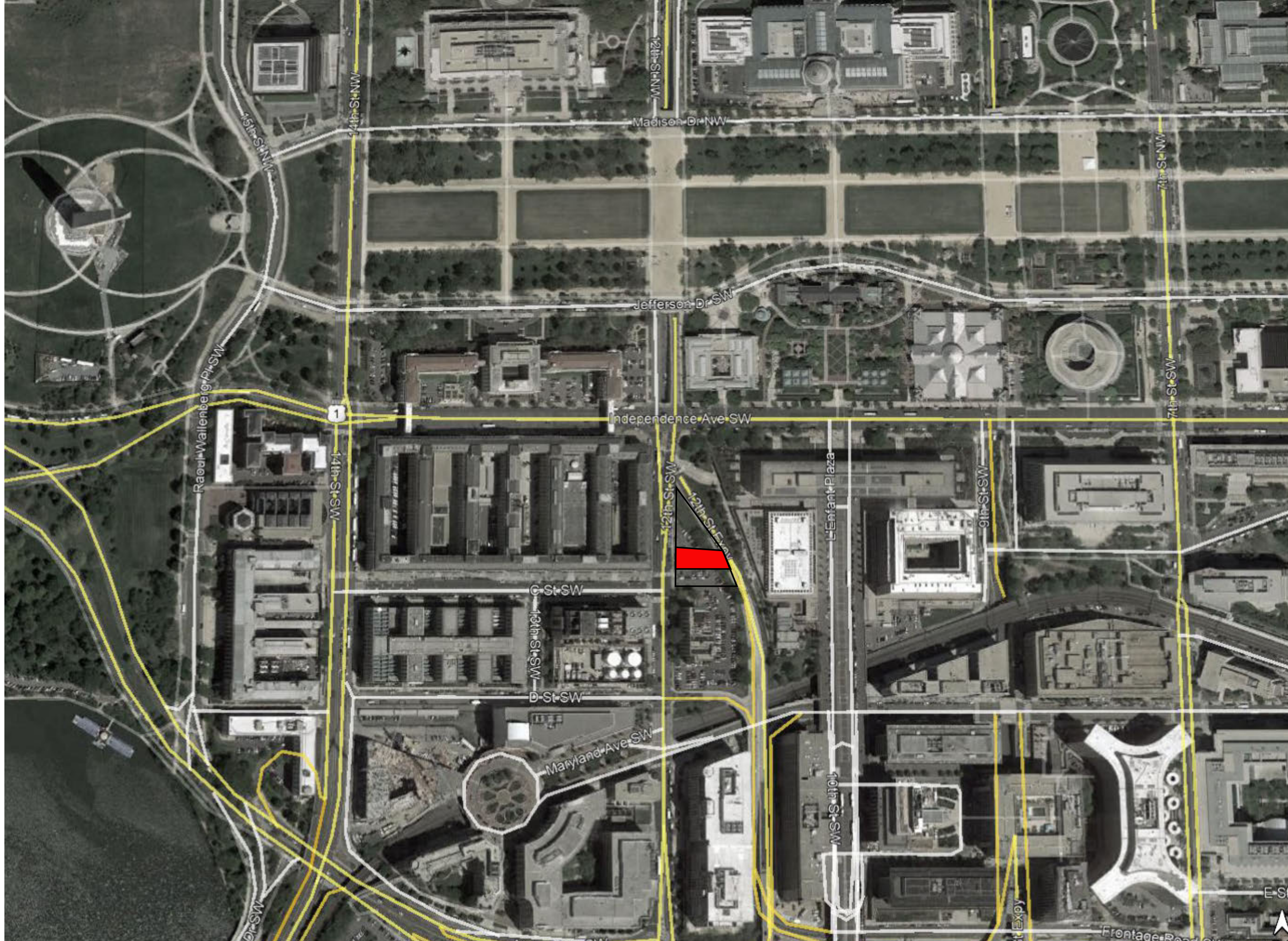
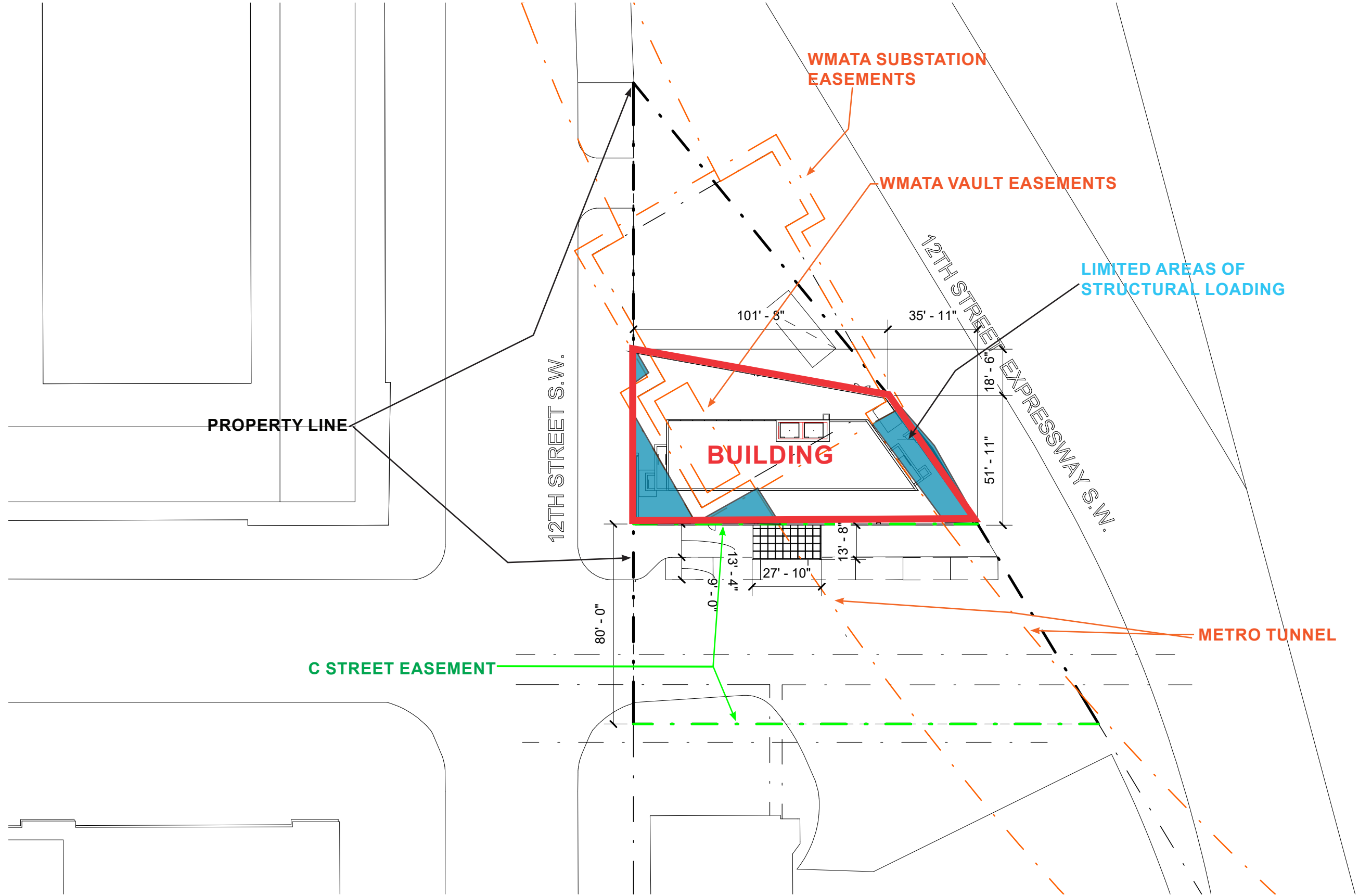


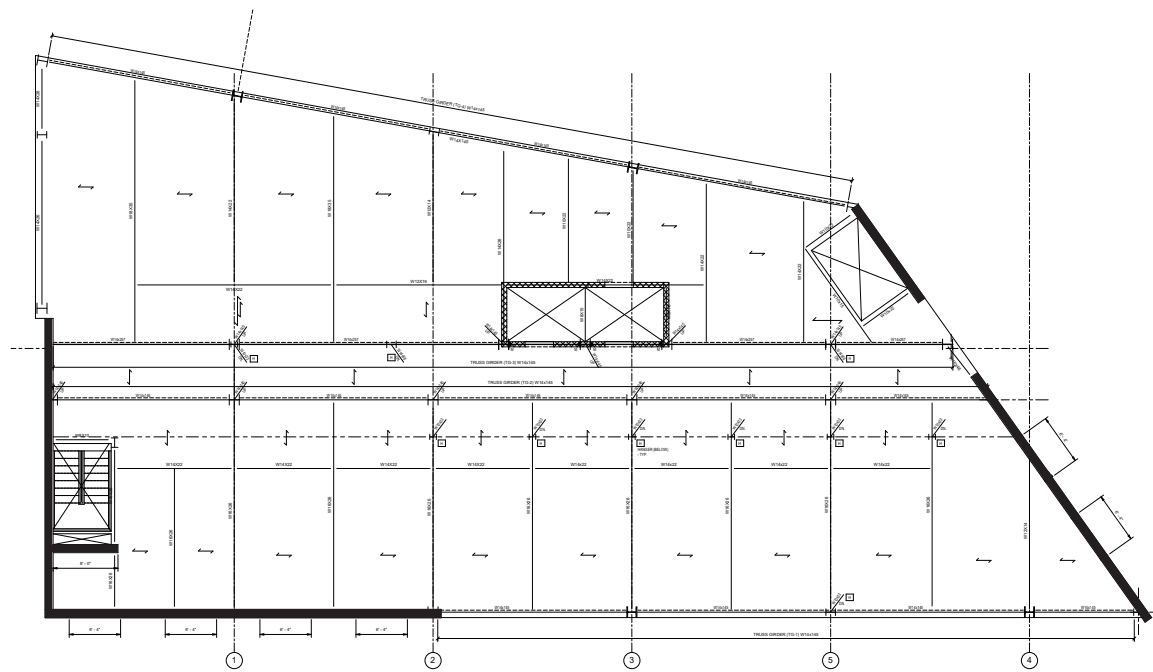
12TH ST DEVELOPMENT

CFA SUBMISSION 07.16.2020

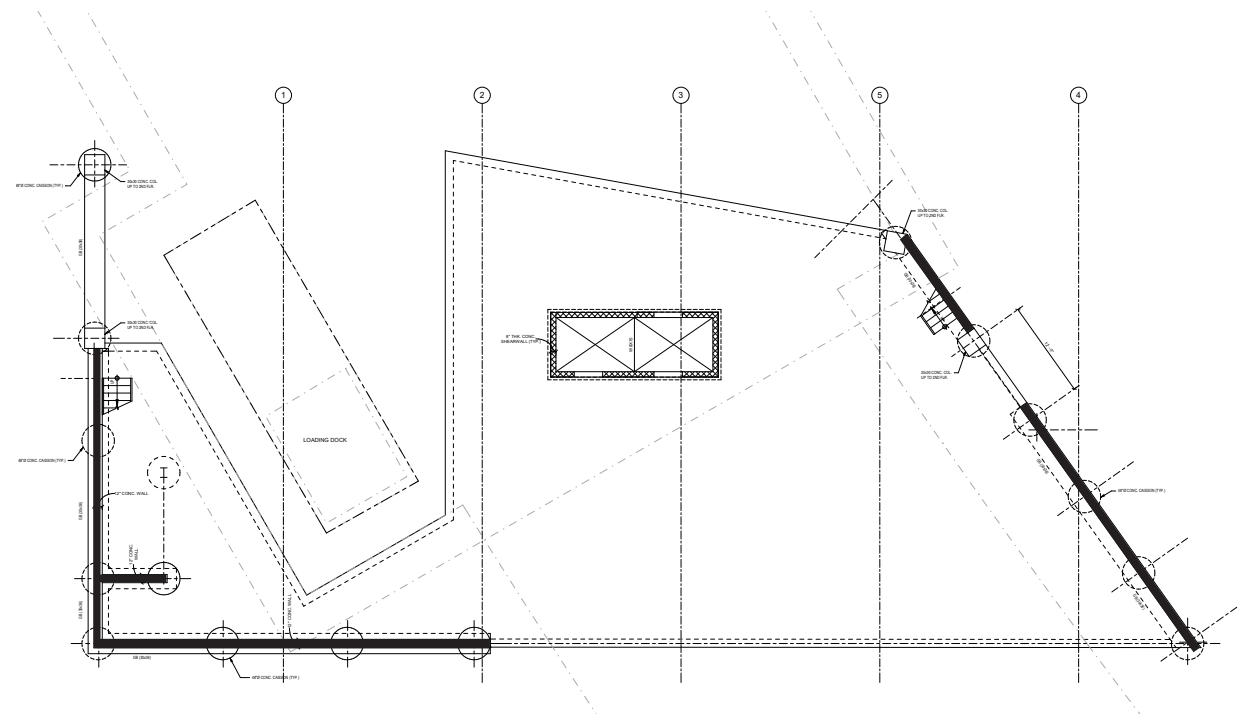




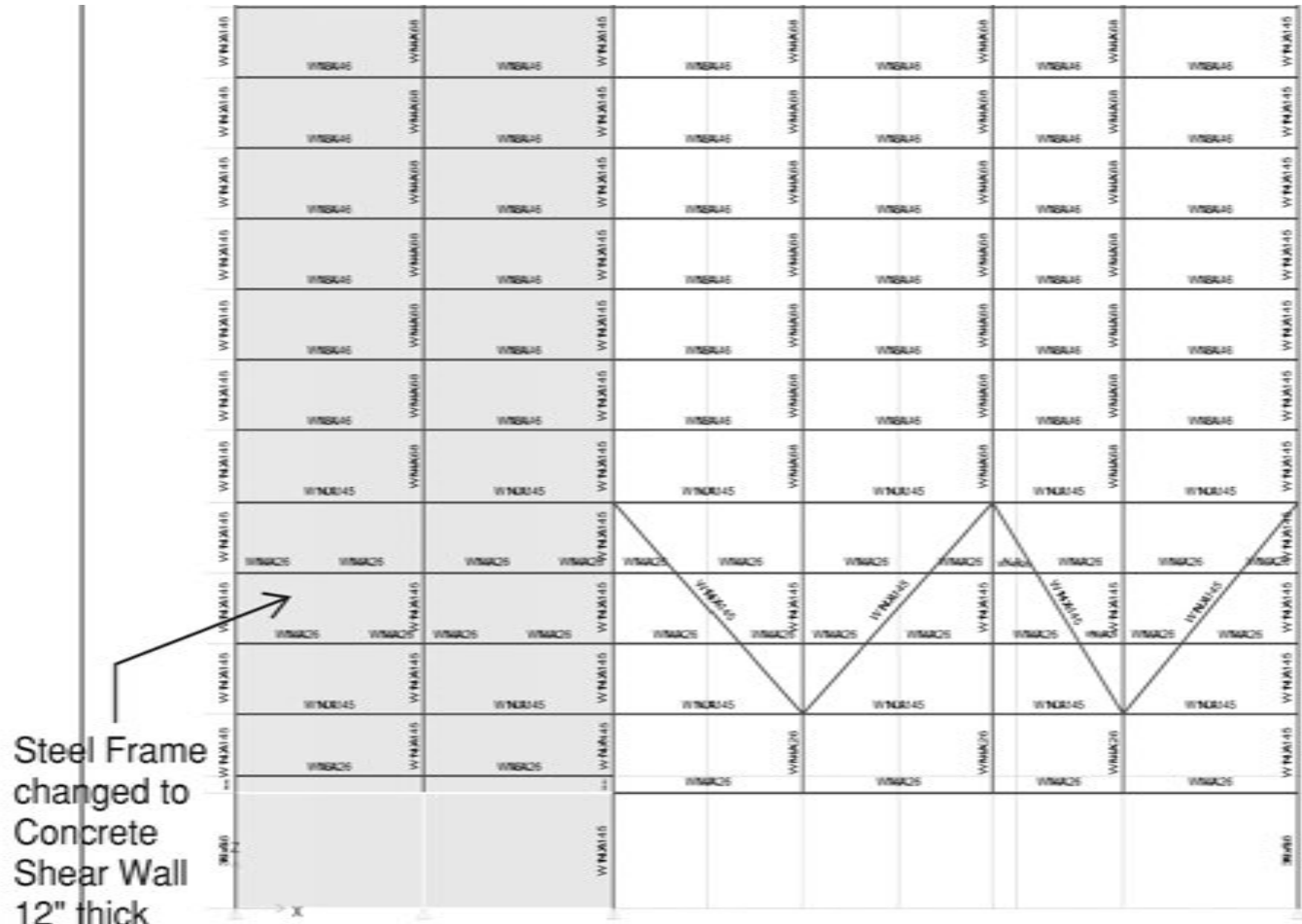




TYPICAL FLOOR FRAMING PLAN

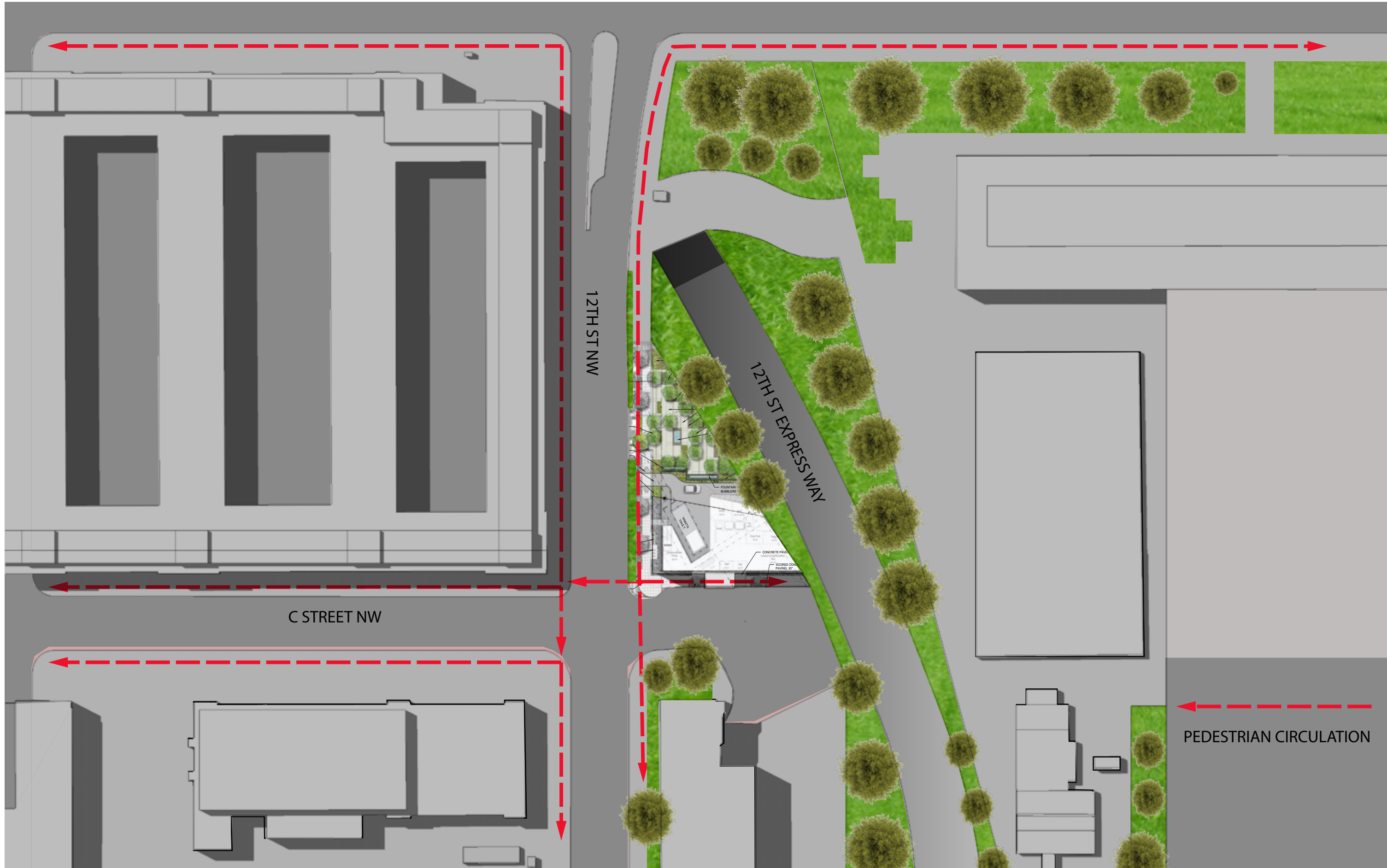


GROUND FLOOR FRAMING PLAN



Steel Frame changed to Concrete Shear Wall 12" thick

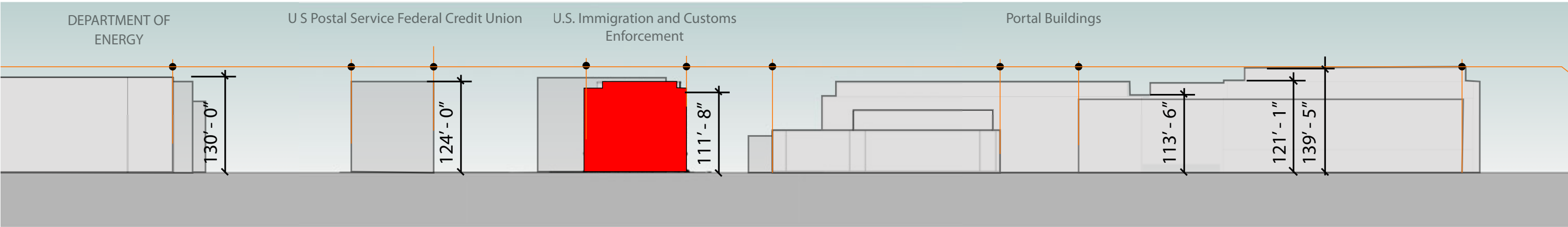
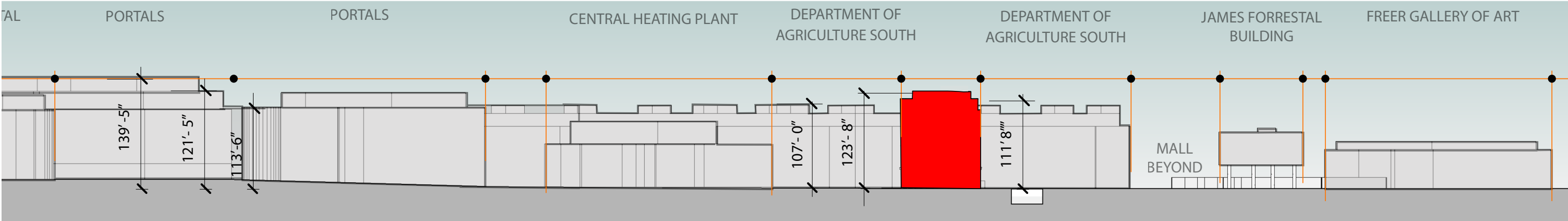
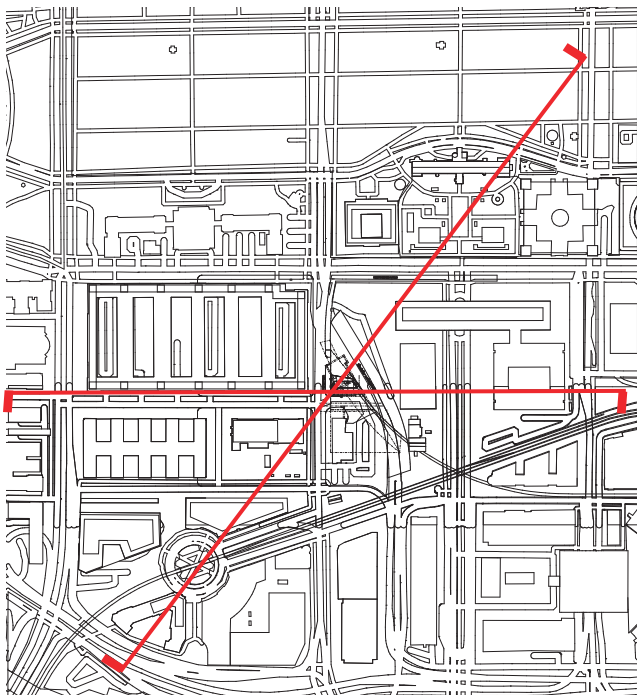
TRUSS # 1 SECTION



PEDESTRIAN CIRCULATION

THE BUILDING DESIGN REFLECTS THE AESTHETICS OF THE EXISTING 12TH STREET FEDERAL BUILDINGS, CREATING AN APPROPRIATE BACKGROUND FOR ADJACENT BUILDINGS. THE HEIGHT, DESIGN COLOR, AND MATERIALS TO BE COMPATABLE WITH SURROUNDING CONTEXT.





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



JUNE SUBMISSION



PROPOSED DESIGN



EXISTING CONDITIONS



PROPOSED DESIGN









PERSPECTIVE SW

12TH ST DEVELOPMENT

CFA SUBMISSION

07.16.2020

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

PG 13

BBGM

STONE CLADDING



METAL COLOR NATURAL
SUEDE MICA



GLASS SUPERNEUTRAL 68



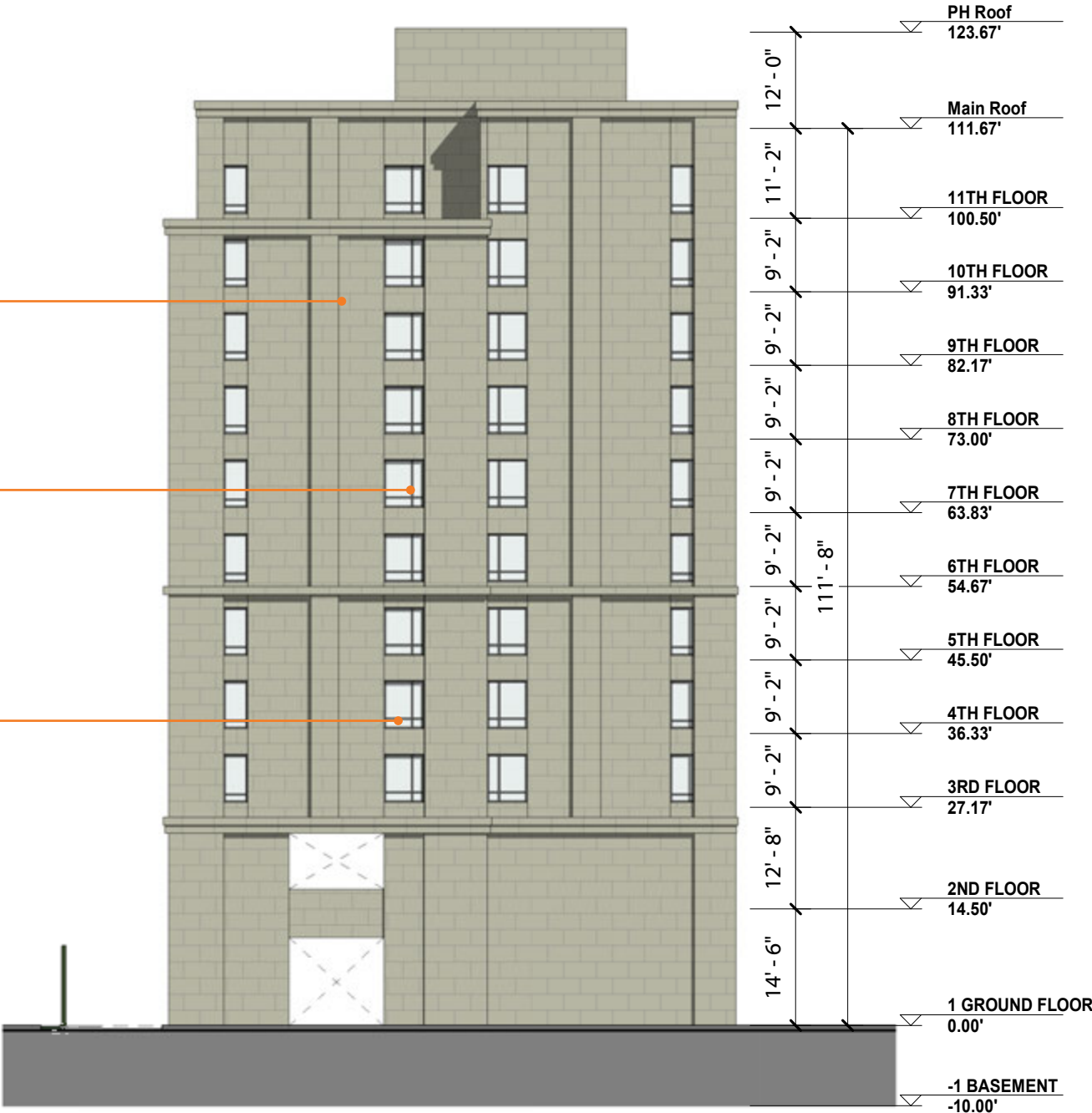
STONE CLADDING



METAL COLOR NATURAL SUEDE MICA



GLASS SUPERNEUTRAL 68



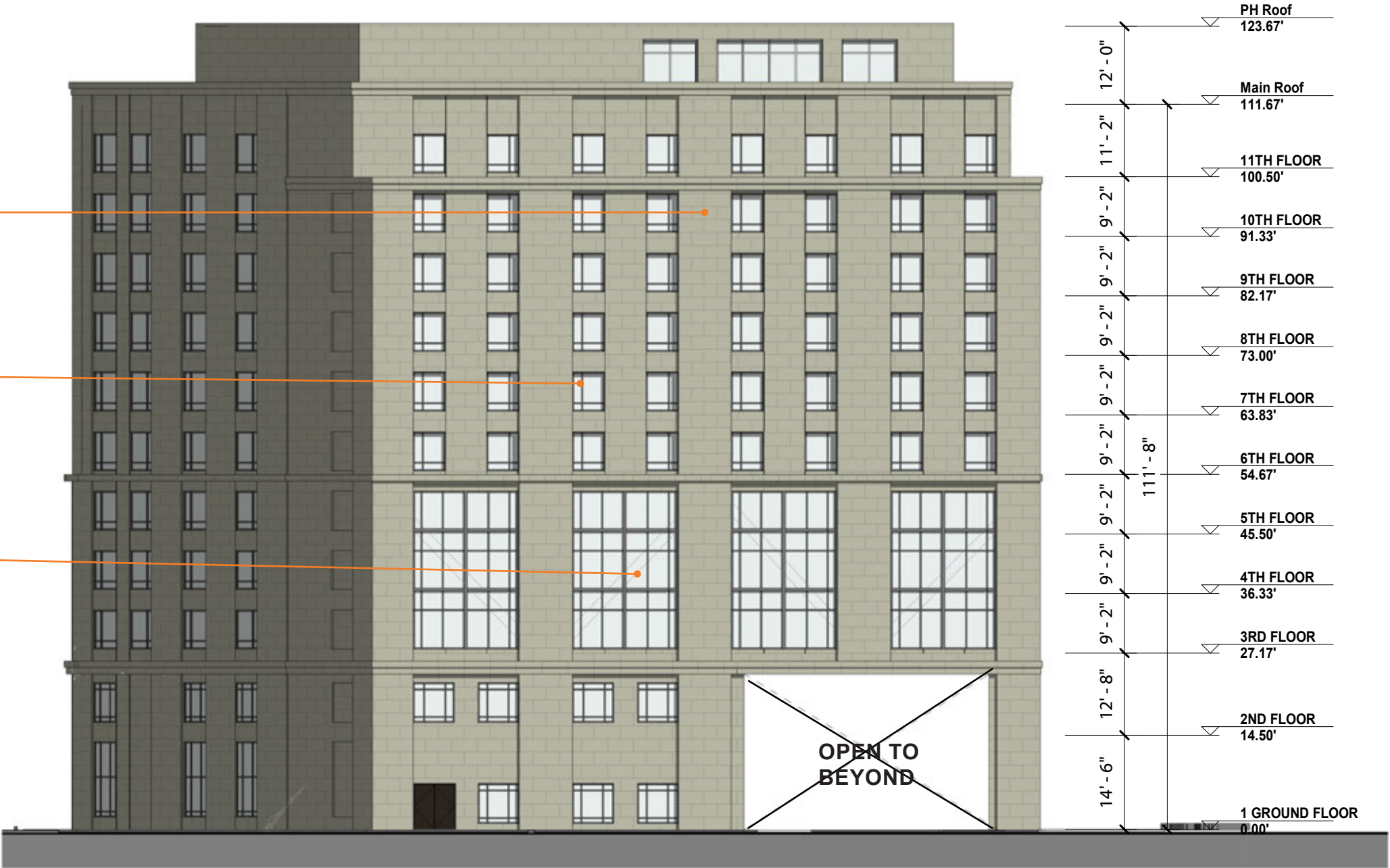
STONE CLADDING



METAL COLOR NATURAL
SUEDE MICA



GLASS SUPERNEUTRAL 68



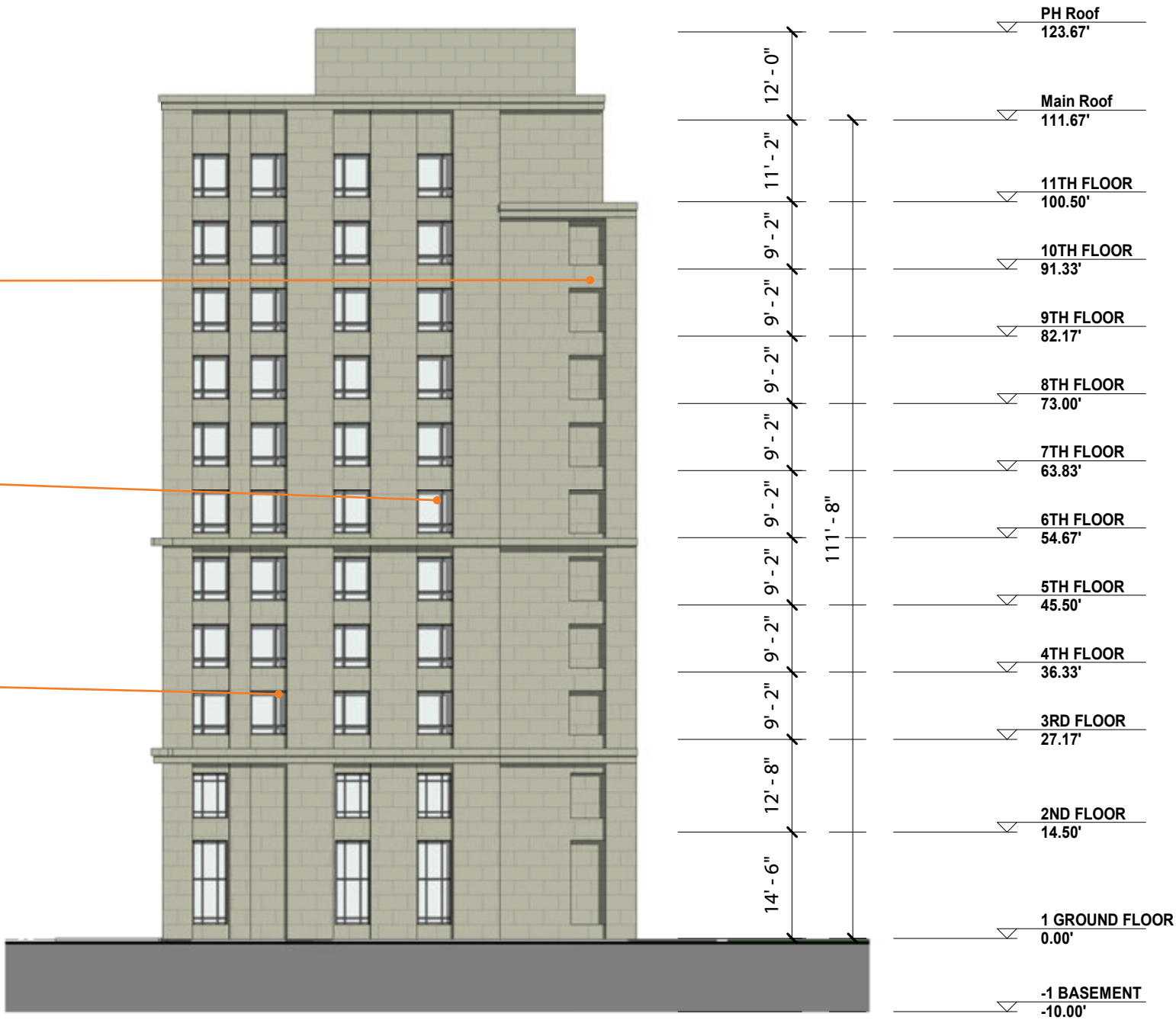
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METAL COLOR NATURAL SUEDE MICA



GLASS SUPERNEUTRAL 68



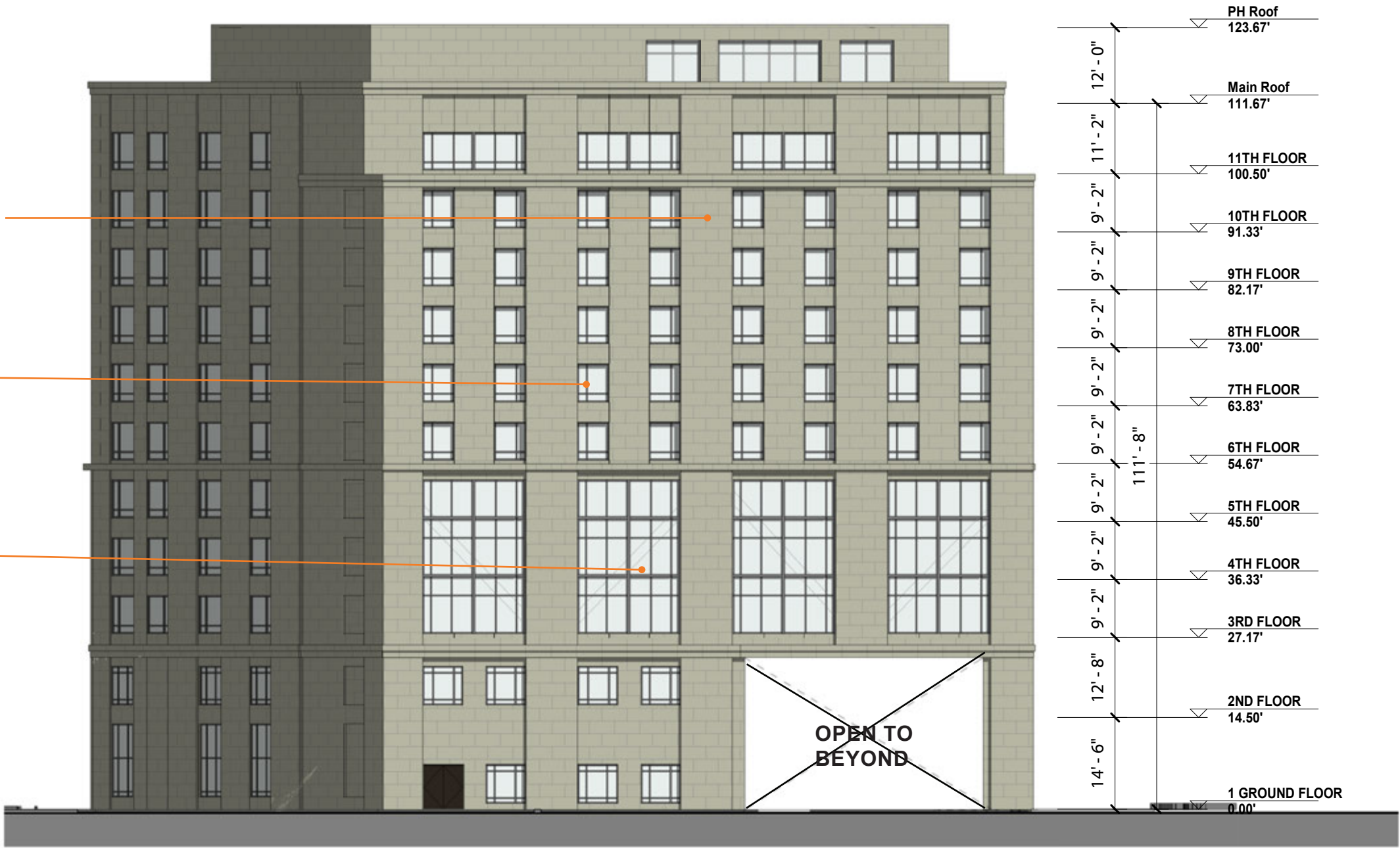
STONE CLADDING



METAL COLOR NATURAL
SUEDE MICA



GLASS SUPERNEUTRAL 68



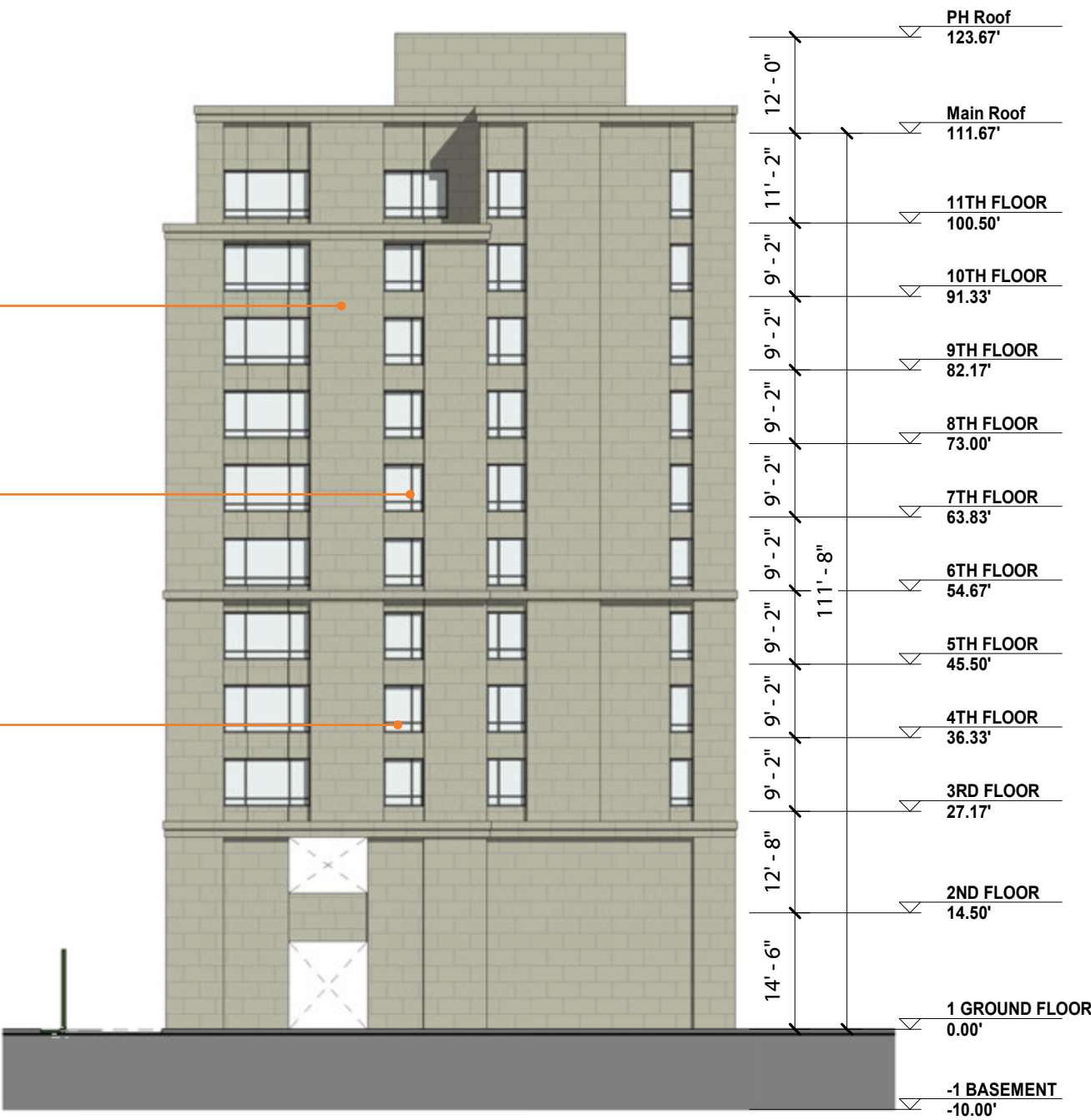
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METAL COLOR NATURAL SUEDE MICA

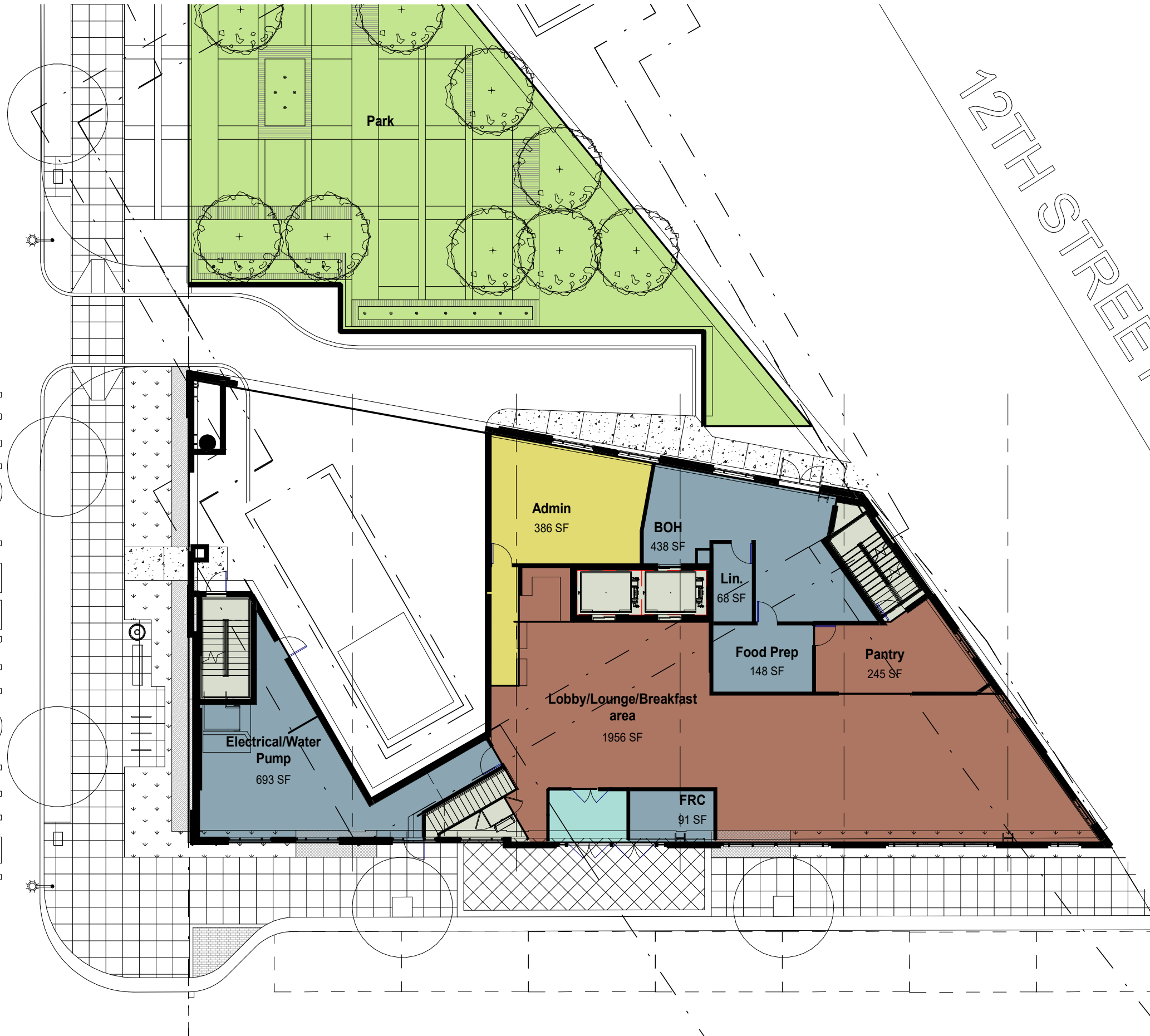


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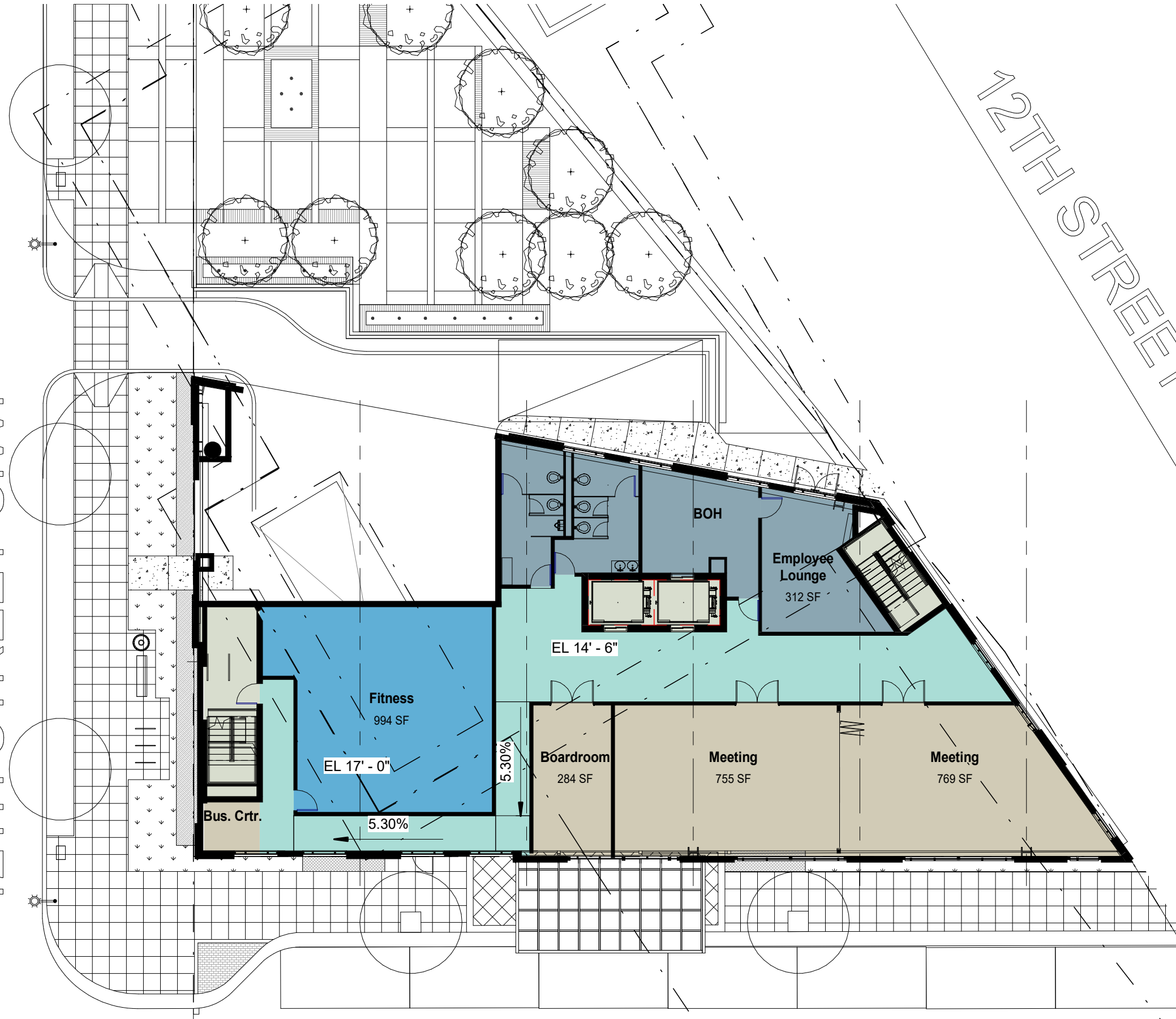
12TH STREET S.W.

12TH STREET EXPRESSWAY S.W.



12TH STREET S.W.

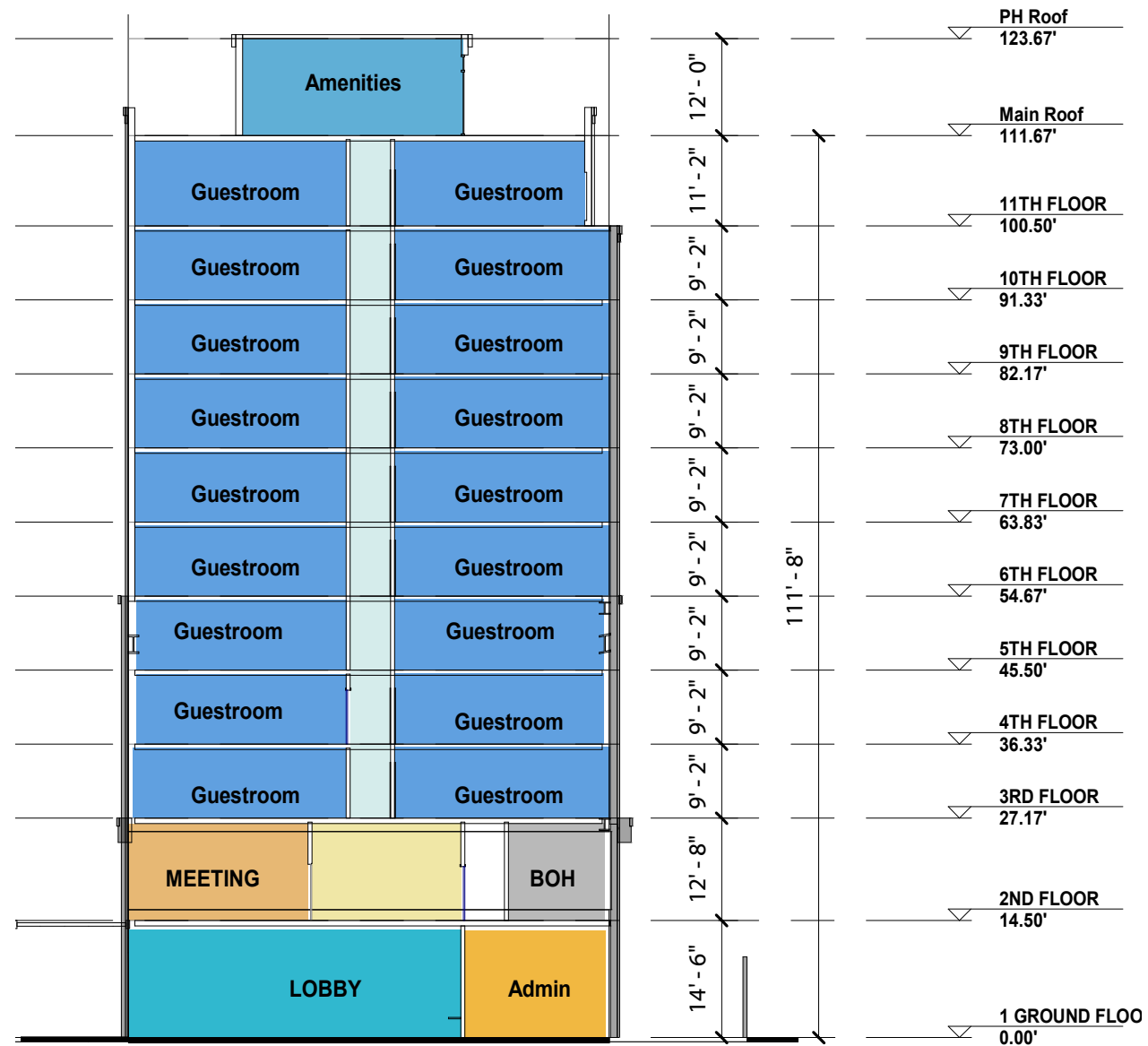
12TH STREET EXPRESSWAY S.W.



12TH STREET S.W.

12TH STREET EXPRESSWAY S.W.





SECTION CURRENT DESIGN



TALL SCREENING HEDGE



LIVING GREEN WALL W/ FOUNTAIN



GRASS PANELS



TYPICAL SHRUBS



TYPICAL STREET TREE



STREETScape

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

PLAN

12TH AND C ST. SW HOTEL
WASHINGTON, DC

PACIFIC STAR CAPITAL

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REVISIONS/SUBMISSIONS:

STREETScape PLAN

DESIGN: DL
DRAWN: TH
CHECKED: DL
Scale: 3/32" = 1'-0"

PROJECT NO: 19004
DATE: 02.06.2020

L100

CFA PLAN

NOT RELEASED FOR CONSTRUCTION



RAISED PLANTERS



MUHLENBERGIA CAPILLARIS
PINK MUHLY GRASS



ITEA VIRGINICA 'LITTLE HENRY'



PENNISETUM HAMELN



SEDUM GREEN ROOF




LD7 Studio
Landscape Architecture + Planning
8229 Boone Blvd., Suite 825
Vienna, VA 22182
703.448.3717
www.LD7studio.com

12TH AND C ST. SW HOTEL
WASHINGTON, DC
PACIFIC STAR CAPITAL

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REVISIONS/SUBMISSIONS:	

ROOFTOP PLAN



DESIGN: DL
DRAWN: TH
CHECKED: DL

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

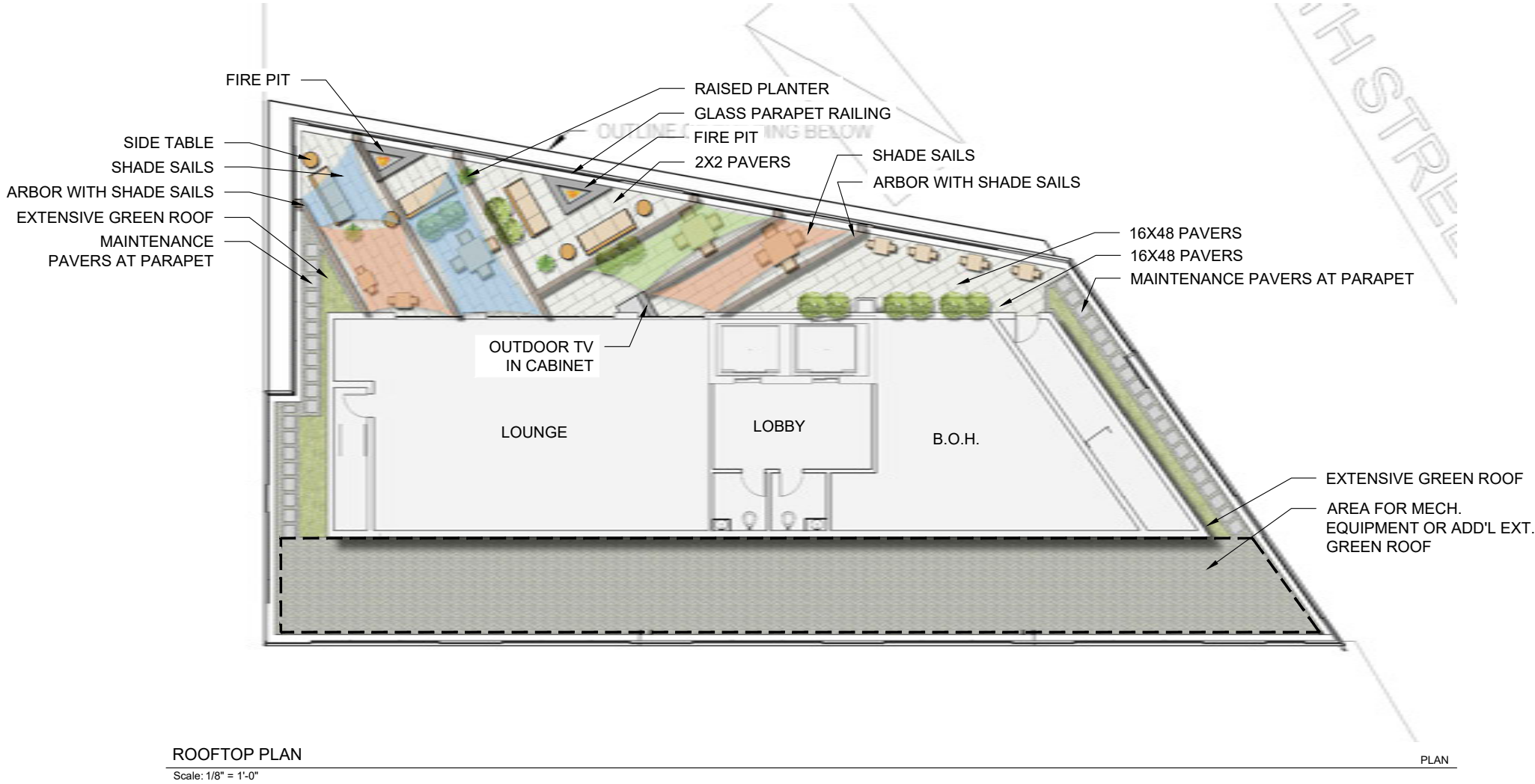


0 4 8 16

PROJECT NO: 19004
DATE: 02.06.2020

L101

CFA PLAN




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REVISIONS/SUBMISSIONS:	


N O R T H

DESIGN: DL
DRAWN: TH
CHECKED: DL

Scale: NTS

PROJECT NO: 19004
DATE: 02.06.2020

L102

CFA PLAN

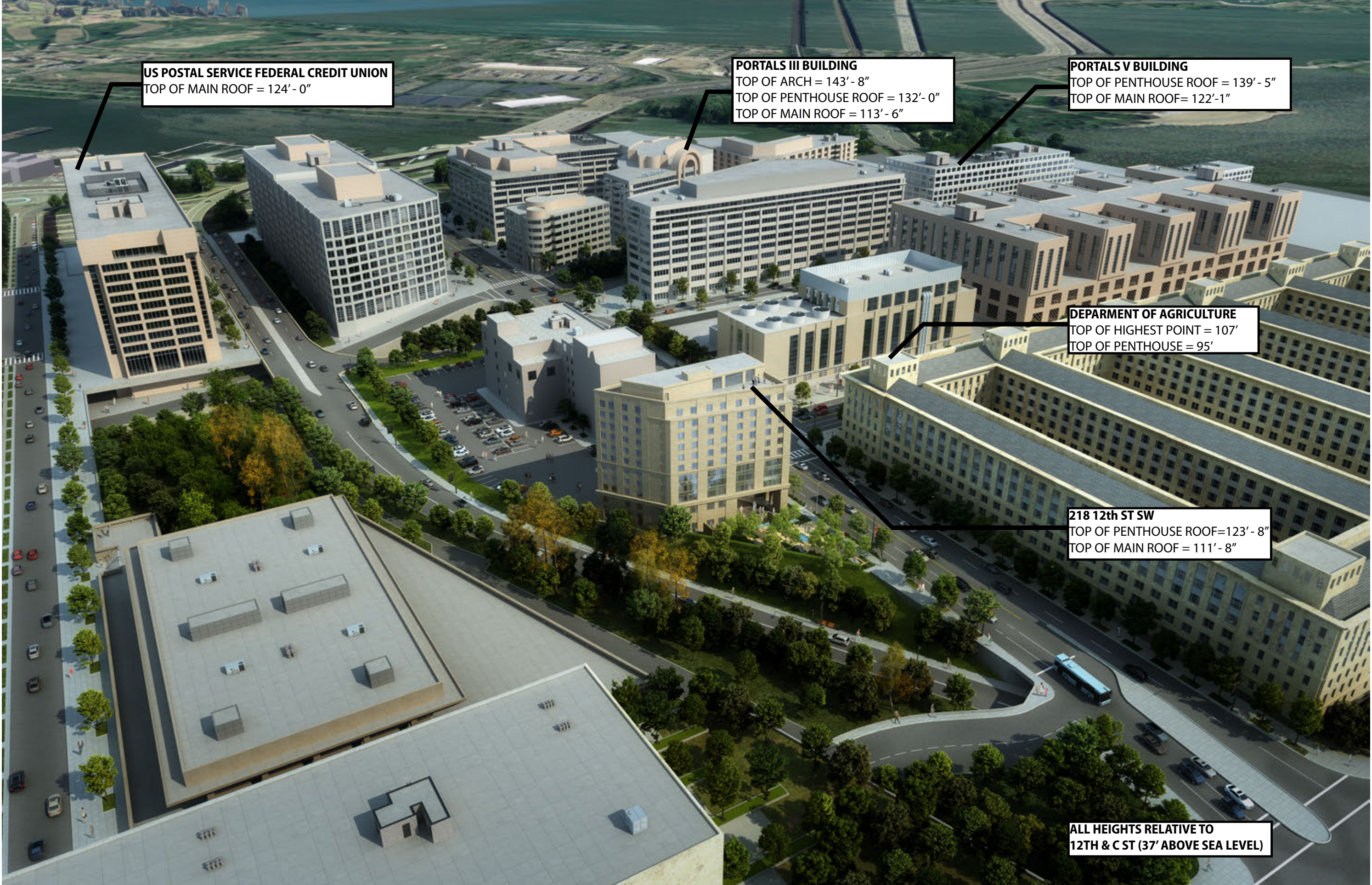
NOT RELEASED FOR CONSTRUCTION



EXISTING CONDITIONS



PROPOSED DESIGN



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"

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

218 12th ST SW
TOP OF PENTHOUSE ROOF = 123' - 8"
TOP OF MAIN ROOF = 111' - 8"

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