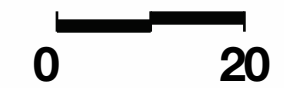
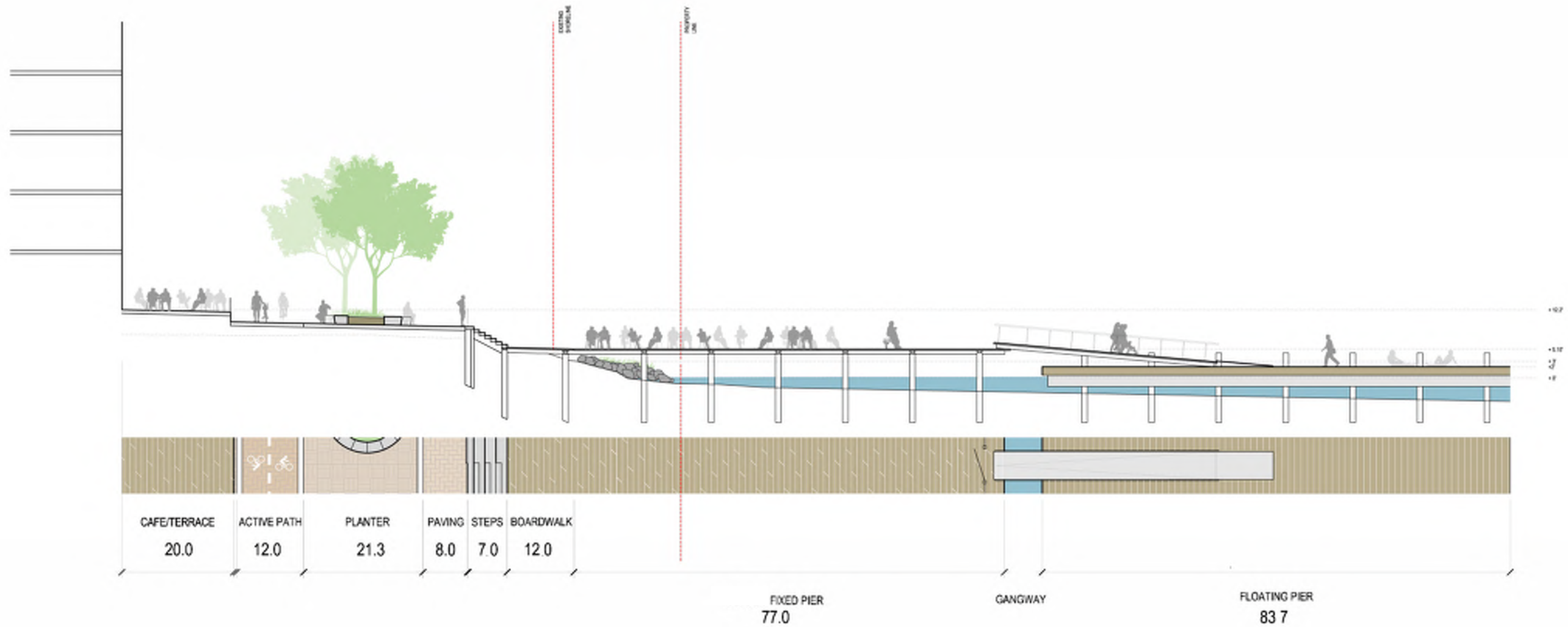
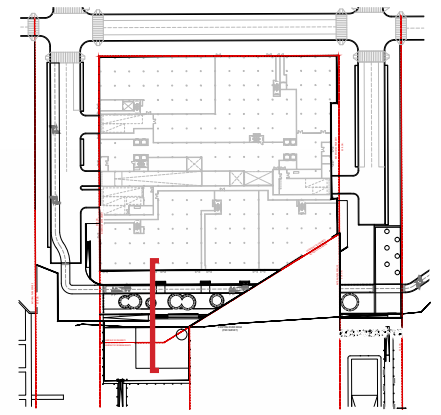


Site Sections



River Point - 2100 2nd St, SW

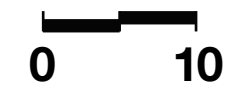
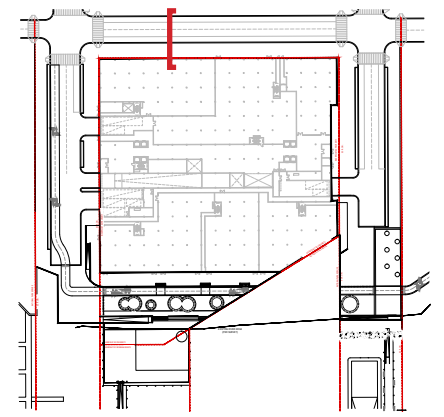
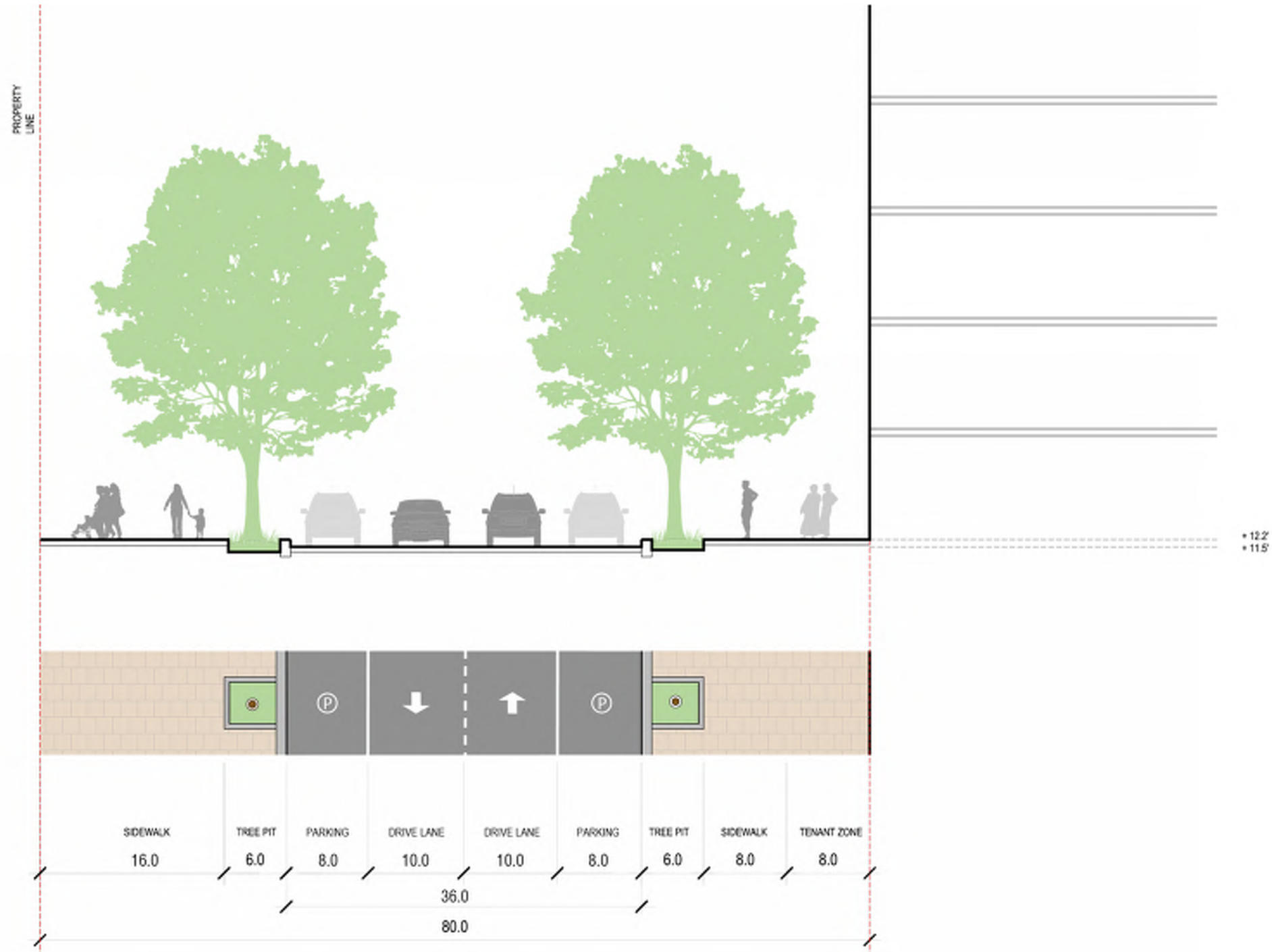
Square 613 / Lot 10

Waterfront - near 2nd Street

February 28, 2017

WEST 8
L25

Site Sections



River Point - 2100 2nd St, SW

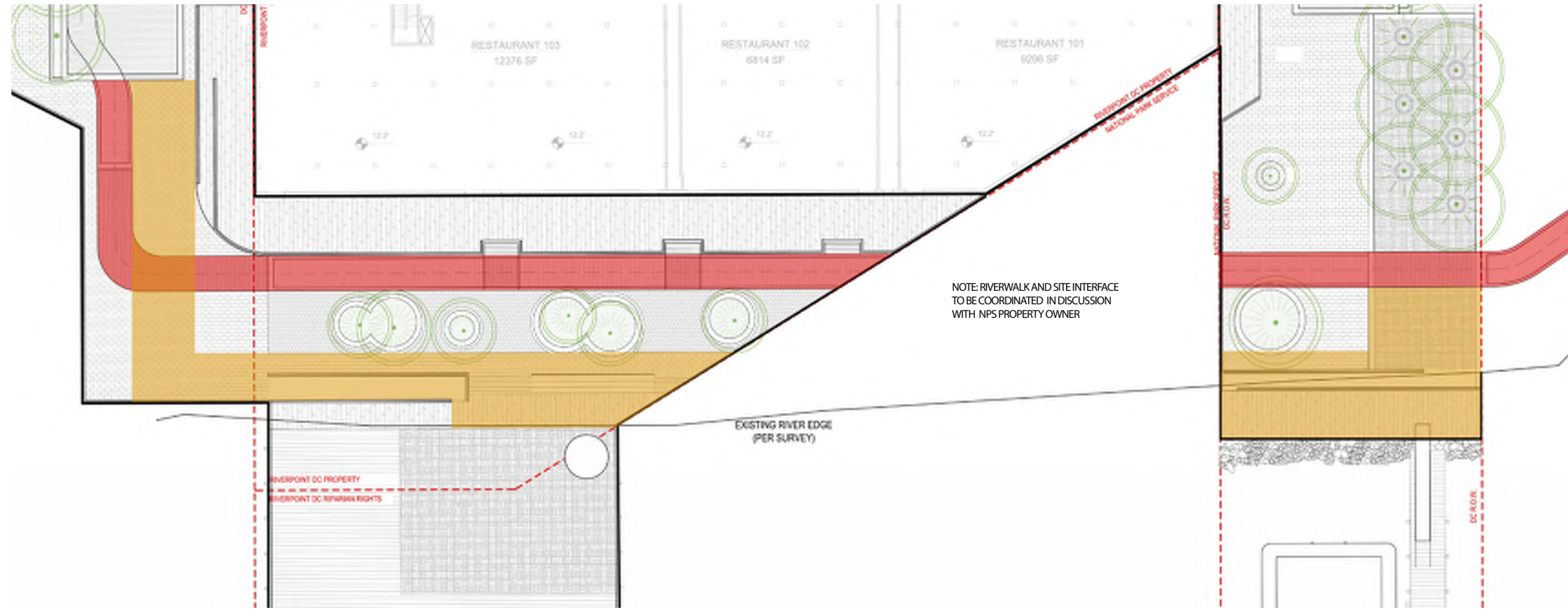
Square 613 / Lot 10

V Street-per DDOT standards



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WEST 8
L26

Riverwalk Trail



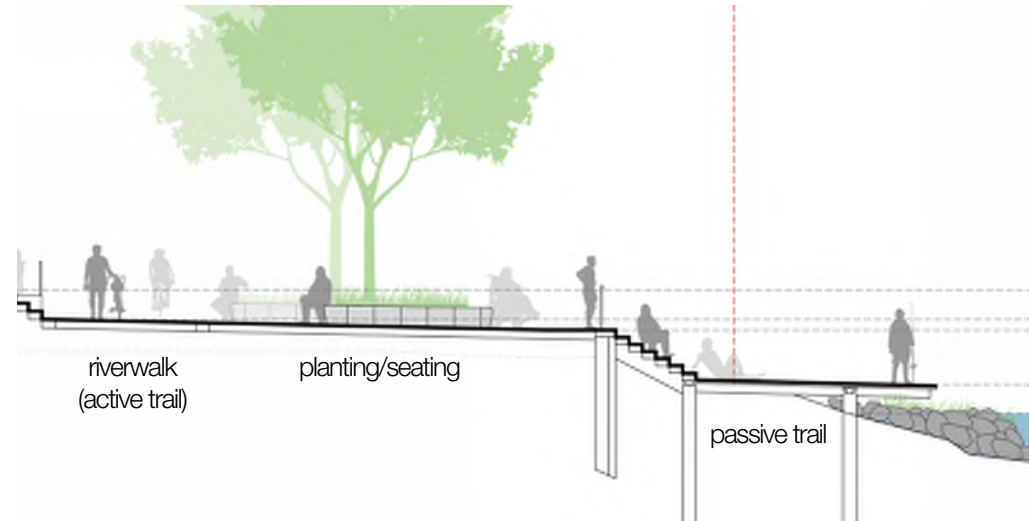
Legend

-  active riverwalk trail
-  passive riverwalk trail

plan



riverwalk looking east



section

Typical Site Elements

Materials



brick paving



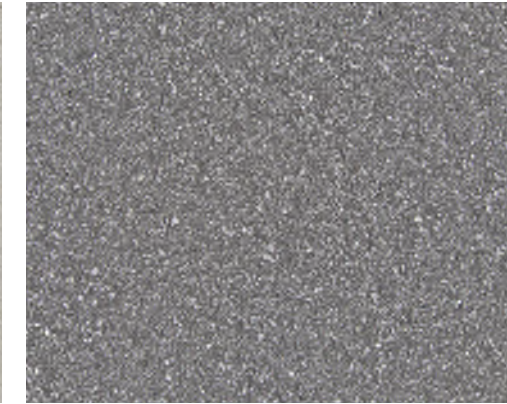
wood decking



stone paving



concrete



asphalt

Furnishings



benches



lighting



bike racks

Wayfinding



Amenities



street trees



stormwater planters



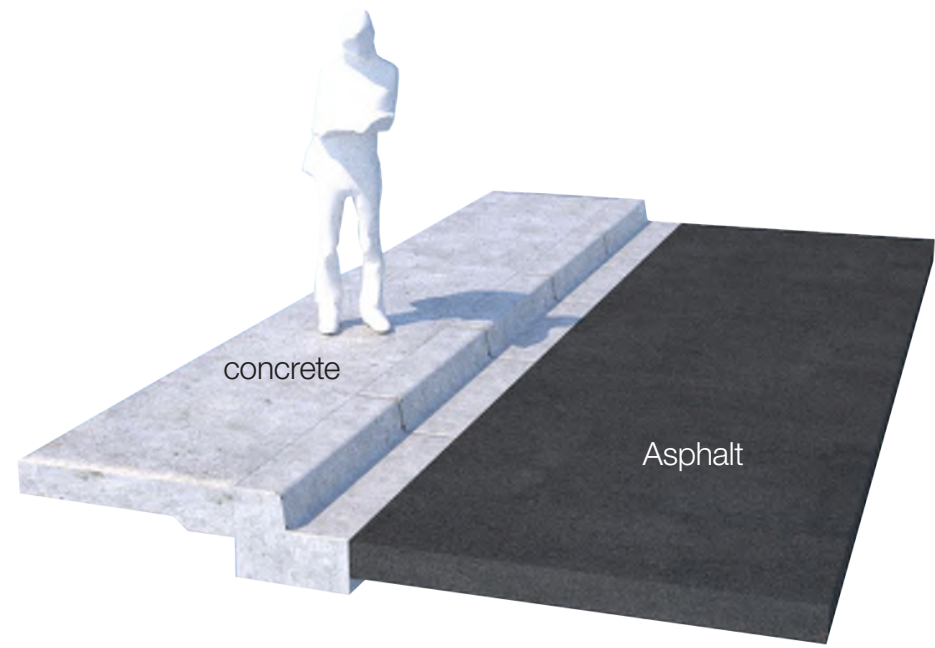
seat edges



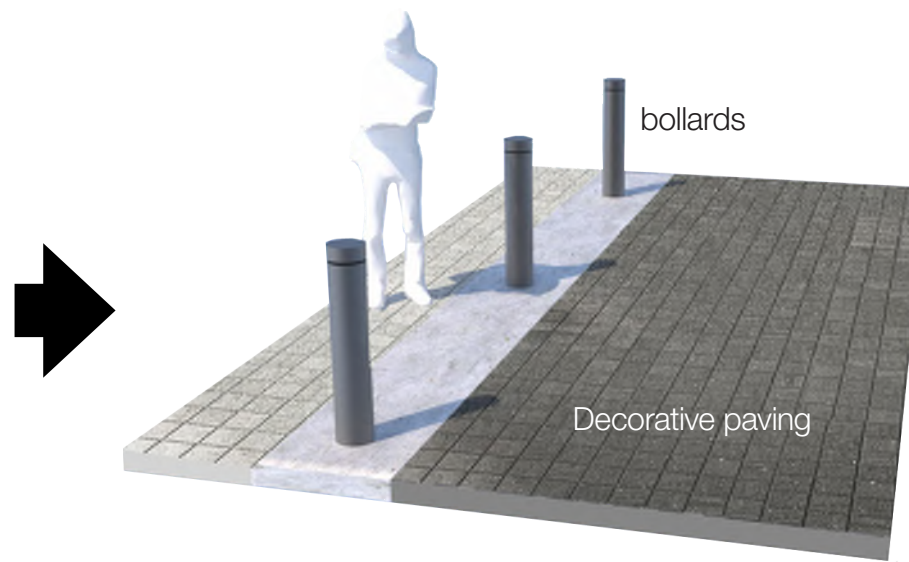
dining terraces

1st and 2nd as potential "Shared Streets"

typical curb and gutter approach

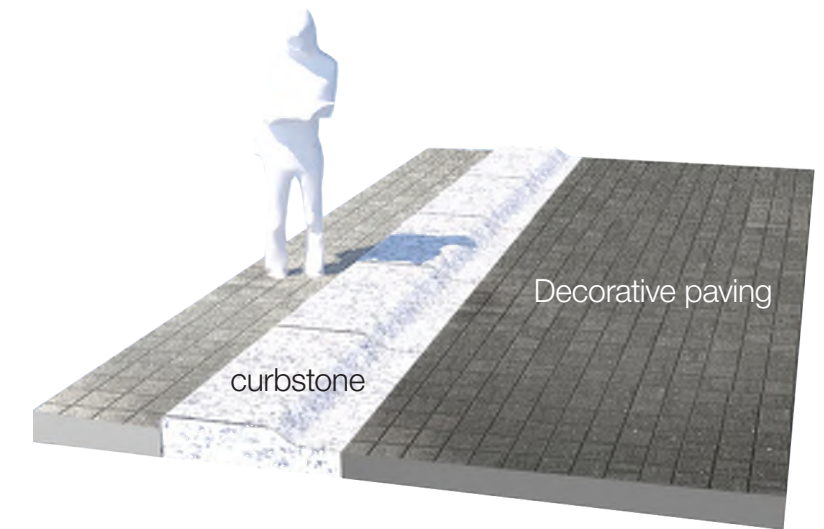


curbless with bollards



OR

custom curbstone



Georgetown, DC



New Brighton, UK



custom curbstone

River Point - 2100 2nd St, SW

Square 613 / Lot 10

Shared Street Approach | WEST 8

February 28, 2017 | L30

Precedent Images

River Point - 2100 2nd St, SW

Square 613 / Lot 10

February 28, 2017

WEST 8
L31

Precedent Images

West 8's Toronto Waterfront



Aker Brygge Wharf, Oslo



Bangaroo, Australia



Kastrup Sea Bath, Denmark



River Point - 2100 2nd St, SW

Square 613 / Lot 10

Precedent Images

February 28, 2017

WEST 8

L32

Planting Palette

canopy trees



riparian trees



shrubs, groundcover, perennials



emergent/water's edge



Level 3 Courtyard

River Point - 2100 2nd St, SW

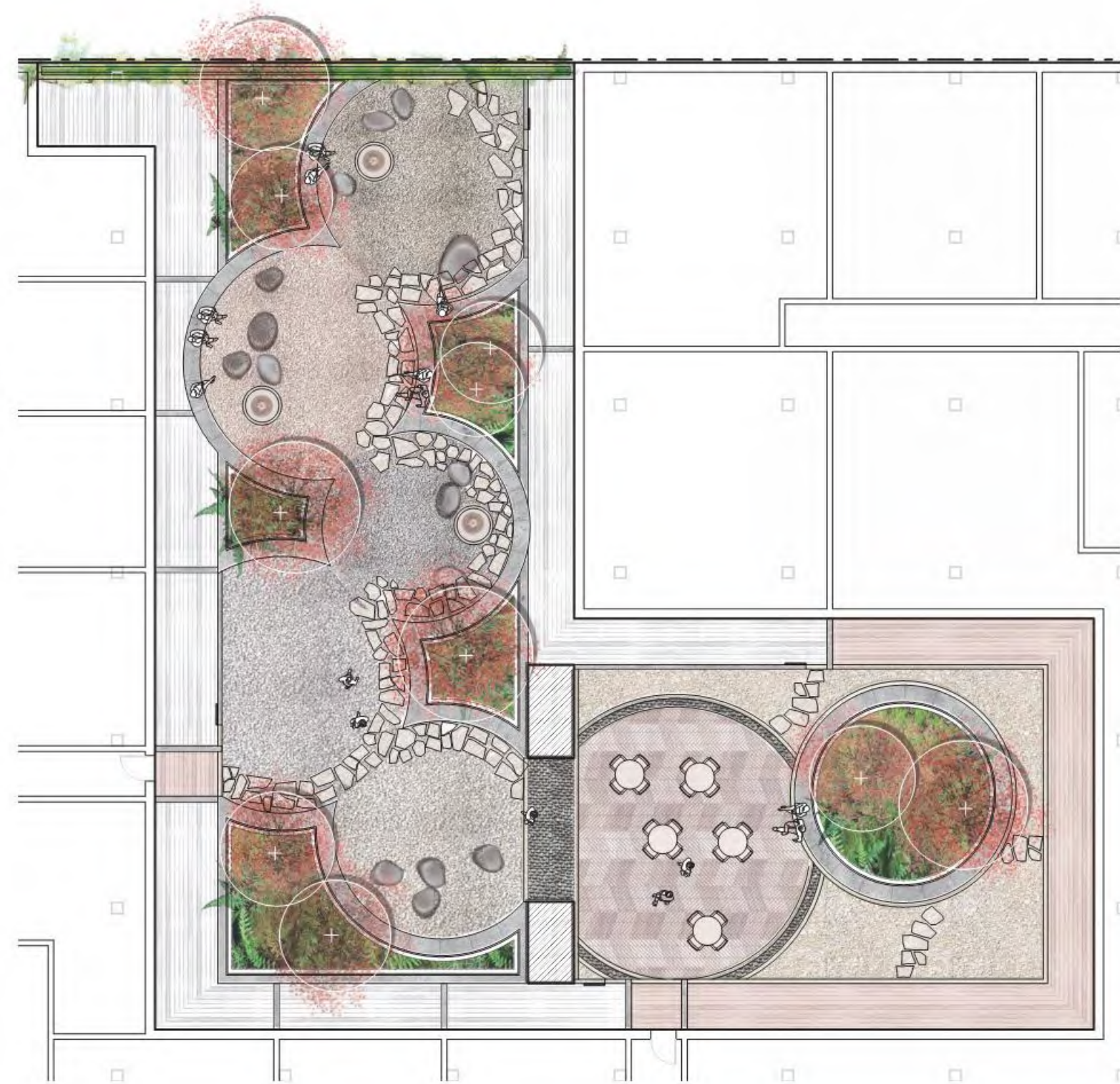
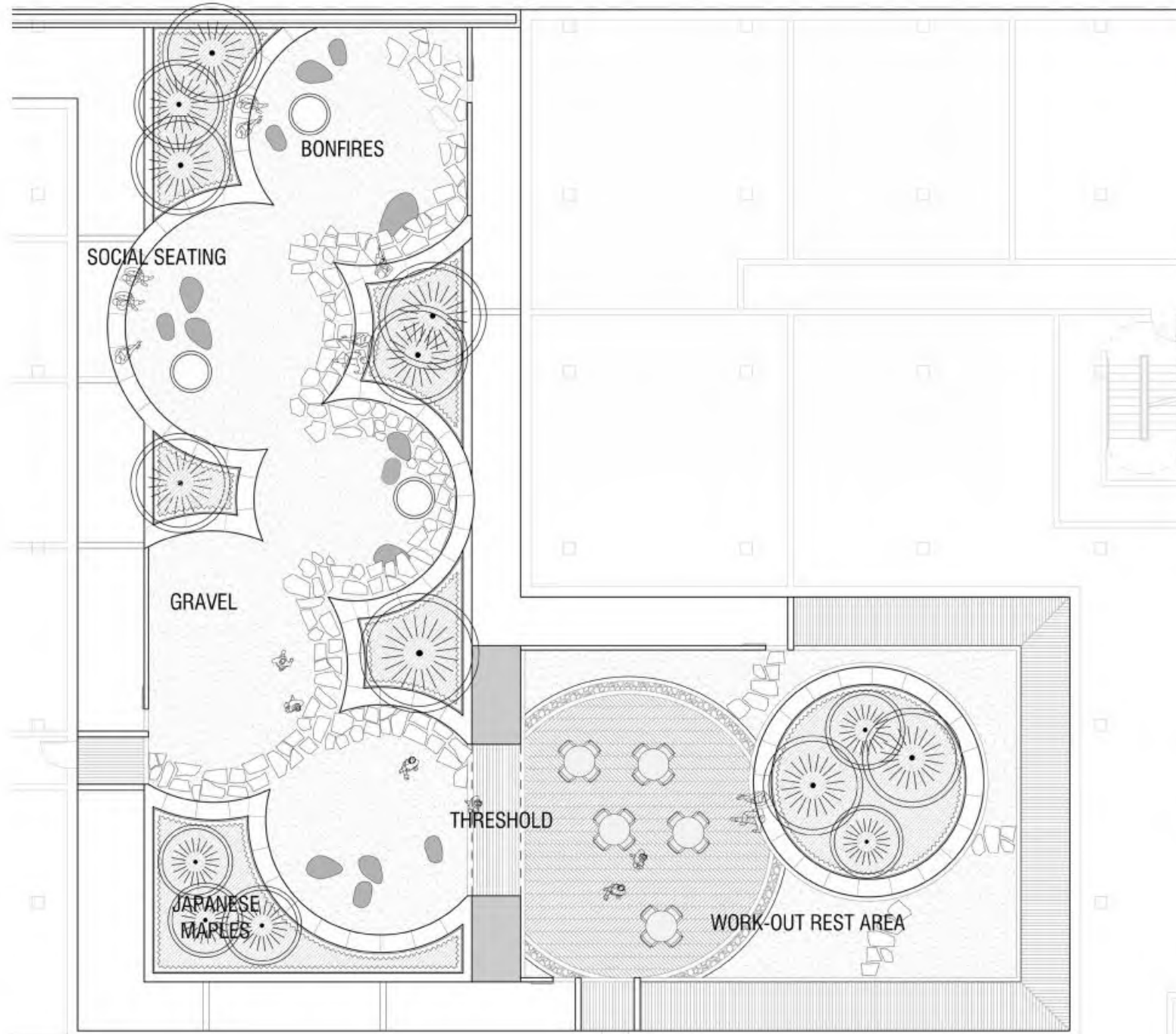
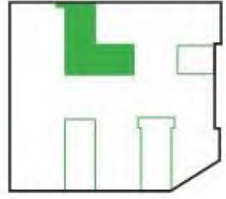
Square 613 / Lot 10

February 28, 2017

WEST 8
L34



Plan - Northwest Courtyard



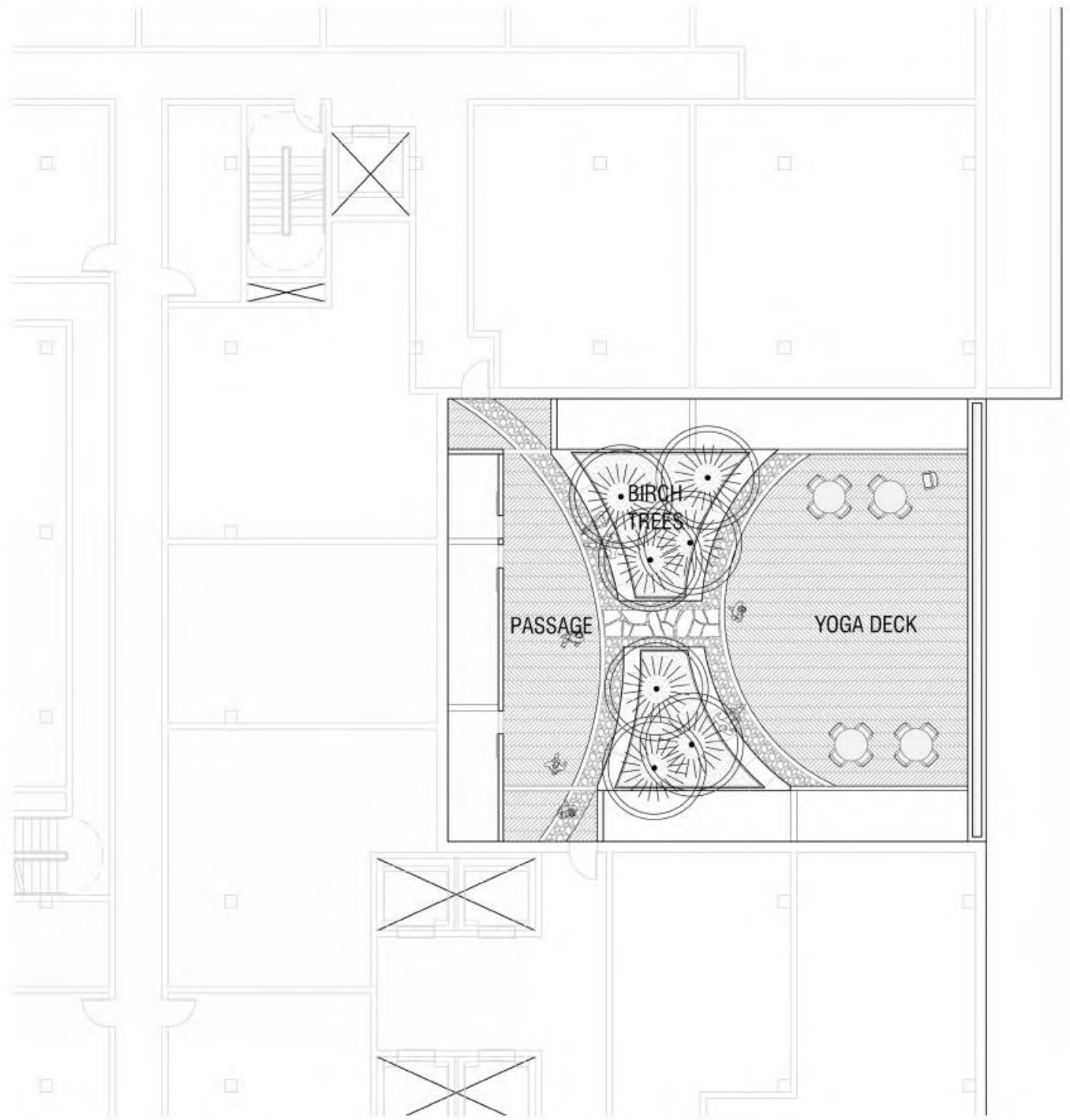
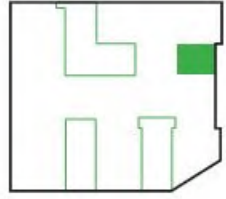
River Point - 2100 2nd St, SW

Square 613 / Lot 10

February 28, 2017

WEST 8
L36

Plan - Northeast Courtyard



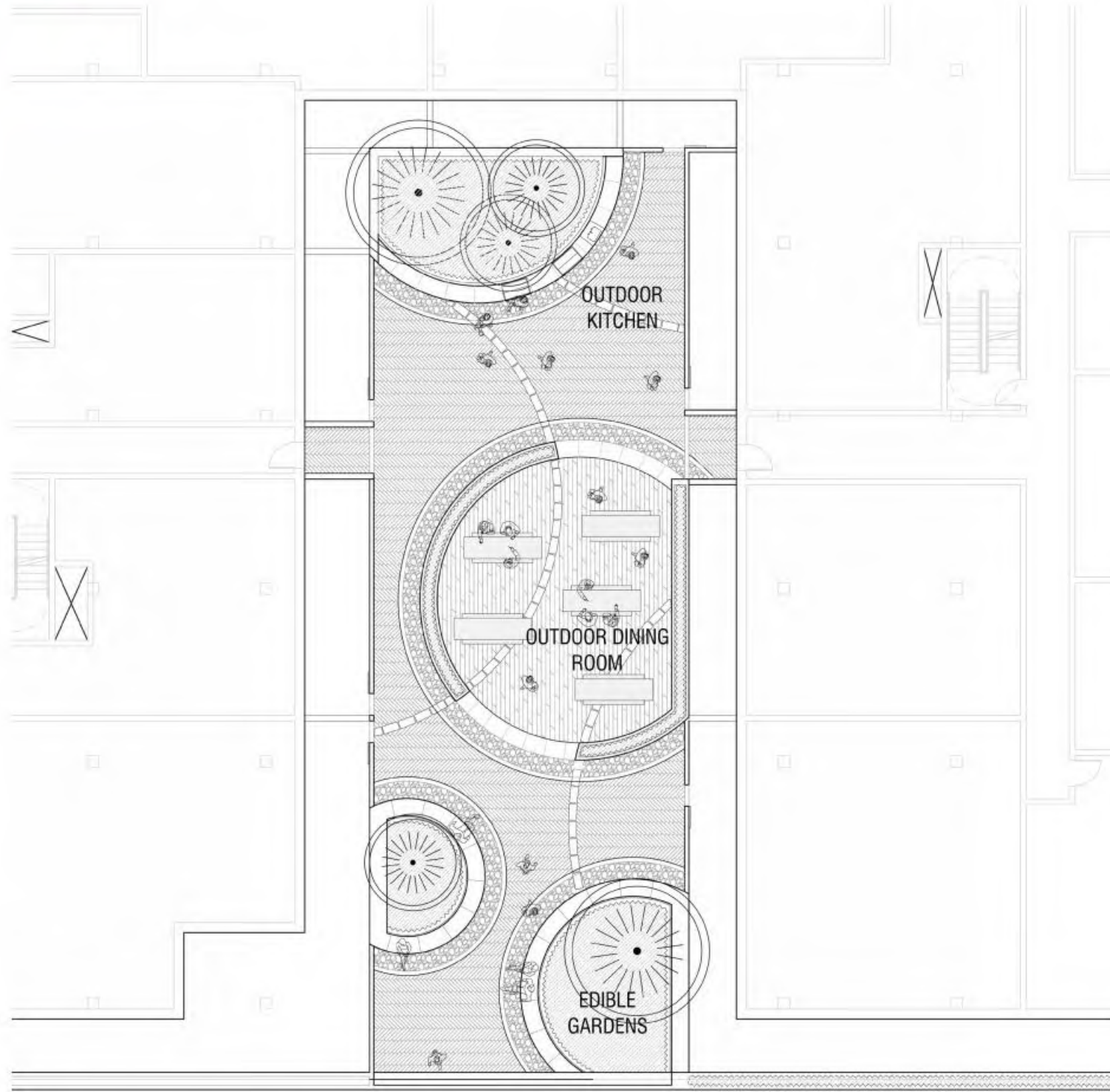
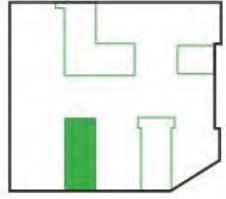
River Point - 2100 2nd St, SW

Square 613 / Lot 10

February 28, 2017

WEST 8
L37

Plan - Southwest Courtyard



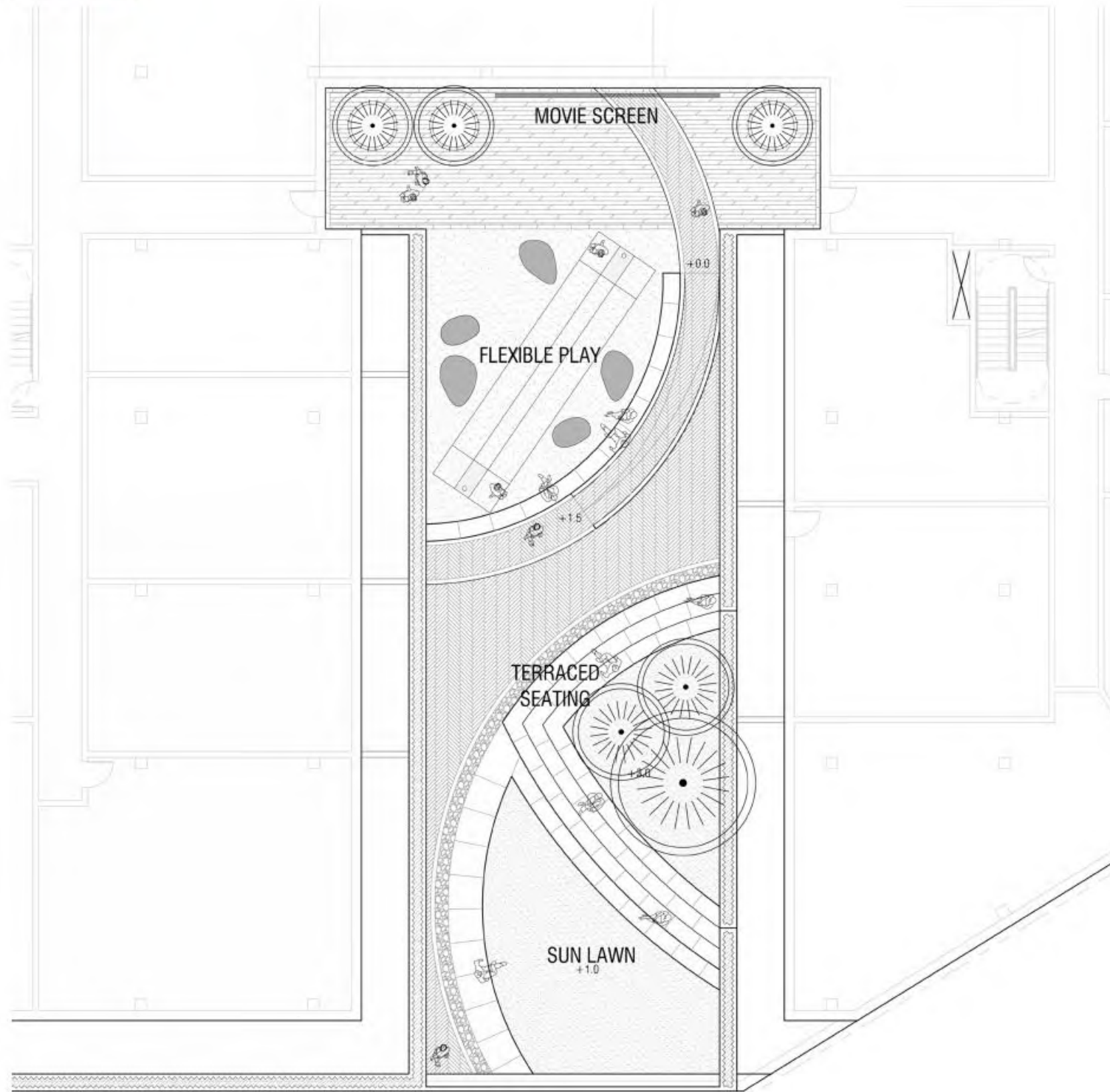
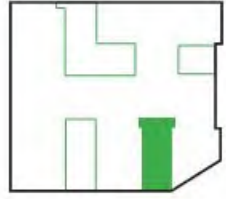
River Point - 2100 2nd St, SW

Square 613 / Lot 10

February 28, 2017

WEST 8
L38

Plan - Southeast Courtyard



River Point - 2100 2nd St, SW

Square 613 / Lot 10

February 28, 2017

WEST 8
L39

Courtyard section



River Point - 2100 2nd St, SW

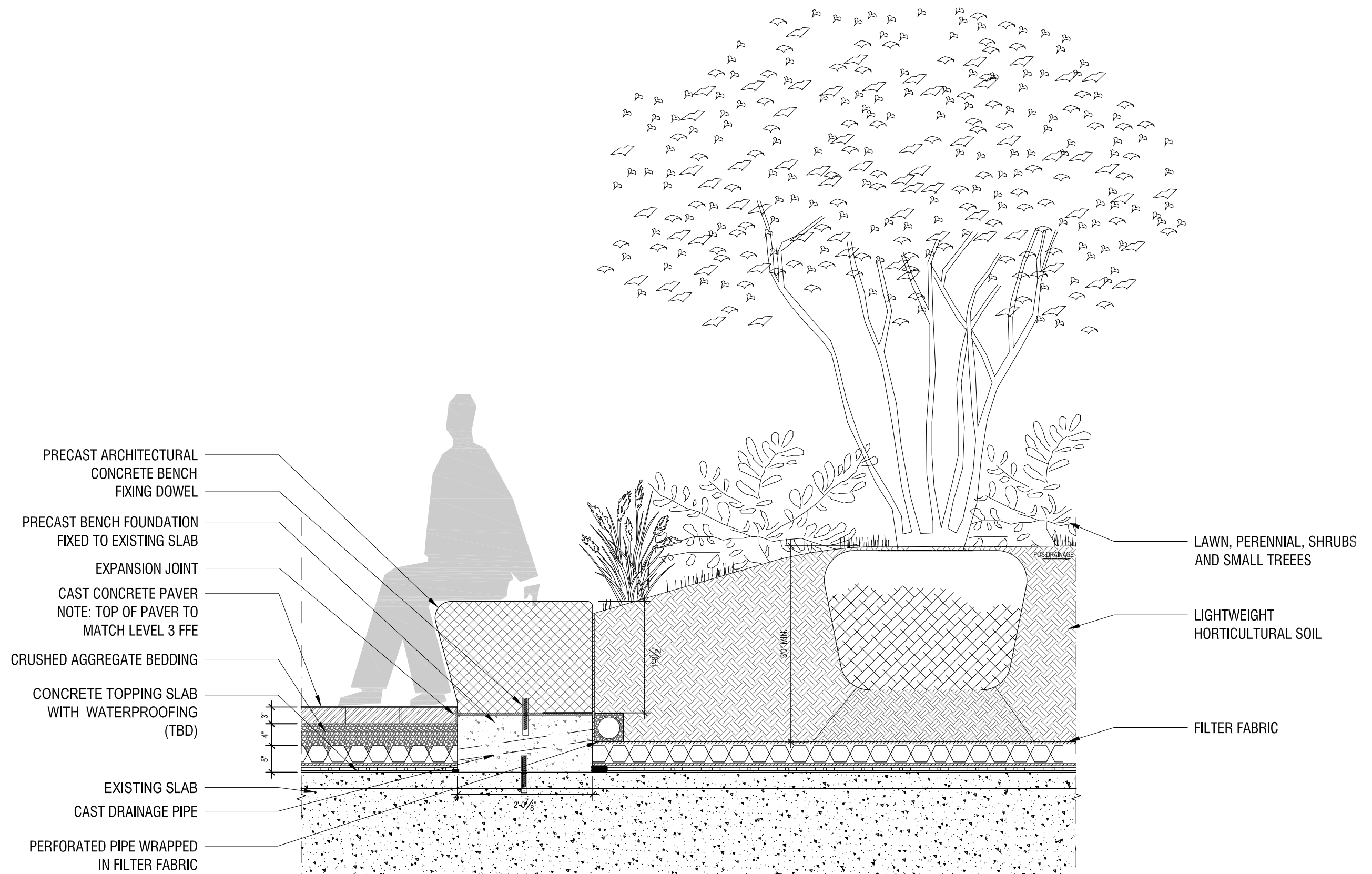
Square 613 / Lot 10

Level 3 Courtyard | Section WEST 8

February 28, 2017

L40

Typical build-up detail



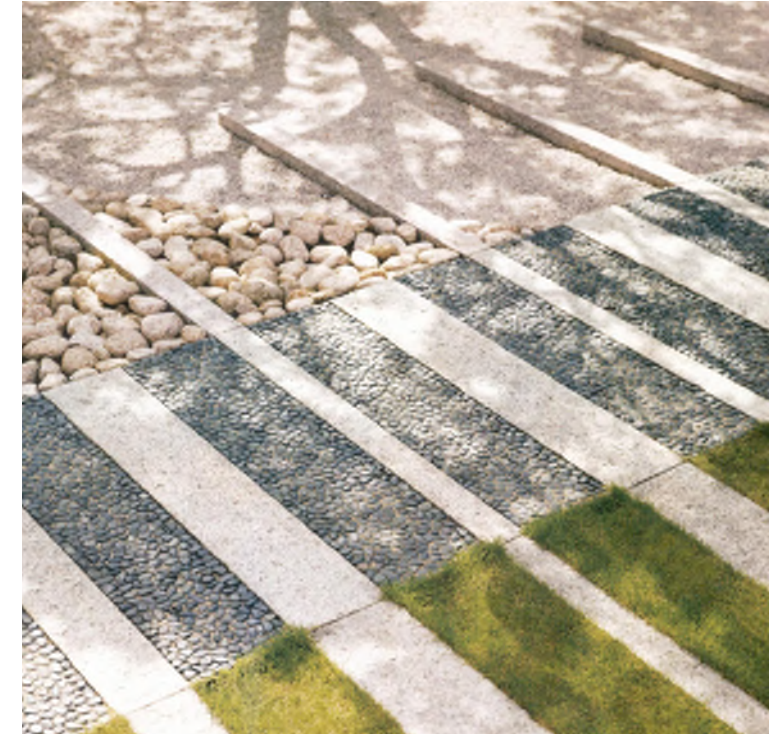
gravel and stone



wood decking



banding and overlapping materials



multi-trunked character trees



moss and ferns



turf and grasses



River Point - 2100 2nd St, SW

Square 613 / Lot 10

Level 3 Courtyard | Materials and Planting

February 28, 2017

WEST 8
L42

contemplative spaces



outdoor theater



fitness



fire pits



outdoor dining



playful seating elements



River Point - 2100 2nd St, SW

Square 613 / Lot 10

Level 3 Courtyard | Program **WEST 8**
February 28, 2017 **L43**

Appendix

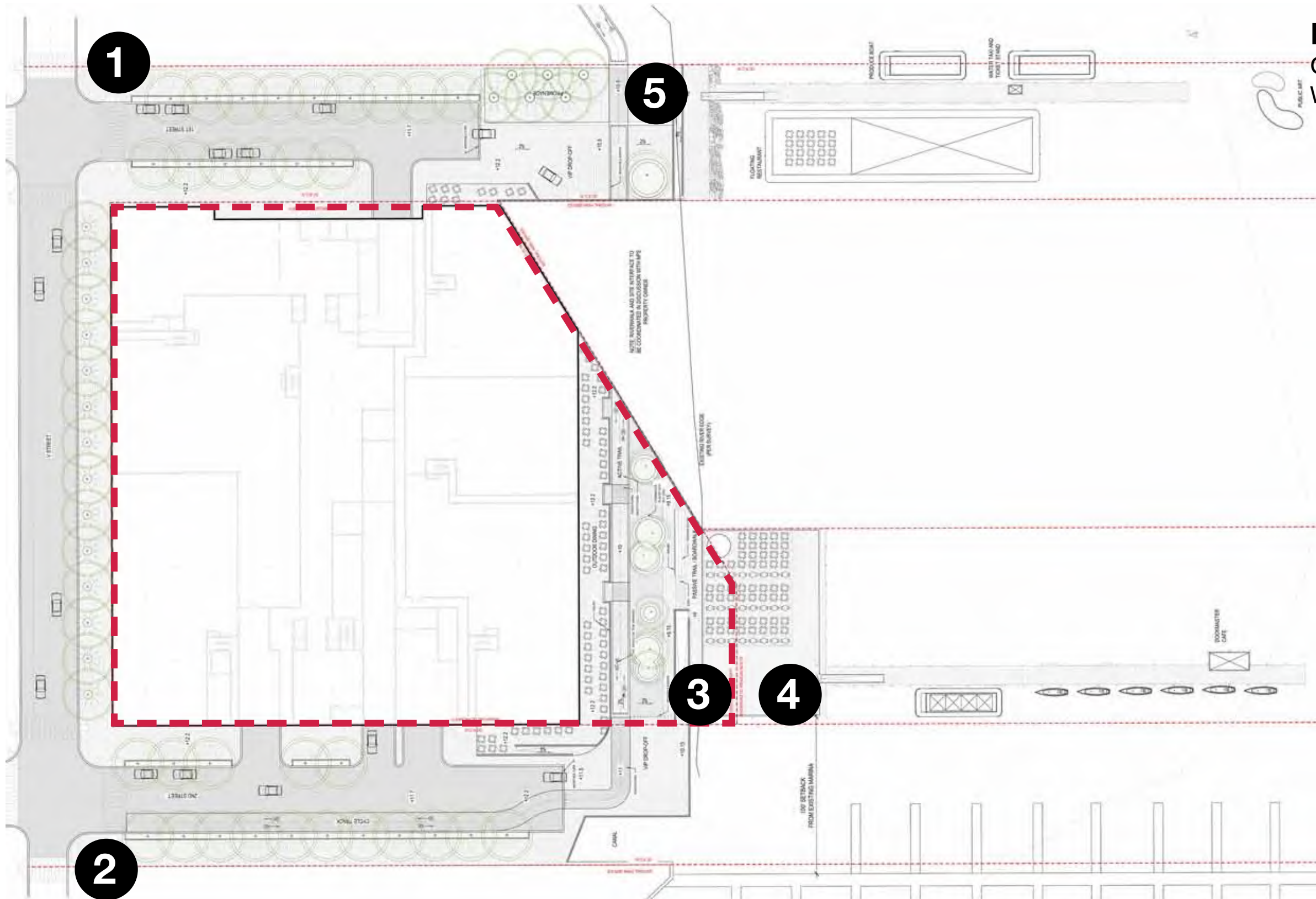
Building & Site Signage Diagrams

- S1 Signage - Master Sign Plan / Site
- S2 Signage - Site Sign Examples
- S3 Signage - Master Sign Plan / Building
- S4 Signage - Allowable Sign Area
- S5 Precedent Images - Retail Storefronts & Signage
- S6 Precedent Images - Restaurant Storefronts & Signage

Truck Maneuvering Diagrams

- T1 Loading Dock Access - 2nd St, SW
- T2 Loading Dock Access - 2nd St, SW
- T3 Loading Dock Access - 1st St, SW

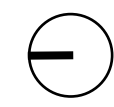




Master Sign Plan - Site

General Identification & Wayfinding

- 1** RESIDENTIAL / RESTAURANT VALET
DROP OFF/ LOADING
DIRECTIONAL
- 2** PARKING GARAGE
DIRECTIONAL
- 3** DOCKSIDE AMENITIES
DIRECTIONAL
- 4** WATER TAXI SERVICE
IDENTIFICATION
- 5** BIKE LANE
DIRECTIONAL









River Point - 2100 2nd St, SW

Square 613 / Lot 10

Signage - Site Sign Examples

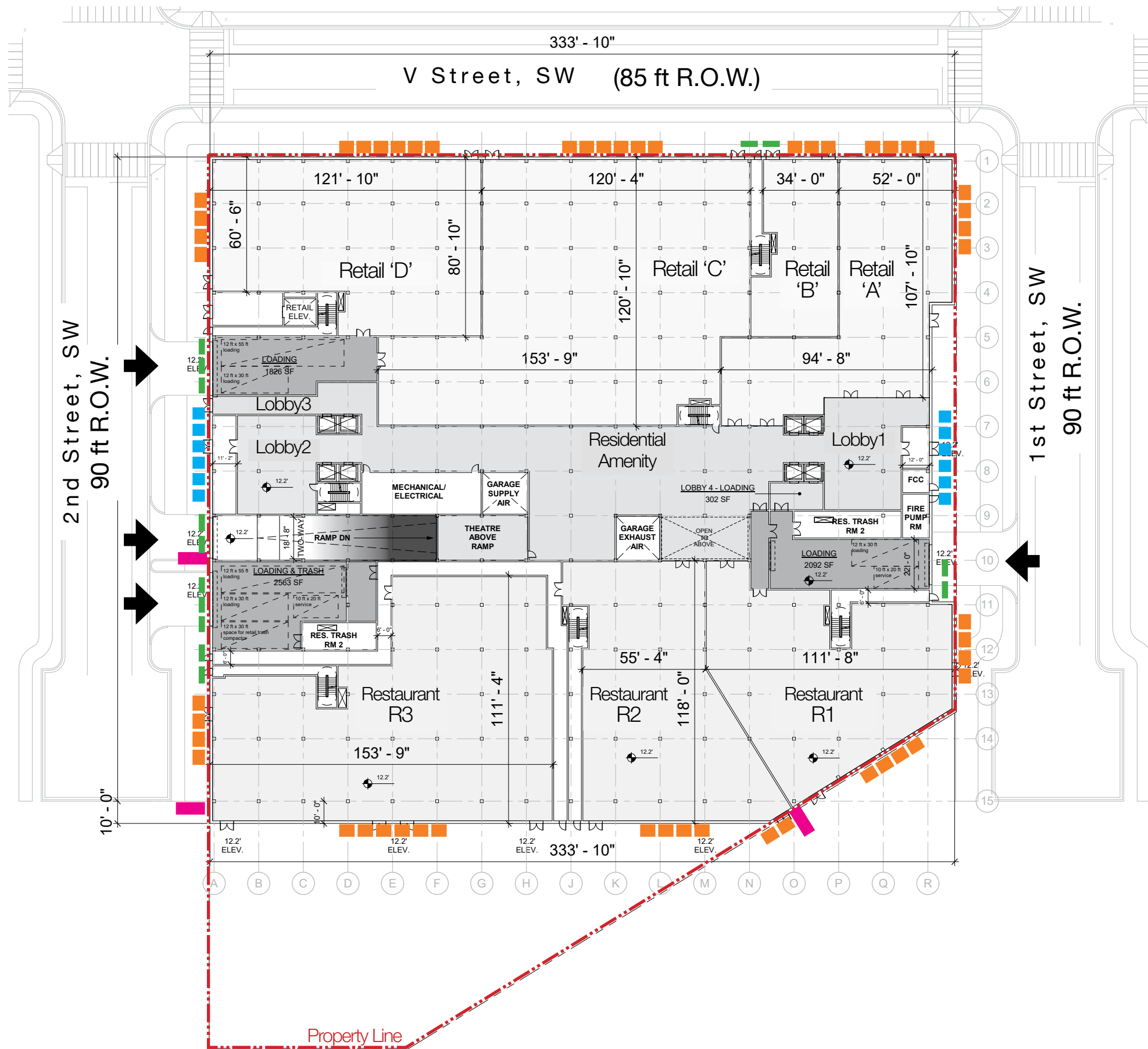
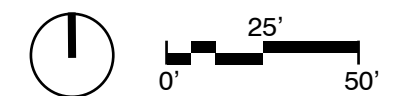
February 28, 2017

Ground Floor Plan - Tenant Sign Types

-  PRIMARY STOREFRONT IDENTITY
-  PRIMARY RESIDENTIAL IDENTITY/
ADDRESS
-  SECONDARY IDENTITY SIGN
-  TENANT BLADE SIGN
(PROJECTING)

NOTE: POTENTIAL SIGNS INDICATED ARE NOT TO SCALE AND ARE SHOWN FOR GENERAL LOCATION ONLY.

ALL SIGNS SHALL ADHERE TO DISTRICT OF COLUMBIA MUNICIPAL REGULATIONS, BUILDING CODE SUPPLEMENT 2013, 12-A DCMR APPENDIX N101, AND IN PARTICULAR TO THOSE REGULATIONS AS OUTLINED IN SECTIONS N101.9.6 SIGNS IN SPECIAL PURPOSE DISTRICTS AND N101.10.2 FIRST FLOOR STORES OR BUSINESSES IN MULTI-STORY BUILDINGS.



River Point - 2100 2nd St, SW

Square 613 / Lot 10

Signage - Master Sign Plan/ Building

February 28, 2017



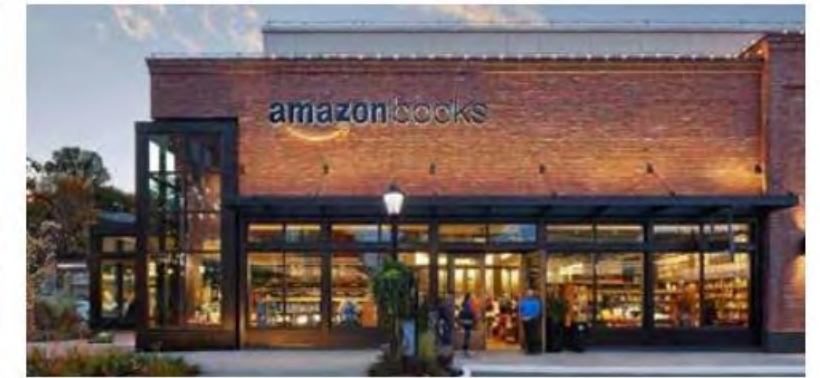
MASTER SIGN PLAN – Allowable Sign Area*

Building Mounted Signs in Special Purpose Districts

Tenant	Street Frontage	Table N101.9.6 Calculation Matrix	Allowable Sign Size	Combined Sign Area
Retail 'D'	2nd St. = 61 lf	(40 to 100) 1 sf / lf	61 sf	172 sf
	V St. = 122 lf	(Over 100) 100 sf + 0.5 sf / lf over 100 lf	111 sf	
Retail 'C'	V St. = 120 lf	(40 to 100) 1 sf / lf	120 sf	120 sf
Retail 'B'	V St. = 34 lf	(40 to 100) 1 sf / lf	34 sf	34 sf
Retail 'A'	V St. = 52 lf	(40 to 100) 1 sf / lf	52 sf	155 sf
	1st St. = 106 lf	(Over 100) 100 sf + 0.5 sf / lf over 100 lf	103 sf	
R3	2nd St. = 63 lf	(40 to 100) 1 sf / lf	63 sf	190 sf
	South = 154 lf	(Over 100) 100 sf + 0.5 sf / lf over 100 lf	127 sf	
R2	South = 108 lf	(Over 100) 100 sf + 0.5 sf / lf over 100 lf	104 sf	117 sf
	SE = 13 lf	(40 to 100) 1 sf / lf	13 sf	
R1	1st St. = 50 lf	(40 to 100) 1 sf / lf	50 sf	161 sf
	SE = 112 lf	(Over 100) 100 sf + 0.5 sf / lf over 100 lf	111 sf	
Residential Lobbies	2nd St. = 53 lf	(40 to 100) 1 sf / lf	53 sf	116 sf
	1st St. = 63 lf	(40 to 100) 1 sf / lf	63 sf	
Secondary Signs (Parking, etc.)	2nd St. = 110 lf	(Over 100) 100 sf + 0.5 sf / lf over 100 lf	105 sf	133 sf
	1st St. = 35 lf	(40 to 100) 1 sf / lf	28 sf	

Total Allowable Sign Area = 1198 sf

*NOTE: All building mounted signs shall be kept within a height of 20 feet above the sidewalk per DCMR Appendix N101, Section N101.10.2



River Point - 2100 2nd St, SW

Square 613 / Lot 10

Precedent Images: Retail Storefronts & Signage

February 28, 2017

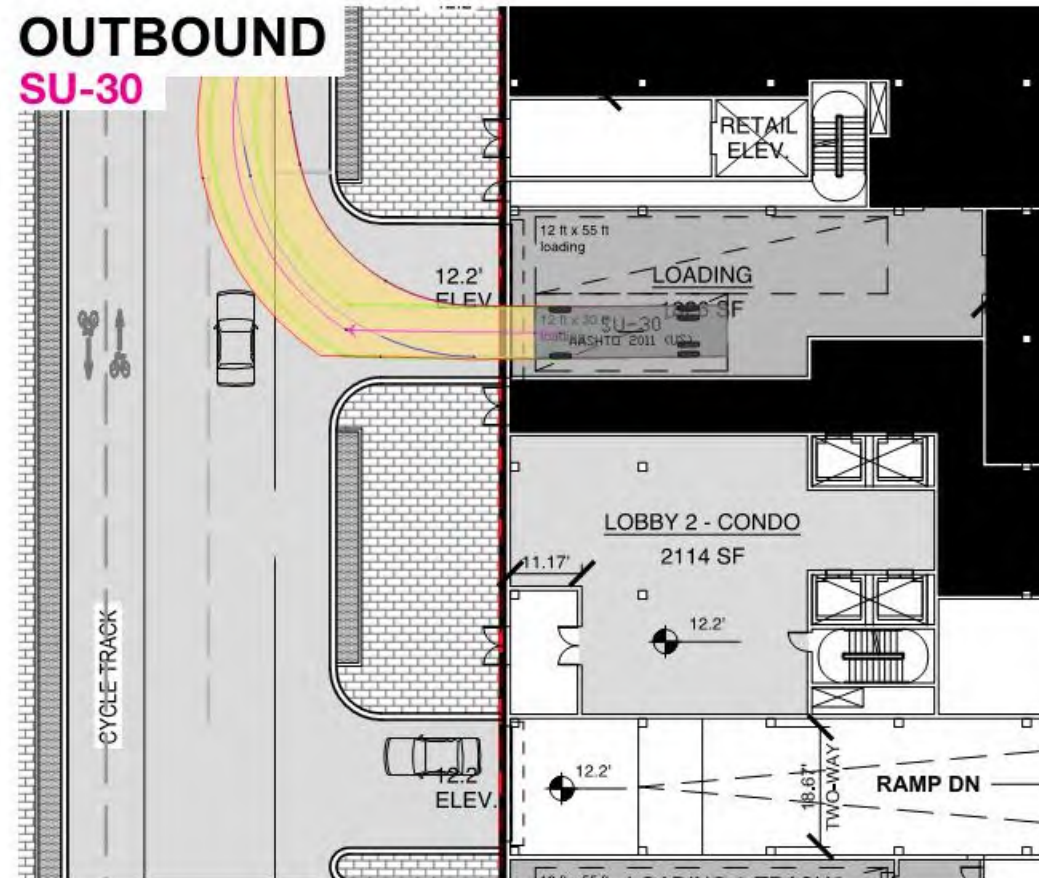
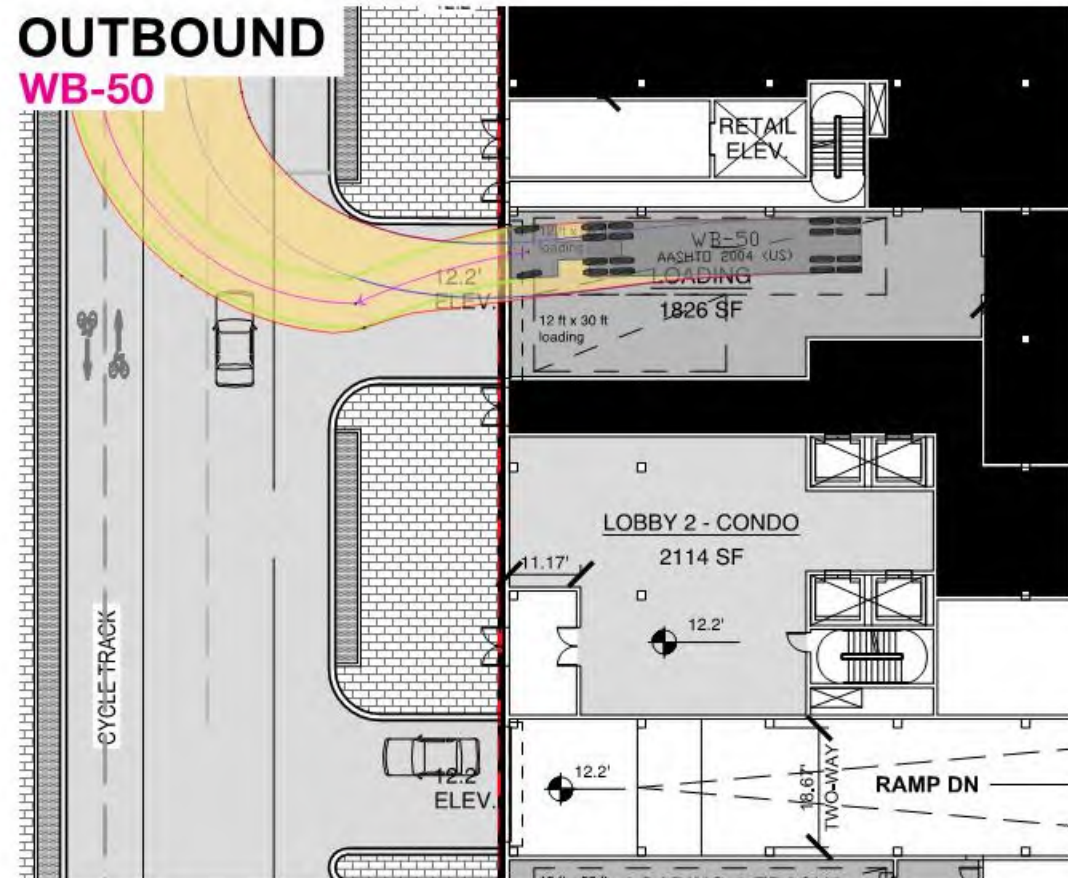
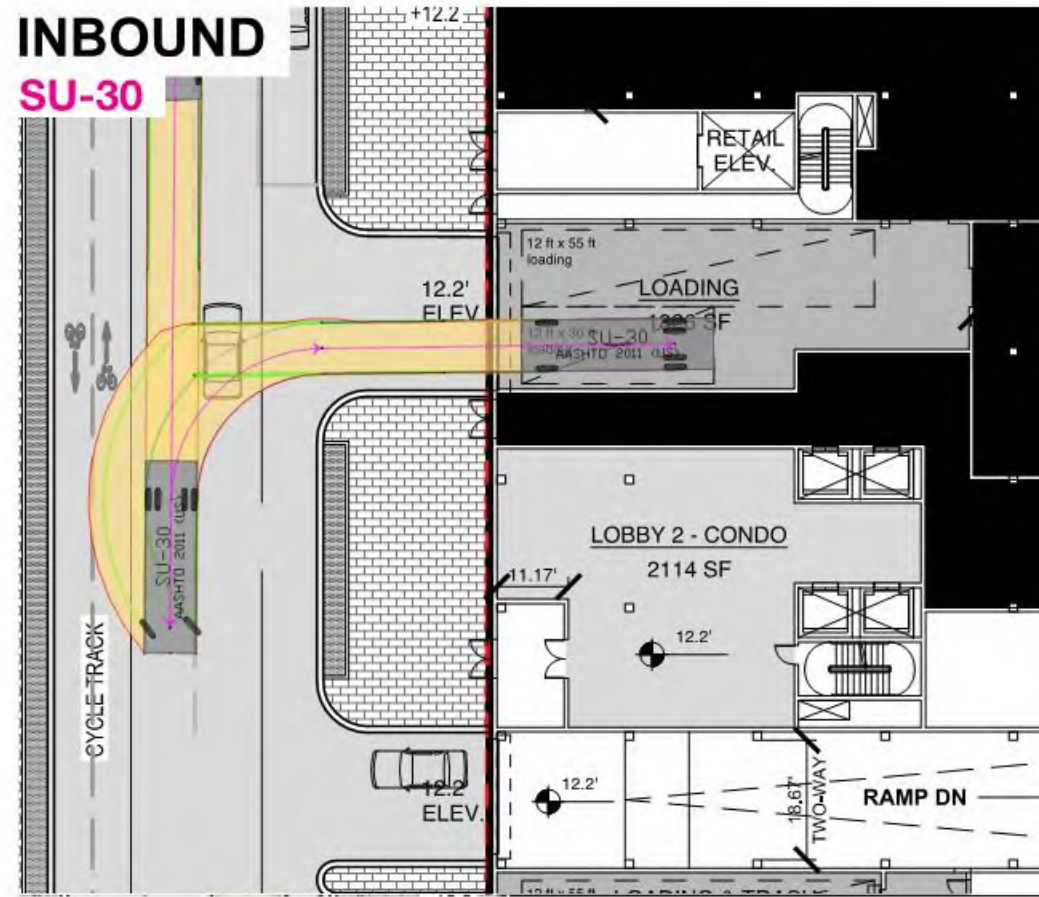
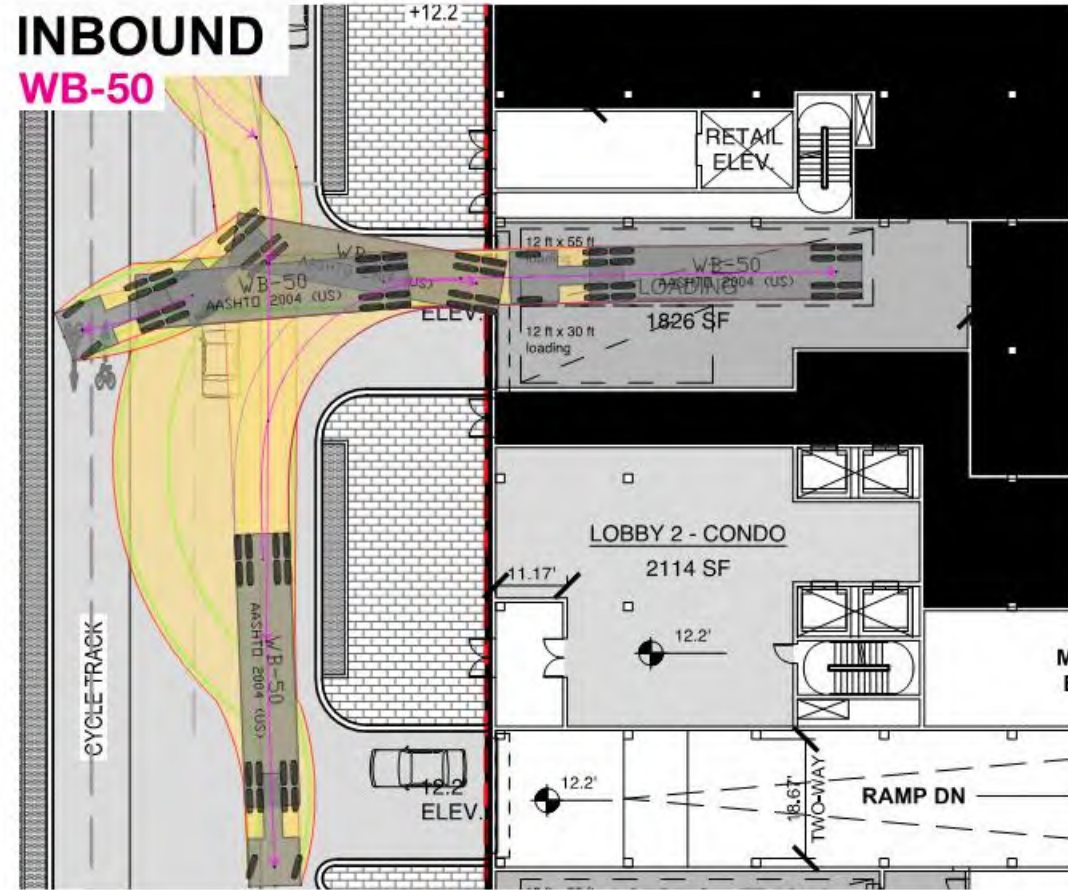


River Point - 2100 2nd St, SW

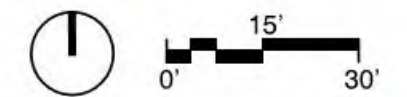
Square 613 / Lot 10

Precedent Images: Restaurant Storefronts & Signage

February 28, 2017



- Vehicle Body
- Front Tire Tread
- Rear Tire Tread
- Directional Path
- Vehicle Path



River Point - 2100 2nd St, SW

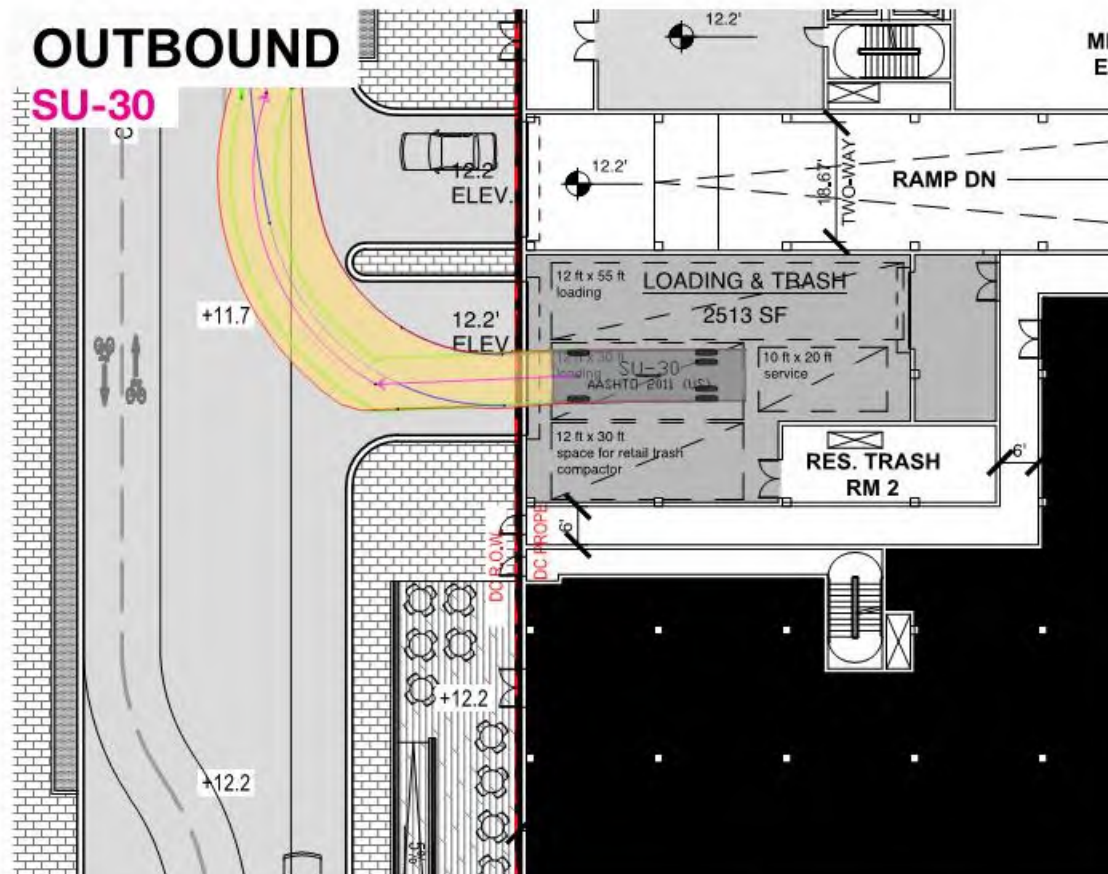
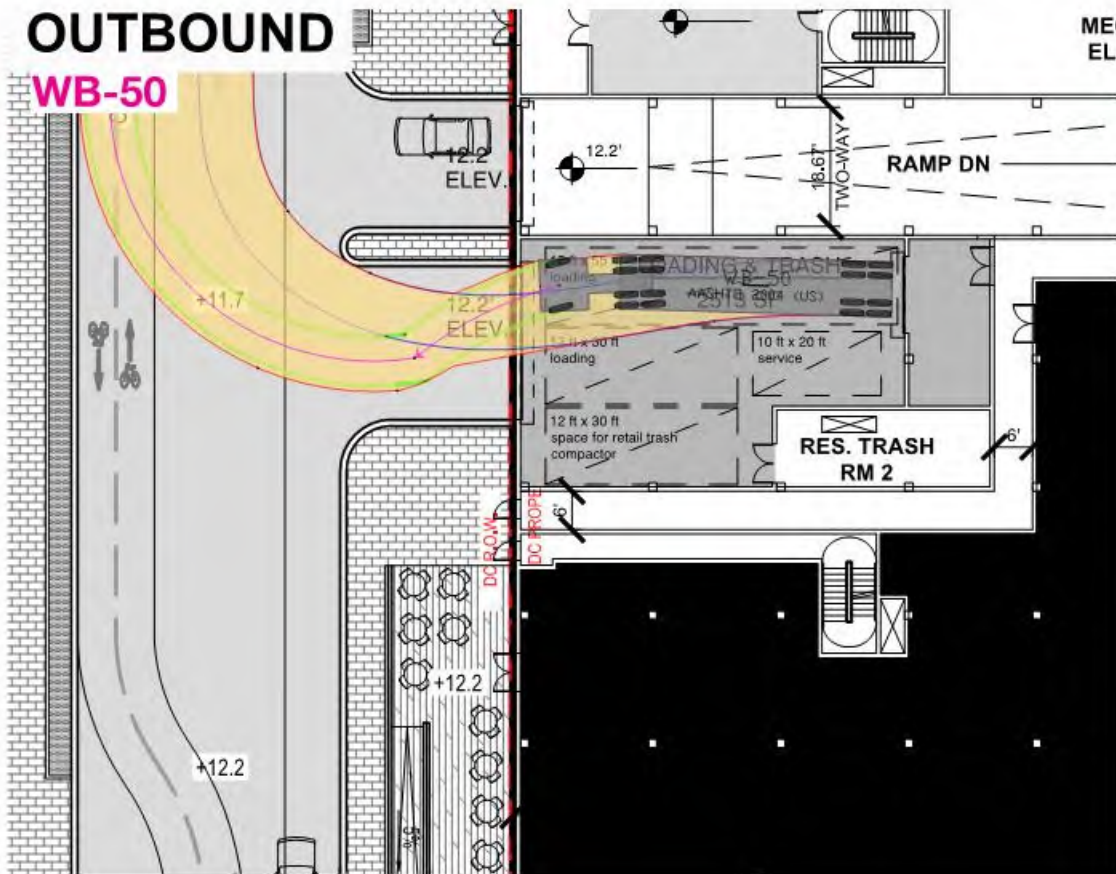
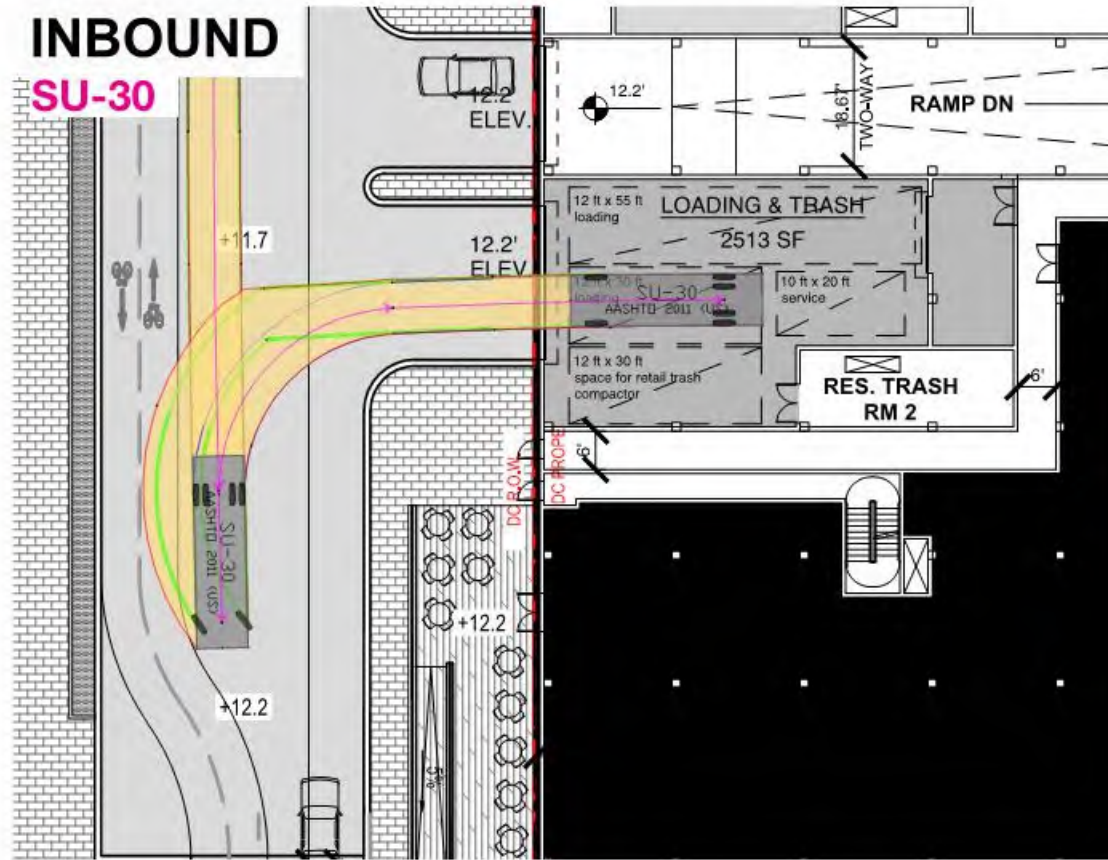
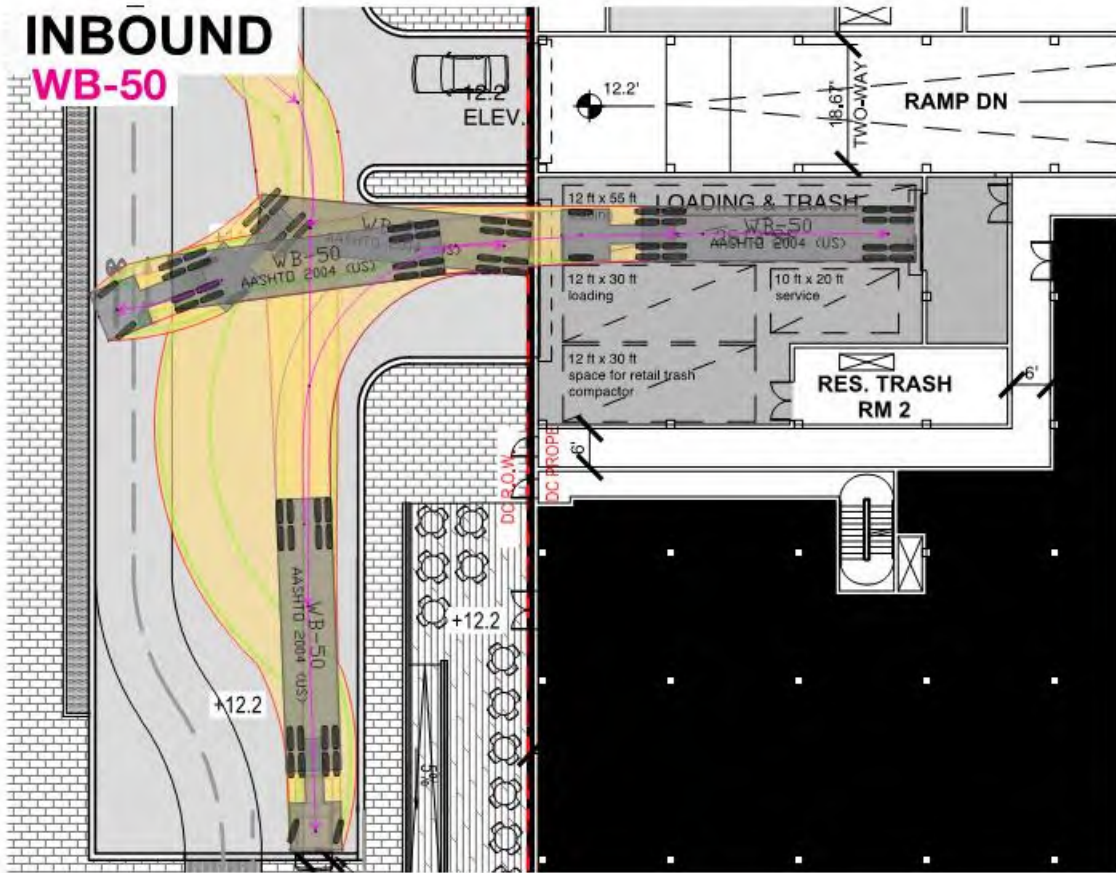
Square 613 / Lot 10

Loading Dock Access

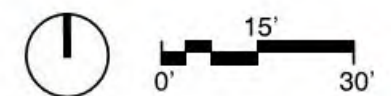
February 28, 2017



T1



- Vehicle Body
- Front Tire Tread
- Rear Tire Tread
- Directional Path
- Vehicle Path



River Point - 2100 2nd St, SW

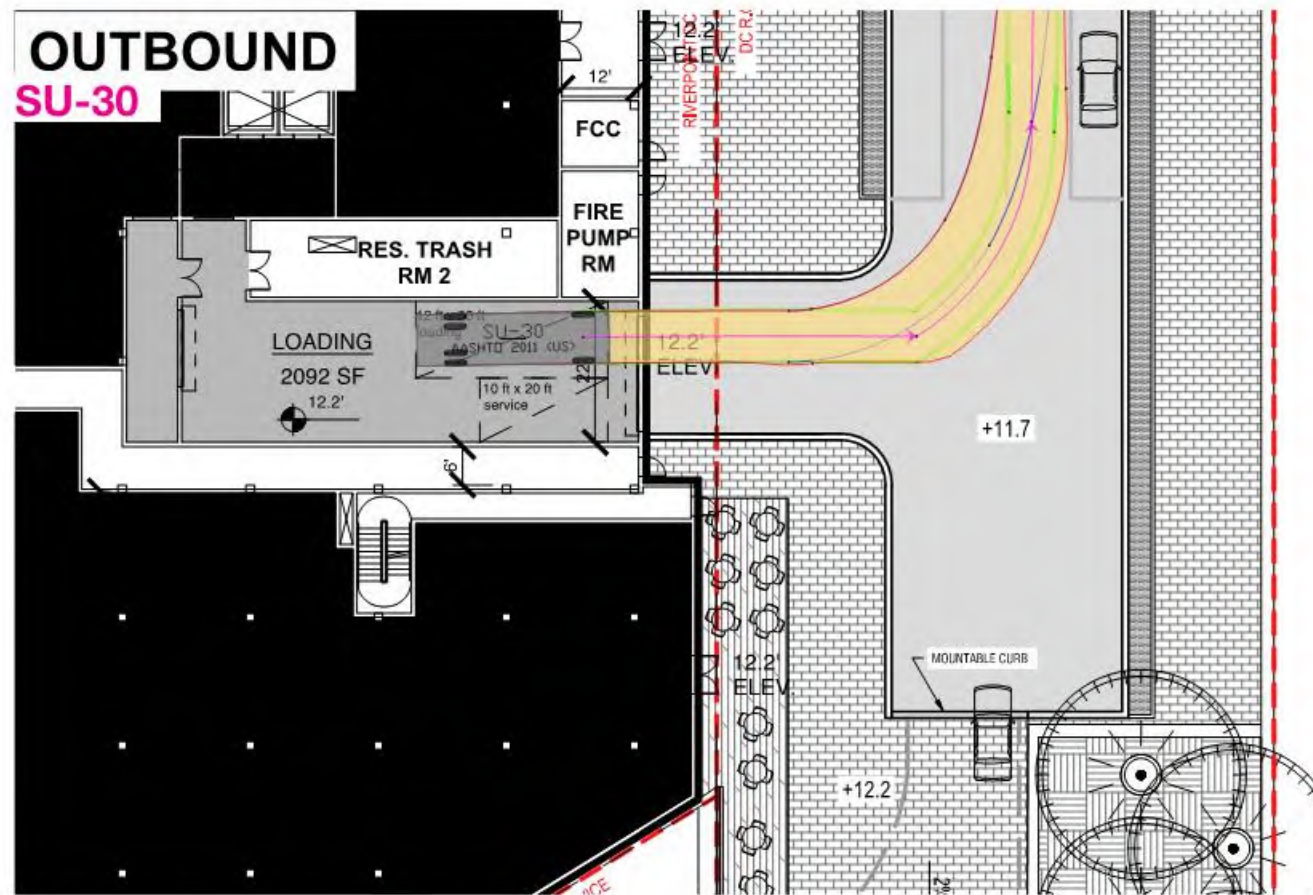
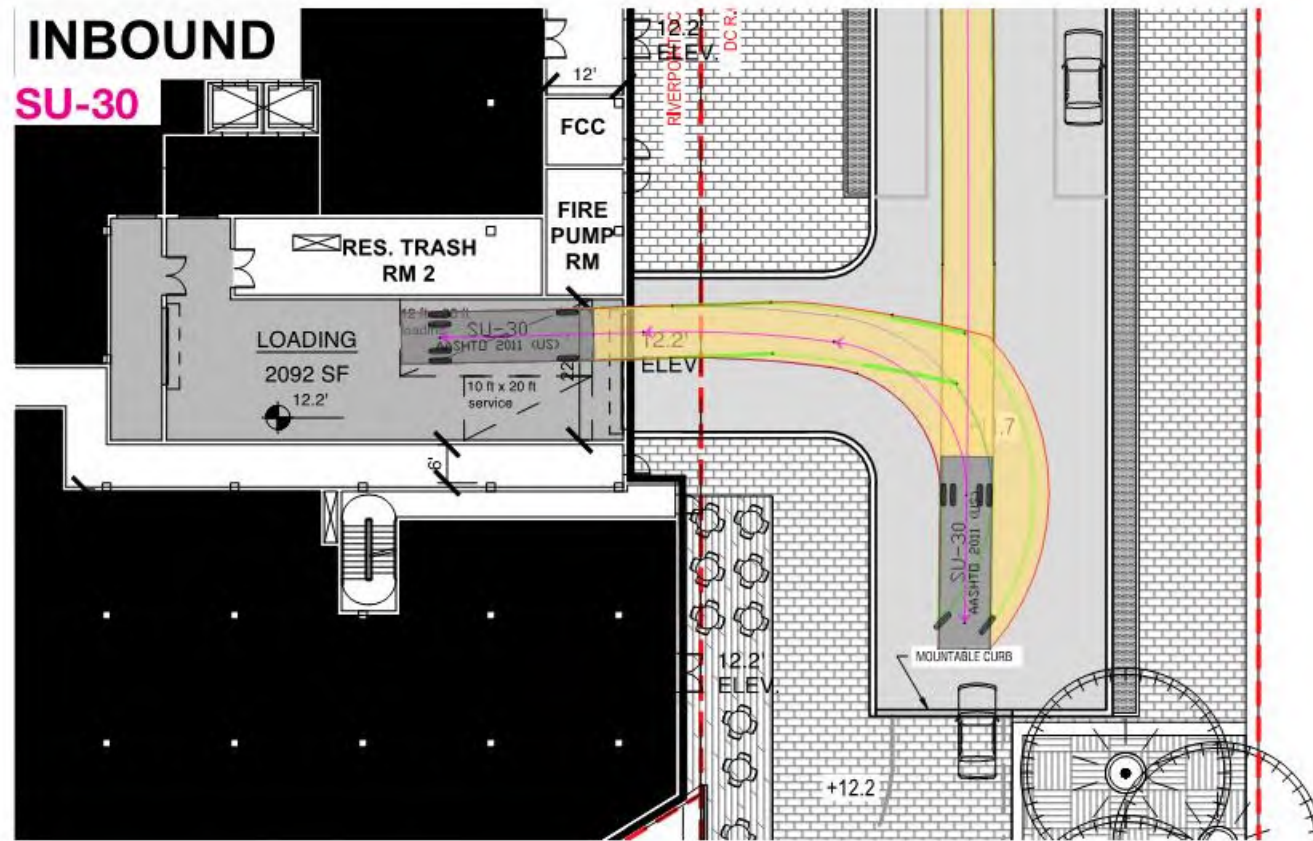
Square 613 / Lot 10

Loading Dock Access

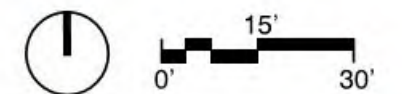
February 28, 2017



T2



- Vehicle Body
- Front Tire Tread
- Rear Tire Tread
- Directional Path
- Vehicle Path



River Point - 2100 2nd St, SW

Square 613 / Lot 10

Loading Dock Access

February 28, 2017



T3