



Location

12th St SW

Zoning: D-8  
Site Area 25,539 SF

Required/ Permitted

FAR Allowed 6.5= 166,004 SF  
Building Height 130 FT  
Penthouse Height 20 FT  
  
Lot Occupancy 100%= 25,539 SF  
Rear Yard N/A  
Side Yard No Required  
Green Area Ratio 0.20= 5,108 SF sf  
Parking N/A

FAR				
Ground Floor	7,317 SF x	1 FLOORS	=	7,317 SF
2nd	5,702 SF x	1 FLOORS	=	5,702 SF
3rd-11th	6,987 SF x	9 FLOORS	=	62,883 SF
TOTAL	11			75,902 SF

Room Matrix									
Type	3rd	4th	5th	6th-10th	11th				
K	=	7	10	6	30	6	=	59	44%
QQ	=	5	3	4	30	5	=	47	35%
KS	=	3	2	4	15	3	=	27	20%
Total Guestrooms	15	15	14	75	14	133			

Provided

FAR 2.97= 75,902 SF  
Building Height 111.6 FT  
  
Lot Occupancy 29%= 7,317 SF

GSF				
Below Grade	1,777 SF x	1 FLOORS	=	1,777 SF
Ground Floor	5,000 SF x	1 FLOORS	=	5,000 SF
2nd	5,702 SF x	1 FLOORS	=	5,702 SF
3rd-11th	6,987 SF x	9 FLOORS	=	62,883 SF
Rooftop	2,777 SF x	1 FLOORS	=	2,777 SF
TOTAL		13		78,139 SF

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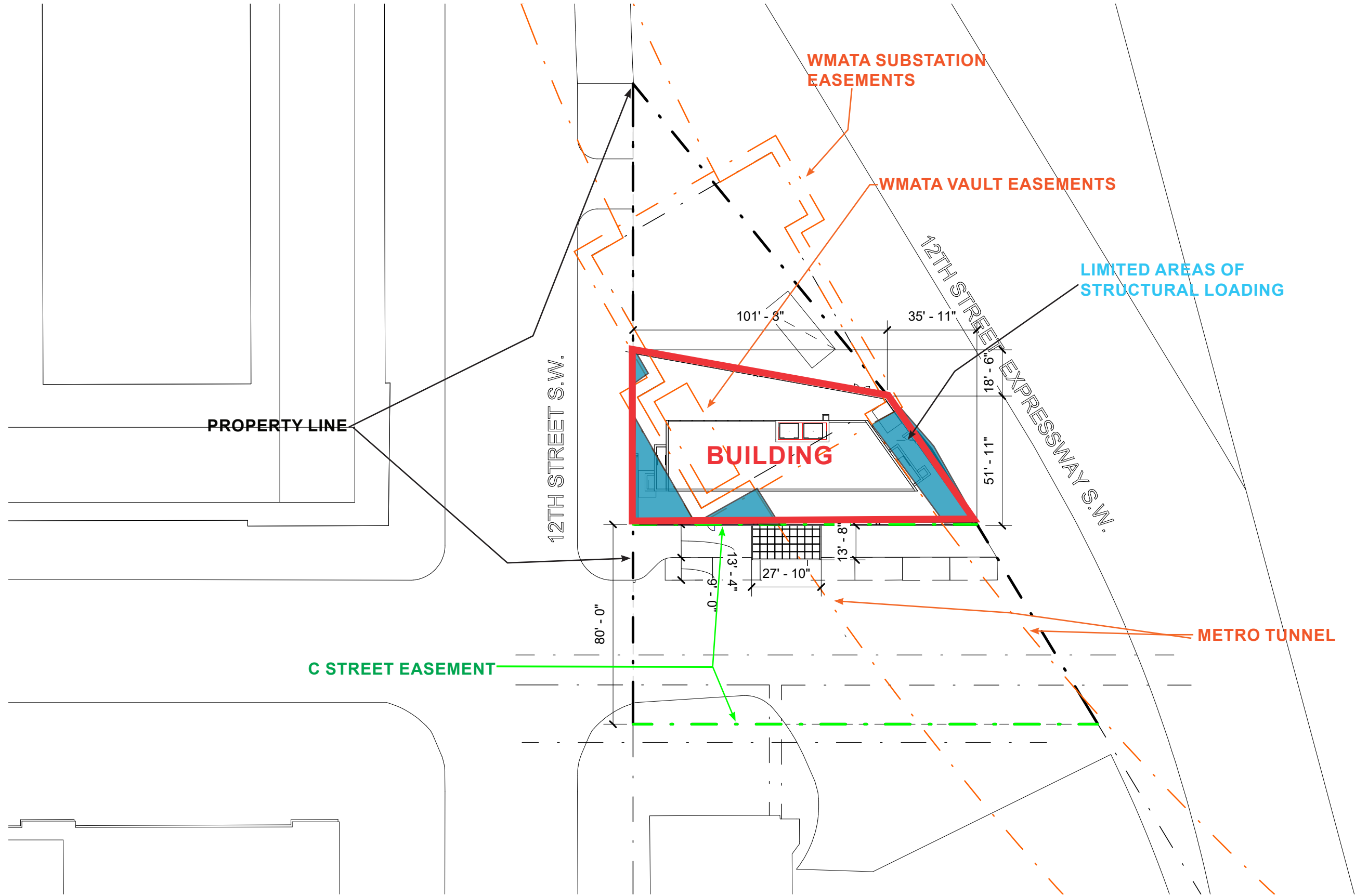
LANDSCAPE

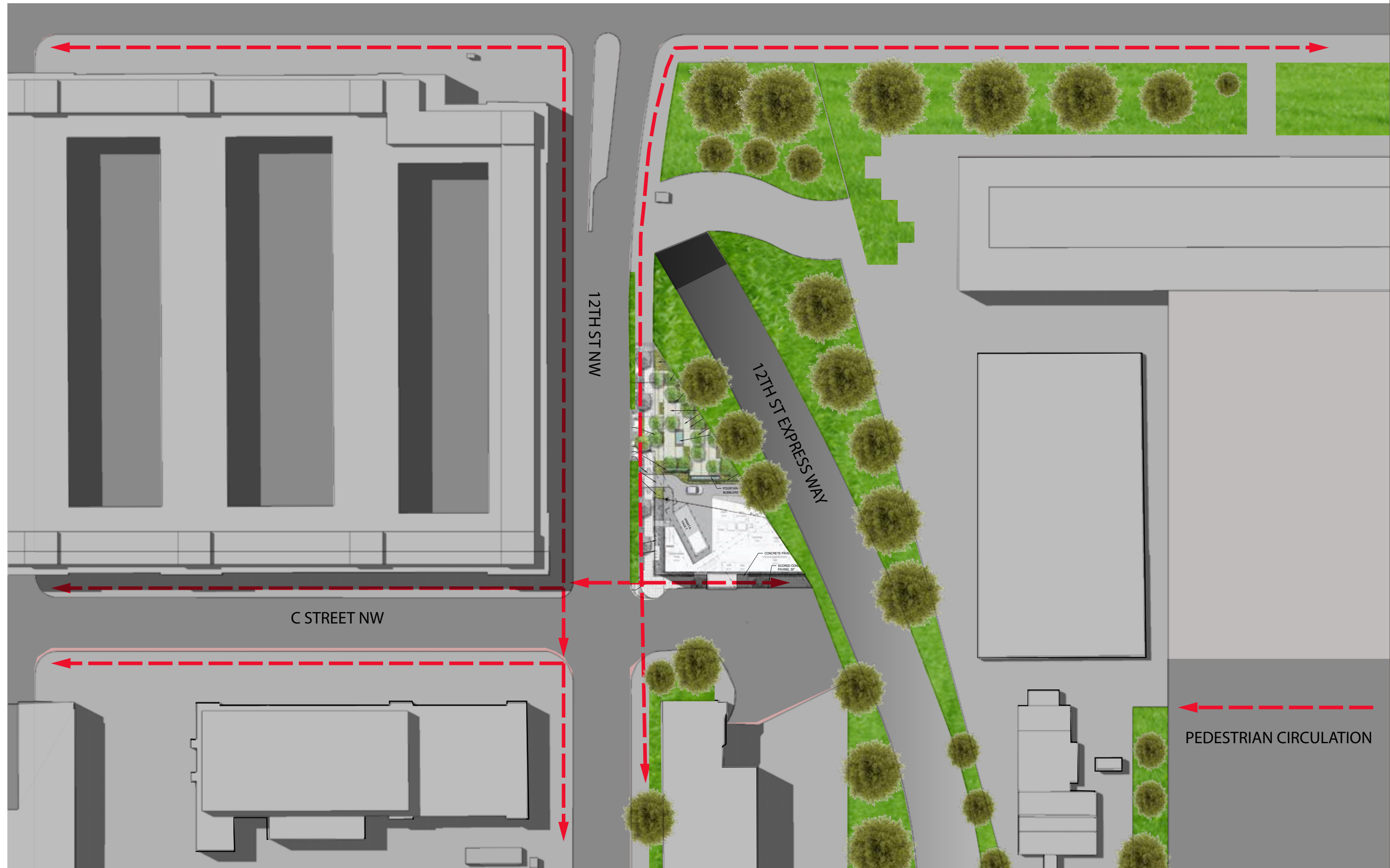
GROUND FLOOR	L1
ROOFTOP	L2

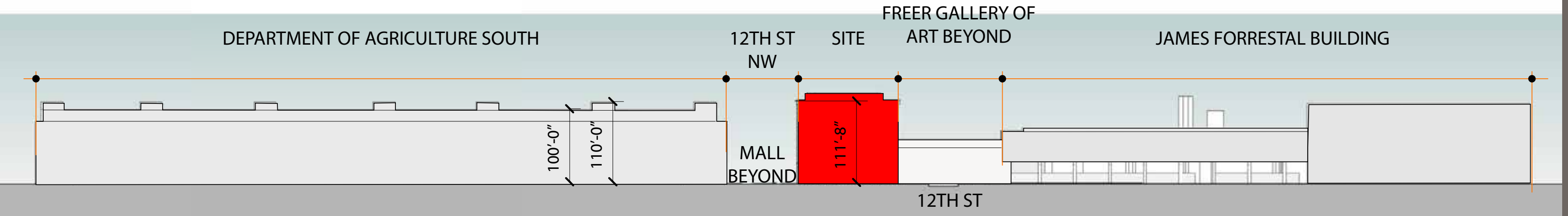
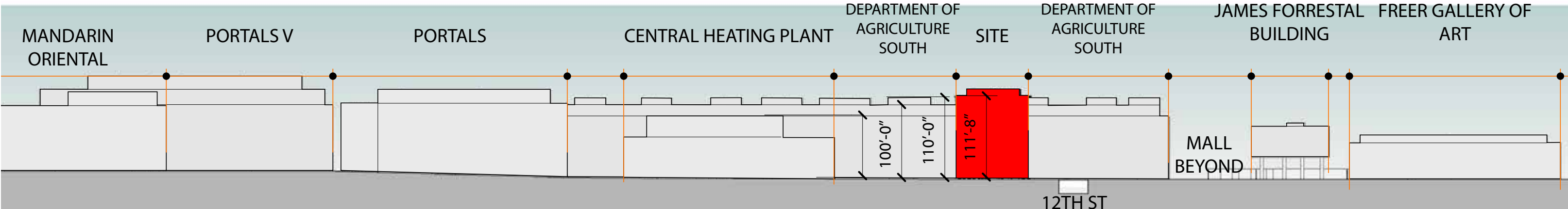
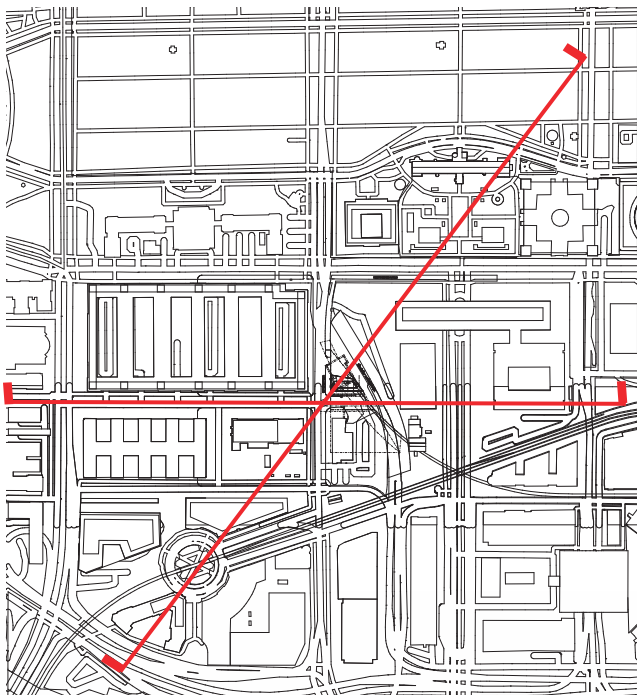














THE BUILDING DESIGN TO REFLECT THE AESTHETICS OF THE EXISTING 12TH STREET FEDERAL BUILDINGS, CREATING AN APPROPRIATE BACKGROUND FOR ADJACENT BUILDINGS. THE HEIGHT, DESIGN COLOR AND MATERIALS TO BE COMPATABLE WITH SURROUNDING CONTEXT.







APRIL SUBMISSION



CURRENT DESIGN













TALL SCREENING HEDGE



LIVING GREEN WALL W/ FOUNTAIN



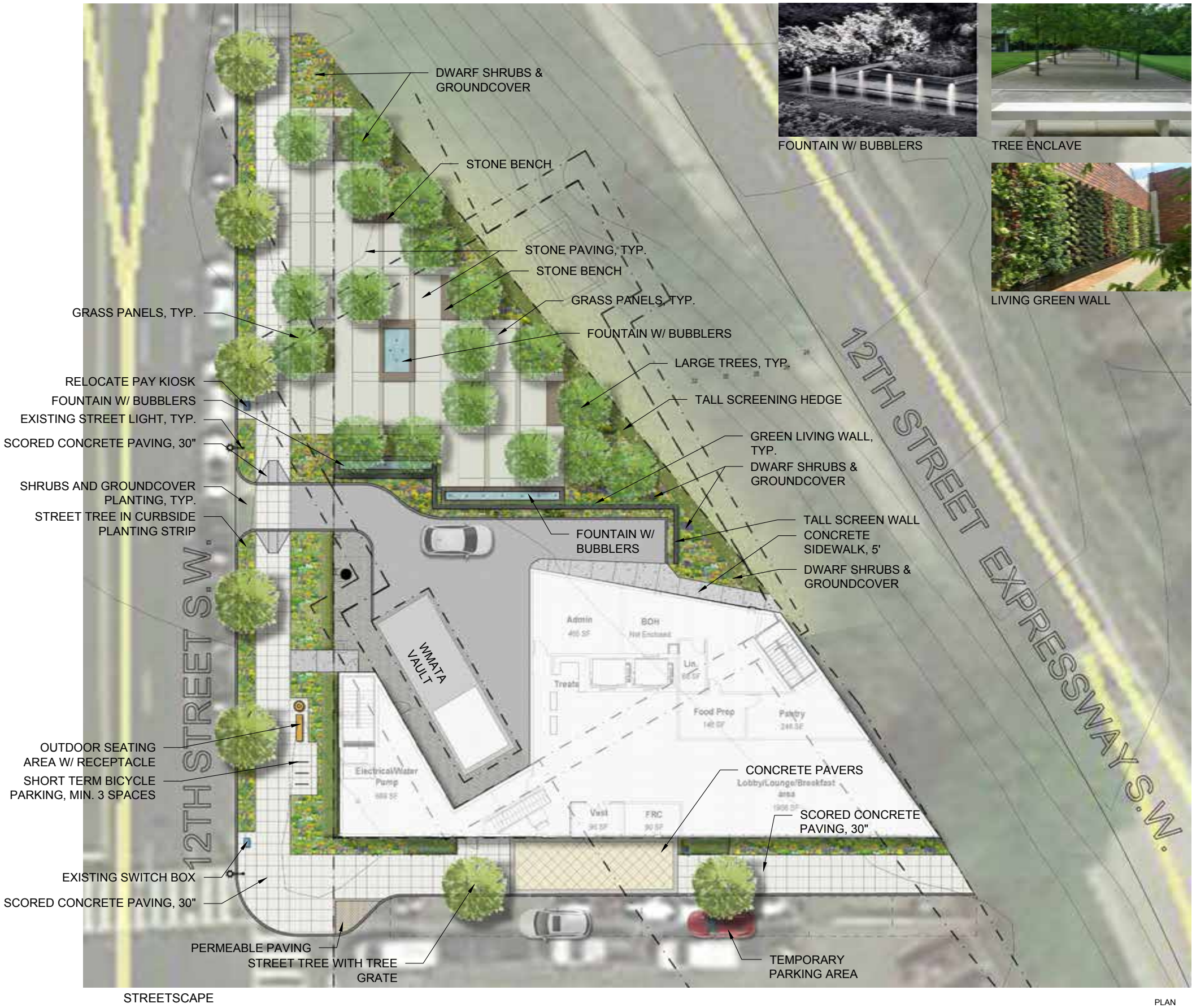
GRASS PANELS



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





Existing View



View with proposed building













PERSPECTIVE SW

**12TH ST DEVELOPMENT**

CFA SUBMISSION

06.04.2020

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





APRIL SUBMISSION



CURRENT DESIGN



STONE CLADDING

METAL COLOR GRAPHITE GRAY

GLASS SUPERNEUTRAL 68





STONE CLADDING

METAL COLOR GRAPHITE GRAY

GLASS SUPERNEUTRAL 68

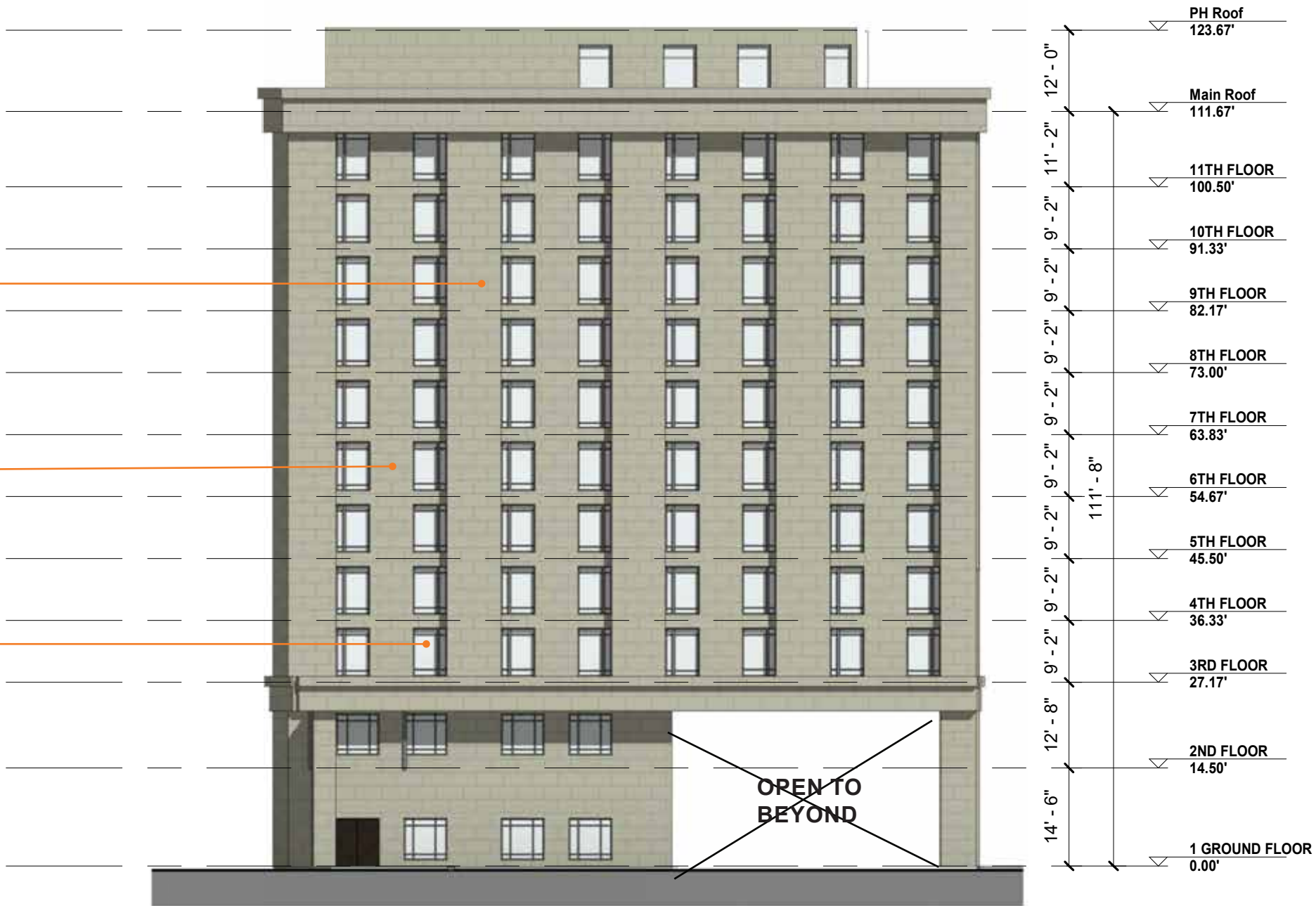




STONE CLADDING

METAL COLOR GRAPHITE GRAY

GLASS SUPERNEUTRAL 68





STONE CLADDING

METAL COLOR GRAPHITE GRAY

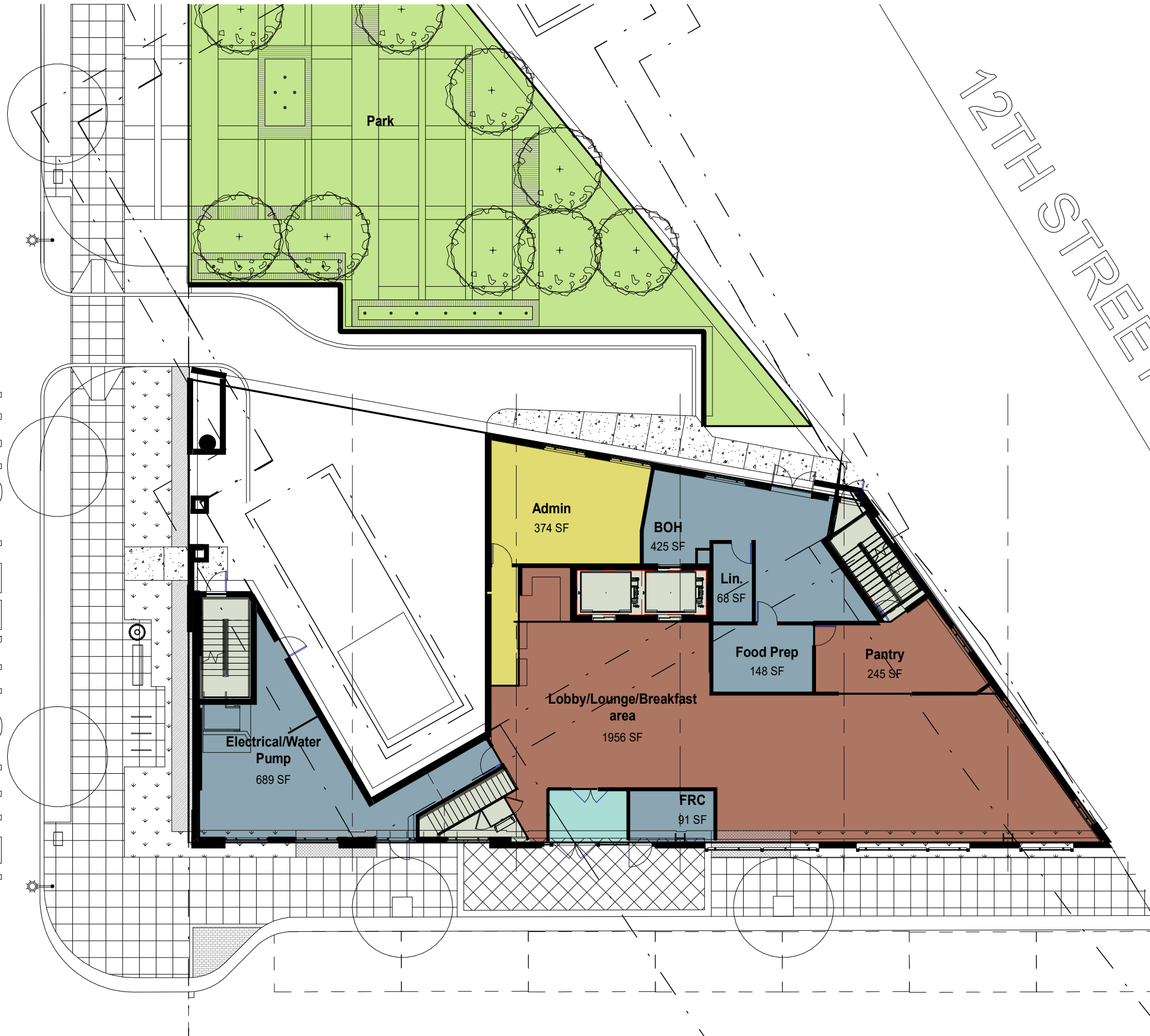
GLASS SUPERNEUTRAL 68





12TH STREET S.W.

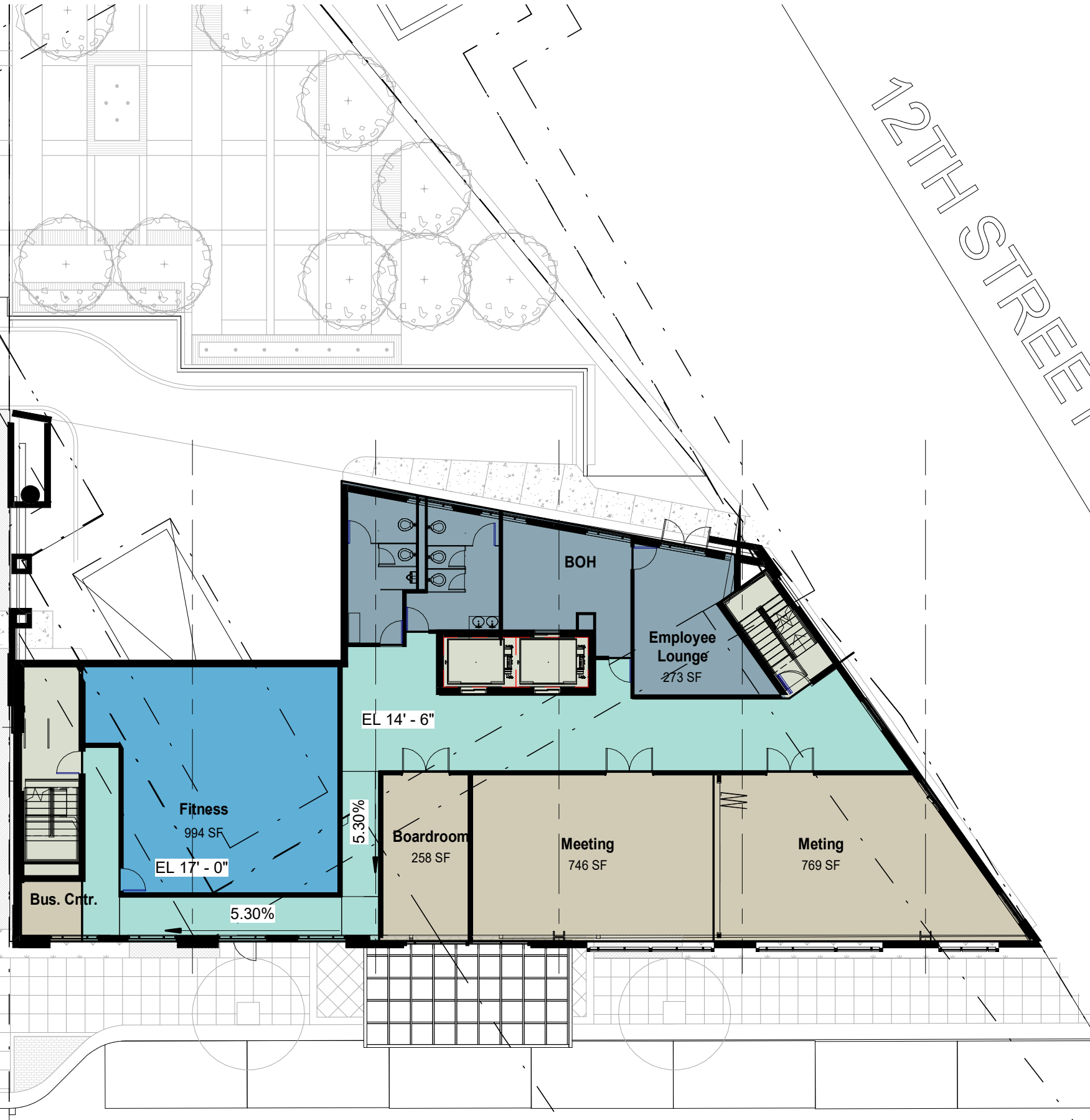
12TH STREET EXPRESSWAY S.W.





12TH STREET S.W.

12TH STREET EXPRESSWAY S.W.



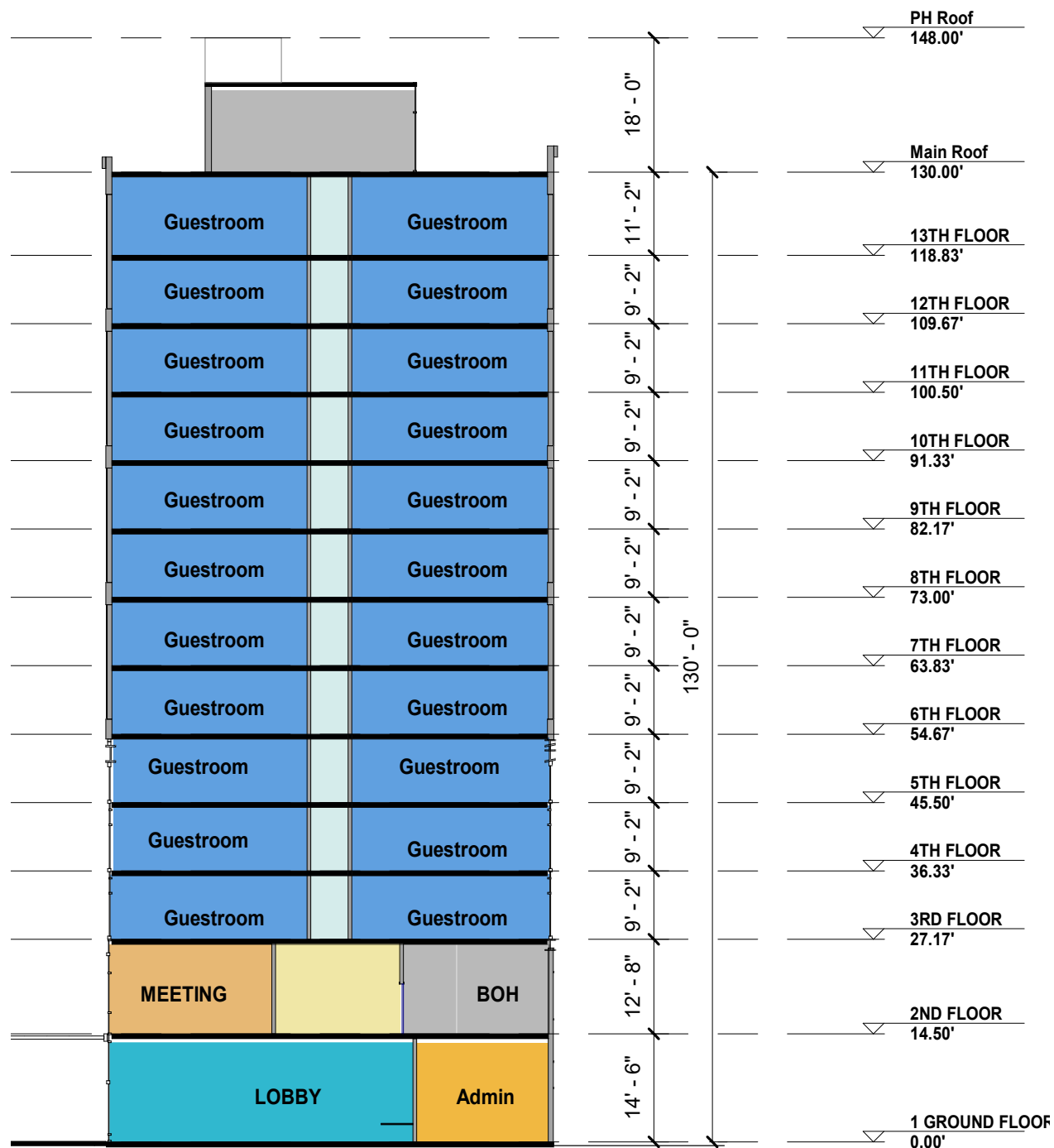


12TH STREET S.W.

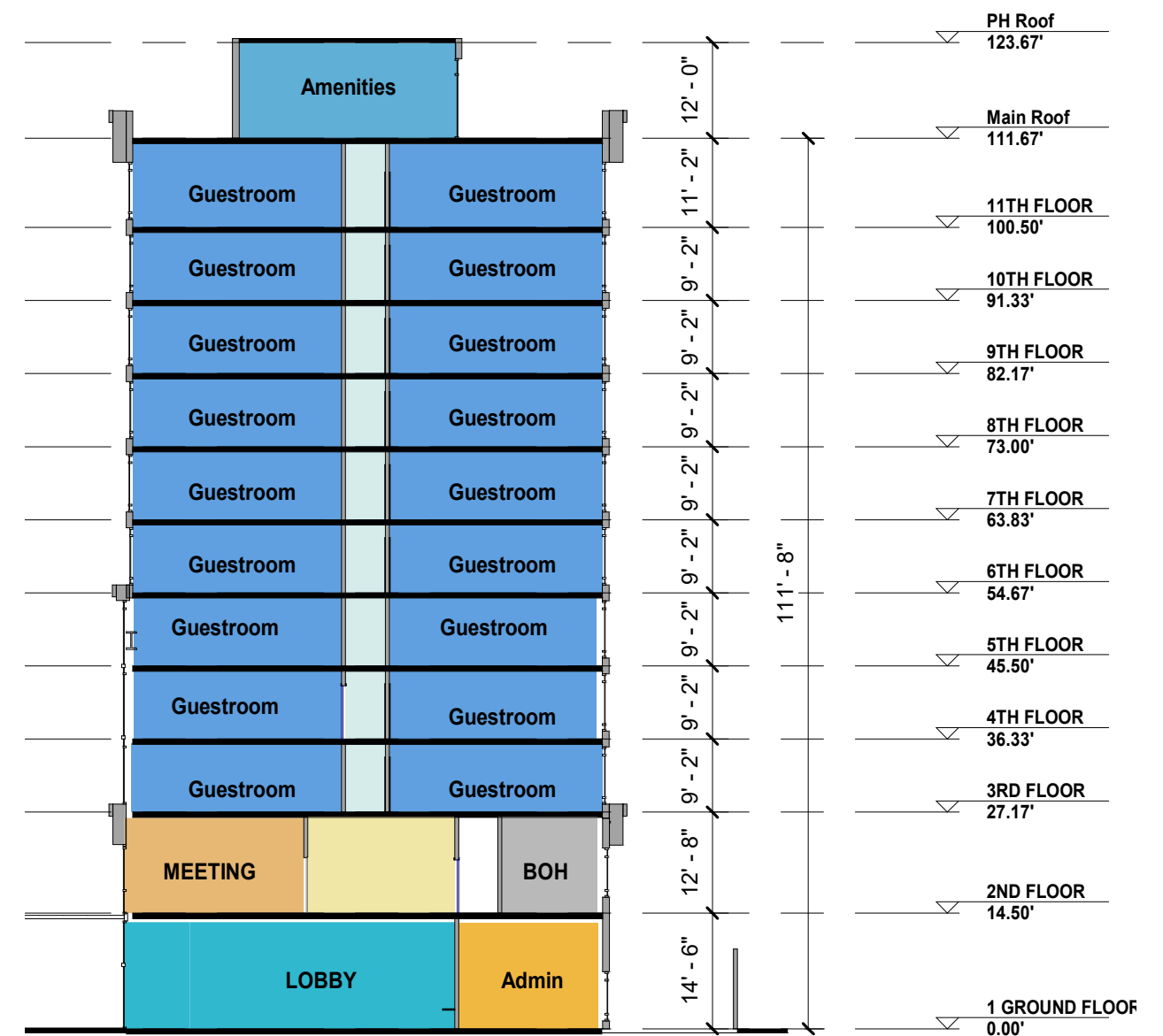
12TH STREET EXPRESSWAY S.W.







SECTION APRIL SUBMISSION



SECTION CURRENT DESIGN









TALL SCREENING HEDGE



LIVING GREEN WALL W/ FOUNTAIN



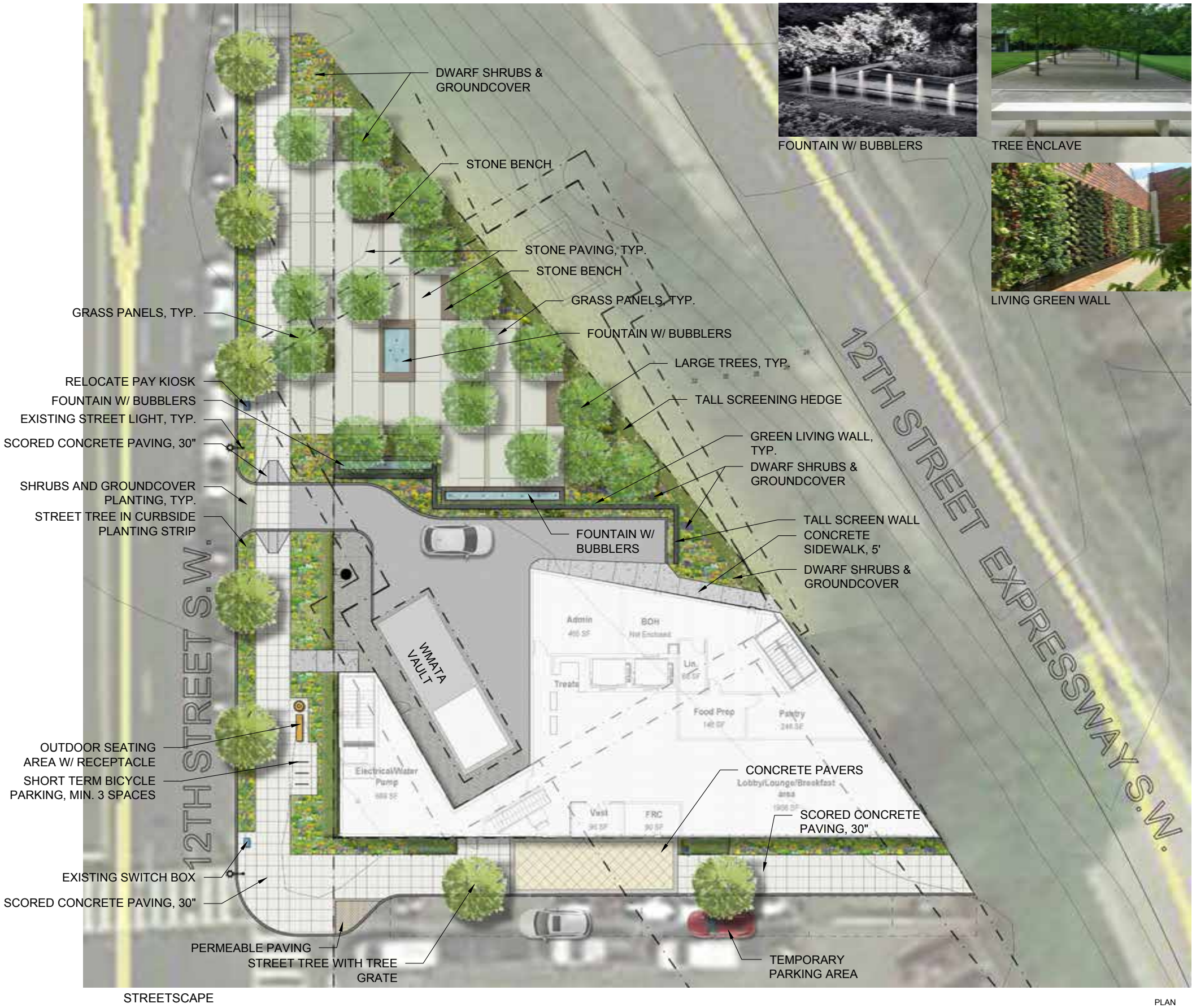
GRASS PANELS



TYPICAL SHRUBS



TYPICAL STREET TREE



STREETScape

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

PLAN

**LD7 Studio**  
Landscape Architecture - Planning  
8229 Boone Blvd., Suite 829  
Vienna, VA 22182  
703.448.9717  
www.LD7studio.com

**12TH AND C ST. SW HOTEL**  
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**STREETScape PLAN**

DESIGN: DL  
DRAWN: TH  
CHECKED: DL

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

PROJECT NO: 19004  
DATE: 02.06.2020

**L100**  
CFA PLAN

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RAISED PLANTERS



MUHLENBERGIA CAPILLARIS  
PINK MUHLY GRASS



ITEA VIRGINICA 'LITTLE HENRY'



PENNISETUM HAMELN



SEDUM GREEN ROOF



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ROOFTOP PLAN



DESIGN: DL  
DRAWN: TH  
CHECKED: DL

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

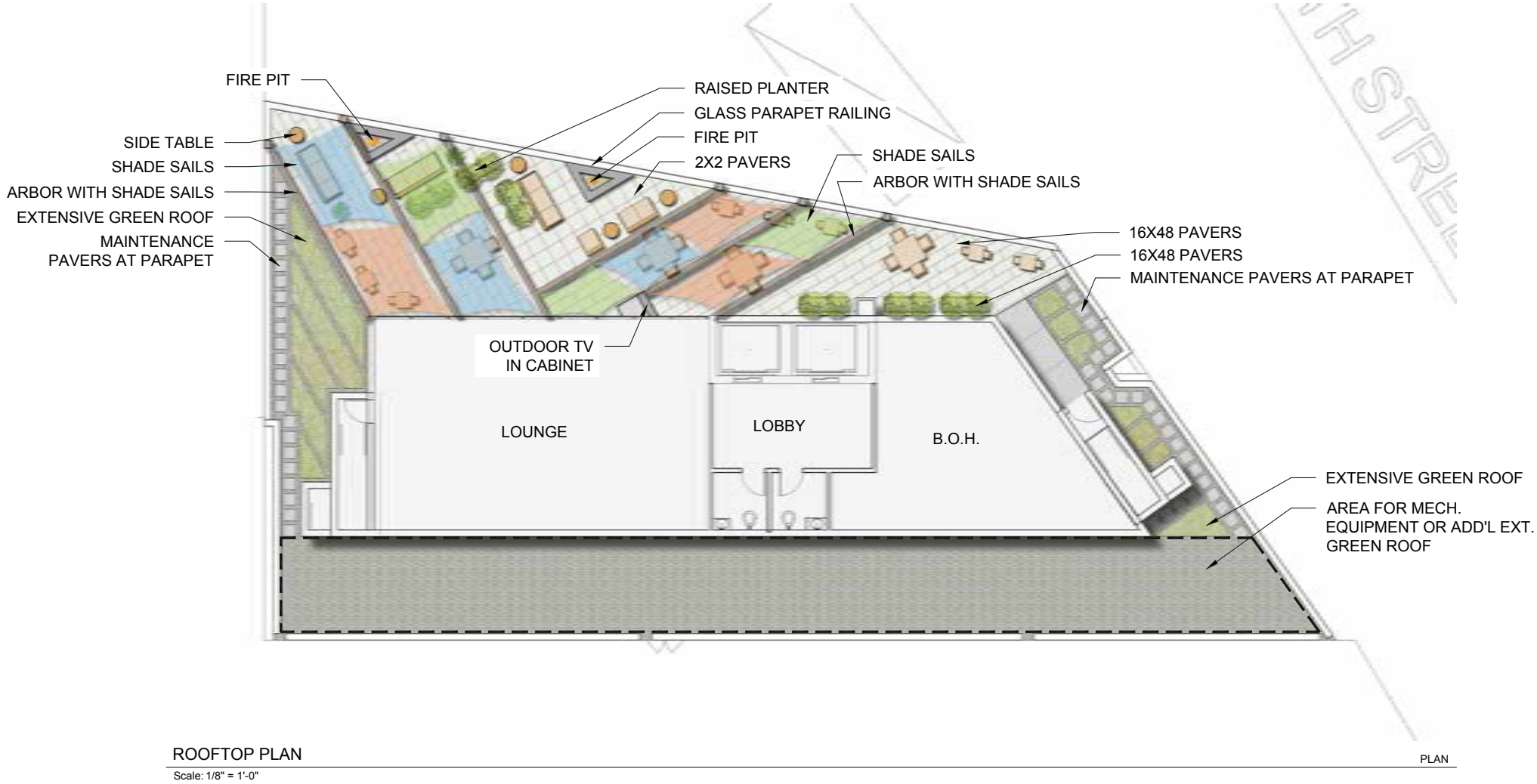


PROJECT NO: 19004  
DATE: 03.05.2020

**L101**

CFA PLAN

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c:\Users\ling.h22\Dropbox\12th and c st hotel\Sheets\L2.0 LAYOUT PLAN.dwg



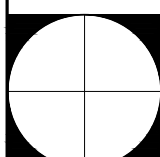
C:\Users\ling.h22\Dropbox\12th and C St. Hotel\Sheets\L102 PARK 3D VIEWS.dwg



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PARK 3D VIEWS



NORTH

DESIGN: DL  
DRAWN: TH  
CHECKED: DL

Scale: NTS

PROJECT NO: 19004  
DATE: 02.06.2020

L102

CFA PLAN

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