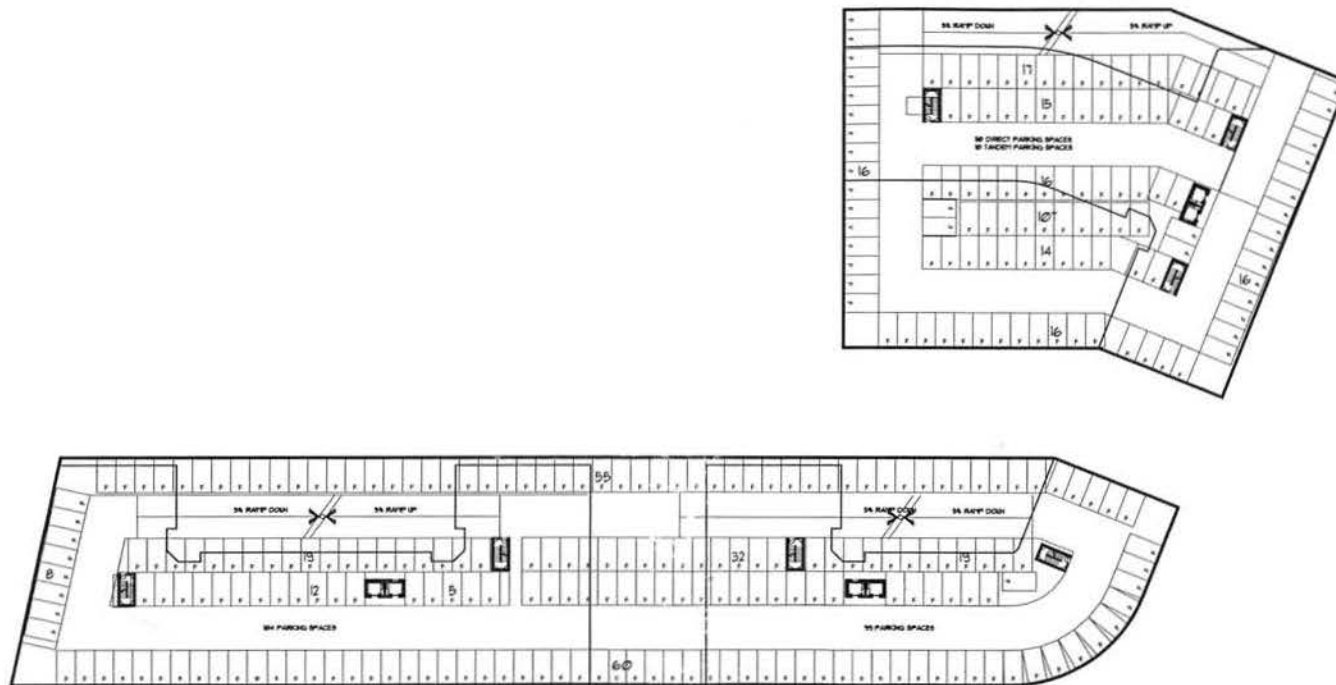




ZONING COMMISSION
CASE No. 05-23
EXHIBIT No. 26



WDG Architecture, PLLC
1025 Connecticut Avenue NW
Suite 300
Washington DC 20036
tel 202 857 8300
fax 202 463 2198
e-mail wdg@wdgarch.com

FAIRFIELD
RESIDENTIAL LLC

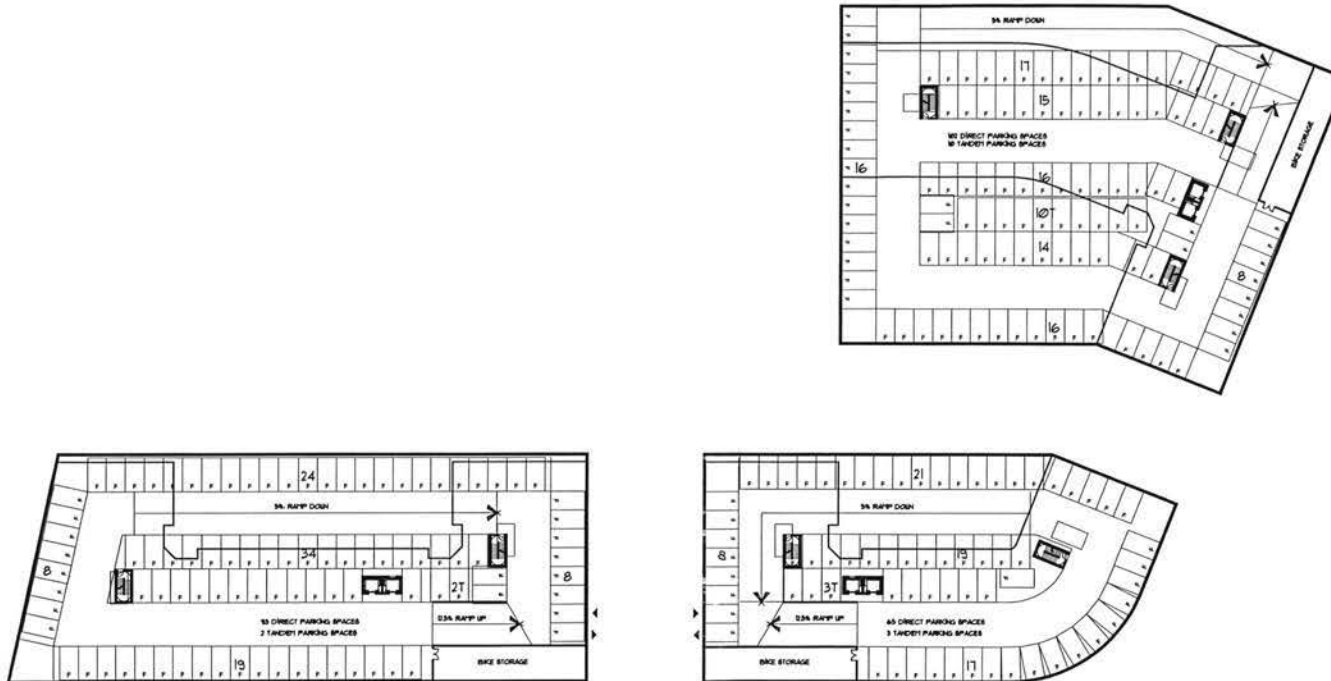
CAPITAL COMMERCE CENTER

WASHINGTON, DC



B2, B3 LEVELS

ZONING COMMISSION
Scale: 1/8" = 1'-0"
District of Columbia
CASE NO.05-23
EXHIBIT NO.26



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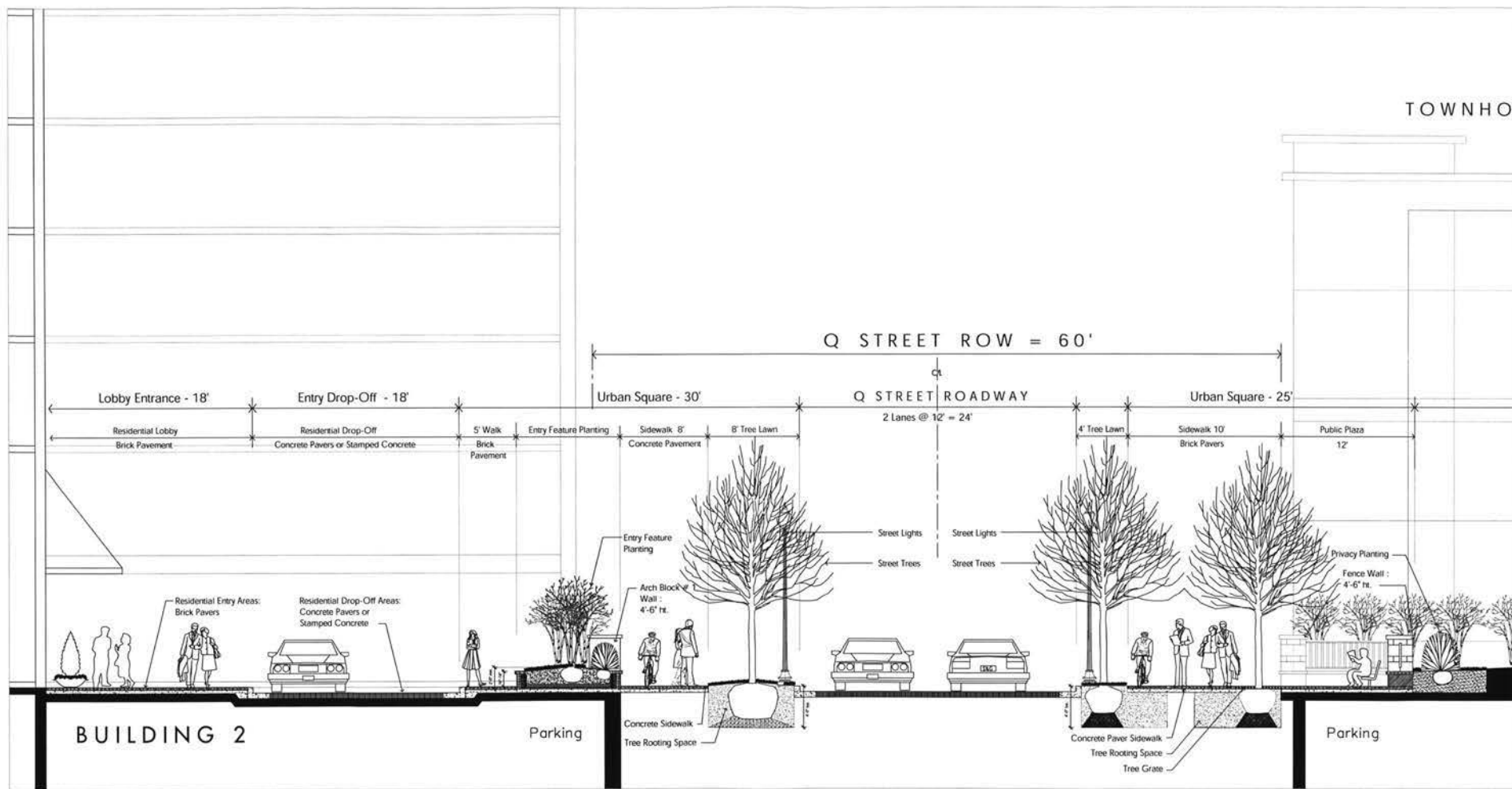
WASHINGTON, DC



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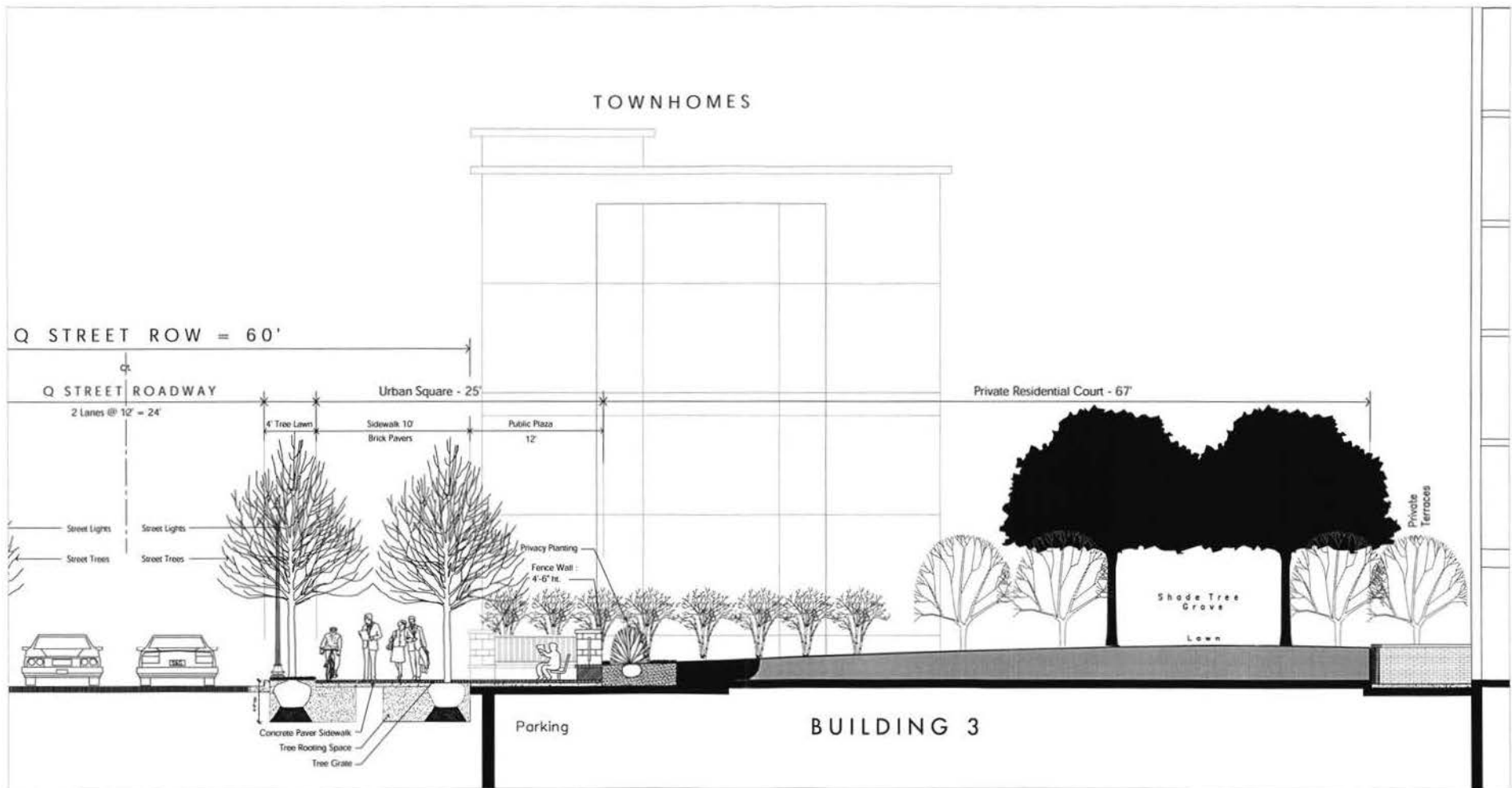
B1 LEVEL

Jun. 21 2006



SOUTH SECTION: Q STREET AT URBAN SQUARE

0' 1' 2' 4' 8' 16'
SCALE: 3/16" = 1'-0"



NORTH SECTION: Q STREET AT URBAN SQUARE

0 1' 2' 4' 8' 16'
SCALE: 3/16" = 1'-0"



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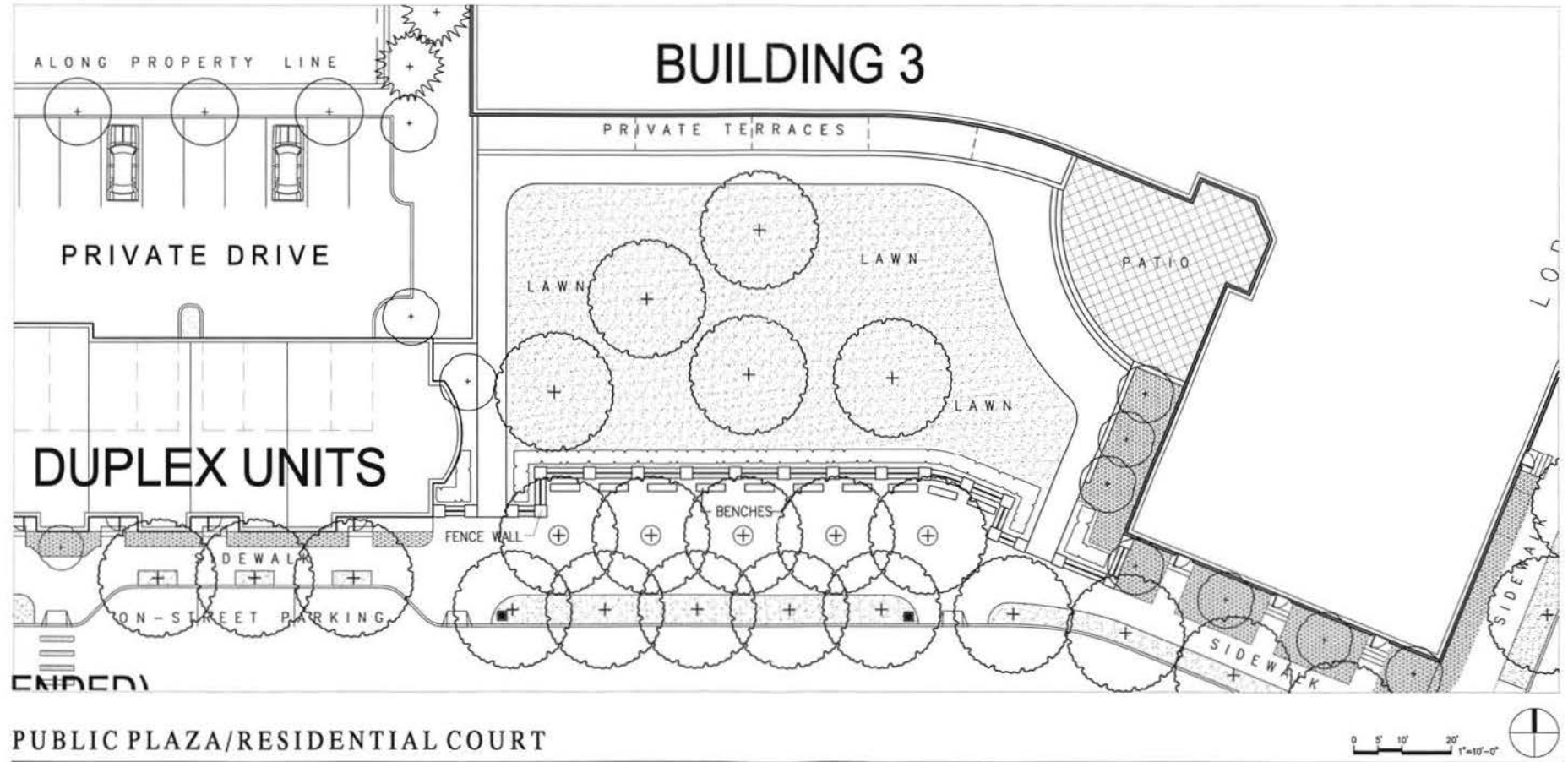
FAIRFIELD
RESIDENTIAL LLC

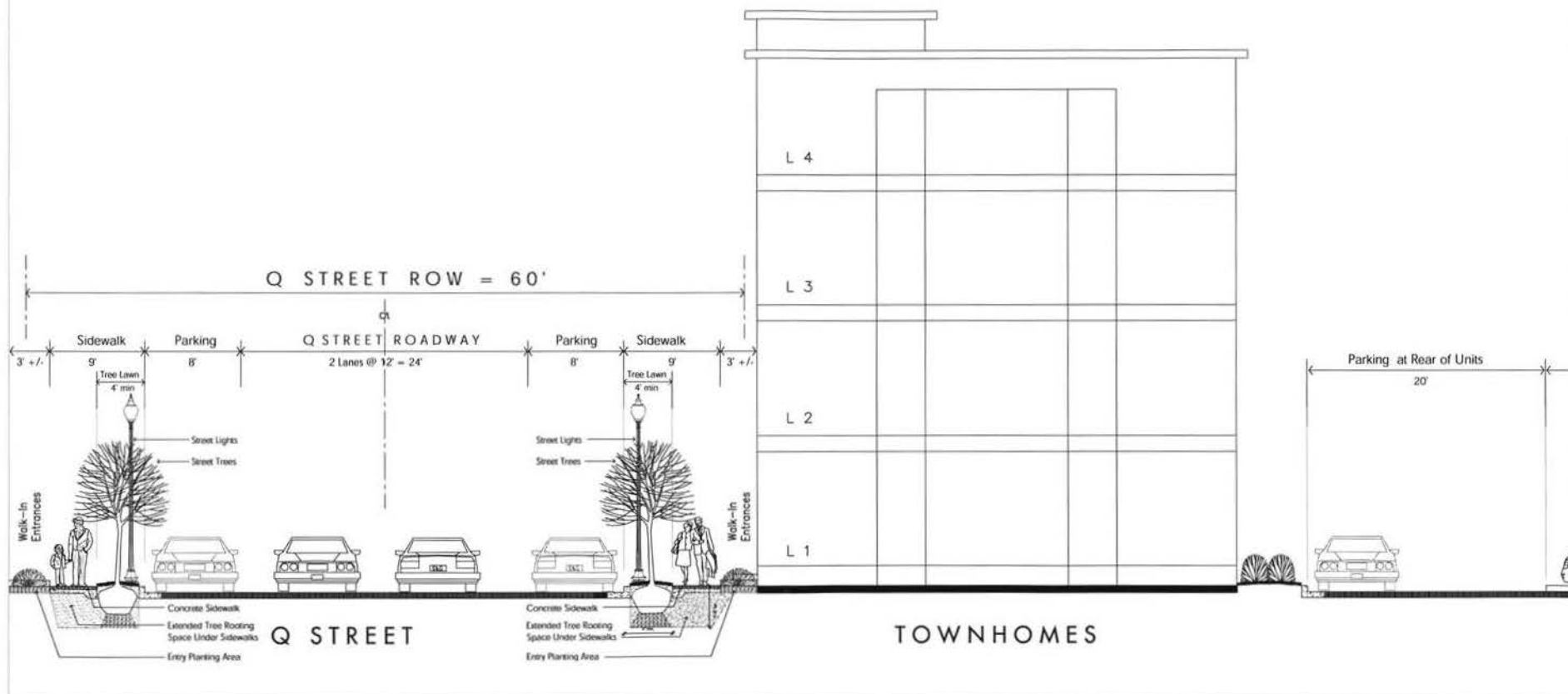
CAPITAL COMMERCE CENTER
WASHINGTON D.C.

SG: 03-14-06

LEGEND

— PROPERTY FENCE	CONCRETE SIDEWALKS	DECIDUOUS SHADE TREE MATURE SIZE 3'-5'-40'	— HEDGE PLANTING
— FENCE WALL	— METAL SIDEWALK CONCRETE PAVING	DECIDUOUS STREET TREE MATURE SIZE 3'-5'-20'	— SHRUB & TEXTURE PLANTING
• STREET LIGHT	— GRASS-ONLY AREAS CONCRETE PAVING	— ORNAMENTAL TREE MATURE SIZE 4'-10'-25'	— BRICK/CONCRETE
— SIGN PLUM	— RESIDENTIAL ENTRANCE BRICK PAVING	— EVERGREEN TREE MATURE SIZE 4'-10'-25'	





SECTION: Q STREET@PARKING



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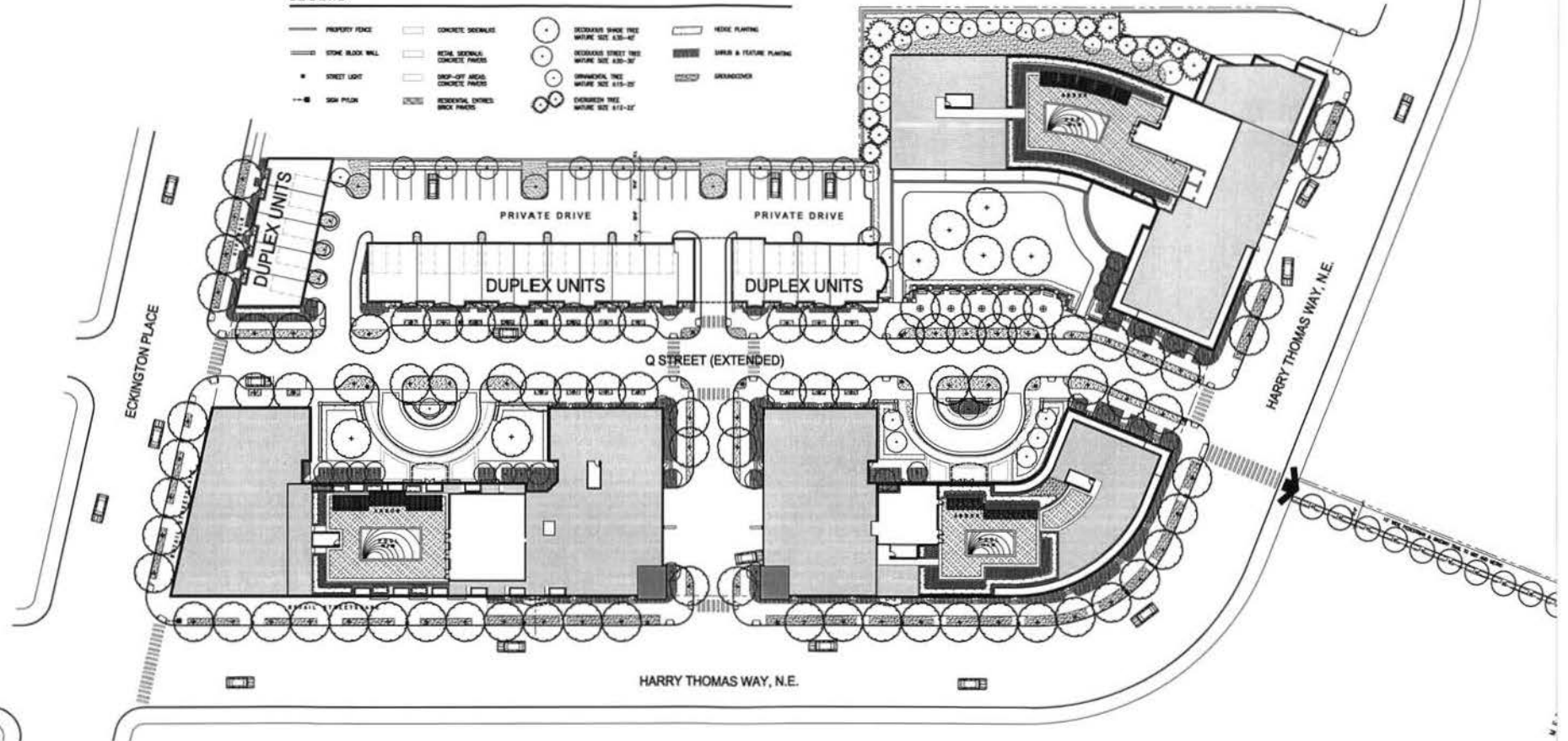
CAPITAL COMMERCE CENTER
WASHINGTON D.C.

SDG 10-14-08

L-9

LEGEND

PROPERTY FENCE	CONCRETE SIDEWALK	DECIDUOUS SHRUB TREE NATURAL SIZE 4-10-12'	HERB PLANTING
STONE BLOCK WALL	RETAIN SIDEWALK CONCRETE PAVING	DECIDUOUS STREET TREE NATURAL SIZE 4-10-12'	SHRUB & FEATURE PLANTING
STREET LIGHT	GRASS-UP AREAS CONCRETE PAVING	GROUNDWATER TREE NATURAL SIZE 6-15-25'	SPRING/CENTRE
SIGN Pylon	RESIDENTIAL ENTRANCE BRICK PAVING	EVERGREEN TREE NATURAL SIZE 6-12-12'	



ROOF SITE PLAN



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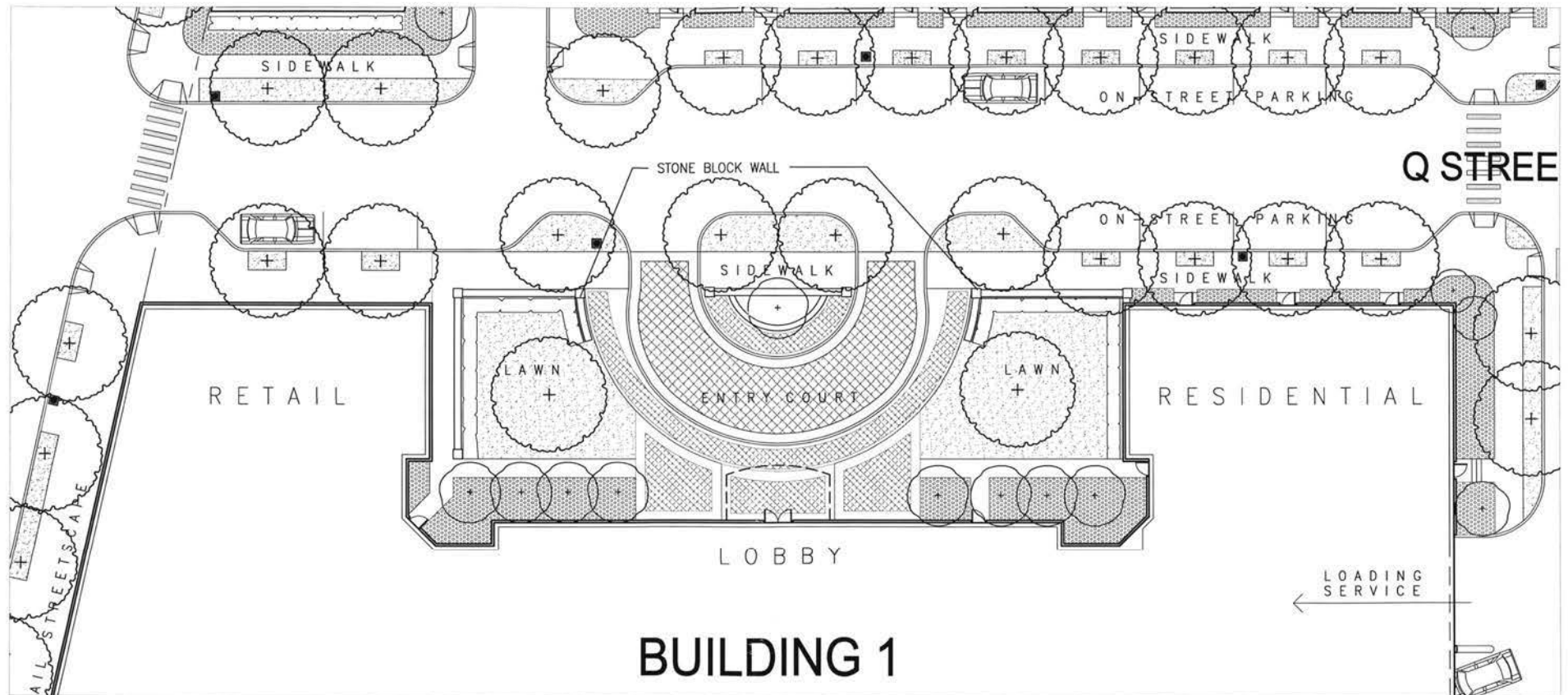
WASHINGTON D.C.

SAG: 03-14-06

L-5

LEGEND

PROPERTY FENCE	CONCRETE SIDEWALKS	DECIDUOUS SHADE TREE NATURE SIZE 40-45'	HEDGE PLANTING
STONE BLOCK WALL	RETAIL SIDEWALK CONCRETE PAVING	DECIDUOUS STREET TREE NATURE SIZE 30-35'	SHRUB & FEATURE PLANTING
STREET LIGHT	DROP-OFF AREAS CONCRETE PAVING	ORNAMENTAL TREE NATURE SIZE 15-25'	GROUNDCOVER
SIGN Pylon	RESIDENTIAL ENTRANCE BRICK PAVING	EVERGREEN TREE NATURE SIZE 12-22'	



WEST PLAZA

0 5' 10' 20' 1"=10'-0"



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FAIRFIELD
RESIDENTIAL LLC

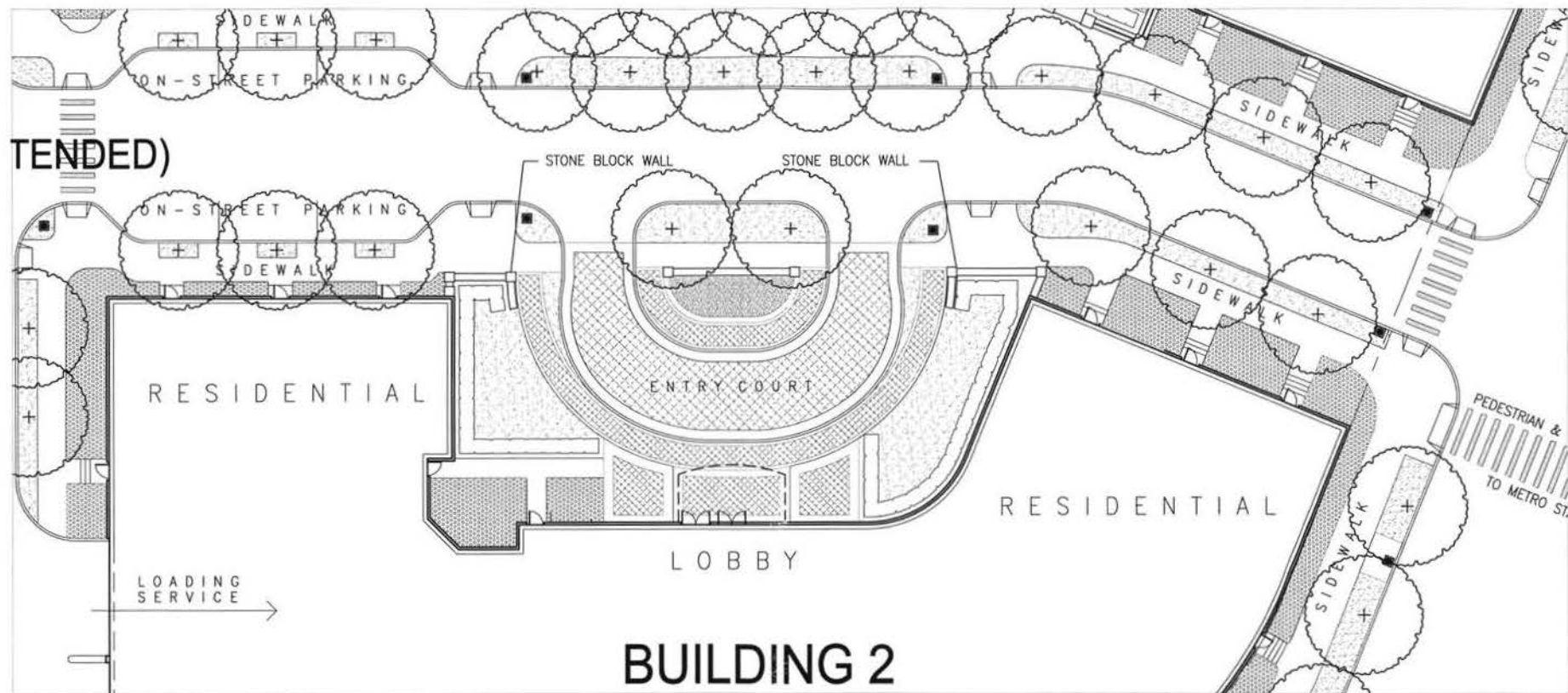
CAPITAL COMMERCE CENTER
WASHINGTON D.C.

S&G: 03-14-06

L-6

LEGEND

— PROPERTY FENCE	— CONCRETE SIDEWALK	○ DECIDUOUS STREET TREE NATURE SIZE 8-20-40'	— HEDGE PLANTING
— STONE BLOCK WALL	— RETAINING WALL / CONCRETE PAVING	○ DECIDUOUS STREET TREE NATURE SIZE 4-10-20'	— SHrub & FEATURE PLANTING
• STREET LIGHT	— SWEEP-OUT AREAS CONCRETE PAVING	○ ORNAMENTAL TREE NATURE SIZE 4-10-20'	— GROUNDCOVER
— SIGN Pylon	— RESIDENTIAL EXTERIOR BRICK PAVING	○ EVERGREEN TREE NATURE SIZE 8-12-20'	



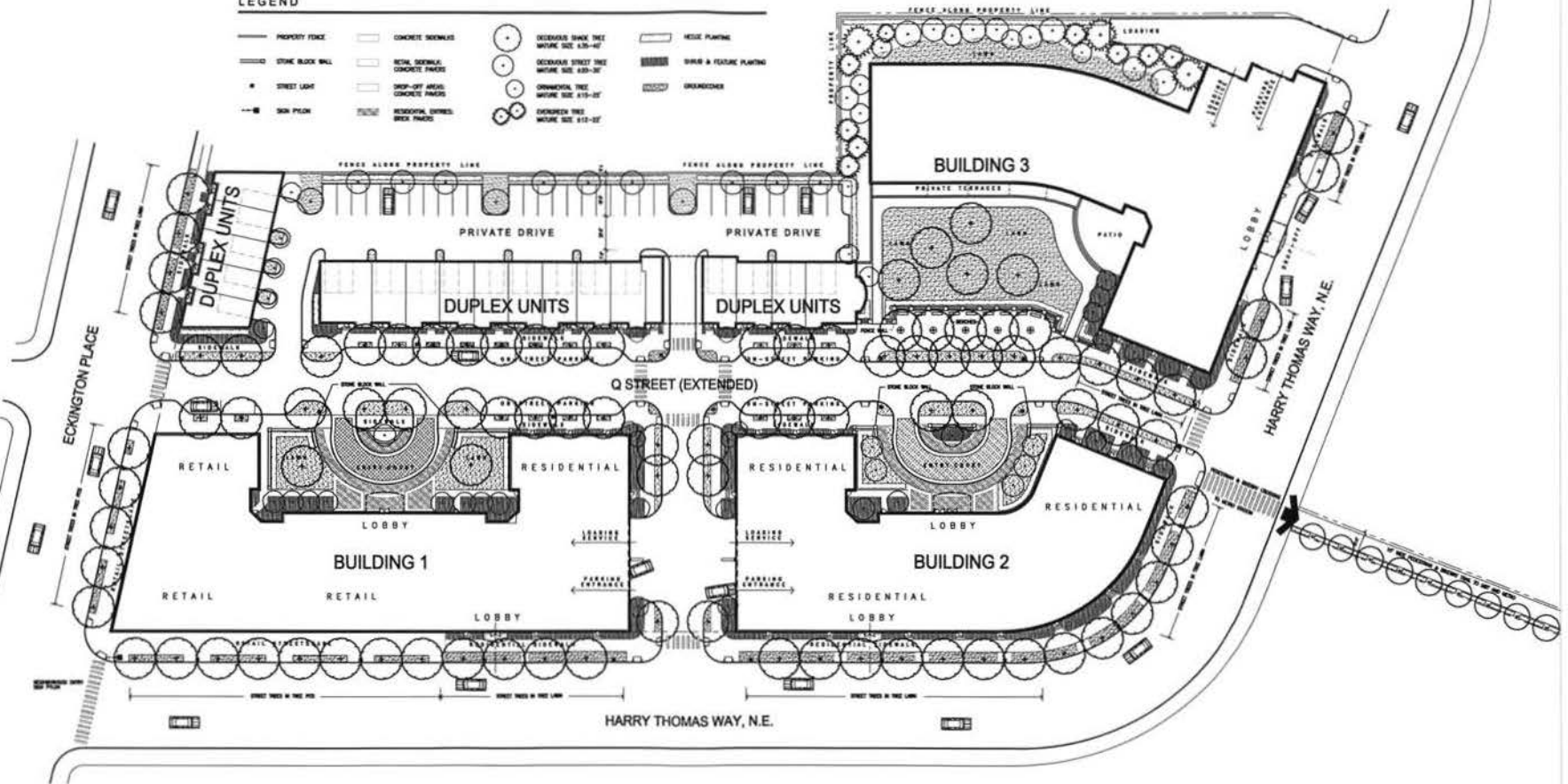
EAST PLAZA

0 5' 10' 20'
1"=10'-0"



LEGEND

PROPERTY FENCE	CONCRETE SIDEWALK	DECIDUOUS SHADE TREE MATURE SIZE 4.50'-65'	WEDGE PLANTING
STONE BLOCK WALL	RETAIN, SIDEWALK, CONCRETE FINISH	DECIDUOUS STREET TREE MATURE SIZE 4.50'-35'	SHRUB & FEATURE PLANTING
STREET LIGHT	DROP-OFF / PICK-UP CONCRETE FINISH	ORNAMENTAL TREE MATURE SIZE 4.50'-25'	GROUNDCOVER
SKIN PICKUP	RESIDENTIAL, DRIVING BRICK FINISH	EXHIBITION TREE MATURE SIZE 4.50'-25'	



CONCEPTUAL SITE PLAN

0 5' 10' 20'
1"=10'-0"



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L-4



Arch Block #1,
Alternating Couse Heights,
Limestone Color, Smooth Finish

Precast Caps Smooth,
Warm Grey Color

Concrete Pavers



Concrete Sidewalk,
Warm Grey

Tree Lawn

Asphalt Street

East/West Plaza Detail, Typ. - Bldg 1/2



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L-2

Precast Cap Smooth,
Warm Grey Color



Brick #3 Reddish/Brown
Accents, Smooth, Iron Spots

Tree Lawn



Painted Metal Pickets

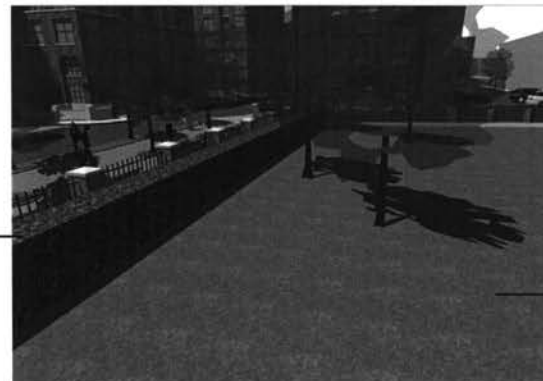
Painted Metal Bench



Brick #3 Reddish/Brown
Accents, Smooth, Iron Spots

Painted Metal Tree Grate

Privacy Hedge



Parking Lot Screening

Residential Court Lawn

Public Plaza/Residential Court Detail - Bldg 3



PRECEDENT



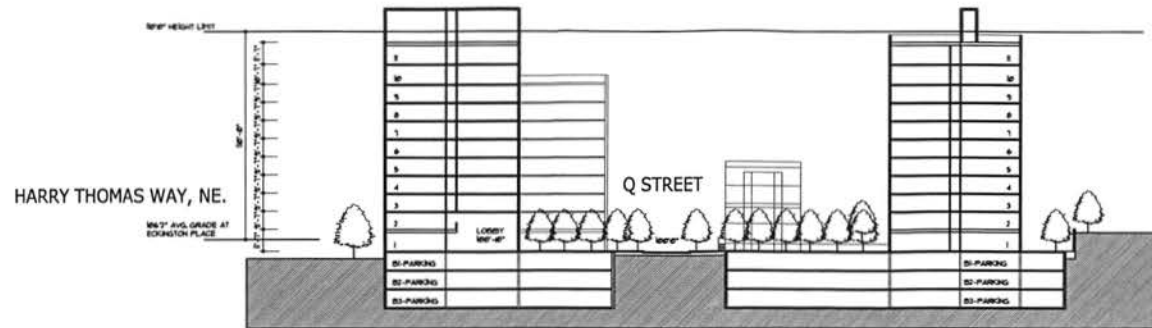
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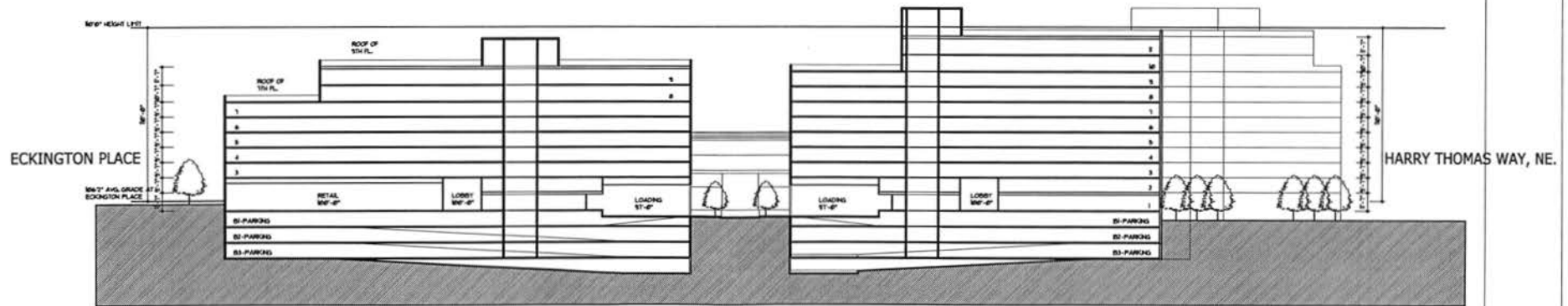
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S&G 03-14-06

L-1



SECTION A-A



SECTION B-B



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

Sections

Jun. 21 2006



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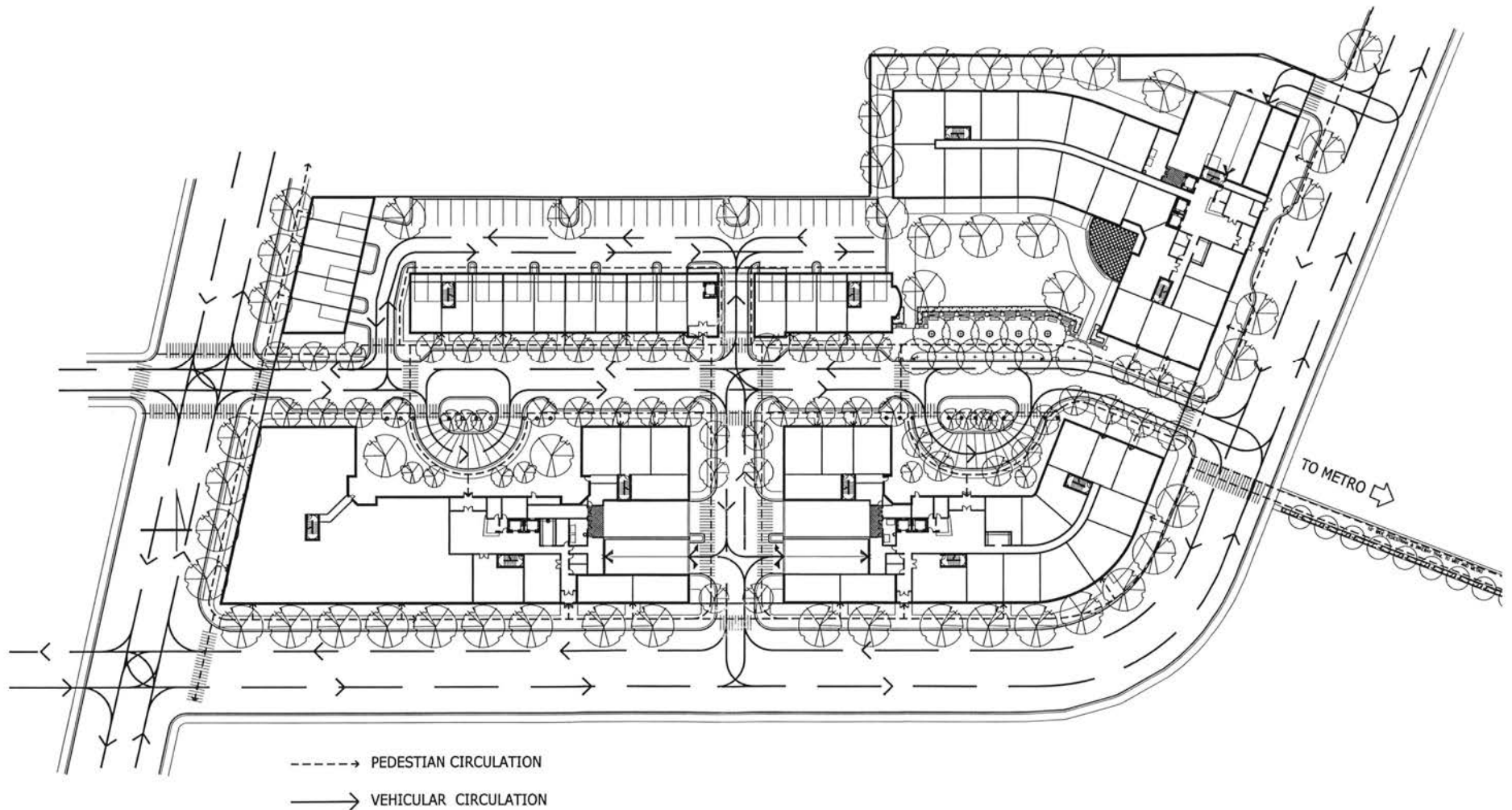
WASHINGTON, DC



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

Penthouse

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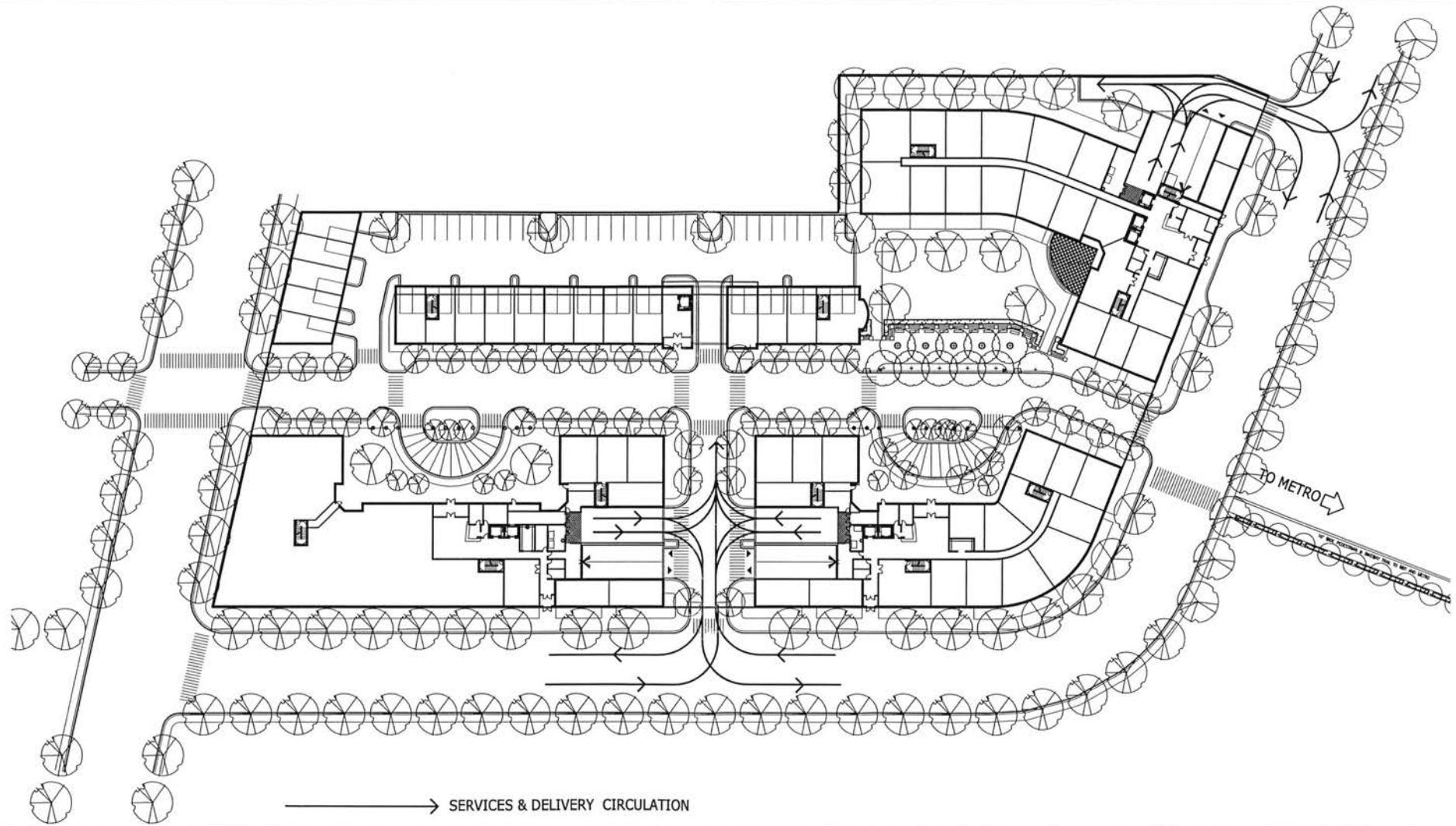
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Scale: 1/32" = 1'-0"

Pedestrian Circulation
Vehicular Circulation

Jun. 21 2006



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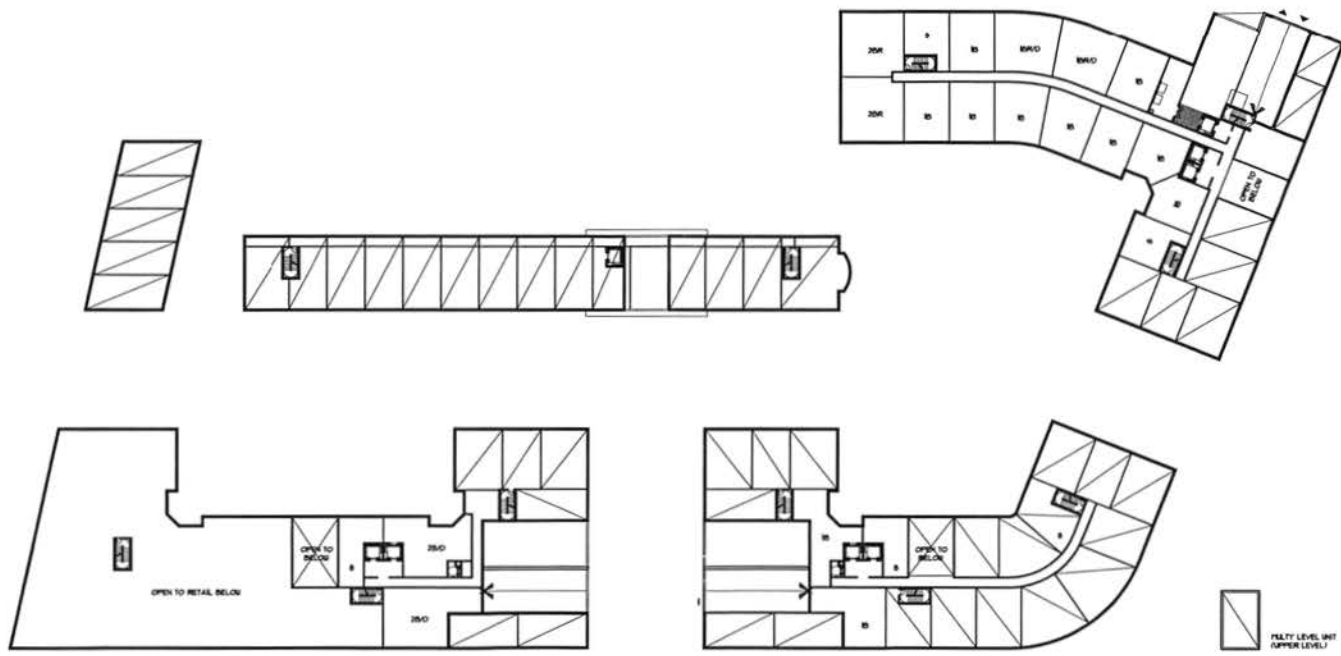
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Scale: 1/32" = 1'-0"

Services &
 Delivery Circulation
 Jun. 21 2006



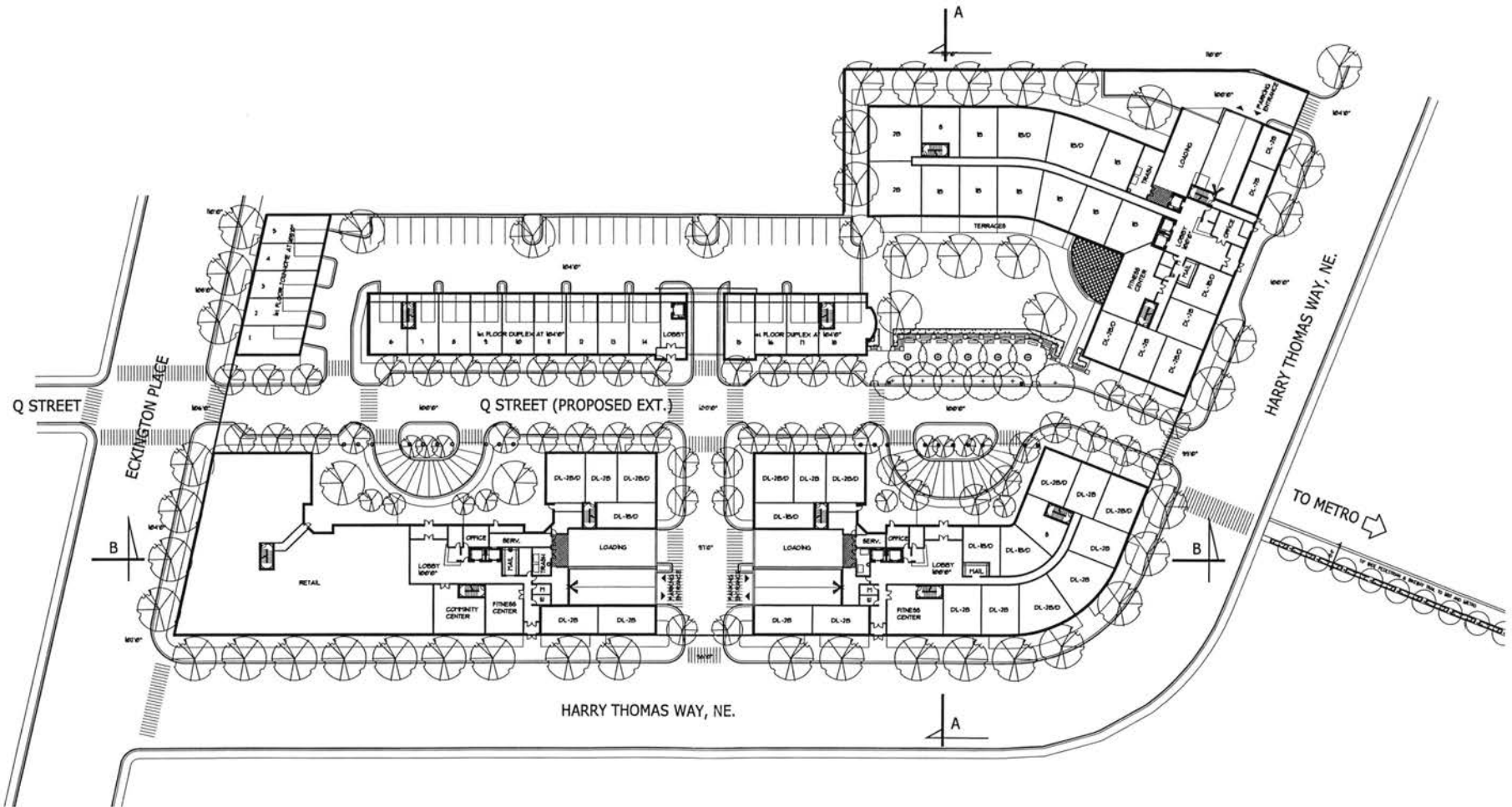
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Scale: 1/30" = 1'-0"
 Jun. 21 2006

2ND FLOOR
 Jun. 21 2006



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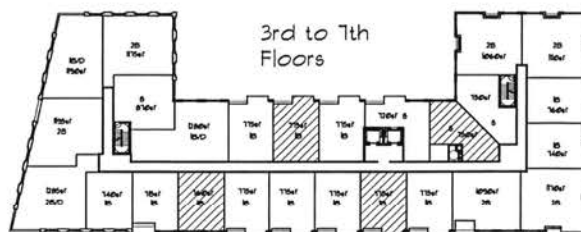
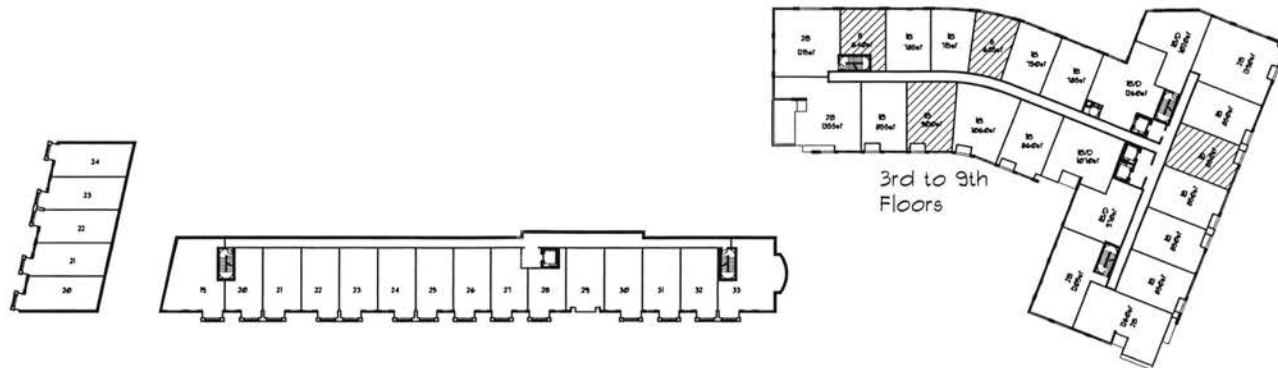
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WASHINGTON, DC

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

1ST FLOOR
Jun. 21 2006



PROPOSED AFFORDABLE UNITS

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e-mail wdg@wdgarch.com

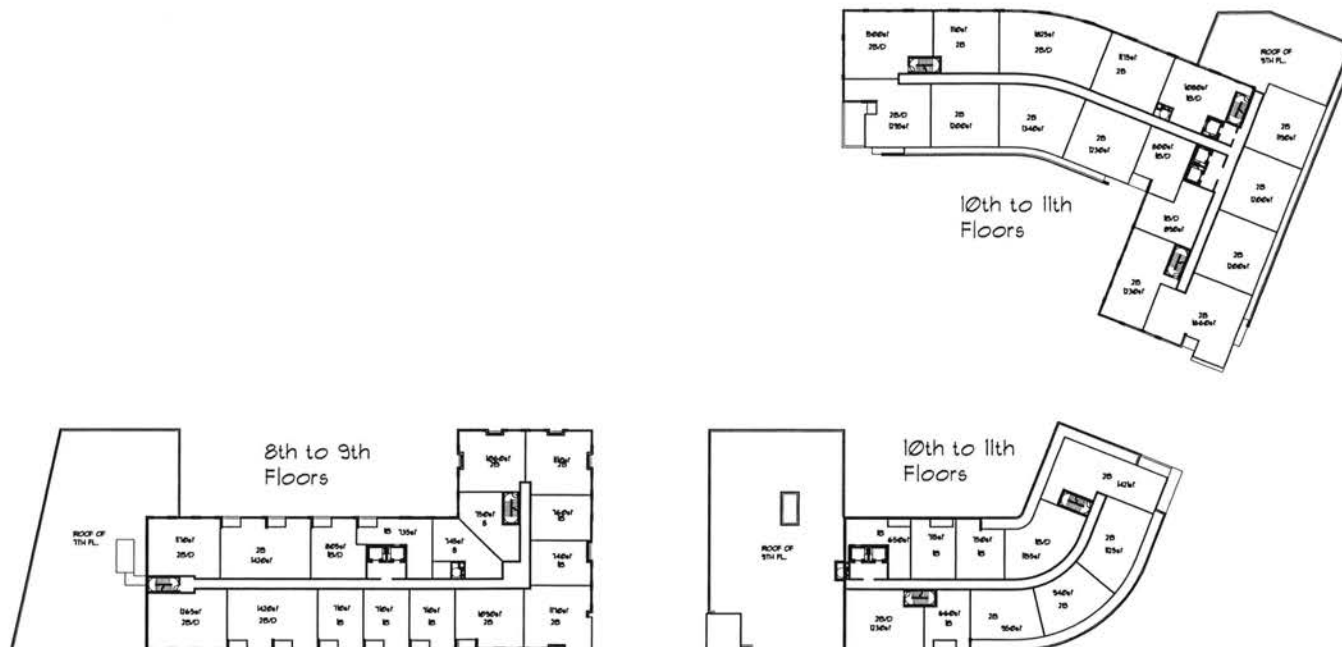
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0
Scale: 1/32" = 1'-0"

3RD to 9TH FLs
Jun. 21 2006



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CAPITAL COMMERCE CENTER

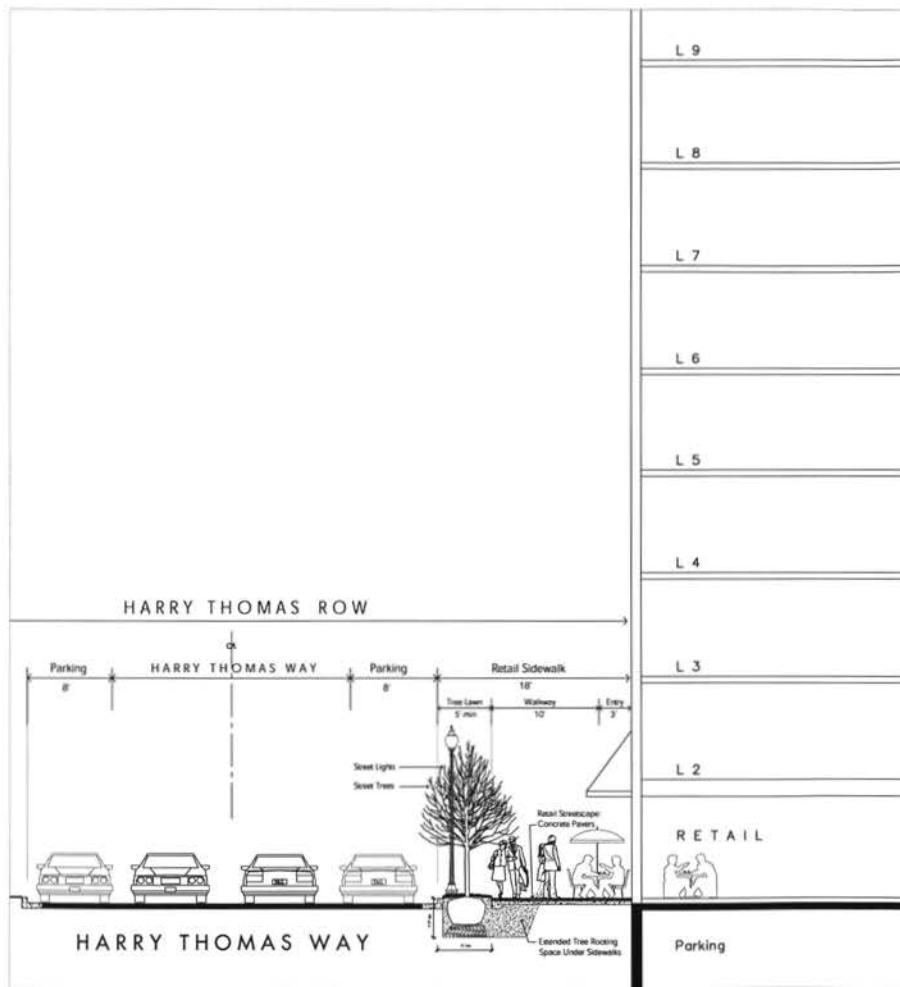
WASHINGTON, DC

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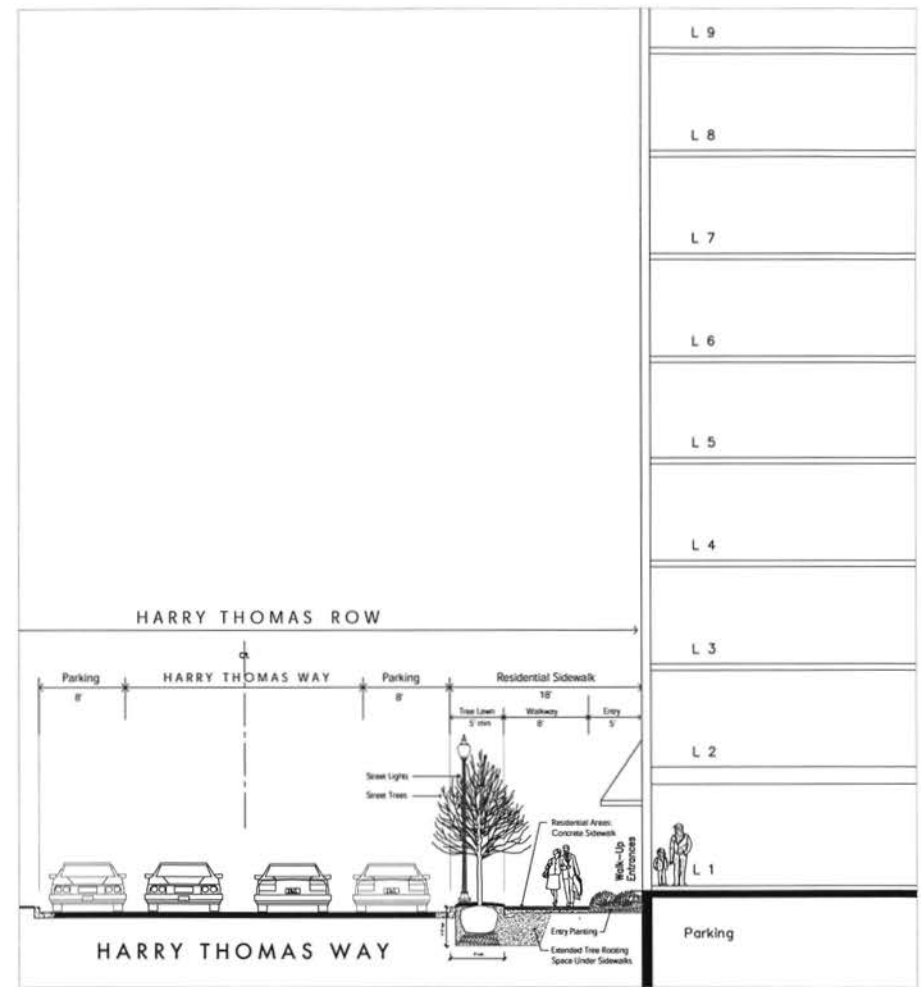


10th to 11th FLs.

Jun. 21 2006



SECTION: RETAIL AT HARRY THOMAS WAY



SECTION: RESIDENTIAL AT HARRY THOMAS WAY



MANUFACTURER: URBAN ACCESSORIES
www.urbanaccessories.com
877.487.0488

MODEL NO.: TRANSIT BAY

COLOR: BLACK

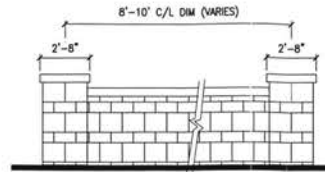
QUANTITY: SEE PLAN

NOTE: ANCHORED TO PAVEMENT PER MANUFACTURER'S RECOMMENDATIONS. SELECTION SUBJECT TO PLANNING REVIEW AND APPROVAL.

1 STREET BENCH

NOT TO SCALE

(FURN-Bench01A)



4 STONE BLOCK WALL

NOT TO SCALE

DESIGN: 2'-8\"/>

COLOR: BLOCK TO BE SELECTED

QUANTITY: SEE PLAN FOR LAYOUT

NOTE: LAYOUT AND DESIGN SUBJECT TO PLANNING REVIEW AND APPROVAL



MANUFACTURER: VICTOR STANLEY
www.victorstanley.com
800.368.2573

MODEL NO.: "CONCOURSE SERIES" RS-12

COLOR: BLACK

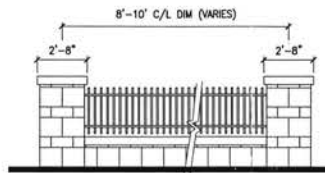
QUANTITY: SEE PLAN

NOTE: ANCHORED TO PAVEMENT PER MANUFACTURER'S RECOMMENDATIONS. SELECTION SUBJECT TO PLANNING REVIEW AND APPROVAL.

2 STREET TRASH RECEPTACLE

NOT TO SCALE

(FURN-Trash01A)



5 FENCE WALL

NOT TO SCALE

DESIGN: 2'-8\"/>

COLOR: BLOCK AND FENCE TO BE SELECTED

QUANTITY: SEE PLAN FOR LAYOUT

NOTE: LAYOUT AND DESIGN SUBJECT TO PLANNING REVIEW AND APPROVAL



MANUFACTURER: VICTOR STANLEY
www.victorstanley.com
800.368.2573

MODEL NO.: "I" SERIES" BKR-35

COLOR: BLACK

QUANTITY: SEE PLAN

NOTE: ANCHORED TO PAVEMENT PER MANUFACTURER'S RECOMMENDATIONS. SELECTION SUBJECT TO PLANNING REVIEW AND APPROVAL.

3 STREET BIKE RACK

NOT TO SCALE

(FURN-BikeRack01A)

PLANT SCHEDULE

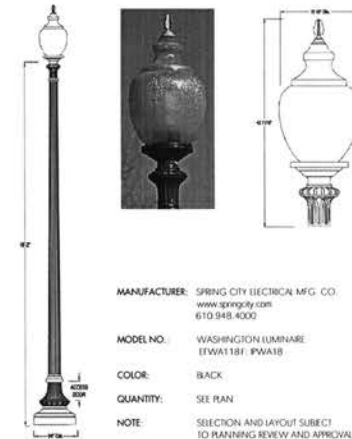
Key	Qty	Botanical Name	Common Name
Deciduous Shade Trees			
AB		Acer rubrum 'October Glory'	Red Maple, 'October Glory'
OP		Quercus phellos	Willow Oak
LC		Tilia cordata 'Greengloss'	Linden, 'Greengloss'
ZS		Yucca serotina 'Green Vase'	Japanese Yucca, 'Green Vase'
Deciduous Street Trees			
AB		Acer rubrum 'October Glory'	Red Maple, 'October Glory'
OP		Quercus phellos	Willow Oak
OC		Quercus laevis	Northern Red Oak
LC		Tilia cordata 'Greengloss'	Linden, 'Greengloss'
ZS		Yucca serotina 'Green Vase'	Japanese Yucca, 'Green Vase'
Ornamental Trees			
CL		Corylus latifolia	Yellowwood
UN		Lagerstroemia indica 'Natchez'	Grape Myrtle, 'Natchez'
MS		Magnolia xedii	Star Magnolia
SR		Sorbus aucuparia 'Summer Snow'	Tree Lilac, 'Summer Snow'
Evergreen Trees			
EA		Box opaca	American Holly
EH		Box x Foster's Holly	Foster's Holly
EDH		Box x Nette R. Severns	Nette R. Severns Holly

NOTE: Final selection of plant species subject to approval by DC review.

6 PLANT SCHEDULE

NOT TO SCALE

(CCC-plantsched)



MANUFACTURER: SPRING CITY ELECTRICAL MFG. CO.
www.springcity.com
610.948.4000

MODEL NO.: WASHINGTON LUMINAIRE
(TWAT181-IPWA18)

COLOR: BLACK

QUANTITY: SEE PLAN

NOTE: SELECTION AND LAYOUT SUBJECT TO PLANNING REVIEW AND APPROVAL

7 TYPICAL STREET LIGHT

NOT TO SCALE

(LGT-Pole&Lamp01A)

PROPOSED STREET FURNITURE & PLANT SCHEDULE