

# **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.*

# PROJECT TEAM

## OWNER

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## 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:** 03.13.2019

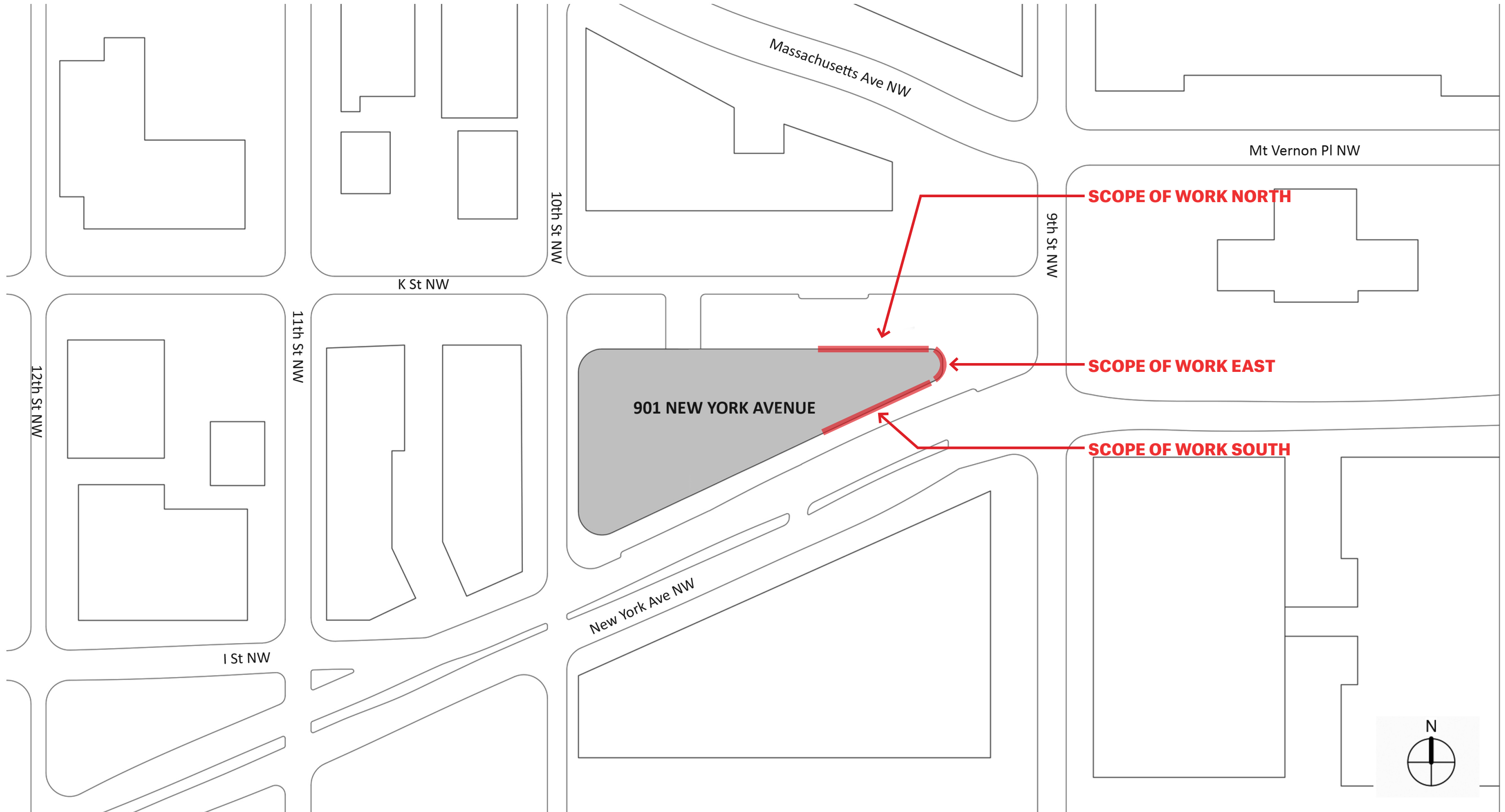
901 NEW YORK AVENUE NW  
WASHINGTON, DC, 20001

**ARCHITECT:** ROCKWELL GROUP

**OWNER:** BOSTON PROPERTIES

**PROJECT:** YARDBIRD RESTAURANT

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

**SHEET NO:** A001

**SCALE:** N/A

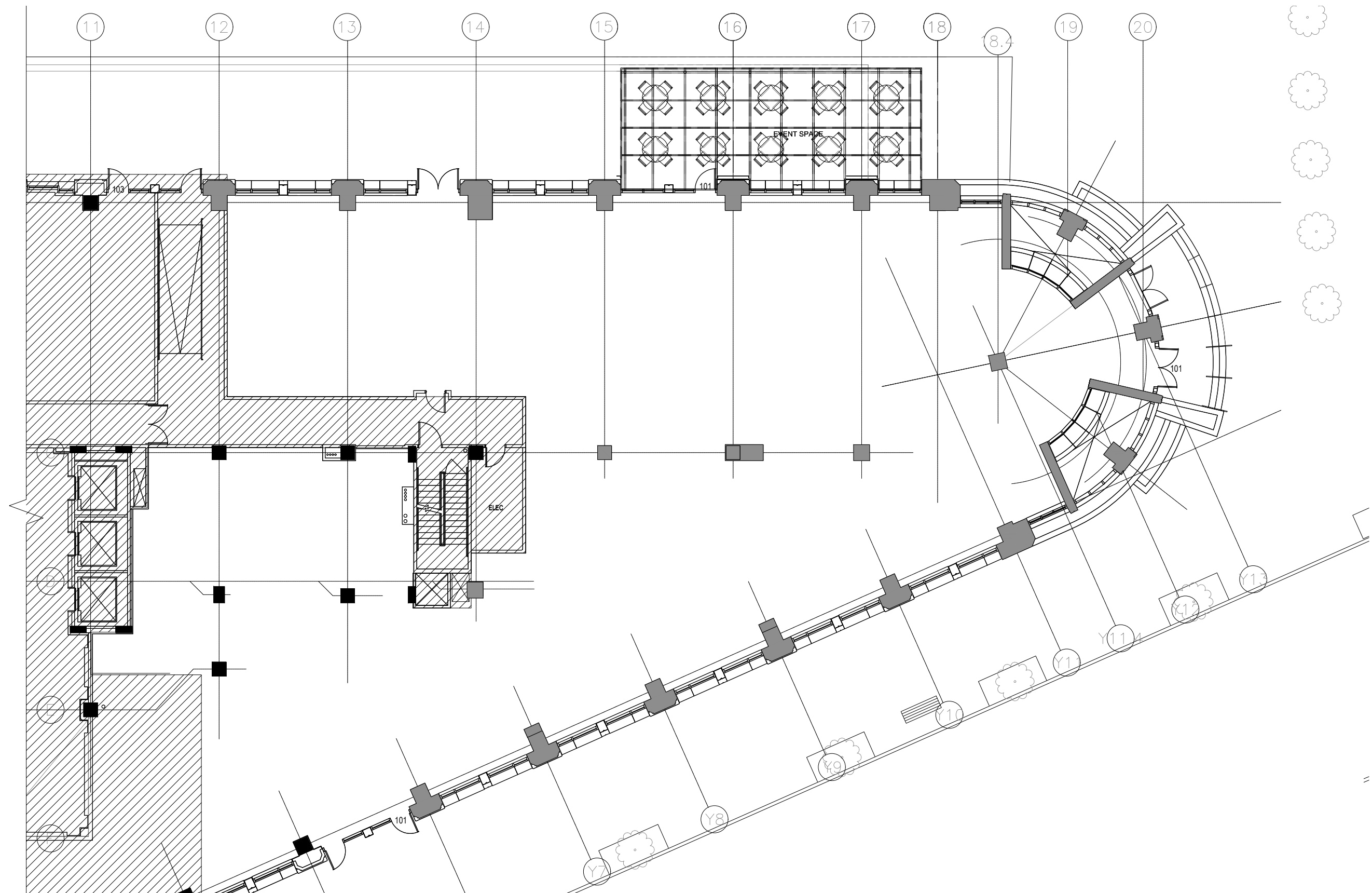
**DATE:** 03.13.2019

# 901 NEW YORK AVENUE NW WASHINGTON, DC, 20001

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**DRAWING NAME:** EXISTING SITE PLAN

**SHEET NO:** A002

**SCALE:** N/A

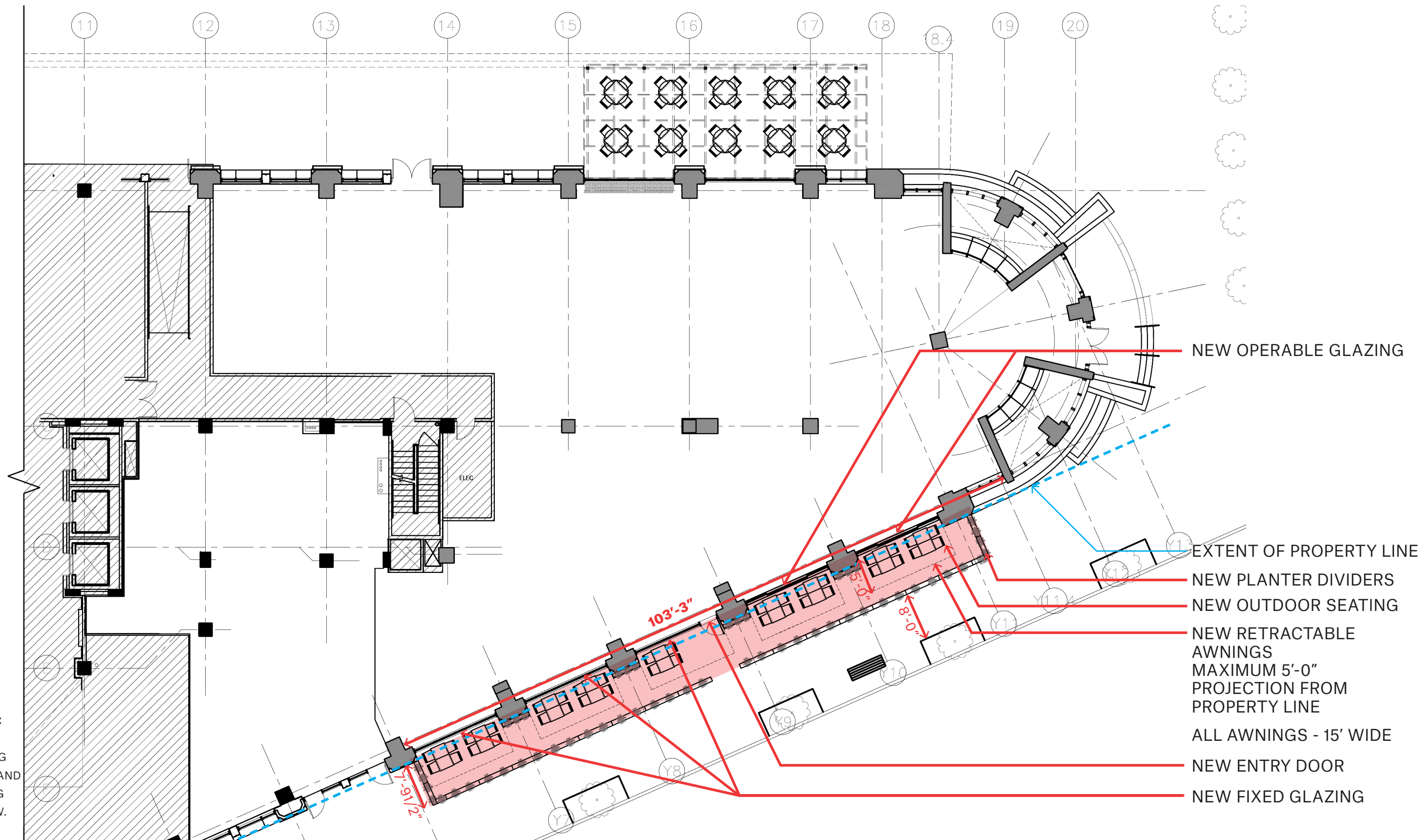
**DATE:** 03.13.2019

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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:** 03.13.2019

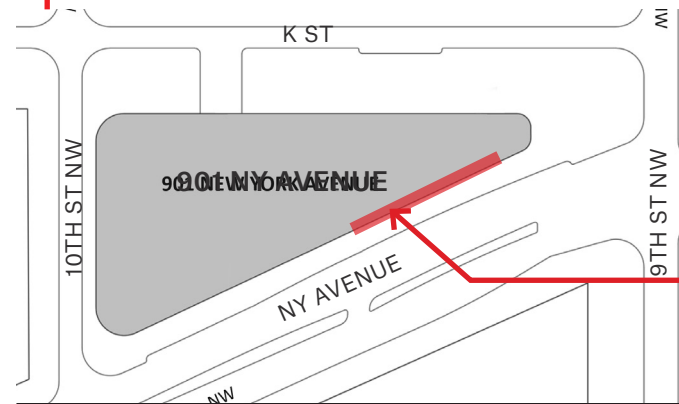
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**NOTE: VERTICAL HEIGHT VARIES AS SIDEWALK SLOPES UP TOWARDS EAST CORNER**



**SCOPE OF WORK SOUTH**

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

**SHEET NO:** A004

**SCALE:** N/A

**DATE:** 03.13.2019

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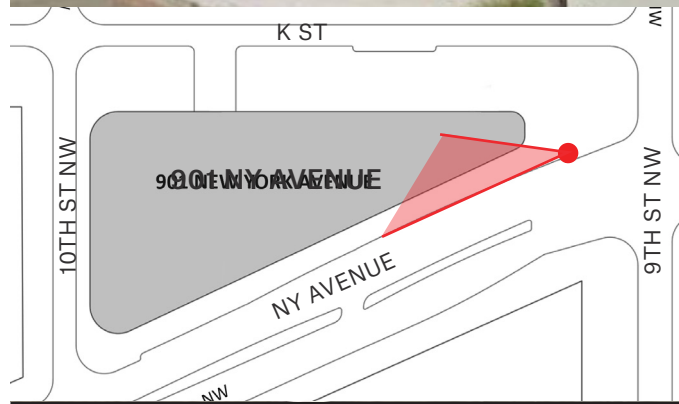
**PROJECT:** YARDBIRD RESTAURANT





**SUMMARY OF IMPROVEMENTS:  
NEW YORK AVENUE**

- RECLAD EXISTING SIGNAGE
- PAINT EXISTING LOUVER
- REPLACE AWNING
- REPLACE GLAZING
- REMOVE STONE CURB
- ADD OUTDOOR SEATING
- ADD PLANTERS



**DRAWING NAME:** SUMMARY OF IMPROVEMENTS SOUTH  
**SHEET NO:** A005  
**SCALE:** N/A  
**DATE:** 03.13.2019

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**SUMMARY OF IMPROVEMENTS:  
NEW YORK AVENUE**

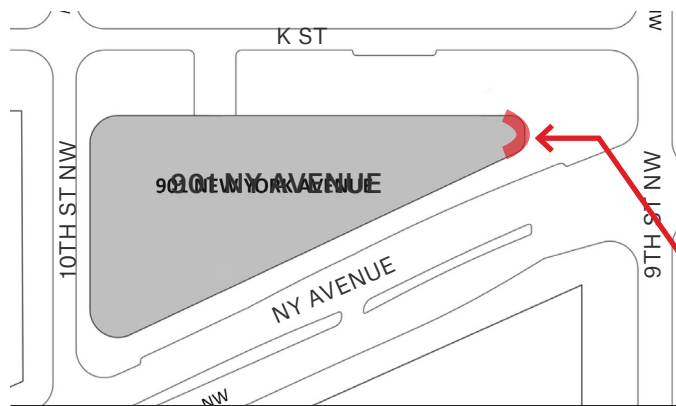
- NEW SIGNAGE
- NEW ENTRY DOOR
- PAINT EXISTING LOUVERS
- NEW AWNING
- RECLAD EXISTING SIGNAGE
- NEW GLAZING
- NEW LIGHTING
- NEW SEATING
- NEW PLANTER BOX AT  
BASE OF STONE PIERS
- NEW PLANTER DIVIDERS

**DRAWING NAME:** PROPOSED VIEW SOUTH  
**SHEET NO:** A006  
**SCALE:** N/A  
**DATE:** 03.13.2019

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**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:** 03.13.2019

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

RECLAD  
EXISTING SIGNAGE

RECLAD SPANDREL  
AND CANOPY STRUCTURE

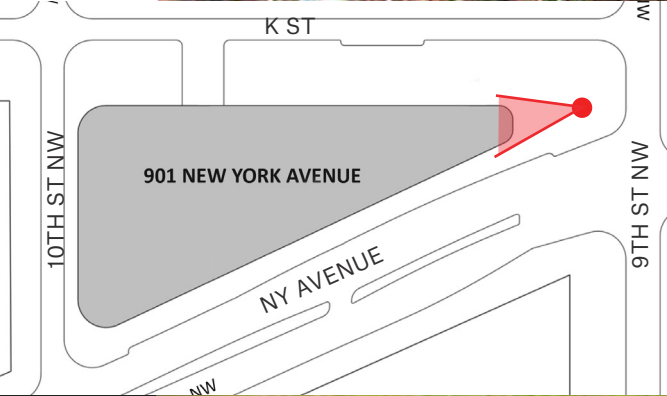
RECLAD PIERS

RECLAD EXISTING  
SIGNAGE

REPLACE SIGNAGE

PAINT EXISTING  
LOUVERS

REPLACE GLAZING  
AND DOORS



**DRAWING NAME:** SUMMARY OF IMPROVEMENTS EAST  
**SHEET NO:** A008  
**SCALE:** N/A  
**DATE:** 03.13.2019

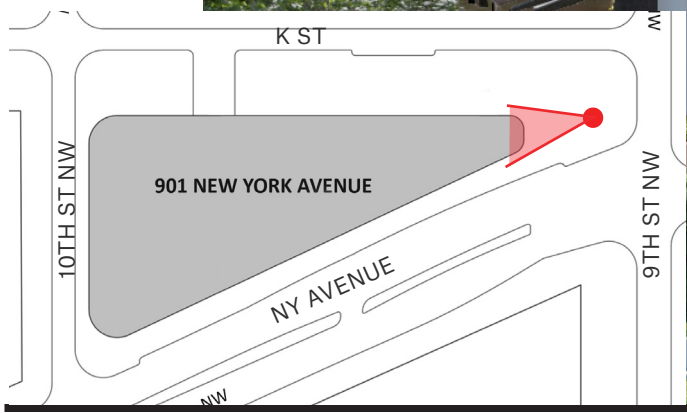
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**PROJECT:** YARDBIRD RESTAURANT



- SUMMARY OF IMPROVEMENTS:  
9TH STREET NW**
- NEW SIGNAGE MOUNTED ON EXISTING CANOPY
  - NEW LIGHTING FIXTURES ON EXISTING BEAMS TO HIGHLIGHT THE ENTRY AREA (STEPS & LANDSCAPE) AND YARDBIRD CIRCULAR SIGN WITHOUT AFFECTING 2ND FLOOR TENANT. EXACT QUANTITY TBD.
  - RECLAD SPANDREL AND CANOPY SUPPORTS
  - NEW SIGNAGE ON CENTRAL PIER
  - RECLAD EXISTING SIGNAGE
  - NEW SIGNAGE MOUNTED ON EXISTING METAL AMATURE
  - PAINT EXISTING LOUVERS
  - PAINT EXISTING MULLIONS
  - NEW SCONCE ON FACADE
  - NEW ENTRY DOOR
  - NEW PLANTER BOX AT BASE OF PIERS WITH LANDSCAPE LIGHTING

RECLAD EXISTING SIGNAGE

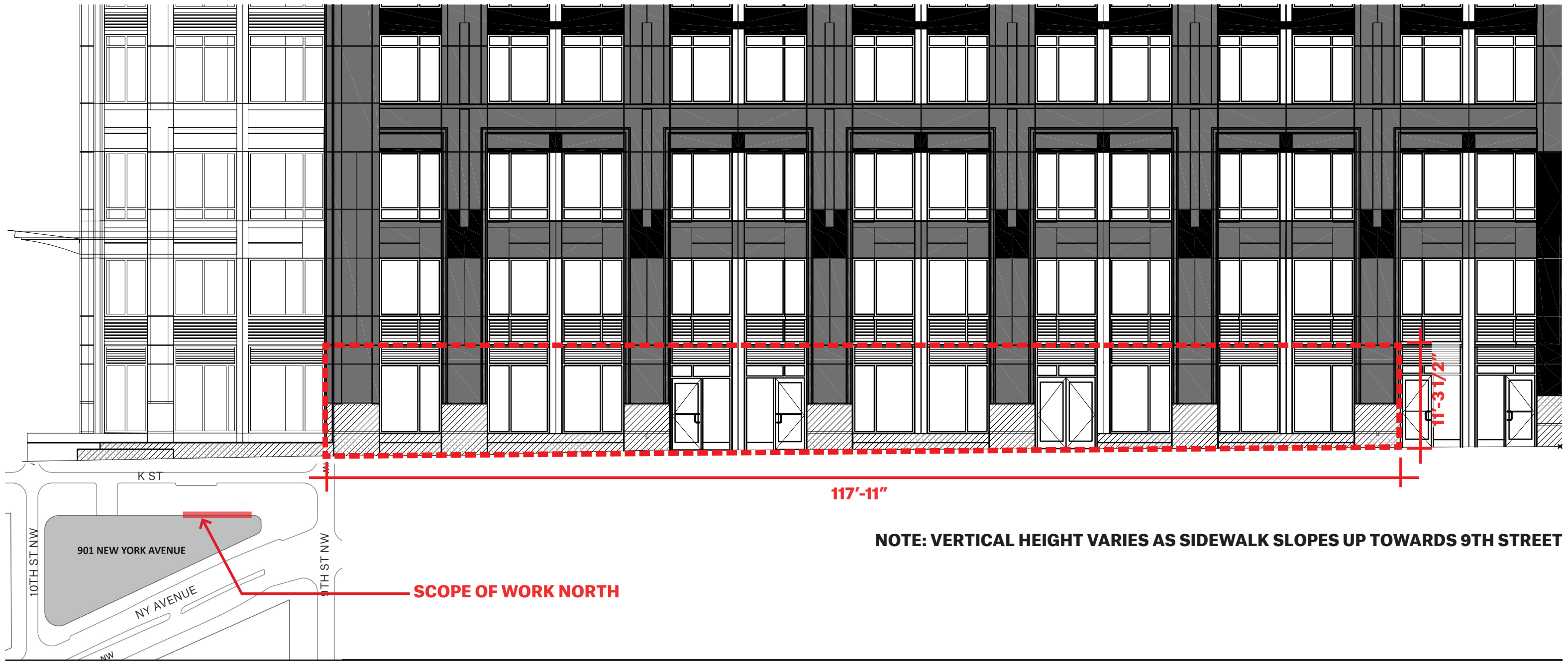


**DRAWING NAME:** PROPOSED VIEW EAST  
**SHEET NO:** A009  
**SCALE:** N/A  
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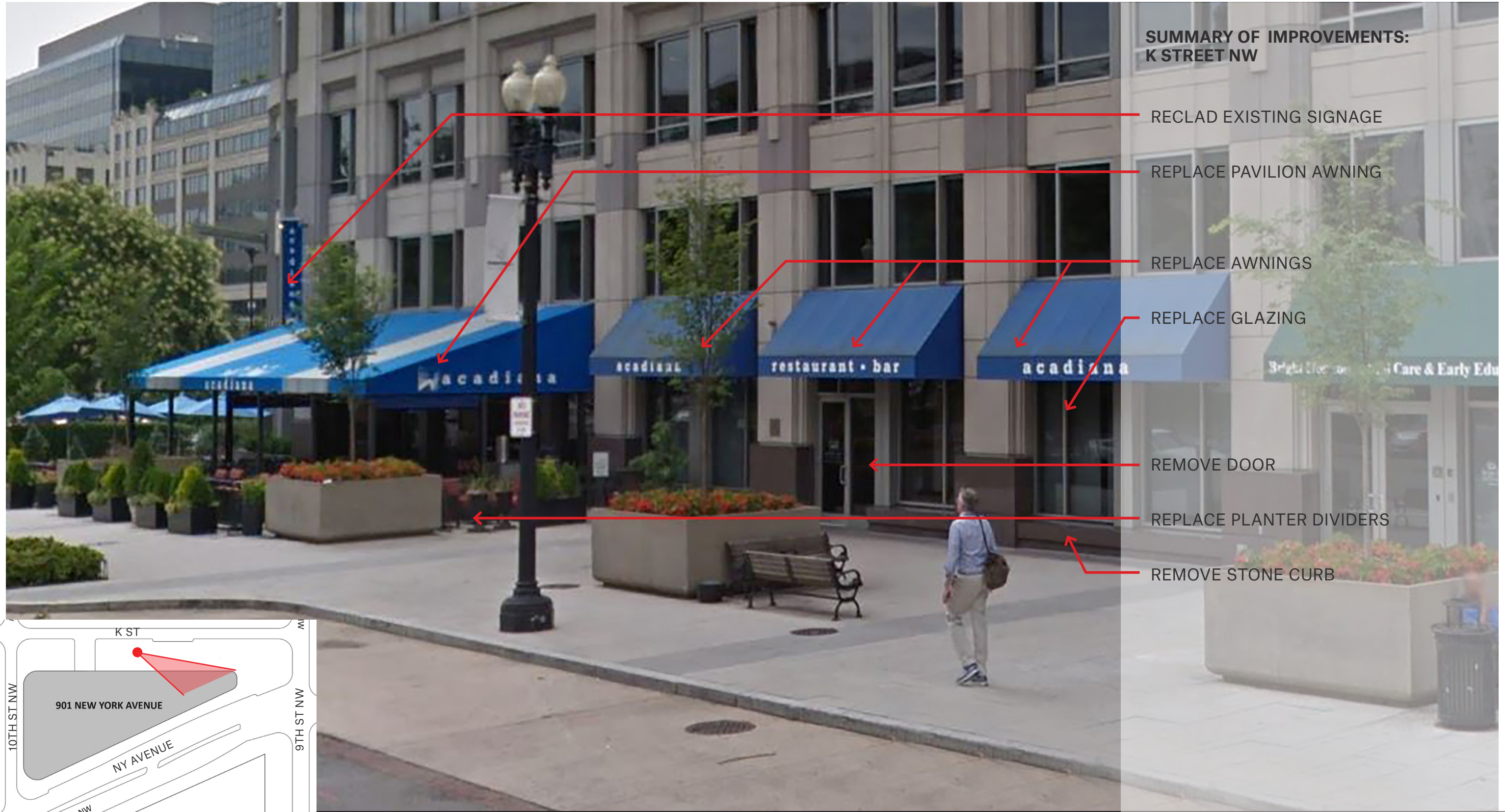
**NOTE: VERTICAL HEIGHT VARIES AS SIDEWALK SLOPES UP TOWARDS 9TH STREET**

**DRAWING NAME:** OUTLINE AREA OF WORK NORTH  
**SHEET NO:** A010  
**SCALE:** N/A  
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**SUMMARY OF IMPROVEMENTS:  
K STREET NW**

RECLAD EXISTING SIGNAGE

REPLACE PAVILION AWNING

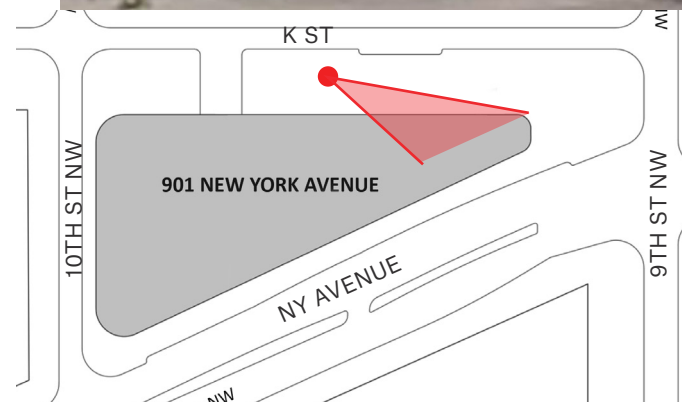
REPLACE AWNINGS

REPLACE GLAZING

REMOVE DOOR

REPLACE PLANTER DIVIDERS

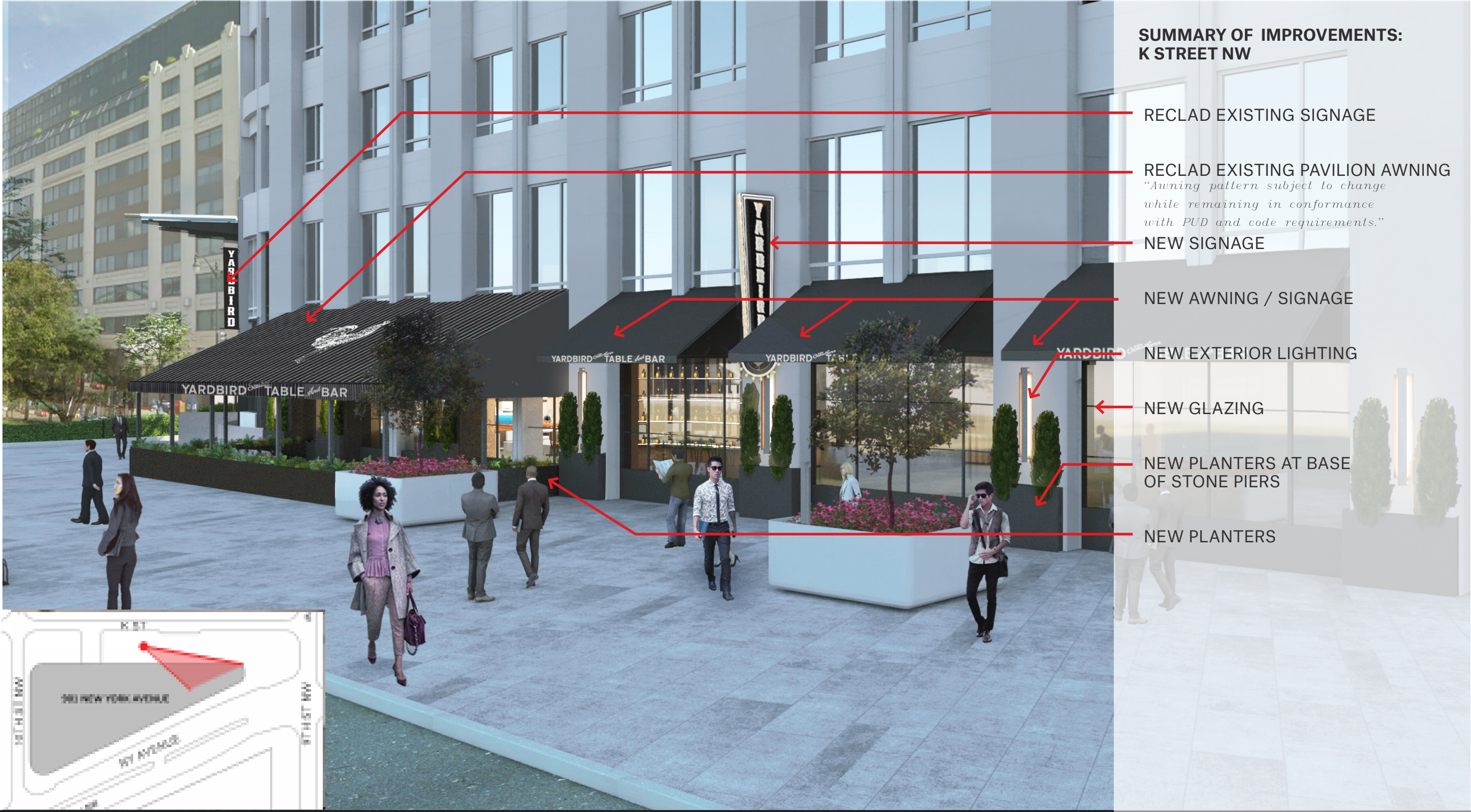
REMOVE STONE CURB



**DRAWING NAME:** SUMMARY OF IMPROVEMENTS NORTH  
**SHEET NO:** A011  
**SCALE:** N/A  
**DATE:** 03.13.2019

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**SUMMARY OF IMPROVEMENTS:  
K STREET NW**

- RECLAD EXISTING SIGNAGE
- RECLAD EXISTING PAVILION AWNING  
*"Awning pattern subject to change while remaining in conformance with PUD and code requirements."*
- NEW SIGNAGE
- NEW AWNING / SIGNAGE
- NEW EXTERIOR LIGHTING
- NEW GLAZING
- NEW PLANTERS AT BASE OF STONE PIERS
- NEW PLANTERS

**DRAWING NAME:** PROPOSED VIEW NORTH  
**SHEET NO:** A012  
**SCALE:** N/A  
**DATE:** 03.13.2019

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