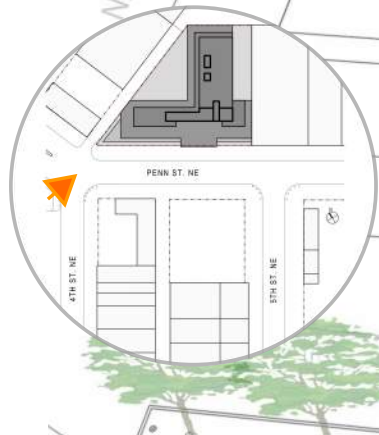




## MASSING: AERIAL VIEW

A - 17 | 500 PENN STREET NE





05/25/18

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



**MASSING: AERIAL VIEW**  
500 PENN STREET NE | A - 18





PERSPECTIVE VIEW FROM 4TH STREET

A - 19 | 500 PENN STREET NE





05/25/18

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



PERSPECTIVE VIEW FROM 5TH STREET

500 PENN STREET NE | A - 20





PERSPECTIVE VIEW FROM NEW YORK AVE.

A - 21 | 500 PENN STREET NE



Notes:

- All public space improvements subject to public space committee and/or DDOT approval.
- The streetscape design shall comply with the Union Market Streetscape Design guidelines.
- Flexibility is requested to vary the exterior design and materials of the ground-floor retail space based on the preferences of the individual retailer, subject to the retail design guidelines included herein and provided that the retailer does not modify the building footprint or reduce the quality of the materials used on the exterior of the ground floor of the project.
- All signs to comply with DC Municipal Regulations Title 12, Sections 3107 and N101.



PERSPECTIVE VIEW FROM ALLEY & PENN STREET

05/25/18

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



500 PENN STREET NE | A - 22





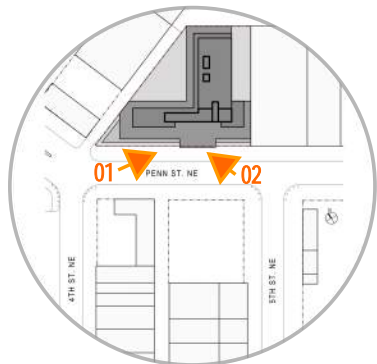
#### Notes:

- All public space improvements subject to public space committee and/or DDOT approval.
- The streetscape design shall comply with the Union Market Streetscape Design guidelines.
- Flexibility is requested to vary the exterior design and materials of the ground-floor retail space based on the preferences of the individual retailer, subject to the retail design guidelines included herein and provided that the retailer does not modify the building footprint or reduce the quality of the materials used on the exterior of the ground floor of the project.
- All signs to comply with DC Municipal Regulations Title 12, Sections 3107 and N101.

01



02



## BUILDING ENTRANCE PERSPECTIVE VIEWS

A - 23 | 500 PENN STREET NE

05 / 25 / 18

EDENS

UDR

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





05/25/18

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



**PERSPECTIVE VIEW FROM 6TH STREET**

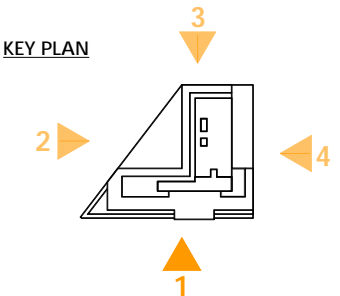
**500 PENN STREET NE | A - 24**





Notes:

1. Refer to floor plans for overall building dimensions.
2. Interior partitions and configurations may vary upon final construction drawings. Residential unit number, types, and sizes may vary within the range proposed.
3. All spot elevations are relative to the measuring point 117.46' taken at the center of the Penn St. top of curb, assumed for these drawings to be +0'-0".
4. Retail storefronts and signage are subject to change upon individual retailer modifications. 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.
5. All railings, planters, pool and mechanical equipment meet the setback requirement.
6. Applicant requests the flexibility to make minor refinements to exterior details and dimensions or any other changes to comply with Construction Codes or that are otherwise necessary to obtain a final building permit, or to address the structural, mechanical, or operational needs of the building or its systems.



# BUILDING ELEVATION: SOUTH

A - 25 | 500 PENN STREET NE





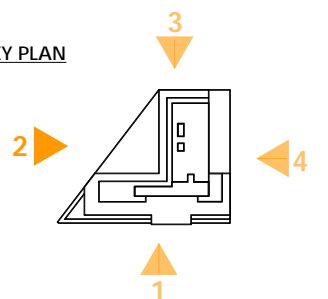
# Notes:

1. Refer to floor plans for overall building dimensions.
2. Interior partitions and configurations may vary upon final construction drawings. Residential unit number, types, and sizes may vary within the range proposed.
3. All spot elevations are relative to the measuring point 117.46' taken at the center of the Penn St. top of curb, assumed for these drawings to be +0'-0".

4. Retail storefronts and signage are subject to change upon individual retailer modifications. 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.
5. All railings, planters, pool and mechanical equipment meet the setback requirement.
6. The number, size and locations of openings for storefronts in alley elevations are preliminary and may change to accommodate individual retailer(s). The applicant requests flexibility to add openings on the ground floor of the alley elevation to accommodate retail tenants.

7. Applicant requests the flexibility to make minor refinements to exterior details and dimensions or any other changes to comply with Construction Codes or that are otherwise necessary to obtain a final building permit, or to address the structural, mechanical, or operational needs of the building or its systems.

KEY PLAN



**BUILDING ELEVATION: WEST**

**500 PENN STREET NE | A - 26**



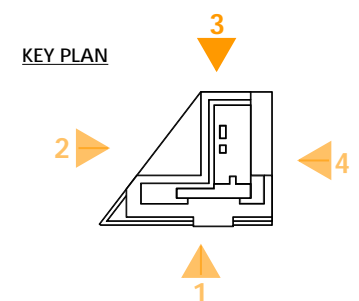


#### Notes:

1. Refer to floor plans for overall building dimensions.
2. Interior partitions and configurations may vary upon final construction drawings. Residential unit number, types, and sizes may vary within the range proposed.
3. All spot elevations are relative to the measuring point 117.46' taken at the center of the Penn St. top of curb, assumed for these drawings to be +0'-0".

4. Retail storefronts and signage are subject to change upon individual retailer modifications. 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.
5. All railings, planters, pool and mechanical equipment meet the setback requirement.
6. Location of At-risk windows on the North elevation may vary to accommodate final interior layouts. The applicant requests flexibility to add openings on the ground floor of the alley elevation to accommodate retail tenants.

7. Applicant requests the flexibility to make minor refinements to exterior details and dimensions or any other changes to comply with Construction Codes or that are otherwise necessary to obtain a final building permit, or to address the structural, mechanical, or operational needs of the building or its systems.
8. The number, size and locations of openings for storefronts in alley elevations are preliminary and may change to accommodate individual retailer(s).



## BUILDING ELEVATION: NORTH

A - 27 | 500 PENN STREET NE



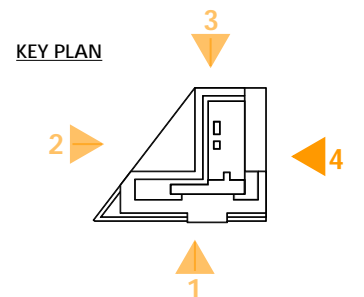


#### Notes:

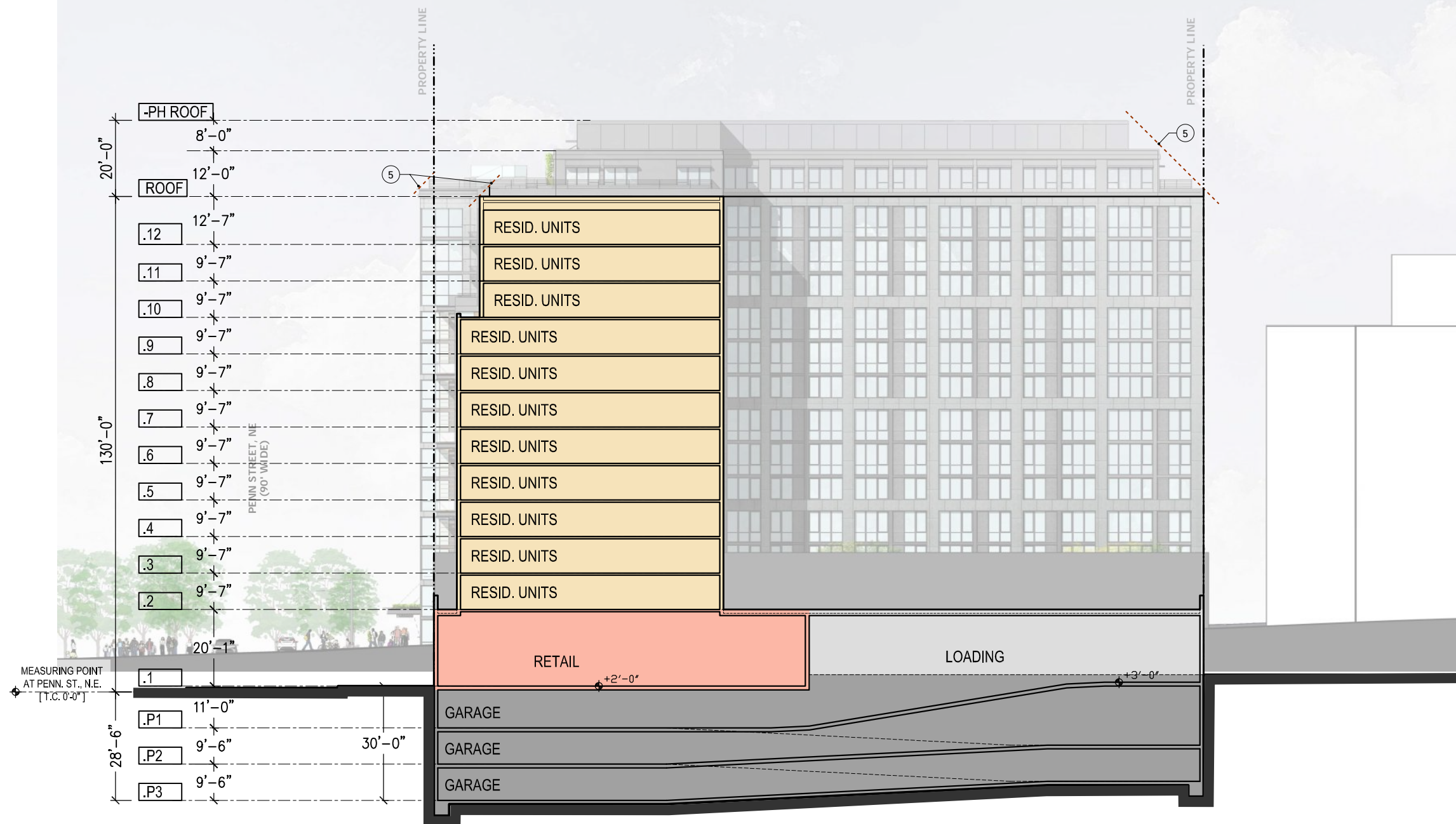
1. Refer to floor plans for overall building dimensions.
2. Interior partitions and configurations may vary upon final construction drawings. Residential unit number, types, and sizes may vary within the range proposed.
3. All spot elevations are relative to the measuring point 117.46' taken at the center of the Penn St. top of curb, assumed for these drawings to be +0'-0".

4. Retail storefronts and signage are subject to change upon individual retailer modifications. 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.
5. All railings, planters, pool and mechanical equipment meet the setback requirement.
6. Location of At-risk windows on the East elevation may vary to accommodate final interior layouts.

7. Applicant requests the flexibility to make minor refinements to exterior details and dimensions or any other changes to comply with Construction Codes or that are otherwise necessary to obtain a final building permit, or to address the structural, mechanical, or operational needs of the building or its systems.







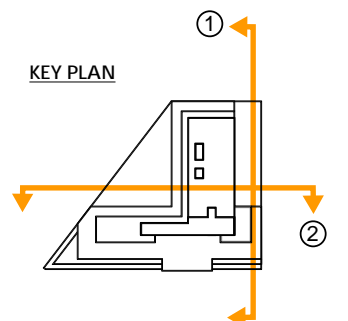
**1 NORTH/SOUTH SECTION**  
SCALE: 1/32" = 1'-0"

**Notes:**

1. Refer to floor plans for overall building dimensions.
2. Interior partitions and configurations may vary upon final construction drawings. Residential unit number, types, and sizes may vary within the range proposed.
3. All spot elevations are relative to the measuring point 117.46' taken at the center of the Penn St. top of curb, assumed for these drawings to be +0'-0".
4. Retail storefronts and signage are subject to change upon individual retailer modifications. 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.
5. All railings, planters, pool and mechanical equipment meet the setback requirement.
6. Applicant requests the flexibility to make minor refinements to exterior details and dimensions or any other changes to comply with Construction Codes or that are otherwise necessary to obtain a final building permit, or to address the structural, mechanical, or operational needs of the building or its systems.

**LEGEND**

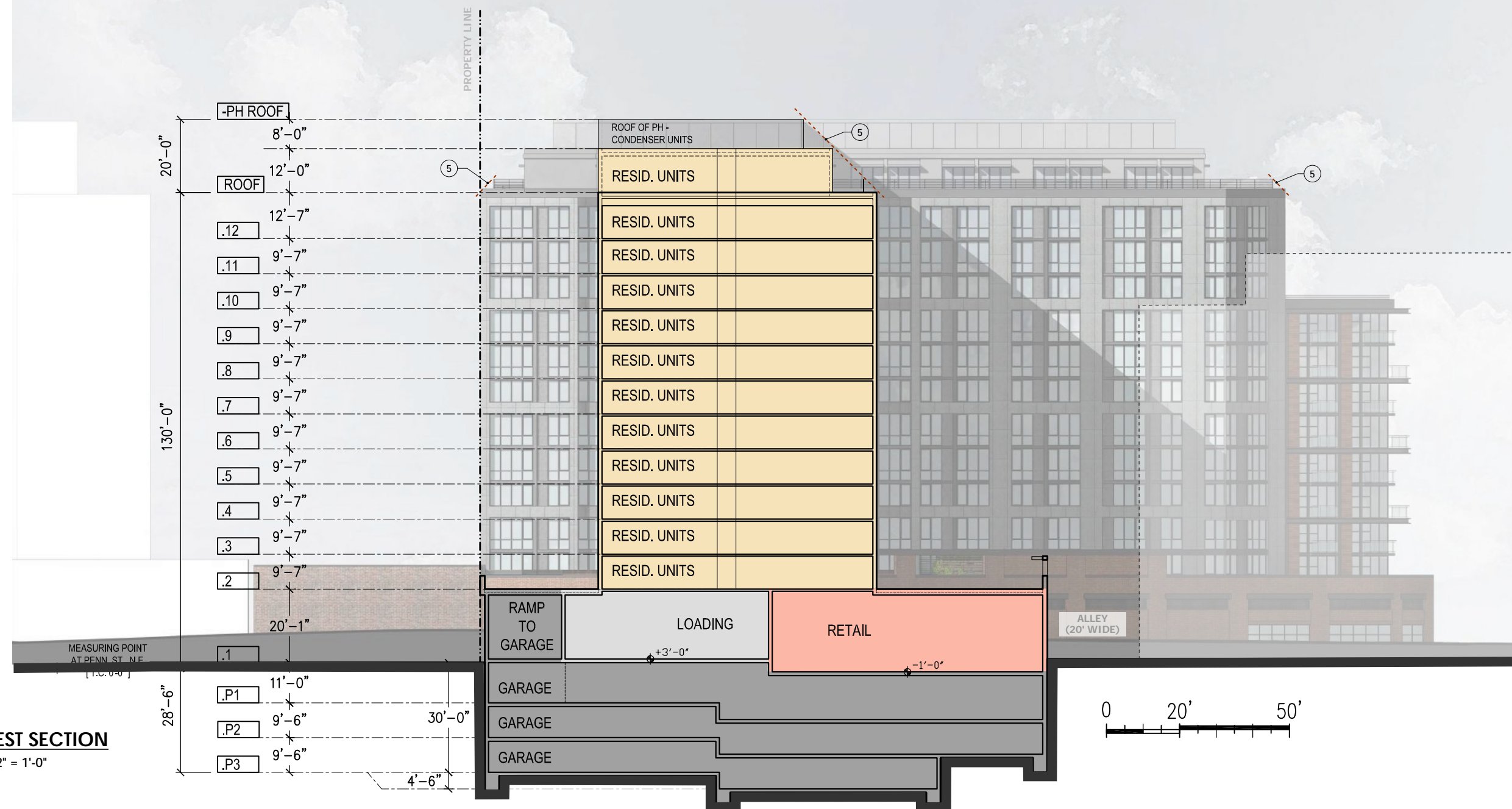
<span style="display:inline-block; width:15px; height:15px; background-color:lightgrey; border:1px solid black;"></span>	CORE/SERVICE
<span style="display:inline-block; width:15px; height:15px; background-color:lightcoral; border:1px solid black;"></span>	RETAIL
<span style="display:inline-block; width:15px; height:15px; background-color:lightorange; border:1px solid black;"></span>	COMMON AREAS
<span style="display:inline-block; width:15px; height:15px; background-color:lightyellow; border:1px solid black;"></span>	RESIDENTIAL
<span style="display:inline-block; width:15px; height:15px; background-color:lightgrey; border:1px solid black;"></span>	PARKING



## BUILDING SECTION: NORTH/SOUTH

A - 29 | 500 PENN STREET NE

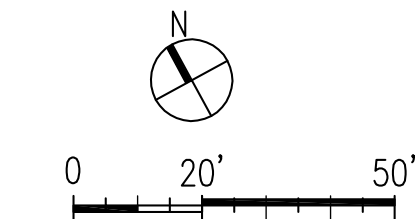




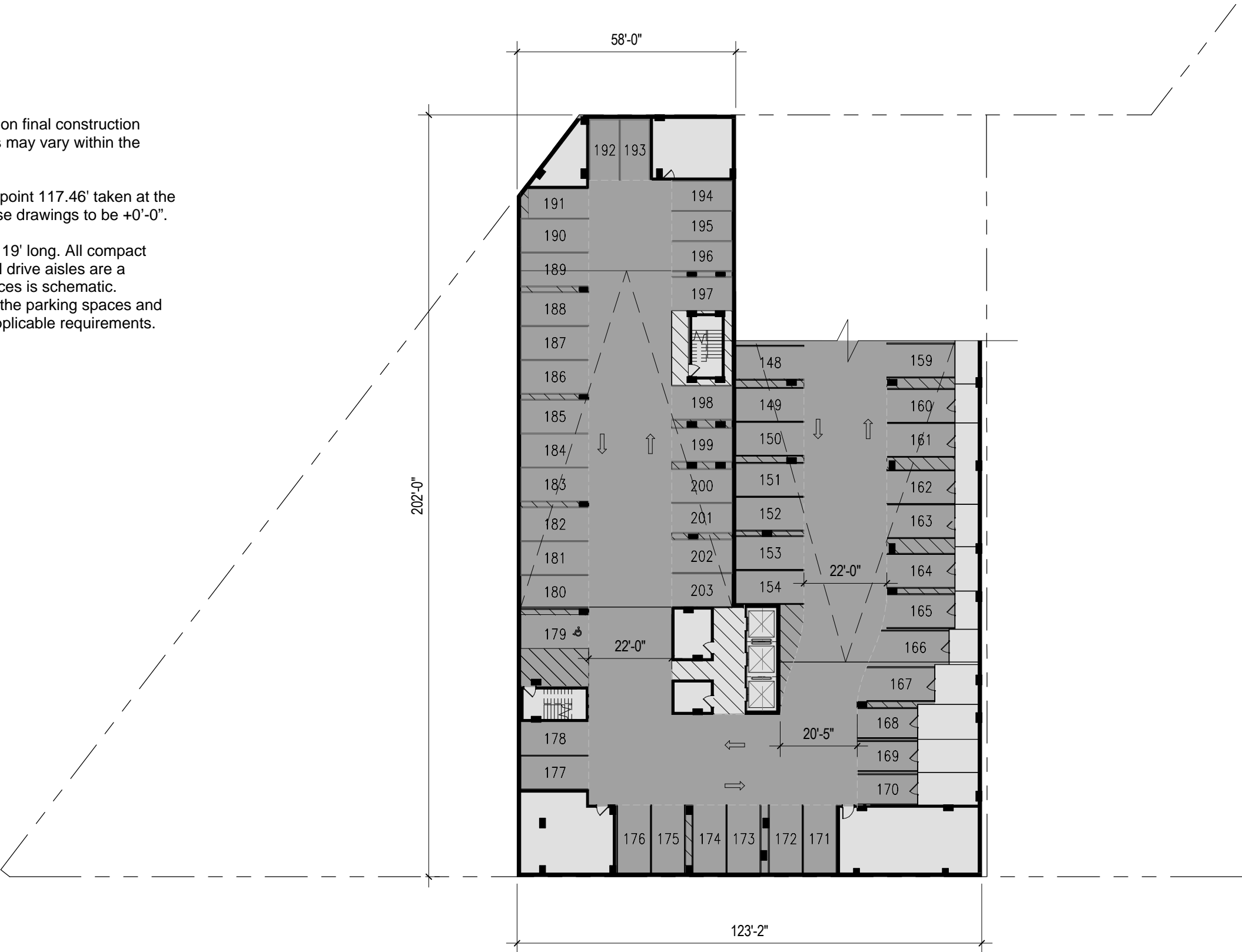


Notes:

1. Interior partitions and configurations may vary upon final construction drawings. Residential unit number, types, and sizes may vary within the range proposed.
2. All spot elevations are relative to the measuring point 117.46' taken at the center of the Penn St. 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, provided that they comply with applicable requirements.



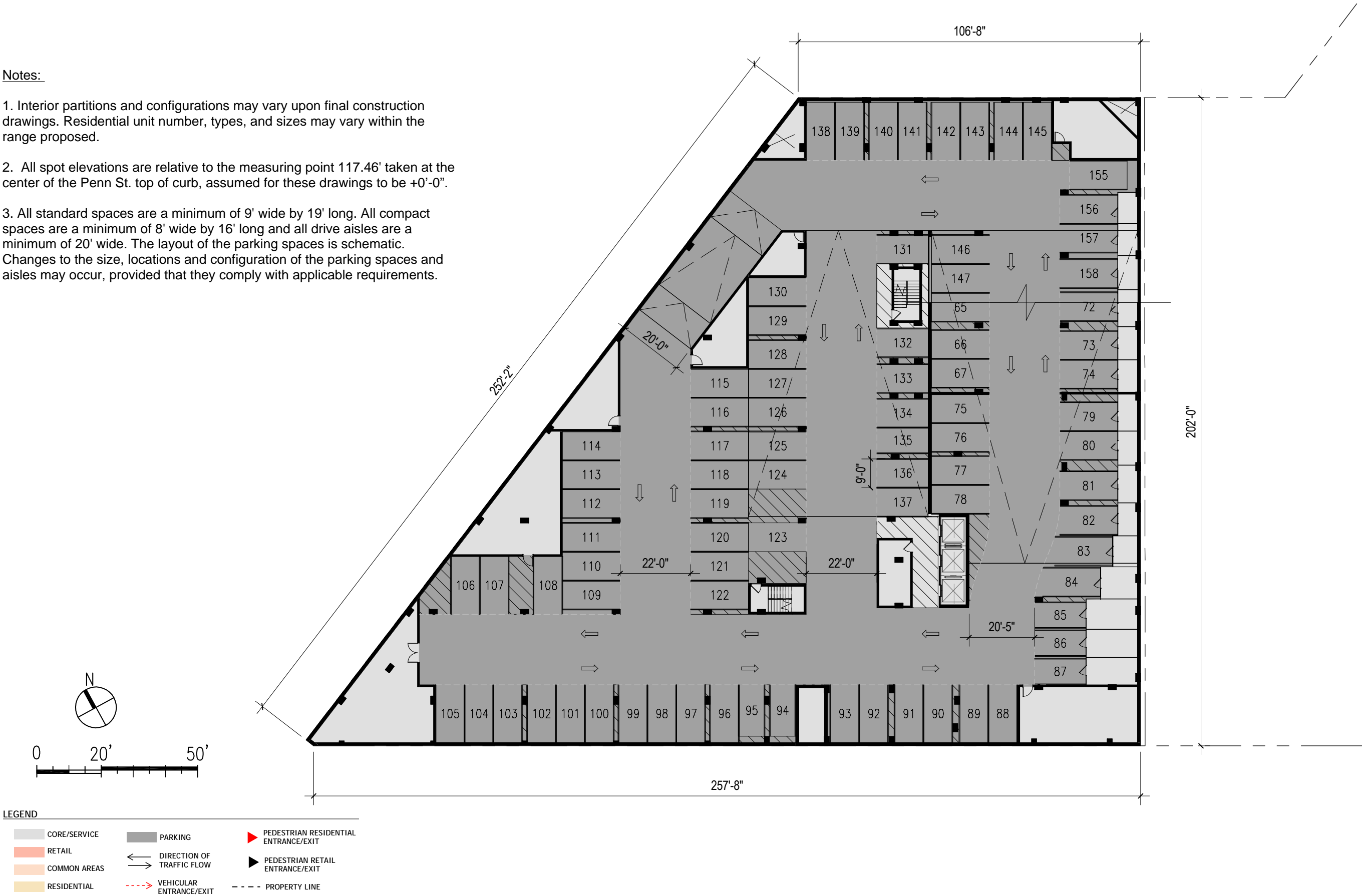
LEGEND		
CORE/SERVICE	PARKING	PEDESTRIAN RESIDENTIAL ENTRANCE/EXIT
RETAIL	DIRECTION OF TRAFFIC FLOW	PEDESTRIAN RETAIL ENTRANCE/EXIT
COMMON AREAS	VEHICULAR ENTRANCE/EXIT	PROPERTY LINE
RESIDENTIAL		





Notes:

- 1. Interior partitions and configurations may vary upon final construction drawings. Residential unit number, types, and sizes may vary within the range proposed.
- 2. All spot elevations are relative to the measuring point 117.46' taken at the center of the Penn St. 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, provided that they comply with applicable requirements.



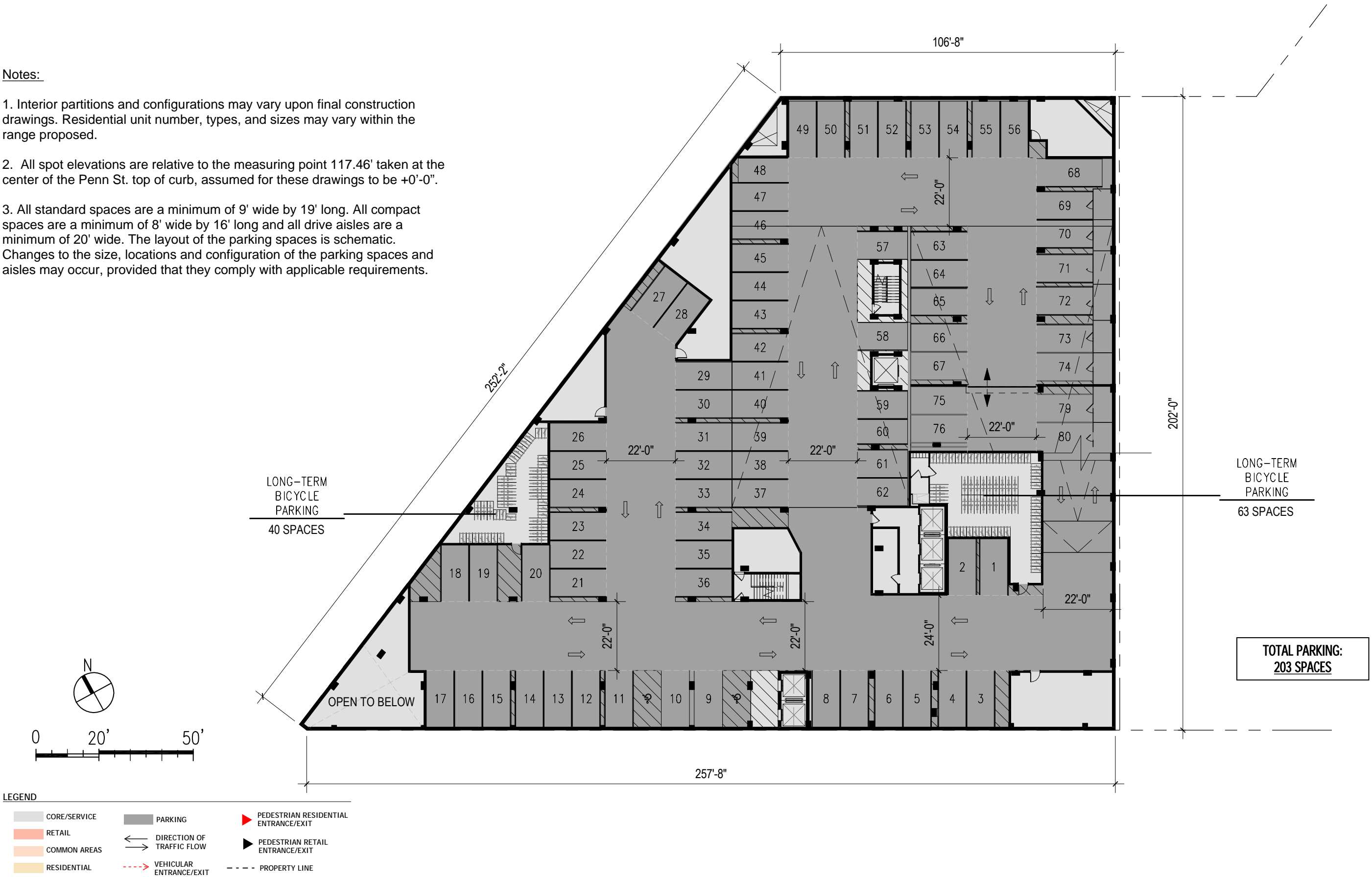
P-2 GARAGE PLAN

A - 32 | 500 PENN STREET NE



Notes:

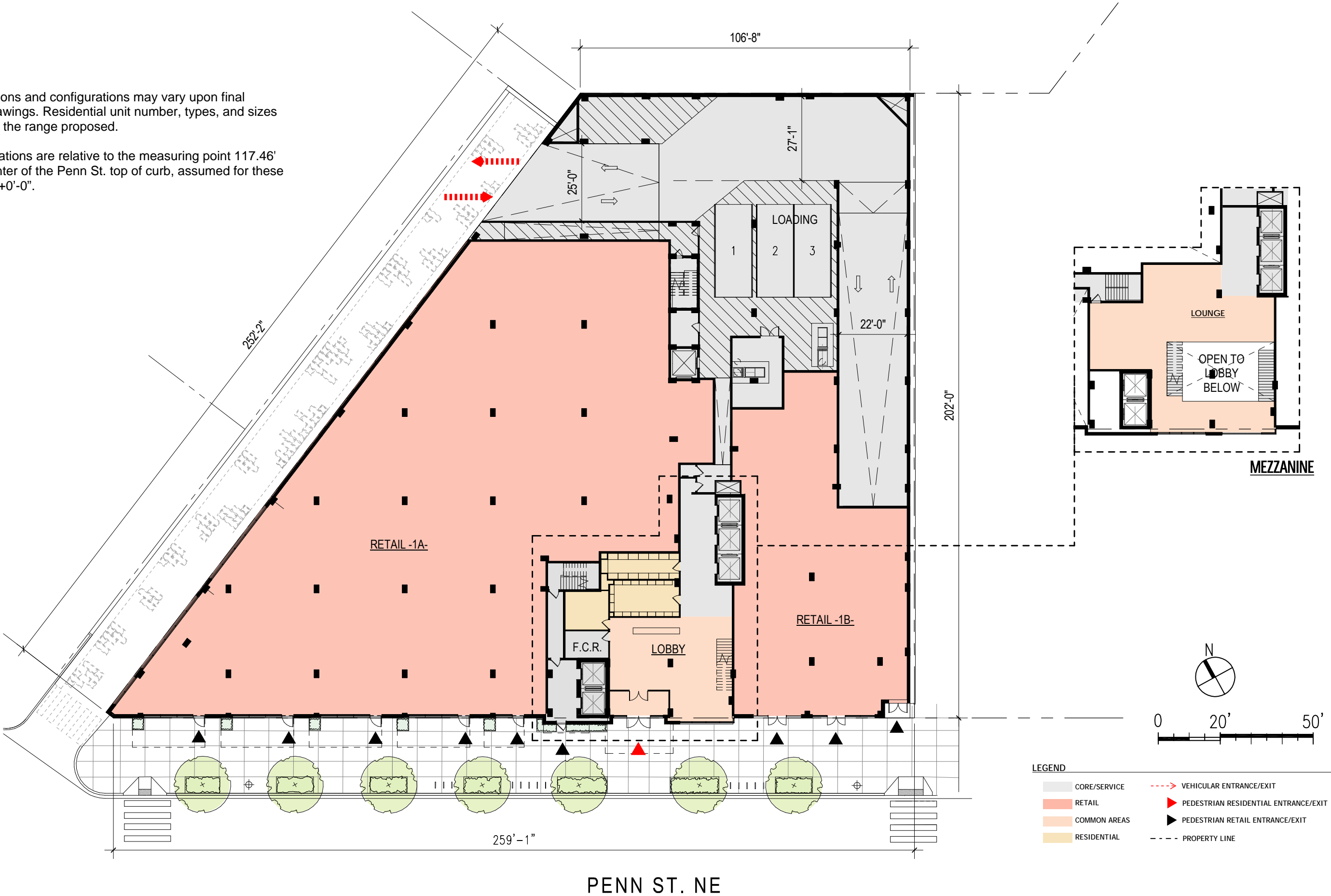
1. Interior partitions and configurations may vary upon final construction drawings. Residential unit number, types, and sizes may vary within the range proposed.
2. All spot elevations are relative to the measuring point 117.46' taken at the center of the Penn St. top of curb, assumed for these drawings 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, provided that they comply with applicable requirements.





Notes:

1. Interior partitions and configurations may vary upon final construction drawings. Residential unit number, types, and sizes may vary within the range proposed.
2. All spot elevations are relative to the measuring point 117.46' taken at the center of the Penn St. top of curb, assumed for these drawings to be +0'-0".



FIRST FLOOR PLAN

A - 34 | 500 PENN STREET NE



Notes:

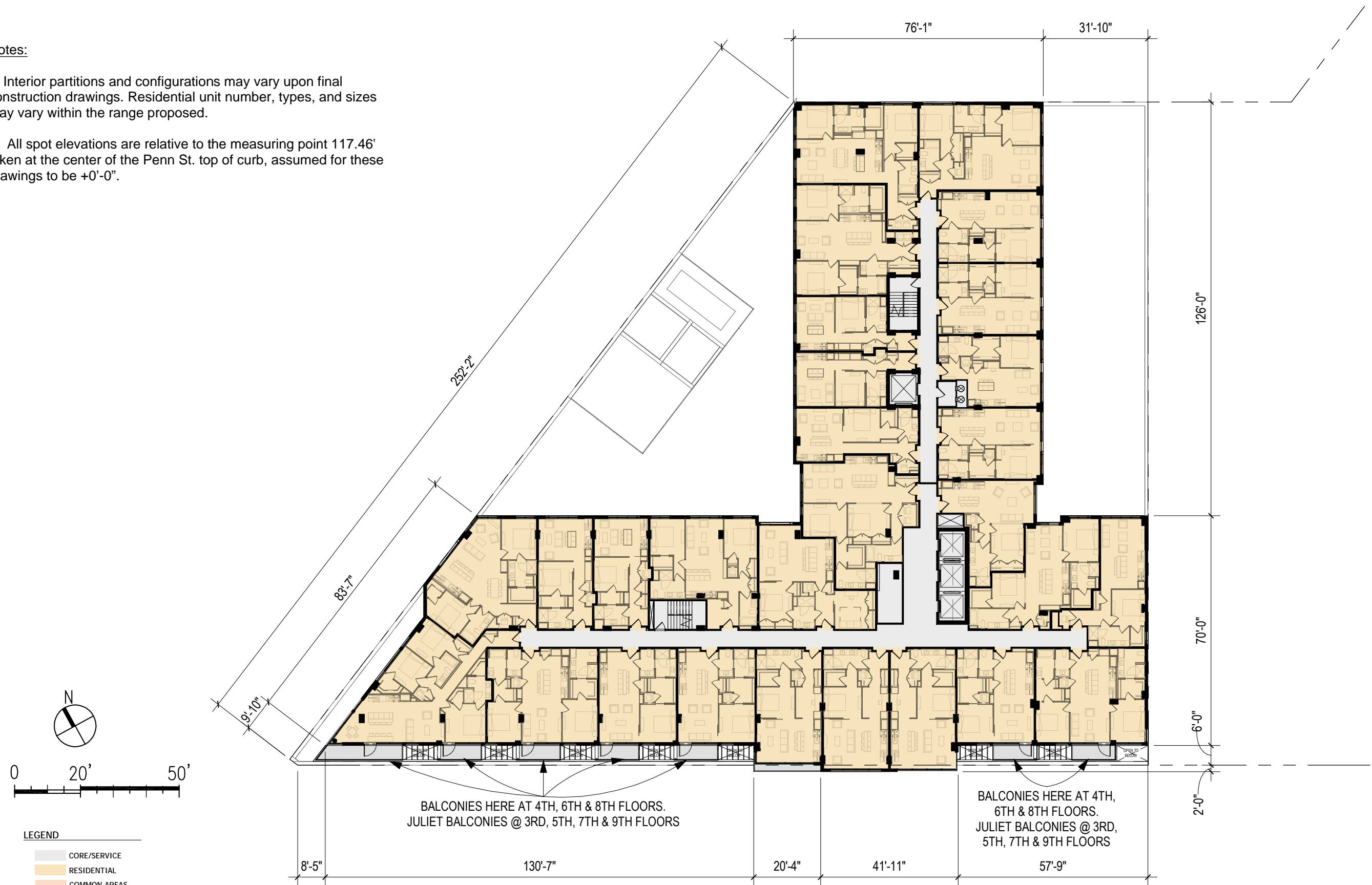
- 1. Interior partitions and configurations may vary upon final construction drawings. Residential unit number, types, and sizes may vary within the range proposed.
- 2. All spot elevations are relative to the measuring point 117.46' taken at the center of the Penn St. top of curb, assumed for these drawings to be +0'-0".
- 3. Final location of green roof area subject to change.





Notes:

- 1. Interior partitions and configurations may vary upon final construction drawings. Residential unit number, types, and sizes may vary within the range proposed.
- 2. All spot elevations are relative to the measuring point 117.46' taken at the center of the Penn St. top of curb, assumed for these drawings to be +0'-0".

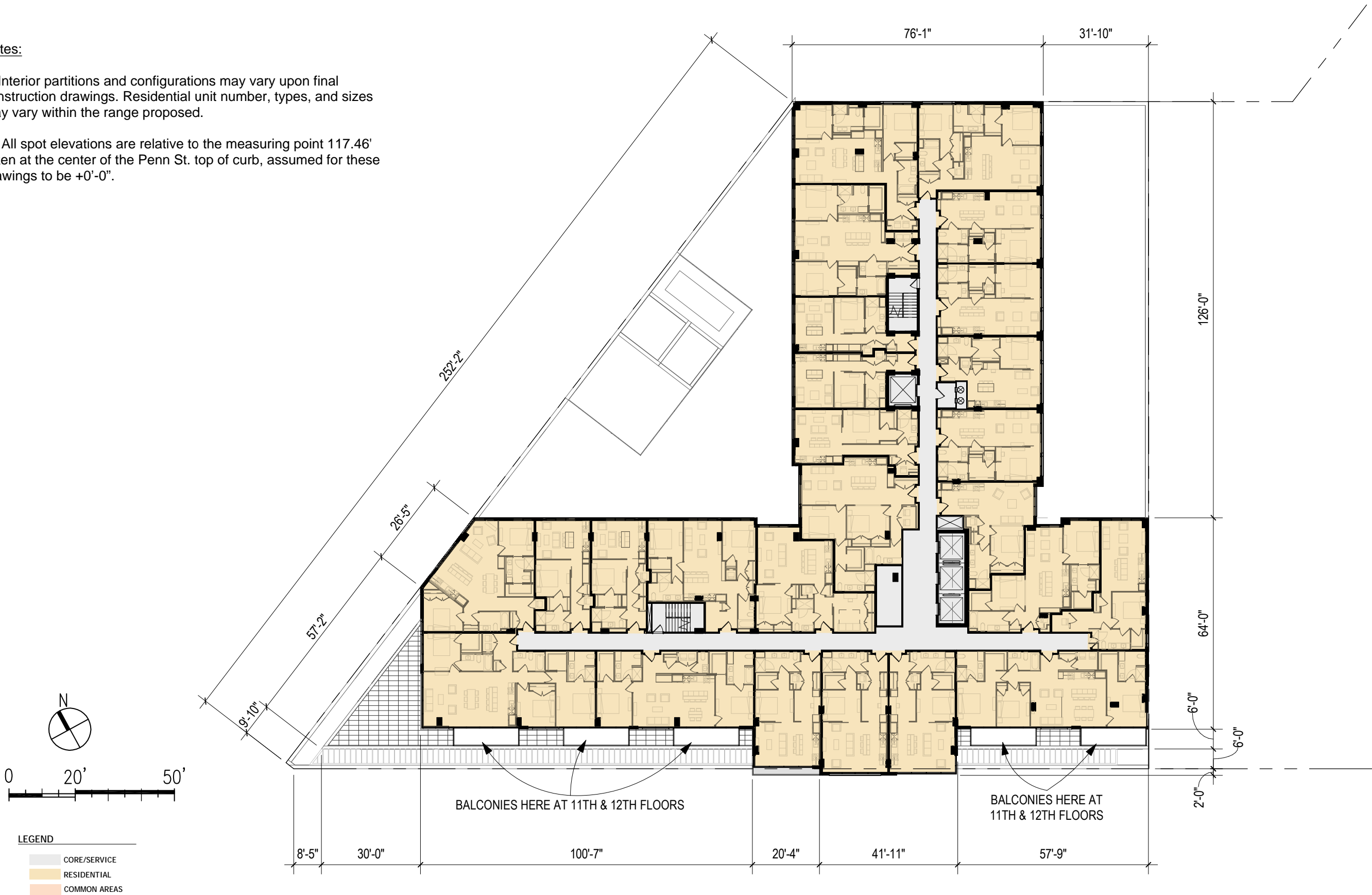


TYPICAL (3RD / 9TH) FLOOR PLAN



Notes:

- 1. Interior partitions and configurations may vary upon final construction drawings. Residential unit number, types, and sizes may vary within the range proposed.
- 2. All spot elevations are relative to the measuring point 117.46' taken at the center of the Penn St. top of curb, assumed for these drawings to be +0'-0".



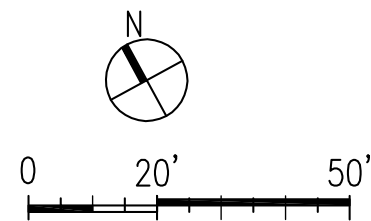
TYPICAL (10TH / 12TH) FLOOR PLAN

500 PENN STREET NE | A - 37



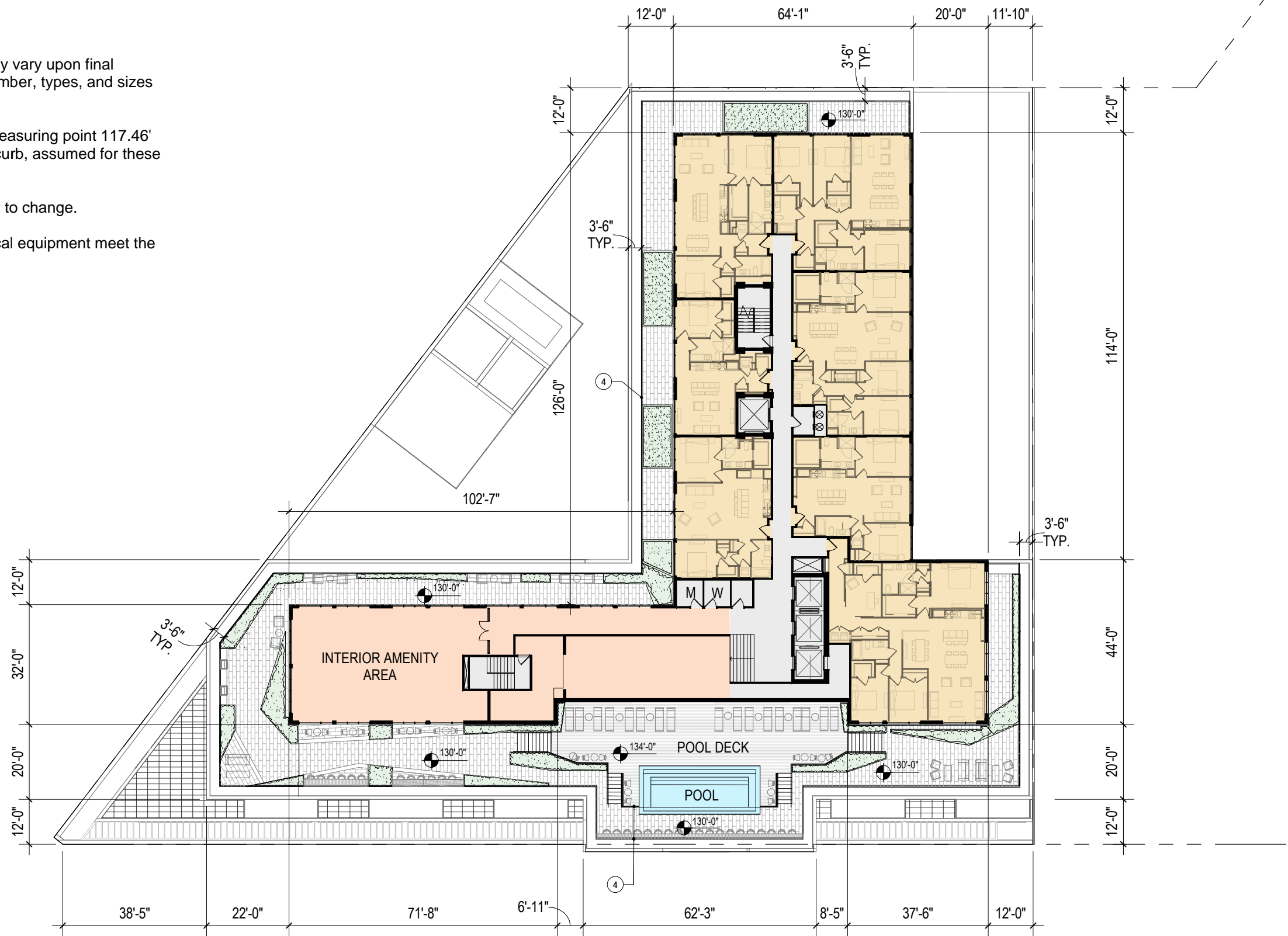
Notes:

- 1. Interior partitions and configurations may vary upon final construction drawings. Residential unit number, types, and sizes may vary within the range proposed.
- 2. All spot elevations are relative to the measuring point 117.46' taken at the center of the Penn St. top of curb, assumed for these drawings to be +0'-0".
- 3. Final location of green roof area subject to change.
- 4. All railings, planters, pool and mechanical equipment meet the setback requirement.



LEGEND

	CORE/SERVICE
	RESIDENTIAL
	COMMON AREAS



PENTHOUSE FLOOR PLAN

A - 38 | 500 PENN STREET NE



1. Interior partitions and configurations may vary upon final construction drawings. Residential unit number, types, and sizes may vary within the range proposed.
2. All spot elevations are relative to the measuring point 117.46' taken at the center of the Penn St. top of curb, assumed for these drawings to be +0'-0".
3. Final location of green roof area and solar panels subject to change.
4. All railings, planters, pool and mechanical equipment meet the setback requirement.

