

**Exhibit A**

**DISTRICT OF COLUMBIA : APPLICATION FOR REVIEW +  
APPROVAL OF A CONSOLIDATED AND FIRST STAGE PLANNED  
UNIT DEVELOPMENT+ RELATED MAP AMENDMENT TO THE D.C.  
ZONING COMMISSION**

**STAGE 1 ON NORTH BUILDING  
CONSOLIDATED PUD ON SOUTH BUILDING**

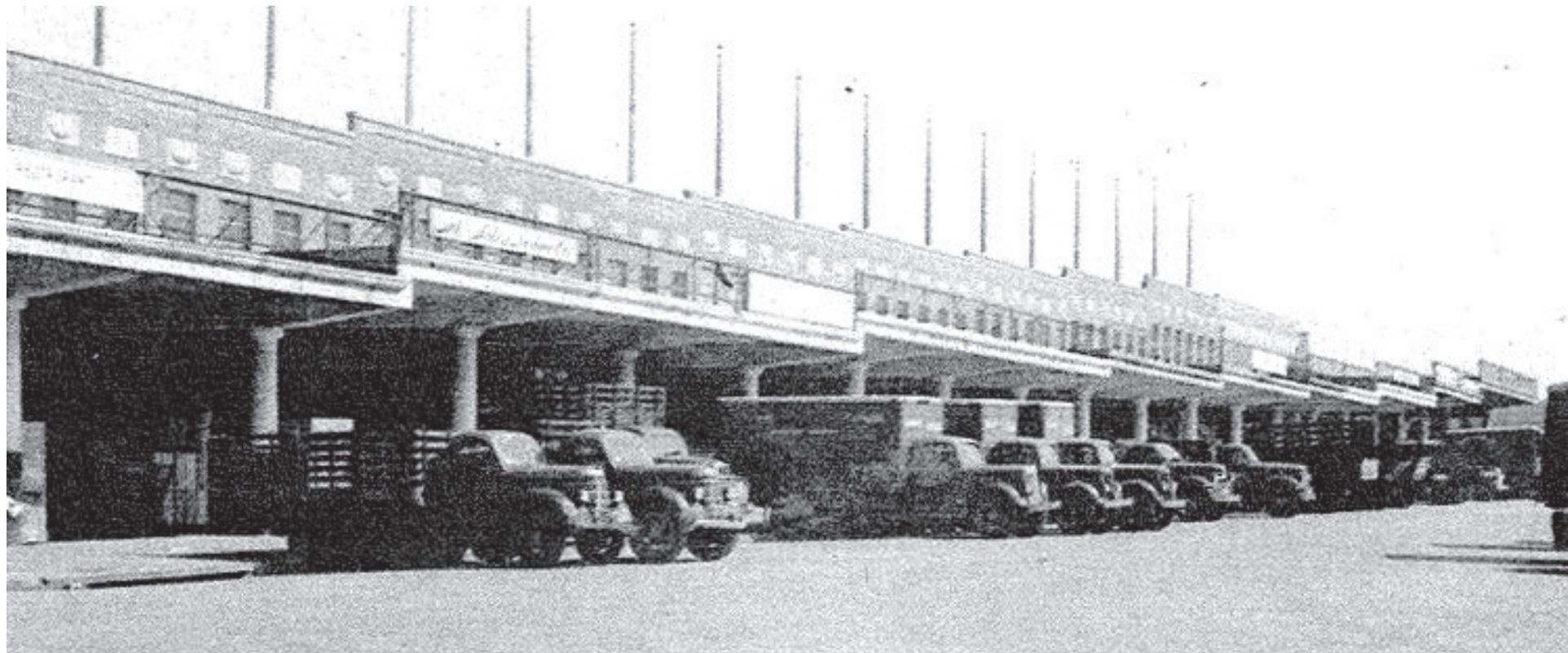
ARCHITECT: SHALOM BARANES ASSOCIATES  
DEVELOPER: EDENS  
LAND USE COUNSEL: GOULSTON AND STORRS  
CIVIL ENGINEER: BOHLER ENGINEERING  
TRAFFIC CONSULTANT: GOROVE SLADE  
STRUCTURAL ENGINEER: TADJER-COHEN-EDELSON ASSOCIATES, INC  
LANDSCAPE ARCHITECT: MAHAN RYKIEL



**1309 - 1329 5TH STREET NE WASHINGTON, DC**

PUD SUBMISSION 2014 JULY 3  
(REVISED 2015 JANUARY 30)





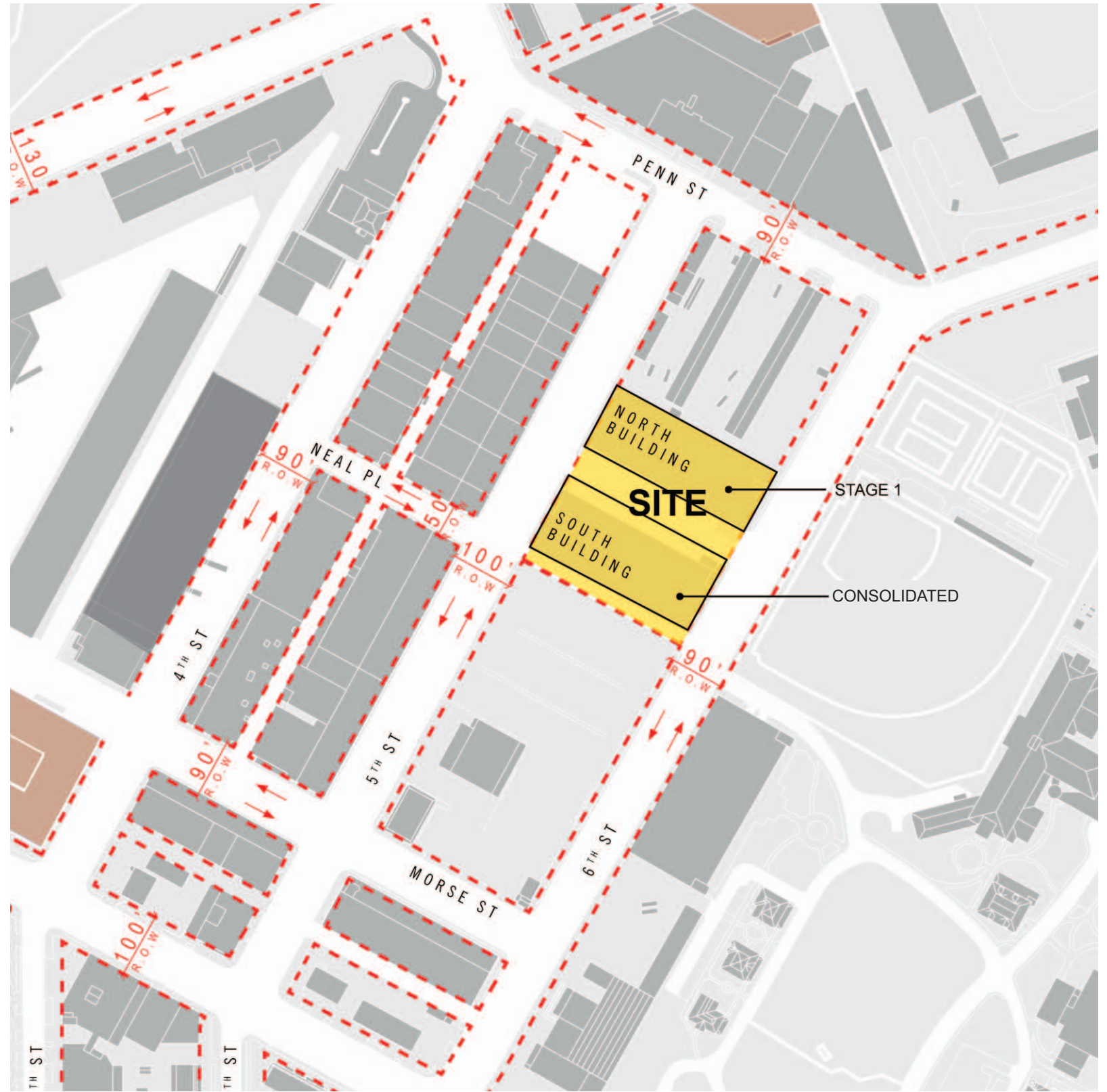
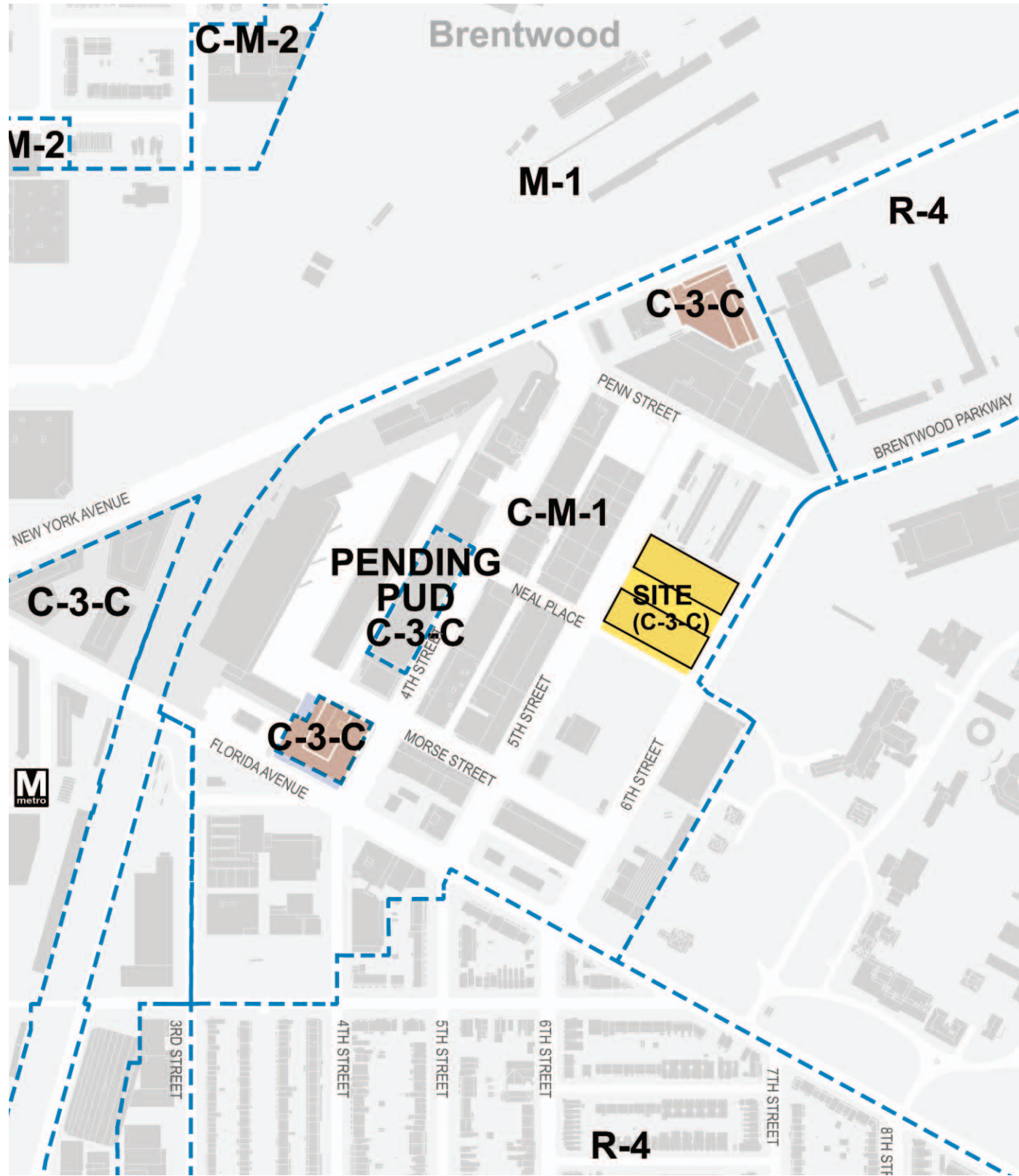
1309 - 1329 5TH STREET NE WASHINGTON, DC

PUD SUBMISSION 2014 JULY 3  
(REVISED 2015 JANUARY 30)

## DRAWING INDEX

D1	COVER SHEET DRAWING INDEX
<b>VICINITY</b>	
D2	CITY ZONING PLAN/ STREET R.O.W. DIAGRAM
S1	SITE PHOTOGRAPHS
<b>CONCEPT/ PRECEDENTS</b>	
D3	URBAN CONTEXT DIAGRAM
D4	MASSING DESIGN CONCEPT
P1	RETAIL/ PLAZA PRECEDENTS
<b>LANDSCAPE</b>	
L1	LANDSCAPE - OVERALL SITE PLAN
L2	LANDSCAPE - MATERIALS
L3	LANDSCAPE - DIMENSIONS
L4	LANDSCAPE - INTERIM
L5	LANDSCAPE - 5TH STREET NE SECTION - 100' R.O.W.
L6	LANDSCAPE - 6TH STREET NE SECTION - 90' R.O.W.
L7	LANDSCAPE - EAST ELEVATION STREETScape
L8	LANDSCAPE - WEST ELEVATION STREETScape
<b>*OPTION 1: NORTH BUILDING OFFICE USE</b>	
<b>*OPTION 2: NORTH BUILDING RESIDENTIAL USE</b>	
<b>DESIGN</b>	
A1	PLAN - OPTION 1 GROUND FLOOR PLAN
A2	PLAN - OPTION 1 EVENT LEVEL
A3	PLAN - OPTION 1 MEZZANINE LEVEL
A4	PLAN - OPTION 1 THEATER LEVEL
A5A	PLAN - OPTION 1 TYPICAL RESIDENTIAL LEVEL
A5B	PLAN - OPTION 1 TYPICAL OFFICE LEVEL
A6	PLAN - OPTION 1 PENTHOUSE PLAN
A7	PLAN - OPTION 1 ROOF PLAN
A8	ELEVATIONS
A9	ELEVATIONS
A10	ENLARGED BUILDING ELEVATIONS
A11	BUILDING SECTIONS - OPTION 1
A12	PENTHOUSE SECTIONS
A13	TYPICAL OFFICE/ RESIDENTIAL SKIN DETAILS
A14	THEATER SKIN DETAILS
A15	THEATER SKIN DETAILS
A16	THEATER SKIN DETAILS
A17	THEATER SKIN DETAILS
A18	PLAN - OPTION 2 EVENT LEVEL
A19	PLAN - OPTION 2 TYPICAL OFFICE/ RESIDENTIAL LEVEL
A20	PERSPECTIVE
A21	PERSPECTIVE
A22	PERSPECTIVE
A23	UNION MARKET PARK PERSPECTIVES
A24	PERSPECTIVES
A25	UNION MARKET SIGN LOCATION STUDIES
A26	BUILDING MATERIALS
<b>ZONING</b>	
Z1	ZONING TABULATIONS OPTION A
Z2	ZONING TABULATIONS OPTION B
Z3	ZONING PLANS - OPTION 1
Z4	ZONING PLANS - OPTION 2
<b>LD</b>	
LD1	LEED SCORECARD
LD2	LANDSCAPE - GREEN INITIATIVES
LD3	LANDSCAPE - BIKE PARKING
<b>CIVIL</b>	
C-500	STORMWATER MANAGEMENT PLAN
C-300	STREETScape IMPROVEMENTS
C-301	TRUCK TURN ACCESS PLAN
C-302	TRUCK TURN ACCESS PLAN
C-303	TRUCK TURN ACCESS PLAN
C-304	TRUCK TURN ACCESS PLAN





1309 - 1329 5TH STREET NE WASHINGTON, DC

PUD SUBMISSION 2014 JULY 3  
(REVISED 2015 JANUARY 30)

CITY ZONING PLAN/ STREET R.O.W. DIAGRAM

D 2





SOUTH OPEN SPACE



EAST



FRONT FACADE



WEST



1



2



3



4



5



6



7



8

1309 - 1329 5TH STREET NE WASHINGTON, DC

PUD SUBMISSION 2014 JULY 3  
(REVISED 2015 JANUARY 30)

SITE PHOTOGRAPHS

S 1





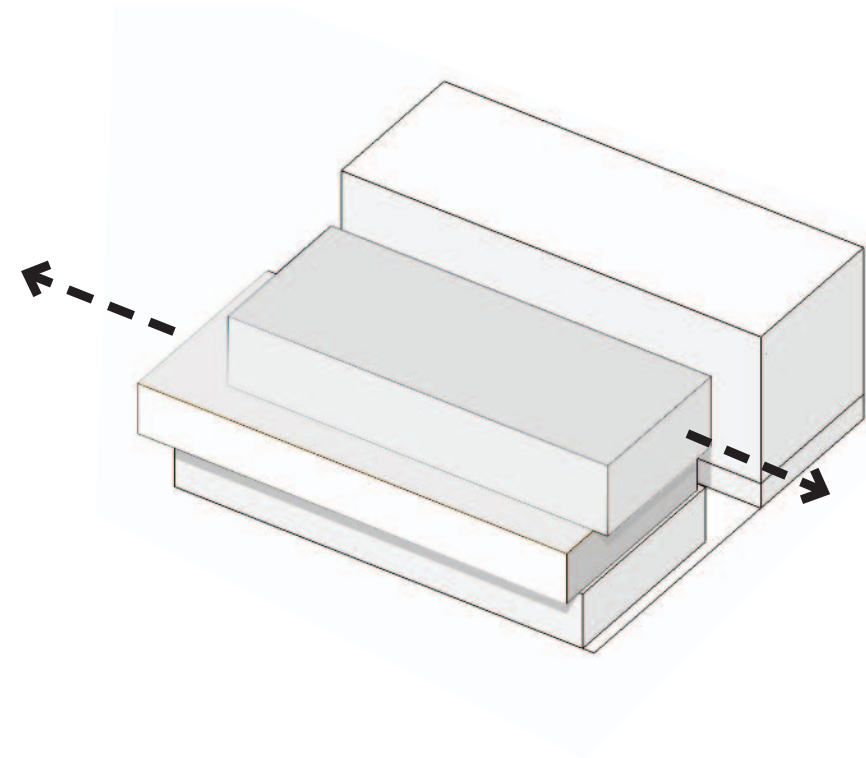
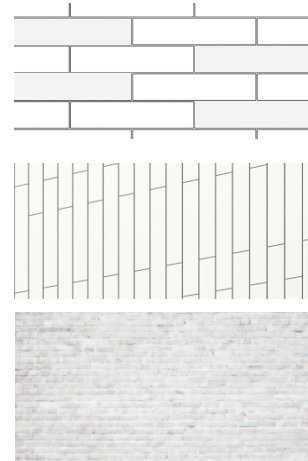
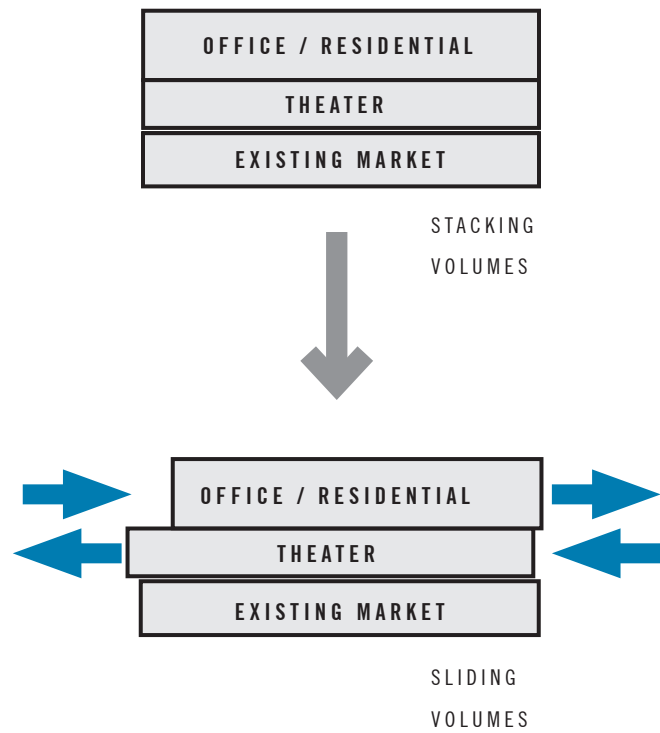
- DESIGN PRINCIPLES: URBAN**
- FOCUS ON PUBLIC REALM
  - CONNECT SITE TO CONTEXT
  - BUILDING SCALE/ ORIENTATION

1309 - 1329 5TH STREET NE WASHINGTON, DC

PUD SUBMISSION 2014 JULY 3  
(REVISED 2015 JANUARY 30)

URBAN CONTEXT DIAGRAM D 3





LONDON



UNION MARKET EXISTING SITE



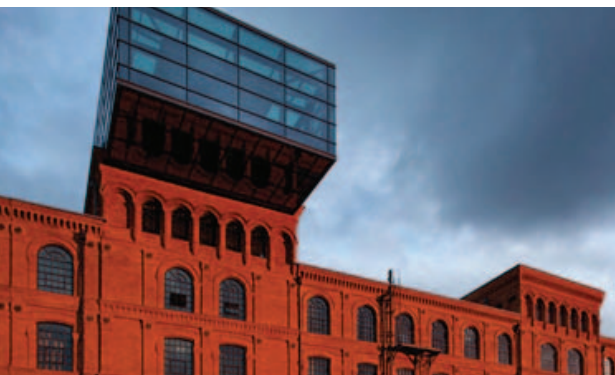
WASHINGTON, D.C.



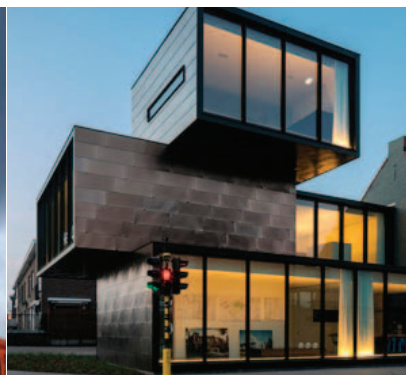
UNION MARKET EXISTING SITE



UNION MARKET EXISTING SITE



LODZ, POLAND



LONDON



STOCKHOLM



LONDON





Hafencity: Hamburg, Germany



Hamburg, Germany



Bethesda Row



Pearl District: Portland, OR



Sydney, Australia



Cady's Alley: DC



Stone Street: NYC

1309 - 1329 5TH STREET NE WASHINGTON, DC

PUD SUBMISSION 2014 JULY 3  
(REVISED 2015 JANUARY 30)

RETAIL/ PLAZA PRECEDENTS

P 1