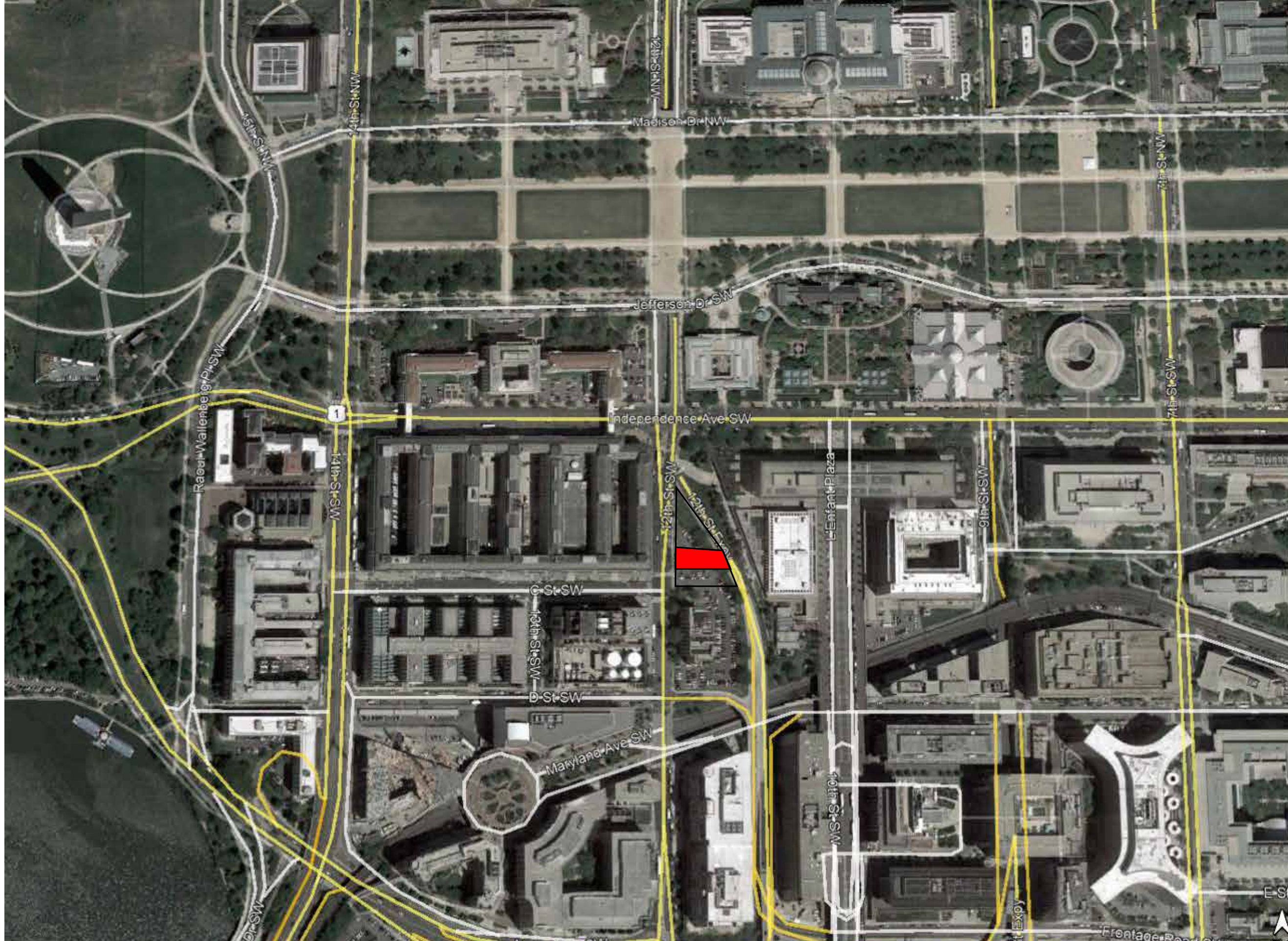
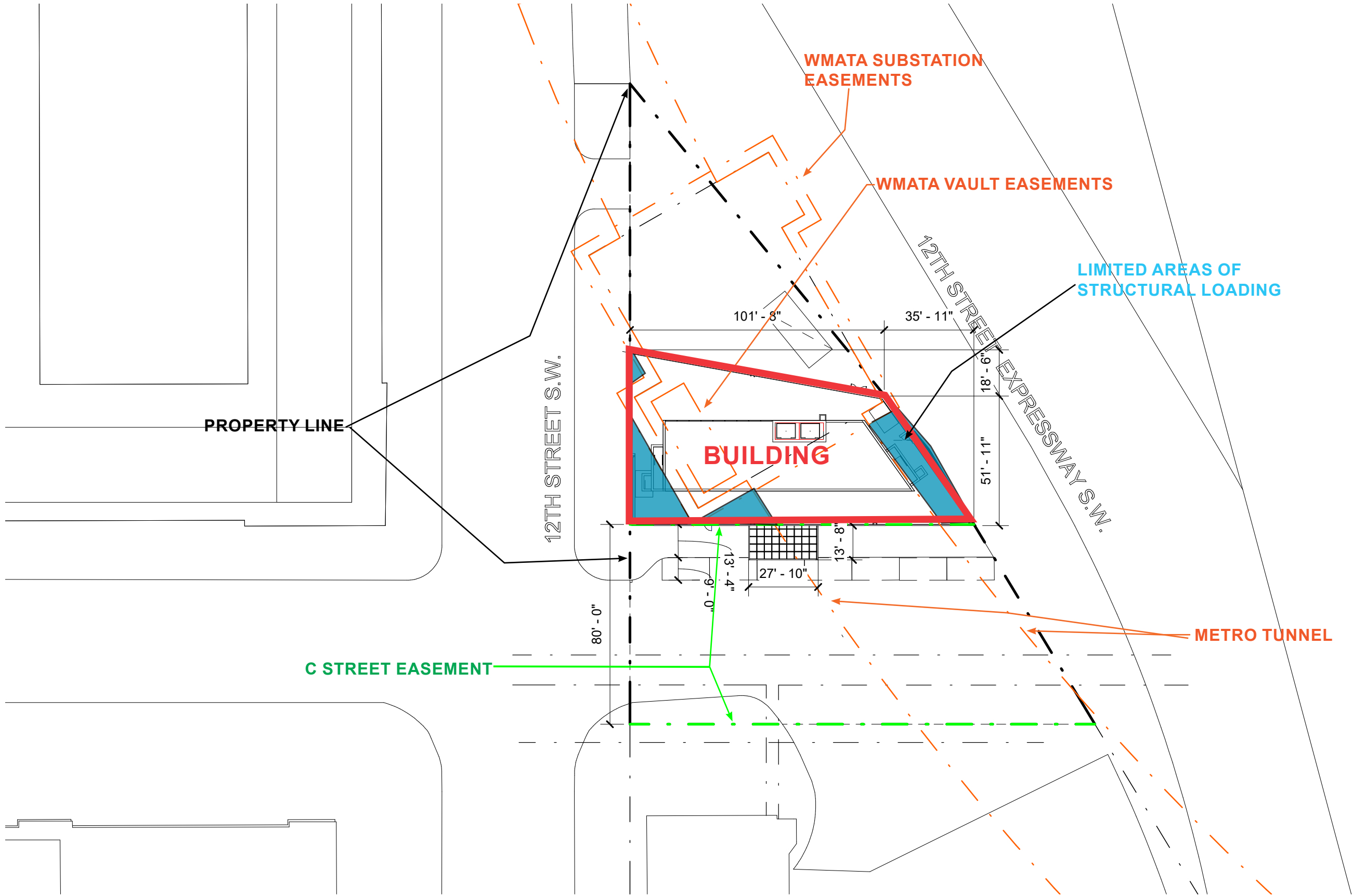


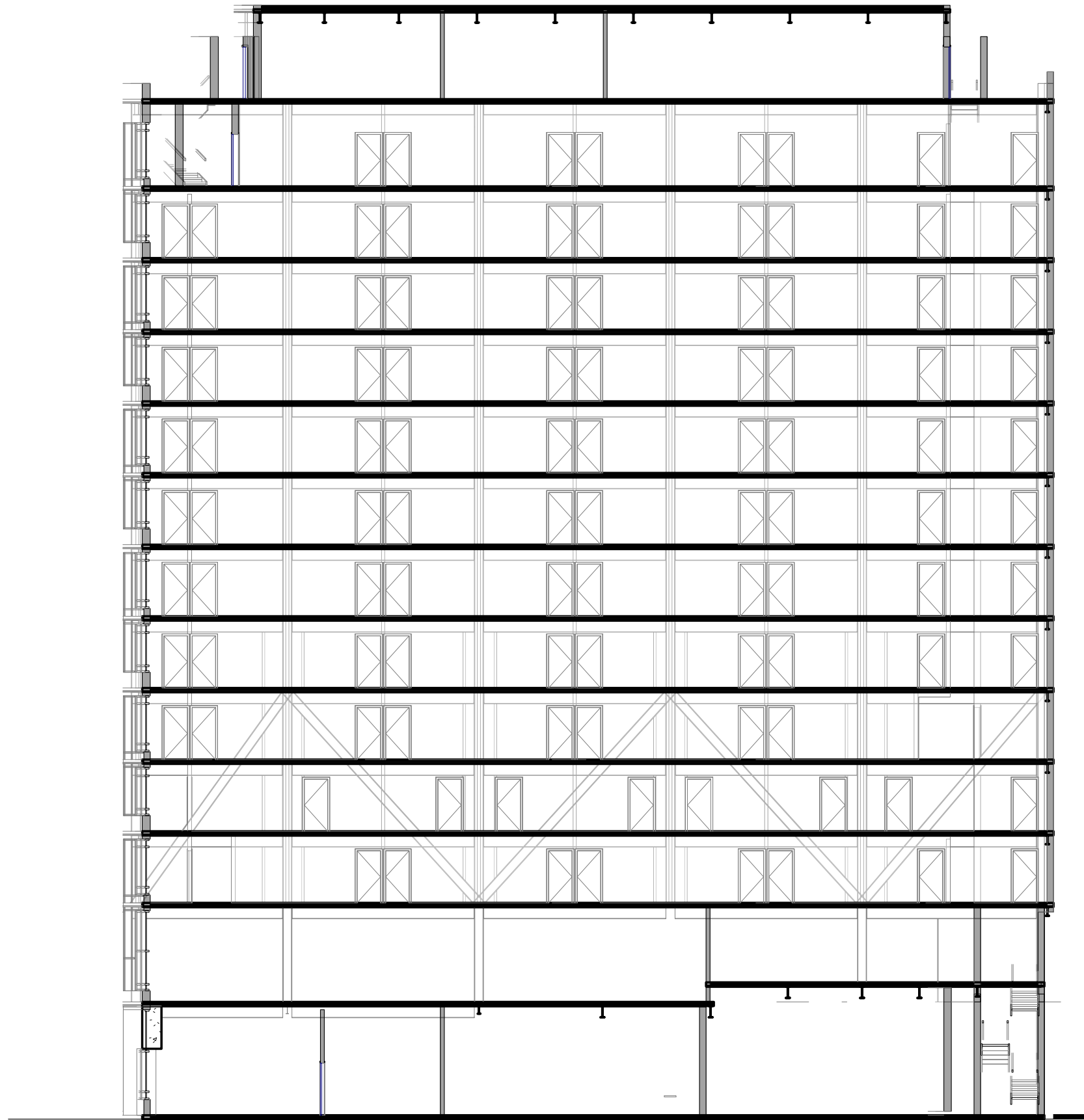
12TH ST DEVELOPMENT

CFA SUBMISSION 04.09.2020









SECTION CORRIDOR LOOKING SOUTH
SCALE: 20'-0"=1"

12TH ST DEVELOPMENT
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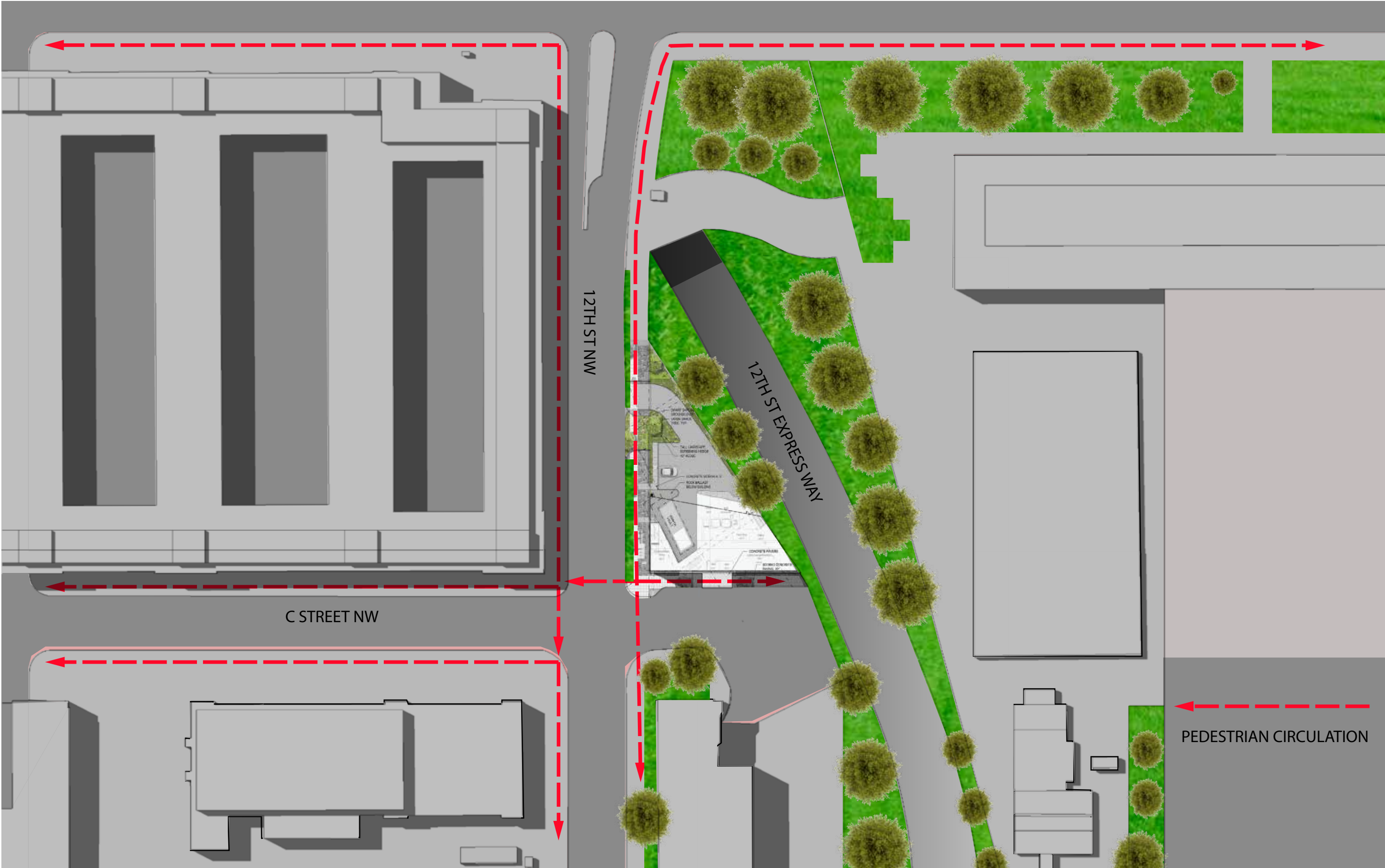
1825 K STREET, NW SUITE 300 WASHINGTON D.C. 20006

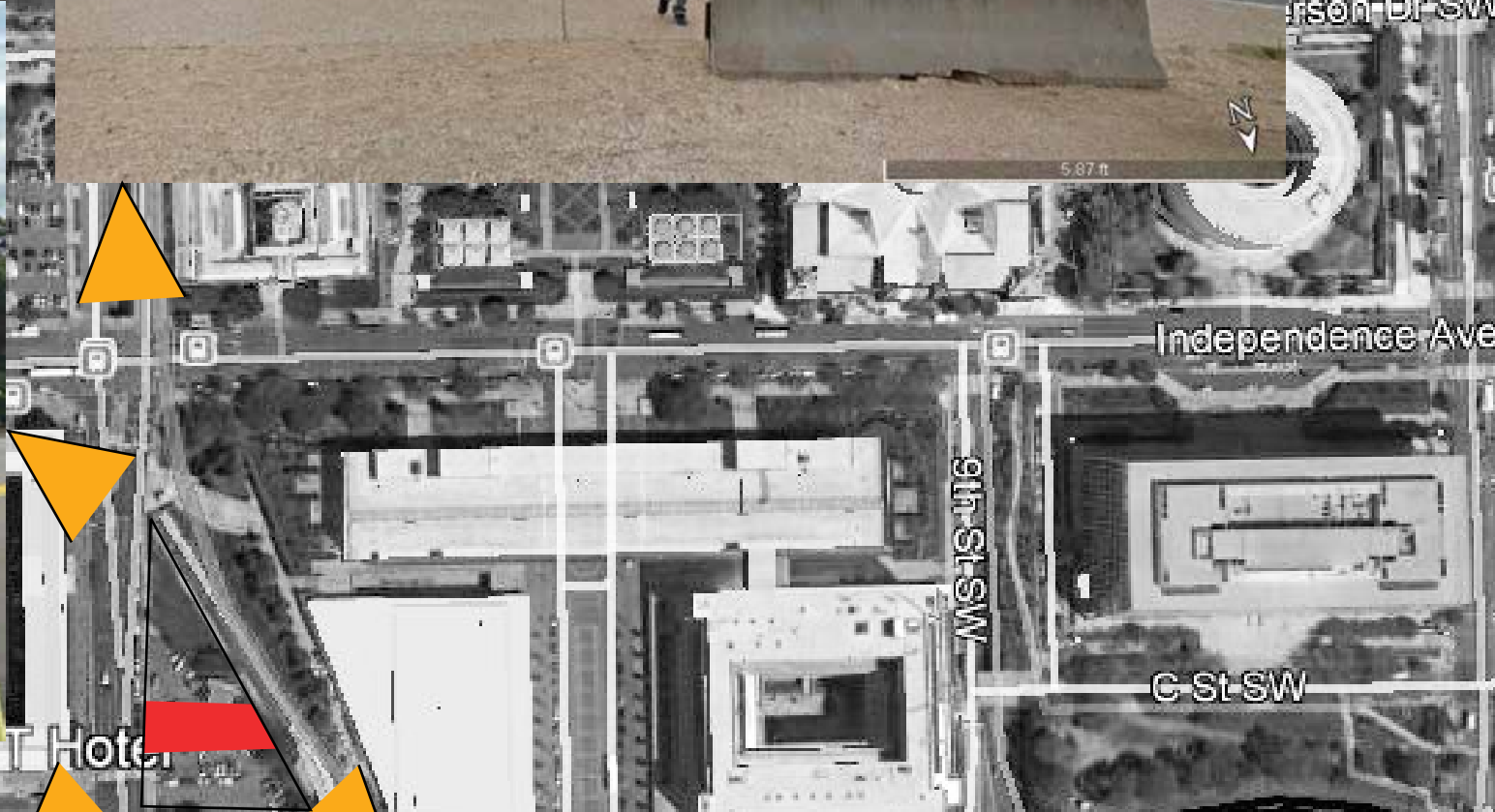
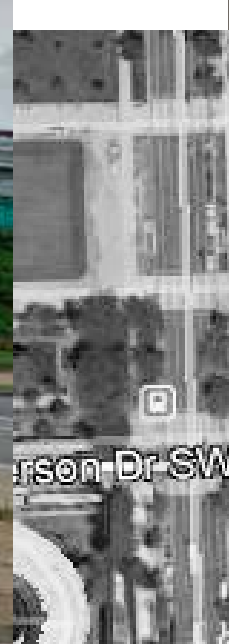
PG 18

BBGM

1109.00

PACIFIC STAR CAPITAL







A FUSION BETWEEN EXPOSING THE UNIQUE STRUCTURE REQUIRED FOR THIS PROJECT, AND THE USE OF CONTEXTUAL COLOR AND TEXTURES IN A MORE MODERN WAY ARE THE INSPIRATION FOR THIS CONCEPT





PERSPECTIVE

12TH ST DEVELOPMENT

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PG 8

BBGM





PERSPECTIVE FROM MALL

12TH ST DEVELOPMENT

CFA SUBMISSION

04.09.2020

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PG 10

BBGM





PERSPECTIVE SW

12TH ST DEVELOPMENT

CFA SUBMISSION

04.09.2020

PG 12

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BBGM

1109.00

PACIFIC STAR CAPITAL



PERSPECTIVE NW

12TH ST DEVELOPMENT

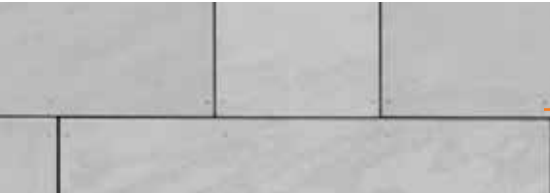
CFA SUBMISSION

04.09.2020

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CEMENTITIOUS MATERIAL DARK GRAY



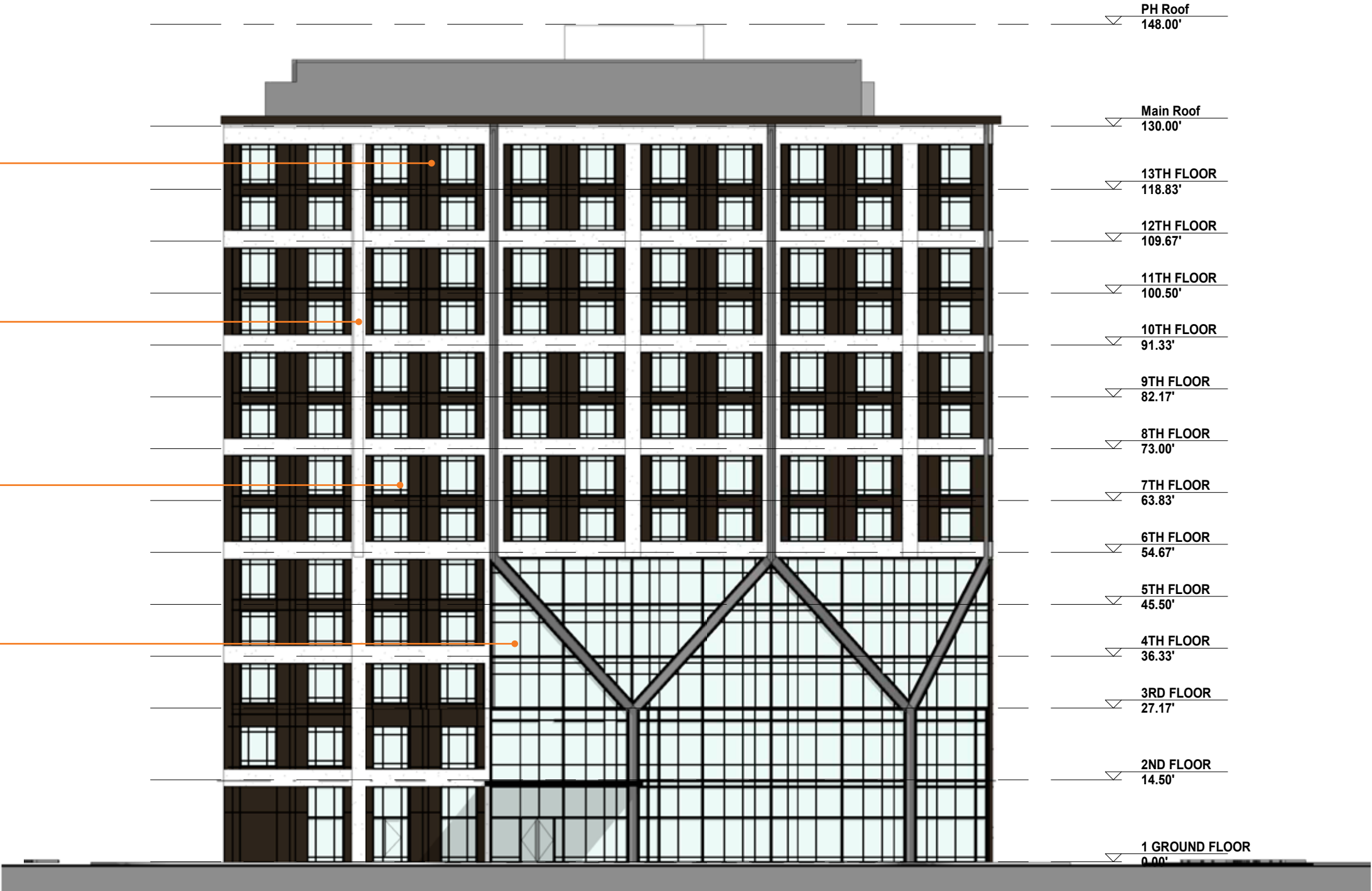
CEMENTITIOUS MATERIAL TAN



METAL COLOR GRAPHITE GRAY

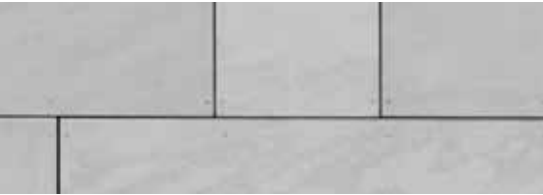


GLASS SUPERNEUTRAL 68





CEMENTITIOUS MATERIAL DARK GRAY



CEMENTITIOUS MATERIAL TAN



METAL COLOR GRAPHITE GRAY

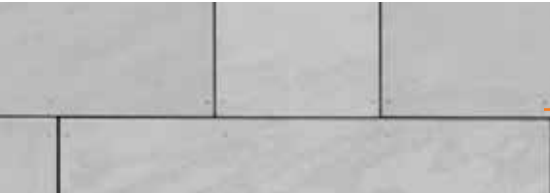


GLASS SUPERNEUTRAL 68





CEMENTITIOUS MATERIAL DARK GRAY



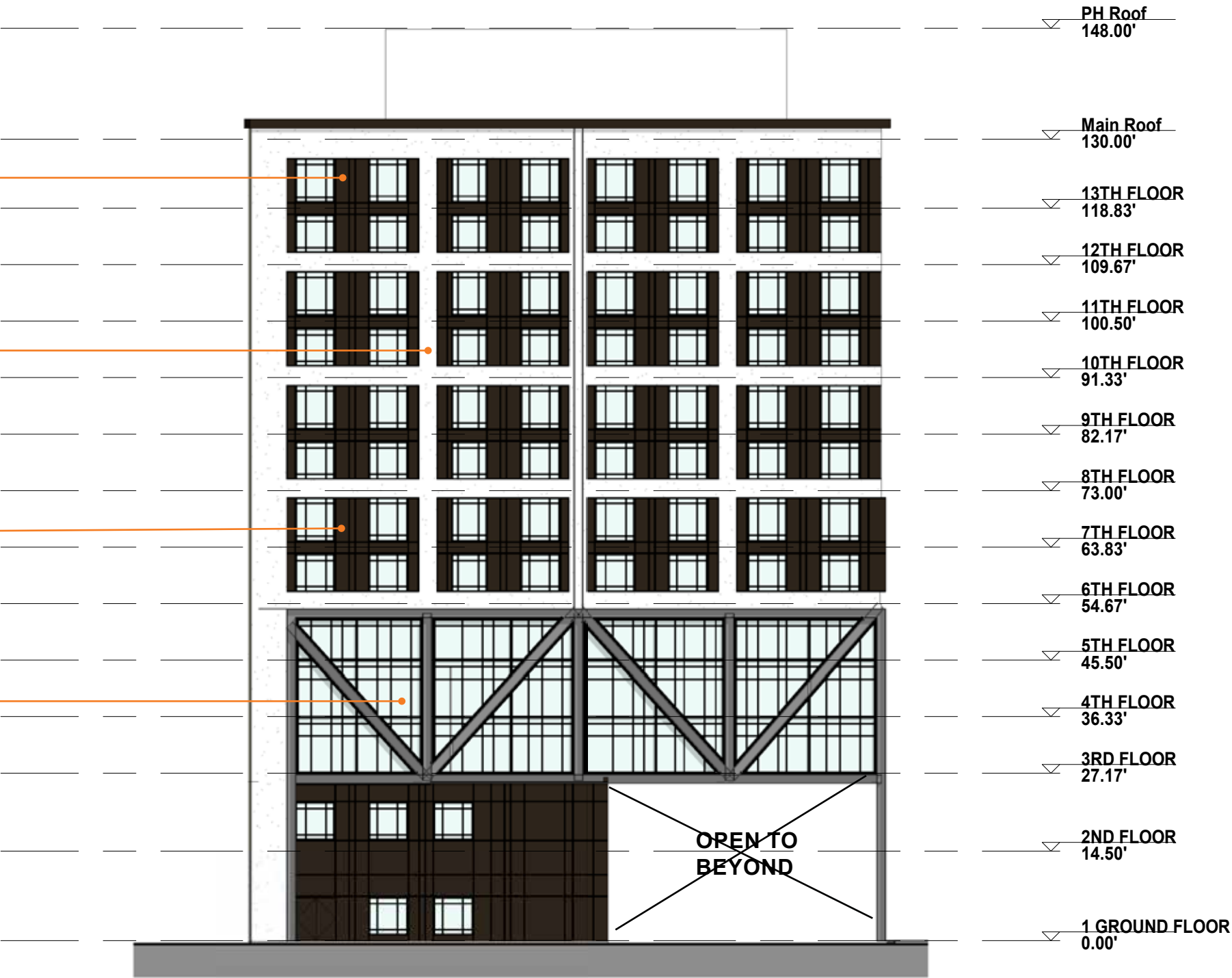
CEMENTITIOUS MATERIAL TAN



METAL COLOR GRAPHITE GRAY

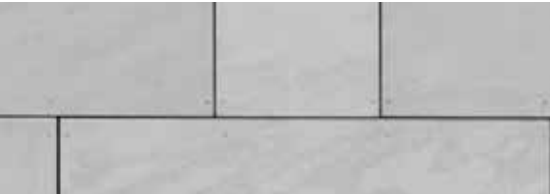


GLASS SUPERNEUTRAL 68





CEMENTITIOUS MATERIAL DARK GRAY



CEMENTITIOUS MATERIAL TAN

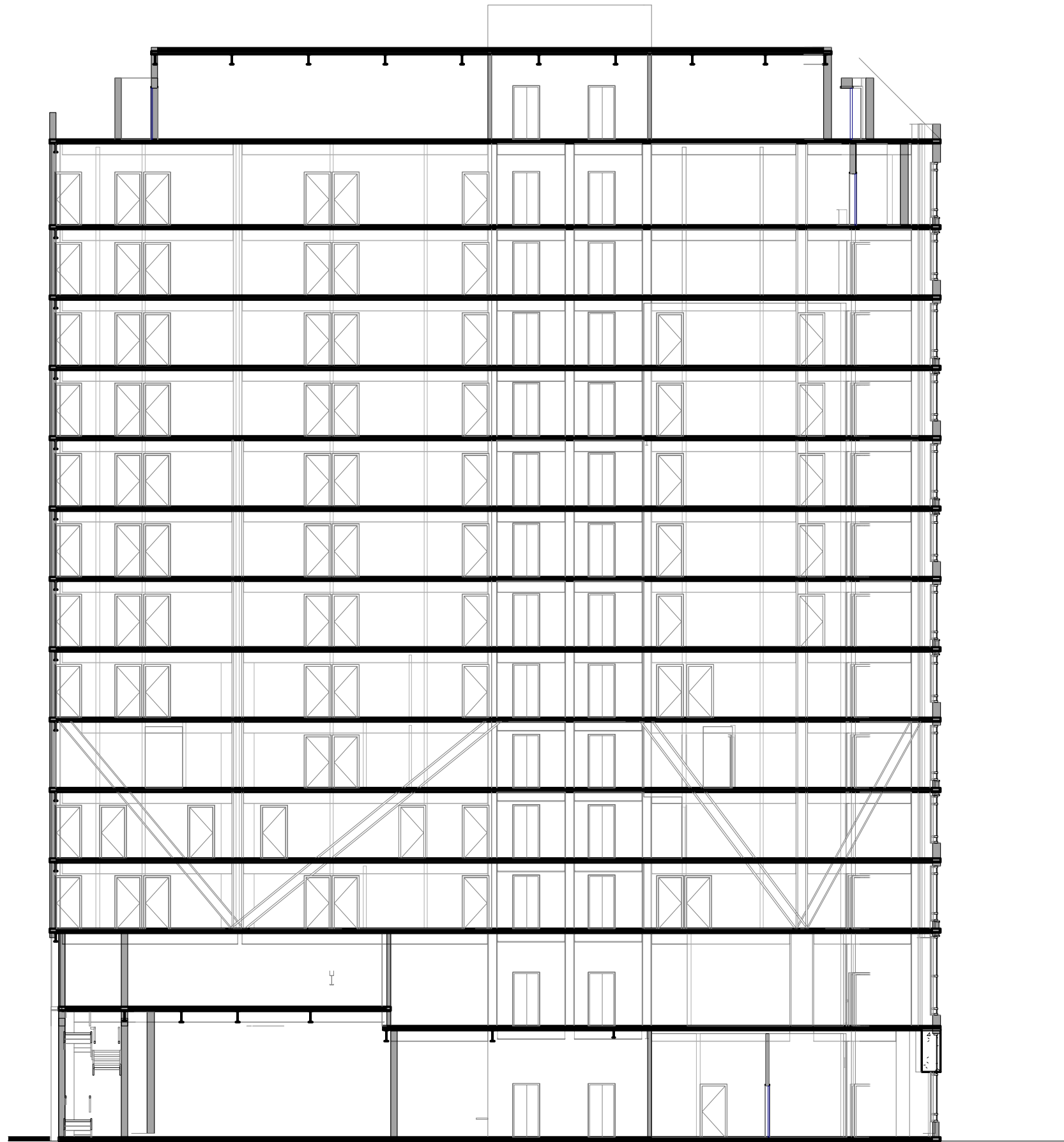


METAL COLOR GRAPHITE GRAY



GLASS SUPERNEUTRAL 68





SECTION CORRIDOR LOOKING NORTH
SCALE: 20'-0"=1"

12TH ST DEVELOPMENT
CFA SUBMISSION

04.09.2020

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PG 19

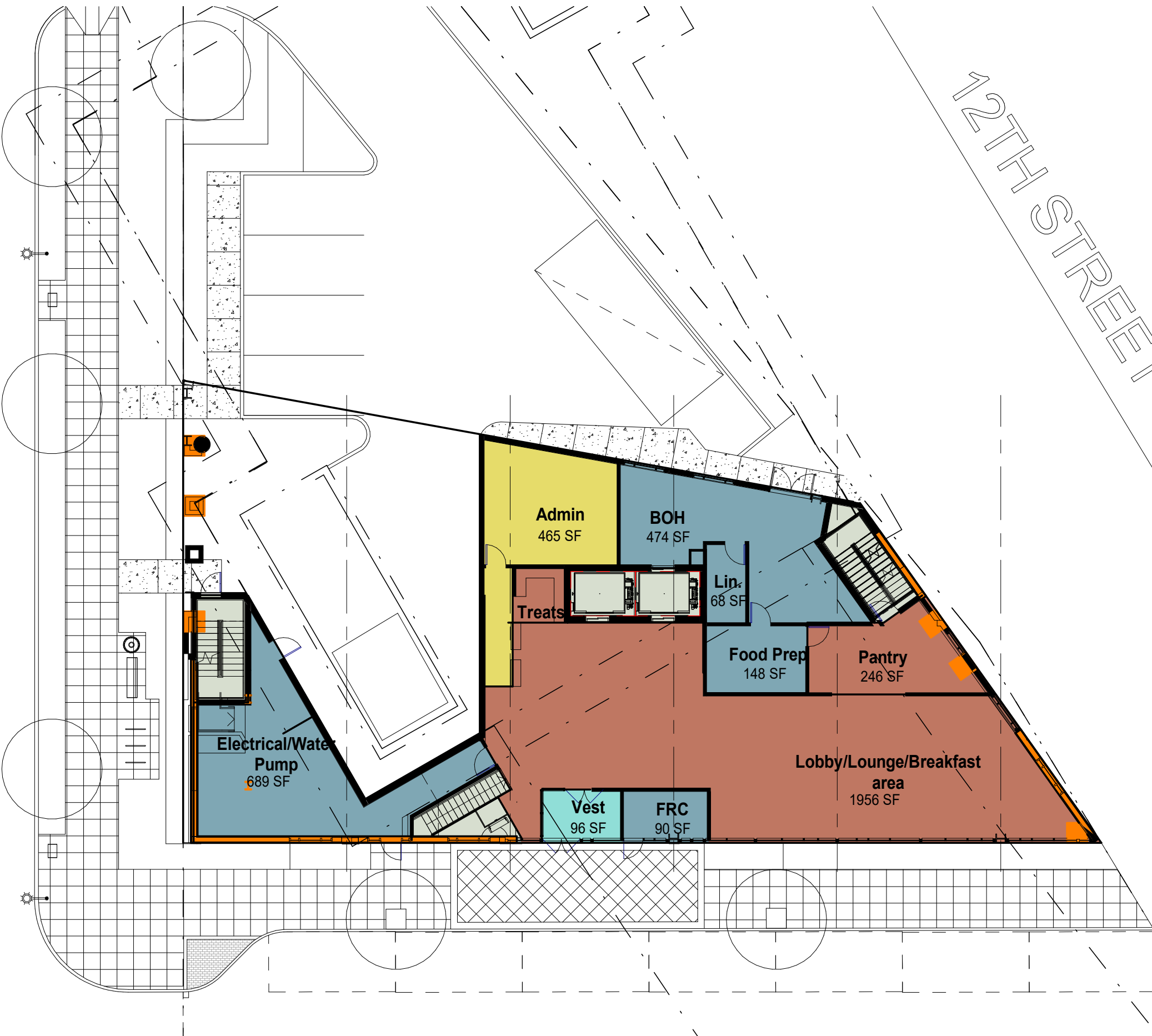
BBGM

1109.00



12TH STREET S.W.

12TH STREET EXPRESSWAY S.W.



12TH STREET S.W.

12TH STREET EXPRESSWAY N.W.



TYPICAL FLOOR PLAN
SCALE: 1/16" = 1'-0"

12TH ST DEVELOPMENT
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PG 22

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1109.00





TALL SCREENING HEDGE



TYPICAL LITTER RECEPTACLE



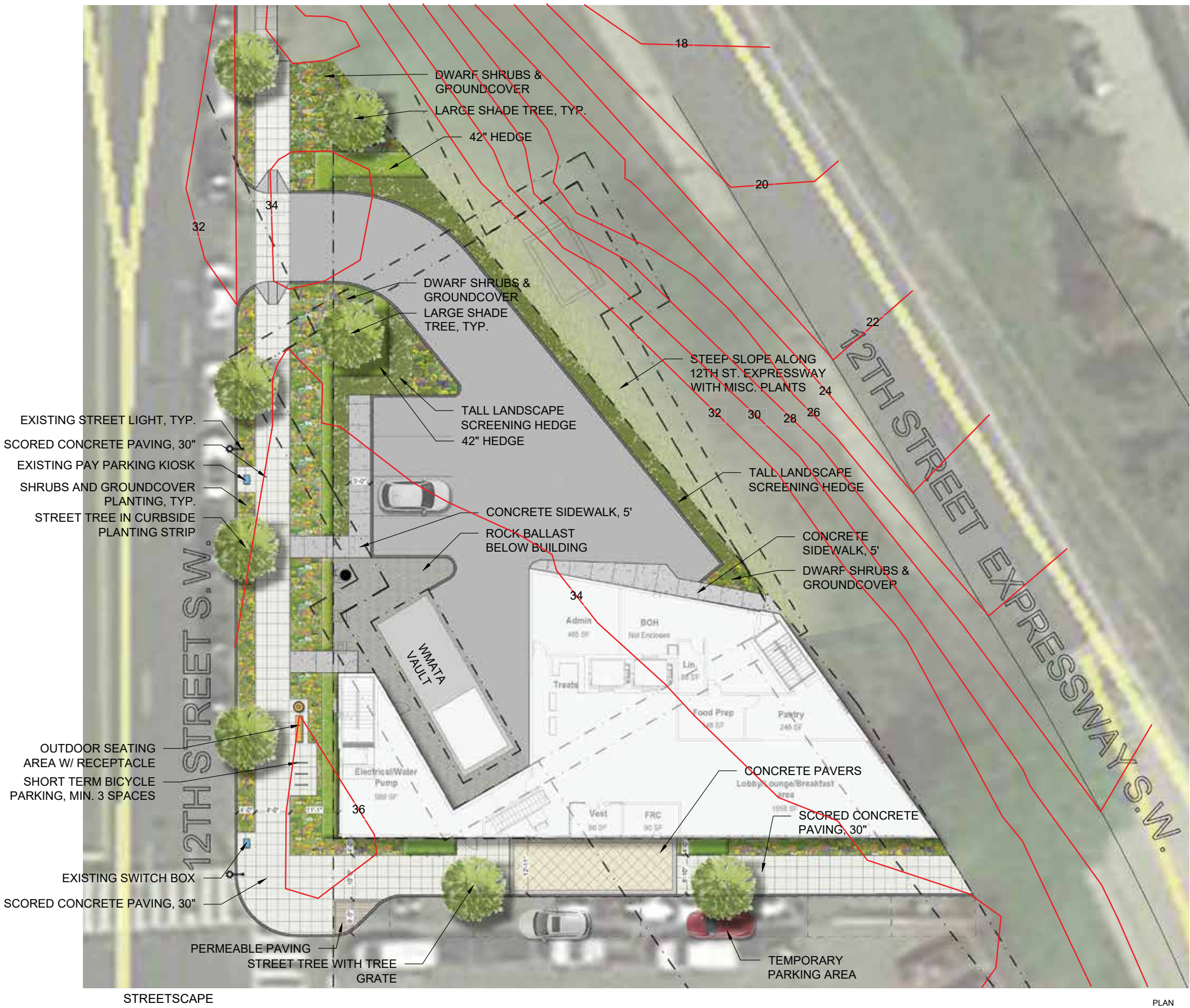
TYPICAL METAL BENCH



TYPICAL SHRUBS




TYPICAL STREET TREE



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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

NOT RELEASED FOR CONSTRUCTION



RAISED PLANTERS



MUHLENBERGIA CAPILLARIS
PINK MUHLY GRASS



ITEA VIRGINICA 'LITTLE HENRY'



PENNISETUM HAMELN



SEDUM GREEN ROOF



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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"

PROJECT NO: 19004

DATE: 03.05.2020

L101

CFA PLAN

NOT RELEASED FOR CONSTRUCTION

