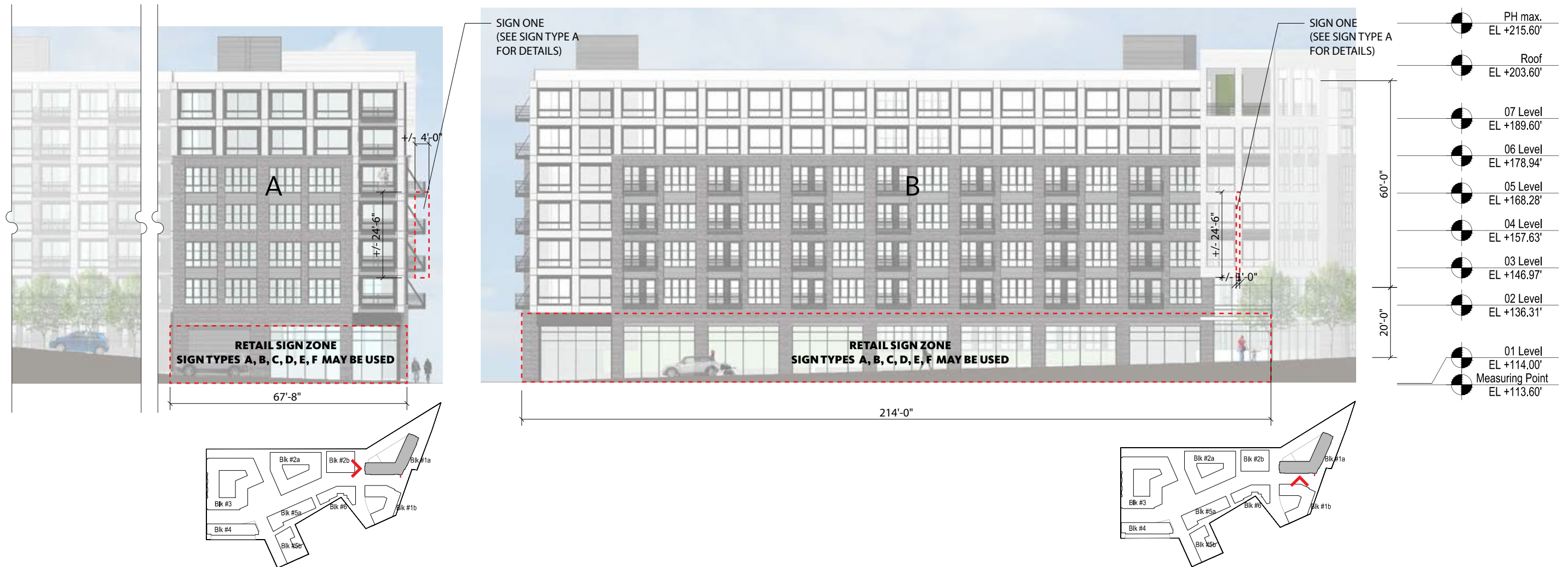


BLOCK 1A: SOUTH & WEST ELEVATION/SIGN ONE



A ELEVATION - SIGN ONE (VIEW LOOKING EAST)
SCALE: 1"=30'-0"

SIGNS ABOVE FIRST STORY
(LINEAR FEET X HEIGHT ABOVE 20'-0")
67'-8" X 60' = 4020 SF
4020 X 1/40 = 100.5 MAX SF

FIRST STORY SIGNS
(LINEAR FEET X 2)
67'-8" X 2 = 135.5 MAX SF

B ELEVATION - SIGN ONE (VIEW LOOKING NORTH)
SCALE: 1"=30'-0"

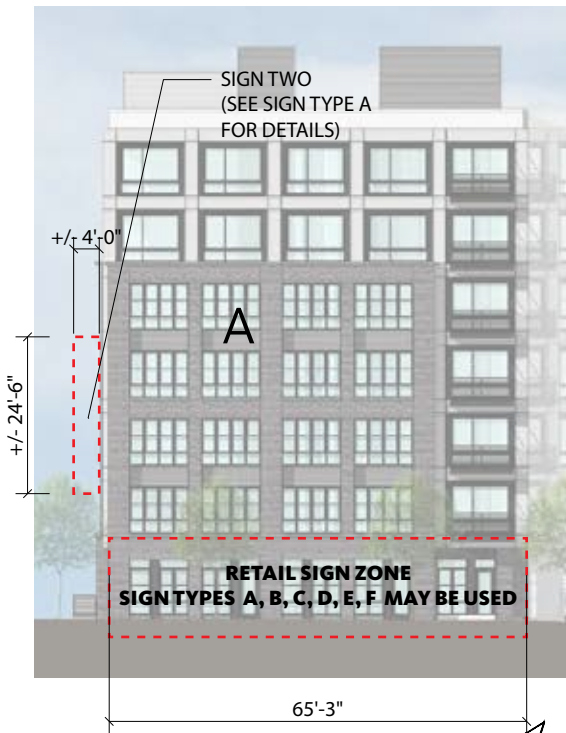
SIGNS ABOVE FIRST STORY
(LINEAR FEET X HEIGHT ABOVE 20'-0")
214'-0" X 60' = 12840
12840 X 1/40 = 321 MAX SF

FIRST STORY SIGNS
(LINEAR FEET X 2)
214'-0" X 2 = 428 MAX SF

SIGN ONE: MAIN BUILDING SIGN
24'-6" X 4'-0" = 98 SF
98 SF X 2 SIDES (BLADE) = 196 SF

OVERALL NOTE: ALL SIGNS TO COMPLY WITH DC MUNICIPAL REGULATIONS SECTION N101.10 AND TITLE12ASECTION3107_0.

BLOCK 1A: EAST & NORTH ELEVATION/SIGN TWO



A ELEVATION - SIGN TWO (VIEW LOOKING SOUTH)
SCALE: 1"=30'-0"

SIGNS ABOVE FIRST STORY
(LINEAR FEET X HEIGHT ABOVE 20'-0")
65'-3" X 60' = 3900 SF
3900 X 1/40 = 97.5 MAX SF

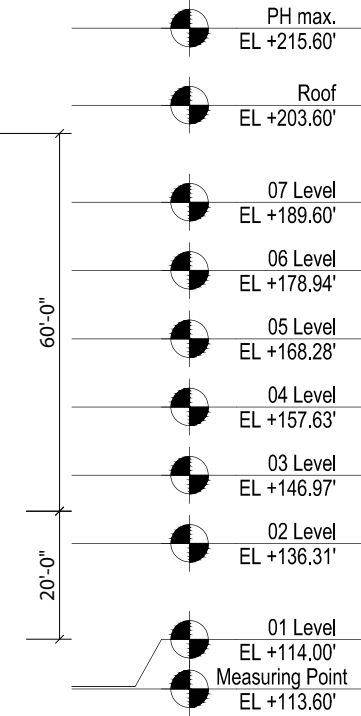
FIRST STORY SIGNS
(LINEAR FEET X 2)
65'-3" X 2 = 130 MAX SF



B ELEVATION - SIGN TWO (VIEW LOOKING WEST)
SCALE: 1"=30'-0"

SIGNS ABOVE FIRST STORY
(LINEAR FEET X HEIGHT ABOVE 20'-0")
231'-0" X 60' = 13960
13960 X 1/40 = 346.5 MAX SF

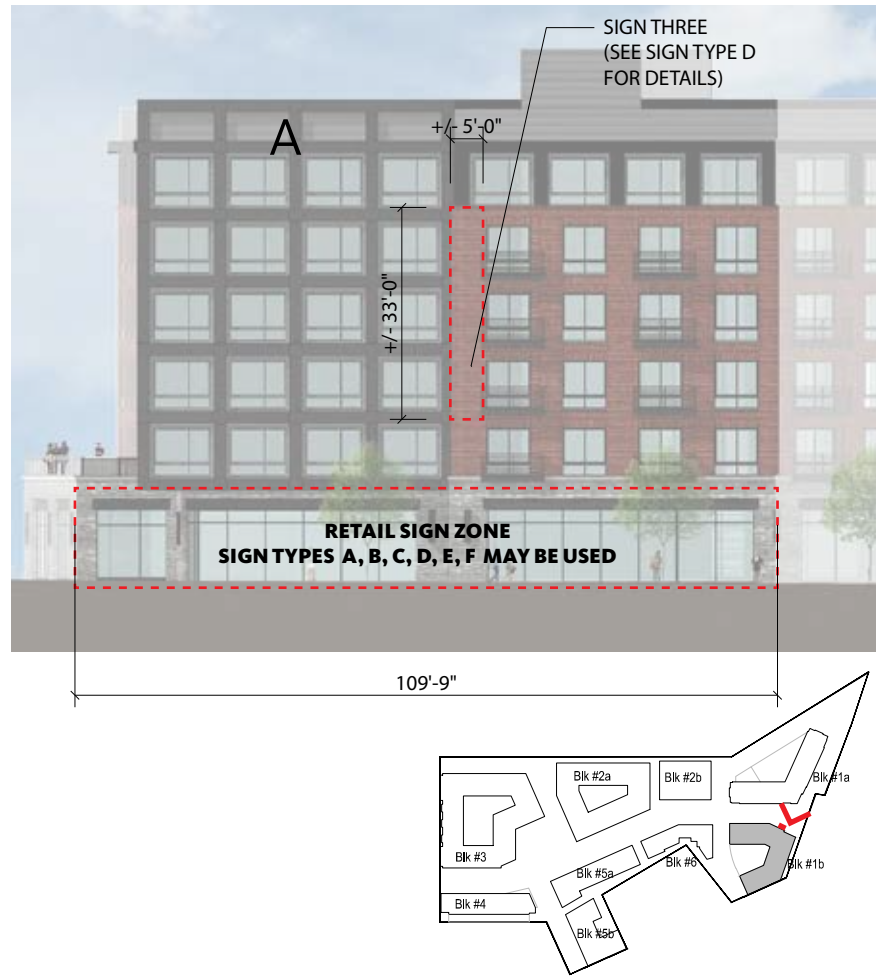
FIRST STORY SIGNS
(LINEAR FEET X 2)
231'-0" X 2 = 462 MAX SF



SIGN TWO: MAIN BUILDING SIGN
24'-6" X 4'-0" = 98 SF
98 SF X 2 SIDES (BLADE) = 196 SF

OVERALL NOTE: ALL SIGNS TO COMPLY WITH DC MUNICIPAL REGULATIONS SECTION N101.10 AND TITLE12ASECTION3107_0.

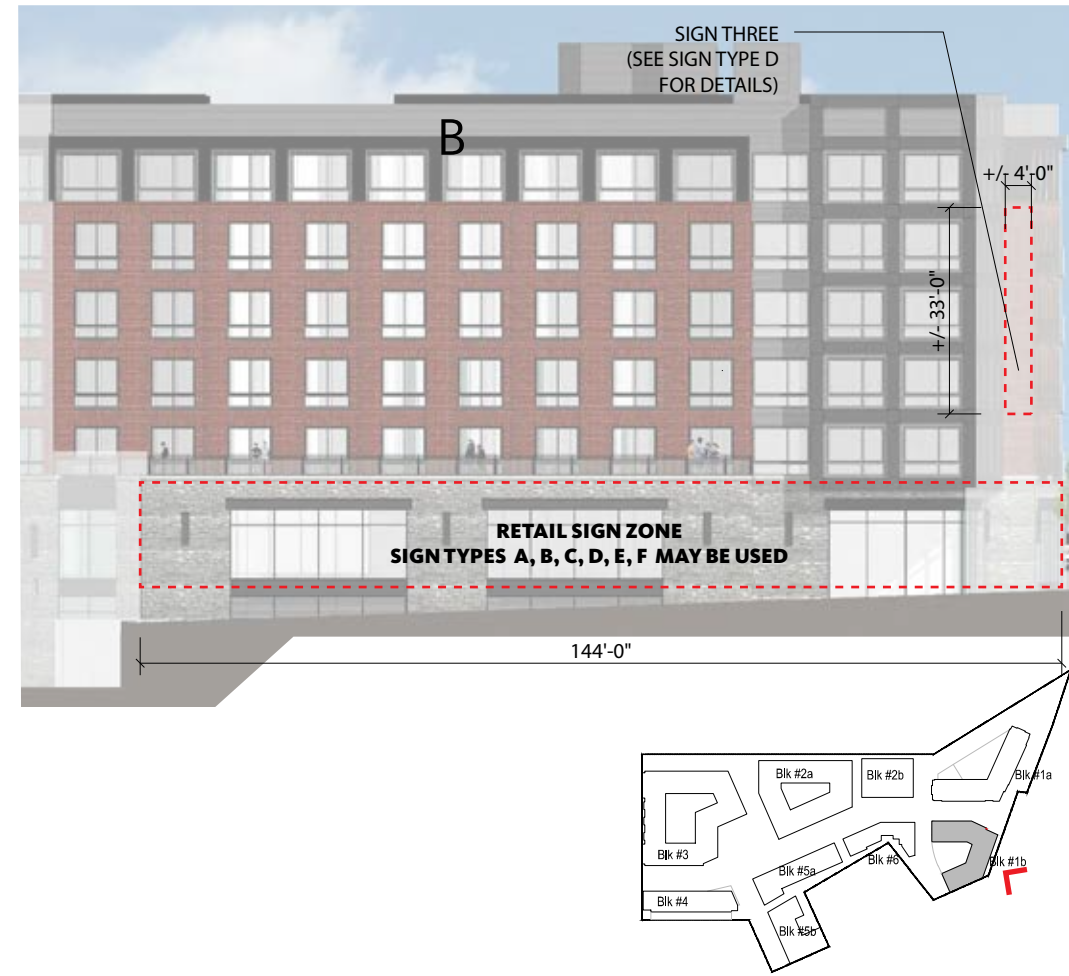
BLOCK 1B: EAST & NORTH ELEVATION/SIGN THREE



A ELEVATION - SIGN THREE (VIEW LOOKING SOUTH)
SCALE: 1"=30'-0"

SIGNS ABOVE FIRST STORY
(LINEAR FEET X HEIGHT ABOVE 20'-0")
109'-9" X 60' = 6540 SF
6540 X 1/40 = 163.5 MAX SF

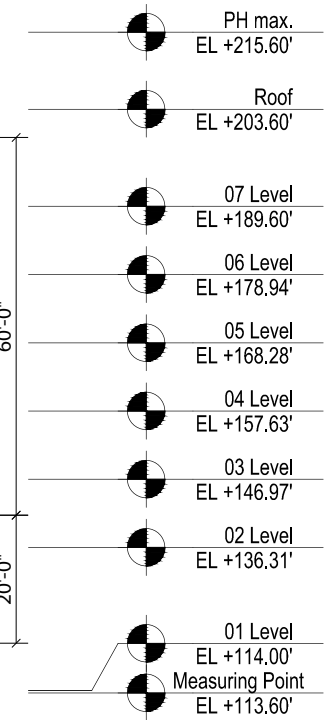
FIRST STORY SIGNS
(LINEAR FEET X 2)
109'-9" X 2 = 218 MAX SF



B ELEVATION - SIGN THREE (VIEW LOOKING WEST)
SCALE: 1"=30'-0"

SIGNS ABOVE FIRST STORY
(LINEAR FEET X HEIGHT ABOVE 20'-0")
144'-0" X 60' = 8640
8640 X 1/40 = 216 MAX SF

FIRST STORY SIGNS
(LINEAR FEET X 2)
144'-0" X 2 = 288 MAX SF

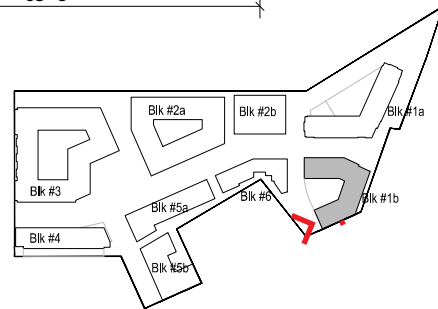
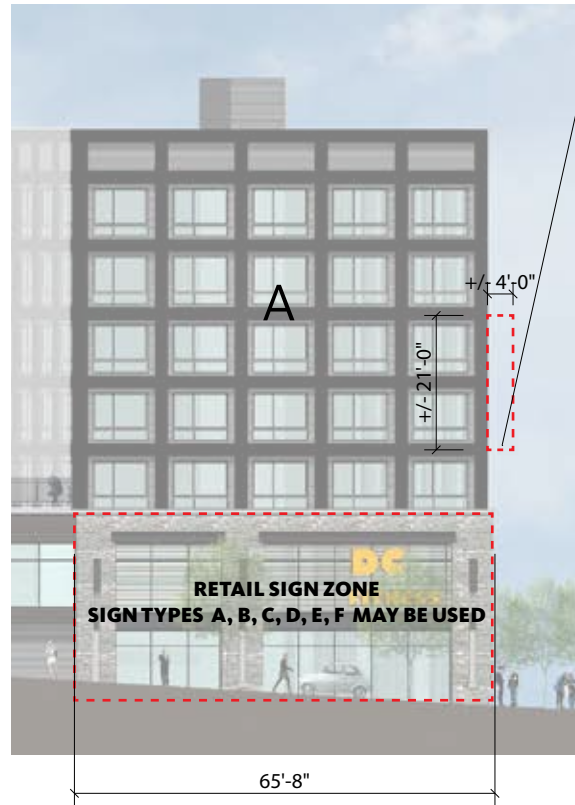


SIGN THREE: MAIN BUILDING SIGN

33'-0" X 4 = 132 SF
33'-0" X 5 = 165 SF
132 + 165 = 297 SF

OVERALL NOTE: ALL SIGNS TO COMPLY WITH DC MUNICIPAL REGULATIONS SECTION N101.10 AND TITLE12A SECTION 3107_0.

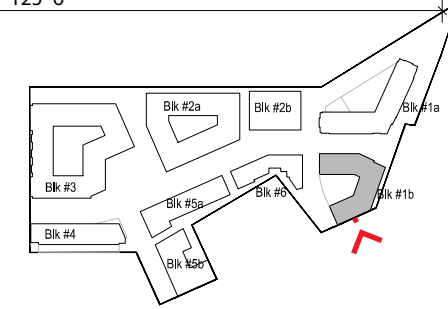
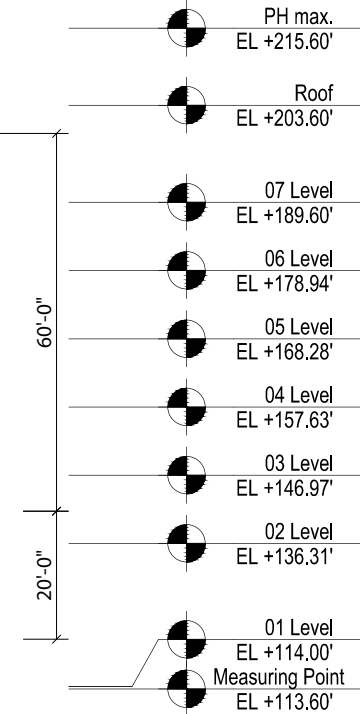
BLOCK 1B: EAST & SOUTH ELEVATION/SIGN FOUR



A ELEVATION - SIGN FOUR (VIEW LOOKING NORTH)
SCALE: 1"=30'-0"

SIGNS ABOVE FIRST STORY
(LINEAR FEET X HEIGHT ABOVE 20'-0")
65'-8" X 60' = 3900 SF
3900 X 1/40 = 97.5 MAX SF

FIRST STORY SIGNS
(LINEAR FEET X 2)
65'-8" X 2 = 130 MAX SF



B ELEVATION - SIGN FOUR (VIEW LOOKING NORTHWEST)
SCALE: 1"=30'-0"

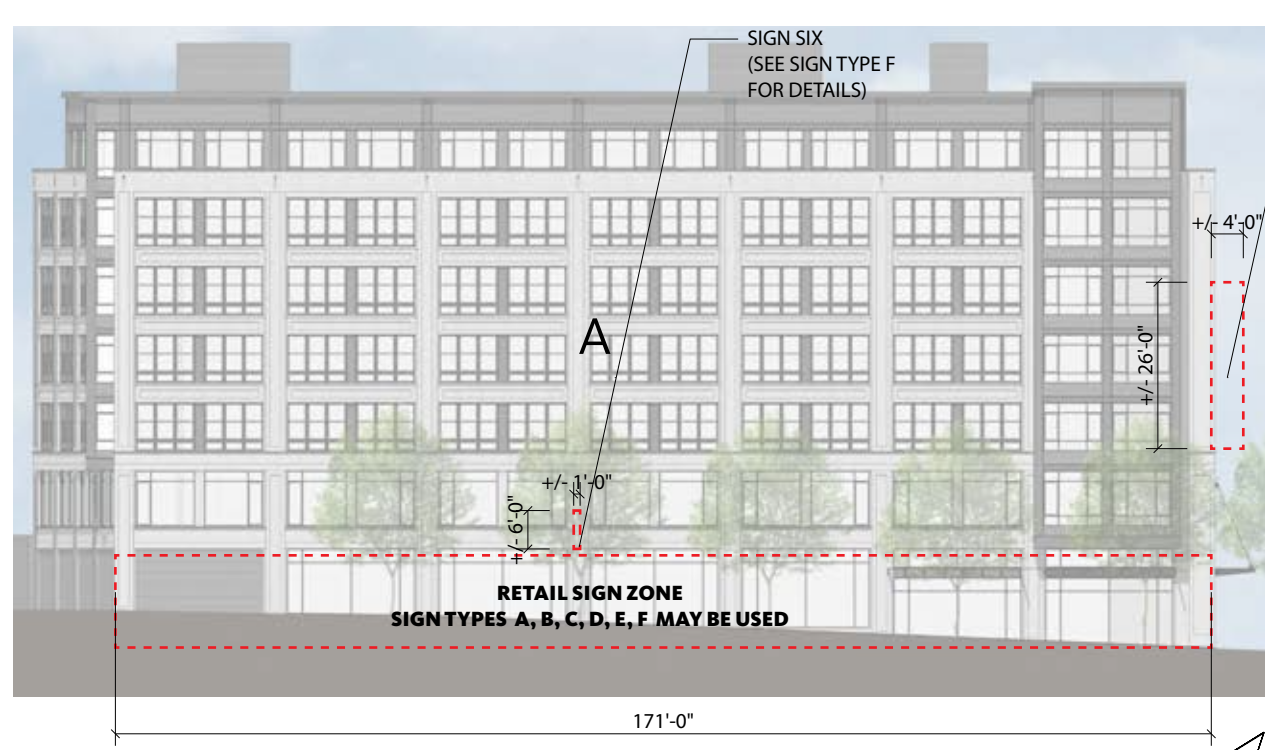
SIGNS ABOVE FIRST STORY
(LINEAR FEET X HEIGHT ABOVE 20'-0")
125'-6" X 60' = 7500
7500 X 1/4 = 187.5 MAX SF

FIRST STORY SIGNS
(LINEAR FEET X 2)
125'-6" X 2 = 250 MAX SF

SIGN FOUR: MAIN BUILDING SIGN
21'-0" X 4'-0" = 84 SF
84 SF X 2 SIDES (BLADE) = 168 SF

OVERALL NOTE: ALL SIGNS TO COMPLY WITH DC MUNICIPAL REGULATIONS SECTION N101.10 AND TITLE12ASECTION3107_0.

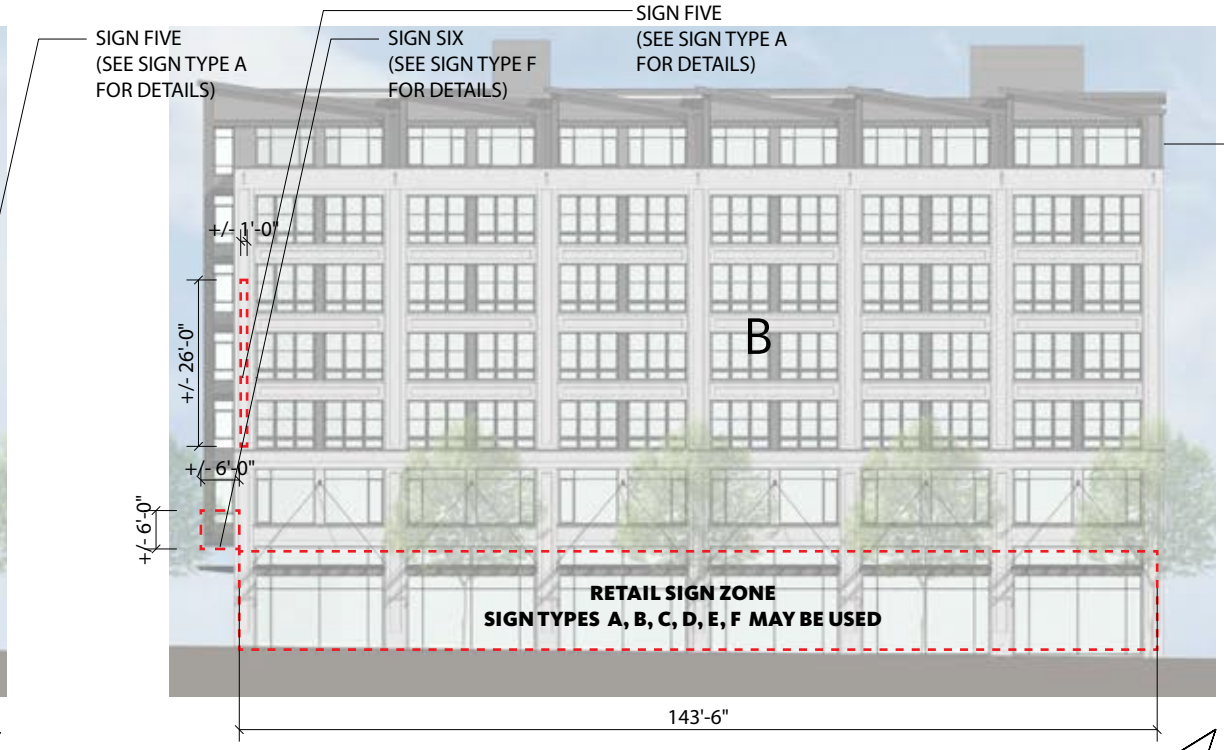
BLOCK 5B: EAST & SOUTH ELEVATION/SIGNS FIVE & SIX



A ELEVATION - SIGNS FIVE & SIX (VIEW LOOKING NORTHEAST)
SCALE: 1"=30'-0"

SIGNS ABOVE FIRST STORY
(LINEAR FEET X HEIGHT ABOVE 20'-0")
171'-0" X 60 = 10260 SF
10260 X 1/40 = 256.5 MAX SF

FIRST STORY SIGNS
(LINEAR FEET X 2)
171'-0" X 2 = 342 MAX SF



B ELEVATION - SIGNS FIVE & SIX (VIEW LOOKING NORTHWEST)
SCALE: 1"=30'-0"

SIGNS ABOVE FIRST STORY
(LINEAR FEET X HEIGHT ABOVE 20'-0")
143'-6" X 60 = 8580
8580 X 1/40 = 214.5 MAX SF

FIRST STORY SIGNS
(LINEAR FEET X 2)
143'-6" X 2 = 286 MAX SF

| | |
|-----------------|-------------|
| PH max. | EL +215.60' |
| Roof | EL +203.60' |
| 07 Level | EL +189.60' |
| 06 Level | EL +178.94' |
| 05 Level | EL +168.28' |
| 04 Level | EL +157.63' |
| 03 Level | EL +146.97' |
| 02 Level | EL +136.31' |
| 01 Level | EL +114.00' |
| Measuring Point | EL +113.60' |

SIGN FIVE: MAIN BUILDING SIGN
24'-6" X 4 = 98 SF
98-0" SF X 2 SIDES (BLADE) = 196 SF

SIGN SIX: SECONDARY BUILDING SIGN
6'-0" X 6'-0" = 32 SF

196' + 32 = 228 SF

OVERALL NOTE: ALL SIGNS TO COMPLY WITH DC MUNICIPAL REGULATIONS SECTION N101.10 AND TITLE12ASECTION3107_0.

SIGN TYPE A | Main Building Sign

Dimensional Letters

Dimensional signs, letterforms, and decorative brackets to be be pin-mounted and have dimensional returns to give the appearance of solid dimensional material.

Double-Sided Signs

Double-sided signs should be appropriately sized and proportional to the surrounding architecture. Vintage-style vertical typography is encouraged.

Illumination at First Story

May be internally illuminated. Externally illuminated projecting/blade signs shall have lighting fixtures that are complementary and integrated into the surrounding architecture.

Illumination above First Story

May be internally illuminated if it does not impair with residential conditions.



OVERALL NOTE: ALL SIGNS TO COMPLY WITH DC MUNICIPAL REGULATIONS SECTION N101.10 AND TITLE12ASECTION3107_0.

SIGN TYPE B | Blade Sign

Free Edge Plaque

Fixed and directly mounted to building

Mixed Materials

Custom hanging plaque with layered materials

Hanging Sign

Dimensional or flush lettering

Creative Sign

Three dimensional or in other ways unique

Illumination at First Story

May be internally illuminated. Externally illuminated projecting/blade signs shall have lighting fixtures that are complementary and integrated into the surrounding architecture.

Illumination above First Story

May be internally illuminated if it does not impair with residential conditions.



OVERALL NOTE: ALL SIGNS TO COMPLY WITH DC MUNICIPAL REGULATIONS SECTION N101.10 AND TITLE12ASECTION3107_0.

SIGN TYPE C | Awning

Awning with Logo

Logo to be screen printed to fabric canopy

Open or Closed Sides

Only taught valence or no valence permitted

Illumination at First Story

May be internally illuminated. Externally illuminated projecting/blade signs shall have lighting fixtures that are complementary and integrated into the surrounding architecture.

Illumination above First Story

May be internally illuminated if it does not impair with residential conditions.



OVERALL NOTE: ALL SIGNS TO COMPLY WITH DC MUNICIPAL REGULATIONS SECTION N101.10 AND TITLE12ASECTION3107_0.

SIGN TYPE D | Painted Walls

Painted Look on Brick

Use vinyl or paint on brick conditions

Illumination at First Story

May be internally illuminated. Externally illuminated projecting/blade signs shall have lighting fixtures that are complementary and integrated into the surrounding architecture.

Illumination above First Story

May be internally illuminated if it does not impair with residential conditions.



OVERALL NOTE: ALL SIGNS TO COMPLY WITH DC MUNICIPAL REGULATIONS SECTION N101.10 AND TITLE 12A SECTION 3107.0.

SIGN TYPE E | Window Signs

Logo

Logo and tagline and or information text in white or black only. No advertising copy.

Posters or banners

Inside the tenant space within 3 feet of the storefront should be limited to 50% window coverage.

Art and Graphics

Painted or vinyl decal with artistic visuals and interest

Illumination at First Story

May be internally illuminated. Externally illuminated projecting/blade signs shall have lighting fixtures that are complementary and integrated into the surrounding architecture.

Illumination above First Story

May be internally illuminated if it does not impair with residential conditions.



OVERALL NOTE: ALL SIGNS TO COMPLY WITH DC MUNICIPAL REGULATIONS SECTION N101.10 AND TITLE12ASECTION3107_0.

SIGN TYPE F | Architectural Canopy

Top Signage

Signage or logo mounted on top of canopy.

Bottom Signage

Signage is mounted to the underside of the canopy.

Illumination at First Story

May be internally illuminated. Externally illuminated projecting/blade signs shall have lighting fixtures that are complementary and integrated into the surrounding architecture.

Illumination above First Story

May be internally illuminated if it does not impair with residential conditions.



OVERALL NOTE: ALL SIGNS TO COMPLY WITH DC MUNICIPAL REGULATIONS SECTION N101.10 AND TITLE12ASECTION3107_0.

APPENDIX

N101.10 Maximum size of signs. In any district other than Residential or Special Purpose Districts, the total area of sign or signs subject to the provisions of Section N101 and attached to, displayed from, or erected upon any building, lot, or parcel of land, shall not exceed the limits prescribed in Sections N101.10.1 through N101.10.7.

N101.10.1 One story buildings. Two square feet (0.19 m²) for each foot of width of front of building occupied by the business or profession to be advertised, such signs or signs to be placed on the front under consideration within the limits of the portion of the front in which the business advertised is located. Roof signs shall not exceed 100 square feet (9.29 m²) facing any one street frontage.

N101.10.2 First floor stores or businesses in multi-story buildings. The provisions of Section N101.10.1 shall apply, except that such signs shall be kept within a height of 20 feet (6096 mm) above the sidewalk.

N101.10.3 Upper stories of multi-story buildings. The total area of all signs above the 20-foot height specified in Section N101.10.2 shall not exceed the limits set forth in Table N101.10.3, for each street frontage.

**TABLE N101.10.3
SIGNS ABOVE THE FIRST STORY**

Building Code Supplement of 2013
12-A DCMR Appendix N § N101

District of Columbia Municipal Regulations

| AREA OF WALL ABOVE 20 FEET ABOVE THE SIDEWALK, ON STREET FRONTAGE (square feet) ^a | MAXIMUM ALLOWABLE AREA OF SIGNS ABOVE 20 FEET ABOVE SIDEWALK ON STREET FRONTAGE |
|--|---|
| Up to 1600 | 40 ft ² |
| 1600 to 4000 | 1/40 of area of wall above 20 ft height |
| Over 4000 | 100 ft ² roof signs, or 1/40 of area of wall above 20 ft height for signs below roof |

Note a. 1 square foot = 0.093 square meters

PROHIBITED ITEMS

List of unacceptable materials for signage:

- Plastics or composites that can not withstand heat or inclement weather
- Any unfinished material that will change color or state through weathering. Example: Cor-Ten steel, all unpainted or unsealed metals (except stainless steel). Blade signs (B) may be an exception.
- EIFS or foam based products

Other unacceptable Signage items :

- Flashing signs
- Flags
- Colored lamps
- Mercury vapor or high-pressure sodium lamps
- Moving, flashing or pulsating lighting
- Exposed or unshielded linear fluorescent lamps
- Box signs and signs employing flickering rotating or moving lights
- Flat panel signs and external raceways.
- All banners relating to commercial promotions, leasing, hiring or advertising are prohibited, except that temporary grand opening and going out of business signs may be permitted for up to 60 days.
- Vinyl or plastic awnings, translucent acrylic or comparable.
- Illuminated or solid backed changeable letter signage





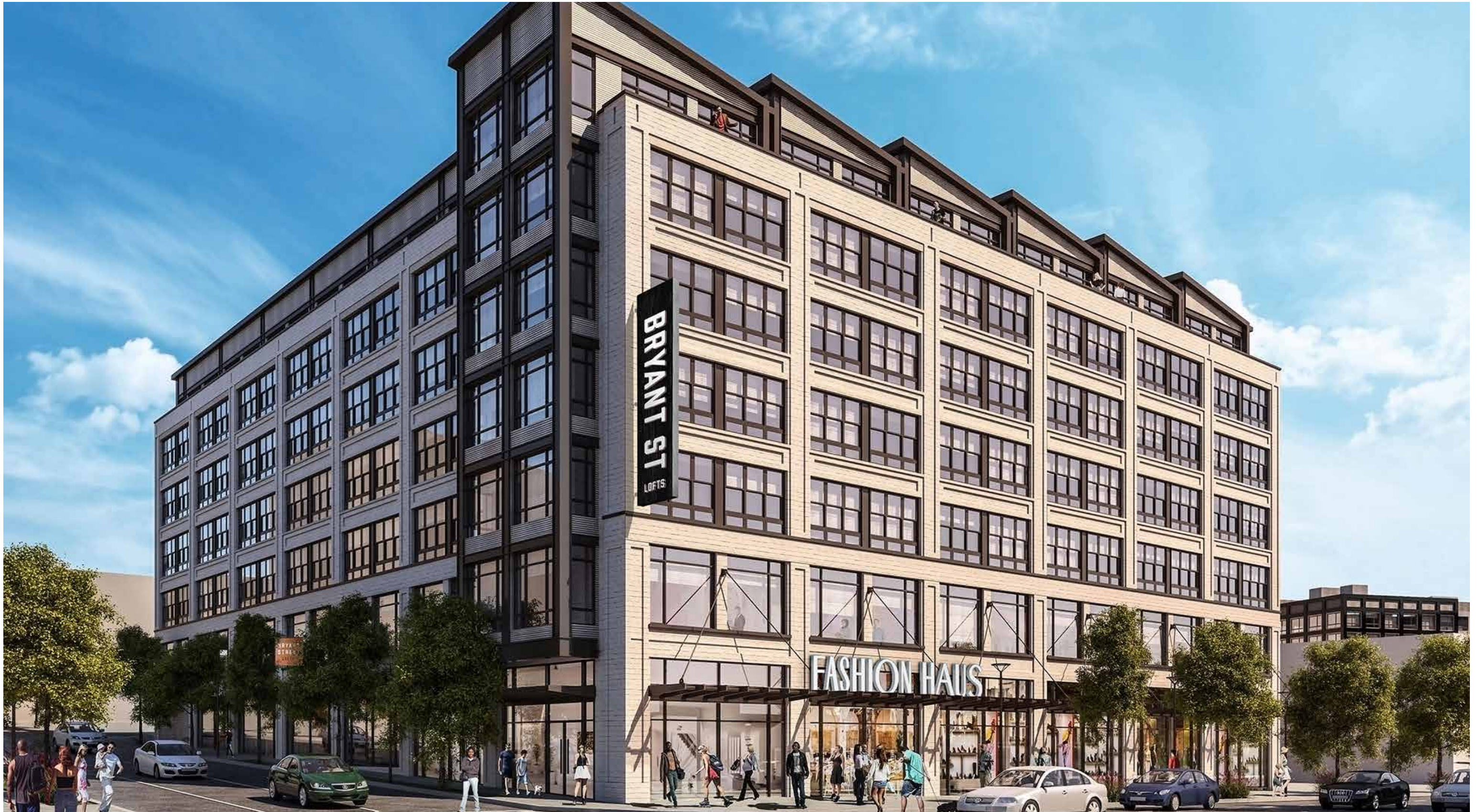
OVERALL NOTE: ALL SIGNS TO COMPLY WITH DC MUNICIPAL REGULATIONS SECTION N101.10 AND TITLE12A SECTION 3107_0.



OVERALL NOTE: ALL SIGNS TO COMPLY WITH DC MUNICIPAL REGULATIONS SECTION N101.10 AND TITLE 12A SECTION 3107.0.



OVERALL NOTE: ALL SIGNS TO COMPLY WITH DC MUNICIPAL REGULATIONS SECTION N101.10 AND TITLE 12A SECTION 3107_0.



OVERALL NOTE: ALL SIGNS TO COMPLY WITH DC MUNICIPAL REGULATIONS SECTION N101.10 AND TITLE12ASECTION3107_0.