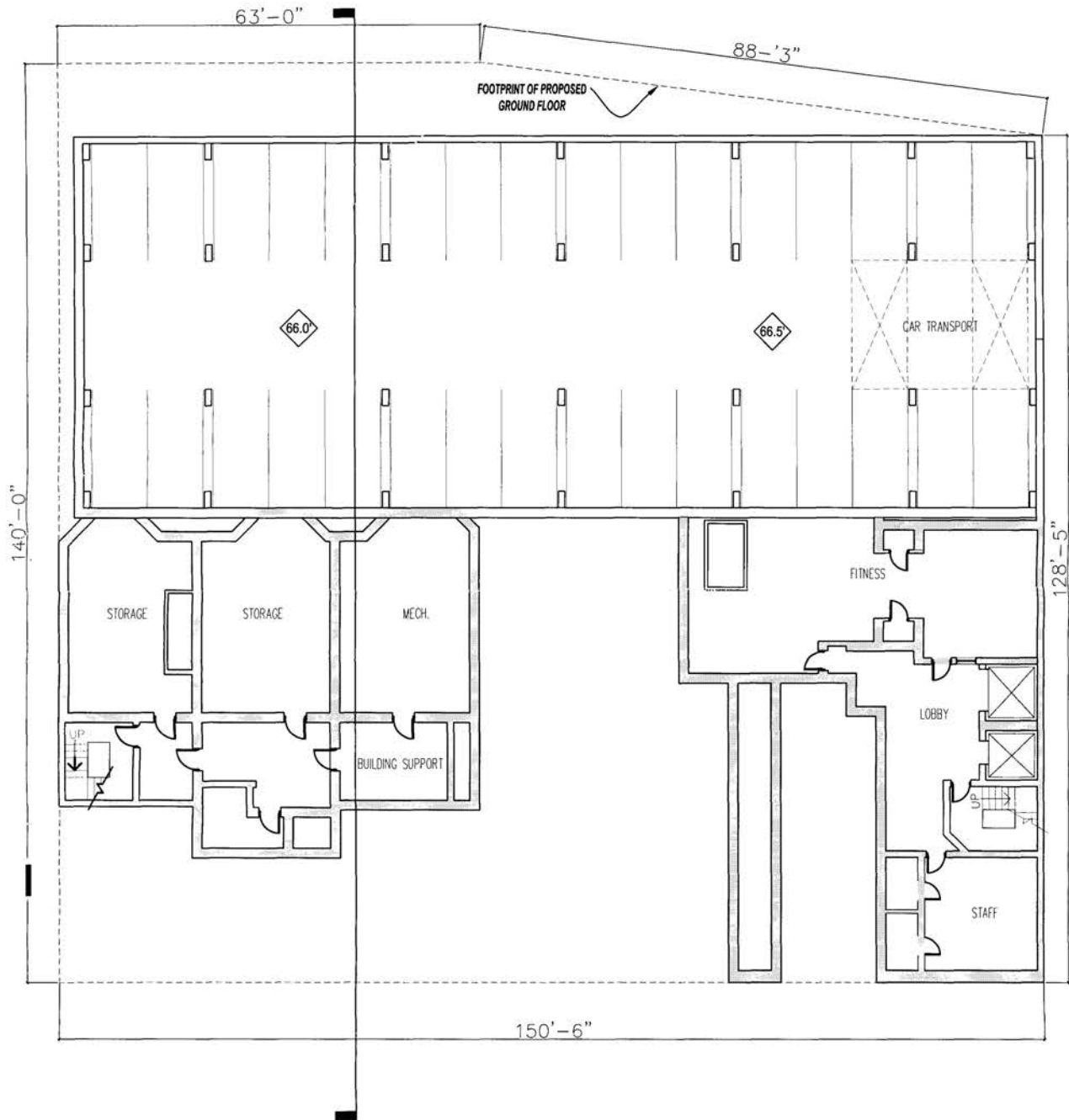
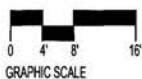


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BASEMENT & PARKING (3 PARKING LEVELS BELOW) 1743-55 N STREET NW BOUTIQUE HOTEL



SHADED LINES INDICATE EXISTING WALLS TO REMAIN
CONTINUOUS LINES INDICATE NEW WALLS TO BE BUILT

BASEMENT GROSS AREA: 8,617 S.F.

TOTAL PARKING GROSS AREA: 34,468 S.F.
32 PKG. SPACES PER PARKING LEVEL
128 PKG. SPACES TOTAL 21 FEB. 2005

THE INTERIOR LAYOUTS SHOWN ON THE FLOOR
PLANS ARE SCHEMATIC. CHANGES NOT AFFECTING
THE EXTERIOR ENVELOPE MAY OCCUR.

BZA
Case No. 17337
Exhibit No. 12

JSA
ARCHITECTS
INTERIORS
PLANNERS

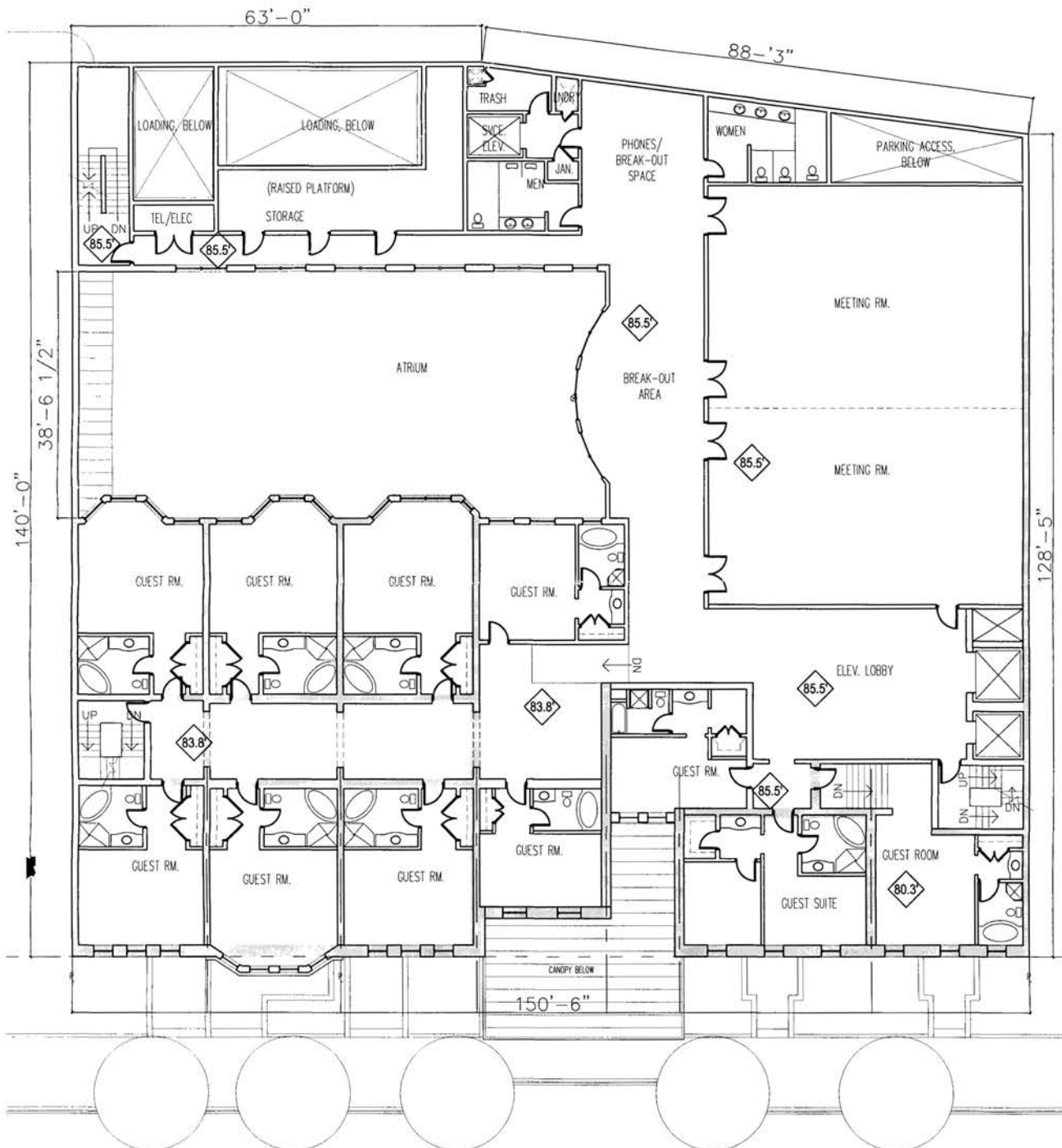
1615 Georgia Ave.
S.W. 1st Fl.
Washington, DC
20003-1737
T 202.596.4400
F 202.596.4401
www.jsa-inc.com

Board of Zoning Adjustment
District of Columbia
CASE NO. 17337
EXHIBIT NO. 12

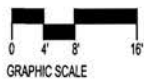
Architectural floor plan of the 1st floor of a building. The plan shows various rooms including a large atrium, kitchen, bar, board room, lobby, meeting room, reception, staff room, and lounge. It also includes loading docks, a car transport area, and a parking garage access. Dimensions are provided for the overall building (140'-0" by 150'-6") and various rooms. Elevation markers (e.g., 79.0, 73.8) are shown throughout the plan. A note at the bottom states: "SHADED LINES INDICATE EXISTING WALLS TO REMAIN". A date stamp in the top right corner reads "2005 MAR 31 PM 2:39".

D - 2

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2ND FLOOR 1743-55 N STREET NW BOUTIQUE HOTEL



GROSS AREA: 17,395 S.F., 11 GUEST ROOMS
21.FEB.2005

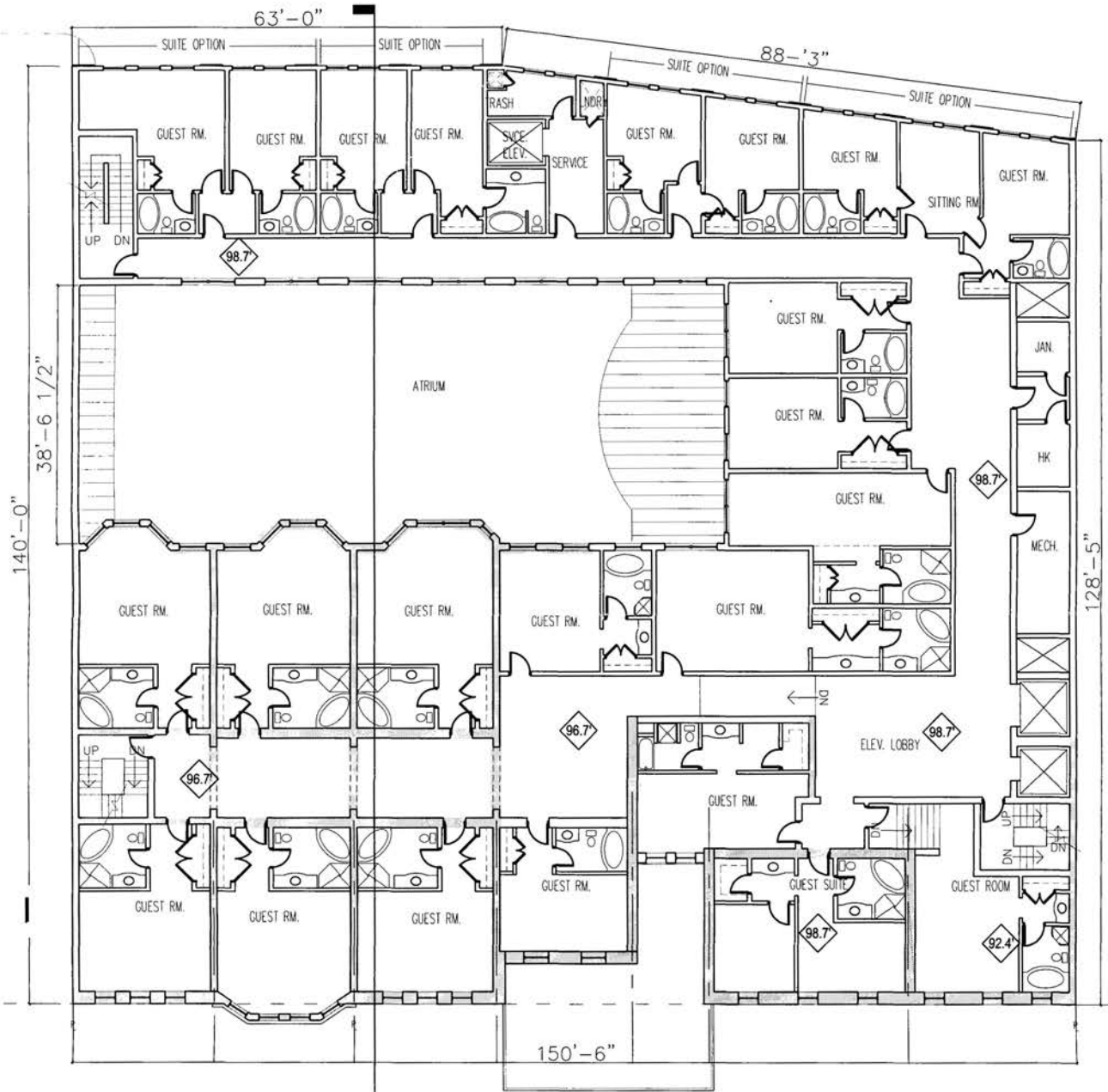
SHADED LINES INDICATE EXISTING WALLS TO REMAIN
CONTINUOUS LINES INDICATE NEW WALLS TO BE BUILT

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PLANS ARE SCHEMATIC. CHANGES NOT AFFECTING
THE EXTERIOR ENVELOPE MAY OCCUR.

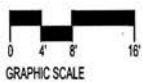
JSA
ARCHITECTS
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8157 Georgia Ave.
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3RD FLOOR
1743-55 N STREET NW BOUTIQUE HOTEL



GROSS AREA: 16,763 S.F., 23 GUEST ROOMS
21.FEB.2005

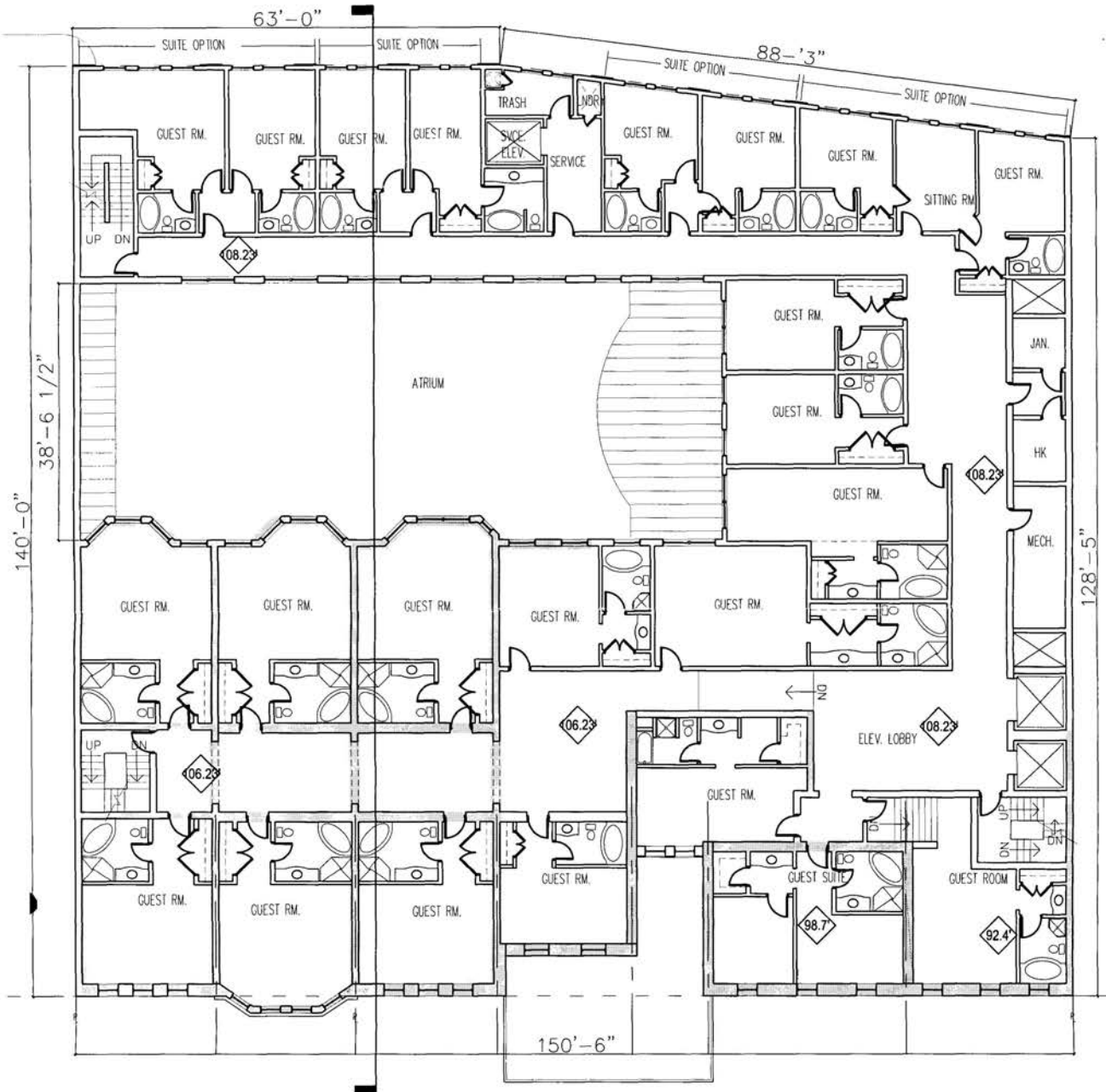
SHADED LINES INDICATE EXISTING WALLS TO REMAIN
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THE EXTERIOR ENVELOPE MAY OCCUR.

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4TH FLOOR 1743-55 N STREET NW BOUTIQUE HOTEL



GROSS AREA: 16,763 S.F., 23 GUEST ROOMS
21.FEB.2005

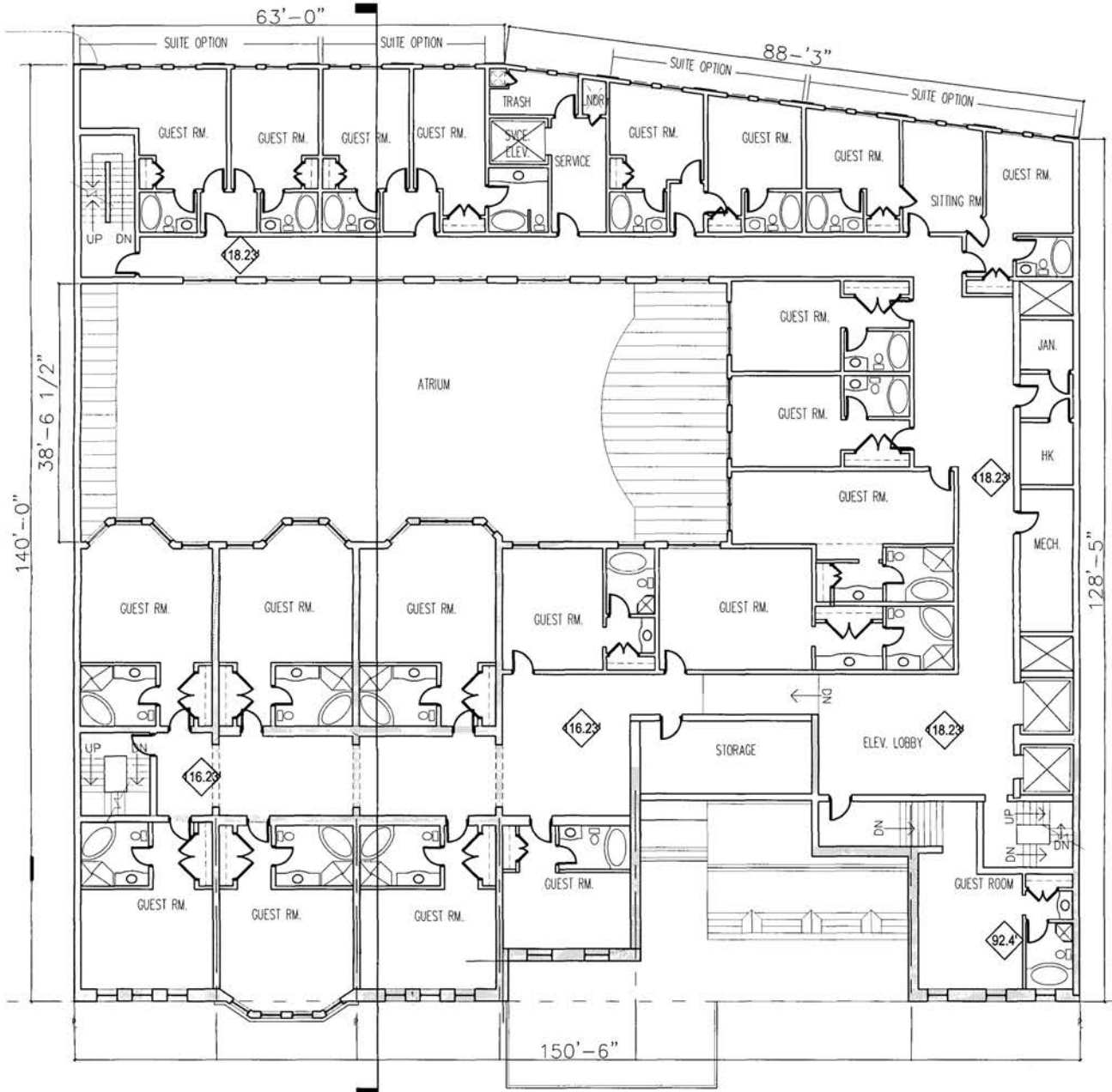
SHADED LINES INDICATE EXISTING WALLS TO REMAIN
CONTINUOUS LINES INDICATE NEW WALLS TO BE BUILT

THE INTERIOR LAYOUTS SHOWN ON THE FLOOR
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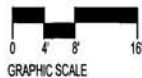
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5TH FLOOR
1743-55 N STREET NW BOUTIQUE HOTEL

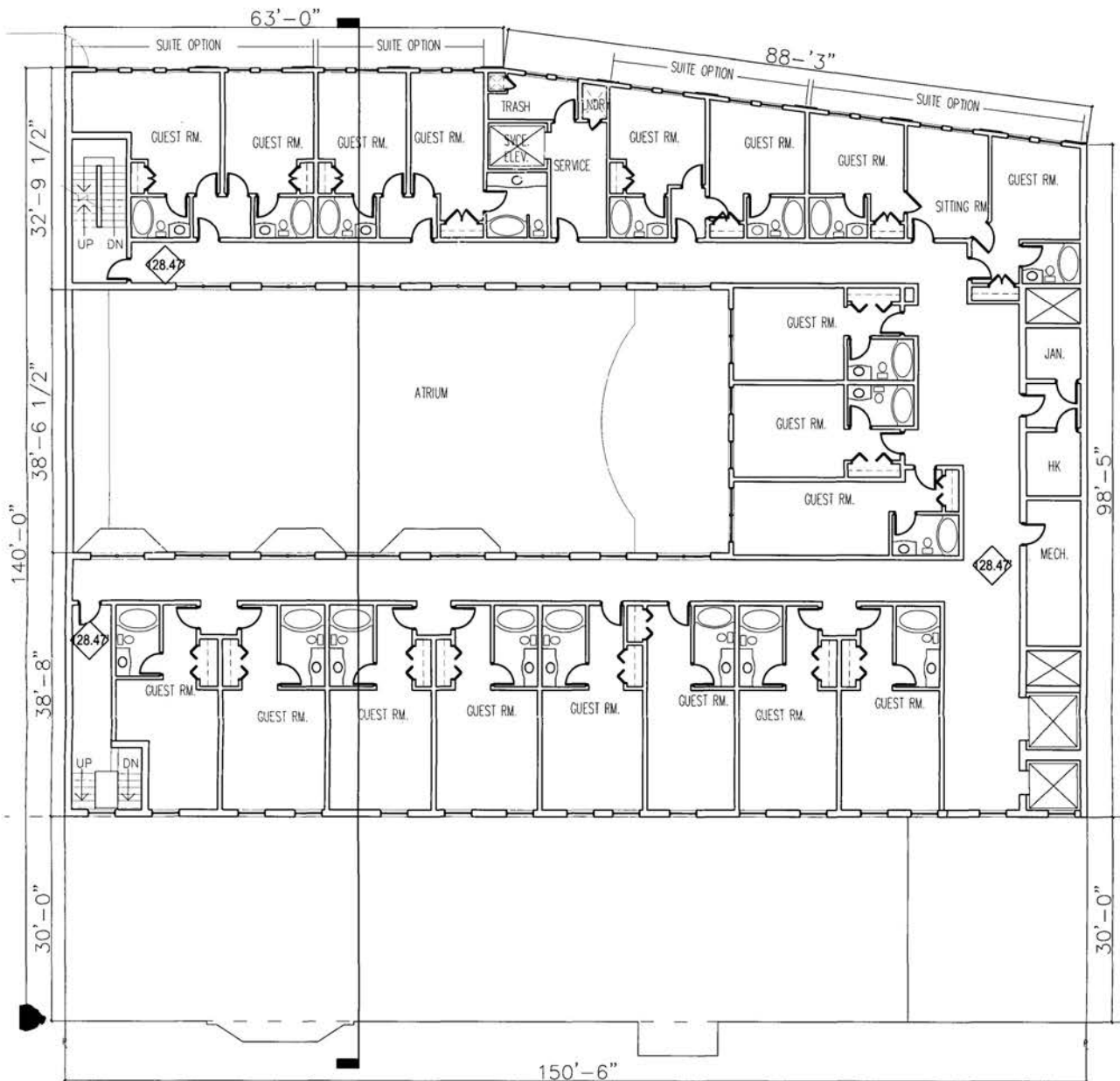


GROSS AREA: 15,821 S.F., 21 GUEST ROOMS
21.FEB.2005

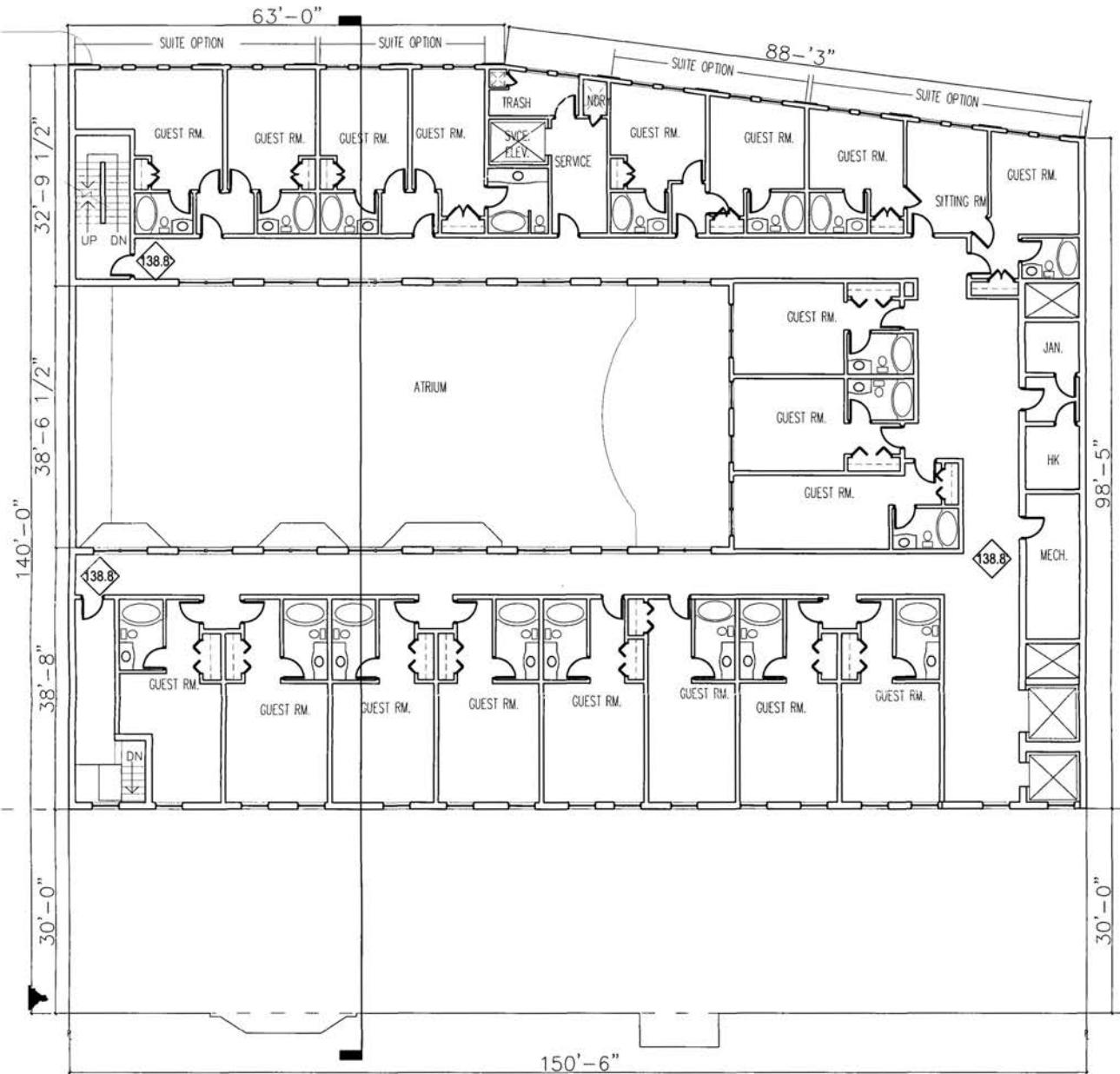
SHADED LINES INDICATE EXISTING WALLS TO REMAIN
CONTINUOUS LINES INDICATE NEW WALLS TO BE BUILT

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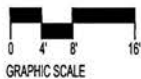
JSA
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7TH FLOOR
1743-55 N STREET NW BOUTIQUE HOTEL



GROSS AREA: 12,344 S.F., 19 GUEST ROOMS
21.FEB.2005

SHADED LINES INDICATE EXISTING WALLS TO REMAIN
CONTINUOUS LINES INDICATE NEW WALLS TO BE BUILT

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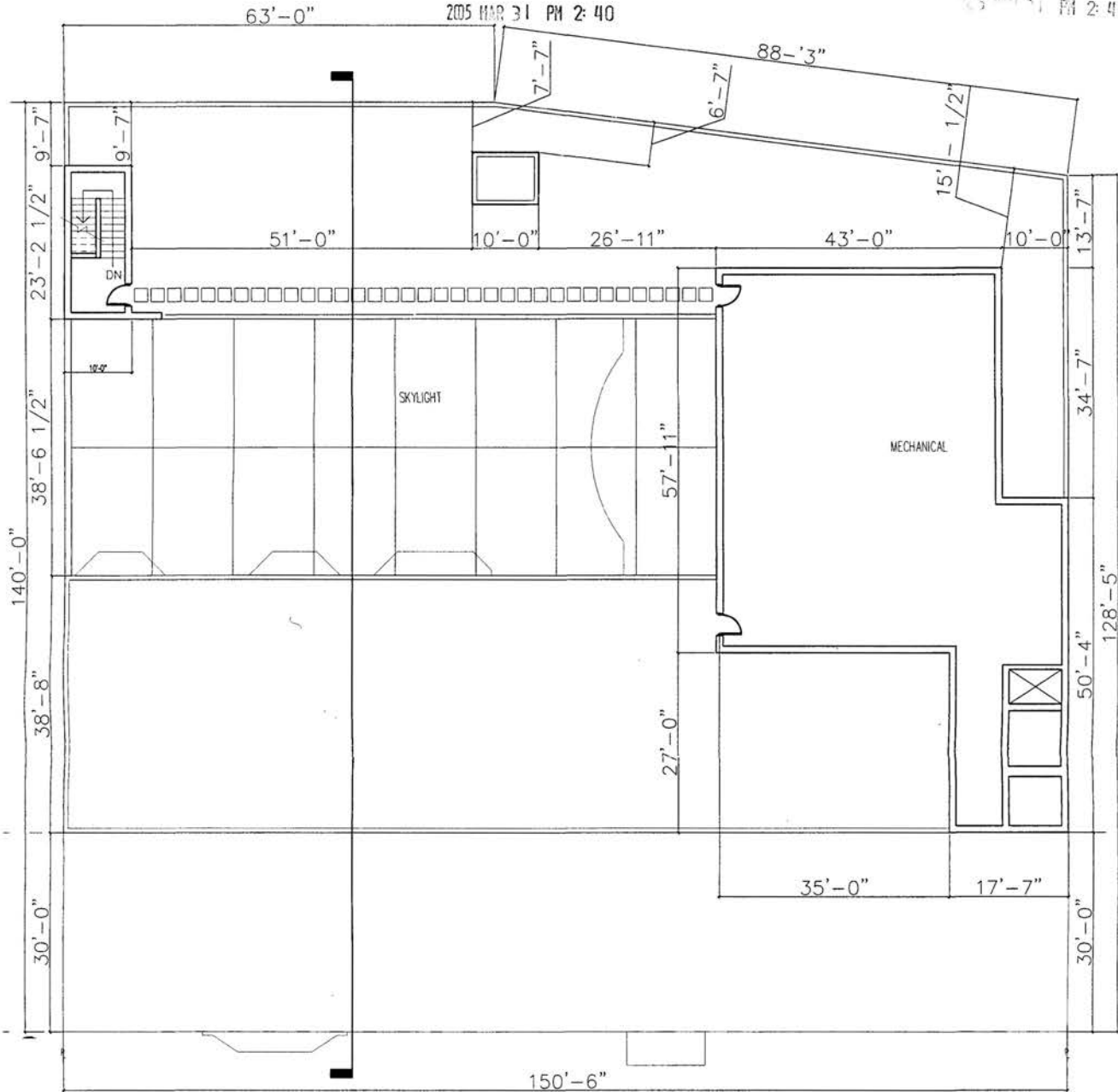
JSA
ARCHITECTS
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4757 Conquest Ave.
Suite 510
Silver Spring, MD
20901-5110
T 301.590.6400
F 301.569.8492
www.jsaarch.com

D-8

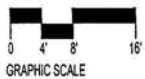
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2005 MAR 31 PM 2:40

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ROOF PLAN 1743-55 N STREET NW BOUTIQUE HOTEL



GROSS AREA: 12,382 S.F.,
21.FEB.2005

SHADED LINES INDICATE EXISTING WALLS TO REMAIN
CONTINUOUS LINES INDICATE NEW WALLS TO BE BUILT



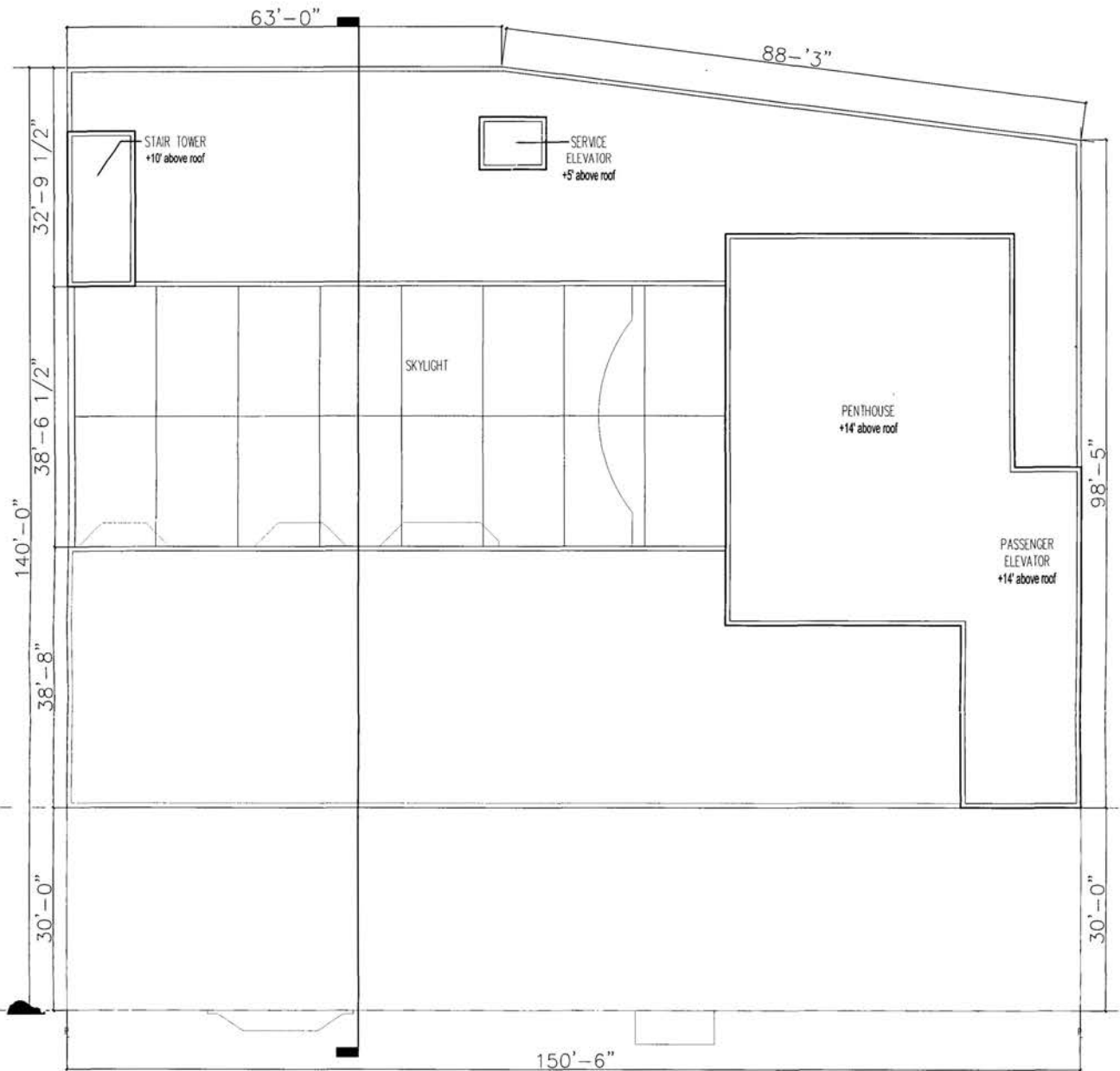
THE INTERIOR LAYOUTS SHOWN ON THE FLOOR
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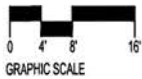
8150 Georgia Ave.
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20910-1510
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F 301.588.8101
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UPPER ROOF PLAN 1743-55 N STREET NW BOUTIQUE HOTEL



GROSS AREA: 12,382 S.F.,
21.FEB.2005

SHADED LINES INDICATE EXISTING WALLS TO REMAIN
CONTINUOUS LINES INDICATE NEW WALLS TO BE BUILT

THE INTERIOR LAYOUTS SHOWN ON THE FLOOR
PLANS ARE SCHEMATIC. CHANGES NOT AFFECTING
THE EXTERIOR ENVELOPE MAY OCCUR.



8717 Georgia Ave.
Suite 210
Silver Spring, MD
20910-2737
T 301.589.9400
F 301.589.9402
www.jsa-inc.com



EXISTING ELEVATION

0 4' 8' 16'
GRAPHIC SCALE

1743-55 N STREET NW
BOUTIQUE HOTEL
21. FEB. 2005



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N.W. 11th & N.E.
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20910-1741
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D-11



NEW FRONT ELEVATION



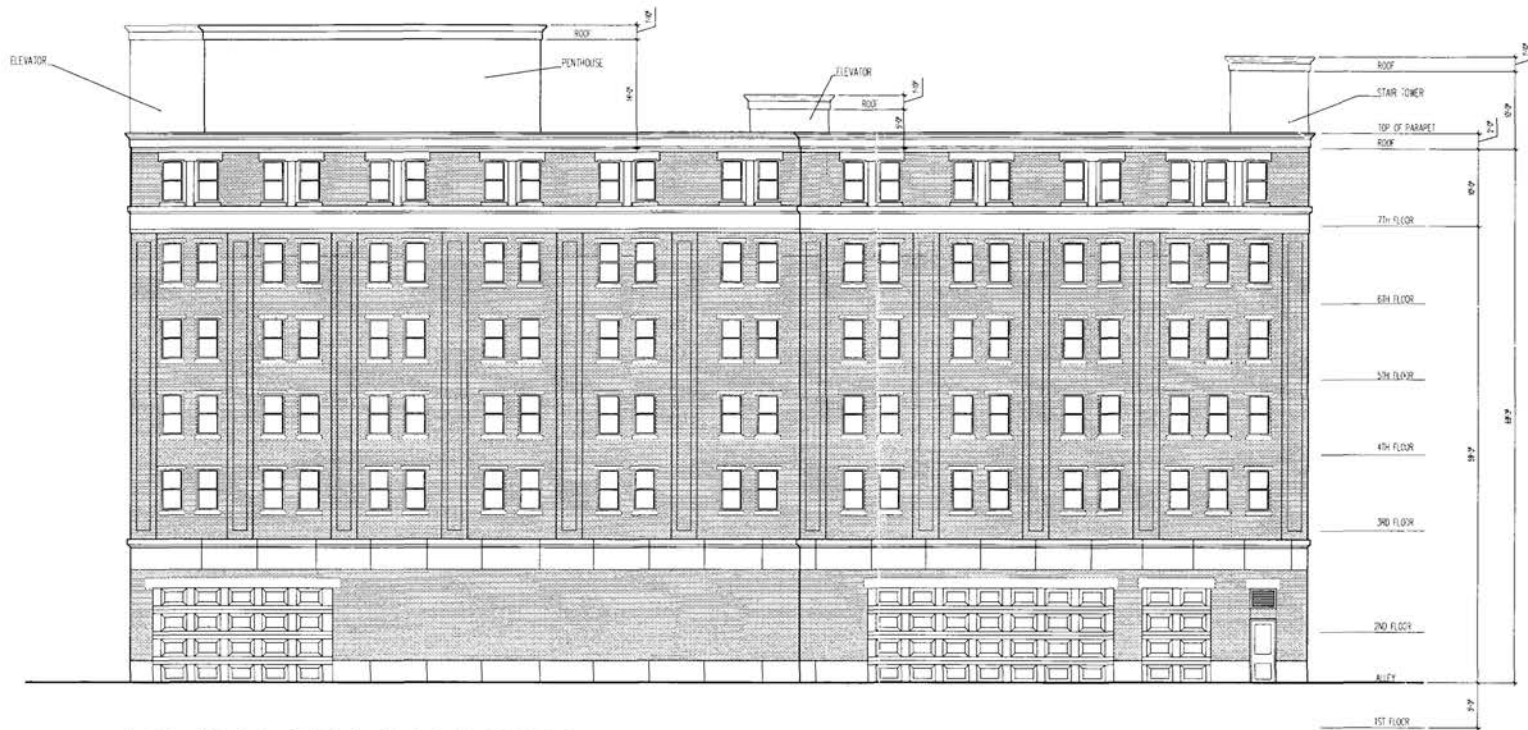
1743-55 N STREET NW
BOUTIQUE HOTEL
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8057 Georgia Ave.
N.W. 5th Fl.
Atlanta, Georgia, GA
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21 FEB 2005



REAR ELEVATION

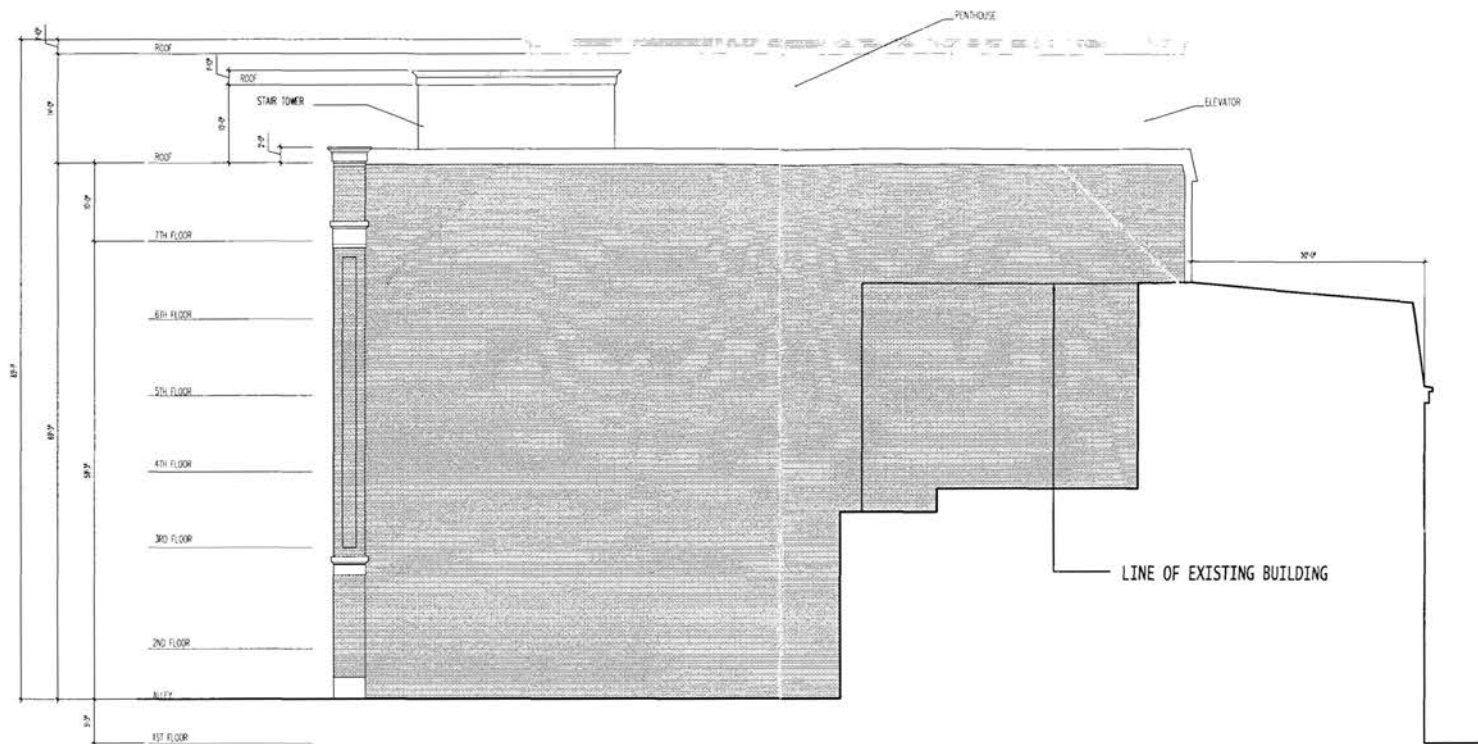
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WEST ELEVATION



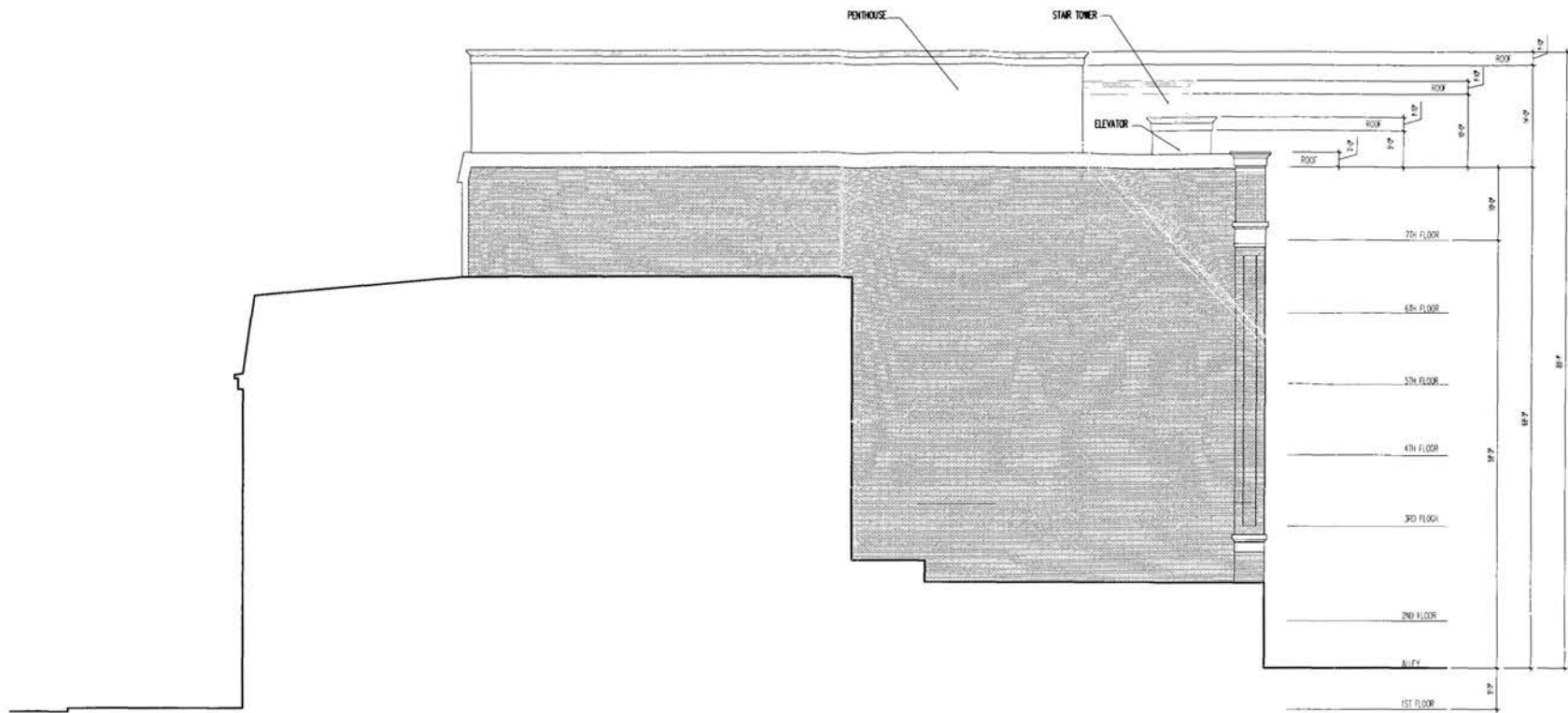
1743-55 N STREET NW
BOUTIQUE HOTEL
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D - 14



EAST ELEVATION

0 4' 8' 16'
SCALE: 1"=16'-0"

1743-55 N STREET NW
BOUTIQUE HOTEL
21.FEB.2005



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