

Project Drawings 1743-55 N Street N.W.

Square 158 Lots 69, 835 and 836

January 19, 2006

BZA
Case No. 17337
Exhibit No. 48
Board of Zoning Adjustment
District of Columbia
CASE NO. 17337
EXHIBIT NO. 48

Index of Drawings

1743–55 N Street, N.W.

Boutique Hotel

January 19, 2006

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A-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

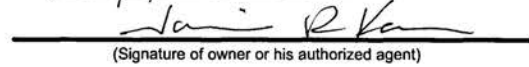
Furnished to: HOLLAND & KNIGHT

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.)

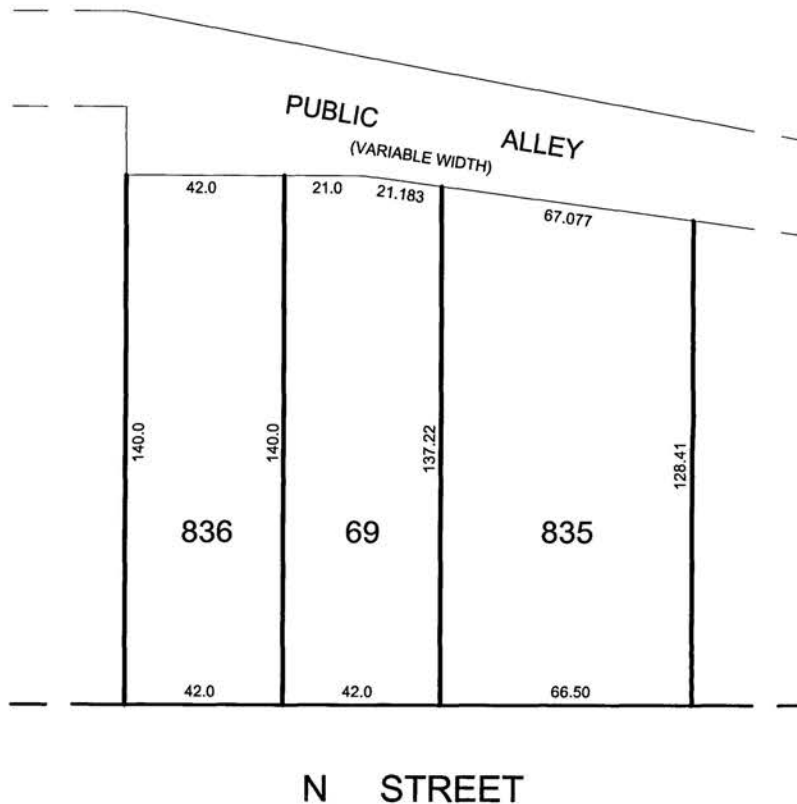
Date: 1/19/06


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.



B-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

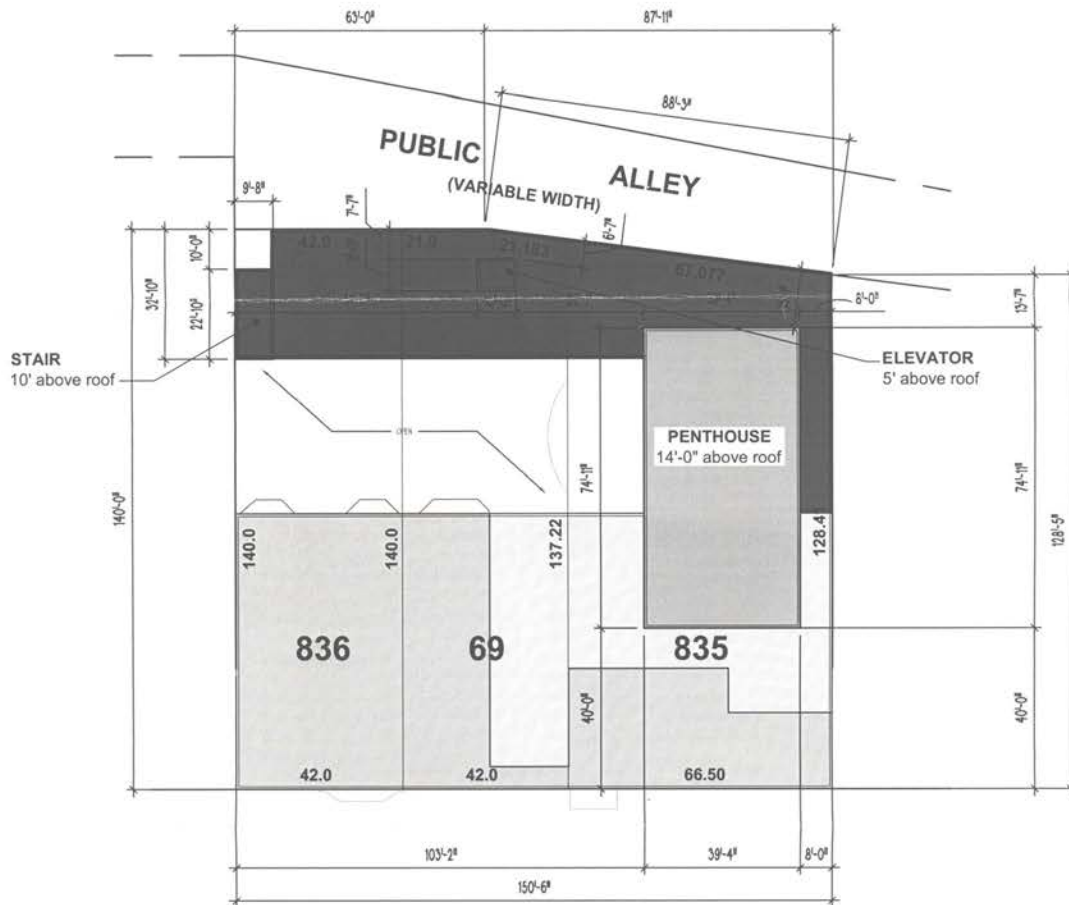
I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that 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: 1/23/06
Luci R. Kan
(Signature of owner or his authorized agent)

Robert H. Dwyer
Surveyor, D.C.

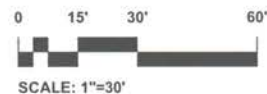
By: L.E.S. vmf

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.



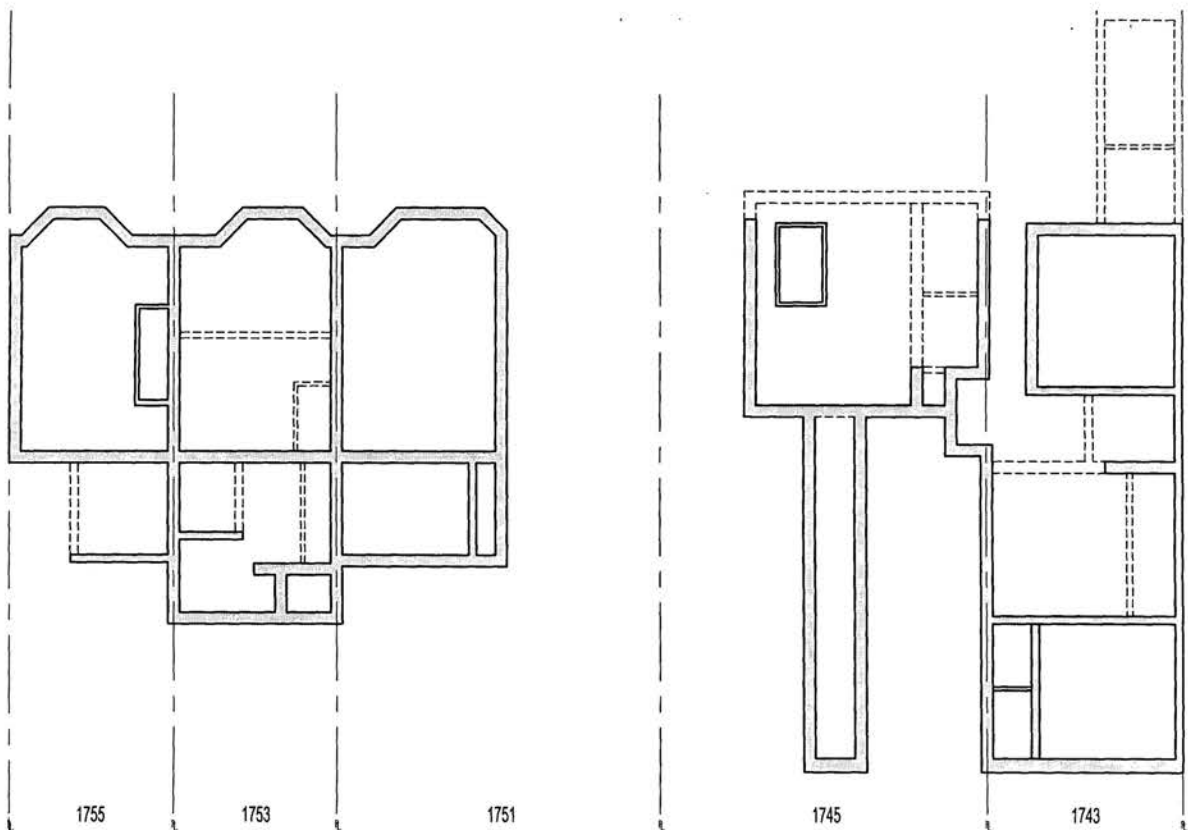
N STREET

- ☒ = PENTHOUSE
- ☒ = NEW CONSTRUCTION (5) STORIES
- ☐ = NEW CONSTRUCTION (4) STORIES
- ☐ = ADDITIONAL STORY ABOVE EXISTING 4 STORY BUILDING
- ☐ = EXISTING 5 STORY BUILDING

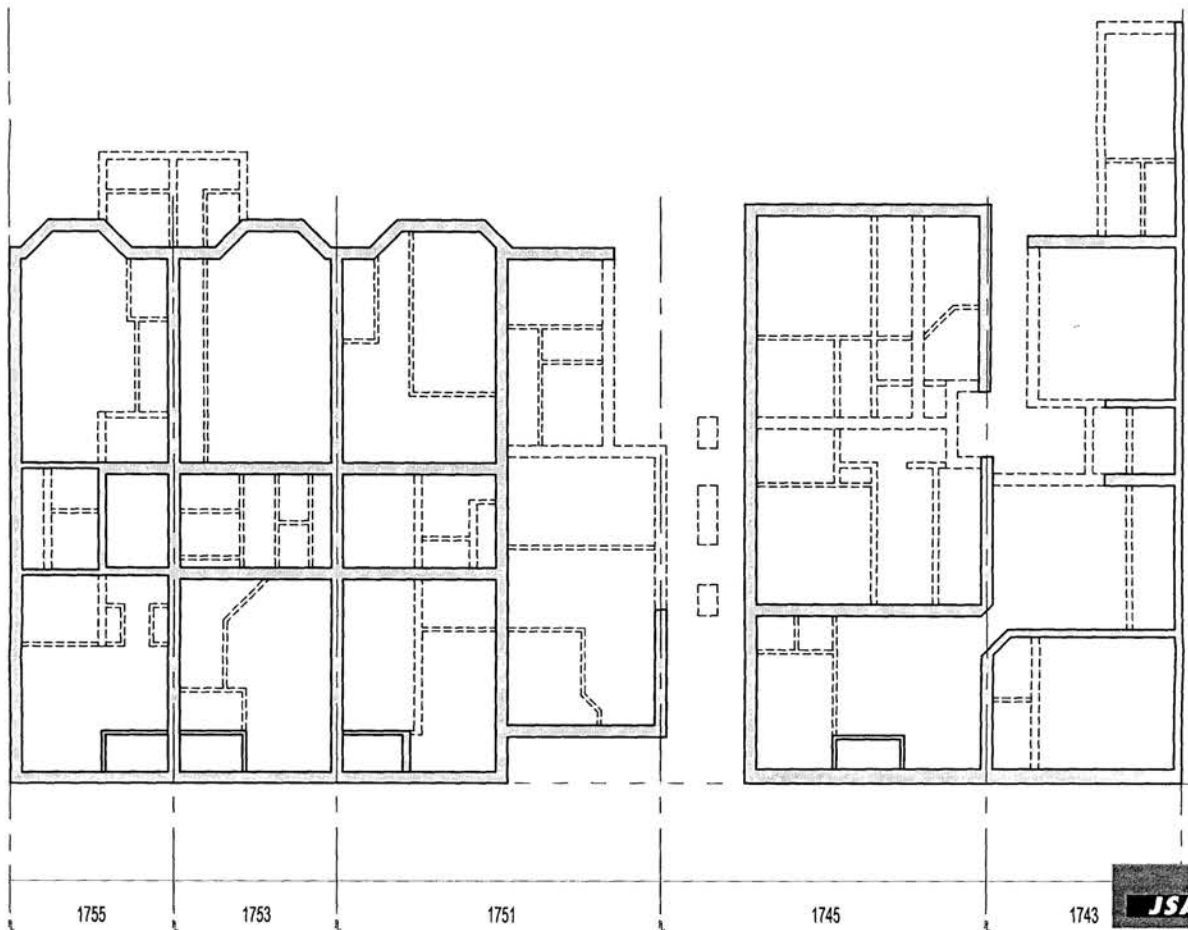


19.JAN.2006

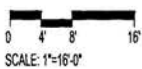
C-1 TO C-3



BASEMENT - EXISTING



1ST FLOOR - EXISTING



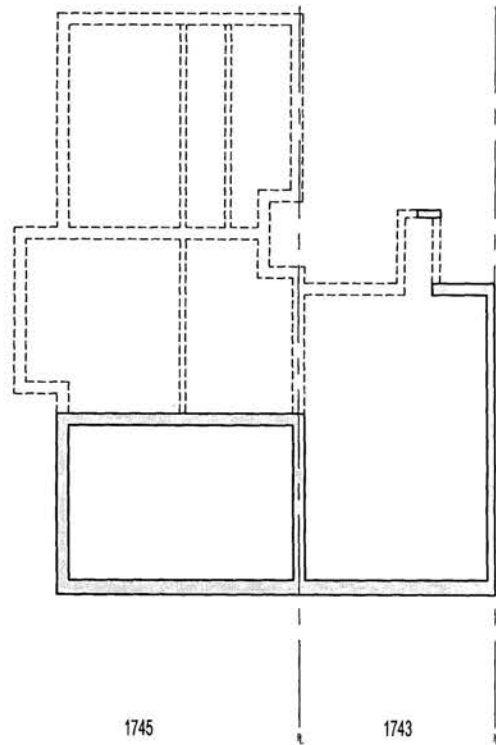
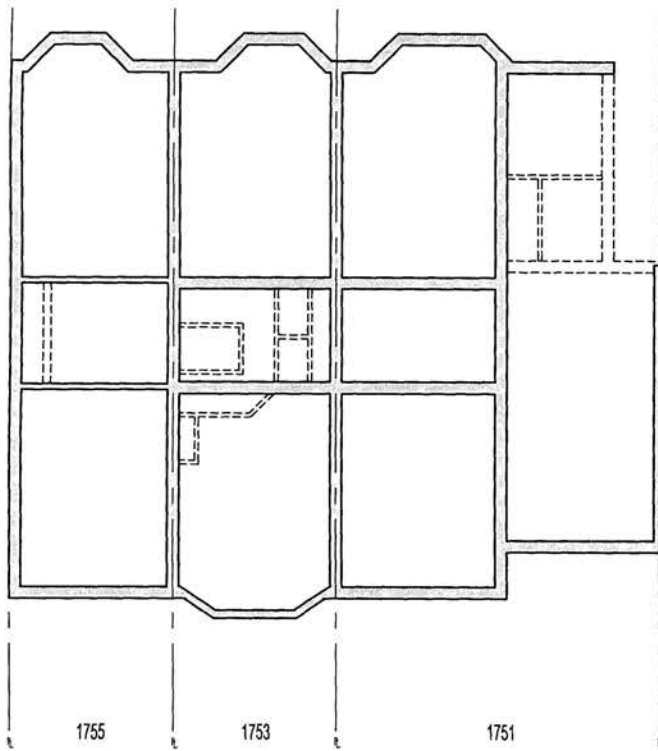
19 JAN 2006
 SOLID LINES INDICATE EXISTING WALLS TO REMAIN
 DASHED LINES INDICATE EXISTING WALLS TO BE REMOVED



1743-55 N STREET NW
 BOUTIQUE HOTEL

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C - 1



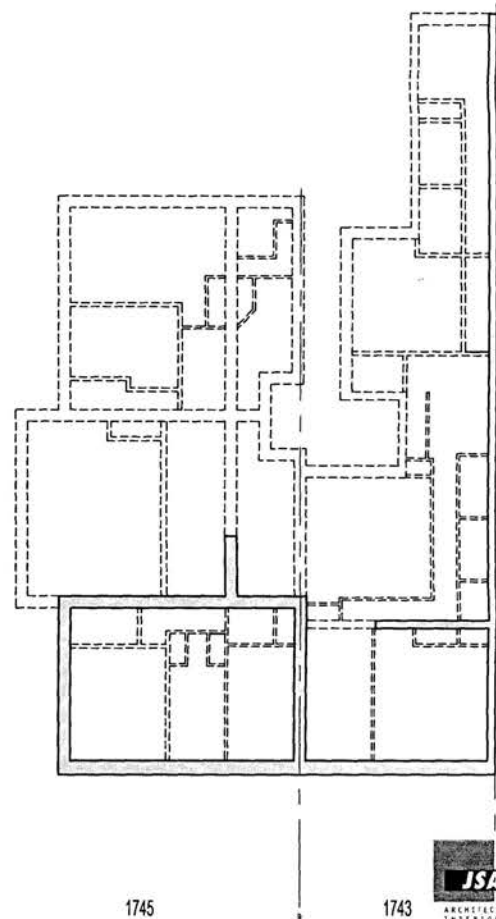
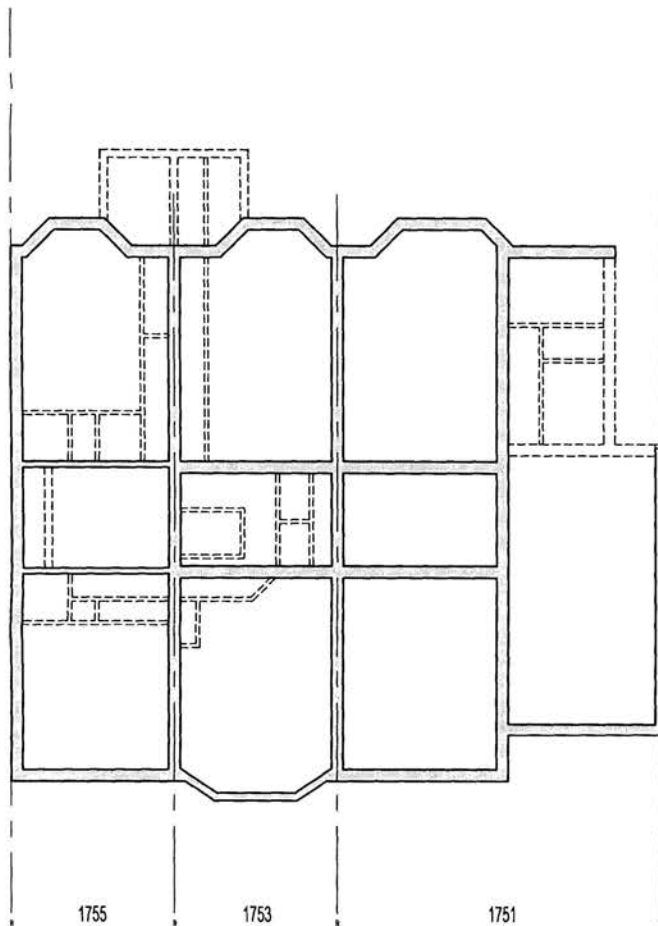
3RD FLOOR - EXISTING

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

19 JAN 2006
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"

19 JAN 2006
SOLID LINES INDICATE EXISTING WALLS TO REMAIN
DASHED LINES INDICATE EXISTING WALLS TO BE REMOVED

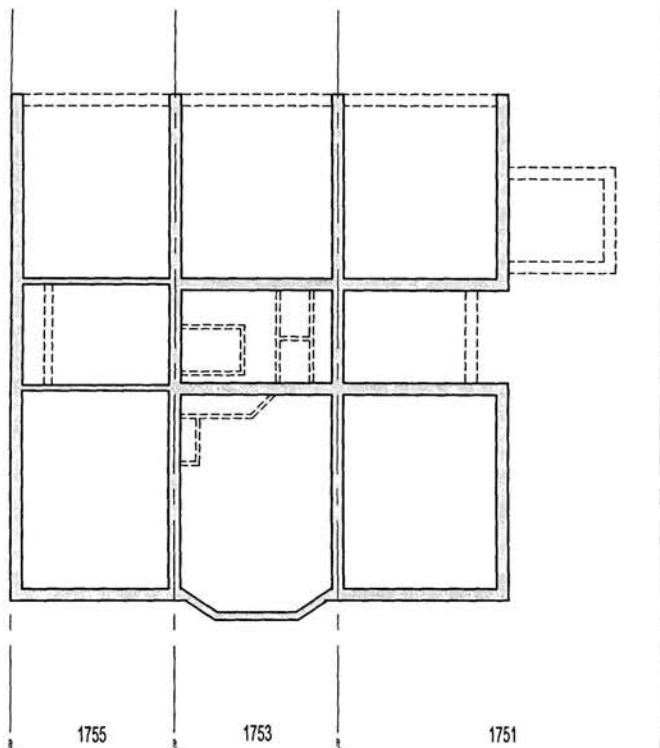


1743-55 N STREET NW
BOUTIQUE HOTEL



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C - 2



5TH FLOOR - EXISTING

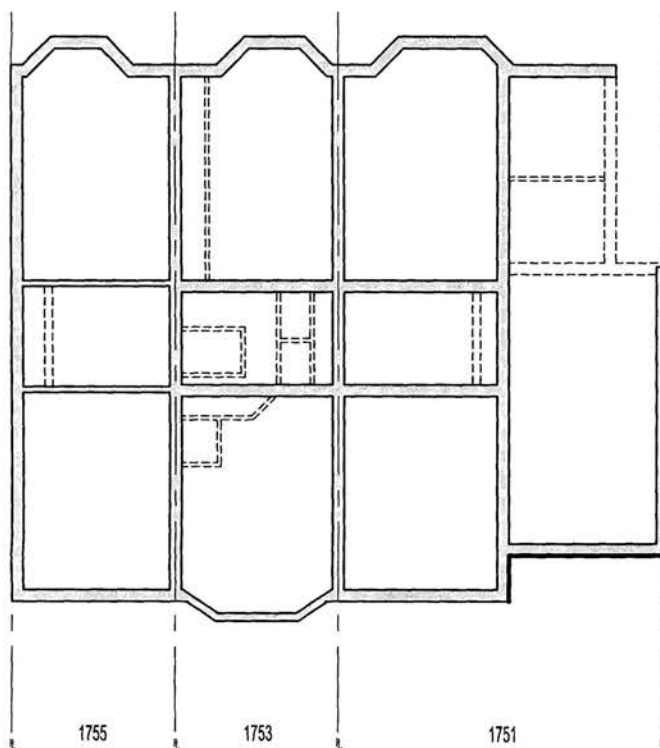
0 4' 8' 16'
SCALE: 1"=16'-0"

19 JAN 2006
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"

19 JAN 2006
SOLID LINES INDICATE EXISTING WALLS TO REMAIN
DASHED LINES INDICATE EXISTING WALLS TO BE REMOVED



1745
1743-55 N STREET NW
BOUTIQUE HOTEL

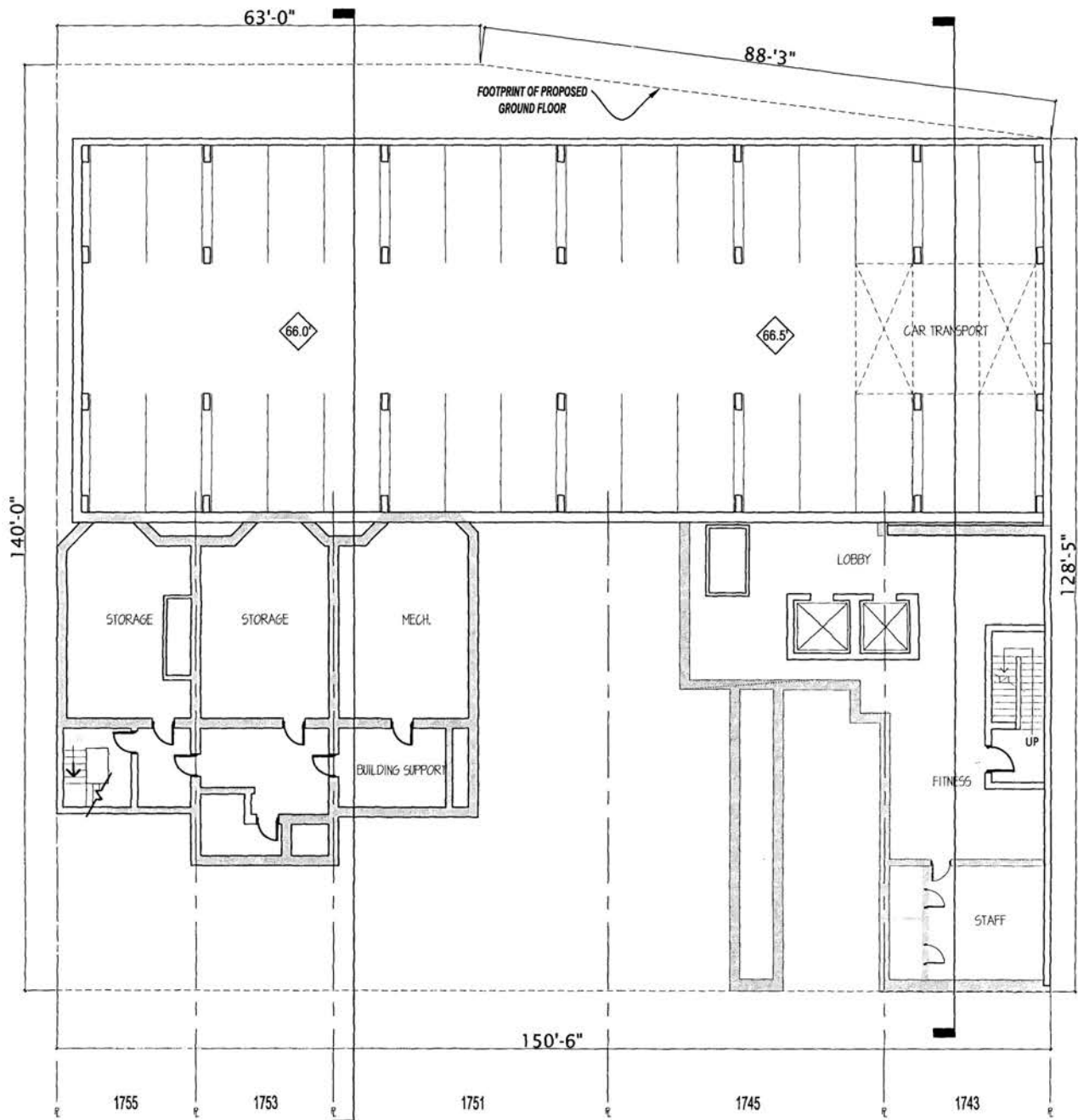
1743



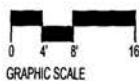
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C - 3

D-1 TO D-13



BASEMENT & PARKING (2 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

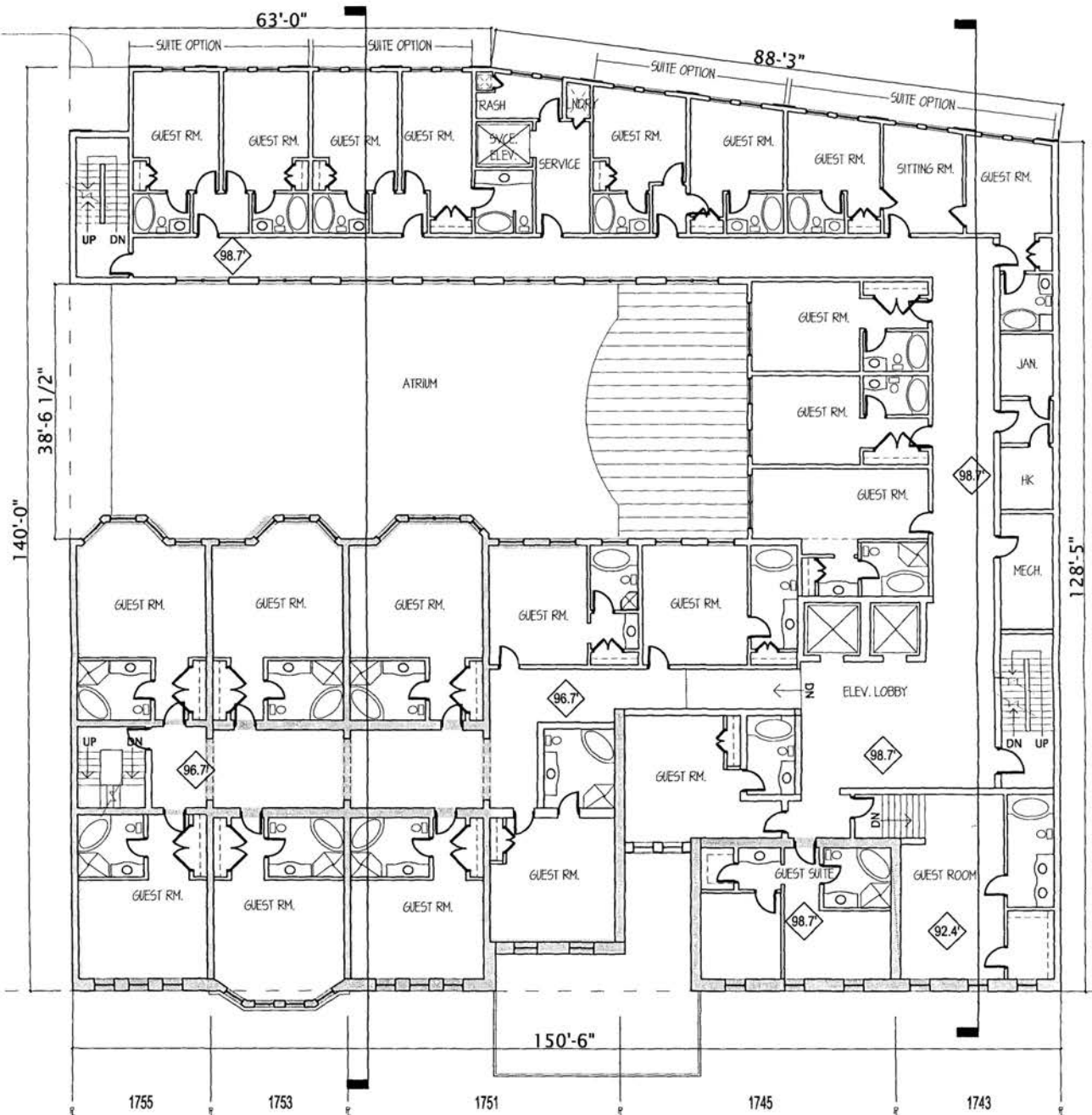
BASEMENT GROSS AREA: 5,986 S.F.
 19 JAN 2006

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

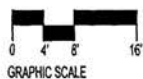
THE INTERIOR LAYOUTS SHOWN ON THE FLOOR
 PLANS ARE SCHEMATIC. CHANGES NOT AFFECTING
 THE EXTERIOR ENVELOPE MAY OCCUR.



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3RD FLOOR 1743-55 N STREET NW BOUTIQUE HOTEL



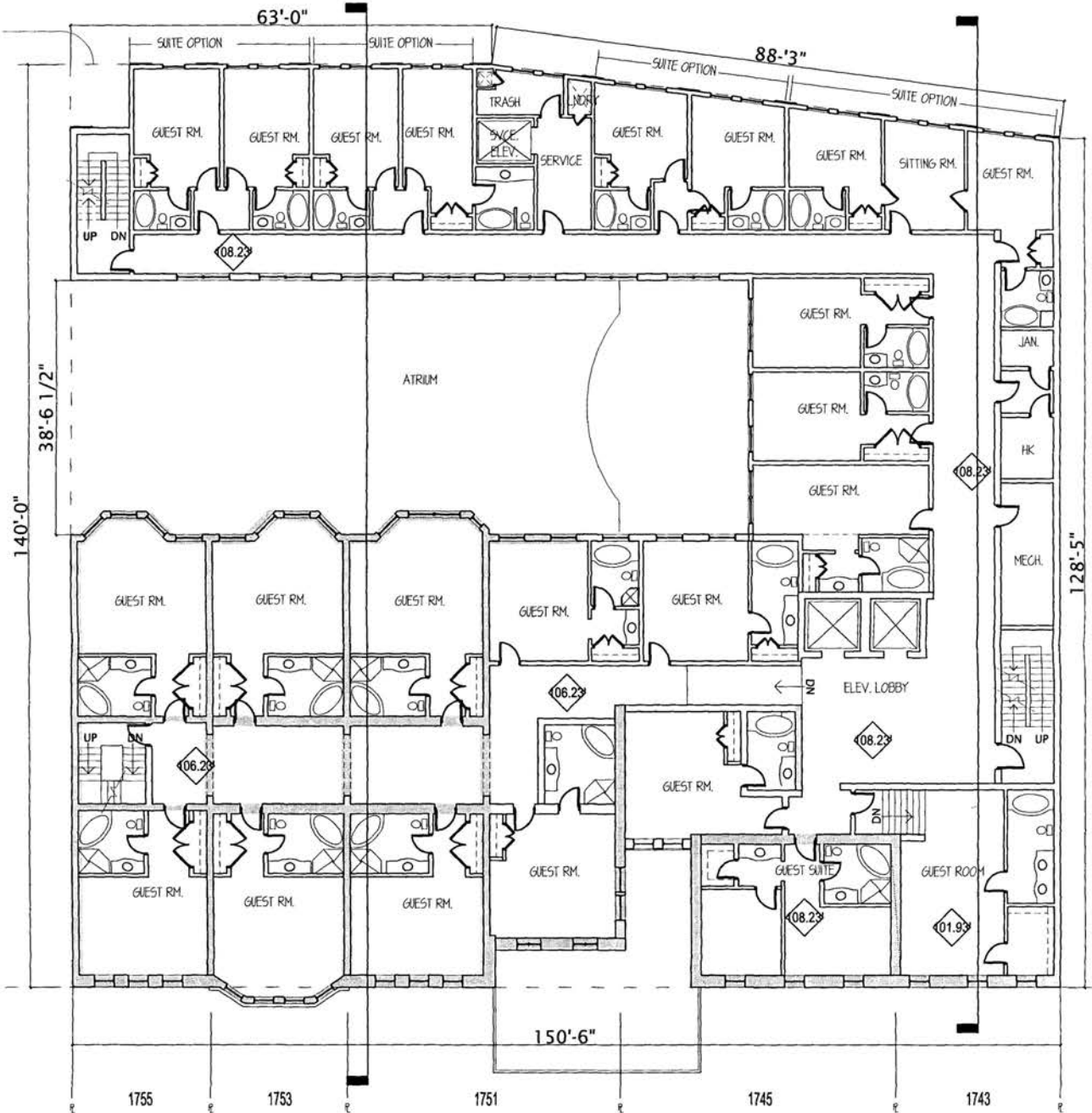
GROSS AREA: 16,396 S.F., 23 GUEST ROOMS
19.JAN.2006

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

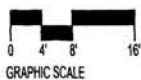
THE INTERIOR LAYOUTS SHOWN ON THE FLOOR
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THE EXTERIOR ENVELOPE MAY OCCUR.



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4TH FLOOR **1743-55 N STREET NW BOUTIQUE HOTEL**



GRAPHIC SCALE

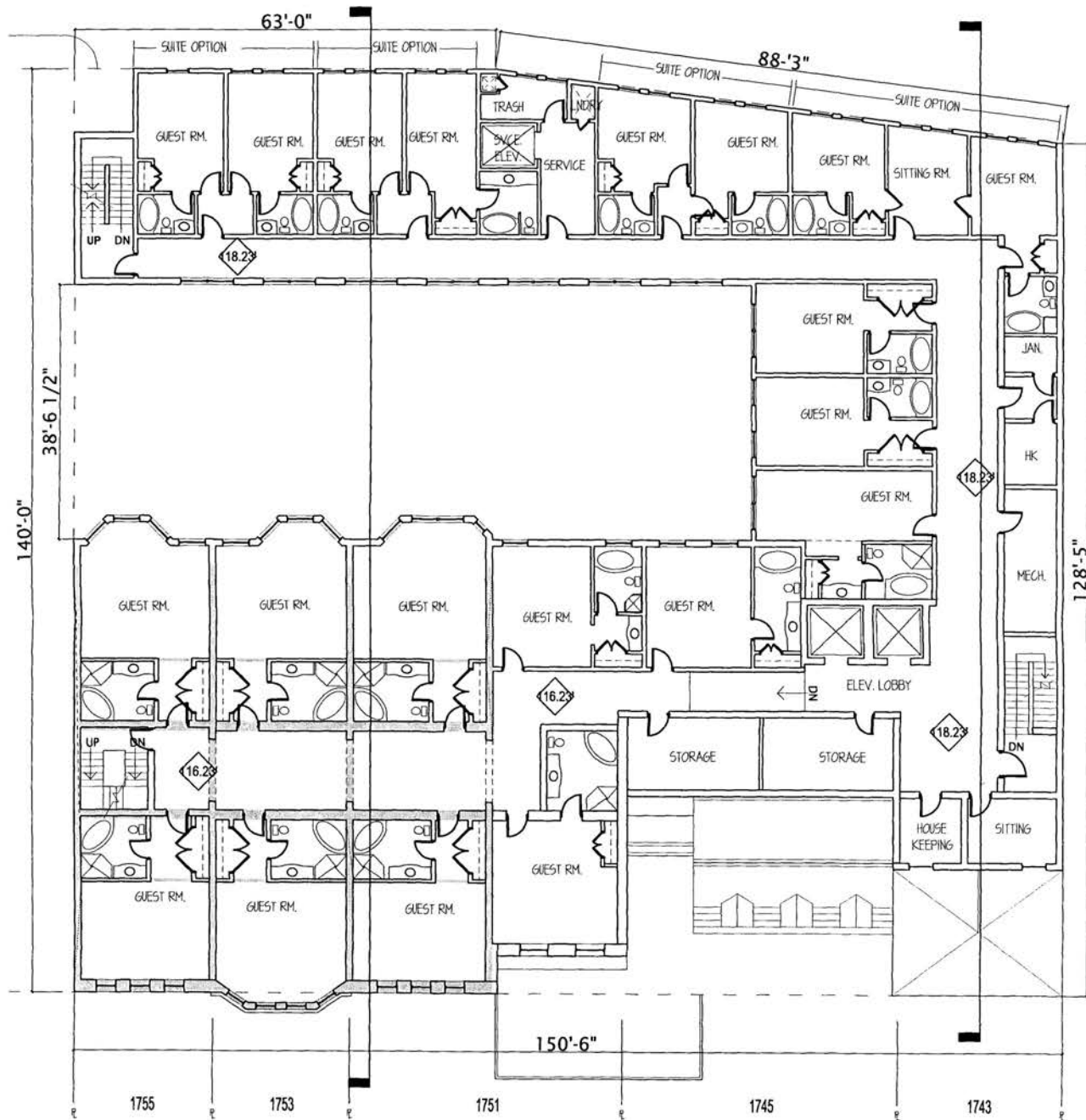
GROSS AREA: 16,396 S.F., 23 GUEST ROOMS
 19.JAN.2006

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

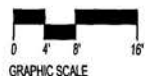
THE INTERIOR LAYOUTS SHOWN ON THE FLOOR
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 THE EXTERIOR ENVELOPE MAY OCCUR.



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5TH FLOOR **1743-55 N STREET NW BOUTIQUE HOTEL**



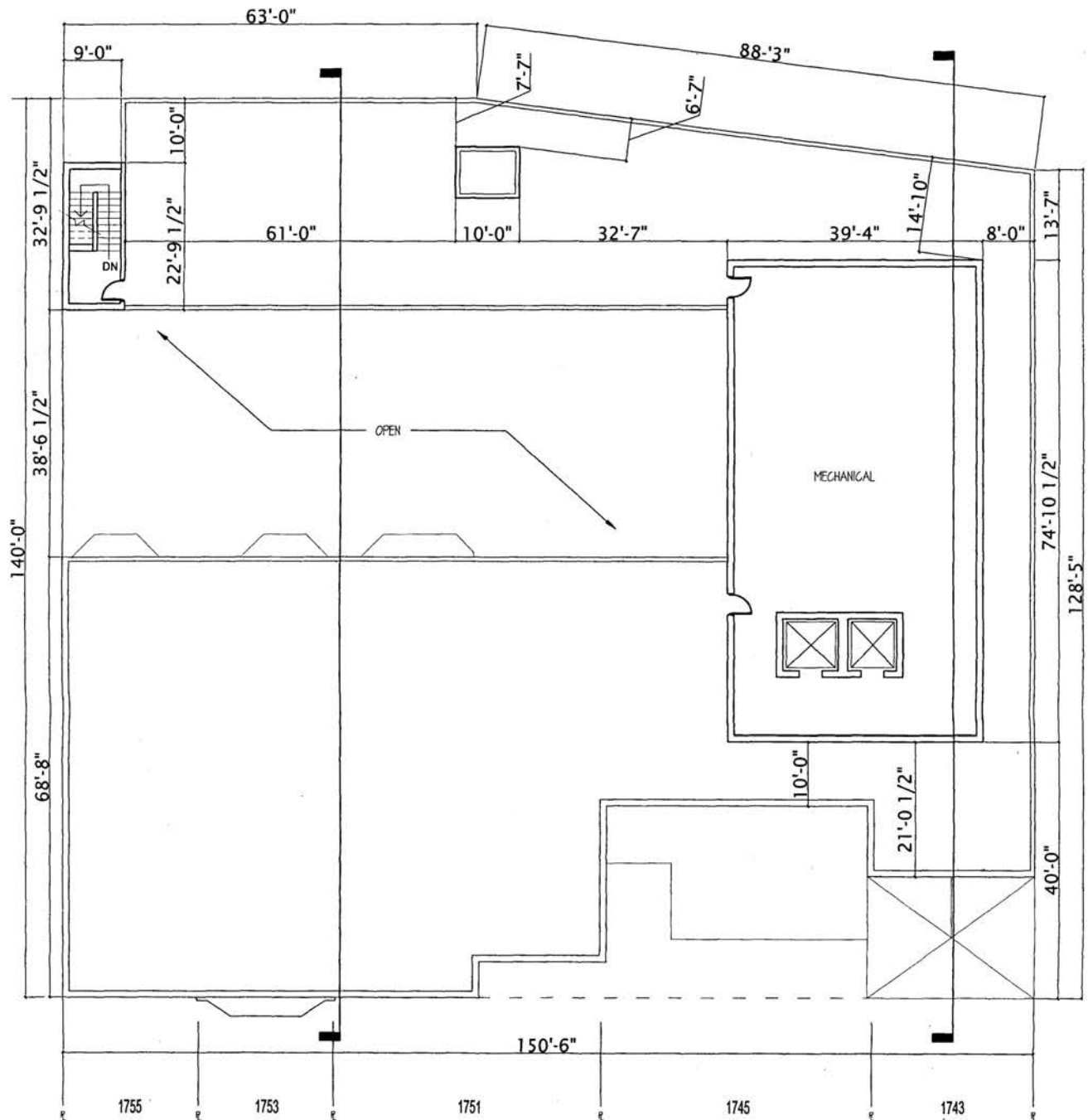
GROSS AREA: 14,913 S.F., 21 GUEST ROOMS
 19 JAN. 2006

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

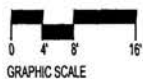
THE INTERIOR LAYOUTS SHOWN ON THE FLOOR
 PLANS ARE SCHEMATIC. CHANGES NOT AFFECTING
 THE EXTERIOR ENVELOPE MAY OCCUR.



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ROOF PLAN 1743-55 N STREET NW BOUTIQUE HOTEL



GROSS AREA: 3,246 S.F.,
19 JAN. 2006

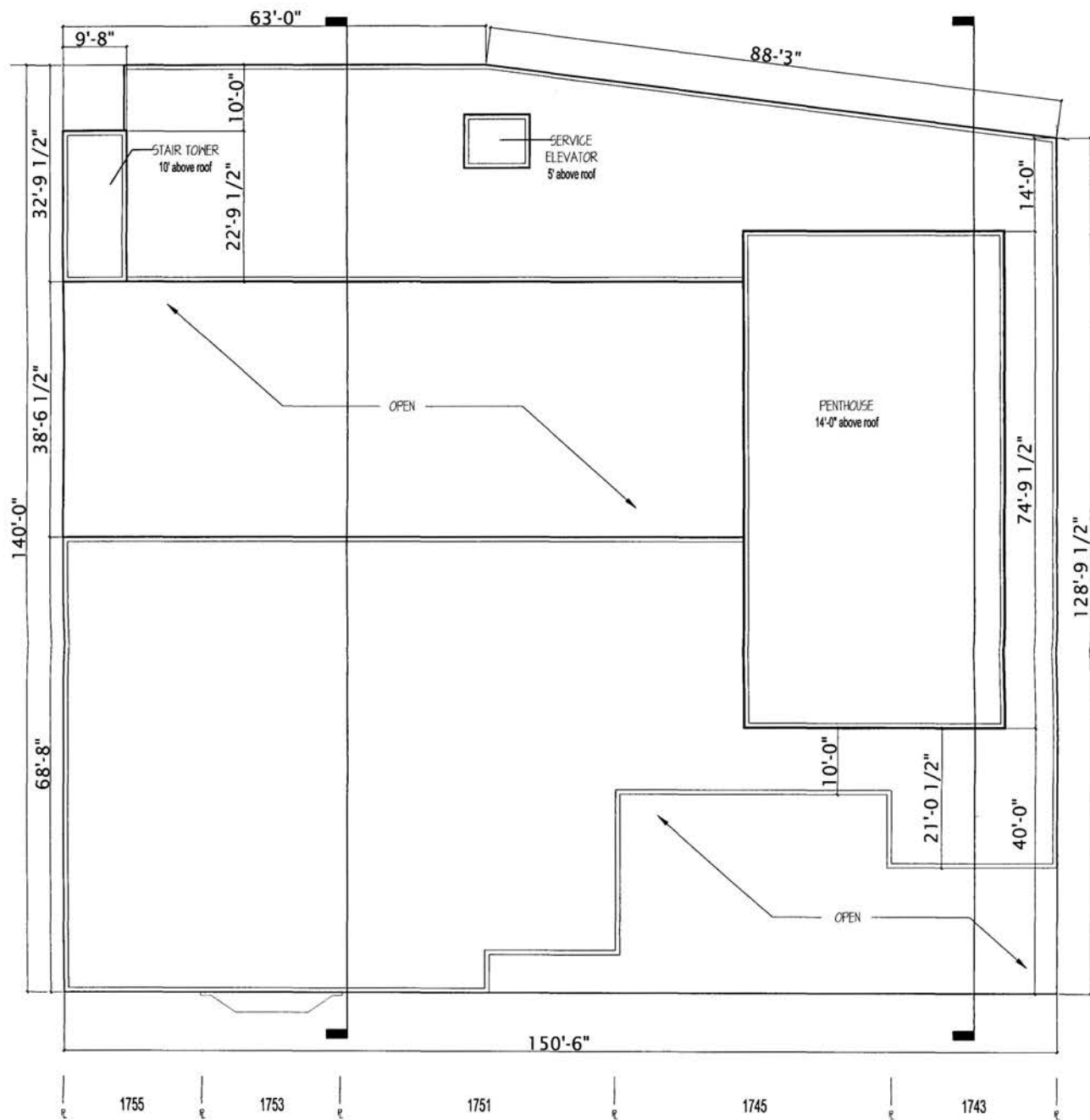
SHADED LINES INDICATE EXISTING WALLS TO REMAIN
CONTINUOUS LINES INDICATE NEW WALLS TO BE BUILT

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

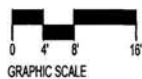


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D-7



UPPER ROOF PLAN 1743-55 N STREET NW BOUTIQUE HOTEL



GROSS AREA: 3,246 S.F.,
19 JAN. 2006

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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EXISTING ELEVATION

0 4' 8' 16'
GRAPHIC SCALE

1743-55 N STREET NW
BOUTIQUE HOTEL
19.JAN.2006

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D-9



NEW FRONT ELEVATION



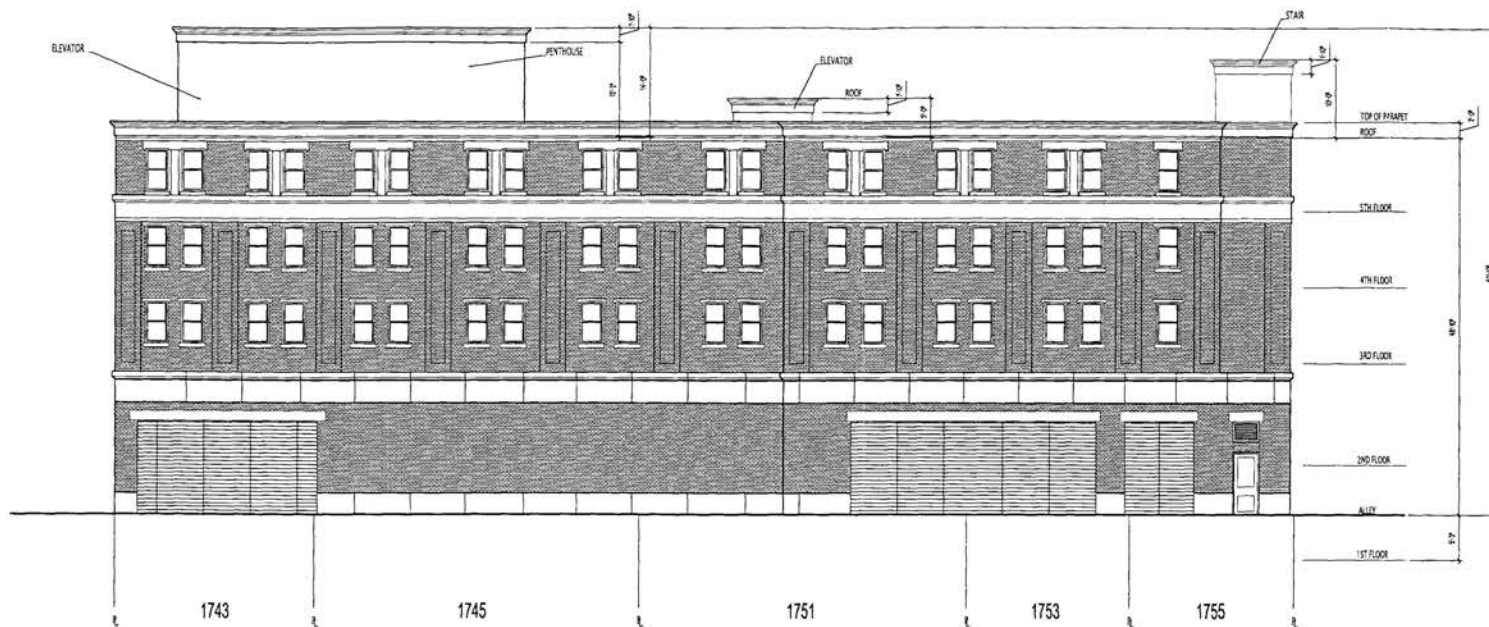
1743-55 N STREET NW
BOUTIQUE HOTEL
19 JAN 2006



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D - 10



REAR ELEVATION

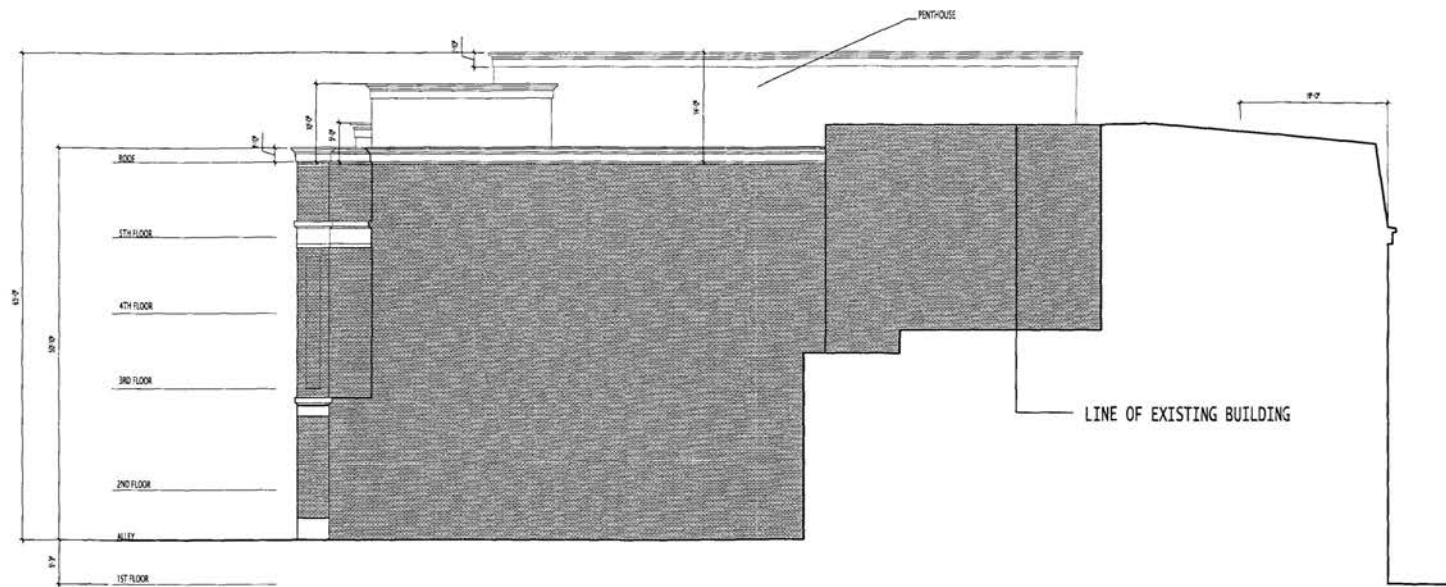


1743-55 N STREET NW
BOUTIQUE HOTEL
19.JAN.2006



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D-11



WEST ELEVATION

0 4' 8' 16'
GRAPHIC SCALE

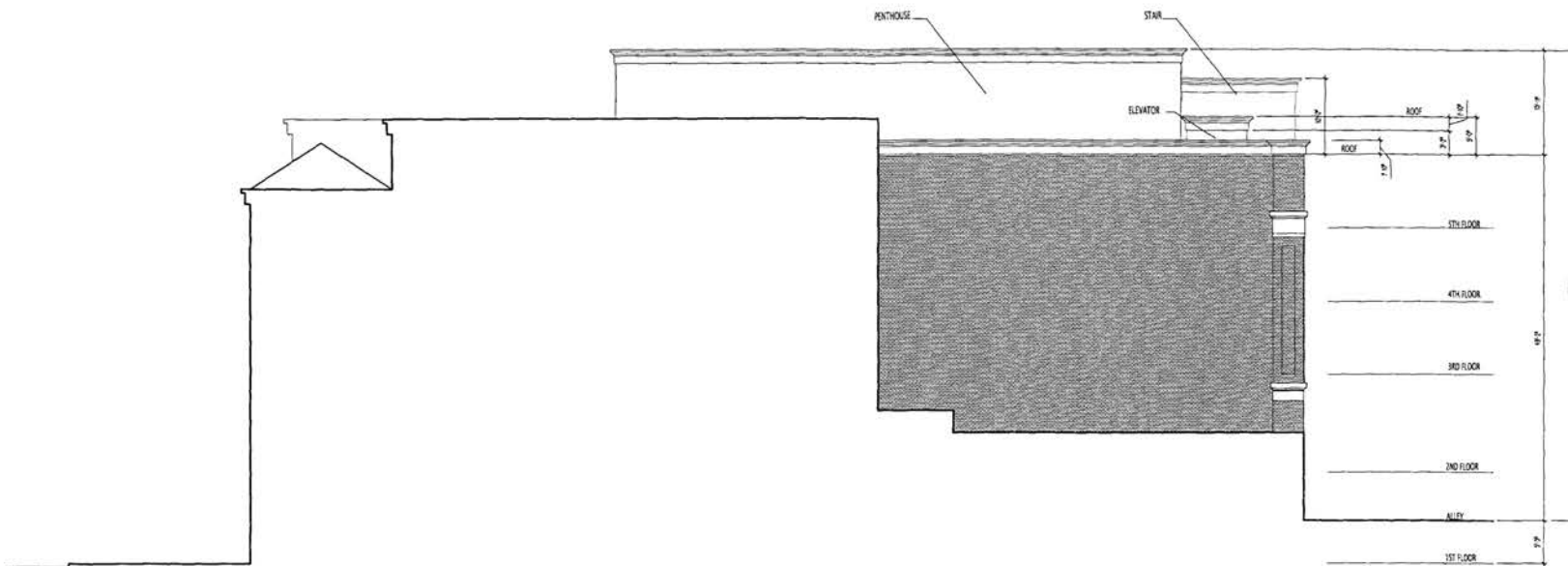
1743-55 N STREET NW
BOUTIQUE HOTEL
19. JAN. 2006



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D - 12



EAST ELEVATION

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

1743-55 N STREET NW
BOUTIQUE HOTEL
19.JAN.2006



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D - 13

E-1

N Street Boutique Hotel - FAR Analysis

19-Jan-06

Story Hotel

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

51' HIGH - 77 ROOMS

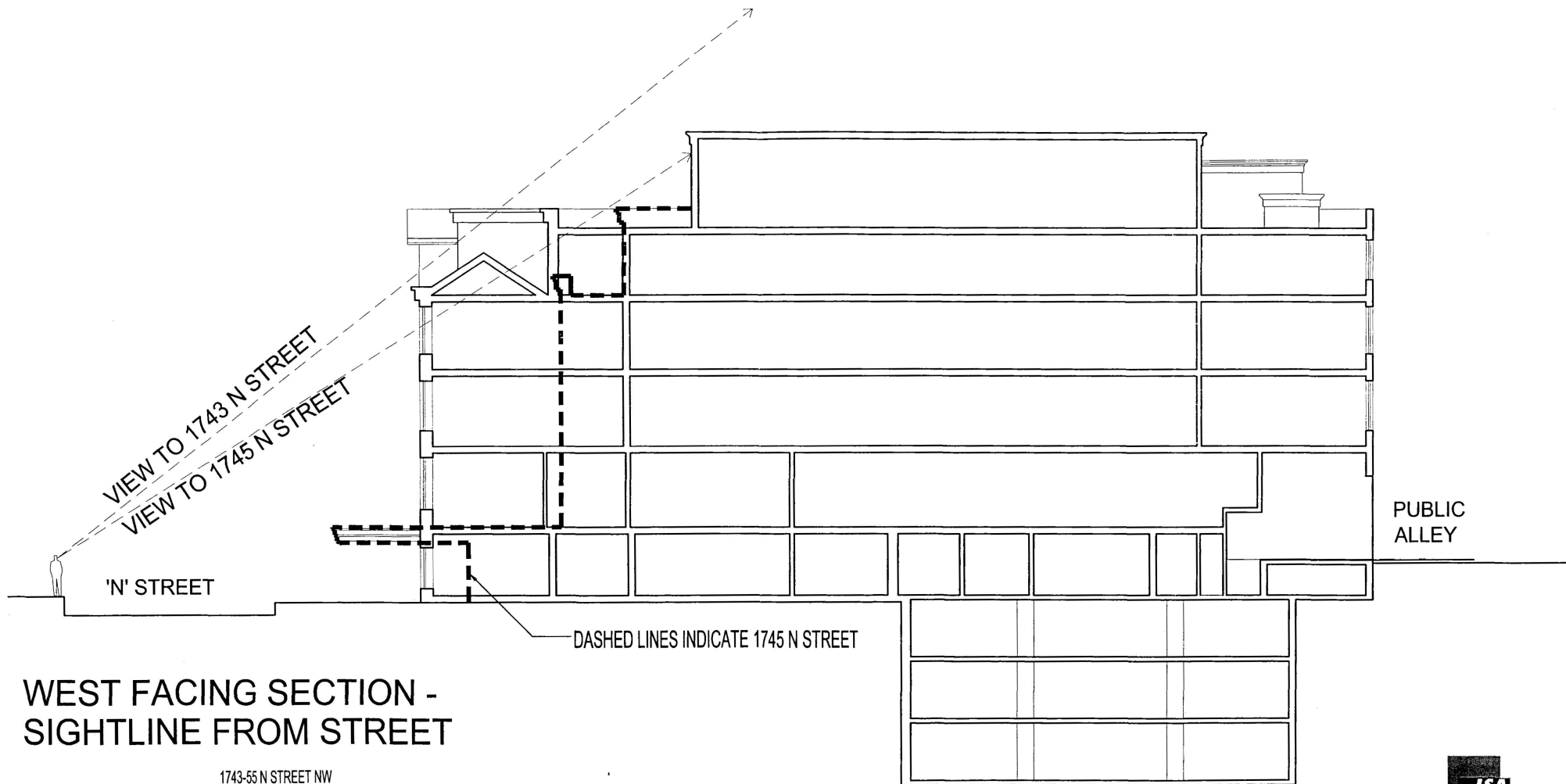
Floor	Room Count	Gross Area (s.f.)
1	0	17,621
2	11	17,244
3	23	16,396
4	23	16,396
5	17	14,913
TOTAL		77 Rooms 4.0 82,570
Allowable FAR in SP-1 = 4.0x 20,648 SF		-82592

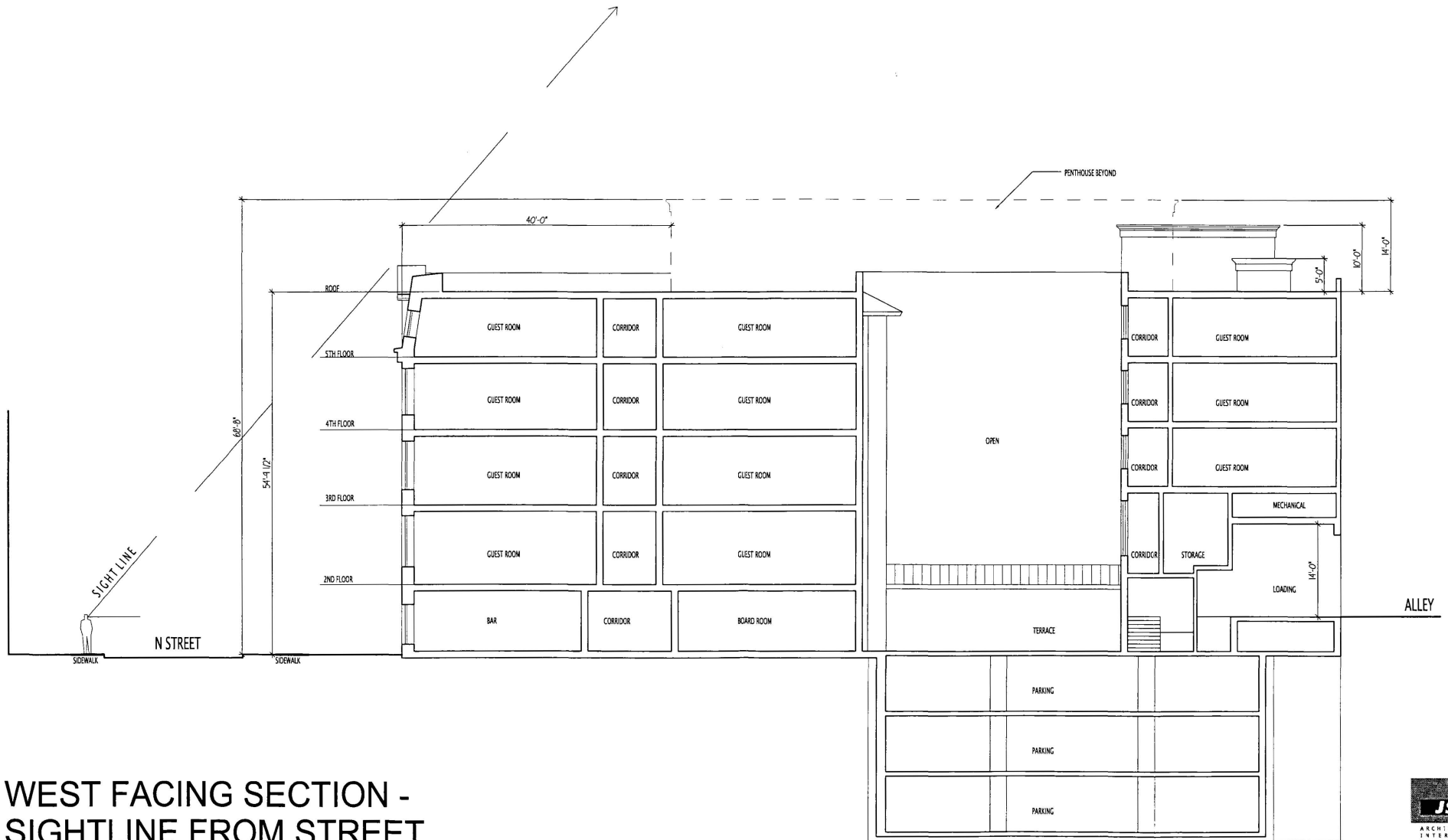


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F-1 TO F-2





WEST FACING SECTION - SIGHTLINE FROM STREET

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

1743-55 N STREET NW
BOUTIQUE HOTEL
19.JAN.2006

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F - 1

G-1 TO G-2

PUBLIC SPACE ANALYSIS

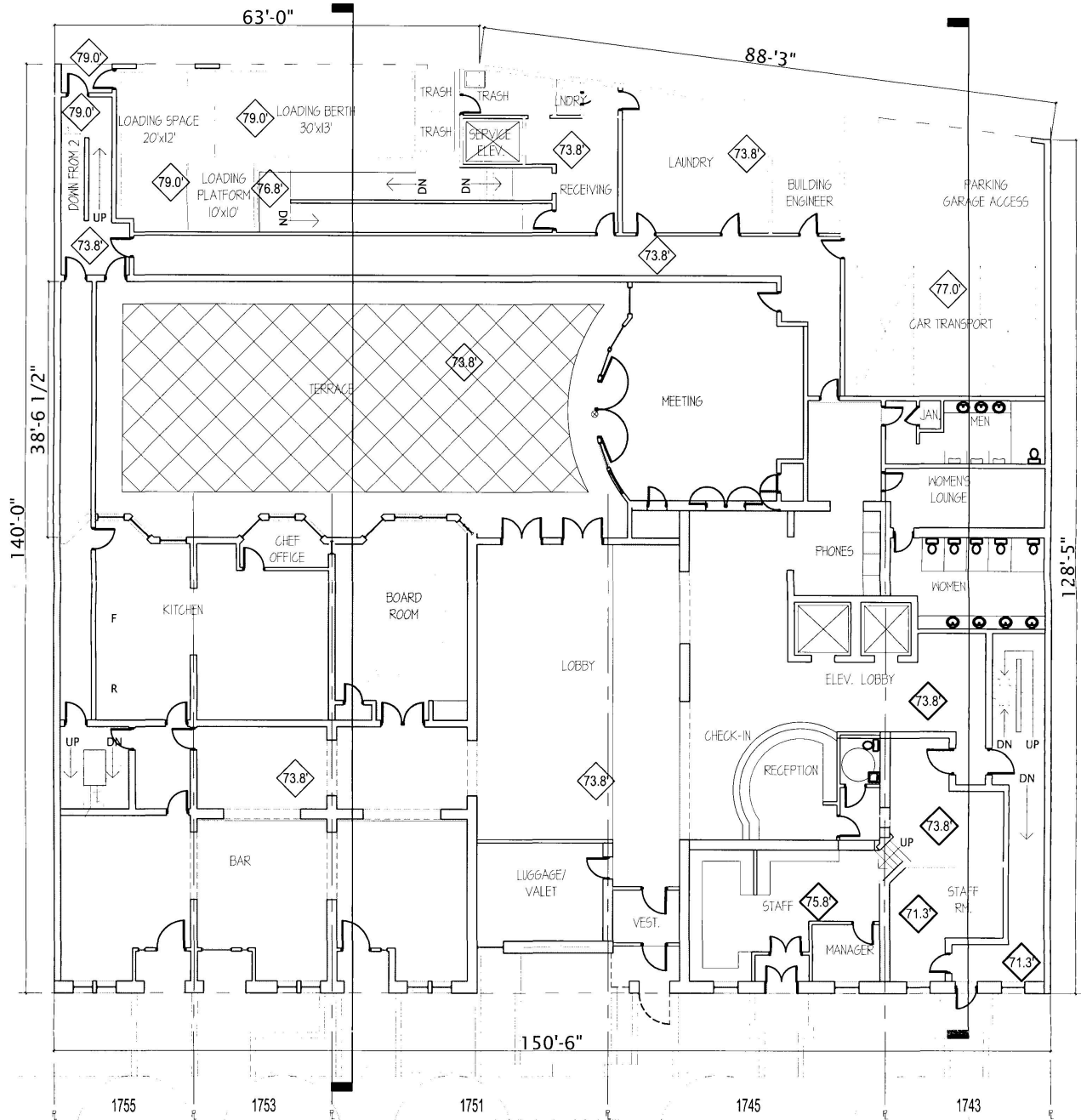
PUBLIC SPACE AREA 1ST FLOOR = 1,861 S.F.

PUBLIC SPACE AREA 2ND FLOOR = 4,548 S.F.

TOTAL PUBLIC SPACE AREA = 6,409 S.F.

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

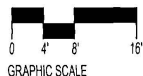
TOTAL AREA OF PUBLIC SPACE AS % OF GROSS BUILDING AREA = 7.8 %



1ST FLOOR

1743-55 N STREET NW BOUTIQUE HOTEL

GROSS AREA: 17,621 S.F. 19. JAN. 2006



GRAPHIC SCALE



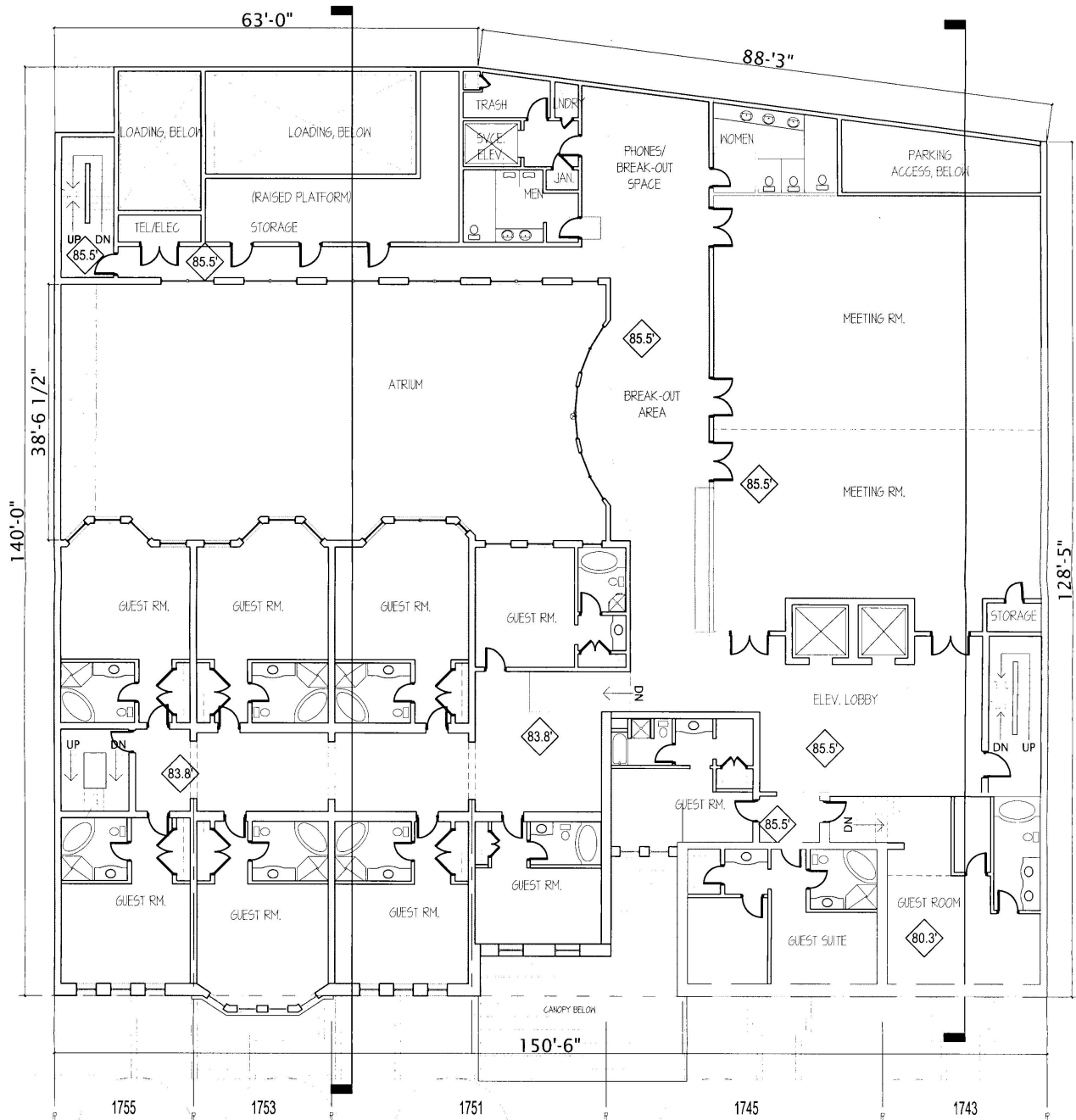
PUBLIC SPACES AREA

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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2007 Graphic Arts
0-001-000-000-0
0-001-000-000-0
0-001-000-000-0
0-001-000-000-0
0-001-000-000-0
0-001-000-000-0
0-001-000-000-0



2ND FLOOR

1743-55 N STREET NW BOUTIQUE HOTEL

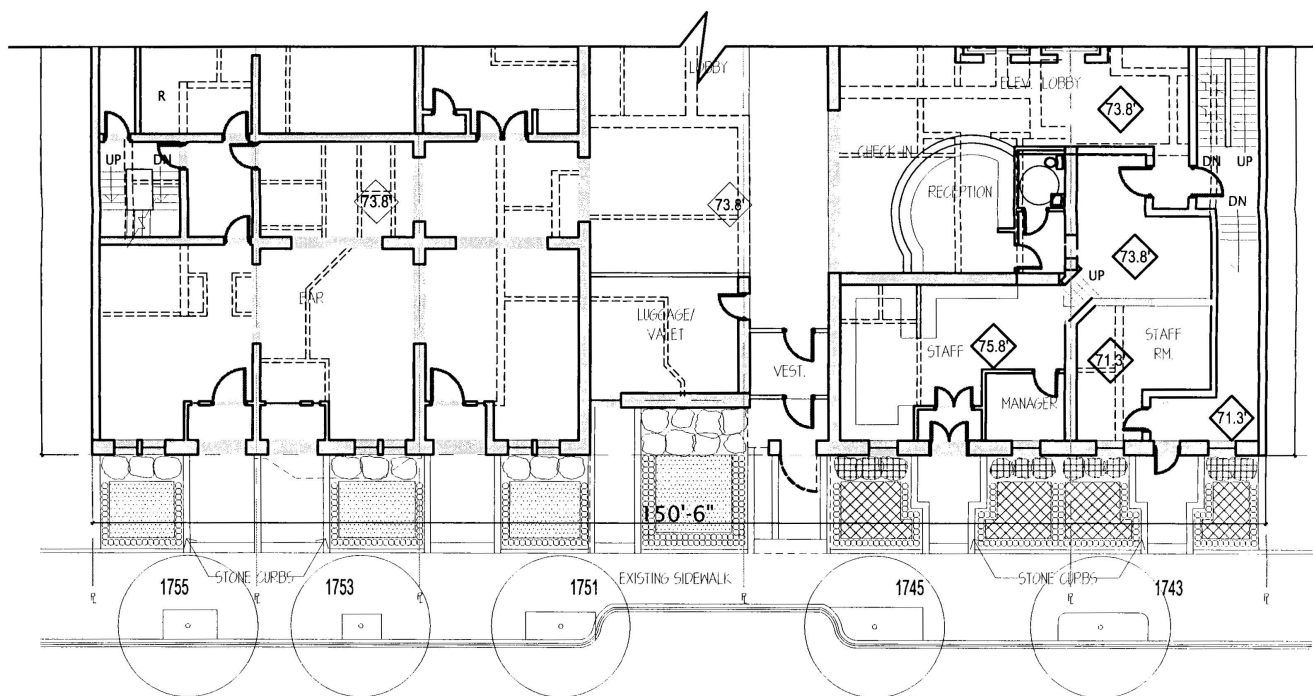
GROSS AREA: 17,244 S.F., 11 GUEST ROOMS
19. JAN. 2006

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



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H-1



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



GROSS AREA: 17,621 S.F. PUBLIC SPACES
LOT AREA=20,648 S.F. 19.JAN.2006

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 meidland Meidland Rose

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H-1