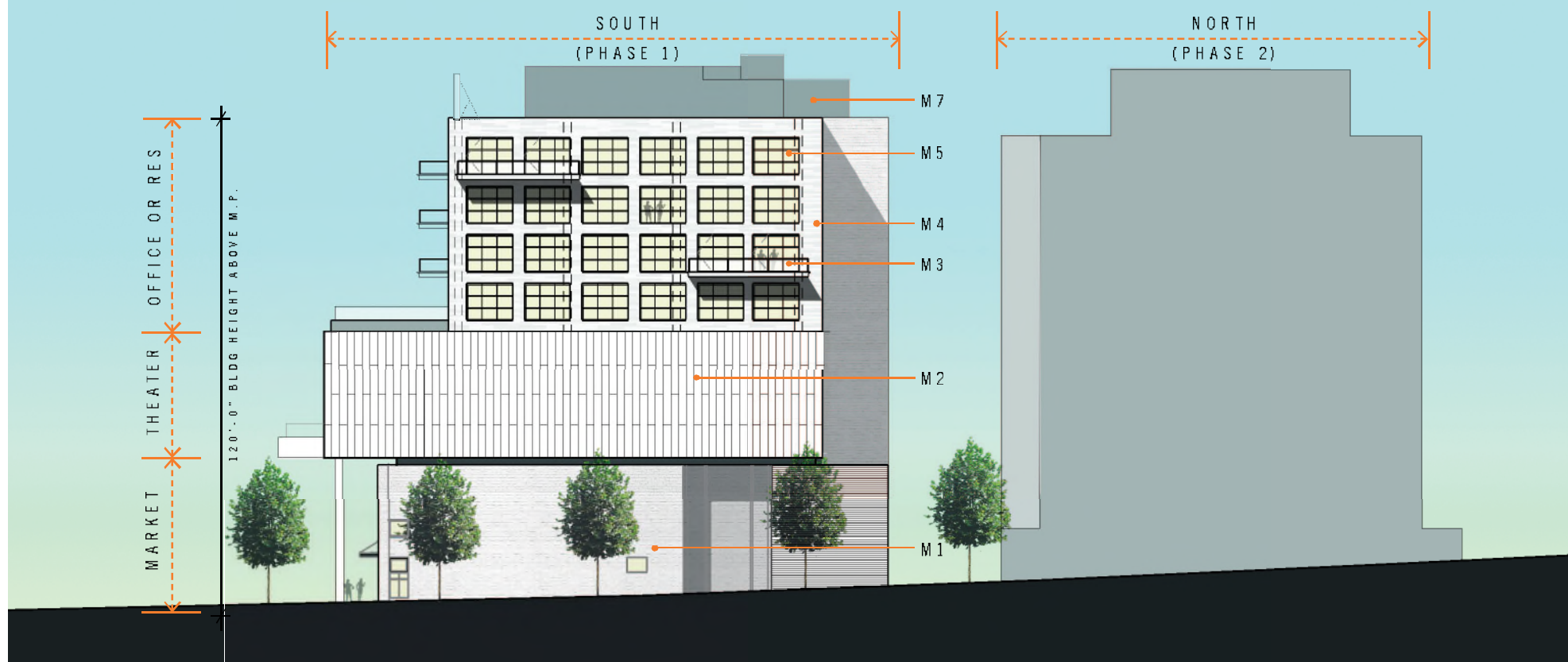


BUILDING ELEVATION C (WEST)



BUILDING ELEVATION D (EAST)

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

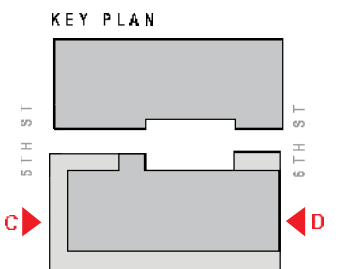
NOTES:

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 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.

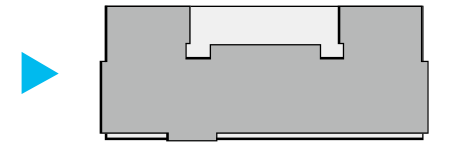
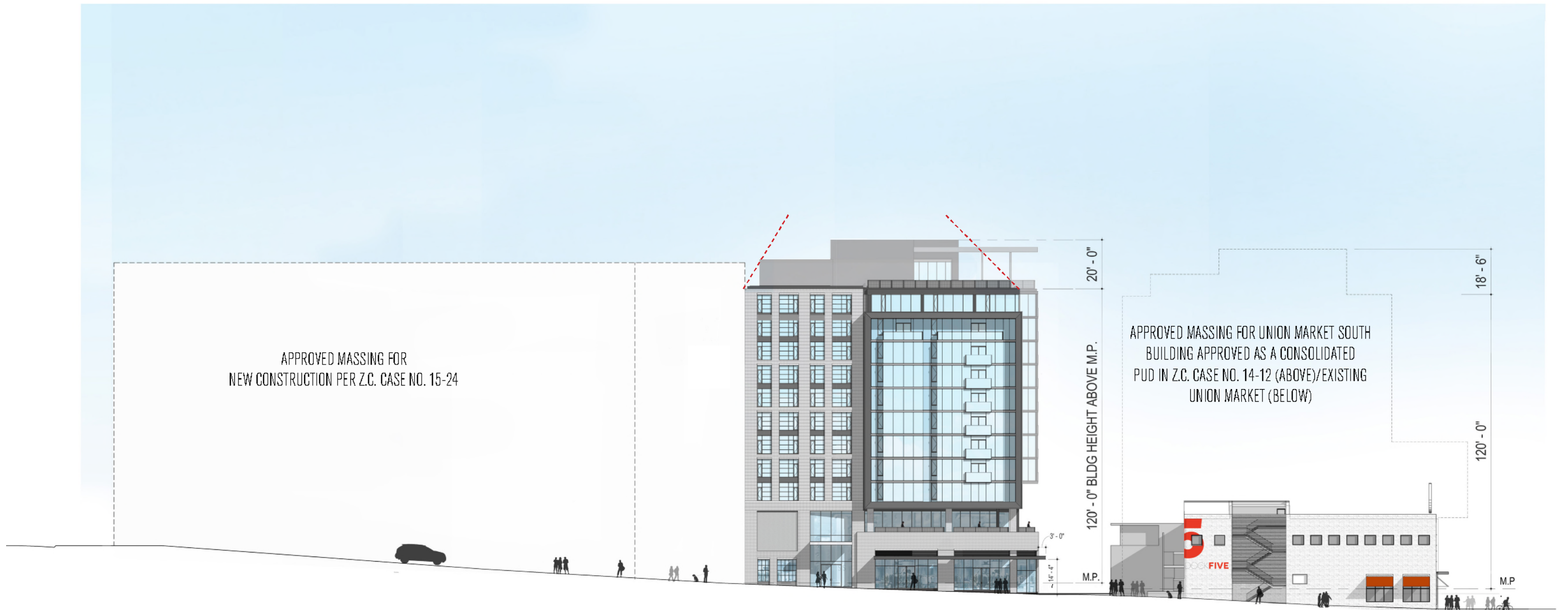
MATERIAL DESCRIPTION
SEE BUILDING MATERIALS SHEET A27

MATERIAL LEGEND

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



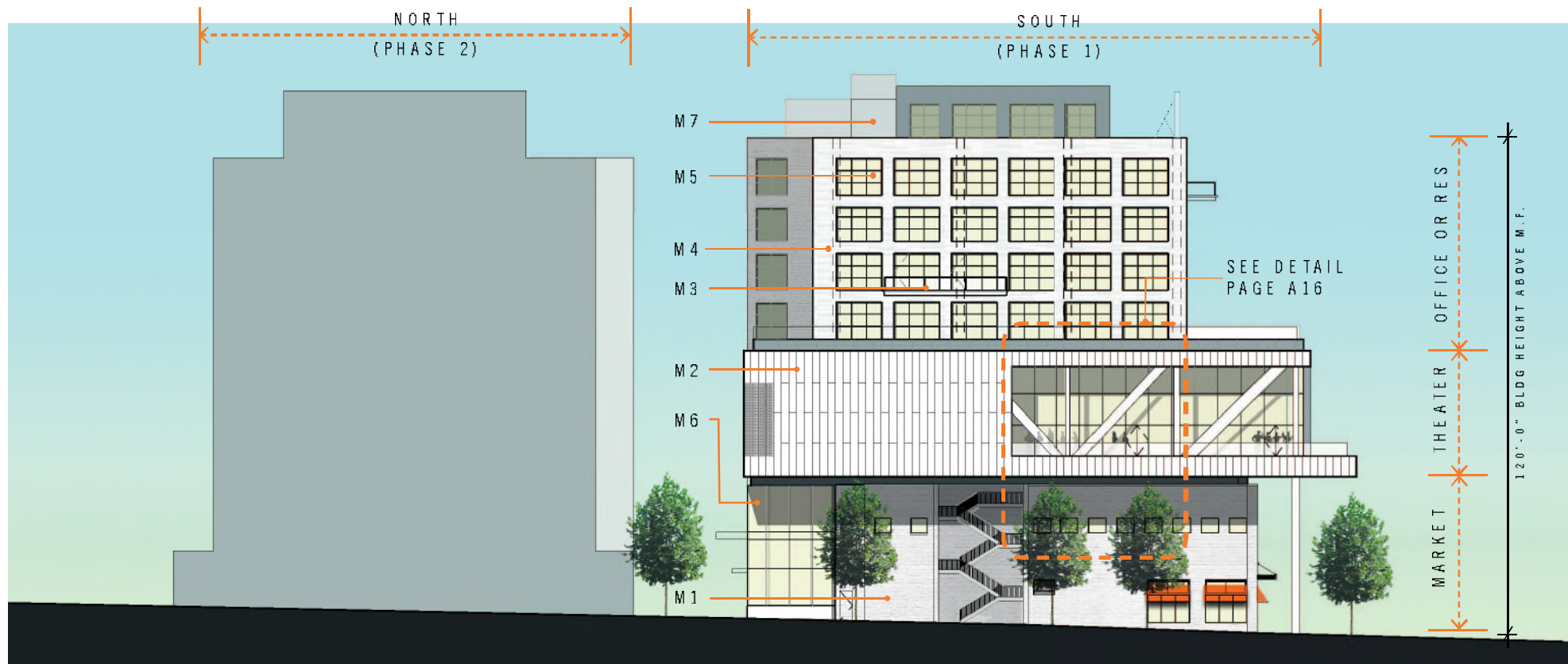
OPTION 4 (NORTH BUILDING OFFICE OPTION)



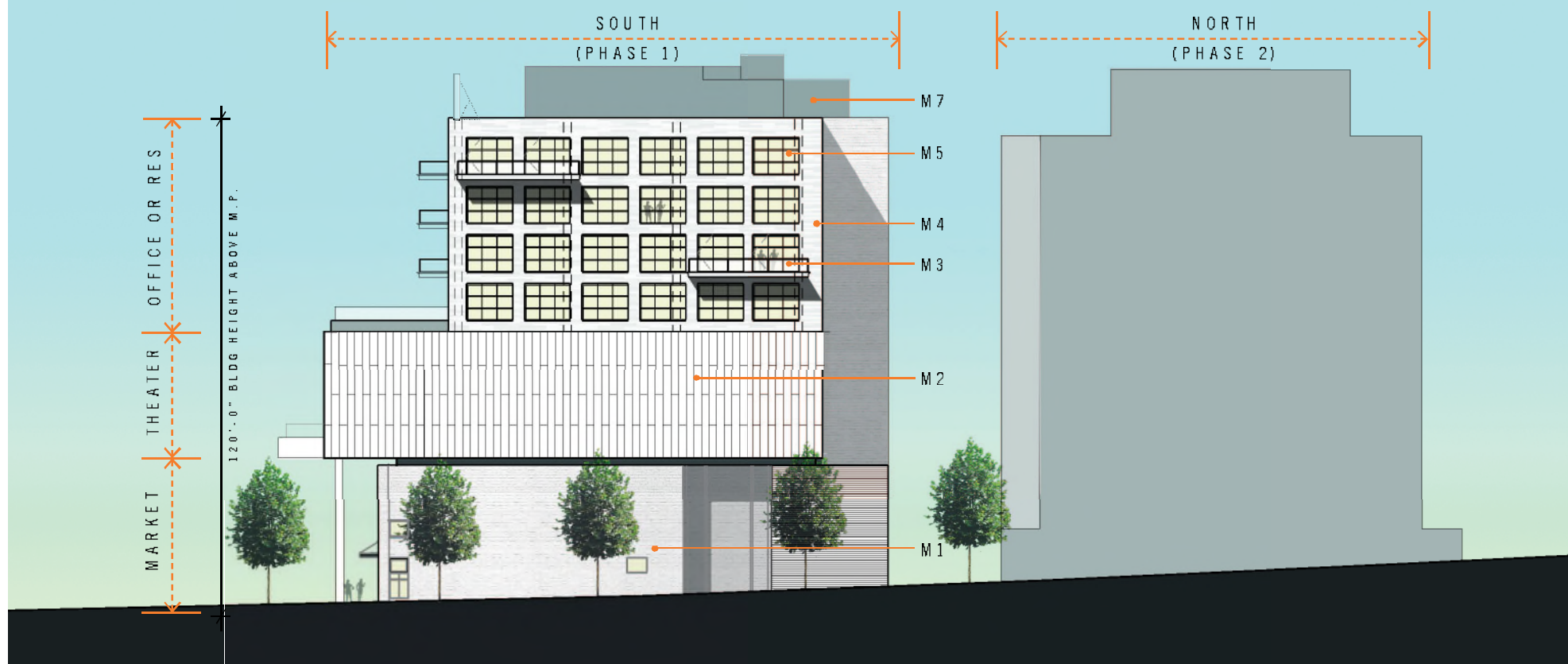
1329 5TH STREET, NE SECOND-STAGE PUD | 08.30.2019



BLOCK ELEVATION (5TH ST.) A42



BUILDING ELEVATION C (WEST)



BUILDING ELEVATION D (EAST)

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

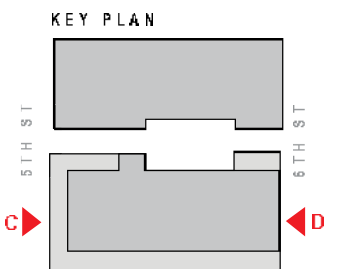
NOTES:

1. REFER TO ROOF PLAN FOR OVERALL BUILDING DIMENSIONS.
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6. PENTHOUSE WINDOWS SHOWN EXIST ONLY FOR THE RESIDENTIAL OPTION.

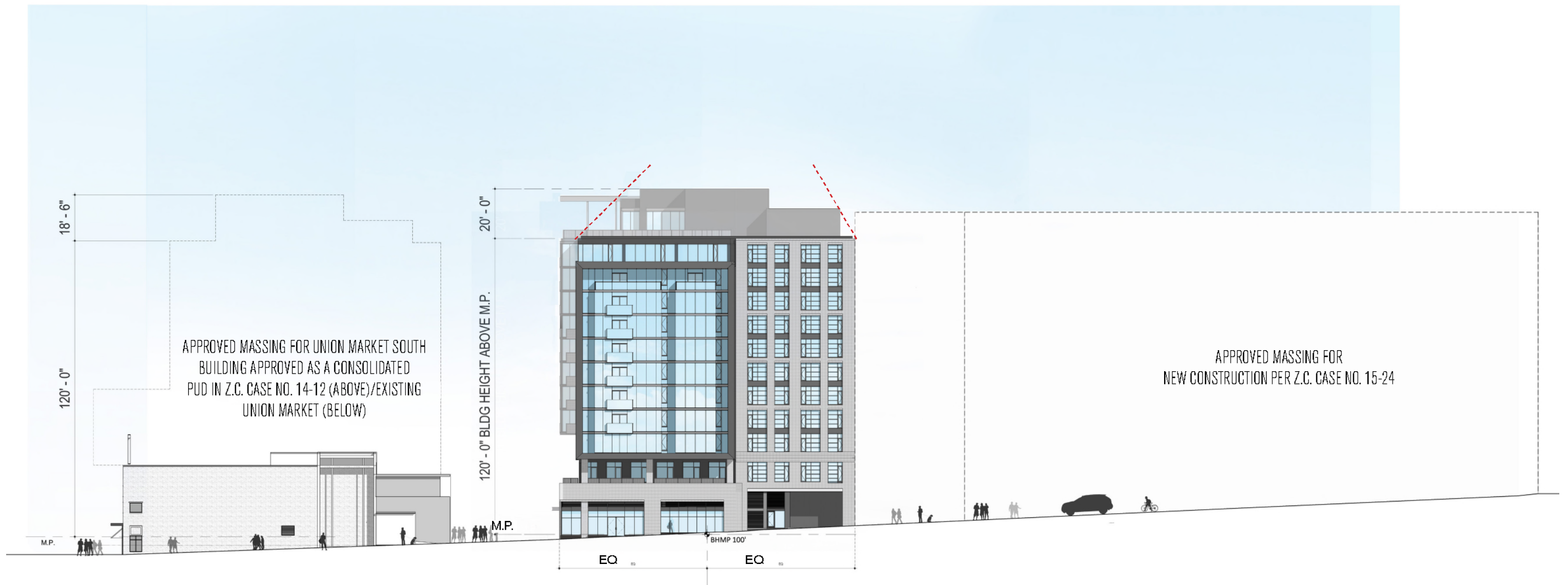
MATERIAL DESCRIPTION
SEE BUILDING MATERIALS SHEET A27

MATERIAL LEGEND

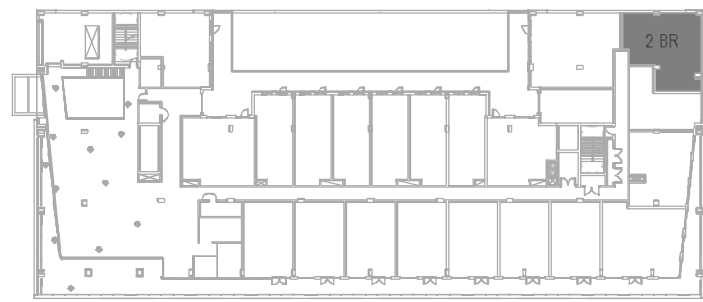
| | |
|-----------|---------------------------------------|
| M1 | EXISTING BRICK MASONRY BLEND |
| M2 | LARGE FORMAT METAL PANEL |
| M3 | METAL AND/ OR GLASS RAILING SYSTEM |
| M4 | ARCHITECTURAL TILE |
| M5 | ALUMINUM/ GLASS WINDOW ASSEMBLY |
| M6 | ALUMINUM/ GLASS CURTAINWALL SYSTEM |
| M7 | METAL PANEL |
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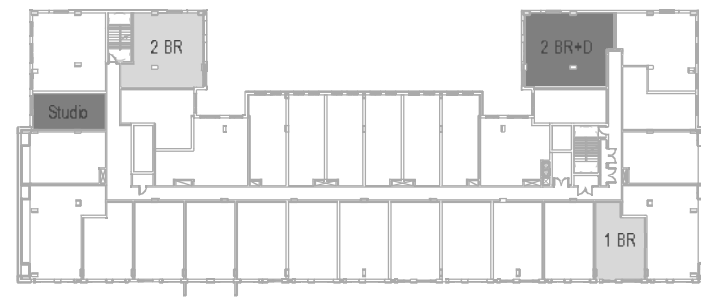
OPTION 4 (NORTH BUILDING OFFICE OPTION)



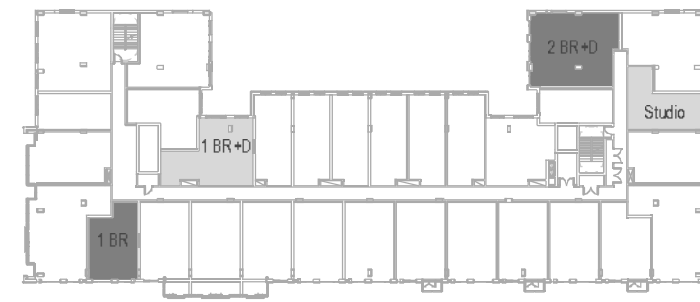
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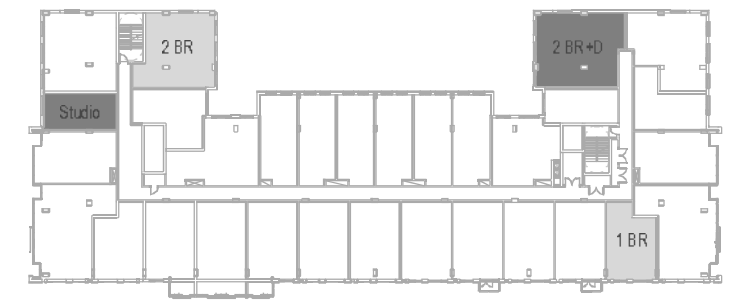
2ND LEVEL LAYOUT



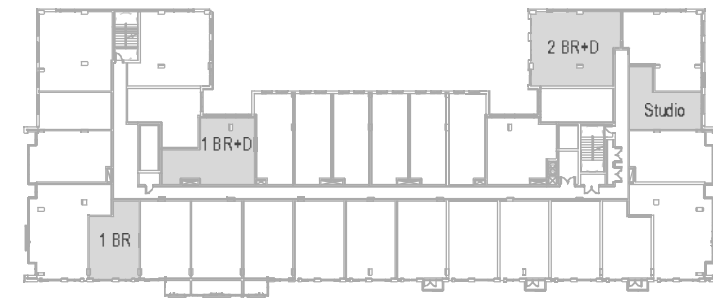
3RD LEVEL LAYOUT



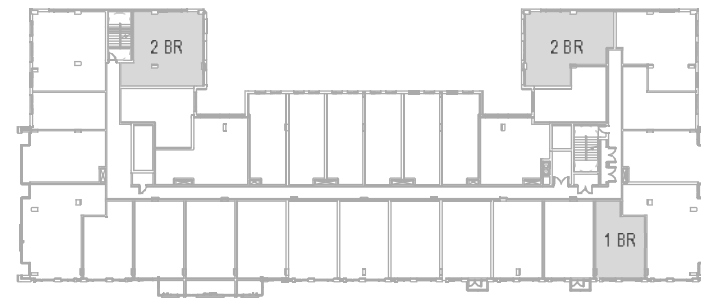
4TH LEVEL LAYOUT



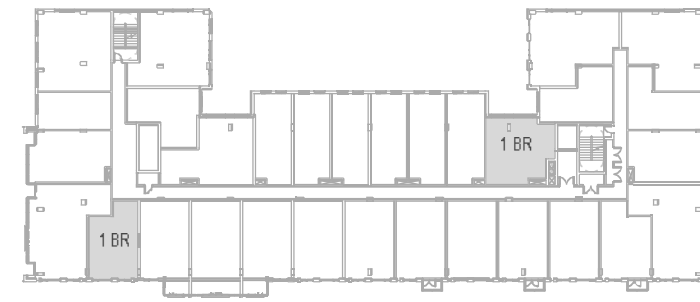
5TH LEVEL LAYOUT



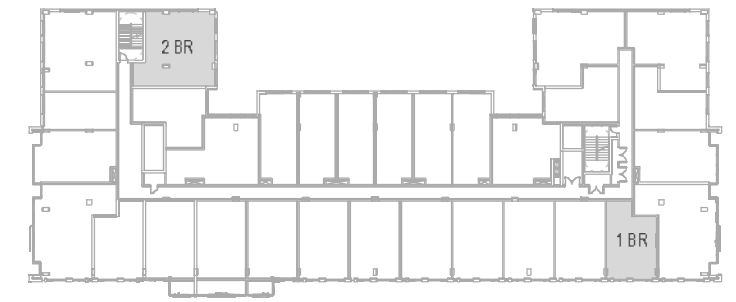
PUD IZ PLAN 06



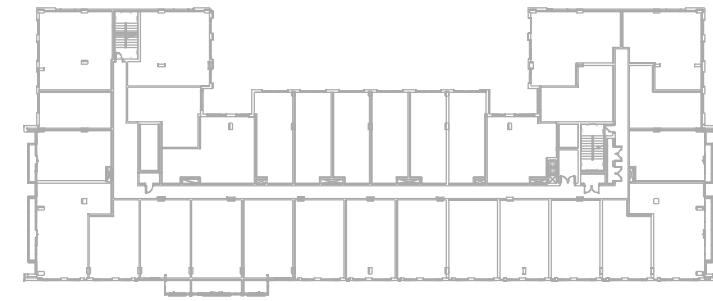
PUD IZ PLAN 07



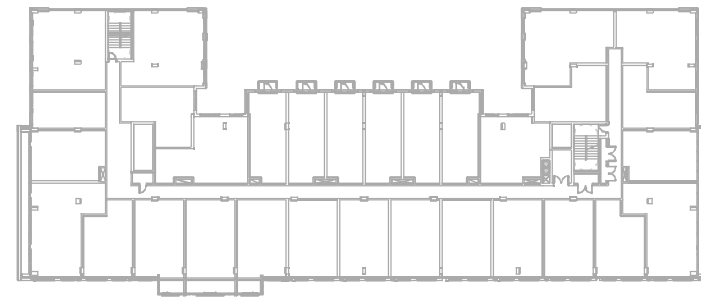
PUD IZ PLAN 08



PUD IZ PLAN 09



PUD IZ PLAN 10



PUD IZ PLAN 11

- IZ unit at 80% MFI
- IZ unit at 50% MFI

The unit designation used here are based on the CIZC definition of unit type and do not necessarily align with the unit type indicated on the floor plans.

Locations and types of CIZC units identified here represent intent of unit mix and distribution and may change prior to final CIZC submission.

CIZC Dwelling Unit Tabulation

| Level | Studio Units (Studio & JR1) | | | One Bedroom Units (1 BR & 1BR+D) | | | Two Bedroom Units (2 BR & 2BR+D) | | |
|--------|-----------------------------|---------|-------------|----------------------------------|---------|-------------|----------------------------------|---------|-------------|
| | 50% MFI | 80% MFI | Market Rate | 50% MFI | 80% MFI | Market Rate | 50% MFI | 80% MFI | Market Rate |
| Ground | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| 2nd | 0 | 0 | 8 | 0 | 0 | 10 | 1 | 0 | 2 |
| 3rd | 1 | 0 | 9 | 0 | 1 | 14 | 1 | 1 | 4 |
| 4th | 0 | 1 | 9 | 1 | 1 | 13 | 1 | 0 | 5 |
| 5th | 1 | 0 | 9 | 0 | 1 | 14 | 1 | 1 | 4 |
| 6th | 0 | 1 | 9 | 0 | 2 | 13 | 0 | 1 | 5 |
| 7th | 0 | 0 | 10 | 0 | 1 | 14 | 0 | 2 | 4 |
| 8th | 0 | 0 | 10 | 0 | 2 | 13 | 0 | 0 | 6 |
| 9th | 0 | 0 | 10 | 0 | 1 | 14 | 0 | 1 | 5 |
| 10th | -- | -- | 10 | -- | -- | 15 | -- | -- | 6 |
| 11th | -- | -- | 10 | -- | -- | 15 | -- | -- | 6 |

| | | | | | | | | | |
|-----------|--------------|---|----------------|---------------|---|-----------------|---------------|---|----------------|
| Subtotals | 2 | 2 | 94 | 1 | 9 | 135 | 4 | 6 | 47 |
| Total IZ | 4 | | | 10 | | | 10 | | |
| Percent | 4 / 24 = 17% | | 94 / 276 = 34% | 10 / 24 = 42% | | 135 / 276 = 49% | 10 / 24 = 42% | | 47 / 276 = 17% |

| | | |
|-------------------------|---------------------|--------------|
| Total IZ Units | 4 + 10 + 10 = 24 | 8% of Total |
| Total Market Rate Units | 94 + 135 + 47 = 276 | 92% of Total |
| Total Units | 24 + 276 = 300 | |
| Total 50% MFI IZ Units | 2 + 1 + 4 = 7 | 30% of IZ |
| Total 80% MFI IZ Units | 2 + 9 + 6 = 17 | 70% of IZ |

The applicant commits to providing 9% of the Residential GFA as IZ units, 70% of which shall be at 80% MFI and 30% of which shall be at 50% MFI.

Unit count percentage of IZ units is lower than 9% due to the higher number of larger units designated as IZ.

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Integrative Process Preliminary Y 2 of 2 M 0 Verified

| | | | |
|-----|---------------------|--------|---|
| IPc | Integrative Process | 2 of 2 | 0 |
|-----|---------------------|--------|---|



Location and Transportation Preliminary Y 15 of 15 M 0 Verified

| | | | |
|-----|-----------------------------------|----------|---|
| LTP | Floodplain Avoidance | Required | |
| LTC | LEED for Neighborhood Development | 0 of 15 | 0 |
| LTC | Site Selection | 8 of 8 | 0 |
| LTC | Compact Development | 3 of 3 | 0 |
| LTC | Community Resources | 2 of 2 | 0 |
| LTC | Access to Transit | 2 of 2 | 0 |



Sustainable Sites Preliminary Y 4 of 7 M 2 Verified

| | | | |
|-----|--|----------|---|
| SSp | Construction Activity Pollution Prevention | Required | |
| SSp | No Invasive Plants | Required | |
| SSc | Heat Island Reduction | 2 of 2 | 0 |
| SSc | Rainwater Management | 0 of 3 | 2 |
| SSc | No Toxic Pest Control | 2 of 2 | 0 |



Water Efficiency Preliminary Y 3 of 12 M 2 Verified

| | | | |
|-----|-------------------|----------|---|
| WEp | Water Metering | Required | |
| WEc | Total Water Use | 3 of 12 | 2 |
| WEc | Indoor Water Use | 0 of 6 | 0 |
| WEc | Outdoor Water Use | 0 of 4 | 0 |



Energy and Atmosphere Preliminary Y 15 of 37 M 3 Verified

| | | | |
|-----|--|----------|---|
| EAp | Minimum Energy Performance | Required | |
| EAp | Energy Metering | Required | |
| EAp | Education of the Homeowner, Tenant or Building Manager | Required | |
| EAc | Annual Energy Use | 14 of 30 | 3 |
| EAc | Efficient Hot Water Distribution System | 0 of 5 | 0 |
| EAc | Advanced Utility Tracking | 1 of 2 | 0 |
| EAc | Active Solar-Ready Design | 0 of 0 | 0 |
| EAc | HVAC Start-Up Credentialing | 0 of 0 | 0 |



Materials and Resources Preliminary Y 4 of 9 M 1 Verified

| | | | |
|-----|-------------------------------------|----------|---|
| MRp | Certified Tropical Wood | Required | |
| MRp | Durability Management | Required | |
| MRc | Durability Management Verification | 1 of 1 | 0 |
| MRc | Environmentally Preferable Products | 1 of 5 | 1 |
| MRc | Construction Waste Management | 2 of 3 | 0 |
| MRc | Material-Efficient Framing | 0 of 0 | 0 |



Indoor Environmental Quality Preliminary Y 7 of 18 M 2.5 Verified

| | | | |
|-----|---|----------|-----|
| EQp | Ventilation | Required | |
| EQp | Combustion Venting | Required | |
| EQp | Garage Pollutant Protection | Required | |
| EQp | Radon-Resistant Construction | Required | |
| EQp | Air Filtering | Required | |
| EQp | Environmental Tobacco Smoke | Required | |
| EQp | Compartmentalization | Required | |
| EQc | Enhanced Ventilation | 1 of 3 | 2 |
| EQc | Contaminant Control | 0.5 of 2 | 0 |
| EQc | Balancing of Heating and Cooling Distribution Systems | 1 of 3 | 0 |
| EQc | Enhanced Compartmentalization | 0 of 3 | 0 |
| EQc | Combustion Venting | 2 of 2 | 0 |
| EQc | Enhanced Garage Pollutant Protection | 1 of 1 | 0 |
| EQc | Low-Emitting Products | 0.5 of 3 | 0.5 |
| EQc | No Environmental Tobacco Smoke | 1 of 1 | 0 |



Innovation Preliminary Y 4 of 6 M 2 Verified

| | | | |
|-----|------------------------------|----------|---|
| INp | Preliminary Rating | Required | |
| INc | Innovation | 3 of 5 | 2 |
| INc | LEED Accredited Professional | 1 of 1 | 0 |



Regional Priority Preliminary Y 1 of 4 M 1 Verified

| | | | |
|-----|-------------------|--------|---|
| RPC | Regional Priority | 1 of 4 | 1 |
|-----|-------------------|--------|---|

Point Floors




| | |
|---|---------------------------------|
| The project earned at least 8 points total in Location and Transportation and Energy and Atmosphere | <input type="text" value="No"/> |
| The project earned at least 3 points in Water Efficiency | <input type="text" value="No"/> |
| The project earned at least 3 points in Indoor Environmental Quality | <input type="text" value="No"/> |

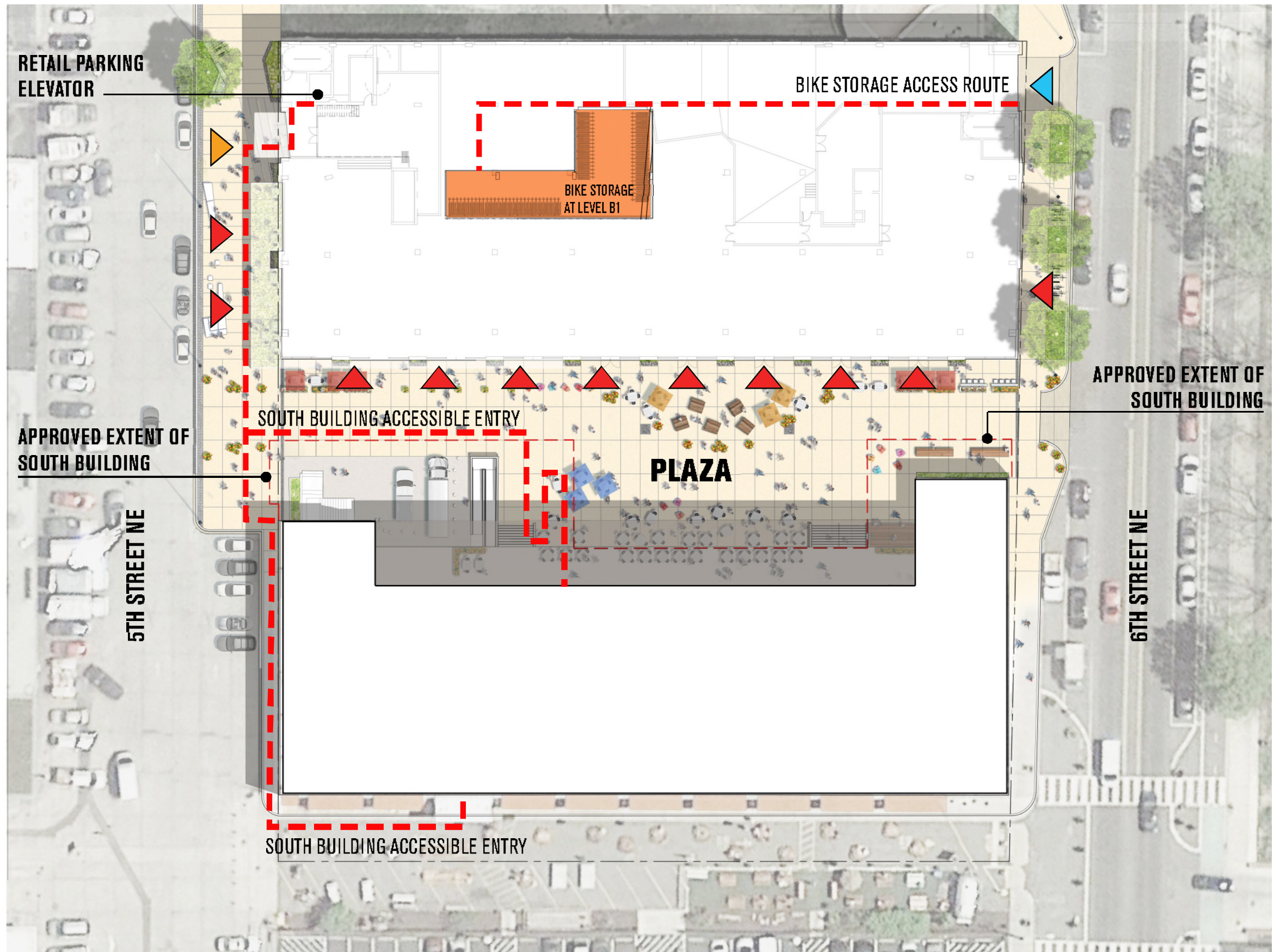
Total Preliminary Y 55 of 110 M 13.5 Verified

Certification Thresholds Certified: 40-49, Silver: 50-59, Gold: 60-79, Platinum: 80-110

LEED SCORECARD IS PROVIDED FOR INFORMATIONAL PURPOSES AND INDIVIDUAL POINT ELEMENTS MAY CHANGE PROVIDED THE PROJECT EXCEEDS 50 TOTAL POINTS

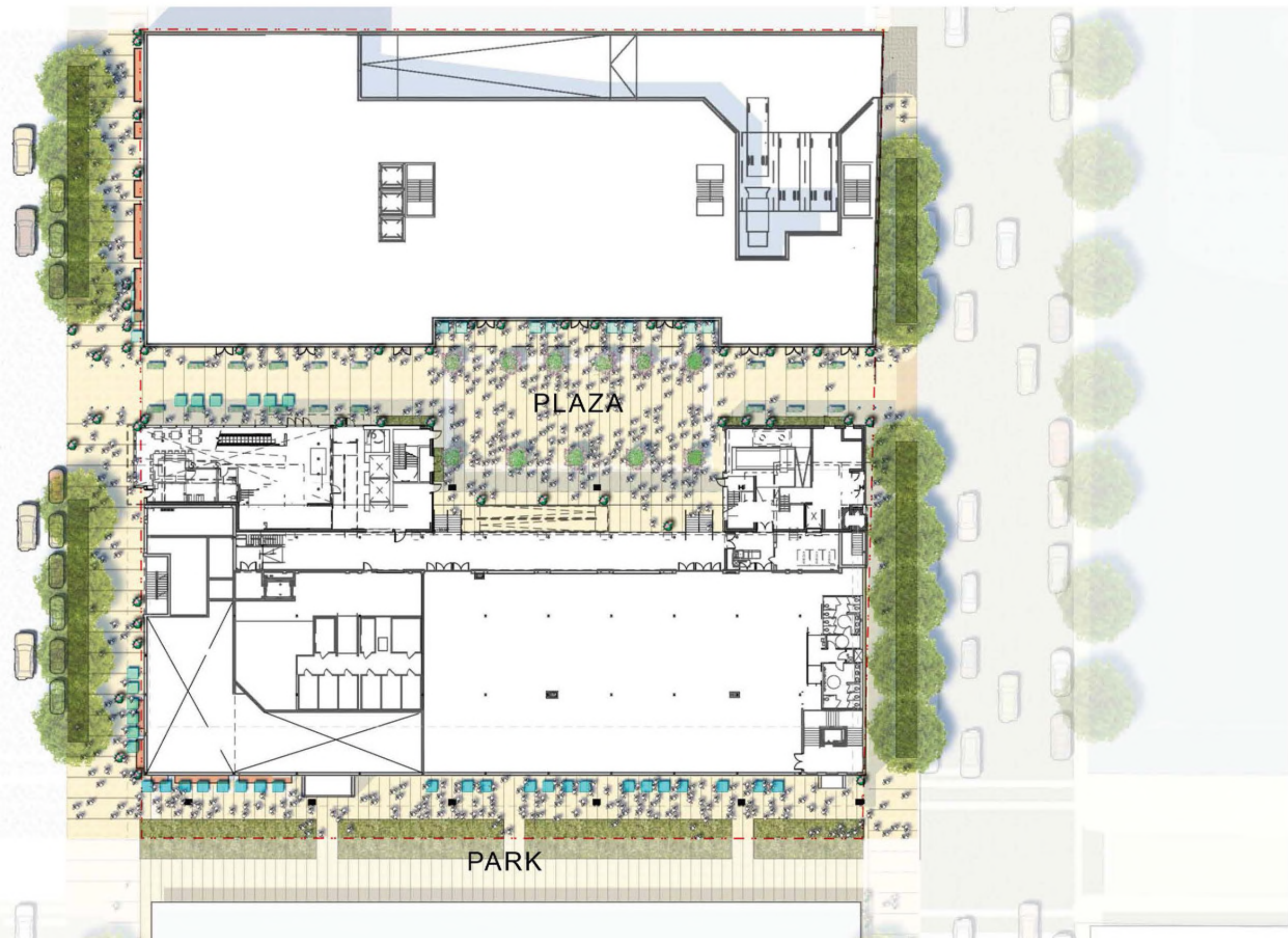
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-  RESIDENTIAL ENTRY
-  POTENTIAL RETAIL ENTRY
-  LOADING/ PARKING ENTRY



LEGEND

-  HARDSCAPE - SEE NEXT PAGE
-  PLANTINGS
-  SITE FURNITURE
WILL BE MOVABLE TO ALLOW
FOR PROGRAMATIC FLEXIBILITY

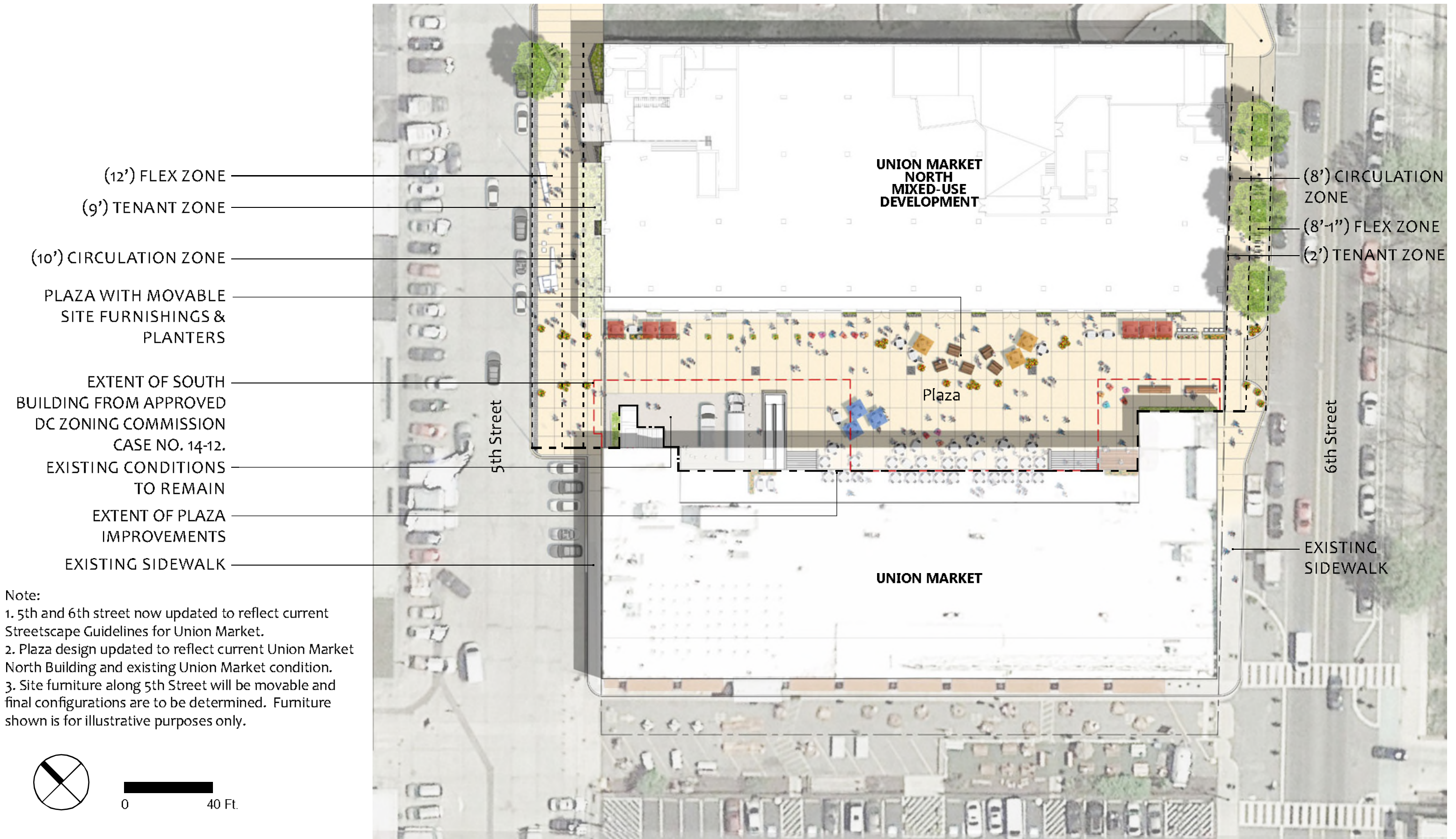


NEAL PLACE

PARK

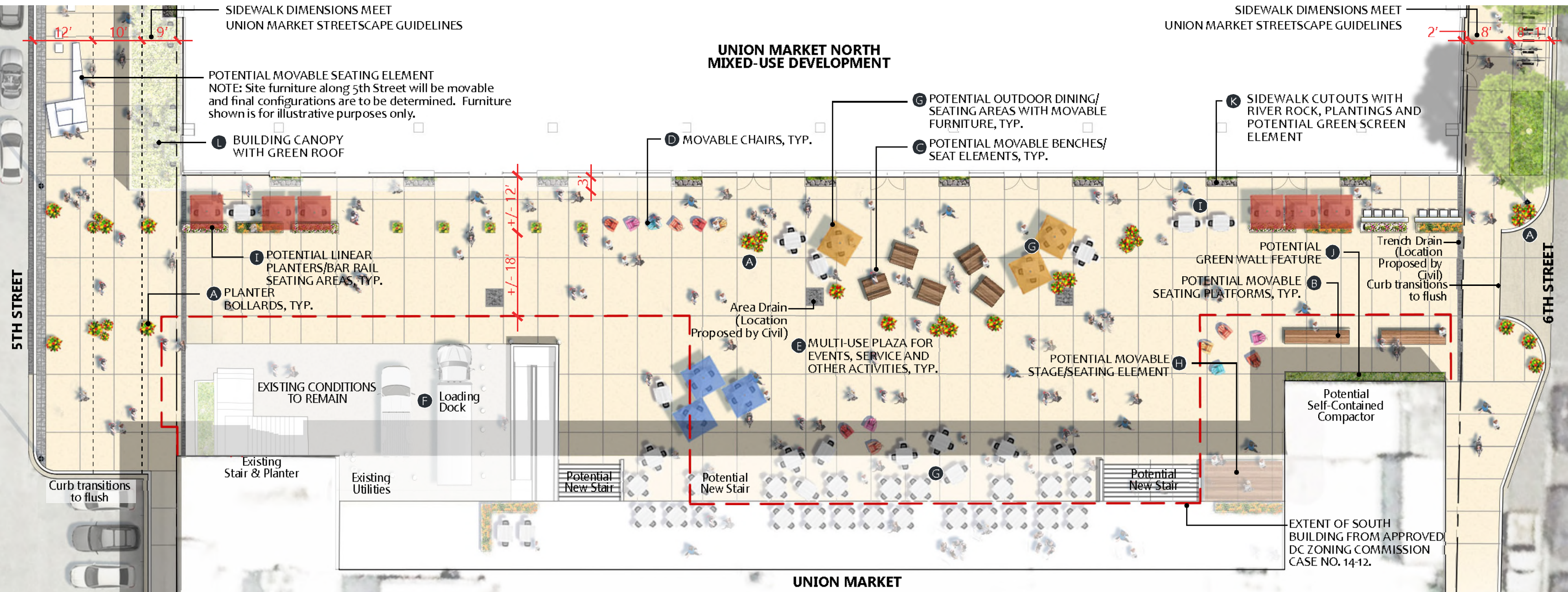
PLAZA





Note:
 1. 5th and 6th street now updated to reflect current Streetscape Guidelines for Union Market.
 2. Plaza design updated to reflect current Union Market North Building and existing Union Market condition.
 3. Site furniture along 5th Street will be movable and final configurations are to be determined. Furniture shown is for illustrative purposes only.

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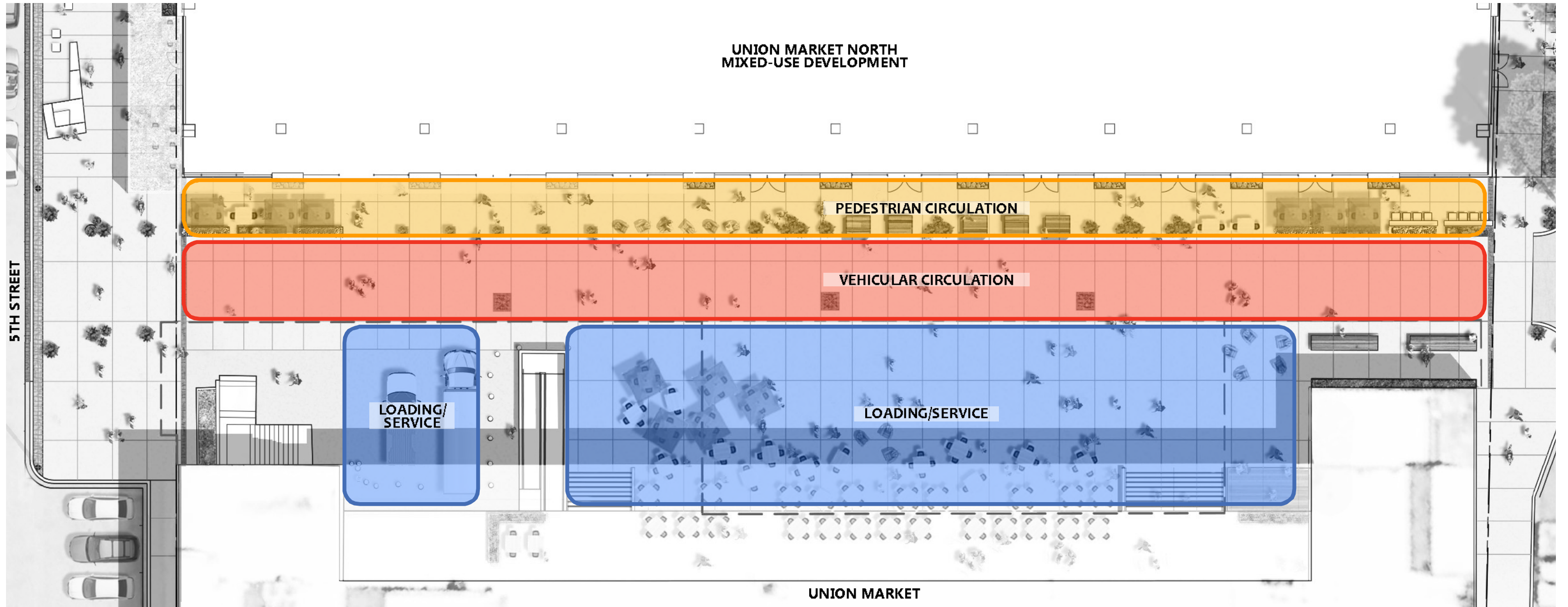


1329 5TH STREET, NE SECOND-STAGE PUD | 08.30.2019

LANDSCAPE PRECEDENTS (REVISED) L1A

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UNION MARKET NORTH
MIXED-USE DEVELOPMENT



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