

Block C



East Elevation - Arts Walk



East Elevation - Train Tracks and Station

Note - storefront retail signage designs are illustrative and will vary based on actual retailer designs. Utility poles and lines not shown for graphic purposes. Although applicant is not completing the undergrounding of utilities, applicant is committed to coordinating with and allowing relevant utility companies and District government agencies to complete undergrounding.

Source: Torti Gallas and Partners, Inc. | 1100 Spring Street, 8th Floor, Silver Spring, Maryland | (301) 591-0100

Block C - Elevations

ARDO DEVELOPMENT, LLC
TORTI GALLAS AND PARTNERS, INC. | MAURICE WALTERS ARCHITECT, PC

Block C



West Elevation - Private Alley



West Elevation - Arts Walk

Note - Storefront retail signage designs are illustrative and will vary based on actual retailer designs. Utility poles and lines not shown for graphic purposes. Although applicant is not completing the undergrounding of utilities, applicant is committed to coordinating with and allowing relevant utility companies and District government agencies to complete undergrounding.

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Block C - Elevations

ABDO DEVELOPMENT, LLC
TORTI GALLAS AND PARTNERS, INC. | MAURICE WALTERS ARCHITECT, PC

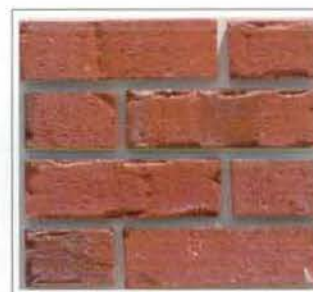
Block C



South Elevation - Monroe Street NE



North Elevation - Arts Plaza



Brick Sample

Note: For illustrative purposes only. The final selection of the exterior materials will be of a similar quality and in a similar color range as those depicted.

MATERIALS LEGEND

- 1 - Masonry w/ Precast Accents
- 2 - Metal Siding (Penthouses)
- 3 - Storefront and Overhead Sectional Glass Doors at Artists Studios
- 4 - Windows
- 5 - Decorative Railing
- 6 - Metal Canopy
- 7 - Decorative Spandrel Panels



Typical Bay Detail

Note: Storefront retail signage designs are illustrative and will vary based on actual retailer designs. Utility poles and lines not shown for graphic purposes. Although applicant is not completing the undergrounding of utilities, applicant is committed to coordinating with and allowing relevant utility companies and District government agencies to complete undergrounding.

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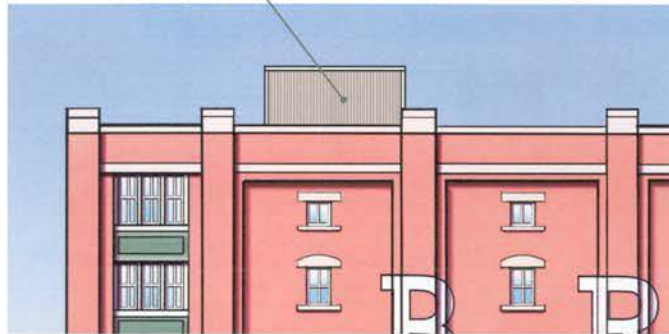
Block C - Elevations and Bay Study

ABDO DEVELOPMENT, LLC
TORTI GALLAS AND PARTNERS, INC. | MAURICE WALTERS ARCHITECT, PC

Block C

Metal Siding - Typical
at Block C Penthouses

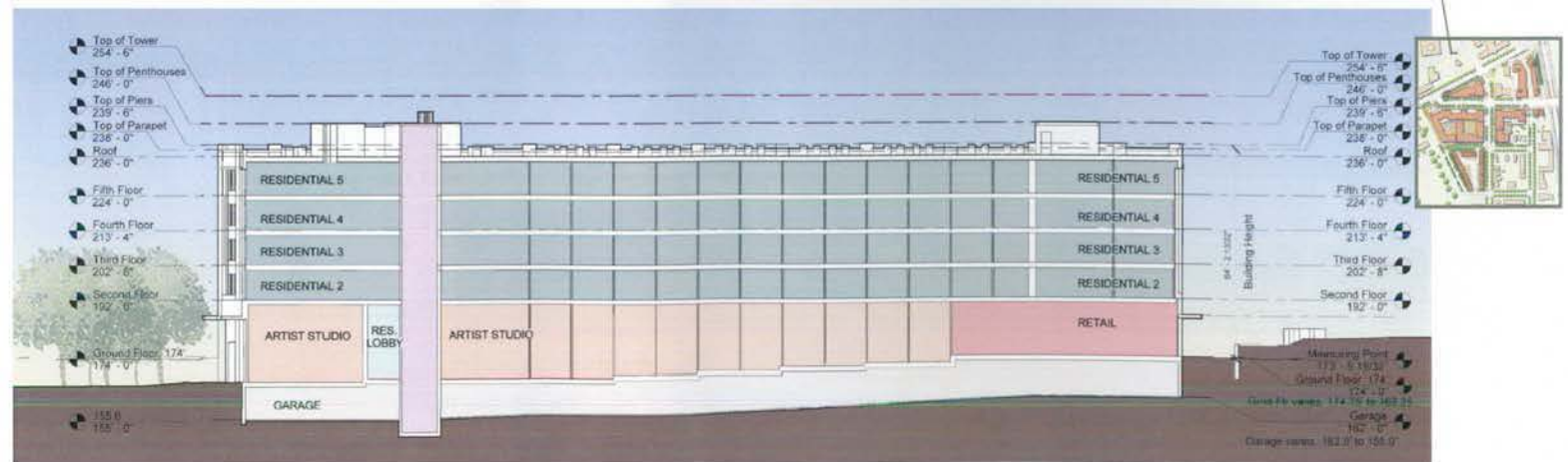
Metal Siding Color



Partial East Elevation - Typical Penthouse Treatment - Block C



Transverse Section (East - West)



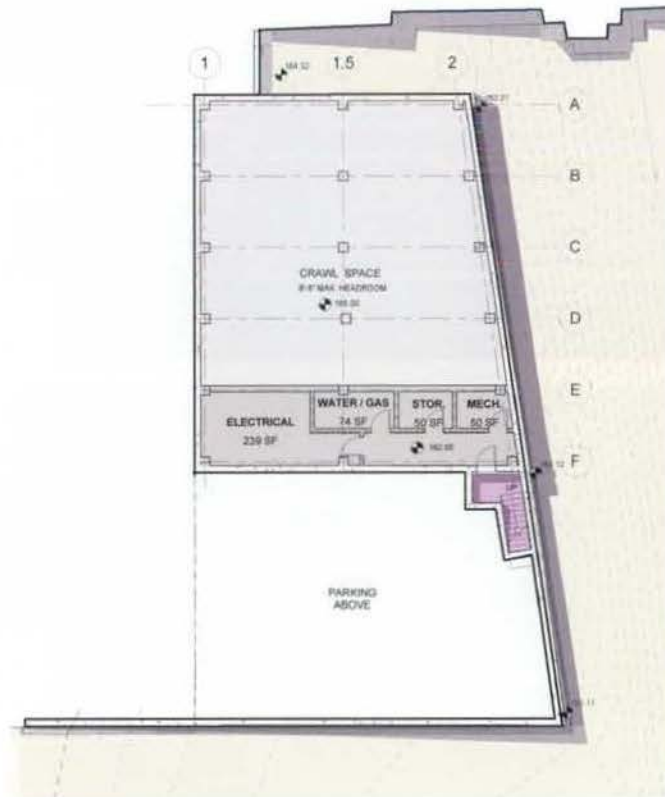
Longitudinal Section (North - South)

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Block C - Sections and Penthouse Materials

ABDO DEVELOPMENT, LLC
TORTI GALLAS AND PARTNERS, INC. | MAURICE WALTERS ARCHITECT, PC

Block D



Basement Plan



Ground Floor Plan

Working jointly with Torti Gallas and Partners, Inc. | 1000 Spring Street, 4th Floor, Silver Spring, Maryland | 301-581-4100

Block D - Basement and First Floor Plans

ABDO DEVELOPMENT, LLC
TORTI GALLAS AND PARTNERS, INC. | MAURICE WALTERS ARCHITECT, PC

November 30, 2005

Block D



Roof / Building Dimension Plan



Building Section (North South)



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Block D - Roof Plan and Building Section

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TORTI GALLAS AND PARTNERS, INC. | MAURICE WALTERS ARCHITECT, PC

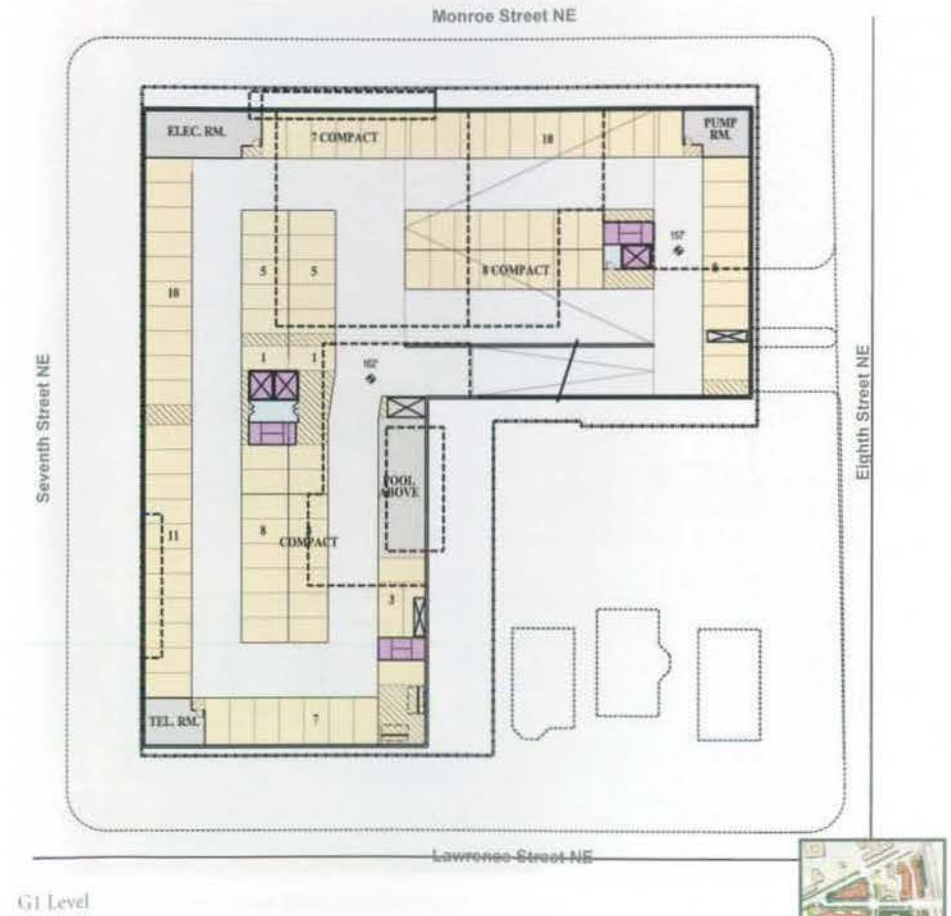
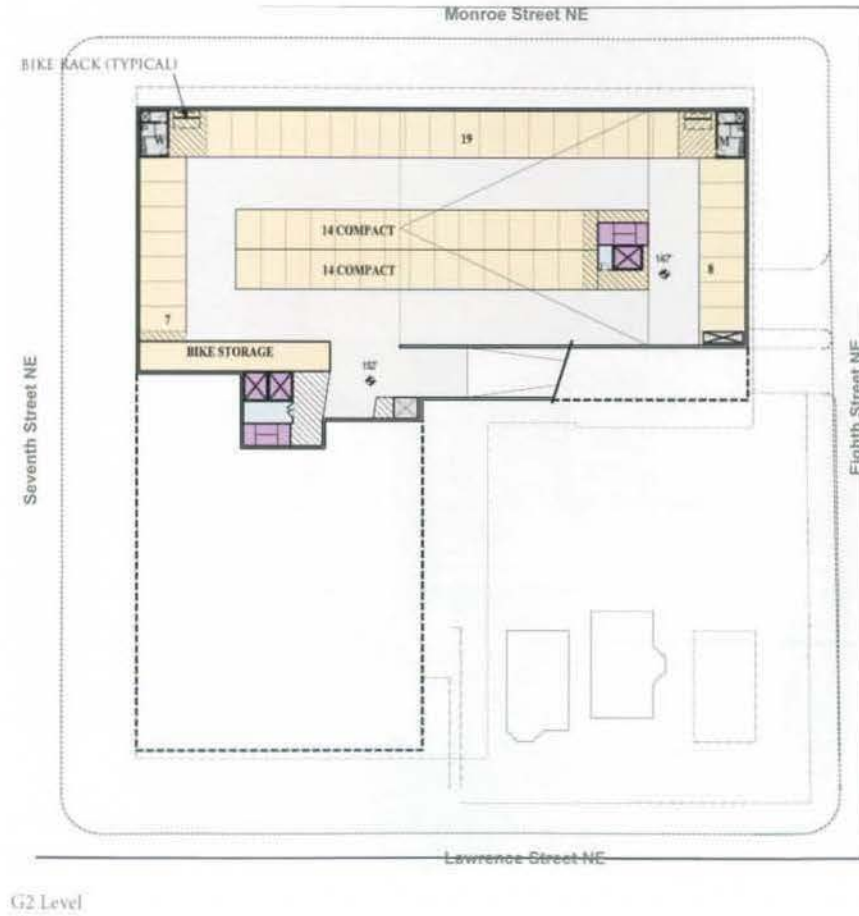


Images: Torth Gallas and Partners, Inc. | Torth Gallas Street, with Torth Gallas Street, Montreal, Quebec, Canada

Block D - Elevations

ABDO DEVELOPMENT, LLC
TORTH GALLAS AND PARTNERS, INC. | MAURICE WALTERS ARCHITECT, PC

Block E



Note - The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.

Source: Torti Gallas and Partners, Inc. | 1000 Spring Street, 9th Floor, Silver Spring, Maryland 20910-1000

Block E - Garage Plans

ABDO DEVELOPMENT, LLC
TORTI GALLAS AND PARTNERS, INC. | MAURICE WALTERS ARCHITECT, PC



Block E



First Floor Plan



Mezzanine Floor Plan

Note: The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.

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Block E - First Floor Mezzanine Floor Plan

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TORTI GALLAS AND PARTNERS, INC. | MADRICE WALTERS ARCHITECT, PC

Block E



Typical Lower Residential Floor Plans (2nd Floor, 3rd Floor Similar)



Typical Upper Residential Floor Plans (4th+5th Floors, 6th Floor Similar)

Note: The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.

Arroyo Road, California, 94024. © 2009. All rights reserved. 4th Floor, Silver Spring, Maryland. 2009. All rights reserved.

Block E - Typical Lower and Upper Floor Plan

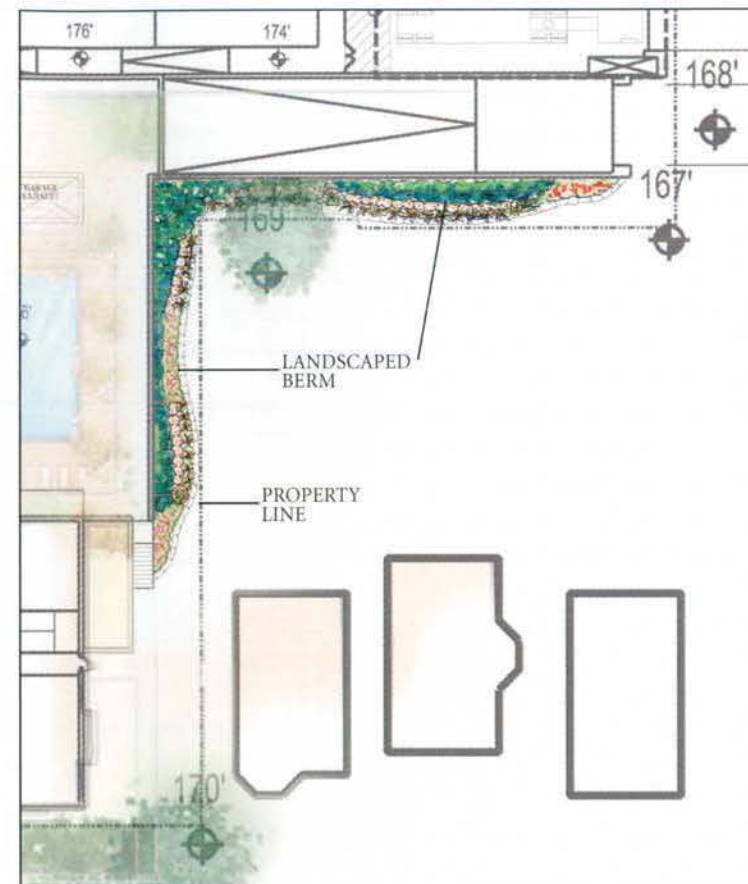
ABDO DEVELOPMENT, LLC
TORTI GALLAS AND PARTNERS, INC. | MAURICE WALTERS ARCHITECT, PC



Block E



Roof/Building Dimension Plan



Landscaped Berm Detail

Note - The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the square footage distribution, may occur.

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Block E - Roof/Dimension Plan and Landscaped Berm Detail

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TORTI GALLAS AND PARTNERS, INC. | MAURICE WALTERS ARCHITECT, PC



Block E



Elevation A - North Elevation - Monroe Street NE



Elevation B - West Elevation - 7th Street NE

Note - Storefront retail signage designs are illustrative and will vary based on actual retailer designs. Utility poles and lines not shown for graphic purposes. Although applicant is not completing the undergrounding of utilities, applicant is committed to coordinating with and allowing relevant utility companies and District government agencies to complete undergrounding.

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Block E - Elevations

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TORTI GALLAS AND PARTNERS, INC. | MAURICE WALTERS ARCHITECT, PC



0 10 20 40

November 30, 2009

Block E



Elevation C - East Elevation - 8th Street NE



Elevation D - South Elevation - Lawrence Street NE

Note: Storefront retail signage designs are illustrative and will vary based on actual retailer designs. Utility poles and lines not shown for graphic purposes. Although applicant is not completing the undergrounding of utilities, applicant is committed to coordinating with and allowing relevant utility companies and District government agencies to complete undergrounding.

Source: Torti Gallas and Partners, Inc. / 1001 Spring Street, 4th Floor, Silver Spring, Maryland 20910 and 1001 above

Block E - Elevations

ARDO DEVELOPMENT, LLC
TORTI GALLAS AND PARTNERS, INC. | MAURICE WAITERS ARCHITECT, PC

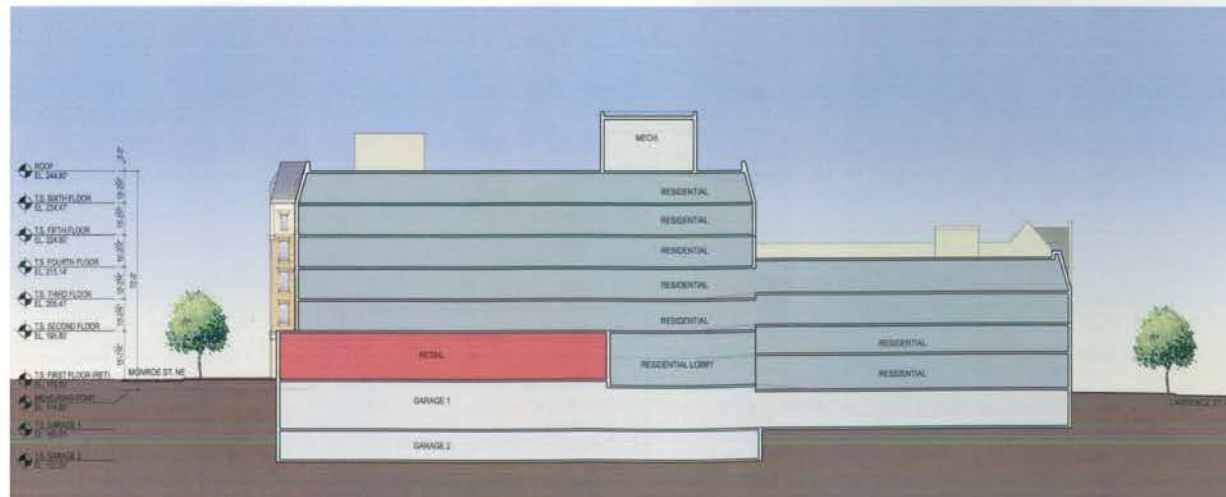


November 30, 2009

Block E



Section A-A (East-West)



Section B-B (North-South)

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Block E - Sections

ABDO DEVELOPMENT, LLC
TORTI GALLAS AND PARTNERS, INC. | MAURICE WALTERS ARCHITECT, PC



November 30, 2009

Block E



MATERIALS LEGEND

- 1 - Masonry w/ Precast Accents
- 2 - Storefront
- 3 - Windows
- 4 - Decorative Railing
- 5 - Canopy
- 6 - Architectural Embellishment
- 7 - Shingle Roofing



Precedent Images - Lake Forest, IL and Forest Hills, NY



Brick Samples

Note: For illustrative purposes only. The final selection of the exterior materials will be of a similar quality and in a similar color range as those depicted.



November 30, 2010

Images: South Campus and Potomac, Inc.; © 2010 Spring House; and South-Central Springs, Maryland; © 2010, 2011, 2012

Block E - Bay Studies

ABDO DEVELOPMENT, LLC
FORTI GALLAS AND PARTNERS, INC. | MAURICE WALTERS ARCHITECT, PC



Precedent Images - Forest Hills, NY



Block E



MATERIALS LEGEND

- 1 - Masonry w/ Precast Accents
- 2 - Storefront
- 3 - Windows
- 4 - Decorative Railing
- 5 - Canopy
- 6 - Architectural Embellishment
- 7 - Shingle Roofing



November 30, 2009

Rendered by: ERM Architects and Planning Inc. | 1000 Spring Street, 4th Floor, New York, NY 10012 | 212-691-0000

Block E - Bay Studies

ABDO DEVELOPMENT, LLC
TORTI GALLAS AND PARTNERS, INC. | MAURICE WALTERS ARCHITECT, PC

Block A2

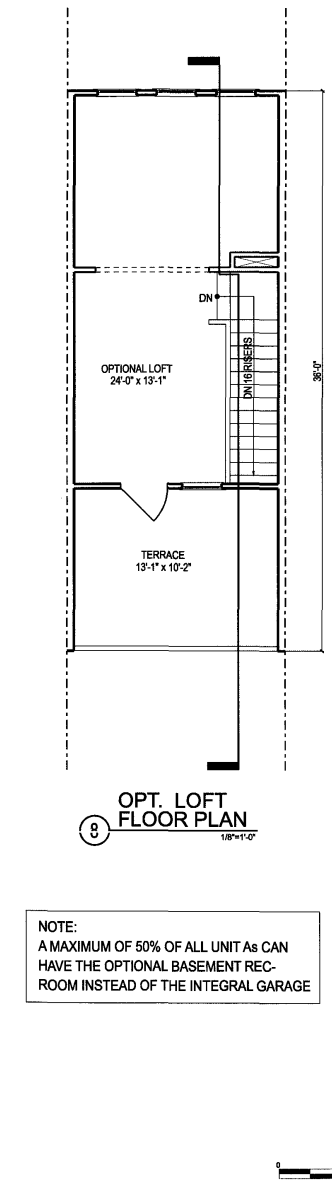
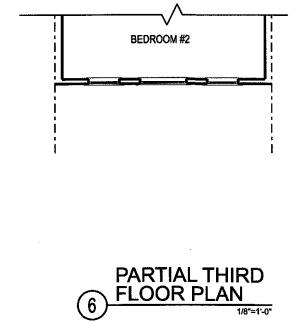
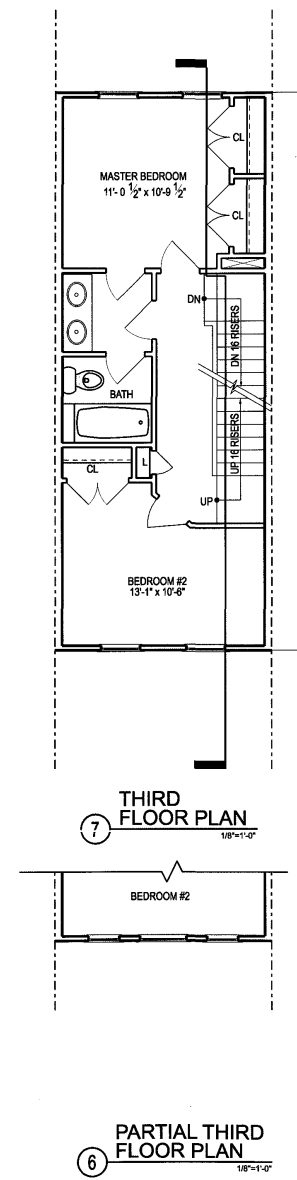
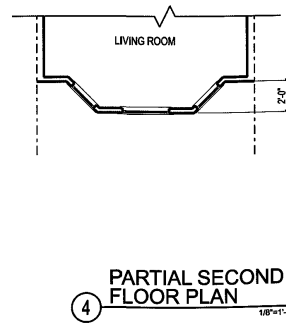
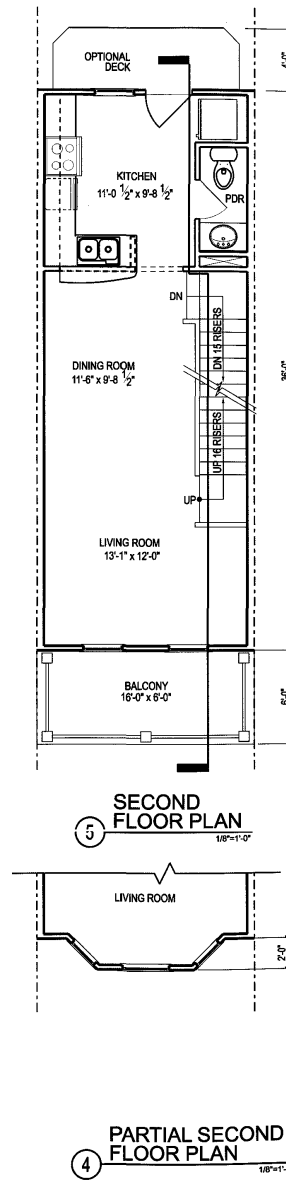
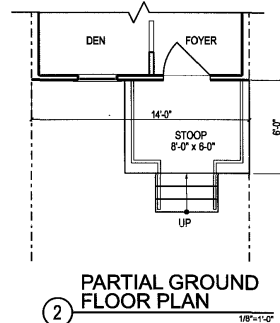
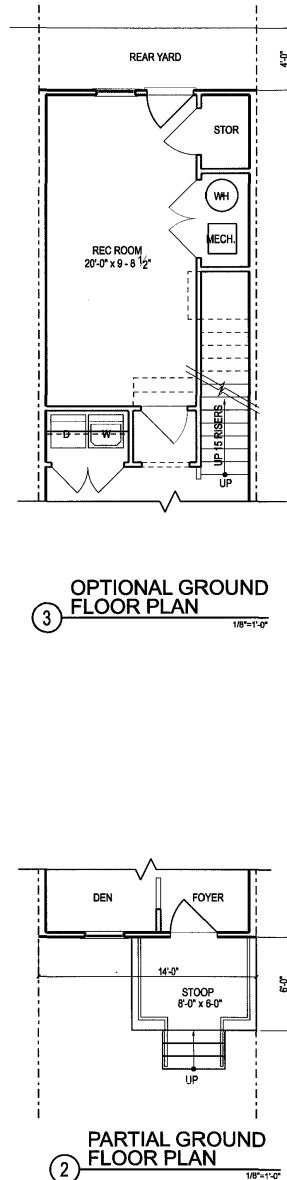
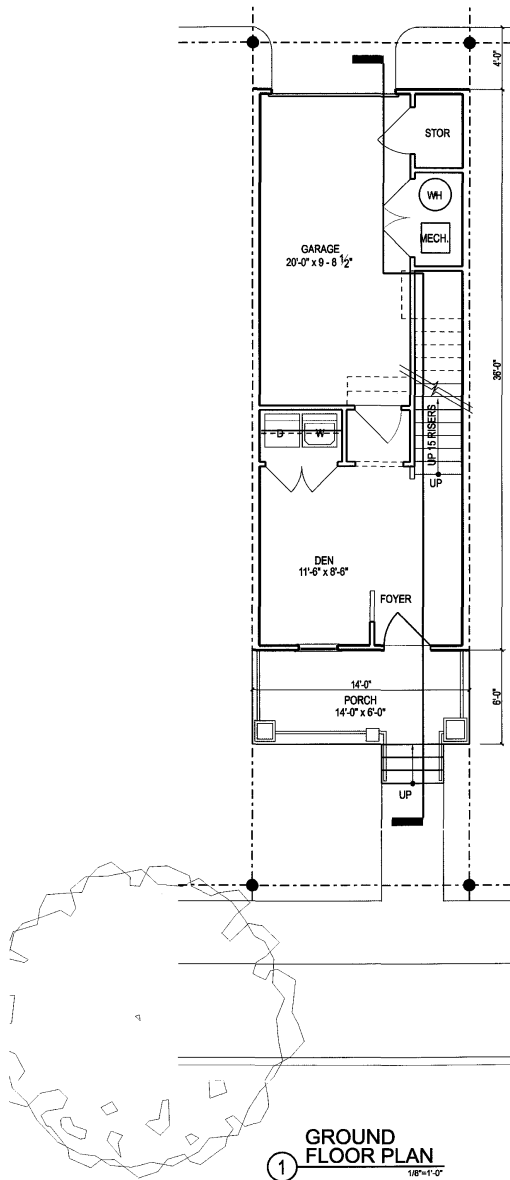


Note: The interior layouts shown on the building plans are schematic. Changes to the layouts, not affecting the exterior envelope or the required storage distribution, may occur.

Source: Torti Gallas and Partners, Inc. | 1000 Spring Street, 4th Floor, New York, New York 10012-4000

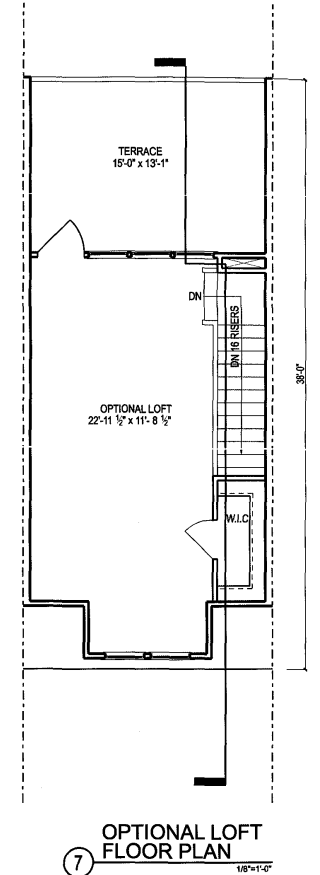
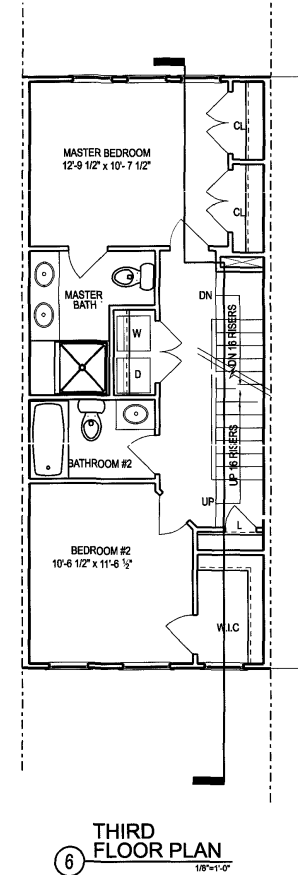
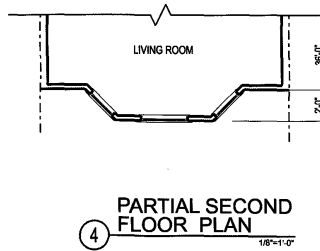
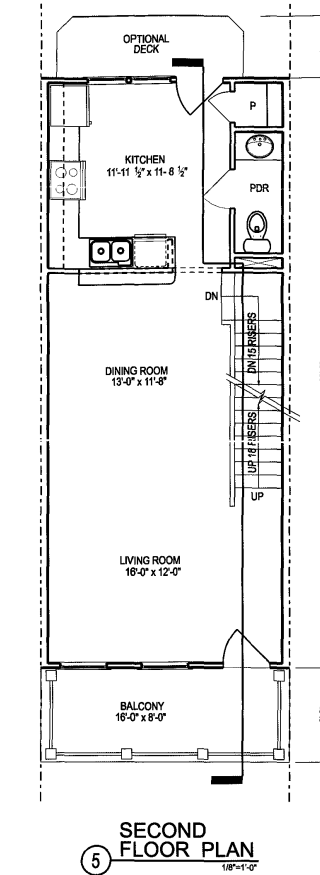
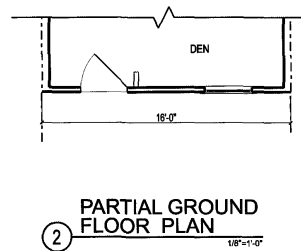
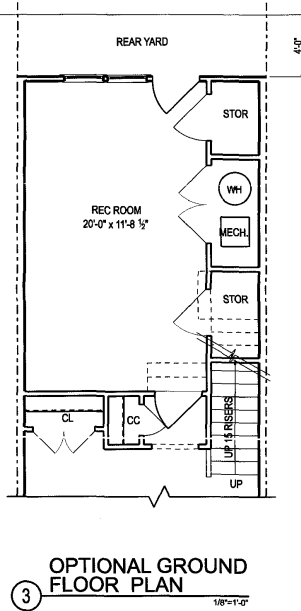
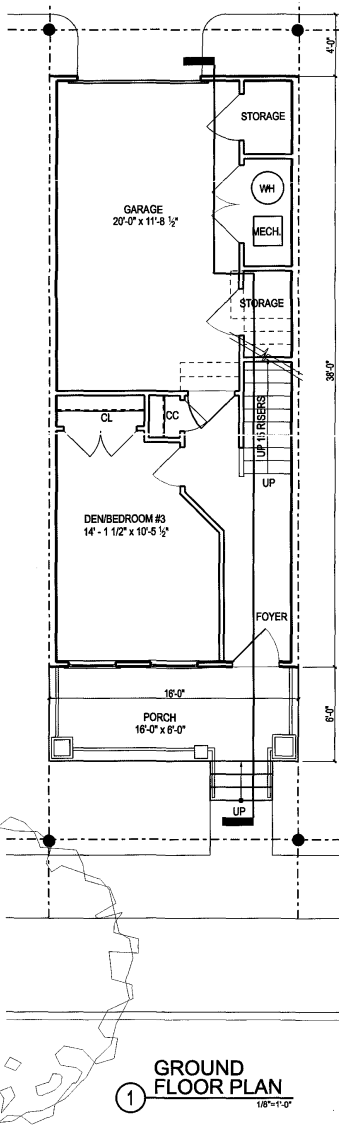
Block A2 - Site Plan

ABDO DEVELOPMENT, LLC
TORTI GALLAS AND PARTNERS, INC. | MAURICE WALTERS ARCHITECT, PC



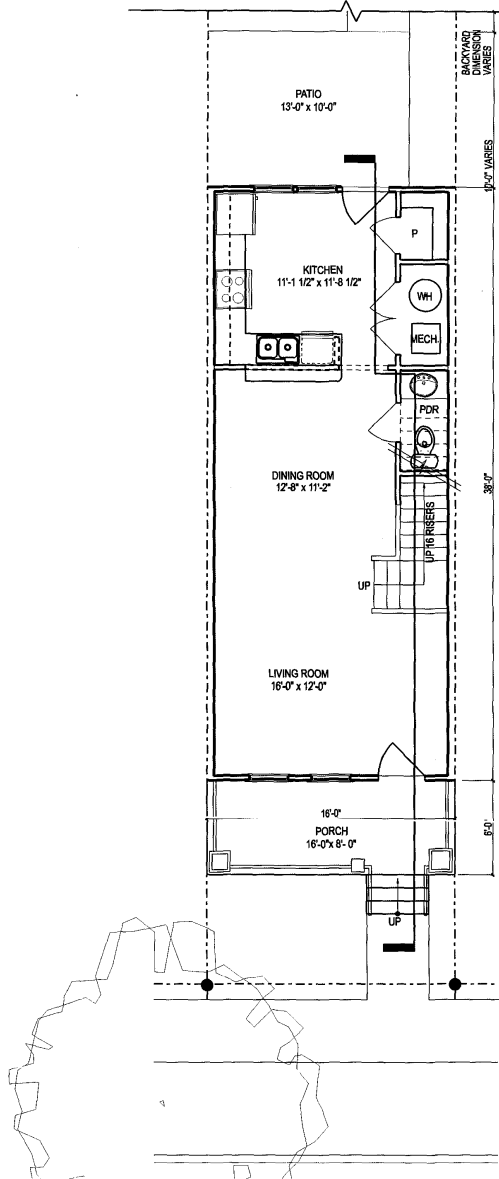
NOTE:
A MAXIMUM OF 50% OF ALL UNITS CAN HAVE THE OPTIONAL BASEMENT REC-ROOM INSTEAD OF THE INTEGRAL GARAGE



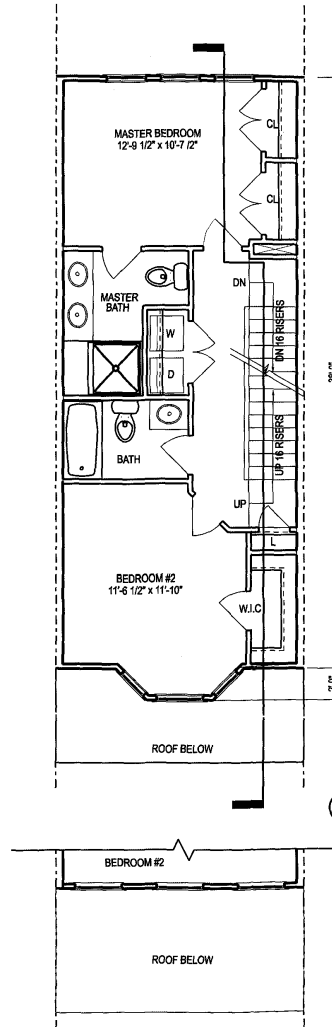


NOTE:
A MAXIMUM OF 50% OF ALL UNIT B1s CAN
HAVE THE OPTIONAL BASEMENT REC-
ROOM INSTEAD OF THE INTEGRAL GARAGE

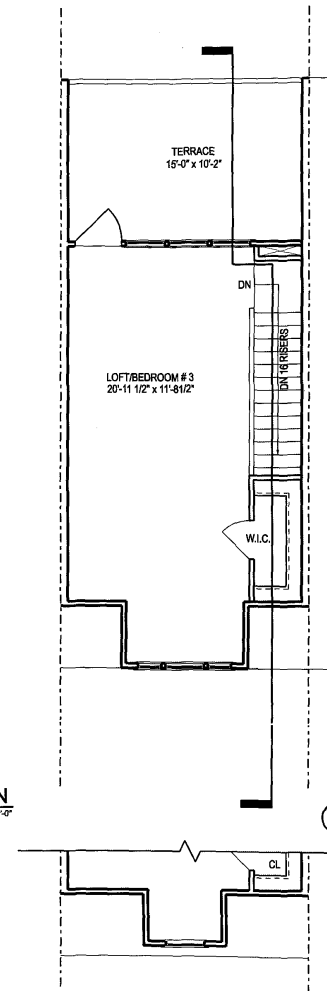




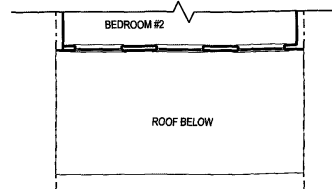
1
FIRST FLOOR PLAN
1/8"=1'-0"



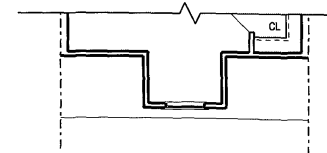
3
SECOND FLOOR PLAN
1/8"=1'-0"



5
LOFT/BEDROOM #3 FLOOR PLAN
1/8"=1'-0"



2
PARTIAL SECOND FLOOR PLAN
1/8"=1'-0"



4
PARTIAL LOFT FLOOR PLAN
1/8"=1'-0"

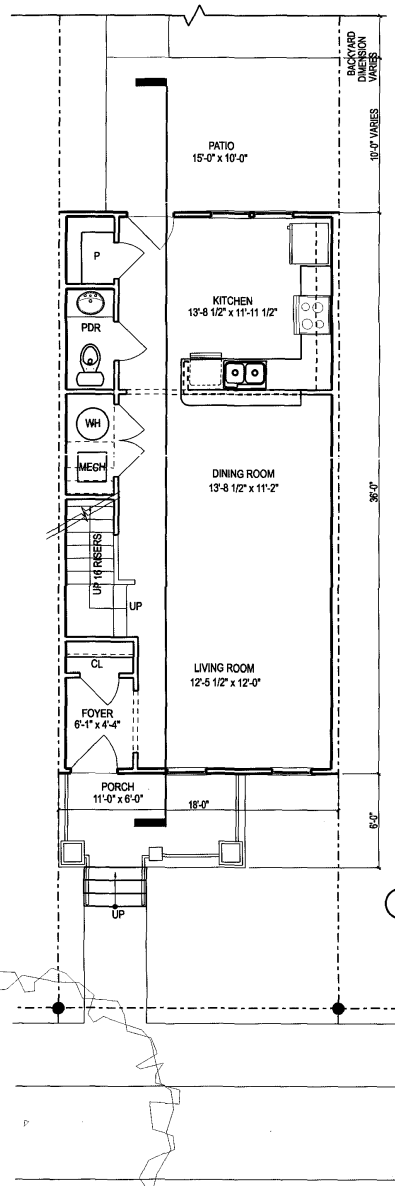


November 30, 2009

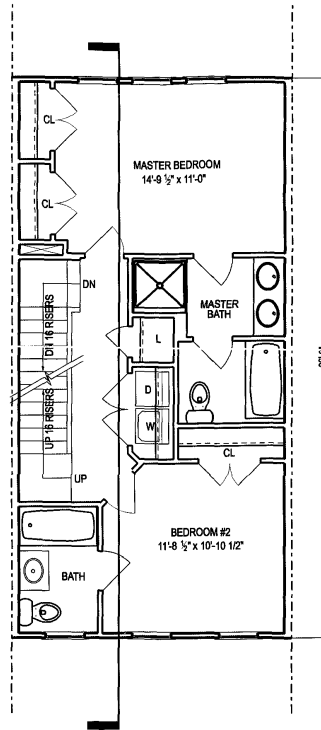
©2009 Torti Gallas and Partners, Inc. | 1300 Spring Street, 4th floor, Silver Spring, Maryland 20910 301.588.4800

Block A2 - B2 Unit Plans - 16' Townhouse with Rear Yard and Parking Pad

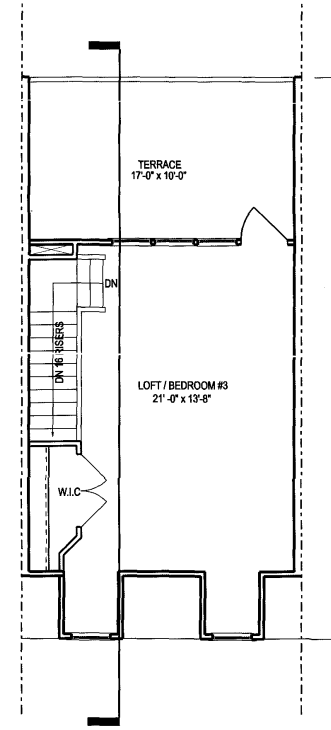
ABDO DEVELOPMENT, LLC
TORTI GALLAS AND PARTNERS, INC. | MAURICE WALTERS ARCHITECT, PC



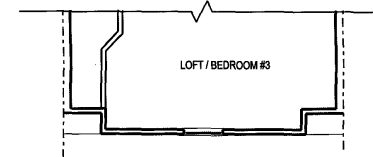
1 GROUND FLOOR PLAN
1/8"=1'-0"



2 SECOND FLOOR PLAN
1/8"=1'-0"



4 LOFT/BEDROOM #3 FLOOR PLAN
1/8"=1'-0"



3 PARTIAL LOFT FLOOR PLAN
1/8"=1'-0"



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Block A2 - C Unit Plans - 18' Townhouse with Rear Yard and Parking Pad

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TORTI GALLAS AND PARTNERS, INC. | MAURICE WALTERS ARCHITECT, PC

Block A2



East Elevation - 7th Street NE

Note - Utility poles and lines not shown for graphic purposes. Although applicant is not completing the undergrounding of utilities, applicant is committed to coordinating with and allowing relevant utility companies and District government agencies to complete undergrounding.



November 30, 2009

Watson Torti Gallas and Partners, Inc. | 1000 Spring Street, 4th Floor, Silver Spring, Maryland 20910-5070-4200

Block A2 - Elevations

ABDO DEVELOPMENT, LLC
TORTI, GALLAS AND PARTNERS, INC. | MAURICE WALTERS ARCHITECT, PC

Block A2



West Elevation - Kearny Street NE



North Elevation - Lawrence Street NE

Note - Utility poles and lines not shown for graphic purposes. Although applicant is not completing the undergrounding of utilities, applicant is committed to coordinating with and allowing relevant utility companies and District government agencies to complete undergrounding.

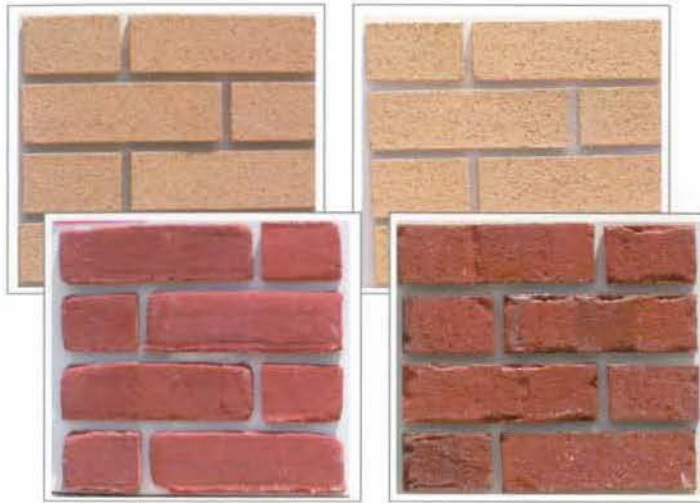
From: Trestle Industries Partners, Inc. | 100 Spring Street, 20th Floor, Silver Spring, Maryland 20910 | 301.591.2200

November 30, 1998

Block A2 - Elevations

ABDO DEVELOPMENT, LLC
TORTI GALLAS AND PARTNERS, INC. | MAURICE WALTERS ARCHITECT, PC

Block A2



Brick Samples

Note: For illustrative purposes only. The final selection of the exterior materials will be of a similar quality and in a similar color range as those depicted.



HardiePlank Lap Siding Samples

MATERIALS LEGEND

- 1 - Masonry w/ Precast Accents
- 2 - Glass Windows and Doors
- 3 - Decorative Railing
- 4 - Porch/Balcony
- 5 - Shingle Roofing
- 6 - HardiePlank Lap Siding
- 7 - Garage Door



South Elevation - Kearny Street NE



North Alley Elevation (Rear of Lawrence St. Elevation)

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Block A2 - Elevations and Materials

ABDO DEVELOPMENT, LLC
SCOTT GELLER AND PARTNERS, INC. | MAURICE WALTERS ARCHITECT, PC



November 30, 2009

Block A2



East Alley Elevation (Rear of 7th St. Elevation)



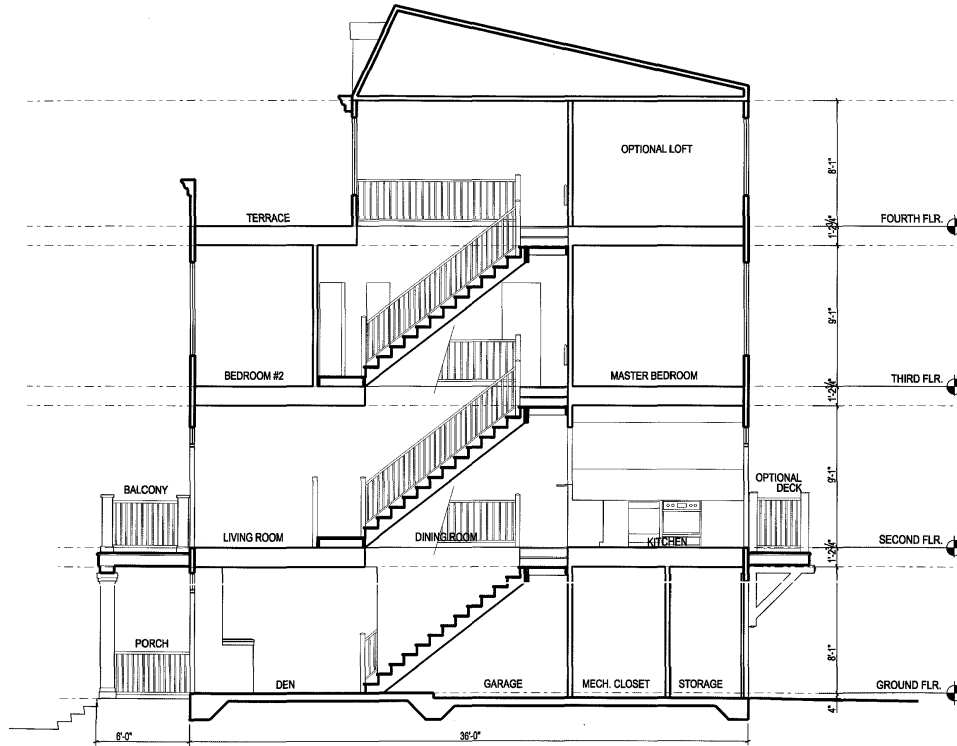
West Alley Elevation (Rear of Kearny St. Elevation)

Images: Torti Gallas and Partners, Inc. | 1000 Spring Street, 4th Floor, Silver Spring, Maryland | 301.581.9900

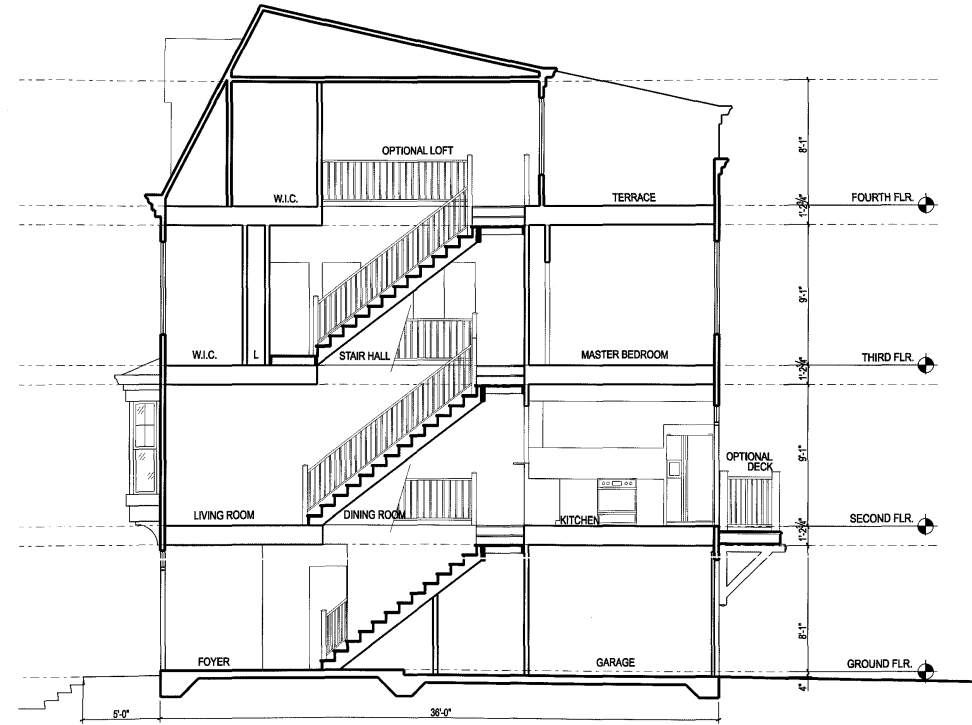
Block A2 - Elevations

ABDO DEVELOPMENT, LLC
TORTI GALLAS AND PARTNERS, INC. | MAURICE WALTERS ARCHITECT, PC

Block A2



① UNIT A - DIAGRAMMATIC BUILDING SECTION
1/8"=1'-0"



① UNIT B1 - DIAGRAMMATIC BUILDING SECTION
1/8"=1'-0"

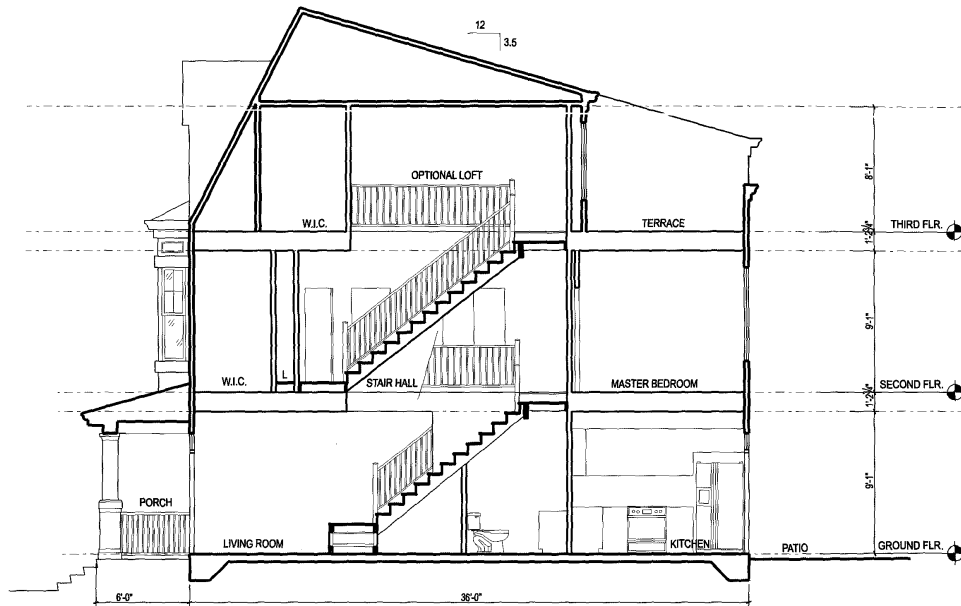


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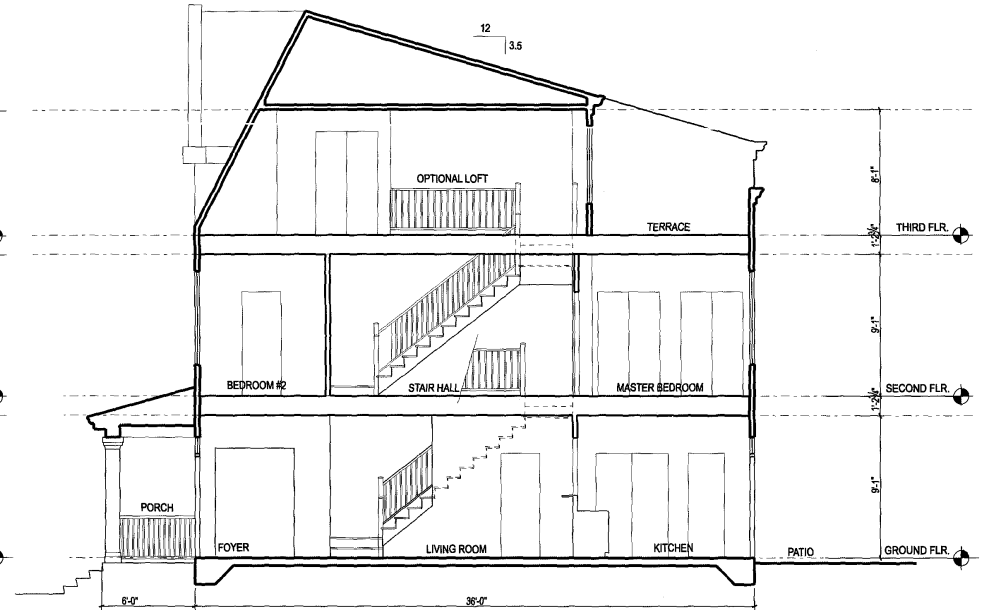
Block A2 - Sections

ABDO DEVELOPMENT, LLC
TORTI GALLAS AND PARTNERS, INC. | MAURICE WALTERS ARCHITECT, PC

Block A2



① UNIT B2 - DIAGRAMMATIC BUILDING SECTION
1/8"=1'-0"



① UNIT C - DIAGRAMMATIC BUILDING SECTION
1/8"=1'-0"



Block A2

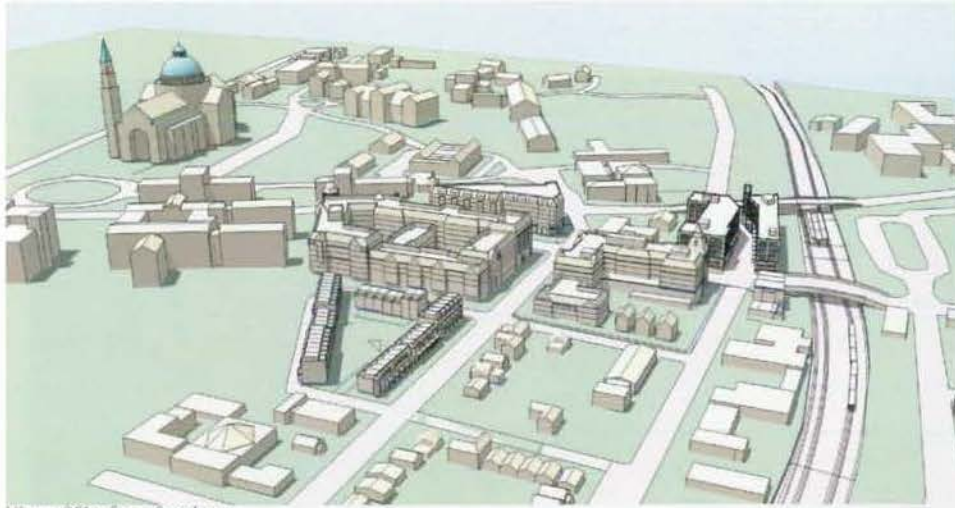


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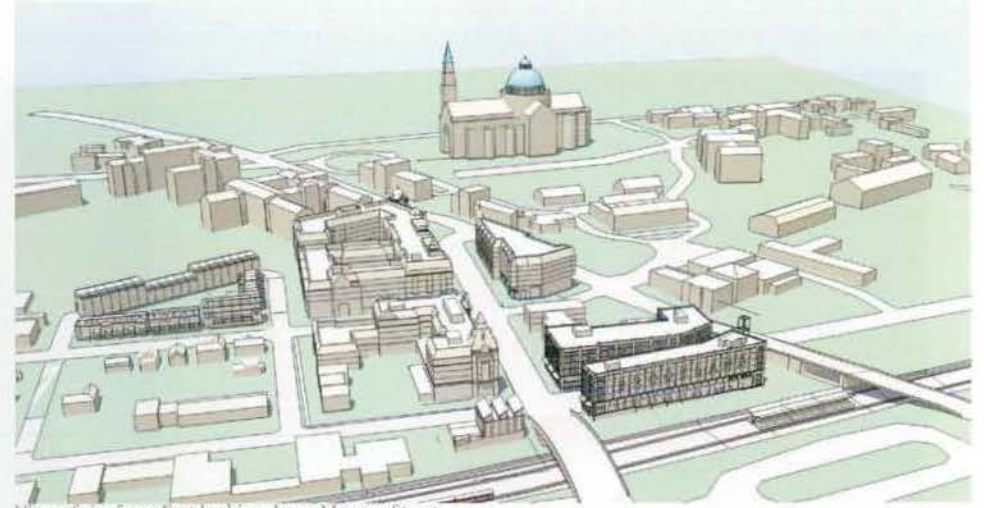
Block A2 - Alley View

ABDO DEVELOPMENT, LLC
TORTI GALLAS AND PARTNERS, INC. | MAURICE WALTERS ARCHITECT, PC

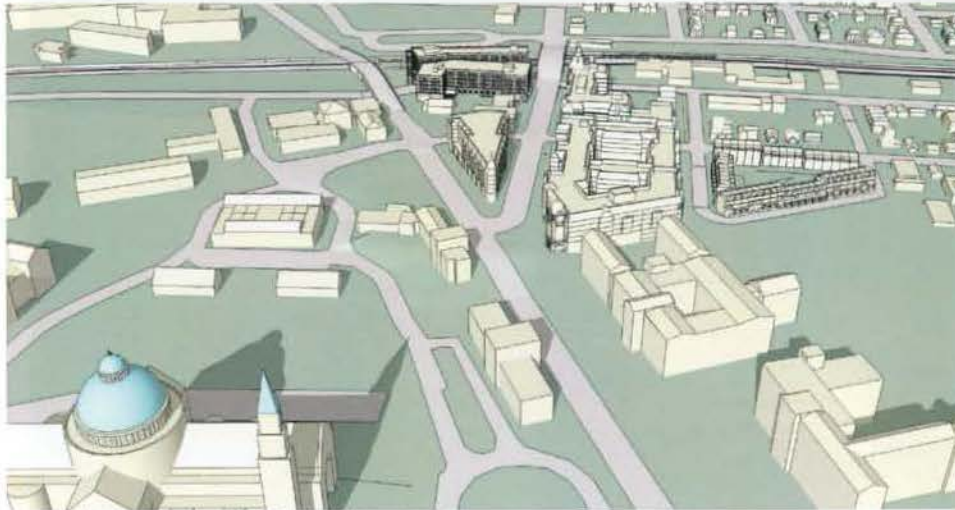
November 30, 2009



View of Site from Southeast



View of site from East looking down Monroe Street



View of Site from West looking down Michigan Avenue



View of site from Campus looking South

Image: Torti Gallas and Partners, Inc. / 1000 Spring Street, 4th Floor, West Spring, Maryland / Image: art-404.com

Massing Diagrams

ABDO DEVELOPMENT, LLC
TORTI GALLAS AND PARTNERS, INC. | MAURICE WALTERS ARCHITECT, PC



Photo: Terti Gallas and Partners, Inc. | 1901 Spring Street, 2nd Floor, Silver Spring, Maryland | 301-581-0800

View looking toward Shrine from Monroe Street NE



November 30, 2009



Photo: Steve Galles and Partners, Inc. 1100 Spring Street, NE, Room 2100, Silver Spring, Maryland 20910-0840

View looking toward Shrine from Newton and 12th Streets NE



November 30, 2008



Photo: Torti Gallas and Partners, Inc. | aerial: Spring House, aerial: Spring House, aerial: Spring House, aerial: Spring House

View looking toward Shrine from Franklin and 12th Streets NE

ARDO DEVELOPMENT, LLC
TORTI GALLAS AND PARTNERS, INC. | MAURICE WALTERS ARCHITECT, PC



November 26, 2009



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View looking toward Shrine from Franklin and 10th Streets NE



ABDO DEVELOPMENT, LLC



TORTI GALLAS AND PARTNERS, INC. | MAURICE WALTERS ARCHITECT, PC



November 30, 2009



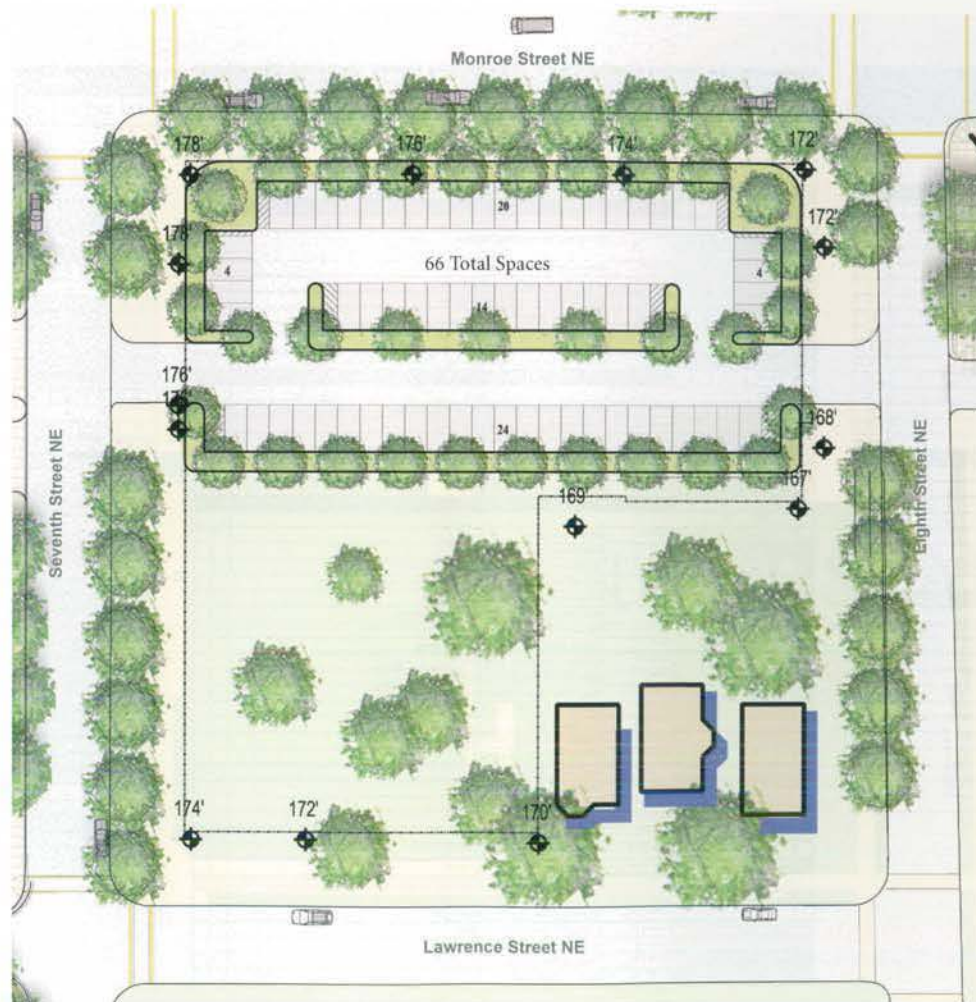
November 30, 2009

Shrine of the Most Holy Body of Christ, Baltimore, Maryland, 1960-1965

View looking toward Shrine from Franklin and 7th Streets NE

ABDO DEVELOPMENT, LLC
TOBIT GALLAS AND PARTNERS, INC. | MAURICE WAITERS ARCHITECT, PC

Block E



Surface Parking for Blocks B + C. Retail Parking until completion of Block A1

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Block E - Interim Surface Parking Lot

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