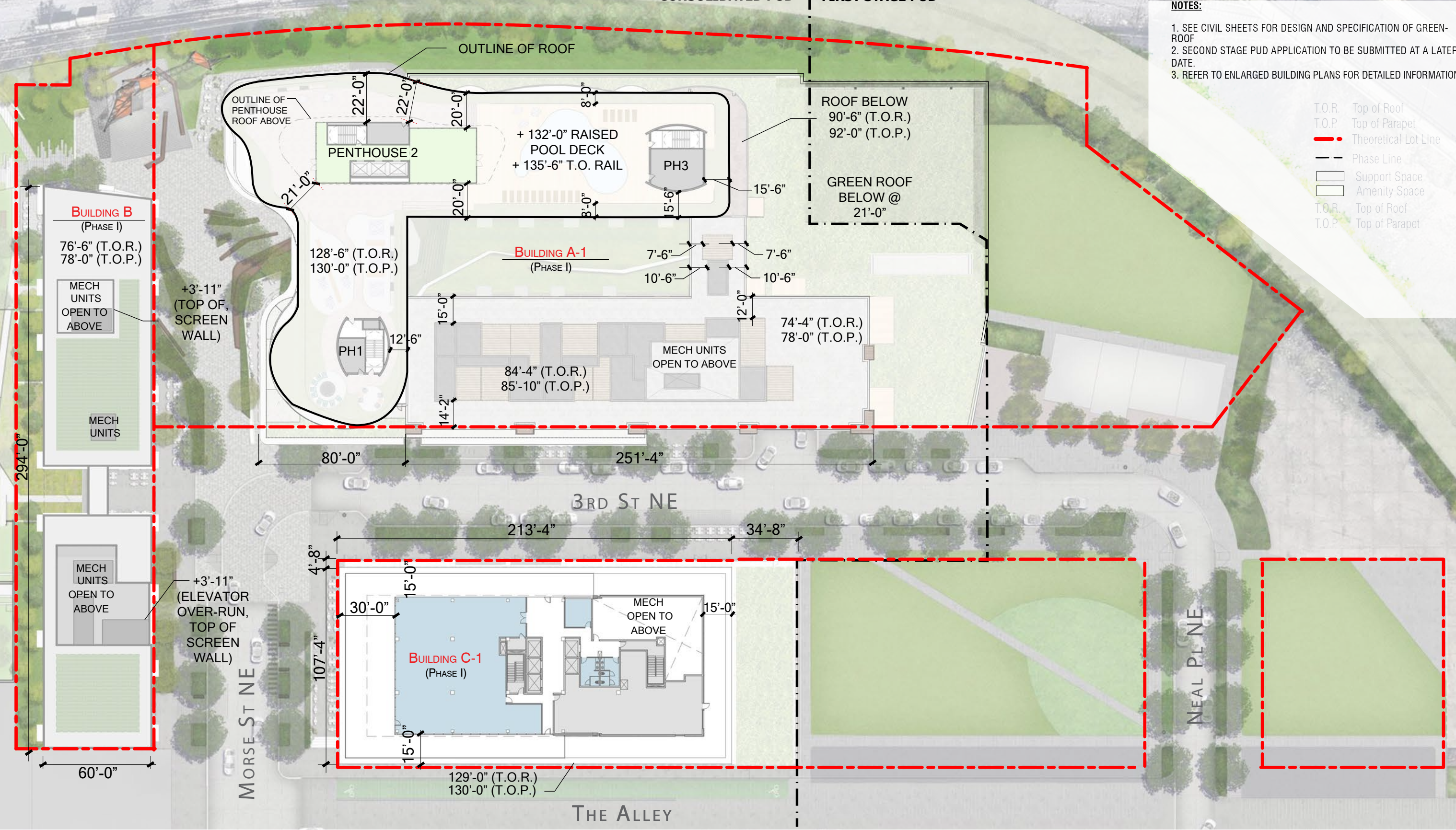


CONSOLIDATED PUD

FIRST STAGE PUD

- NOTES:**
1. SEE CIVIL SHEETS FOR DESIGN AND SPECIFICATION OF GREEN-ROOF
  2. SECOND STAGE PUD APPLICATION TO BE SUBMITTED AT A LATER DATE.
  3. REFER TO ENLARGED BUILDING PLANS FOR DETAILED INFORMATION.

- T.O.R. Top of Roof
- T.O.P. Top of Parapet
- - - Theoretical Lot Line
- - - Phase Line
- Support Space
- Amenity Space
- T.O.R. Top of Roof
- T.O.P. Top of Parapet

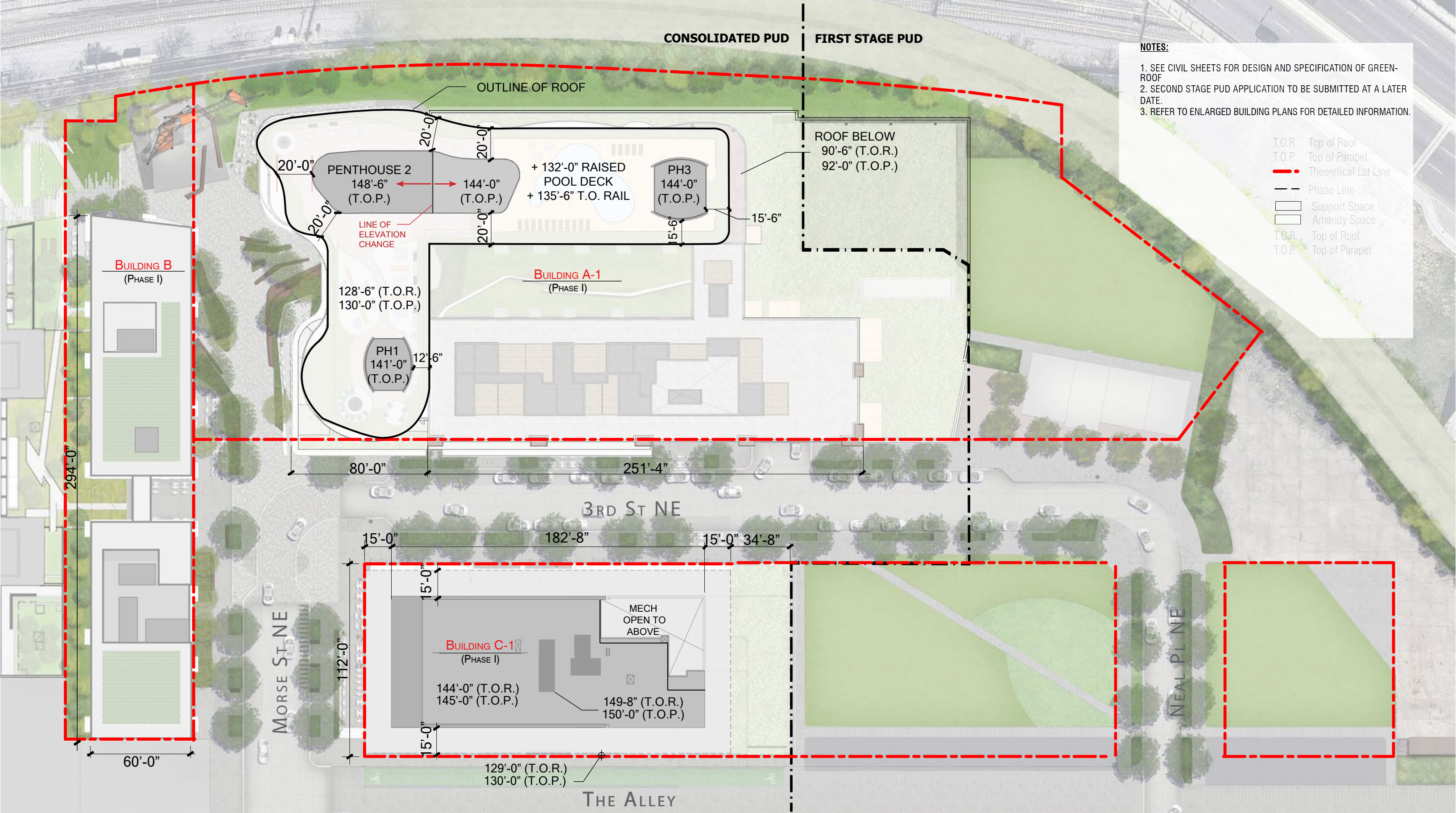


ROOF PLAN - CONSOLIDATED PUD

SCALE: 1" = 50'-0"

MARCH 13, 2017





**NOTES:**  
 1. SEE CIVIL SHEETS FOR DESIGN AND SPECIFICATION OF GREEN-ROOF  
 2. SECOND STAGE PUD APPLICATION TO BE SUBMITTED AT A LATER DATE.  
 3. REFER TO ENLARGED BUILDING PLANS FOR DETAILED INFORMATION.

T.O.R. Top of Roof  
 T.O.P. Top of Parapet  
 - - - Theoretical Lot Line  
 - - - Phase Line  
 [ ] Support Space  
 [ ] Amenity Space  
 T.O.R. Top of Roof  
 T.O.P. Top of Parapet

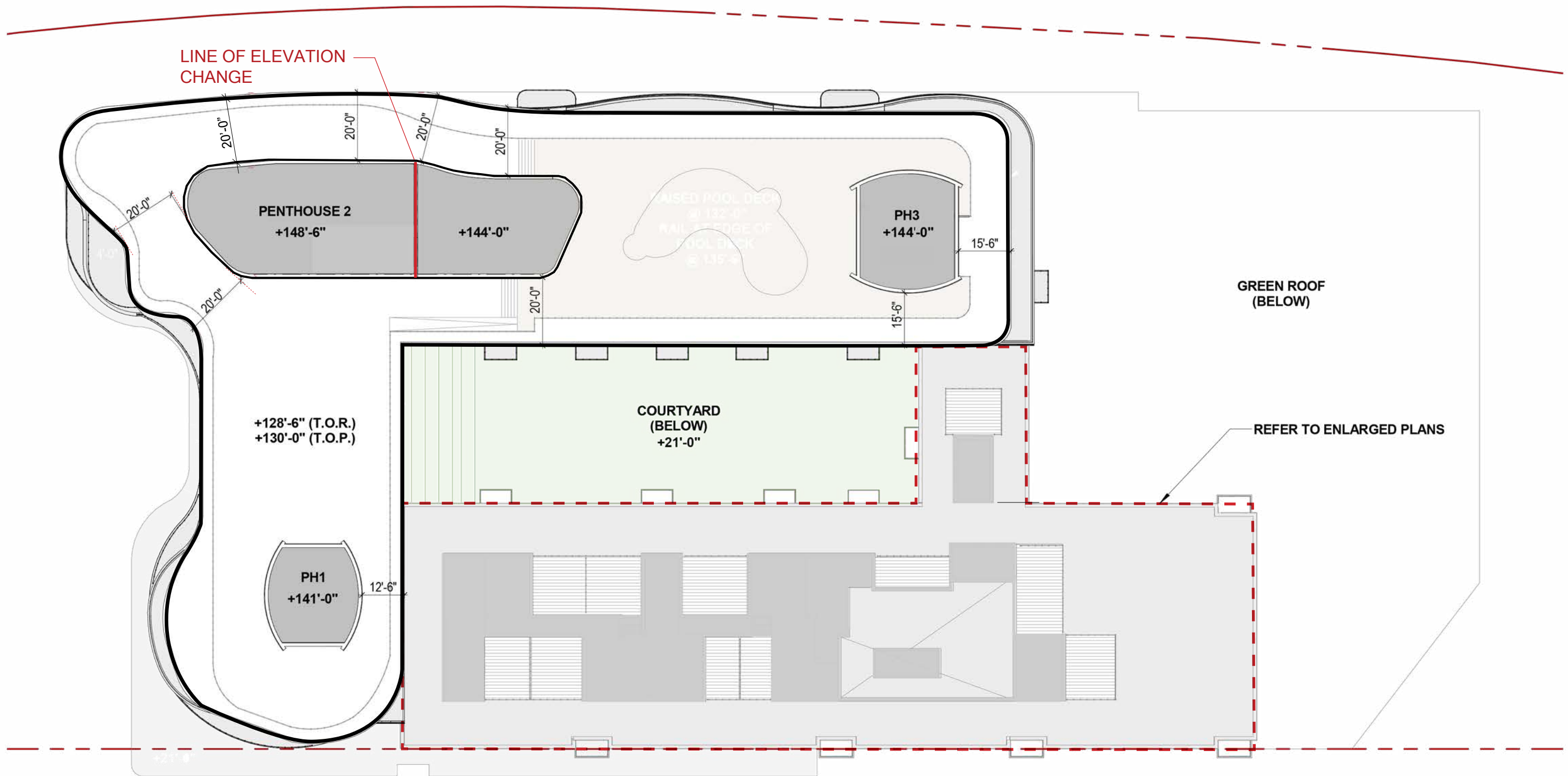
PENTHOUSE ROOF PLAN - CONSOLIDATED PUD

SCALE: 1" = 50'-0"

MARCH 13, 2017







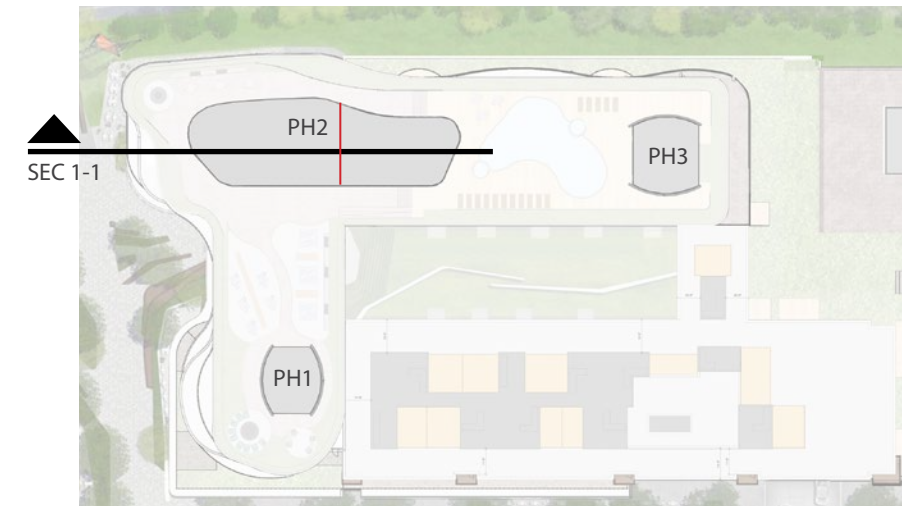
**BUILDING A-1**

SCALE: 1" = 30'-0"

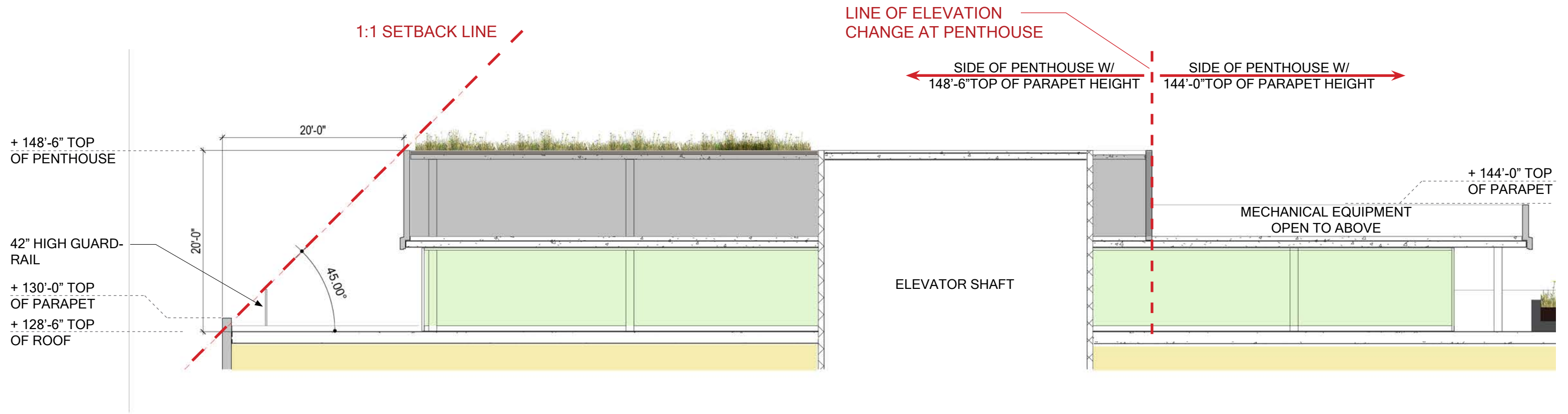
**ENLARGED PENTHOUSE ROOF PLAN - CONSOLIDATED PUD**

MARCH 13, 2017





KEY PLAN

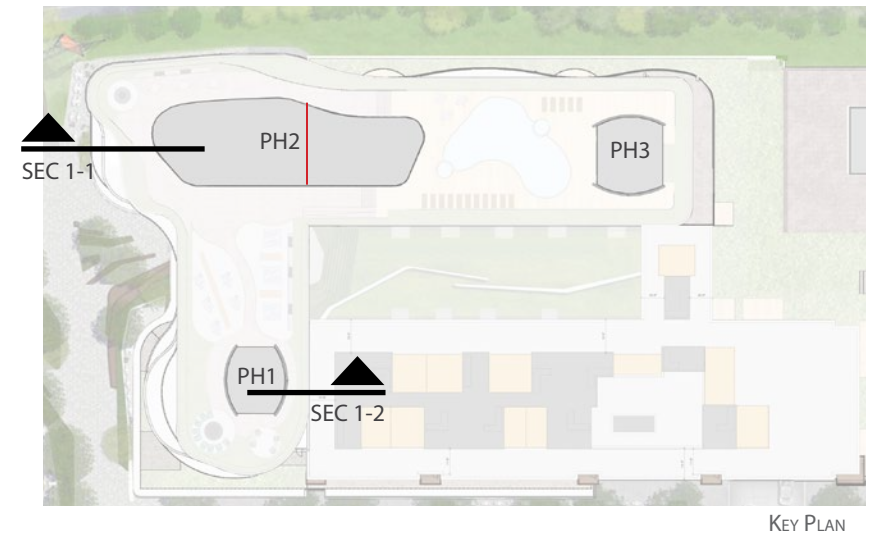


S 1-1 ENLARGED SECTION THRU PENTHOUSE PH2

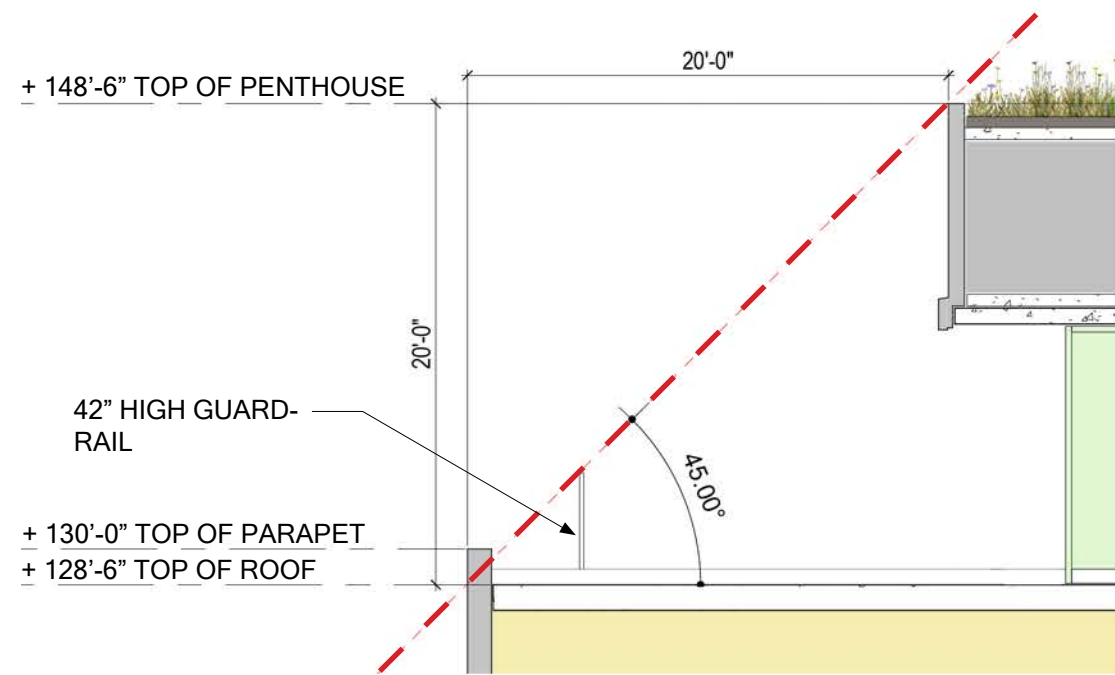
- Residential
- Mechanical Space
- Amenity / Misc

ENLARGED PENTHOUSE SECTIONS

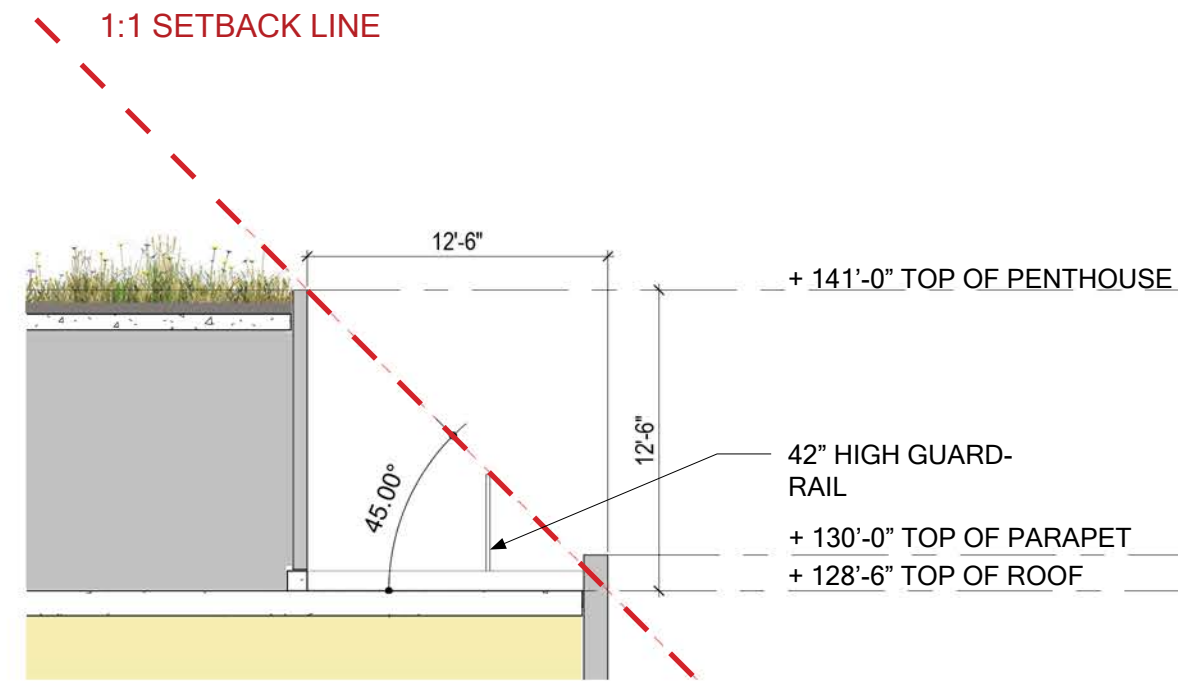
MARCH 13, 2017



KEY PLAN



S 1-1 ENLARGED SECTION THRU PENTHOUSE PH2

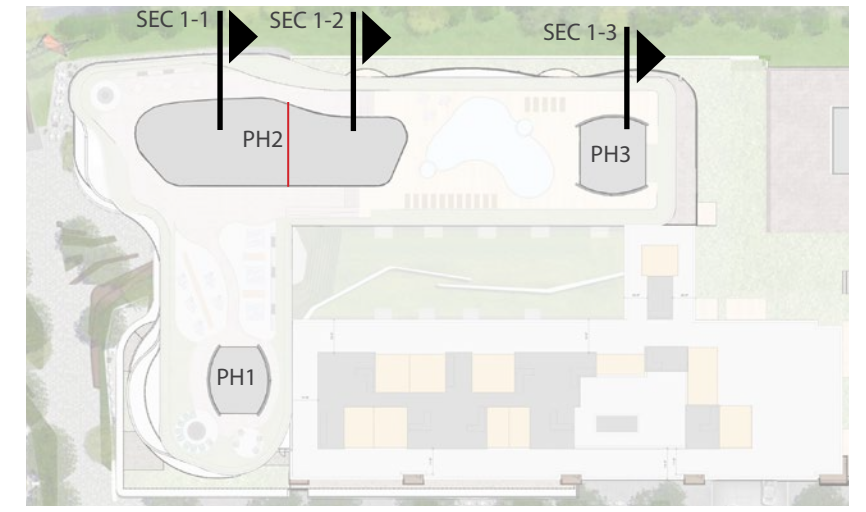
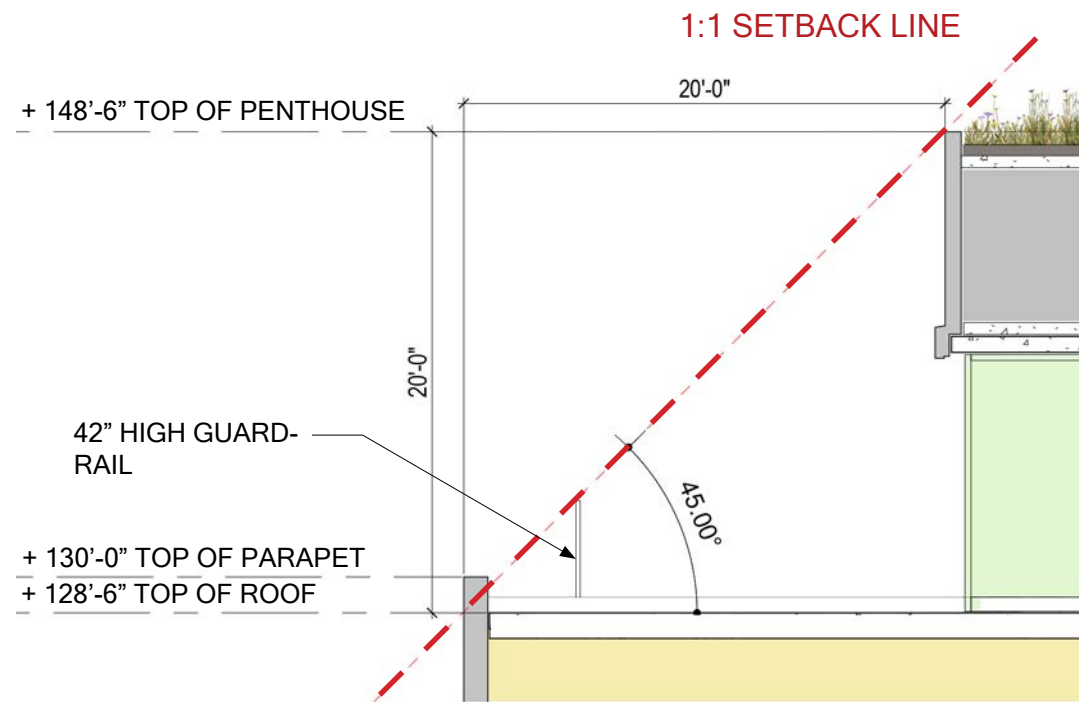


S 1-2 ENLARGED SECTION THRU PENTHOUSE PH1

- Residential
- Mechanical Space
- Amenity / Misc

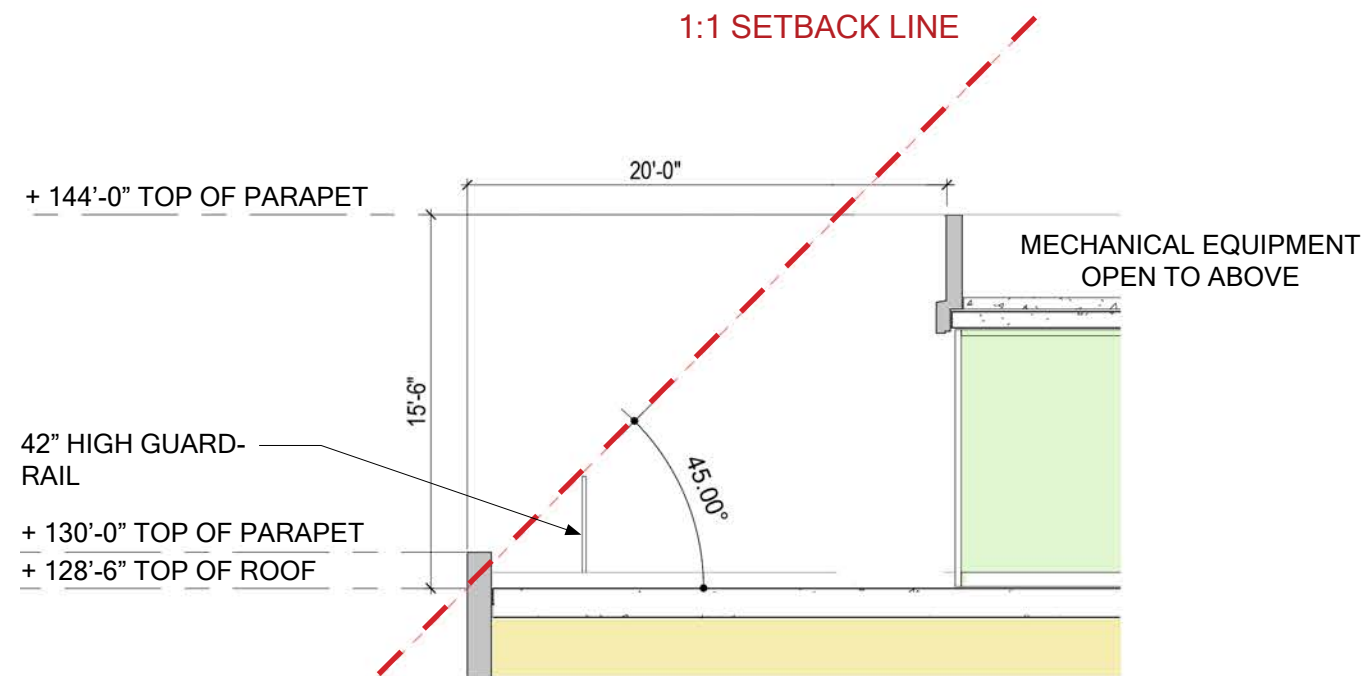
MARCH 13, 2017

ENLARGED PENTHOUSE SECTIONS

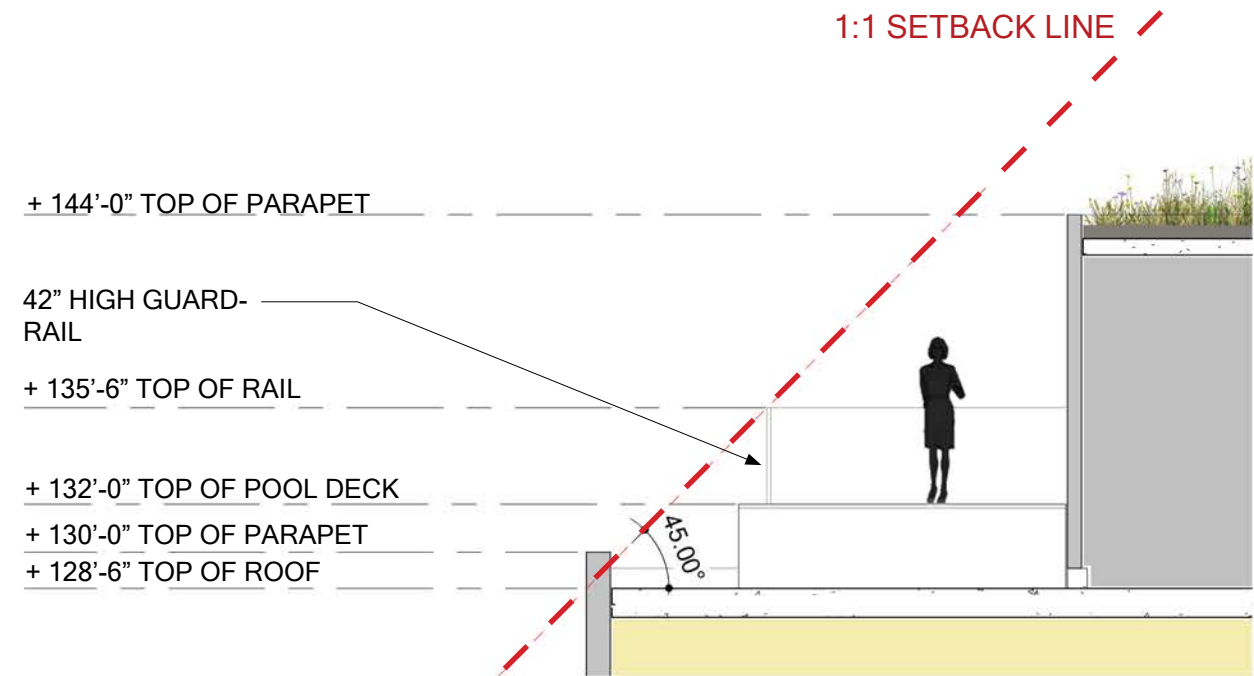


KEY PLAN

S 1-1 ENLARGED SECTION THRU PENTHOUSE PH2



S 1-2 ENLARGED SECTION THRU PENTHOUSE PH2

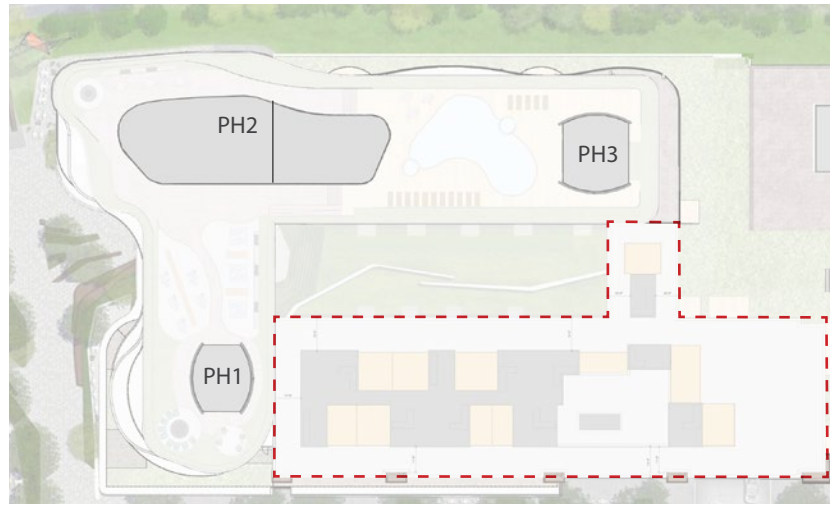


S 1-3 ENLARGED SECTION THRU PENTHOUSE PH3

- Residential
- Mechanical Space
- Amenity / Misc

MARCH 13, 2017

ENLARGED PENTHOUSE SECTIONS



KEY PLAN



**BUILDING A-1**

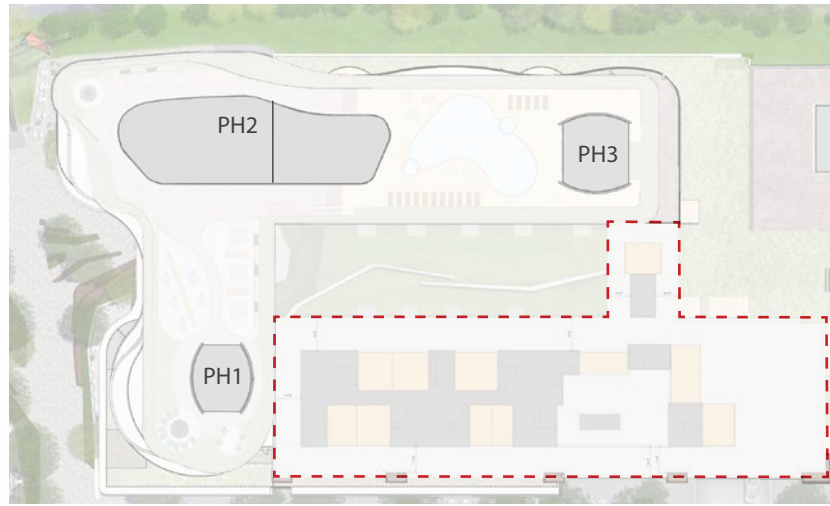
ENLARGED 6TH FLOOR W/ MEZZANINE CALCULATIONS - MIDRISE

SCALE: 1" = 1/16"

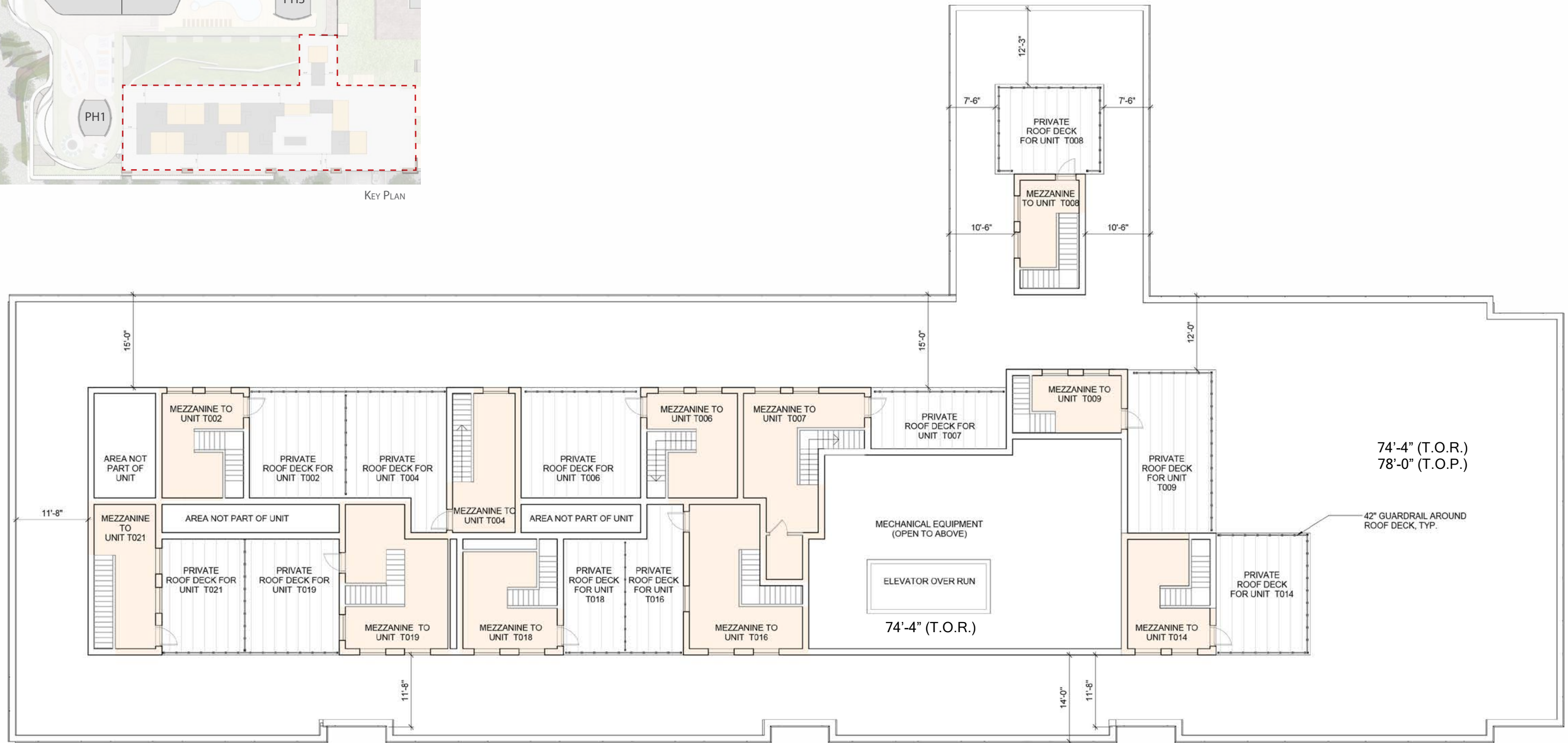
MARCH 13, 2017







KEY PLAN



**BUILDING A-1**

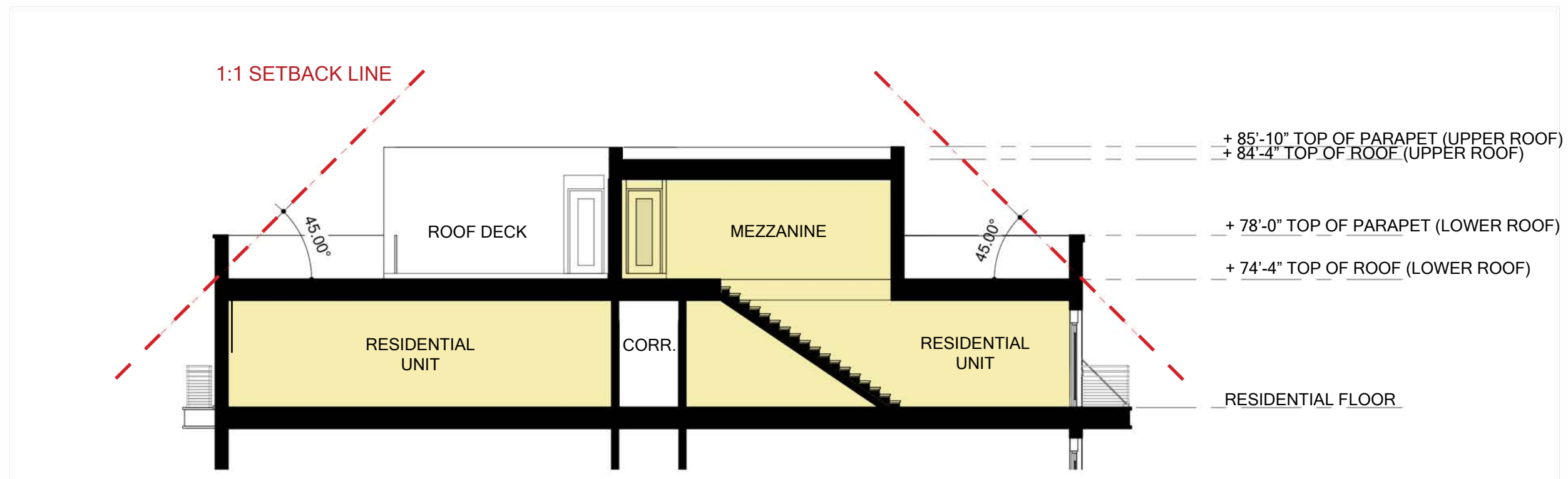
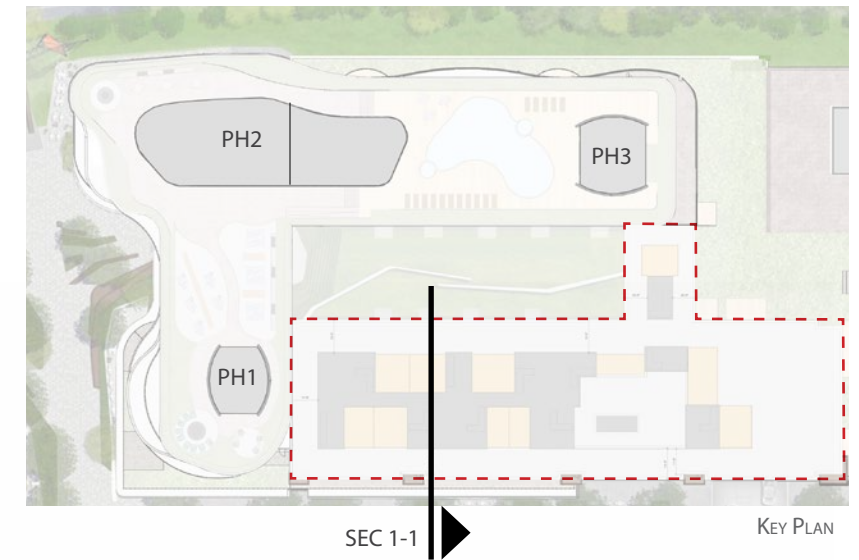
SCALE: 1" = 1/16"

ENLARGED MEZZANINE PLAN - MIDRISE

MARCH 13, 2017







- Residential
- Mechanical Space
- Amenity / Misc

S 1-1 ENLARGED SECTION THRU TYPICAL RESIDENTIAL UNIT W/ MEZZANINE

MARCH 13, 2017



KEY PLAN

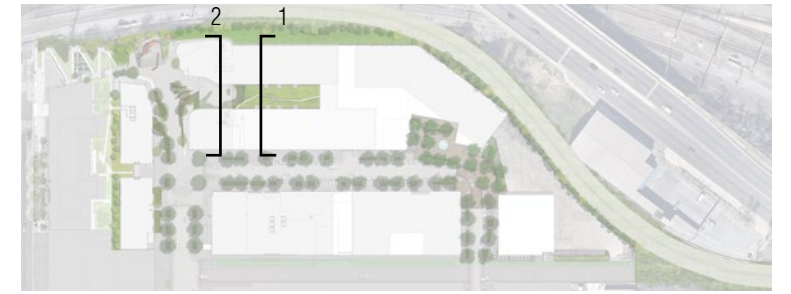


SCALE: 1" = 30'-0"

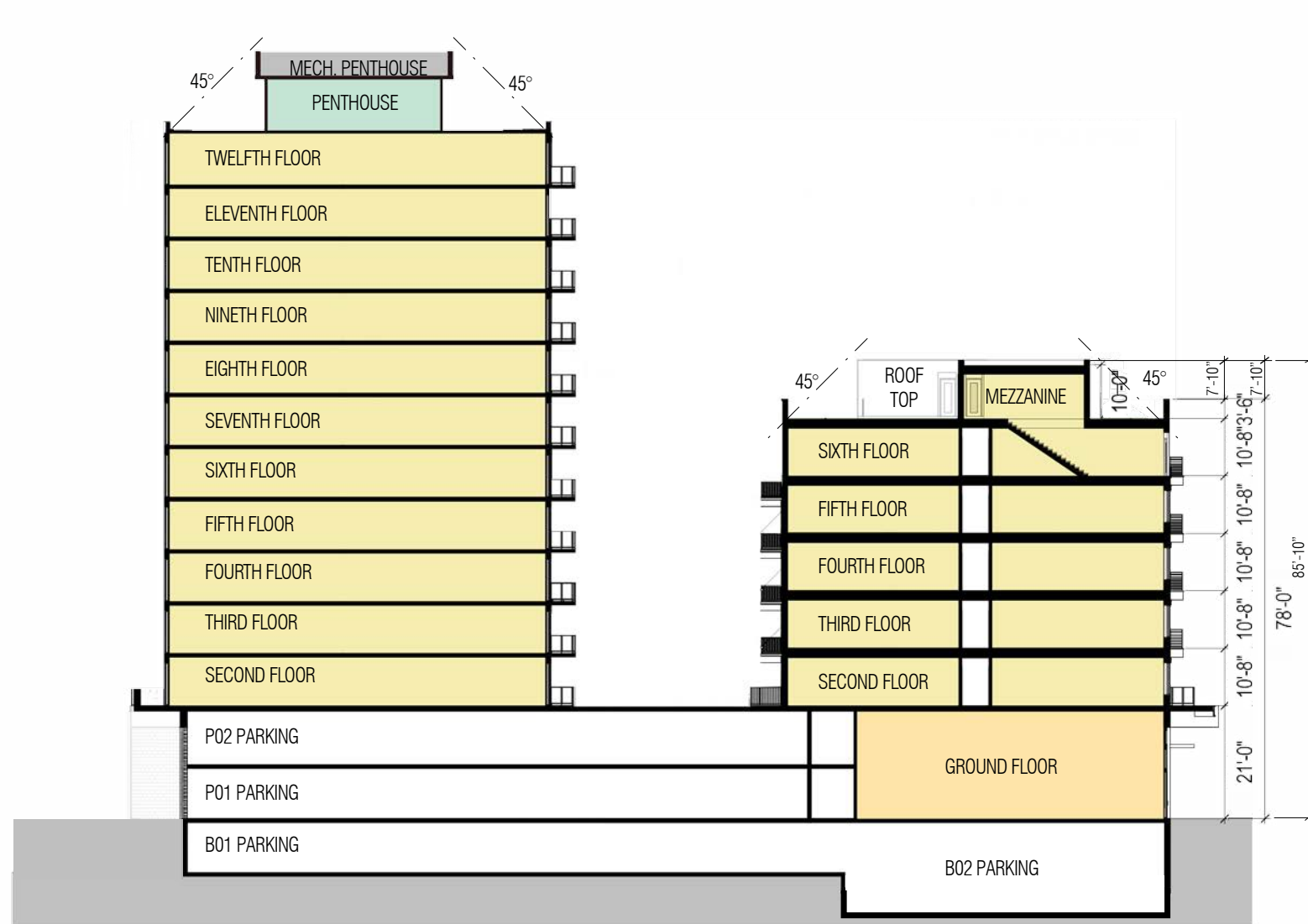
ELEVATIONS - BUILDING A-1

# DIAGRAM KEY

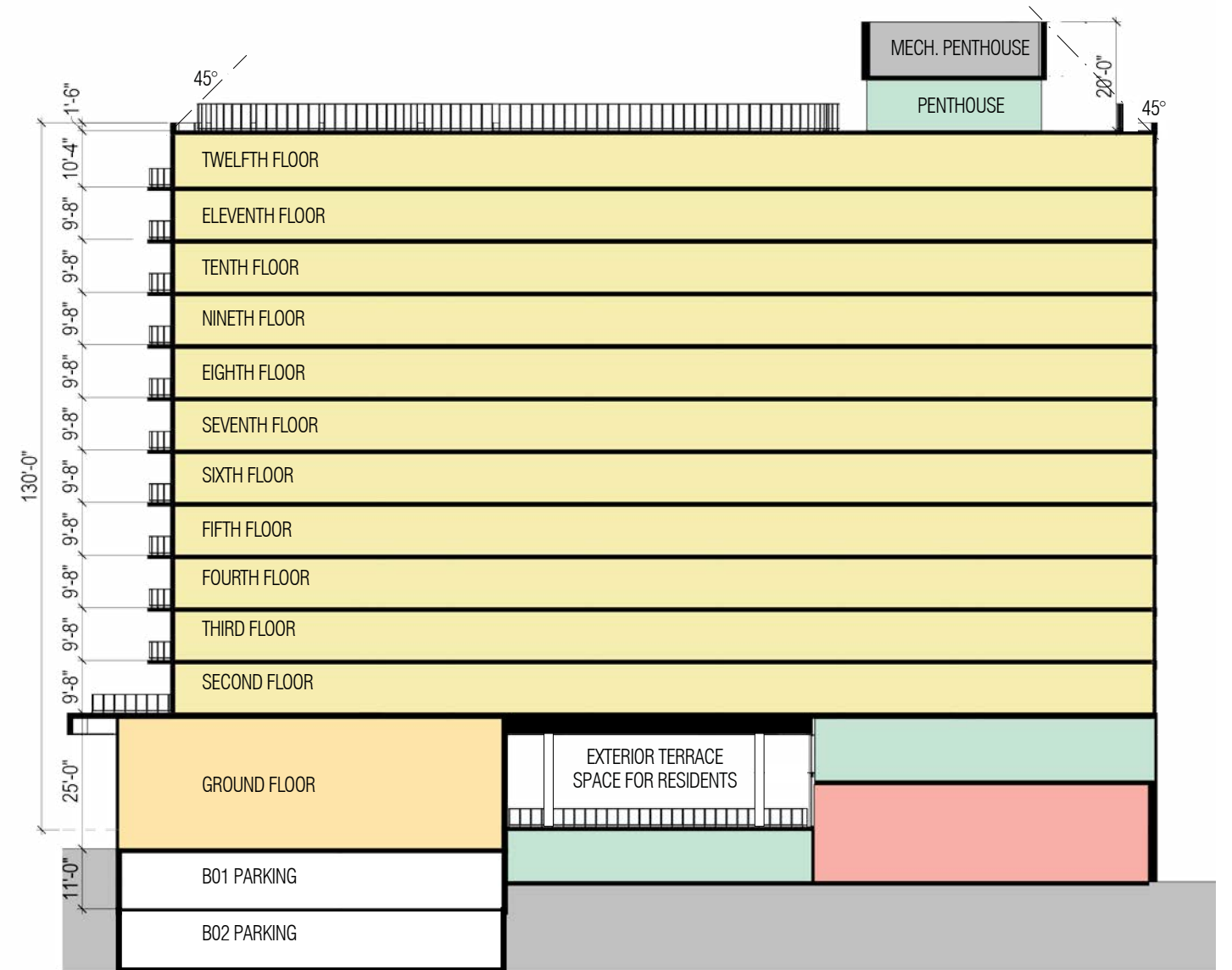
- RESIDENTIAL
- AMENITY
- RETAIL
- OFFICE
- MECHANICAL/SUPPORT SPACE
- LOBBY



KEY PLAN



EAST-WEST SECTION 1

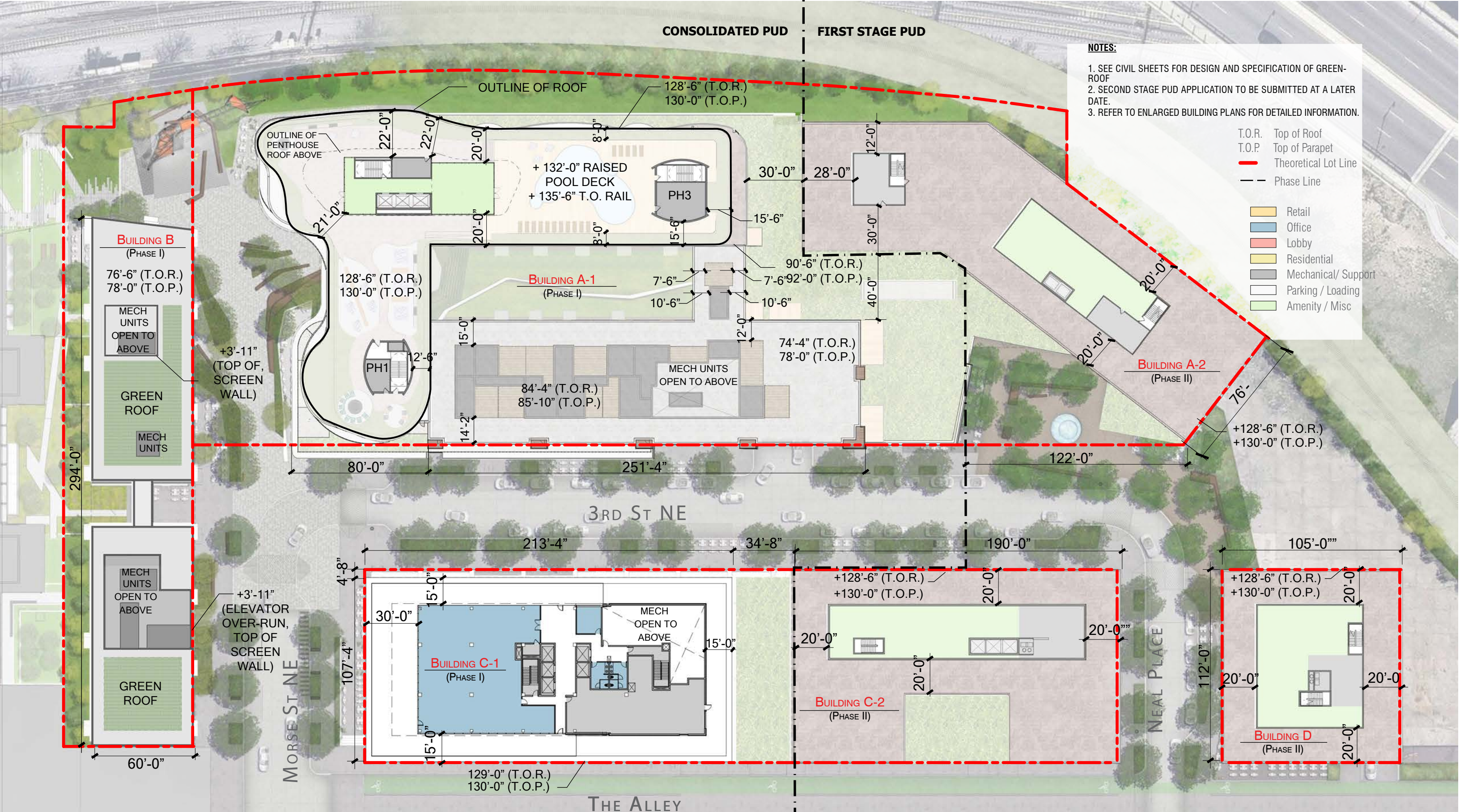


EAST-WEST SECTION 2

## BUILDING SECTIONS - BUILDING A-1

SCALE: 1" = 30'-0"

MARCH 13, 2017



ROOF PLAN - CONSOLIDATED AND FIRST STAGE PUD

SCALE: 1" = 50'-0"

MARCH 13, 2017



CONSOLIDATED PUD

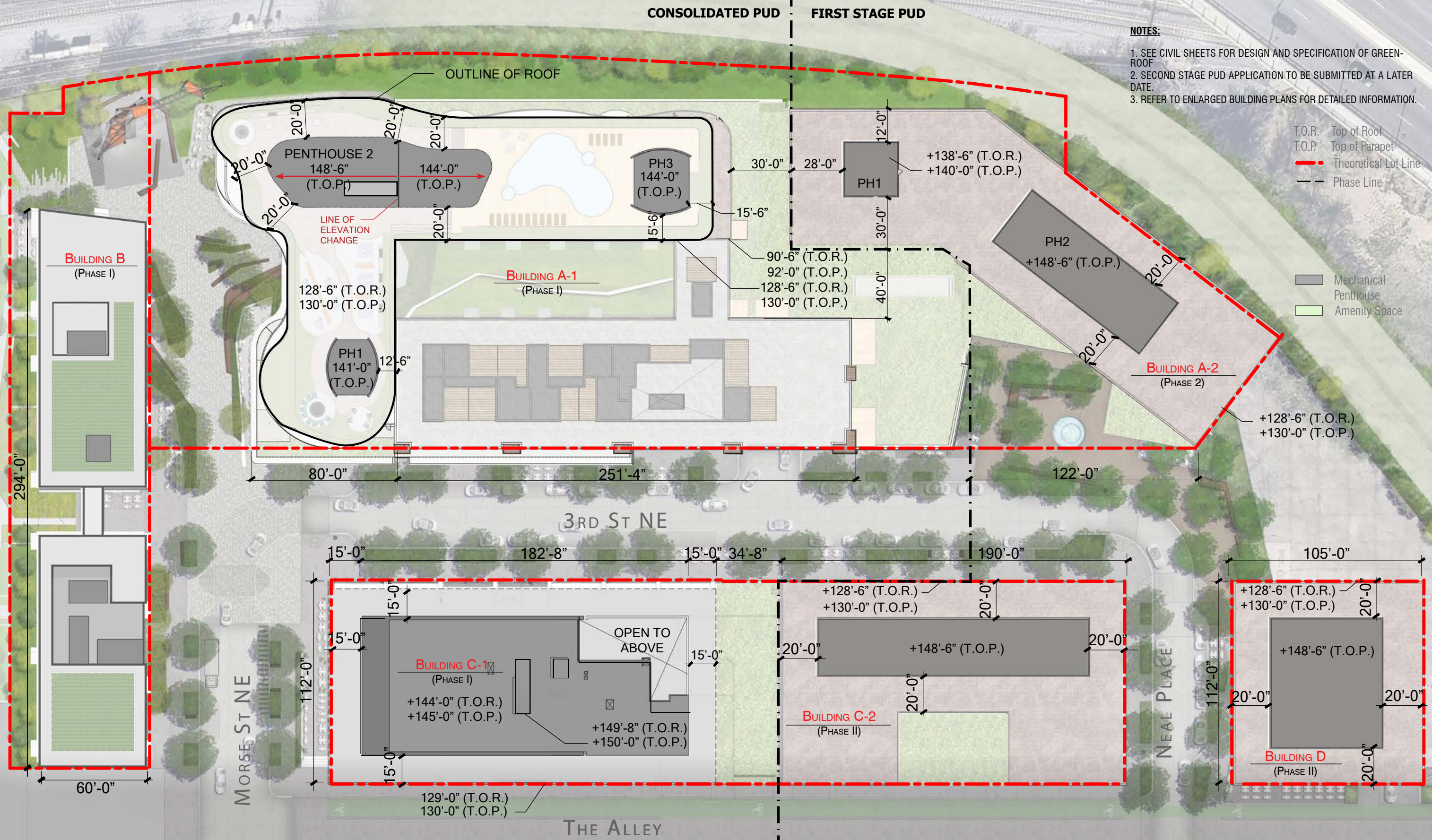
FIRST STAGE PUD

NOTES:

- 1. SEE CIVIL SHEETS FOR DESIGN AND SPECIFICATION OF GREEN-ROOF
- 2. SECOND STAGE PUD APPLICATION TO BE SUBMITTED AT A LATER DATE.
- 3. REFER TO ENLARGED BUILDING PLANS FOR DETAILED INFORMATION.

T.O.R. Top of Roof  
 T.O.P. Top of Parapet  
 - - - Theoretical Lot Line  
 - - - Phase Line

Grey box: Mechanical Penthouse  
 Green box: Amenity Space



PENTHOUSE ROOF PLAN - CONSOLIDATED AND FIRST STAGE PUD

SCALE: 1" = 50'-0"

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## RETAIL TENANT STOREFRONT & SIGNAGE DESIGN GUIDELINES

These guidelines are to ensure the character of the retail street supports the Applicant's and city's vision to create a vibrant retail zone around Union Market. In order to create a retail street that feels both active and authentic, these guidelines establish criteria that will ensure that retail storefronts and signage:

- Are integrated into, and complement the design and materials of the base building;
- Are of high quality, durable materials, with an emphasis on glazing to create visual connections between interior and exterior spaces;
- Exhibit the variety necessary to highlight the diversity of the retailers;
- Create the visual interest required to activate the street, attract visitors, and facilitate pedestrian flow without being repetitive;
- Integrate into the unique history of the Union Market neighborhood through use of materials and designs that relate to the market's mercantile roots and are consistent with the proposed Union Market Streetscape guidelines.

Each building owner will review all retail storefront and signage designs for compliance with these guidelines. Owner approval is required prior to installation of any retail improvements. The owner will ensure that retail tenant storefronts and signage are in compliance with these guidelines and that they complement the base building architecture and proposed Union Market Streetscape guidelines.

The following guidelines shall be observed by retail tenants:

1. Storefronts should be integrated into the design and materials of the base building, and should complement the character of the base building architecture.
2. Storefront design should support and enhance the pedestrian experience, and can include projected bays within the tenant zone as described in the proposed Union Market Streetscape Guidelines to provide additional visual interest down the street.
3. Storefronts should be of high quality and durable materials. Glazing should be prioritized in order to create visual connections between interior and exterior spaces, and retailers may utilize a variety of other materials, including masonry, metal, stone, and tile.
4. Retail signage will be permitted within the signage zone only.
5. Signs should create a vibrant ground floor experience.
6. Projected signs, including blade signs and canopy signs, are encouraged to draw pedestrians along the retail street and create relief from an otherwise flat retail plane.
7. Signs should be dimensional and integrated with the design and materials of the storefront.
8. Illuminated signs are encouraged. All signs may be internally illuminated. If external illumination is proposed, light fixtures are to be complementary and integrated into the surrounding retail storefront design and character.
9. Sign area, size, and illumination will be regulated by local ordinances and retail signage shall not exceed 2 square for each linear foot of tenant frontage; however, the owner may place more rigorous restrictions on retail tenants in order to ensure retail signage contributes to the desired character of the neighborhood and complements the materials and scale of the surrounding improvements.

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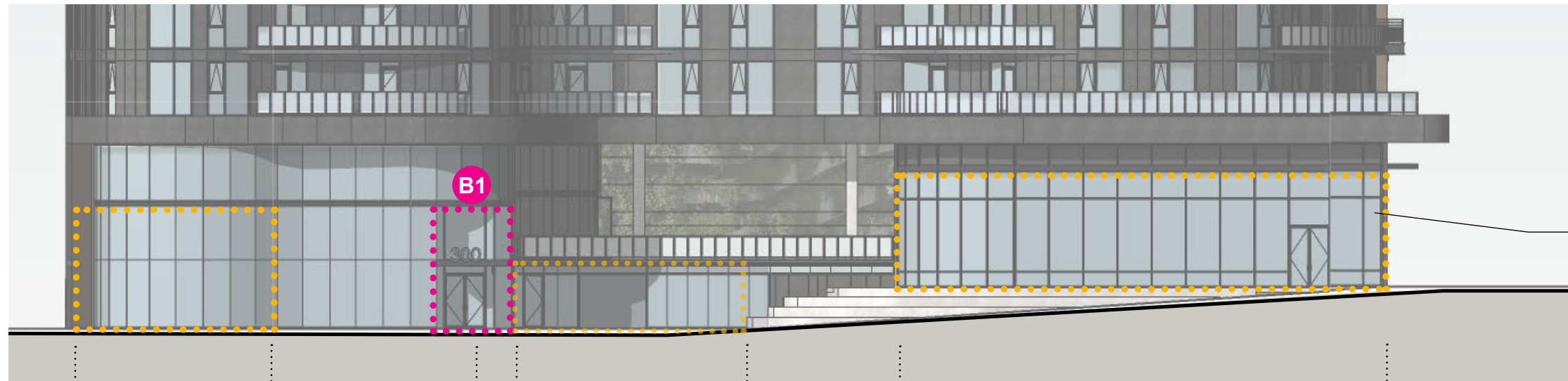


NOTE:

Ground floor retail bay elevations are illustrative. Retail tenants may propose individual storefront designs within dashed areas in order to provide a unique expression of their tenant identification and create an authentic and diverse urban streetscape experience that complements the design of the base building, uses high quality materials, and is consistent with the District's proposed Union Market Streetscape Guidelines and the city's efforts to create a vibrant retail zone with enhanced streetscape within Union Market. The owner will regulate storefront design in accordance to the Design Guidelines contained herein to ensure all storefront designs complement and maintain the design integrity of the base building. **All retail signage will comply with all applicable D.C. Building Code requirements regarding size and area and shall not exceed two square feet per linear foot of tenant frontage.**



KEY PLAN



RETAIL STOREFRONT

2 - SOUTH ELEVATION



RETAIL STOREFRONT

RESIDENTIAL ENTRANCE  
REFER TO B2 / PAGE 118

PARKING/  
RESIDENTIAL  
LOADING  
REFER TO B3/ PAGE 118

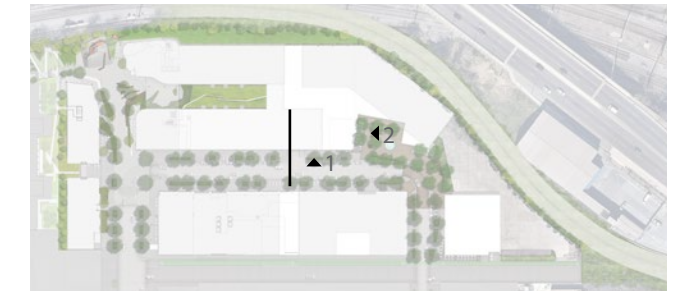
1 - PARTIAL EAST ELEVATION

RETAIL TENANT SIGNAGE\_BUILDING A-1

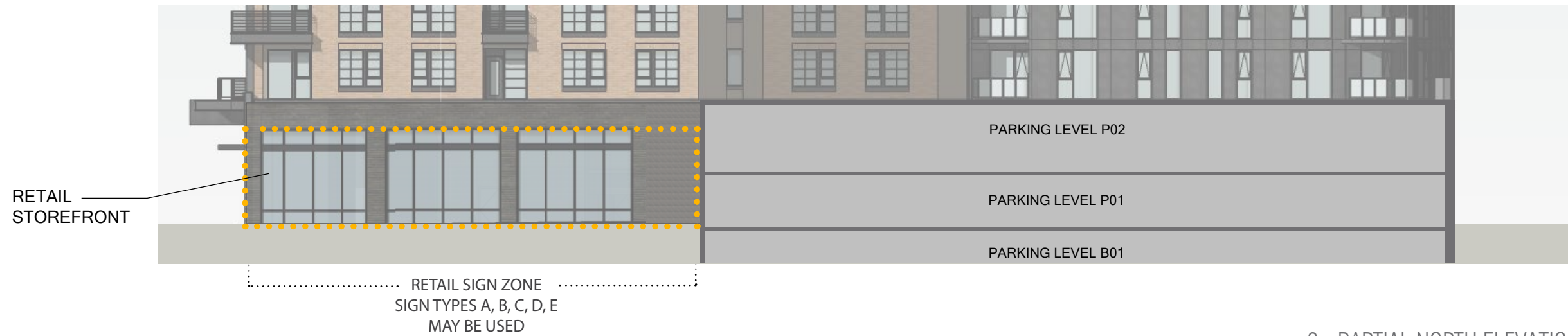
MARCH 13, 2017

NOTE:

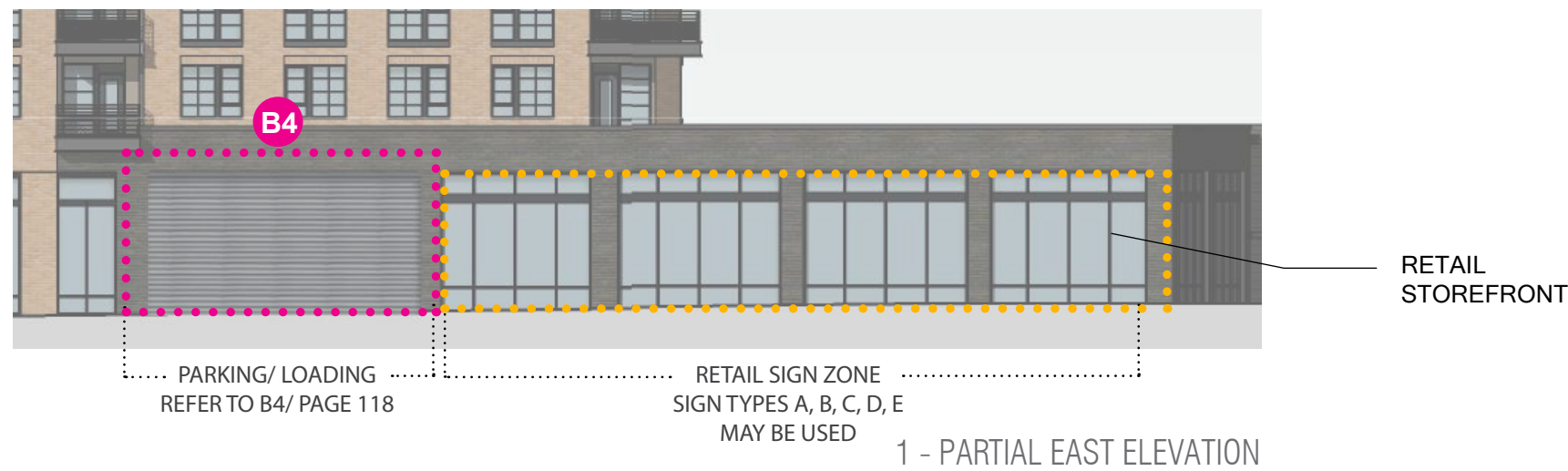
Ground floor retail bay elevations are illustrative. Retail tenants may propose individual storefront designs within dashed areas in order to provide a unique expression of their tenant identification and create an authentic and diverse urban streetscape experience that complements the design of the base building, uses high quality materials, and is consistent with the District's proposed Union Market Streetscape Guidelines and the city's efforts to create a vibrant retail zone with enhanced streetscape within Union Market. The owner will regulate storefront design in accordance to the Design Guidelines contained herein to ensure all storefront designs complement and maintain the design integrity of the base building. **All retail signage will comply with all applicable D.C. Building Code requirements regarding size and area and shall not exceed two square feet per linear foot of tenant frontage.**



KEY PLAN



2 - PARTIAL NORTH ELEVATION



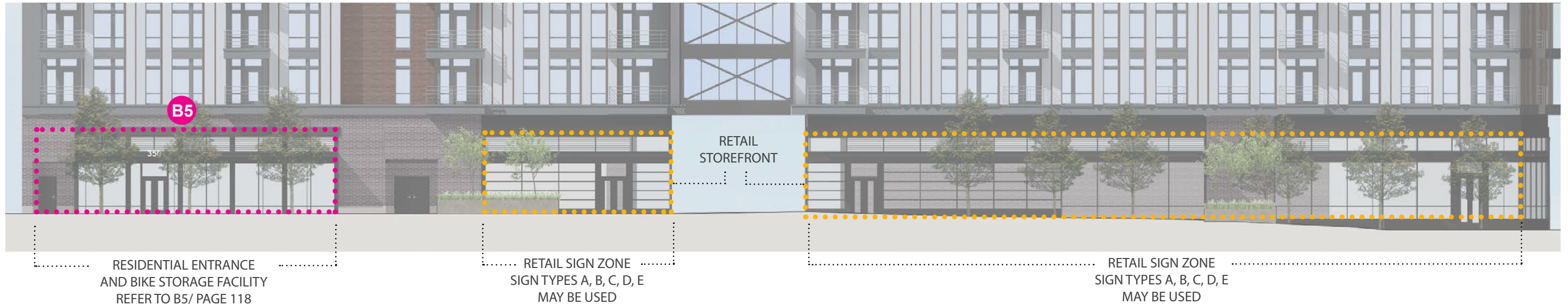
1 - PARTIAL EAST ELEVATION

NOTE:

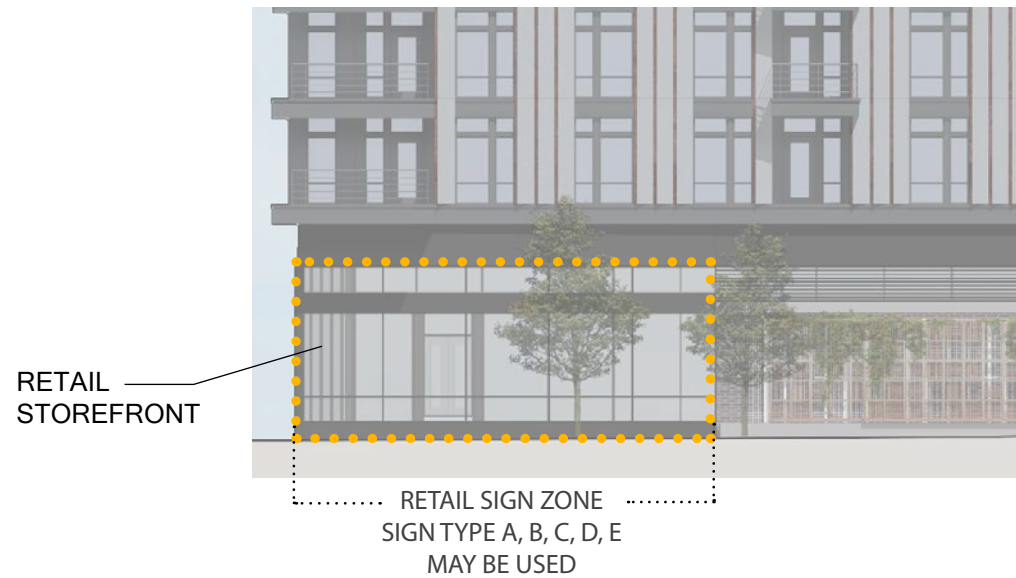
Ground floor retail bay elevations are illustrative. Retail tenants may propose individual storefront designs within dashed areas in order to provide a unique expression of their tenant identification and create an authentic and diverse urban streetscape experience that complements the design of the base building, uses high quality materials, and is consistent with the District's proposed Union Market Streetscape Guidelines and the city's efforts to create a vibrant retail zone with enhanced streetscape within Union Market. The owner will regulate storefront design in accordance to the Design Guidelines contained herein to ensure all storefront designs complement and maintain the design integrity of the base building. **All retail signage will comply with all applicable D.C. Building Code requirements regarding size and area and shall not exceed two square feet per linear foot of tenant frontage.**



KEY PLAN



3 - NORTH ELEVATION



2 - PARTIAL SOUTH ELEVATION



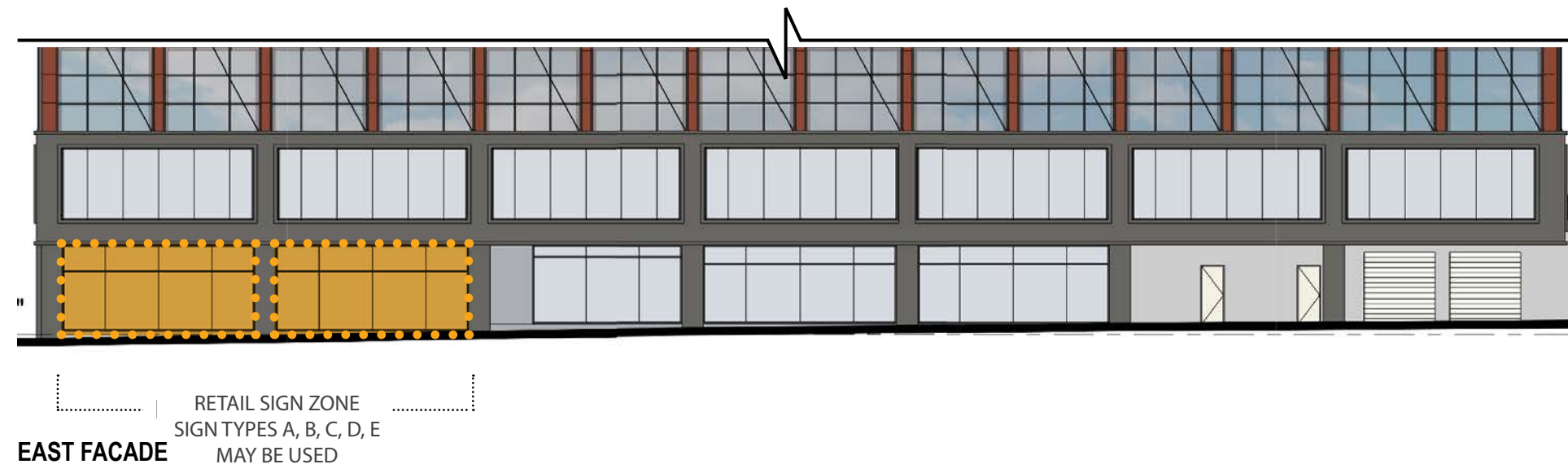
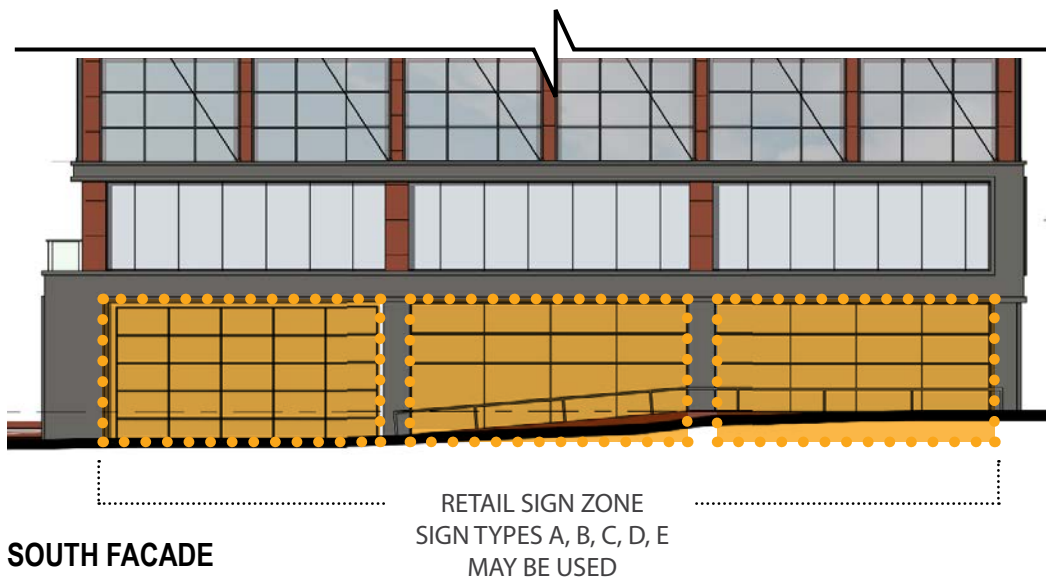
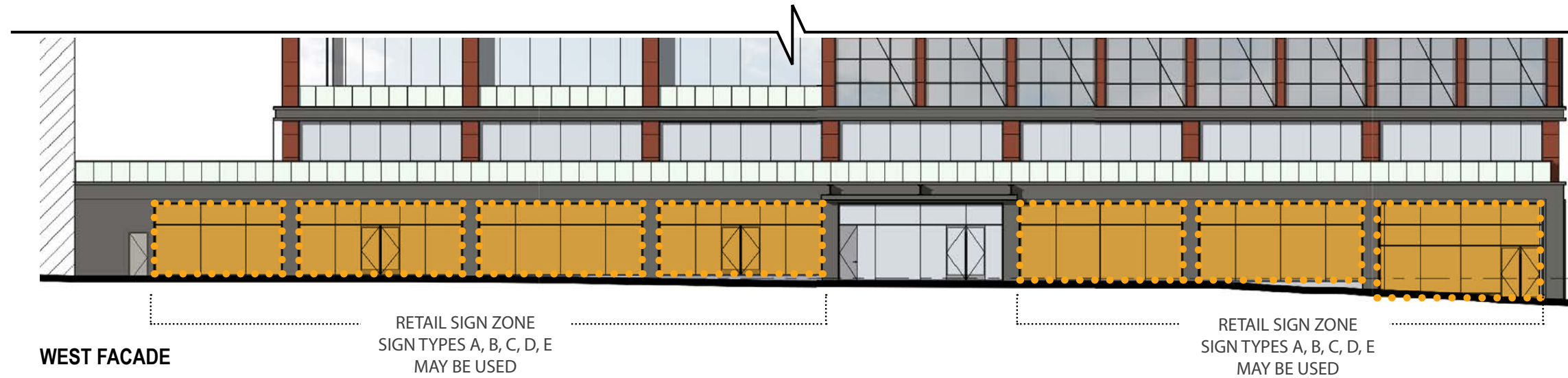
1 - PARTIAL WEST ELEVATION

NOTE:

Ground floor retail bay elevations are illustrative. Retail tenants may propose individual storefront designs within dashed areas in order to provide a unique expression of their tenant identification and create an authentic and diverse urban streetscape experience that complements the design of the base building, uses high quality materials, and is consistent with the District's proposed Union Market Streetscape Guidelines and the city's efforts to create a vibrant retail zone with enhanced streetscape within Union Market. The owner will regulate storefront design in accordance to the Design Guidelines contained herein to ensure all storefront designs complement and maintain the design integrity of the base building. **All retail signage will comply with all applicable D.C. Building Code requirements regarding size and area and shall not exceed two square feet per linear foot of tenant frontage.**



KEY PLAN





**SIGN TYPE A  
AWNINGS & CANOPIES**

RETAILER MAY INCLUDE AWNINGS AND CANOPIES AS PART OF THE RETAIL STOREFRONT DESIGN. CHARACTER OF ALL CANOPIES TO BE COMPLEMENTARY AND INTEGRATED INTO THE OVERALL CHARACTER OF BUILDING ARCHITECTURE. LETTERS MAY BE MOUNTED TO THE TOP/ UNDERSIDE OR FRONT OF THE AWNING OR CANOPY.

ALL RETAIL SIGNAGE WILL COMPLY WITH ALL APPLICABLE D.C. BUILDING CODE REQUIREMENTS REGARDING SIZE AND AREA AND SHALL NOT EXCEED TWO SQUARE FEET PER LINEAR FOOT OF TENANT FRONTAGE.



**SIGN TYPE B  
FACE MOUNTED SIGN**

PIN-MOUNTED INDIVIDUAL LETTERS OR DIMENSIONAL SIGNS. SIGNS TO HAVE DEPTH TO CREATE SUBSTANTITIVE APPEARANCE. SIGNAGE TO BE INTEGRAL TO OVERALL RETAIL STOREFRONT DESIGN.

ALL RETAIL SIGNAGE WILL COMPLY WITH ALL APPLICABLE D.C. BUILDING CODE REQUIREMENTS REGARDING SIZE AND AREA AND SHALL NOT EXCEED TWO SQUARE FEET PER LINEAR FOOT OF TENANT FRONTAGE.

FACE-MOUNTED SIGNS



**SIGN TYPE C  
WINDOW SIGNS**

DIRECT APPLIED TO STOREFRONT  
LOGO AND TAG LINE TO BE MONOCHROMATIC.

ALL RETAIL SIGNAGE WILL COMPLY WITH ALL  
APPLICABLE D.C. BUILDING CODE REQUIRE-  
MENTS REGARDING SIZE AND AREA AND  
SHALL NOT EXCEED TWO SQUARE FEET PER  
LINEAR FOOT OF TENANT FRONTAGE.

WINDOW SIGNS

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**SIGN TYPE D  
PAINTED SIGNS**

RETAILER MAY PAINT SIGN AND LOGO ON RETAIL STOREFRONT. SIGN CAN BE IN COMBINATION WITH OTHER SIGN TYPES.

ALL RETAIL SIGNAGE WILL COMPLY WITH ALL APPLICABLE D.C. BUILDING CODE REQUIREMENTS REGARDING SIZE AND AREA AND SHALL NOT EXCEED TWO SQUARE FEET PER LINEAR FOOT OF TENANT FRONTAGE.

PAINTED WALLS/ART & SCULPTURES

MARCH 13, 2017





**SIGN TYPE E  
BLADE SIGNS**

SIGNAGE TO BE INTEGRAL TO OVERALL RETAIL STOREFRONT DESIGN.

ALL RETAIL SIGNAGE WILL COMPLY WITH ALL APPLICABLE D.C. BUILDING CODE REQUIREMENTS REGARDING SIZE AND AREA AND SHALL NOT EXCEED TWO SQUARE FEET PER LINEAR FOOT OF TENANT FRONTAGE.

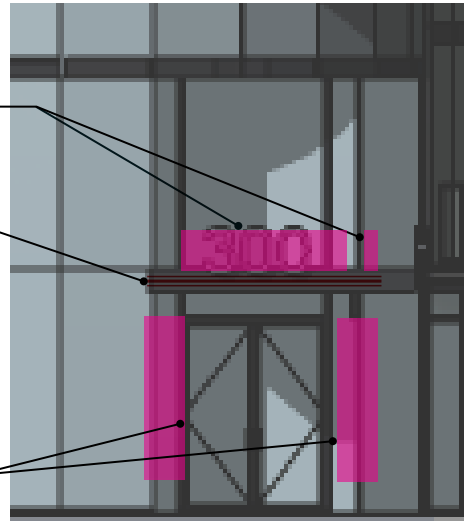
BLADE SIGNS

MARCH 13, 2017

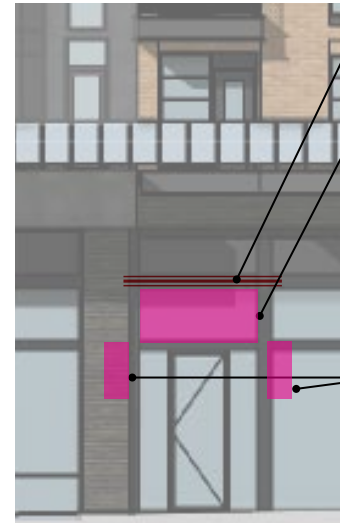
BUILDING SIGNAGE  
LOCATION AT FRONT AND  
SIDES OF CANOPY  
MAXIMUM AREA OF  
SIGNAGE: 12 SF @  
EACH SIDE

ARCHITECTURAL  
CANOPY (EXTRUDED  
ALUMINUM WITH GLASS  
COVER)

BUILDING SIGNAGE  
LOCATION  
MAXIMUM AREA OF  
SIGNAGE: 12 SF @  
EACH SIDE



**B1** BUILDING ENTRY  
SIGN LOCATION \_A-1



**B3** BUILDING ENTRY  
SIGN LOCATION \_A-1

ARCHITECTURAL  
CANOPY

BUILDING SIGNAGE  
LOCATION,  
CENTERED  
AT OPENING  
MAXIMUM AREA  
OF SIGNAGE: 10 SF

BLADE SIGN OR  
PLAQUE  
MAXIMUM AREA OF  
BLADE SIGNAGE:  
12 SF @ EACH SIDE  
W/ A MAX. PROJEC-  
TION OF 4'.  
MAXIMUM AREA OF  
PLAQUE SIGNAGE:  
6 SF @ EACH SIDE.



BUILDING SIGNAGE  
LOCATION, CENTERED  
AT OPENING.  
MAXIMUM AREA OF SIGNAGE:  
65 SF

BLADE SIGN OR PLAQUE  
MAXIMUM AREA OF BLADE SIG-  
NAGE: 14 SF @ EACH SIDE W/ A  
MAX. PROJECTION OF 3'-6".  
MAXIMUM AREA OF PLAQUE  
SIGNAGE: 8 SF @ EACH SIDE.

**B4** PARKING / LOADING  
SIGN LOCATION \_A-1

ARCHITECTURAL  
CANOPY (EXTRUDED  
ALUMINUM WITH GLASS  
COVER)

BUILDING SIGNAGE  
LOCATION, CENTERED  
AT OPENING.  
MAXIMUM AREA OF  
SIGNAGE: 18 SF.

BUILDING SIGNAGE  
LOCATION.  
MAXIMUM AREA OF  
SIGNAGE: 12 SF @  
EACH SIDE .



**B2** TYPICAL BUILDING ENTRY SIGN LOCATION \_A-1

BUILDING SIGNAGE  
LOCATION,  
CENTERED AT  
OPENING.  
MAXIMUM AREA OF  
SIGNAGE: 10 SF.



OPTIONAL BUILDING SIGNAGE  
LOCATION, CENTERED  
AT CANOPY.  
MAXIMUM AREA OF SIGNAGE:  
12 SF .

ARCHITECTURAL CANOPY  
(EXTRUDED ALUMINUM WITH  
GLASS COVER)

BUILDING SIGNAGE  
LOCATION, CENTERED  
AT OPENING.  
MAXIMUM AREA OF SIGNAGE:  
18 SF .

BUILDING SIGNAGE  
LOCATION.  
MAXIMUM AREA OF SIGNAGE:  
12 SF @ EACH SIDE/ LOCATION.

**B5** BUILDING ENTRY  
SIGN LOCATION \_B

NOTE:

All signage will comply with all applicable D.C. Building Code requirements.

## BUILDING NAME SIGNAGE A-1 & B

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BUILDING A-1\_2ND FLOOR PLAN - IZ UNITS

SCALE: 1" = 30'-0"

MARCH 13, 2017





BUILDING A-1\_3RD FLOOR PLAN - IZ UNITS

SCALE: 1" = 30'-0"

MARCH 13, 2017





BUILDING A-1\_4TH FLOOR PLAN - IZ UNITS

SCALE: 1" = 30'-0"

MARCH 13, 2017





BUILDING A-1\_5TH FLOOR PLAN - IZ UNITS

SCALE: 1" = 30'-0"

MARCH 13, 2017





BUILDING A-1\_6TH FLOOR PLAN - IZ UNITS

SCALE: 1" = 30'-0"

MARCH 13, 2017





BUILDING A-1\_7TH FLOOR PLAN - IZ UNITS

SCALE: 1" = 30'-0"

MARCH 13, 2017







BUILDING A-1\_8TH FLOOR PLAN - IZ UNITS

SCALE: 1" = 30'-0"

MARCH 13, 2017







BUILDING A-1\_10TH FLOOR PLAN - IZ UNITS

SCALE: 1" = 30'-0"

MARCH 13, 2017

