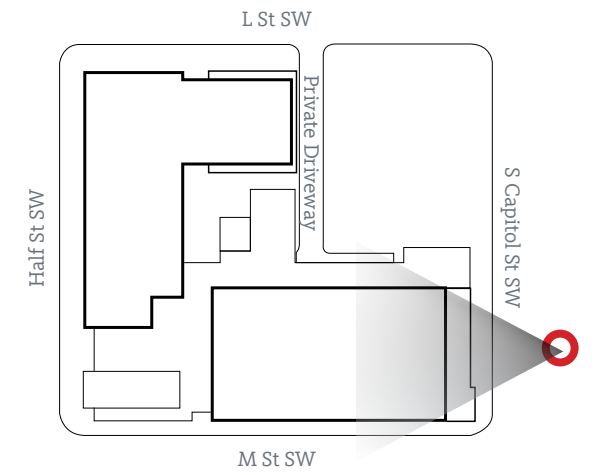


# MIXED-USE SCHEME

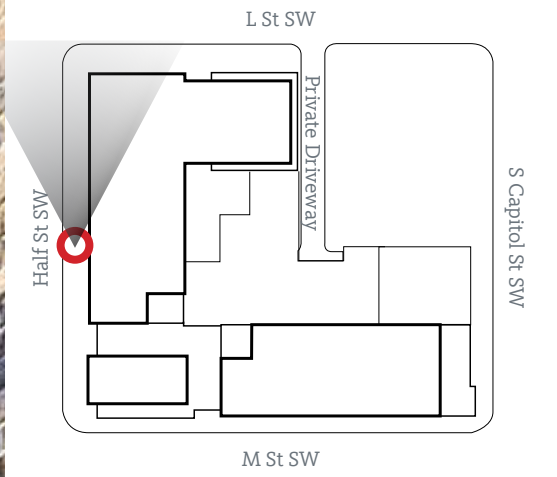


ROOF TERRACE FURNISHINGS AND LAYOUT ARE ILLUSTRATIVE AND SUBJECT TO CHANGE UPON TENANT BUILD-OUT.



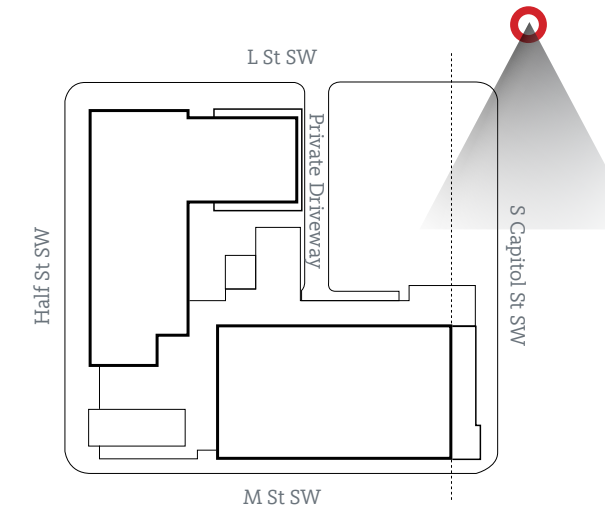
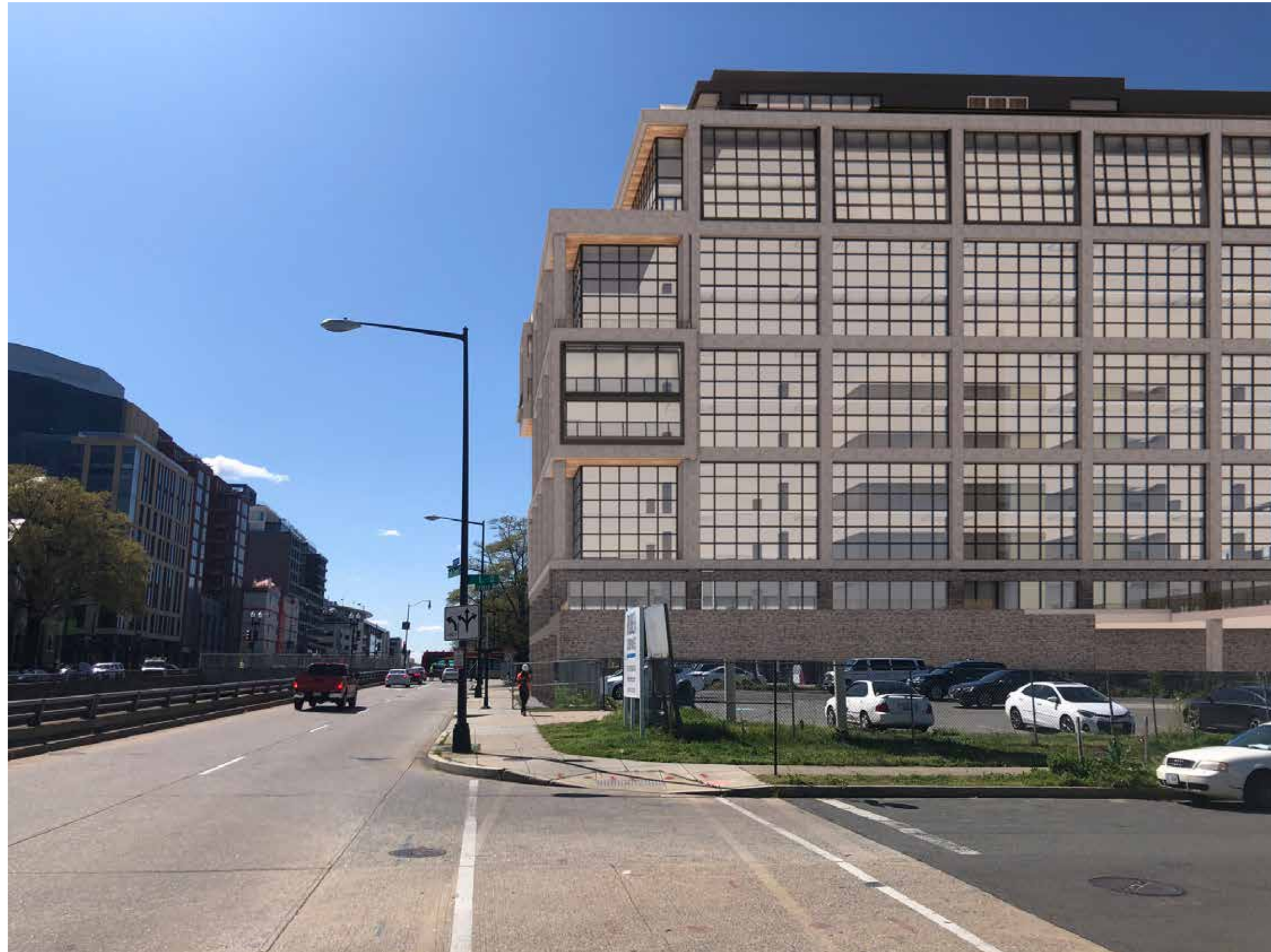








# Mixed Use Scheme Perspective at S Capitol St SW - Looking South



Foreground Lot shown without future building context.





# Mixed Use Scheme | Streetscape Concept Plan

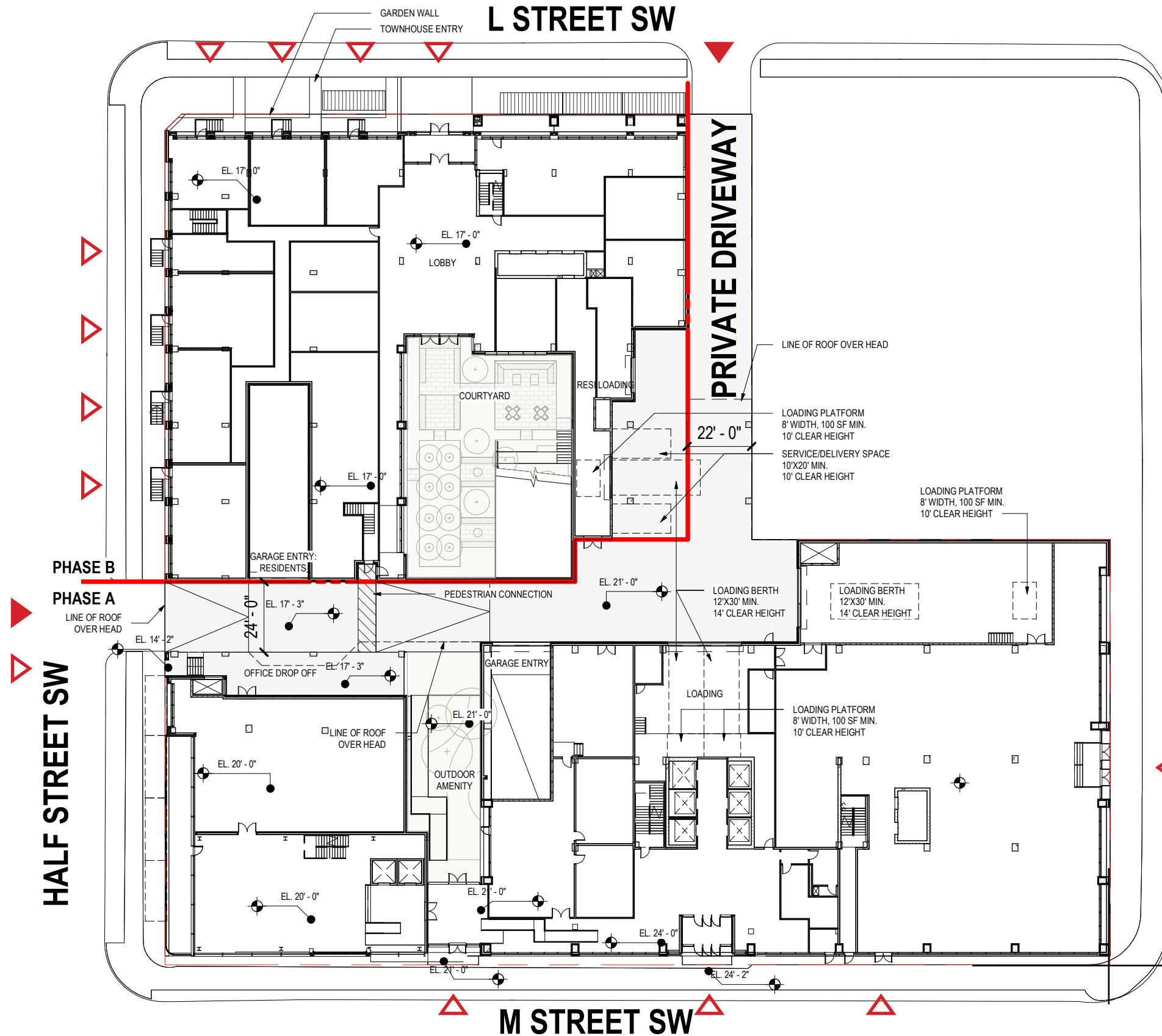


NOTES:

TREES WITHIN PROJECT LIMITS ARE TO BE REMOVED.

COBRA HEAD LIGHTS ARE TO BE REMOVED AND REPLACED WITH FIXTURES AS SHOWN ON THE PLAN

BUS STOP LOCATED AT MID BLOCK ON M STREET SW CURRENTLY SHALL BE RELOCATED AT THE INTERSECTION ON M AND HALF STREET SW.





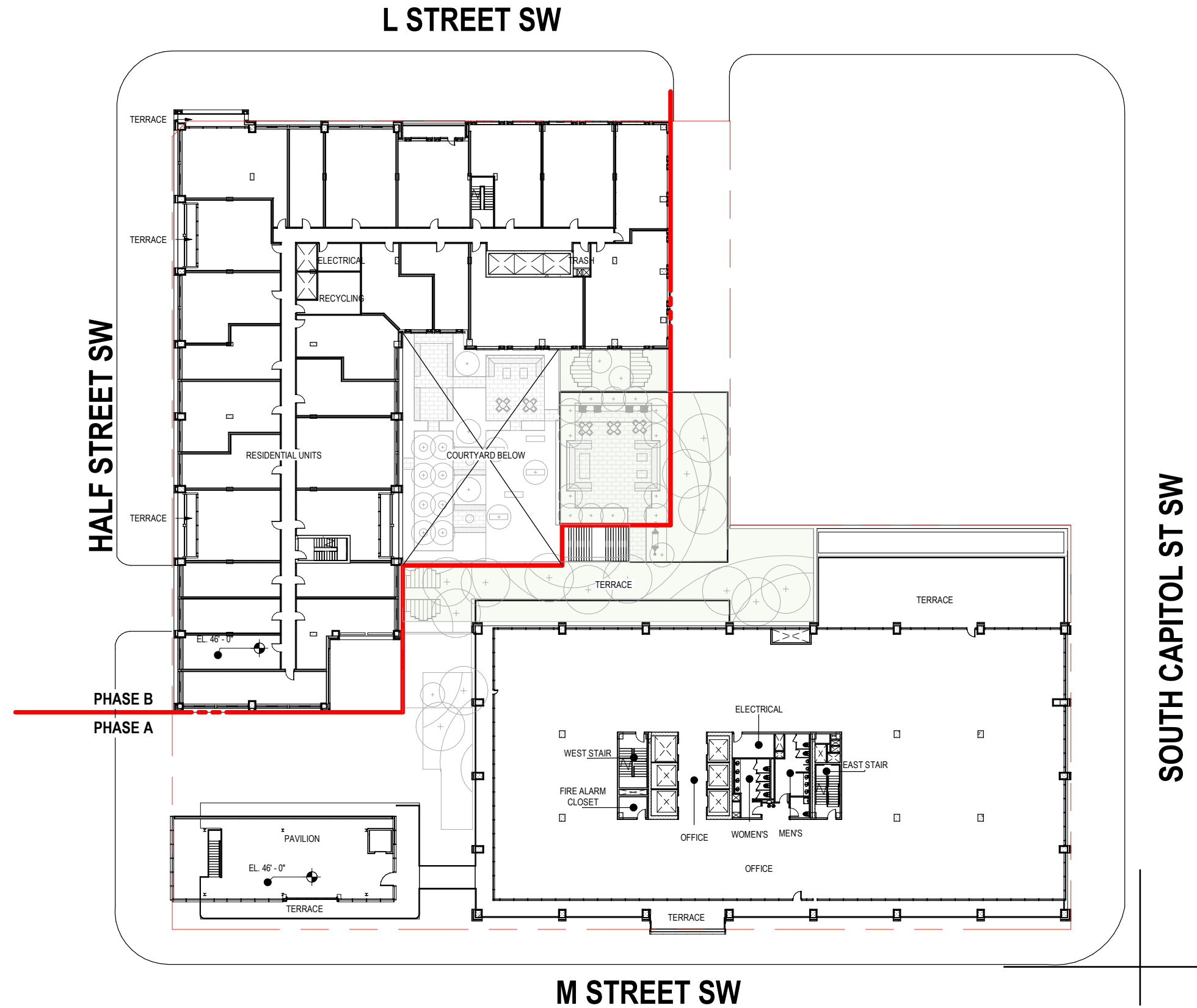
NOTES:

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.

-  PEDESTRIAN ENTRANCE
-  VEHICULAR ENTRANCE



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.

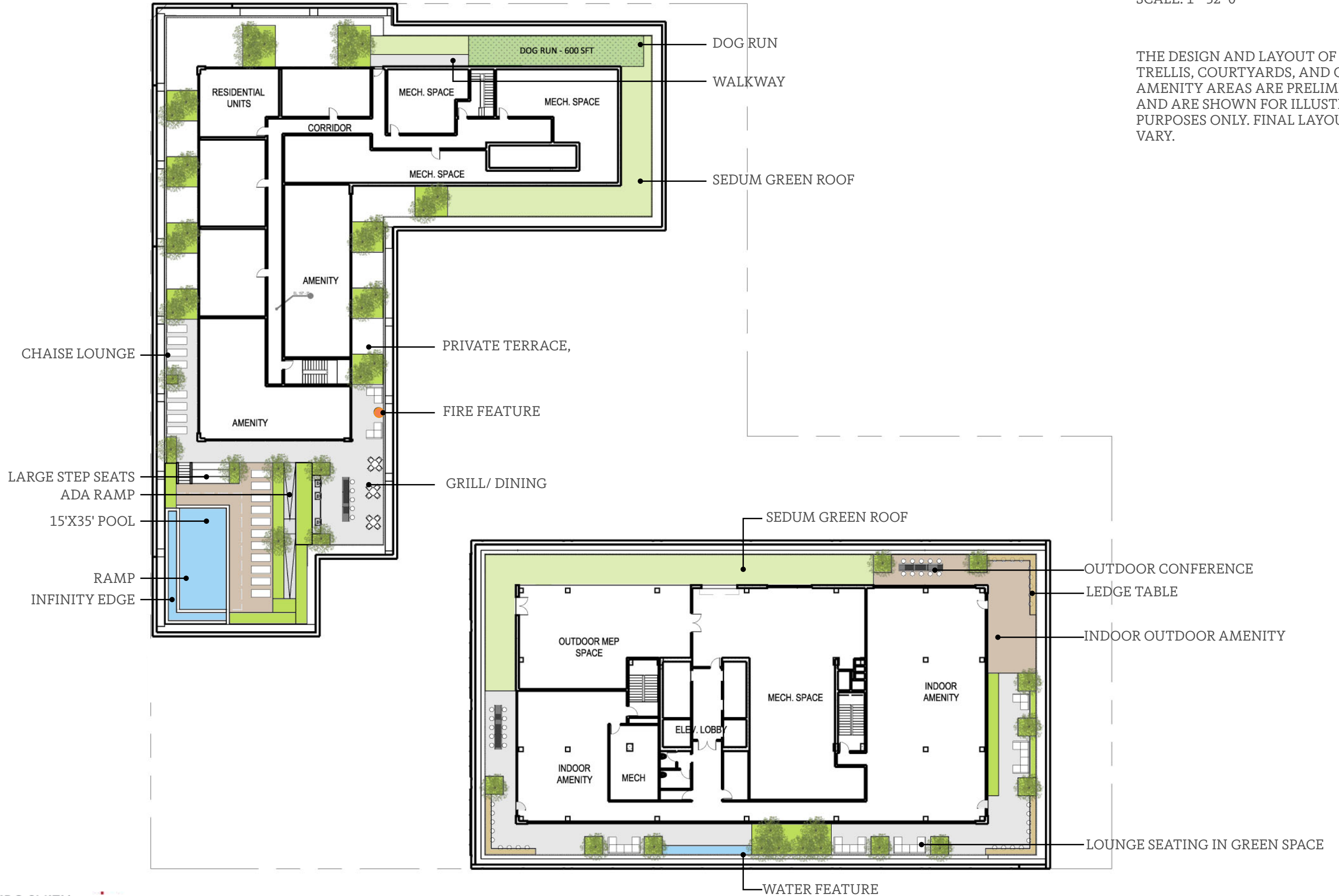
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# Mixed Use Scheme | Roof Plan

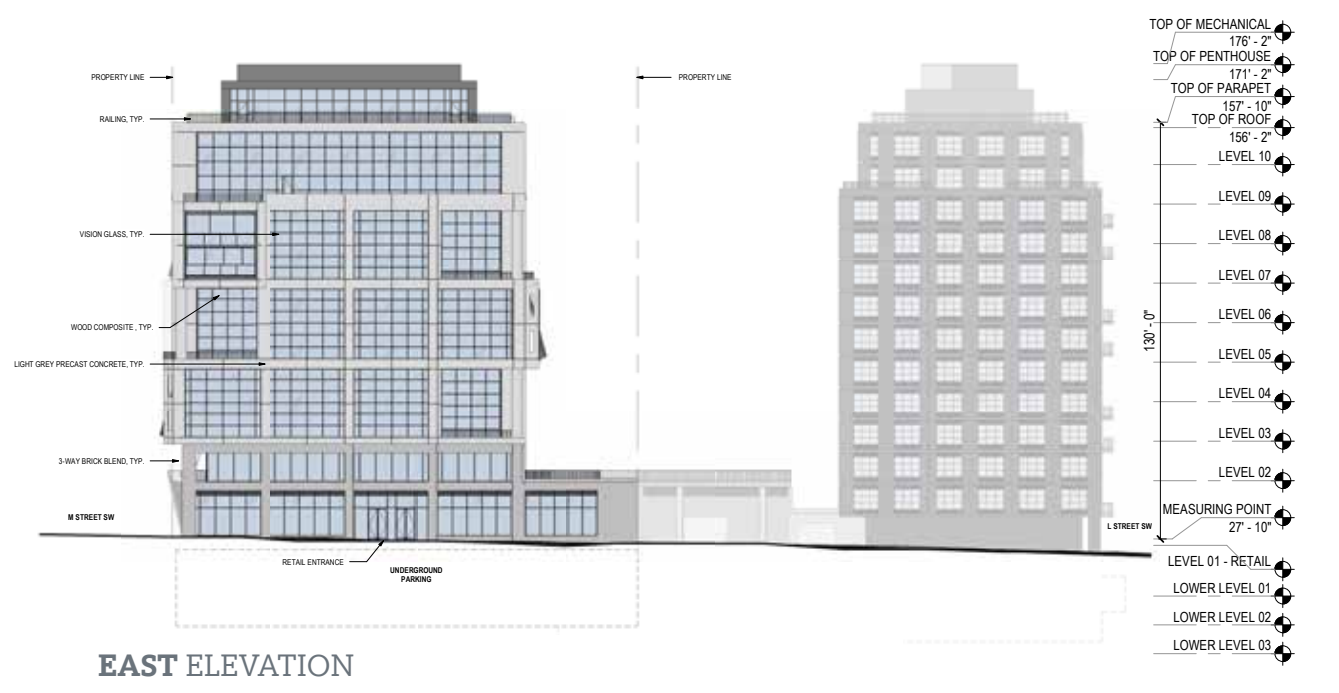
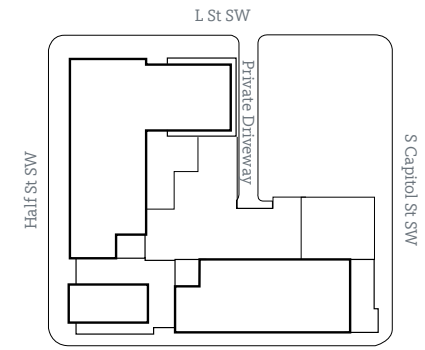
SCALE: 1"=32'-0"

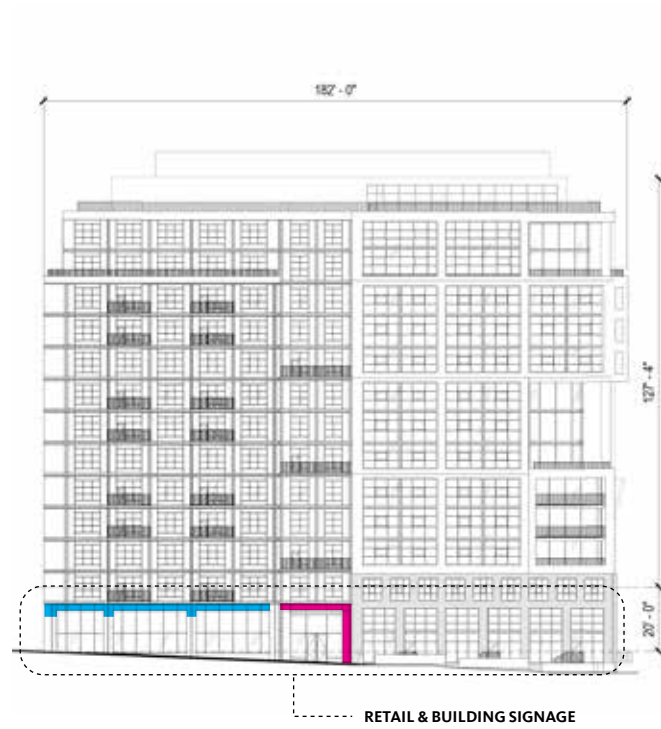
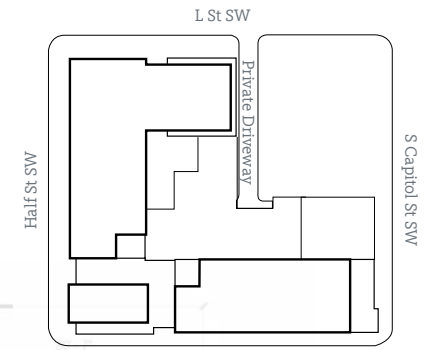
THE DESIGN AND LAYOUT OF THE POOL, TRELLIS, COURTYARDS, AND OUTDOOR AMENITY AREAS ARE PRELIMINARY AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUTS MAY VARY.



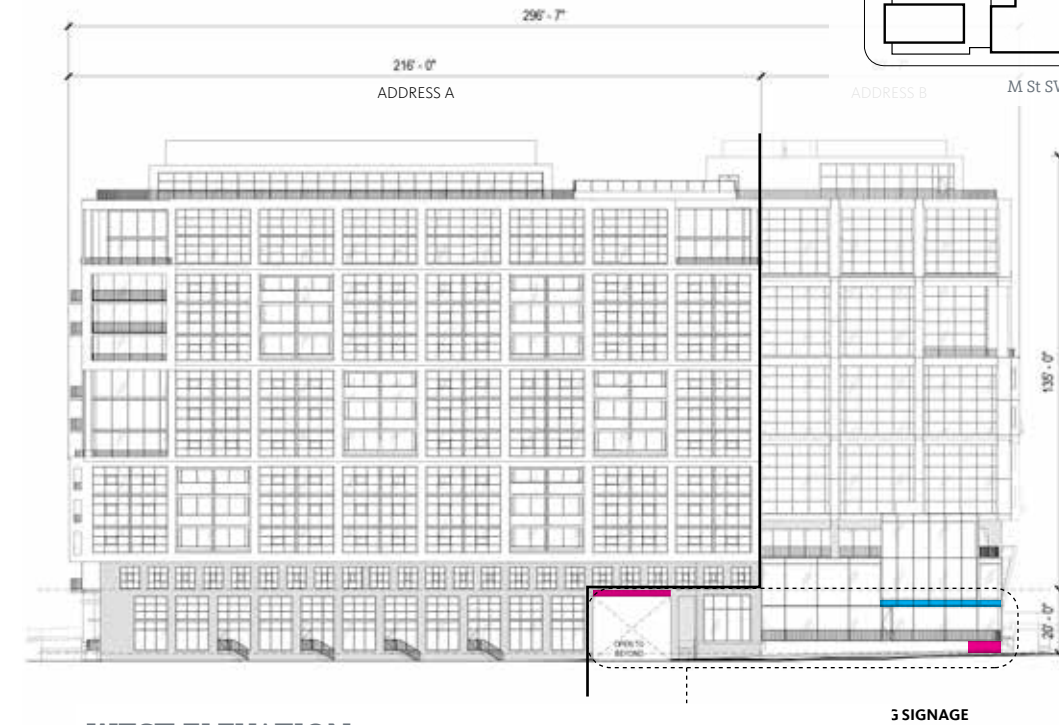
# Mixed-Use Scheme

# Building Elevations

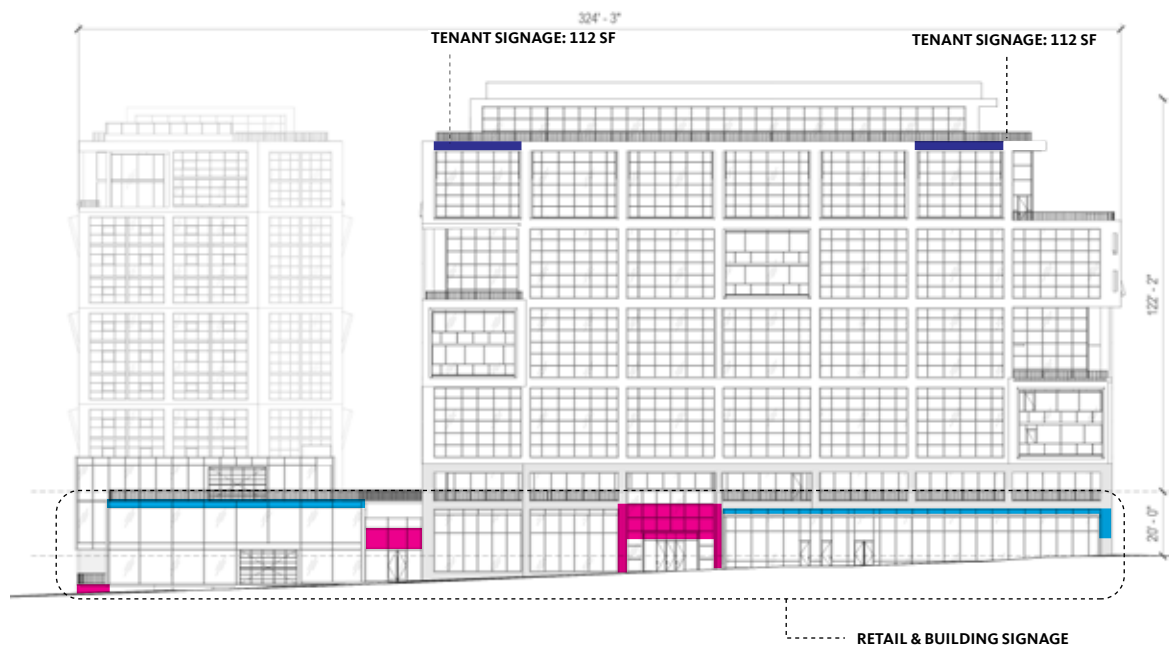




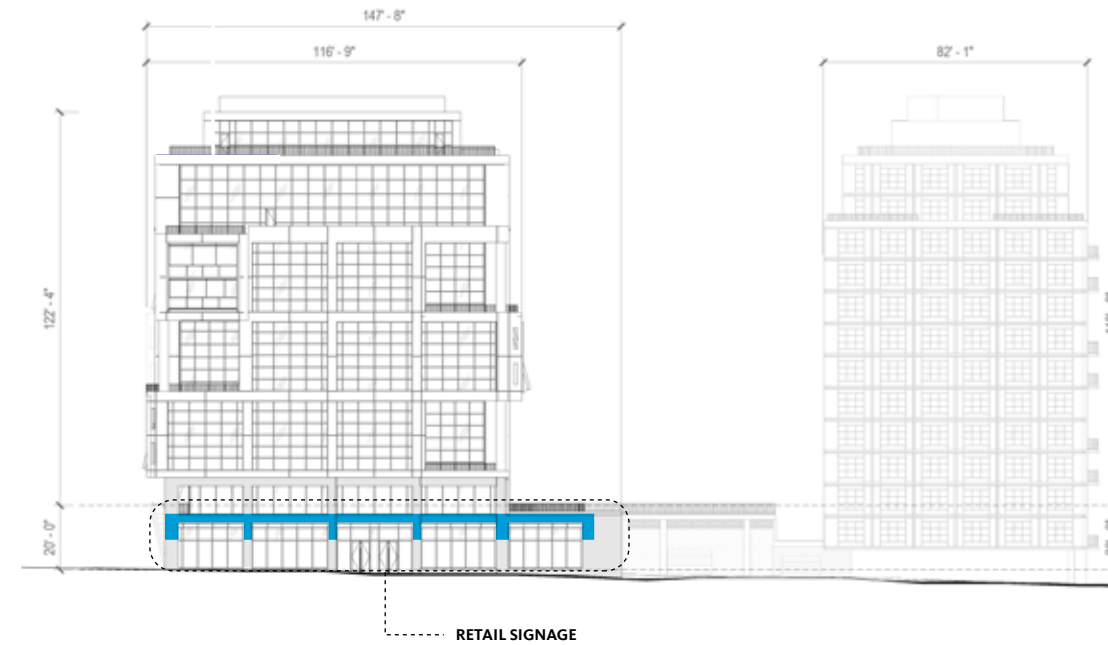
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

**SIGN TYPES**

RETAIL SIGNAGE

BUILDING SIGNAGE

TENANT SIGNAGE

# Sign Types



## 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.



## Retail: 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.



## Retail: 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.



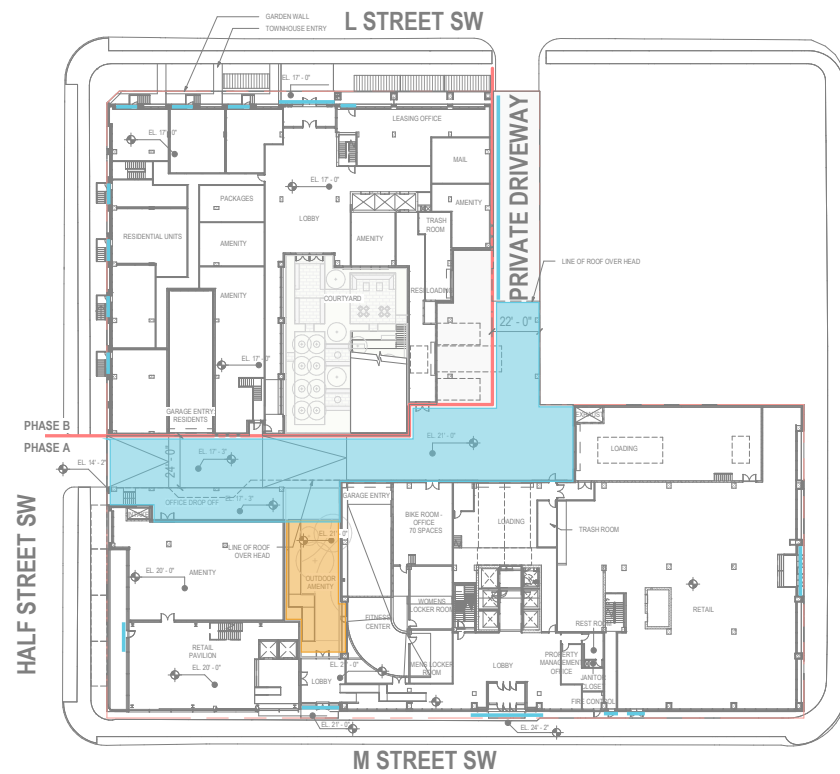
## Tenant Signage

Internally illuminated and/or halo sign attached directly to the building facade.

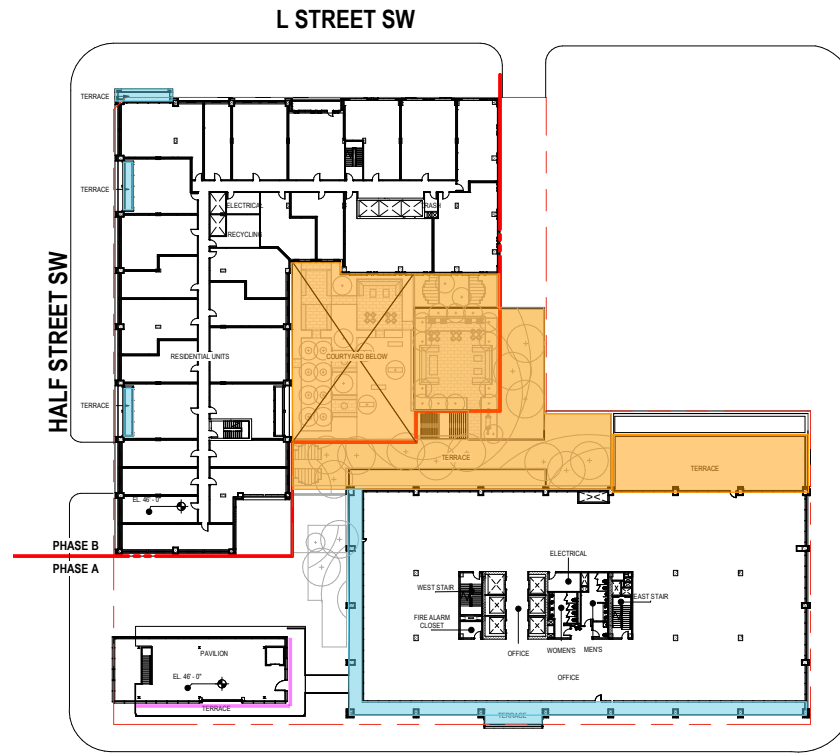


# Mixed Use Scheme

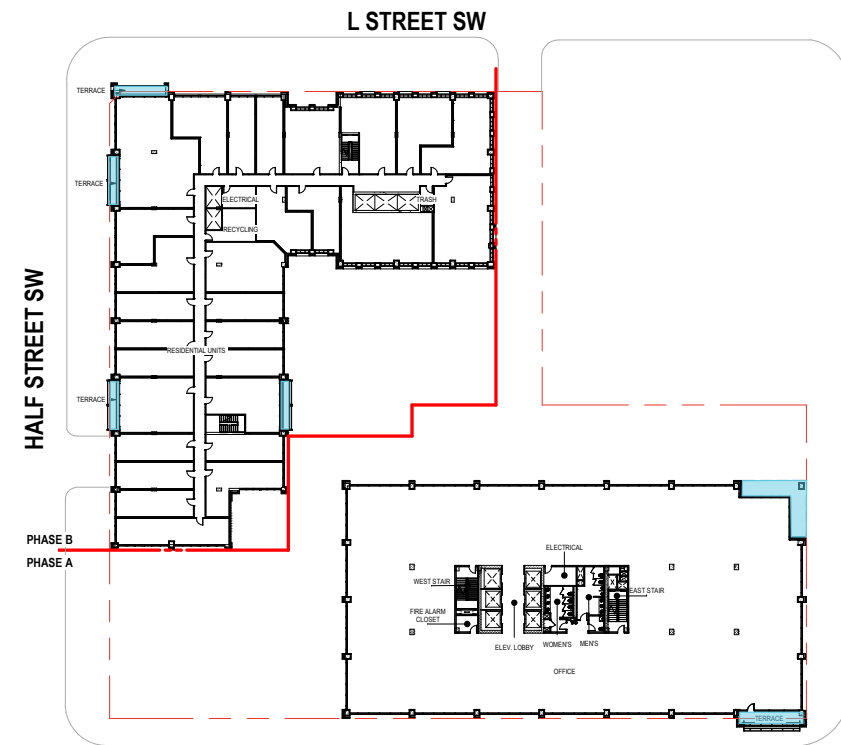
## Preliminary Lighting Diagrams



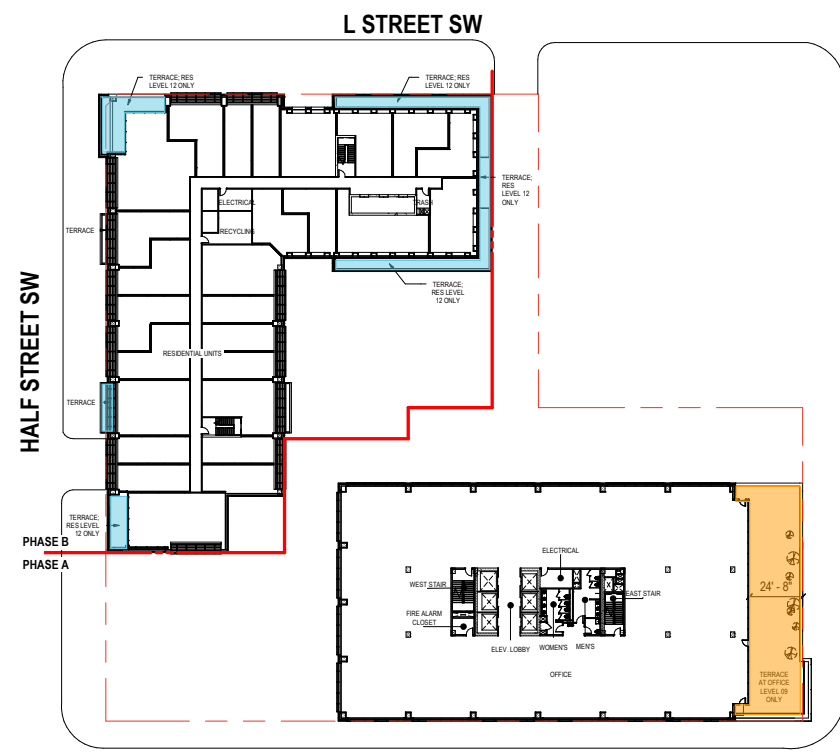
GROUND FLOOR



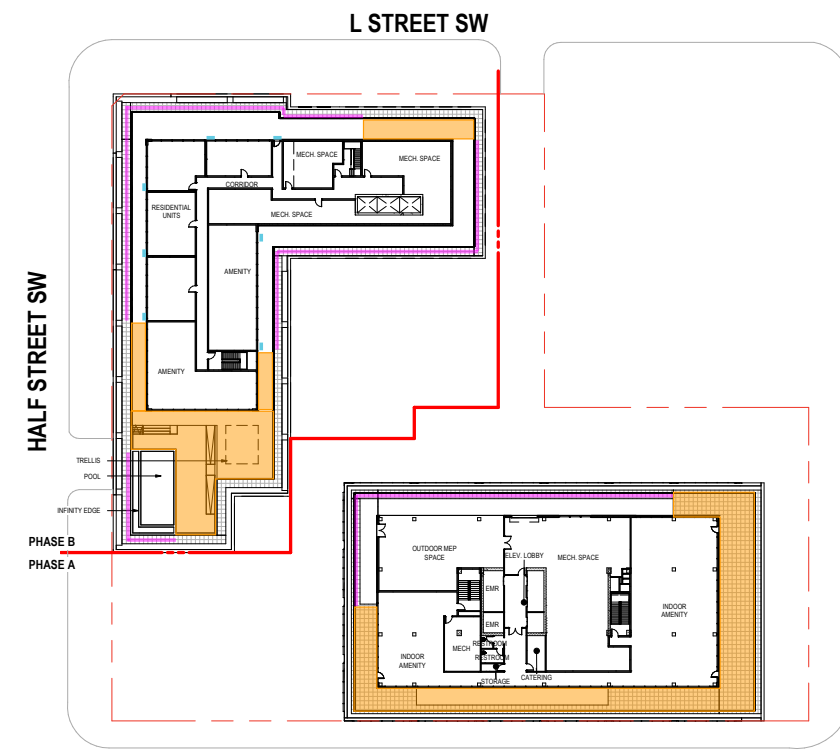
FLOOR 2



TYPICAL FLOOR



FLOOR 9



ROOF LEVEL



EXAMPLE OF WALL SCONCE



EXAMPLE OF OVERHEAD DOWNLIGHTS & PATH LIGHTS



EXAMPLE OF OVERHEAD DOWNLIGHTS. LINEAR DOWNLIGHTS MAY ALSO BE USED

- 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.