



| LANDSCAPE

ZONING COMMISSION
District of Columbia
CASE NO.17-14
EXHIBIT NO.27B4



Existing Cobra Head Street Lights
Existing Utility Pole

PENN STREET - FACING EAST



+/- 15'-0"
Existing Tenant Zone
+/-5'-10"
Existing Sidewalk
+/-3'-0"
Existing Verge
Penn Street NE
Facade to be retained

PENN STREET - FACING EAST - TYPICAL EXISTING DIMENSIONS



Scored Concrete
Painted Crosswalk
Lawn Verge
Facade to be retained

PENN STREET - FACING EAST - TYPICAL EXISTING MATERIALS



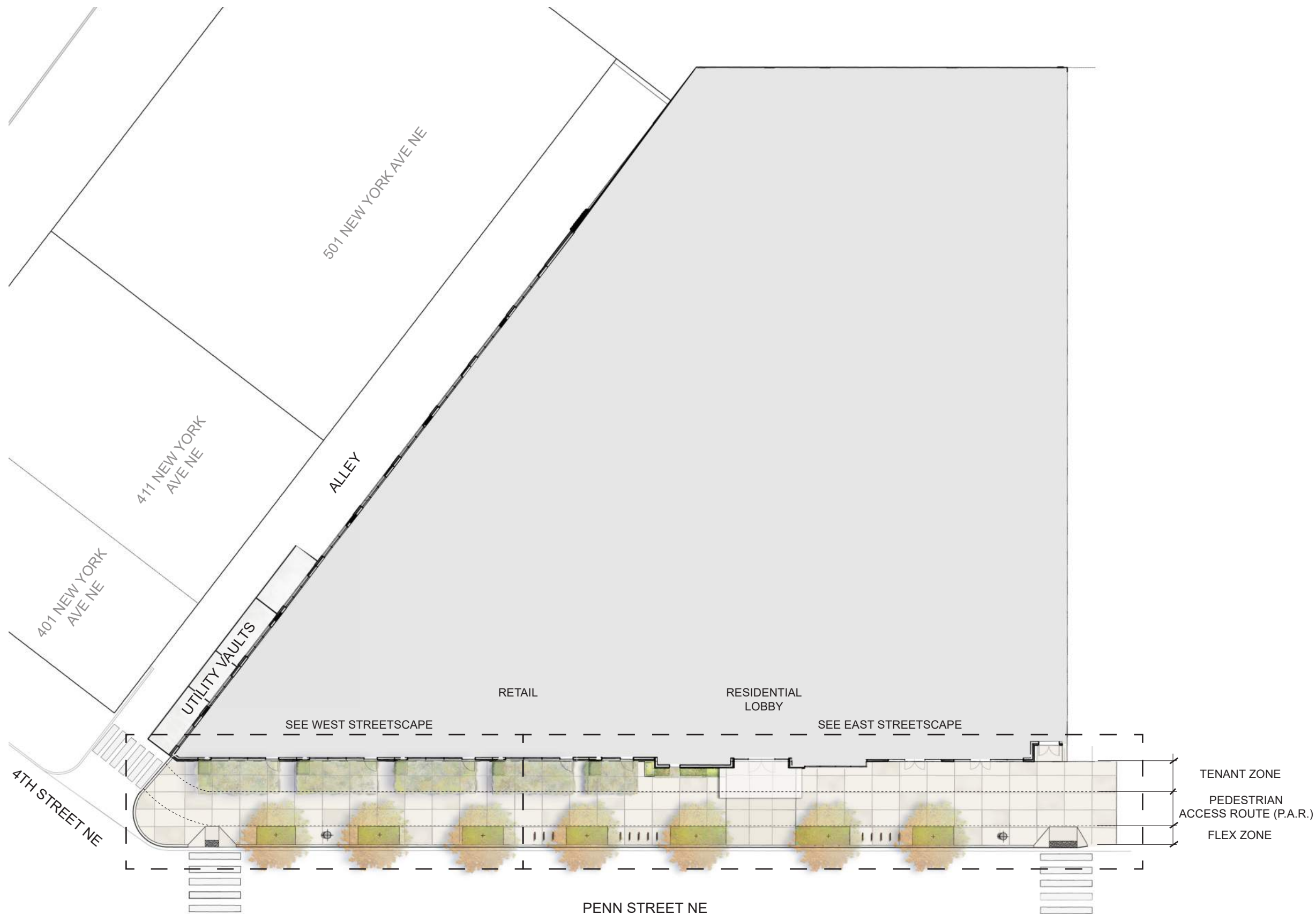
Facade to be retained

PENN STREET - FACING WEST

NOTE:
ALL PUBLIC SPACE IMPROVEMENTS SUBJECT TO PUBLIC SPACE COMMITTEE AND / OR DDOT APPROVAL.
THE STREETScape DESIGN SHALL COMPLY WITH THE UNION MARKET STREETScape DESIGN GUIDELINES.
THE LOCATION, SIZE AND DEPTH OF THE GREEN ROOF AREAS WILL BE DETERMINED WITH FINAL CONSTRUCTION DOCUMENTS.

EXISTING CONDITIONS

L - 01 | 500 PENN STREET NE



DESIGN IN ACCORDANCE WITH THE UNION MARKET
STREETSCAPE DESIGN GUIDELINES

TENANT AND FLEX ZONE PRECEDENTS



REPRESENTATIVE CAFE SPACE



REPRESENTATIVE POP-UP RETAIL

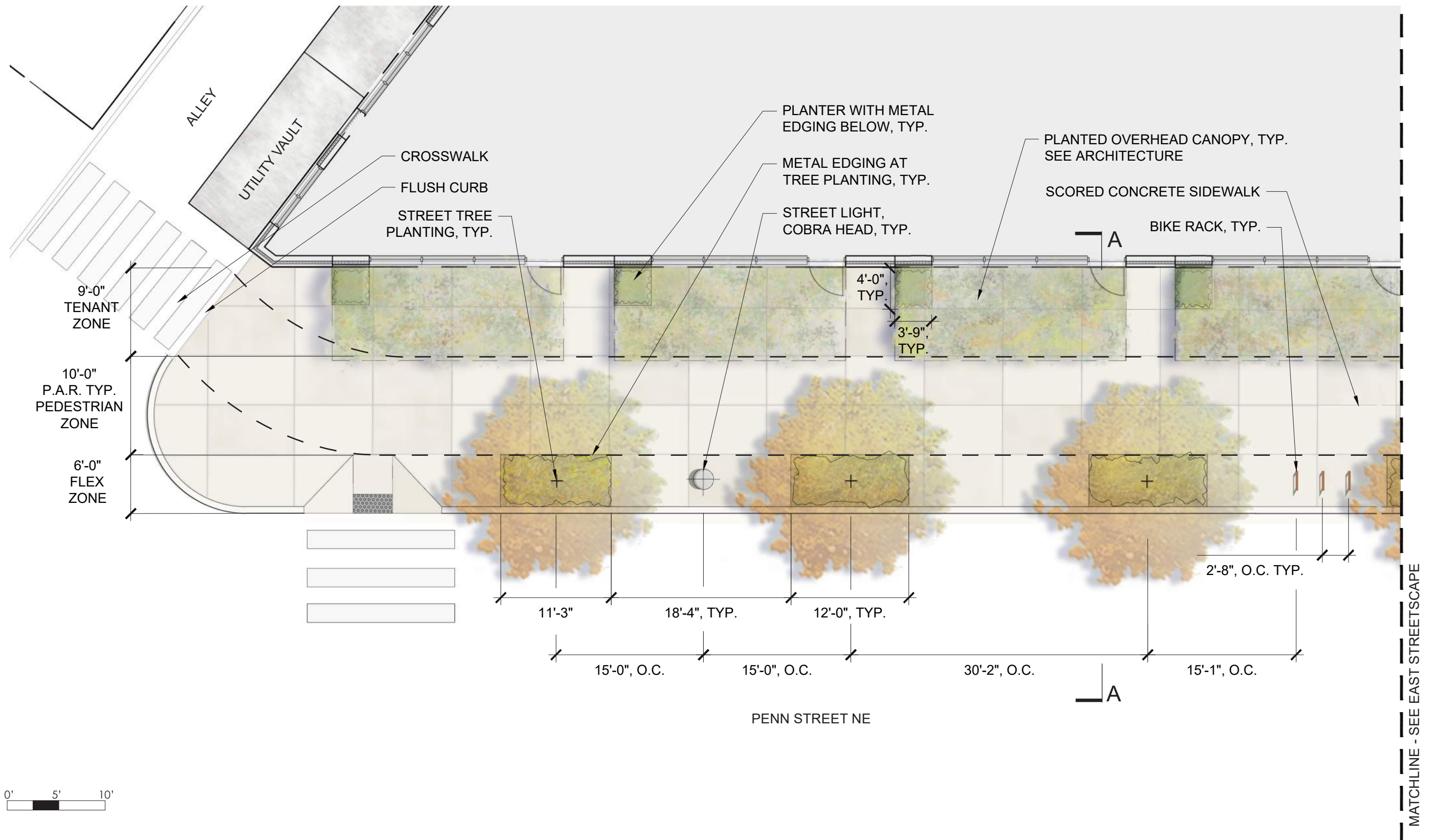


REPRESENTATIVE CAFE SEATING AND PLANTINGS



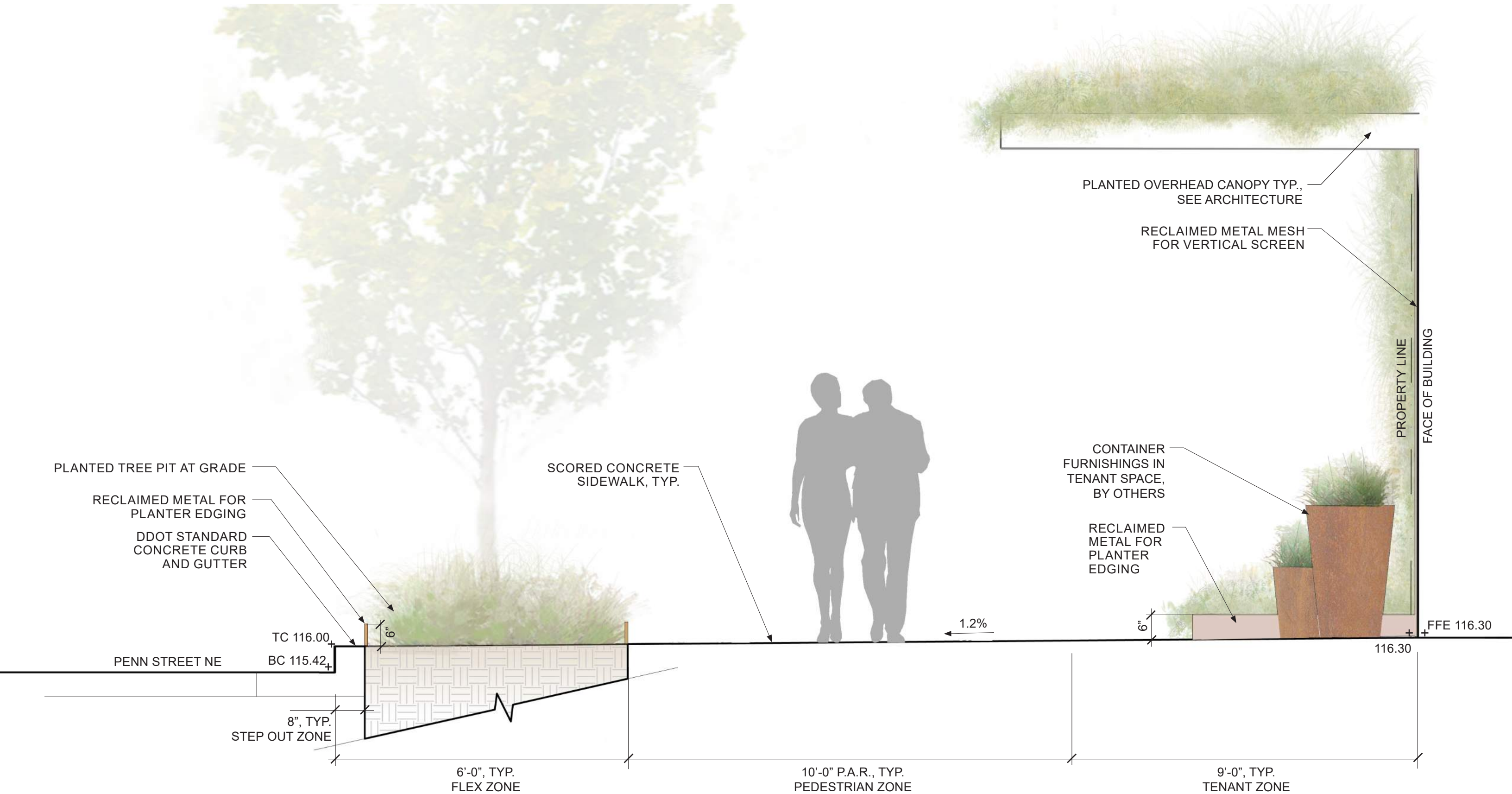
SITE PLAN

500 PENN STREET NE | L - 02



WEST STREETScape

L - 03 | 500 PENN STREET NE



DESIGN IN ACCORDANCE WITH THE UNION MARKET
STREETSCAPE DESIGN GUIDELINES

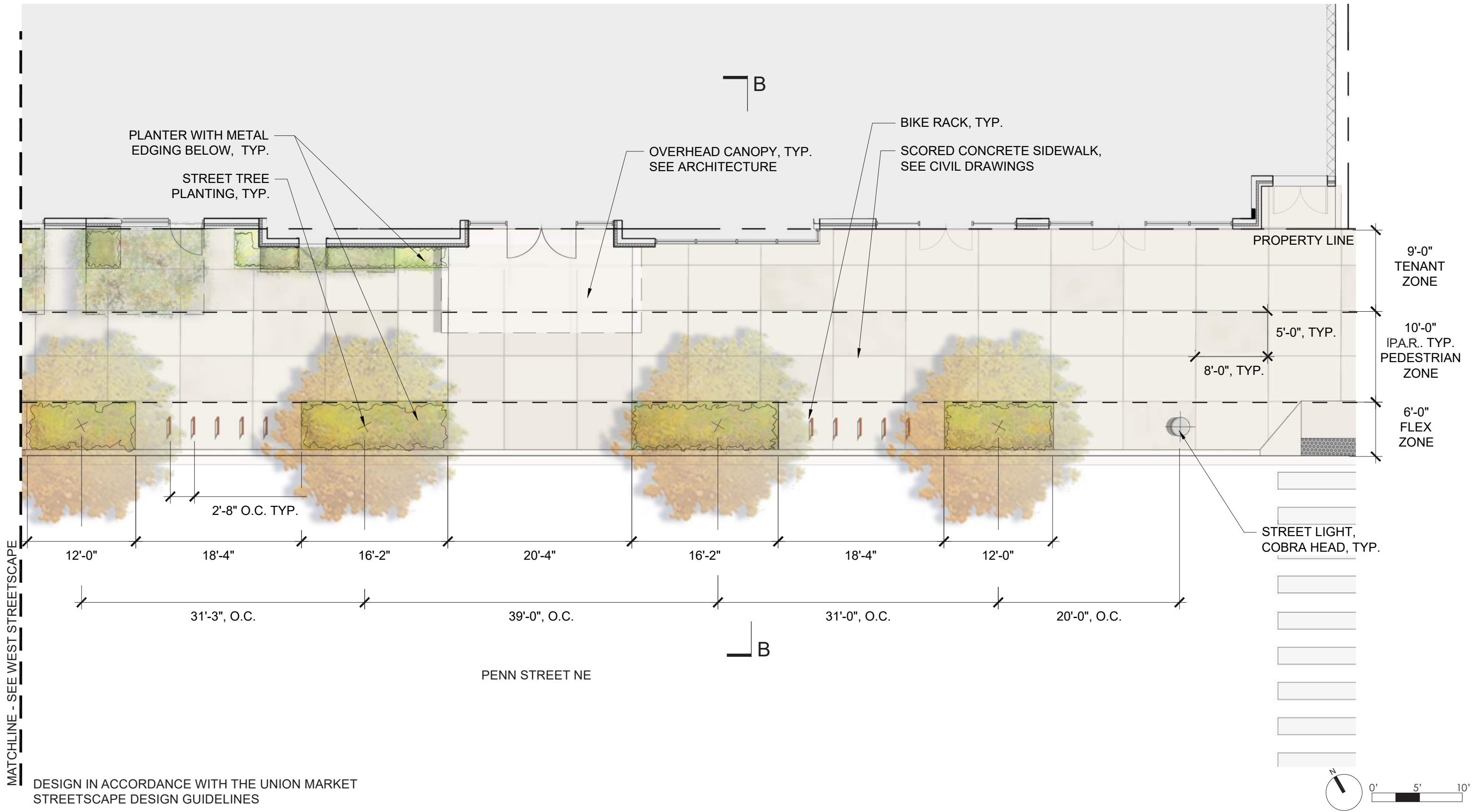
05/25/18

OEHME, VAN SWEDEN | OVS



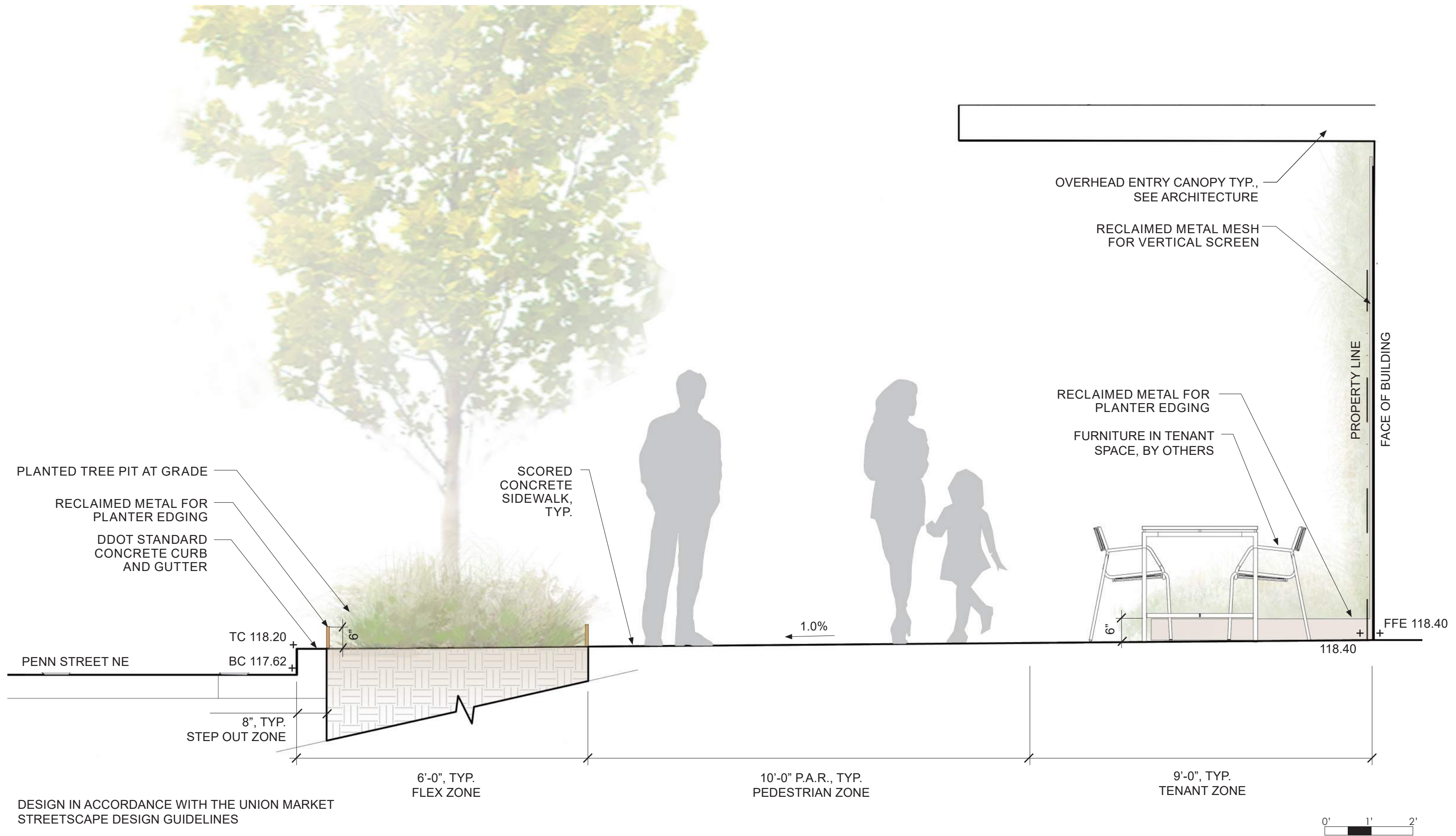
STREETSCAPE SECTION A

500 PENN STREET NE | L - 04



EAST STREETSCAPE AND ENTRANCE

L - 05 | 500 PENN STREET NE





SEATING AROUND FIRE PIT



INTENSIVE PLANTING



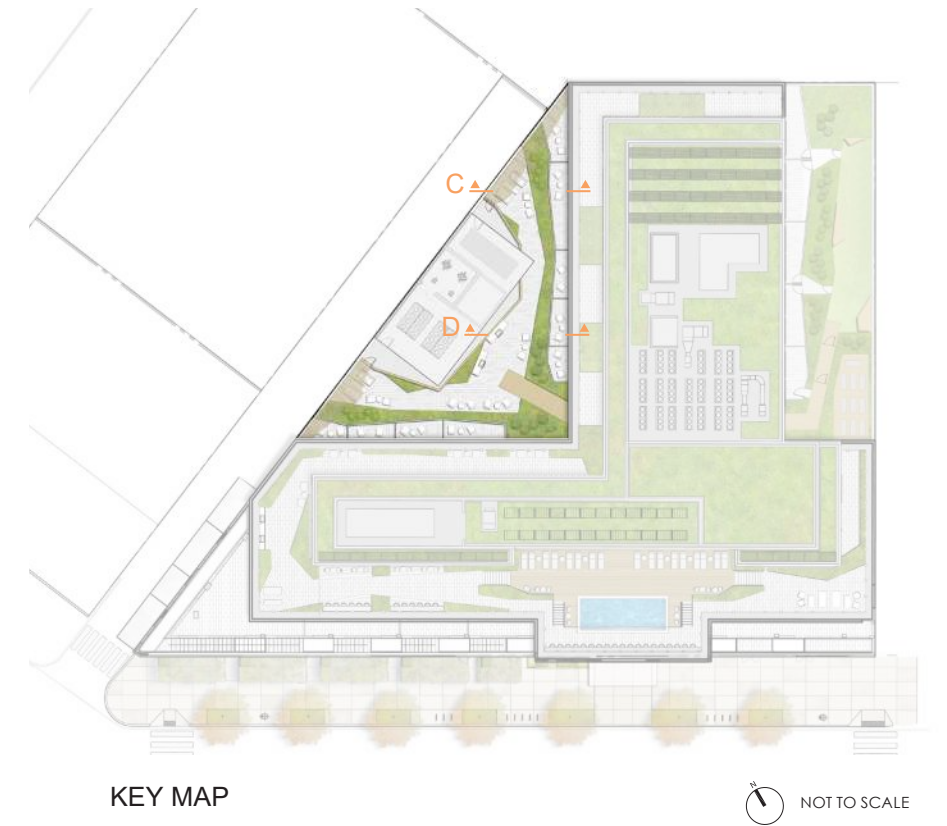
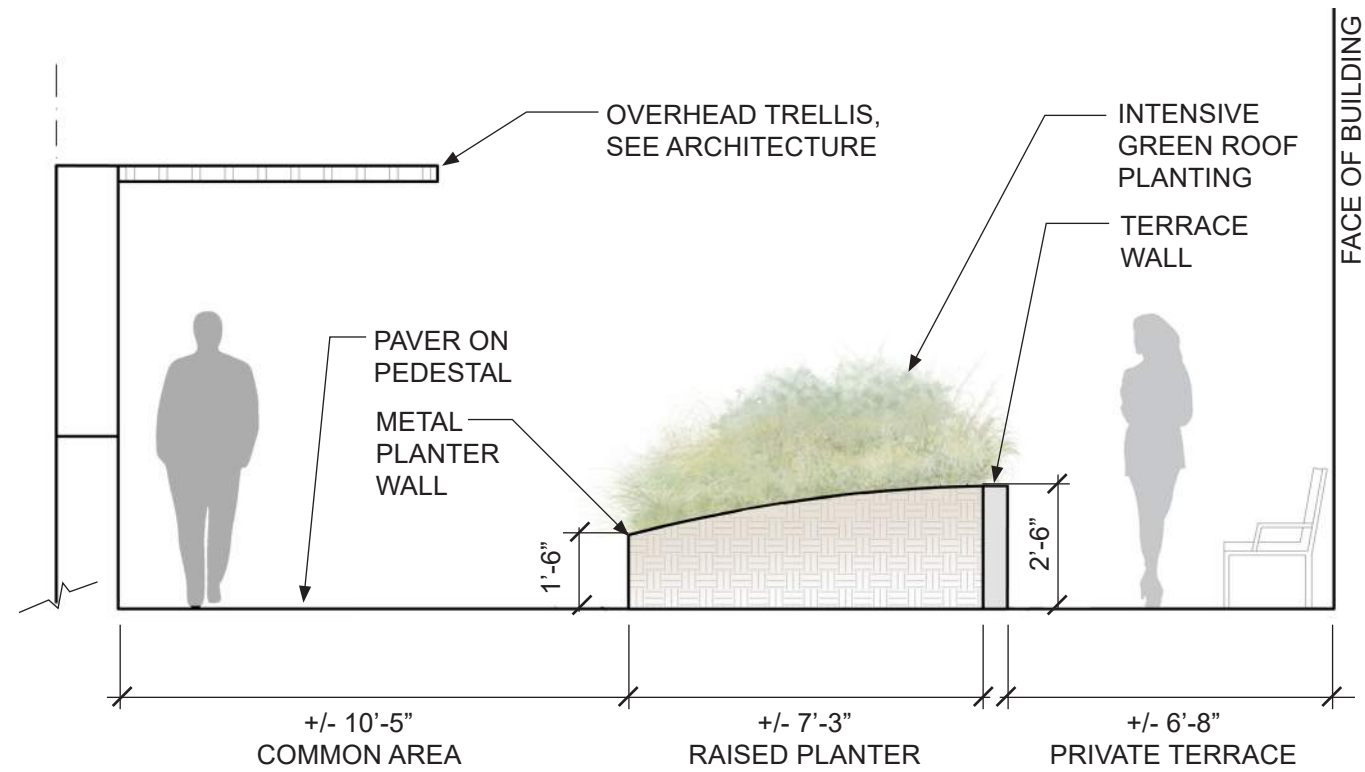
SCREEN WALL WITH INTEGRATED GREEN WALL

COMMONS

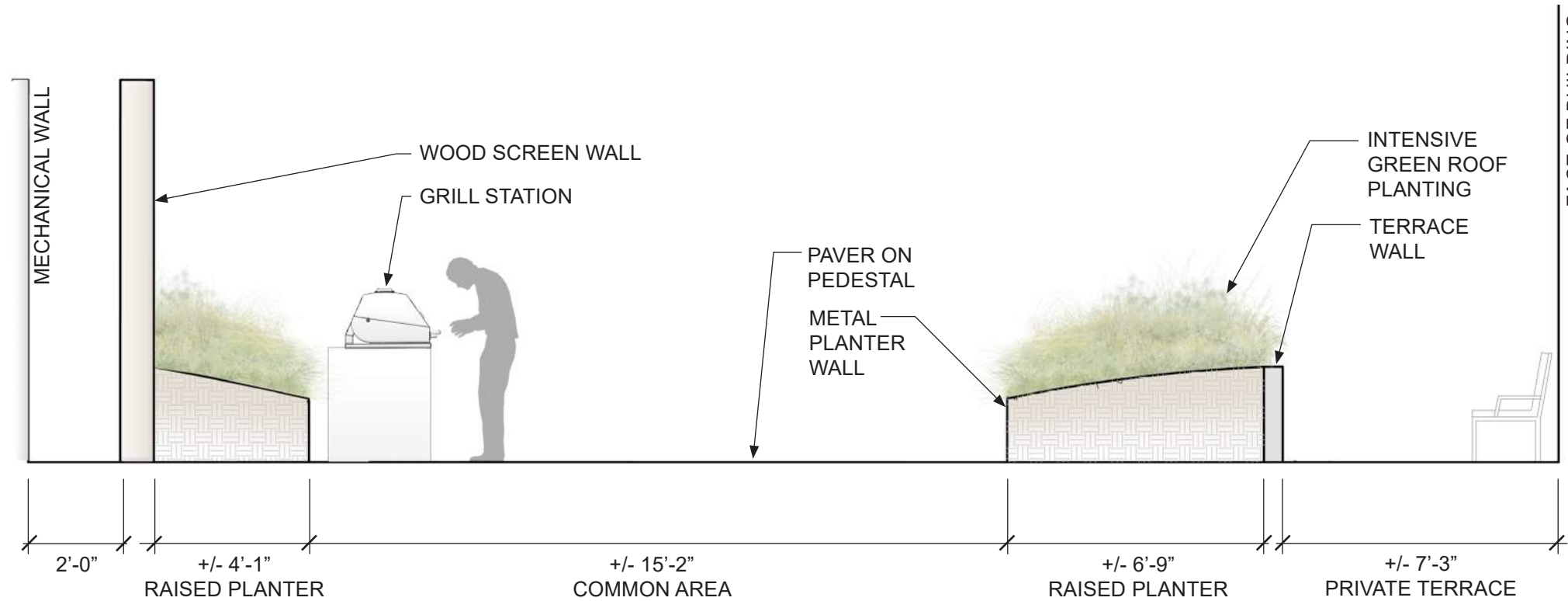
L - 07 | 500 PENN STREET NE

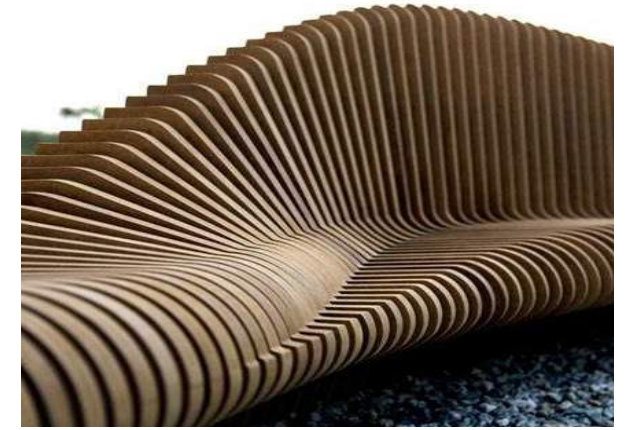
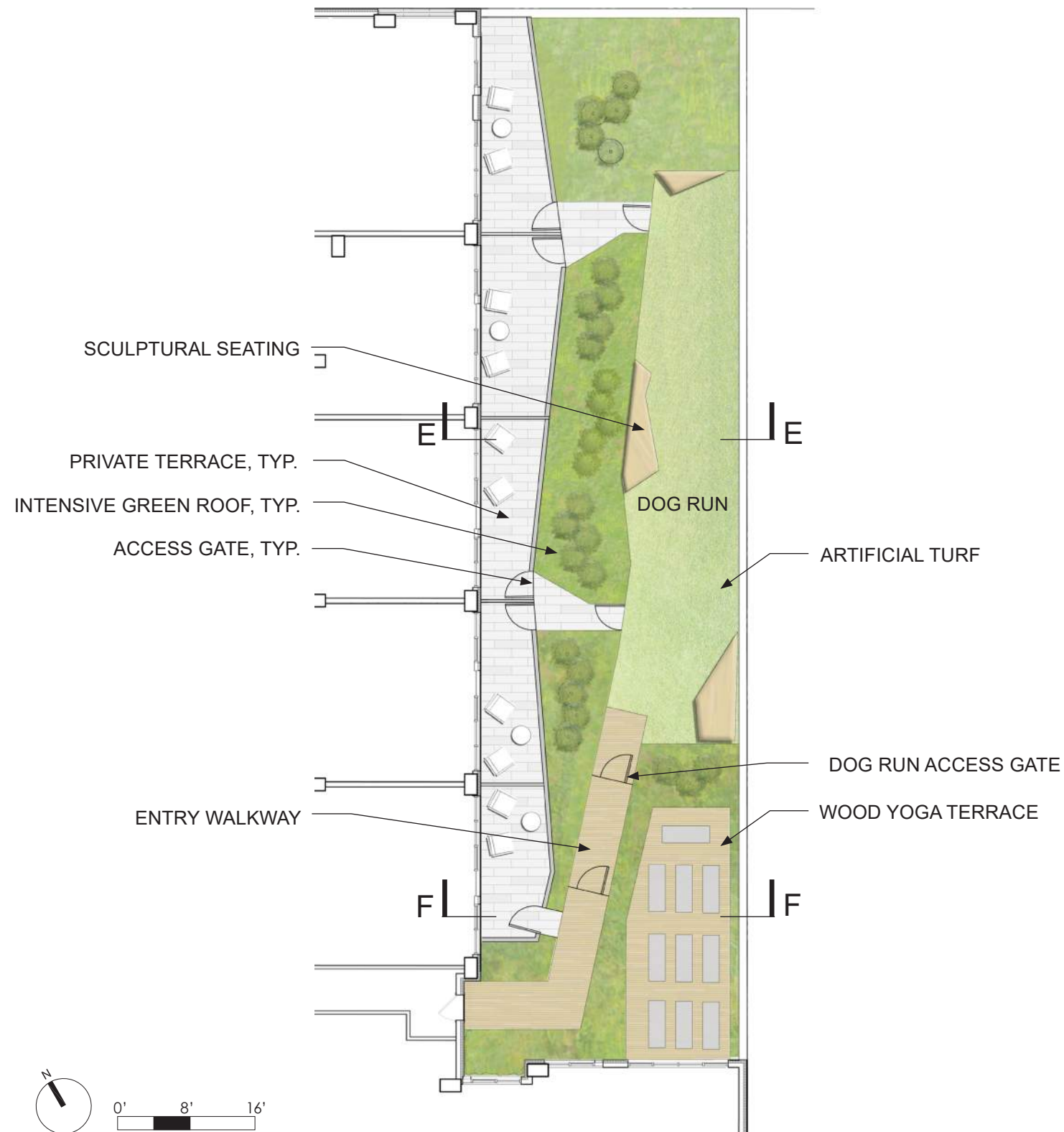
05 / 25 / 18

SECTION C



SECTION D

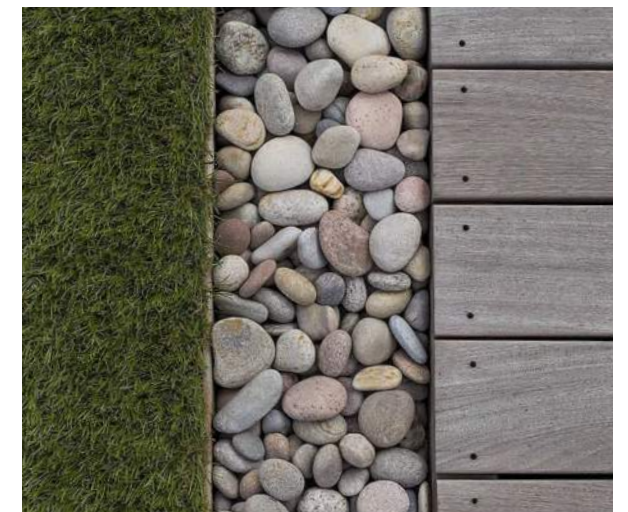




SCULPTURAL SEATING



INTENSIVE PLANTING

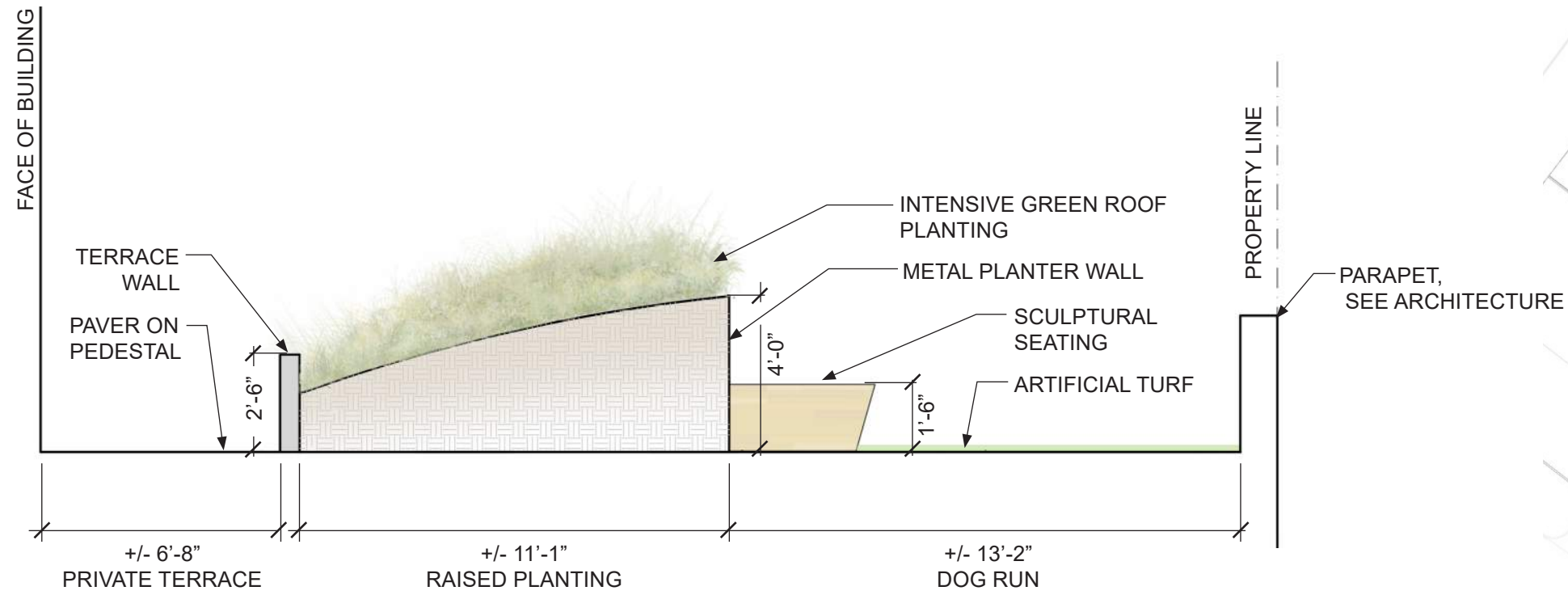


ARTIFICIAL TURF AND WOOD DECKING

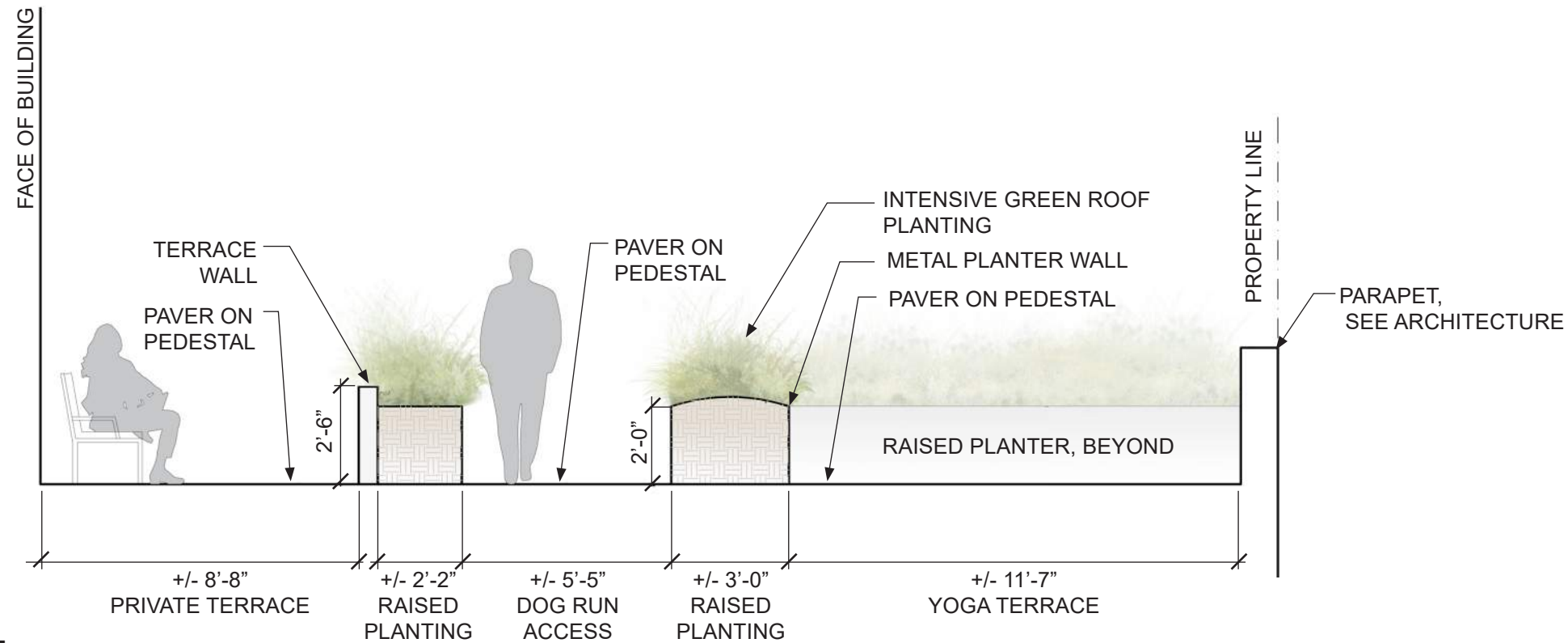
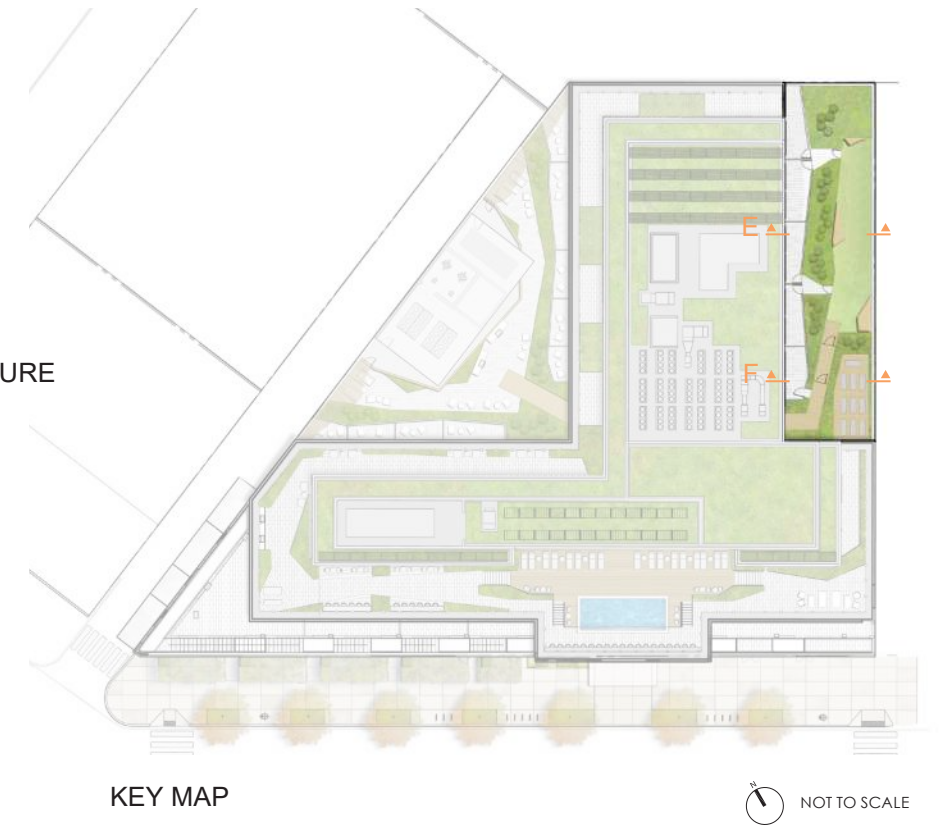
ACTIVITY TERRACE

L - 09 | 500 PENN STREET NE

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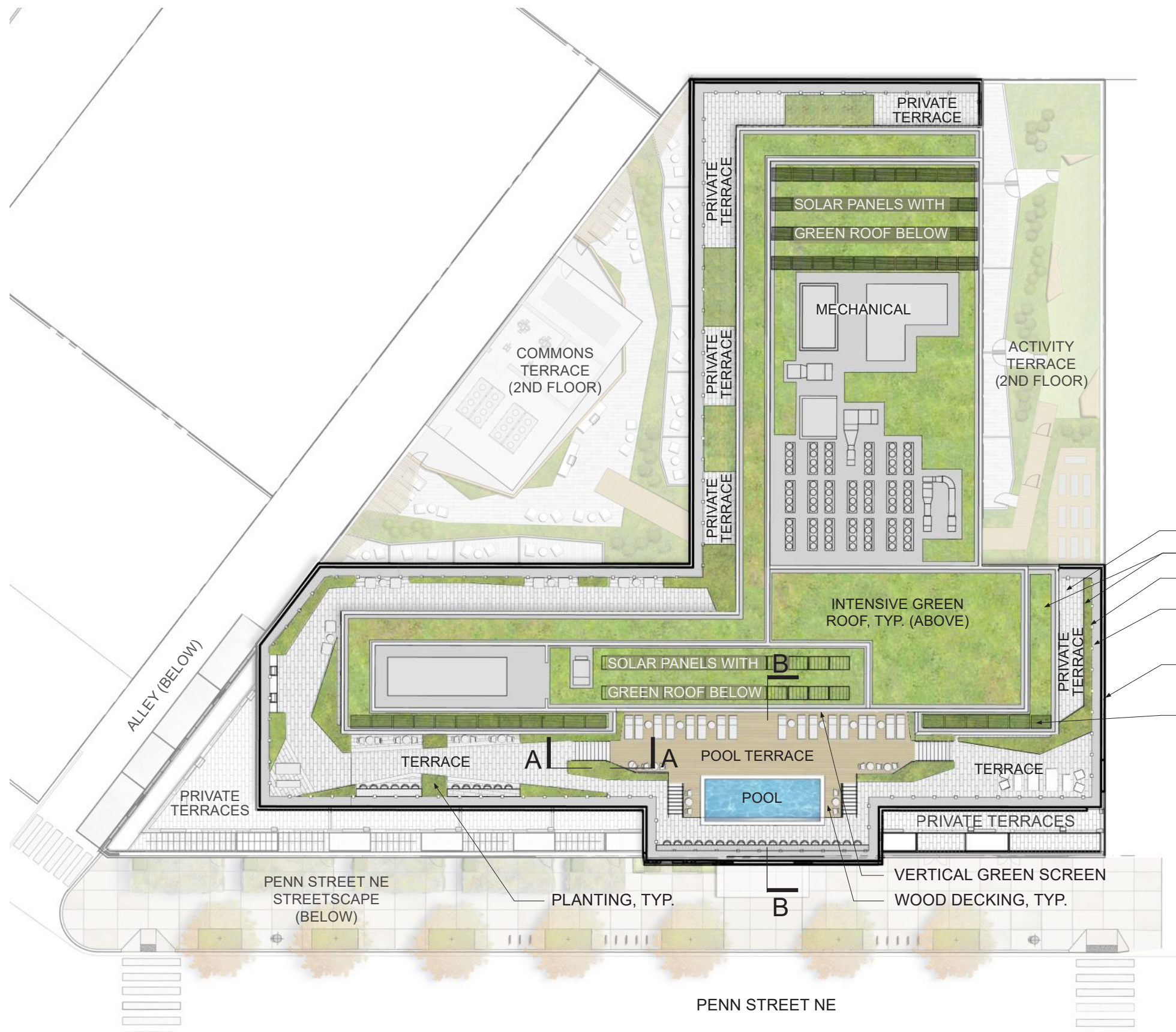


SECTION E



SECTION F





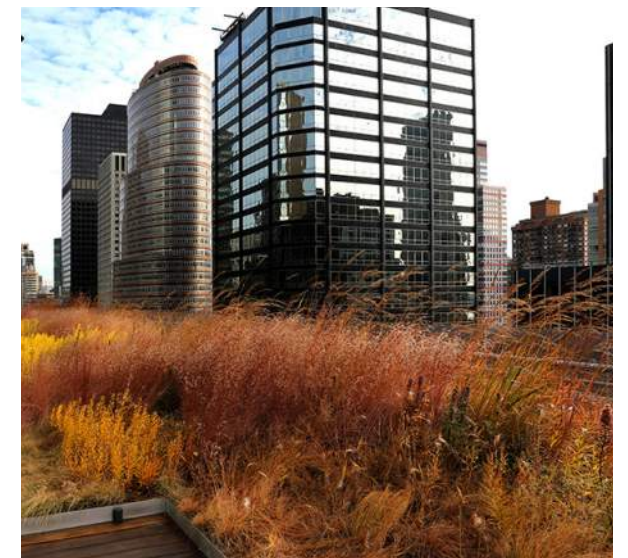
- ROOF PAVERS, TYP.
- INTENSIVE GREEN ROOF, TYP.
- GUARDRAIL, TYP.
- MAINTENANCE ACCESS WALKWAY, TYP.
- PARAPET, REFER TO ARCHITECTURE
- SOLAR PANELS WITH GREEN ROOF BELOW, TYP.



BUILT IN SEATING AND LOUNGE SEATING



DECK WITH MOVABLE SEATING

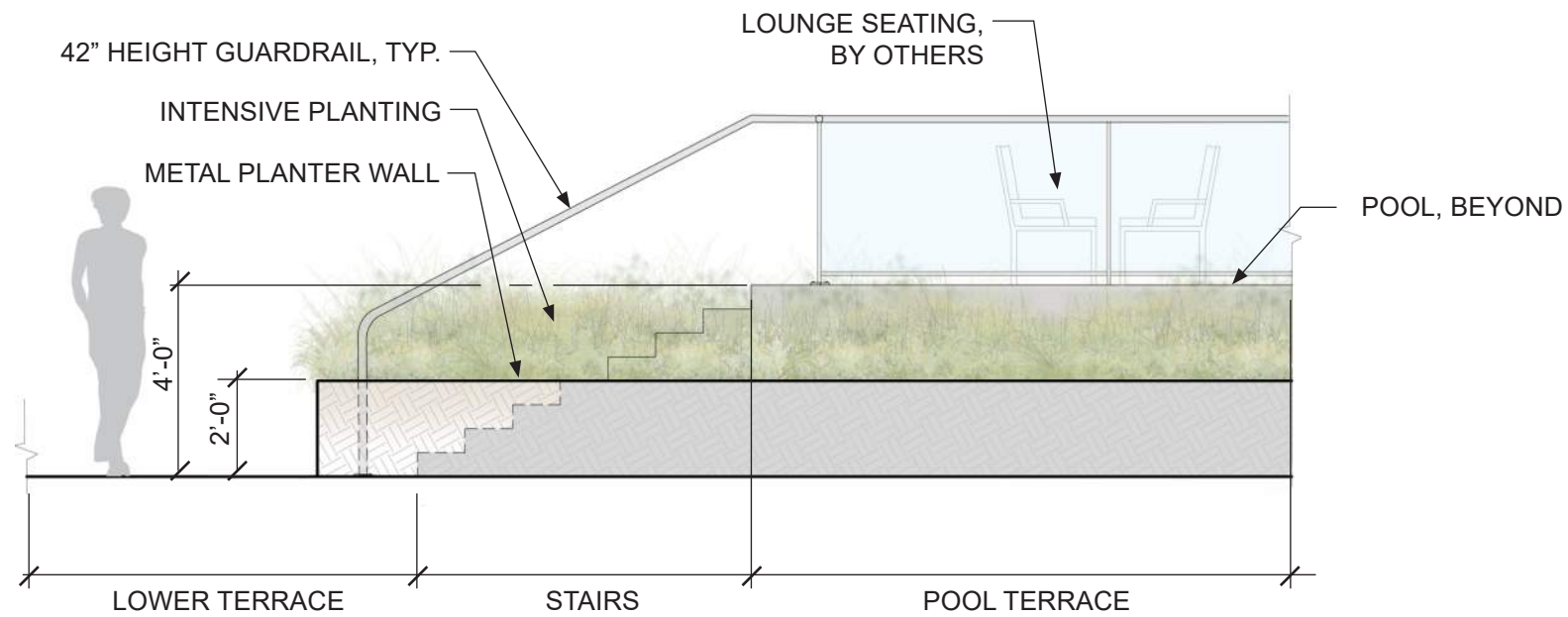


INTENSIVE PLANTINGS

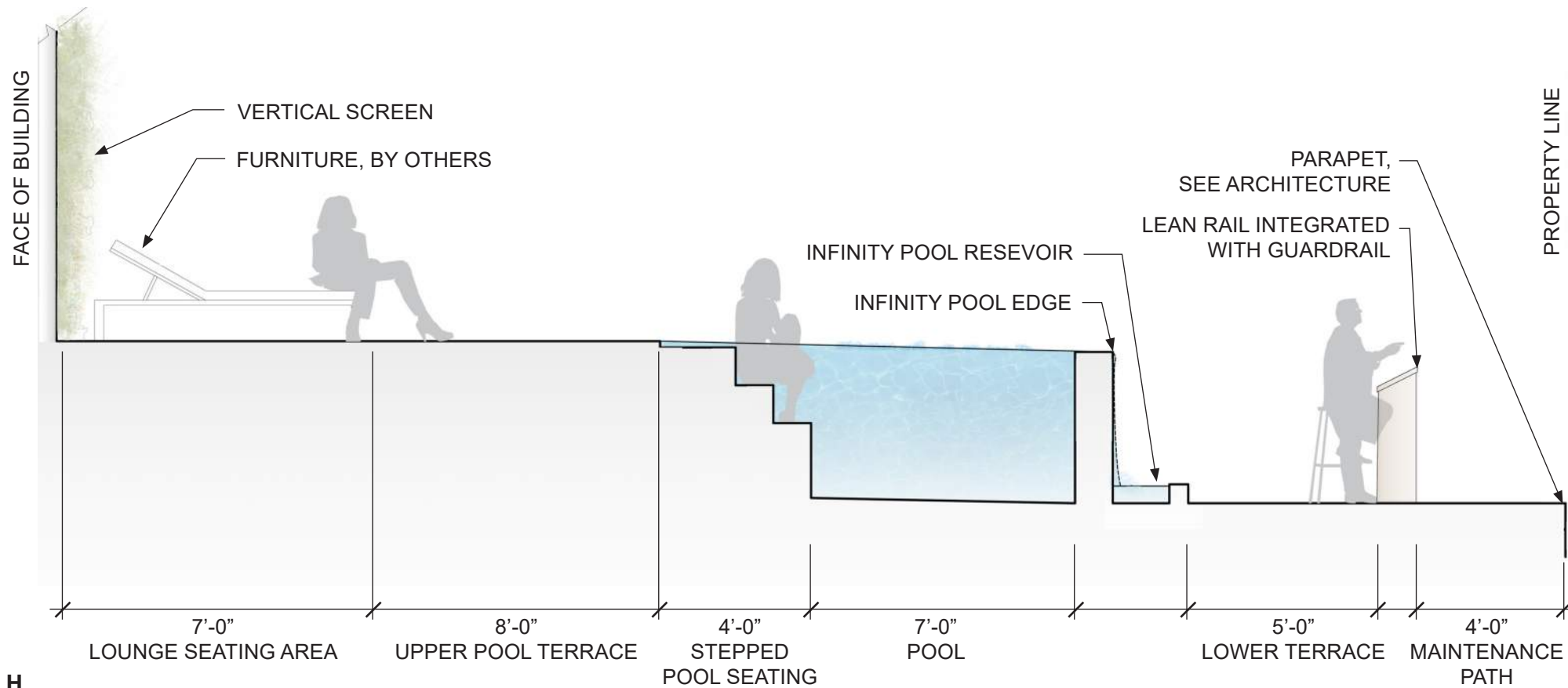
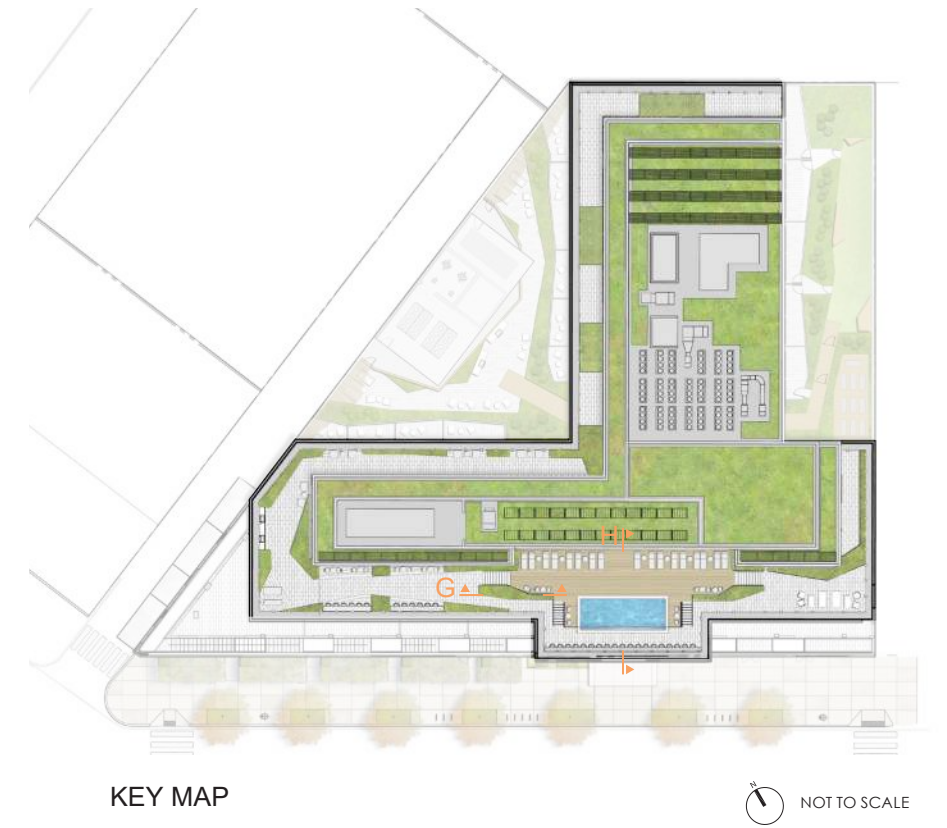
GREEN ROOF PLAN (PENTHOUSE LEVEL)

L - 11 | 500 PENN STREET NE

05 / 25 / 18



SECTION G



SECTION H

NOTE:
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 THE LOCATION, SIZE AND DEPTH OF THE GREEN ROOF AREAS AS WELL AS SOLAR PANEL LOCATIONS WILL BE DETERMINED WITH FINAL CONSTRUCTION DOCUMENTS

05/25/18



Corylus columna



Ostrya virginiana



Ilex verticillata



Myrica pensylvanica



Asclepias tuberosa



Hypericum densiflorum



Helianthus decapetalus



Lobelia siphilitica



Calamagrostis acutiflora



Carex pensylvanica



Chasmanthium latifolium



Juncus effusus



Eragrostis spectabilis



Schizachyrium scoparium



Verbena hastata

STREETSCAPE REPRESENTATIVE PLANT PALETTE

GREENROOF - REPRESENTATIVE INTENSIVE PALETTE
BOTANICAL NAME / COMMON NAME

SHRUBS
Juniperus horizontalis / Creeping Juniper
Rhus aromatica 'Gro Lo' / Gro Lo Fragrant Sumac
Rosa 'Nearly Wild' / Pink Rose
Taxus baccata 'Repandens' / Spreading English Yew
Vitex agnus-castus 'Silver Spire' / Chaste Tree

PERENNIALS
Achillea millefolium 'Anthea' / Yellow Yarrow
Allium giganteum / Giant Ornamental Onion
Coreopsis lanceolata / Lance-leaf Coreopsis
Echinacea purpurea / Purple Coneflower
Eryngium yuccifolium / Rattlesnake Master
Perovskia atriplicifolia / Russian Sage
Phlox subulata 'Emerald Cushion Blue' / Blue Moss Phlox
Salvia 'East Friesland' / Meadow Sage
Sedum x 'Autumn Fire' / Autumn Fire Stonecrop
Solidago sphacelata 'Golden Fleece' / Goldenrod

GRASSES
Andropogon scoparius 'The Blues' / Little Blue Stem
Calamagrostis brachytricha / Korean Feather Reed Grass
Molinia litoralis 'Windspiel' / Purple Moor Grass
Muhlenbergia capillaris / Pink Muhly Grass
Nessella tenuissima / Mexican Feather Grass



Rhus aromatica 'Gro Low'



Rosa 'Nearly Wild'



Juniperus horizontalis



Taxus baccata 'Repandens'



Vitex agnus-castus 'Silver Spire'



Achillea millefolium 'Anthea'



Allium giganteum



Coreopsis lanceolata



Eryngium yuccifolium



Echinacea purpurea



Perovskia atriplicifolia



Phlox subulata
'Emerald Cushion Blue'



Salvia 'East Friesland'



Sedum x 'Autumn Fire'



Solidago sphacelata
'Golden Fleece'



Andropogon scoparius
'The Blues'



Calamagrostis brachytricha



Molinia litoralis 'Windspiel'



Muhlenbergia capillaris



Nassella tenuissima

GREEN ROOF REPRESENTATIVE PLANT PALETTE (SECOND LEVEL)

GREENROOF - REPRESENTATIVE INTENSIVE PALETTE

BOTANICAL NAME / COMMON NAME

SHRUBS

- Juniperus horizontalis / Creeping Juniper
- Rhus aromatica 'Gro Low' / Gro Low Fragrant Sumac
- Rosa 'Nearly Wild' / Pink Rose
- Taxus baccata 'Repandens' / Spreading English Yew
- Vitex agnus-castus 'Silver Spire' / Chaste Tree

PERENNIALS

- Caryopteris x clandonensis; Longwood Blue' / Bluebeard
- Coreopsis lanceolata / Lance-leaf Coreopsis
- Dalea purpurea / Purple Prairie Clover
- Echinacea purpurea / Purple Coneflower
- Euphorbia robbiae / Robb's Spurge
- Liatris spicata 'Kobold' / Gayfeather
- Nepeta 'Walker's Low' / Catmint
- Rudbeckia fulgida 'Goldstrum' / Black-eyed Susan
- Salvia nemorosa 'Mainacht' / May Night Meadow Sage
- Sedum x 'Robustum' / Stonecrop

GRASSES

- Andropogon scoparius 'The Blues' / Little Blue Stem
- Calamagrostis brachytricha / Korean Feather Reed Grass
- Molinia litoralis 'Windspiel' / Purple Moor Grass
- Muhlenbergia capillaris / Pink Muhly Grass
- Nassella tenuissima / Mexican Feather Grass



Rhus aromatica 'Gro Low'



Rosa 'Nearly Wild'



Juniperus horizontalis



Taxus baccata 'Repandens'



Vitex agnus-castus 'Silver Spire'



Caryopteris x clandonensis



Coreopsis lanceolata



Dalea purpurea



Echinacea purpurea



Euphorbia robbiae



Liatris spicata 'Kobold'



Nepeta 'Walker's Low'



Rudbeckia fulgida 'Goldstrum'



Salvia nemorosa 'Mainacht'



Sedum x 'Robustum' '



Andropogon scoparius
'The Blues'



Calamagrostis brachytricha



Molinia litoralis 'Windspiel'



Muhlenbergia capillaris



Nassella tenuissima

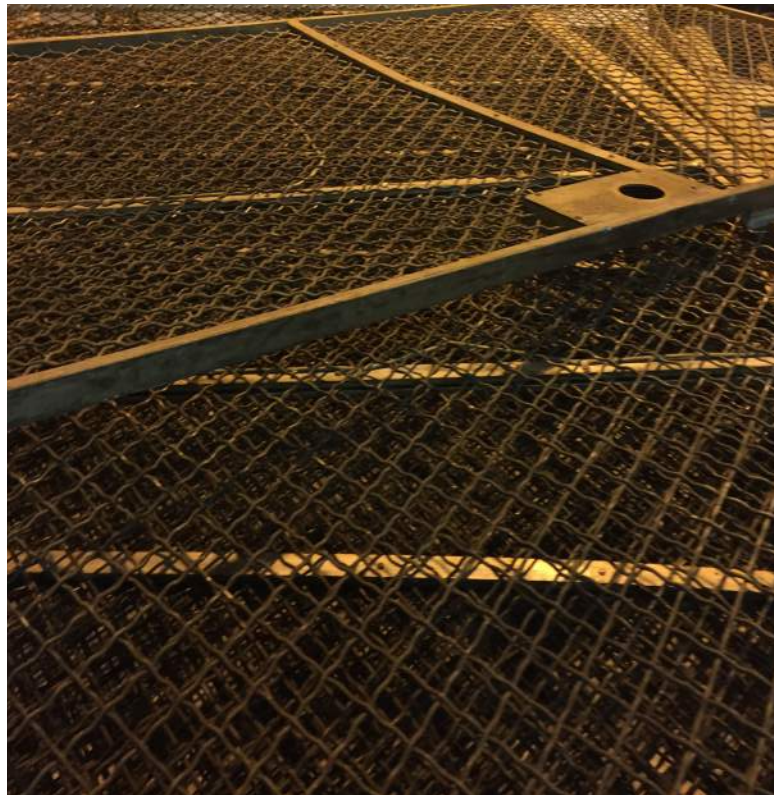
GREEN ROOF REPRESENTATIVE PLANT PALETTE (PENTHOUSE LEVEL)



STREET LIGHT: COBRA HEAD -
PHILIPS/VALMONT - ROADVIEW LED



CONCRETE SIDEWALK: 5'x8' Scoring,
Hairbroom Finish



RECLAIMED METAL MESH FOR VERTICAL SCREEN



TRASH RECEPTACLE: *Traditional, Black*



BIKE RACK



RECLAIMED METAL FOR PLANTER EDGING