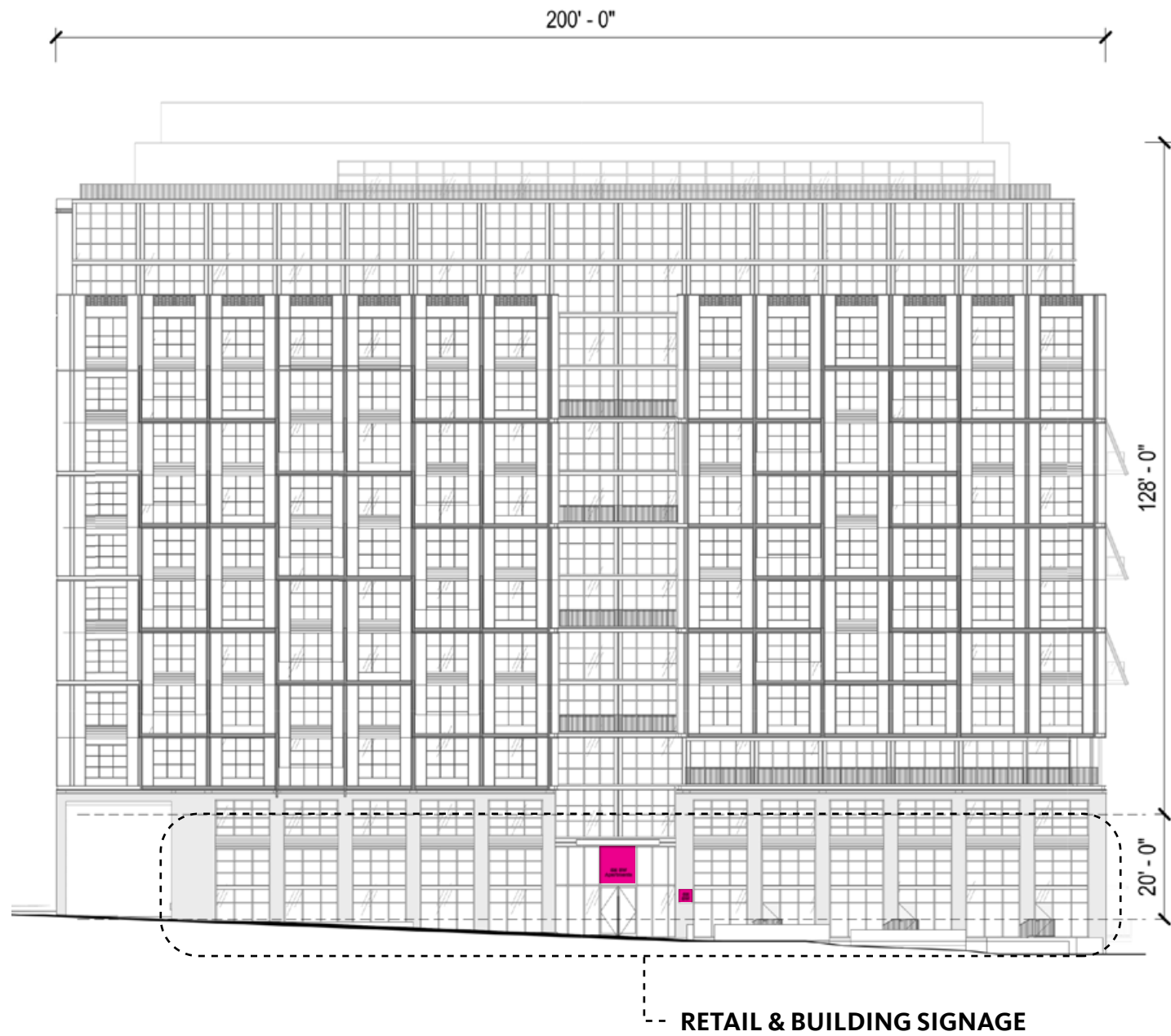
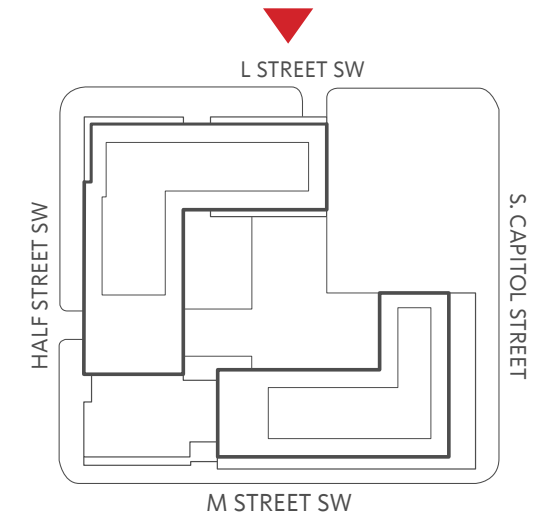


Proposed Design Signage Zoning



1 ELEVATION: NORTH
SCALE: 1"=30'-0"



SIGN TYPES

RETAIL SIGNAGE

BUILDING SIGNAGE

CODE ALLOWANCE

SIGNS ABOVE FIRST STORY

(LINEAR FEET x HEIGHT ABOVE 20'-0")

$200 \times 128 = 25,600 \text{ SF}$

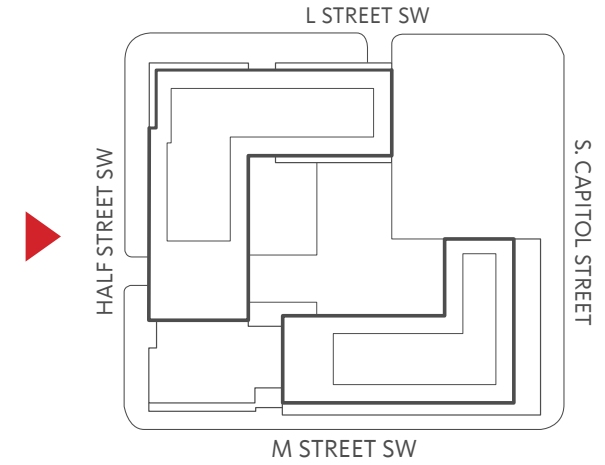
$25,600 \text{ SF} \times 1/40 = \mathbf{640 \text{ MAX SF}}$

FIRST STORY SIGNS

(LINEAR FEET x 2)

$200 \times 2 = \mathbf{400 \text{ MAX SF}}$

Proposed Design Signage Plans



SIGN TYPES

RETAIL SIGNAGE

BUILDING SIGNAGE

CODE ALLOWANCE – ONE ADDRESS

SIGNS ABOVE FIRST STORY
 (LINEAR FEET x HEIGHT ABOVE 20'-0")
 $289.83 \times 132.33 = 38,353.20$ SF
 $38,353.20$ SF x 1/40 = **958.83 MAX SF**

FIRST STORY SIGNS
 (LINEAR FEET x 2)
 $289.83 \times 2 = 579.66$ MAX SF

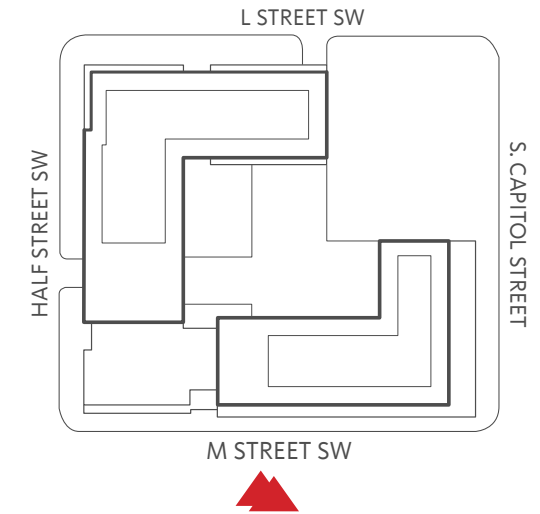
CODE ALLOWANCE – ADDRESS B ONLY

SIGNS ABOVE FIRST STORY
 (LINEAR FEET x HEIGHT ABOVE 20'-0")
 $78 \times 132.33 = 10,321.74$ SF
 $10,321.74$ SF x 1/40 = **258.04 MAX SF**

FIRST STORY SIGNS
 (LINEAR FEET x 2)
 $78 \times 2 = 156$ MAX SF

1 ELEVATION: WEST
 SCALE: 1"=30'-0"

Proposed Design Signage Plans



SIGN TYPES

RETAIL SIGNAGE

BUILDING SIGNAGE

CODE ALLOWANCE

SIGNS ABOVE FIRST STORY

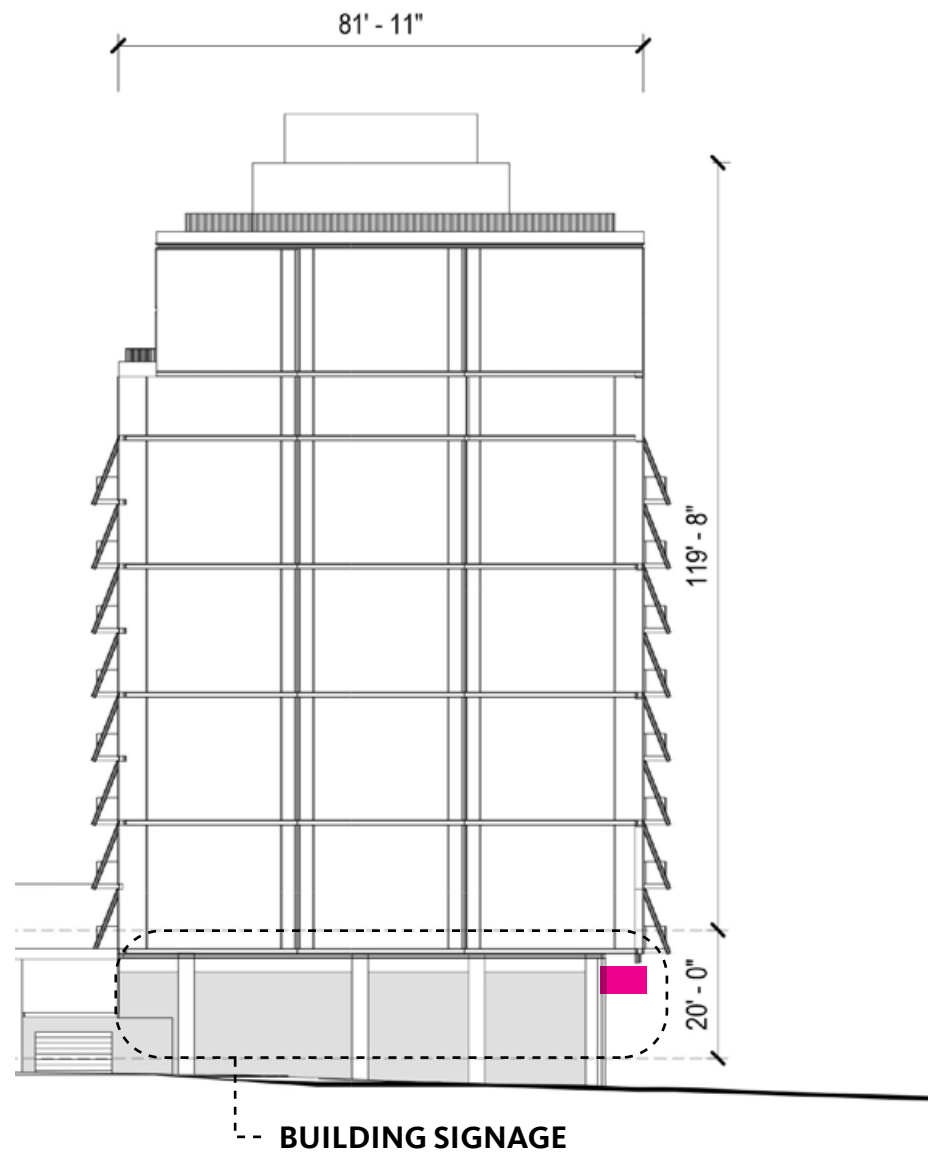
(LINEAR FEET x HEIGHT ABOVE 20'-0")
 $322.17 \times 119.5 = 38,499.32 \text{ SF}$
 $38,499.32 \text{ SF} \times 1/40 = \mathbf{962.48 \text{ MAX SF}}$

FIRST STORY SIGNS

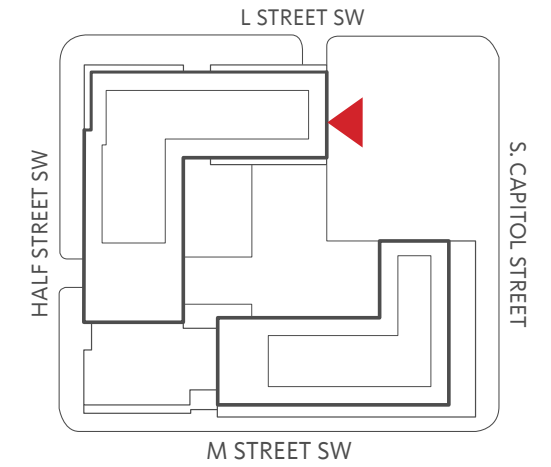
(LINEAR FEET x 2)
 $322.17 \times 2 = \mathbf{644.34 \text{ MAX SF}}$

1 ELEVATION: SOUTH
 SCALE: 1"=30'-0"

Proposed Design Signage Plans



1 ELEVATION: EAST A
SCALE: 1"=30'-0"



SIGN TYPES

RETAIL SIGNAGE

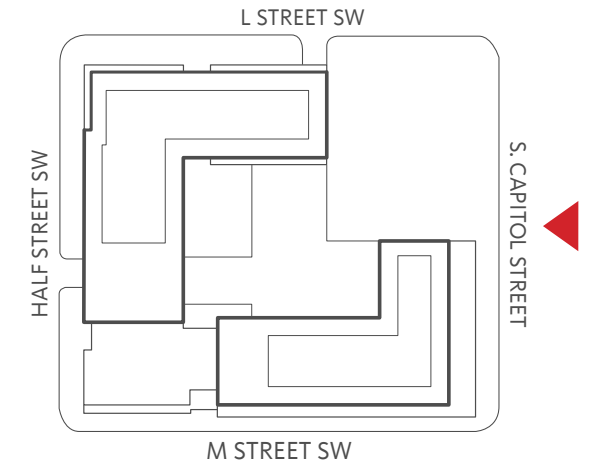
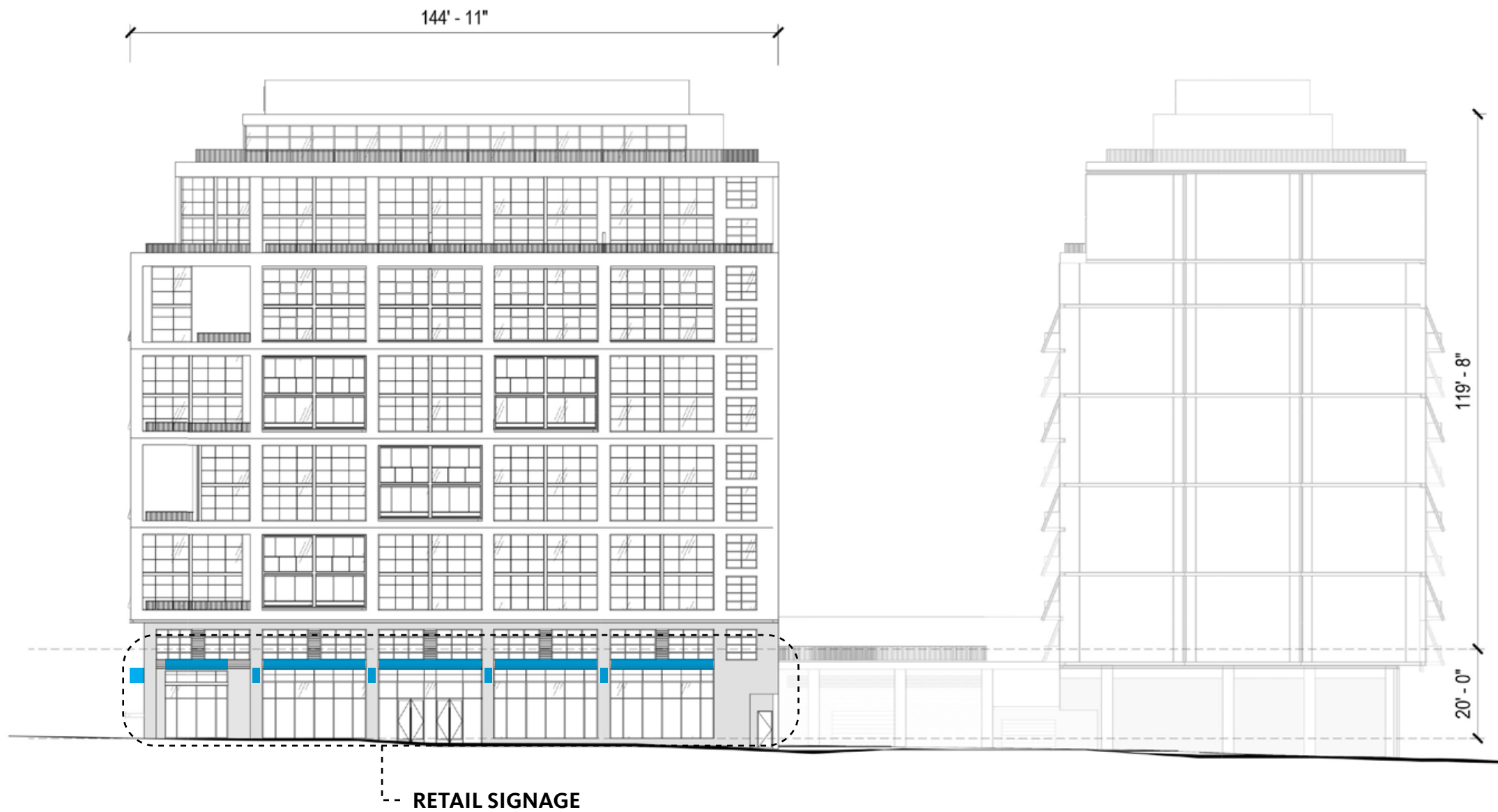
BUILDING SIGNAGE

CODE ALLOWANCE

SIGNS ABOVE FIRST STORY
(LINEAR FEET x HEIGHT ABOVE 20'-0")
 $81.92 \times 119.67 = 9,803.37$ SF
 $9,803.37$ SF \times $1/40 =$ **245.08 MAX SF**

FIRST STORY SIGNS
(LINEAR FEET \times 2)
 $81.92 \times 2 =$ **163.84 MAX SF**

Proposed Design Signage Plans



SIGN TYPES

RETAIL SIGNAGE

BUILDING SIGNAGE

CODE ALLOWANCE

SIGNS ABOVE FIRST STORY
 (LINEAR FEET x HEIGHT ABOVE 20'-0")
 $144.92 \times 119.67 = 17,342.58 \text{ SF}$
 $17,342.58 \text{ SF} \times 1/40 = \mathbf{433.56 \text{ MAX SF}}$

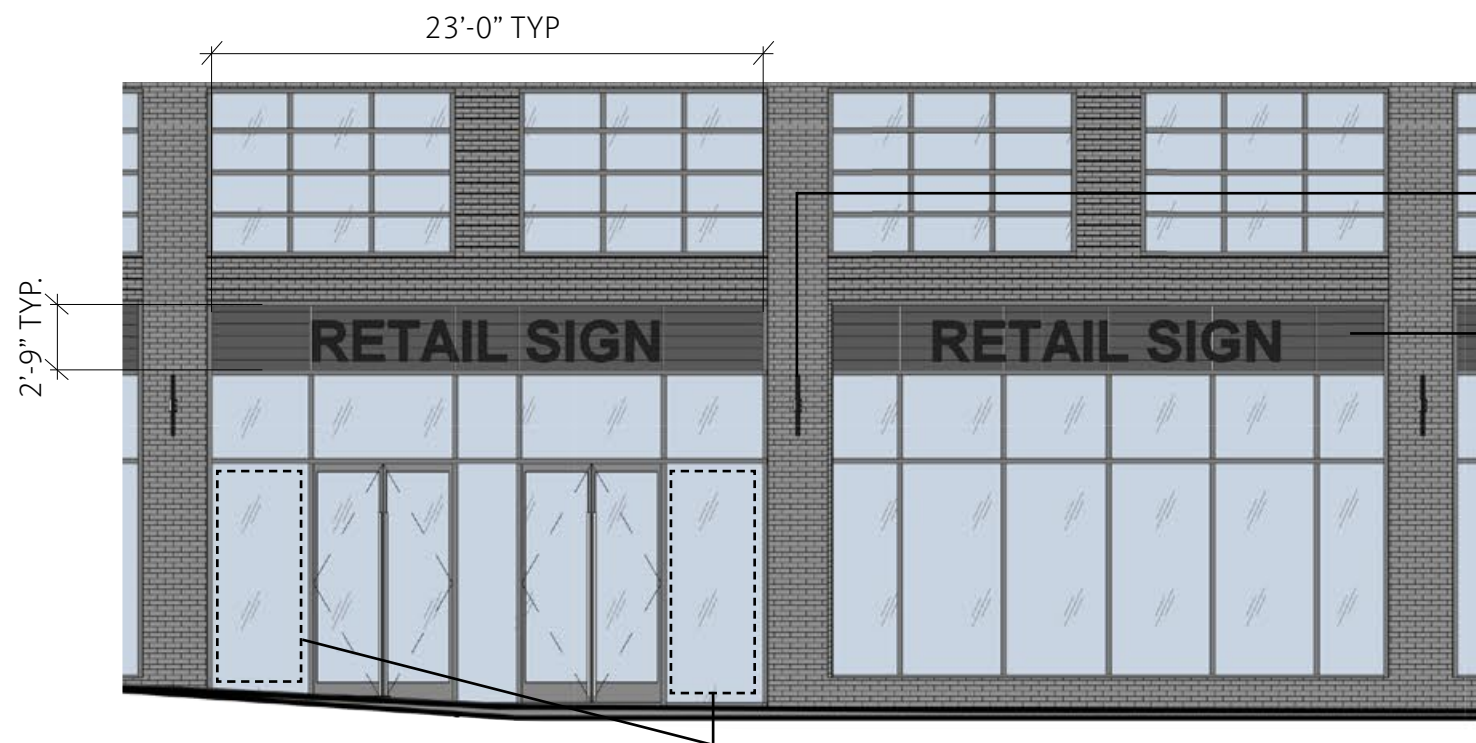
FIRST STORY SIGNS
 (LINEAR FEET x 2)
 $144.92 \times 2 = \mathbf{289.84 \text{ MAX SF}}$

1 ELEVATION: EAST B
 SCALE: 1"=30'-0"

Proposed Design Typical Storefront



2 TYPICAL STOREFRONT DETAIL
SCALE: 1/8"=1'-0"



1 TYPICAL STOREFRONT DETAIL
SCALE: 1/8"=1'-0"

BLADE SIGN

SIGNAGE BAND SUBJECT TO CHANGE AND TO ACCOMMODATE LOUVERS AS NEEDED, TYP.

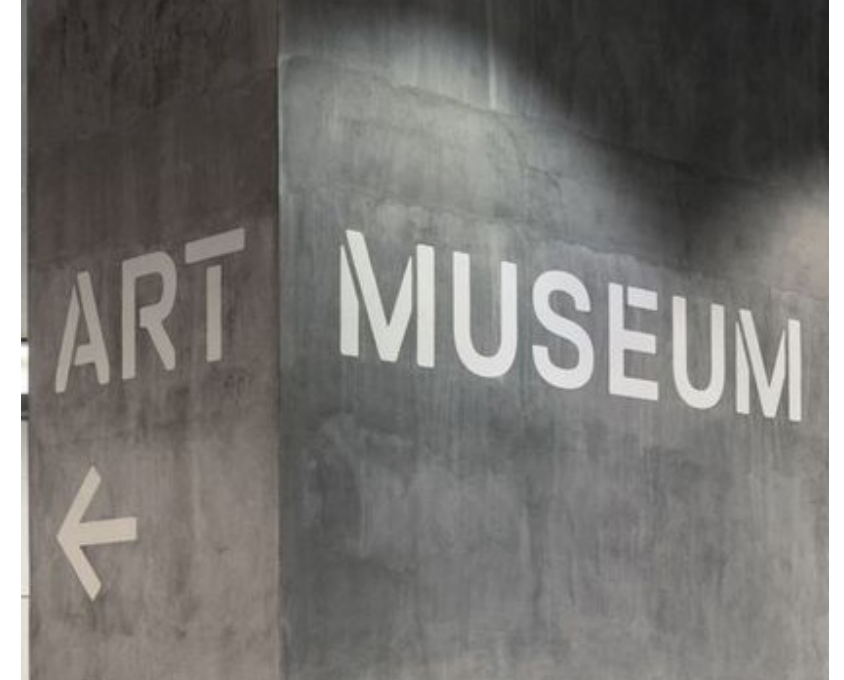
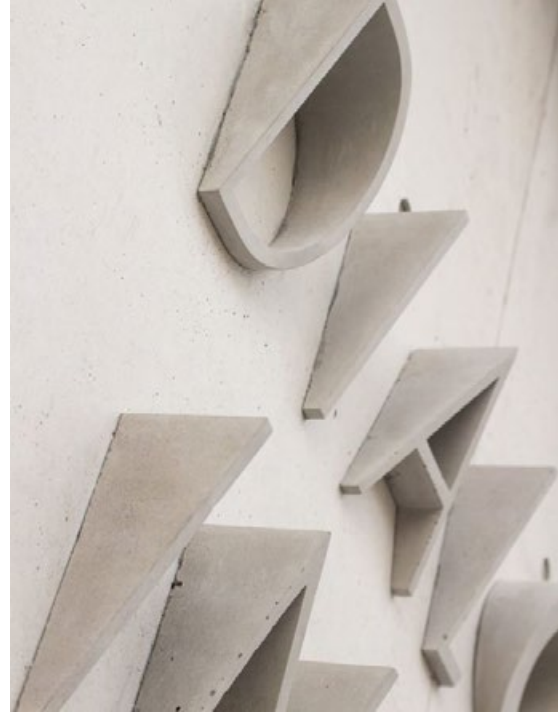
NOTE: EXTERIOR SIGNAGE IS PRELIMINARY. FONT, MESSAGE AND COLOR SUBJECT TO CHANGE PROVIDED THAT MAX. OVERALL DIMENSION TO REMAIN. SIGNAGE BAND MAY INCLUDE TENANT'S LOGO

FINAL HEIGHT ABOVE GRADE MAY VARY AND MAY BE LOCATED ON THE STOREFRONT GLASS OR BRICK SPANDREL ABOVE THE LOUVER BAND

AREA FOR TENANT'S OPERATIONAL MESSAGE APPLIED TO GLASS, 5' WIDE X HEIGHT OF GLASS, LOCATED ADJACENT TO EACH DOOR.

Proposed Design

Building Signage



Building Identification

Building identification signage could be placed on or adjacent to architectural structures but should be highly visible to vehicles and pedestrians. Signage may be internally or halo illuminated and could be placed inside or outside of the building shell.

Parking Identification

Parking identification signage should be clearly visible against the background it sits on and use complementary materials to the surrounding architecture. Letterforms and arrows may be illuminated or have light shining on them for night time visibility.

Proposed Design Retail Signage



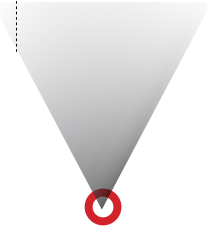
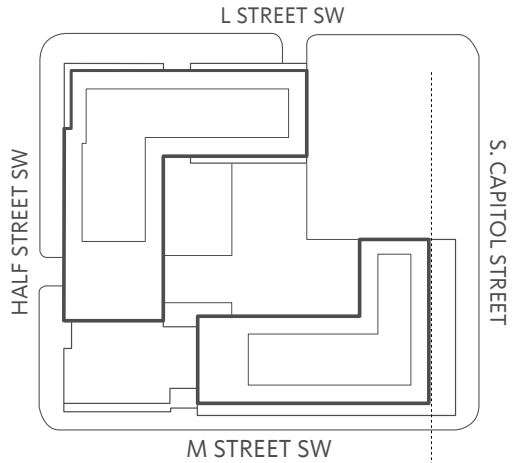
Painted or Dimensional Signs

Signage could be placed on, above or below canopies and other architectural structures but must feel complementary and fully integrated. Signage may consist of flat or dimensional lettering and could be internally or halo illuminated.

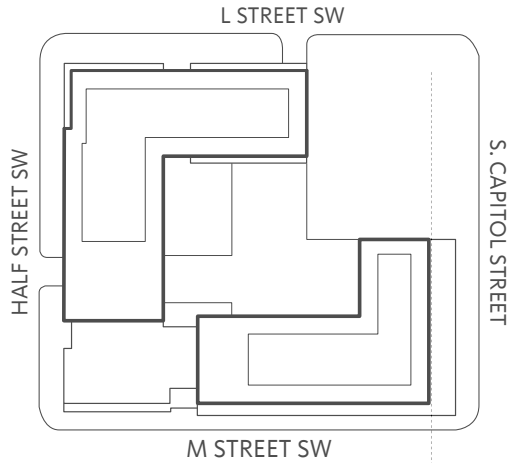
Blade Signs

Blade signs shall be directly mounted to the building and materiality must feel complementary to surrounding architecture. Lettering on these signs could be dimensional or flat and sign may be internally illuminated.

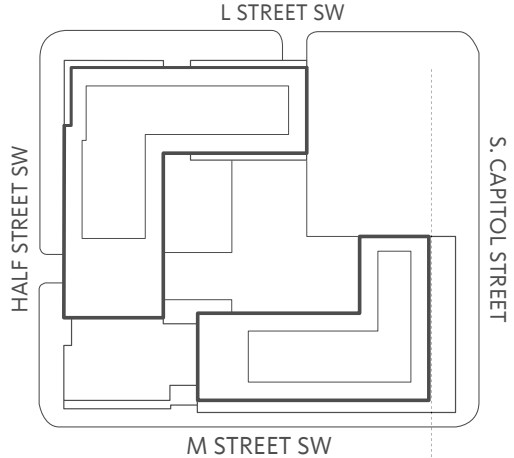
Proposed Design South Capitol Street View (Existing Conditions)



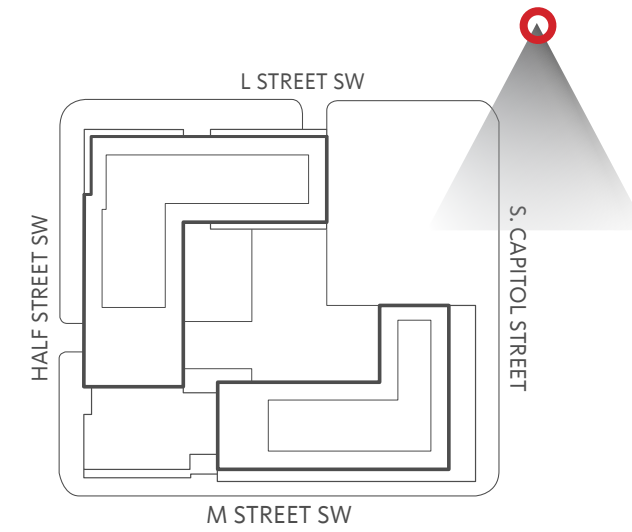
Proposed Design South Capitol Street View (Proposed Conditions)



Proposed Design South Capitol Street View (Proposed Conditions + Future Density)



Proposed Design South Capitol Street View (Proposed Conditions)

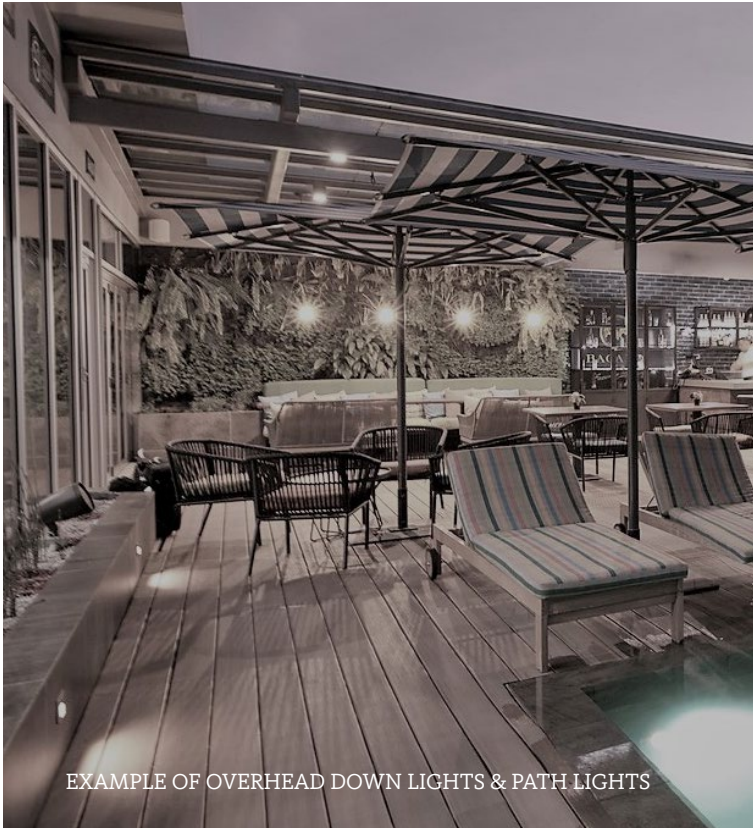


Foreground lot shown without future building context.



Foreground lot shown with future building context.

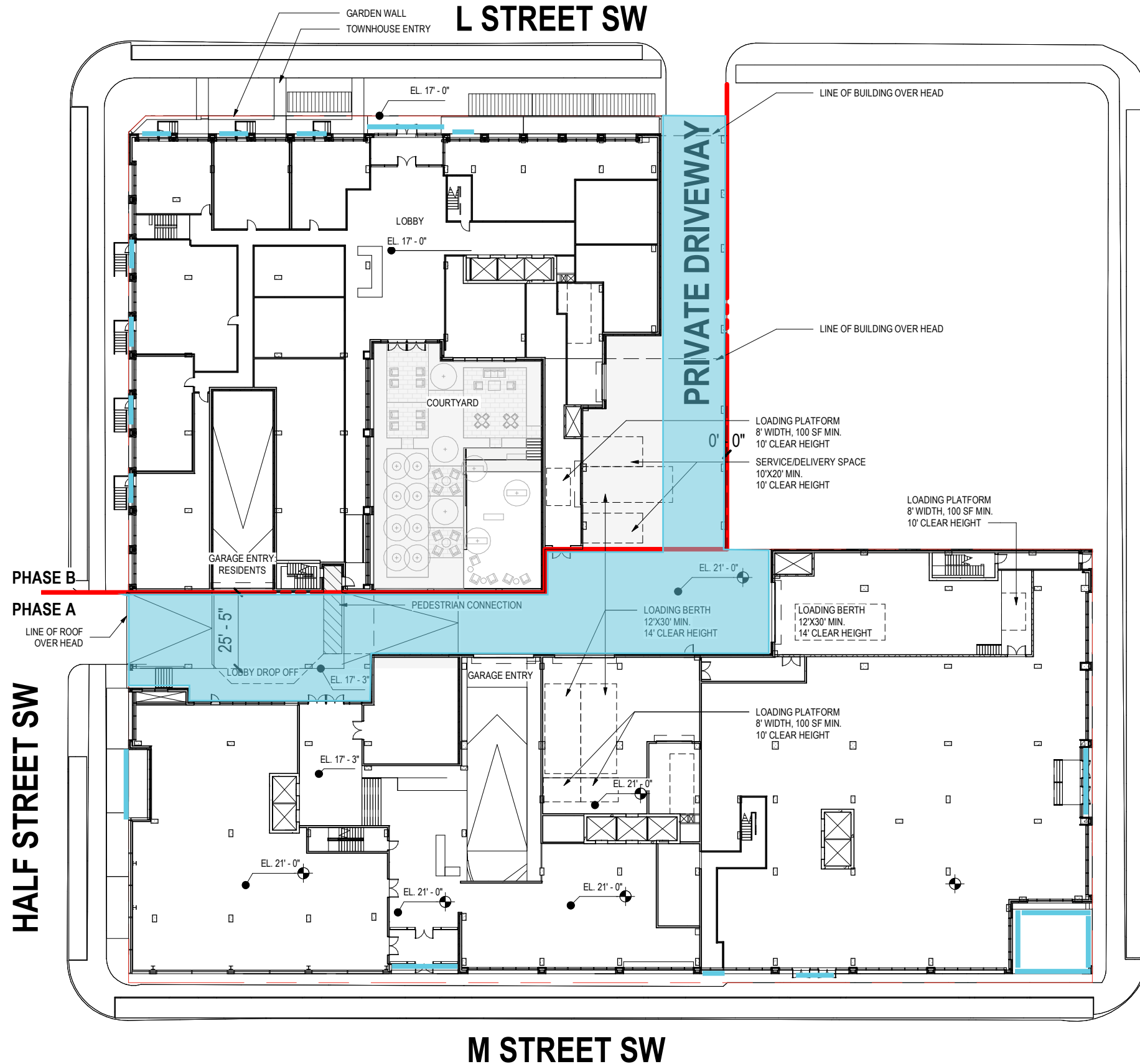
Proposed Design Preliminary Lighting Examples



Proposed Design

Preliminary Lighting Diagram

Level 01 Plan



NOTES:

APPLICANT REQUESTS FLEXIBILITY TO VARY THE LOCATION AND DESIGN OF ALL INTERIOR COMPONENTS, INCLUDING PARTITIONS, STRUCTURAL SLABS, DOORS, RETAIL ENTRANCES, HALLWAYS, COLUMNS, STAIRWAYS, AND MECHANICAL ROOMS, PROVIDED THAT THE VARIATIONS DON'T CHANGE THE EXTERIOR CONFIGURATION OF THE BUILDING.

PHASE A & B OF THE PROJECT MAY BE BUILT SIMULTANEOUSLY OR IN PHASES.

THE DESIGN AND LAYOUT OF THE POOL, TRELIS, COURTYARDS, AND OUTDOOR AMENITY AREAS ARE PRELIMINARY AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.

- LOW PATH LIGHTING FOR EGRESS
- DOWNLIGHTS OR WALL SCONCES
- OVERHEAD DOWNLIGHTS, TO COMPLY WITH 1:1 SETBACK REQUIREMENTS

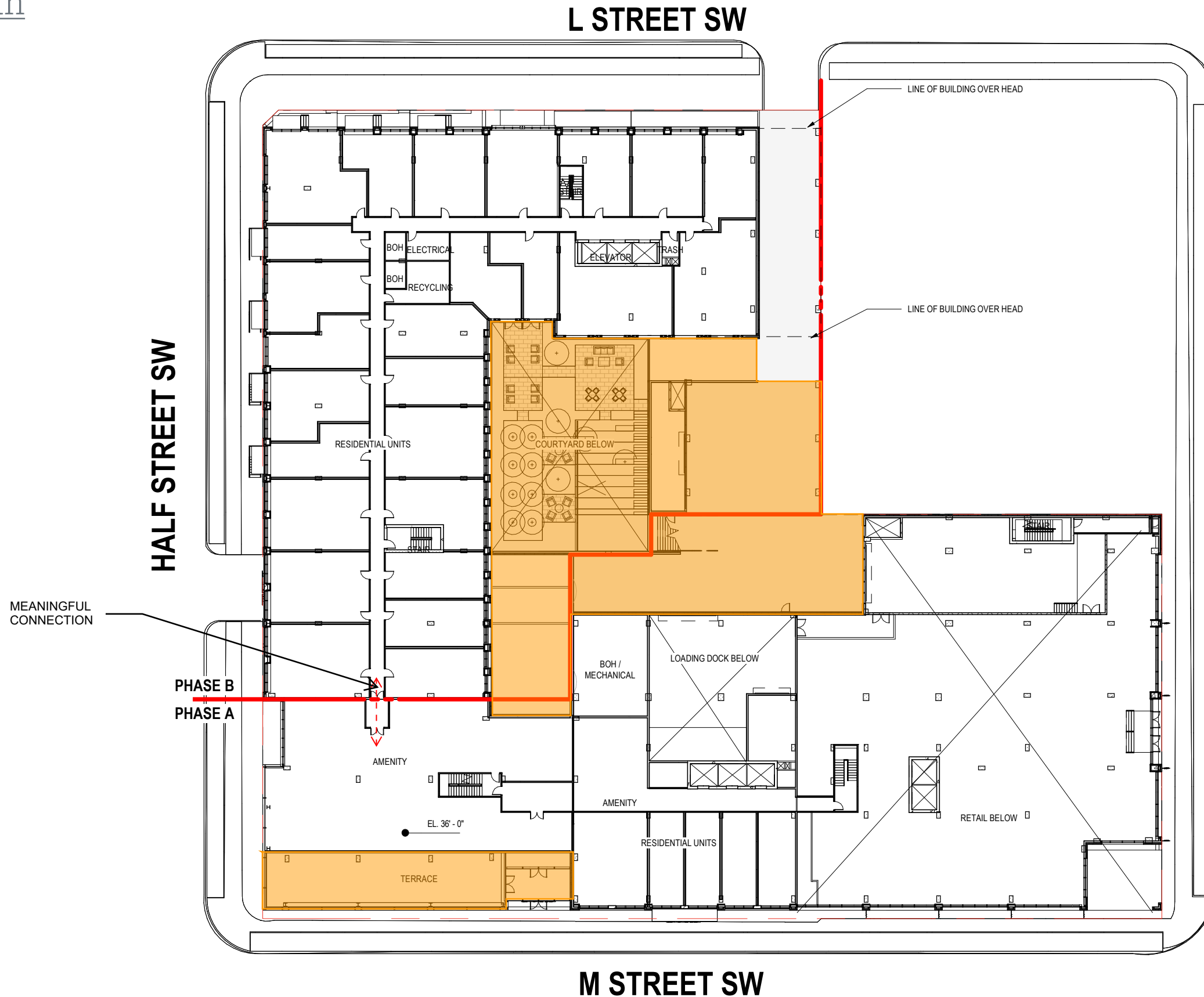
The lighting shown on these plans is functional illumination for building occupants. There will be no architectural facade lighting.



Proposed Design

Preliminary Lighting Diagram

Level 02 Plan



NOTES:

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- RECESSED DOWNLIGHTS OR WALL SCONCES
- OVERHEAD DOWNLIGHTS, TO COMPLY WITH 1:1 SETBACK REQUIREMENTS

The lighting shown on these plans is functional illumination for building occupants. There will be no architectural facade lighting.

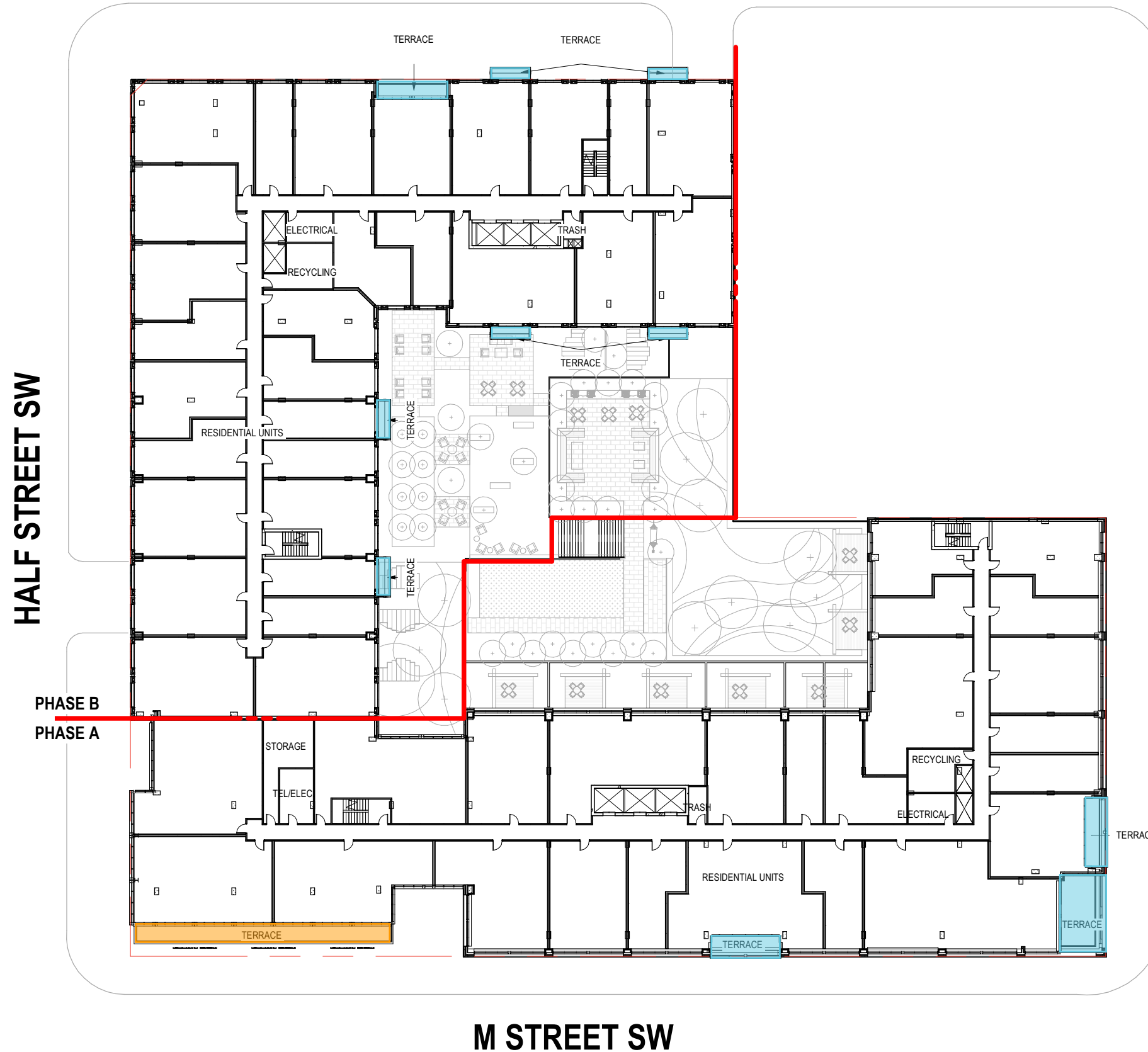


Proposed Design

Preliminary Lighting Diagram

Level 03-08 Plan

L STREET SW

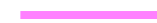




NOTES:

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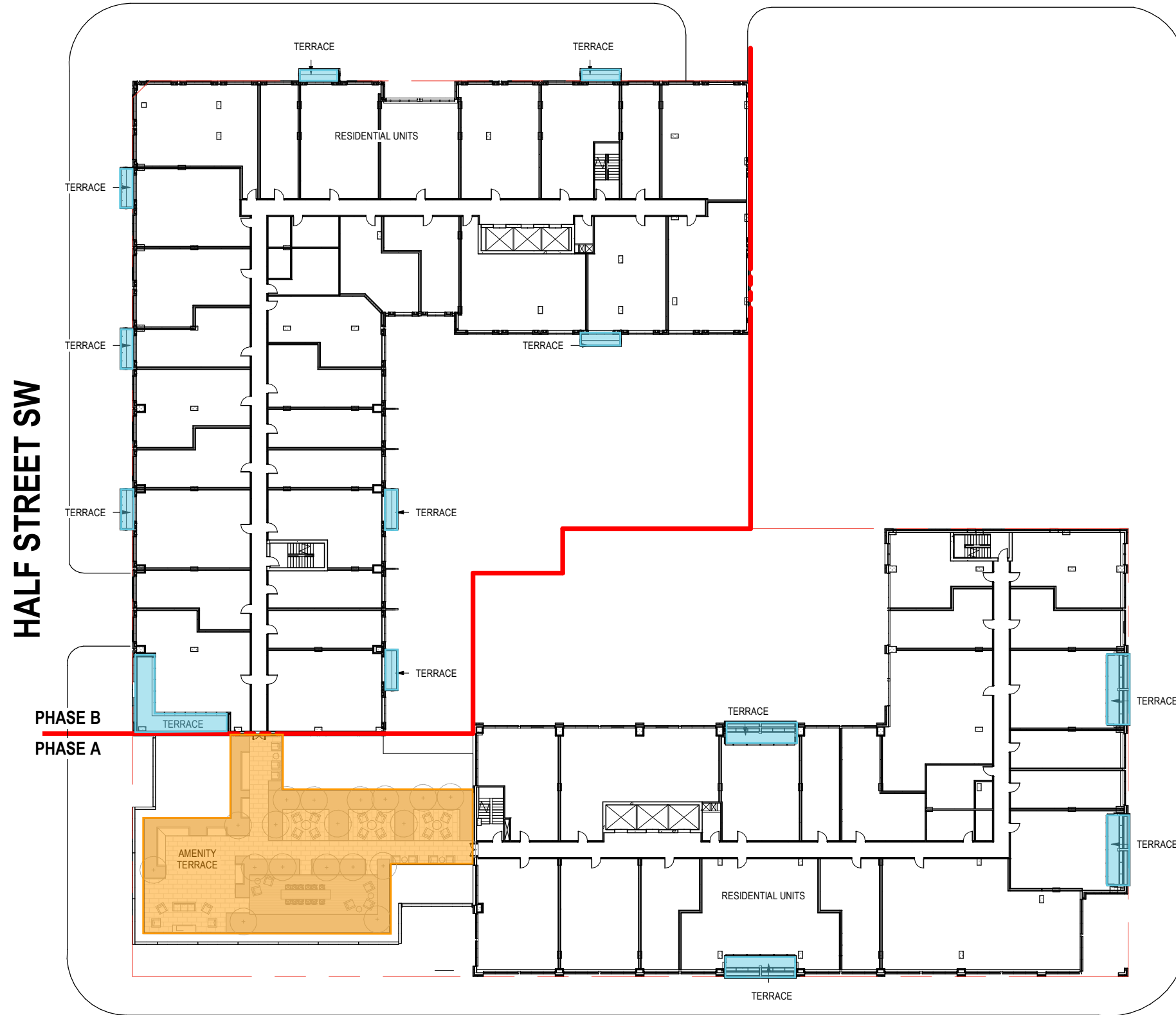


Proposed Design

Preliminary Lighting Diagram

Level 09-11 Plan

L STREET SW

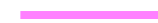




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-  RECESSED DOWNLIGHTS OR WALL SCONCES
-  OVERHEAD DOWNLIGHTS, TO COMPLY WITH 1:1 SETBACK REQUIREMENTS

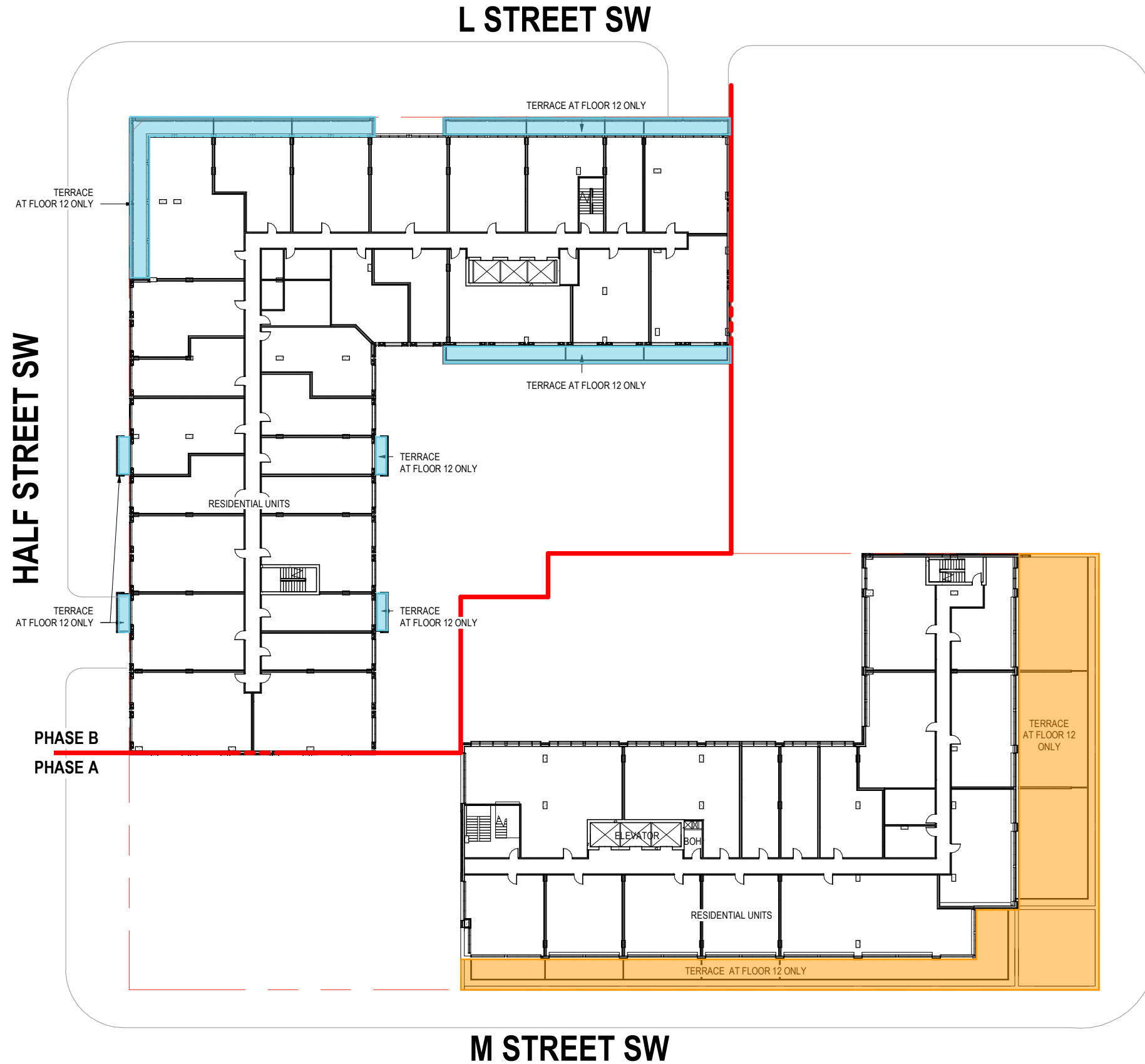
The lighting shown on these plans is functional illumination for building occupants. There will be no architectural facade lighting.



Proposed Design

Preliminary Lighting Diagram

Level 12-13 Plan



NOTES:

APPLICANT REQUESTS FLEXIBILITY TO VARY THE LOCATION AND DESIGN OF ALL INTERIOR COMPONENTS, INCLUDING PARTITIONS, STRUCTURAL SLABS, DOORS, RETAIL ENTRANCES, HALLWAYS, COLUMNS, STAIRWAYS, AND MECHANICAL ROOMS, PROVIDED THAT THE VARIATIONS DON'T CHANGE THE EXTERIOR CONFIGURATION OF THE BUILDING.

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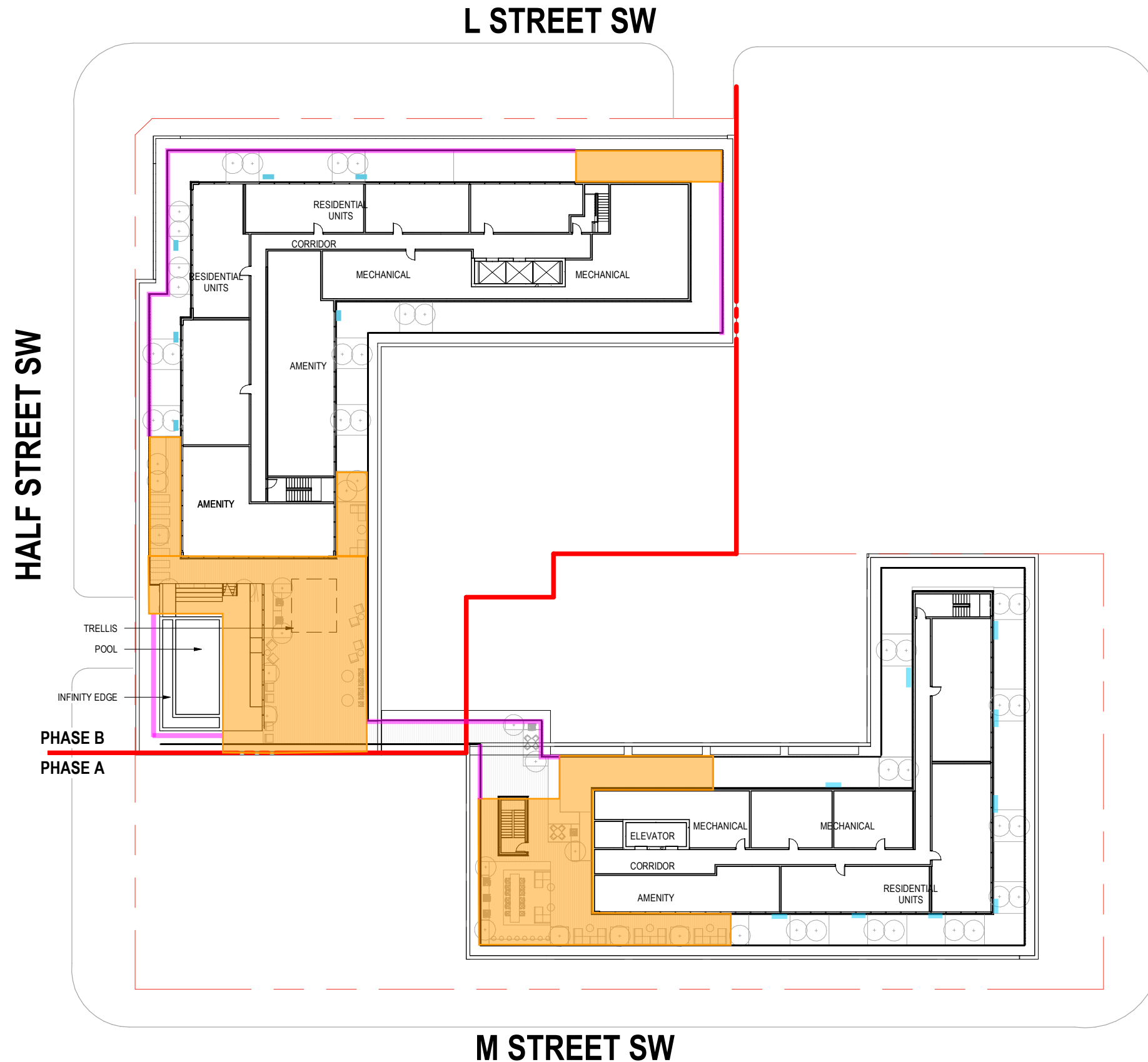
- LOW PATH LIGHTING FOR EGRESS
- RECESSED DOWNLIGHTS OR WALL SCONCES
- OVERHEAD DOWNLIGHTS, TO COMPLY WITH 1:1 SETBACK REQUIREMENTS

The lighting shown on these plans is functional illumination for building occupants. There will be no architectural facade lighting.

Proposed Design

Preliminary Lighting Diagram

Penthouse Plan



NOTES:

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- OVERHEAD DOWNLIGHTS, TO COMPLY WITH 1:1 SETBACK REQUIREMENTS

The lighting shown on these plans is functional illumination for building occupants. There will be no architectural facade lighting.

