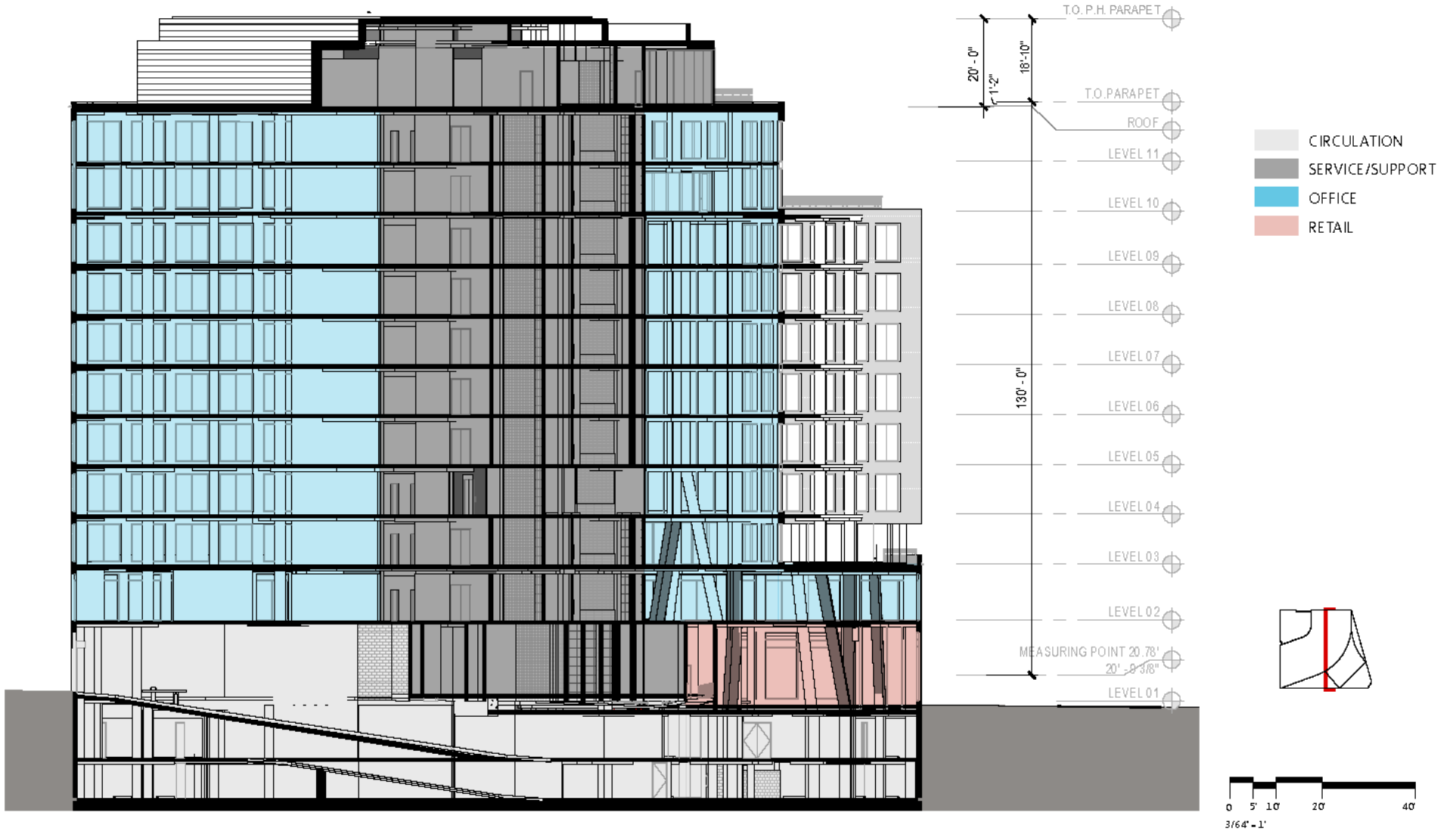
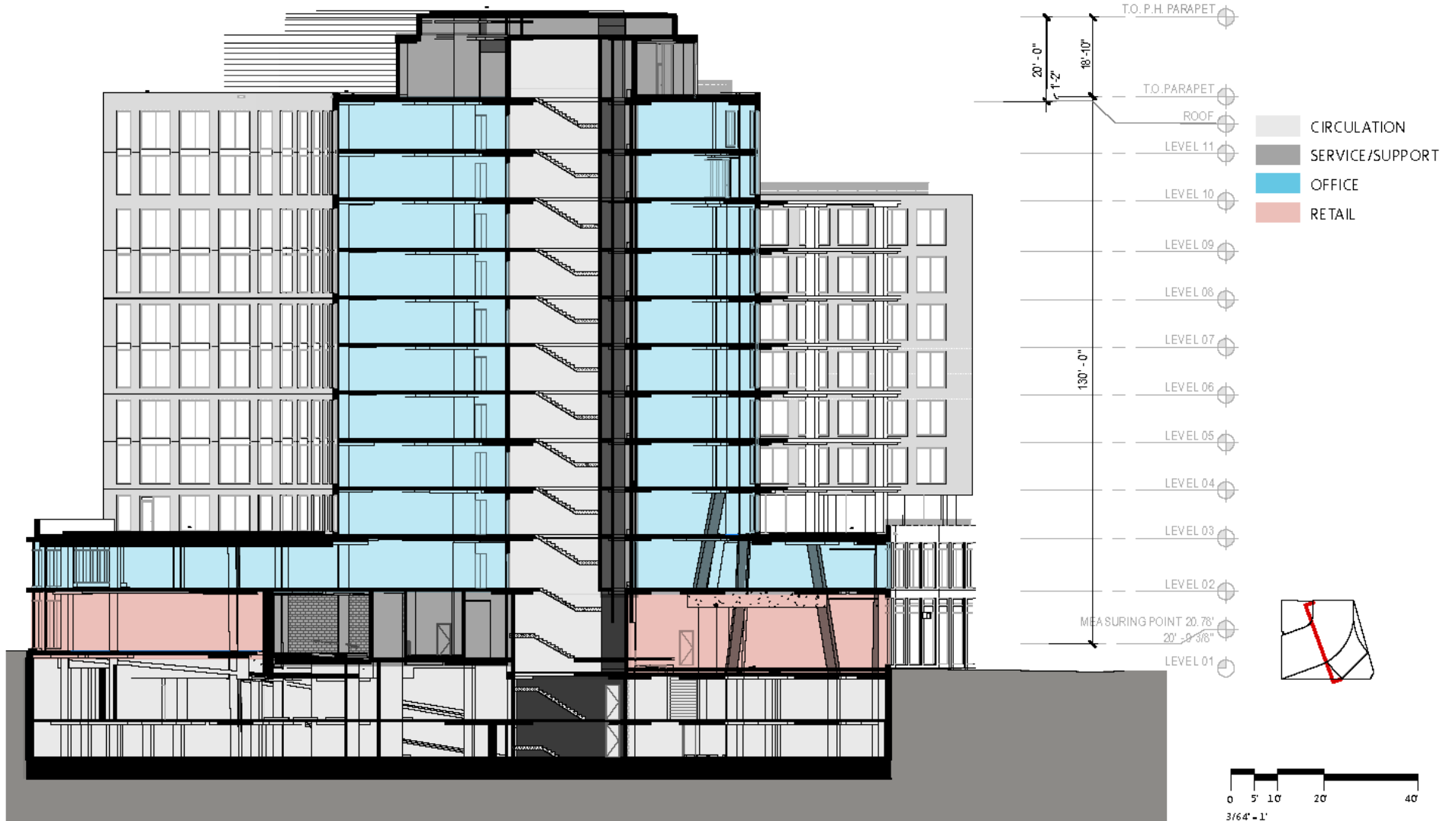


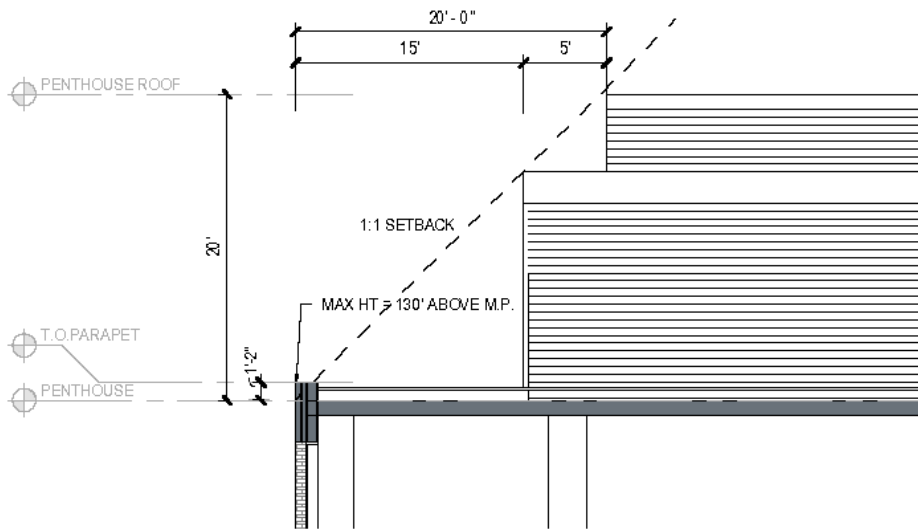
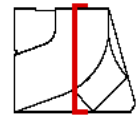
Building Section - North/South



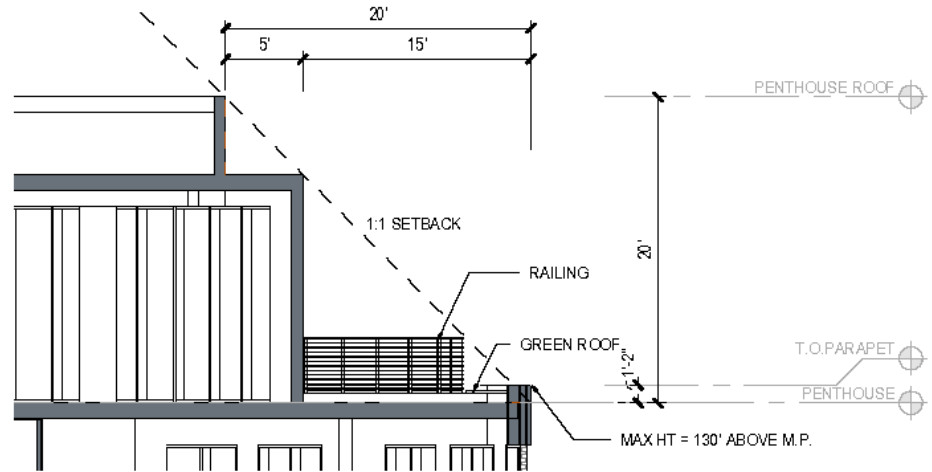
Building Section - Northwest-Southeast



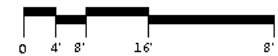
Enlarged Sections - Penthouse Setback



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



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



SECTION 7

LANDSCAPE

Landscape Context Plan

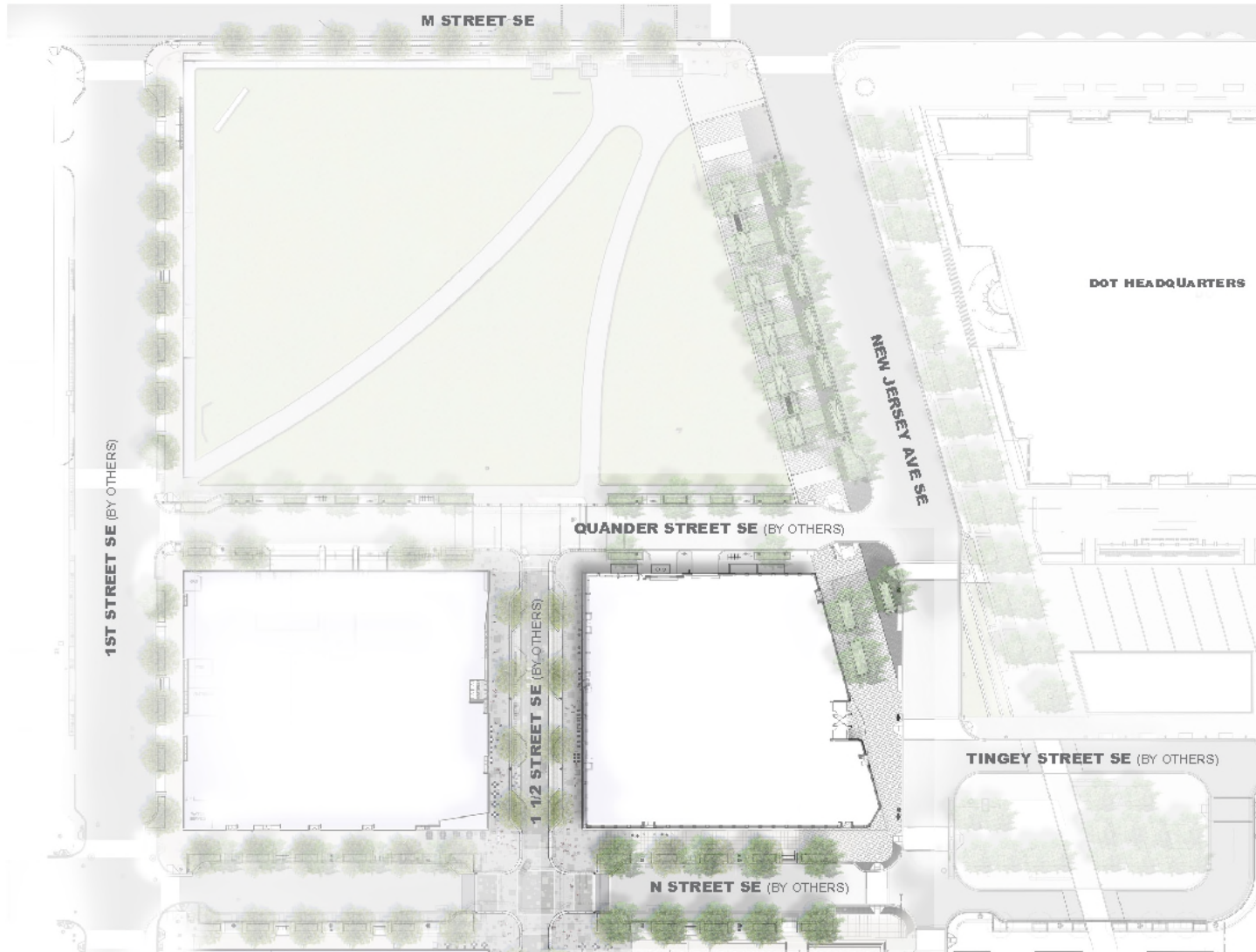
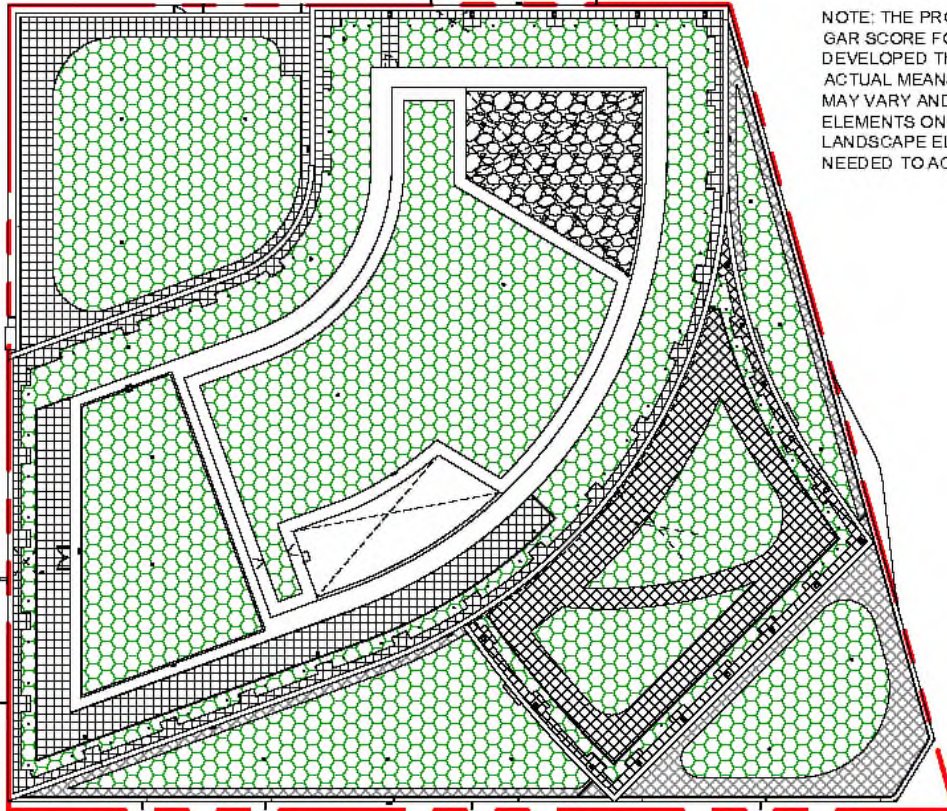


EXHIBIT PREPARED BY WILES MENSCH


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

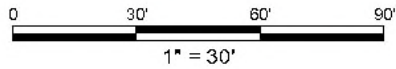
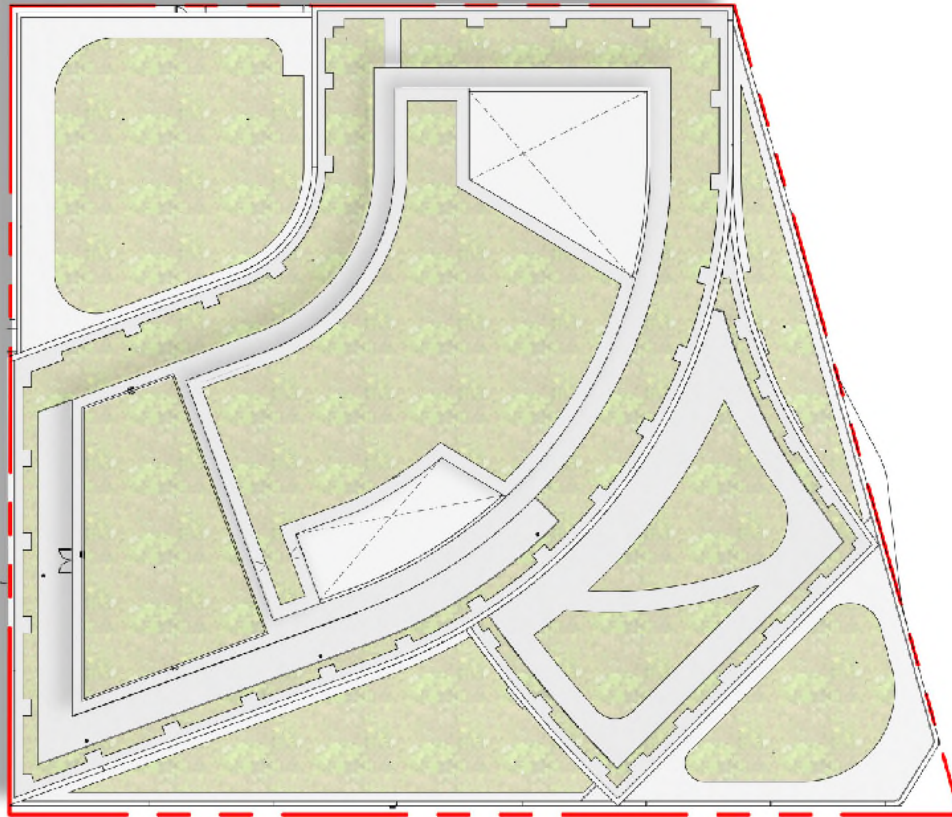
Address: 1000 West Ave SE		Sheet: 218	Green Area Ratio Score Sheet
Score	Minimum Score	Score	Score
0.486	0.20	0.486	0.486
Landscape Elements			
A. Landscaped areas (select one of the following for each event)			
1. Landscaped areas with a soil depth > 34"	0.10		
2. Landscaped areas with a soil depth > 24"	0.20		
3. Interception fall files	0.10		
B. Plantings (credit for plants in landscaped areas from Section A)			
1. Groundcover or other plants < 2' height	0.10	0.10	
2. Plants < 2' height at maturity	0.10	0.10	
3. Native trees with less than 40 feet canopy spread	0.20	0.20	
4. Non-native trees with greater canopy spread	0.20	0.20	
5. Preservation of oak trees 6" to 14" DBH	0.10	0.10	
6. Preservation of oak trees 12" to 18" DBH	0.10	0.10	
7. Preservation of oak trees 18" to 24" DBH	0.20	0.20	
8. Preservation of oak trees 24" or greater	0.50	0.50	
9. Vegetated wall, plantings on a vertical surface	0.10	0.10	
C. Vegetated or "green" roofs			
1. Cover at least 2" and less than 4" of growth medium	0.10	0.10	
2. Cover at least 4" of growth medium	0.20	0.20	
D. Permeable Paving**			
1. Permeable paving areas 6" to 24" total or greater	0.10	0.10	
2. Permeable paving over at least 2" of soil or gravel	0.10	0.10	
F. Other			
1. Earth to fill ground level	0.10	0.10	
2. Renewable energy generation	0.10	0.10	
3. Appropriate water reuse	0.20	0.20	
Summary			
1. Native plant species	0.10	0.10	
2. Landscaping in food production	0.10	0.10	
3. Harvested stormwater for reuse	0.10	0.10	
Total Score		0.486	0.486

NOTES:

- SUBJECT SITE IS TO BE ZONED SEFC-1 AND REQUIRES A GREEN AREA RATIO (GAR) SCORE OF 0.20.
- 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.
- 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

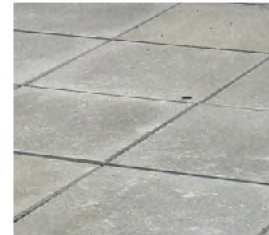
Landscape - Green Roof & Plant Materials



GREEN ROOF PLANTS



ROOF TERRACE MATERIALS

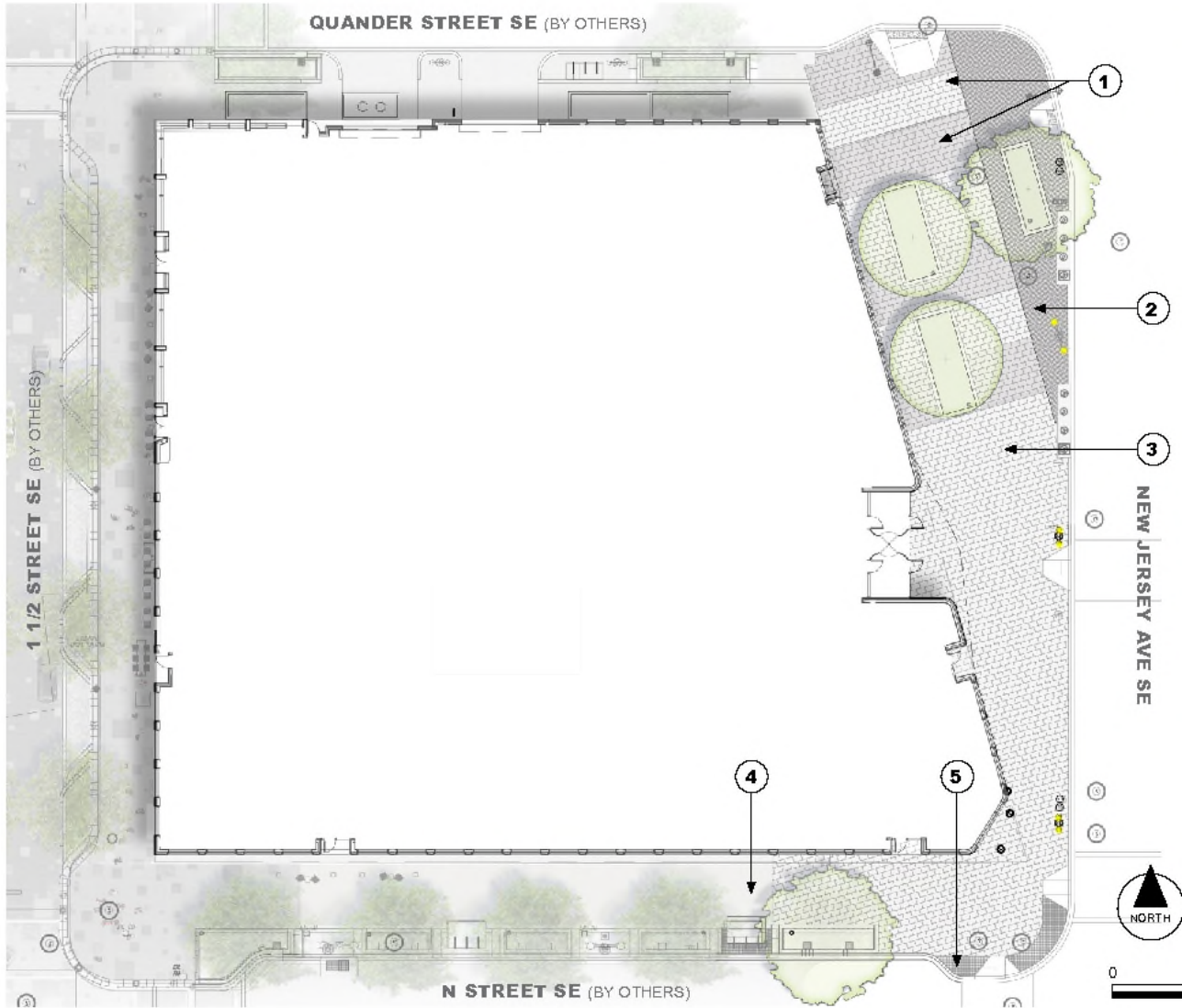


LIGHTING



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



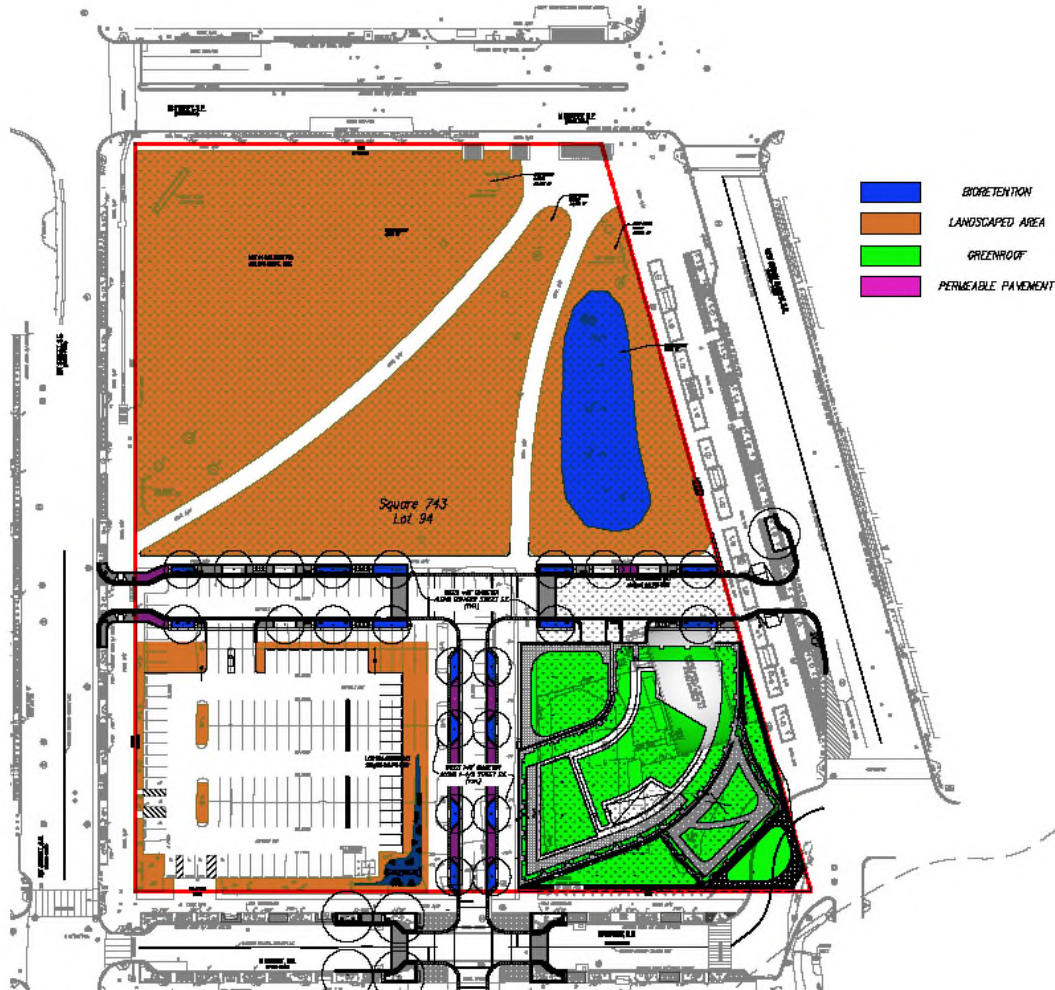
5. GRANITE COBBLES

PLANT MATERIALS



EXHIBIT PREPARED BY WILES MENSCH

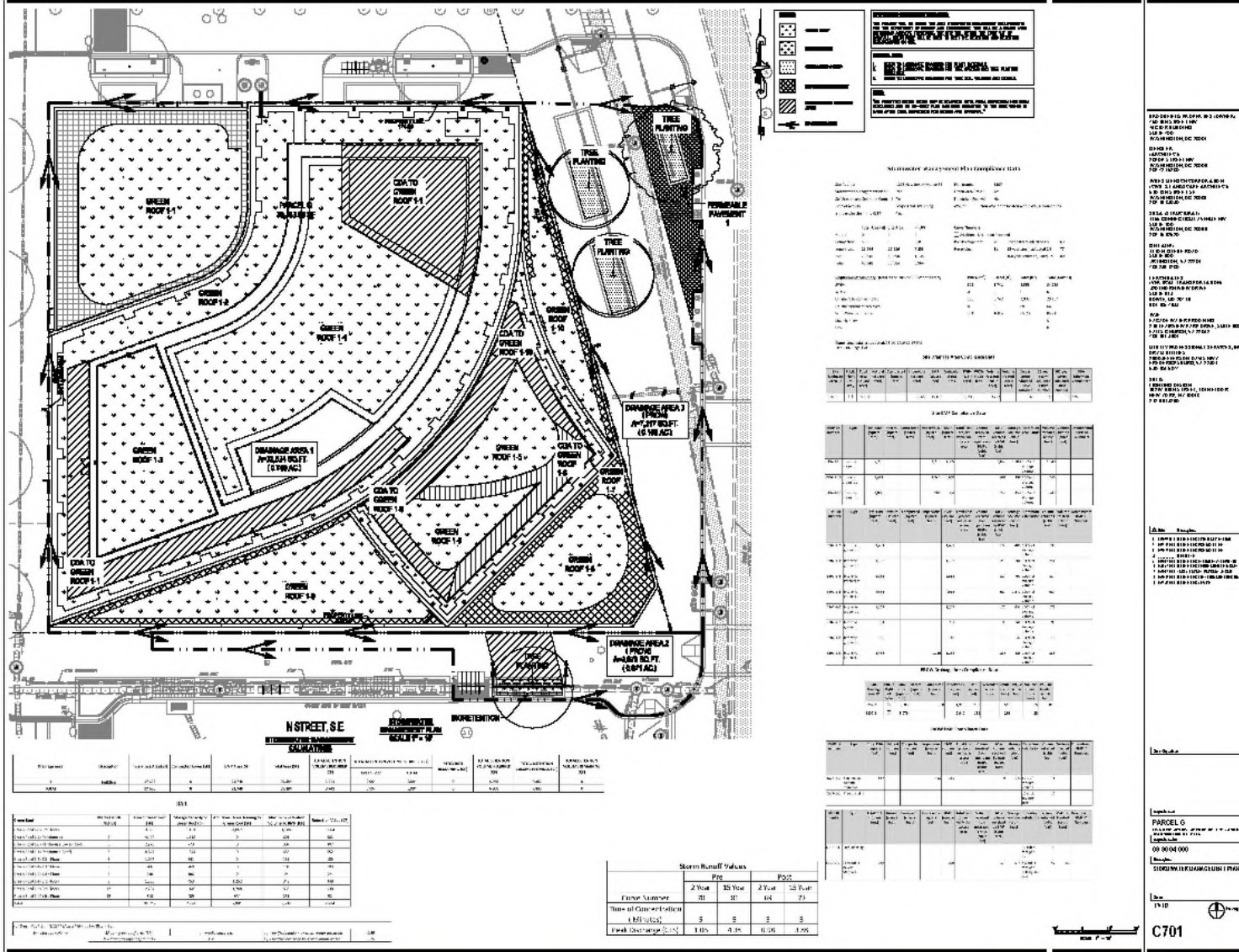
Lot AFG - GAR



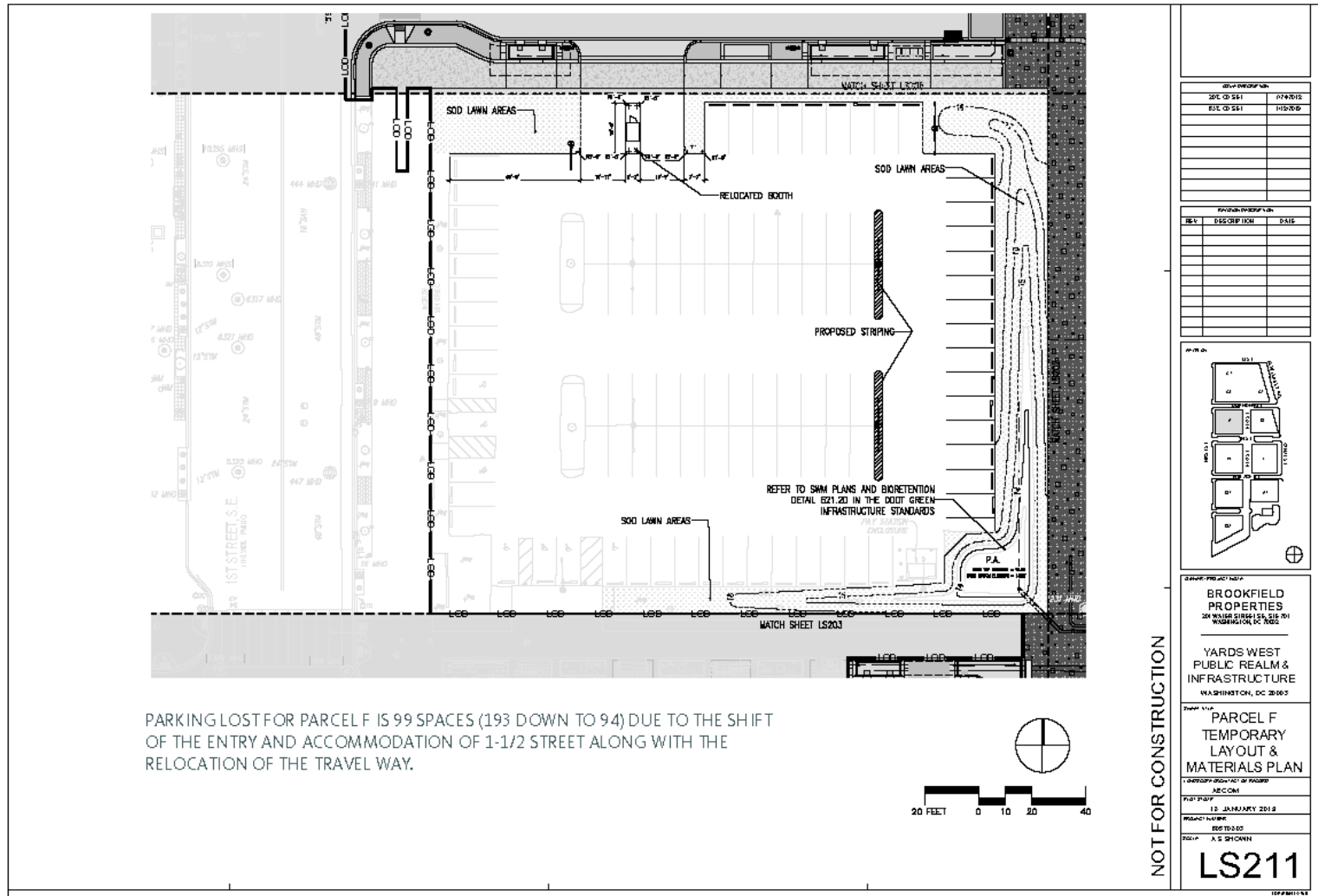
Green Area Ratio Score sheet		Score	Score	
Address	New Jersey Ave SE	743	94	
Owner	ATG Record Lot	Lot Area (ft ²)	260,902	
		Minimum Score	20	
		Multiplier	1.00	
		GR Score	0.283	
Landscape Elements		Square Feet	Factor	Total
A Landscaped areas (select one of the following for each area)				
1	landscaped areas with a soil depth < 24"	square feet 111,283	0.30	33,384.9
2	landscaped areas with a soil depth ≥ 24"	square feet 9,851	0.60	5,910.6
3	Bioretention facilities	square feet 7,998	0.40	3,199.2
B Plantings (credit for plants in landscaped areas from Section A)				
1	Groundcovers, or other plants < 2' height	square feet 9,435	0.20	1,887.0
2	Plants ≥ 2' height at maturity - calc. based at 9-sf per plant	# of plants 712	0.30	1,822.4
3	New trees with less than 40-foot canopy spread - calc. based at 50 sq ft per tree	# of trees 15	0.50	37.5
4	New trees with 40-foot or greater canopy spread - calc. based at 250 sq ft per tree	# of trees 8	0.60	1,200.0
5	Preservation of existing tree 6" to 12" DBH - calc. based at 250 sq ft per tree	# of trees 0	0.70	0
6	Preservation of existing tree 12" to 18" DBH - calc. based at 600 sq ft per tree	# of trees 0	0.70	0
7	Preservation of existing trees 18" to 24" DBH - calc. based at 1300 sq ft per tree	# of trees 0	0.70	0
8	Preservation of existing trees 24" DBH or greater - calc. based at 2000 sq ft per tree	# of trees 0	0.60	0
9	Vegetated wall, plantings on a vertical surface	square feet	0.60	-
C Vegetated or "green" roofs				
1	Over at least 2" and less than 8" of growth medium	square feet	0.60	-
2	Over at least 8" of growth medium	square feet 2,178	0.60	17,388.4
D Permeable Paving***				
1	Permeable paving over 6" to 24" of soil or gravel	square feet	0.40	-
2	Permeable paving over at least 24" of soil or gravel	square feet 2,102	0.50	1,051.0
E Other				
1	Enhanced tree growth systems***	square feet 3,325	0.40	1,330.0
2	Renewable energy generation	square feet	0.50	-
3	Approved water features	square feet	0.20	-
F Bonuses		square feet		
1	Native plant species	10,871	0.10	1,087.1
2	landscaping in food cultivation	square feet	0.10	-
3	Harvested stormwater irrigation	square feet	0.10	-
		Green Area Ratio		0.283
Permeable paving and structures all 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:		
				7,282

EXHIBIT PREPARED BY WILES MENSCH

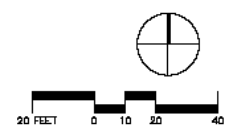
Parcel G - Stormwater Management Plan C701



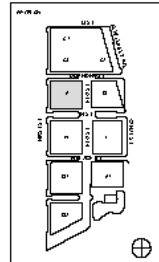
Interim Parcel F



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.



SUBMITTALS	
REV.	DATE



BROOKFIELD PROPERTIES
 264 WALKER STREET, S.W., SUITE 701
 WASHINGTON, DC 20003

YARDS WEST
 PUBLIC REALM &
 INFRASTRUCTURE
 WASHINGTON, DC 20003

PROJECT NAME
 PARCEL F
 TEMPORARY
 LAYOUT &
 MATERIALS PLAN

PROJECT NUMBER
 15 JANUARY 2019

DESIGNER
 A.S. SHOWN

LS211

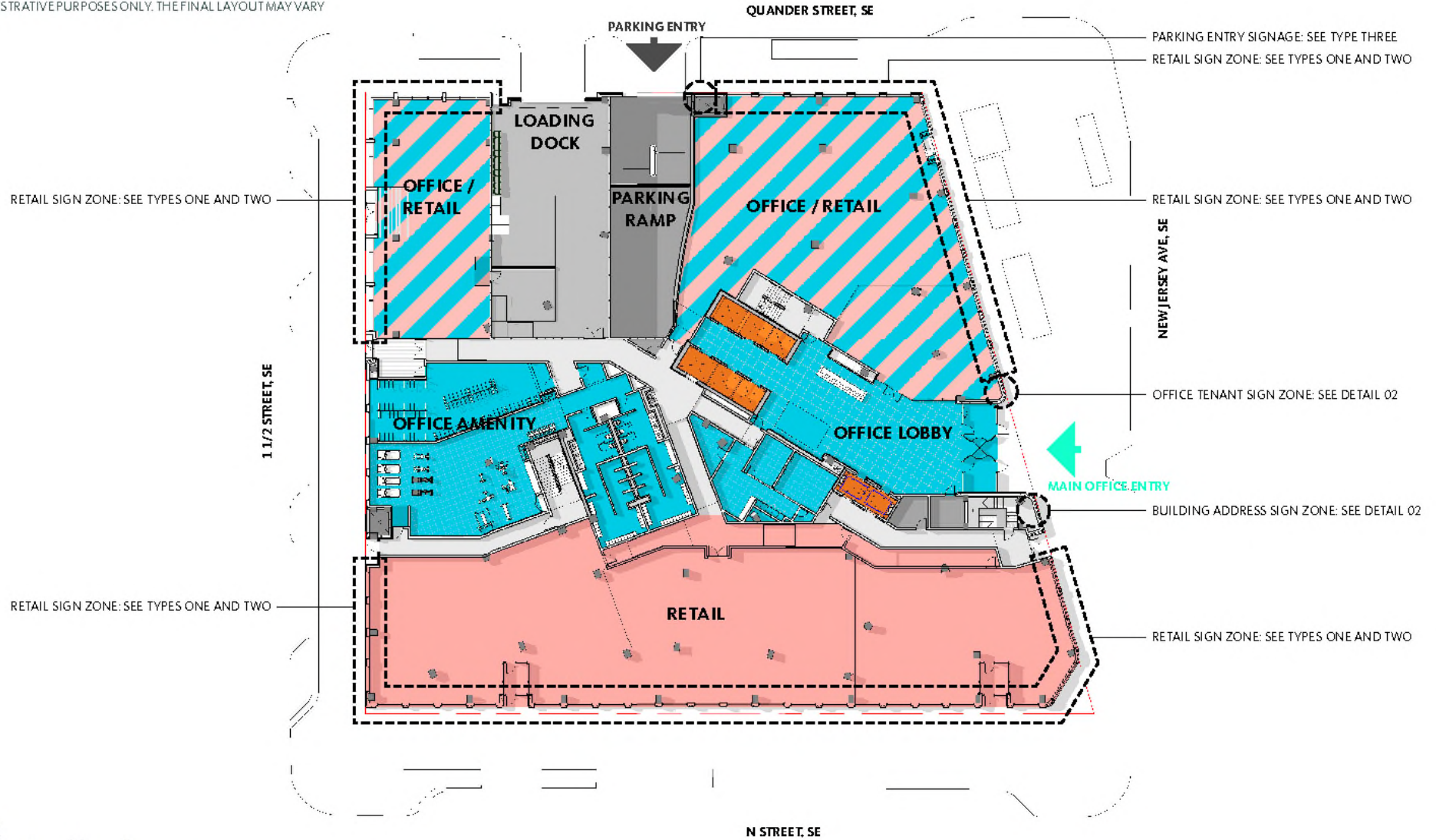
NOT FOR CONSTRUCTION

EXHIBIT PREPARED BY AECOM

SECTION 8
SIGNAGE

Signage Location Plan

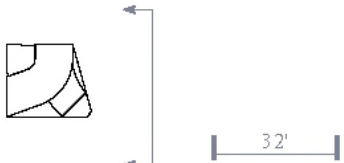
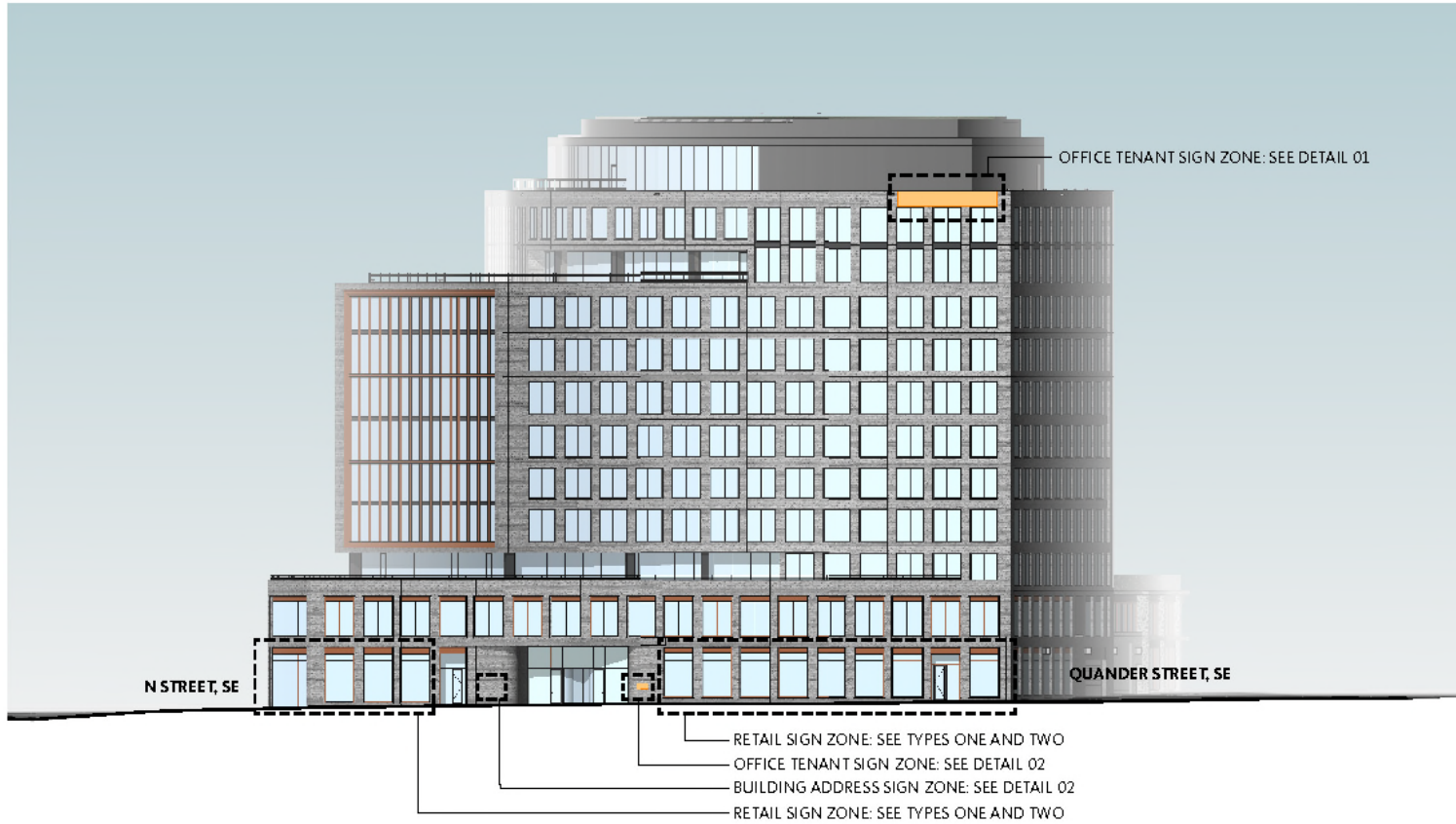
NOTE: INTERIOR PLAN LAYOUTS ARE CONCEPTUAL AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUT MAY VARY



30'

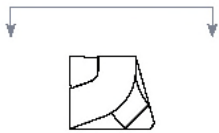
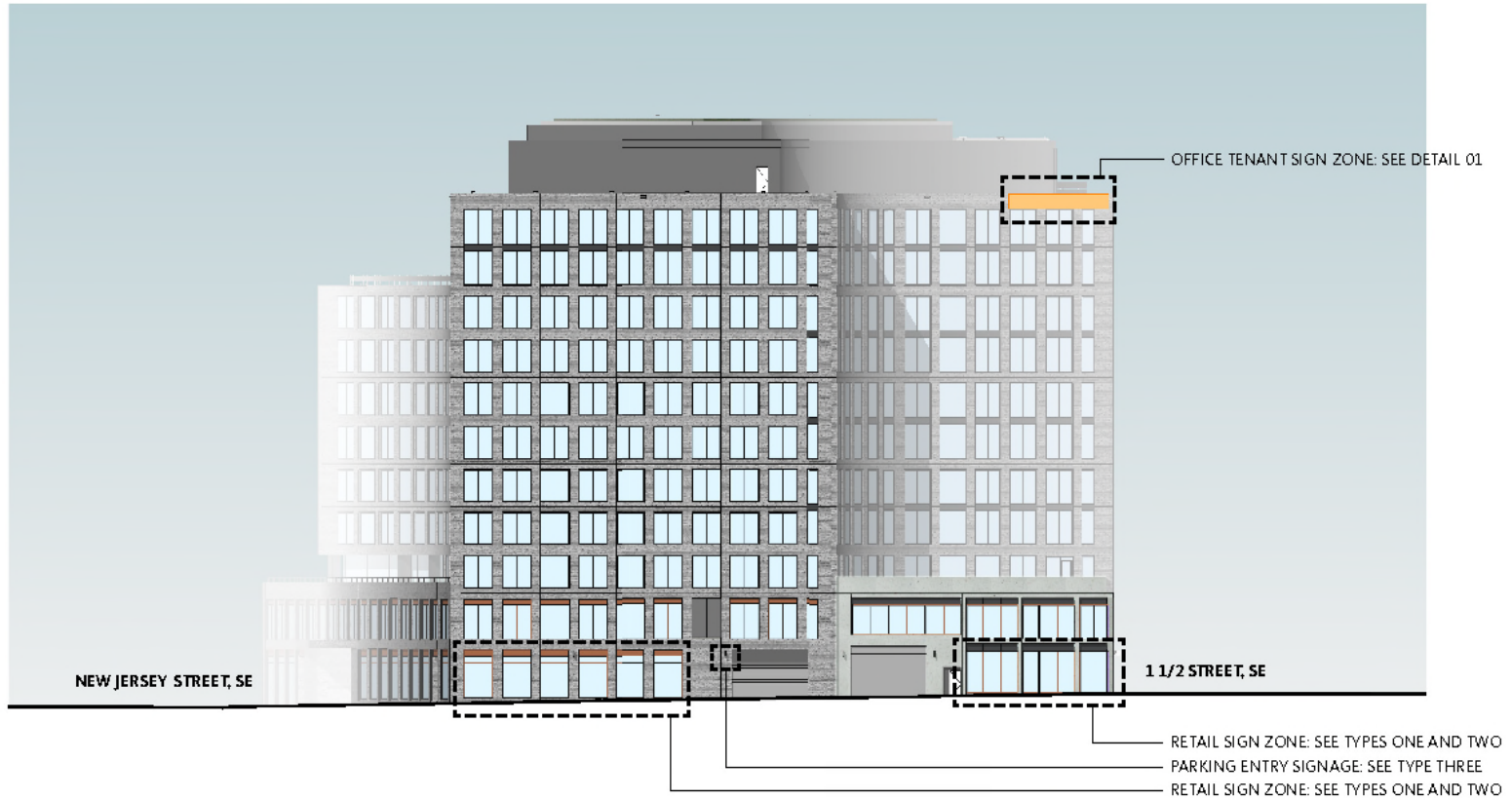
OVERALL NOTE: ALL SIGNS TO COMPLY WITH THE DC MUNICIPAL REGULATIONS SECTION N101.10 AND TITLE 12A SECTION 3107_0

Building Elevation - New Jersey Ave, SE



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

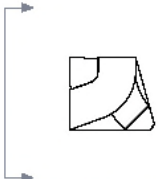
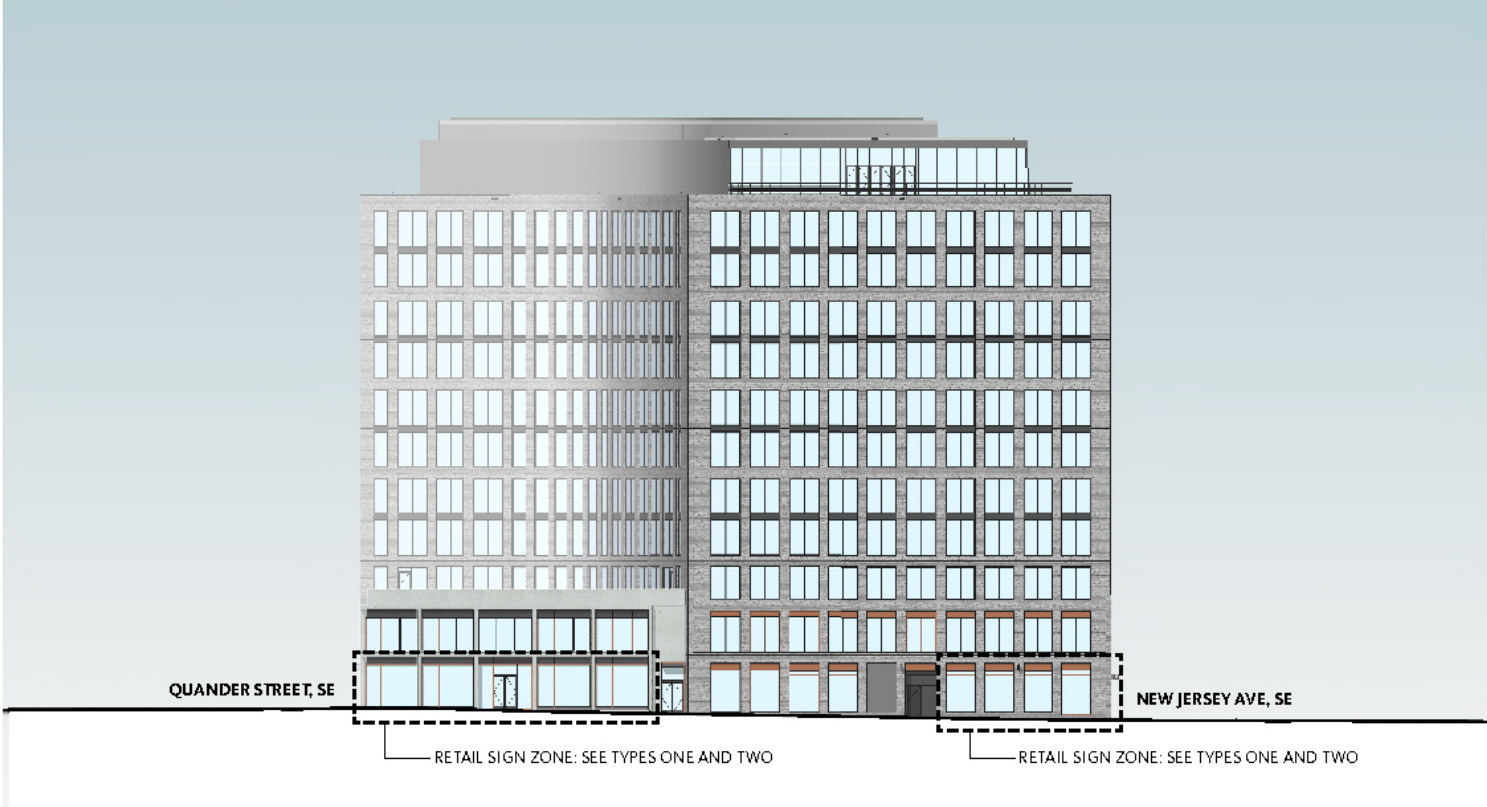
Building Elevation - Quander St, SE



32'

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

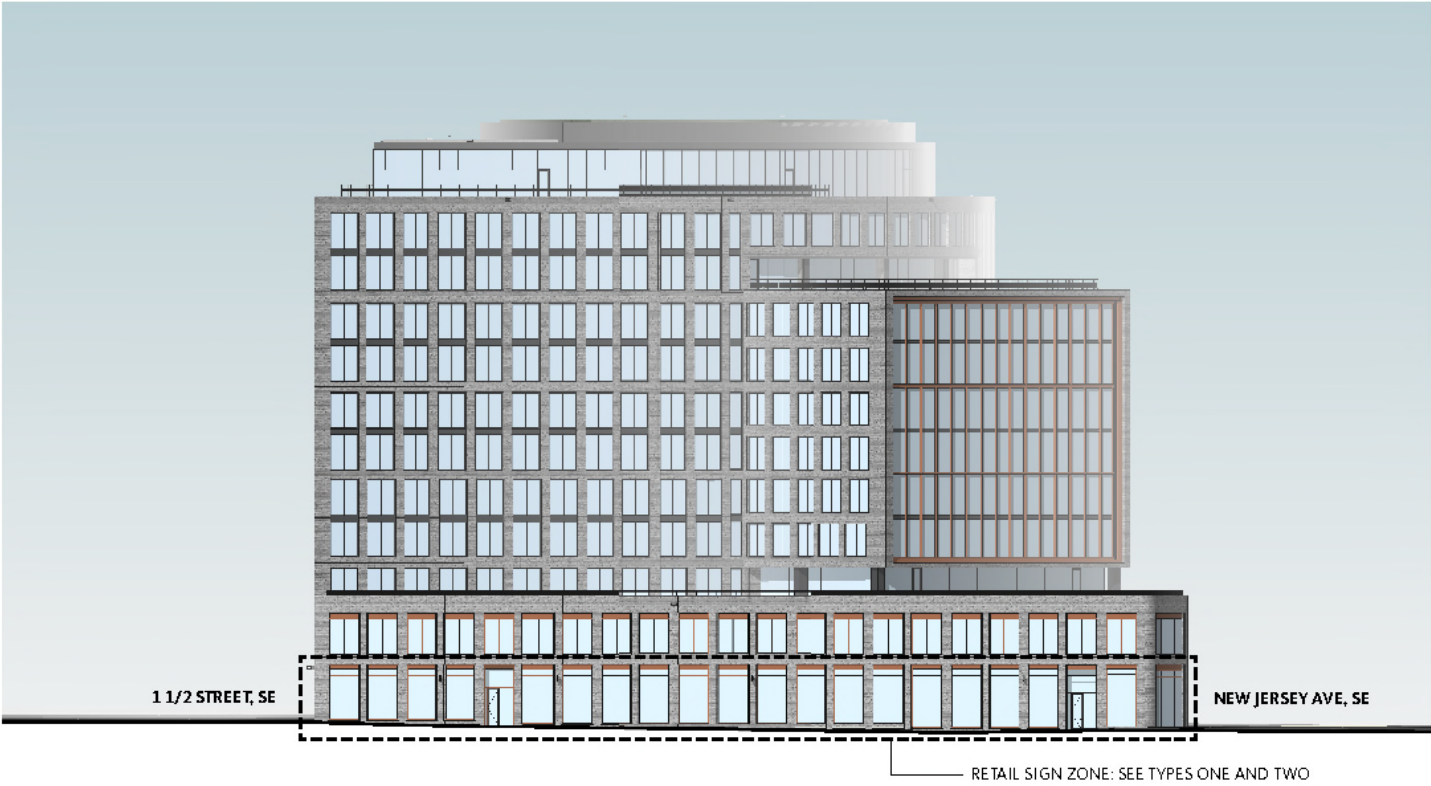
Building Elevation - 1 1/2 St, SE



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



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

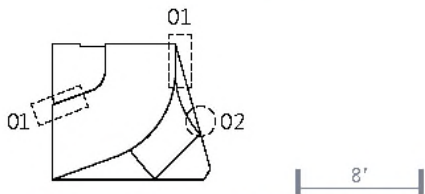
Signage Guidelines - Tenant Signage & Building Address



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"



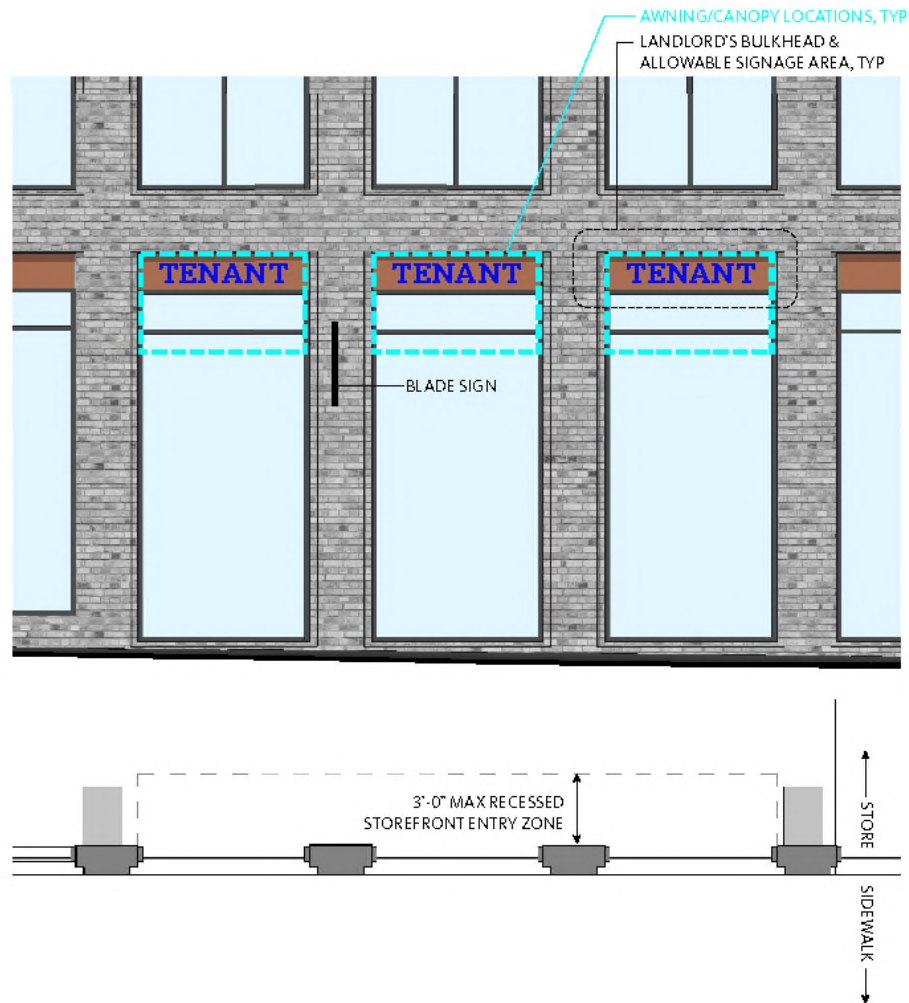
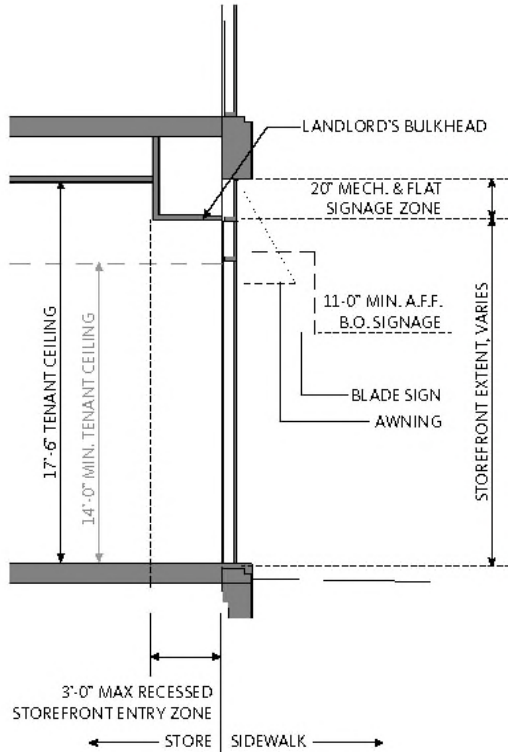
OFFICE TENANT SIGN:

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

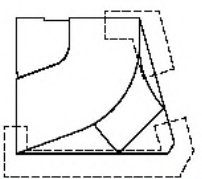


OVERALL NOTE: ALL SIGNS TO COMPLY WITH THE DC MUNICIPAL REGULATIONS SECTION N101.10 AND TITLE 12A SECTION 3107_0

Typical Retail Signage



NOTE: TRECESSED 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 FASCIATYPE 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)*	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