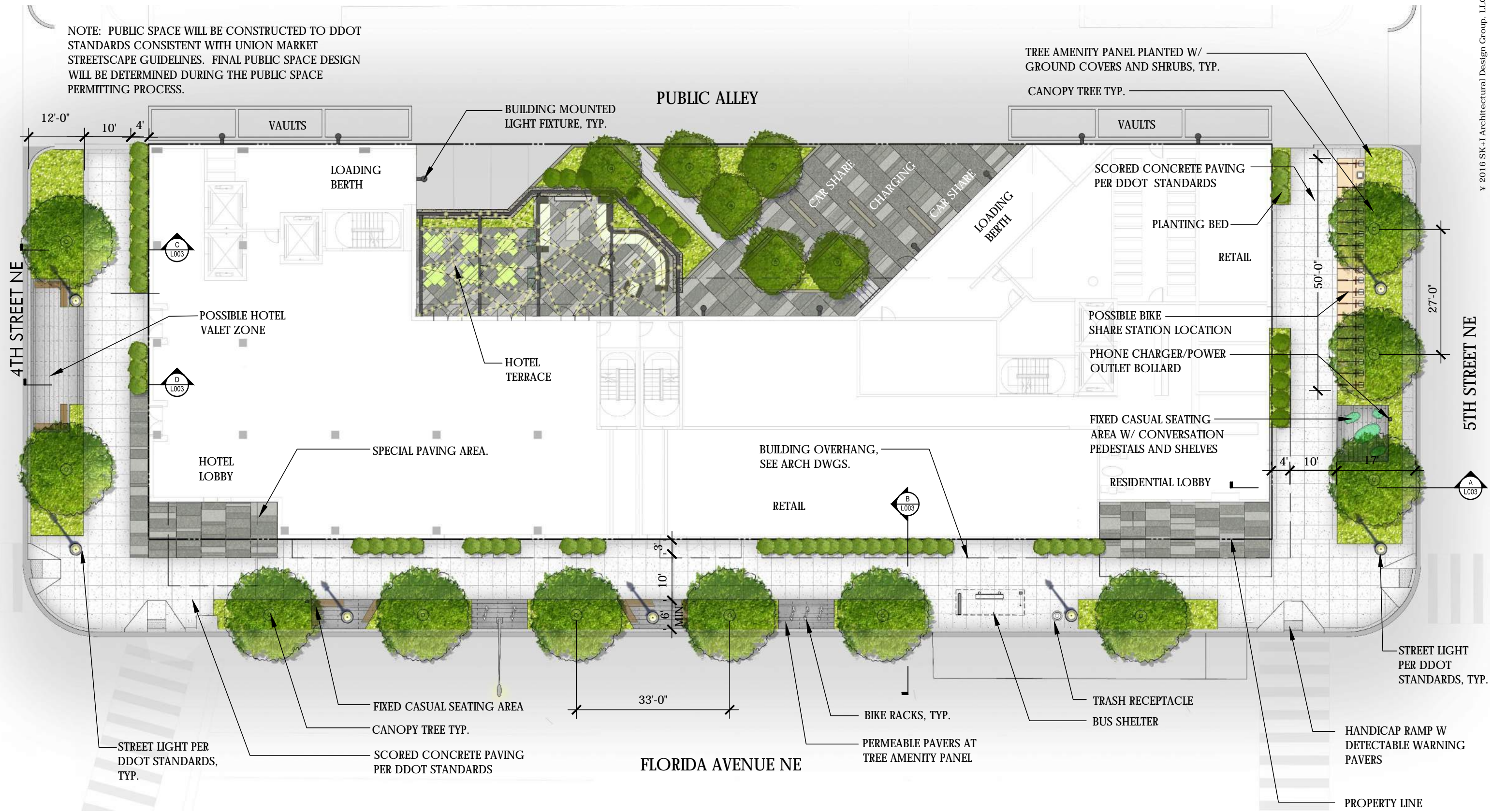


Landscape



October 27, 2016

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.

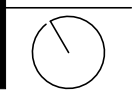


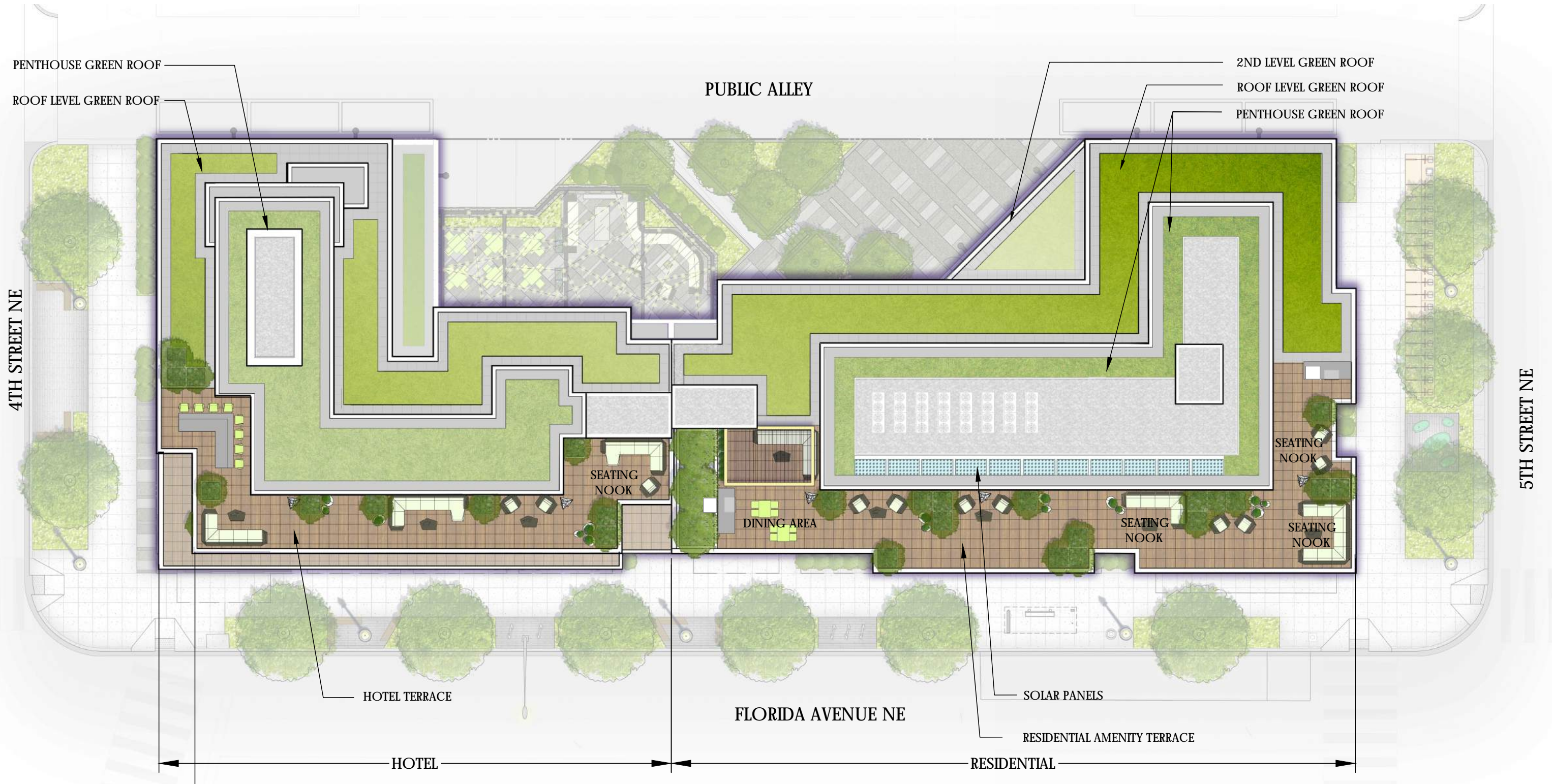
400 Florida Avenue | Washington DC

PUD SET
OCT 25, 2016 | L001



Ground Level Landscape Plan



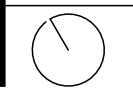


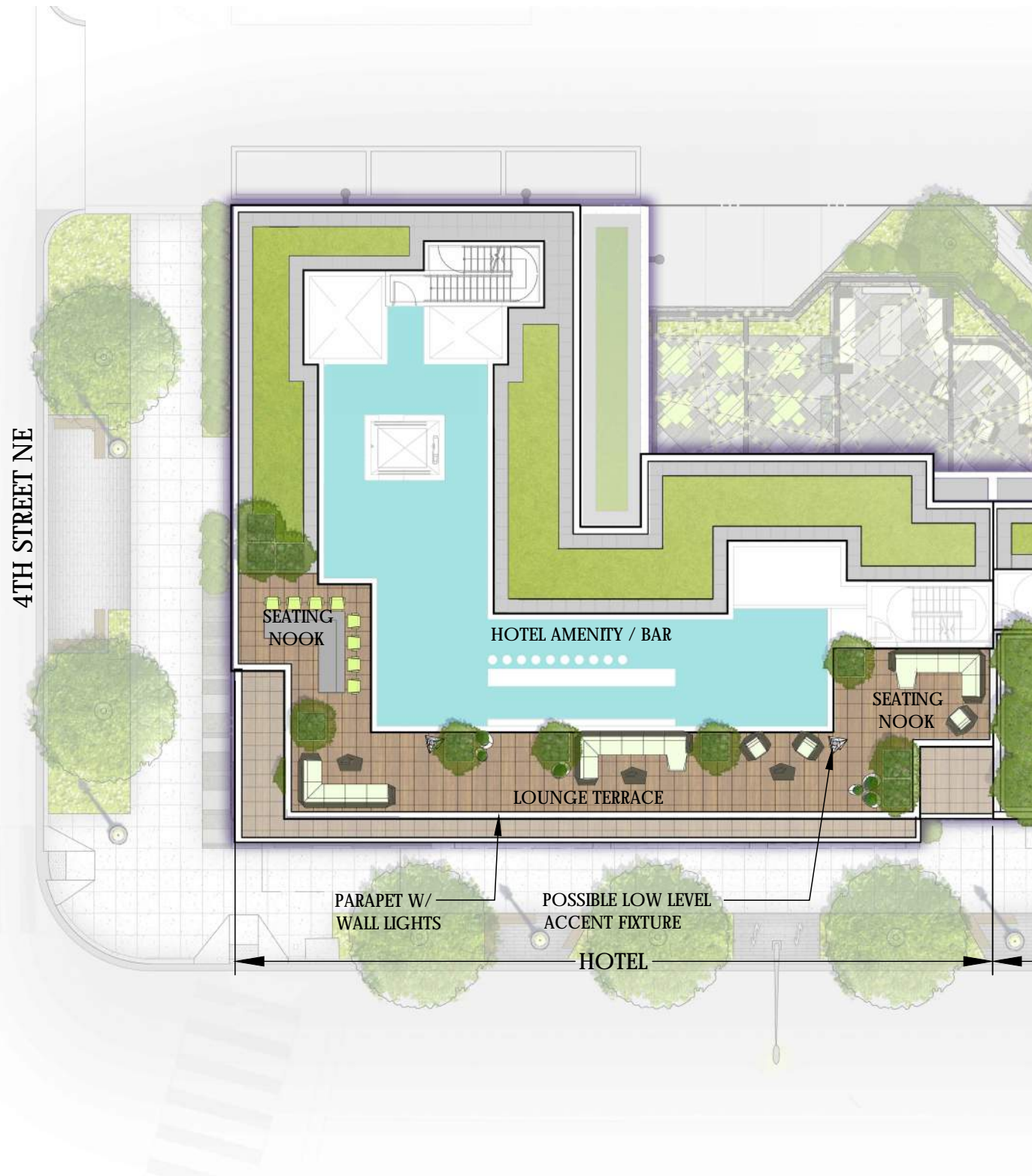
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Roof Level Landscape Plan

PUD SET

JAN 13, 2017 | L002





HOTEL ROOFTOP LIGHTING

- MOOD - INTIMATE AND AMBIENT
- USES LOW LEVEL LIGHTING FIXTURES
- PROVIDES SAFE PASSAGE ACCESSIBILITY FOR PATRONS AND GUESTS



POSSIBLE WALL LIGHTS



POSSIBLE ACCENT FIXTURE



SMALL ACCENT LAMPS



POSSIBLE ACCENT FIXTURE



PUD SET

JAN 13, 2017 | L02B

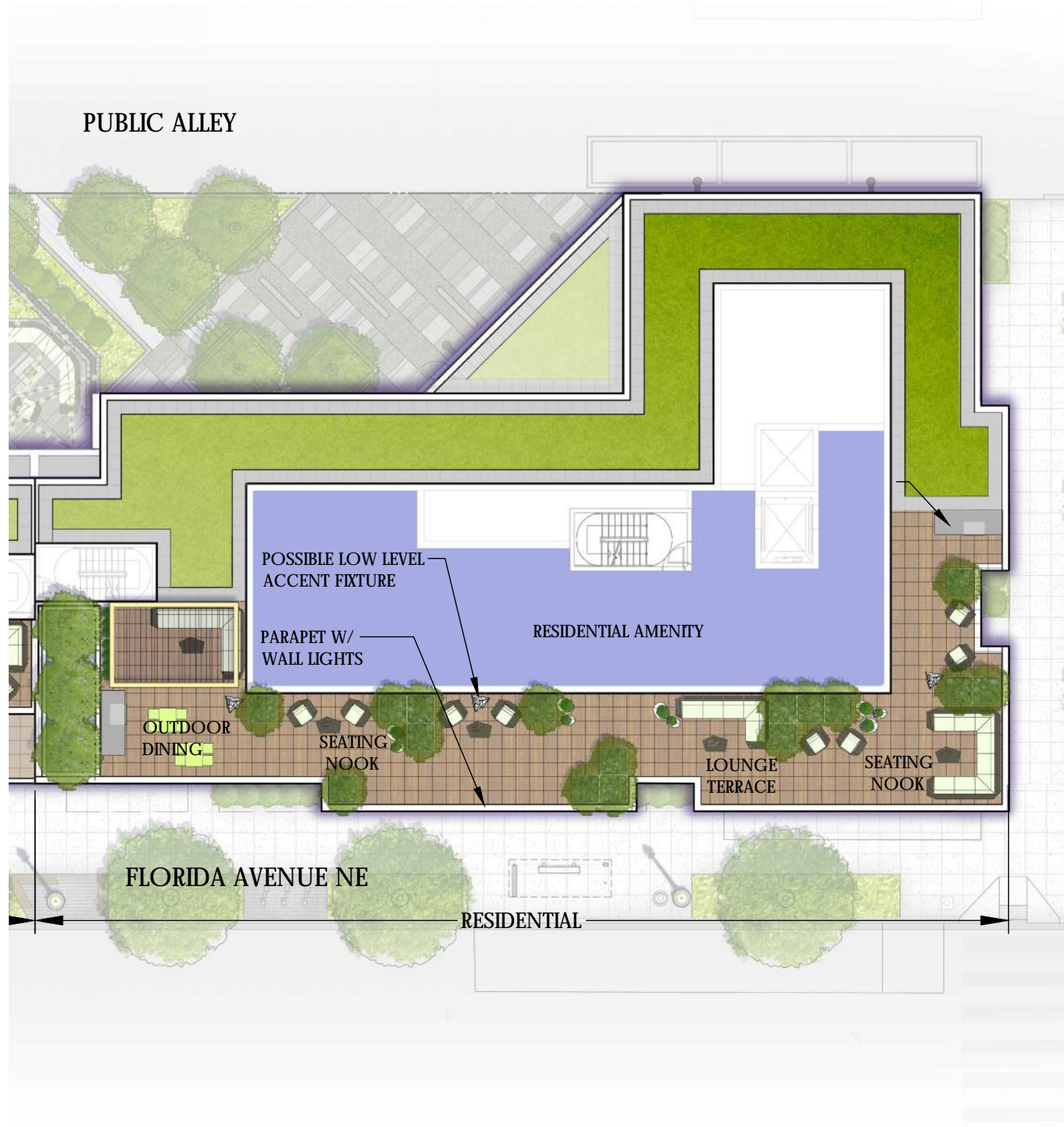


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Hotel Roof Level Lighting Precedence





RESIDENTIAL ROOFTOP LIGHTING

- MOOD - INTIMATE AND AMBIENT
- USES LOW LEVEL LIGHTING FIXTURES
- PROVIDES SAFE PASSAGE ACCESSIBILITY FOR RESIDENTS AND GUESTS



POSSIBLE WALL LIGHTS



POSSIBLE ACCENT FIXTURE



SMALL ACCENT LAMPS



SMALL ACCENT LAMPS



POSSIBLE ACCENT FIXTURE



PUD SET

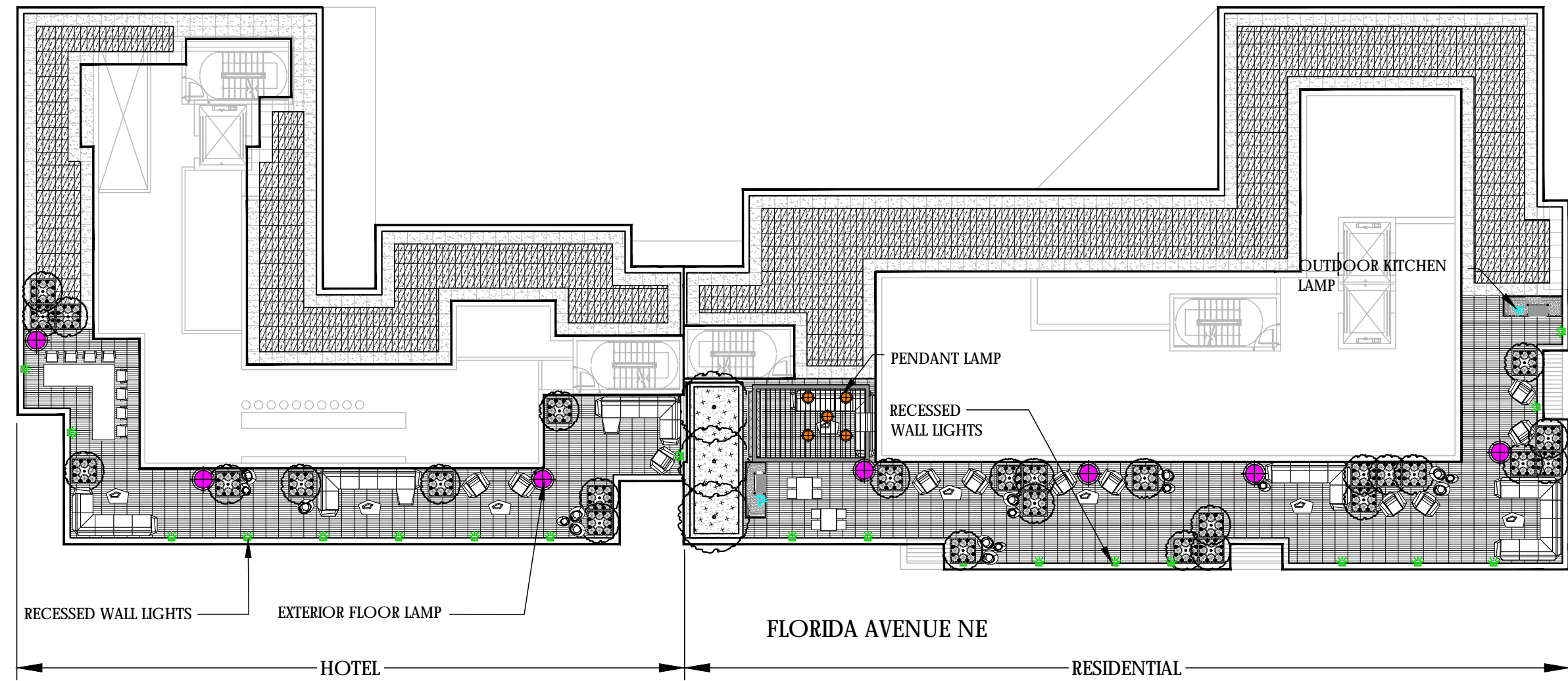
JAN 13, 2017 | L02C



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Residential Roof Level Conceptual Lighting





RECESSED WALL LIGHTS



EXTERIOR FLOOR LAMP - ALT A



EXTERIOR FLOOR LAMP - ALT B



OUTDOOR KITCHEN LAMP



PENDANT LAMP



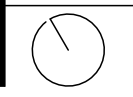
400 Florida Avenue | Washington DC

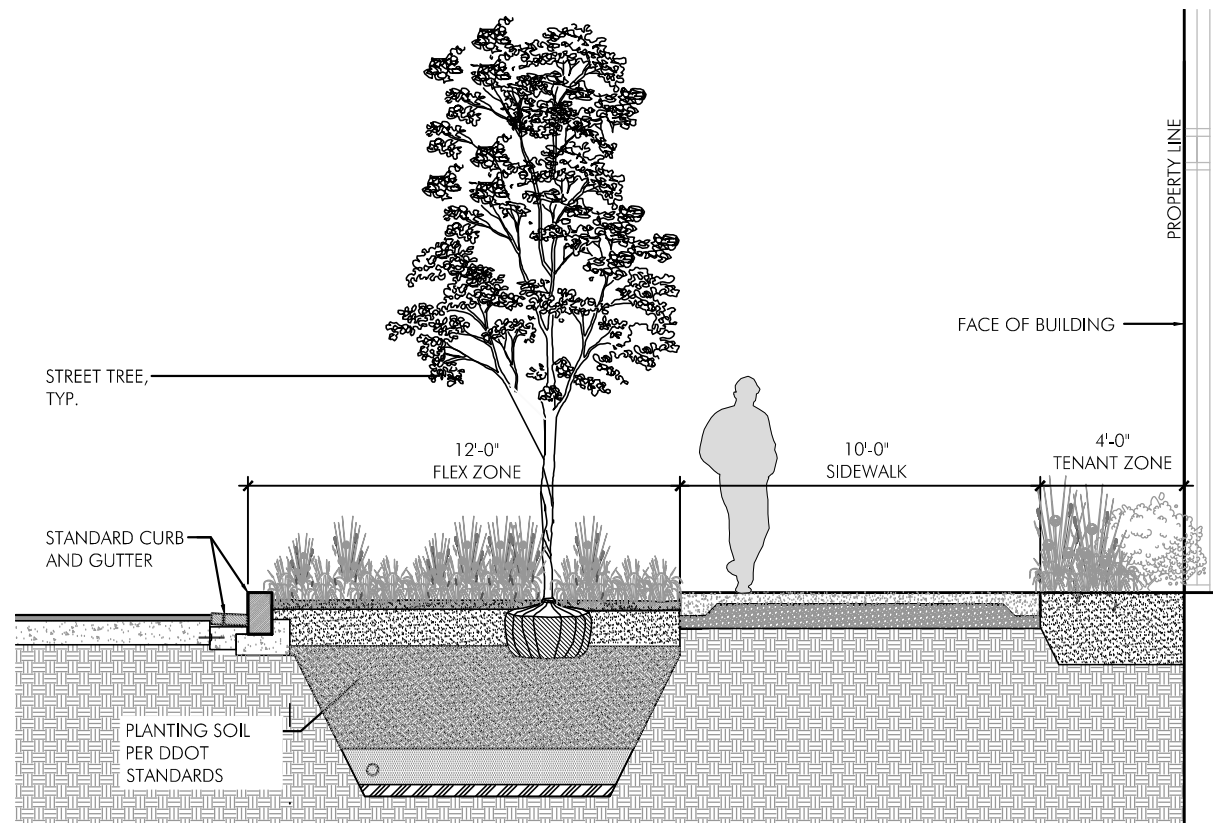
PUD SET

JAN 13, 2017 | L02D

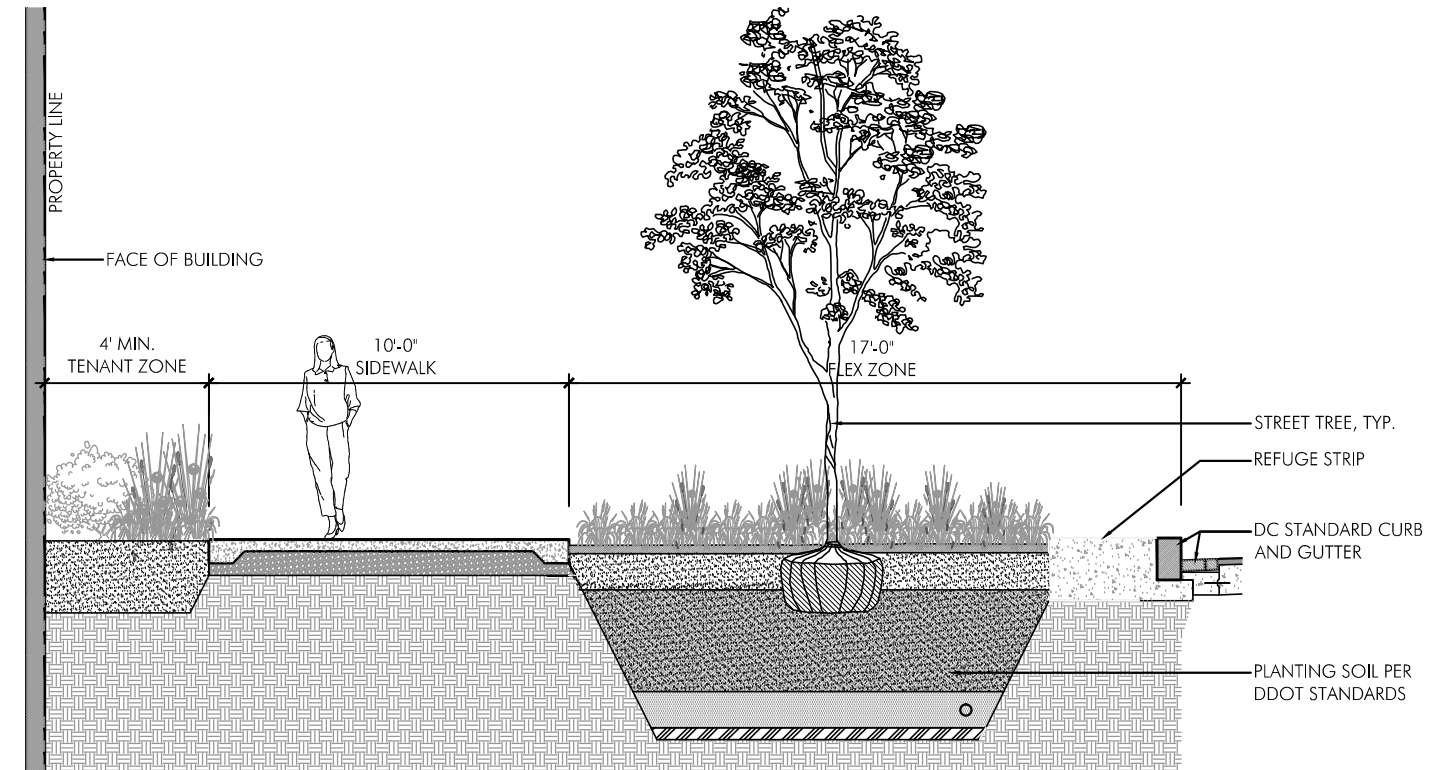


Roof Level Conceptual Lighting Plan

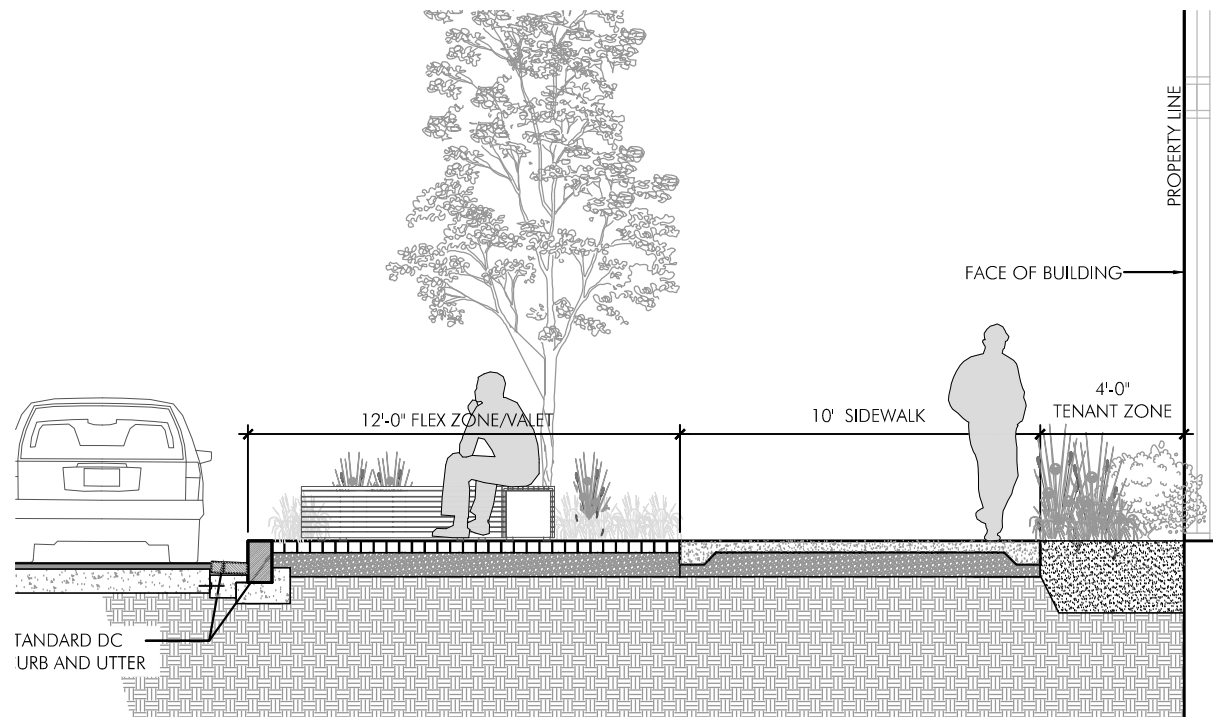




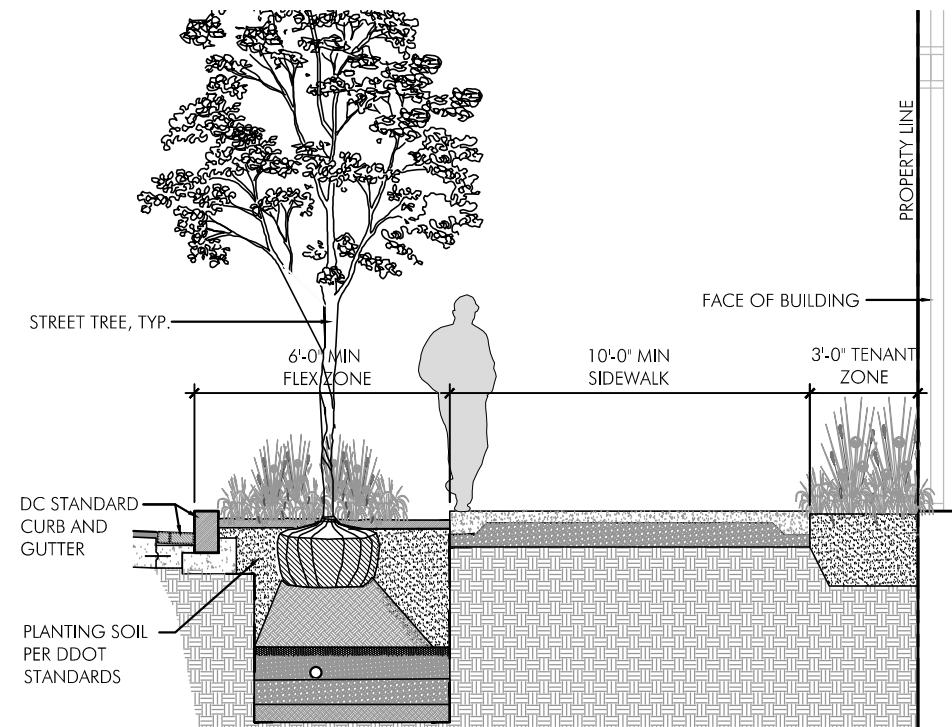
A. 4TH STREET - STREET TREE PIT - SECTION
SCALE: 3/16" = 1'-0"



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

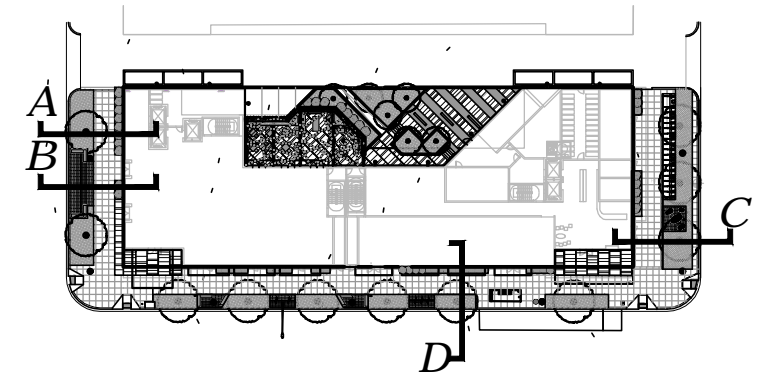


B. 4TH STREET - LAY-BY/DROP-OFF STREET SECTIONS
SCALE: 3/16" = 1'-0"



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

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.



KEY PLAN

PUD SET

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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



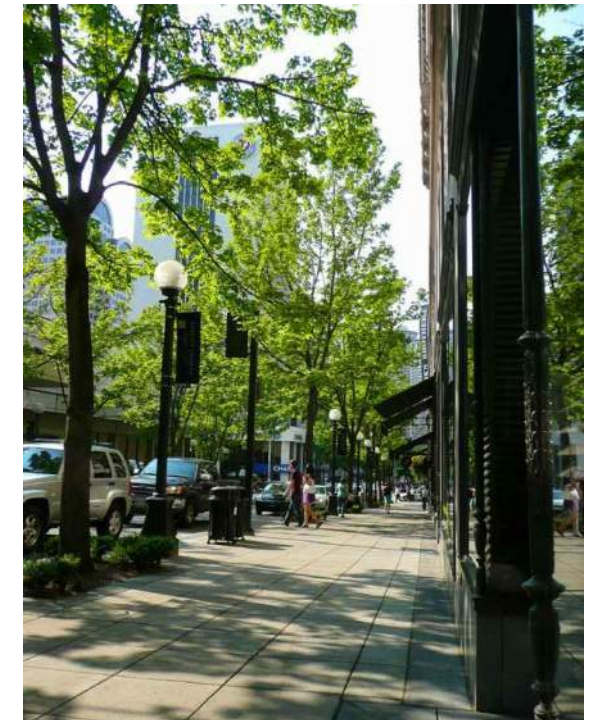
FESTIVAL LIGHTING



TRASH RECEPTACLE



BIKE RACKS



STREETSCAPE CHARACTER



HOTEL TERRACE CHARACTER



STREETSCAPE CHARACTER



STREETSCAPE CHARACTER



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OCT 25, 2016 | L004



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



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.

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



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PUD SET

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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

SITE FURNISHINGS NOTE:
SITE FURNISHINGS IMAGERY SHOWN ARE FOR
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Roof Level Precedent Photos

PUD SET

OCT 25, 2016 | L006

