

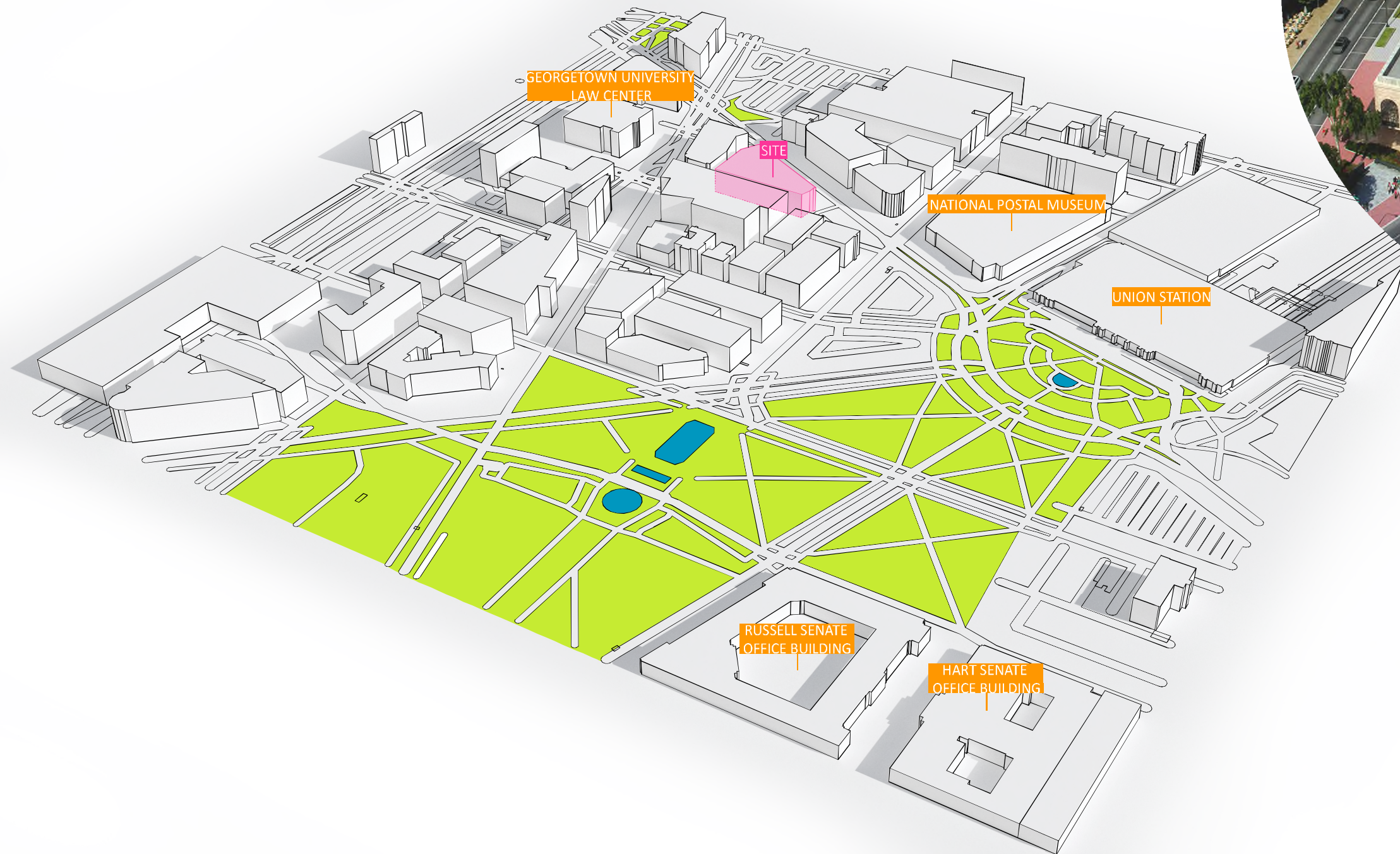
20 Massachusetts Avenue NW

WASHINGTON, DC

11.04.2020

The RMR Group

PRESENTATION
TO BOARD
OF ZONING
ADJUSTMENT









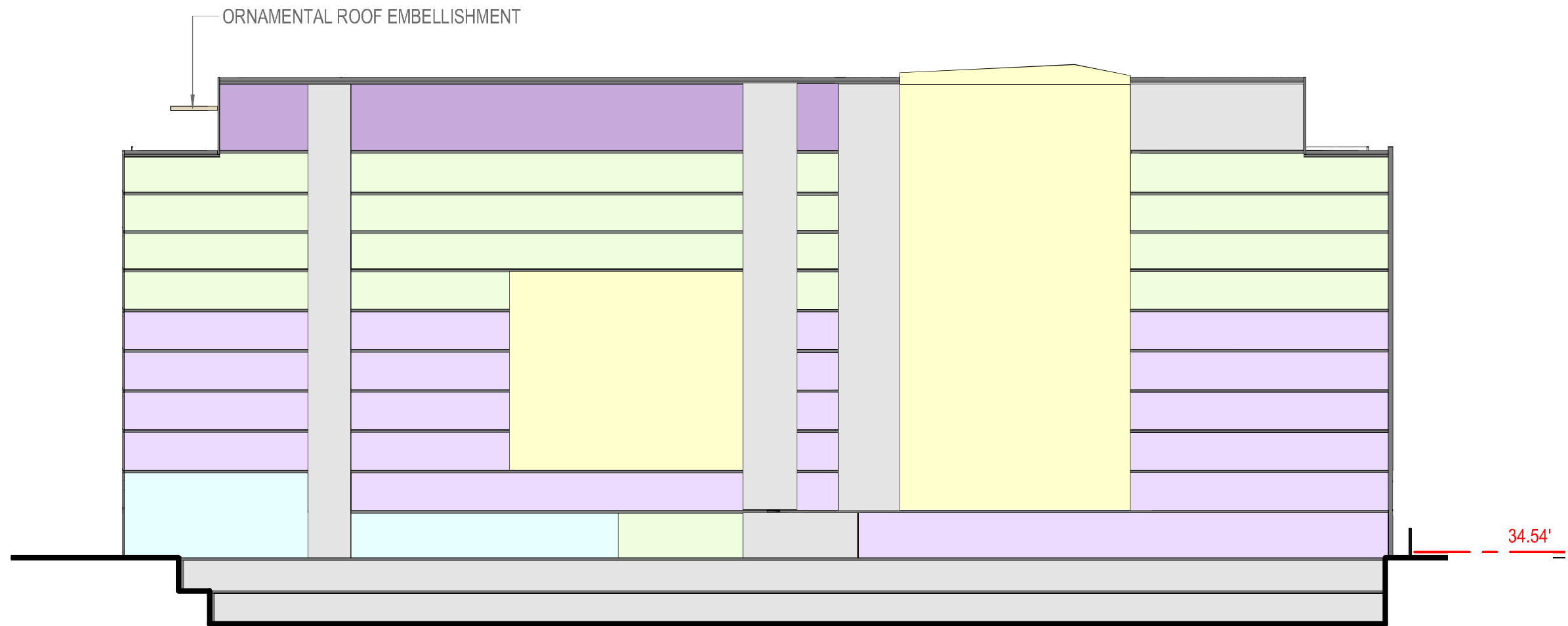
- 1. CAPITOL SECURITY SUB-AREA**
- 2. PENTHOUSE EATING/DRINKING ESTABLISHMENT USE**



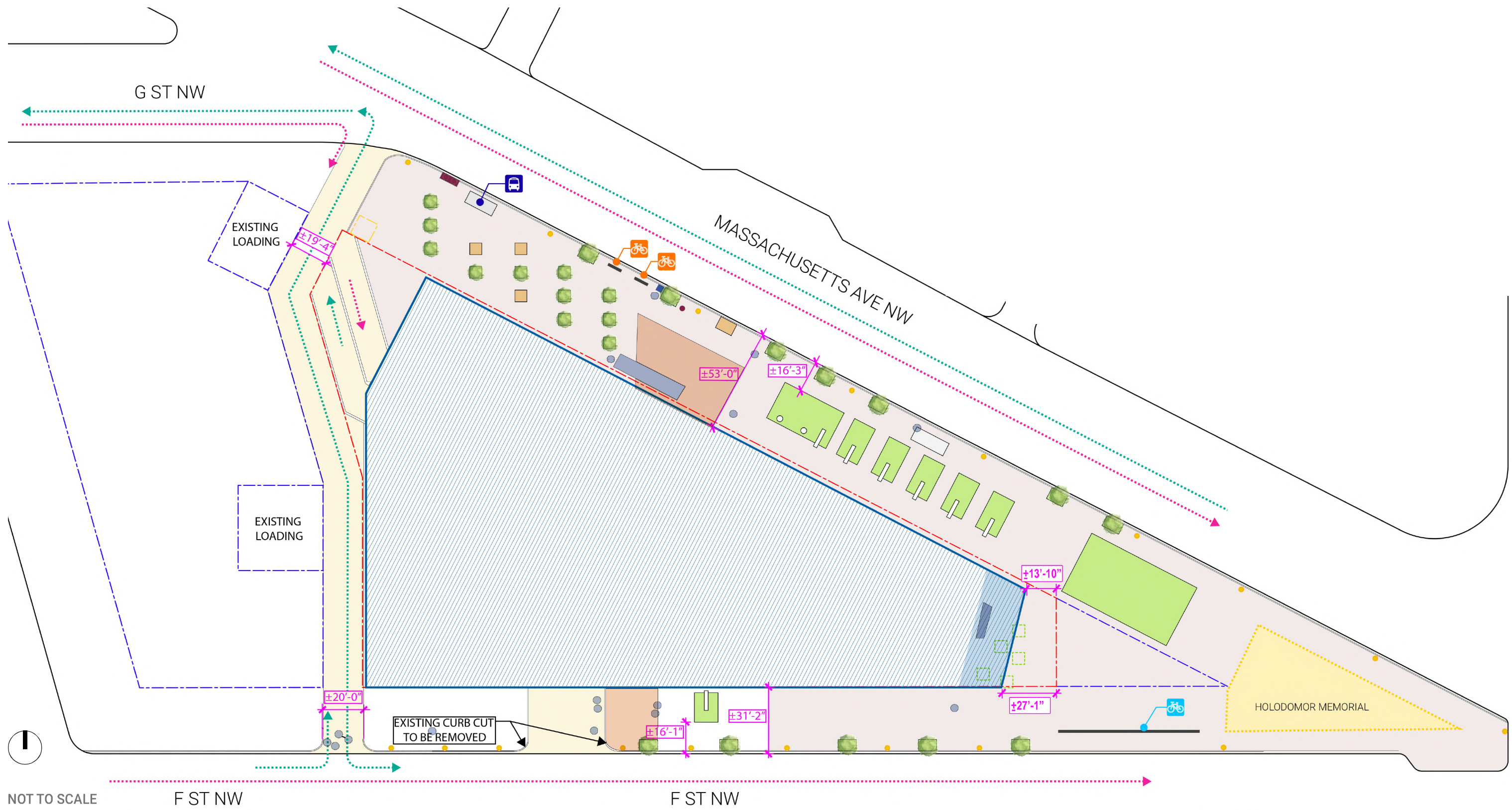
20 Massachusetts Avenue NW

BUILDING SECTION - PROPOSED PROGRAM

-  HOTEL
-  OFFICE
-  RETAIL
-  ATRIUM
-  BUILDING SERVICES & PARKING
-  PENTHOUSE HABITABLE SPACE



NOT TO SCALE



NOT TO SCALE

20 Massachusetts Avenue NW



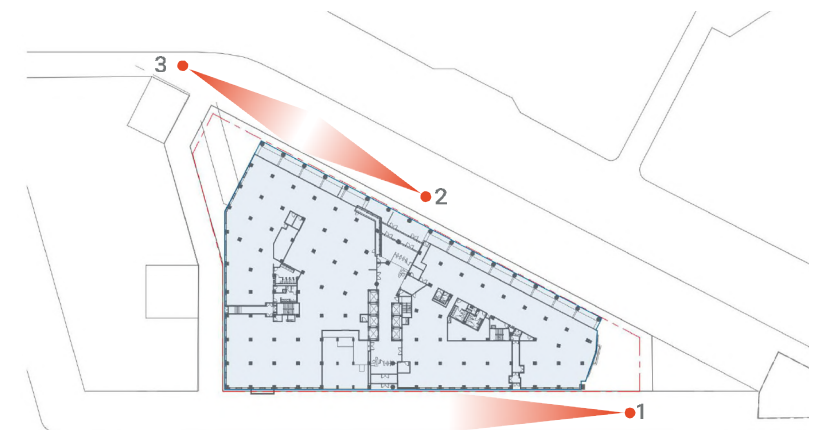
1. F Street View, SE View



2. Massachusetts Ave, NE View



3. Massachusetts Ave, NW View





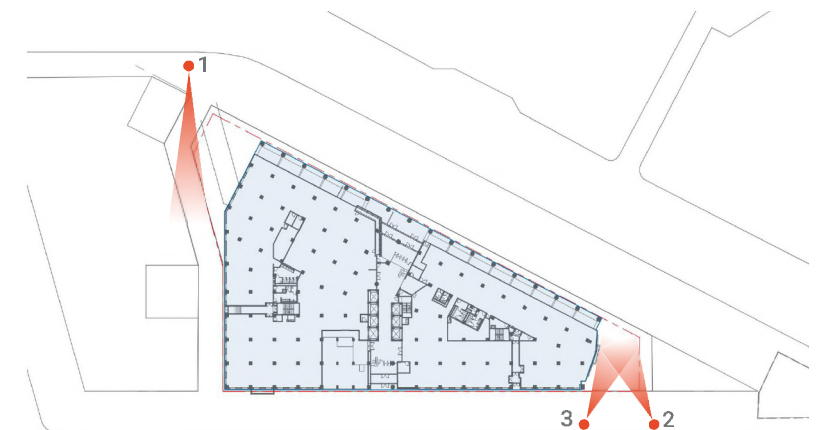
1. Public Alley, Looking South



2. East Plaza, Looking North



3. East Plaza, Looking North





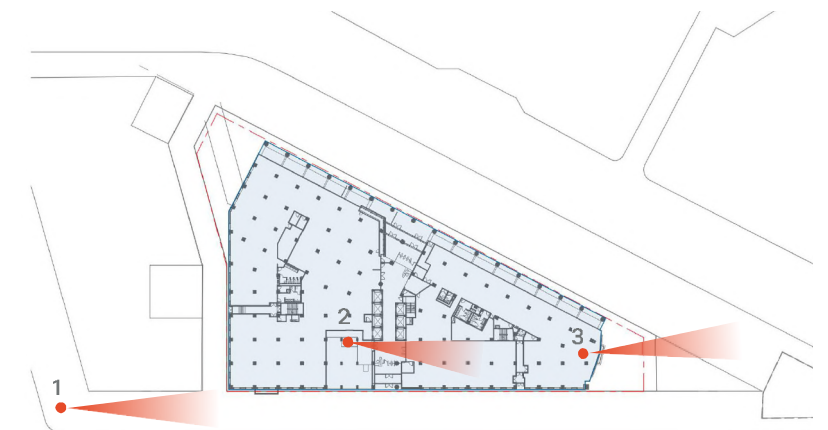
1. F Street, SW View



2. SE View from Roof



3. NE View from Roof









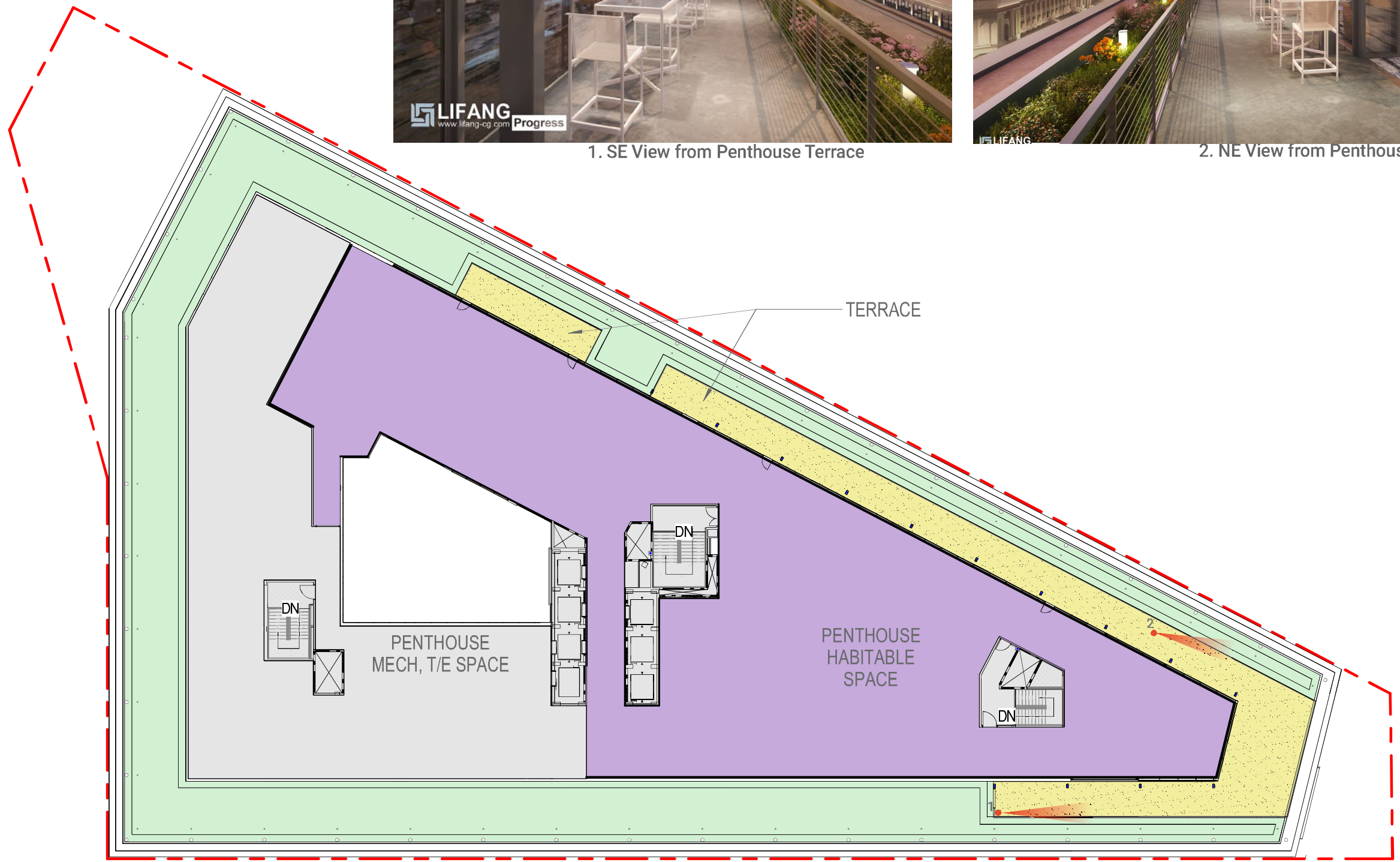






 **LIFANG**
www.lifang-cg.com **Progress**

-  HABITABLE SPACE
-  BUILDING SERVICES
-  GREEN ROOF
-  TERRACE



NOT TO SCALE

1. CAPITOL SECURITY SUB-AREA STANDARDS:

- A. Compatibility with the present and proposed development of the neighborhood
- B. Consistency with the Capitol Grounds Master Plan
- C. Does not present a security risk to the Capitol Grounds
- D. Harmony with the general purpose and intent of the Zoning Regulations; and
- E. Does not tend to adversely affect the use of neighboring property

11-I DCMR § 605.7.

1. CAPITOL SECURITY SUB-AREA STANDARDS:

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11-I DCMR § 605.7.

2. PENTHOUSE EATING/DRINKING ESTABLISHMENT USE STANDARDS :

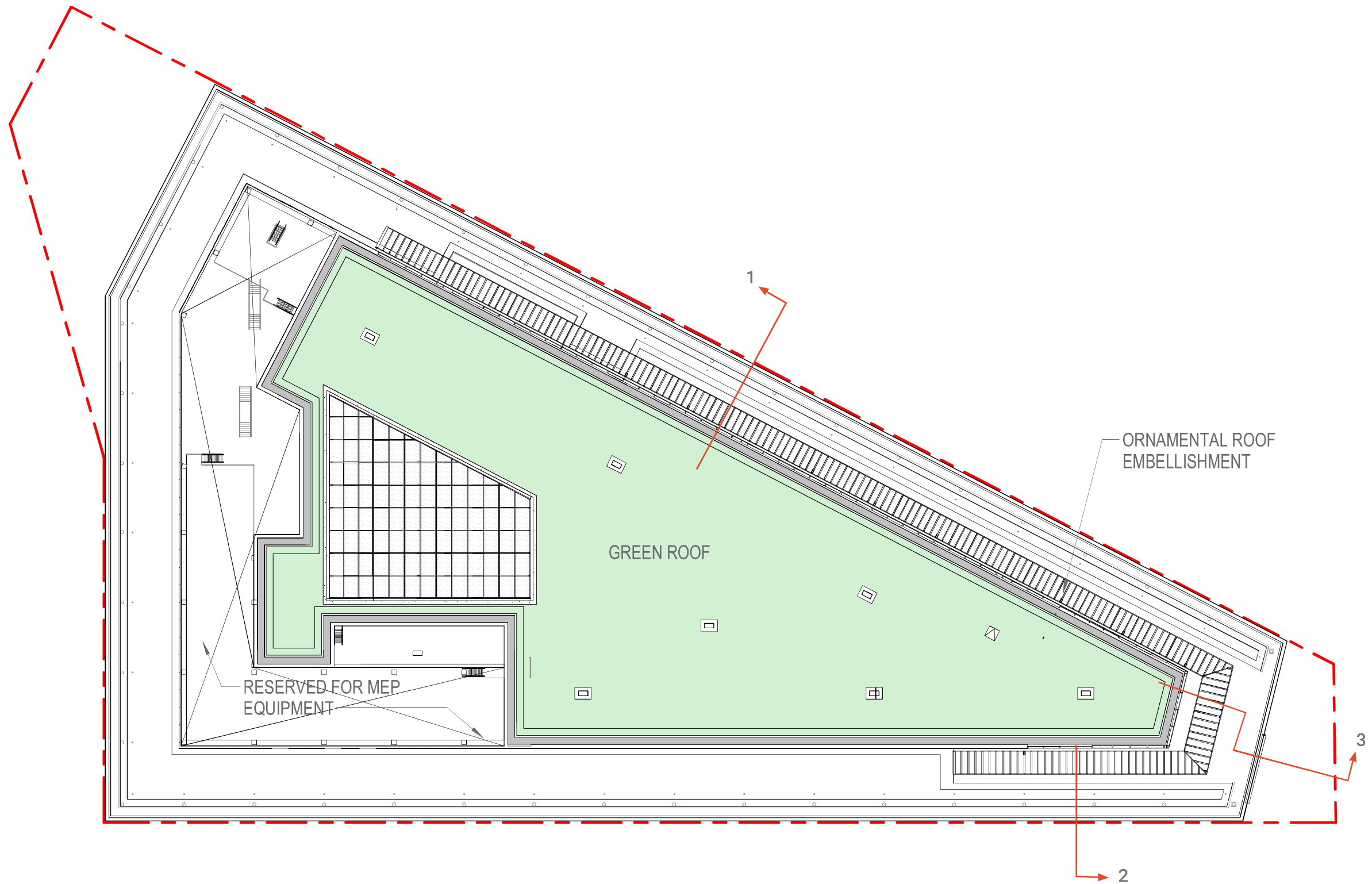
- A. Harmony with the general purpose and intent of the Zoning Regulations; and
- B. Does not tend to adversely affect the use of neighboring property

11-C DCMR § 1500.3(c) and 11-X DCMR § 901.2.

1. CAPITOL SECURITY SUB-AREA

2. PENTHOUSE EATING/DRINKING ESTABLISHMENT USE

 GREEN ROOF



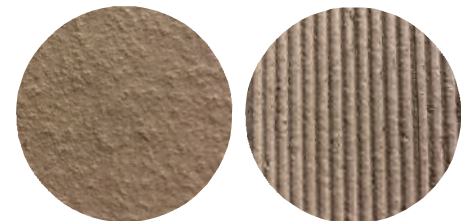
NOT TO SCALE



1. WOOD TEXTURE SOLAR SHADING ASSEMBLY



2. CURTAIN WALL SYSTEM



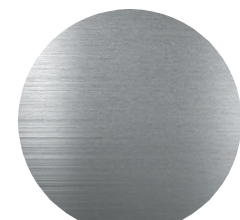
3. TERRACOTTA PANEL



4. COMPOSITE METAL PANEL WALL SYSTEM



5. METAL TRELLIS SYSTEM



6. BRUSHED STAINLESS STEEL RAILING SYSTEM

NOTE: MATERIALS ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

- 1. WOOD TEXTURE SOLAR SHADING ASSEMBLY
- 2. CURTAIN WALL SYSTEM
- 3. TERRACOTTA PANEL
- 4. COMPOSITE METAL PANEL WALL SYSTEM
- 5. METAL TRELLIS SYSTEM
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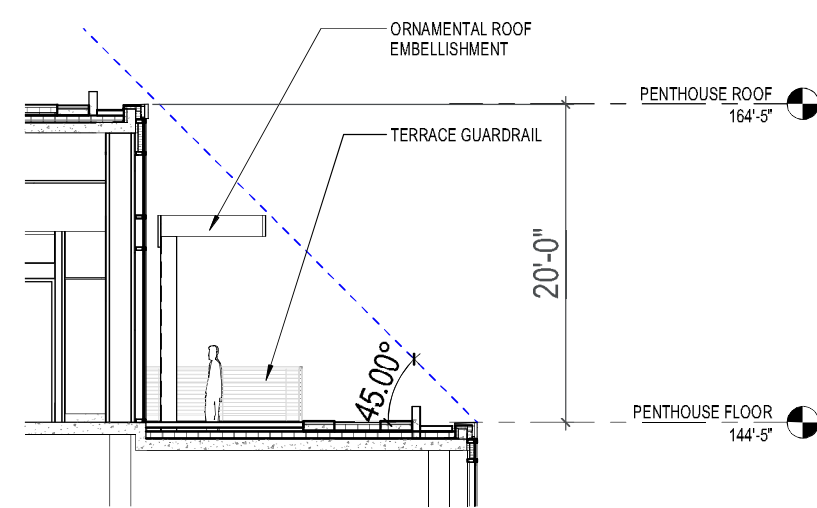


NORTHEAST STREET VIEW

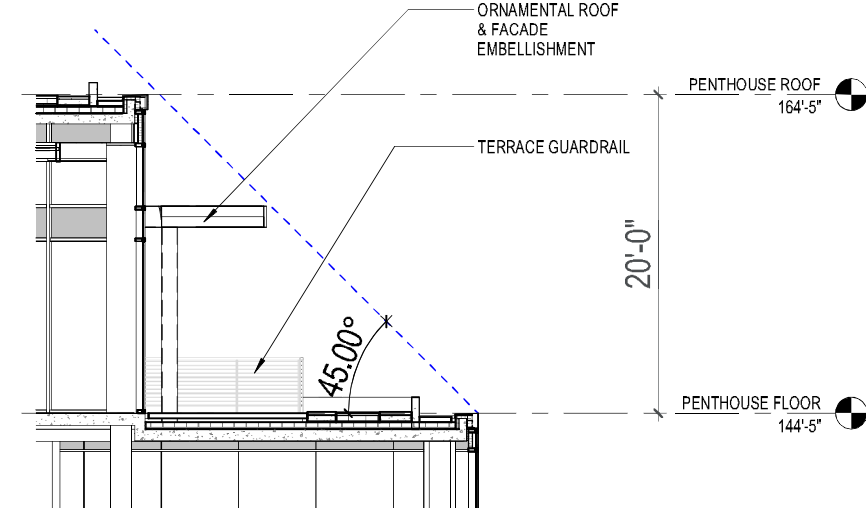


NORTHWEST STREET VIEW

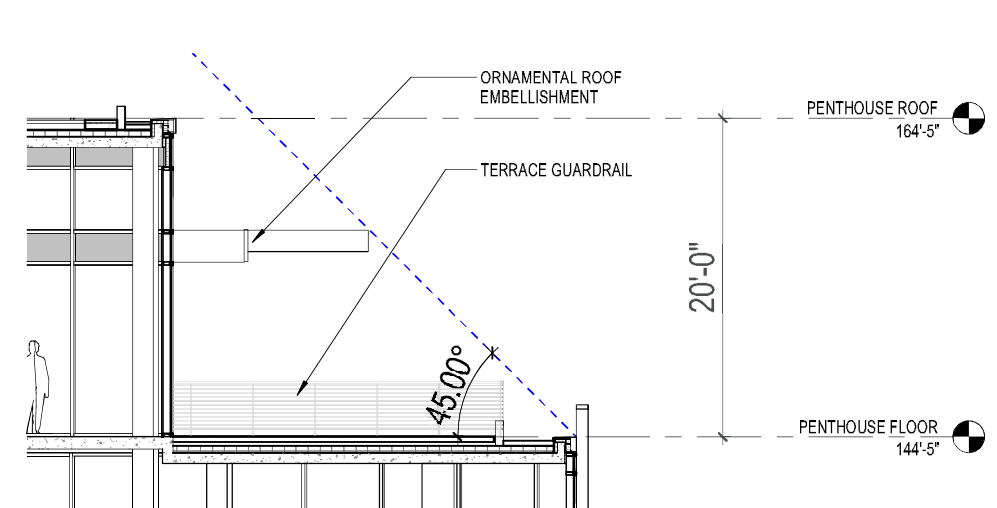
BUILDING SECTION - PROPOSED ADDITIONS, ROOF SECTIONS



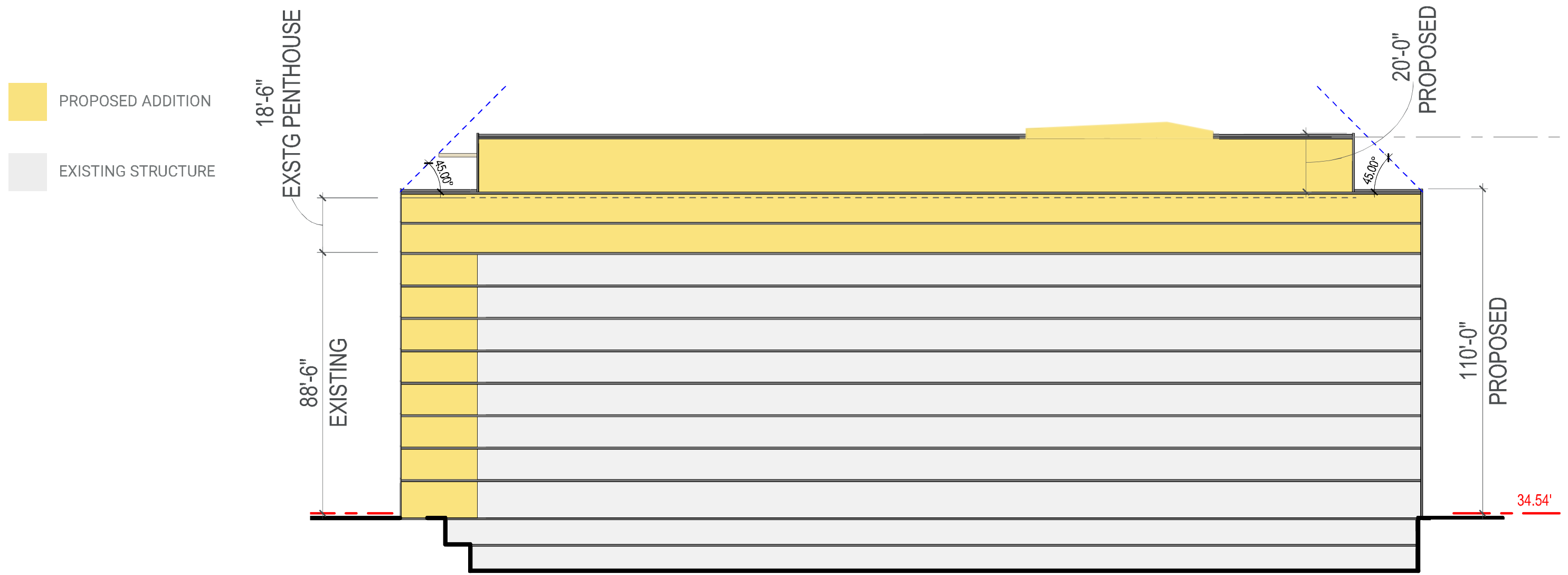
1. ROOF SECTION



2. ROOF SECTION



3. ROOF SECTION



NOT TO SCALE

AERIAL VIEW

