20 Massachusetts Avenue NW

WASHINGTON, DC

10.14.2020 **The RMR Group**



APPLICATION TO BOARD OF ZONING ADJUSTMENT

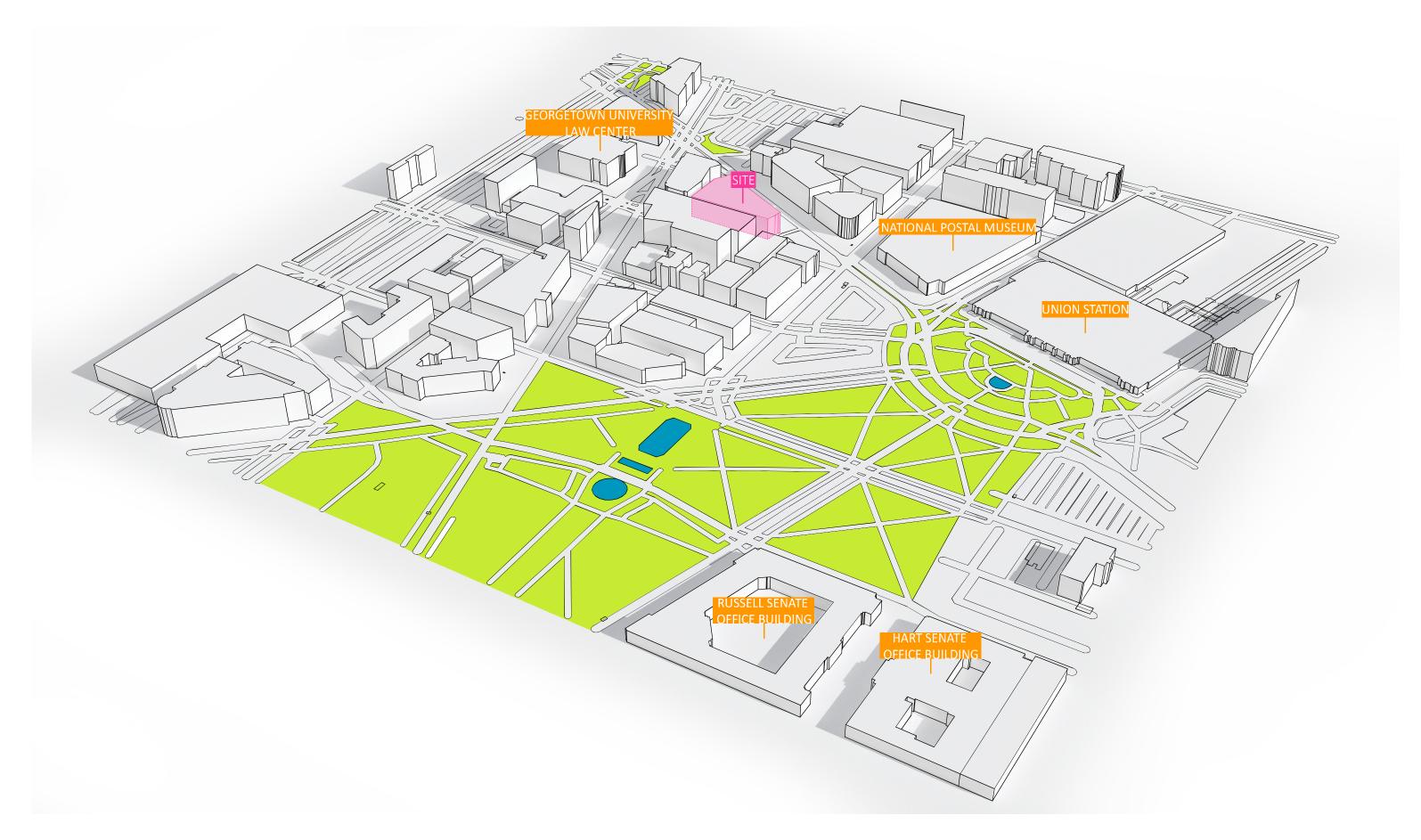


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20 Massachusetts Avenue NW



ZONING MAP AND BUILDING DATA

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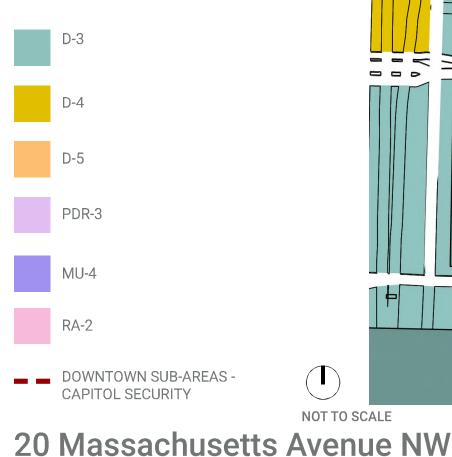
Building Address: 20 Massachusetts Ave NW, Washington DC 20001

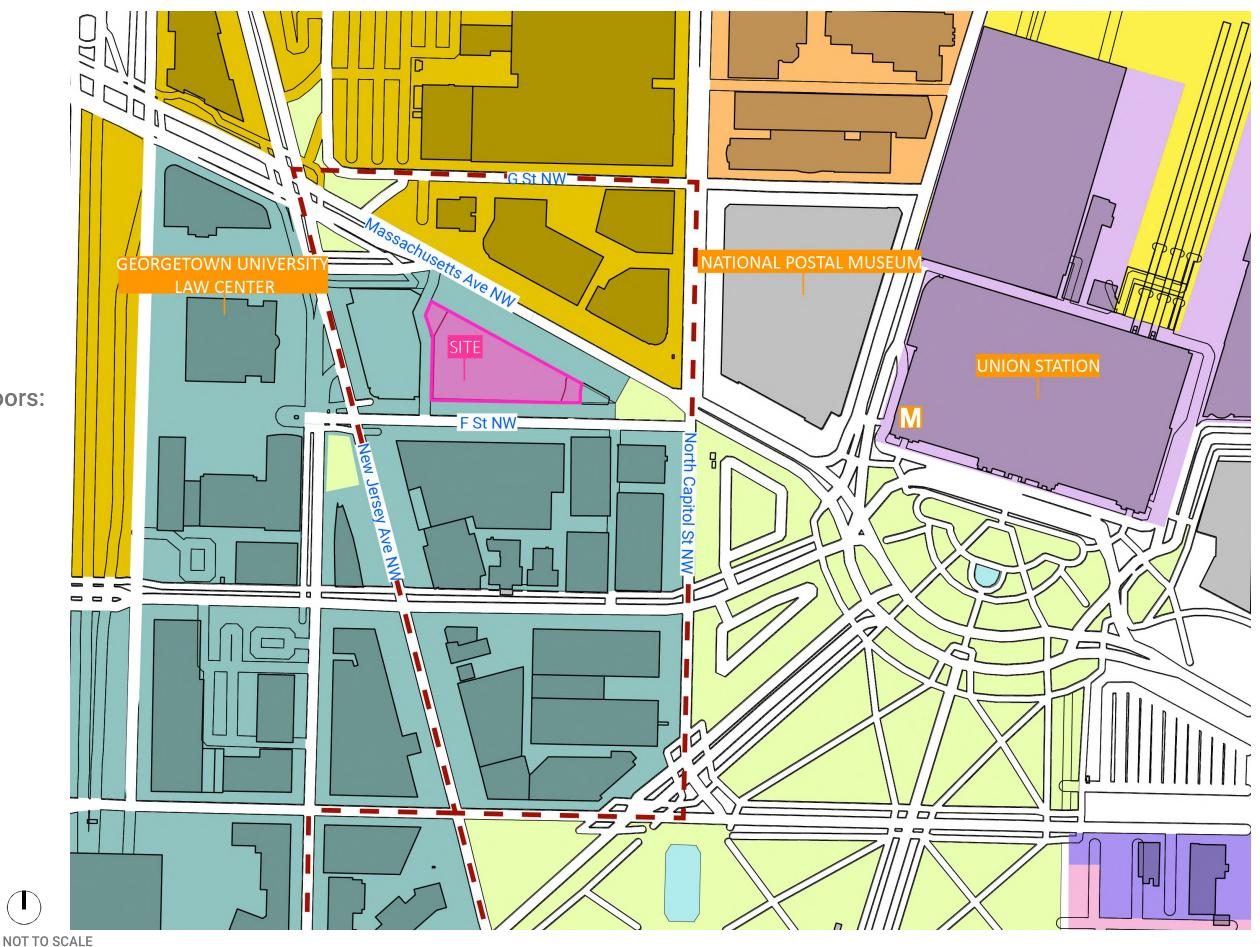
Square: 626 Lot: 78 Existing Record Area: 49,918 SF Zone: D-3

Existing Building Heights: 88'-6" + 18'-6" Penthouse (approximately, as measured)

Existing Building No. of Floors:

- 2 below grade Parking levels
- 8 Office floors
- Mechanical penthouse





PHOTOS - EXISTING



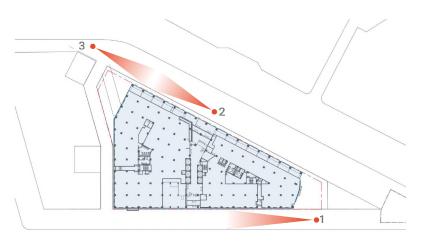
1. F Street, NW View southeast



2. Massachusetts Ave, NW View northeast

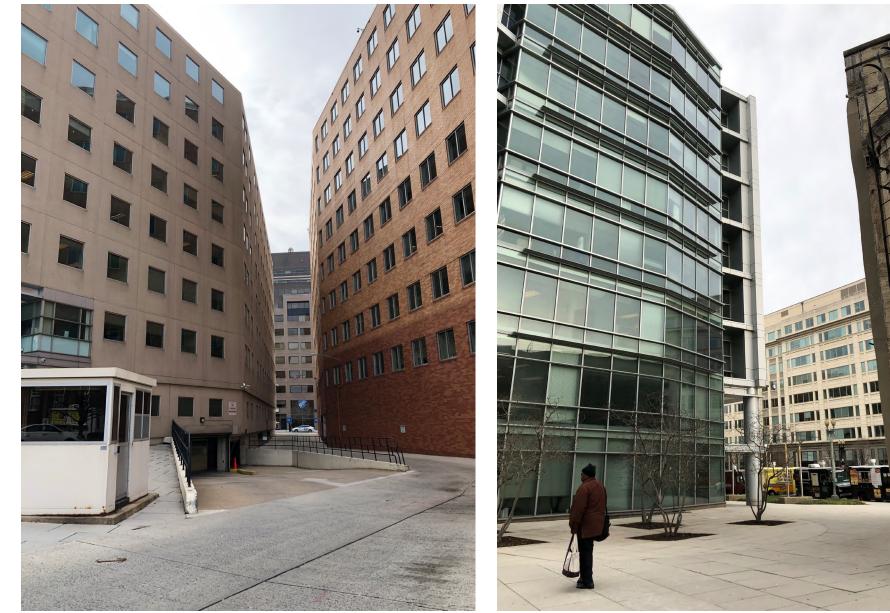


3. Massachusetts Ave, NW View northwest





PHOTOS - EXISTING

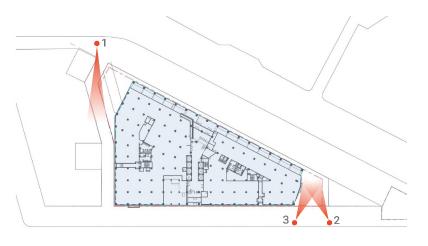


1. Public Alley, Looking South

2. East Plaza, Looking North



3. East Plaza, Looking North





PHOTOS - EXISTING



1. F Street, NW View southwest



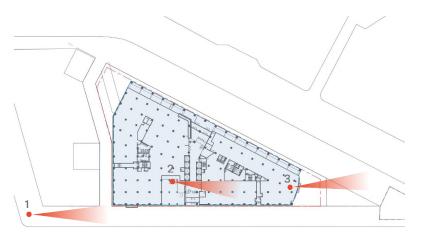
2. SE View from Roof



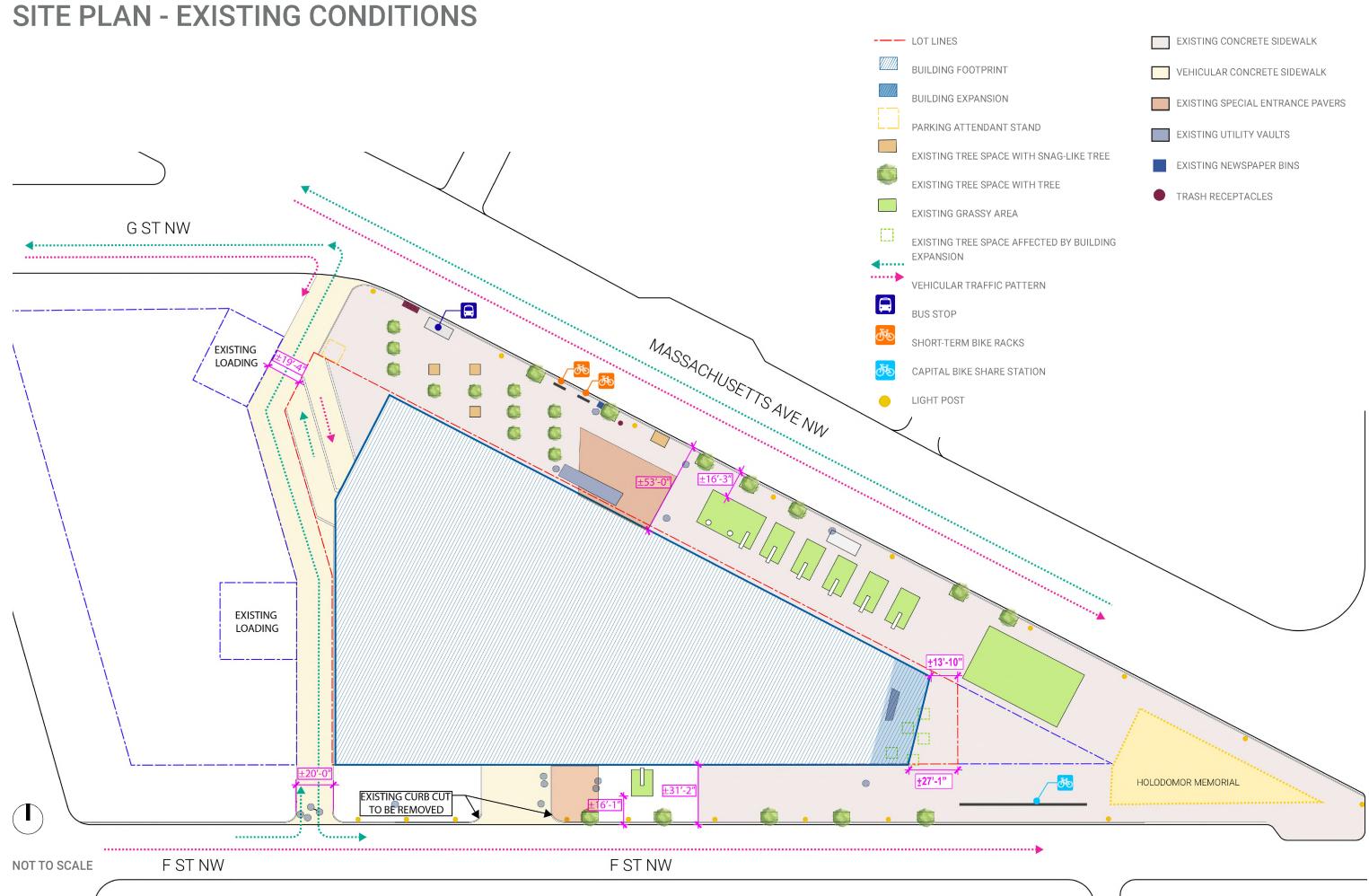
20 Massachusetts Avenue NW



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20 Massachusetts Avenue NW



08

PROGRAM LAYOUT PLAN & BUILDING DATA

Building Address:

20 Massachusetts Ave NW, Washington DC 20001

Square: 626 Lot: 78 Existing Record Area: 49,918 SF Zone: D-3

Proposed Building Heights:

110' + 20' Penthouse

Proposed Building No. of Floors after Addition:

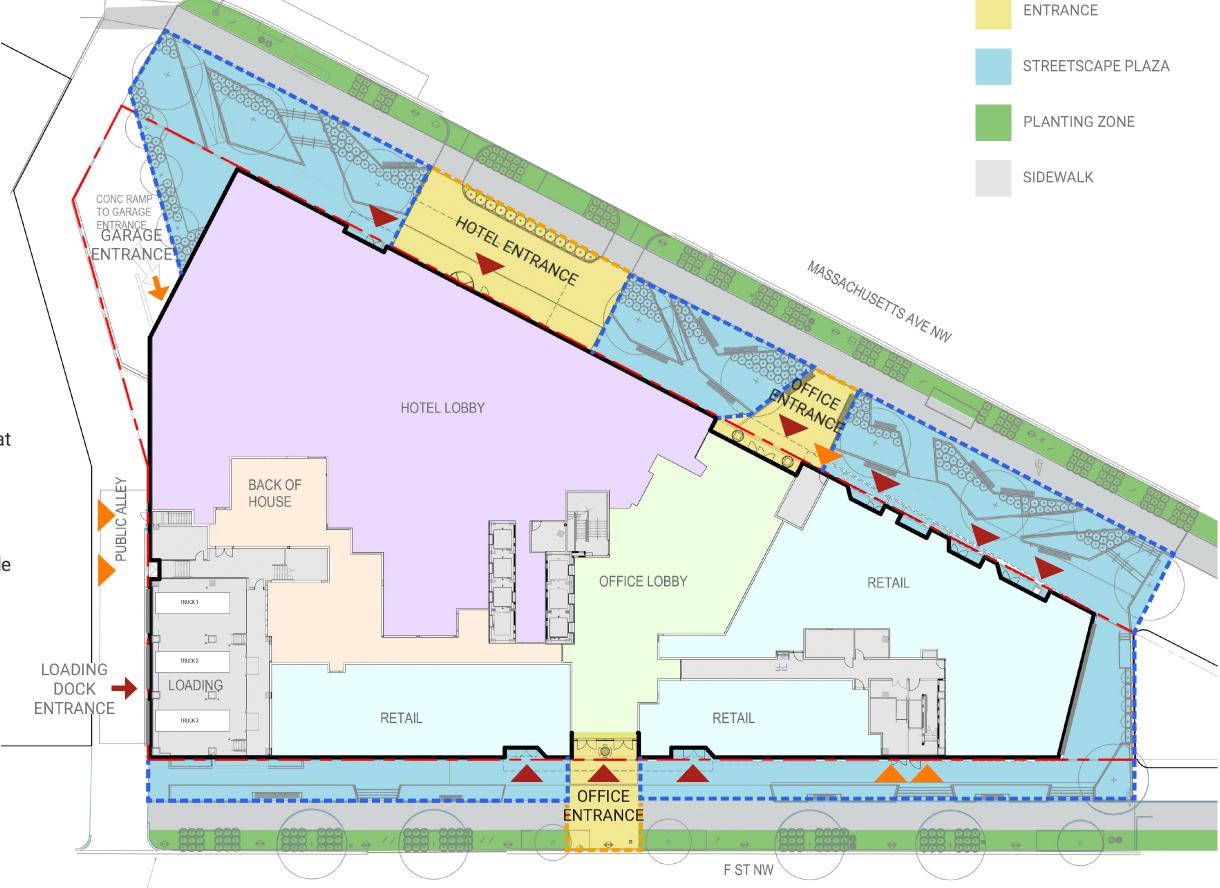
- 2 below grade parking levels
- Office, Hotel and Retail mixed-use at floors 1 & 2
- 4 Hotel floors
- 4 Office floors
- Penthouse (mechanical and habitable space)

Note: All interior partitions and uses are illustrative only and subject to change



NOT TO SCALE

20 Massachusetts Avenue NW





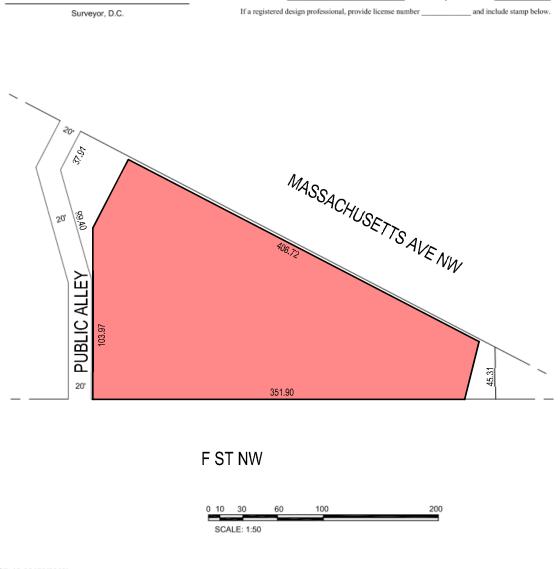
ZONING DATA SUMMARY, SURVEYOR'S PLAT

	EXISTING	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROPOSED	NOTES
Lot Area	49,918	-	-	-	
Gross Floor Area (Sq Ft)	324,108	-	449,401	425,433	
Floor Area Ratio (FAR)*	6.49		9.00	8.52	
Height (ft)	88'-6"		110'	110'	
Penthouse Height (ft.)/Stories	18'-6"		20'	20'	
Penthouse Floor Area Ratio (FAR)			0.40	0.29	
Lot Occupancy (percentage)	88.18%		100%	89.03%	
Rear Yard	51'	Not required for through lots	-	-	
Court, Open	37.9'	2.5"per foot of building height	-	23'-2 3/4" (east court) 23'-9" (west court)	
Parking	187	Not required		186	
Loading	3	3 @ 30'X12'		3	
Bicycle storage- long-term	10	No less than 22**	_	92	
Bicycle storage- short-term		No less than 10**	-	40	
Shower & changing facilties		6		6	
Lockers		No less than 13**		55	
Front Build-To		at least seventy-five percent (75%) of each newly constructed building wall fronting a street shall be constructed to or within four feet (4 ft.) of the property line between the subject lot and the abutting street right- of-way, to a height of at least fifteen feet (15 ft.) above the higher of the building's measuring point		100%	
Green Area Ratio		0.20		0.20	

**Depending on final mix of uses

*ADJUSTED ALLOWABLE FAR INCLUDES DENSITY CREDITS PURCHASED BY OWNER FOR THE PROJECT				
DENSITY CREDITS (SF)	124,908.00			
FAR	2.51			
ADJUSTED MAXIMUM ALLOWABLE FAR	6.5 +2.5 = 9.0			

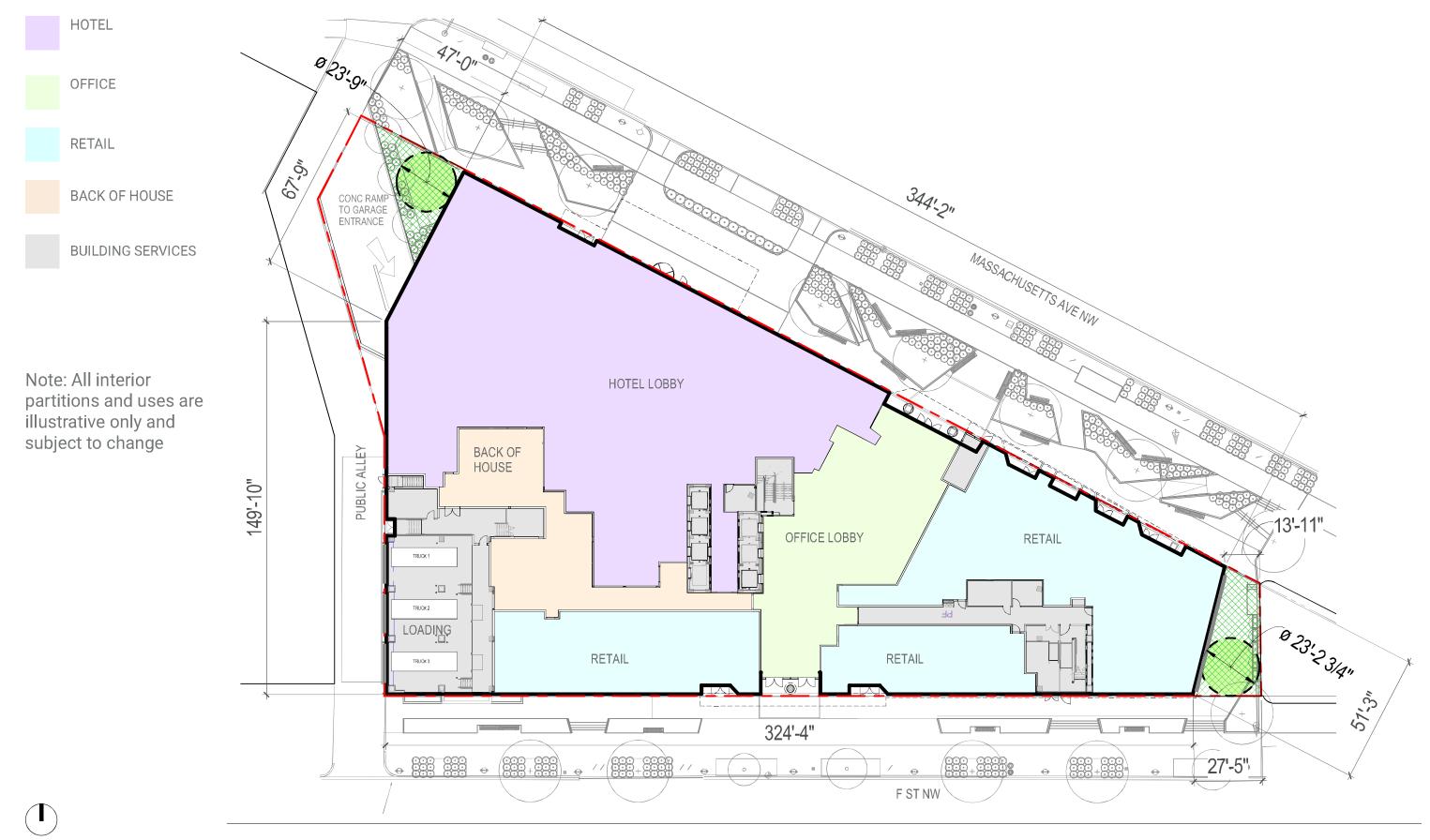
	10				
DISTRICT OF COLUMBIA GOVERNMENT					
OFFICE OF THE SURVEYOR					
Washington, D.C., June 25, 2019	I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:				
Plat for Building Permit of: SQUARE 626 LOT 78	 all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, well as projections and improvements in public space - with complete and accurate dimensions; all proposed demolition or raze of existing buildings duly labeled as such; all proposed buildings and 				
Scale: 1 inch = 50 feet	improvements - including parking spaces, covered porches, decks and retaining walls over four feet abov grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy pervious surface or green area ratio requirements - wit				
Recorded in Book 158 Page 14	complete and accurate dimensions, in conformity with the plans submitted with building permit application; and				
Receipt No. 19-06175 Drawn by: A.S.	 any existing chimney or vent on an adjacent property that is located within 10 feet of this lot. I also hereby certify that: my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature 				
Furnished to: DIANA HERNDON	(i) there is no elevation change exceeding ten feet measured between lot lines; or if so, this elevation				
	change is depicted on a site plan submitted with the plans for this permit application;				
"I hereby certify that the dimensions and configuration of the lot(s) hereon depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s)."	3) I have/have not (circle one) filed a subdivision application with the Office of the Surveyor; 4) I have/have not (circle one) filed a division of lots application with the Office of Tax & Revenue; and 5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance. Plats issued by the Office of the Surveyor will be valid for a period of two years from the date of issuance. I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation and penalties under Sections 105.6(1) and 110.5.2 of the Building Code (Tite I2A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405). Signature: Date:				
	Signature: Date: Printed Name: Relationship to Lot Owner:				
	Printed Name: Relationship to Lot Owner:				



SR-19-06175(2019) * E-MAIL

20 Massachusetts Avenue NW

LEVEL 1 PLAN



NOT TO SCALE



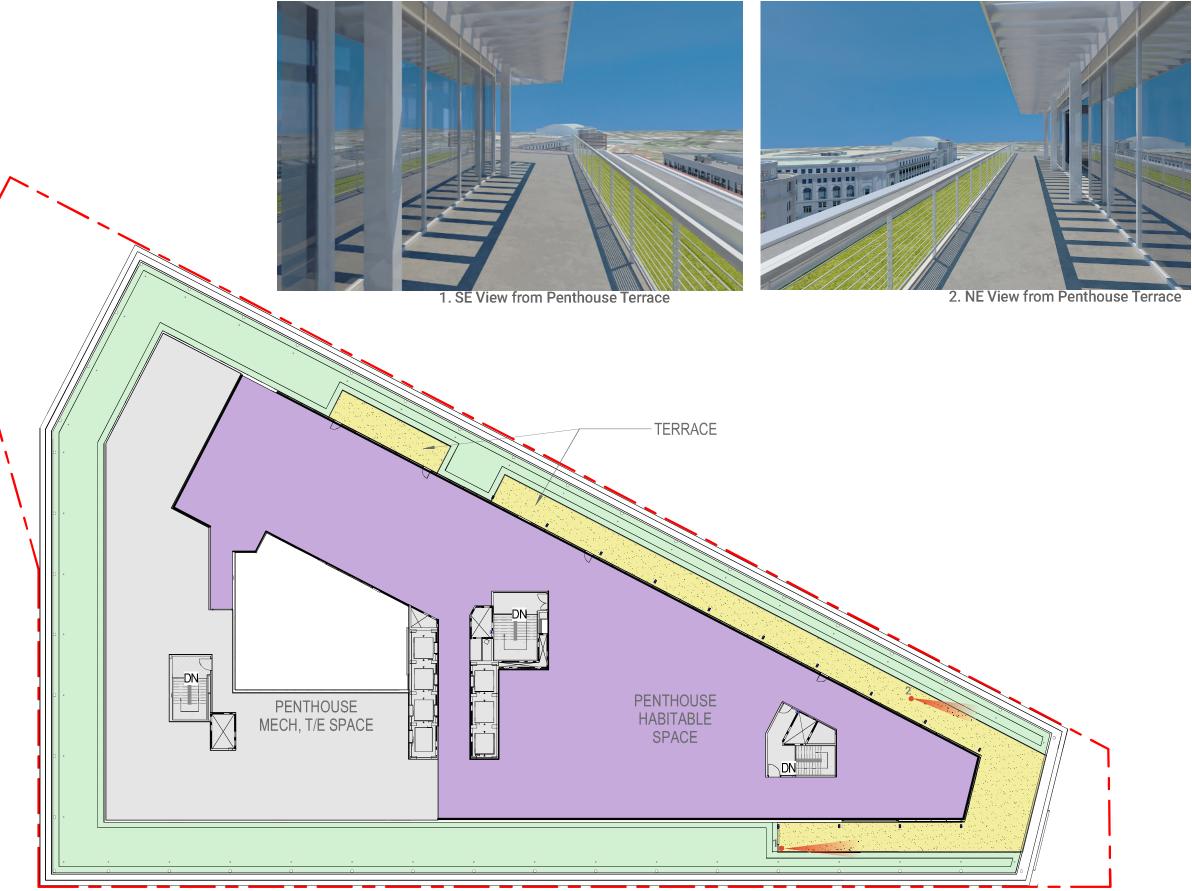
PENTHOUSE LEVEL PLAN



Note: All interior partitions and uses are illustrative only and subject to change.

Layout, location, and extent of green roof area illustrative only and subject to satisfaction of GAR and stormwater requirements

* Penthouse Habitable Space to be divided among following possible uses: eating/drinking establishment, bar/nightclub/ lounge, hotel event space, office, office conference room/event/ amenity space, and/or uses accessory thereto.



NOT TO SCALE

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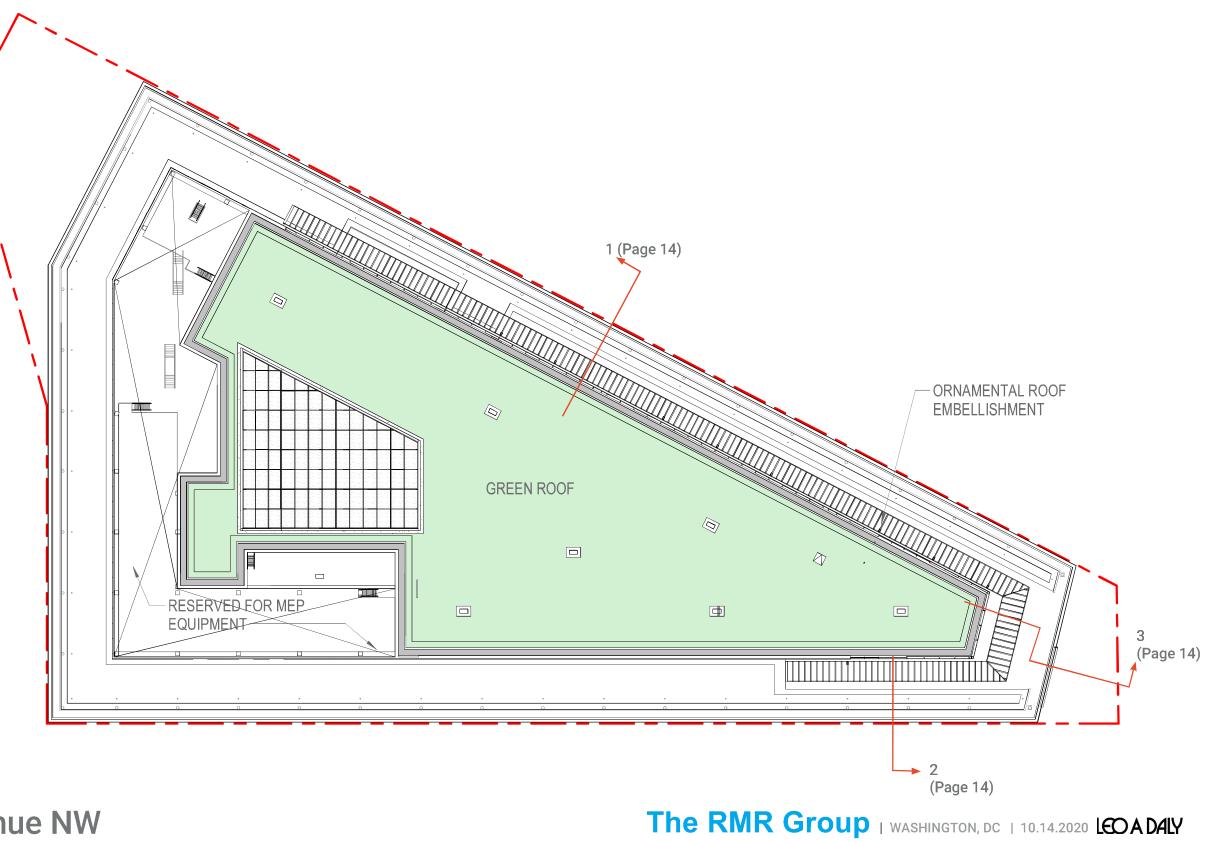
20 Massachusetts Avenue NW

ROOF PLAN

GREEN ROOF

Note: All interior partitions and uses are illustrative only and subject to change.

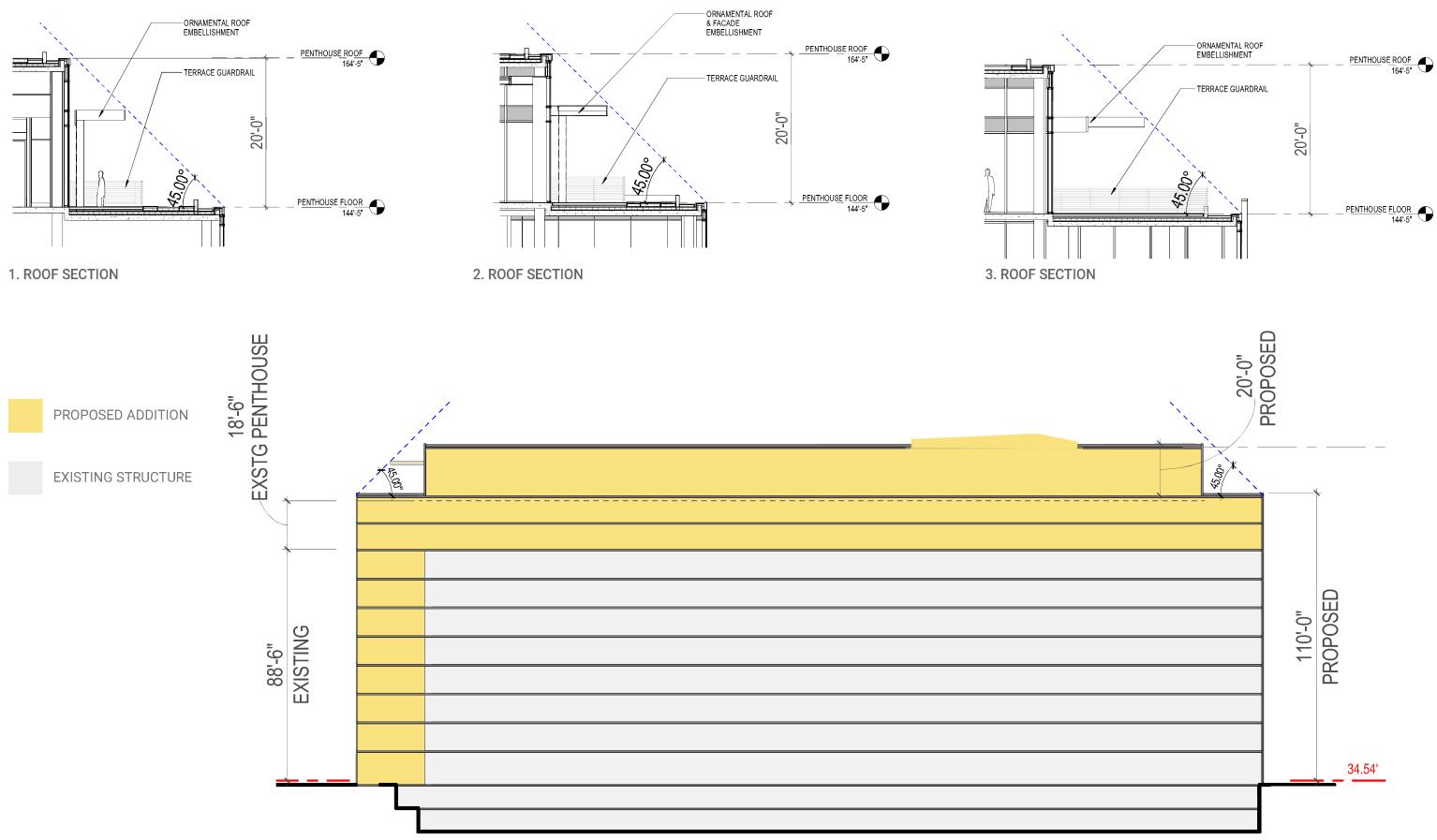
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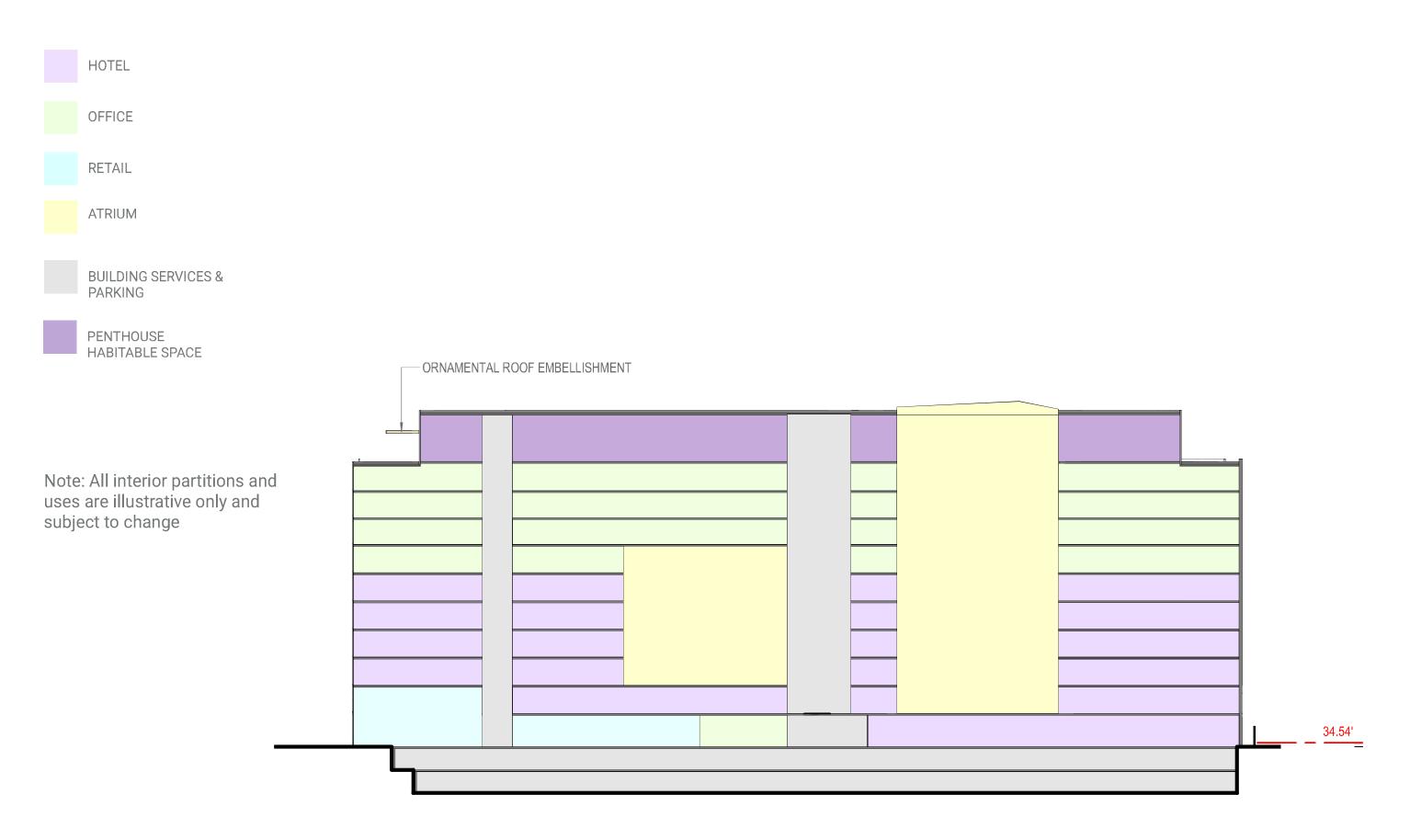
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BUILDING SECTION - PROPOSED ADDITIONS, ROOF SECTIONS



NOT TO SCALE

BUILDING SECTION - PROPOSED PROGRAM



NOT TO SCALE

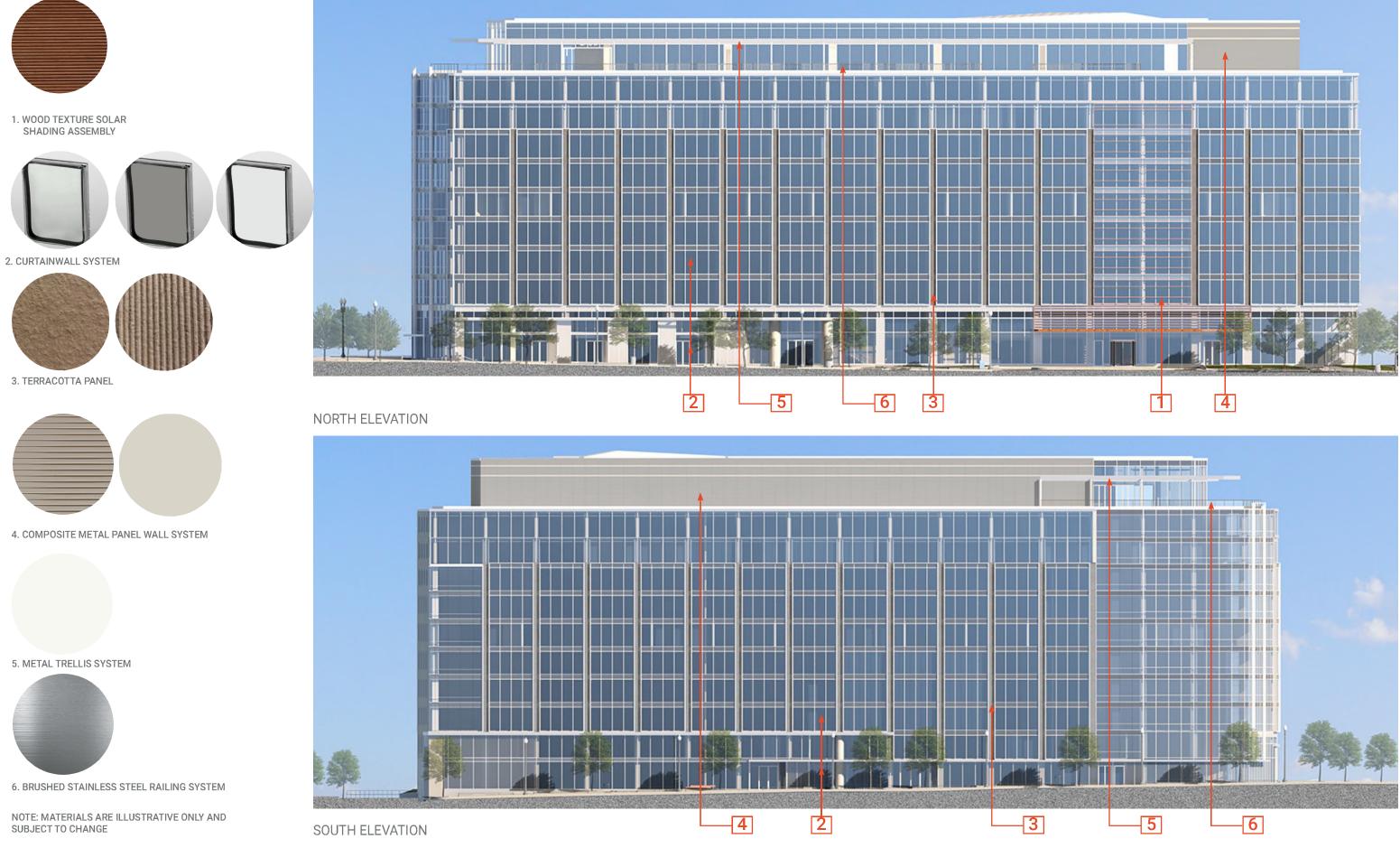
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NORTHWEST VIEW



20 Massachusetts Avenue NW

BUILDING ELEVATIONS



20 Massachusetts Avenue NW

BUILDING ELEVATIONS AND 3D VIEWS



EAST ELEVATION

2. CURTAINWALL SYSTEM

3. TERRACOTTA PANEL

4. COMPOSITE METAL PANEL WALL SYSTEM

6. BRUSHED STAINLESS STEEL RAILING SYSTEM

NOTE: MATERIALS ARE

ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE



NORTHEAST STREETSCAPE VIEW





20 Massachusetts Avenue NW

NORTHWEST STREETSCAPE VIEW