

NOTE: LANDSCAPE SHOWN IN RENDERINGS IS REPRESENTATIONAL, REFER TO LANDSCAPE PLANS



1329 5TH STREET, NE PUD POST-HEARING SUBMISSION | 12.16.2019

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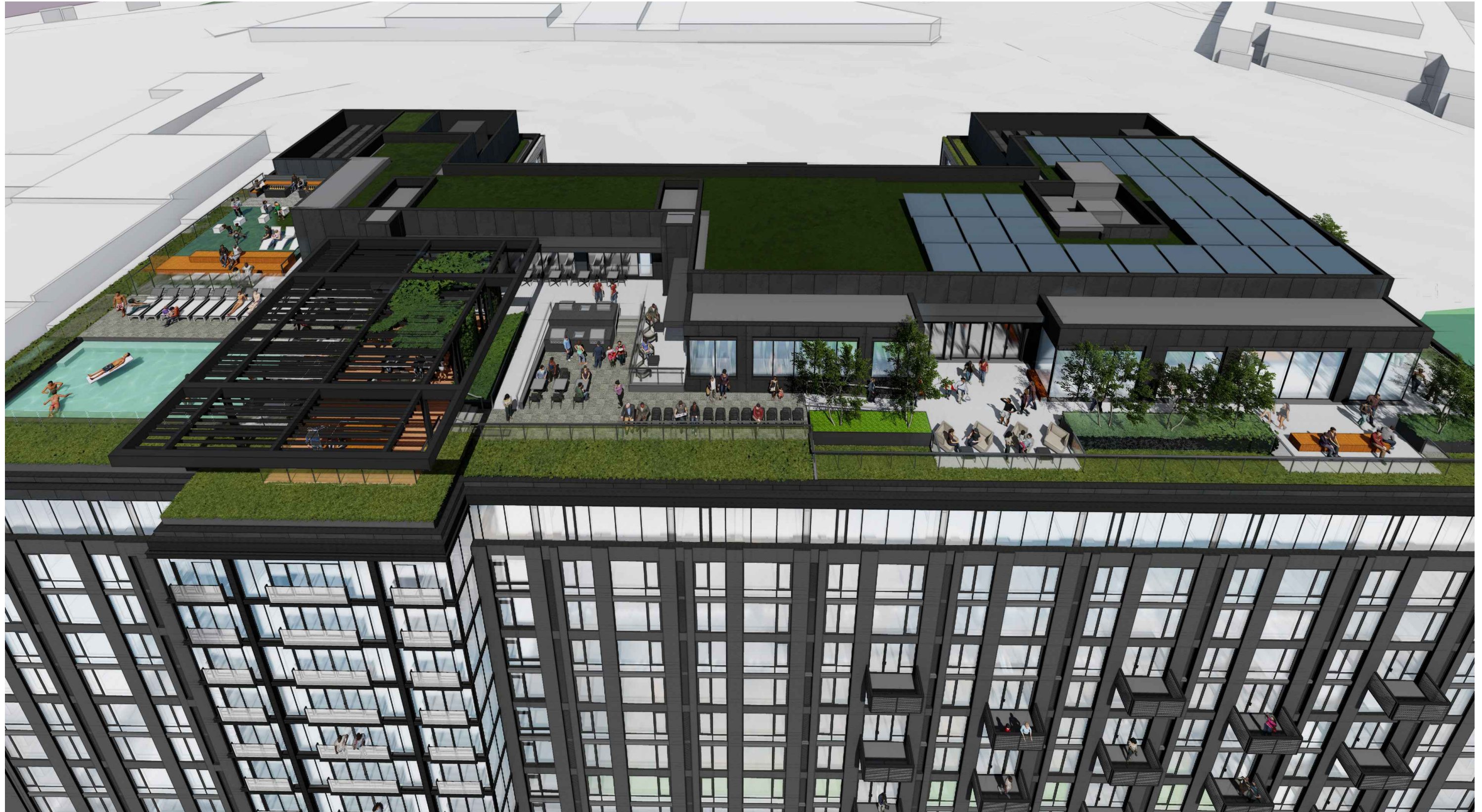


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EMBELLISHMENT SLAT SPACING IS NOT SHOWN TO SCALE. SLATS WILL BE SPACED A MINIMUM OF 24" APART OR AS OTHERWISE ALLOWED PURSUANT TO THE CONSTRUCTION CODE AND/OR ZONING REGULATIONS.





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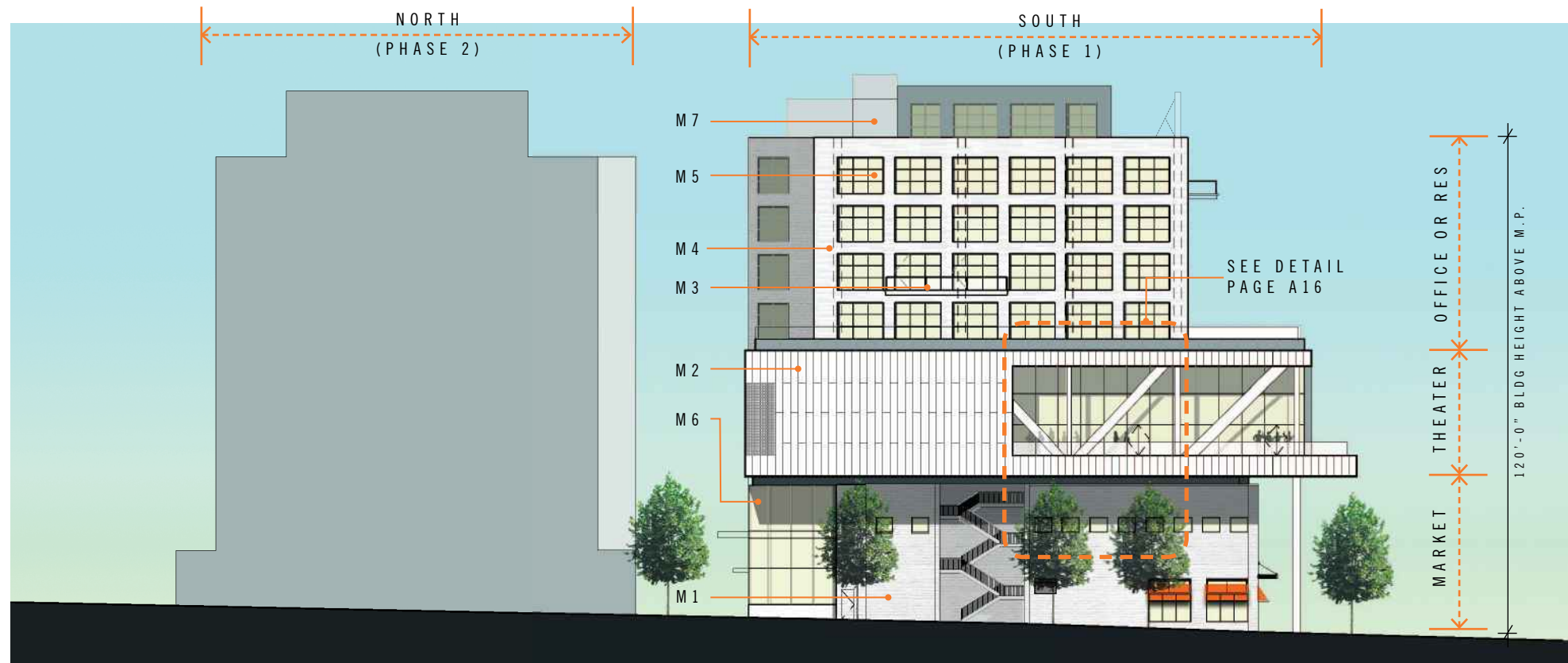


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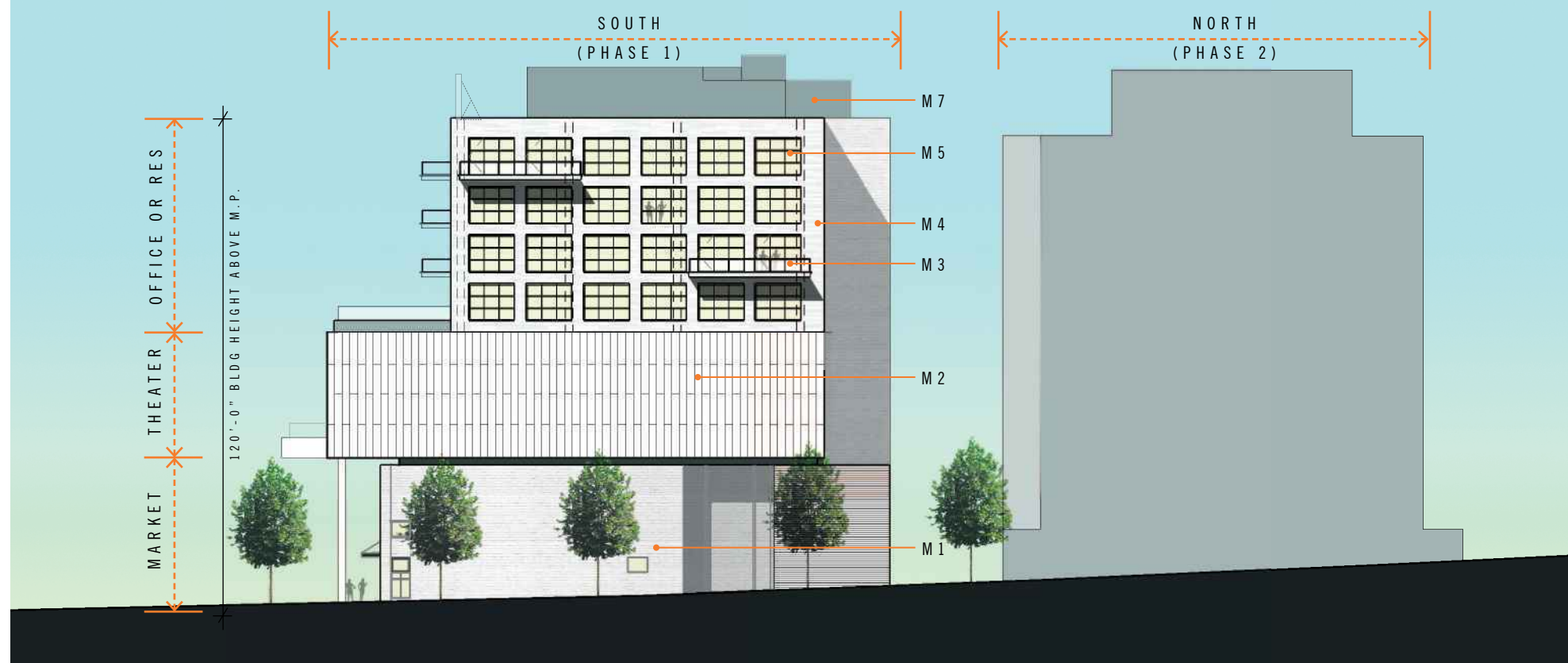
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BUILDING ELEVATION C (WEST)



BUILDING ELEVATION D (EAST)

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

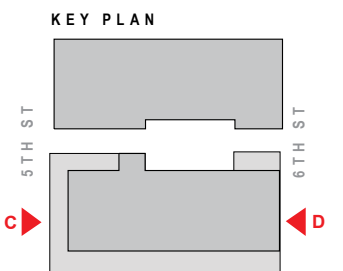
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3. ADDITIONAL DESIGN CHANGES WOULD BE MADE IF ROOF STRUCTURES MADE OCCUPIABLE BY ZC.
4. SIGNAGE MAY BE INSTALLED AND MODIFIED PURSUANT TO MARKET OR TENANT DEMANDS SUBJECT TO D.C. SIGNAGE REGULATIONS.
5. ALL BALCONY LOCATIONS SHOWN ARE ILLUSTRATIVE; SIZE/ LOCATION ARE SUBJECT TO CHANGE.
6. PENTHOUSE WINDOWS SHOWN EXIST ONLY FOR THE RESIDENTIAL OPTION.

**MATERIAL DESCRIPTION**  
SEE BUILDING MATERIALS SHEET A27

**MATERIAL LEGEND**

<b>M1</b>	EXISTING BRICK MASONRY BLEND
<b>M2</b>	LARGE FORMAT METAL PANEL
<b>M3</b>	METAL AND/ OR GLASS RAILING SYSTEM
<b>M4</b>	ARCHITECTURAL TILE
<b>M5</b>	ALUMINUM/ GLASS WINDOW ASSEMBLY
<b>M6</b>	ALUMINUM/ GLASS CURTAINWALL SYSTEM
<b>M7</b>	METAL PANEL
<b>M8</b>	PERFORATED METAL PANEL OR CURTAINWALL

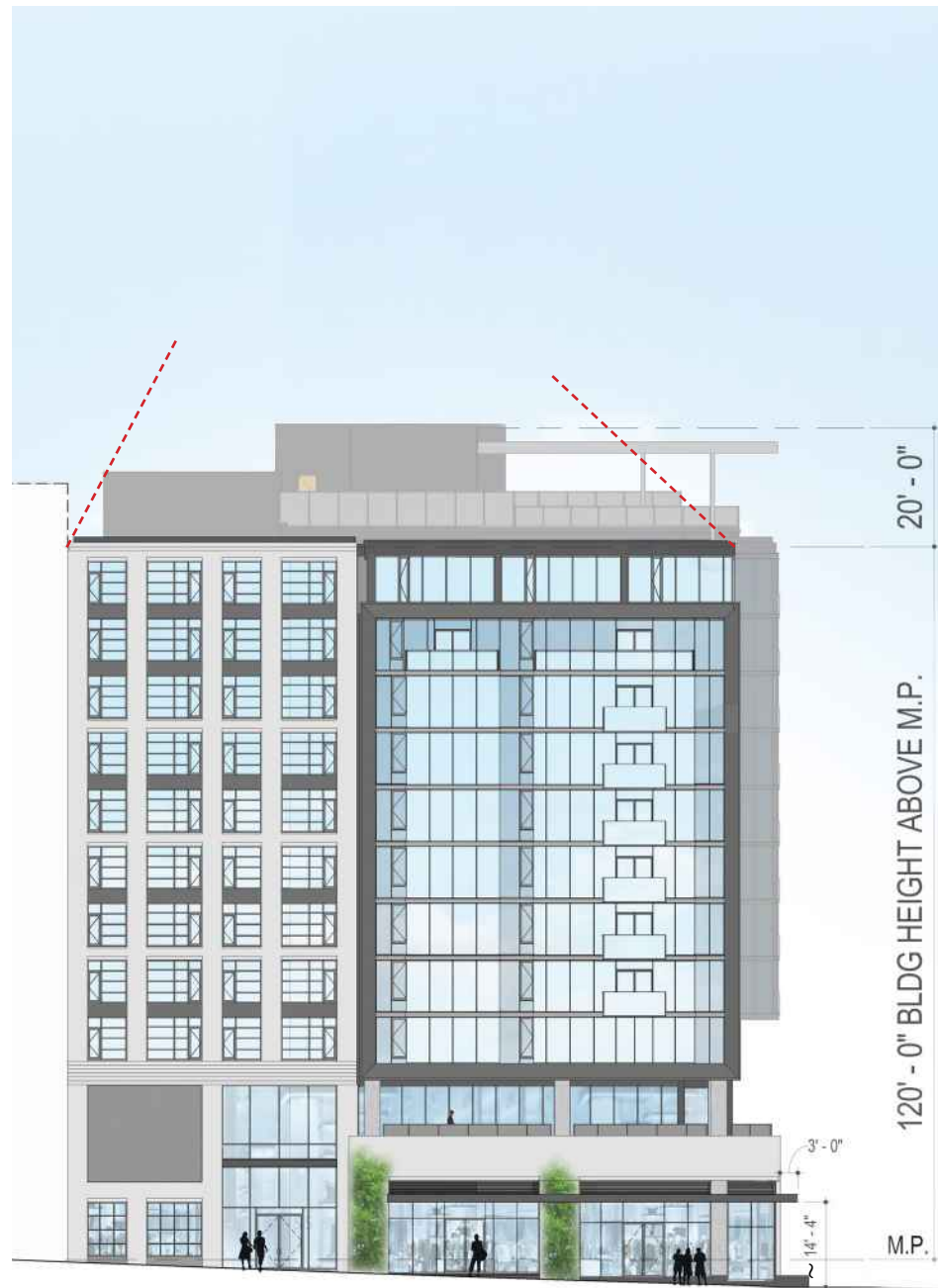


OPTION 1 (NORTH BUILDING OFFICE OPTION) |

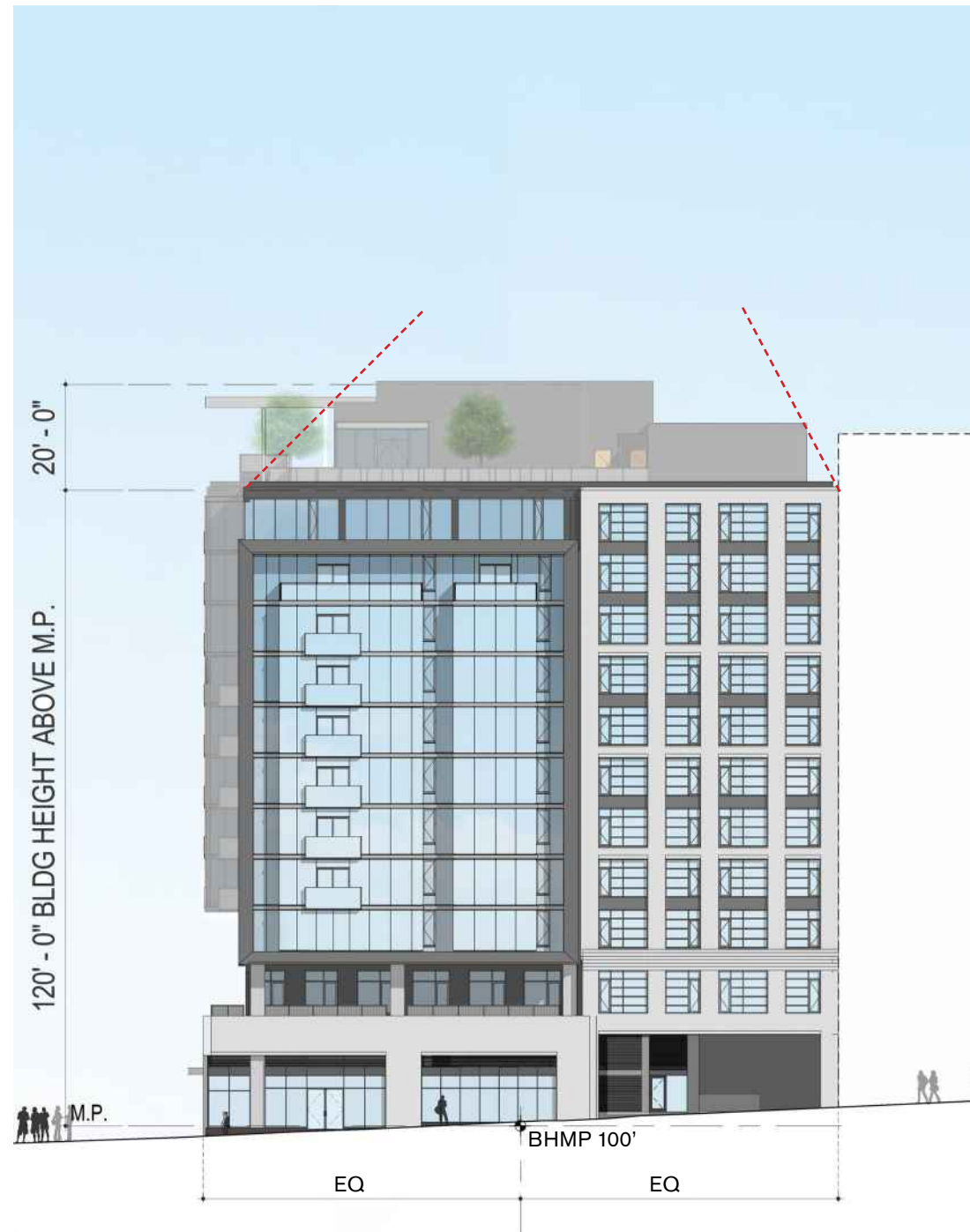


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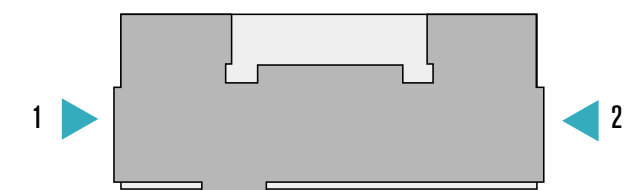
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1. WEST



2. EAST



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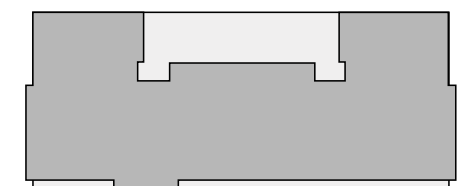
EAST & WEST ELEVATIONS **A20**

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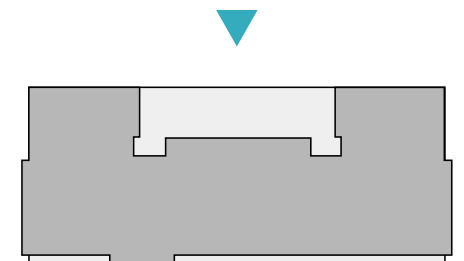
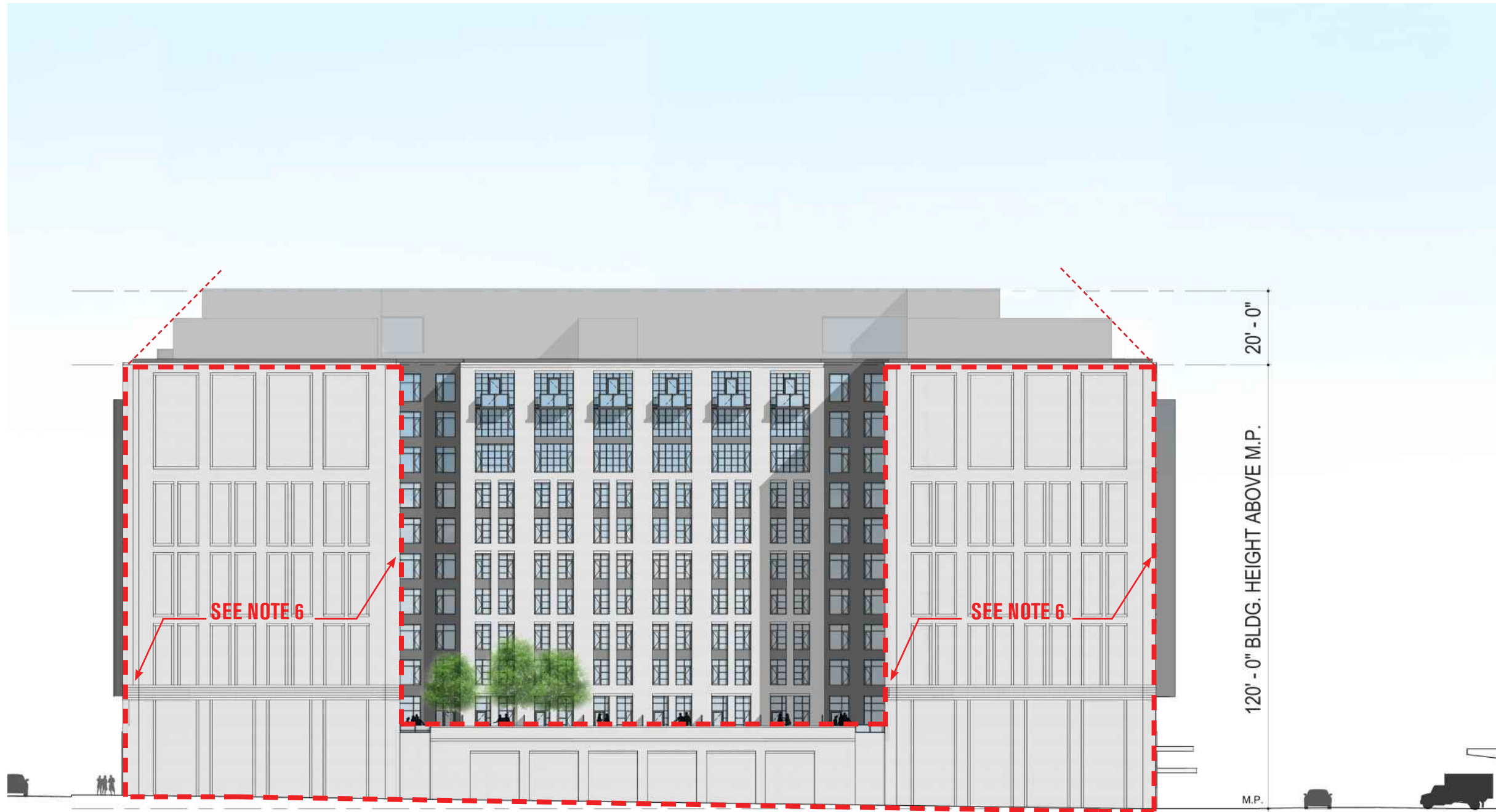


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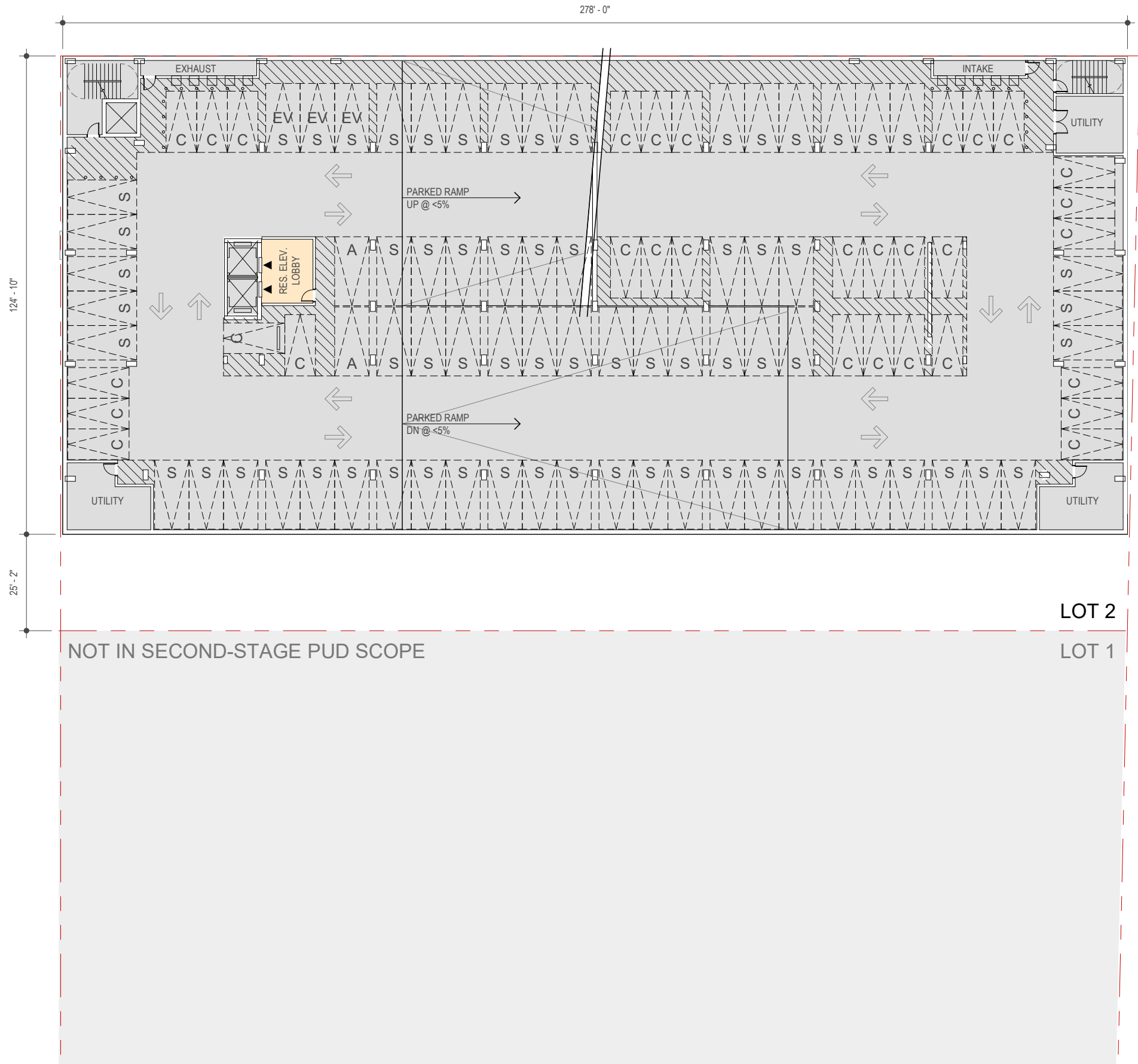
1329 5TH STREET, NE PUD POST-HEARING SUBMISSION | 12.16.2019



NORTH ELEVATION **A22**

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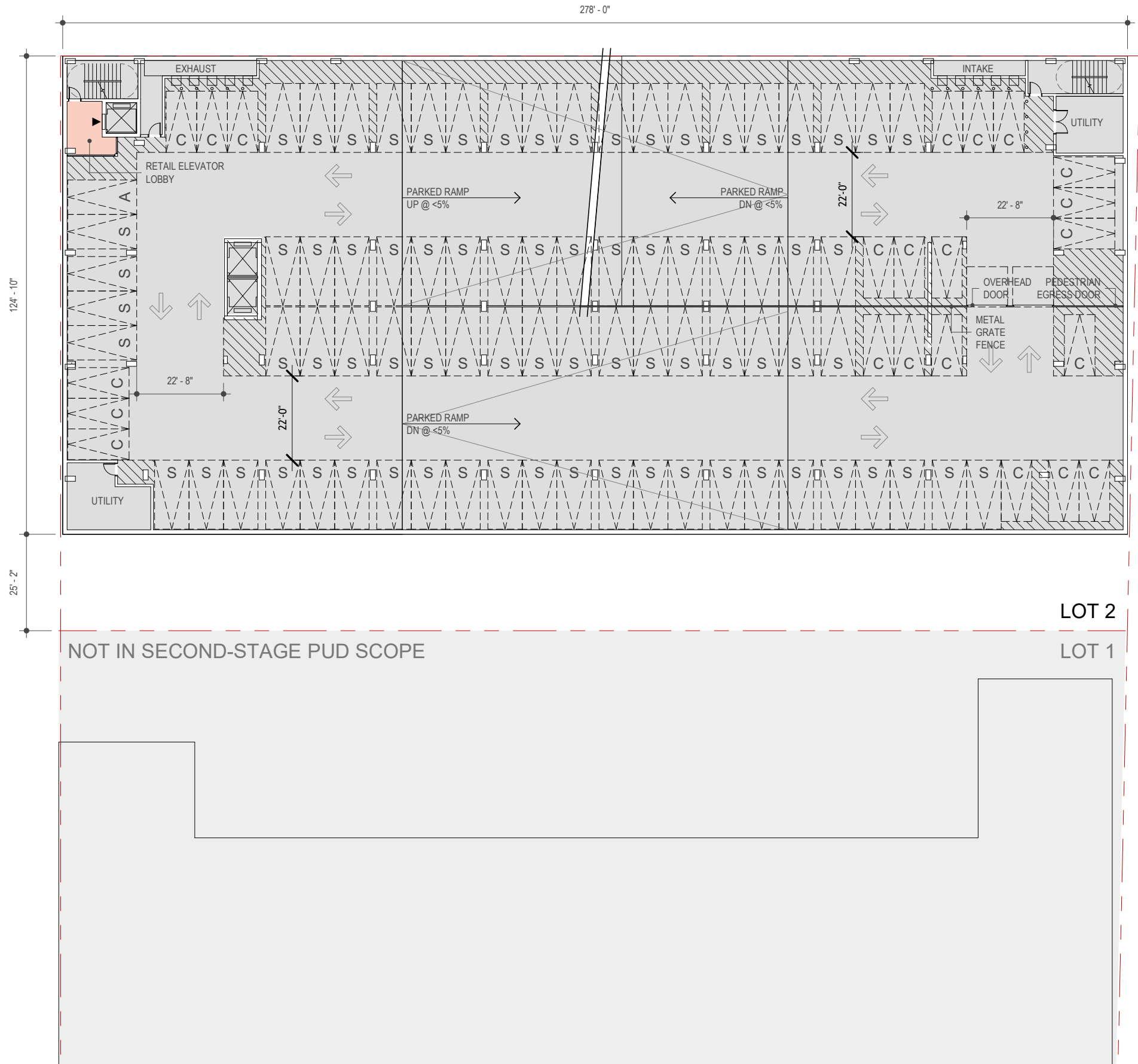
LEGEND:

- Retail Use
- Residential Use - Units
- Residential Use - Amenity
- Service, Parking, & Common Space
- Green Roof
- Potential PV Panel Location
- Screened Rooftop Mechanical
- Pool
- Roof Structure
- Court - Open
- Court - Closed



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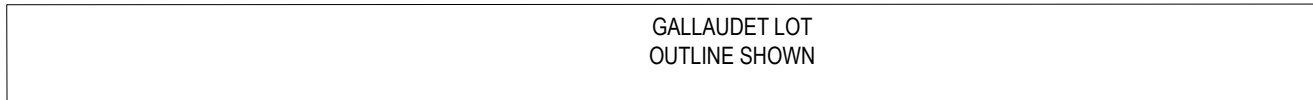
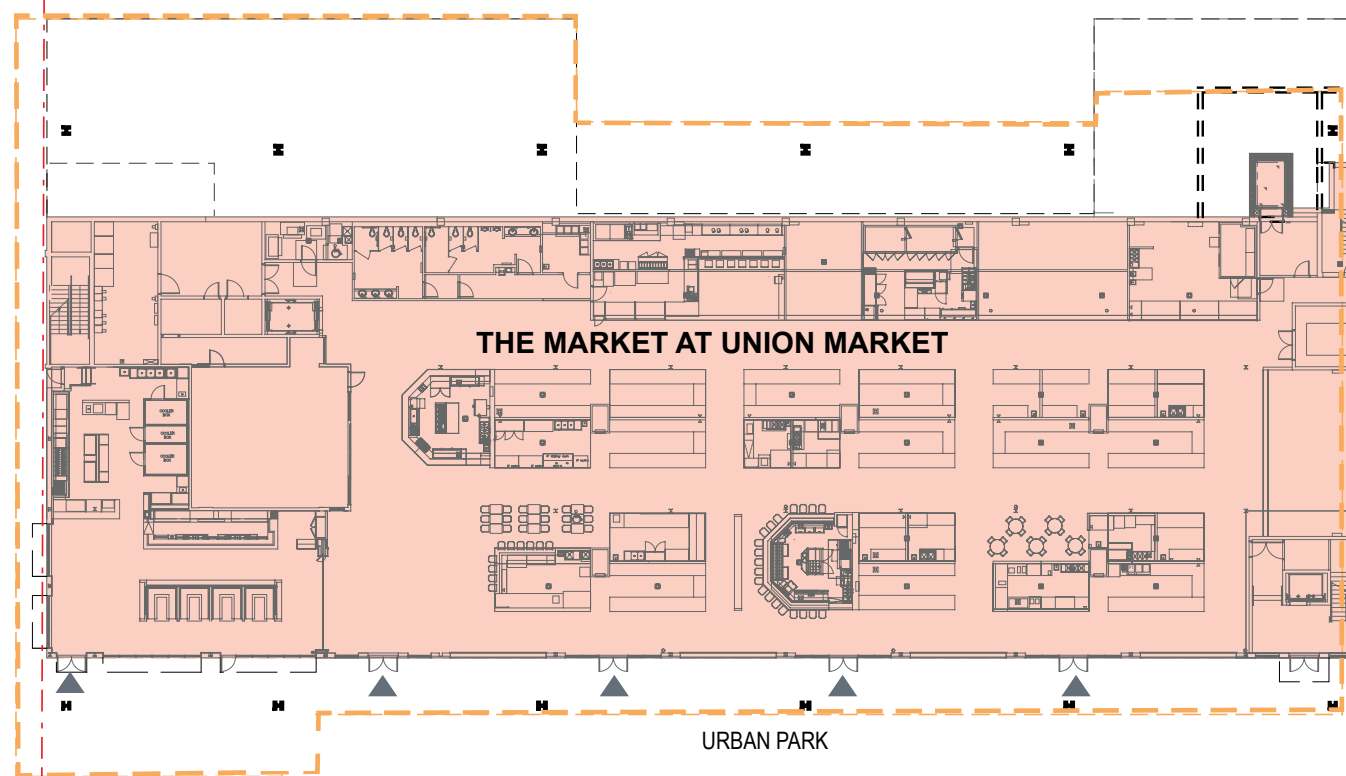
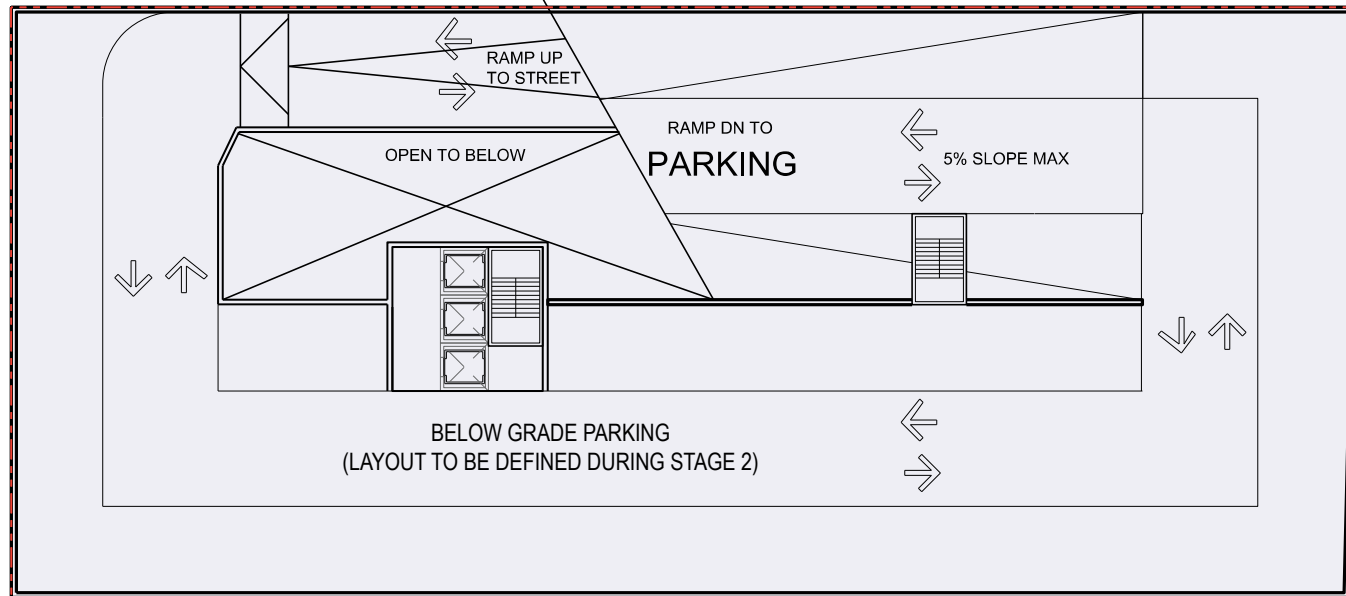
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5TH ST NE  
TWO-WAY  
100' R.O.W.

6TH ST NE  
TWO-WAY  
90' R.O.W.

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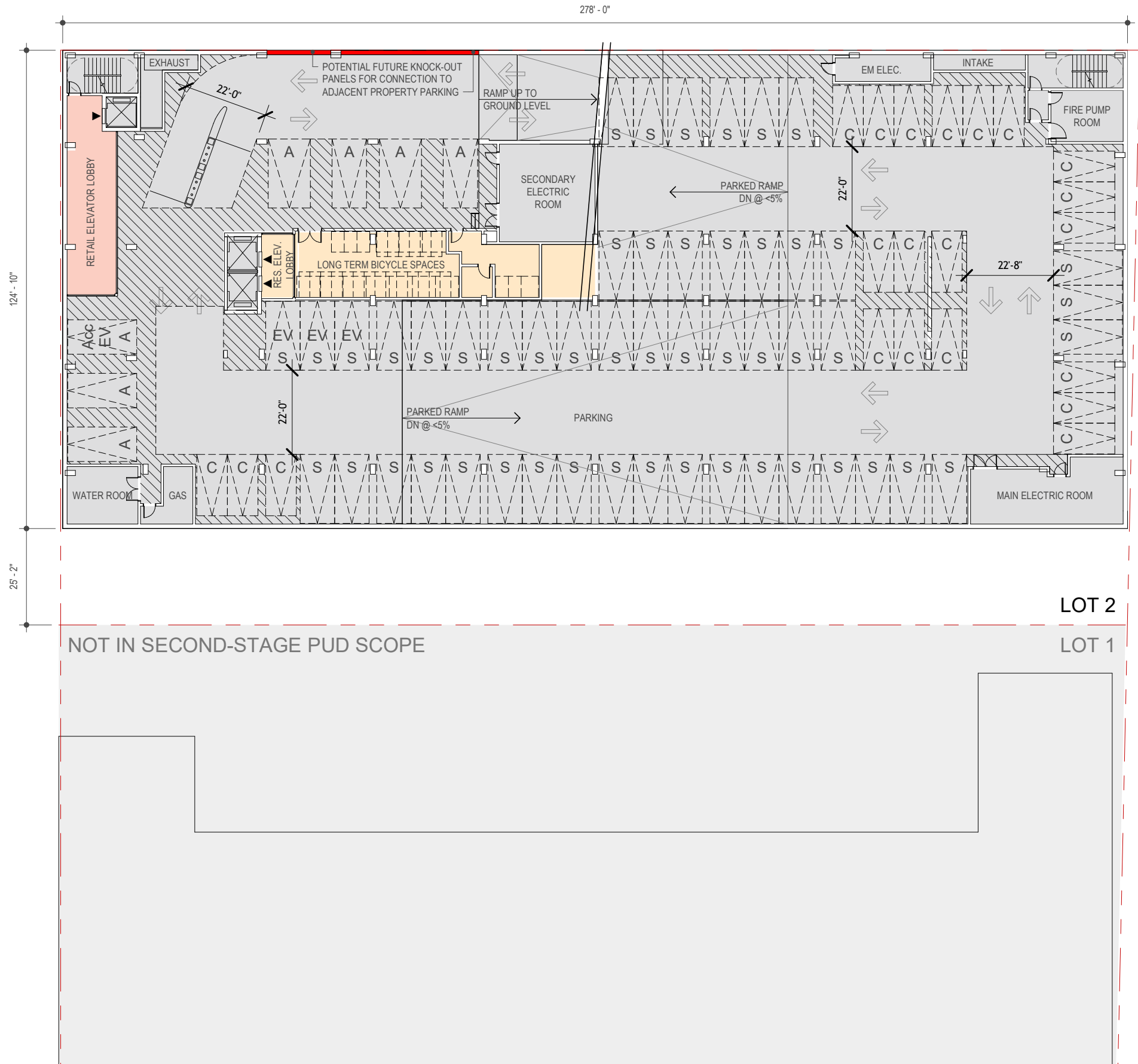
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**LEGEND**

- PROPERTY LINE
- CORE/ SERVICE
- RETAIL
- EVENT
- THEATER
- OFFICE OR RESIDENTIAL
- PARKING
- TERRACE
- ROOF
- OFFICE
- LINE OF THEATER ABOVE
- ↔ DIRECTION OF TRAFFIC FLOW
- ▶ PEDESTRIAN RETAIL ENTRANCE/ EXIT

**NOTE: SEE SHEET L1 FOR LANDSCAPE PLAN**





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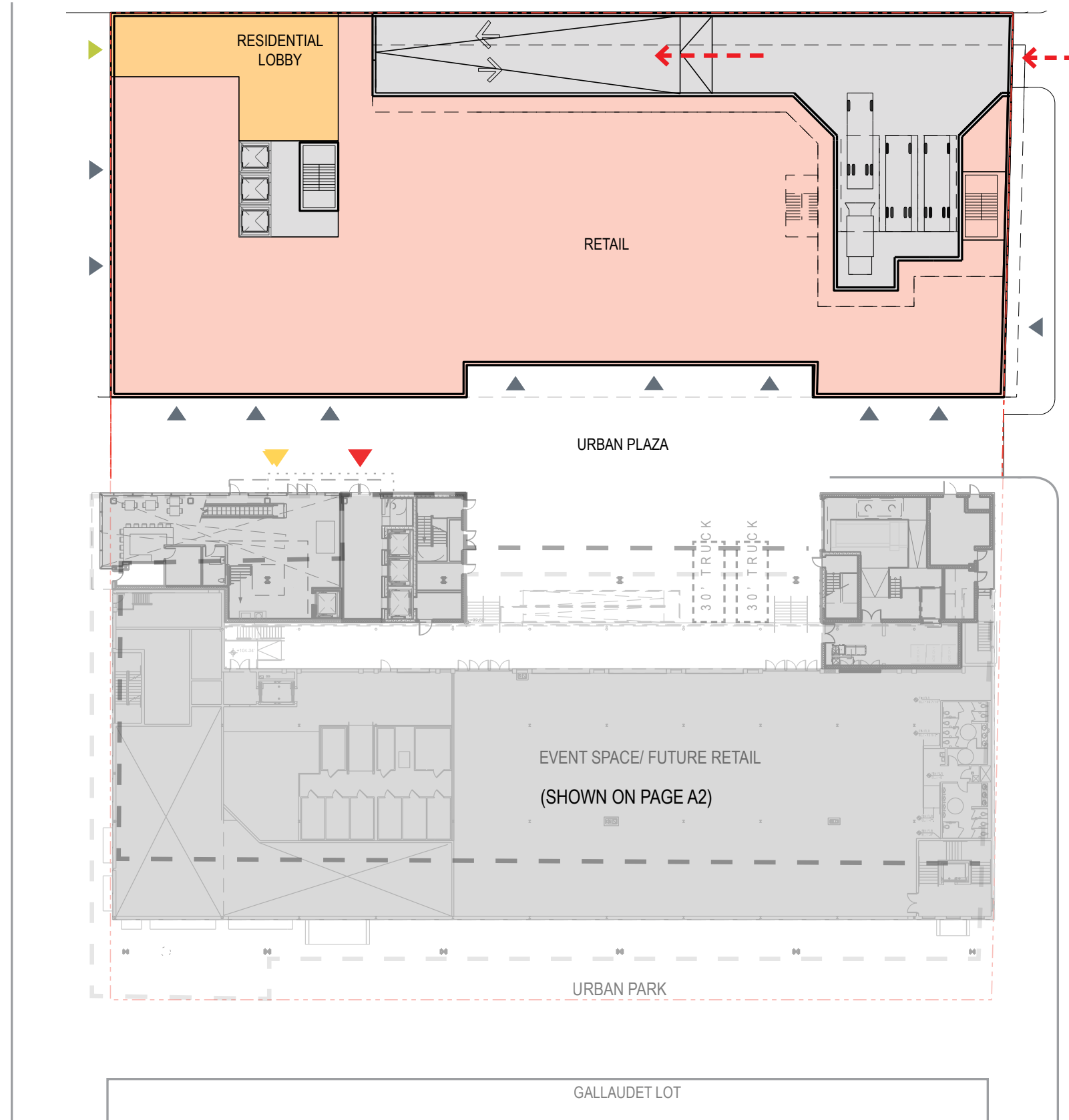
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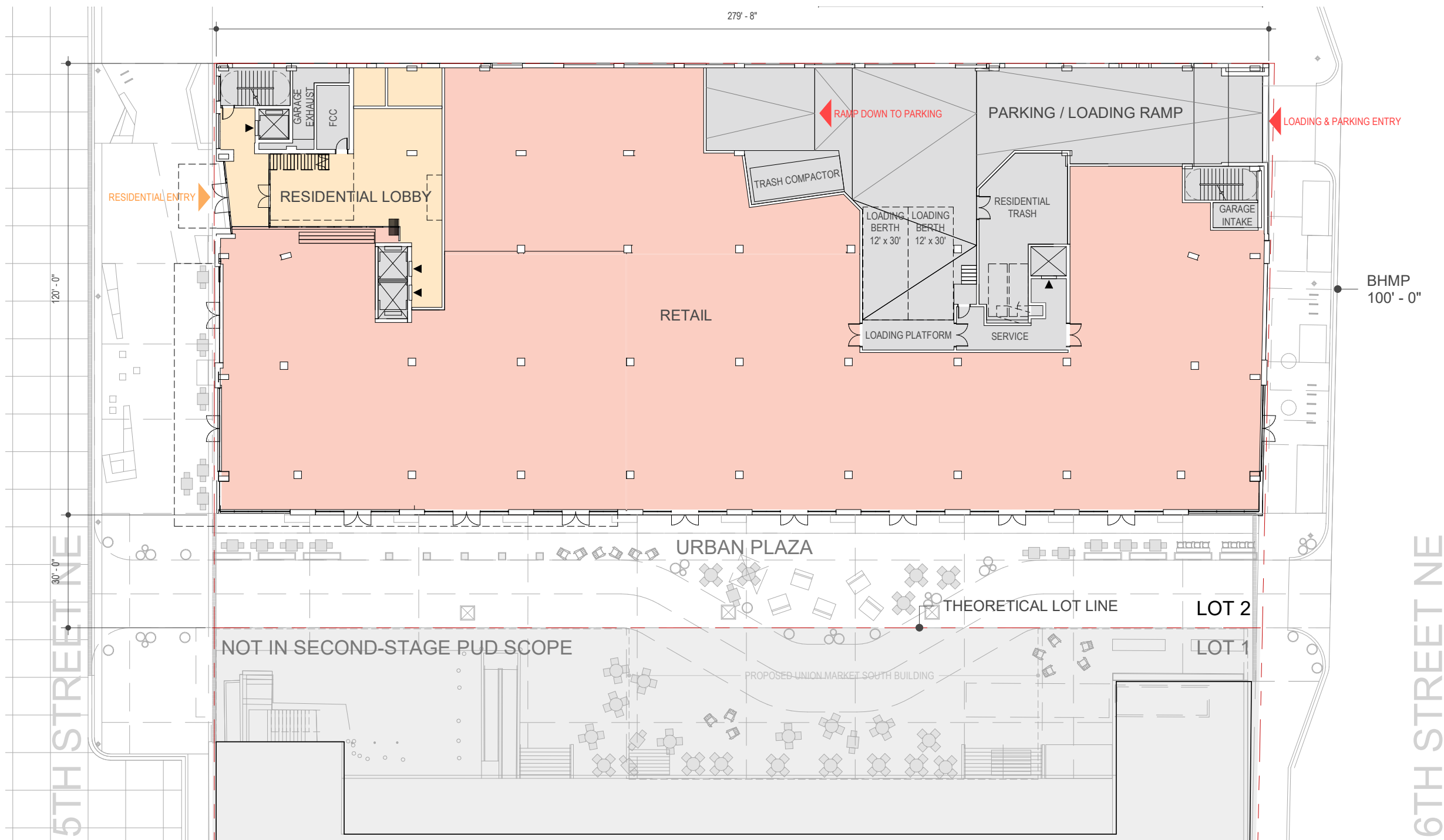
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- LINE OF THEATER ABOVE
- LINE OF OFFICE ABOVE

- ← DIRECTION OF TRAFFIC FLOW
- DIRECTION OF TRAFFIC FLOW
- VEHICULAR ENTRANCE/ EXIT
- ▶ PEDESTRIAN OFFICE OR RESIDENTIAL ENTRANCE/ EXIT
- ▶ PEDESTRIAN RETAIL ENTRANCE/ EXIT
- ▶ PEDESTRIAN THEATER ENTRANCE/ EXIT
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Fifty percent (50%) of the ground floor non-residential GFA will be built to the PDR/Maker use specification, five percent (5%) of such GFA will be reserved for PDR/Maker uses for up to five (5) years, all as more particularly set forth in and subject to the conditions of the Order.

**PDR / Maker Space Specifications**

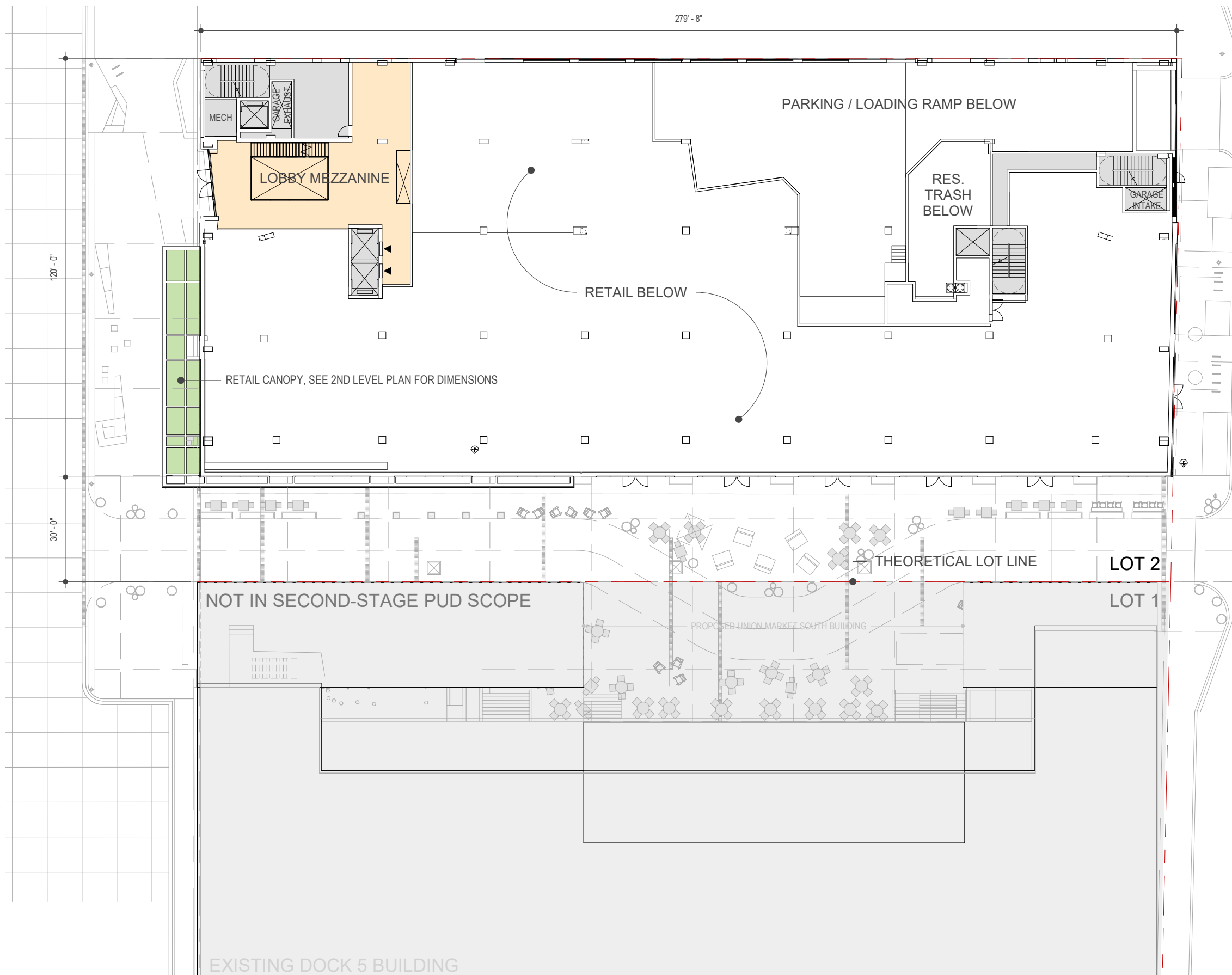
- a. Ground Level structural slab live load designed to a minimum of 125 psf.
- b. Minimum Clear Height of approximately 16'-0" from ground level slab to structure above.
- c. Electrical supply of 50 watts per square foot shall be provided.
- d. Loading dock includes 48" high platform.
- e. The Retail/PDR/Maker space is an open floor plan.
- f. Sound attenuation for the Retail/PDR/Maker space will satisfy the NC-25 minimum noise criteria and a concrete slab with a minimum thickness of 7" is provided between the ground level and second level of the building
- g. HVAC system sized to accommodate the 1 ton per 300 square feet shall be provided
- h. A louver zone has been provided at the perimeter of the ground floor Retail/PDR/Maker space.

EXISTING DOCK 5 BUILDING



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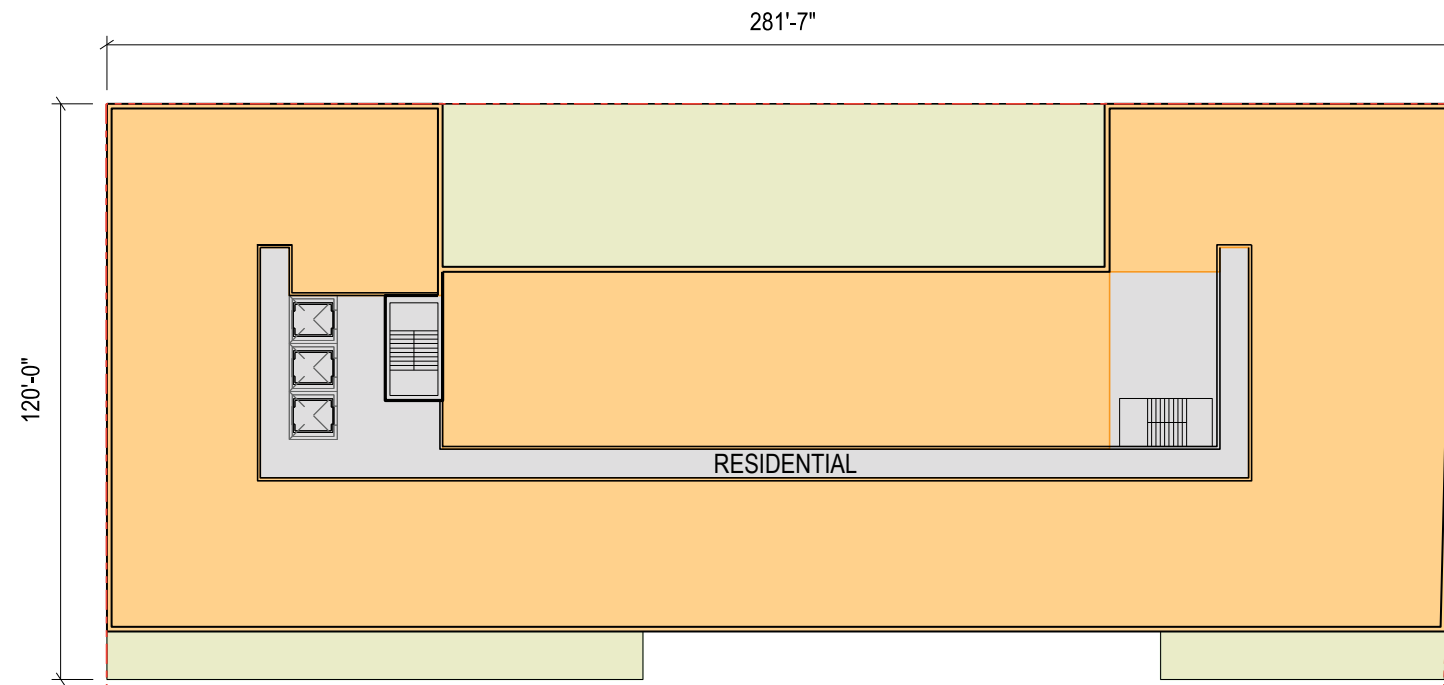


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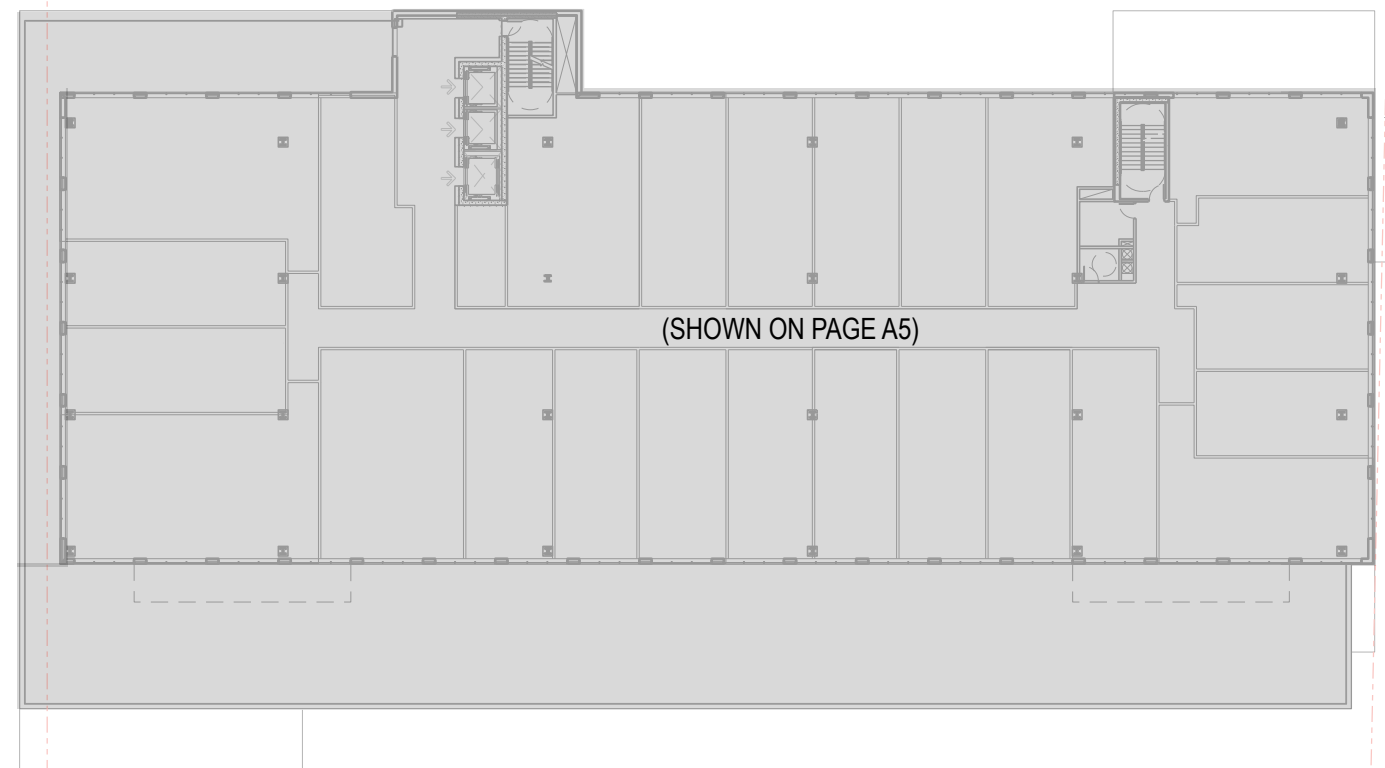
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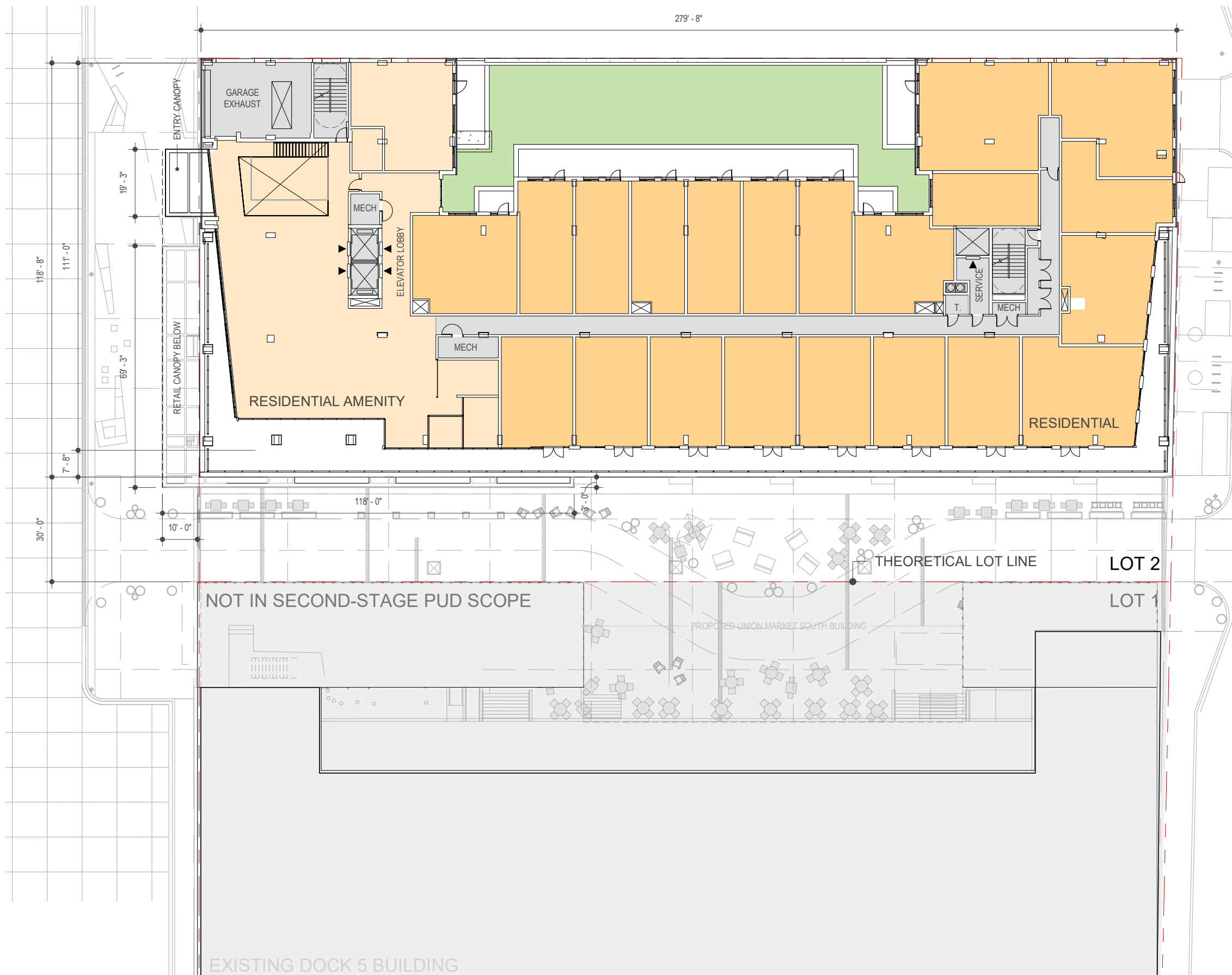
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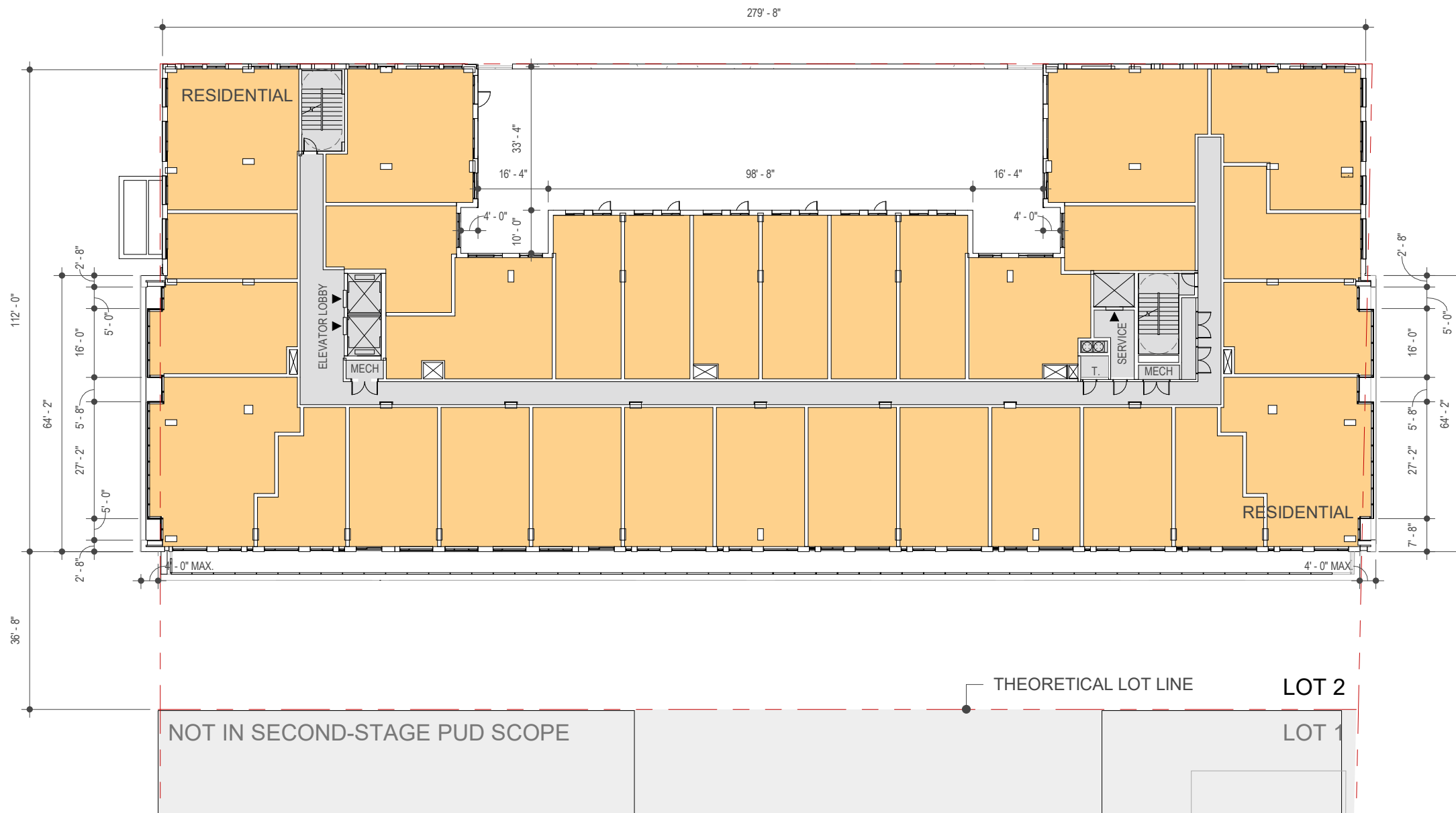
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- Green Roof
- Potential PV Panel Location
- Screened Rooftop Mechanical
- Pool
- Roof Structure
- Court - Open
- Court - Closed

**Gables Union Market - Bay Window Calculations (permitted by DC Code 3202.10.3)**

**Multiple Bay Width:**

For the first 24 ft/ of the building width, the projection width may be up to 13 ft.  
For every additional foot of width, the bay width may increase by 6 in.

**5th Street building width:**

- A. First 24' of Width: 13'-0"
- B. Remaining Width:  $113.33' - 24.00' = 89.33'$ ,  $89.33' \times 0.5' = 44.67'$
- C. Total Permitted Width:  $13.00' + 44.67' = 57.67'$  (Total Proposed Width: 48.51')

**6th Street building width:**

- A. First 24' of Width: 13'-0"
- B. Remaining Width:  $113.33' - 24.00' = 89.33'$ ,  $89.33' \times 0.5' = 44.67'$
- C. Total Permitted Width:  $13.00' + 44.67' = 57.67'$  (Total Proposed Width: 48.51')

**Single Bay Width:**

For the first 24 ft. of the building width, the projection width may be up to 13 ft.  
For every additional foot of width, the bay width may increase by 2 in.

**5th Street building width:**

- A. First 24' of Width: 13'-0"
- B. Remaining Width:  $113.33' - 24.00' = 89.33'$ ,  $89.33' \times 0.166' = 14.83'$
- C. Maximum Permitted Width:  $13.00' + 14.83' = 27.83'$  (Proposed Bay Widths: 2.67', 15.67', 27.17')

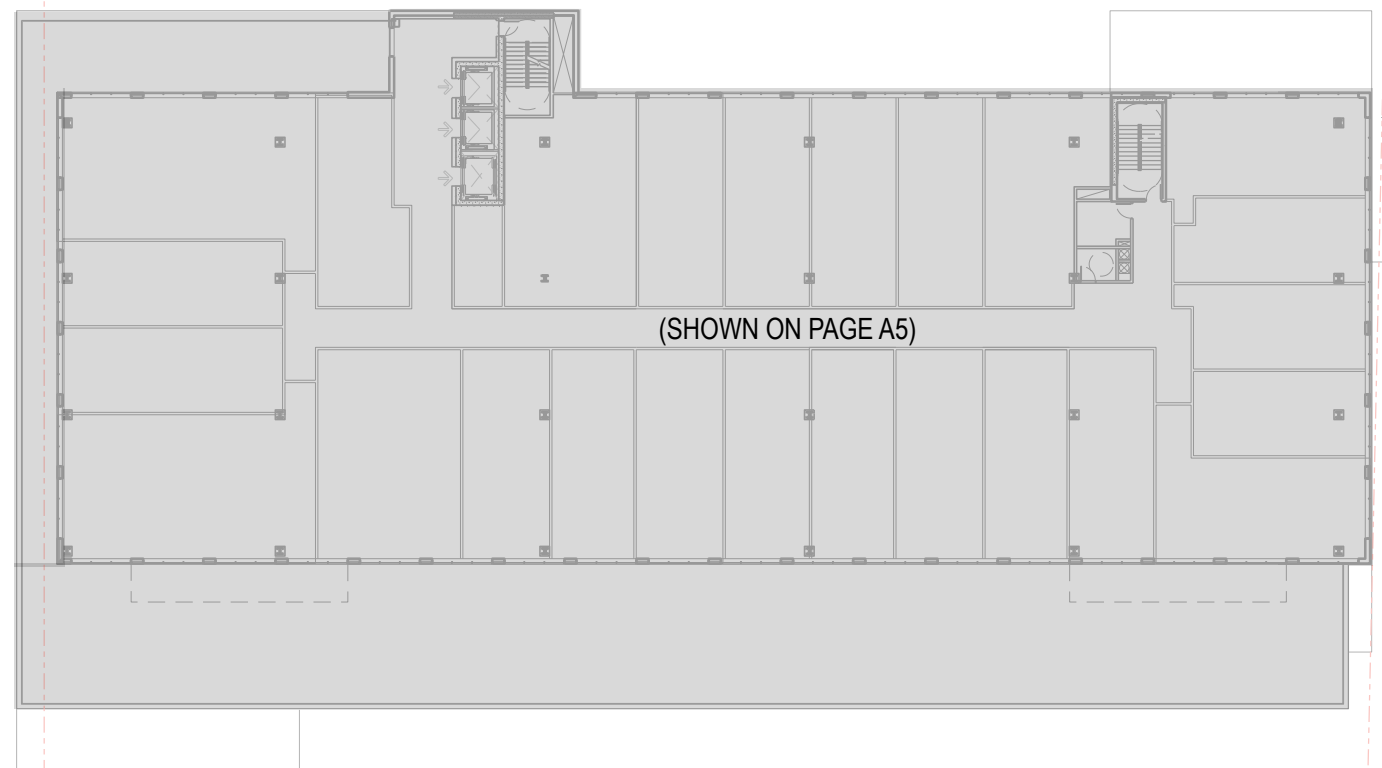
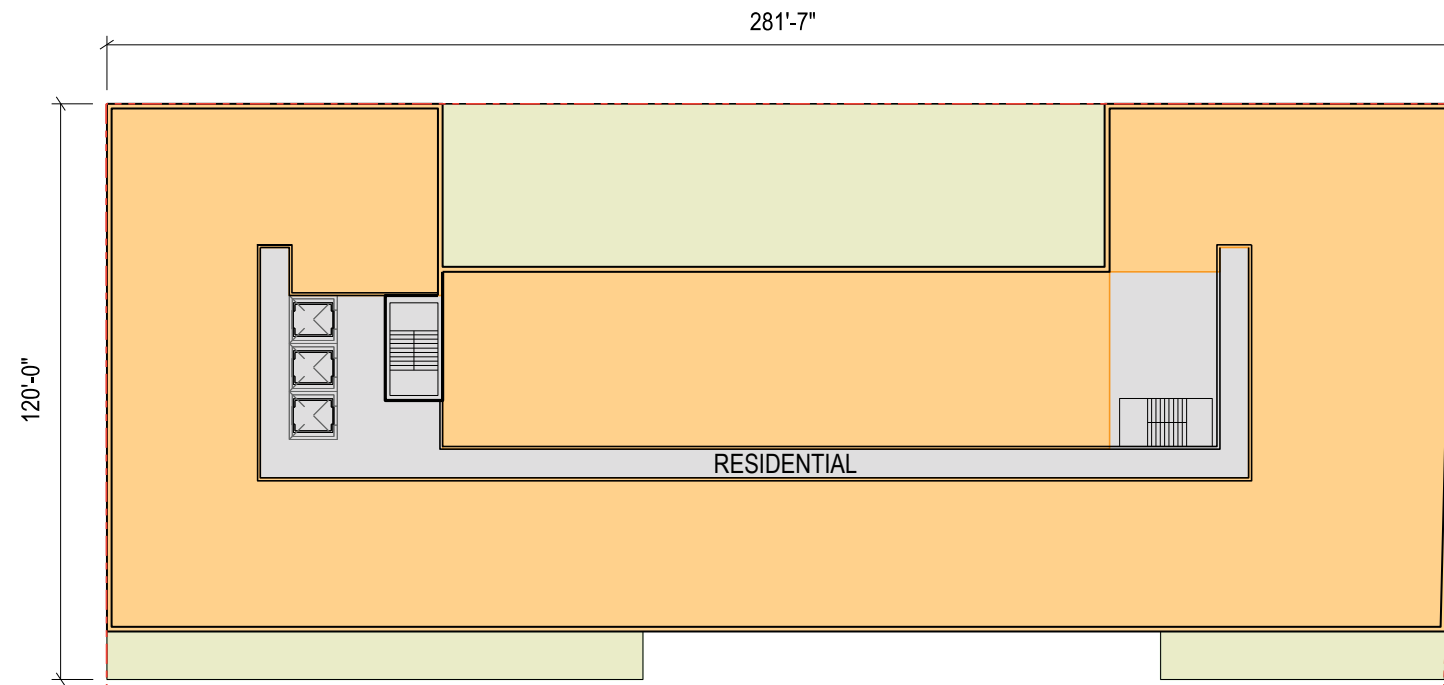
**6th Street building width:**

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- B. Remaining Width:  $113.33' - 24.00' = 89.33'$ ,  $89.33' \times 0.166' = 14.83'$
- C. Maximum Permitted Width:  $13.00' + 14.83' = 27.83'$  (Proposed Bay Widths: 2.67', 15.67', 27.17')

**Depth:**

Both the 5th Street and 6th Street R.O.W.s are greater than 70 feet, therefore a window bay depth of 4 feet is permitted.





**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".

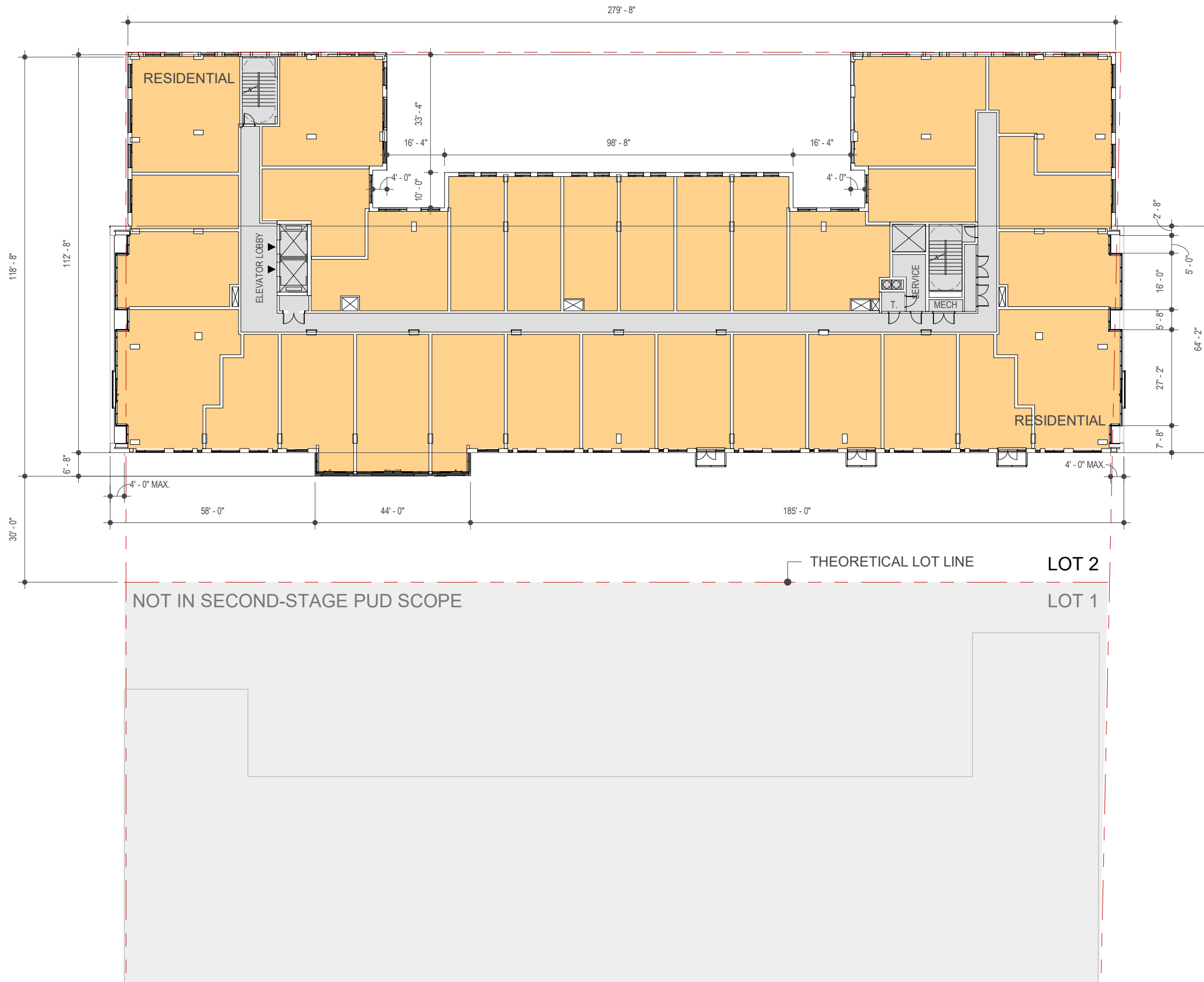
4. ALL BALCONY LOCATIONS SHOWN ARE ILLUSTRATIVE; SIZE/ LOCATION ARE SUBJECT TO CHANGE.

**LEGEND**

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

**NOTE:**  
SOUTH BUILDING FIRST FLOOR LAYOUT AND PORTIONS OF SECOND FLOOR LAYOUT 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:

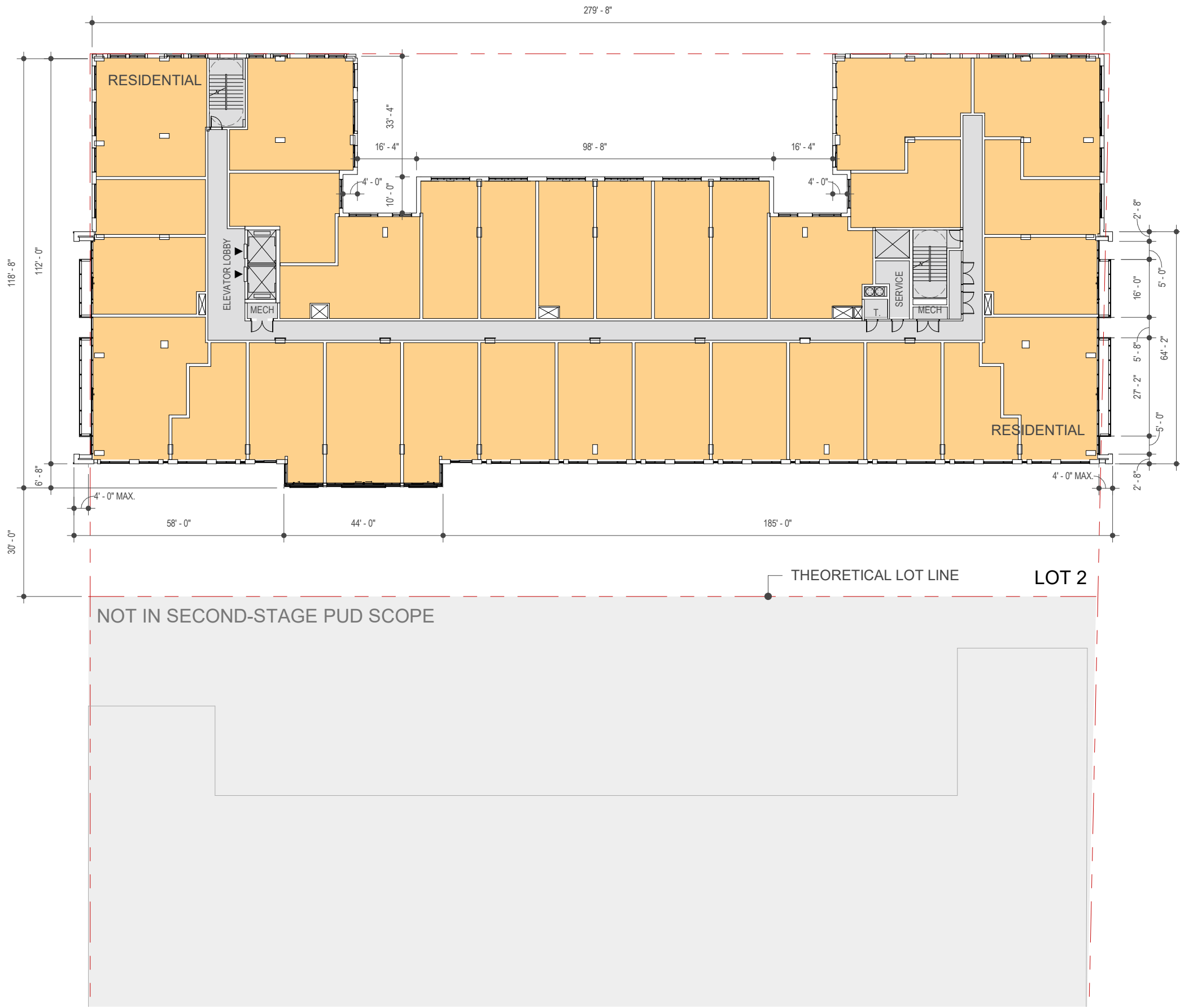
1. Lot 1 (South Building) shown for illustrative purposes only and is not part of this Second-Stage PUD. Refer to ZC Case No. 14-12 for approved south building information.
2. Unit layout and count, garage layout, penthouse interior layout, and rooftop mechanical equipment locations are conceptual and subject to change.
3. Spaces denoted as "Retail" may include uses in the retail, service, eating and drinking, and PDR/Maker use categories.
4. Refer to Ground Level Plan for circulation and loading information.
5. Refer to Detailed Elevations for building material identifications, and to Material Board for material selections.
6. In the event that a structure is built or is approved to be built to the property line immediately to the north of the subject property and within any portion of the dashed areas shown in elevation, the façade within such areas, including windows and/or masonry, may be deleted and replaced with code-compliant fire separation materials for the portions of such façade comprising the wall meeting such adjacent to any structure on such property to the north. Within any portion of the area within the red dashed lines shown in elevation, the façade, including without limitation, windows and masonry may be replaced with the design on the elevation shown at sheets A22 or A50 hereof.

LEGEND:

- Retail Use
- Residential Use - Units
- Residential Use - Amenity
- Service, Parking, & Common Space
- Green Roof
- Potential PV Panel Location
- Screened Rooftop Mechanical
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- Roof Structure
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