

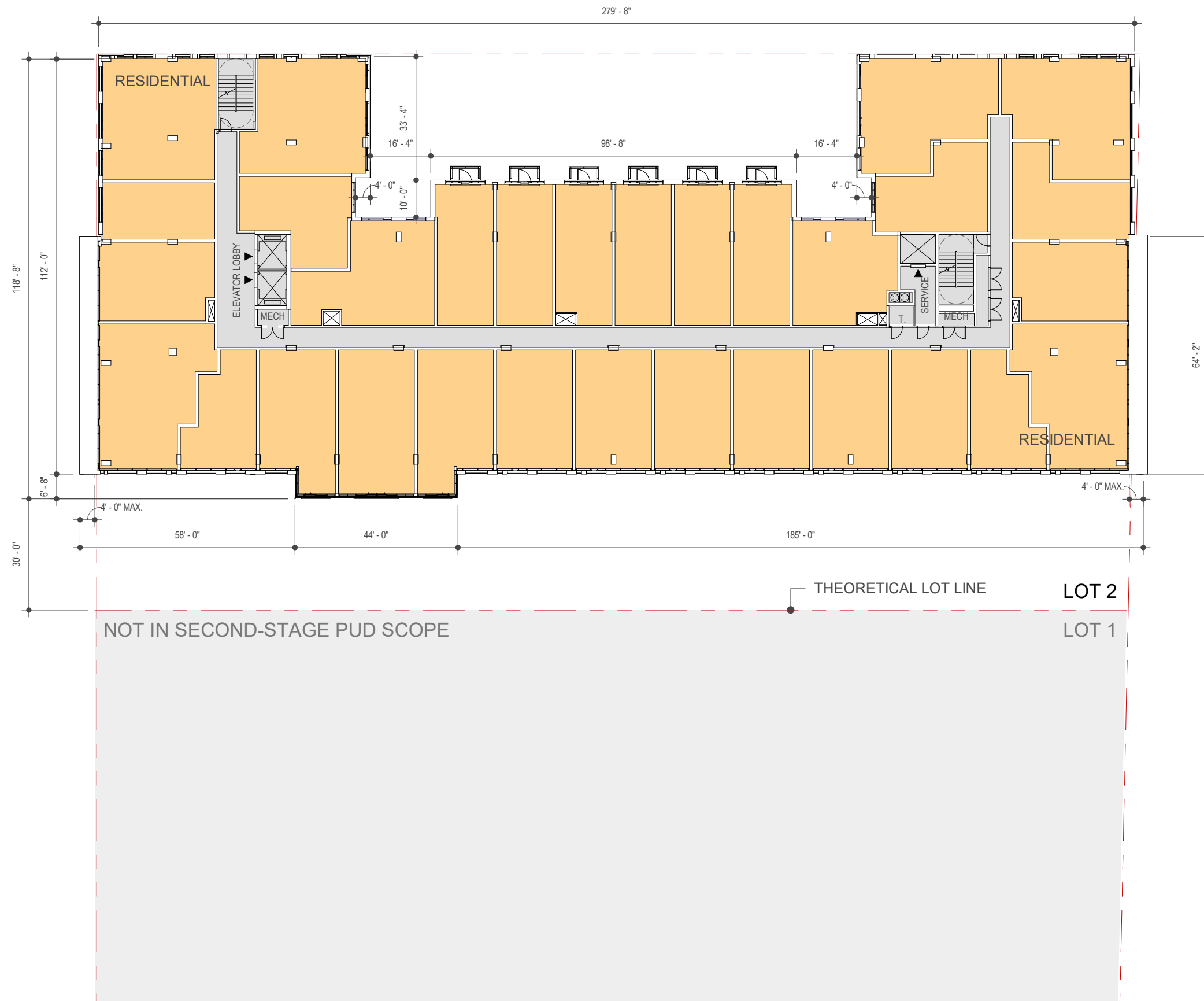
NOTES:

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2. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES, NUMBER, AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF THEATER BOXES, OUTDOOR SPACE, STAIRS, BALCONY, TERRACES, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING GARAGE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
3. ALL SPOT ELEVATIONS ARE RELATIVE TO THE MEASURING POINT, ASSUMED FOR THESE DRAWINGS TO BE +0'-0".
4. ALL BALCONY LOCATIONS SHOWN ARE ILLUSTRATIVE; SIZE/ LOCATION ARE SUBJECT TO CHANGE.

LEGEND

- PROPERTY LINE
- CORE/ SERVICE
- RETAIL
- EVENT
- THEATER
- OFFICE OR RESIDENTIAL
- PARKING
- TERRACE
- ROOF
- OFFICE
- RESIDENTIAL

NOTE:
SOUTH BUILDING FIRST FLOOR LAYOUT AND PORTIONS OF SECOND FLOOR LAYOUT DEPICTED ARE THE CURRENT LAYOUTS OF THE MARKET AT UNION MARKET AND ARE SUBJECT TO CHANGE OVER TIME, INCLUDING THE CREATION OF SEPARATE RETAIL USES WITH INDIVIDUAL ENTRANCES.



NOTES:

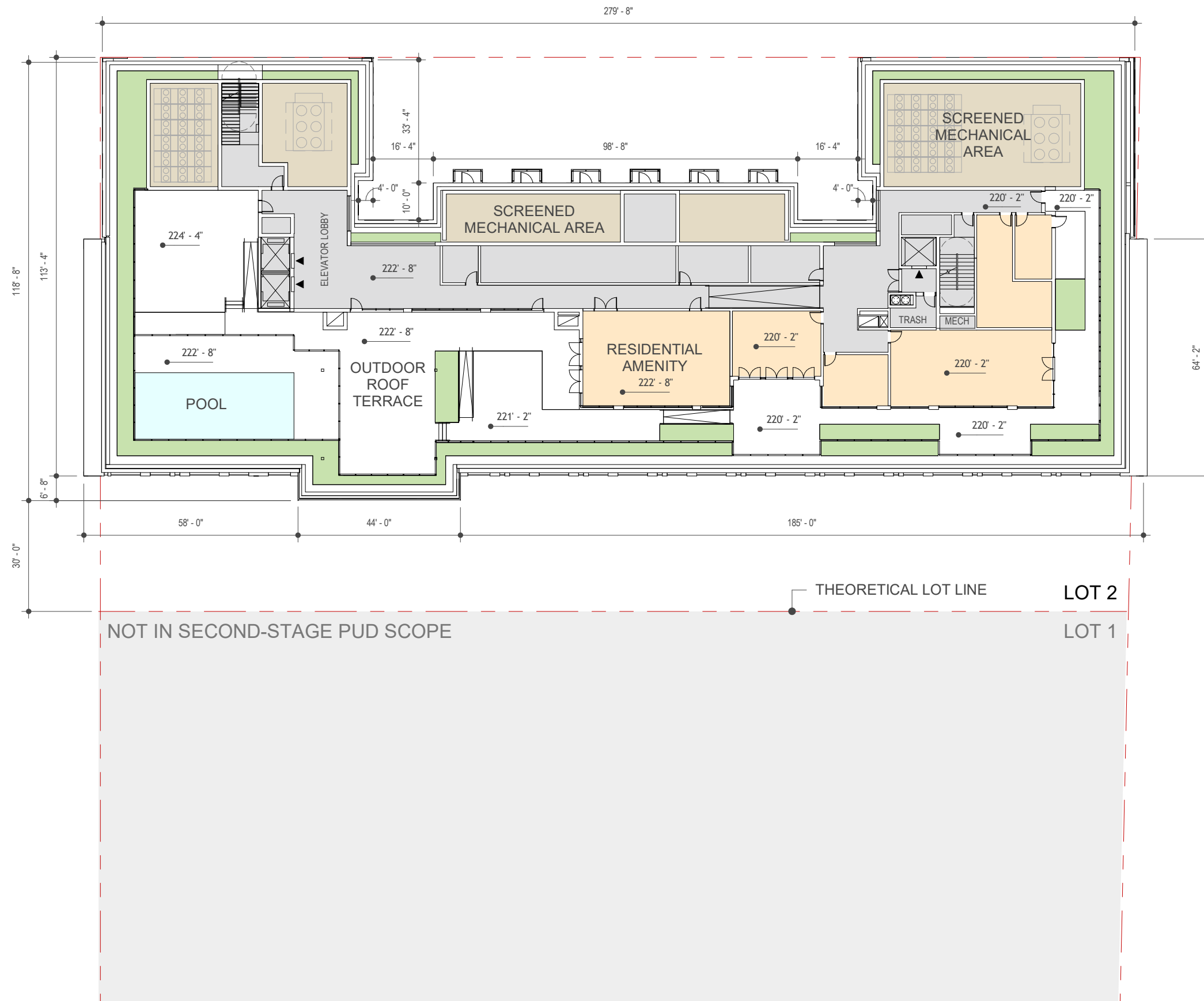
1. Lot 1 (South Building) shown for illustrative purposes only and is not part of this Second-Stage PUD. Refer to ZC Case No. 14-12 for approved south building information.
2. Unit layout and count, garage layout, penthouse interior layout, and rooftop mechanical equipment locations are conceptual and subject to change.
3. Spaces denoted as "Retail" may include uses in the retail, service, eating and drinking, and PDR/Maker use categories.
4. Refer to Ground Level Plan for circulation and loading information.
5. Refer to Detailed Elevations for building material identifications, and to Material Board for material selections.
6. In the event that a structure is built or is approved to be built to the property line immediately to the north of the subject property and within any portion of the dashed areas shown in elevation, the façade within such areas, including windows and/or masonry, may be deleted and replaced with code-compliant fire separation materials for the portions of such façade comprising the wall meeting such adjacent to any structure on such property to the north. Within any portion of the area within the red dashed lines shown in elevation, the façade, including without limitation, windows and masonry may be replaced with the design on the elevation shown at sheets A22 or A50 hereof.

LEGEND:

- Retail Use
- Residential Use - Units
- Residential Use - Amenity
- Service, Parking, & Common Space
- Green Roof
- Potential PV Panel Location
- Screened Rooftop Mechanical
- Pool
- Roof Structure
- Court - Open
- Court - Closed



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NOTES:

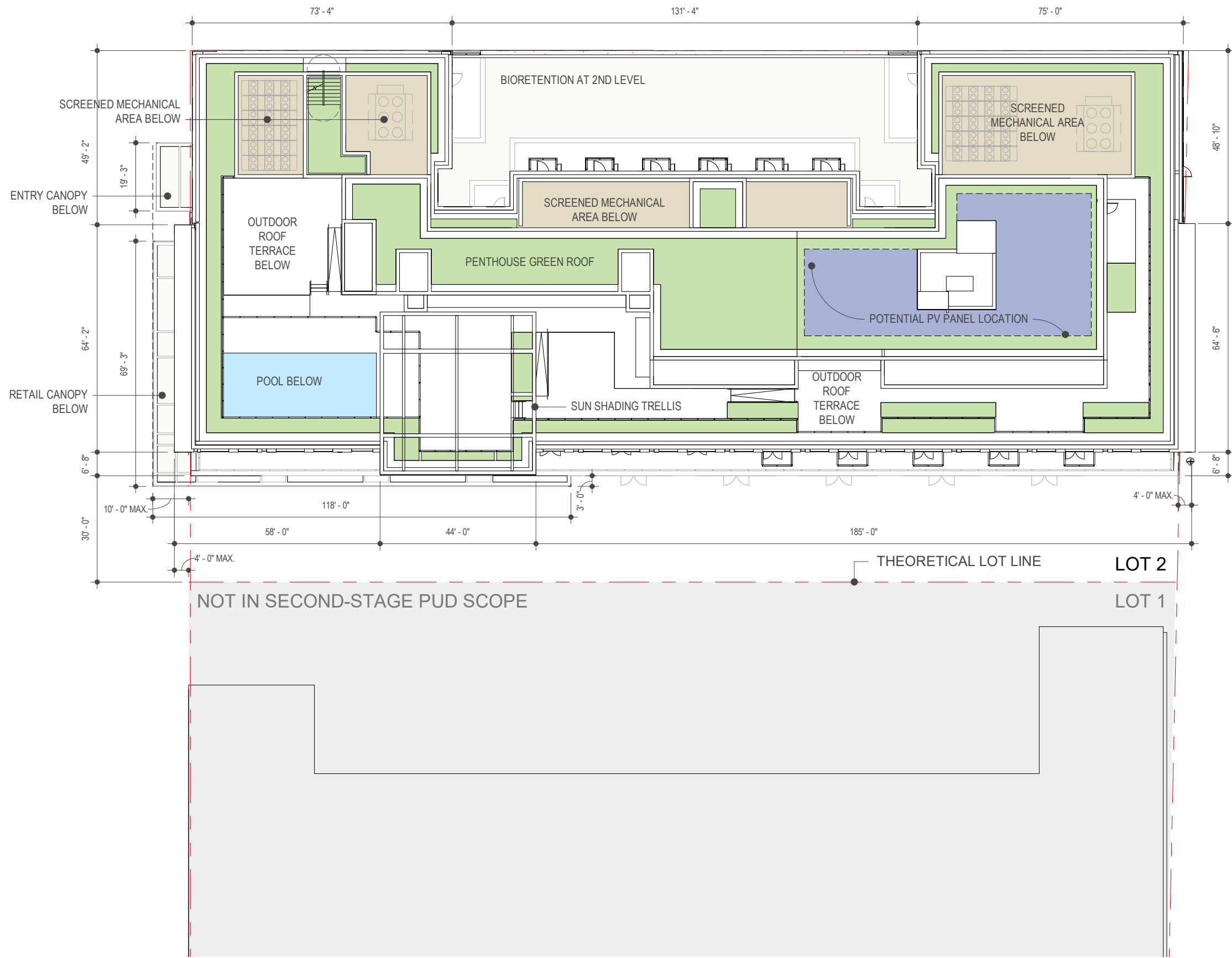
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LEGEND:

- Retail Use
- Residential Use - Units
- Residential Use - Amenity
- Service, Parking, & Common Space
- Green Roof
- Potential PV Panel Location
- Screened Rooftop Mechanical
- Pool
- Roof Structure
- Court - Open
- Court - Closed



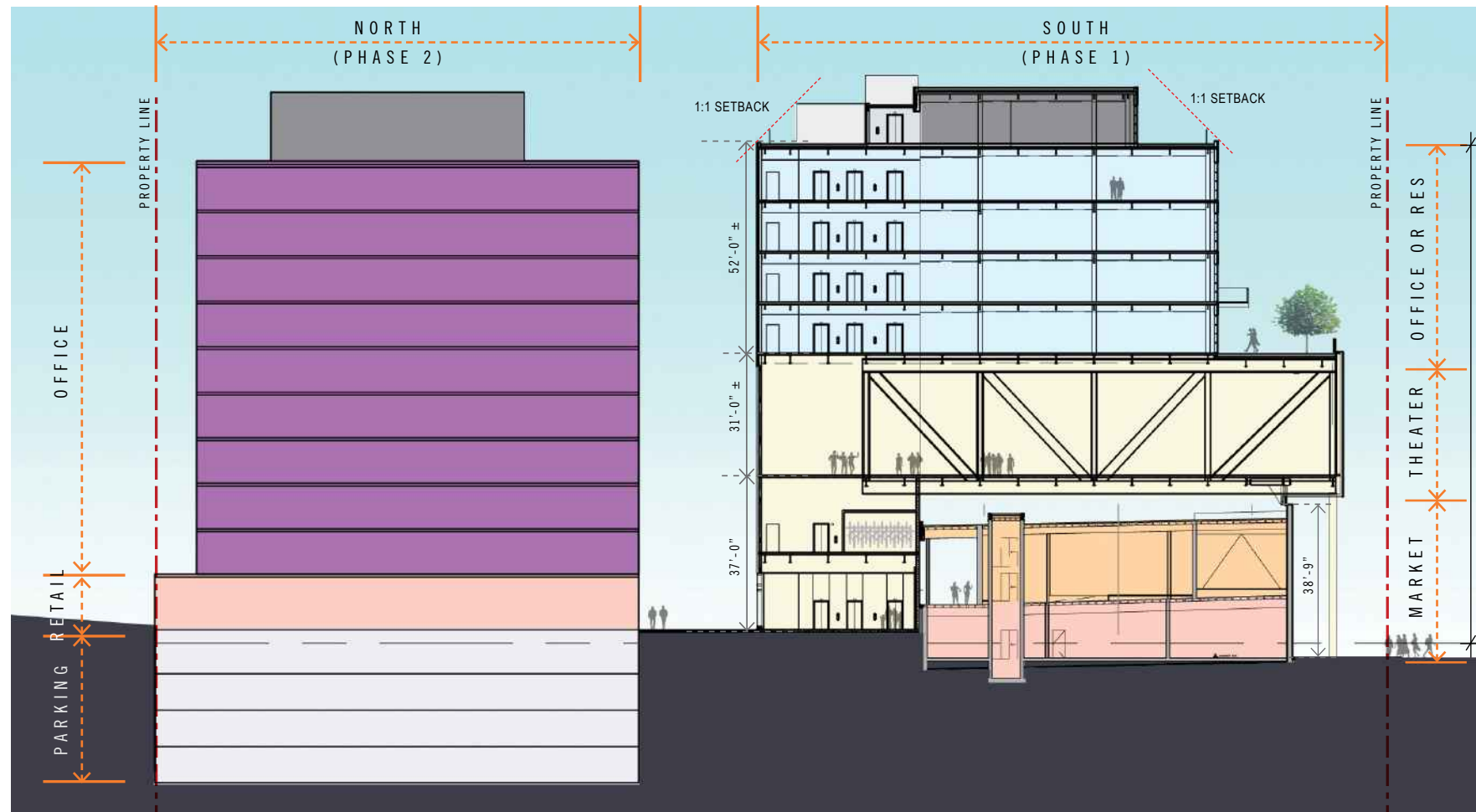
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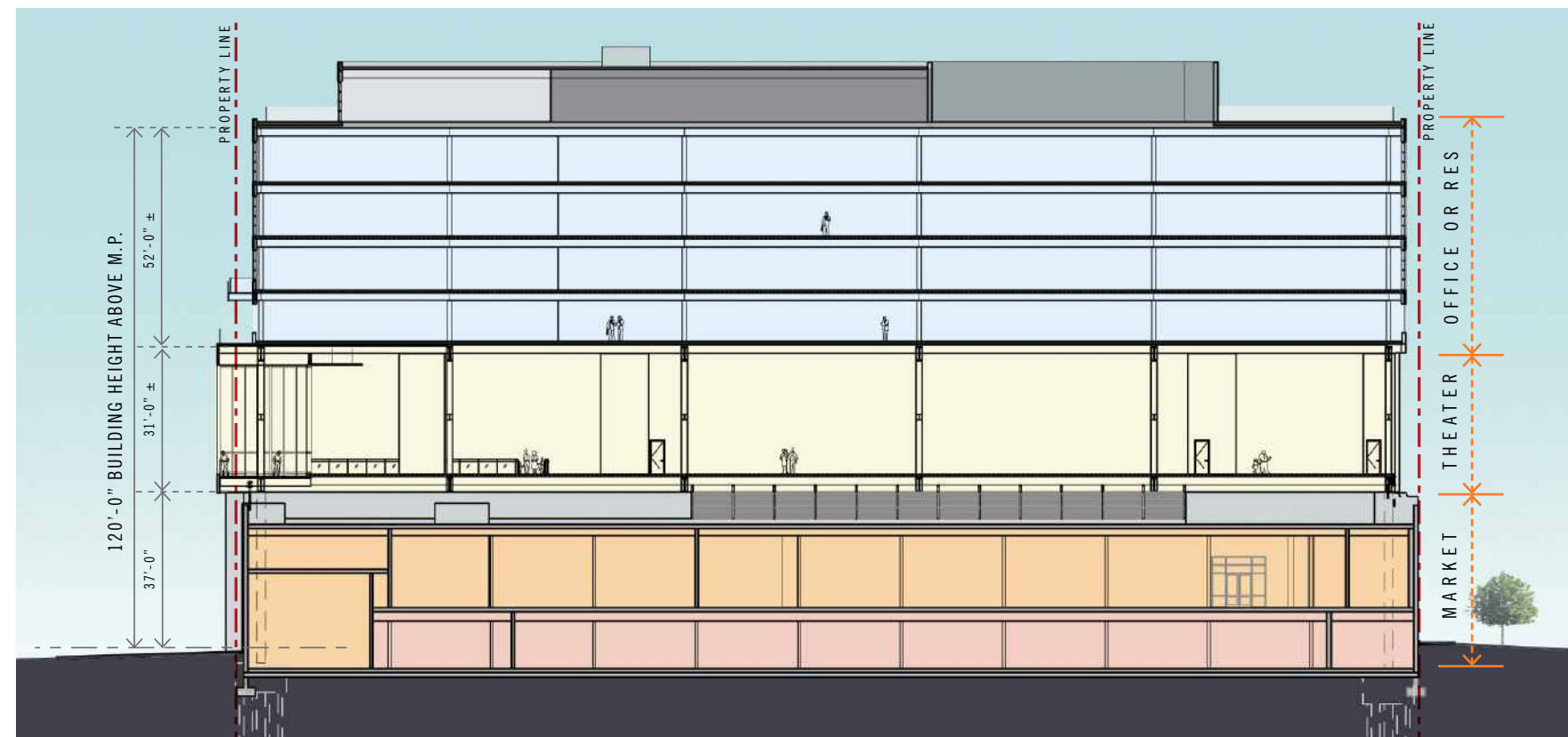
- NOTES:
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 2. Unit layout and count, garage layout, penthouse interior layout, and rooftop mechanical equipment locations are conceptual and subject to change.
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- LEGEND:
- Retail Use
 - Residential Use - Units
 - Residential Use - Amenity
 - Service, Parking, & Common Space
 - Green Roof
 - Potential PV Panel Location
 - Screened Rooftop Mechanical
 - Pool
 - Roof Structure
 - Court - Open
 - Court - Closed





BUILDING SECTION A-A



BUILDING SECTION B-B

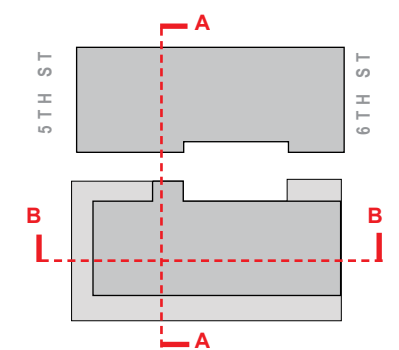
NOTES:

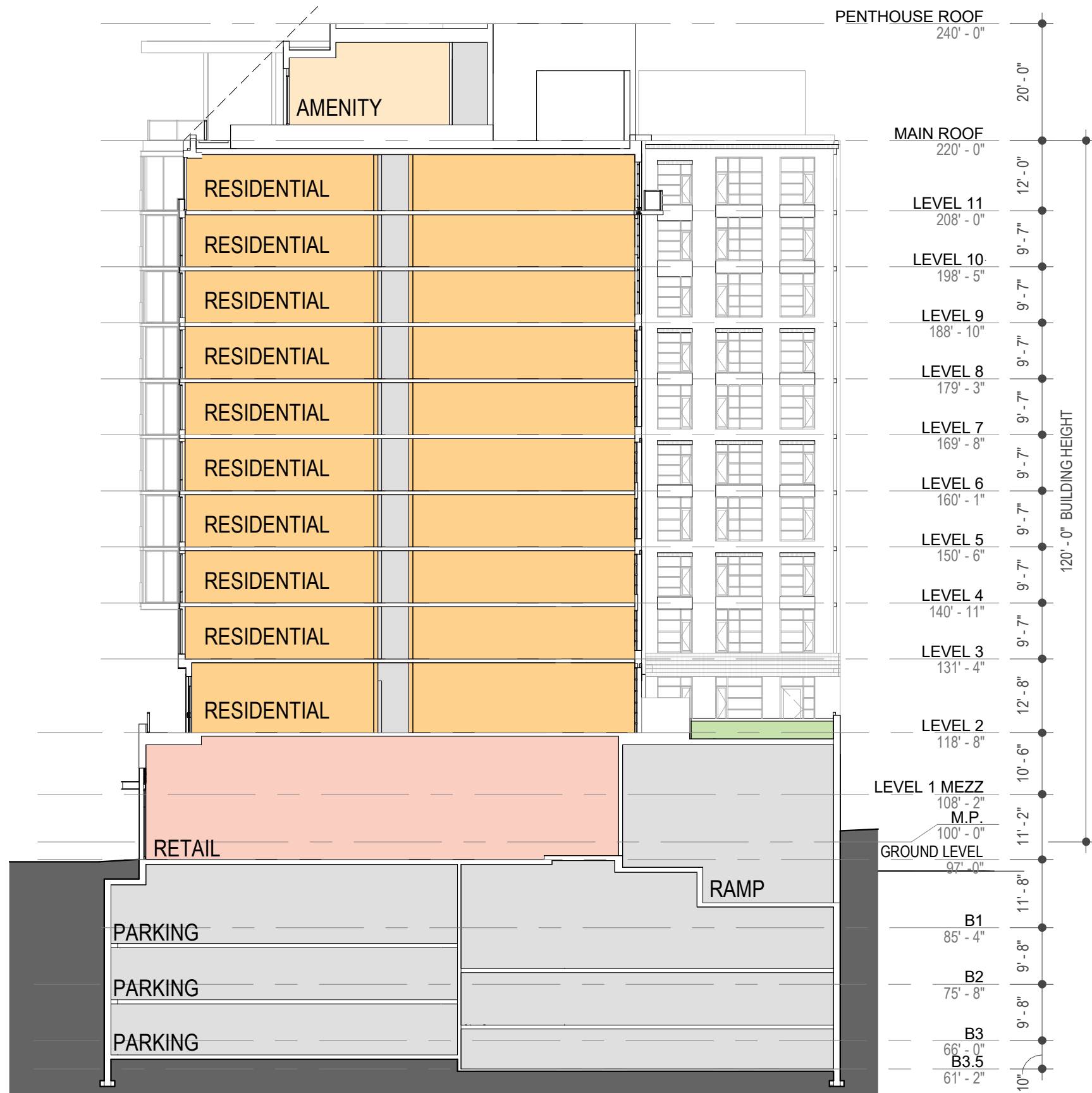
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LEGEND

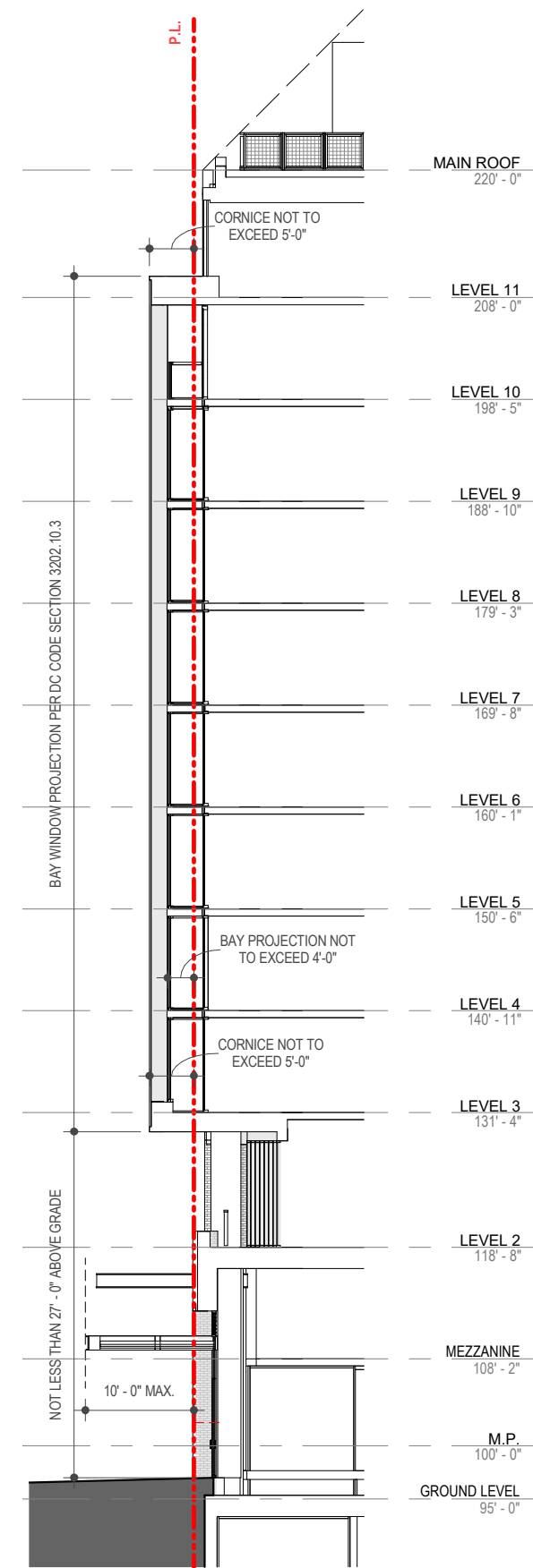
- PROPERTY LINE
- CORE/ SERVICE
- RETAIL
- EVENT
- THEATER
- OFFICE OR RESIDENTIAL
- PARKING
- TERRACE
- ROOF
- OFFICE

KEY PLAN

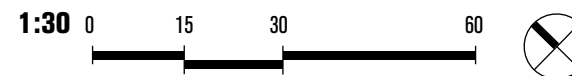




SECTION AA

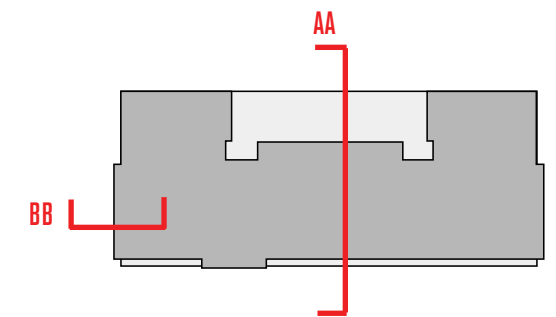


SECTION BB



NOTES:

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RETAIL BASE

MATERIAL DESCRIPTION

THE PREDOMINANT MATERIAL OF THE EXSITING RETAIL BASE IS A WHITE MASONRY FACADE .

EXISTING BRICK: CLEANED, RESTORED, REPAINTED

M1



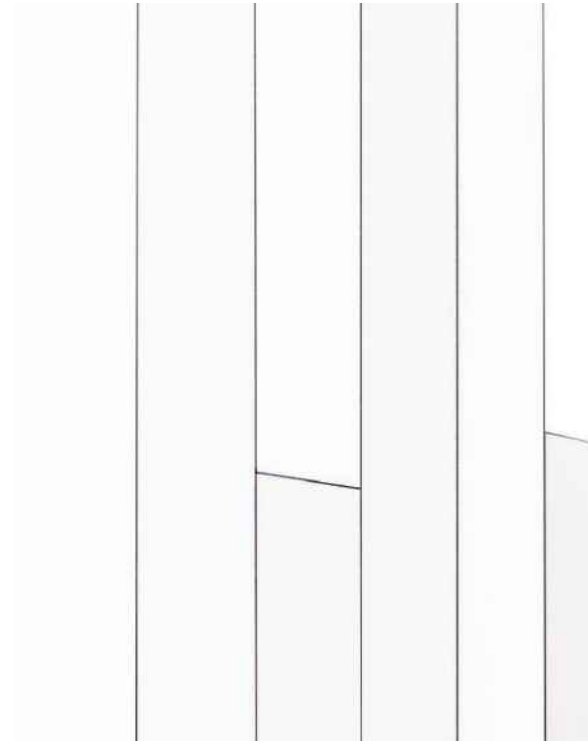
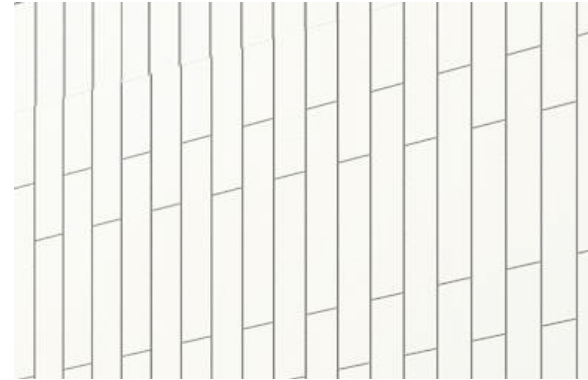
THEATER

MATERIAL DESCRIPTION

THEATER TO BE PREDOMINATELY LARGE FORMAT METAL PANEL WITH GLASS BALCONY AND GLASS TERRACE RAILING

LARGE FORMAT METAL PANEL: M2

(SEE PAGE A17: BLEND OF TEXTURES)

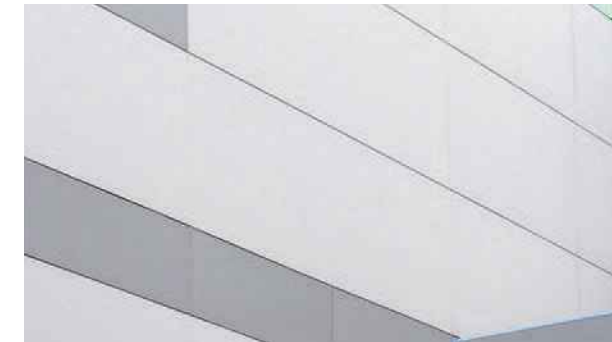


OFFICE OR RESIDENTIAL

MATERIAL DESCRIPTION

OFFICE OR RES TO BE PREDOMINATELY TILE RAINSCREEN SYSTEM AND GLASS WITH HORIZONTAL BALCONIES.

ARCHITECTURAL TILE RAINSCREEN: M4



STOREFRONT: M6 NORTH PARCEL



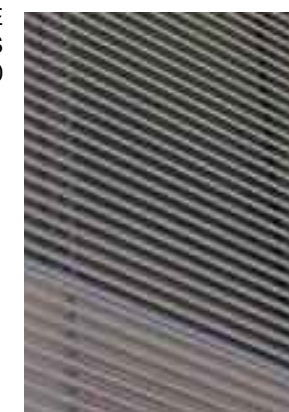
CANOPIES: NORTH PARCEL



GLASS/ METAL RAILING: M3 (NORTH AND SOUTH PARCELS)



PENTHOUSE LOUVERS M10



GLASS/ METAL RAILING: M3



MISC. METAL ELEMENTS
WINDOWS, CANOPIES, LOUVERS, TRELLIS

METAL PANEL - FIELD 2 & 3



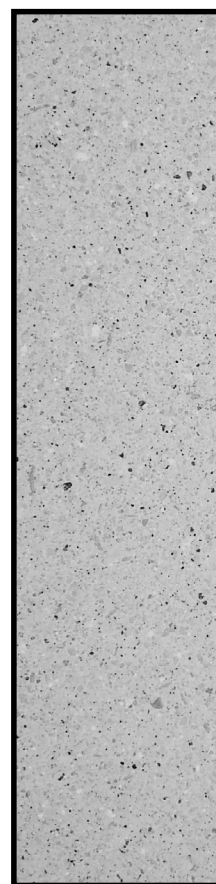
METAL PANEL - FIELD 1



METAL PANEL - ACCENT RANGE



BRICK A & MORTAR



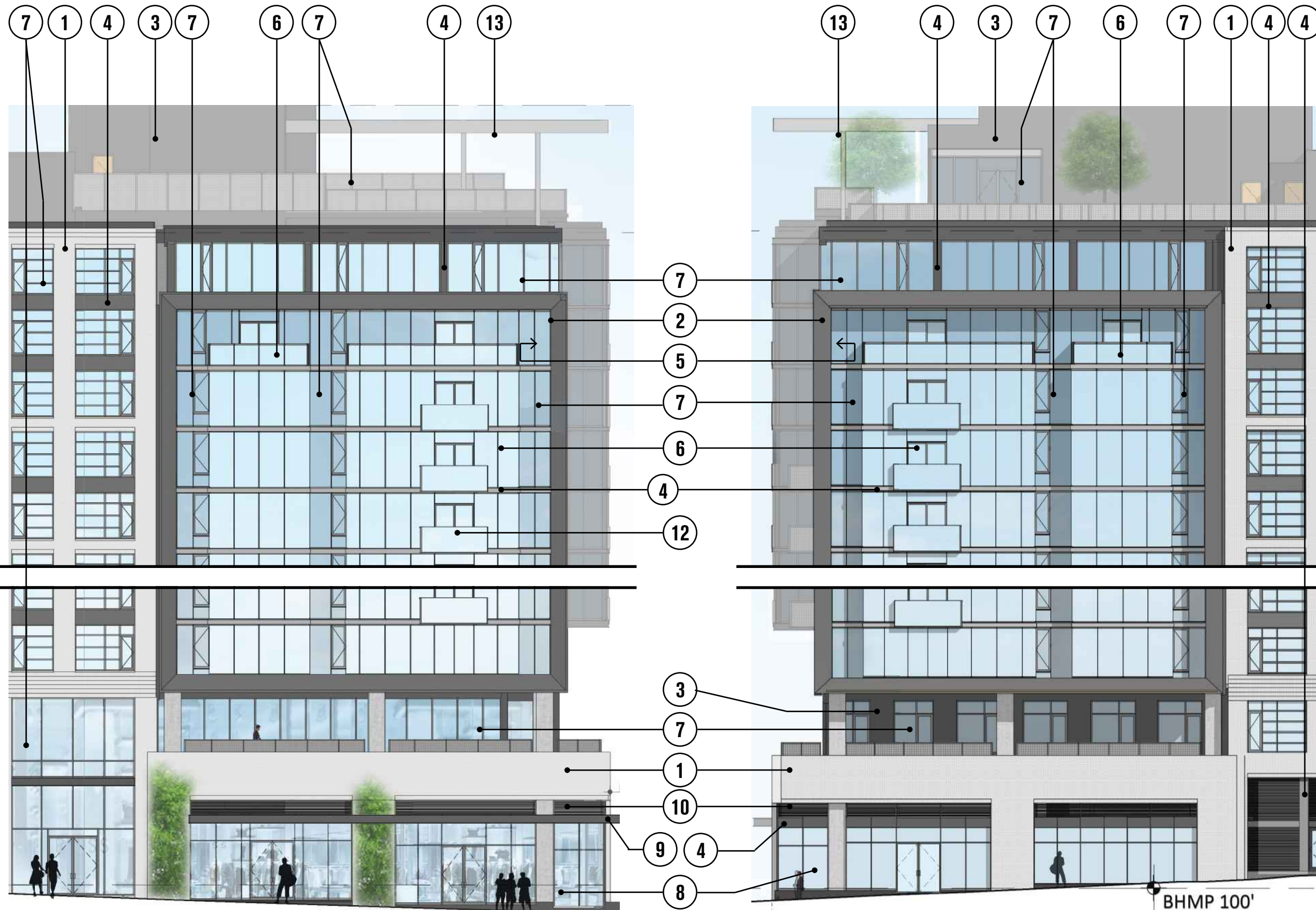
CAST STONE



STOREFRONT STONE BASE

NOTE:
PROPOSED MATERIAL FOR EXAMPLE OF COLOR
AND FINISH RANGE OF FINAL SELECTION TO BE
MADE PRIOR TO PERMIT SUBMISSION.

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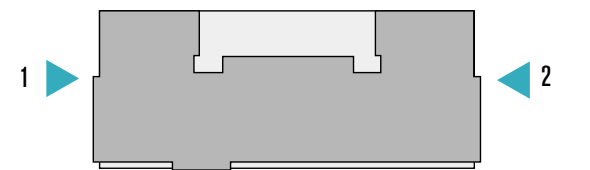


- ① BRICK A
- ② METAL PANEL - FIELD 1
- ③ METAL PANEL - FIELD 2
- ④ METAL PANEL - FIELD 3
- ⑤ METAL PANEL - ACCENT
- ⑥ ALUMINUM WINDOW SYSTEM GLASS A
- ⑦ ALUMINUM WINDOW SYSTEM GLASS B
- ⑧ RETAIL STOREFRONT
- ⑨ CANOPY or SIGNAGE BAND
- ⑩ LOUVERS
- ⑪ BALCONY
- ⑫ JULIET BALCONY
- ⑬ METAL TRELLIS

1. WEST

2. EAST

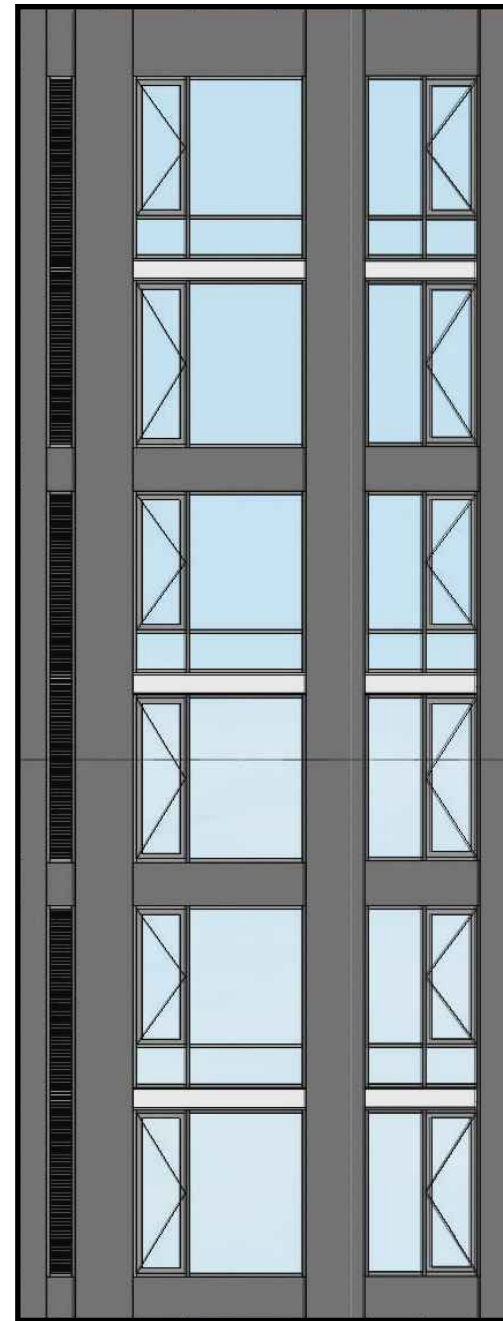
BHMP 100'



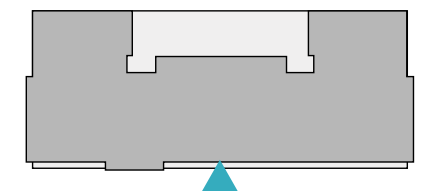
1329 5TH STREET, NE PUD POST-HEARING SUBMISSION | 12.16.2019

DETAILED EAST/WEST ELEVATIONS **A37**

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- ① BRICK A
- ② METAL PANEL - FIELD 1
- ③ METAL PANEL - FIELD 2
- ④ METAL PANEL - FIELD 3
- ⑤ METAL PANEL - ACCENT
- ⑥ ALUMINUM WINDOW SYSTEM GLASS A
- ⑦ ALUMINUM WINDOW SYSTEM GLASS B
- ⑧ RETAIL STOREFRONT
- ⑨ CANOPY or SIGNAGE BAND
- ⑩ LOUVERS
- ⑪ BALCONY
- ⑫ JULIET BALCONY
- ⑬ METAL TRELLIS

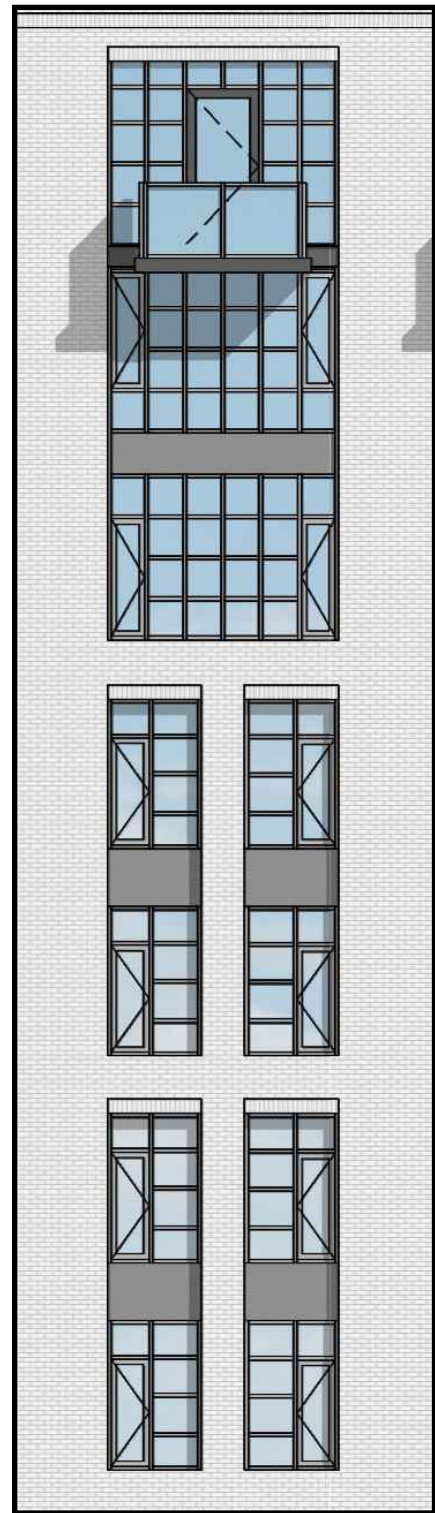


1329 5TH STREET, NE PUD POST-HEARING SUBMISSION | 12.16.2019

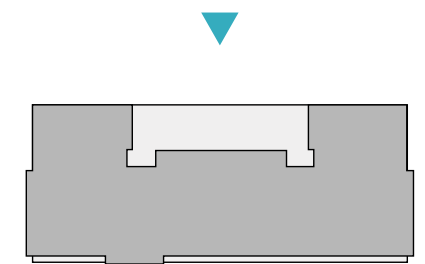


DETAILED SOUTH ELEVATIONS **A38**

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- ① BRICK A
- ② METAL PANEL - FIELD 1
- ③ METAL PANEL - FIELD 2
- ④ METAL PANEL - FIELD 3
- ⑤ METAL PANEL - ACCENT
- ⑥ ALUMINUM WINDOW SYSTEM GLASS A
- ⑦ ALUMINUM WINDOW SYSTEM GLASS B
- ⑧ RETAIL STOREFRONT
- ⑨ CANOPY or SIGNAGE BAND
- ⑩ LOUVERS
- ⑪ BALCONY
- ⑫ JULIET BALCONY
- ⑬ METAL TRELLIS

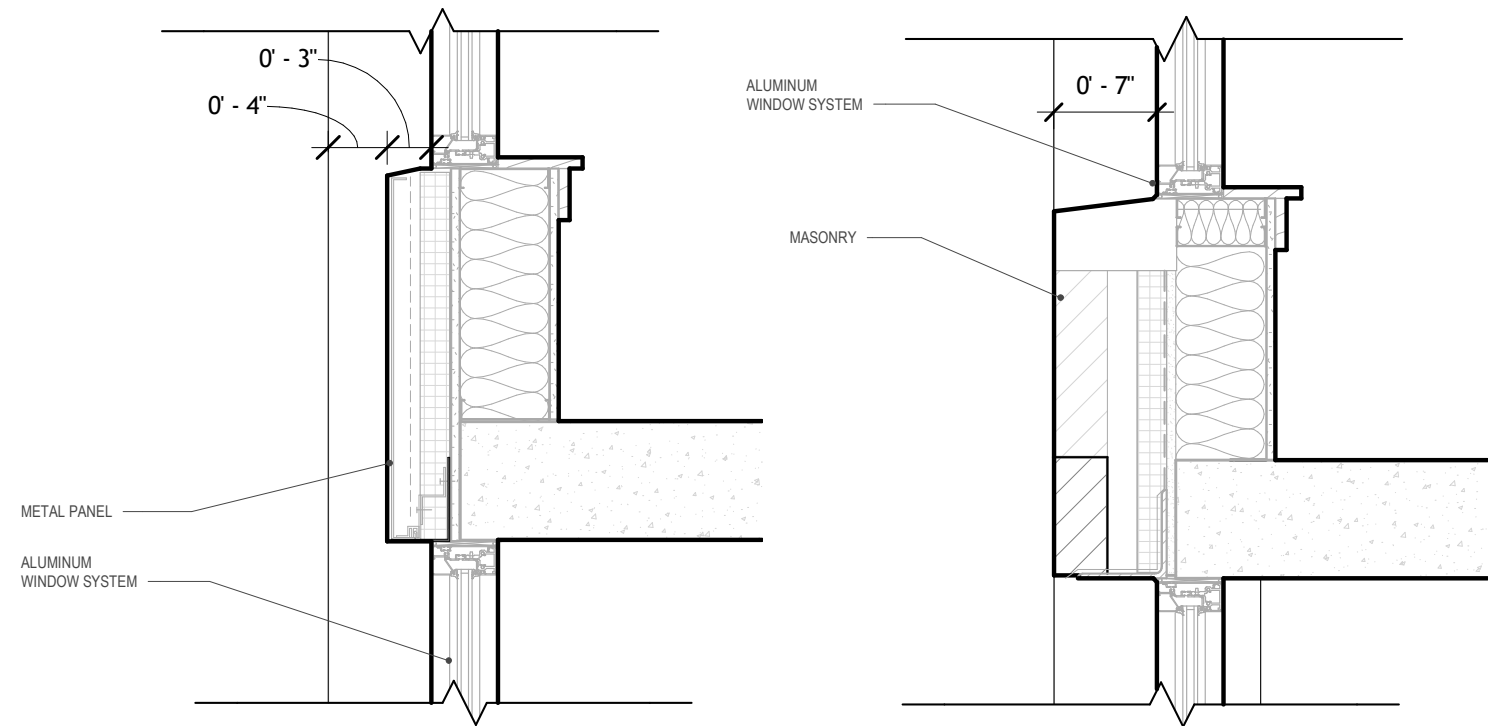
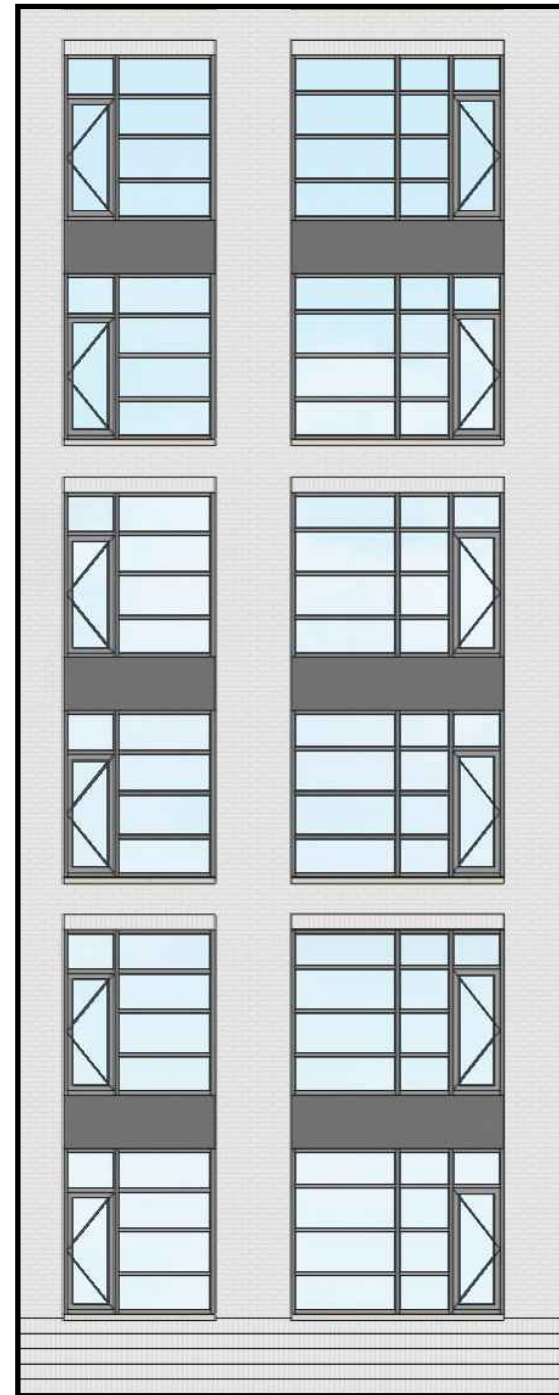


1329 5TH STREET, NE PUD POST-HEARING SUBMISSION | 12.16.2019



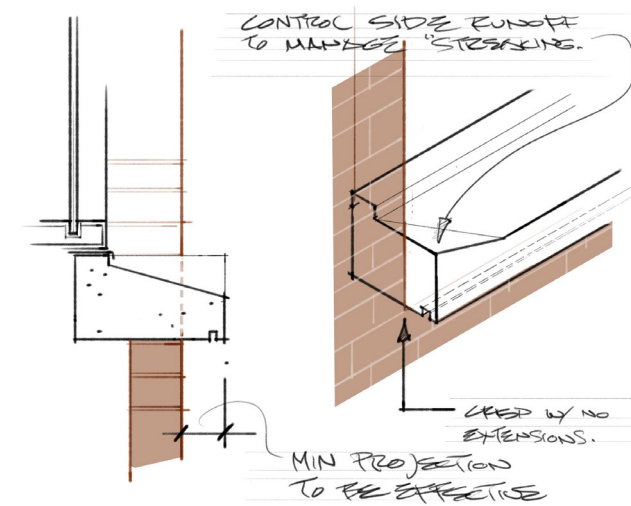
DETAILED NORTH ELEVATIONS **A39**

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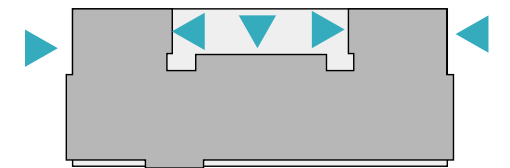


METAL PANEL SILL CONDITION

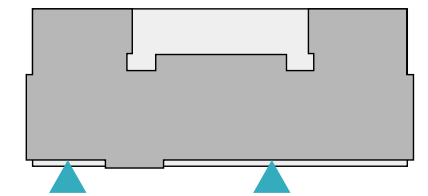
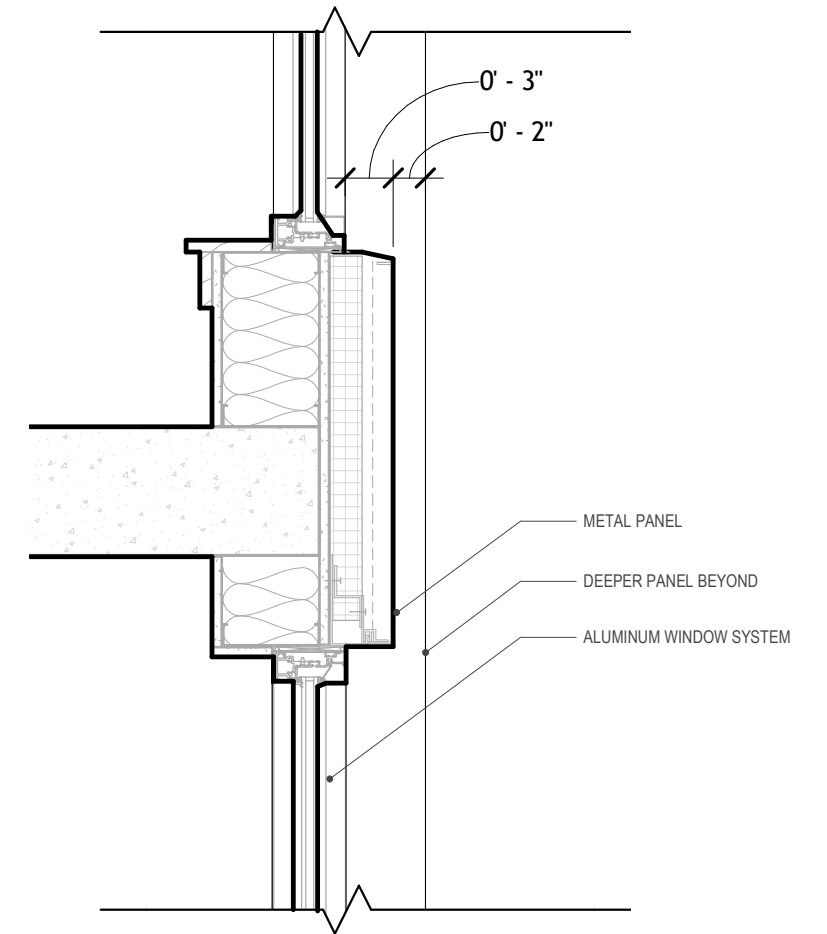
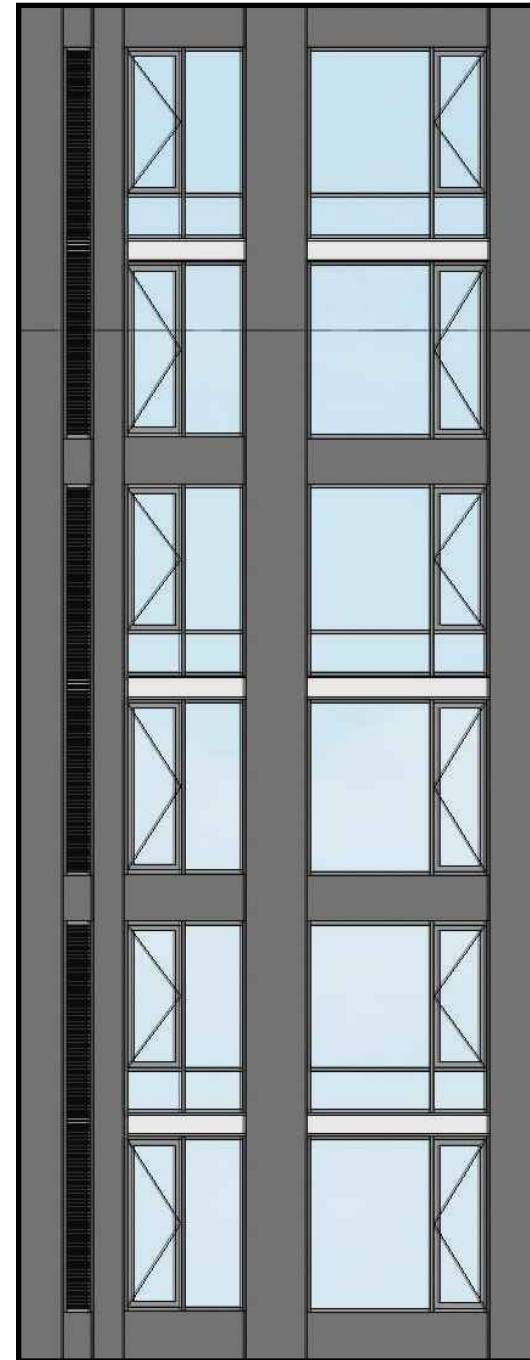
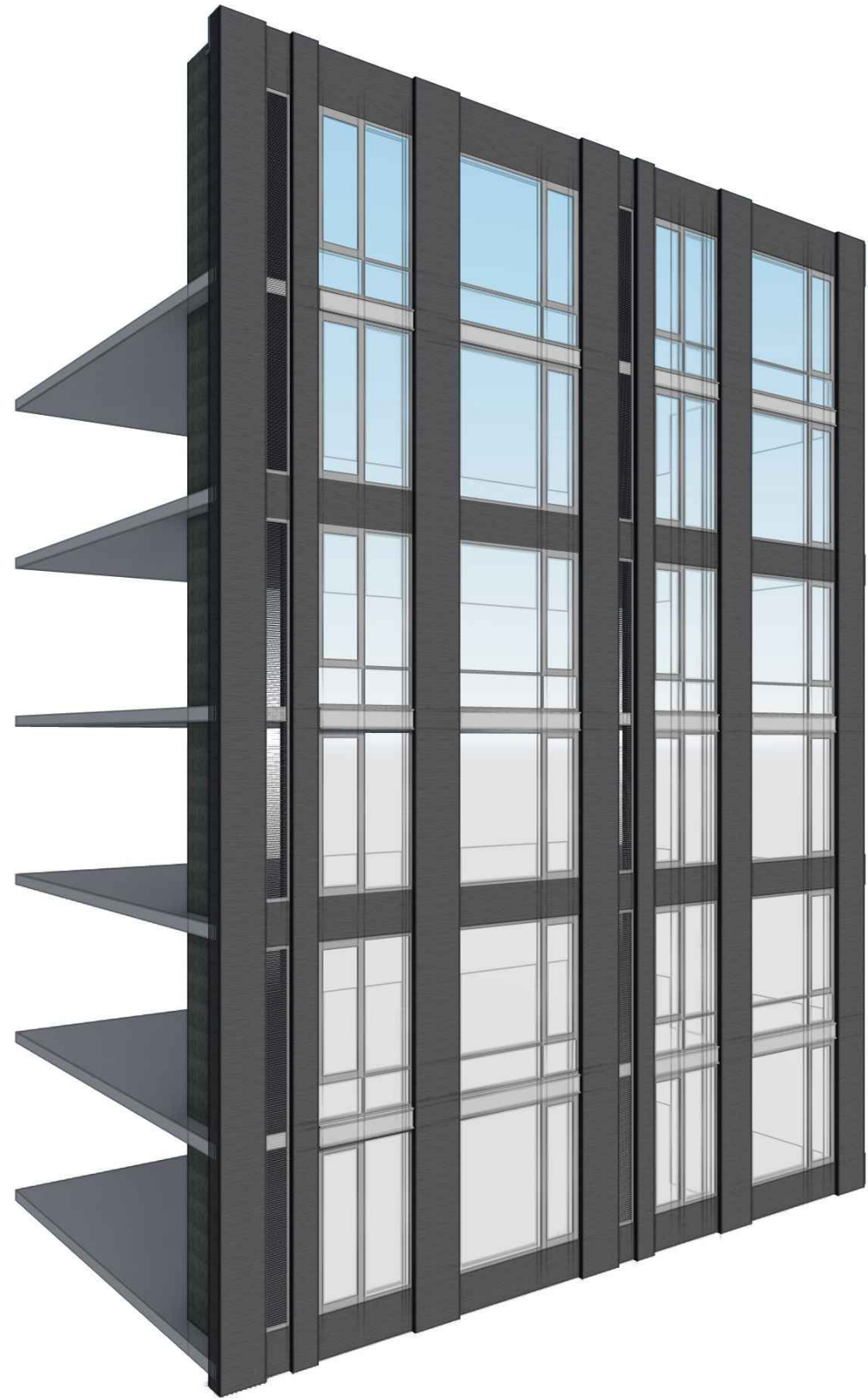
BRICK SILL CONDITION



CONCRETE BRICK SILL DETAIL



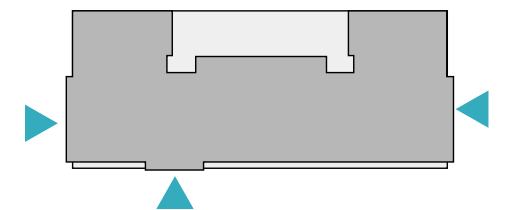
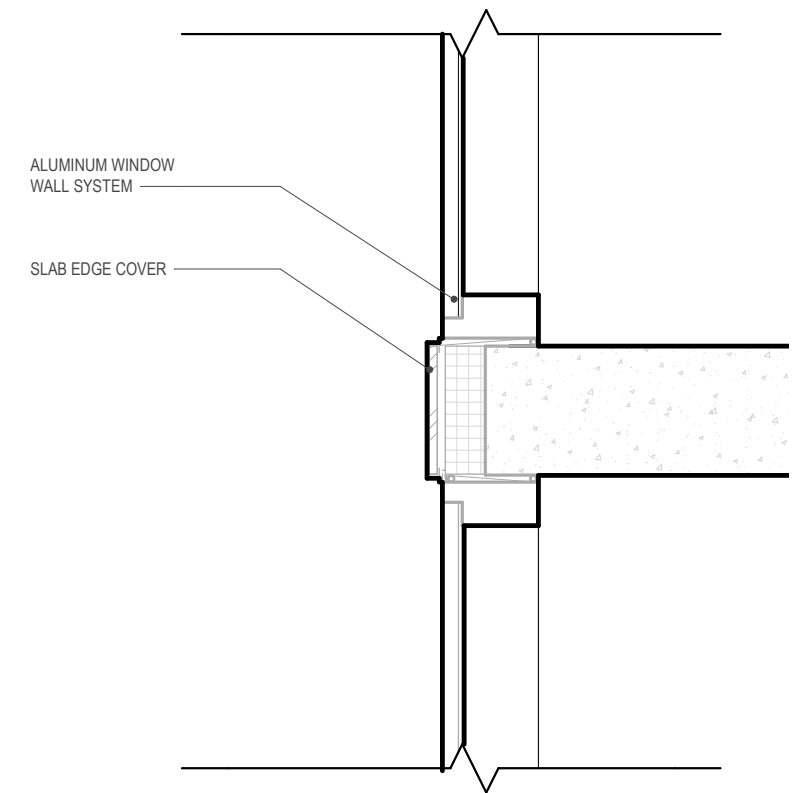
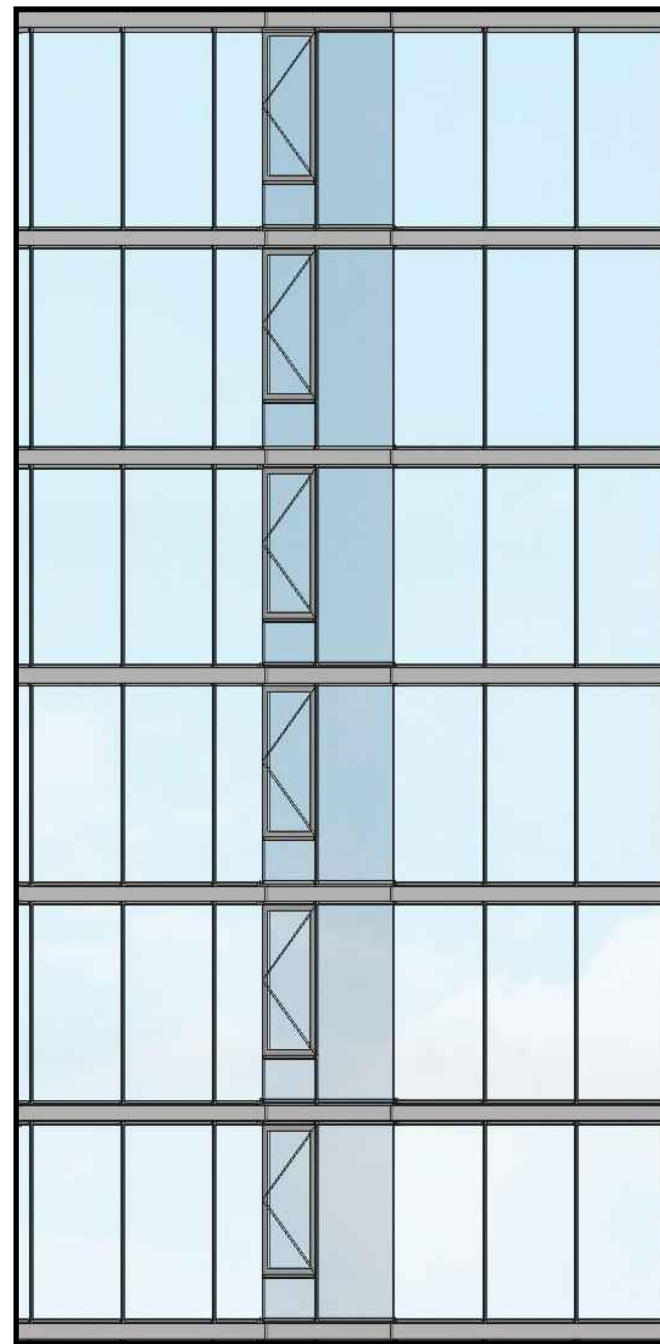
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1329 5TH STREET, NE PUD POST-HEARING SUBMISSION | 12.16.2019

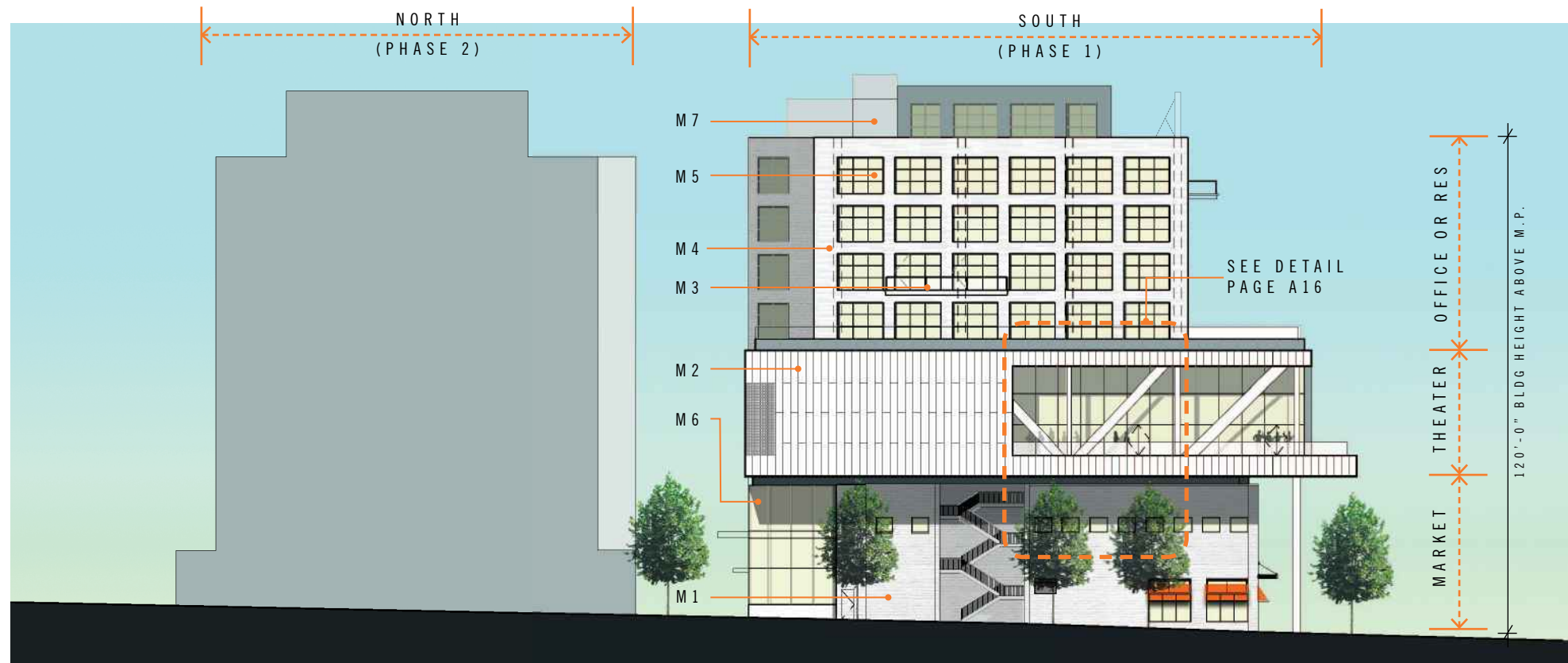
WINDOW DETAILS - METAL PANEL **A41**

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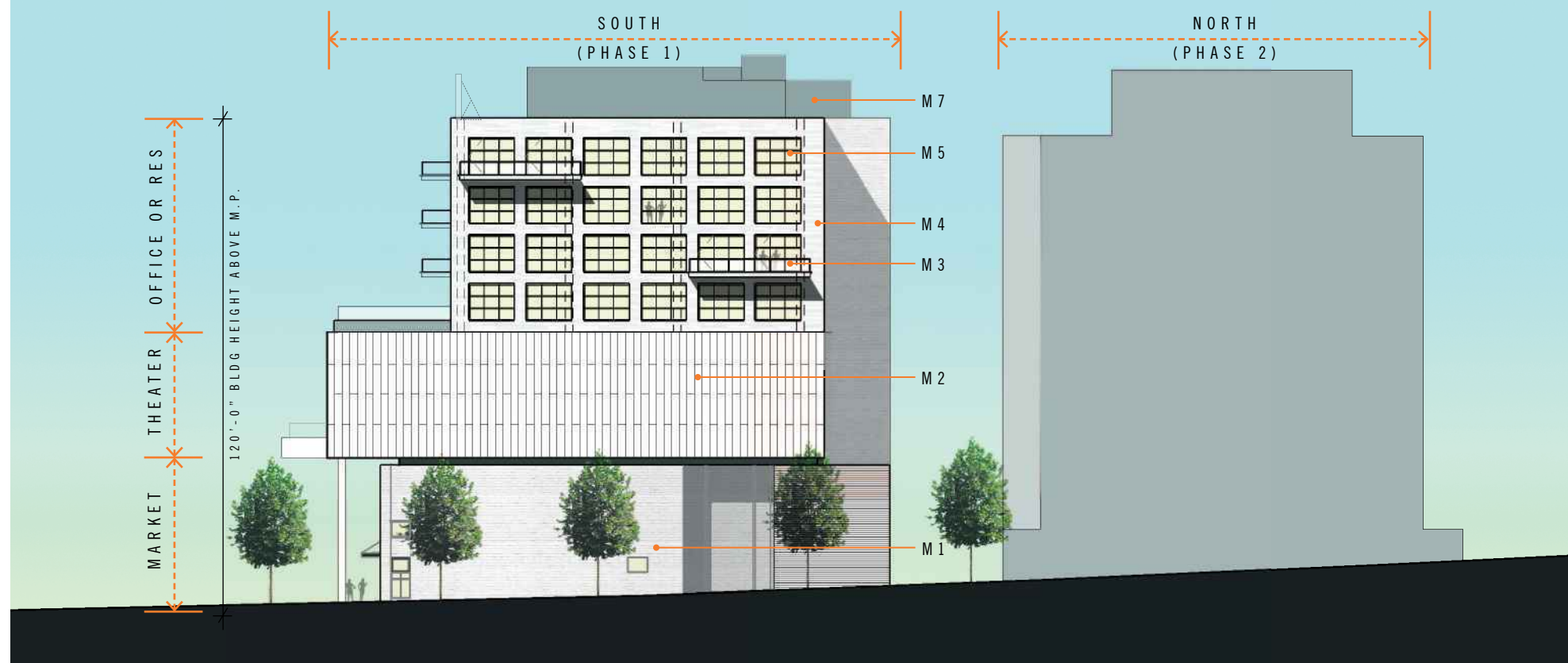


1329 5TH STREET, NE PUD POST-HEARING SUBMISSION | 12.16.2019

WINDOW DETAILS - WINDOW WALL A42



BUILDING ELEVATION C (WEST)



BUILDING ELEVATION D (EAST)

NOTE:
FACADE EXTENSION ON PHASE 2 IS FOR ILLUSTRATIVE PURPOSES ONLY;
FINAL DESIGN MAY VARY.

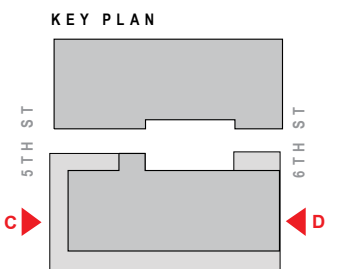
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3. ADDITIONAL DESIGN CHANGES WOULD BE MADE IF ROOF STRUCTURES MADE OCCUPIABLE BY ZC.
4. SIGNAGE MAY BE INSTALLED AND MODIFIED PURSUANT TO MARKET OR TENANT DEMANDS SUBJECT TO D.C. SIGNAGE REGULATIONS.
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6. PENTHOUSE WINDOWS SHOWN EXIST ONLY FOR THE RESIDENTIAL OPTION.

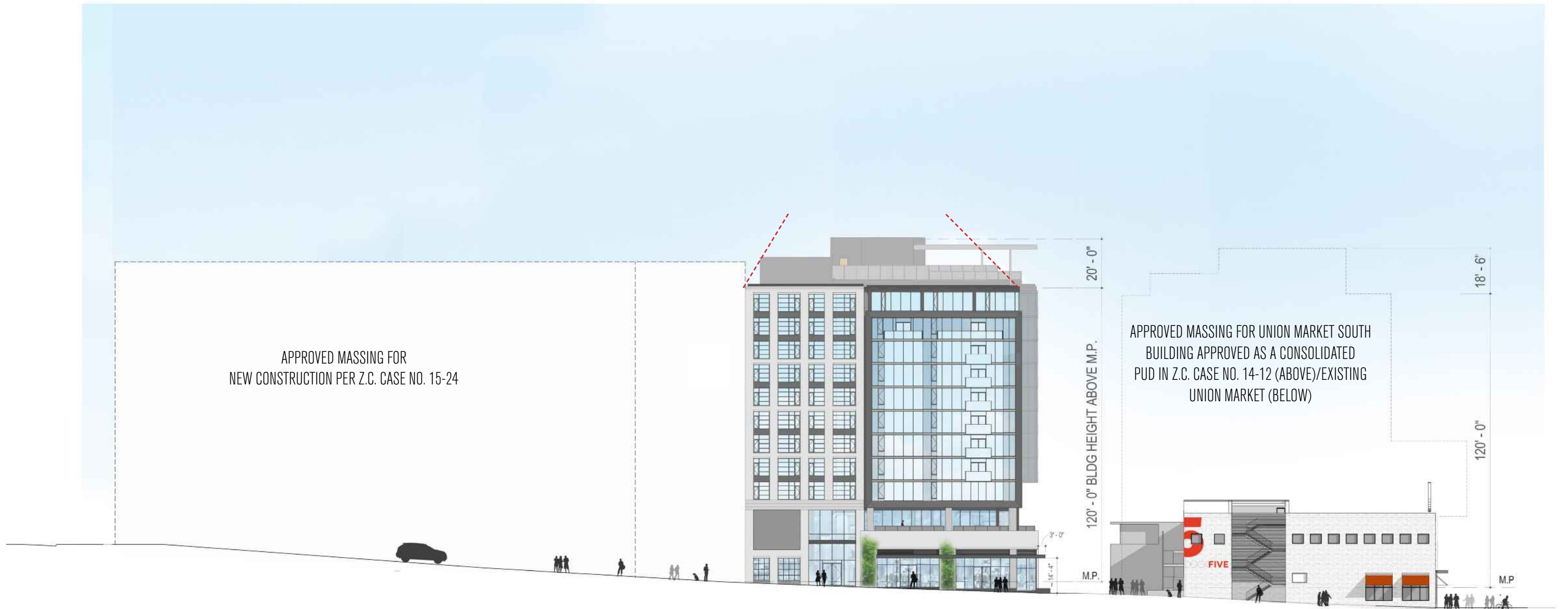
MATERIAL DESCRIPTION
SEE BUILDING MATERIALS SHEET A27

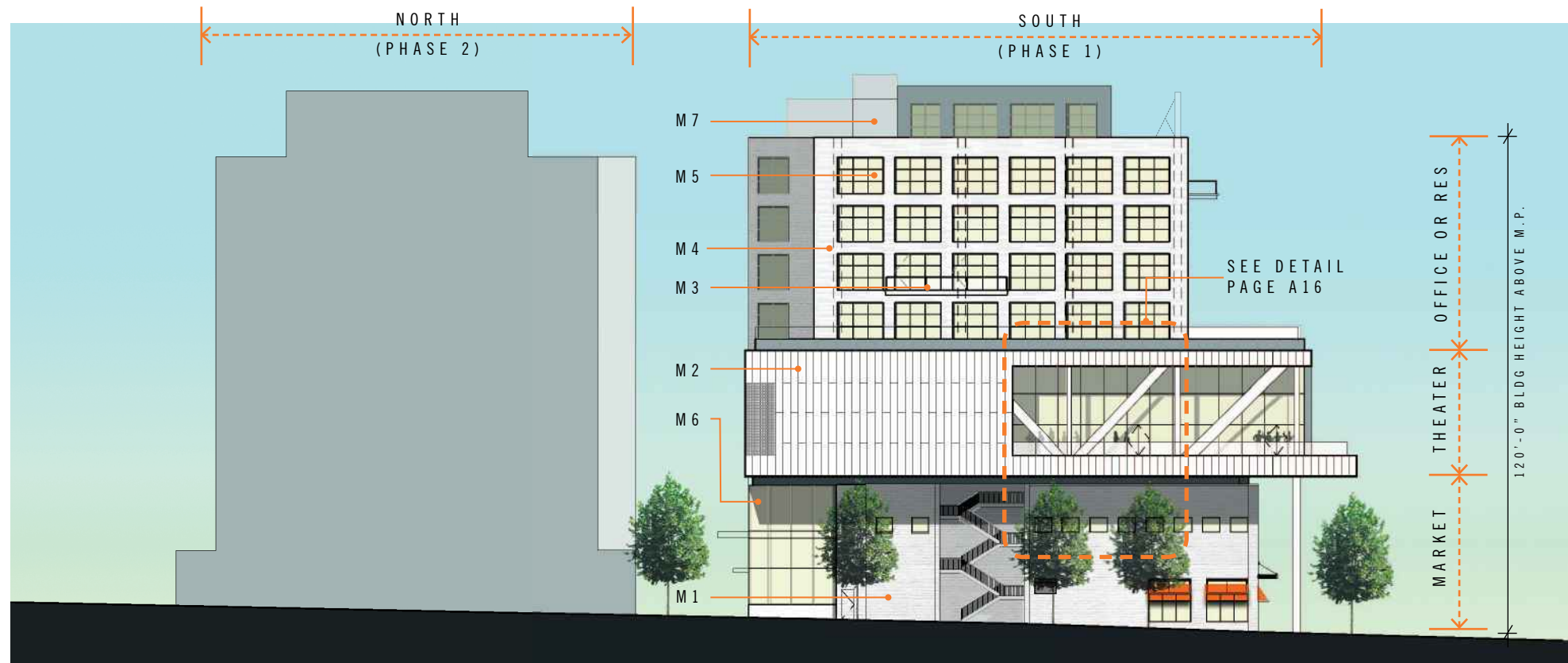
MATERIAL LEGEND

M1	EXISTING BRICK MASONRY BLEND
M2	LARGE FORMAT METAL PANEL
M3	METAL AND/ OR GLASS RAILING SYSTEM
M4	ARCHITECTURAL TILE
M5	ALUMINUM/ GLASS WINDOW ASSEMBLY
M6	ALUMINUM/ GLASS CURTAINWALL SYSTEM
M7	METAL PANEL
M8	PERFORATED METAL PANEL OR CURTAINWALL

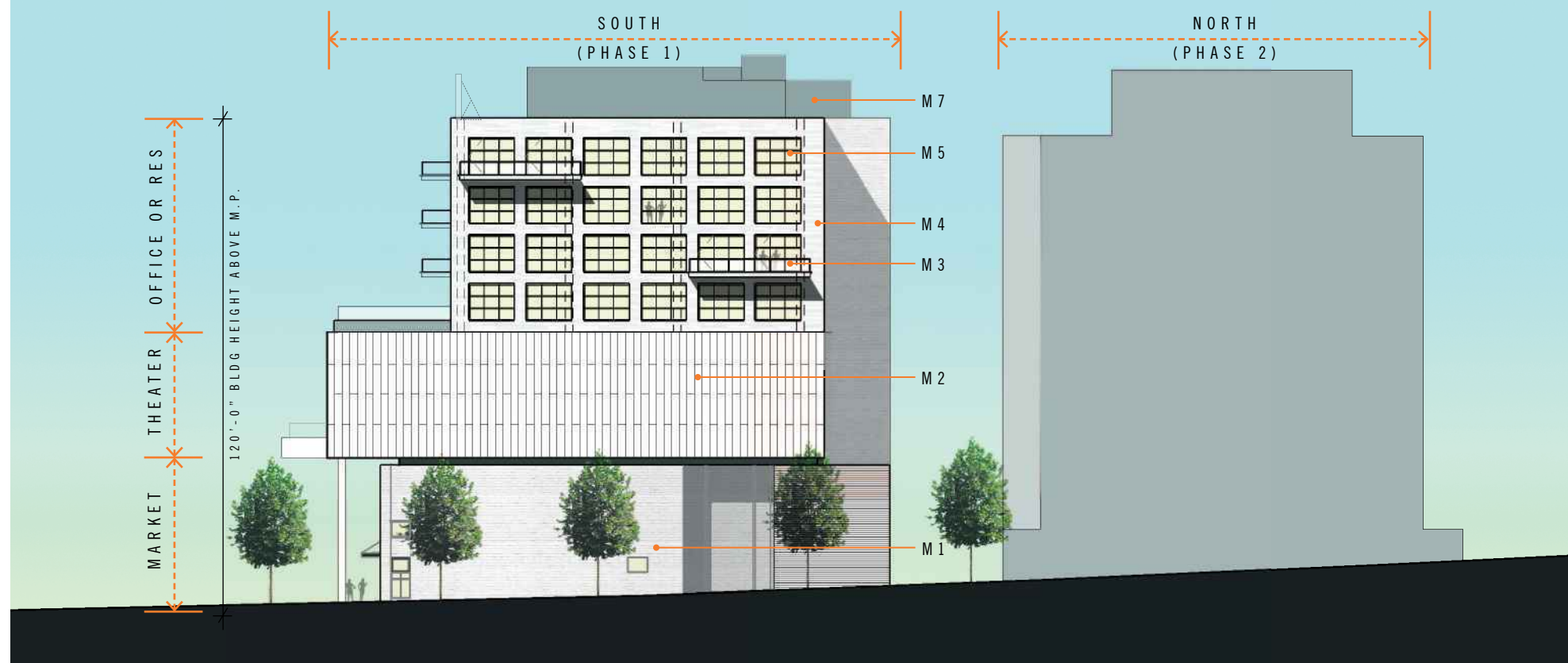


OPTION 1 (NORTH BUILDING OFFICE OPTION) |





BUILDING ELEVATION C (WEST)



BUILDING ELEVATION D (EAST)

NOTE:
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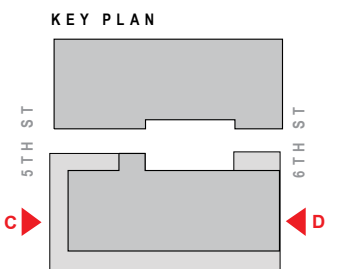
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6. PENTHOUSE WINDOWS SHOWN EXIST ONLY FOR THE RESIDENTIAL OPTION.

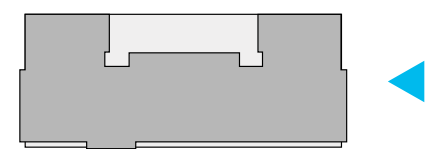
MATERIAL DESCRIPTION
SEE BUILDING MATERIALS SHEET A27

MATERIAL LEGEND

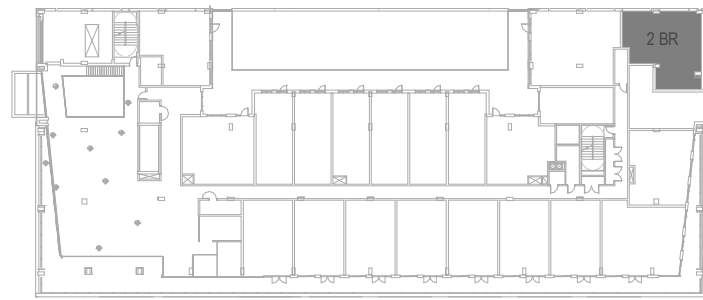
M1	EXISTING BRICK MASONRY BLEND
M2	LARGE FORMAT METAL PANEL
M3	METAL AND/ OR GLASS RAILING SYSTEM
M4	ARCHITECTURAL TILE
M5	ALUMINUM/ GLASS WINDOW ASSEMBLY
M6	ALUMINUM/ GLASS CURTAINWALL SYSTEM
M7	METAL PANEL
M8	PERFORATED METAL PANEL OR CURTAINWALL



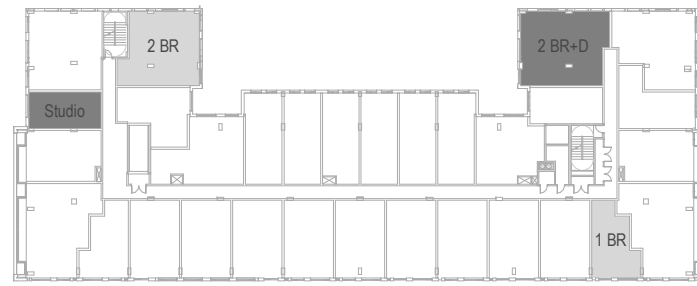
OPTION 1 (NORTH BUILDING OFFICE OPTION) |



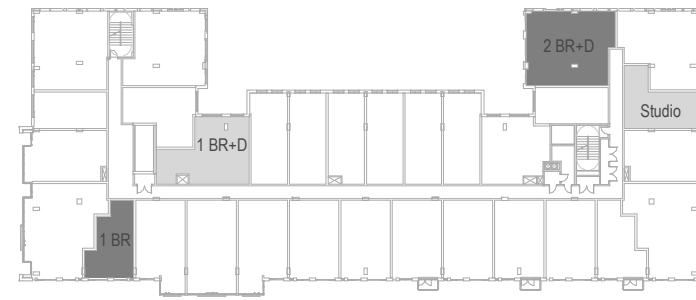
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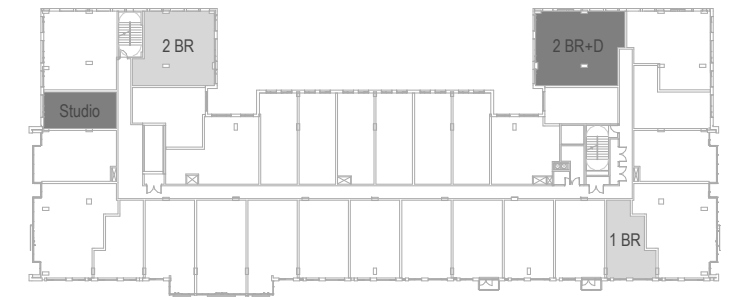
2ND LEVEL LAYOUT



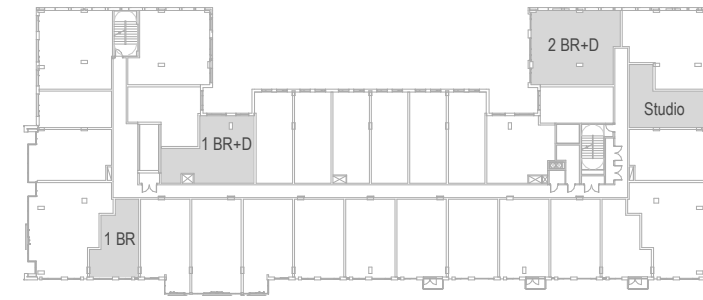
3RD LEVEL LAYOUT



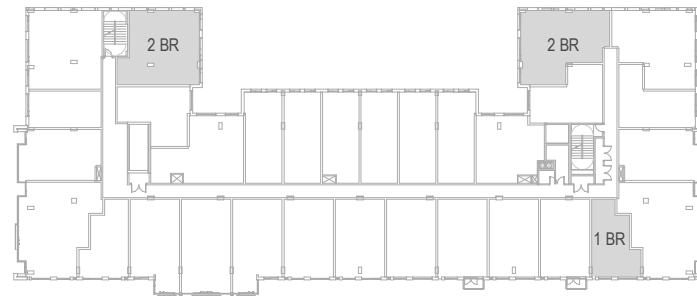
4TH LEVEL LAYOUT



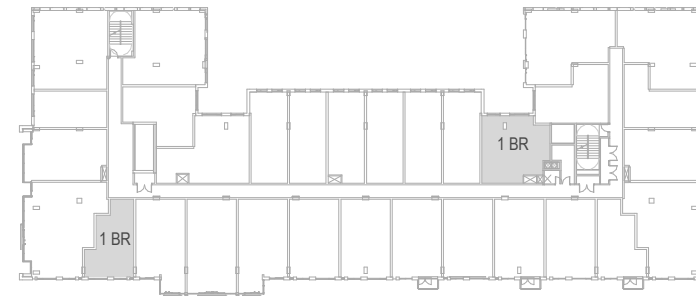
5TH LEVEL LAYOUT



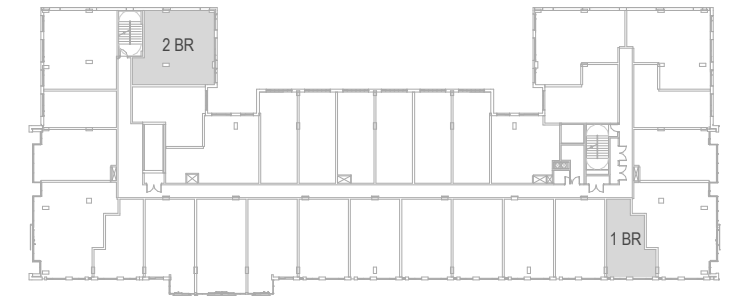
PUD IZ PLAN 06



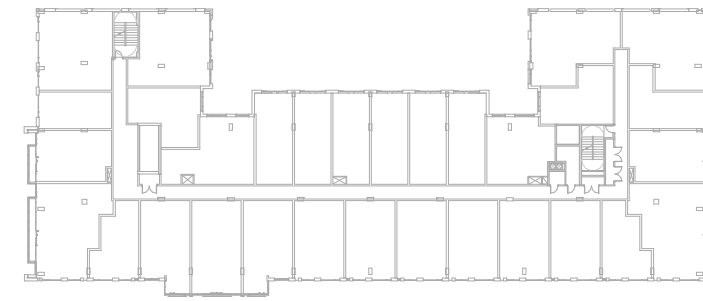
PUD IZ PLAN 07



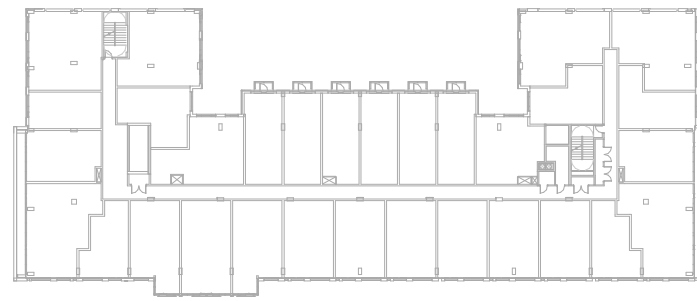
PUD IZ PLAN 08





PUD IZ PLAN 09



PUD IZ PLAN 10



PUD IZ PLAN 11

-  IZ unit at 60% MFI
-  IZ unit at 50% MFI

The unit designation used here are based on the CIZC definition of unit type and do not necessarily align with the unit type indicated on the floor plans.

Locations and types of CIZC units identified here represent intent of unit mix and distribution and may change prior to final CIZC submission.

CIZC Dwelling Unit Tabulation

Level	Studio Units (Studio & JR1)			One Bedroom Units (1 BR & 1BR+D)			Two Bedroom Units (2 BR & 2BR+D)											
	50% MFI	60% MFI	Market Rate	50% MFI	60% MFI	Market Rate	50% MFI	60% MFI	Market Rate									
Ground	--	--	--	--	--	--	--	--	--									
2nd	0	0	8	0	0	10	1	0	2									
3rd	1	0	9	0	1	14	1	1	4									
4th	0	1	9	1	1	13	1	0	5									
5th	1	0	9	0	1	14	1	1	4									
6th	0	1	9	0	2	13	0	1	5									
7th	0	0	10	0	1	14	0	2	4									
8th	0	0	10	0	2	13	0	0	6									
9th	0	0	10	0	1	14	0	1	5									
10th	--	--	10	--	--	15	--	--	6									
11th	--	--	10	--	--	15	--	--	6									
Subtotals	2	2	94	1	9	135	4	6	47									
Total IZ	4			10			10											
Percent	4 / 24 = 17%			94 / 276 = 34%			10 / 24 = 42%			135 / 276 = 49%			10 / 24 = 42%			47 / 276 = 17%		

Total IZ Units	4 + 10 + 10 = 24	8% of Total
Total Market Rate Units	94 + 135 + 47 = 276	92% of Total
Total Units	24 + 276 = 300	
Total 50% MFI IZ Units	2 + 1 + 4 = 7	30% of IZ
Total 60% MFI IZ Units	2 + 9 + 6 = 17	70% of IZ

The applicant commits to providing 9% of the Residential GFA as IZ units, 70% of which shall be at 60% MFI and 30% of which shall be at 50% MFI.

Unit count percentage of IZ units is lower than 9% due to the higher number of larger units designated as IZ.

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LEEDv4 Project Scorecard

Gables Union Market



Integrative Process Preliminary Y 2 of 2 M 0 Verified

IPc	Integrative Process	2 of 2	0
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Location and Transportation Preliminary Y 15 of 15 M 0 Verified

LTP	Floodplain Avoidance	Required	
LTC	LEED for Neighborhood Development	0 of 15	0
LTC	Site Selection	8 of 8	0
LTC	Compact Development	3 of 3	0
LTC	Community Resources	2 of 2	0
LTC	Access to Transit	2 of 2	0



Sustainable Sites Preliminary Y 4 of 7 M 2 Verified

SSp	Construction Activity Pollution Prevention	Required	
SSp	No Invasive Plants	Required	
SSc	Heat Island Reduction	2 of 2	0
SSc	Rainwater Management	0 of 3	2
SSc	Nontoxic Pest Control	2 of 2	0



Water Efficiency Preliminary Y 5 of 12 M 2 Verified

WEp	Water Metering	Required	
WEc	Total Water Use	5 of 12	2
WEc	Indoor Water Use	0 of 6	0
WEc	Outdoor Water Use	0 of 4	0



Energy and Atmosphere Preliminary Y 18 of 37 M 10 Verified

EAp	Minimum Energy Performance	Required	
EAp	Energy Metering	Required	
EAp	Education of the Homeowner, Tenant or Building Manager	Required	
EAc	Annual Energy Use	17 of 30	8
EAc	Efficient Hot Water Distribution System	0 of 5	2
EAc	Advanced Utility Tracking	1 of 2	0
EAc	Active Solar-Ready Design	0 of 0	0
EAc	HVAC Start-Up Credentialing	0 of 0	0



Materials and Resources Preliminary Y 4.5 of 9 M 1 Verified

MRp	Certified Tropical Wood	Required	
MRp	Durability Management	Required	
MRC	Durability Management Verification	1 of 1	0
MRC	Environmentally Preferable Products	1.5 of 5	1
MRC	Construction Waste Management	2 of 3	0
MRC	Material-Efficient Framing	0 of 0	0



Indoor Environmental Quality Preliminary Y 7 of 18 M 2.5 Verified

EQp	Ventilation	Required	
EQp	Combustion Venting	Required	
EQp	Garage Pollutant Protection	Required	
EQp	Radon-Resistant Construction	Required	
EQp	Air Filtering	Required	
EQp	Environmental Tobacco Smoke	Required	
EQp	Compartmentalization	Required	
EQc	Enhanced Ventilation	1 of 3	2
EQc	Contaminant Control	0.5 of 2	0
EQc	Balancing of Heating and Cooling Distribution Systems	1 of 3	0
EQc	Enhanced Compartmentalization	0 of 3	0
EQc	Combustion Venting	2 of 2	0
EQc	Enhanced Garage Pollutant Protection	1 of 1	0
EQc	Low-Emitting Products	0.5 of 3	0.5
EQc	No Environmental Tobacco Smoke	1 of 1	0



Innovation Preliminary Y 4 of 6 M 2 Verified

INp	Preliminary Rating	Required	
INc	Innovation	3 of 5	2
INc	LEED Accredited Professional	1 of 1	0



Regional Priority Preliminary Y 1 of 4 M 1 Verified

RPC	Regional Priority	1 of 4	1
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Point Floors




The project earned at least 8 points total in Location and Transportation and Energy and Atmosphere	<input type="text" value="No"/>
The project earned at least 3 points in Water Efficiency	<input type="text" value="No"/>
The project earned at least 3 points in Indoor Environmental Quality	<input type="text" value="No"/>

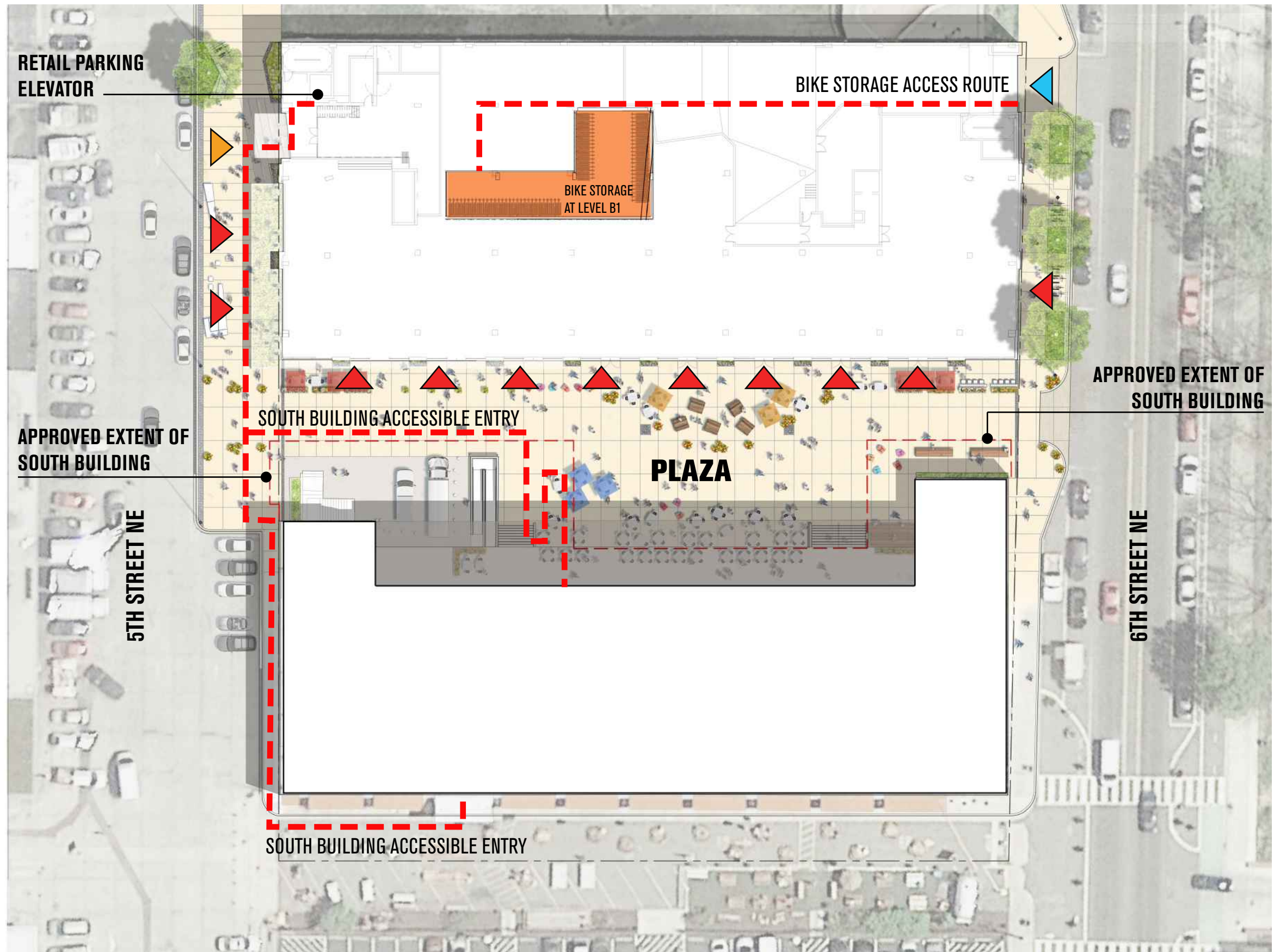
Total Preliminary Y 60.5 of 110 M 20.5 Verified

Certification Thresholds Certified: 40-49, Silver: 50-59, Gold: 60-79, Platinum: 80-110

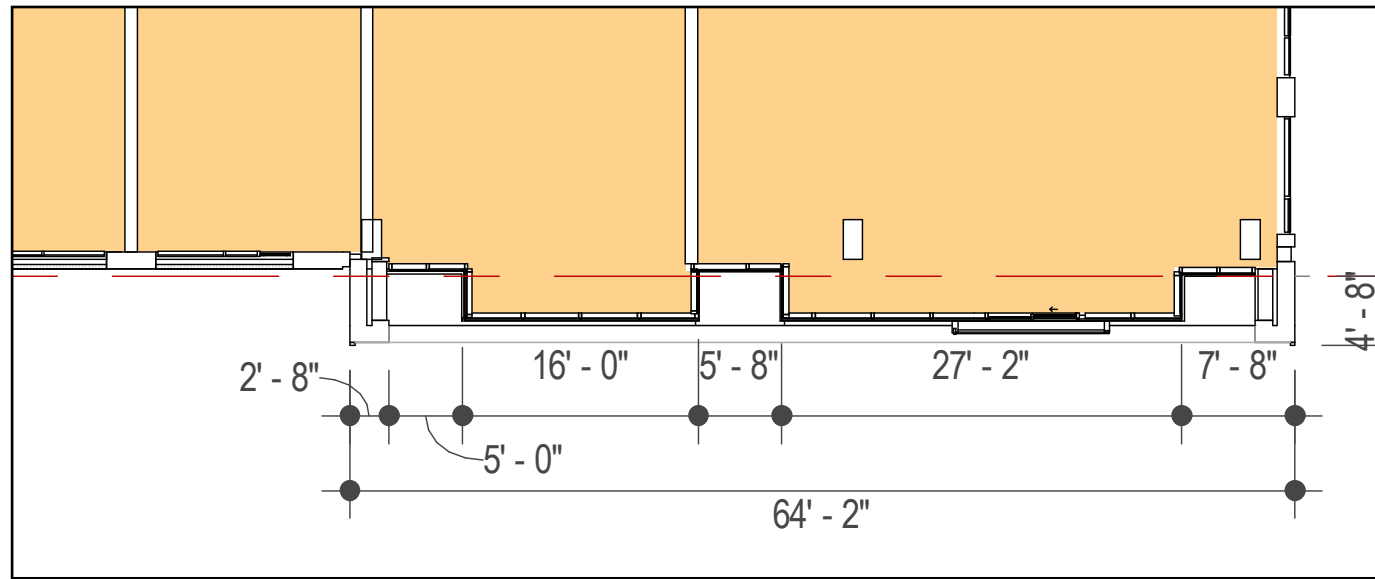
LEED SCORECARD IS PROVIDED FOR INFORMATIONAL PURPOSES AND INDIVIDUAL POINT ELEMENTS MAY CHANGE PROVIDED THE PROJECT EXCEEDS 50 TOTAL POINTS

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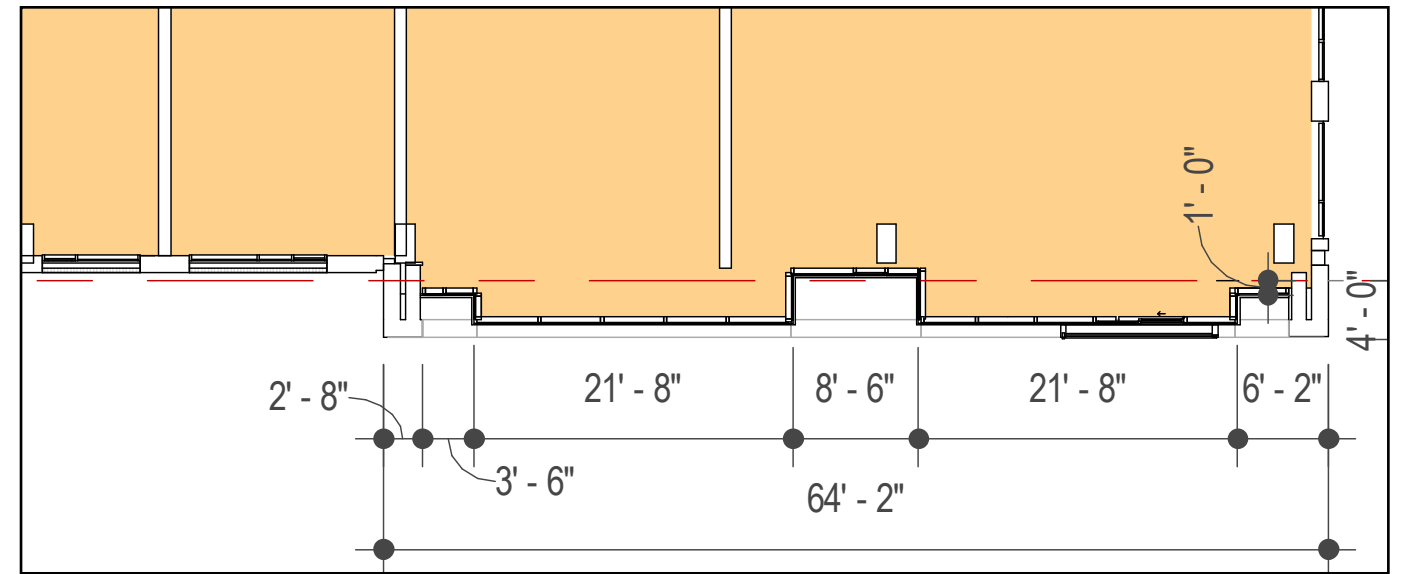
-  RESIDENTIAL ENTRY
-  POTENTIAL RETAIL ENTRY
-  LOADING/ PARKING ENTRY



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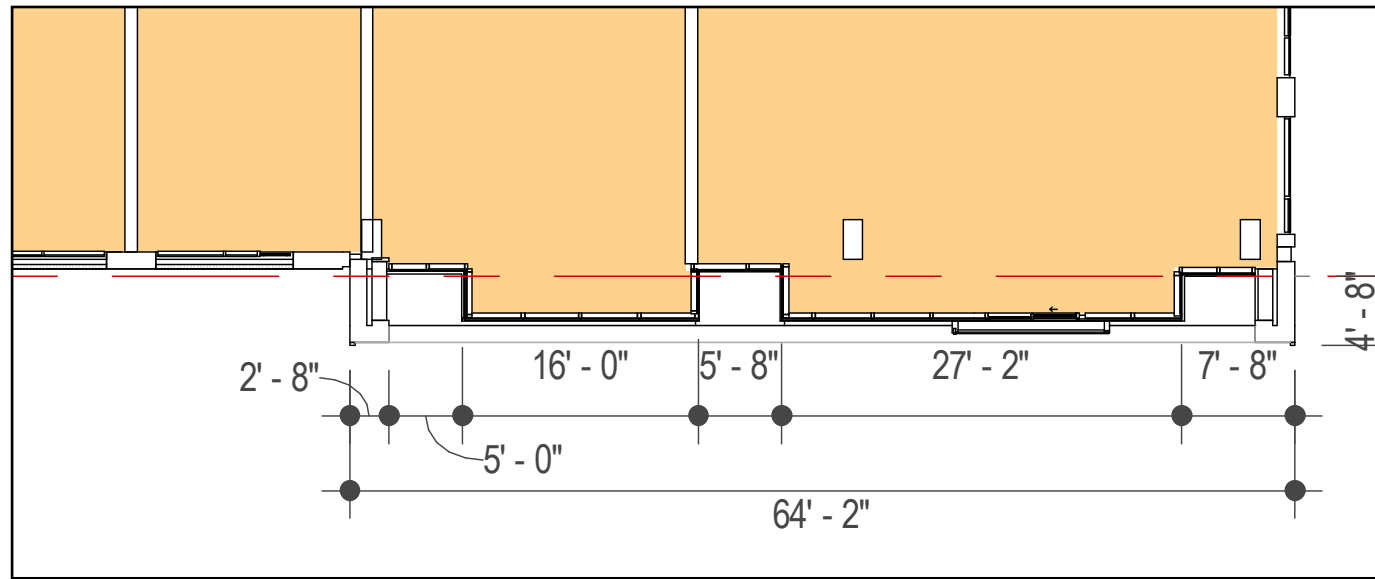
PROPOSED OPTION | REQUIRES CODE MODIFICATION



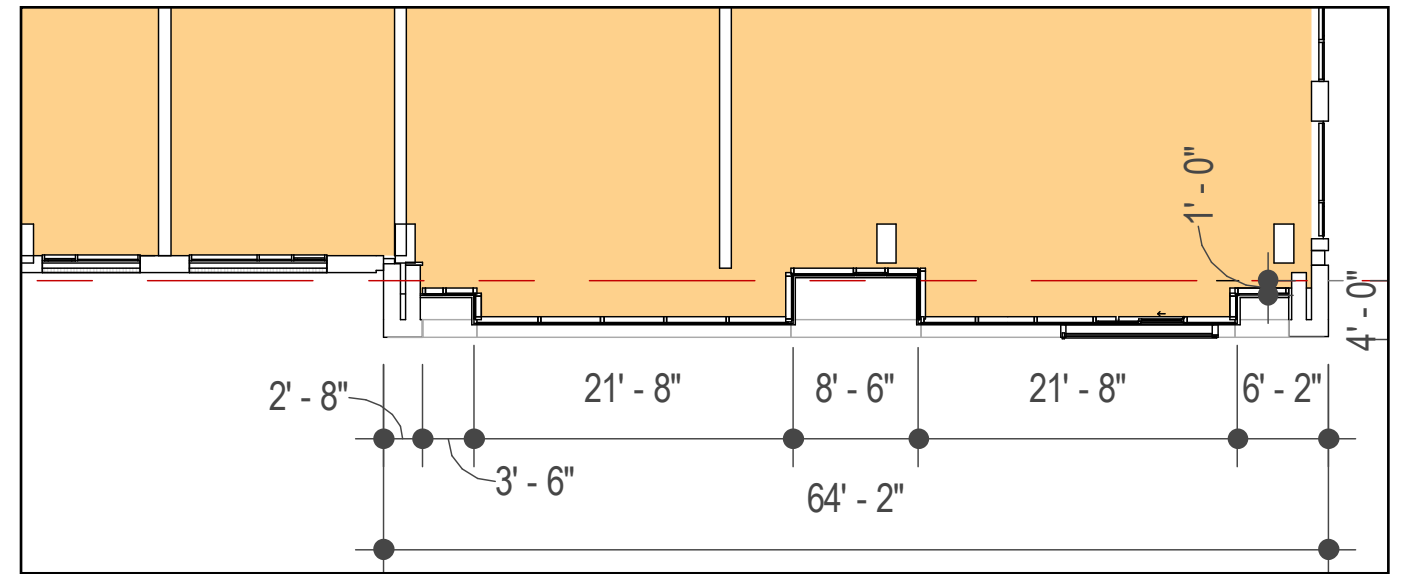
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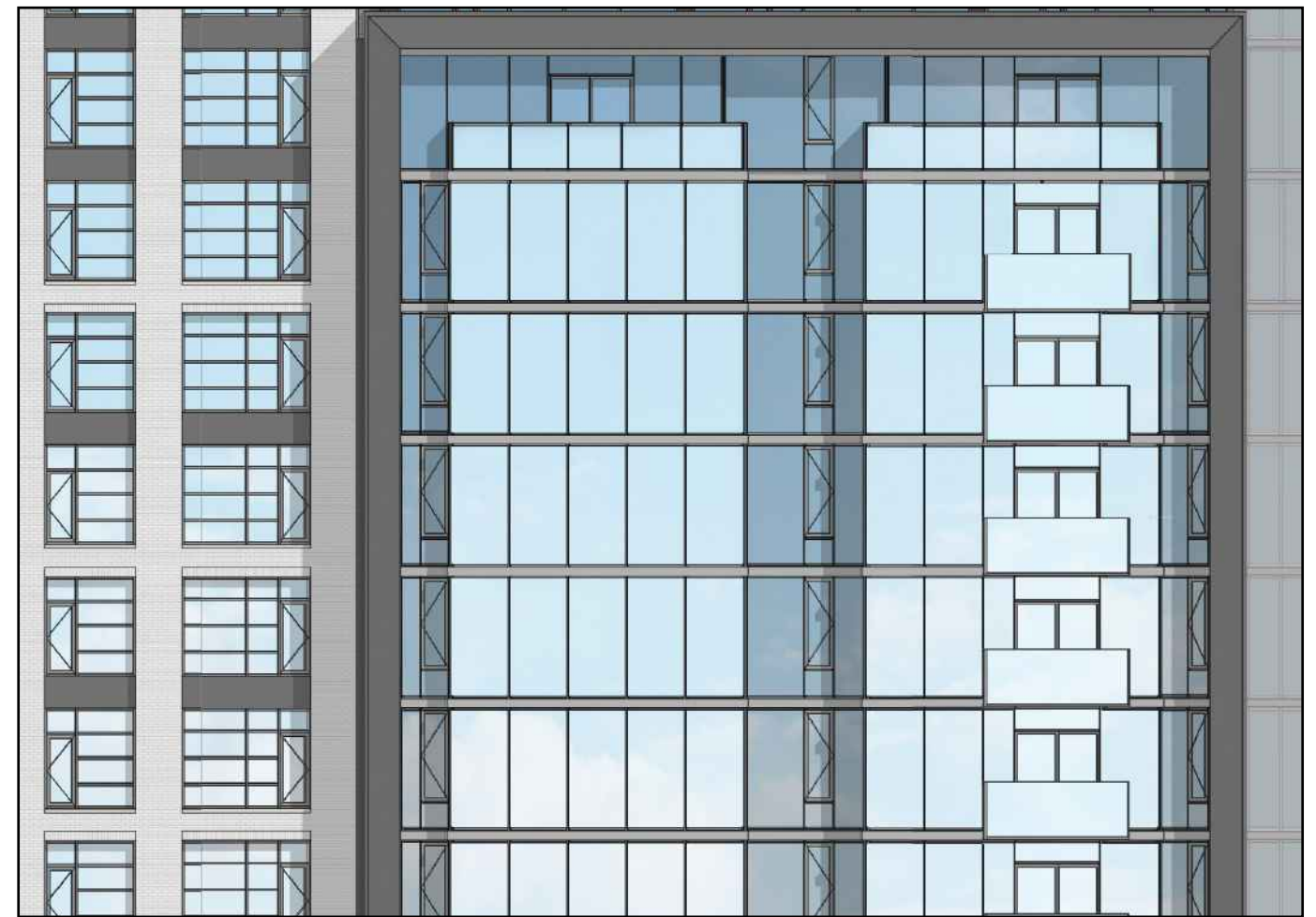
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PROPOSED OPTION | REQUIRES CODE MODIFICATION



ALTERNATE OPTION | DOES NOT REQUIRE CODE MODIFICATION



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