



FOUR POINTS

SHANNON PLACE & W ST SE

Square 5724
Washington DC 20020

Hickok Cole



RETAIL FACADE ON EAST ELEVATION (ON SHANNON PLACE)



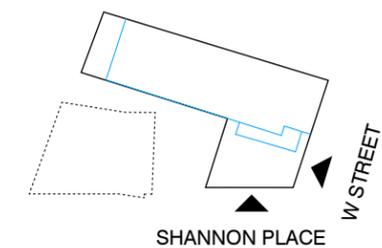
RETAIL FACADE ON NORTH ELEVATION (ON W STREET)

DATE:
MARCH 8, 2016

PUD APPLICATION
STAGE II - BLDG #4

TITLE:
GROUND FLOOR
RETAIL SIGNAGE

NUMBER:
SUP
A-1



PLAN LOCATION OF RETAIL FACADE

ZONING COMMISSION
District of Columbia
CASE NO.08-07C
EXHIBIT NO.12C



FOUR POINTS

SHANNON PLACE & W STREET SE

Square 5784
Washington DC 20020

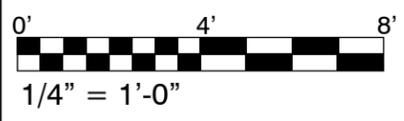


FRAMELESS LOUVERS
HEIGHT TO BE DETERMINED

STOREFRONT FACADE
HEIGHT AND MULLION
CONFIGURATION
ACCORDING TO STREET
ELEVATION
(FROM 9' TO 17'
APPROX.)

RETAIL SIGNAGE
CENTERED ON
LOUVERS

WIDTH ACCORDING TO NAME
CENTERED ON BAY



STOREFRONT DETAILED ELEVATION

NOTE 1:
THE EXTERIOR SIGNAGE IS PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES. ITS FONT, COLOR, MATERIAL, MESSAGE, TYPE AND LOGO MAY BE MODIFIED AS THE SPACE IS REFINED FOR SPECIFIC RETAILERS

NOTE 2:
ALL SIGNS, GRAPHICS, AND LETTERING ARE SUBJECT TO THE APPROVAL OF THE LANDLORD PRIOR TO SEEKING SIGN PERMITS IN ACCORDANCE WITH LOCAL ZONING ORDINANCES. DRAWINGS AND SPECIFICATIONS FOR ALL APPLICATIONS OF LIGHTING AND SIGNAGE ARE TO BE SUBMITTED IN WRITING TO THE LANDLORD.

- SIGNAGE GUIDELINES**
- The signage will be made of solid letters
 - The font will be characteristic of the retail's identity.
 - The materials will be durable and of a light color, contrasting with the louvers background
 - The letters will be back-lit or front-lit
 - Any electrical equipment shall be concealed inside tenant spaces
 - Tenants that occupy multiple bays are not required to have a sign in every bay

- STOREFRONT GUIDELINES**
- Tenants that occupy multiple bays are not required to have a door in every bay
 - A solid door as a contrasting element may be accepted.
 - Window signage may be used, provided it doesn't cover more than twenty percent of the glazed surface.
 - The use of treatments that impede visibility is prohibited



VIEW FROM SHANNON PL. AND W ST. CROSSING

DATE:
MAY 15, 2018

PUD APPLICATION
STAGE II - BLDG #4

TITLE:

NUMBER:
SUP
A-2



FOUR POINTS

SHANNON PLACE & W ST SE

Square 5754
Washington DC 20020

Hickok Cole



OFFICE: 281,242 GFA
(INCLUDING CELLAR/ ABOVE GRADE GFA AT P1 LEVEL, NOT INCLUDING PH)

RETAIL: 6,644
GFA % : OFFICE 97.7% / RETAIL 2.3%

PRO RATED SUBTRACTIONS:
OFFICE = 1,953.80 (=2000*97.7%)
RETAIL = 69.30 (= 3000*2.3%)

REQUIRED PARKING SPACES: 488
OFFICE: (281,008 - 1,953.80)/600 = 465
RETAIL: (6,644 - 69.30) / 300 = 23

PROVIDED PARKING SPACES: 324
OFFICE: 301
RETAIL: 23

NOTE: UP TO ADDITIONAL 164 TANDEM SPACES ARE PROVIDED TO REACH THE TOTAL OF UP TO 460 SPACES

DATE:
MARCH 8, 2018

PUD APPLICATION
STAGE II - BLDG #4

TITLE:
FLOOR PLANS
PARKING
LEVEL P1

NUMBER:
SUP
A-3



LEVEL P1 - PARKING



FOUR POINTS

SHANNON PLACE & W STREET SE

Square 5764
Washington DC 20020



DATE:
MAY 15, 2018

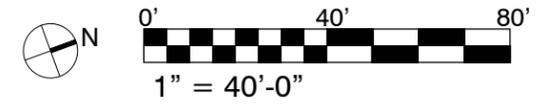
PUD APPLICATION
STAGE II - BLDG #4

TITLE:
FLOOR PLANS
LEVEL 01

NUMBER:
SUP
A-4



LEVEL 01 - OFFICE & RETAIL





FOUR POINTS

SHANNON PLACE
& W ST SE

Square 5724
Washington DC 20020

Hickok Cole



DATE:
MARCH 8, 2018

PUD APPLICATION
STAGE II - BLDG #4

TITLE:
FLOOR PLANS
LEVEL 04

NUMBER:
SUP
A-5



LEVEL 04 - OFFICE

COURTYARD



BOARDWALK OVER BIORETENTION



STAIRS



BOARDWALK OVER BIORETENTION



STAIRS



COURTYARD SEATING

STREETSCAPE



CONTINUE EXISTING SHANNON PLACE TREE STRIP



W STREET STREETSCAPE



RAILROAD AVE PLANTINGS



FOUR POINTS

SHANNON PLACE & W STREET SE

Square 5784
Washington DC 20020



DATE:
MAY 15, 2018

PUD APPLICATION
STAGE II - BLDG #4

TITLE:
LANDSCAPE
PRECEDENT
IMAGES

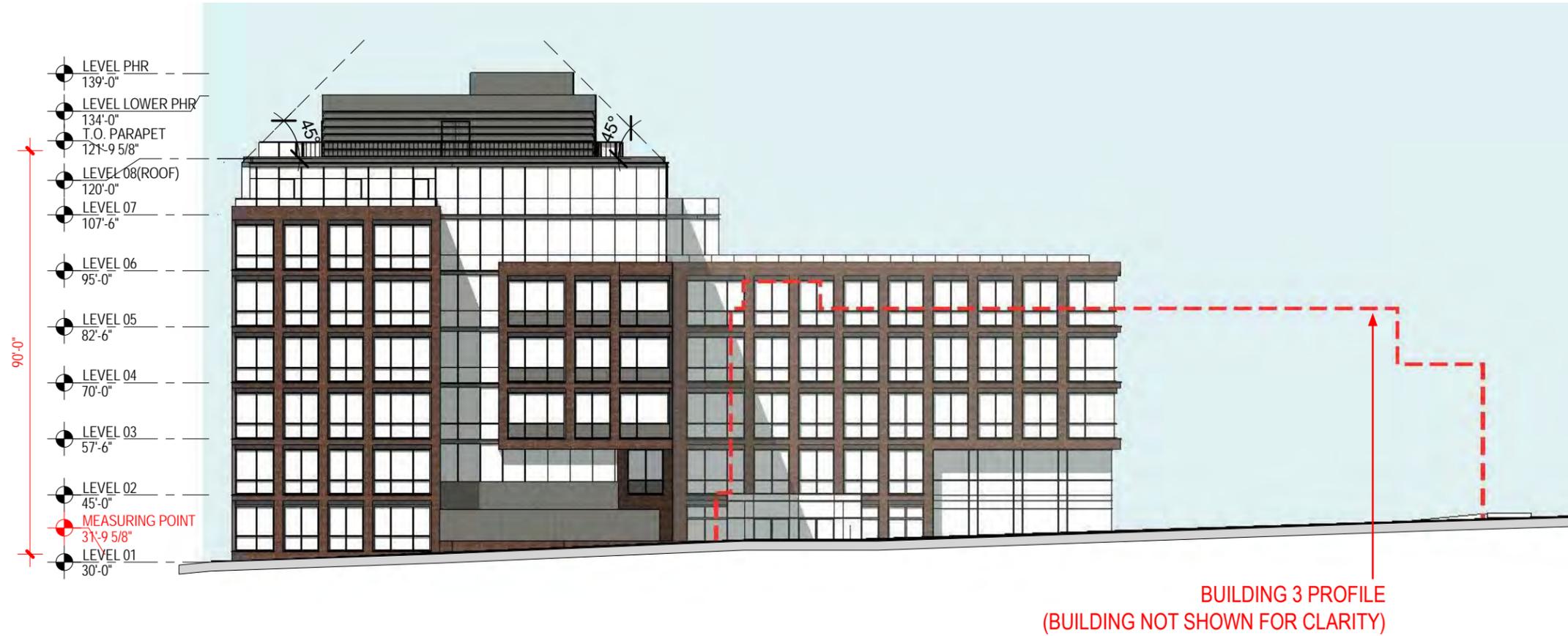
NUMBER:
SUP
L - 6



FOUR POINTS

SHANNON PLACE
& W ST SE

Square 5784
Washington DC 20020



DATE:
MARCH 8, 2018

PUD APPLICATION
STAGE II - BLDG #4

TITLE:
BUILDING
ELEVATION:
SOUTH

NUMBER:
A-36



SOUTH ELEVATION

