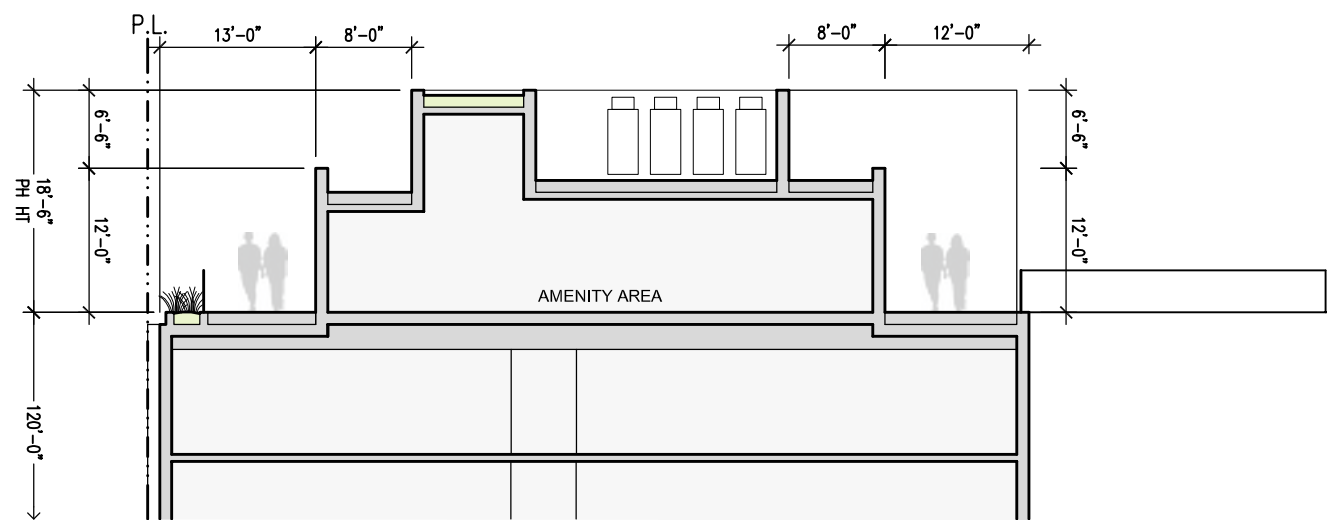
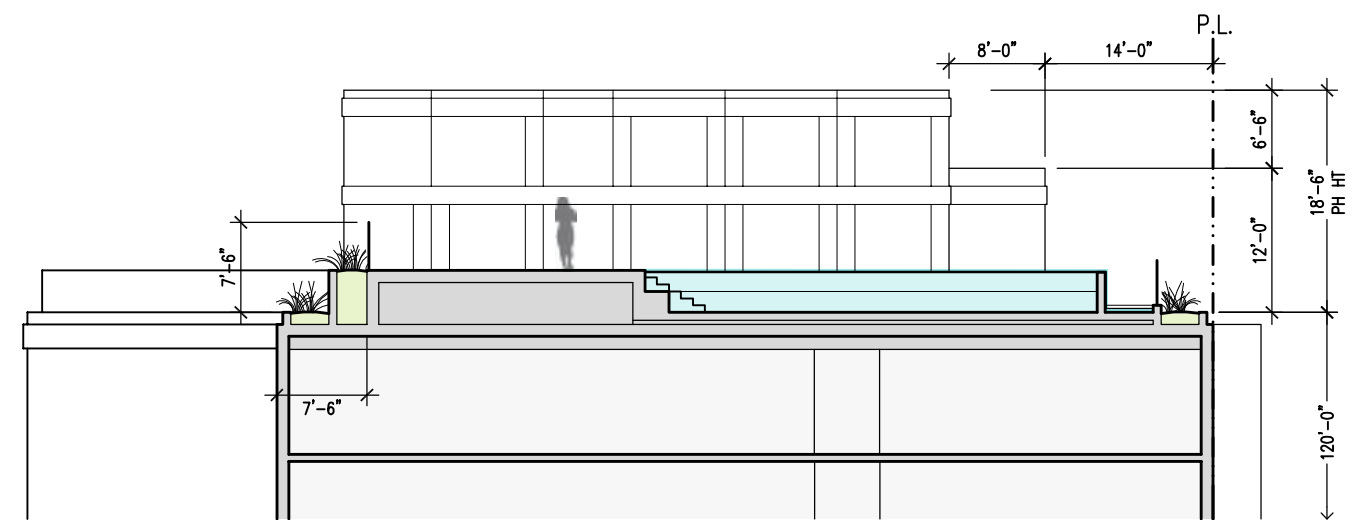
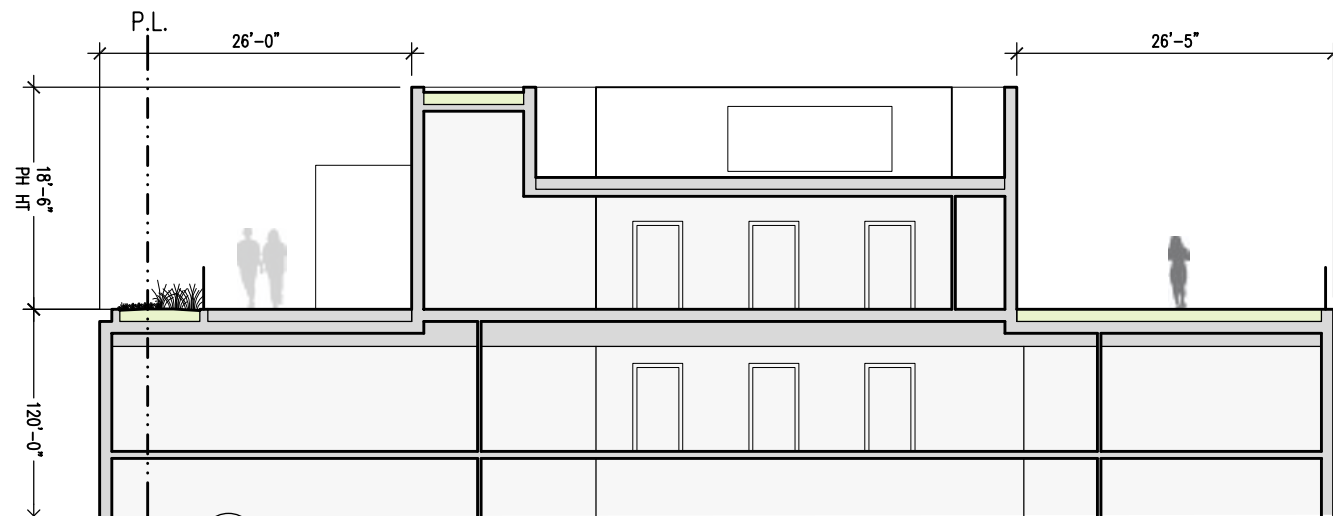




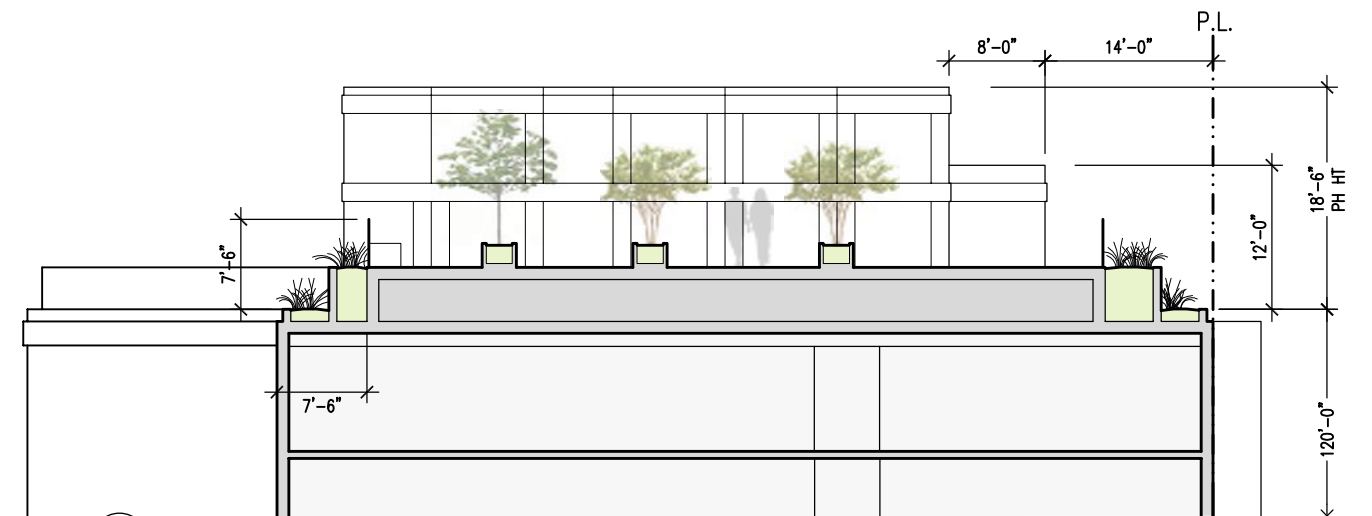
Ⓐ - SOUTH / NORTH ROOFTOP SECTION



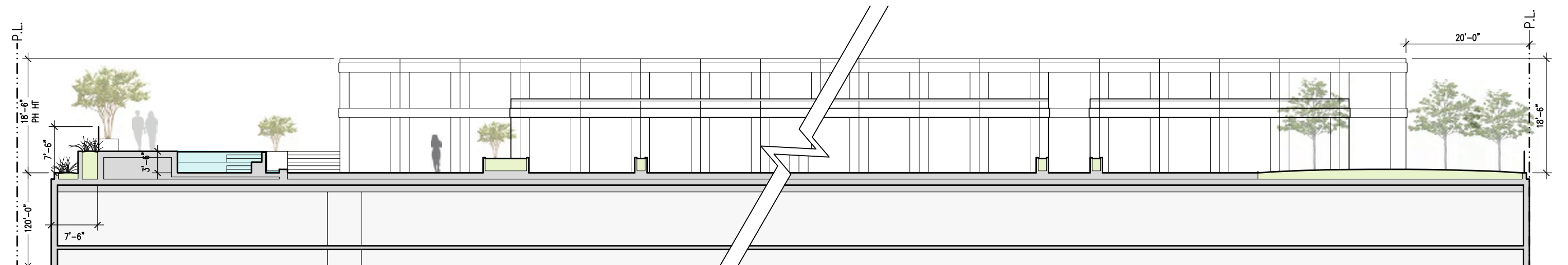
Ⓓ - NORTH / SOUTH ROOFTOP SECTION



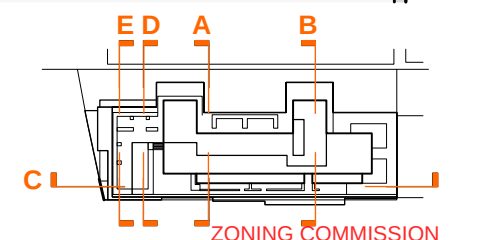
Ⓑ - SOUTH / NORTH ROOFTOP SECTION



Ⓔ - NORTH / SOUTH ROOFTOP SECTION



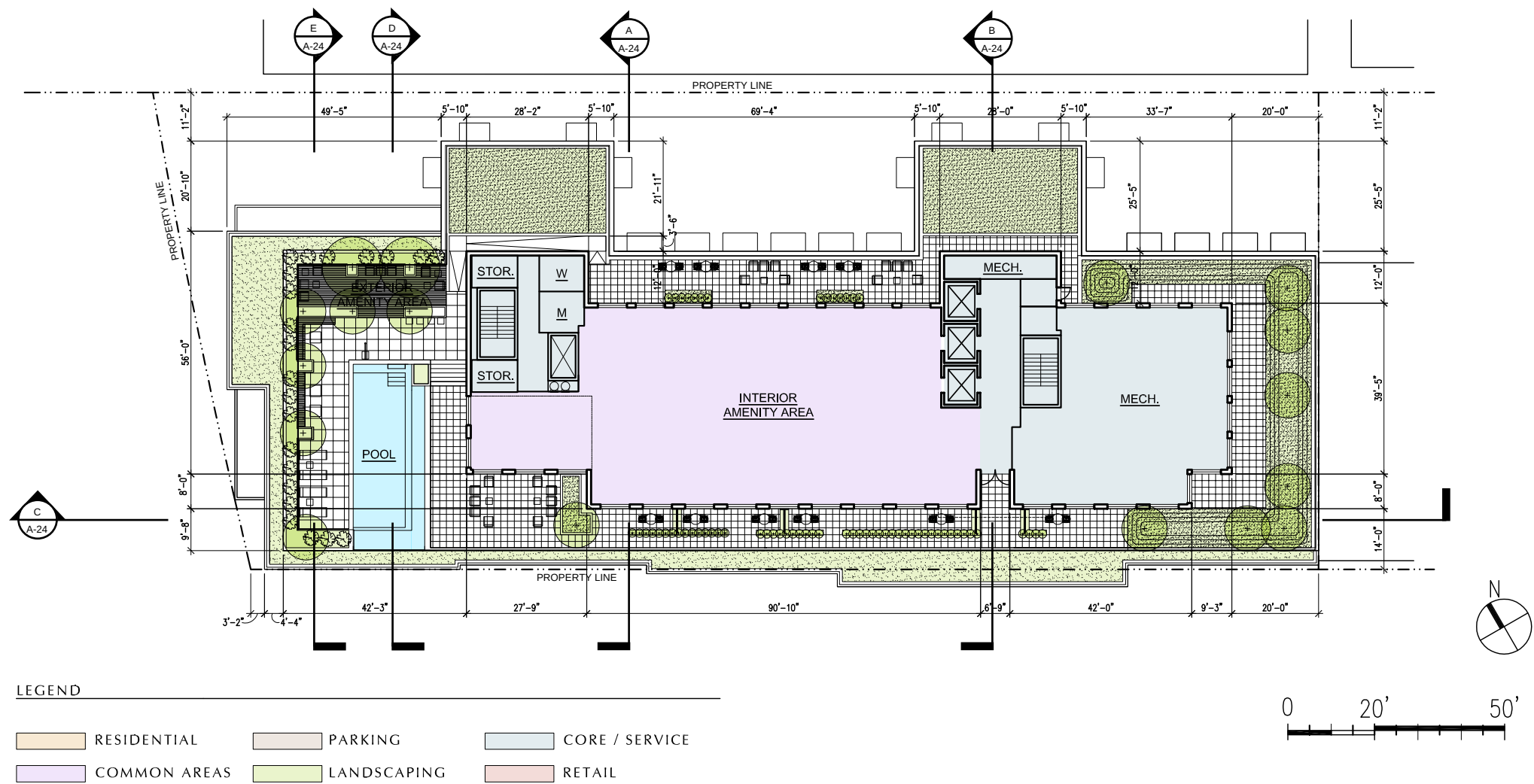
Ⓒ - WEST / EAST ROOFTOP SECTION



ROOFTOP BUILDING SECTIONS - PENTHOUSE 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".



PENTHOUSE FLOOR PLAN - OPTION B



1. WINDOWS / STOREFRONT

2. PAINTED STEEL

3. METAL PANEL -A-

4. METAL PANEL -B-

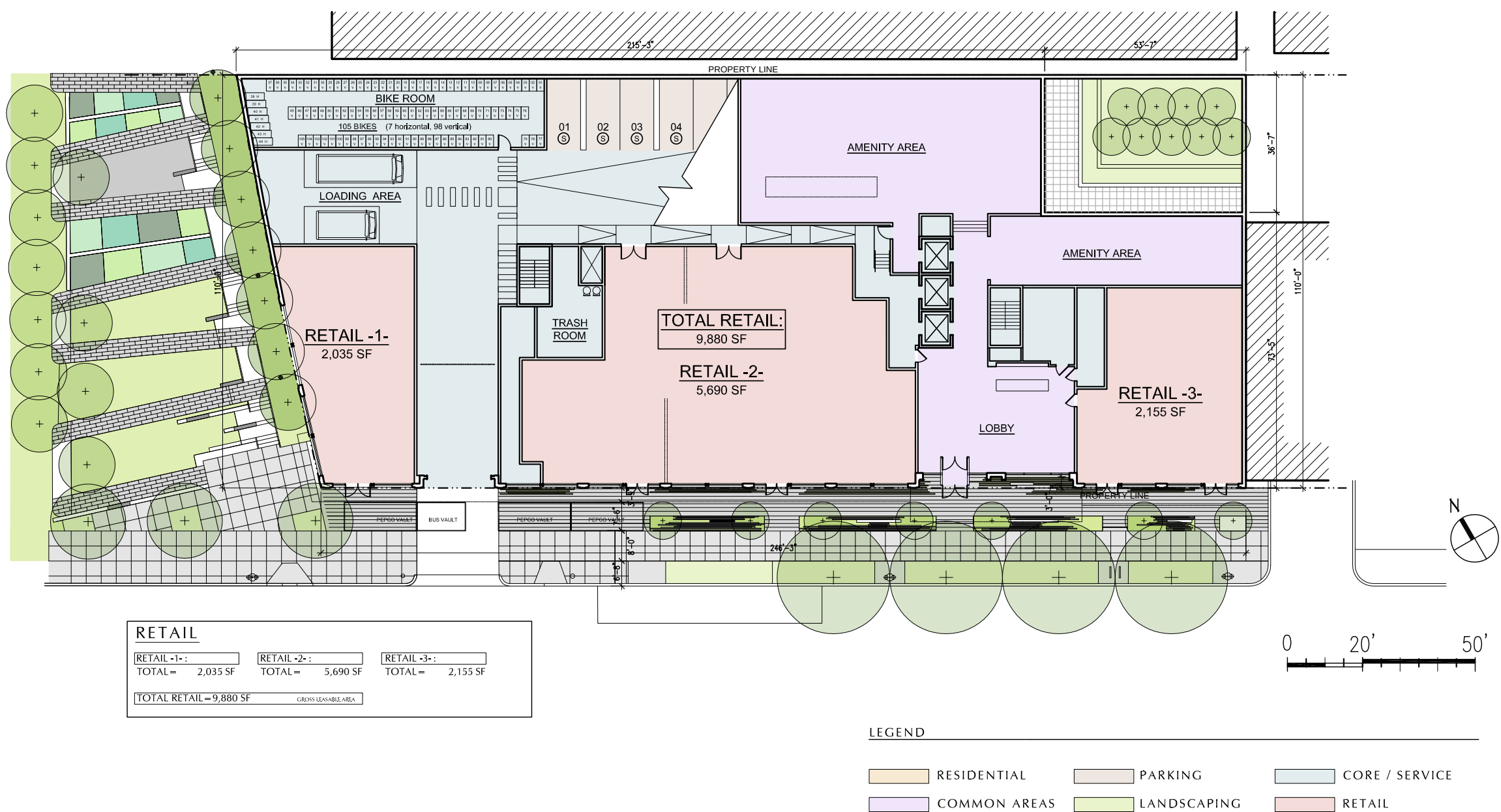
5. METAL PANEL -C-

6. BRICK

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.

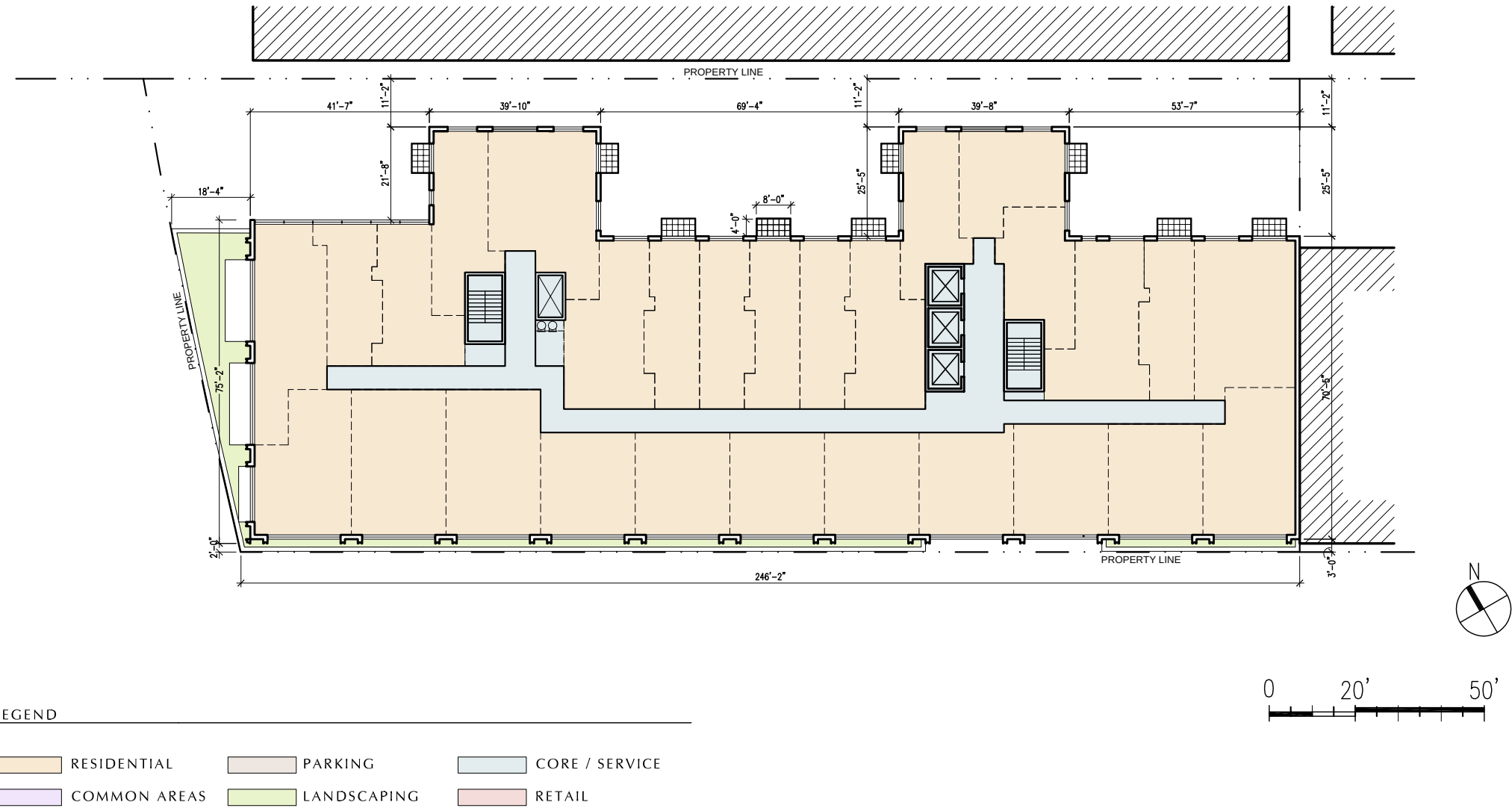
4. A loading platform of 200 sf for the retail and residential is provided within the shown loading area.
5. All vertical bike racks are a minimum of 24" wide by 40" long. All horizontal bike racks are a minimum of 24" wide by 72" long and all aisles shall be a minimum width of 48". The layout of the bike rack spaces is schematic. Changes to the size, locations and configuration of the bike racks and aisles may occur.



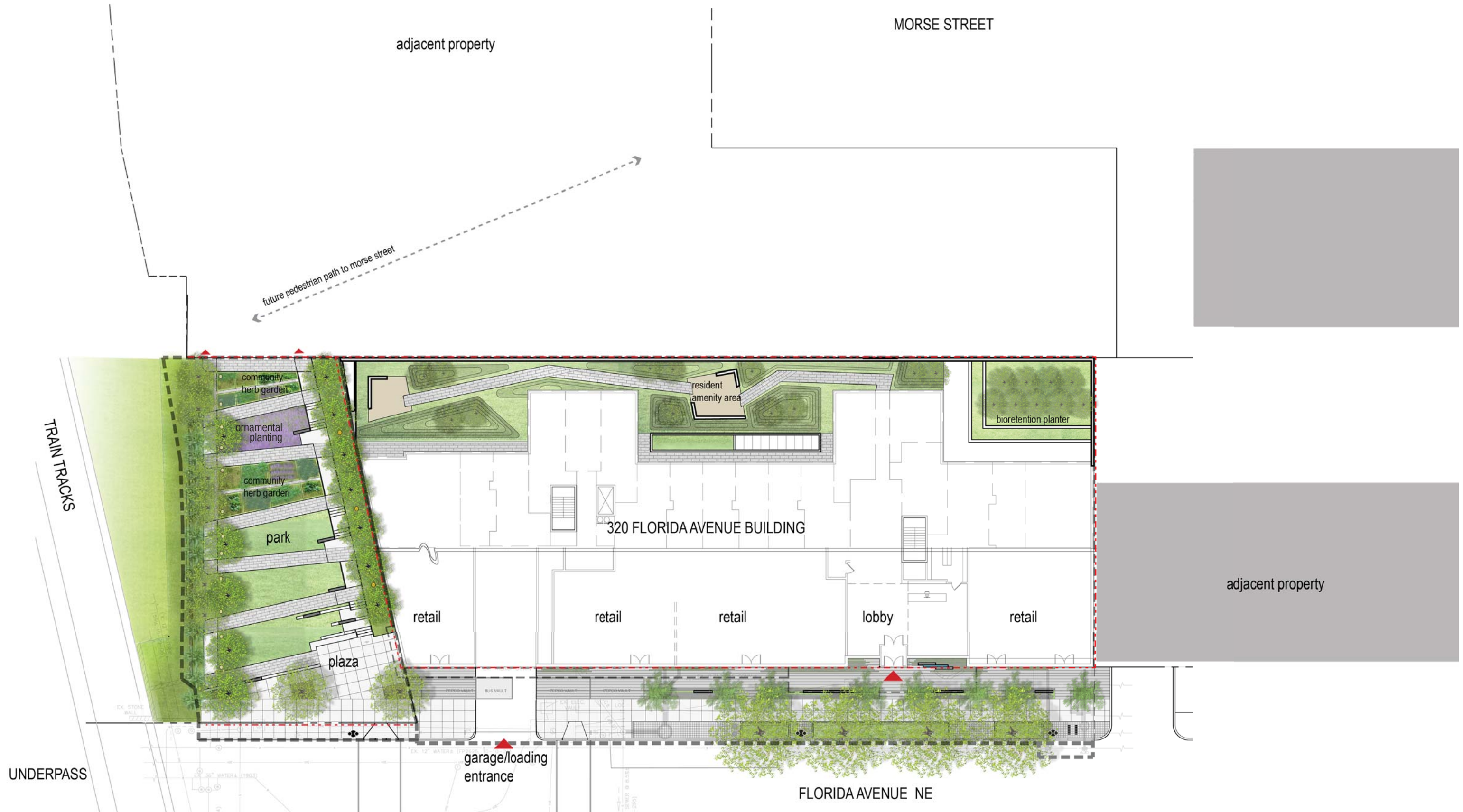
1ST FLOOR PLAN

Notes:

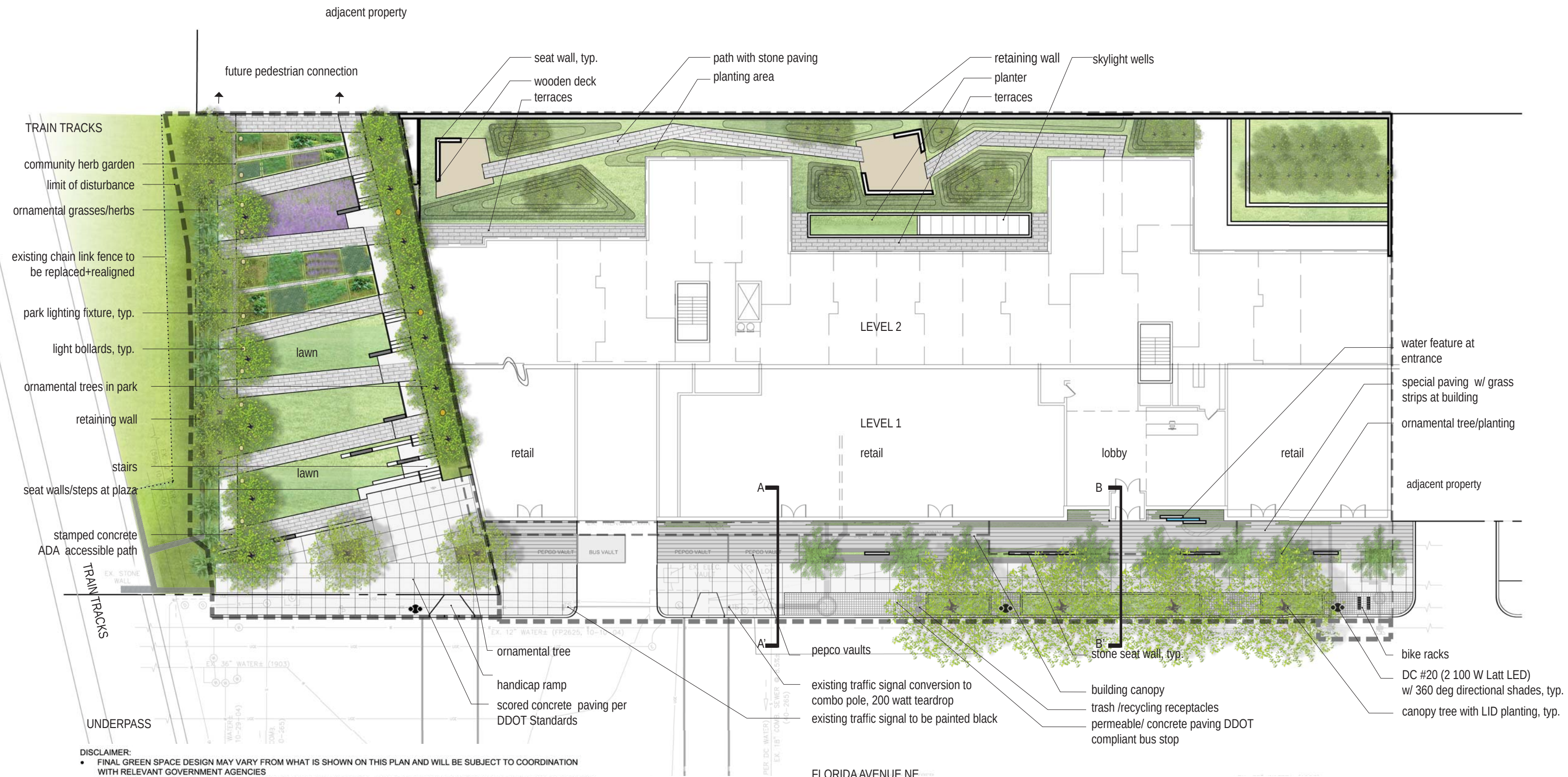
- 1. The exterior elevations, including door and window sizes and locations, the interior partition locations, the number, size, and locations of residential units, outdoor space, stairs, balcony and elevators are preliminary and shown for illustrative purposes only. The parking space layout is shown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



3RD FLOOR PLAN



SITE PLAN



STREETSCAPE AND SECOND LEVEL MATERIAL 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



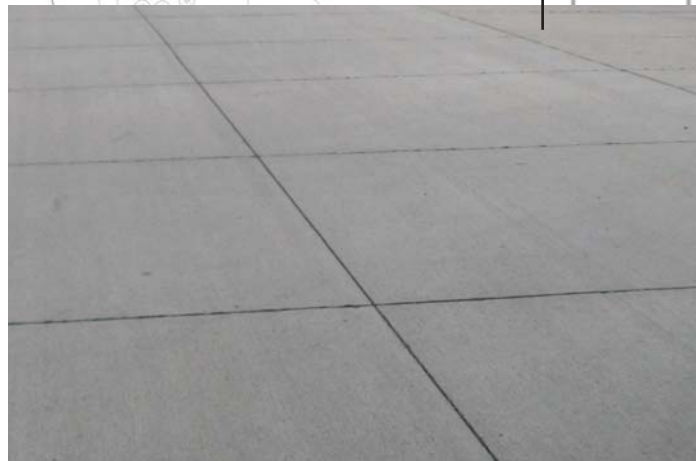
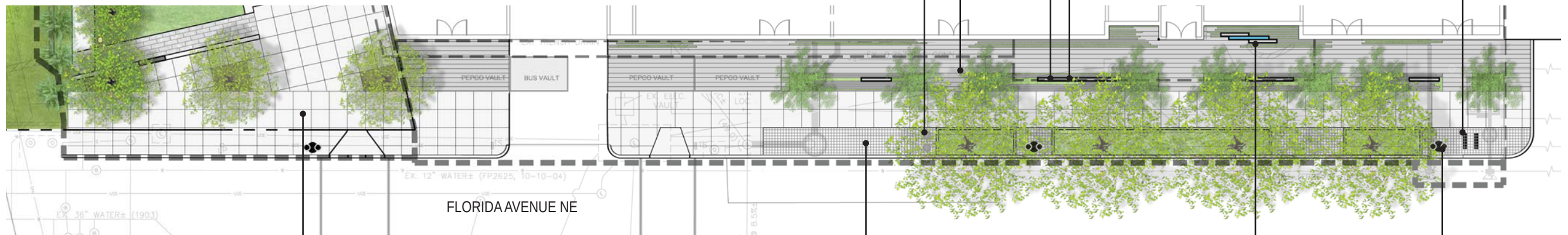
stone seat wall



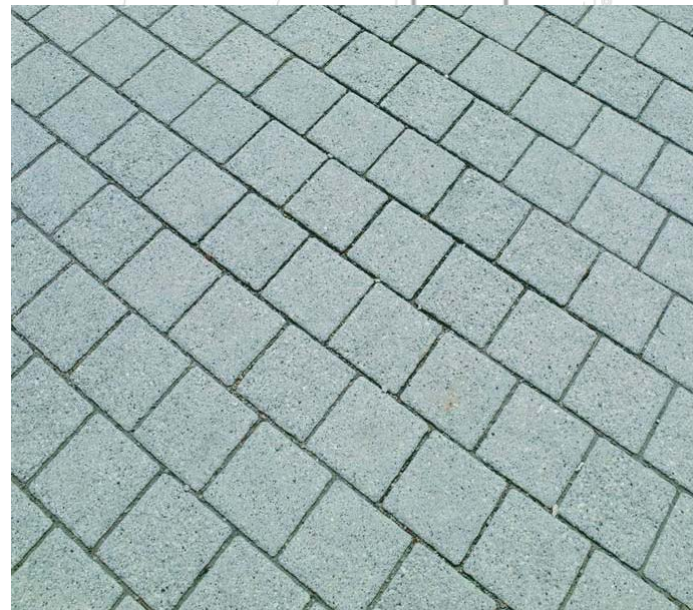
grass strips



bike racks



scored concrete



permeable pavement/concrete pavers

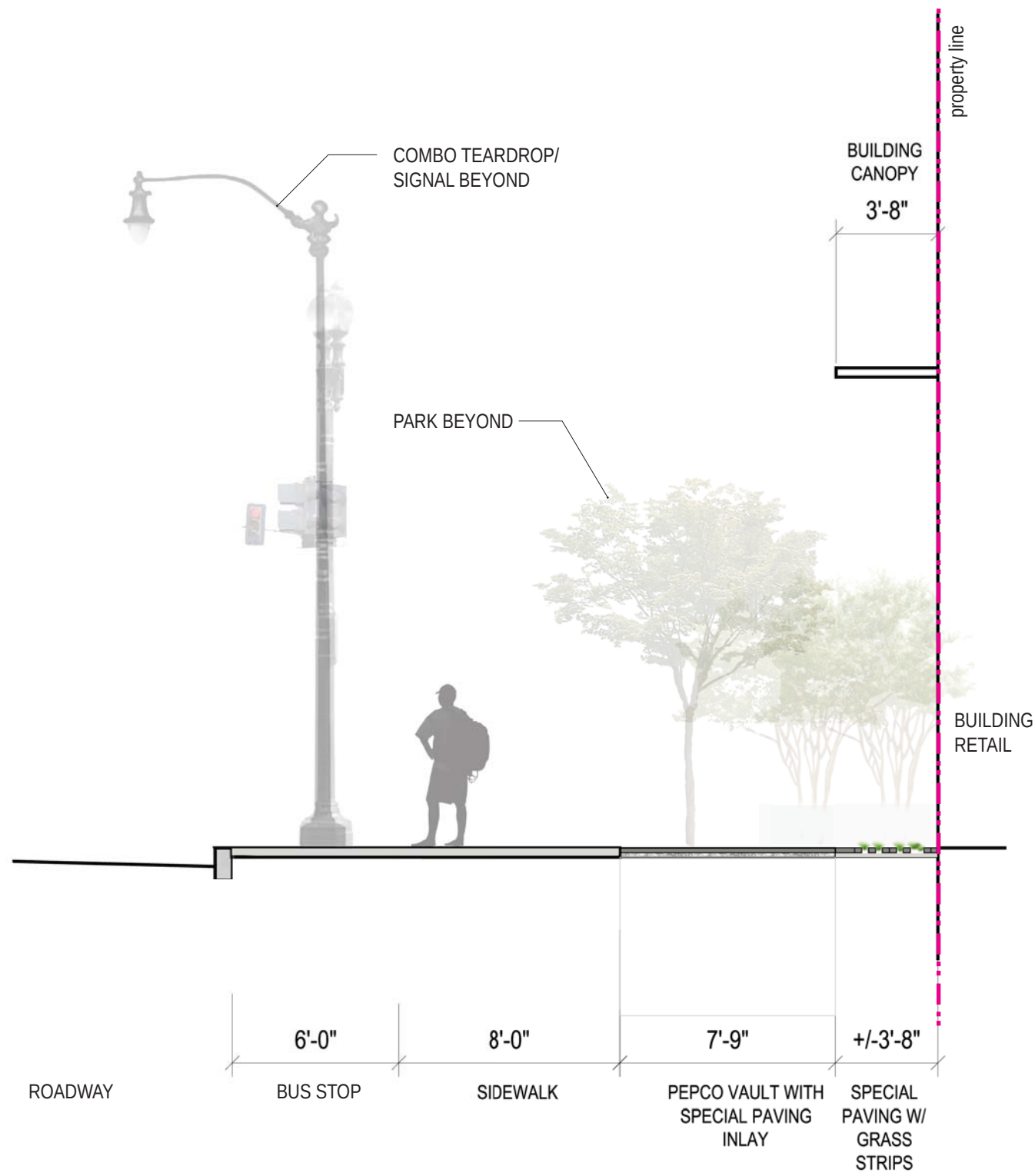


water feature

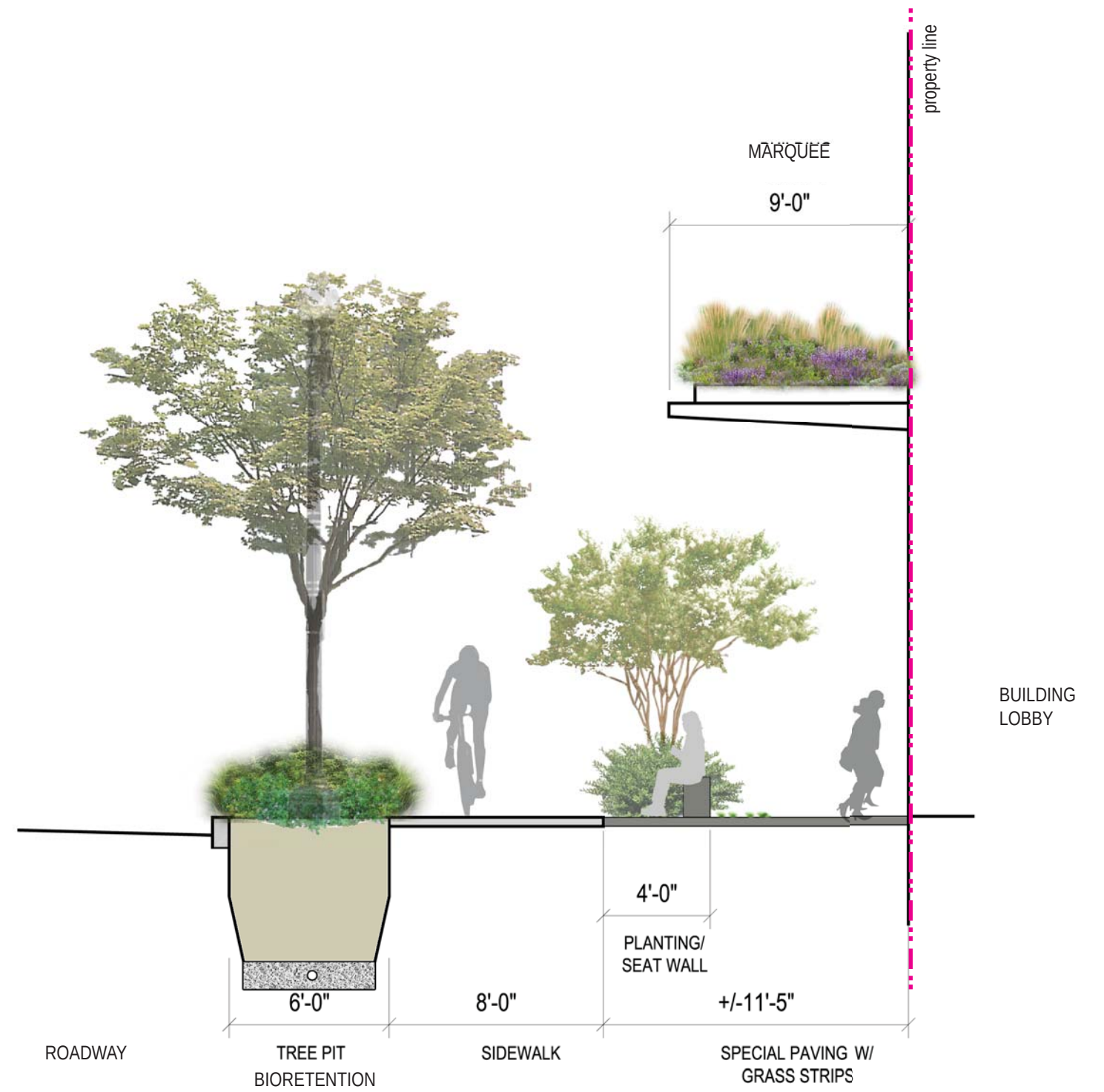


DC #20 lighting

STREETSCAPE MATERIALS AND FURNISHINGS



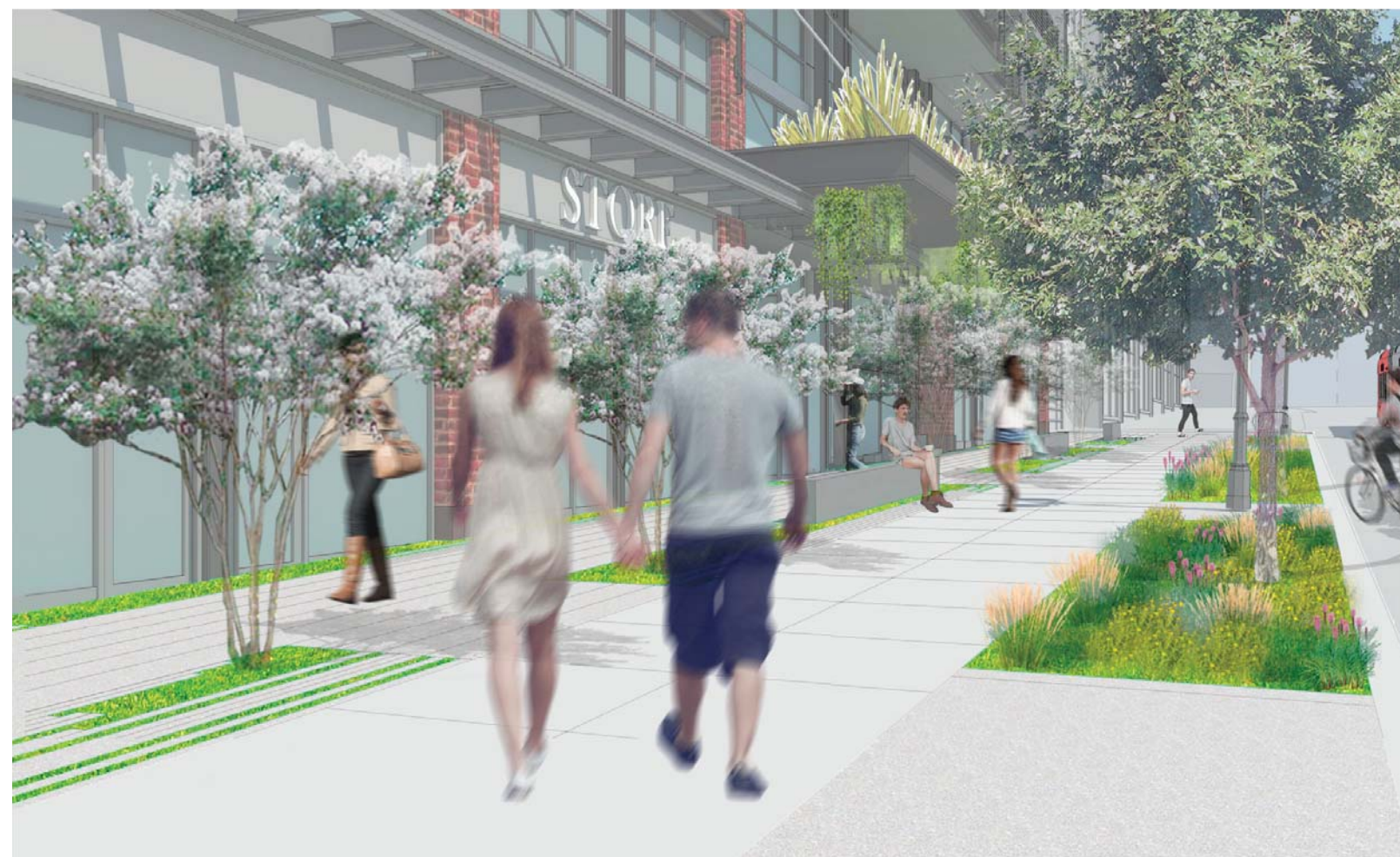
SECTION AA'



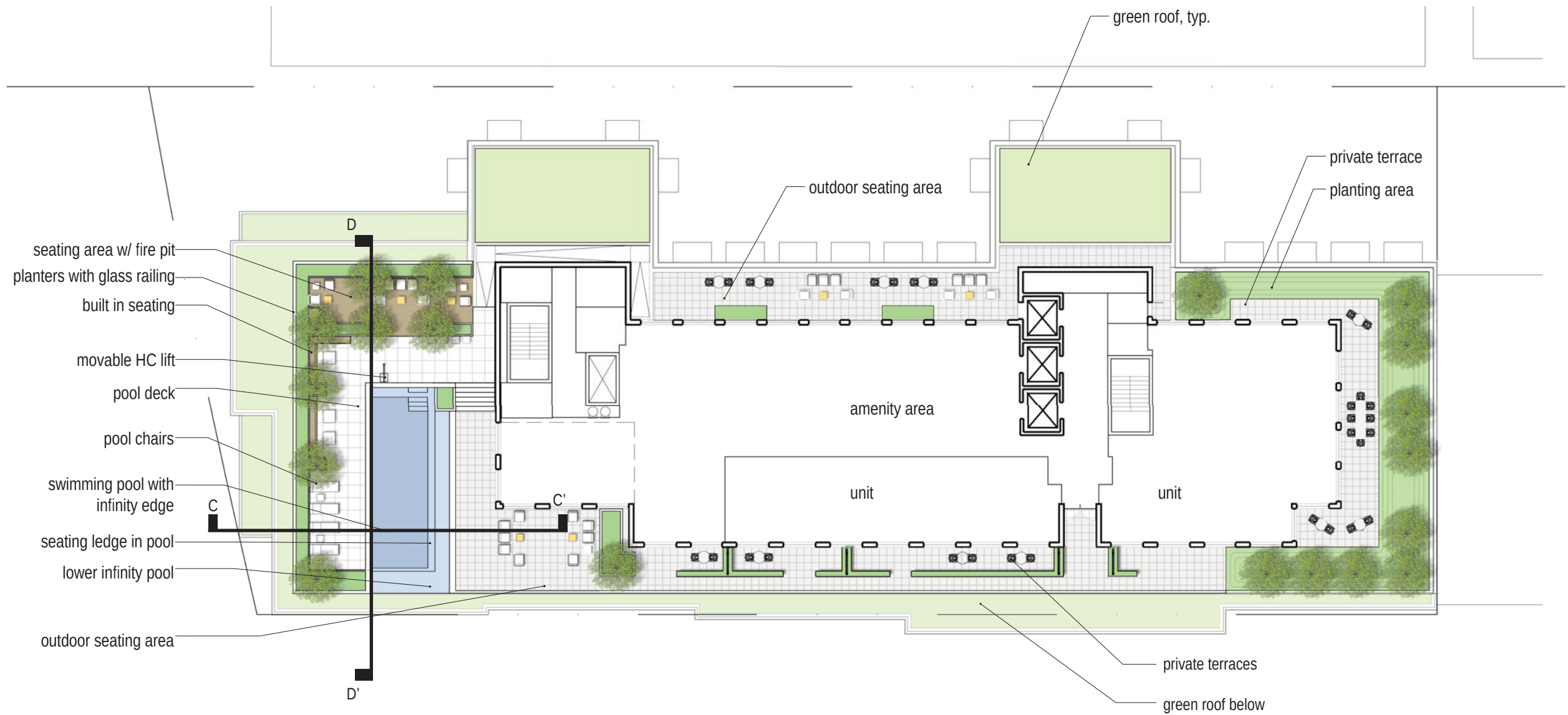
SECTION BB'



STREETSCAPE VIEWS

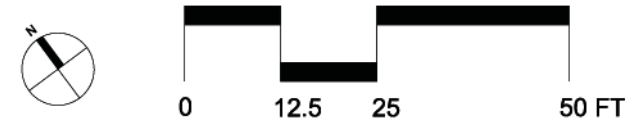


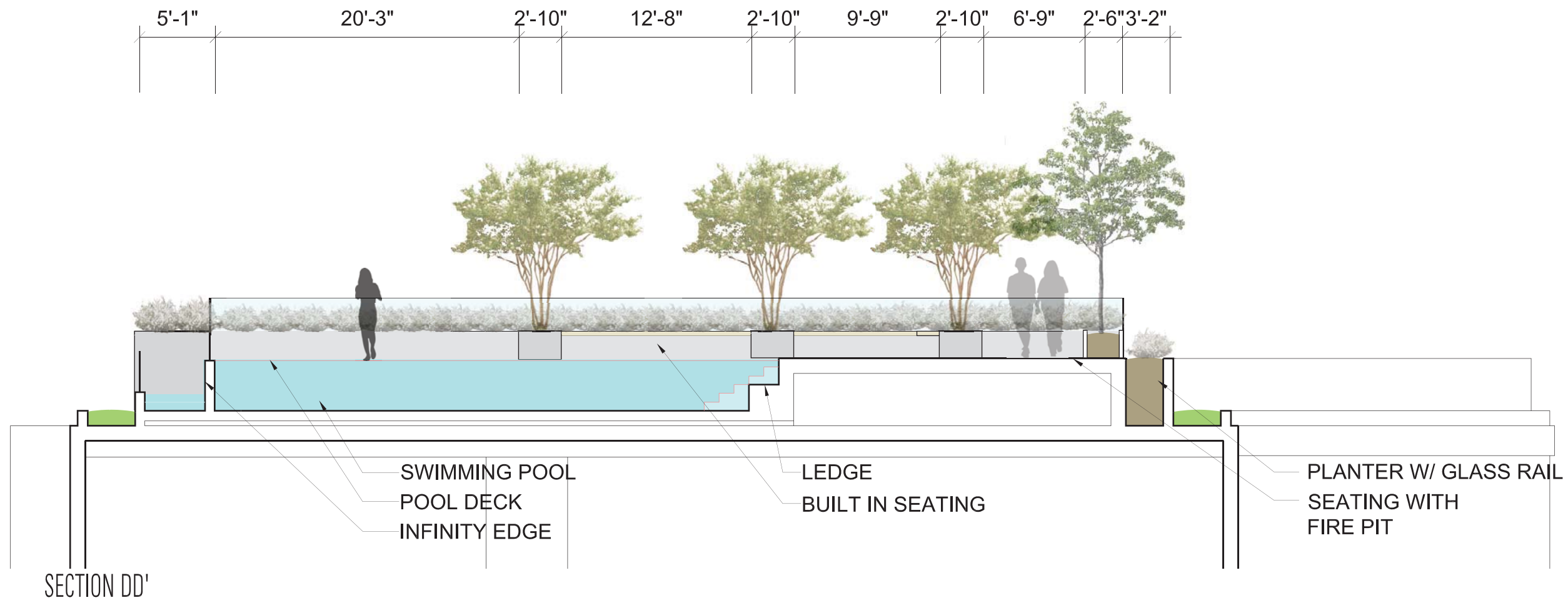
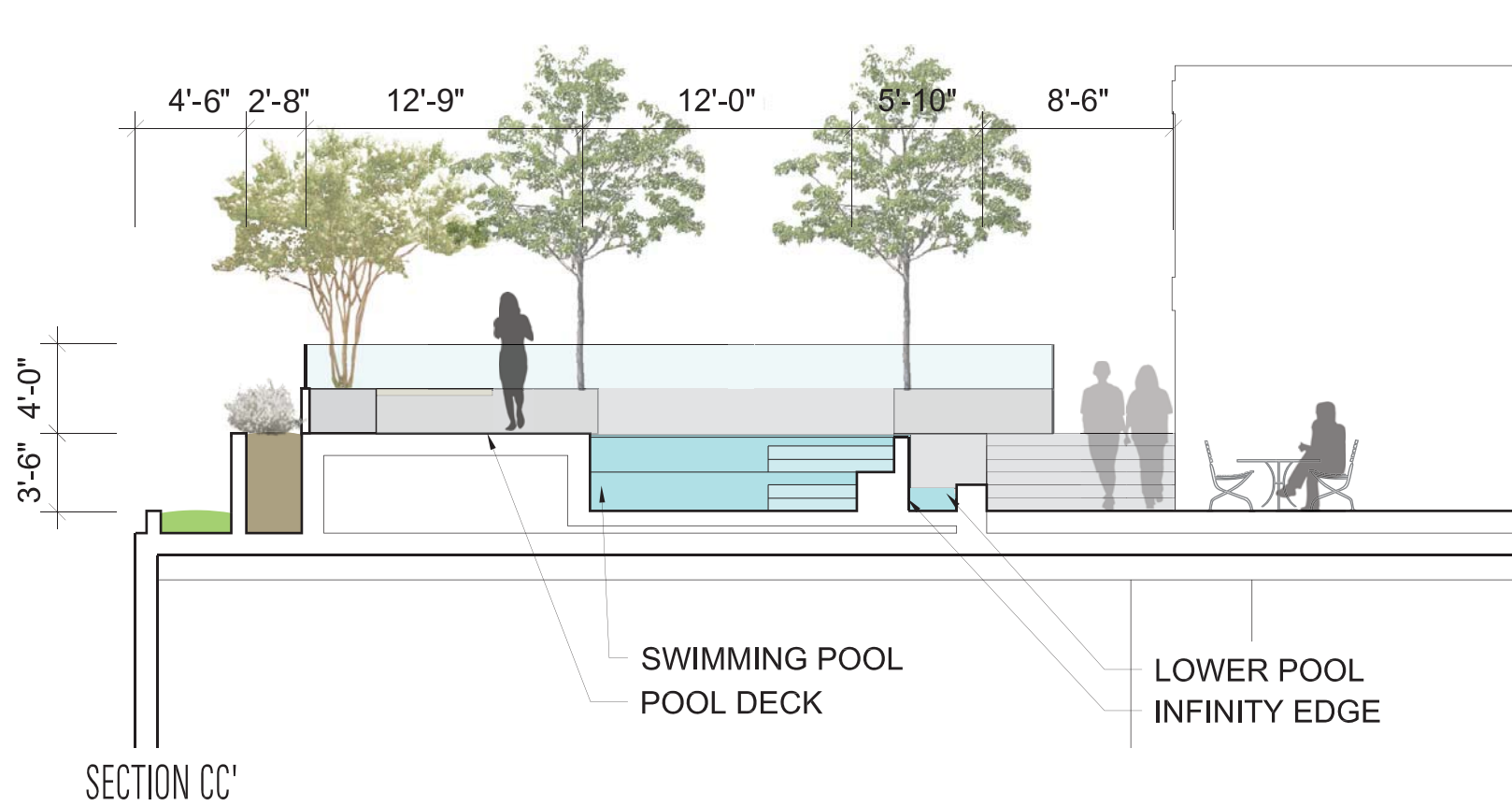
STREETSCAPE VIEWS



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 • SUBJECT TO AVAILABILITY OF MATERIALS, SURVEYING AND ENGINEERING.
 • THESE PRECEDENT IMAGES ARE INTENDED TO SHOW DESIGN INTENT ONLY.FINAL PRODUCT SELECTION MAY VARY.

PENTHOUSE MATERIAL AND FURNISHING PLAN







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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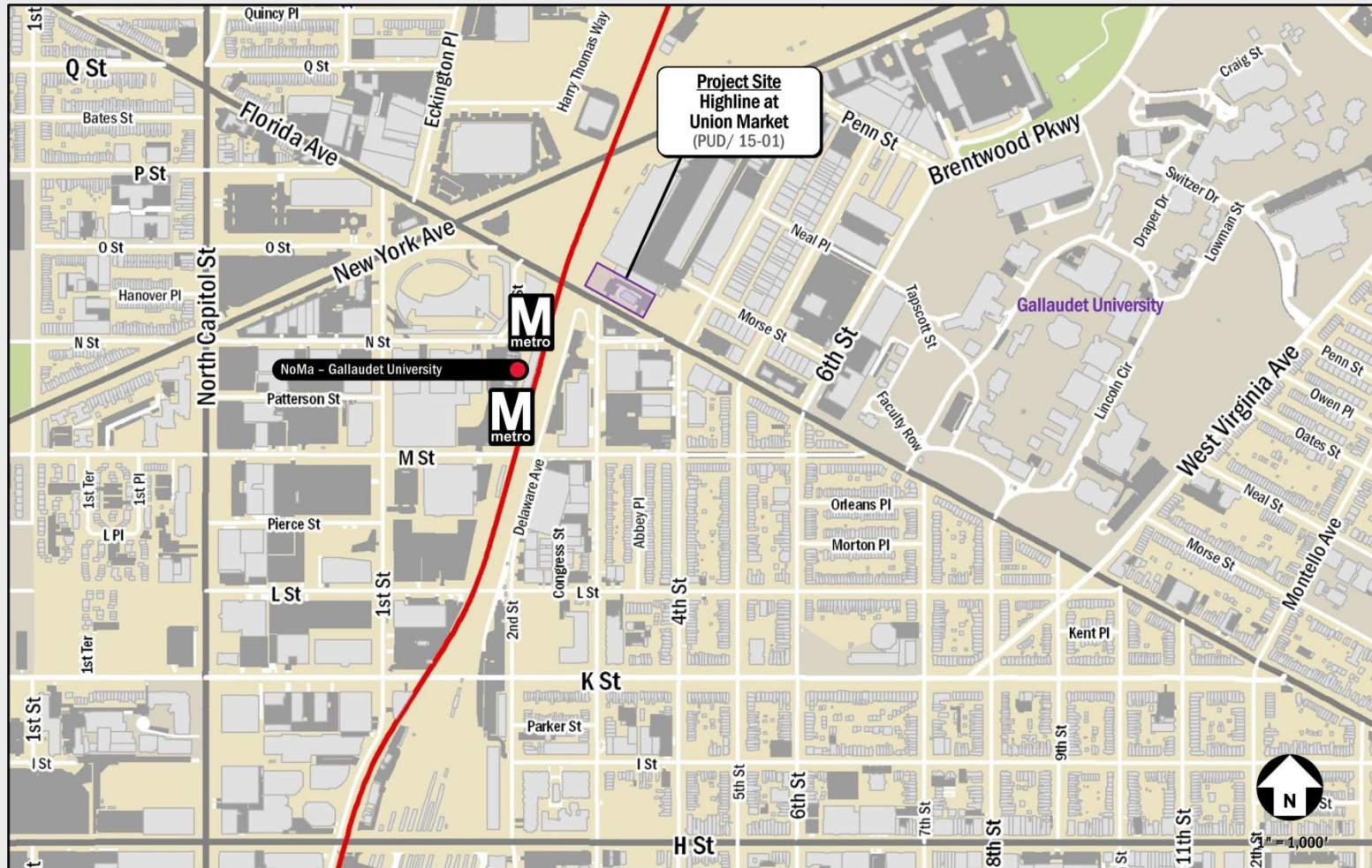
The Highline at Union Market PUD Transportation Overview



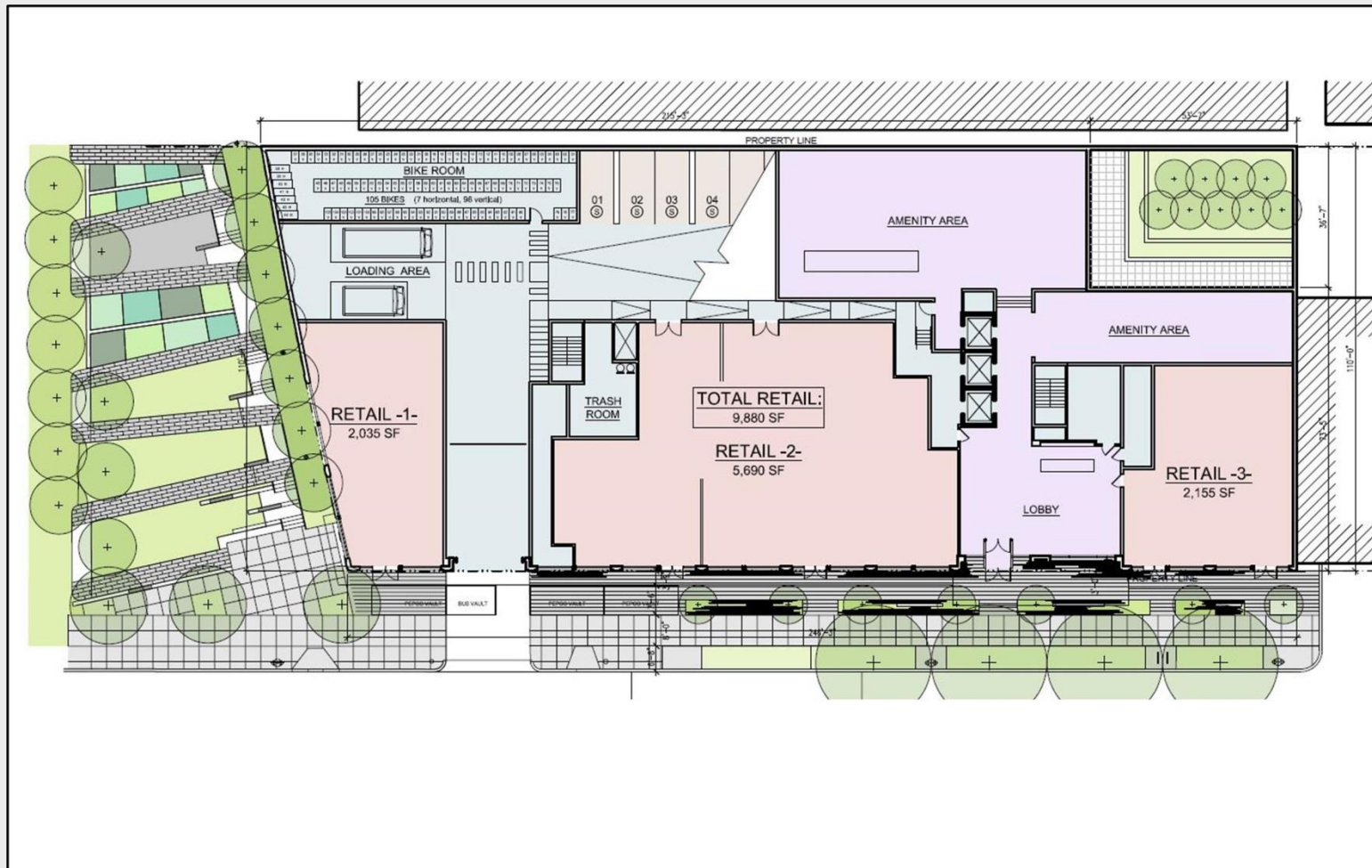
GOROVE / SLADE

Transportation Planners and Engineers

Site Location



Proposed Site Plan



Access, Parking & Loading

- Access:
 - Parking & loading access via curb cut at Florida Avenue & 3rd Street intersection with existing traffic signal.
- Parking:
 - Zoning requirement: 89 spaces (79 spaces for residential & 10 spaces for retail)
 - Parking proposed: 143 spaces (primarily for residential)
- Loading:
 - Zoning requirement: 1 – 55' loading berth and 1 – 20' service space for residential
1 – 30' loading berth for retail
 - Loading proposed: 1 – 30' berth and 1 – 20' service space

