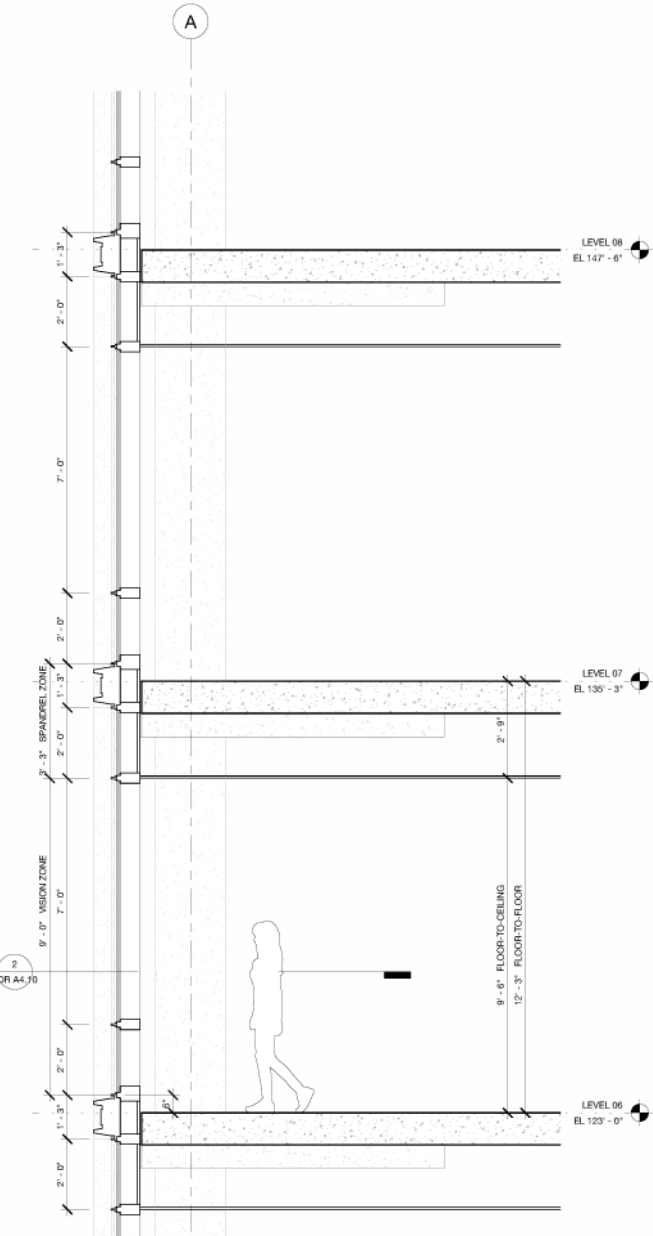
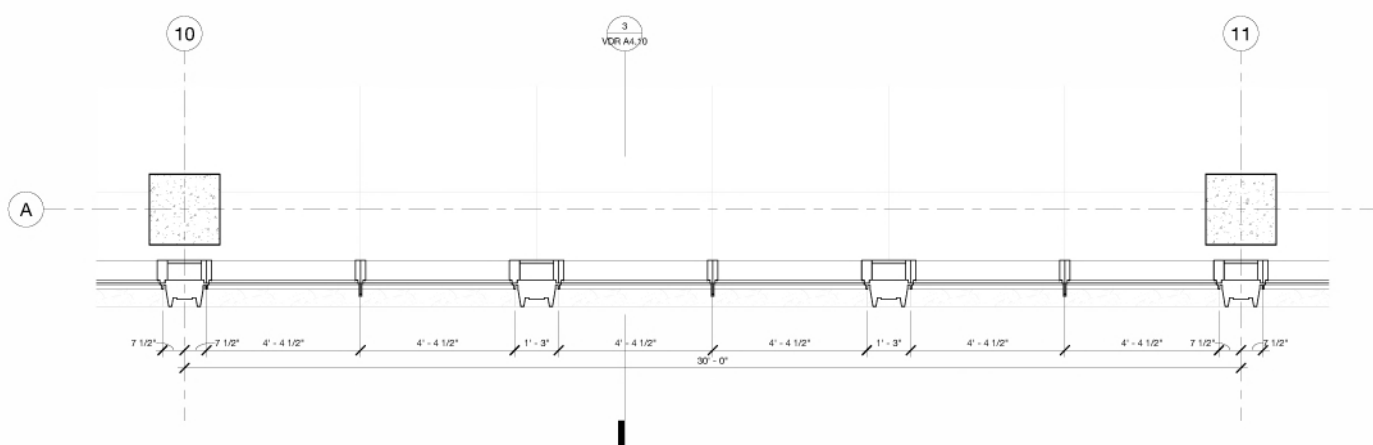


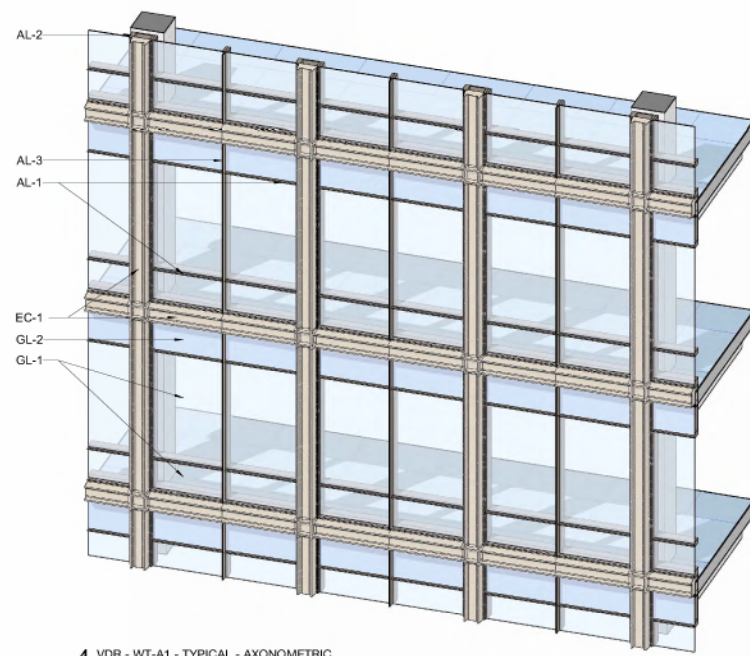
1 VDR - WT-A1 - TYPICAL - ELEVATION
1/2" = 1'-0"



3 VDR - WT-A1 - TYPICAL - SECTION
1/2" = 1'-0"



2 VDR - WT-A1 - TYPICAL - PLAN
1/2" = 1'-0"



4 VDR - WT-A1 - TYPICAL - AXONOMETRIC

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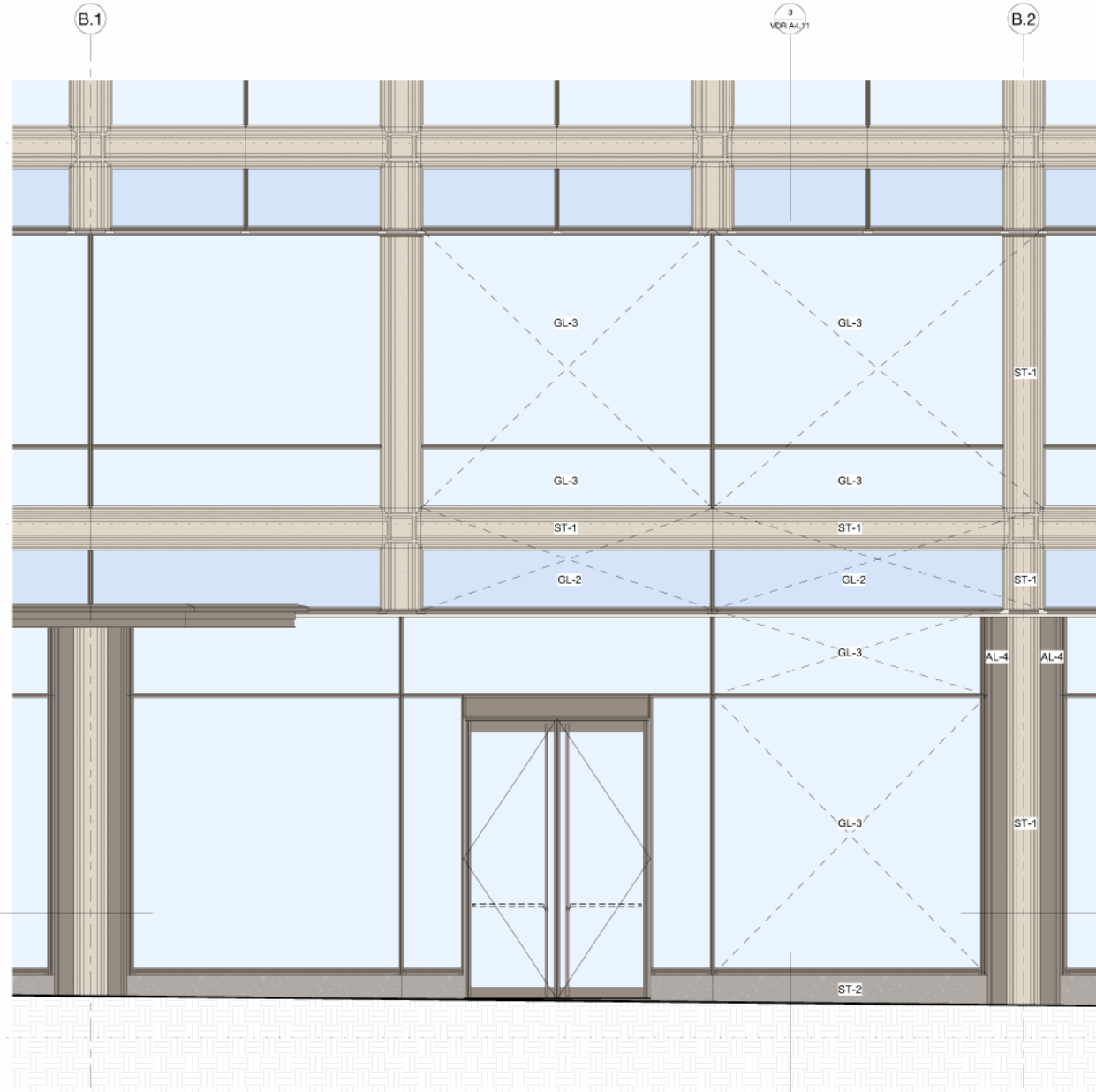
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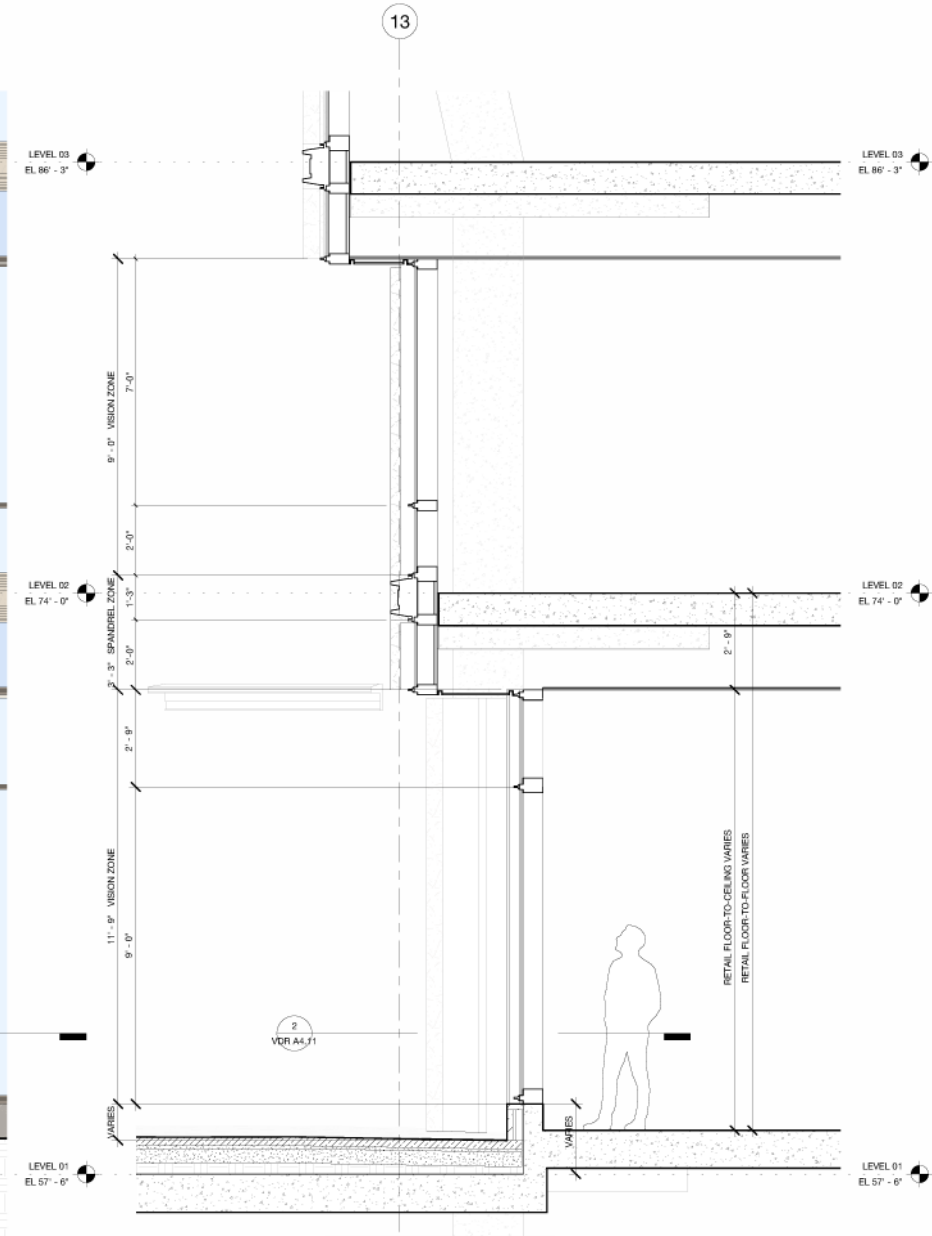
NOT FOR CONSTRUCTION

WT-A1 - TYPICAL TOWER ENCLOSURE

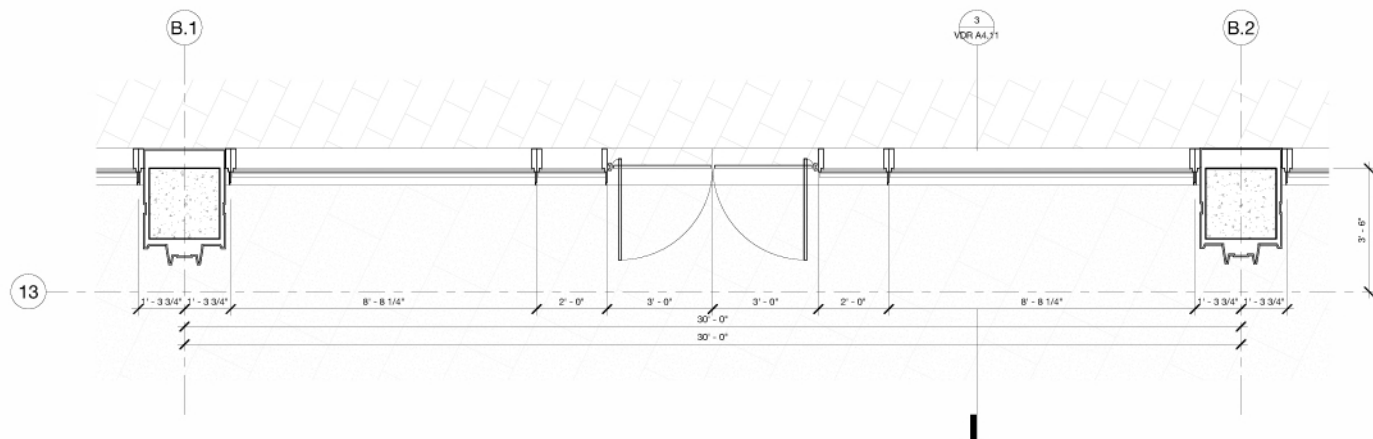
PROJECT: 2530
DATE: June 2025
SCALE: 1/2" = 1'-0"
SHEET NUMBER:
VDR A4.10
ZONING COMMISSION
District of Columbia
CASE NO. 26-05
EXHIBIT NO. 8A7
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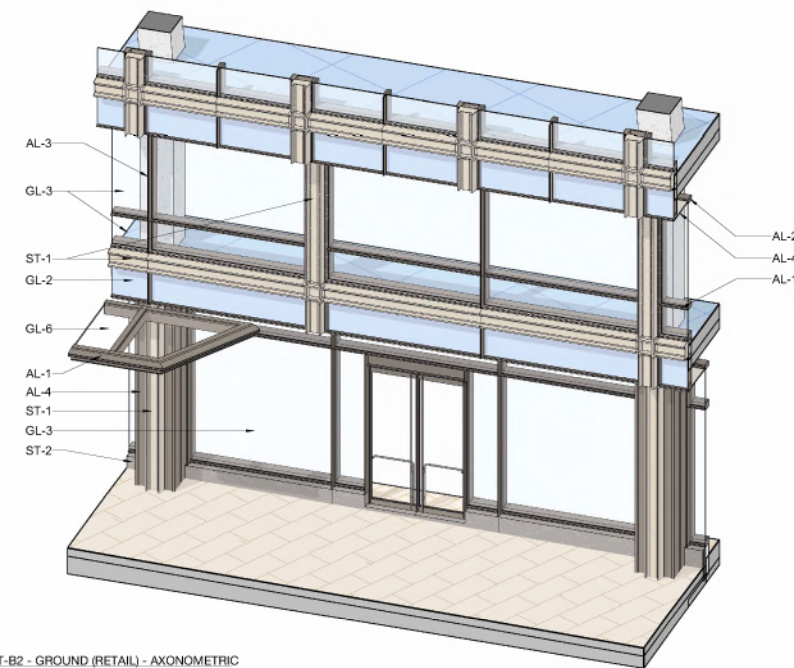
1 VDR - WT-B2 - GROUND (RETAIL) - ELEVATION
1/2" = 1'-0"



3 VDR - WT-B2 - GROUND (RETAIL) - SECTION
1/2" = 1'-0"



2 VDR - WT-B2 - GROUND (RETAIL) - PLAN
1/2" = 1'-0"



4 VDR - WT-B2 - GROUND (RETAIL) - AXONOMETRIC

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WT-B2 - GROUND LEVEL ENCLOSURE

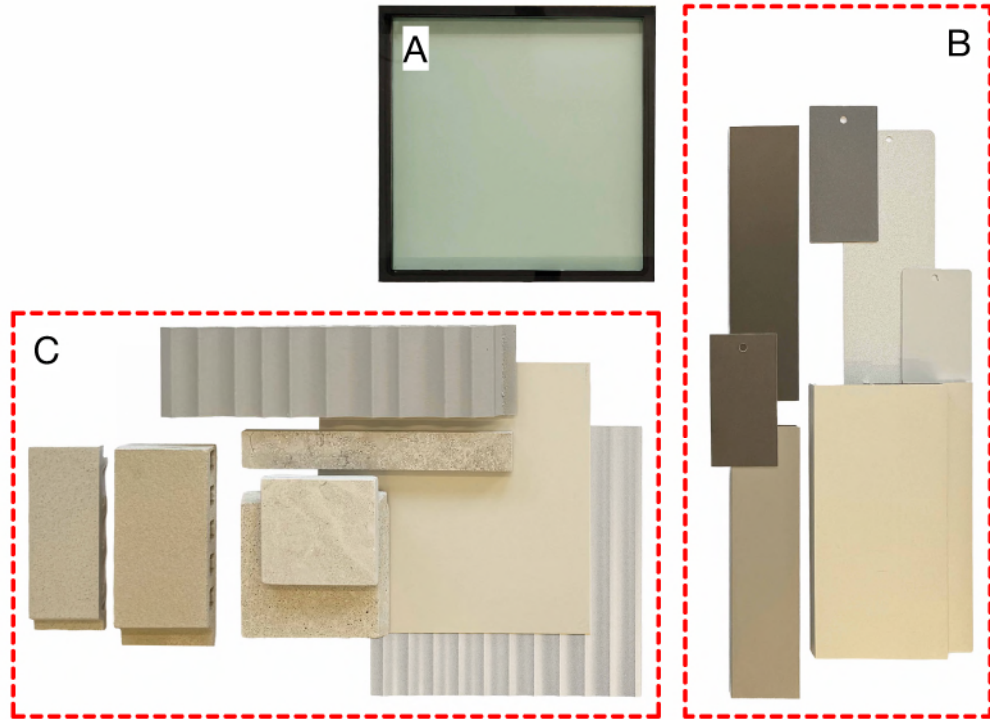
PROJECT: 2530
DATE: June 2026
SCALE: 1/2" = 1'-0"

SHEET NUMBER:

VDR A4.11

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TYPICAL TOWER ENCLOSURE



A. GL-1
TYPICAL VISION GLASS

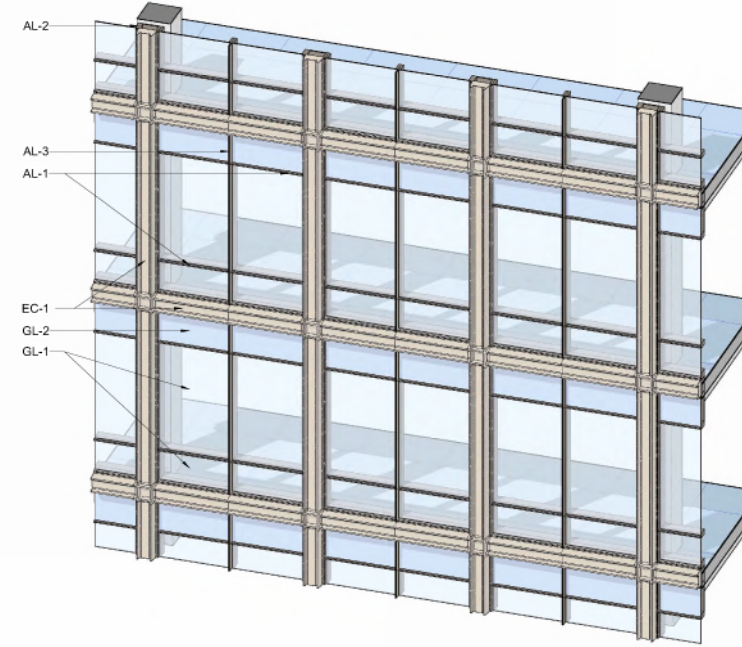
Typical vision glass for tower curtain wall IGUs

B. AL-1, 2, 3, 4
PAINTED ALUMINUM

Warm metallic color on aluminum exterior fins, mullions and curtain wall metal panel

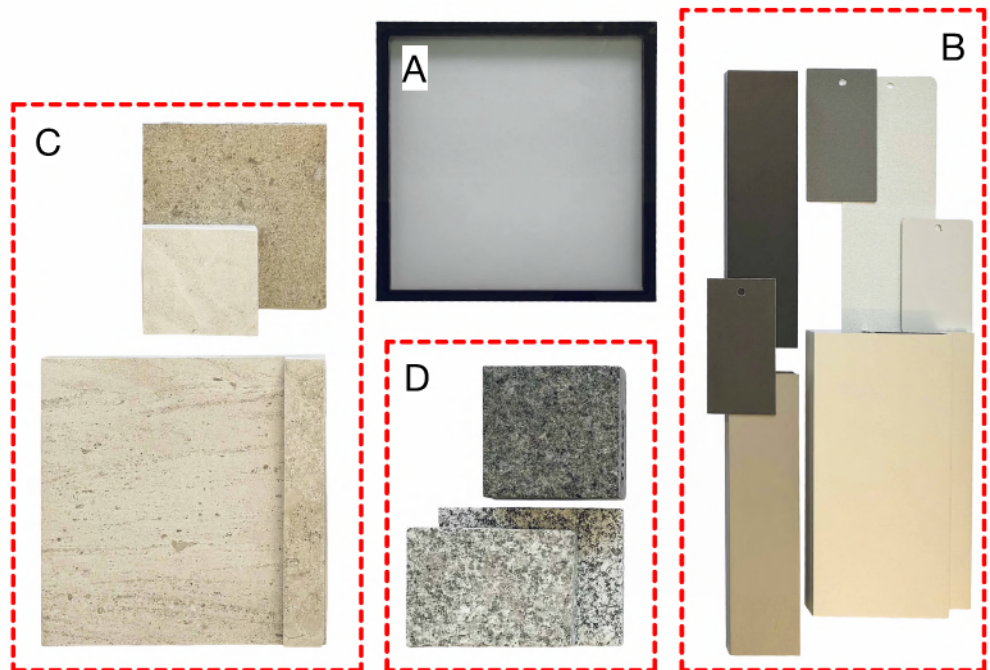
C. EC-1
EXTERIOR TOWER CLADDING

Warm-toned stone, terra cotta, precast, or painted metal panel at solid portions of typical tower curtain wall to compliment materiality of podium enclosure



1 WT-A1 - TYPICAL TOWER ENCLOSURE

GROUND LEVEL ENCLOSURE



A. GL-3
GROUND LEVEL VISION GLASS

Typical vision glass for podium Level 1 and 2 curtain wall IGUs

B. AL-1, 2, 3, 4
PAINTED ALUMINUM

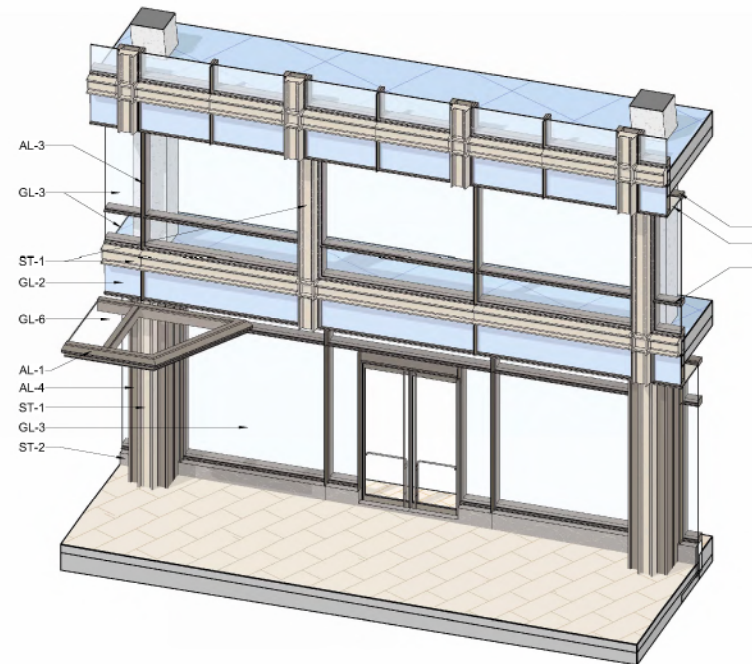
Warm metallic color on aluminum exterior fins, mullions and curtain wall metal panel

C. ST-1
EXTERIOR STONE CLADDING

Natural stone exterior wall cladding on podium Levels 1 and 2 enclosure

D. ST-2
EXTERIOR STONE CLADDING

Natural stone exterior wall base at Level 1 below enclosure and ST-1 wall cladding



2 WT-B2 - GROUND LEVEL ENCLOSURE

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EXTERIOR MATERIAL PALETTE

PROJECT: 2530
DATE: June 2026
SCALE:

SHEET NUMBER:

VDR A4.12

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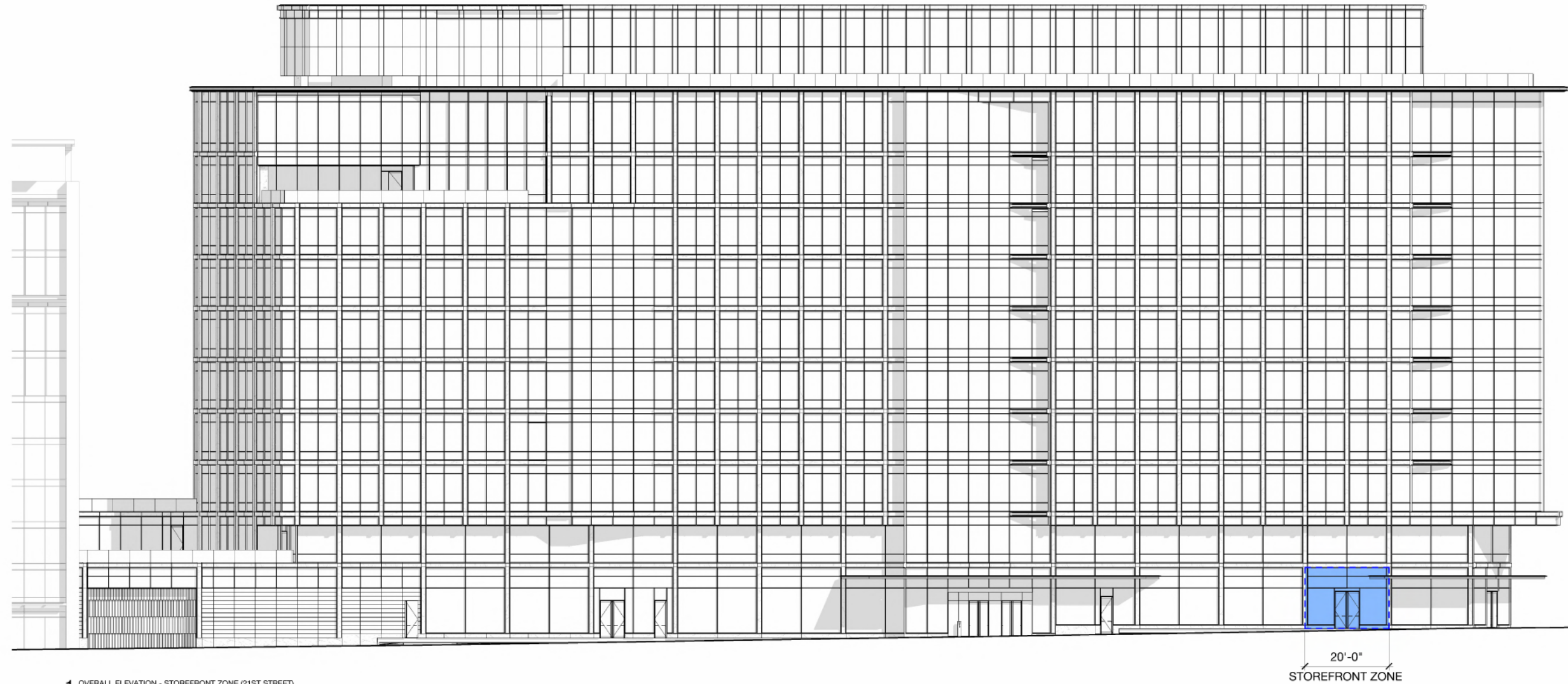
STOREFRONT GUIDELINES - 21ST STREET

PROJECT: 2530
DATE: June 2008
SCALE: 3/32" = 1'-0"

SHEET NUMBER:

VDR A5.01

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1 OVERALL ELEVATION - STOREFRONT ZONE (21ST STREET)
3/32" = 1'-0"

21ST STREET STOREFRONT GUIDELINES:

STOREFRONT ZONES IDENTIFY LOCATIONS WHERE RETAIL TENANTS ARE ENCOURAGED TO INTEGRATE CUSTOM STOREFRONT DESIGN AND IDENTITY GRAPHICS. STOREFRONTS SHOULD BE COMPLIMENTARY TO THE BUILDING ARCHITECTURE AND LIMITED TO THE ENVELOPE IDENTIFIED ABOVE. HIGH-QUALITY AND DURABLE MATERIALS SUCH AS GLASS, WOOD, METAL, STONE, TERRA COTTA, TILE, ETC., ARE ENCOURAGED. ALL DETAILS ARE SUBJECT TO LANDLORD REVIEW AND APPROVAL AS WELL AS THESE GUIDELINES. DRAWINGS AND SPECIFICATIONS MUST BE REVIEWED AND APPROVED BY THE LANDLORD PRIOR TO APPLICATION FOR BUILDING PERMITS AND OTHER RELATED APPROVALS.

STOREFRONTS MAY INCORPORATE EXTERNAL LIGHTING AS DESIGN ELEMENTS TO ACCOUNT FOR DAY AND NIGHTTIME VISIBILITY. ALL EXTERNAL LIGHTING MUST BE CONCEALED FROM VIEW AND ALL DETAILS ARE SUBJECT TO LANDLORD REVIEW AND APPROVAL CONSISTENT WITH THESE GUIDELINES.

LOCATION OF STOREFRONT ZONES MAY BE ADJUSTED TO ACCOMMODATE TENANT DEMISING AND TENANT NEEDS, UP TO A MAXIMUM NUMBER OF ONE (1) STOREFRONT ZONE ON 21ST STREET. WIDTH OF STOREFRONT ZONE MAY VARY BETWEEN 20-30 FEET TO ACCOMMODATE TENANT DEMISING AND TENANT NEEDS.

NUMBER AND LOCATION OF DOORS WITHIN STOREFRONT ZONE MAY BE ADJUSTED TO ACCOMMODATE TENANT NEEDS.

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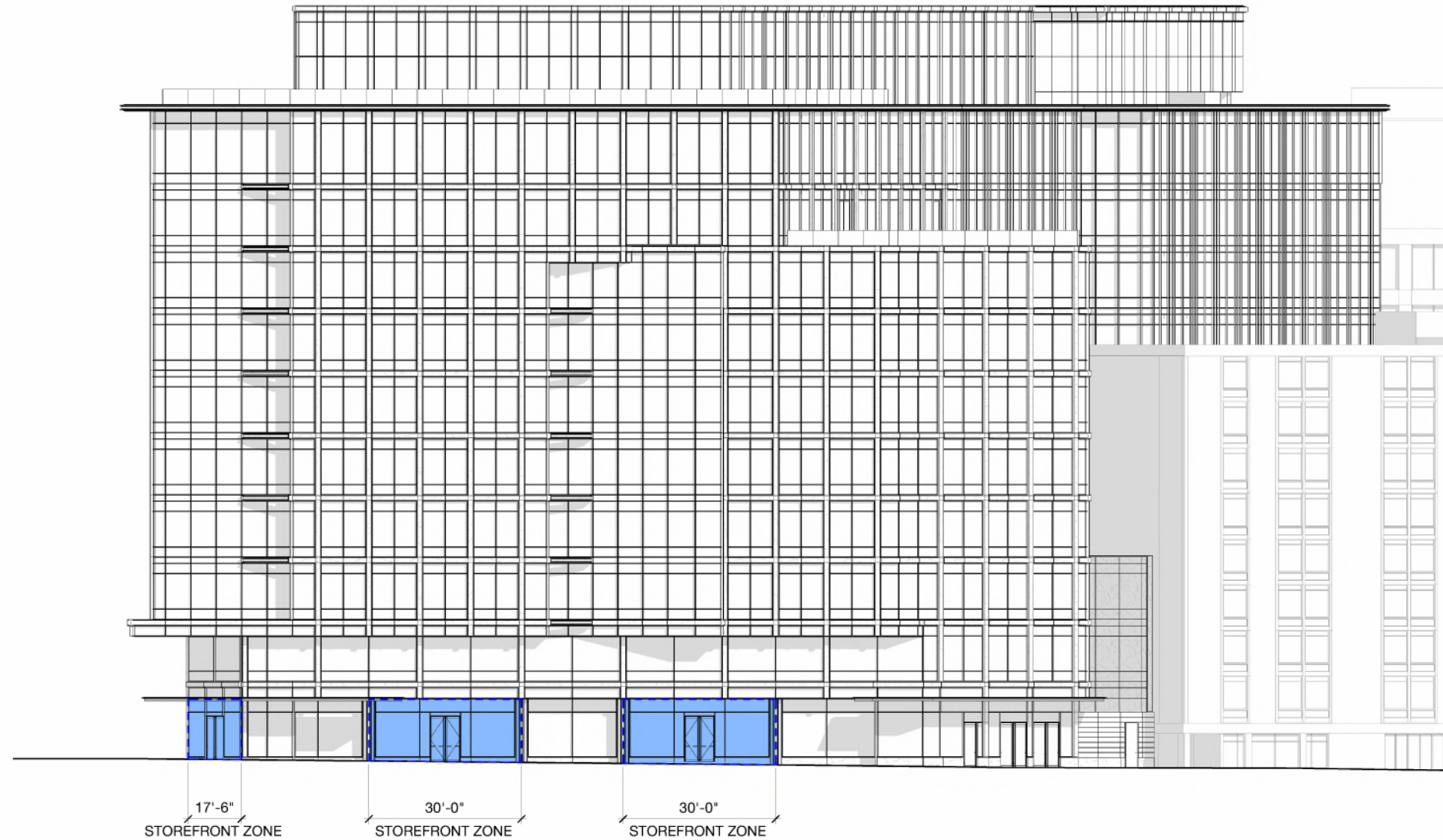
STOREFRONT GUIDELINES - M STREET

PROJECT: 2530
DATE: June 2008
SCALE: 3/32" = 1'-0"

SHEET NUMBER:

VDR A5.02

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1 OVERALL ELEVATION - STOREFRONT ZONES (M STREET)
3/32" = 1'-0"

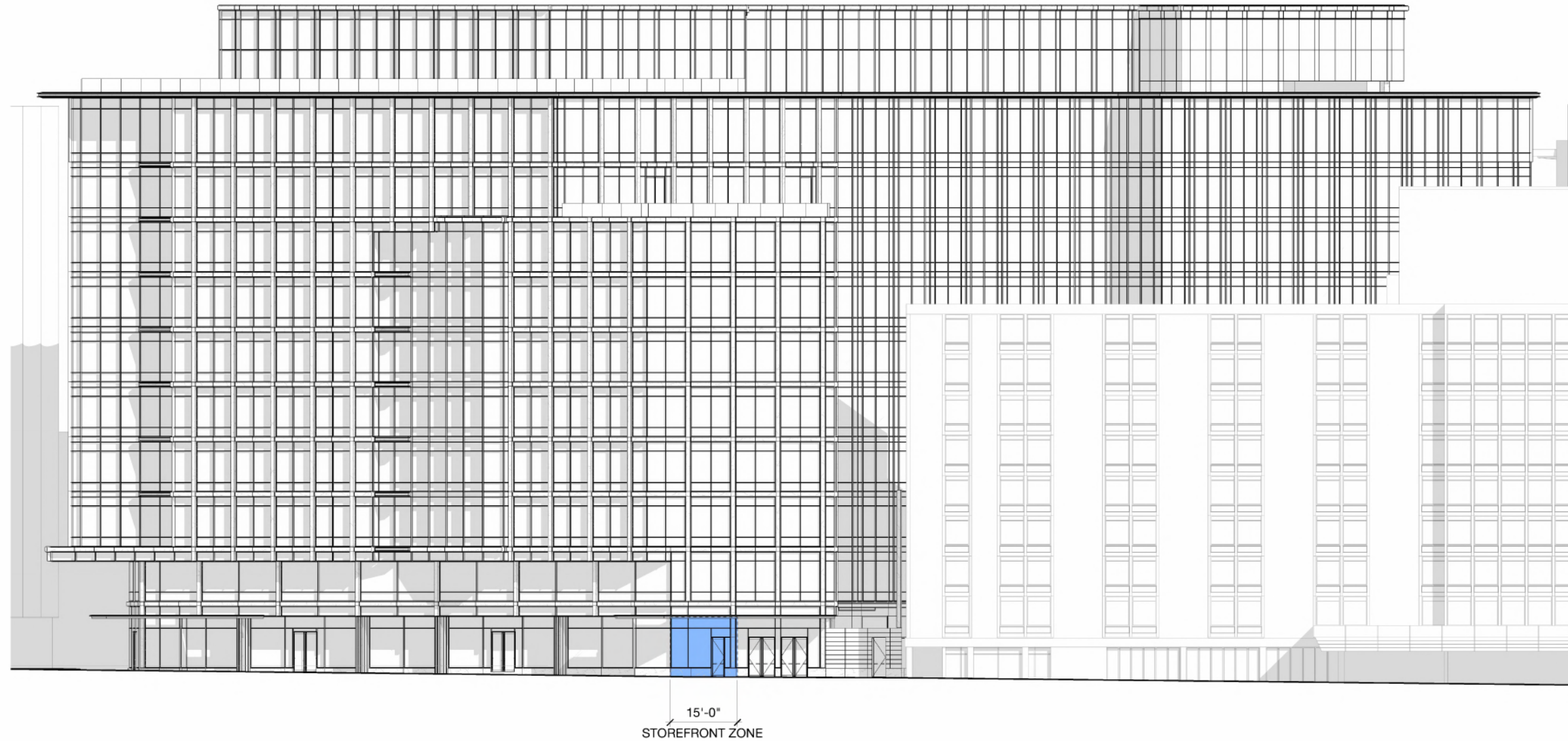
M STREET STOREFRONT GUIDELINES:

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STOREFRONTS MAY INCORPORATE EXTERNAL LIGHTING AS DESIGN ELEMENTS TO ACCOUNT FOR DAY AND NIGHTTIME VISIBILITY. ALL EXTERNAL LIGHTING MUST BE CONCEALED FROM VIEW AND ALL DETAILS ARE SUBJECT TO LANDLORD REVIEW AND APPROVAL CONSISTENT WITH THESE GUIDELINES.

LOCATION OF STOREFRONT ZONES MAY BE ADJUSTED TO ACCOMMODATE TENANT DEMISING AND TENANT NEEDS, UP TO A MAXIMUM NUMBER OF THREE (3) STOREFRONT ZONES ON M STREET. WIDTH OF STOREFRONT ZONES MAY VARY BETWEEN 15-30 FEET TO ACCOMMODATE TENANT DEMISING AND TENANT NEEDS.

NUMBER AND LOCATION OF DOORS WITHIN STOREFRONT ZONE MAY BE ADJUSTED TO ACCOMMODATE TENANT NEEDS.



1 OVERALL ELEVATION - STOREFRONT ZONES (NEW HAMPSHIRE AVENUE)
3/32" = 1'-0"

NEW HAMPSHIRE AVENUE STOREFRONT GUIDELINES:

STOREFRONT ZONES IDENTIFY LOCATIONS WHERE RETAIL TENANTS ARE ENCOURAGED TO INTEGRATE CUSTOM STOREFRONT DESIGN AND IDENTITY GRAPHICS. STOREFRONTS SHOULD BE COMPLIMENTARY TO THE BUILDING ARCHITECTURE AND LIMITED TO THE ENVELOPE IDENTIFIED ABOVE. HIGH-QUALITY AND DURABLE MATERIALS SUCH AS GLASS, WOOD, METAL, STONE, TERRA COTTA, TILE, ETC., ARE ENCOURAGED. ALL DETAILS ARE SUBJECT TO LANDLORD REVIEW AND APPROVAL AS WELL AS THESE GUIDELINES. DRAWINGS AND SPECIFICATIONS MUST BE REVIEWED AND APPROVED BY THE LANDLORD PRIOR TO APPLICATION FOR BUILDING PERMITS AND OTHER RELATED APPROVALS.

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LOCATION OF STOREFRONT ZONES MAY BE ADJUSTED TO ACCOMMODATE TENANT DEMISING AND TENANT NEEDS, UP TO A MAXIMUM NUMBER OF ONE (1) STOREFRONT ZONE ON NEW HAMPSHIRE AVENUE. WIDTH OF STOREFRONT ZONES MAY VARY BETWEEN 15-20 FEET TO ACCOMMODATE TENANT DEMISING AND TENANT NEEDS.

NUMBER AND LOCATION OF DOORS WITHIN STOREFRONT ZONE MAY BE ADJUSTED TO ACCOMMODATE TENANT NEEDS.

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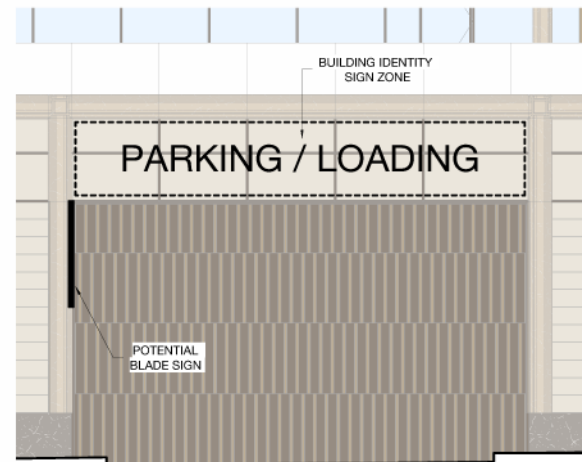
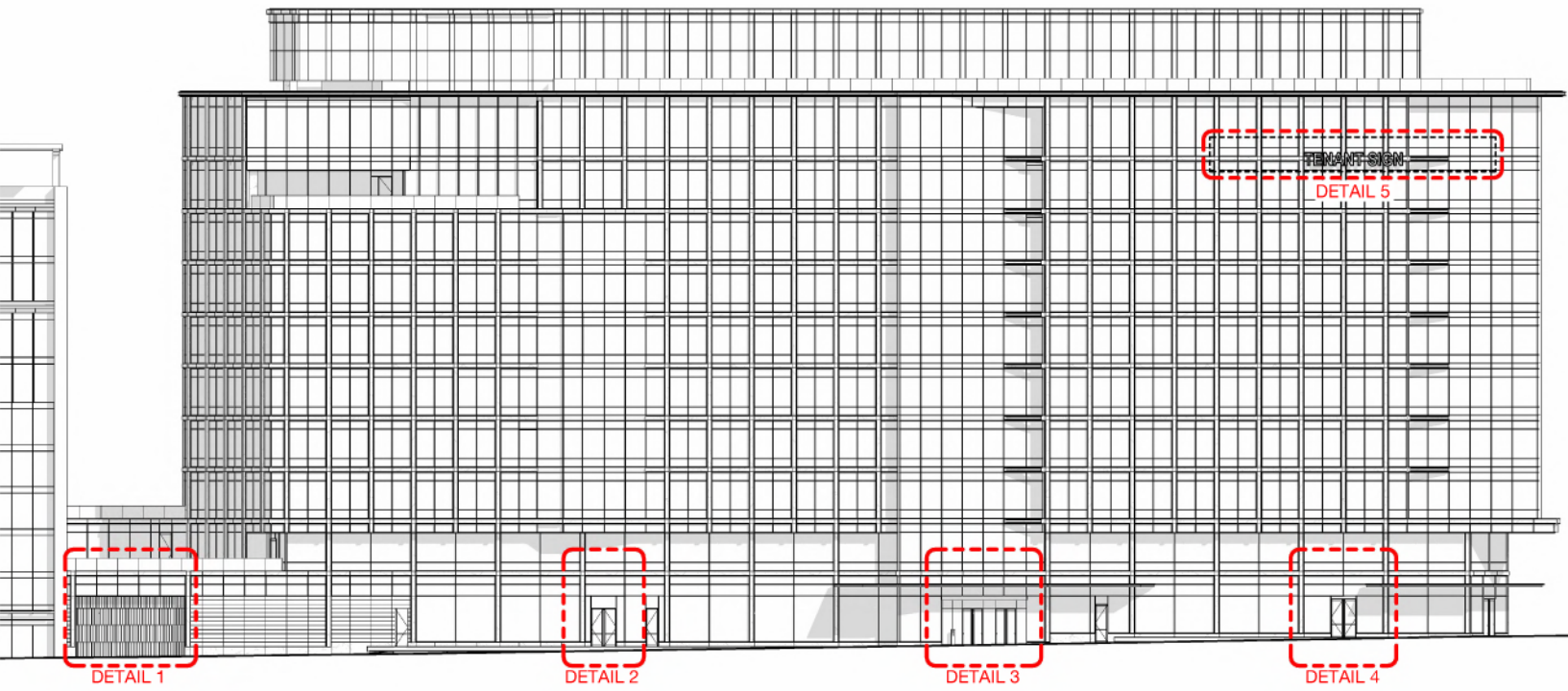
STOREFRONT GUIDELINES - NEW HAMPSHIRE AVENUE

PROJECT: 2530
DATE: June 2008
SCALE: 3/32" = 1'-0"

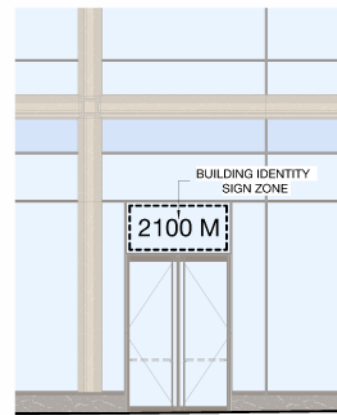
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VDR A5.03

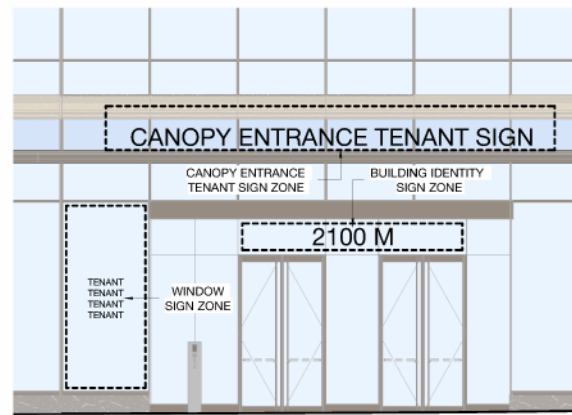
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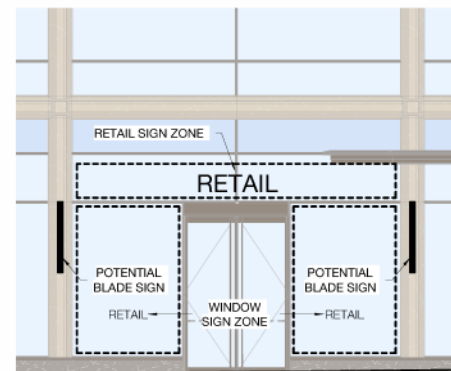
1 21ST STREET - SHARED PARKING / LOADING ENTRANCE
1/4" = 1'-0"



2 21ST STREET - ENTRANCE
1/4" = 1'-0"



3 21ST STREET - BUILDING IDENTITY AND TENANT SIGNS
1/4" = 1'-0"



4 21ST STREET - TYPICAL RETAIL
1/4" = 1'-0"



5 21ST STREET - TENANT SIGN (LOCATION OPTION 1)
1/4" = 1'-0"

SIGNAGE GUIDELINES:

GENERAL NOTES

THE SIGNAGE GUIDELINES PERMIT A VARIETY OF SIGNAGE AND STOREFRONT DESIGNS TO CONTRIBUTE TO THE LIVELINESS OF THE URBAN STREETScape AND PROVIDE APPROPRIATE IDENTIFICATION FOR RETAIL AND OFFICE TENANTS.

- BUILDING SIGNS SHALL BE DESIGNED HOLISTICALLY AND COMPLIMENTARY TO THE ARCHITECTURAL STYLE OF THE BUILDING. SIGN LOCATIONS, SIZES, MESSAGES, FONTS, AND COLORS ARE EXPECTED TO BE CUSTOMIZED FOR EACH SPECIFIC TENANT, SUBJECT TO THESE GUIDELINES.
- ALL SIGNS SUBJECT TO LANDLORD REVIEW AND APPROVAL AS WELL AS ADHERENCE TO THESE GUIDELINES AND APPLICABLE CODE REQUIREMENTS. DRAWINGS AND SPECIFICATIONS MUST BE REVIEWED AND APPROVED BY THE LANDLORD PRIOR TO APPLICATION FOR BUILDING PERMITS AND OTHER RELATED APPROVALS.

BUILDING IDENTIFICATION SIGNS

- BUILDING IDENTIFICATION SIGNAGE CONVEYING INFORMATION SUCH AS BUILDING NAME, ADDRESS, AND LOCATIONS OF PARKING, LOADING, AND OTHER ENTRANCES SHALL BE LOCATED AS SHOWN IN THE GUIDELINES. SIGNS SHALL BE WALL-MOUNTED.
- BUILDING IDENTIFICATION SIGNS MAY INCLUDE ILLUMINATION FOR BOTH DAY AND NIGHTTIME VISIBILITY. ALL EXTERNAL LIGHTING COMPONENTS, WIRES, JUNCTION BOXES, ETC. ARE TO BE CONCEALED FROM VIEW.
- MAXIMUM HEIGHT OF BUILDING IDENTIFICATION SIGNS = 18 INCHES.

RETAIL SIGNS

- PRIMARY RETAIL TENANT IDENTIFICATION SIGNAGE SHALL BE LOCATED WITHIN THE UPPER PORTION OF THE STOREFRONT NEAR THE ENTRANCE AS SHOWN IN THE GUIDELINES. SIGNS SHALL BE WALL-MOUNTED OR ON AWNINGS IF INCORPORATED INTO THE STOREFRONT DESIGN.
- MAXIMUM HEIGHT OF PRIMARY RETAIL SIGNS = 30 INCHES.
- RETAIL TENANTS MAY ALSO INCORPORATE BLADE SIGNS AS SHOWN IN THE GUIDELINES. MAXIMUM HEIGHT OF BLADE SIGNS = 28 INCHES.
- RETAIL SIGNS MAY INCLUDE ILLUMINATION FOR BOTH DAY AND NIGHTTIME VISIBILITY. ALL EXTERNAL LIGHTING COMPONENTS, WIRES, JUNCTION BOXES, ETC. ARE TO BE CONCEALED FROM VIEW.
- LETTERS AND GRAPHICS MAY INCLUDE DEPTH, TEXTURE, AND DIMENSIONAL QUALITIES TO CREATE A DIVERSE, AUTHENTIC AND CREATIVE ENVIRONMENT.

TENANT SIGNS

- OFFICE TENANT IDENTIFICATION SIGNS SHALL BE LOCATED WITHIN THE AREAS SHOWN IN THE GUIDELINES (PRIMARY TENANT SHALL HAVE THE OPTION TO LOCATE TOP-OF-BUILDING SIGN EITHER ON M STREET OR ON 21ST STREET, BUT NOT BOTH). SIGNS SHALL BE WALL-MOUNTED UNLESS OTHERWISE NOTED IN THE GUIDELINES.
- TENANT IDENTIFICATION SIGNS MAY INCLUDE ILLUMINATION FOR BOTH DAY AND NIGHTTIME VISIBILITY. ALL EXTERNAL LIGHTING COMPONENTS, WIRES, JUNCTION BOXES, ETC. ARE TO BE CONCEALED FROM VIEW.
- MAXIMUM HEIGHT OF TENANT IDENTIFICATION SIGNS = 15 INCHES EXCEPT FOR PRIMARY TENANT SIGN, FOR WHICH MAXIMUM HEIGHT = 60 INCHES.

WINDOW SIGNS

- SECONDARY RETAIL AND OFFICE TENANT IDENTIFICATION AND INFORMATIONAL SIGNS SHALL BE PERMITTED WITHIN THE STOREFRONT AND LOBBY AREAS AS SHOWN IN THE GUIDELINES.
- MAXIMUM HEIGHT OF SECONDARY WINDOW SIGNS = 12 INCHES. MULTIPLE SIGNS SHALL BE PERMITTED WITHIN WINDOWS, SUBJECT TO LANDLORD REVIEW AND APPROVAL. TENANT GRAPHICS AND IDENTIFICATION FEATURES SHALL BE PERMITTED TO EXCEED THE MAXIMUM HEIGHT.

TENANT SIGNS

- OFFICE TENANT IDENTIFICATION SIGNS SHALL BE LOCATED WITHIN THE AREAS SHOWN IN THE GUIDELINES. SIGNS SHALL BE WALL-MOUNTED UNLESS OTHERWISE NOTED IN THE GUIDELINES.
- TENANT IDENTIFICATION SIGNS MAY INCLUDE ILLUMINATION FOR BOTH DAY AND NIGHTTIME VISIBILITY. ALL EXTERNAL LIGHTING COMPONENTS, WIRES, JUNCTION BOXES, ETC. ARE TO BE CONCEALED FROM VIEW.
- MAXIMUM HEIGHT OF TENANT IDENTIFICATION SIGNS = 15 INCHES EXCEPT FOR PRIMARY TENANT SIGN, FOR WHICH MAXIMUM HEIGHT = 60 INCHES.

WINDOW SIGNS

- SECONDARY RETAIL AND OFFICE TENANT IDENTIFICATION AND INFORMATIONAL SIGNS SHALL BE PERMITTED WITHIN THE STOREFRONT AND LOBBY AREAS AS SHOWN IN THE GUIDELINES.
- MAXIMUM HEIGHT OF SECONDARY WINDOW SIGNS = 12 INCHES. MULTIPLE SIGNS SHALL BE PERMITTED WITHIN WINDOWS, SUBJECT TO LANDLORD REVIEW AND APPROVAL. TENANT GRAPHICS AND IDENTIFICATION FEATURES SHALL BE PERMITTED TO EXCEED THE MAXIMUM HEIGHT.

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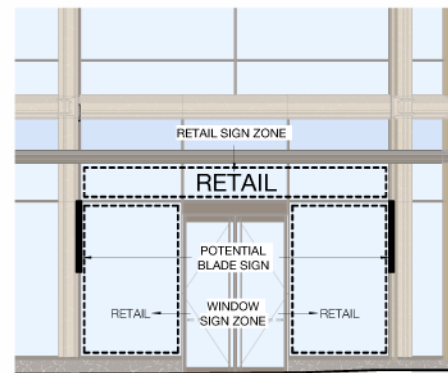
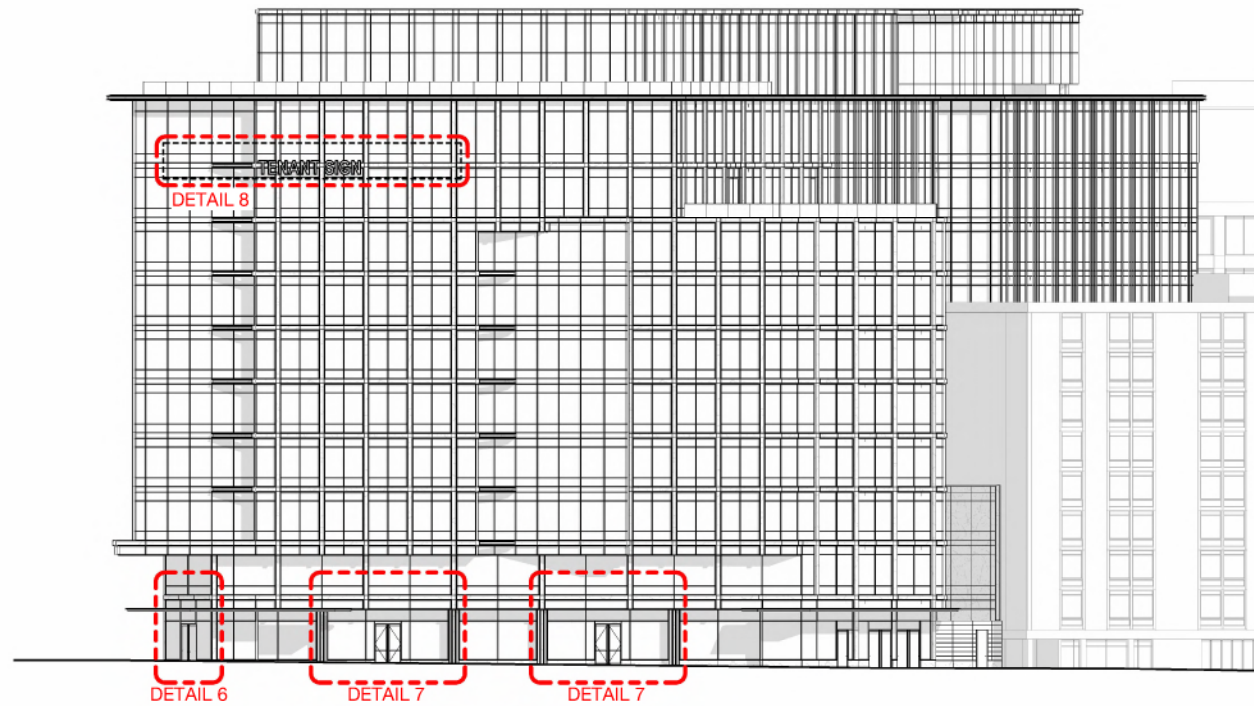
SIGNAGE GUIDELINES - 21ST STREET

PROJECT: 2530
DATE: June 2025
SCALE: As Indicated

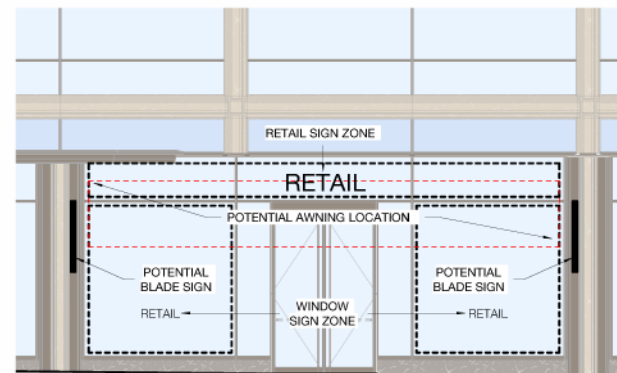
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6 M STREET - CORNER RETAIL
1/4" = 1'-0"



7 M STREET - TYPICAL RETAIL
1/4" = 1'-0"



8 M STREET - TENANT SIGN (LOCATION OPTION 2)
1/4" = 1'-0"

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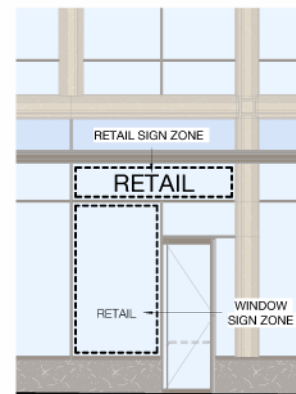
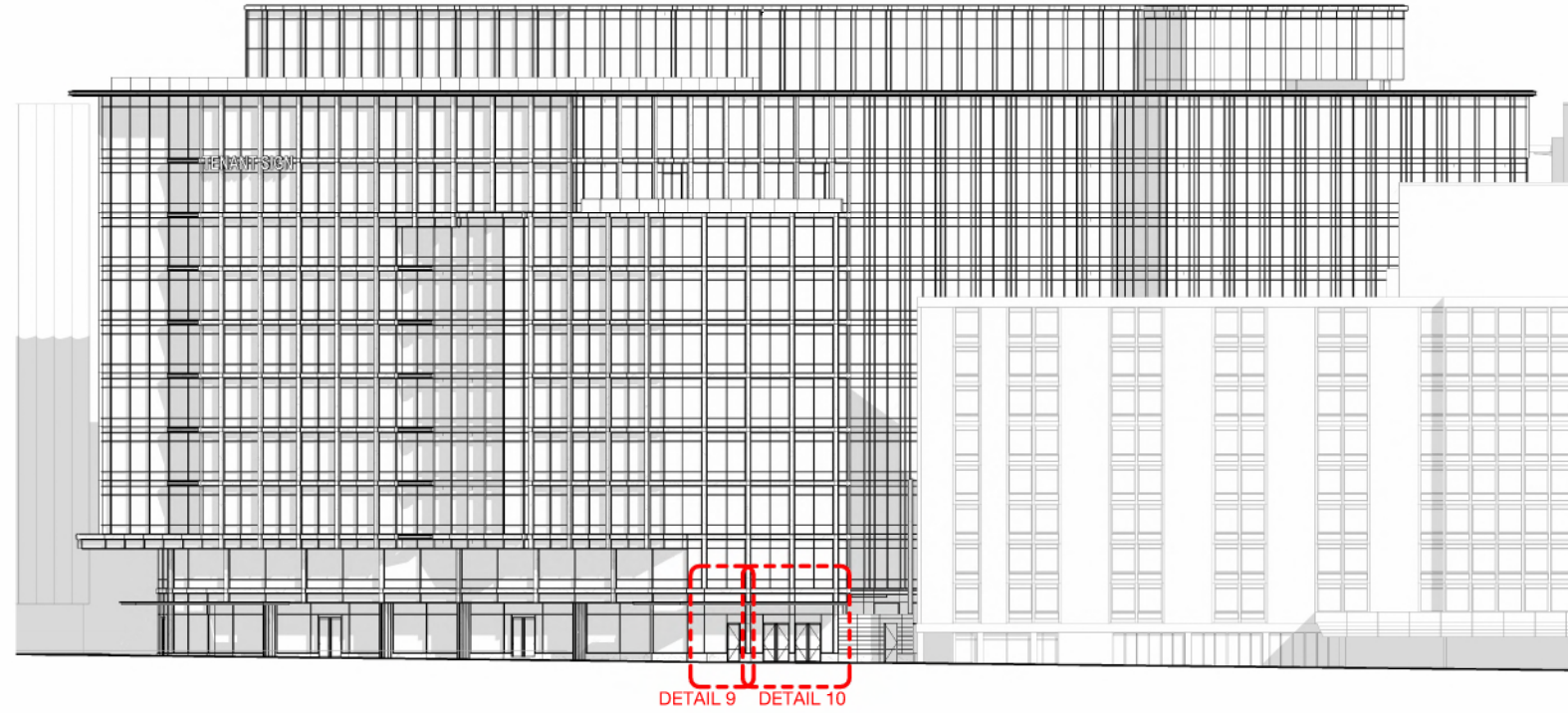
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SIGNAGE GUIDELINES - M STREET

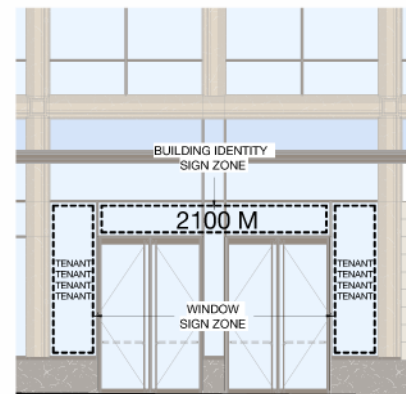
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9 NEW HAMPSHIRE AVENUE - RETAIL
1/4" = 1'-0"



10 NEW HAMPSHIRE AVENUE - ENTRANCE
1/4" = 1'-0"

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SIGNAGE GUIDELINES - NEW HAMPSHIRE AVENUE

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