

G

**OUTLINE OF TESTIMONY
STEVEN E. SHER
DIRECTOR OF ZONING AND LAND USE SERVICES
HOLLAND & KNIGHT LLP**

- I. SITE LOCATION AND DESCRIPTION**
- II. DESCRIPTION OF SURROUNDING AREA**
- III. EXISTING ZONING: SP-1/DC**
- IV. PROPOSED DEVELOPMENT**
- V. RELIEF REQUIRED**
- VI. COMPLIANCE WITH STANDARDS**
- VII. CONCLUSION**

H

Project Drawings
1743-55 N Street N.W.

Square 158 Lots 69, 835 and 836

December 22, 2005

N Street Boutique Hotel - FAR Analysis

22-Dec-05

Story Hotel

LOT AREA: 20,648 FAR in SP-1 = 4.0

51' HIGH - 77 ROOMS

Floor	Room Count	Gross Area (s.f.)
1	0	17,621
2	11	17,244
3	23	16,396
4	23	16,396
5	17	14,913
TOTAL		77 Rooms 4.0 82,570
Allowable FAR in SP-1 = 4.0x 20,648 SF		-82592



2257 Glenville Ave.
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Index of Drawings

1743–55 N Street, N.W.

Boutique Hotel

December 22, 2005

A. Plat	A-1
B. Plat of Improvement	B-1
C. Existing Conditions	C-1 to C-3
D. Floor Plans & Elevations	D-1 to D-13
E. F.A.R.	E-1
F. Sections	F-1 to F-2
G. Public Space	G-1 to G-2
H. Landscape Plan	H-1

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., November 30, 2004

Plat for Building Permit of SQUARE 158 LOTS 69, 835 & 836

Scale: 1 inch = 30 feet Recorded in Book 30 Page 181 (Lot 69);
A & T Book Page 3327-D (Lot 835);
A & T Book Page 3327-E (Lot 836)

Receipt No. 15925

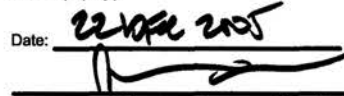
Furnished to: HOLLAND & KNIGHT

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

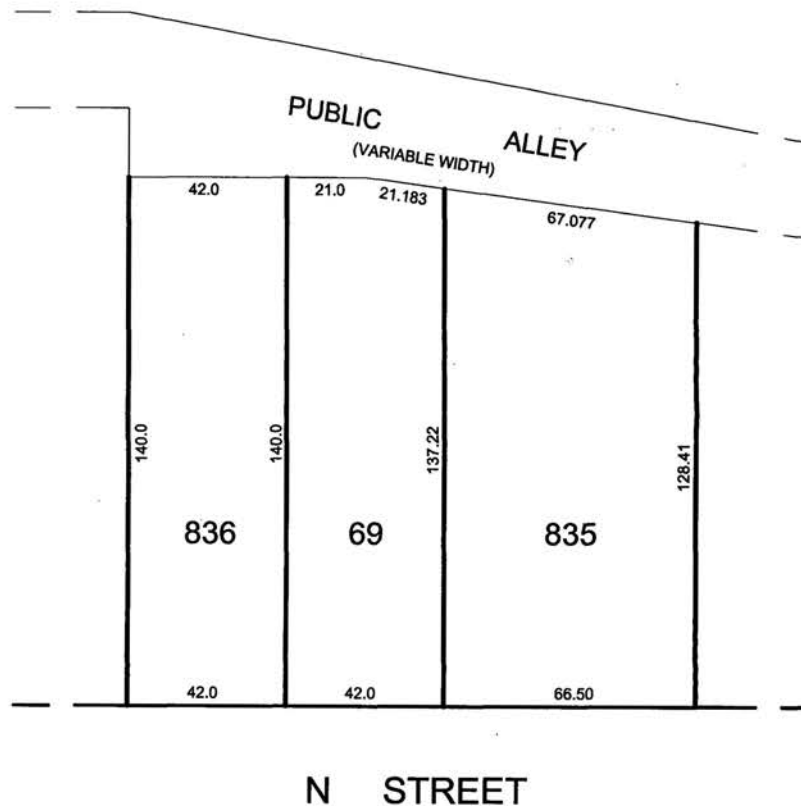
Date: 22 DEC 2005


Surveyor, D.C.

By: L.E.S. 


(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.



**DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR**

Washington, D.C., November 30, 2004

Plat for Building Permit of **SQUARE 158 LOTS 69, 835 & 836**

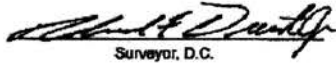
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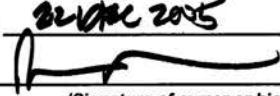
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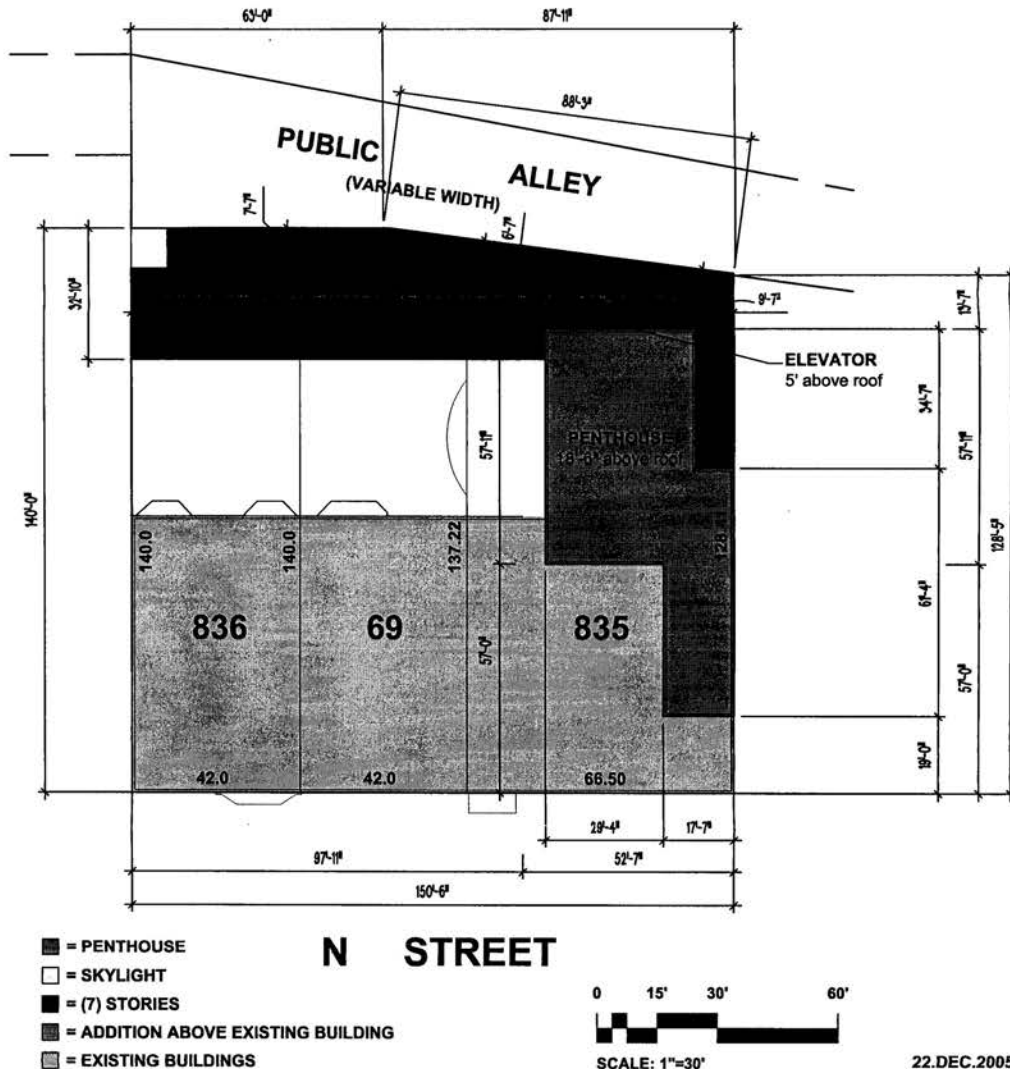
Date: 22 DEC 2005

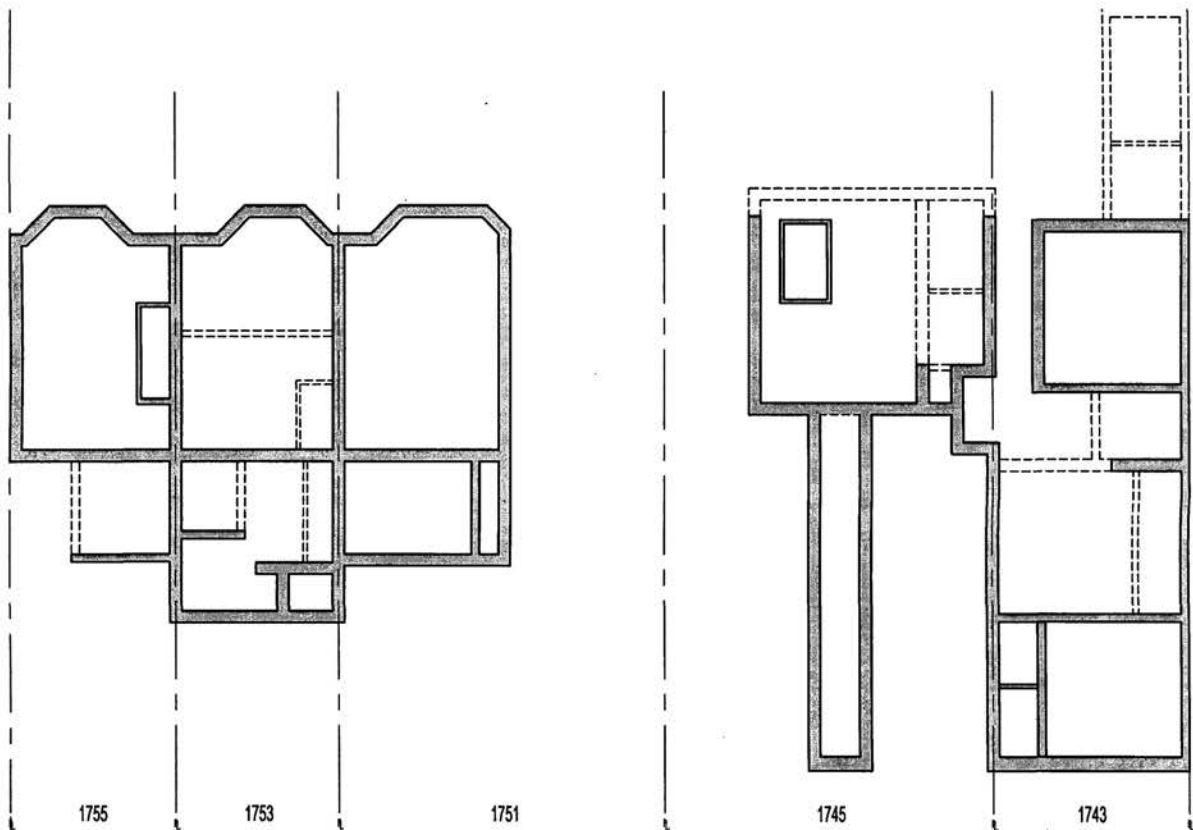

Surveyor, D.C.

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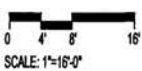


BASEMENT - EXISTING



1ST FLOOR - EXISTING

1743-55 N STREET NW
BOUTIQUE HOTEL

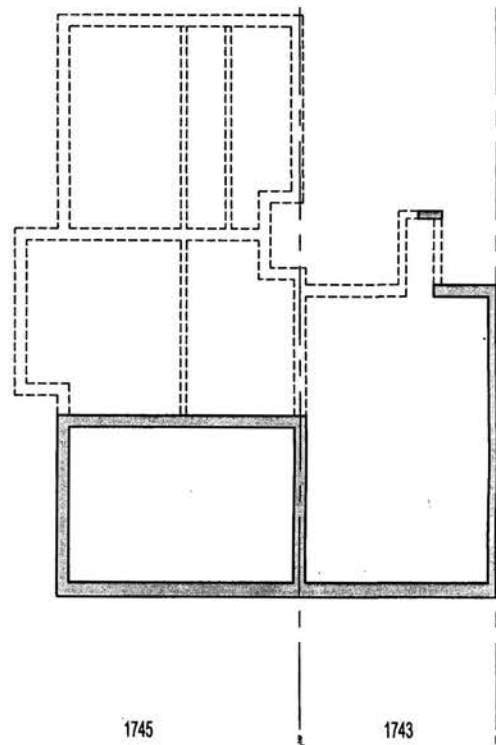
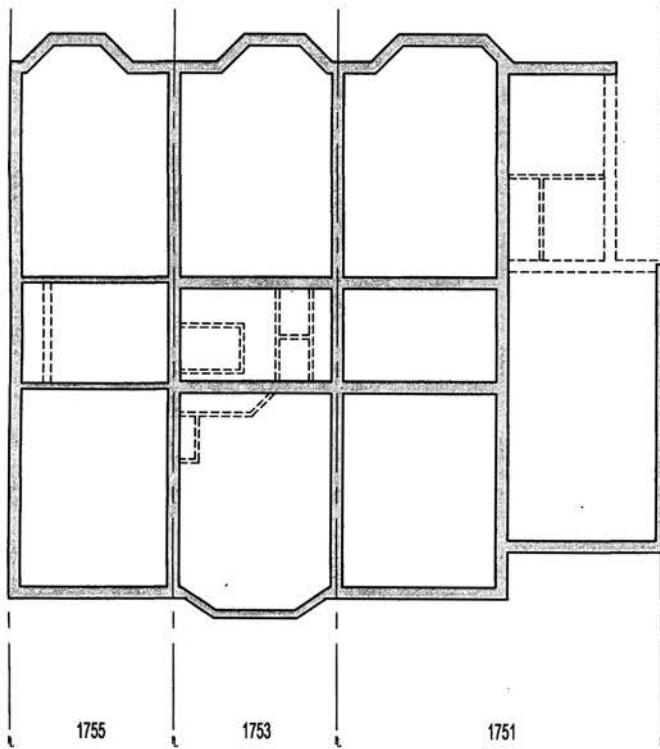


22.DEC.2005
SOLID LINES INDICATE EXISTING WALLS TO REMAIN
DASHED LINES INDICATE EXISTING WALLS TO BE REMOVED



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C-1



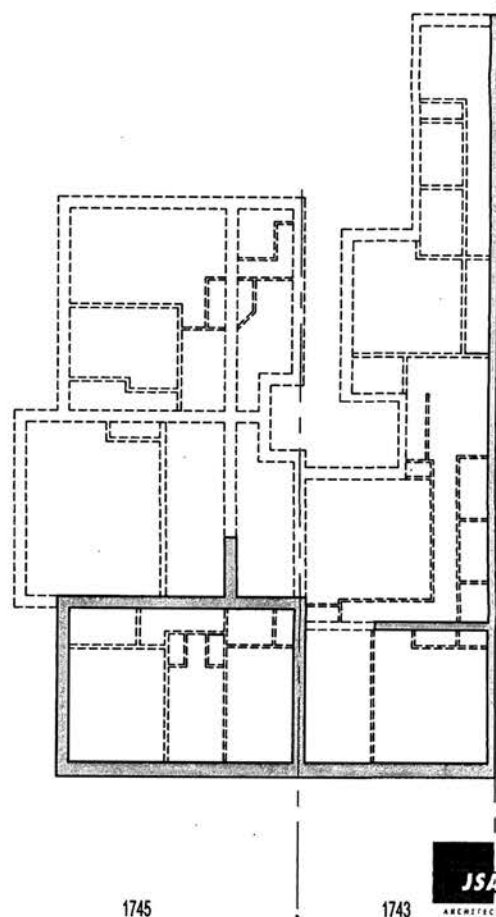
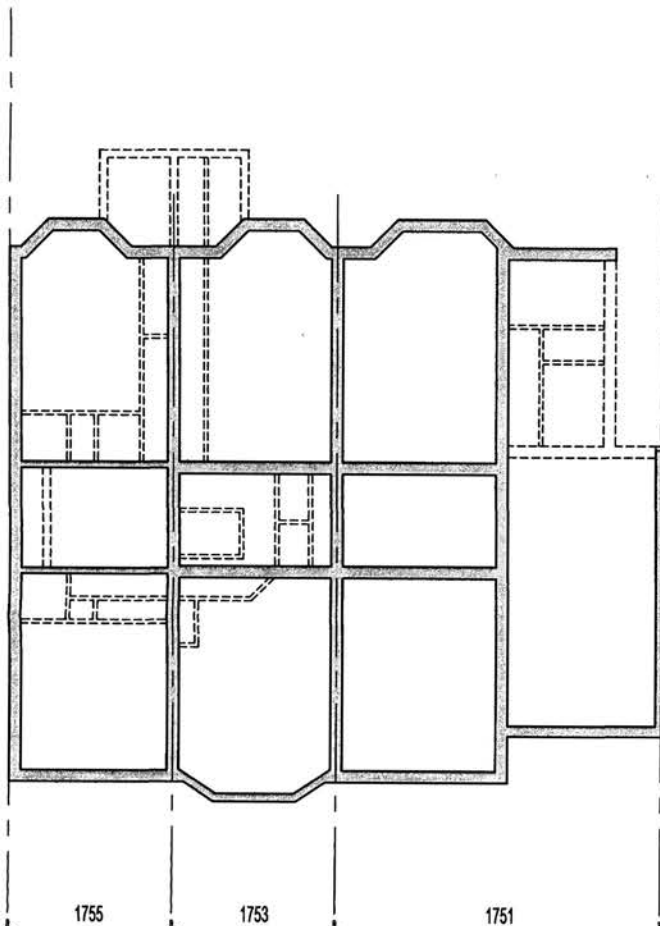
3RD FLOOR - EXISTING

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

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SOLID LINES INDICATE EXISTING WALLS TO REMAIN
DASHED LINES INDICATE EXISTING WALLS TO BE REMOVED



1743-55 N STREET NW
BOUTIQUE HOTEL



2ND FLOOR - EXISTING

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

22.DEC.2005
SOLID LINES INDICATE EXISTING WALLS TO REMAIN
DASHED LINES INDICATE EXISTING WALLS TO BE REMOVED

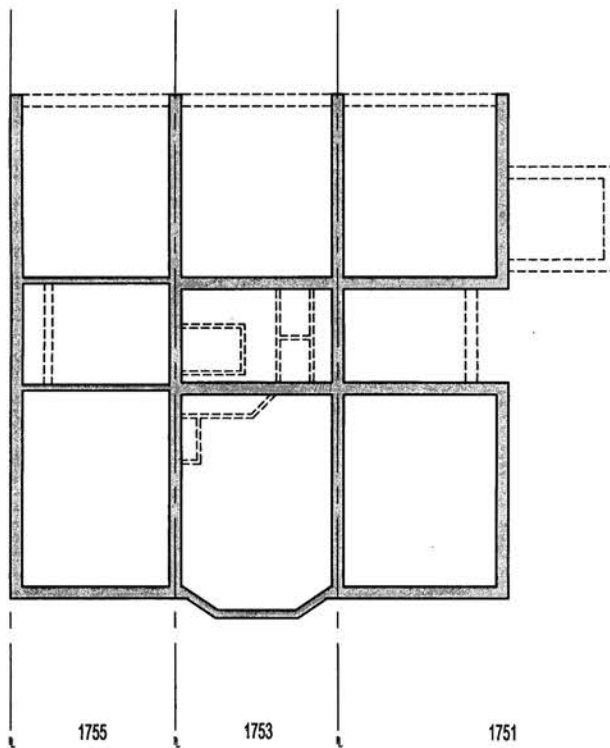


1743-55 N STREET NW
BOUTIQUE HOTEL

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C-2



5TH FLOOR - EXISTING

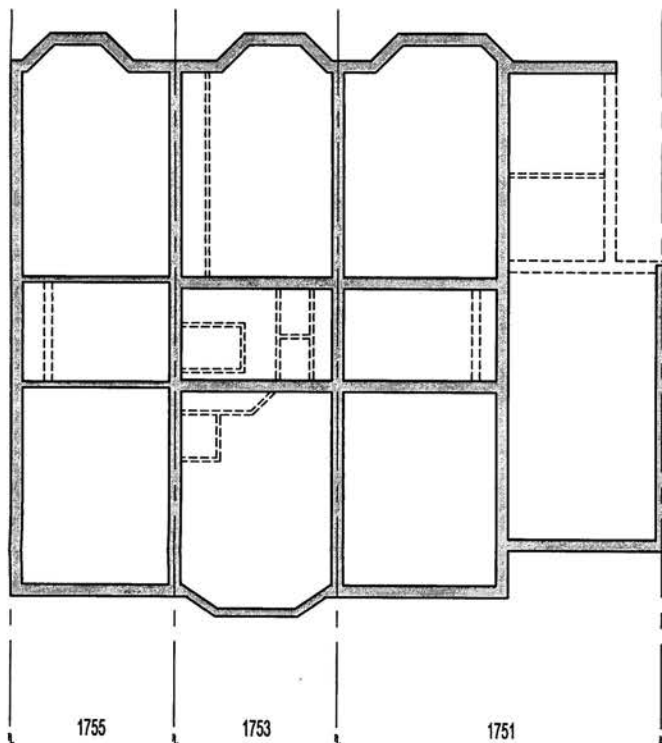
0 4' 8' 16'
SCALE: 1"=16'-0"

22.DEC.2005
SOLID LINES INDICATE EXISTING WALLS TO REMAIN
DASHED LINES INDICATE EXISTING WALLS TO BE REMOVED



1745
1743-55 N STREET NW
BOUTIQUE HOTEL

1743



4TH FLOOR - EXISTING

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

22.DEC.2005
SOLID LINES INDICATE EXISTING WALLS TO REMAIN
DASHED LINES INDICATE EXISTING WALLS TO BE REMOVED

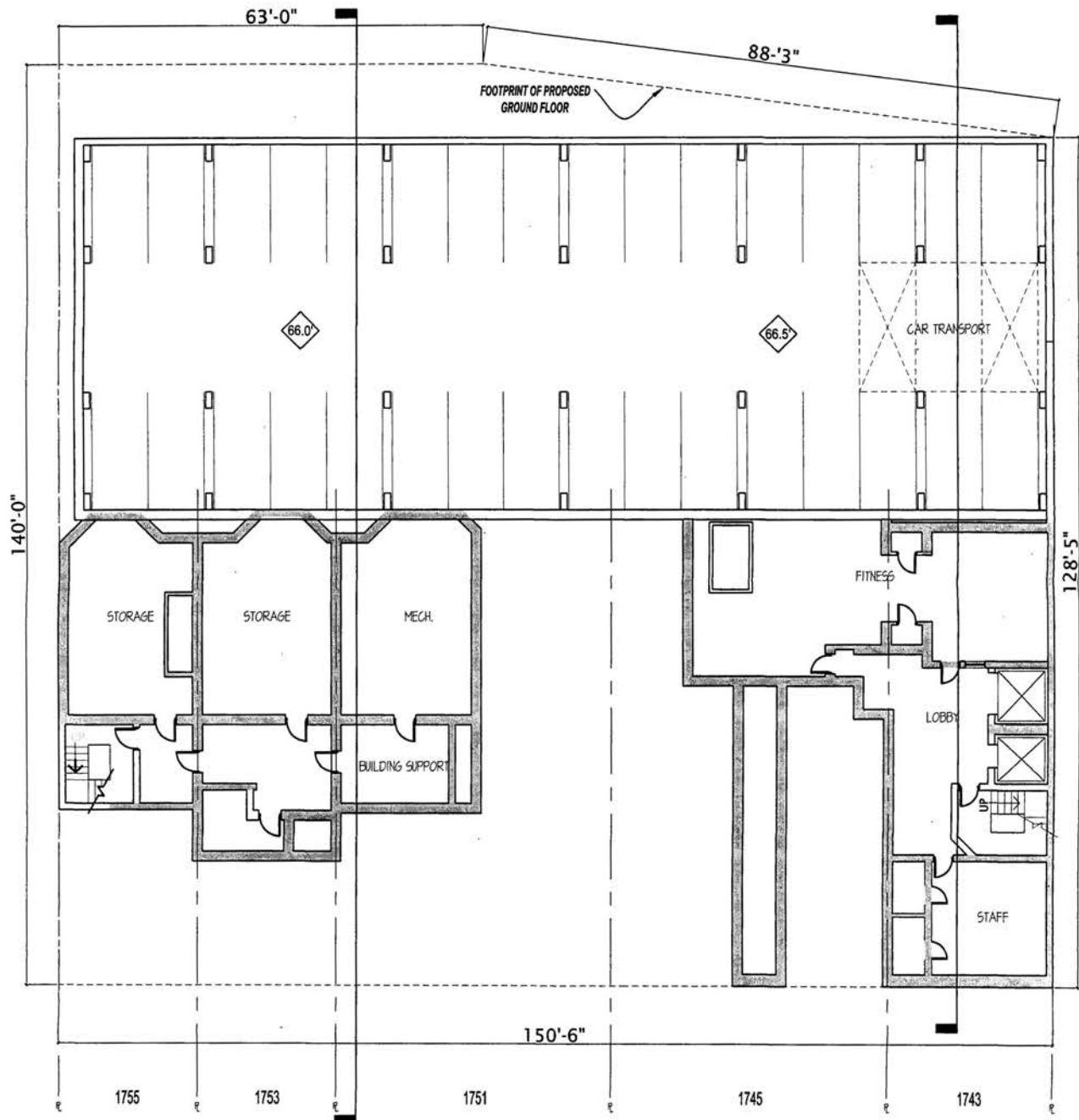


1745
1743-55 N STREET NW
BOUTIQUE HOTEL

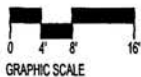
1743

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C-3



BASEMENT & PARKING (2 PARKING LEVELS BELOW) **1743-55 N STREET NW BOUTIQUE HOTEL**



BASEMENT GROSS AREA: 5,986 S.F.

TOTAL PARKING GROSS AREA: 25,851 S.F.
 32 PKG. SPACES PER PARKING LEVEL
 96 PKG. SPACES TOTAL 22.DEC.2005

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

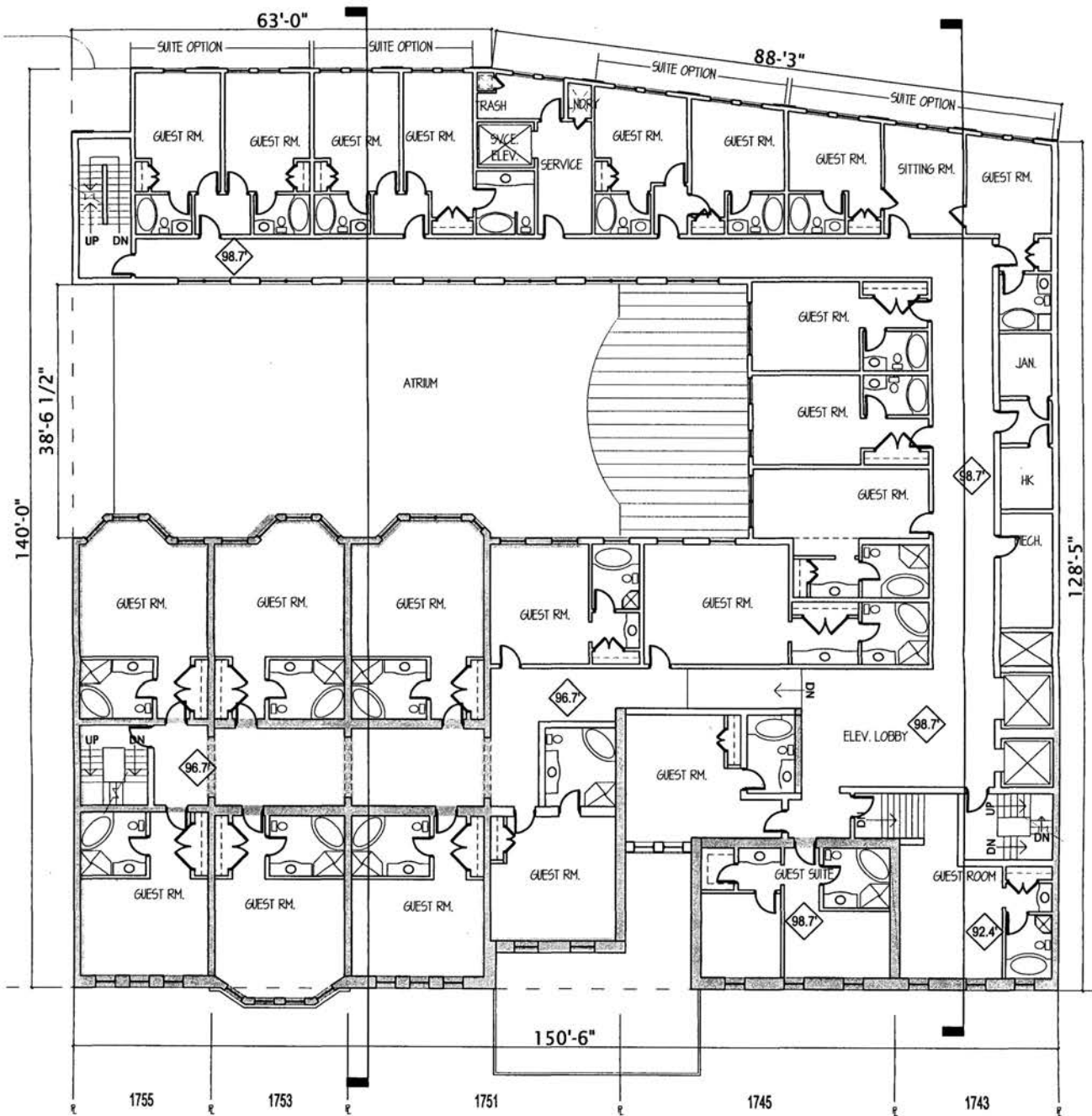


THE INTERIOR LAYOUTS SHOWN ON THE FLOOR
 PLANS ARE SCHEMATIC. CHANGES NOT AFFECTING
 THE EXTERIOR ENVELOPE MAY OCCUR.

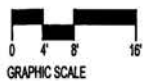
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3RD FLOOR 1743-55 N STREET NW BOUTIQUE HOTEL



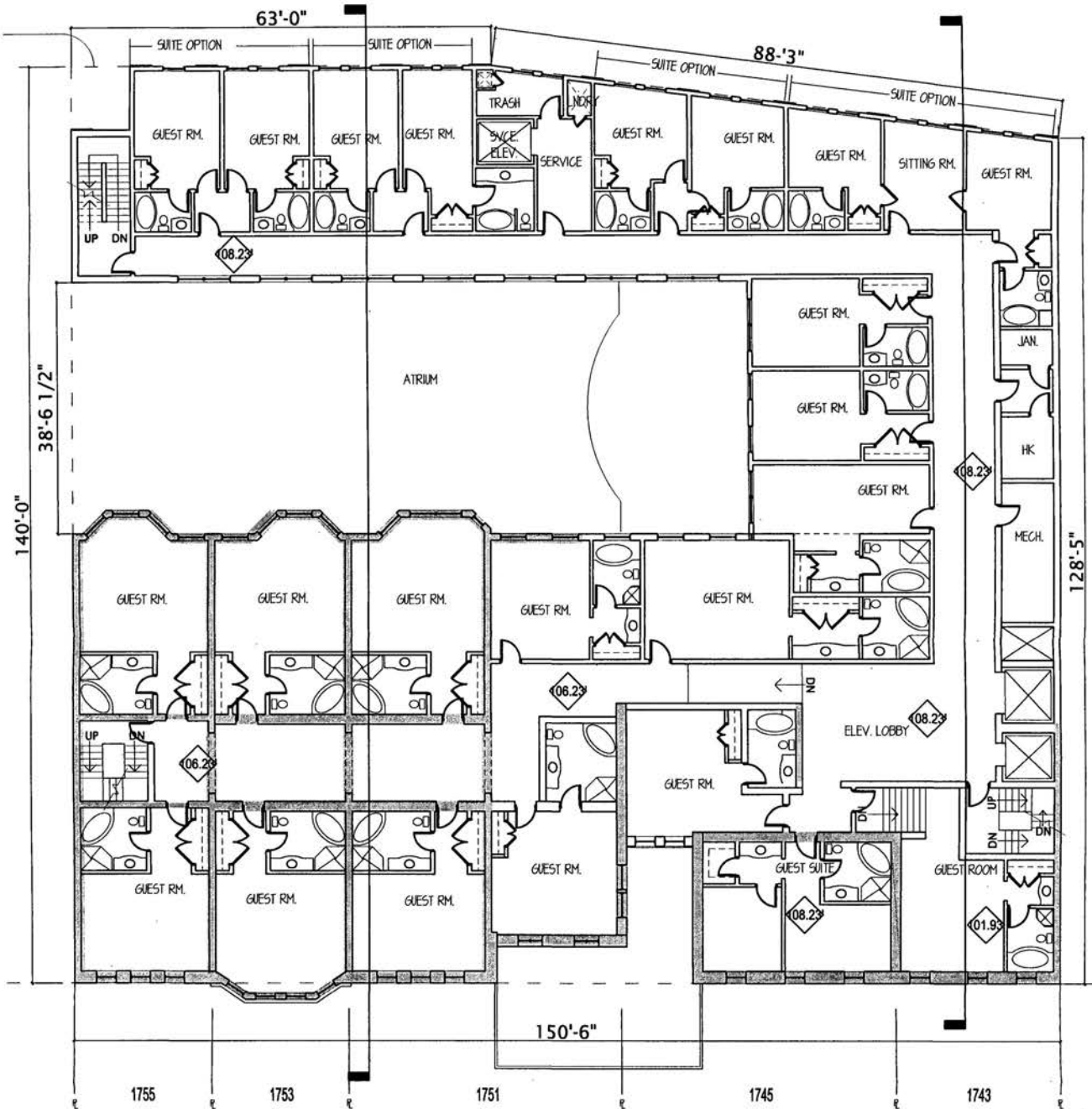
GROSS AREA: 16,396 S.F., 23 GUEST ROOMS
22.DEC.2005

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

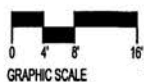
THE INTERIOR LAYOUTS SHOWN ON THE FLOOR
PLANS ARE SCHEMATIC. CHANGES NOT AFFECTING
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4TH FLOOR **1743-55 N STREET NW BOUTIQUE HOTEL**

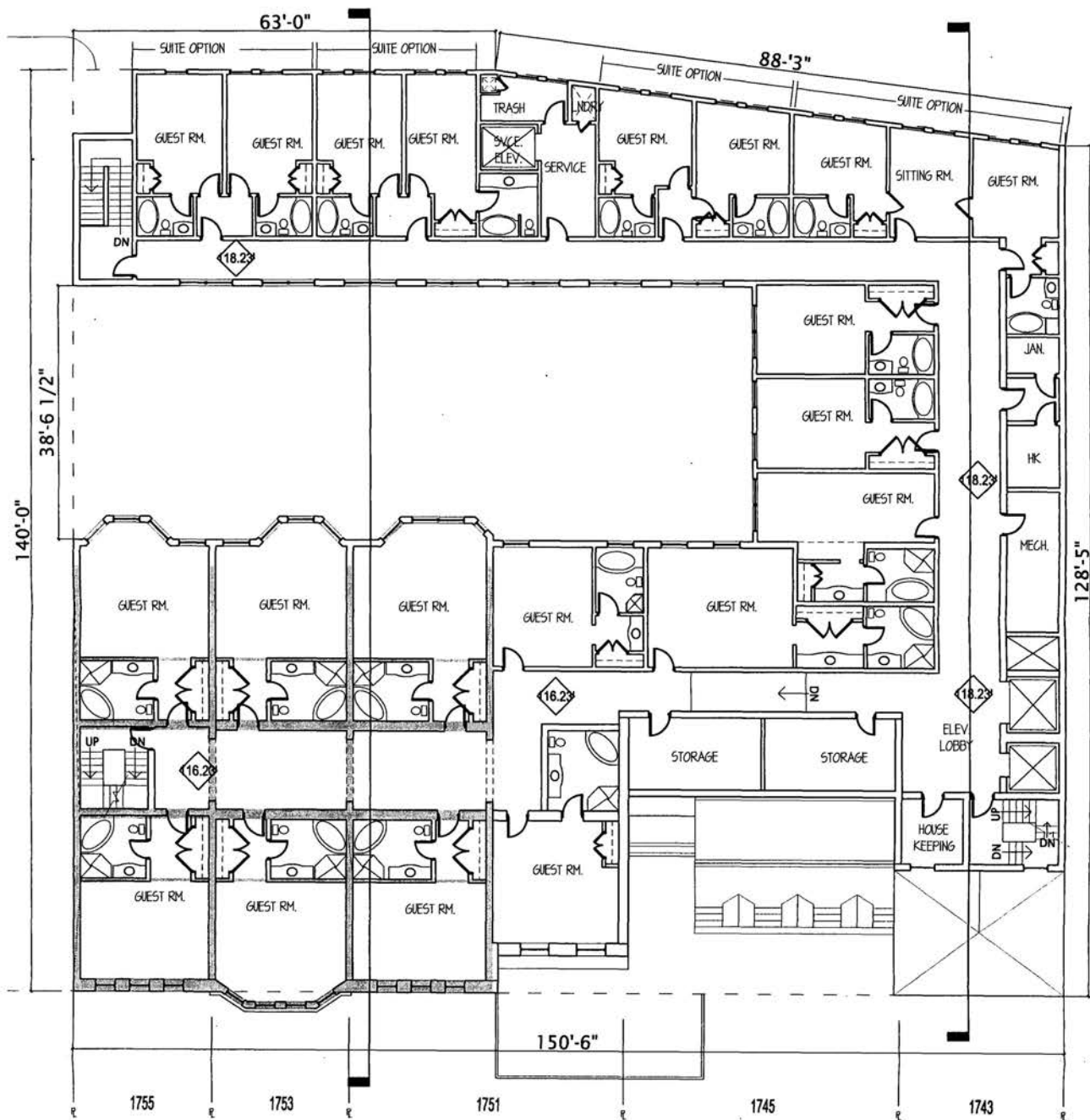


GROSS AREA: 16,396 S.F., 23 GUEST ROOMS
 22.DEC.2005

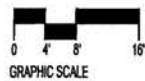
SHADED LINES INDICATE EXISTING WALLS TO REMAIN
 CONTINUOUS LINES INDICATE NEW WALLS TO BE BUILT

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5TH FLOOR 1743-55 N STREET NW BOUTIQUE HOTEL



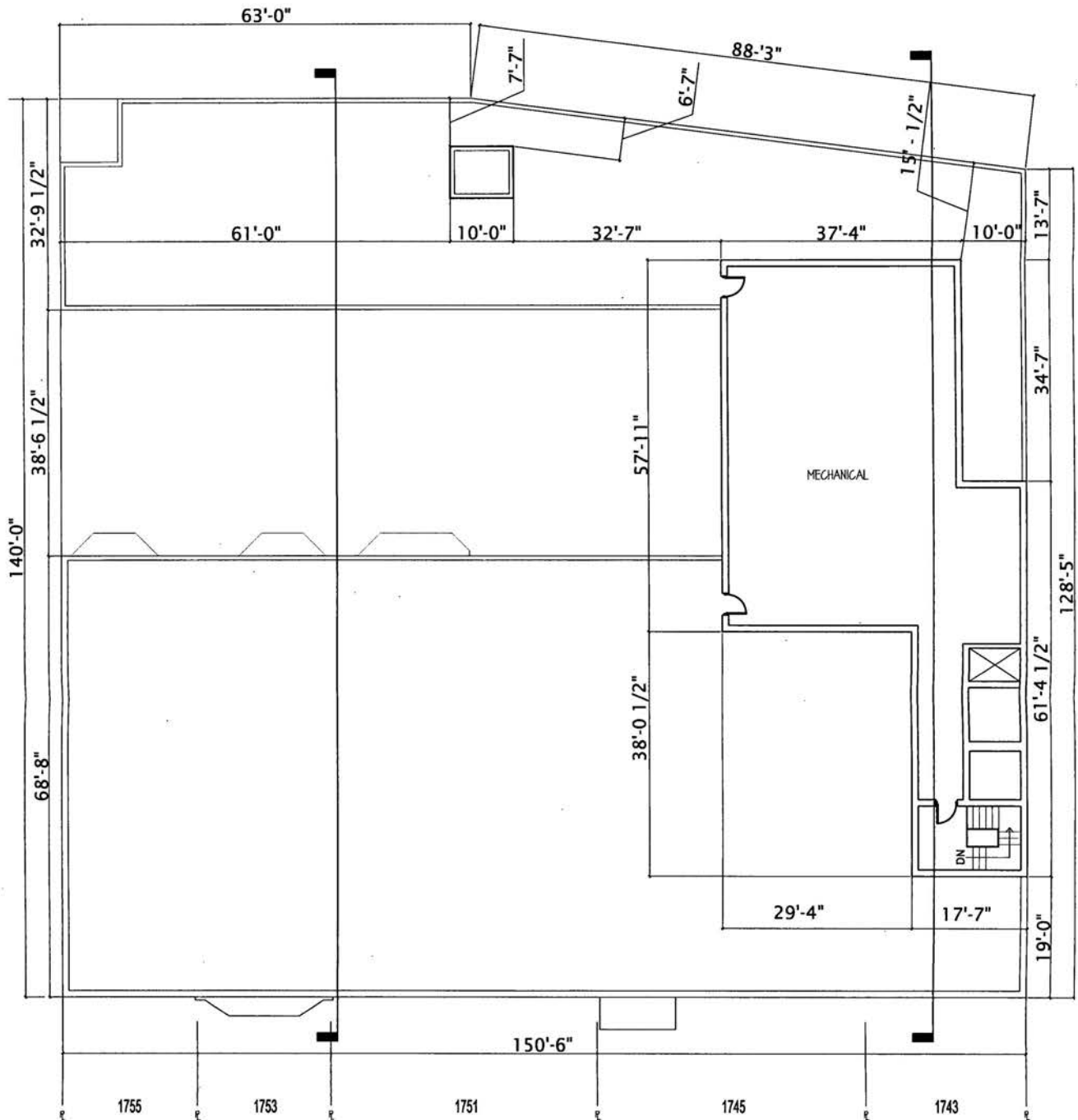
GROSS AREA: 14,913 S.F., 21 GUEST ROOMS
22.DEC.2005

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

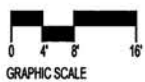
THE INTERIOR LAYOUTS SHOWN ON THE FLOOR
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ROOF PLAN **1743-55 N STREET NW BOUTIQUE HOTEL**



GROSS AREA: 3,159 S.F.,
 22.DEC.2005

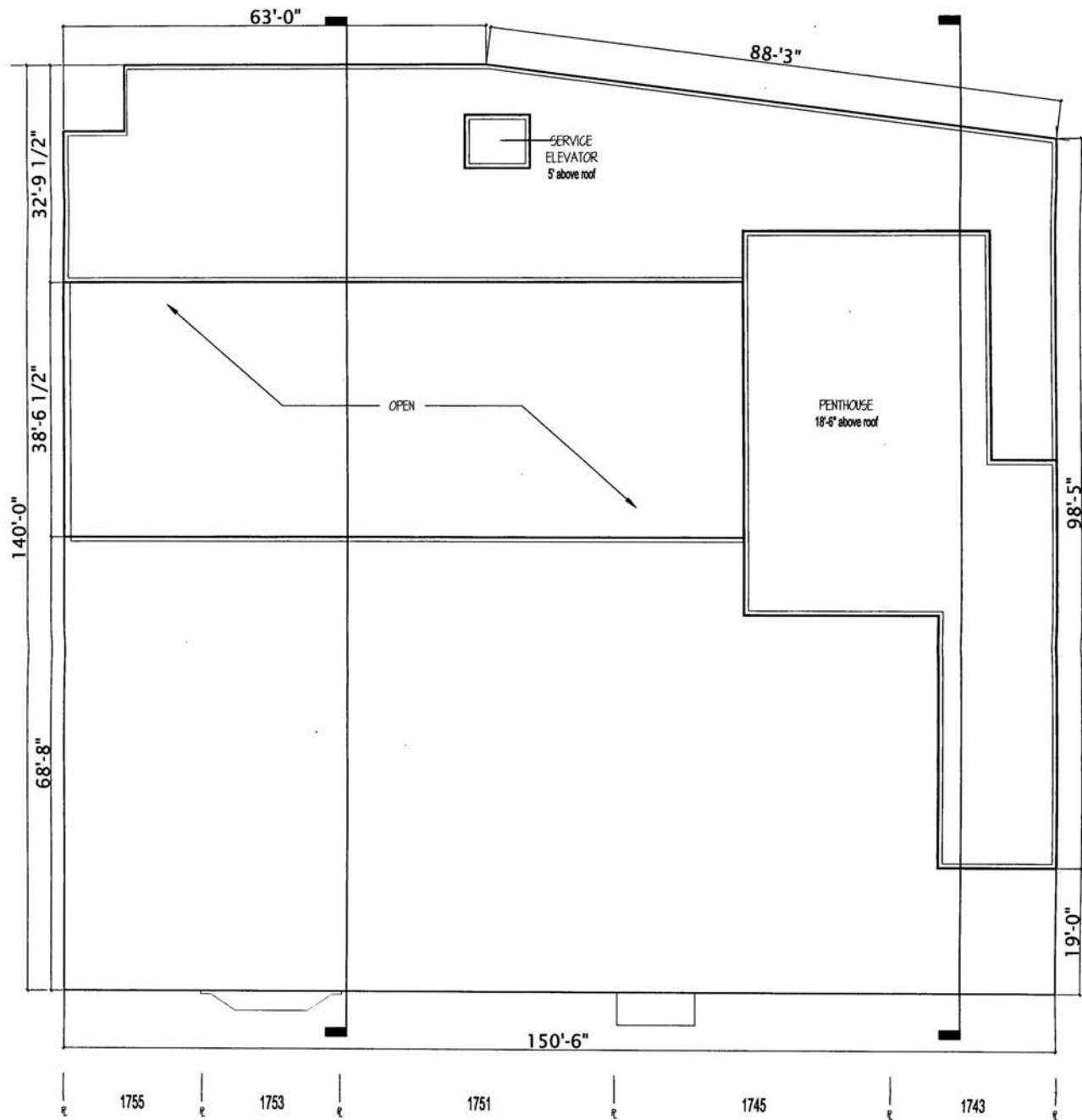
SHADED LINES INDICATE EXISTING WALLS TO REMAIN
 CONTINUOUS LINES INDICATE NEW WALLS TO BE BUILT



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



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UPPER ROOF PLAN **1743-55 N STREET NW BOUTIQUE HOTEL**



GROSS AREA: 3,159 S.F.,
 22.DEC.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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D - 8



EXISTING ELEVATION

0 4' 8' 16'
GRAPHIC SCALE

1743-55 N STREET NW
BOUQUET HOTEL
22.DEC.2005

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D-9



NEW FRONT ELEVATION

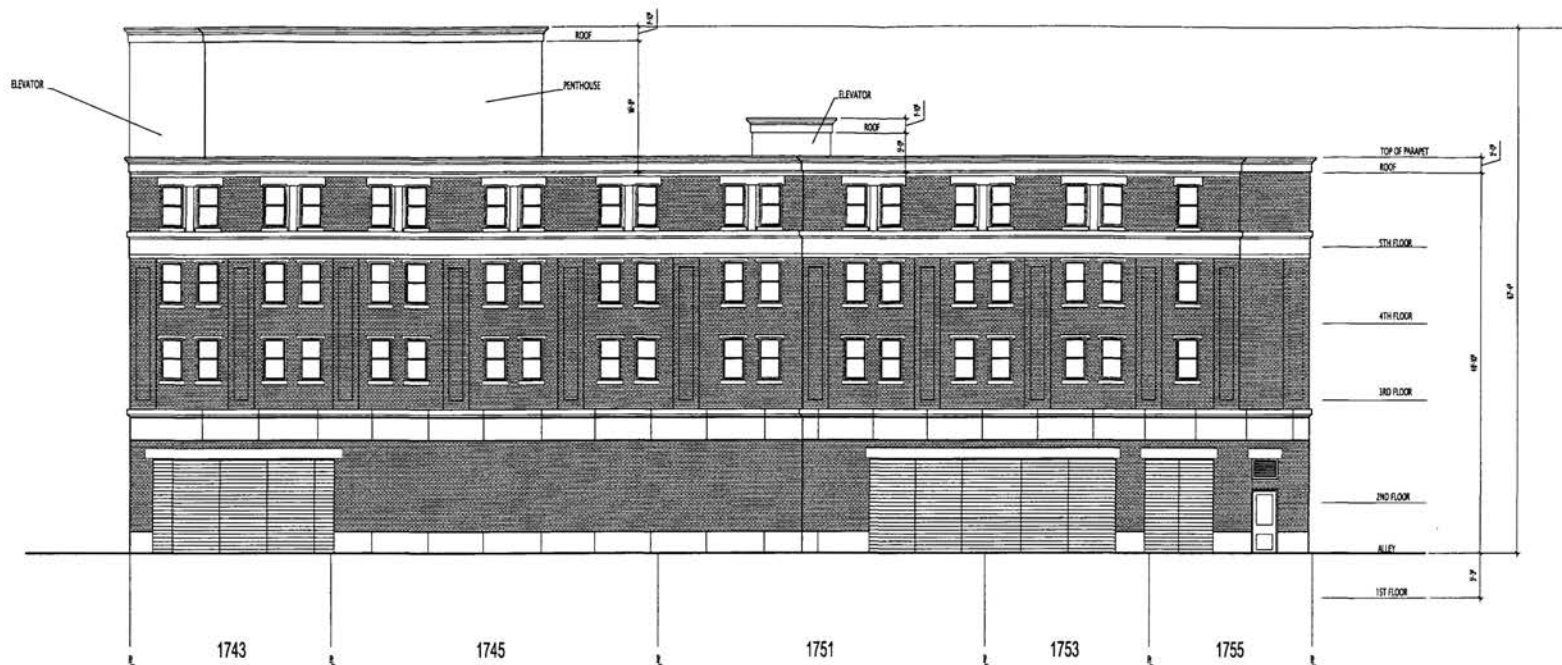
0 4' 8' 16'
GRAPHIC SCALE

1743-55 N STREET NW
BOUTIQUE HOTEL
22.DEC.2005

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D - 10



REAR ELEVATION

0 4' 8' 16'
GRAPHIC SCALE

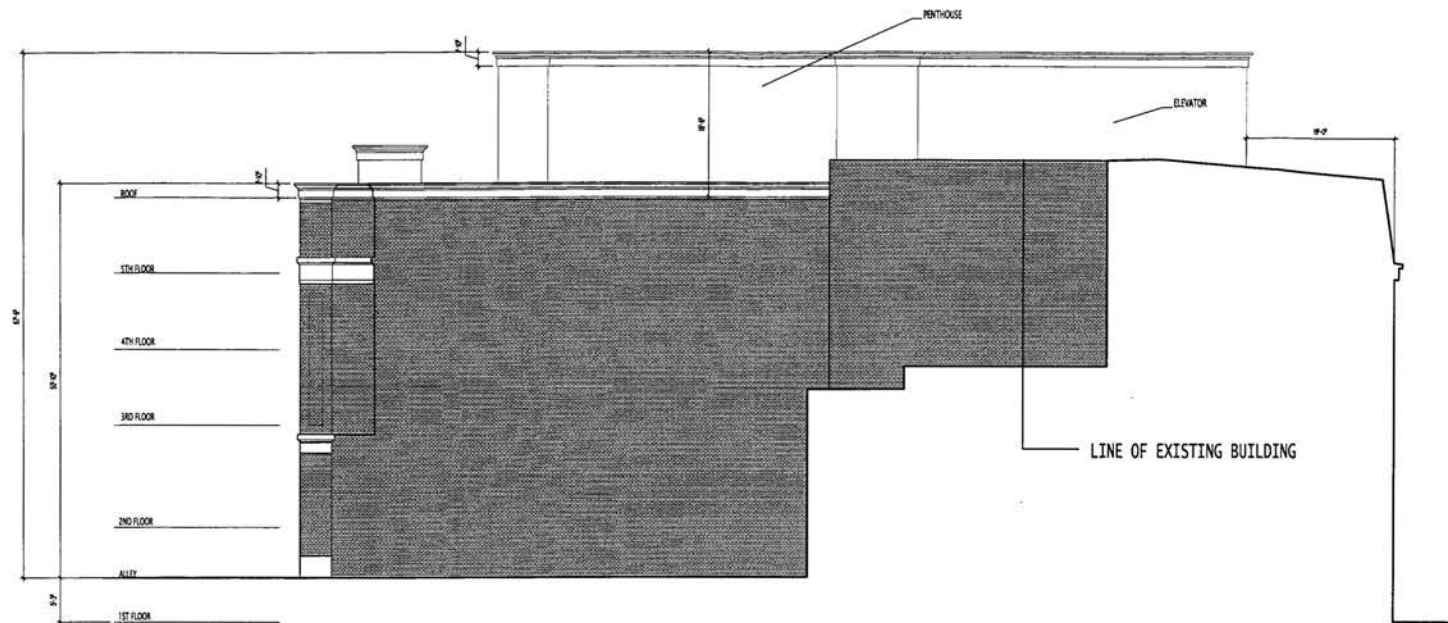
1743-55 N STREET NW
BOUTIQUE HOTEL
22.DEC.2005



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D - 11



WEST ELEVATION



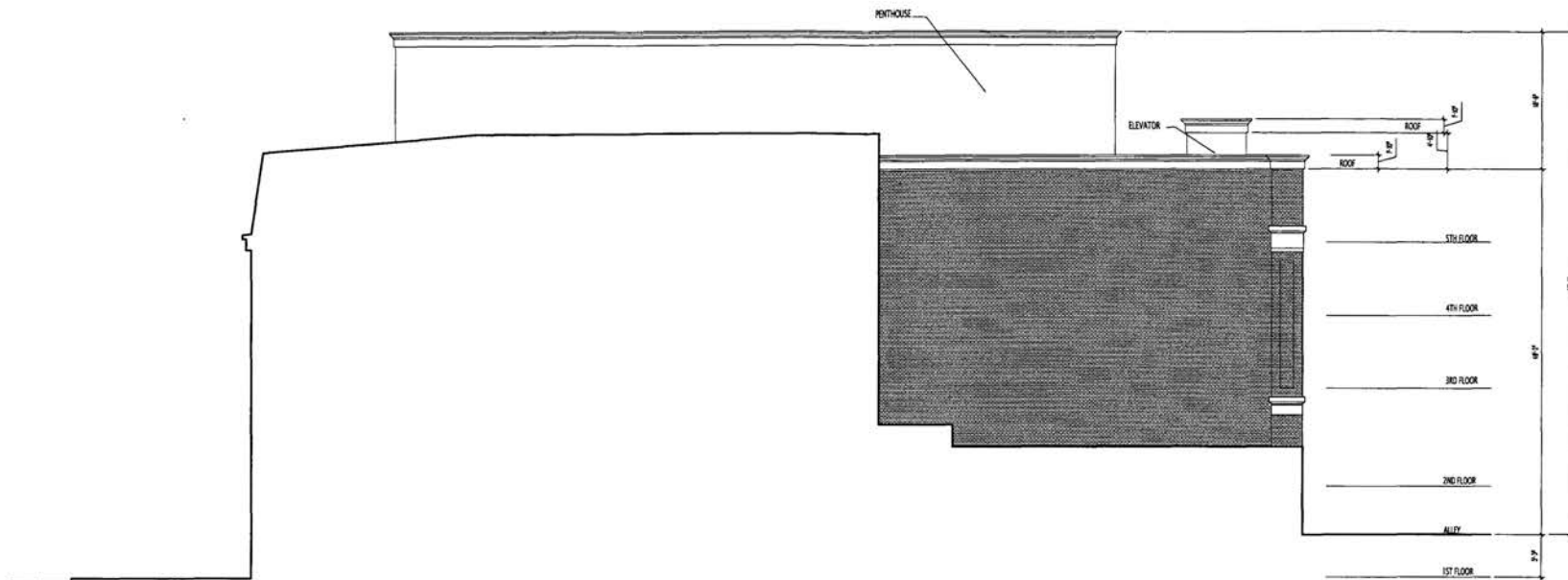
1743-55 N STREET NW
BOUTIQUE HOTEL
22.DEC.2005



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D-12



EAST ELEVATION

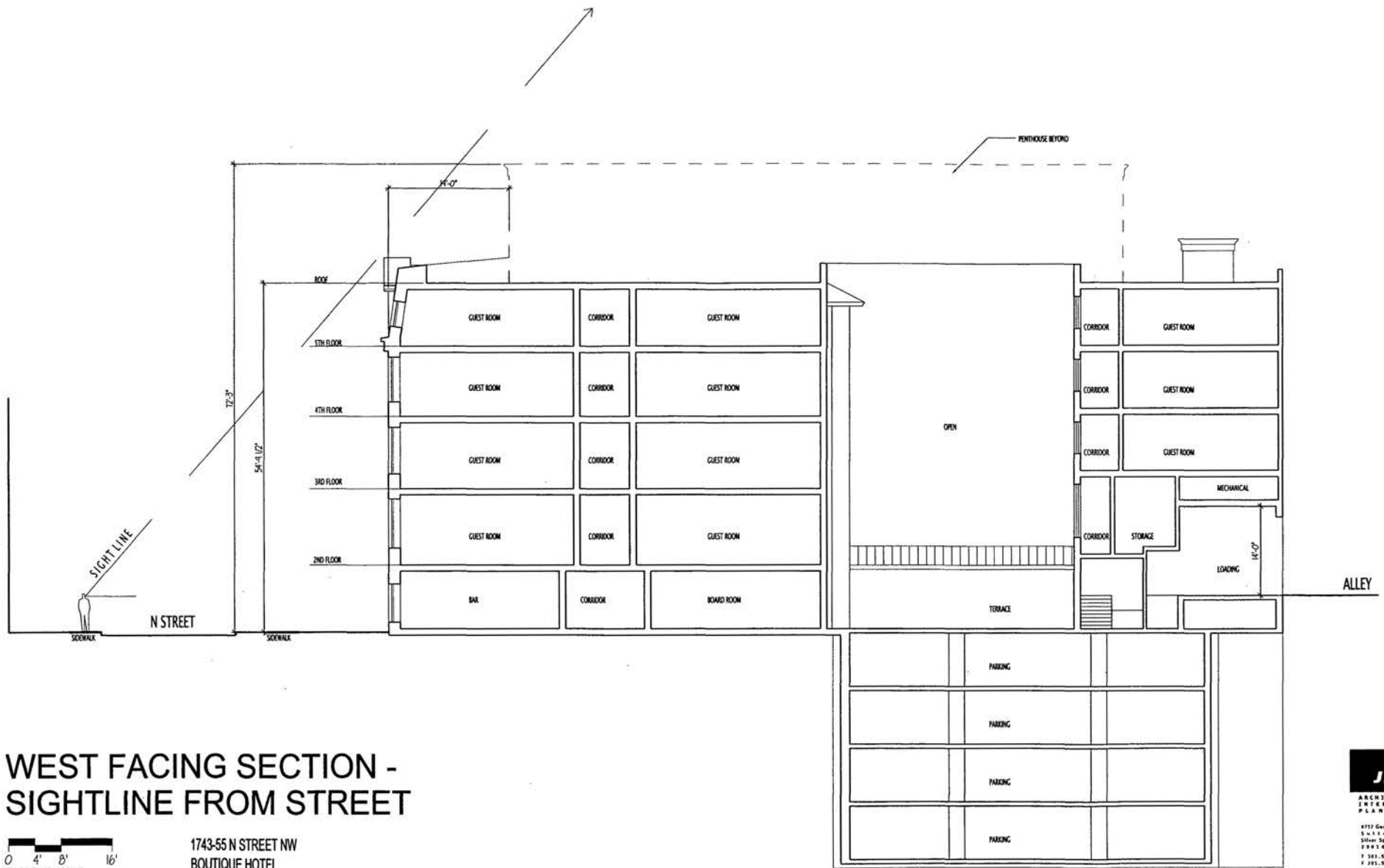
0 4' 8' 16'
SCALE: 1"=16'-0"

1743-55 N STREET NW
BOUTIQUE HOTEL
22.DEC.2005



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D-13



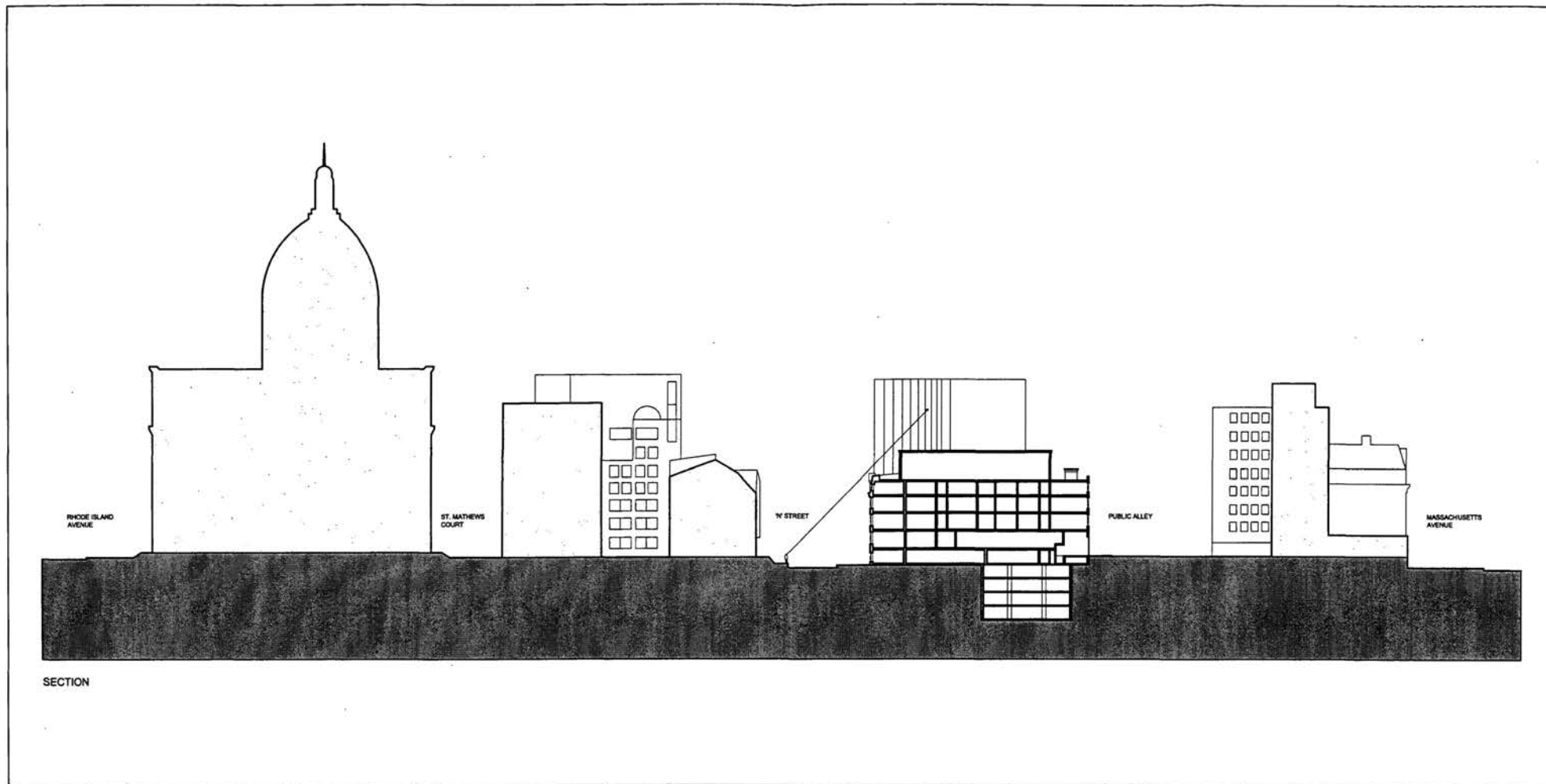
WEST FACING SECTION - SIGHTLINE FROM STREET

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

1743-55 N STREET NW
BOUTIQUE HOTEL
22.DEC.2005

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F - 1



1743-55 N ST. NW BOUTIQUE HOTEL
SITE SECTION
 23 DECEMBER 2008
 HTS

F - 2



PUBLIC SPACE ANALYSIS

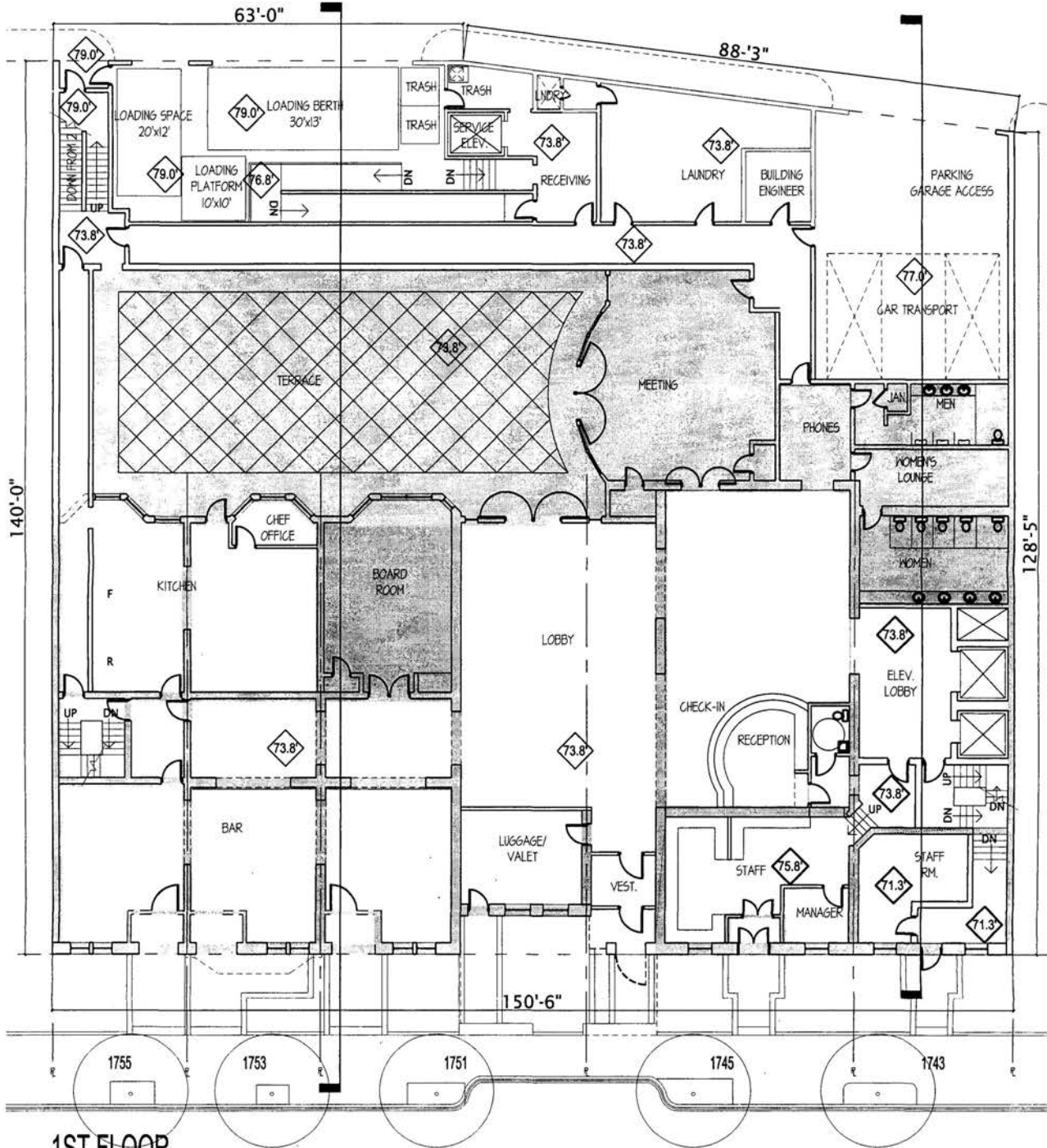
PUBLIC SPACE AREA 1ST FLOOR = 4,890 S.F.

PUBLIC SPACE AREA 2ND FLOOR = 5,061 S.F.

TOTAL PUBLIC SPACE AREA = 9,951 S.F.

TOTAL BUILDING GROSS AREA = 82,570 S.F.

TOTAL AREA OF PUBLIC SPACE AS % OF GROSS BUILDING AREA = 12.1 %



1ST FLOOR

1743-55 N STREET NW BOUTIQUE HOTEL



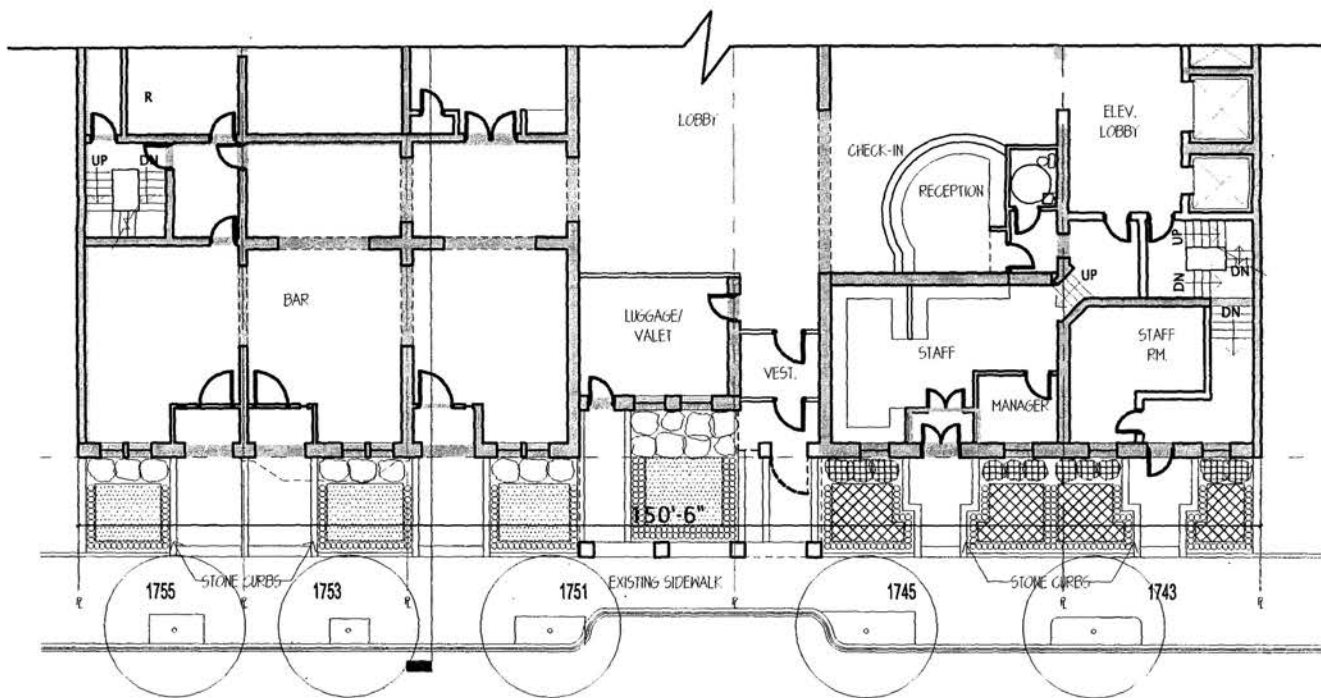
GROSS AREA: 17,621 S.F. 22.DEC.2005

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

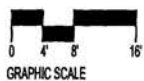


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 PUBLIC SPACES AREA



1ST FLOOR LANDSCAPE 1743-55 N STREET NW BOUTIQUE HOTEL



GROSS AREA: 17,621 S.F. PUBLIC SPACES
LOT AREA=20,648 S.F. 22.DEC.2005

LANDSCAPE SYMBOLS & SPECIES

-  Quercus Acutissima (Sawtooth Oak) 2" Diameter
-  Seasonal Flowers
-  Liriope spicata Creeping Liriope
-  Pennisetum alopecuroides 'Hamlyn' Dwarf Fountain Grass
-  Hydrangea macrophylla Big Leaf Hydrangea
-  Rosa x meikland Meikland Rose

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