

Landscape



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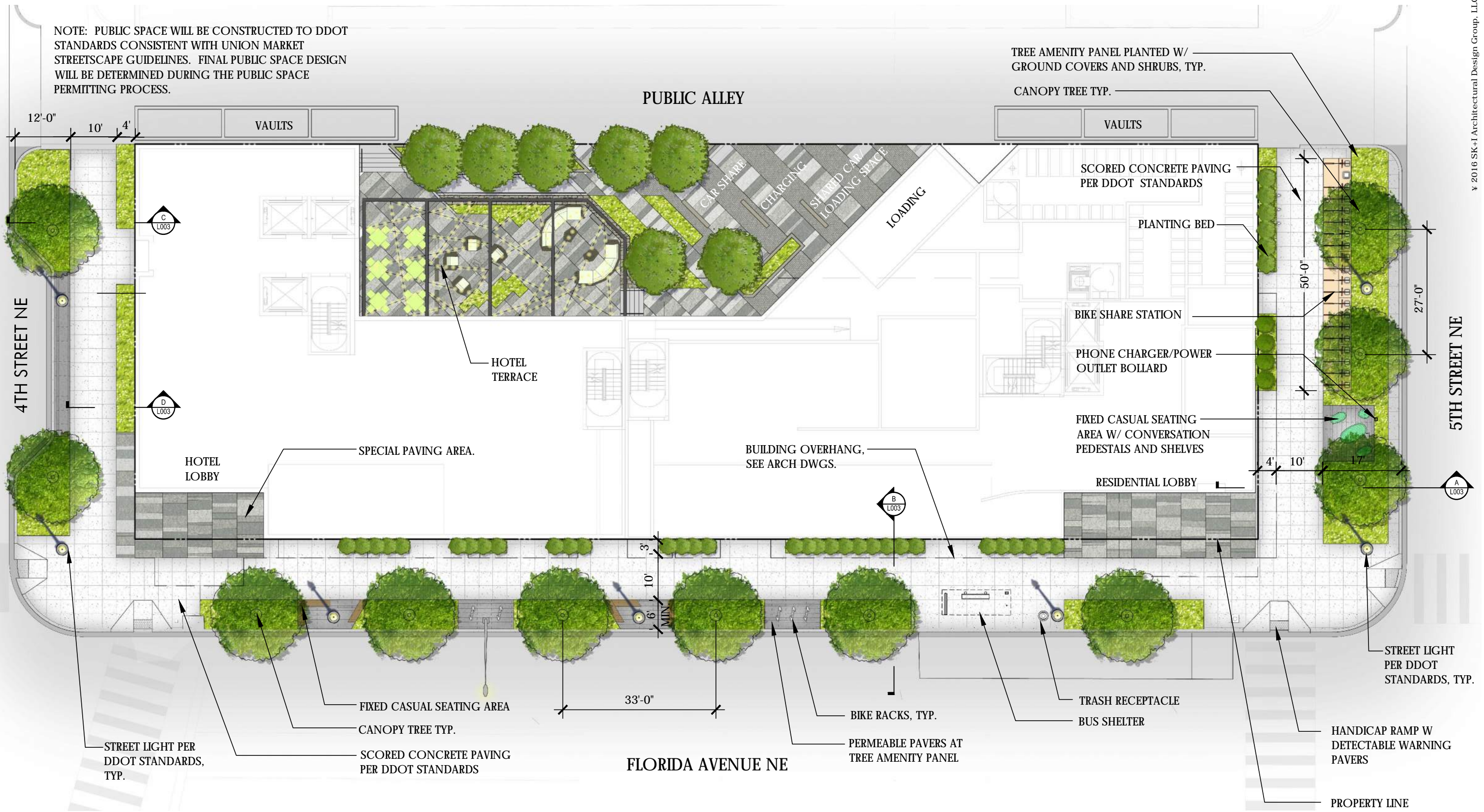
400 Florida Avenue | Washington DC

October 7, 2016



ZONING COMMISSION
District of Columbia
CASE NO.16-10
EXHIBIT NO.27A3

NOTE: PUBLIC SPACE WILL BE CONSTRUCTED TO DDOT STANDARDS CONSISTENT WITH UNION MARKET STREETScape GUIDELINES. FINAL PUBLIC SPACE DESIGN WILL BE DETERMINED DURING THE PUBLIC SPACE PERMITTING PROCESS.

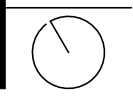


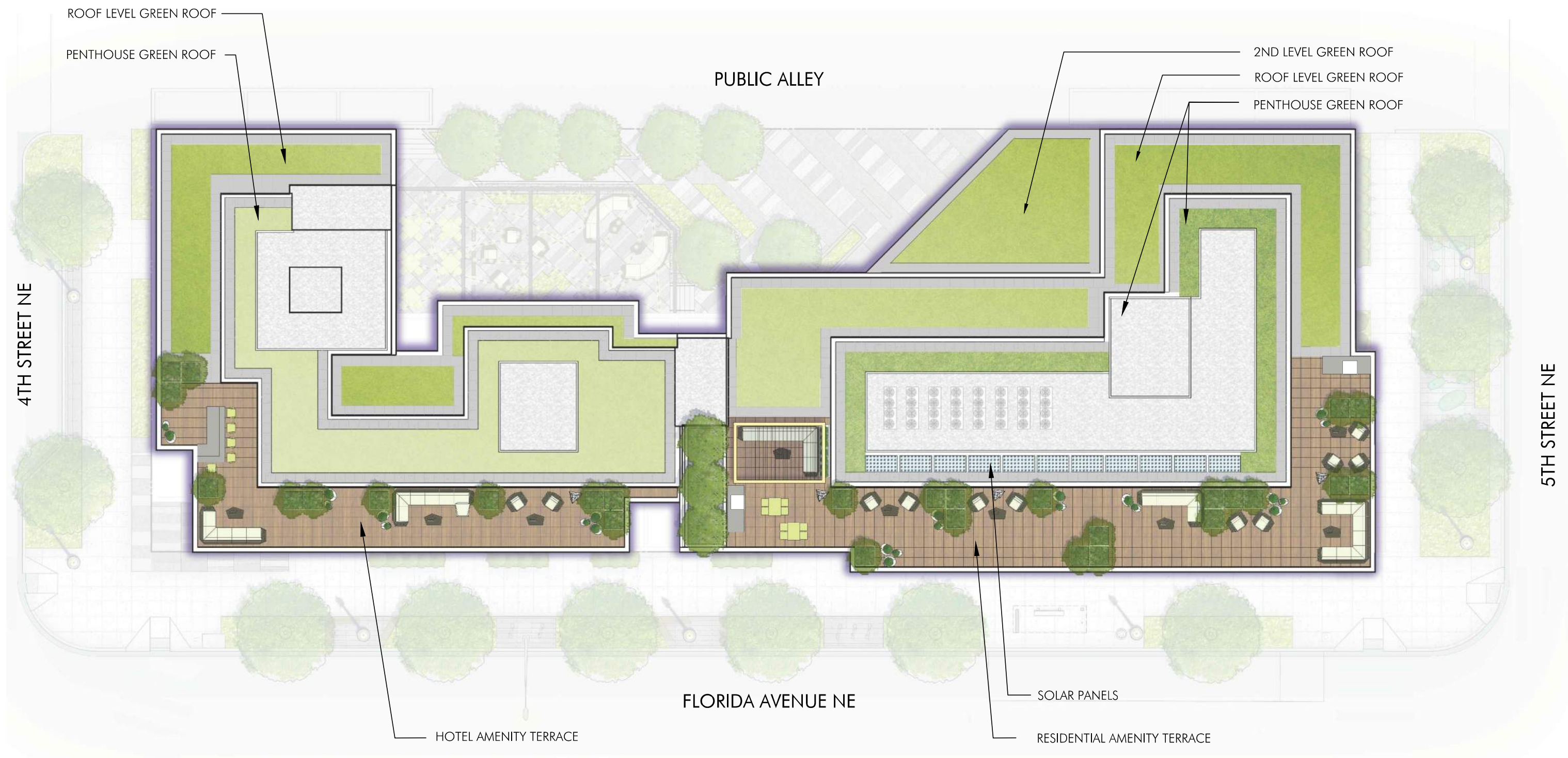
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Ground Level Landscape Plan



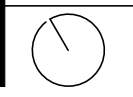


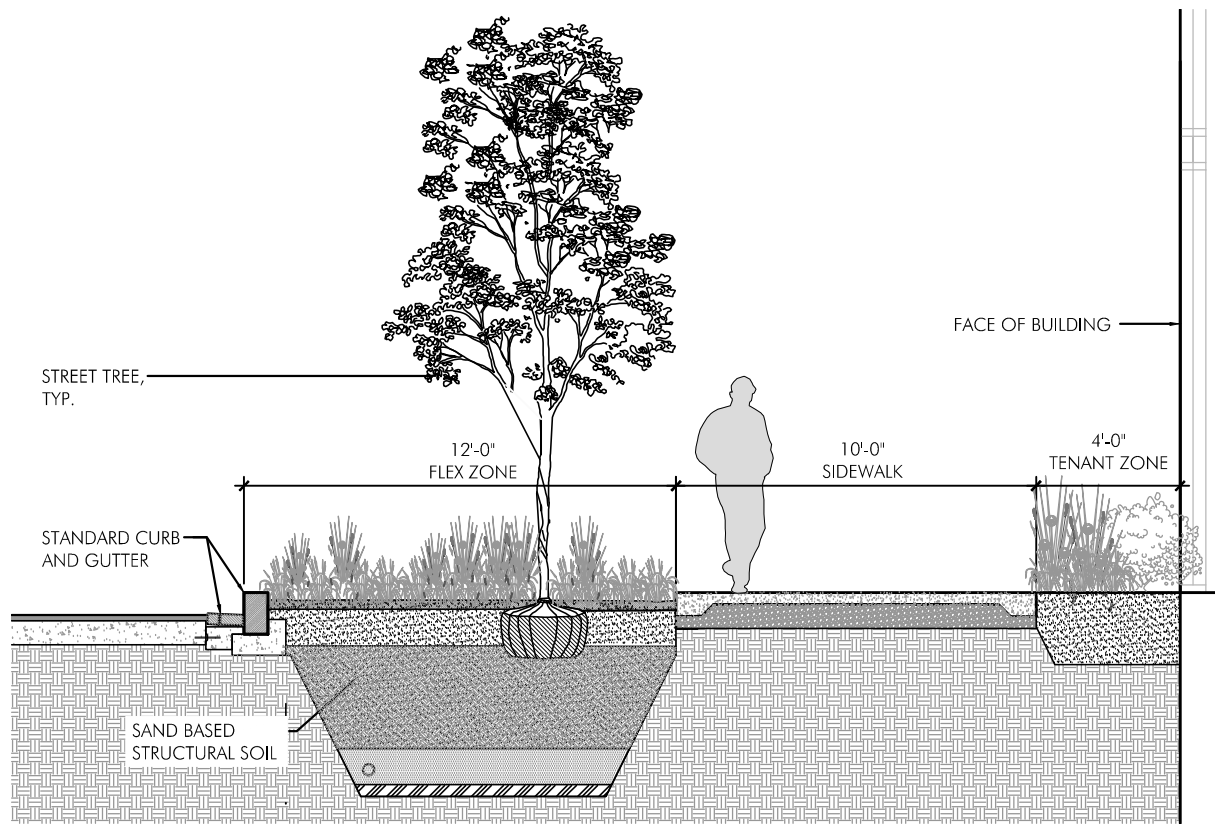
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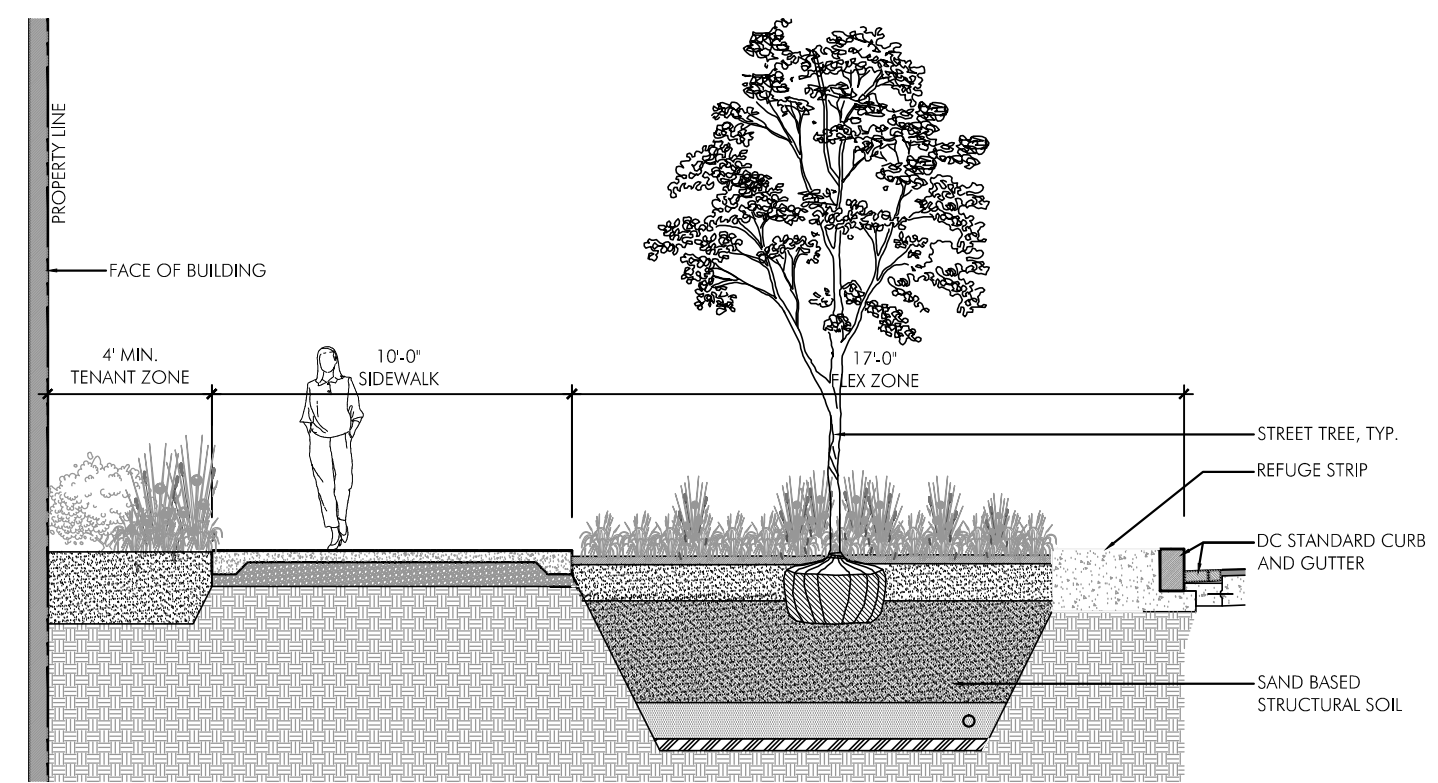


Roof Level Landscape Plan

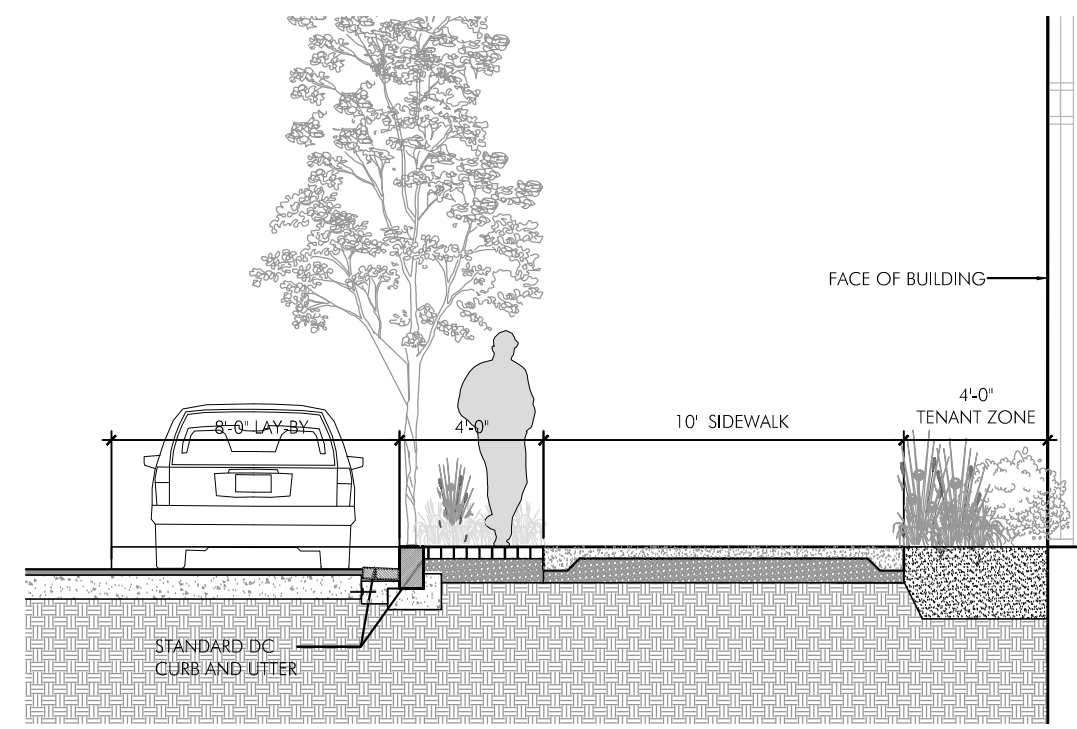




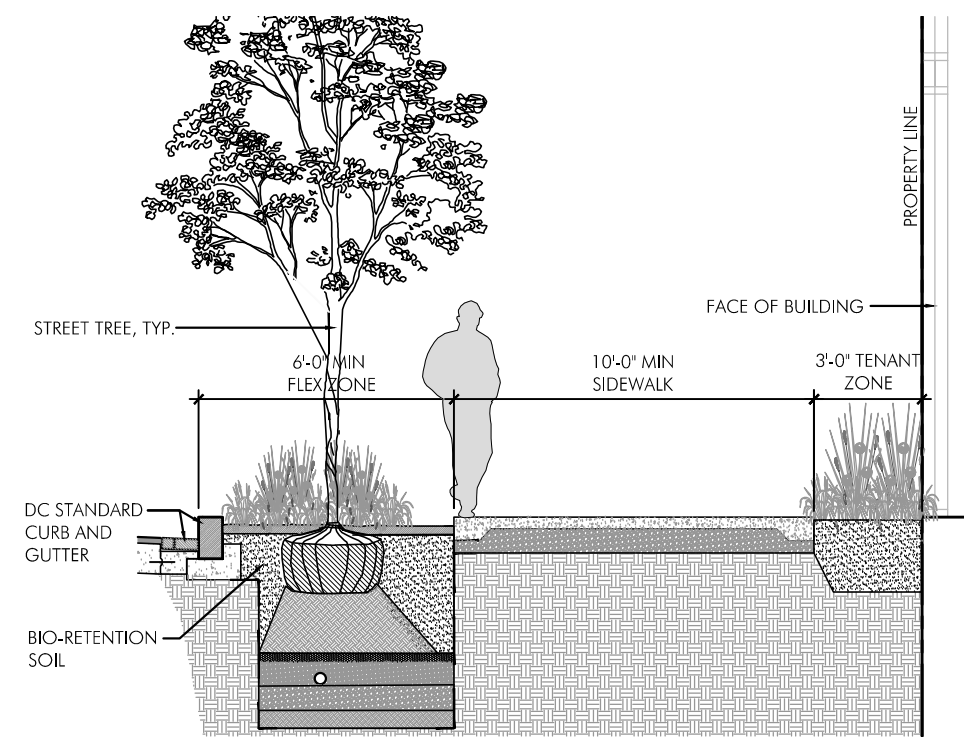
A. 4TH STREET - STREET TREE PIT - SECTION
SCALE: 3/16" = 1'-0"



C. 5TH STREET - STREET TREE PIT - SECTION
SCALE: 3/16" = 1'-0"

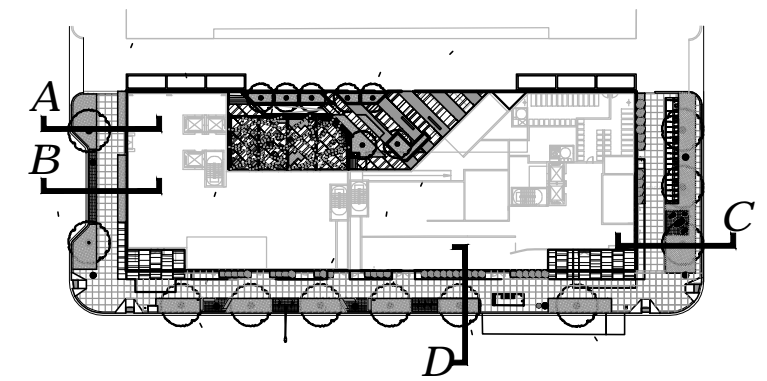


B. 4TH STREET - LAY-BY/DROP-OFF STREET SECTIONS
SCALE: 3/16" = 1'-0"



D. FLORIDA AVENUE - STREET TREE PIT - SECTIONS
SCALE: 3/16" = 1'-0"

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KEY PLAN

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Street Sections



FLORIDA AVENUE TREE
Acer rubrum - Red Maple



4th AND 5th STREET TREE
Quercus lyrata 'QLFTB' P.P 13470 -
Highbeam Overcup Oak



CAPITAL BIKESHARE



STREETLIGHT - (DDOT standard)



CONCRETE SIDEWALK - 3X3 SCORING PATTERN



HOTEL TERRACE CHARACTER



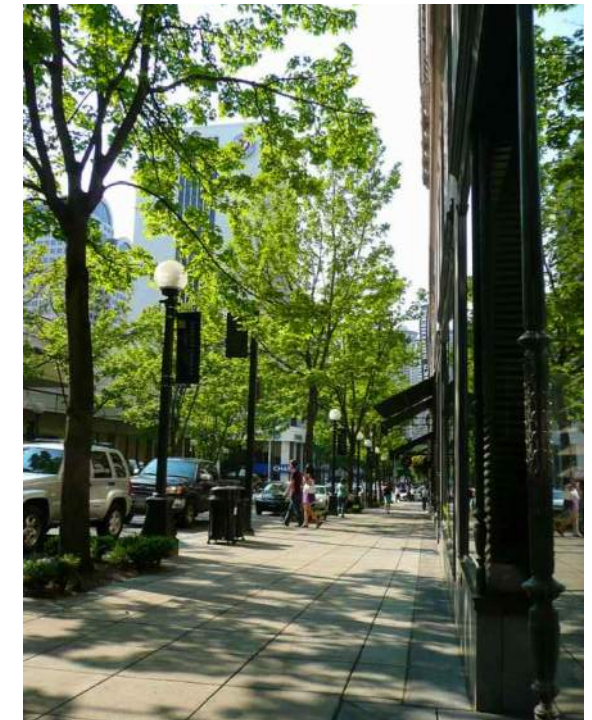
FESTIVAL LIGHTING



TRASH RECEPTACLE



BIKE RACKS



STREETScape CHARACTER



HOTEL TERRACE CHARACTER



STREETScape CHARACTER



STREETScape CHARACTER



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Ground Level Precedent Photos



Viburnum carlesii 'Spice Baby' (fragrant)



Sporobolus heterolepis



Schizachyrium scoparium 'Standing Ovation'



Crocosmia 'George Davison'



Agastache 'Apricot Sprite'



Rhus aromatica 'Low Gro' (fragrant)



Rosmarinus officinalis 'Arp' (fragrant)



Monarda didyma 'Cherry Pops' (fragrant)



Guara lindheimeri



Lysimachia nummularia



Ilex crenata 'Compacta'



Nassella tenuissima



Allium sphaerocephalon

POSSIBLE SENSORY SHRUBS, PERENNIALS AND GRASSES WITH SEASONAL COLORS, TEXTURES AND FRAGRANCE.



CHARGING STATION



POSSIBLE FIXED CASUAL SEATING WITH CONVERSATION PEDESTALS AND SHELVES



SITE FURNISHINGS NOTE:
SITE FURNISHINGS IMAGERY SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN PROVIDED THAT THE GENERAL QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.



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Deaf Space Precedent Photos



POTENTIAL PEDESTAL DECKING



GREENROOF



SEATING AREAS



TABLES AND CHAIRS



AMBIENT LIGHTING



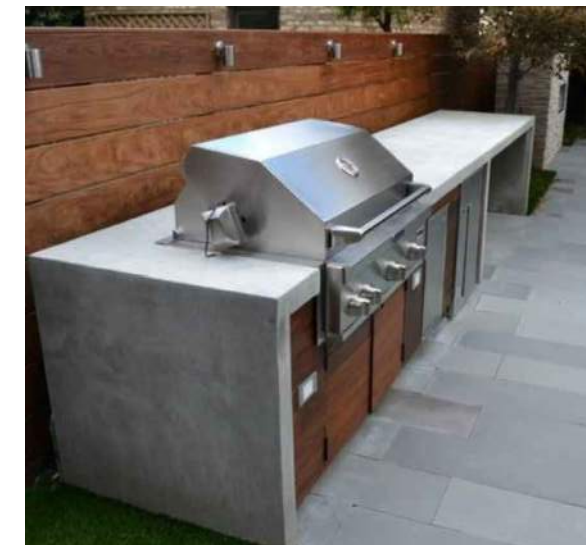
SEATING AREAS



ARBOR



SERVICE BAR



OUTDOOR GRILLS



PLANTER



LOUNGER

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