

NOTES

SOME IMPACT TO ADJACENT PROPERTIES IS ANTICIPATED FROM THE PROPOSED CONSTRUCTION. IMPACTS TO THE NORTHERN ADJACENT PROPERTY WILL BE LIMITED TO THE CONSTRUCTION OF THE NORTH BUILDING. SHEETING AND SHORING WILL BE INSTALLED AT THE REQUIRED LOCATIONS AS NEEDED.

ALL UTILITY WORK SHALL BE COMPLETED IN PHASES AND PLATED AS NEEDED TO COVER TRENCHING. ALL TRENCHING WORK SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. CONTRACTOR SHALL WORK CLOSELY WITH THE INSPECTOR TO ENSURE AREAS ARE STABILIZED TO DOEE STANDARD.

STANDARD SYMBOLS

FOR EROSION AND SEDIMENT CONTROL PRACTICES

TITLE	KEY	SYMBOL
CONSTRUCTION ENTRANCE WITH WASH RACK	CE	
INLET PROTECTION	IP	
SAFETY FENCE	SAF	
SILT FENCE	SF	

FURTHER IMPROVEMENTS UNDER SEPERATE PERMIT APPLICATION (ZC 14-12)

FURTHER IMPROVEMENTS UNDER SEPERATE PERMIT APPLICATION (ZC 14-12)

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**DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR**

Washington, D.C., May 8, 2019

Plat for Building Permit of: SQUARE 3591 LOT 5

Scale: 1 inch = 50 feet

Recorded in Book 212 Page 187

Receipt No. 19-05033 Drawn by: A.S.

Furnished to: KAYLA SHATTUCK

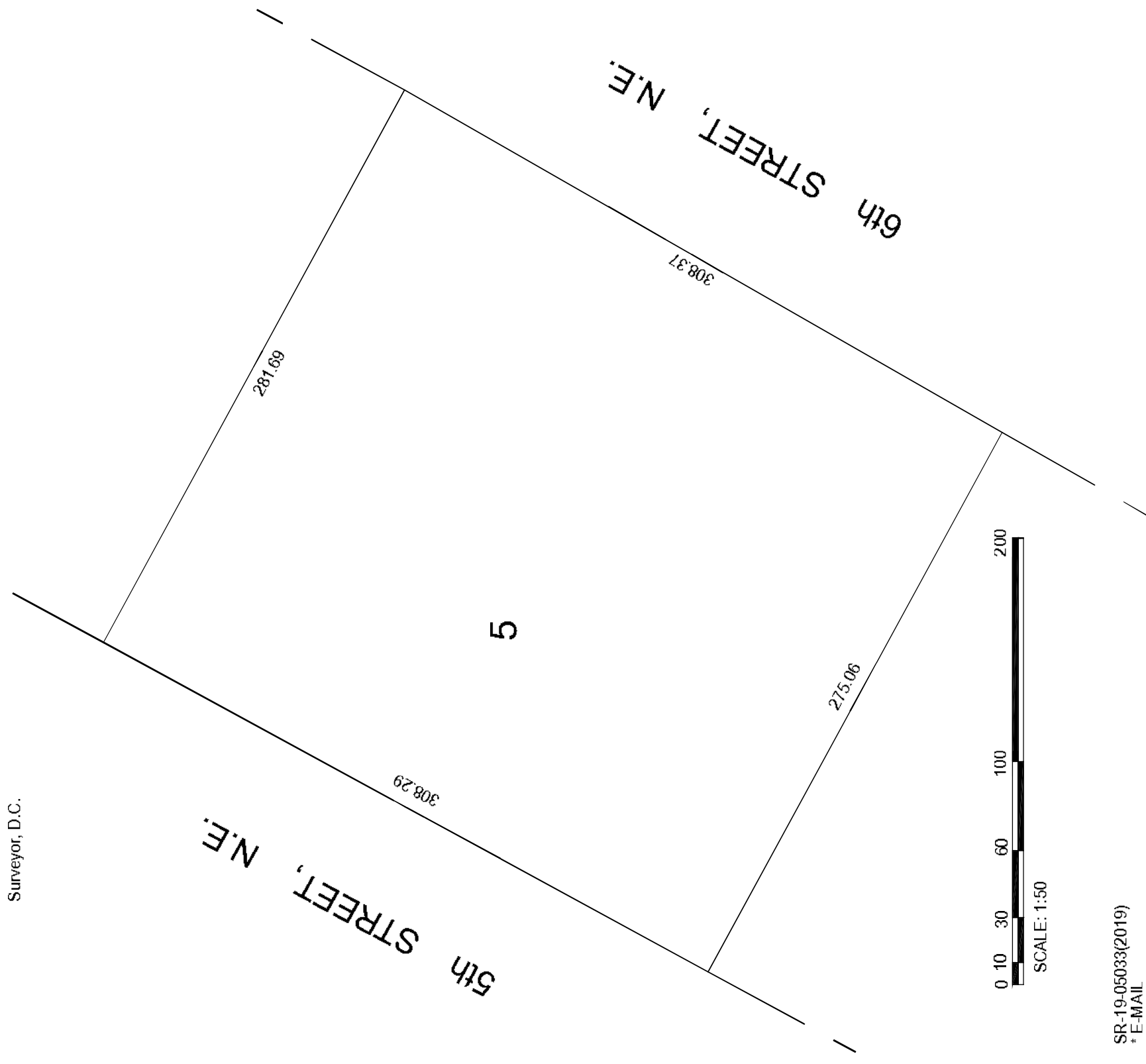
I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:

- 1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, well as projections and improvements in public space - with complete and accurate dimensions;
 - 2) all proposed demolition or raze of existing buildings duly labeled as such: all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy previous surface or green area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application _____; and
 - 3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot. I also hereby certify that:
 - 1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;
 - 2) there is no elevation change exceeding ten feet measured between lot lines; or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application;
 - 3) I have/have not (circle one) filed a subdivision application with the Office of the Surveyor;
 - 4) I have/have not (circle one) filed a division of lots application with the Office of Tax & Revenue; and
 - 5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance.
- Plats issued by the Office of the Surveyor will be valid for a period of two years from the date of issuance. I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405).

"I hereby certify that the dimensions and configuration of the lot(s) hereon depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s)."

Signature: _____ Date: _____
 Printed Name: _____ Relationship to Lot Owner: _____
 If a registered design professional, provide license number _____ and include stamp below.

Surveyor, D.C.



SR-19-05033(2019)
* E-MAIL

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RESIDENTIAL PROJECT IDENTIFICATION SIGNAGE GUIDELINES

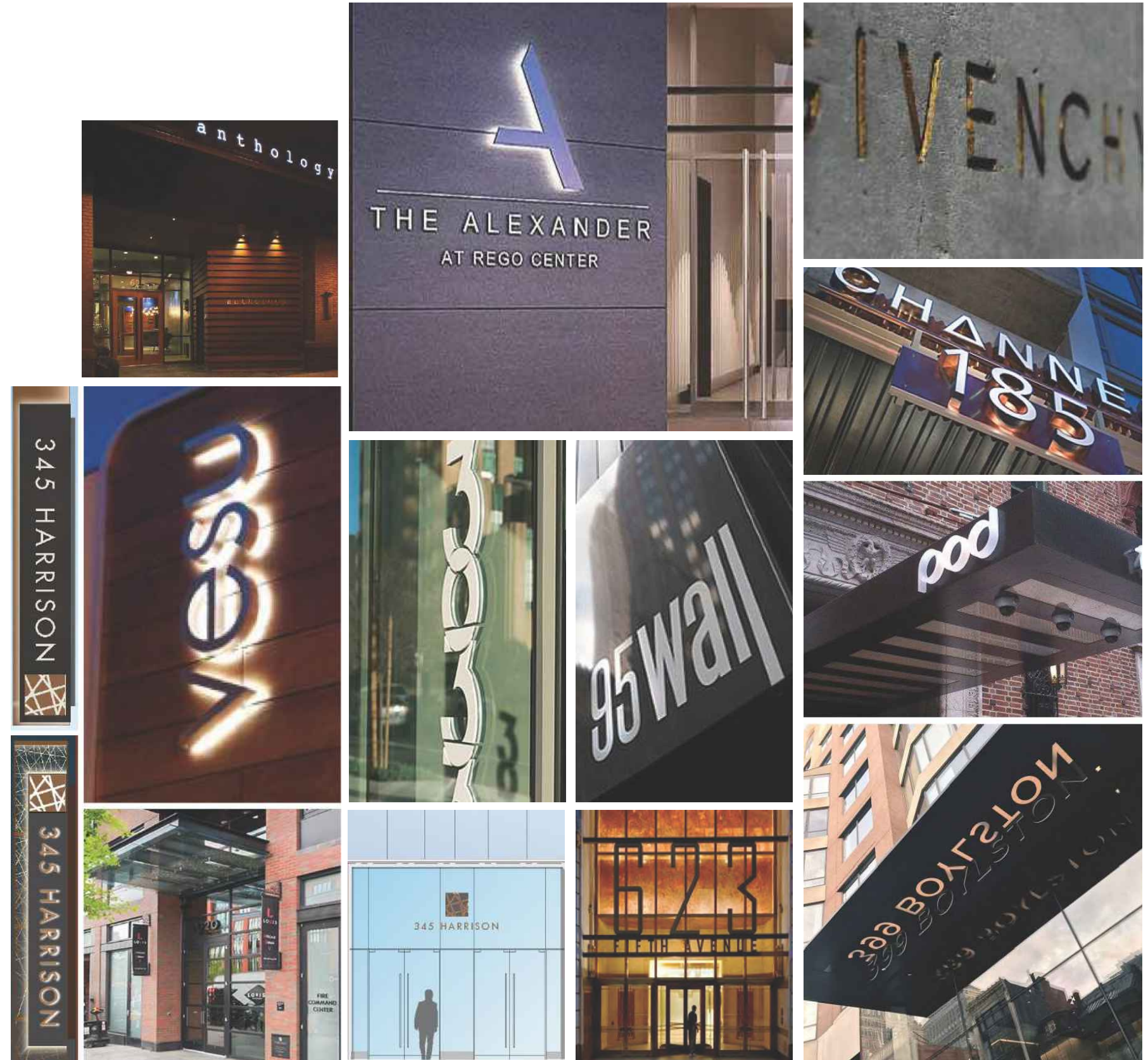
The permanent signage for the residential portion of the project will be developed along with the design of the building entrance, and both will be part of a cohesive building identity and branding effort.

All permanent signage is to be of the highest quality construction (this shall not prevent re-use of vintage or intentionally distressed signage provided it is operating property and in good order). Signs may be lighted, including LEDs or comparable technology. Illumination and materiality of the signage will be complementary to the design of the building.

The permanent signage identifying the residential portion of the project will be regulated by the DC Construction codes (12 DCMR).

Nothing herein will be constructed to preempt any local or federal code or regulation.

Note (s):
Flexibility is requested to vary the exterior design and materials of the ground-floor retail space based on the preferences of the individual retailer, subject to the retail design guidelines included herein and provided that the retailer does not modify the building footprint or reduce the quality of the materials used on the exterior of the ground floor of the project. All signs to comply with DC Municipal Regulations Title 12, Sections 3107 and N101.



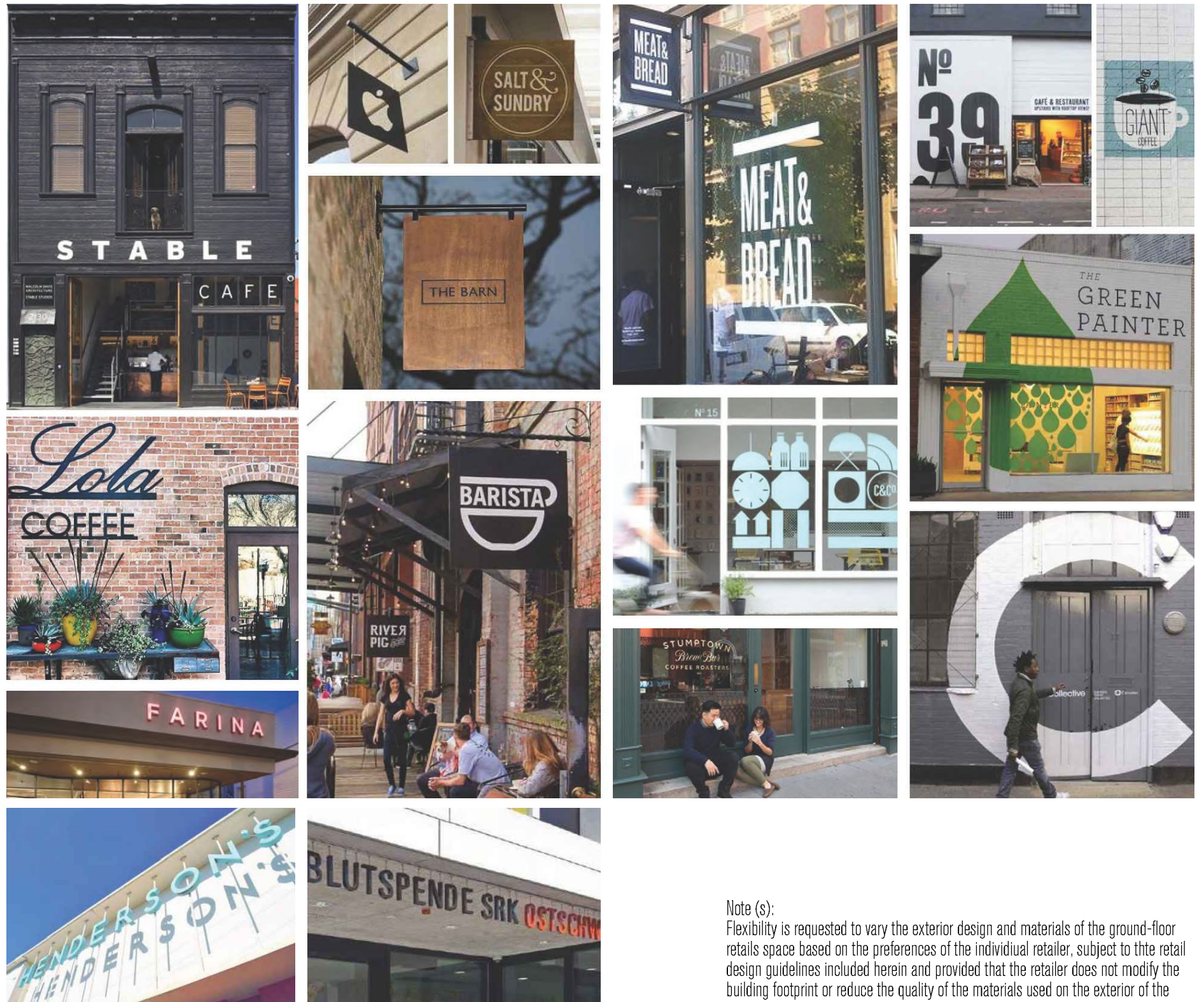
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RETAIL SIGNAGE GUIDELINES

Retail tenants will be required to submit their signage and storefront designs to Edens for review and approval prior to applying for permits from the District. The owner will regulate the external design and appearance of the retail tenants in a manner so as to preserve and maintain the design integrity of the building, while acknowledging the city's efforts to create a vibrant retail zone around the Union Market with an enhanced streetscape experience.

1. Retail tenants will be encouraged to create individual designs for their storefronts and signage. Where tenants do not have an individual design or brand, the owner will work closely with the tenant to develop one.
2. Retail signage and storefronts will be comprised of materials and colors that complement the materials and design of the base building.
3. Retail signage will be permitted based on tenant needs.
4. Retail tenants may employ a wide variety of building materials in the design of their storefront and signage. However, tenants will be required to use high quality materials, as determined by the owner. Where possible, the owner will work closely with retail tenants to maximize the use of glazing in the storefront design.
5. Sign area will be regulated by the DC Construction Codes (12 DCMR).
6. Signage and storefront illumination is encouraged by owner so long as building design integrity is maintained. Illumination will be acceptable per owner approval and in accordance with local regulations.
7. The locations of doors and windows for retail tenants will be established as part of the storefront design. However, doors and windows to base building areas (such as lobbies, exit stairs and service areas) will be established by the owner during base building design. Tenants will be encouraged to make efforts to integrate the existing building and character into the design of the storefronts.
8. Retail tenants will not be permitted to extend the building footprint, although tenants may with the owner's permission apply for public space permits to allow for unenclosed encroachments into the public ROW (such as for a cafe permit).

Nothing herein will be constructed to preempt any local or federal code or regulation.



Note (s):
Flexibility is requested to vary the exterior design and materials of the ground-floor retail space based on the preferences of the individual retailer, subject to the retail design guidelines included herein and provided that the retailer does not modify the building footprint or reduce the quality of the materials used on the exterior of the ground floor of the project. All signs to comply with DC Municipal Regulations Title 12, Sections 3107 and N101.

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GARAGE WAYFINDING SIGNAGE GUIDELINES

Wayfinding signage will be used to facilitate vehicular movement from 6th Street NE into the building, accommodating both visitors to the project and truck deliveries. This signage will be developed alongside and consistent with the design of the parking garage entrance. In addition, the process of designing and locating this signage will include working with DDOT to ensure that it effectively guides vehicular traffic into the building.

All permanent signage will be of the highest quality construction (this shall not prevent re-use of vintage or intentionally distressed signage provided it is operating properly and in good order). Signs may be lighted, including LEDs or comparable technology. Illumination and materiality of the signage will be complementary to the design of the building.

The wayfinding signage for the project's parking garage will be restricted to the exterior wall along 6th Street between the stair exit and louver zone and the Northeast corner of the building. Sign area will be regulated by the DC Construction Codes (12 DCMR).

Nothing herein will be constructed to preempt any local or federal code or regulation.



Note (s):
Flexibility is requested to vary the exterior design and materials of the ground-floor retail space based on the preferences of the individual retailer, subject to the retail design guidelines included herein and provided that the retailer does not modify the building footprint or reduce the quality of the materials used on the exterior of the ground floor of the project. All signs to comply with DC Municipal Regulations Title 12, Sections 3107 and N101.

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MURAL GUIDELINES

Any murals will be restricted to the exterior north-facing zero-lot line wall, as well as possibly turn the corners onto the 5th Street wall and louver zone above the Parking Elevator Lobby and onto the 6th Street wall as it turns into the Loading and Parking Vehicular Entrance.

Nothing herein will be constructed to preempt any local or federal code or regulation.



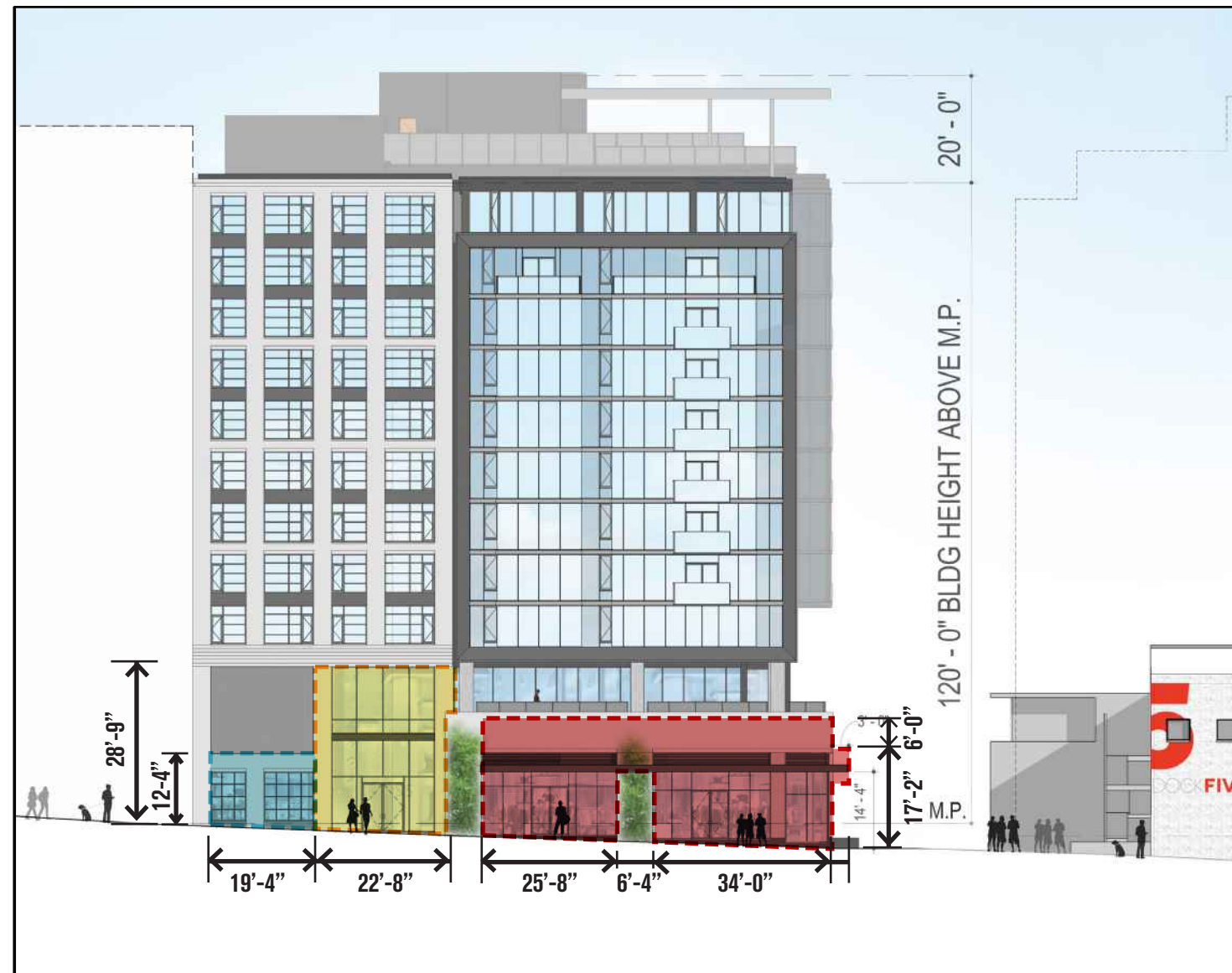
Note (s): Flexibility is requested to vary the exterior design and materials of the ground-floor retail space based on the preferences of the individual retailer, subject to the retail design guidelines included herein and provided that the retailer does not modify the building footprint or reduce the quality of the materials used on the exterior of the ground floor of the project. All signs to comply with DC Municipal Regulations Title 12, Sections 3107 and N101.

1329 5TH STREET, NE PUD POST-HEARING SUBMISSION | 12.16.2019

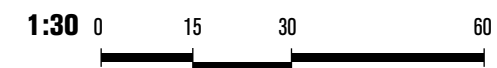
SIGNAGE GUIDELINES SG 4

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- POTENTIAL MURAL ZONE
- RETAIL SIGNAGE AREA
- RESIDENTIAL SIGNAGE AREA
- PARKING SIGNAGE AREA



1. WEST



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- POTENTIAL MURAL ZONE
- RETAIL SIGNAGE AREA
- RESIDENTIAL SIGNAGE AREA
- PARKING SIGNAGE AREA

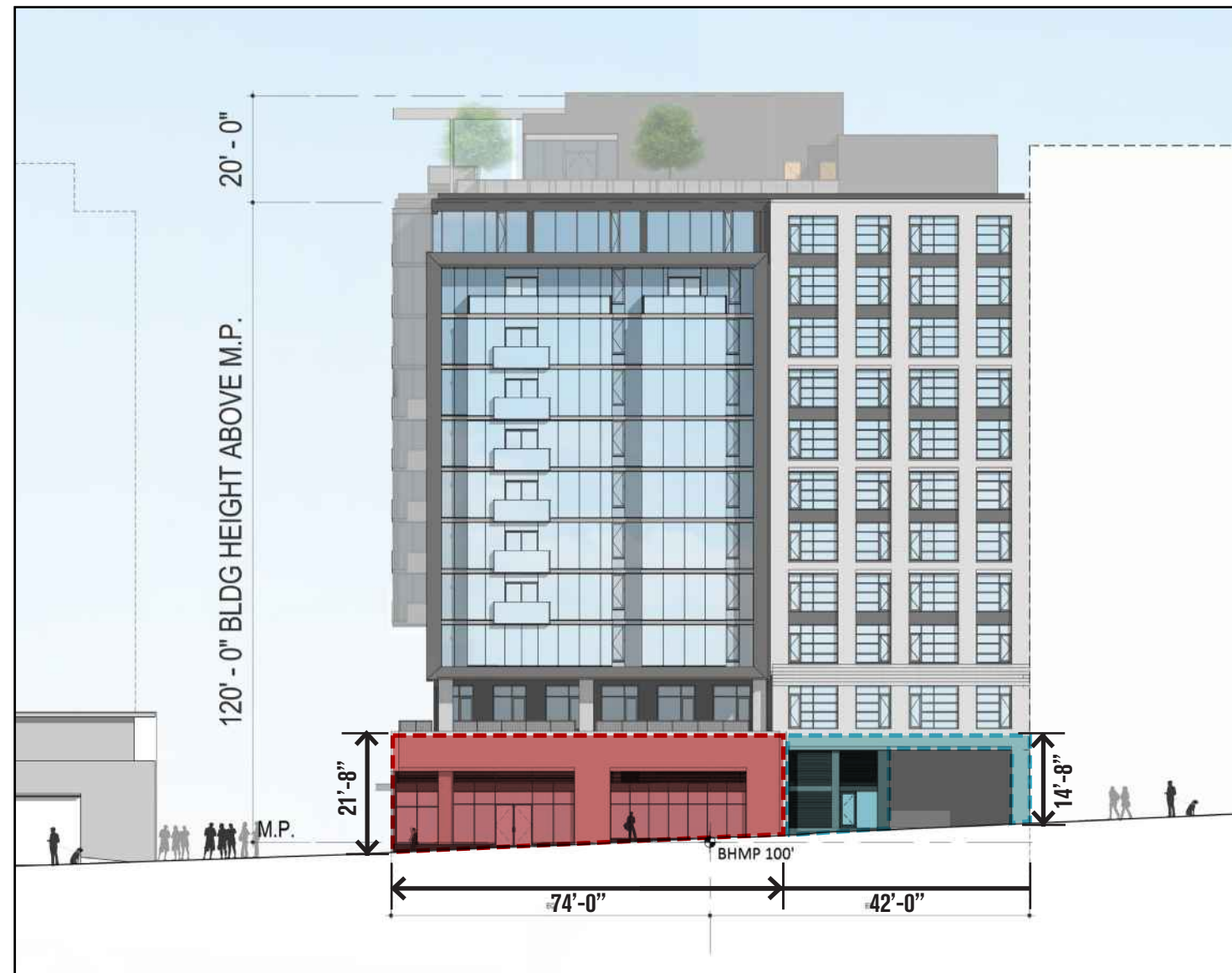


2. SOUTH



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- RETAIL SIGNAGE AREA
- RESIDENTIAL SIGNAGE AREA
- PARKING SIGNAGE AREA



3. EAST



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- POTENTIAL MURAL ZONE
- RETAIL SIGNAGE AREA
- RESIDENTIAL SIGNAGE AREA
- PARKING SIGNAGE AREA



4. NORTH

