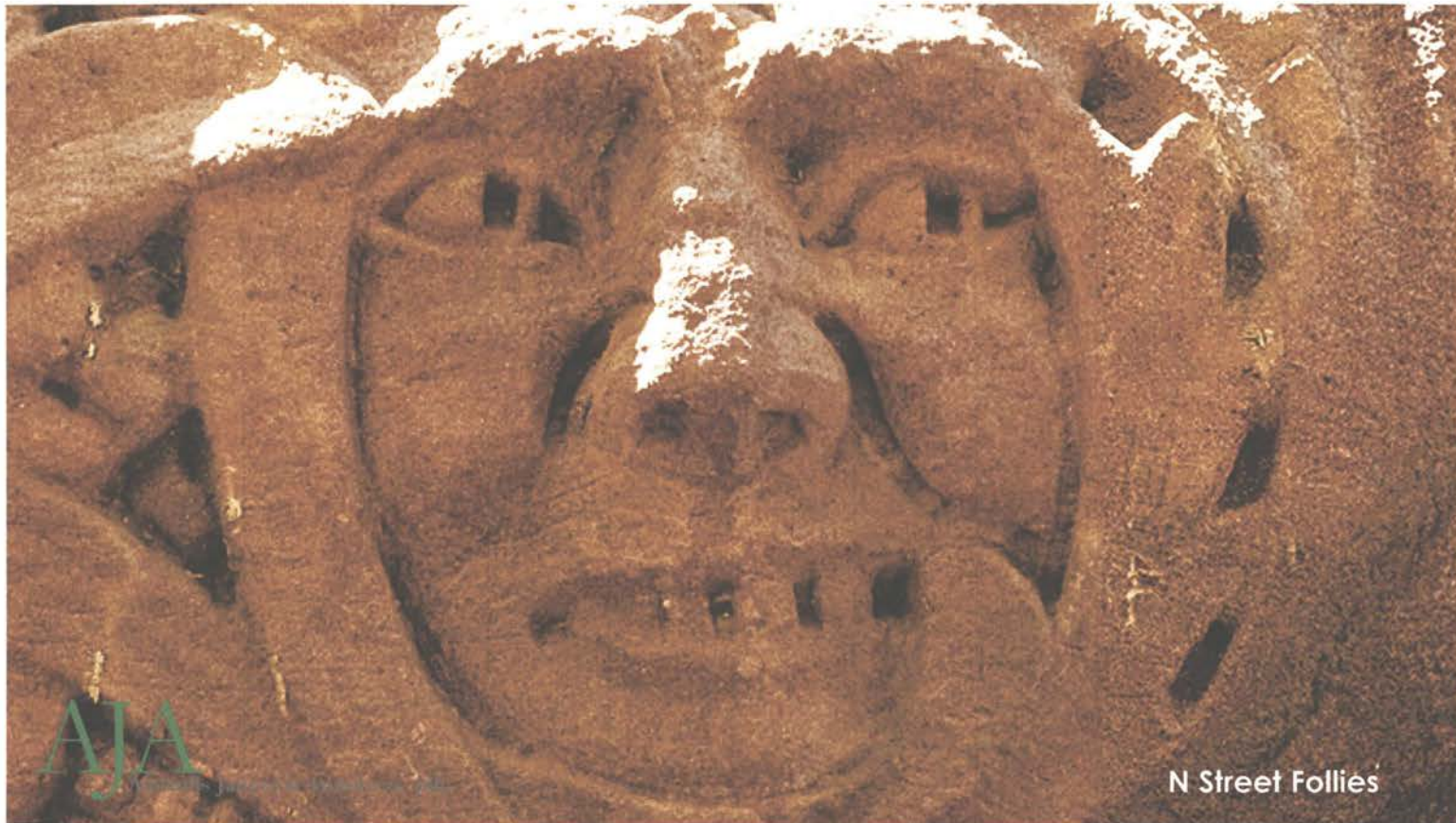




BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17337-A

EXHIBIT NO. 91

Board of Zoning Adjustment
District of Columbia
CASE NO. 17337
EXHIBIT NO. 91











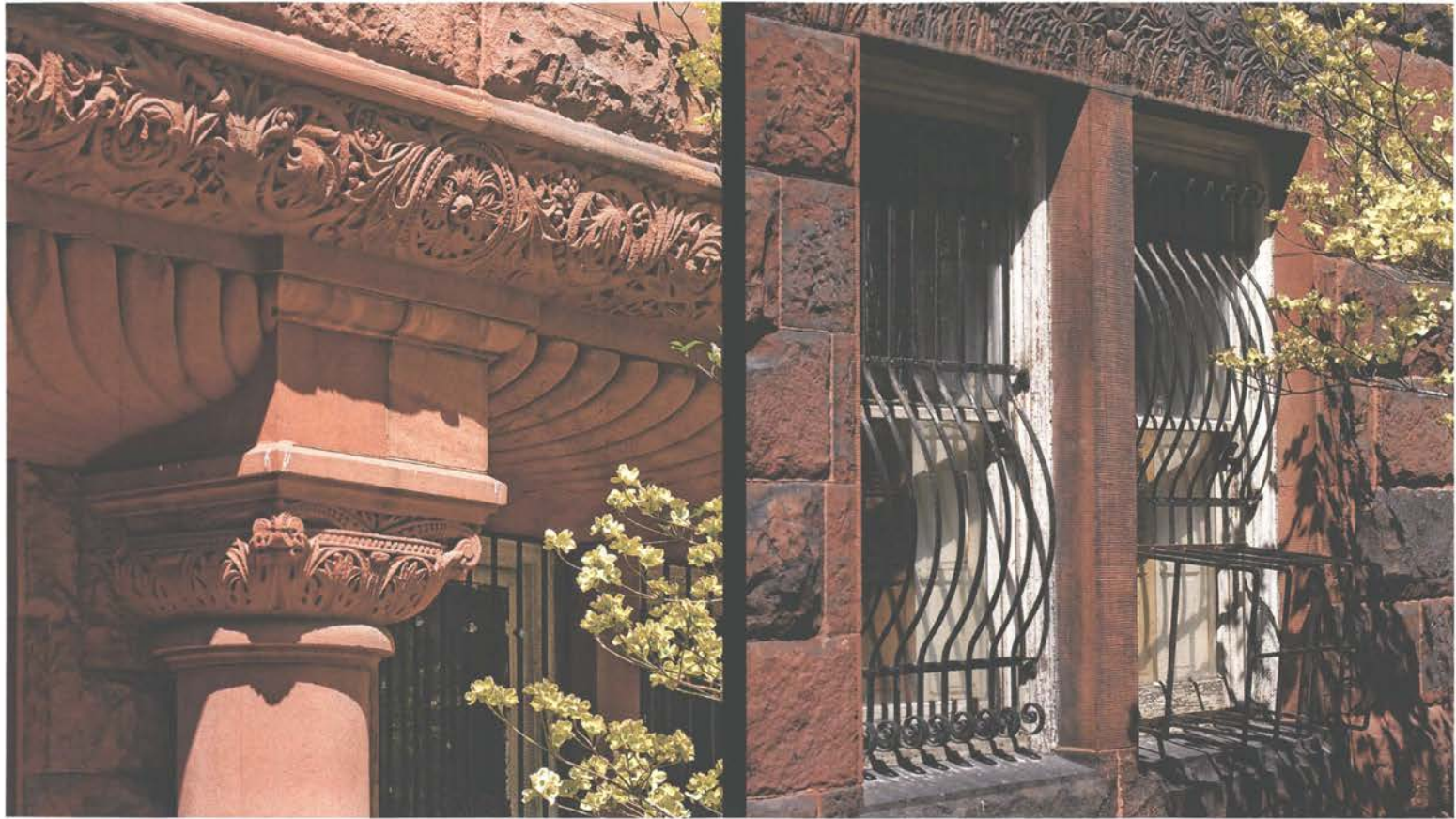










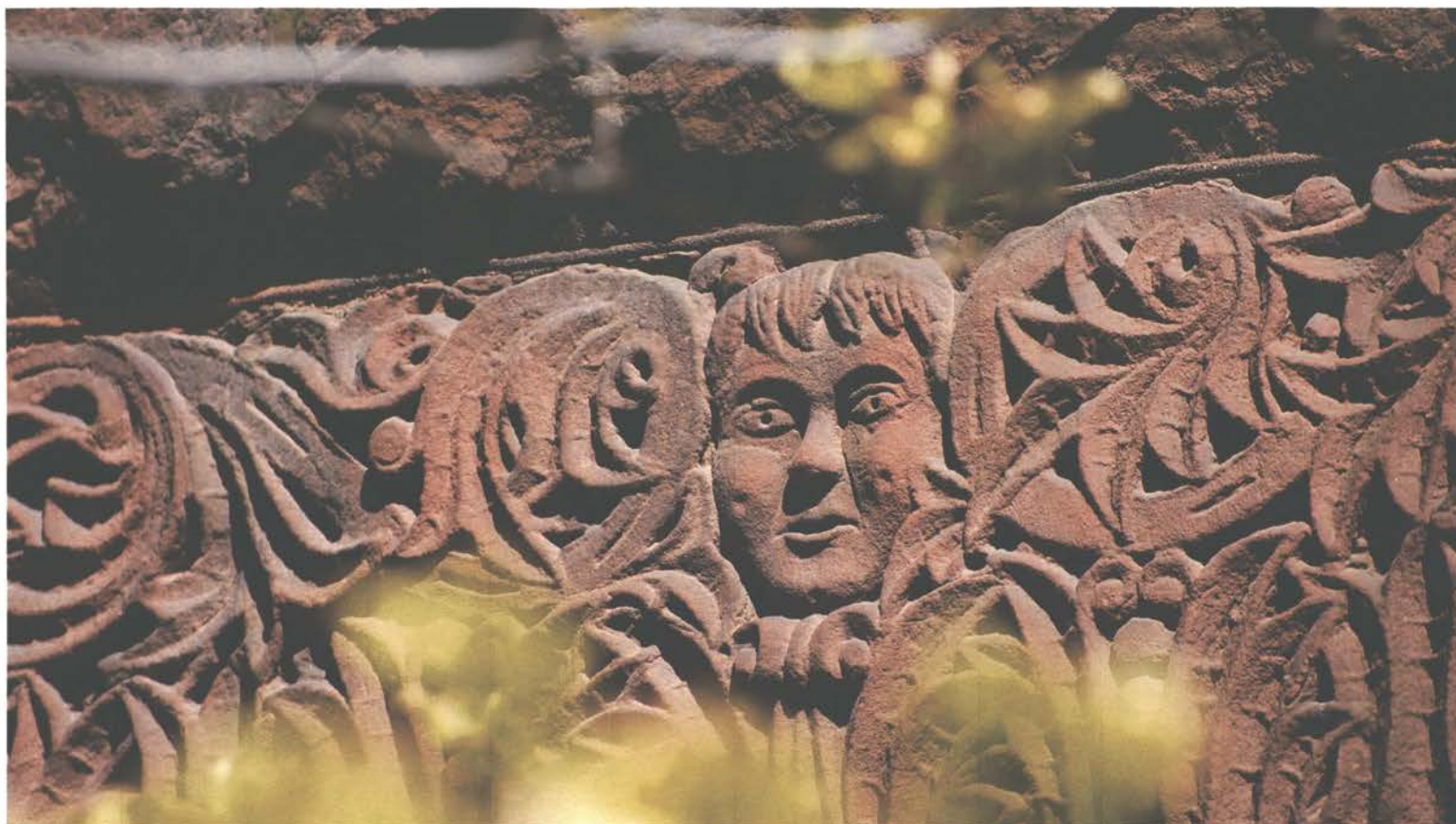




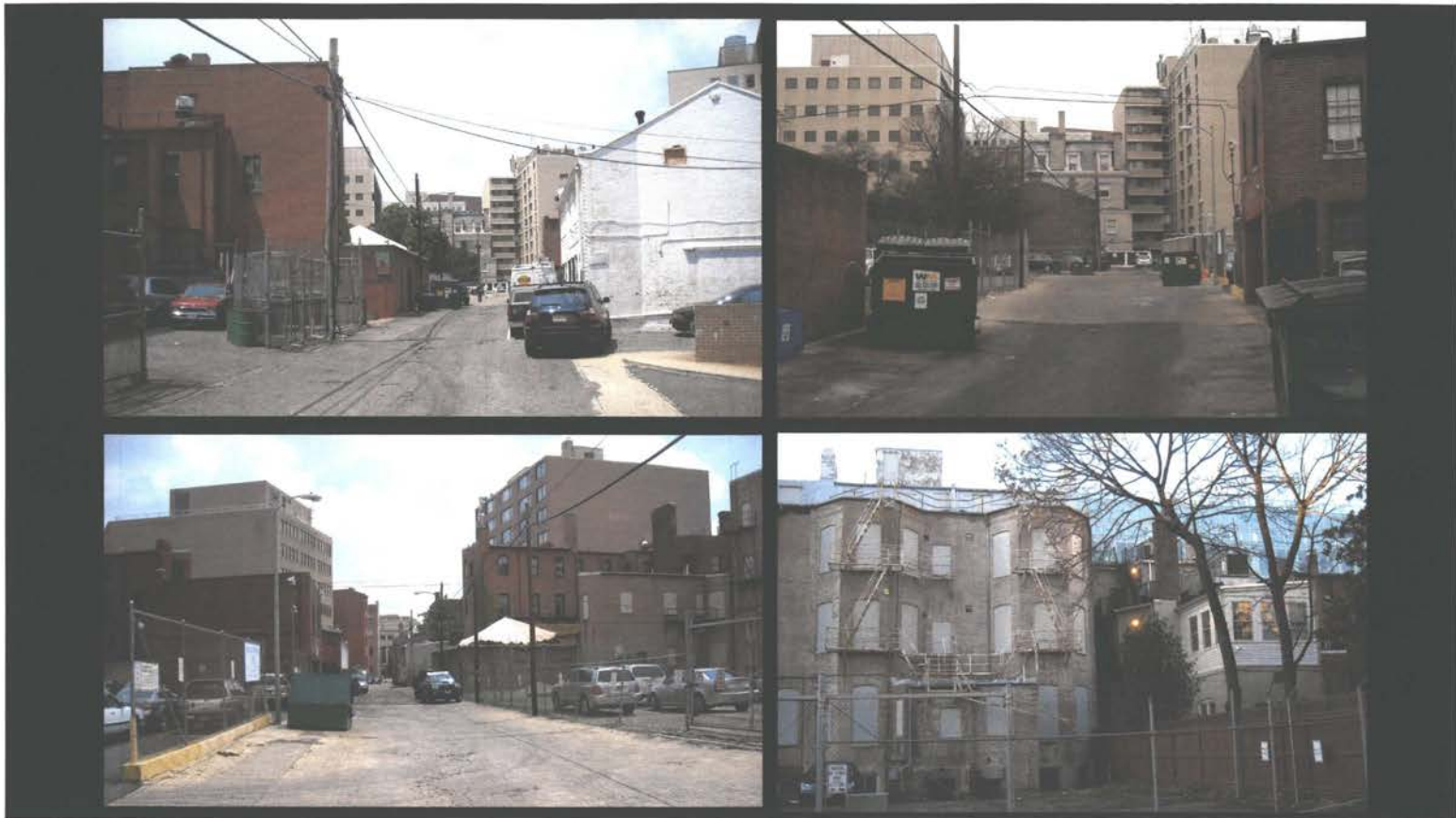


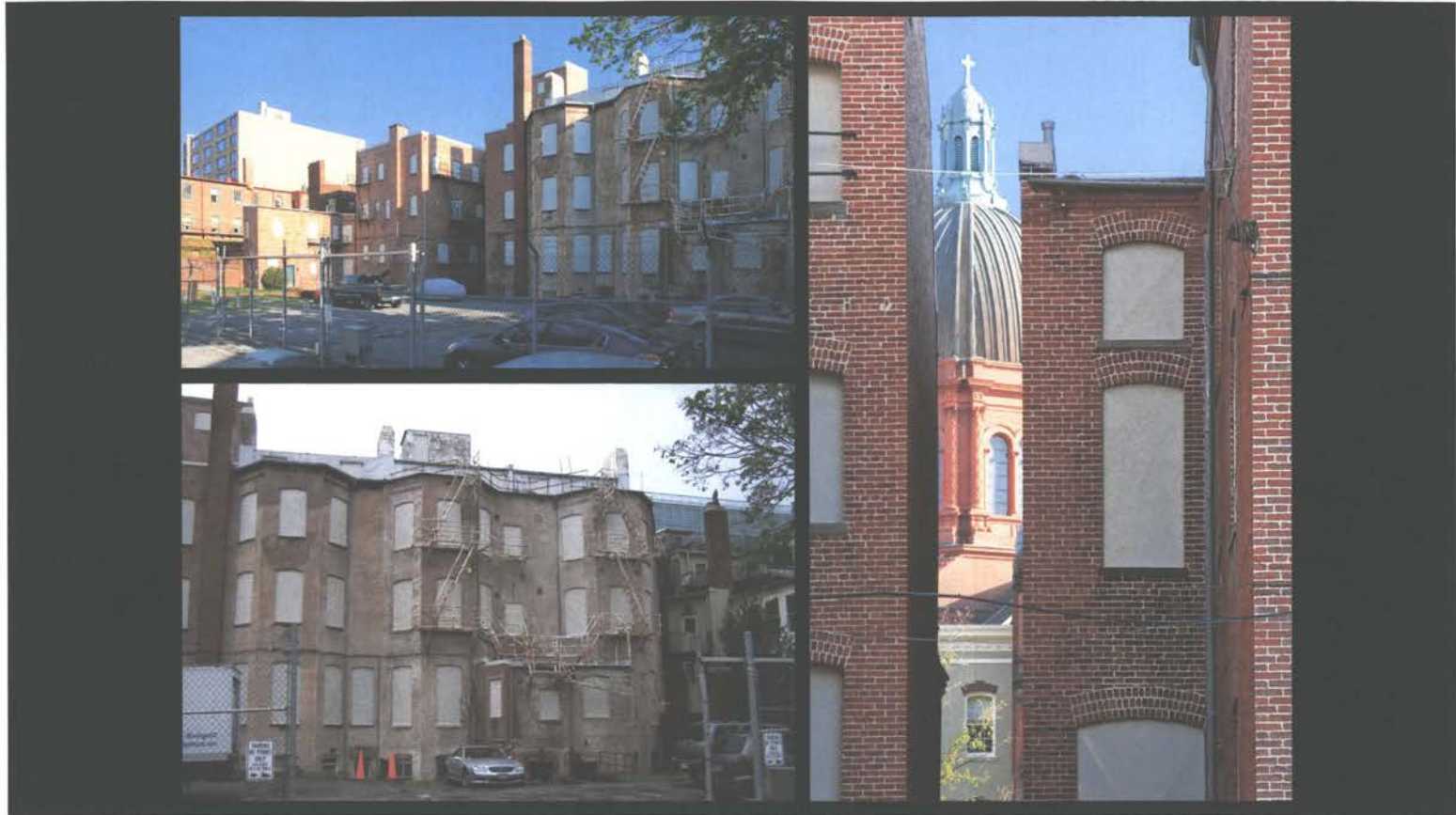


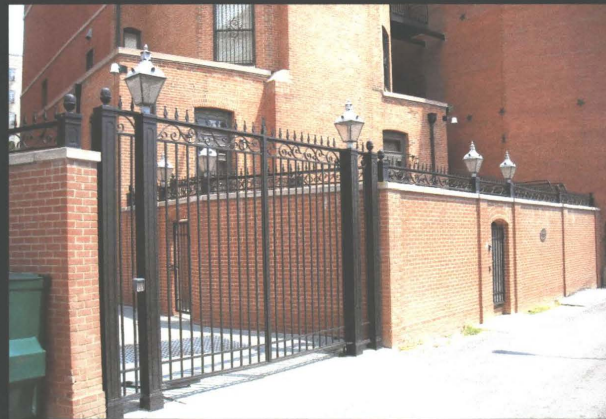


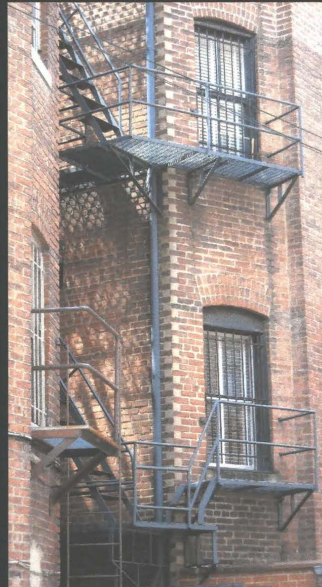
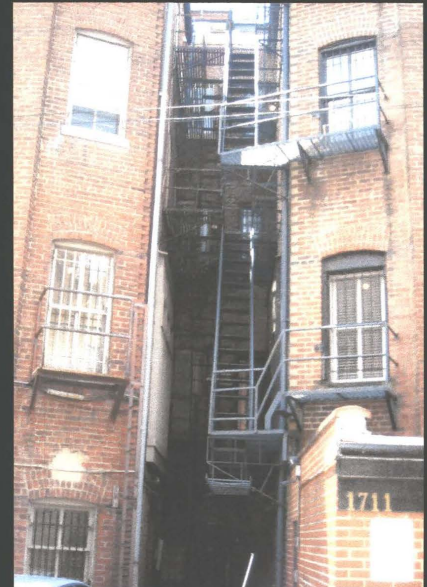


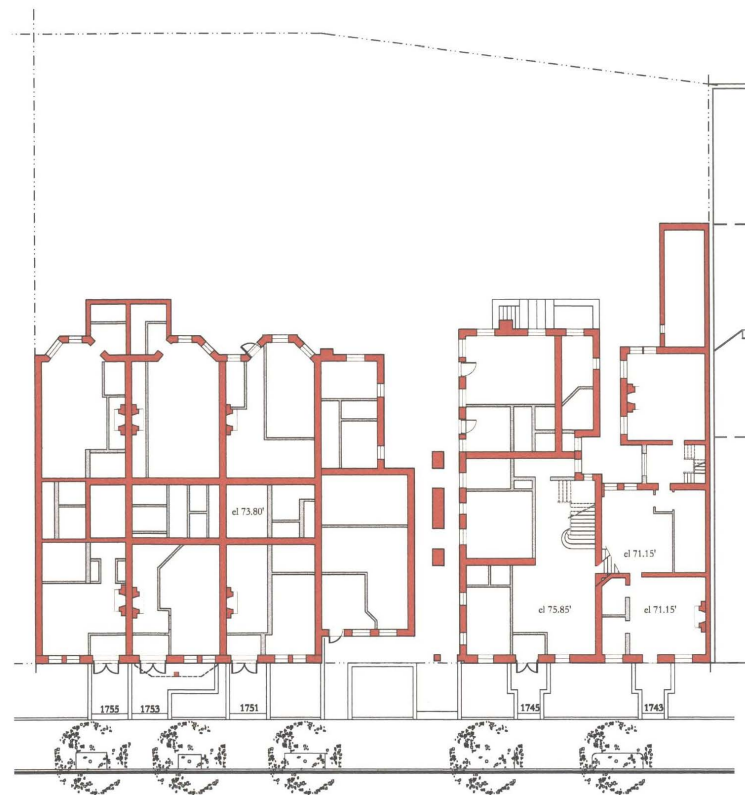




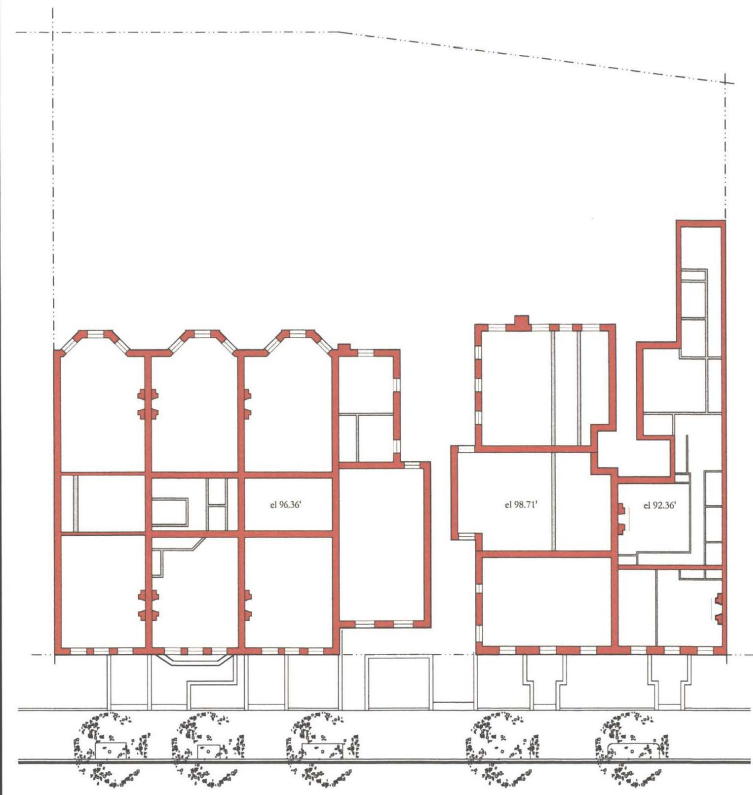








Existing First Floor



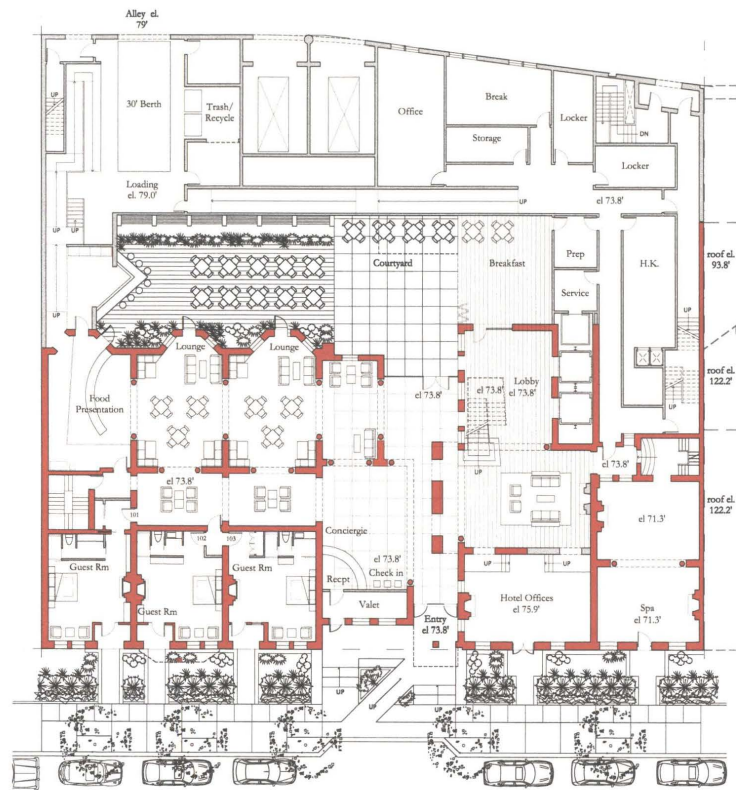
Existing Third Floor



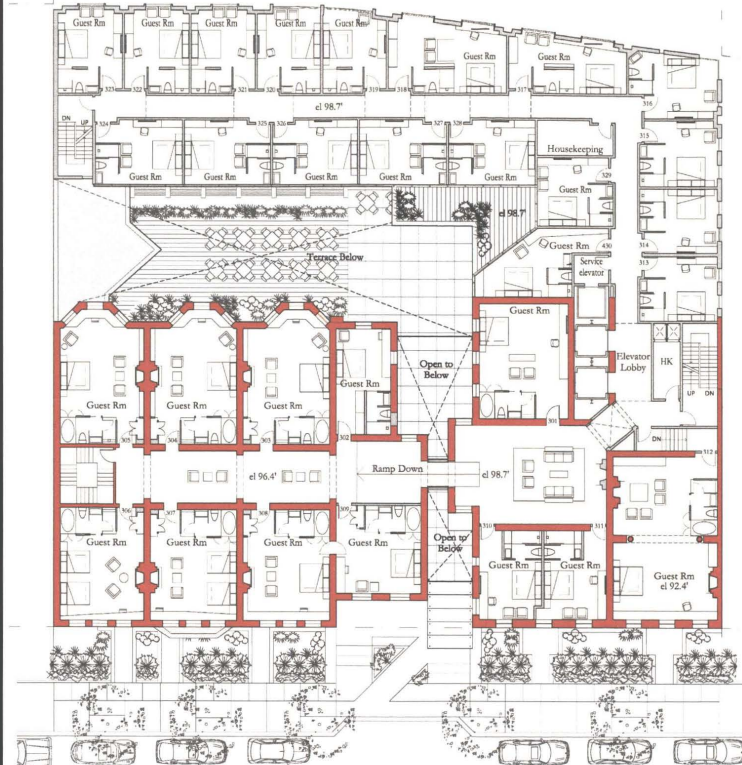
Existing N Street Elevation



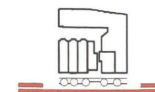
Existing Alley Elevation



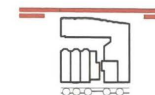
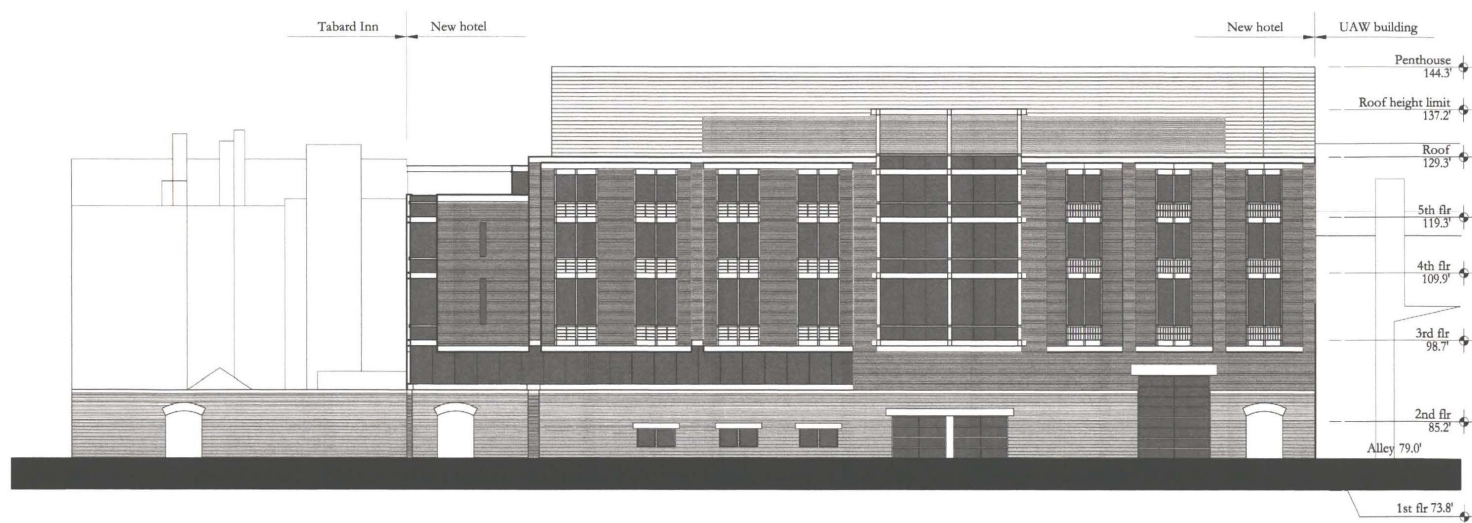
First Floor



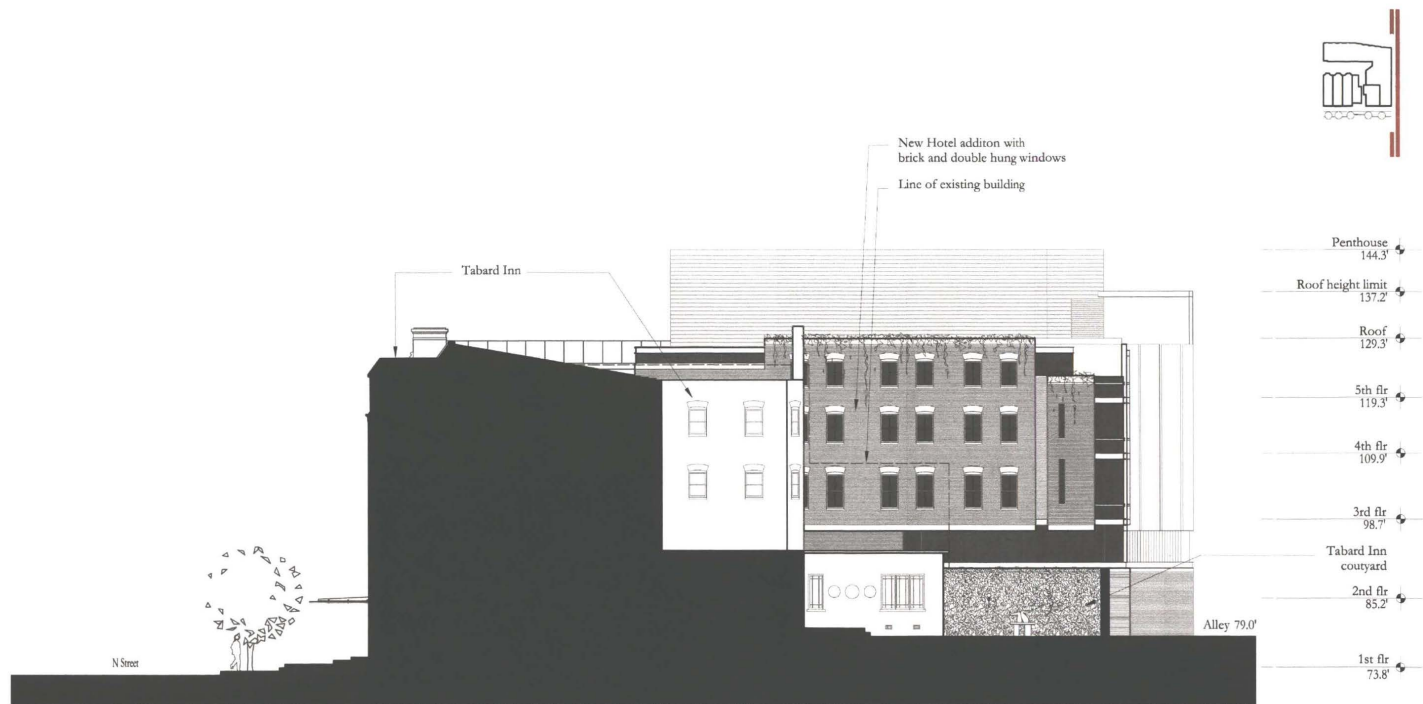
Third Floor



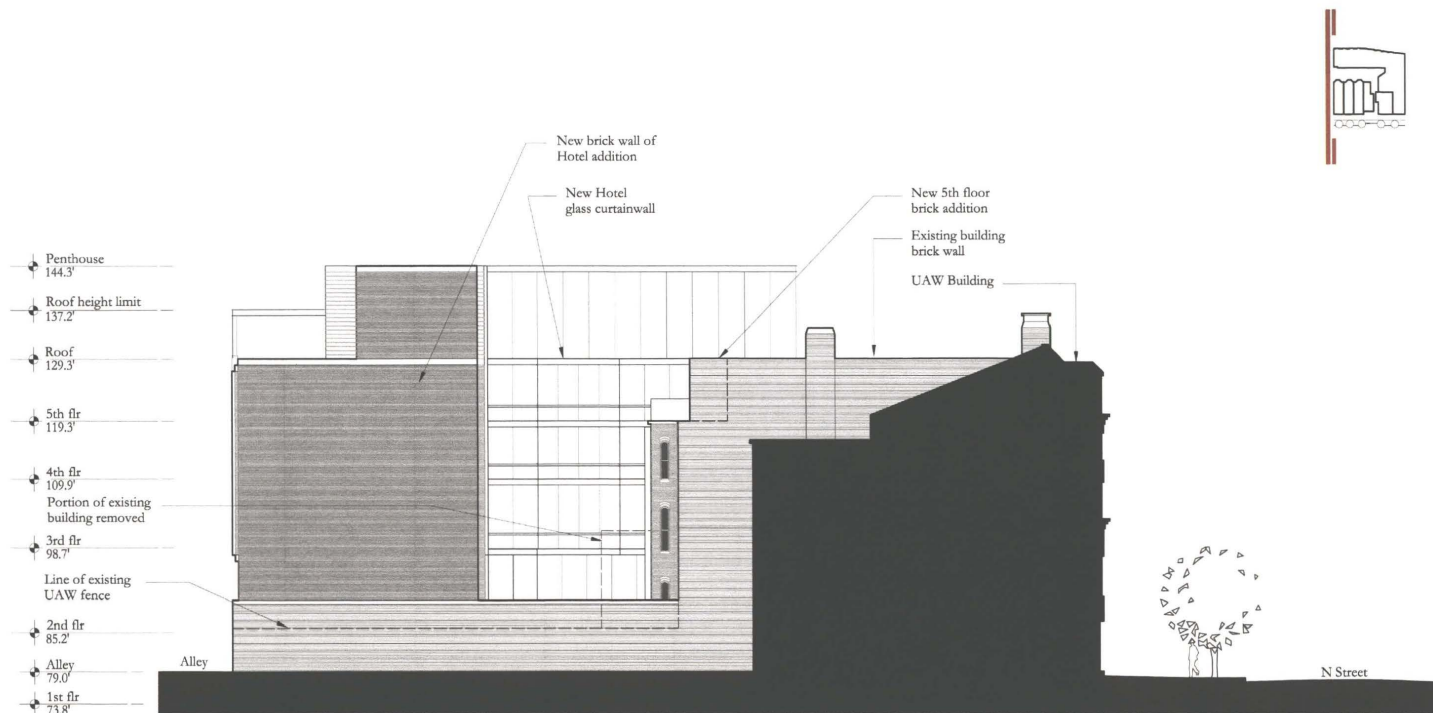
N Street Façade (South)



Alley Façade (North)



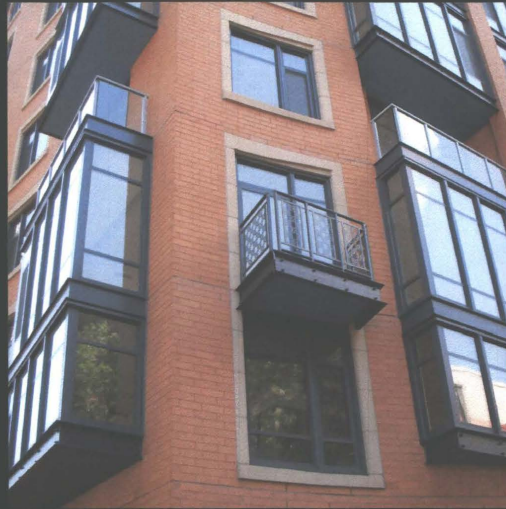
Tabard Façade (East)



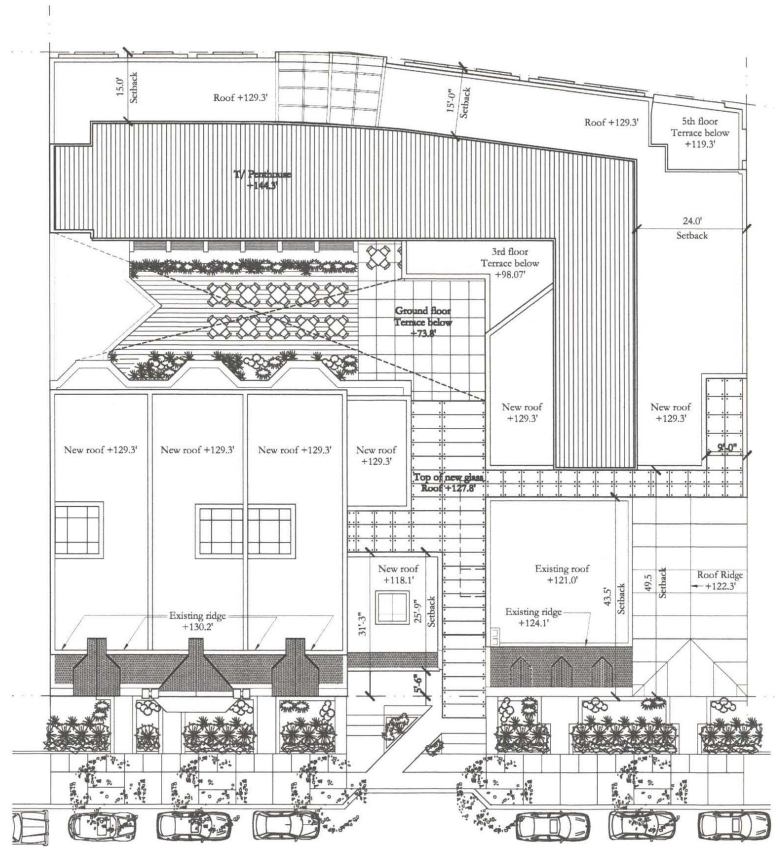
UAW Façade (West)



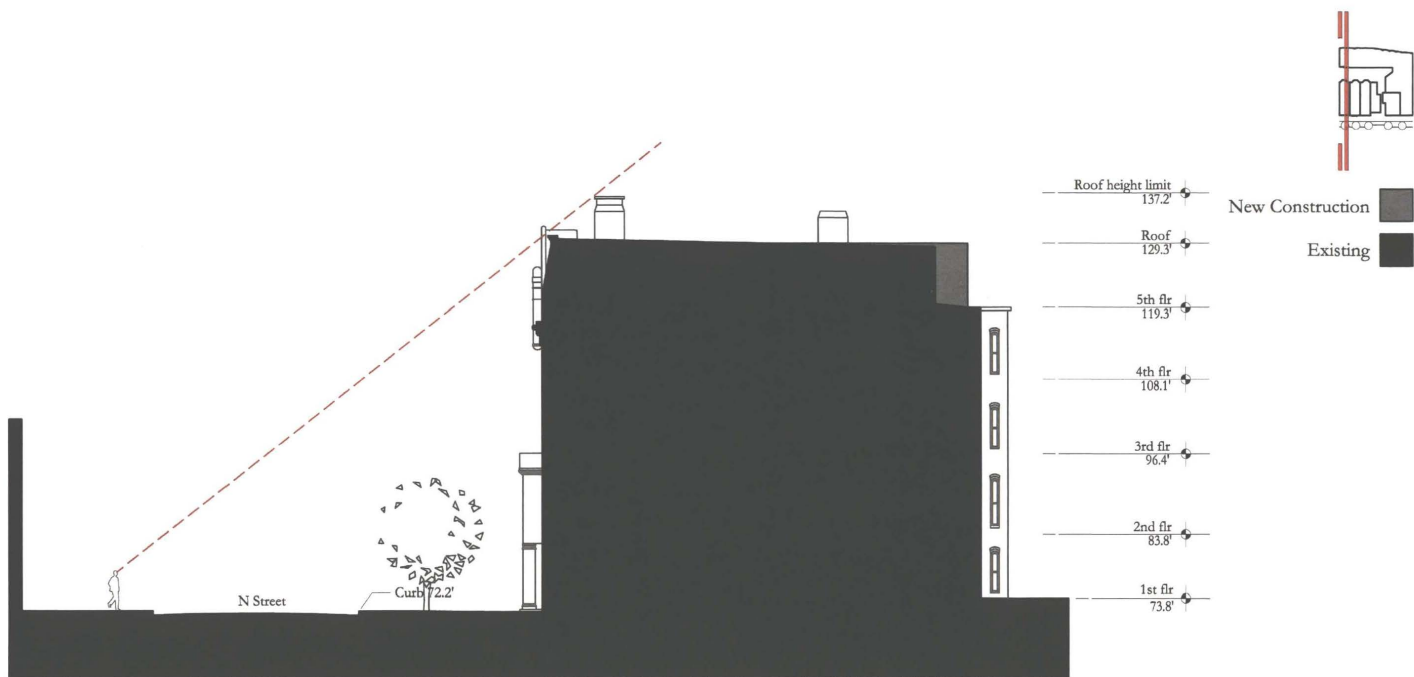
Proposed Materials: Curtain Wall



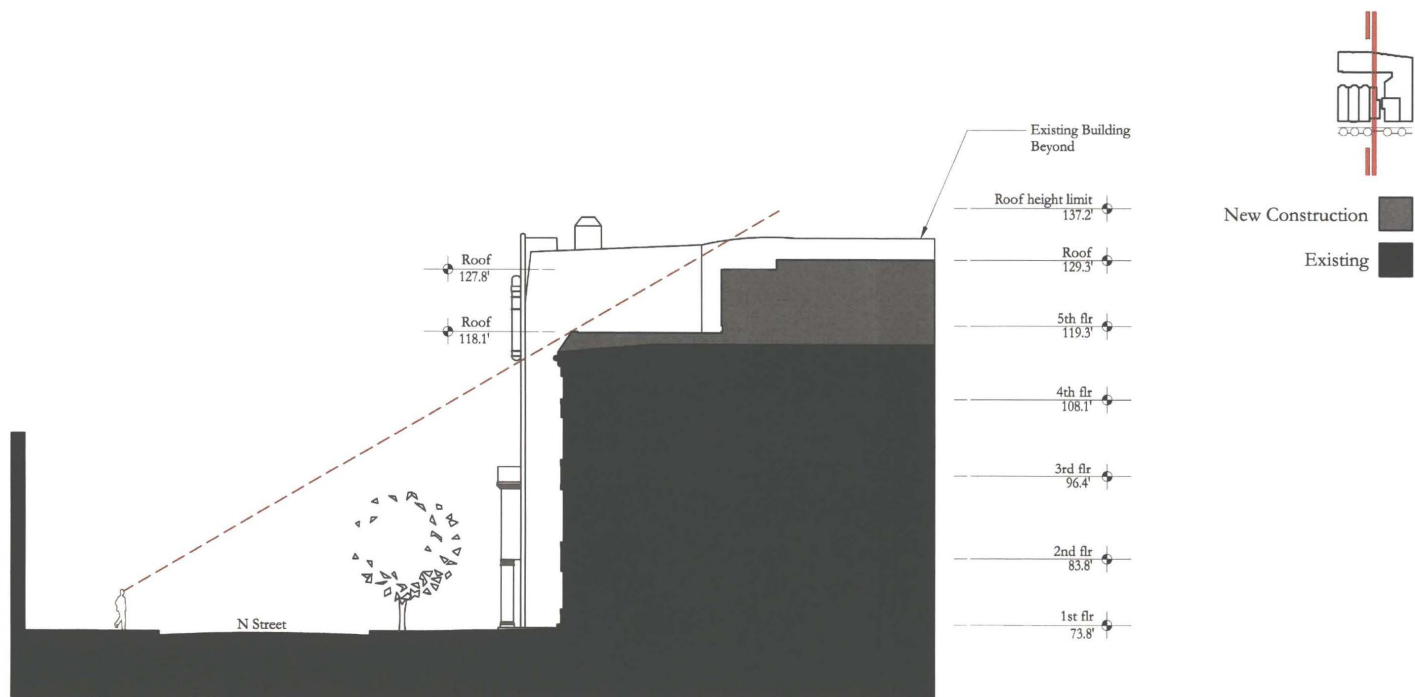
Proposed Materials: Details



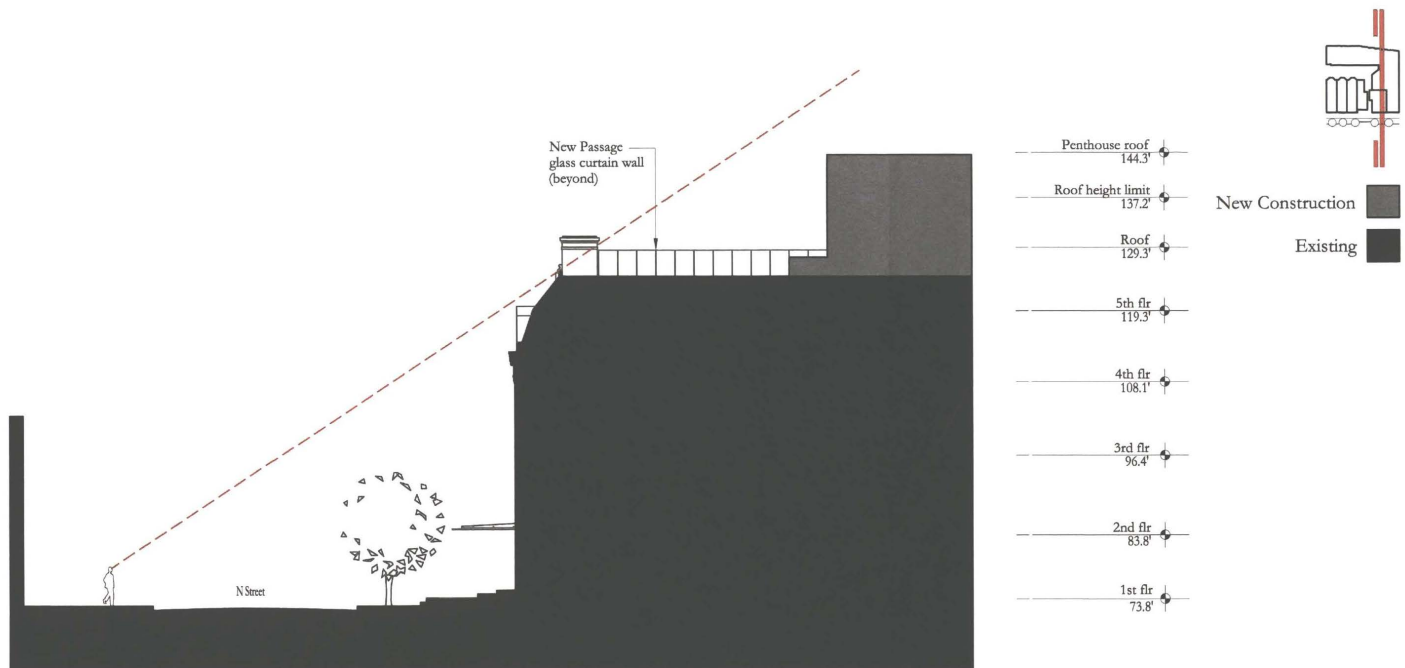
Penthouse Roof



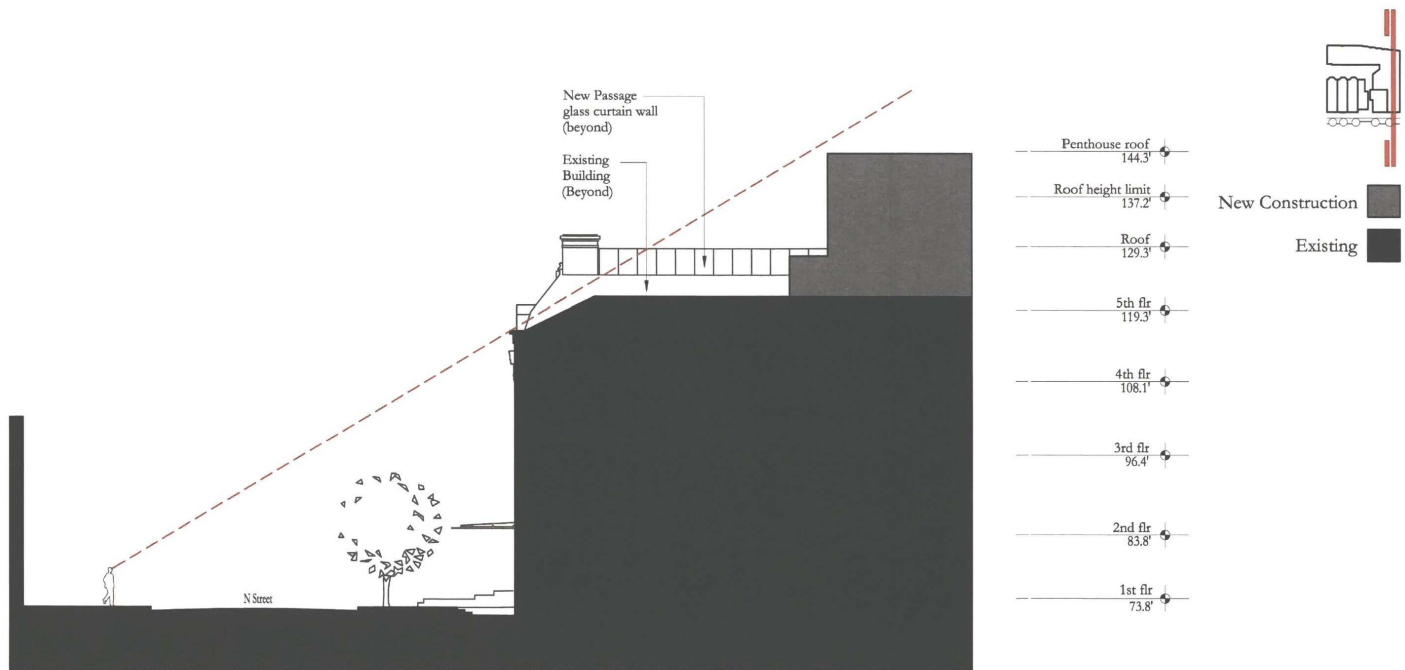
N Street Sightline at 1755



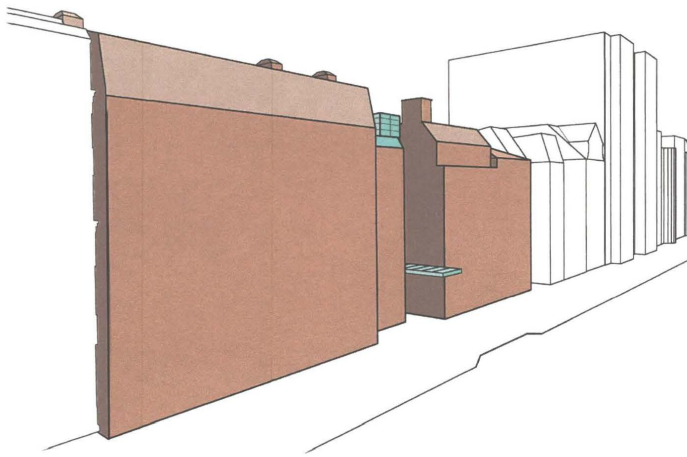
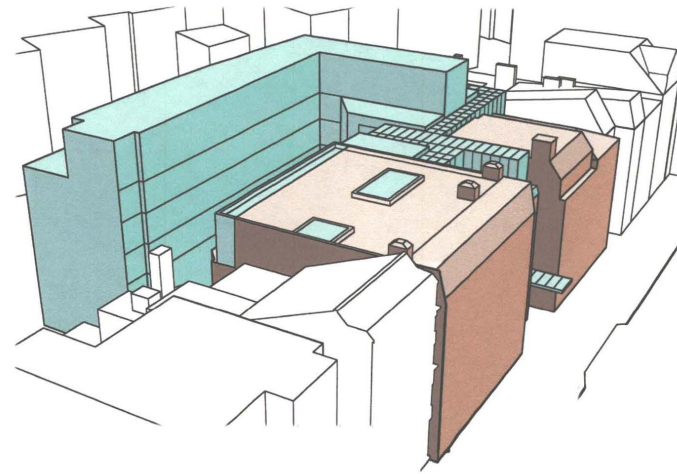
N Street Sightline at 1751



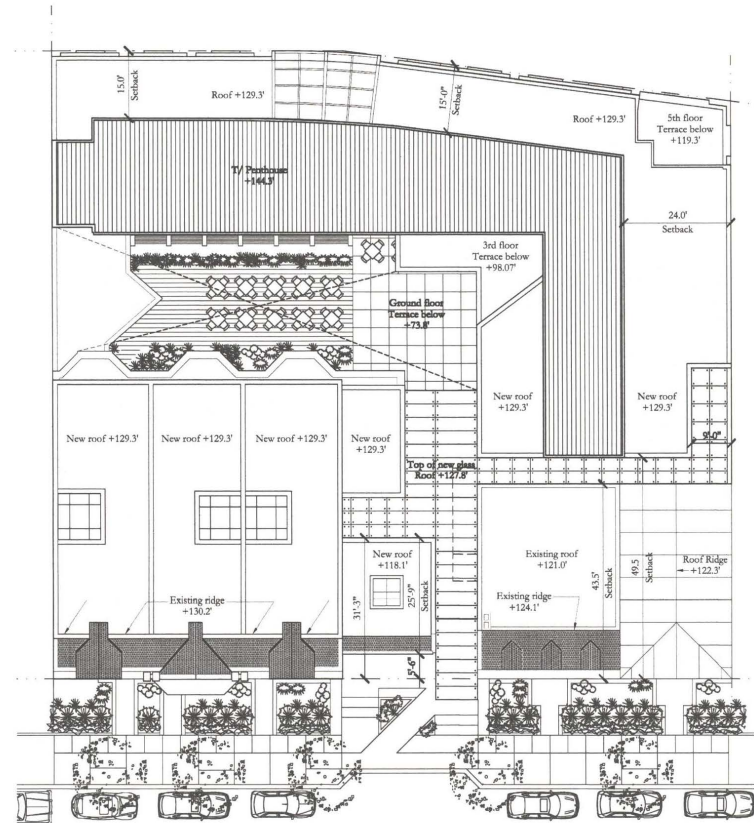
N Street Sightline at 1745



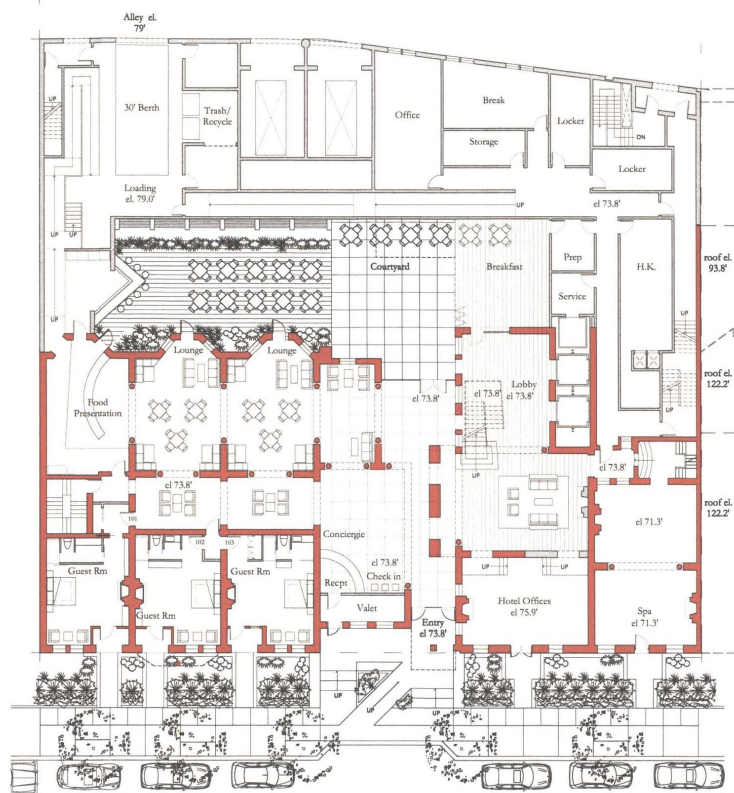
N Street Sightline at 1743



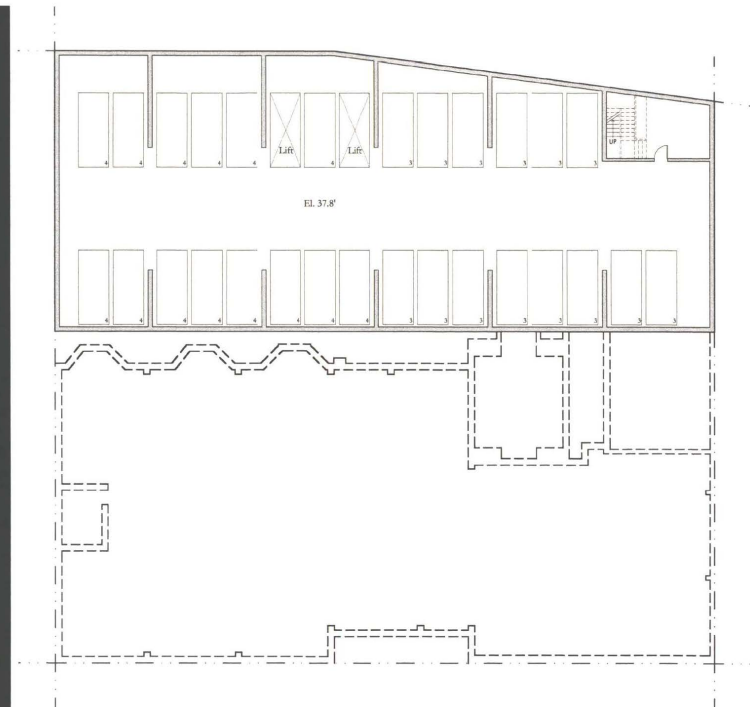
Massing Models



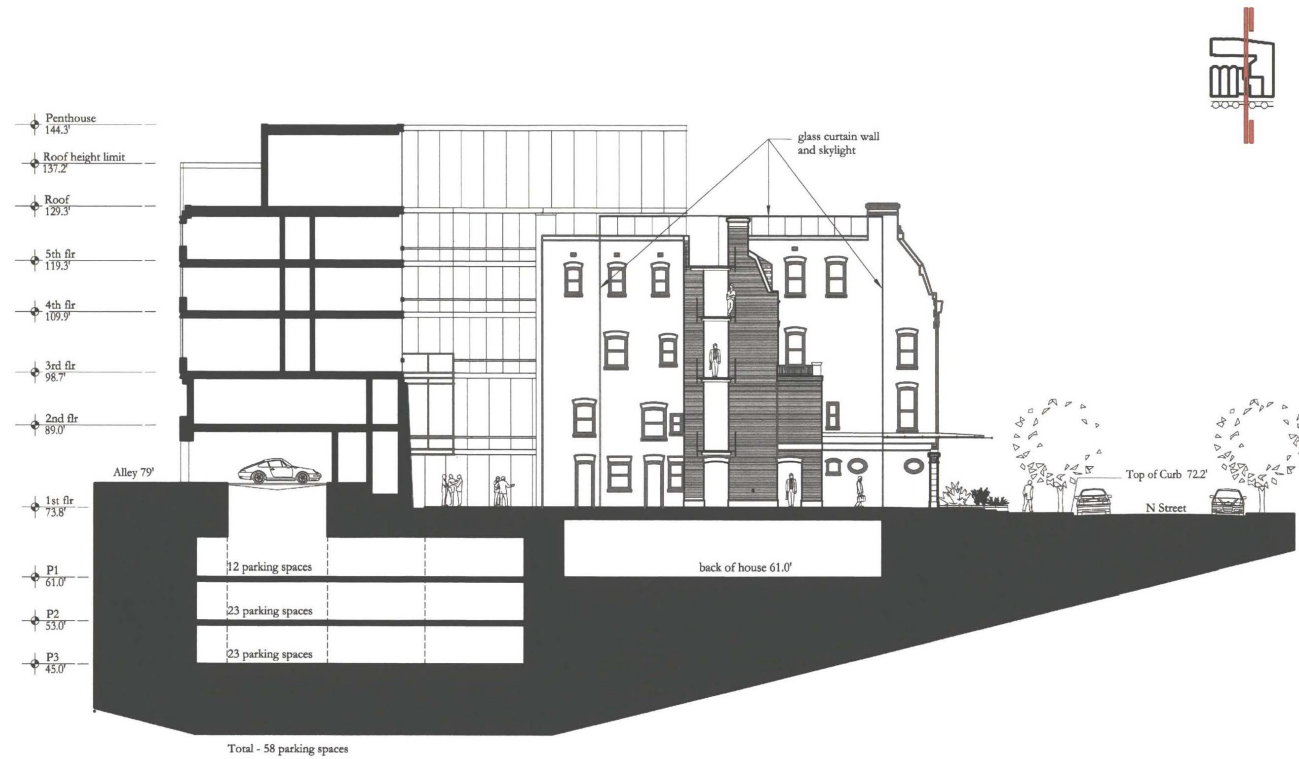
Penthouse Roof

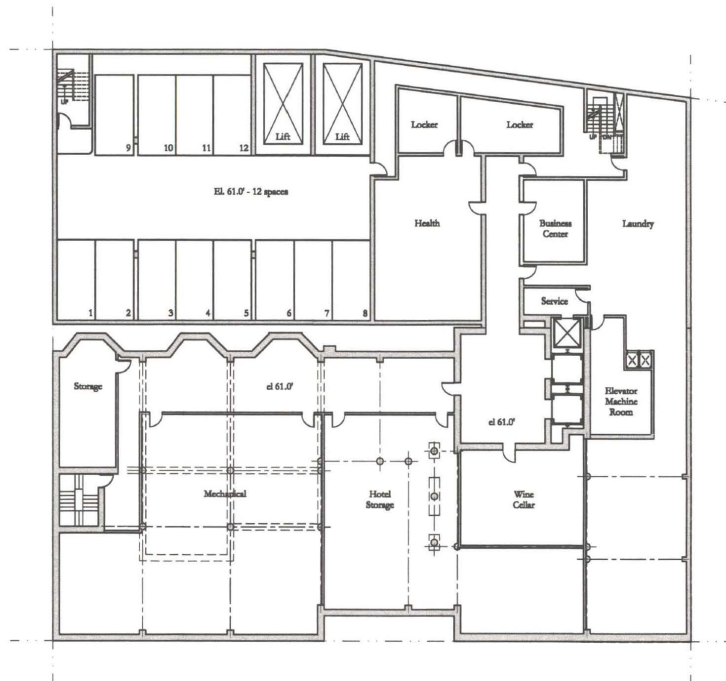
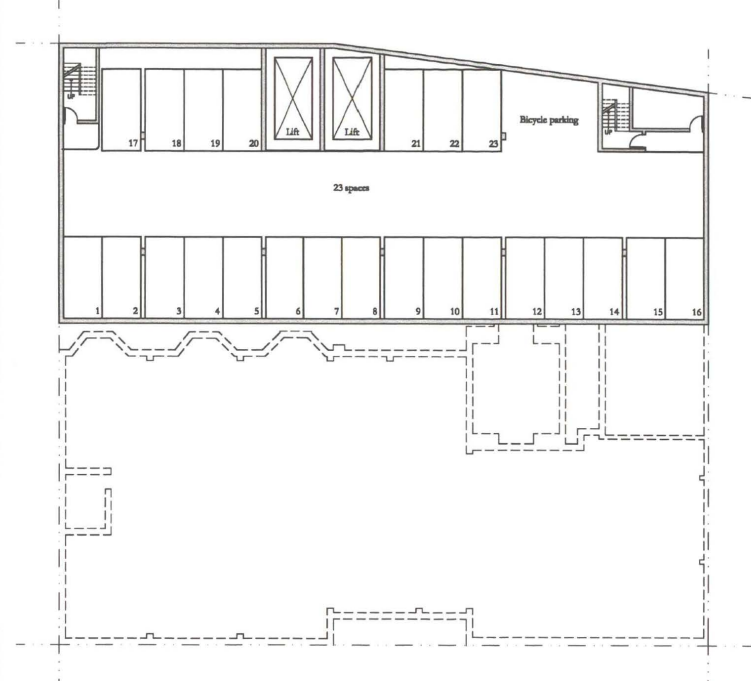


First Floor



Lower Level Parking Plan





N Street Follies 1743-55 N Street NW

6-Oct-09

5 Story Hotel

Lot Area: 20,648 sf

FAR in SP-1 = 4.0

Allowable FAR in SP-1 = 4.0 x 20,648sf = 82,592sf

Existing Building Area = 43,286sf

Floor	Guest Rooms Existing Building	Guest Rooms Addition	Guest Rooms Total	Gross Floor Area Existing Building (SF)	Gross Floor Area Addition (SF)	Gross Floor Area Total (SF)	Gross Floor Area Remaining (SF) / % Existing Building
1	3	0	3	10,043	8,057	18,100	9,085 – 90.5%
2	10	0	10	10,224	6,176	16,400	9,267 – 90.6%
3	12	18	30	9,936	7,363	17,299	9,194 – 92.5%
4	11	18	29	8,974	8,169	17,143	8,922 – 99.4%
5	6	20	26	4,109	9,536	13,645	3,921 – 95.4%
Total:	42	56	98	43,286	39,301	82,587	40,389 – 93.3%
*Penthouse:		0	0		3,699	3,699	

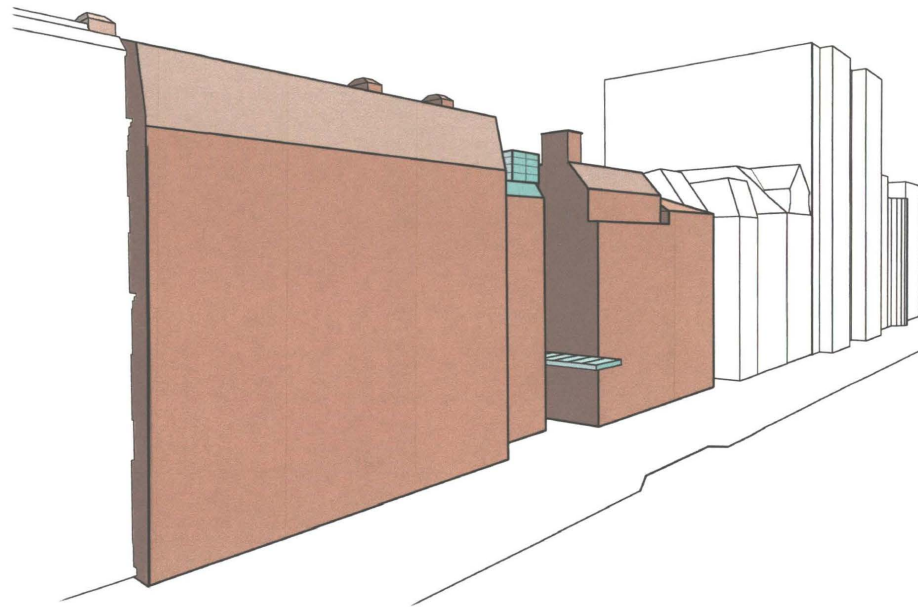
*Total Roof Area= 16,901sf

Allowable Penthouse area 0.37 x 20,648 = 7,639 sf (411.7)

Allowable function room and exhibit space area: 0.15 x 82,587 sf = 12,388 SF. Function and exhibit space = 3,248 sf at the 2nd floor or 26.2% of the allowable 12,388 sf (512.6)

Allowable FAR for other permitted use is 2.5 2.5 x 20,648 = 51,620 sf 8,553 sf provided or .41 FAR. (531.3)

Minimum number of required spaces = (56 rooms/ 4 = 14 spaces) + (1250 sf function space/ 300 sf = 5 spaces = 19 spaces (2101.1)



Massing Model

