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PUD MODIFICATIONS

CASE NOS. 05-36-36 I

Owner / Developer
Toll DC II LP

Land Use Counsel
Holland & Knight

Architect
Davis Carter Scott Ltd

Civil Engineer
Wiles Mensch Corporation

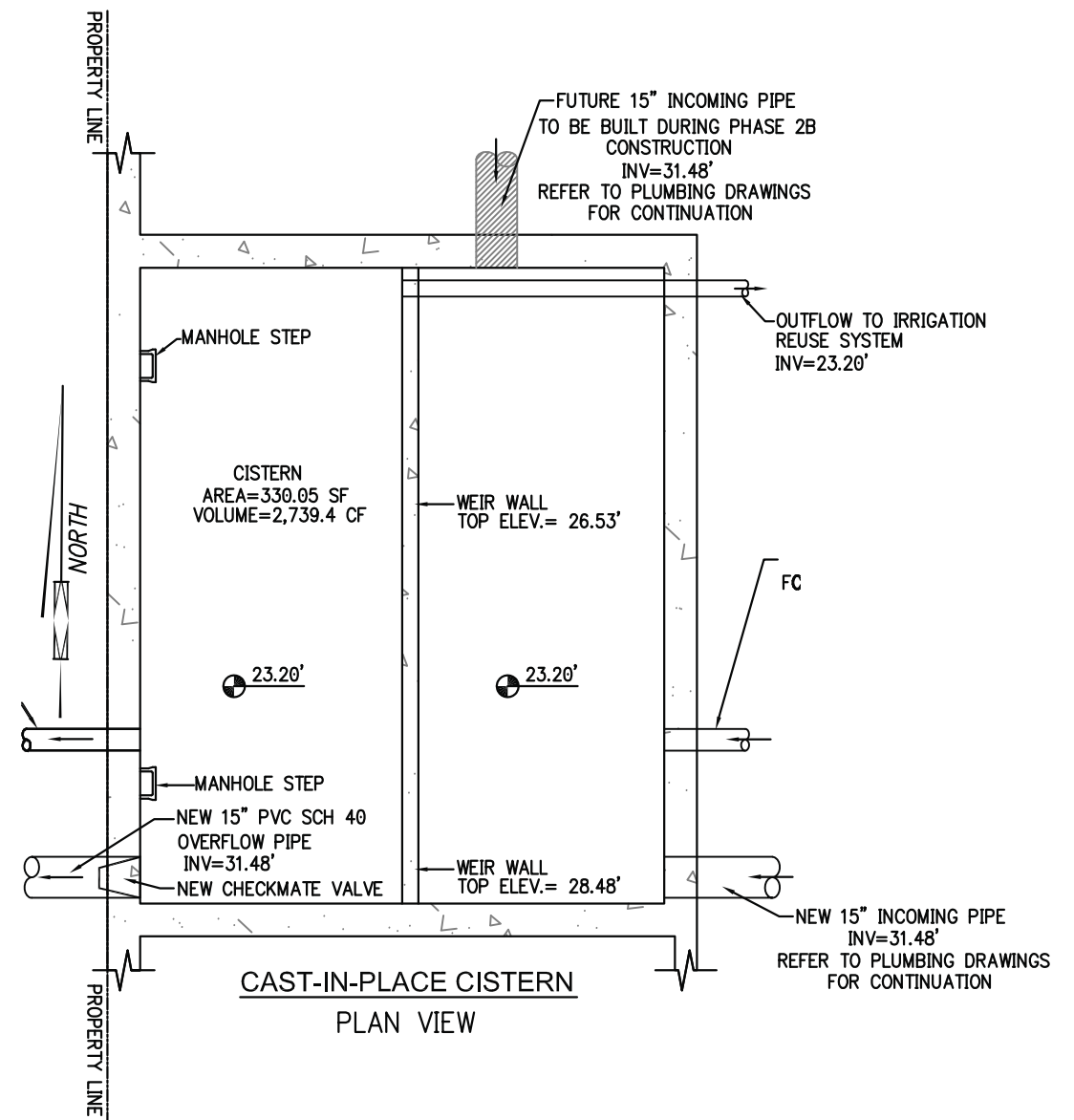
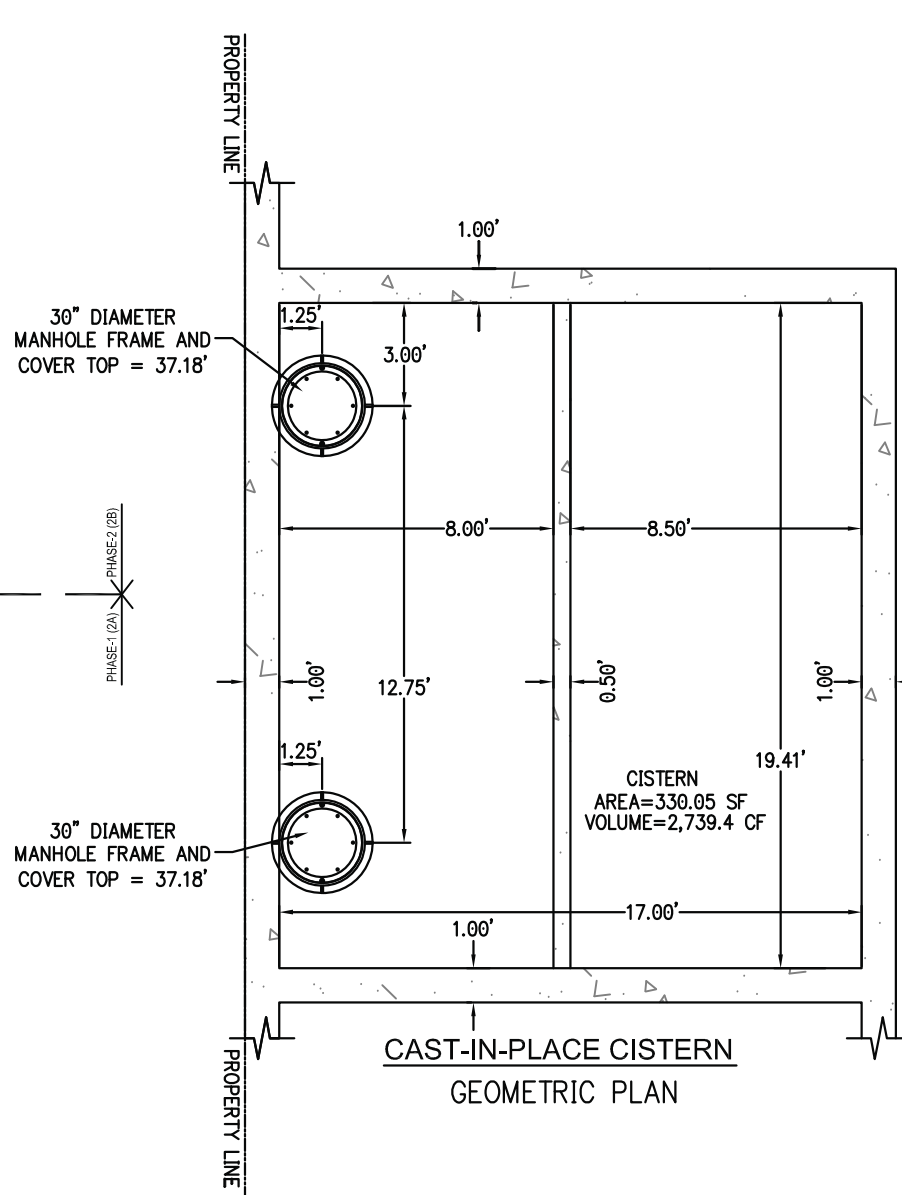
Landscape Architect
Landscape Architecture Bureau

Structural Engineer
SK &A Structural Eng. PLLC

MEP Engineer
Schwartz Suevers Anoa Eng. LLC

JULY 18, 2014
DECEMBER 15, 2014

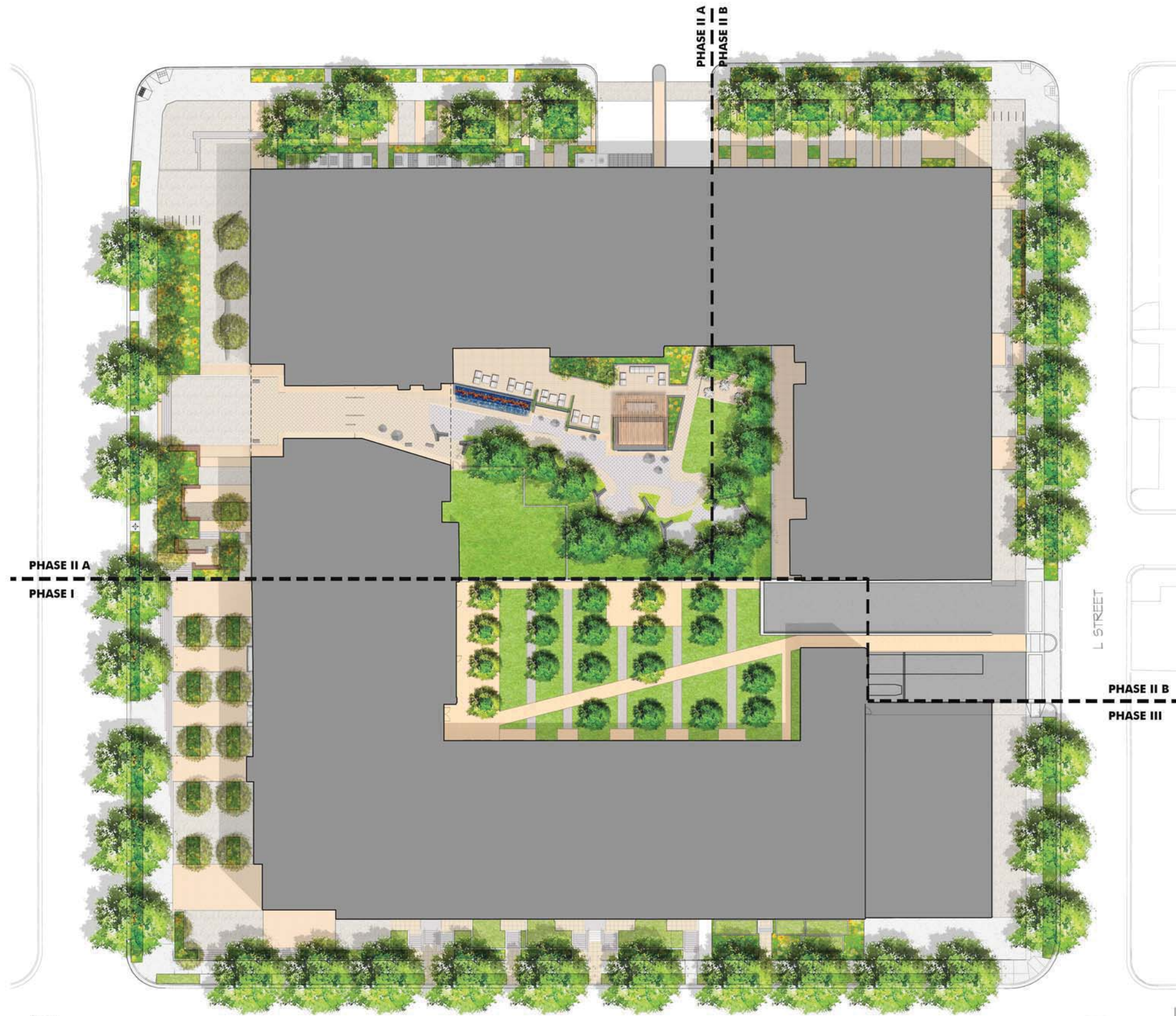
ZONING COMMISSION
District of Columbia
CASE NO.05-36I
EXHIBIT NO.33



DAVIS
CARTER
SCOTT
DESIGN

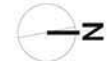
UNION PLACE – Phase 2A / 2B

C-701 SWM.dwg December 12, 2014, 11:12 am



Note:
For illustrative purposes only and are subject to final engineering design
and municipal authority permit requirements.

0 20 40 60 80 100 FT





Note:
For illustrative purposes only and are subject to final engineering design
and municipal authority permit requirements.

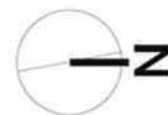


PHASE I

PHASE III

Note:

For illustrative purposes only and are subject to final engineering design and municipal authority permit requirements.

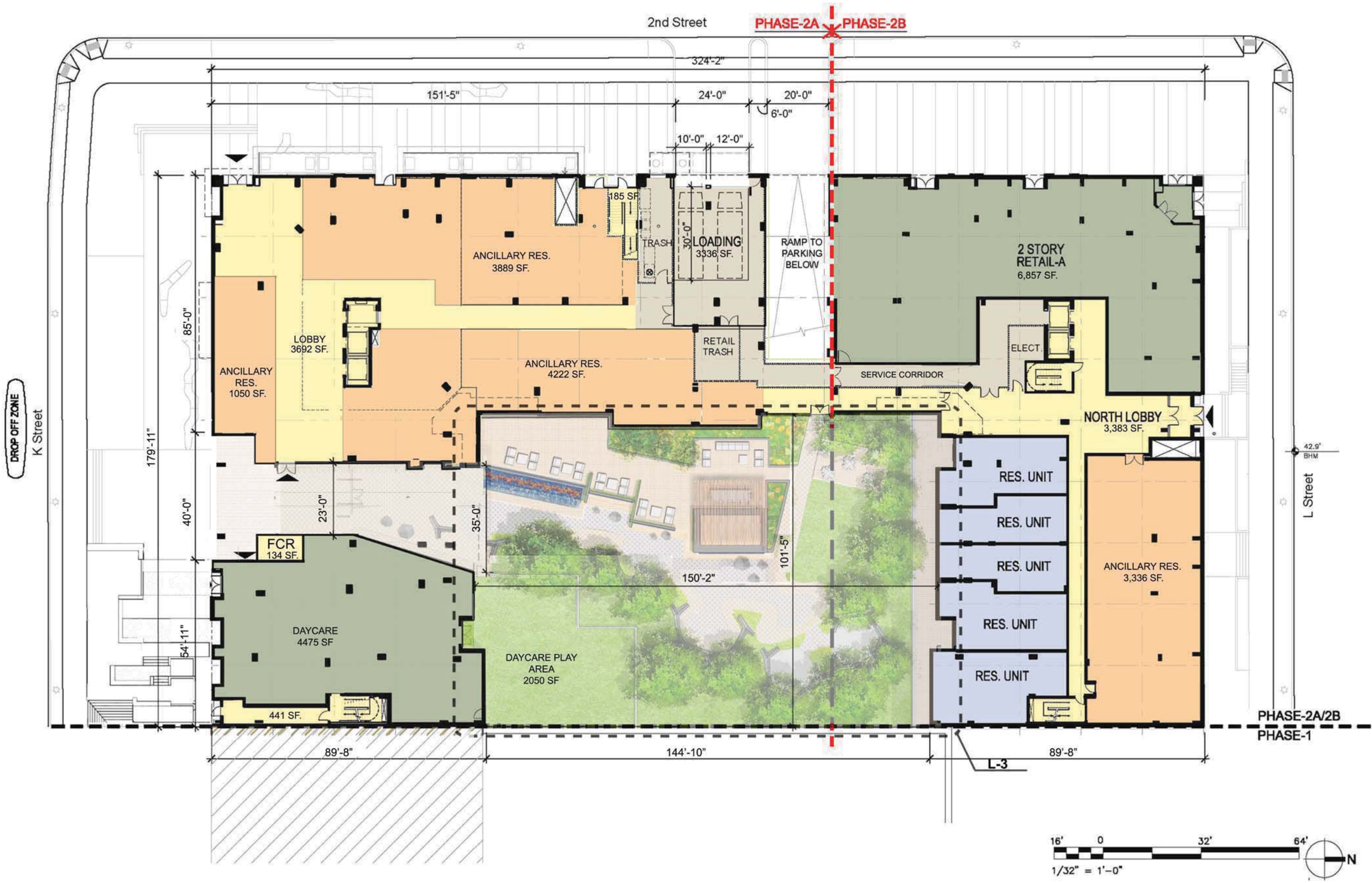


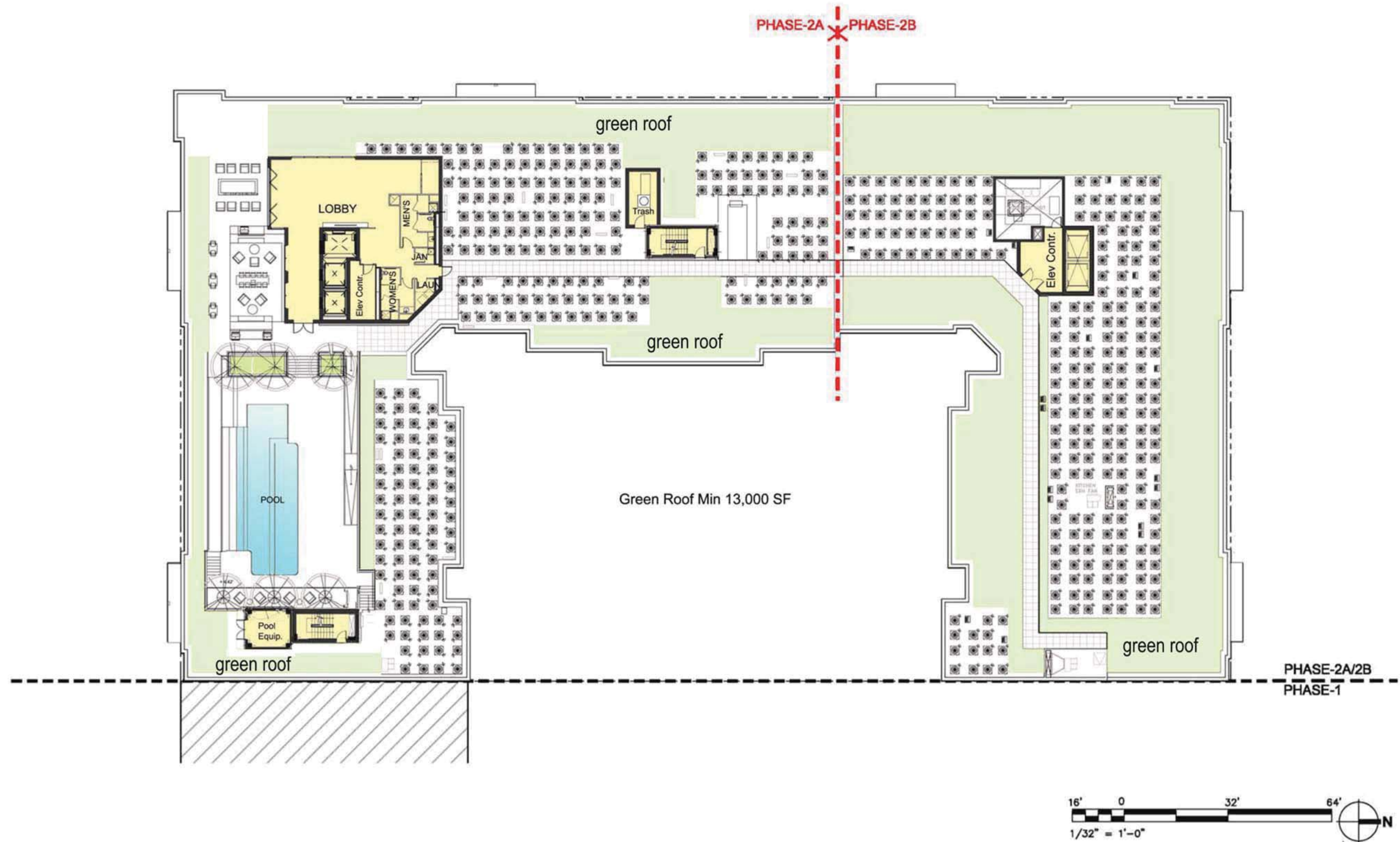


Note:

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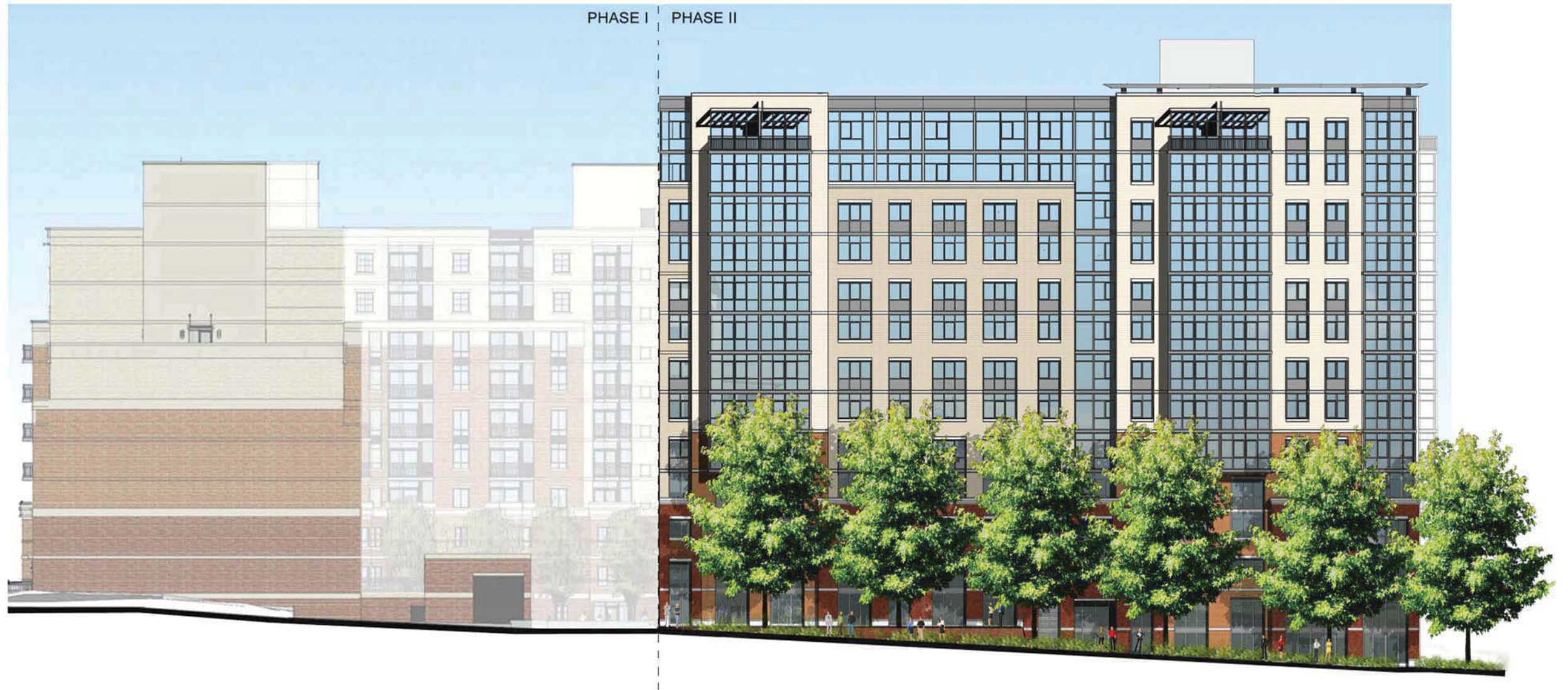




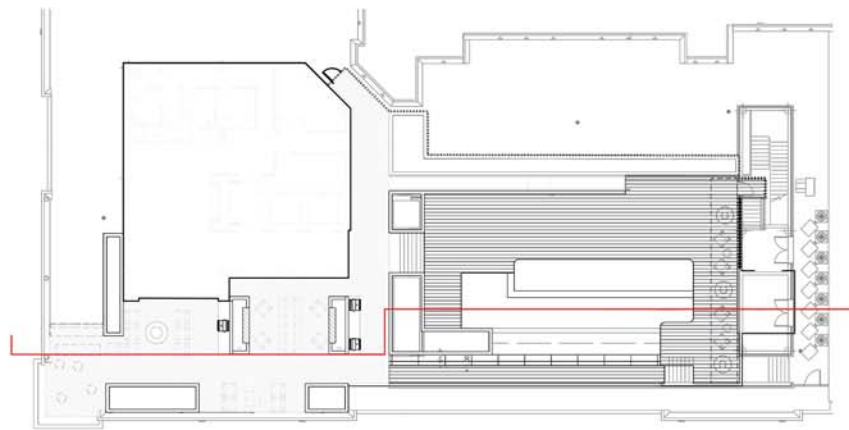












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2ND STREET LOOKING NORTH



2ND STREET LOOKING SOUTH

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C-103C	EROSION AND SEDIMENT COTROL PLAN - PHASE 2B
C-103D	EROSION AND SEDIMENT CONTROL PLAN - PHASE 2B - <i>STORM DRAINS ADDED</i>
C-104A	SITE PLAN
C-104B	SITE PLAN - <i>REVISED (SITE KEYNOTES 14-18 ADDED)</i> - <i>STORM DRAINS ADDED</i>
C-105A	UTILITY PLAN - <i>REVISED (SITE KEYNOTES 18-24 ADDED)</i>
C-105B	UTILITY PLAN - <i>REVISED (SITE KEYNOTES 18-24 ADDED)</i> - <i>STORM DRAINS ADDED</i>
C-106A	GRADING PLAN
C-106B	GRADING PLAN - <i>STORM DRAINS ADDED</i>
C-701	[1] STORMWATER MANAGEMENT PLAN - <i>REVISED (LEGEND REMOVED NOTE ADDED)</i>
L-1	[2] OVERALL LANDSCAPE PLAN - <i>REVISED (WIDER ANGLED PASSAGEWAY)</i>
L-2	[2] LANDSCAPE PLAN - <i>REVISED (WIDER ANGLED PASSAGEWAY)</i>
L-3	[2] ILLUSTRATIVE COURTYARD PLAN - <i>REVISED (STREETSCAPE EXHIBIT REMOVED)</i> <i>REVISED NOTES & LABELING</i>
L-4	PERSPECTIVE VIEWS - COURTYARD ENTRANCE - <i>NEW</i>
L-4A	<i>PERSPECTIVE VIEW - COURTYARD ENTRANCE WITH GATES - NEW</i>
L-5	<i>PERSPECTIVE VIEW - COURTYARD - NEW</i>
L-6	<i>PERSPECTIVE VIEW - COURTYARD - NEW</i>
L-7	<i>PERSPECTIVE VIEW - COURTYARD ENTRANCE - NEW</i>
L-8	<i>PERSPECTIVE VIEW - ROOF TOP VIEWS - NEW</i>
A-201	PARKING LEVEL G2 - <i>REVISED (PARKING TABULATION ADDED)</i> - <i>REVISED PARKING TABULATION</i>
A-202	PARKING LEVEL G1 - <i>REVISED (PARKING TABULATION DELETED)</i> - <i>REVISED LAYOUT 2 ROOMS ADDED</i>
A-203	[2] 1st FLOOR PLAN - <i>REVISED (WIDER ANGLED PASSAGEWAY)</i>
EX-203	1st FLOOR PLAN APPROVED PUD - <i>MOVED (WAS ORIGINALLY AT THE END OF BOOKLET)</i>
A-204	2nd FLOOR PLAN - <i>REVISED (WIDER ANGLED PASSAGEWAY)</i>
EX-204	2nd FLOOR PLAN APPROVED PUD - <i>MOVED (WAS ORIGINALLY AT THE END OF BOOKLET)</i>
A-205	(NOT USED)
A-206	TYPICAL FLOOR PLAN - <i>REVISED (DIMENSIONS ADDED)</i>
EX-206	TYPICAL FLOOR PLAN APPROVED PUD - <i>MOVED (WAS ORIGINALLY AT THE END OF BOOKLET)</i>
A-207	[2] ROOF PLAN - <i>REVISED (TRASHROOM ADDED, POOL AND LOBBY AREA MINOR LAYOUT MODIFICATIONS)</i>
EX-207	ROOF PLAN APPROVED PUD - <i>MOVED (WAS ORIGINALLY AT THE END OF BOOKLET)</i> <i>STAIR TOWER MOVED AWAY FROM THE ROOF EDGE</i>
A-301	[1] ELEVATION - K STREET (W/ TREES) - <i>REVISED (WIDENED PASSAGEWAY, ADDED CORNER WINDOW AT SOUTH EAST CORNER AT FLOORS 5-14, ARCHITECTURAL EMBELLISHMENTS, ABOVE PARAPET, REDUCED STAIR TOWER HEIGHT)</i>
A-301a	[1] ELEVATION - K STREET (W/O TREES) - <i>REVISED (SAME AS A-301)</i> <i>STAIR TOWER MOVED AWAY FROM THE ROOF EDGE</i>
EX-301	ELEVATION - K STREET APPROVED PUD - <i>MOVED (WAS ORIGINALLY AT THE END OF BOOKLET)</i> <i>STAIR TOWER MOVED AWAY FROM THE ROOF EDGE</i>
A-302	[1] ELEVATION - 2nd STREET (W/ TREES) - <i>REVISED (ARCHITECTURAL EMBELLISHMENTS ABOVE PARAPET, MODIFIED GARAGE AND LOADING ENTRNACE) - REVISED BRICK COLOR NEXT TO THE LOADING DOCK</i>
A-302a	[1] ELEVATION - 2nd STREET (W/O TREES) - <i>REVISED (SAME AS A-302) - REVISED BRICK COLOR NEXT TO THE LOADING DOCK</i>
EX-302	ELEVATION - 2nd STREET APPROVED PUD - <i>MOVED (WAS ORIGINALLY AT THE END OF BOOKLET)</i>
A-303	[1] ELEVATION - L STREET (W/ TREES) - <i>REVISED (ARCHITECTURAL EMBELLISHMENTS ABOVE PARAPET, NORTH EAST STAIR TOWER DELETED, ENTRANCE ARCHWAY MODIFIED NOW RECTANGULAR ENTRANCE)</i>
A-303a	[1] ELEVATION - L STREET (W/O TREES) - <i>REVISED (SAME AS A-303)</i>
EX-303	ELEVATION - L STREET APPROVED PUD - <i>MOVED (WAS ORIGINALLY AT THE END OF BOOKLET)</i>
A-304	ELEVATION - COURTYARD - <i>REVISED (WIDENED PASSAGEWAY, NORTH EAST STAIR TOWER DELETED)</i> <i>STAIR TOWER MOVED AWAY FROM THE ROOF EDGE</i>
EX-304	ELEVATION - COURTYARD APPROVED PUD - <i>MOVED (WAS ORIGINALLY AT THE END OF BOOKLET)</i>
A-305	END ELEVATIONS - <i>NEW</i> - <i>REVISED ARTICULATION ON THE EAST WALL ADDED</i> <i>STAIR TOWER MOVED AWAY FROM THE ROOF EDGE</i>
A-401	SITE SECTION
A-402	SITE SECTION - <i>REVISED (HEIGHT FROM POINT OF MEASUREMENT ADDED)</i>
A-403	<i>RENDERED SECTION ALONG ROOF TOP - NEW</i>
A-501	ELEVATION - K STREET - ENLARGEMENT - <i>NEW</i>
EX-501	ELEVATION - K STREET - ENLARGEMENT APPROVED PUD - <i>MOVED (WAS ORIGINALLY AT THE END OF BOOKLET)</i>
A-502	ELEVATION - 2nd STREET - ENLARGEMENT - <i>NEW</i>
A-503	ELEVATION - 2nd STREET - ENLARGEMENT - <i>NEW</i>
A-504	ELEVATION - 2nd STREET - MATERIALS - <i>NEW</i> - <i>REVISED BRICK COLOR NEXT TO THE LOADING DOCK</i>
EX-504	ELEVATION - 2nd STREET - MATERIALS APPROVED PUD - <i>MOVED (WAS ORIGINALLY AT THE END OF BOOKLET)</i>
A-505	[1] PERSPECTIVE - K STREET - <i>NEW</i> - <i>REVISED ARTICULATION ON THE EAST WALL ADDED</i> <i>STAIR TOWER MOVED AWAY FROM THE ROOF EDGE</i>
A-506	[1] PERSPECTIVES - 2nd STREET - <i>NEW</i>
EX-506	PERSPECTIVES - 2nd STREET APPROVED PUD - <i>MOVED (WAS ORIGINALLY AT THE END OF BOOKLET)</i>
A-507	PERSPECTIVE - L STREET - <i>NEW</i>
A-507a	PERSPECTIVE - L STREET (W/O TREES) - <i>NEW</i>
EX-507	PERSPECTIVES - L STREET APPROVED PUD