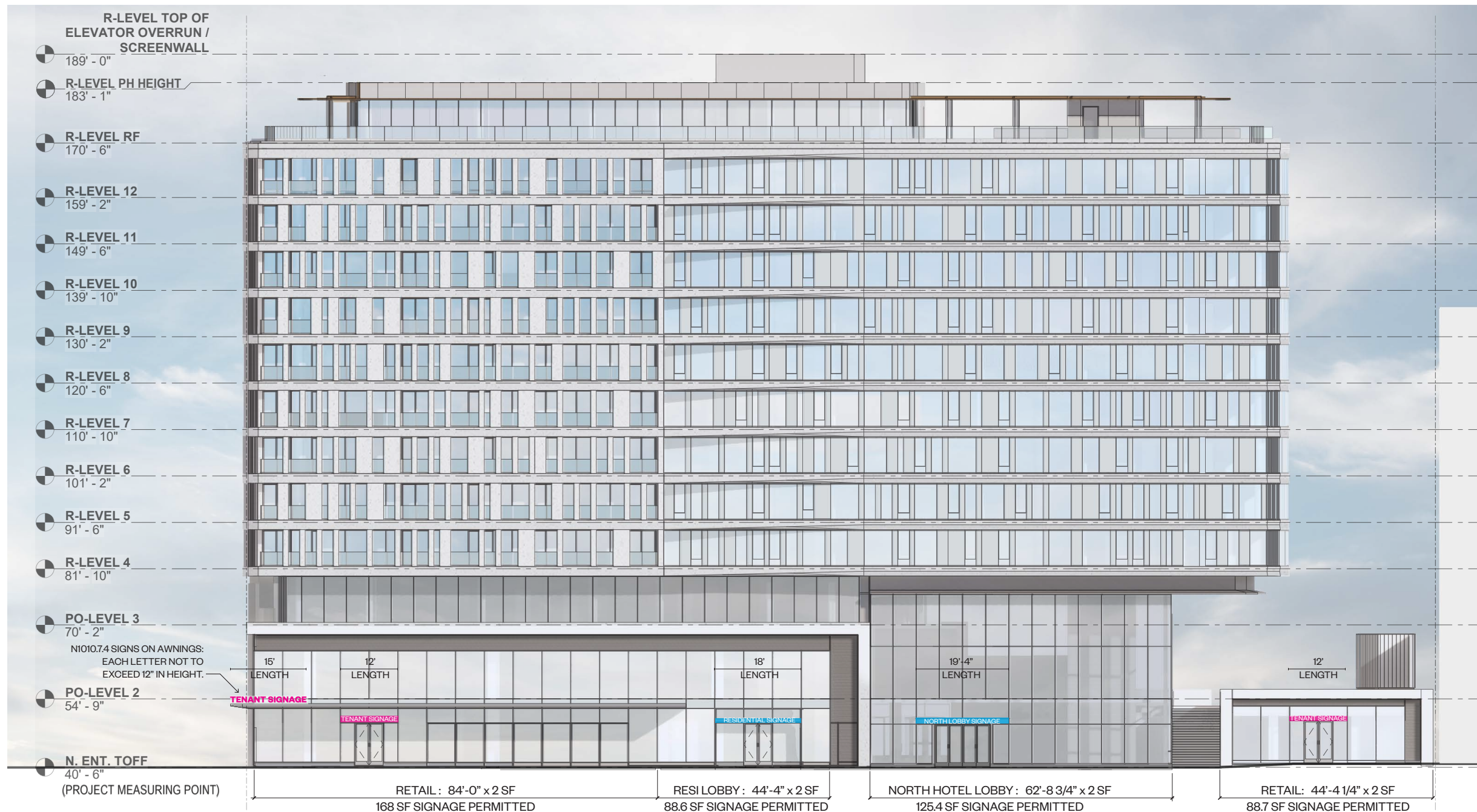


8-0: CCIII & CCIV Signage



LEGEND

- SIGNAGE** • TENANT SIGNAGE - FREE-STANDING
- SIGNAGE** ■ TENANT SIGNAGE - WALL MOUNTED
- SIGNAGE** • RESIDENTIAL SIGNAGE - FREE-STANDING
- SIGNAGE** ■ RESIDENTIAL SIGNAGE - WALL MOUNTED

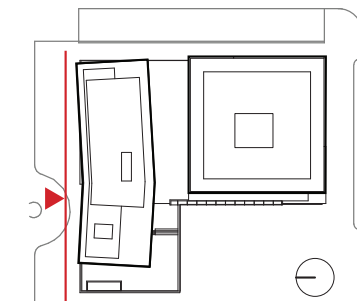
CODE ALLOWANCE

FIRST STORY SIGNS (LINEAR FEET x 2)

- RETAIL (AT EAST):
84'-0" x 2 = **168 SF** SIGNAGE PERMITTED
15 SF + 12 SF = 27 SF PROVIDED
- RESIDENTIAL BUILDING LOBBY:
44'-4" x 2 = **88.6 SF** SIGNAGE PERMITTED
18 SF PROVIDED
- NORTH HOTEL LOBBY:
62'-8" x 2 = **125.4 SF** SIGNAGE PERMITTED
19.33 SF PROVIDED
- RETAIL (AT WEST):
44'-4" x 2 = **88.7 SF** SIGNAGE PERMITTED
12 SF PROVIDED

MAXIMUM SIGNAGE LETTER HEIGHT NOT TO EXCEED 12"

MAXIMUM HEIGHT OF FIRST FLOOR SIGNAGE NOT TO EXCEED 20'-0" ABOVE THE SIDEWALK.

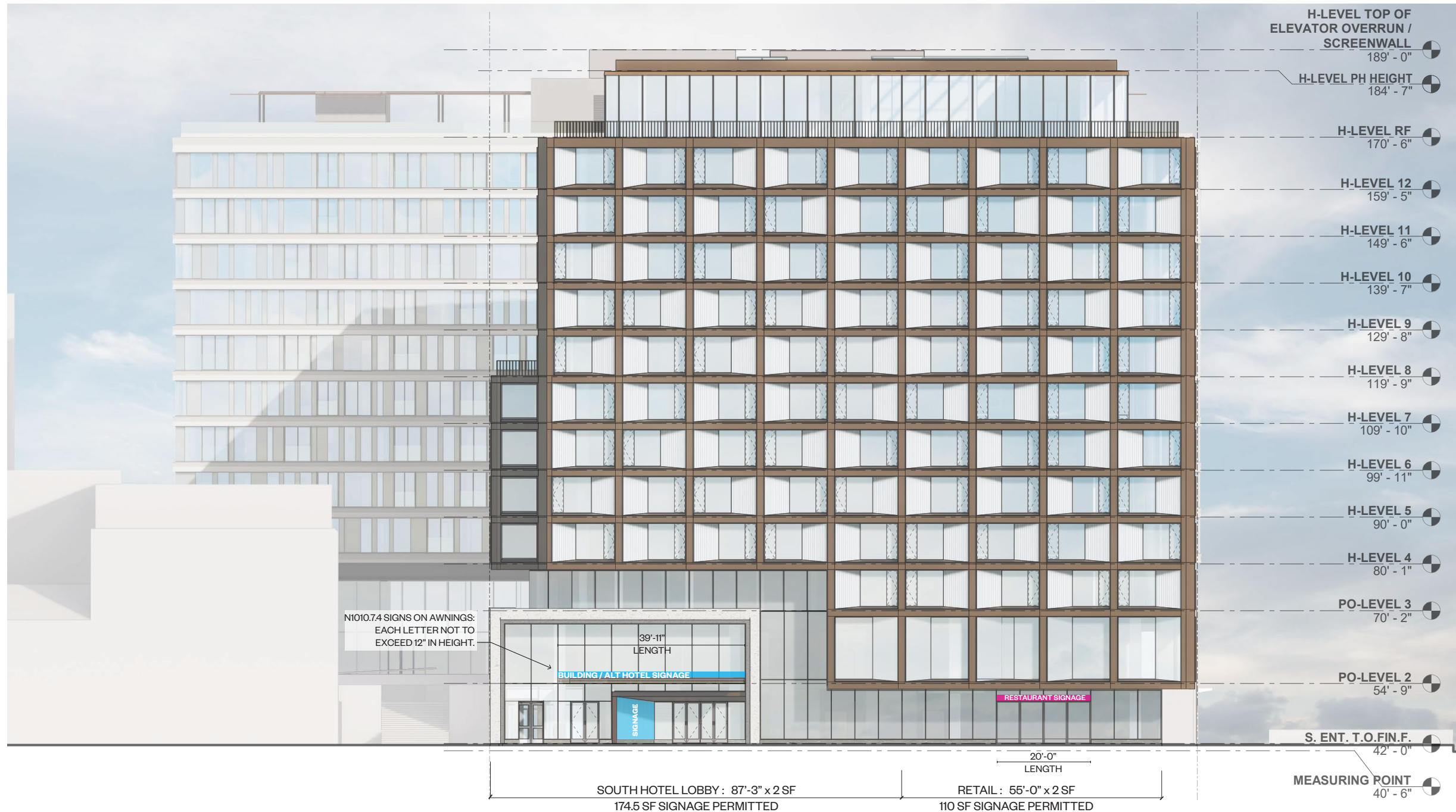


NOTE:

1. FLEXIBILITY IS REQUESTED TO VARY THE FINAL SELECTION OF THE EXTERIOR MATERIALS WITHIN THE COLOR RANGES AND GENERAL MATERIAL TYPES PROPOSED, BASED ON AVAILABILITY AT THE TIME OF CONSTRUCTION WITHOUT REDUCING THE QUALITY OF MATERIALS.
2. GROUND FLOOR ELEVATIONS AND STOREFRONT ENTRANCES ARE ILLUSTRATIVE AND INTENDED TO DESCRIBE THE CHARACTER AND SCALE FOR THE BASE OF THE BUILDING. THE ACTUAL GROUND FLOOR ELEVATIONS WILL BE DEVELOPED BY INDIVIDUAL TENANTS, APPROVED BY THE BUILDING OWNER AND CHANGE OVER TIME WITH EACH NEW TENANT THAT OCCUPIES THE SPACE.
3. EXTERIOR SIGNAGE IS PRELIMINARY. FONT, MESSAGE, AND COLOR SUBJECT TO CHANGE PROVIDED THAT THE MAX OVERALL DIMENSIONS TO REMAIN. ACTUAL SIGNAGE TO BE DESIGNED IN COORDINATION WITH TENANTS IN ACCORDANCE WITH APPLICABLE DC SIGN REGULATIONS AND CONSTRUCTION CODES PRIOR TO SUBMITTING FOR BUILDING PERMITS. SIGNAGE BAND MAY INCLUDE TENANT'S LOGO.
4. OTHER SIGNAGE, INCLUDING BANNERS, WILL BE DESIGNED IN ACCORDANCE WITH DC SIGN REGULATIONS AND CONSTRUCTION CODES, INCLUDING THOSE PERTAINING TO DESIGNATED ENTERTAINMENT AREAS, IF APPLICABLE, AT THE TIME OF PERMITTING.

Residential & Podium North Elevation Signage

PUD Stage II Filing: Capitol Crossing III LLC and Capitol Crossing IV LLC: Square 566, Lots 861-862 (part of Record Lot 50)



LEGEND

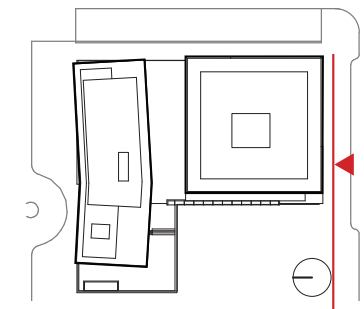
- SIGNAGE** • TENANT SIGNAGE - FREE-STANDING
- TENANT SIGNAGE - WALL MOUNTED
- SIGNAGE** • RESIDENTIAL SIGNAGE - FREE-STANDING
- RESIDENTIAL SIGNAGE - WALL MOUNTED

CODE ALLOWANCE

FIRST STORY SIGNS (LINEAR FEET x 2)

- RETAIL:
55'-0" x 2 = **110 SF** SIGNAGE PERMITTED
20 SF PROVIDED
- SOUTH HOTEL LOBBY:
87'-3 1/2" x 2 = **174.5 SF** SIGNAGE PERMITTED
40 SF PROVIDED

- MAXIMUM SIGNAGE LETTER HEIGHT NOT TO EXCEED 12"
- MAXIMUM HEIGHT OF FIRST FLOOR SIGNAGE NOT TO EXCEED 20'-0" ABOVE THE SIDEWALK.



NOTE:

1. FLEXIBILITY IS REQUESTED TO VARY THE FINAL SELECTION OF THE EXTERIOR MATERIALS WITHIN THE COLOR RANGES AND GENERAL MATERIAL TYPES PROPOSED, BASED ON AVAILABILITY AT THE TIME OF CONSTRUCTION WITHOUT REDUCING THE QUALITY OF MATERIALS.
2. GROUND FLOOR ELEVATIONS AND STOREFRONT ENTRANCES ARE ILLUSTRATIVE AND INTENDED TO DESCRIBE THE CHARACTER AND SCALE FOR THE BASE OF THE BUILDING. THE ACTUAL GROUND FLOOR ELEVATIONS WILL BE DEVELOPED BY INDIVIDUAL TENANTS, APPROVED BY THE BUILDING OWNER AND CHANGE OVER TIME WITH EACH NEW TENANT THAT OCCUPIES THE SPACE.
3. EXTERIOR SIGNAGE IS PRELIMINARY. FONT, MESSAGE, AND COLOR SUBJECT TO CHANGE PROVIDED THAT THE MAX OVERALL DIMENSIONS TO REMAIN. ACTUAL SIGNAGE TO BE DESIGNED IN COORDINATION WITH TENANTS IN ACCORDANCE WITH APPLICABLE DC SIGN REGULATIONS AND CONSTRUCTION CODES PRIOR TO SUBMITTING FOR BUILDING PERMITS. SIGNAGE BAND MAY INCLUDE TENANT'S LOGO.
4. OTHER SIGNAGE, INCLUDING BANNERS, WILL BE DESIGNED IN ACCORDANCE WITH DC SIGN REGULATIONS AND CONSTRUCTION CODES, INCLUDING THOSE PERTAINING TO DESIGNATED ENTERTAINMENT AREAS, IF APPLICABLE, AT THE TIME OF PERMITTING.

Residential & Podium South Elevation Signage

PUD Stage II Filing: Capitol Crossing III LLC and Capitol Crossing IV LLC: Square 566, Lots 861-862 (part of Record Lot 50)

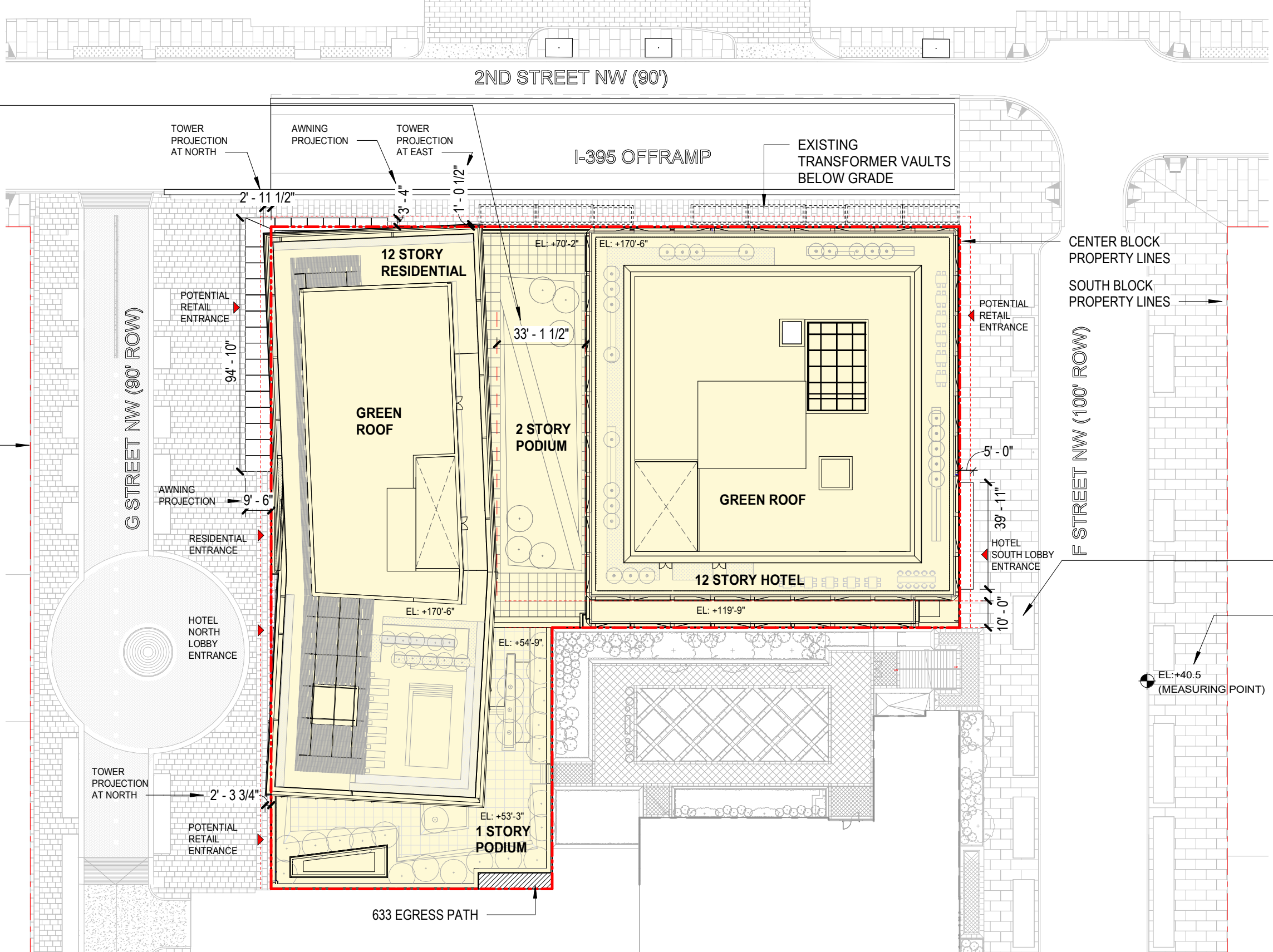


Signage Examples

PUD Stage II Filing: Capitol Crossing III LLC and Capitol Crossing IV LLC: Square 566, Lots 861-862 (part of Record Lot 50)

9-0: Public Space Projections

STAGE 1 PUD: Z.C. ORDER
 & CASE #08-34 DATED
 5/23/2011 ITEM # 40:
 30-FOOT SEPARATION
 REQUIRED BETWEEN TWO
 BUILDINGS

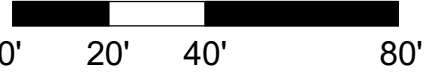
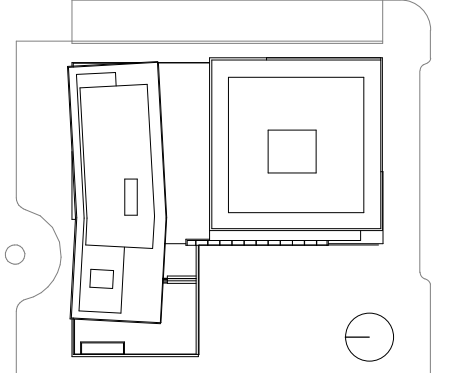


PROJECTION SUMMARY
TOWER PROJECTION:
 1- HOTEL: 0"
 2- RESIDENTIAL BUILDING: 1'-0 1/2" AT EAST
 AND 2'-11 1/2", 2'-3 3/4" AT NORTH

AWNING PROJECTION:
 1- SOUTH ENTRANCE AWNING: 5'
 2- NORTHEAST AWNING: 3'-4" AT EAST, 9'-6" AT NORTH

NOTE: THE INTERIOR PARTITION
 LOCATIONS, THE NUMBER, SIZE, AND
 LOCATIONS OF UNITS, STAIRS, AND
 ELEVATORS ARE PRELIMINARY AND
 SHOWN FOR ILLUSTRATIVE PURPOSES
 ONLY. THE FINAL LAYOUTS MAY VARY.

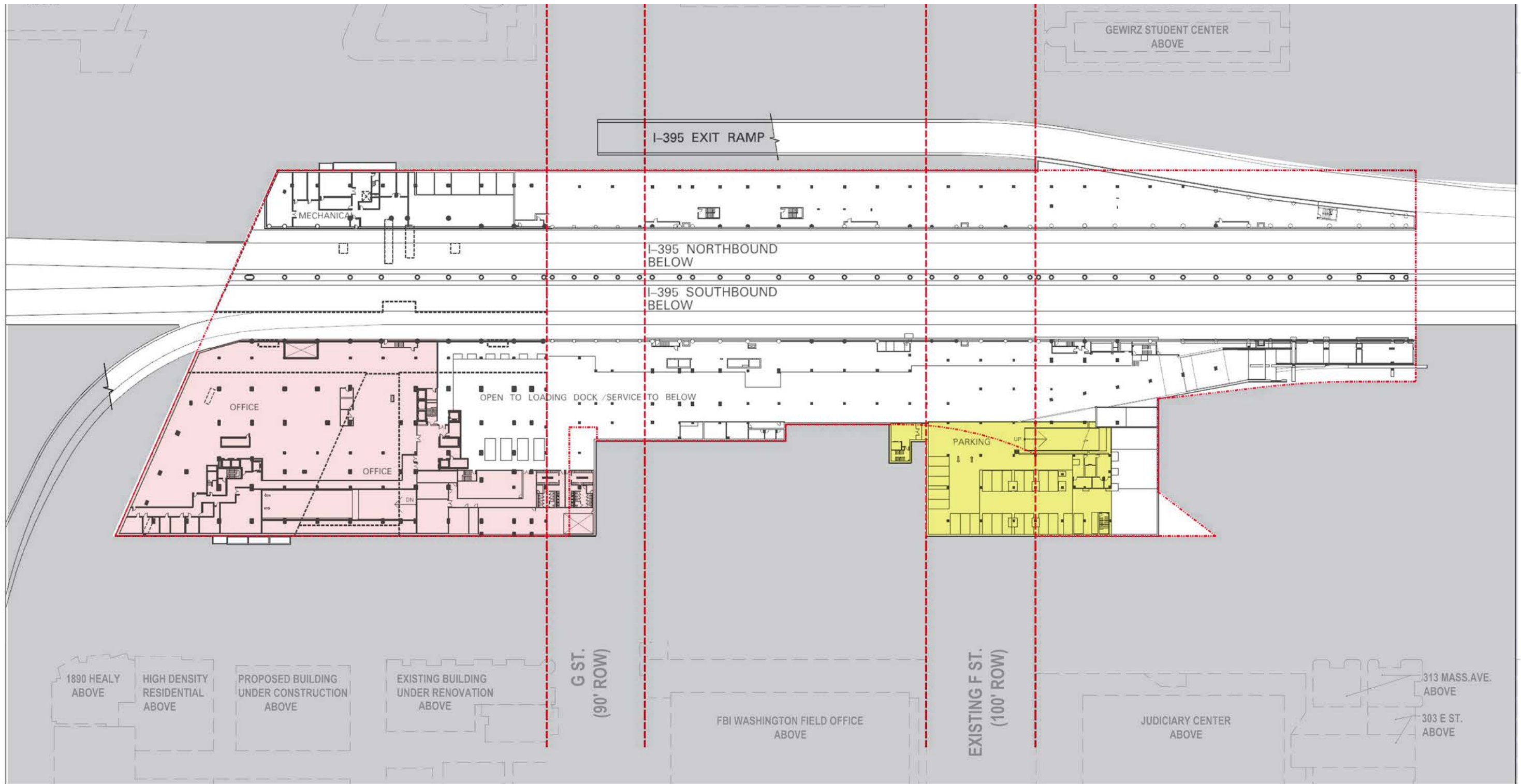
PER HRC AGREEMENT,
 10-FOOT SETBACK 80 FEET ABOVE
 HOLY ROSARY CHURCH
 APPROVED IN Z.C. ORDER NO. 08-34
 FIRST STAGE PUD



Site Projection Extents

Site Projection Extents

10-0: Approved Below-Grade Garage Plans



NOTE:

1. The interior layouts shown on the plan are schematic. Changes to the layouts, not effecting the exterior envelope or square footage distribution, may occur.
2. Drive aisles will be 20' min. in areas described in DCMR 11, 2117.5.



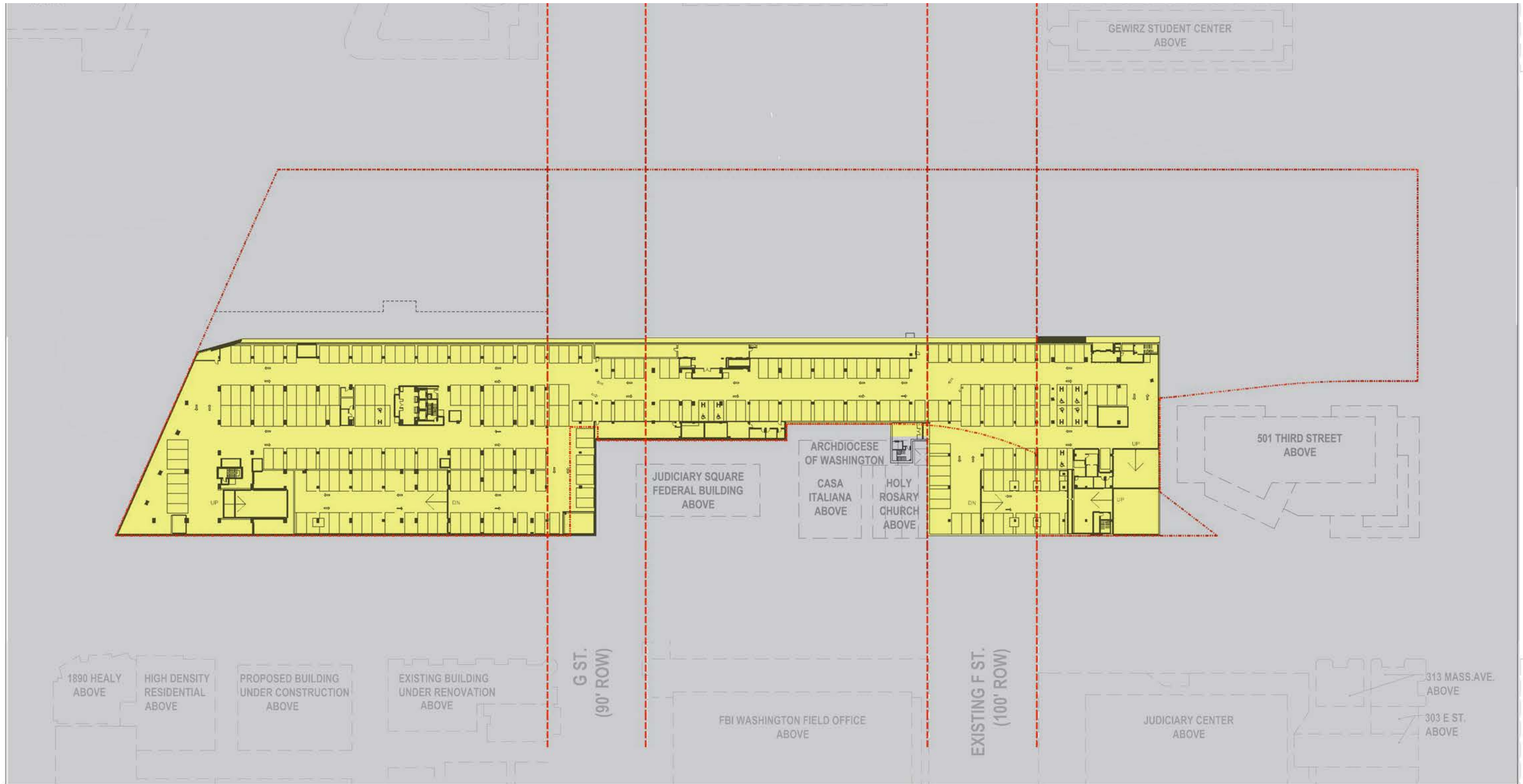
LEGEND:

- PROPERTY LINE
- RIGHT OF WAY

Excerpt From Approved PUD (08-34E)

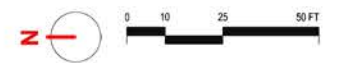
Garage Level P0

PUD Stage II Filing: Capitol Crossing III LLC and Capitol Crossing IV LLC: Square 566, Lots 861-862 (part of Record Lot 50)



NOTE:

1. The interior layouts shown on the plan are schematic. Changes to the layouts, not effecting the exterior envelope or square footage distribution, may occur.
2. Drive aisles will be 20' min. in areas described in DCMR 11, 2117.5.



LEGEND:

- PROPERTY LINE
- RIGHT OF WAY

Excerpt From Approved PUD (08-34E)

Garage Level P1

PUD Stage II Filing: Capitol Crossing III LLC and Capitol Crossing IV LLC: Square 566, Lots 861-862 (part of Record Lot 50)