

SIGNAGE EXHIBIT



I - EAST ELEVATION



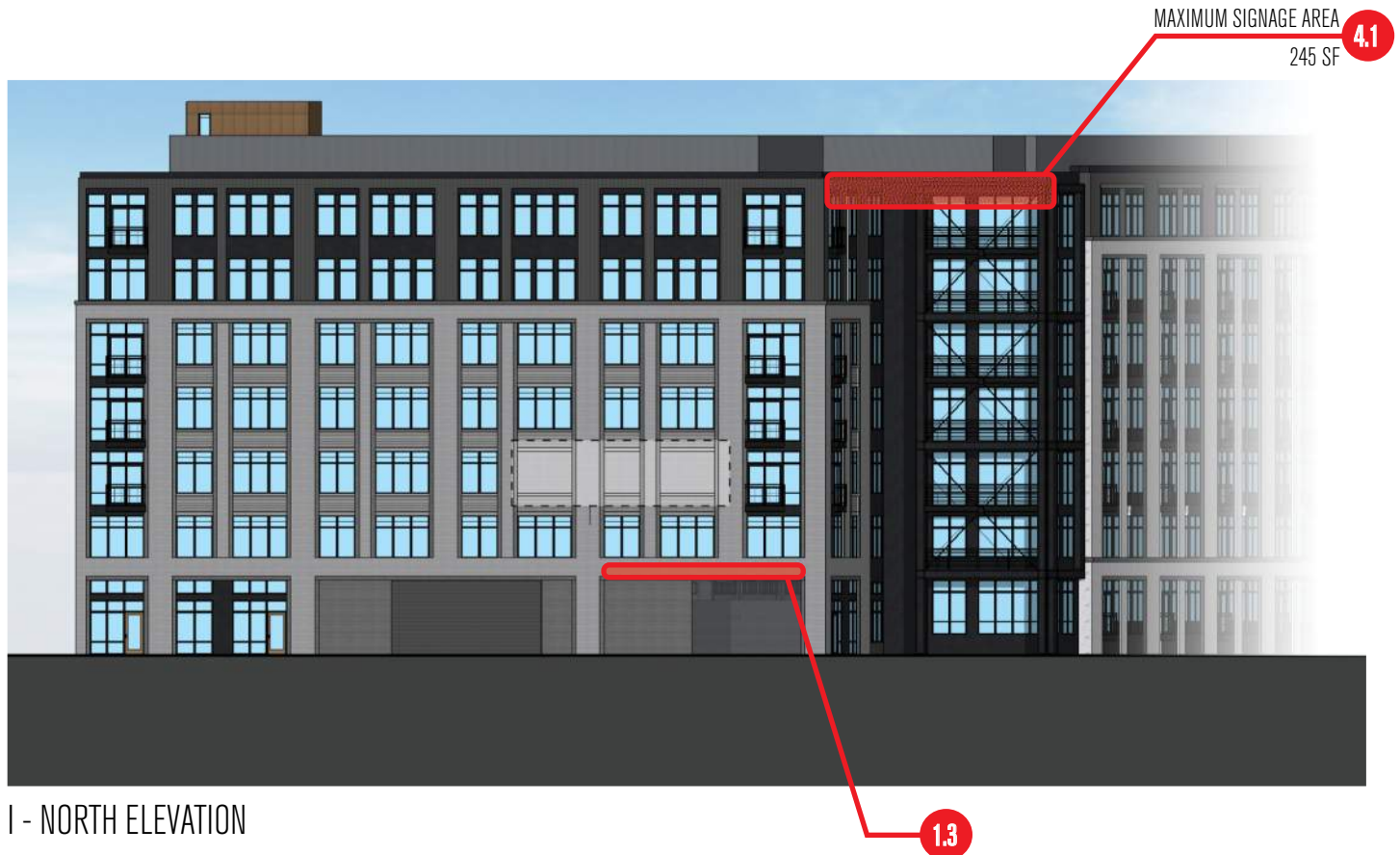
I - SOUTH ELEVATION

- 1.1** CANOPY SIGN – BUILDING ID
12" TALL LETTERS
- 1.2** CANOPY SIGN – RETAIL ID
12" TALL LETTERS. SIGNS LIMITED TO 2 sf FOR EVERY LINEAR FT OF OCCUPIED SPACE
- 1.3** CANOPY SIGN – GARAGE ENTRANCE
12" TALL LETTERS
- 2.1** PROJECTING SIGN – GARAGE ID
LESS THAN 42" OFF THE BUILDING LINE & 8' ABOVE GRADE
- 2.2** PROJECTING SIGN – RETAIL ID
LESS THAN 42" OFF THE BUILDING LINE & 8' ABOVE GRADE
- 3** BUILDING RETAIL TENANT SIGNAGE
LESS THAN 20' ABOVE GRADE
- 4.1** UPPER BUILDING SIGNAGE – PRIMARY BUILDING USE
REFER TO ELEVATIONS FOR MAXIMUM SIGNAGE AREA
- 4.2** UPPER BUILDING BLADE SIGNAGE – PRIMARY BUILDING USE
REFER TO ELEVATIONS FOR MAXIMUM SIGNAGE AREA

** Area shown for primary building use (upper building signage) equals maximum allowable per elevation per Appendix N - Table N101.10.3. Options shown to provide client with maximum flexibility.*

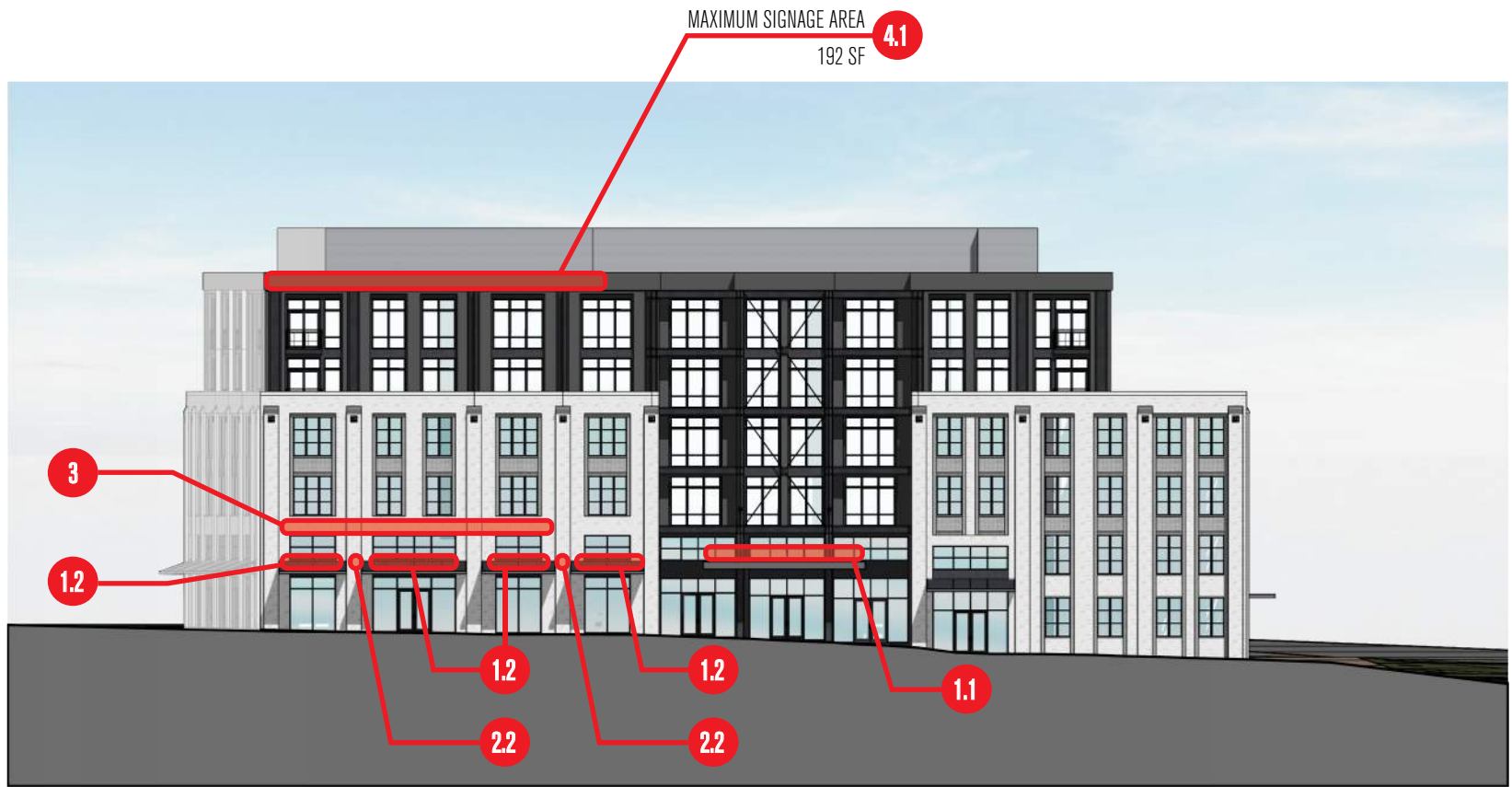


I - WEST ELEVATION



I - NORTH ELEVATION

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IIA - WEST ELEVATION

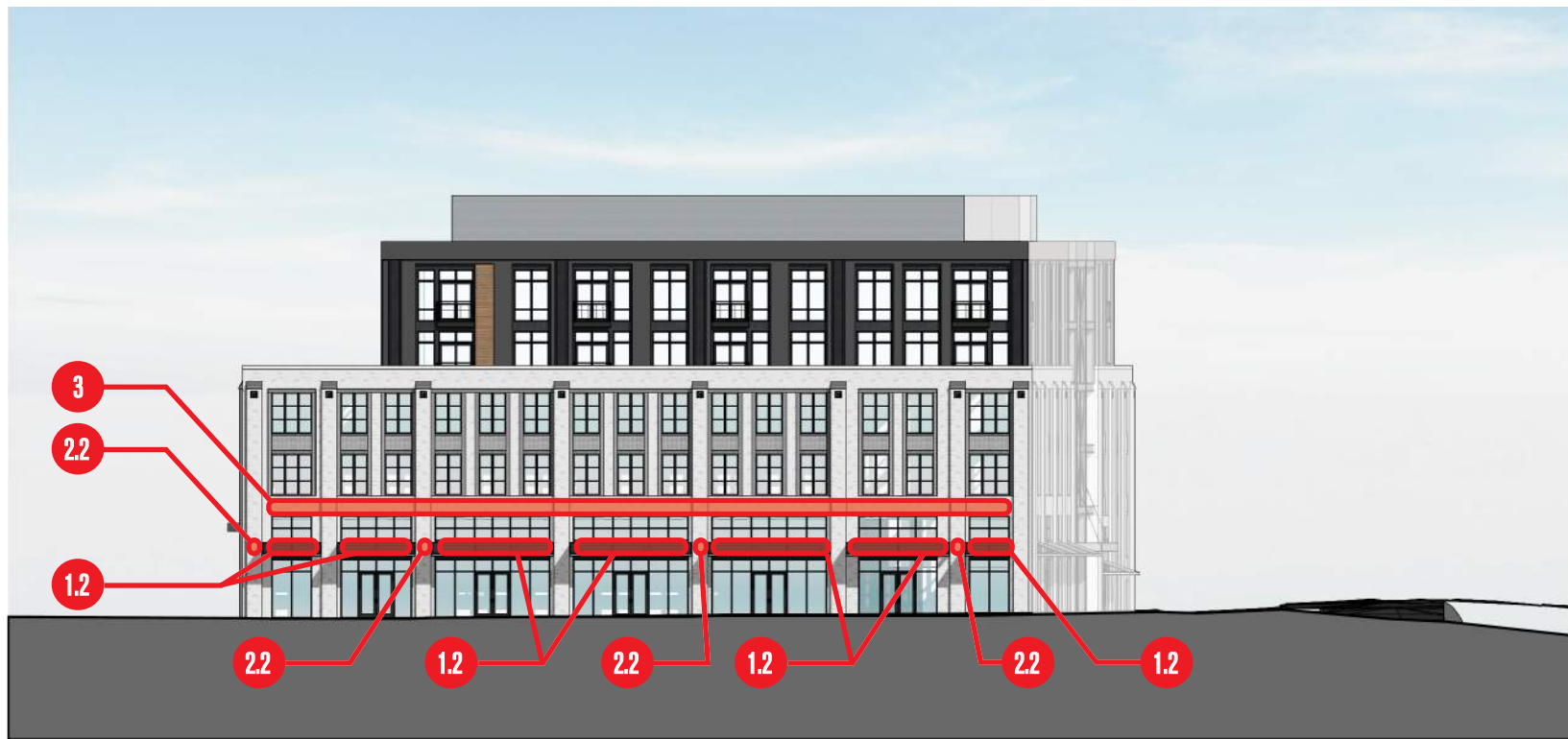


IIA - SOUTH ELEVATION

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IIA - EAST ELEVATION



IIA - NORTH ELEVATION

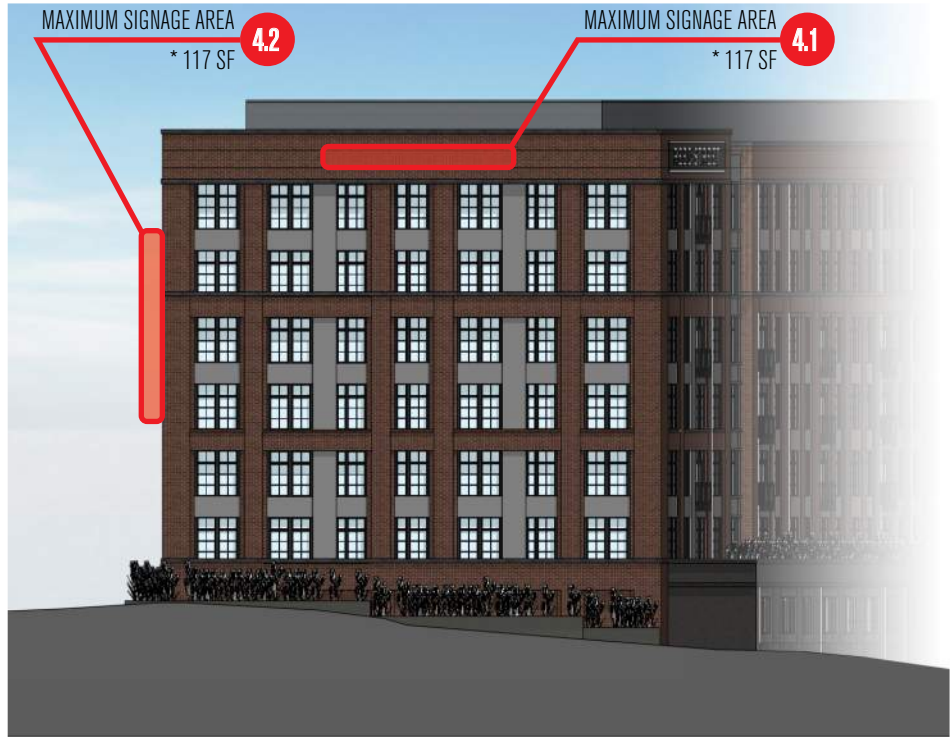
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IIB - WEST ELEVATION



IIB - NORTH ELEVATION

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** Area shown for primary building use (upper building signage) equals maximum allowable per elevation per Appendix N - Table N101.10.3. Options shown to provide client with maximum flexibility.*

PDR MAKER SPACE SIGNAGE GUIDELINES

PDR Maker Space tenants will be required to submit their signage and storefront designs to Hanover for review and approval prior to applying for permits from the District. The owner will regulate the external design and appearance of the PDR Maker Space tenants in a manner so as to preserve and maintain the design integrity of the building, while acknowledging the city's efforts to create a vibrant commercial zone around Reed Street with an enhanced streetscape experience.

- 1. PDR Maker Space tenants will be encouraged to create individual designs for their storefronts and signage. Where tenants do not have an individual design or brand, the owner will work closely with the tenant to develop one.
- 2. PDR Maker Space signage and storefronts will be comprised of materials and colors that complement the materials and design of the base building.
- 3. PDR Maker Space signage will be permitted based on tenant needs.
- 4. PDR Maker Space tenants may employ a wide variety of building materials in the design of their storefront and signage. However, tenants will be required to use high quality materials, as determined by the owner. Where possible, the owner will work closely with PDR Maker Space tenants to maximize the use of glazing in the storefront design.
- 5. All signs and signage area to comply with DC Municipal Regulations Title 12, Sections 3107 and N101.
- 6. Signage and storefront illumination is encouraged by owner so long as building design integrity is maintained. Illumination will be acceptable per owner approval and in accordance with local regulations.
- 7. The locations of doors and windows for PDR Maker Space tenants will be established as part of the storefront design. However, doors and windows to base building areas (such as lobbies, exit stairs and service areas) will be established by the owner during base building design. Tenants will be encouraged to make efforts to integrate the existing building and character into the design of the storefronts.
- 8. PDR Maker Space tenants will not be permitted to extend the building footprint, although tenants may with the owner's permission apply for public space permits to allow for unenclosed encroachments into the public ROW (such as for a cafe permit).

Nothing herein will be constructed to preempt any local or federal code or regulation.



Note (s):
Flexibility is requested to vary the exterior design and materials of the ground-floor PDR Maker Space based on the preferences of the individual tenant, subject to the PDR Maker Space design guidelines included herein and provided that the tenant does not modify the building footprint or reduce the quality of the materials used on the exterior of the ground-floor of the project. All signs and signage area to comply with DC Municipal Regulations Title 12, Sections 3107 and N101.

RESIDENTIAL PROJECT IDENTIFICATION SIGNAGE GUIDELINES

The permanent signage for the residential portion of the project will be developed along with the design of the building entrance, and both will be part of a cohesive building identity and branding effort.

All permanent signage is to be of the highest quality construction (this shall not prevent re-use of vintage or intentionally distressed signage provided it is operating property and in good order). Signs may be lighted, including LEDs or comparable technology. Illumination and materiality of the signage will be complementary to the design of the building.

The permanent signage identifying the residential portion of the project will be restricted to the area as identified on the plans. All signs and signage area to comply with DC Municipal Regulations Title 12, Sections 3107 and N101.

Area shown for primary building use (upper building signage) equals maximum allowable per Appendix N - Table N101.10.3. Options shown to provide client with maximum flexibility.

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GARAGE WAYFINDING SIGNAGE GUIDELINES

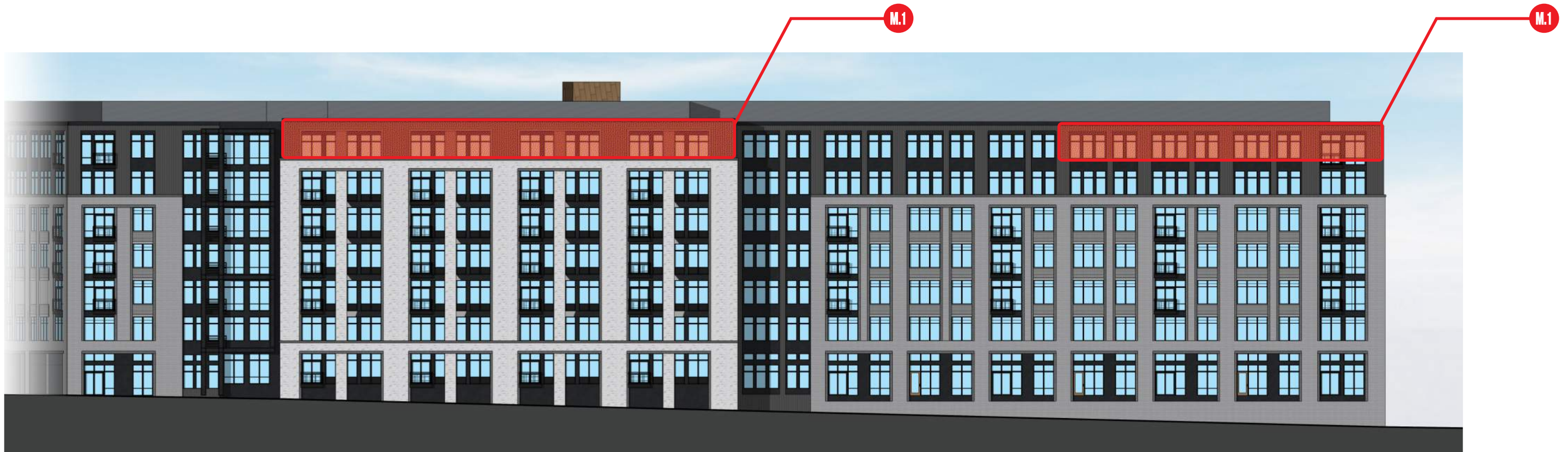
Wayfinding signage will be used to facilitate vehicular movement into the buildings, accommodating both visitors to the project and truck deliveries. This signage will be developed alongside and consistent with the design of the parking garage entrance. In addition, the process of designing and locating this signage will include working with DDOT to ensure that it effectively guides vehicular traffic into the building.

All permanent signage will be of the highest quality construction (this shall not prevent re-use of vintage or intentionally distressed signage provided it is operating properly and in good order). Signs may be lighted, including LEDs or comparable technology. Illumination and materiality of the signage will be complementary to the design of the building.

The wayfinding signage for the project's parking garage will be restricted to the exterior wall along 6th Street between the stair exit and louver zone and the Northeast corner of the building. All signs and signage area to comply with DC Municipal Regulations Title 12, Sections 3107 and N101.

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I - WEST ELEVATION

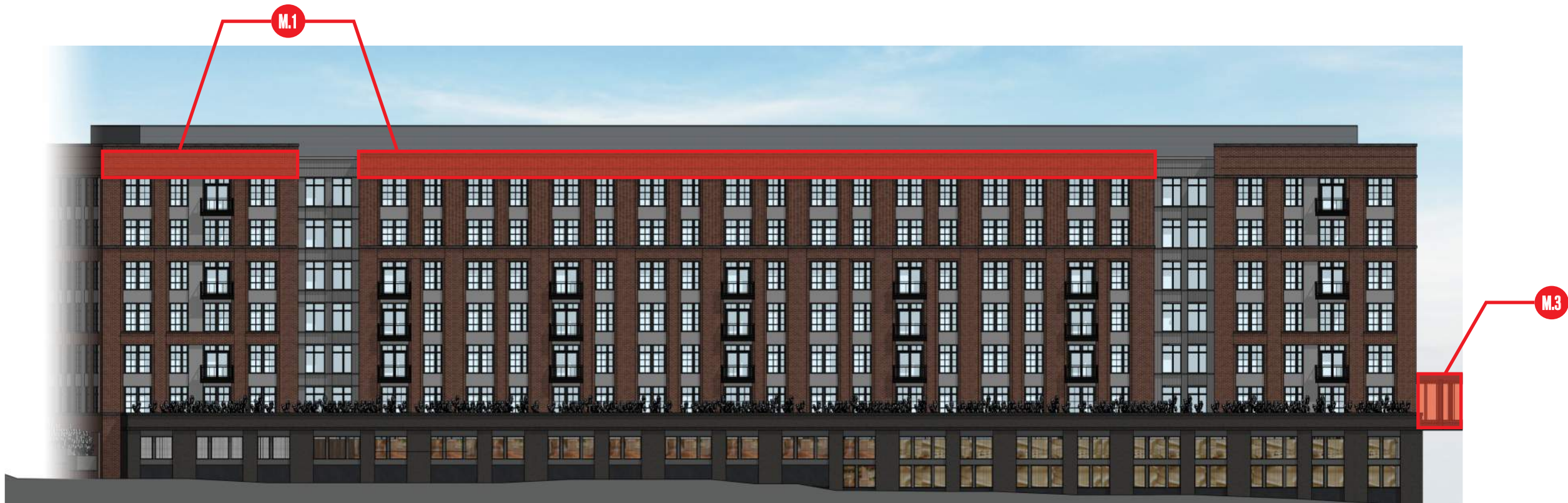


I - NORTH ELEVATION

- M.1** NEIGHBORHOOD IDENTIFIER
- M.2** PLACEMAKING MURAL
- M.3** MURAL INCORPORATED ON BRIDGE CONNECTOR



- M.1** NEIGHBORHOOD IDENTIFIER
- M.2** PLACEMAKING MURAL
- M.3** MURAL INCORPORATED ON BRIDGE CONNECTOR



IIB - WEST ELEVATION



IIB - NORTH ELEVATION

- M.1** NEIGHBORHOOD IDENTIFIER
- M.2** PLACEMAKING MURAL
- M.3** MURAL INCORPORATED ON BRIDGE CONNECTOR

MURAL GUIDELINES

The murals, designed and developed for public art, will be developed along with the design of the building, and will be part of a cohesive neighborhood identity and branding effort.

The murals identifying the neighborhood will be restricted to the areas as identified on the elevations. Multiple options are shown for potential mural locations to provide client with maximum flexibility at this early stage in the design process.

The art will be developed and installed by a local artist that will be contracted directly with the client (The Hanover Company). The artist would be required to collaborate with the client and the design team throughout the process.

Nothing herein will be constructed to preempt any local or federal code or regulation.

