



US COMMISSION OF FINE ARTS  
DESIGN DEVELOPMENT FOR PERMIT SUBMISSION

1250 MARYLAND AVE SW  
20 FEBRUARY 2025

**LOWE**

**HENDERSON  
PARK**

**Balfour Beatty**

**BEYER  
BLINDER  
BELLE**

**OvS**

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# SITE 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)

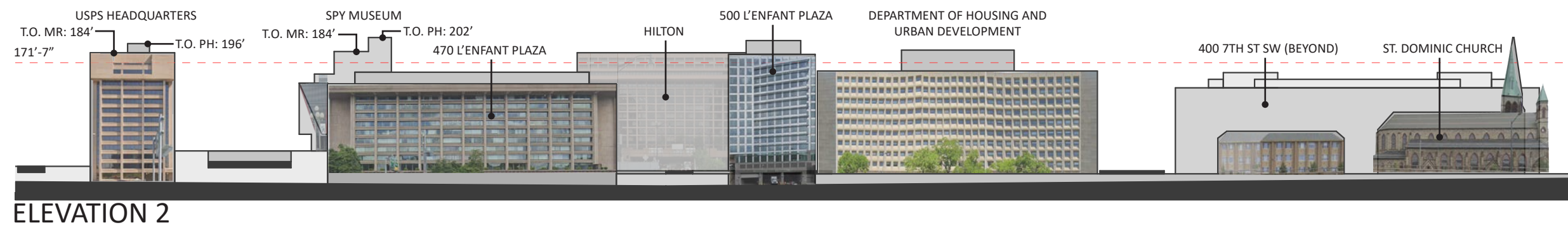
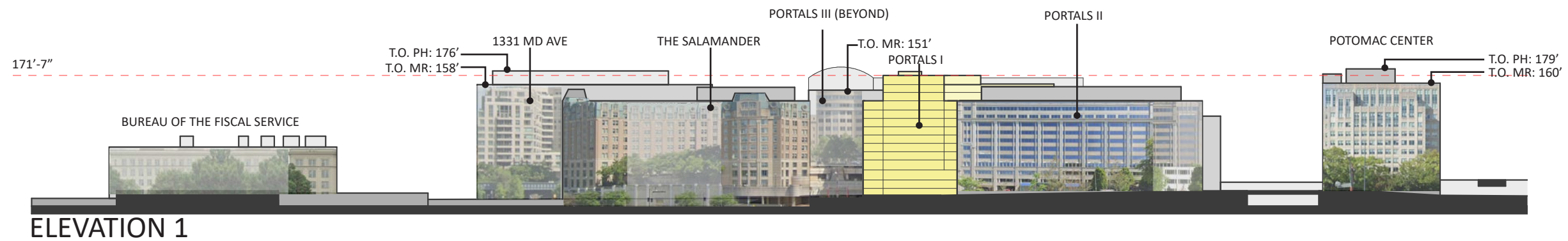
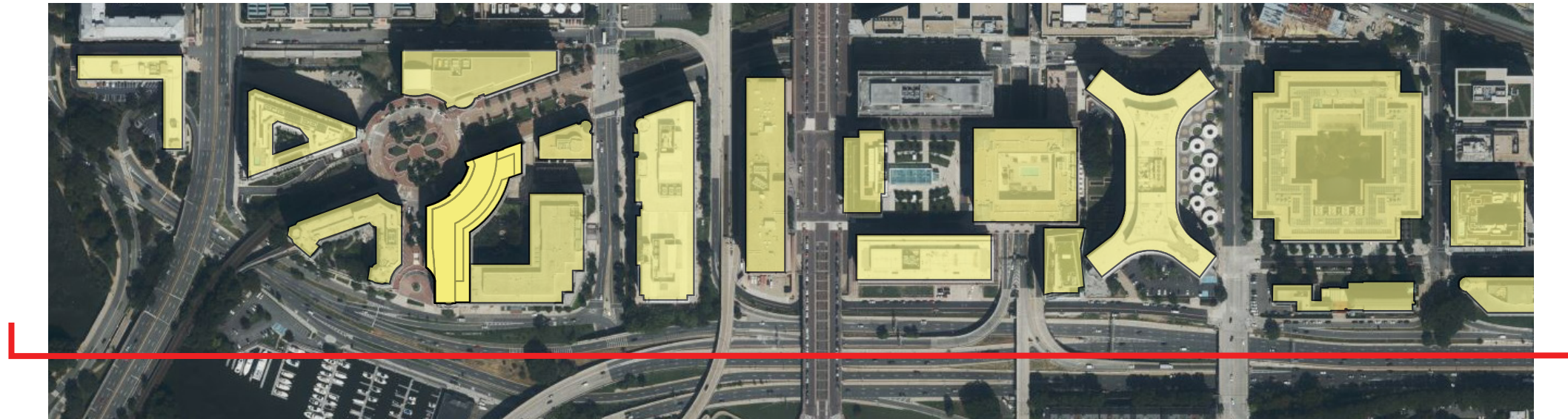
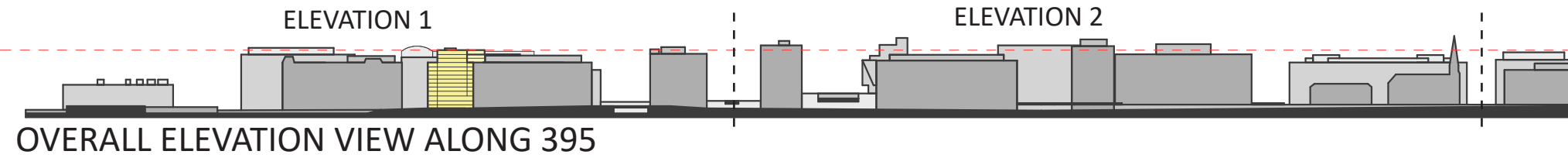
HEIGHT AT MD AVE: 11 STORIES + PH  
HEIGHT AT D ST: 12 STORIES + PH

### 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



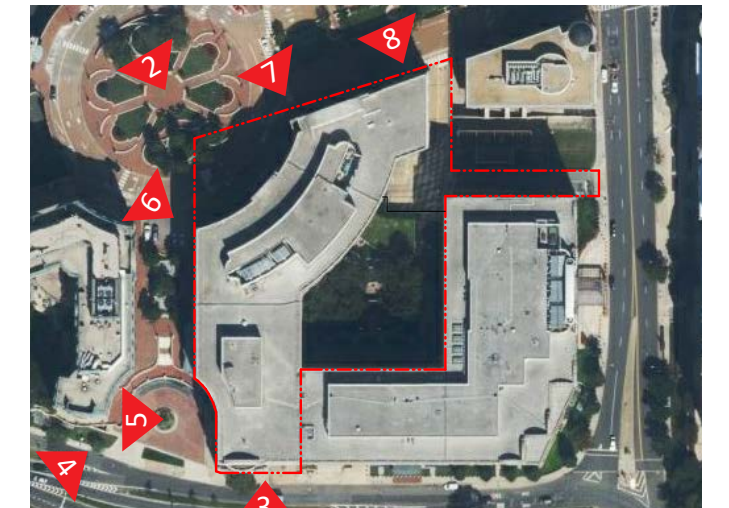
4. WEST FACADE AT SOUTH END



3. SOUTH FACADE FROM 395



2. MARYLAND AVE FACADE AT CIRCLE



1. KEY MAP



# RENDERINGS



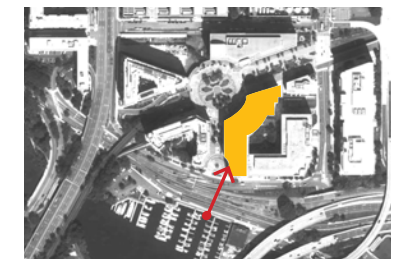


SEPTEMBER 20, 2024 CFA HEARING DESIGN



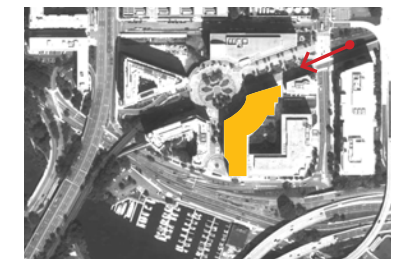


SEPTEMBER 20, 2024 CFA HEARING DESIGN





SEPTEMBER 20, 2024 CFA HEARING DESIGN





**GLASS (GL-1A/4)**

- TYPICAL FACADE (GL-1A) THROUGHOUT
- BALCONY RAILING GLASS TO VISUALLY MATCH (GL-4)

**METAL (MTL-1)**

GROUND FLOOR PORTALS, WINDOW FRAMES & GLASS RAILING FRAMES, LOUVERS

**PRECAST (PC-1)**

FACADE GRID AND PORTAL ELEMENTS

**GRANITE (ST-11/12)**

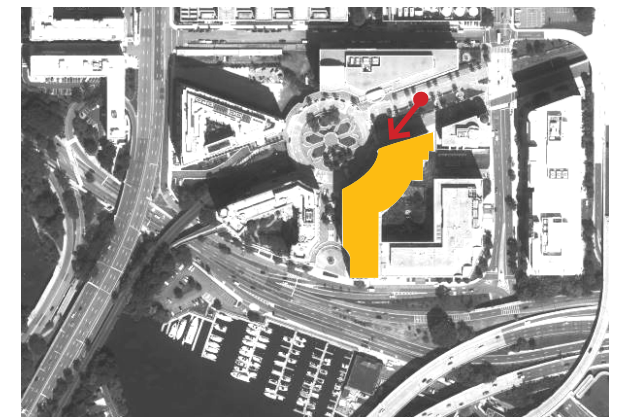
- WATER TABLES AT RETAIL BASE (ST-11)
- PAVING WITHIN RETAIL PORTAL (ST-12)

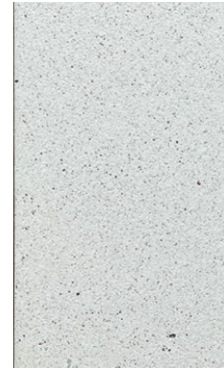
NOTE: THE MATERIAL KEYS ARE REFERENCE IN THE PERMIT SET, REFER TO SHEET A631



SEPTEMBER 20, 2024 CFA HEARING DESIGN

NOTE: SIGNAGE SHOWN IS A PLACEHOLDER AND  
WILL BE REVIEWED IN A SEPARATE CFA HEARING





PC-1  
PRECAST PANELS  
WHITE



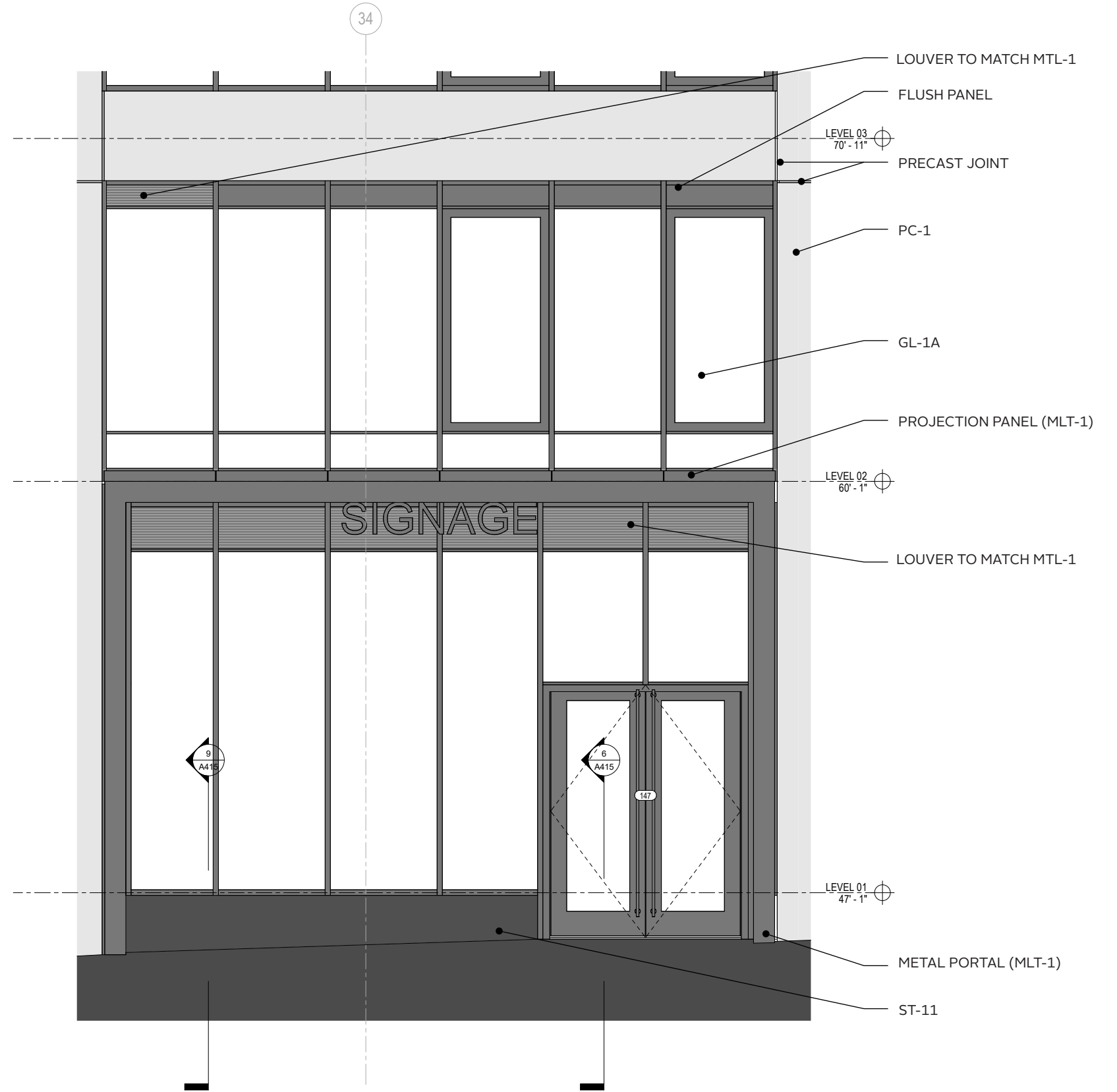
MTL-1  
METAL  
MEDIUM BRONZE



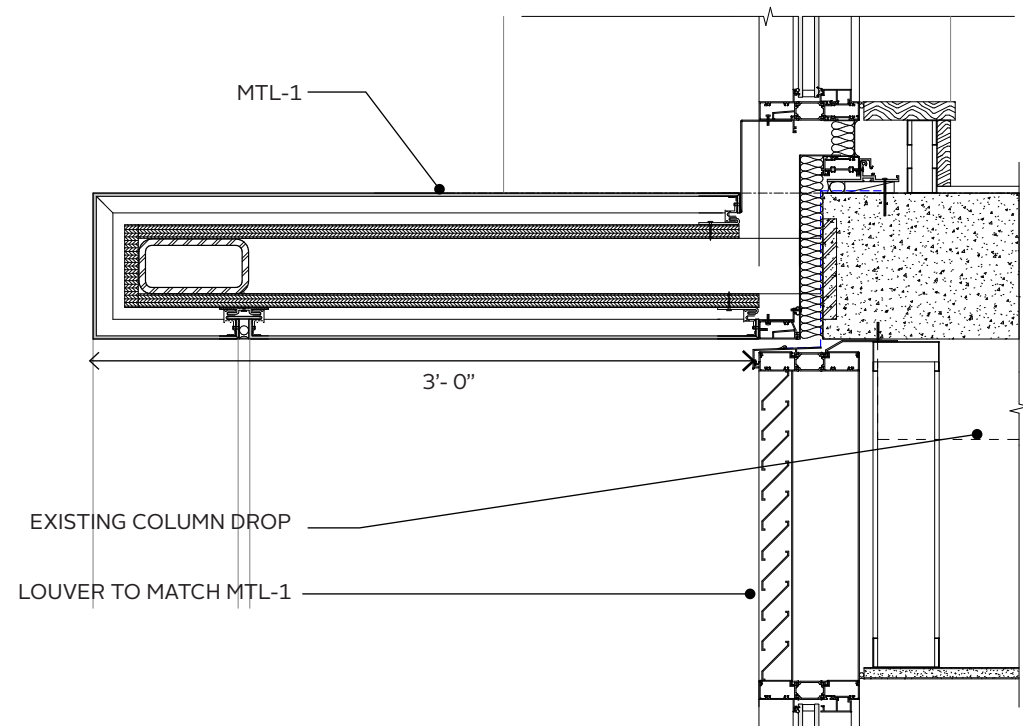
GRANITE BASE ST-11  
GRANITE PAVING ST-12  
ATLANTIC BLACK



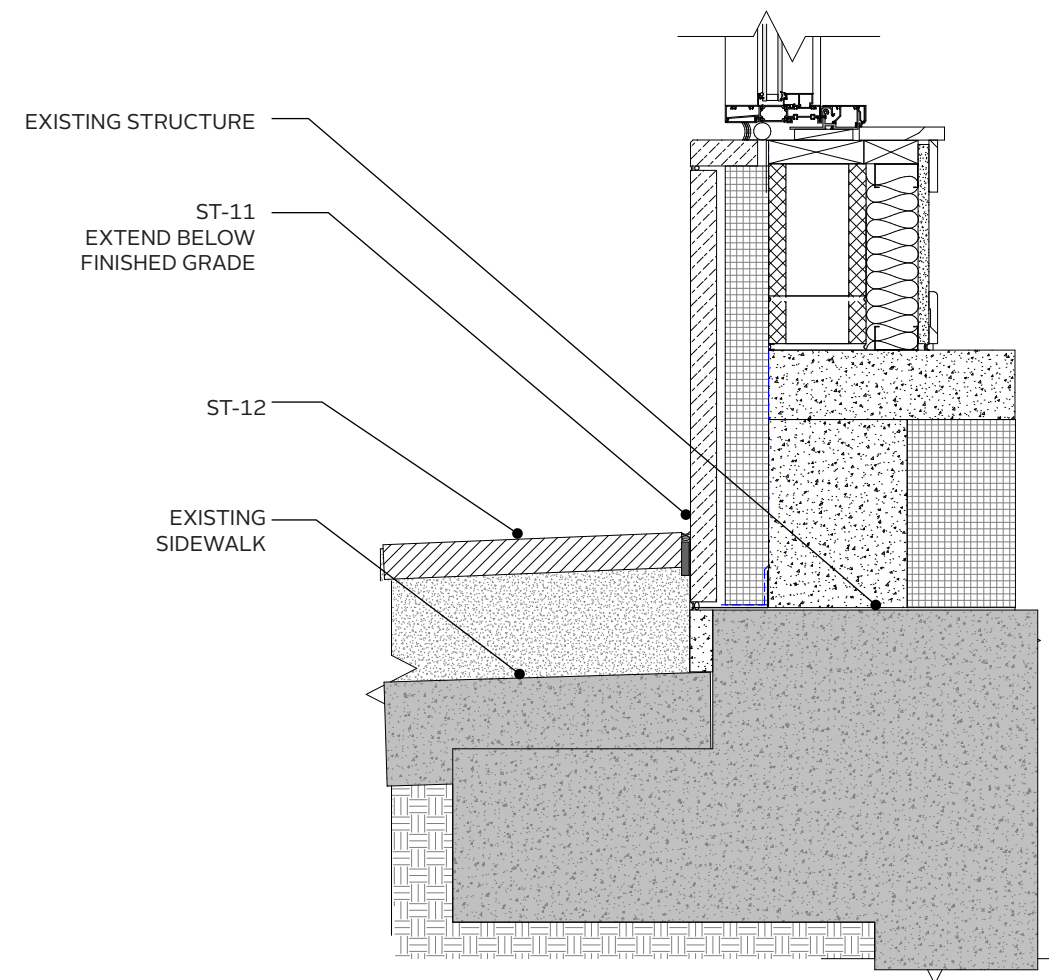
RENDERING OF RETAIL PORTAL ON MARYLAND AVE



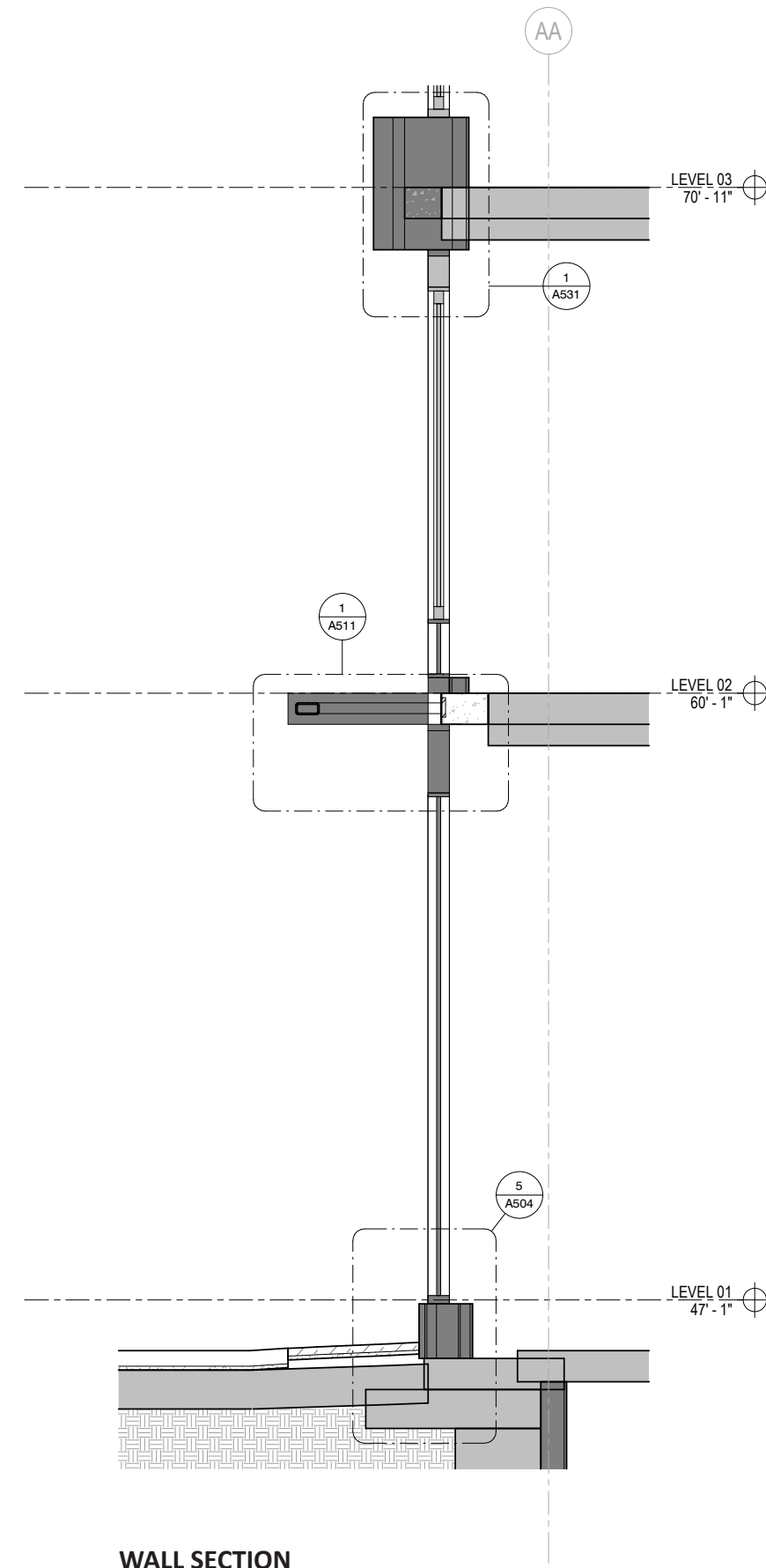
ELEVATION OF RETAIL PORTAL ON MARYLAND AVE  
DRAWING FROM NOV. 8 PERMIT SUBMISSION  
SEE (A415) FOR ADDITIONAL NOTES



SECTION DETAIL AT PORTAL COVER



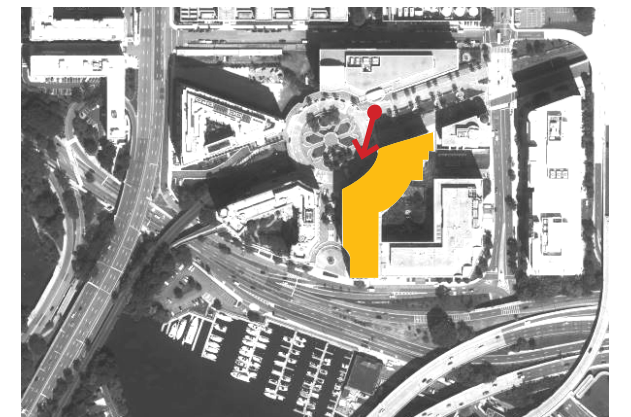
SECTION DETAIL AT BASE



WALL SECTION



REVISED RESIDENTIAL ENTRANCE PORTALS







PC-1  
PRECAST PANELS  
WHITE



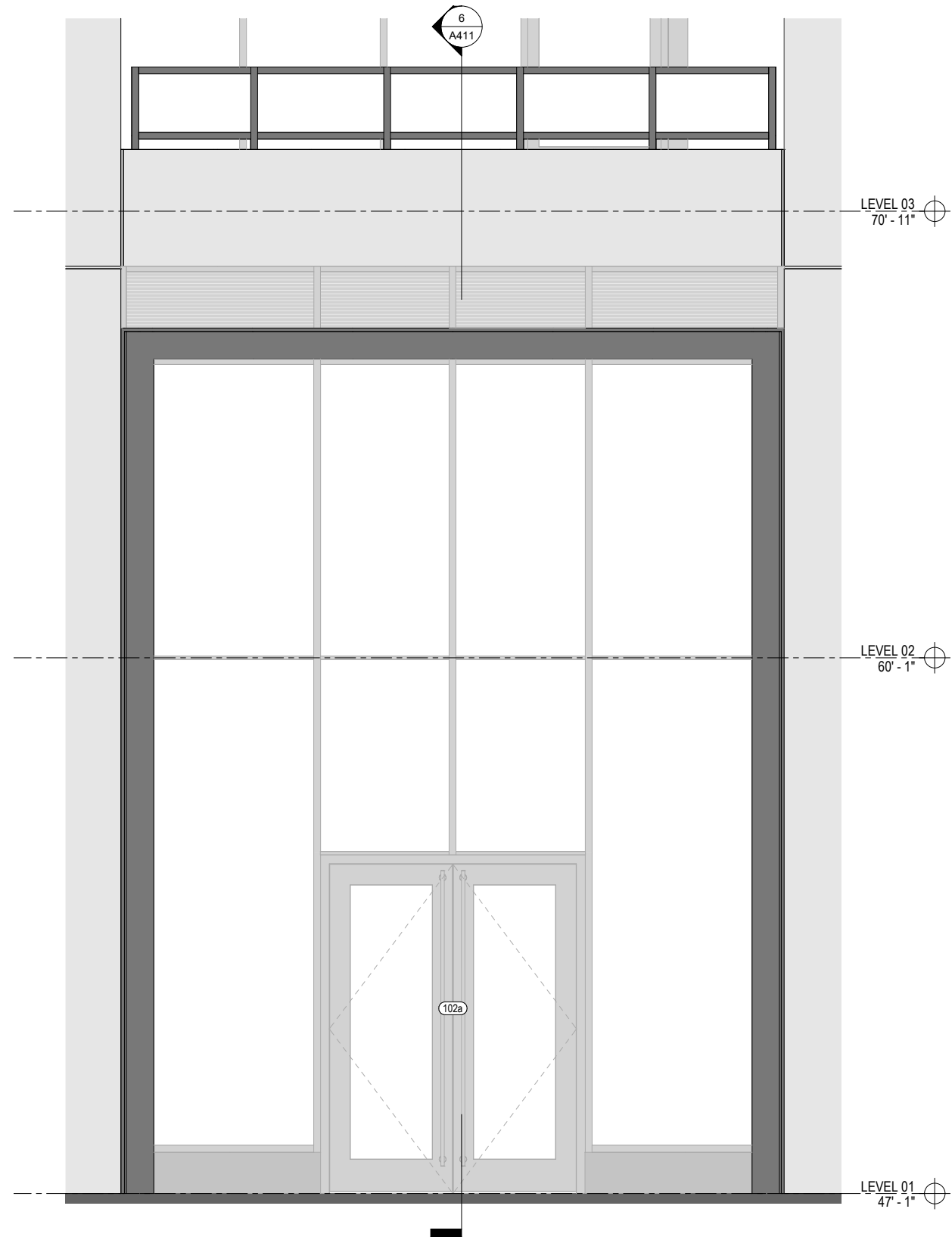
MTL-1  
METAL  
MEDIUM BRONZE



GRANITE BASE ST-11  
GRANITE PAVING ST-12  
ATLANTIC BLACK

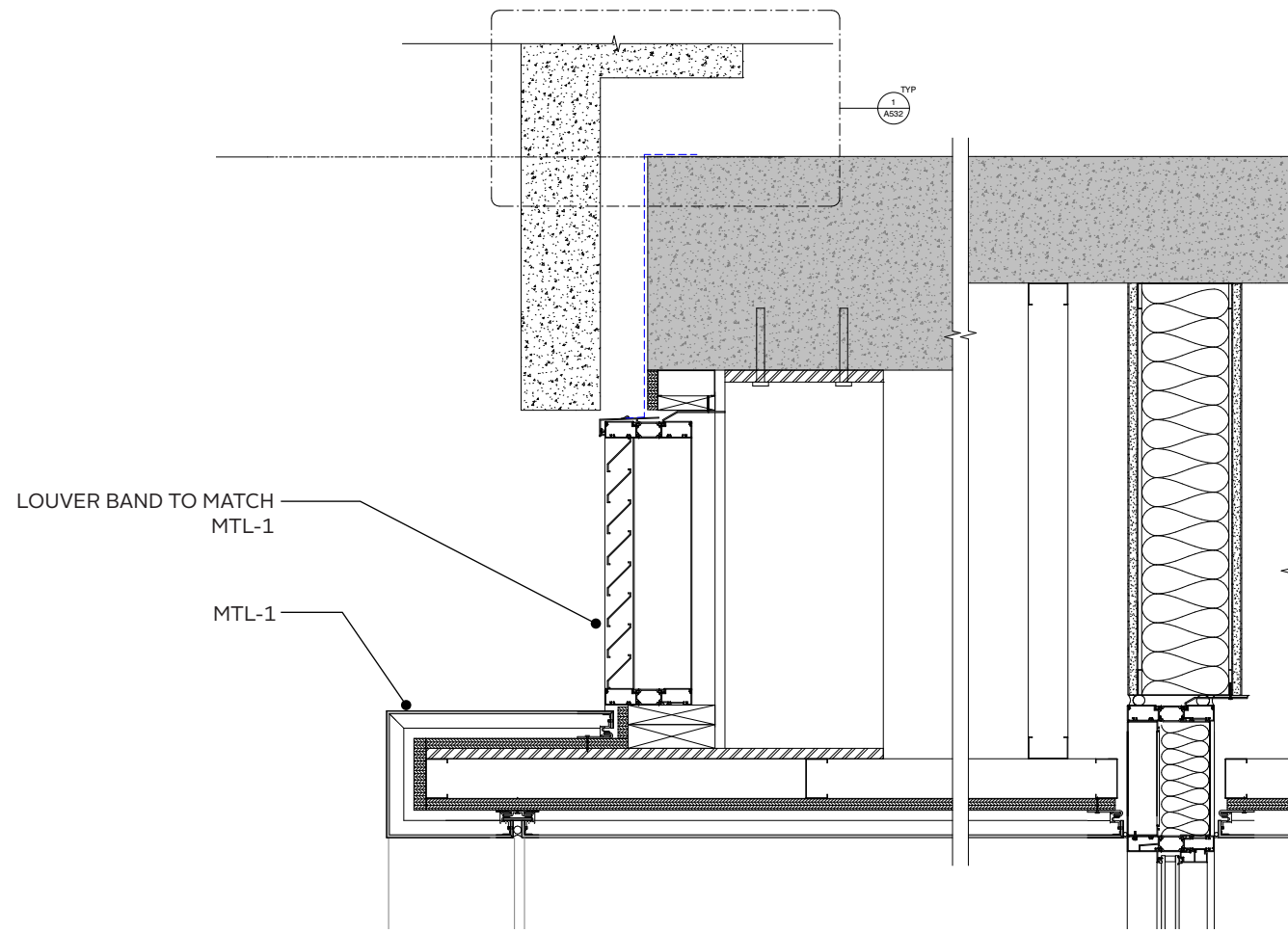


RENDERING OF RESIDENTIAL ENTRY PORTAL ON MARYLAND AVE

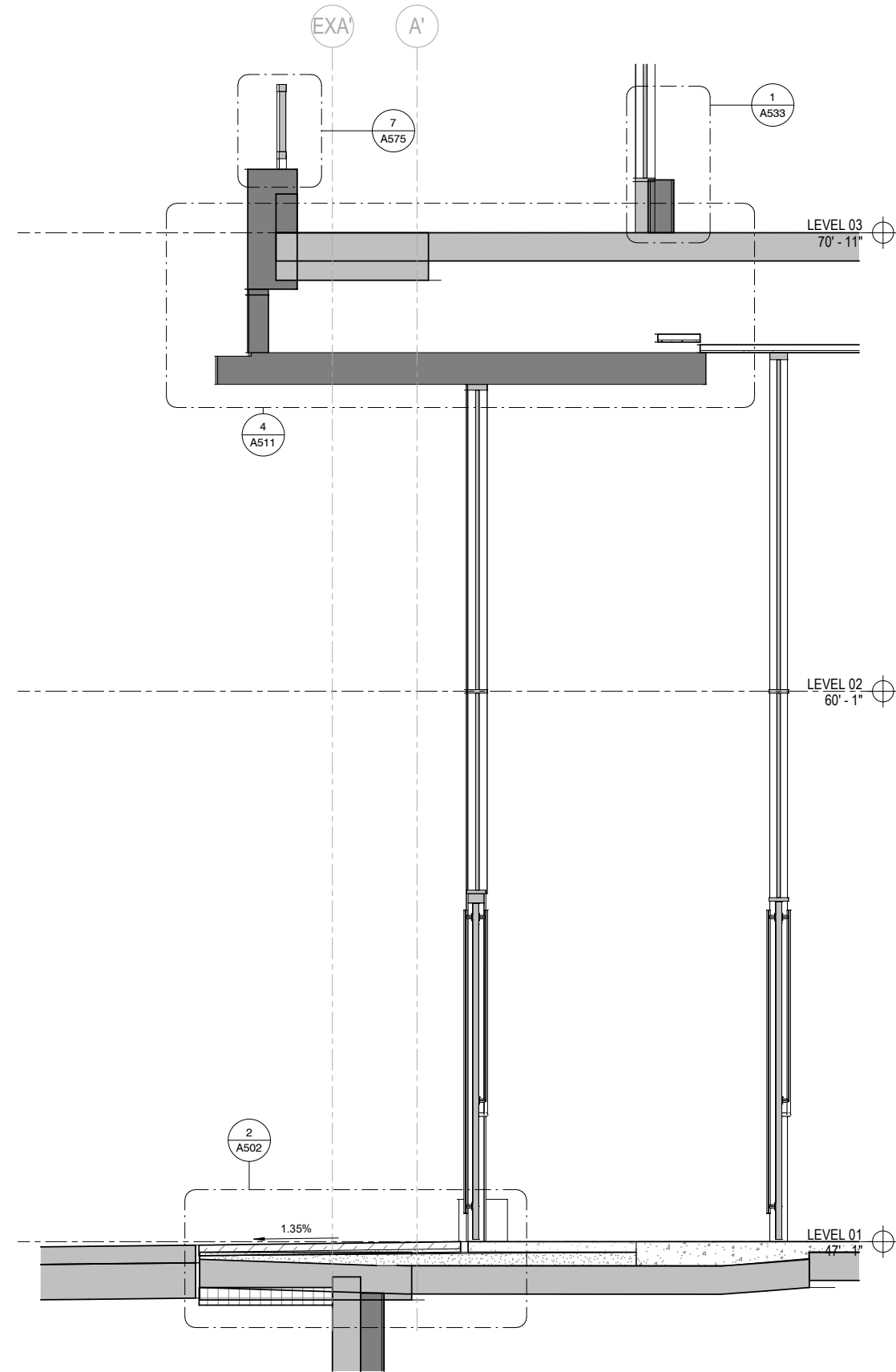


ELEVATION OF RESIDENTIAL ENTRY PORTAL ON MARYLAND AVE

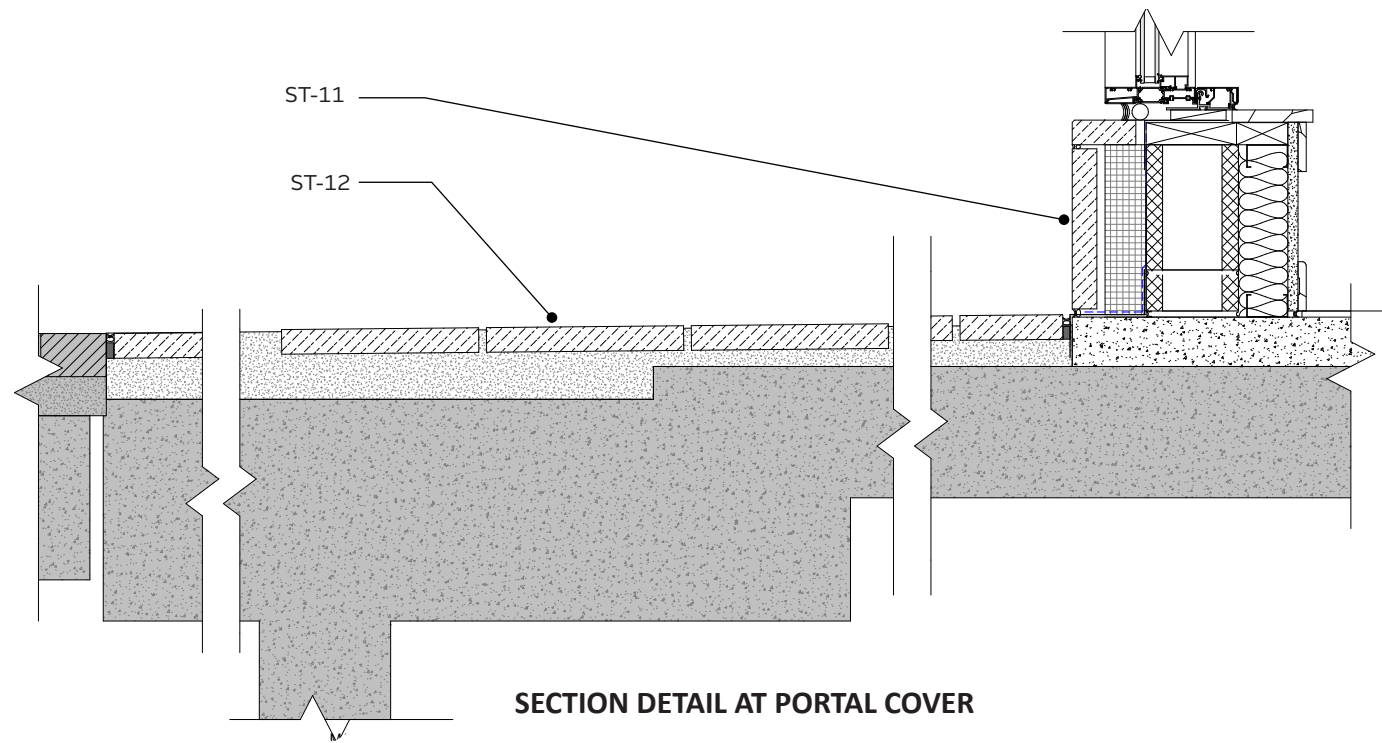
DRAWING FROM NOV. 8 PERMIT SUBMISSION  
SEE (A411) FOR ADDITIONAL NOTES



SECTION DETAIL AT PORTAL COVER



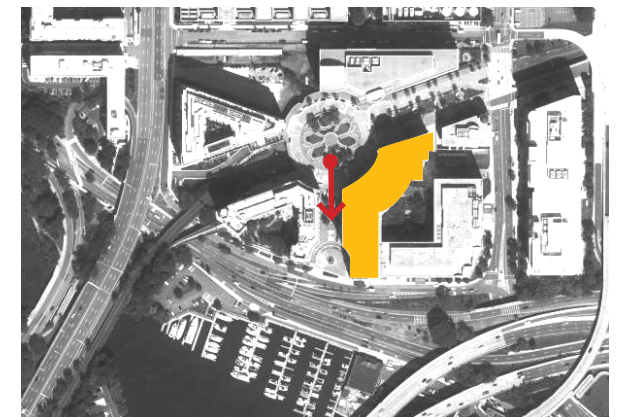
WALL SECTION

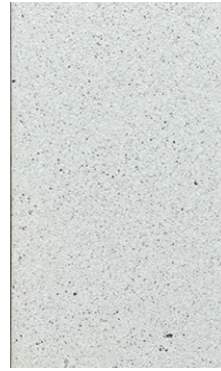


SECTION DETAIL AT PORTAL COVER



SEPTEMBER 20, 2024 CFA HEARING DESIGN  
NOTE: SIGNAGE SHOWN IS A PLACEHOLDER AND  
WILL BE REVIEWED IN A SEPARATE CFA HEARING





PC-1  
PRECAST PANELS  
WHITE



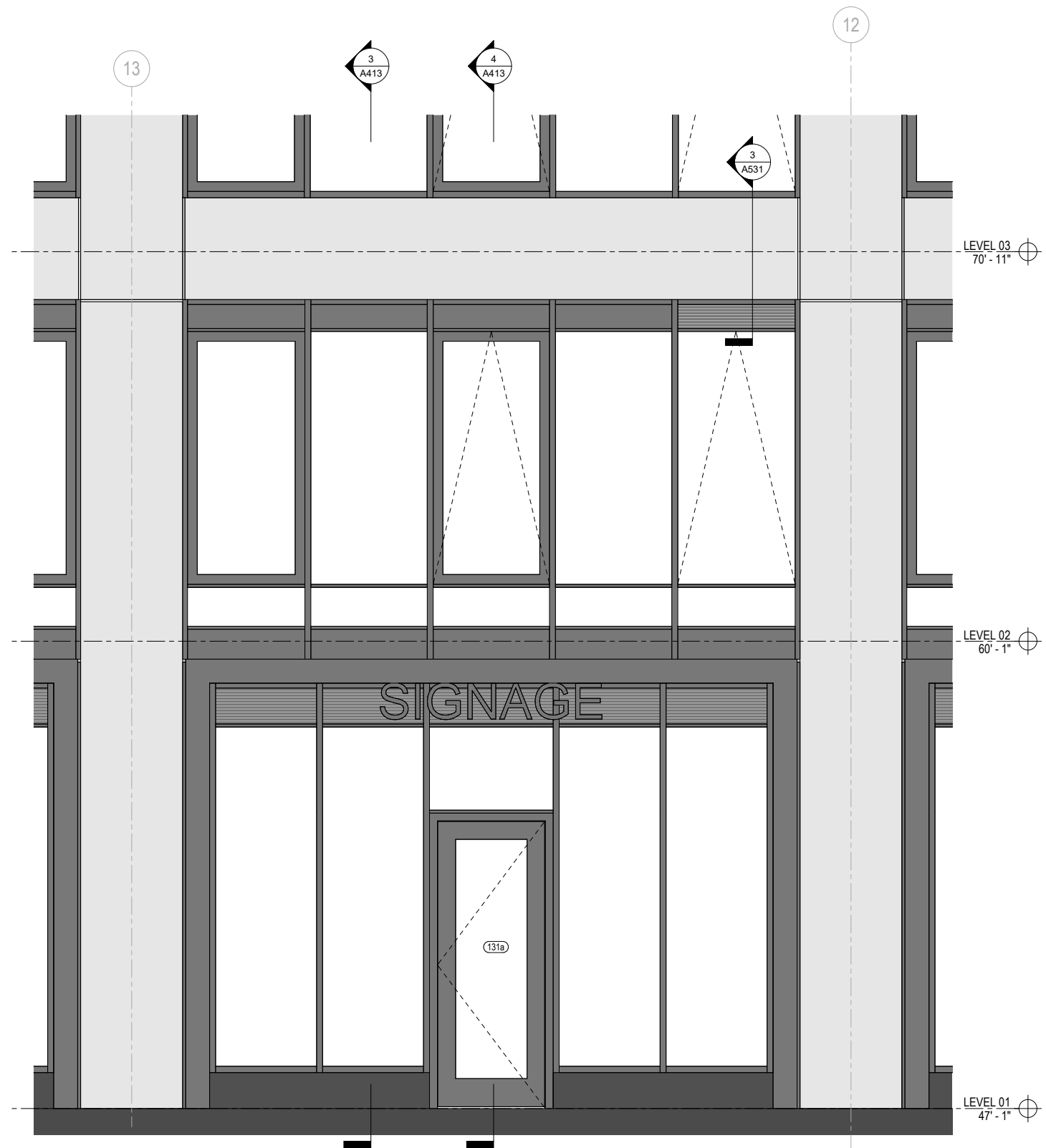
MTL-1  
METAL  
MEDIUM BRONZE



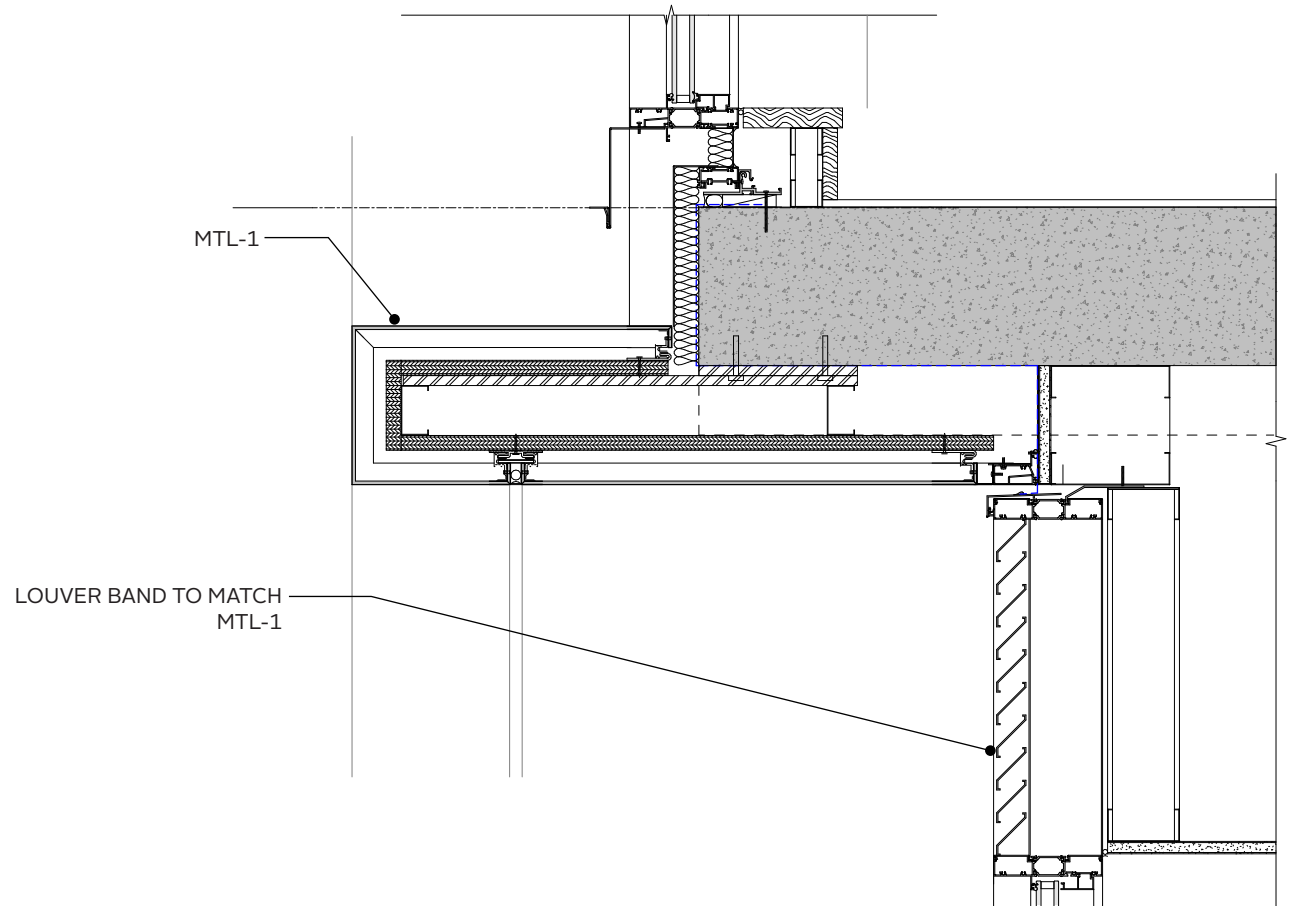
GRANITE BASE ST-11  
GRANITE PAVING ST-12  
ATLANTIC BLACK



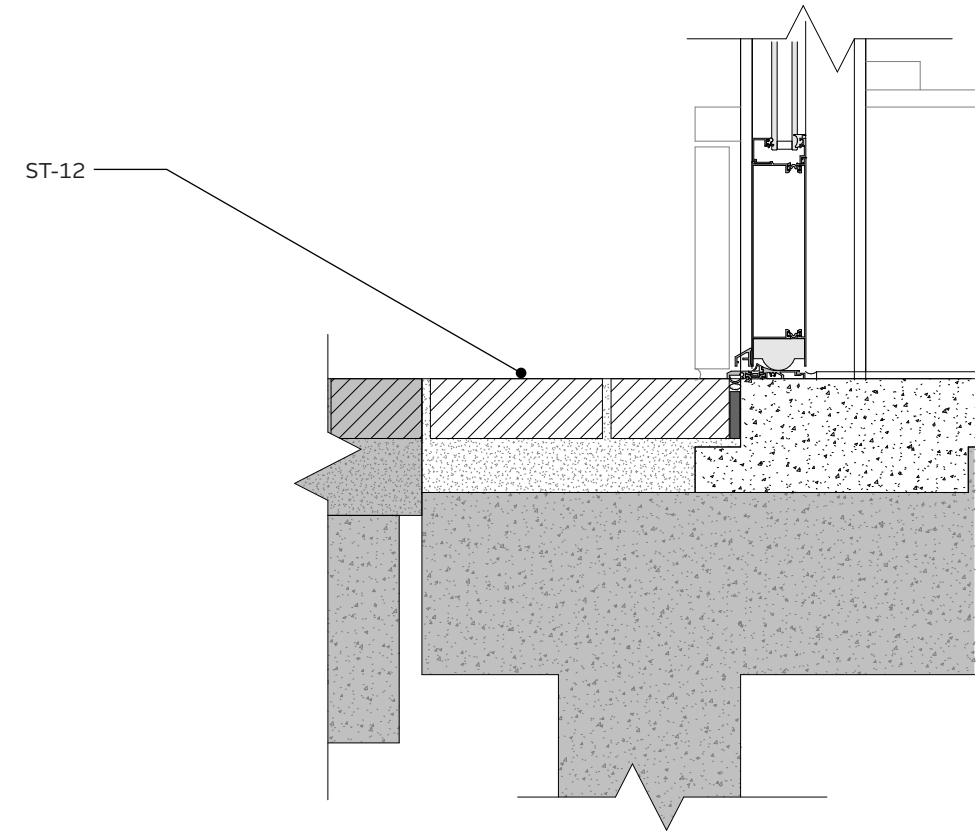
RENDERING OF RETAIL PORTAL AT 13TH  
STREET PLAZA



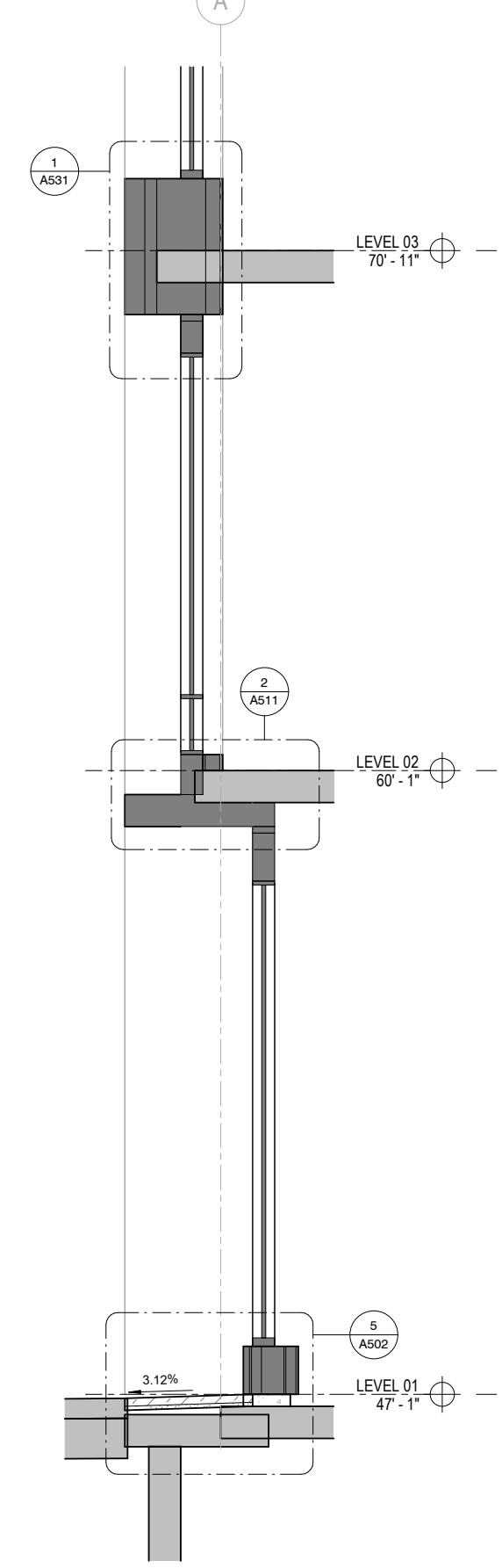
ELEVATION OF RETAIL PORTAL AT 13TH STREET PLAZA  
DRAWING FROM NOV. 8 PERMIT SUBMISSION  
SEE (A413) FOR ADDITIONAL NOTES



SECTION DETAIL AT PORTAL COVER



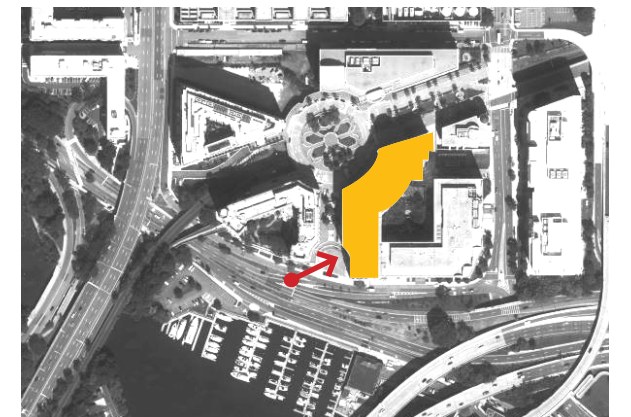
SECTION DETAIL AT BASE



WALL SECTION



SEPTEMBER 20, 2024 CFA HEARING DESIGN





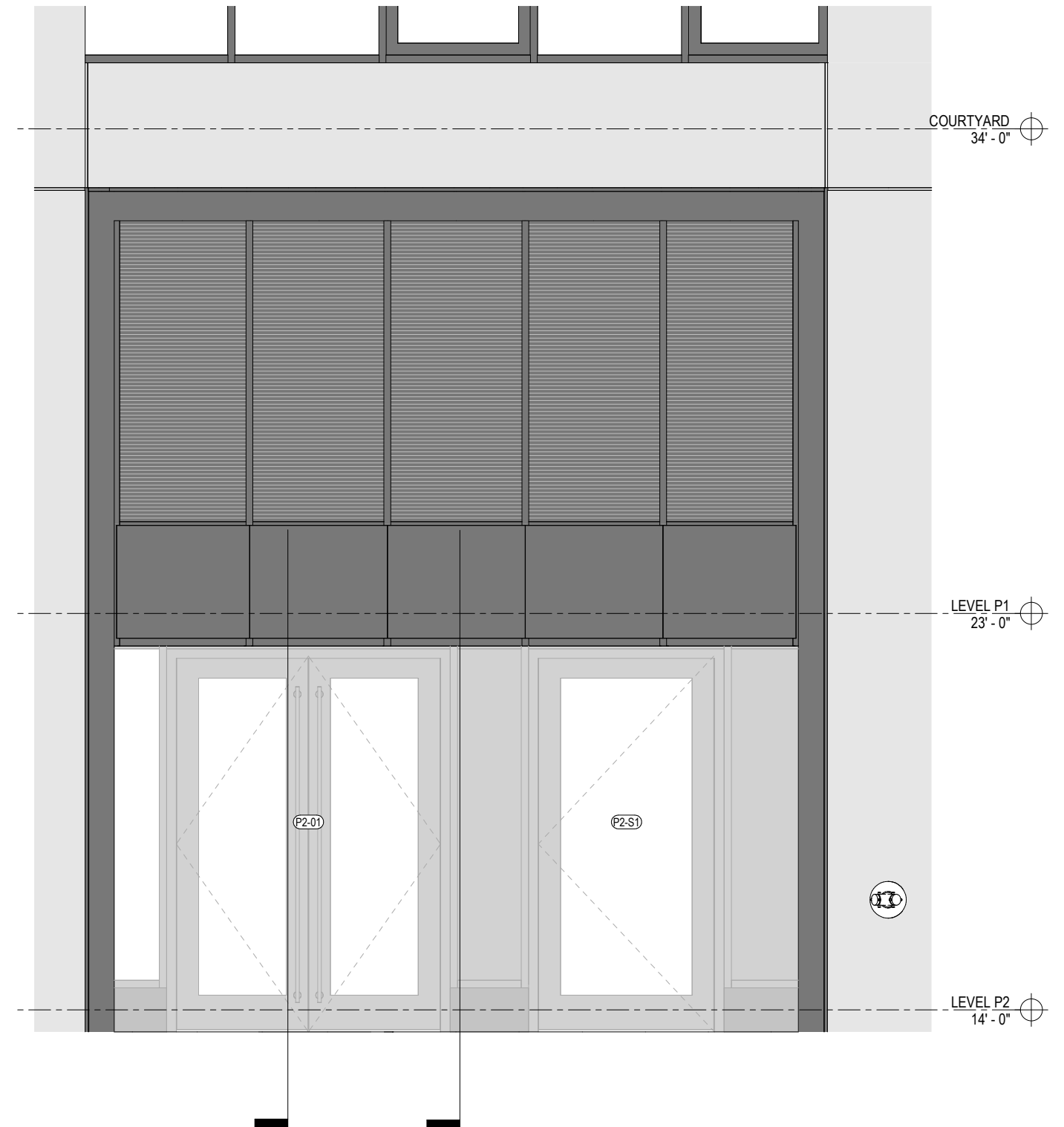
PC-1  
PRECAST PANELS  
WHITE



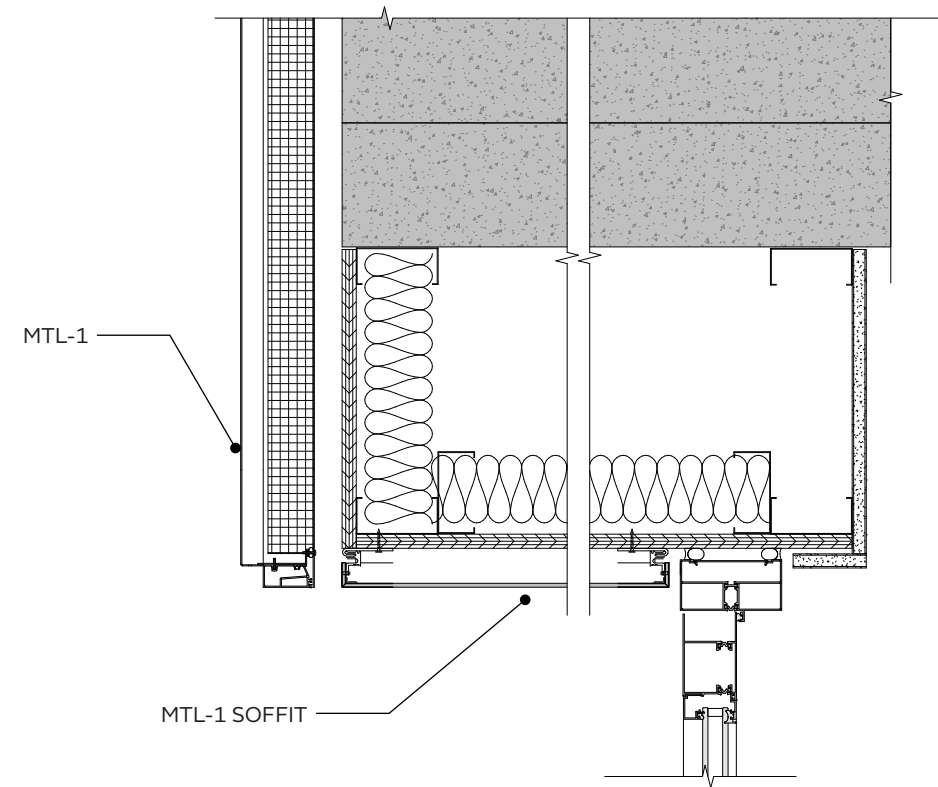
MTL-1  
METAL  
MEDIUM BRONZE



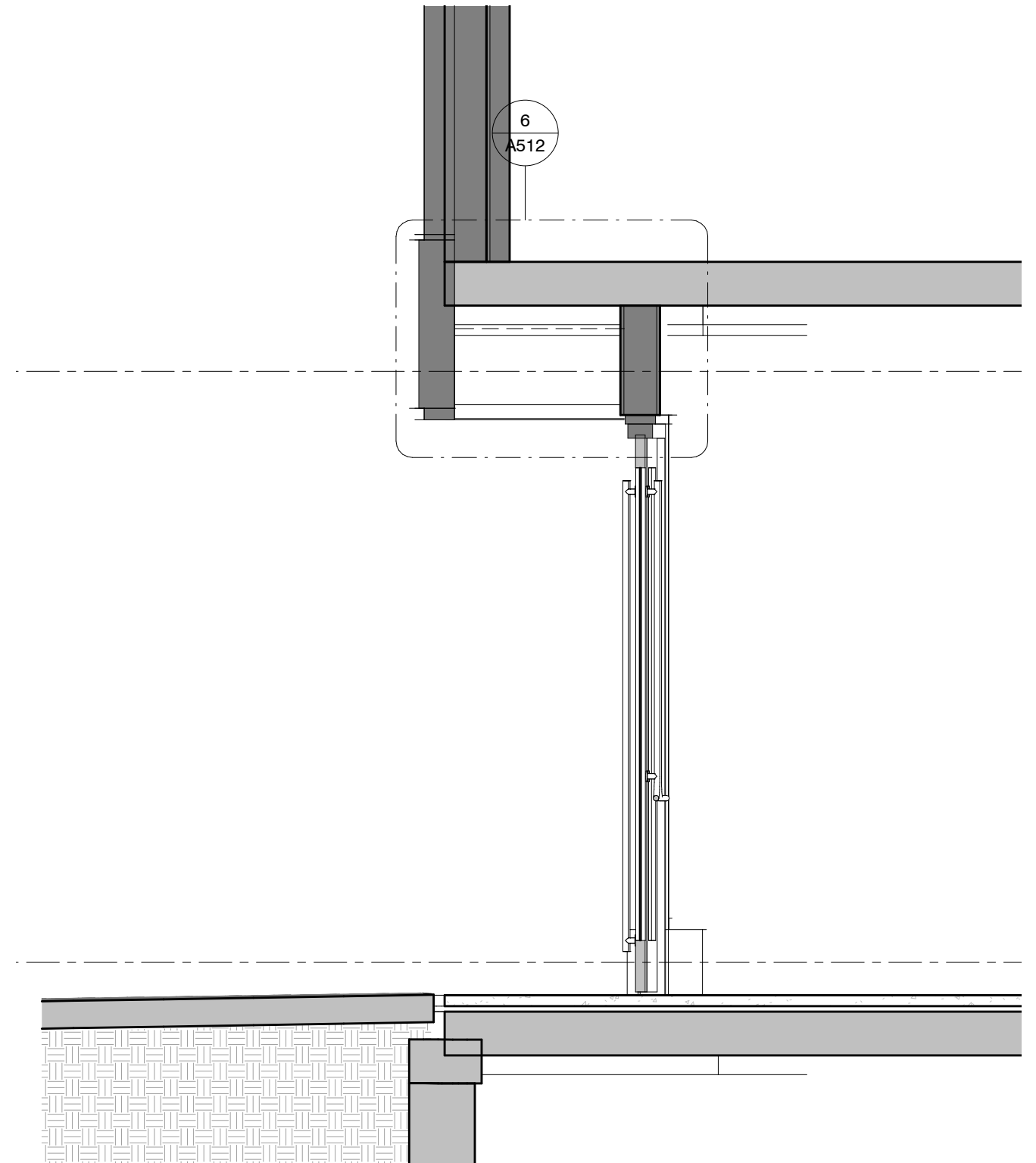
RENDERING OF MAINE AVENUE  
DROPOFF ENTRANCE



ELEVATION OF MAINE AVENUE DROPOFF ENTRANCE  
DRAWING FROM NOV. 8 PERMIT SUBMISSION  
SEE (A405) FOR ADDITIONAL NOTES

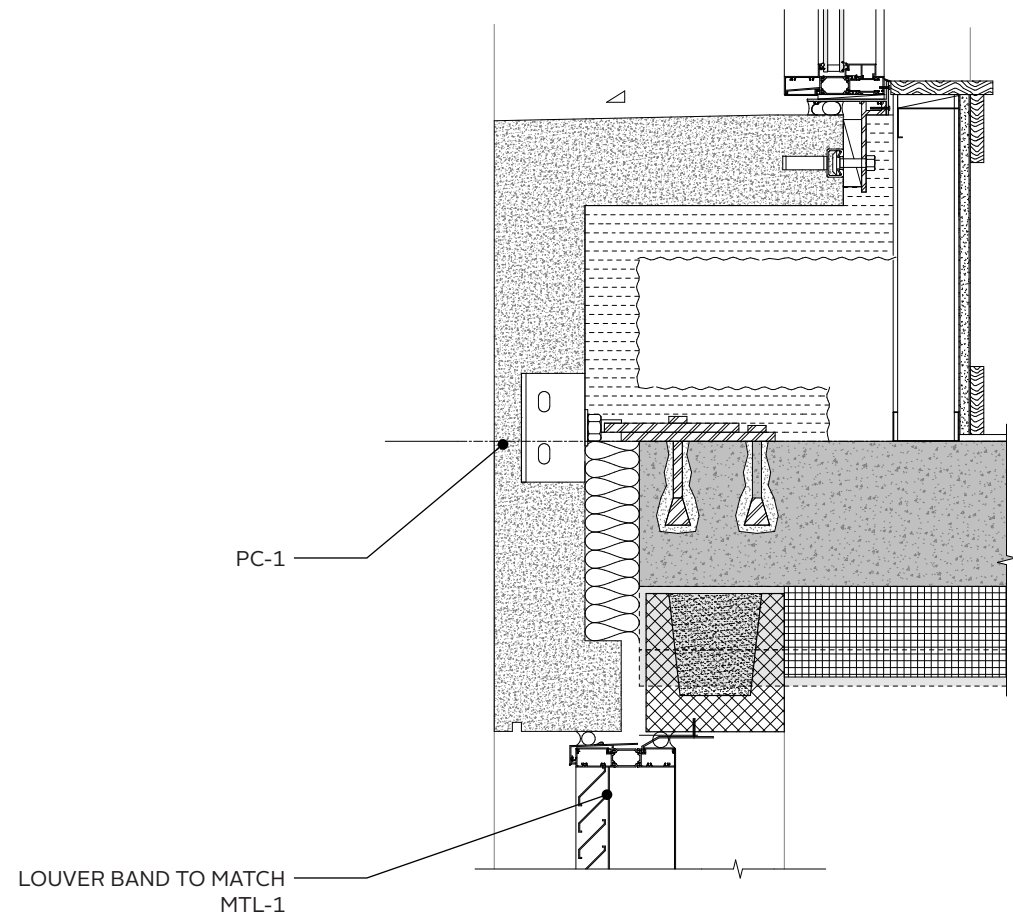


SECTION DETAIL AT DROPOFF ENTRY

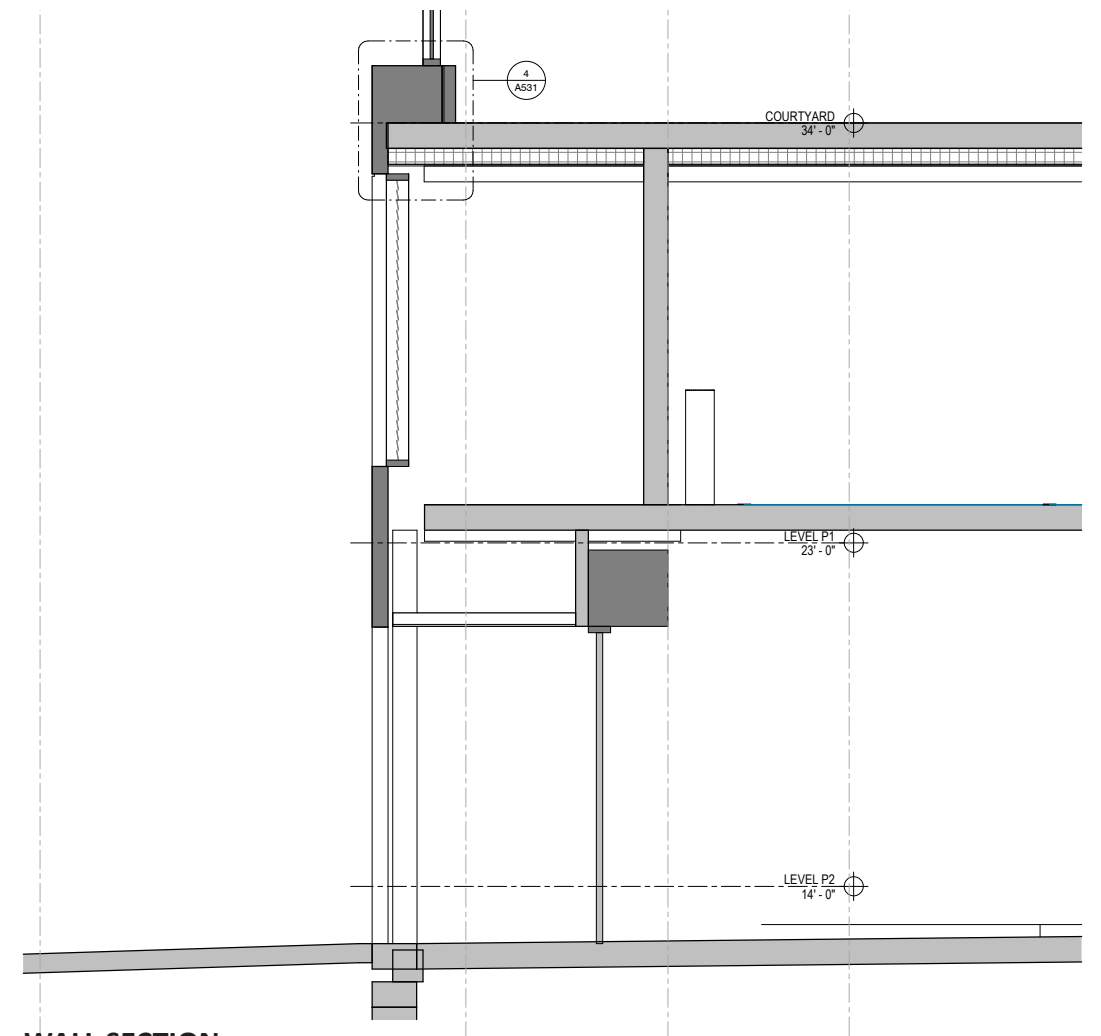


WALL SECTION

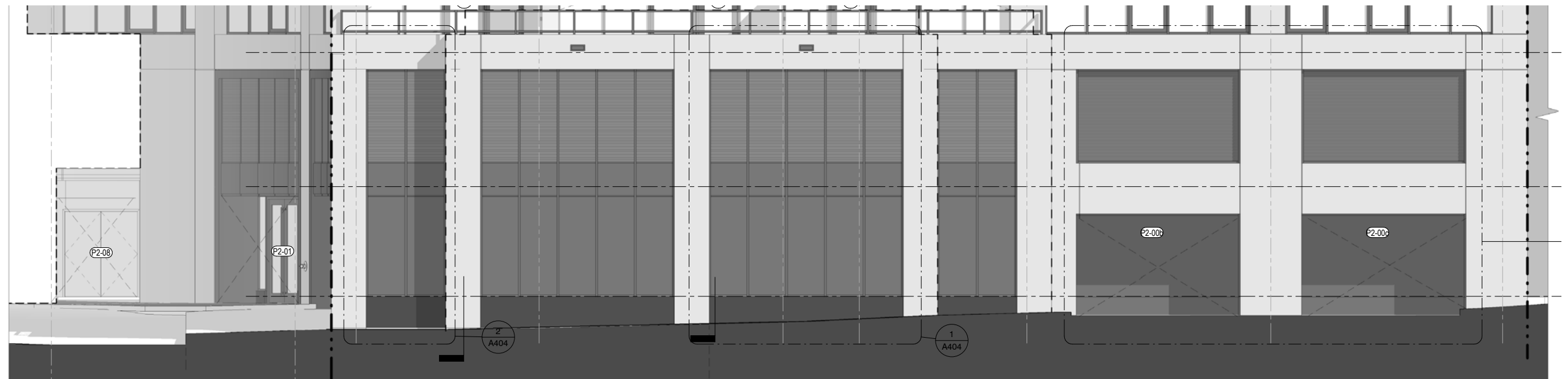




SECTION DETAIL



WALL SECTION



ELEVATION OF MAINE AVENUE GARAGE ENTRY FACADE

DRAWING FROM NOV. 8 PERMIT SUBMISSION  
SEE (A402) FOR ADDITIONAL NOTES



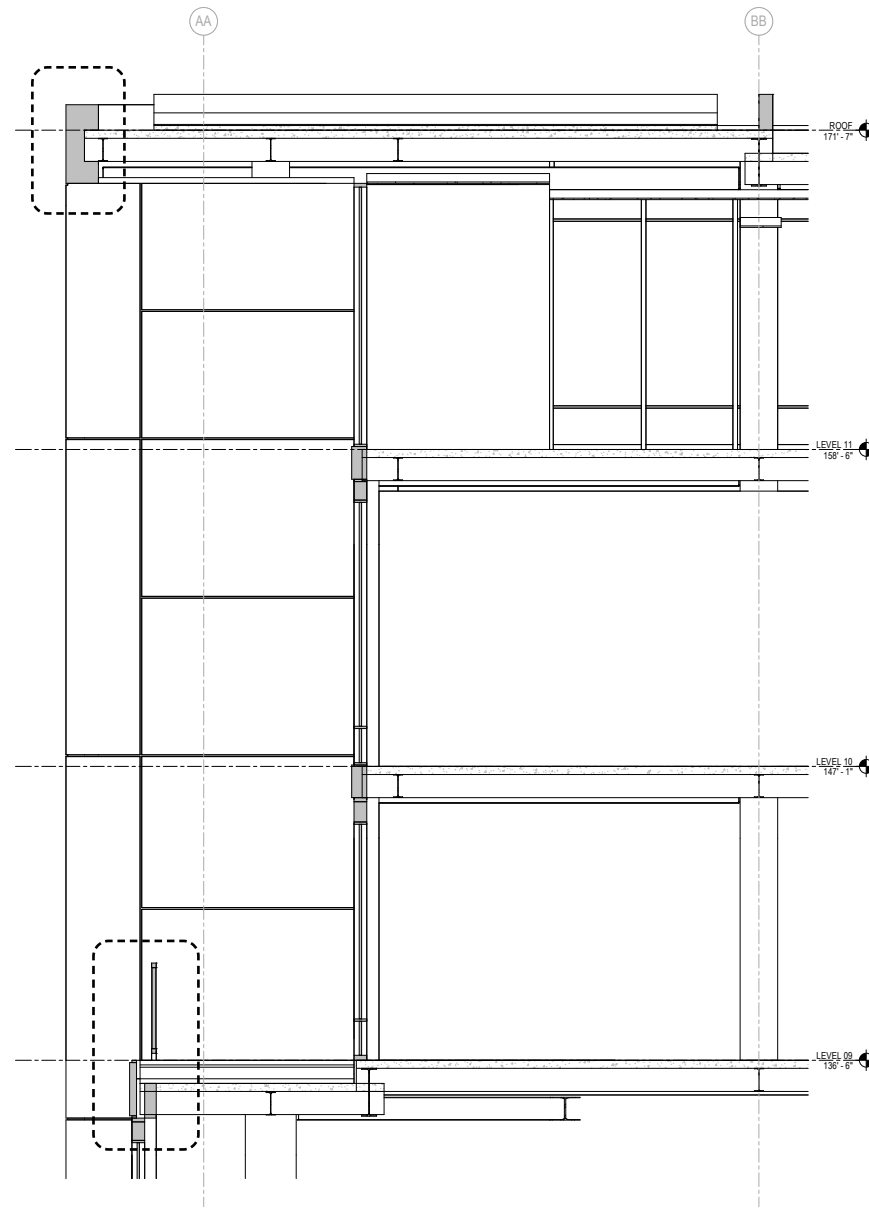
PC-1  
PRECAST PANELS  
WHITE



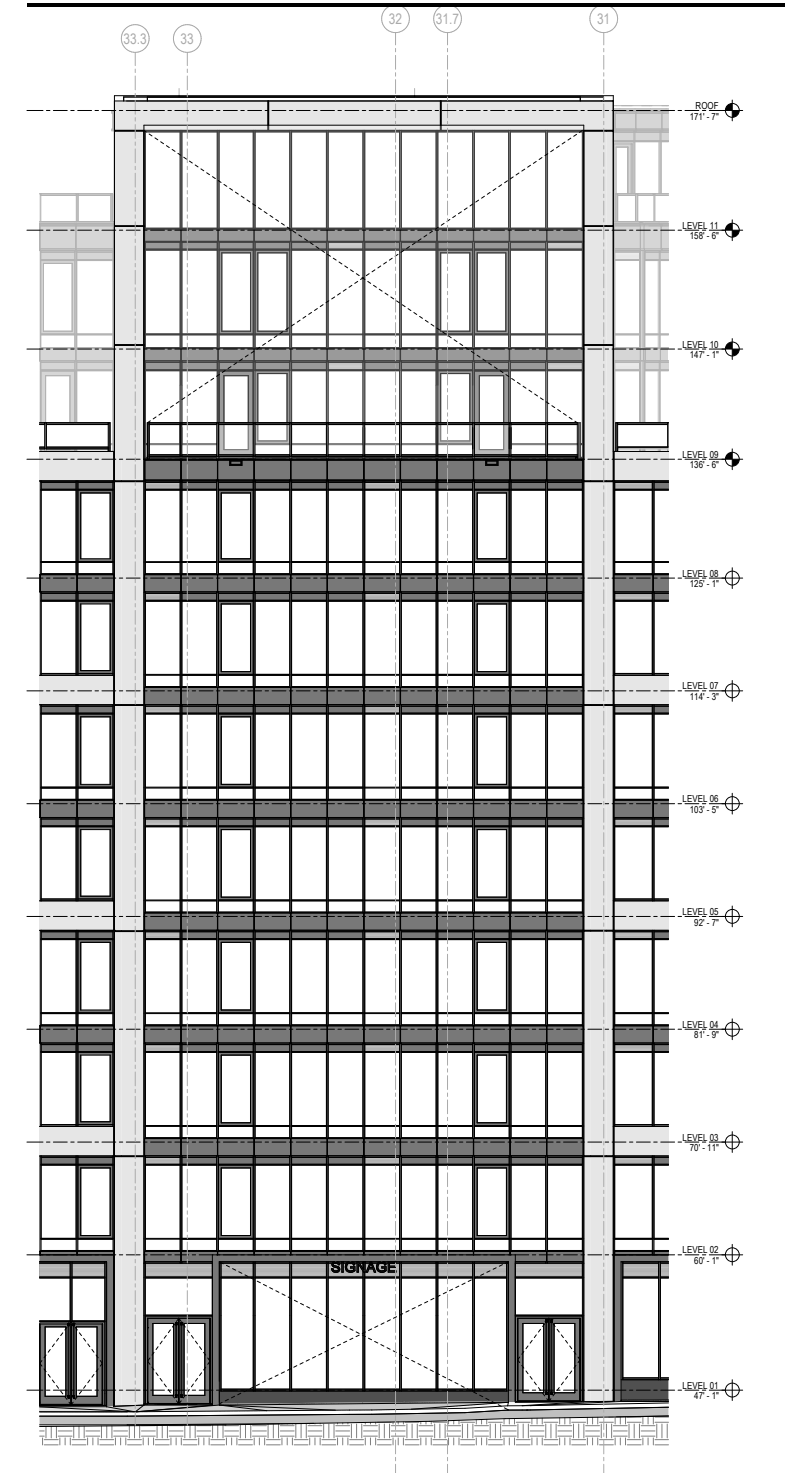
MTL-1  
METAL  
MEDIUM BRONZE



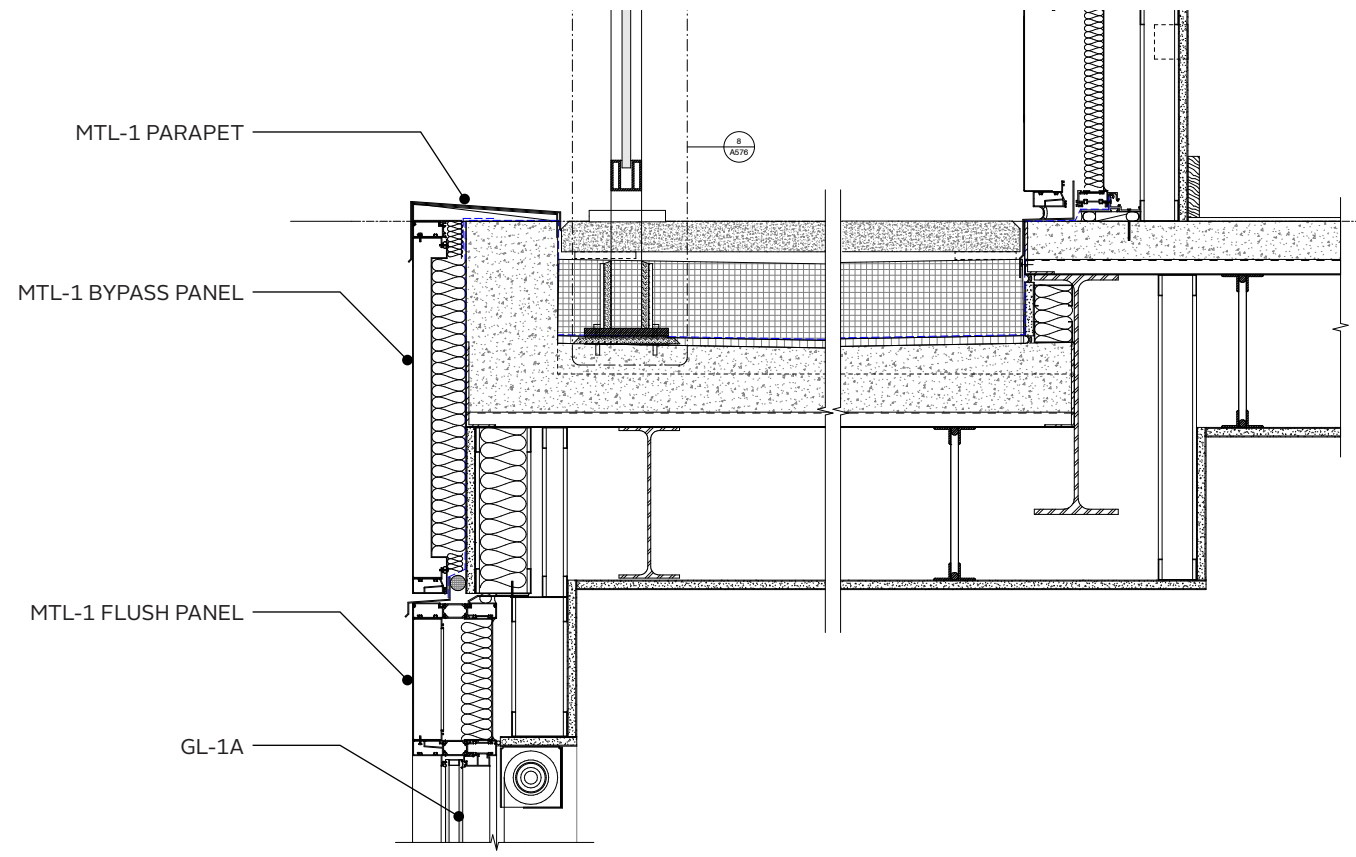
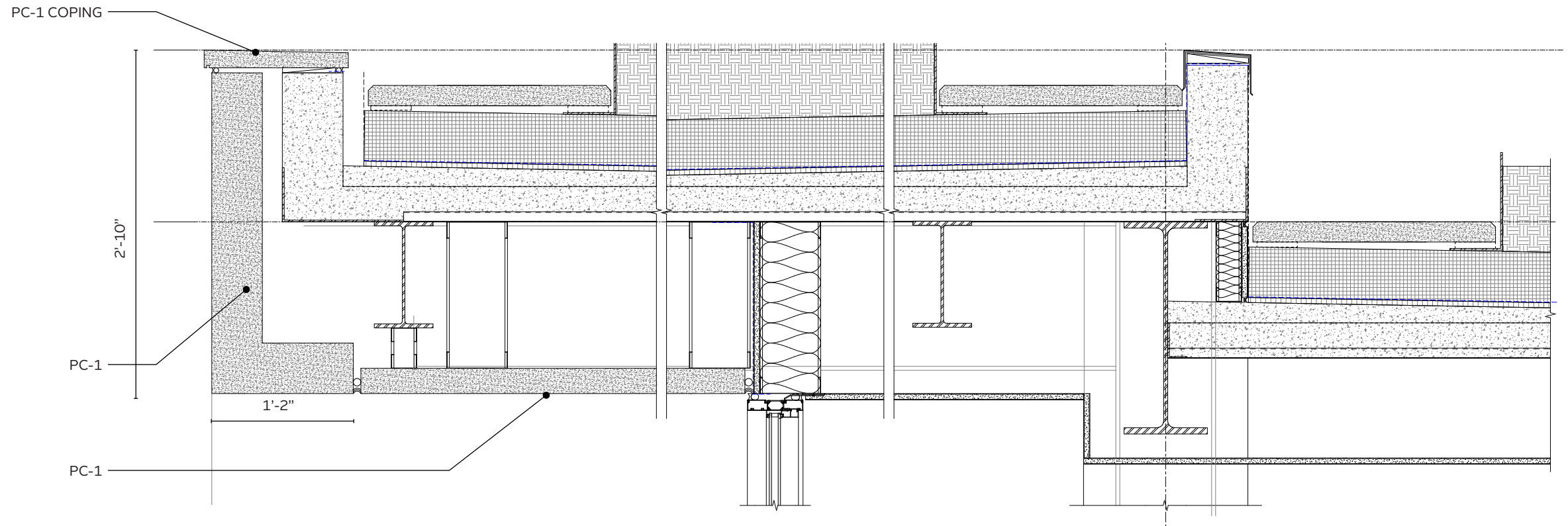
RENDERING OF MARYLAND AVENUE NORTH PORTAL



WALL SECTION



ELEVATION OF MARYLAND AVENUE NORTH PORTAL  
DRAWING FROM NOV. 8 PERMIT SUBMISSION  
SEE (A316) FOR ADDITIONAL NOTES





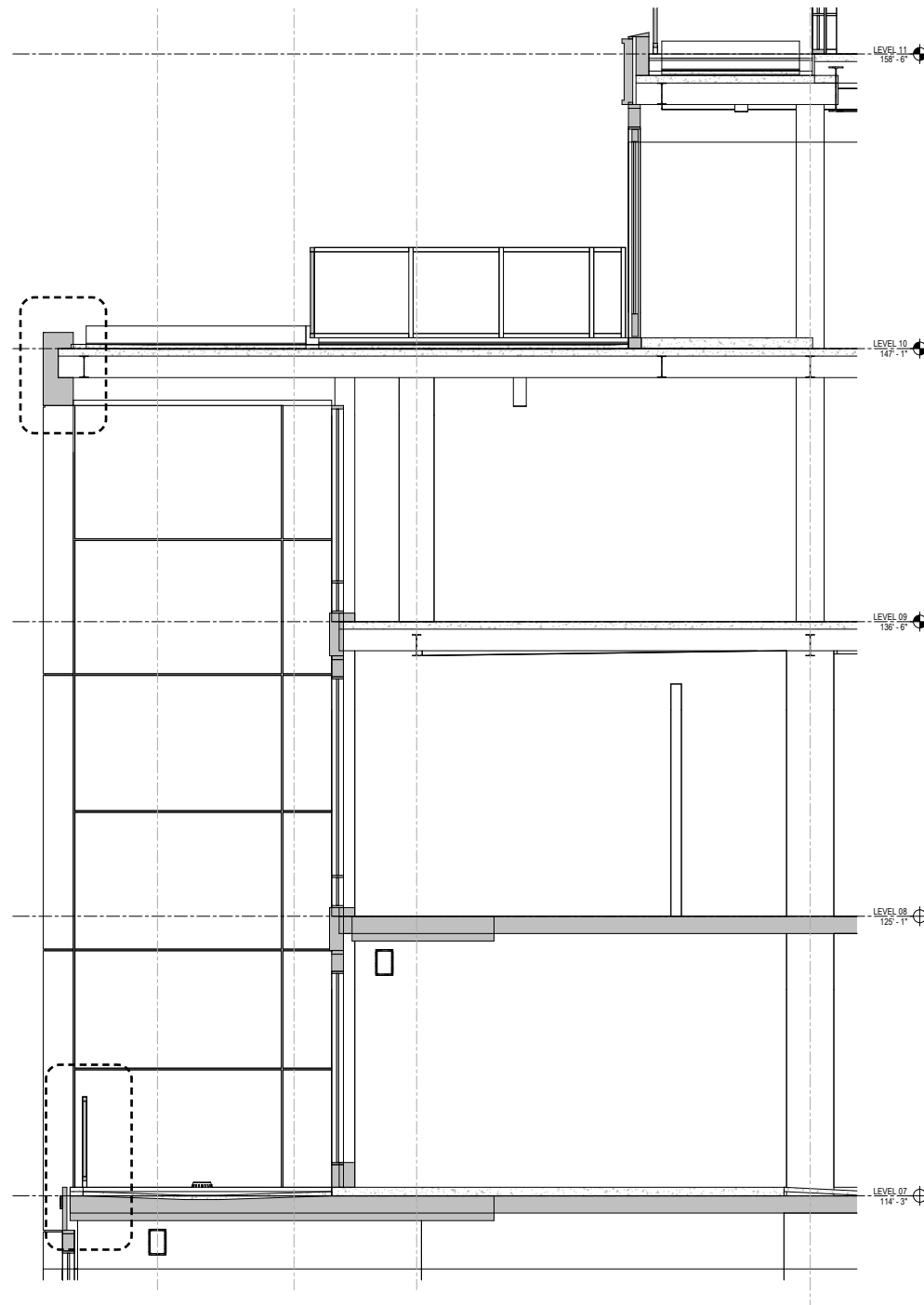
PC-1  
PRECAST PANELS  
WHITE



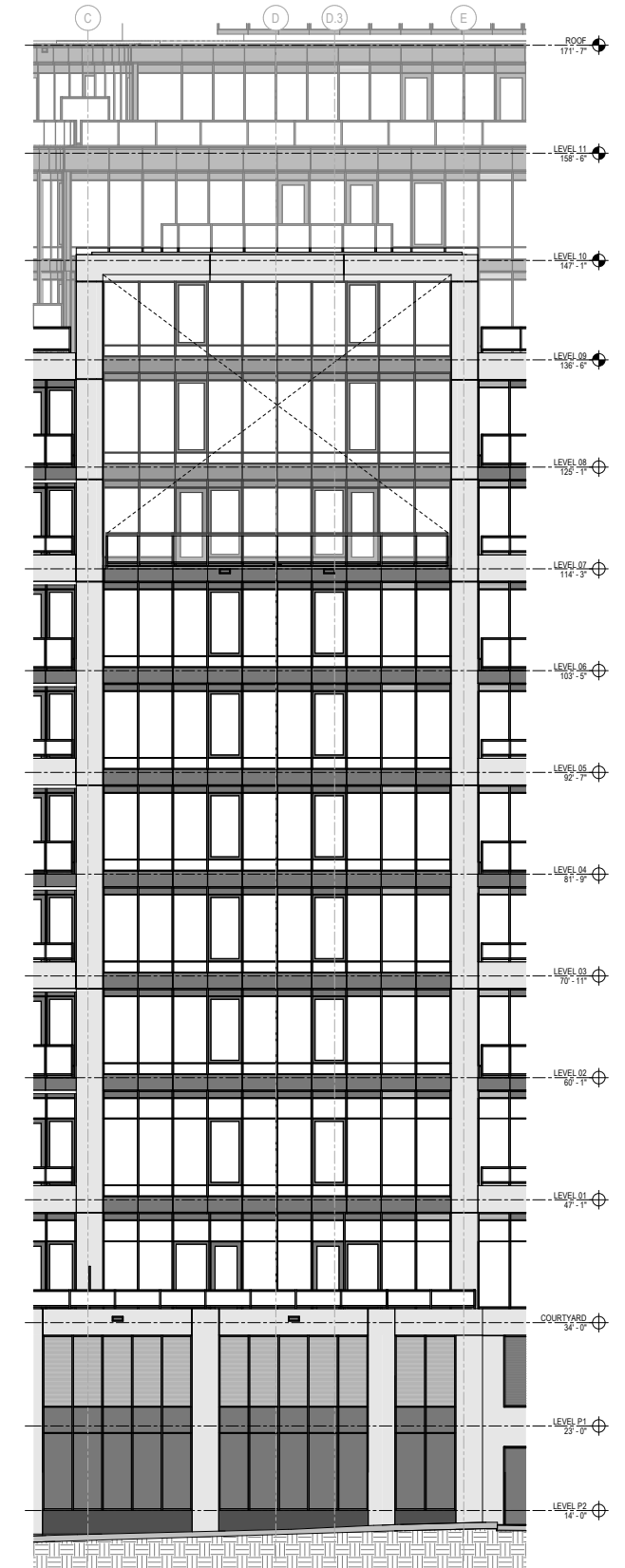
MTL-1  
METAL  
MEDIUM BRONZE



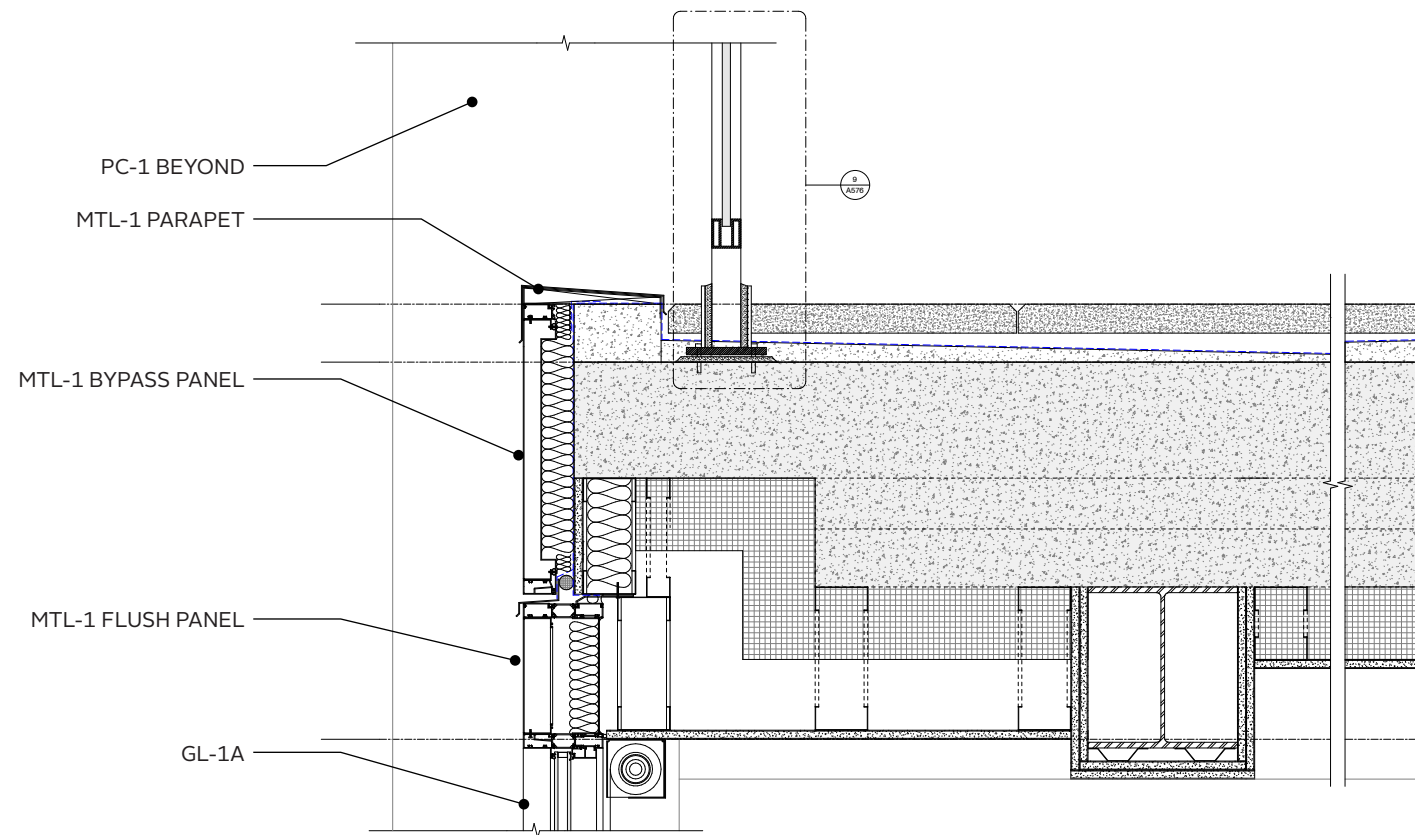
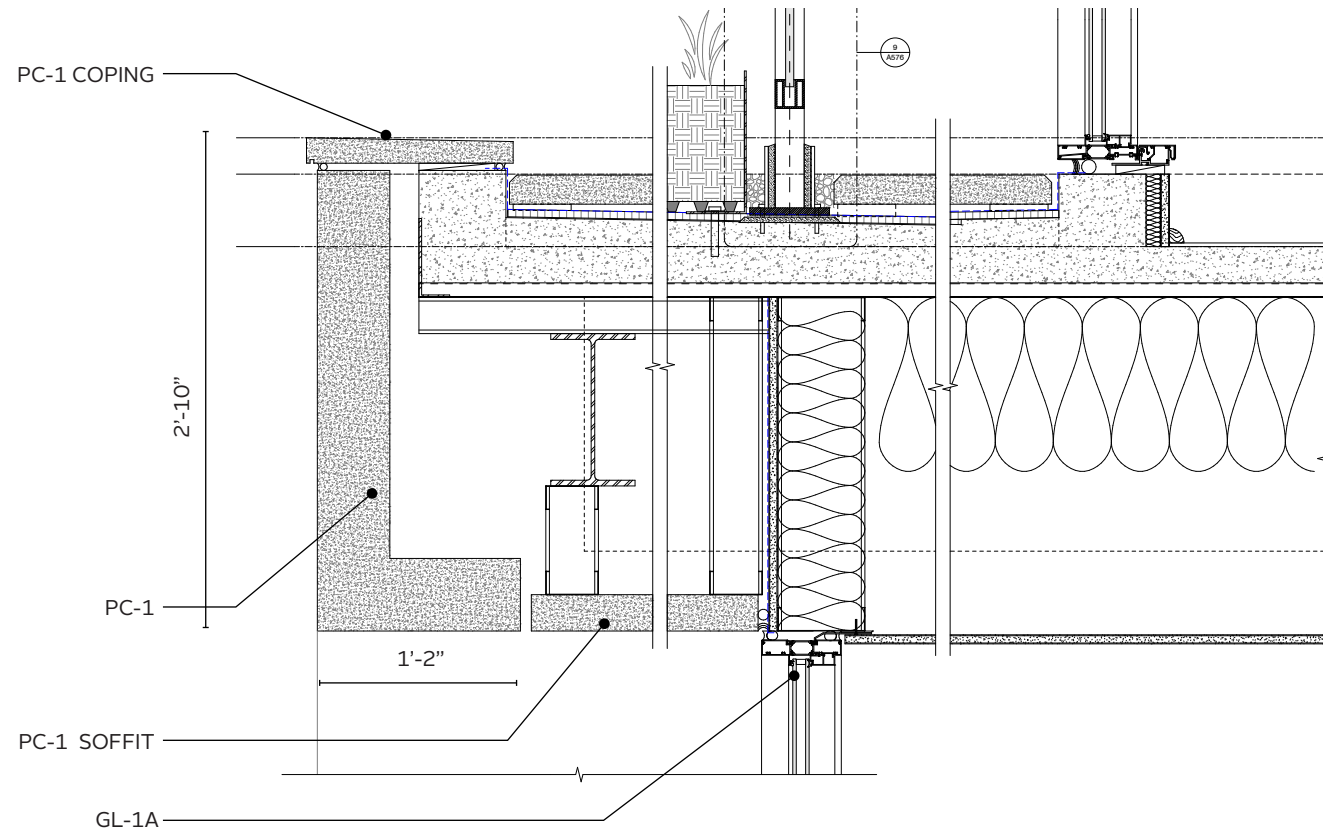
RENDERING OF MAINE AVENUE SOUTH PORTAL



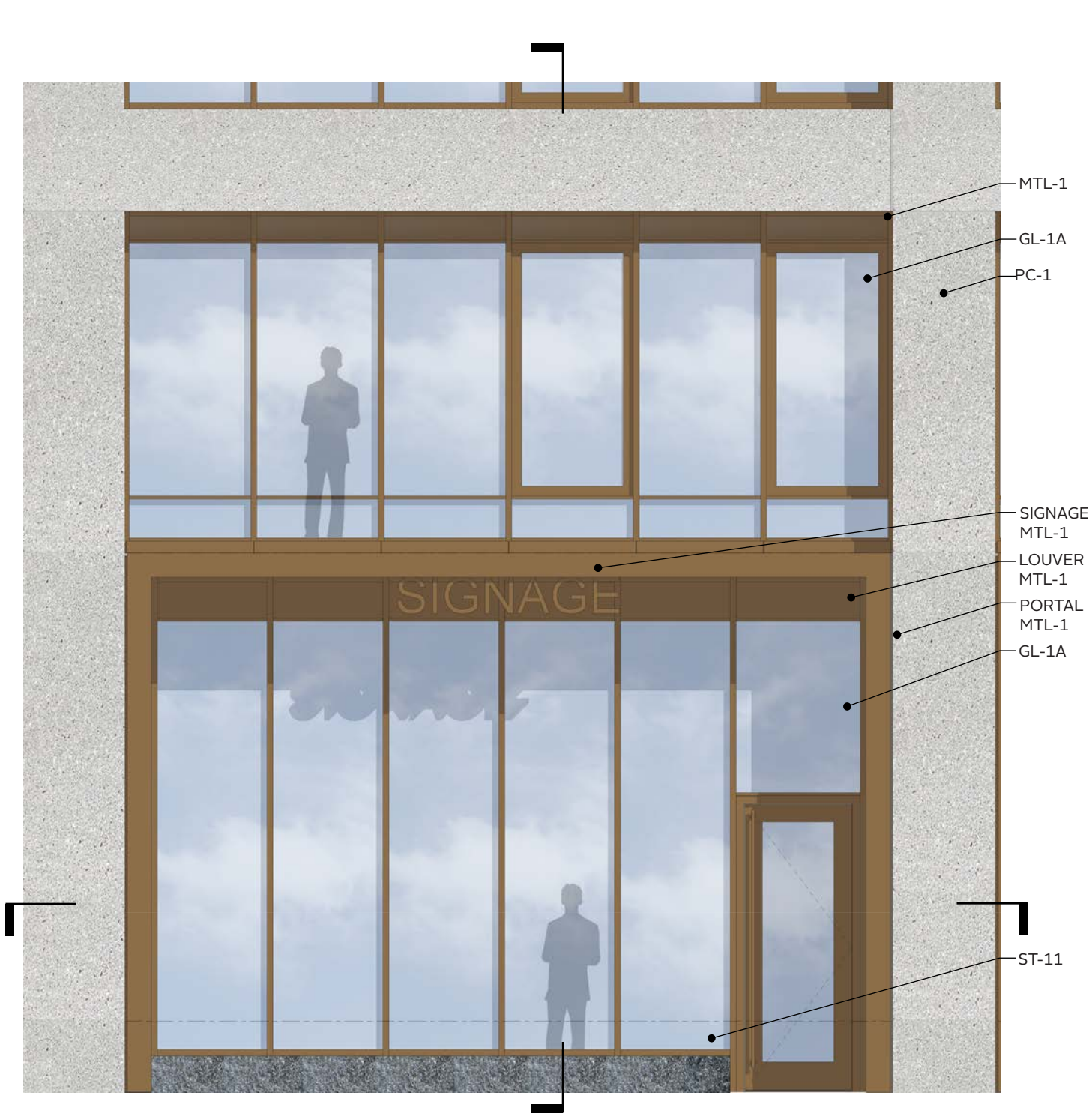
WALL SECTION



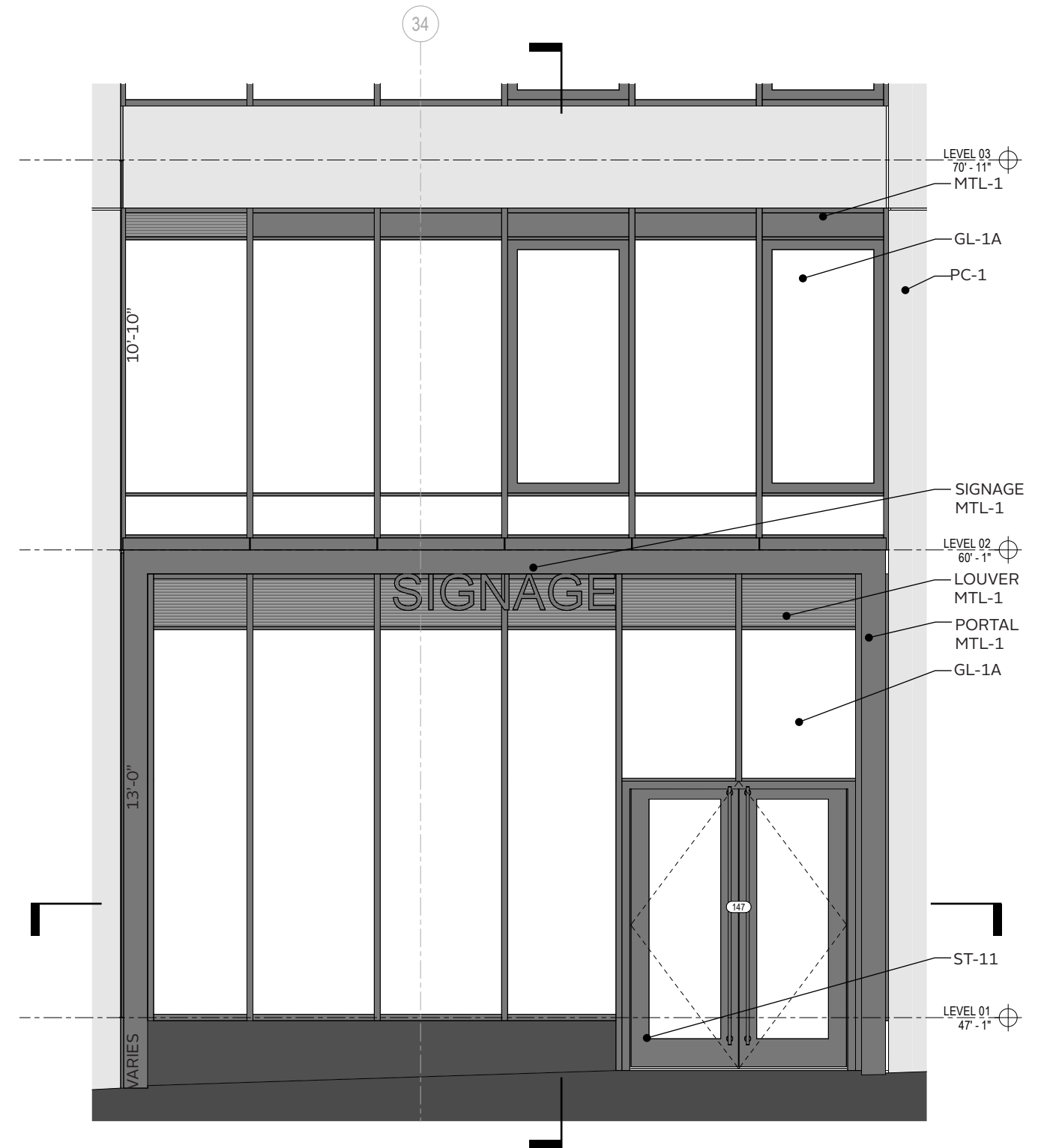
ELEVATION OF MAINE AVENUE SOUTH PORTAL  
DRAWING FROM NOV. 8 PERMIT SUBMISSION  
SEE (A316) FOR ADDITIONAL NOTES



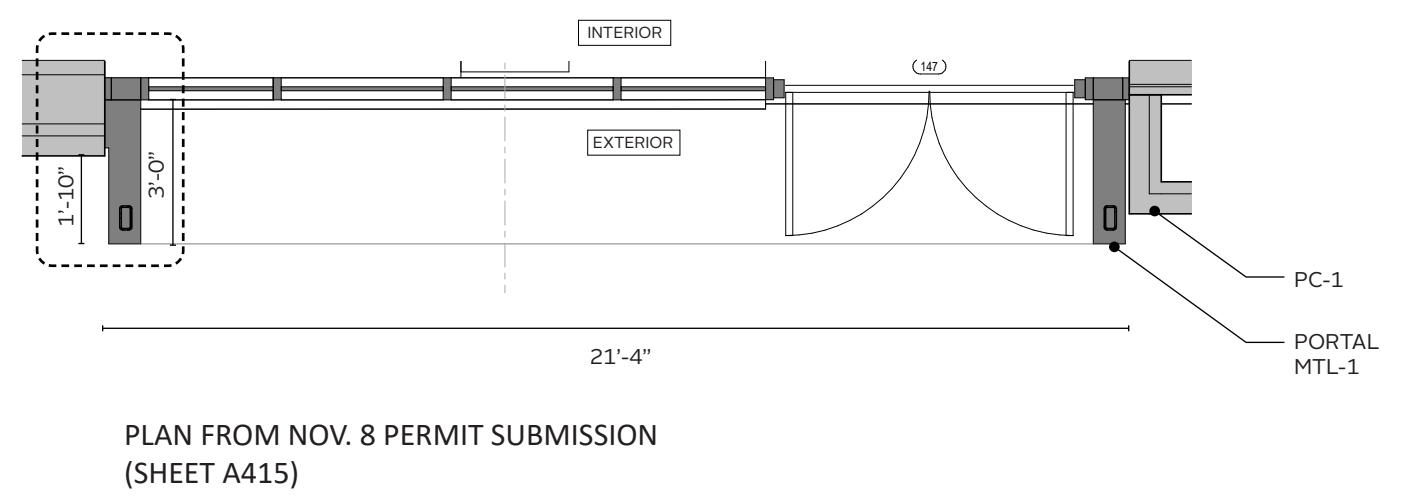
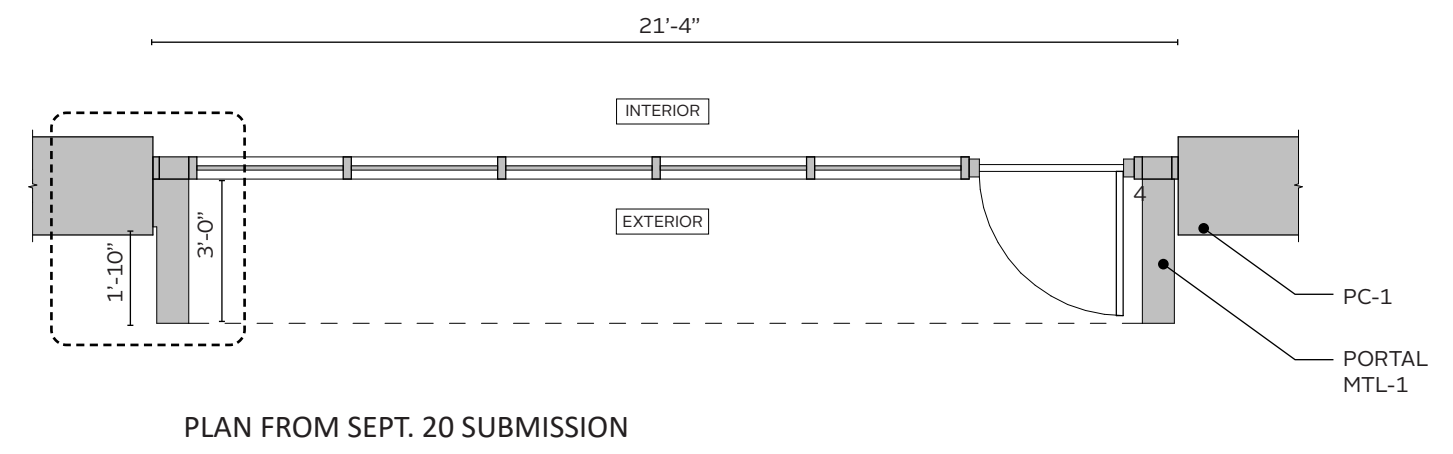
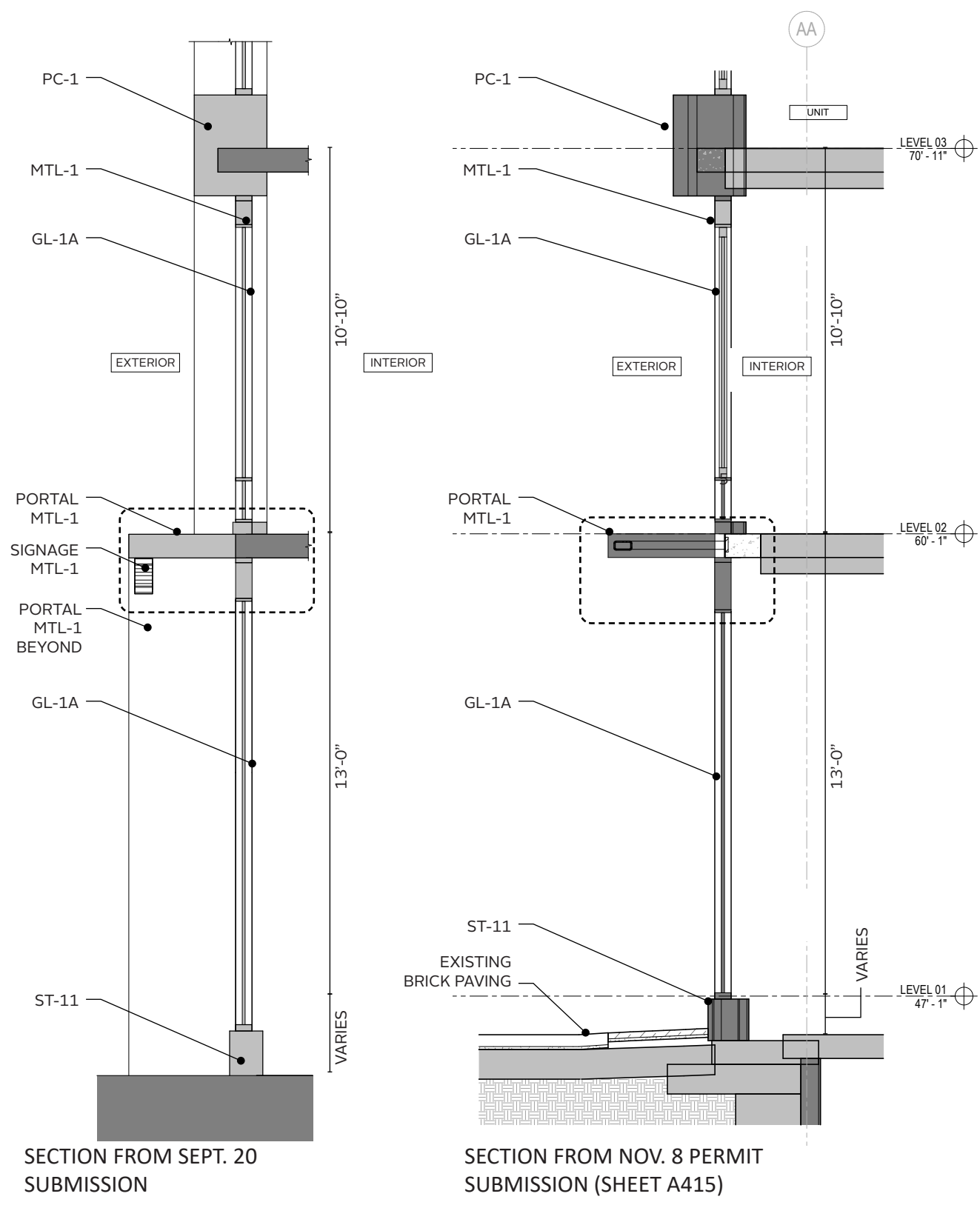
**COMPARISONS OF TYPICAL BAYS SHOWN ON  
SEPT. 20, 2024**



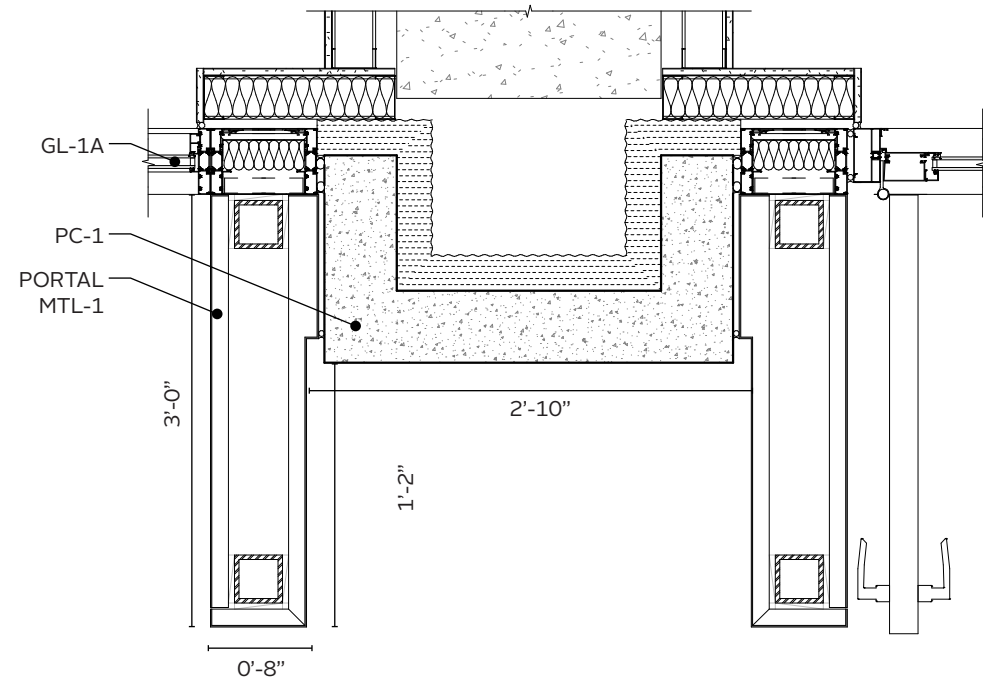
ELEVATION FROM SEPT. 20 SUBMISSION



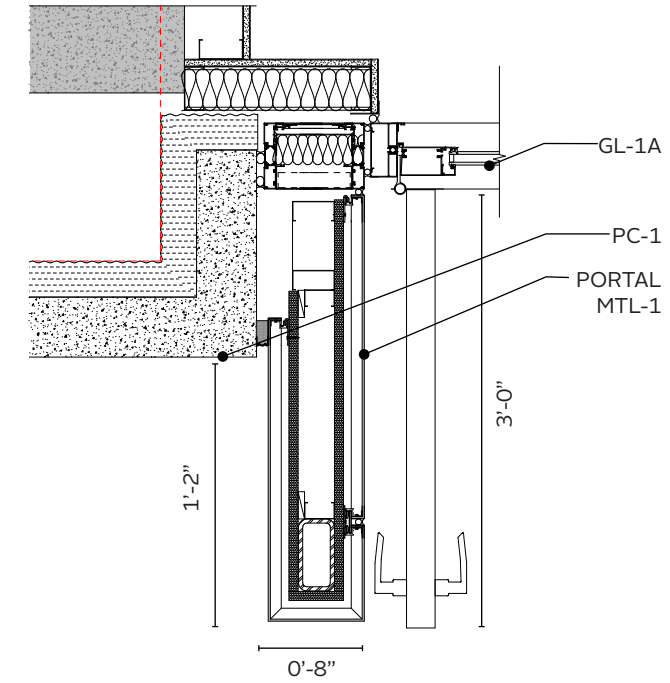
ELEVATION FROM NOV. 8 PERMIT SUBMISSION (SHEET A415)



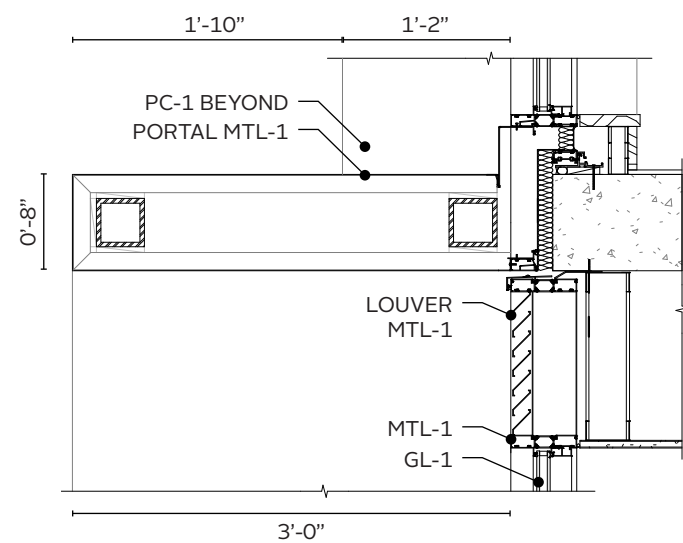




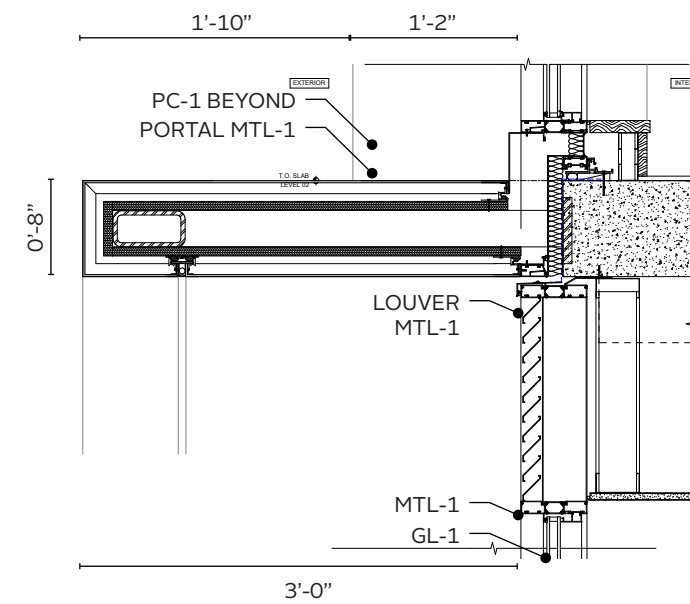
PLAN DETAIL FROM SEPT. 20  
SUBMISSION



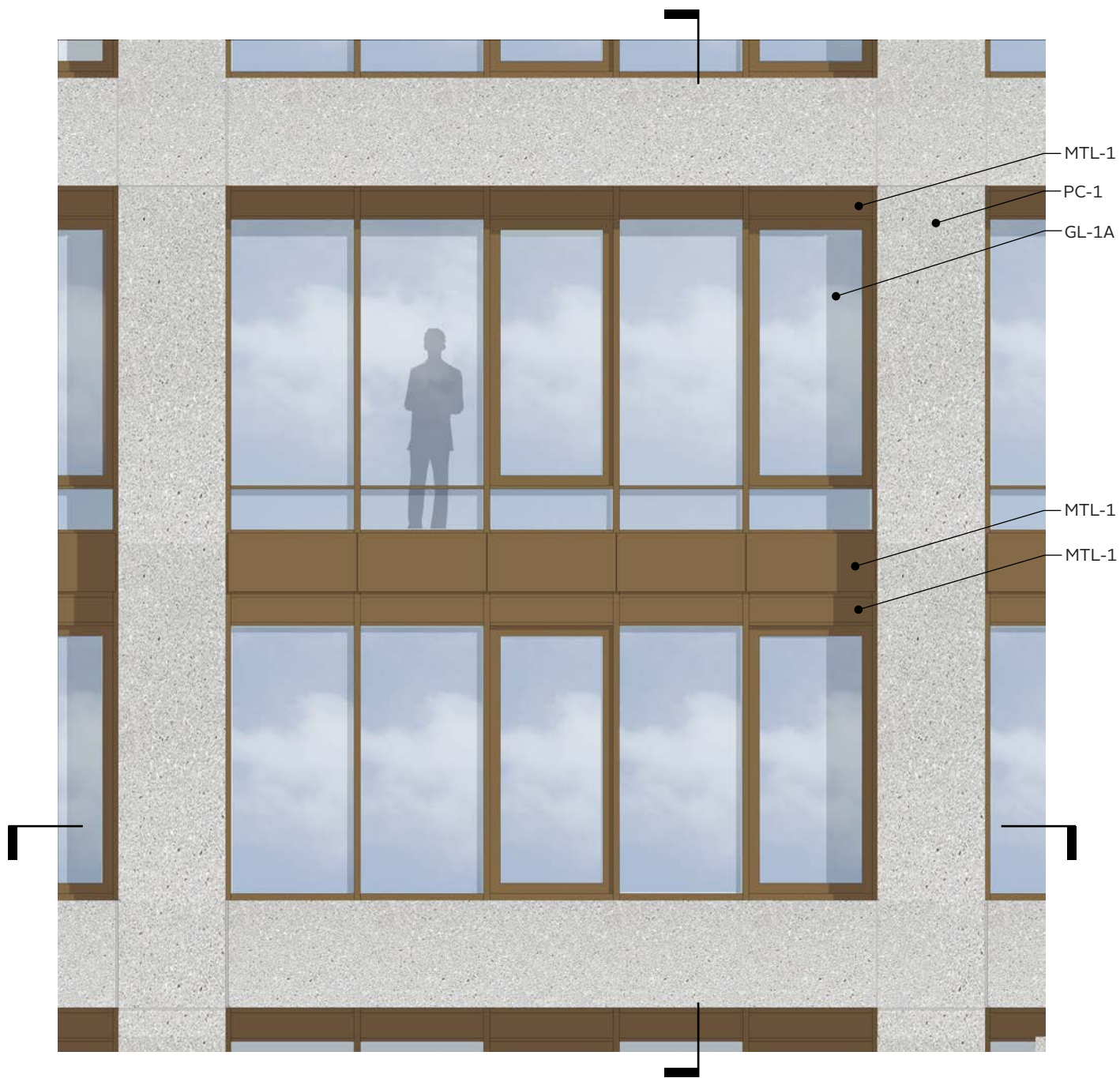
PLAN DETAIL FROM NOV. 8 PERMIT  
SUBMISSION (SHEET A521)



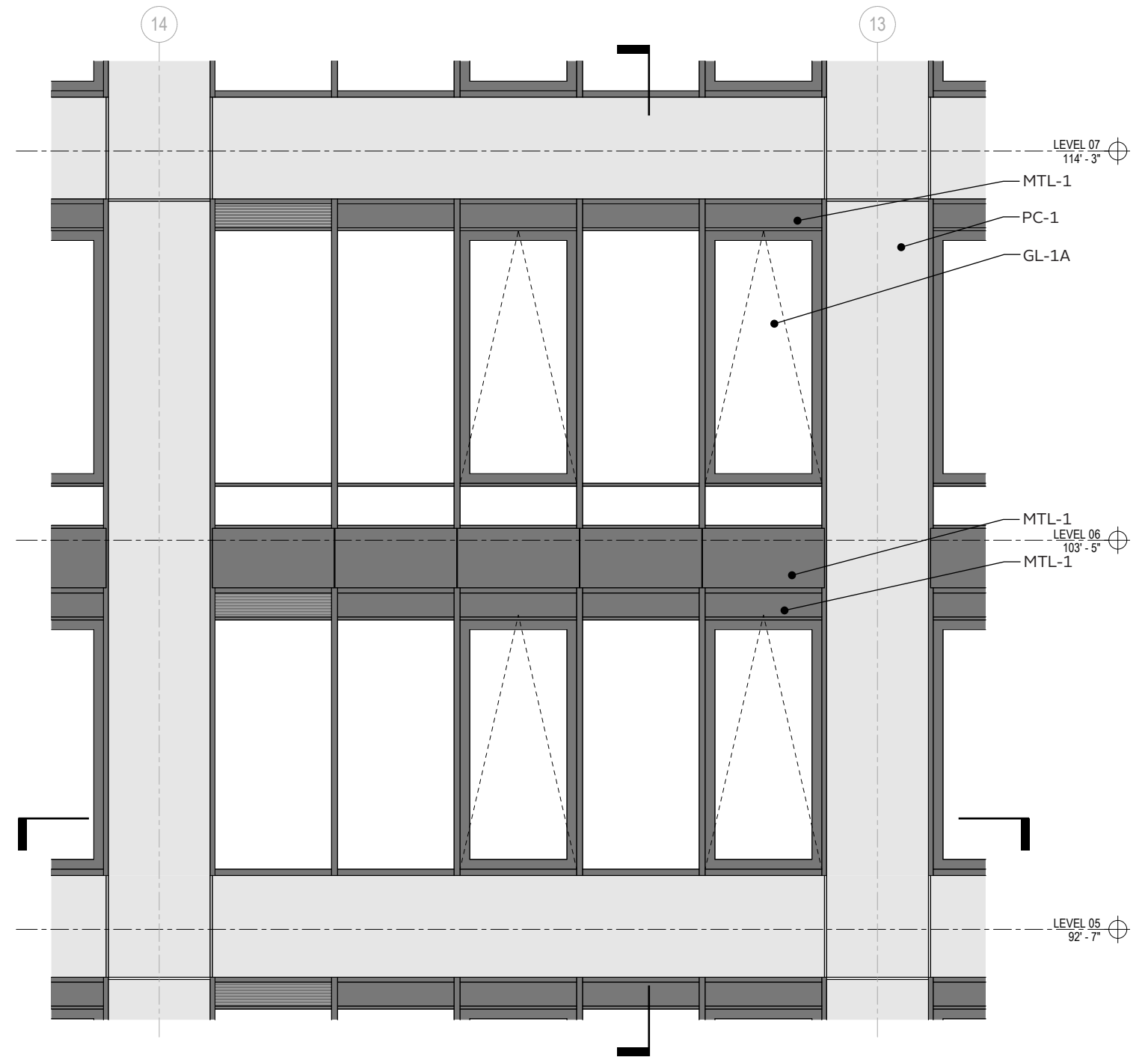
SECTION DETAIL FROM SEPT. 20  
SUBMISSION



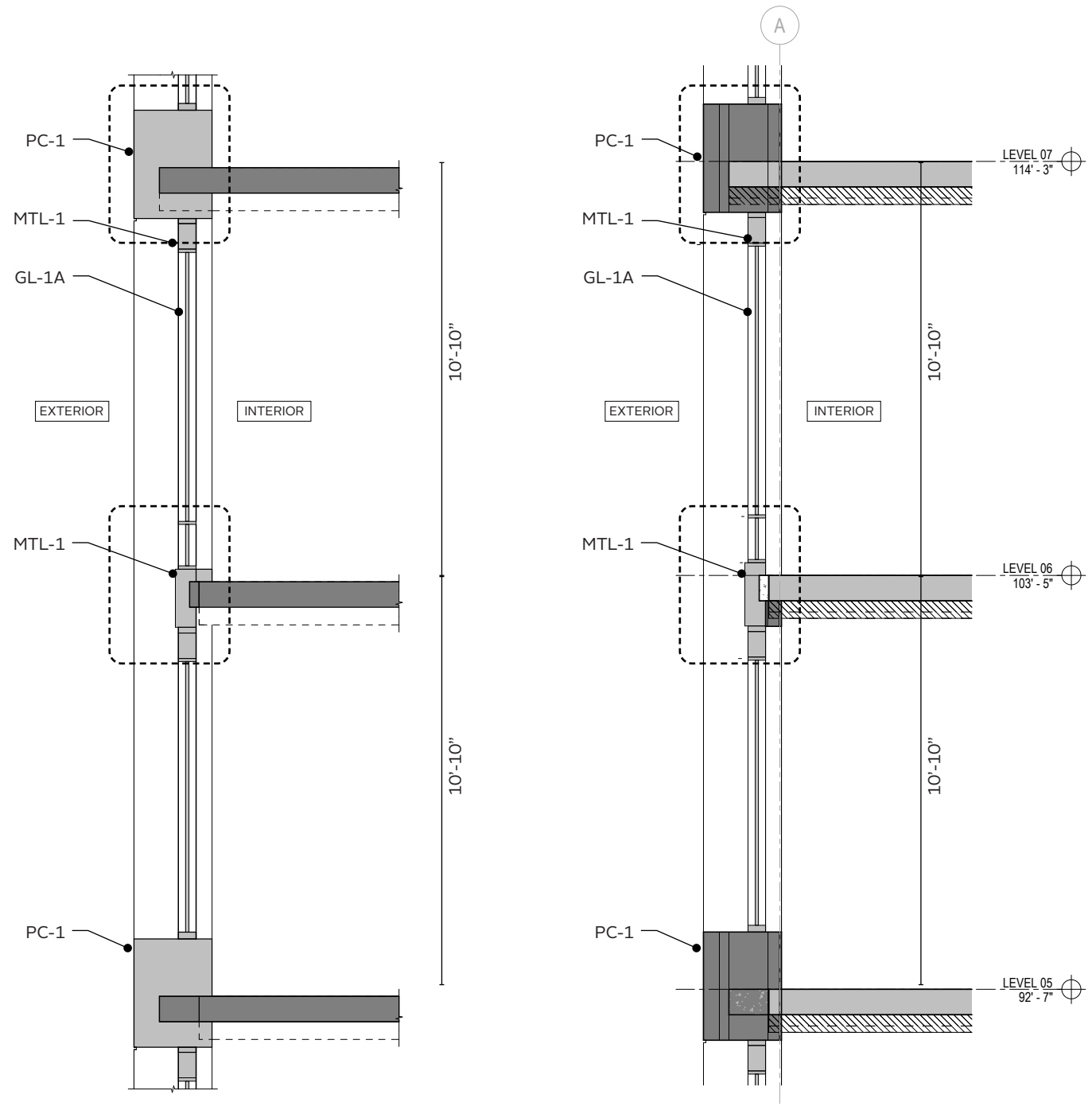
SECTION DETAIL FROM NOV. 8  
PERMIT SUBMISSION (SHEET A511)



ELEVATION FROM SEPT. 20 SUBMISSION

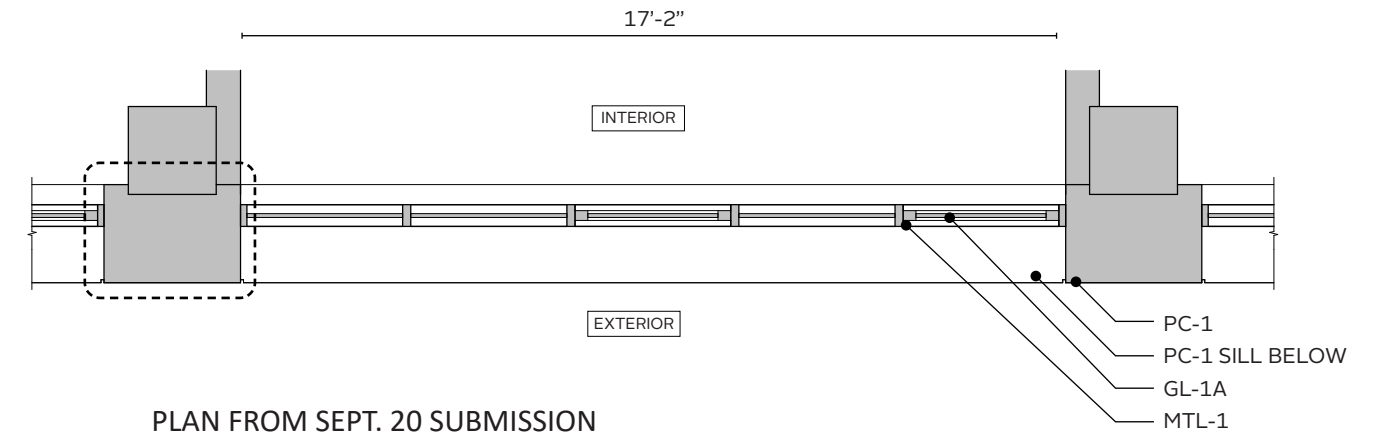


ELEVATION FROM NOV. 8 PERMIT SUBMISSION (SHEET A421)

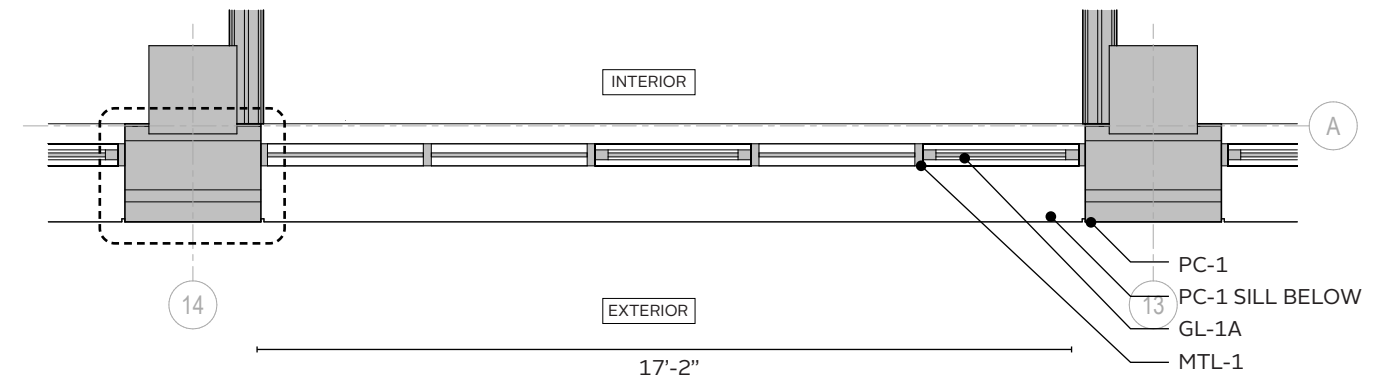


SECTION FROM SEPT. 20 SUBMISSION

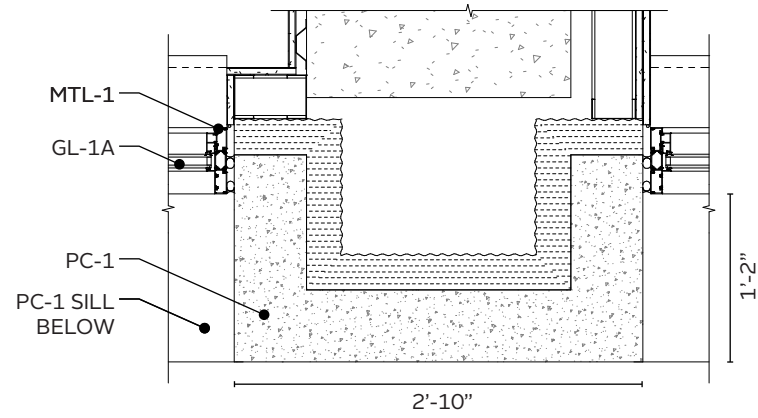
SECTION FROM NOV. 8 PERMIT SUBMISSION (SHEET A421)



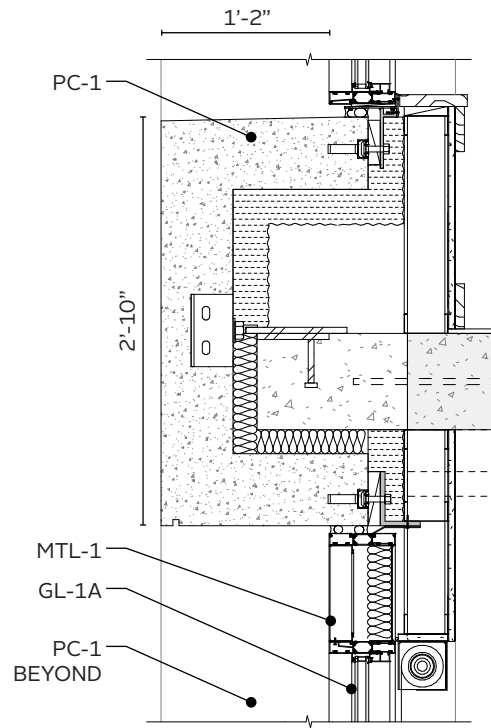
PLAN FROM SEPT. 20 SUBMISSION



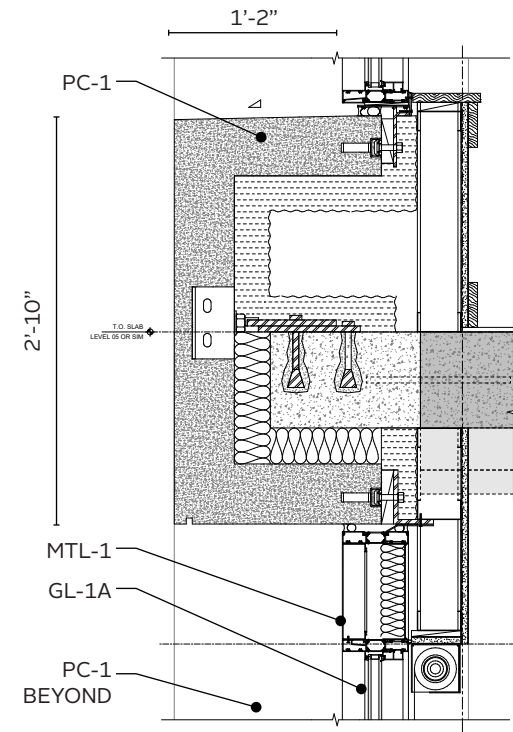
PLAN FROM NOV. 8 PERMIT SUBMISSION (SHEET A421)



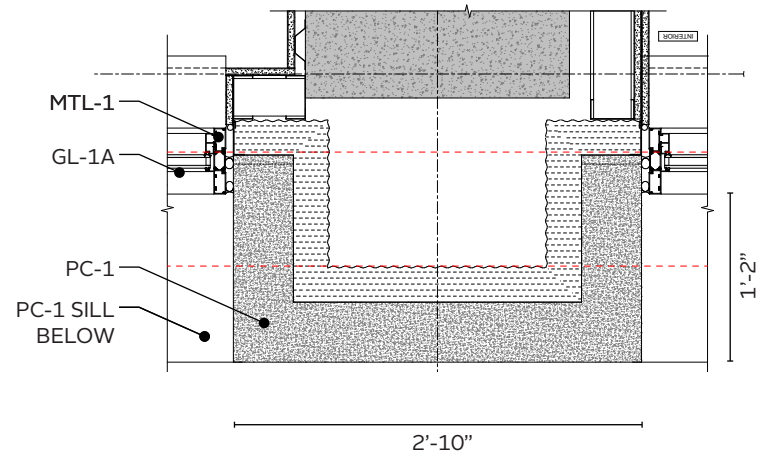
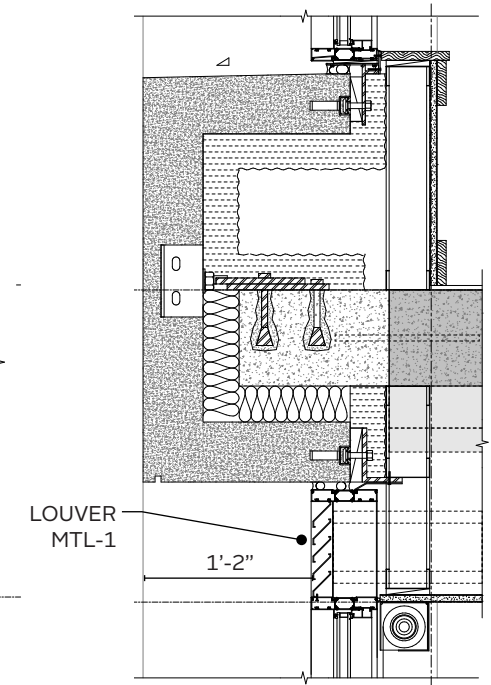
PLAN DETAIL FROM SEPT. 20 SUBMISSION



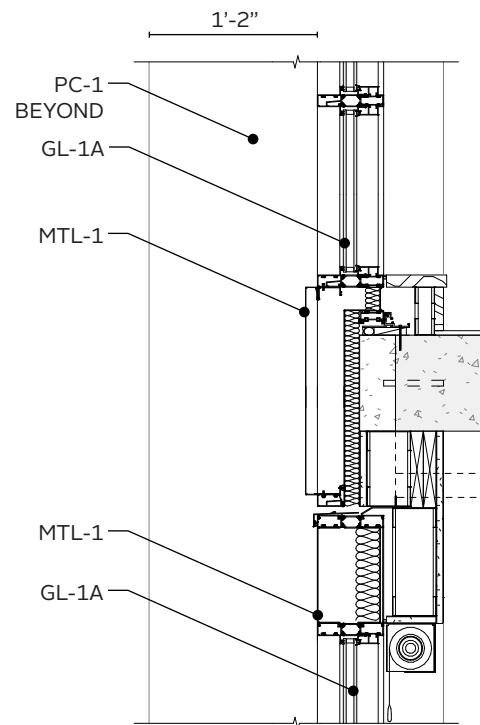
SECTION DETAIL FROM SEPT. 20 SUBMISSION



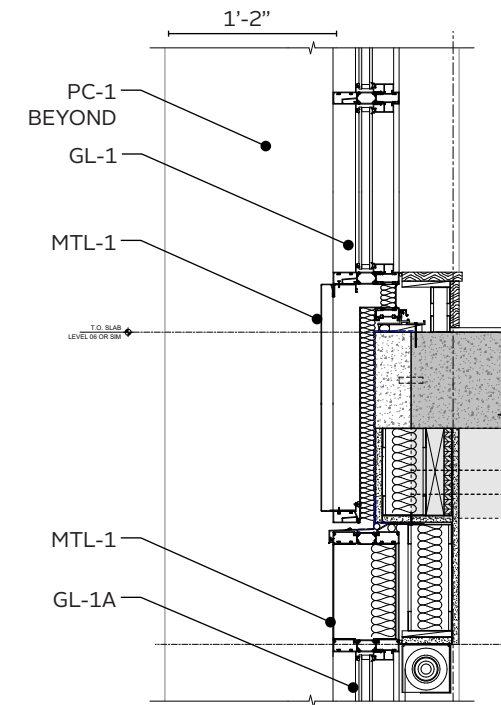
SECTION DETAIL FROM NOV. 8 PERMIT SUBMISSION (SHEET A531)



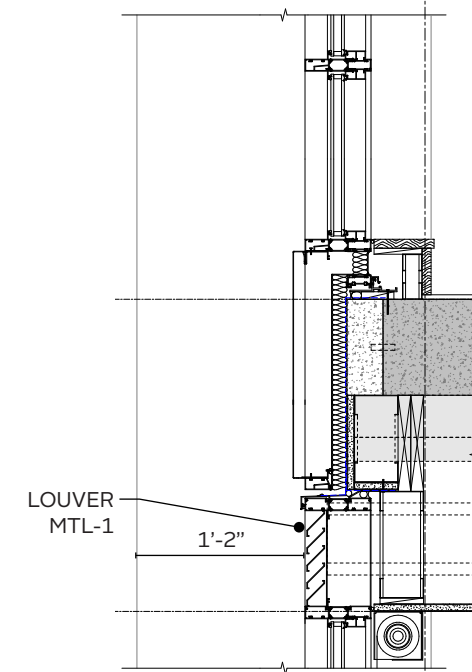
PLAN DETAIL FROM NOV. 8 PERMIT SUBMISSION (SHEET A541)

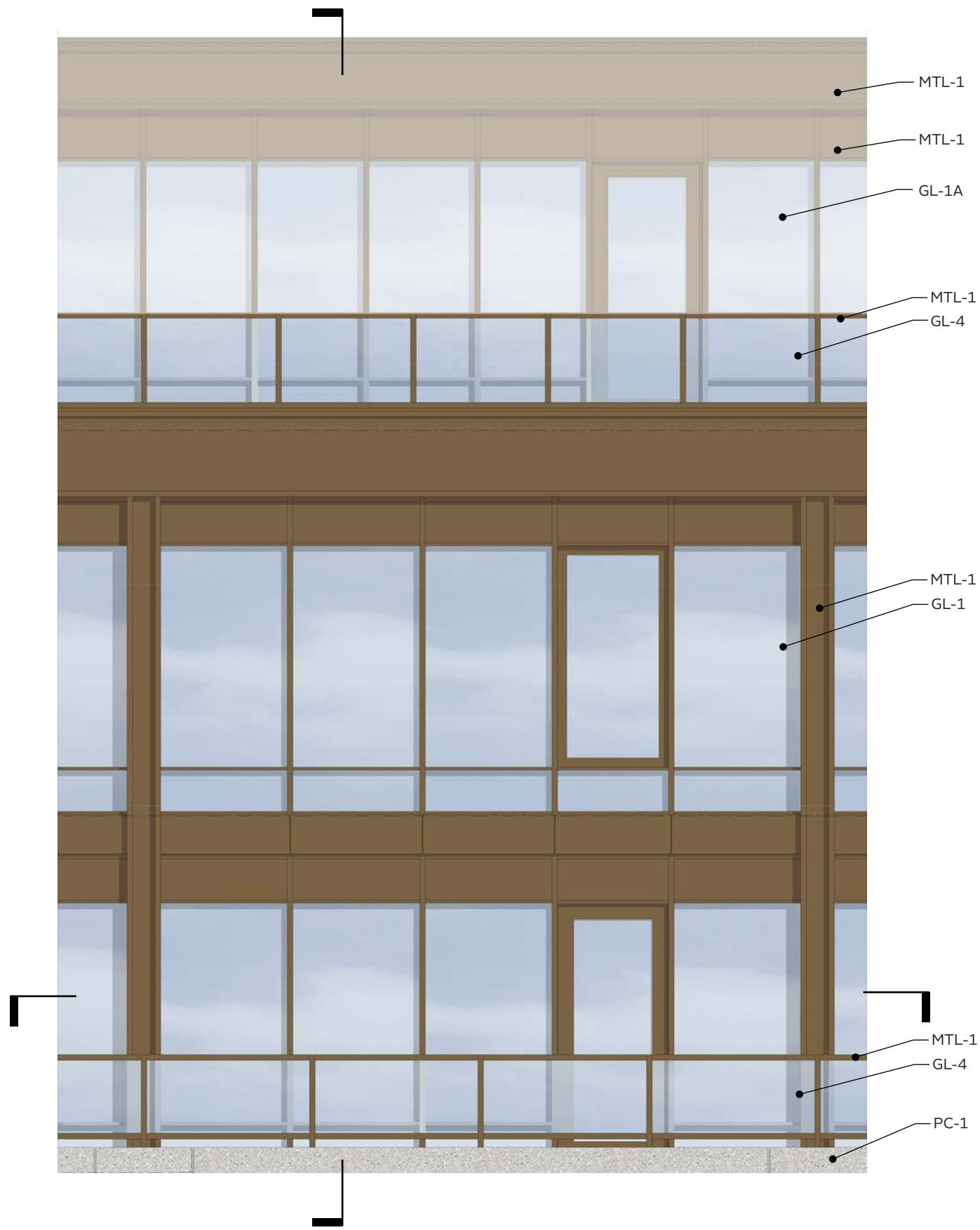


SECTION DETAIL FROM SEPT. 20 SUBMISSION

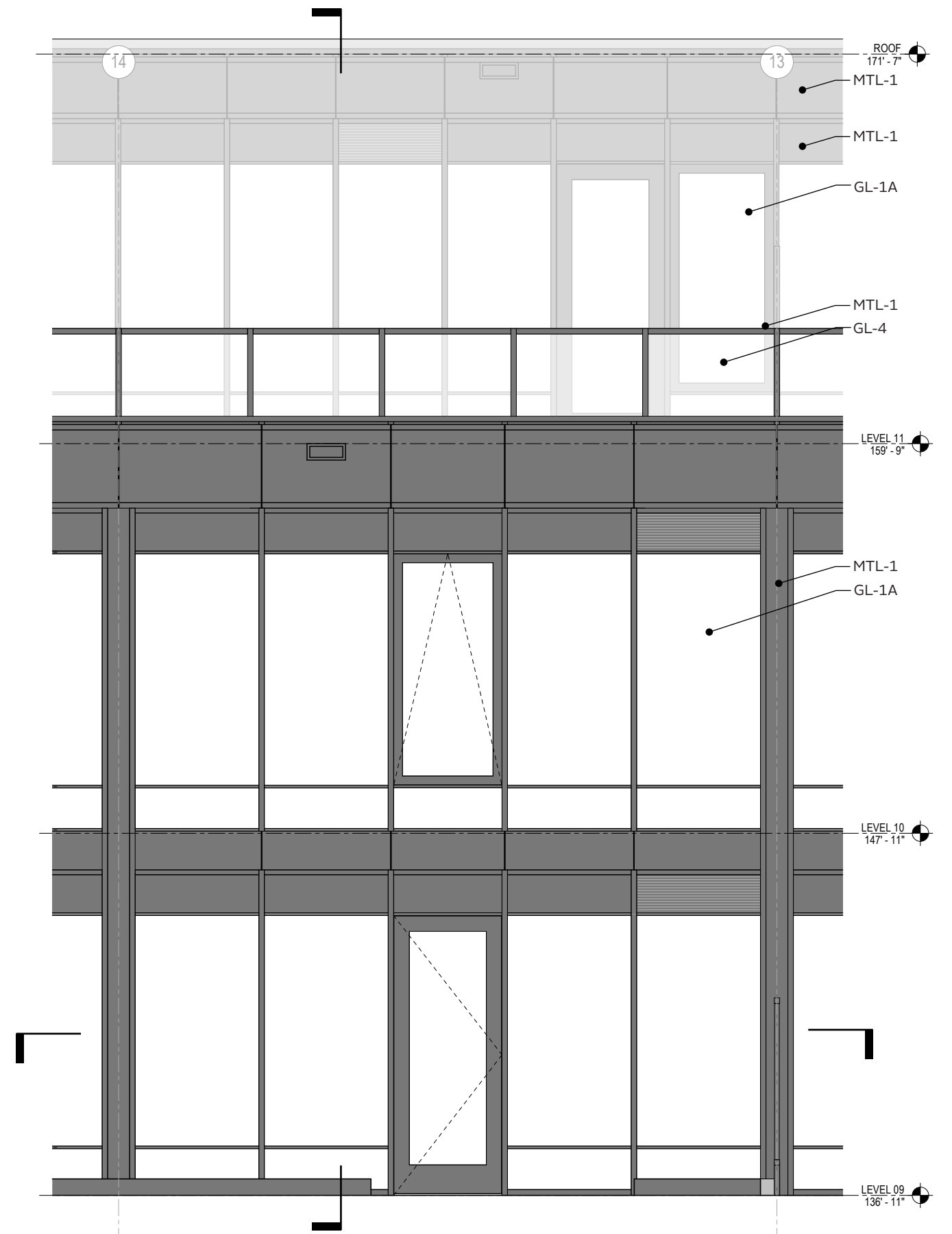


SECTION DETAIL FROM NOV. 8 PERMIT SUBMISSION (SHEET A531)

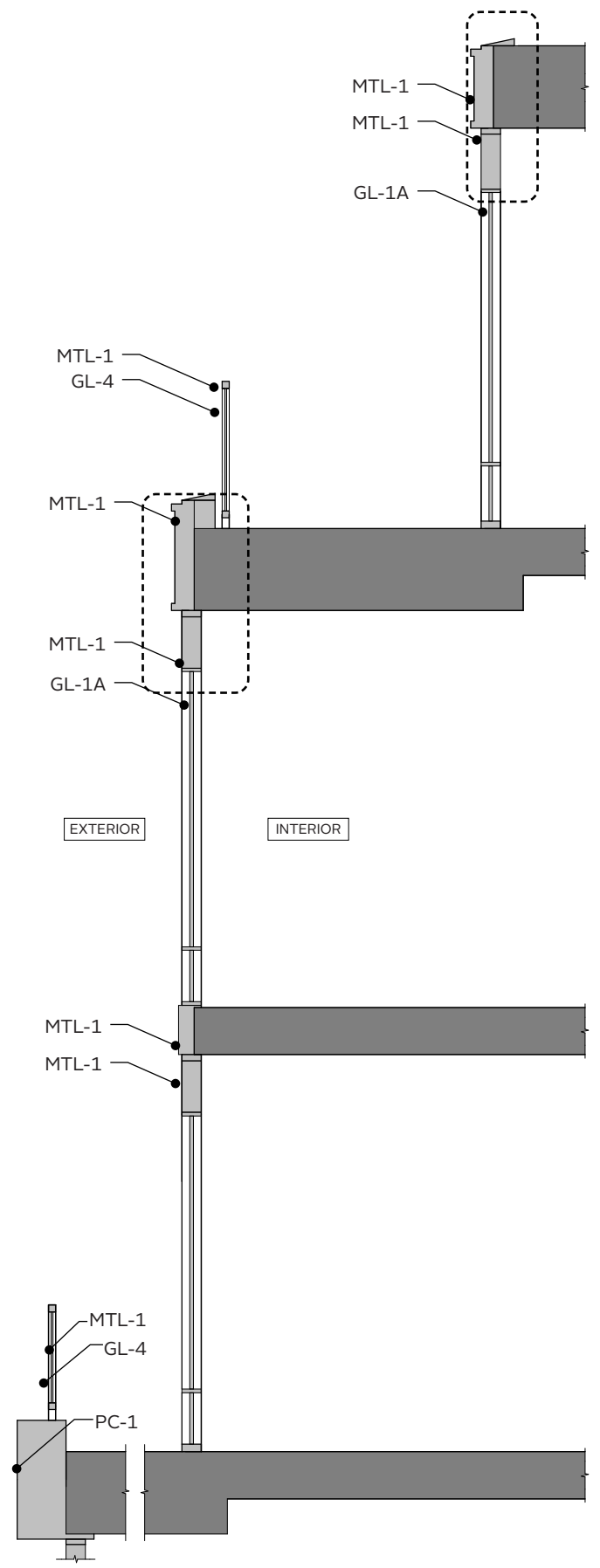




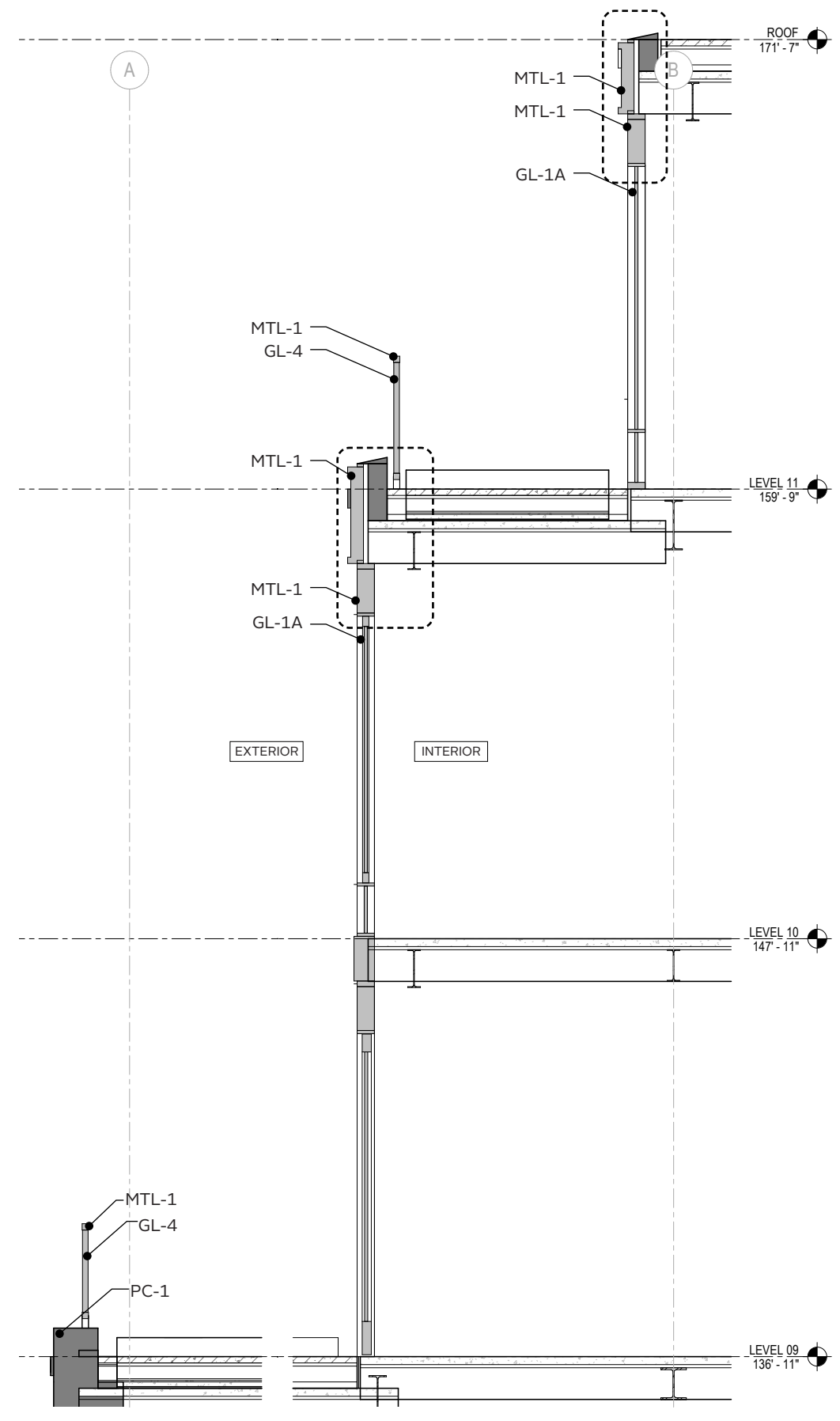
ELEVATION FROM SEPT. 20 SUBMISSION



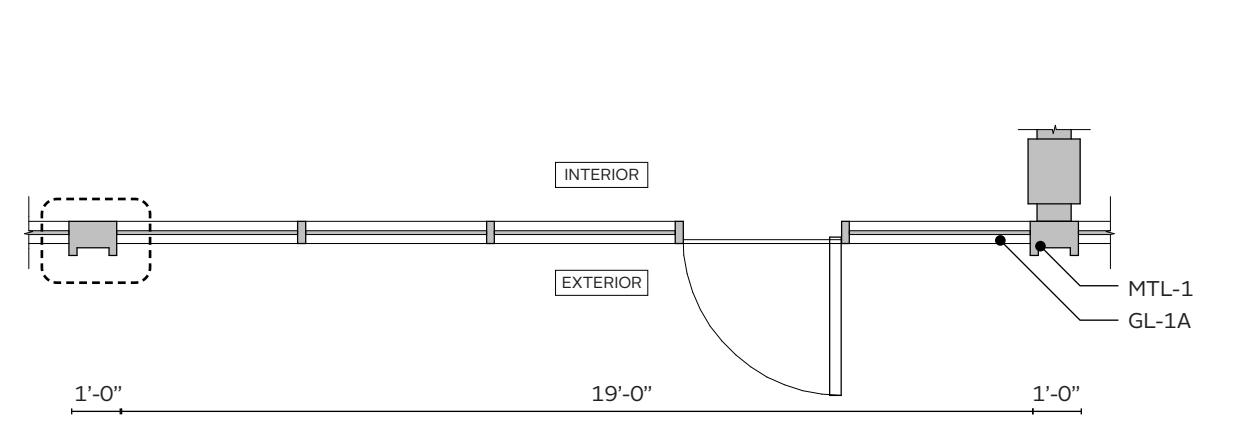
ELEVATION FROM NOV. 8 PERMIT SUBMISSION (SHEET A451)



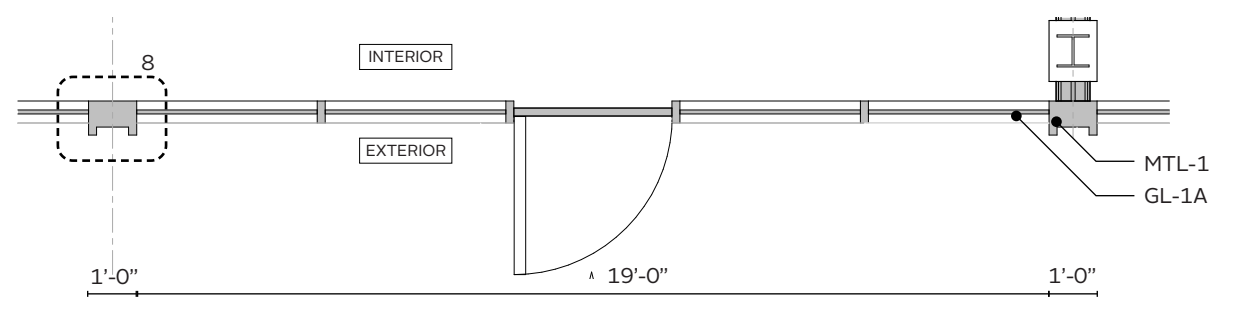
SECTION FROM SEPT. 20 SUBMISSION



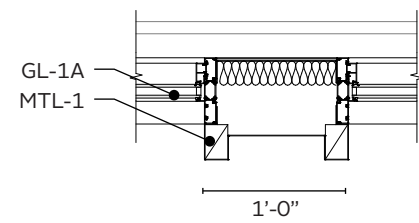
SECTION FROM NOV. 8 PERMIT SUBMISSION (SHEET A451)



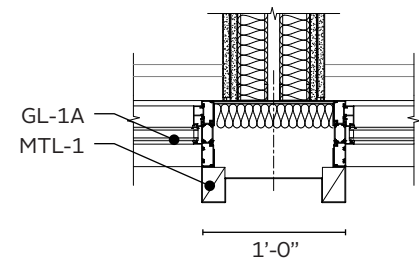
PLAN FROM SEPT. 20 SUBMISSION



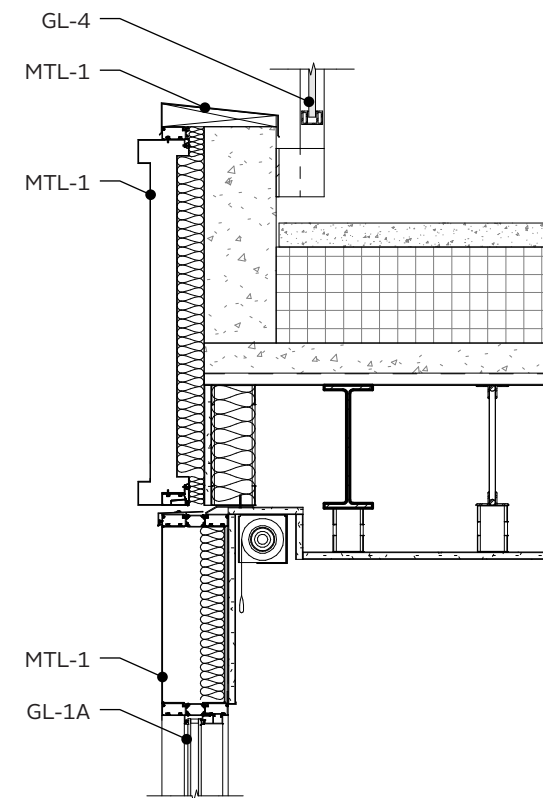
PLAN FROM NOV. 8 PERMIT SUBMISSION (SHEET A451)



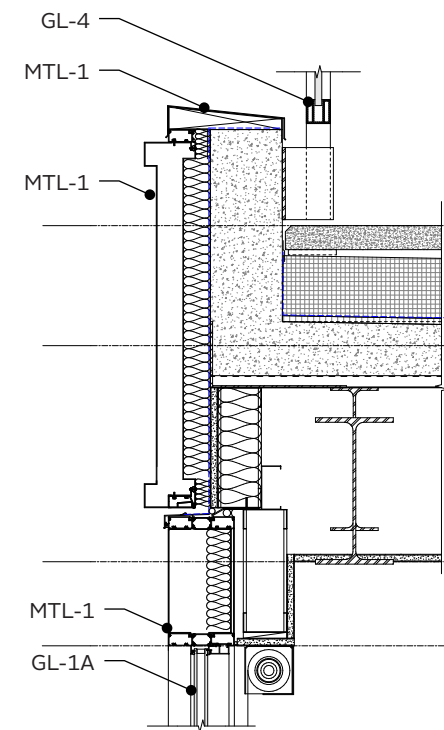
PLAN DETAIL FROM SEPT. 20 SUBMISSION



PLAN DETAIL FROM NOV. 8 PERMIT SUBMISSION (SHEET A561)



SECTION DETAIL FROM SEPT. 20 SUBMISSION



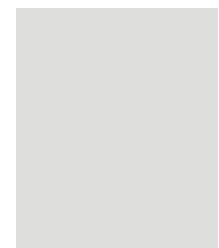
SECTION DETAIL FROM NOV. 8 PERMIT SUBMISSION (SHEET A553)



PC-1  
PRECAST PANELS  
WHITE



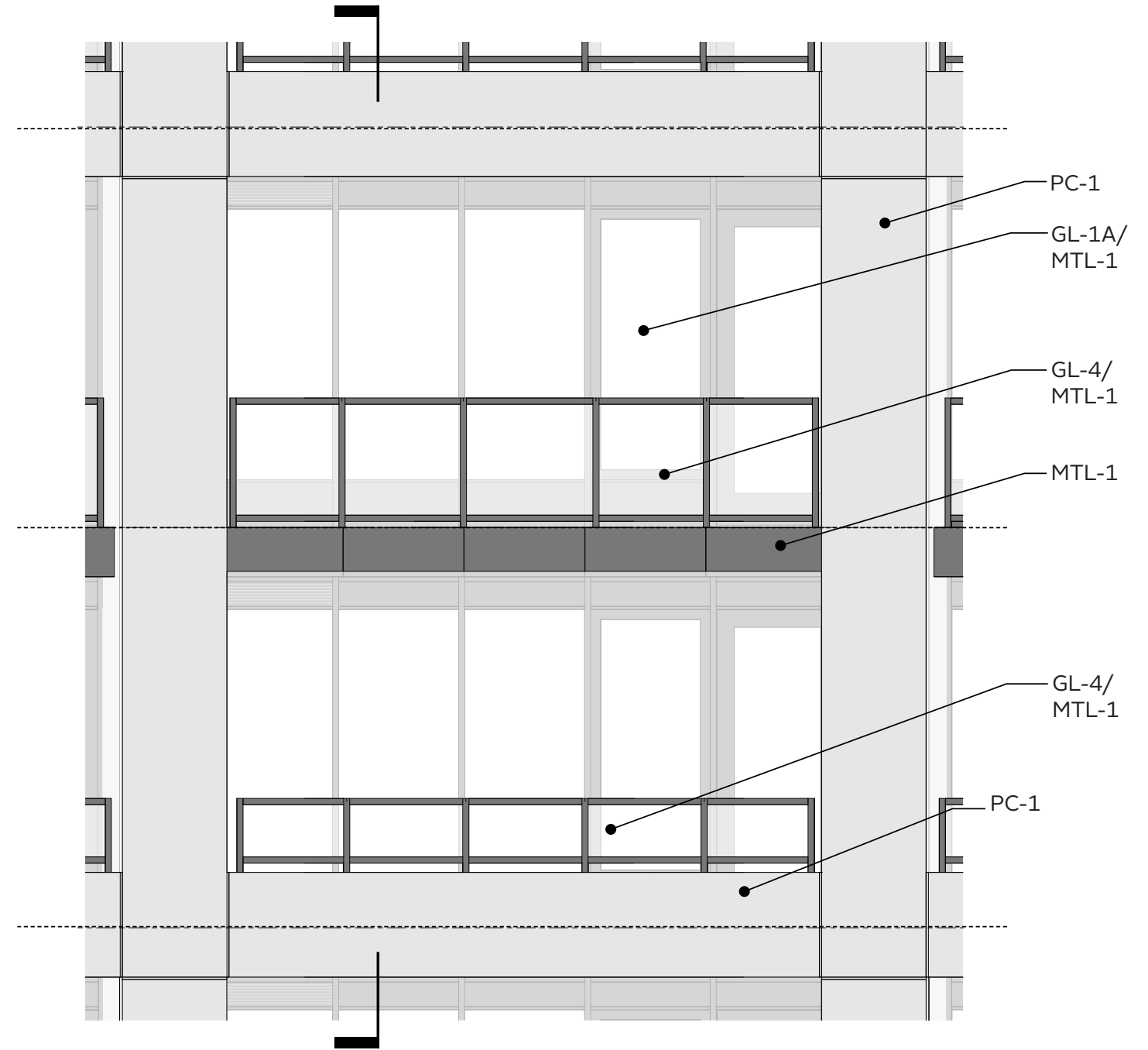
MTL-1  
METAL  
MEDIUM BRONZE



GWB-5  
PAINTED TO MATCH  
PRECAST COLOR

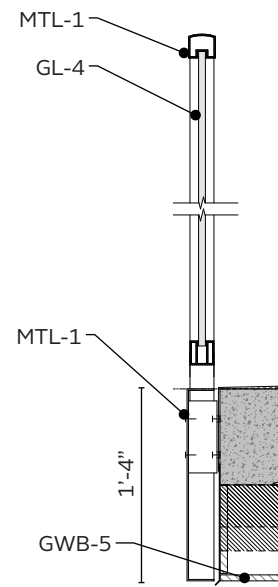


RENDERING OF TYPICAL BALCONY AT MARYLAND CURVE

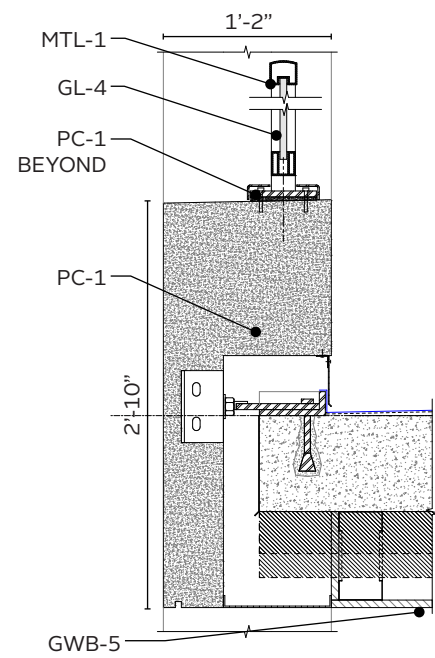


ELEVATION OF TYPICAL BALCONY AT MARYLAND CURVE  
(SHEET A431 IN PERMIT SUBMISSION)

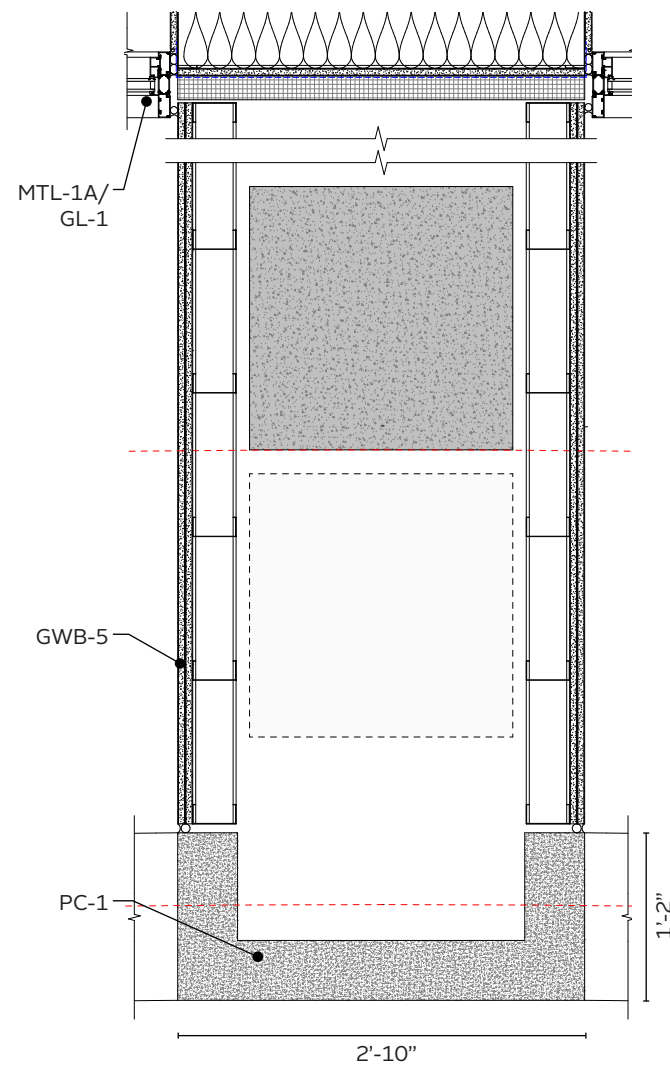




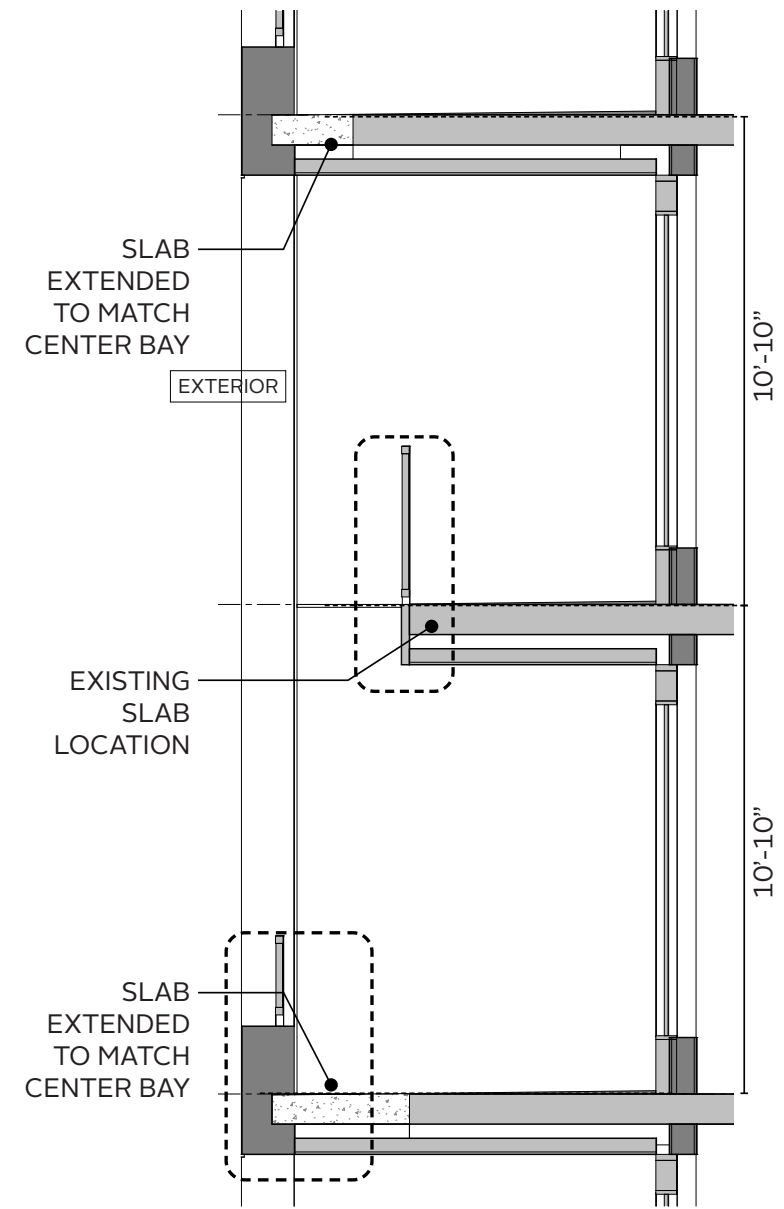
**SECTION DETAIL AT MTL-1 SPANDREL**



**SECTION DETAIL AT PC-1**



**PLAN SECTION DETAIL**



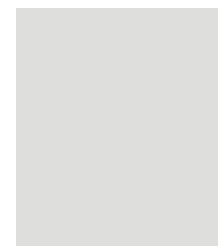
**WALL SECTION**



PC-1  
PRECAST PANELS  
WHITE



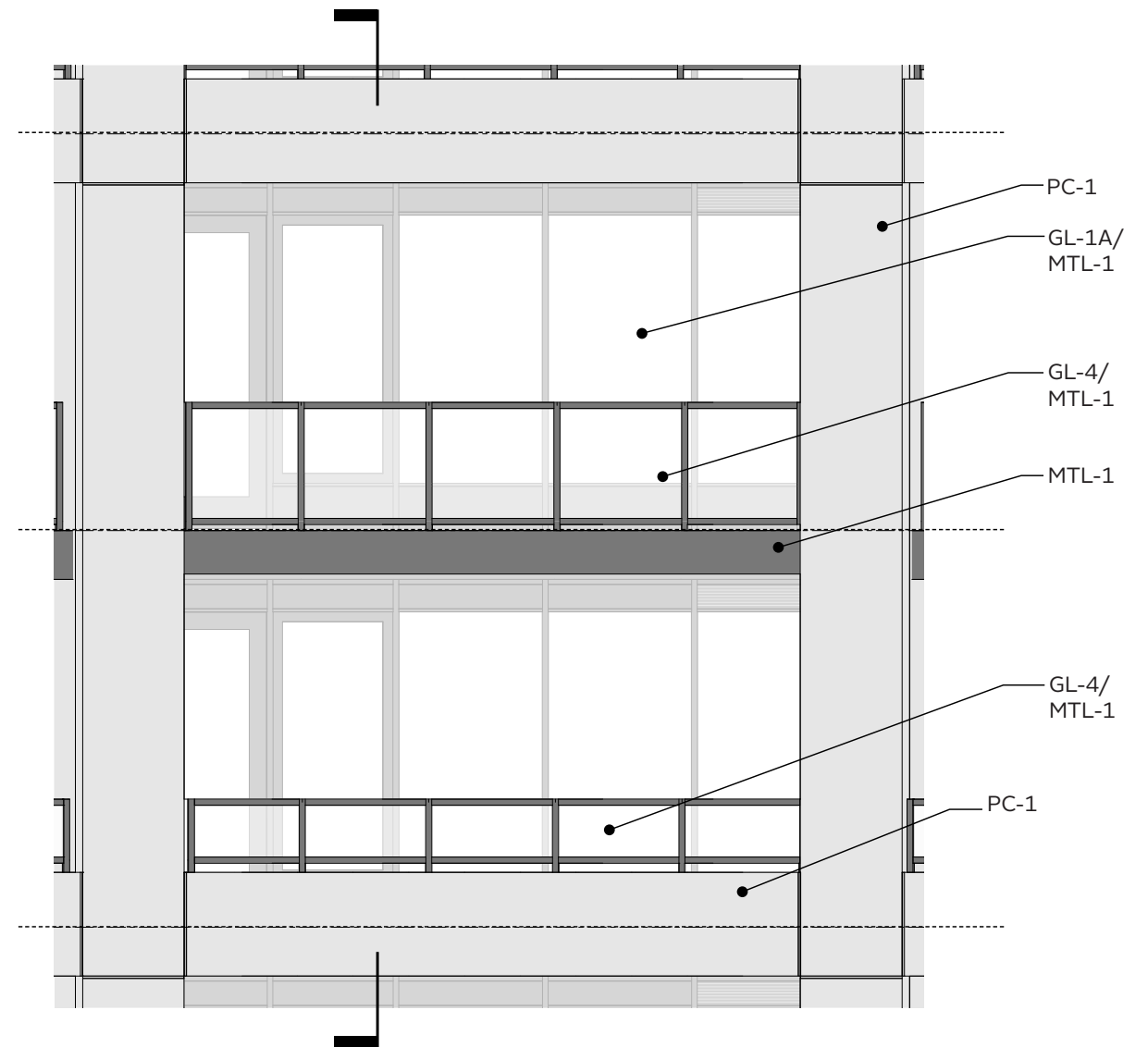
MTL-1  
METAL  
MEDIUM BRONZE



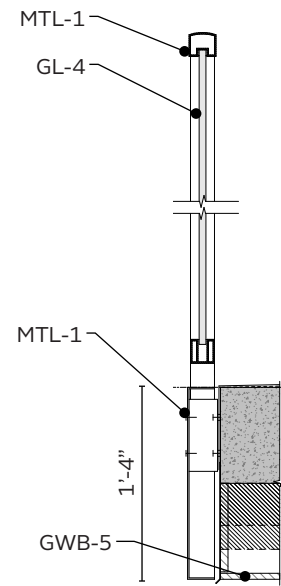
GWB-5  
PAINTED TO MATCH  
PRECAST COLOR



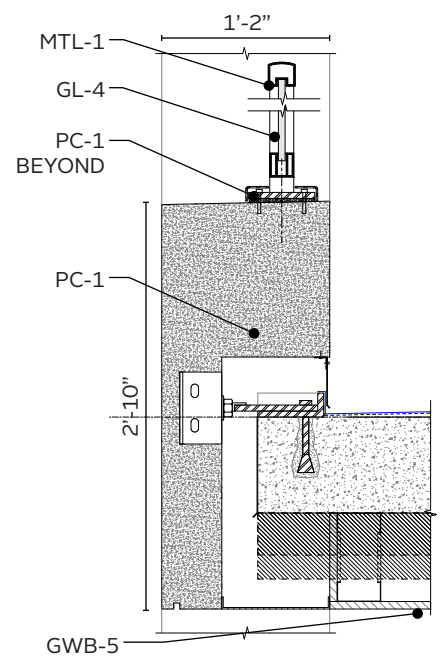
RENDERING OF BALCONY AT MAINE AVE CURVE



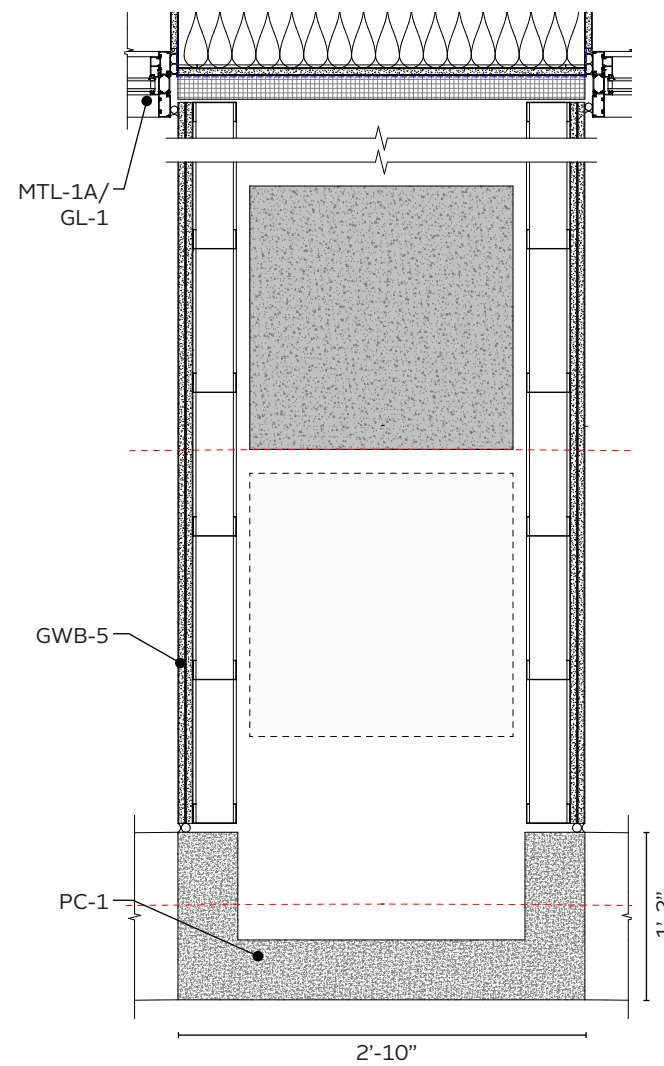
ELEVATION OF BALCONY AT MAINE AVE CURVE  
(SHEET A432 IN PERMIT SUBMISSION)



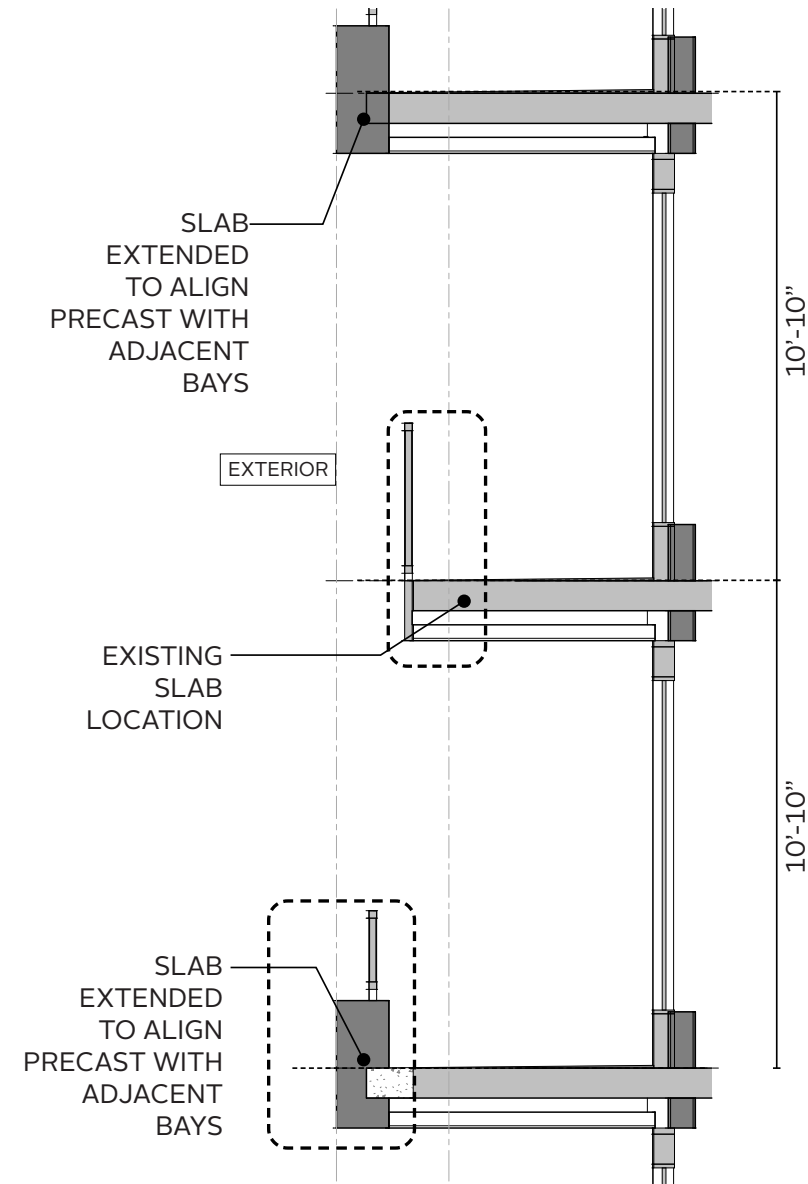
**SECTION DETAIL AT MTL-1 SPANDREL**



**SECTION DETAIL AT PC-1**



**PLAN SECTION DETAIL**



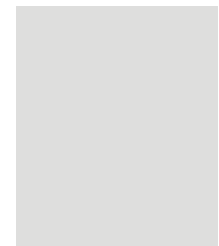
**WALL SECTION**



PC-1  
PRECAST PANELS  
WHITE



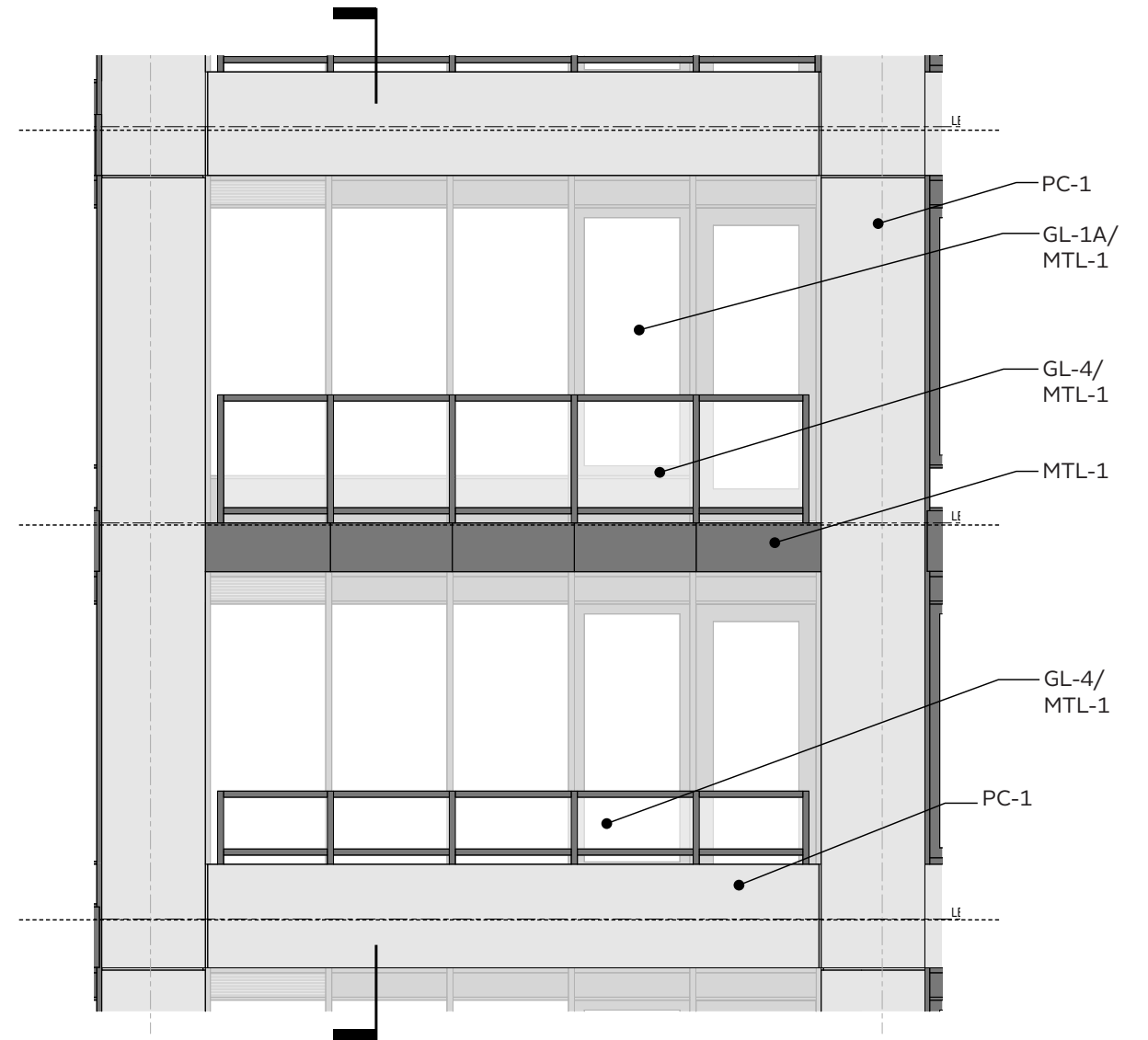
MTL-1  
METAL  
MEDIUM BRONZE



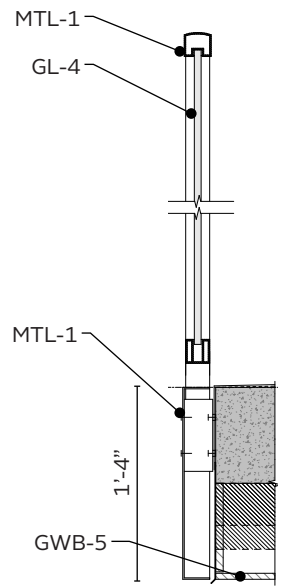
GWB-5  
PAINTED TO MATCH  
PRECAST COLOR



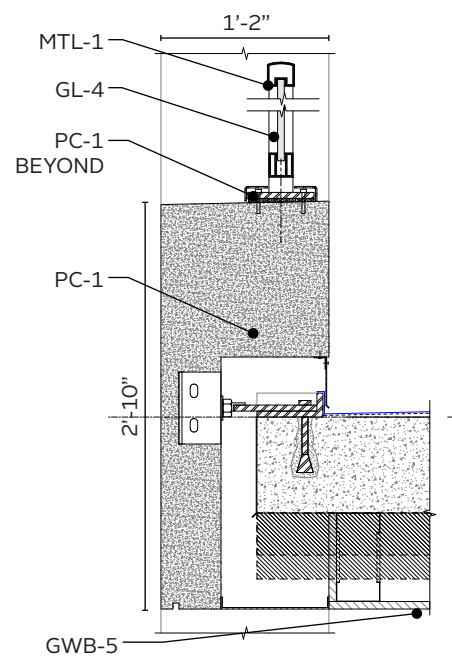
RENDERING OF BALCONY AT MAINE AVE FACADE



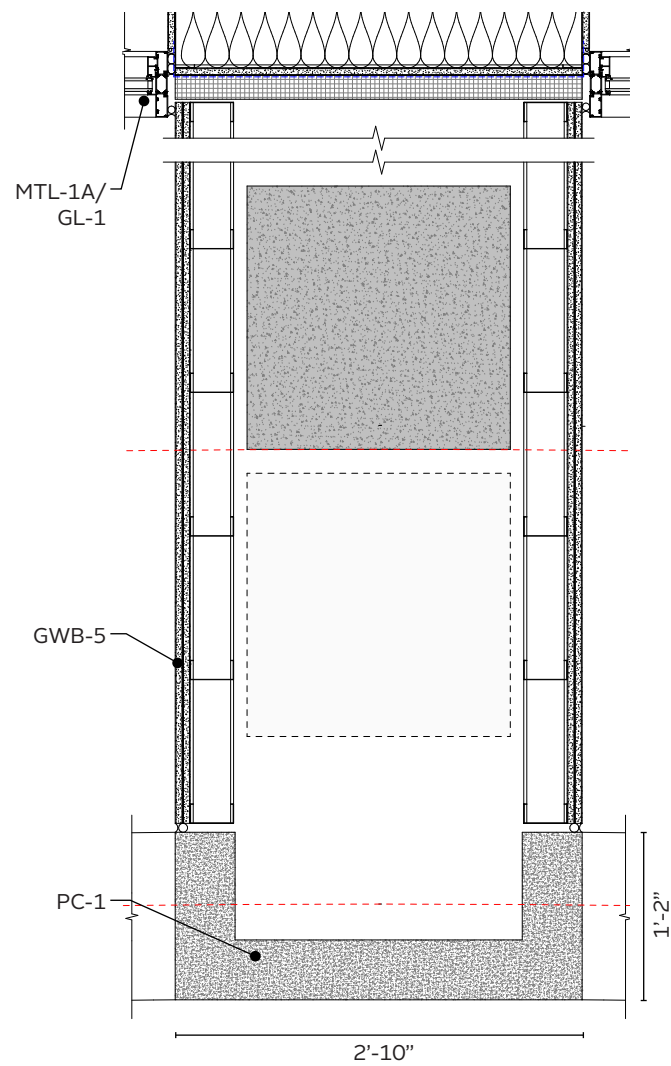
ELEVATION OF BALCONY AT MAINE AVE FACADE  
(SHEET A433 IN PERMIT SUBMISSION)



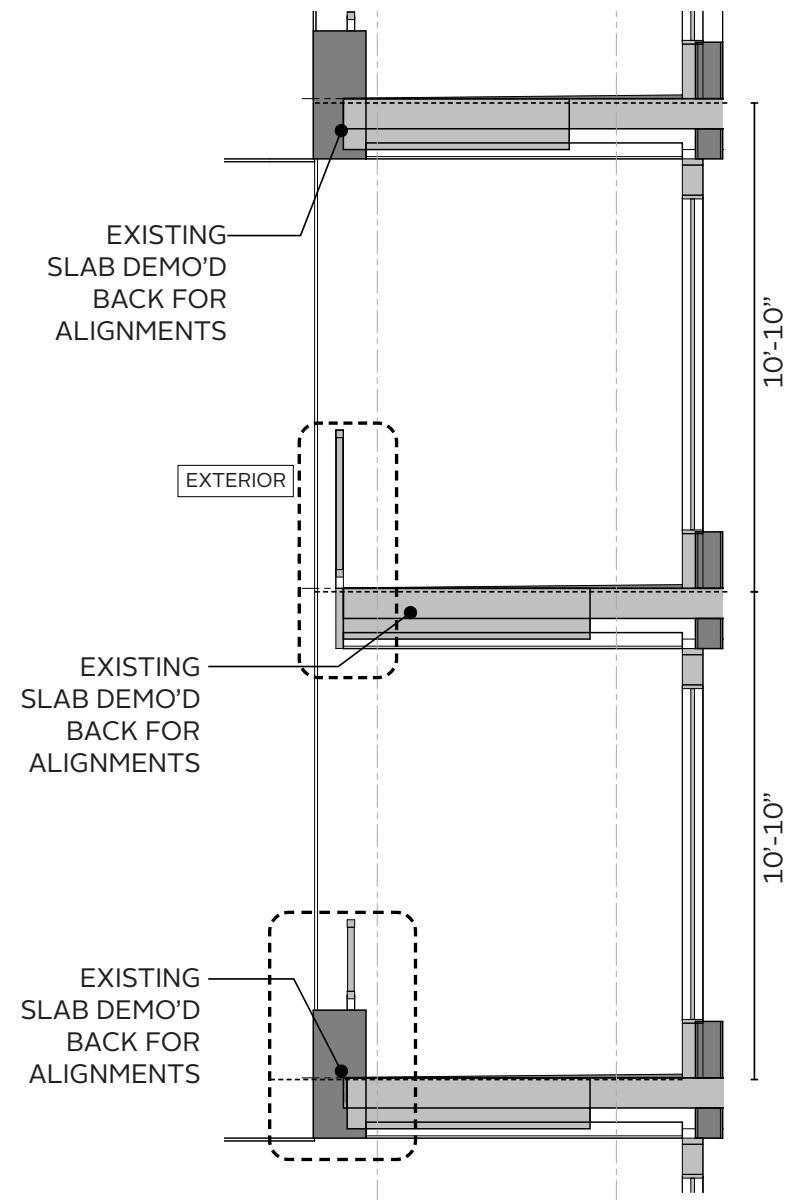
**SECTION DETAIL AT MTL-1 SPANDREL**



**SECTION DETAIL AT PC-1**



**PLAN SECTION DETAIL**



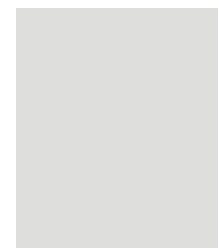
**WALL SECTION**



PC-1  
PRECAST PANELS  
WHITE



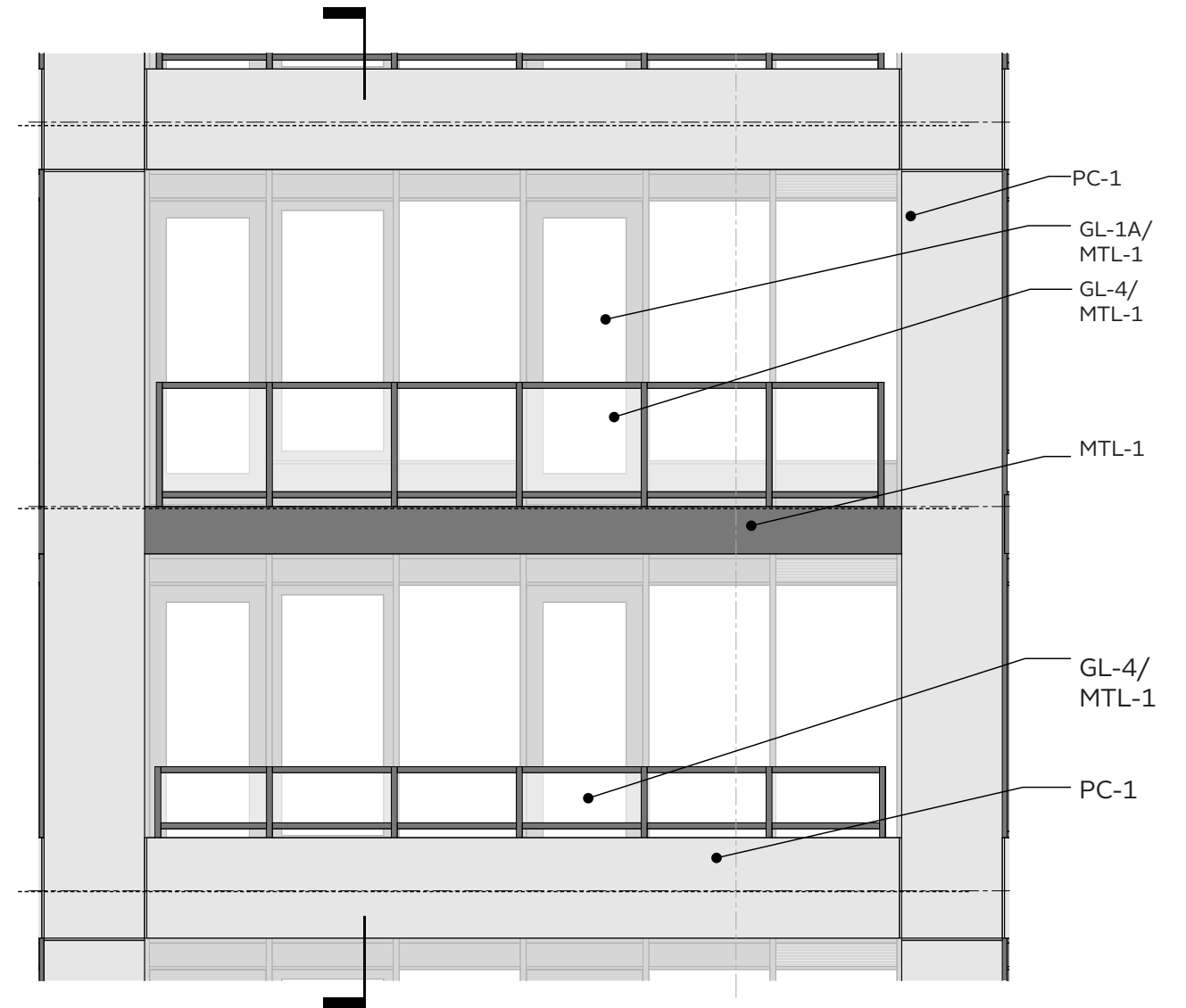
MTL-1  
METAL  
MEDIUM BRONZE



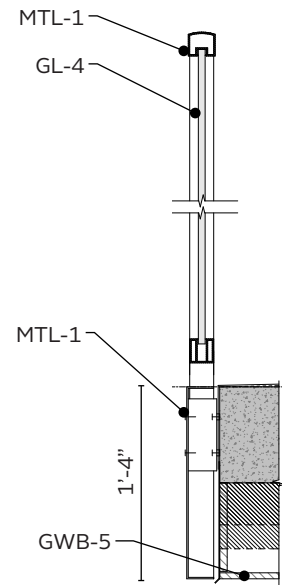
GWB-5  
PAINTED TO MATCH  
PRECAST COLOR



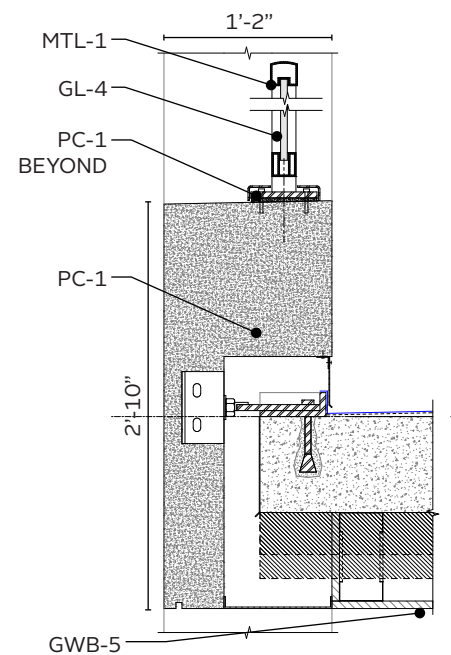
RENDERING OF BALCONY AT MARYLAND AVE FACADE



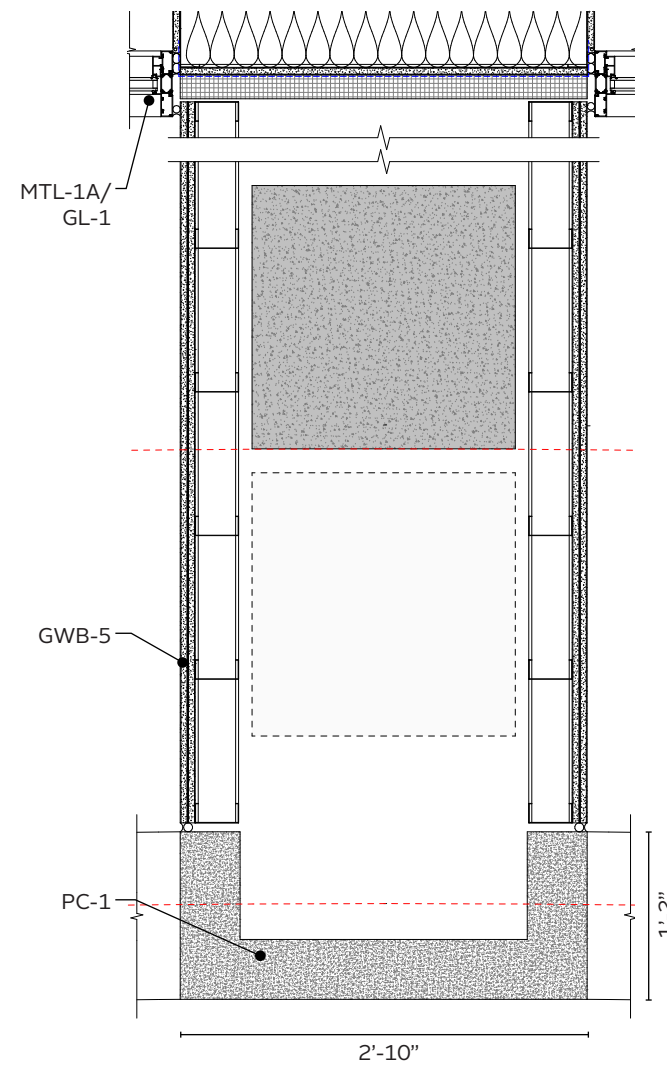
ELEVATION OF BALCONY AT MARYLAND AVE FACADE  
(SHEET A433 IN PERMIT SUBMISSION)



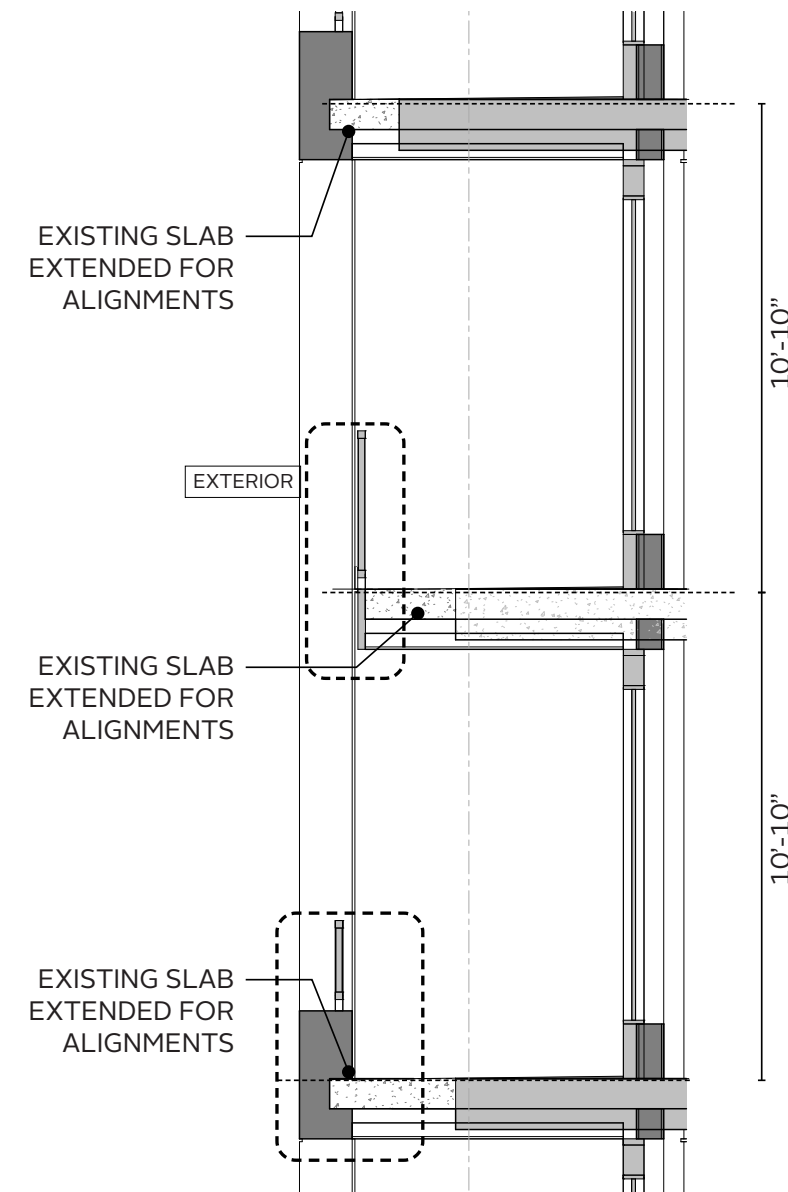
**SECTION DETAIL AT MTL-1 SPANDREL**



**SECTION DETAIL AT PC-1**



**PLAN SECTION DETAIL**



**WALL SECTION**

**DESIGN DEVELOPMENT  
LANDSCAPE AT STREET**





PROPOSED GARAGE ENTRANCE & EXIT

EXISTING SHARED COURTYARD TO REMAIN

PROPOSED STONE PAVING WITHIN PROPERTY LINE

PROPOSED TREE GRATES, TYPICAL

PROPOSED TRASH & RECYCLE RECEPTACLES

PROPOSED SMALL TREES, TYPICAL

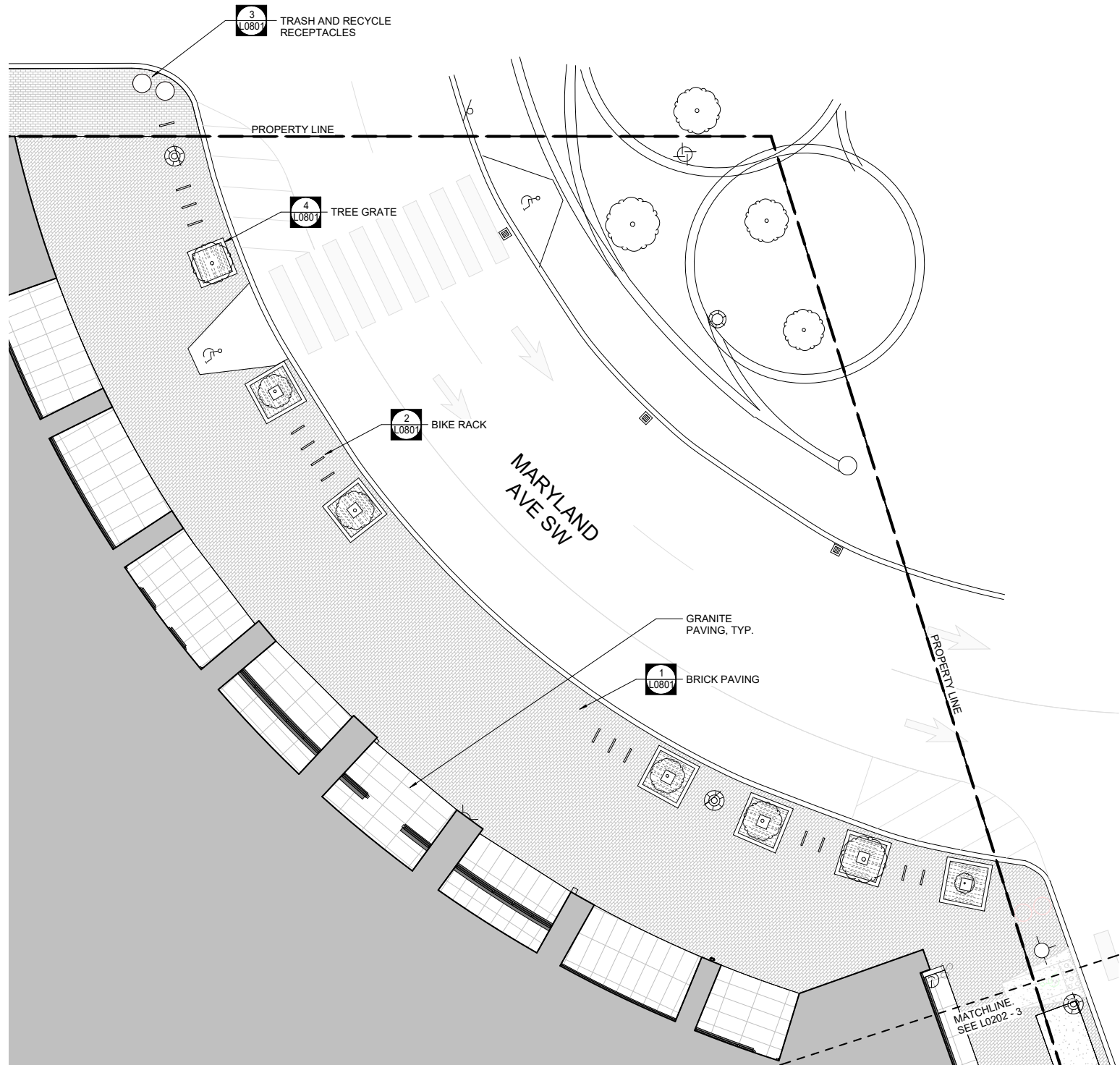
PROPOSED BIKE RACKS, TYPICAL

UPDATED LED LIGHTS IN EXISTING LIGHT FIXTURES

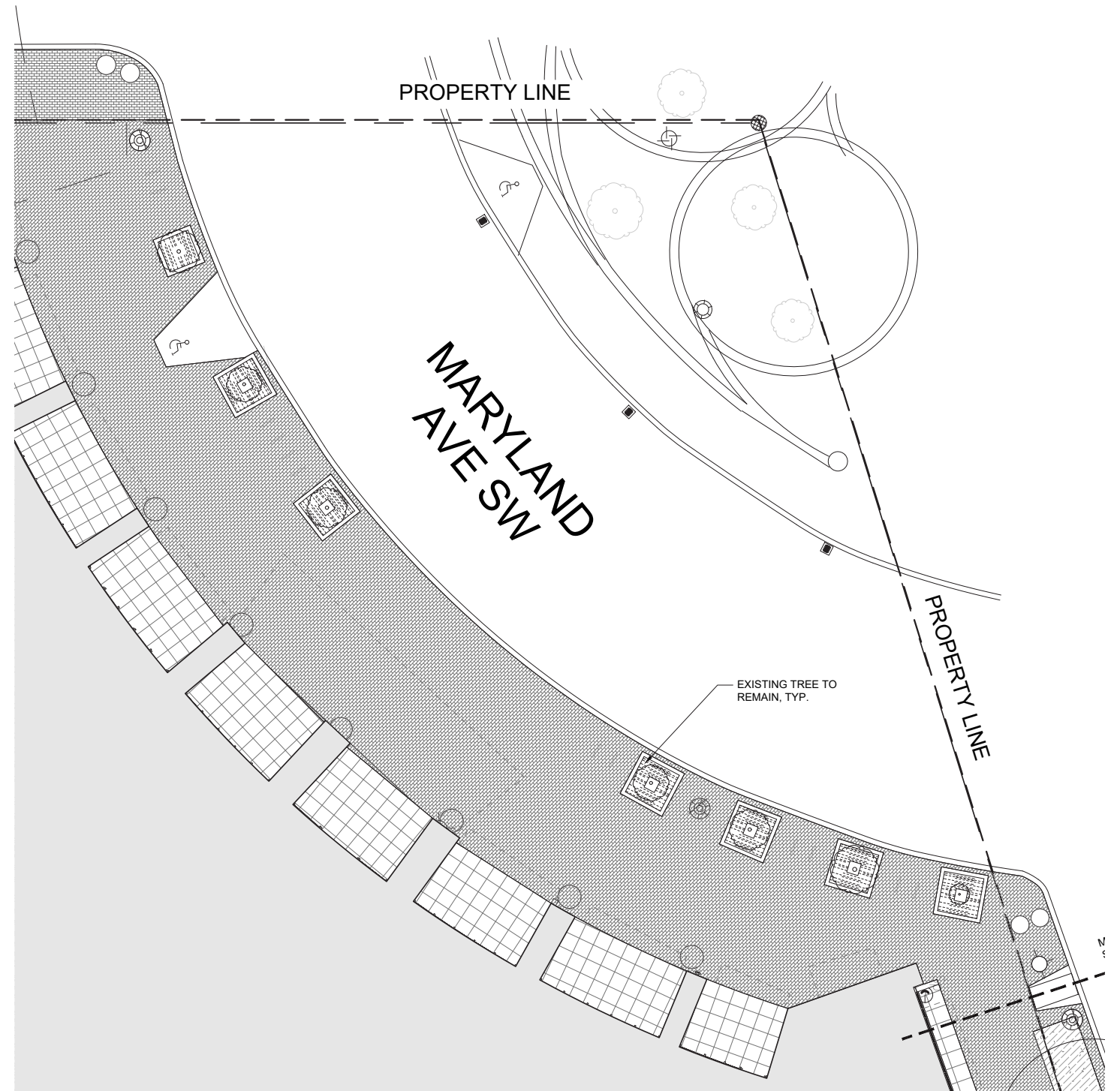
**LEGEND**

- 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

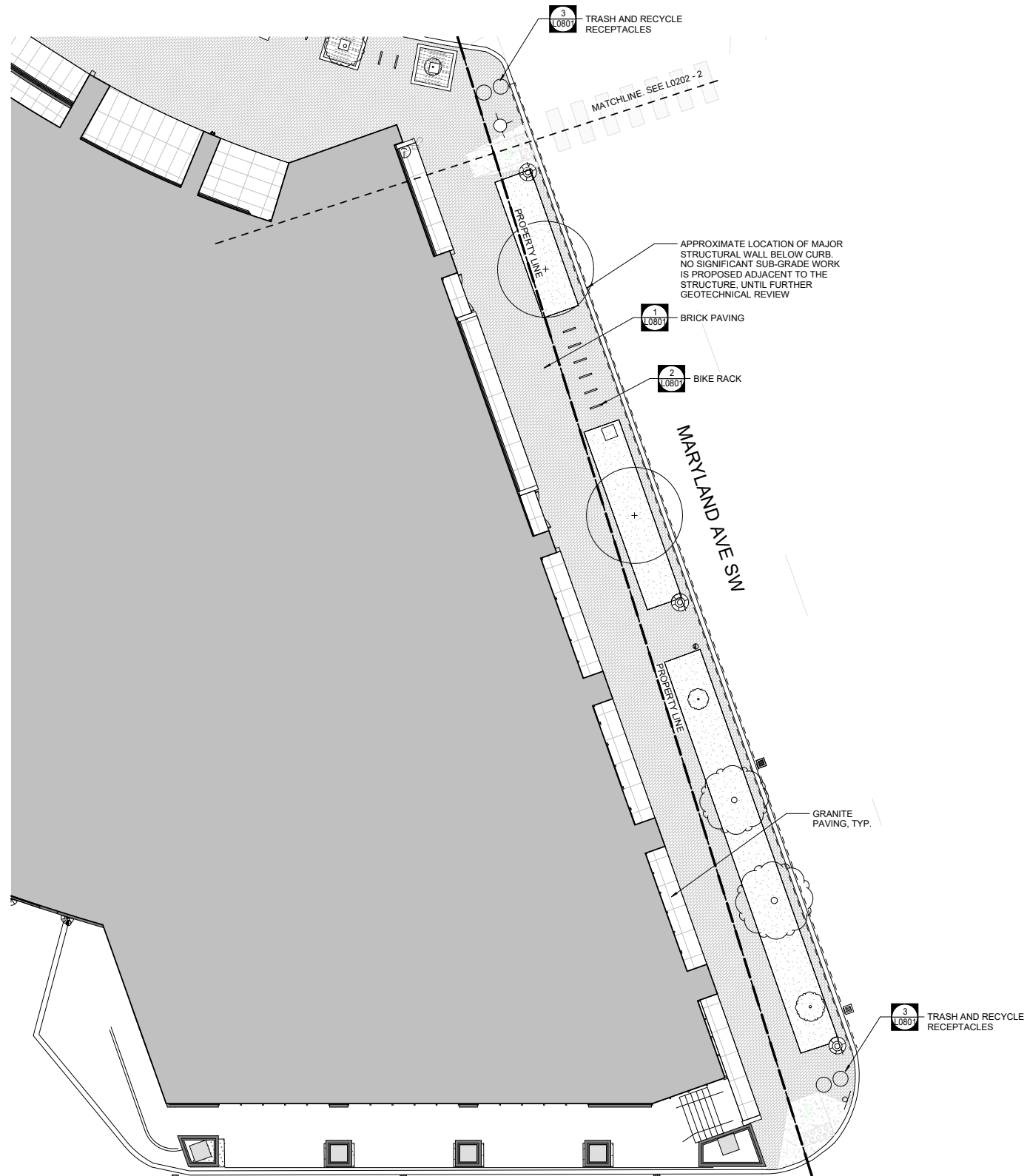




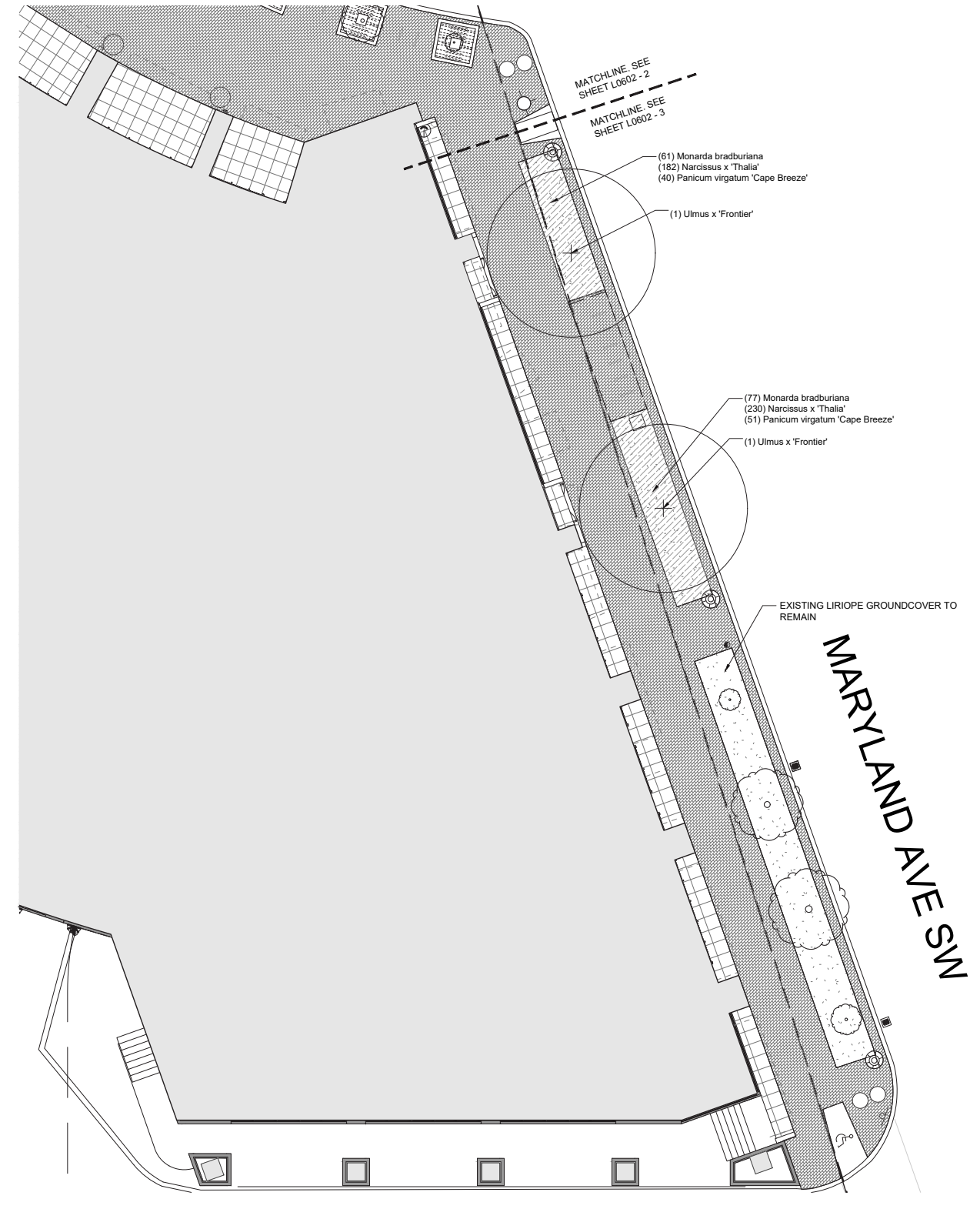
MARYLAND AVE CIRCLE HARDSCAPE



MARYLAND AVE CIRCLE STREETSCAPE



MARYLAND AVE CIRCLE HARDSCAPE



MARYLAND AVE CIRCLE STREETSCAPE



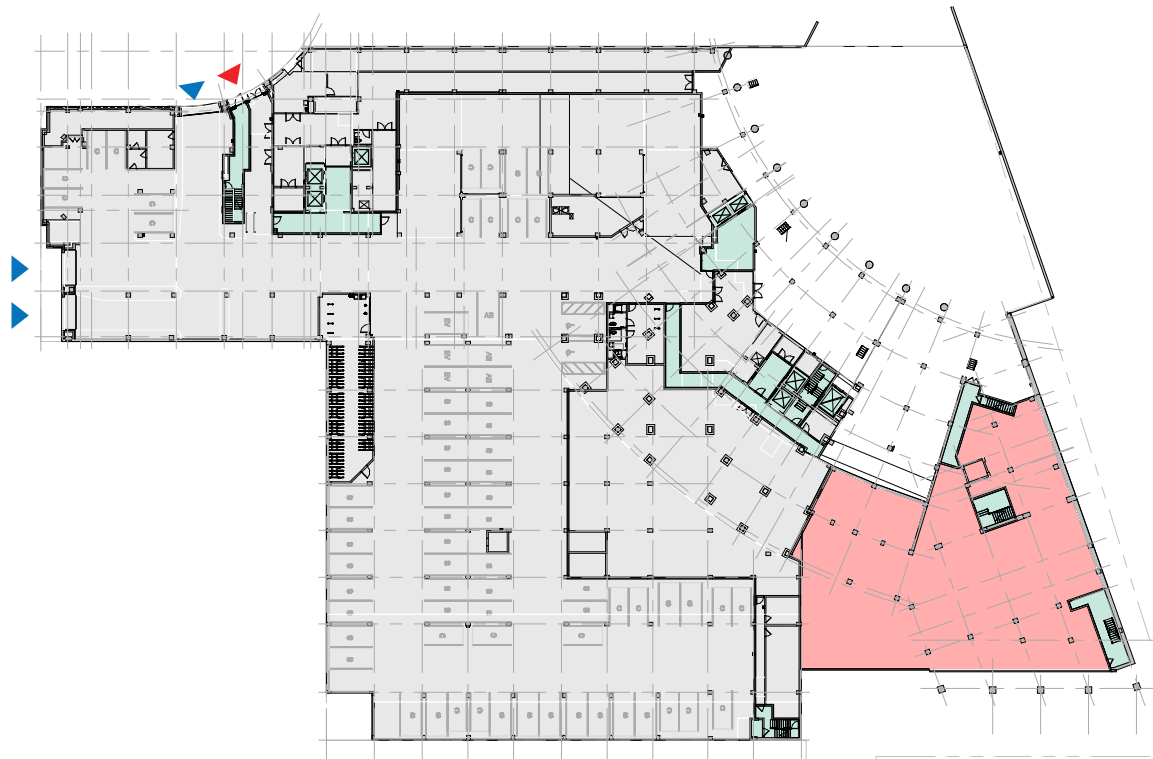
ST-11/ ST-12 GRANITE BASE  
ATLANTIC BLACK  
AT WATER TABLES AND INSETS



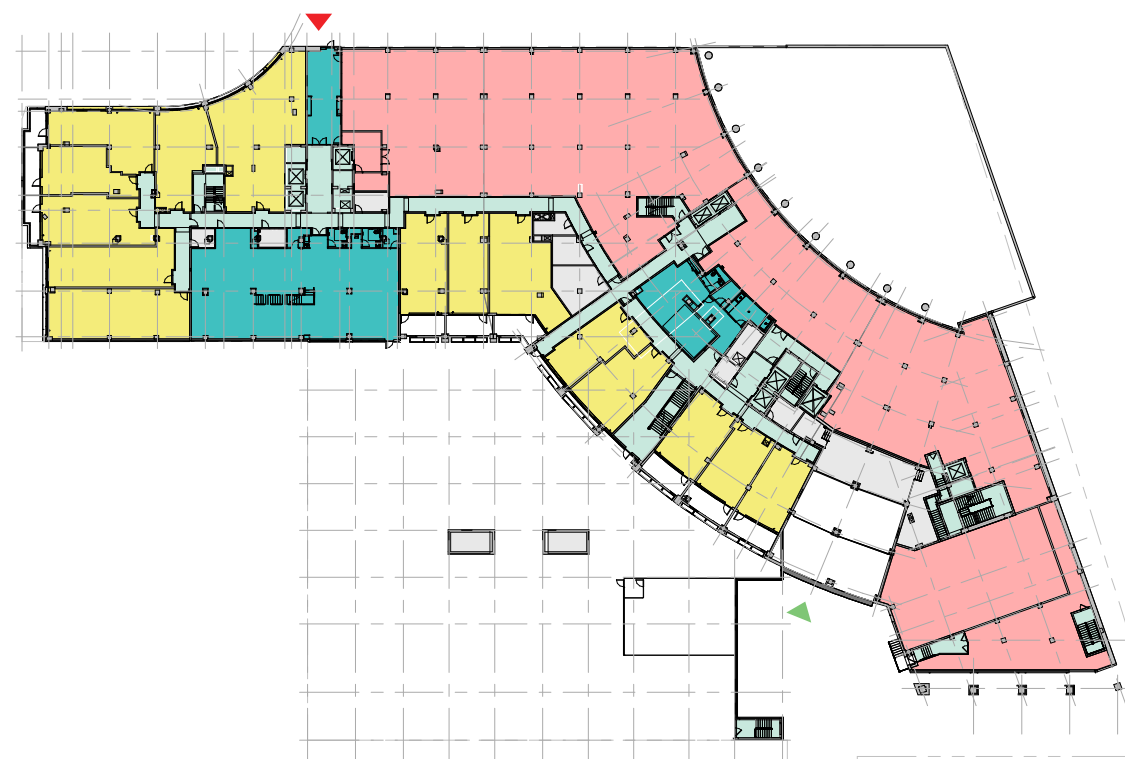
SIDEWALK TO MATCH EXISTING BRICK  
BEYOND BUILDING LINE

# APPENDIX

## **CURRENT PLANS**



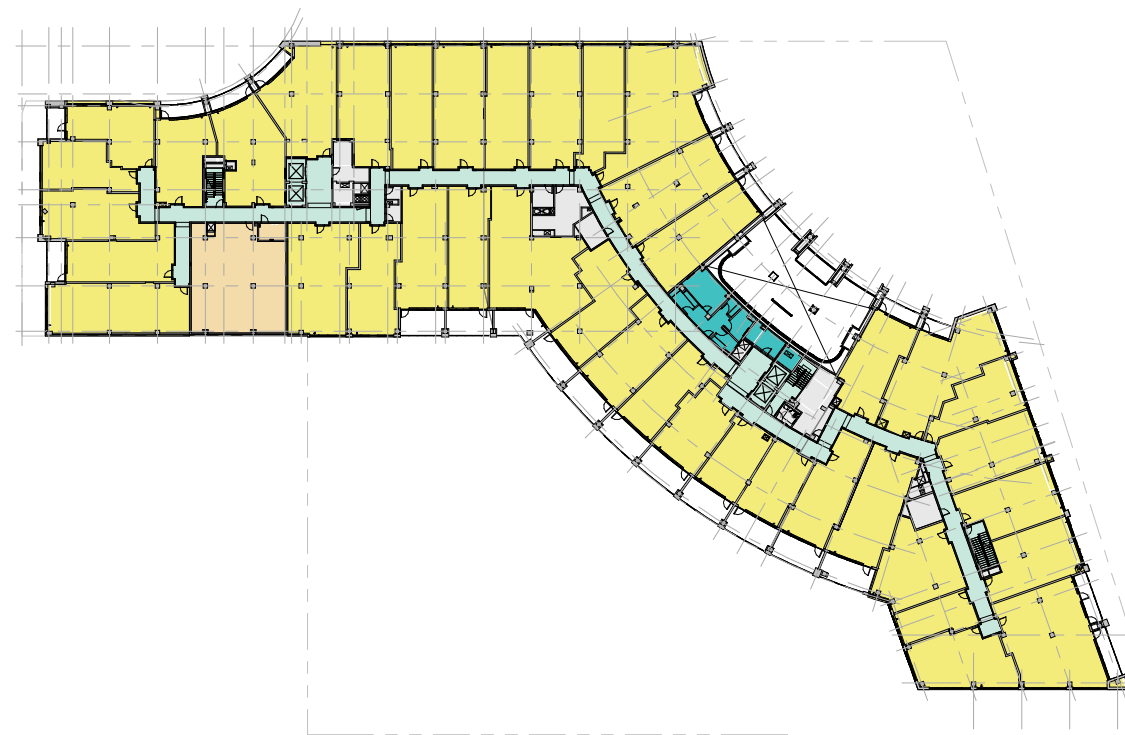
GARAGE LEVEL P2 FLOOR PLAN



COURTYARD LEVEL FLOOR PLAN



LEVEL 1 FLOOR PLAN



LEVEL 2 FLOOR PLAN

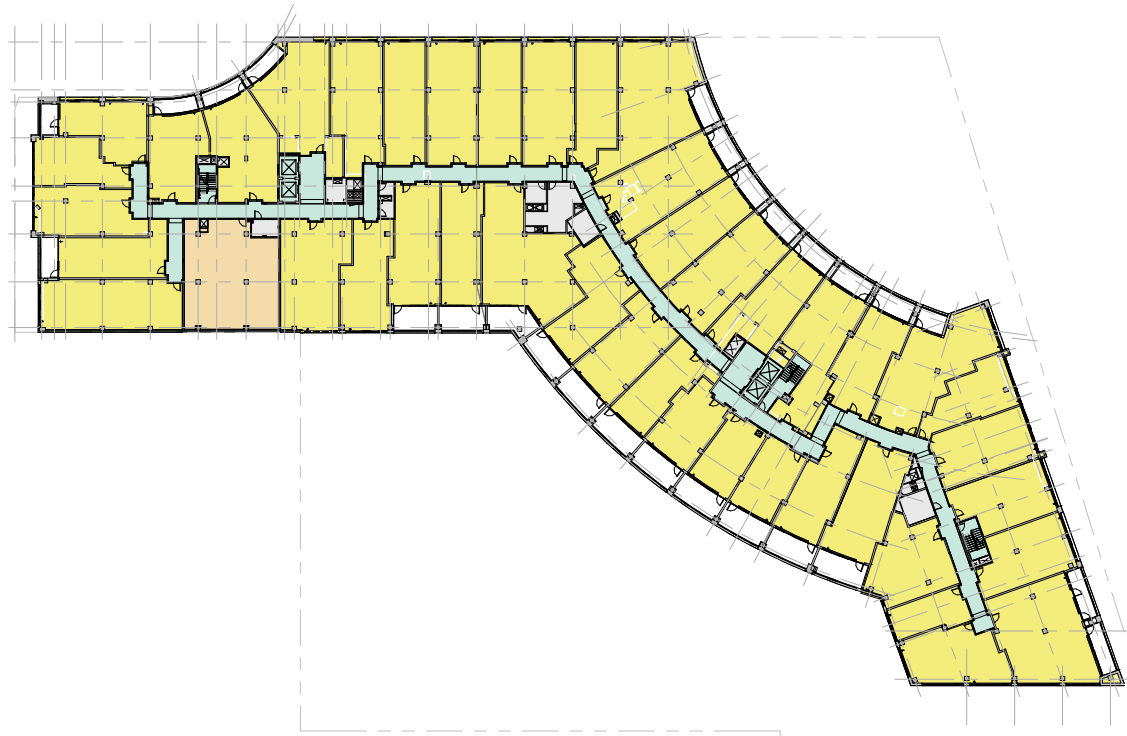
LEGEND

- ▶ 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

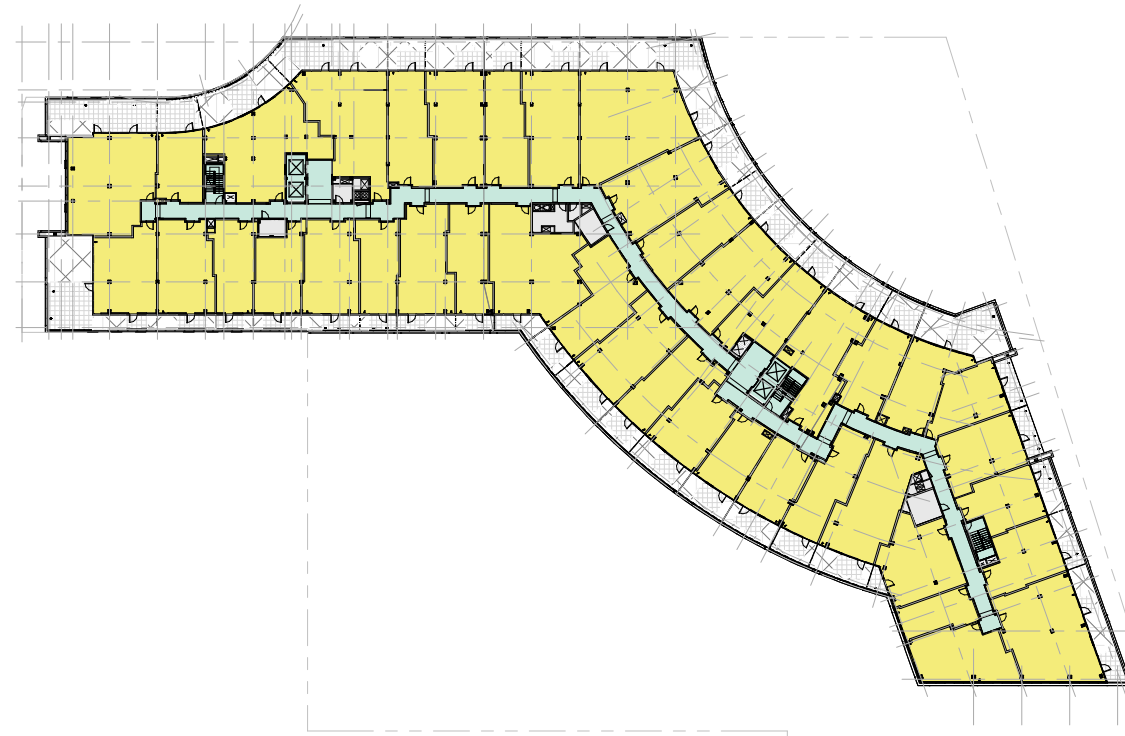
NOTES

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.

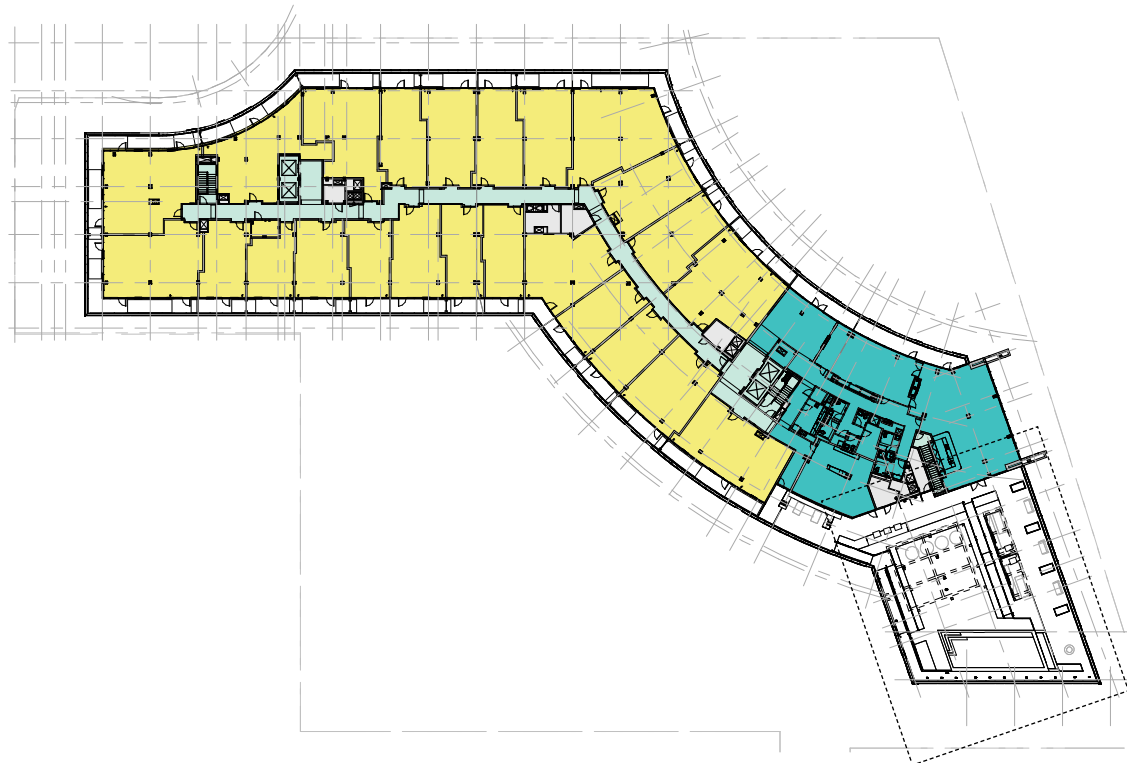




TYPICAL FLOOR PLAN - LEVEL 3-8

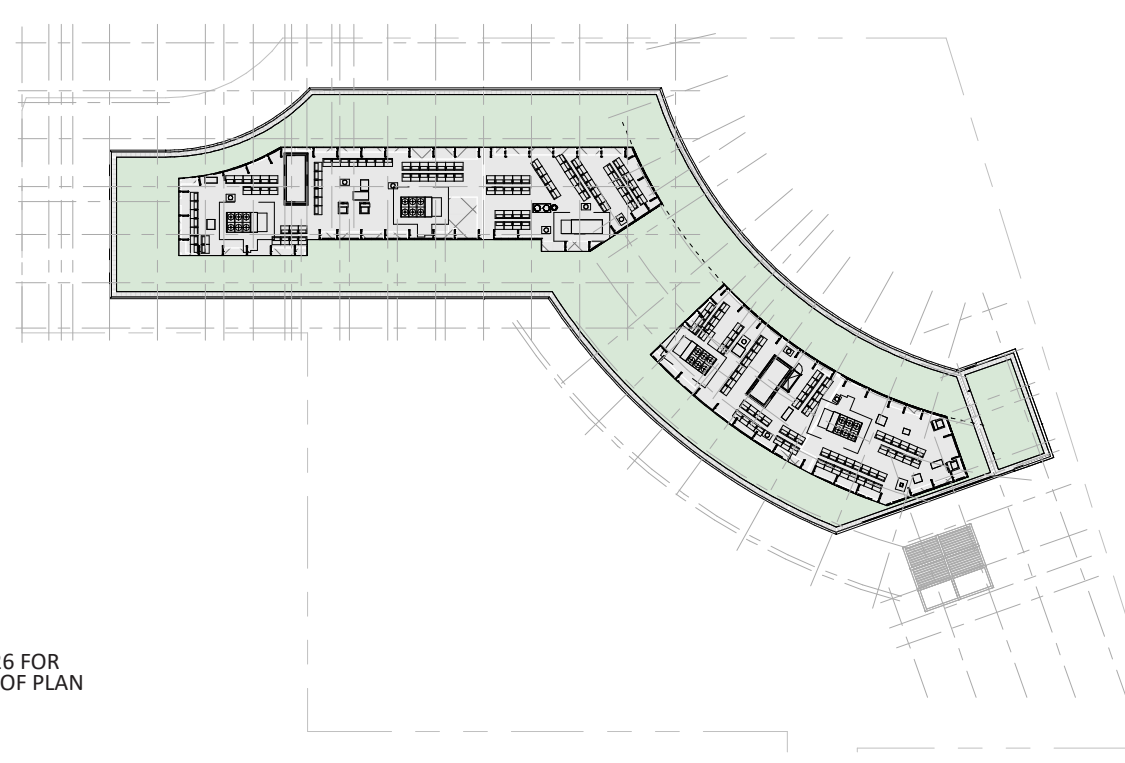


FLOOR PLAN LEVEL 9-10



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

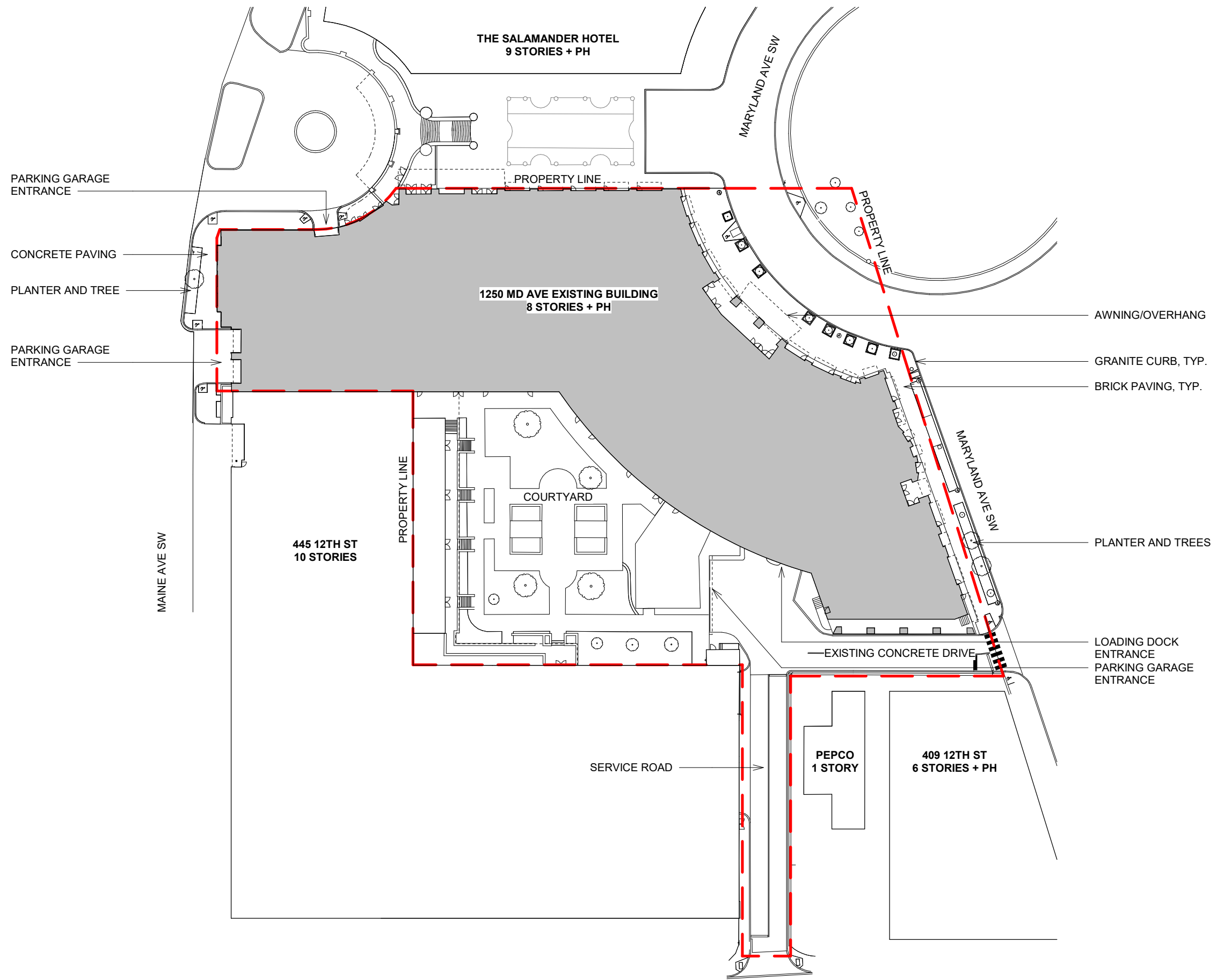
NOTES

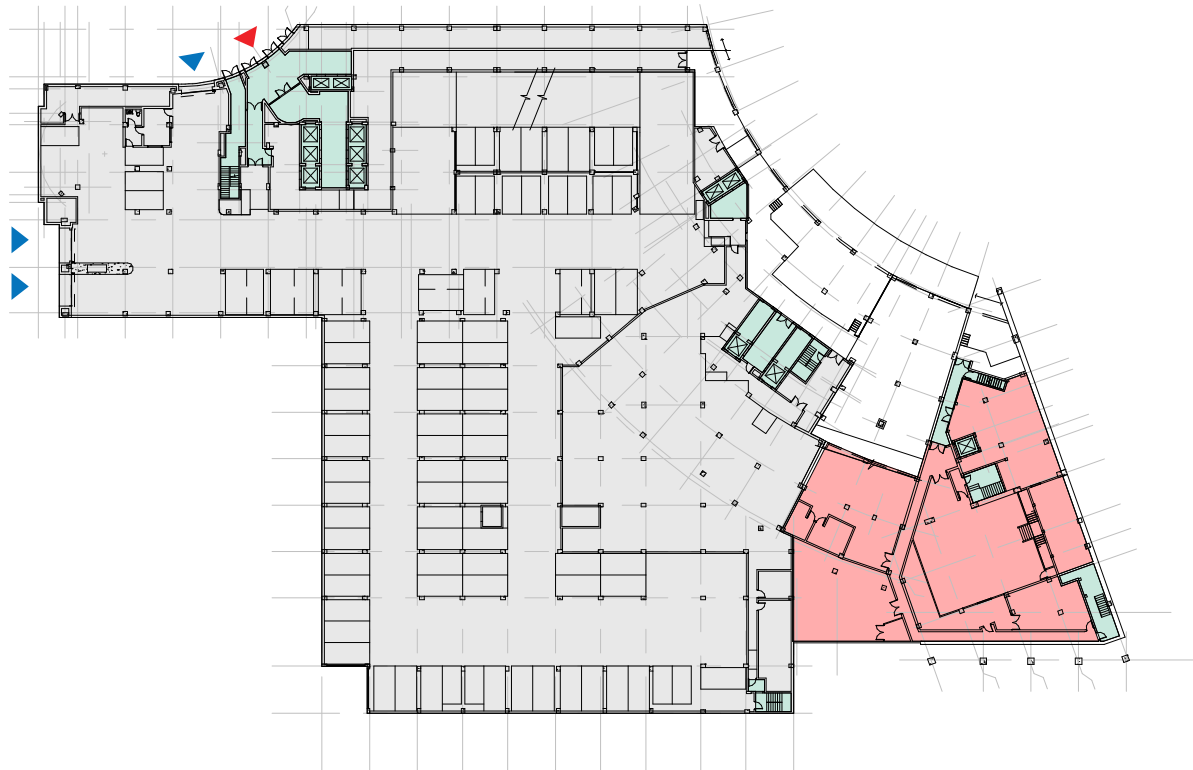
1. THE DESIGN AND LAYOUT OF THE ROOF TOP GREEN ROOFS, SOLAR PANELS, PLANTERS, TERRACES, POOL, EQUIPMENT, AND OUTDOOR AMENITY AREAS ARE PRELIMINARY AND SUBJECT TO REVISION DURING FURTHER DESIGN OF BUILDING, PROVIDED THAT THE TOTAL GAR IS NOT REDUCED BELOW THAT SHOWN ON THE GAR SCORECARD AND THE MINIMUM 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



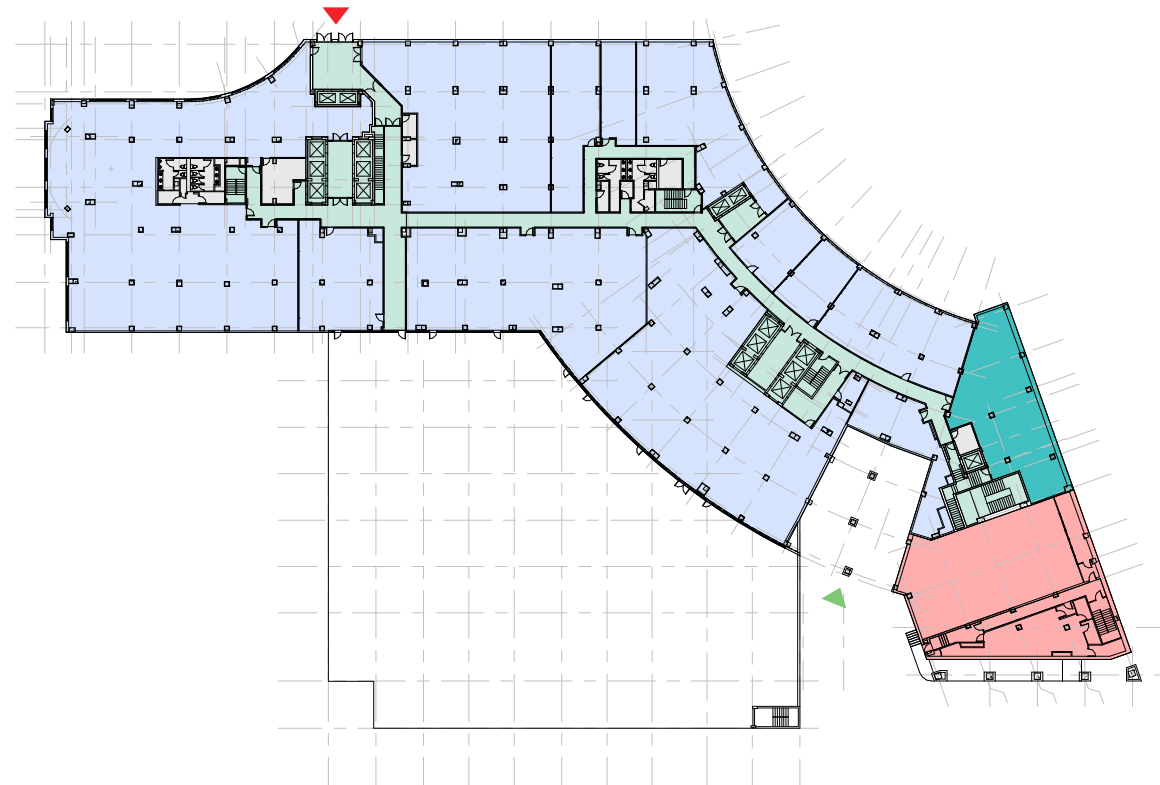


## **EXISTING PLANS & ELEVATION**





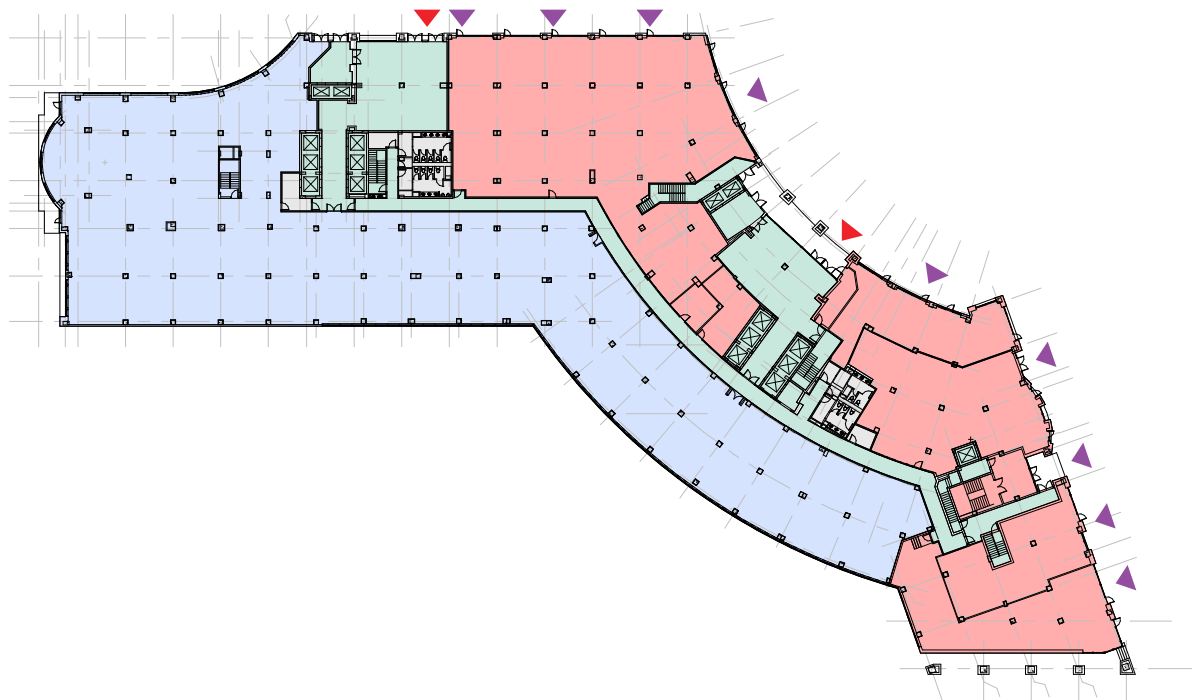
EXISTING - GARAGE LEVEL P2 FLOOR PLAN



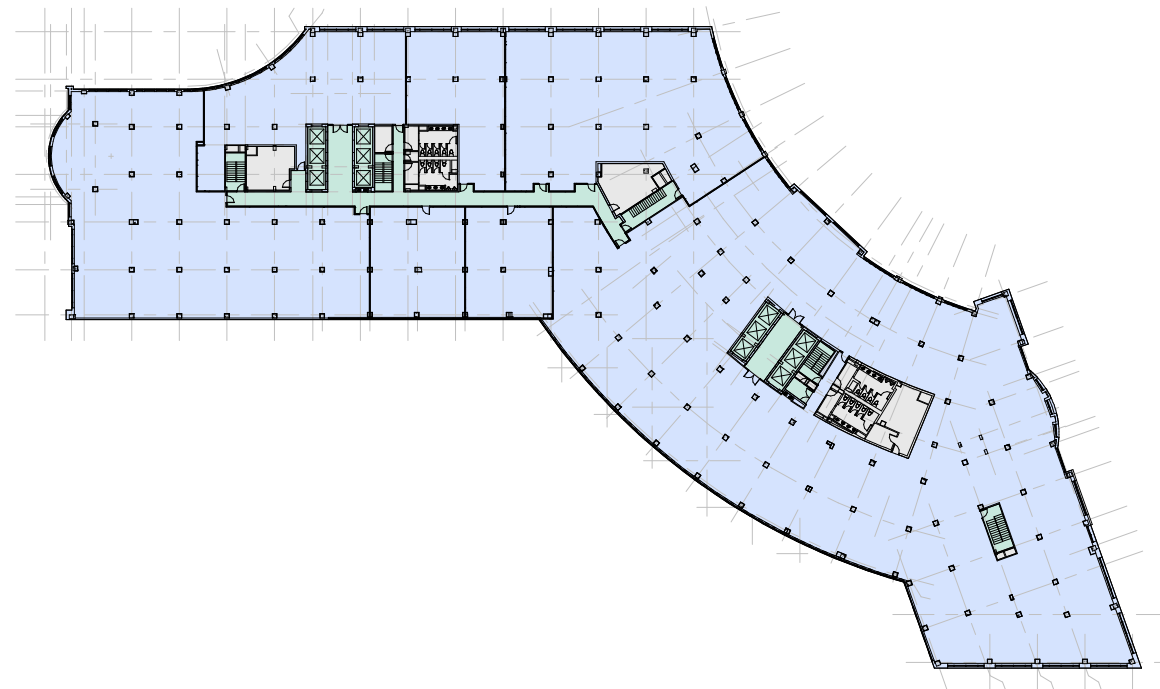
EXISTING - COURTYARD LEVEL FLOOR PLAN

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

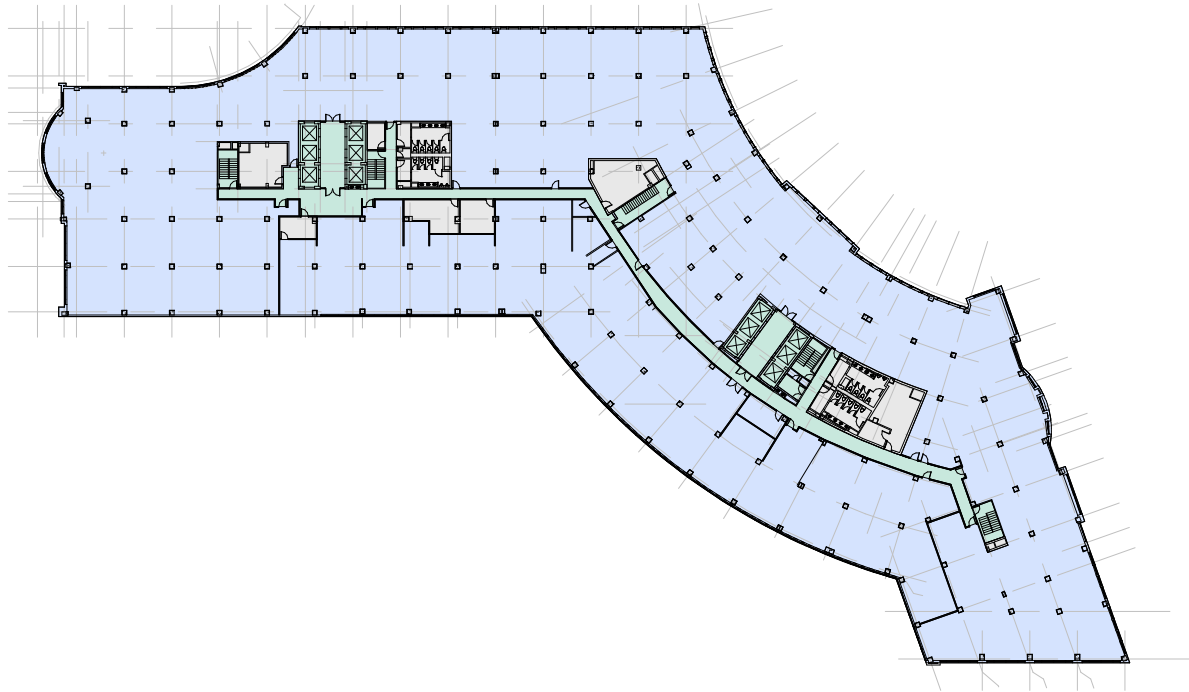


EXISTING - LEVEL 1 FLOOR PLAN

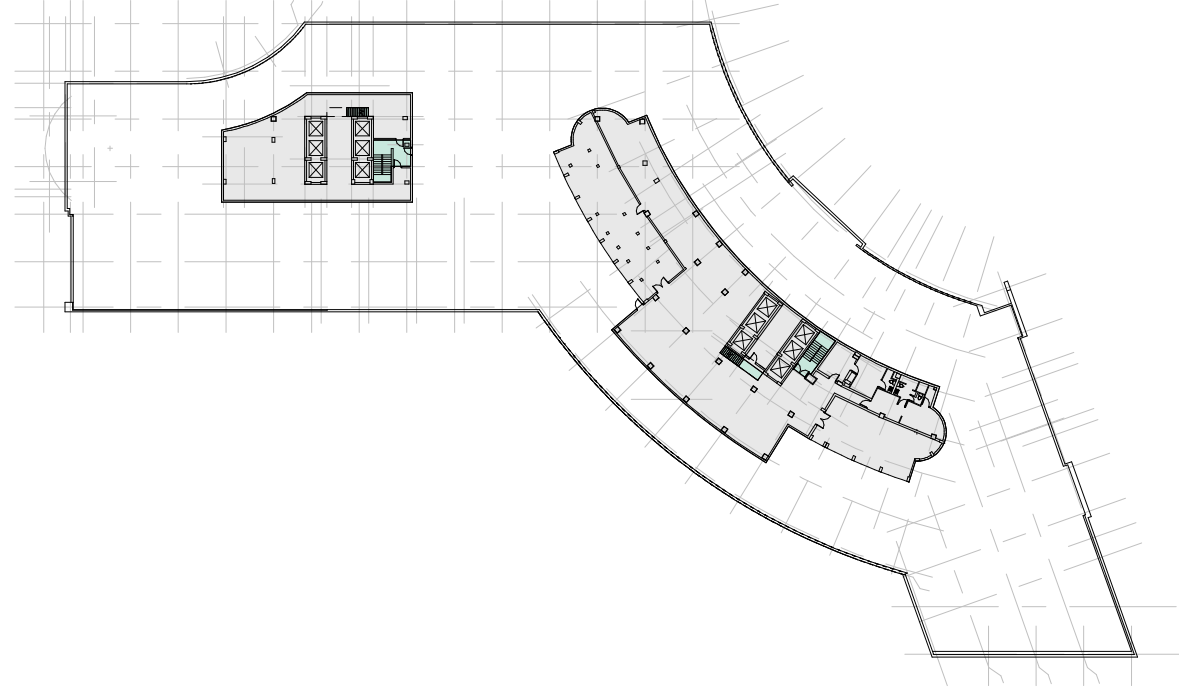


EXISTING - LEVEL 2 FLOOR PLAN





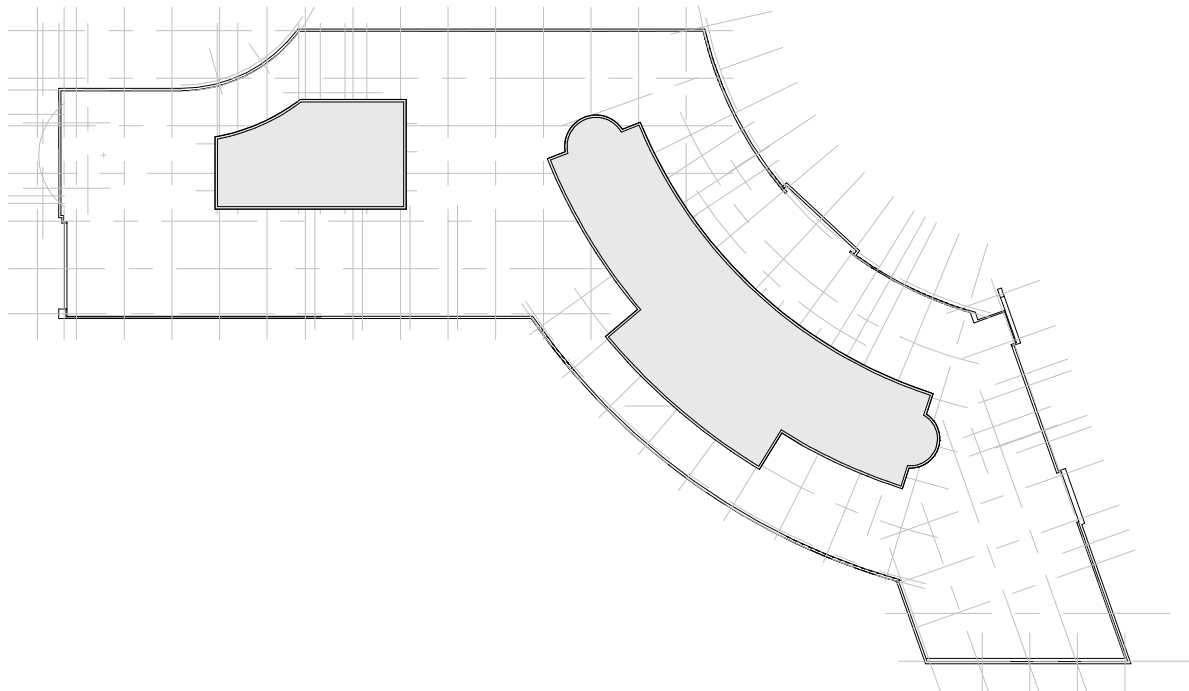
EXISTING - TYPICAL FLOOR PLAN - LEVEL 3-8



EXISTING - FLOOR PLAN MAIN ROOF

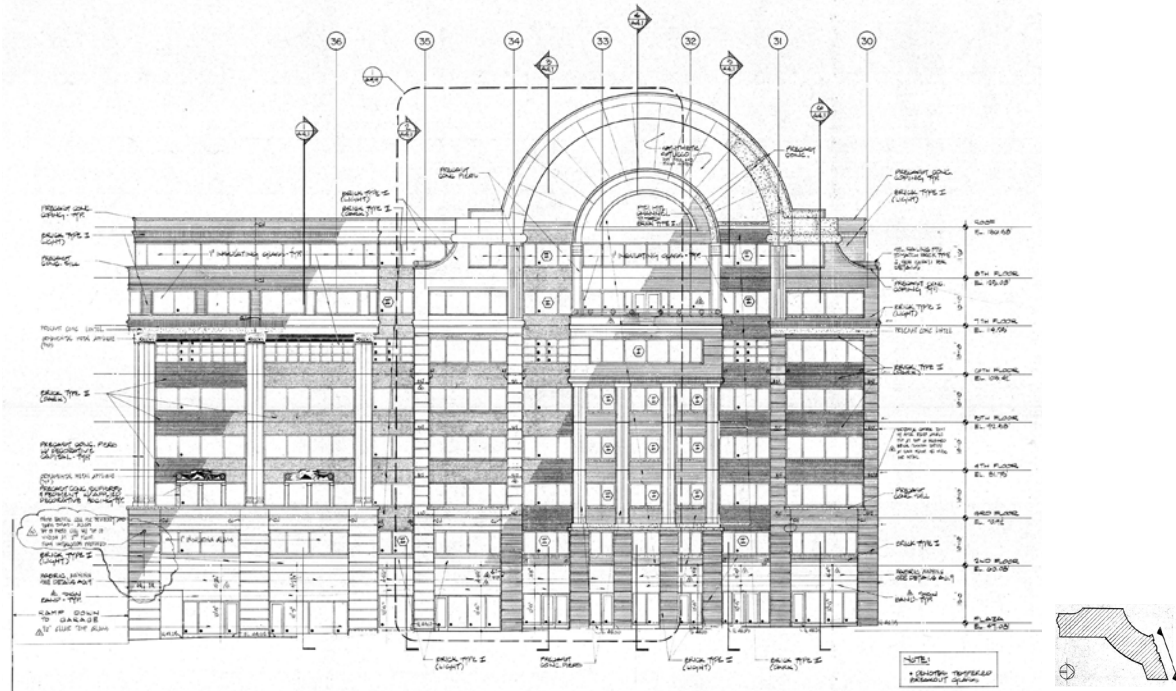
LEGEND

- ▶ 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

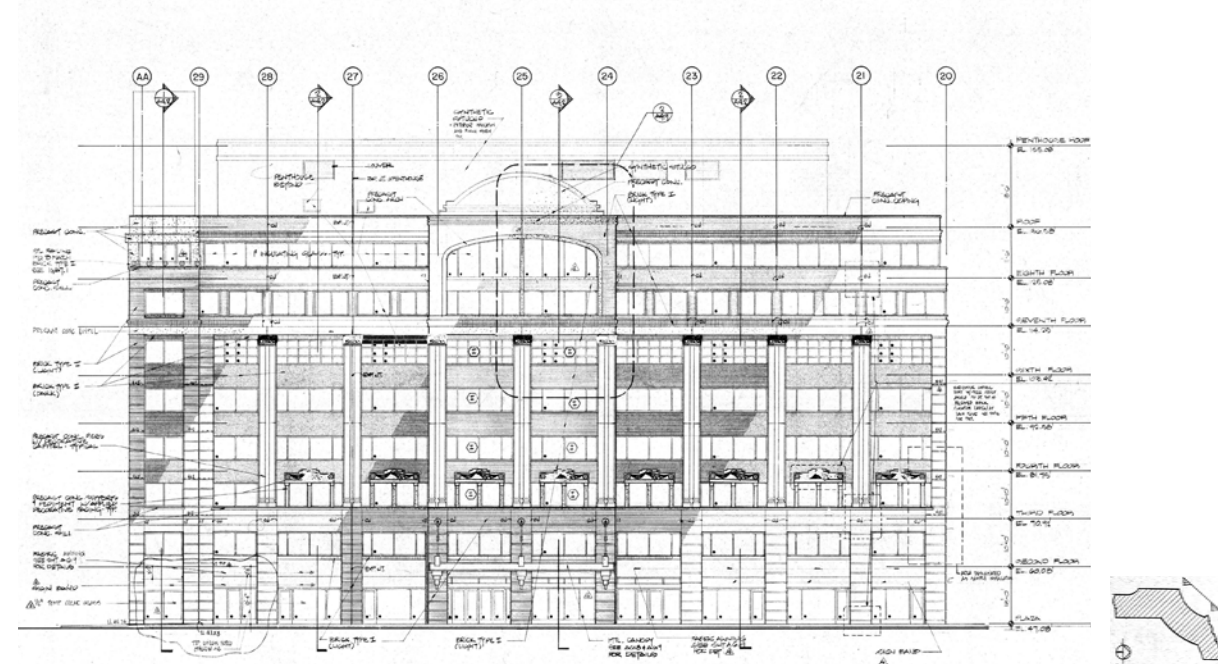


EXISTING - FLOOR PLAN MECHANICAL ROOF

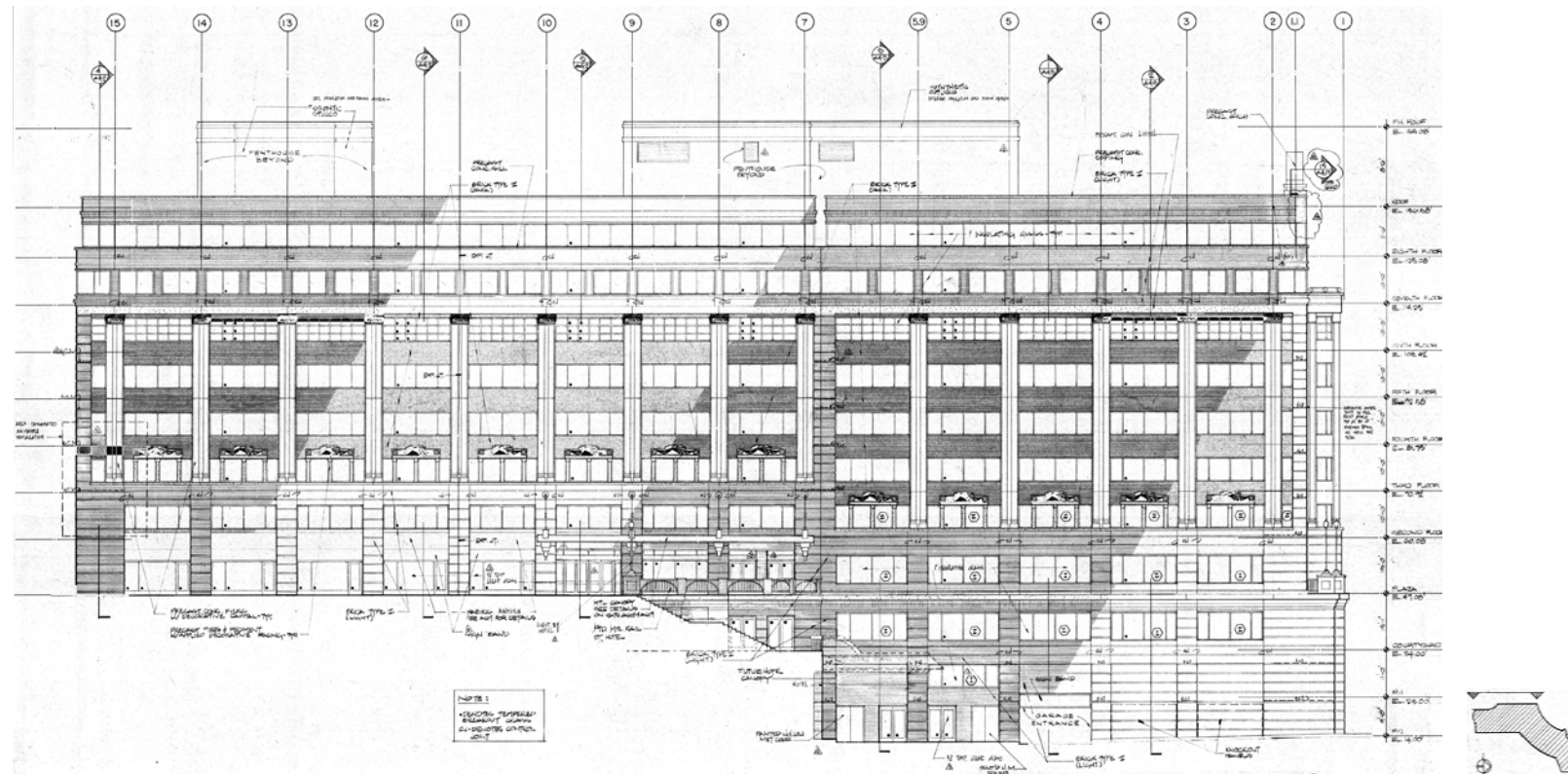




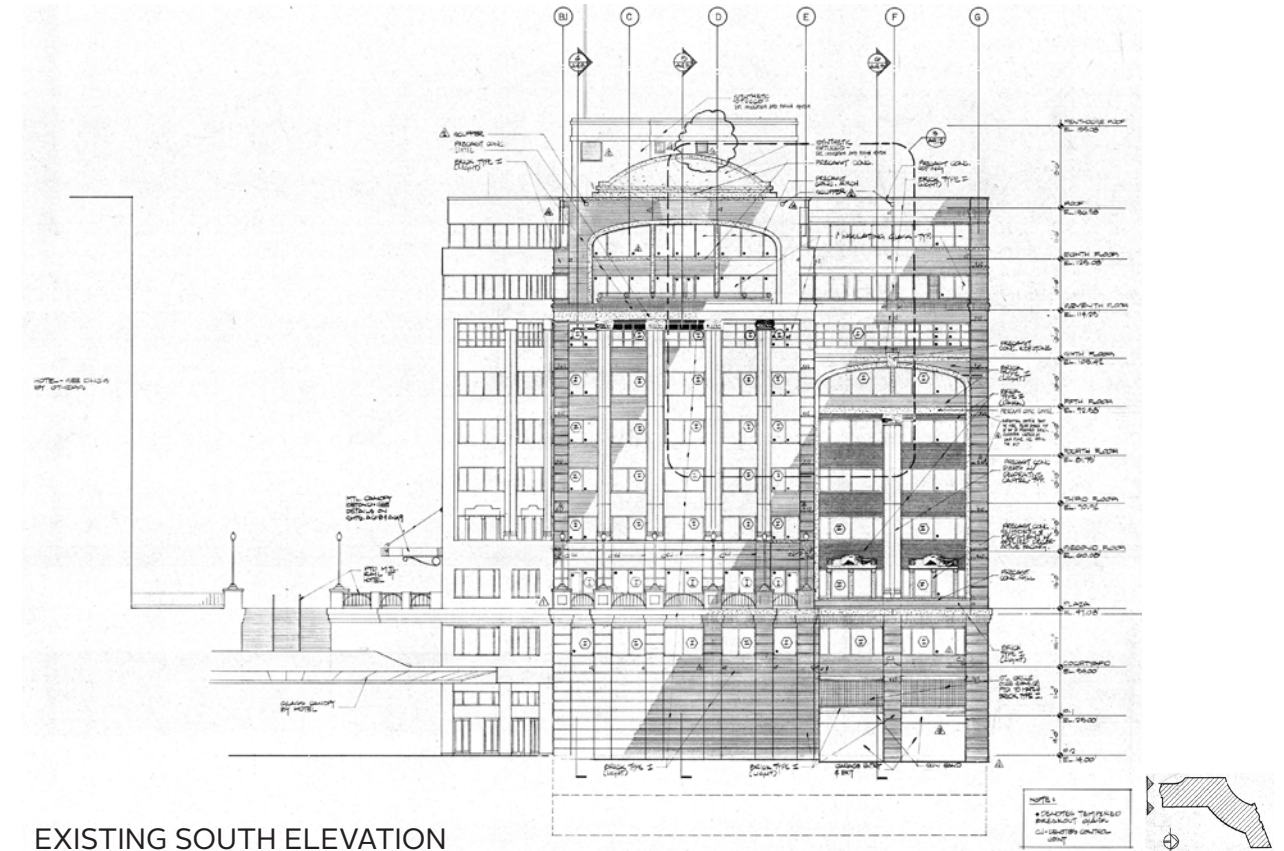
EXISTING NORTH ELEVATION



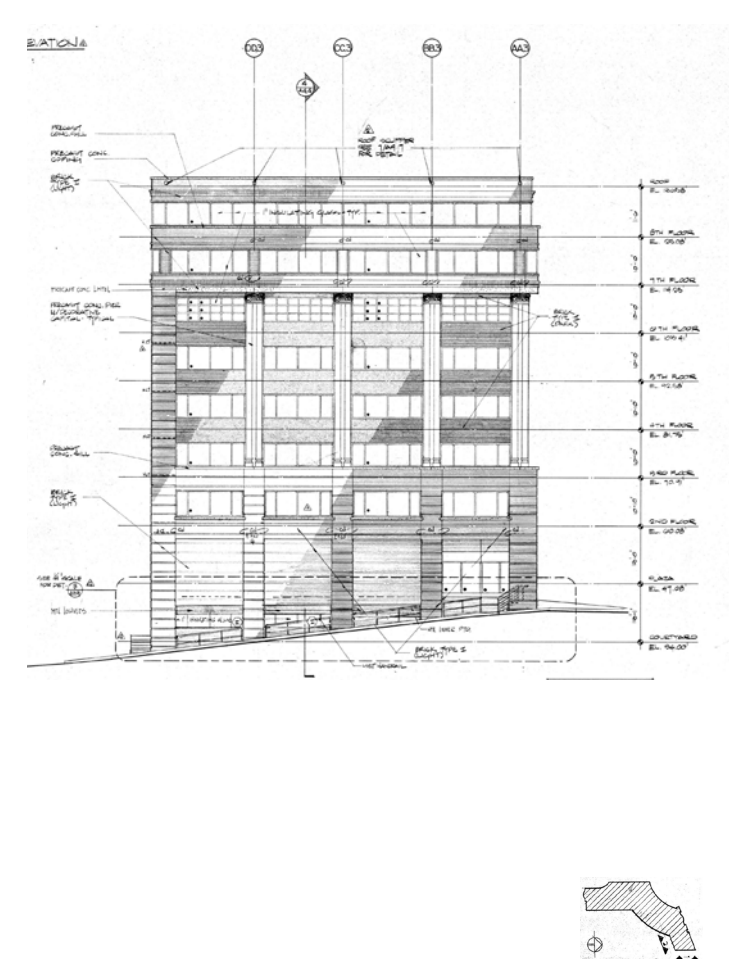
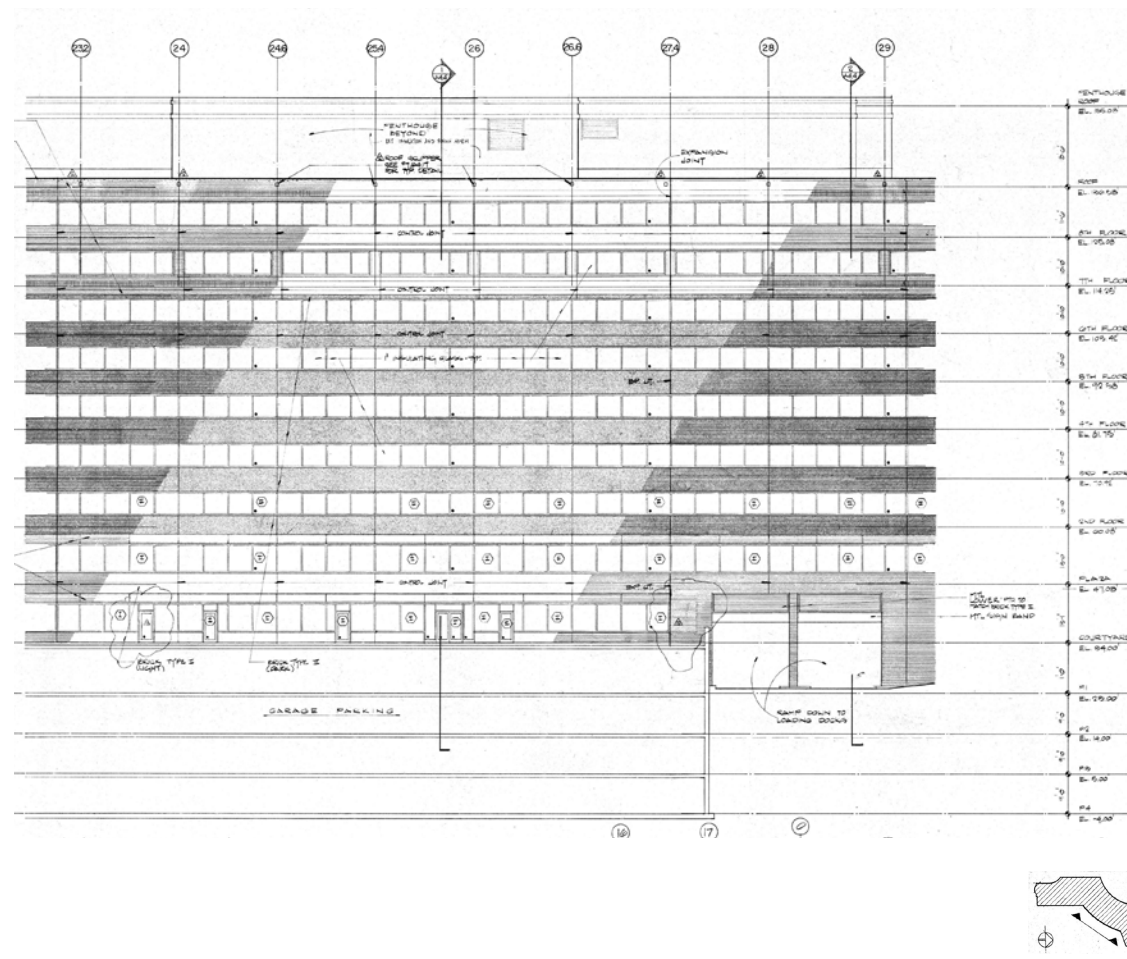
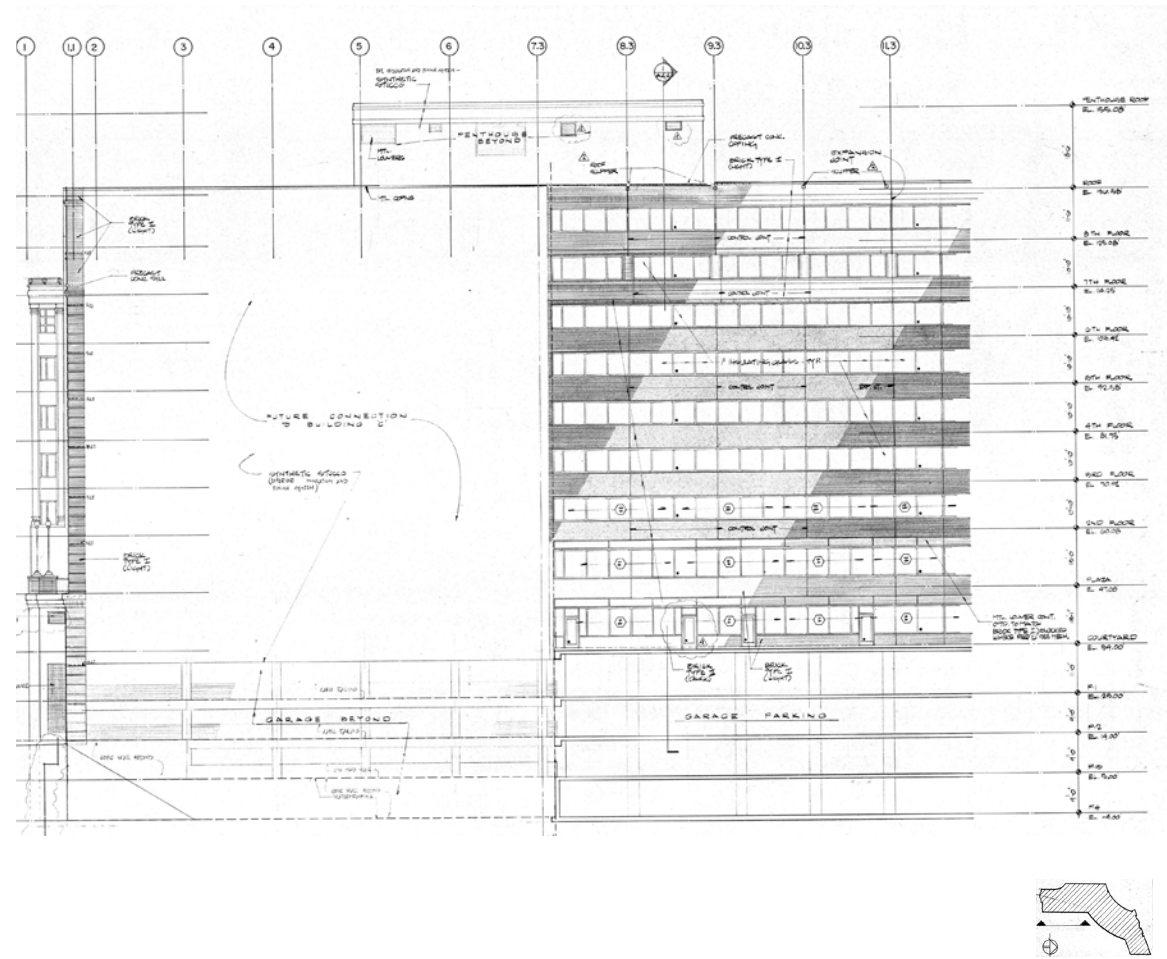
EXISTING NORTH ELEVATION AT MARYLAND CURVE



EXISTING WEST ELEVATION

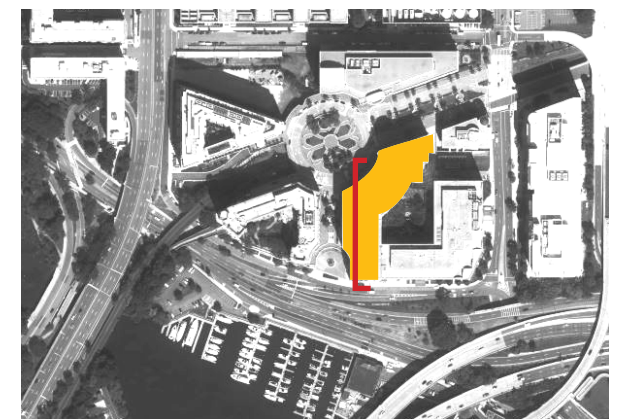
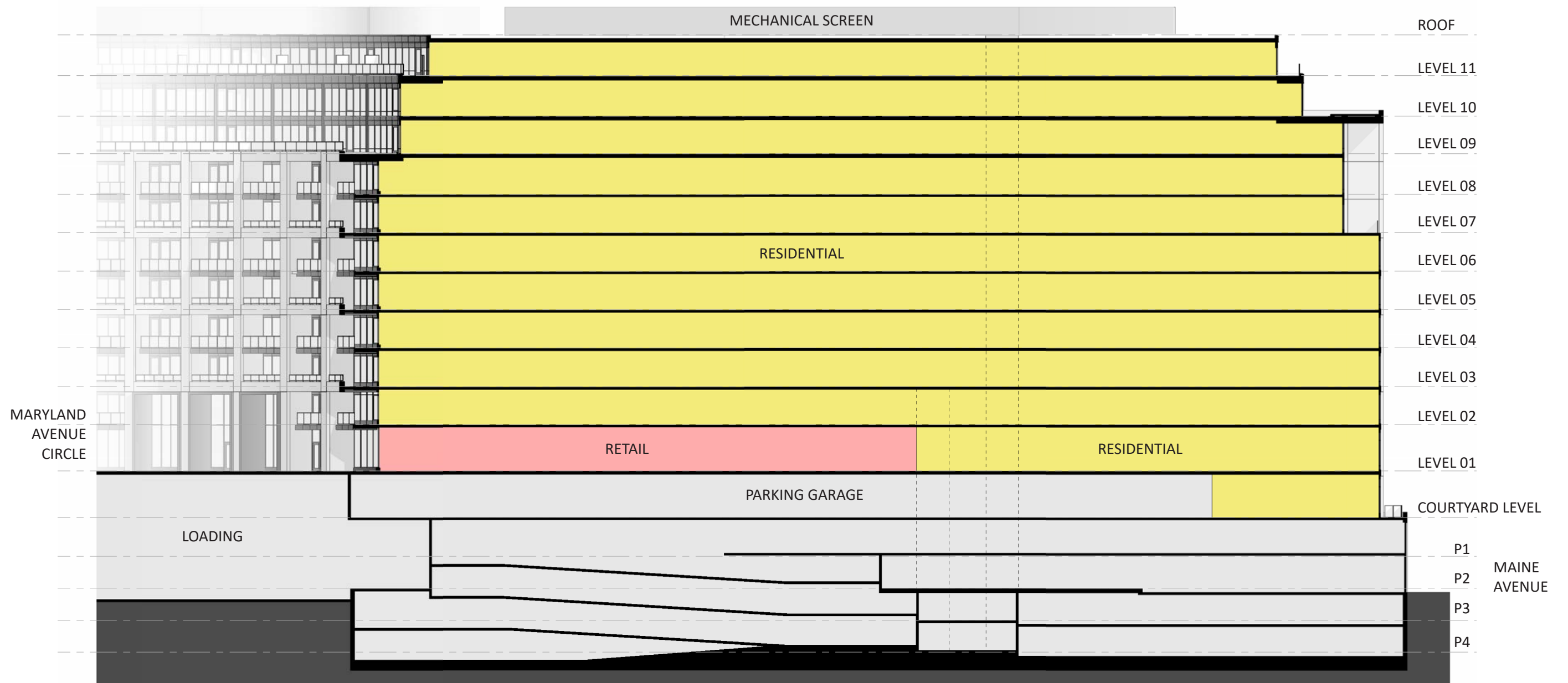


EXISTING SOUTH ELEVATION



EXISTING EAST COURTYARD ELEVATIONS

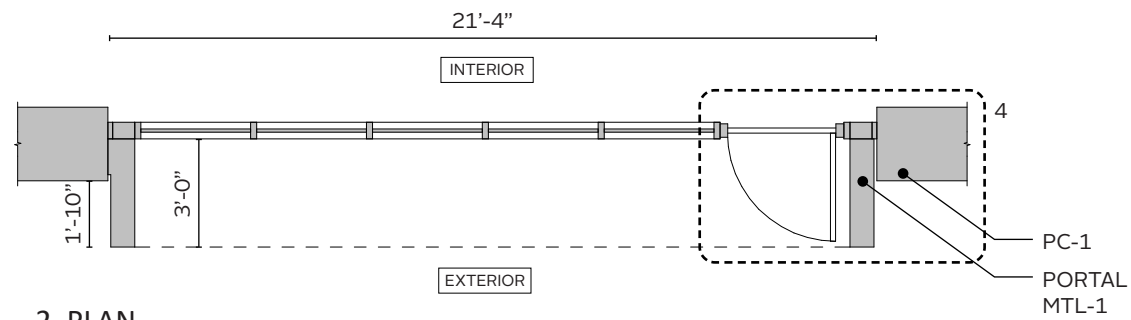
# **BUILDING SECTION & DETAILS**



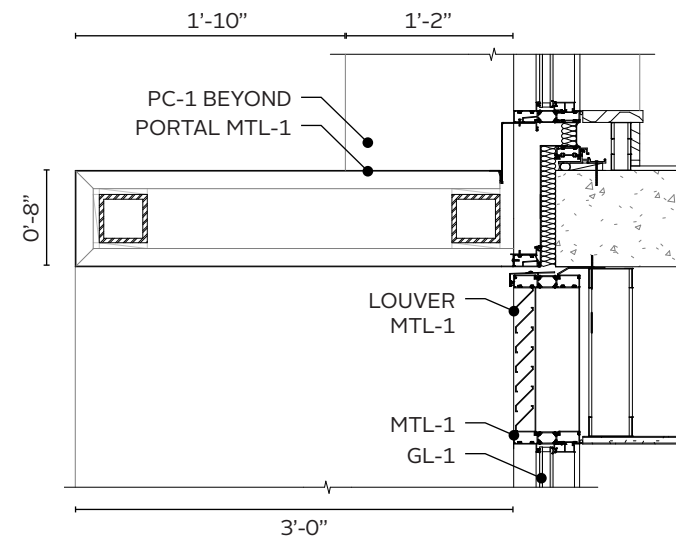




ELEVATION KEY - NORTH



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



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



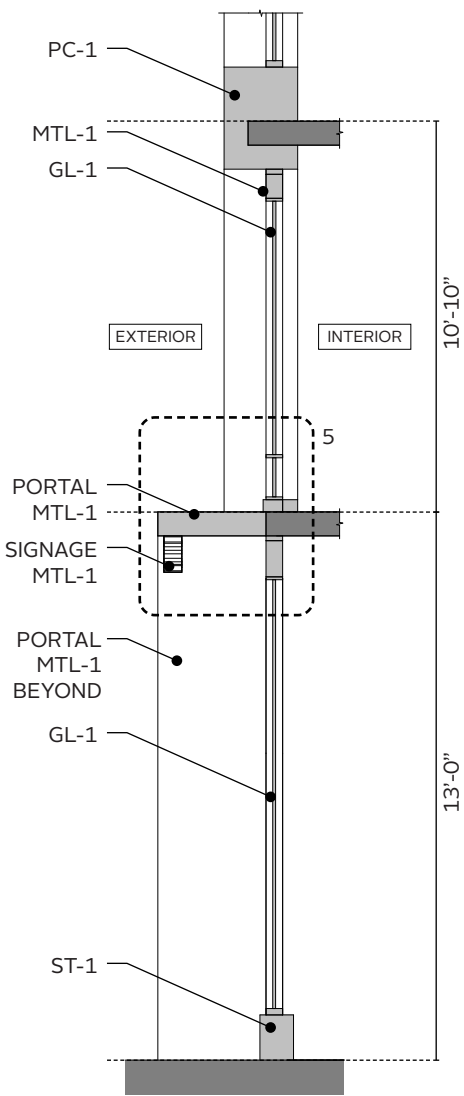
PC-1  
PRECAST PANELS  
WHITE



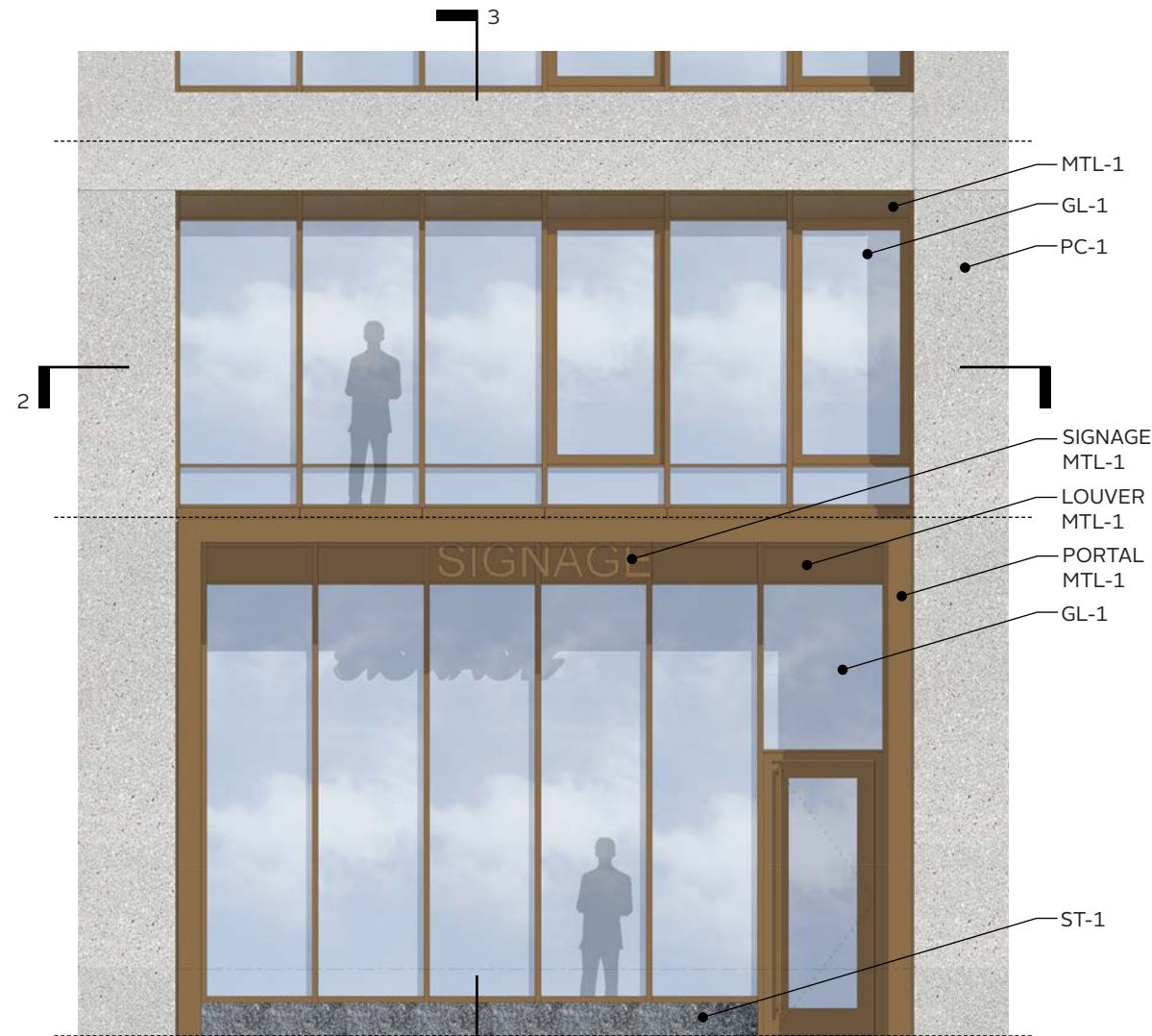
MTL-1  
METAL  
MEDIUM BRONZE



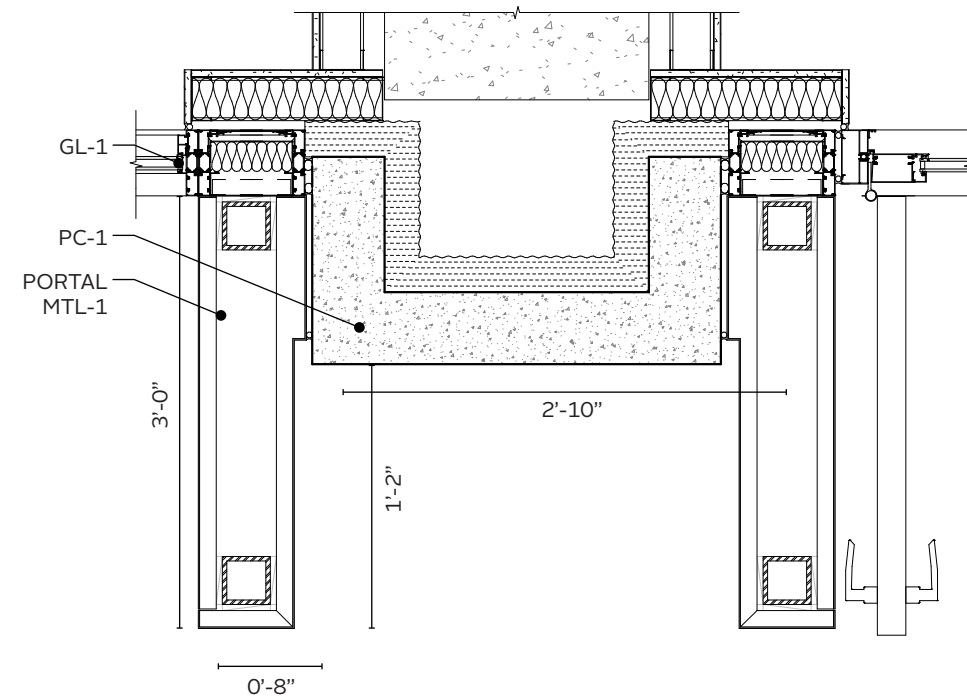
ST-1  
GRANITE BASE  
ATLANTIC BLACK



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



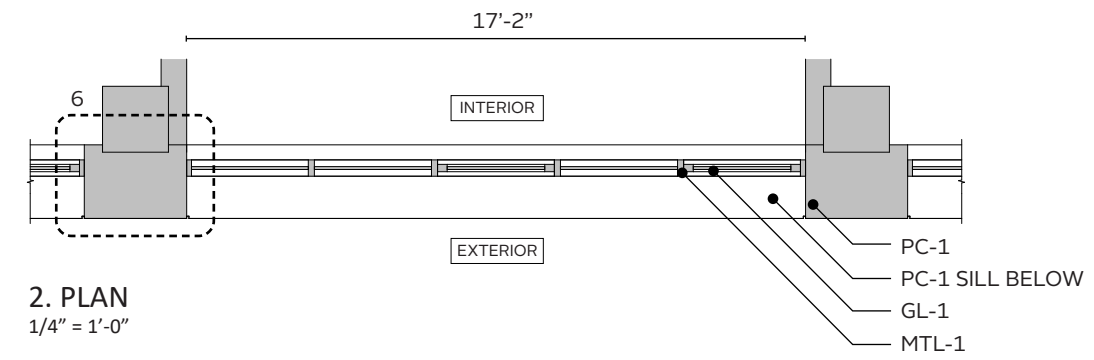
1. ELEVATION  
1/4" = 1'-0"



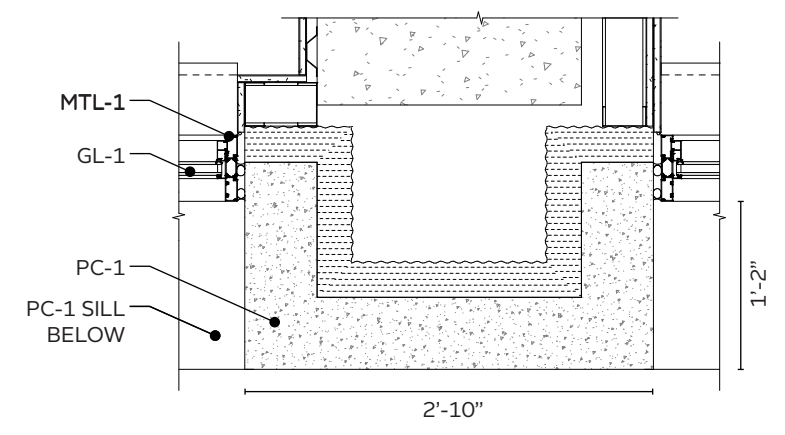
4. PLAN DETAIL  
3/4" = 1'-0"



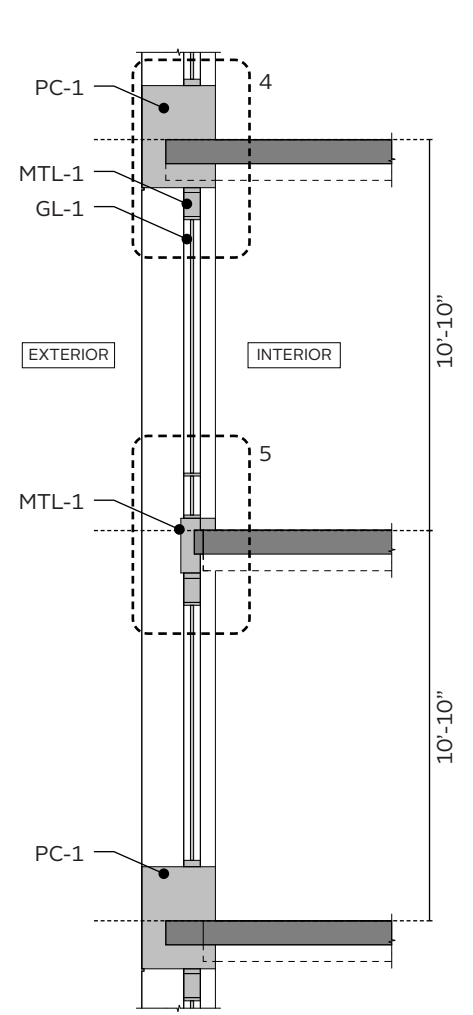
ELEVATION KEY - WEST



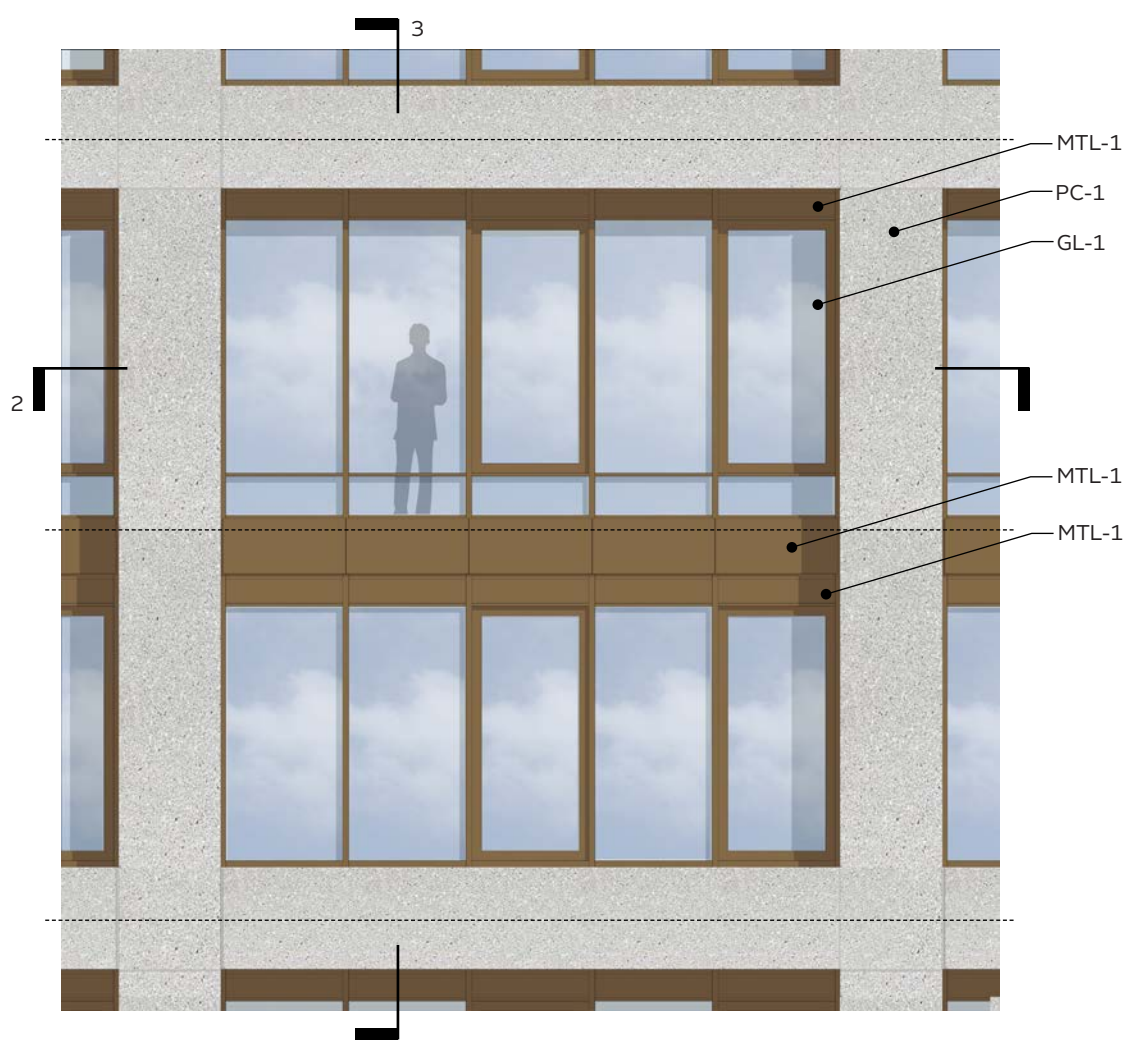
2. PLAN  
1/4" = 1'-0"



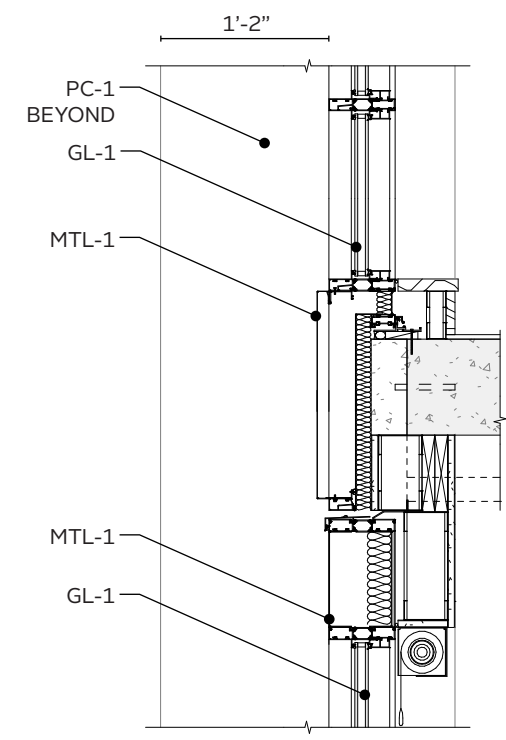
6. PLAN DETAIL  
3/4" = 1'-0"



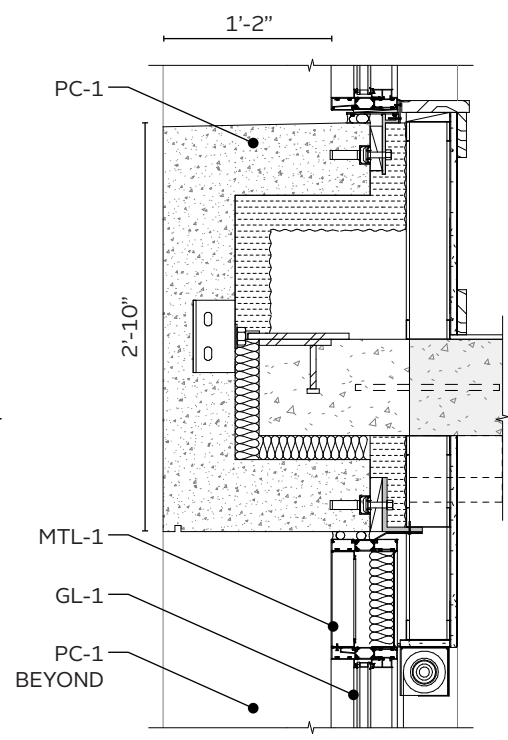
3. SECTION  
1/4" = 1'-0"



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



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



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



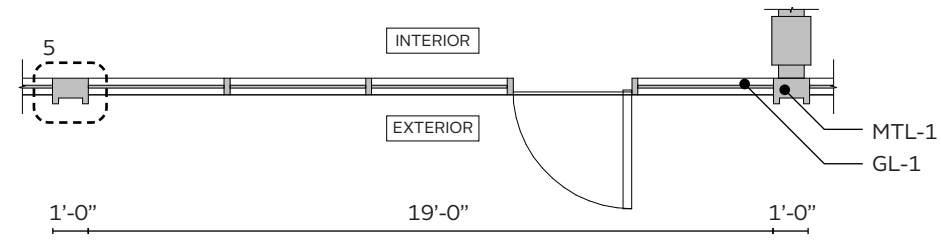
PC-1  
PRECAST PANELS  
WHITE



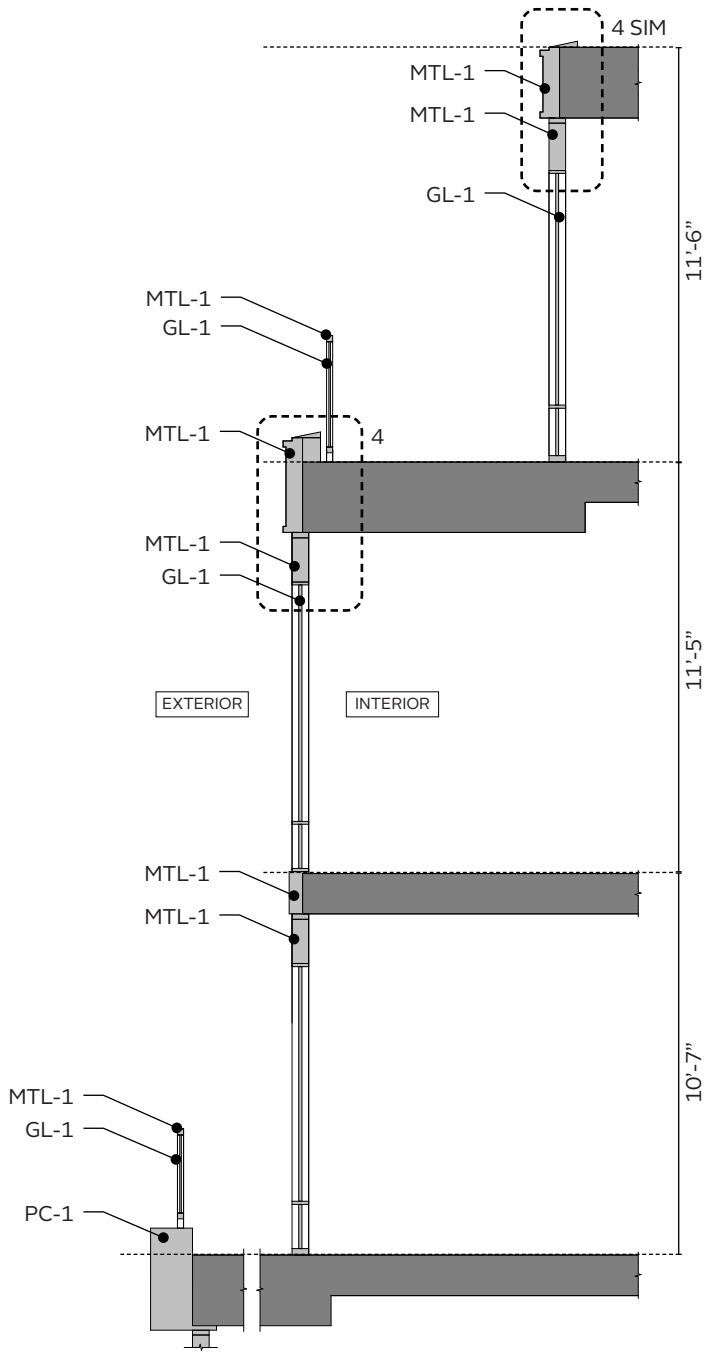
MTL-1  
METAL  
MEDIUM BRONZE



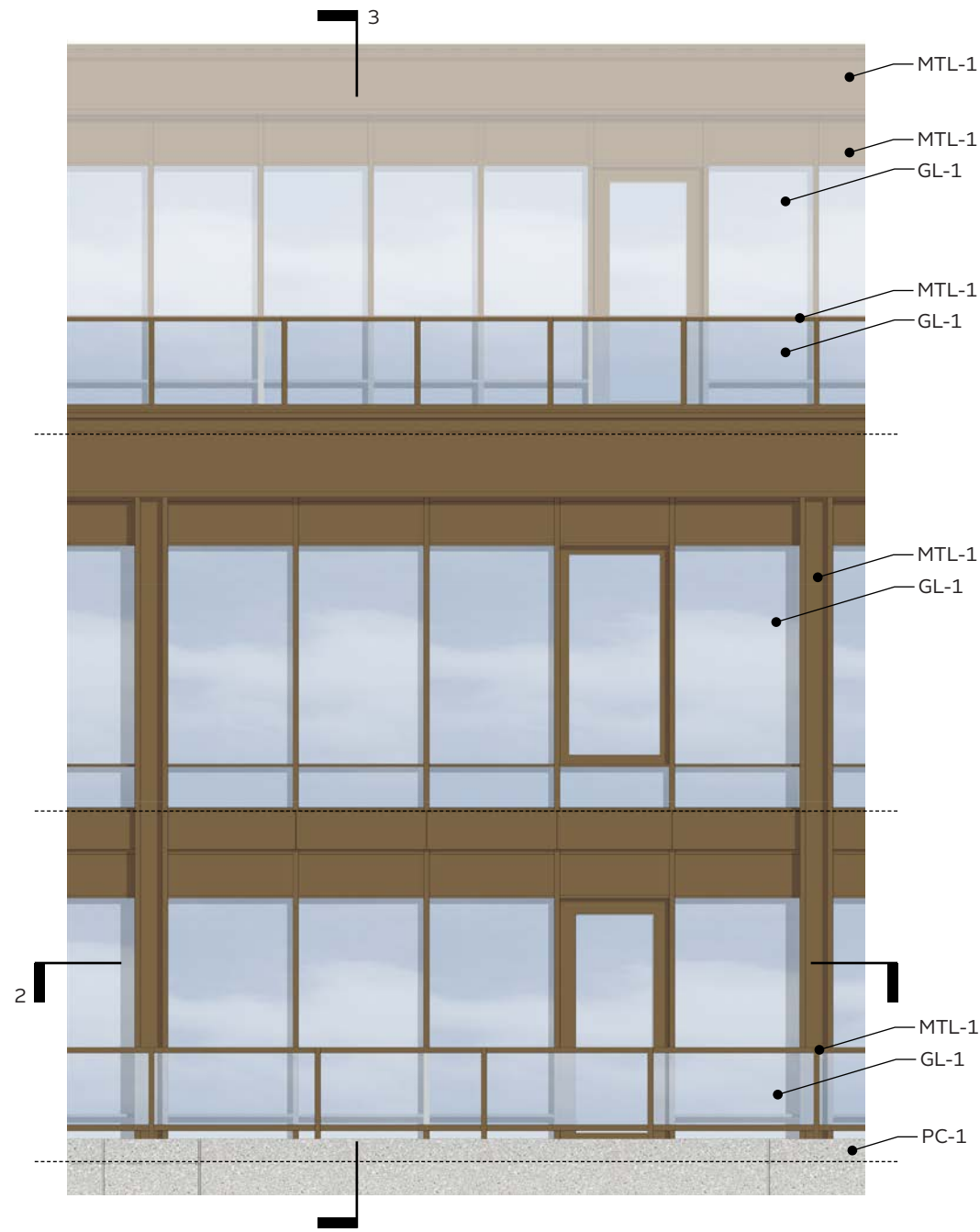
ELEVATION KEY - WEST



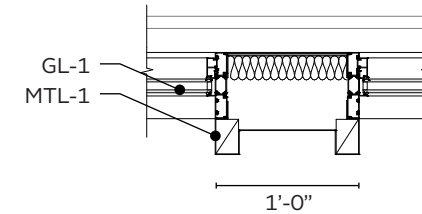
2. PLAN  
1/4" = 1'-0"



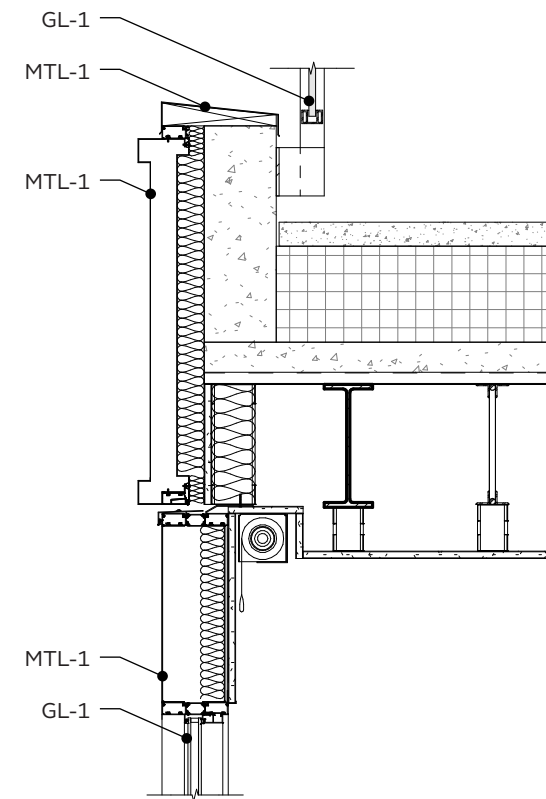
3. SECTION  
1/4" = 1'-0"



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