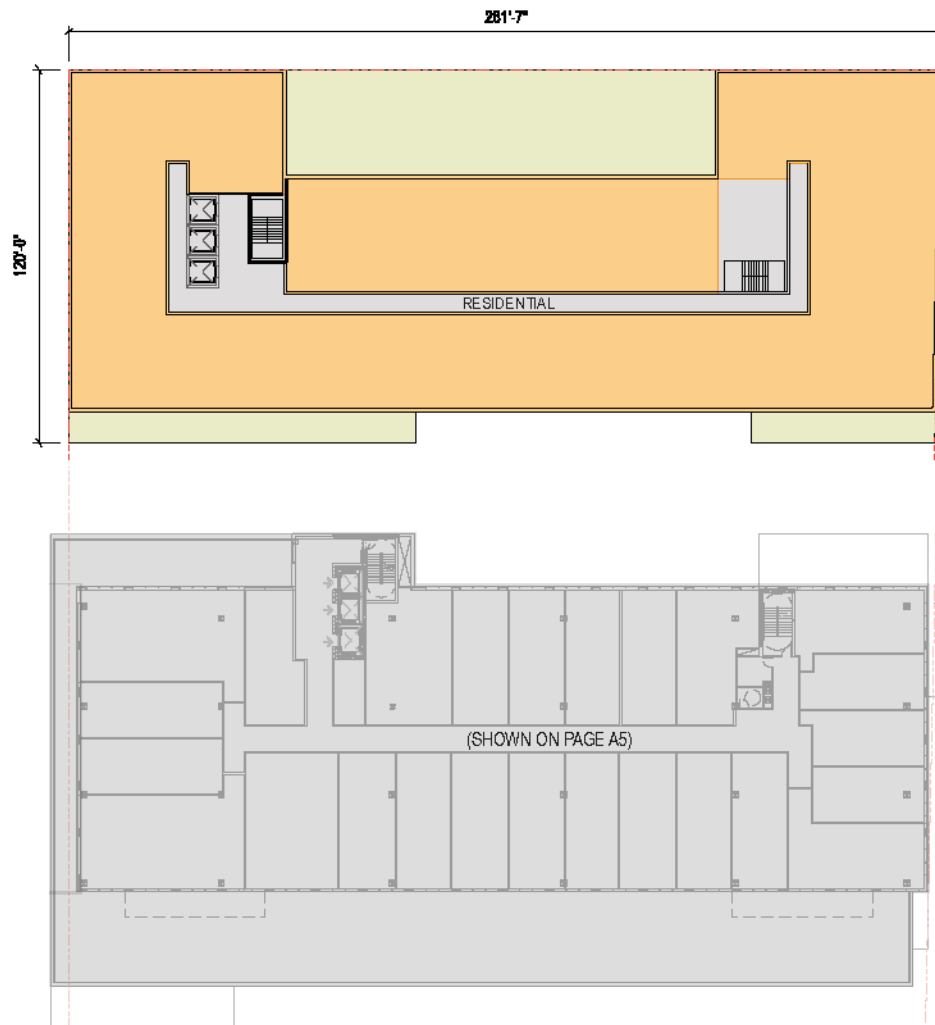


NOTES:

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 to the subject property within any portion of the dashed areas shown in elevation, the facade within such areas, including windows and masonry, may be deleted and replaced for the portions of such facade comprising the wall meeting such adjacent structure.

LEGEND:

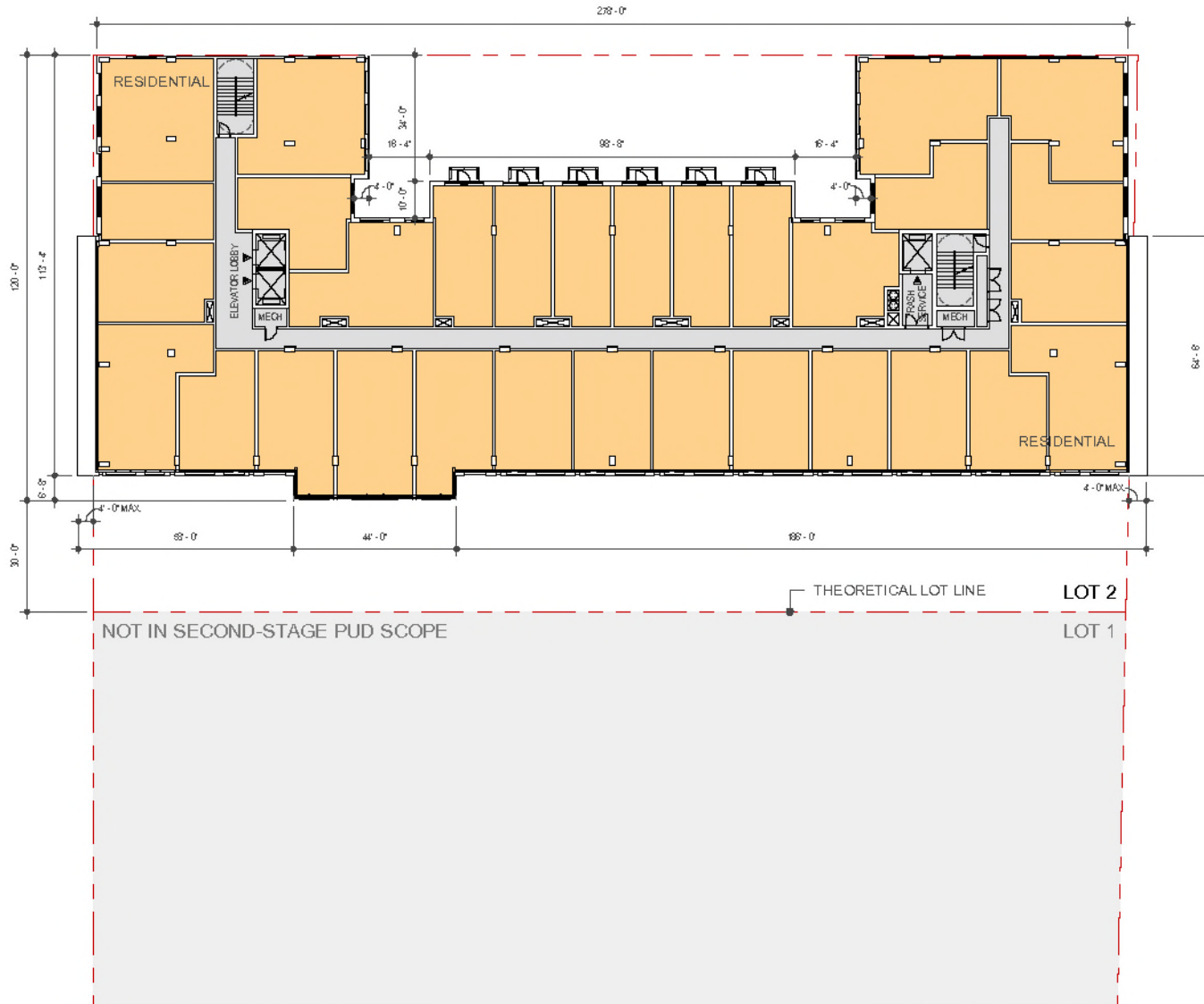
- Retail Use
- Residential Use - Units
- Residential Use - Amenity
- Service, Parking, & Common Space
- Green Roof
- Potential PV Panel Location
- Screened Rooftop Mechanical
- Pool
- Roof Structure
- Court - Open
- Court - Closed



NOTES:

1. REFER TO ROOF PLAN FOR OVERALL BUILDING DIMENSIONS.
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.

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.



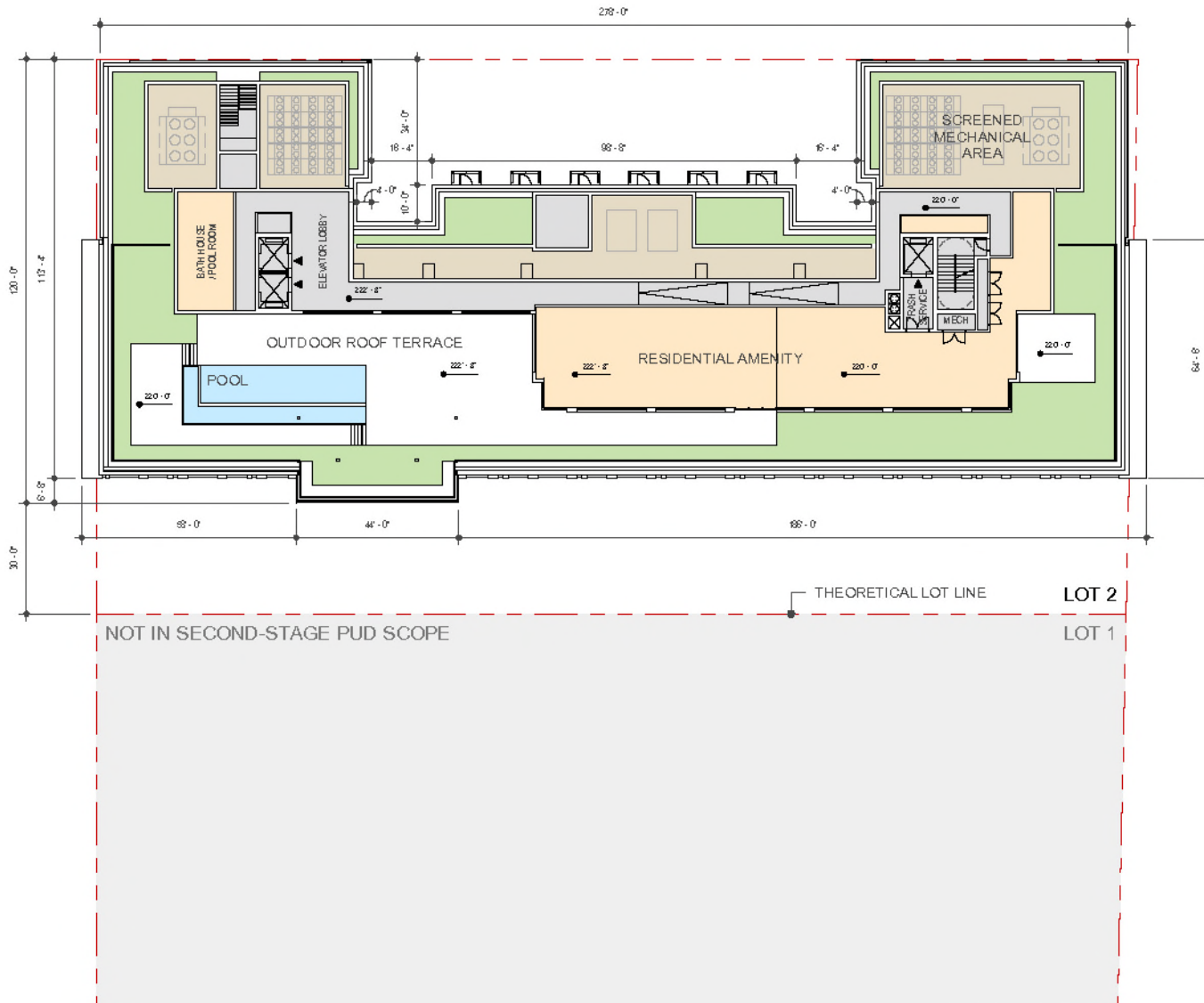
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6. In the event that a structure is built to the subject property within any portion of the dashed areas shown in elevation, the facade within such areas, including windows and masonry, may be deleted and replaced for the portions of such facade comprising the wall meeting such adjacent structure.

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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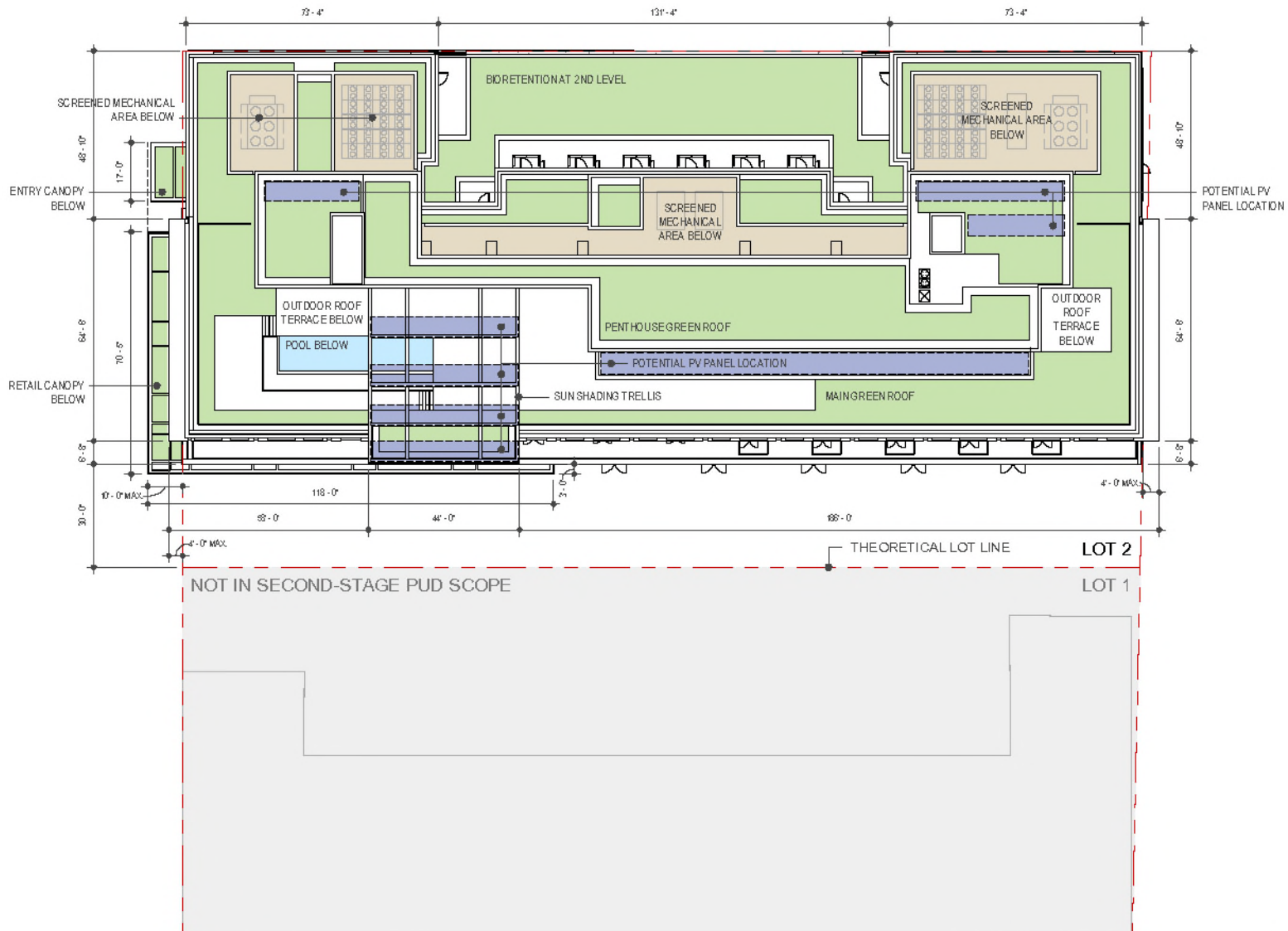
NOTES:

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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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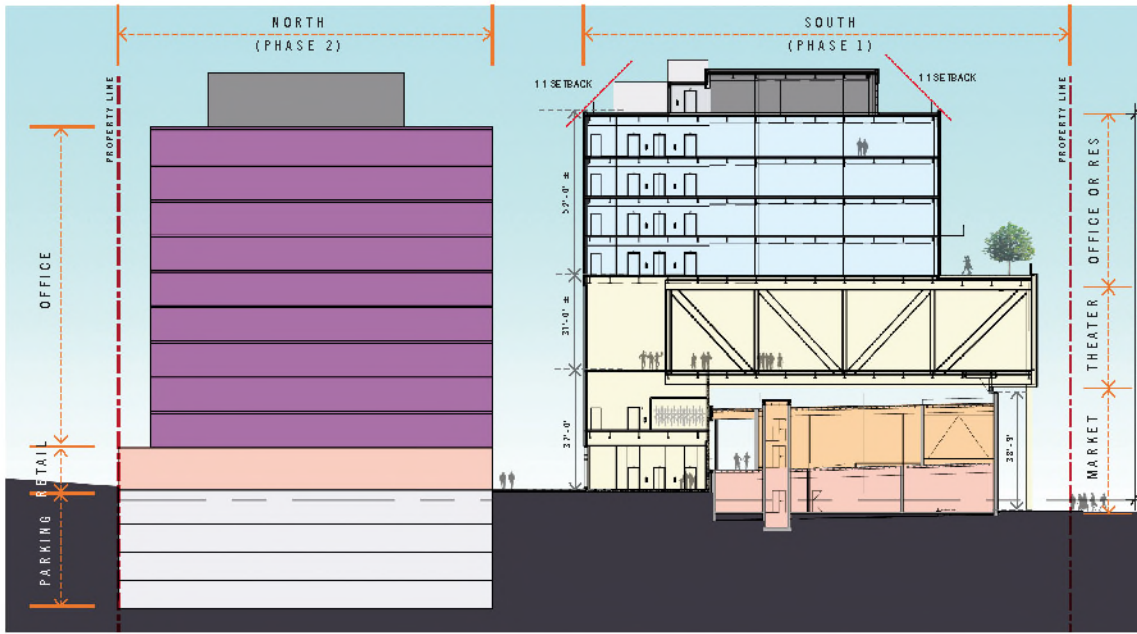
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1. Lot 1 (South Building) shown for illustrative purposes only and is not part of this Second-Stage PUD. Refer to ZC Case No. 14-12 for approved south building information.
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LEGEND:

- 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



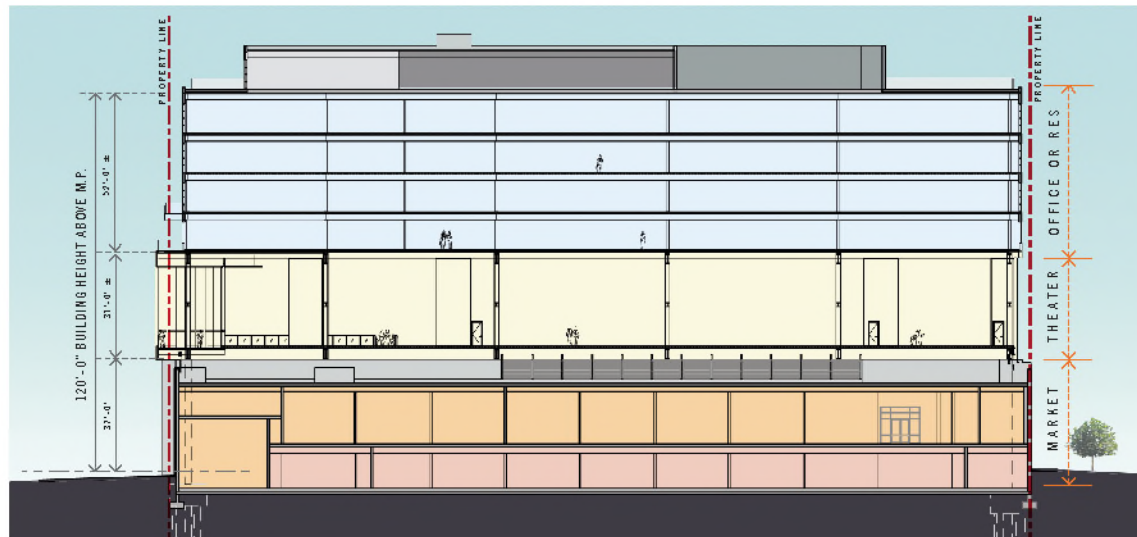
NOTES:

1. REFER TO ROOF PLAN FOR OVERALL BUILDING DIMENSIONS.
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.
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4. ALL BALCONY LOCATIONS SHOWN ARE ILLUSTRATIVE; SIZE/ LOCATION ARE SUBJECT TO CHANGE.

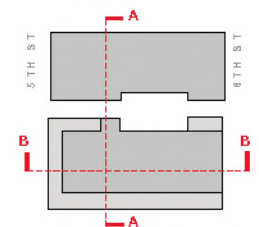
LEGEND

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

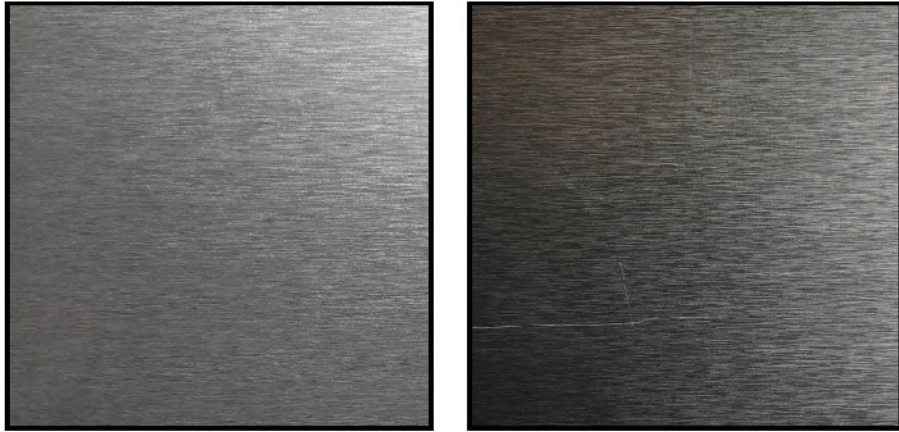
BUILDING SECTION B-B



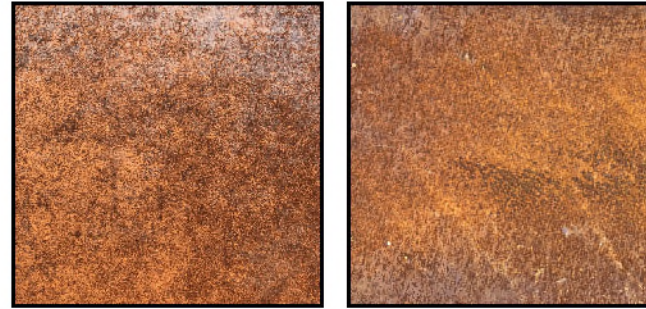
KEY PLAN



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PROPOSED METAL PANEL RANGE



PROPOSED METAL ACCENT
PANEL RANGE



PROPOSED BRICK RANGE

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

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MATERIAL BOARD **A32**

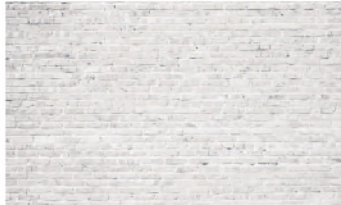
RETAIL BASE

MATERIAL DESCRIPTION

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

EXISTING BRICK: CLEANED, RESTORED, REPAINTED

M1



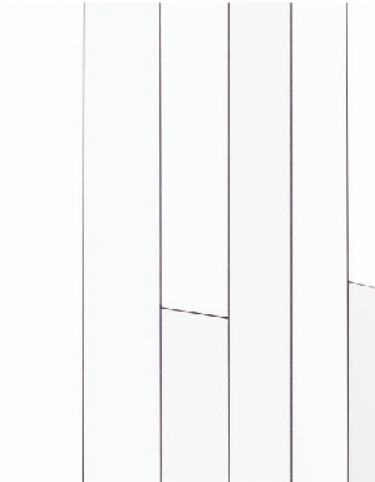
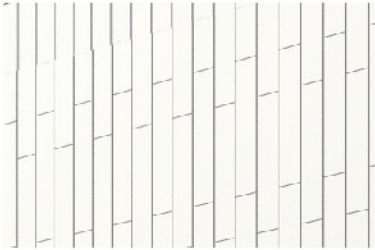
THEATER

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)

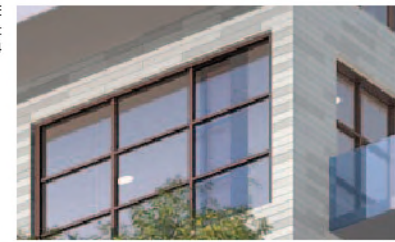


OFFICE OR RESIDENTIAL

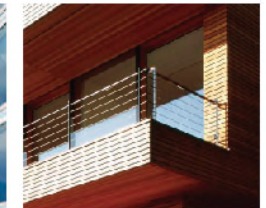
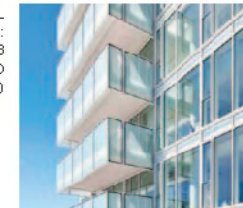
MATERIAL DESCRIPTION

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

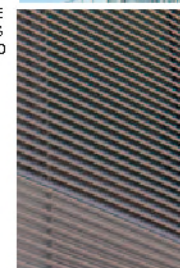
ARCHITECTURAL TILE RAINSCREEN: M4



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



PENTHOUSE LOUVERS M10



STOREFRONT: M6 NORTH PARCEL

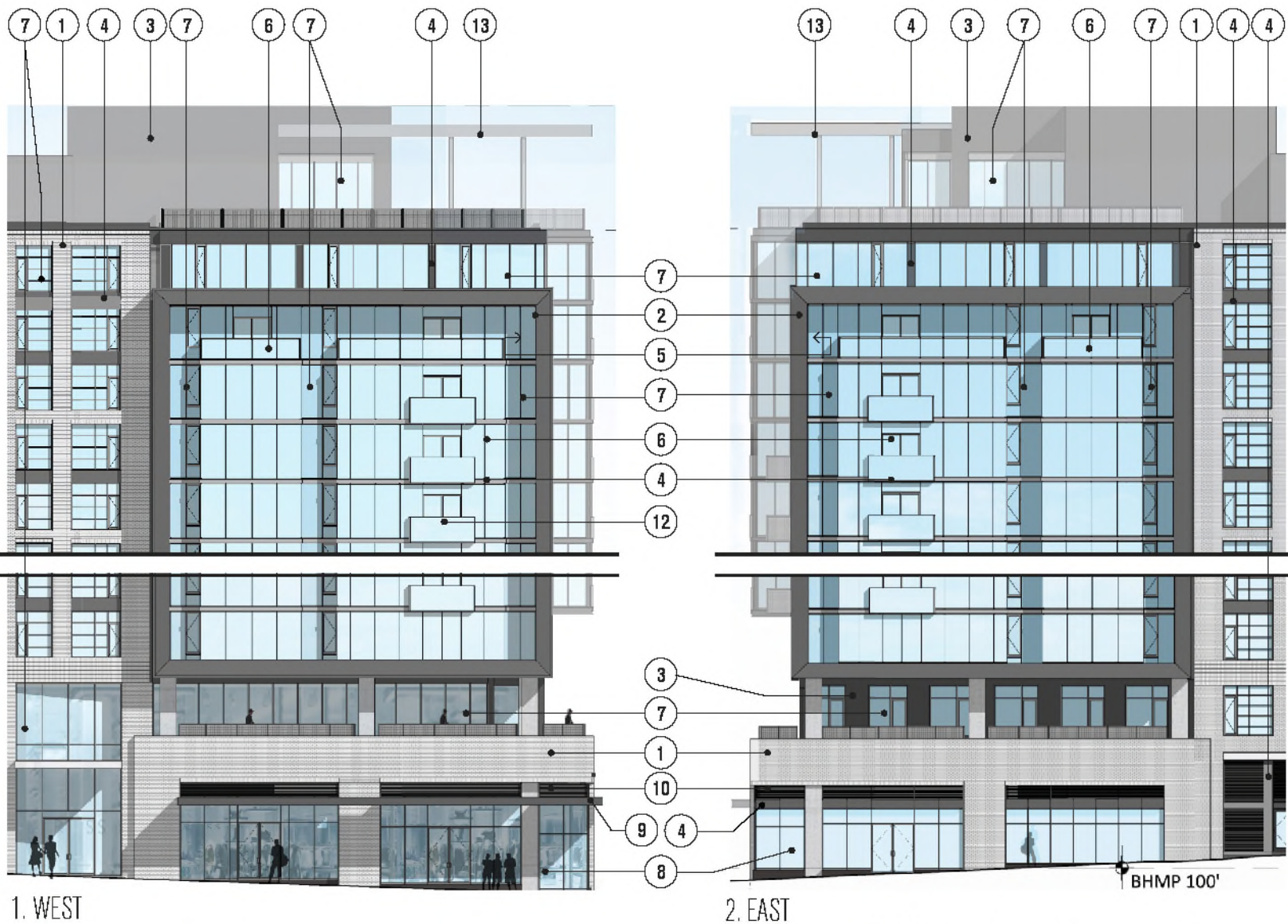


CANOPIES: NORTH PARCEL



GLASS/ METAL RAILING: M3





- 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'



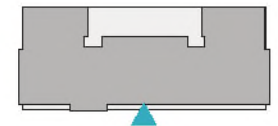
DETAILED EAST/WEST ELEVATIONS A33

1329 5TH STREET, NE SECOND-STAGE PUD | 08.30.2019

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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

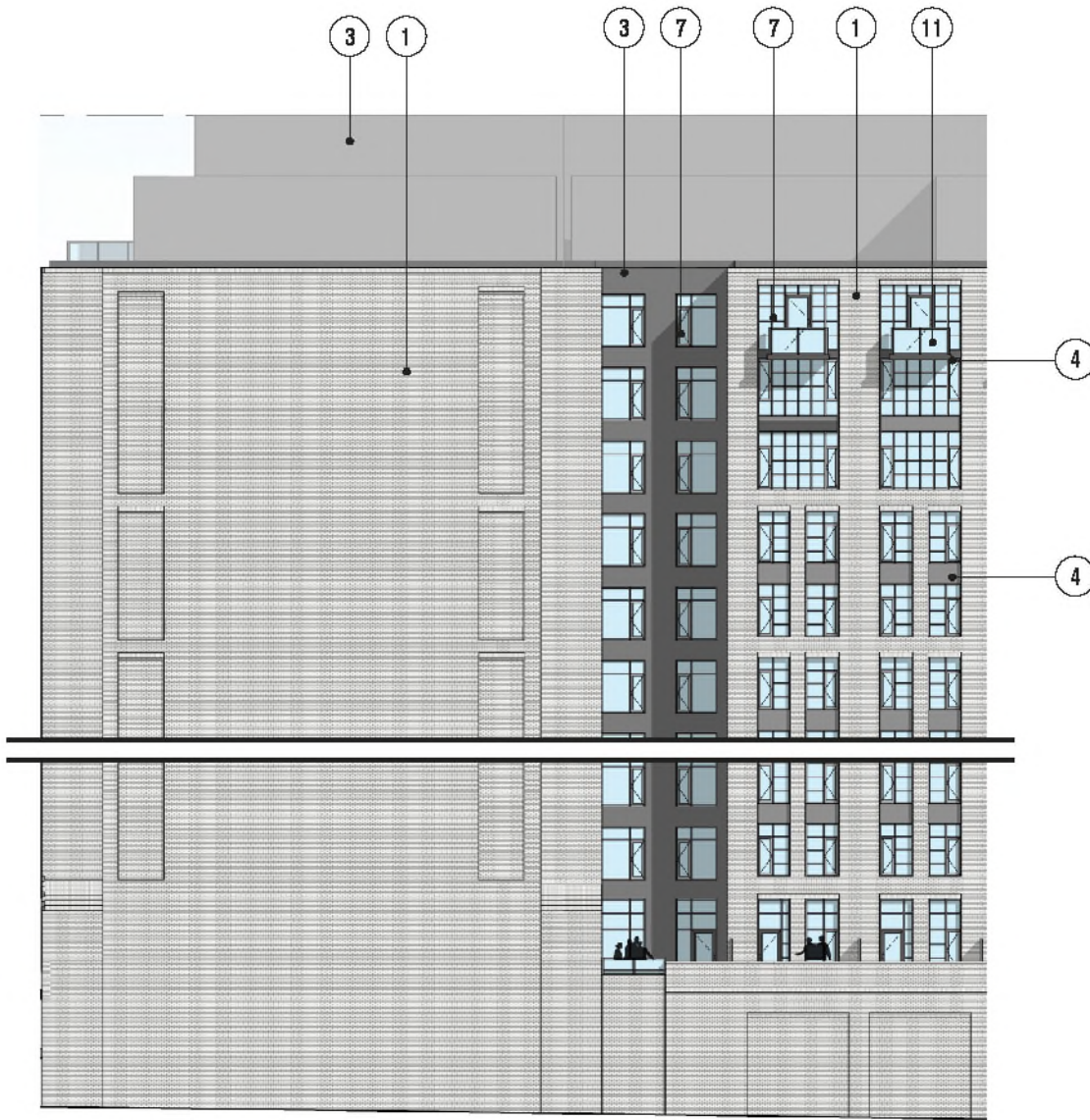


1329 5TH STREET, NE SECOND-STAGE PUD | 08.30.2019

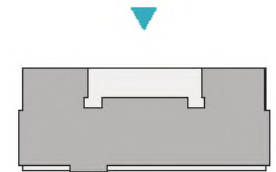


DETAILED SOUTH ELEVATIONS **A34**

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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

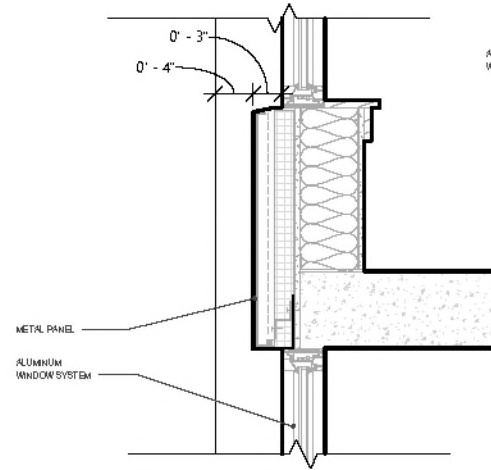


1329 5TH STREET, NE SECOND-STAGE PUD | 08.30.2019

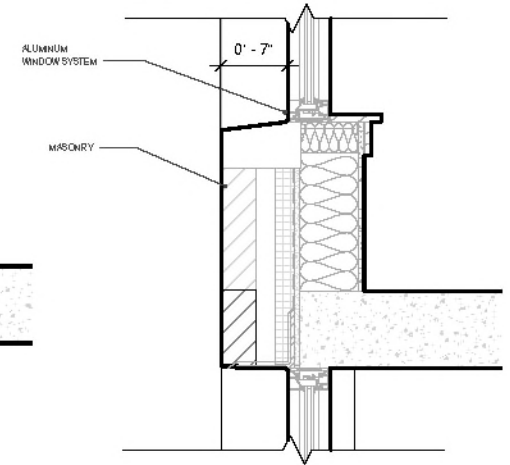
1/16" = 1' 0" 0 10 20 40

DETAILED NORTH ELEVATIONS A35

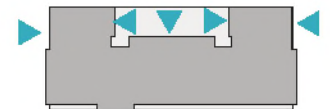
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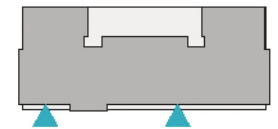
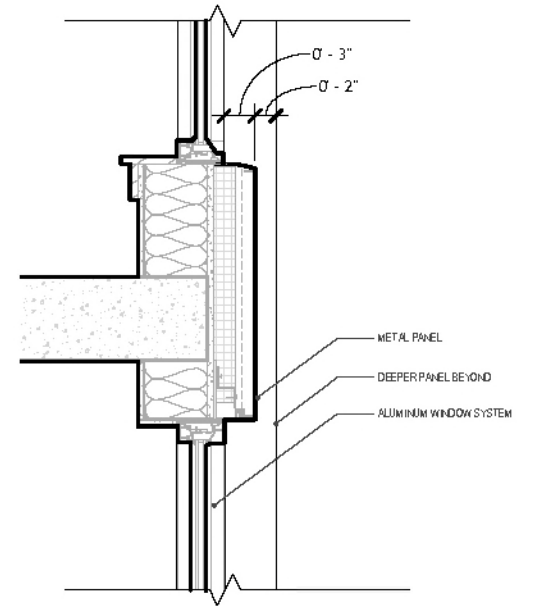
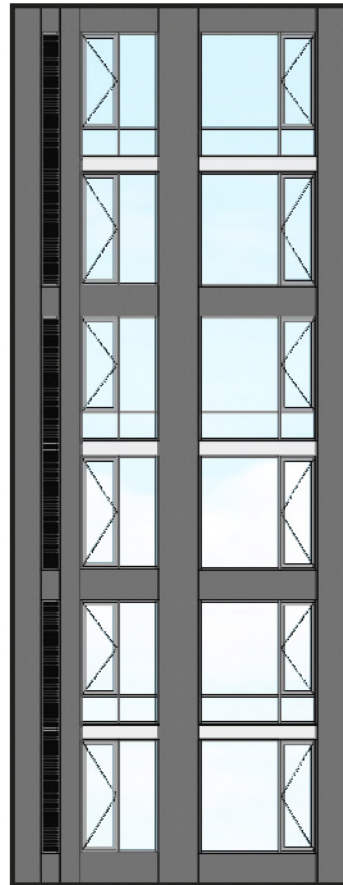
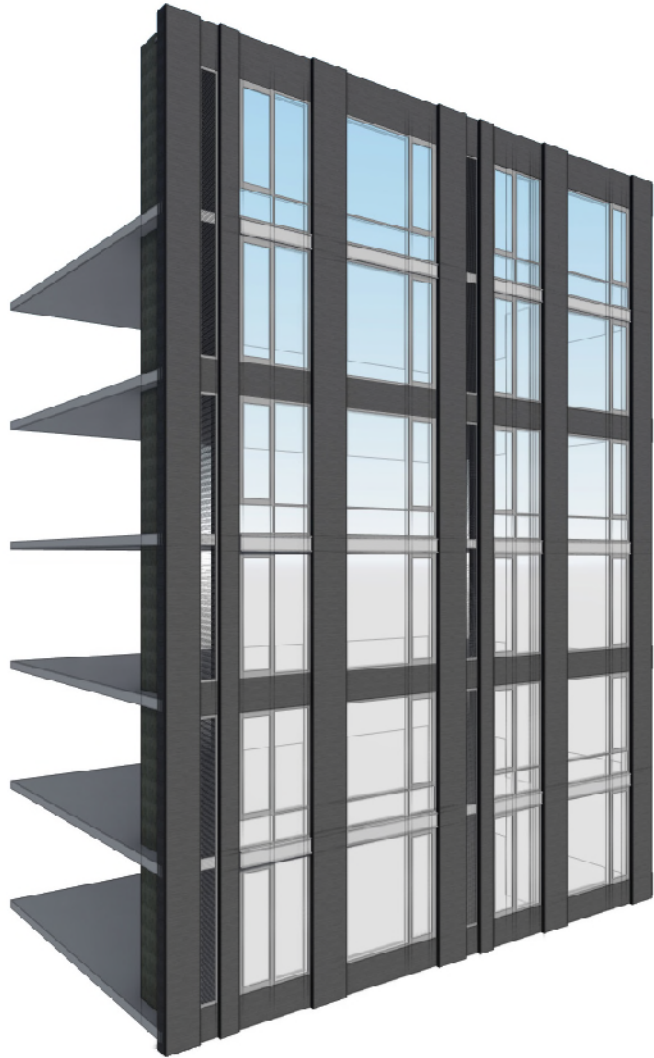
METAL PANEL SILL CONDITION



BRICK SILL CONDITION

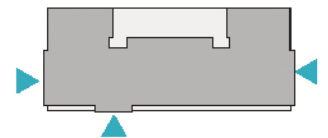
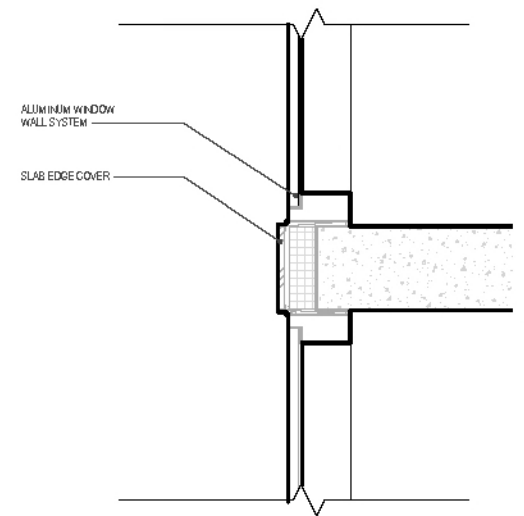
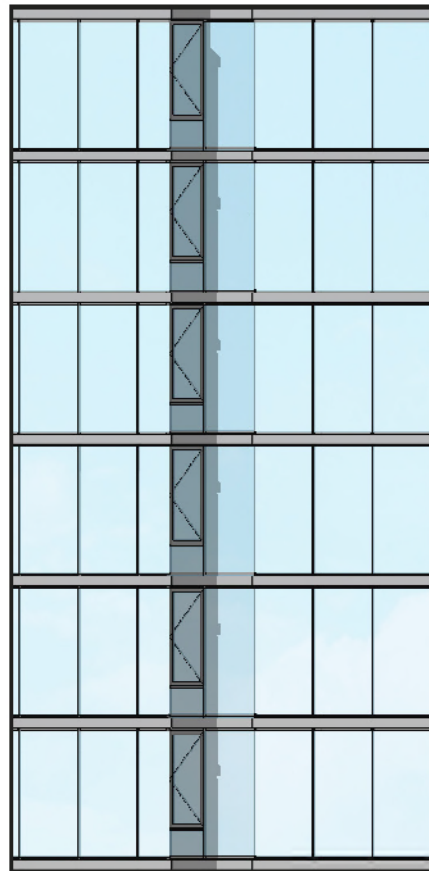
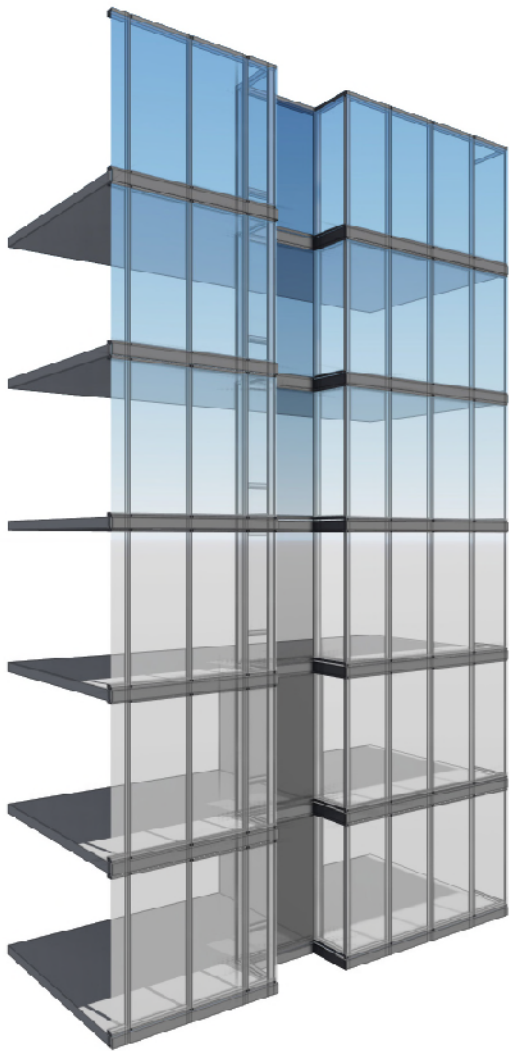


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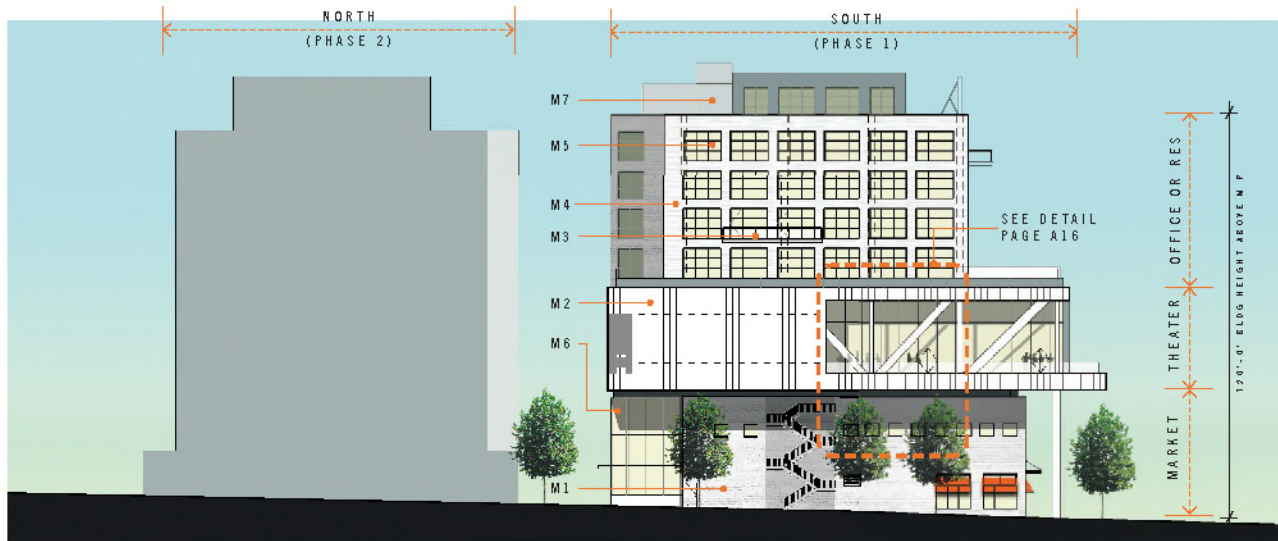


1329 5TH STREET, NE SECOND-STAGE PUD | 08.30.2019

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1329 5TH STREET, NE SECOND-STAGE PUD | 08.30.2019



BUILDING ELEVATION C (WEST)



BUILDING ELEVATION D (EAST)

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

NOTES:

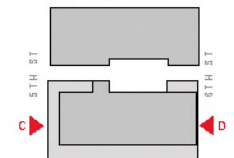
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3. ADDITIONAL DESIGN CHANGES WOULD BE MADE IF ROOF STRUCTURES MADE OCCUPIABLE BY ZC.
4. SIGNAGE MAY BE INSTALLED AND MODIFIED PURSUANT TO MARKET OR TENANT DEMANDS SUBJECT TO D.C. SIGNAGE REGULATIONS.
5. ALL BALCONY LOCATIONS SHOWN ARE ILLUSTRATIVE; SIZE/ LOCATION ARE SUBJECT TO CHANGE.
6. PENTHOUSE WINDOWS SHOWN EXIST ONLY FOR THE RESIDENTIAL OPTION.

MATERIAL DESCRIPTION
 SEE BUILDING MATERIALS SHEET A27

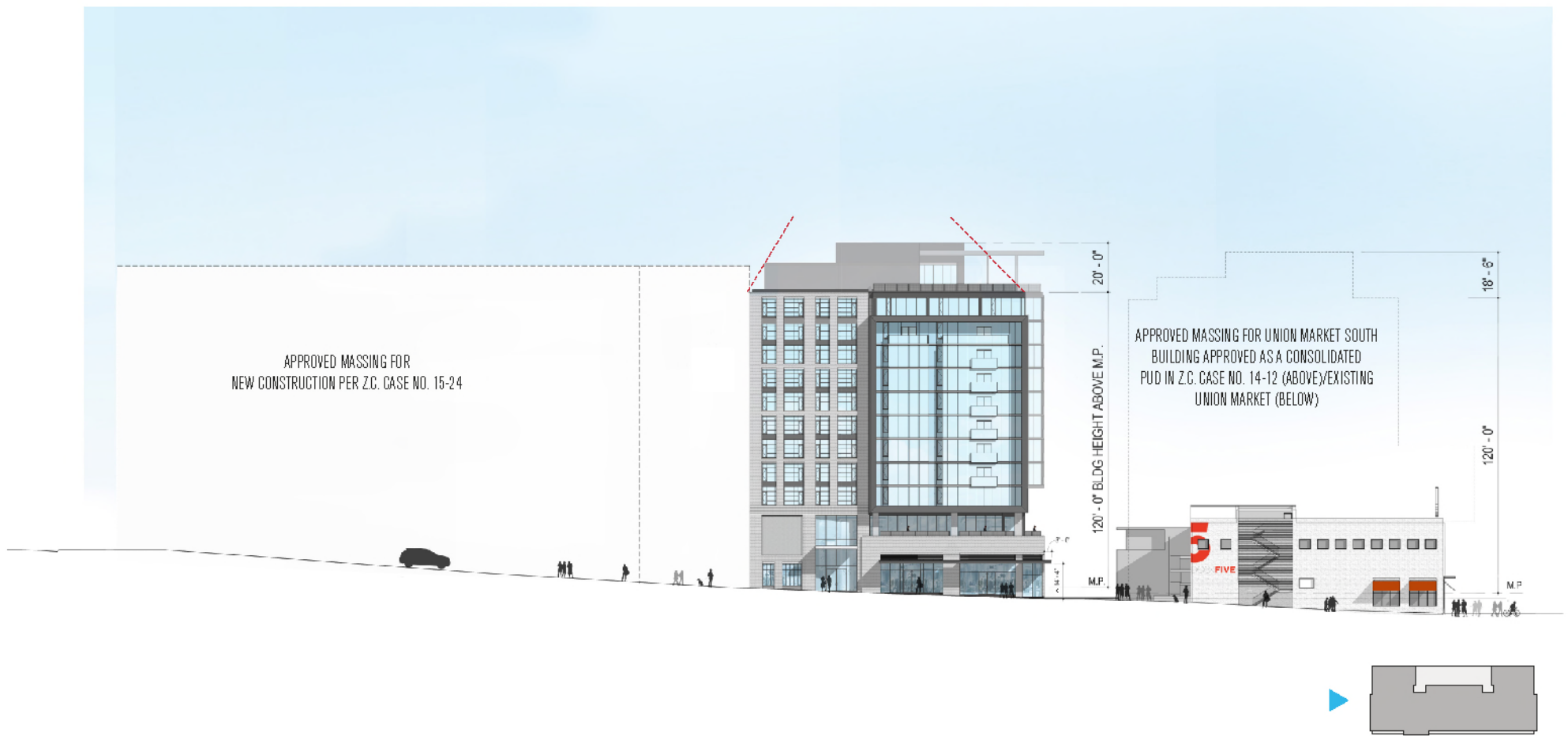
MATERIAL LEGEND

- M1 EXISTING BRICK
- M2 MASONRY BLEND
- M3 LARGE FORMAT METAL PANEL
- M4 METAL AND/ OR GLASS RAILING SYSTEM
- M5 ARCHITECTURAL TILE
- M6 ALUMINUM/ GLASS WINDOW ASSEMBLY
- M7 ALUMINUM/ GLASS CURTAINWALL SYSTEM
- M8 METAL PANEL
- M9 PERFORATED METAL PANEL OR CURTAINWALL

KEY PLAN



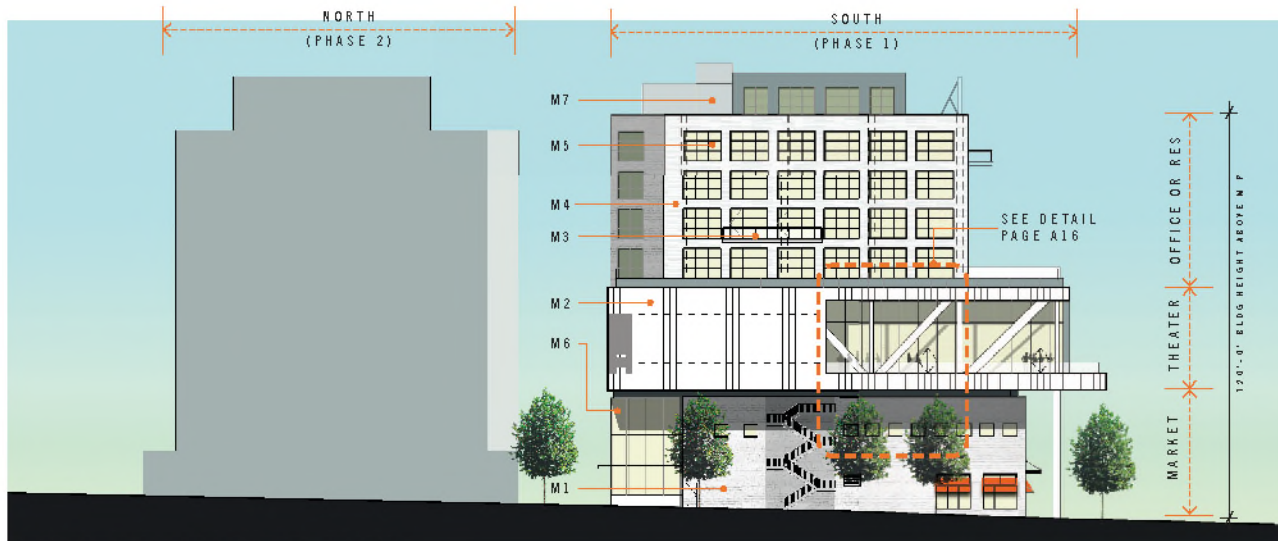
OPTION 4 (NORTH BUILDING OFFICE OPTION)



1329 5TH STREET, NE SECOND-STAGE PUD | 08.30.2019



BLOCK ELEVATION (5TH ST.) A39



BUILDING ELEVATION C (WEST)



BUILDING ELEVATION D (EAST)

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 FINAL DESIGN MAY VARY.

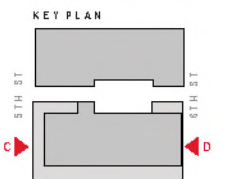
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4. SIGNAGE MAY BE INSTALLED AND MODIFIED PURSUANT TO MARKET OR TENANT DEMANDS SUBJECT TO D.C. SIGNAGE REGULATIONS.
5. ALL BALCONY LOCATIONS SHOWN ARE ILLUSTRATIVE; SIZE/ LOCATION ARE SUBJECT TO CHANGE.
6. PENTHOUSE WINDOWS SHOWN EXIST ONLY FOR THE RESIDENTIAL OPTION.

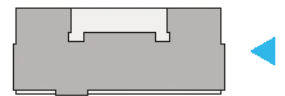
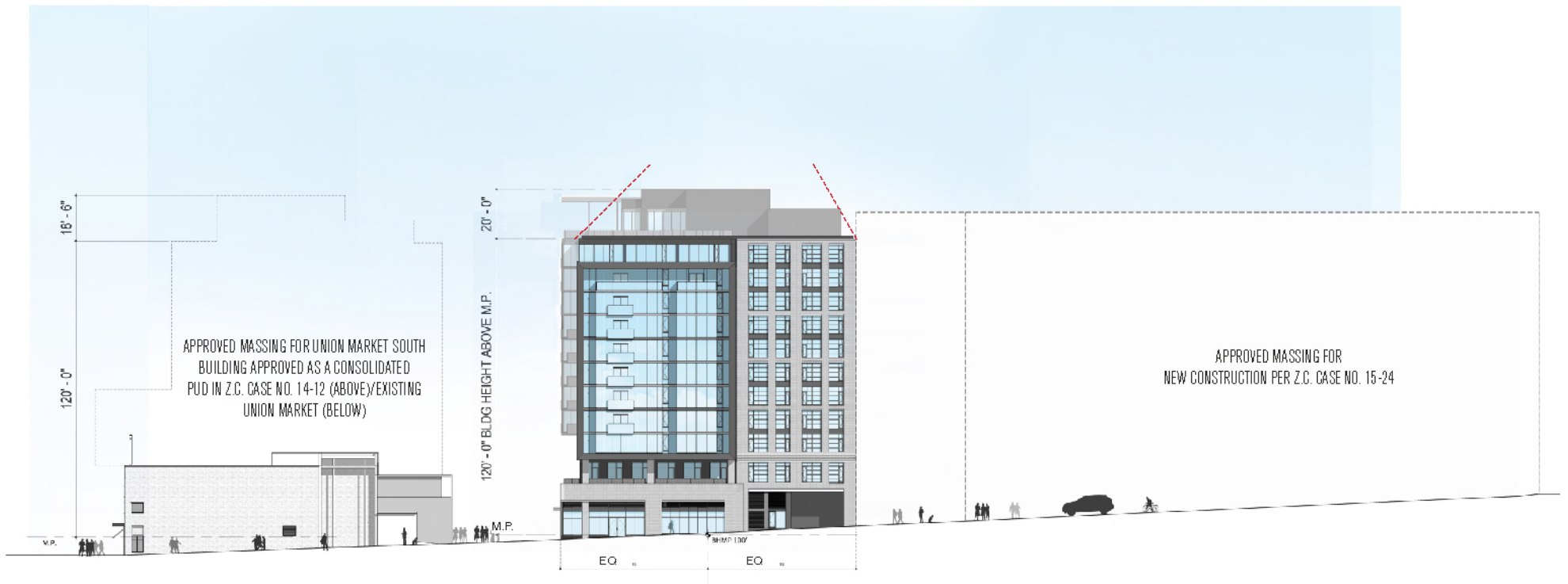
MATERIAL DESCRIPTION
 SEE BUILDING MATERIALS SHEET A27

MATERIAL LEGEND

- M1 EXISTING BRICK
- M2 MASONRY BLEND
- M3 LARGE FORMAT METAL PANEL
- M4 METAL AND/ OR GLASS RAILING SYSTEM
- M5 ARCHITECTURAL TILE
- M6 ALUMINUM/ GLASS WINDOW ASSEMBLY
- M7 ALUMINUM/ GLASS CURTAINWALL SYSTEM
- M8 METAL PANEL
- M9 PERFORATED METAL PANEL OR CURTAINWALL



OPTION 4 (NORTH BUILDING OFFICE OPTION)

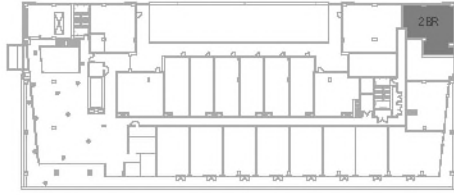


1329 5TH STREET, NE SECOND-STAGE PUD | 08.30.2019

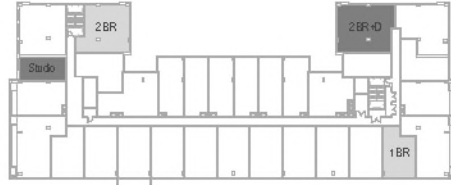
1:40 0 20 40

BLOCK ELEVATION (6TH ST.) A40

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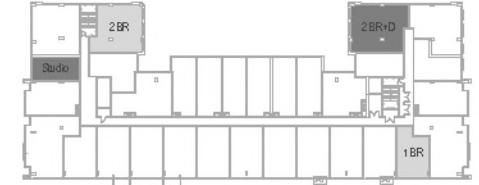
2ND LEVEL LAYOUT



3RD LEVEL LAYOUT



4TH LEVEL LAYOUT



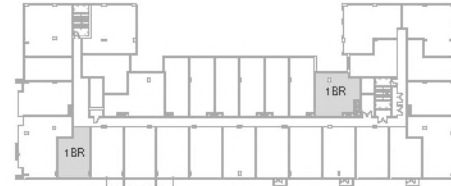
5TH LEVEL LAYOUT



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 80% 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 & JR 1)			One Bedroom Units (1 BR & 1BR+D)			Two Bedroom Units (2 BR & 2BR+D)					
	50% MFI	80% MFI	Market Rate	50% MFI	80% MFI	Market Rate	50% MFI	80% 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			
Su totals	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 80% 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 80% 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
Union Market North



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

L1p	Floodplain Avoidance	Required	
L1c	LEED for Neighborhood Development	0 of 15	0
L1c	Site Selection	2 of 2	0
L1c	Compact Development	3 of 3	0
L1c	Community Resources	2 of 2	0
L1c	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	Non-toxic Pest Control	2 of 2	0

Water Efficiency Preliminary Y 3 of 12 M 2 Verified

WEp	Water Metering	Required	
WEc	Total Water Use	3 of 12	2
WEc	Indoor Water Use	0 of 6	0
WEc	Outdoor Water Use	0 of 4	0

Energy and Atmosphere Preliminary Y 15 of 37 M 3 Verified

E1p	Minimum Energy Performance	Required	
E1p	Energy Metering	Required	
E1p	Education of the Homeowner, Tenant or Building Manager	Required	
E1c	Annual Energy Use	14 of 30	3
E1c	Efficient Hot Water Distribution System	0 of 5	0
E1c	Advanced Utility Training	1 of 2	0
E1c	Active Solar-Ready Design	0 of 0	0
E1c	HVAC Start-Up Credentialing	0 of 0	0

Materials and Resources Preliminary Y 4 of 6 M 3 Verified

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



Indoor Environmental Quality Preliminary Y 7 of 12 M 2.5 Verified

EQp	Ventilation	Required	
EQp	Combustion Venting	Required	
EQp	Garage Pollutant Protection	Required	
EQp	Radon-Resistant Construction	Required	
EQp	Air Filtration	Required	
EQp	Environmental Tobacco Smoke	Required	
EQp	Complementalization	Required	
EQc	Enhanced Ventilation	1 of 3	2
EQc	Contaminant Control	0.5 of 2	0
EQc	Scheduling of Heating and Cooling Distribution Systems	1 of 3	0
EQc	Enhanced Complementalization	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 2	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 3 Verified

RPc	Regional Priority	1 of 4	3
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Point Floors

The project earned at least 2 points total in Location and Transportation and Energy and Atmosphere	<input type="checkbox"/>	No
The project earned at least 2 points in Water Efficiency	<input type="checkbox"/>	No
The project earned at least 2 points in Indoor Environmental Quality	<input type="checkbox"/>	No

Total Preliminary Y 55 of 110 M 12.5 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

1329 5TH STREET, NE SECOND-STAGE PUD | 08.30.2019

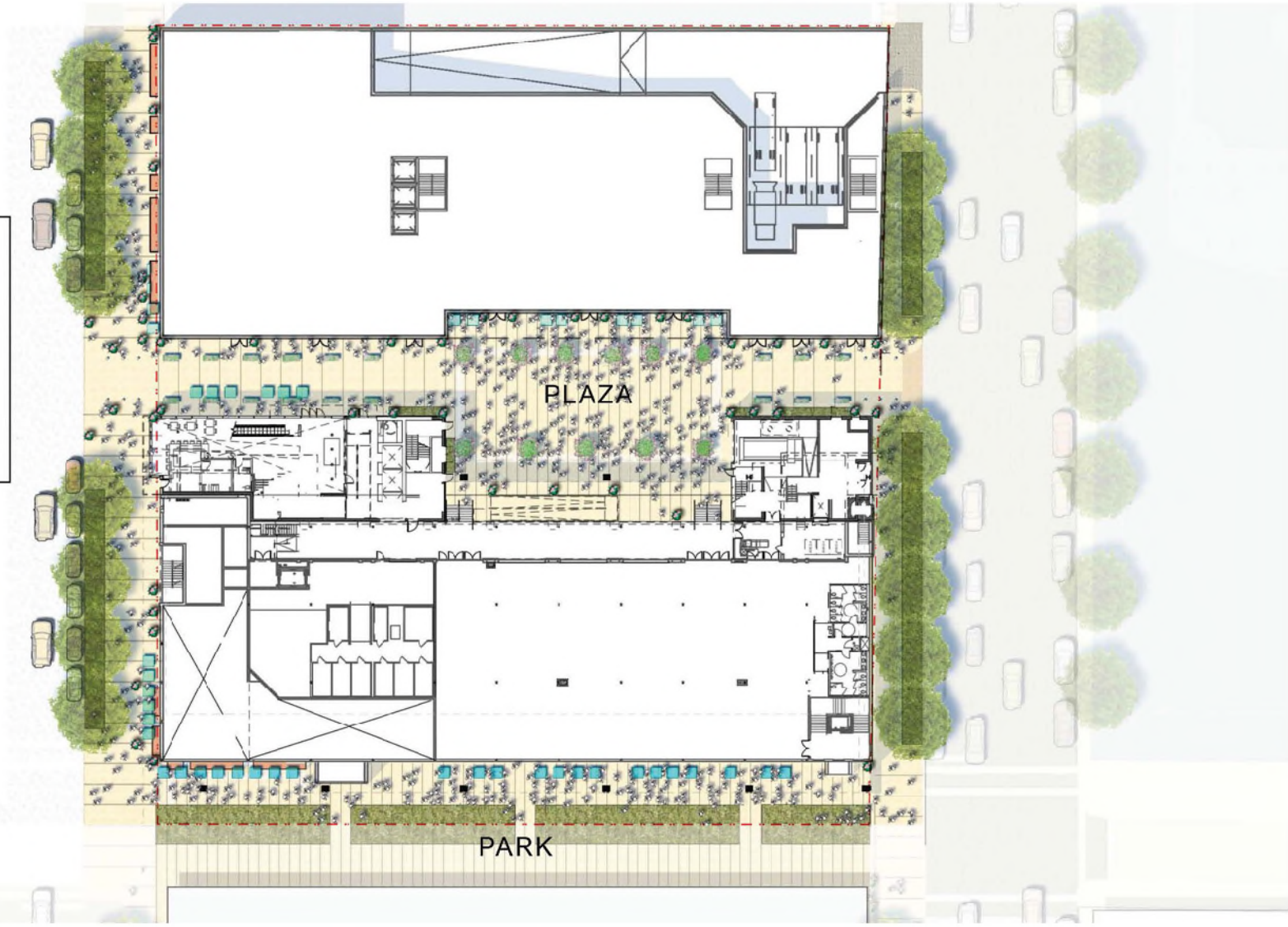
LEED V4 FOR HOMES MULTIFAMILY MIDRISE CHECKLIST **A41**



0019

LEGEND

-  HARDSCAPE - SEE NEXT PAGE
-  PLANTINGS
-  SITE FURNITURE WILL BE MOVABLE TO ALLOW FOR PROGRAMATIC FLEXIBILITY



NEAL PLACE

PARK



- (12') FLEX ZONE
- (9') TENANT ZONE
- (10') CIRCULATION ZONE
- PLAZA WITH MOVABLE SITE FURNISHINGS & PLANTERS
- EXTENT OF SOUTH BUILDING FROM APPROVED DC ZONING COMMISSION CASE NO. 14-12.
- EXTENT OF PLAZA IMPROVEMENTS
- EXISTING SIDEWALK

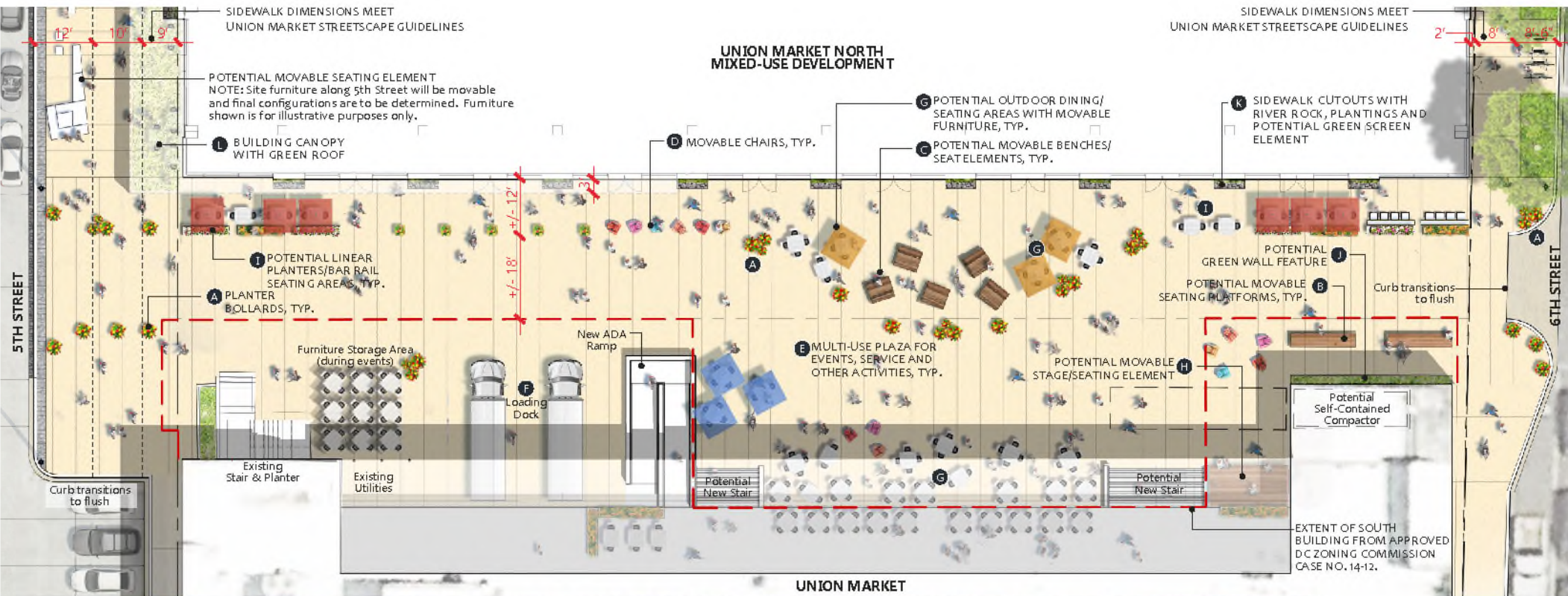
Note:

1. 5th and 6th street now updated to reflect current Streetscape Guidelines for Union Market.
2. Plaza design updated to reflect current Union Market North Building and existing Union Market condition.
3. Site furniture along 5th Street will be movable and final configurations are to be determined. Furniture shown is for illustrative purposes only.



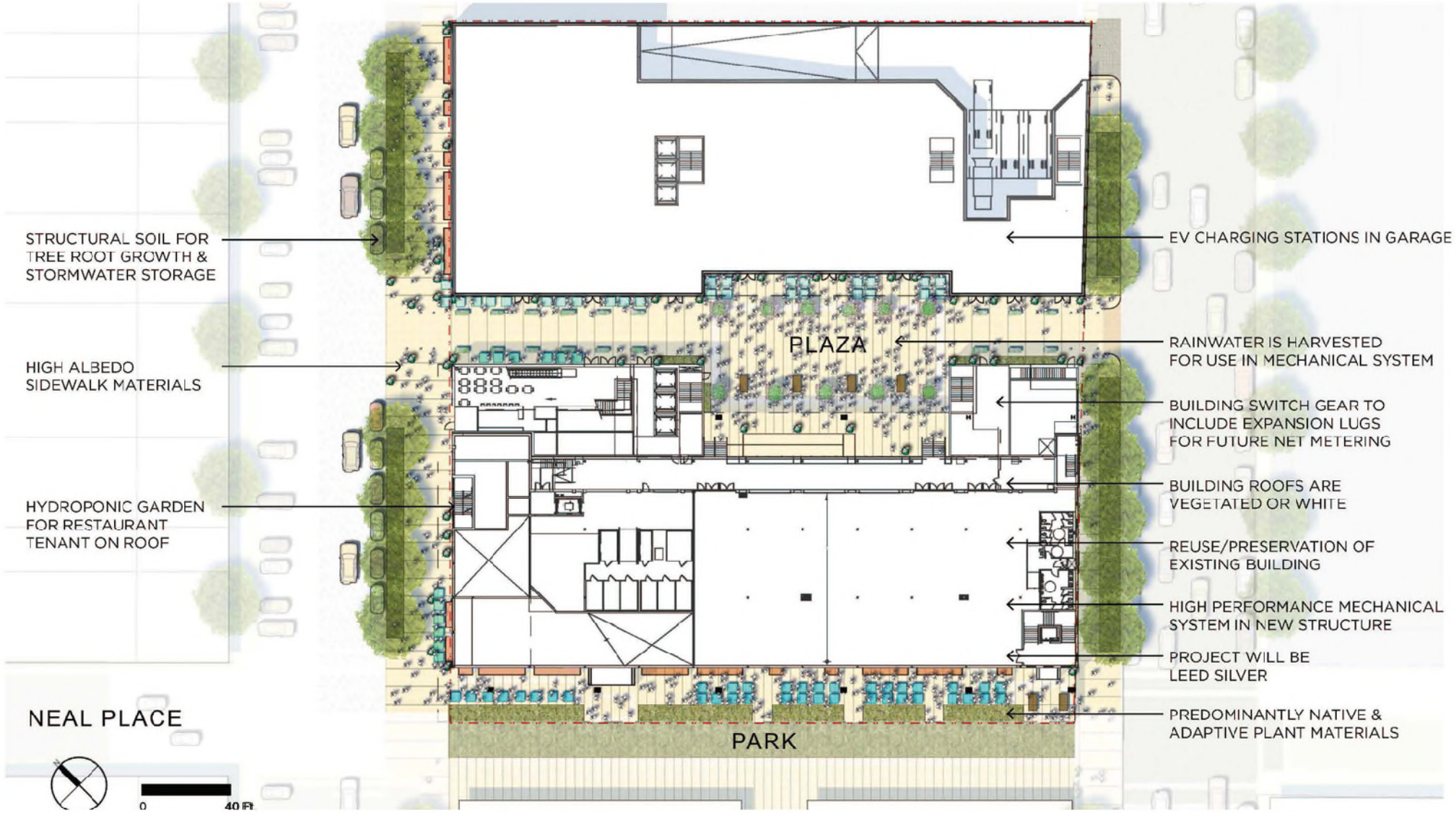
- (8'-6") FLEX ZONE
- (8") CIRCULATION ZONE
- (2') TENANT ZONE
- EXISTING SIDEWALK

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1329 5TH STREET, NE SECOND-STAGE PUD | 08.30.2019

LANDSCAPE PRECEDENTS L2



STRUCTURAL SOIL FOR TREE ROOT GROWTH & STORMWATER STORAGE

HIGH ALBEDO SIDEWALK MATERIALS

HYDROPONIC GARDEN FOR RESTAURANT TENANT ON ROOF

NEAL PLACE



0 40 Ft

EV CHARGING STATIONS IN GARAGE

RAINWATER IS HARVESTED FOR USE IN MECHANICAL SYSTEM

BUILDING SWITCH GEAR TO INCLUDE EXPANSION LUGS FOR FUTURE NET METERING

BUILDING ROOFS ARE VEGETATED OR WHITE

REUSE/PRESERVATION OF EXISTING BUILDING

HIGH PERFORMANCE MECHANICAL SYSTEM IN NEW STRUCTURE

PROJECT WILL BE LEED SILVER

PREDOMINANTLY NATIVE & ADAPTIVE PLANT MATERIALS

PLAZA

PARK

STRUCTURAL SOIL FOR
TREE ROOT GROWTH &
STORMWATER STORAGE, TYP.

HIGH ALBEDO SIDEWALK
MATERIALS

EXTENT OF SOUTH
BUILDING FROM APPROVED
DC ZONING COMMISSION
CASE NO. 14-12.

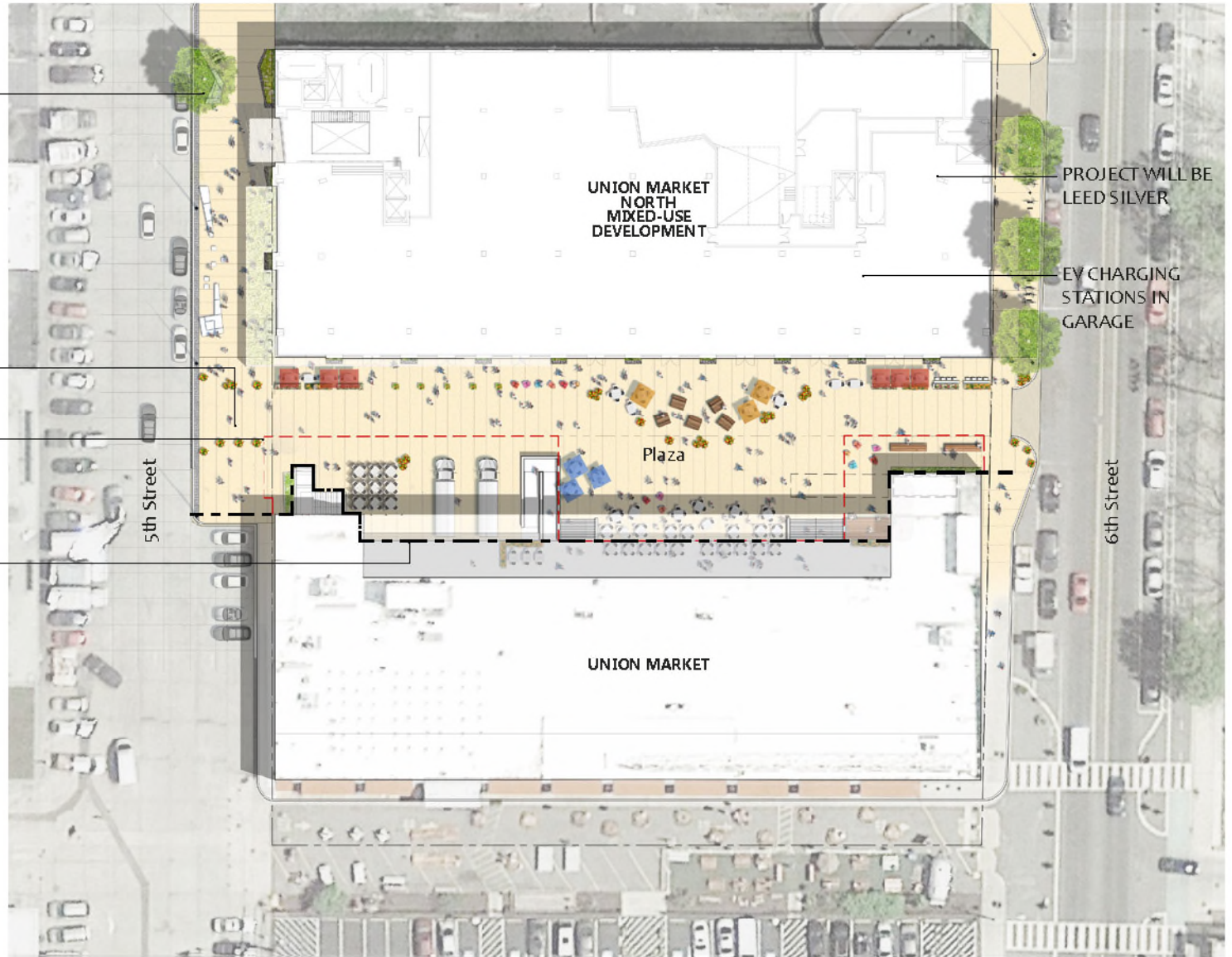
EXTENT OF PLAZA
IMPROVEMENTS

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0 40 Ft.



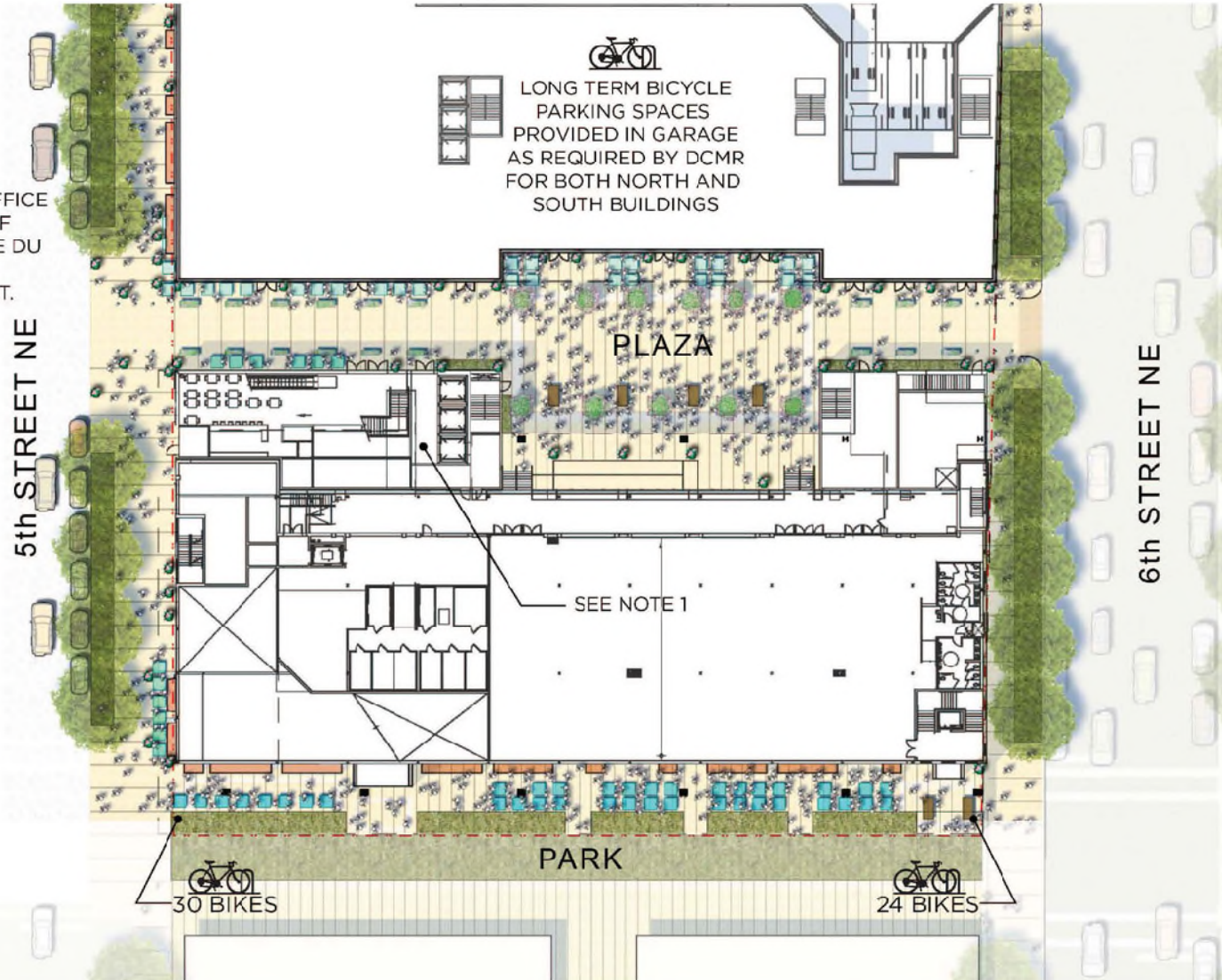
NOTE 1

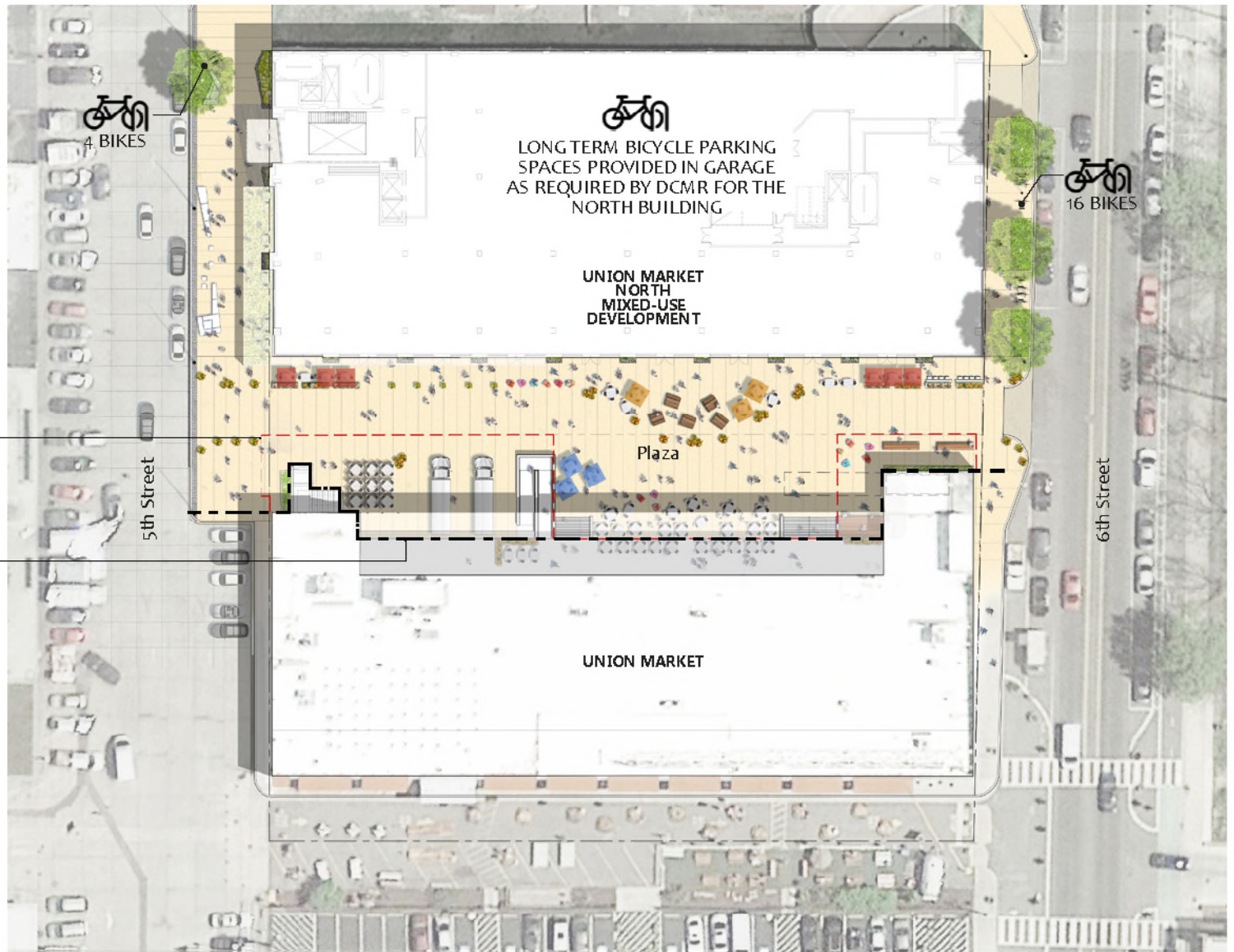
LONG TERM BICYCLE PARKING FOR SOUTH BUILDING OFFICE OR RESIDENTIAL USES WILL BE PROVIDED ON MEZZANINE LEVEL ABOVE FIRST FLOOR. (I.E. ABOVE OFFICE OR RESIDENTIAL LOBBY). NUMBER OF BICYCLE SPACES WILL BE ONE/THREE DU FOR RESIDENTIAL OR 5% OF OFFICE AUTOMOBILE PARKING REQUIREMENT.

NEAL PLACE



0 40 Ft.





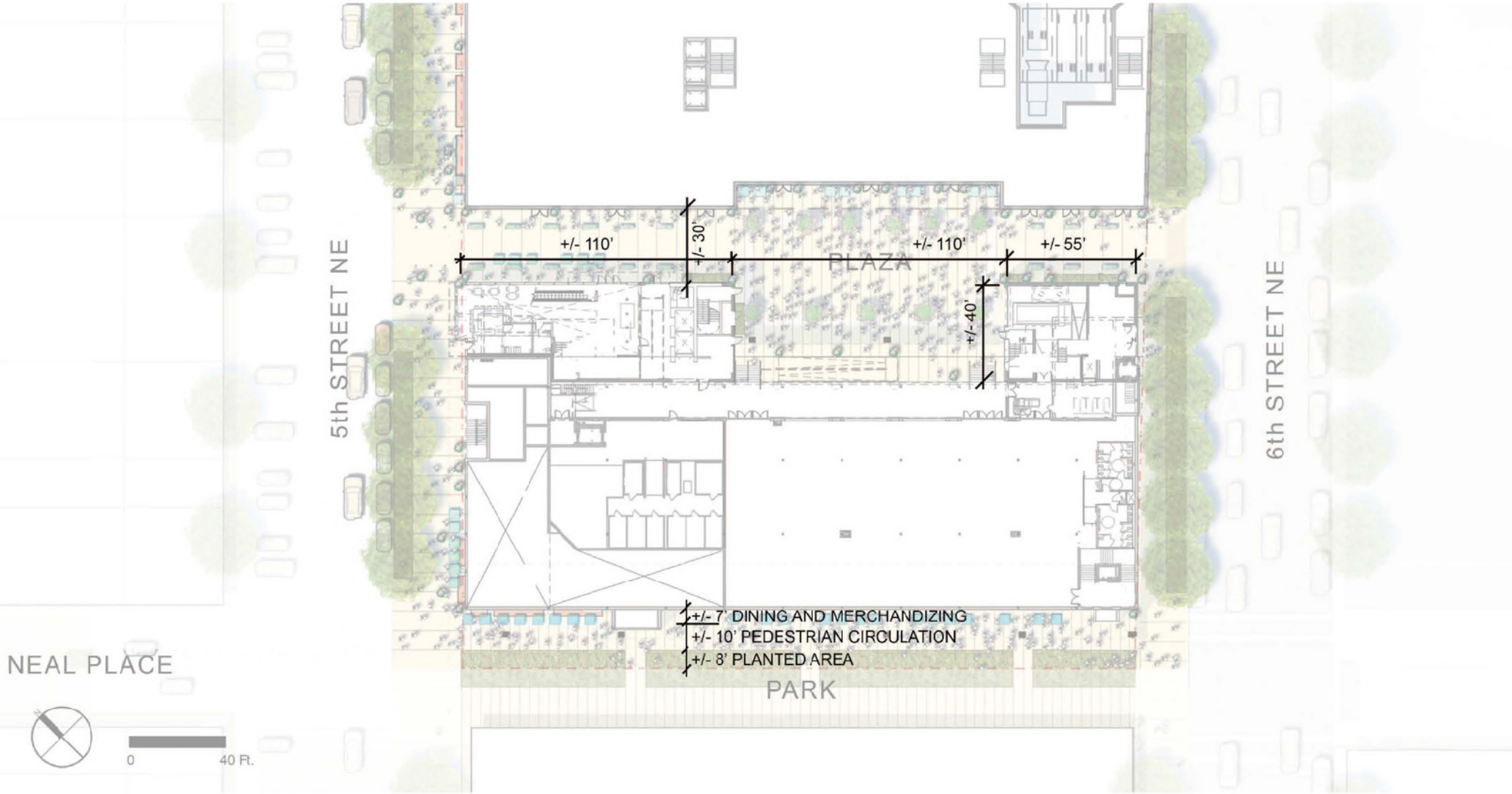
EXTENT OF SOUTH BUILDING FROM APPROVED DC ZONING COMMISSION CASE NO.14-12.

EXTENT OF PLAZA IMPROVEMENTS

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0 40 Ft.



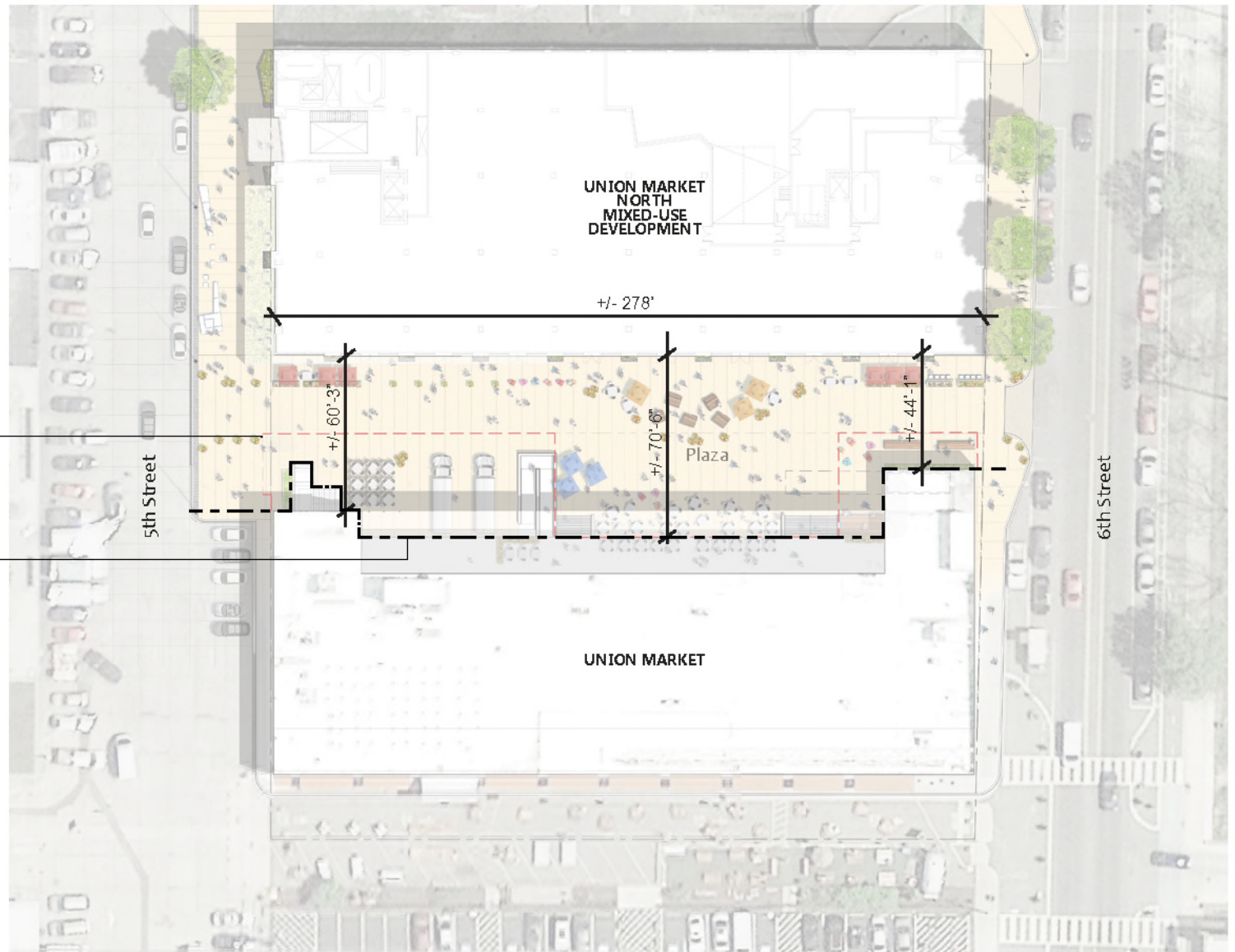
EXTENT OF SOUTH BUILDING FROM APPROVED DC ZONING COMMISSION CASE NO. 14-12.

EXTENT OF PLAZA IMPROVEMENTS

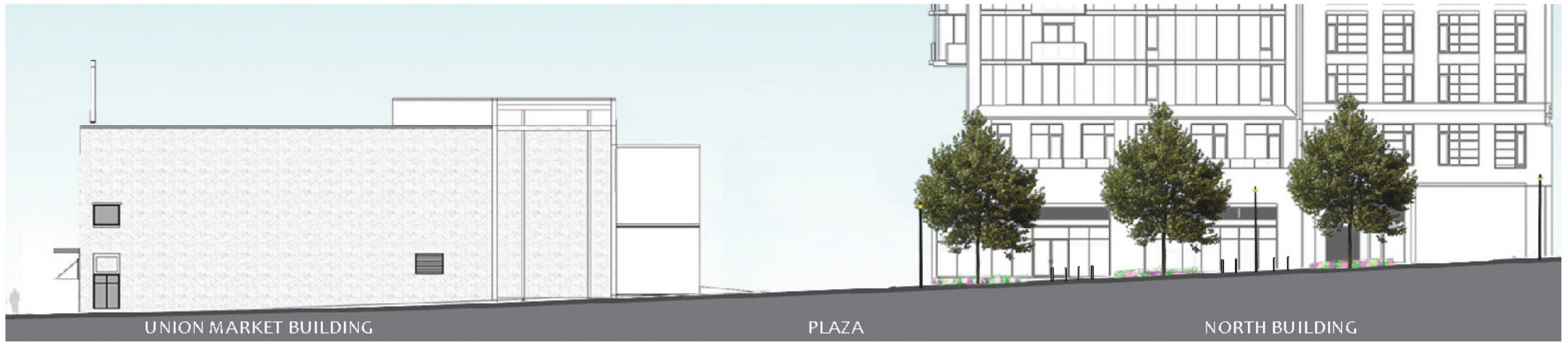
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0 40 Ft.







UNION MARKET BUILDING

PLAZA

NORTH BUILDING



