

RECEIVED  
D.C. OFFICE OF ZONING  
2008 JAN 22 AM 1:17 *mw*

MONUMENT BALLPARK  
SQUARE 701, SE

WASHINGTON , DC

ZONING COMMISSION REVIEW UNDER CG OVERLAY  
SUBMISSION COMPARISON (JAN 25, 2007 & JAN 11,2008)  
JANUARY 22, 2008

|                                  |                                 |
|----------------------------------|---------------------------------|
| OWNER / DEVELOPER:               | MONUMENT REALTY                 |
| MASTER PLANNER                   | SHALOM BARANES ASSOCIATES       |
| RESIDENTIAL AND HOTEL ARCHITECT: | SHALOM BARANES ASSOCIATES       |
| OFFICE ARCHITECT:                | DAVIS, CARTER, SCOTT ASSOCIATES |
| LAND USE COUNSEL:                | HOLLAND & KNIGHT, LLP           |
| CIVIL ENGINEER:                  | BOHLER ENGINEERING              |
| STRUCTURAL ENGINEER:             | SK&A STRUCTURAL ENGINEERS, PLLC |
| LANDSCAPE ARCHITECT:             | LANDSCAPE ARCHITECTURE BUREAU   |
| RETAIL ARCHITECT:                | GENSLER                         |
| MECHANICAL/ELECTRICAL/PLUMBING:  | GIRARD ENGINEERING, PC          |

JANUARY 25, 2007 SUBMISSION

DRAWING INDEX

| SHEET | TITLE                                                                   |
|-------|-------------------------------------------------------------------------|
| D1    | ZONING BOUNDARY PLAN & TABULATIONS                                      |
| D2    | SURVEYOR'S EXISTING CONDITIONS & PROPOSED PLAT- LOT TO BE RECORDED      |
| R1    | RENDERING, HOTEL & RESIDENTIAL BUILDING                                 |
| R2    | RENDERING, OFFICE BUILDING                                              |
| A1    | OVERALL GROUND LEVEL & ROOF PLAN                                        |
| A2    | GROUND LEVEL AND LEVEL 2 PLANS - OFFICE BUILDING                        |
| A3    | LEVELS 3 TO 6 & LEVELS 7 TO 9 PLANS - OFFICE BUILDING                   |
| A4    | GROUND LEVEL & LEVEL 2 PLANS - RESIDENTIAL / HOTEL BUILDING             |
| A5    | LEVELS 3, 4, 5 TO 8 SIM, LEVELS 9, 10 PLANS - RESIDENTIAL / HOTEL BLDG. |
| A8    | NORTH, SOUTH, & WEST ELEVATIONS                                         |
| A9    | EAST ELEVATION & MONUMENT PLACE ELEVATIONS                              |
| A10   | BUILDING SECTIONS / ELEVATIONS                                          |
| A11   | BUILDING SECTION / ELEVATIONS                                           |
| A12   | HALF STREET METRO ENTRANCE                                              |
| -     | (NOT SUBMITTED)                                                         |
| -     | (NOT SUBMITTED)                                                         |
| -     | (NOT SUBMITTED)                                                         |
| A13   | HALF STREET RETAIL PLAN                                                 |
| -     | (NOT SUBMITTED)                                                         |
| A14   | HALF STREET RETAIL ELEVATION 1                                          |
| A15   | HALF STREET RETAIL ELEVATION 2                                          |
| A16   | HALF STREET RETAIL ELEVATION 3                                          |
| M1    | PROPOSED BUILDING MATERIALS                                             |

JANUARY 11, 2008 SUBMISSION

DRAWING INDEX

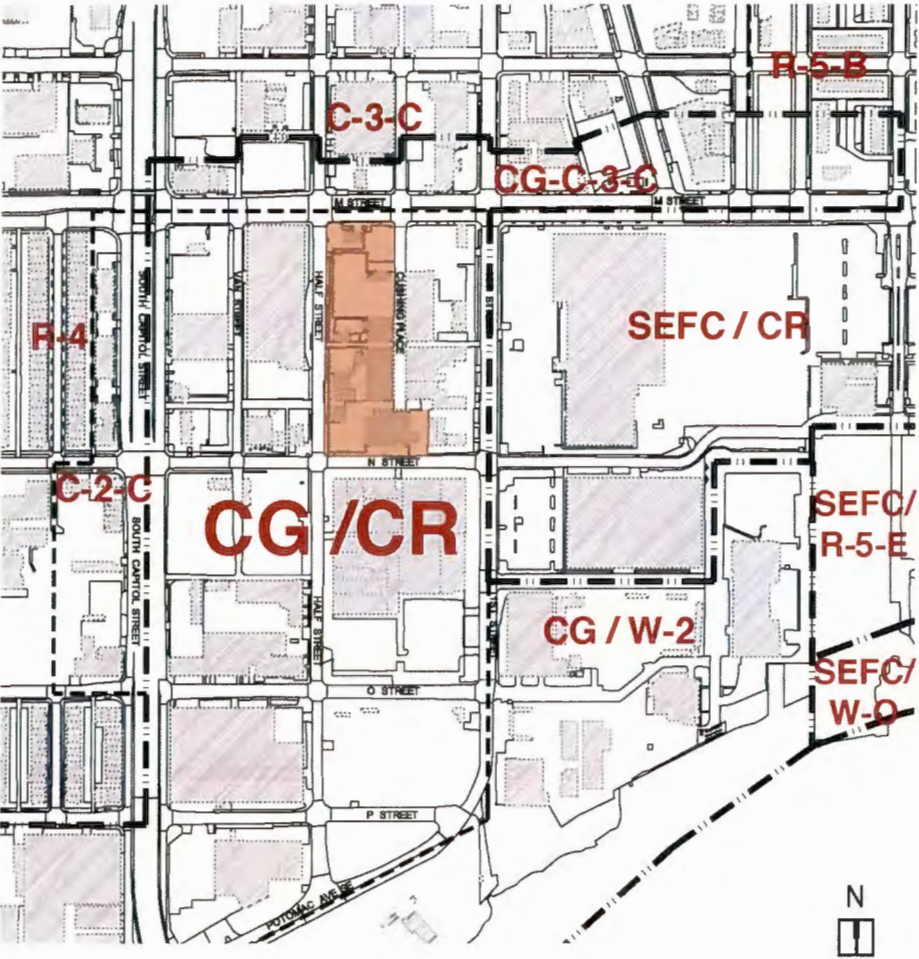
| SHEET | TITLE                                                                   |
|-------|-------------------------------------------------------------------------|
| D1    | ZONING BOUNDARY PLAN & TABULATIONS                                      |
| D2    | SURVEYOR'S EXISTING CONDITIONS & RECORDED PLAT                          |
| R1    | RENDERING, HOTEL & RESIDENTIAL BUILDING                                 |
| R2    | RENDERING, OFFICE BUILDING                                              |
| A1    | OVERALL GROUND LEVEL & ROOF PLAN                                        |
| A2    | GROUND LEVEL AND LEVEL 2 PLANS - OFFICE BUILDING                        |
| A3    | LEVELS 3 TO 6 & LEVELS 7 TO 9 PLANS - OFFICE BUILDING                   |
| A4    | GROUND LEVEL & LEVEL 2 PLANS - RESIDENTIAL / HOTEL BUILDING             |
| A5    | LEVELS 3, 4, 5 TO 8 SIM, LEVELS 9, 10 PLANS - RESIDENTIAL / HOTEL BLDG. |
| A8    | NORTH, SOUTH, & WEST ELEVATIONS                                         |
| A9    | EAST ELEVATION & MONUMENT PLACE ELEVATIONS                              |
| A10   | BUILDING SECTIONS / ELEVATIONS                                          |
| A11   | BUILDING SECTION / ELEVATIONS                                           |
| A12   | WMATA EXTERIOR VIEW                                                     |
| A12a  | WMATA EXTERIOR ELEVATIONS                                               |
| A12b  | WMATA LOWER CEILING PLAN                                                |
| A12c  | WMATA HIGH CEILING PLAN & SECTIONS                                      |
| A13   | HALF STREET RETAIL PLAN w/ STOREFRONT PROJECTIONS                       |
| A13a  | HALF STREET RETAIL PLAN w/o STOREFRONT PROJECTIONS                      |
| A14   | HALF STREET RETAIL ELEVATION                                            |
| A14   | -                                                                       |
| A14   | -                                                                       |
| M1    | PROPOSED BUILDING MATERIALS                                             |

MONUMENT BALLPARK  
SQUARE 701, SE WASHINGTON, DC

MONUMENT REALTY | JAN. 22, 2008 | copyright ©2007 sba PC |

ZONING COMMISSION  
District of Columbia  
CASE NO. 06-46A  
EXHIBIT NO. 11A  
*06-46A*  
*11A*

ZONING COMMISSION  
District of Columbia  
CASE NO. 06-46A  
EXHIBIT NO. 11A  
shalom baranes associates architects



|                                                                                   |           |
|-----------------------------------------------------------------------------------|-----------|
| Zone: CR/CG Overlay District                                                      |           |
| Site Area- Combined Lot Development:                                              |           |
| Square 701:                                                                       | 102,494.4 |
| Square 700 (Lot# 43, 46, 45, 37, 38, 39, 803, 33, 802, 864, 868, 841, 860 & 864): | 49,680    |
| Total:                                                                            | 152,174.4 |

|                    |         |
|--------------------|---------|
| Program FAR :      |         |
| Building 1: Metro: | 8,410   |
| Office:            | 277,600 |
| Retail:            | 13,880  |
| Sub-total          | 299,890 |
| Building 2: Hotel: | 105,560 |
| Retail:            | 37,130  |
| Residential:       | 320,100 |
| Sub-total          | 462,790 |
| Lot: Tot Non-Res.  | 442,580 |
| Lot: Tot Res.      | 320,100 |
| Lot: TOTAL         | 762,680 |

| Zoning Regulation                                                | CR/CG Overlay                              |                  |
|------------------------------------------------------------------|--------------------------------------------|------------------|
|                                                                  | Req'd/Allowed                              | Proposed         |
| Height ( Height act in Capitol Gateway Overlay district)         | 110'                                       | 110'             |
| Total FAR Allowed                                                | 7.0 max                                    |                  |
| FAR-Combined Lot Development (10)                                |                                            |                  |
| Residential (10)                                                 | 7.0 max                                    | 2.10             |
| Office                                                           |                                            | 1.82             |
| Retail                                                           |                                            | 0.34             |
| Hotel                                                            |                                            | 0.69             |
| Total Non-Residential                                            | .75 min, 3.0 max                           | 2.91             |
| Total FAR                                                        | 7.0                                        | 5.01             |
| FAR- Square 701 Lot                                              |                                            |                  |
| Residential                                                      | 7.0 max                                    | 3.12             |
| Office                                                           |                                            | 2.71             |
| Retail                                                           |                                            | 0.50             |
| Hotel                                                            |                                            | 1.03             |
| Total Non-Residential                                            | .75 min, 3.0 max                           | 4.32             |
| Total FAR                                                        | 7.0                                        | 7.44             |
| Max single lot FAR                                               | 8.00                                       | 7.44             |
| Lot Occupancy %                                                  | 100% comm, 75% resid.                      | varies by floor: |
| Building 1:                                                      | 100.0%                                     | 98.0%            |
| Building 2:                                                      | 75.0%                                      | 92.0%            |
| Resid. Levels 2&3:                                               | 75.0%                                      | 75.0%            |
| Resid. Levels 4-7:                                               | 75.0%                                      | 67.0%            |
| Resid. Levels 8-10:                                              | 75.0%                                      | 60.0%            |
| Required Public Space<br>(open to sky or 10' vertical clearance) | not required<br>(for preferred use retail) | not provided     |
| Rear yard                                                        |                                            |                  |
| Building 1, Non-Residential                                      | none required                              | none provided    |
| Building 2, Residential: 3"/ft, 12' min.                         | 28'                                        | 28'              |
| Side Yard (3"/ft or 8' min if provided)                          | none required                              | none provided    |

|                                       |                            |                    |
|---------------------------------------|----------------------------|--------------------|
| Court -open(5) (Res: 3"/ft 10' min):  | see court tabulation on A7 | no relief required |
| (Non-Res: 2.5"/ft 6' min):            |                            |                    |
| Closed Court (5) (Res: 4"/ft 15' min) | see court tabulation on A7 | no relief required |
| (Non-Res: 2.5"/ft 12' min)            |                            |                    |

|                     |                          |                     |
|---------------------|--------------------------|---------------------|
| Recreation Space:   | 15% of resid. Gross area | 1.5%                |
| Roof Structures     |                          |                     |
| Number (1 per core) | 4                        | 4                   |
| Setbacks:           | One to One:              | varies-see sheet A7 |

| Parking (11)                                      | Req'd/Allowed | Proposed                   |
|---------------------------------------------------|---------------|----------------------------|
| Residential (1 per 3 units)                       | 110           |                            |
| Office (1 per 1800 gsf)                           | 154           |                            |
| Retail (1 per 750 gsf)                            | 65            |                            |
| Hotel (1 per 4 rms & 1 per 300SF of function rm.) | 54            |                            |
| Total                                             | 383           | 412 to 543 (w/vault space) |

|              |                     |                     |
|--------------|---------------------|---------------------|
| Loading      |                     |                     |
| Residential: | 1-55, 1-20 berth    | 1-55, 1-20          |
| Office:      | 3-30', 1-20'        | 3-30'               |
| Retail:      | 1-55', 1-30', 1-20' | 2-30', 1-20'        |
| Hotel:       | 1-30', 1-20'        | 1-30'               |
| Total:       | 2-55', 5-30', 4-20' | 1-55', 6-30', 2-20' |

|                                            |              |                   |
|--------------------------------------------|--------------|-------------------|
| CG Overlay Issues                          |              |                   |
| Half Street                                |              |                   |
| Setback Height:                            | 65'+15'      | 80'               |
| Setback Width:                             | 20'-8'       | 12'               |
| Preferred Retail % (5)                     | 75%          | 66%               |
| Retail Ceiling Height (7)                  |              |                   |
| Primary Retail Space                       | 14'          | 14'               |
| Back of House Retail Space                 | 14'          | 11'               |
| Retail 5-A on Half St and Retail 7 on N St | 14'          | 11'-6" and 13'-0" |
| Parking/Loading Driveways                  | None allowed | None provided     |
| 100% preferred use at street frontage (8)  | 100%         | 79%               |
| M Street                                   |              |                   |
| Preferred Retail %                         | 35%          | 45%               |
| 15' setback from sidewalk                  | 15'          | 15'               |
| 100% preferred use at street frontage (8)  | 100%         | 50%               |
| 50% of streetwall preferred retail (8)     | 50%          | 50%               |
| Retail Ceiling Height (7)                  | 14'          | 14'/11'           |

**ZONING NOTES:**

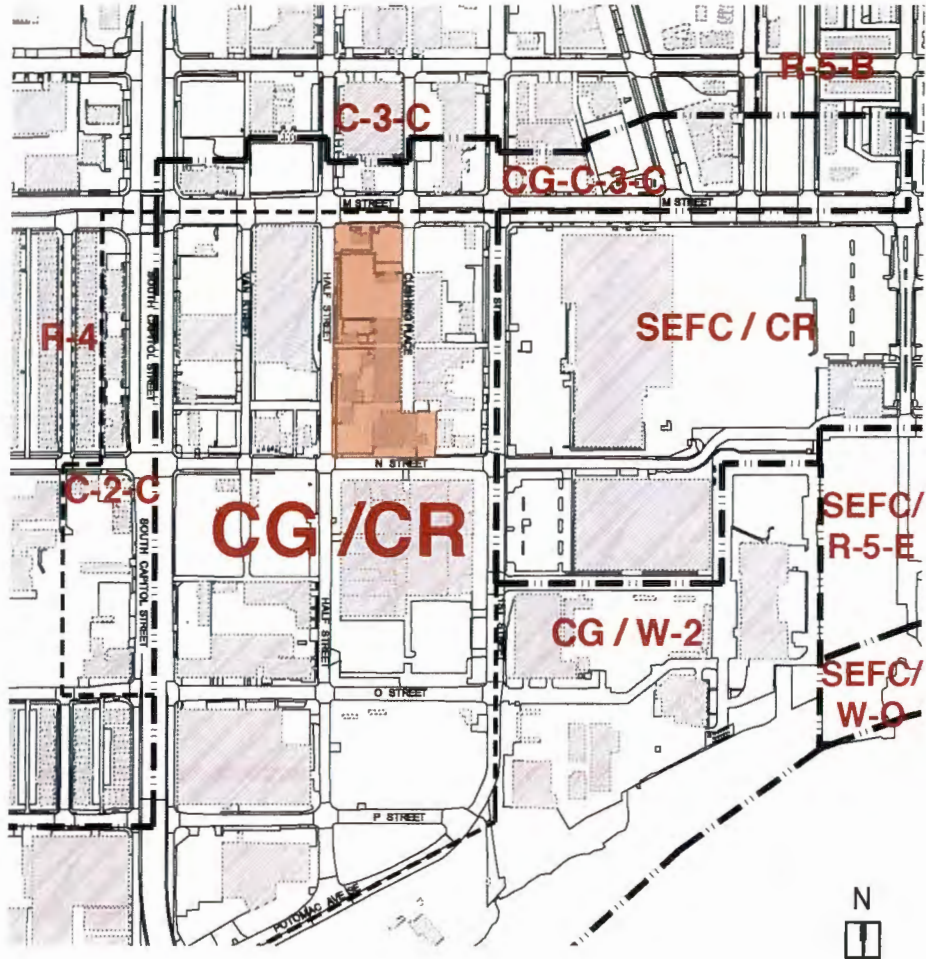
- ITEMS IN GRAY REQUIRE A VARIANCE OR SPECIAL EXCEPTION FROM ZONING.
- FOR ZONING PURPOSES, BUILDING 1 AND BUILDING 2 ARE ON A SINGLE LOT OF RECORD. FOR ZONING TABULATIONS, BUILDING 1 AND BUILDING 2 ARE ON SEPARATE THEORETICAL LOTS PER TITLE 11, CHAPTER 25.
- BUILDING 1 HEIGHT IS BASED ON M STREET R.O.W., WHICH IS 90'. BUILDING 2 HEIGHT IS BASED ON N STREET R.O.W., WHICH IS 90'.
- SEE SHEET A7 FOR BUILDING 1 AND BUILDING 2 MEASURING POINT LOCATIONS.
- OVERALL GROUND FLOOR PREFERRED RETAIL USE % IS 56%. ON BUILDING 2, GROUND FLOOR PREFERRED RETAIL USE % IS 62%, WHILE ON BUILDING 1, GROUND FLOOR PREFERRED RETAIL IS 45%. SEE A1 FOR PREFERRED USE TABULATION.
- FOR ZONING COURTS & ROOF STRUCTURES SETBACK DIMENSIONS SEE A7.
- GROUND FLOOR RETAIL CEILING HEIGHT IS 14'-0" FOR MOST RETAIL SPACE EXCEPT AS SHOWN IN A13 AND FOR BACK OF HOUSE AND SERVICE AREAS WHICH TOTAL APPROXIMATELY 25% OF GROUND FLOOR RETAIL.
- PREFERRED USE AT STREET FRONTAGE, PREFERRED RETAIL STREETWALL, AND GROUND FLOOR PERCENTAGE CALCULATIONS INCLUDE METRO FLOOR AND FACADE AREAS.
- THE RESIDENTIAL RECREATION SPACE, WHICH TOTALS 4,500 SF WILL BE PROVIDED AS FOLLOWS:
  - 2ND FLOOR LOBBY AREA: 1,000 SF
  - 2ND FLOOR COURTYARD AND MAIN ROOF TERRACES: 3,500 SF

10. DOES NOT INCLUDE RESIDENTIAL OR NON-RESIDENTIAL FAR TO BE CONSTRUCTED IN SQUARE 700. FAR MAY BE REALLOCATED AS PERMITTED BY ZONING REGULATIONS.

11. SEE A6 FOR PARKING TABULATIONS.

# MONUMENT BALLPARK

## SQUARE 701, SE WASHINGTON, DC



|                                           |           |
|-------------------------------------------|-----------|
| Zone: CR/CG Overlay District              |           |
| Site Area- Combined Lot Development:      |           |
| Square 701: Lot 168                       | 102,494.4 |
| Square 700 (Lot# 43, 46, 45, 37, 38,      |           |
| 39, 803, 33, 802,864, 868, 841,860 & 864) | 49,680    |
| Total:                                    | 152,174.4 |

|                    |         |
|--------------------|---------|
| Program FAR :      |         |
| Building 1: Metro: | 8,502   |
| Office:            | 267,162 |
| Retail:            | 13,878  |
| Sub-total          | 289,542 |
| Building 2: Hotel: | 106,269 |
| Retail:            | 37,144  |
| Residential:       | 320,511 |
| Sub-total          | 463,924 |
| Lot: Tot Non-Res.  | 432,955 |
| Lot: Tot Res.      | 320,511 |
| Lot: TOTAL         | 753,466 |

| CR/CG Overlay                                                    |                                            |                  |
|------------------------------------------------------------------|--------------------------------------------|------------------|
| Zoning Regulation                                                | Req'd/Allowed                              | Proposed         |
| Height ( Height act in Capitol Gateway Overlay district)         | 110'                                       | 110'             |
| Total FAR Allowed                                                | 7.0 max                                    |                  |
| FAR-Combined Lot Development (10)                                |                                            |                  |
| Residential (10)                                                 | 7.0 max                                    | 2.11             |
| Office                                                           |                                            | 1.76             |
| Retail                                                           |                                            | 0.34             |
| Hotel                                                            |                                            | 0.70             |
| Total Non-Residential                                            | 75 min, 3.0 max                            | 2.85             |
| Total FAR                                                        | 7.0                                        | 4.95             |
| FAR- Square 701 Lot                                              |                                            |                  |
| Residential                                                      | 7.0 max                                    | 3.13             |
| Office                                                           |                                            | 2.61             |
| Retail                                                           |                                            | 0.50             |
| Hotel                                                            |                                            | 1.04             |
| Total Non-Residential                                            | 75 min, 3.0 max                            | 4.22             |
| Total FAR                                                        | 7.0                                        | 7.35             |
| Max single lot FAR                                               | 8.00                                       | 7.35             |
| Lot Occupancy %                                                  | 100% comm, 75% resid.                      | varies by floor: |
| Building 1:                                                      | 100.0%                                     | 98.0%            |
| Building 2:                                                      | Ground Level: 75.0%                        | 92.0%            |
|                                                                  | Resid. Levels 2&3: 75.0%                   | 75.0%            |
|                                                                  | Resid. Levels 4-7: 75.0%                   | 67.0%            |
|                                                                  | Resid. Levels 8-10: 75.0%                  | 60.0%            |
| Required Public Space<br>(open to sky or 10' vertical clearance) | not required<br>(for preferred use retail) | not provided     |
| Rear yard                                                        |                                            |                  |
| Building 1, Non-Residential                                      | none required                              | none provided    |
| Building 2, Residential: 3"/ft, 12' min.                         | 28'                                        | 28'              |
| Side Yard (3"/ft or 8' min if provided)                          | none required                              | none provided    |

|                                      |                            |                    |
|--------------------------------------|----------------------------|--------------------|
| Court -open(5) (Res:3"/ft 10'min):   | see court tabulation on A7 | no relief required |
| (Non-Res: 2.5"/ft 6'min):            |                            |                    |
| Closed Court (5) (Res: 4"/ft 15'min) | see court tabulation on A7 | no relief required |
| (Non-Res: 2.5"/ft 12' min)           |                            |                    |

| Roof Structures                                   |               |                             |
|---------------------------------------------------|---------------|-----------------------------|
| Number (1 per core)                               | 4             | 4                           |
| Setbacks                                          | One to One    | varies-see sheet A7         |
| Parking (11)                                      |               |                             |
|                                                   | Req'd/Allowed | Proposed                    |
| Residential (1 per 3 units)                       | 110           |                             |
| Office (1 per 1800 gsf) - 25% for Mass Transit    | 111           |                             |
| Retail (1 per 750 gsf)                            | 65            |                             |
| Hotel (1 per 4 rms & 1 per 300SF of function rm.) | 54            |                             |
| Total                                             | 340           | 412 to 543 (w/vault spaces) |

| Loading      |                     |                     |
|--------------|---------------------|---------------------|
| Residential: | 1-55, 1-20 berth    | 1-55, 1-20          |
| Office:      | 3-30', 1-20'        | 3-30'               |
| Retail:      | 1-55', 1-30', 1-20' | 2-30', 1-20'        |
| Hotel:       | 1-30', 1-20'        | 1-30'               |
| Total        | 2-55', 5-30', 4-20' | 1-55', 6-30', 2-20' |

| CG Overlay Issues                          |              |                   |
|--------------------------------------------|--------------|-------------------|
| Half Street                                |              |                   |
| Setback Height:                            | 65'+15'      | 80'               |
| Setback Width:                             | 20'-8'       | 12'               |
| Preferred Retail % (5)                     | 75%          | 56%               |
| Retail Ceiling Height (7)                  |              |                   |
| Primary Retail Space                       | 14'          | 14'               |
| Back of House Retail Space:                | 14'          | 11'               |
| Retail 5-A on Half St and Retail 7 on N St | 14'          | 11'-6" and 13'-0" |
| Parking/Loading Driveways                  | None allowed | None provided     |
| 100% preferred use at street frontage (8)  | 100%         | 79%               |
| M Street                                   |              |                   |
| Preferred Retail %                         | 35%          | 42%               |
| 15' setback from sidewalk                  | 15'          | 15'               |
| 100% preferred use at street frontage (8)  | 100%         | 50%               |
| 50% of streetwall preferred retail (8)     | 50%          | 50%               |
| Retail Ceiling Height (7)                  | 14'          | 14'/11'           |

**ZONING NOTES:**

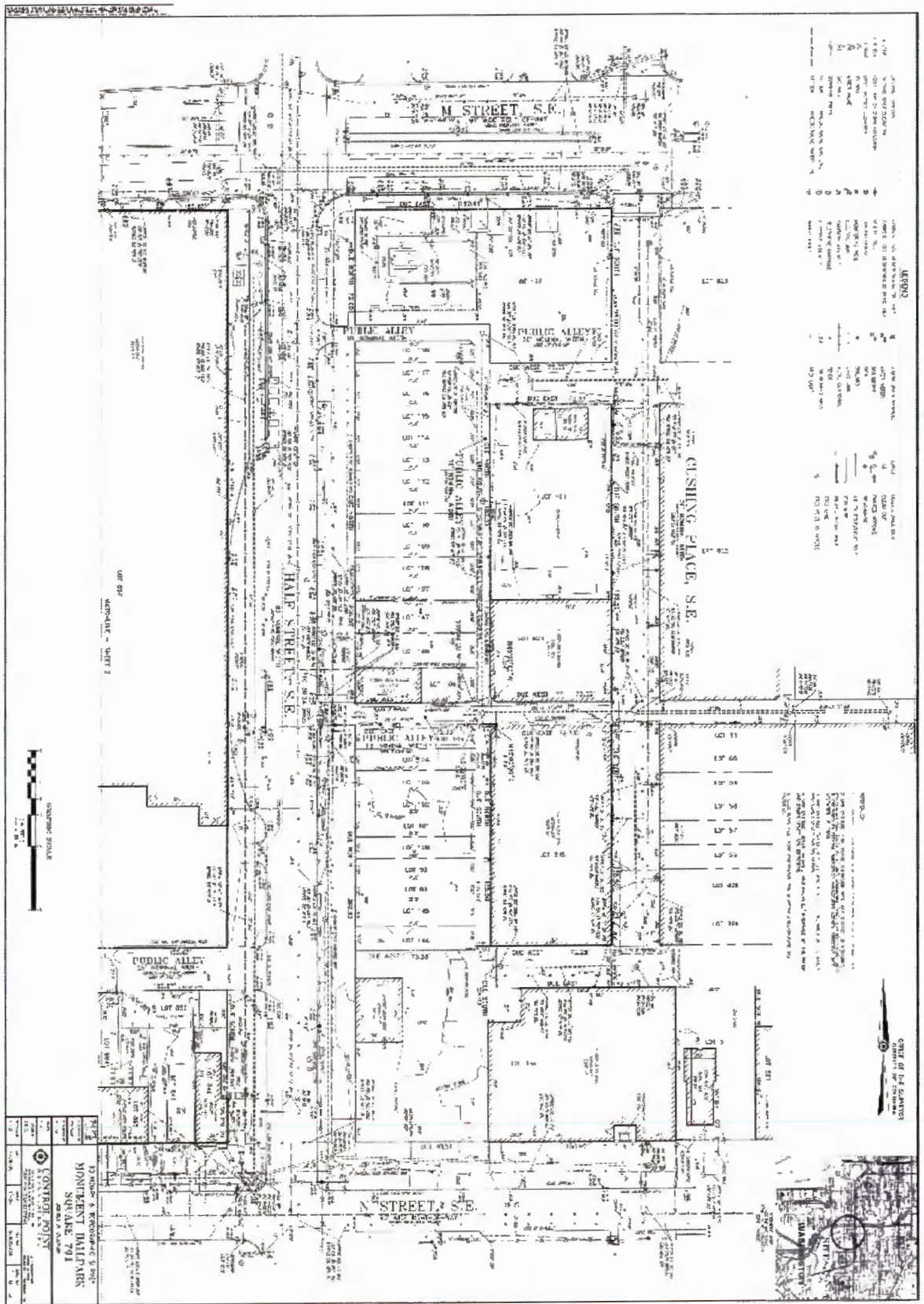
- ITEMS IN GRAY REQUIRE A VARIANCE OR SPECIAL EXCEPTION FROM ZONING.
- FOR ZONING PURPOSES, BUILDING 1 AND BUILDING 2 ARE ON A SINGLE LOT OF RECORD. FOR ZONING TABULATIONS, BUILDING 1 AND BUILDING 2 ARE ON SEPARATE THEORETICAL LOTS PER TITLE 11, CHAPTER 25.
- BUILDING 1 HEIGHT IS BASED ON M STREET R.O.W., WHICH IS 90'. BUILDING 2 HEIGHT IS BASED ON N STREET R.O.W., WHICH IS 90'.
- SEE SHEET A7 FOR BUILDING 1 AND BUILDING 2 MEASURING POINT LOCATIONS.
- OVERALL GROUND FLOOR PREFERRED RETAIL USE % IS 56%. ON BUILDING 2, GROUND FLOOR PREFERRED RETAIL USE % IS 63%, WHILE ON BUILDING 1, GROUND FLOOR PREFERRED RETAIL IS 42%. SEE A1 FOR PREFERRED USE TABULATION.
- FOR ZONING COURTS & ROOF STRUCTURES SETBACK DIMENSIONS SEE A7.
- GROUND FLOOR RETAIL CEILING HEIGHT IS 14'-0" FOR MOST RETAIL SPACE EXCEPT AS SHOWN IN A13 AND FOR BACK OF HOUSE AND SERVICE AREAS WHICH TOTAL APPROXIMATELY 25% OF GROUND FLOOR RETAIL.
- PREFERRED USE AT STREET FRONTAGE, PREFERRED RETAIL STREETWALL, AND GROUND FLOOR PERCENTAGE CALCULATIONS INCLUDE METRO FLOOR AND FACADE AREAS.
- THE RESIDENTIAL RECREATION SPACE, WHICH TOTALS 4,500 SF WILL BE PROVIDED AS FOLLOWS:
  - 2ND FLOOR LOBBY AREA: 1,000 SF
  - 2ND FLOOR COURTYARD AND MAIN ROOF TERRACES: 3,500 SF

10. DOES NOT INCLUDE RESIDENTIAL OR NON-RESIDENTIAL FAR TO BE CONSTRUCTED IN SQUARE 700. FAR MAY BE REALLOCATED AS PERMITTED BY ZONING REGULATIONS.

11. SEE A6 FOR PARKING TABULATIONS.

MONUMENT BALLPARK  
SQUARE 701, SE WASHINGTON, DC.



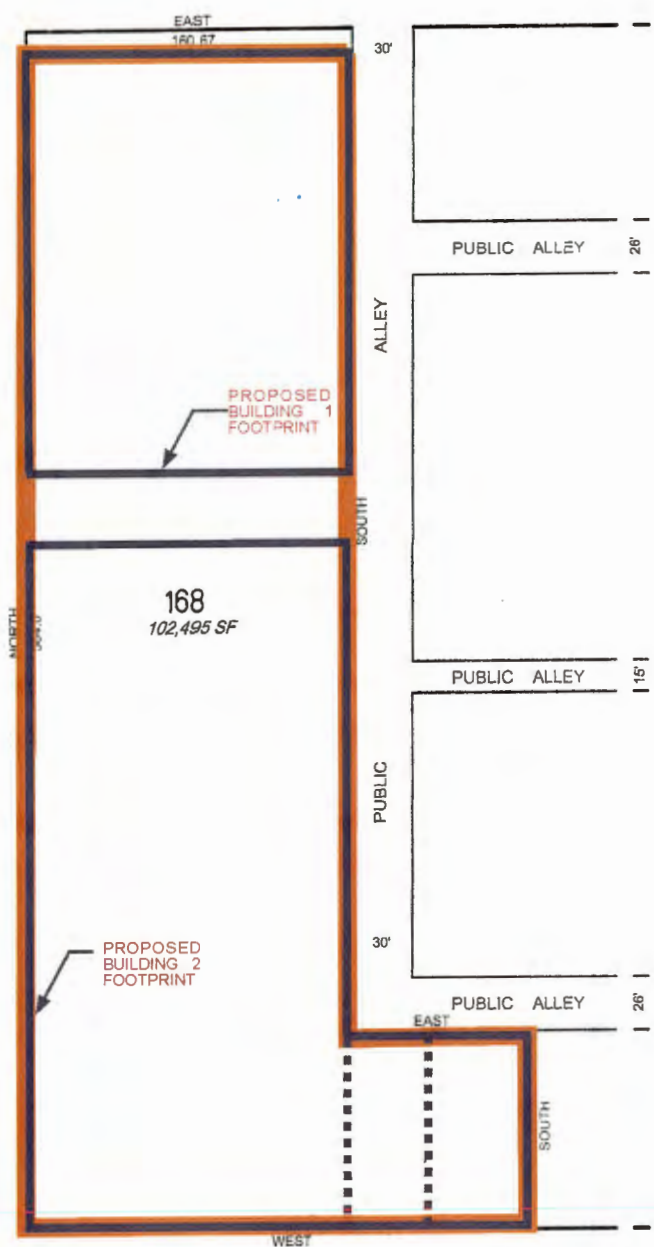


EXISTING CONDITIONS

# SUBDIVISION SQUARE 701

M STREET, S.E.

HALF STREET, S.E.



LOT 168

N STREET, S.E.

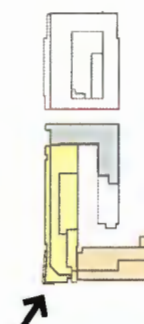
RECORDED PLAT

|                             |                                       |
|-----------------------------|---------------------------------------|
| ASSENT BY TRUSTEES:         |                                       |
| <i>[Signature]</i>          | Commercial Settlement Officer         |
| <i>[Signature]</i>          | Commercial Settlement Officer         |
| <i>[Signature]</i>          | Commercial Settlement Officer         |
| <i>[Signature]</i>          | Commercial Settlement Officer         |
| SURVEYOR'S OFFICE, D.C.     |                                       |
| Made for:                   | HOLLAND & KNIGHT                      |
| Drawn by:                   | L.E.S. Checked by: <i>[Signature]</i> |
| Record and computations by: | F. SLEEM                              |
| Recorded at:                | 9:10AM AUGUST 28, 2007                |
| Recorded in Book:           | 202 Page 60 S.O. 08061                |
| Scale:                      | 1 inch = 50 feet                      |
| File No.                    | 07-05186                              |

MONUMENT BALLPARK  
SQUARE 701, SE WASHINGTON, DC.

SURVEYOR'S EXISTING CONDITIONS & RECORDED PLAT

D2



**MONUMENT BALLPARK**  
**SQUARE 701, SE** WASHINGTON, DC.

MONUMENT REALTY | JAN 25, 2007 | copyright ©2007 sba PC |

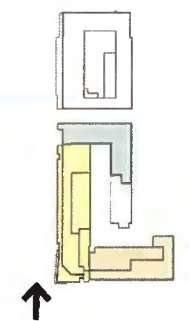
RENDERING

R1

shalom baranes associates architects



FUTURE  
DEVELOPMENT

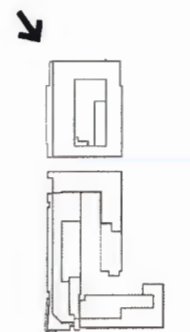


**MONUMENT BALLPARK**  
**SQUARE 701, SE** WASHINGTON, DC.

MONUMENT REALTY | JAN 11, 2008 | copyright ©2007 sba pc |

RENDERING R1

shalom baranes associates architects



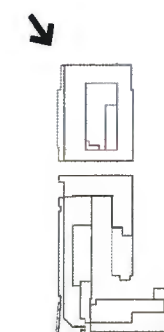
**MONUMENT BALLPARK**  
**SQUARE 701, SE** WASHINGTON, DC.

MONUMENT REALTY | JAN 25, 2007 | copyright ©2007 sba PC |

RENDERING

R2

dcsc architects

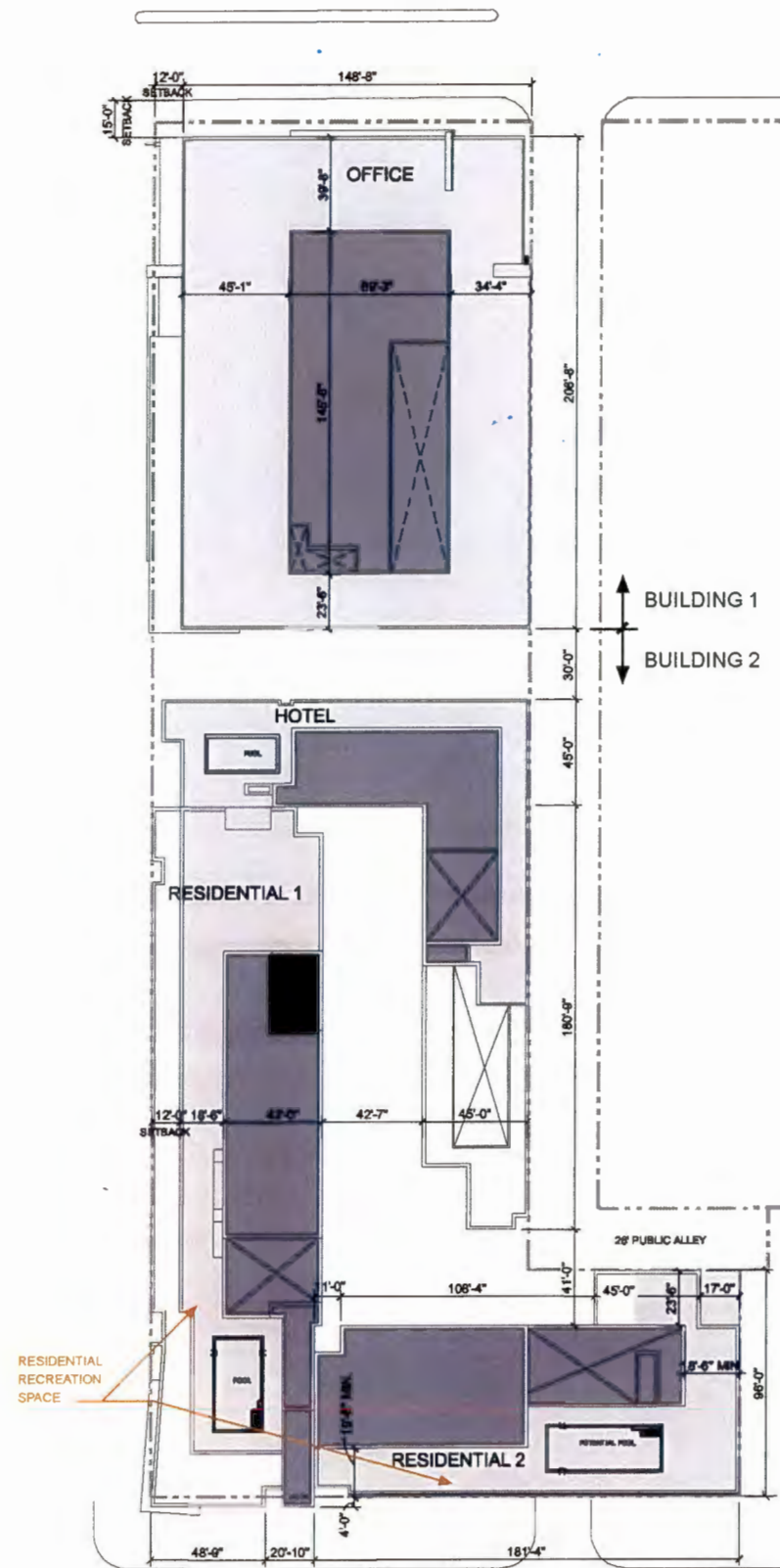


**MONUMENT BALLPARK  
SQUARE 701, SE** WASHINGTON, DC.

MONUMENT REALTY | JAN 11, 2008 | copyright ©2007 sba pc |

RENDERING R2

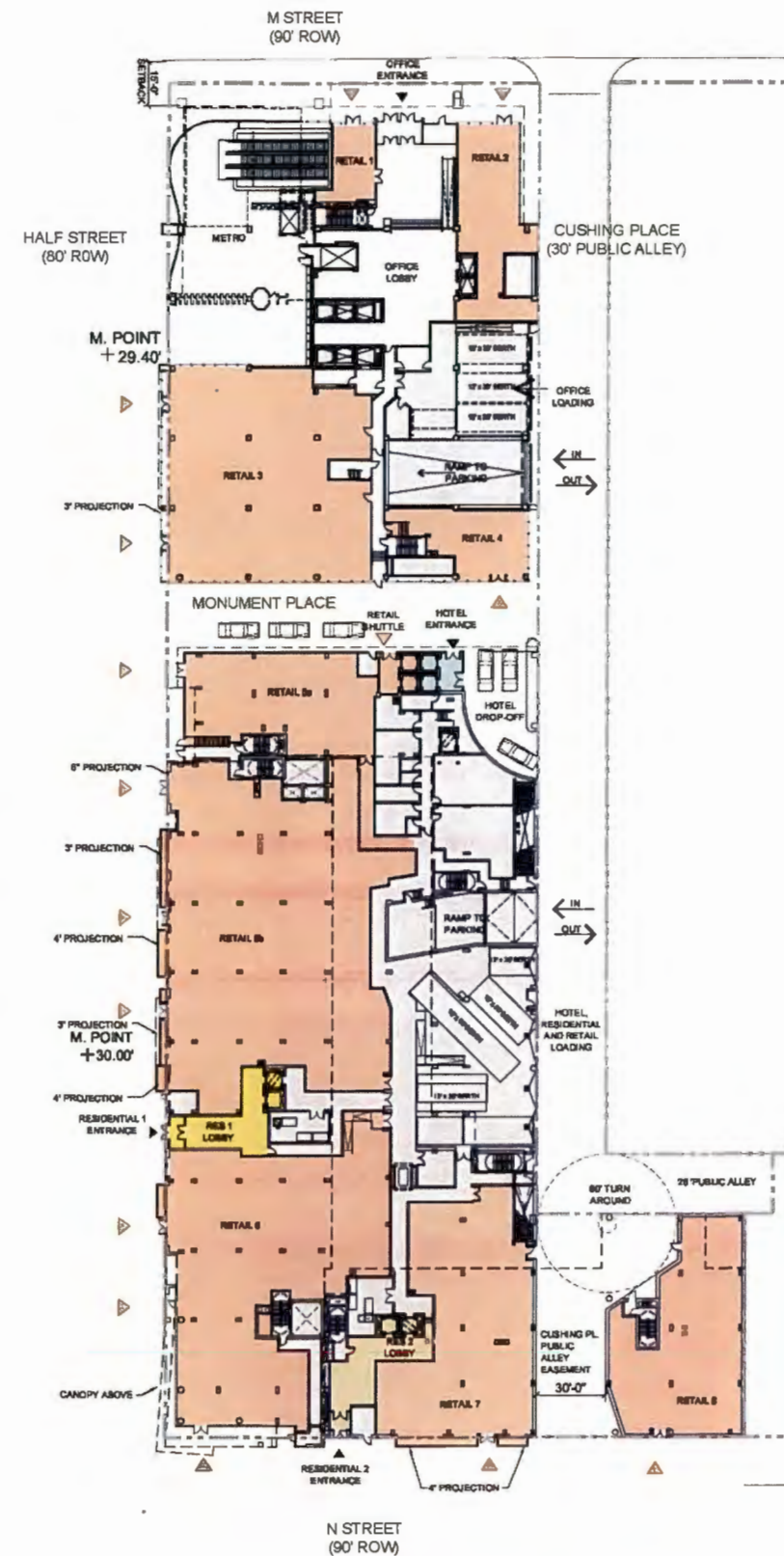
dcs architects



ROOF PLAN

# MONUMENT BALLPARK SQUARE 701, SE WASHINGTON, DC.

MONUMENT REALTY | JAN 25, 2007 | copyright ©2007 sba PC |



GROUND LEVEL PLAN

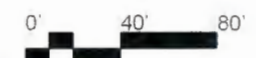
- NOTES:
1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, STAIRS AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUTS IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY. REFER TO ROOF PLAN A1 FOR OVERALL BUILDING DIMENSIONS.
  2. REFER TO SHEETS L1 THRU L6 FOR STREETSCAPE.

LEGEND:

RETAIL ENTRANCE

OVERALL GROUND FLOOR PREFERRED RETAIL USE

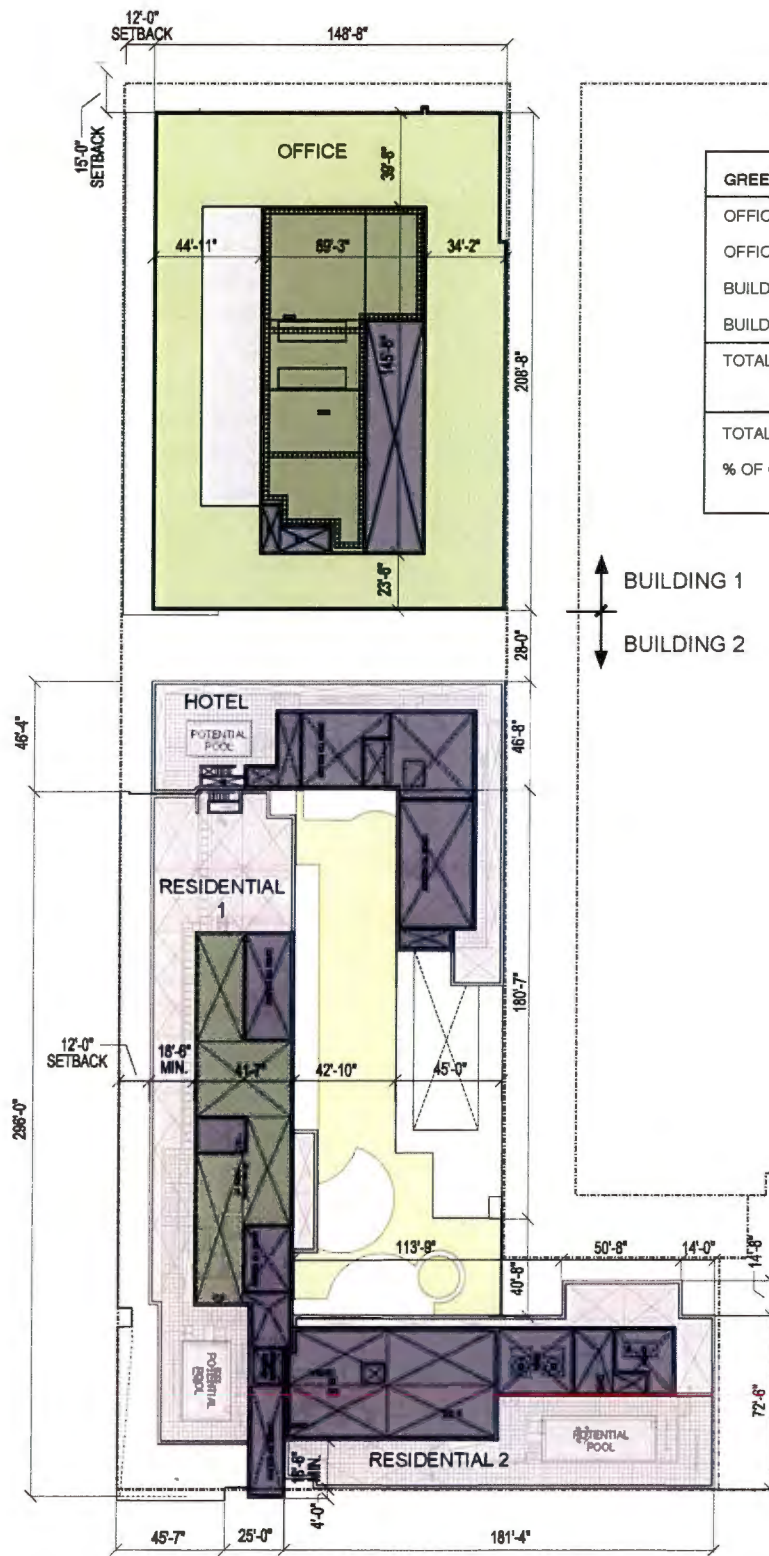
|                                                 | SF     | %      |
|-------------------------------------------------|--------|--------|
| TOTAL GROSS FLOOR AREA                          | 91,108 | 100%   |
| RETAIL BUILDING 1                               | 13,880 |        |
| RETAIL BUILDING 2                               | 37,130 |        |
| TOTAL RETAIL                                    | 51,010 | 56.0 % |
| WMATA                                           | 7,400  | 8.1 %  |
| COVERED CONNECTION FROM CUSHING PL. TO N STREET | 4,000  | 4.4 %  |



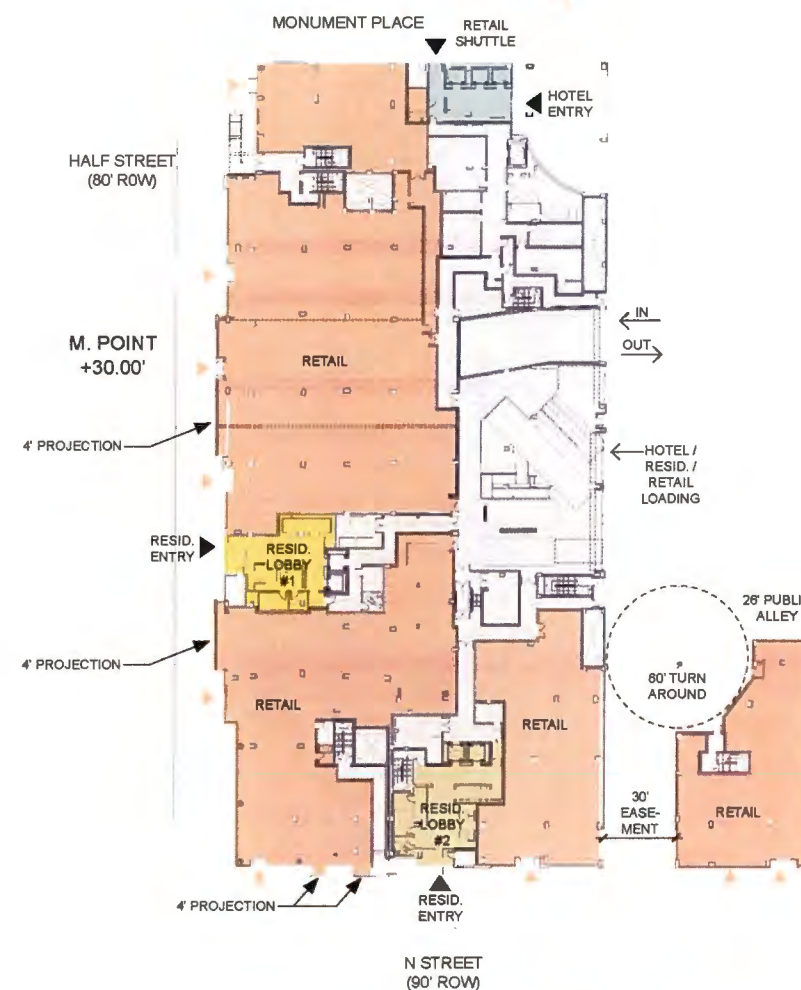
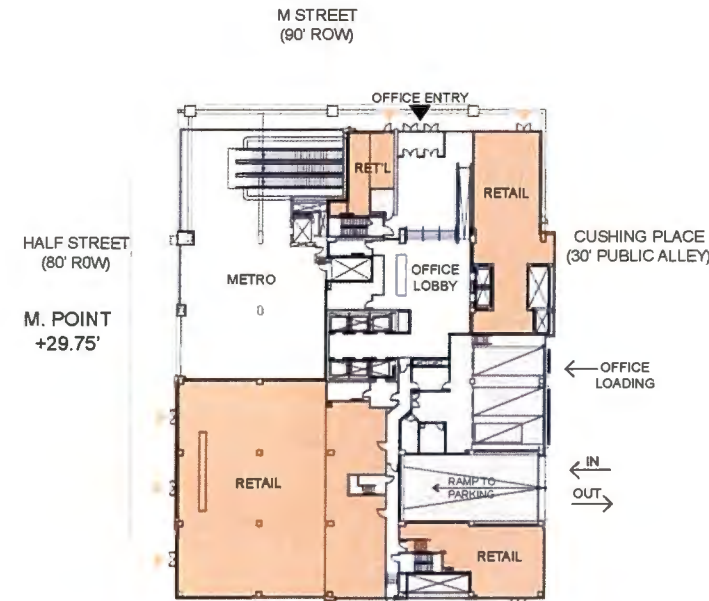
OVERALL GROUND LEVEL & ROOF PLANS

A1

dcs | shalom baranes associates architects



ROOF PLAN



GROUND LEVEL PLAN

- NOTES:**
1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, STAIRS AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUTS IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY. REFER TO ROOF PLAN A1 FOR OVERALL BUILDING DIMENSIONS.
  2. THE GRILLES SHOWN ON THE EXTERIOR ELEVATIONS WILL MATCH ADJACENT ARCHITECTURAL TRIM.
  3. RETAIL FACADE ELEVATIONS SHOW DESIGN INTENT. DOOR LOCATIONS, LOCATION OF WINDOW PROJECTIONS AND COLORS OF ARCHITECTURAL FRAMES MAY BE MODIFIED DURING TENANT FIT OUT TO ACCOMMODATE SPECIFIC RETAIL TENANT REQUIREMENTS AND STANDARDS.

**LEGEND:**

RETAIL ENTRANCE

**OVERALL GROUND FLOOR PREFERRED RETAIL USE**

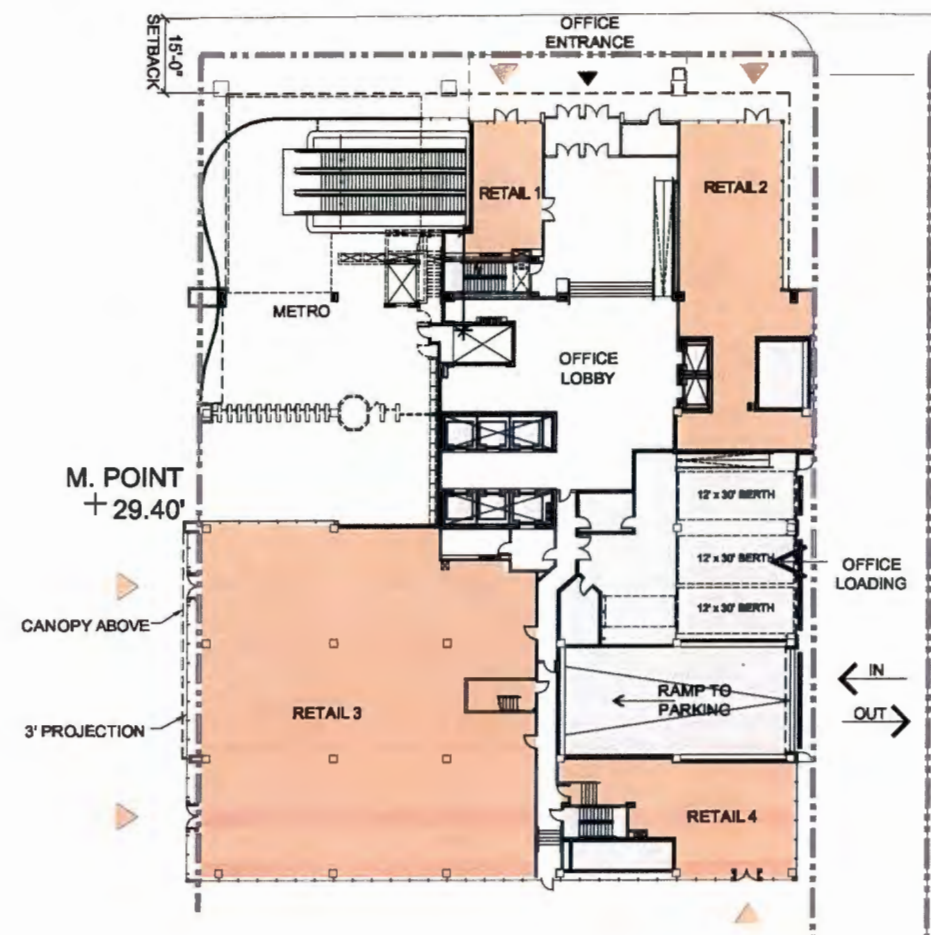
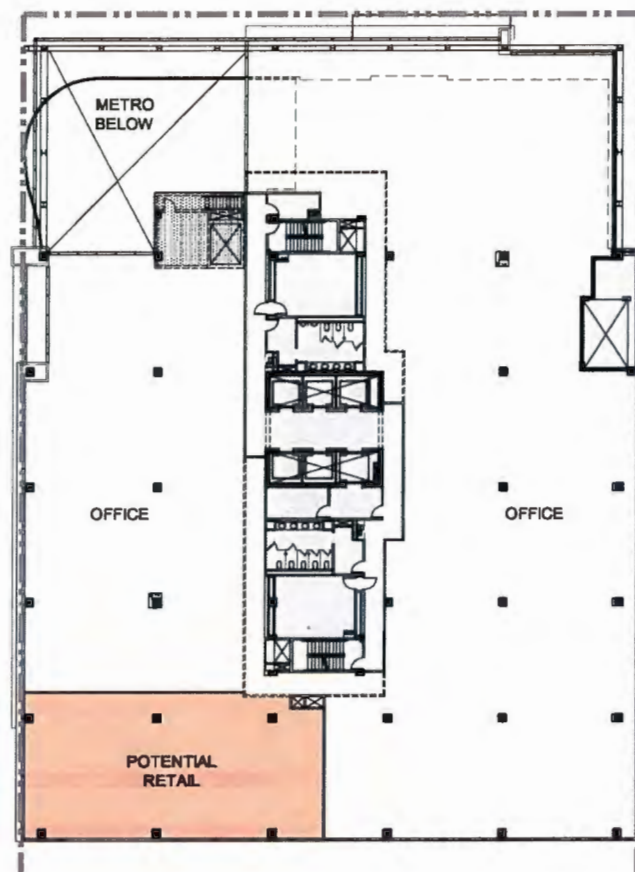
|                                                        | SF            | %            |
|--------------------------------------------------------|---------------|--------------|
| <b>TOTAL GROSS FLOOR AREA</b>                          | <b>90,424</b> | <b>100%</b>  |
| <b>RETAIL BUILDING 1</b>                               | <b>13,878</b> |              |
| <b>RETAIL BUILDING 2</b>                               | <b>37,225</b> |              |
| <b>TOTAL RETAIL</b>                                    | <b>51,103</b> | <b>56.6%</b> |
| <b>WMATA</b>                                           | <b>7,992</b>  | <b>8.8%</b>  |
| <b>COVERED CONNECTION FROM CUSHING PL. TO N STREET</b> | <b>3,035</b>  | <b>3.4%</b>  |



**MONUMENT BALLPARK  
SQUARE 701, SE** WASHINGTON, DC.

OVERALL GROUND LEVEL & ROOF PLANS

A1



**NOTES:**

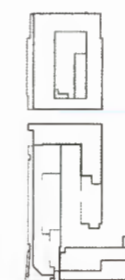
1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, STAIRS AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUTS IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY. REFER TO ROOF PLAN A1 FOR OVERALL BUILDING DIMENSIONS.

2. REFER TO SHEETS L1 THRU L5 FOR STREETSCAPE.

3. INFRASTRUCTURE FOR SHOWERS TO BE PROVIDED. BUILD OUT FOR SHOWERS PER TENANT REQUEST

**LEGEND:**

RETAIL ENTRANCE



MONUMENT BALLPARK  
SQUARE 701, SE WASHINGTON, DC.

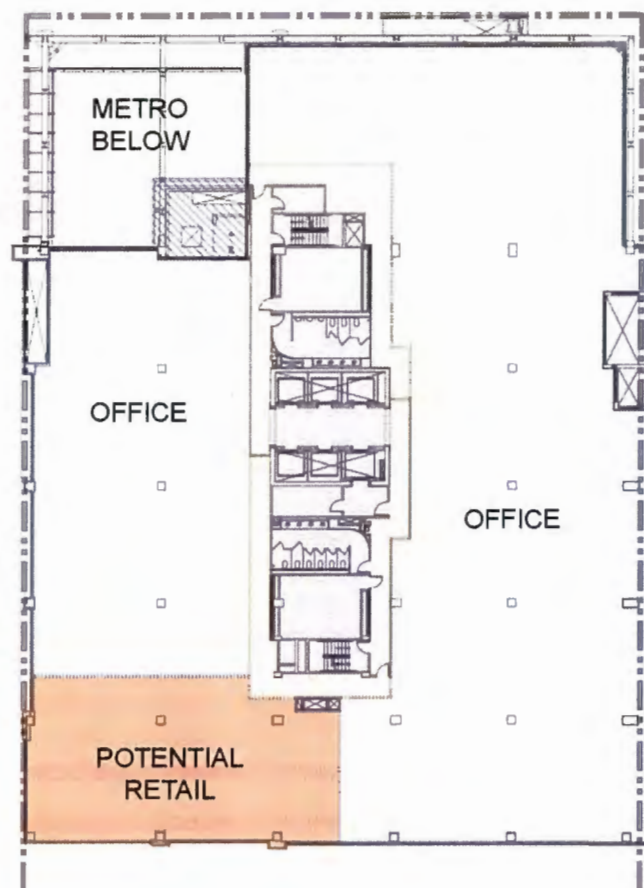
MONUMENT REALTY | JAN 25, 2007 | copyright ©2007 sba PC |

**M**

## GROUND LEVEL & LEVEL 2 PLANS - OFFICE BUILDING

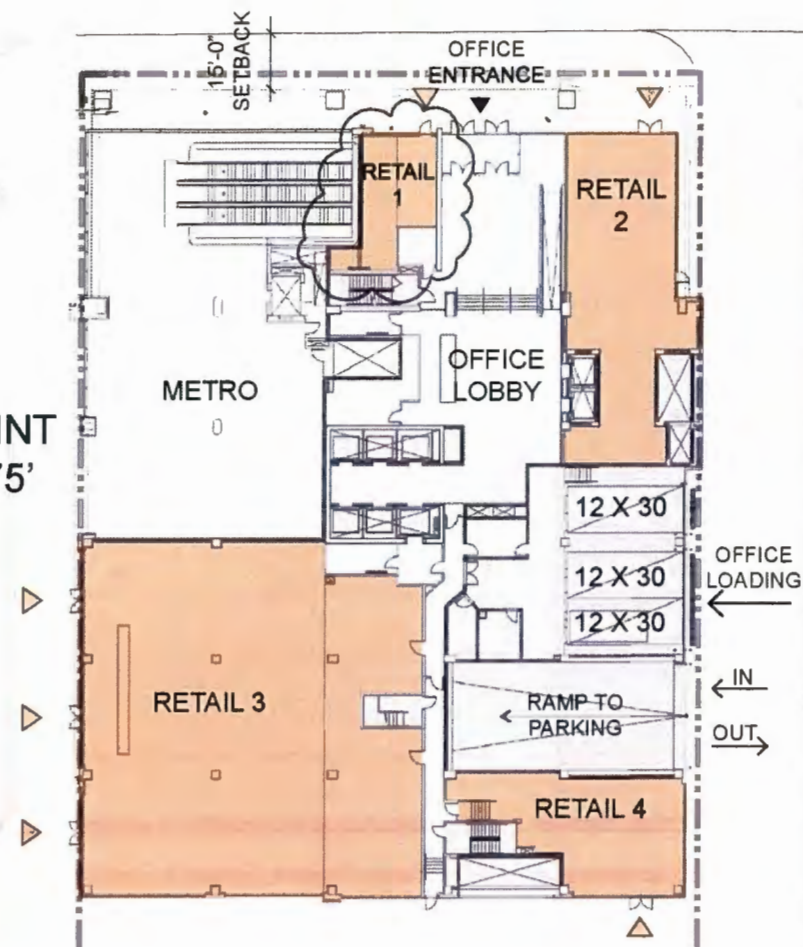
A2

dcs architects



LEVEL 2 PLAN

M. POINT  
+29.75'



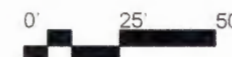
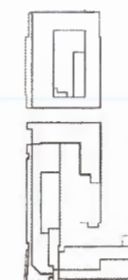
GROUND LEVEL PLAN

NOTES:

1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, STAIRS AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUTS IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY. REFER TO ROOF PLAN A1 FOR OVERALL BUILDING DIMENSIONS.
2. REFER TO SHEETS L1 THRU L5 FOR STREETScape.
3. INFRASTRUCTURE FOR SHOWERS TO BE PROVIDED. BUILD OUT FOR SHOWERS PER TENANT REQUEST
4. POTENTIAL 2ND FLOOR RETAIL IS NOT INCLUDED IN RETAIL AREA CALCULATIONS WITHIN SET.

LEGEND:

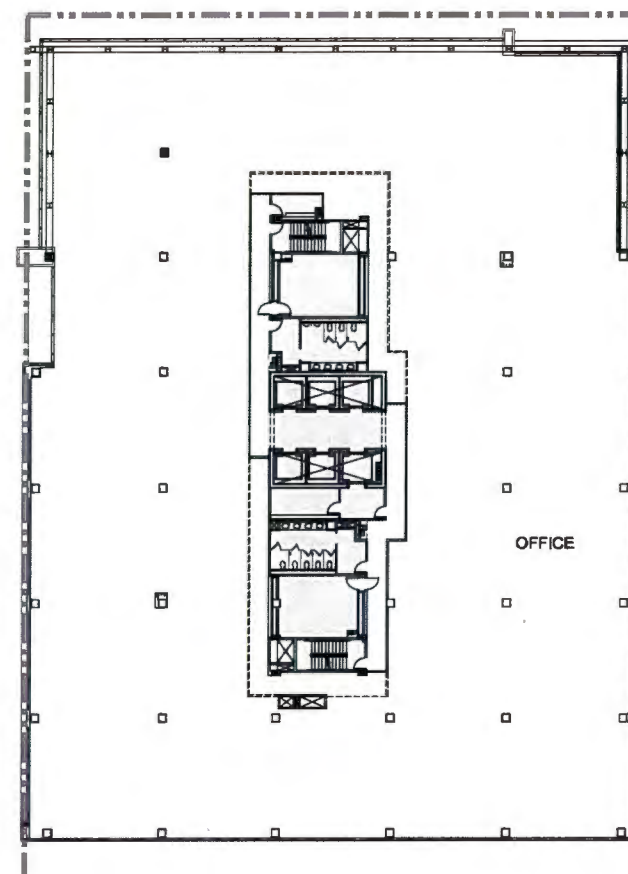
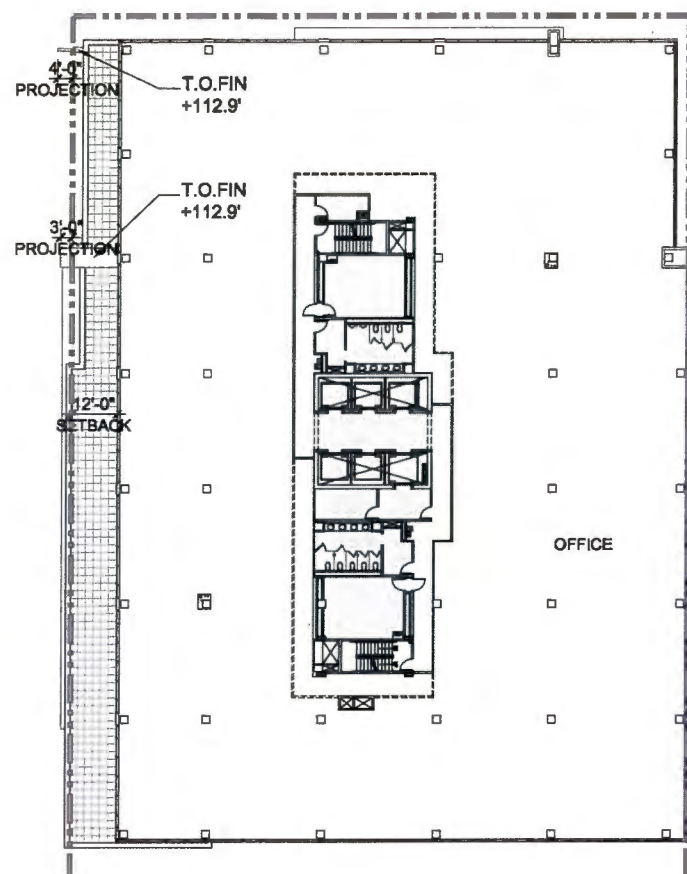
- ▷ RETAIL ENTRANCE



MONUMENT BALLPARK  
SQUARE 701, SE WASHINGTON, DC.

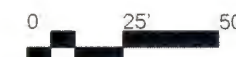
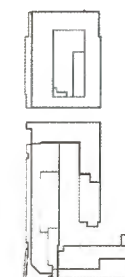
GROUND LEVEL & LEVEL 2 PLANS - OFFICE BUILDING

A2



LEVELS 3 TO 6 PLANS

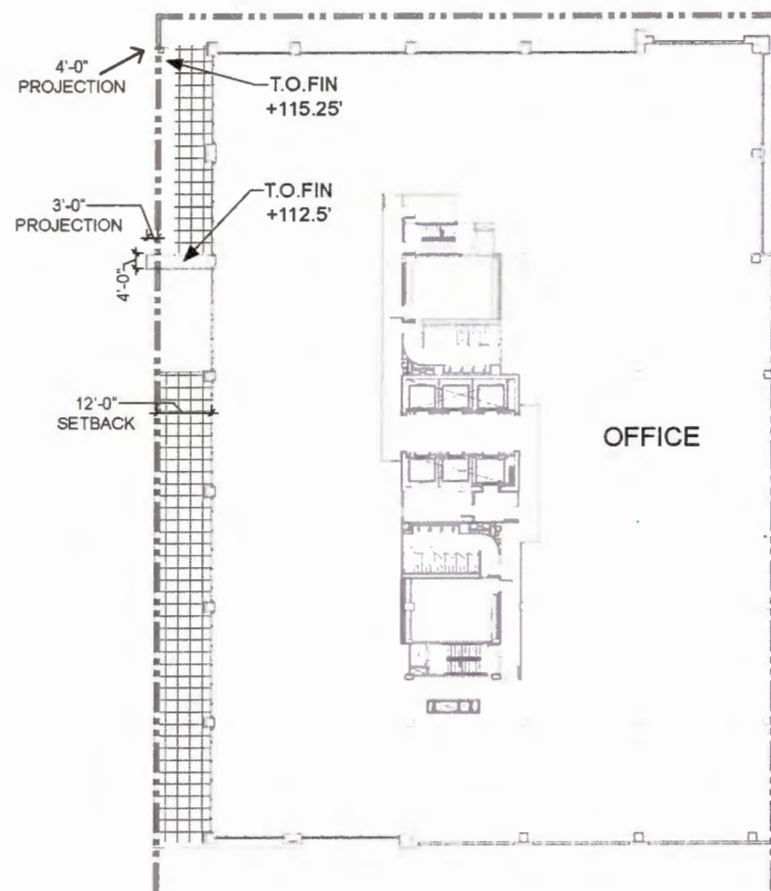
- NOTES:**
1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, STAIRS AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUTS IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY. REFER TO ROOF PLAN A1 FOR OVERALL BUILDING DIMENSIONS.
  2. INFRASTRUCTURE FOR SHOWERS TO BE PROVIDED. BUILD OUT FOR SHOWERS PER TENANT REQUEST



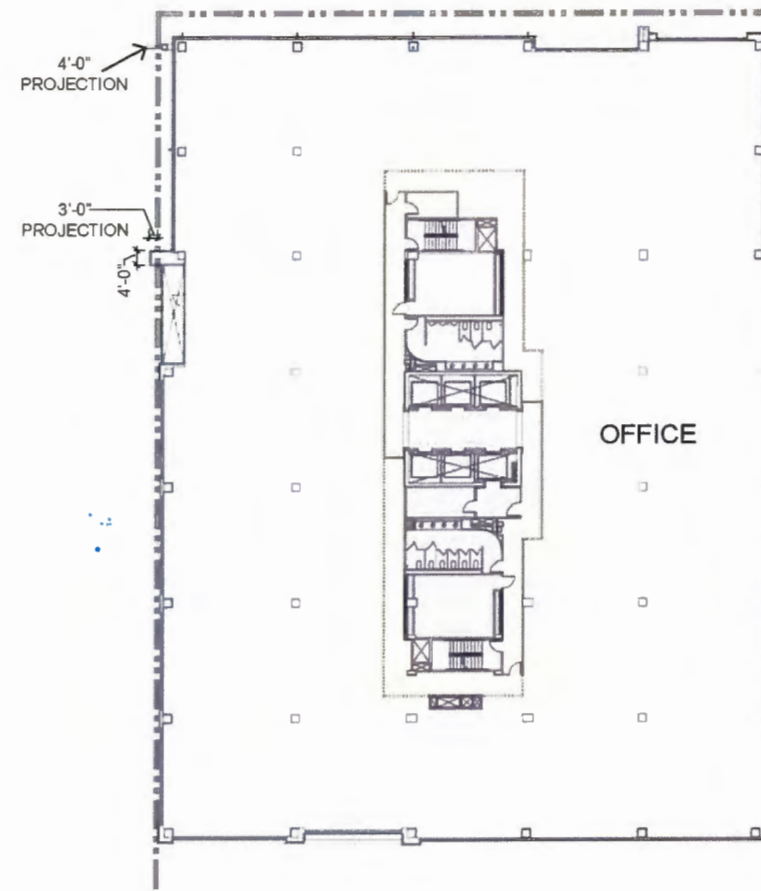
**MONUMENT BALLPARK  
SQUARE 701, SE** WASHINGTON, DC.

LEVELS 3 TO 6 & LEVELS 7 TO 9 PLANS - OFFICE BUILDING

A3

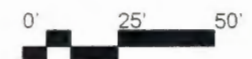
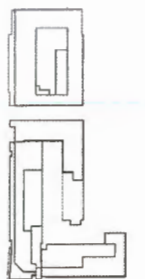


LEVELS 7, 8 & 9 PLANS



LEVELS 3 TO 6 PLANS

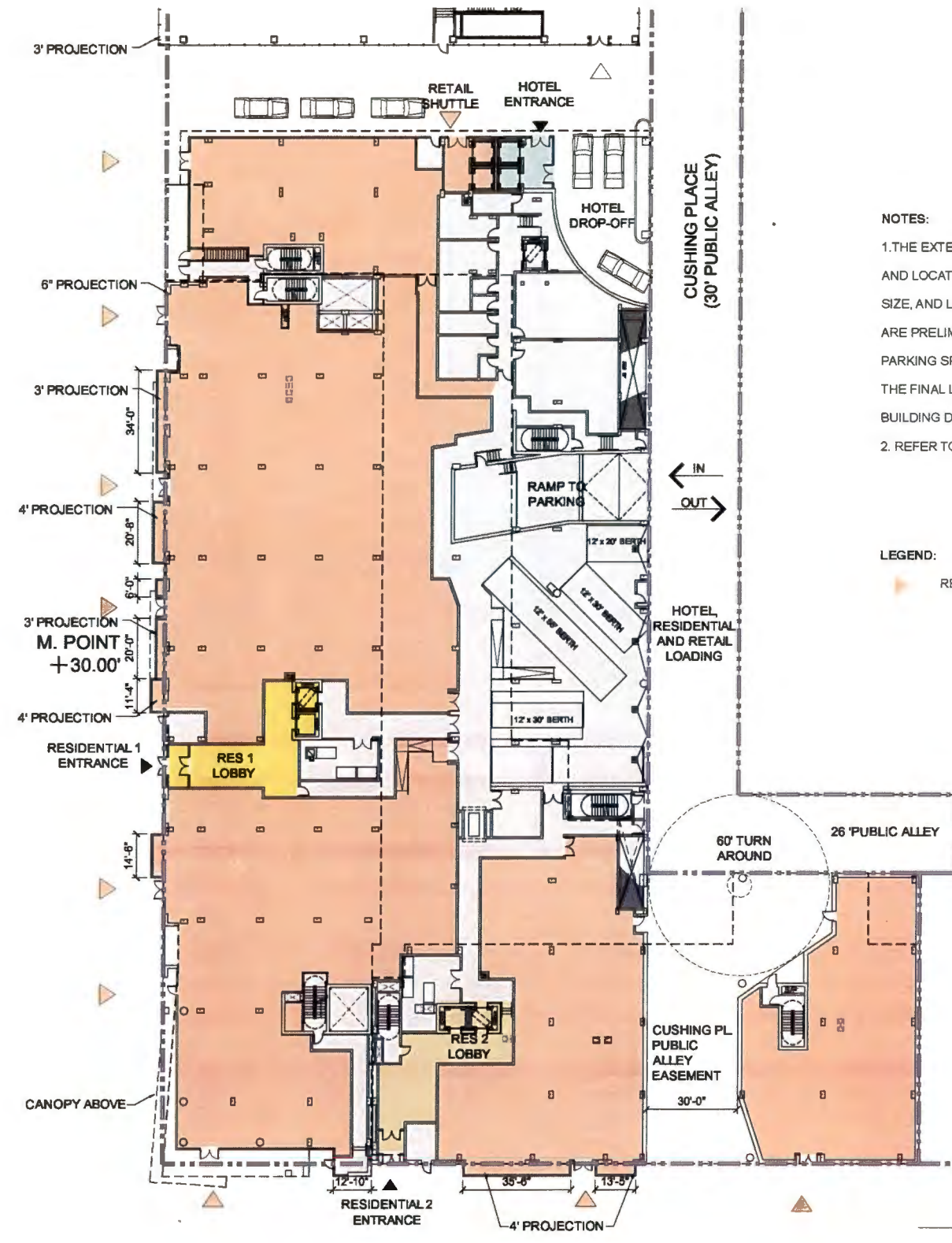
- NOTES:**
1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, STAIRS AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUTS IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY. REFER TO ROOF PLAN A1 FOR OVERALL BUILDING DIMENSIONS.
  2. INFRASTRUCTURE FOR SHOWERS TO BE PROVIDED. BUILD OUT FOR SHOWERS PER TENANT REQUEST



**MONUMENT BALLPARK  
SQUARE 701, SE** WASHINGTON, DC.

LEVELS 3 TO 6 & LEVELS 7 TO 9 PLANS - OFFICE BUILDING

A3



- NOTES:
1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, STAIRS AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUTS IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY. REFER TO ROOF PLAN A1 FOR OVERALL BUILDING DIMENSIONS.
  2. REFER TO L1 THRU L4 FOR STREETSCAPE

LEGEND:

RETAIL ENTRANCE

# MONUMENT BALLPARK SQUARE 701, SE WASHINGTON, DC.

MONUMENT REALTY | JAN 25, 2007 | copyright ©2007 sba PC |

GROUND LEVEL & LEVEL 2 - RESIDENTIAL-HOTEL BUILDING A4

shalom baranes associates architects



- NOTES:**
1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, STAIRS AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUTS IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY. REFER TO ROOF PLAN A1 FOR OVERALL BUILDING DIMENSIONS.
  2. REFER TO L1 THRU L4 FOR STREETSCAPE
  3. OCCUPIABLE RETAIL PROJECTIONS SHOWN ARE SUBJECT TO APPROVAL OF GOVERNING DC AUTHORITIES. PLAN ON SHEET A13A WITHOUT THE PROJECTIONS WOULD BE BUILT IF APPROVAL FOR PROJECTIONS IS NOT GRANTED.
  4. POTENTIAL 2ND FLOOR RETAIL IS NOT INCLUDED IN RETAIL AREA CALCULATIONS WITHIN SET

**LEGEND:**  
 RETAIL ENTRANCE

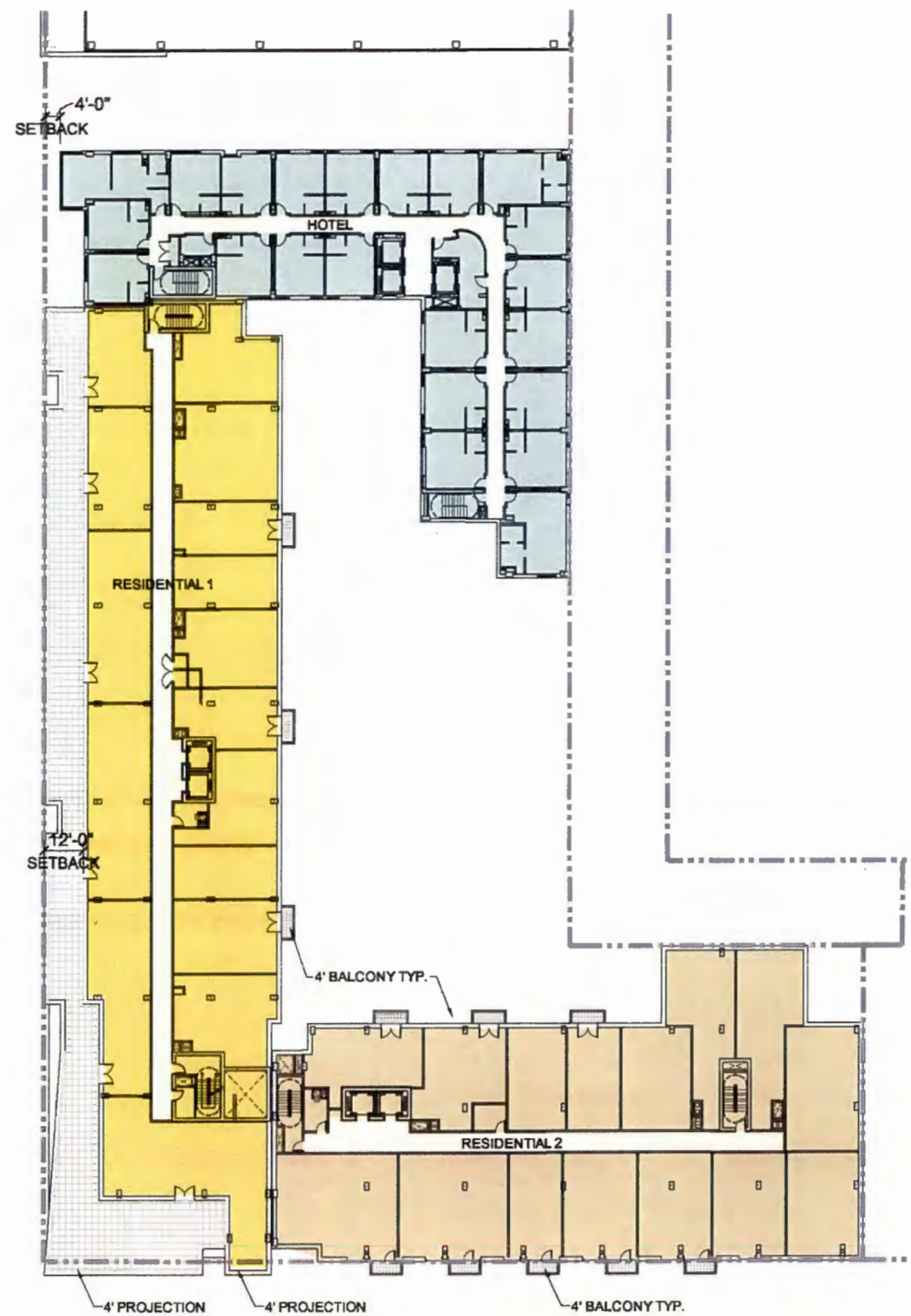
**MONUMENT BALLPARK**  
**SQUARE 701, SE** WASHINGTON, DC.

MONUMENT REALTY | JAN 11, 2008 | copyright ©2007 sba pc |

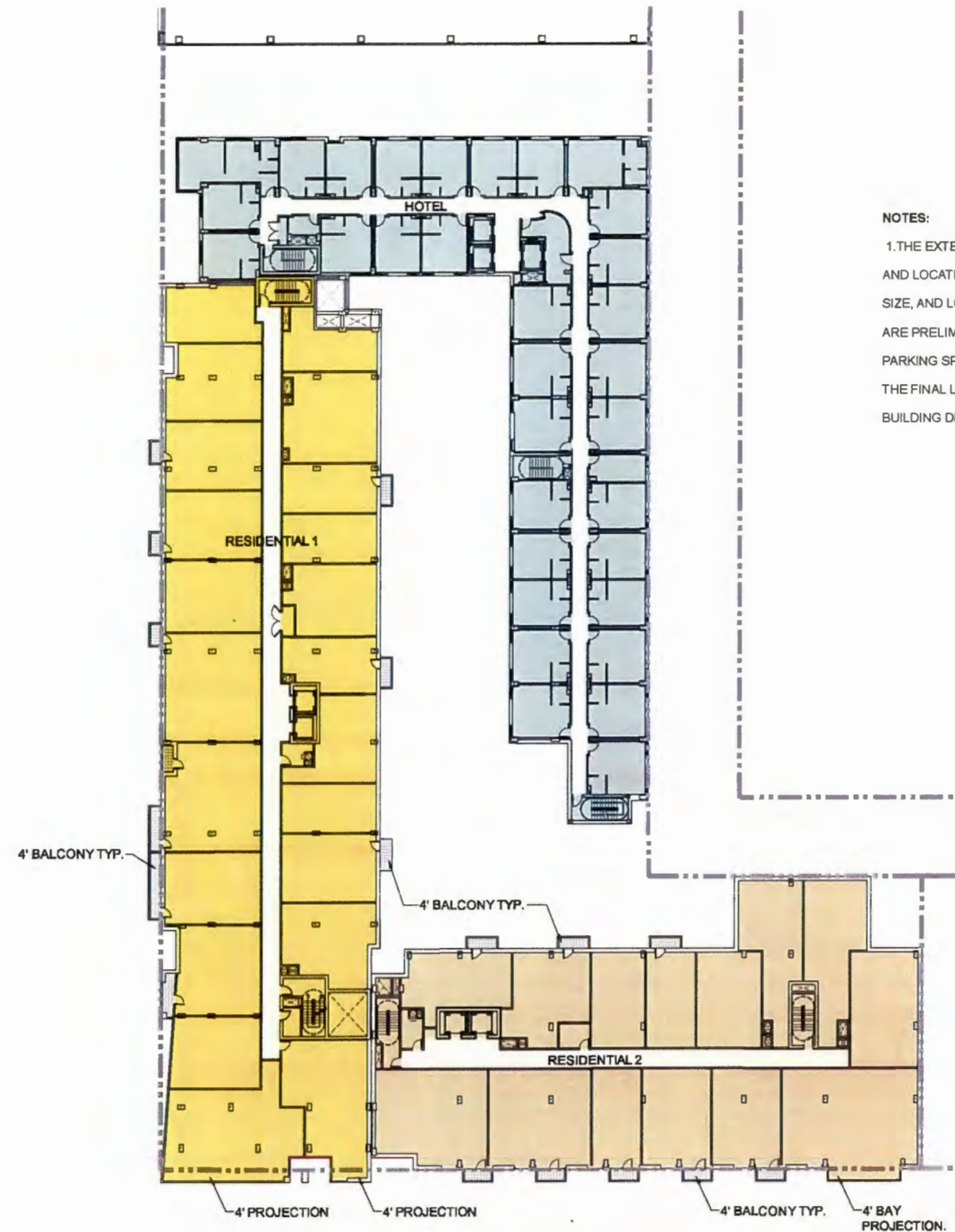
GROUND LEVEL & LEVEL 2 - RESIDENTIAL-HOTEL BUILDING

A4

shalom baranes associates architects

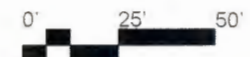
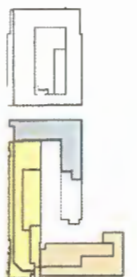


LEVELS 8 PLAN  
(HOTEL LEVELS 4-10 SIMILAR  
RESIDENTIAL 1 LEVELS 8-10 SIMILAR  
RESIDENTIAL 2 LEVELS 8-11 SIMILAR)



LEVELS 3 PLAN  
(RESIDENTIAL 1&2 LEVELS 4-7 SIMILAR)

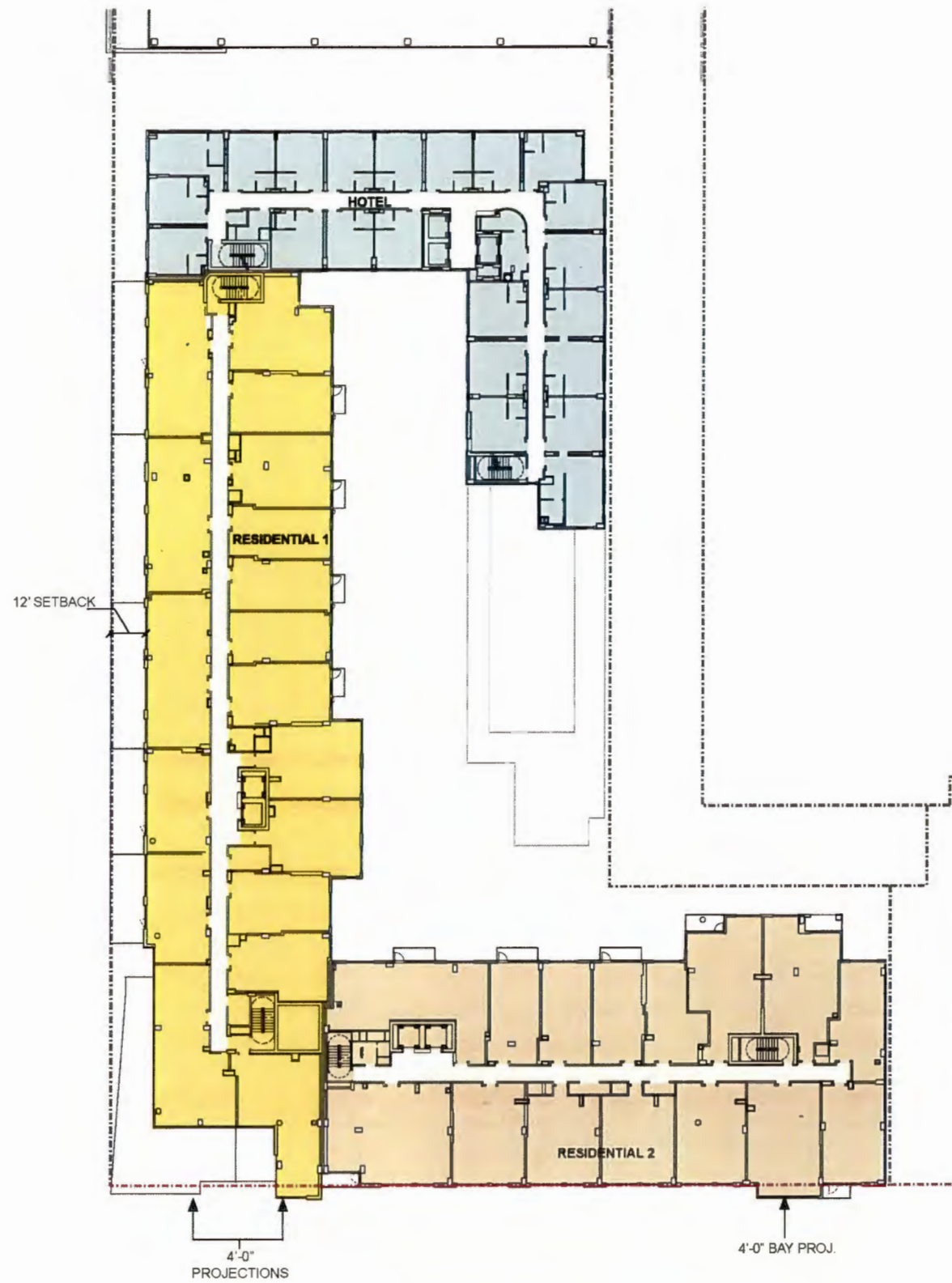
NOTES:  
1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, STAIRS AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUTS IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY. REFER TO ROOF PLAN A1 FOR OVERALL BUILDING DIMENSIONS



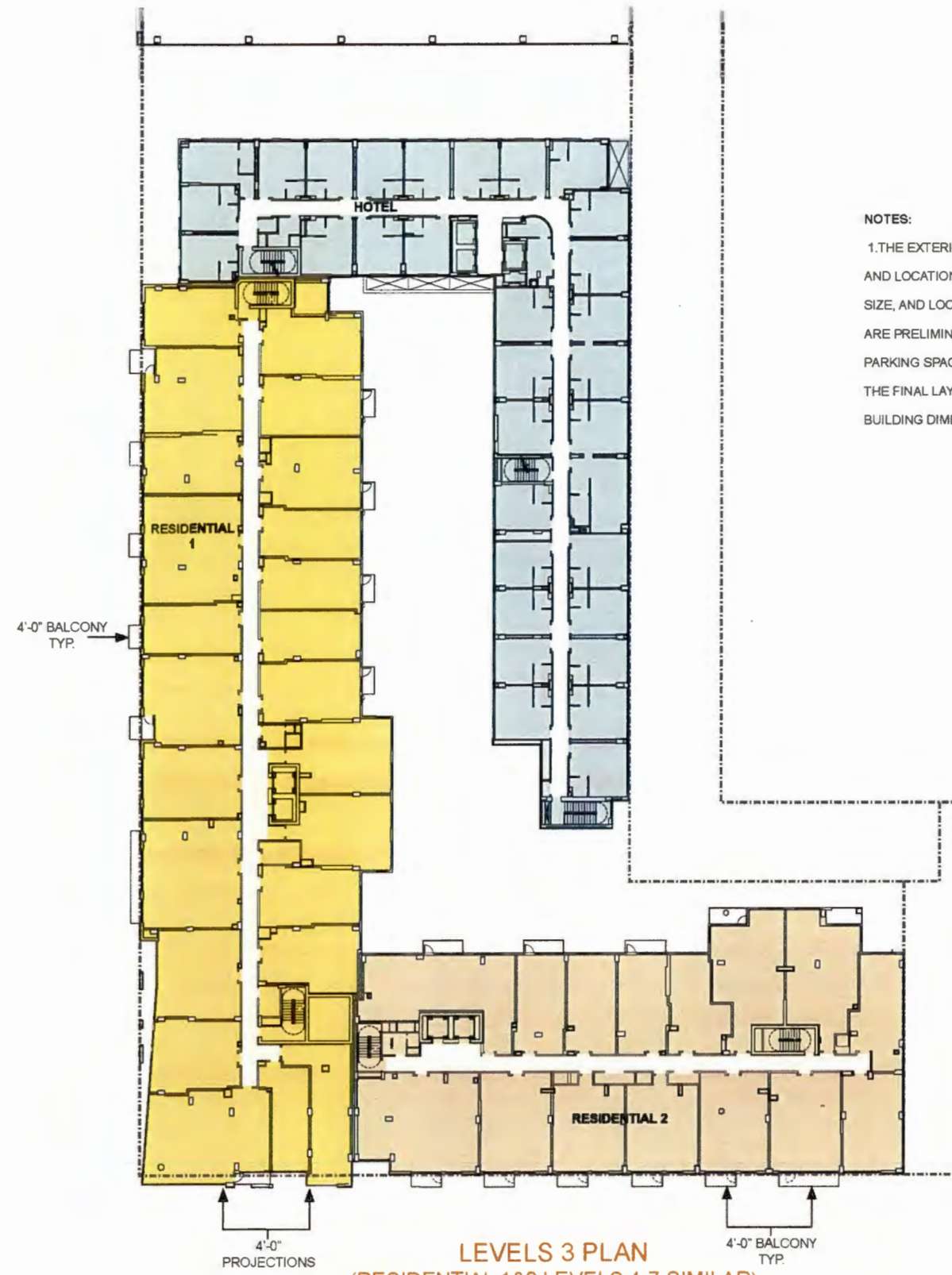
**MONUMENT BALLPARK**  
**SQUARE 701, SE** WASHINGTON, DC.

UPPER LEVEL PLANS-RESIDENTIAL-HOTEL BUILDING

A5

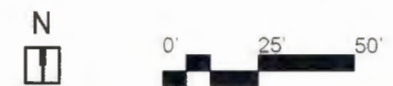
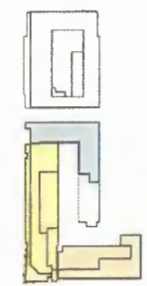


LEVELS 8 PLAN  
 (HOTEL LEVELS 4-10 SIMILAR  
 RESIDENTIAL 1 LEVELS 8-10 SIMILAR  
 RESIDENTIAL 2 LEVELS 8-11 SIMILAR)



LEVELS 3 PLAN  
 (RESIDENTIAL 1&2 LEVELS 4-7 SIMILAR)

NOTES:  
 1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, STAIRS AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUTS IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY. REFER TO ROOF PLAN A1 FOR OVERALL BUILDING DIMENSIONS



**MONUMENT BALLPARK  
 SQUARE 701, SE** WASHINGTON, DC.

UPPER LEVEL PLANS-RESIDENTIAL-HOTEL BUILDING

A5



OFFICE

HOTEL

RESIDENTIAL 1

A - WEST ELEVATION (HALF STEET)



OFFICE

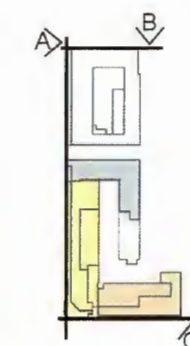
B - NORTH ELEVATION (M STREET)



RESIDENTIAL 1

RESIDENTIAL 2

C - SOUTH ELEVATION (N STREET)



**MONUMENT BALLPARK**  
**SQUARE 701, SE** WASHINGTON, DC.

MONUMENT REALTY | JAN 25, 2007 | copyright ©2007 sba PC |

NORTH, SOUTH & WEST ELEVATIONS

A8

dcs | shalom baranes associates architects



OFFICE

HOTEL

RESIDENTIAL 1

A - WEST ELEVATION (HALF STREET)



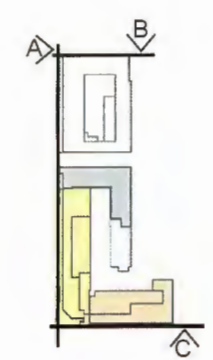
OFFICE

RESIDENTIAL 1

RESIDENTIAL 2

B - NORTH ELEVATION (M STREET)

C - SOUTH ELEVATION (N STREET)



**MONUMENT BALLPARK**  
**SQUARE 701, SE** WASHINGTON, DC.

NORTH, SOUTH & WEST ELEVATIONS

A8



OFFICE  
D-OFFICE SOUTH ELEVATION (MONUMENT PLACE)



HOTEL  
E-HOTEL NORTH ELEVATION (MONUMENT PLACE)

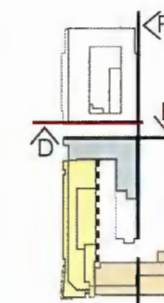


RESIDENTIAL 1 BEYOND

HOTEL

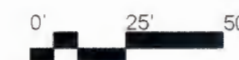


OFFICE  
F-EAST ELEVATION (CUSHING PLACE)



**MONUMENT BALLPARK**  
**SQUARE 701, SE** WASHINGTON, DC.

MONUMENT REALTY | JAN 25, 2007 | copyright ©2007 sba PC |



EAST ELEVATIONS & MONUMENT PLACE ELEVATIONS

A9

dcs | shalom baranes associates architects



OFFICE

D-OFFICE SOUTH ELEVATION (MONUMENT PLACE)



HOTEL

E-HOTEL NORTH ELEVATION (MONUMENT PLACE)

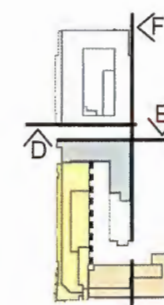


RESIDENTIAL 1 BEYOND

HOTEL

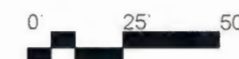
OFFICE

F-EAST ELEVATION (CUSHING PLACE)



**MONUMENT BALLPARK**  
**SQUARE 701, SE** WASHINGTON, DC.

MONUMENT REALTY | JAN 11, 2008 | copyright ©2007 sba PC |

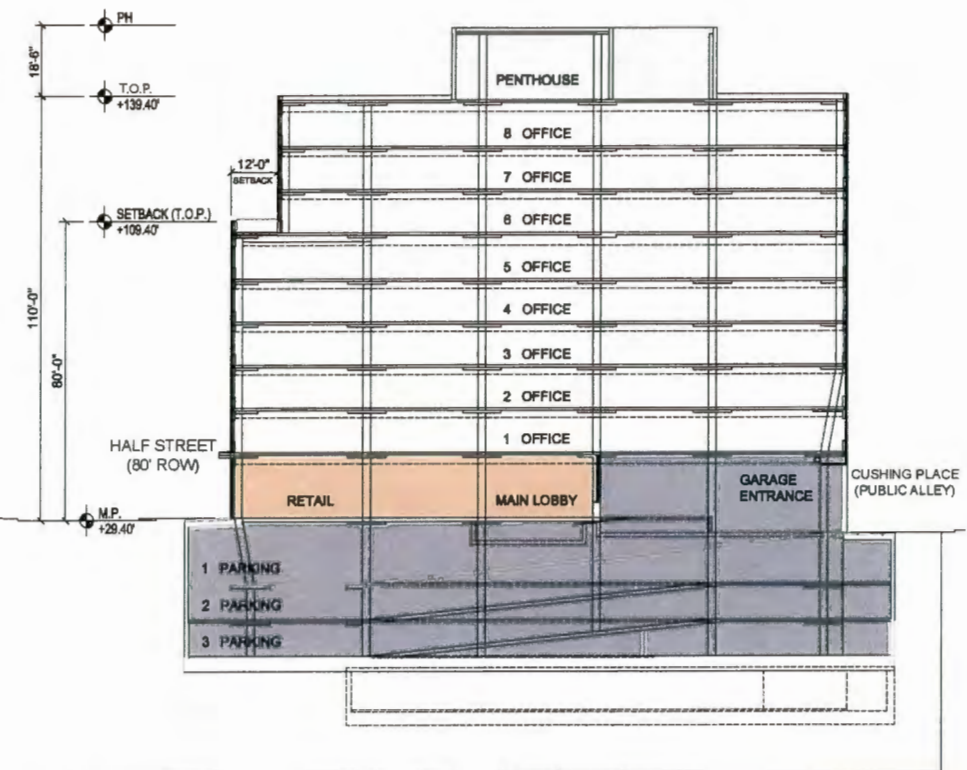


EAST ELEVATIONS & MONUMENT PLACE ELEVATIONS

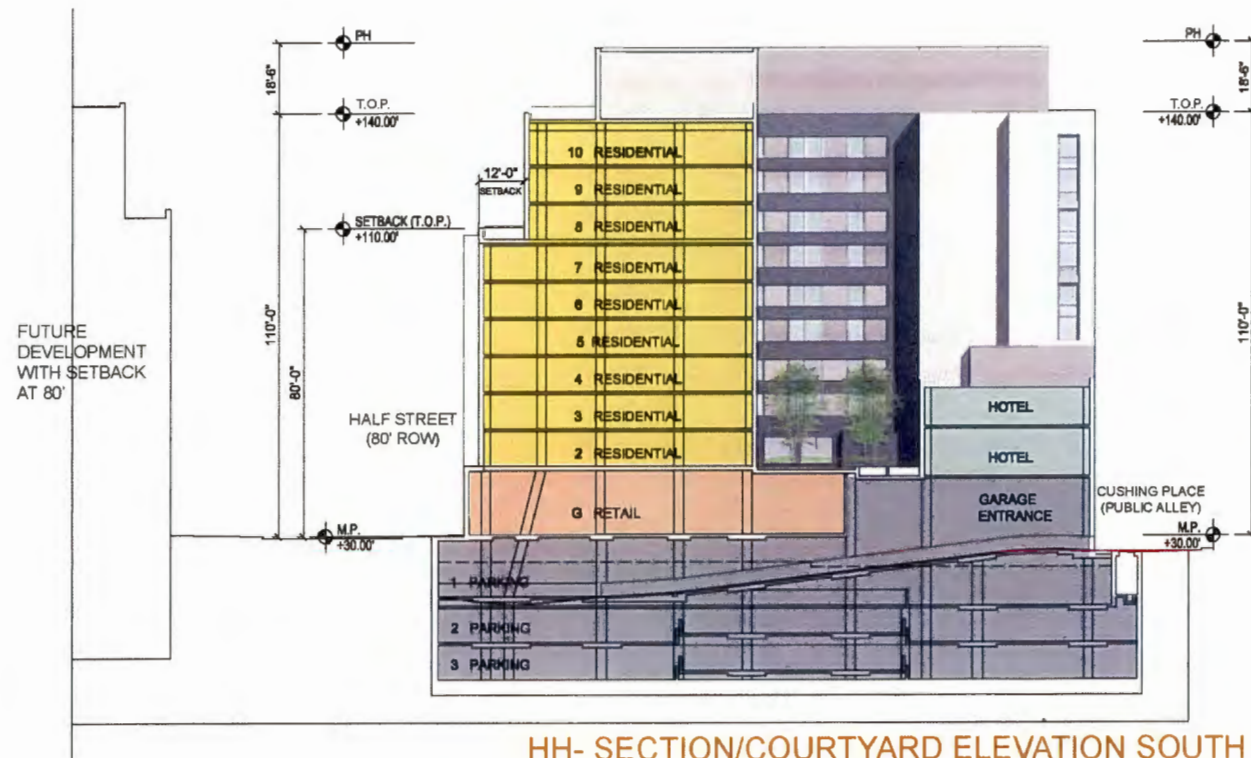
A9

dcs | shalom baranes associates architects

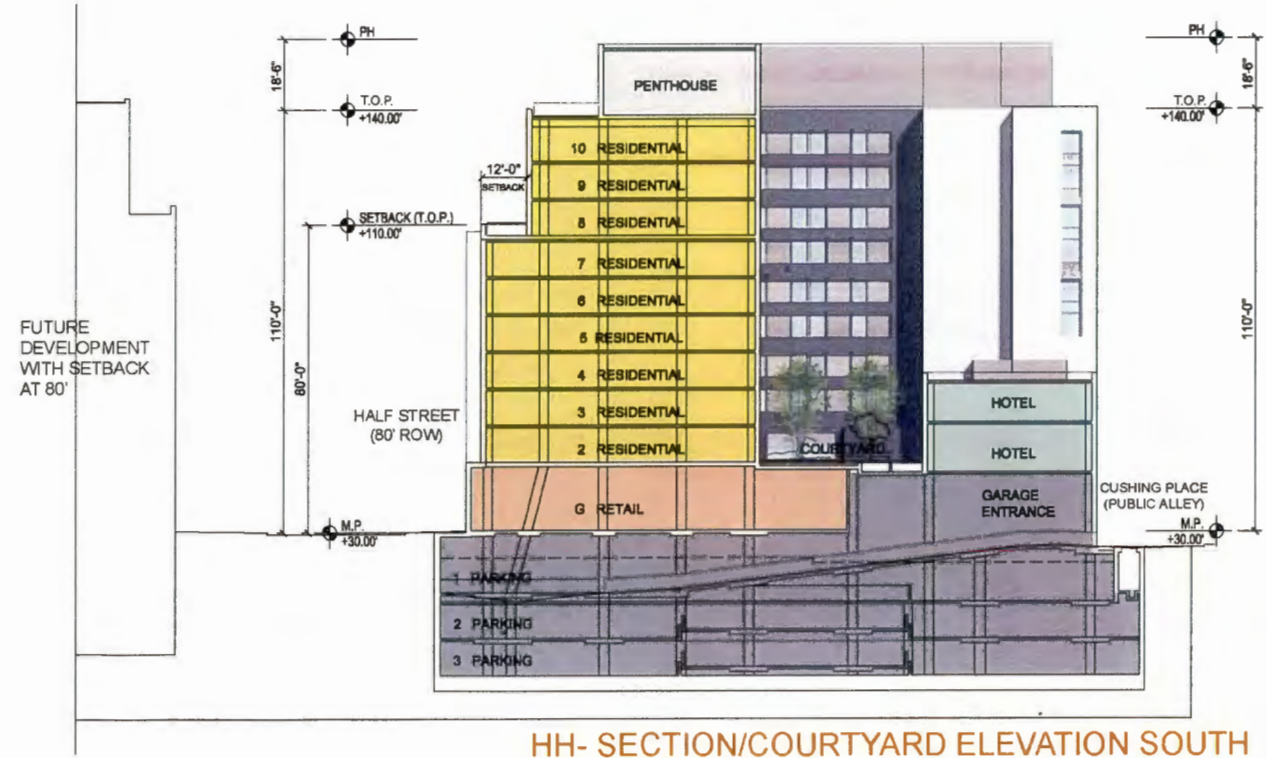
FUTURE DEVELOPMENT  
WITH SETBACK AT 80'



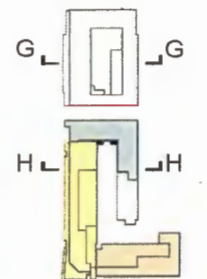
SECTION GG



HH- SECTION/COURTYARD ELEVATION SOUTH  
HEARING SUBMISSION



HH- SECTION/COURTYARD ELEVATION SOUTH  
POST HEARING SUBMISSION



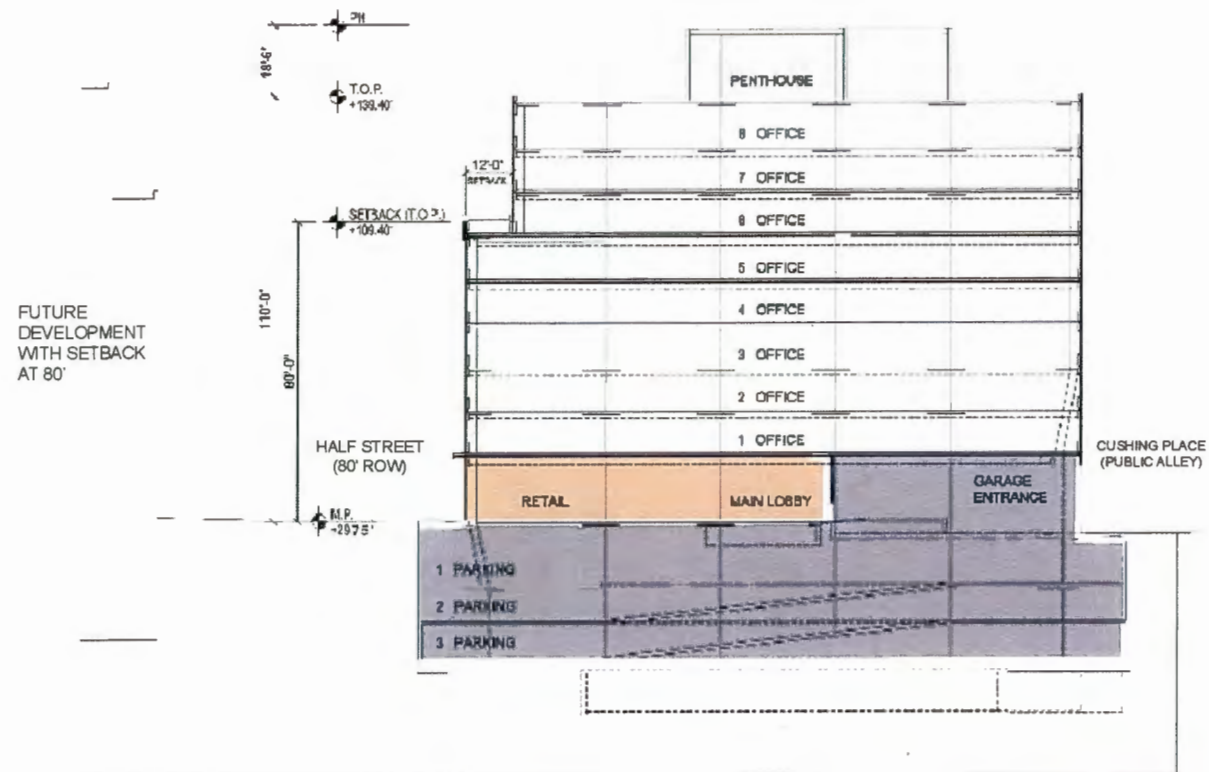
**MONUMENT BALLPARK**  
**SQUARE 701, SE** WASHINGTON, DC.

MONUMENT REALTY | JAN 25, 2007 | copyright ©2007 sba PC |

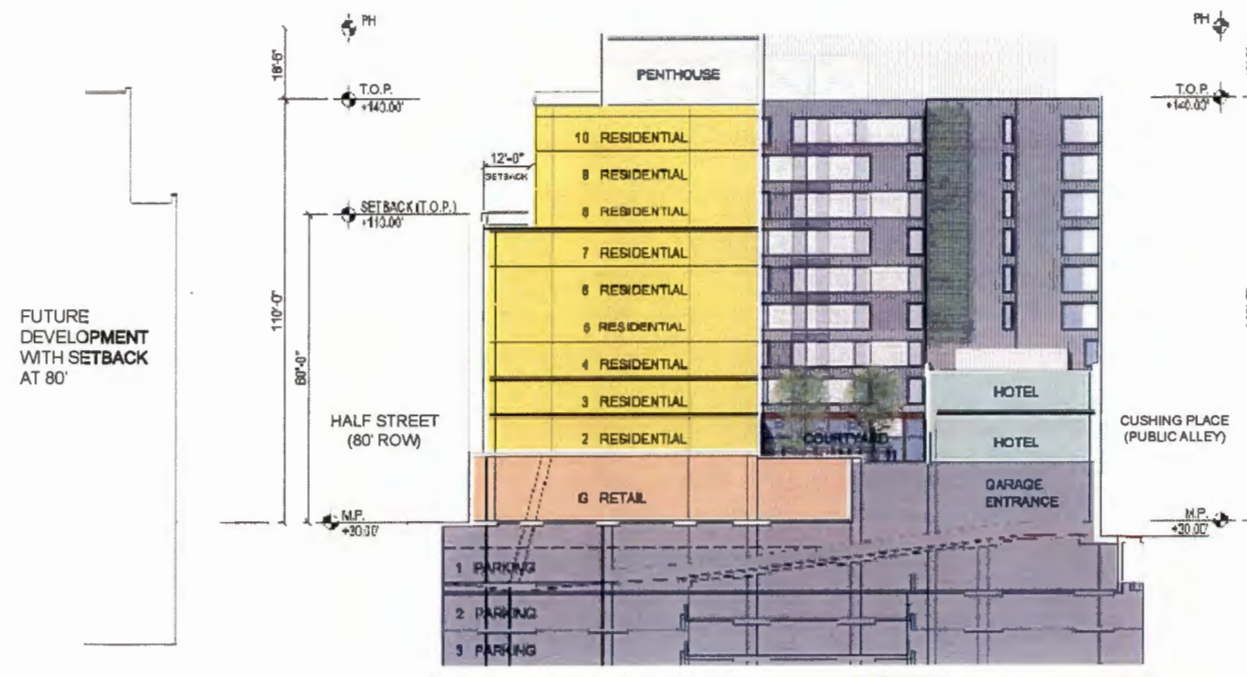
BUILDING SECTIONS / ELEVATIONS

A10

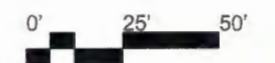
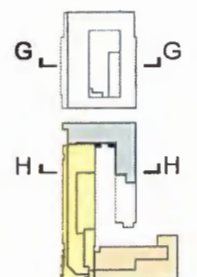
dcs | shalom baranes associates architects



SECTION GG



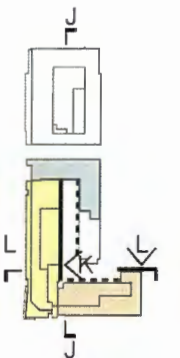
HH- SECTION/COURTYARD ELEVATION SOUTH



**MONUMENT BALLPARK**  
**SQUARE 701, SE** WASHINGTON, DC

BUILDING SECTIONS / ELEVATIONS

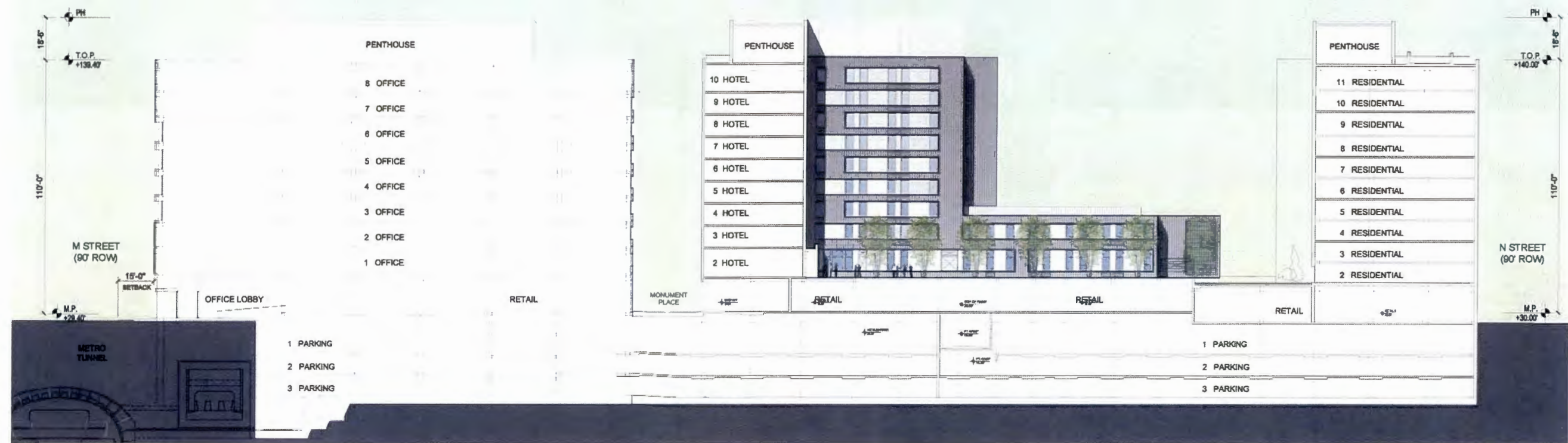
A10



MONUMENT BALLPARK  
SQUARE 701, SE WASHINGTON, DC.

BUILDING SECTION/ ELEVATIONS

A11



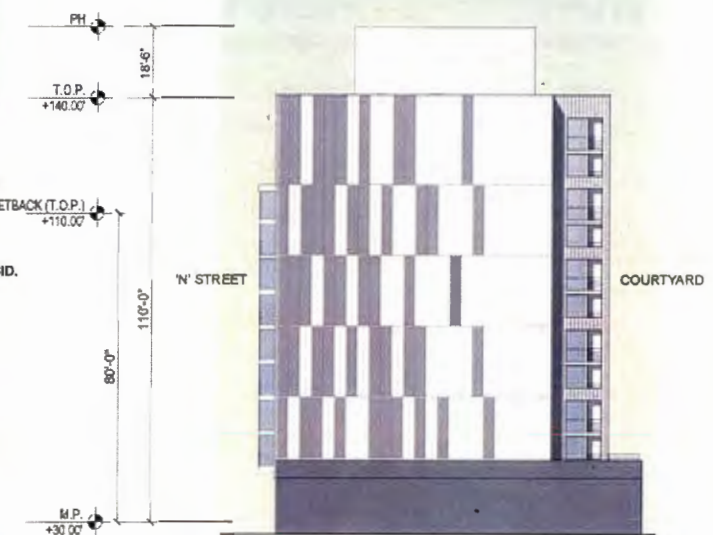
SECTION JJ



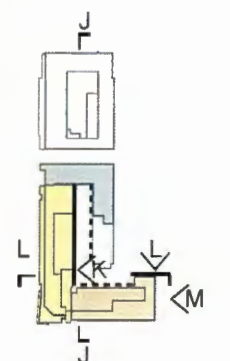
K- RESIDENTIAL 1 WEST (COURTYARD)



L-RESIDENTIAL 2 NORTH (COURTYARD SECTION)



M-RESIDENTIAL 2 EAST



**MONUMENT BALLPARK**  
**SQUARE 701, SE** WASHINGTON, DC.

MONUMENT REALTY | JAN 11, 2008 | copyright ©2007 sba pc |



BUILDING SECTION/ ELEVATIONS A11

dcs | shalom baranes associates architects

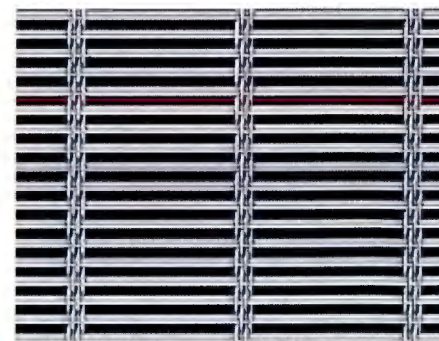


## METRO EXTERIOR

Woven metal mesh wall embedded with LEDs. The lights are concentrated heavily at the bottom and cascade, or “grow” up the metal barrier, spilling over the top and into the interior.



LEDs



Woven metal fabric



LEDs in metal mesh (example)

**MONUMENT BALLPARK**  
**SQUARE 701, SE** WASHINGTON, DC.

HALF STREET METRO EXTERIOR

A12



METRO ENTRY PERSPECTIVE



HALF AND 'M' STREET PERSPECTIVE

GLASS FRIT PATTERN

# MONUMENT BALLPARK SQUARE 701, SE WASHINGTON, DC.

MONUMENT REALTY | JAN 11, 2008 | copyright ©2007 sba PC |

WMATA EXTERIOR VIEW A12

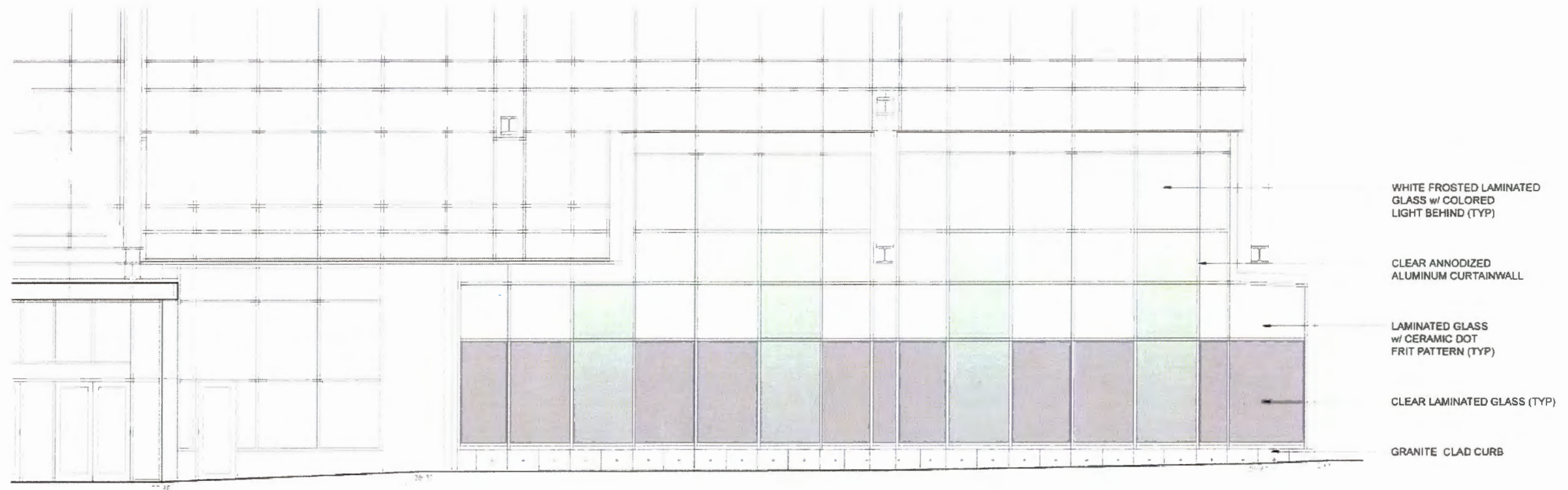
Genelar 585 dcs architects

**NOT SUBMITTED**  
(As compared to Jan 11, 2008 Submission)

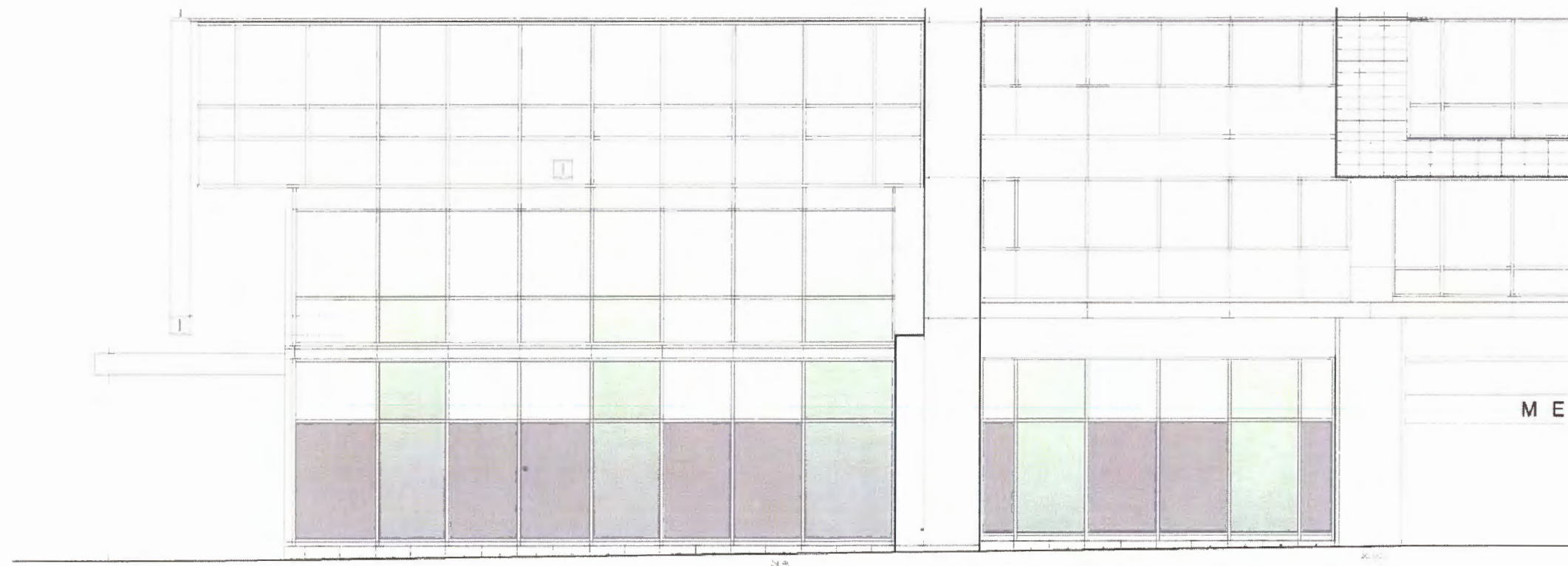
**M O N U M E N T   B A L L P A R K**  
**S Q U A R E 7 0 1 , S E**      W A S H I N G T O N ,   D C .

MONUMENT REALTY | JAN 25, 2007 | copyright ©2007 sba pc |

shalom baranes associates | architects



WMATA - M Street Elevation



WMATA - Half Street Elevation

**NOTES:**  
1. GREEN COLOR OF GLASS IS A GRAPHIC DEVICE TO INDICATE AREAS BACKLIT WITH CHANGEABLE MULTI-COLORED ILLUMINATION. ACTUAL GLASS IS A WHITE FROSTED LAMINATE IN THOSE AREAS.

**MONUMENT BALLPARK**  
**SQUARE 701, SE** WASHINGTON, DC.

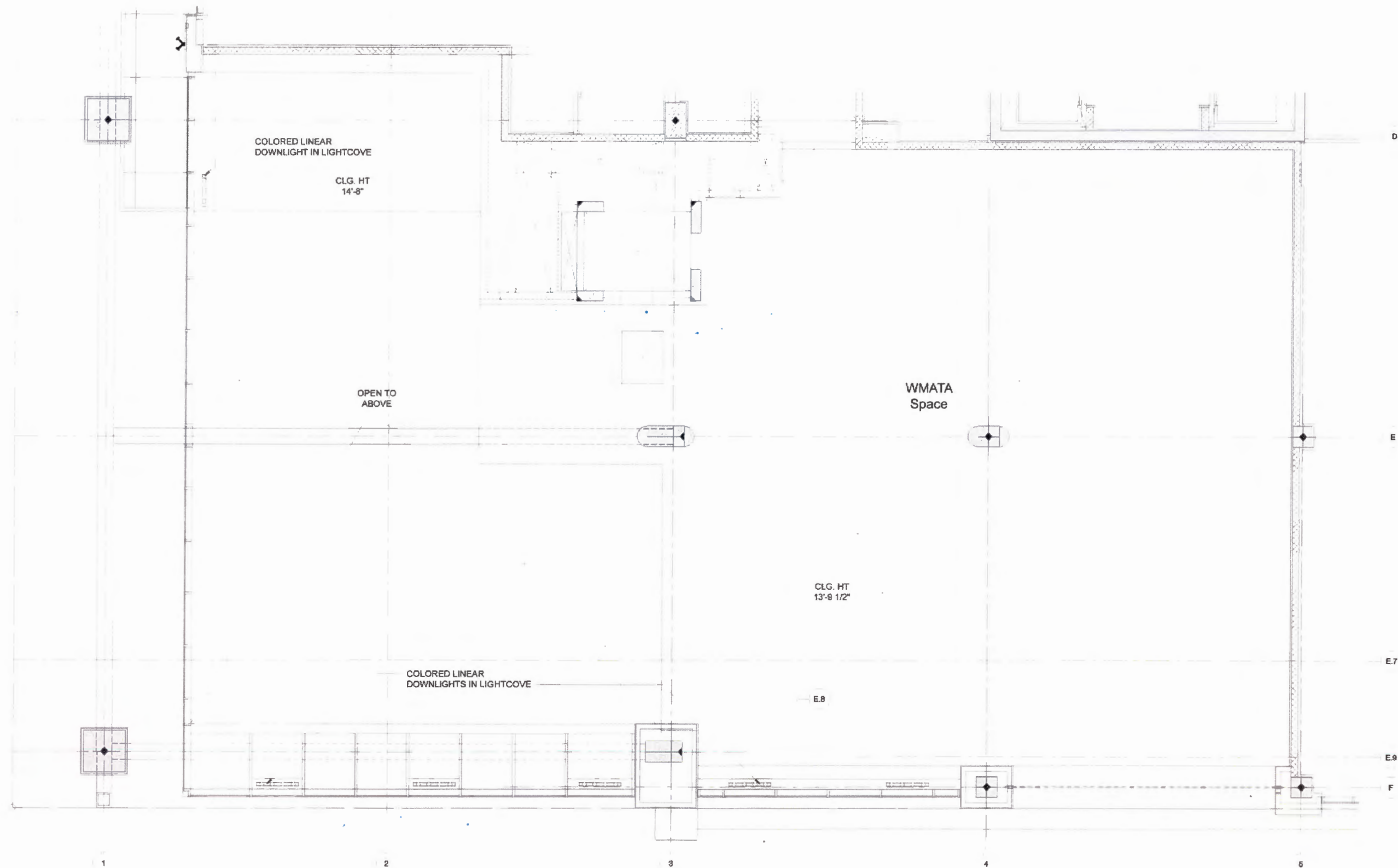
WMATA EXTERIOR ELEVATIONS A12a

**NOT SUBMITTED**  
(As compared to Jan 11, 2008 Submission)

**M O N U M E N T   B A L L P A R K**  
**S Q U A R E 701, S E**   WASHINGTON, D.C.

MONUMENT REALTY | JAN 25, 2007 | copyright © 2007 sba, PC |

shalom baranes associates architects



Lower Level Ceiling Plan

**MONUMENT BALLPARK**  
**SQUARE 701, SE** WASHINGTON, DC.

MONUMENT REALTY | JAN 11, 2008 | copyright ©2007 sba pc |

WMATA LOWER CEILING PLAN A12b

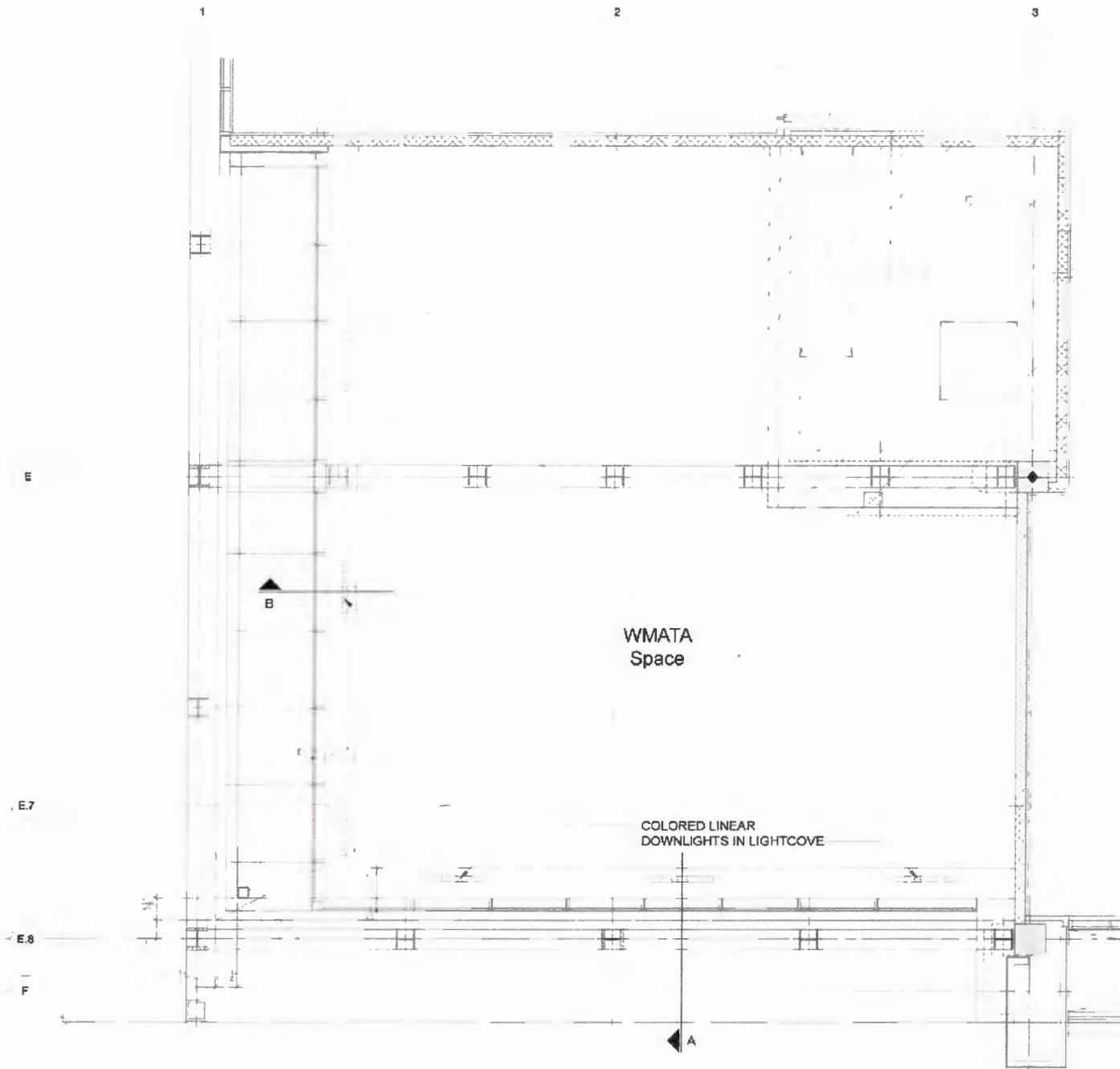
Gensler 585 dcs architects

**NOT SUBMITTED**  
(As compared to Jan 11, 2008 Submission)

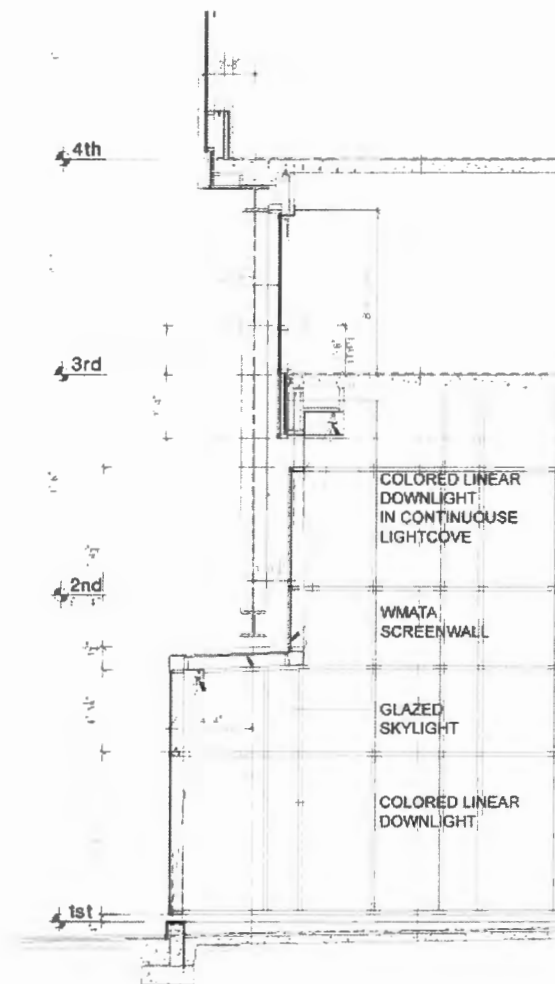
**MONUMENT BALLPARK**  
**SQUARE 701, SE** WASHINGTON, DC

MONUMENT REALTY | JAN 25, 2007 | copyright ©2007 sba, PC |

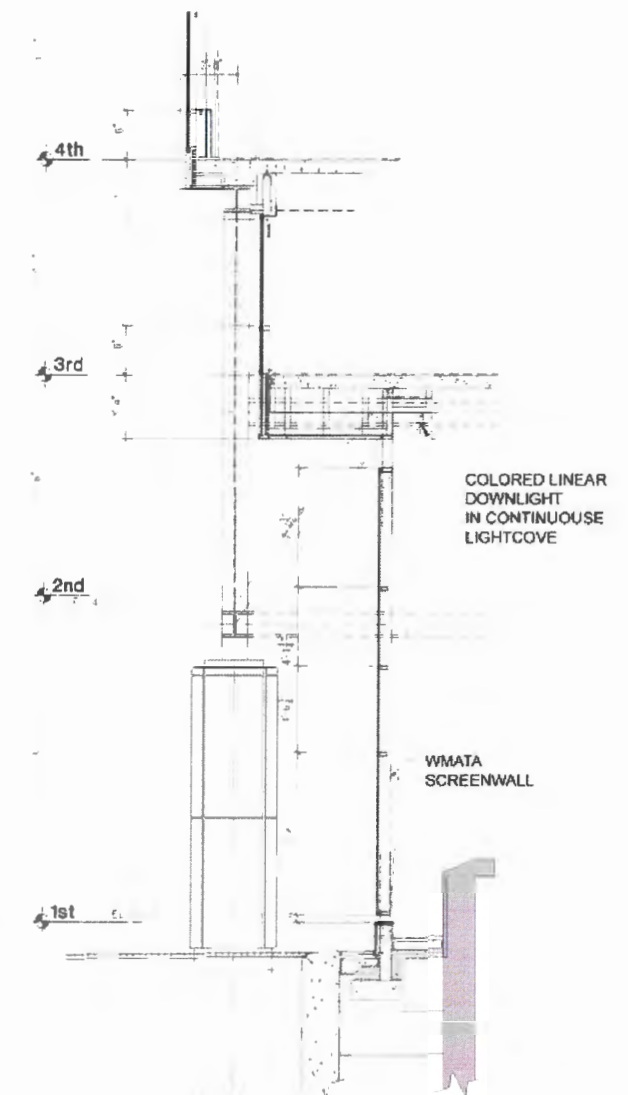
shalom baranes associates architects



Second Floor Ceiling Plan



Half Street Section - A



M Street Section - B

HALF AND 'M' STREET PERSPECTIVE

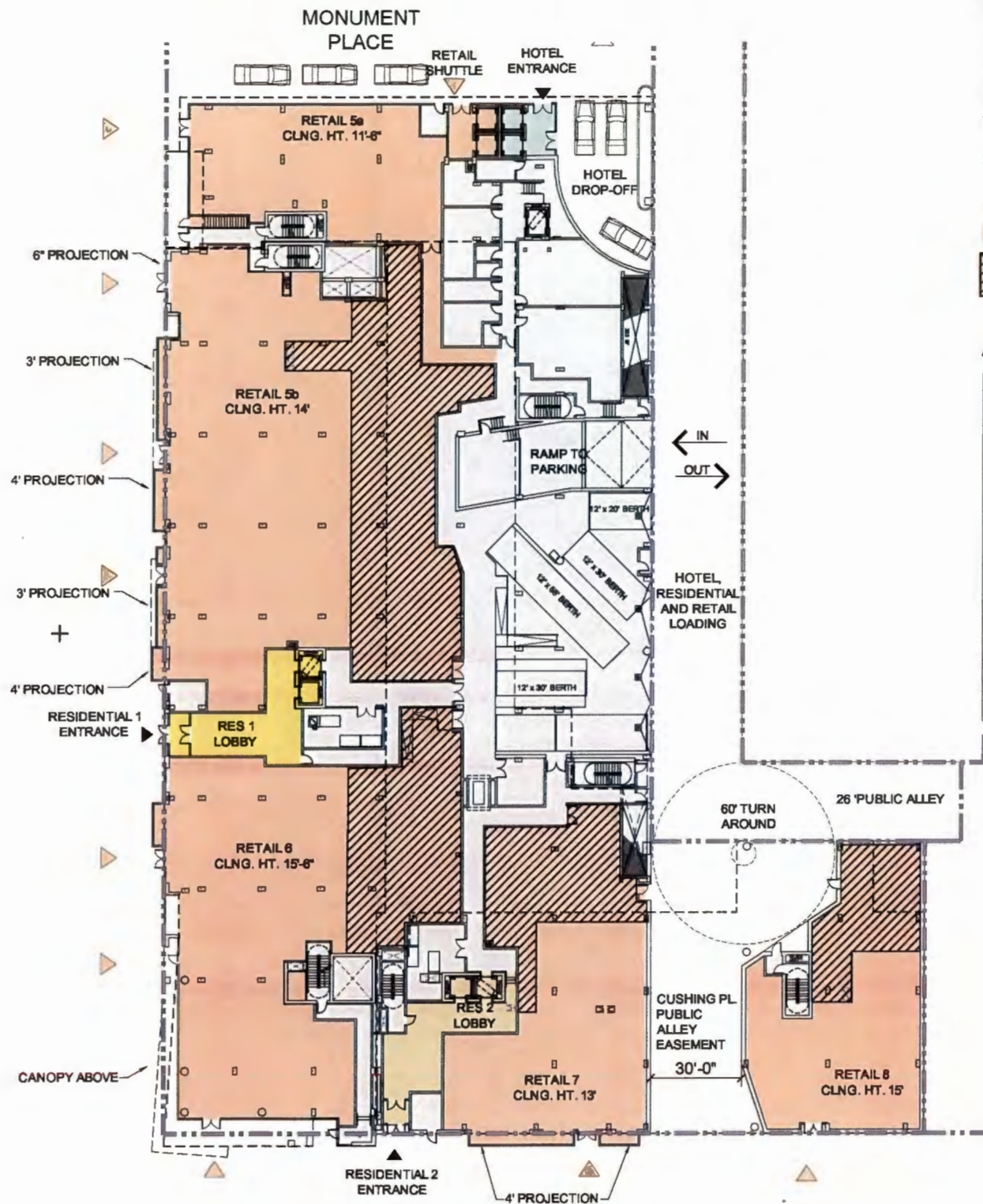
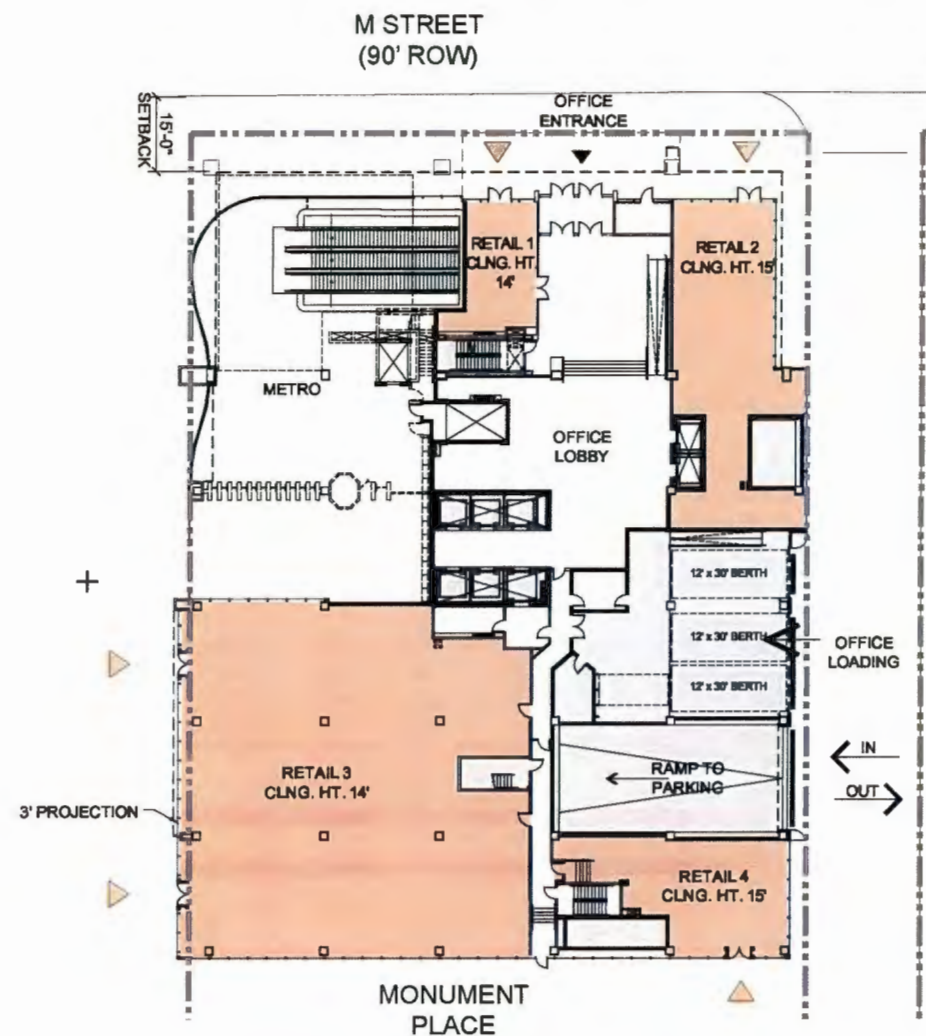
# MONUMENT BALLPARK

## SQUARE 701, SE WASHINGTON, DC.

MONUMENT REALTY | JAN 11, 2008 | copyright ©2007 sba PC |

WMATA HIGH CEILING PLAN & SECTIONS

A12c



- NOTES:**
1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, STAIRS AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUTS IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY. REFER TO ROOF PLAN A1 FOR OVERALL BUILDING DIMENSIONS.
  2. REFER TO SHEETS L1 THRU L5 FOR STREETSCAPE.

**LEGEND:**

- RETAIL ENTRANCE
- 11'-0" CEILING HEIGHT ZONE (BACK OF HOUSE AND SERVICE). NOT TO EXCEED 25% OF TOTAL RETAIL.

**AVERAGE CEILING HEIGHT OF RETAIL SPACE CALCULATION:**

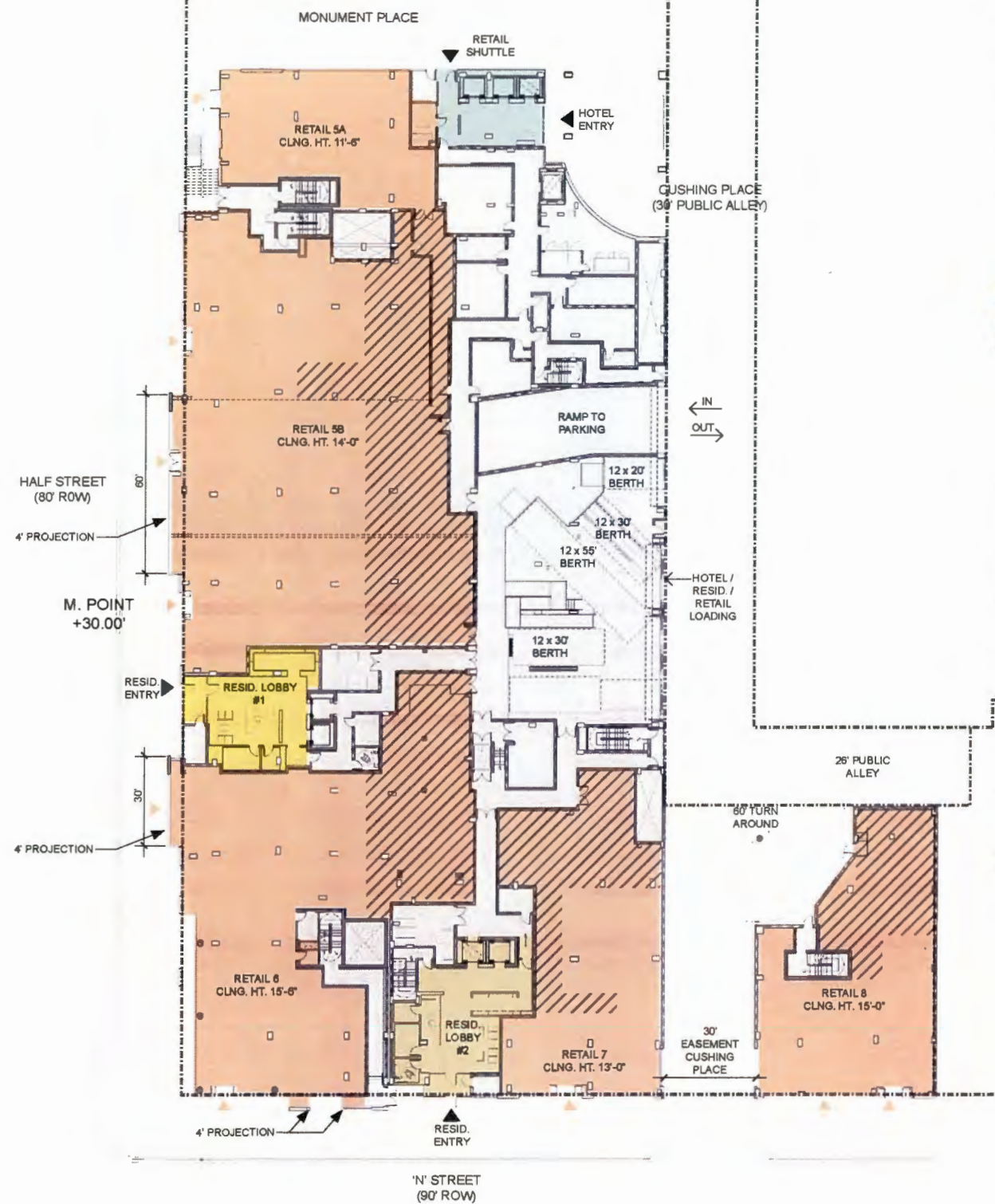
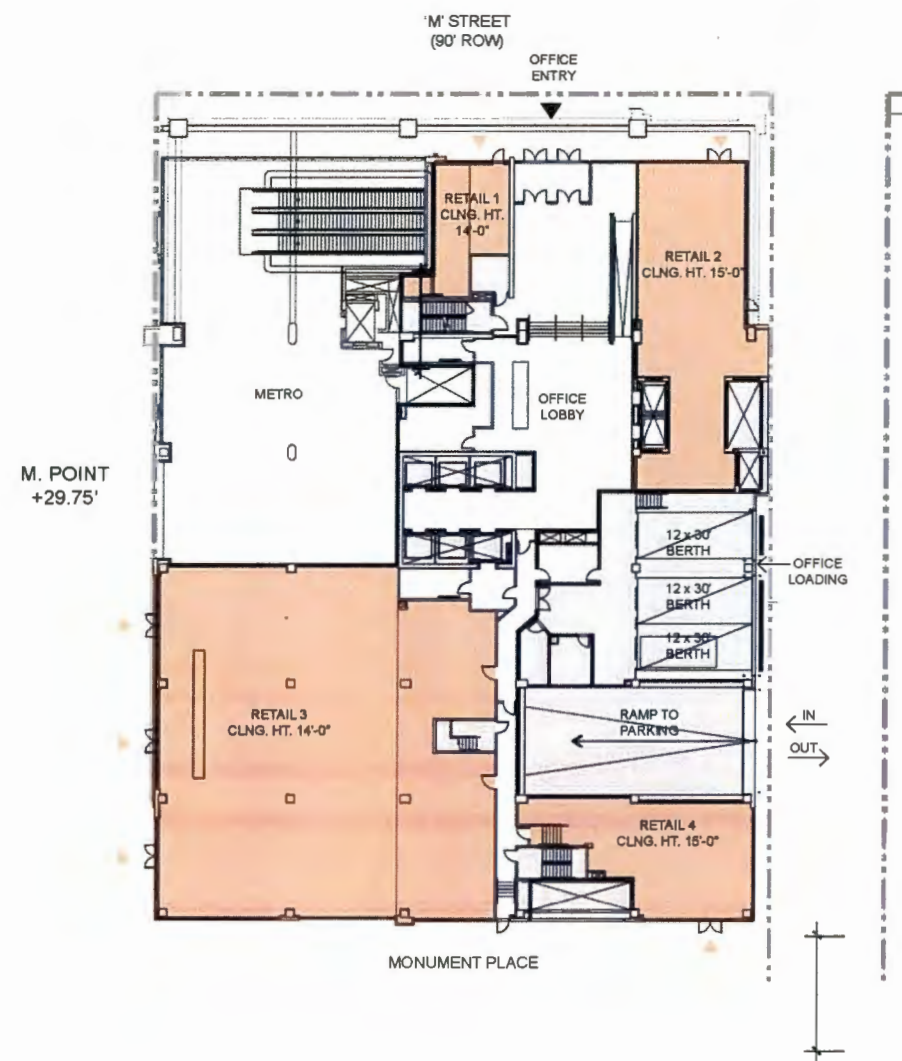
|                                                                              | SF        | %     |
|------------------------------------------------------------------------------|-----------|-------|
| TOTAL RETAIL AREA AT 11'-6"                                                  | 3,722 SF  | 7.3%  |
| TOTAL RETAIL AREA AT 13'                                                     | 5,854 SF  | 11.4% |
| TOTAL RETAIL AREA AT 14'                                                     | 23,903 SF | 46.9% |
| TOTAL RETAIL AREA AT 15' OR ABOVE                                            | 17,531 SF | 34.4% |
| TOTAL RETAIL AREA                                                            | 51,010 SF |       |
| AVERAGE RETAIL SPACE CEILING HEIGHT (EXCLUDING SERVICE & BACK OF HOUSE ZONE) | 14'-1"    |       |

**MONUMENT BALLPARK**  
**SQUARE 701, SE** WASHINGTON, DC.

MONUMENT REALTY | JAN 25, 2007 | copyright ©2007 sba, PC |

RETAIL PLAN A13

dcs | shalom baranes associates architects



#### NOTES:

1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, STAIRS AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUTS IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY. REFER TO ROOF PLAN A1 FOR OVERALL BUILDING DIMENSIONS.
2. REFER TO SHEETS L1 THRU L5 FOR STREETSCAPE.
3. OCCUPIABLE RETAIL PROJECTIONS SHOWN ARE SUBJECT TO APPROVAL OF GOVERNING DC AUTHORITIES. PLAN ON SHEET A13A WITHOUT THE PROJECTIONS WOULD BE BUILT IF APPROVAL FOR PROJECTIONS IS NOT GRANTED.

#### LEGEND:

- RETAIL ENTRANCE
- 11'-0" CEILING HEIGHT ZONE (BACK OF HOUSE AND SERVICE). NOT TO EXCEED 25% OF TOTAL RETAIL.

#### AVERAGE CEILING HEIGHT OF RETAIL SPACE CALCULATION:

|                                                                              | SF        | %      |
|------------------------------------------------------------------------------|-----------|--------|
| TOTAL RETAIL AREA AT 11'-6"                                                  | 2,865 SF  | 5.50%  |
| TOTAL RETAIL AREA AT 13'                                                     | 5,143 SF  | 10.04% |
| TOTAL RETAIL AREA AT 14'                                                     | 26,473 SF | 51.69% |
| TOTAL RETAIL AREA AT 15' OR ABOVE                                            | 16,434 SF | 32.11% |
| TOTAL RETAIL AREA                                                            | 51,103 SF |        |
| AVERAGE RETAIL SPACE CEILING HEIGHT (EXCLUDING SERVICE & BACK OF HOUSE ZONE) | 14'-1"    |        |

NOTE: RETAIL AREA PROJECTIONS NOT INCLUDED IN CALCULATIONS.

# MONUMENT BALLPARK SQUARE 701, SE WASHINGTON, DC.

RETAIL PLAN w/ STOREFRONT PROJECTIONS

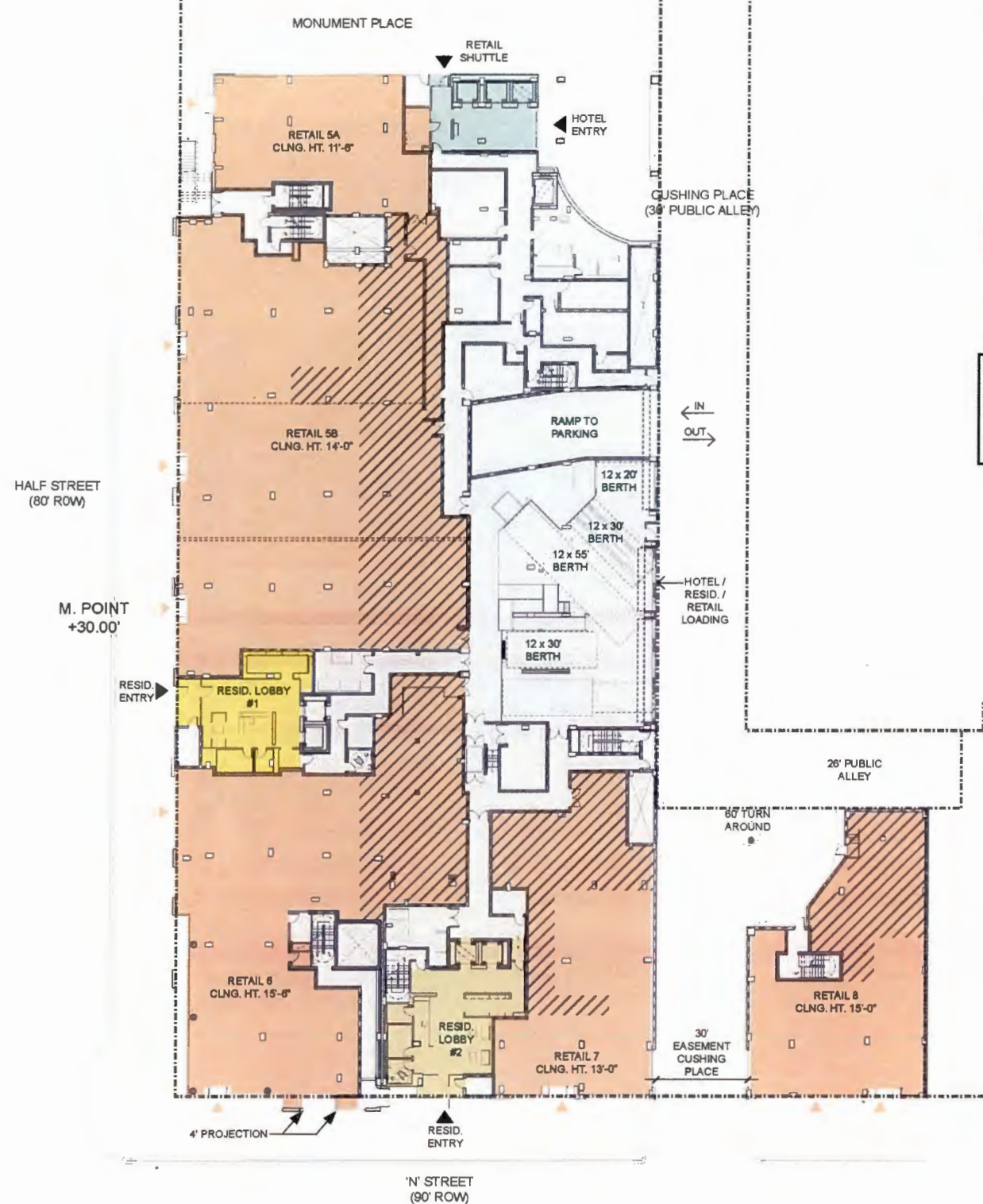
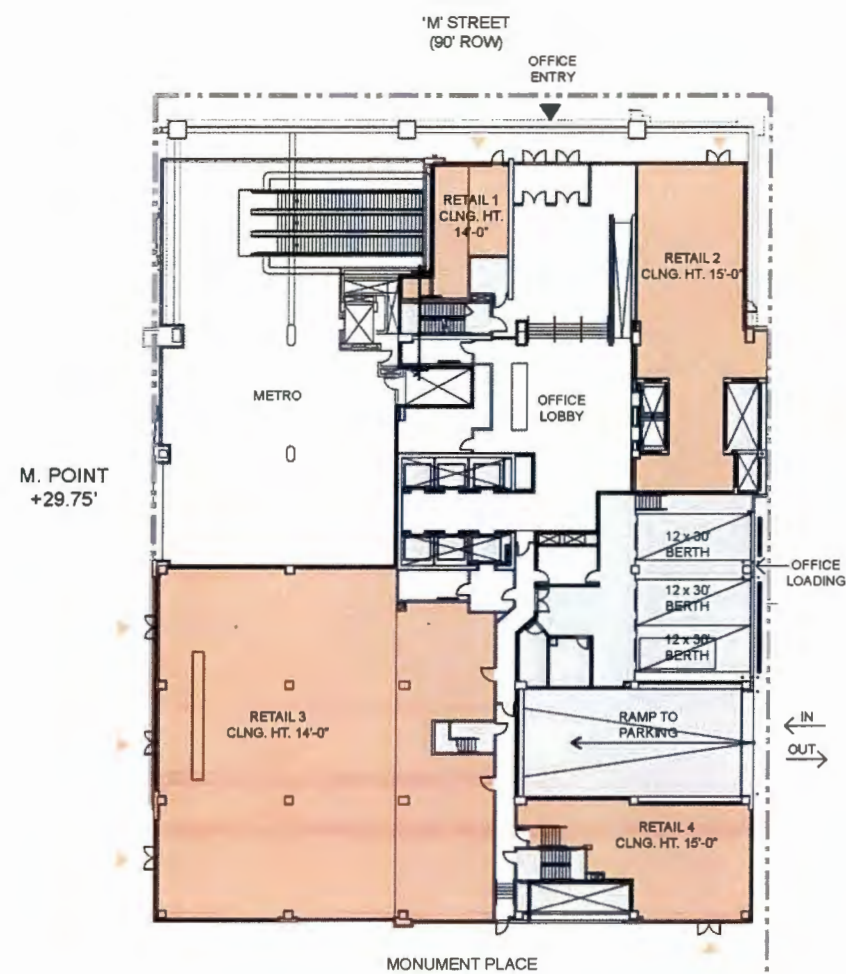
A13

**NOT SUBMITTED**  
(As compared to Jan 11, 2008 Submission)

**M O N U M E N T   B A L L P A R K**  
**S Q U A R E 701, S E**   WASHINGTON, D.C.

MONUMENT REALTY | JAN 25, 2007 | copyright ©2007 sba, pc |

shalom baranes associates architects



**NOTES:**  
 1. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, STAIRS AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUTS IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY. REFER TO ROOF PLAN A1 FOR OVERALL BUILDING DIMENSIONS.  
 2. REFER TO SHEETS L1 THRU L5 FOR STREETSCAPE.

**LEGEND:**  
 RETAIL ENTRANCE  
 11'-0" CEILING HEIGHT ZONE (BACK OF HOUSE AND SERVICE). NOT TO EXCEED 25% OF TOTAL RETAIL.

ALTERNATE SHEET SHOWING ELIMINATED  
 RETAIL STOREFRONT PROJECTIONS CURRENTLY  
 PROHIBITED BY DDOT.

# MONUMENT BALLPARK SQUARE 701, SE WASHINGTON, DC

MONUMENT REALTY | JAN 11, 2008 | copyright © 2007 sba PC |

RETAIL PLAN w/o STOREFRONT PROJECTIONS A13a

dcs | shalom baranes associates architects



**MONUMENT BALLPARK**  
**SQUARE 701, SE** WASHINGTON, DC.

MONUMENT REALTY | JAN 25, 2007 | copyright © 2007 sba, pc |

HALF STREET RETAIL ELEVATION 1

A14

dcs | shalom baranes associates architects



# MONUMENT BALLPARK SQUARE 701, SE WASHINGTON, DC.

MONUMENT REALTY | JAN 11, 2008 | copyright, ©2007 sba, pc |

HALF STREET RETAIL ELEVATION

A14

MONUMENT PLACE



MONUMENT BALLPARK  
SQUARE 701, SE WASHINGTON, DC.

MONUMENT REALTY | JAN 25, 2007 | copyright ©2007 sba pc |

HALF STREET RETAIL ELEVATION 2 A15

Gensler 585 architects



# MONUMENT BALLPARK SQUARE 701, SE WASHINGTON, DC.

MONUMENT REALTY | JAN 11, 2008 | copyright, ©2007 sba, pc |

HALF STREET RETAIL ELEVATION

A14



MATCH LINE

N STREET

# MONUMENT BALLPARK SQUARE 701, SE WASHINGTON, DC.

HALF STREET RETAIL ELEVATION 3

A16

MONUMENT REALTY | JAN 25, 2007 | copyright ©2007 sba PC |

Gensler 585 architects



**MONUMENT BALLPARK**  
**SQUARE 701, SE** WASHINGTON, DC.

MONUMENT REALTY | JAN 11, 2008 | copyright ©2007 sba, PC |

HALF STREET RETAIL ELEVATION

A14

OFFICE

HOTEL

RESIDENTIAL 1

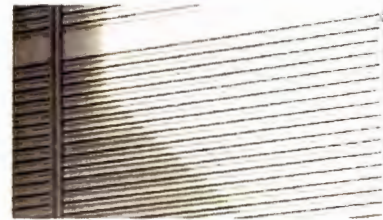
RESIDENTIAL 2

METAL PANELS:

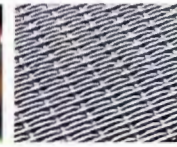
MTL-1



MTL-2



LEDs

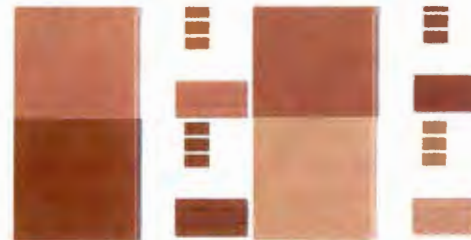


WOVEN METAL  
FABRIC



LEDs IMBEDDED IN  
METAL MESH

TERRACOTTA :



PRAIRIE STONE :



METAL PANELS:

MTL-1



MTL-2



MTL-3



PRODEMA WOOD PANELS:



CMU BLOCKS:

SPLIT FACE



TERRACOTTA :

TC-1



TC-2



GLASS RAIL:



METAL PANELS:

MTL-1



MTL-2

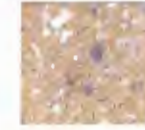


CMU BLOCKS:

SPLIT FACE



GROUND FACE



TERRACOTTA :

TC-2



GLASS RAIL:



METAL PANELS:

MTL-1



MTL-2

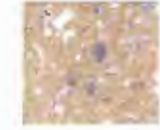


CMU BLOCKS:

SPLIT FACE



GROUND FACE



MONUMENT BALLPARK  
SQUARE 701, SE WASHINGTON, DC.

PROPOSED BUILDING MATERIALS

M1

OFFICE

HOTEL

RESIDENTIAL 1

RESIDENTIAL 2

METAL PANELS:

MTL-1



MTL-2



TERRACOTTA :

TC-1



POTENTIAL FRIT PATTERN :

PATTERN 2

PATTERN 1

METAL PANELS:

MTL-1



GRAY/FLAT PANEL



MTL-3



SILVER/FLAT PANEL



GLASS RAIL:

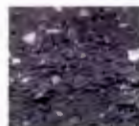


PRODEMA WOOD PANELS:



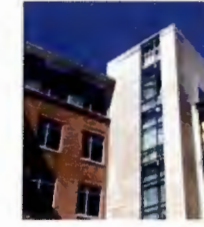
CMU BLOCKS:

GROUND FACE



TERRACOTTA :

TC-1



GLASS RAIL:



METAL PANELS:

MTL-1



GRAY/FLAT PANEL

MTL-2



WHITE/FLAT PANEL

MTL-3



CMU BLOCKS:

GROUND FACE



WHITE CORRUGATED  
METAL PANEL

TERRACOTTA :

TC-2



GLASS RAIL:



METAL PANELS:

MTL-1



GRAY/FLAT PANEL

MTL-2



WHITE/FLAT PANEL

MTL-3



CMU BLOCKS:

GROUND FACE



WHITE CORRUGATED  
METAL PANEL

MONUMENT BALLPARK  
SQUARE 701, SE WASHINGTON, DC.

PROPOSED BUILDING MATERIALS

M1