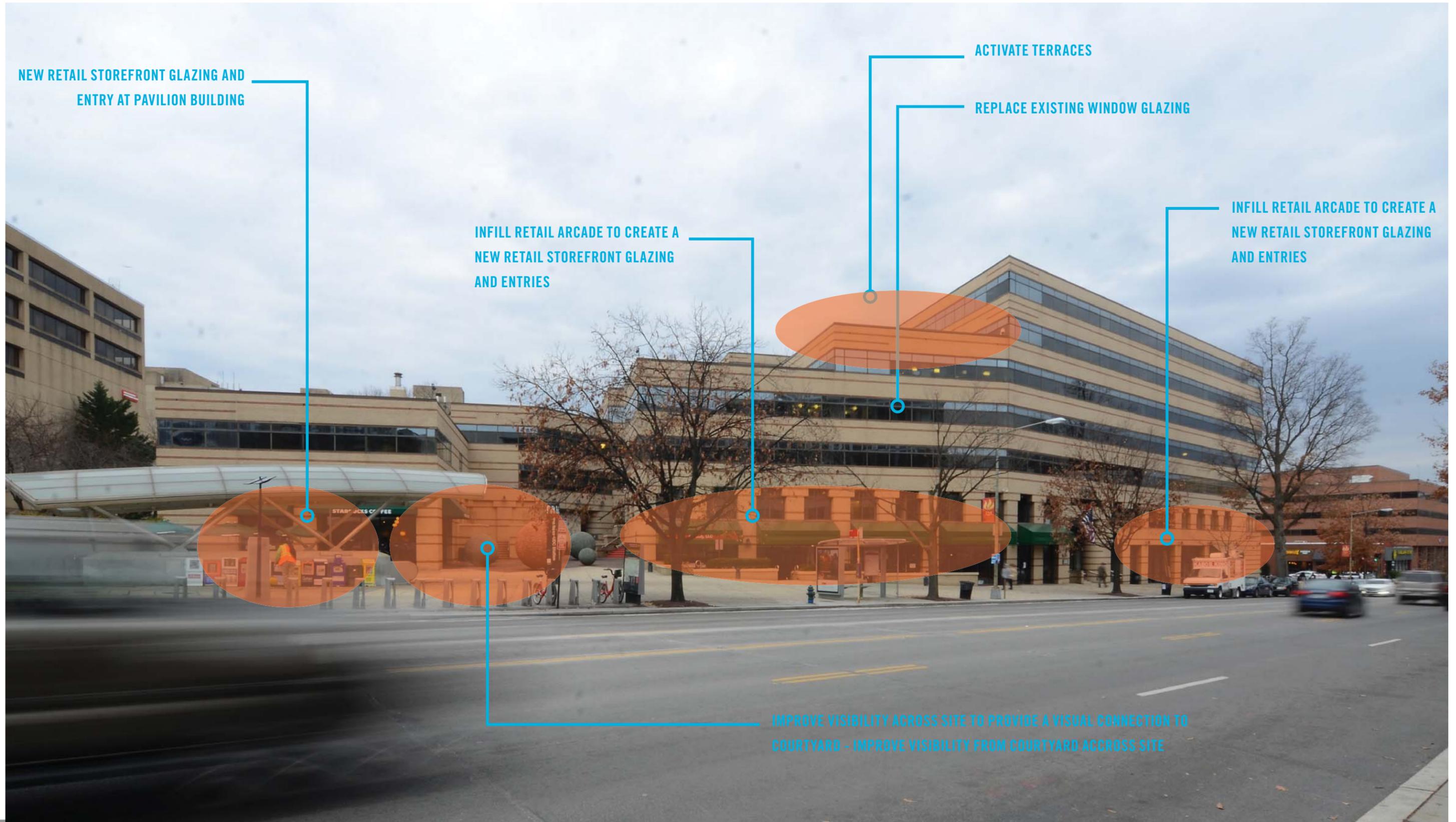


# REIMAGINING 4250 CONNECTICUT AVENUE

MAY 1, 2018



# BUILDING IMPROVEMENTS /



NEW RETAIL STOREFRONT GLAZING AND ENTRY AT PAVILION BUILDING

INFILL RETAIL ARCADE TO CREATE A NEW RETAIL STOREFRONT GLAZING AND ENTRIES

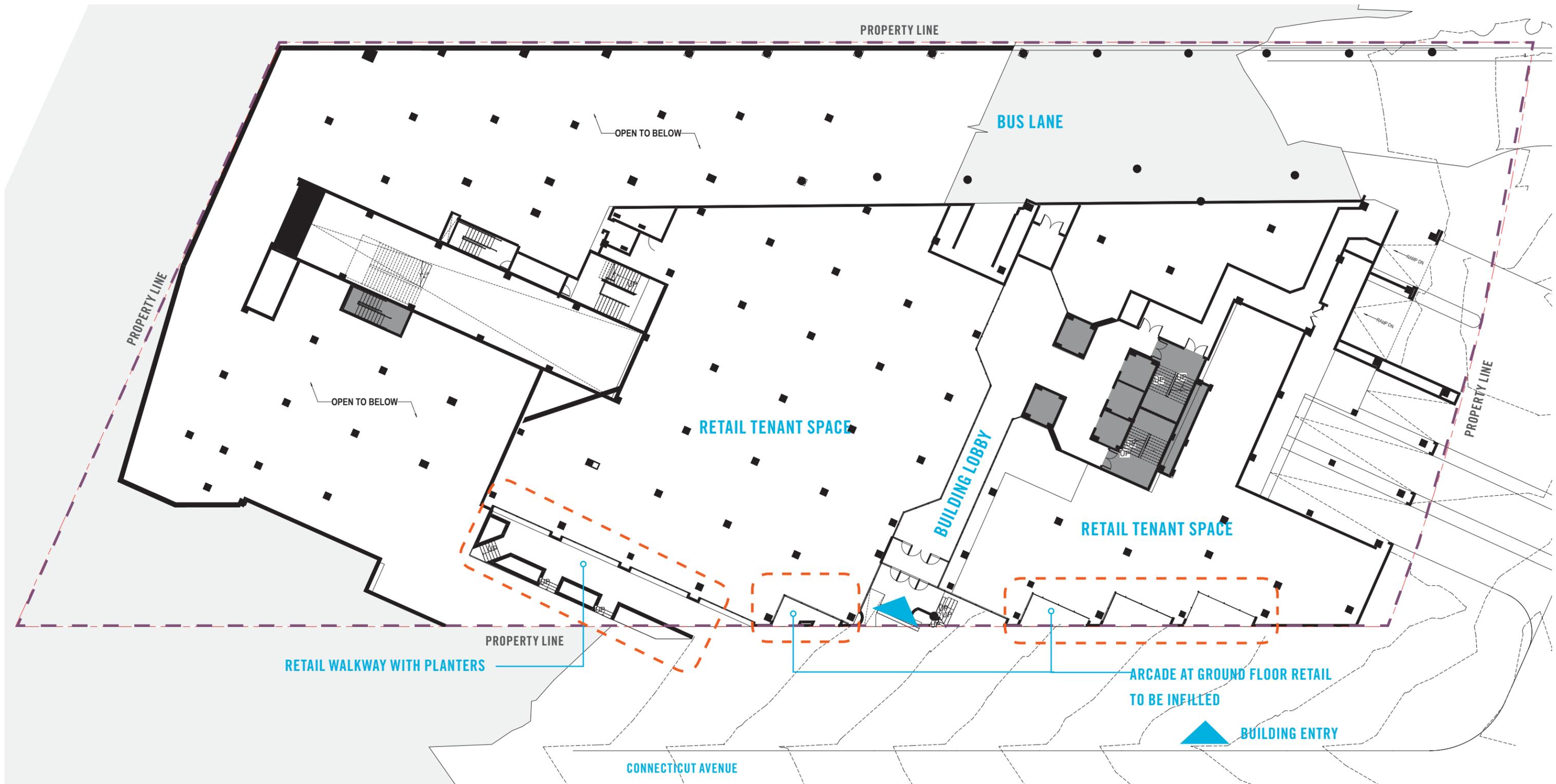
ACTIVATE TERRACES

REPLACE EXISTING WINDOW GLAZING

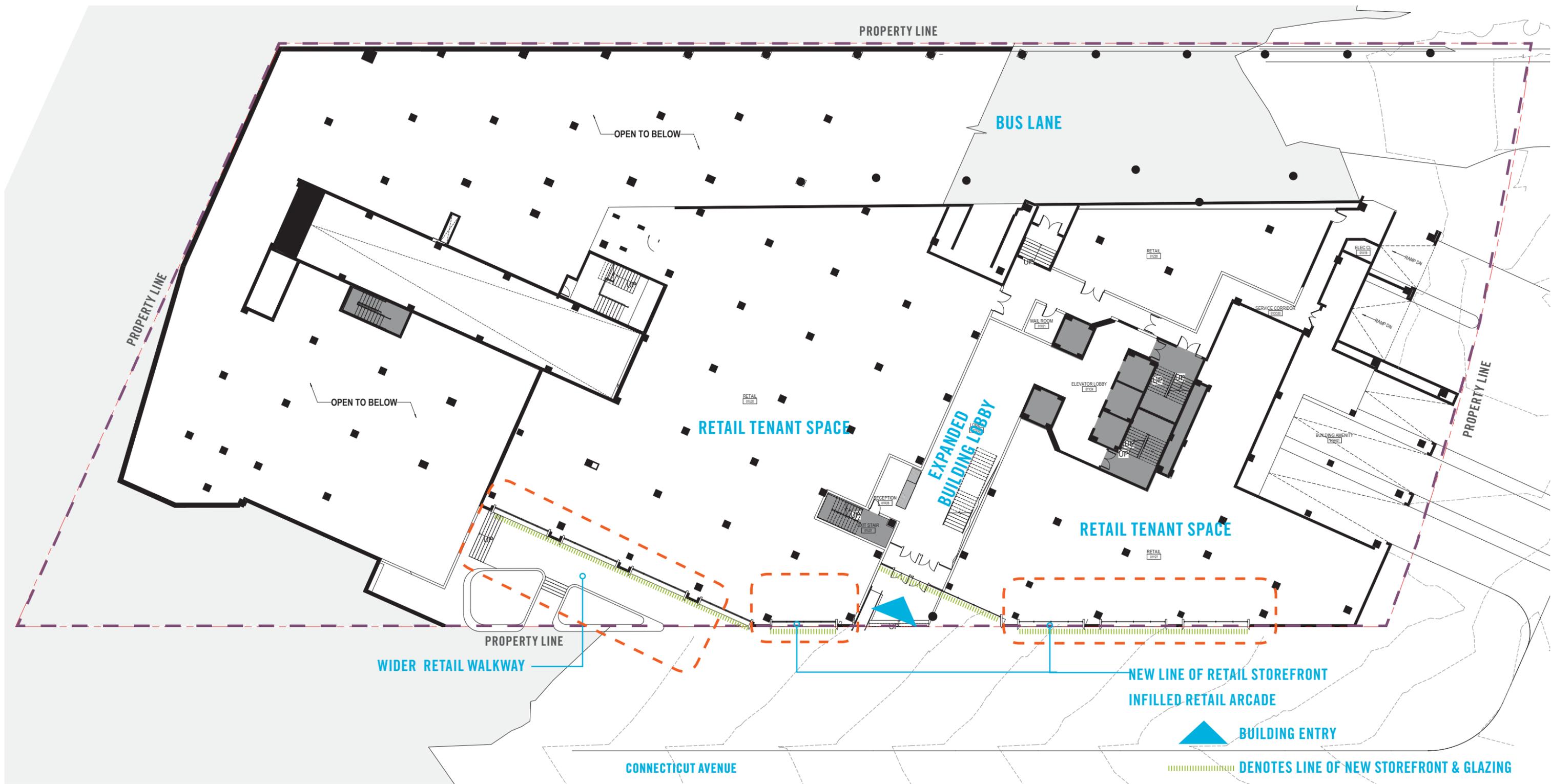
INFILL RETAIL ARCADE TO CREATE A NEW RETAIL STOREFRONT GLAZING AND ENTRIES

IMPROVE VISIBILITY ACROSS SITE TO PROVIDE A VISUAL CONNECTION TO COURTYARD - IMPROVE VISIBILITY FROM COURTYARD ACROSS SITE

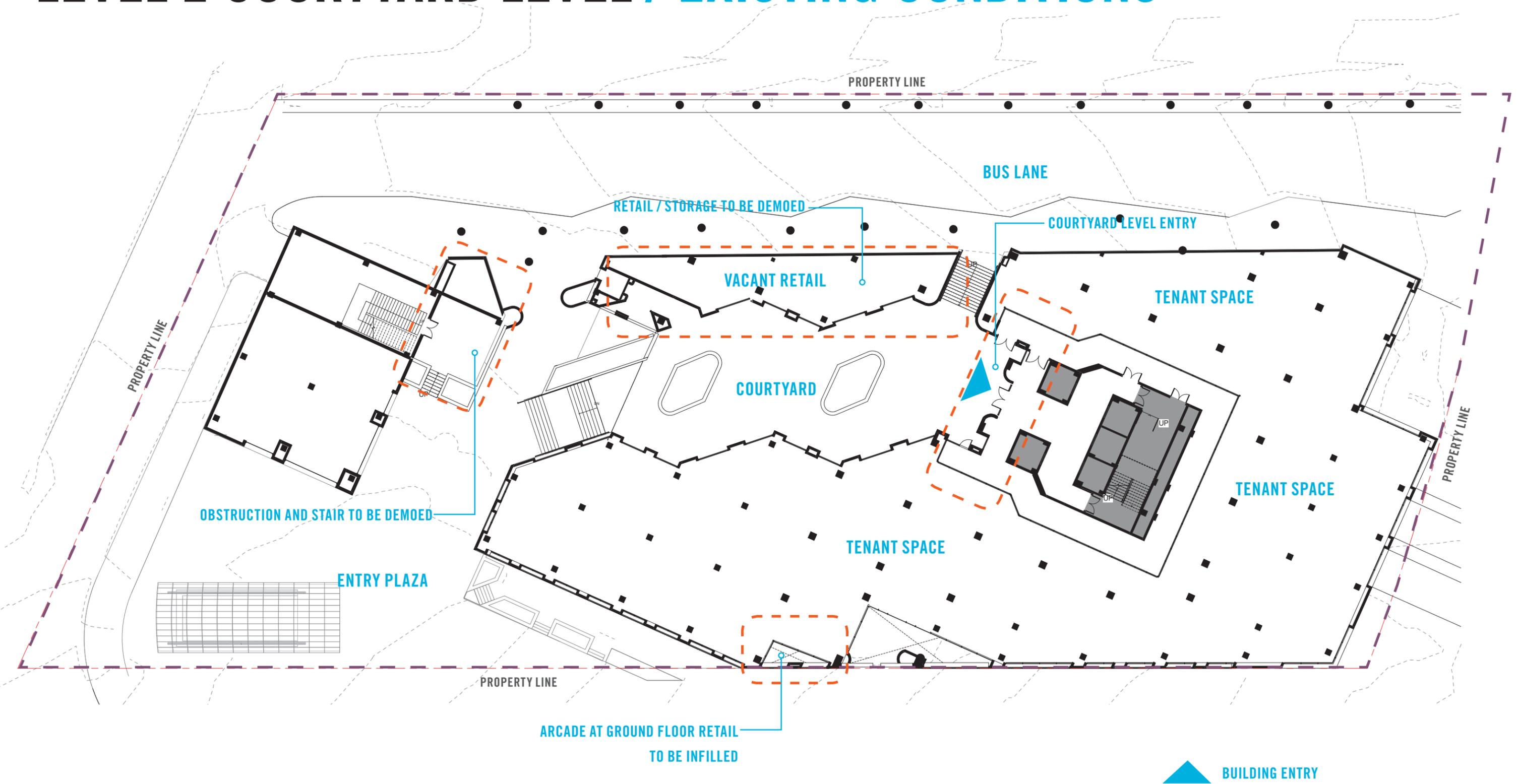
# GROUND FLOOR LEVEL / EXISTING CONDITIONS



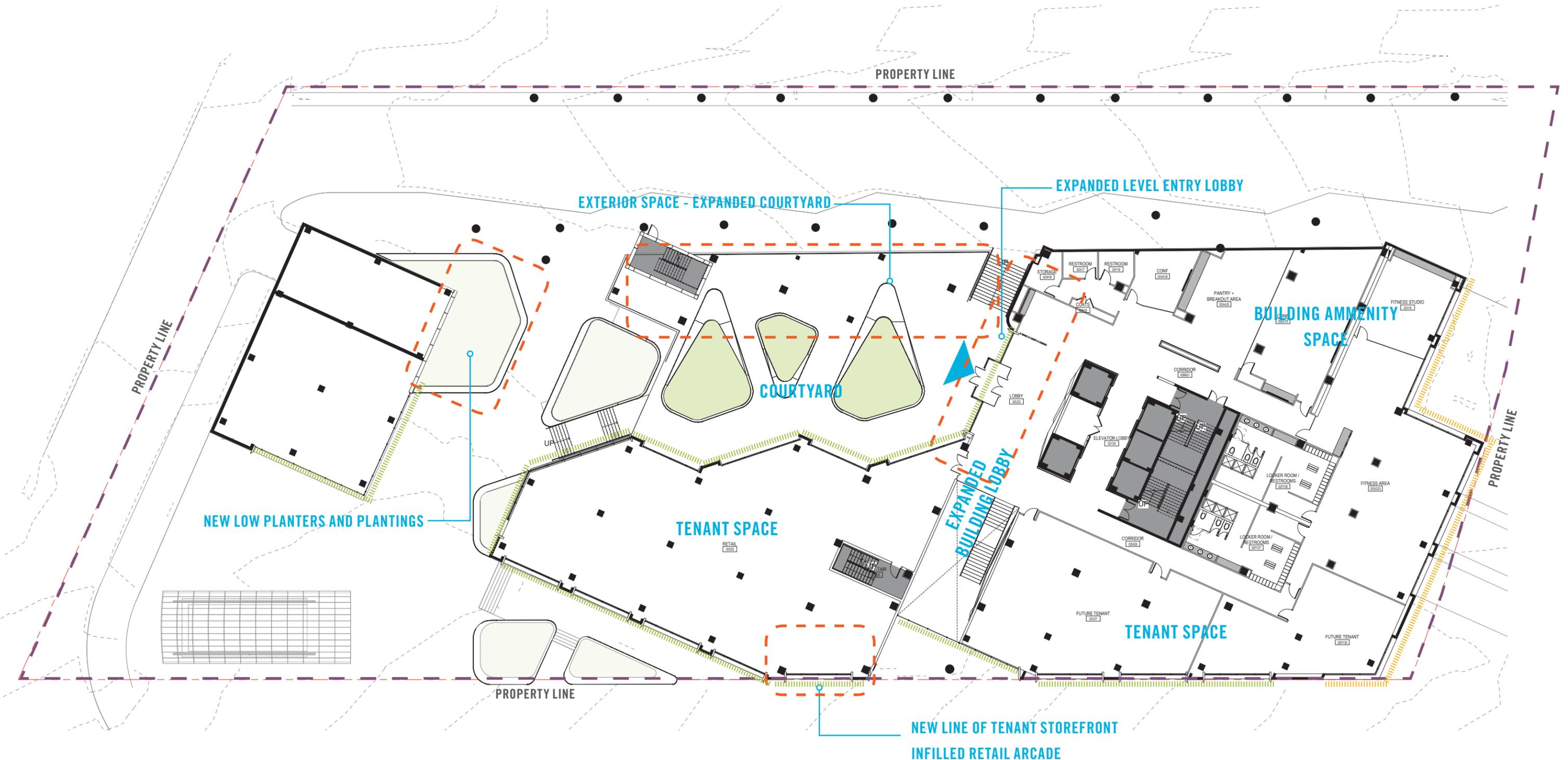
# GROUND FLOOR LEVEL / PROPOSED IMPROVEMENTS



# LEVEL 2 COURTYARD LEVEL / EXISTING CONDITIONS



# LEVEL 2 COURTYARD LEVEL / PROPOSED IMPROVEMENTS

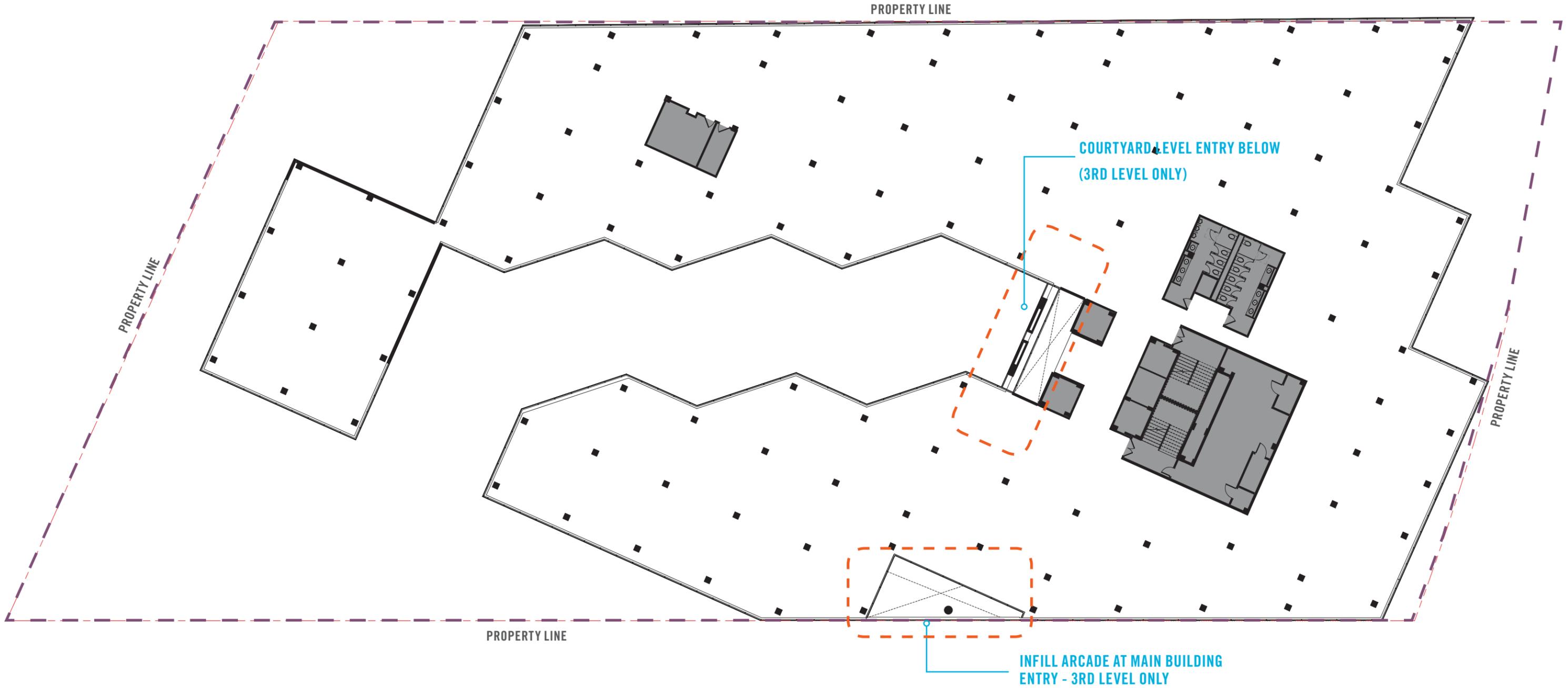


-  BUILDING ENTRY
-  DENOTES LINE OF NEW STOREFRONT & GLAZING
-  DENOTES LINE OF NEW WINDOW FRAME & GLAZING

# PROPOSED IMPROVEMENTS / KISS AND RIDE LEVEL

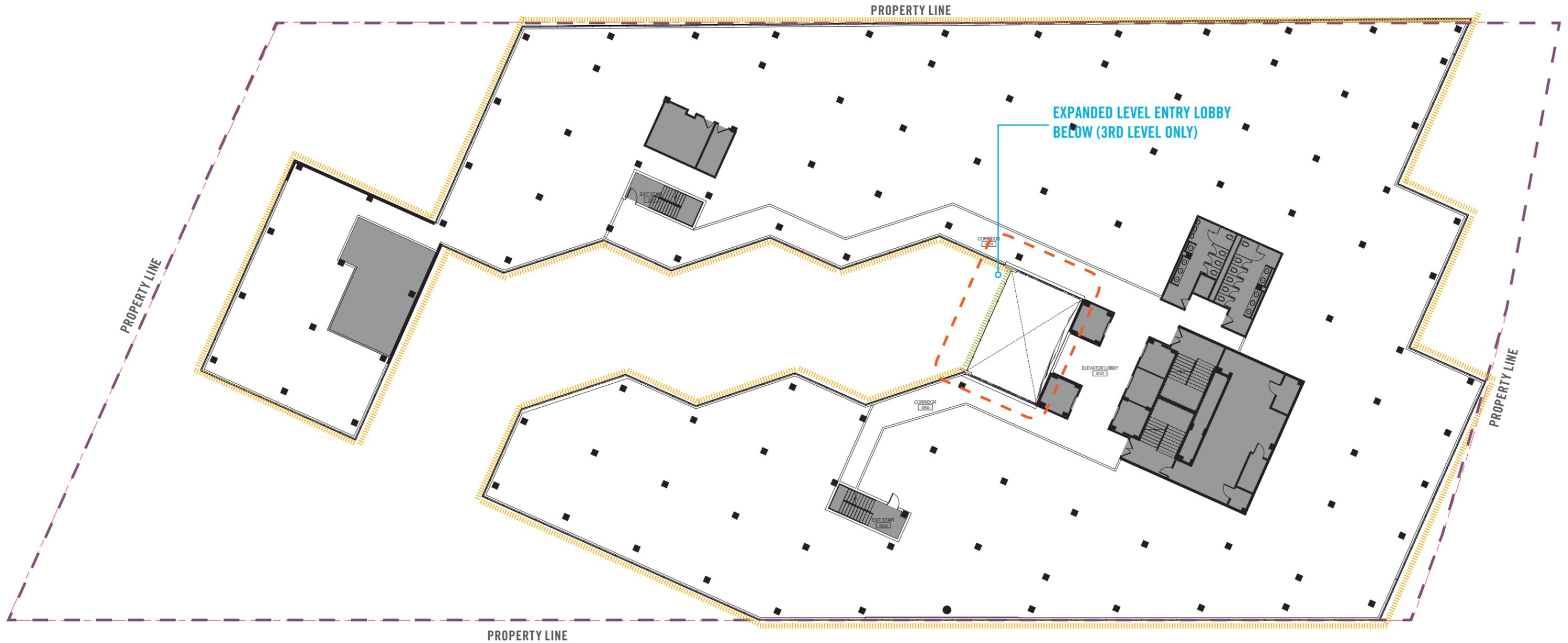


# LEVEL 3 TENANT FLOOR / EXISTING CONDITIONS



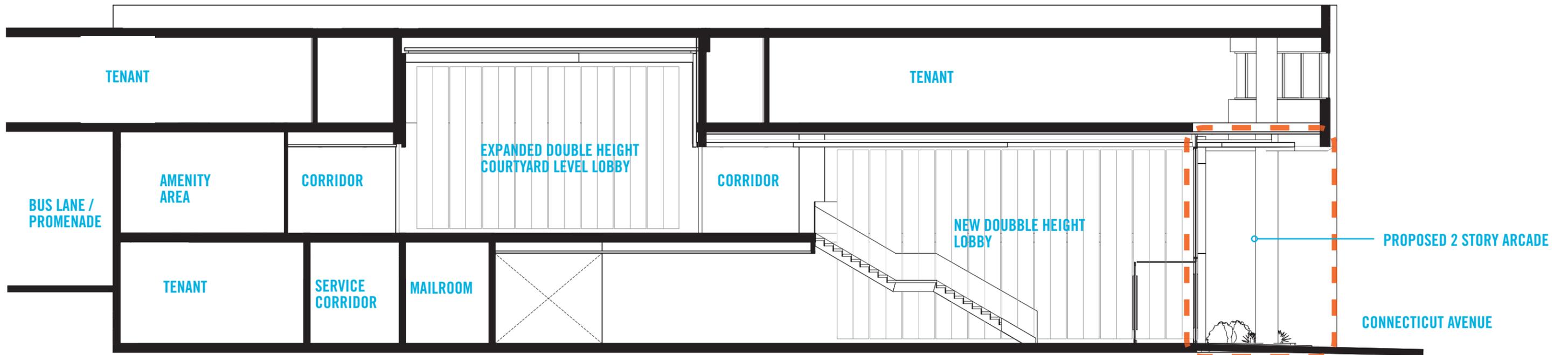
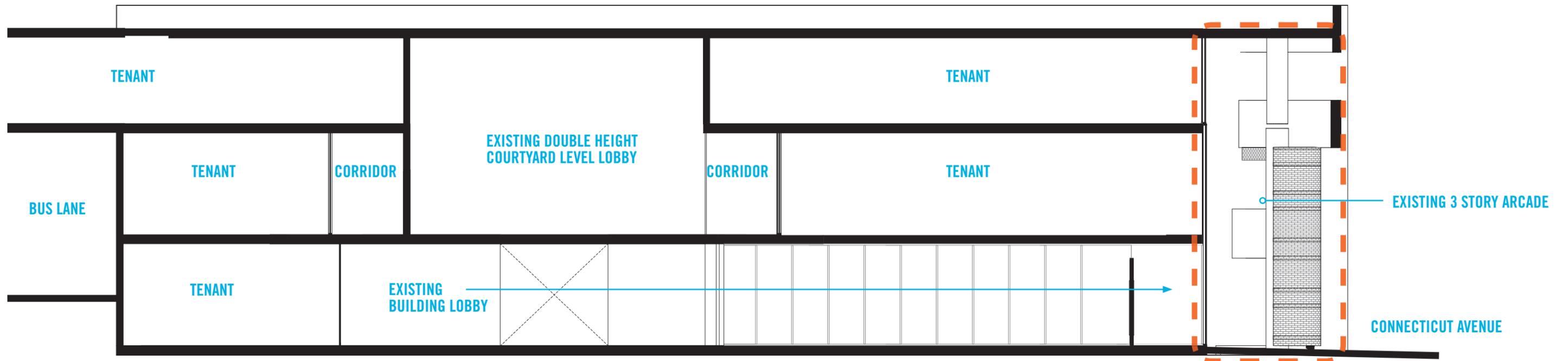


# TENANT FLOOR GLAZING / AREA OF IMPROVEMENTS

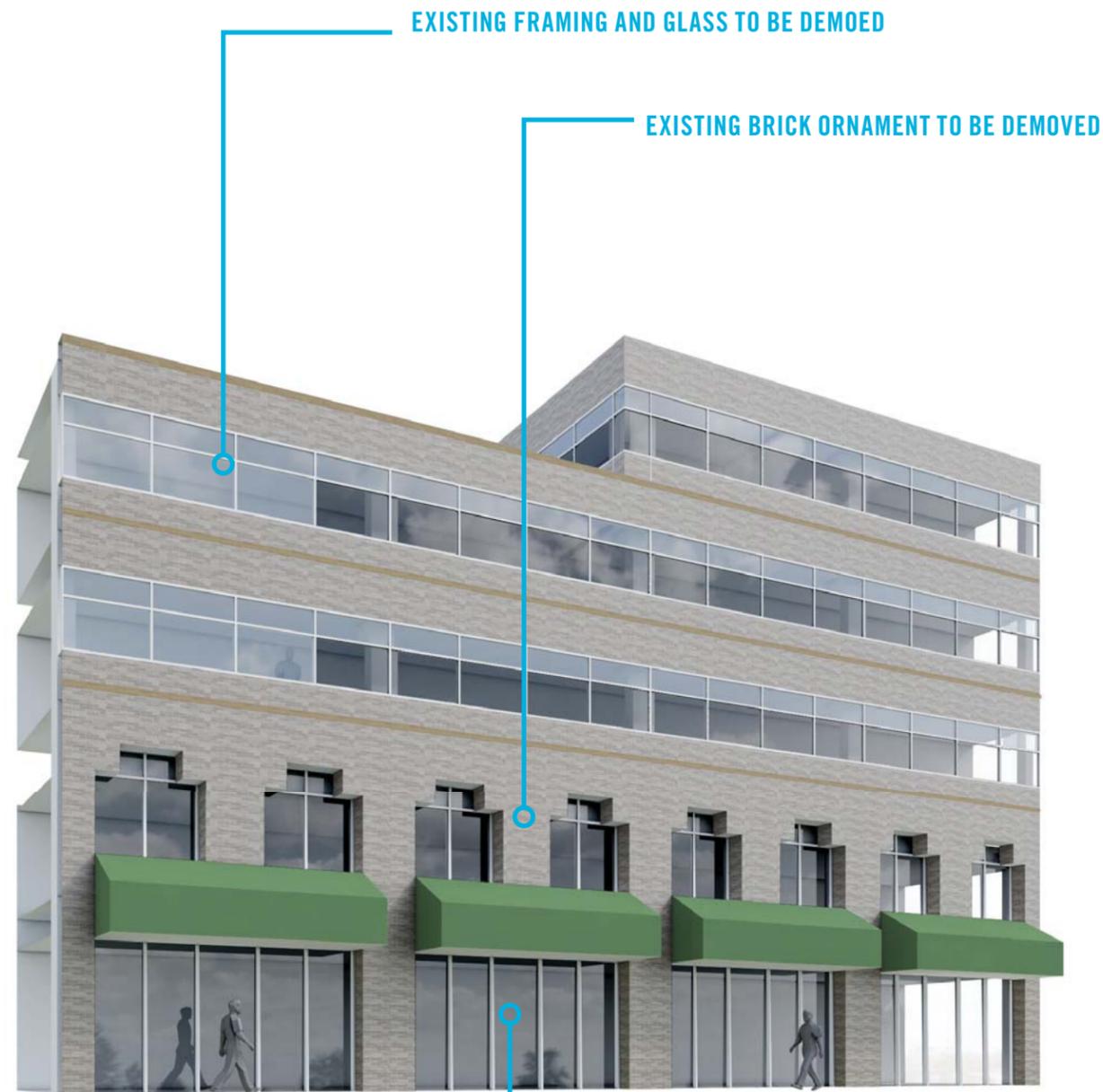


- ..... DENOTES LINE OF NEW STOREFRONT & GLAZING
- ..... DENOTES LINE OF NEW WINDOW FRAME & GLAZING (TYPICAL FOR ALL TENANT FLOORS)

# CONNECTICUT AVENUE ENTRY / ARCADE INFILL



# RETAIL STOREFRONT & BUILDING WINDOWS /



EXISTING CONDITIONS - CONNECTICUT AVENUE

EXISTING FRAMING AND GLASS TO BE DEMOED

EXISTING BRICK ORNAMENT TO BE DEMOVED

EXISTING RETAIL ARCADE, STOREFRONT AND CANOPY



PROPOSED - CONNECTICUT AVENUE

NEW WINDOW FRAMING AND GLASS

NEW STOREFRONT FRAMING AND GLASS

SOLID SPANDREL WITH POTENTIAL FOR RETAIL SIGNAGE AND CANOPY

# RETAIL STOREFRONT & BUILDING GLAZING /



NEW RETAIL STOREFRONT GLAZING AND ENTRY AT PAVILION BUILDING



NEW WINDOW FRAMING AND GLASS

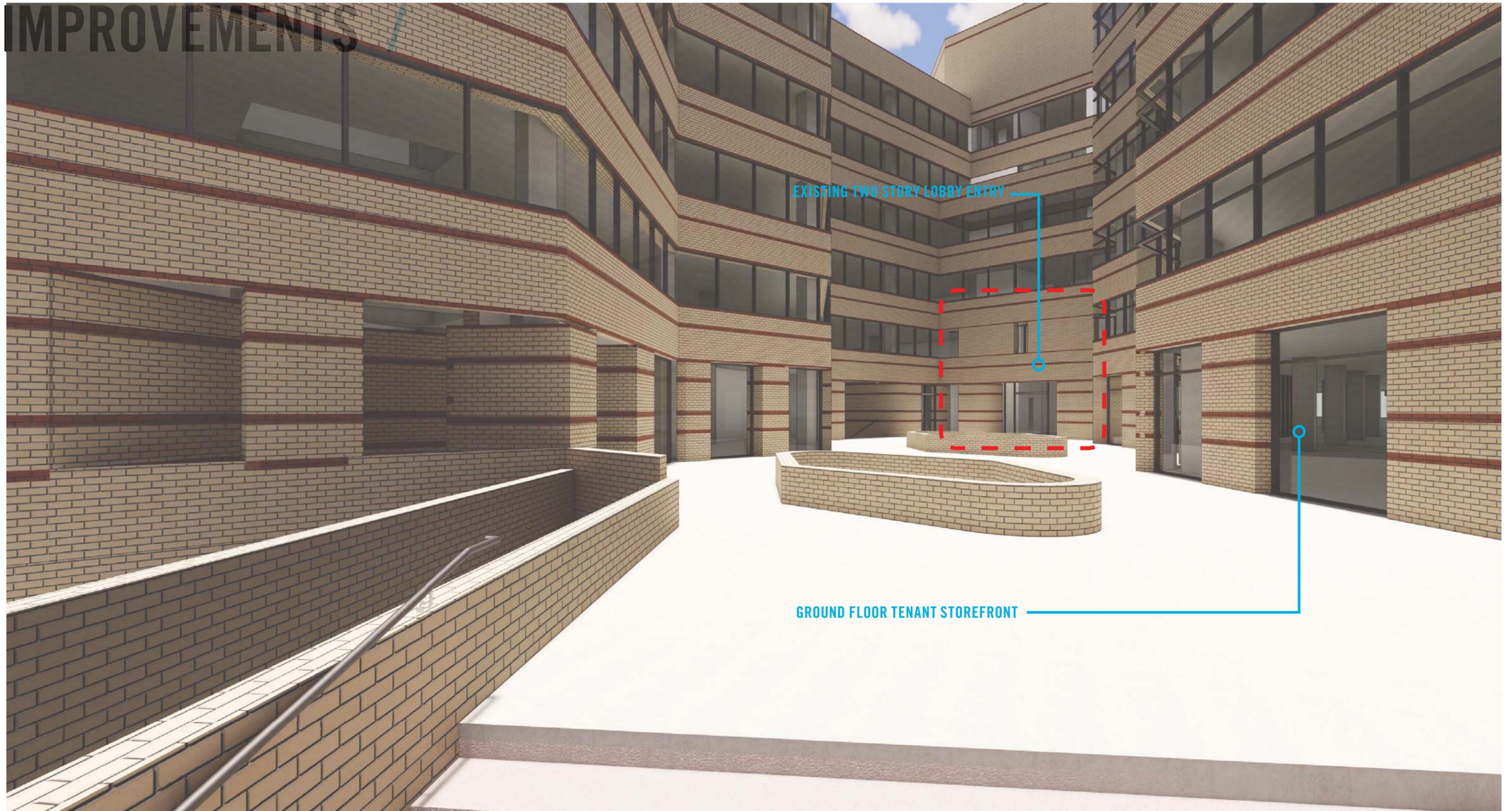
NEW STOREFRONT FRAMING AND GLASS

IMPROVE VISIBILITY ACROSS SITE TO PROVIDE A VISUAL CONNECTION TO COURTYARD - IMPROVE VISIBILITY FROM COURTYARD ACROSS SITE

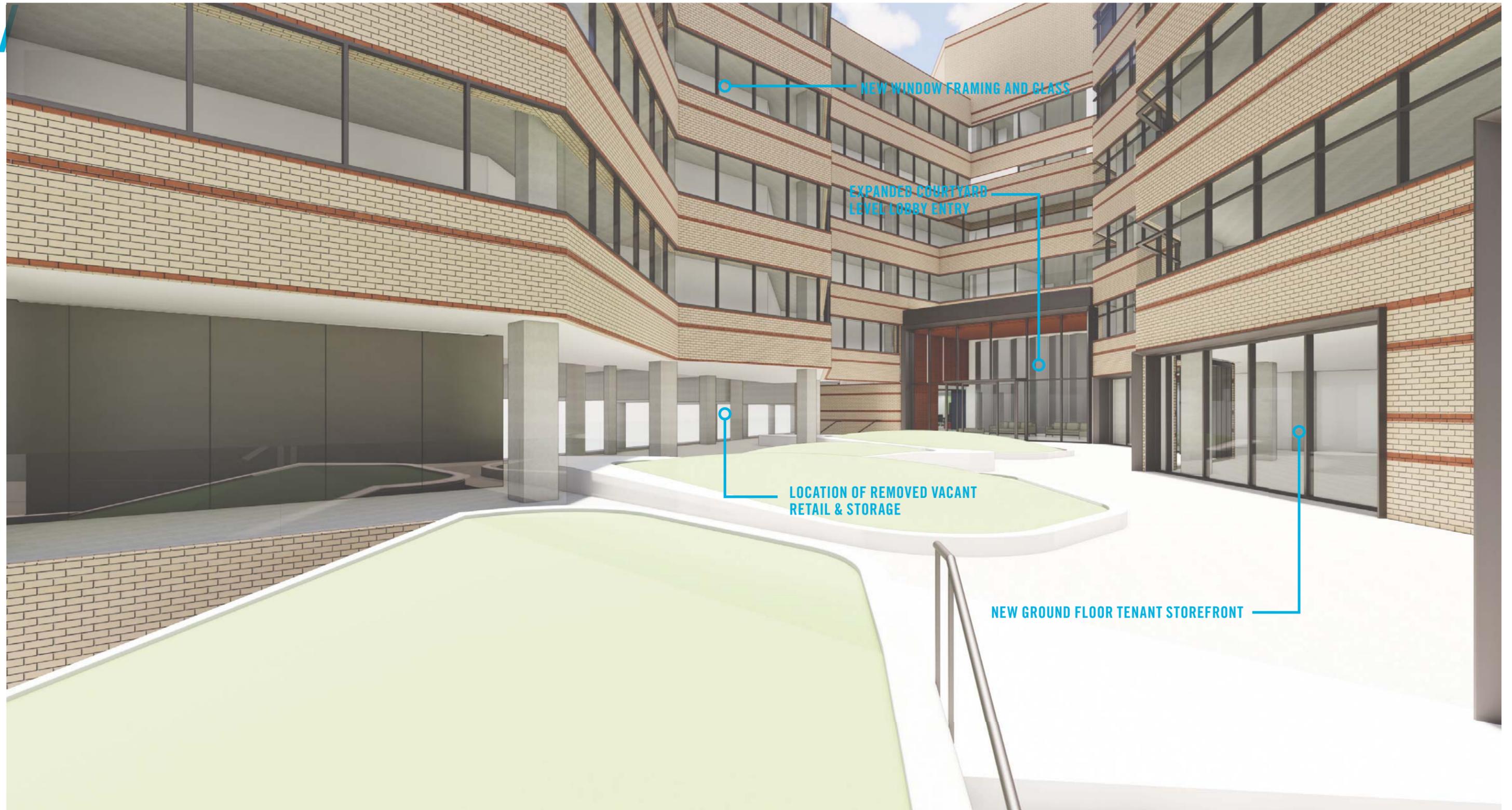
SOLID SPANDREL WITH POTENTIAL FOR RETAIL SIGNAGE AND CANOPY

# INCREASE VISIBILITY ACCROSS SITE & COURTYARD

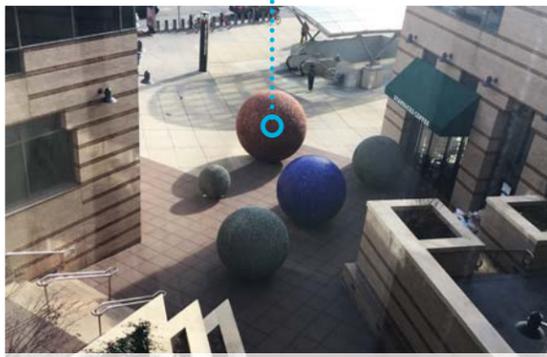
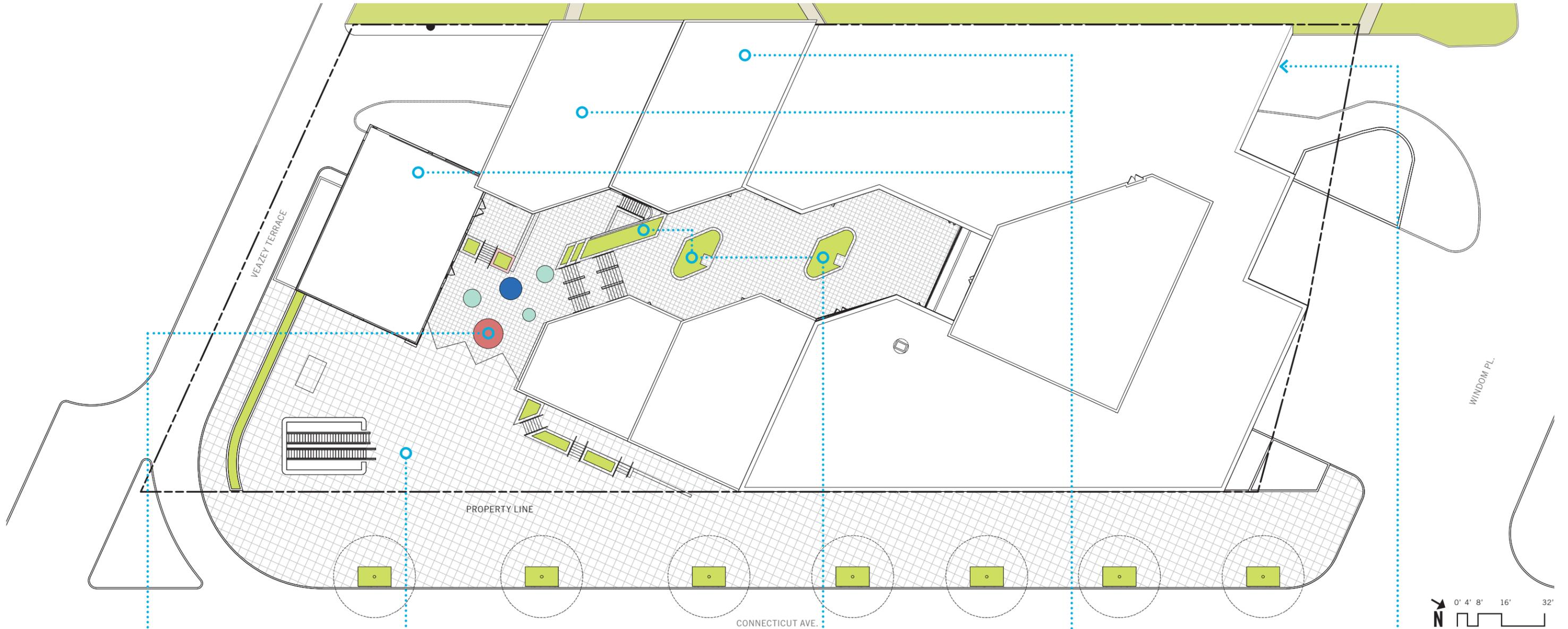
## IMPROVEMENTS



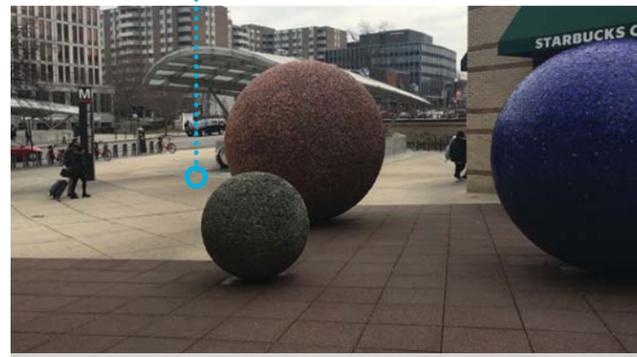
# IMPROVE VISIBILITY ACROSS SITE & COURTYARD IMPROVEMENTS



# SITE IMPROVEMENTS / EXISTING CONDITIONS



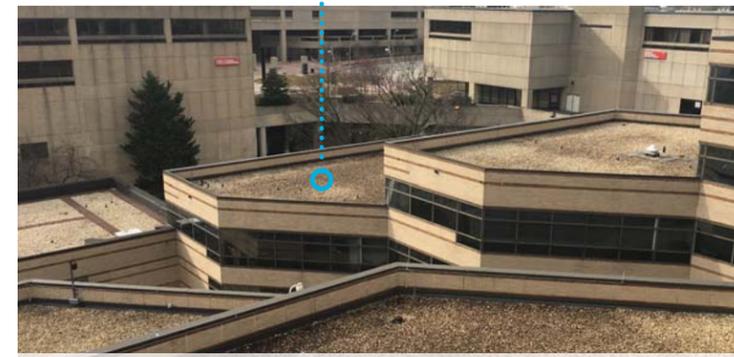
REMOVE OBSTRUCTIONS



UPDATE SITE HARDSCAPE & FURNISHINGS



ENLARGE & ADD PLANTERS

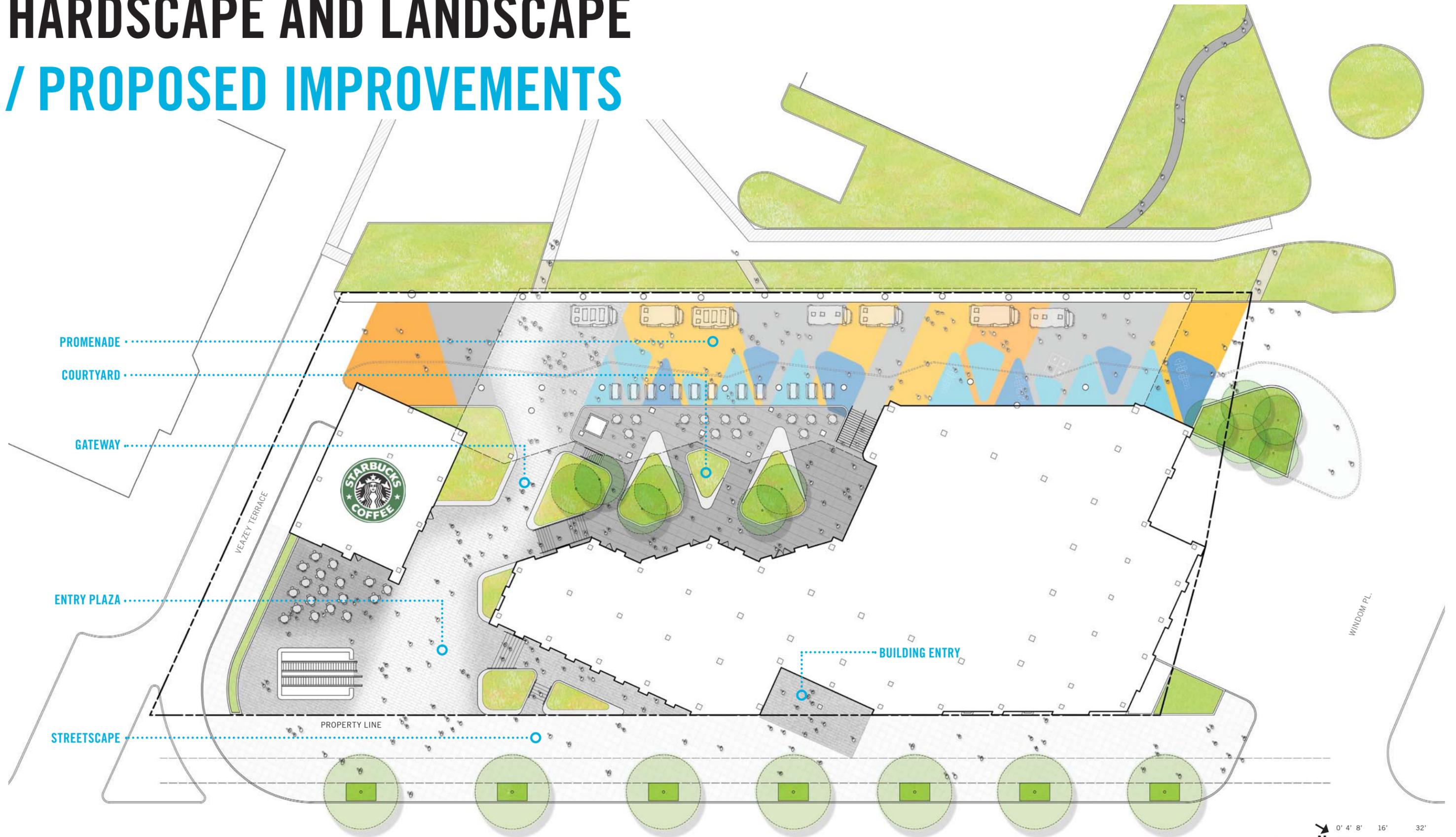


OCCUPY ROOF TERRACES WITH PLANTERS & FURNISHINGS



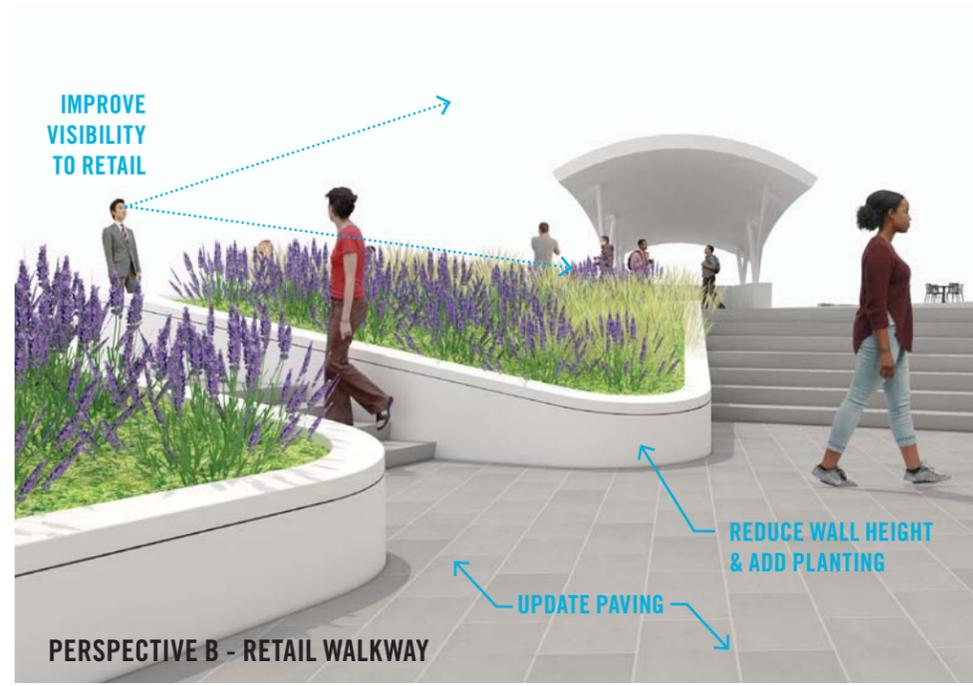
ACTIVATE BUS BAY

# HARDSCAPE AND LANDSCAPE / PROPOSED IMPROVEMENTS





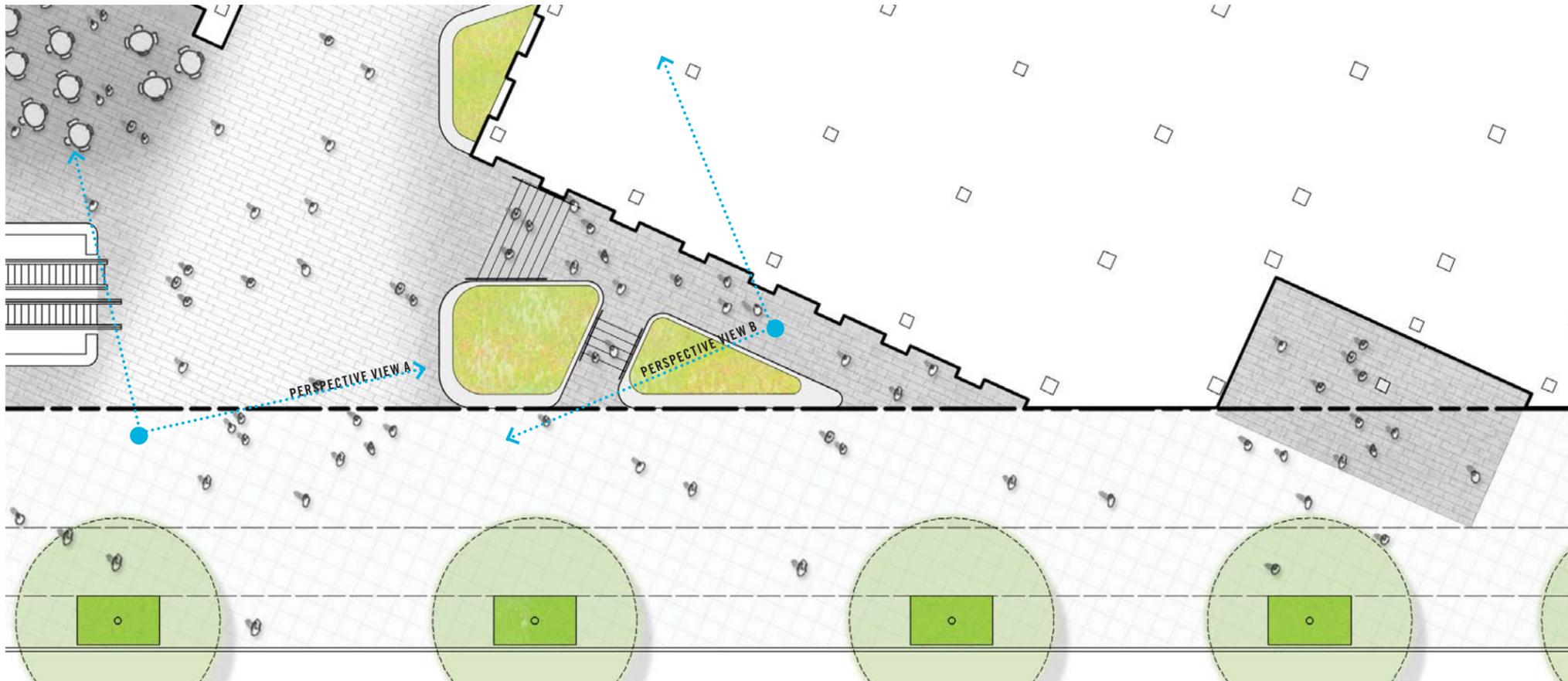
# LANDSCAPE IMPROVEMENTS AT CONNECTICUT AVE / ENTRY PLAZA



## / PLANTING CHARACTER



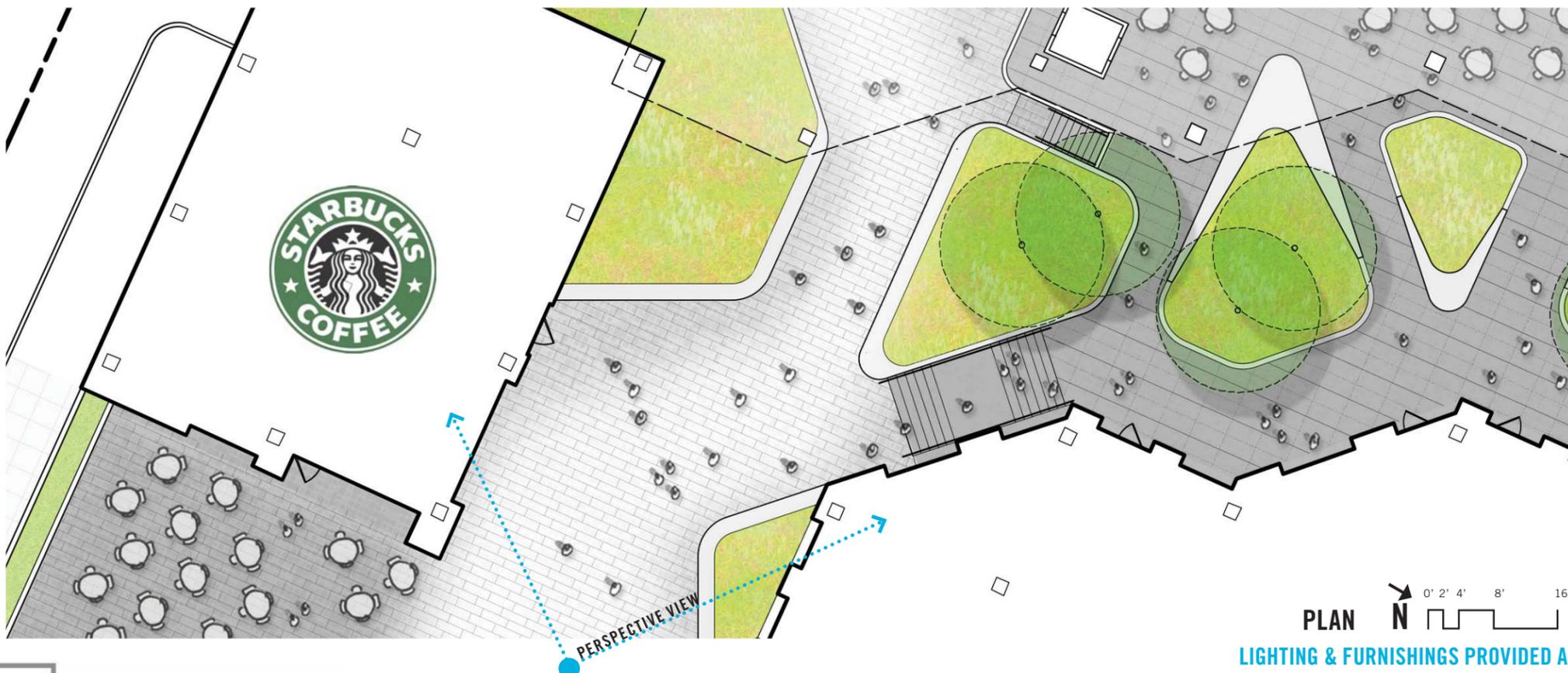
- REPRESENTATIVE SUN SPECIES:
- ALIU
  - AMSONIA
  - GUARA
  - SAGE & LAVENDER
  - NATIVE GRASSES
  - NATIVE PERENNIALS



## / EXISTING CONDITIONS



# IMPROVE VISIBILITY ACROSS SITE / GATEWAY



PLAN  
 LIGHTING & FURNISHINGS PROVIDED AS NEEDED PER TENANT REQUIREMENTS

## / PLANTING CHARACTER



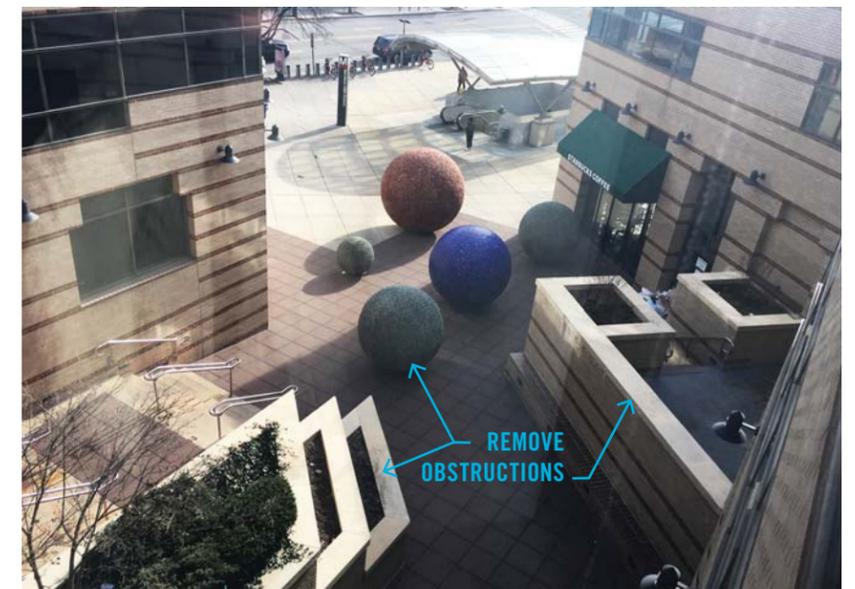
**REPRESENTATIVE SHADE SPECIES:**  
 HOSTA / HELLEBORUS  
 ANEMONES / EPIMEDIUMS  
 NATIVE GRASSES  
 NATIVE PERENNIALS



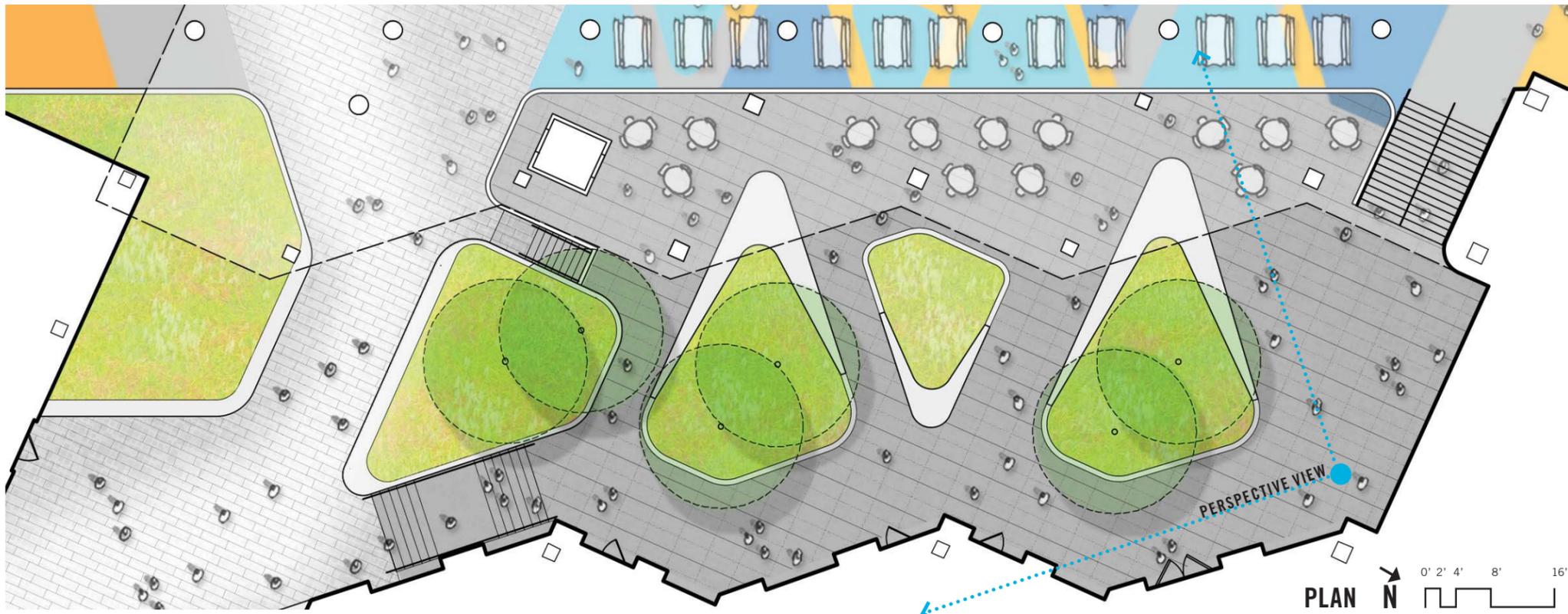
**REPRESENTATIVE SUN SPECIES:**  
 ALIUM  
 AMSONIA  
 GUARA  
 SAGE & LAVENDER  
 NATIVE GRASSES  
 NATIVE PERENNIALS



## / EXISTING CONDITIONS



# LANDSCAPE IMPROVEMENTS / COURTYARD



LIGHTING & FURNISHINGS PROVIDED AS NEEDED PER TENANT REQUIREMENTS

## / PLANTING CHARACTER



- REPRESENTATIVE FLOWERING TREES:**
- MAGNOLIA (EXISTING)
  - RED BUD
  - SERVICE BERRY
  - WITCH HAZEL



- REPRESENTATIVE SHADE SPECIES:**
- HOSTA / HELLEBORUS
  - ANEMONES
  - EPIMEDIUMS
  - FERNS
  - NATIVE PERENNIALS
  - NATIVE GRASSES



## / EXISTING CONDITIONS

