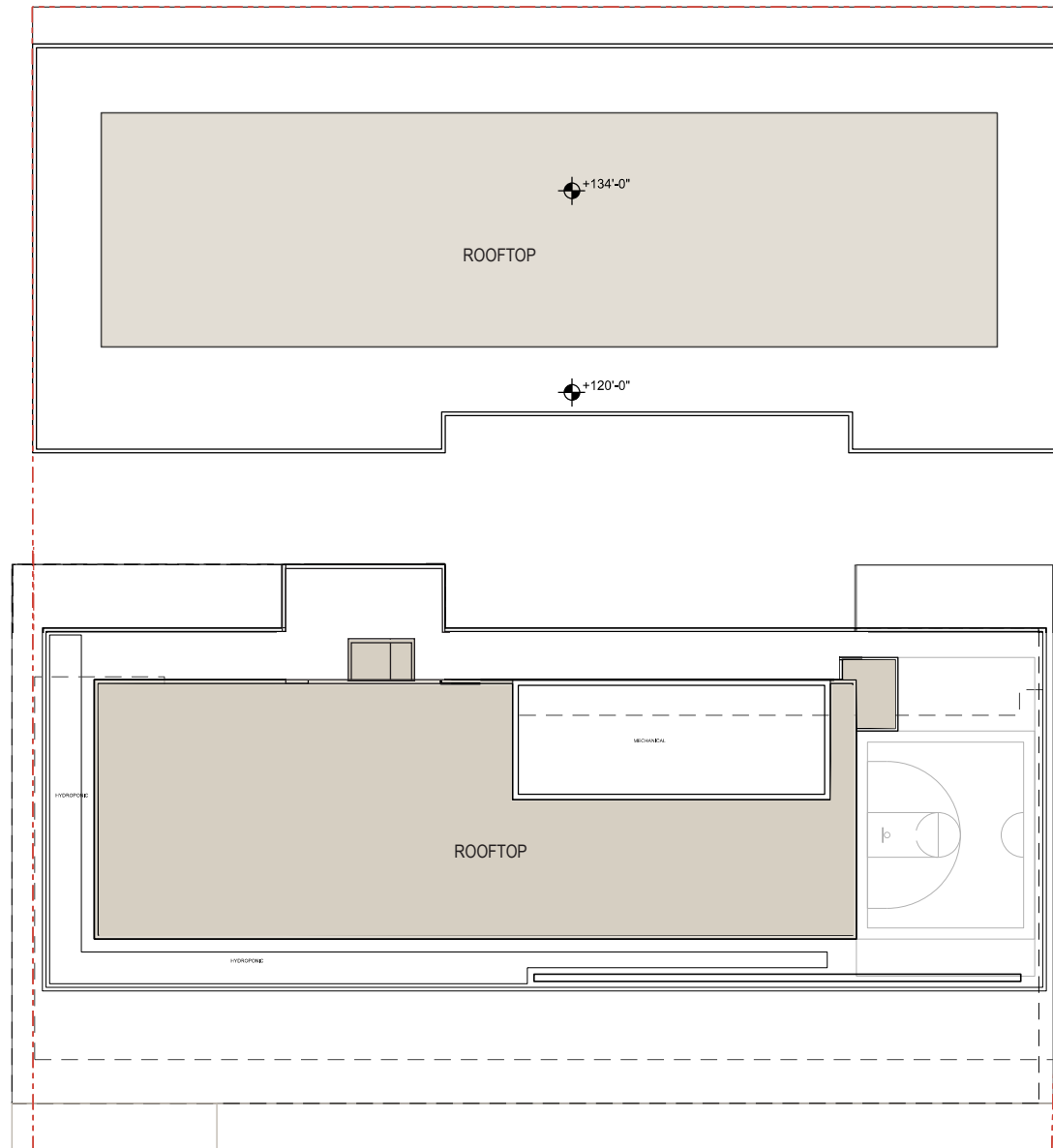


NOTE: THIS PENTHOUSE PLAN IS SUBMITTED AS AN ALTERNATIVE TO THE "NON-OCCUPIABLE" PENTHOUSE PLAN SHOWN ON PAGE A5, BASED ON THE ZONING COMMISSION'S GUIDANCE AT ITS JUNE 30, 2014 PUBLIC MEETING. THIS PENTHOUSE PLAN ALTERNATIVE IS REQUESTED SUBJECT TO THE APPROVAL BY THE ZONING COMMISSION OF AMENDMENTS TO THE ZONING REGULATIONS RESULTING FROM AMENDMENTS TO THE HEIGHT ACT OF 1910 PERMITTING OCCUPIABLE SPACE ABOVE A PROPERTY'S MAXIMUM HEIGHT. APPLICANT REQUESTS FLEXIBILITY TO REVISE THE DESIGN AND CONSTRUCT A PENTHOUSE PROVIDED THAT SUCH PENTHOUSE IS IN COMPLIANCE WITH ANTICIPATED AMENDMENTS TO THE ZONING REGULATIONS AND ANY OTHER RELIEF EXPLICITLY APPROVED AS PART OF THIS APPLICATION.

PENTHOUSE PLAN



ROOF PLAN

NOTES:

1. REFER TO ROOF PLAN FOR OVERALL BUILDING DIMENSIONS.

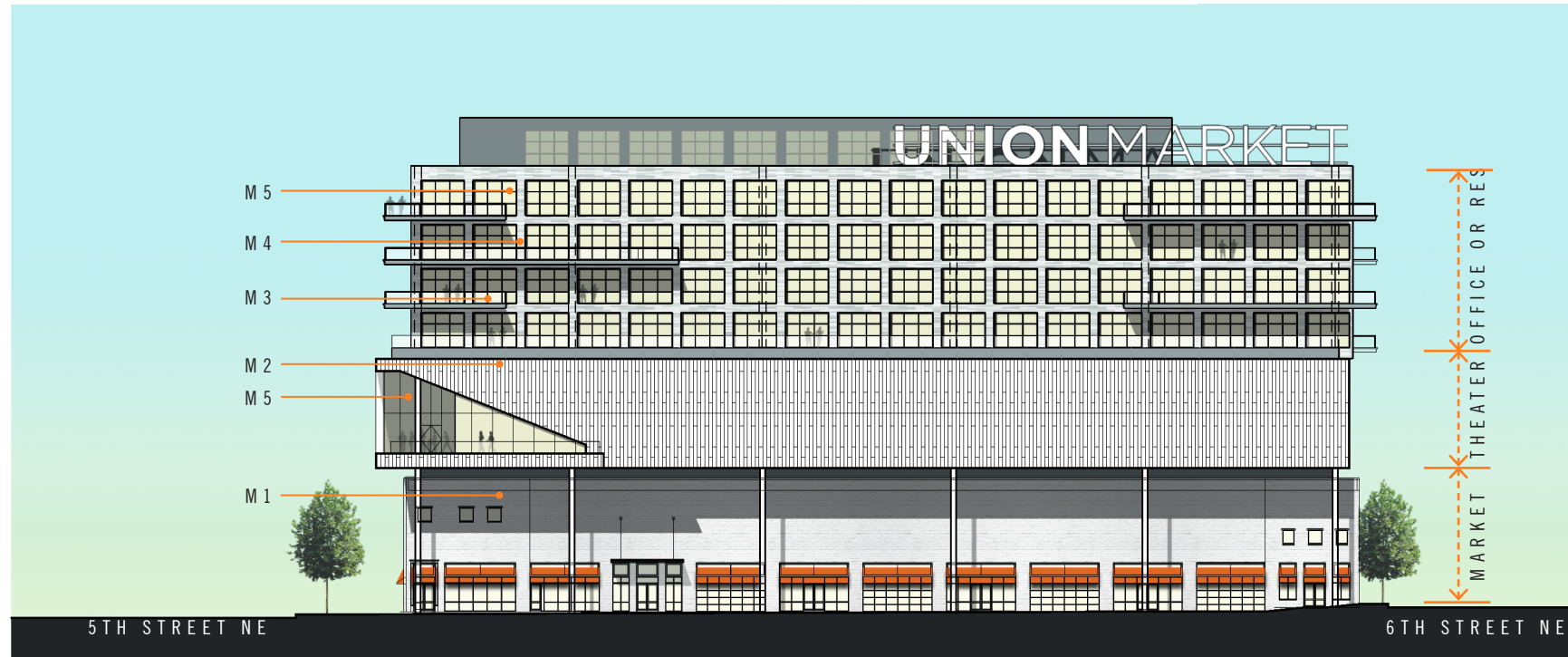
2. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES, NUMBER, AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF THEATER BOXES, OUTDOOR SPACE, STAIRS, BALCONY, TERRACES, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING GARAGE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

3. ALL SPOT ELEVATIONS ARE RELATIVE TO THE MEASURING POINT, ASSUMED FOR THESE DRAWINGS TO BE +0'-0".

4. PROJECTIONS SHOWN WILL REQUIRE REVIEW AND APPROVAL BY DCRA AND ARE SUBJECT TO MODIFICATION AT THE REQUEST OF DCRA DURING SUCH PROCESS.

LEGEND

- PROPERTY LINE
- CORE/ SERVICE
- RETAIL
- EVENT
- THEATER
- OFFICE OR RESIDENTIAL
- PARKING
- TERRACE
- ROOF
- OFFICE



BUILDING ELEVATION A (SOUTH)



BUILDING ELEVATION B (NORTH)

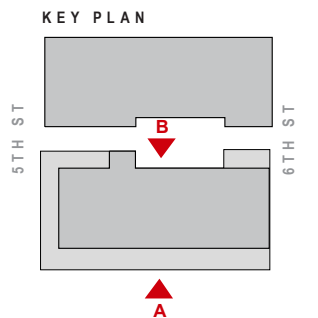
NOTES:

1. REFER TO ROOF PLAN FOR OVERALL BUILDING DIMENSIONS.
2. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES, NUMBER, AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF THEATER BOXES, OUTDOOR SPACE, STAIRS, BALCONY, TERRACES, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.
3. ADDITIONAL DESIGN CHANGES WOULD BE MADE IF ROOF STRUCTURES MADE OCCUPIABLE BY ZC.
4. SIGNAGE WILL BE INSTALLED FOR RETAIL STOREFRONTS, THEATER, AND OFFICE USERS BASED ON TENANT REQUESTS SUBJECT TO D.C. SIGNAGE REGULATIONS.

MATERIAL DESCRIPTION
SEE BUILDING MATERIALS SHEET A13

MATERIAL LEGEND

- | | |
|-----------|--|
| M1 | EXISTING BRICK
MASONRY BLEND |
| M2 | LARGE FORMAT METAL
PANEL |
| M3 | METAL AND/ OR GLASS
RAILING SYSTEM |
| M4 | ARCHITECTURAL
TILE RAINSCREEN |
| M5 | ALUMINUM/ GLASS
WINDOW ASSEMBLY |
| M6 | ALUMINUM/ GLASS
PAINTED STEEL STORE
FRONT SYSTEM |



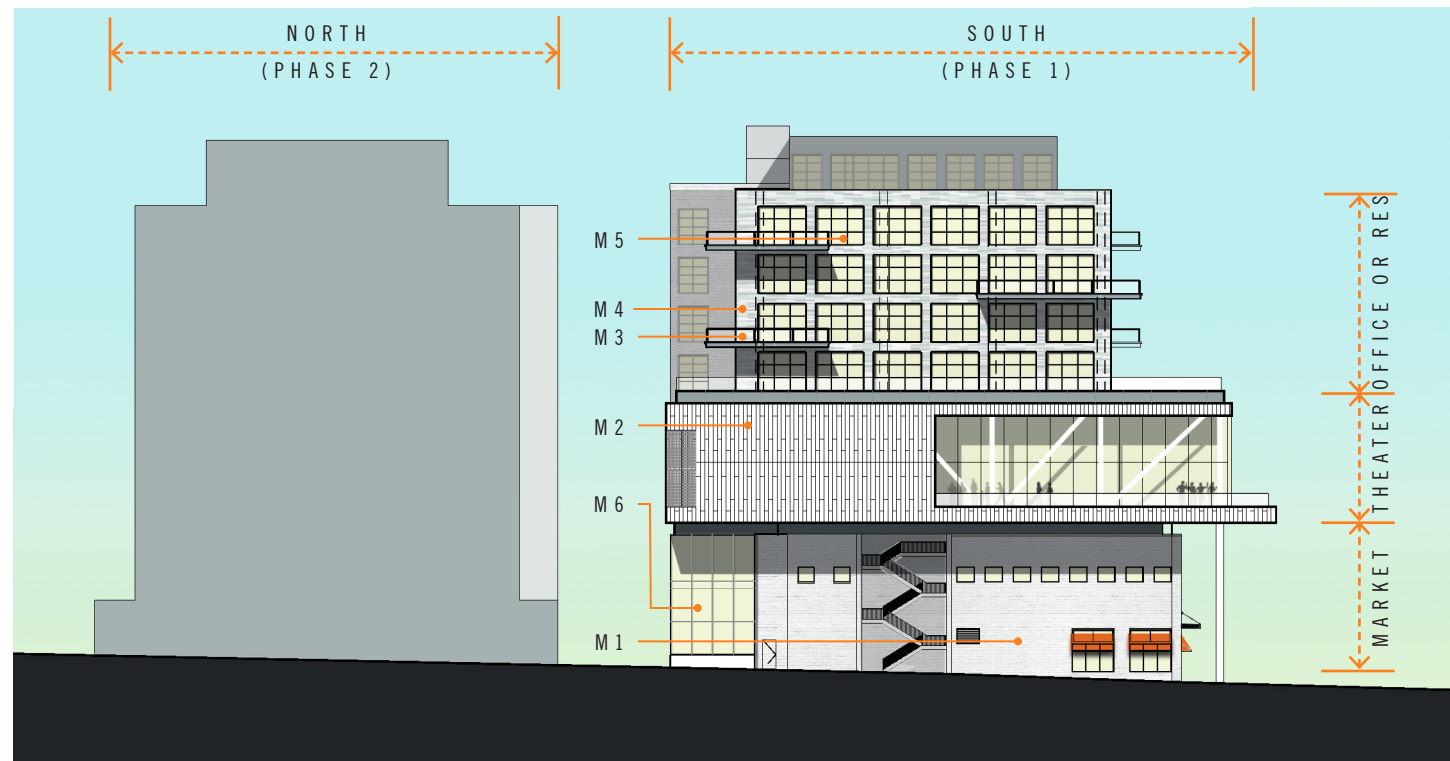
OPTION 1

BUILDING ELEVATIONS 1" = 50'

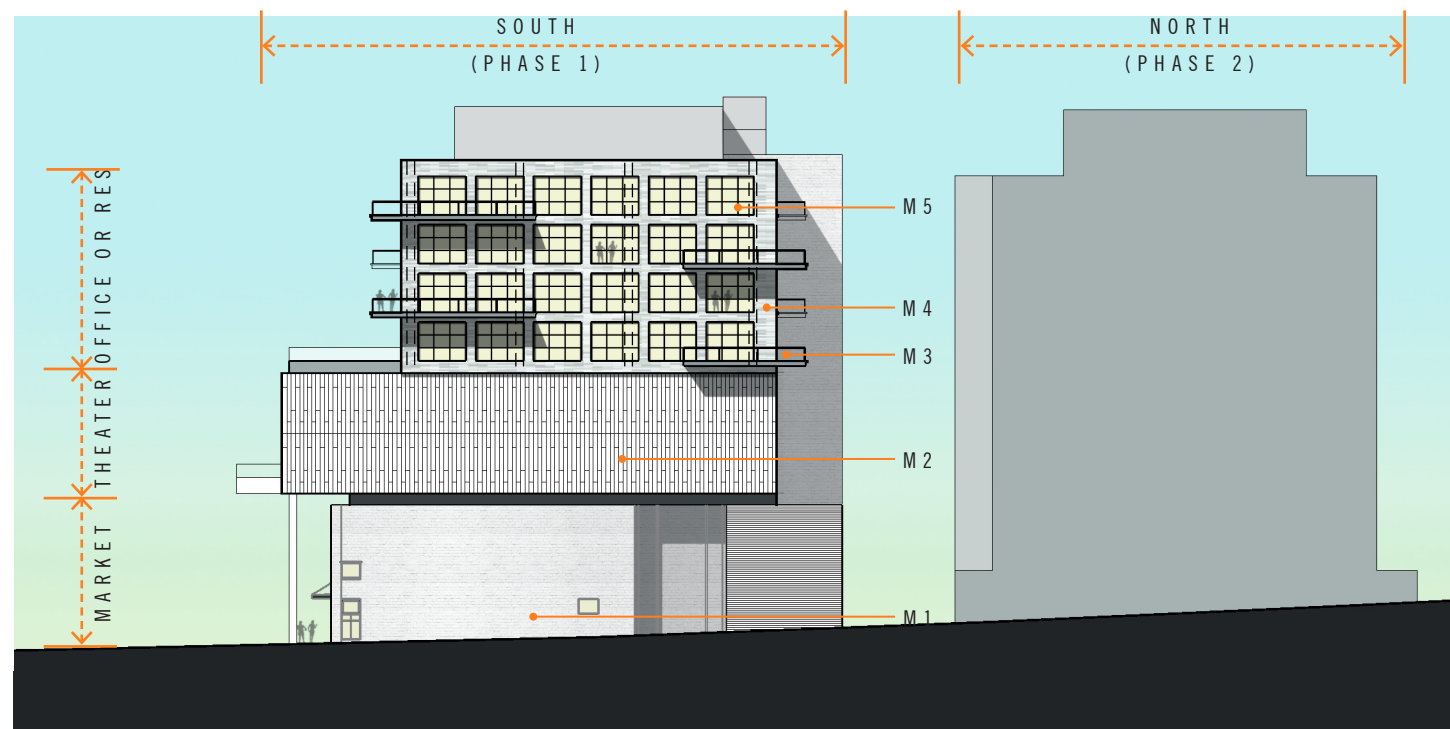
A7

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BUILDING ELEVATION C (WEST)



BUILDING ELEVATION D (EAST)

NOTE:
FACADE EXTENSION ON PHASE 2 IS FOR ILLUSTRATIVE PURPOSES ONLY;
FINAL DESIGN MAY VARY.

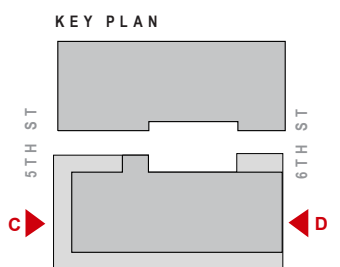
NOTES:

1. REFER TO ROOF PLAN FOR OVERALL BUILDING DIMENSIONS.
2. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES, NUMBER, AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF THEATER BOXES, OUTDOOR SPACE, STAIRS, BALCONY, TERRACES, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.
3. ADDITIONAL DESIGN CHANGES WOULD BE MADE IF ROOF STRUCTURES MADE OCCUPIABLE BY ZC.
4. SIGNAGE WILL BE INSTALLED FOR RETAIL STOREFRONTS, THEATER, AND OFFICE USERS BASED ON TENANT REQUESTS SUBJECT TO D.C. SIGNAGE REGULATIONS.

MATERIAL DESCRIPTION
SEE BUILDING MATERIALS SHEET A13

MATERIAL LEGEND

- M1** EXISTING BRICK MASONRY BLEND
- M2** LARGE FORMAT METAL PANEL
- M3** METAL AND/ OR GLASS RAILING SYSTEM
- M4** ARCHITECTURAL TILE RAINSCREEN
- M5** ALUMINUM/ GLASS WINDOW ASSEMBLY
- M6** ALUMINUM/ GLASS PAINTED STEEL STORE FRONT SYSTEM



NOTES:

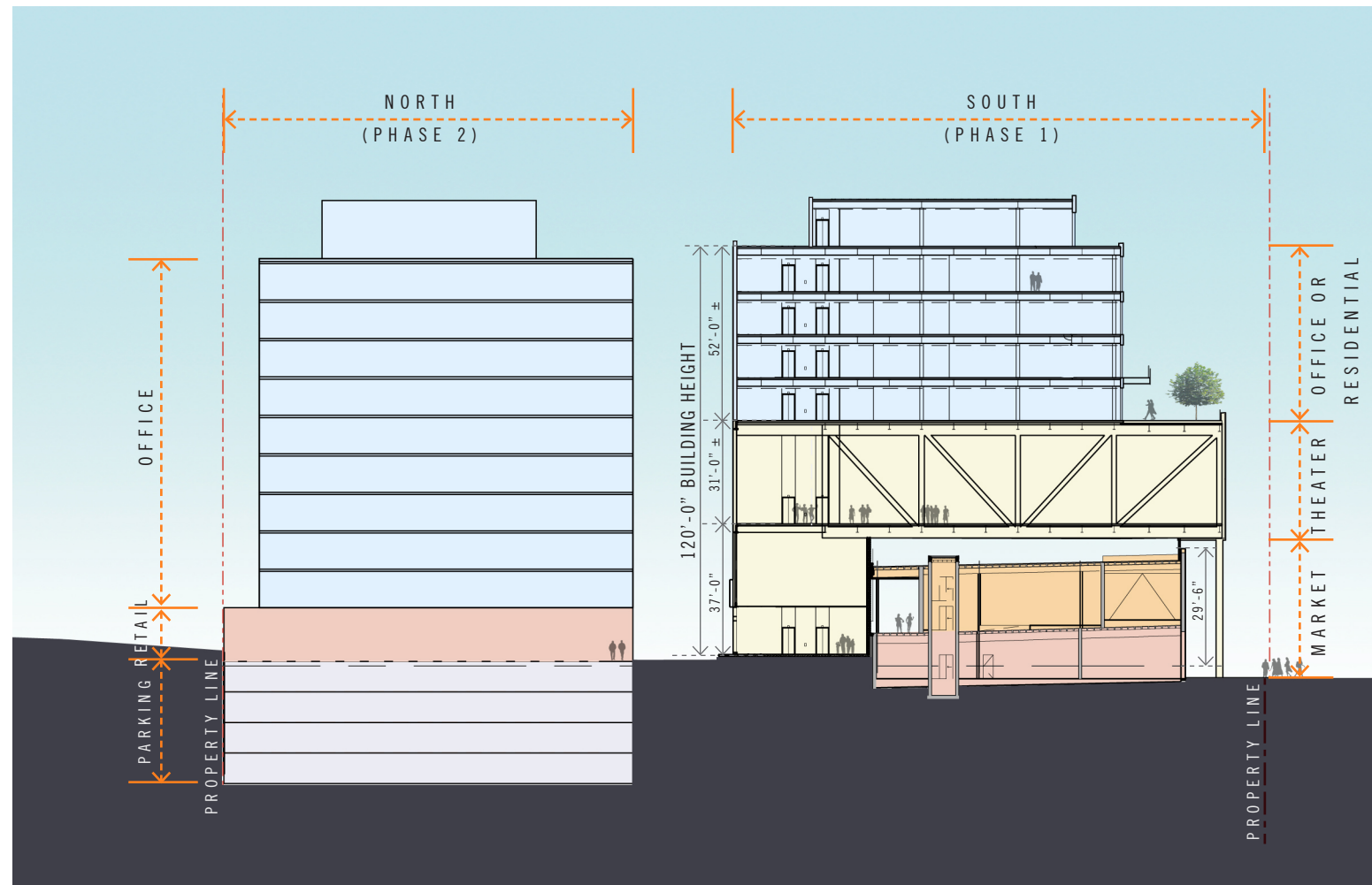
1. REFER TO ROOF PLAN FOR OVERALL BUILDING DIMENSIONS.

2. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES, NUMBER, AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF THEATER BOXES, OUTDOOR SPACE, STAIRS, BALCONY, TERRACES, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING GARAGE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

3. ALL SPOT ELEVATIONS ARE RELATIVE TO THE MEASURING POINT, ASSUMED FOR THESE DRAWINGS TO BE +0'-0".

LEGEND

- - - PROPERTY LINE
- CORE/ SERVICE
- RETAIL
- EVENT
- THEATER
- OFFICE OR RESIDENTIAL
- PARKING
- TERRACE
- ROOF
- OFFICE



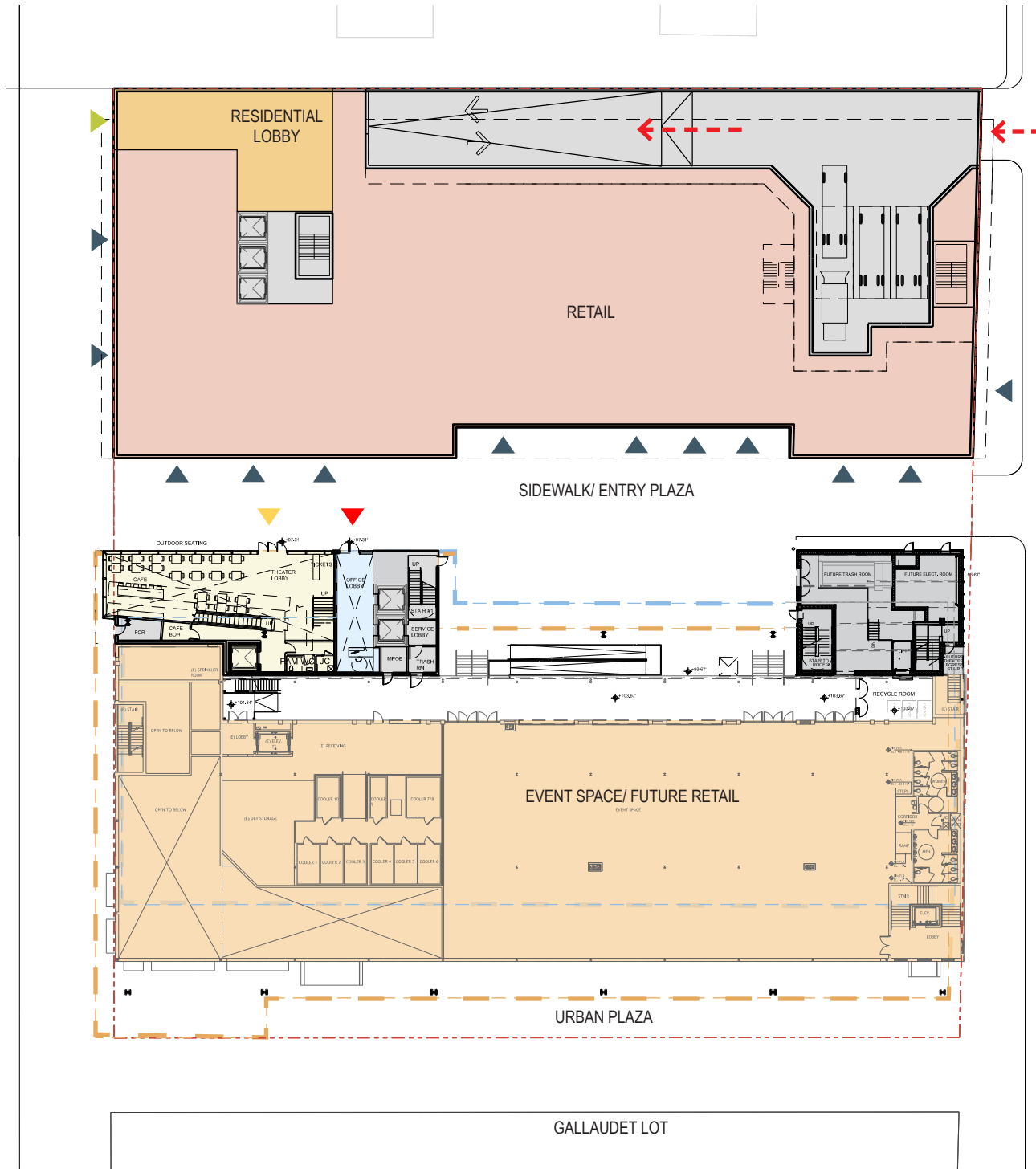
BUILDING SECTION A-A

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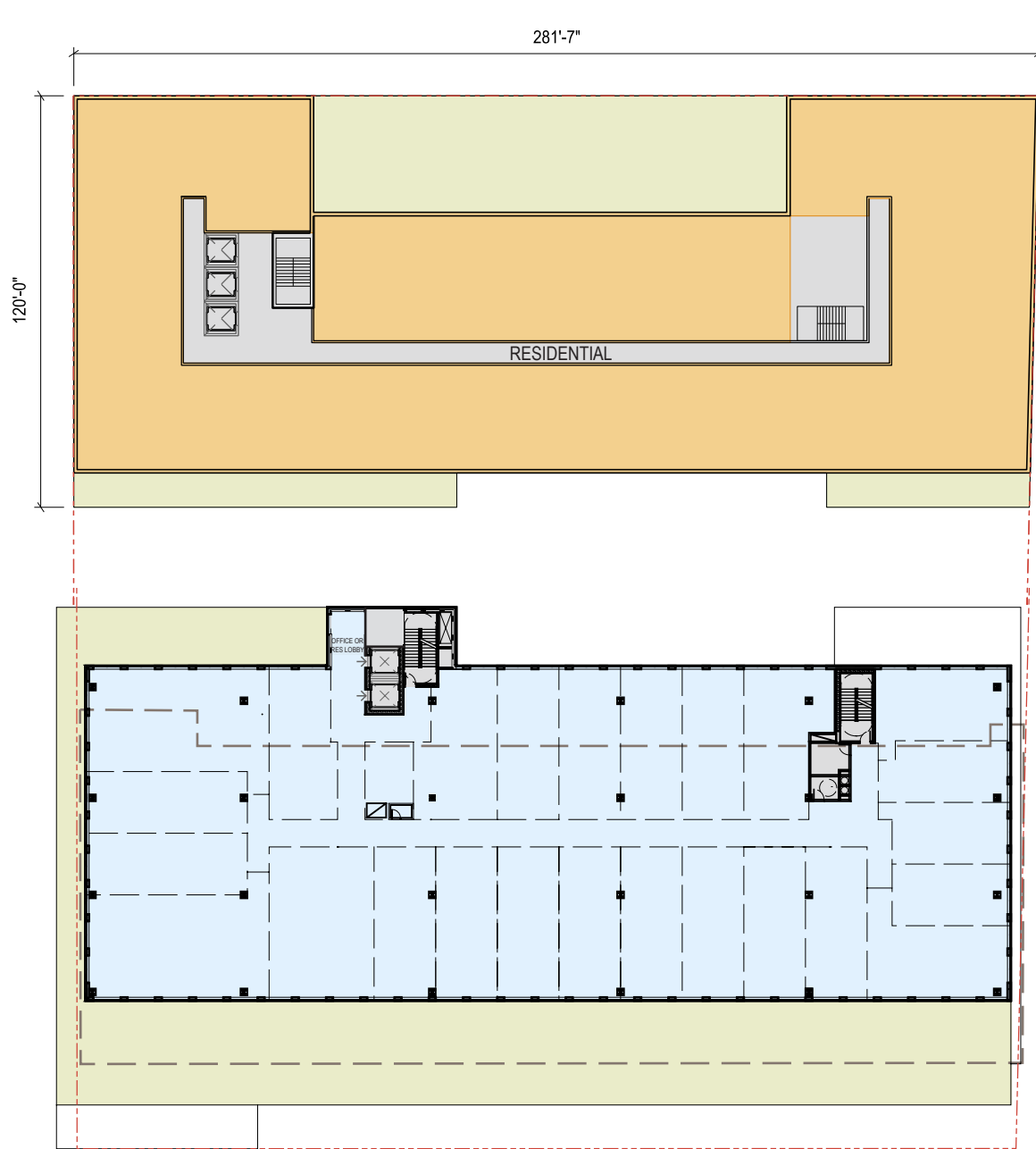
PUD SUBMISSION 2014 JULY 3
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OPTION 1 - BUILDING SECTION
1" = 50'

A9



EVENT LEVEL PLAN



TYPICAL PLAN

NOTE:
SOUTH BUILDING FIRST AND SECOND FLOOR LAYOUTS DEPICTED ARE THE CURRENT LAYOUTS OF THE MARKET AT UNION MARKET AND ARE SUBJECT TO CHANGE OVER TIME, INCLUDING THE CREATION OF SEPARATE RETAIL USES WITH INDIVIDUAL ENTRANCES.

NOTES:

1. REFER TO ROOF PLAN FOR OVERALL BUILDING DIMENSIONS.

2. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES, NUMBER, AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF THEATER BOXES, OUTDOOR SPACE, STAIRS, BALCONY, TERRACES, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING GARAGE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

3. ALL SPOT ELEVATIONS ARE RELATIVE TO THE MEASURING POINT, ASSUMED FOR THESE DRAWINGS TO BE +0'-0".

LEGEND

- PROPERTY LINE
- CORE/ SERVICE
- RETAIL
- EVENT
- THEATER
- OFFICE OR RESIDENTIAL
- PARKING
- TERRACE
- ROOF
- OFFICE
- RESIDENTIAL

- LINE OF THEATER ABOVE
- LINE OF OFFICE ABOVE

- ← DIRECTION OF TRAFFIC FLOW
- VEHICULAR ENTRANCE/ EXIT
- ▶ PEDESTRIAN OFFICE OR RESIDENTIAL ENTRANCE/ EXIT
- ▶ PEDESTRIAN RETAIL ENTRANCE/ EXIT
- ▶ PEDESTRIAN THEATER ENTRANCE/ EXIT
- ▶ PEDESTRIAN RES ENTRANCE/ EXIT

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OPTION 2
FLOOR PLANS A10