

1250 MARYLAND AVE SW RESIDENTIAL

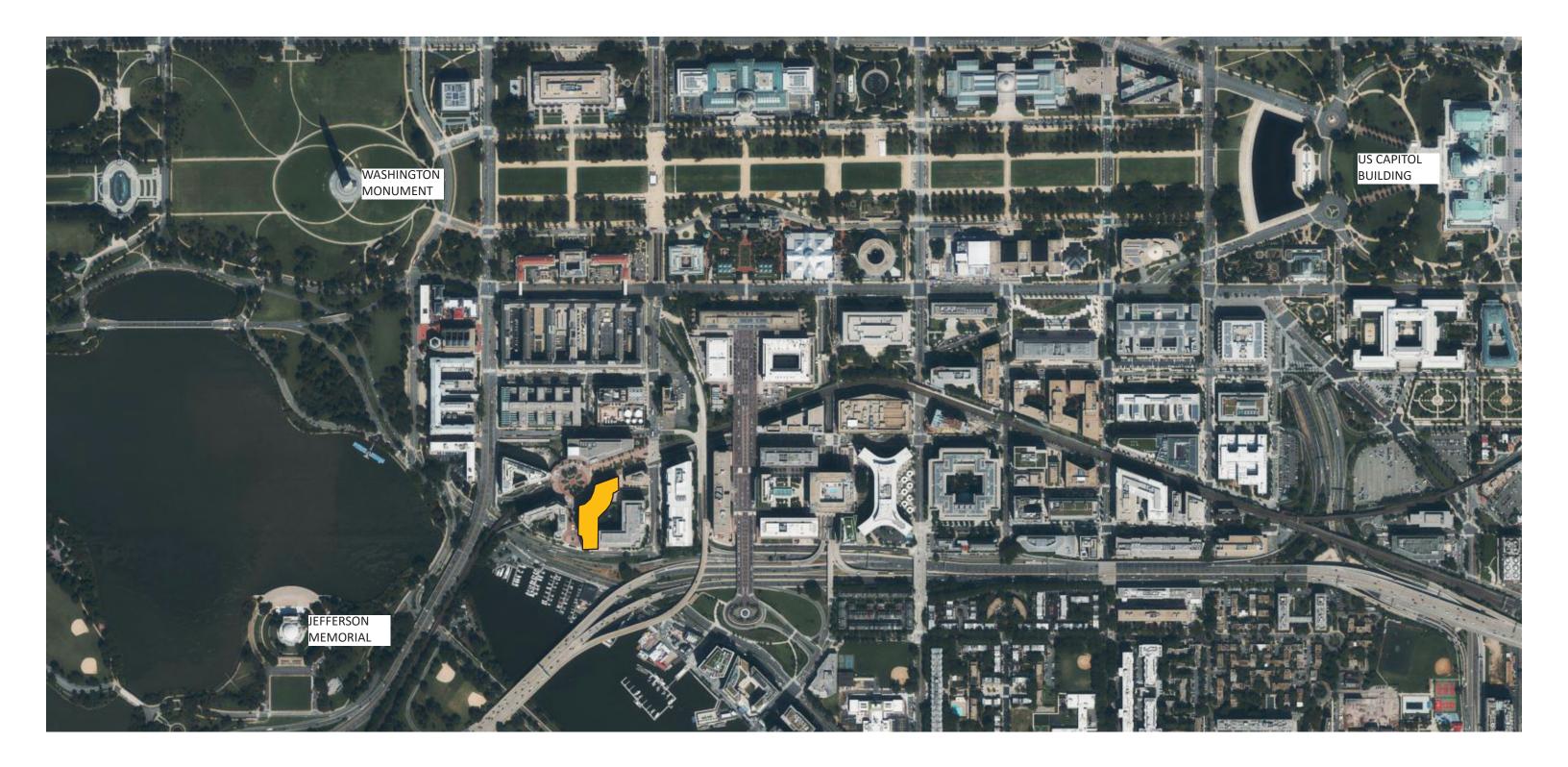
PRESENTATION TO THE US COMMISSION OF FINE ARTS SEPTEMBER 15, 2022







EXISTING BUILDING & SITE CONTEXT





MARYLAND AVE FACADE NE CORNER



WEST FACADE AT SOUTH END



MARYLAND AVE FACADE NW CORNER



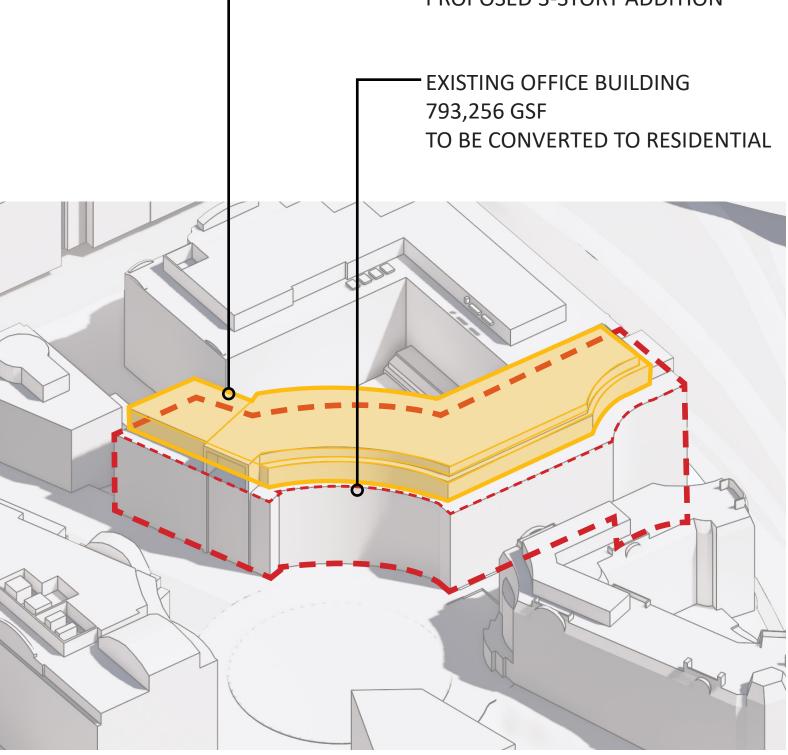
MARYLAND AVE FACADE AT CIRCLE



SOUTH FACADE FROM 395



SW CORNER AT MAINE AVE





PROPOSED 3-STORY ADDITION



(5)

6

(7

8

(9)



445 12TH ST

1201 MD AVE

9 STORIES + PH

HEIGHT AT MD AVE:

HEIGHT AT 12TH ST:HEIGHT AT D ST:10 STORIES + PH11 STORIES + PH







300 12TH ST (FUTURE)

HEIGHT AT MD AVE:HEIGHT AT D ST:11 STORIES + PH12 STORIES + PH

1331 MD AVE

HEIGHT AT MD AVE: HE 11 STORIES + PH 13

HEIGHT AT 14TH ST: 13 STORIES + PH

HEIGHT AT D ST: 10 STORIES + PH

MANDARIN ORIENTAL HOTEL

HEIGHT AT MD AVE:HEIGHT AT MAINE AVE:9 STORIES + PH12 STORIES + PH

409 12TH ST



HEIGHT AT MD AVE:HEIGHT AT 12TH ST:6 STORIES + PH7 STORIES + PH



500/550 12TH ST

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



1311 MD AVE

(FUTURE)

HEIGHT AT MD AVE:HEIGHT AT D ST:11 STORIES + PH12 STORIES + PH

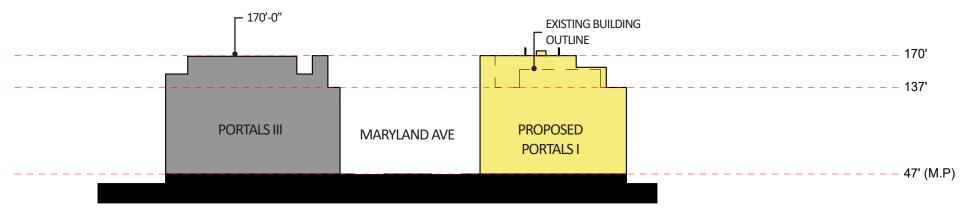
ADJACENT BUILDING CONTEXT SITE PLAN



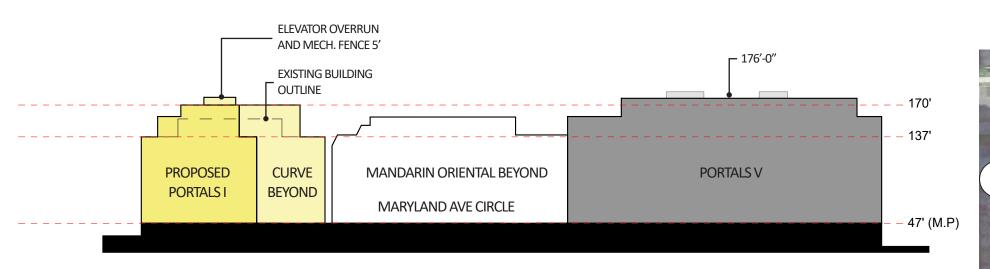
*ELEVATIONS DENOTE MAIN ROOF ELEVATIONS FROM BUILDING MEASURING POINT **YELLOW OUTLINED SITES ARE APPROVED FUTURE BUILDINGS



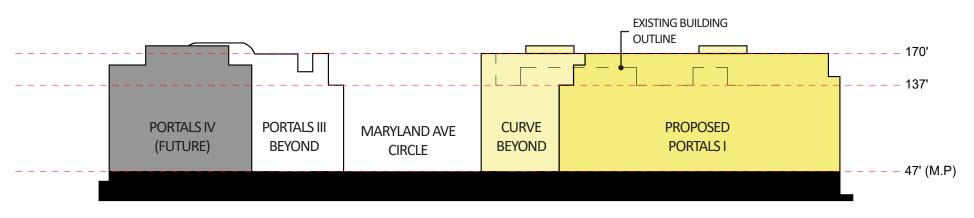
5



1: SECTION THROUGH MD AVE LOOKING TOWARDS CAPITOL



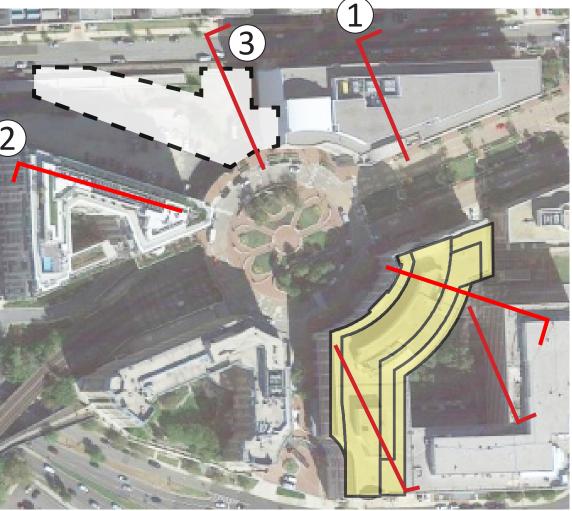
2: SECTION THROUGH MD AVE CIRCLE LOOKING SOUTH



3: SECTION THROUGH MD AVE CIRCLE LOOKING TOWARDS CAPITOL

*ELEVATIONS MEASURED FROM SEA LEVEL





SECTION LEGEND

SECTIONS AT MARYLAND AVE CIRCLE

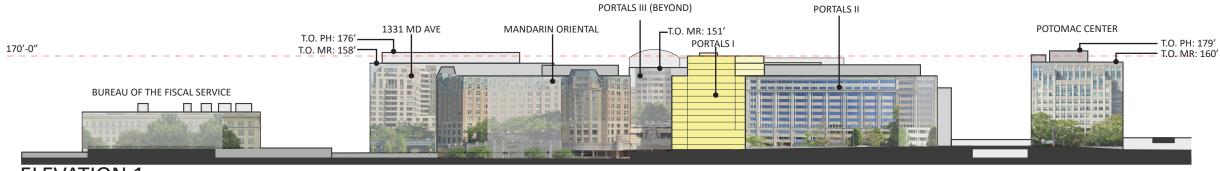
6

*ELEVATIONS MEASURED FROM SEA LEVEL



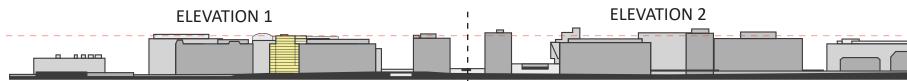


ELEVATION 1





OVERALL ELEVATION VIEW ALONG 395



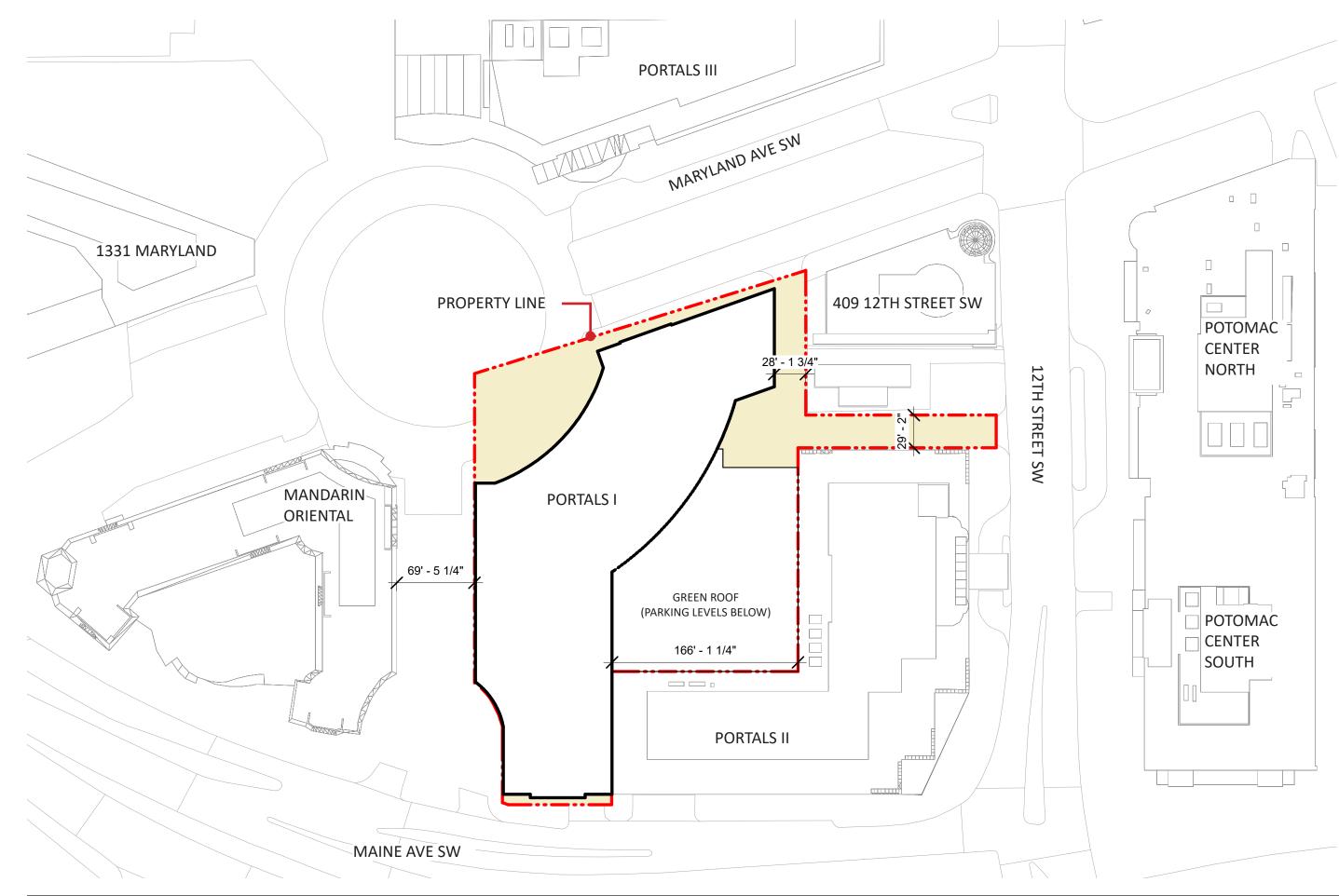
BUILDING ELEVATIONS ALONG 395







SITE PLAN



SITE PLAN

9

PROPOSED MASSING & CRITICAL VIEWS



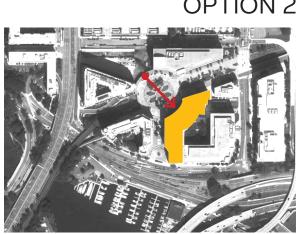




OPTION 1









OPTION 2







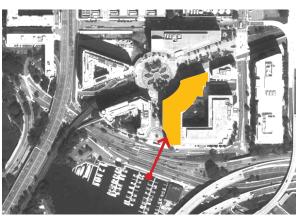
OPTION 3





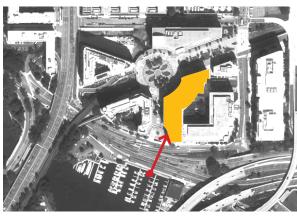








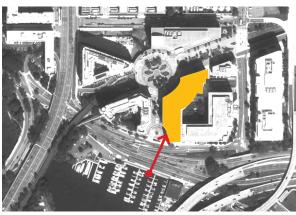
OPTION 2







OPTION 3



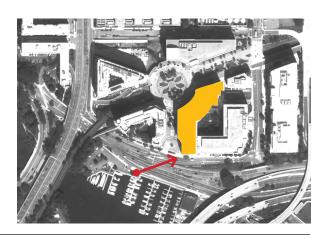








NEW 1250 MARYLAND AVE

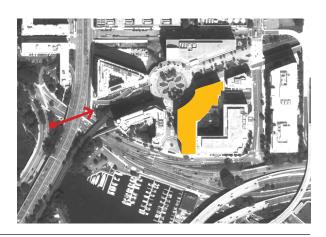


RENDERING - MAINE AVE, 19





NEW 1250 MARYLAND AVE



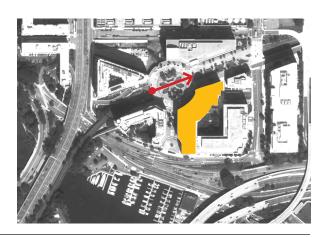
RENDERING - OHIO DR. 20







NEW 1250 MARYLAND AVE



RENDERING - MARYLAND AVE. LOOKING EAST 21

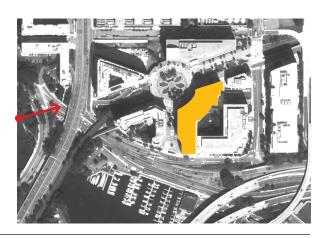


COURTESY OF THE US COMMISSION OF FINE ARTS

EXISTING



NEW 1250 MARYLAND AVE

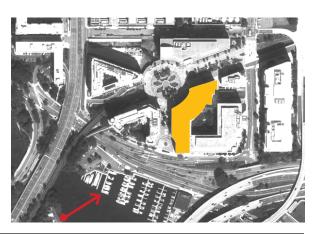


RENDERING - TIDAL BASIN 22





NEW 1250 MARYLAND AVE



RENDERING - NPS HEADQUARTERS 23

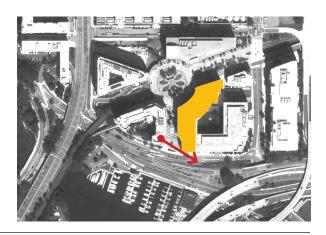






OPTION 1

NEW 1250 MARYLAND AVE



RENDERING - MAINE AVE. ENTRANCE 24

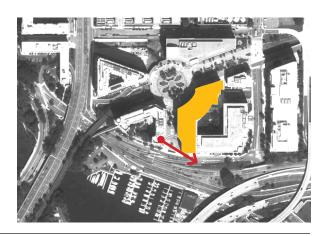






OPTION 2

NEW 1250 MARYLAND AVE



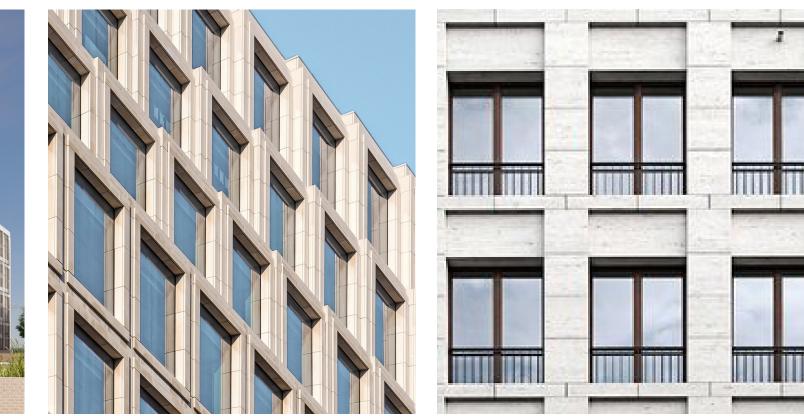
RENDERING - MAINE AVE. ENTRANCE 25

PROPOSED MATERIAL & TEXTURE

ARTICULATED METAL & GLASS

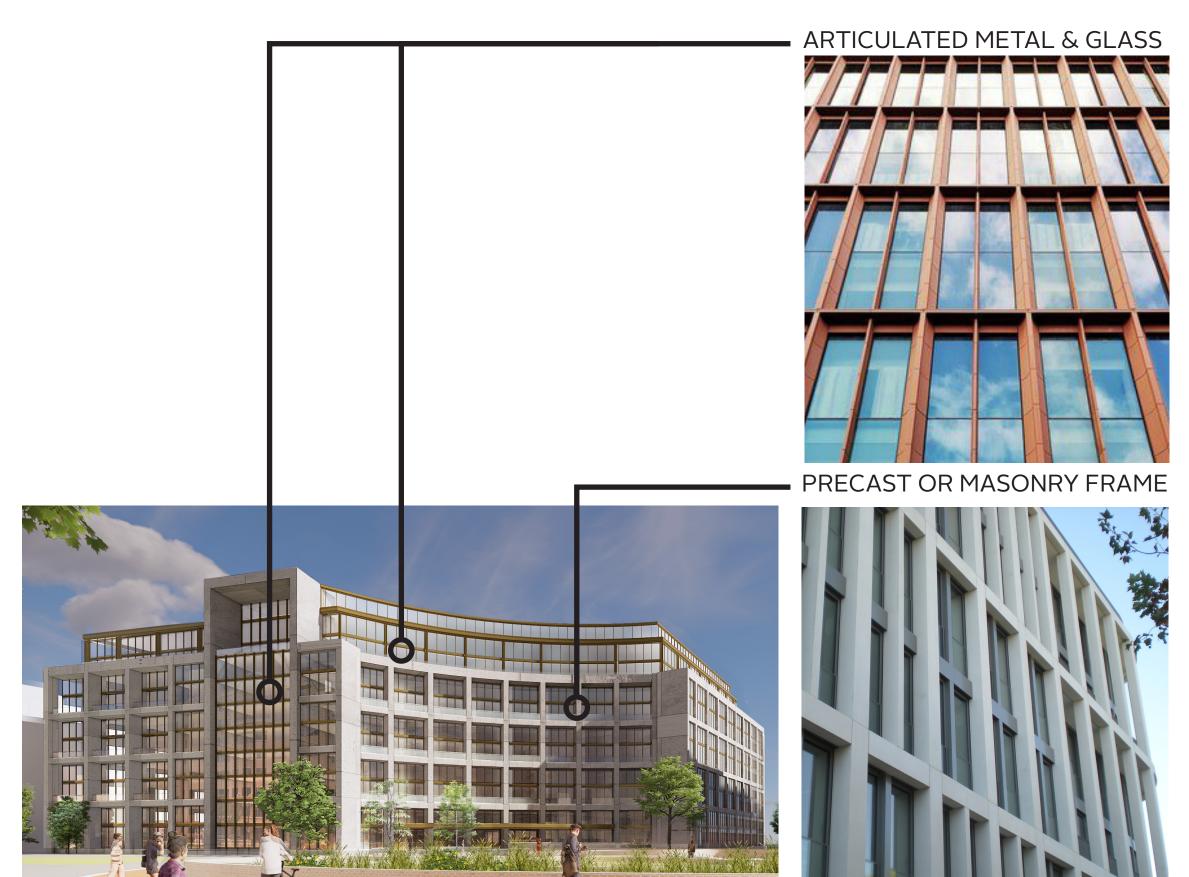


PRECAST OR MASONRY FRAME





FACADE VIGNETTES 27



BEYER BLINDER BELLE 1250 MARYLAND AVE SW SEPTEMBER 15, 2022

FACADE VIGNETTES 28





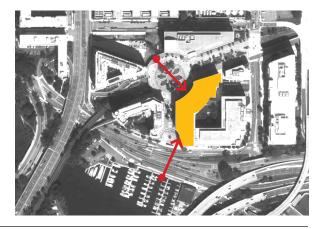
OPTION 1



OPTION 3

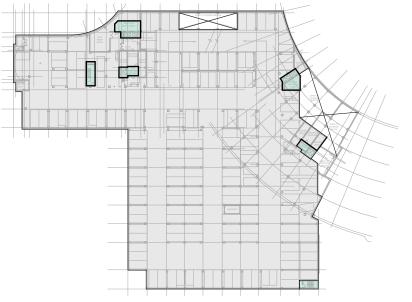


OPTION 4



MASSING & MATERIAL OPTIONS 29

FLOOR PLANS & BUILDING SECTION

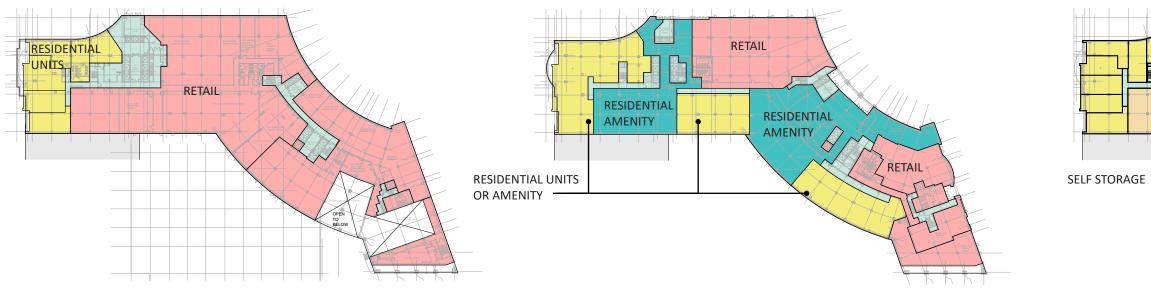




P3 LEVEL (P4 SIM)



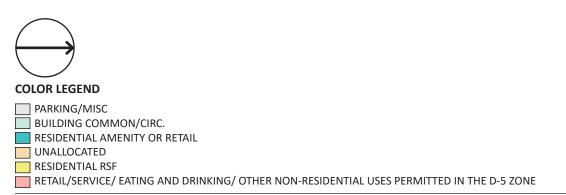
P1 LEVEL



COURTYARD LEVEL



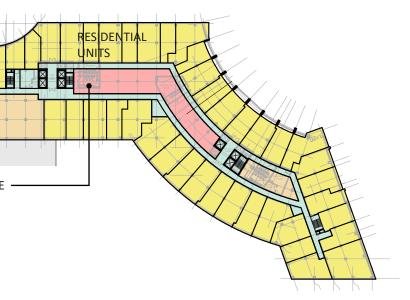
LEVEL 02-03



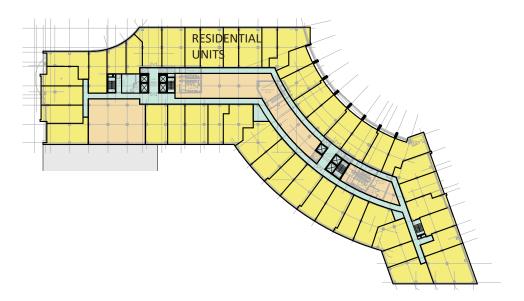
BEYER 1 BLINDER BELLE S

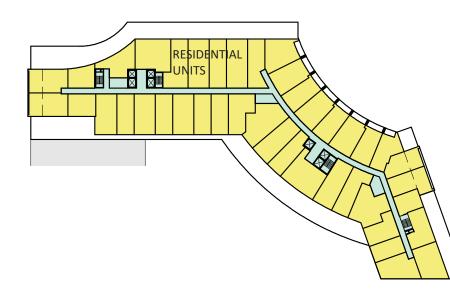
1250 MARYLAND AVE SW SEPTEMBER 15, 2022

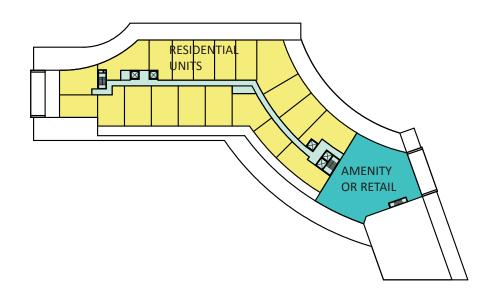




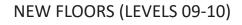
LOWER LEVEL PLANS 31







TYP FLOORS (LEVELS 04-08)





- PARKING/MISC BUILDING COMMON/CIRC.
- RESIDENTIAL AMENITY OR RETAIL
- UNALLOCATED
- RESIDENTIAL RSF
- RETAIL/SERVICE/ EATING AND DRINKING/ OTHER NON-RESIDENTIAL USES PERMITTED IN THE D-5 ZONE

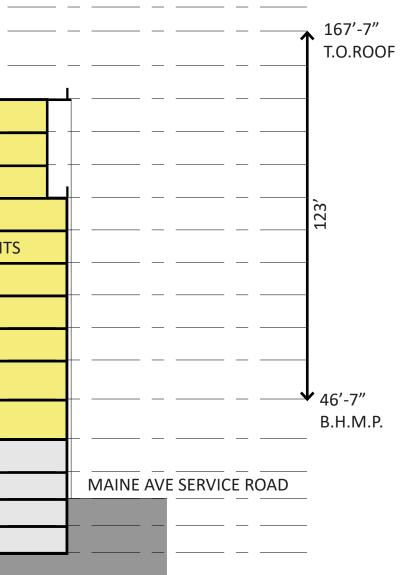


MAIN ROOF/LEVEL 11

32 UPPER LEVEL PLANS

				ELEVATOR OVER MECH YARD SCF	
		·			
	UNITS	UNALLOCATED	CIRCI	JLATION	
		UNALLOCATED		JEAHON	
MARYLAND AVE	RETAIL		AMENITY		
	EXISTING PARKING				
			_	_	

D





BUILDING SECTION 33

