

PEDESTRIAN CIRCULATION



COTTON ANNEX



DEPARTMENT OF AGRICULTURE



JEFFERSON HOTEL

PRECEDENCE

12TH ST DEVELOPMENT

CFA SEPTEMBER SUBMISSION

09.17.2020

PG 5

1825 K STREET, NW SUITE 300 WASHINGTON D.C. 20006



PERSPECTIVE SW

12TH ST DEVELOPMENT

CFA SEPTEMBER SUBMISSION

09.17.2020

1825 K STREET, NW SUITE 300 WASHINGTON D.C. 20006

PG 6

BBGM



PERSPECTIVE NW

12TH ST DEVELOPMENT
CFA SEPTEMBER SUBMISSION

09.17.2020
1825 K STREET, NW SUITE 300 WASHINGTON D.C. 20006









EXISTING CONDITIONS



PROPOSED DESIGN



EXISTING CONDITIONS



PROPOSED DESIGN



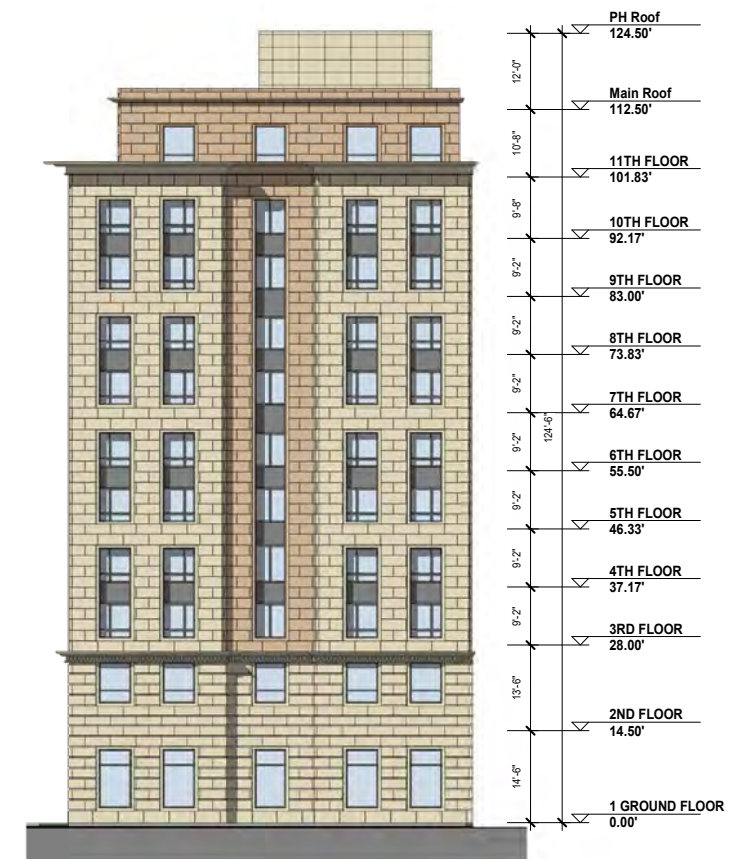
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



PREVIOUS DESIGN



PROPOSED DESIGN



PREVIOUS DESIGN



PROPOSED DESIGN



PREVIOUS DESIGN



PROPOSED DESIGN



PREVIOUS DESIGN



PROPOSED DESIGN



PENTHOUSE METAL PANEL

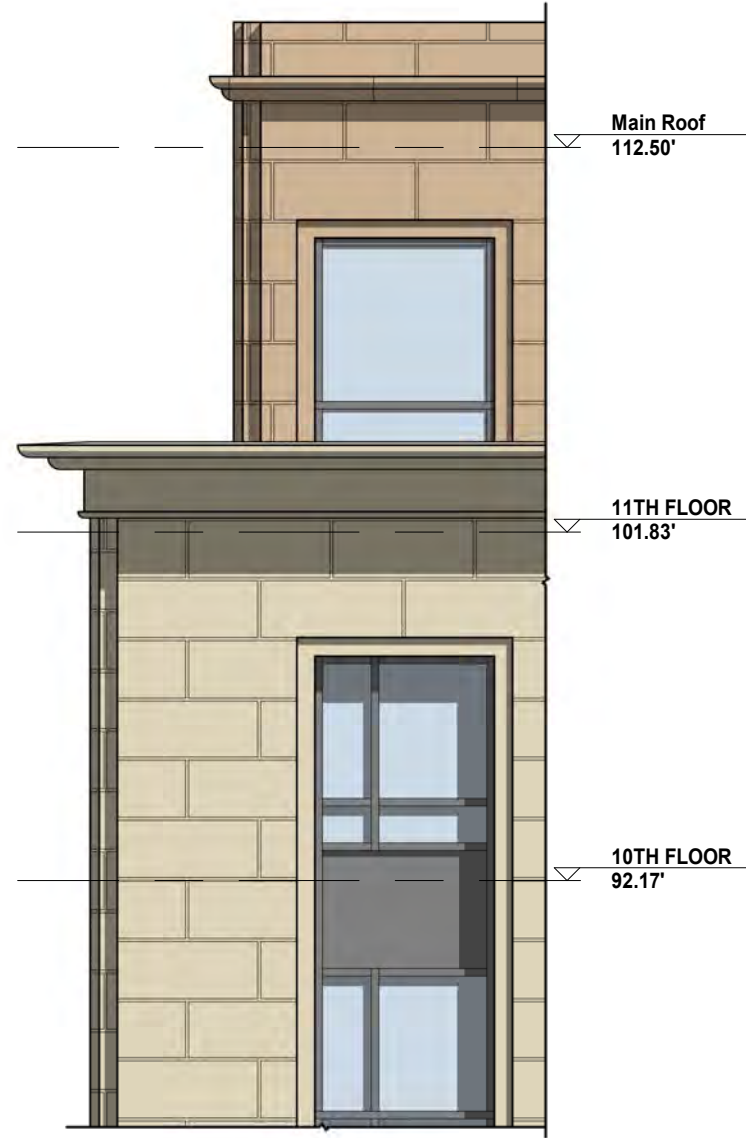
PRECAST CONCRETE CLADDIN
TO MATCH ADJACENT LIME-
STONE

PRECAST CONCRETE CLADDIN

MULLIONS AND METAL PANEL

GRANITE AT ENTRY





"BELT" CORNICE

"HAT" CORNICE

ENTRY AND SIGNAGE



TALL SCREENING HEDGE



PERENNIAL - PINK MUHLY GRASS



PERENNIAL - DWARF FOUNTAIN GRASS



SHRUB - LOROPETALUM



TYPICAL STREET TREE



STREETSCAPE

Scale: 3/32" = 1'-0"



TREE - 'SUNBURST' HONEYLOCUST



LIVING GREEN WALL W/ FOUNTAIN



SHRUB - BOXWOOD



TREE ENCLAVE



LIVING GREEN WALL



GROUNDCOVER - ST. JOHN'S WORT



GROUNDCOVER - LIRIOPE



GROUNDCOVER - PACHYSANDRA



DWARF SHRUB - RHODODENDRON



DWARF SHRUB - RHODODENDRON





RAISED PLANTERS



MUHLENBERGIA CAPILLARIS
PINK MUHLY GRASS



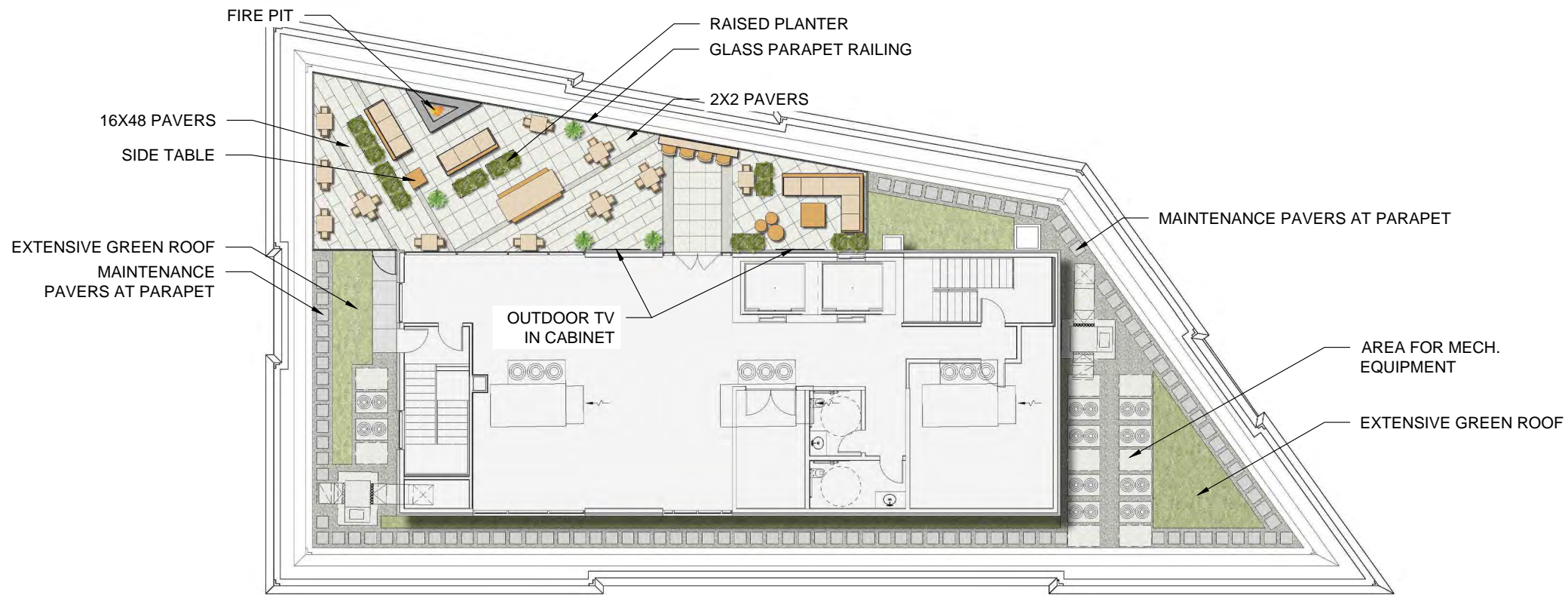
ITEA VIRGINICA 'LITTLE HENRY'



PENNISETUM HAMELN



SEDUM GREEN ROOF



ROOFTOP PLAN

Scale: 1/8" = 1'-0"

PLAN

TOP TWO LEVEL AS METAL PANEL STUDY SUGGESTED BY STAFF



SOUTH ELEVATION



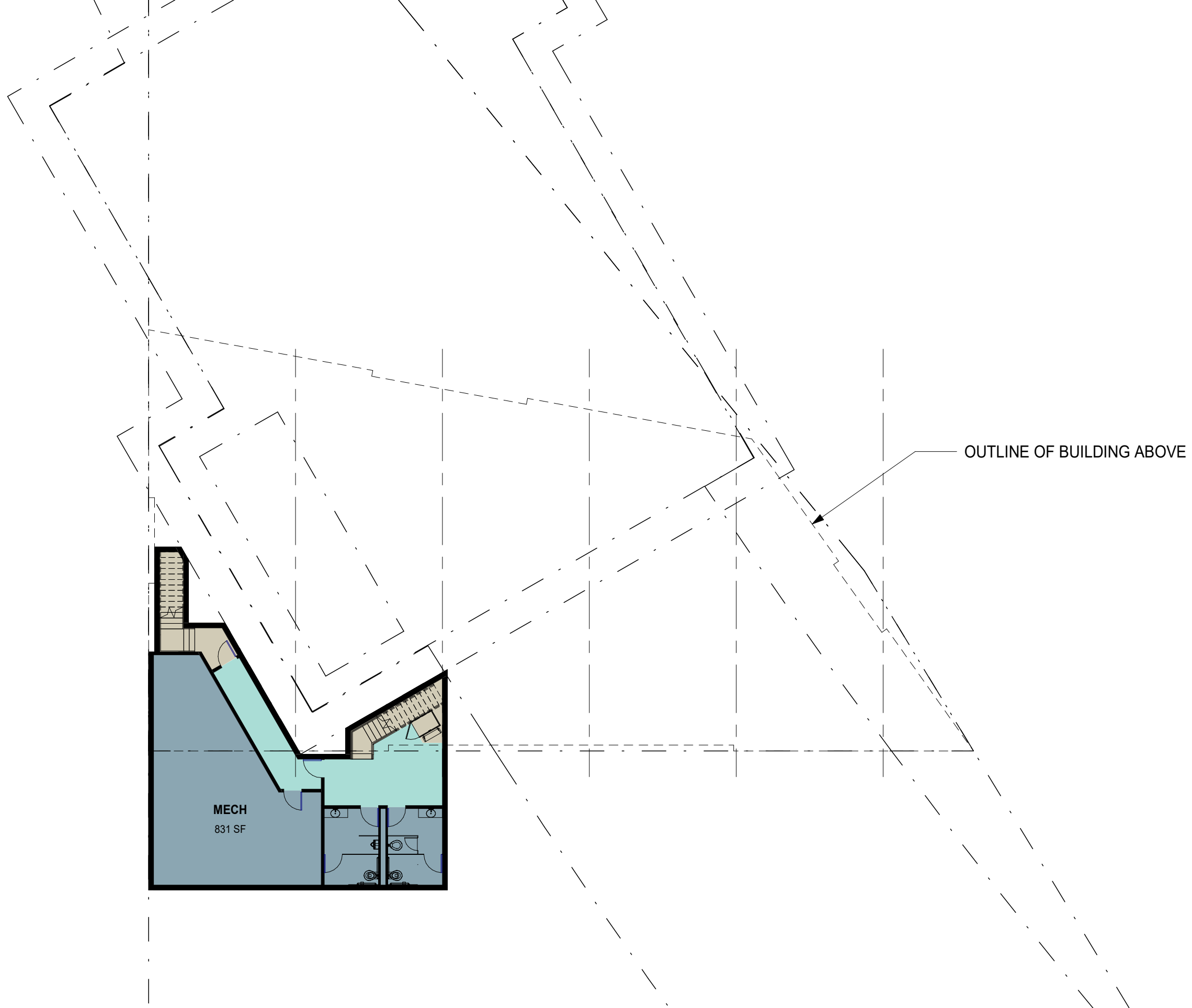
WEST ELEVATION



NORTH ELEVATION

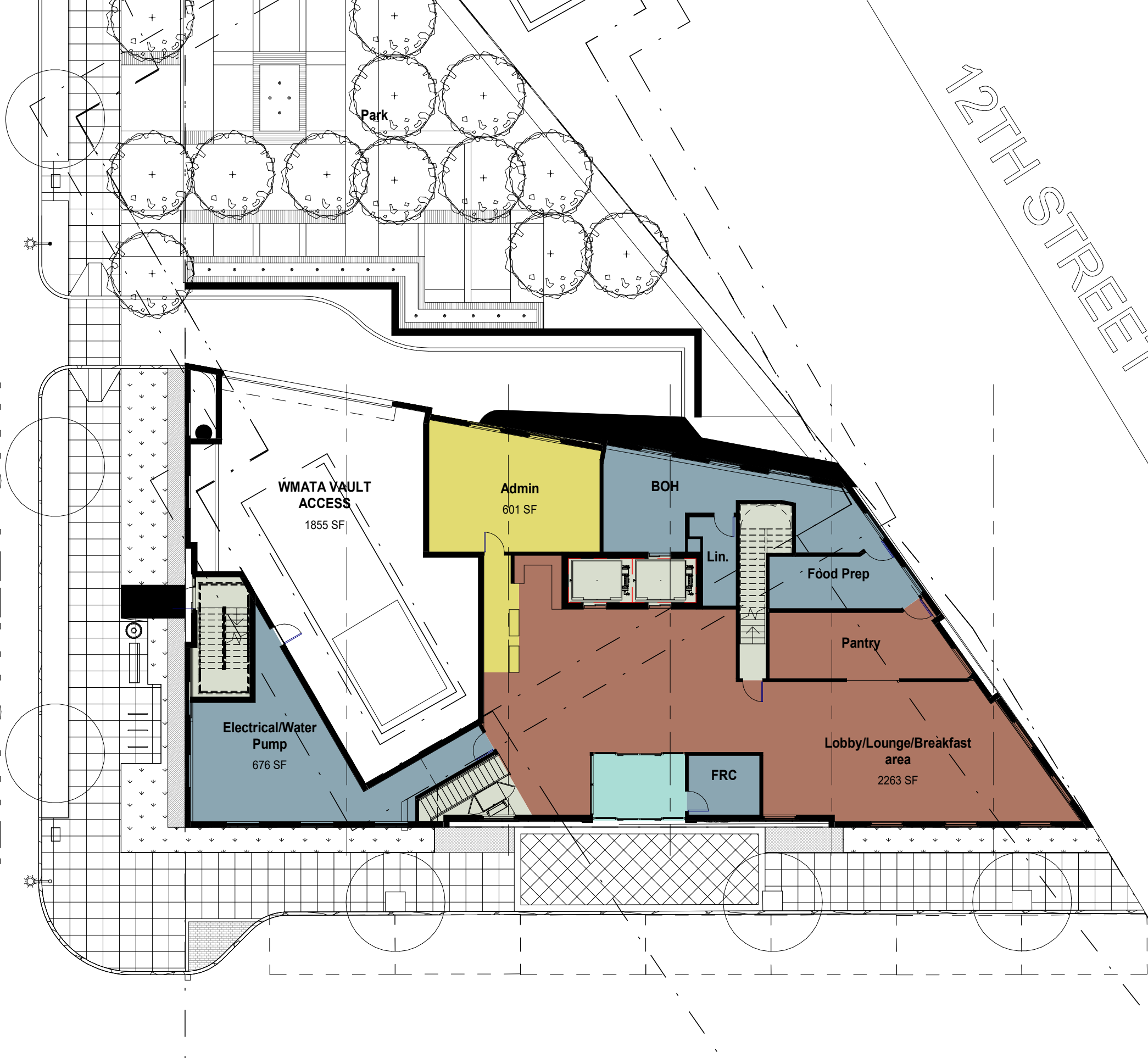


EAST ELEVATION



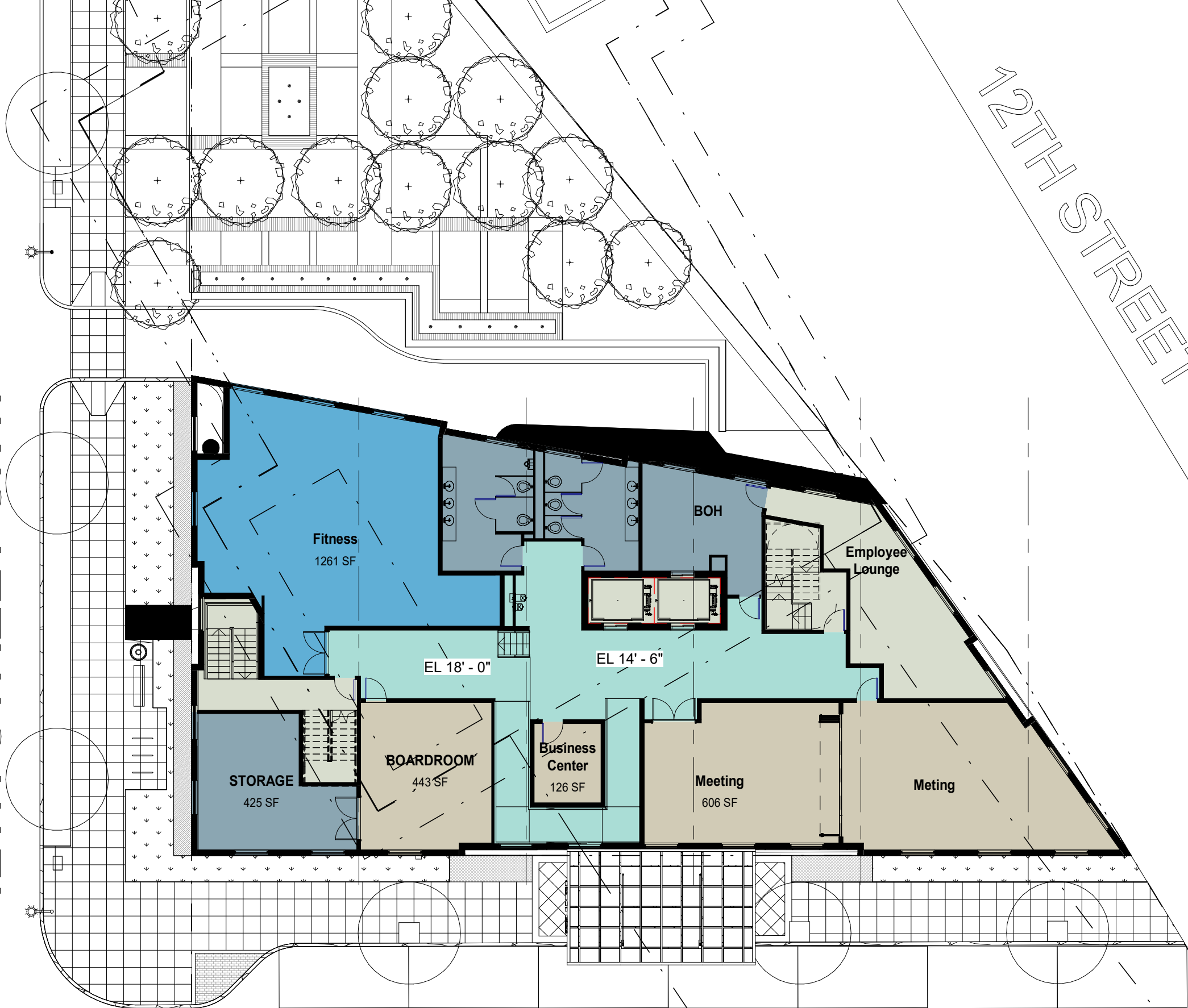
12TH STREET S.W.

12TH STREET EXPRESSWAY



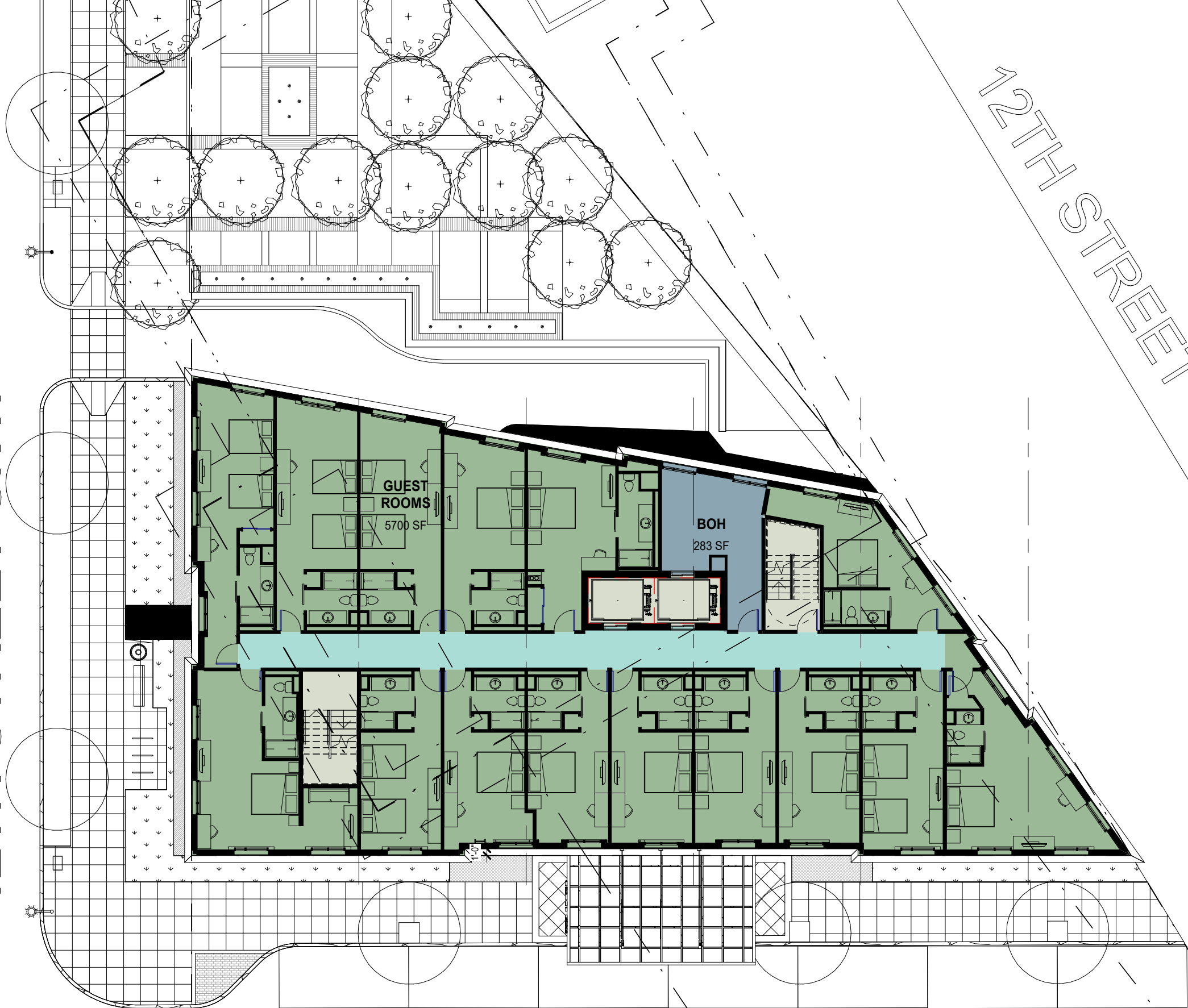
12TH STREET S.W.

12TH STREET EXPRESSWAY



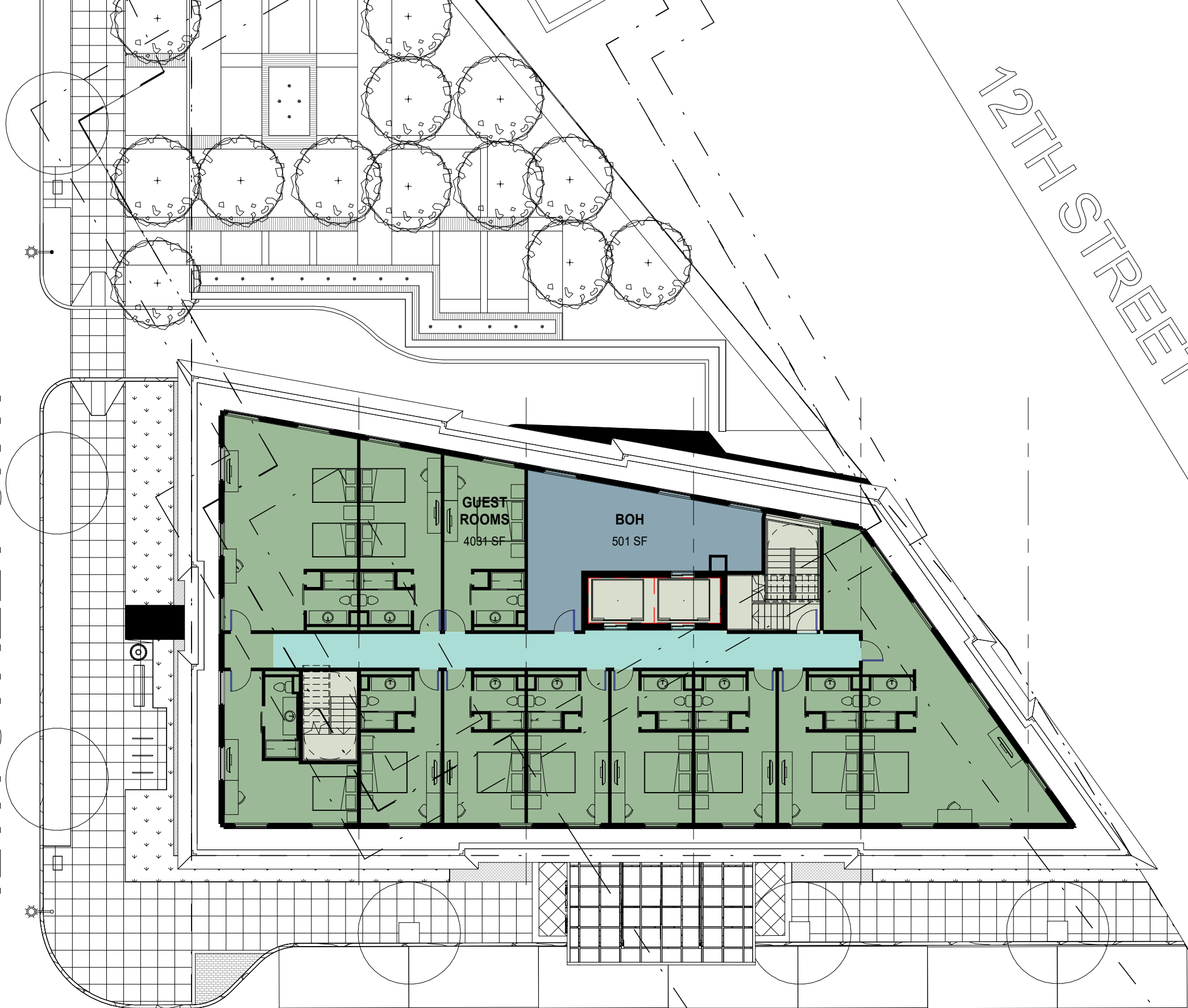
12TH STREET S.W.

12TH STREET EXPRESSWAY



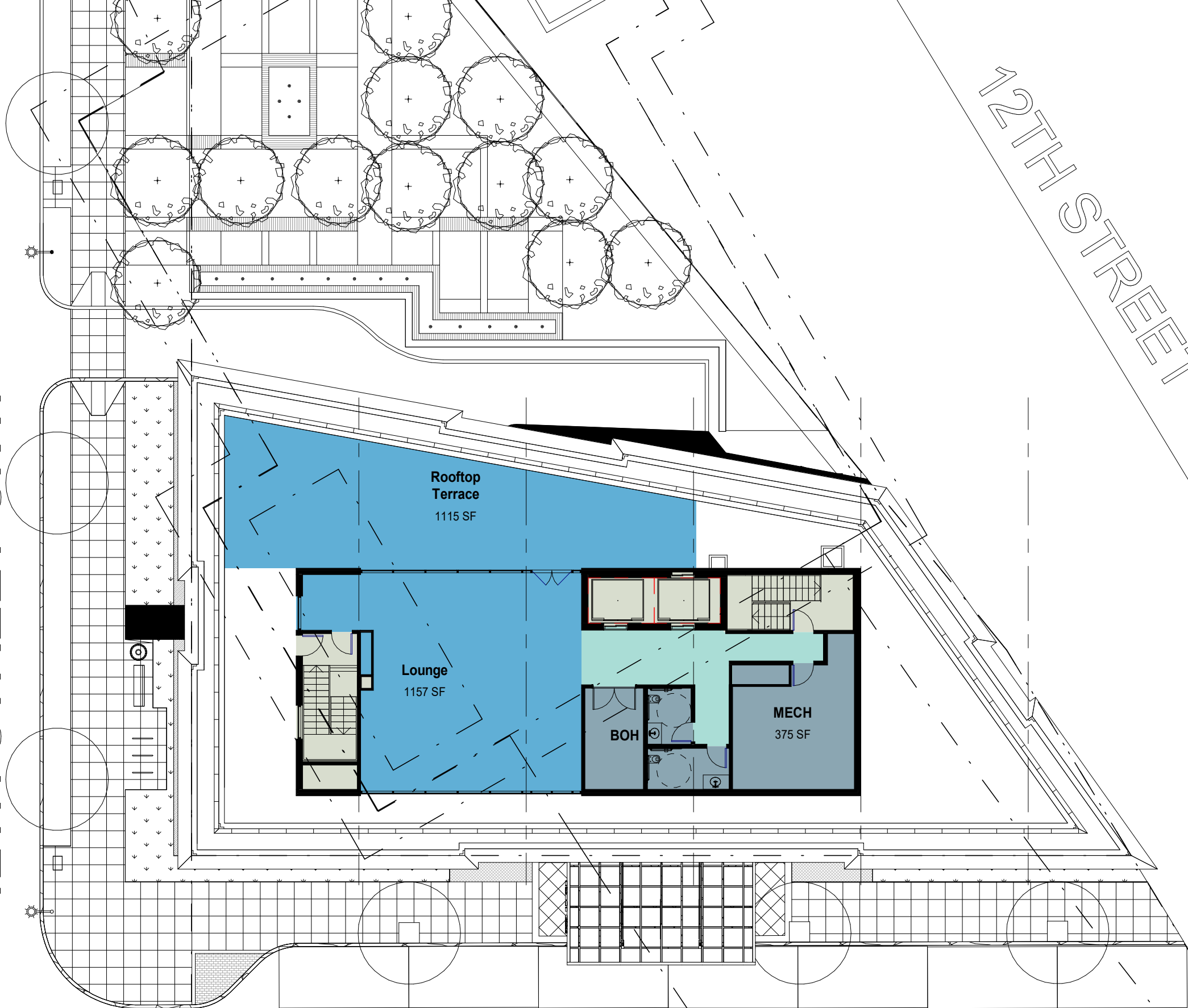
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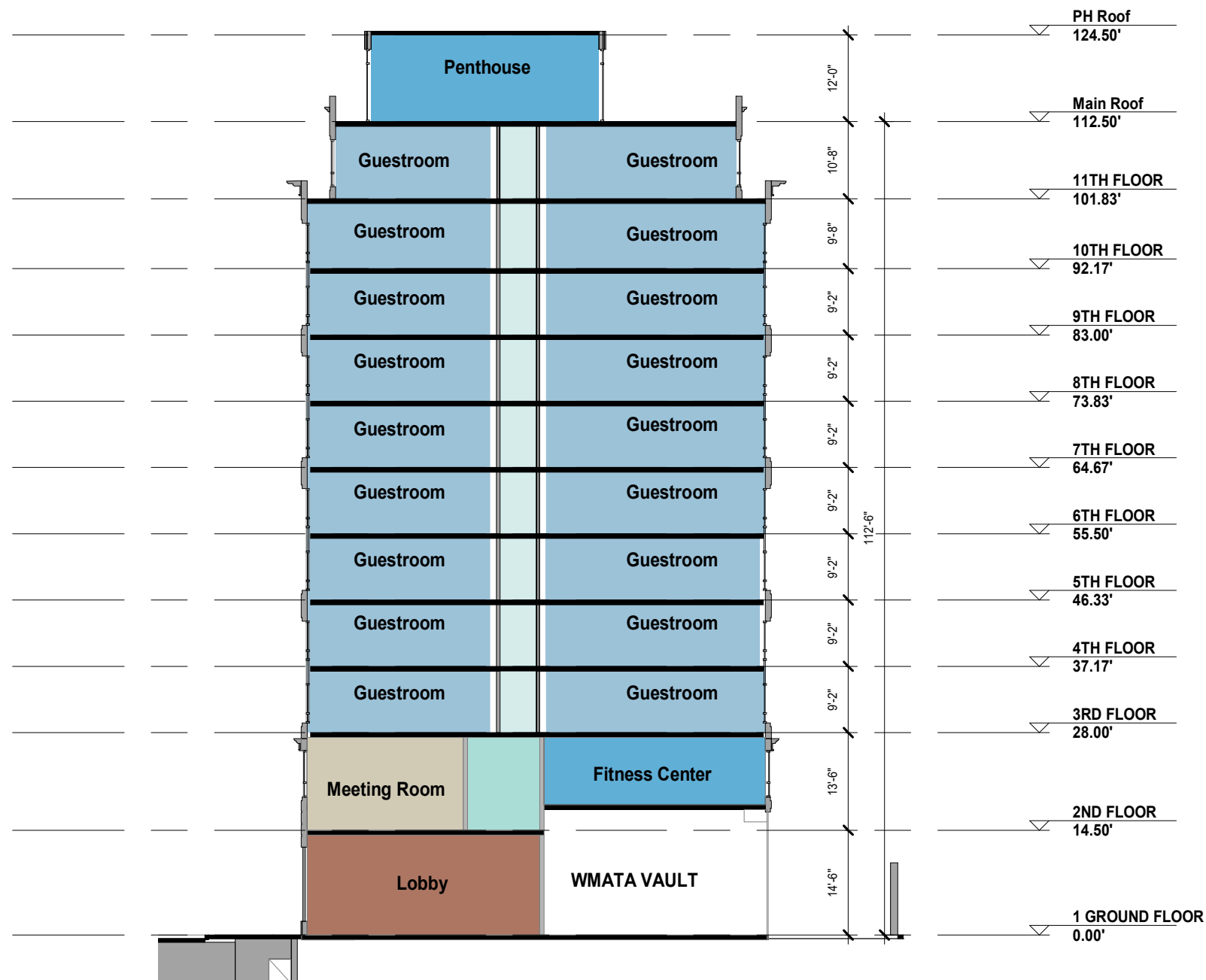
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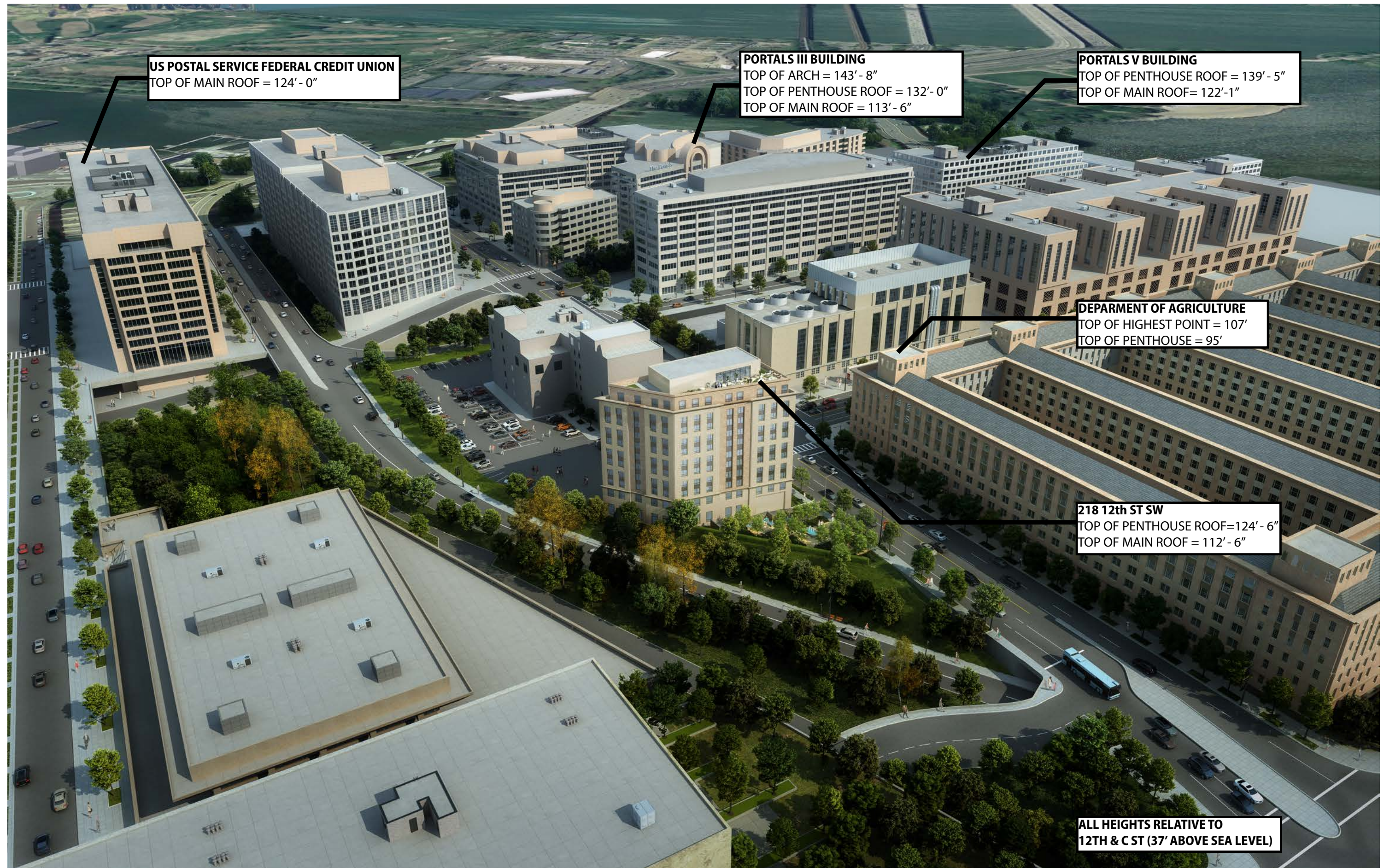


12TH STREET S.W.

12TH STREET EXPRESSWAY







US POSTAL SERVICE FEDERAL CREDIT UNION
TOP OF MAIN ROOF = 124' - 0"

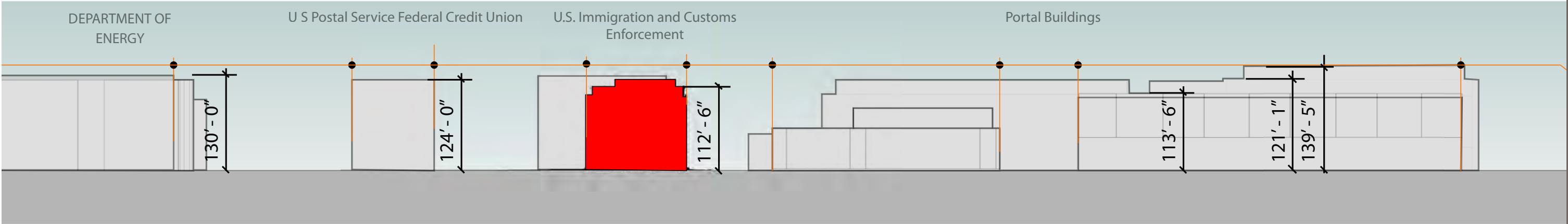
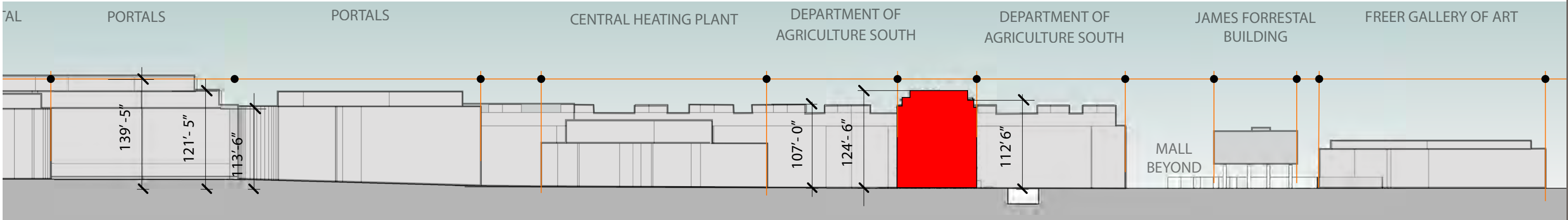
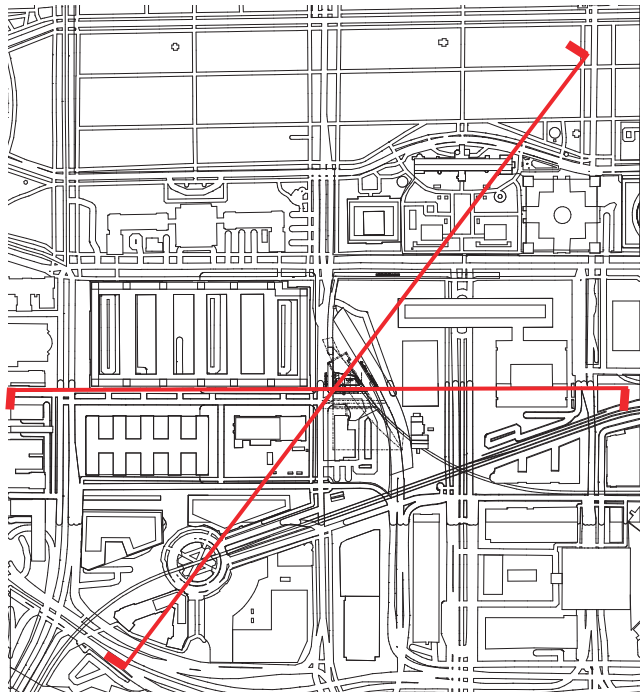
PORTALS III BUILDING
TOP OF ARCH = 143' - 8"
TOP OF PENTHOUSE ROOF = 132' - 0"
TOP OF MAIN ROOF = 113' - 6"

PORTALS V BUILDING
TOP OF PENTHOUSE ROOF = 139' - 5"
TOP OF MAIN ROOF = 122' - 1"

DEPARTMENT OF AGRICULTURE
TOP OF HIGHEST POINT = 107'
TOP OF PENTHOUSE = 95'

218 12th ST SW
TOP OF PENTHOUSE ROOF = 124' - 6"
TOP OF MAIN ROOF = 112' - 6"

**ALL HEIGHTS RELATIVE TO
12TH & C ST (37' ABOVE SEA LEVEL)**



ALL HEIGHTS RELATIVE TO
12TH & C ST (37' ABOVE SEA
LEVEL)

SLENDERWALL®

Architectural Precast/Steel Stud Building Panels

A Complete System, Inside and Out

PRECAST CONCRETE

SlenderWall 2" thick architectural precast panels are only 30 lbs. per square foot, **66% lighter** than traditional precast, allowing for **lower structural and foundation costs**. Precast concrete is available in a vast array of Class "A" finishes, colors and textures.

Lighter weight also means **larger panels, lower erection costs** and **faster schedules**. More panels per truck load **reduces shipping costs**.



U.S. Army Legal Services

Fort Belvoir, VA

33,338 sq. ft. erected in just 14 days!

Architect: Perkins & Will

G90 STUDFRAME

Ready for drywall, integrated heavy-duty G90 galvanized steel stud framing equates to **fewer on-site trades** and **faster construction schedules**

THERMAGUARD™

Stainless steel fasteners create a thermal-break/air barrier connection by forming a variable gap between the concrete and steel-stud frame, **reducing energy costs**. The system utilizes both standard headed and refractory fasteners to incorporate **flexibility and strength**.

Standard Headed

Refractory

2X REINFORCEMENT

Both high-tech fiber and welded-wire reinforcement are used in combination, **wind-load tested to 226 mph**



Johns Hopkins Hospital
Baltimore, MD

Overcladded with panels
utilizing Thin-Brick inserts

The design team strategized on how to address the exterior, and make it completely weathertight and add

sufficient insulation. "It needed to be a lightweight system and it had to match the Johns Hopkins signature brick aesthetic on campus." "The only product we found that met all our criterion was SlenderWall."

Dan McKelvey, Associate Principal & Envelope Expert, Ayers Saint Gros



Drywall attaches directly to stud frame, or attach hat channels when extra depth is needed.

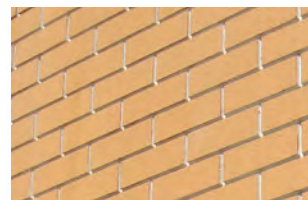
CLOSEDCELLFOAM



Optional: **Energy Code compliant and NFPA 285 fire-rated**, factory-installed closed-cell foam continuous insulation. In addition foam provides primary air and vapor barrier for exterior wall. SlenderWall precast building panels with closed-cell foam insulation have been lab tested to meet **2012 IECC Thermal Requirements from Zone 1 through 8**.

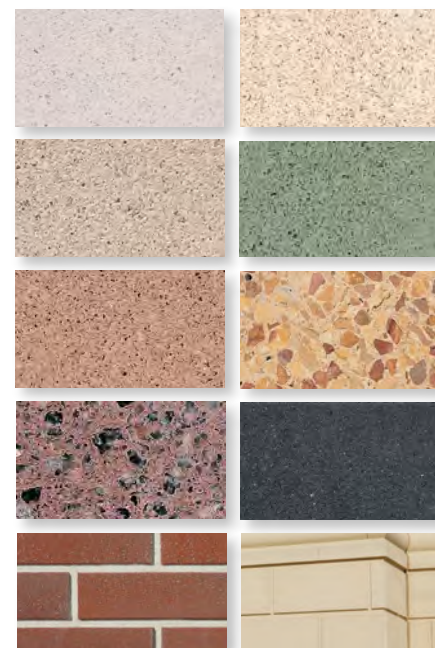
SECOND NATURE™ + CLASS "A" ARCHITECTURAL FINISHES

Second Nature™ is the only architectural precast concrete brick reproduction approved by historical societies and architects for use on high



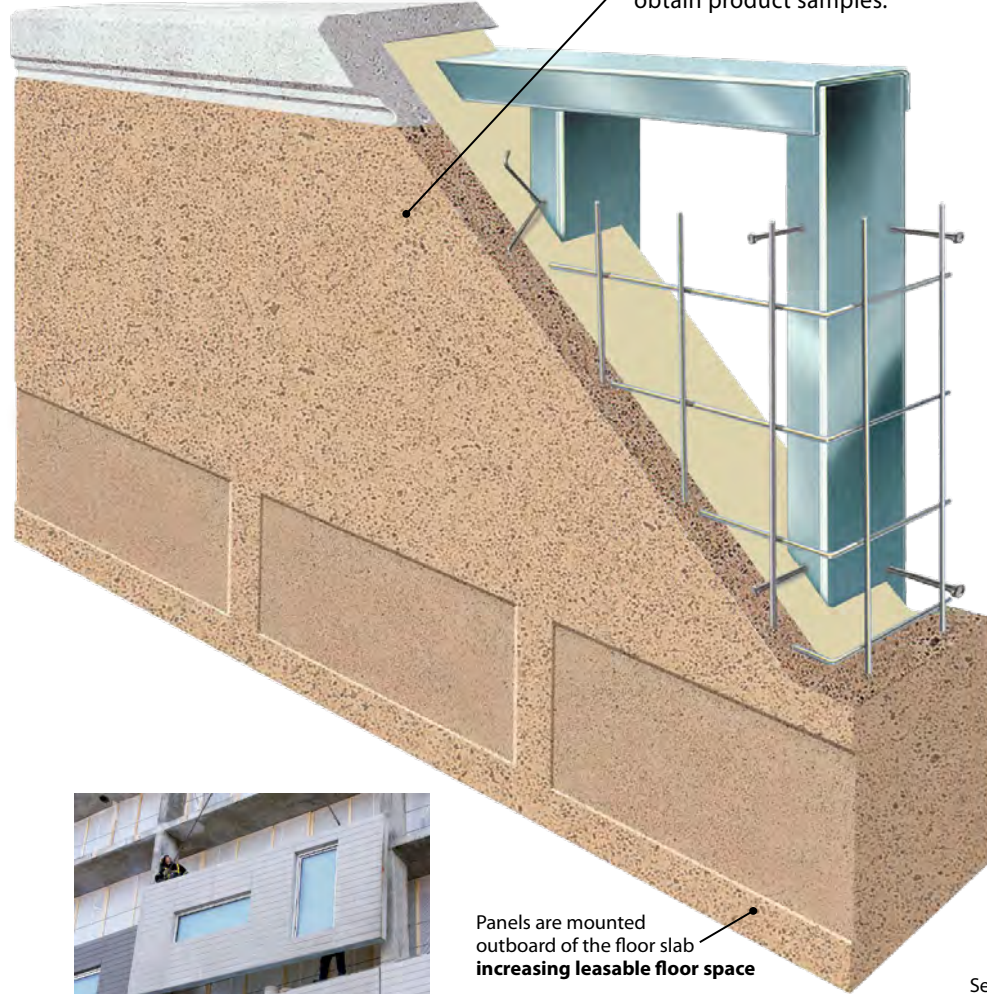
profile architectural projects. It looks like hand-laid brick, **without the time, labor and leaky mortar joints**.

Enjoy a vast array of standard, custom and proprietary **Class "A" finishes, colors and textures**. Thin Brick, stone veneers, standard and custom formed patterns are also available. Individual panels can contain multiple architectural details and finishes. To your right is a small sampling of the available finishes. Contact your local producer to obtain product samples.

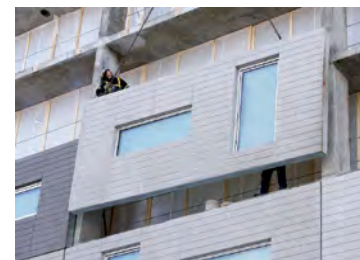


Thin Brick Inserts

Formed Patterns



Panels are mounted outboard of the floor slab **increasing leasable floor space**



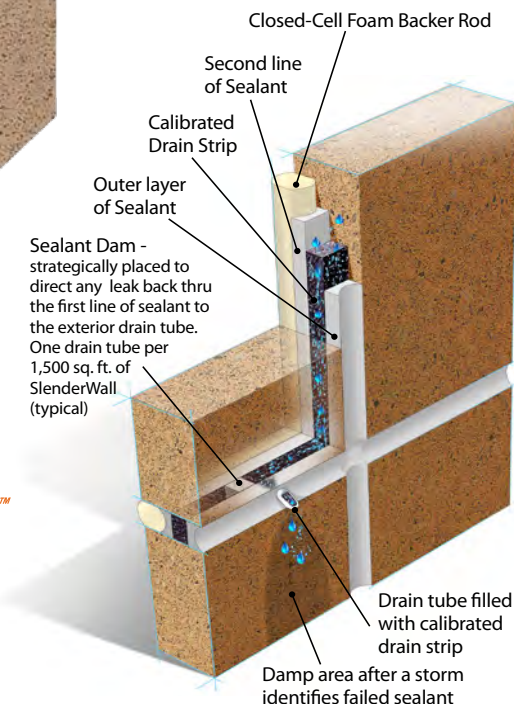
FACTORY WINDOWS

Optional: Factory-installed windows provide **greater control over the quality of installation**. Performed at ground level in a controlled environment, the process improves fit, sealant application, and provides for close-up visual inspection. Factory-windows allow for **faster erection schedules, fewer on-site trades, and lower overall costs**.



LIFT-AND-RELEASE™

Optional: SlenderWall's exclusive panel-landing system that **makes the installation process faster and easier** (no need for crane to wait while connections are made).



Closed-Cell Foam Backer Rod

Second line of Sealant

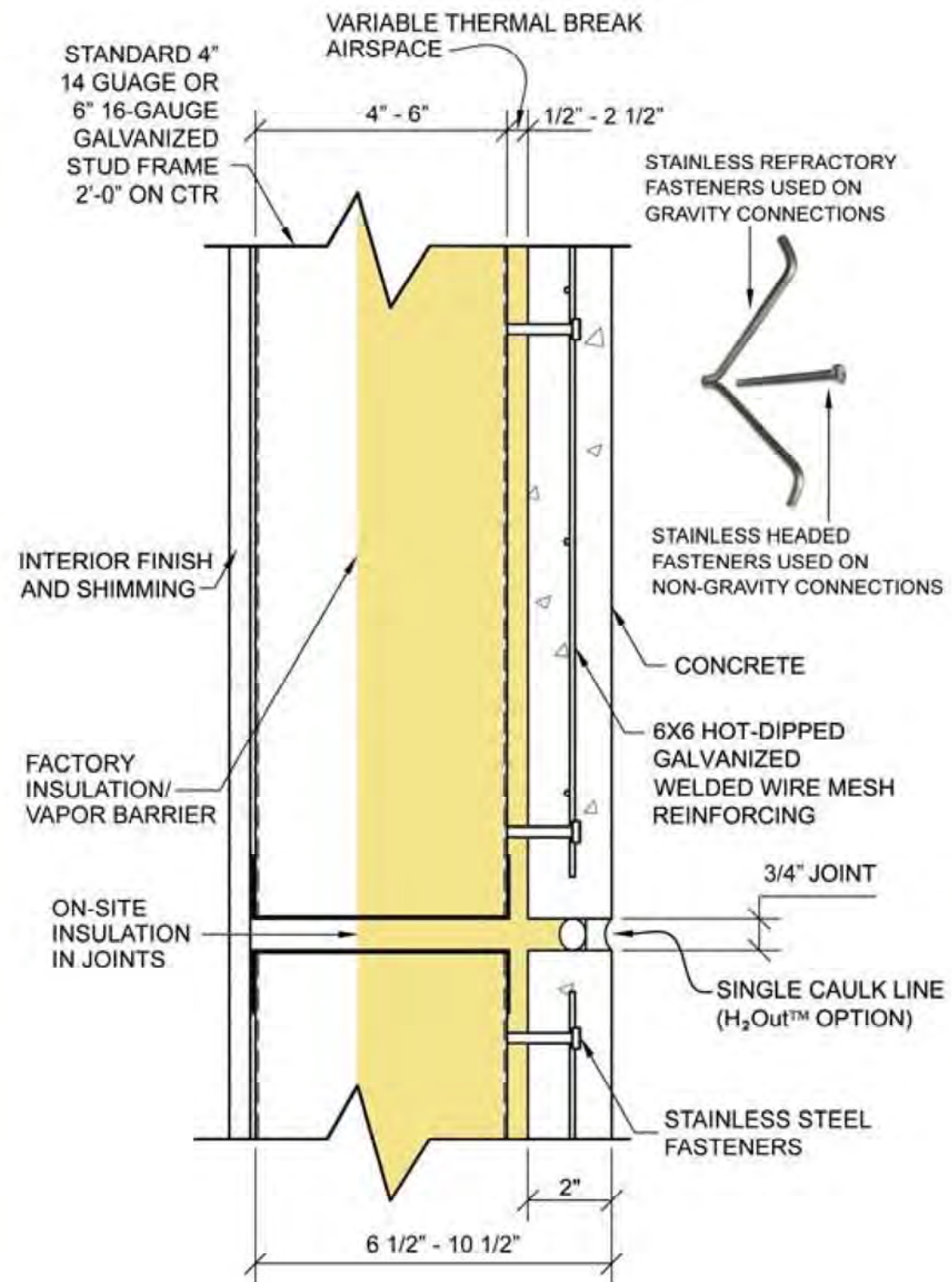
Calibrated Drain Strip

Outer layer of Sealant

Sealant Dam - strategically placed to direct any leak back thru the first line of sealant to the exterior drain tube. One drain tube per 1,500 sq. ft. of SlenderWall (typical)

Drain tube filled with calibrated drain strip

Damp area after a storm identifies failed sealant





THE WESTIN - VIRGINIA BEACH, VA
ARCHITECT: BBGM ARCHITECTS & INTERIORS



THE ALEXANDER APARTMENTS - EDGEWATER, NJ
ARCHITECT: VIJAY KALE



MONUMENTAL CORE FRAMEWORK PLAN



SW ECODISTRICT PLAN



MARYLAND AVENUE SMALL AREA PLAN

SPRING EQUINOX

March 19th



9AM



12NOON



3PM

SUMMER SOLSTICE

June 20th



9AM



12NOON



3PM

FALL EQUINOX

September 22nd



9AM



12NOON



3PM

WINTER SOLSTICE

December 21st



10AM



12NOON



3PM