# 20 Massachusetts Avenue NW

WASHINGTON, DC

05.01.2020 **The RMR Group** 



APPLICATION TO BOARD OF ZONING ADJUSTMENT



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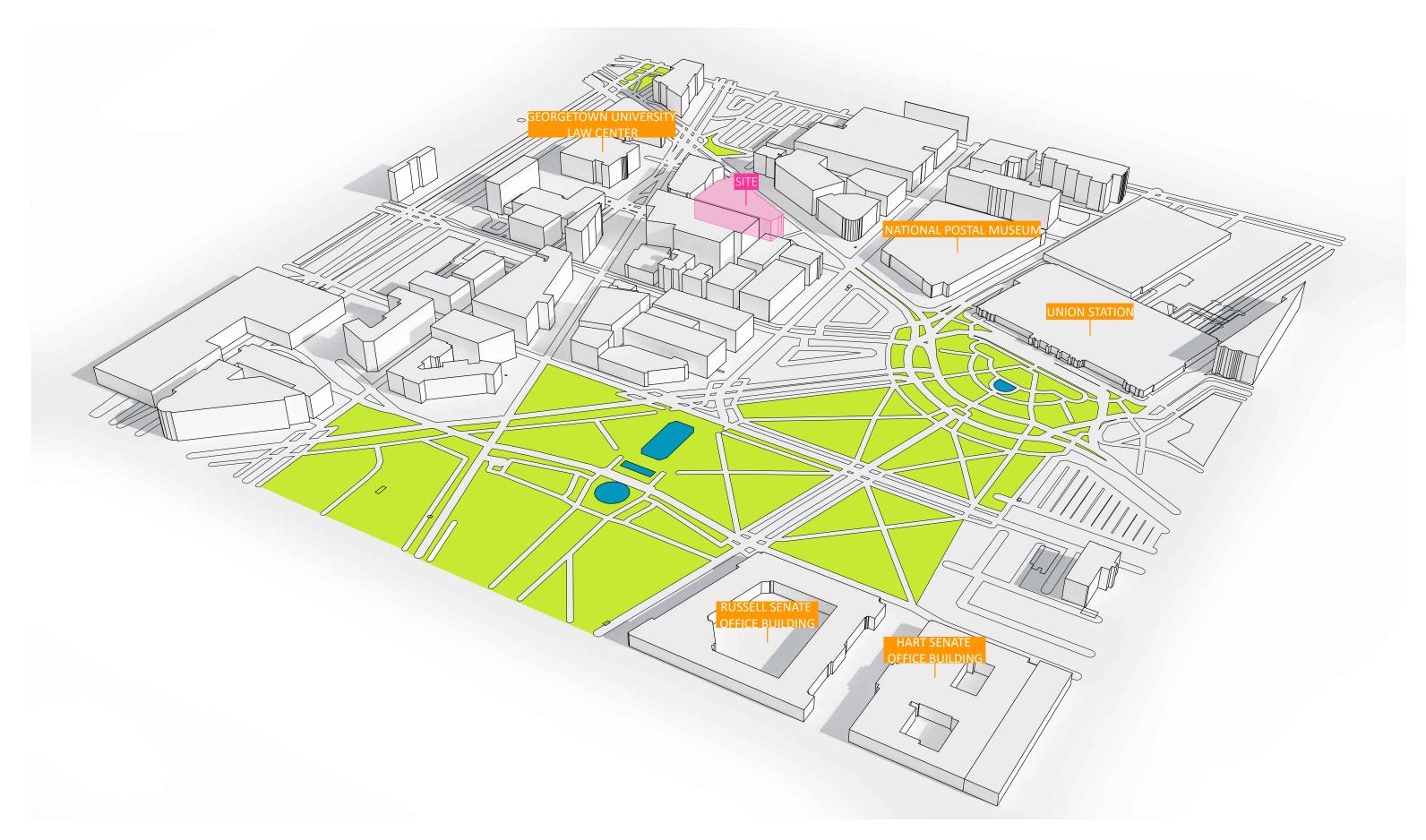
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## ZONING MAP AND BUILDING DATA

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20 Massachusetts Avenue NW

NOT TO SCALE

**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

10010 G St NW Ave NW NATIONAL POSTAL MUSEUM **GEORGETOWN UNIVERSI** LAW CENTER SITE F St NW P orth Capito New Jersey AveNN S 5 000 10 5



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### **PHOTOS - EXISTING**



1. F Street View, SE View



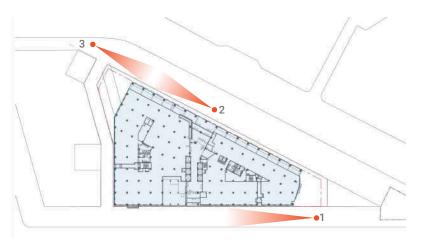
2. Massachusetts Ave, NE View







3. Massachusetts Ave, NW View





### **PHOTOS - EXISTING**



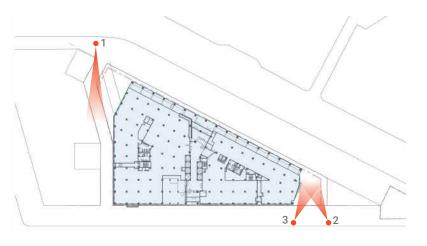
1. Public Alley, Looking South

2. East Plaza, Looking North



3. East Plaza, Looking North







### **PHOTOS - EXISTING**



1. F Street, SW View



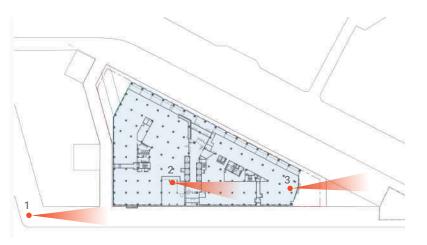
2. SE View from Roof



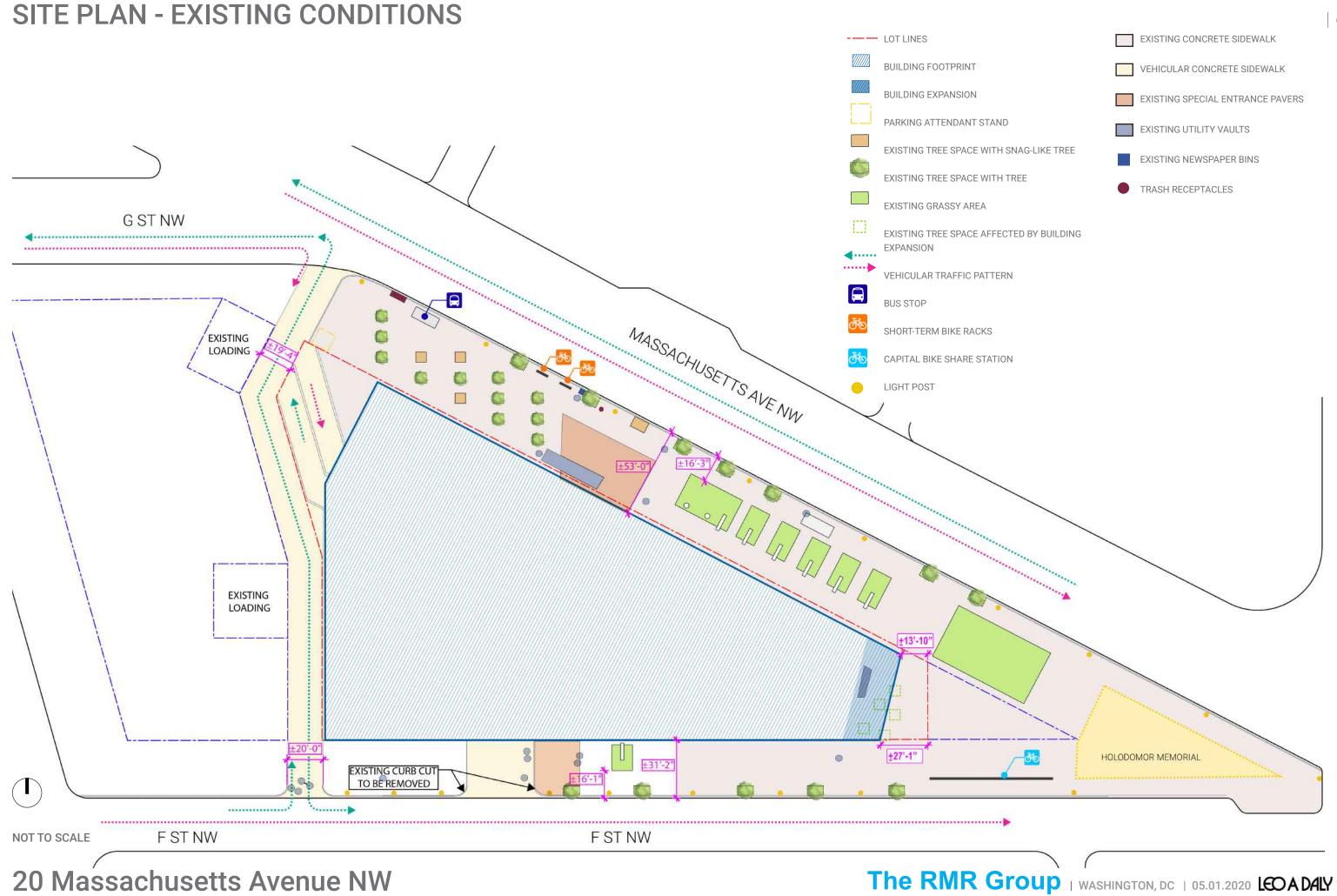


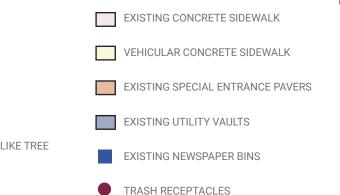


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## **PROGRAM LAYOUT PLAN & BUILDING DATA**

GARAGE

**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

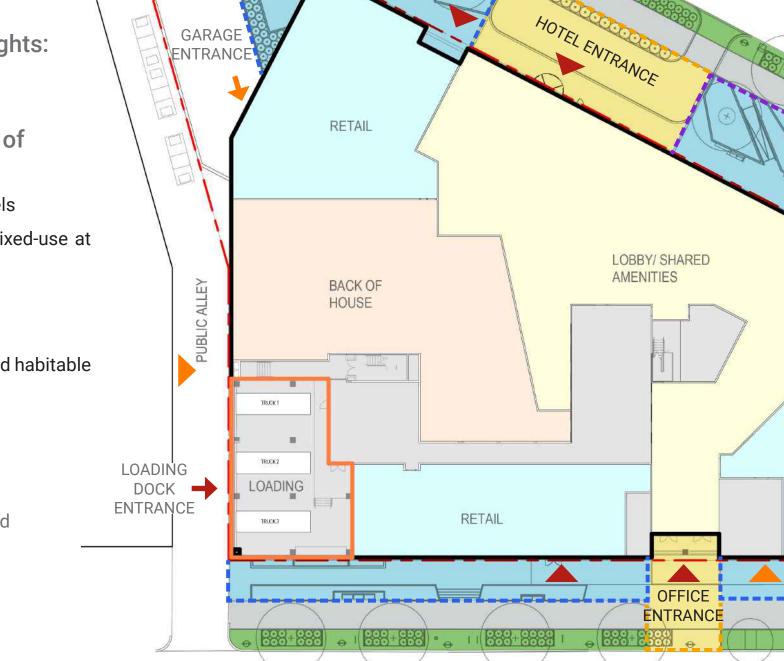
Proposed Building No. of Floors after Addition:

- 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



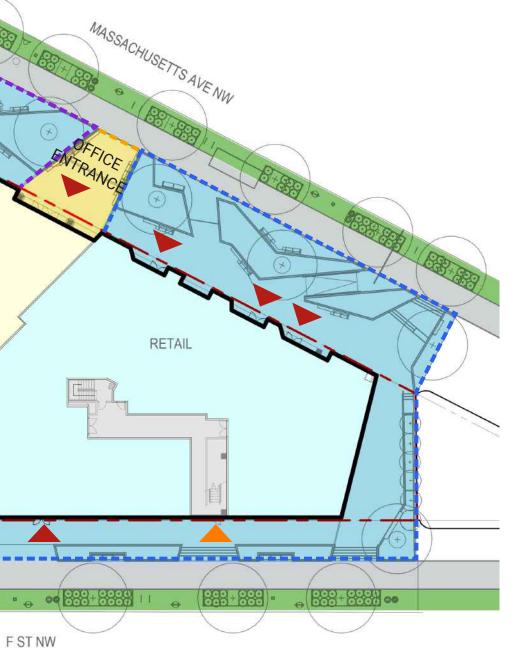
NOT TO SCALE



F ST NW

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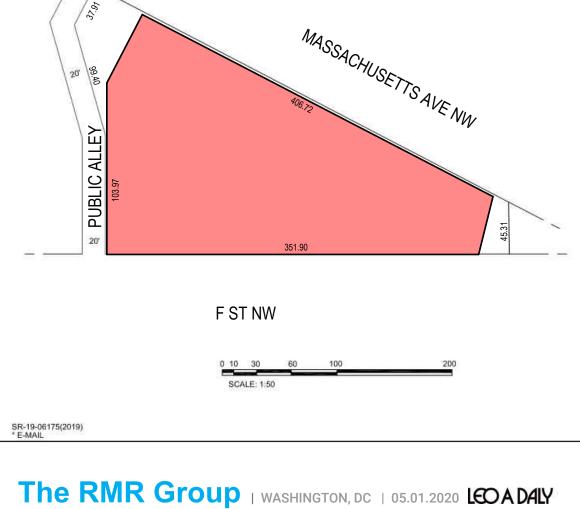




### ZONING DATA SUMMARY, SURVEYOR'S PLAT

						DIST
	EXISTING	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROPOSED	NOTES	
Lot Area	49,918	-	-	-		Washington, D.C., June 25, 20
Gross Floor Area (Sq Ft)	324,108	-	449,375	418,530		
Floor Area Ratio (FAR)	6.48		9.00	8.38		Plat for Building Permit of: SQUARE 626 LOT
Height (ft)	88'-6"		110'	110'		
Penthouse Height (ft.)/Stories	18'-6"		20'	20'		Scale: 1 inch = 50 feet
Penthouse Floor Area Ratio (FAR)			0.40	0.32		Recorded in Book 158 Page 14
Lot Occupancy (percentage)	88.18%		100%	90.21%		
Rear Yard	51'	Not required for through lots, Section 205.2-b	-	-		Receipt No. 19-06175 Drawn by: A.S.
Court, Open	37.9'	2.5"per foot of building height	-	23'-2 3/4" (east court)		Furnished to: DIANA HERNDON
		, i i i i i i i i i i i i i i i i i i i		23'-9" (west court)		
Parking	187	Not required	-	186		-
Loading	3	3 @ 30'X12'	-	3		1
Bicycle storage- long-term	10	76	-	76		"Thereby certify that the dimensions and configuration of lot(s) hereon depicted are consistent with the records of th
Bicycle storage- short-term		16	-	40		Surveyor unless otherwise noted, but may not reflect actual measurements. The dimensions and configuration of A&
Shower & changing facilties		6		6		provided by the Office of Tax and Revenue and may not a agree with the deed description(s)."
Lockers		46		46		agree with the deed description(s).
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 leas fifteen feet (15 ft.) above the higher of the building's measuring point	- t	>75%		Surveyor, D.C.
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		



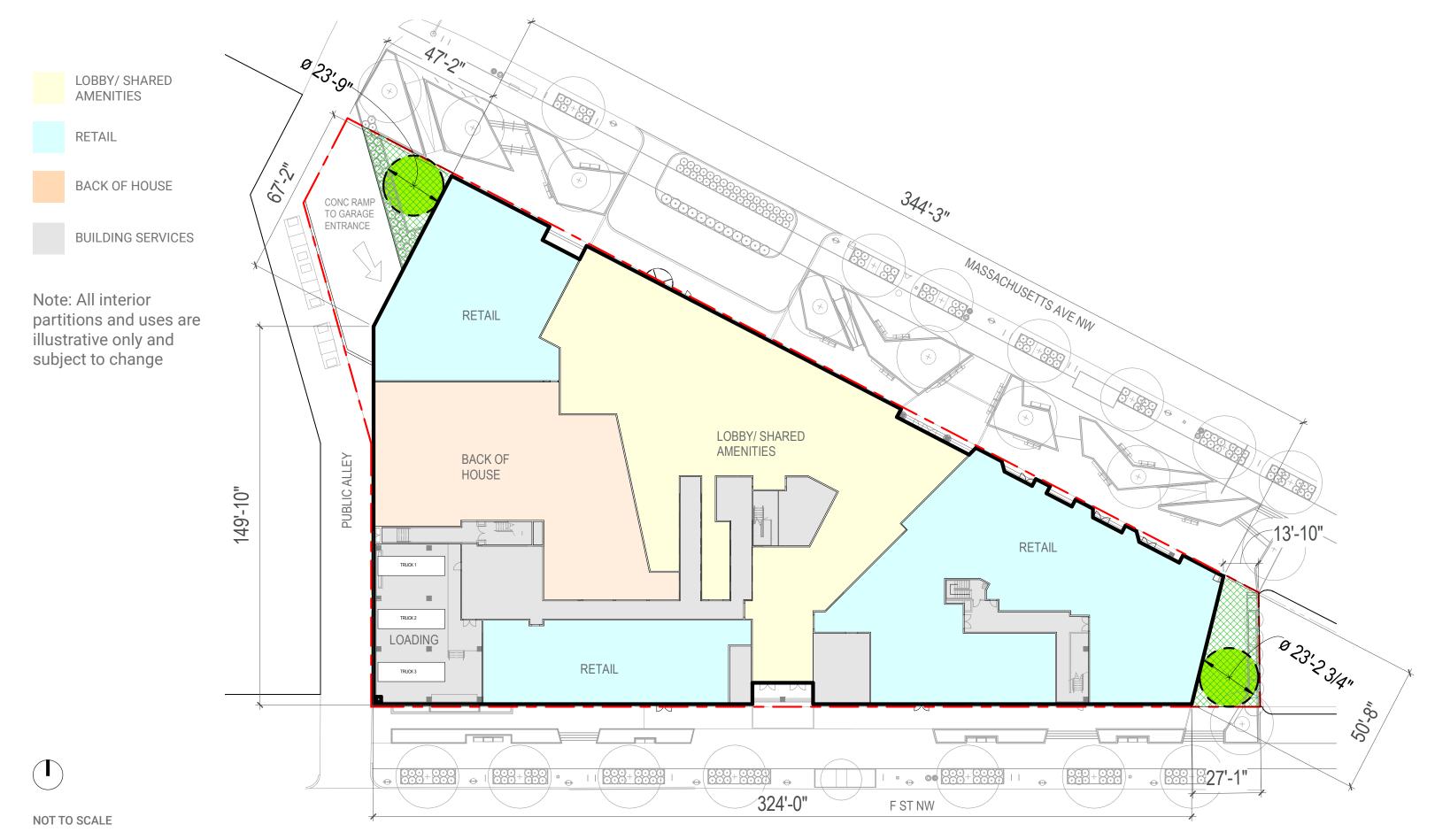
#### 20 Massachusetts Avenue NW

#### DISTRICT OF COLUMBIA GOVERNMENT

OFFIC	E OF THE SURVEYO	R	
25, 2019	have accurately and completely dep	victed and labeled the following:	has drawn the dimensions of this lot, I
LOT 78	as projections and improvements in 2) all proposed demolition or raze of improvements - including parking s grade, any existing face-on-line or p	grade, and any existing face-on- public space - with complete and of existing buildings duly labeled spaces, covered porches, decks an party wall labeled as such, as well used to satisfy pervious surface o	line or party wall labeled as such, well laccurate dimensions; as such; all proposed buildings and d retaining walls over four foet above as projections and improvements in r green area ratio requirements - with
A.S.	<ol> <li>any existing chimney or vent on I also hereby certify that:</li> <li>my depiction on this plat, as deta hereon;</li> <li>there is no elevation change exce</li> </ol>	an adjacent property that is locate illed above, is accurate and compl	ete as of the date of my signature
ration of the ords of the Office of the lect actual field m of A&T lots are may not necessarily	change is depicted on a site plan submitted with the plans for this permit application; 3) I <u>have have not</u> (circle one) filed a subdivision application with the Office of the Surveyor; 4) <u>Dave/have not</u> (circle one) filed a division of thos 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 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 under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DC/MR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405).		
	Signature:		Date:
	Printed Name:	Relationship	to Lot Owner:

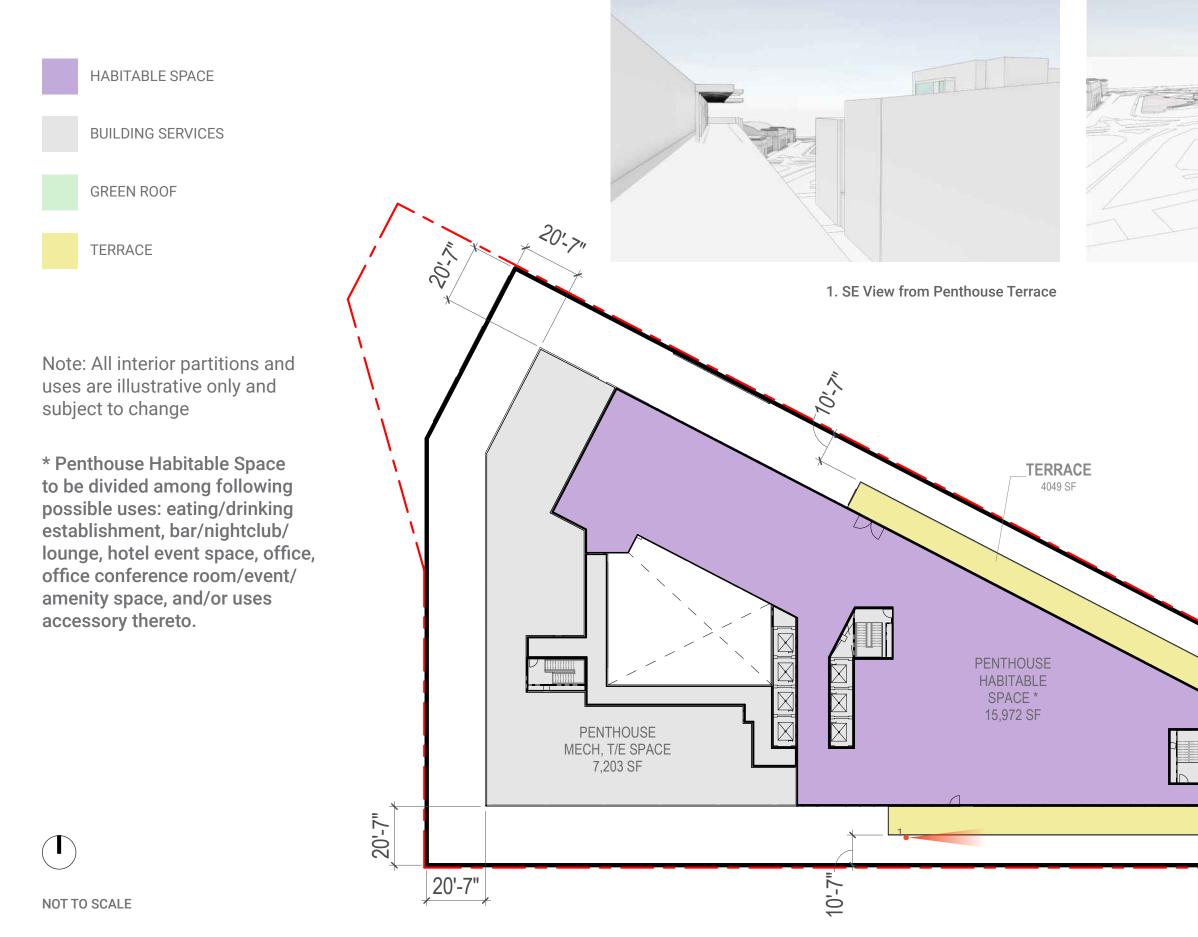
If a registered design professional, provide license number \_\_\_\_\_ and include stamp below.

### **LEVEL 1 PLAN**

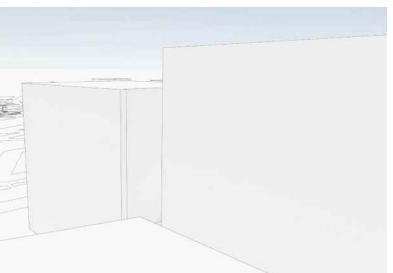




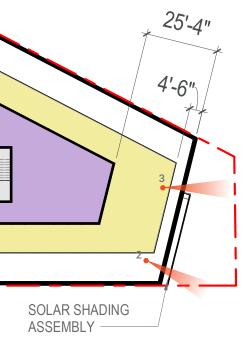
### **PENTHOUSE LEVEL PLAN**



20 Massachusetts Avenue NW



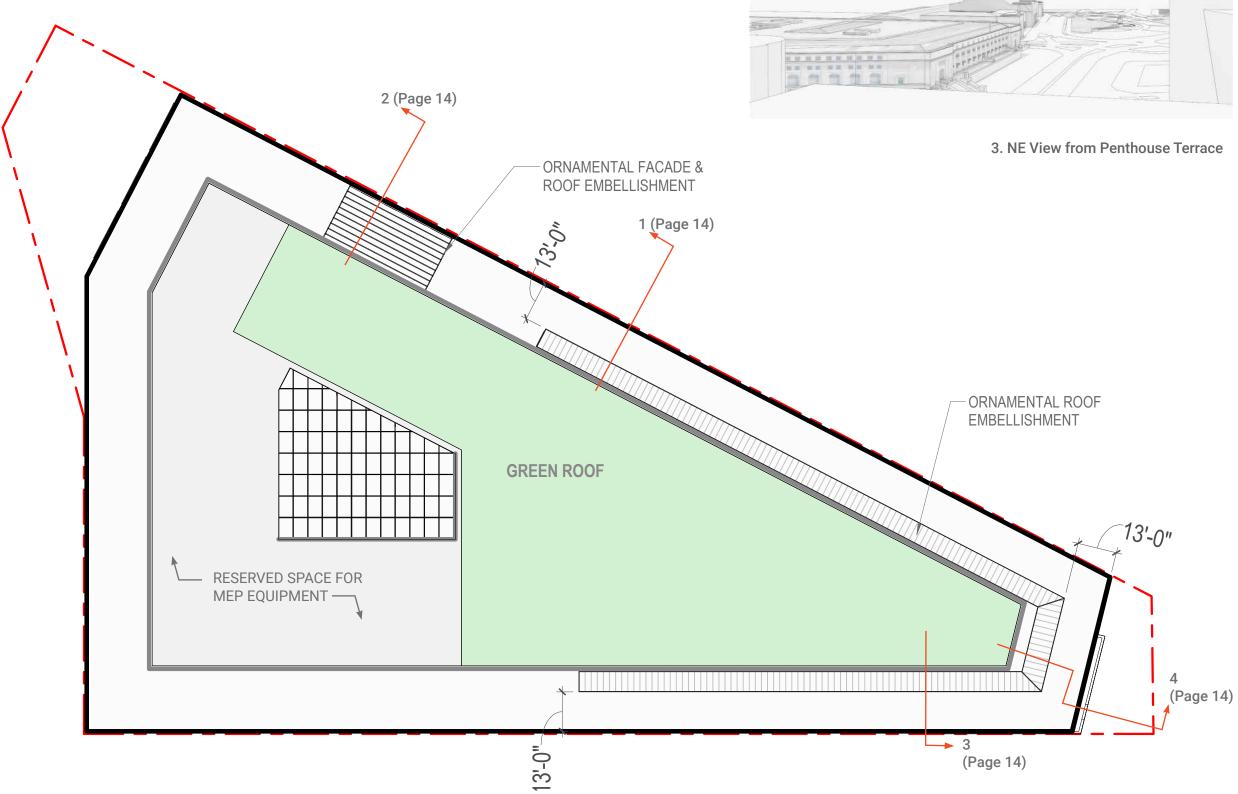
#### 2. SE View from Penthouse Terrace



### **ROOF PLAN**

**GREEN ROOF** 

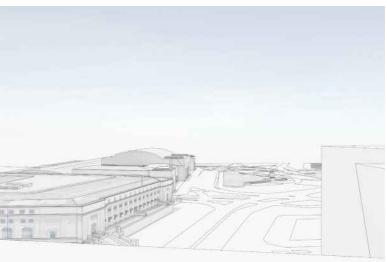
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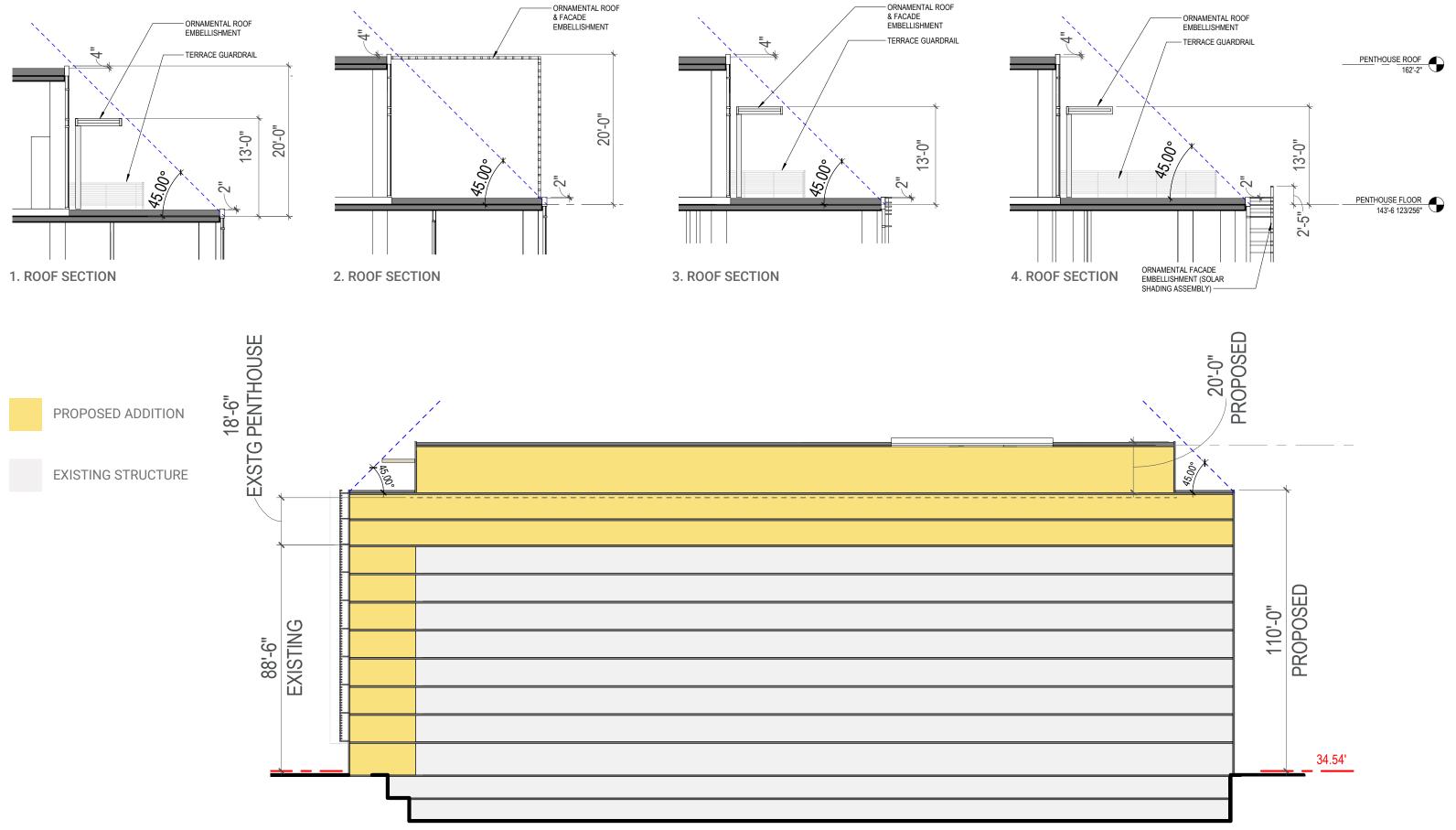
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NOT TO SCALE





### **BUILDING SECTION - PROPOSED ADDITIONS, ROOF SECTIONS**



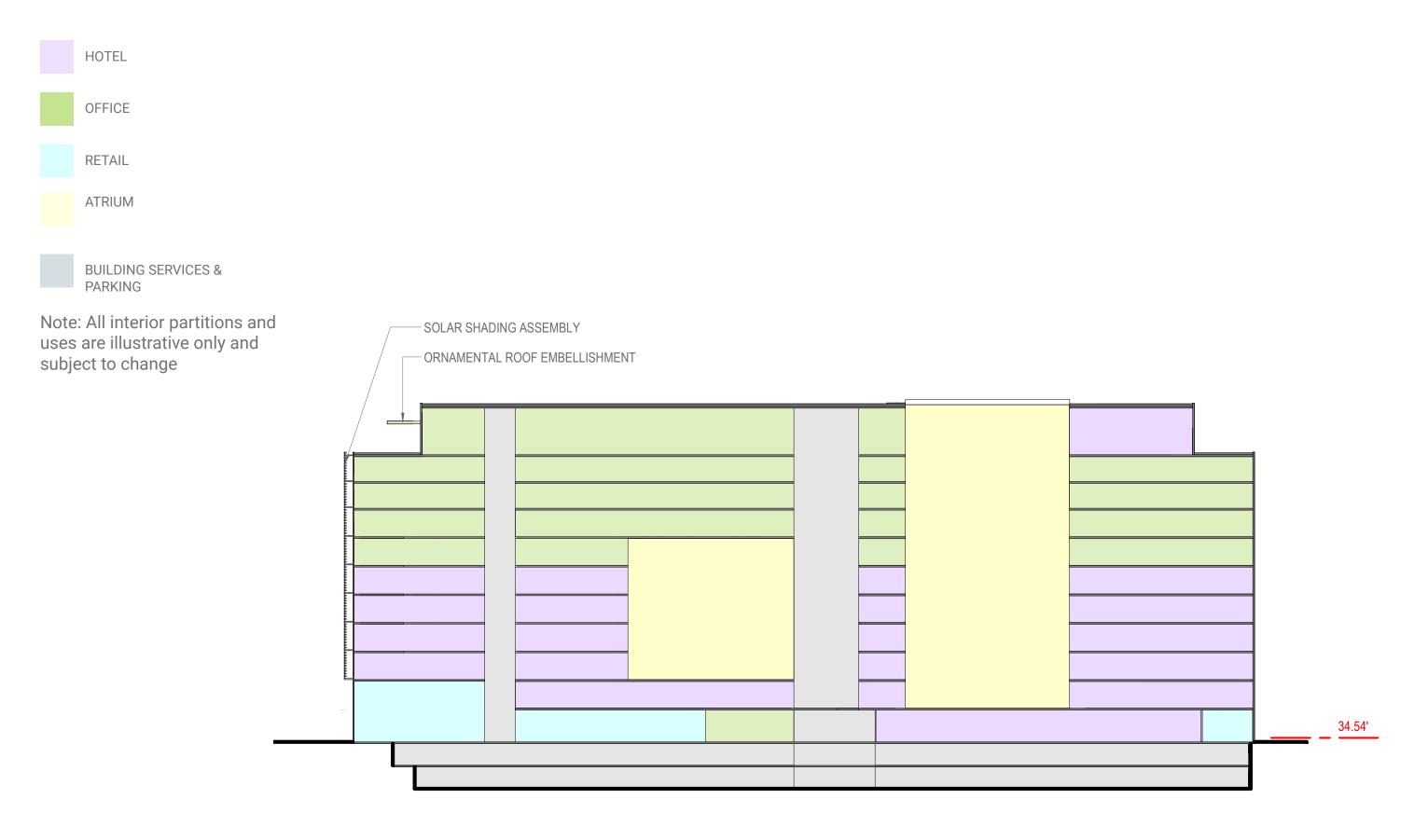
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### **BUILDING SECTION - PROPOSED PROGRAM**



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### **AERIAL VIEW**



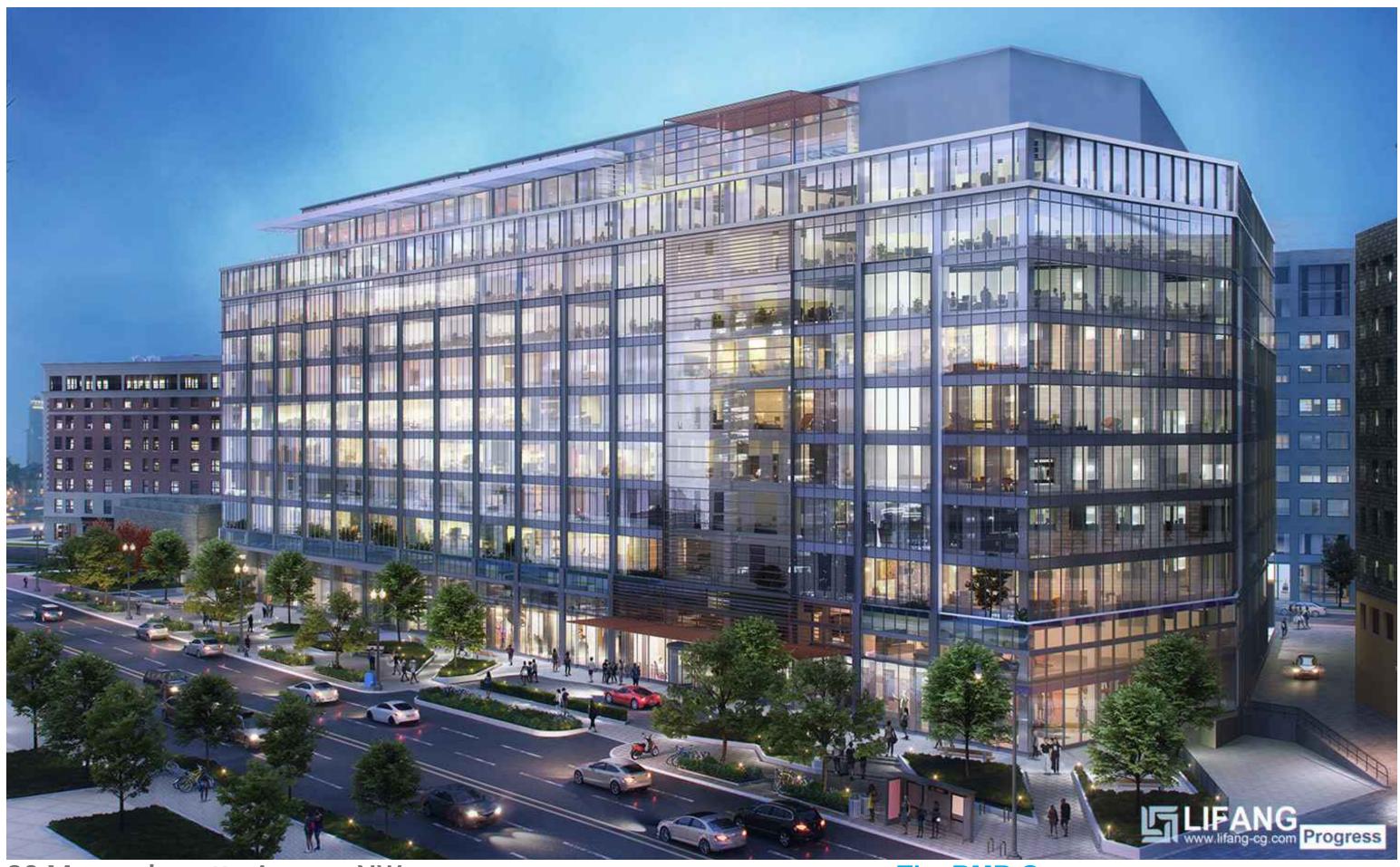
20 Massachusetts Avenue NW

### **NORTHEAST VIEW**

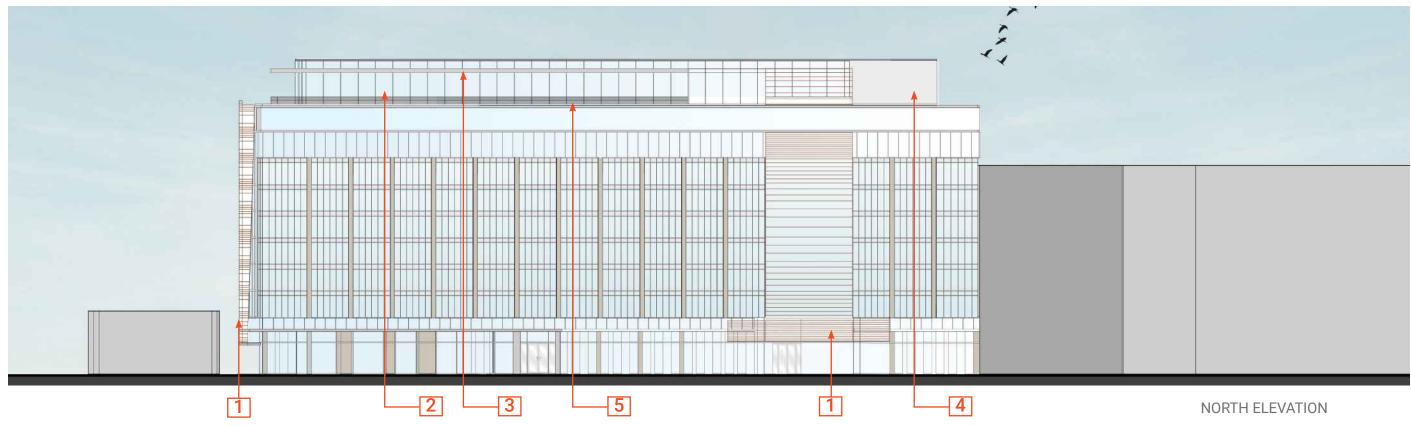




### **NORTHWEST VIEW**



### **BUILDING ELEVATIONS**





SOUTH ELEVATION



### **BUILDING ELEVATIONS AND 3D VIEWS**



NORTHWEST STREETSCAPE VIEW

#### 20 Massachusetts Avenue NW

NORTHEAST STREETSCAPE VIEW

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