

N Street Boufique Hotel - FAR Analysis

21-Feb-05

LOT AREA: 20,648

FAR in SP-1 = 4.0

FAR LOSS

7 Story Hotel

75' HIGH - 116 ROOMS

Floor	Gross Area (s.f.)
1	20,522
2	17,395
3	16,763
4	16,763
5	15,821
6	12,344
7	12,344
TOTAL FAR	111,952

5.42

Allowable FAR in SP-1 = 4.0x 20,648 SF

82,592

Excess FAR is 1.42 x 20,648 SF

29,320

Historic FAR Loss

In order to maintain a significant amount of the historic existing interior as requested by the Historic Preservation Office, the amount of lost FAR =

23,029

Reduce the excess FAR by the historic FAR Loss = .31

6,331

Lost Area as a Result of Saving Existing Historic Interiors*

1st floor	2nd floor	3rd floor	4th floor	5th floor	6th floor	7th floor	
541	270	70	70	70	70		
766	362	73	73	73	73		
773	228	75	75	75	75		
809	57	113	113	113	113		
342	59	106	106	106	106		
632	61	465	465	467	298		
117	60	208	208	131	67		
458	81	230	230	37	70		
274	247	246	246	254	71		
97	208	254	254	190	107		
42	230	37	37	246	101		
36	246	361	361	230	13		
36	97	379	379	208			
77	284	59	59	59			
77	458	269	269	285			
79	138	164	164	118			
79	59	198	198	163			
2	285	185	185	36			
2	64	101	101	36			
46	201	36	36	77			
50	185	36	36	77			
47	562	388	388	884			
5,382	4,442	4,053	4,053	3,935	1,164	0	TOTAL (SF)
							23,029

*Numbers in this chart correspond to hatched areas in FAR Drawings

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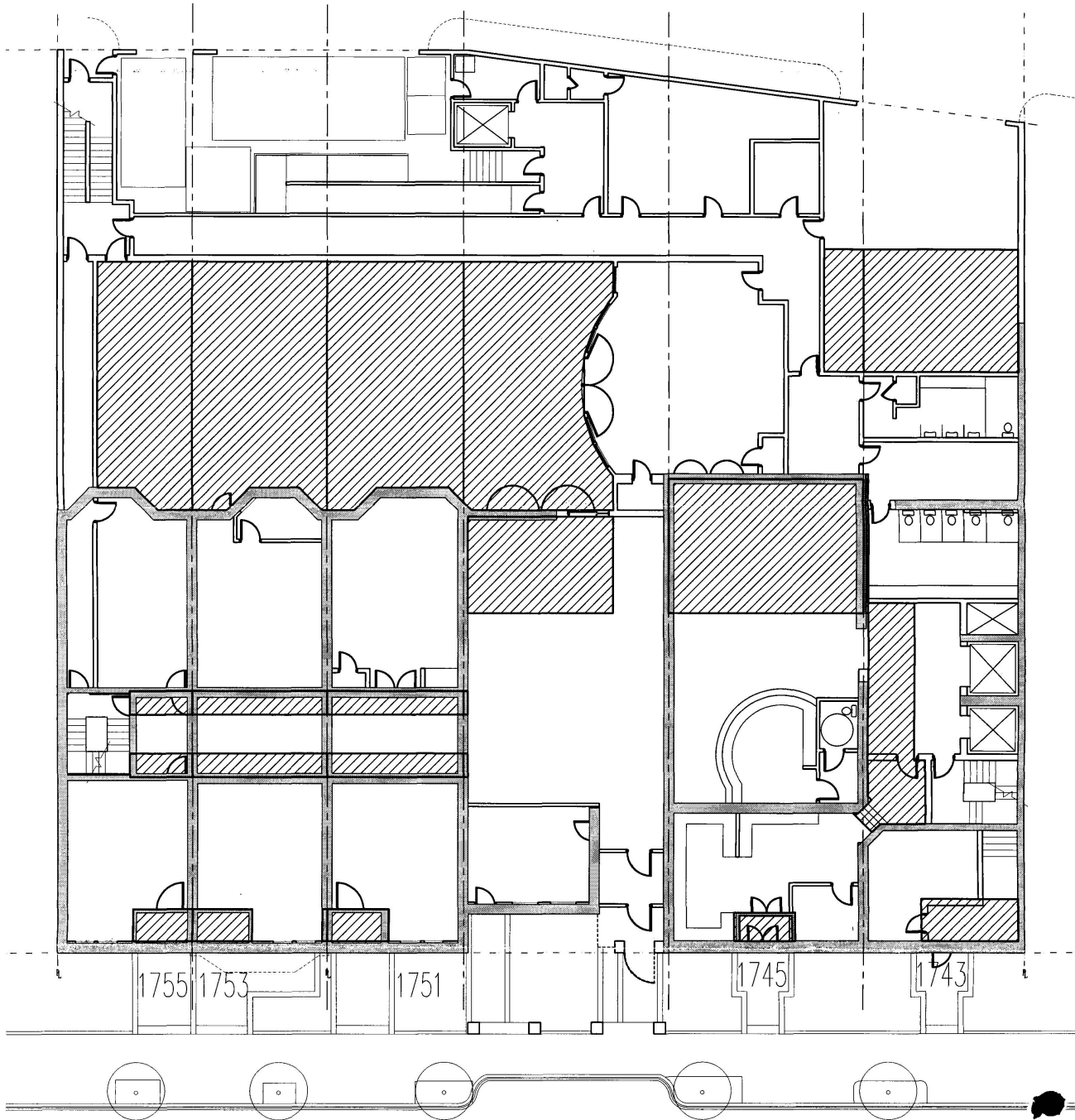
E-1

Board of Zoning Adjustment
District of Columbia
CASE NO. 17337
EXHIBIT NO. 13

BZA
Case No. 17337
Exhibit No. 13

TOTAL ADDITIONAL AREA REQUIRED FOR MAINTENANCE OF HISTORIC INTEGRITY ON FLOOR 1 = 5382 SF

AREA OF HATCHED REGION IN THIS PROPERTY = 659 SF	AREA OF HATCHED REGION IN THIS PROPERTY = 970 SF	AREA OF HATCHED REGION IN THIS PROPERTY = 978 SF	AREA OF HATCHED REGION IN THIS PROPERTY = 1155 SF	AREA OF HATCHED REGION IN THIS PROPERTY = 791 SF	AREA OF HATCHED REGION IN THIS PROPERTY = 829 SF
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1ST FLOOR - 02/21/05

SHADED AREAS INDICATE AREA REQUIRED FOR MAINTENANCE OF HISTORIC INTEGRITY AS REQUESTED BY HISTORIC PRESERVATION OFFICE

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

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

1743-55 N STREET, N.W.
BOUTIQUE HOTEL

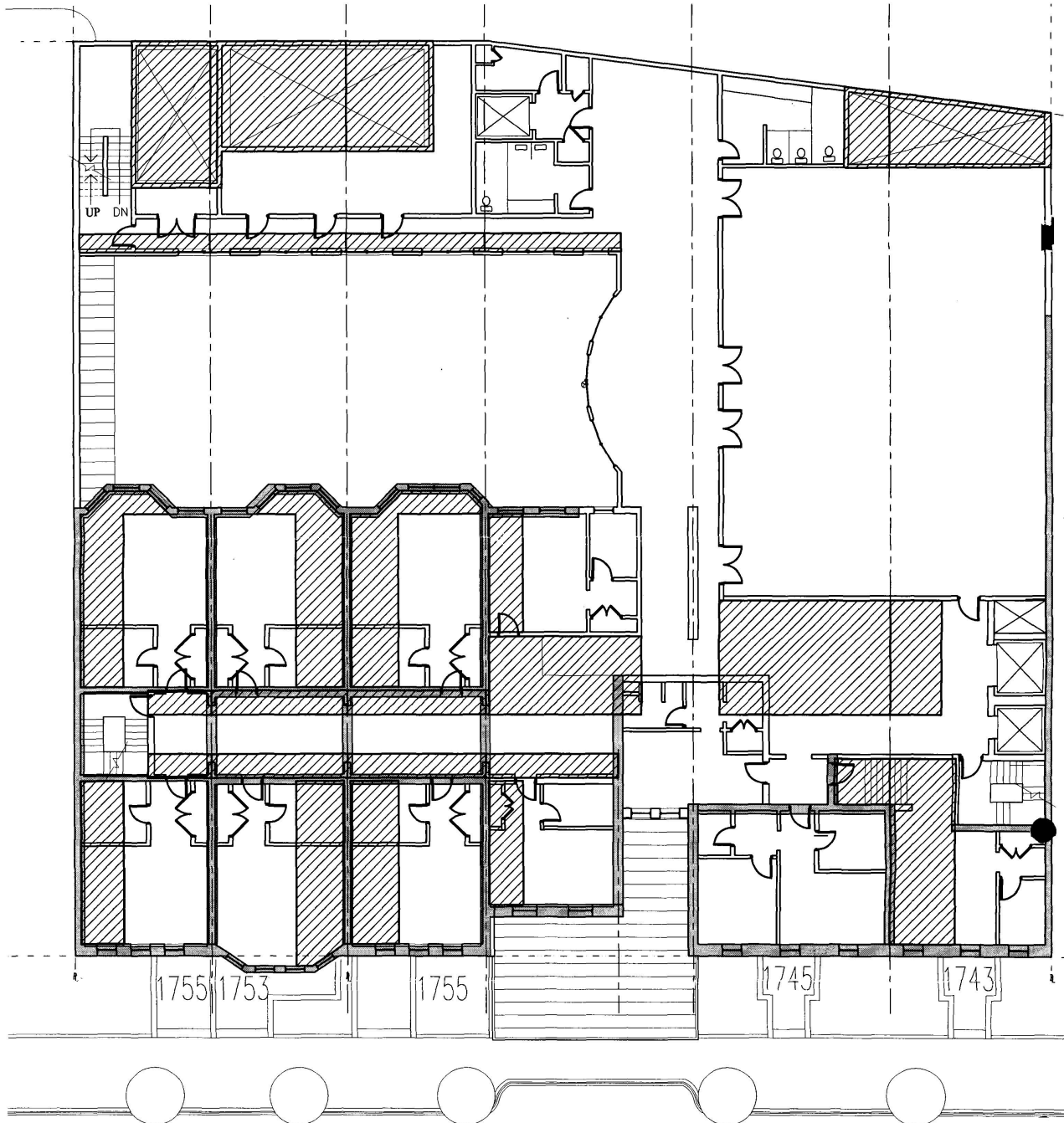
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E-3

TOTAL ADDITIONAL AREA REQUIRED FOR MAINTENANCE OF HISTORIC INTEGRITY ON FLOOR 2 = 4442 SF

AREA OF HATCHED REGION IN THIS PROPERTY = 671 SF	AREA OF HATCHED REGION IN THIS PROPERTY = 1006 SF	AREA OF HATCHED REGION IN THIS PROPERTY = 878 SF	AREA OF HATCHED REGION IN THIS PROPERTY = 618 SF	AREA OF HATCHED REGION IN THIS PROPERTY = 598 SF	AREA OF HATCHED REGION IN THIS PROPERTY = 670 SF
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2ND FLOOR - 02/21/05

SHADED AREAS INDICATE AREA REQUIRED FOR MAINTENANCE OF HISTORIC INTEGRITY AS REQUESTED BY HISTORIC PRESERVATION OFFICE

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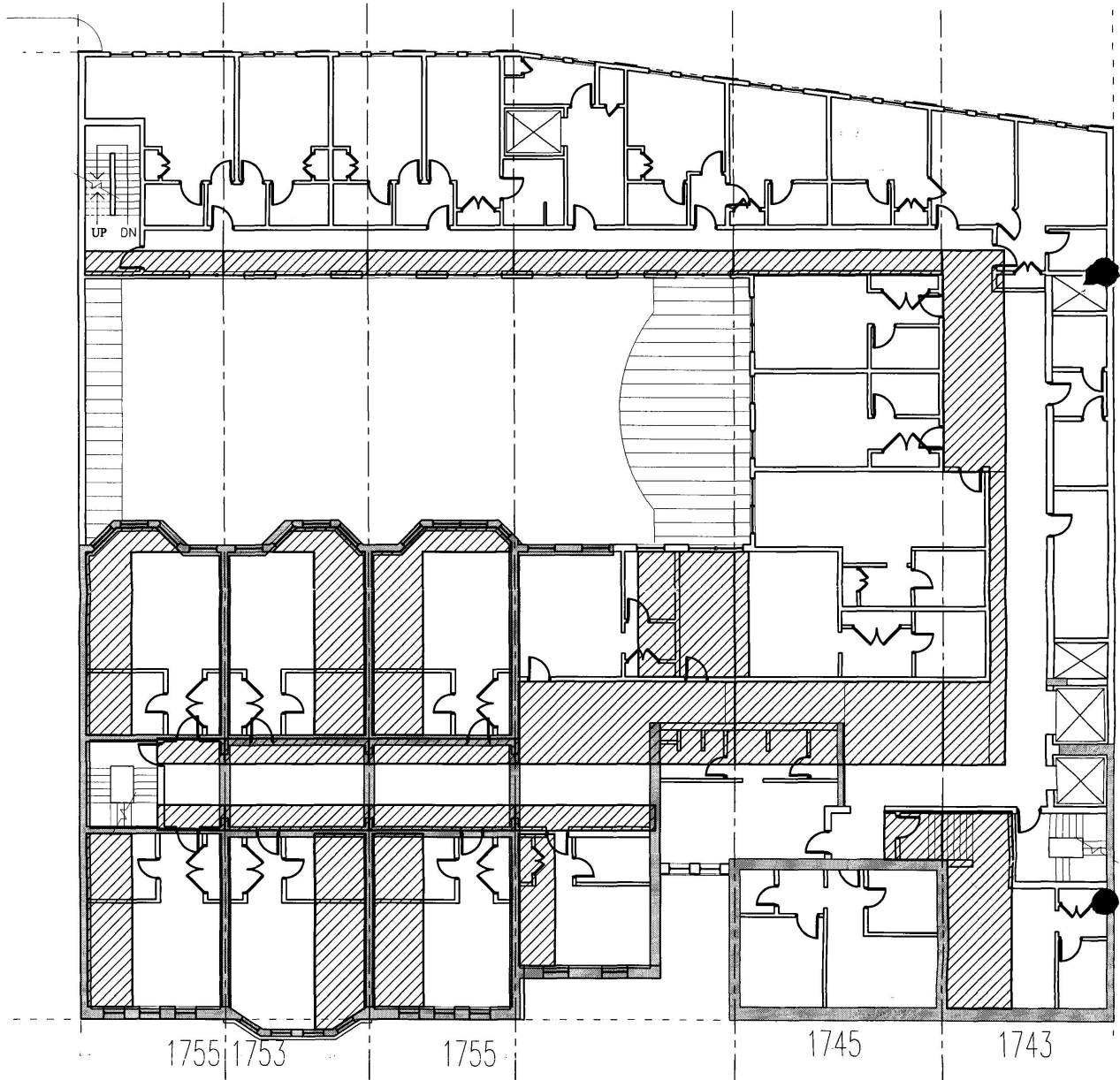
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E-4

TOTAL ADDITIONAL AREA REQUIRED FOR MAINTENANCE OF HISTORIC INTEGRITY ON FLOOR 3 = 4053 SF

AREA OF HATCHED REGION IN THIS PROPERTY = 514 SF	AREA OF HATCHED REGION IN THIS PROPERTY = 655 SF	AREA OF HATCHED REGION IN THIS PROPERTY = 664 SF	AREA OF HATCHED REGION IN THIS PROPERTY = 923 SF	AREA OF HATCHED REGION IN THIS PROPERTY = 563 SF	AREA OF HATCHED REGION IN THIS PROPERTY = 734 SF
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3RD FLOOR - 02/21/05

SHADED AREAS INDICATE AREA REQUIRED
FOR MAINTENANCE OF HISTORIC INTEGRITY
AS REQUESTED BY HISTORIC PRESERVATION OFFICE



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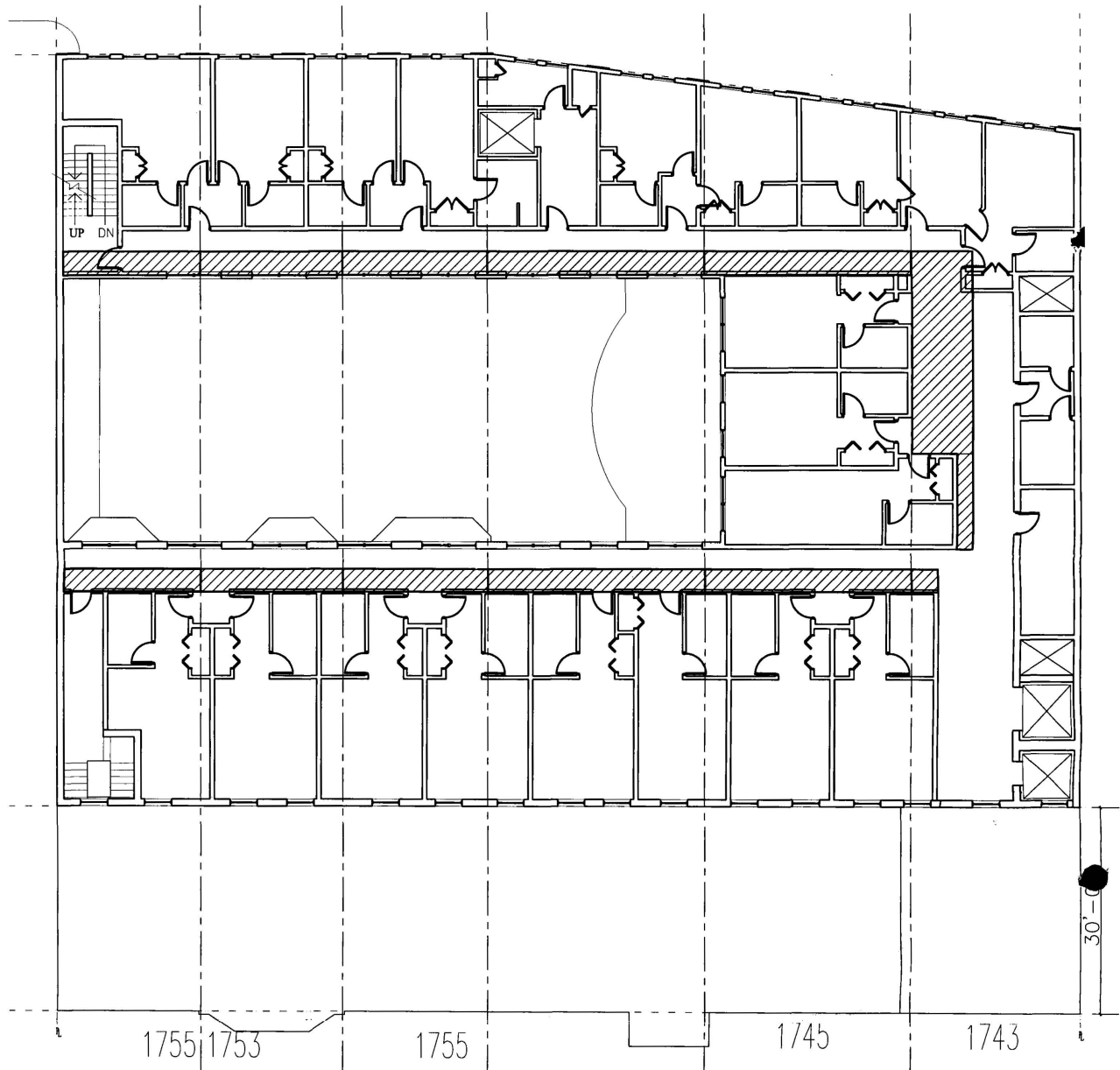


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E-5

TOTAL ADDITIONAL AREA REQUIRED FOR MAINTENANCE OF HISTORIC INTEGRITY ON FLOOR 6 = 1164 SF

AREA OF HATCHED REGION IN THIS PROPERTY = 137 SF	AREA OF HATCHED REGION IN THIS PROPERTY = 143 SF	AREA OF HATCHED REGION IN THIS PROPERTY = 146 SF	AREA OF HATCHED REGION IN THIS PROPERTY = 220 SF	AREA OF HATCHED REGION IN THIS PROPERTY = 207 SF	AREA OF HATCHED REGION IN THIS PROPERTY = 311 SF
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6th FLOOR - 02/21/05

SHADED AREAS INDICATE AREA REQUIRED FOR MAINTENANCE OF HISTORIC INTEGRITY AS REQUESTED BY HISTORIC PRESERVATION OFFICE

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CONTINUOUS LINES INDICATE NEW WALLS TO BE BUILT



1743-55 N STREET, N.W.
BOUTIQUE HOTEL

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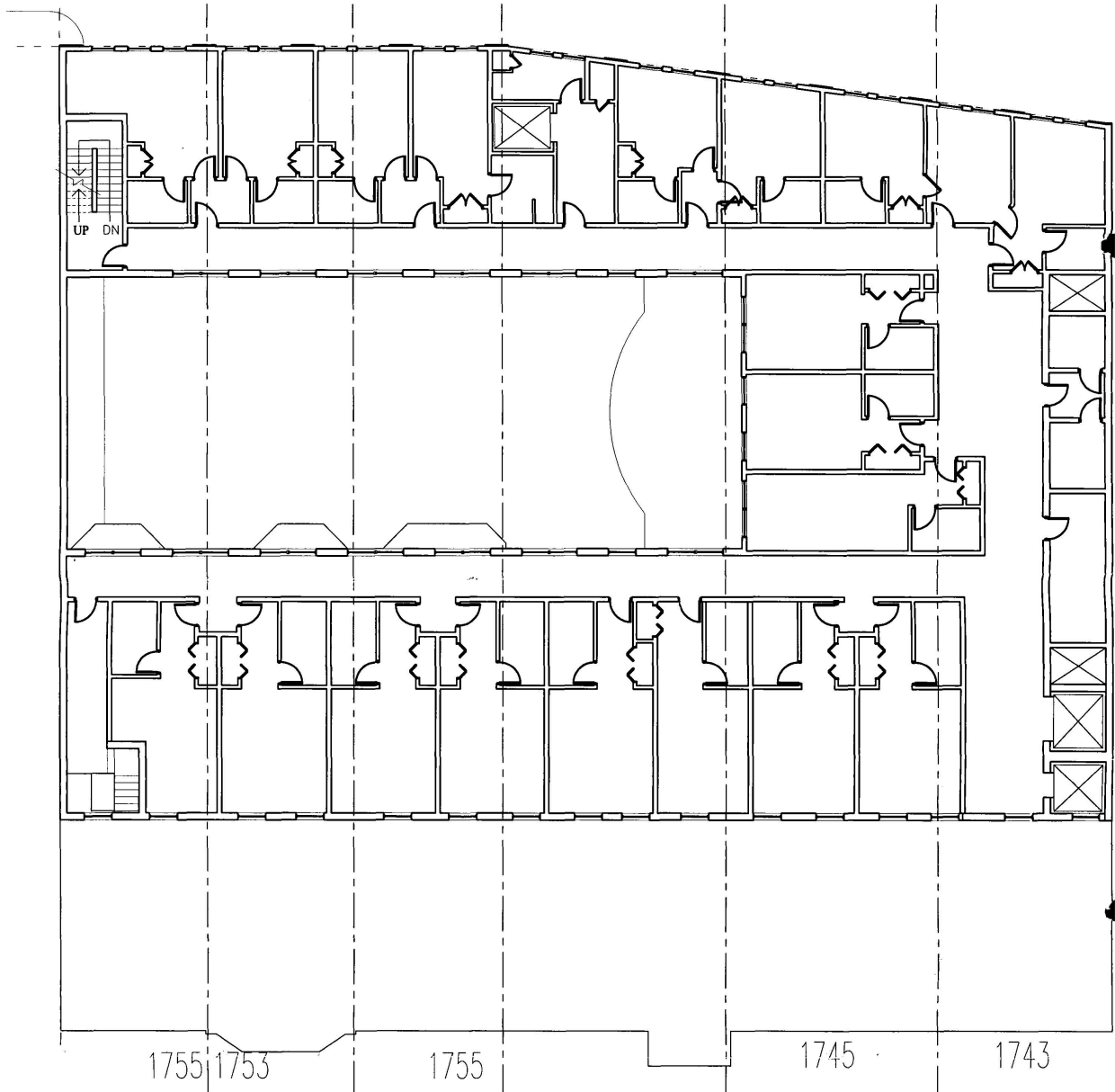


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E-8

TOTAL ADDITIONAL AREA REQUIRED FOR MAINTENANCE OF HISTORIC INTEGRITY ON FLOOR 7 = 0 SF

AREA OF HATCHED REGION IN THIS PROPERTY = 0 SF	AREA OF HATCHED REGION IN THIS PROPERTY = 0 SF	AREA OF HATCHED REGION IN THIS PROPERTY = 0 SF	AREA OF HATCHED REGION IN THIS PROPERTY = 0 SF	AREA OF HATCHED REGION IN THIS PROPERTY = 0 SF	AREA OF HATCHED REGION IN THIS PROPERTY = 0 SF
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7th FLOOR - 02/21/05

SHADED AREAS INDICATE AREA REQUIRED FOR MAINTENANCE OF HISTORIC INTEGRITY AS REQUESTED BY HISTORIC PRESERVATION OFFICE



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