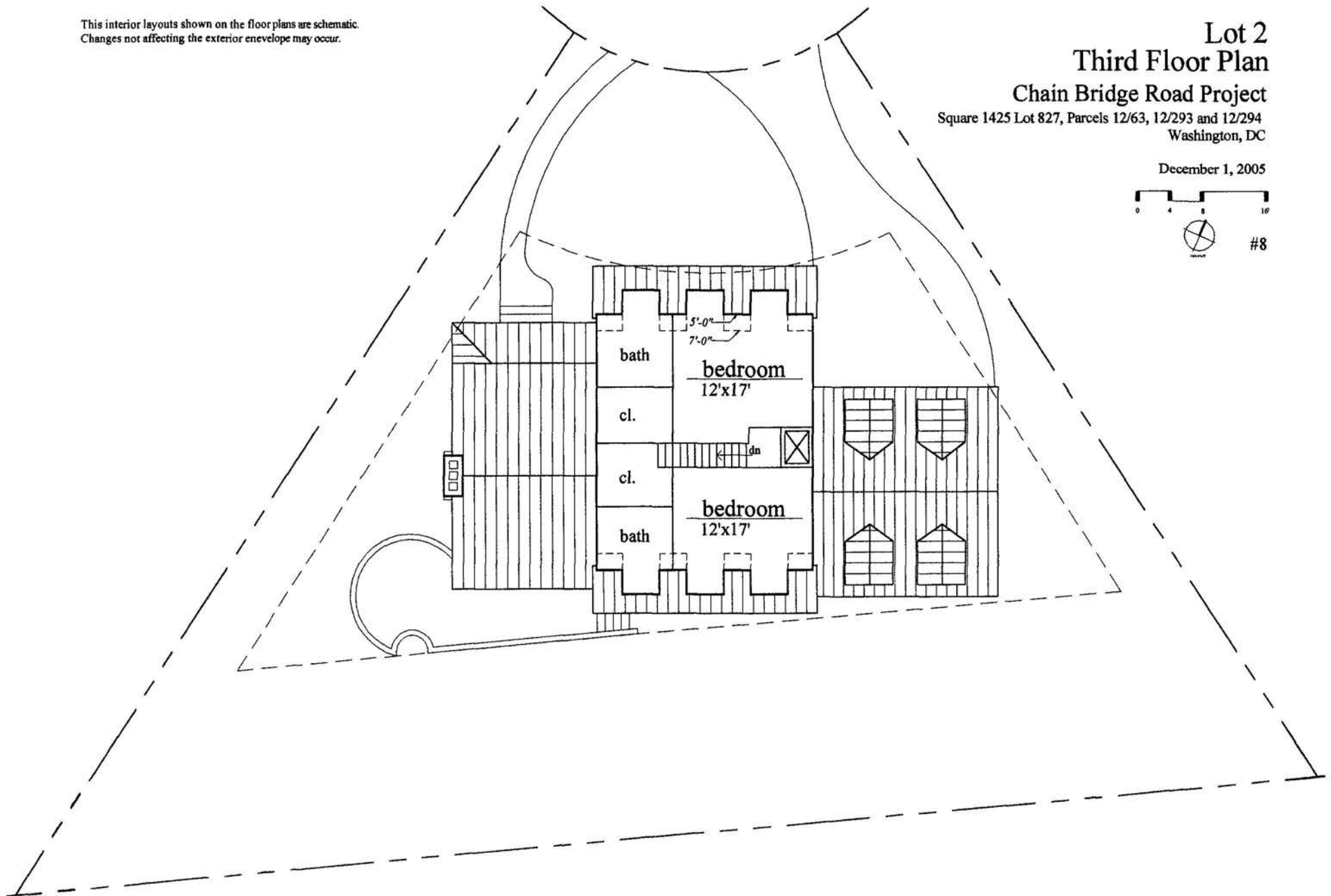
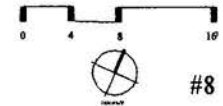


This interior layouts shown on the floor plans are schematic.
Changes not affecting the exterior envelope may occur.

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



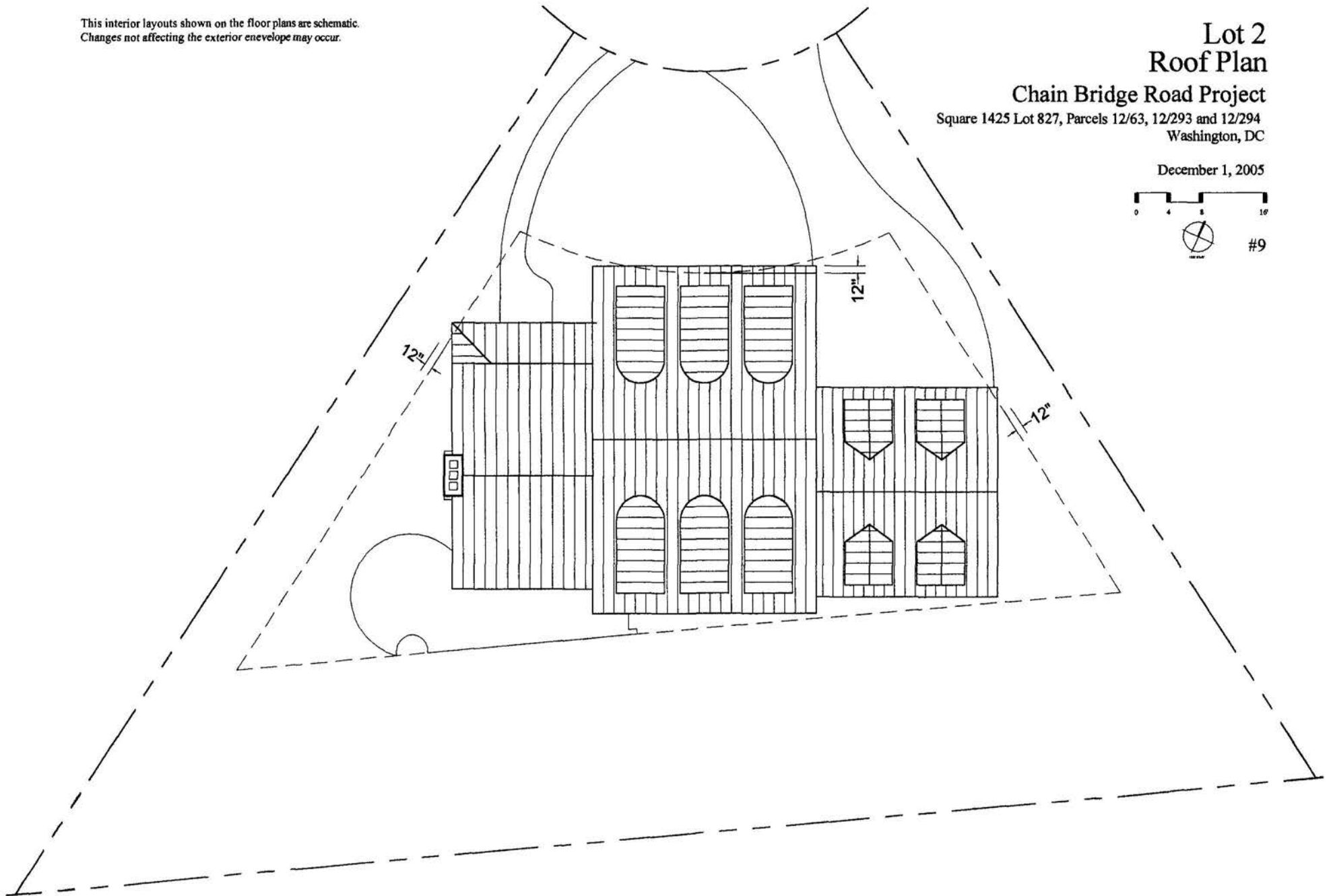
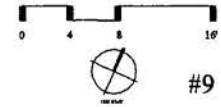
This interior layouts shown on the floor plans are schematic.
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Lot 2 Roof Plan

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 '

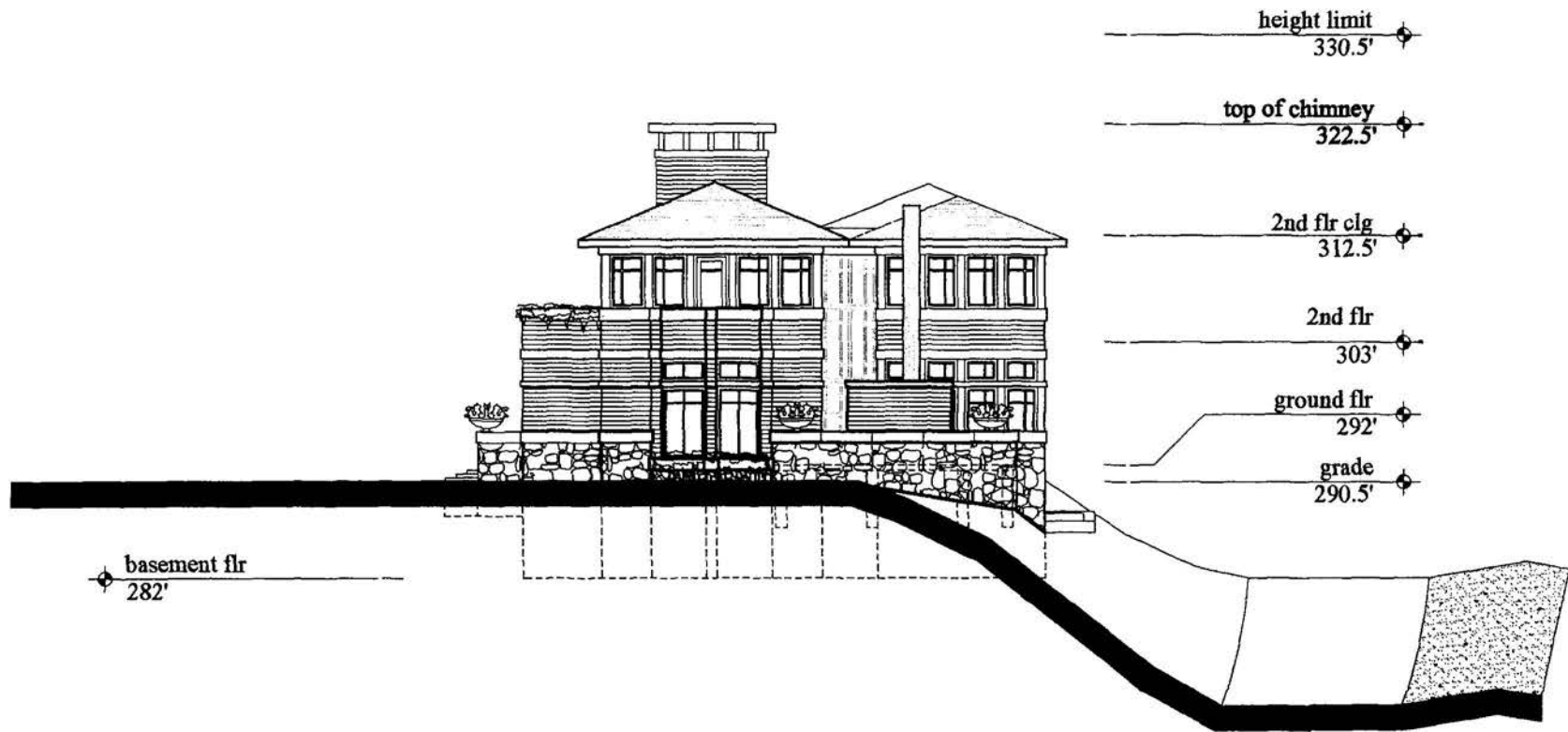
Zoning - R1-A
CBUT Overlay District

	<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

LOT 3



Exterior Materials:

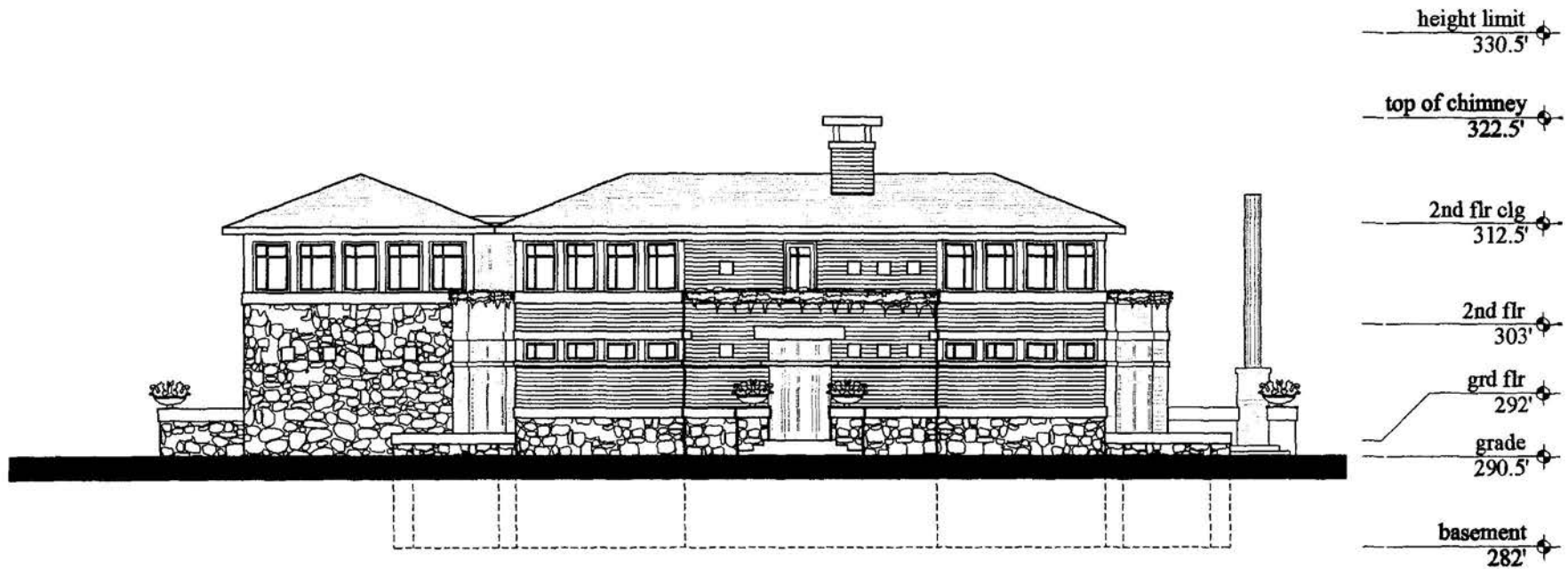
stone base
brick
shingle roof
glass

Lot 3
West Elevation
Chain Bridge Road Project
Square 1425 Lot 827, Parcels 12/63, 12/293 and 12/294
Washington, DC

December 1, 2005



#1



Lot 3
 East Elevation
 Chain Bridge Road Project
 Square 1425 Lot 827, Parcels 12/63, 12/293 and 12/294
 Washington, DC

December 1, 2005
 0 4 8 16

#2

height limit
330.5'

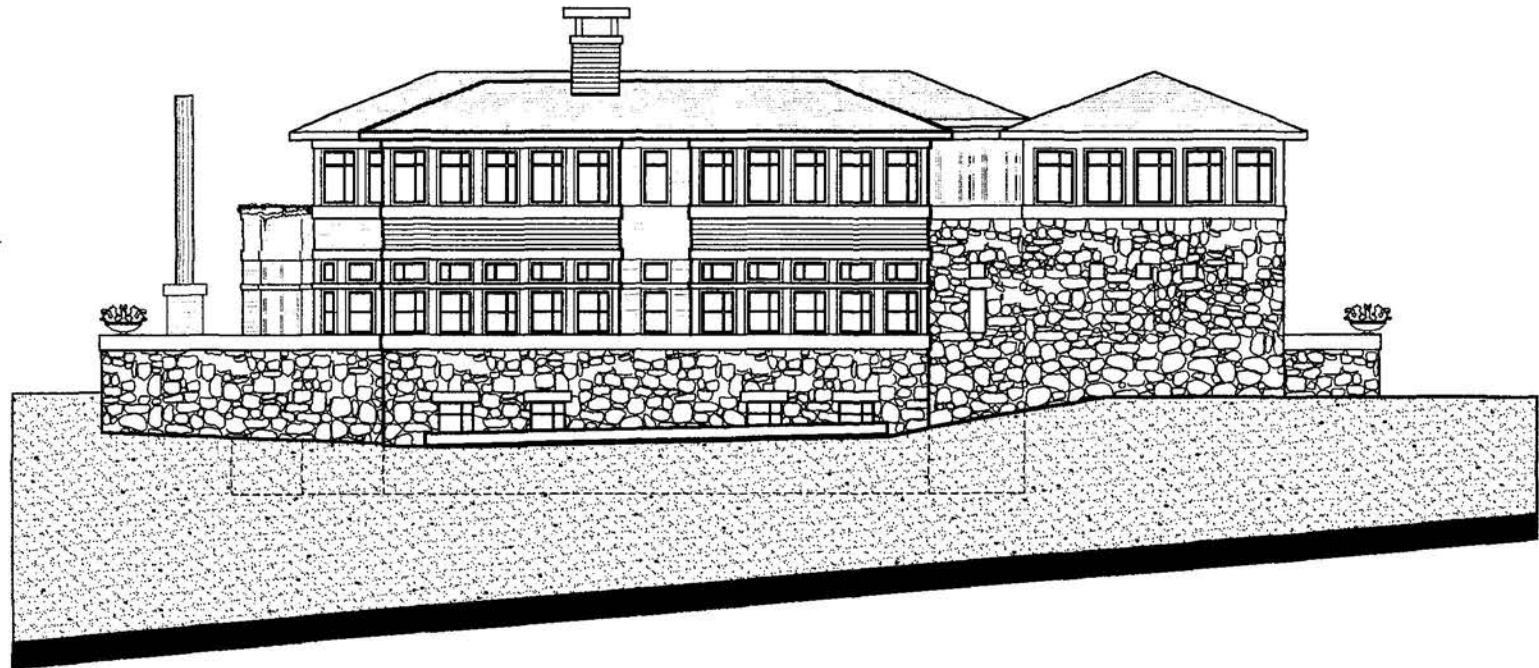
top of chimney
3242.5'

2nd flr
304'

grd flr
292'

grade
290.5'

basement
282'



Lot 3 North Elevation

Chain Bridge Road Project

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

December 1, 2005



#3

height limit
 330.5'
 top of chimney
 322.5'
 2nd flr clg
 312.5'
 2nd flr
 303'
 ground flr
 292'
 grade
 290.5'
 basement flr
 282'

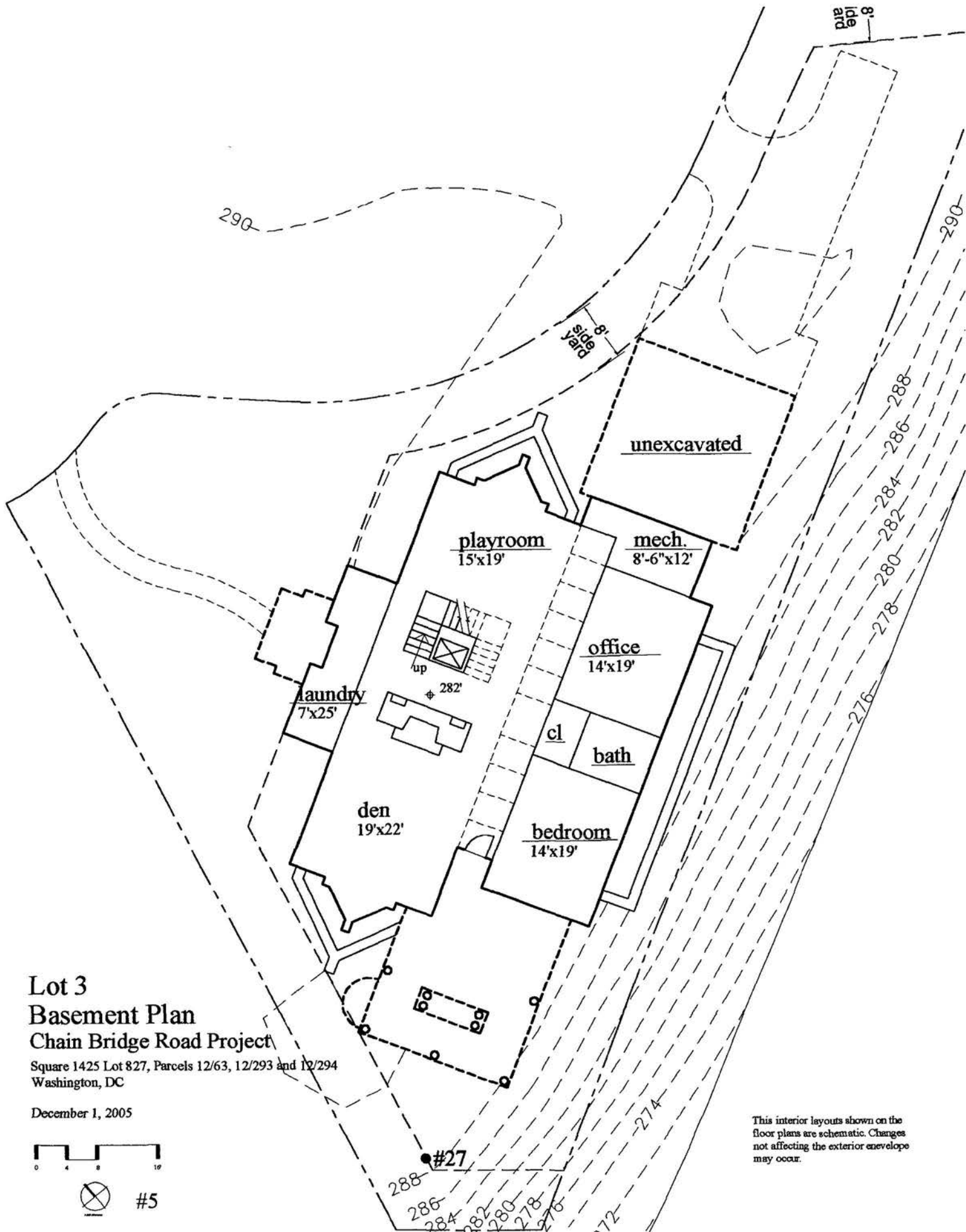


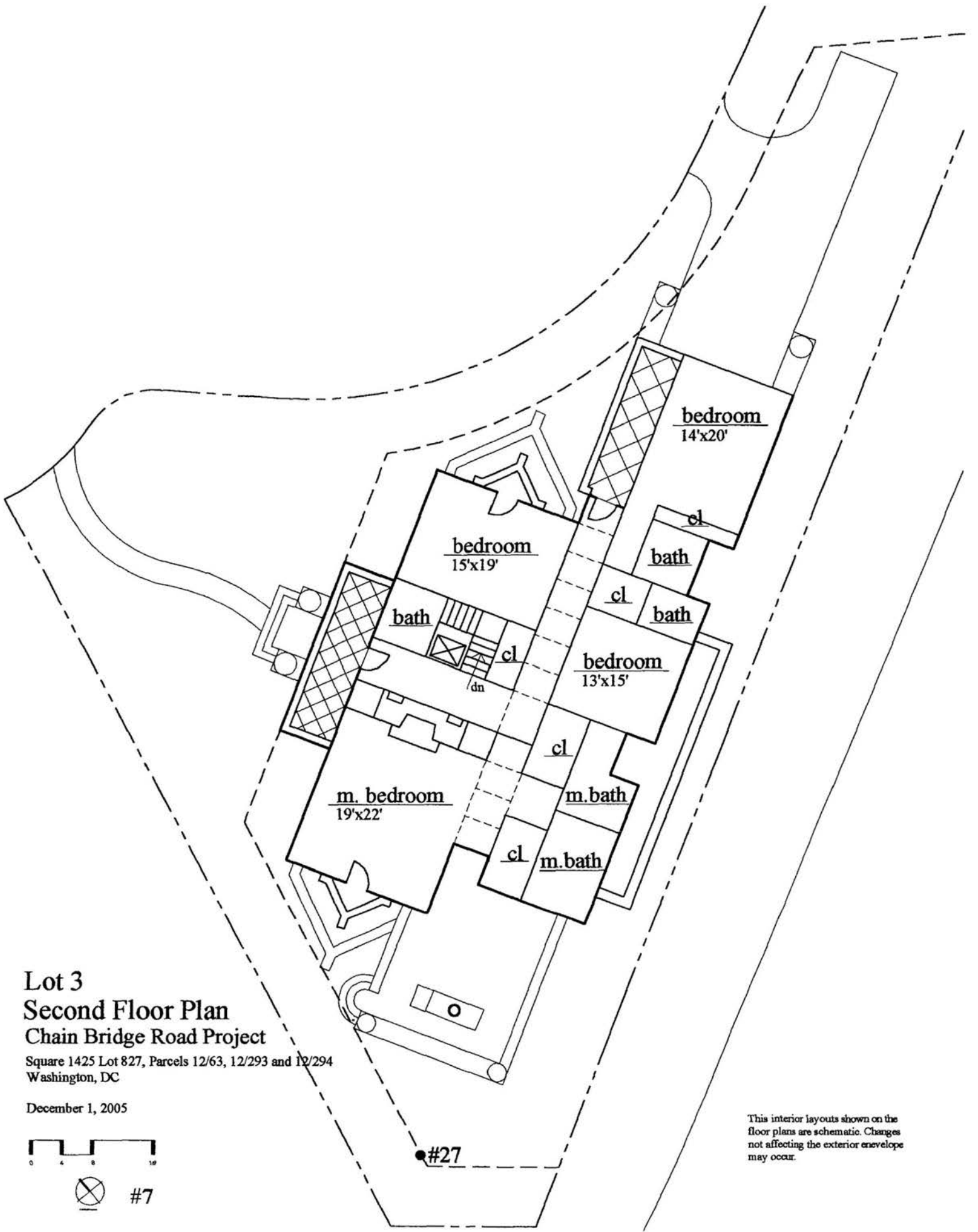
Lot 3
 South Elevation
 Chain Bridge Road Project
 Square 1425 Lot 827, Parcels 12/63, 12/293 and 12/294
 Washington, DC

December 1, 2005



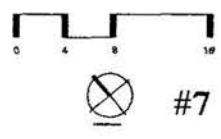
#4



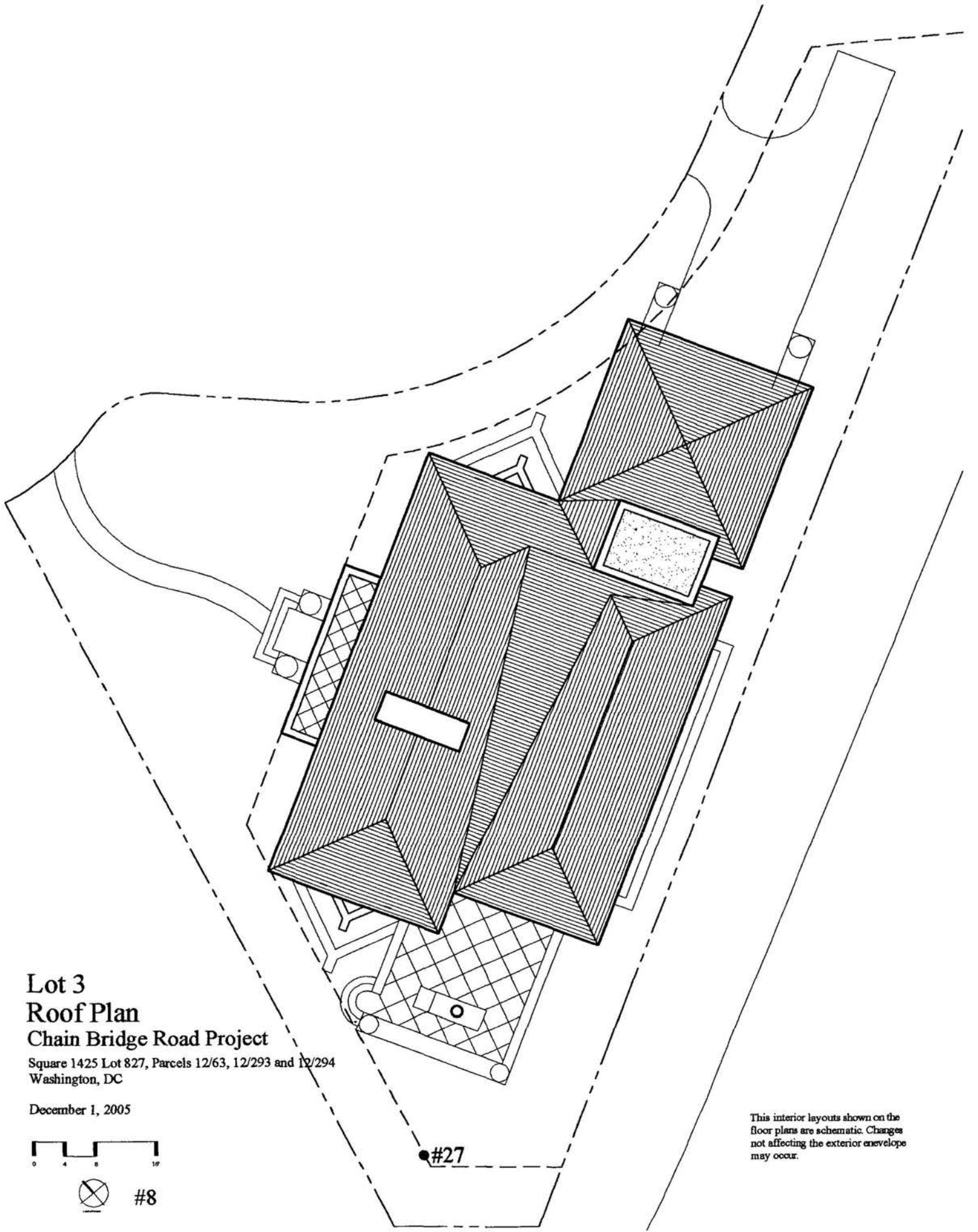


Lot 3
Second Floor Plan
Chain Bridge Road Project
Square 1425 Lot 827, Parcels 12/63, 12/293 and 12/294
Washington, DC

December 1, 2005



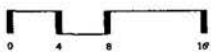
This interior layouts shown on the floor plans are schematic. Changes not affecting the exterior envelope may occur.



Lot 3
Roof 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.

December 1, 2005

Chain Bridge Road Project

Lot '3'

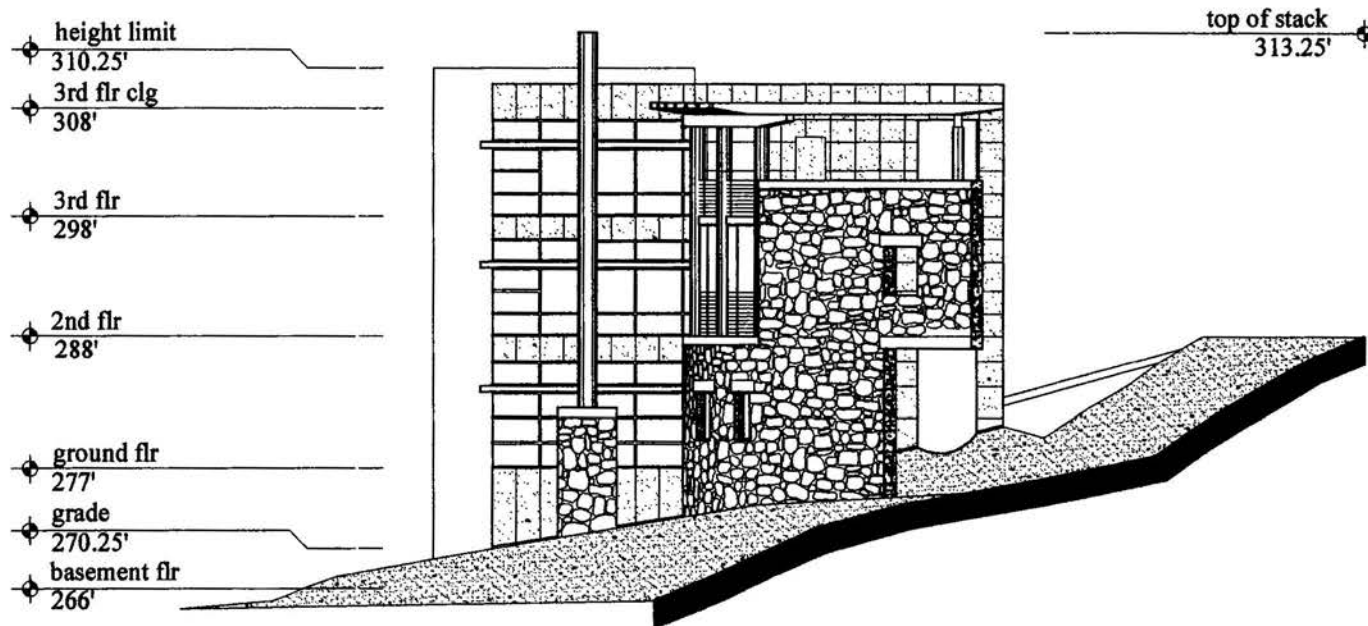
Zoning - R1-A
CBUT Overlay District

	<i>required</i>	<i>provided</i>
Lot Size Minimum	9,500 sf	9,693sf
Lot Occupancy (< 30% or 3150sf)	3,150 sf	2,787sf
Maximum Impervious Surface (50%)	4,847 sf	4,186 sf
Average Lot Width	75'	107.2'
Off Street Parking	1	2

Building Area:

Cellar	2,368 sf
Ground Floor	2,817 sf
Second Floor	2,615 sf
Total	7,800 sf

LOT 4



Exterior Materials:

stone base
metal
stucco
wood
concrete
glass

**Lot 4
East Elevation**

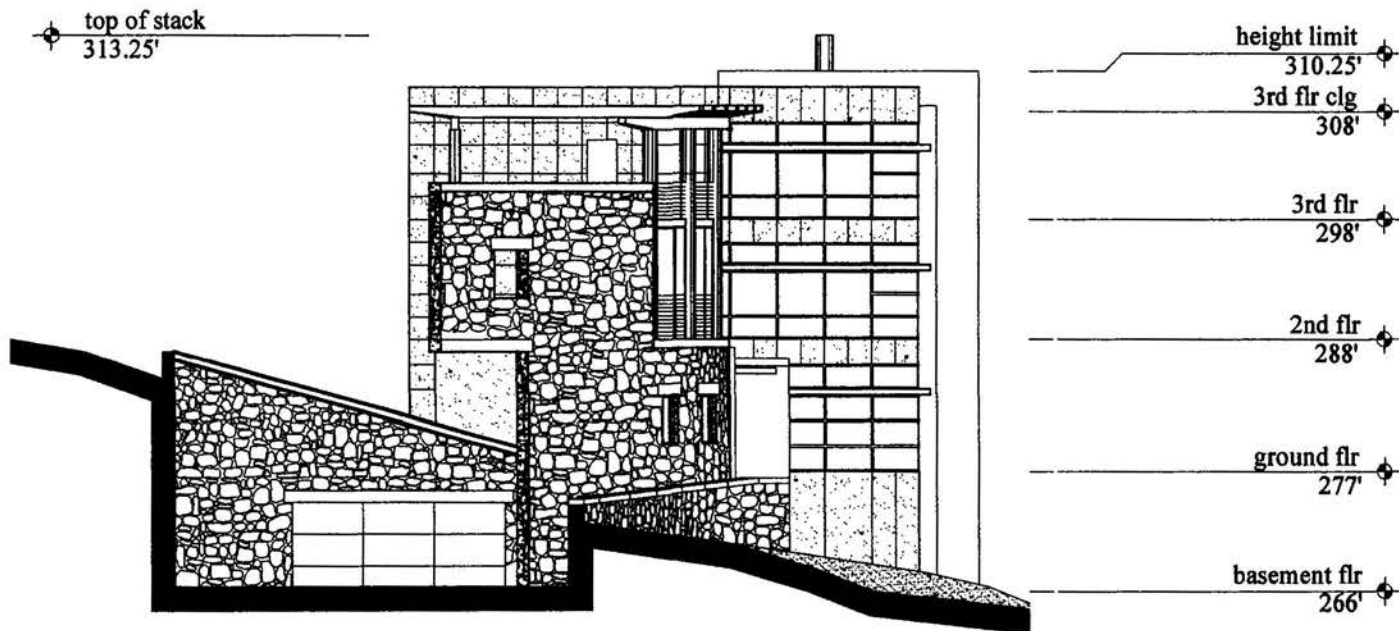
Chain Bridge Road Project

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

December 1, 2005



#1

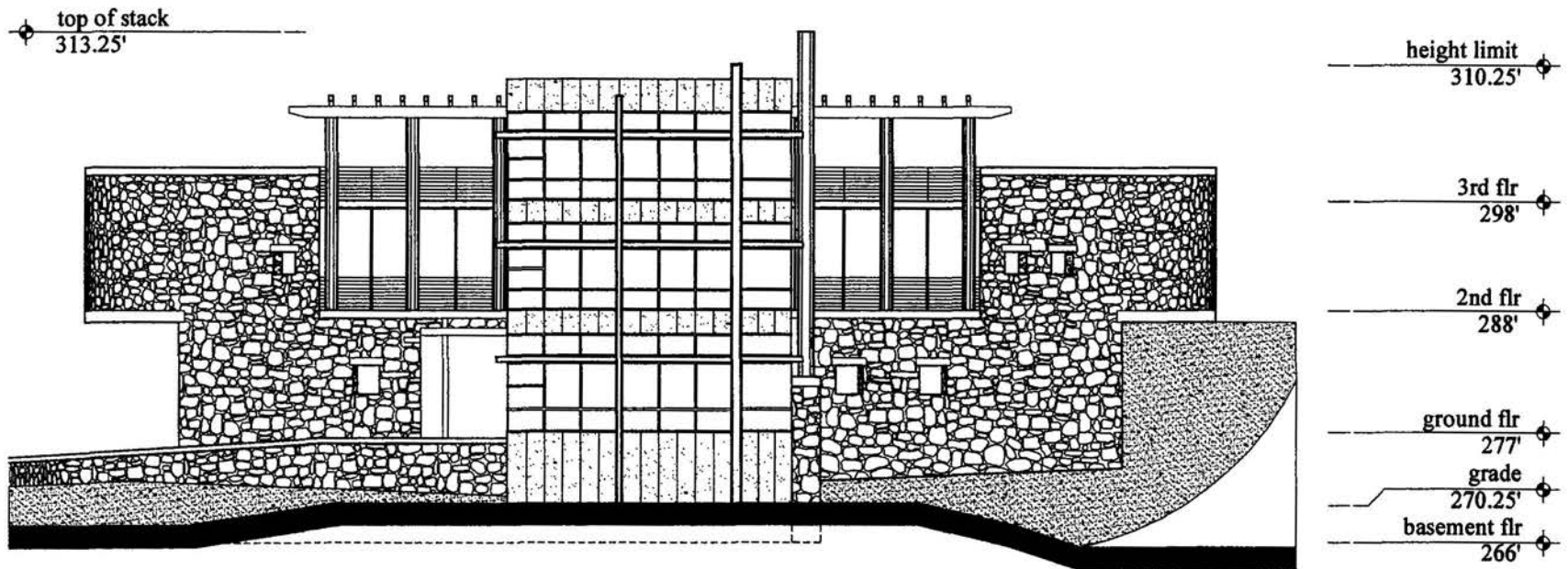


Lot 4
West Elevation
Chain Bridge Road Project
Square 1425 Lot 827, Parcels 12/63, 12/293 and 12/294
Washington, DC

December 1, 2005



#2



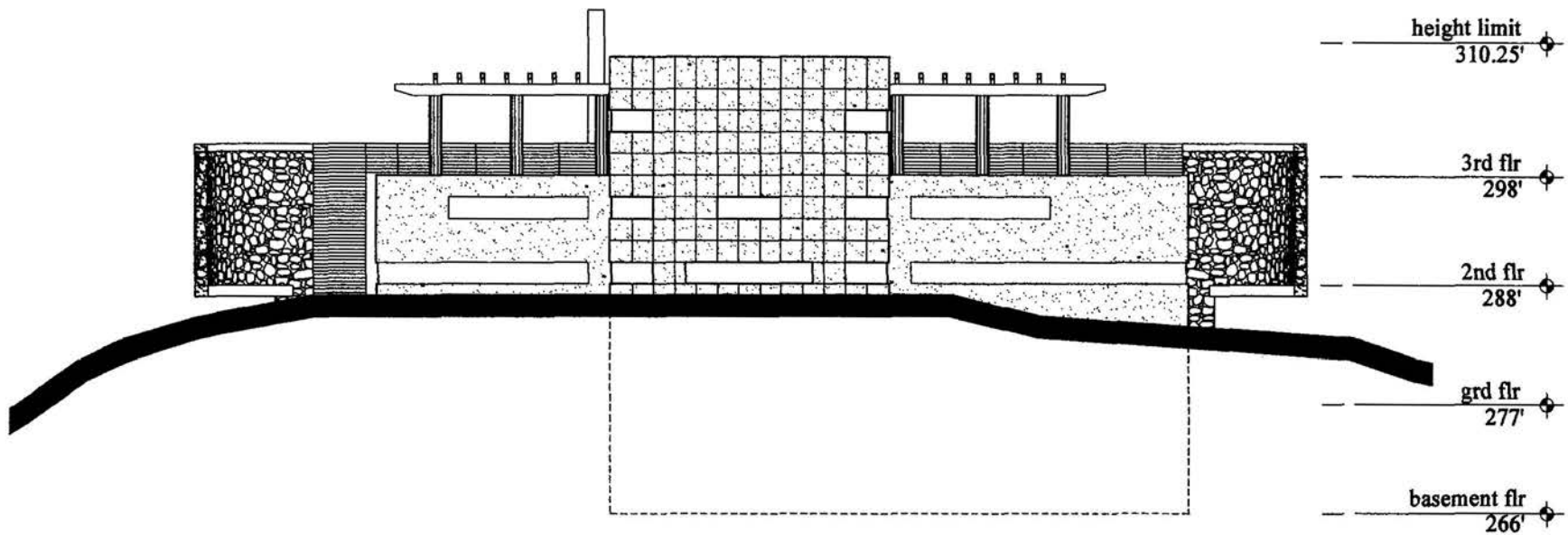
Lot 4
North Elevation
Chain Bridge Road Project

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

December 1, 2005



#3



Lot 4
South Elevation

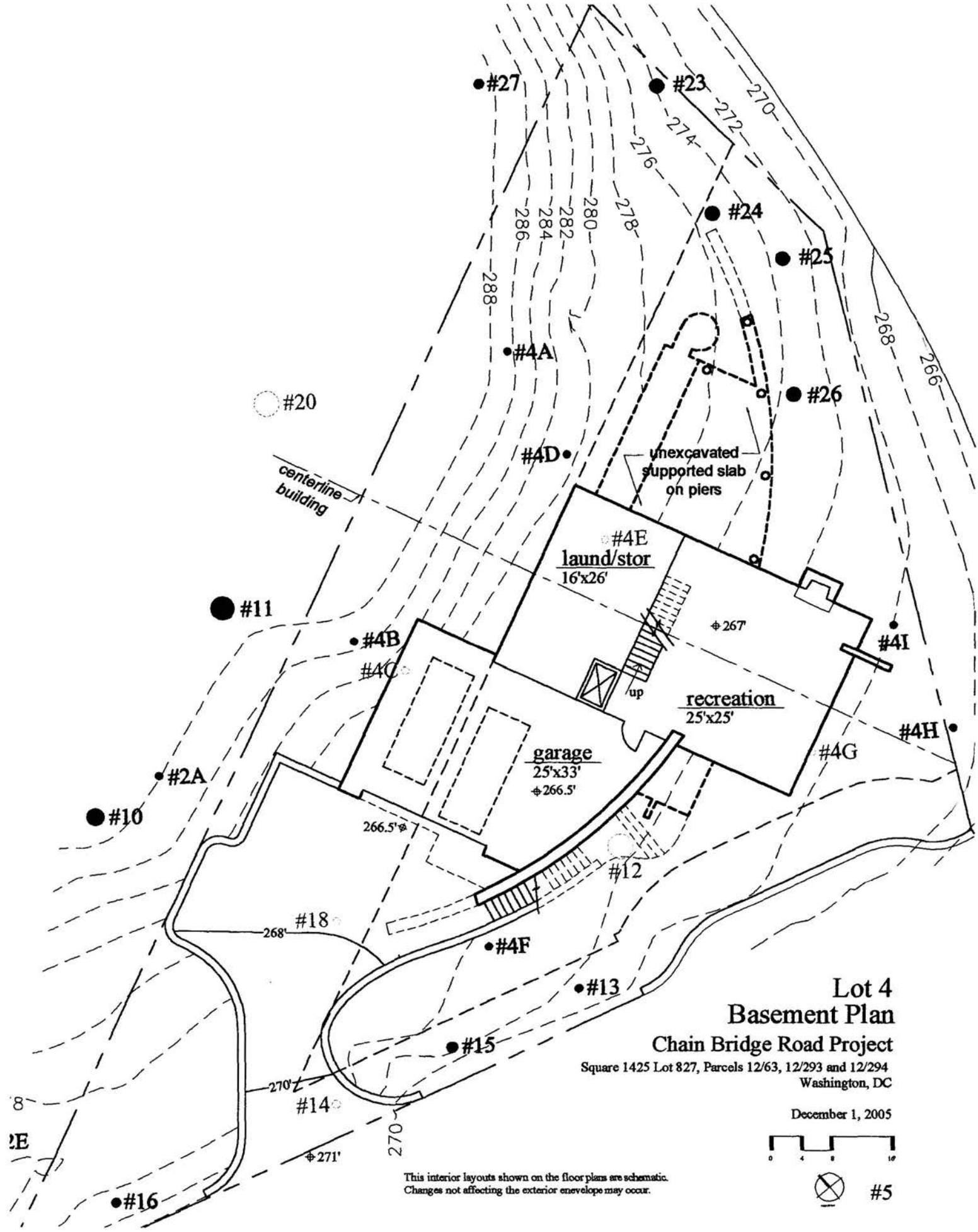
Chain Bridge Road Project

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

December 1, 2005



#4



Lot 4 Basement Plan

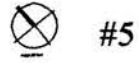
Chain Bridge Road Project

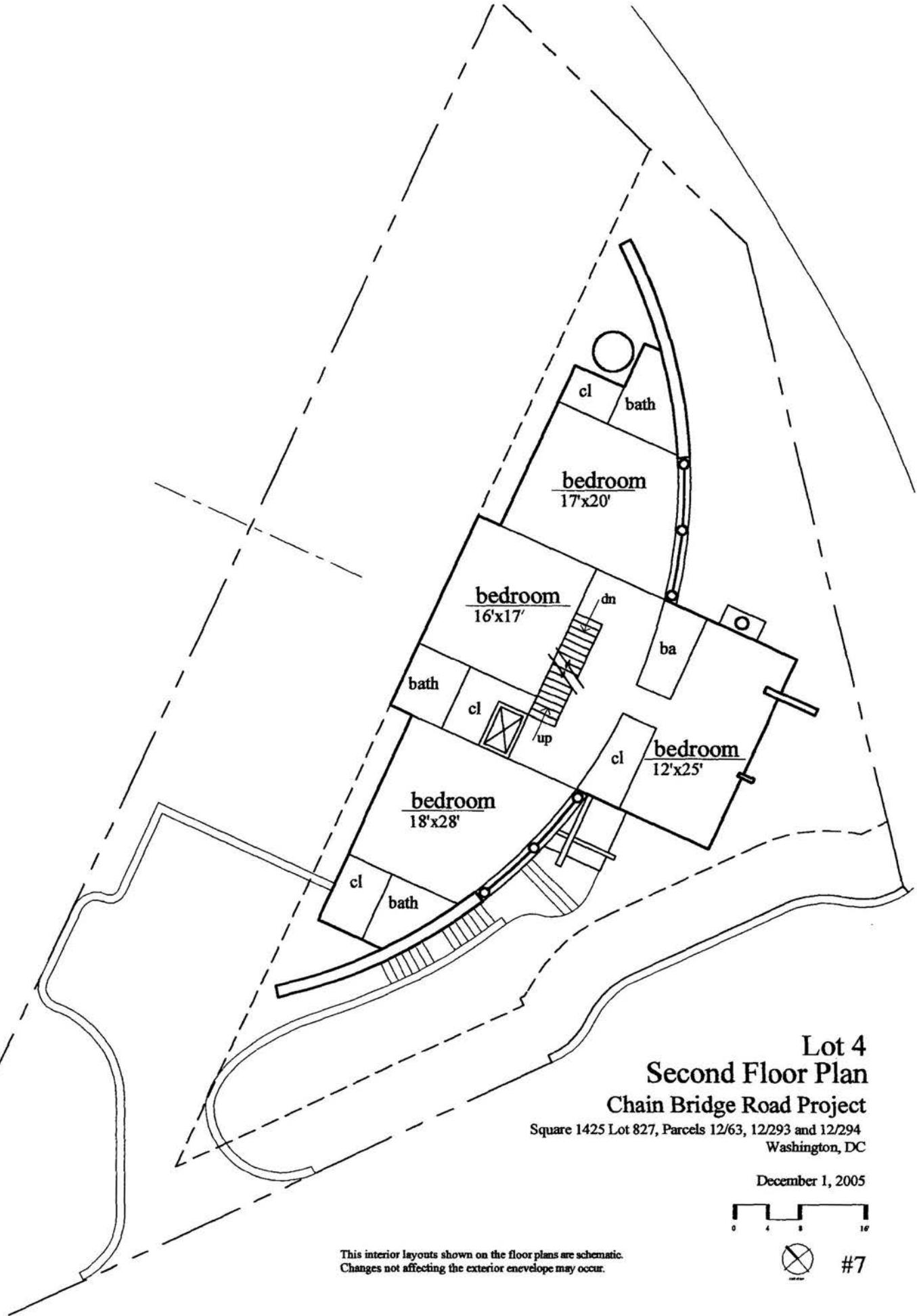
Square 1425 Lot 827, Parcels 12/63, 12/293 and 12/294
Washington, DC

December 1, 2005



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





Lot 4
Second Floor Plan
Chain Bridge Road Project
Square 1425 Lot 827, Parcels 12/63, 12/293 and 12/294
Washington, DC

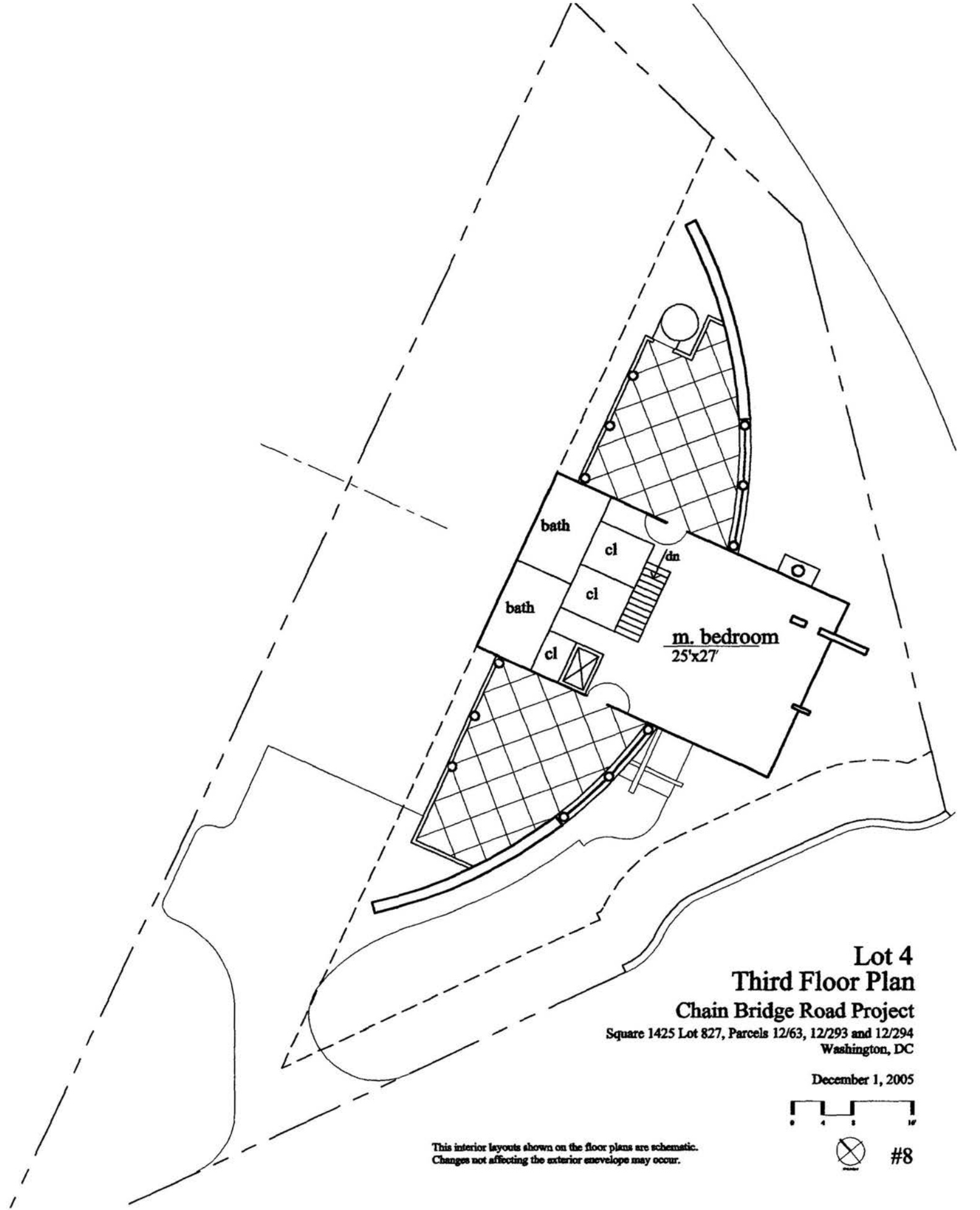
December 1, 2005



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



#7



Lot 4
Third Floor Plan

Chain Bridge Road Project

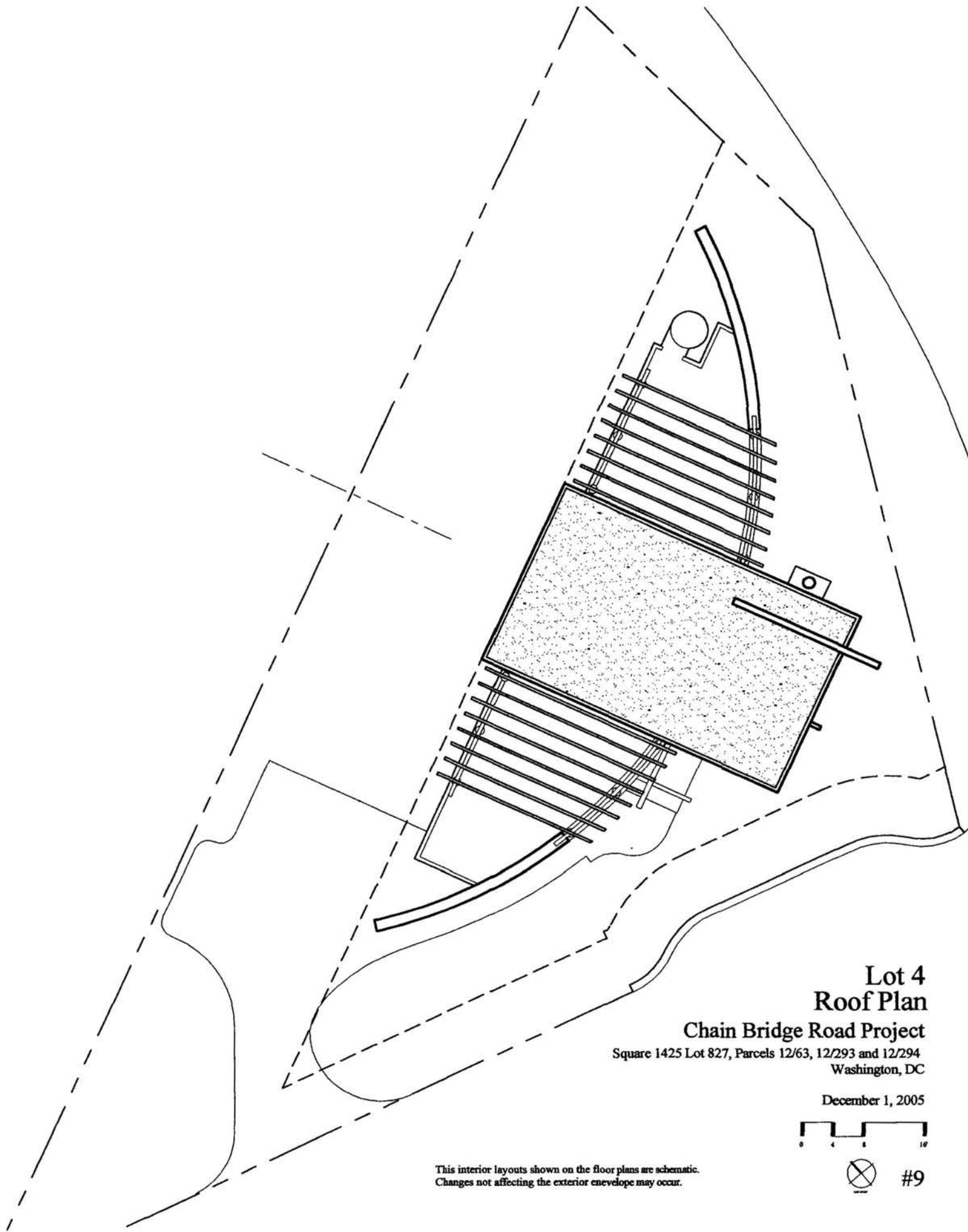
Square 1425 Lot 827, Parcels 12/63, 12/293 and 12/294
Washington, DC

December 1, 2005



#8

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

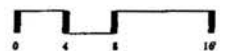


**Lot 4
Roof Plan**

Chain Bridge Road Project

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

December 1, 2005



This interior layouts shown on the floor plans are schematic.
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#9

December 1, 2005

Chain Bridge Road Project

Lot '4'

Zoning - R1-A
CBUT Overlay District

	<i>required</i>	<i>provided</i>
Lot Size Minimum	9,500 sf	9,589 sf
Lot Occupancy (< 30% or 3150sf)	3,150 sf	2,229 sf
Maximum Impervious Surface (50%)	4,795 sf	3,541 sf
Average Lot Width	75'	75.8'
Off Street Parking	1	2

Building Area:

Cellar	1,555 sf
Basement	422 sf
Ground Floor	2,229 sf
Second Floor	2,204 sf
Third Floor	1,123 sf
Total	7,533 sf

LOT A

top of chimney
287.5'



height limit
287.5'

ridge
284'

3rd floor
279'

3rd floor
270'

2nd floor
260'

ground floor
249'

grade
247.5'

basement floor
239'

Exterior Materials:

stone base
stucco (or brick) walls
metal Roof
glass

**Lot A
East Elevation**

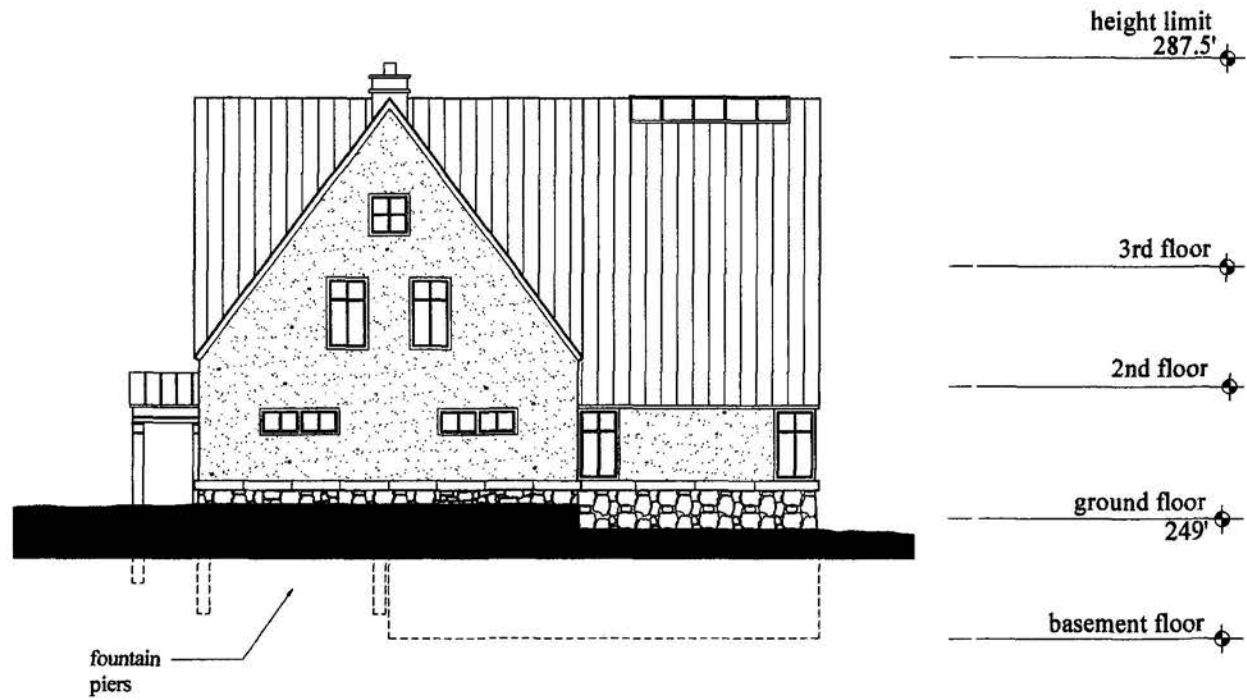
Chain Bridge Road Project

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

December 1, 2005



#1



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

December 1, 2005



#2



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

December 1, 2005



#4

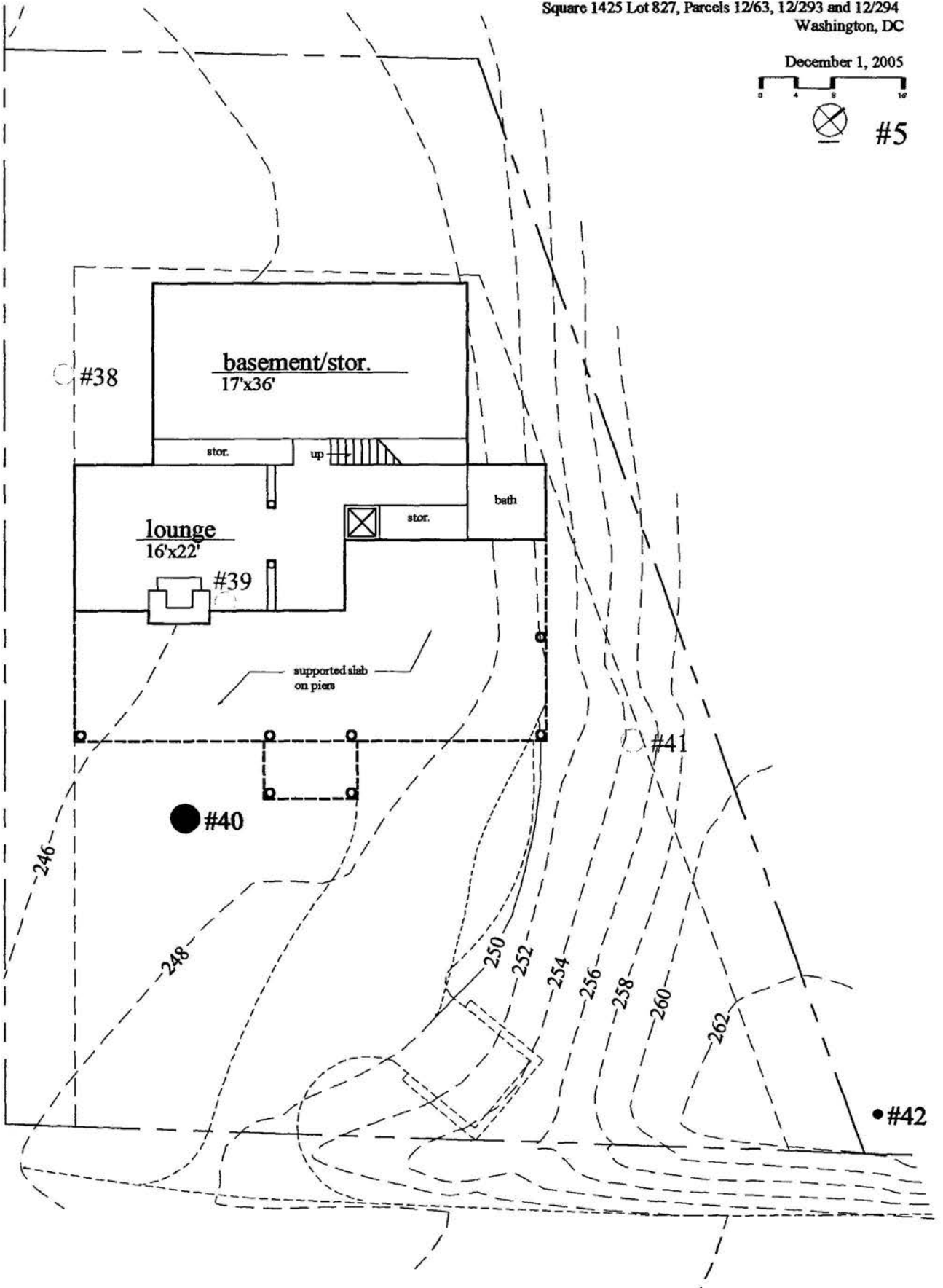
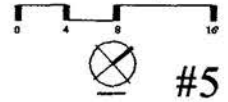
This interior layouts shown on the floor plans are schematic.
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Lot A Basement Plan

Chain Bridge Road Project

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

December 1, 2005

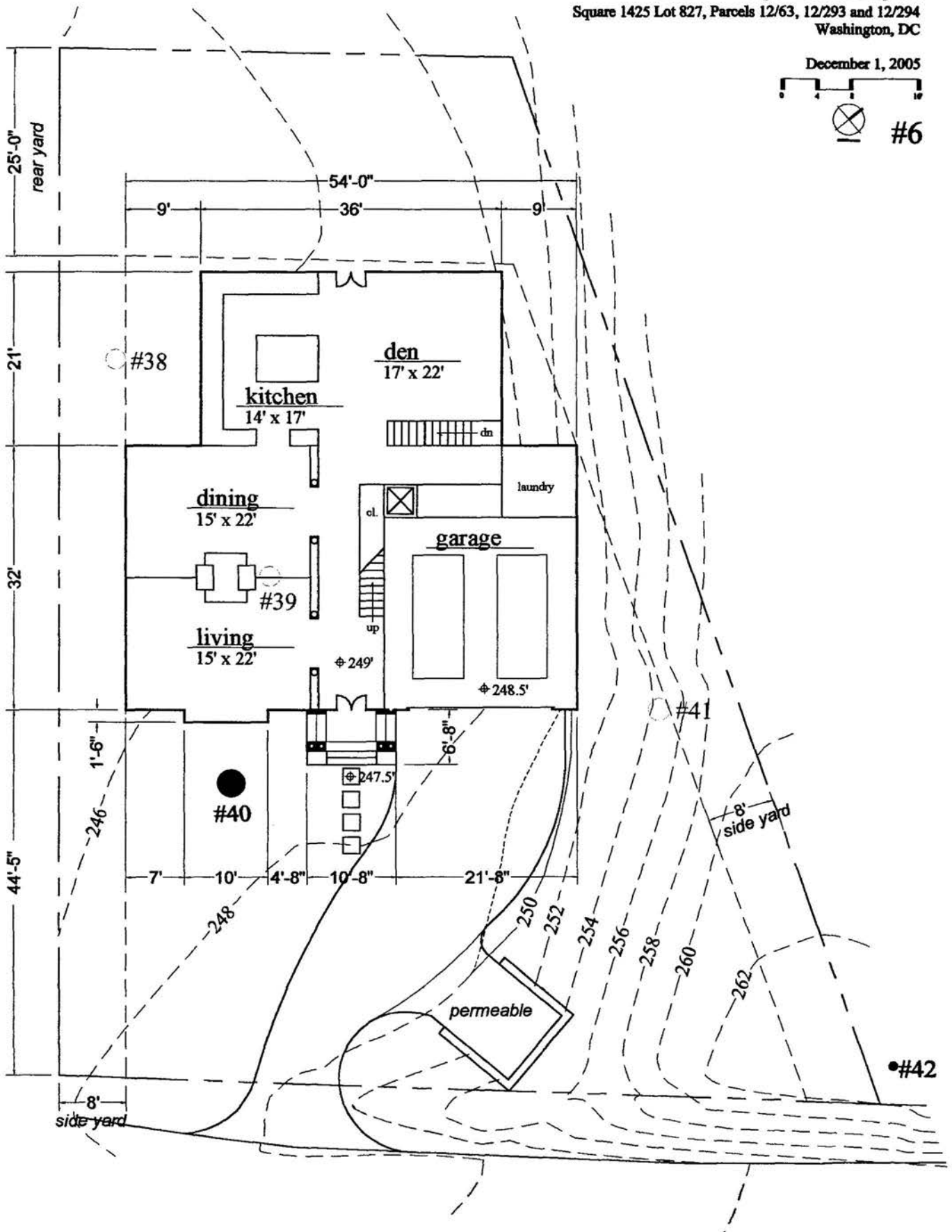
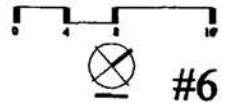


This interior layouts shown on the floor plans are schematic.
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Lot A Ground Plan

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

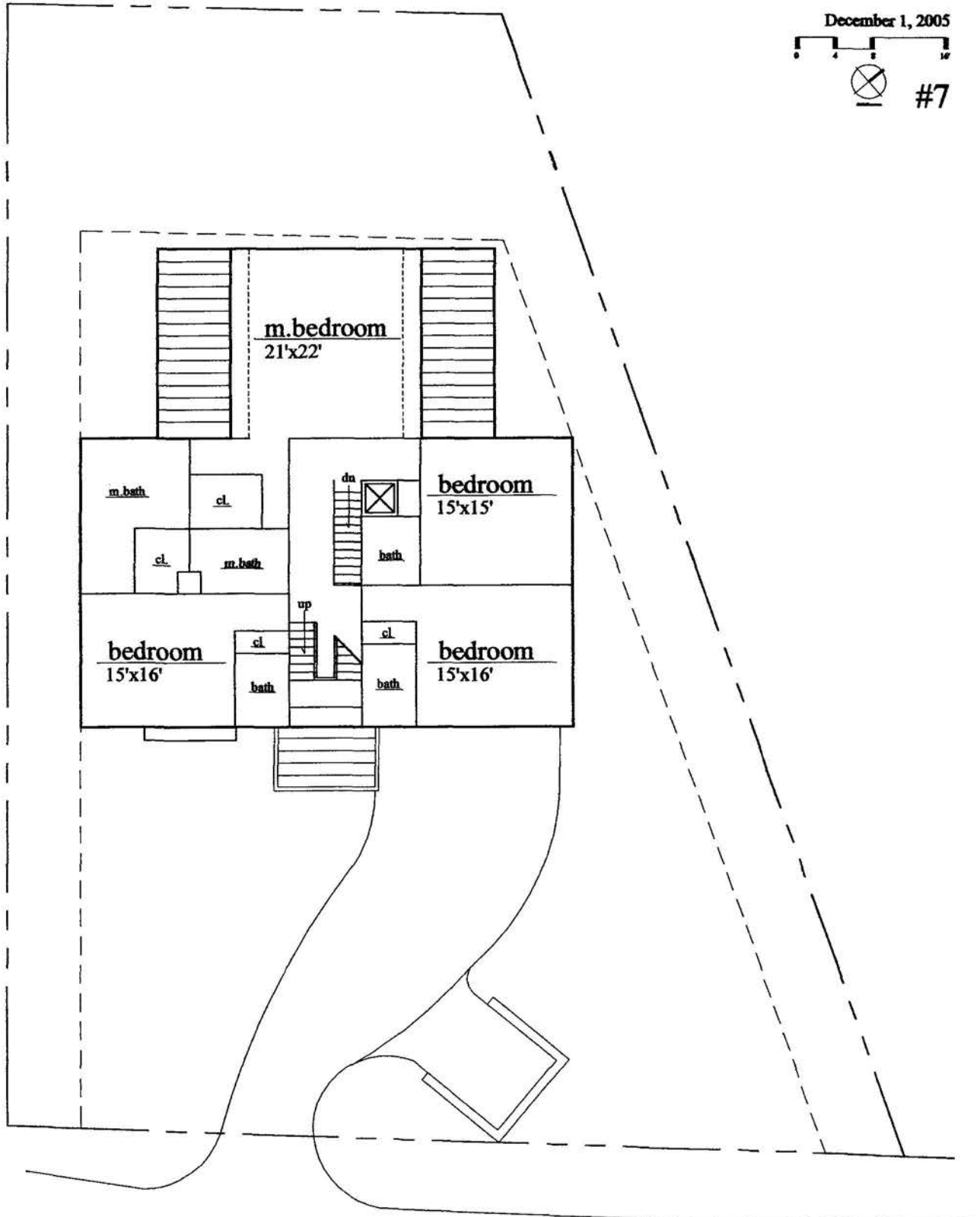
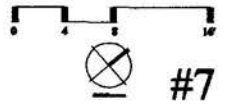
December 1, 2005



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

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

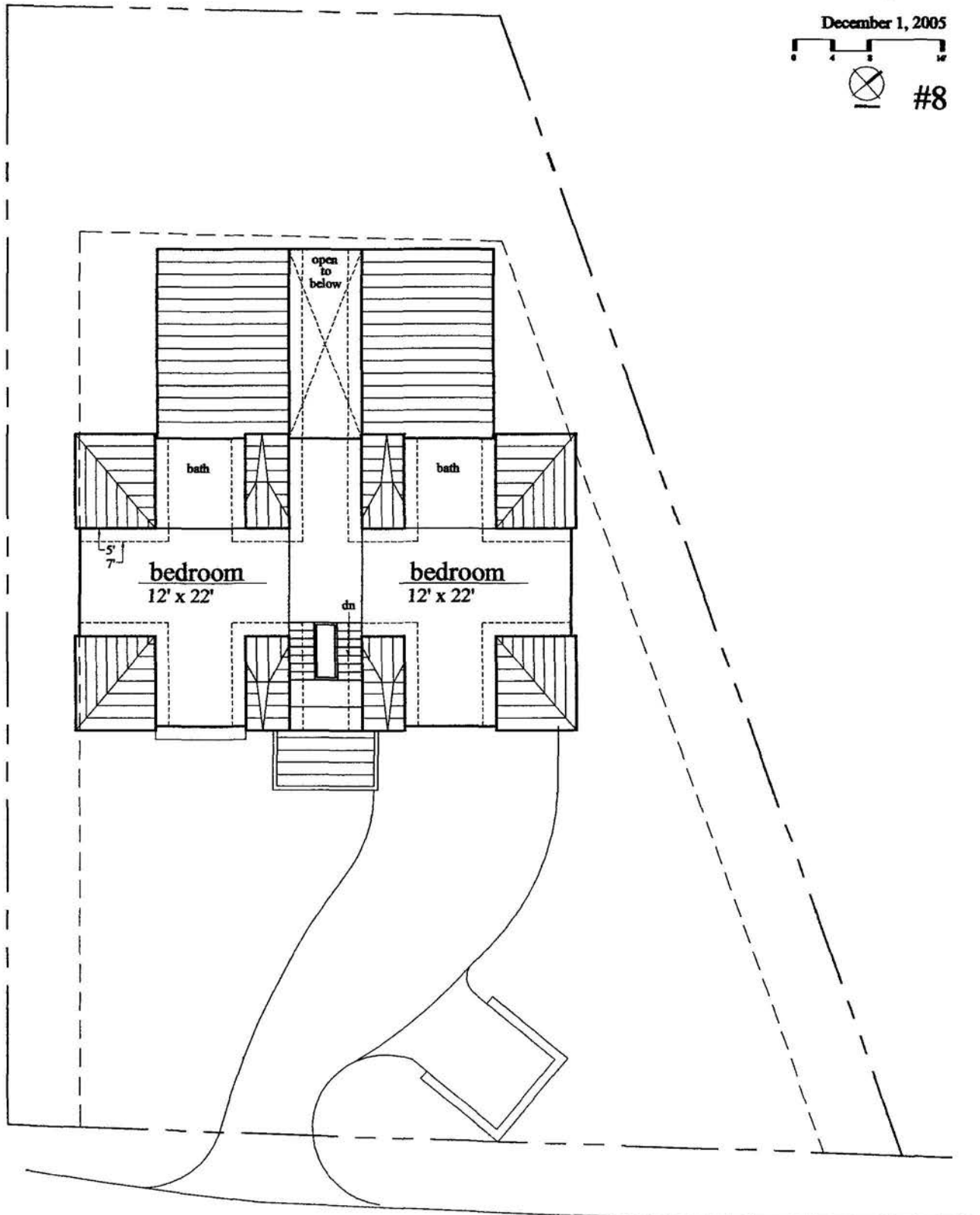
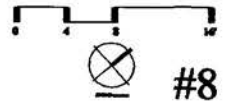
December 1, 2005



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

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

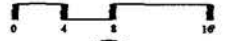
December 1, 2005



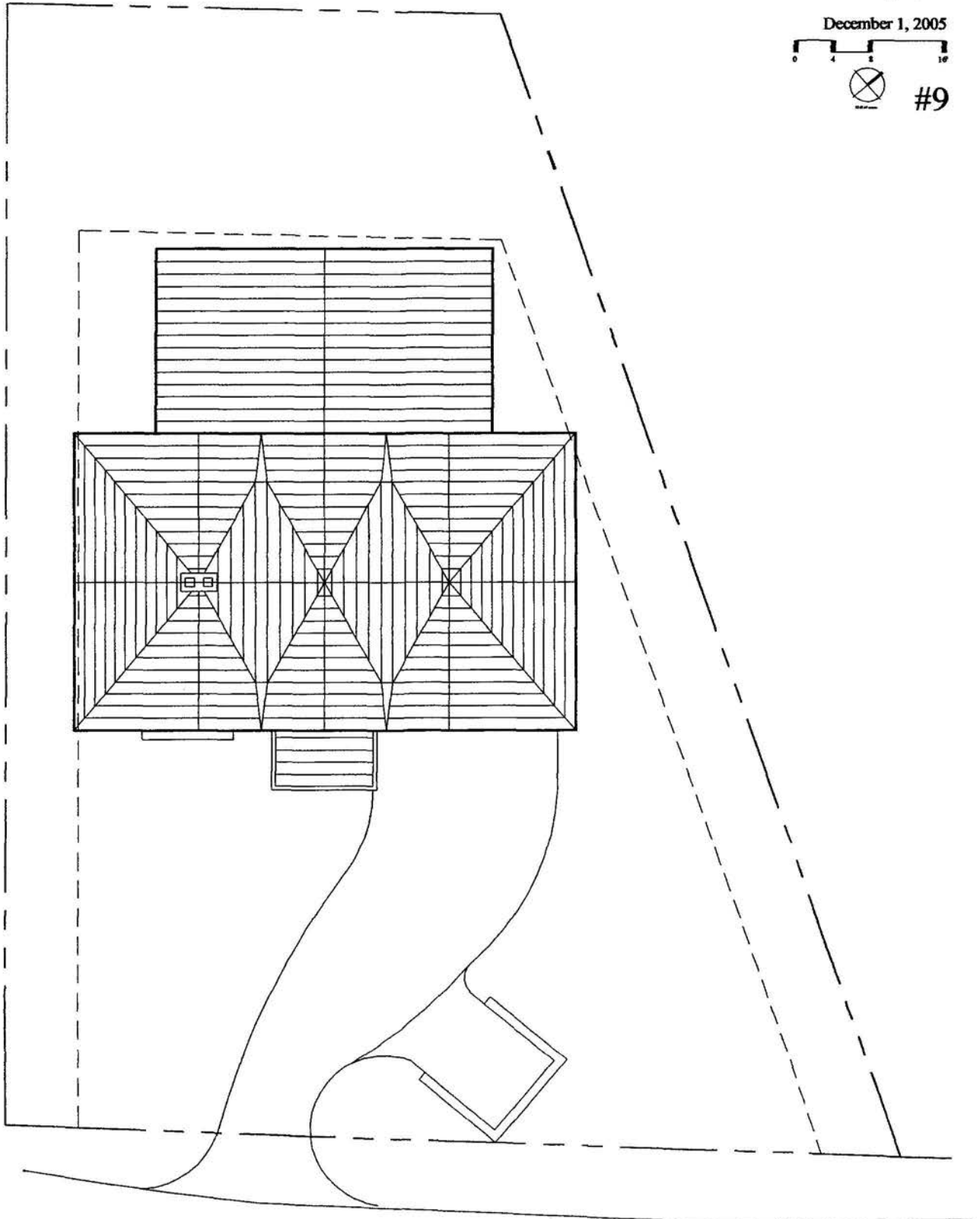
This interior layouts shown on the floor plans are schematic.
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Lot A
Roof Plan
Chain Bridge Road Project
Square 1425 Lot 827, Parcels 12/63, 12/293 and 12/294
Washington, DC

December 1, 2005



#9



December 1, 2005

Chain Bridge Road Project

Lot 'A'

Zoning - R1-A

CBUT Overlay District

	<i>required</i>	<i>provided</i>
Lot Size Minimum	9,500 sf	9,522 sf
Lot Occupancy (< 30% or 3150sf)	3,150 sf	2,499 sf
Maximum Impervious Surface (50%)	4,761 sf	3,439 sf
Average Lot Width	75'	77'
Off Street Parking	1	2

Building Area:

Cellar	1,487 sf
Ground Floor	2,499 sf
Second Floor	2,169 sf
Third Floor	<u>1,211 sf</u>
Total	7,366 sf