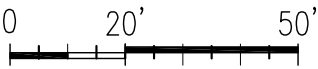
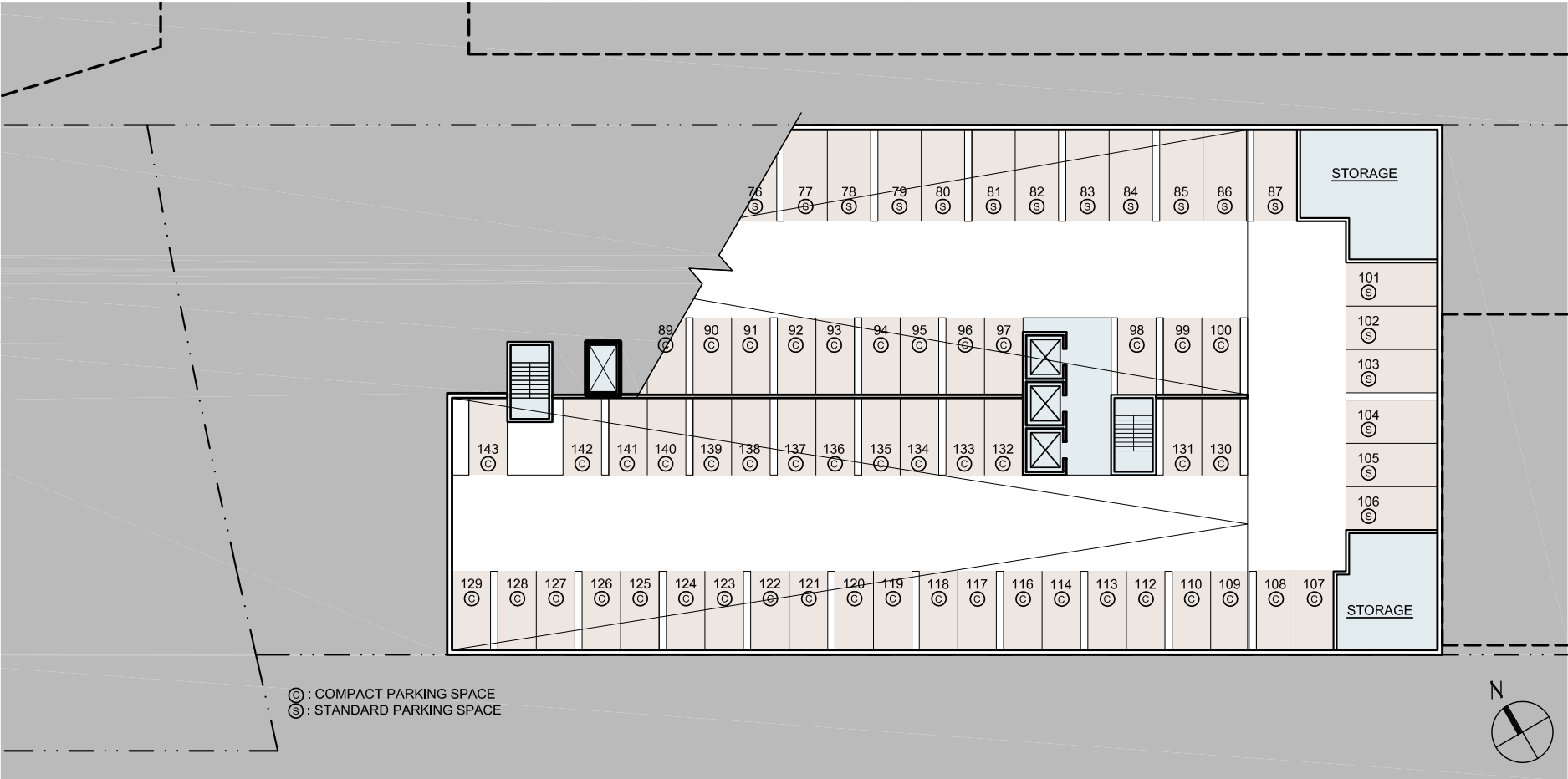


Notes:

1. The exterior elevations, including door and window sizes and locations, the interior partition locations, the number, size, and locations of residential units, outdoor space, stairs, balcony and elevators are preliminary and shown for illustrative purposes only. The final layouts may vary.

2. All spot elevations are relative to the measuring point 58.2' taken at the center of the Florida Ave. top of curb, assumed for these drawings to be +0'-0".

3. All standard spaces are a minimum of 9' wide by 19' long. All compact spaces are a minimum of 8' wide by 16' long and all drive aisles are a minimum of 20' wide. The layout of the parking spaces is schematic. Changes to the size, locations and configuration of the parking spaces and aisles may occur. Applicant may allocate the use of the provided parking spaces between residential and retail uses as market conditions warrant.

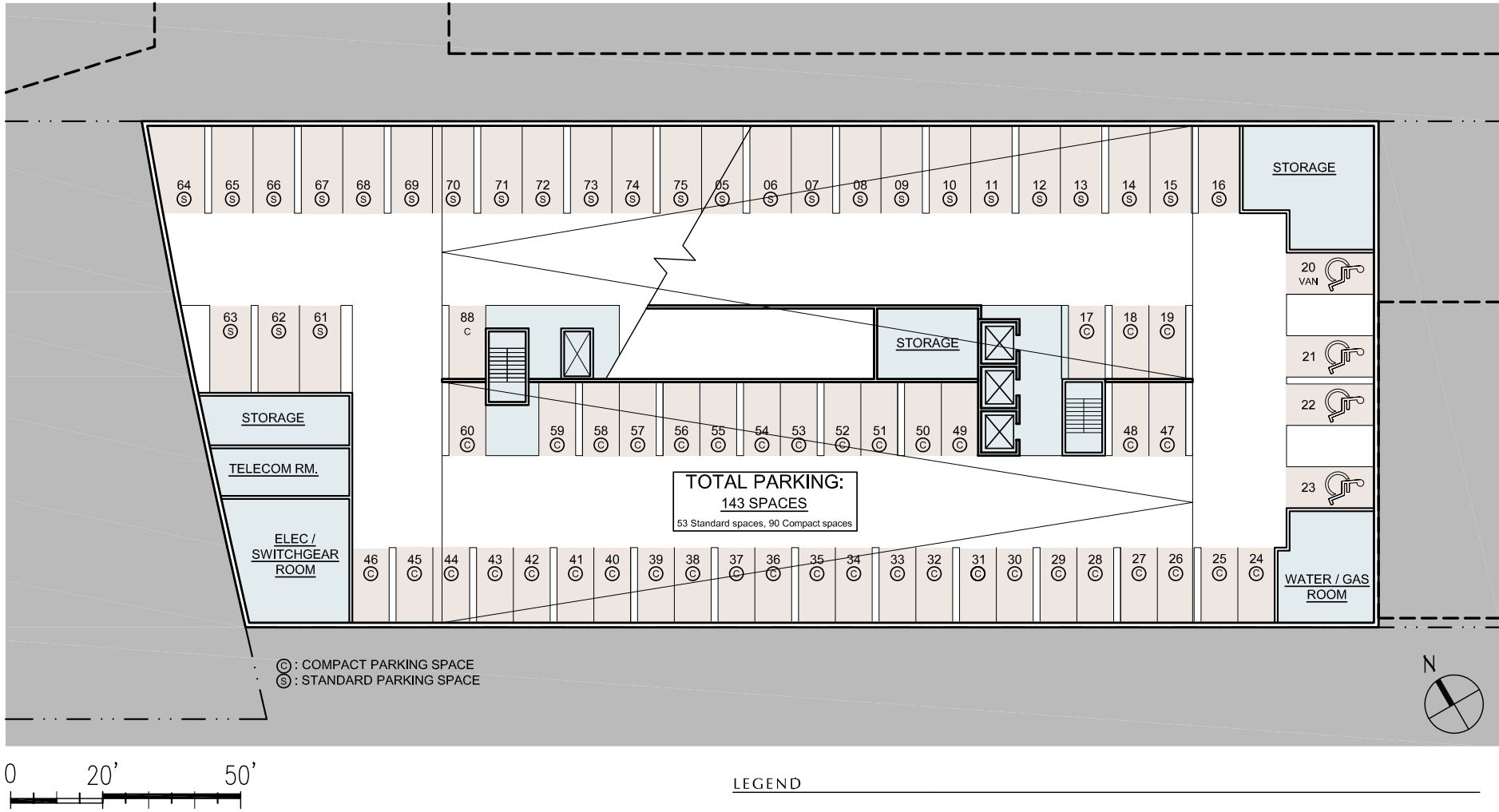


LEGEND

RESIDENTIAL	PARKING	CORE / SERVICE
COMMON AREAS	LANDSCAPING	RETAIL

Notes:

- 1. The exterior elevations, including door and window sizes and locations, the interior partition locations, the number, size, and locations of residential units, outdoor space, stairs, balcony and elevators are preliminary and shown for illustrative purposes only. The final layouts may vary.
- 2. All spot elevations are relative to the measuring point 58.2' taken at the center of the Florida Ave. top of curb, assumed for these drawings to be +0'-0".
- 3. All standard spaces are a minimum of 9' wide by 19' long. All compact spaces are a minimum of 8' wide by 16' long and all drive aisles are a minimum of 20' wide. The layout of the parking spaces is schematic. Changes to the size, locations and configuration of the parking spaces and aisles may occur. Applicant may allocate the use of the provided parking spaces between residential and retail uses as market conditions warrant.



P-1 GARAGE PLAN

Notes:

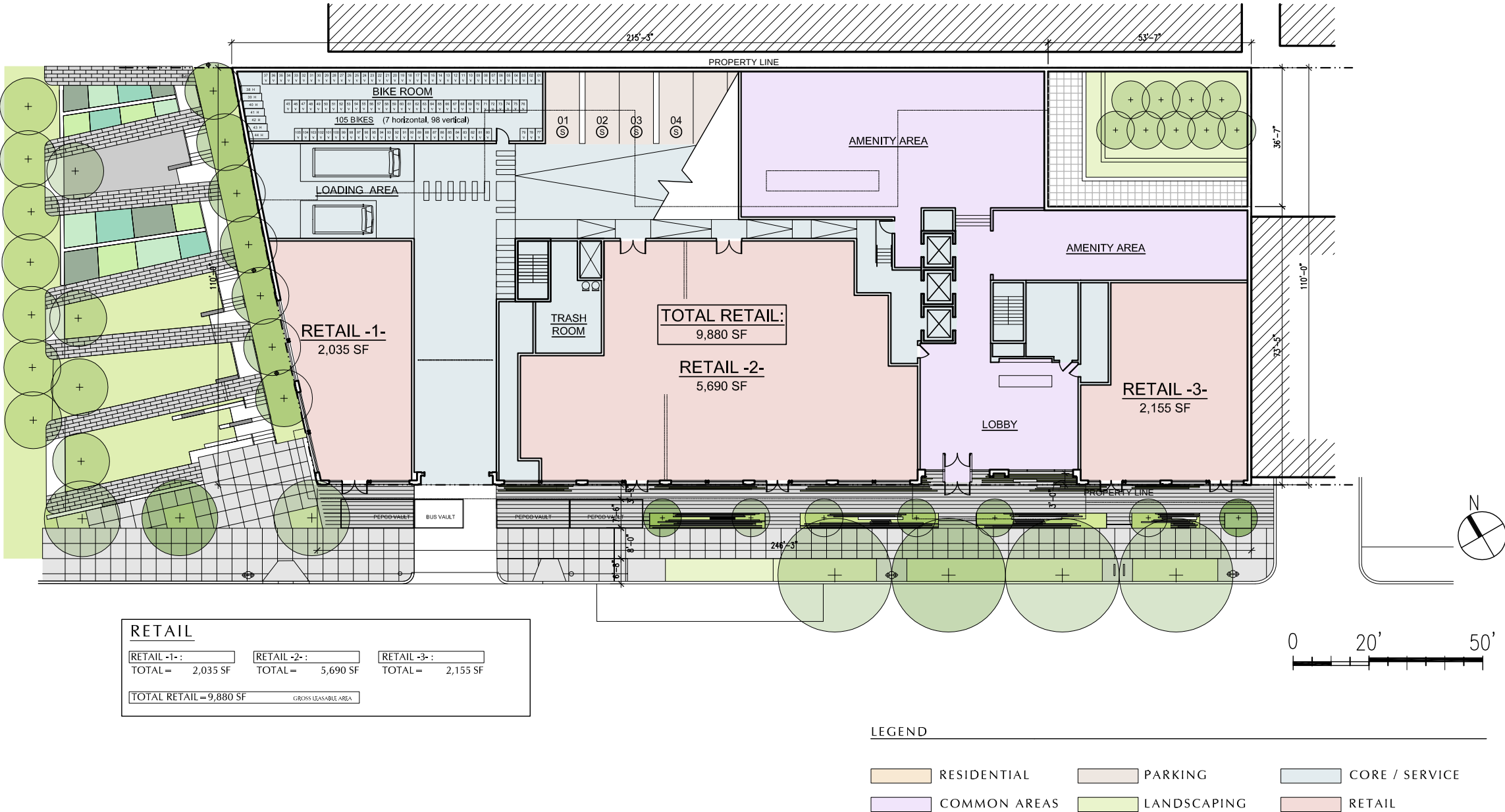
1. The exterior elevations, including door and window sizes and locations, the interior partition locations, the number, size, and locations of residential units, outdoor space, stairs, balcony and elevators are preliminary and shown for illustrative purposes only. The parking space layout is shown for illustrative purposes only. The final layouts may vary.

2. All spot elevations are relative to the measuring point 58.2' taken at the center of the Florida Ave. top of curb, assumed for these drawings to be +0'-0".

3. The number of retail entrances may be increased or decreased and the locations may shift depending upon the actual layout of the retail tenants and the operating requirements of the tenants.

4. A loading platform of 200 sf for the retail and residential is provided within the shown loading area.

5. All vertical bike racks are a minimum of 24" wide by 40" long. All horizontal bike racks are a minimum of 24" wide by 72" long and all aisles shall be a minimum width of 48". The layout of the bike rack spaces is schematic. Changes to the size, locations and configuration of the bike racks and aisles may occur.

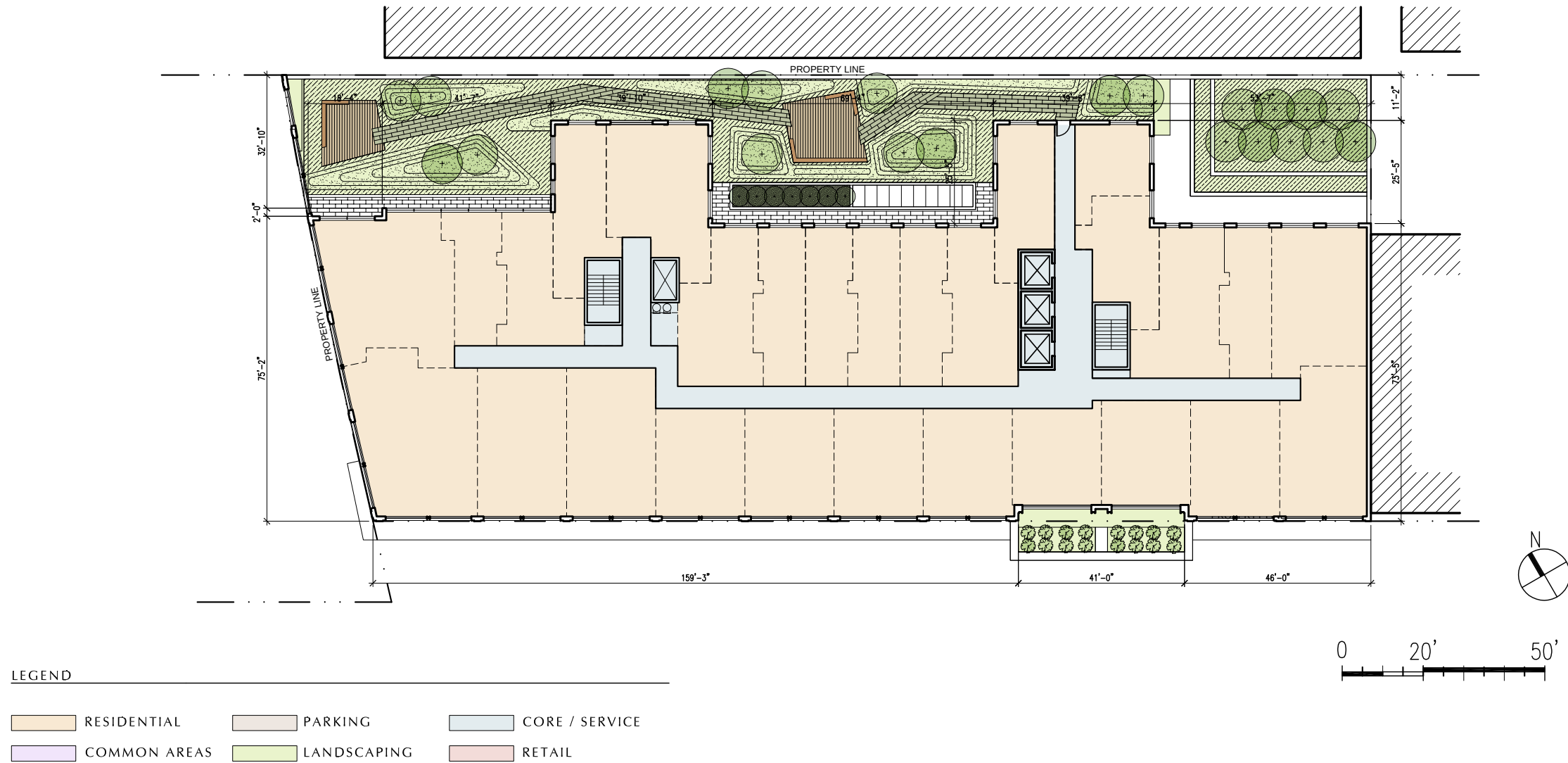


1ST FLOOR PLAN

Notes:

1. The exterior elevations, including door and window sizes and locations, the interior partition locations, the number, size, and locations of residential units, outdoor space, stairs, balcony 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.

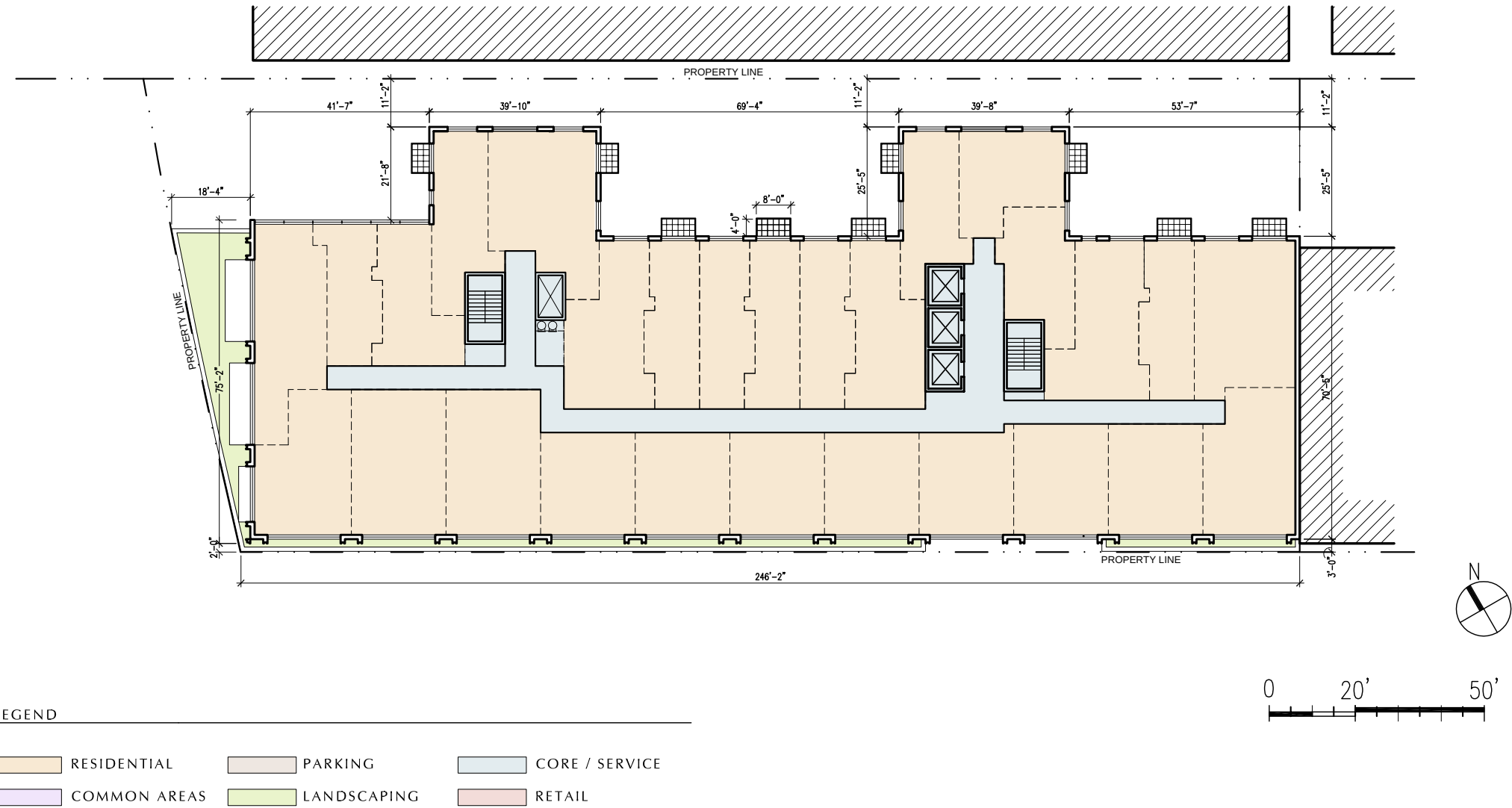
2. All spot elevations are relative to the measuring point 58.2' taken at the center of the Florida Ave. top of curb, assumed for these drawings to be +0'-0".



2ND FLOOR PLAN

Notes:

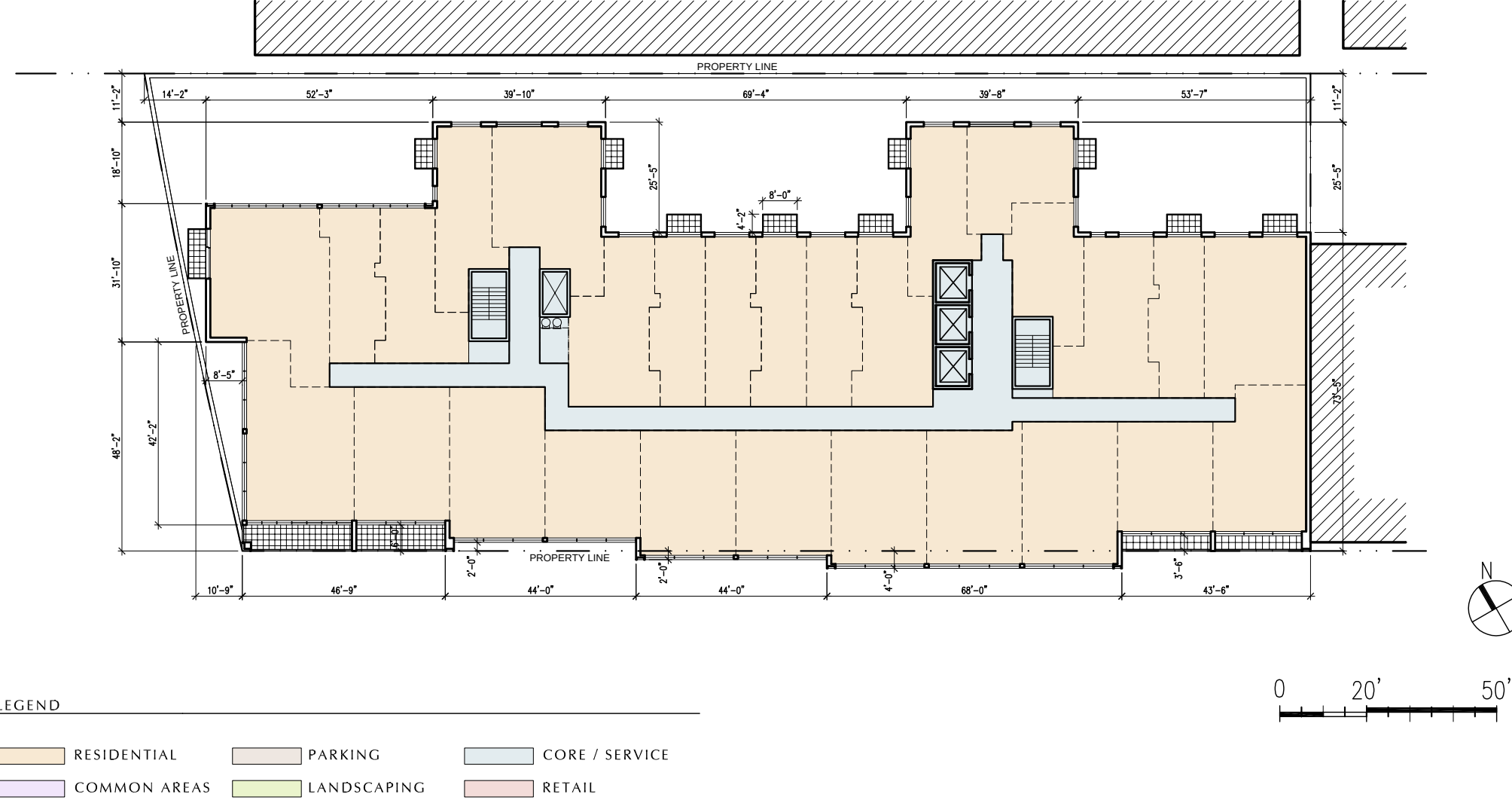
- 1. The exterior elevations, including door and window sizes and locations, the interior partition locations, the number, size, and locations of residential units, outdoor space, stairs, balcony and elevators are preliminary and shown for illustrative purposes only. The parking space layout is shown for illustrative purposes only. The final layouts may vary.
- 2. All spot elevations are relative to the measuring point 58.2' taken at the center of the Florida Ave. top of curb, assumed for these drawings to be +0'-0".



3RD FLOOR PLAN

Notes:

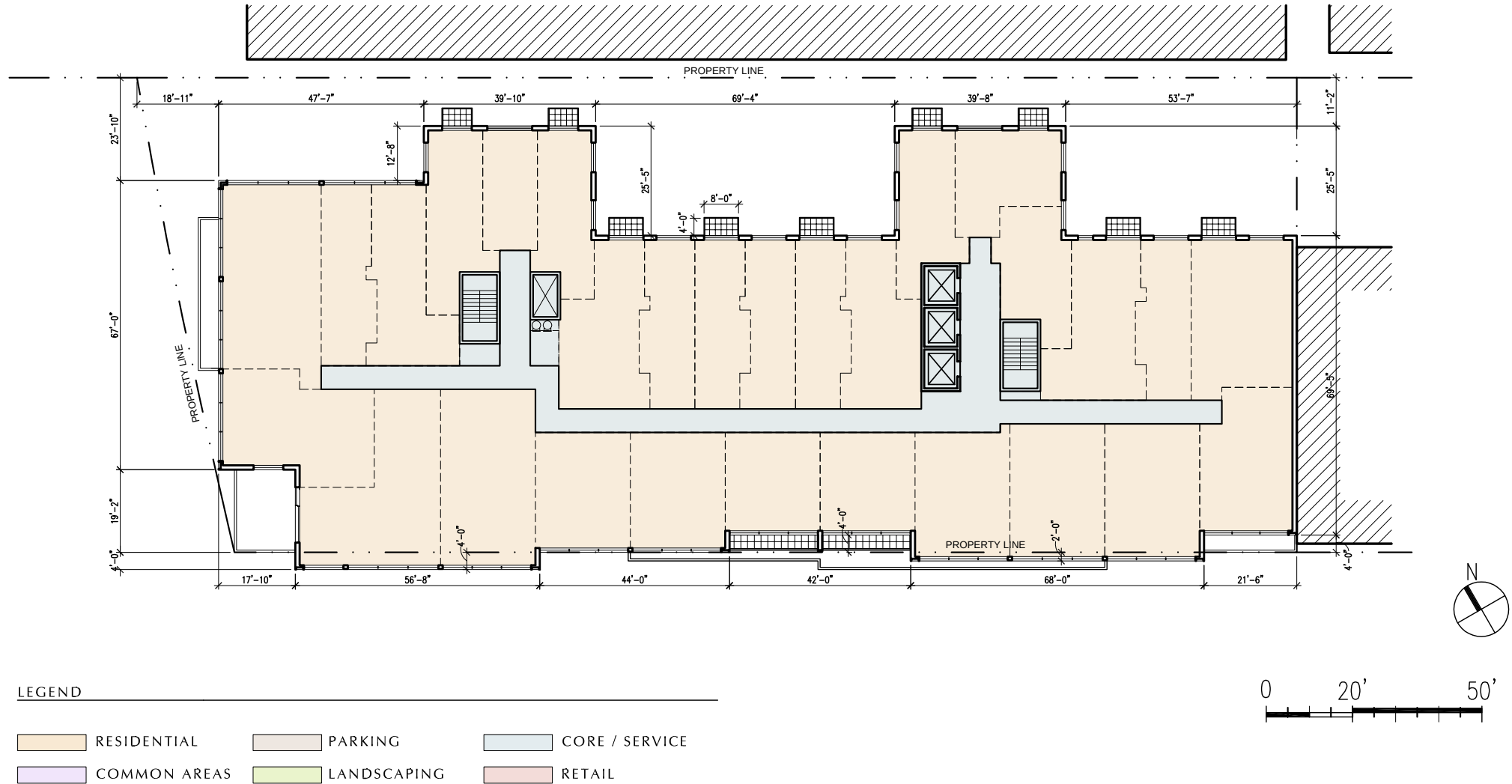
- 1. The exterior elevations, including door and window sizes and locations, the interior partition locations, the number, size, and locations of residential units, outdoor space, stairs, balcony and elevators are preliminary and shown for illustrative purposes only. The parking space layout is shown for illustrative purposes only. The final layouts may vary.
- 2. All spot elevations are relative to the measuring point 58.2' taken at the center of the Florida Ave. top of curb, assumed for these drawings to be +0'-0".



4TH / 6TH FLOOR PLAN

Notes:

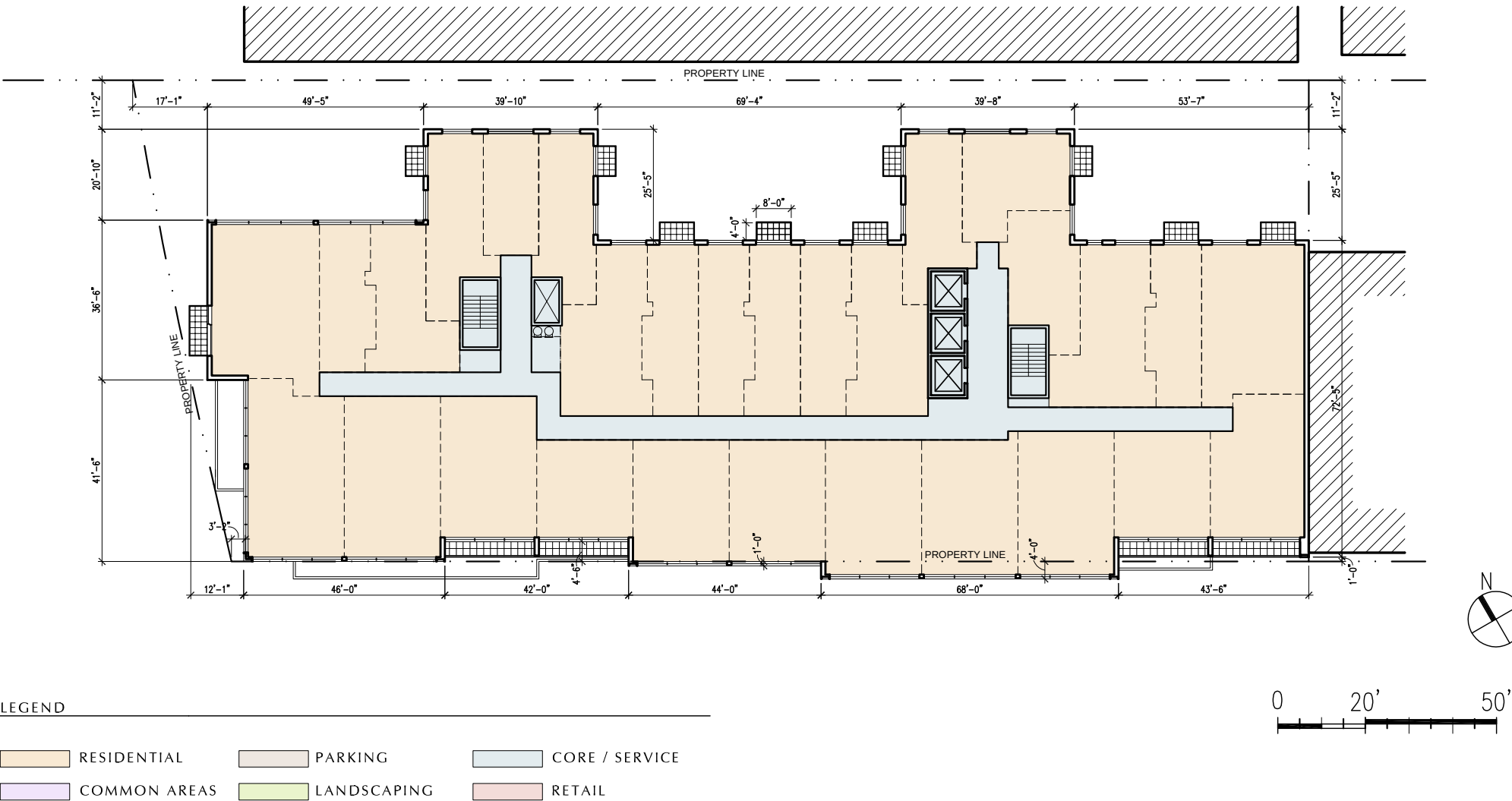
- 1. The exterior elevations, including door and window sizes and locations, the interior partition locations, the number, size, and locations of residential units, outdoor space, stairs, balcony and elevators are preliminary and shown for illustrative purposes only. The parking space layout is shown for illustrative purposes only. The final layouts may vary.
- 2. All spot elevations are relative to the measuring point 58.2' taken at the center of the Florida Ave. top of curb, assumed for these drawings to be +0'-0".



7TH / 9TH FLOOR PLAN

Notes:

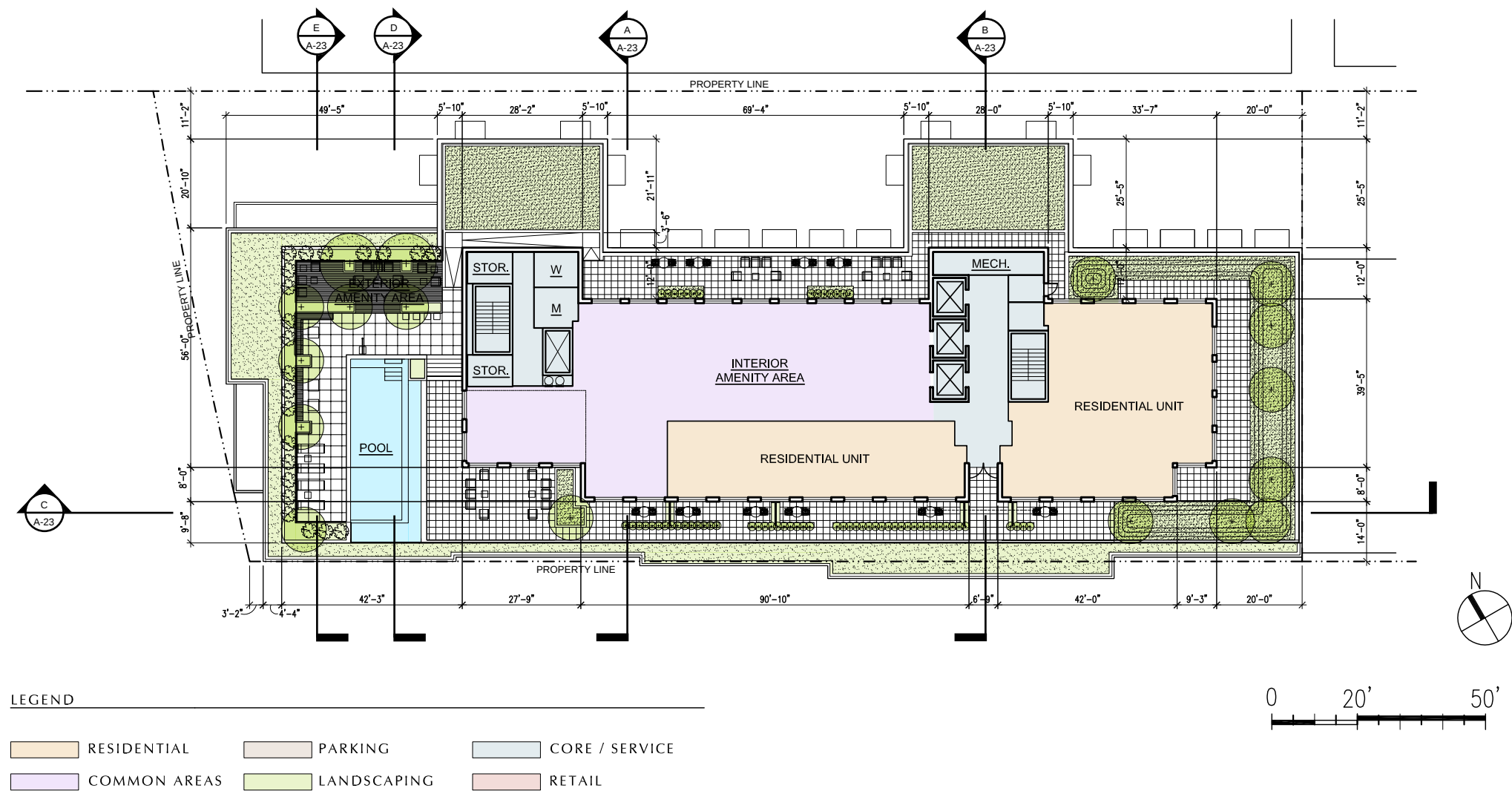
- 1. The exterior elevations, including door and window sizes and locations, the interior partition locations, the number, size, and locations of residential units, outdoor space, stairs, balcony and elevators are preliminary and shown for illustrative purposes only. The parking space layout is shown for illustrative purposes only. The final layouts may vary.
- 2. All spot elevations are relative to the measuring point 58.2' taken at the center of the Florida Ave. top of curb, assumed for these drawings to be +0'-0".



10TH / 12TH FLOOR PLAN

Notes:

1. The exterior elevations, including door and window sizes and locations, the interior partition locations, the number, size, and locations of residential units, outdoor space, stairs, balcony 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.
2. All spot elevations are relative to the measuring point 58.2' taken at the center of the Florida Ave. top of curb, assumed for these drawings to be +0'-0".
3. In the event that the residential units at the penthouse are not approved by the zoning commission, the spaces will be occupied by other permitted uses in the penthouse.

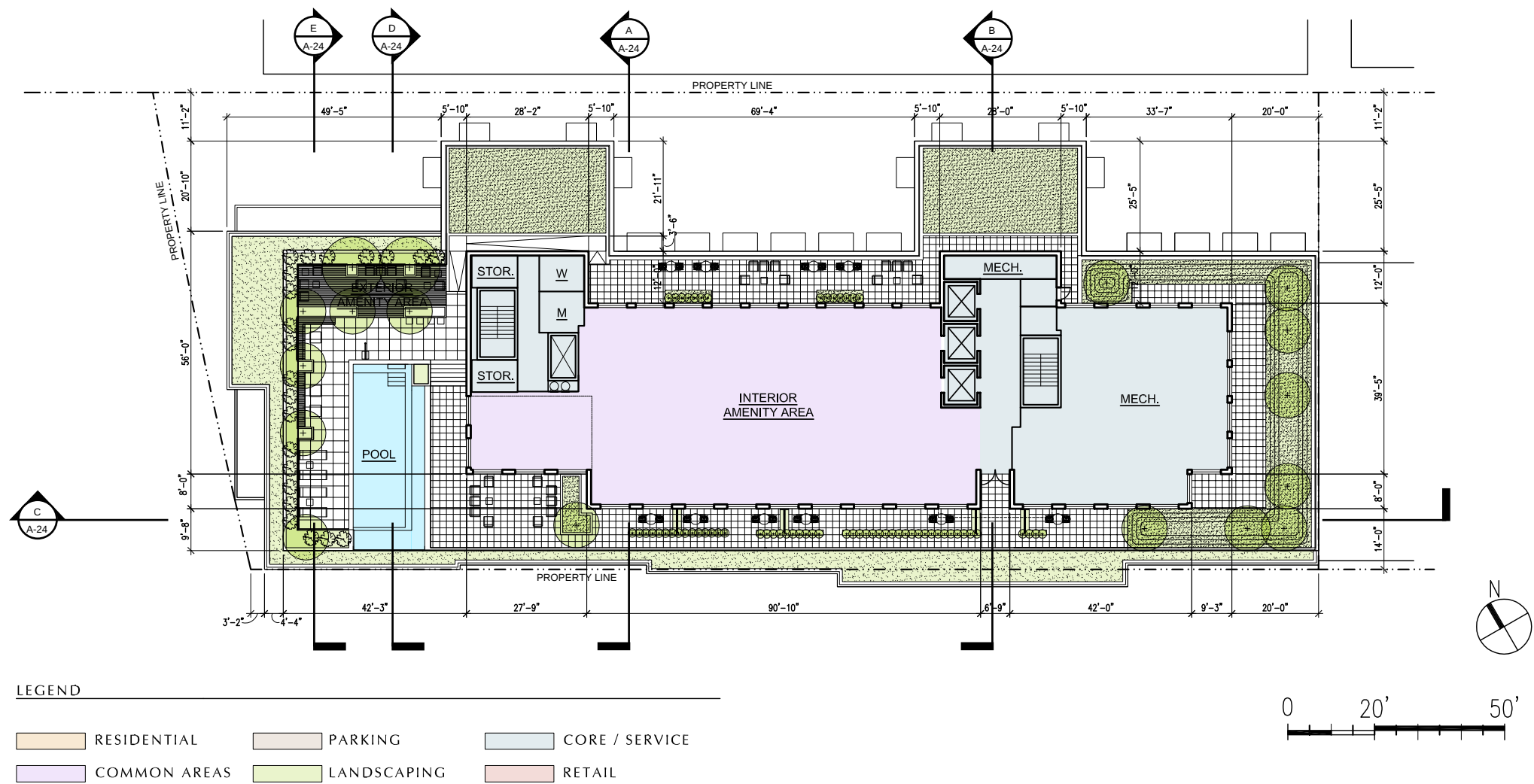


PENTHOUSE FLOOR PLAN - OPTION A

Notes:

1. The exterior elevations, including door and window sizes and locations, the interior partition locations, the number, size, and locations of residential units, outdoor space, stairs, balcony 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.

2. All spot elevations are relative to the measuring point 58.2' taken at the center of the Florida Ave. top of curb, assumed for these drawings to be +0'-0".

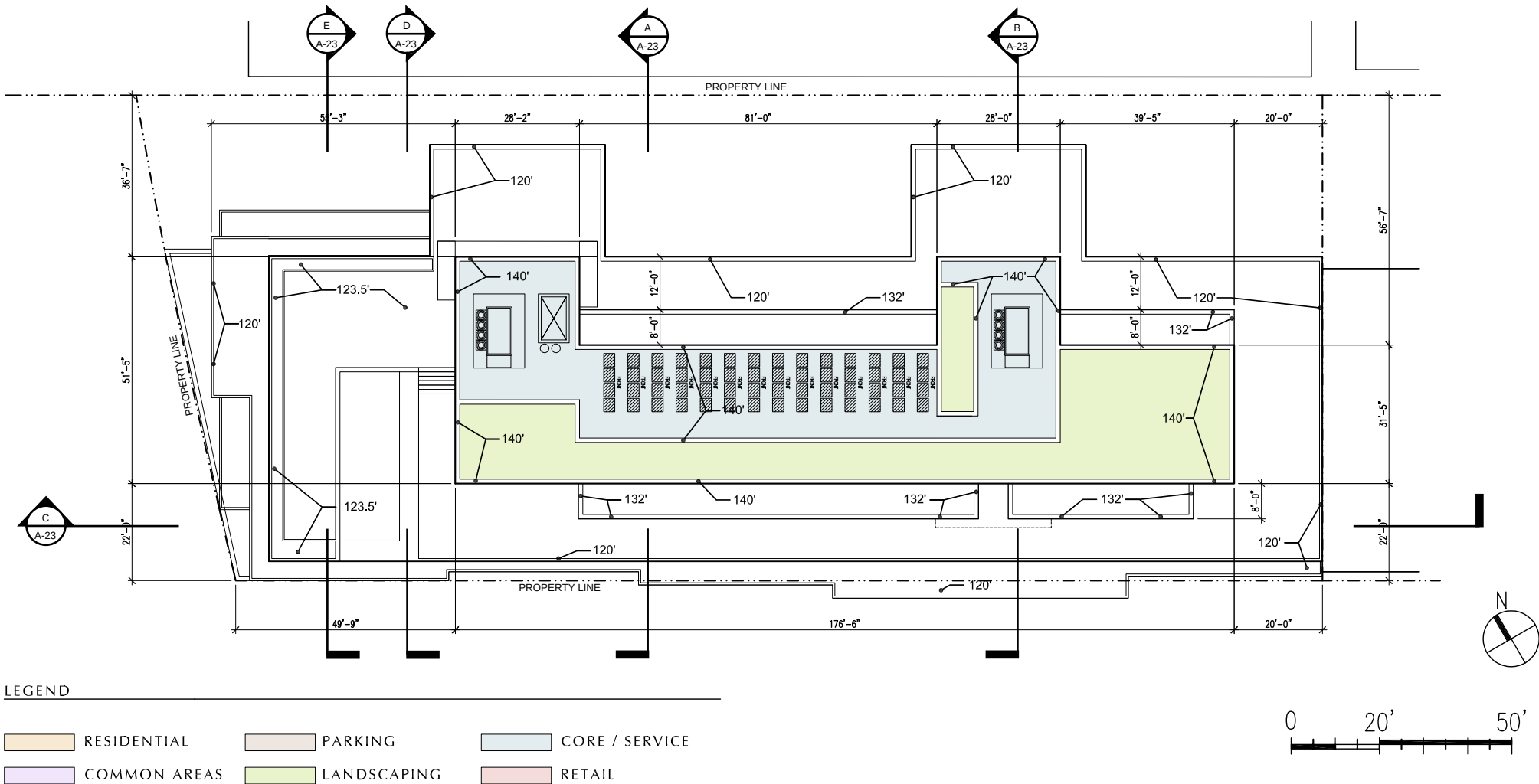


PENTHOUSE FLOOR PLAN - OPTION B

Notes:

1. The exterior elevations, including door and window sizes and locations, the interior partition locations, the number, size, and locations of residential units, outdoor space, stairs, balcony 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.

2. All spot elevations are relative to the measuring point 58.2' taken at the center of the Florida Ave. top of curb, assumed for these drawings to be +0'-0".



ROOF PLAN



LOWER SOUTH / EAST BUILDING CORNER

- ARCHITECTURAL METAL PANEL
- ALUMINUM WINDOW SYSTEM
- METAL RAILING SYSTEM
- CAST STONE BAND
- PRE-FINISHED METAL LINTEL
- BRICK VENEER
- PAINTED STEEL CANOPY
- ALUMINUM STOREFRONT
- STONE BASE AT PIERS



TYPICAL RETAIL BAY

- ARCHITECTURAL METAL PANEL
- METAL RAILING / BALCONY SYSTEM
- ALUMINUM WINDOW SYSTEM
- ARCHITECTURAL METAL PANEL
- METAL RAILING SYSTEM
- PAINTED STEEL CANOPY
- RETAIL SIGNAGE
- BRICK VENEER
- ALUMINUM STOREFRONT



UPPER SOUTH / EAST BUILDING CORNER

FACADE DETAILS

METAL CANOPY



STOREFRONT



METAL PANEL / LOUVERS



BRICK



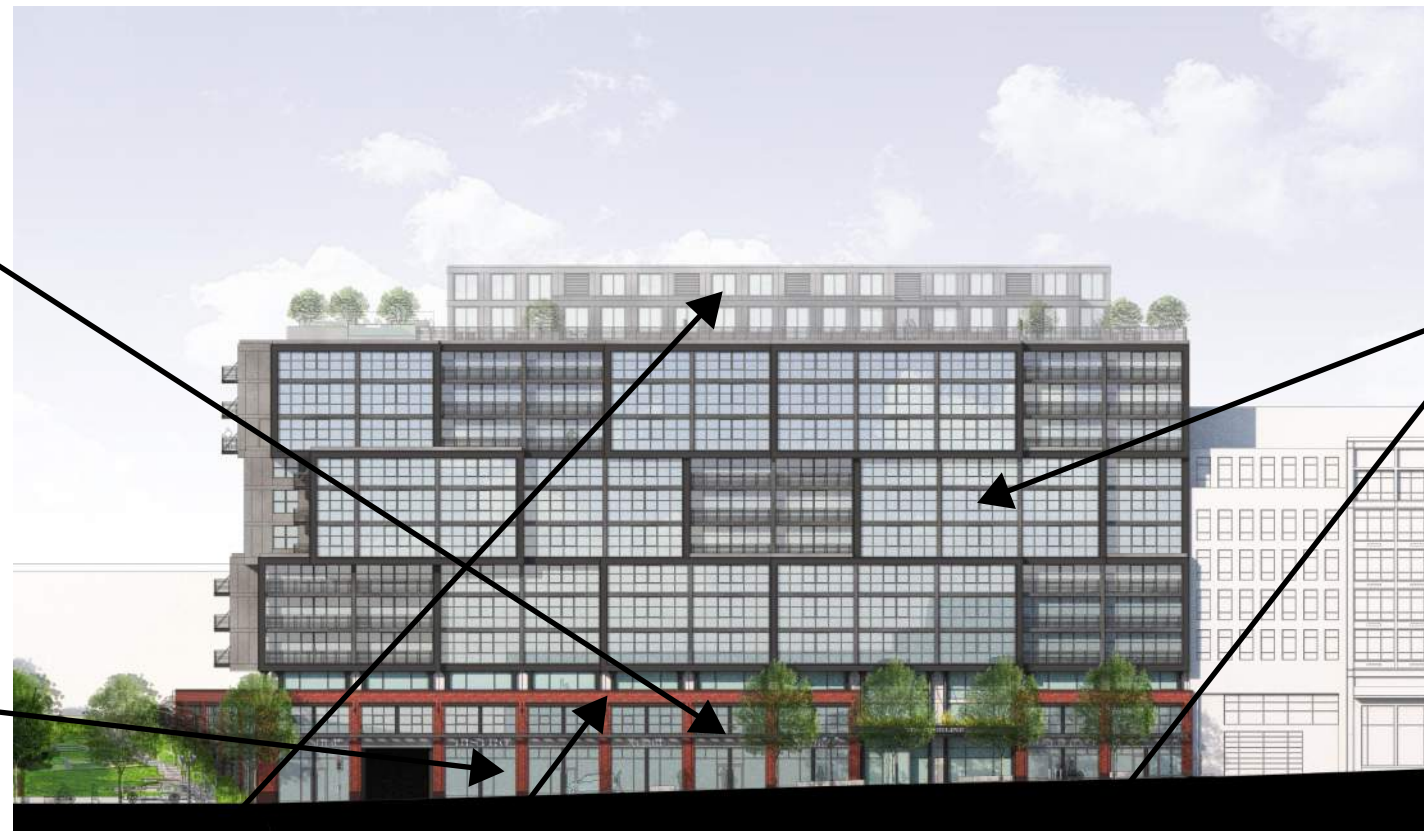
ALUMINUM WINDOW SYSTEM



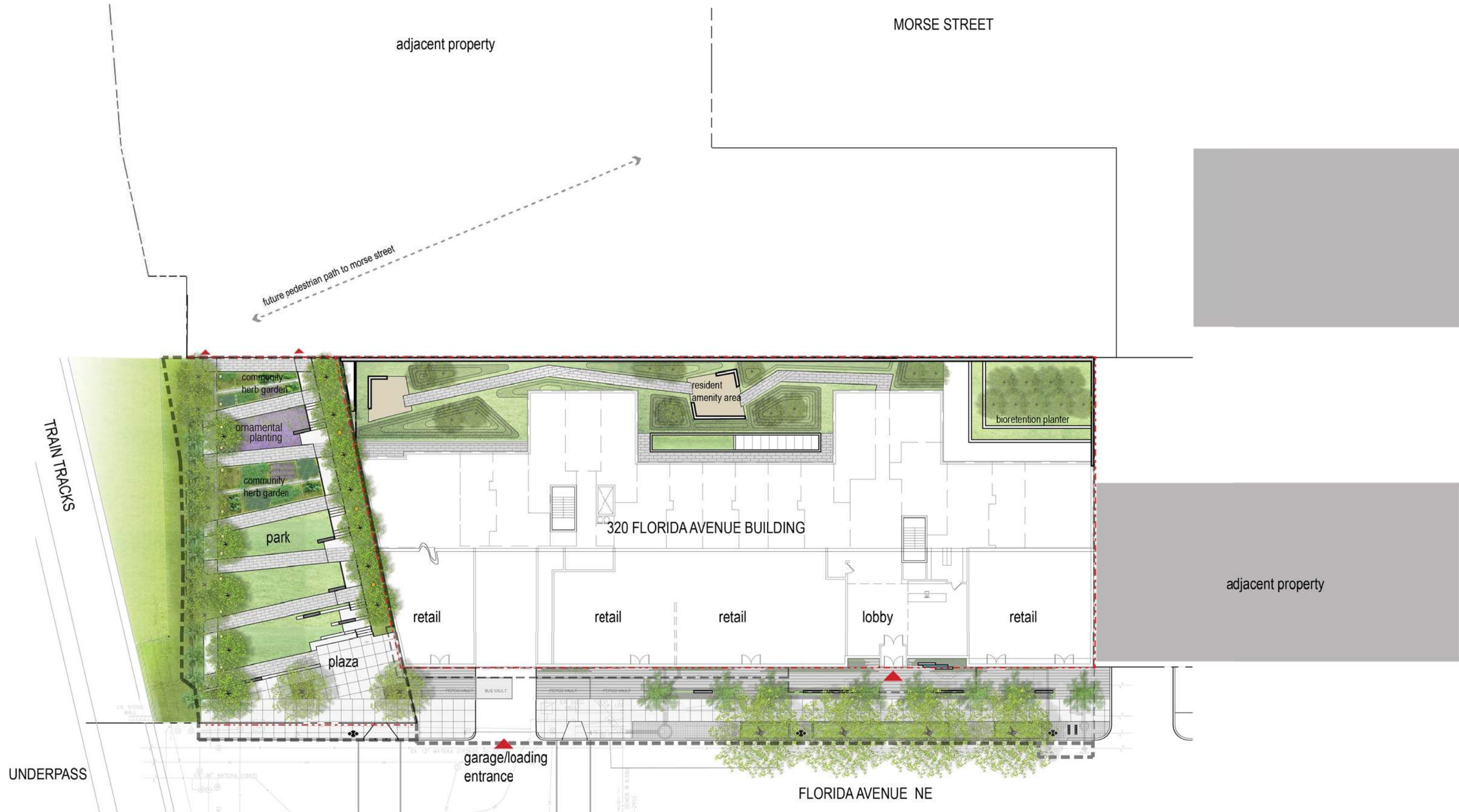
METAL PANEL



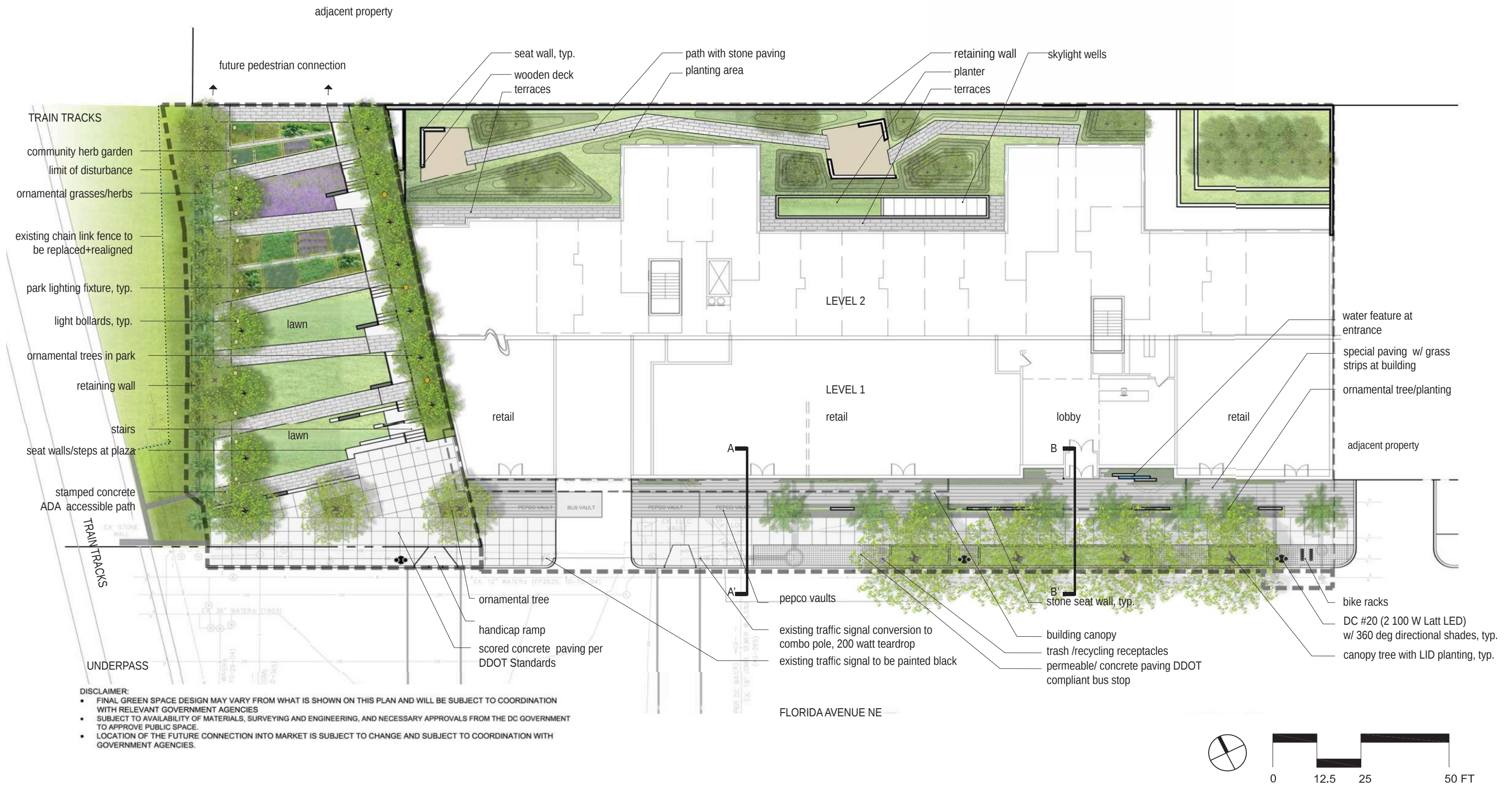
STEEL BALCONY / RAILING



PRECEDENT IMAGES FOR BUILDING MATERIALS



SITE PLAN



STREETSCAPE AND SECOND LEVEL MATERIALS PLAN



community herb garden



ornamental grasses/herbs



ornamental trees and planting in park



seat walls/steps at plaza w/ benches

benches

stamped concrete on ADA path



lawn



park lighting fixtures

PARK PRECEDENT IMAGES AND FURNISHINGS



PARK VIEW FROM FLORIDA AVENUE



PARK AERIAL VIEW



ddot standard trash and recycling receptacles



special stone paving



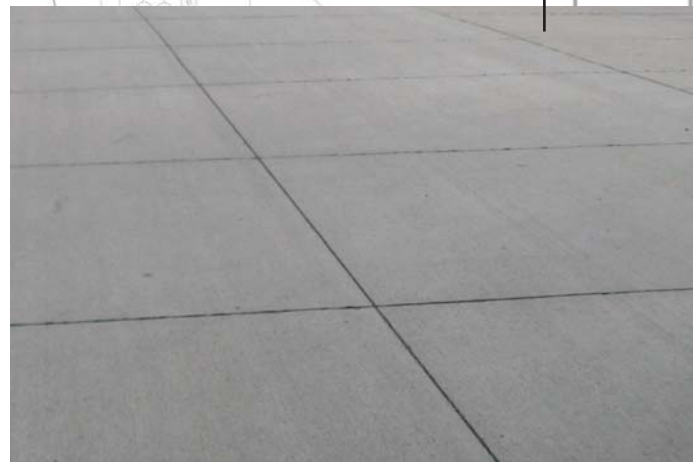
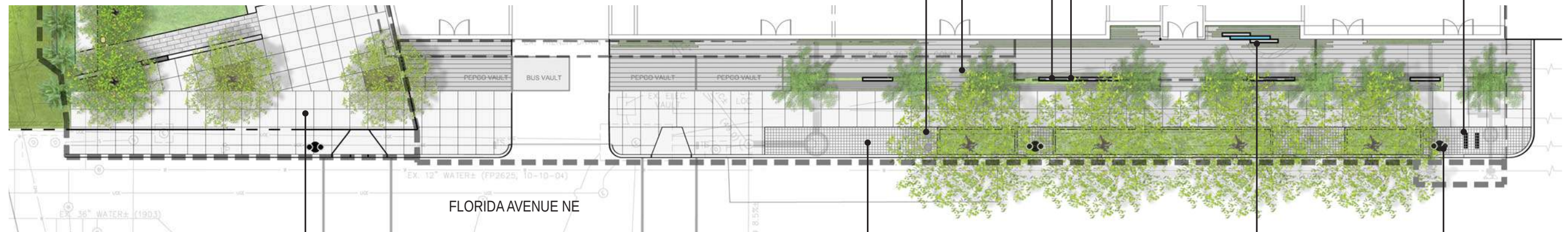
stone seat wall



grass strips



bike racks



scored concrete



permeable pavement/concrete pavers

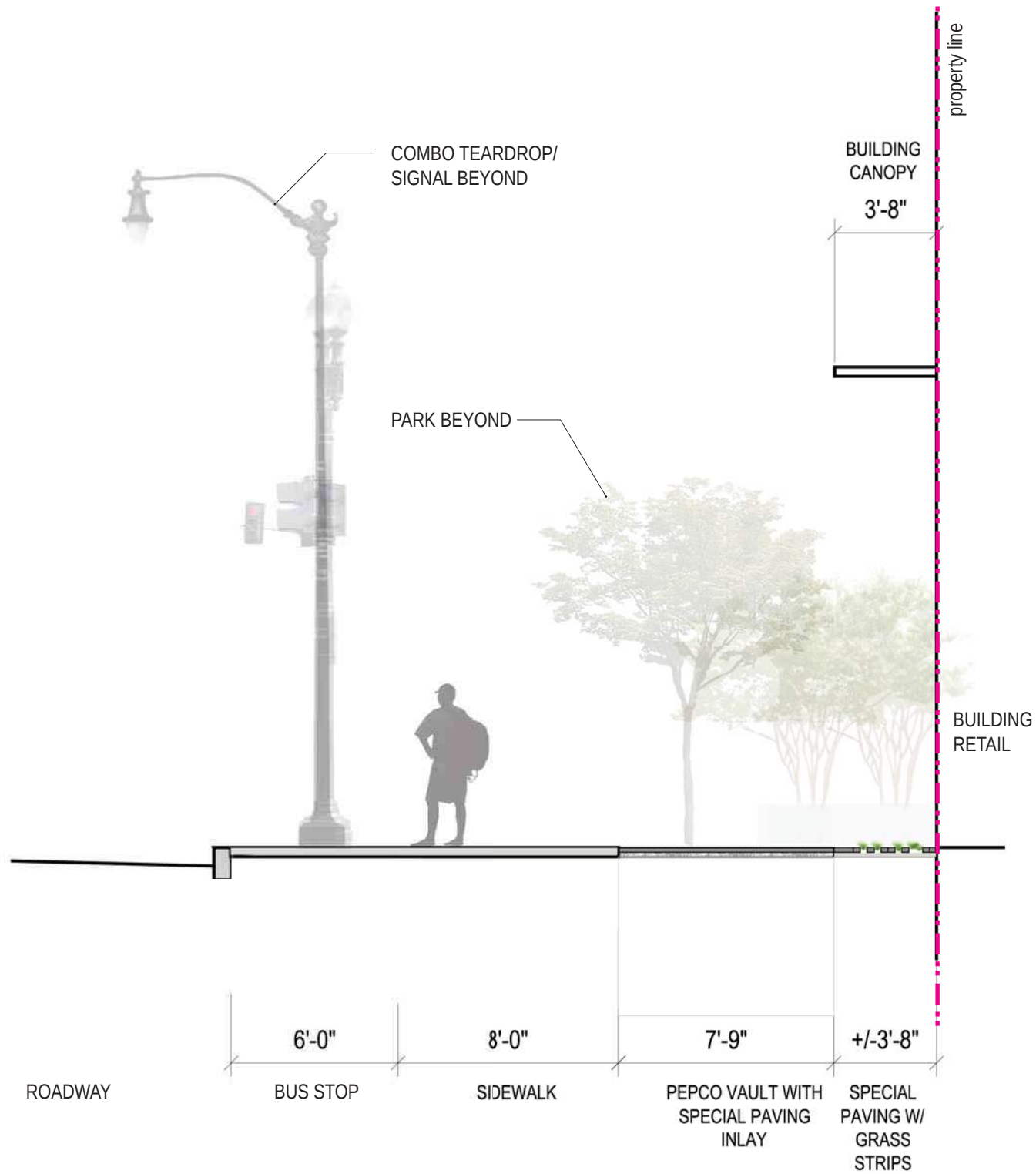


water feature

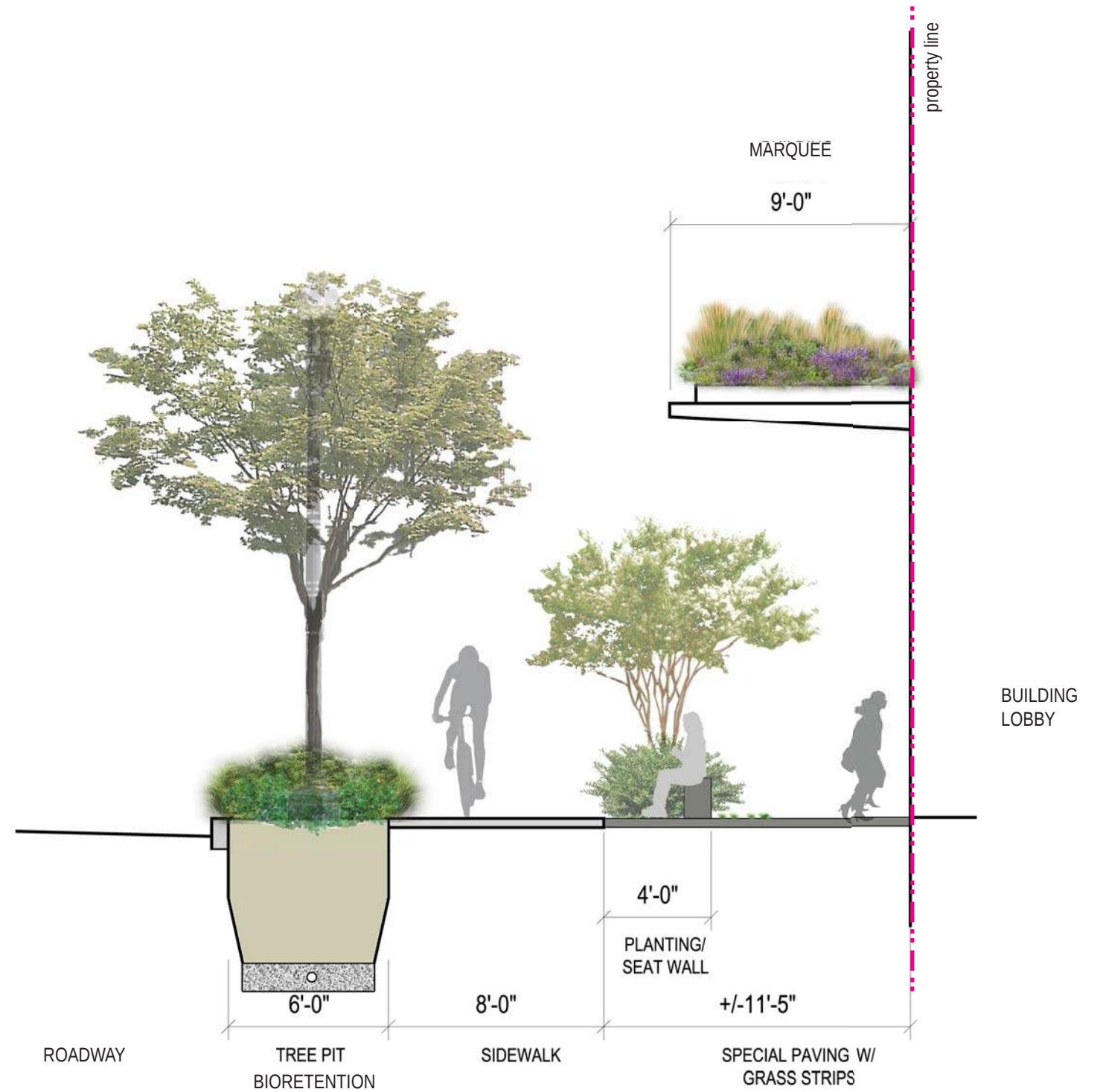


DC #20 lighting

STREETSCAPE MATERIALS AND FURNISHINGS



SECTION AA'



SECTION BB'

STREETSCAPE SECTIONS



STREETSCAPE VIEWS



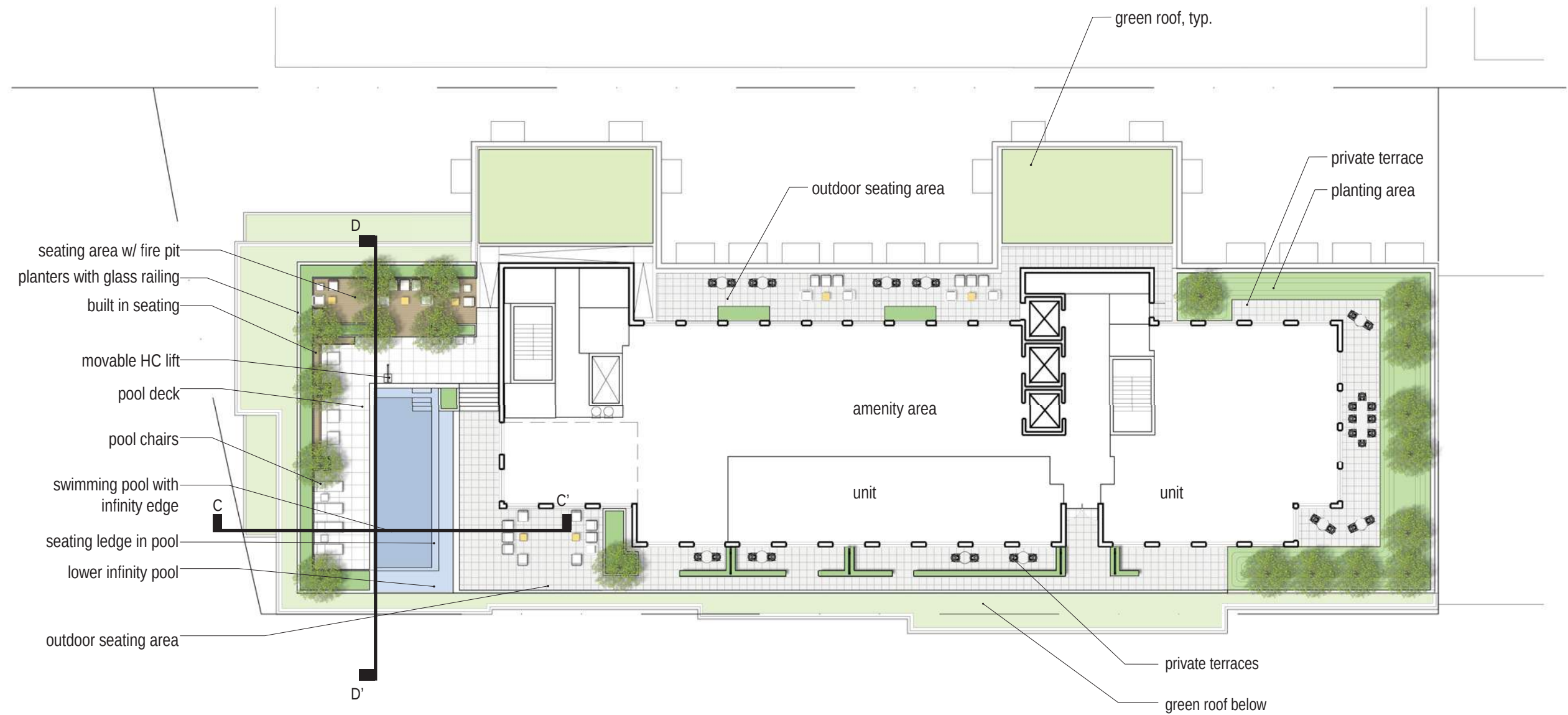
STREETSCAPE VIEWS

L-09
05/15/15

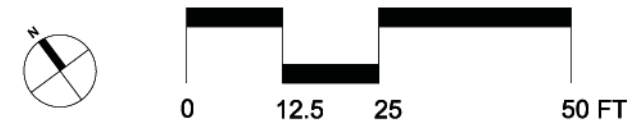
THE HIGHLINE at Union Market
320 FLORIDA AVE, N.E. WASHINGTON, DC 20002

level2 | LEVEL 2 DEVELOPMENT
DEVELOPMENT 1875 CONNECTICUT AVE, N.W. WASHINGTON DC 20009

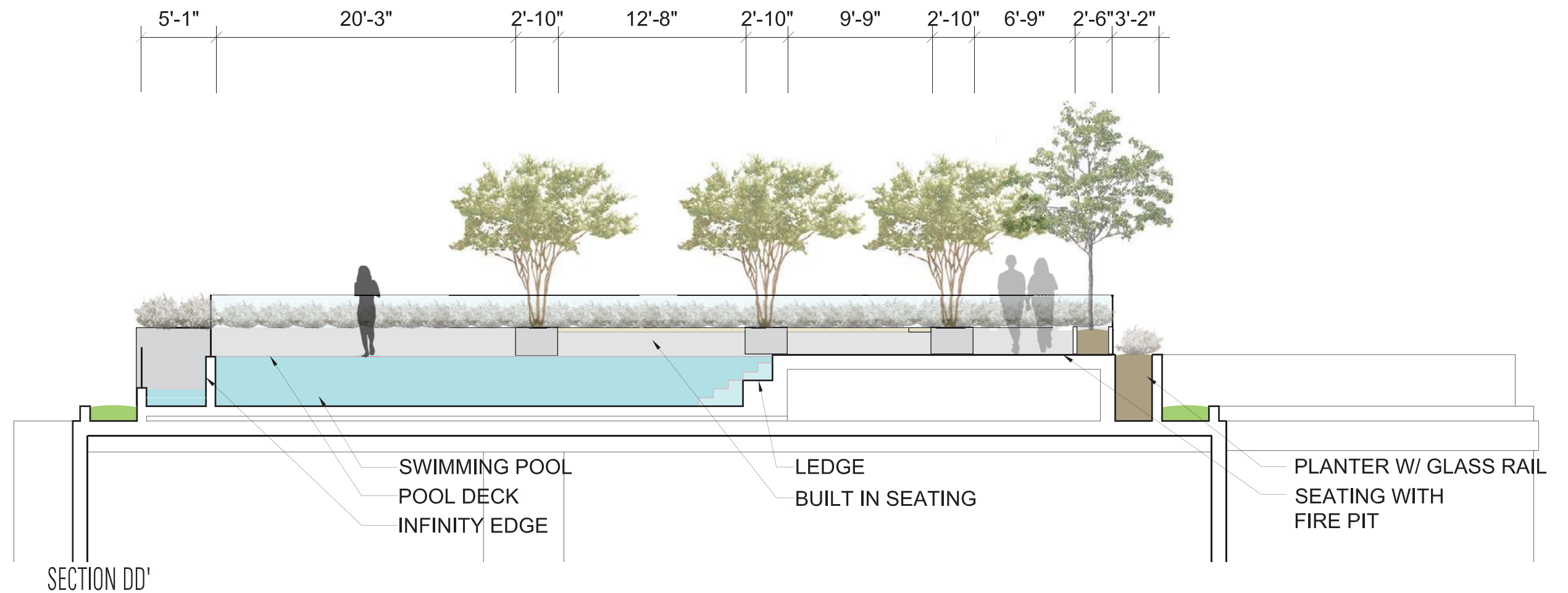
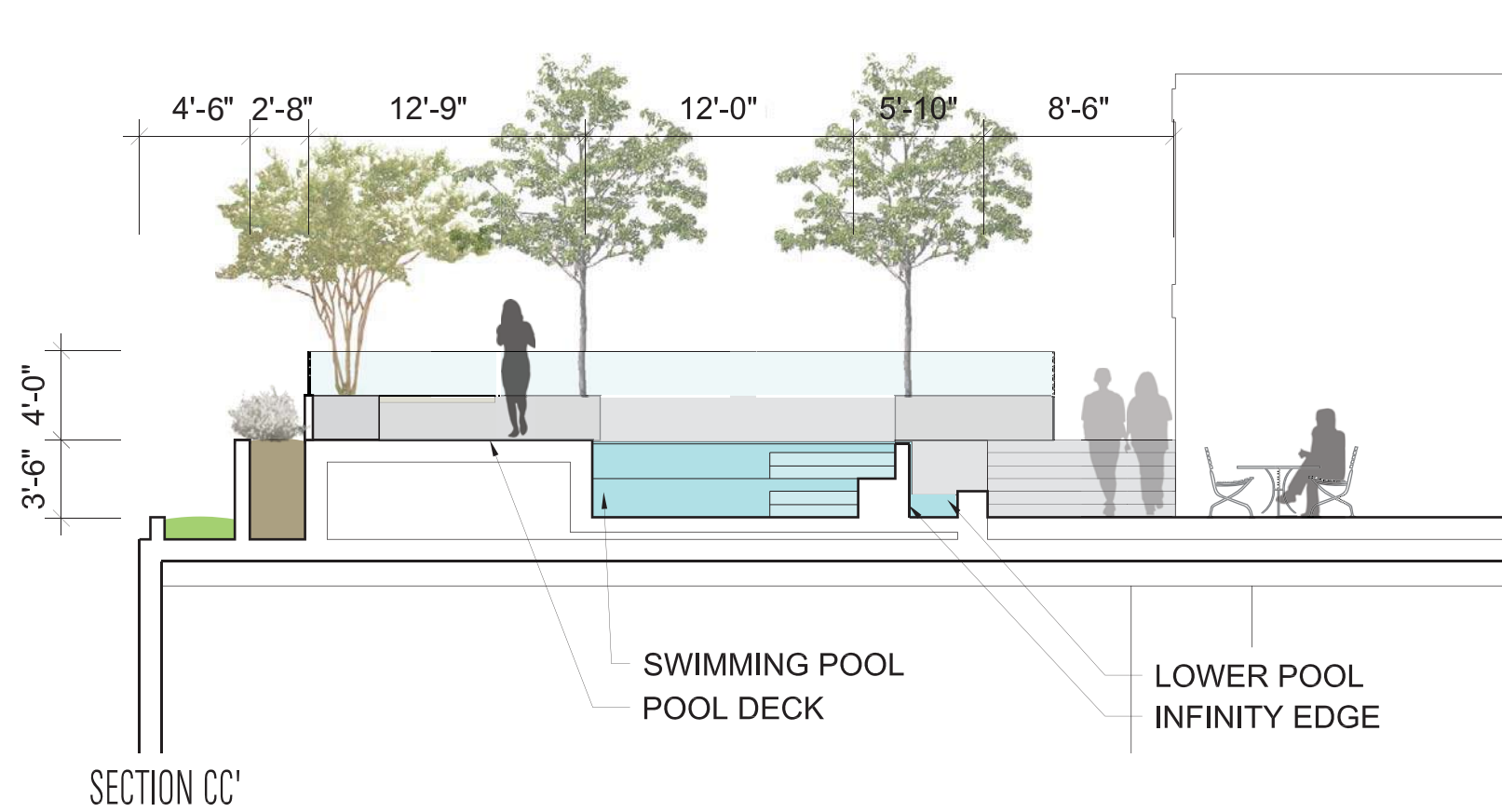
LEE AND ASSOCIATES INC
638 I STREET, N.W. WASHINGTON, D.C. 20001



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 • THESE PRECEDENT IMAGES ARE INTENDED TO SHOW DESIGN INTENT ONLY. FINAL PRODUCT SELECTION MAY VARY.



PENTHOUSE MATERIAL AND FURNISHING PLAN



PENTHOUSE SECTIONS



INFINITY WATER FEATURE



INFINITY SWIMMING POOL



CONCRETE PLANTER



FREE STANDING PLANTER



POOL CHAIRS



LOUNGE SEATING ON WOOD DECK



BUILT-IN SEATING AT CONCRETE PLANTER

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