

20 Massachusetts Avenue NW

WASHINGTON, DC

05.01.2020

The RMR Group

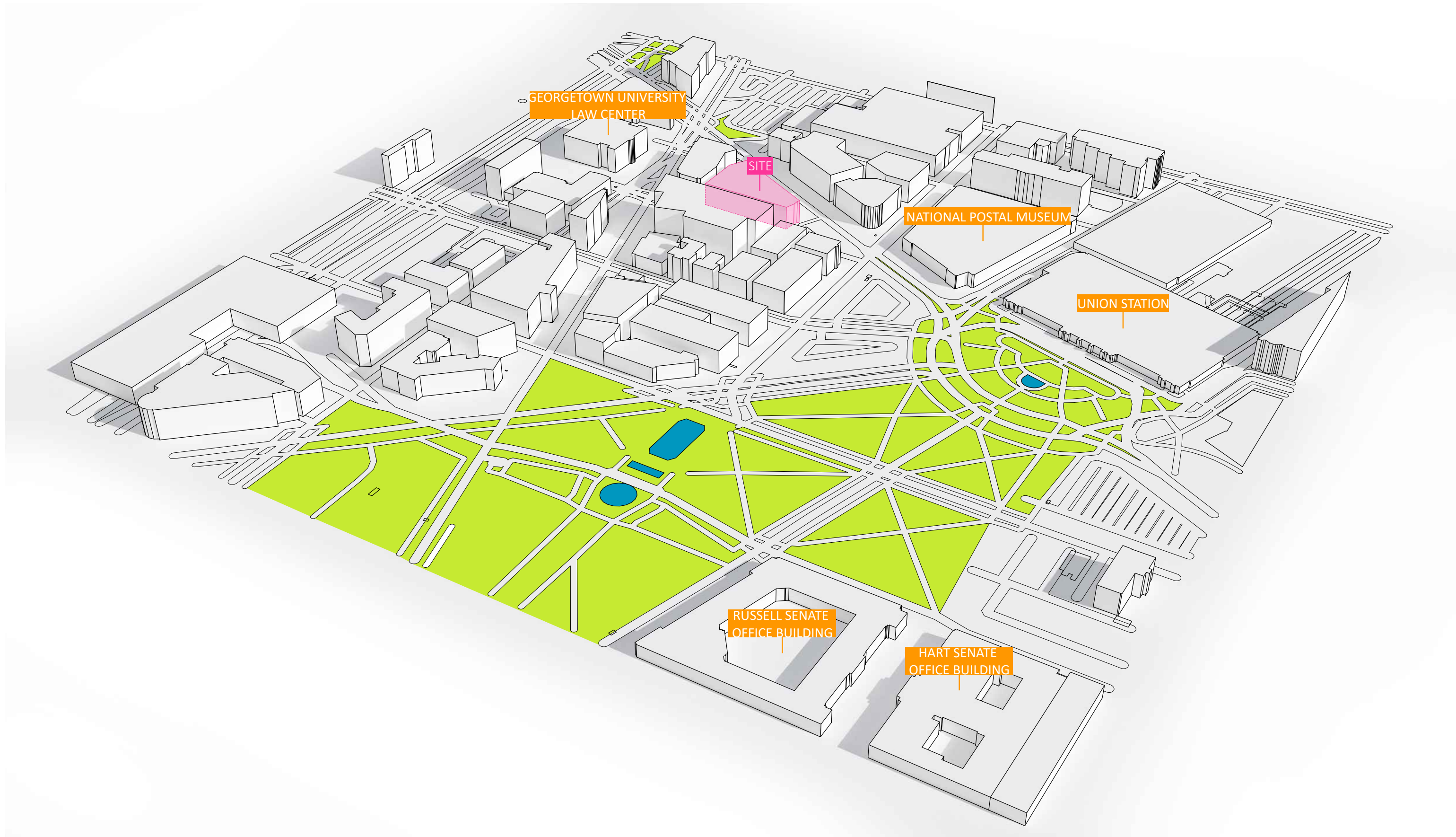
APPLICATION
TO BOARD
OF ZONING
ADJUSTMENT

EXISTING

3D SITE MAP.....	03
ZONING MAP AND BUILDING DATA.....	04
PHOTOS	05
SITE PLAN.....	08

PROPOSED

PROGRAM LAYOUT PLAN & BUILDING DATA.....	09
ZONING DATA SUMMARY, SURVEYOR'S PLAT.....	10
LEVEL 1 PLAN.....	11
PENTHOUSE LEVEL PLAN.....	12
ROOF PLAN.....	13
BUILDING SECTION - PROPOSED ADDITIONS, ROOF SECTIONS.....	14
BUILDING SECTION - PROPOSED PROGRAM.....	15
3D VIEWS.....	16
BUILDING ELEVATIONS.....	19
BUILDING ELEVATIONS AND 3D VIEWS.....	20



ZONING MAP AND BUILDING DATA

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:

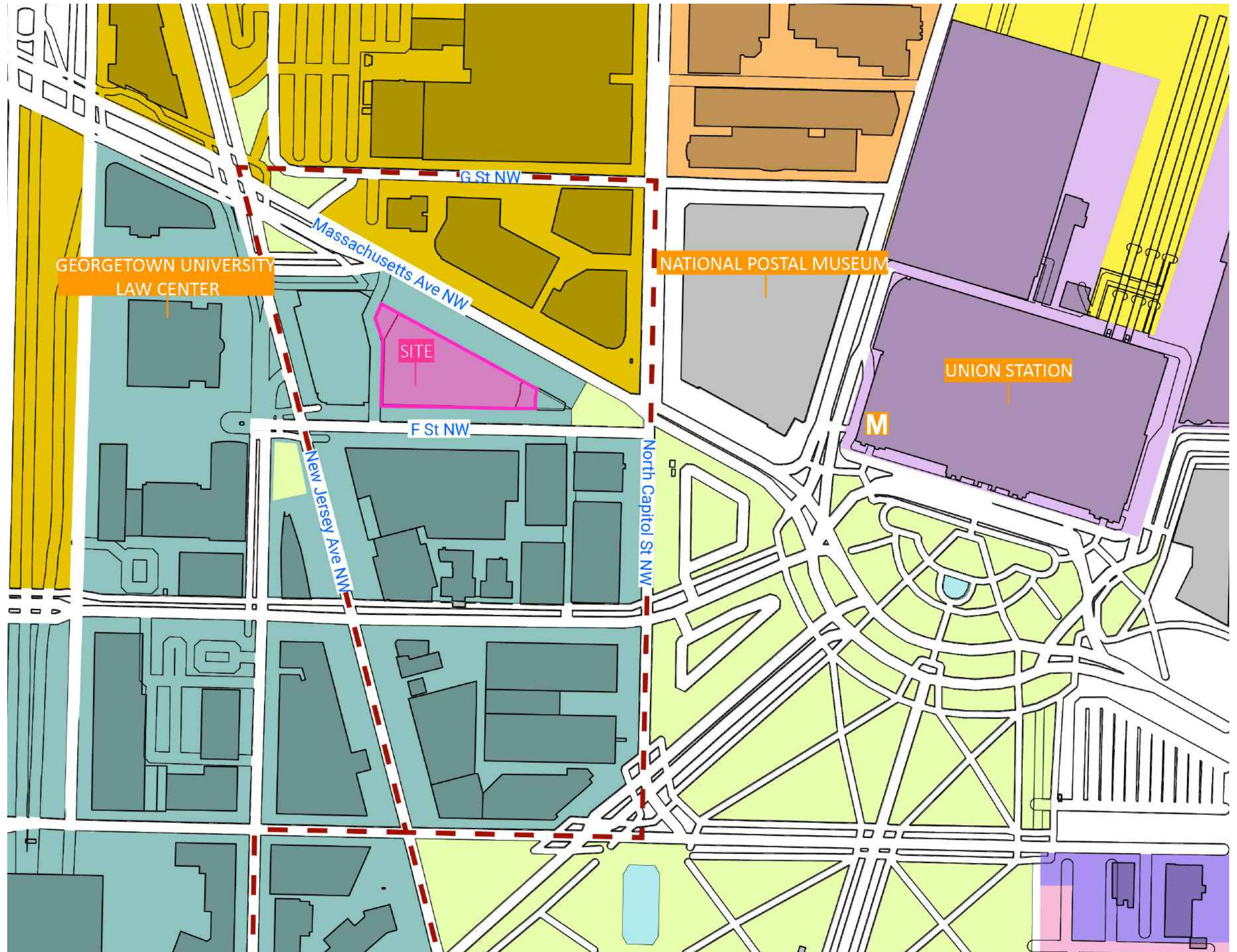
88'-6" + 18'-6" Penthouse
(approximately, as measured)

Existing Building No. of Floors:

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

-  D-3
-  D-4
-  D-5
-  PDR-3
-  MU-4
-  RA-2
-  DOWNTOWN SUB-AREAS - CAPITOL SECURITY


NOT TO SCALE





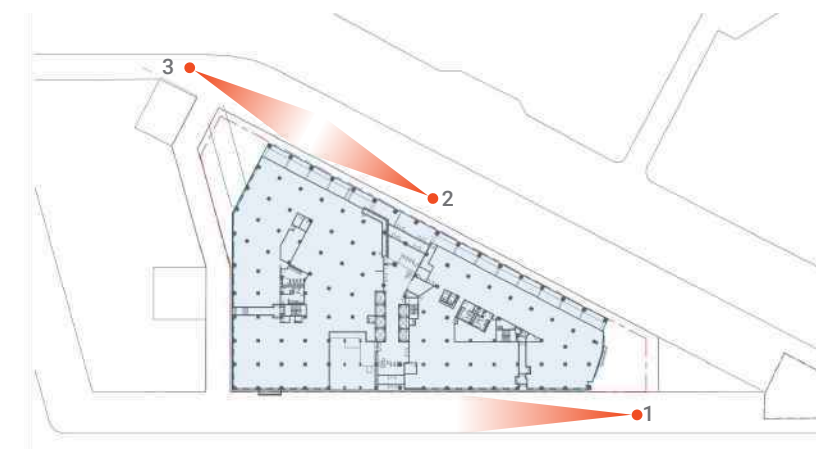
1. F Street View, SE View



2. Massachusetts Ave, NE View



3. Massachusetts Ave, NW View





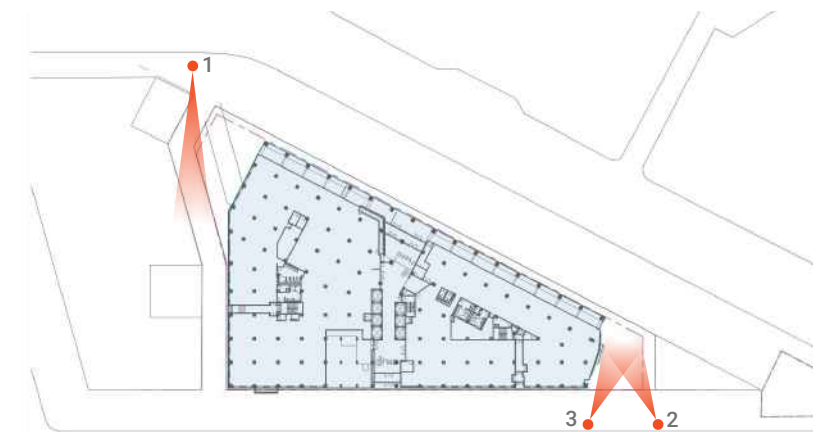
1. Public Alley, Looking South



2. East Plaza, Looking North



3. East Plaza, Looking North





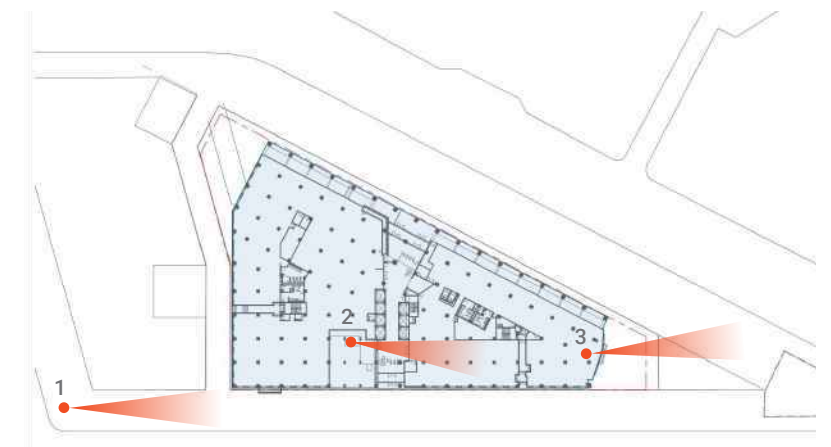
1. F Street, SW View



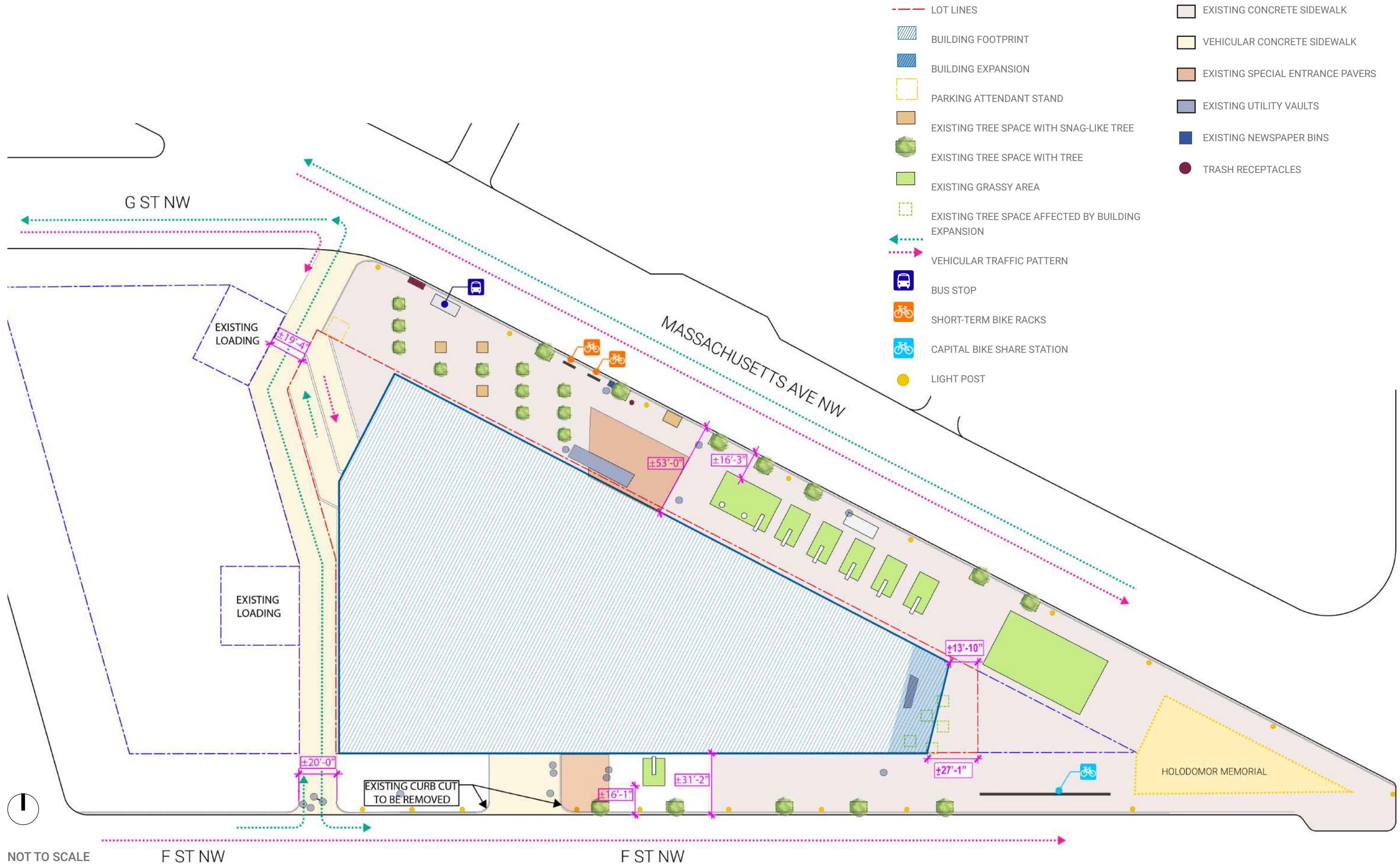
2. SE View from Roof



3. NE View from Roof



SITE PLAN - EXISTING CONDITIONS



NOT TO SCALE F ST NW

F ST NW

20 Massachusetts Avenue NW

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

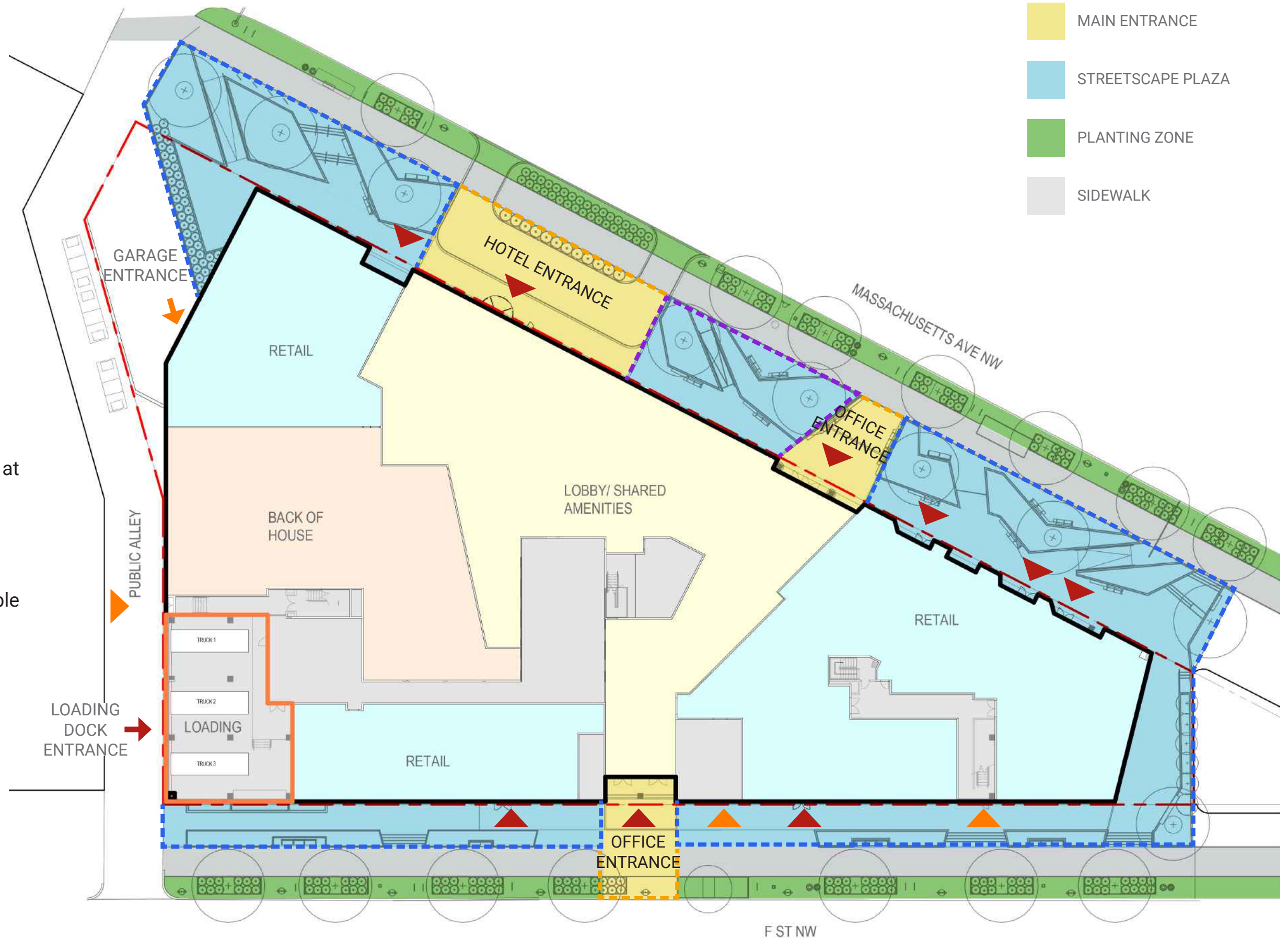
Proposed Building Heights:

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

ZONING DATA SUMMARY, SURVEYOR'S PLAT

	EXISTING	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROPOSED	NOTES
Lot Area	49,918	-	-	-	
Gross Floor Area (Sq Ft)	324,108	-	449,375	418,530	
Floor Area Ratio (FAR)	6.48	-	9.00	8.38	
Height (ft)	88'-6"	-	110'	110'	
Penthouse Height (ft.)/Stories	18'-6"	-	20'	20'	
Penthouse Floor Area Ratio (FAR)	-	-	0.40	0.32	
Lot Occupancy (percentage)	88.18%	-	100%	90.21%	
Rear Yard	51'	Not required for through lots, Section 205.2-b	-	-	
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	76	-	76	
Bicycle storage- short-term	-	16	-	40	
Shower & changing facilities	-	6	-	6	
Lockers	-	46	-	46	
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	-	>75%	
Green Area Ratio	-	0.20	-	0.20	

***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

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., June 25, 2019

Plat for Building Permit of: SQUARE 626 LOT 78

Scale: 1 inch = 50 feet

Recorded in Book 158 Page 14

Receipt No. 19-06175 Drawn by: A.S.

Furnished to: DIANA HERNDON

"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)."

Signature: _____ Date: _____
Printed Name: _____ Relationship to Lot Owner: _____
If a registered design professional, provide license number _____ and include stamp below.

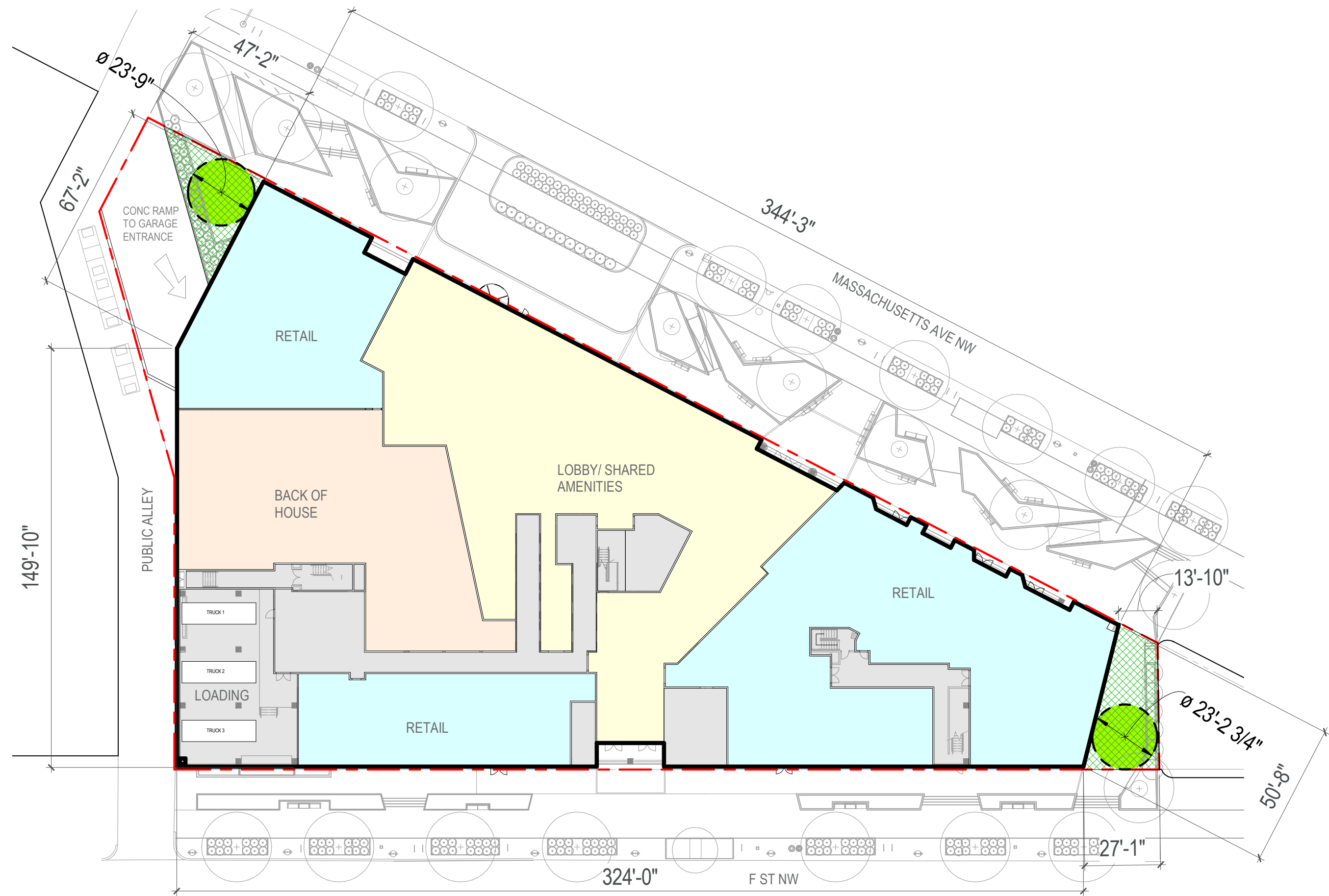
F ST NW

0 10 30 60 100 200
SCALE: 1:50

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

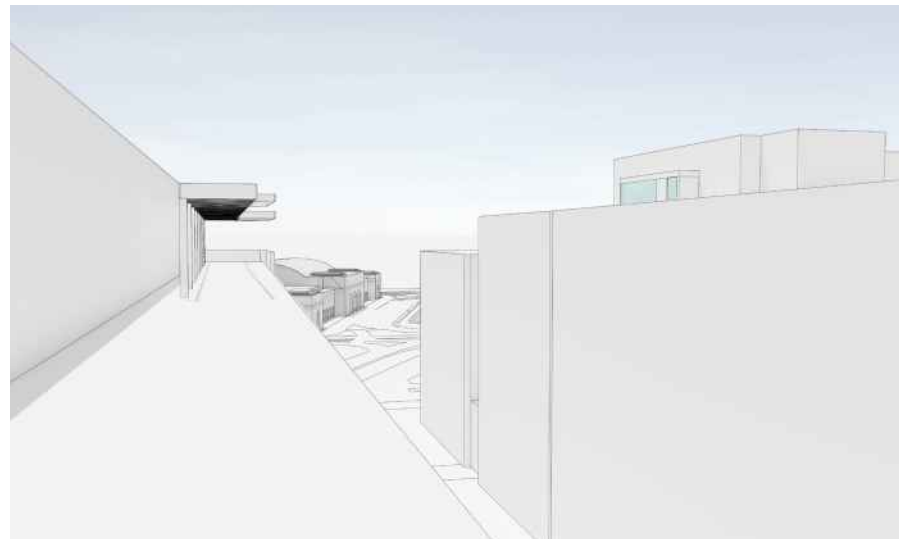
- LOBBY/ SHARED AMENITIES
- RETAIL
- BACK OF HOUSE
- BUILDING SERVICES

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

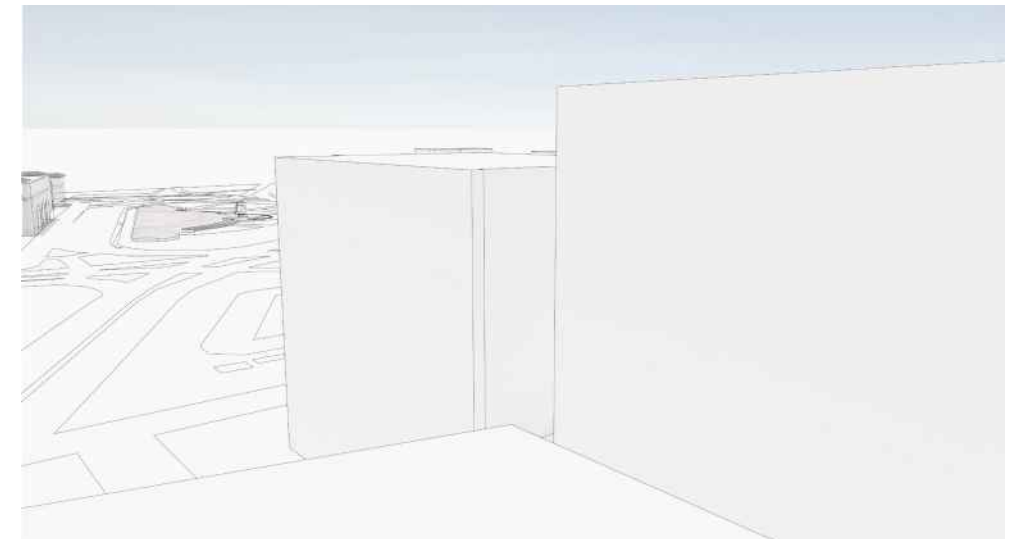


NOT TO SCALE

- HABITABLE SPACE
- BUILDING SERVICES
- GREEN ROOF
- TERRACE



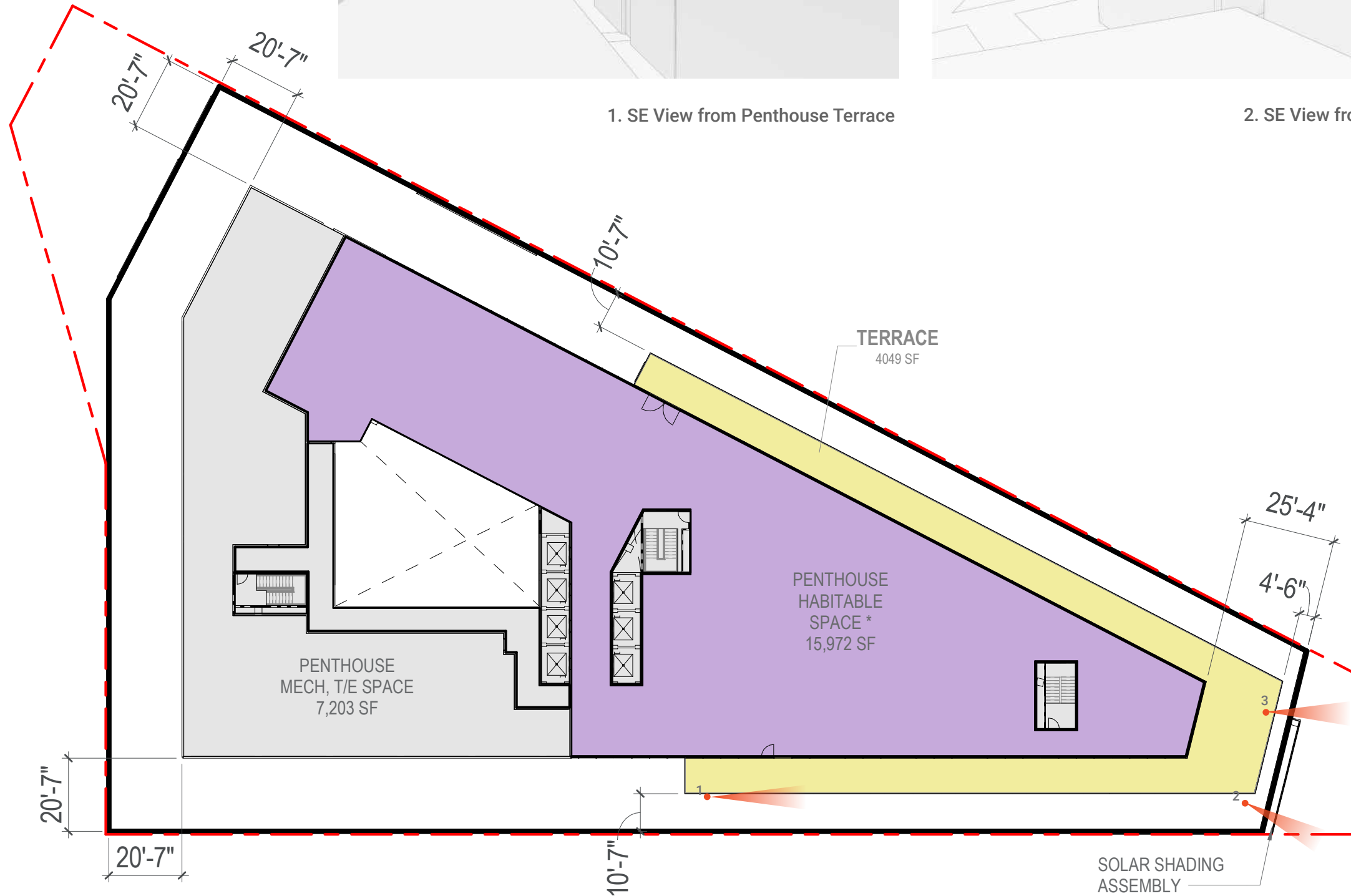
1. SE View from Penthouse Terrace



2. SE View from Penthouse Terrace

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

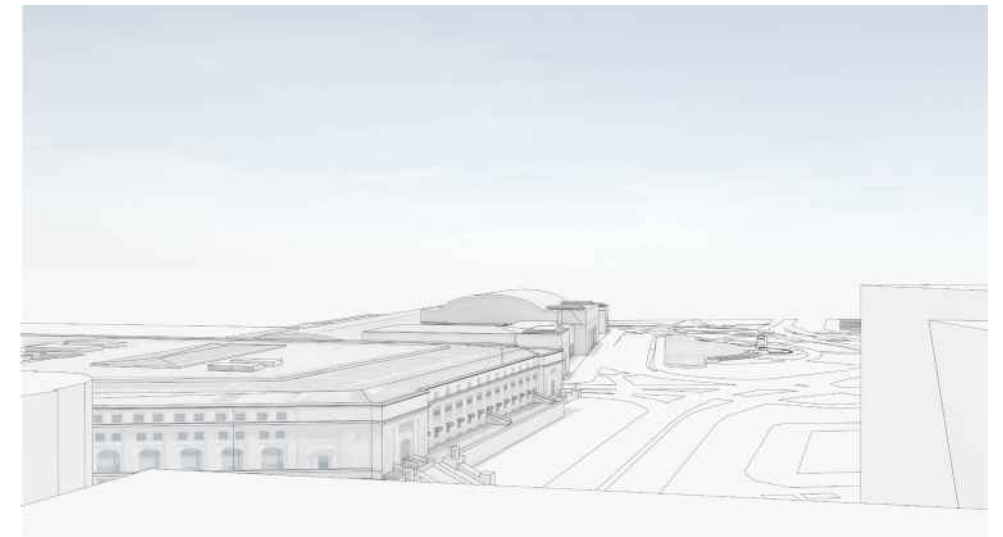
* Penthouse Habitable Space to be divided among following possible uses: eating/drinking establishment, bar/nightclub/lounge, hotel event space, office, office conference room/event/amenity space, and/or uses accessory thereto.



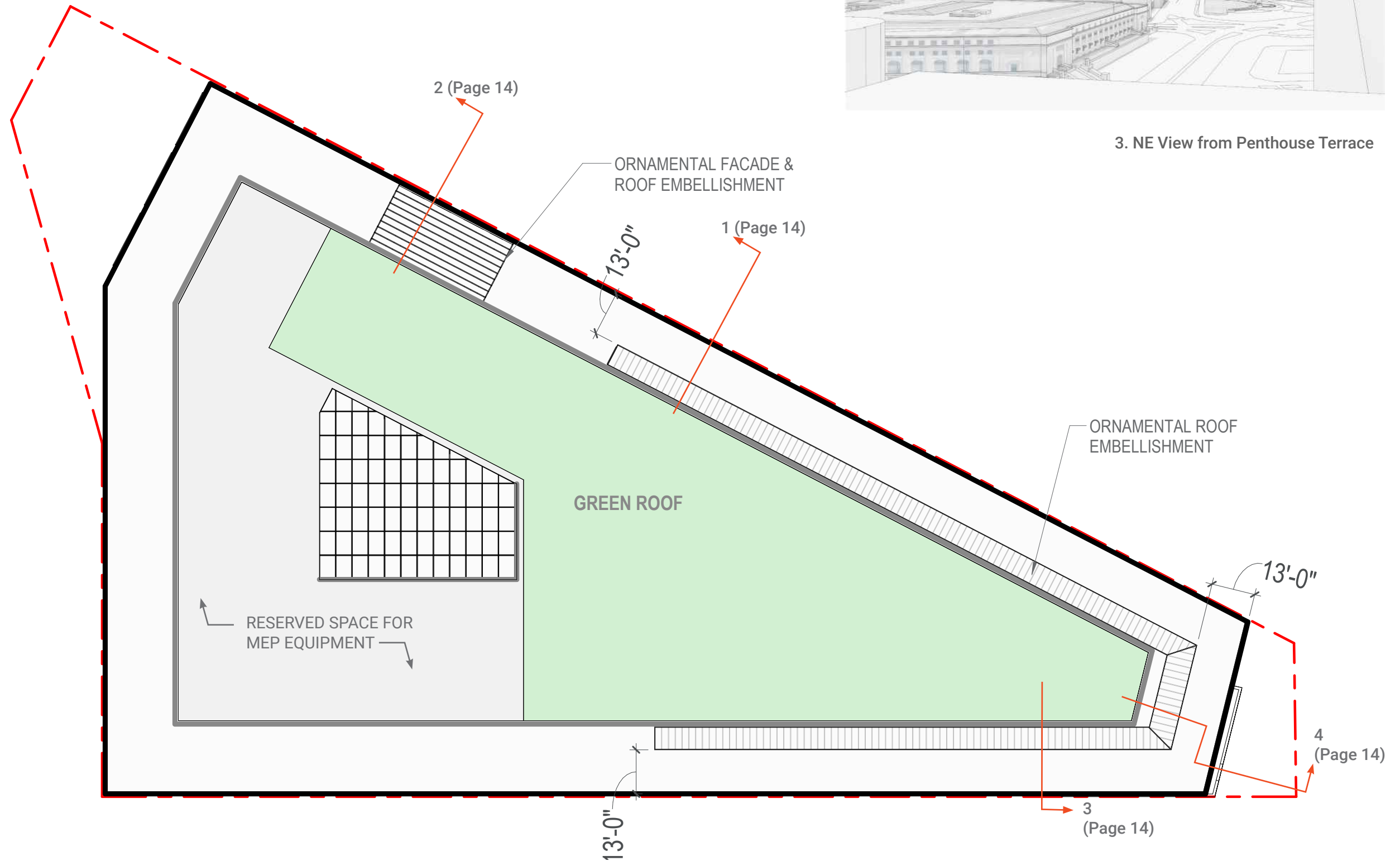
NOT TO SCALE

 GREEN ROOF

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

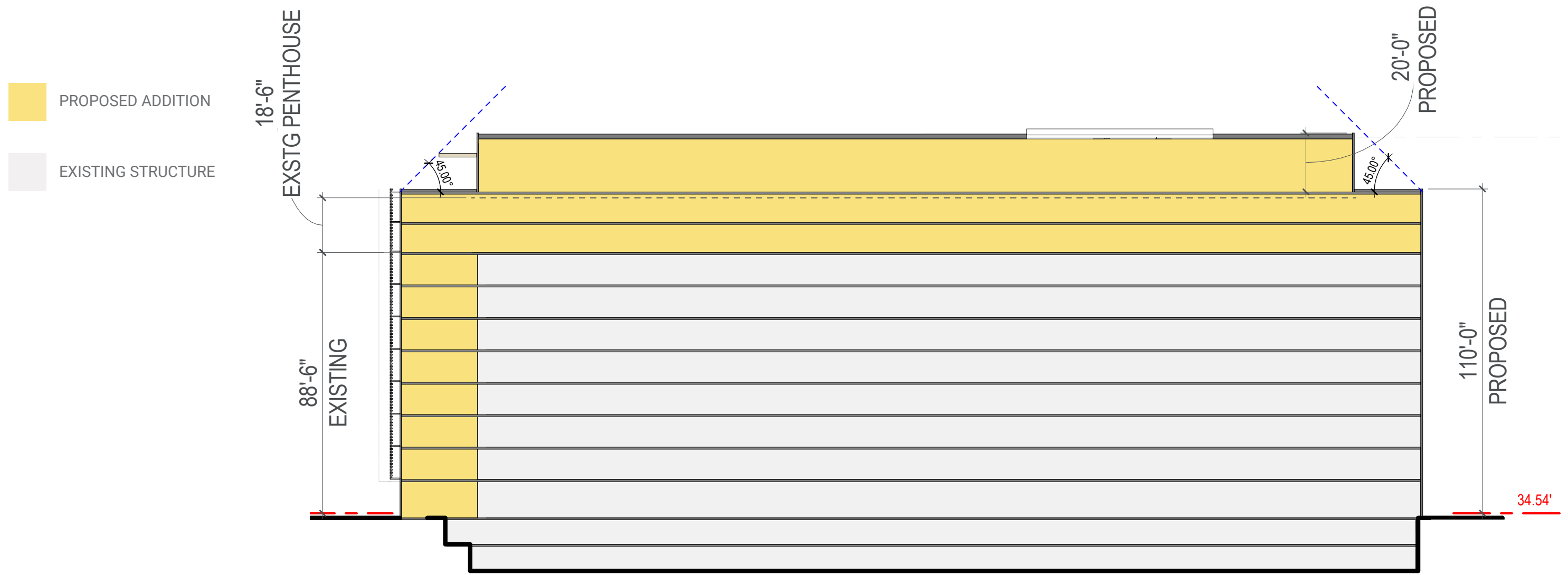
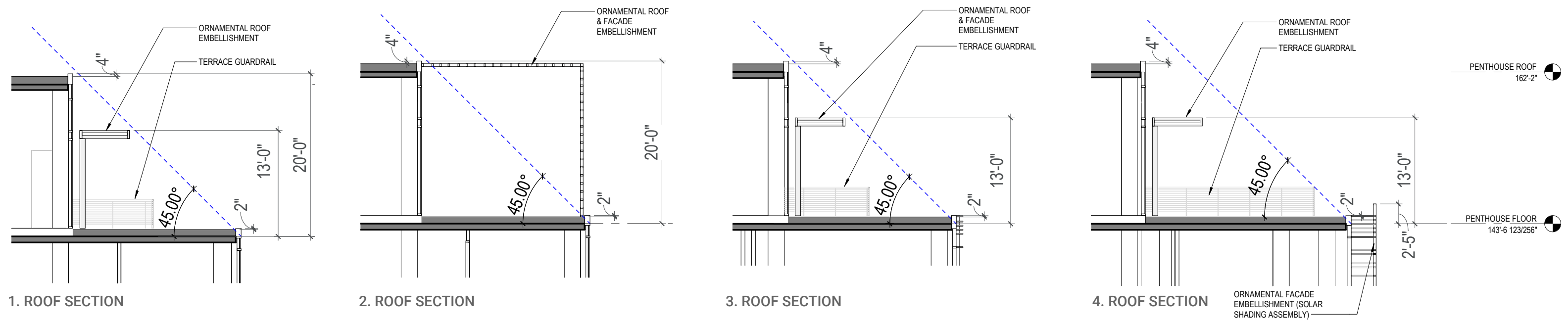


3. NE View from Penthouse Terrace








NOT TO SCALE

BUILDING SECTION - PROPOSED ADDITIONS, ROOF SECTIONS

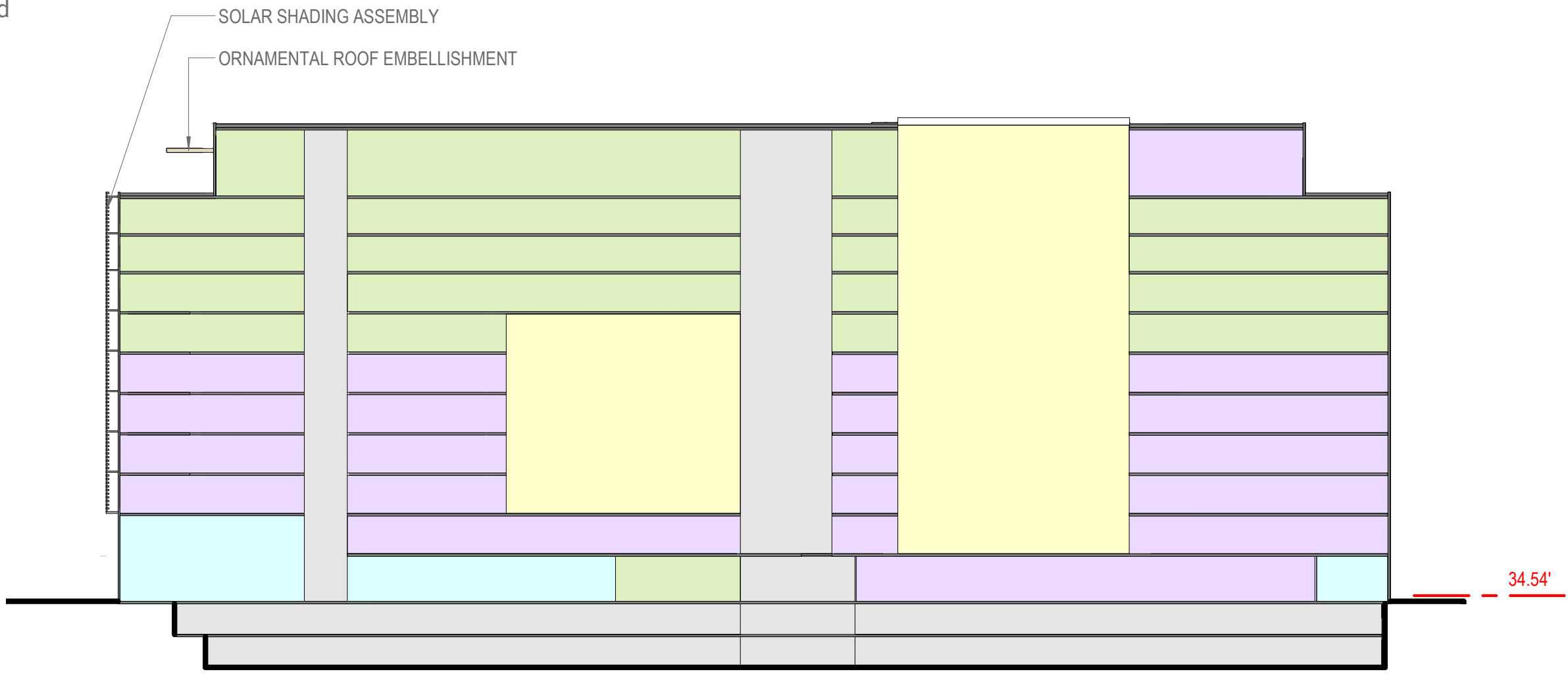


NOT TO SCALE

BUILDING SECTION - PROPOSED PROGRAM

-  HOTEL
-  OFFICE
-  RETAIL
-  ATRIUM
-  BUILDING SERVICES & PARKING

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



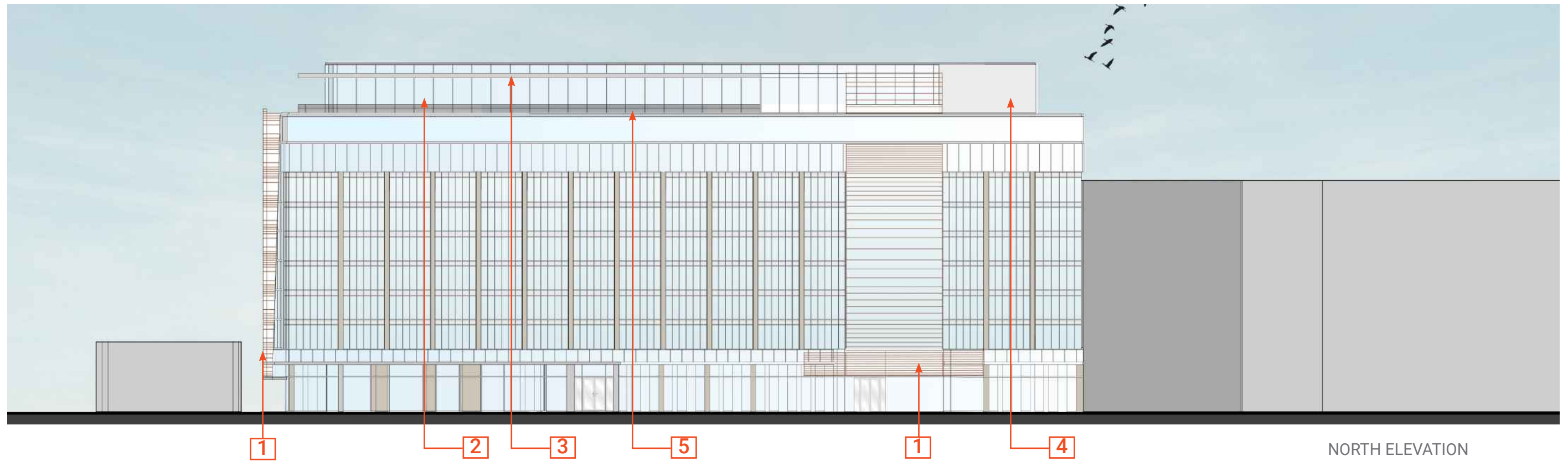
NOT TO SCALE



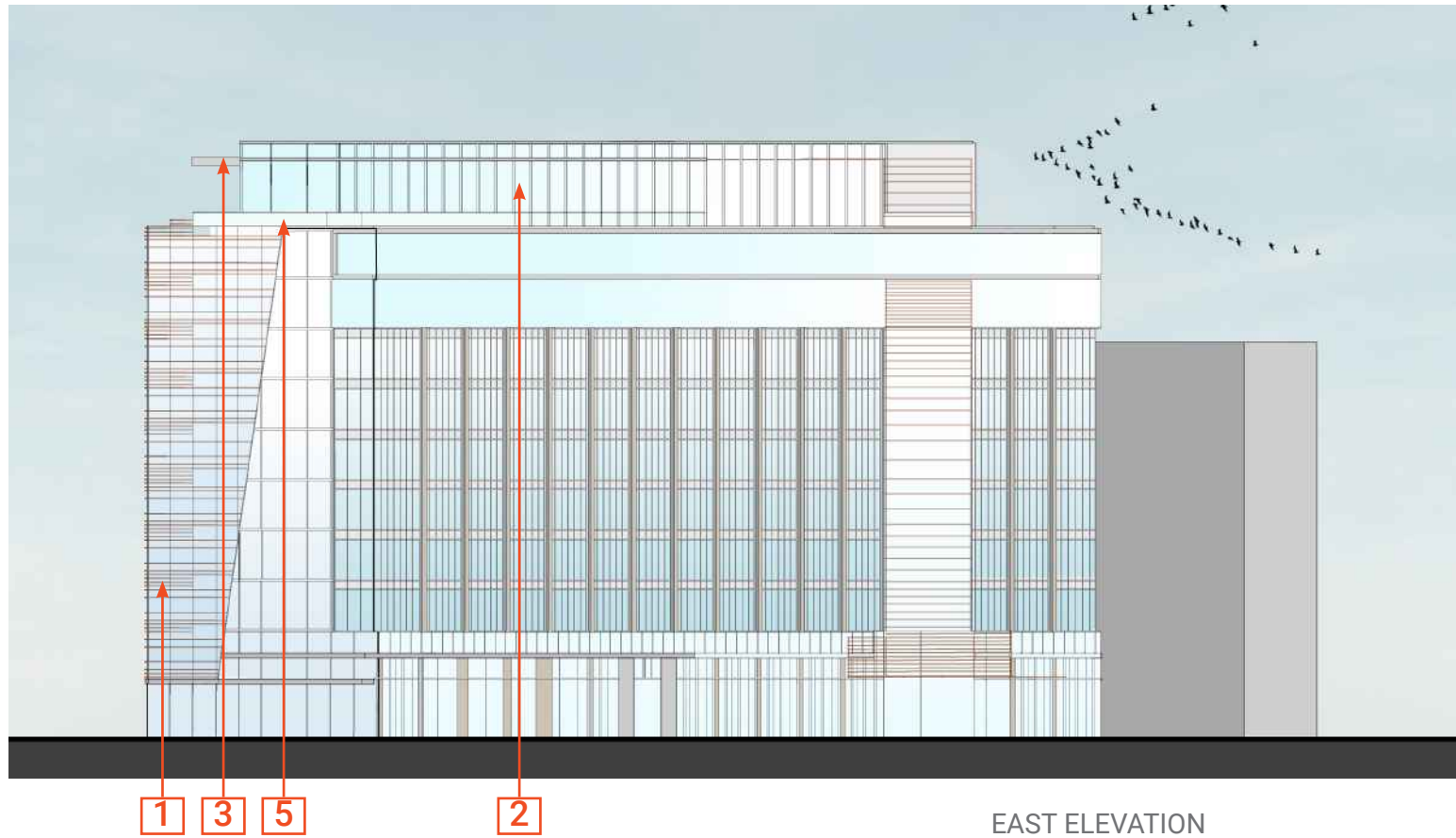




LIFANG
www.lifang-cg.com **Progress**



- 1. WOOD TEXTURE SOLAR SHADING ASSEMBLY
- 2. CURTAINWALL SYSTEM
- 3. METAL TRELLIS SYSTEM
- 4. COMPOSITE METAL PANEL WALL SYSTEM
- 5. BRUSHED STAINLESS STEEL RAILING SYSTEM



1. WOOD TEXTURE SOLAR SHADING ASSEMBLY

2. CURTAINWALL SYSTEM

3. METAL TRELLIS SYSTEM

4. COMPOSITE METAL PANEL WALL SYSTEM

5. BRUSHED STAINLESS STEEL RAILING SYSTEM

