



US COMMISSION OF FINE ARTS CONCEPT - DD SUBMISSION

1250 MARYLAND AVE SW
5 SEPTEMBER 2024

LOWE

**HENDERSON
PARK**

Balfour Beatty

**BEYER
BLINDER
BELLE**

OvS



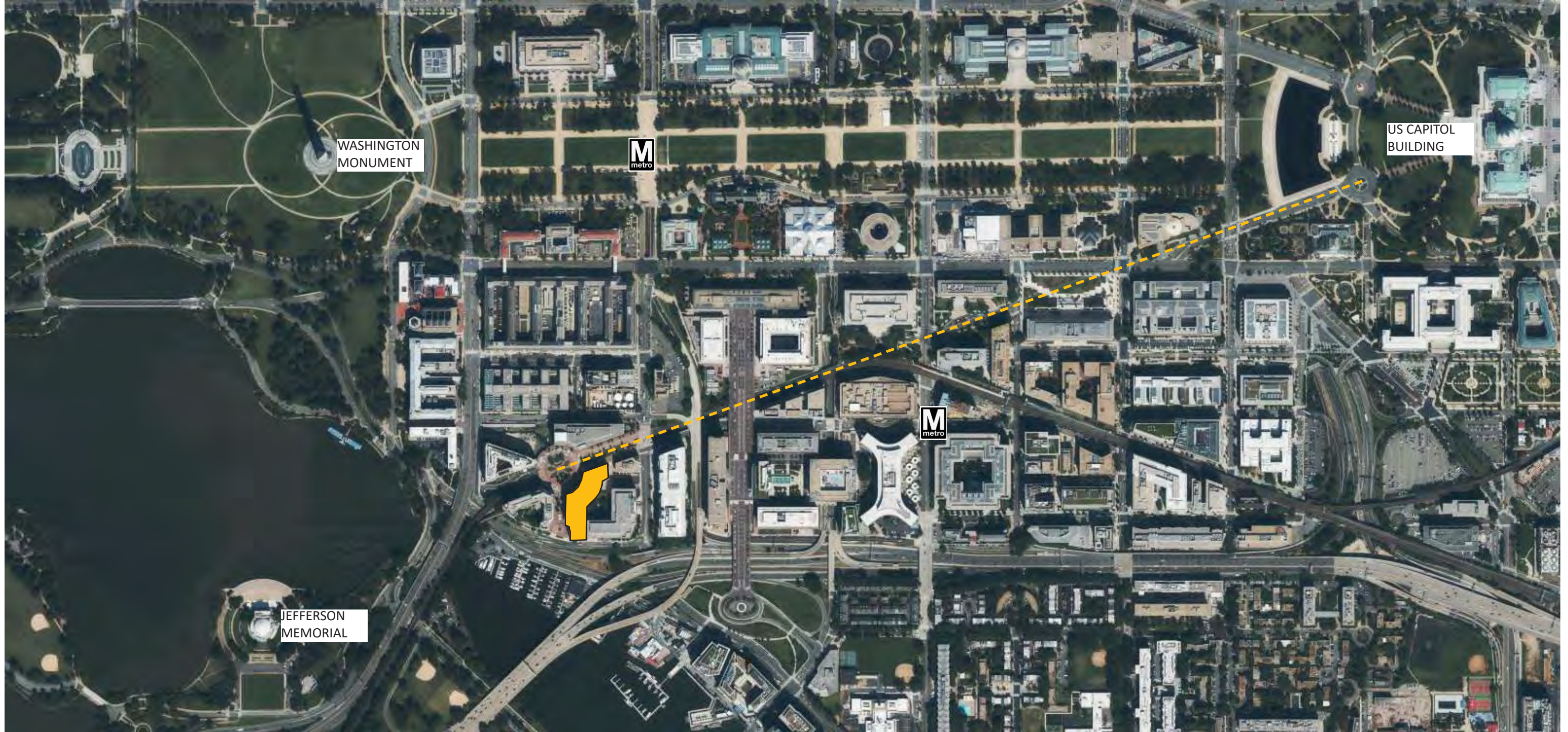
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SITE & EXISTING BUILDING CONTEXT



2



445 12TH ST

HEIGHT AT 12TH ST: 10 STORIES + PH
HEIGHT AT D ST: 11 STORIES + PH

3



1201 MD AVE

HEIGHT AT MD AVE: 9 STORIES + PH
HEIGHT AT D ST: 10 STORIES + PH

4



300 12TH ST (FUTURE)

HEIGHT AT MD AVE: 11 STORIES + PH
HEIGHT AT D ST: 12 STORIES + PH

5



1331 MD AVE

HEIGHT AT MD AVE: 11 STORIES + PH
HEIGHT AT 14TH ST: 13 STORIES + PH

6



THE SALAMANDER HOTEL

HEIGHT AT MD AVE: 9 STORIES + PH
HEIGHT AT MAINE AVE: 12 STORIES + PH

7



409 12TH ST

HEIGHT AT MD AVE: 6 STORIES + PH
HEIGHT AT 12TH ST: 7 STORIES + PH

8



500/550 12TH ST

HEIGHT AT MD AVE: 12 STORIES + PH
HEIGHT AT 12 ST (SOUTH END): 13 STORIES + PH

9



1311 MD AVE (FUTURE)

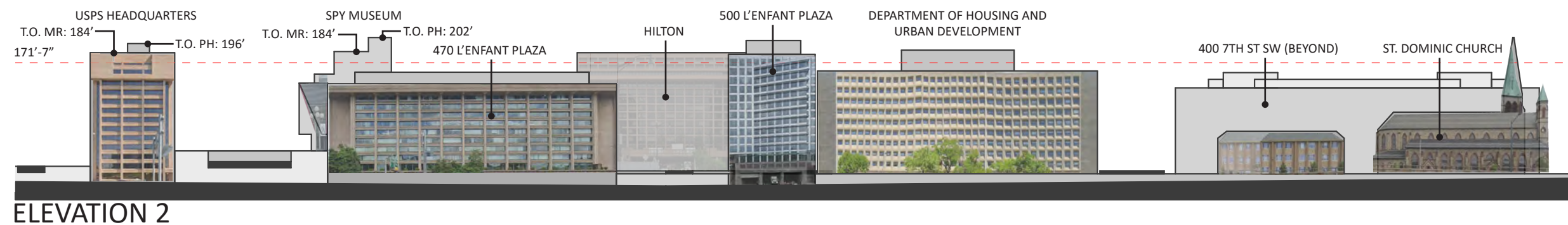
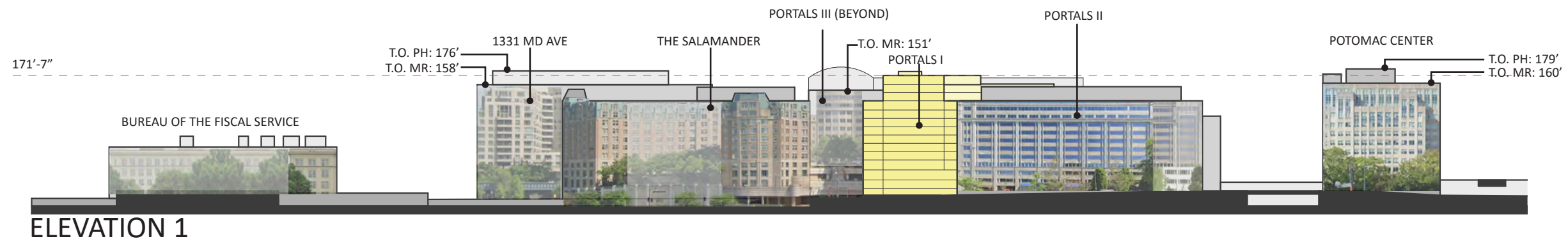
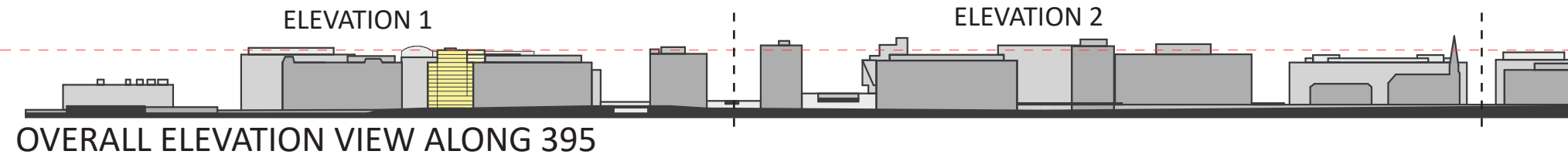
HEIGHT AT MD AVE: 11 STORIES + PH
HEIGHT AT D ST: 12 STORIES + PH

ADJACENT BUILDING CONTEXT SITE PLAN



*ELEVATIONS DENOTE MAIN ROOF ELEVATIONS FROM BUILDING MEASURING POINT

**YELLOW OUTLINED SITES ARE APPROVED FUTURE BUILDINGS



*ELEVATIONS MEASURED FROM SEA LEVEL



8. MARYLAND AVE FACADE NE CORNER



7. MARYLAND AVE FACADE AT CIRCLE



6. MARYLAND AVE FACADE NW CORNER



5. SW CORNER AT MAINE AVE



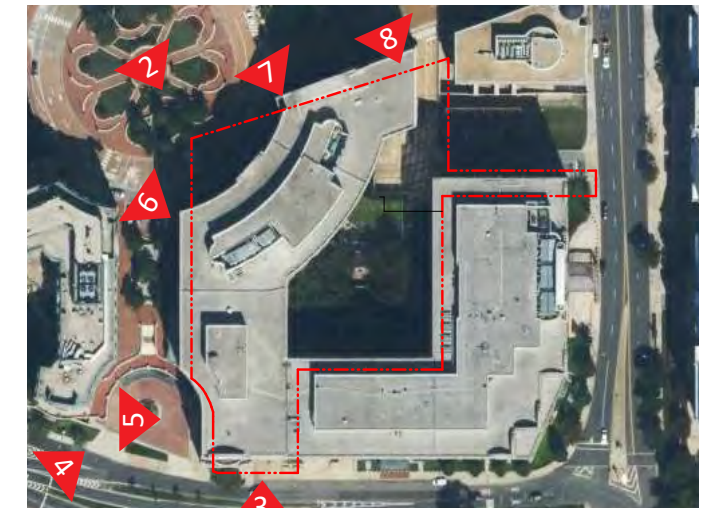
4. WEST FACADE AT SOUTH END



3. SOUTH FACADE FROM 395



2. MARYLAND AVE FACADE AT CIRCLE



1. KEY MAP



RENDERINGS



APPROVED CFA CONCEPT DESIGN - OPTION 4





UPDATED PROPOSED DESIGN



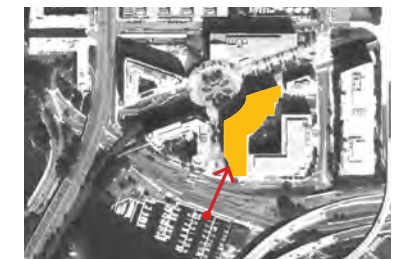


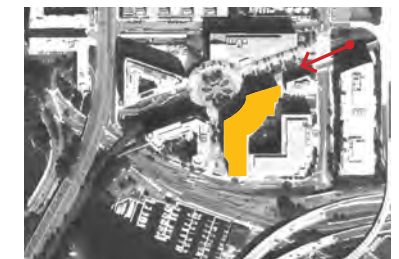
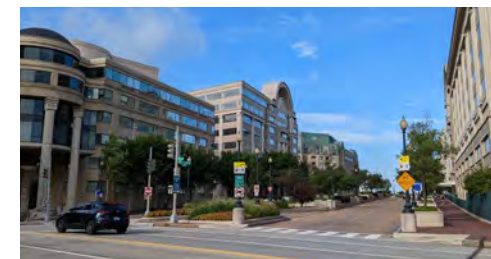
APPROVED CFA CONCEPT DESIGN - OPTION 4

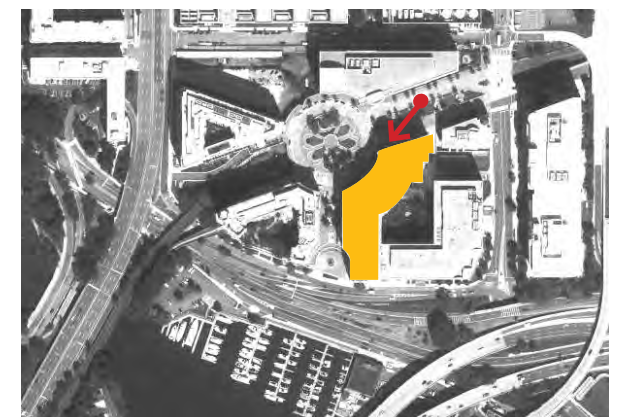


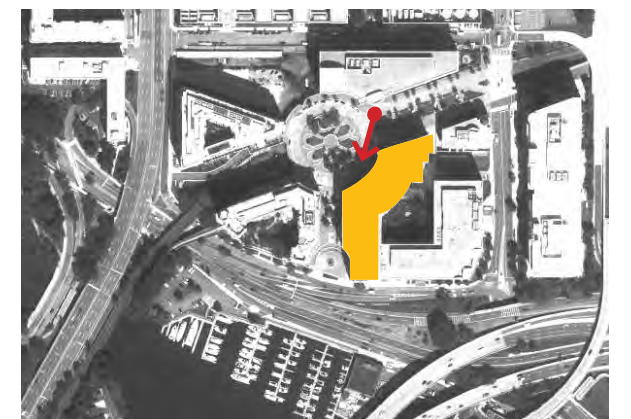


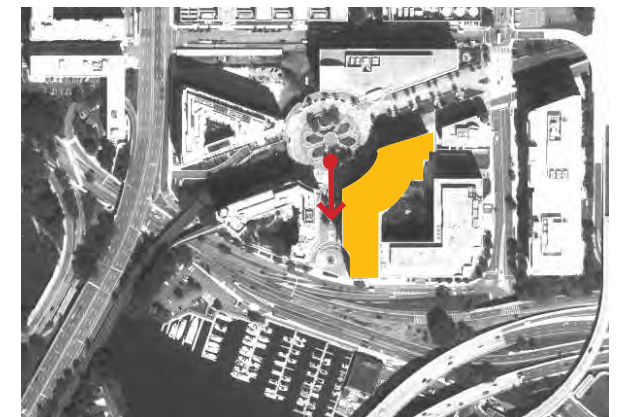
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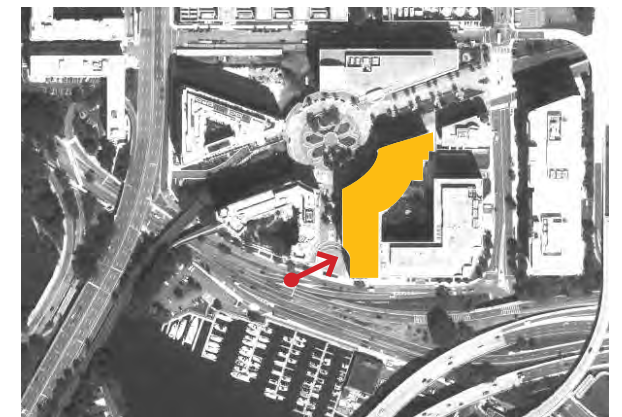










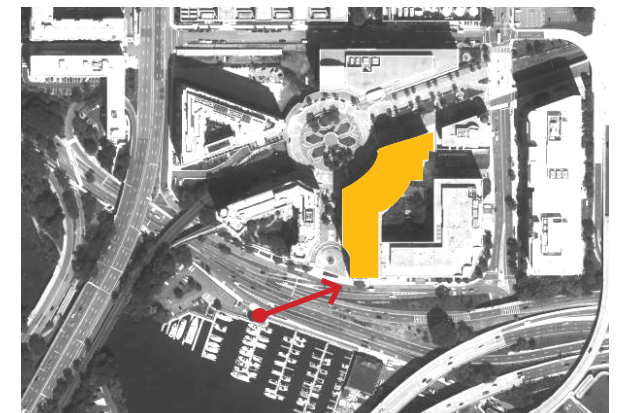




APPROVED CFA CONCEPT DESIGN



PROPOSED DESIGN

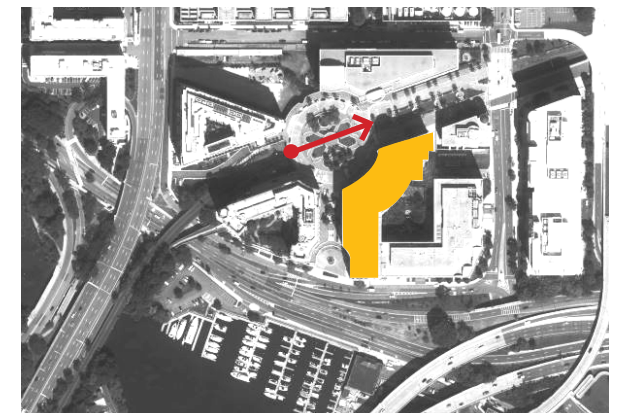




APPROVED CFA CONCEPT DESIGN



PROPOSED DESIGN

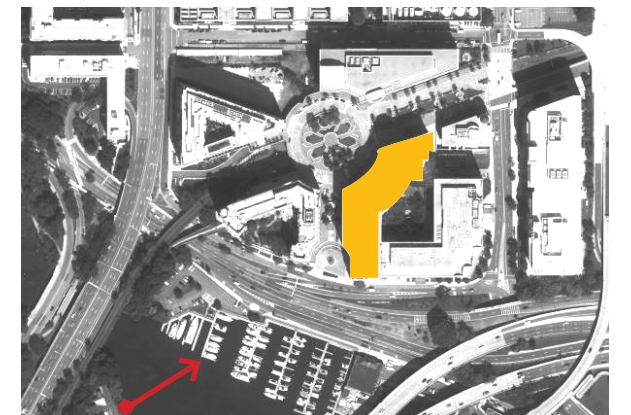




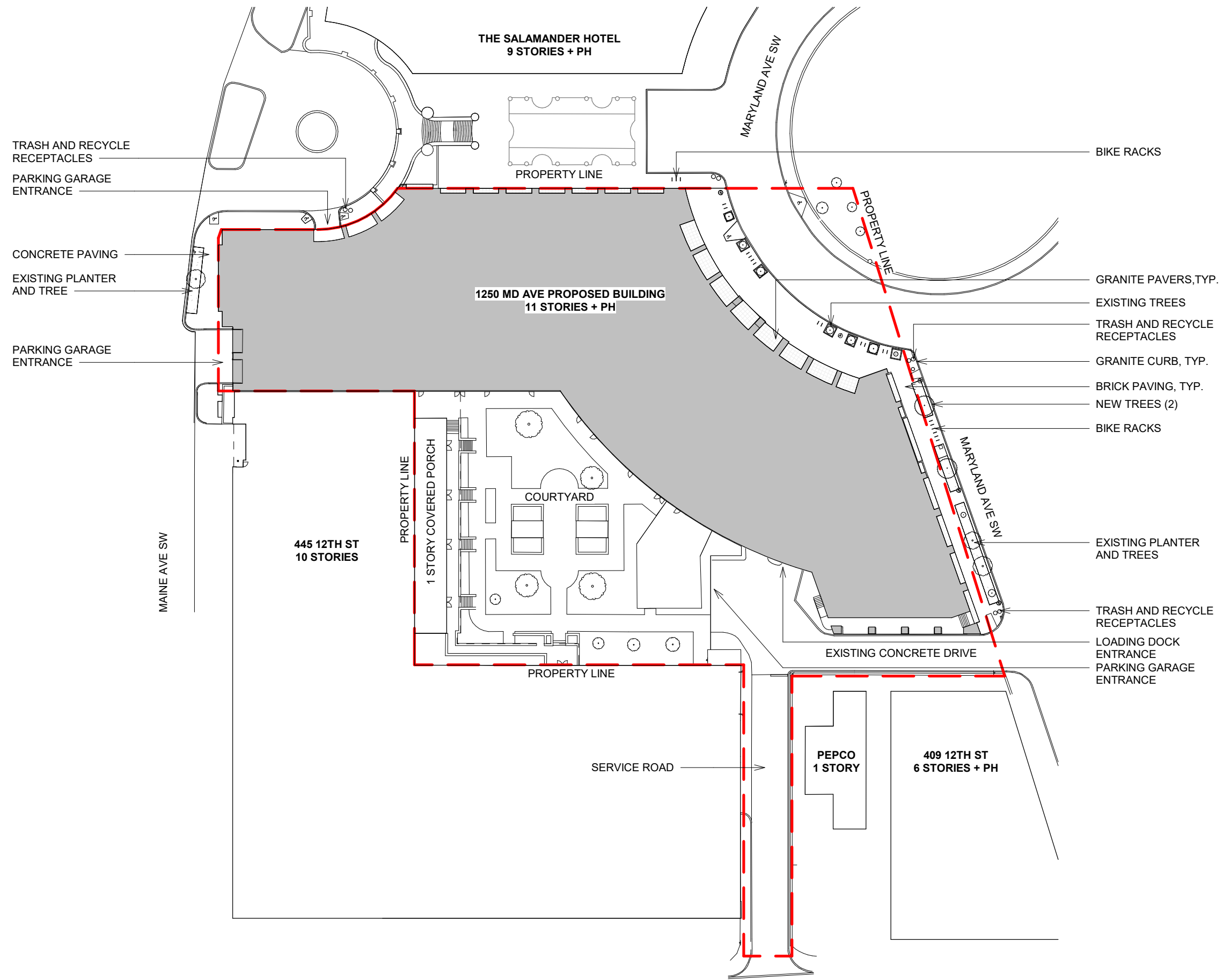
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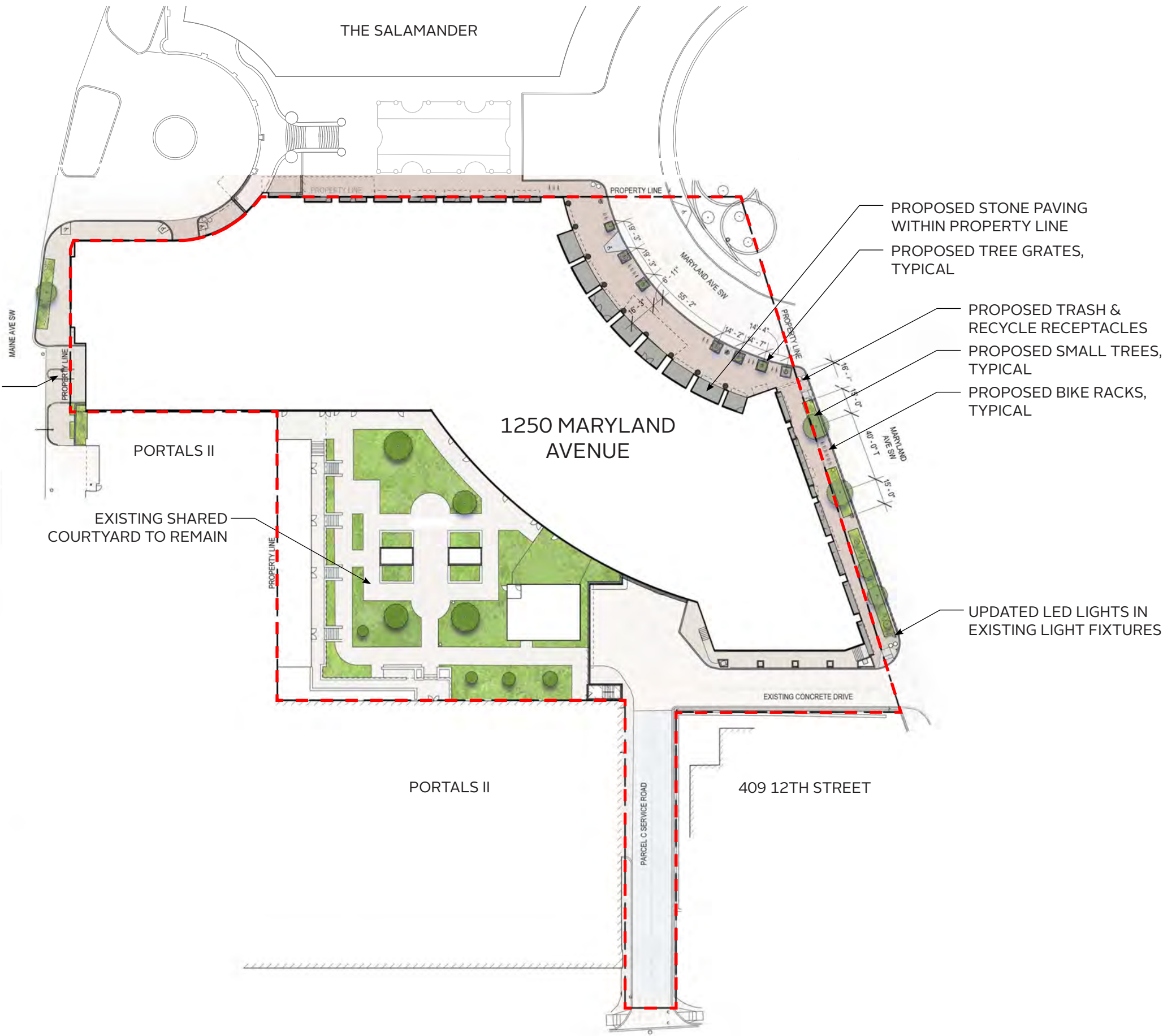


PROPOSED DESIGN



PLANS & ELEVATIONS





PROPOSED GARAGE
ENTRANCE & EXIT

PORTALS II

EXISTING SHARED
COURTYARD TO REMAIN

1250 MARYLAND
AVENUE

PORTALS II

409 12TH STREET

PROPOSED STONE PAVING
WITHIN PROPERTY LINE

PROPOSED TREE GRATES,
TYPICAL

PROPOSED TRASH &
RECYCLE RECEPTACLES

PROPOSED SMALL TREES,
TYPICAL

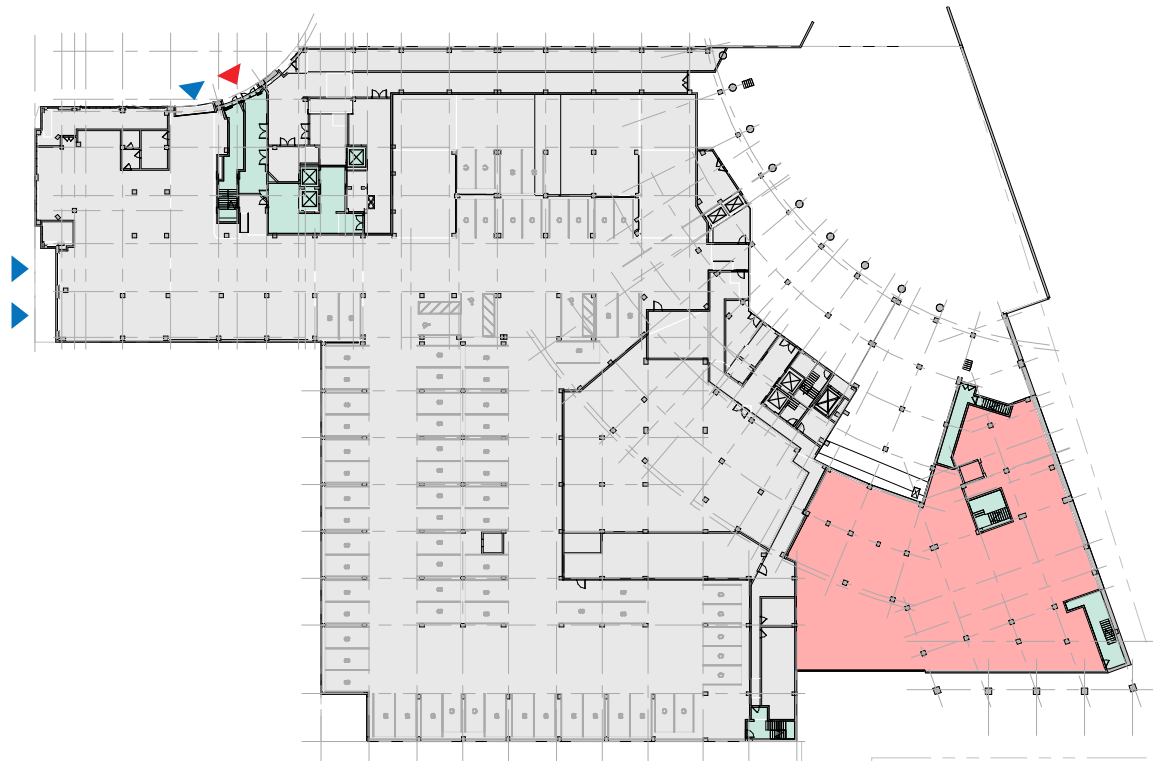
PROPOSED BIKE RACKS,
TYPICAL

UPDATED LED LIGHTS IN
EXISTING LIGHT FIXTURES

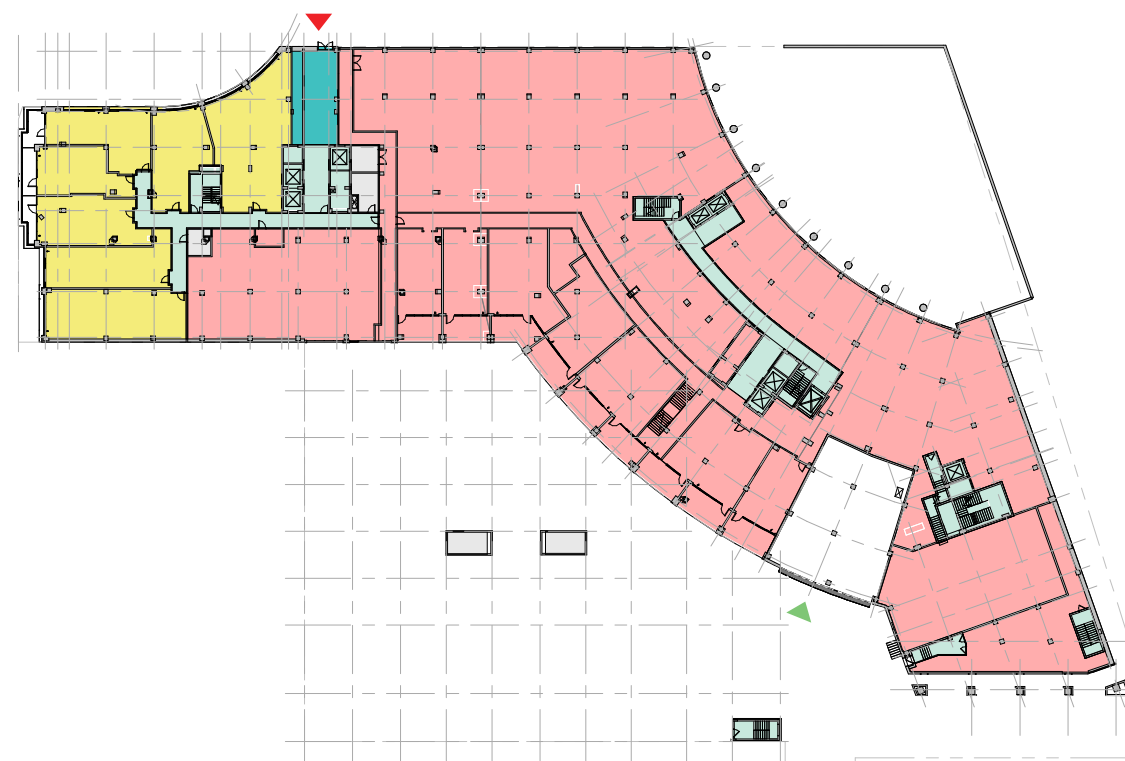
LEGEND

- BRICK PAVING - RESET & SUPPLEMENT TO MATCH EXISTING
- CONCRETE PAVING
- STONE PAVING WITHIN PROPERTY LINE
- NATIVE PERENNIAL, GRASS, AND/OR SHRUB PLANTING, 18" HEIGHT
- BIKE RACKS (21)
- PROPOSED SMALL TREES (2) TO BE APPROVED BY DDOT UFA
- PROPERTY LINE

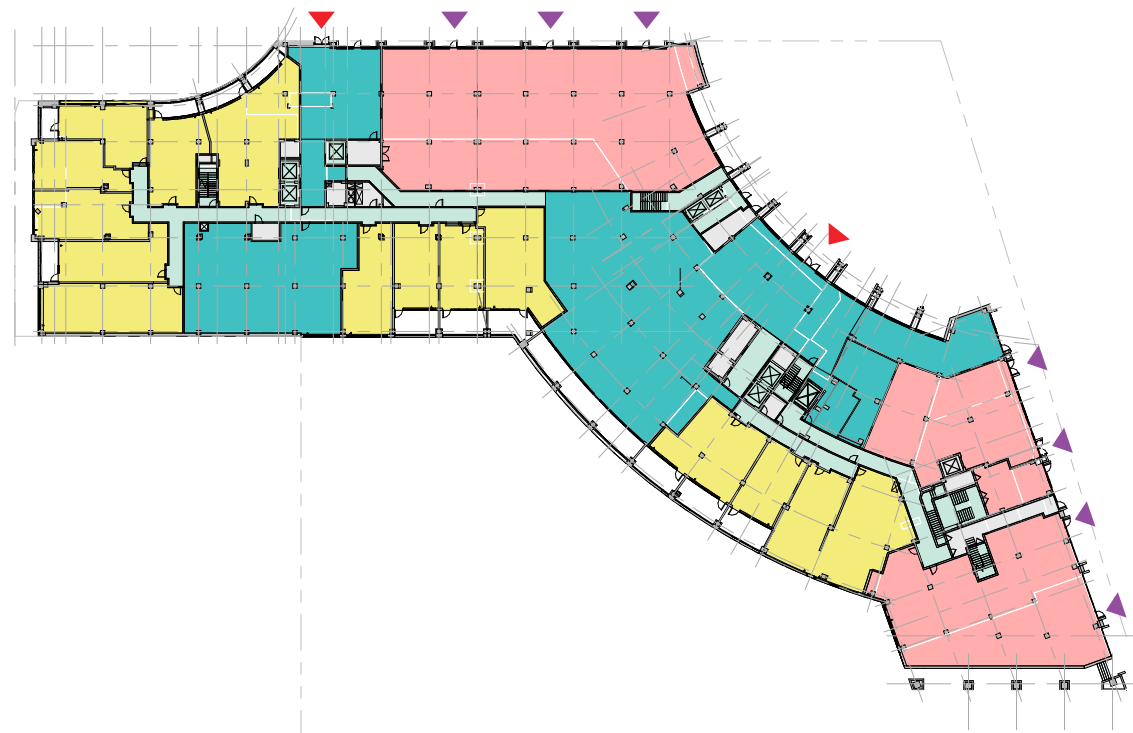




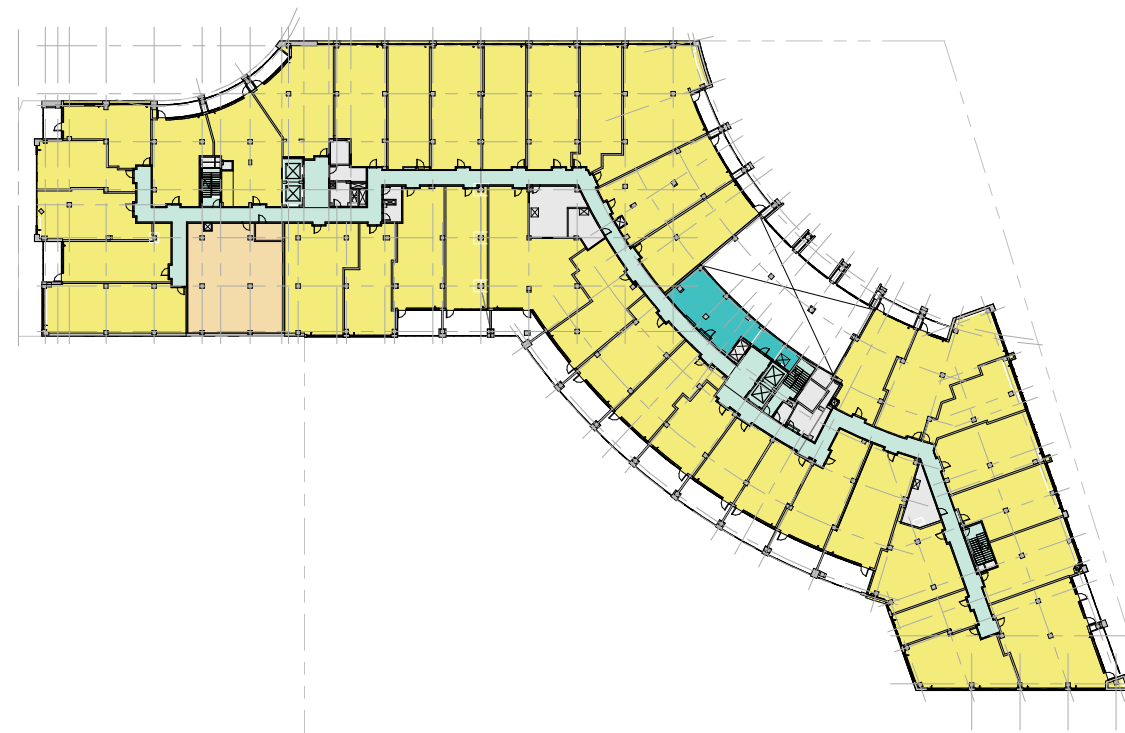
GARAGE LEVEL P2 FLOOR PLAN



COURTYARD LEVEL FLOOR PLAN



LEVEL 1 FLOOR PLAN



LEVEL 2 FLOOR PLAN

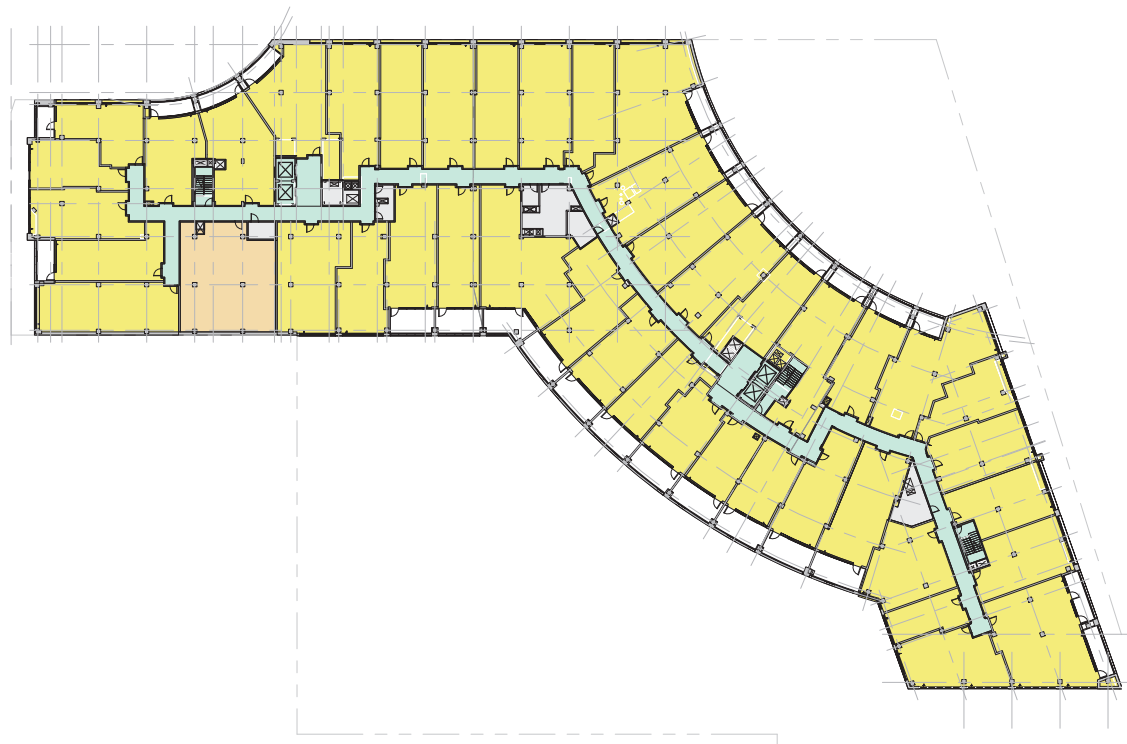
LEGEND

- ▶ RESIDENTIAL ENTRY
- ▶ RETAIL ENTRY
- ▶ PARKING GARAGE ENTRY
- ▶ LOADING
- PARKING/MISCELLANEOUS
- BUILDING COMMON/CIRCULATION
- RESIDENTIAL AMENITY
- UNALLOCATED
- RESIDENTIAL RSF
- RETAIL/SERVICE/EATING AND DRINKING/
OTHER NON-RESIDENTIAL USES
PERMITTED IN THE D-5 ZONE

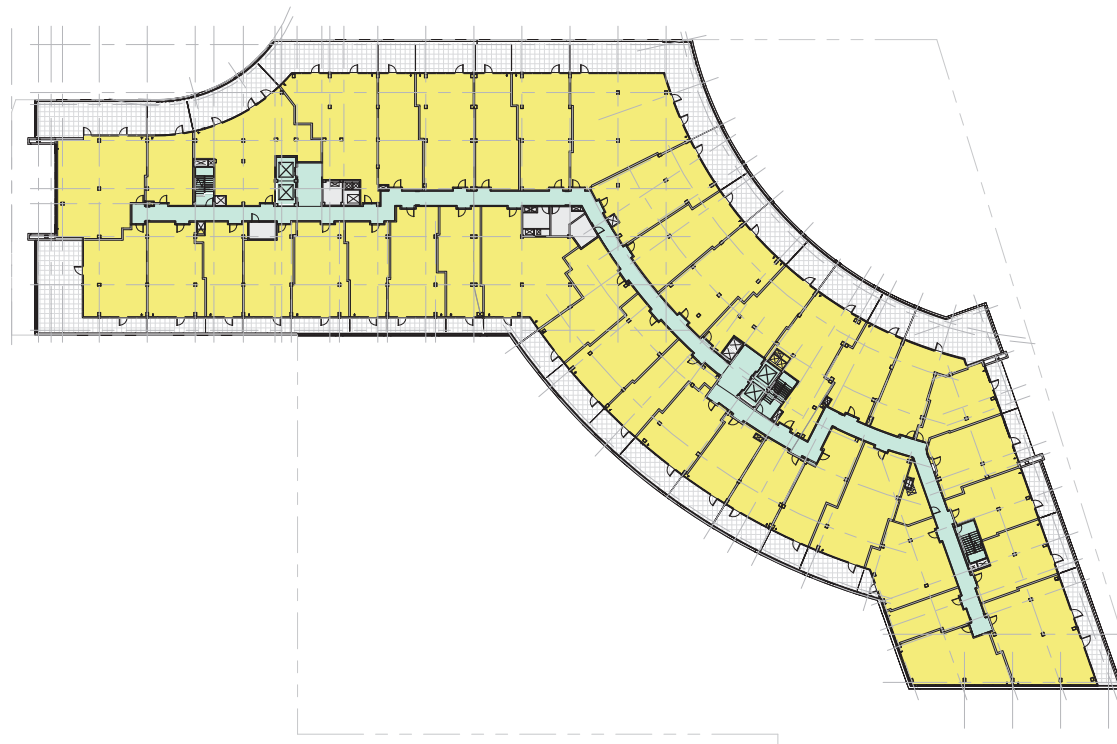
NOTES

1. APPLICANT REQUESTS FLEXIBILITY TO VARY THE LOCATION AND DESIGN OF INTERIOR COMPONENTS INCLUDING PARTITIONS, WALLS, STRUCTURAL SLABS, DOORS, ENTRANCES, HALLWAYS, STAIRWAYS, COLUMNS AND SUPPORTS, AND MECHANICAL ROOMS PROVIDED THAT SUCH VARIATIONS DO NOT ALTER THE EXTERIOR CONFIGURATION OF THE BUILDING.

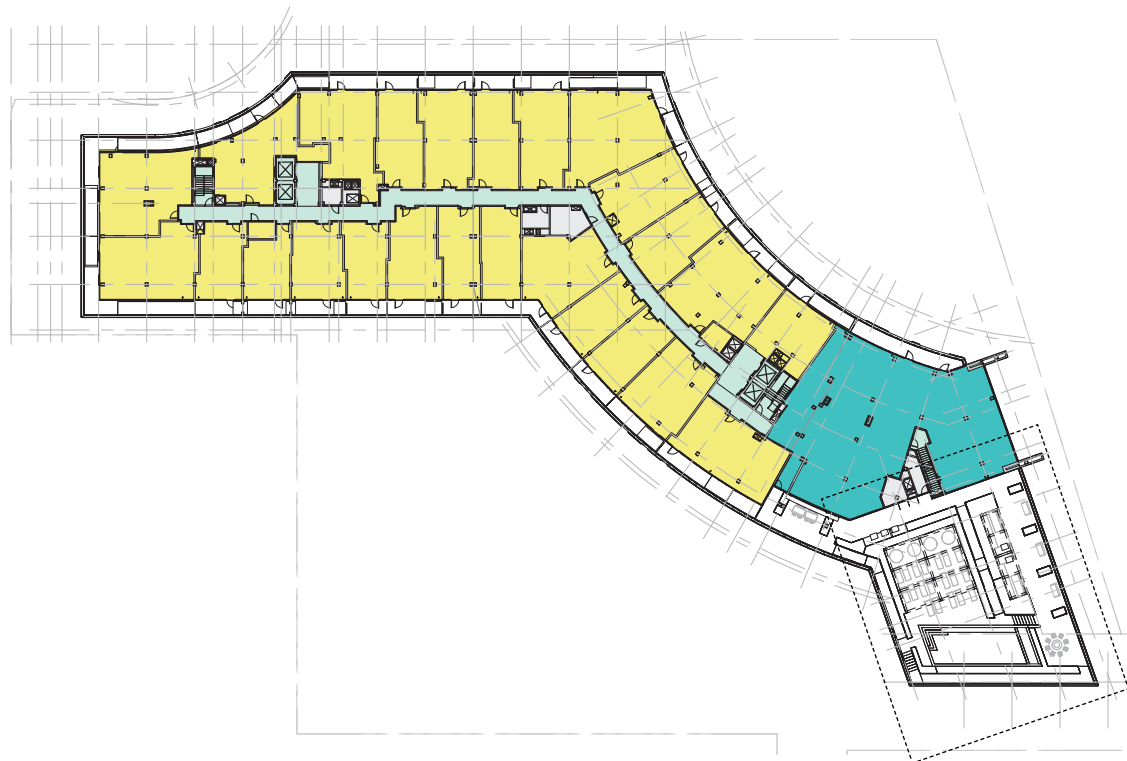




TYPICAL FLOOR PLAN - LEVEL 3-8

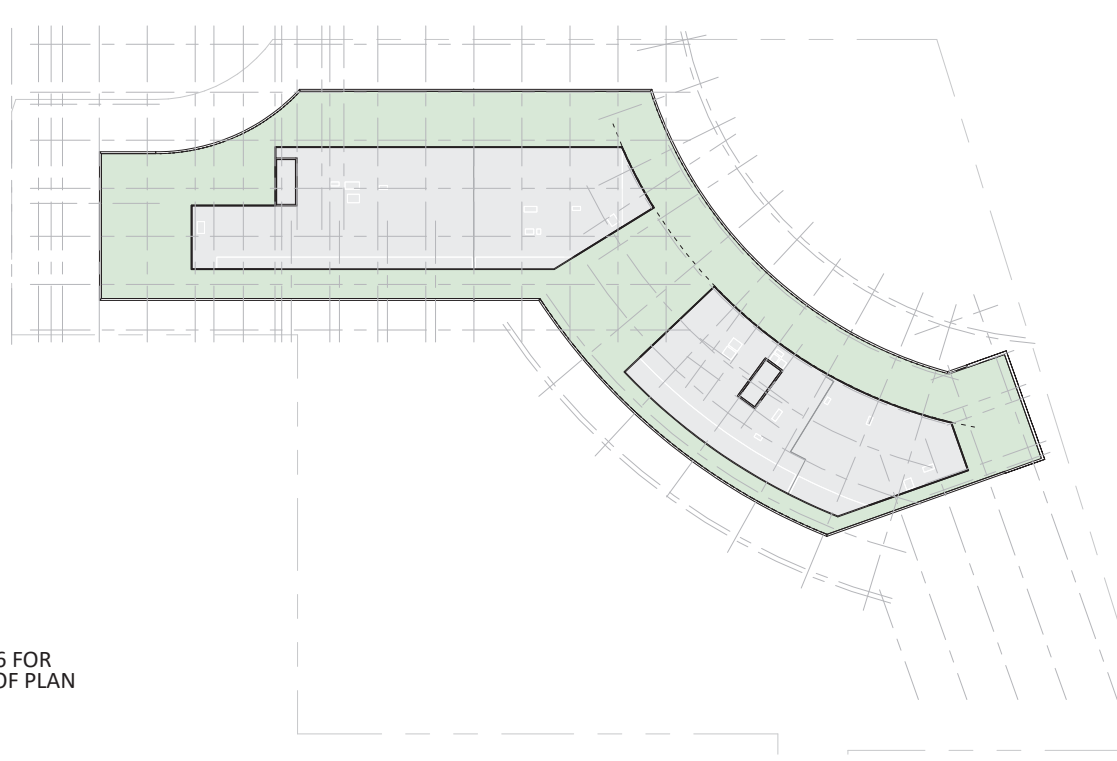


FLOOR PLAN LEVEL 9-10



LEVEL 11 FLOOR PLAN

REF TO PAGE 26 FOR ENLARGED ROOF PLAN



ROOF PLAN

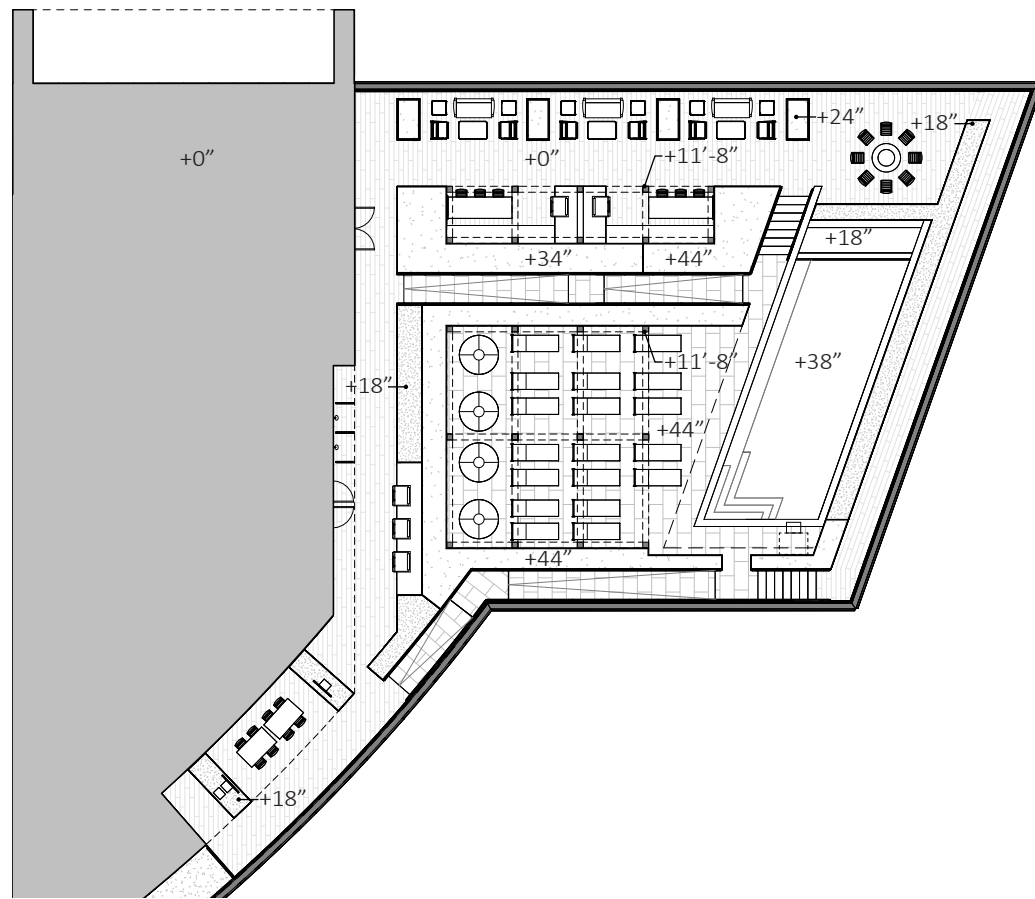
LEGEND

- ▶ RESIDENTIAL ENTRY
- ▶ RETAIL ENTRY
- ▶ PARKING GARAGE ENTRY
- ▶ LOADING
- PARKING/MISCELLANEOUS
- BUILDING COMMON/CIRCULATION
- RESIDENTIAL AMENITY
- UNALLOCATED
- RESIDENTIAL RSF
- RETAIL/SERVICE/EATING AND DRINKING/
OTHER NON-RESIDENTIAL USES
PERMITTED IN THE D-5 ZONE

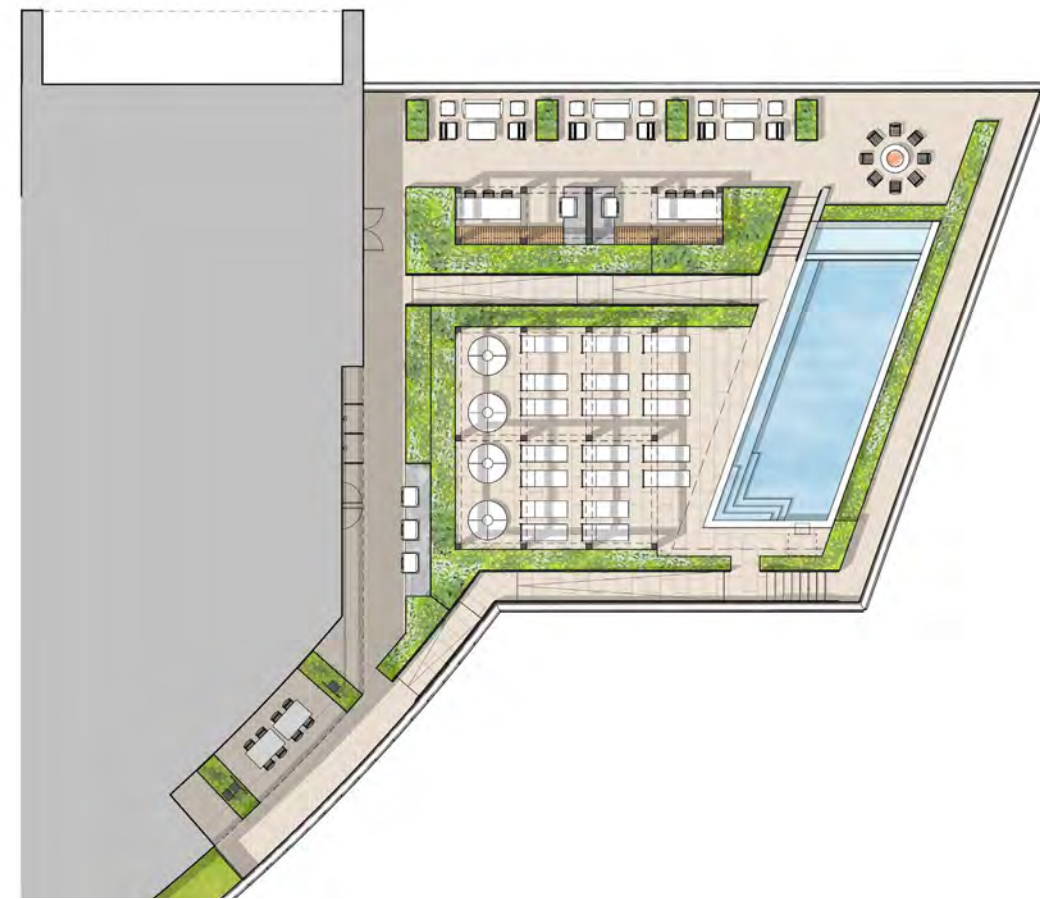
NOTES

1. THE DESIGN AND LAYOUT OF THE ROOF TOP GREEN ROOFS, SOLAR PANELS, PLANTERS, TERRACES, POOL, EQUIPMENT, AND OUTDOOR AMENITY AREAS ARE PRELIMINARY AND SUBJECT TO REVISION DURING FURTHER DESIGN OF BUILDING, PROVIDED THAT THE TOTAL GAR IS NOT REDUCED BELOW THAT SHOWN ON THE GAR SCORECARD AND THE MINIMUM SOLAR PANEL SQUARE FOOTAGE IS PROVIDED.
2. APPLICANT REQUESTS FLEXIBILITY TO VARY THE LOCATION AND DESIGN OF INTERIOR COMPONENTS INCLUDING PARTITIONS, WALLS, STRUCTURAL SLABS, DOORS, ENTRANCES, HALLWAYS, STAIRWAYS, COLUMNS AND SUPPORTS, AND MECHANICAL ROOMS PROVIDED THAT SUCH VARIATIONS DO NOT ALTER THE EXTERIOR CONFIGURATION OF THE BUILDING.



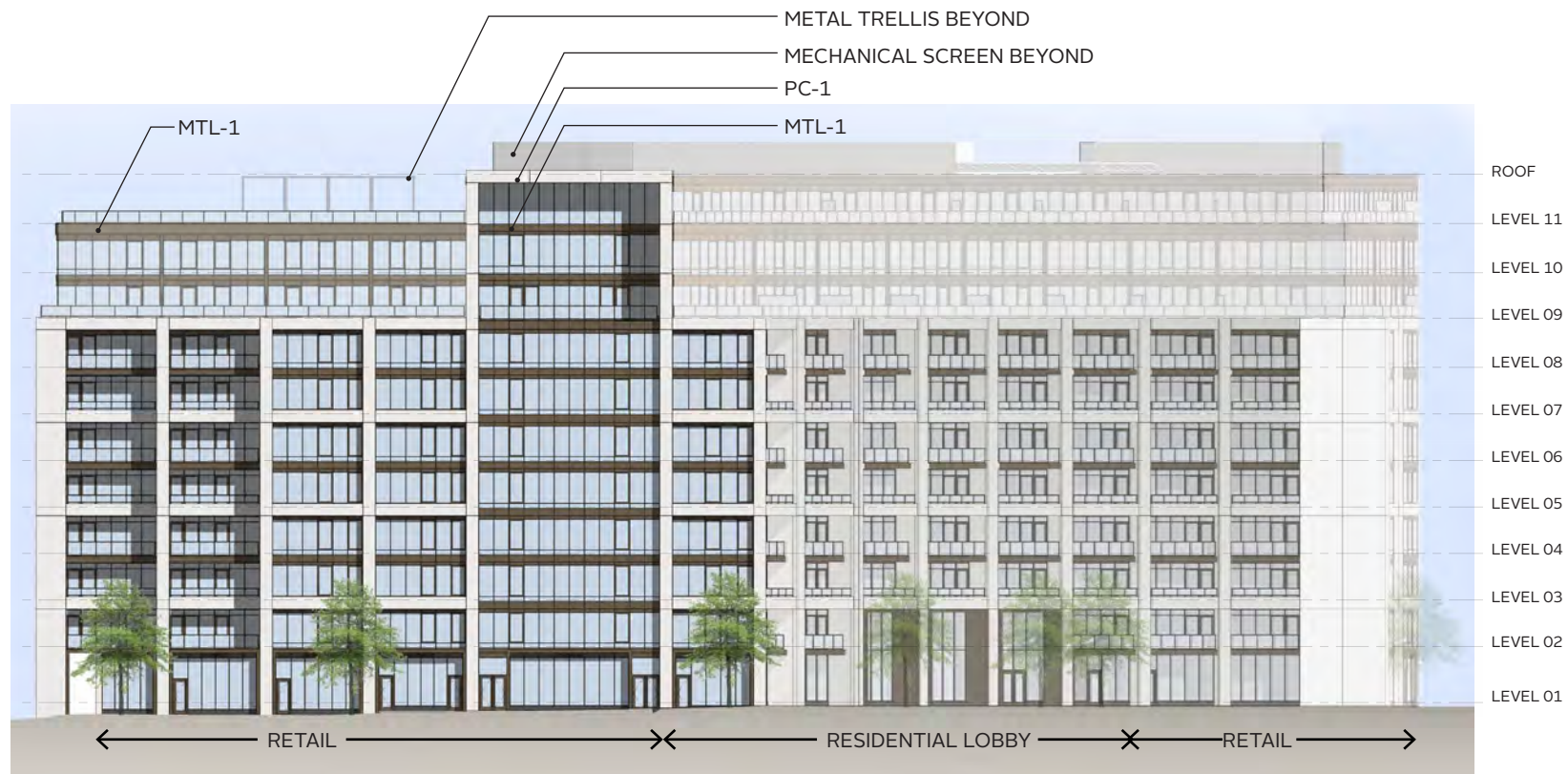


ENLARGED ROOF PLAN



RENDERED ROOF PLAN

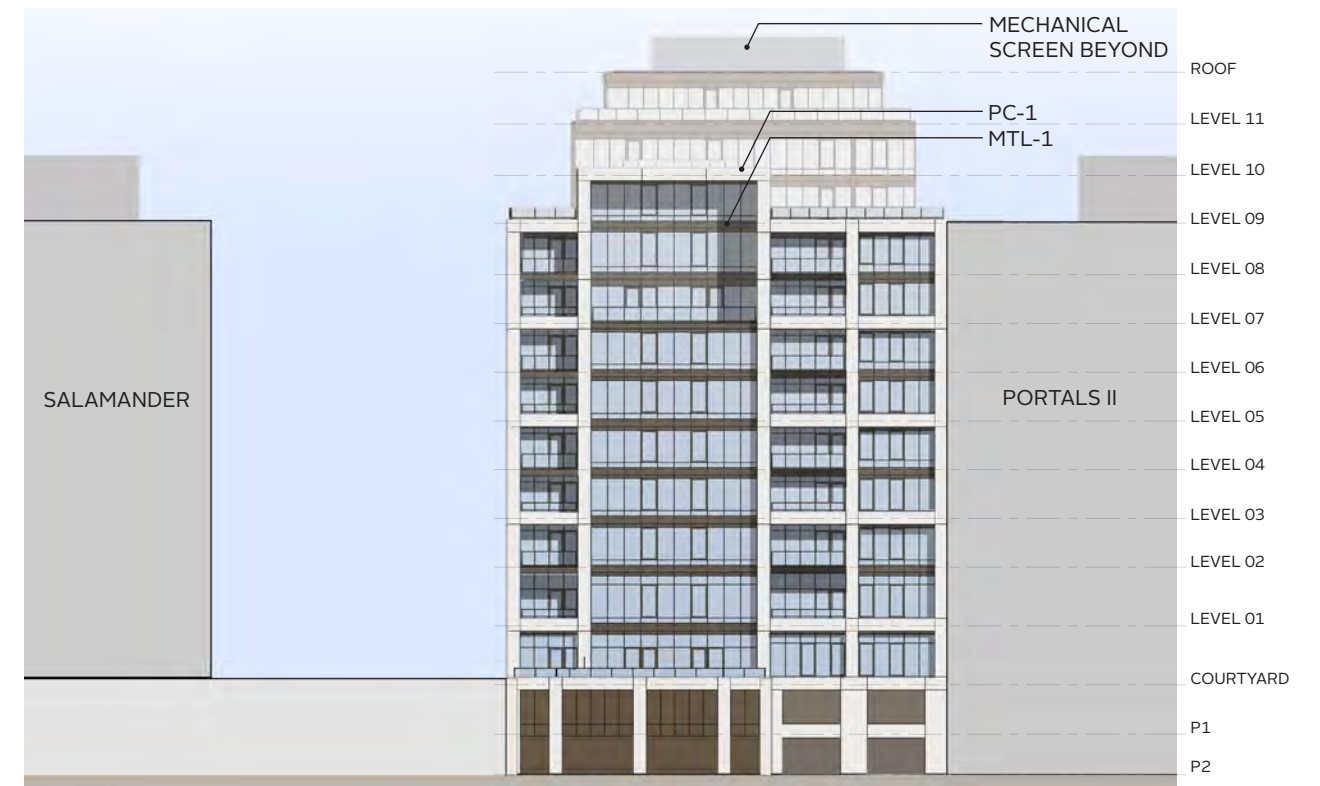




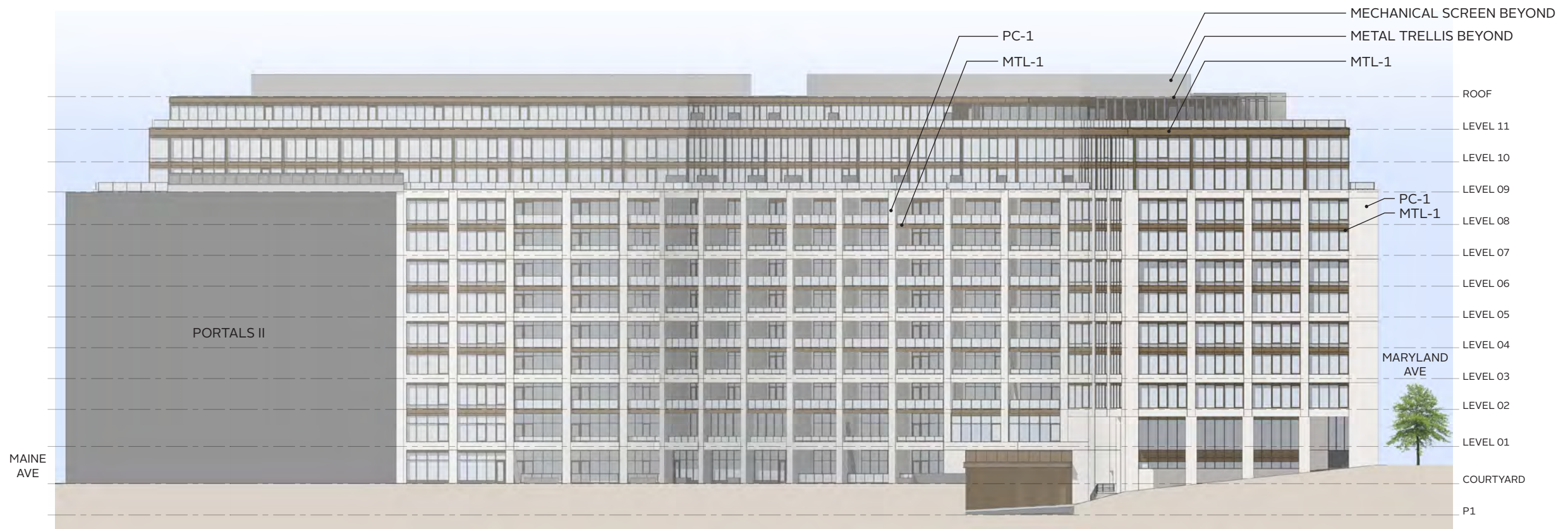
NORTH ELEVATION



WEST ELEVATION



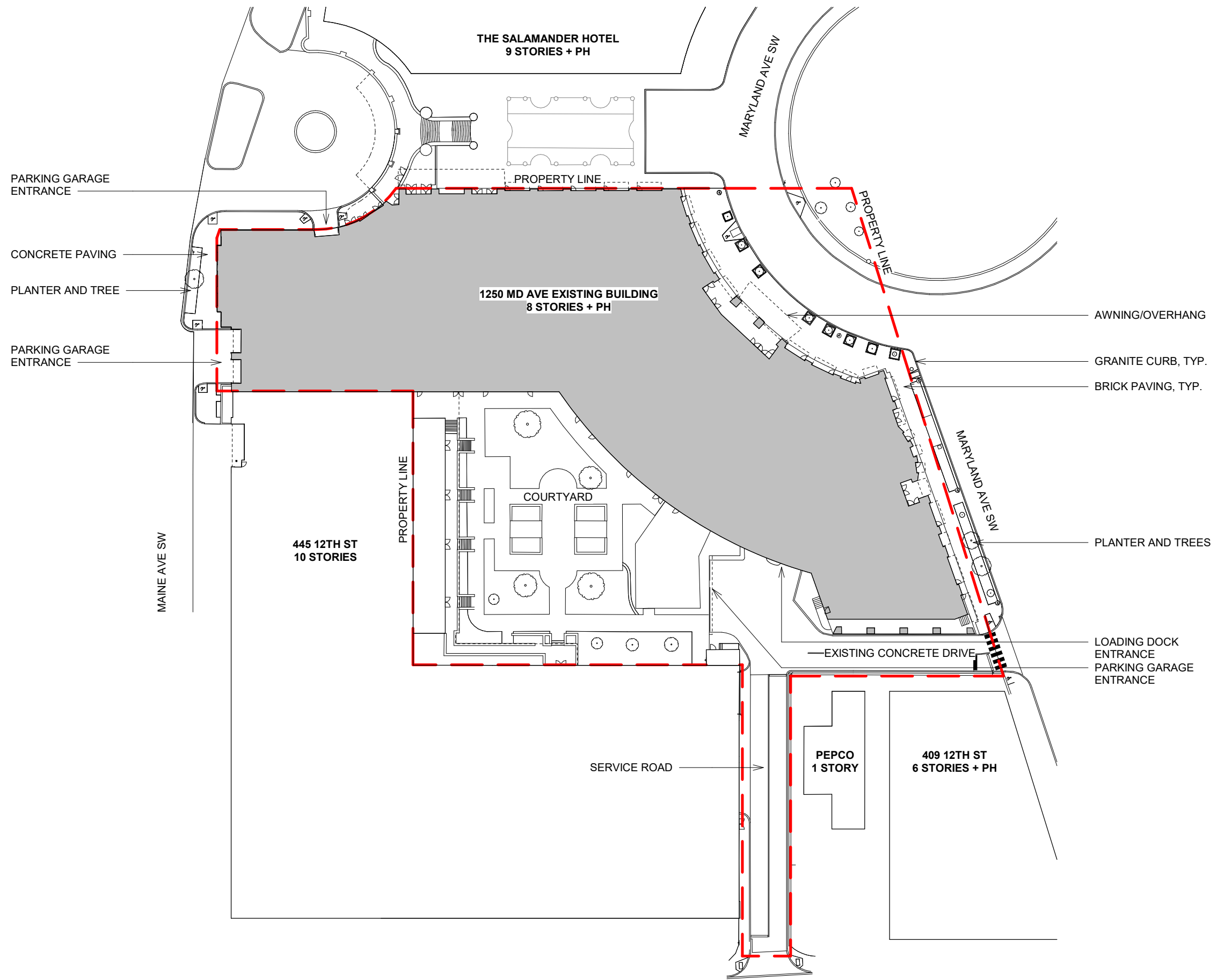
SOUTH ELEVATION

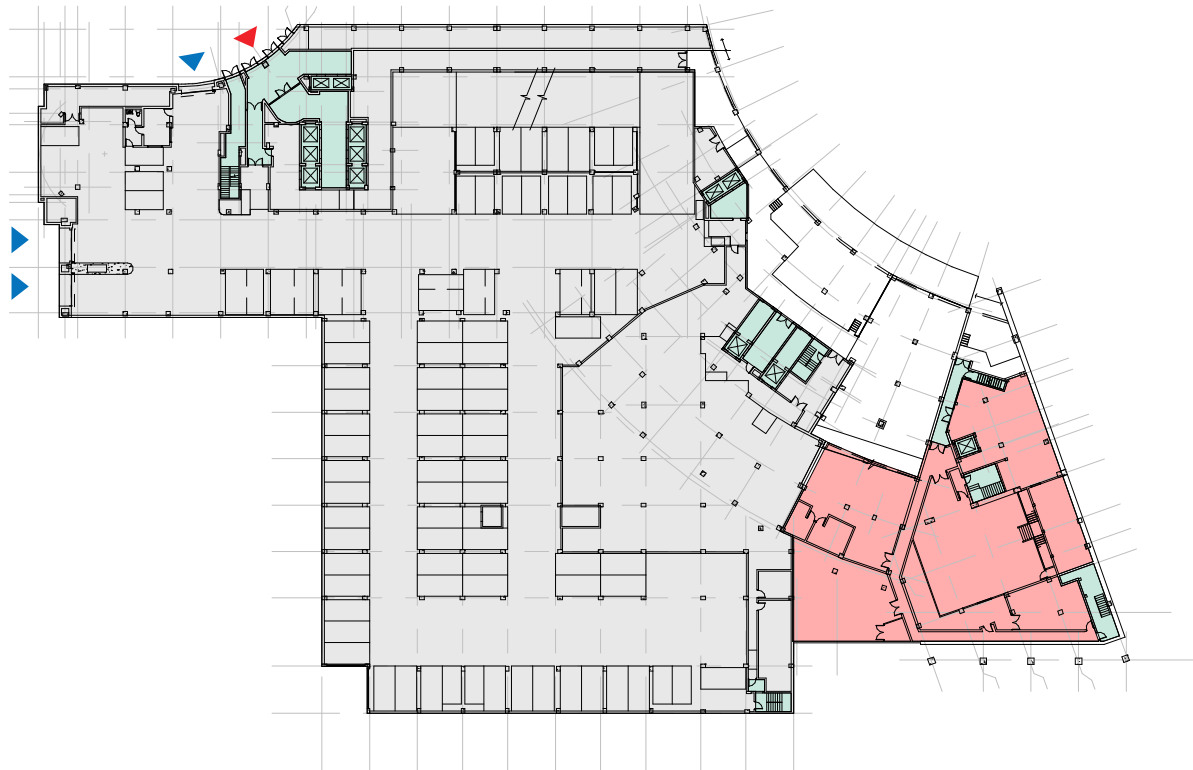


EAST COURTYARD ELEVATION

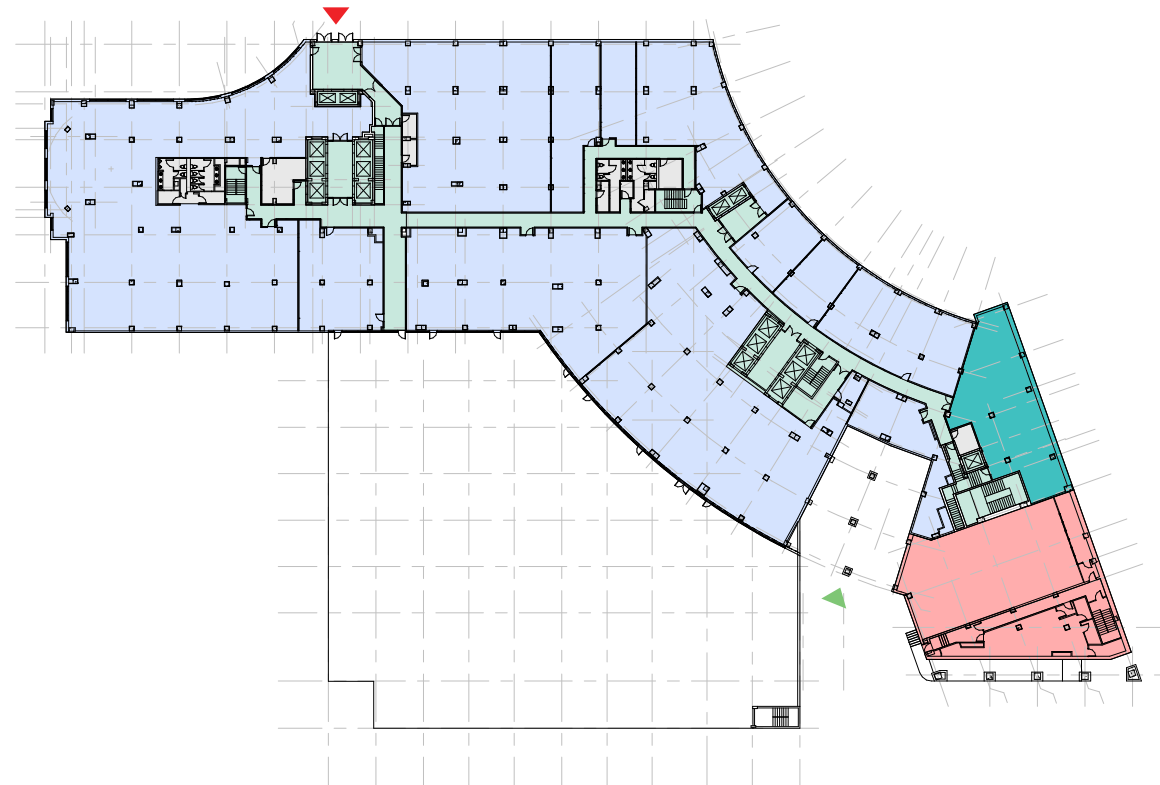
APPENDIX

EXISTING PLANS & ELEVATIONS





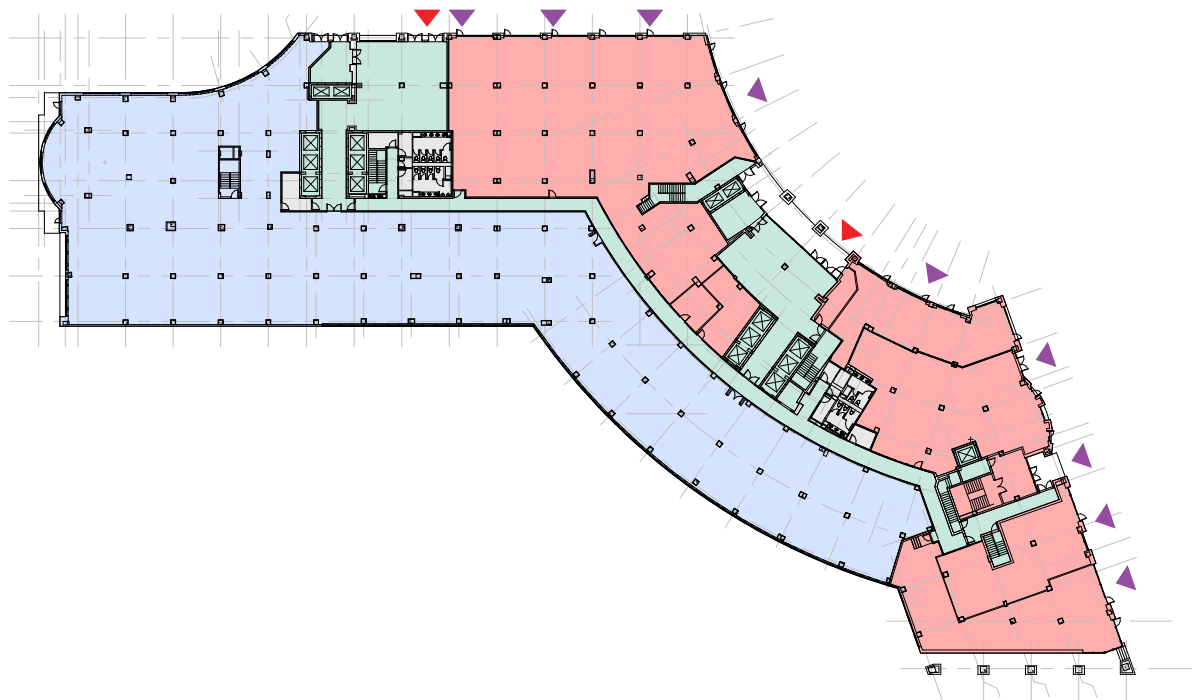
EXISTING - GARAGE LEVEL P2 FLOOR PLAN



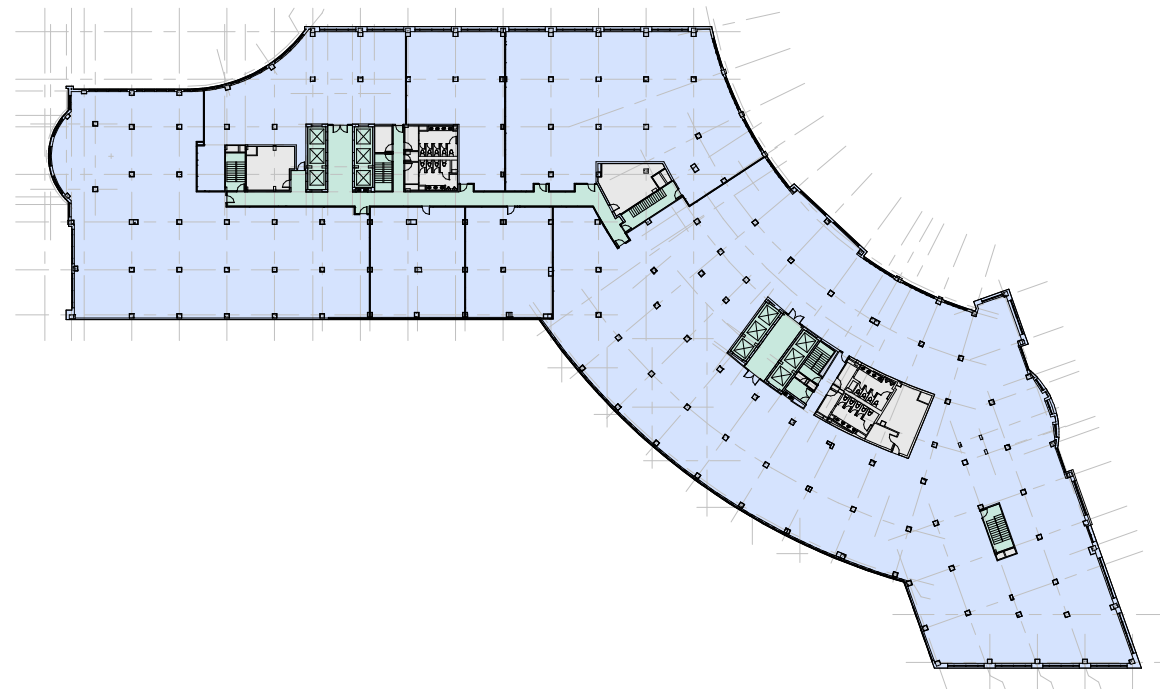
EXISTING - COURTYARD LEVEL FLOOR PLAN

LEGEND

- ▶ LOBBY ENTRY
- ▶ RETAIL ENTRY
- ▶ PARKING GARAGE ENTRY
- ▶ LOADING
- PARKING/MISCELLANEOUS
- BUILDING COMMON/CIRCULATION
- BUILDING AMENITY
- OFFICE
- RETAIL/SERVICE/EATING AND DRINKING/
OTHER NON-RESIDENTIAL USES
PERMITTED IN THE D-5 ZONE

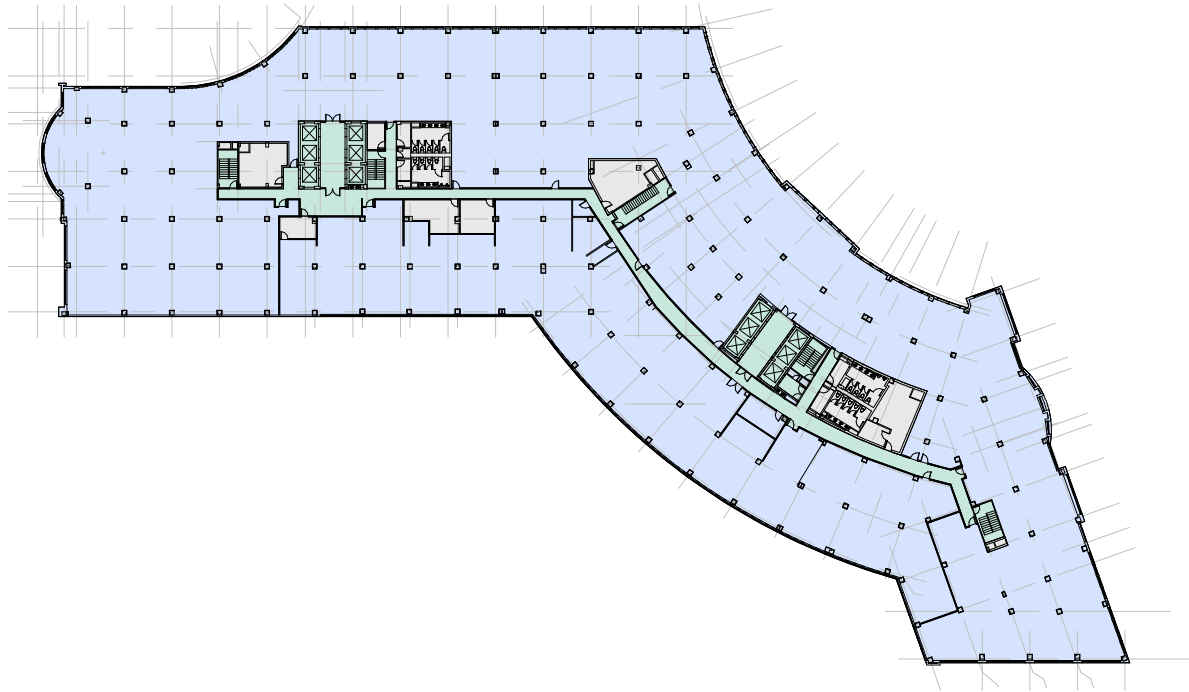


EXISTING - LEVEL 1 FLOOR PLAN

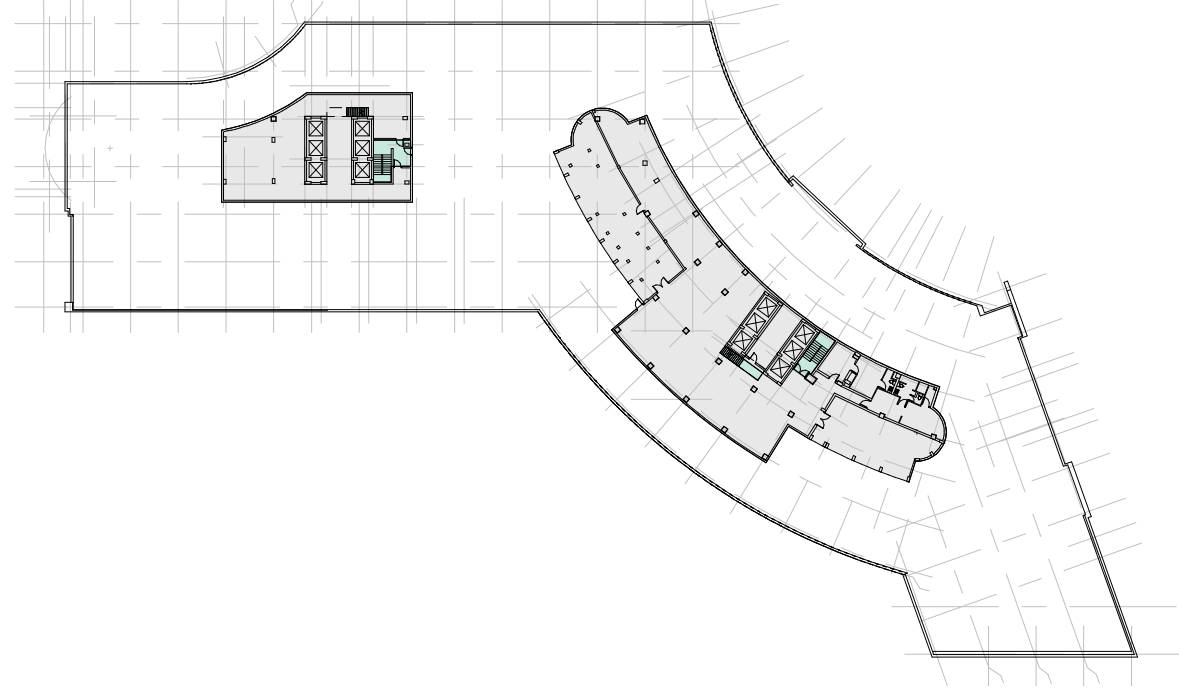


EXISTING - LEVEL 2 FLOOR PLAN



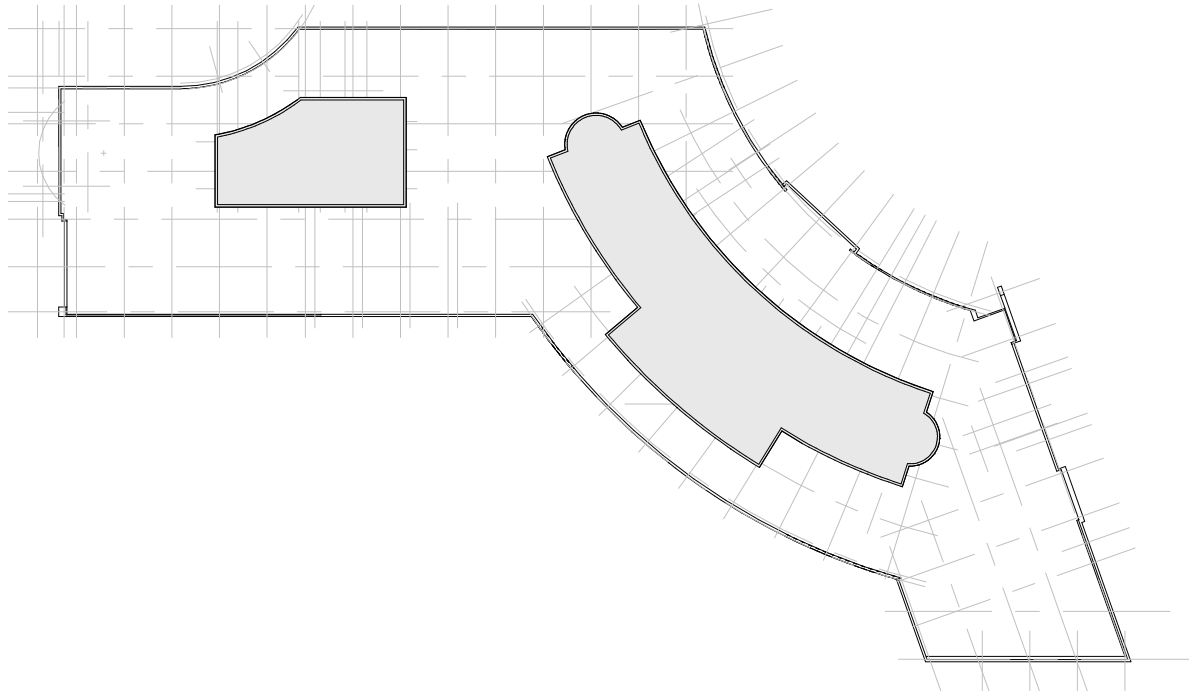


EXISTING - TYPICAL FLOOR PLAN - LEVEL 3-8



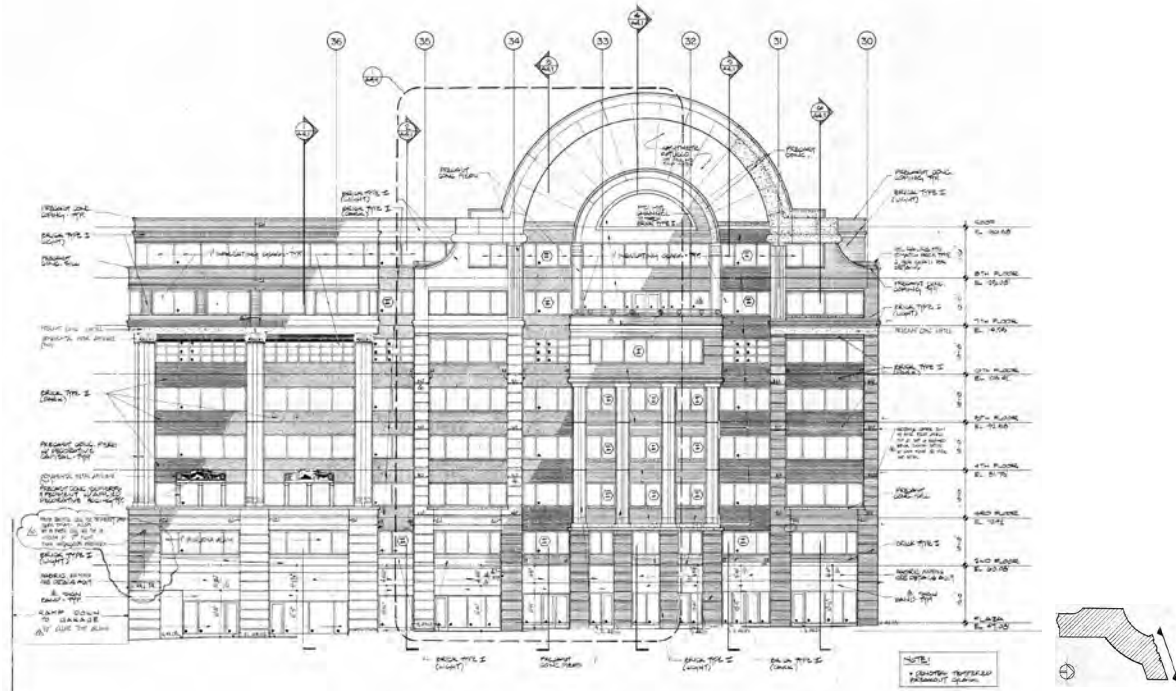
EXISTING - FLOOR PLAN MAIN ROOF

- LEGEND
- ▶ LOBBY ENTRY
 - ▶ RETAIL ENTRY
 - ▶ PARKING GARAGE ENTRY
 - ▶ LOADING
 - PARKING/MISCELLANEOUS
 - BUILDING COMMON/CIRCULATION
 - BUILDING AMENITY
 - OFFICE
 - RETAIL/SERVICE/EATING AND DRINKING/
OTHER NON-RESIDENTIAL USES
PERMITTED IN THE D-5 ZONE

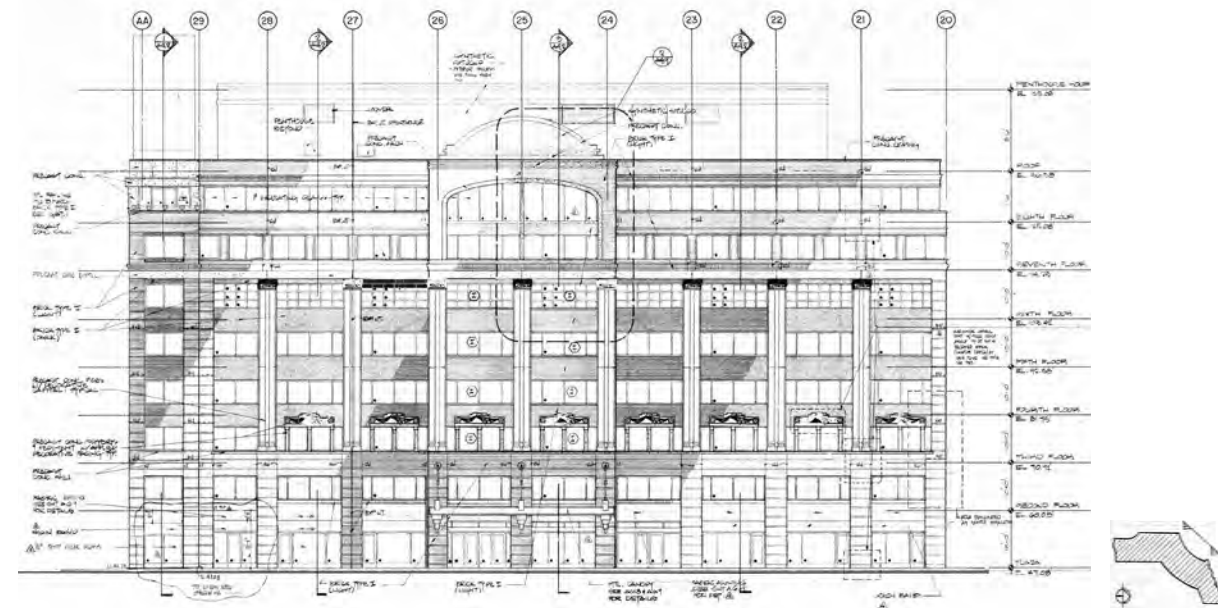


EXISTING - FLOOR PLAN MECHANICAL ROOF

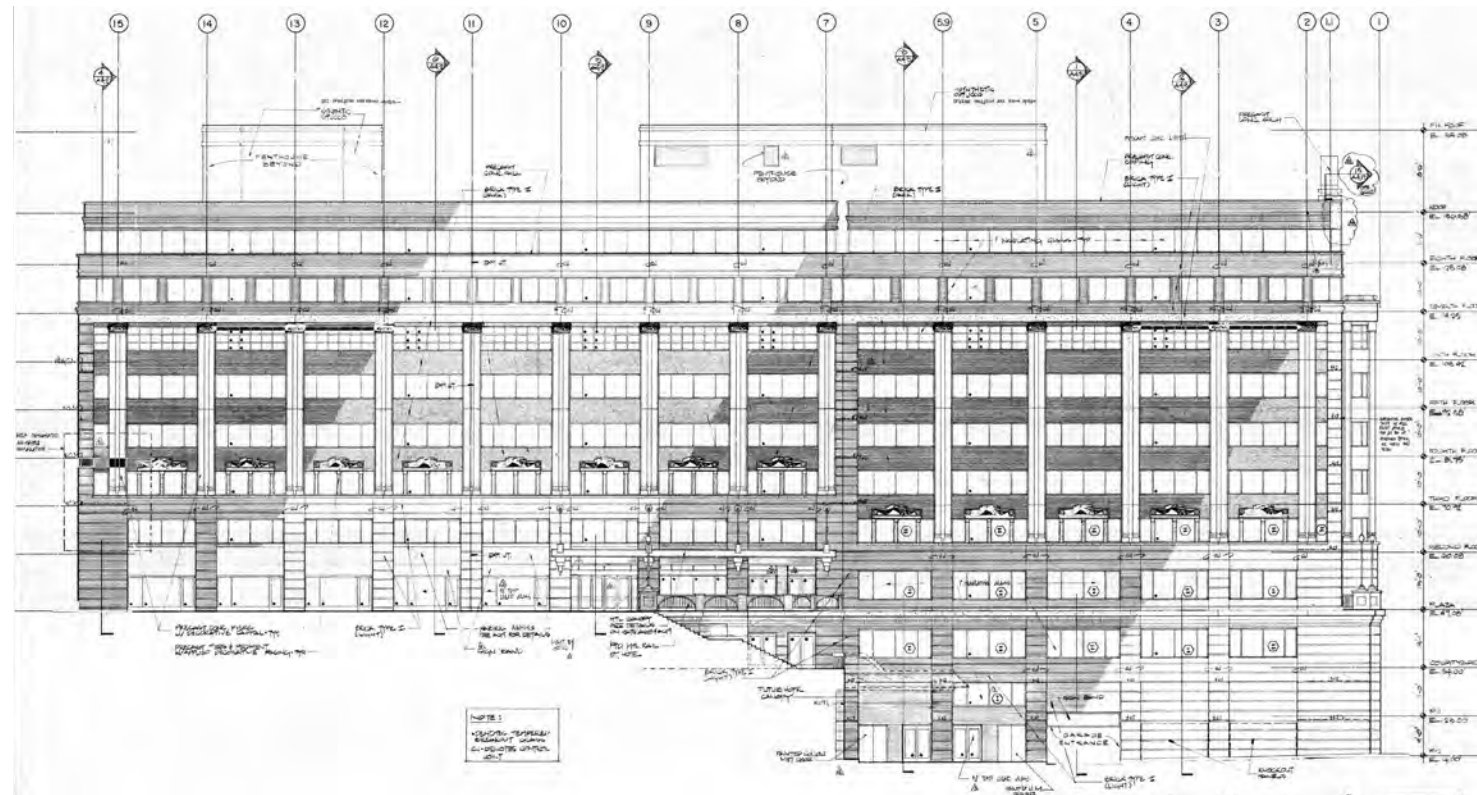




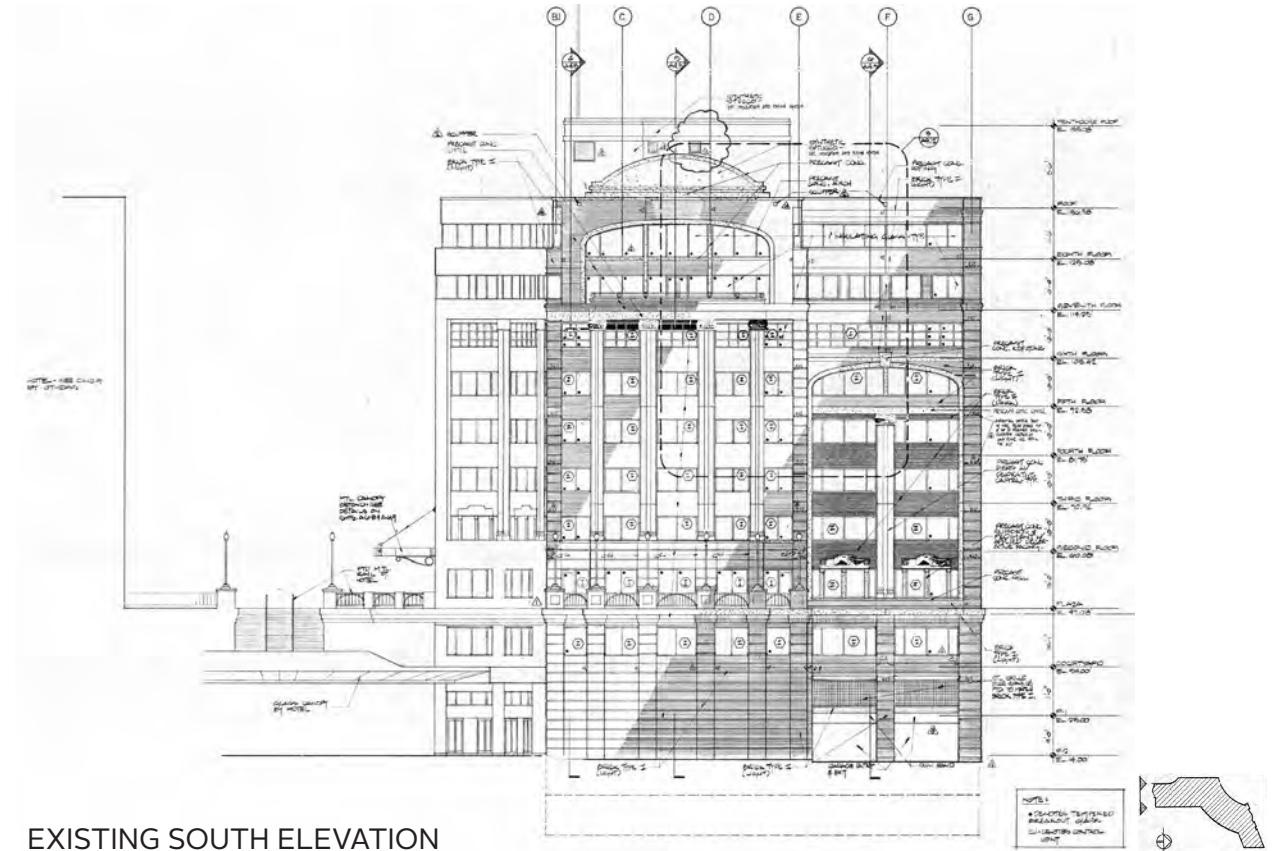
EXISTING NORTH ELEVATION



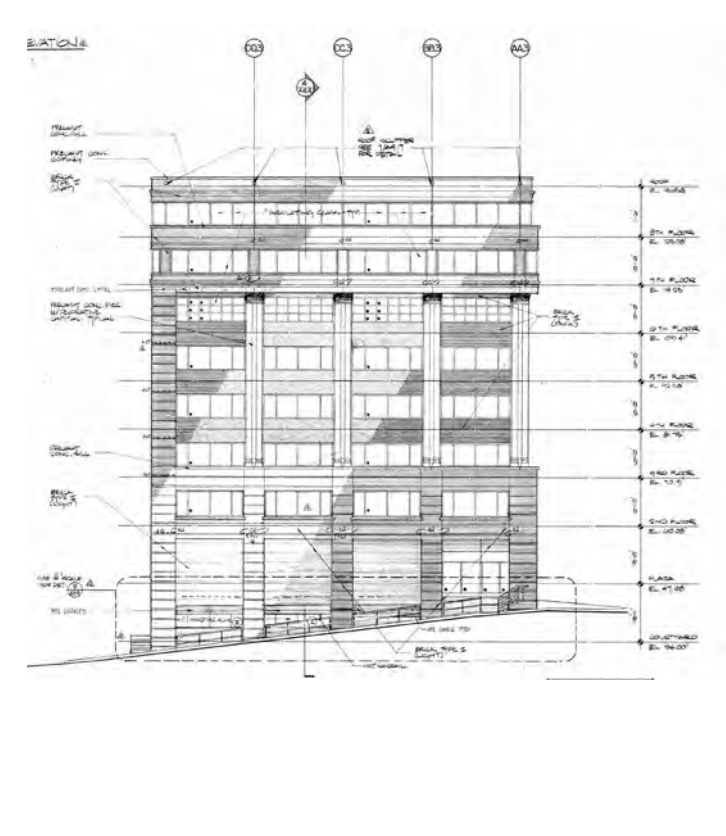
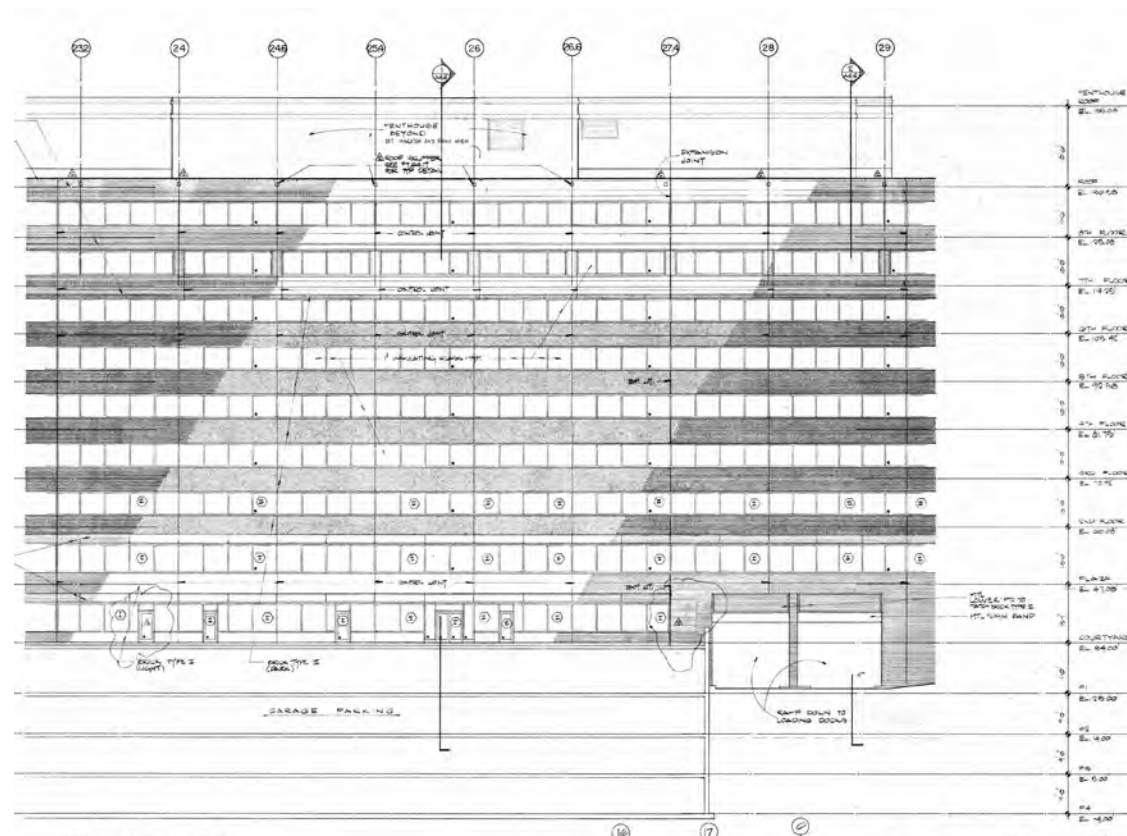
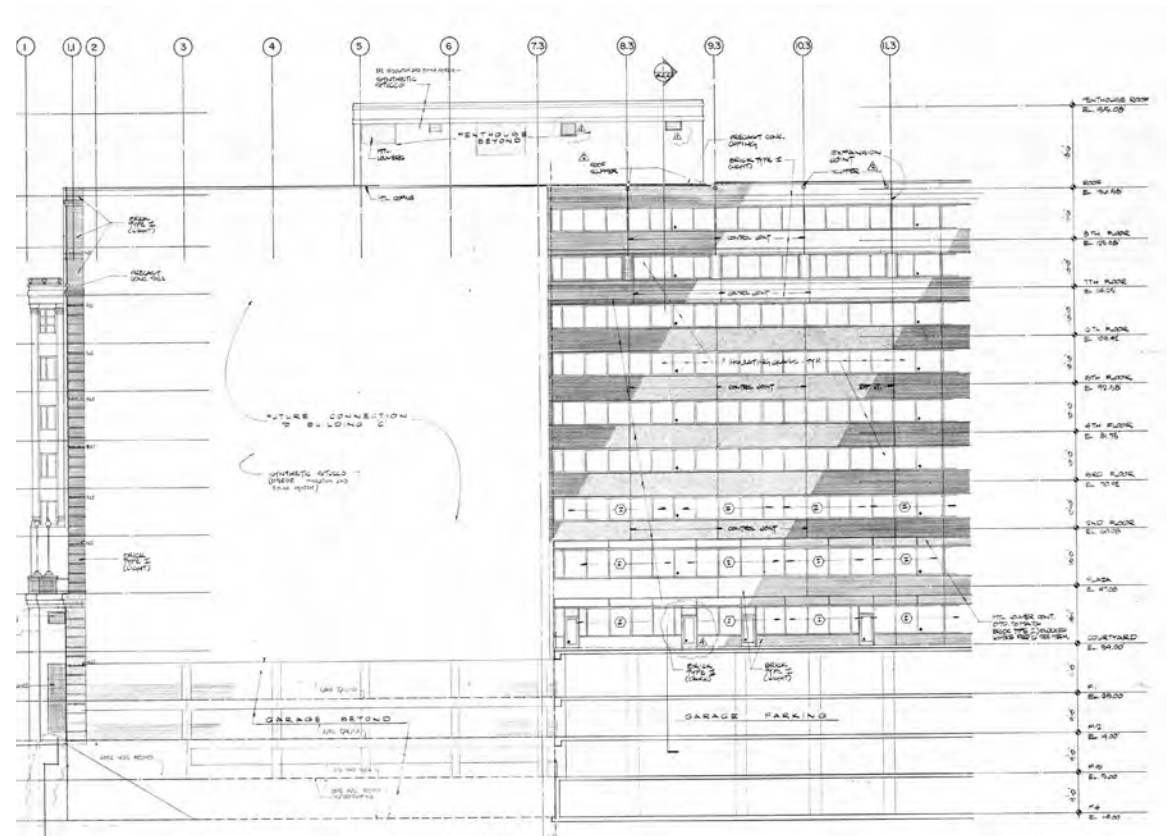
EXISTING NORTH ELEVATION AT MARYLAND CURVE



EXISTING WEST ELEVATION

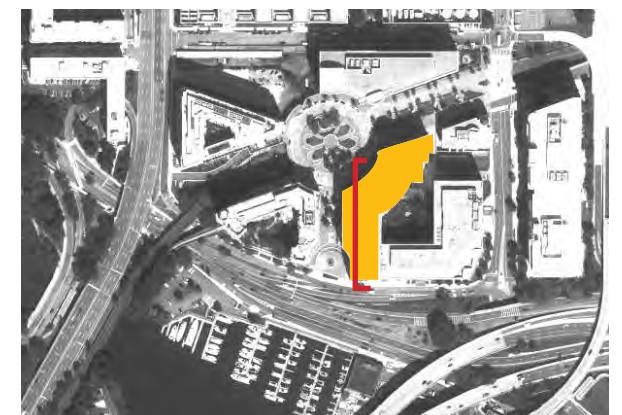
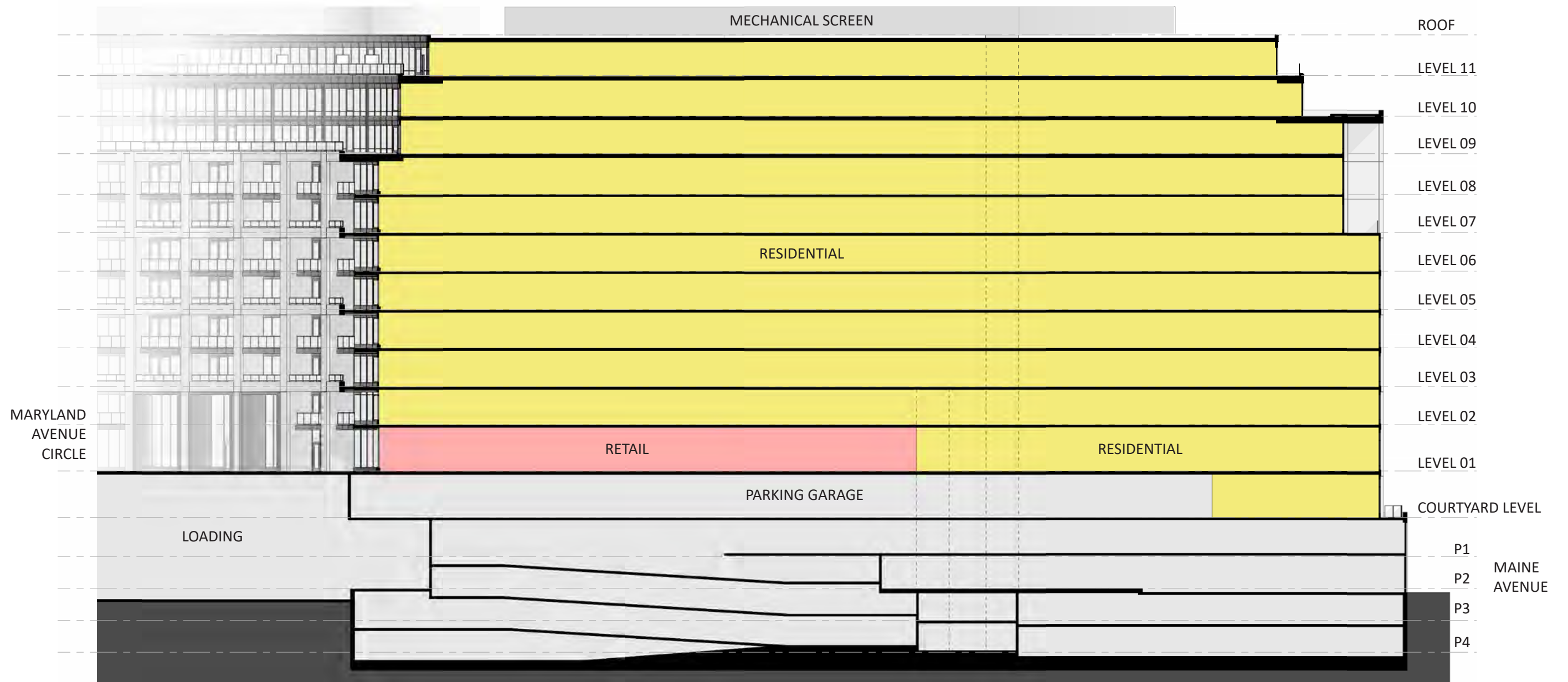


EXISTING SOUTH ELEVATION



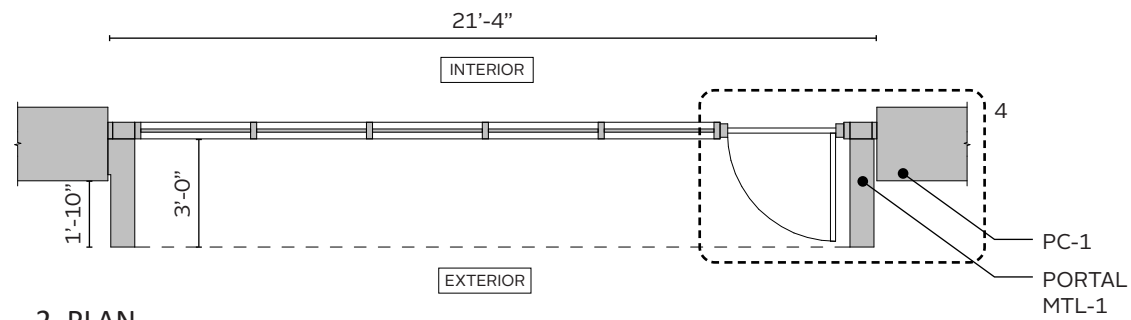
EXISTING EAST COURTYARD ELEVATIONS

BUILDING SECTION & DETAILS

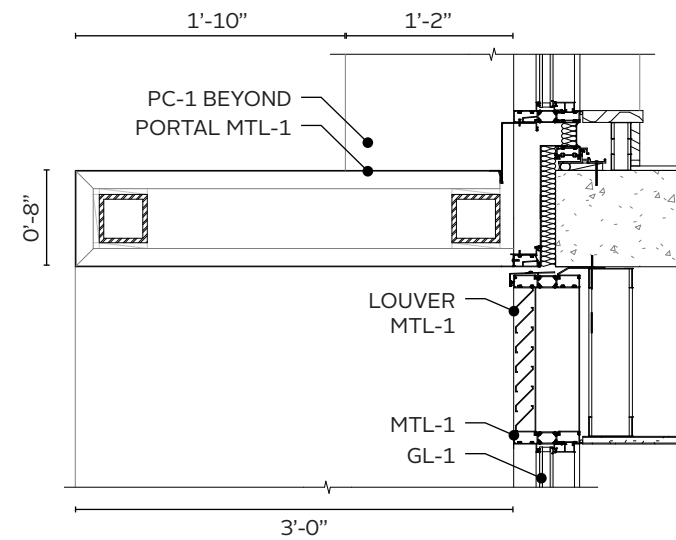




ELEVATION KEY - NORTH



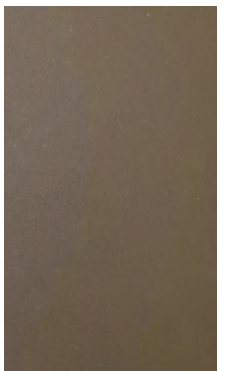
2. PLAN
1/4" = 1'-0"



5. SECTION DETAIL
3/4" = 1'-0"



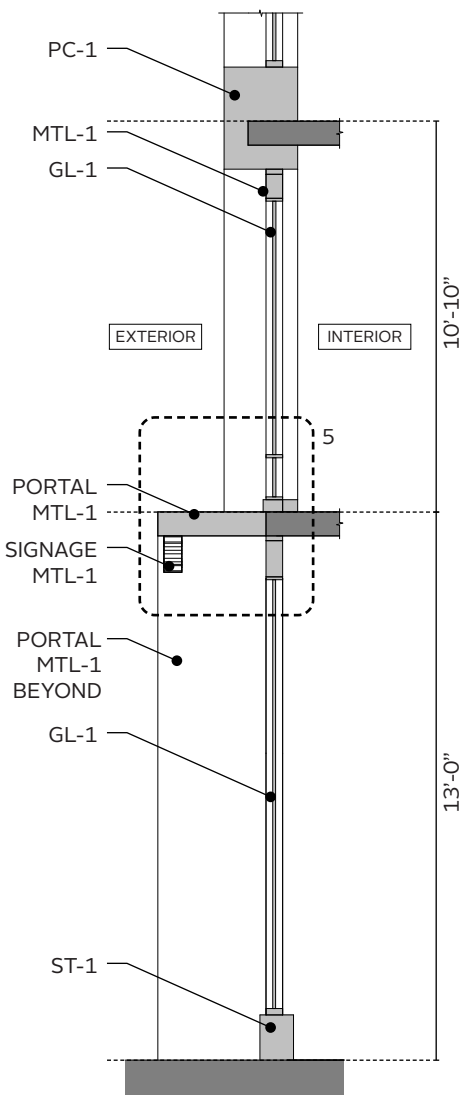
PC-1
PRECAST PANELS
WHITE



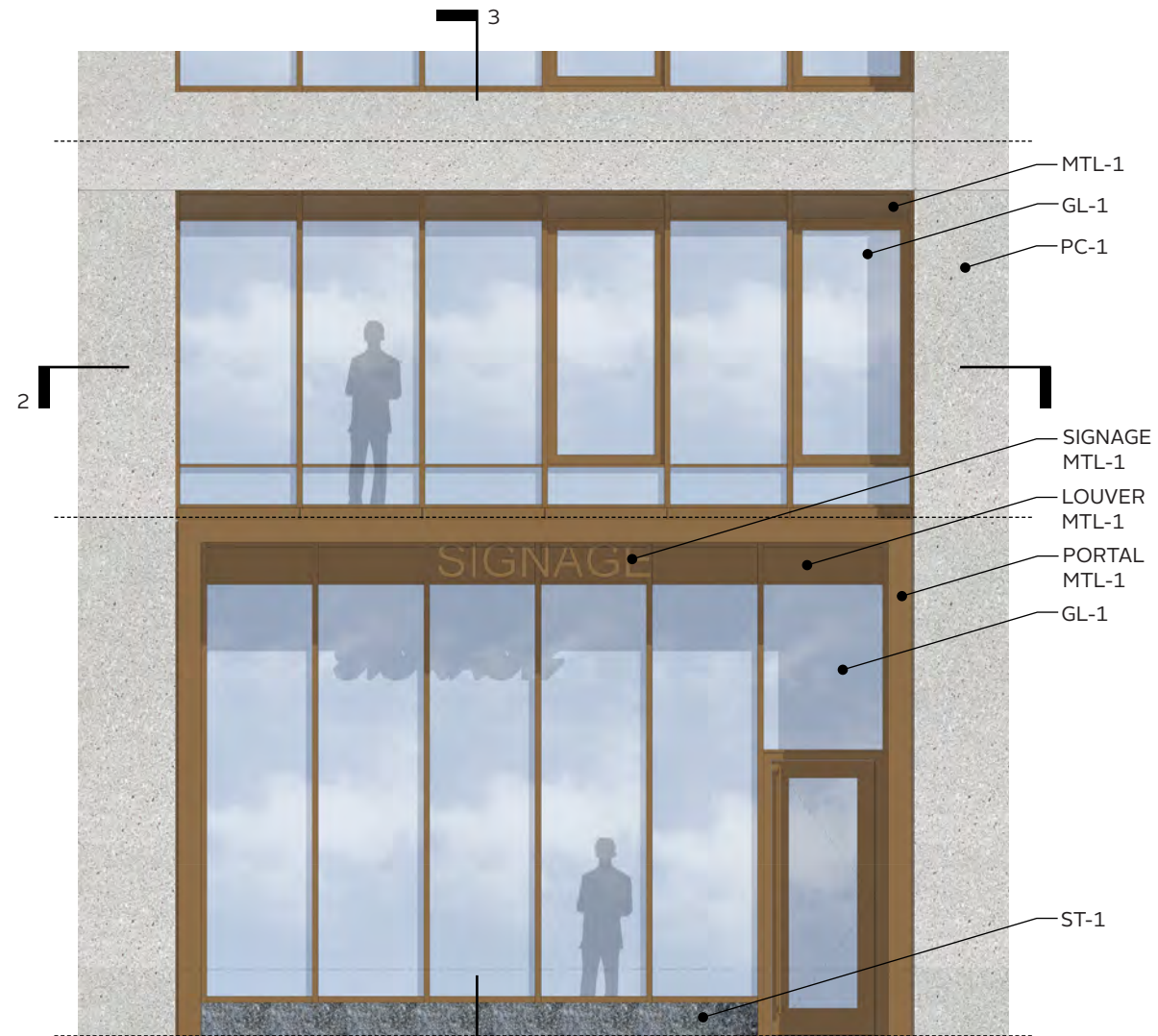
MTL-1
METAL
MEDIUM BRONZE



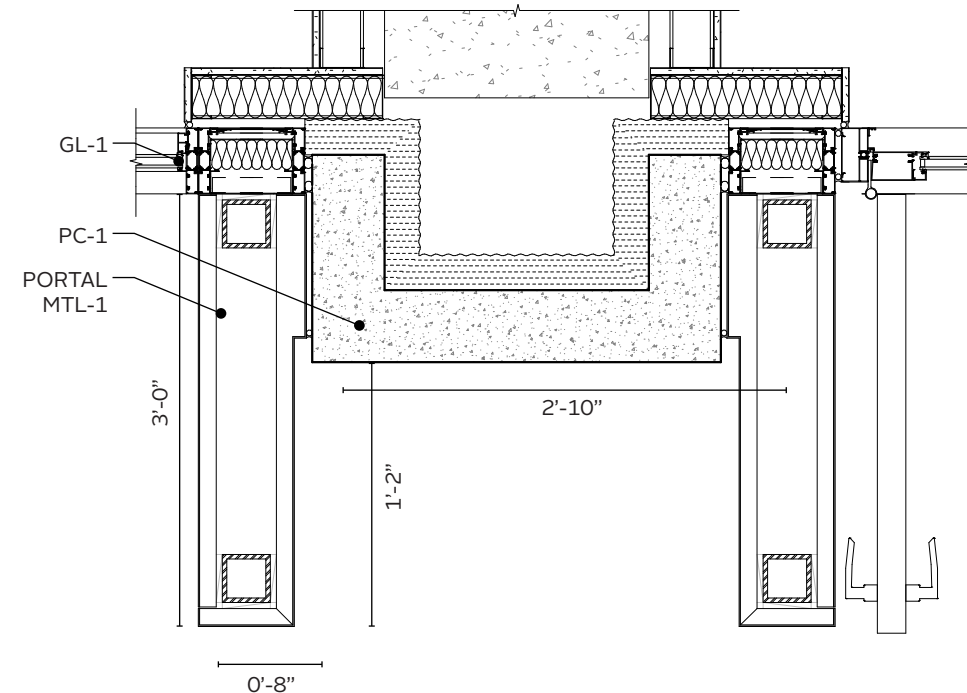
ST-1
GRANITE BASE
ATLANTIC BLACK



3. SECTION
1/4" = 1'-0"



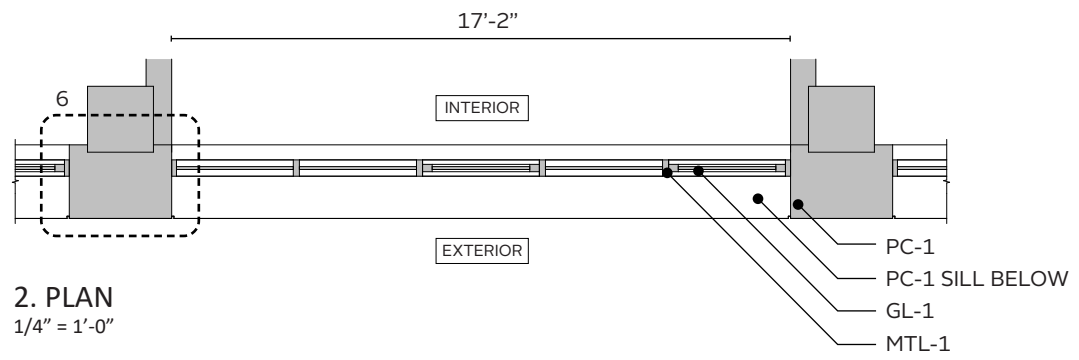
1. ELEVATION
1/4" = 1'-0"



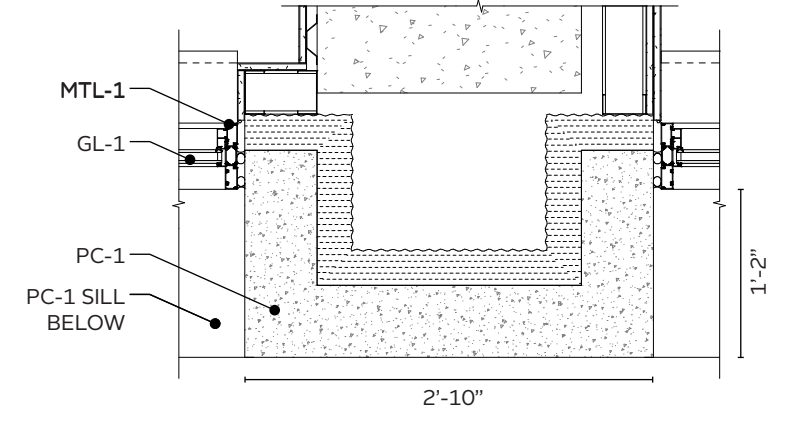
4. PLAN DETAIL
3/4" = 1'-0"



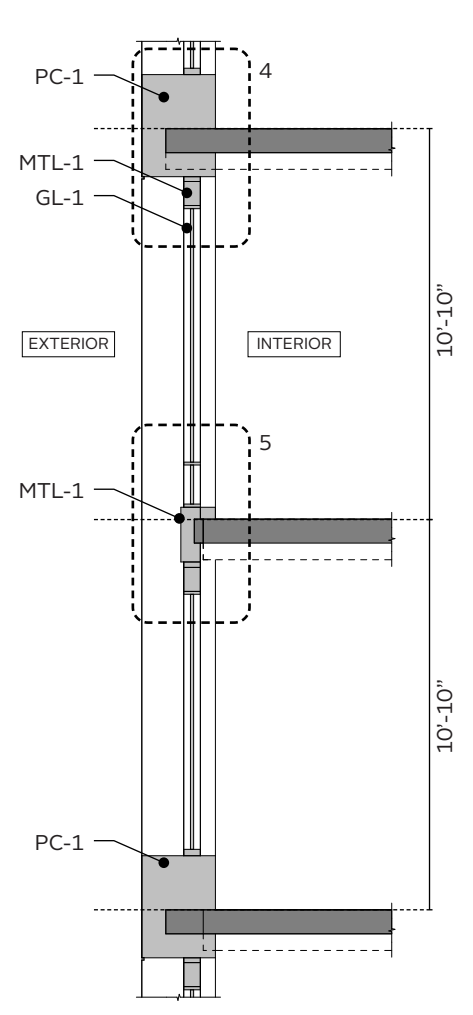
ELEVATION KEY - WEST



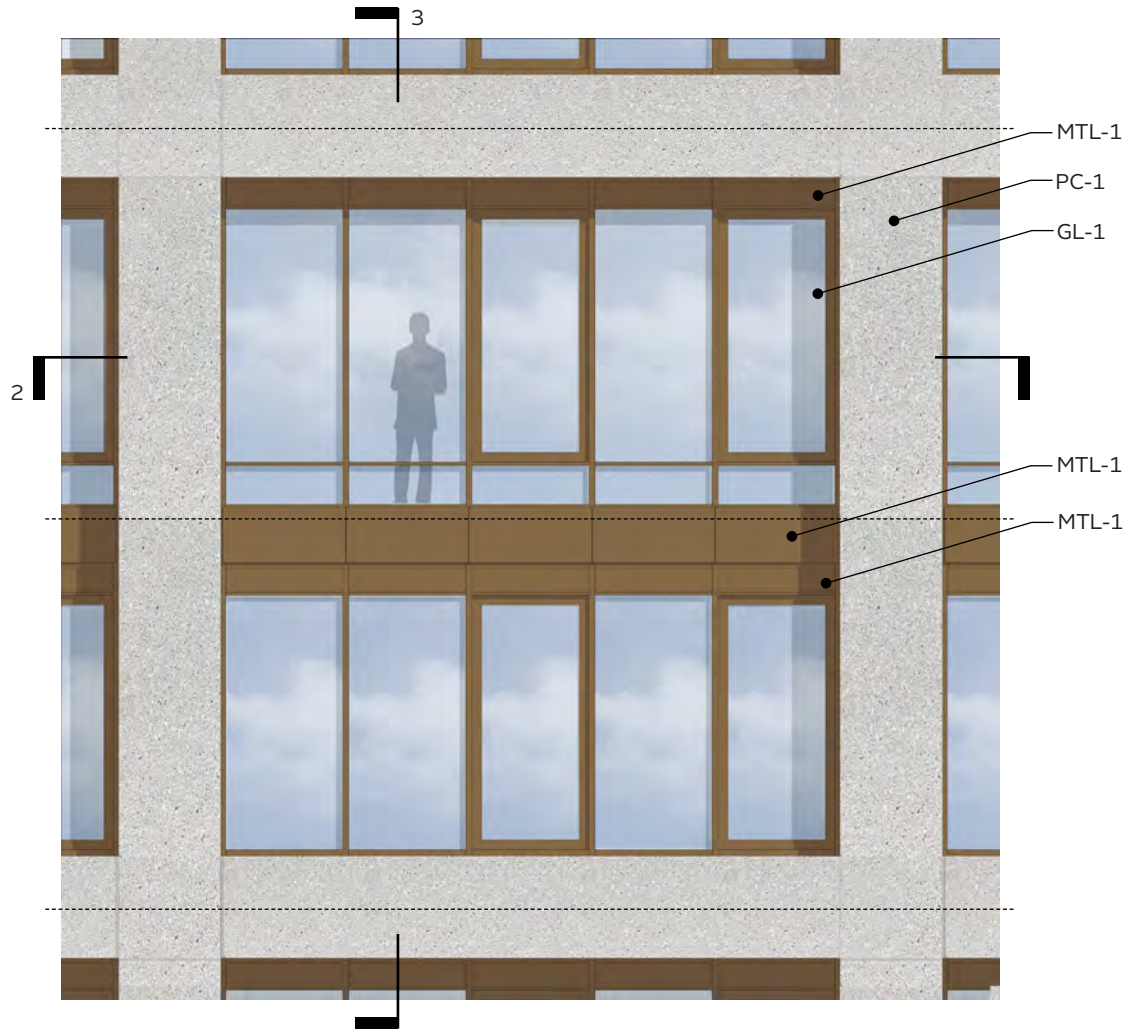
2. PLAN
1/4" = 1'-0"



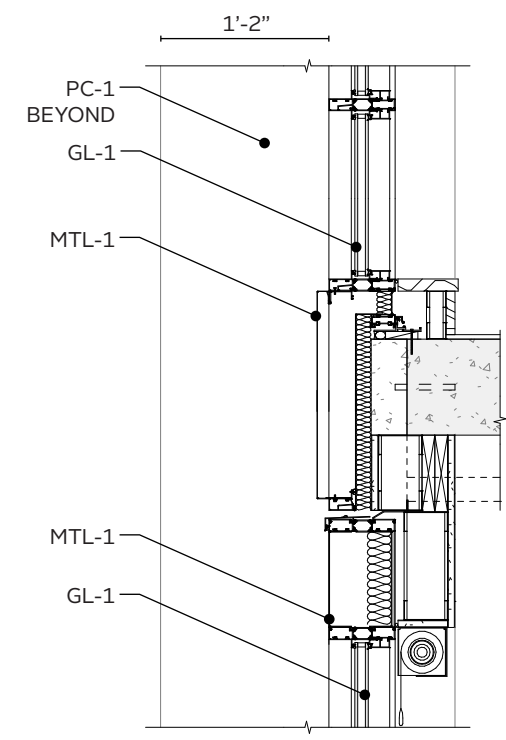
6. PLAN DETAIL
3/4" = 1'-0"



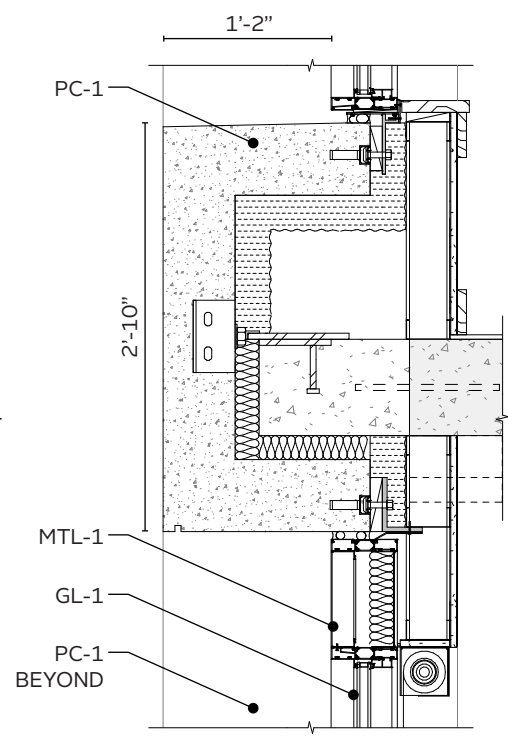
3. SECTION
1/4" = 1'-0"



1. ELEVATION
1/4" = 1'-0"



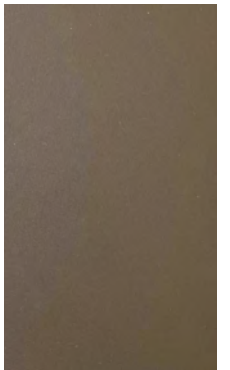
5. SECTION DETAIL
3/4" = 1'-0"



4. SECTION DETAIL
3/4" = 1'-0"



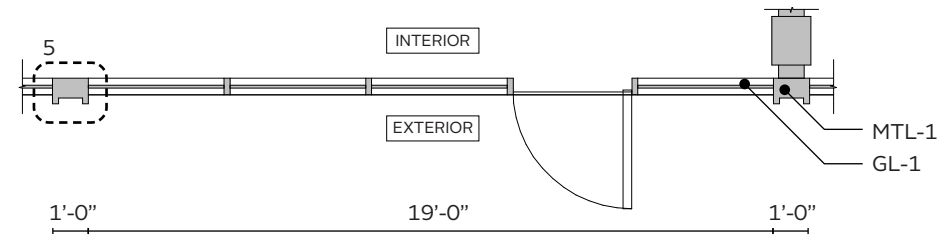
PC-1
PRECAST PANELS
WHITE



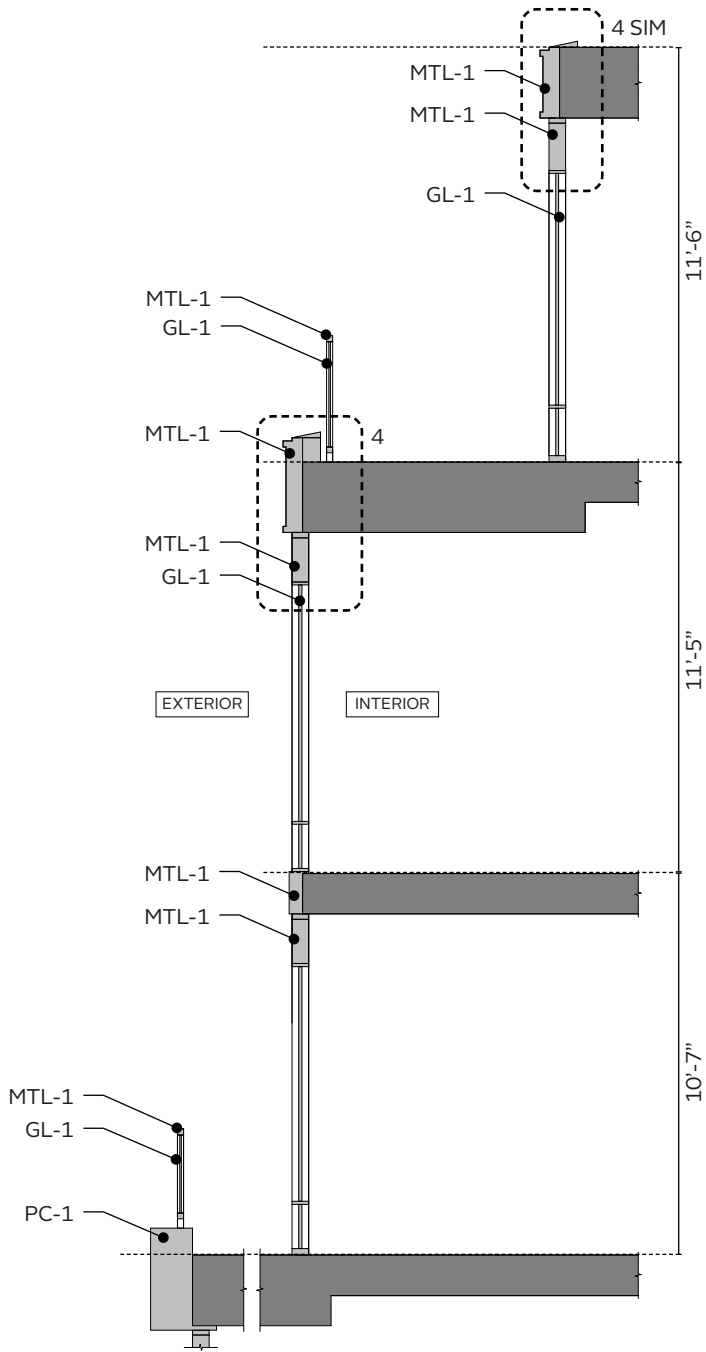
MTL-1
METAL
MEDIUM BRONZE



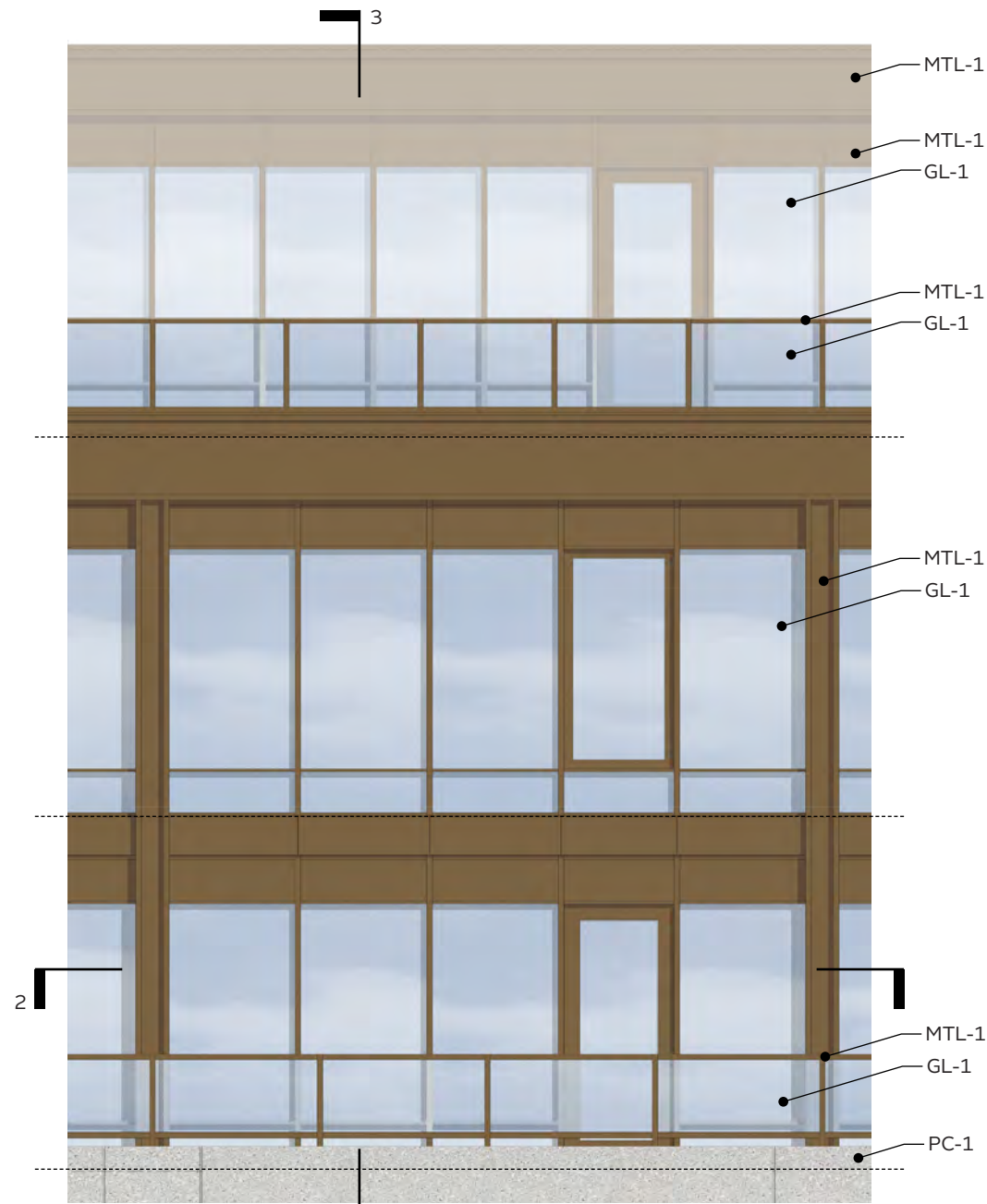
ELEVATION KEY - WEST



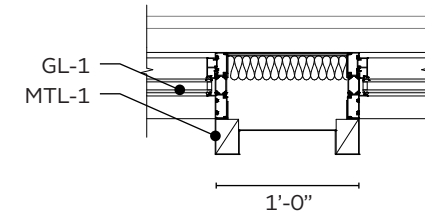
2. PLAN
1/4" = 1'-0"



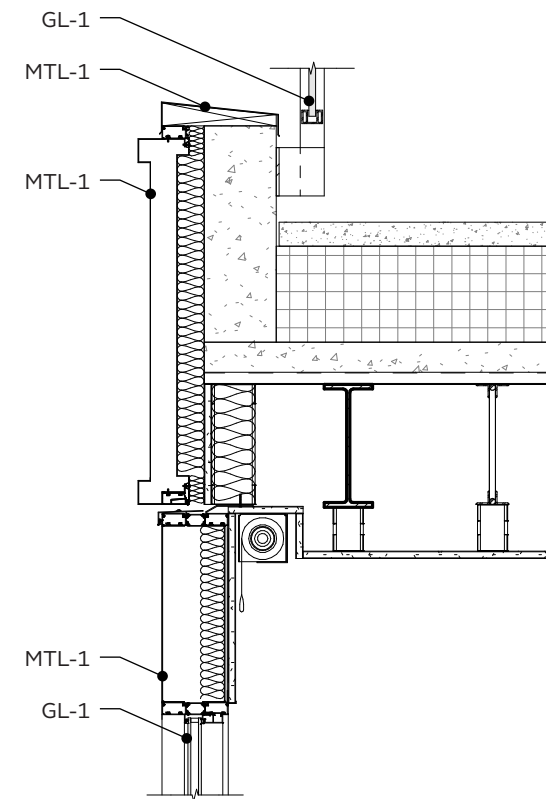
3. SECTION
1/4" = 1'-0"



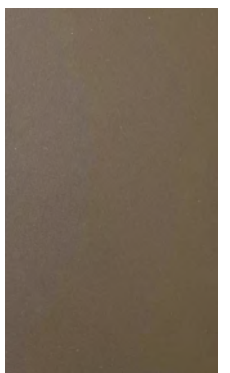
1. ELEVATION
1/4" = 1'-0"



5. PLAN DETAIL
3/4" = 1'-0"



4. SECTION DETAIL
3/4" = 1'-0"



MTL-1
METAL
MEDIUM BRONZE

ADDITIONAL RENDERINGS



APPROVED CFA CONCEPT DESIGN - OPTION 4



UPDATED PROPOSED DESIGN





APPROVED CFA CONCEPT DESIGN - OPTION 4



UPDATED PROPOSED DESIGN



**1250 MARYLAND AVENUE SW
WASHINGTON, DC**