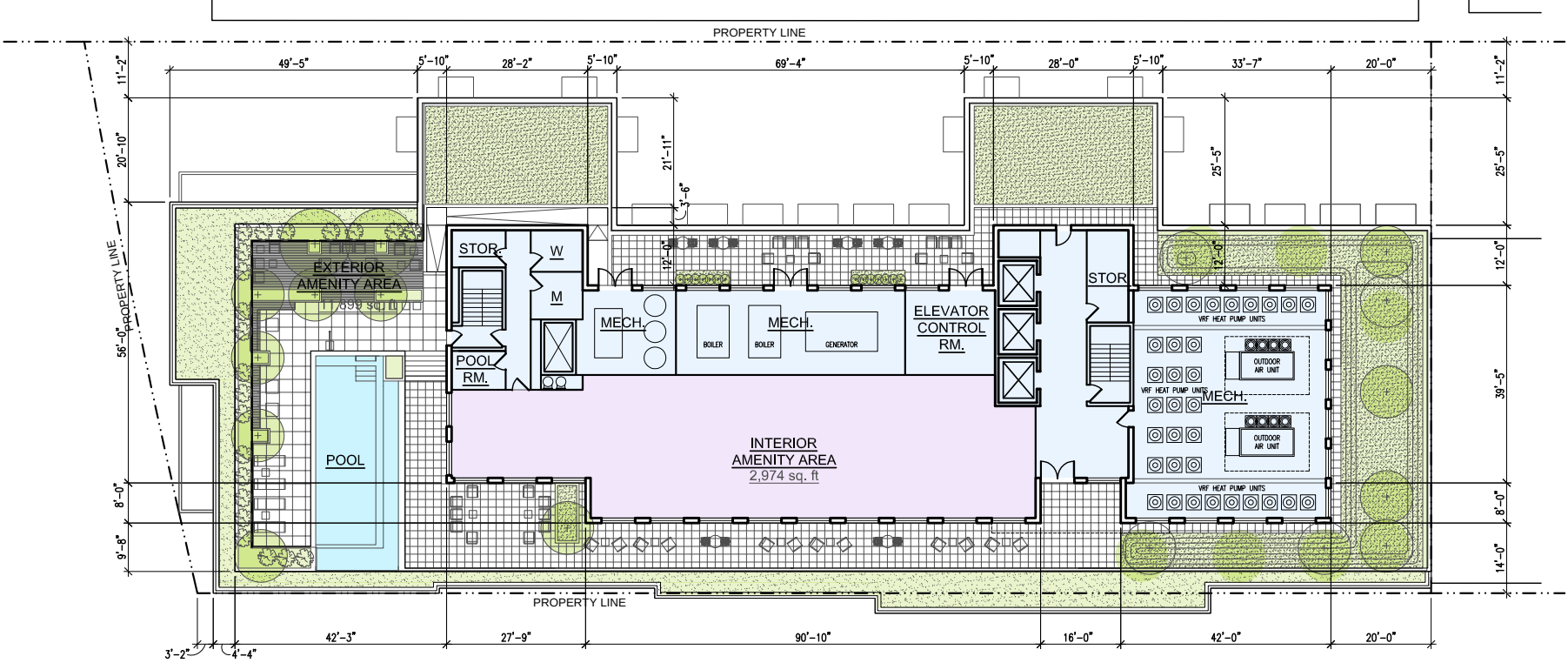


APPROVED

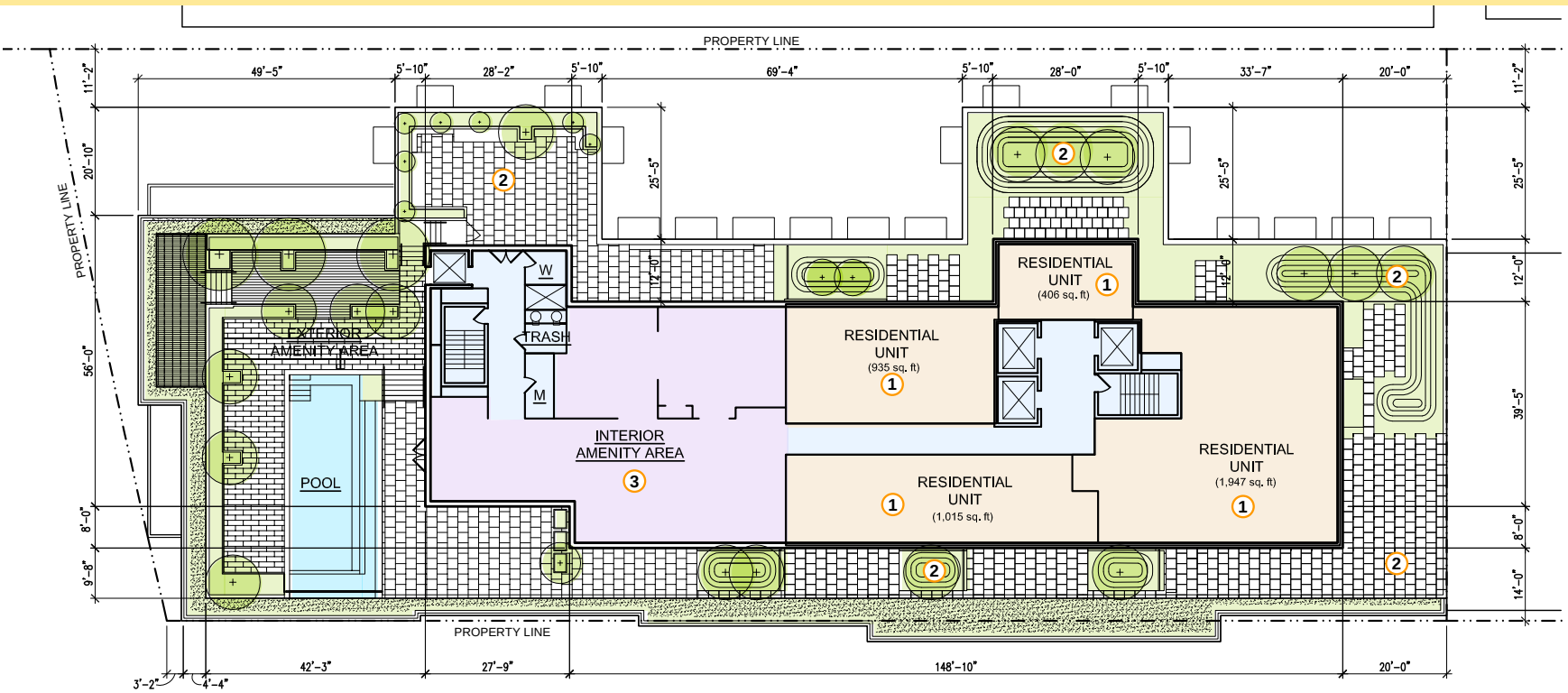
0 6 / 2 2 / 1 5



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".

PROPOSED



PROPOSED REVISIONS

- * CHANGES TO ROOF STRUCTURE TO INCORPORATE ZC ORDER NO. 14-13
- 1. NEW PENTHOUSE RESIDENTIAL UNIT
- 2. REVISED LANDSCAPE
- 3. NEW INTERIOR AMENITY AREA LOCATION

VEGETATED OR "GREEN" ROOF

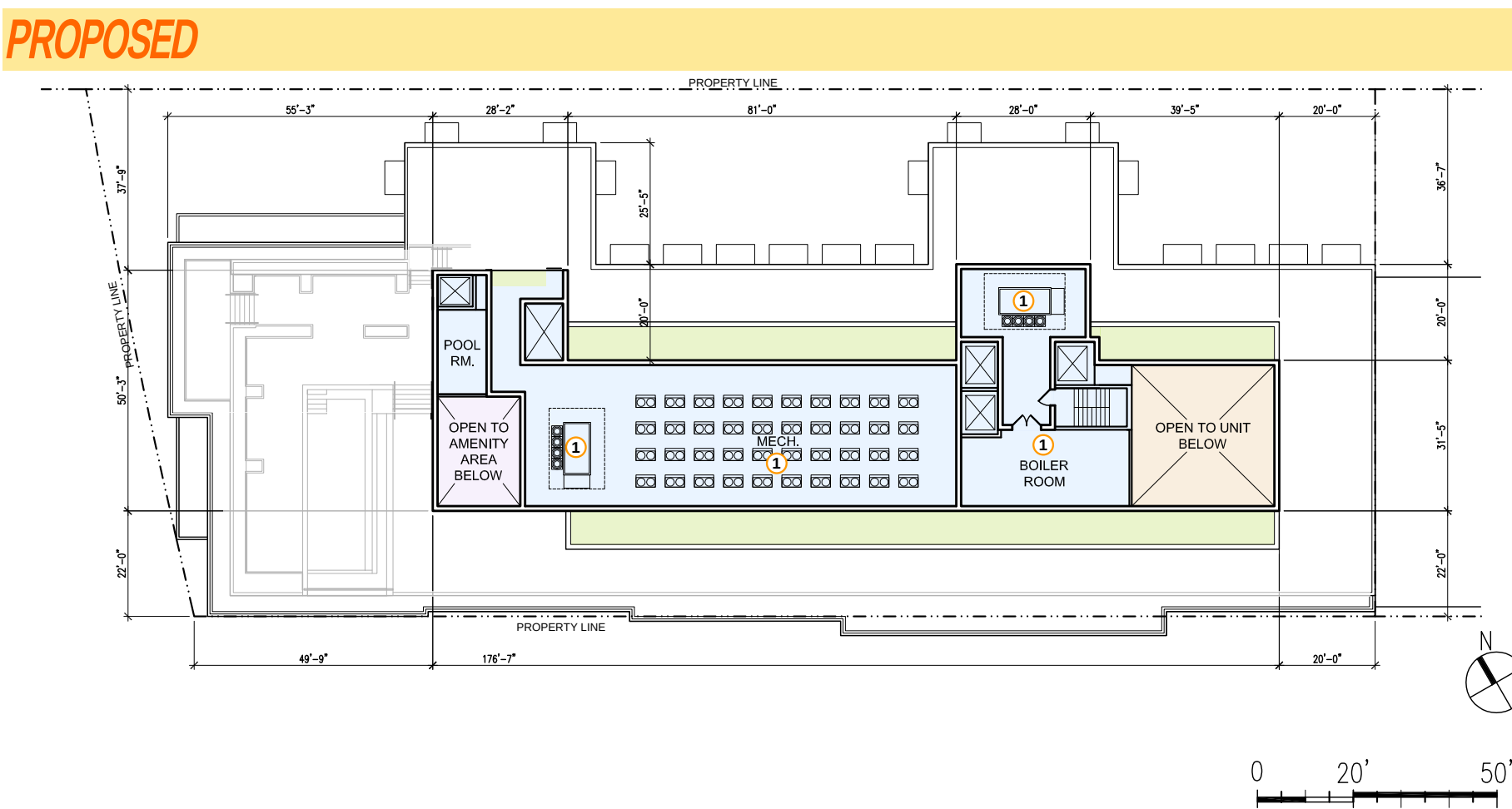
	APPROVED	PROPOSED
Over at least 2" and less than 8" of growth medium	9,450 sf	3,300 sf
Over at least 8" of growth medium	0 sf	5,324 sf
Green Area Ratio Score	0.212	0.212

LEGEND

- RESIDENTIAL
- COMMON AREAS
- PARKING
- LANDSCAPING
- CORE / SERVICE
- RETAIL

PENTHOUSE FLOOR PLAN - APPROVED & PROPOSED

- 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".



COMPLIANCE WITH INCLUSIONARY ZONING PROVISIONS REGARDING PENTHOUSE HABITABLE SPACE

- Increase the net residential area by 4,303 sf.
- Increase unit count: 4 additional units.
- Increase in required IZ net residential area per Sections 2603.2 and 2603.10 @ 50% of AMI = 345 sq. ft.
- In accordance with Section 2607.9(c), given that the amount of penthouse habitable space would result in a gfa set-aside (345 sq. ft.) which is less than the gfa of the smallest dwelling unit within the building (381 sq. ft.), the Applicant will meet the additional affordable housing requirement by providing a contribution to the District's Housing Production Trust Fund consistent with the provisions of Sections 414.13 through 414.16 of the Zoning Regulations.

PROPOSED REVISIONS

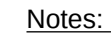
- * CHANGES TO ROOF STRUCTURE TO INCORPORATE ZC ORDER NO. 14-13
- 1. NEW MECHANICAL EQUIPMENT LOCATION

LEGEND

RESIDENTIAL	PARKING	CORE / SERVICE
COMMON AREAS	LANDSCAPING	RETAIL

PENTHOUSE FLOOR PLAN - MEZZANINE - PROPOSED

0 6 / 2 2 / 1 5

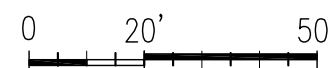


- PROPOSED**



1. NEW GREEN ROOF LOCATION
2. NEW MECHANICAL EQUIPMENT LOCATION
3. NEW TREILLIS
4. NEW PARAPET HEIGHT

LEGEND



 RESIDENTIAL
  PARKING
  CORE / SERVICE

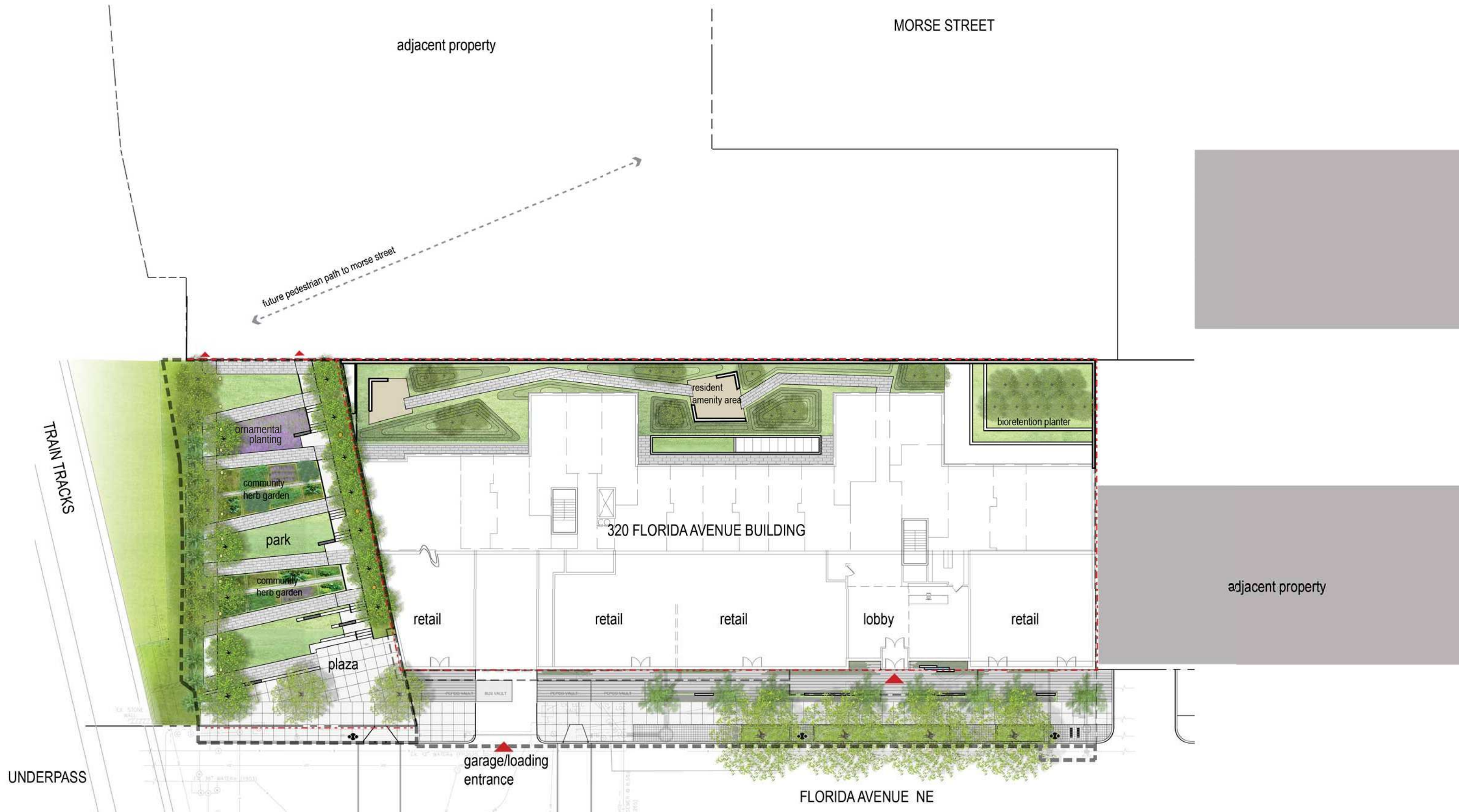
 COMMON AREAS
  LANDSCAPING
  RETAIL

A - 37
05 / 01 / 16

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

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

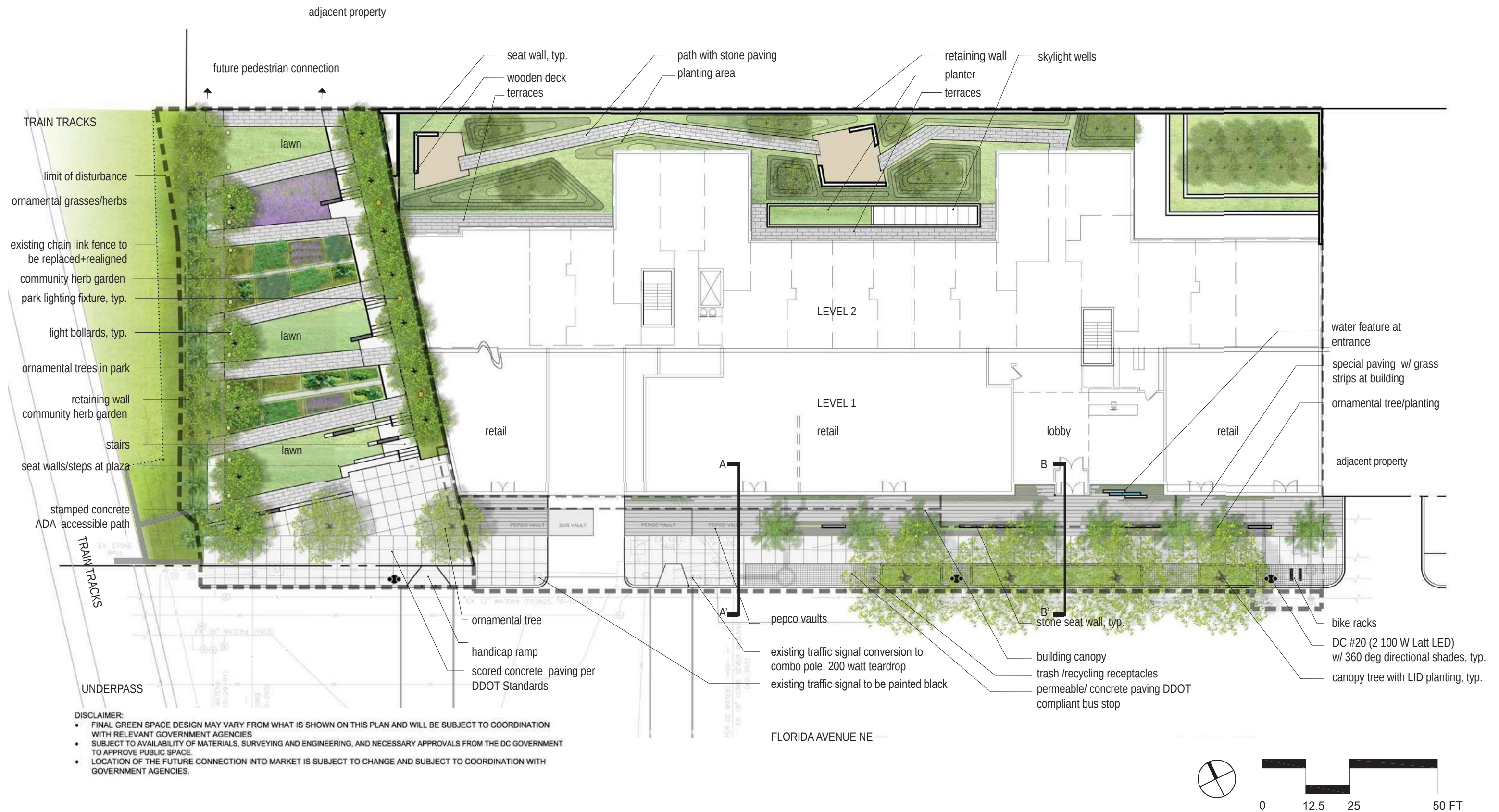
ERIC COLBERT & ASSOCIATES
717 5TH STREET, N.W. WASHINGTON, D.C. 20001



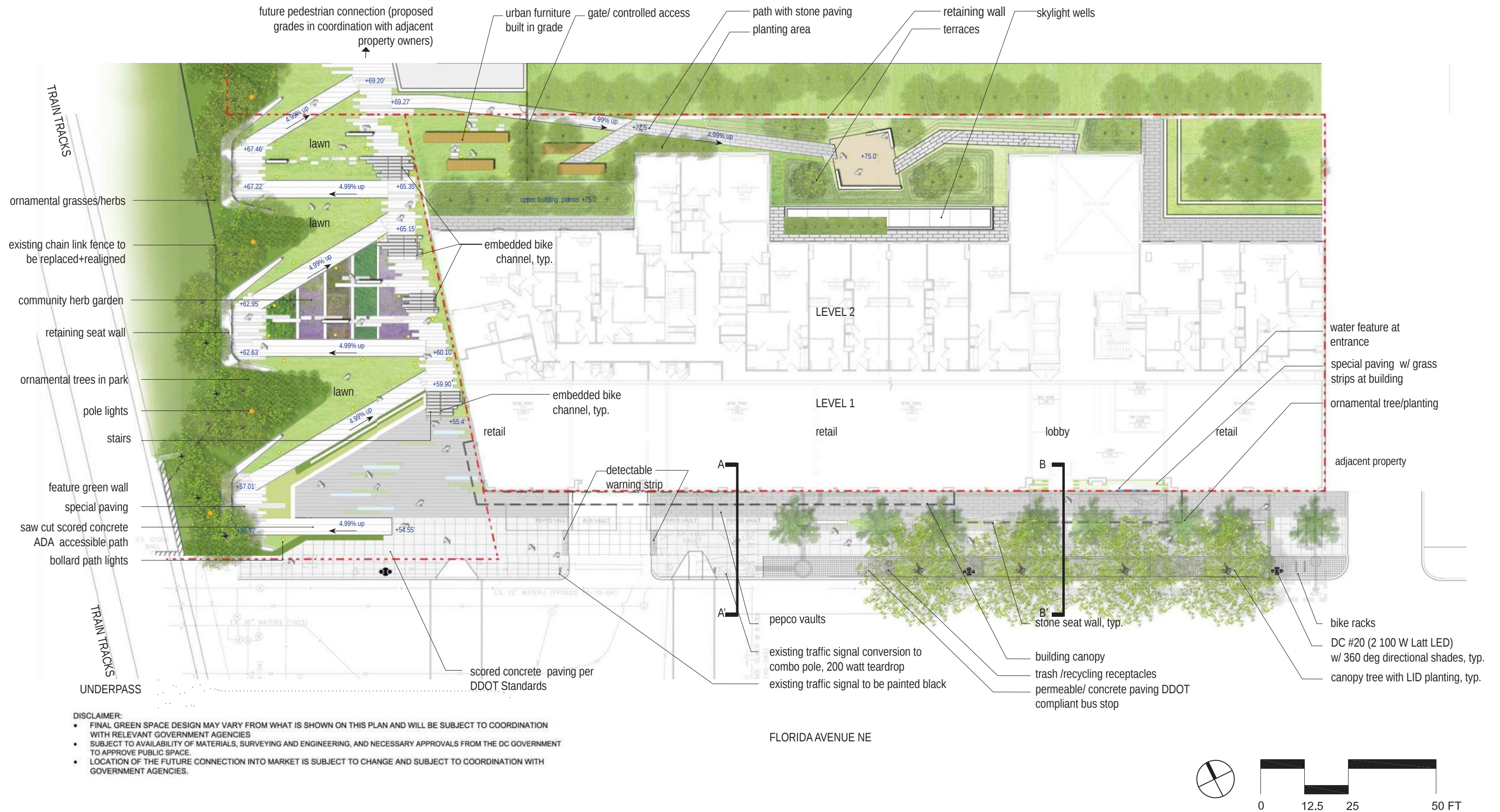
SITE PLAN - *APPROVED*



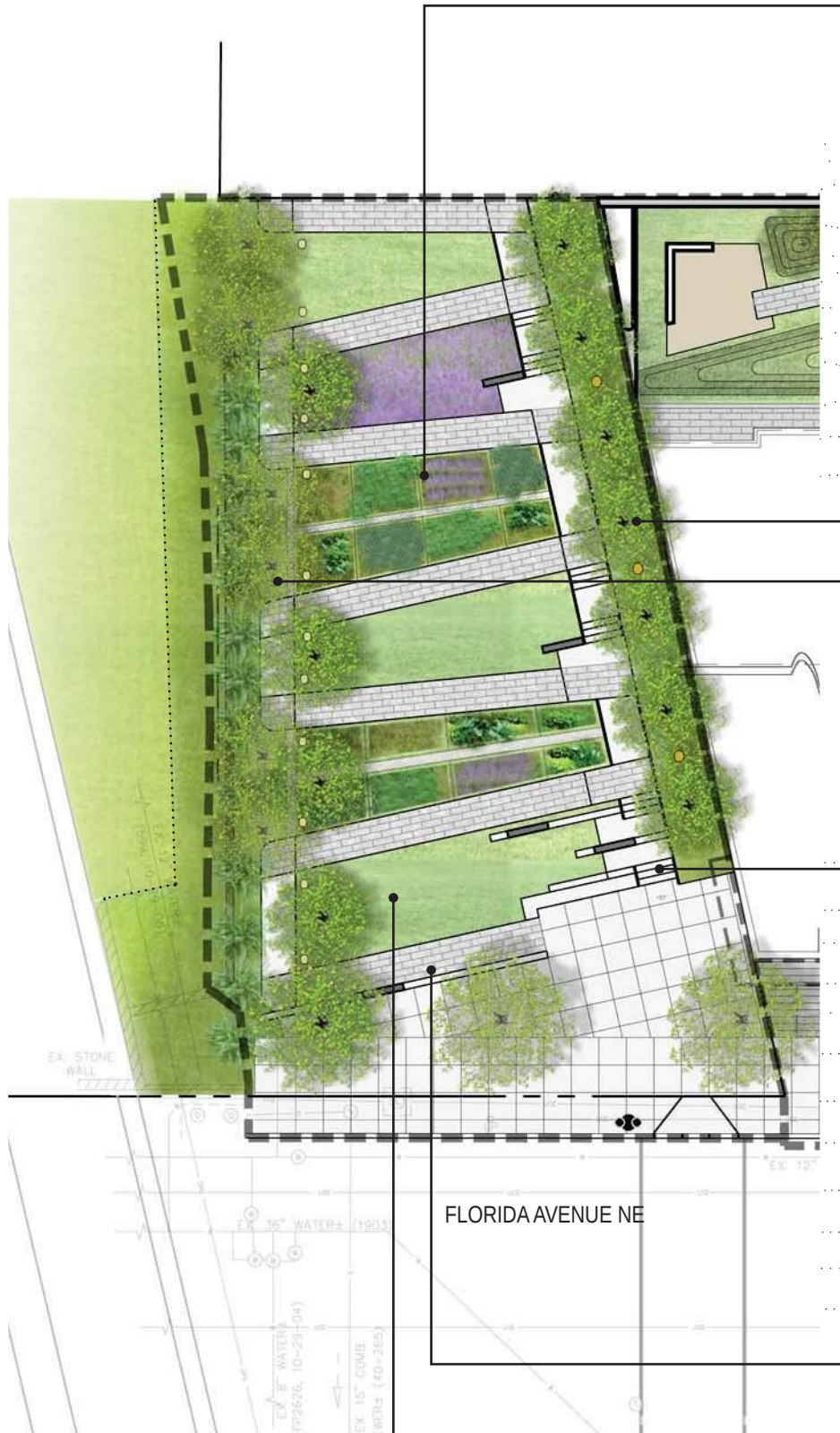
SITE PLAN - *PROPOSED*



STREETSCAPE AND SECOND LEVEL MATERIALS PLAN - *APPROVED*



STREETSCAPE AND SECOND LEVEL MATERIALS PLAN - *PROPOSED (revised)*



community herb garden



ornamental grasses/herbs



ornamental trees and planting in park



benches

seat walls/steps at plaza w/ benches

stamped concrete on ADA path



lawn



park lighting fixtures

PARK PRECEDENT IMAGES AND FURNISHINGS - *APPROVED*



community herb garden



ornamental grasses/herbs



ornamental trees and planting in park



benches

seat walls/steps at plaza w/ benches

special paving

scored concrete on ADA path



lawn



urban furniture



park lighting fixtures



bike channel

PARK PRECEDENT IMAGES AND FURNISHINGS - *PROPOSED (revised)*



PARK VIEW FROM FLORIDA AVENUE - *APPROVED*

L-04a
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

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



PARK VIEW FROM FLORIDA AVENUE - *PROPOSED*



PARK VIEW FROM UPPER LEVEL - *APPROVED*

L-05a
06/22/15

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

level2 | LEVEL 2 DEVELOPMENT
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LEE AND ASSOCIATES INC
638 I STREET, N.W. WASHINGTON, D.C. 20001



PARK VIEW FROM UPPER LEVEL - *PROPOSED*