

Exhibit 12: HPRB Drawings

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SCOPE OF WORK: NEW ROOF DECK AND ADDITION TO
PENTHOUSE ON ROOF OF EXISTING HOTEL BUILDING.

Carlyle Suites Hotel

1731 New Hampshire Avenue N.W.
Washington, D.C.



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Office's

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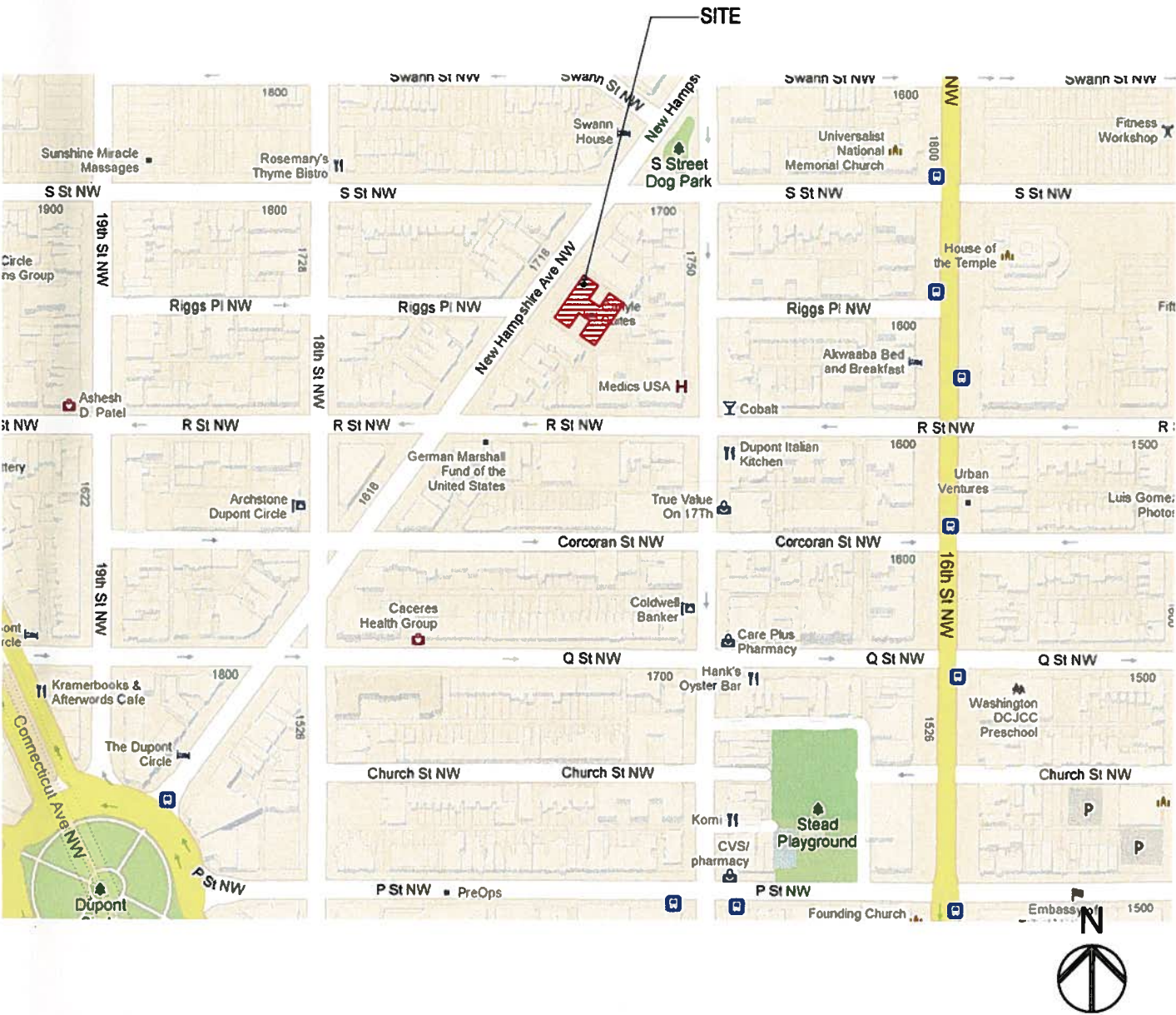
COVER SHEET
Schematic Design

Carlyle Suites Hotel
1731DC

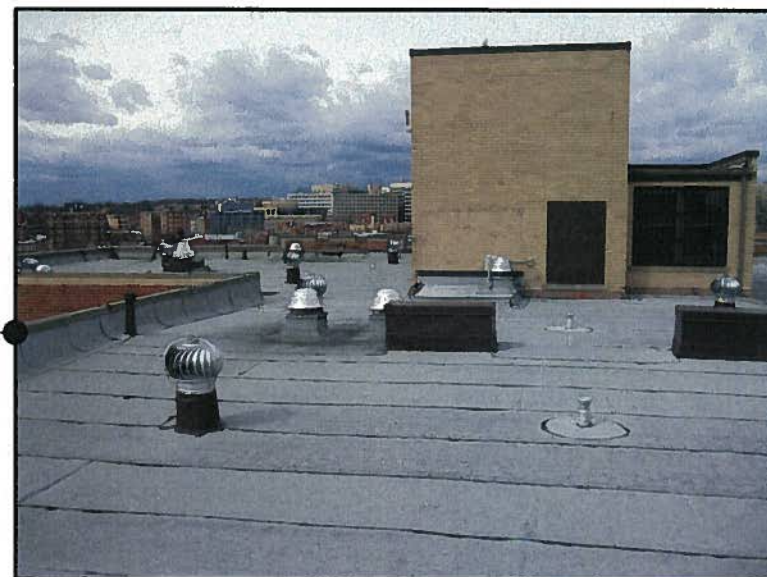
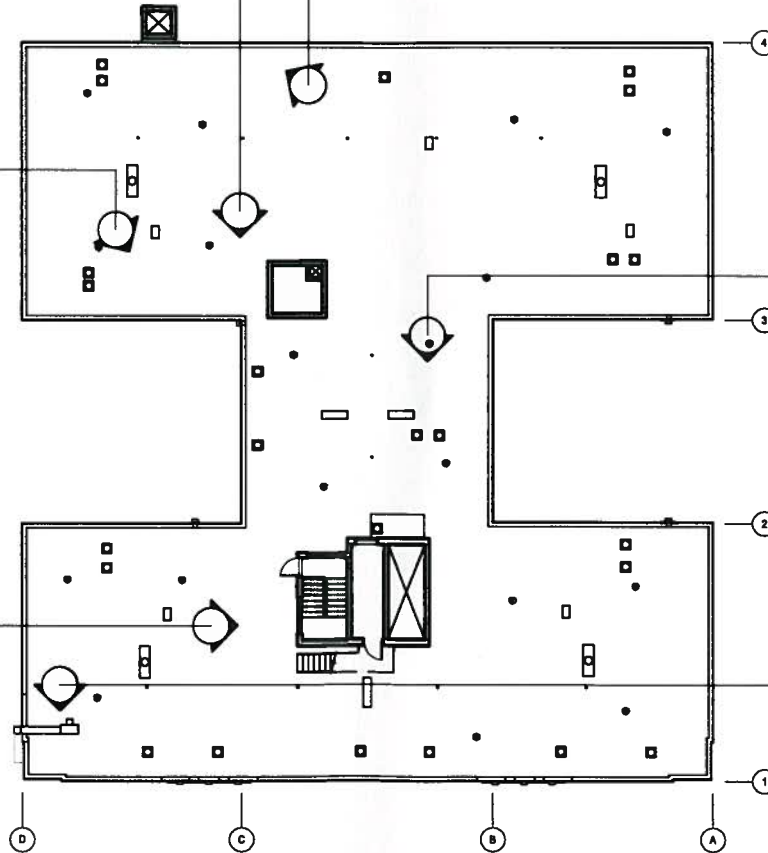
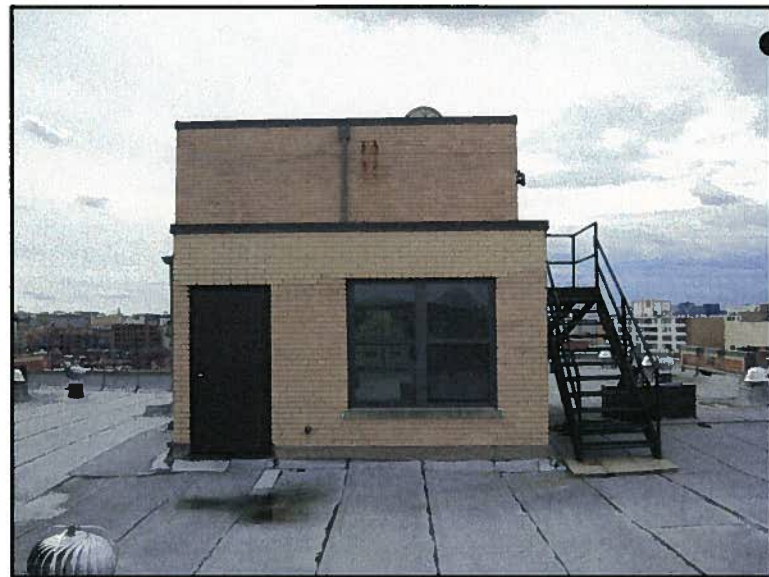
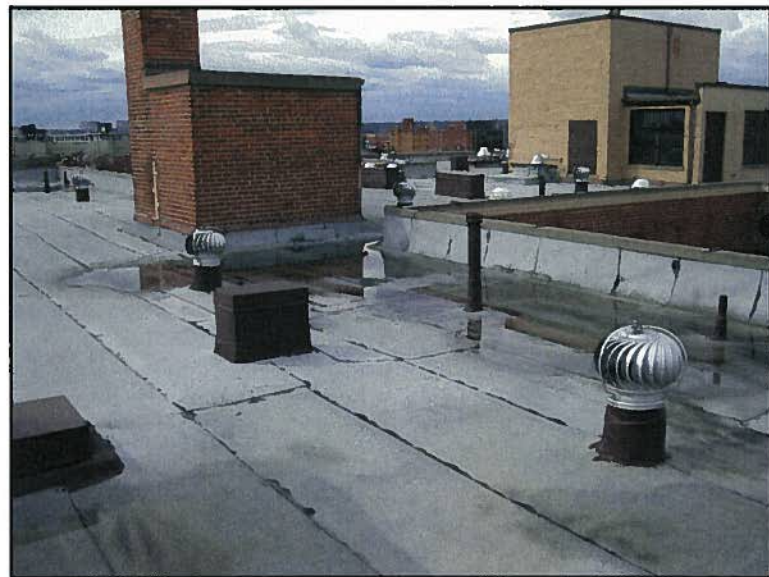
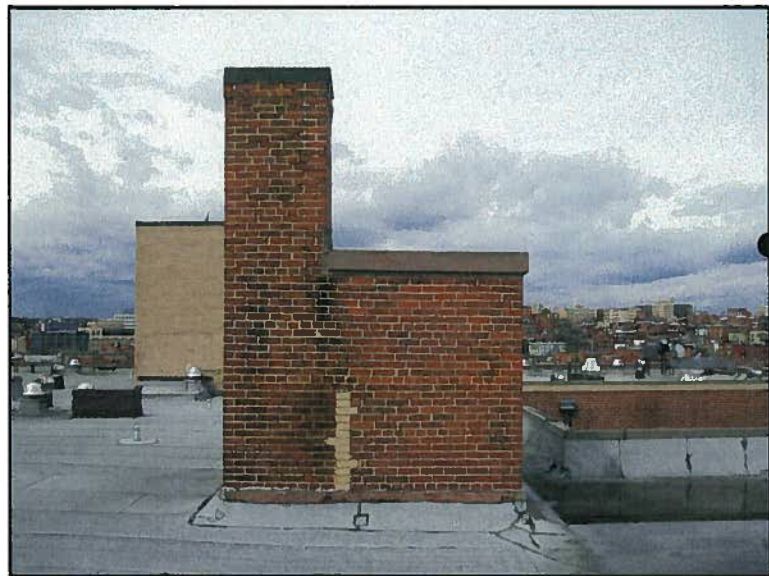
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SCALE: 1/8" = 1'-0"
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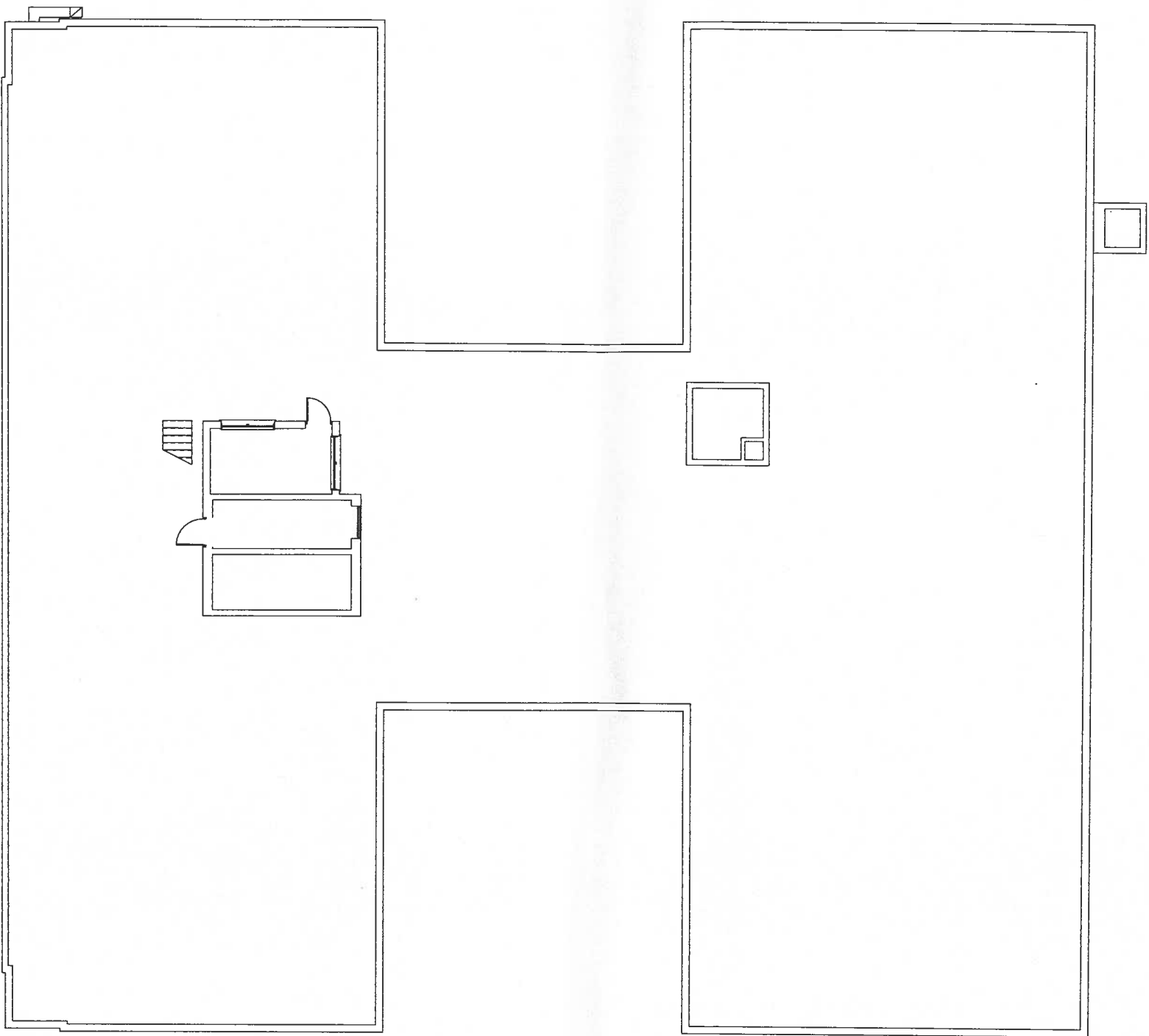
		
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1

ROOF LEVEL- EXISTING

SCALE: 1/16" = 1'-0"



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Carlisle Suites Hotel

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EXISTING/DEMO PLANS

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EXISTING PENTHOUSE. ADD
BLONDE BRICK COURSES AS
NECESSARY TO ACHIEVE
UNIFORM HEIGHT.

ROOF LEVEL- PROPOSED

SCALE: 1/16" = 1'-0"

NEW WOOD TRELLIS

NEW STUCCO EXTERIOR
PENTHOUSE WALLS
INDICATED BY GREY FILL, TYP.

NEW WOOD TRELLIS

NEW ROOF DECK —

NEW PLANTER ●
OUTSIDE OF RAILING

EXISTING ROOF EDGE
TYP.

NEW PLANTER @
OUTSIDE OF RAILING

NEW ROOF DECK

NEW STUCCO EXTERIOR
— PENTHOUSE WALL INDICATED
BY GREY FILL, TYP.

NEW WOOD TRELLIS

NEW PLANTER ●
OUTSIDE OF RAILING

— EXISTING ROOF EDGE
TYP



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PROPOSED PLANS

Schematic Design

Carlyle Suites Hotel

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+96'
10 TO PENTHOUSE

+77'-6"
9 ROOF LEVEL

+66'-2 1/2"
8 8TH FLOOR

+58'-9"
7 7TH FLOOR

+47'-3 1/2"
6 6TH FLOOR

+37'-10"
5 5TH FLOOR

+28'-4 1/2"
4 4TH FLOOR

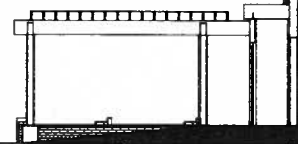
+18'-11"
3 3RD FLOOR

+9'-5 1/2"
2 2ND FLOOR

0'
1 1ST FLOOR

EXISTING BRICK PENTHOUSE

EXISTING BRICK CHIMNEY
REAR OF BUILDING



1

E-W Section- Existing

SCALE: 1/16" = 1'-0"



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EXISTING SECTION

Schematic Design

Carlyle Suites Hotel

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+96'
10 TO PENTHOUSE

+77'-6"
9 ROOF LEVEL

+68'-2 1/2"
8 8TH FLOOR

+56'-9"
7 7TH FLOOR

+47'-3 1/2"
6 6TH FLOOR

+37'-10"
5 5TH FLOOR

+28'-4 1/2"
4 4TH FLOOR

+18'-11"
3 3RD FLOOR

+9'-5 1/2"
2 2ND FLOOR

+0'
1 1ST FLOOR

ADD MATCHING BLONDE BRICK
COURSES TO TOP OF EXISTING
PENTHOUSE AS NECESSARY TO ACHIEVE
UNIFORM HEIGHT

EXISTING PENTHOUSE TO
REMAIN.

EXISTING METAL STAIR AND
RAIL TO REMAIN.

NEW STUCCO WALL CONNECTING PENTHOUSES

NEW WOOD TRELLIS

NEW ROOF DECK

NEW STUCCO EXTERIOR
PENTHOUSE INDICATED BY
GREY FILL, TYP.

NEW WOOD TRELLIS

NEW METAL RAIL WITH GLASS
PANELS

NEW ROOF DECK

NEW PLANTER
OUTSIDE OF RAILING



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PROPOSED SECTION

Schematic Design

Carlyle Suites Hotel

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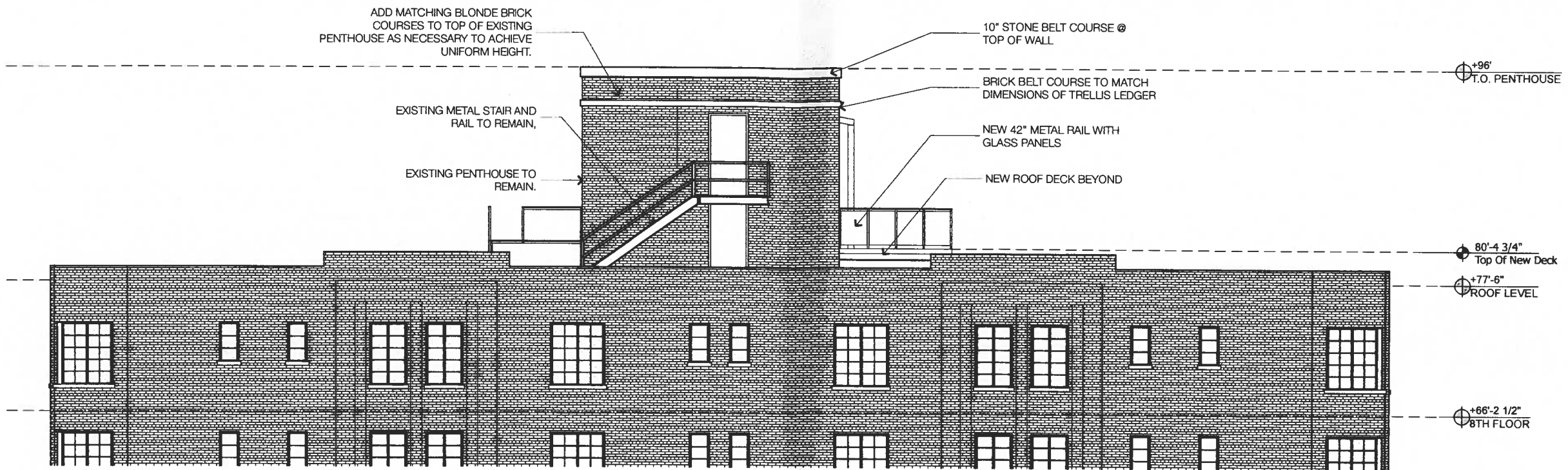
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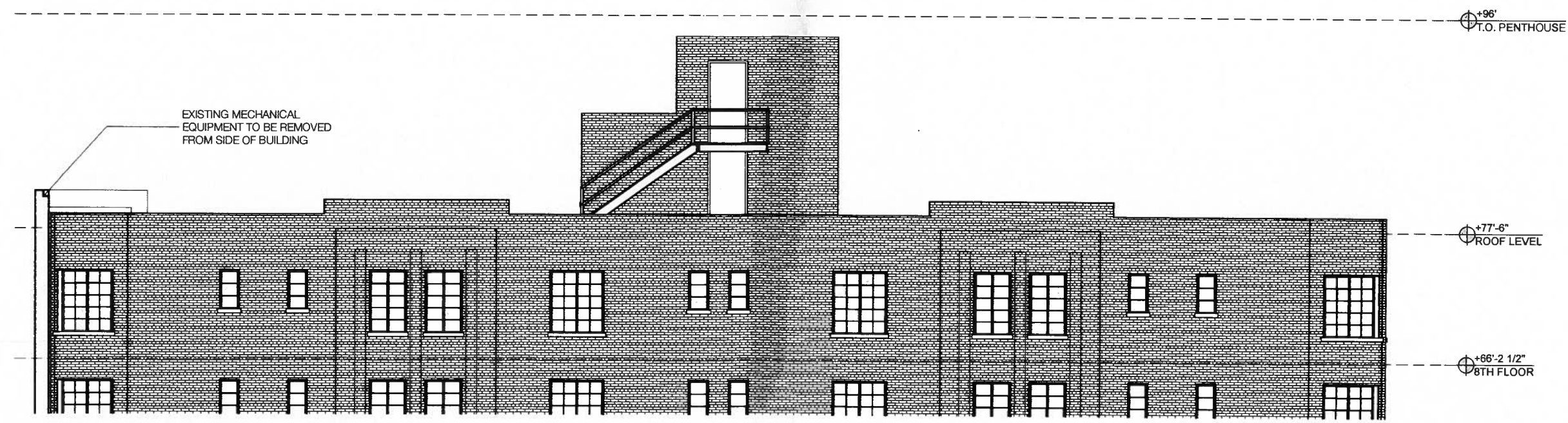
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E-W Section- Proposed

SCALE: 1/16" = 1'-0"



2 Partial West Elevation- Proposed
SCALE: 3/32" = 1'-0"



1 Partial West Elevation- Existing
SCALE: 3/32" = 1'-0"



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EXIST/PROP. ELEVATIONS

Schematic Design

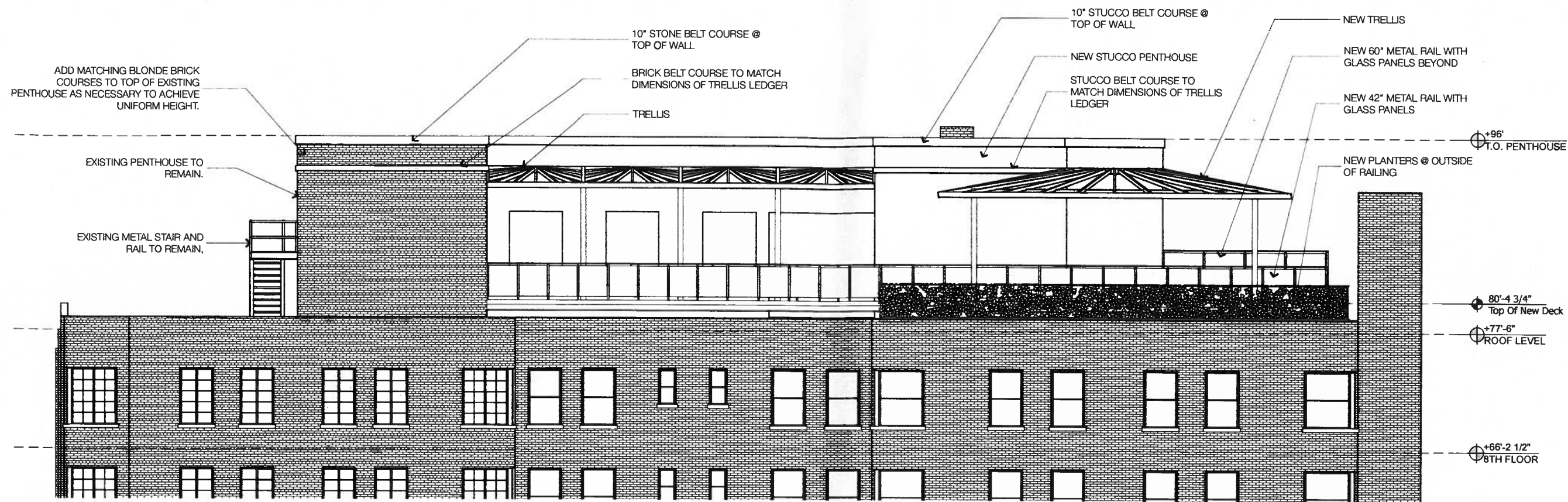
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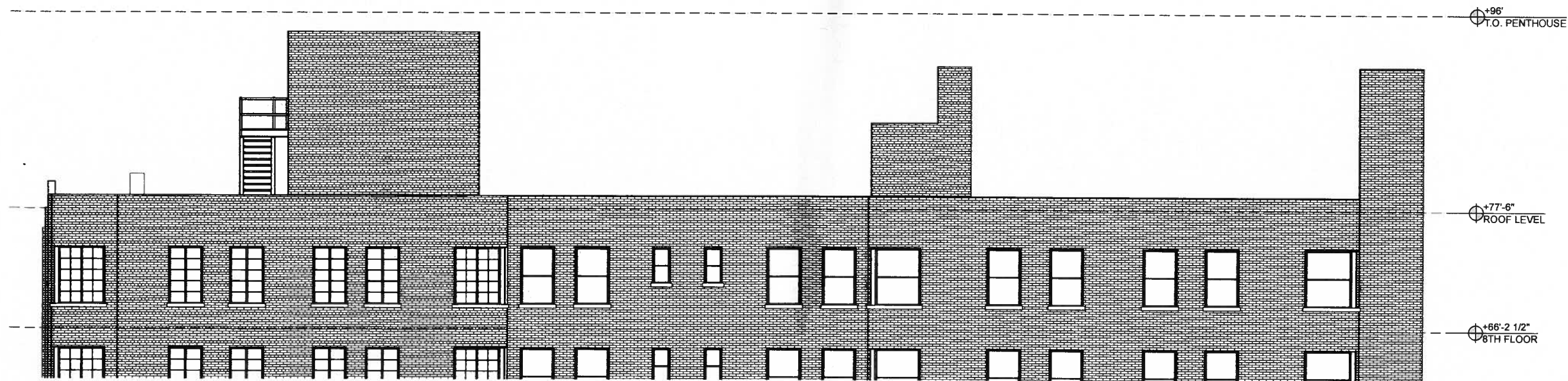
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2 Partial South Elevation- Proposed
SCALE: 3/32" = 1'-0"



1 Partial South Elevation- Existing
SCALE: 3/32" = 1'-0"



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EXIST/PROP. ELEVATIONS

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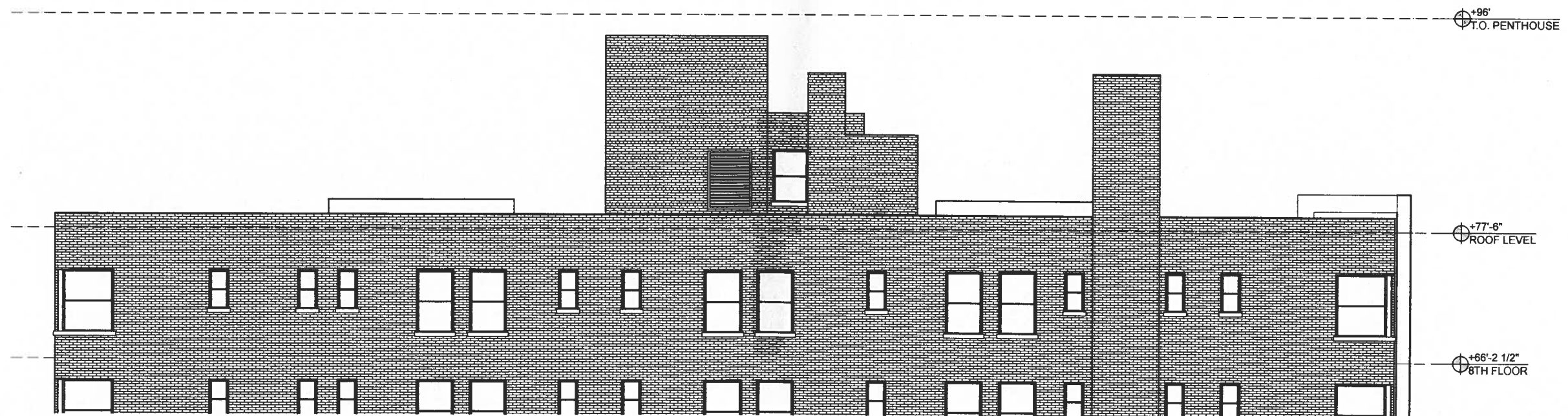
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2 Partial East Elevation-Proposed
SCALE: 3/32" = 1'-0"



1 Partial East Elevation-Existing
SCALE: 3/32" = 1'-0"



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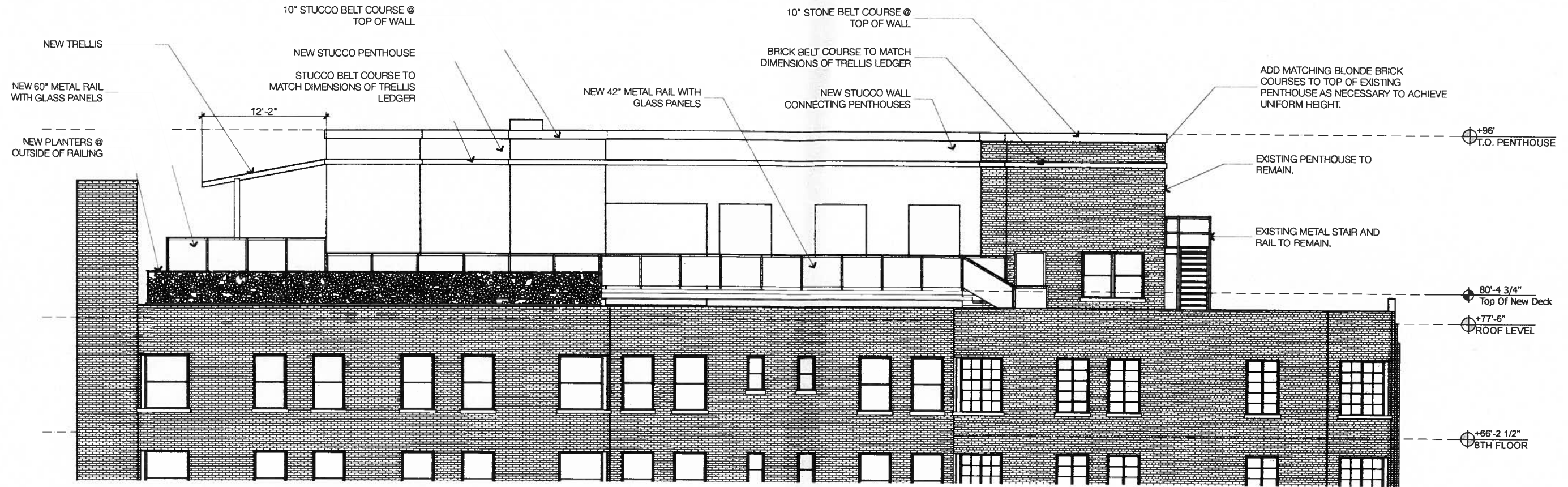
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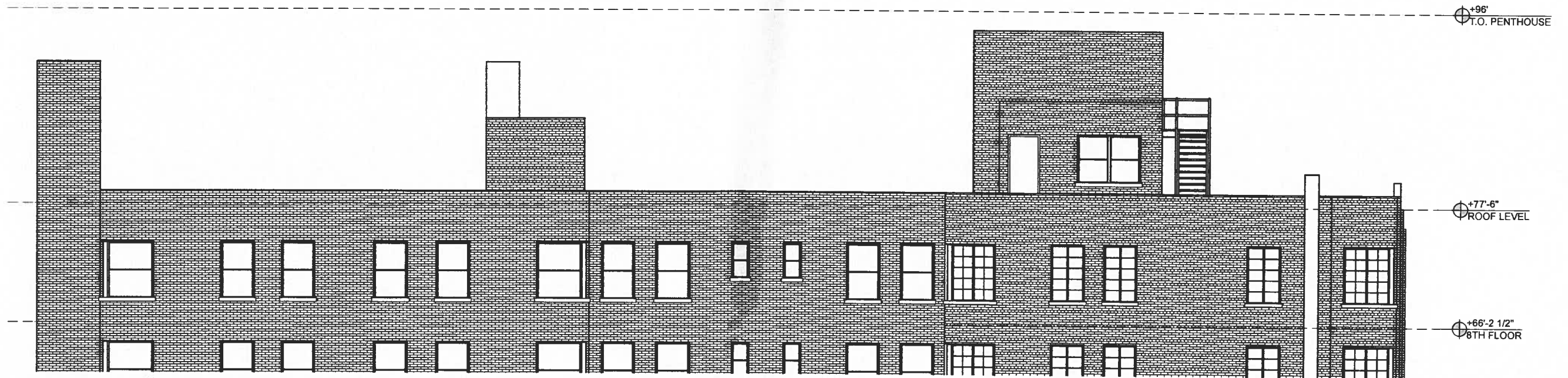
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2 Partial North Elevation-Proposed
SCALE: 3/32" = 1'-0"



1 Partial North Elevation-Existing
SCALE: 3/32" = 1'-0"



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EXIST/PROP. ELEVATIONS

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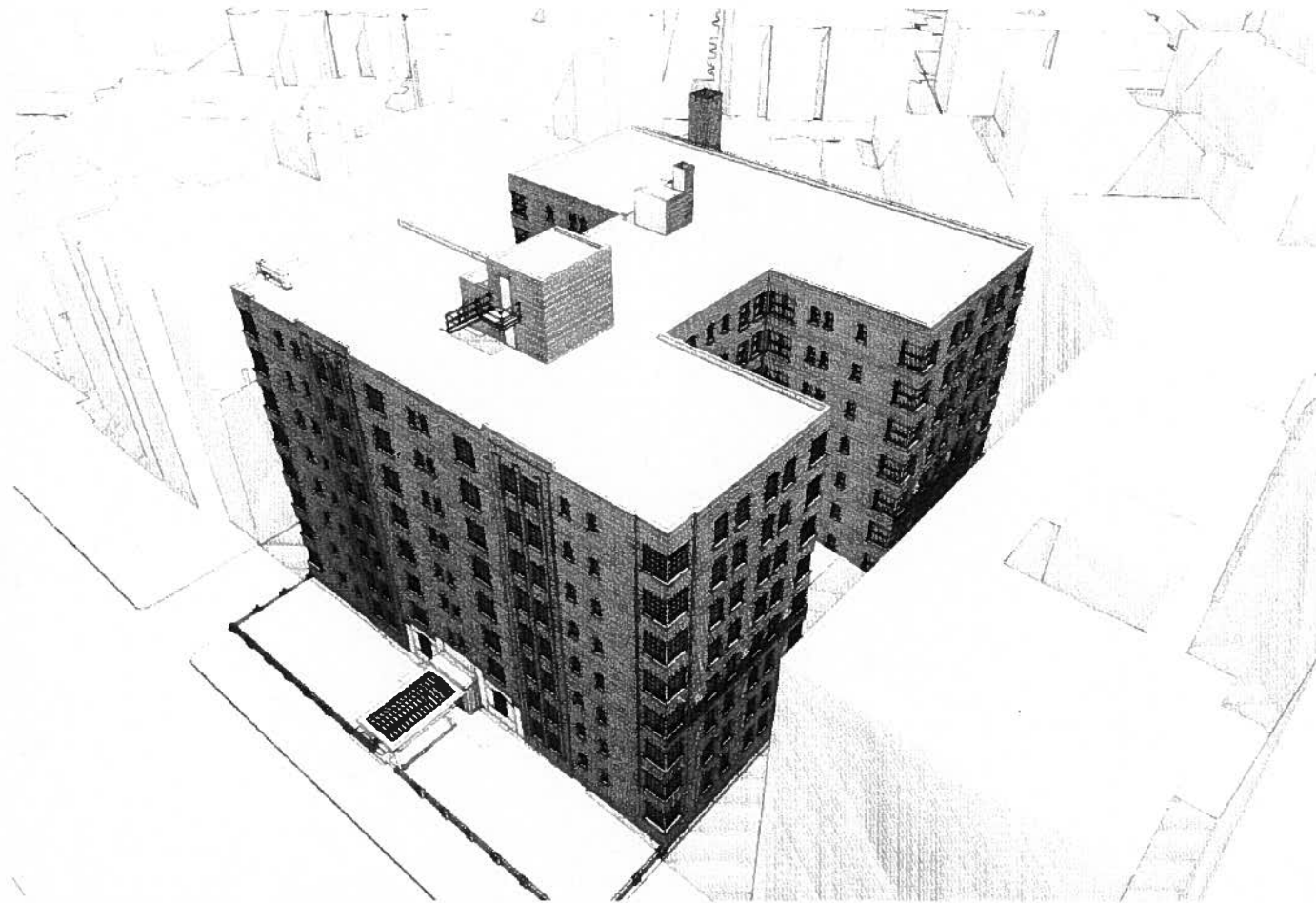
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2 Aerial Perspective- Existing



1 Aerial Perspective-Proposed

PERSPECTIVE VIEWS
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2 Aerial View from NE- Existing



1 Aerial View from NE- Proposed



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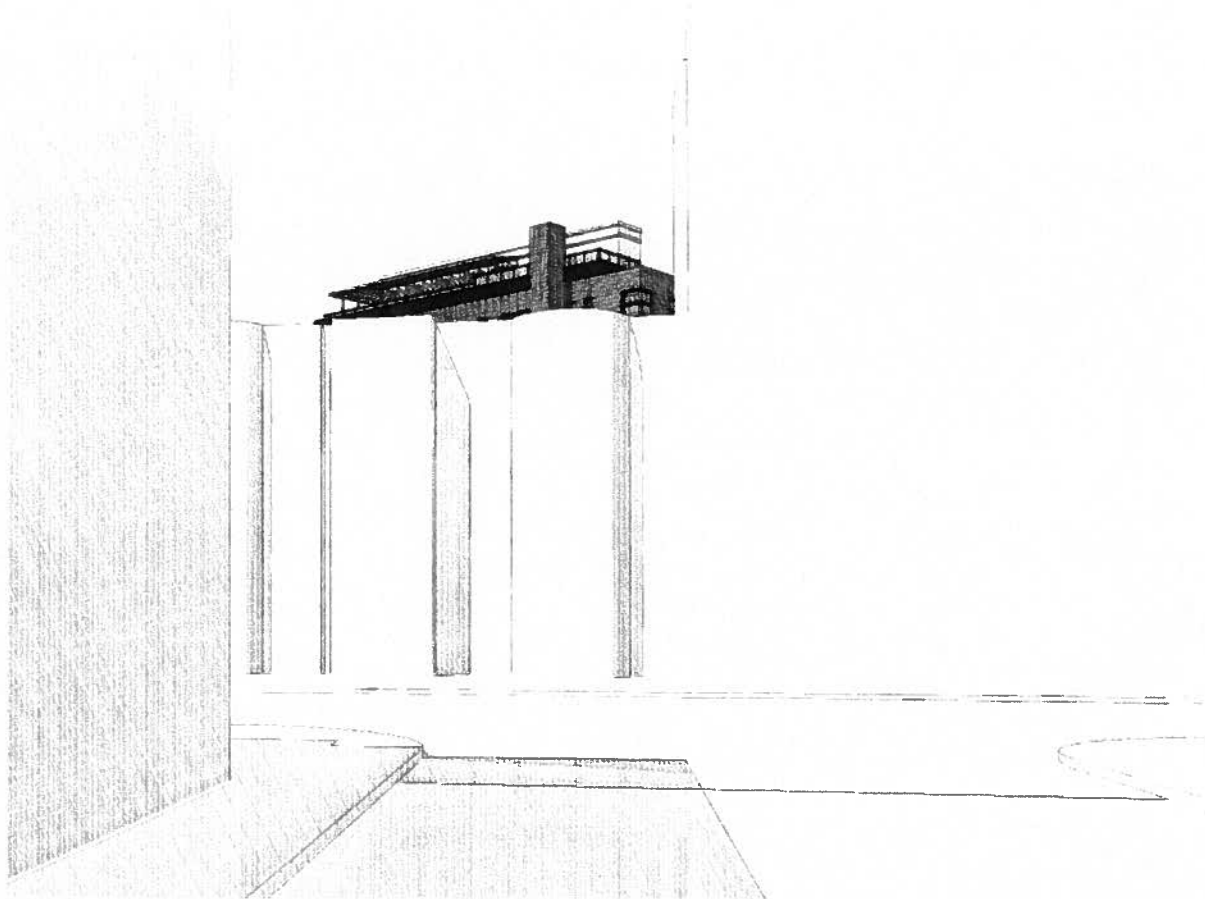
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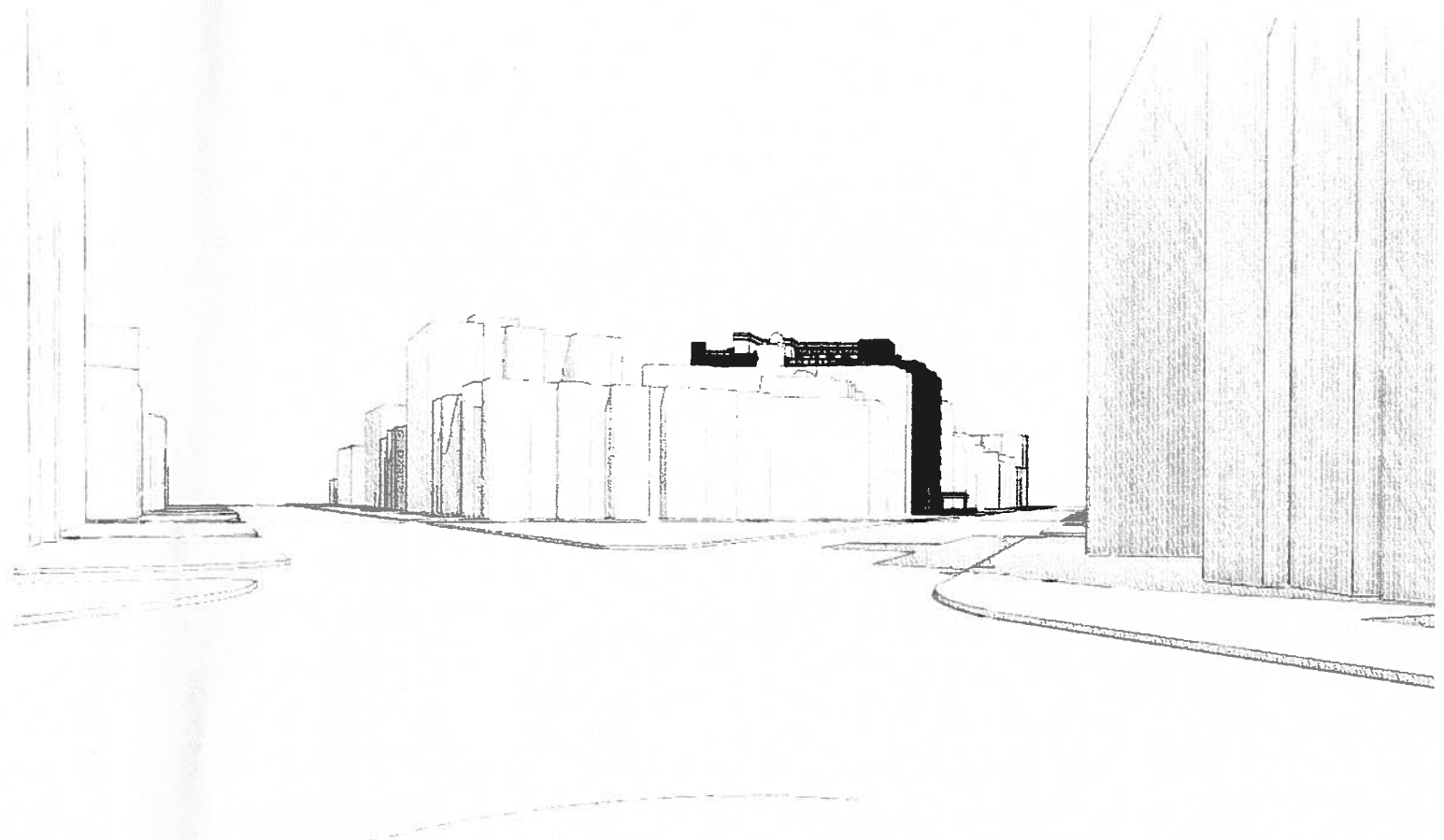
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2 View From Riggs



1 View from 17th and NH



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PERSPECTIVE VIEWS
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