

# **EXHIBIT 1 - YARDBIRD RESTAURANT PACKAGE**

*The following exhibit is the proposed design of one prospective tenant at 901 New York Ave NW and is intended to represent one implementation of the guidelines set forth in the preceding portion of the Comprehensive Signage and Storefront Plan Manual.*

PAGE INTENTIONALLY LEFT BLANK



# PROJECT TEAM

## OWNER

BOSTON PROPERTIES  
2200 Pennsylvania Avenue, NW, Suite 200W  
Washington, DC 20037  
T: 202-585-0855 F: 202-585-0888  
E: coverly@bostonproperties.com

## ARCHITECT

ROCKWELLGROUP  
5 West Union Square, 8th Floor  
New York, NY 10003  
T: 212-463-0334  
E: thovland@rockwellgroup.com

## ARCHITECT OF RECORD

HBC ARCH  
122 West 27th Street 4th Floor  
New York, NY 10001  
T: 02-647-0011  
E: valeryl@hbcarch.com

## LIGHTING

FOCUS LIGHTING  
221 W 116th Street  
New York, NY 10026  
T: 212-865-1565  
E: JPL@focuslighting.com

## ZONING COUNSEL

GOULSTON & STORRS  
1999 K STREET, NW, SUITE 500  
WASHINGTON, DC 20006  
T: 202-721-0011 F: 202-263-0501



## DRAWING INDEX

A000	COVER PAGE	A008	SUMMARY OF IMPROVEMENTS EAST
A001	SITE PLAN AND VICINITY MAP	A009	PROPOSED VIEW EAST
A002	EXISTING SITE PLAN	A010	OUTLINE AREA OF WORK NORTH
A003	CHANGES TO SITE PLAN	A011	SUMMARY OF IMPROVEMENTS NORTH
A004	OUTLINE AREA OF WORK SOUTH	A012	PROPOSED VIEW NORTH
A005	SUMMARY OF IMPROVEMENTS SOUTH		
A006	PROPOSED VIEW SOUTH		
A007	OUTLINE OF AREA OF WORK EAST		

**DRAWING NAME:** COVER PAGE

**SHEET NO:** A000

**SCALE:** N/A

**DATE:** 1.28.2019

901 NEW YORK AVENUE NW  
WASHINGTON, DC, 20001

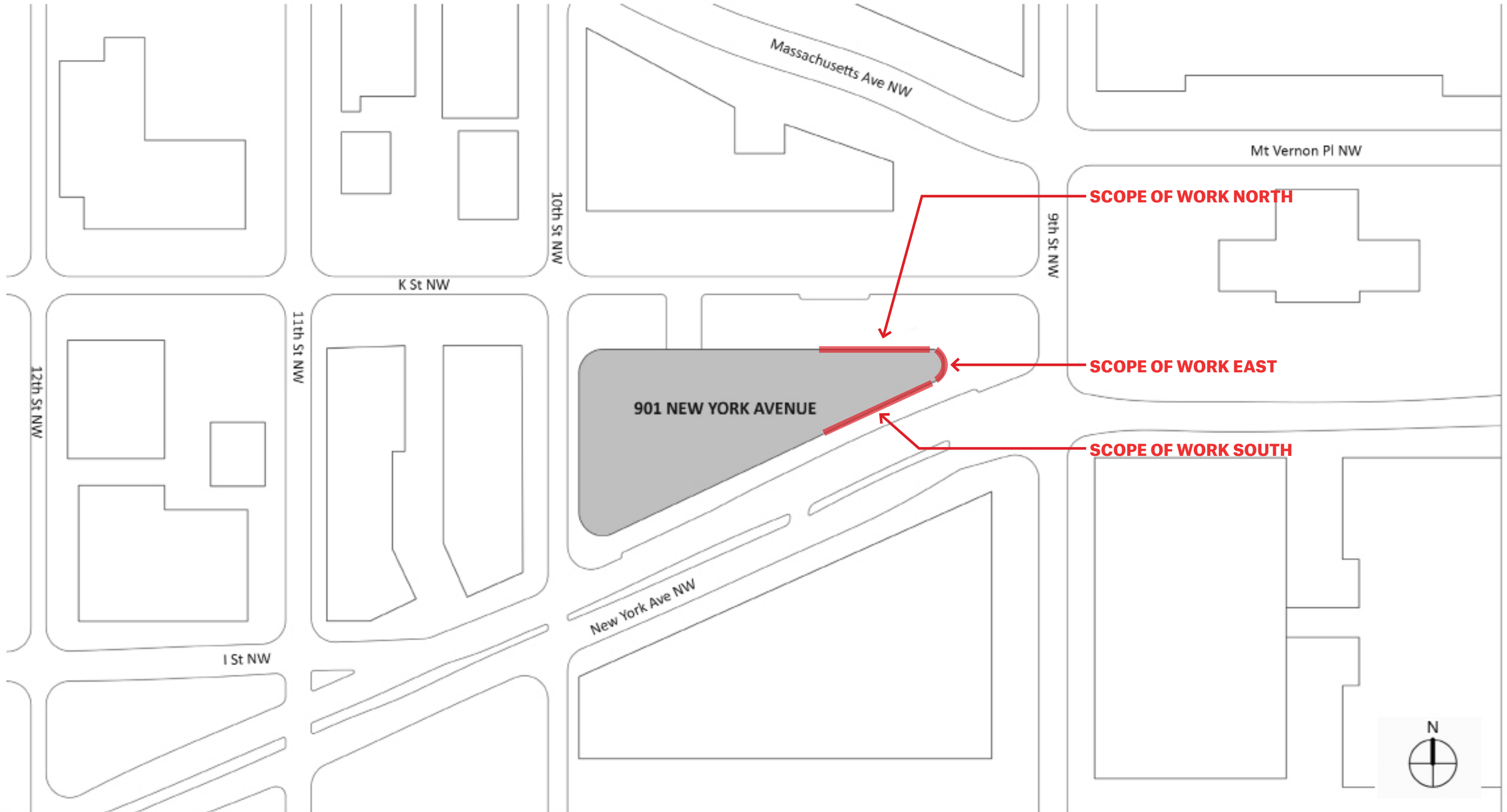
**ARCHITECT:** ROCKWELL GROUP

**OWNER:** BOSTON PROPERTIES

**PROJECT:** YARDBIRD RESTAURANT

PAGE INTENTIONALLY LEFT BLANK





**DRAWING NAME:** SITE PLAN AND VICINITY MAP

**SHEET NO:** A001

**SCALE:** N/A

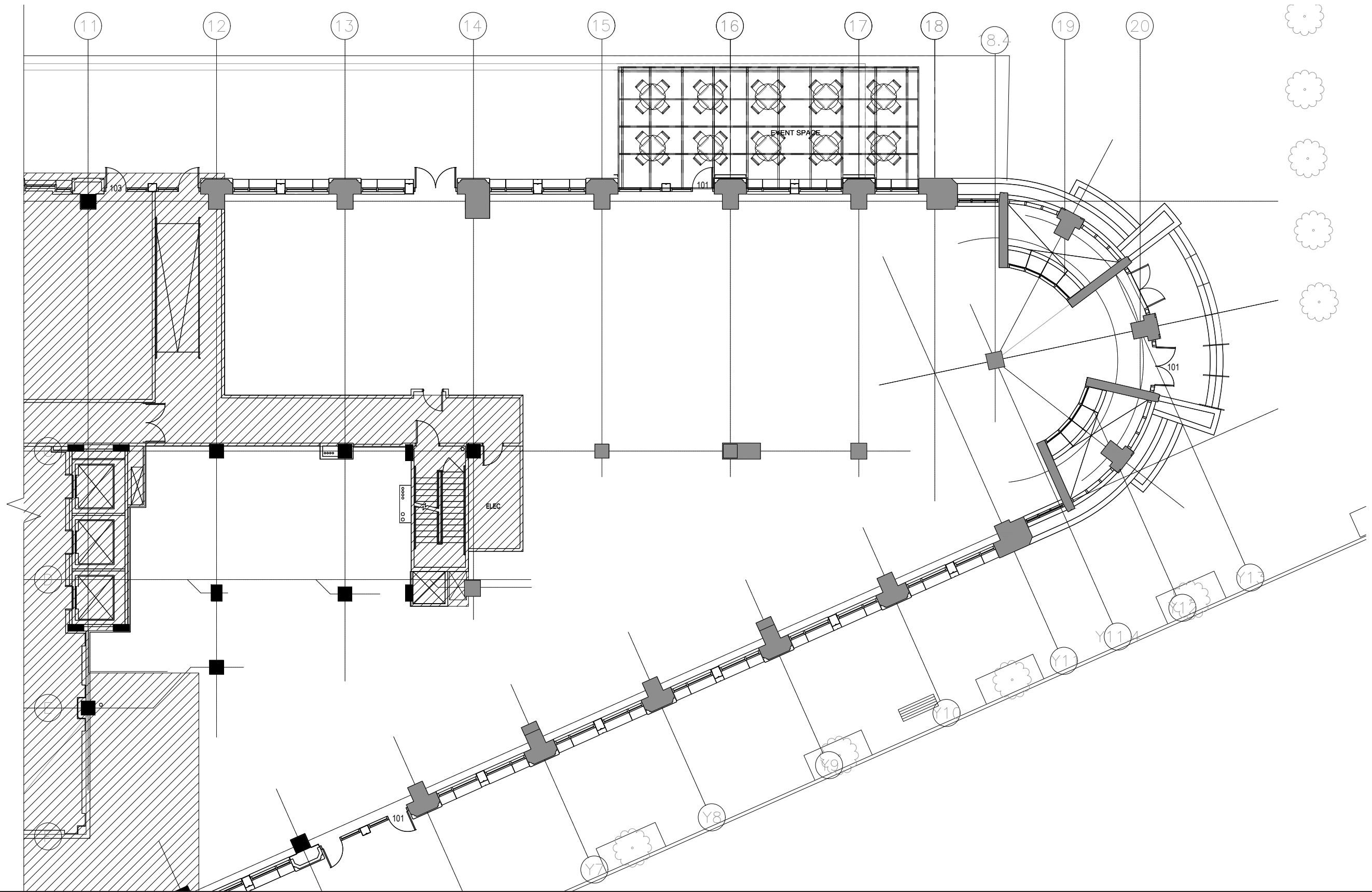
**DATE:** 1.28.2019

**901 NEW YORK AVENUE NW  
WASHINGTON, DC, 20001**

**ARCHITECT:** ROCKWELL GROUP

**OWNER:** BOSTON PROPERTIES

**PROJECT:** YARDBIRD RESTAURANT



**DRAWING NAME:** EXISTING SITE PLAN

**SHEET NO:** A002

**SCALE:** N/A

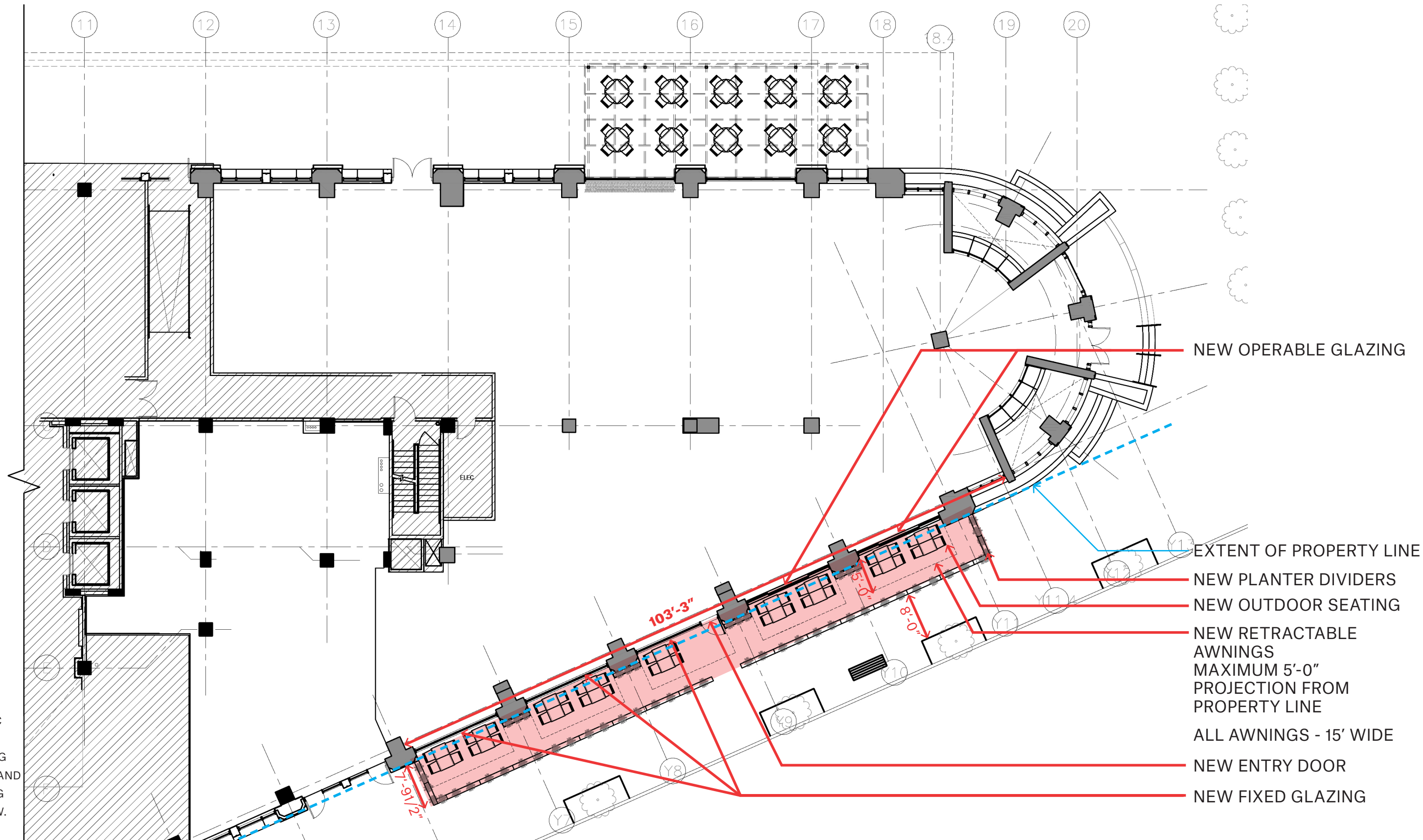
**DATE:** 1.28.2019

901 NEW YORK AVENUE NW  
WASHINGTON, DC, 20001

**ARCHITECT:** ROCKWELL GROUP

**OWNER:** BOSTON PROPERTIES

**PROJECT:** YARDBIRD RESTAURANT



NOTE: AREA IN PUBLIC SPACE SUBJECT TO MODIFICATION DURING PERMITTING REVIEW AND APPROVAL, INCLUDING PUBLIC SPACE REVIEW.

**DRAWING NAME:** CHANGES TO SITE PLAN  
**SHEET NO:** A003  
**SCALE:** N/A  
**DATE:** 1.28.2019

901 NEW YORK AVENUE NW  
 WASHINGTON, DC, 20001

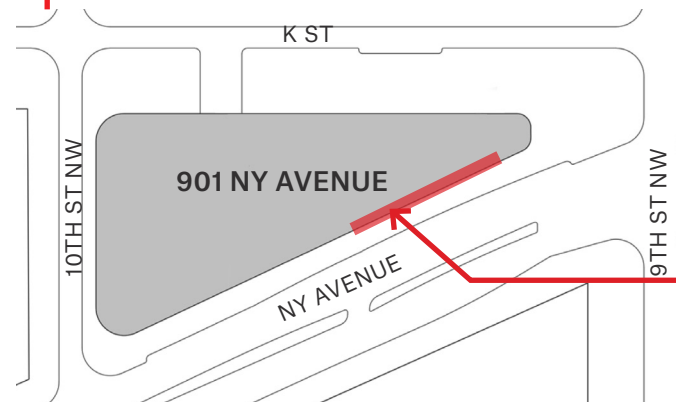
**ARCHITECT:** ROCKWELL GROUP  
**OWNER:** BOSTON PROPERTIES  
**PROJECT:** YARBIRD RESTAURANT

PAGE INTENTIONALLY LEFT BLANK





**NOTE: VERTICAL HEIGHT VARIES AS SIDEWALK SLOPES UP TOWARDS EAST CORNER**



**SCOPE OF WORK SOUTH**

**DRAWING NAME:** OUTLINE AREA OF WORK SOUTH

**SHEET NO:** A004

**SCALE:** N/A

**DATE:** 1.28.2019

**901 NEW YORK AVENUE NW  
WASHINGTON, DC, 20001**

**ARCHITECT:** ROCKWELL GROUP

**OWNER:** BOSTON PROPERTIES

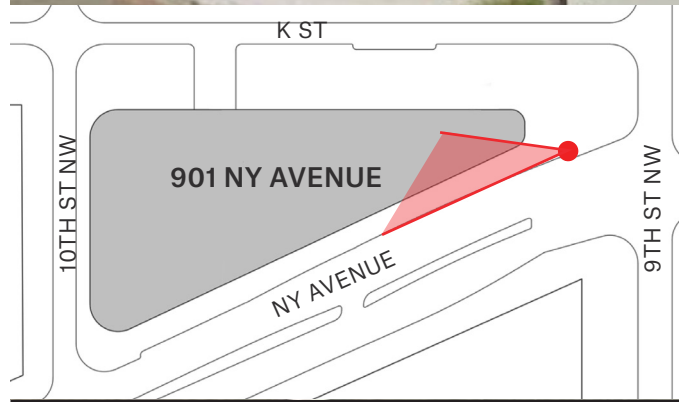
**PROJECT:** YARDBIRD RESTAURANT





**SUMMARY OF IMPROVEMENTS:  
NEW YORK AVENUE**

- RECLAD EXISTING SIGNAGE
- PAINT EXISTING LOUVER
- REPLACE AWNING
- REPLACE GLAZING
- REMOVE STONE PIERS
- RECLAD STONE CURB
- ADD PLANTER DIVIDER
- ADD OUTDOOR SEATING



**DRAWING NAME:** SUMMARY OF IMPROVEMENTS SOUTH  
**SHEET NO:** A005  
**SCALE:** N/A  
**DATE:** 1.28.2019

**901 NEW YORK AVENUE NW  
 WASHINGTON, DC, 20001**

**ARCHITECT:** ROCKWELL GROUP  
**OWNER:** BOSTON PROPERTIES  
**PROJECT:** YARDBIRD RESTAURANT

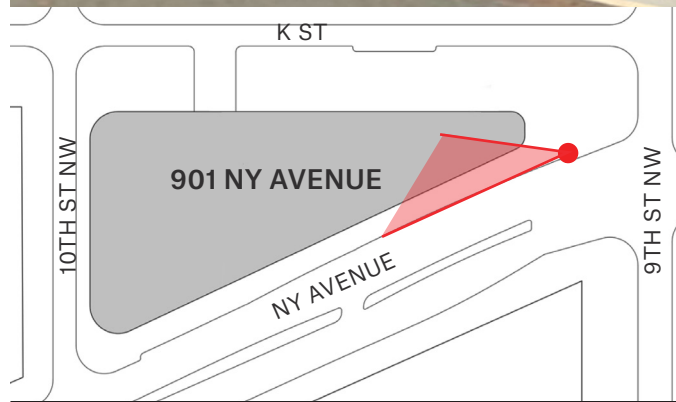




**SUMMARY OF IMPROVEMENTS:  
NEW YORK AVENUE**

- NEW SIGNAGE
- NEW ENTRY DOOR
- PAINT EXISTING LOUVERS
- NEW AWNING
- RECLAD EXISTING SIGNAGE
- NEW GLAZING
- RECLAD EXISTING STONE PIERS
- NEW LIGHTING
- NEW SEATING
- NEW PLANTER BOX AT BASE OF STONE PIERS
- NEW PLANTER DIVIDERS

NOTE: Lettering and Logos on planter dividers subject to change based on tenancy.



**DRAWING NAME:** PROPOSED VIEW SOUTH  
**SHEET NO:** A006  
**SCALE:** N/A  
**DATE:** 1.28.2019

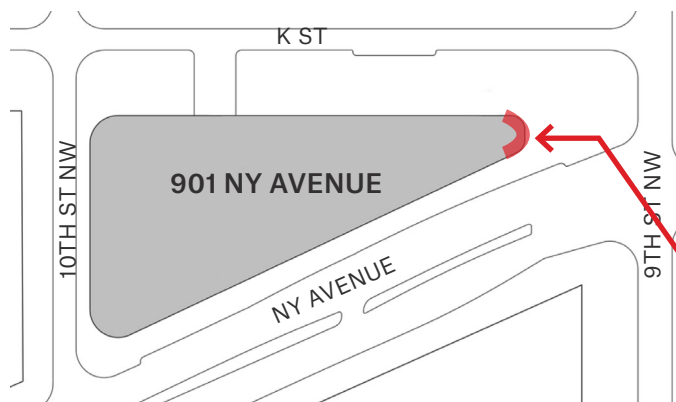
**901 NEW YORK AVENUE NW  
 WASHINGTON, DC, 20001**

**ARCHITECT:** ROCKWELL GROUP  
**OWNER:** BOSTON PROPERTIES  
**PROJECT:** YARBIRD RESTAURANT



PAGE INTENTIONALLY LEFT BLANK





**SCOPE OF WORK EAST**

**NOTE: VERTICAL HEIGHT VARIES AS SIDEWALK SLOPES UP TOWARDS K STREET**

**DRAWING NAME:** OUTLINE AREA OF WORK EAST

**SHEET NO:** A007

**SCALE:** N/A

**DATE:** 1.28.2019

**901 NEW YORK AVENUE NW  
WASHINGTON, DC, 20001**

**ARCHITECT:** ROCKWELL GROUP

**OWNER:** BOSTON PROPERTIES

**PROJECT:** YARDBIRD RESTAURANT





**SUMMARY OF IMPROVEMENTS:  
9TH STREET NW**

RECLAD EXISTING SIGNAGE

RECLAD SPANDREL

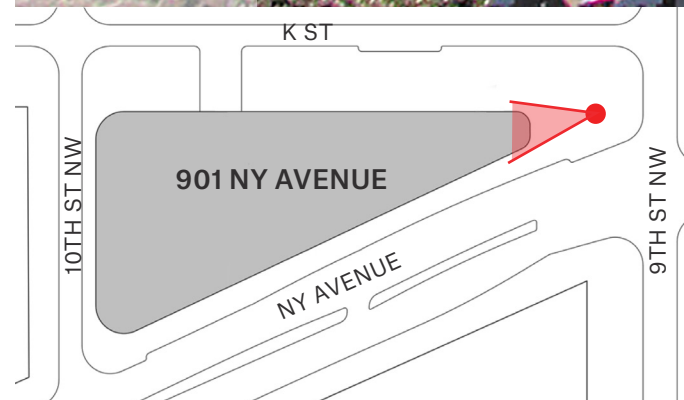
RECLAD PIERS

RECLAD EXISTING SIGNAGE

REPLACE SIGNAGE

PAINT LOUVERS

REPLACE GLAZING AND DOORS



**DRAWING NAME:** SUMMARY OF IMPROVEMENTS EAST

**SHEET NO:** A008

**SCALE:** N/A

**DATE:** 1.28.2019

**901 NEW YORK AVENUE NW  
WASHINGTON, DC, 20001**

**ARCHITECT:** ROCKWELL GROUP

**OWNER:** BOSTON PROPERTIES

**PROJECT:** YARDBIRD RESTAURANT





**SUMMARY OF IMPROVEMENTS:  
9TH STREET NW**

RECLAD EXISTING SIGNAGE

NEW SIGNAGE

RECLAD SPANDREL

RECLAD PIERS

PAINT EXISTING LOUVERS

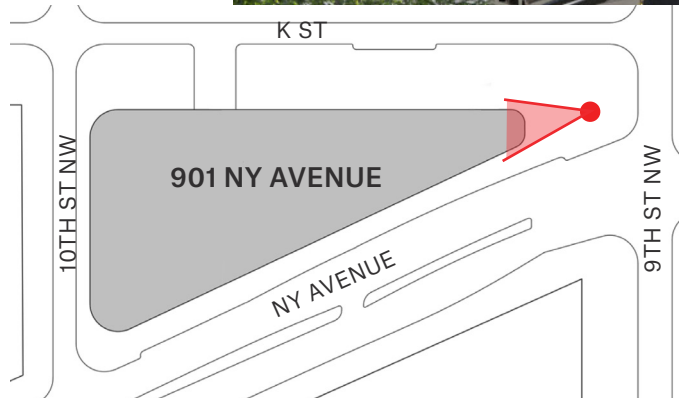
RECLAD EXISTING SIGNAGE

PAINT EXISTING MULLIONS

NEW LIGHTING

NEW PLANTER BOX AT  
BASE OF PIERS

NEW ENTRY DOOR



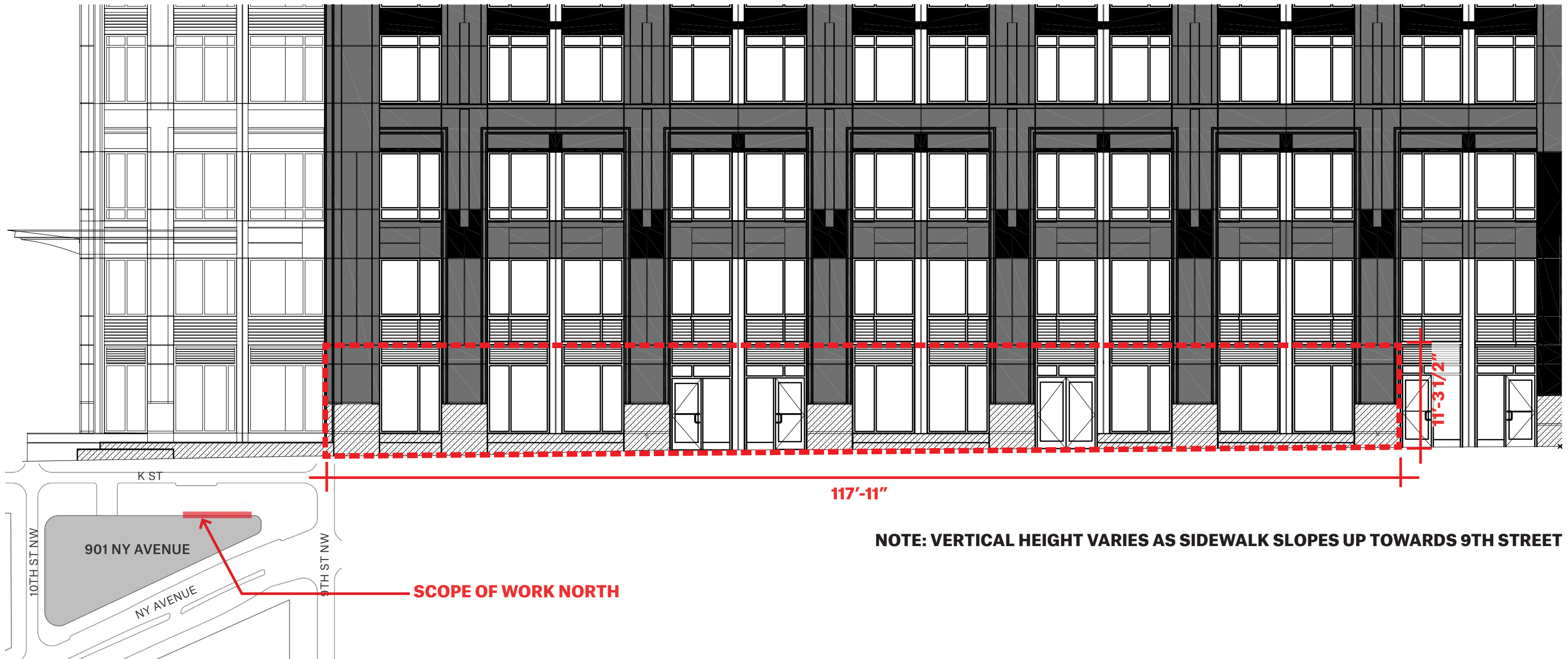
**DRAWING NAME:** PROPOSED VIEW EAST  
**SHEET NO:** A009  
**SCALE:** N/A  
**DATE:** 1.28.2019

**901 NEW YORK AVENUE NW  
 WASHINGTON, DC, 20001**

**ARCHITECT:** ROCKWELL GROUP  
**OWNER:** BOSTON PROPERTIES  
**PROJECT:** YARDBIRD RESTAURANT

PAGE INTENTIONALLY LEFT BLANK





117'-11"

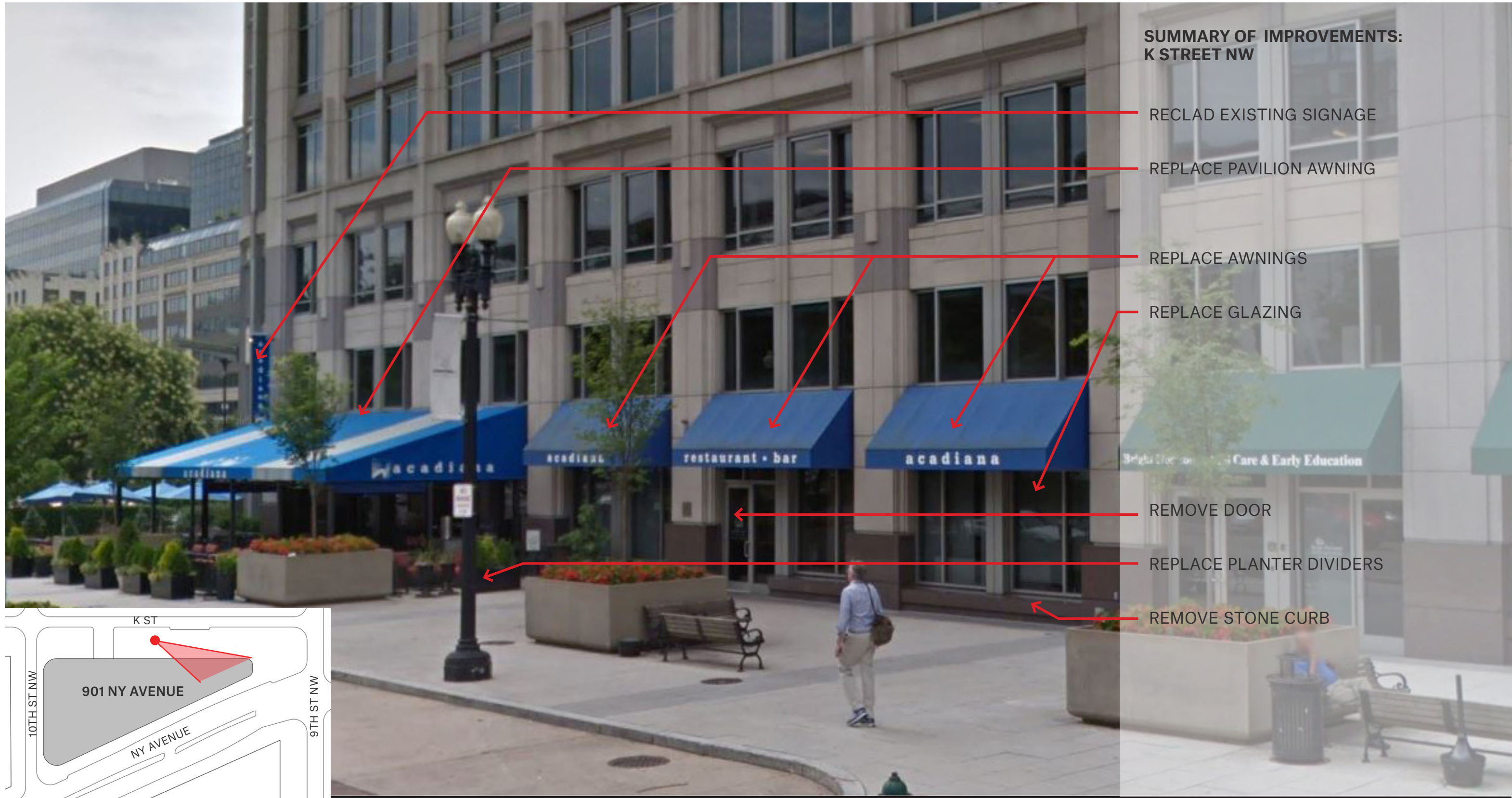
**NOTE: VERTICAL HEIGHT VARIES AS SIDEWALK SLOPES UP TOWARDS 9TH STREET**

**SCOPE OF WORK NORTH**

**DRAWING NAME:** OUTLINE AREA OF WORK NORTH  
**SHEET NO:** A010  
**SCALE:** N/A  
**DATE:** 1.28.2019

901 NEW YORK AVENUE NW  
 WASHINGTON, DC, 20001

**ARCHITECT:** ROCKWELL GROUP  
**OWNER:** BOSTON PROPERTIES  
**PROJECT:** YARDBIRD RESTAURANT



**SUMMARY OF IMPROVEMENTS:  
K STREET NW**

RECLAD EXISTING SIGNAGE

REPLACE PAVILION AWNING

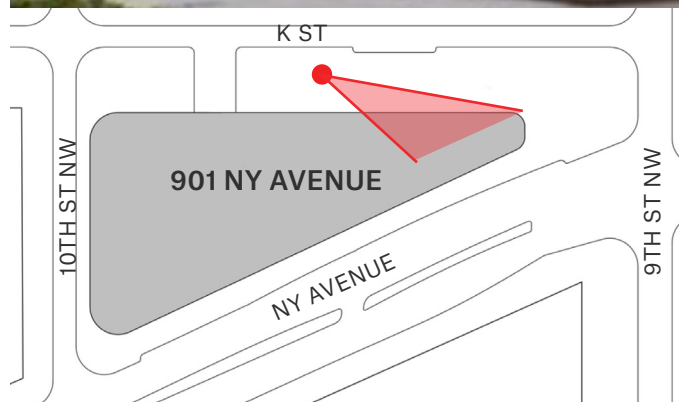
REPLACE AWNINGS

REPLACE GLAZING

REMOVE DOOR

REPLACE PLANTER DIVIDERS

REMOVE STONE CURB



**DRAWING NAME:** SUMMARY OF IMPROVEMENTS NORTH

**SHEET NO:** A011

**SCALE:** N/A

**DATE:** 1.28.2019

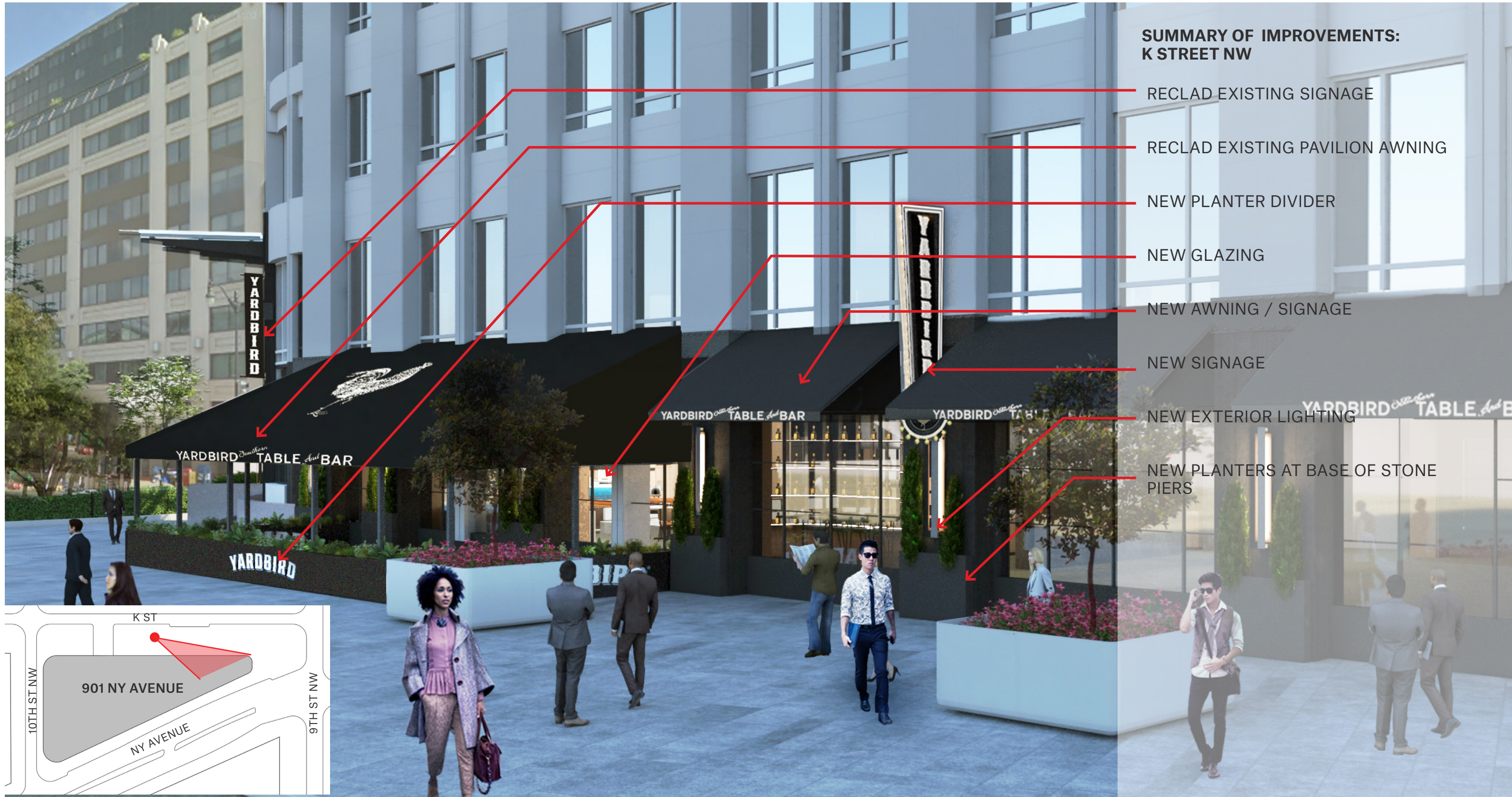
**901 NEW YORK AVENUE NW  
WASHINGTON, DC, 20001**

**ARCHITECT:** ROCKWELL GROUP

**OWNER:** BOSTON PROPERTIES

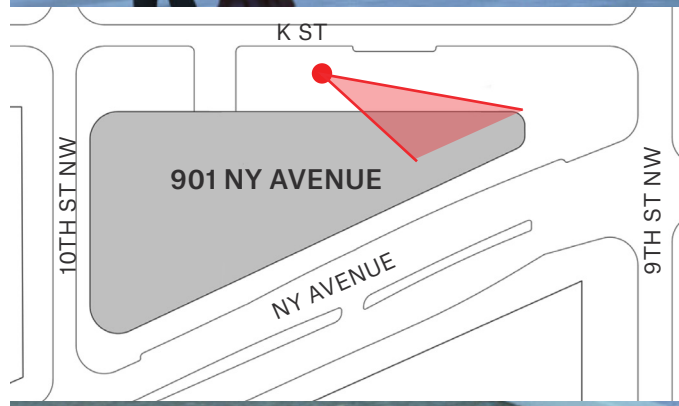
**PROJECT:** YARDBIRD RESTAURANT





**SUMMARY OF IMPROVEMENTS:  
K STREET NW**

- RECLAD EXISTING SIGNAGE
- RECLAD EXISTING PAVILION AWNING
- NEW PLANTER DIVIDER
- NEW GLAZING
- NEW AWNING / SIGNAGE
- NEW SIGNAGE
- NEW EXTERIOR LIGHTING
- NEW PLANTERS AT BASE OF STONE PIERS



**DRAWING NAME:** PROPOSED VIEW NORTH  
**SHEET NO:** A012  
**SCALE:** N/A  
**DATE:** 1.28.2019

**901 NEW YORK AVENUE NW  
 WASHINGTON, DC, 20001**

**ARCHITECT:** ROCKWELL GROUP  
**OWNER:** BOSTON PROPERTIES  
**PROJECT:** YARDBIRD RESTAURANT