

12TH ST DEVELOPMENT

CONCEPT PACKAGE

ARCHITECTURE 01/11/2021



Location

12th St SW

Zoning: D-8

Site Area 25,539 SF

Required/ Permitted		Provided	
FAR Allowed	6.5 = 166,004 SF	FAR	3.08 = 78,711 SF
Building Height	130 FT Fronts on right of way of at least 110 ft	Building Height	124.5 FT
Penthouse Height	20 FT 1 plus mezzanine; Second Story permitted for penthouse mechanical space	Penthouse Height	N/A
Lot Occupancy	100% = 25,539 SF	Lot Occupancy	28% = 7,031 SF
Rear Yard	N/A	Rear Yard	N/A
Side Yard	4'	Side Yard	4'
Green Area Ratio	0.20 = 5,108 SF	GAR	5,108 SF
Parking	N/A	Parking	N/A
Loading Dock	2	Loading Dock	1 @ 30'x12'
Bicycle Storage		Bicycle Storage	
Long Term	8	Long Term	8 racks
Short Term	2	Short Term	3 racks

FAR

Ground Floor	6,912 SF x 1 FLOORS = 6,912 SF
2nd Floor	7,031 SF x 1 FLOORS = 7,031 SF
3rd - 10th Floor	6,985 SF x 8 FLOORS = 55,880 SF
11th Floor	5,689 SF x 1 FLOORS = 5,689 SF
12th Floor	3,199 SF x 1 FLOORS = 3,199 SF
TOTAL	12 78,711 SF

GSF

Basement	1,769 SF x 1 FLOORS = 1,769 SF
Ground Floor	7,031 SF x 1 FLOORS = 7,031 SF
2nd Floor	7,031 SF x 1 FLOORS = 7,031 SF
3rd - 10th Floor	6,985 SF x 8 FLOORS = 55,880 SF
11th Floor	5,689 SF x 1 FLOORS = 5,689 SF
12th Floor	3,715 SF x 1 FLOORS = 3,715 SF
TOTAL	13 81,115 SF

Room Count

Levels	Total
3rd - 10th Floors 15 Keys x 8 FLOORS =	120 Keys
11th Floor 11 Keys x 1 FLOORS =	11 Keys
Total	131 Keys

Type	3rd	4th	5th	6th	7th	8th	9th	10th	11th		
K	= 8	8	8	8	8	8	8	8	8	= 72	55%
QQ	= 5	5	5	5	5	5	5	5	1	= 41	31%
SUITE QQ	= 0	0	0	0	0	0	0	0	1	= 1	1%
SUITE K	= 2	2	2	2	2	2	2	2	1	= 17	13%
Total Guestrooms	15	15	15	15	15	15	15	15	11	131	100%

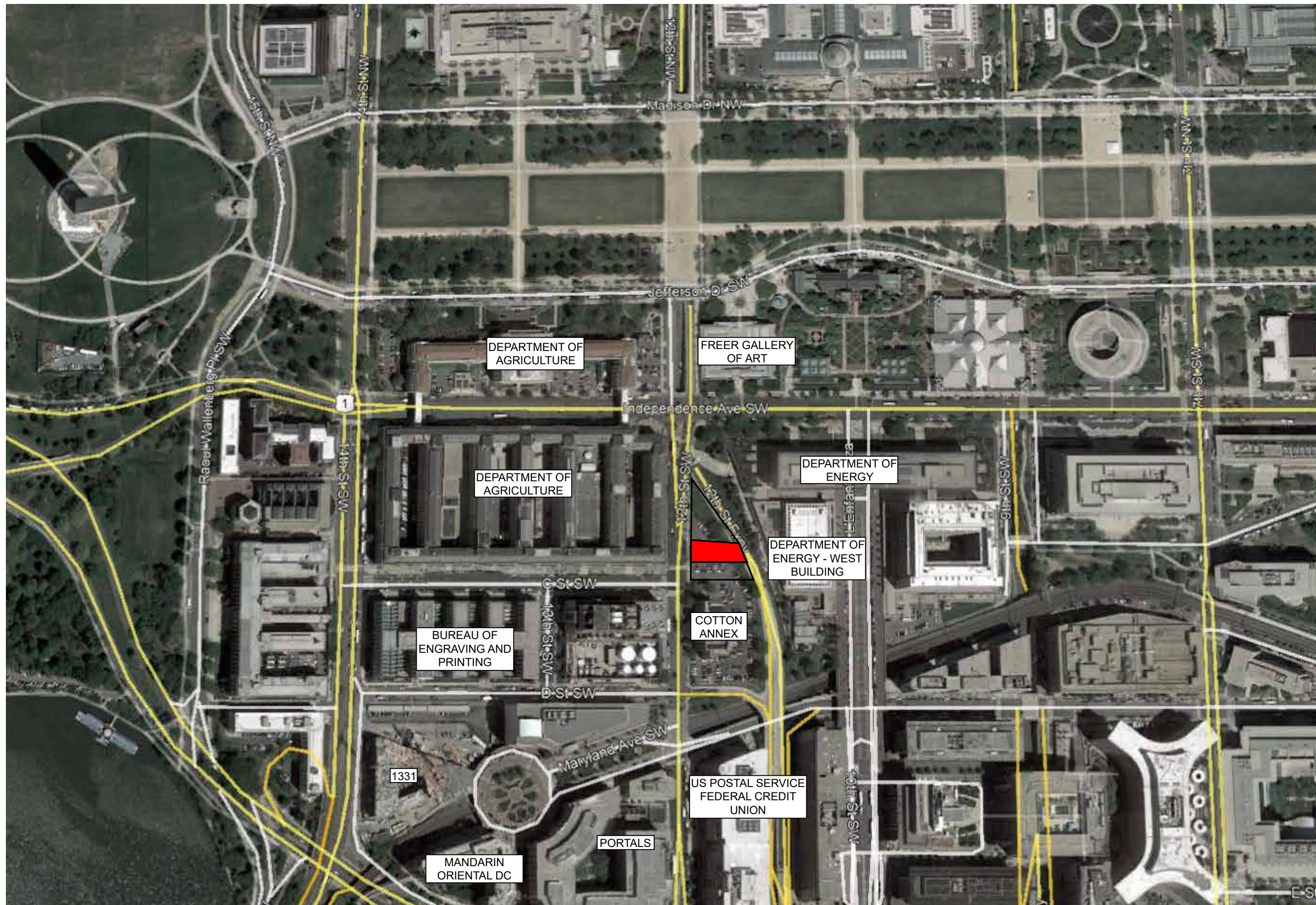
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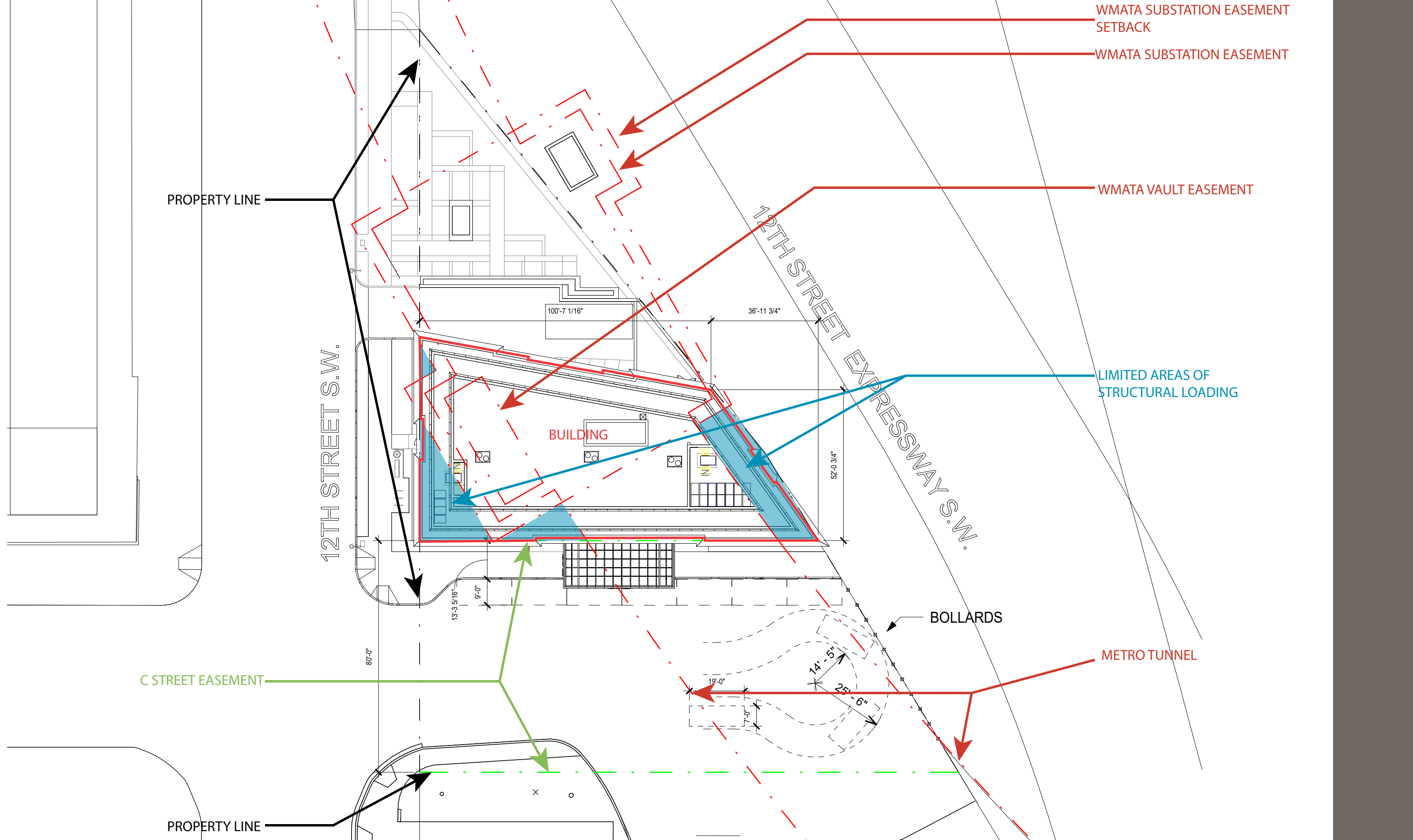
ARCHITECTURE

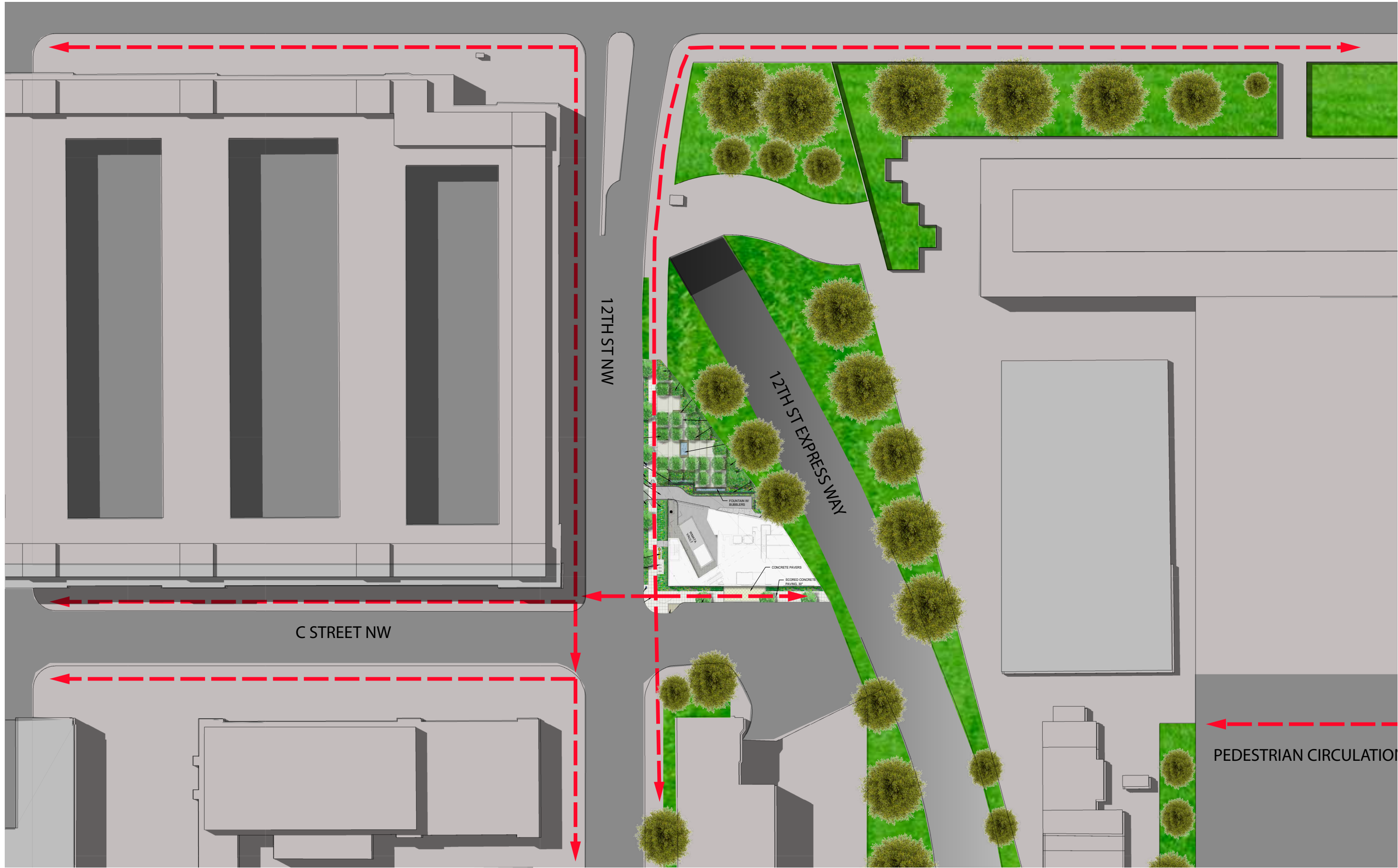
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COTTON ANNEX



DEPARTMENT OF AGRICULTURE



JEFFERSON HOTEL



PERSPECTIVE SW

12TH ST DEVELOPMENT
CONCEPT PACKAGE

01/11/2021

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

PG 7



PERSPECTIVE NW

12TH ST DEVELOPMENT

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

PG 8





EXISTING CONDITIONS



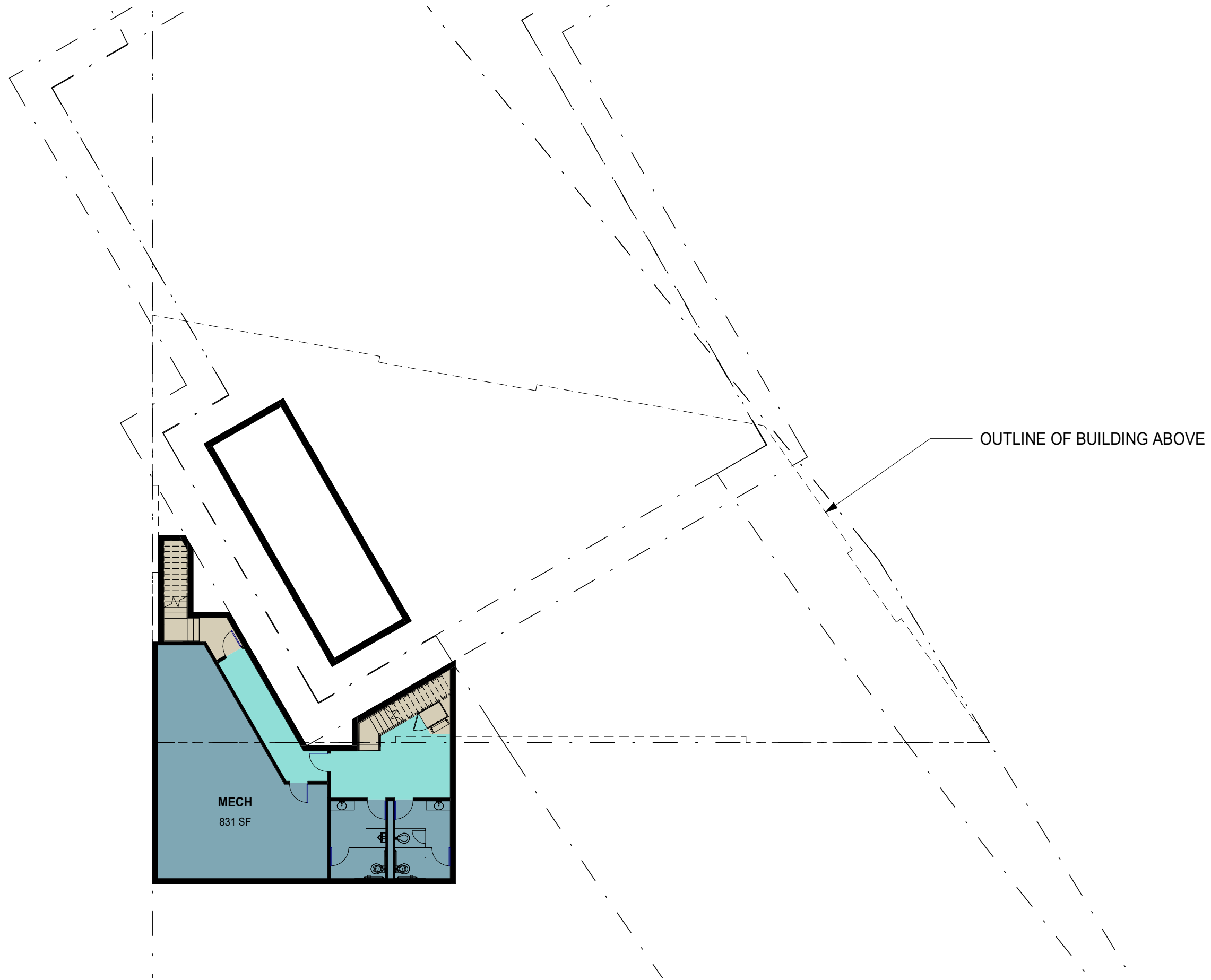
PROPOSED DESIGN



EXISTING CONDITIONS

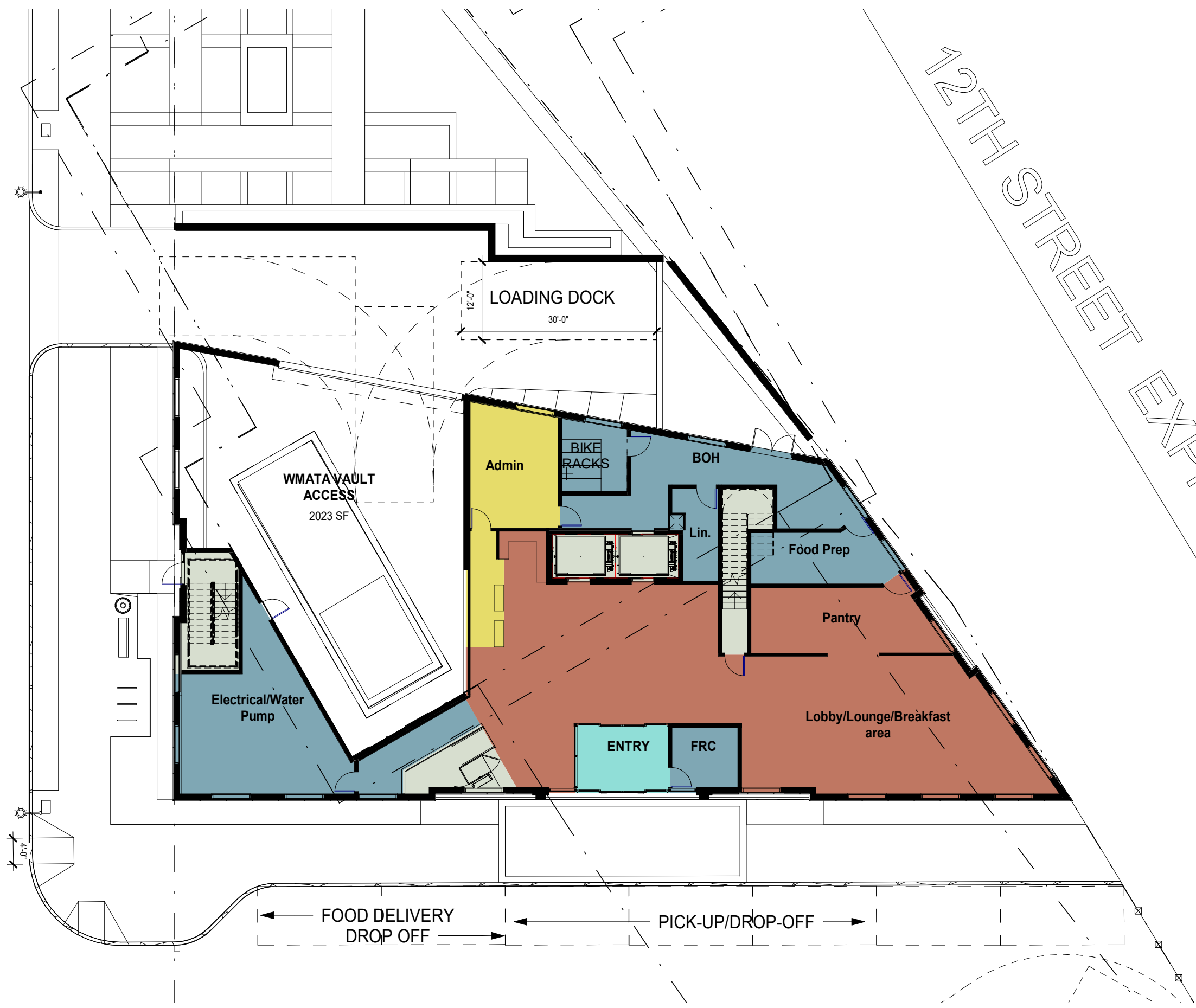


PROPOSED DESIGN



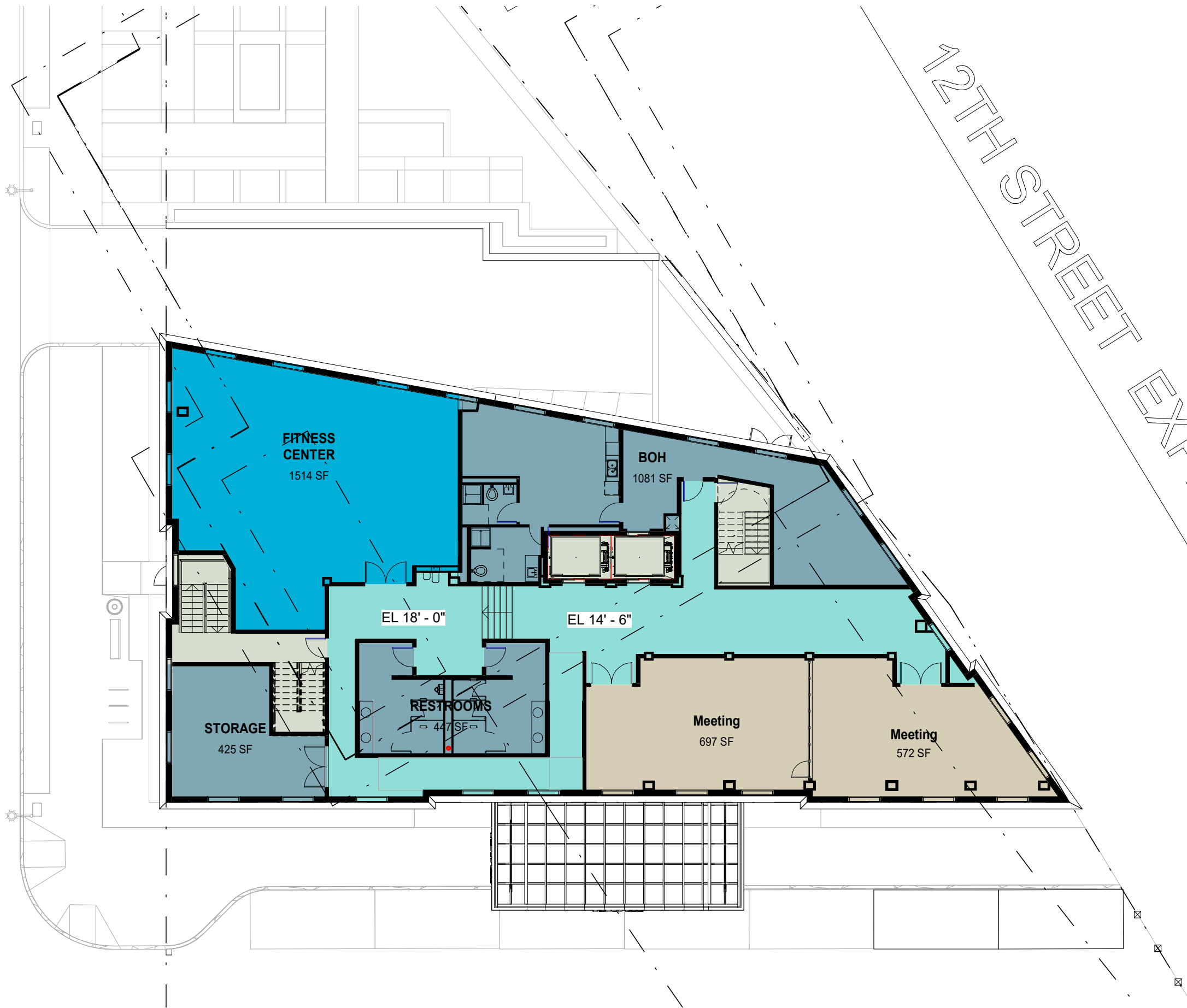
12TH STREET S.W.

12TH STREET EXPRESSWAY



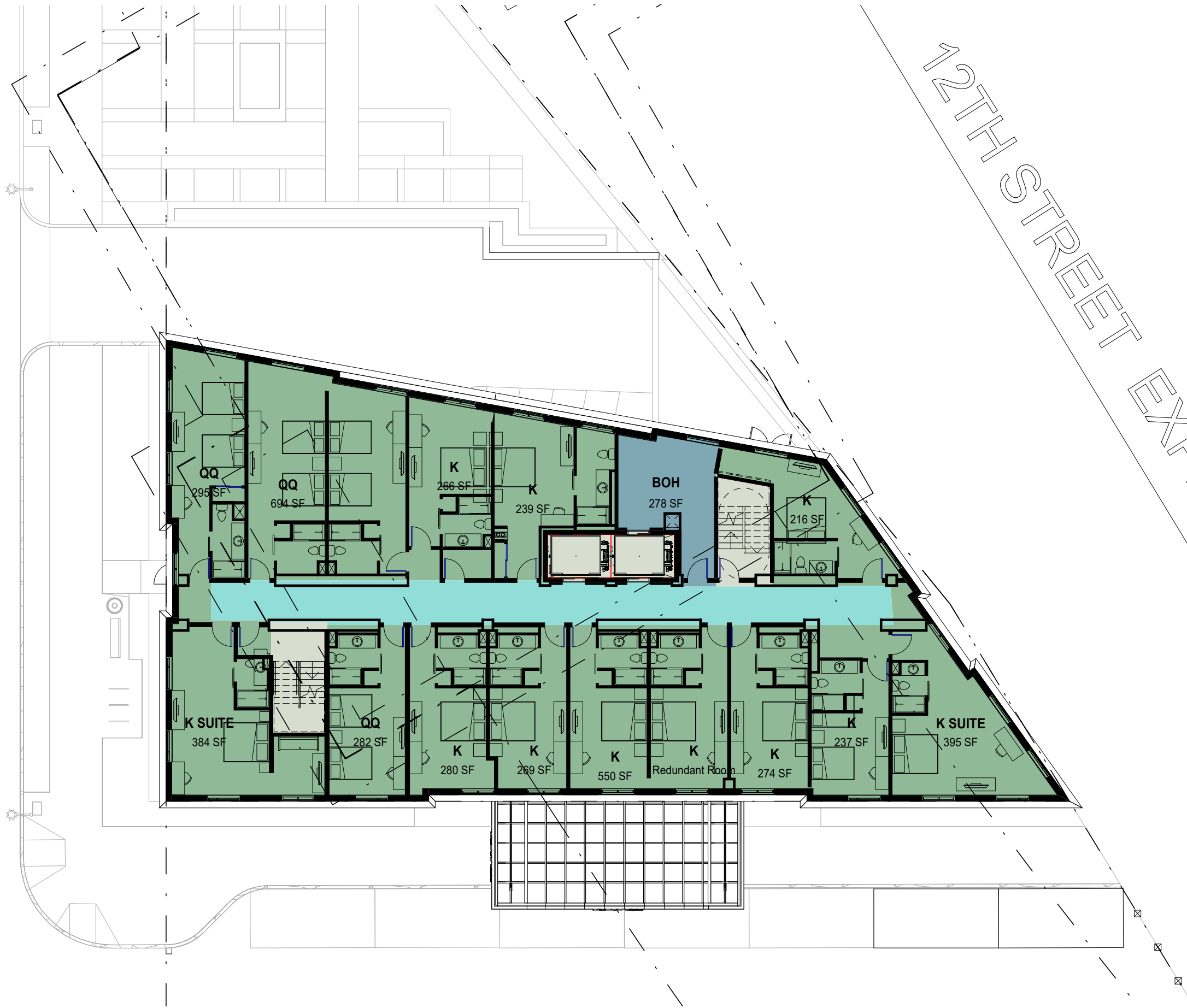
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12TH STREET EXPRESSWAY



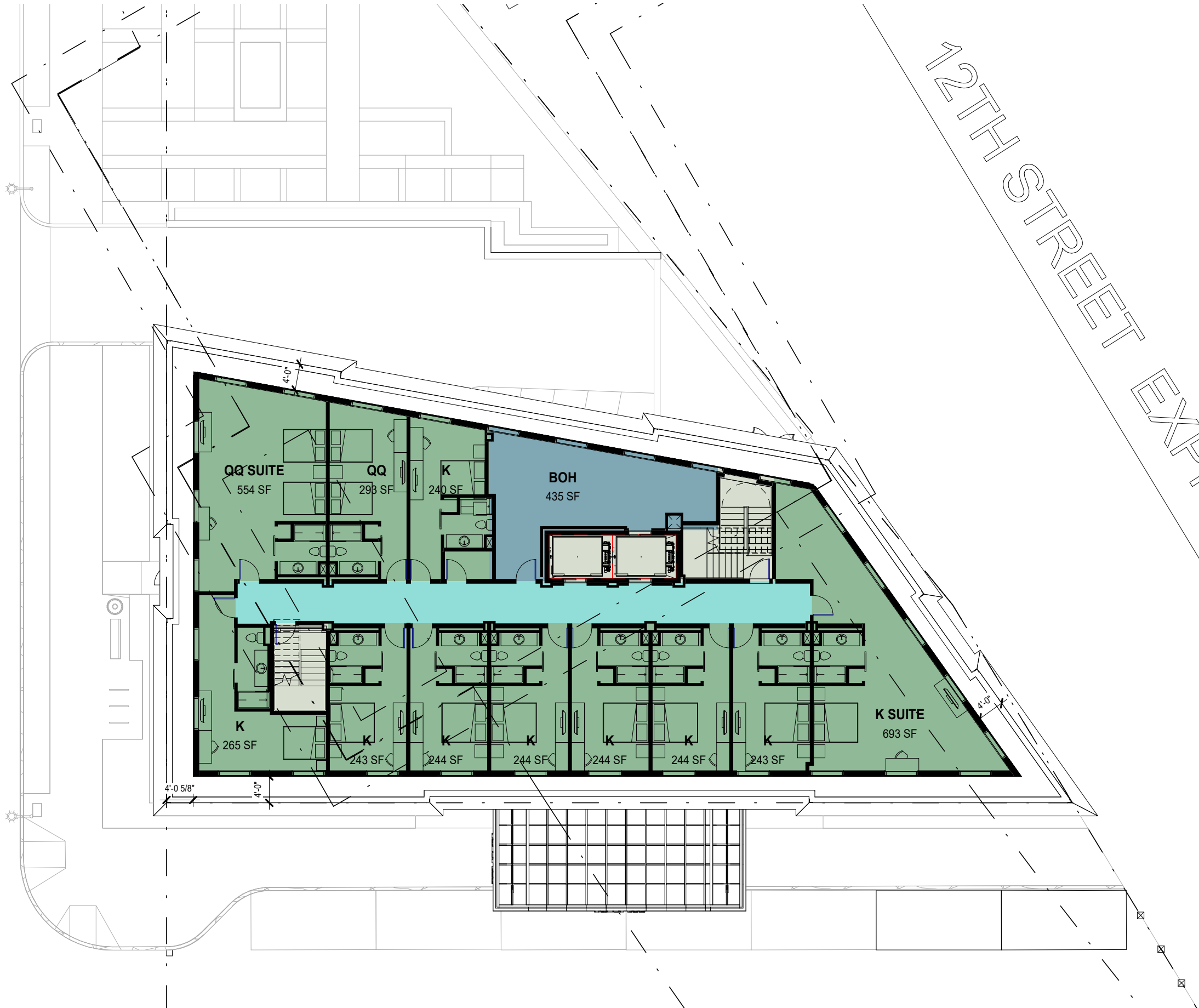
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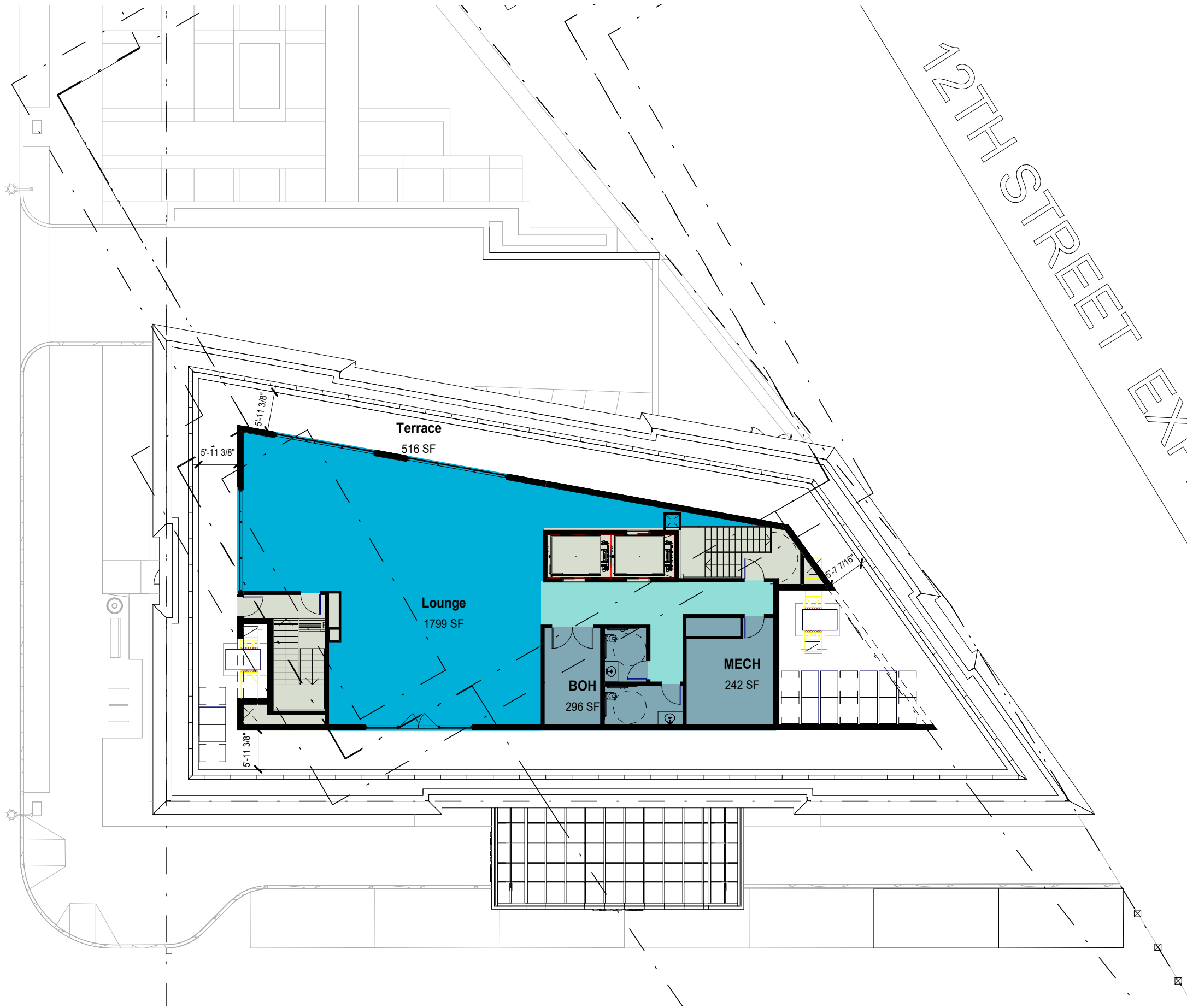
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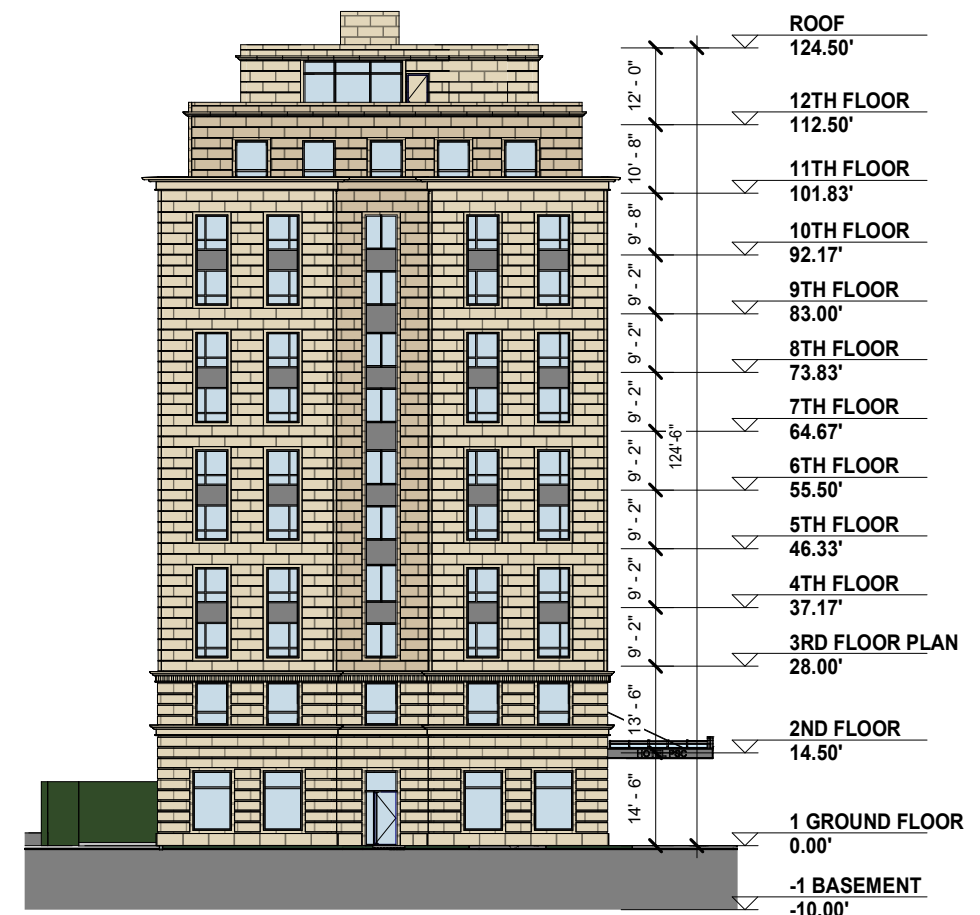
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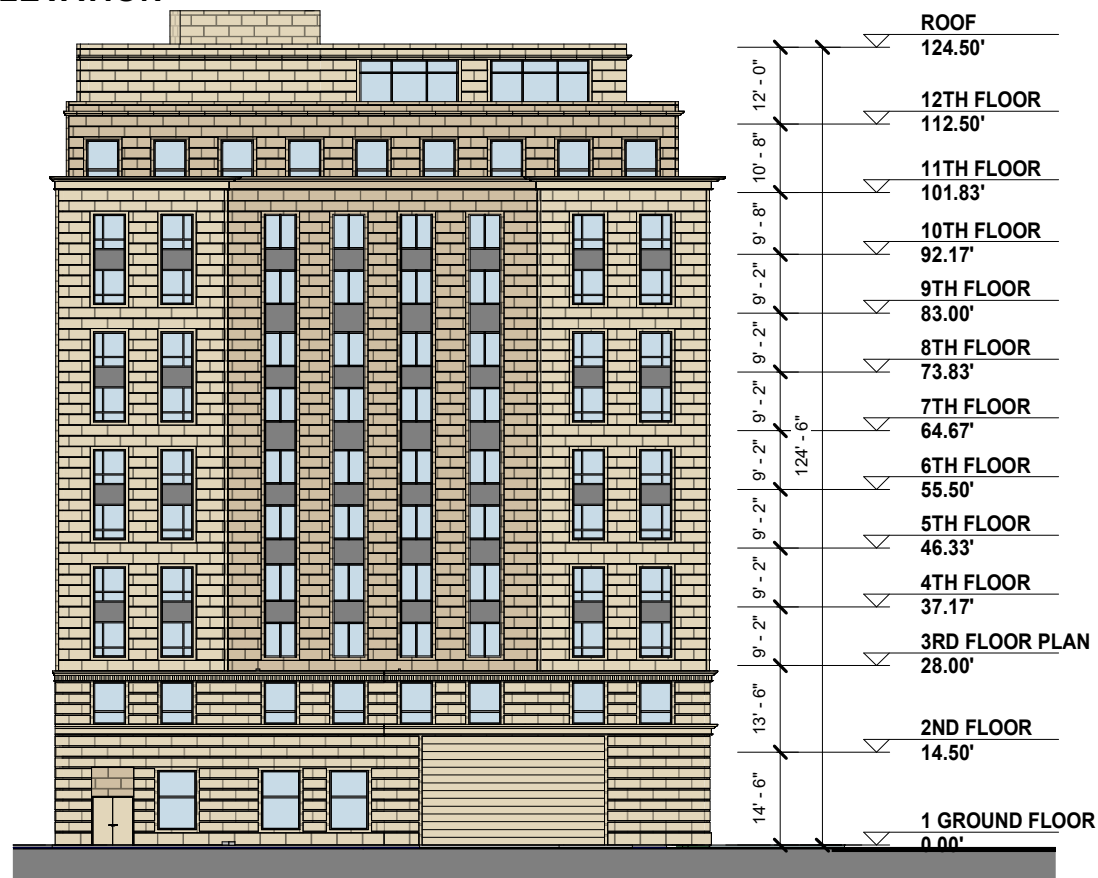




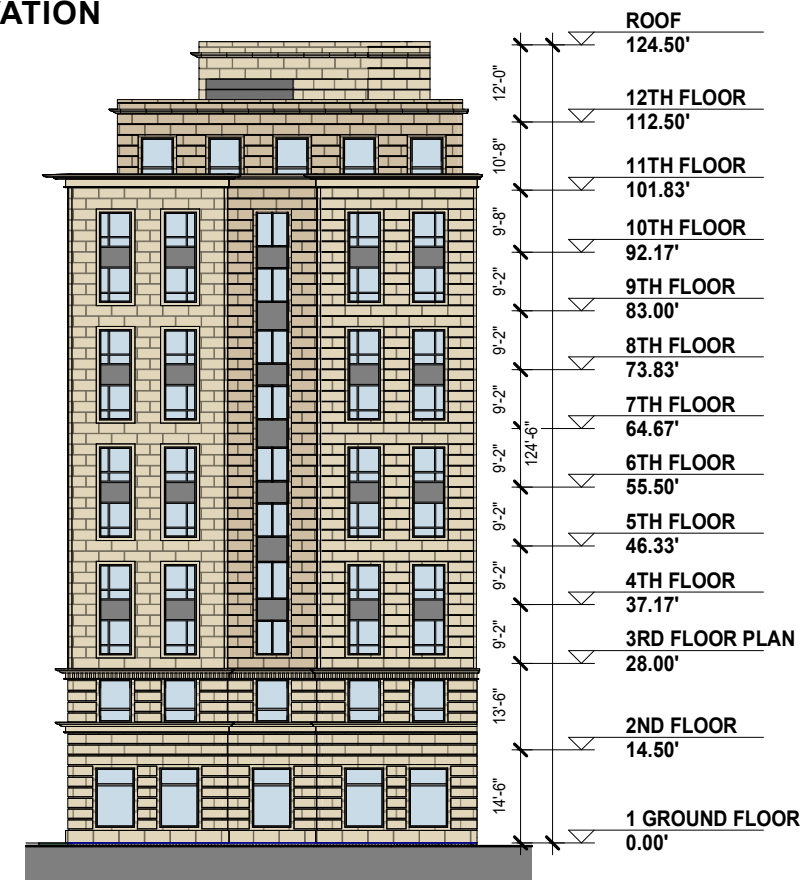
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



PRECAST CONCRETE CLADDING TO MATCH SURROUNDING BUILDINGS WITH HONED FINISH



PRECAST CONCRETE CLADDING WITH SANDBLASTED FINISH



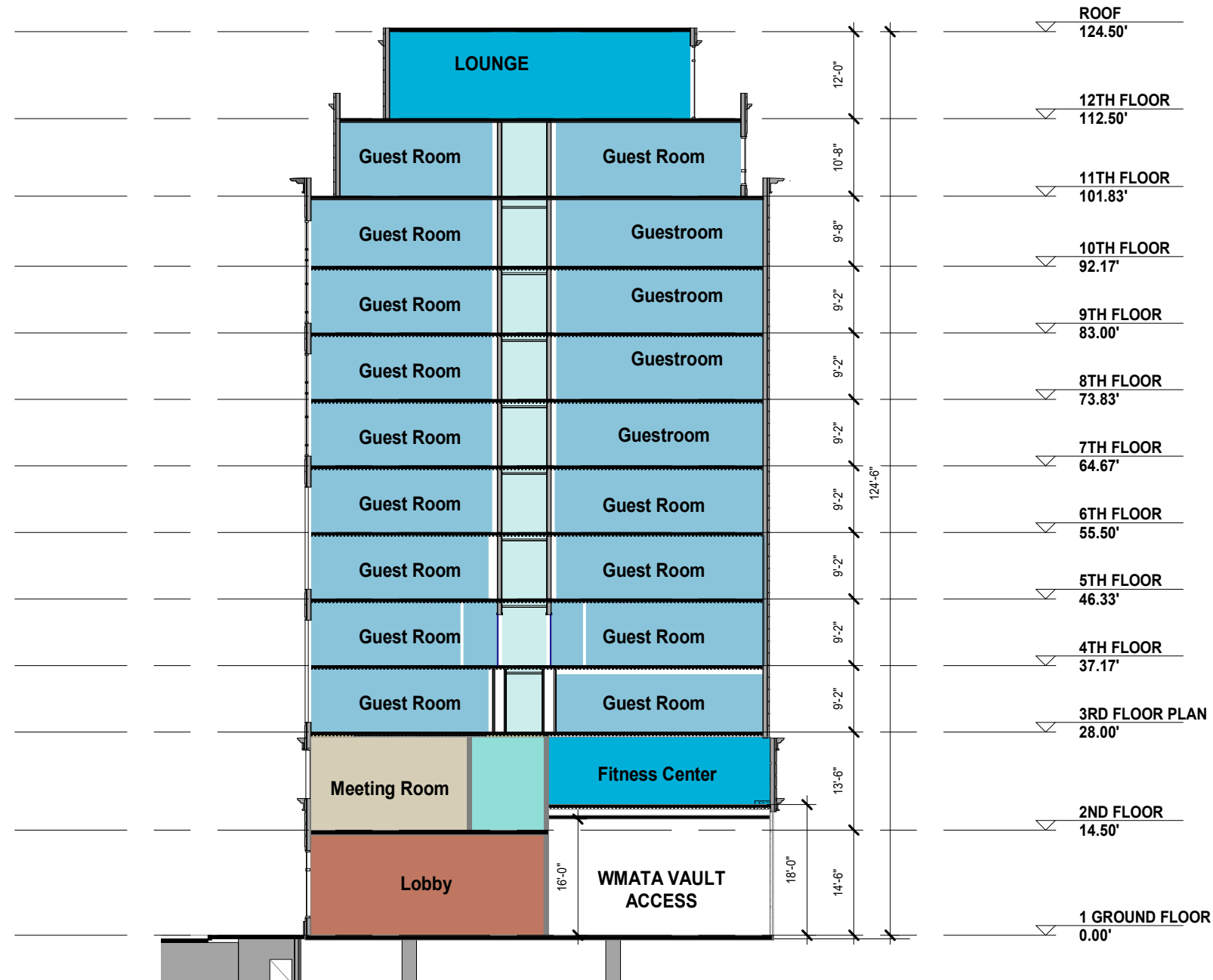
MULLIONS AND METAL PANEL



GRANITE AT ENTRY

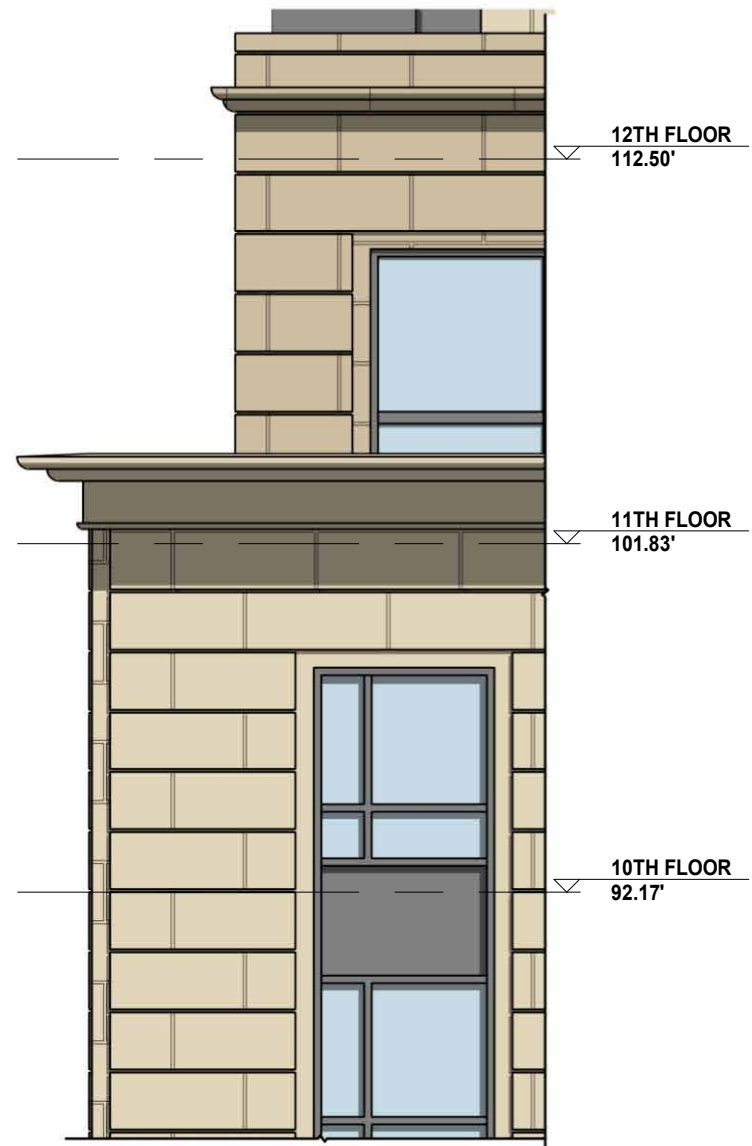


14' - 6"	1 GROUND FLOOR	0.00'
13' - 6"	2ND FLOOR	14.50'
9' - 2"	3RD FLOOR PLAN	28.00'
9' - 2"	4TH FLOOR	37.17'
9' - 2"	5TH FLOOR	46.33'
124' - 6"	6TH FLOOR	55.50'
9' - 2"	7TH FLOOR	64.67'
9' - 2"	8TH FLOOR	73.83'
9' - 2"	9TH FLOOR	83.00'
9' - 2"	10TH FLOOR	92.17'
10' - 8"	11TH FLOOR	101.83'
12' - 0"	12TH FLOOR	112.50'
	ROOF	124.50'

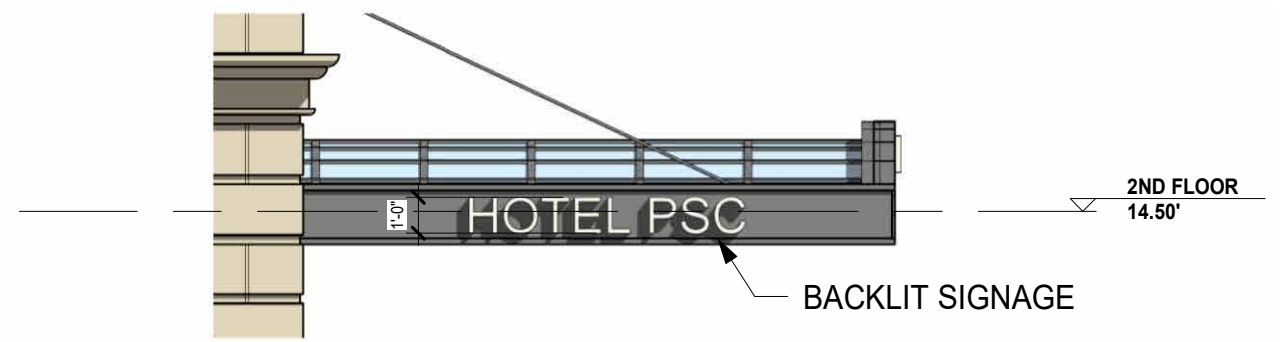




“BELT” CORNICE



“HAT” CORNICE



ENTRY AND SIGNAGE



TALL SCREENING HEDGE



PERENNIAL - PINK MUHLY GRASS



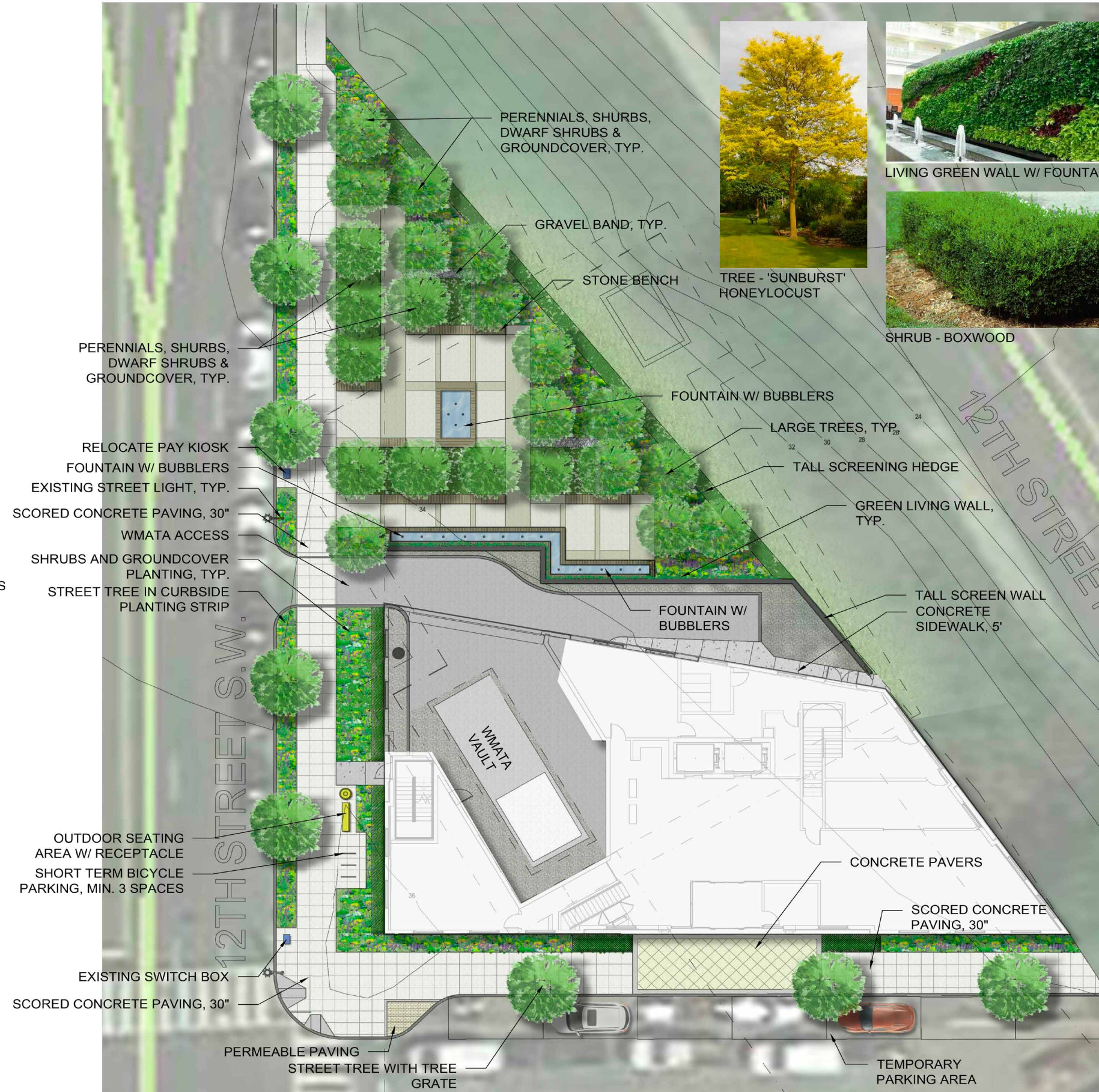
PERENNIAL - DWARF FOUNTAIN GRASS



SHRUB - LOROPETALUM



TYPICAL STREET TREE



STREETScape

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



TREE - 'SUNBURST' HONEYLOCUST



LIVING GREEN WALL W/ FOUNTAIN



SHRUB - BOXWOOD



TREE ENCLAVE



LIVING GREEN WALL



GROUNDCOVER - ST. JOHN'S WORT



GROUNDCOVER - LIRIOPE



GROUNDCOVER - PACHYSANDRA



DWARF SHRUB - RHODODENDRON



DWARF SHRUB - RHODODENDRON

