

THE HIGHLINE AT UNION MARKET

320 FLORIDA AVENUE, N.E.
WASHINGTON DC

Square: 3587
Lot: 0004

May 01, 2016
PUD MINOR MODIFICATION FOR PUD 15-01



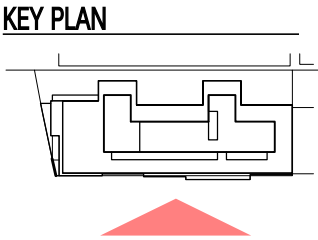
OWNER / APPLICANT 320 Florida Owner, LLC	DEVELOPER Level 2 Development, LLC	LAND USE COUNSEL Holland & Knight, LLP	ARCHITECT Eric Colbert & Associates, PC	CIVIL ENGINEER CAS Engineering	TRAFFIC CONSULTANT Gorove/Slade Associates, Inc.	LANDSCAPE ARCHITECT Lee and Associates, Inc.
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Notes:

1. Refer to floor plans for overall building dimensions.

2. 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.

3. 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".
4. Retail storefronts and signage are for illustrative purposes only and are subject to tenant modification. Applicant requests the flexibility to vary the final selection of the exterior materials within the color ranges and material types (maintaining the same general level of quality) proposed, based on availability at the time of construction and further project design.



BUILDING ELEVATION: SOUTH - *APPROVED*

Notes:

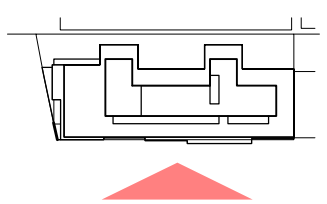
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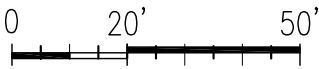
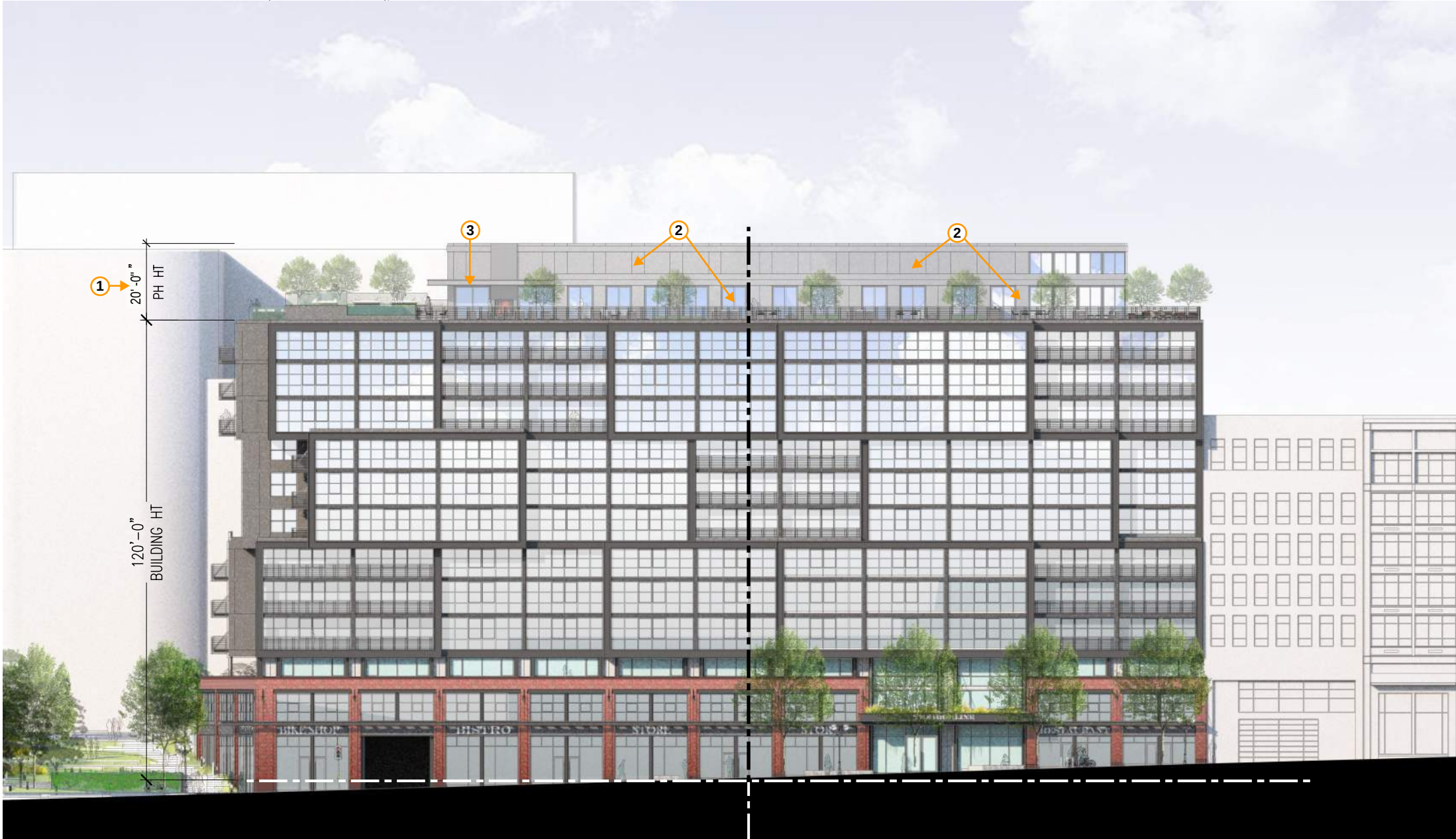
KEY PLAN



PROPOSED REVISIONS

* CHANGES TO ROOF STRUCTURE TO INCORPORATE ZC ORDER NO. 14-13

- 1. PENTHOUSE HEIGHT NOW 20'
- 2. WINDOW /LOUVER CHANGES
- 3. NEW TRELLIS



BUILDING ELEVATION: SOUTH - *PROPOSED*

Notes:

1. Refer to floor plans for overall building dimensions.

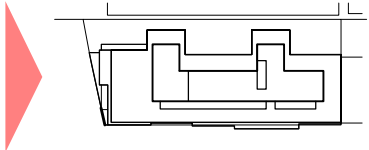
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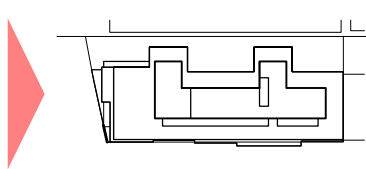
5. In the event that the residential units at the penthouse (Option A) are not approved by the zoning commission, the penthouse spaces will be occupied by other permitted uses and the penthouse height will be reduce to 18'-6" (Option B).

KEY PLAN



BUILDING ELEVATION: WEST - *APPROVED*

KEY PLAN



PROPOSED REVISIONS

CHANGES TO ROOF STRUCTURE TO
* INCORPORATE ZC ORDER NO. 14-13

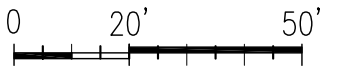
1. PENTHOUSE HEIGHT NOW 20'
2. NEW TRELLIS
3. WINDOW / LOUVER REMOVED AT PENTHOUSE
4. NEW WINDOW + FACADE REFINEMENT TO ACCOMMODATE UNIT FUNCTIONALITY
5. MASONRY WALL ADJUSTED TO PROVIDE MORE OPEN SPACE FOR PARK AND PUBLIC USE

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5. In the event that the residential units at the penthouse (Option A) are not approved by the zoning commission, the penthouse spaces will be occupied by other permitted uses and the penthouse height will be reduce to 18'-6" (Option B).

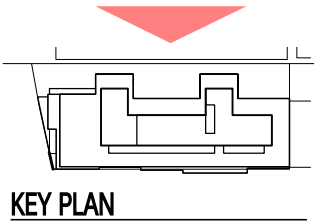


BUILDING ELEVATION: WEST - *PROPOSED*

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BUILDING ELEVATION: NORTH - *APPROVED*

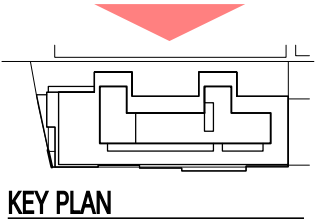
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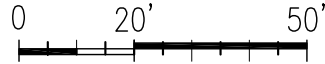


KEY PLAN

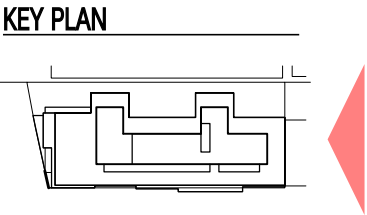
PROPOSED REVISIONS

* CHANGES TO ROOF STRUCTURE TO INCORPORATE ZC ORDER NO. 14-13

- 1. PENTHOUSE HEIGHT NOW 20'
- 2. NEW WINDOWS
- 3. NEW RAILING (1:1 SETBACK PROVIDED)



BUILDING ELEVATION: NORTH - *PROPOSED*



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BUILDING ELEVATION: EAST - *APPROVED*

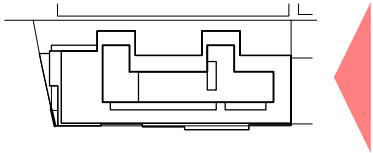
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KEY PLAN

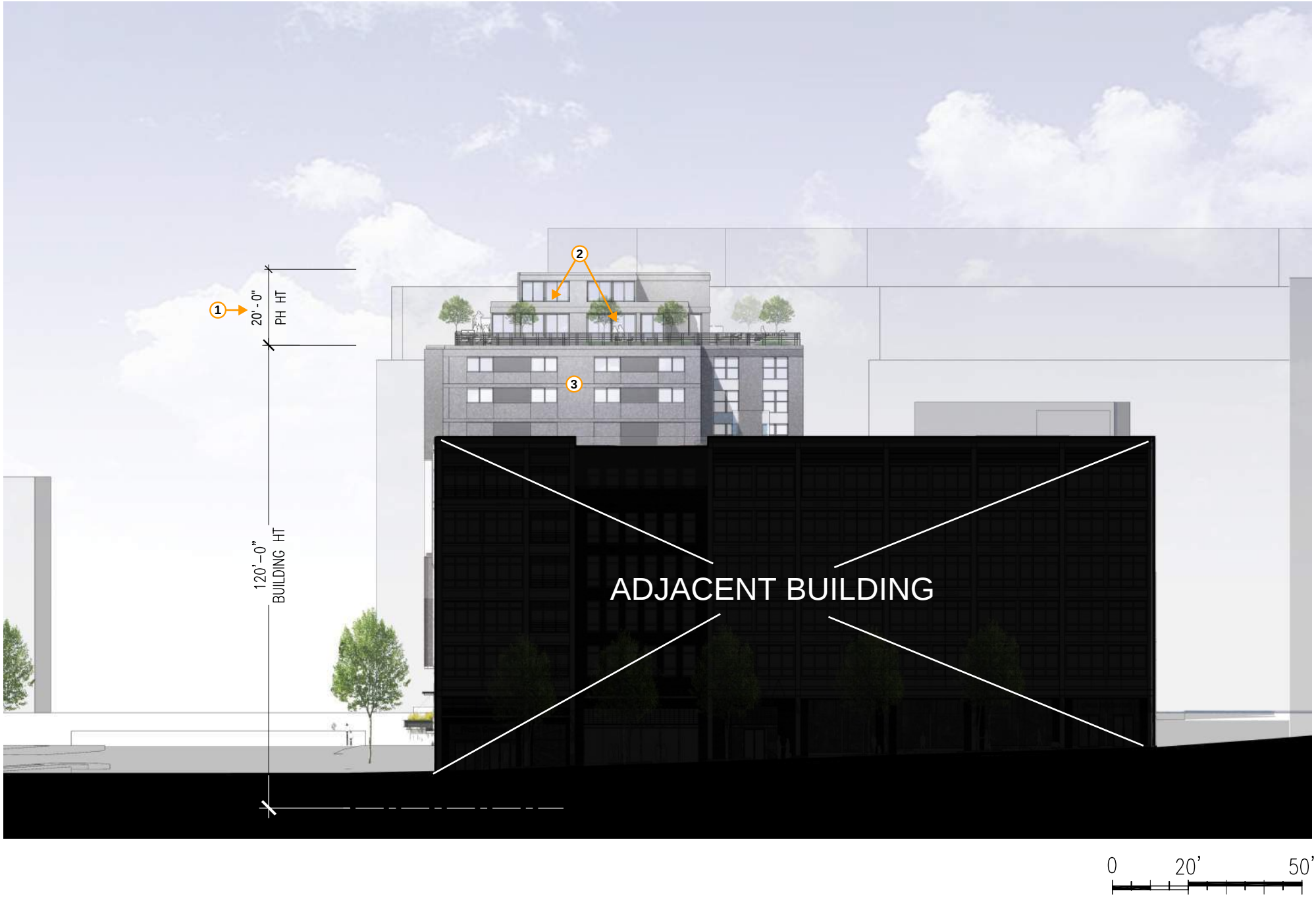


PROPOSED REVISIONS

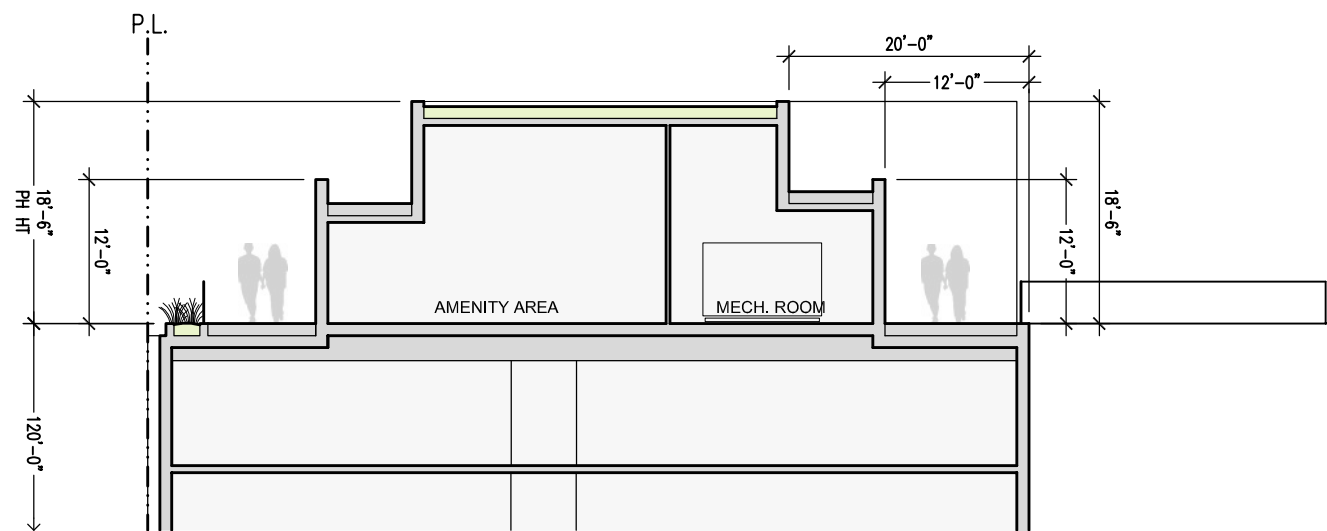
- CHANGES TO ROOF STRUCTURE TO
* INCORPORATE ZC ORDER NO. 14-13
1. PENTHOUSE HEIGHT NOW 20'

2. NEW WINDOWS

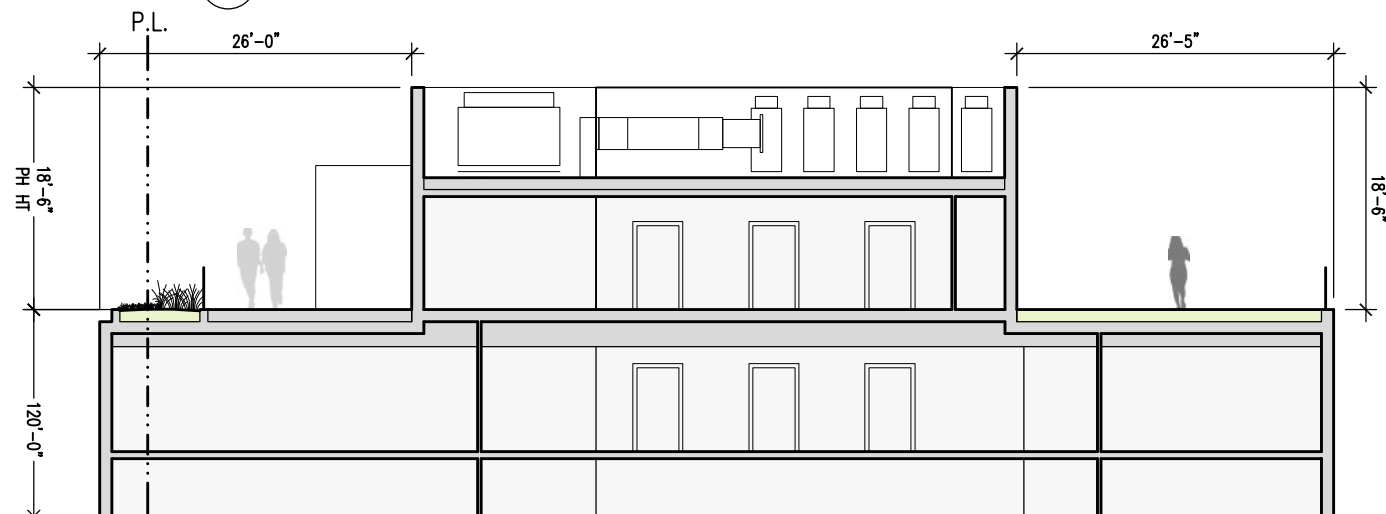
3. FACADE DESIGN IMPROVEMENT



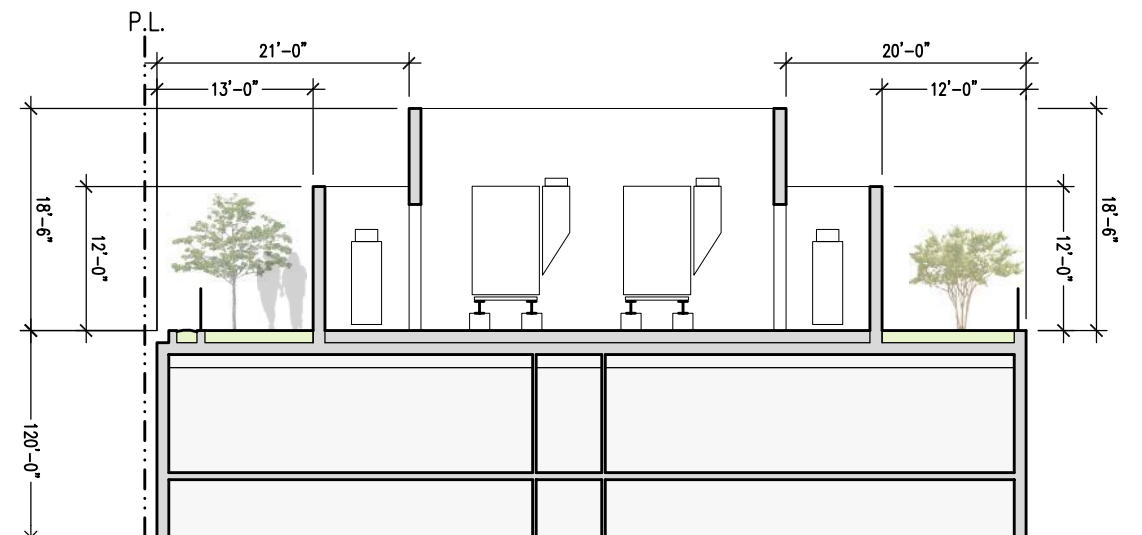
BUILDING ELEVATION: EAST - *PROPOSED*



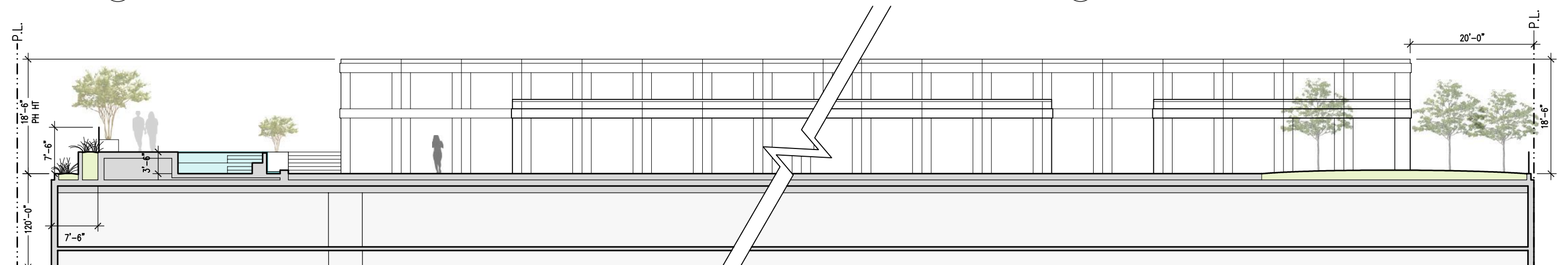
Ⓐ - SOUTH / NORTH ROOFTOP SECTION



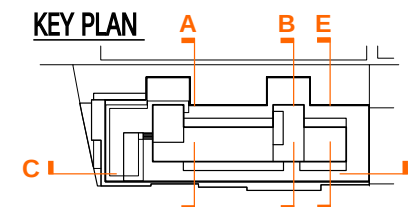
Ⓑ - SOUTH / NORTH ROOFTOP SECTION



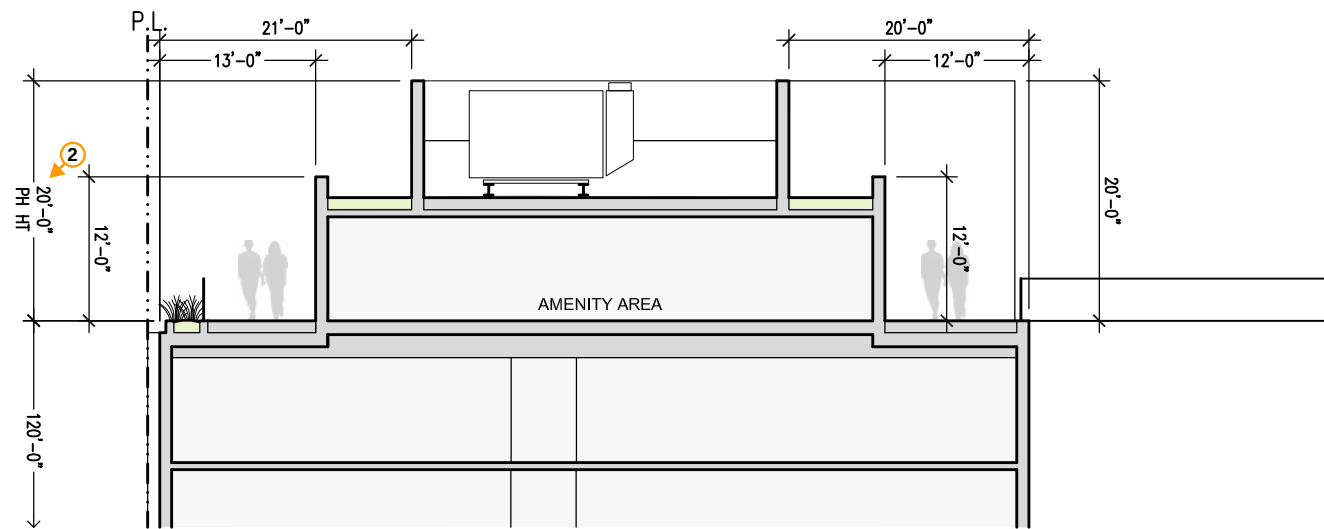
Ⓔ - SOUTH / NORTH ROOFTOP SECTION



Ⓒ - WEST / EAST ROOFTOP SECTION



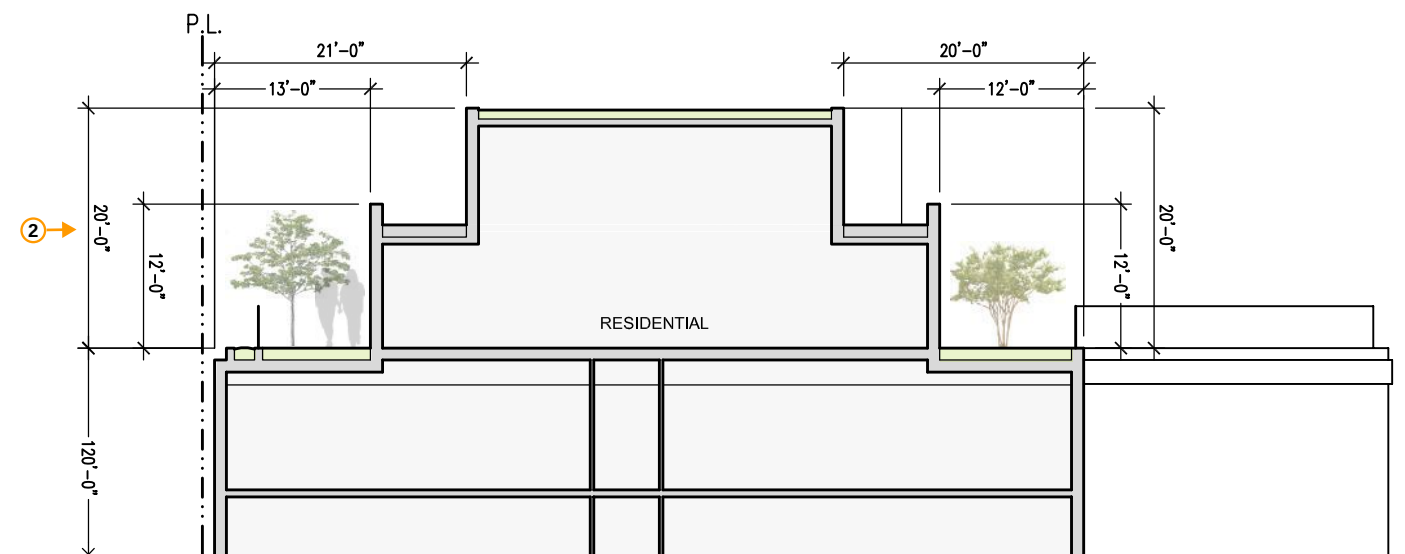
ROOFTOP BUILDING SECTIONS - *APPROVED*



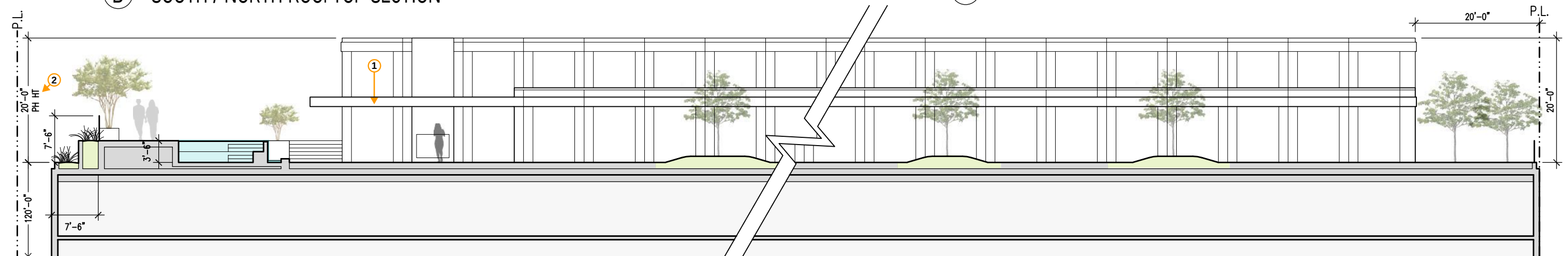
Ⓐ - SOUTH / NORTH ROOFTOP SECTION



Ⓑ - SOUTH / NORTH ROOFTOP SECTION



Ⓔ - SOUTH / NORTH ROOFTOP SECTION



Ⓒ - WEST / EAST ROOFTOP SECTION

PROPOSED REVISIONS

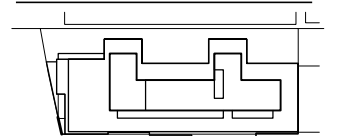
* CHANGES TO ROOF STRUCTURE TO INCORPORATE ZC ORDER NO. 14-13

1. NEW TRELLIS
2. PENTHOUSE HEIGHT NOW 20'

ROOFTOP BUILDING SECTIONS - *PROPOSED*



KEY PLAN



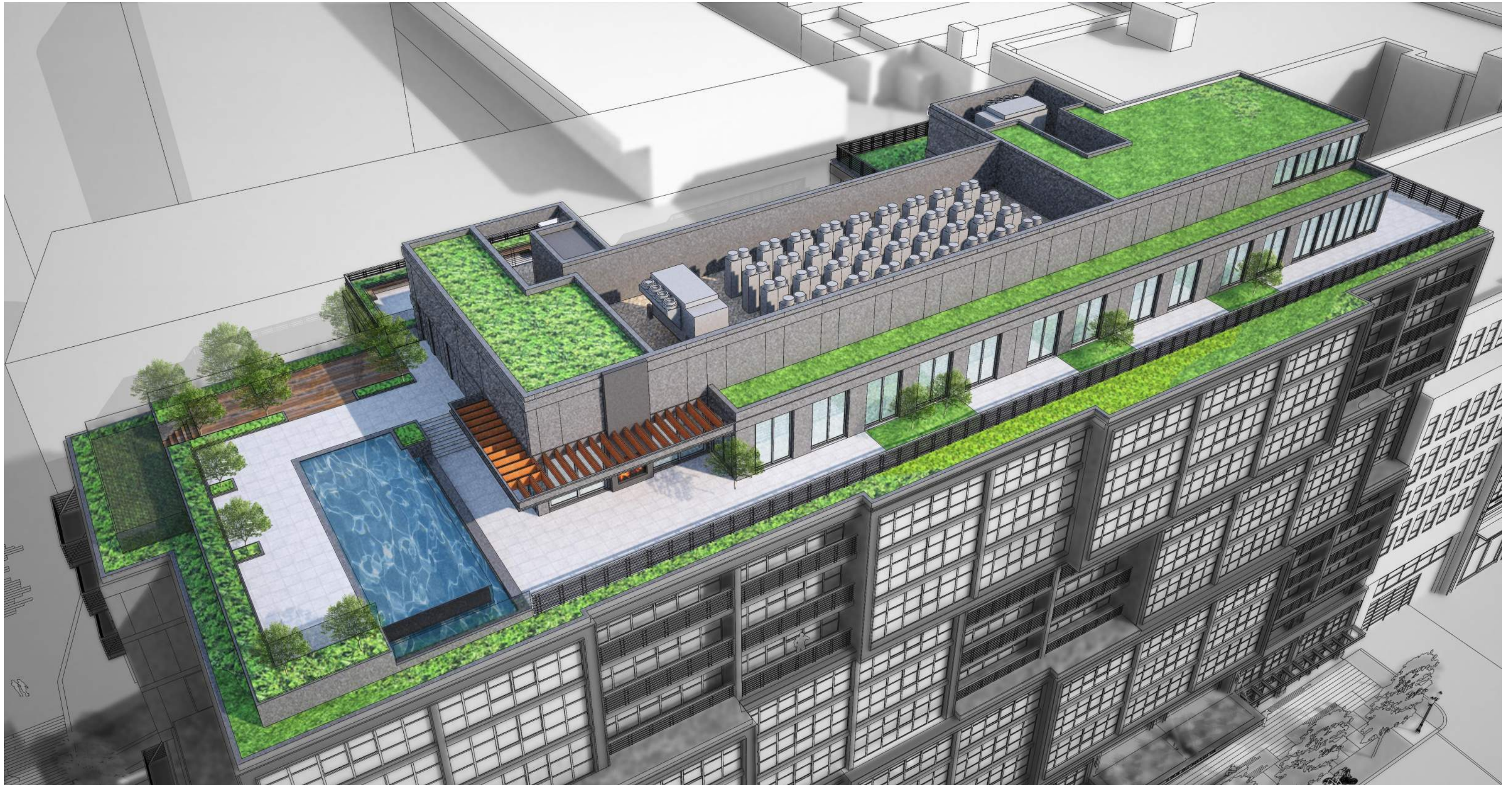
ROOFTOP PERSPECTIVE VIEW LOOKING NORTHEAST - *APPROVED*

A-25a
06/22/15

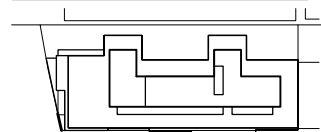
THE HIGHLINE at Union Market
320 FLORIDA AVE, N.E. WASHINGTON, DC 20002

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

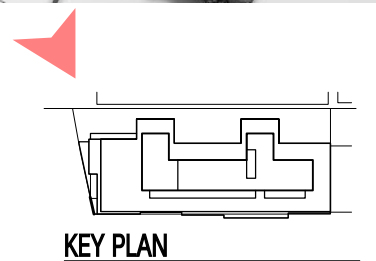
ERIC COLBERT & ASSOCIATES
717 5TH STREET, N.W. WASHINGTON, D.C. 20001



KEY PLAN



ROOFTOP PERSPECTIVE VIEW LOOKING NORTHEAST - *PROPOSED*



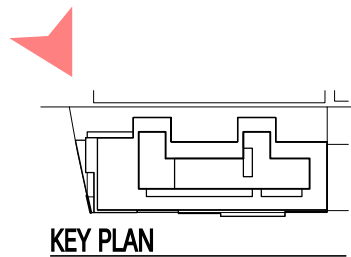
ROOFTOP PERSPECTIVE VIEW LOOKING SOUTHEAST - *APPROVED*

A-26a
06/22/15

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

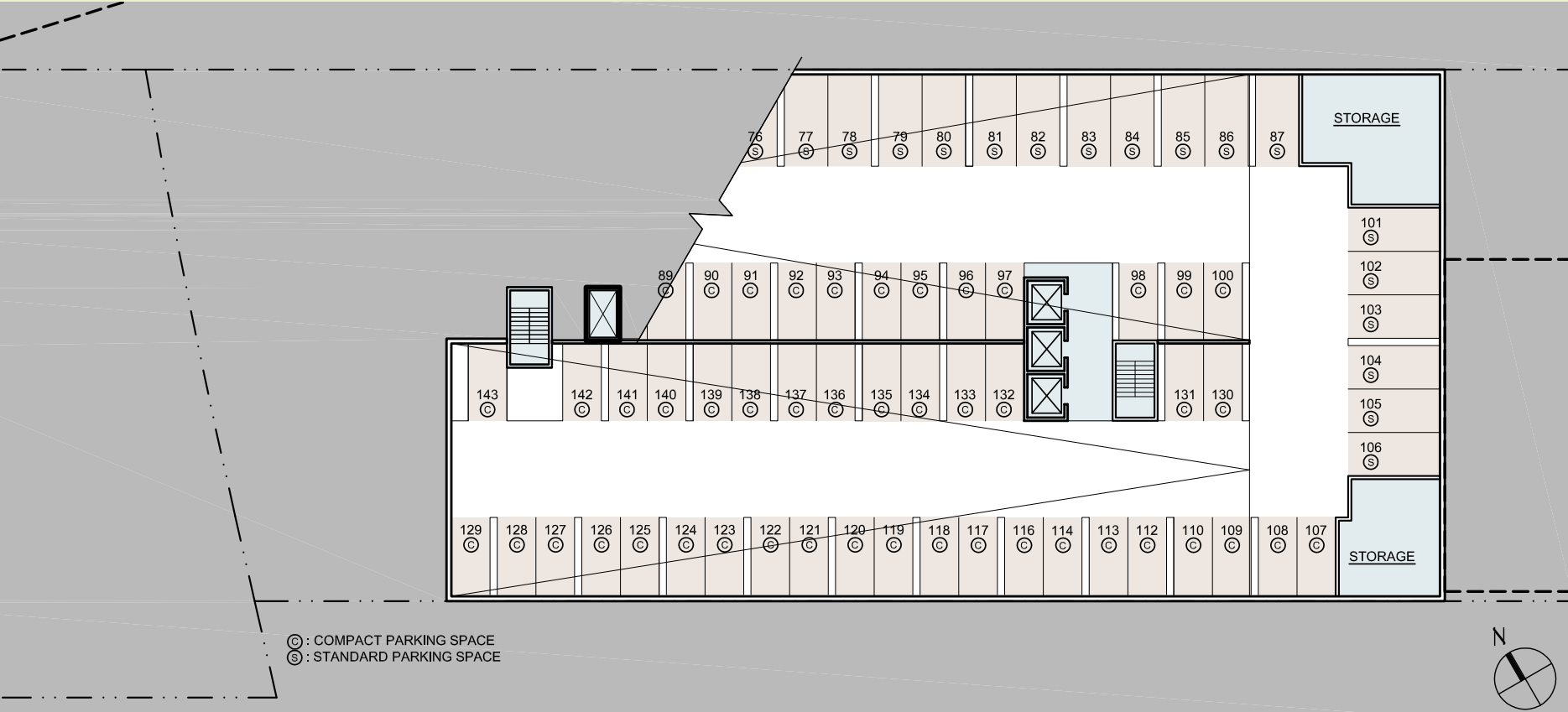
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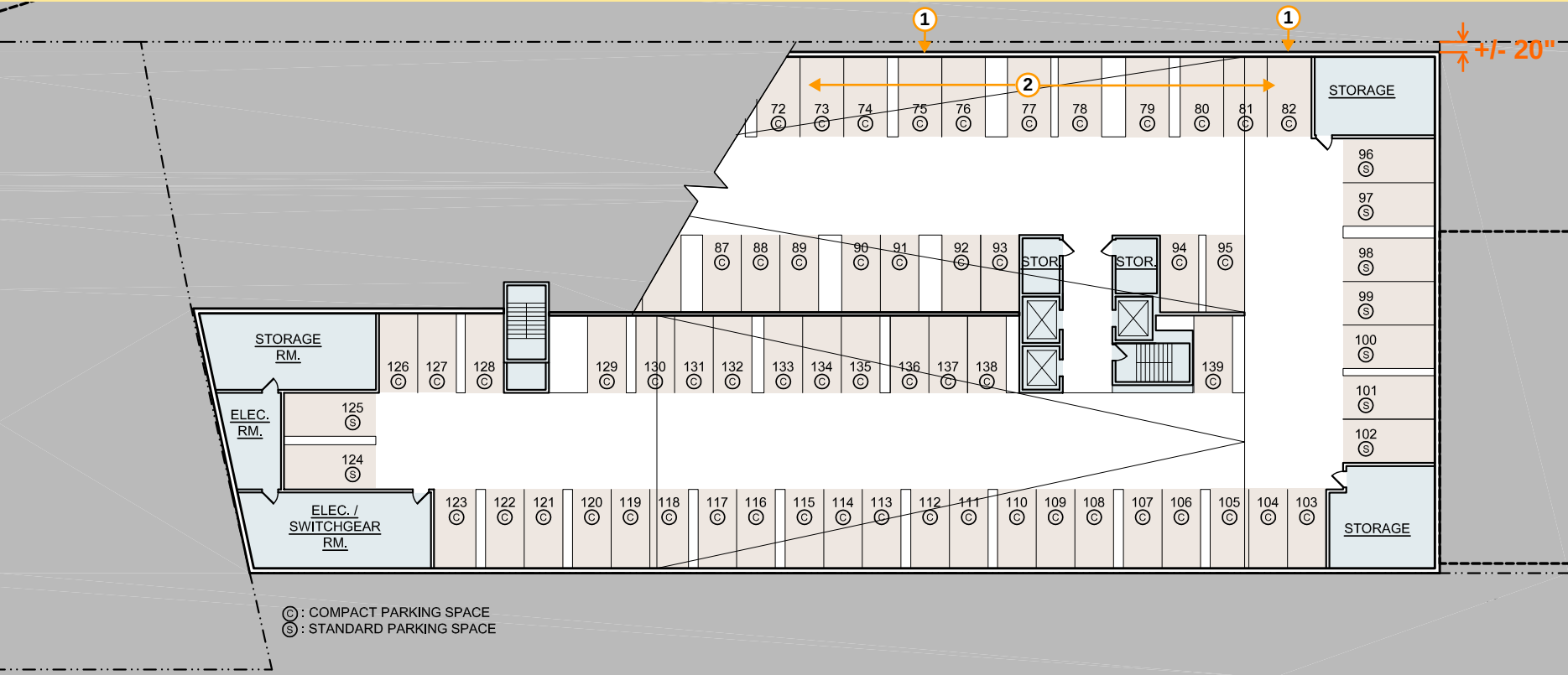
ROOFTOP PERSPECTIVE VIEW LOOKING SOUTHEAST - *PROPOSED*

APPROVED

05/15/15



PROPOSED



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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

PROPOSED REVISIONS

* COMPACT PARKING RATIO INCREASED FROM 63% TO 86%, REPRESENTING ADDITIONAL RELIEF REQUIRED, DUE TO NECESSARY SHIFT IN FOUNDATION WALL. ADDITIONAL COMPACT SPACES WILL MAINTAIN STANDARD PARKING SPACE WIDTH OF 9ft.

1. FOUNDATION WALL SHIFT +/- 20"
2. 9 ft WIDE COMPACT PARKING SPACES

P-2 GARAGE PLAN - APPROVED & PROPOSED

A-27

03/25/16

THE HIGHLINE at Union Market

320 FLORIDA AVE, N.E. WASHINGTON, DC 20002

level2 | LEVEL 2 DEVELOPMENT

1875 CONNECTICUT AVE, N.W. WASHINGTON DC 20009

ERIC COLBERT & ASSOCIATES

717 5TH STREET, N.W. WASHINGTON, D.C. 20001

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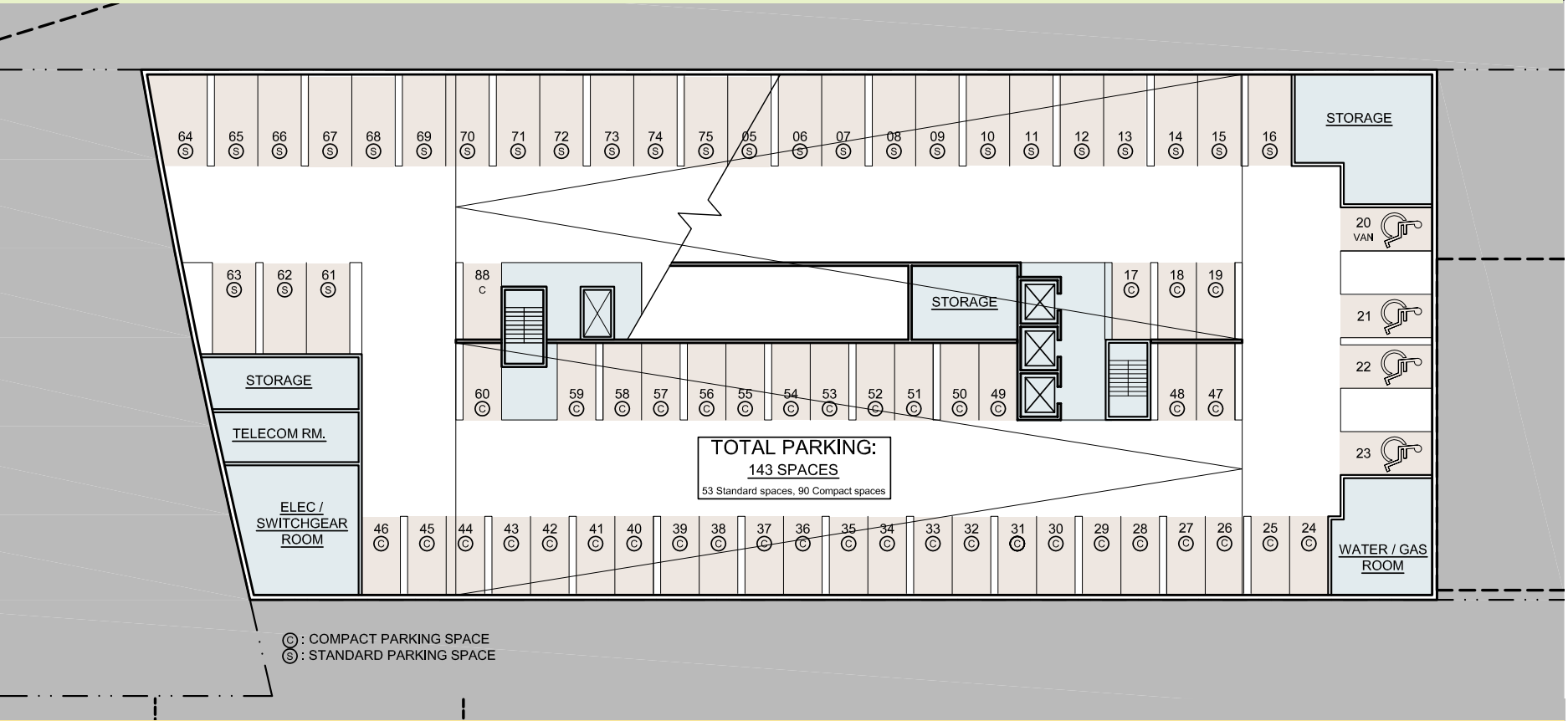
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RESIDENTIAL	PARKING	CORE / SERVICE
COMMON AREAS	LANDSCAPING	RETAIL

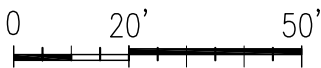
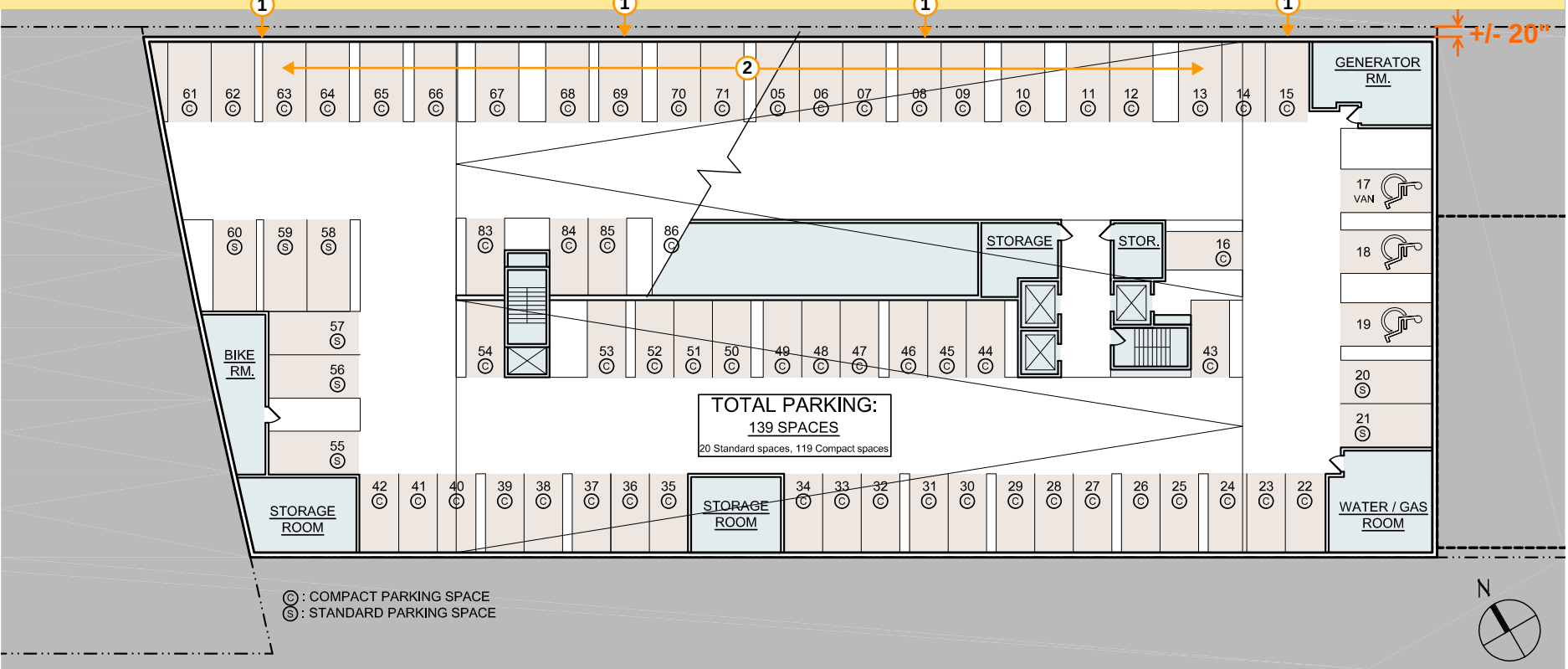
APPROVED



PROPOSED

PROPOSED REVISIONS

- * COMPACT PARKING RATIO INCREASED FROM 63% TO 86%, REPRESENTING ADDITIONAL RELIEF REQUIRED, DUE TO NECESSARY SHIFT IN FOUNDATION WALL. ADDITIONAL COMPACT SPACES WILL MAINTAIN STANDARD PARKING SPACE WIDTH OF 9ft.
- 1. FOUNDATION WALL SHIFT +/- 20"
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P-1 GARAGE PLAN - **APPROVED** & **PROPOSED**