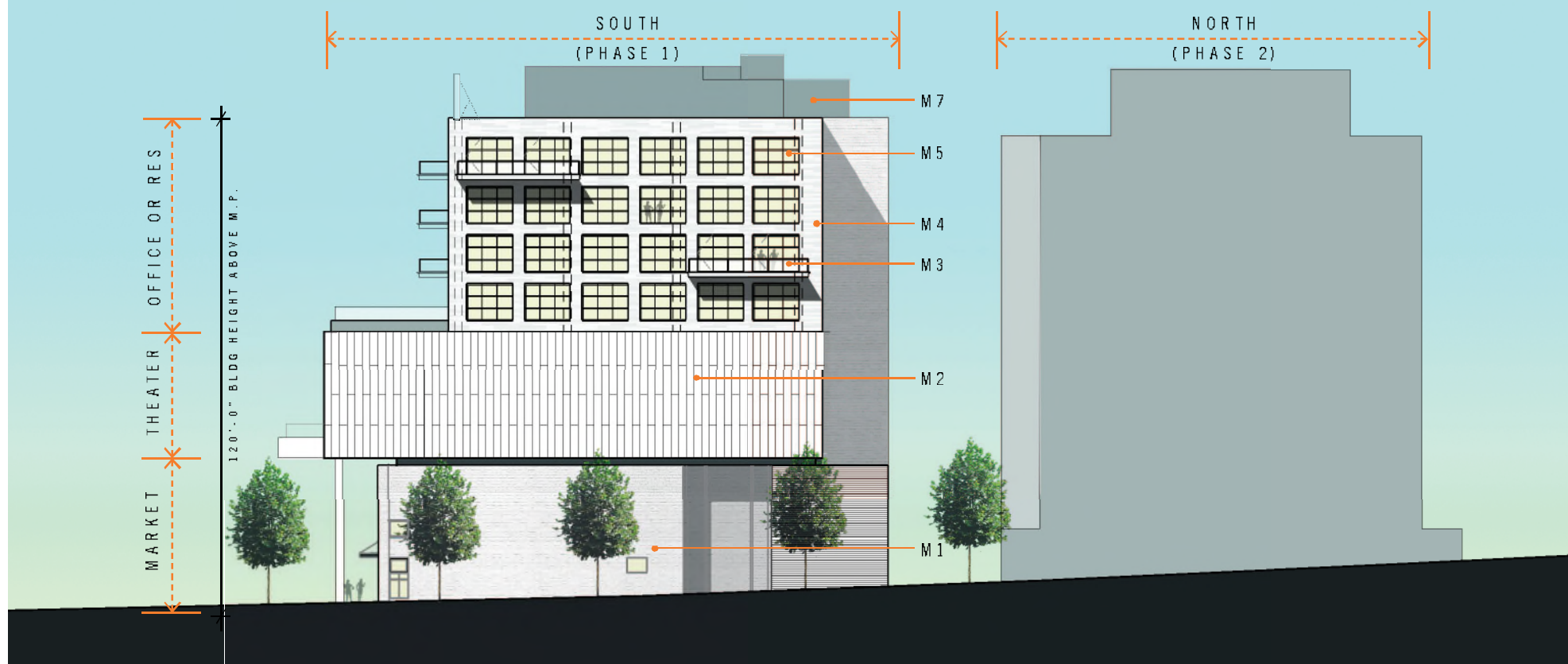


BUILDING ELEVATION C (WEST)



BUILDING ELEVATION D (EAST)

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

NOTES:

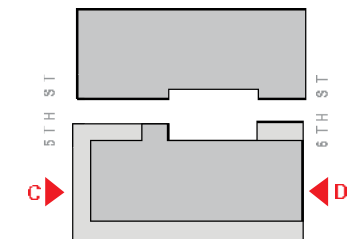
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3. ADDITIONAL DESIGN CHANGES WOULD BE MADE IF ROOF STRUCTURES MADE OCCUPIABLE BY ZC.
4. SIGNAGE MAY BE INSTALLED AND MODIFIED PURSUANT TO MARKET OR TENANT DEMANDS SUBJECT TO D.C. SIGNAGE REGULATIONS.
5. ALL BALCONY LOCATIONS SHOWN ARE ILLUSTRATIVE; 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 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

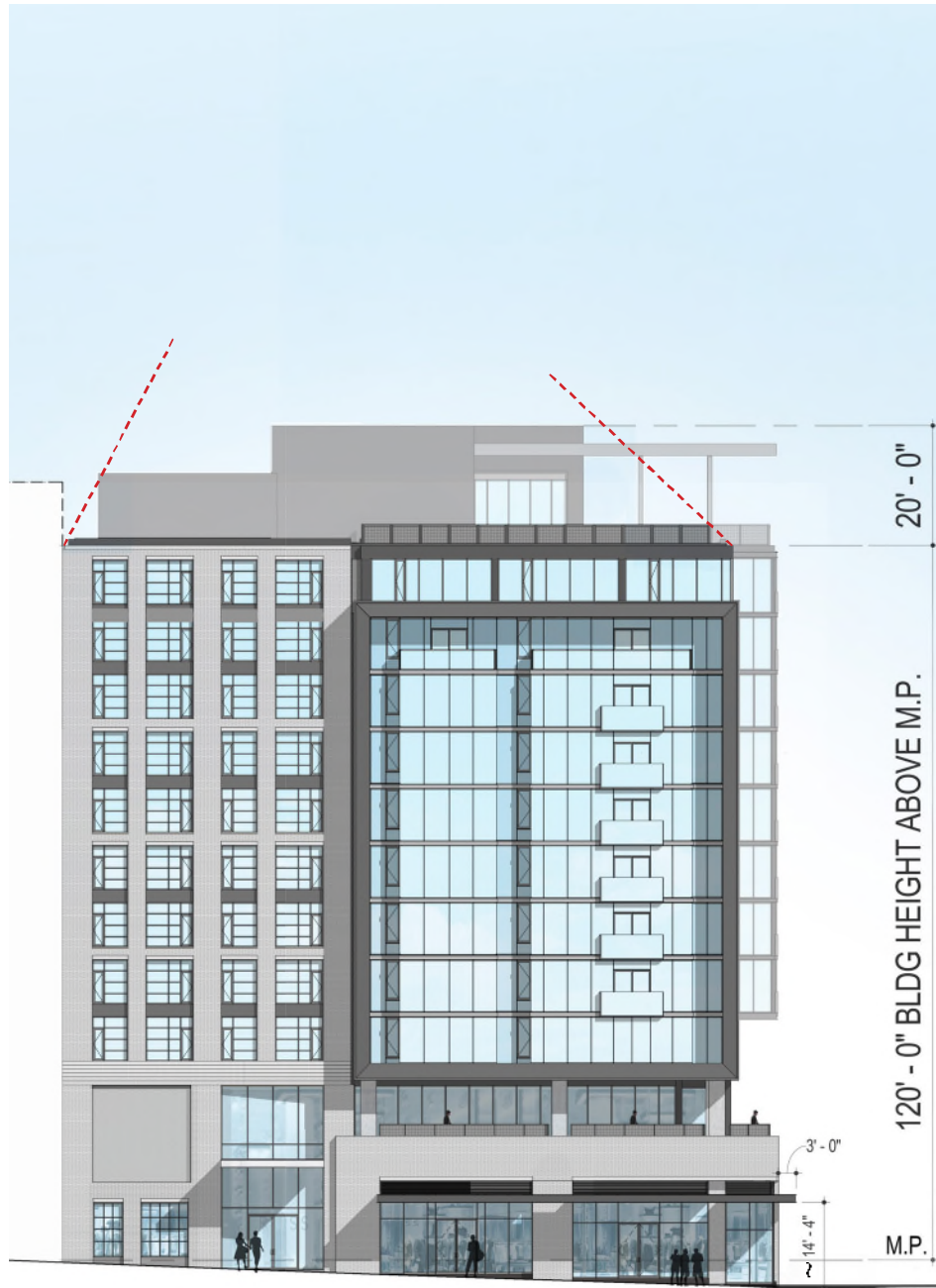
KEY PLAN



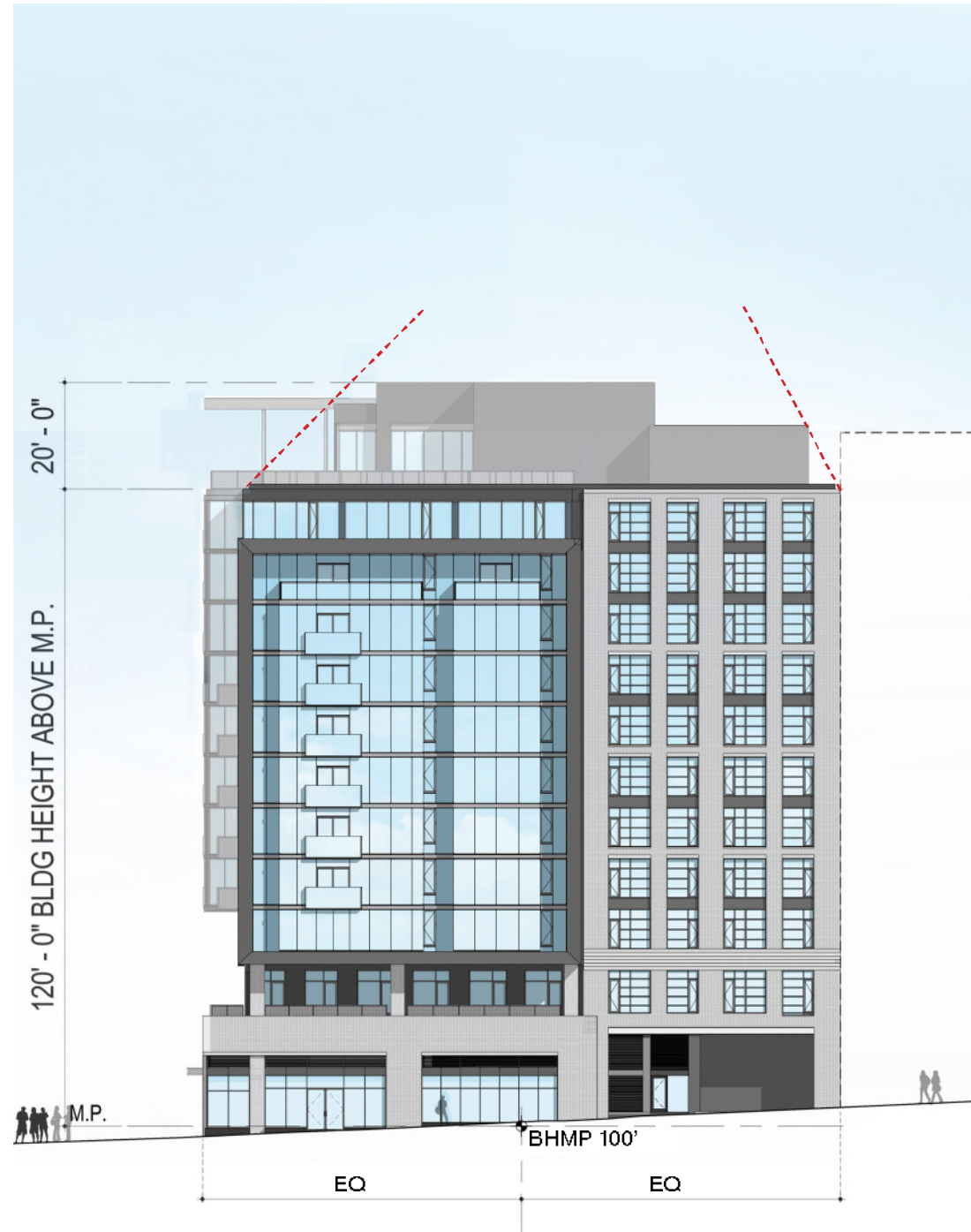
OPTION 4 (NORTH BUILDING OFFICE OPTION)

NOTES:

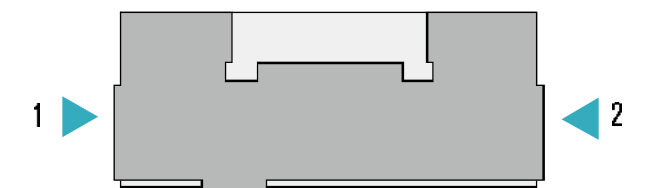
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1. WEST



2. EAST



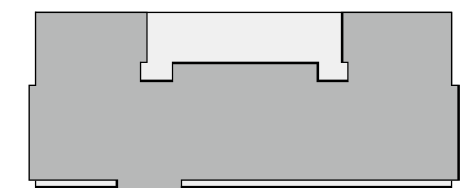
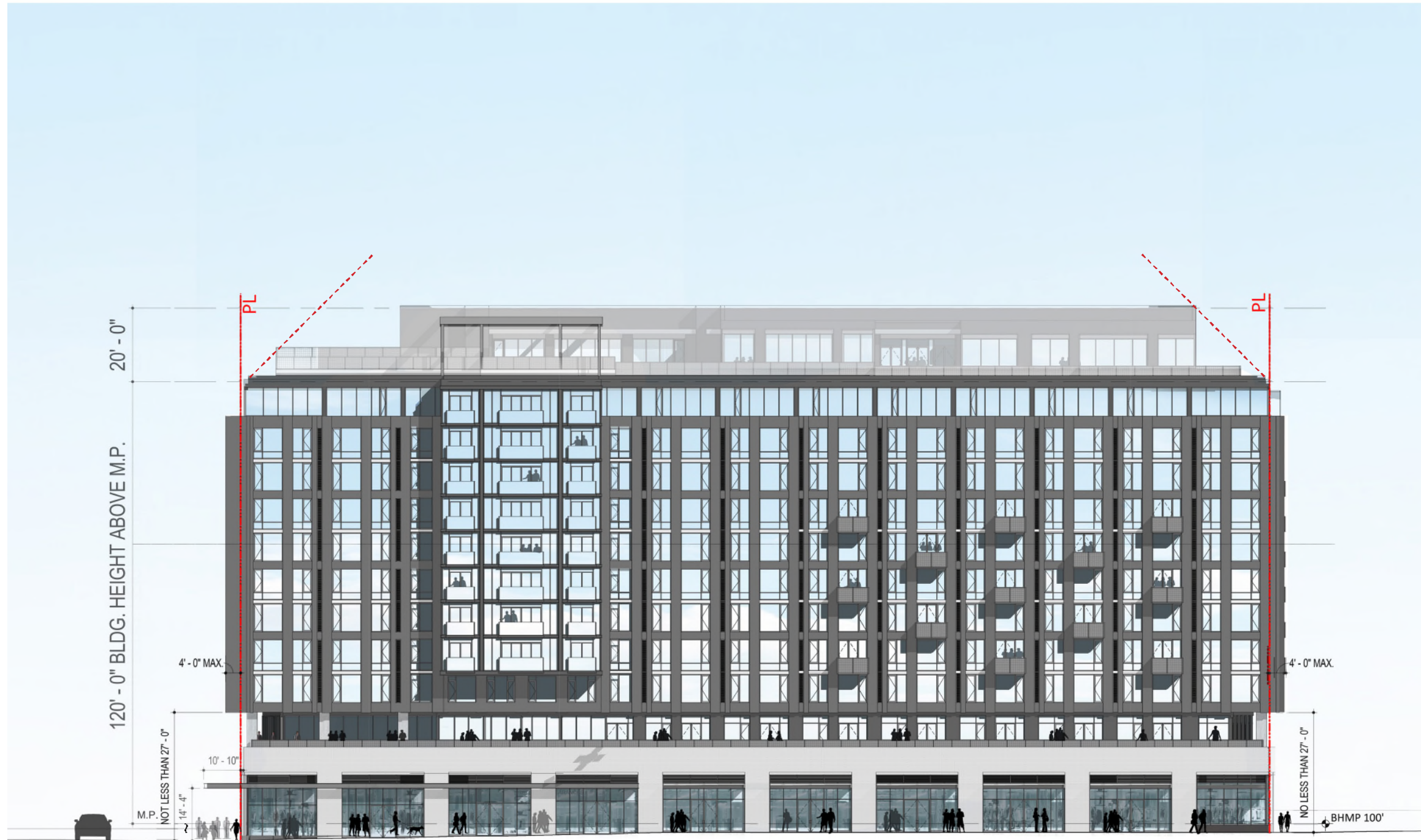
1329 5TH STREET, NE SECOND-STAGE PUD | 08.30.2019

EAST & WEST ELEVATIONS A19

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

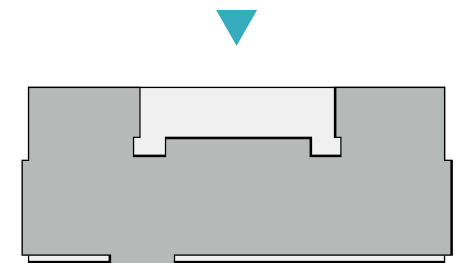
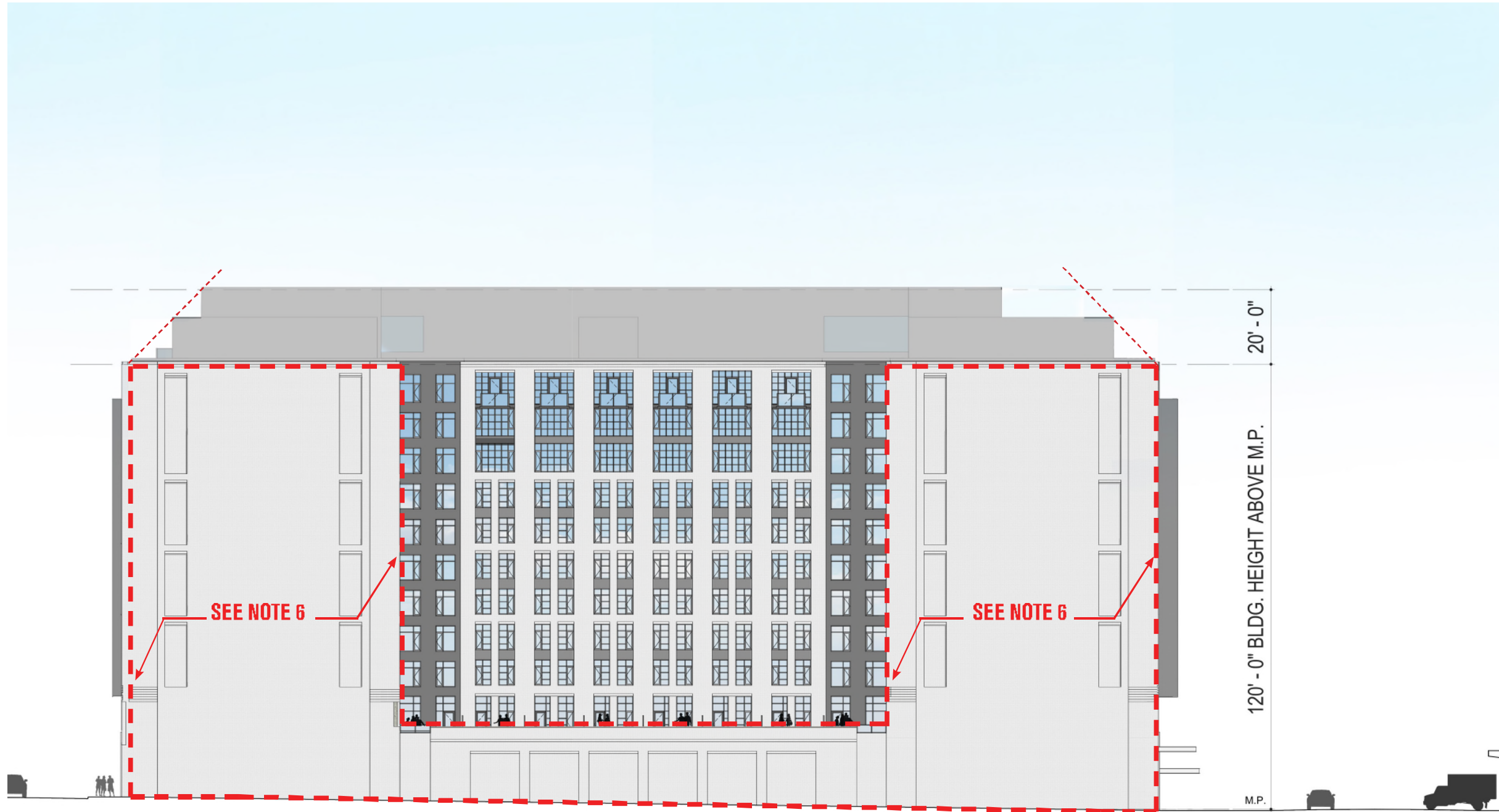


SOUTH ELEVATION A20

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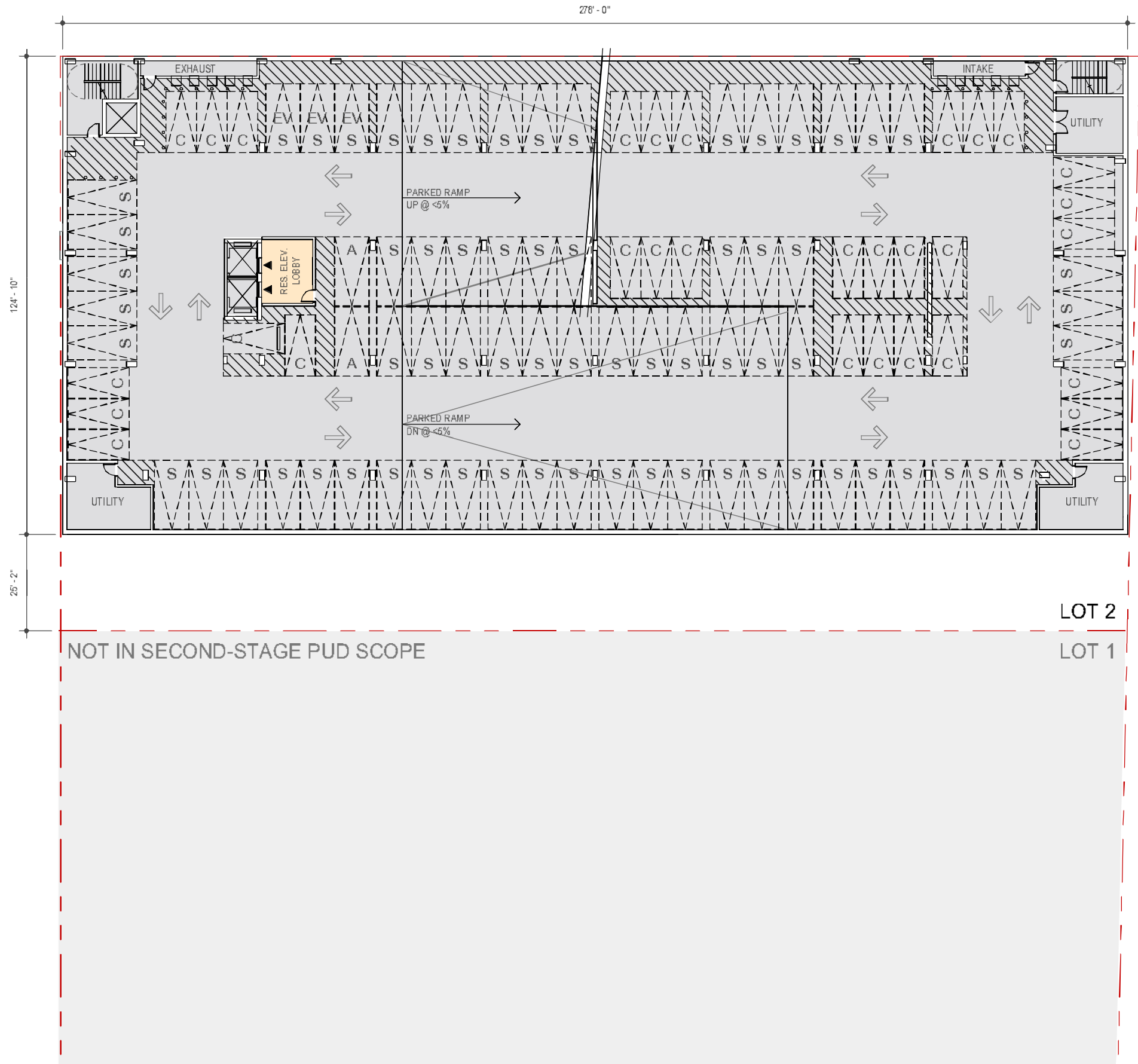


1329 5TH STREET, NE SECOND-STAGE PUD | 08.30.2019



NORTH ELEVATION **A21**

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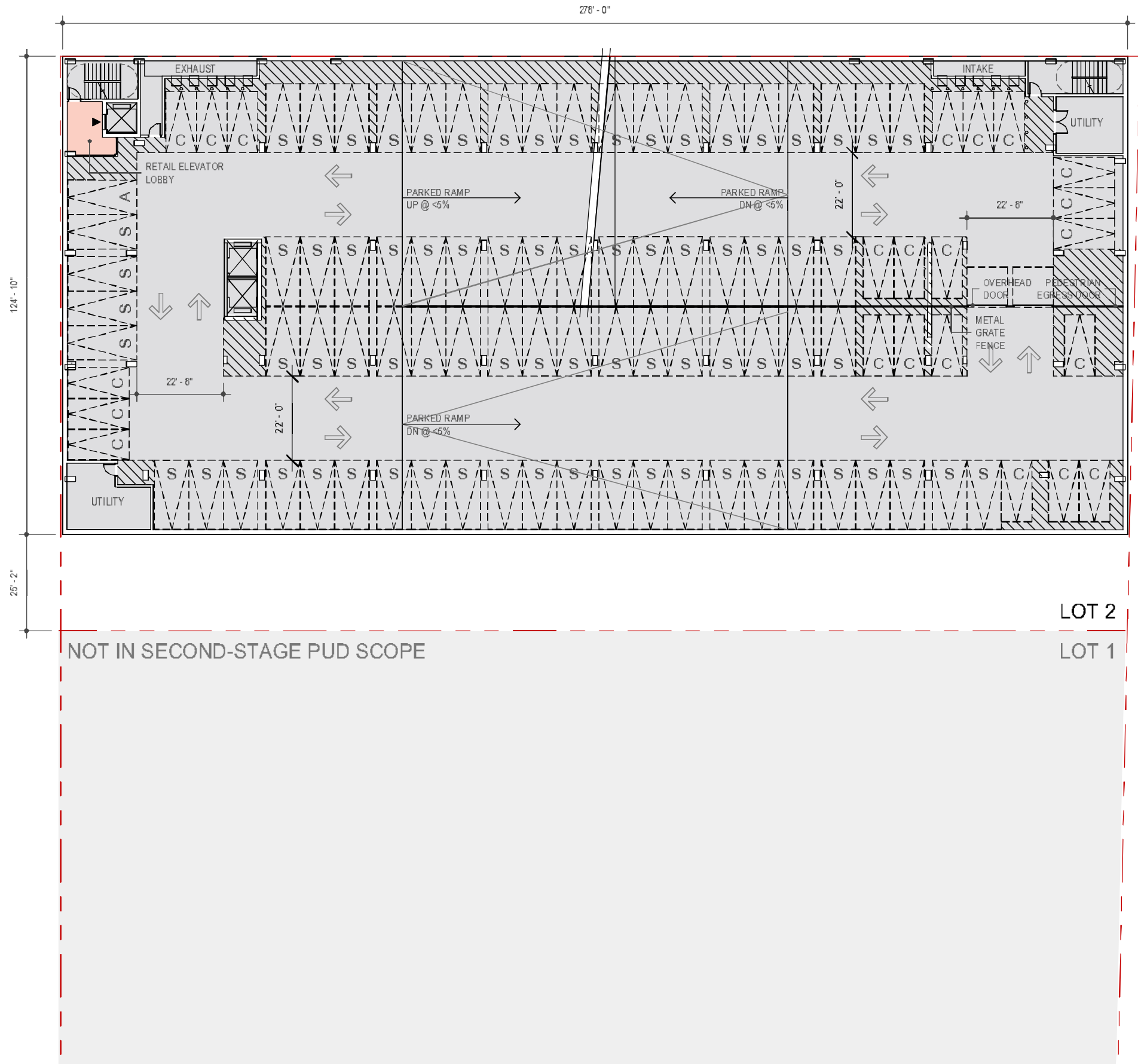
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LEGEND:

- 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:

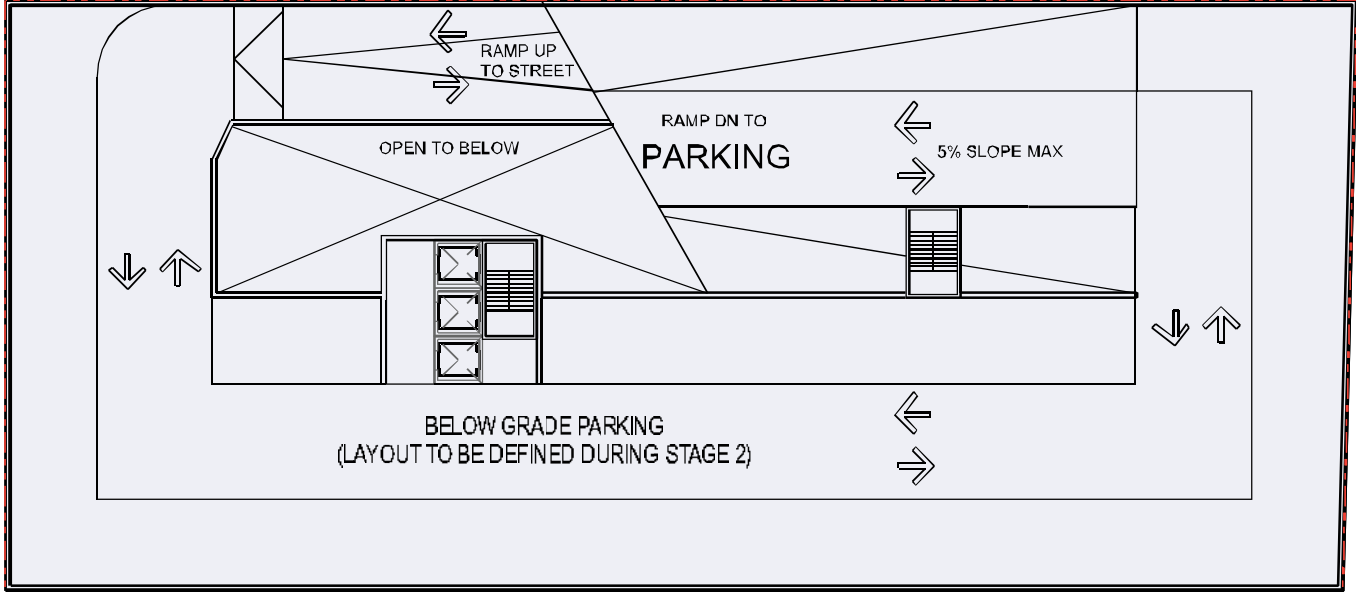
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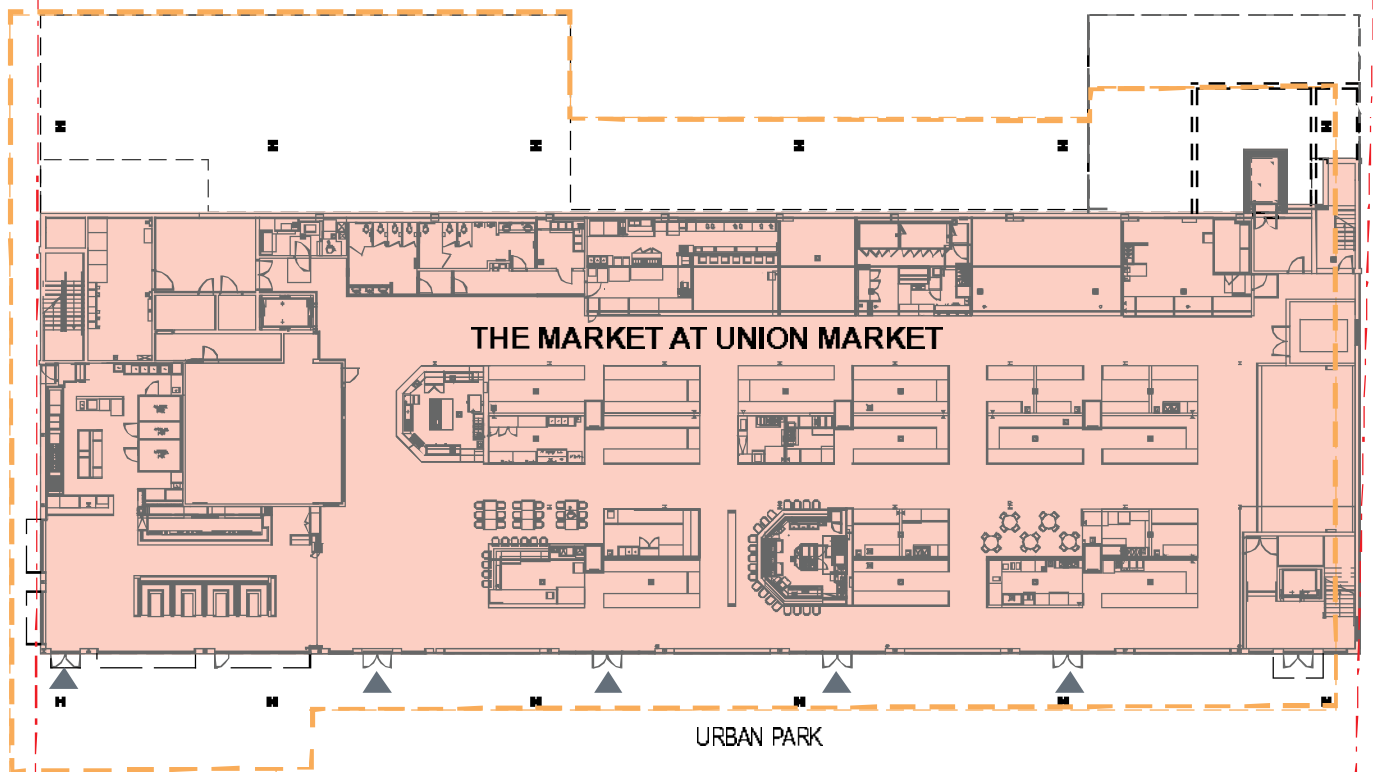
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- Residential Use - Amenity
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- Potential PV Panel Location
- Screened Rooftop Mechanical
- Pool
- Roof Structure
- Court - Open
- Court - Closed

5TH STNE
TWO-WAY
100' R.O.W.

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



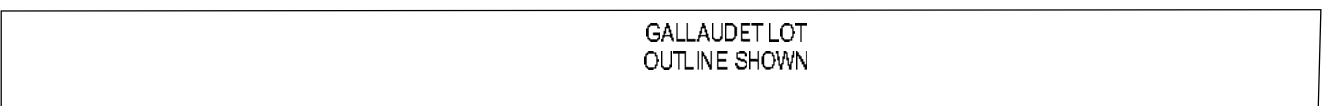
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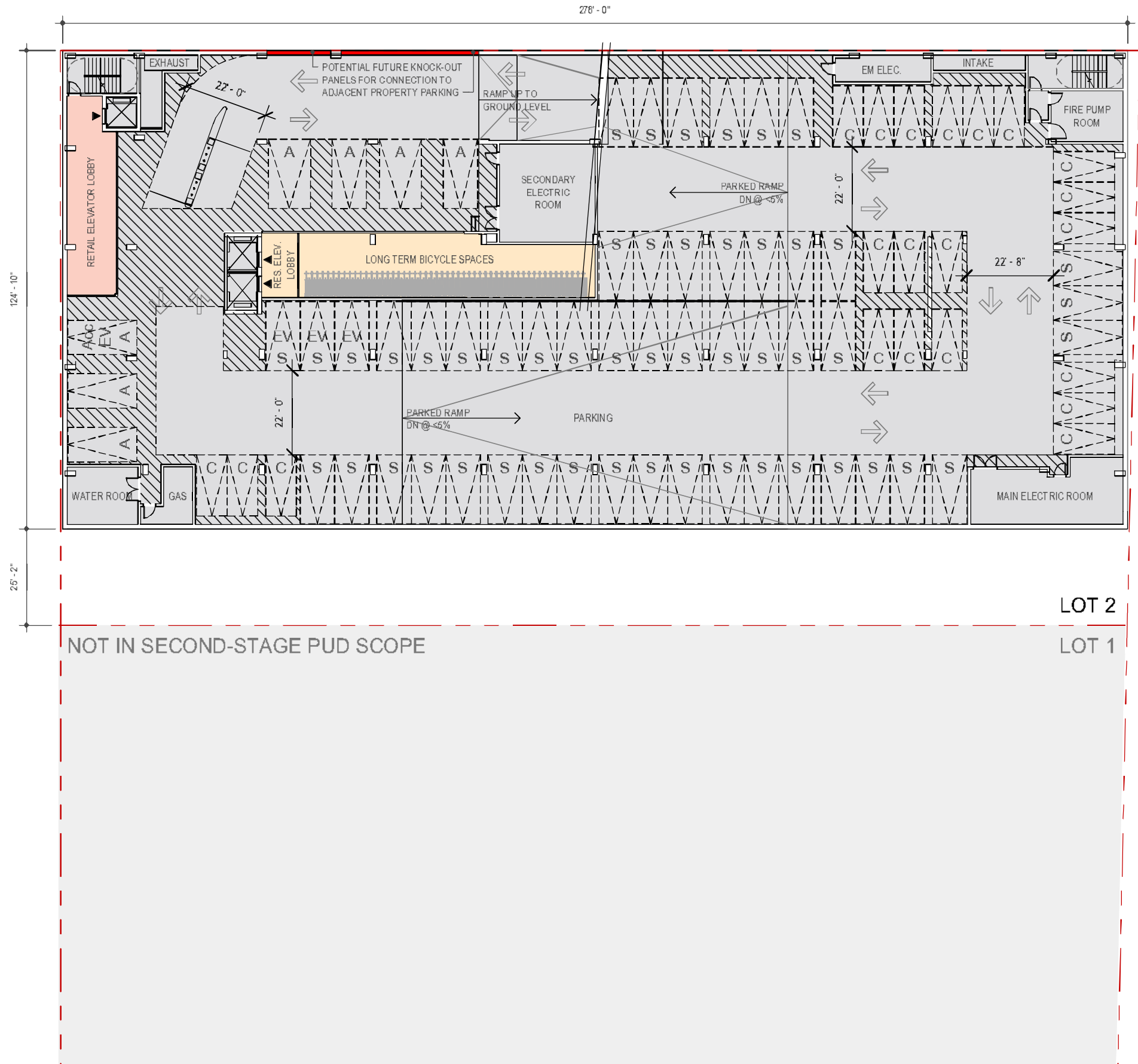


6TH STNE
TWO-WAY
90' R.O.W.

- LEGEND**
- PROPERTY LINE
 - CORE/ SERVICE
 - RETAIL
 - EVENT
 - THEATER
 - OFFICE OR RESIDENTIAL
 - PARKING
 - TERRACE
 - ROOF
 - OFFICE
 - LINE OF THEATER ABOVE
 - ↔ DIRECTION OF TRAFFIC FLOW
 - ▶ PEDESTRIAN RETAIL ENTRANCE/ EXIT

NOTE: SEE SHEET L1 FOR LANDSCAPE PLAN





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- 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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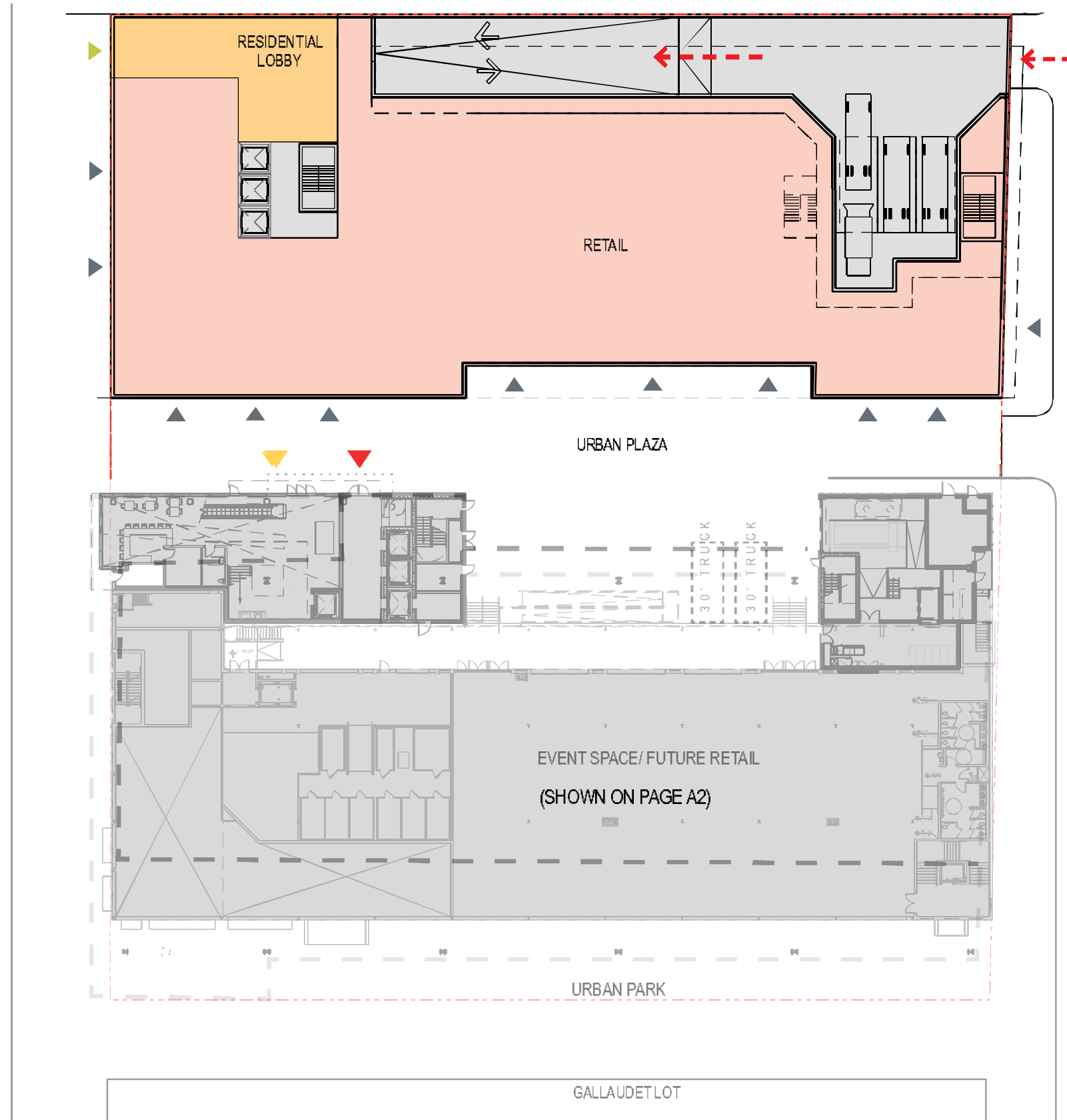
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LEGEND

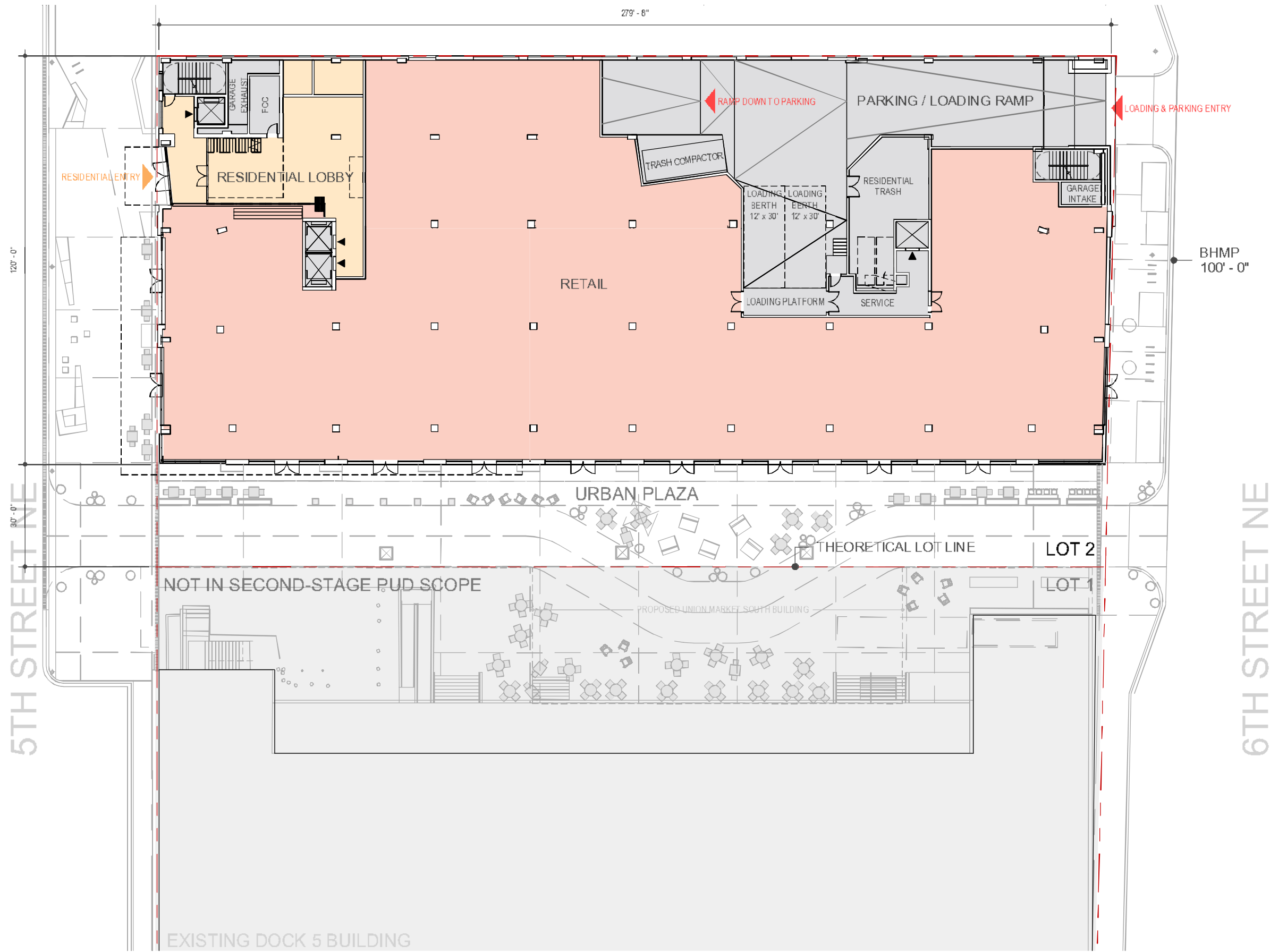
- PROPERTY LINE
- CORE/ SERVICE
- RETAIL
- EVENT
- THEATER
- OFFICE OR RESIDENTIAL
- PARKING
- TERRACE
- ROOF
- OFFICE
- RESIDENTIAL

- LINE OF THEATER ABOVE
- LINE OF OFFICE ABOVE

- ← DIRECTION OF TRAFFIC FLOW
- DIRECTION OF TRAFFIC FLOW
- VEHICULAR ENTRANCE/ EXIT
- ▶ PEDESTRIAN OFFICE OR RESIDENTIAL ENTRANCE/ EXIT
- ▶ PEDESTRIAN RETAIL ENTRANCE/ EXIT
- ▶ PEDESTRIAN THEATER ENTRANCE/ EXIT
- ▶ PEDESTRIAN RES ENTRANCE/ EXIT



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.



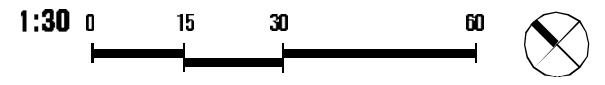
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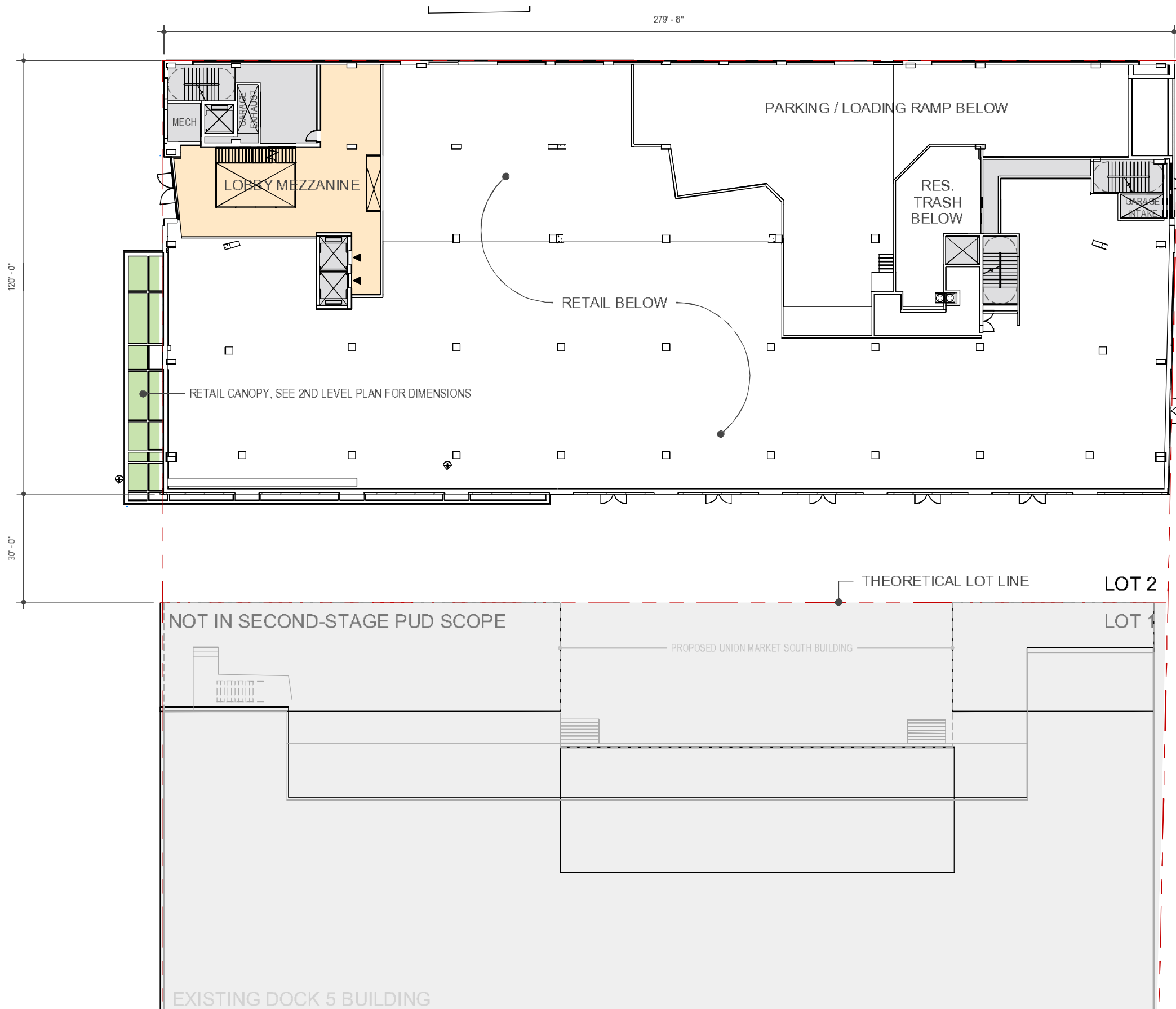
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- Screened Rooftop Mechanical
- Pool
- Roof Structure
- Court - Open
- Court - Closed

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



GROUND LEVEL PLAN A25

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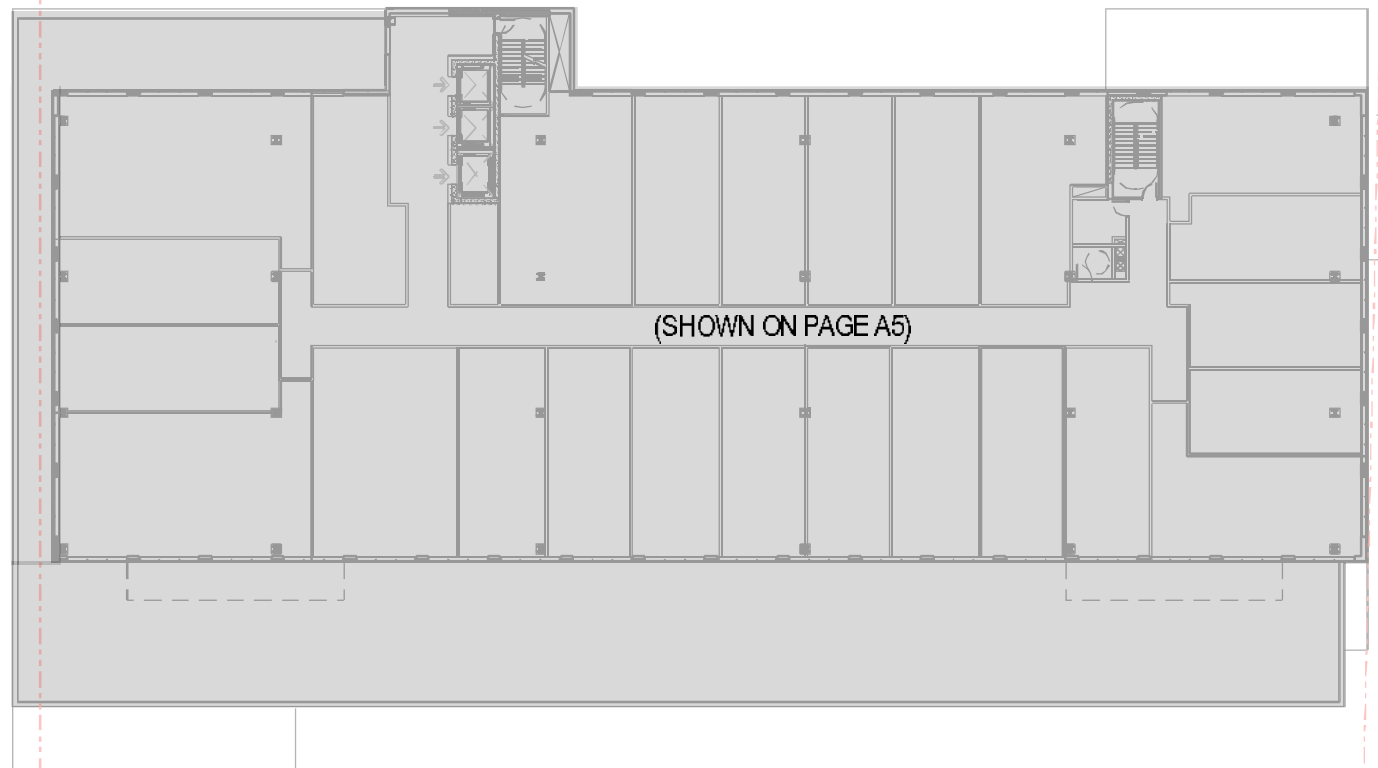
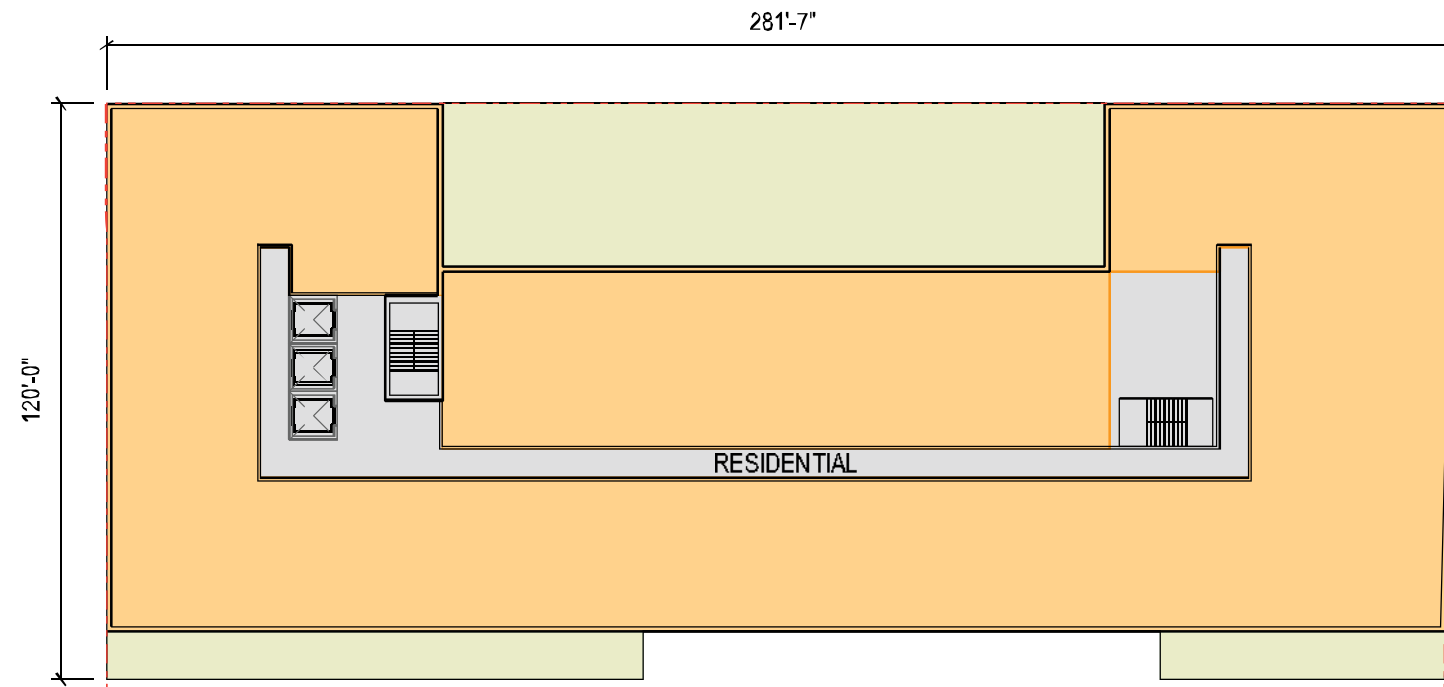
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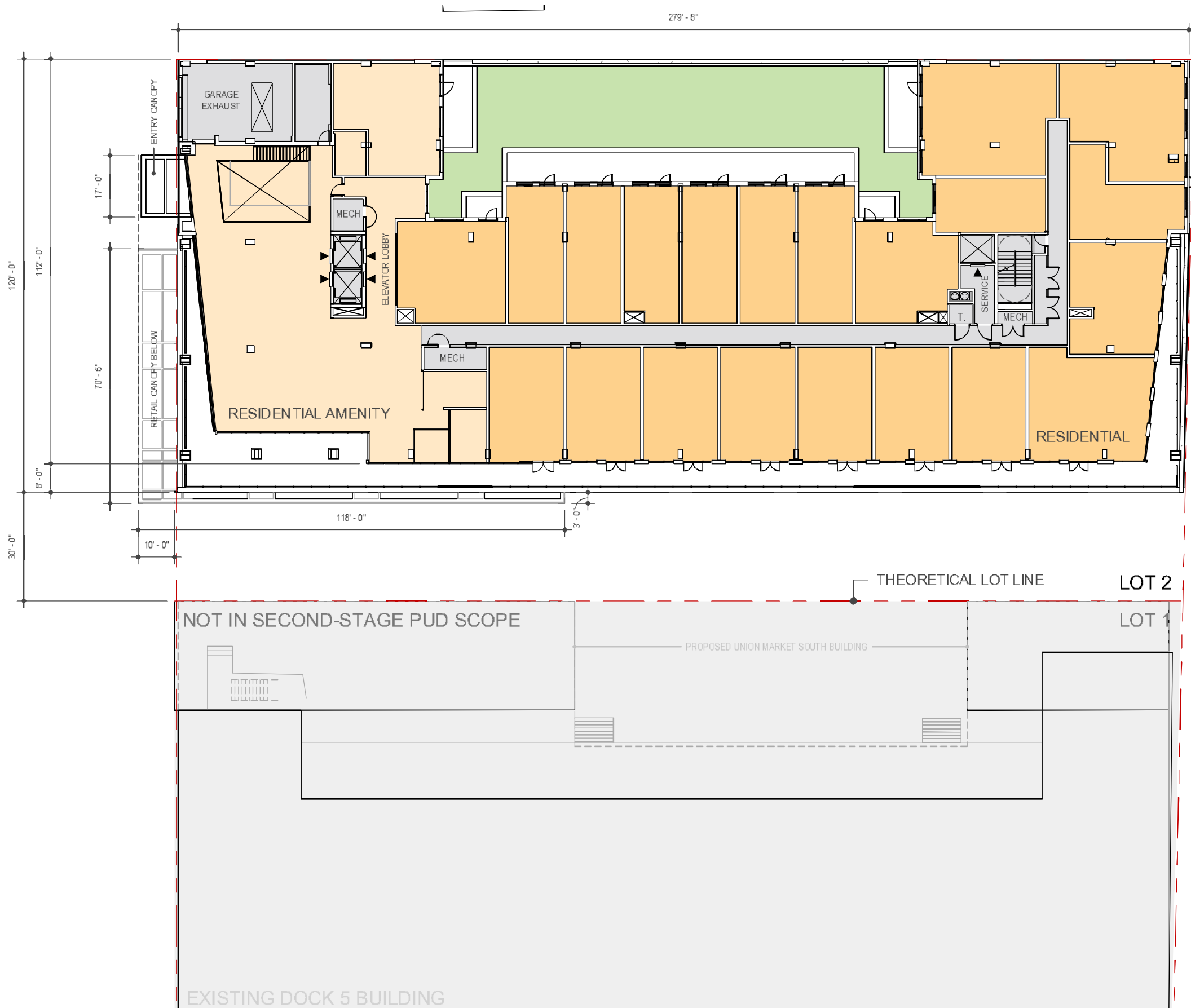
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- EVENT
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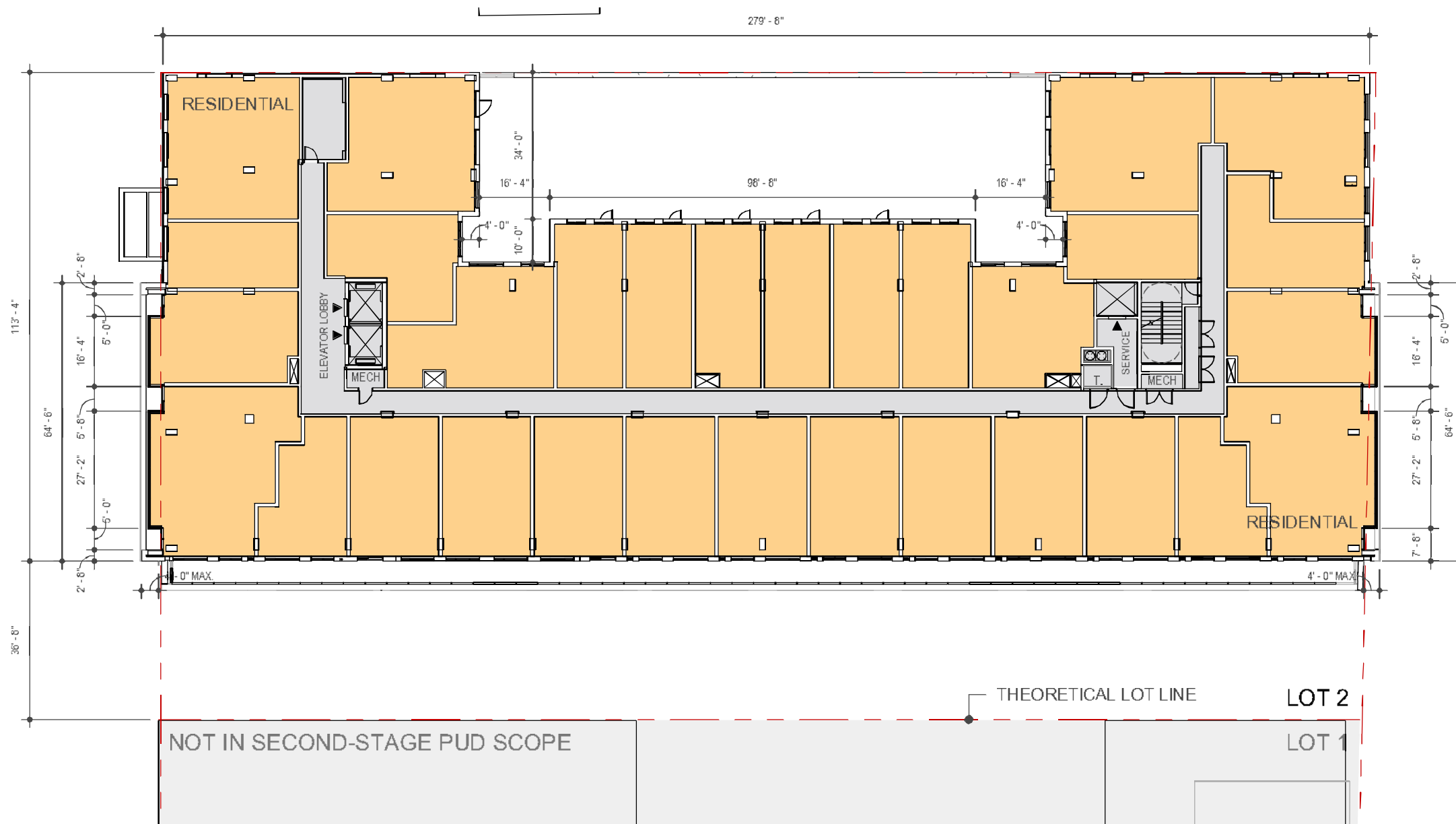
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- Pool
- Roof Structure
- Court - Open
- Court - Closed

Gables Union Market - Bay Window Calculations (permitted by DC Code 3202.10.3)

Multiple Bay Width:

For the first 24 ft/ of the building width, the projection width may be up to 13 ft.
For every additional foot of width, the bay width may increase by 6 in.

5th Street building width:

- A. First 24' of Width: 13'-0"
- B. Remaining Width: $113.33' - 24.00' = 89.33'$, $89.33' \times 0.5' = 44.67'$
- C. Total Permitted Width: $13.00' + 44.67' = 57.67'$ (Total Proposed Width: 48.83')

6th Street building width:

- A. First 24' of Width: 13'-0"
- B. Remaining Width: $113.33' - 24.00' = 89.33'$, $89.33' \times 0.5' = 44.67'$
- C. Total Permitted Width: $13.00' + 44.67' = 57.67'$ (Total Proposed Width: 48.83')

Depth:

Both the 5th Street and 6th Street R.O.W.s are greater than 70 feet, therefore a window bay depth of 4 feet is permitted.

Single Bay Width:

For the first 24 ft. of the building width, the projection width may be up to 13 ft.
For every additional foot of width, the bay width may increase by 2 in.

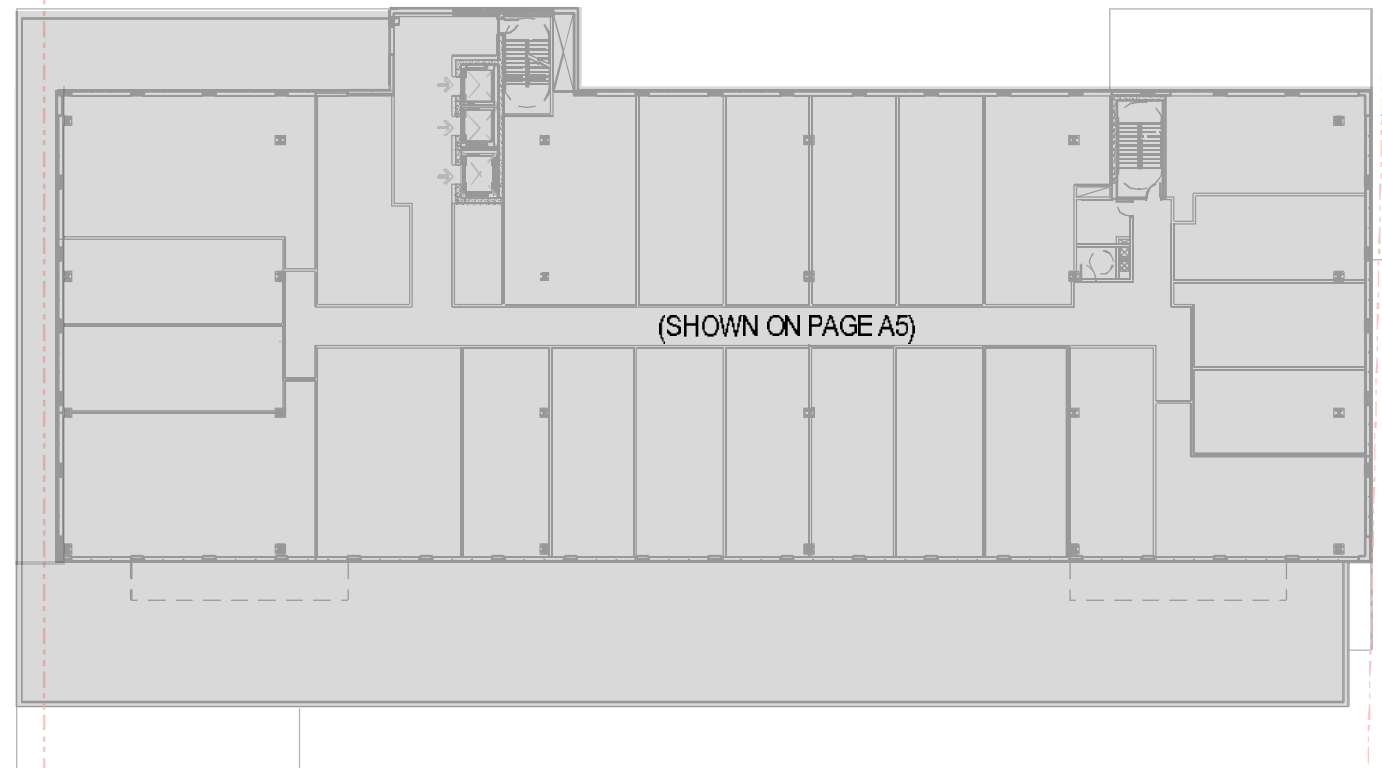
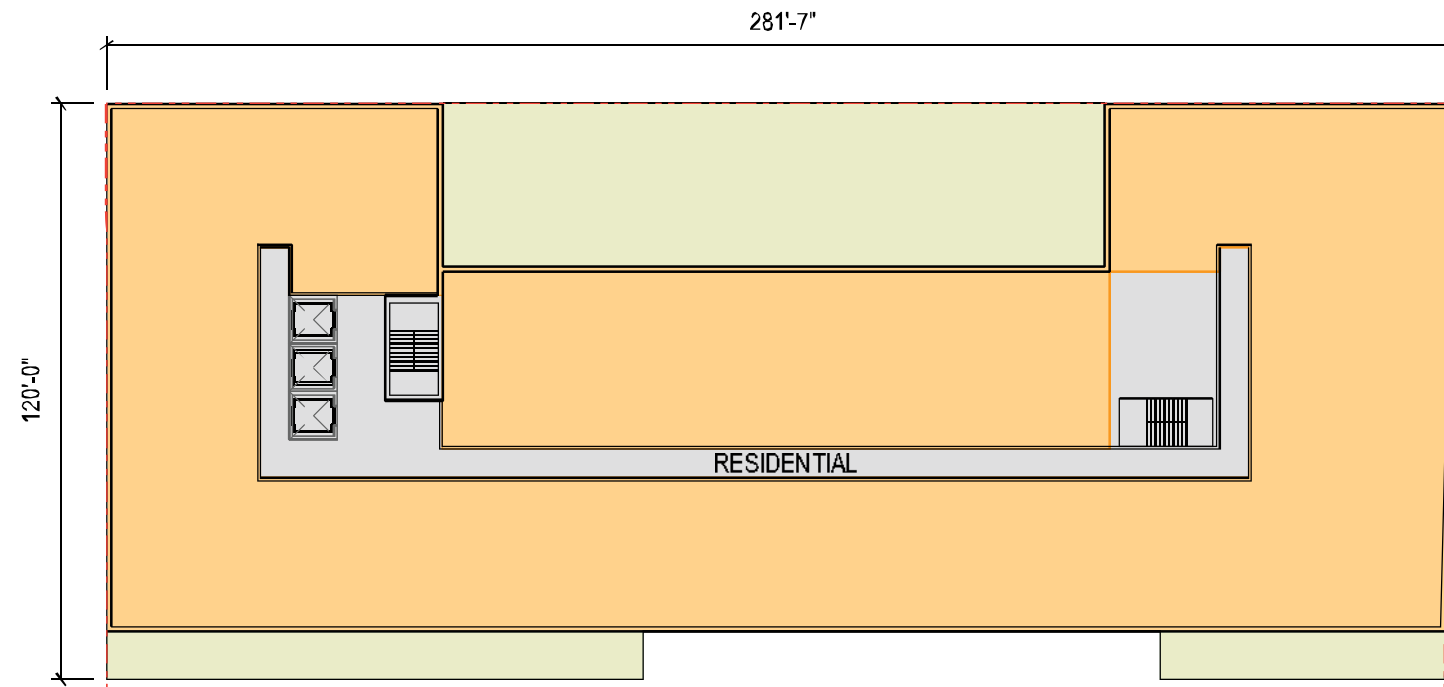
5th Street building width:

- A. First 24' of Width: 13'-0"
- B. Remaining Width: $113.33' - 24.00' = 89.33'$, $89.33' \times 0.166' = 14.83'$
- C. Maximum Permitted Width: $13.00' + 14.83' = 27.83'$ (Proposed Bay Widths: 2.67', 16.33', 27.17')

6th Street building width:

- A. First 24' of Width: 13'-0"
- B. Remaining Width: $113.33' - 24.00' = 89.33'$, $89.33' \times 0.166' = 14.83'$
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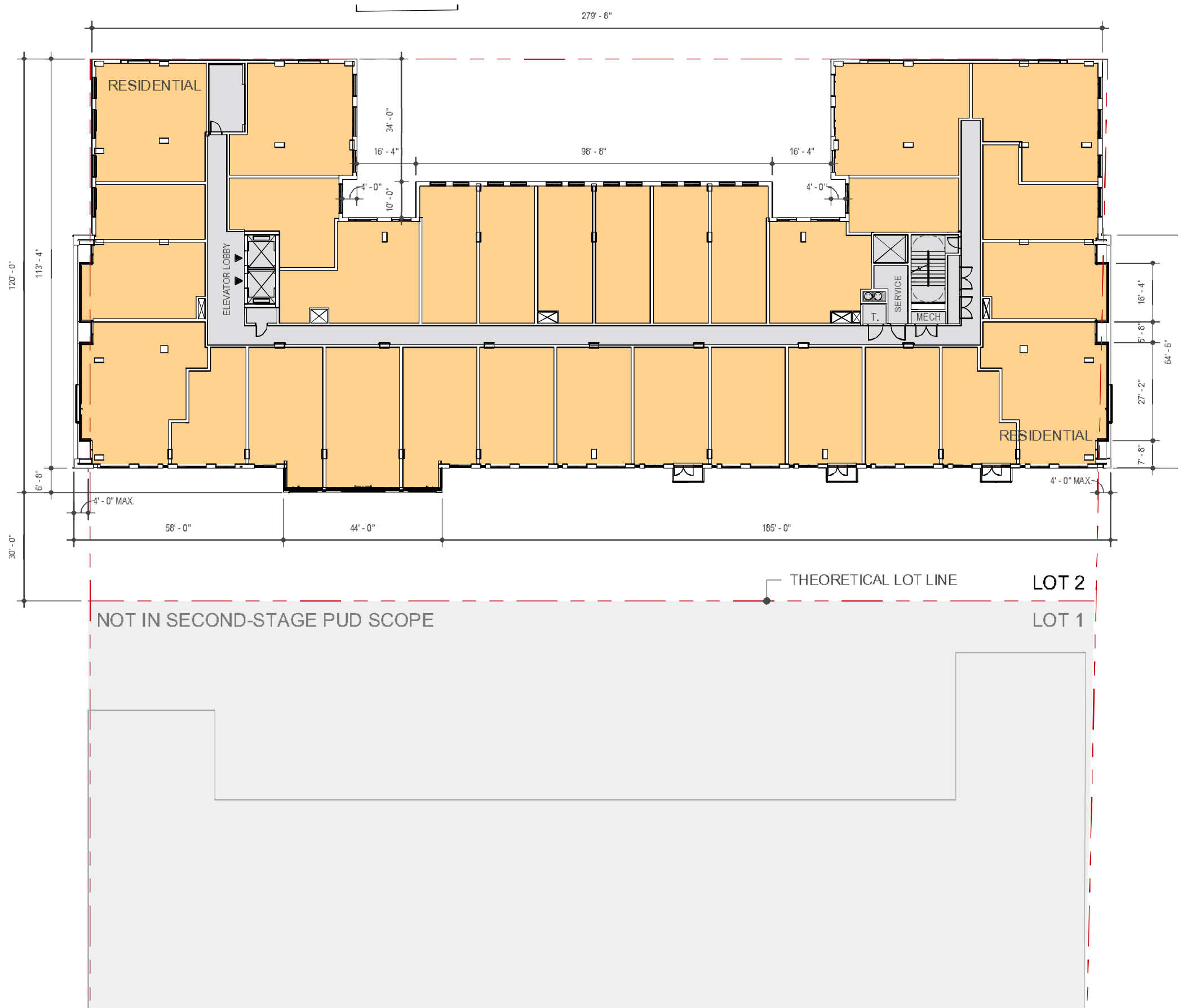
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- TERRACE
- ROOF
- OFFICE
- RESIDENTIAL

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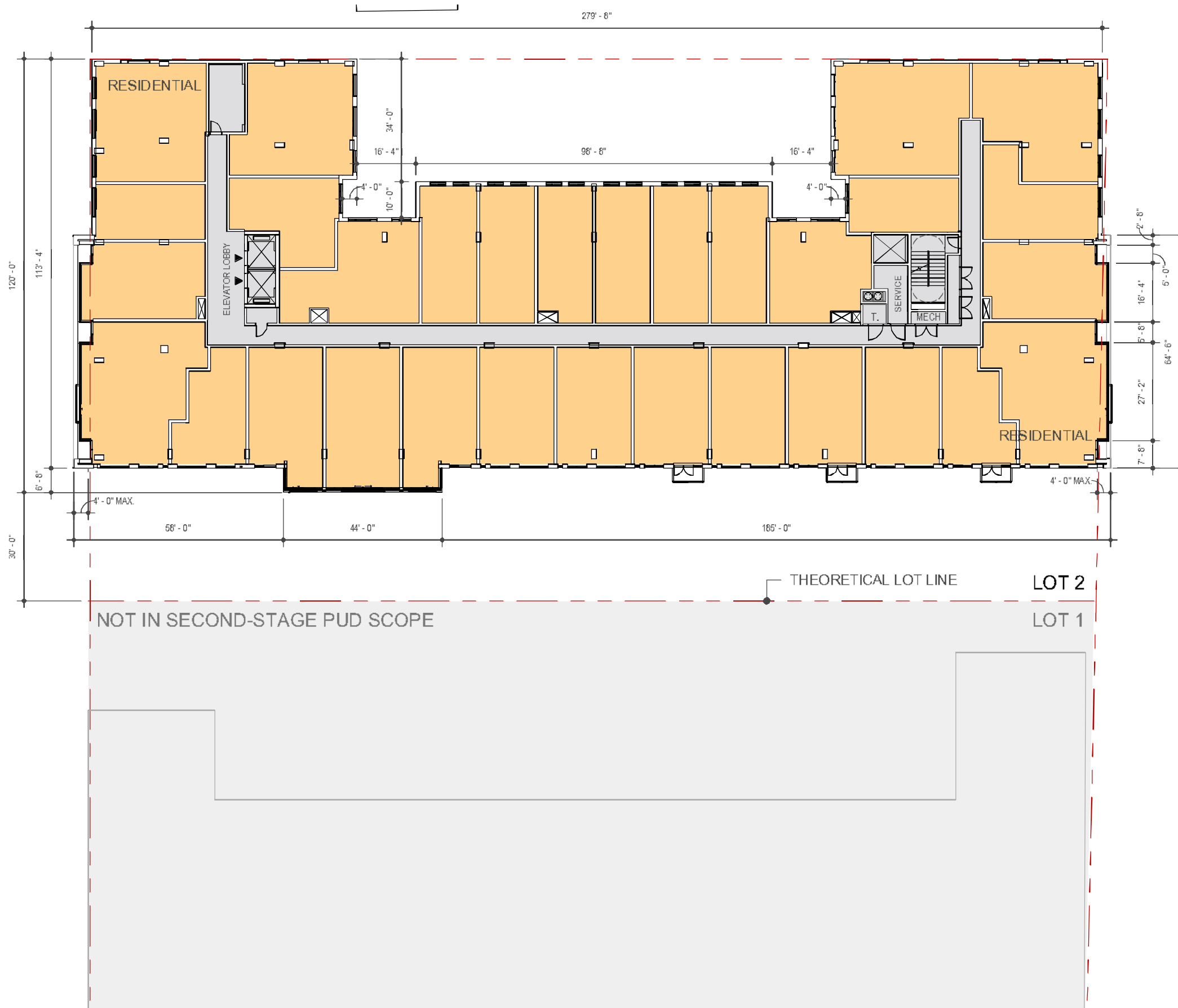
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6. In the event that a structure is built to the subject property within any portion of the dashed areas shown in elevation, the facade within such areas, including windows and masonry, may be deleted and replaced for the portions of such facade comprising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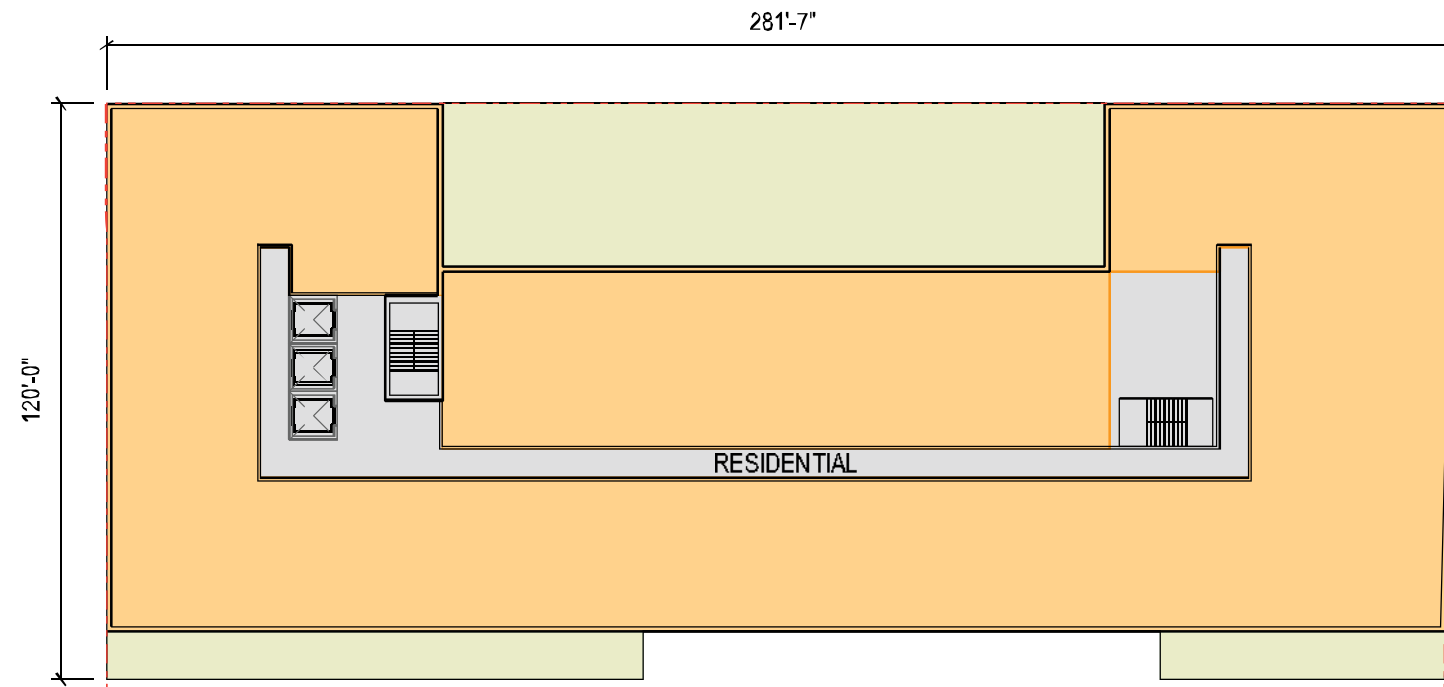
NOTES:

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.
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- Screened Rooftop Mechanical
- Pool
- Roof Structure
- Court - Open
- Court - Closed





NOTES:

1. REFER TO ROOF PLAN FOR OVERALL BUILDING DIMENSIONS.

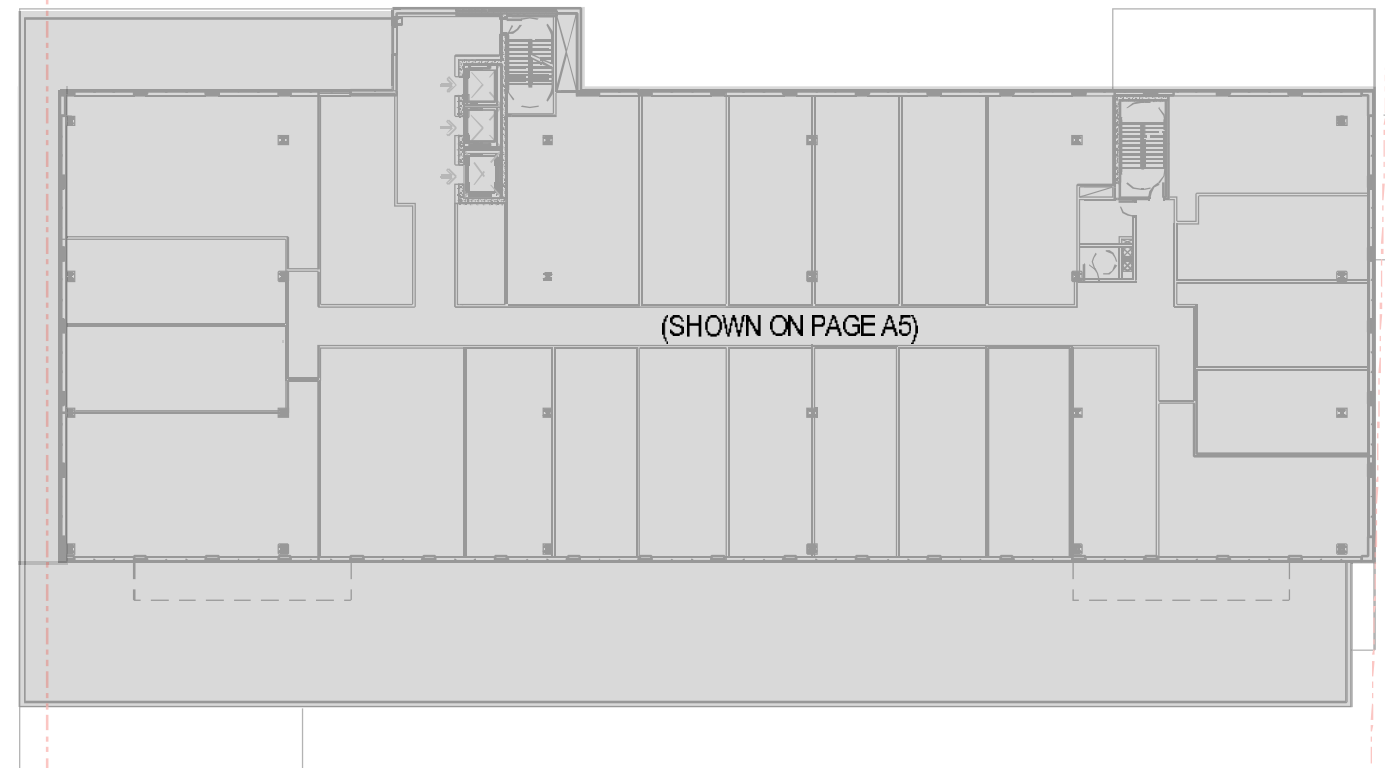
2. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES, NUMBER, AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF THEATER BOXES, OUTDOOR SPACE, STAIRS, BALCONY, TERRACES, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING GARAGE 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".

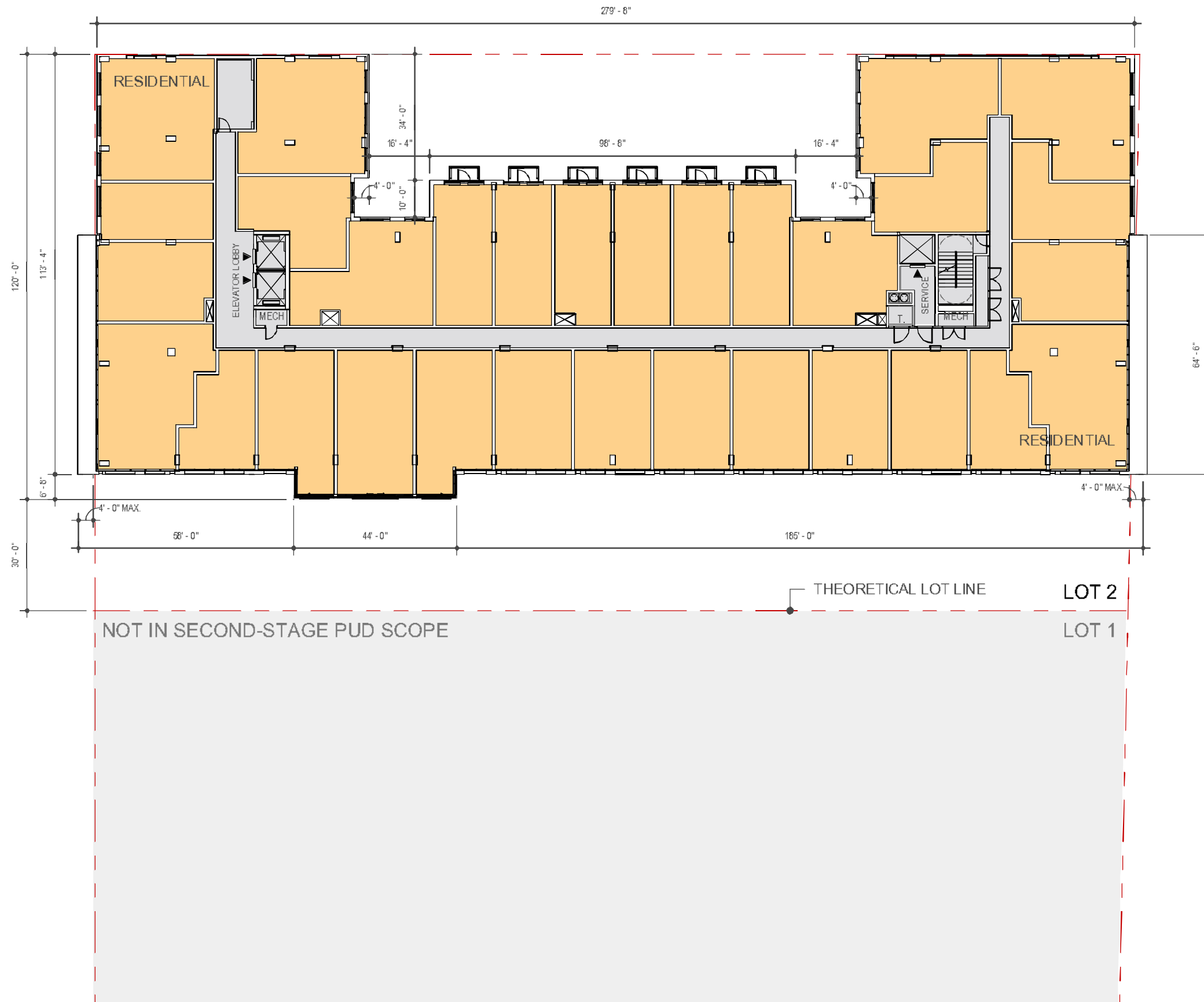
4. ALL BALCONY LOCATIONS SHOWN ARE ILLUSTRATIVE; SIZE/ LOCATION ARE SUBJECT TO CHANGE.

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.
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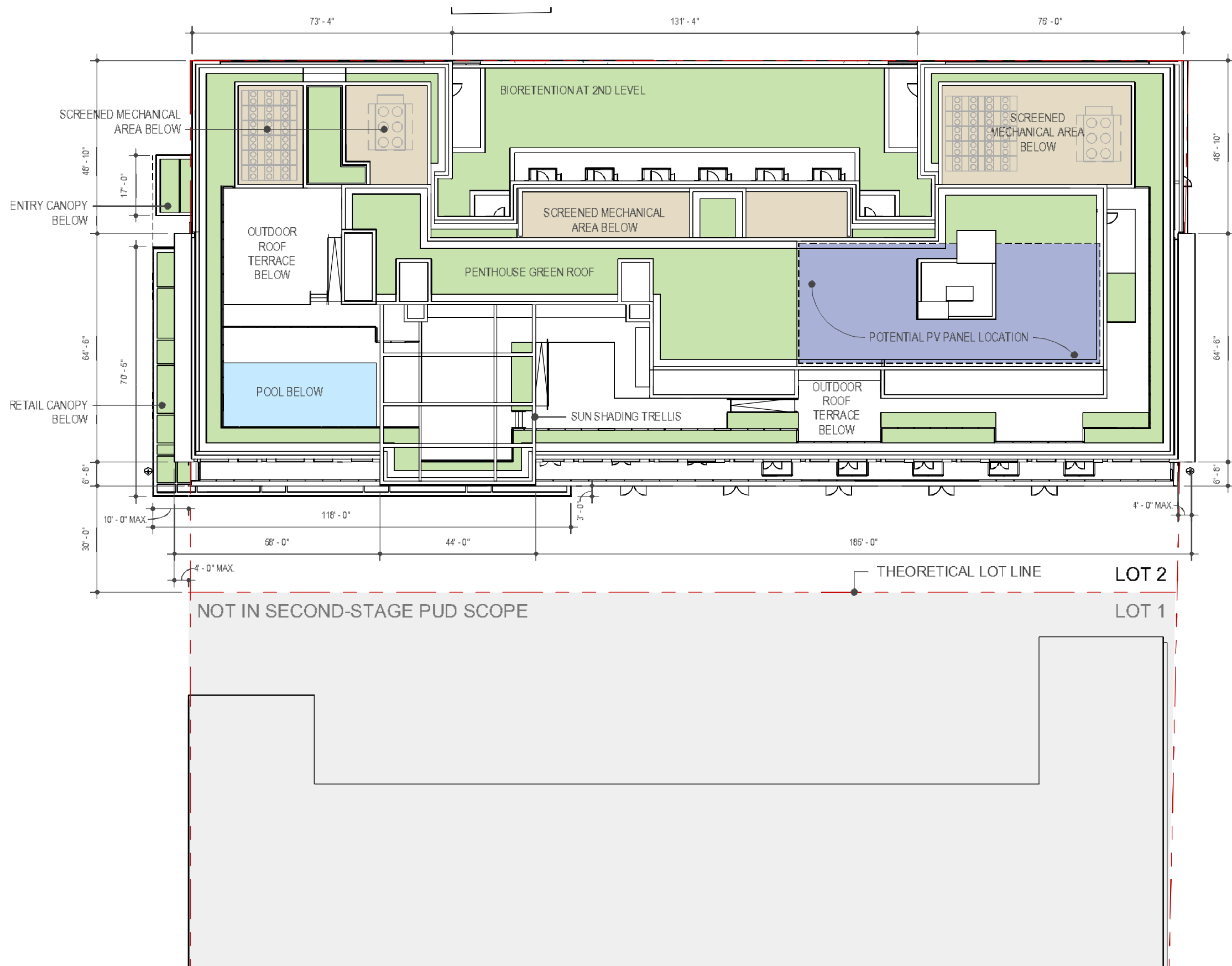
LEGEND:

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



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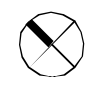


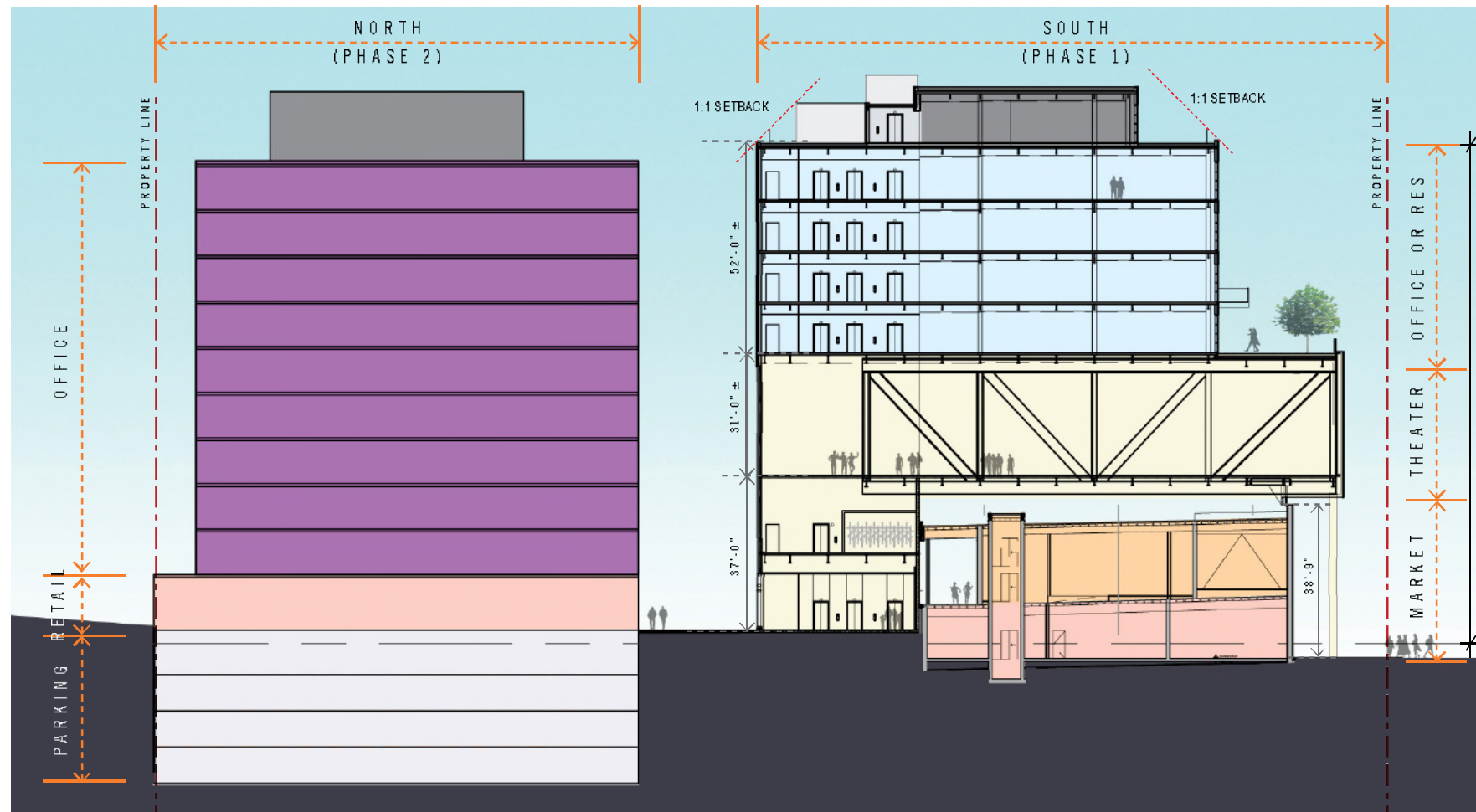
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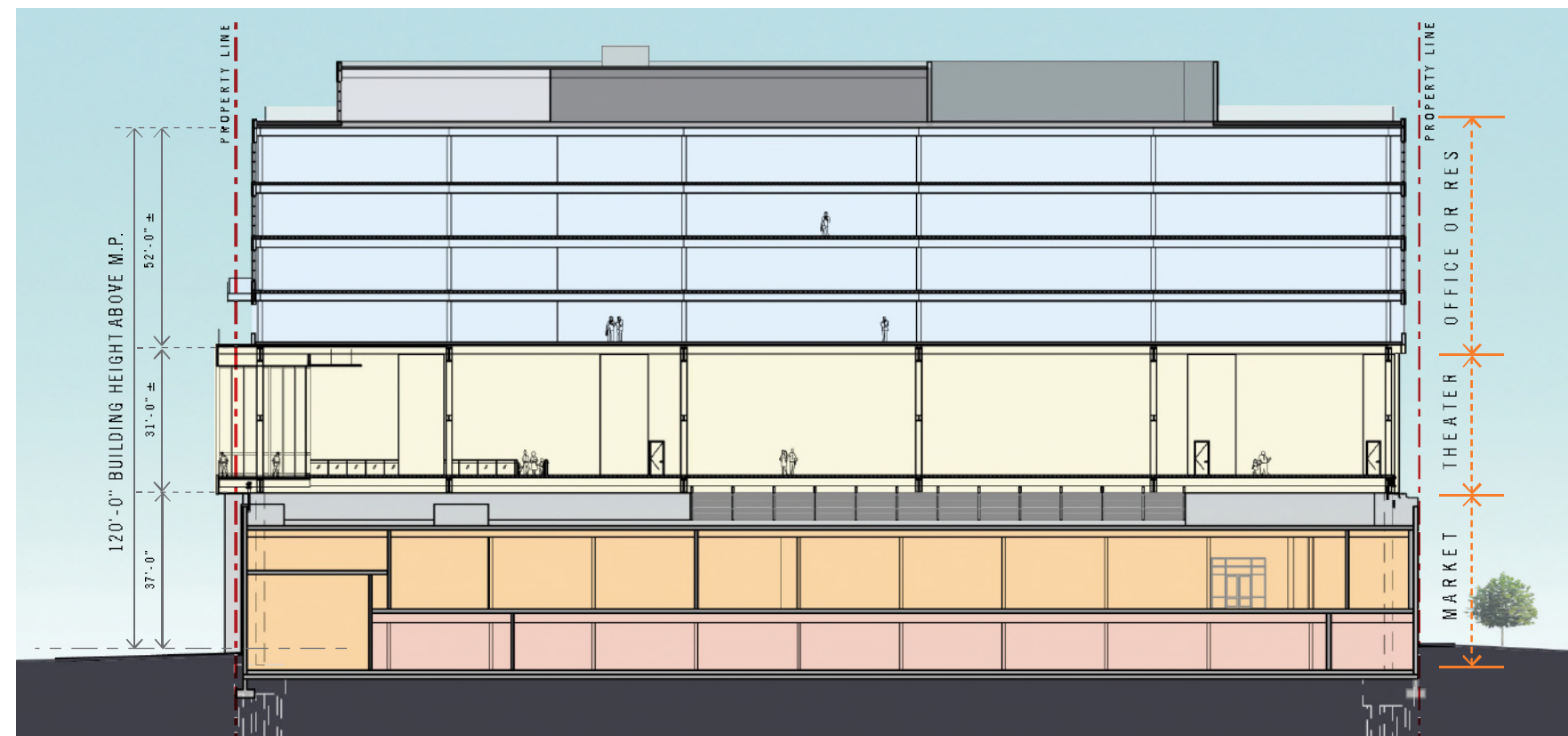
LEGEND:

- Retail Use
- Residential Use - Units
- Residential Use - Amenity
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BUILDING SECTION A-A



BUILDING SECTION B-B

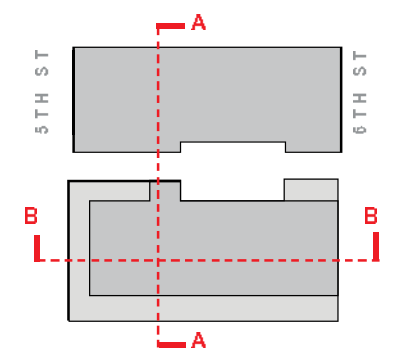
NOTES:

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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LEGEND

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

KEY PLAN



RETAIL BASE

MATERIAL DESCRIPTION

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

EXISTING BRICK: CLEANED, RESTORED, REPAINTED

M1



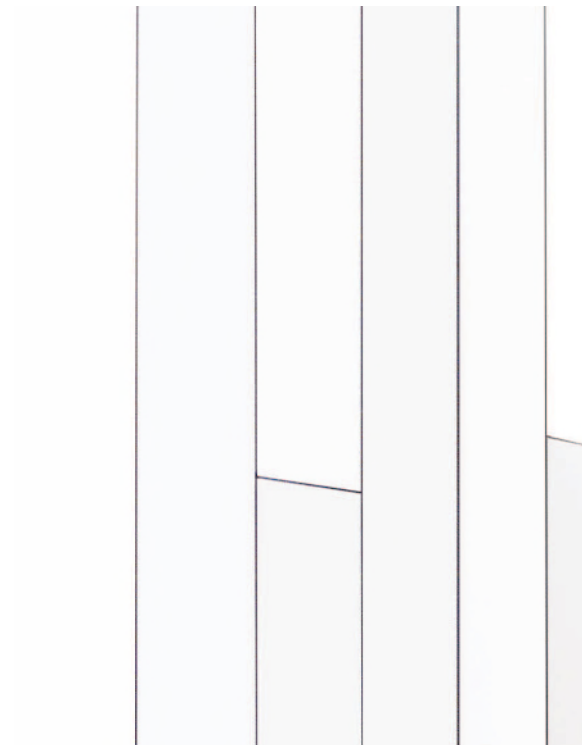
THEATER

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



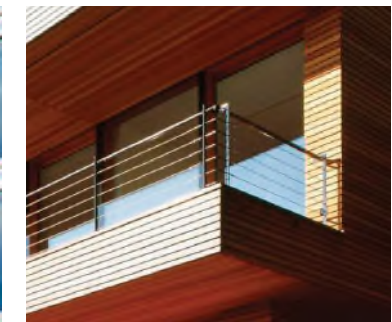
STOREFRONT: M6 NORTH PARCEL



CANOPIES: NORTH PARCEL



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

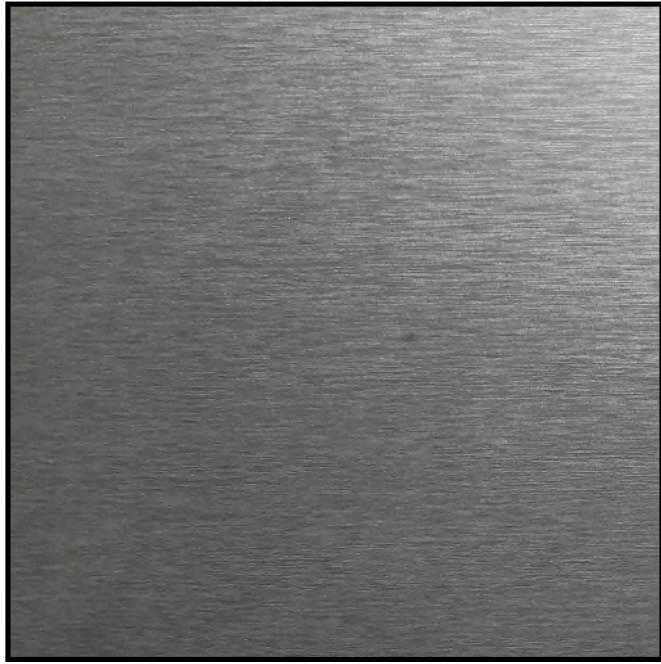


PENTHOUSE LOUVERS M10



GLASS/ METAL RAILING: M3





PROPOSED METAL PANEL RANGE

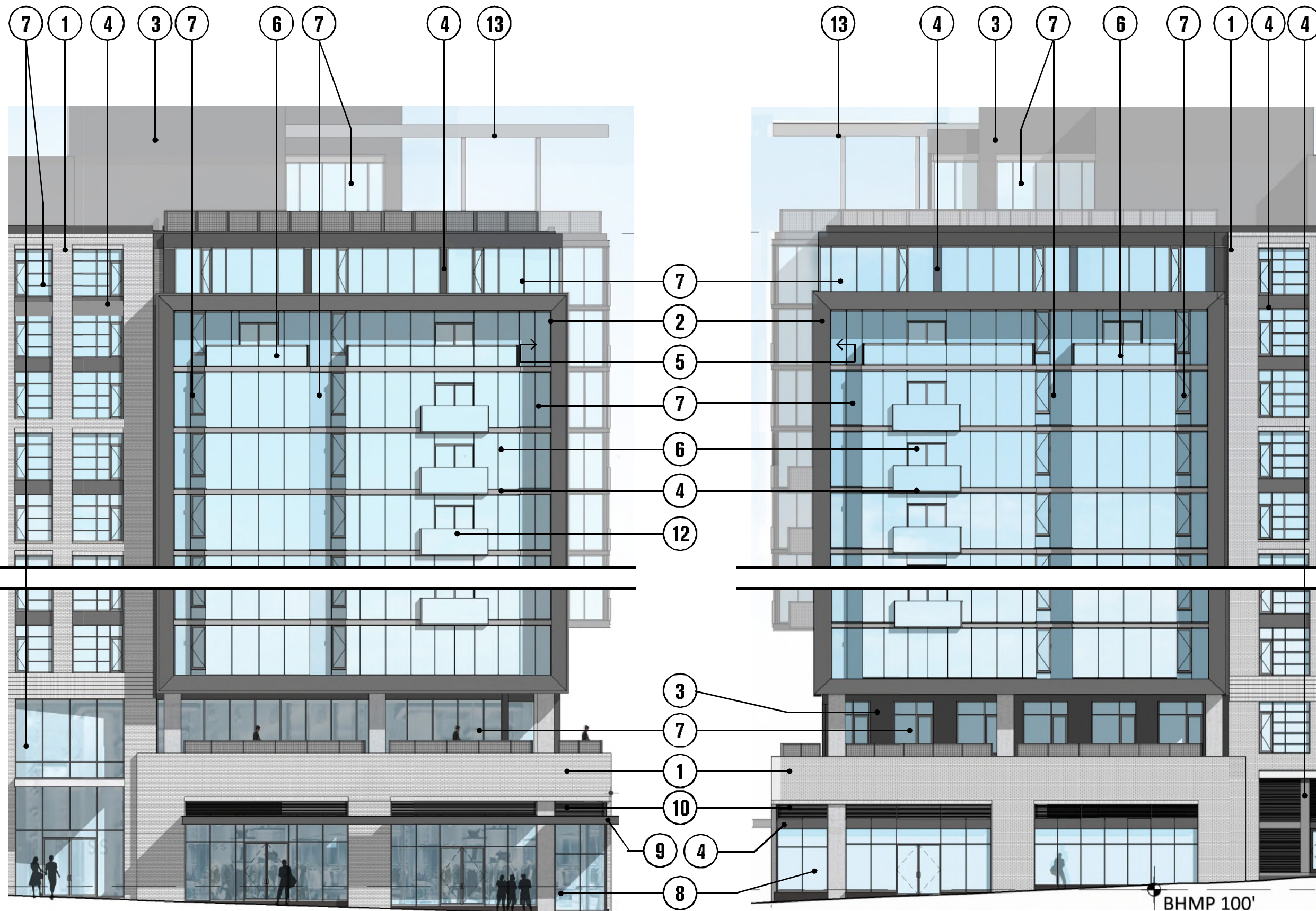
PROPOSED METAL ACCENT
PANEL RANGE



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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- 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

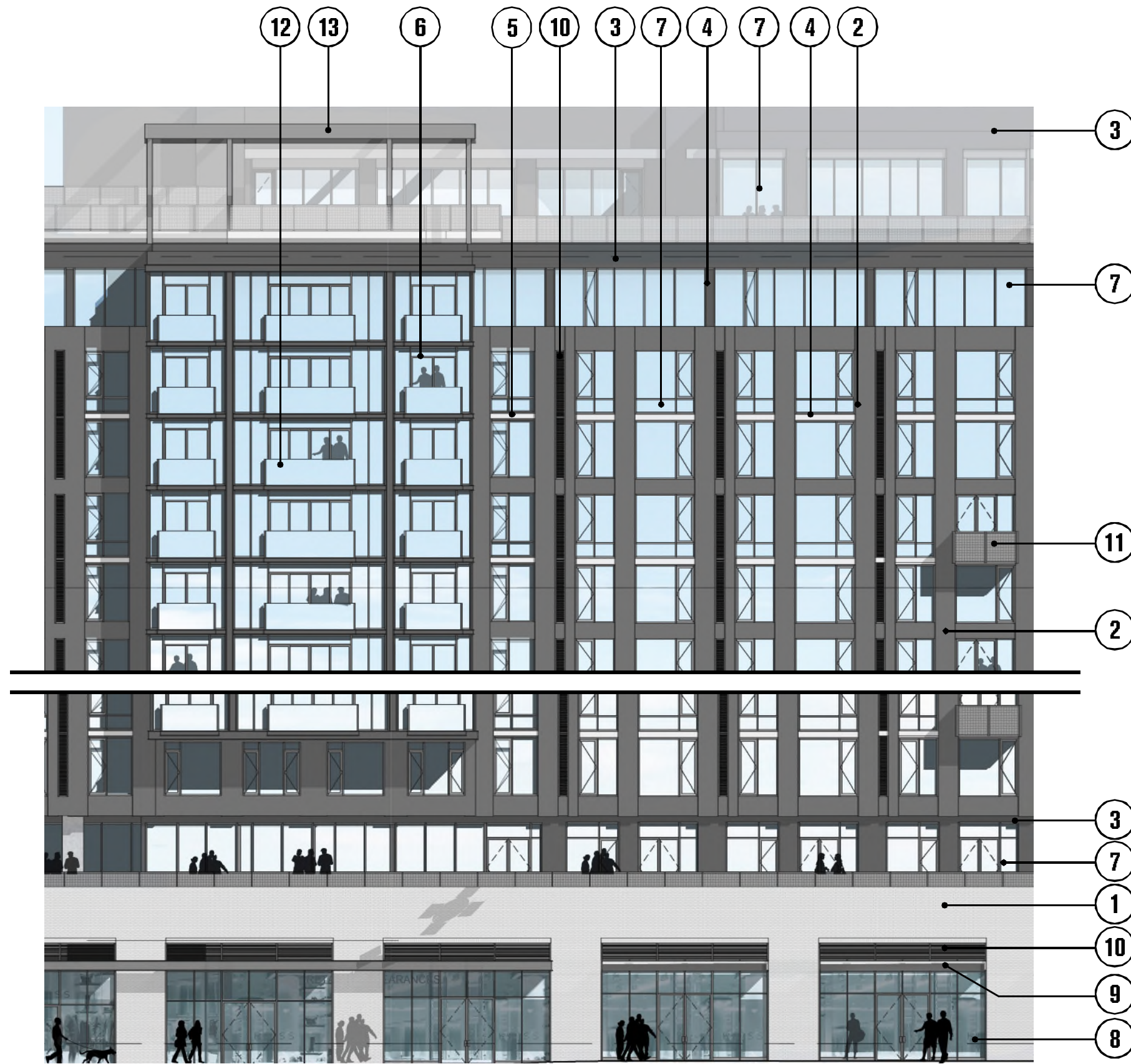
2. EAST

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

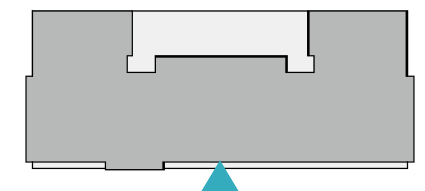


DETAILED EAST/WEST ELEVATIONS A36

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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

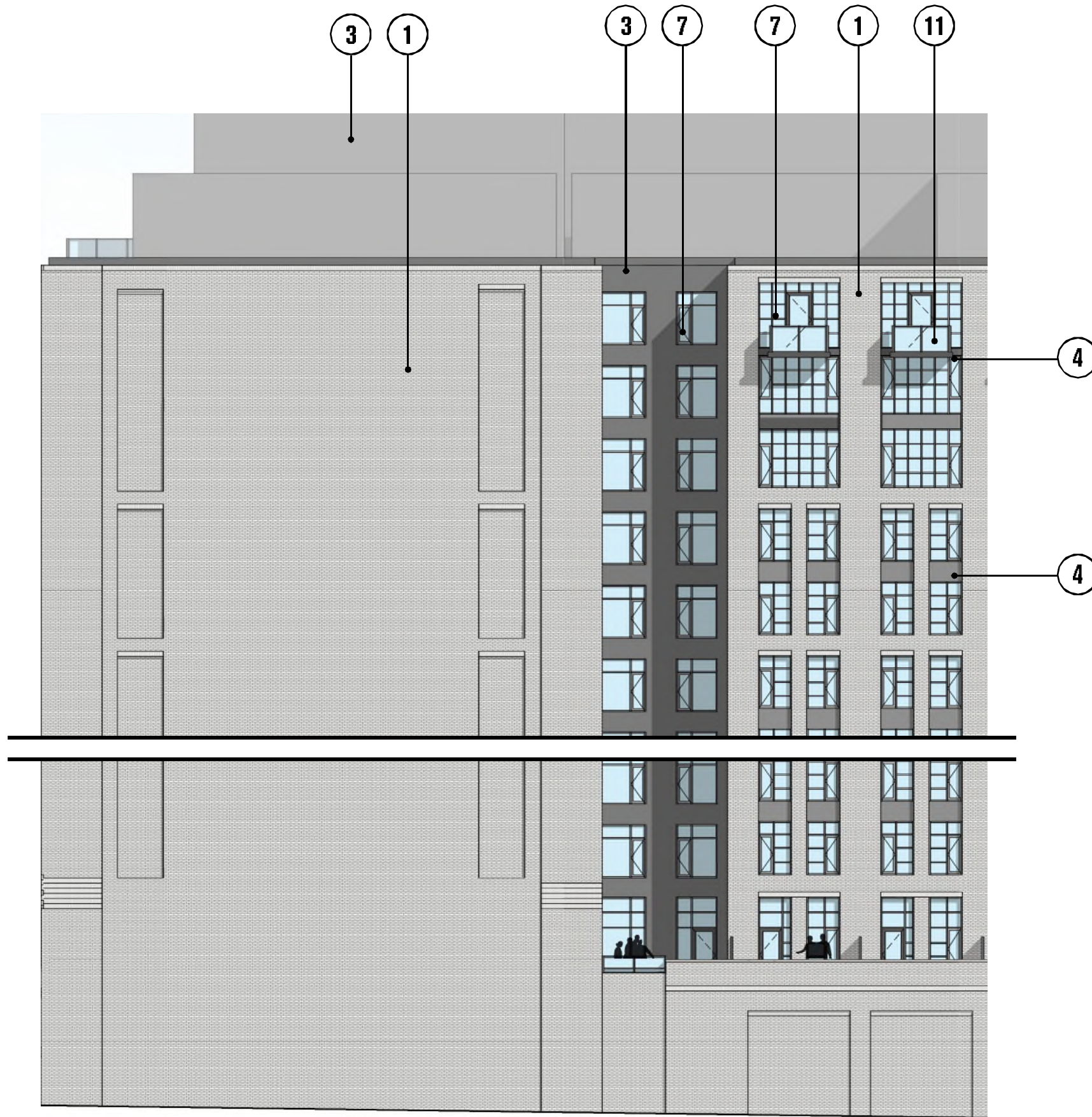


1329 5TH STREET, NE SECOND-STAGE PUD | 08.30.2019

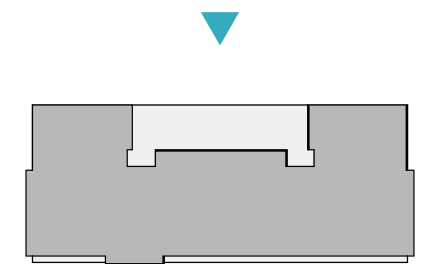


DETAILED SOUTH ELEVATIONS **A37**

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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
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- ⑩ LOUVERS
- ⑪ BALCONY
- ⑫ JULIET BALCONY
- ⑬ METAL TRELLIS

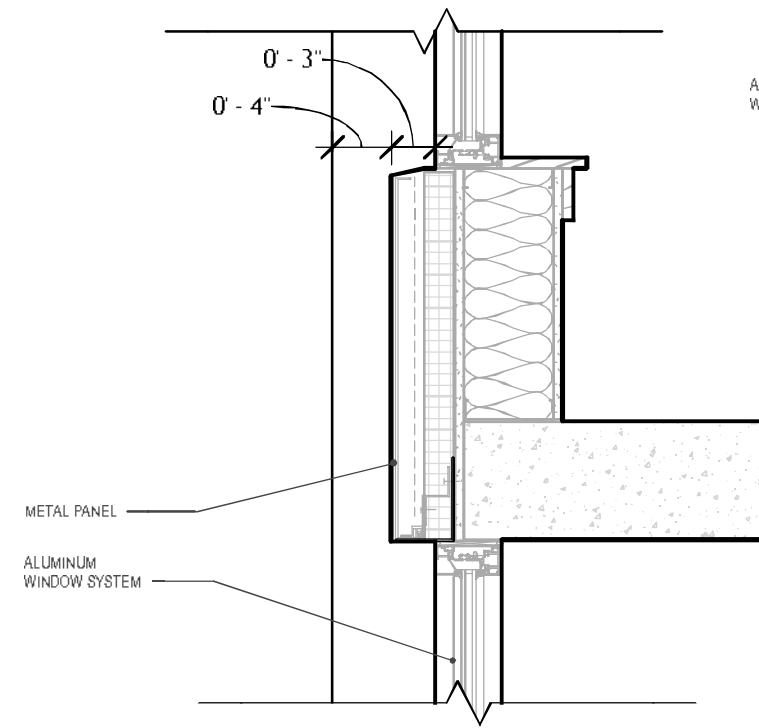
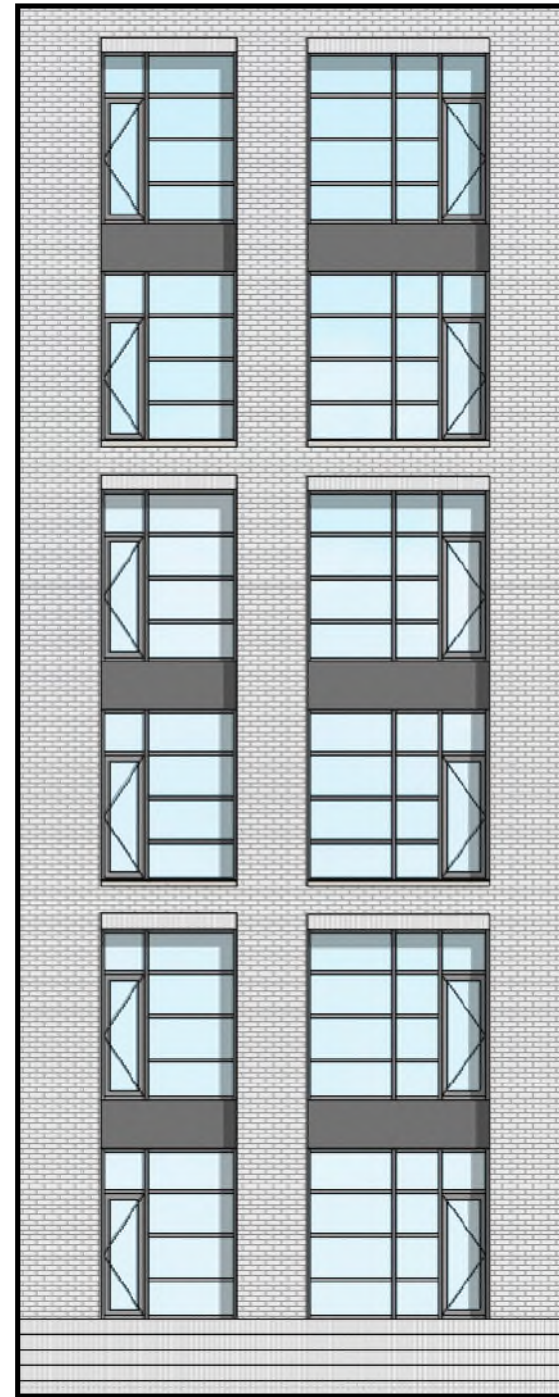


1329 5TH STREET, NE SECOND-STAGE PUD | 08.30.2019

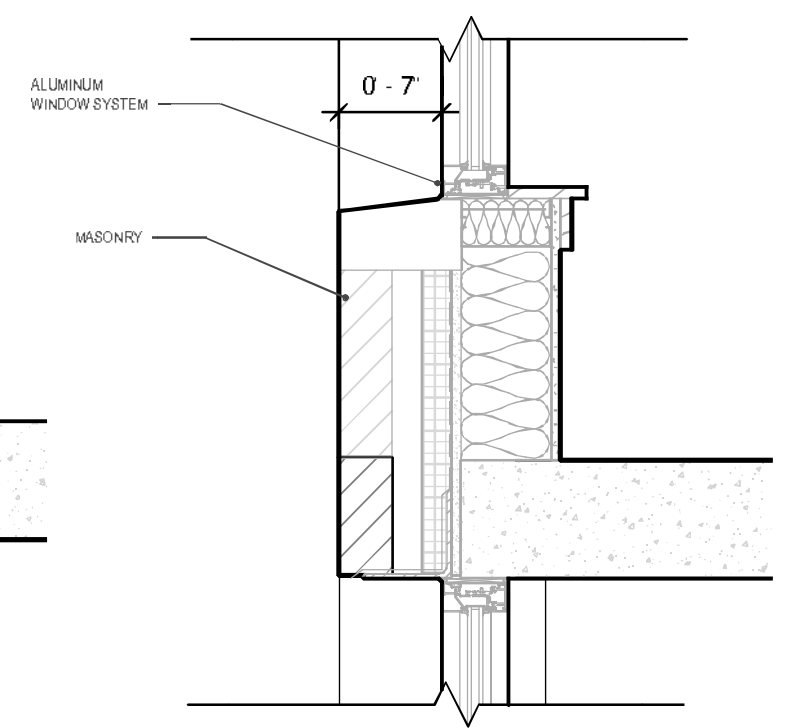


DETAILED NORTH ELEVATIONS **A38**

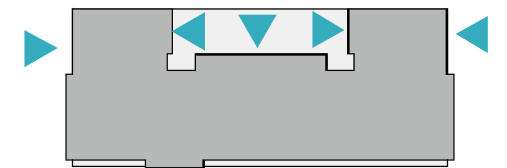
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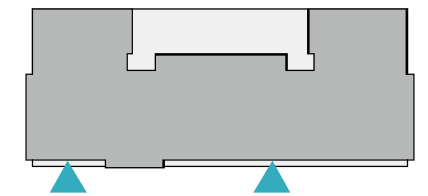
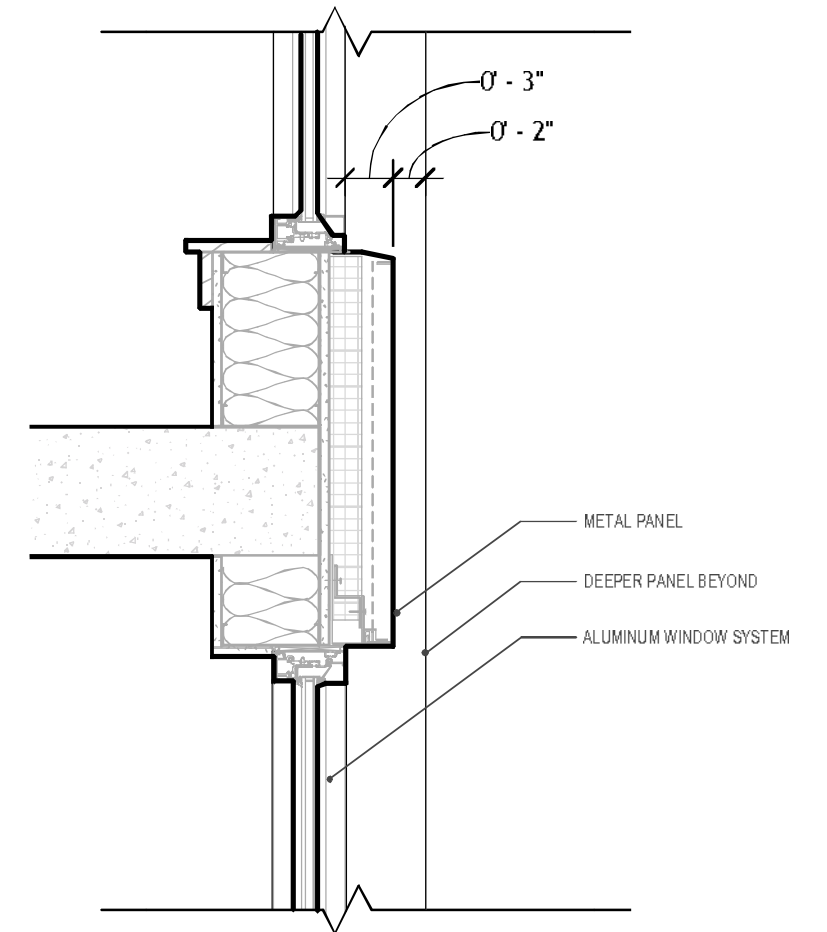
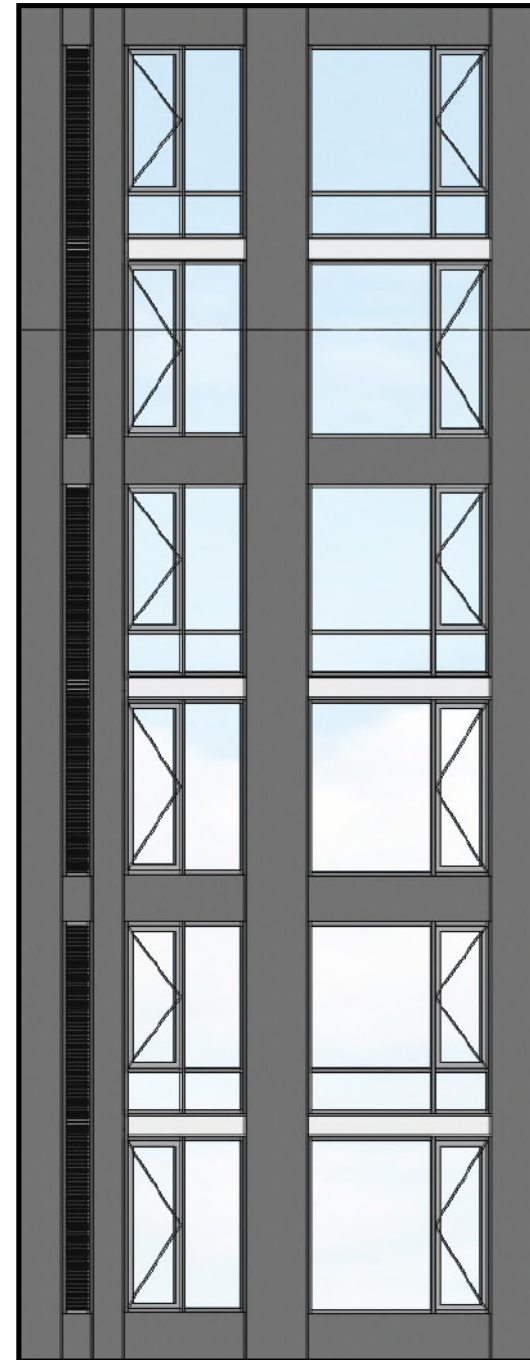
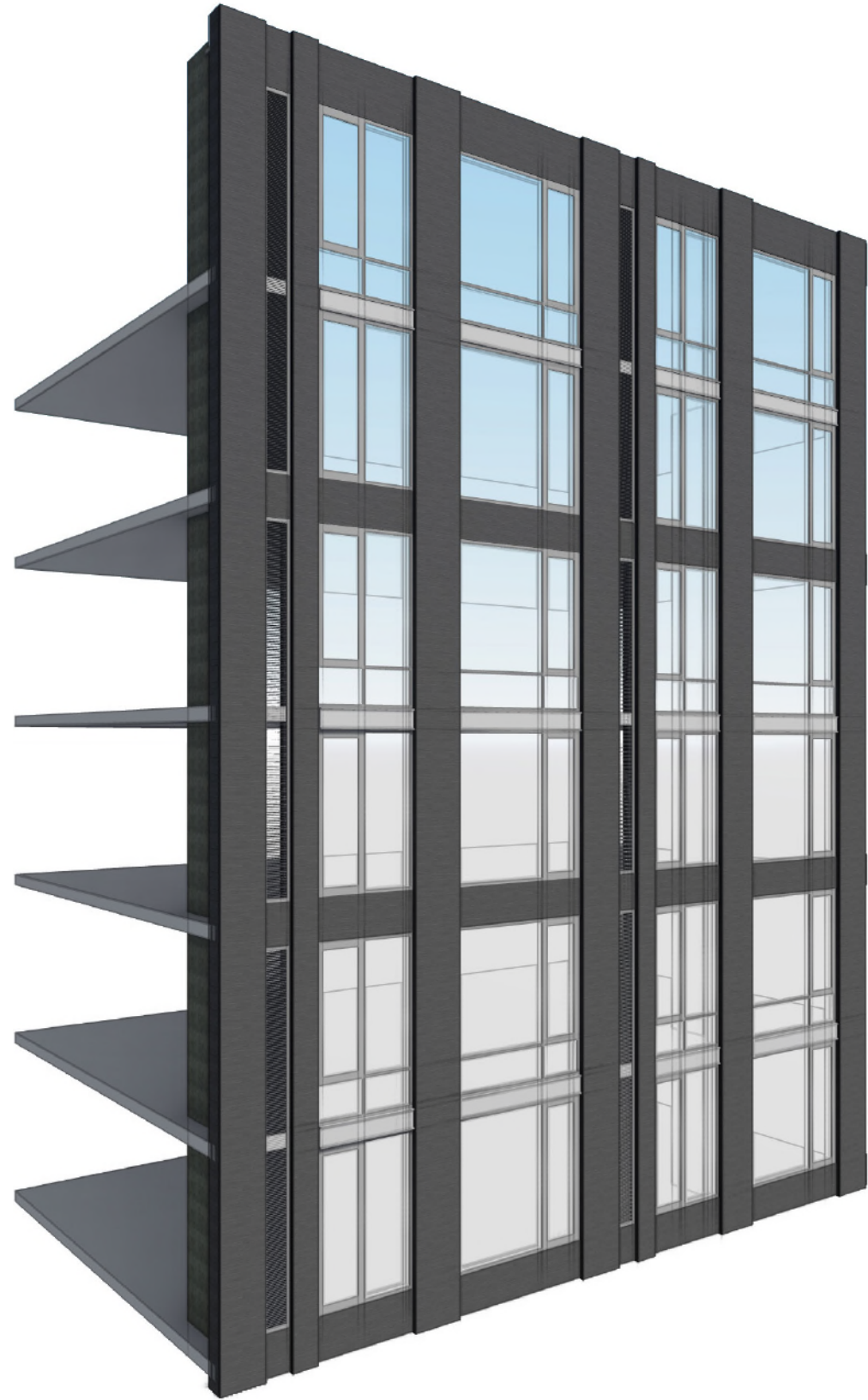
METAL PANEL SILL CONDITION



BRICK SILL CONDITION

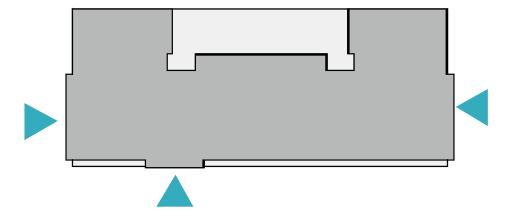
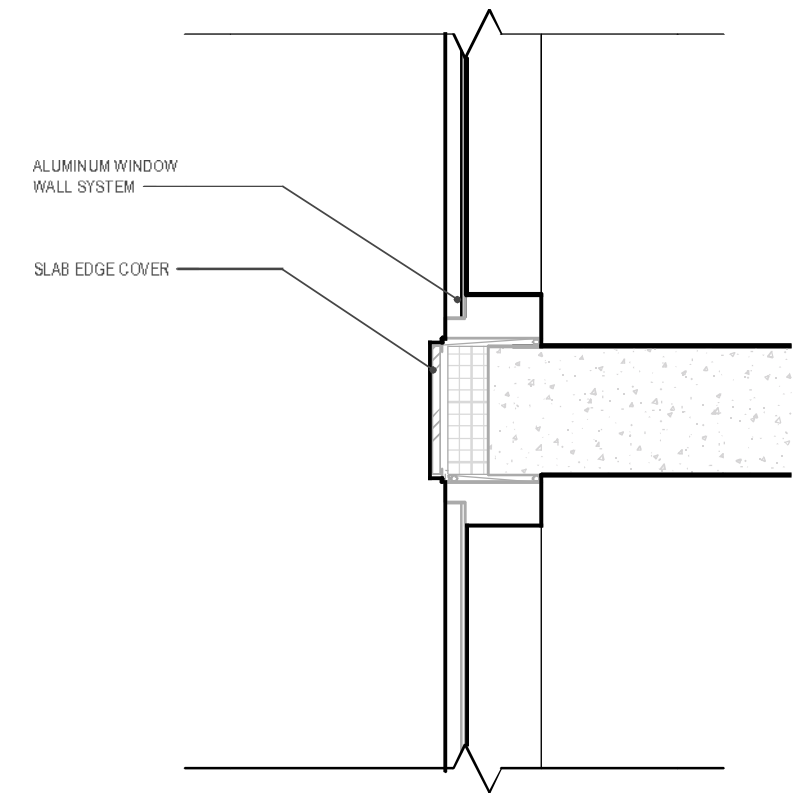
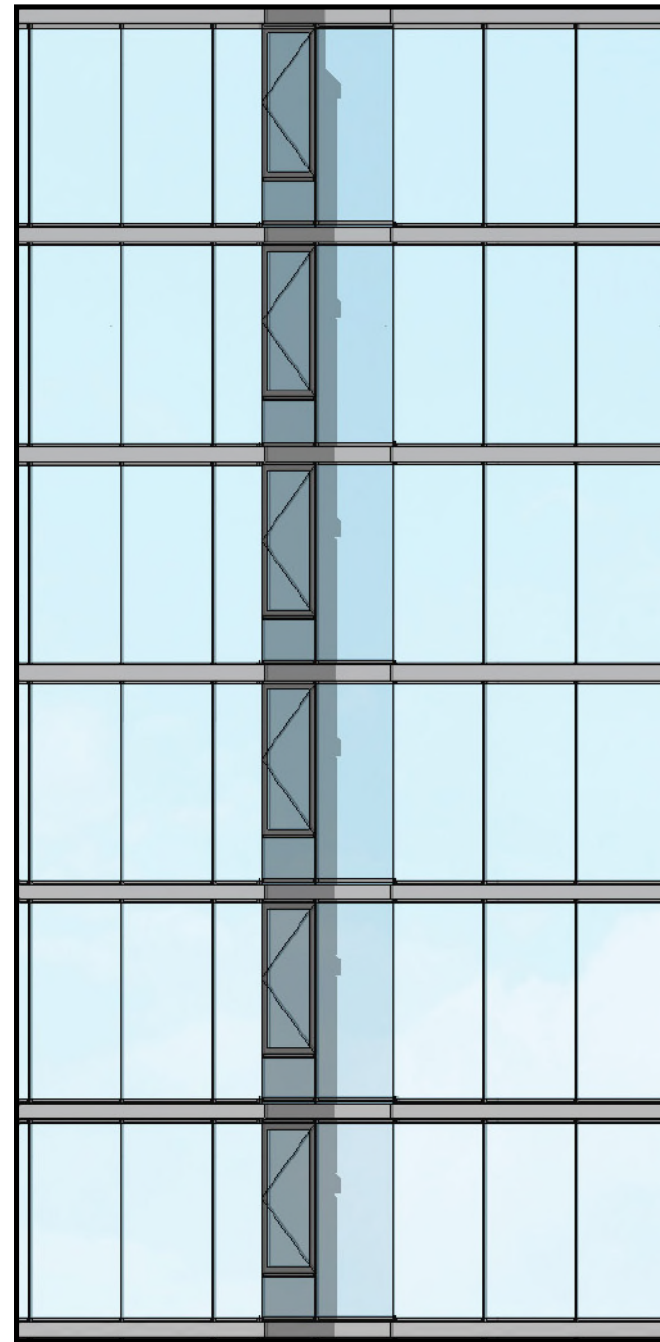
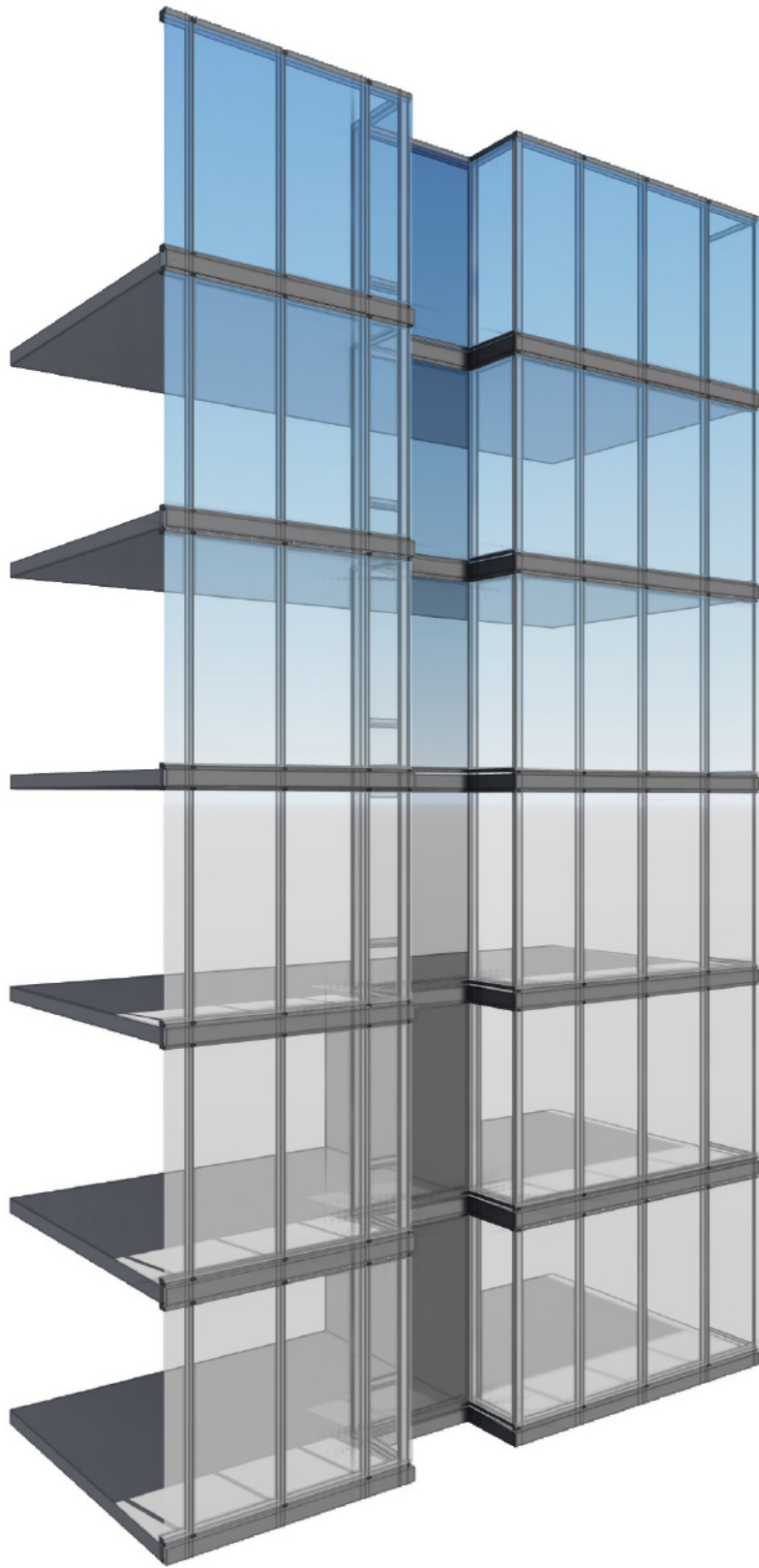


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1329 5TH STREET, NE SECOND-STAGE PUD | 08.30.2019

WINDOW DETAILS - WINDOW WALL A41