

**Sign Type C | Window Signs**



**Sign Type D | Canopy Signs**



**Sign Type R | Residential Signs**

**Residential Signage Design Guidelines**

The residential signage will be restricted to the building entrance on 8th Street NW. The entrance design and signage will be developed along with and as part of a cohesive building identity and branding effort. No residential signage will appear above the 2nd floor level of the building inclusive of the building roof, parapet, penthouse and mechanical mezzanine areas.

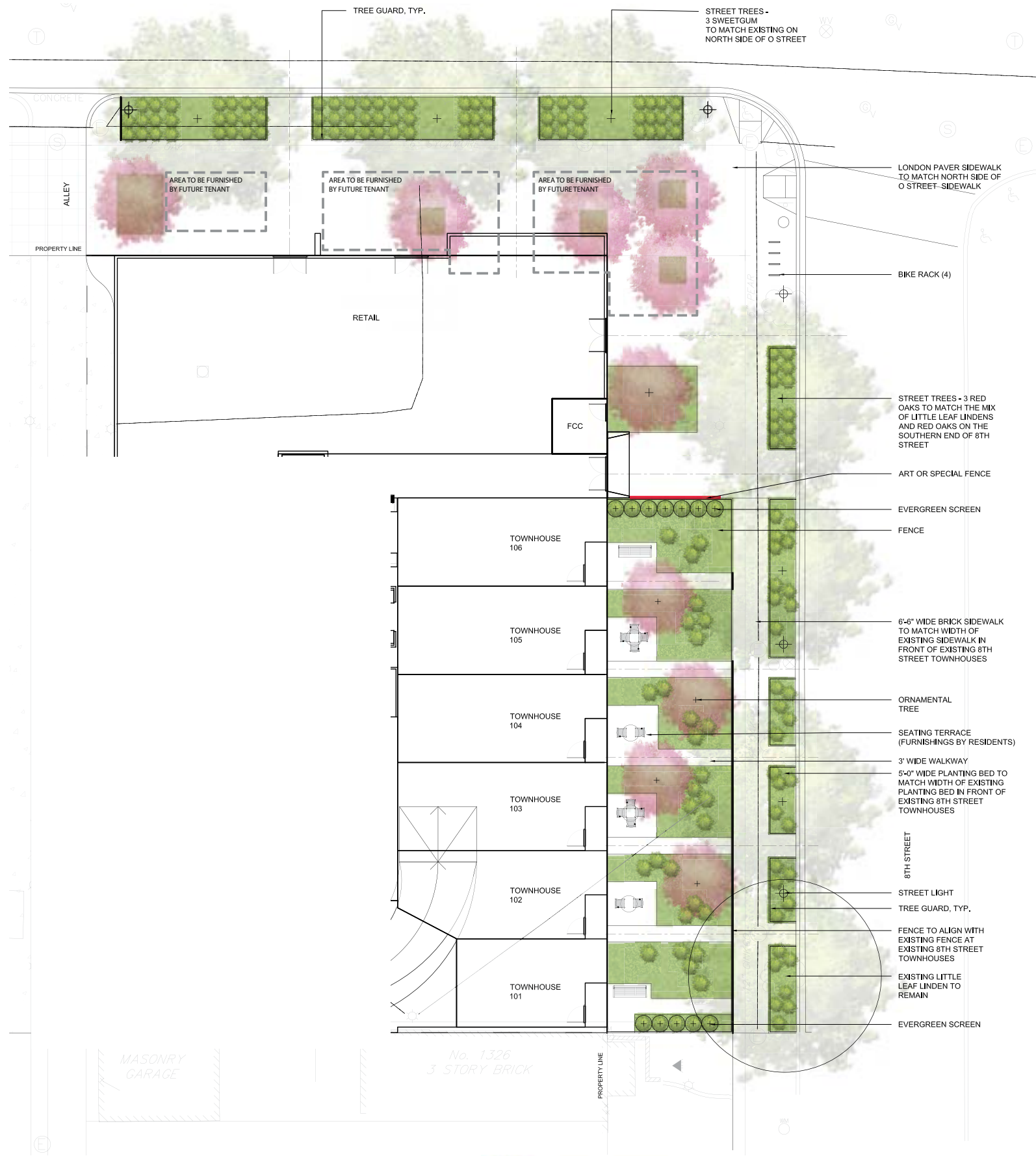


**Notes:**

1) 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.

2) All signs to comply with DC municipal regulations section N101.10 and Title 12 A section 3107\_0.

# Ground Level Plan



Precedent image for proposed cafe seating area under trees.



Street Light.



Street tree along 8th Street - Red Oak.



Street tree along O Street - Sweetgum.



Precedent image of tables and chairs and ornamental tree.



Precedent image of art or special fencing at lobby entrance.



Trash receptacle.



Bike rack.

8<sup>TH</sup> & O STREETS, N.W.



WASHINGTON, DC

May 5<sup>th</sup>, 2017 PUD Re-submission

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# Composite Roof Plan



Precedent image of shade structure.



Ornamental tree - Redbud.



Precedent images of decorative privacy screens.



Precedent image of greenscreen.



Precedent image of tables and chairs and ornamental tree.



Precedent image of fire lounge.

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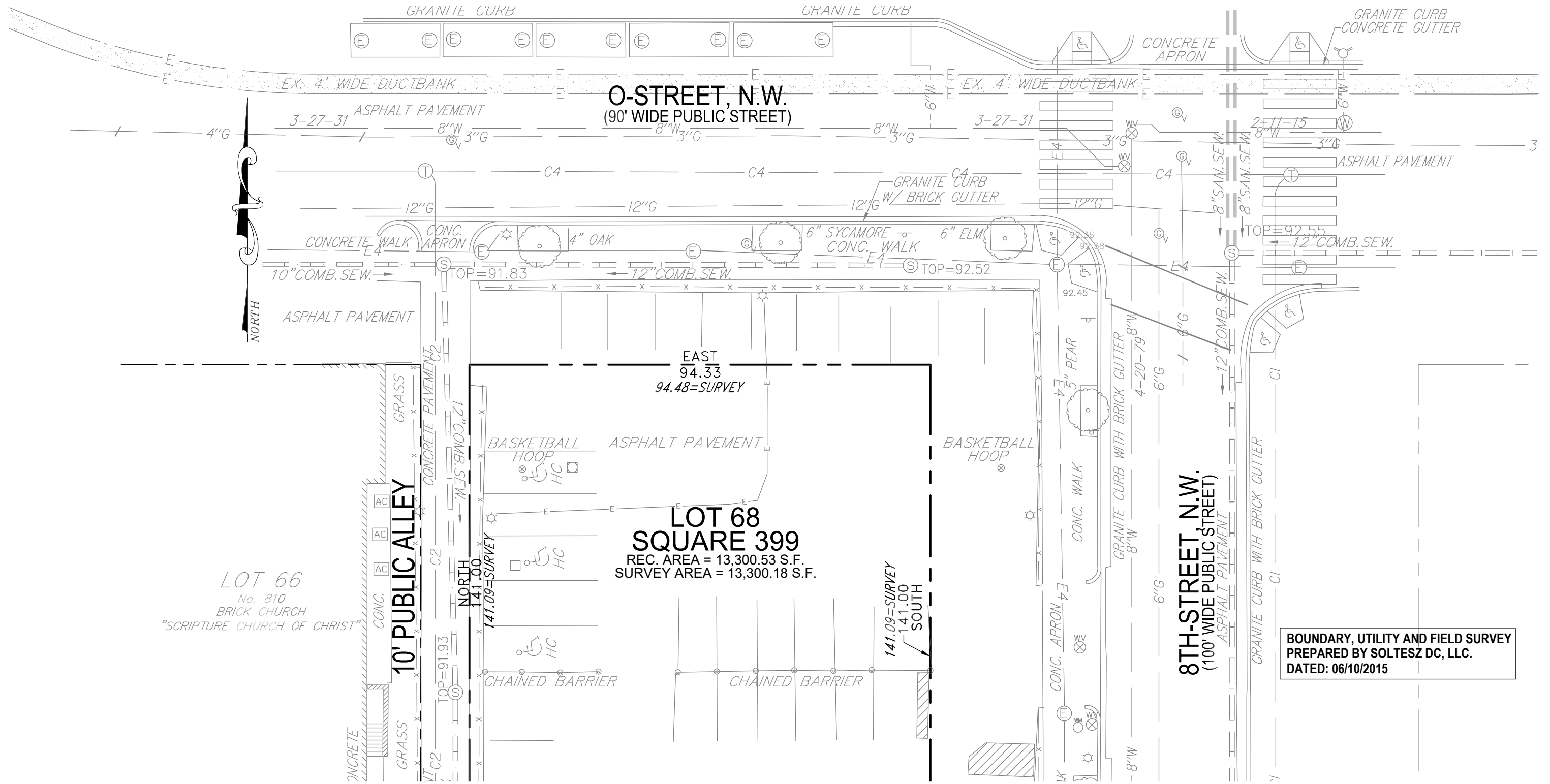
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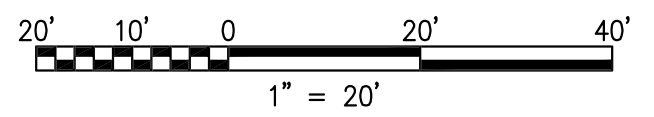
**\*Note\***  
GAR Calculations are preliminary and included as an illustration of the current status of the project. Areas may change as the project is developed, however the minimum requirement of 0.3 will be met or exceeded.

Green Area Ratio Scoresheet				
Address: <b>1336 8th ST NW</b>		Ward	Lot	
Other / BZA Order: _____		enter sq ft of lot	multiplier	
Lot size (enter this value first) *		<b>13,306</b>	<b>SCORE 0.610</b>	
Zoning District		<b>MU-6</b>		
Landscape Elements		Square Ft.	Factor	Total
<b>A Landscaped areas (select one of the following for each area)</b>				
1	Landscaped areas with a soil depth of less than 24"	enter sq ft <b>5,467</b>	0.3	1,640.1
2	Landscaped areas with a soil depth of 24" or greater	enter sq ft <b>340</b>	0.6	204.0
3	Bioretention facilities	enter sq ft <b>0</b>	0.4	-
<b>B Plantings (credit for plants in landscaped areas from Section A)</b>				
1	Groundcovers, or other plants less than 2' tall at maturity	enter sq ft <b>5,467</b>	0.2	1,093.4
2	Plants, not including grasses, 2' or taller at maturity - calculated at 9 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants <b>240</b>	2160 0.3	648.0
3	Tree canopy for all new trees 2.5" to 6" diameter or equivalent - calculated at 50 sq ft per tree	enter number of trees <b>4</b>	200 0.5	100.0
4	Tree canopy for new trees 6" diameter or larger or equivalent - calculated at 250 sq ft per tree	enter number of trees <b>0</b>	0 0.6	-
5	Tree canopy for preservation of existing tree 6" to 12" diameter or larger or equivalent - calculated at 250 sq ft per tree	enter number of trees <b>0</b>	0 0.7	-
6	Tree canopy for preservation of existing tree 12" to 18" diameter or larger or equivalent - calculated at 600 sq ft per tree	enter number of trees <b>0</b>	0 0.7	-
7	Tree canopy for preservation of all existing trees 18" to 24" dia. or equivalent - calculated at 1300 sq ft per tree	enter number of trees <b>0</b>	0 0.7	-
8	Tree canopy for preservation of all existing trees 24" diameter or larger or equivalent - calculated at 2000 sq ft per tree	enter number of trees <b>0</b>	0 0.8	-
9	Vegetated wall, plantings on a vertical surface	enter sq ft <b>0</b>	0.6	-
<b>C Vegetated or "green" roofs</b>				
1	Over at least 2" and less than 8" of growth medium	enter sq ft <b>5,467</b>	0.6	3,280.2
2	Over at least 8" of growth medium	enter sq ft <b>340</b>	0.8	272.0
<b>D Permeable Paving***</b>				
1	Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft <b>1,940</b>	0.4	776.0
2	Permeable paving over at least 24" of soil or gravel	enter sq ft <b>0</b>	0.5	-
<b>E Other</b>				
1	Enhanced tree growth systems***	enter sq ft <b>0</b>	0.4	-
2	Renewable energy generation	enter sq ft <b>0</b>	0.5	-
3	Approved water features	enter sq ft <b>0</b>	0.2	-
		sub-total of sq ft = 21,381		
<b>H Bonuses</b>				
1	Native plant species	enter sq ft <b>1,000</b>	0.1	100.0
2	Landscaping in food cultivation	enter sq ft <b>0</b>	0.1	-
3	Harvested stormwater irrigation	enter sq ft <b>0</b>	0.1	-
Green Area Ratio numerator =				<b>8,114</b>
*** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.				
Total square footage of all permeable paving and enhanced tree growth				<b>776</b>



LOT 66  
No. 810  
BRICK CHURCH  
"SCRIPTURE CHURCH OF CHRIST"

BOUNDARY, UTILITY AND FIELD SURVEY  
PREPARED BY SOLTESZ DC, LLC.  
DATED: 06/10/2015



8<sup>TH</sup> & O STREETS, N.W.



Existing Conditions architects

WASHINGTON, DC

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