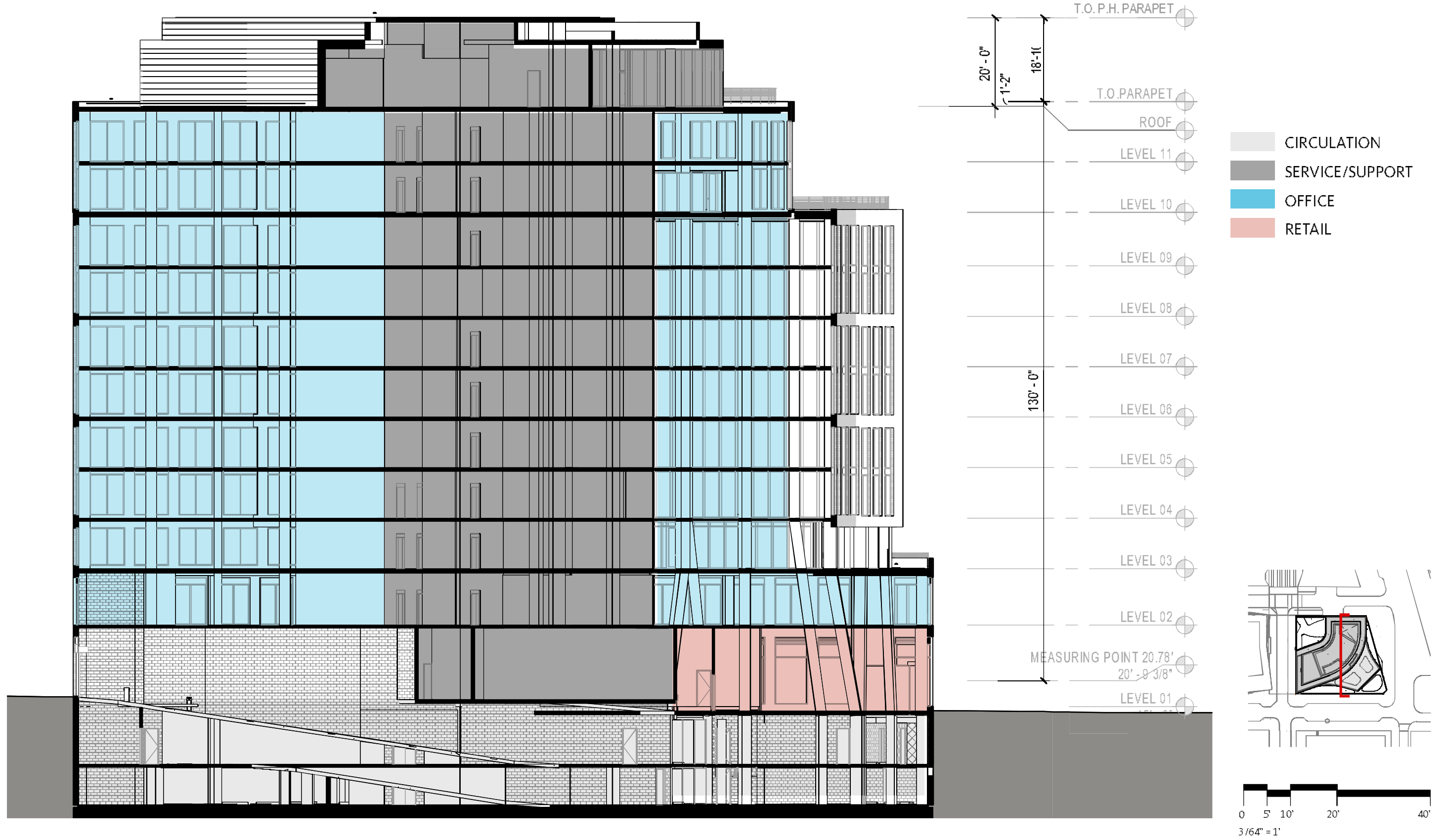


SECTION 6

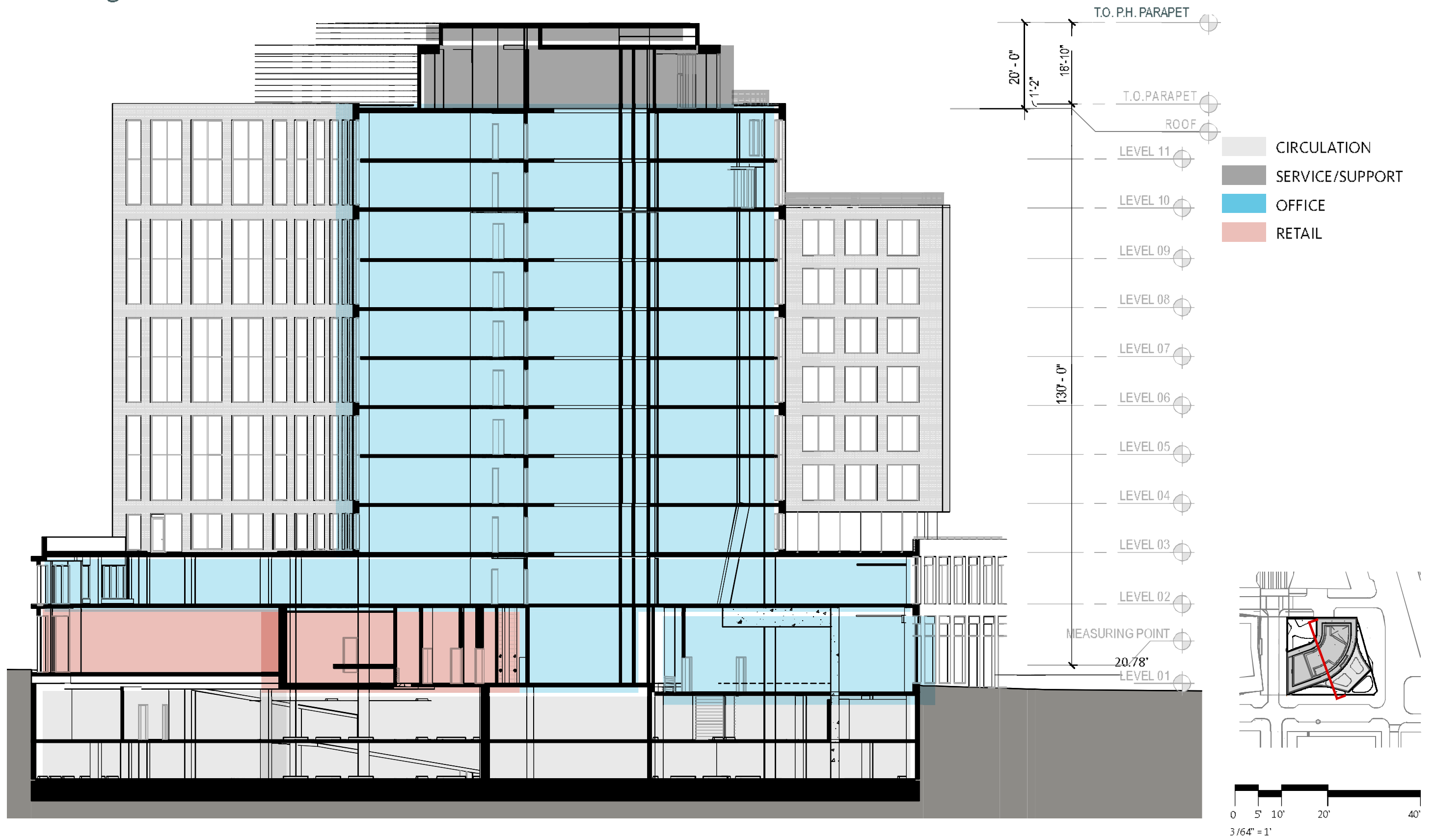
DESIGN PROPOSAL

Sections

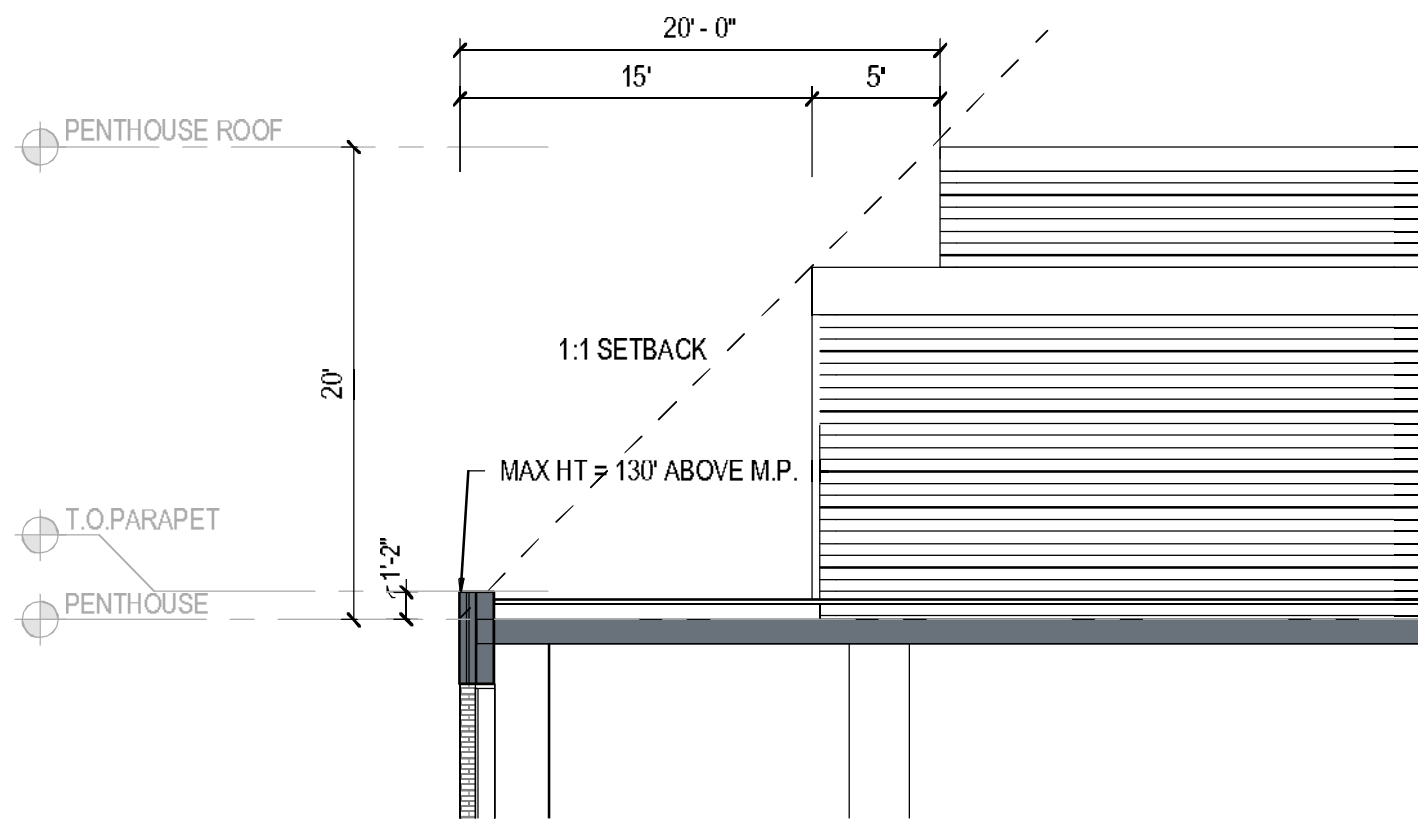
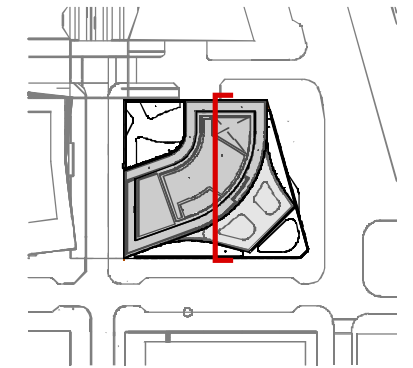
Building Section - North/South



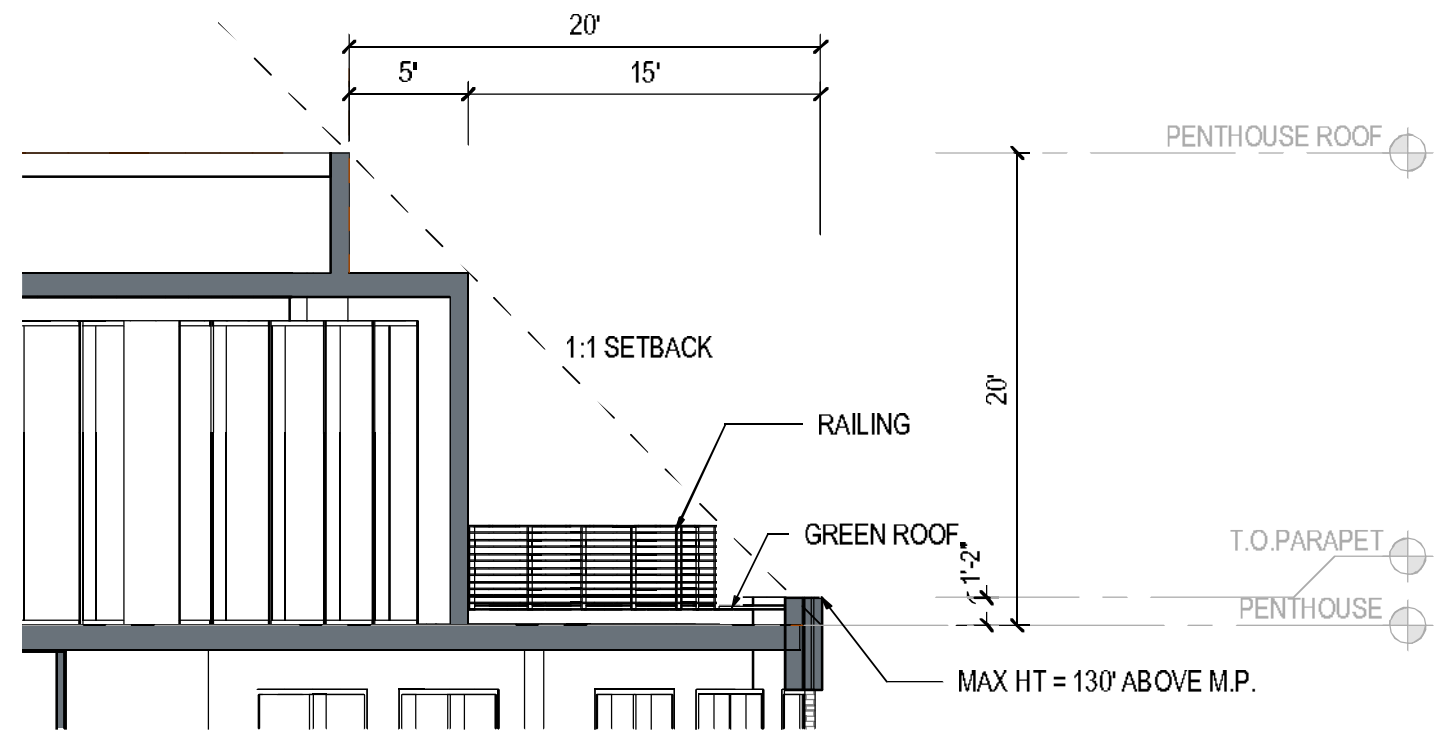
Building Section - Northwest-Southeast



Enlarged Sections - Penthouse Setback



ENLARGED SECTION 1
1/8"=1'-0"



ENLARGED SECTION 2
1/8"=1'-0"



SECTION 7

LANDSCAPE

Landscape Context Plan

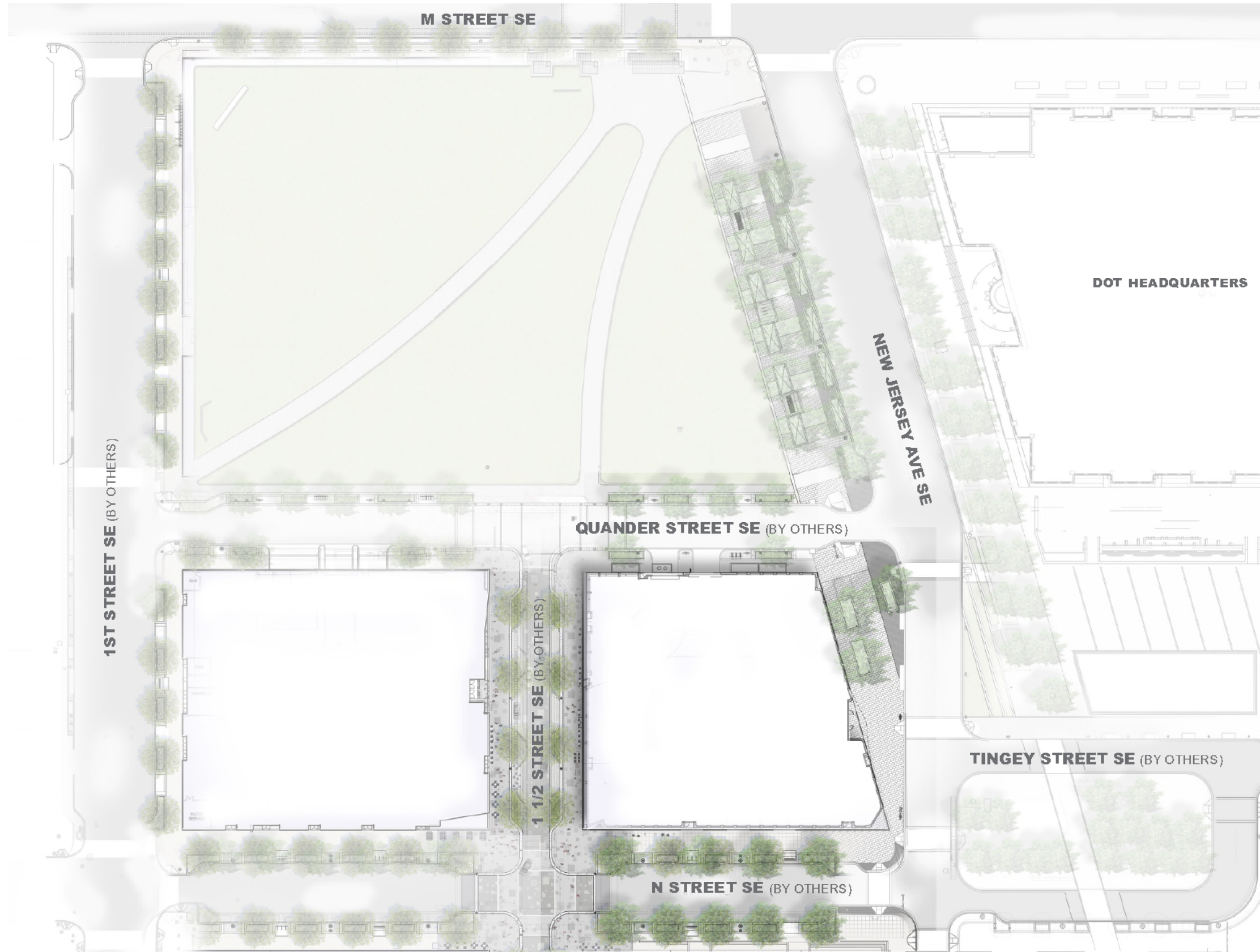


EXHIBIT PREPARED BY WILES MENSCH

Landscape - GAR Site Plan

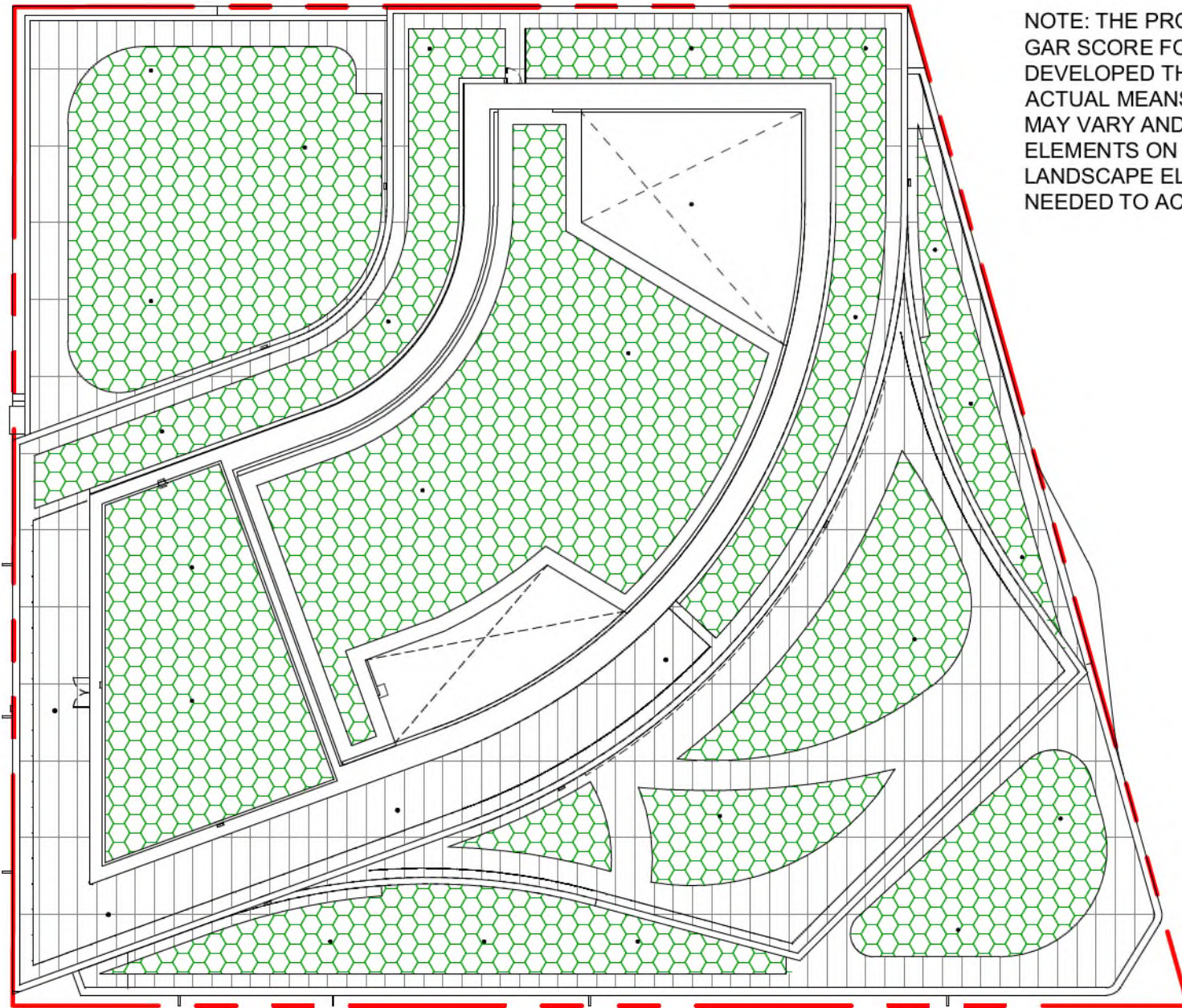
GREEN AREA RATIO:

SUBJECT SITE ZONING: SEFC - 1

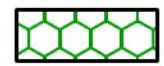
REQUIRED GAR SCORE: 0.20

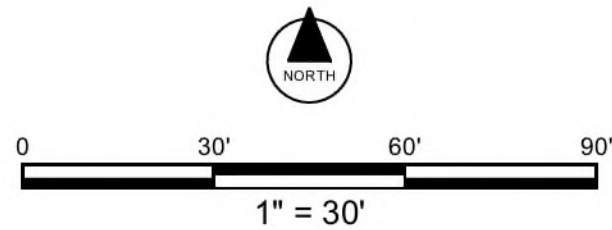
PARCEL G MINIMUM GAR SCORE PROVIDED: 0.30

NOTE: THE PROJECT WILL MEET THE REQUIRED GAR SCORE FOR THE SITE. AS THE PROJECT IS DEVELOPED THROUGH ALL DESIGN PHASES, ACTUAL MEANS FOR ACHIEVING THE SCORE MAY VARY AND EVOLVE. THE LANDSCAPE ELEMENTS ON THIS SHEET AND OTHER LANDSCAPE ELEMENTS WILL BE APPLIED AS NEEDED TO ACHIEVE THE REQUIRED SCORE.



LEGEND:

 8+\" MEDIA DEPTH GREEN ROOF



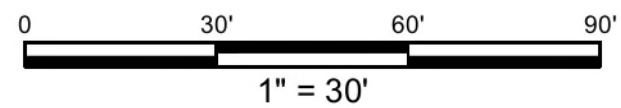
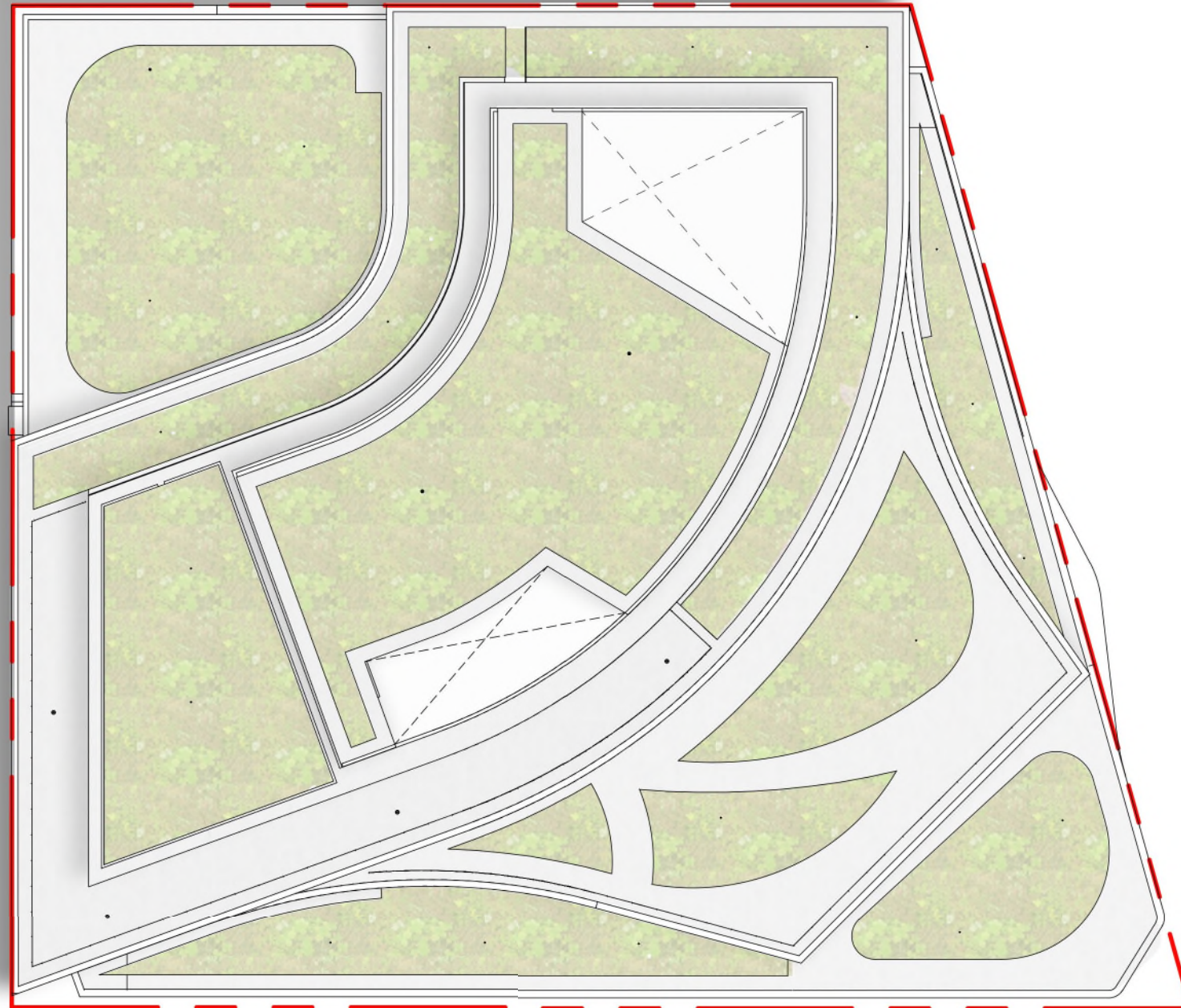
		Green Area Ratio Scoresheet			
Address: New Jersey Ave SE		Square	Lot	Zone District	
		743	6	SEFC-1	
Other		Lot area (sf)	Minimum Score	Multiplier	GAR Score
		39,029	.20		0.399
Landscape Elements					
		Square Feet	Factor	Total	
A Landscaped areas (select one of the following for each area)					
1	Landscaped areas with a soil depth < 24"	<input type="text"/>	0.30	-	
2	Landscaped areas with a soil depth ≥ 24"	<input type="text"/>	0.60	-	
3	Bioretention facilities	<input type="text"/>	0.40	-	
B Plantings (credit for plants in landscaped areas from Section A)					
1	Groundcovers, or other plants < 2' height	<input type="text"/>	0.20	<input type="text"/>	-
2	Plants ≥ 2' height at maturity - calculated at 9-sf per plant	<input type="text"/>	0.30	<input type="text"/>	-
3	New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	<input type="text"/>	0.50	<input type="text"/>	-
4	New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	<input type="text"/>	0.60	<input type="text"/>	-
5	Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	<input type="text"/>	0.70	<input type="text"/>	-
6	Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	<input type="text"/>	0.70	<input type="text"/>	-
7	Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	<input type="text"/>	0.70	<input type="text"/>	-
8	Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	<input type="text"/>	0.80	<input type="text"/>	-
9	Vegetated wall, plantings on a vertical surface	<input type="text"/>	0.60	<input type="text"/>	-
C Vegetated or "green" roofs					
1	Over at least 2" and less than 8" of growth medium	<input type="text"/>	0.60	<input type="text"/>	-
2	Over at least 8" of growth medium	19,470	0.80	<input type="text"/>	15,576.0
D Permeable Paving***					
1	Permeable paving over 6" to 24" of soil or gravel	<input type="text"/>	0.40	-	
2	Permeable paving over at least 24" of soil or gravel	<input type="text"/>	0.50	-	
E Other					
1	Enhanced tree growth systems***	<input type="text"/>	0.40	-	
2	Renewable energy generation	<input type="text"/>	0.50	-	
3	Approved water features	<input type="text"/>	0.20	-	
		sub-total of sq ft **	19,470		
F Bonuses					
1	Native plant species	<input type="text"/>	0.10	-	
2	Landscaping in food cultivation	<input type="text"/>	0.10	-	
3	Harvested stormwater irrigation	<input type="text"/>	0.10	-	
		Green Area Ratio numerator =	15,576		
		*** 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.			

NOTES:

1. SUBJECT SITE IS TO BE ZONED SEFC-1 AND REQUIRES A GREEN AREA RATIO (GAR) SCORE OF 0.20.
2. THE CURRENT DESIGN SHOWS POTENTIAL AREAS OF LANDSCAPING AND LID TECHNIQUES TO ACHIEVE FINAL GAR SCORE. AREAS ONLY WITHIN THE APPLICABLE LOT LINES WILL BE APPLIED TO THE GAR SCORE. THE DESIGN, LAYOUT AND SQUARE FOOTAGES OF THESE AREAS ARE TO BE FINALIZED AS OVERALL DESIGN DEVELOPS.
3. A COMBINATION OF PROPOSED GREEN ROOF IS TO BE COUNTED TOWARDS THE FINAL GAR SCORE. FINAL LOCATIONS, QUANTITIES AND SPECIES OF PLANTS ARE TO BE DETERMINED AS DESIGN PROGRESSES.

EXHIBIT PREPARED BY WILES MENSCH

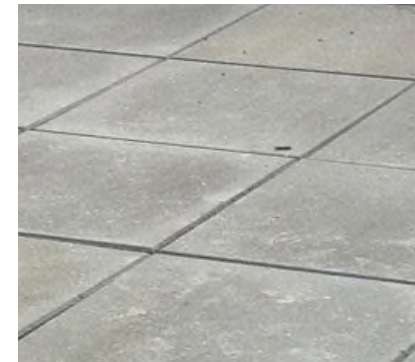
Landscape - Green Roof & Plant Materials



GREEN ROOF PLANTS



ROOF TERRACE MATERIALS

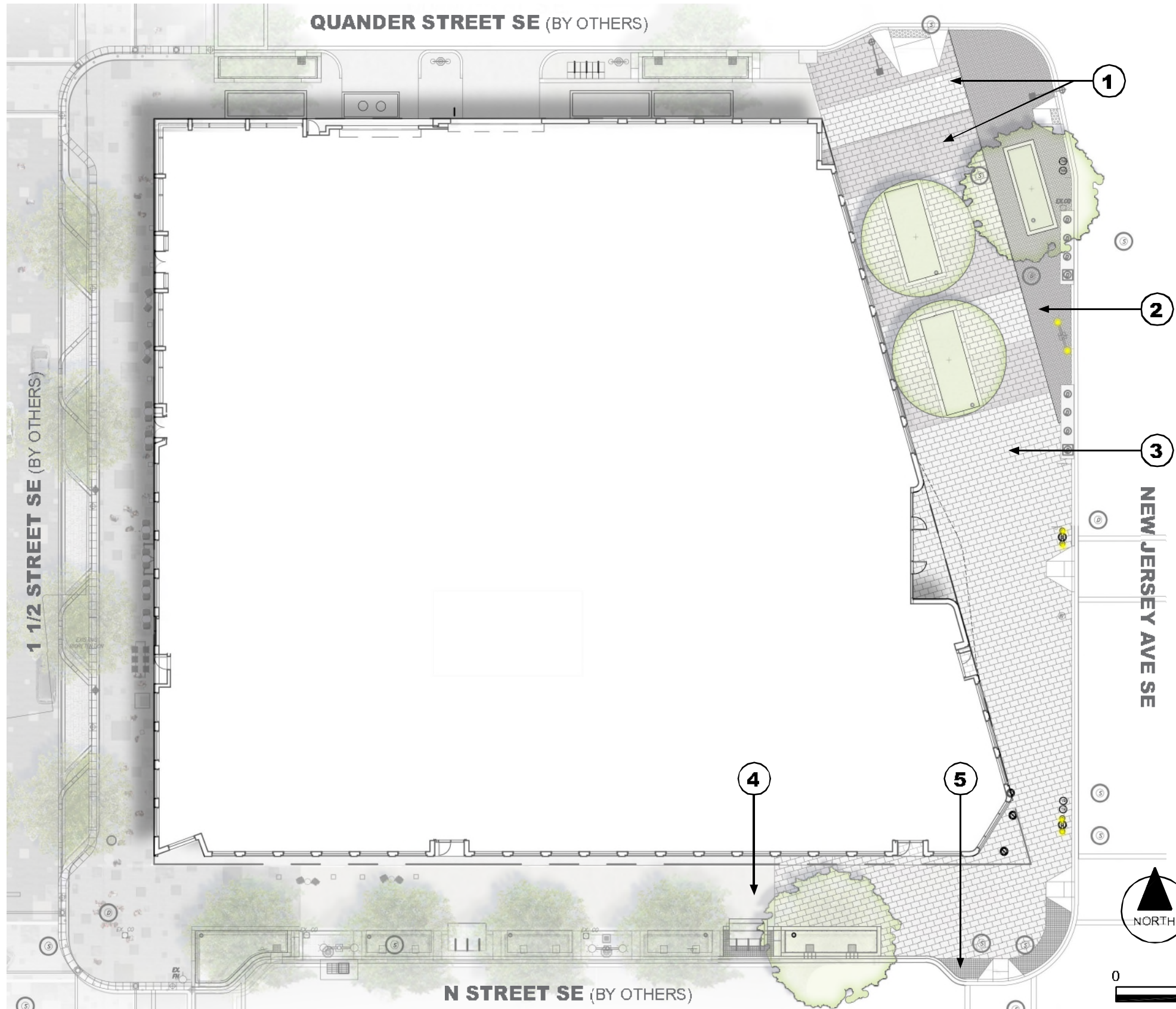


LIGHTING



EXHIBIT PREPARED BY WILES MENSCH

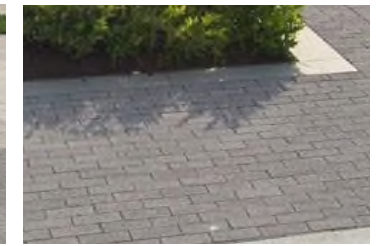
Landscape - Paving and Materials



HARDSCAPE MATERIALS



1. PRECAST PAVING BANDS TO MATCH EXISTING



2. EXISTING PERMEABLE PAVERS



3. PRECAST UNIT PAVERS



4. SCORED CONCRETE



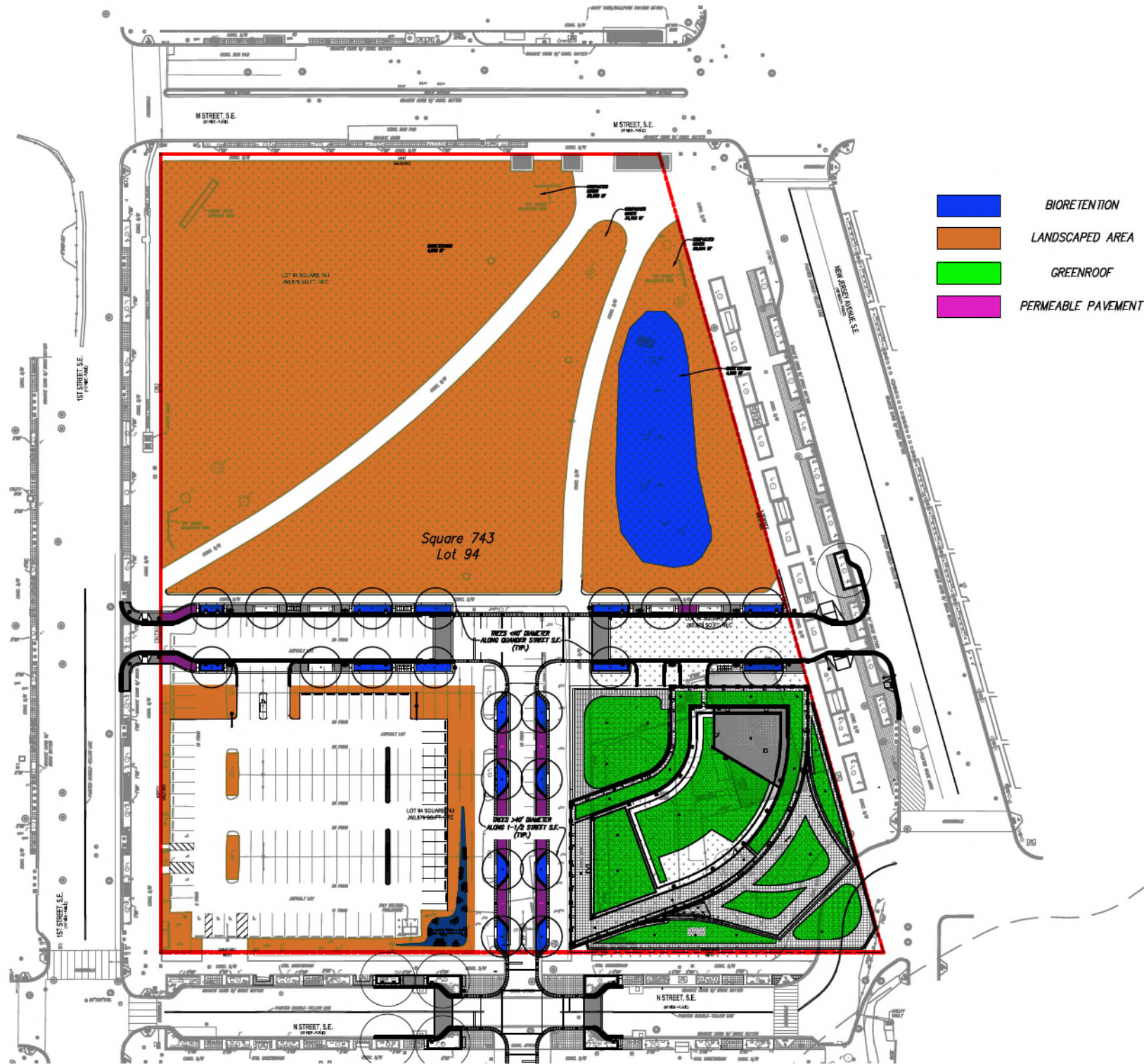
5. GRANITE COBBLES

PLANT MATERIALS



EXHIBIT PREPARED BY WILES MENSCH

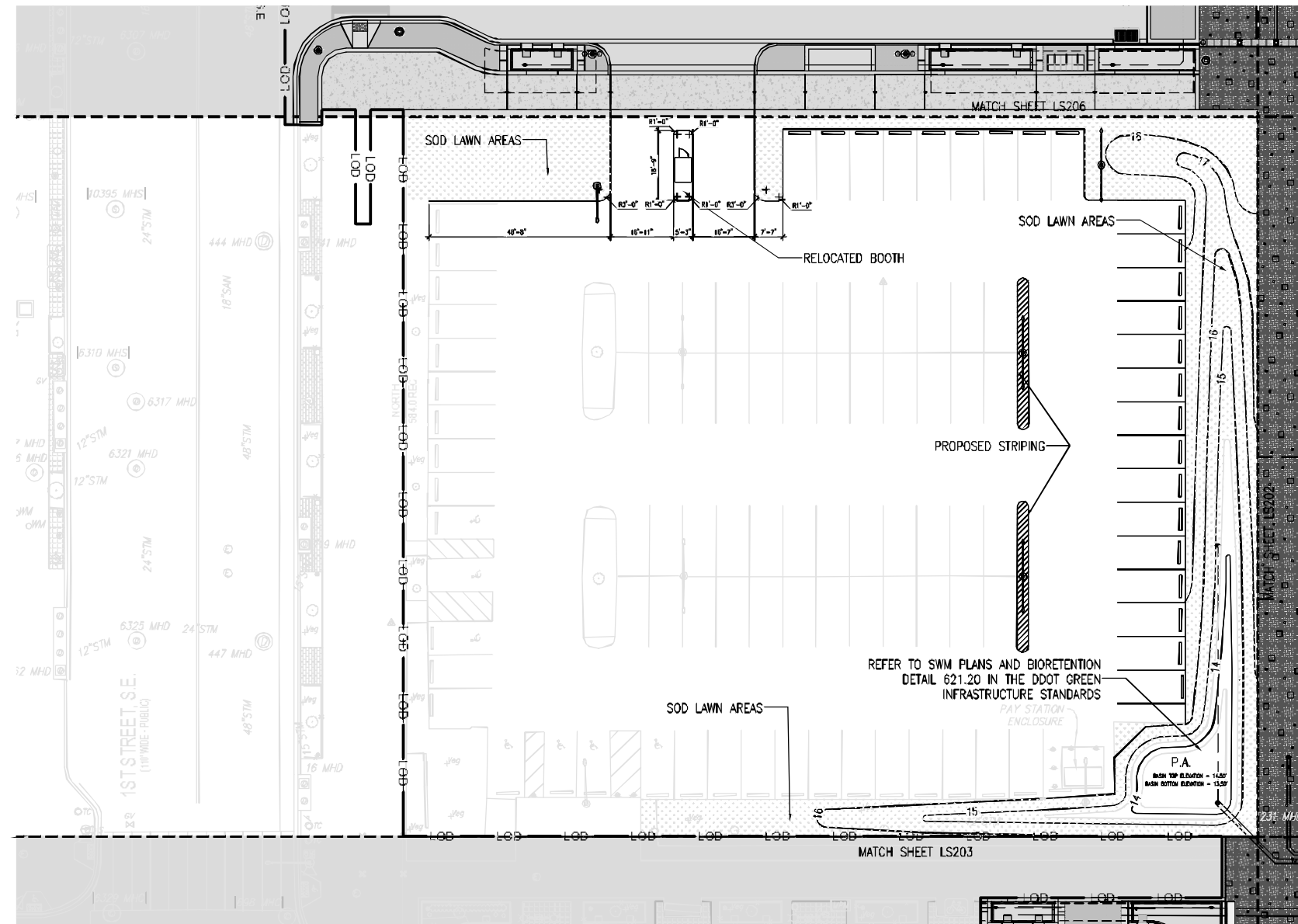
Lot AFG - GAR



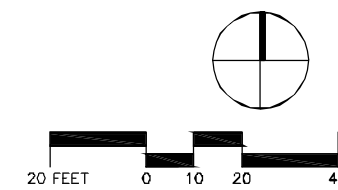
Green Area Ratio Scoresheet				
***	Address	New Jersey Ave SE	Square	Lot
***	Other	AFG Record Lot	260,902	94
		Lot size (enter this value first)	Minimum Score	Zone District
		260,902	.20	SEFC-1
			Multiplier	GAR Score
				0.256
Landscape Elements				
		Square Feet	Factor	Total
A Landscaped areas (select one of the following for each area)				
1	Landscaped areas with a soil depth < 24"	111,283	0.30	33,384.9
2	Landscaped areas with a soil depth ≥ 24"	9,851	0.60	5,910.6
3	Bioretention facilities	7,980	0.40	3,192.0
B Plantings (credit for plants in landscaped areas from Section A)				
1	Groundcovers, or other plants < 2' height	9,455	0.20	1,891.0
2	Plants ≥ 2' height at maturity - calculated at 9-sf per plant	712	0.30	1,922.4
3	New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	15	0.50	375.0
4	New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	8	0.60	1,200.0
5	Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	0	0.70	-
6	Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	0	0.70	-
7	Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	0	0.70	-
8	Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	0	0.80	-
9	Vegetated wall, plantings on a vertical surface	0	0.60	-
C Vegetated or "green" roofs				
1	Over at least 2" and less than 8" of growth medium	0	0.60	-
2	Over at least 8" of growth medium	19,470	0.80	15,576.0
D Permeable Paving***				
1	Permeable paving over 6" to 24" of soil or gravel	0	0.40	-
2	Permeable paving over at least 24" of soil or gravel	2,102	0.50	1,051.0
E Other				
1	Enhanced tree growth systems***	3,325	0.40	1,330.0
2	Renewable energy generation	0	0.50	-
3	Approved water features	0	0.20	-
		sub-total of sq ft =	172,624	
F Bonuses				
1	Native plant species	10,871	0.10	1,087.1
2	Landscaping in food cultivation	0	0.10	-
3	Harvested stormwater irrigation	0	0.10	-
		Green Area Ratio numerator =	66,926	
*** 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.				2,381

EXHIBIT PREPARED BY WILES MENSCH

Interim Parcel F

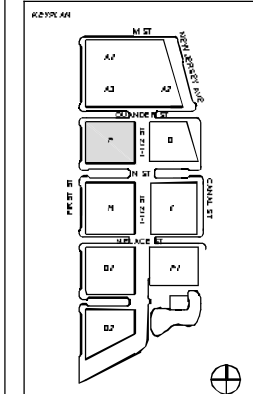


PARKING LOST FOR PARCEL F IS 99 SPACES (193 DOWN TO 94) DUE TO THE SHIFT OF THE ENTRY AND ACCOMMODATION OF 1-1/2 STREET ALONG WITH THE RELOCATION OF THE TRAVEL WAY.



ISSUE DESCRIPTION		
30% CD SET		7/24/2018
65% CD SET		1/18/2019

REVISION DESCRIPTION		
REV	DESCRIPTION	DATE



DRAWN / PROJECT NAME:
BROOKFIELD PROPERTIES
 301 WATER STREET SE, STE 201
 WASHINGTON, DC 20003

YARDS WEST
 PUBLIC REALM &
 INFRASTRUCTURE
 WASHINGTON, DC 20003

PROJECT TITLE
**PARCEL F
 TEMPORARY
 LAYOUT &
 MATERIALS PLAN**

PROJECT NUMBER
60570803

SCALE: AS SHOWN
LS211

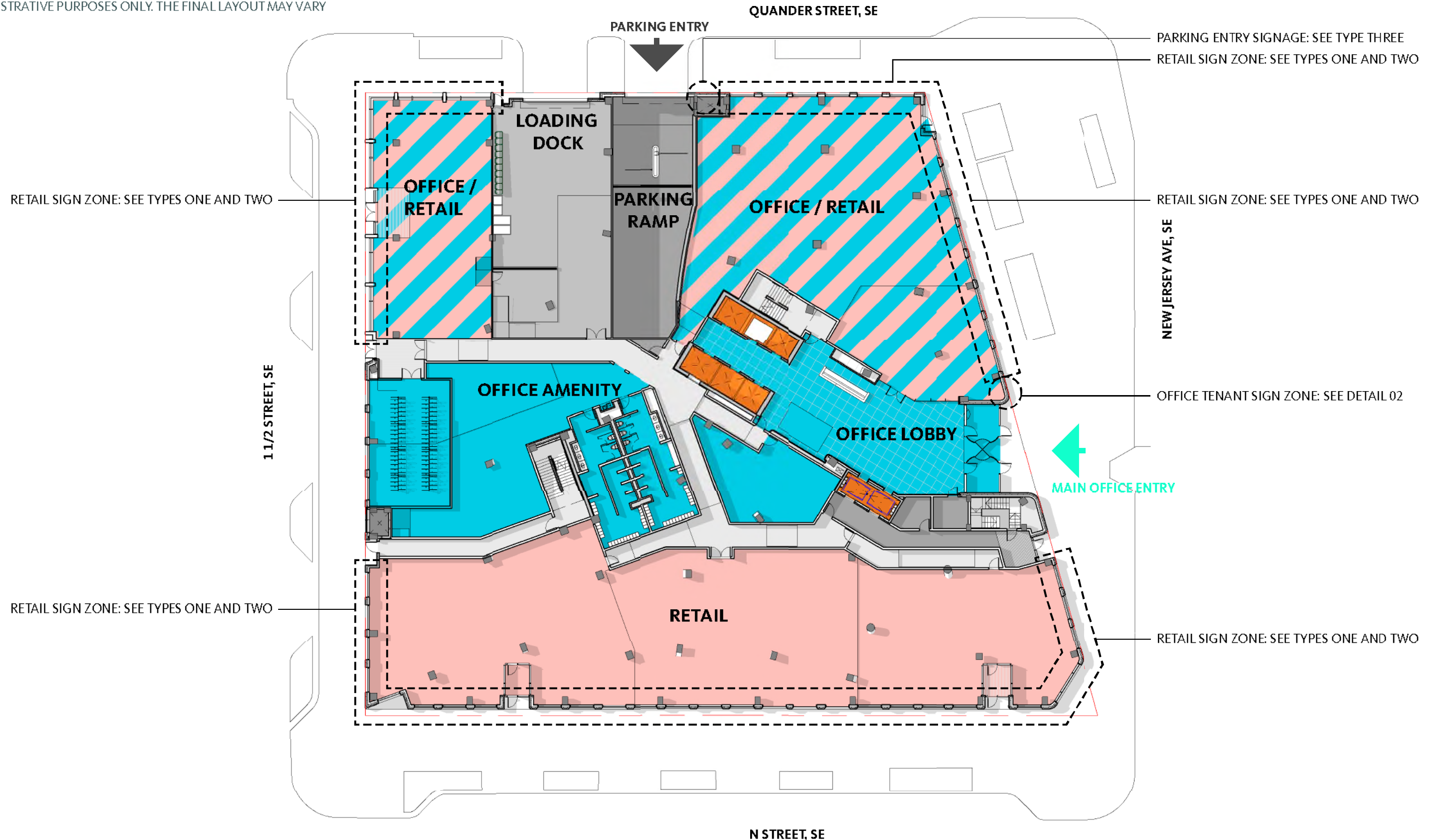
NOT FOR CONSTRUCTION

EXHIBIT PREPARED BY AECOM

SECTION 8
SIGNAGE

Signage Location Plan

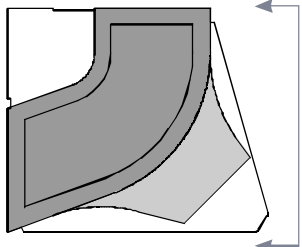
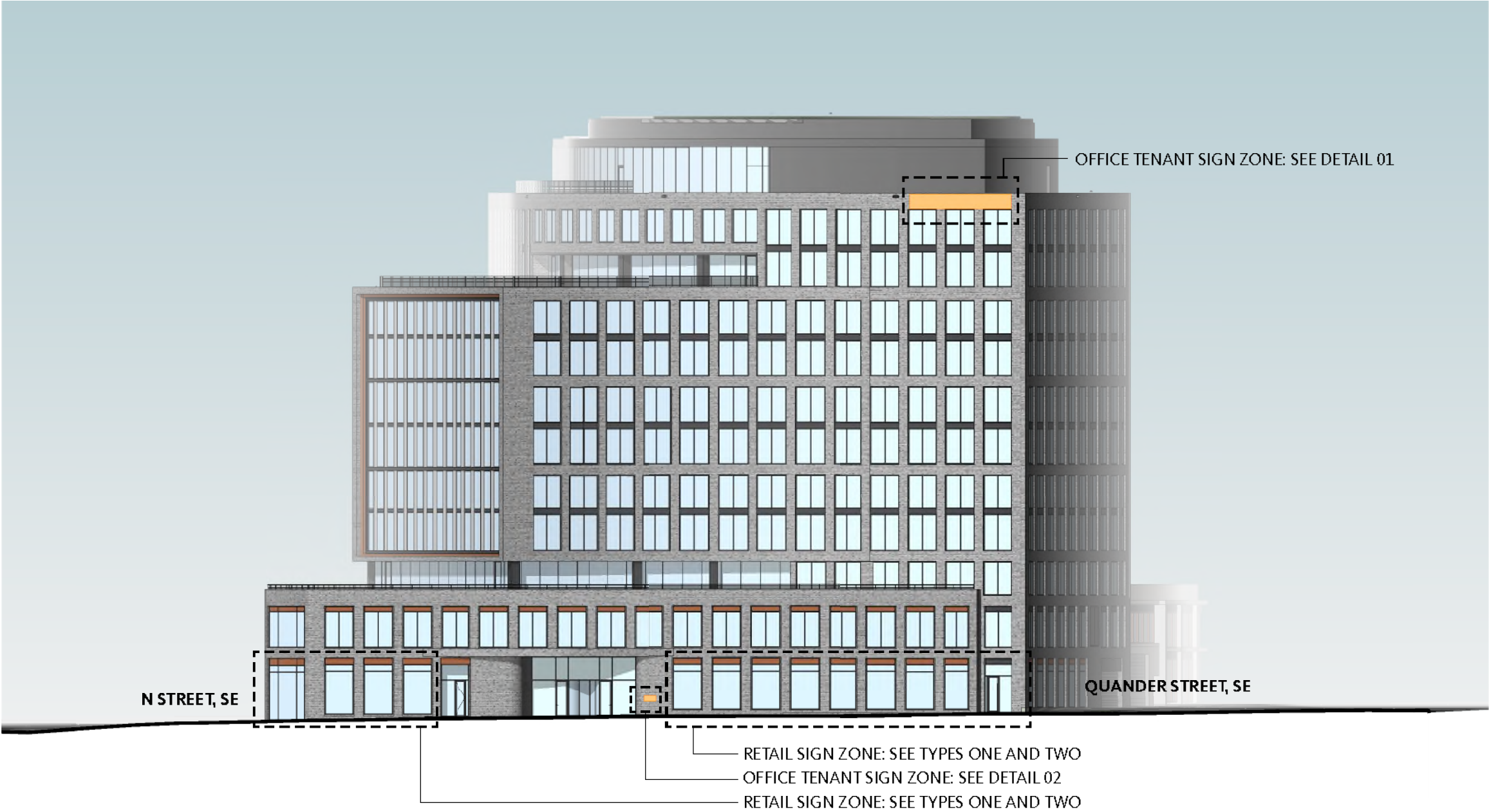
NOTE: INTERIOR PLAN LAYOUTS ARE CONCEPTUAL AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUT MAY VARY



30'

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

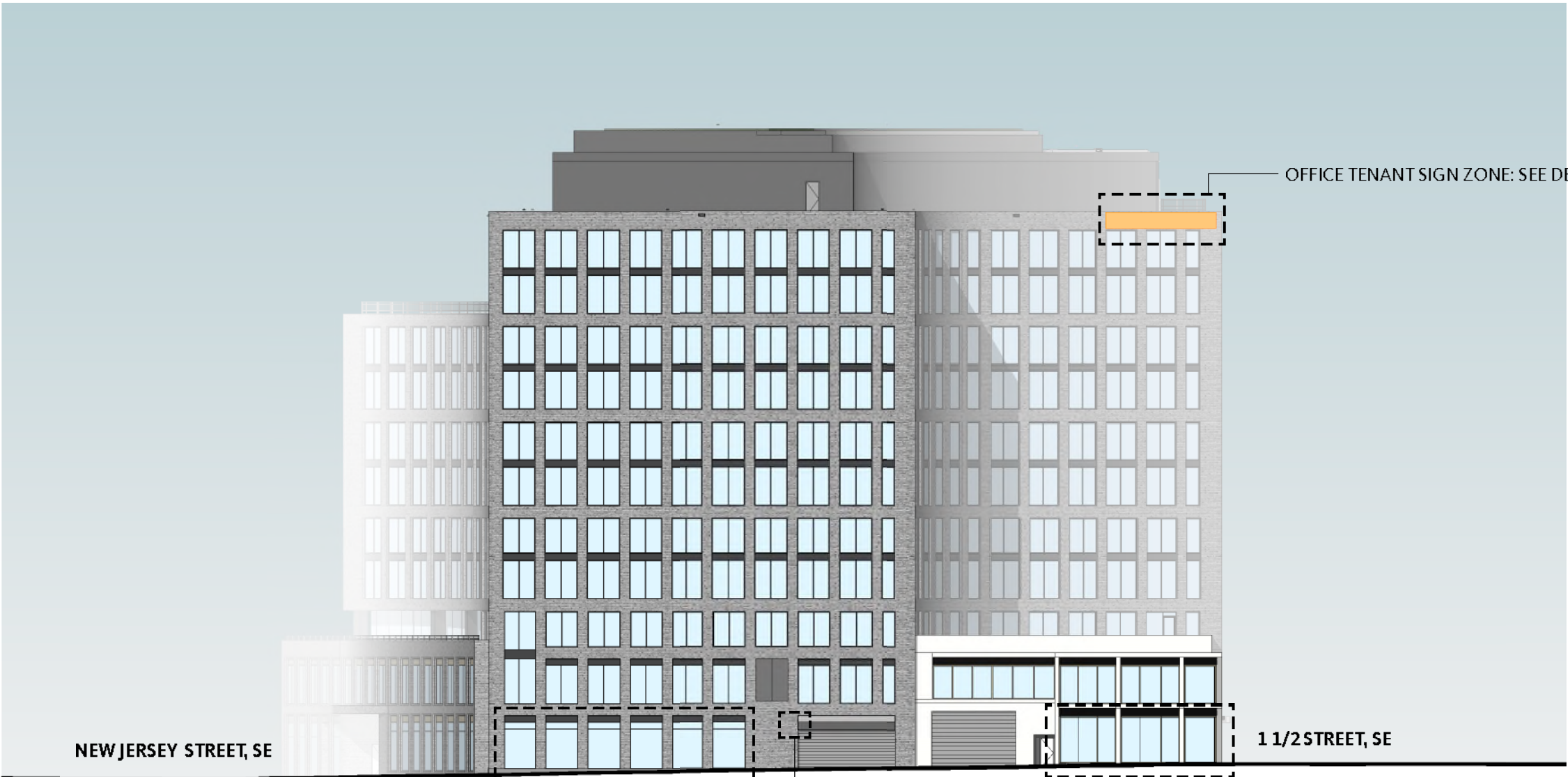
Building Elevation - New Jersey Ave, SE



32'

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

Building Elevation - Quander St, SE

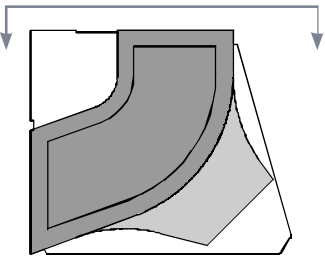


NEW JERSEY STREET, SE

1 1/2 STREET, SE

OFFICE TENANT SIGN ZONE: SEE DETAIL 01

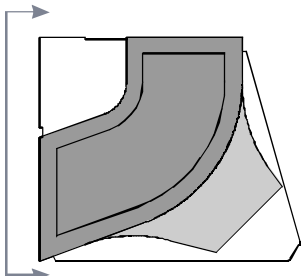
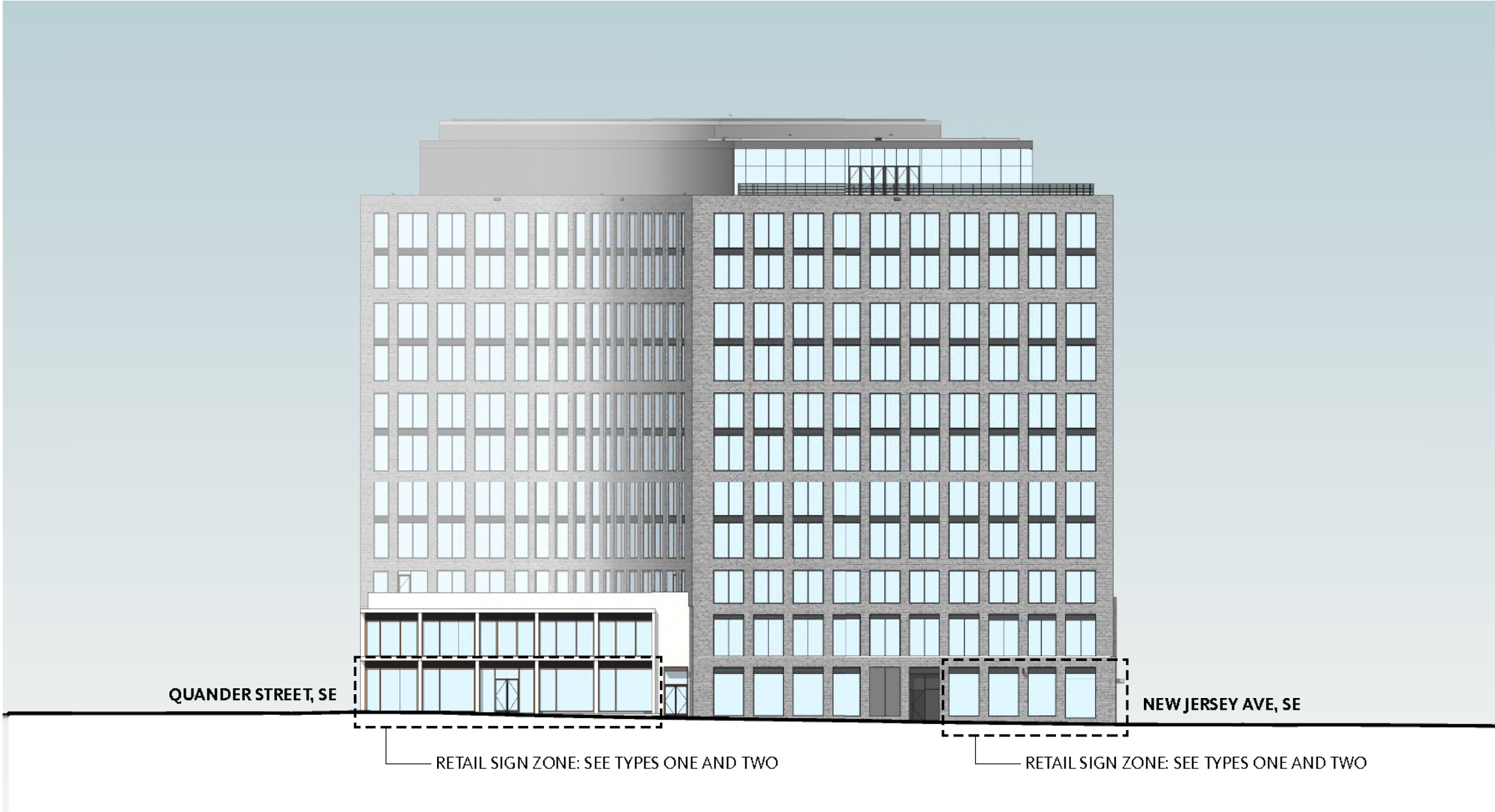
RETAIL SIGN ZONE: SEE TYPES ONE AND TWO
 PARKING ENTRY SIGNAGE: SEE TYPE THREE
 RETAIL SIGN ZONE: SEE TYPES ONE AND TWO



32'

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

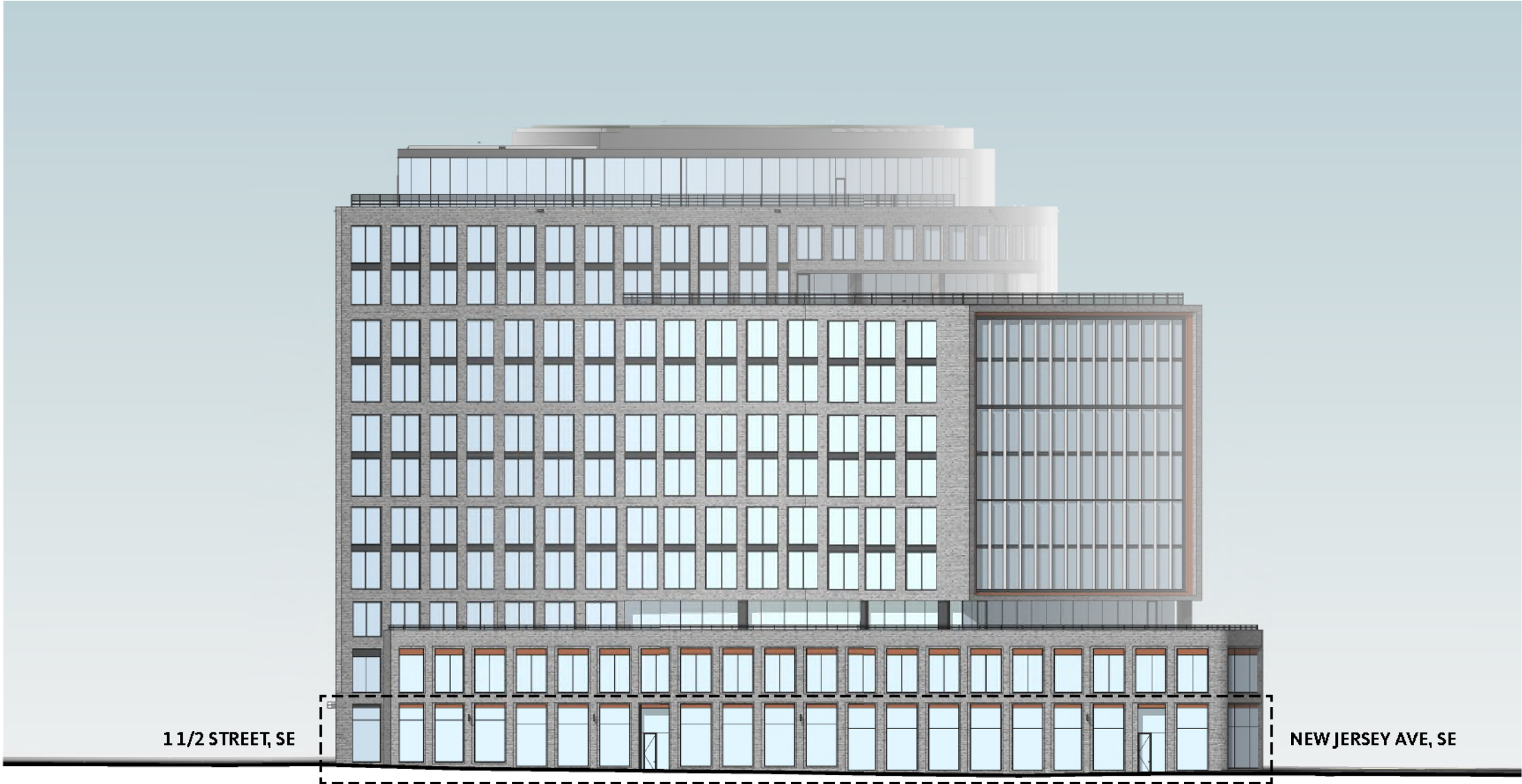
Building Elevation - 1 1/2 St, SE



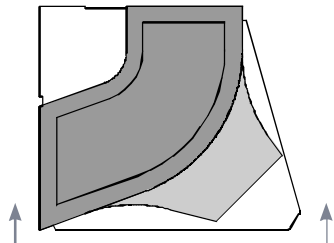
32'

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

Building Elevation - N St, SE



RETAIL SIGN ZONE: SEE TYPES ONE AND TWO



32'

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

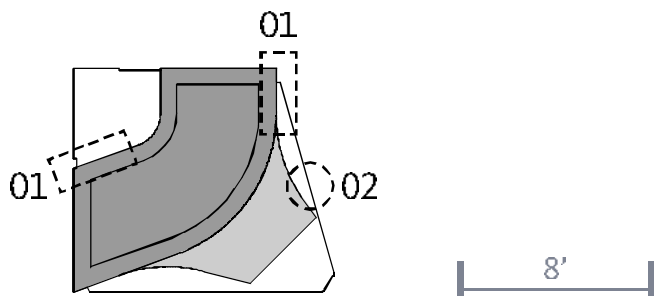
Signage Guidelines - Tenant Signage & Building Address



DETAIL 01 - TYPICAL BUILDING SIGNAGE FOR TENANT



DETAIL 02 - BUILDING ADDRESS & TENANT PLAQUE, LEVEL 1



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

Signage Types

SIGN TYPE ONE (PRIMARY): PRIMARY - RETAIL FLAT SIGNS

Acceptable Types: Reverse channel letters with halo edge lit illumination, channel letters with face/edge illumination without trim caps, channel letters with face and halo illumination

Illuminated signs permitted only at first level. All illumination shall be internal to the sign.



SIGN TYPE TWO (SECONDARY): BLADE, WINDOW, AWNING, & PLAQUE

Blade type shall be layered / 3-dimensional or internally illuminated painted aluminum box.

Illuminated signs permitted only at first level. All illumination shall be internal to the sign.



SIGN TYPE THREE: PARKING BLADE SIGN

Blade type, internally illuminated sign attached directly to the building facade between (+) 11'-0" and (+) 18'-0"



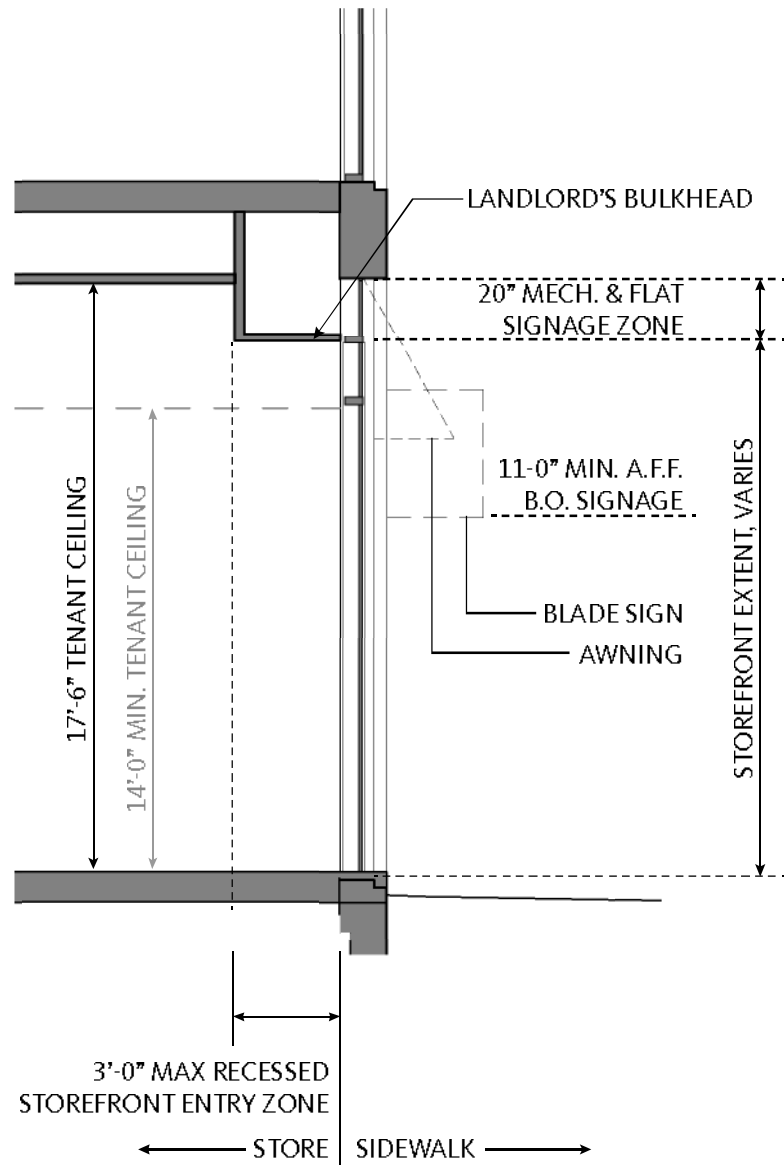
OFFICE TENANT SIGN:

Internally illuminated and/or halo sign attached directly to the building facade as noted on the elevations.

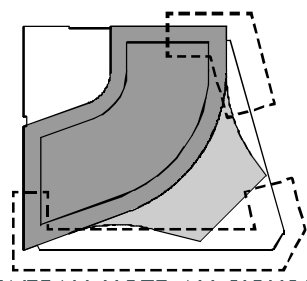


OVERALL NOTE: ALL SIGNS TO COMPLY WITH THE DC MUNICIPAL REGULATIONS SECTION N101.10 AND TITLE 12A SECTION 3107_0

Typical Retail Signage



NOTE: RECESSED ENTRIES MUST MATCH EXISTING STREETSCAPE MATERIALS OR BE OF A UNIQUE, HIGH QUALITY MATERIAL CONSISTENT WITH THE OVERALL BUILDING DESIGN



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



SIGNAGE DESIGN CRITERIA:

- LANDLORD WILL PROVIDE ALL STOREFRONT SYSTEMS, INCLUDING GLASS, DOORS, AND EXTERIOR FACADE FINISHES.
- MAXIMUM NUMBER OF PRIMARY SIGNS PER TENANT SPACE IS ONE, EXCEPT FOR CORNER TENANTS WHICH MAY INCORPORATE ONE PRIMARY SIGN ON EACH FACADE UP TO A MAXIMUM OF TWO TOTAL.
- ADDITIONALLY, THE PRIMARY SIGNAGE SHALL BE A FASCIA TYPE SIGN WITH A MAX CAP HEIGHT OF 1'-8". SEE SIGN TYPE ONE.
- ALL PRIMARY SIGNAGE TO BE LOCATED WITHIN THE DASHED AREAS SHOWN ON THE TYPICAL RETAIL STOREFRONT ELEVATION.
- SECONDARY BLADE SIGNS ARE PERMITTED. SEE SIGN TYPE TWO. EACH TENANT IS ALLOWED ONE BLADE SIGN PER BUILDING FACADE.
- ACCEPTABLE OPTIONAL SIGNAGE INCLUDES WALL MOUNTED PLAQUES, WINDOW GRAPHICS, AWNING SIGNS, AND OPERATIONAL SIGNS. SEE SIGN TYPE TWO.
- NO SIGNAGE EXCEPT BLADE SIGNS IS PERMITTED TO BE ATTACHED TO THE PRECAST FACADE PANELS OR OUTSIDE OF THE STOREFRONT FACADE SYSTEM.
- BLADE SIGNS SHALL BE ATTACHED TO AND CENTERED ON VERTICAL BRICK / PRECAST PIERS WITHIN THE INDICATED HEIGHT LIMITS. ONE BLADE SIGN PER TENANT, MAXIMUM
- MAXIMUM BLADE SIGN DIMENSIONS SHALL BE 2'-7 3/4" D BY 3'-6" H. MAXIMUM BLADE SIGN THICKNESS IS 5".

Retail Signage

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 SIGNS:

- ILLUMINATED SIGN BOXES
- SIGNS WITH TAG LINES, SLOGANS, PHONE NUMBERS, SERVICE DESCRIPTIONS, OR ADVERTISING
- SIGNS MADE WITH PLASTIC, PLEXIGLAS, LEXAN, OR ACRYLIC (TRANSPARENT OR OPAQUE)
- BACK PLATES BEHIND SIGNAGE
- MONUMENT STYLE SIGNAGE
- TEMPORARY SIGNAGE
- SIGNS LOCATED ON THE REAR ELEVATION (EXCEPT THOSE SIGNS PROVIDED BY LANDLORD FOR CUSTOMER PICKUP)
- INTERNALLY ILLUMINATED CANOPIES
- SIGNS WITH EXPOSED RACEWAY, CONDUIT, JUNCTION BOXES, TRANSFORMERS, VISIBLE LAMPS, TUBING, OR NEON CROSSOVERS OF ANY TYPE
- ROTATING, ANIMATED, OR FLASHING SIGNS
- POLE SIGNS AND OTHER SIGNS WITH EXPOSED STRUCTURAL SUPPORTS NOT INTENDED AS A DESIGN ELEMENT EXCEPT FOR CODE-REQUIRED SIGNS
- PENNANTS, BANNERS, OR FLAGS IDENTIFYING INDIVIDUAL TENANTS
- SIGNS ATTACHED, PAINTED, OR OTHERWISE AFFIXED TO AWNINGS, TENTS, OR UMBRELLAS. HOWEVER, SUCH SIGNS MAY BE PERMITTED IN CONJUNCTION WITH SPECIAL DESIGN REVIEW BY THE LANDLORD.
- BALLONS AND INFLATABLE SIGNS
- ANY SIGNS INCLUDING FREESTANDING SIGNS ADVERTISING THE AVAILABILITY OF EMPLOYMENT OPPORTUNITIES
- SIGNS WHICH EMIT SOUND, ODOR, OR VISIBLE MATTER OR WHICH BEAR OR CONTAIN STATEMENTS, WORDS OR PICTURES OF AN OBSCENE, PORNOGRAPHIC, OR IMMORAL CHARACTER
- FLUORESCENT OR REFLECTIVE SIGN COLORS
- SIMULATED MATERIALS (I.E. WOOD GRAINED PLASTIC LAMINATE, WALL COVERING, PAPER, CARDBOARD, OR FOAM)
- ROOF TOP SIGNS

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