

Exhibit A

Architectural Plans & Elevations

DISTRICT OF COLUMBIA - OFFICE OF PLANNING
A PLANNED UNIT DEVELOPMENT
 SET DOWN HEARING SUBMISSION - 2007 SEPT 7

ARCHITECT: SHALOM BARANES ASSOCIATES
 DEVELOPER: ROADSIDE DEVELOPMENT
 LAND USE COUNSEL: HOLLAND AND KNIGHT
 CIVIL ENGINEER: BOHLER ENGINEERING
 TRAFFIC CONSULTANT: VANASSE, HANGEN, BRUSTLIN



DRAWING INDEX

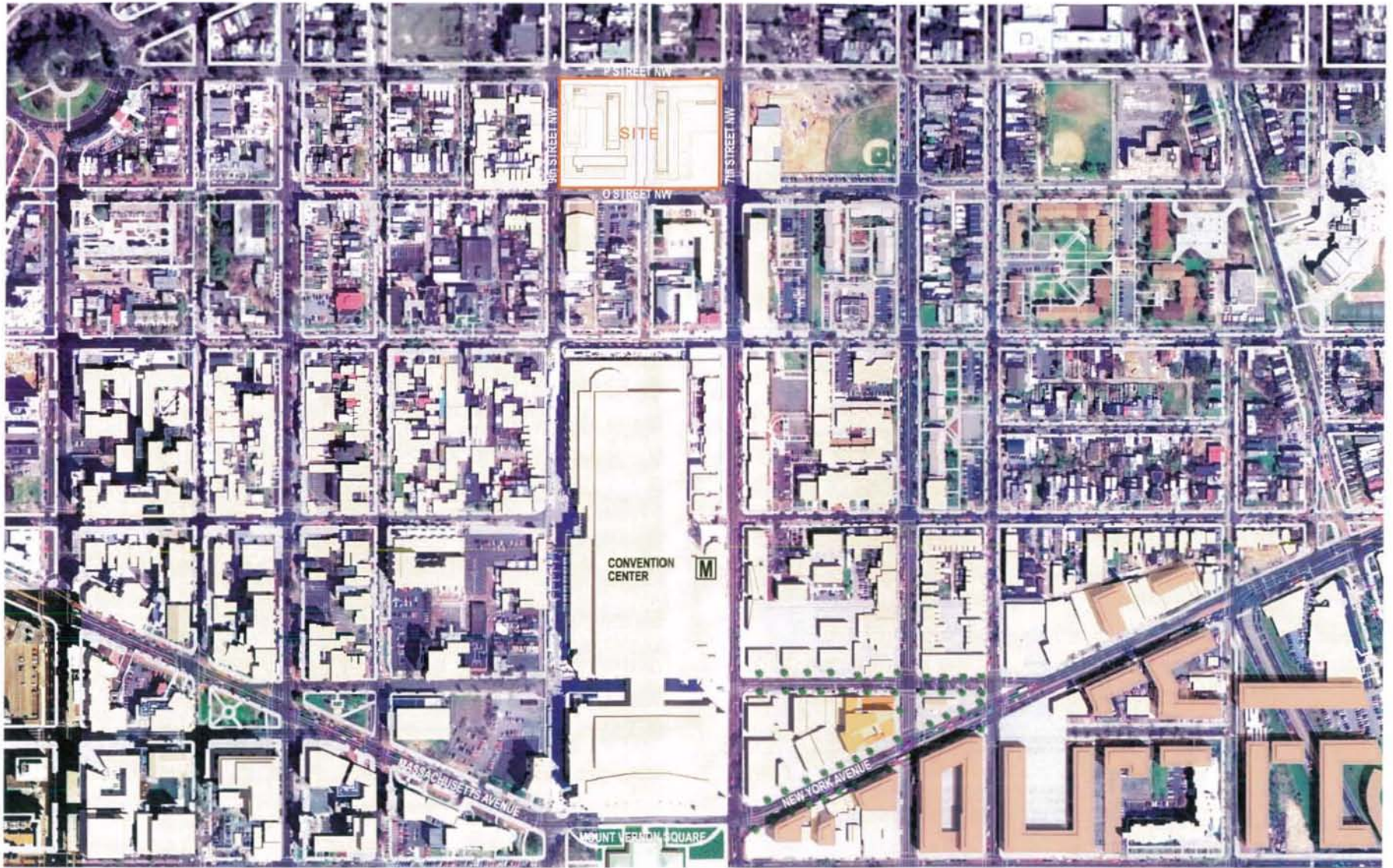
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ZONING COMMISSION
 District of Columbia

CASE NO. 07-26
 EXHIBIT NO. 6

CITY MARKET AT O

WASHINGTON, D.C.



CITY MARKET AT O

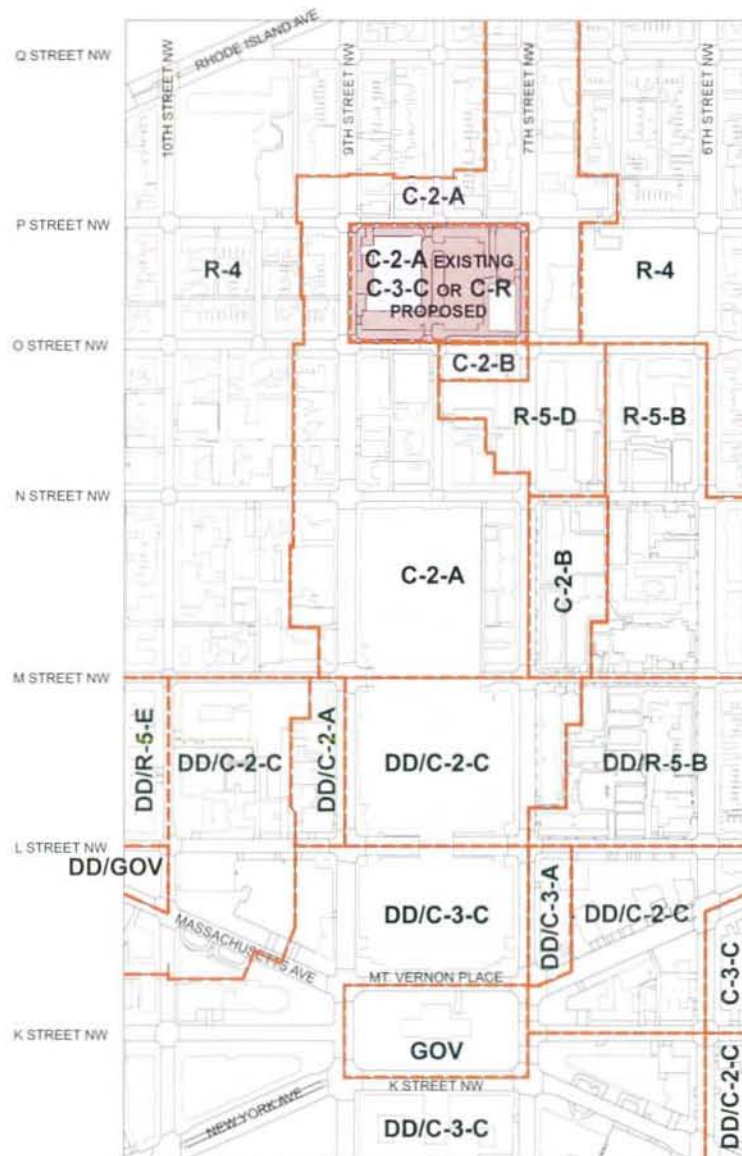
WASHINGTON, D.C.

AERIAL PHOTOGRAPH AP1

ROADSIDE DEVELOPMENT | PUD Application 2007 SEPT 7 | COPYRIGHT 2007 SHALOM BARANES ASSOCIATES



shalom baranes associates architects



ZONING TABULATIONS

Square: 398
 Lot: 829, 830
 Zone: C-2-A Existing, C-3-C or CR Proposed
 Site Area: 149,600 sf

Program FAR:	
Building 1 (East)	
Retail	56,860
Residential	273,760
Sub-total	330,620
Building 2 (West)	
Hotel	123,915
Retail	10,845
Parking	40,890
Residential	294,215
Sub-total	469,865
Lot: Tot Non-Res.	232,110
Lot: Tot Res.	567,975
Lot: TOTAL	800,085

ITEMS IN GREY TONE REQUIRE A VARIANCE OR SPECIAL EXCEPTION FROM ZONING

Zoning Regulation	C-3-C	
	Req'd/Allowed	Proposed
Height	110'	110'
Multiple Buildings on Single Lot - Max Distance to Residence District (DCMR Chapter 15)	25'	0'
Total FAR Allowed	8.0 max	9.35
Residential	8.0	3.80
Hotel		0.83
Retail		0.45
Parking		0.27
Total Non-Residential	8.0	1.55
Total FAR	8.0	5.35
Lot Occupancy %	100.0%	58.0%
Rear yard (2.5' ft, 12' min)	22.9'	45'
Side Yard (2' ft or 6' min if provided)	None required	None provided
Court-open (Res: 4' ft, 10' min; Non-Res: 3' ft, 12' min)		
Open Court 1	30'	30'
Open Court 2	30'	41'
Open Court 3	22'-4"	54'
Closed Court (Res: width: 350 ft min)		
(Non-Res: width: 250 ft min)		
Closed Court 1 - Width	25'	62'
- Area	1,250 ft ²	8,800 ft ²
Roof Structures		
Number	7	8
Setbacks	1.1	See Zoning Plan D2
Parking	Req'd/Allowed	Proposed
Residential (1 per 4 units)	175	390
Retail (1 per 750 sq ft beyond 3,000 sq ft)	91	250
Hotel (1 per 4 rms & 1 per 300 SF of function rm)	50	40
Total	316	680
Loading		
Residential	None required	1.55' 1.30'
Retail	None required	3.55' 1.30' 1.20'
Hotel	None required	1.30' 1.20'
Total	None required	4.65' 3.30' 2.20'

- NOTES
- SEE THE ZONING PLAN ON D3 FOR COURT AND ROOF STRUCTURE LOCATIONS.
 - THE BUILDING HEIGHT IS BASED ON THE MEASURING POINTS TAKEN ON THE MIDPOINT OF THE C STREET FRONTAGE FOR EACH BUILDING.
 - THE RESIDENTIAL UNIT TOTAL BY BUILDING IS: BUILDING 1 = 300 - 350 BUILDING 2 = 280 - 330
 - FOR ZONING PURPOSES, BUILDINGS 1 & 2 ARE ON A SINGLE LOT OF RECORD. FOR ZONING TABULATIONS, BUILDINGS 1 & 2 ARE ON SEPARATE THEORETICAL LOTS. PER DCMR TITLE 11, CHAPTER 25.
 - A SPECIAL EXCEPTION IS REQUIRED FOR ROOF TOP STRUCTURES 2, 3, 4 AND 5 FROM PROVISION 411.6 TO ACCOMMODATE ELEVATOR EQUIPMENT ROOMS OF APPROX. 10' X 20' X 7' IN HEIGHT.

GENERAL NOTES

1. THIS PLAN IS BASED ON A SURVEY PREPARED BY:
SHALOM BARANES ASSOCIATES
3209 K STREET, SUITE 400
WASHINGTON, D.C. 20007
DATED: JULY 23, 2007

2. SPECIFIC RESOURCES, TECHNICAL REPORTS, DESIGN DOCUMENTS, ETC. RELATED TO THIS PROJECT INCLUDE, BUT MAY NOT BE LIMITED TO, THE FOLLOWING:

ARCHITECTURAL, FLAVOR PLANS PREPARED BY:
SHALOM BARANES ASSOCIATES
3209 K STREET NW
SUITE 400
WASHINGTON, DC 20007

CONTRACTOR IS RESPONSIBLE FOR OBTAINING THESE DOCUMENTS AND FAMILIARIZING HIMSELF WITH SAME FOR APPLICATION BOTH PRIOR TO AND DURING CONSTRUCTION.

3. ALL ELEVATIONS SHOWN ARE BASED ON THE SURVEYOR'S BENCHMARK, AS NOTED IN THE SURVEY, AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO CONSTRUCTION.

4. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AGENCIES.

5. THE OWNER/CONTRACTOR SHALL BE FAMILIAR WITH AND RESPONSIBLE FOR ANY/ALL CERTIFICATIONS, INSPECTIONS, ETC. REQUIRED BY ALL GOVERNING JURISDICTIONAL AGENCIES DURING AND AFTER CONSTRUCTION FOR SIGN-OFF AND CERTIFICATE OF OCCUPANCY ISSUANCE, INCLUDING BUT NOT LIMITED TO PROCEEDINGS OF SERVICE, SCHEDULING OF FIELD OBSERVATIONS AND COORDINATION WITH REPRESENTATIVES OF THE APPROPRIATE PARTIES.

6. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.

7. THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY BETWEEN GEOTECHNICAL REPORT AND PLANS, ETC.

8. THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.

9. THESE PLANS ARE BASED ON INFORMATION PROVIDED TO BOHLER ENGINEERING, P.C. AT THE TIME OF PLAN PREPARATION. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY BOHLER ENGINEERING, P.C. IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, OR IF THE PROPOSED WORK WOULD BE IMPACTED BY ANY OTHER SITE FEATURES.

10. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY BOHLER ENGINEERING, P.C. IN WRITING IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR UNITS SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

11. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL/BUILDING PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIST/EXIST POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY LOCATIONS.

12. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE AND ALL UNSATURATED EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) SHALL BE DEPOSED OF IN ACCORDANCE WITH ALL TOWN, COUNTY, STATE AND FEDERAL LAWS AND APPLICABLE CODES.

13. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS INDICATE.

14. CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES AS NECESSARY TO ENSURE THE STRUCTURAL STABILITY OF PAVEMENT, STRUCTURES, ETC. TO REMAIN, AND TO PROVIDE A SAFE WORK AREA.

15. CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING ALL EXISTING DAMAGE AND FOR NOTIFYING CONSTRUCTION MANAGER PRIOR TO START OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING ITEM DURING CONSTRUCTION SUCH AS BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STOPPING, CURB, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE ALL SIGNAL INTERCONNECT CABLE, CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION. REPAIR SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.

16. ALL CONCRETE SHALL HAVE THE MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS AS INDICATED IN SPECIFICATIONS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT.

17. BOHLER ENGINEERING, P.C. IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS/MEANS FOR COMPLETION OF THE WORK DEPICTED ON THESE PLANS NOR ANY CONFLICTS/SCOPE REVISIONS WHICH RESULT FROM SAME. CONTRACTOR IS RESPONSIBLE FOR DETERMINING METHODS/MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND NOTIFICATION OF OWNER AND BOHLER ENGINEERING, P.C. OF RECORD WHEN A CONFLICT IS IDENTIFIED.

18. BOHLER ENGINEERING, P.C. OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY NOR HAVE THEY BEEN RETAINED FOR SUCH PURPOSES.

19. ALL CONTRACTORS MUST CARRY STATUTORY WORKER'S COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND APPROPRIATE LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME BOHLER ENGINEERING, P.C., AND ITS SUBCONSULTANTS AS ADDITIONAL INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THE HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH BOHLER ENGINEERING, P.C. WITH CERTIFICATIONS OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS BOHLER ENGINEERING, P.C. AND ITS SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEY'S FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.

GENERAL NOTES (CONTINUED)

20. NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER ENGINEERING, P.C., NOR THE PRESENCE OF BOHLER ENGINEERING, P.C. ON ITS EMPLOYEES AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMANCE, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. BOHLER ENGINEERING, P.C. AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAM OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOBSITE SAFETY. BOHLER ENGINEERING, P.C. SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE MADE ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.

21. BOHLER ENGINEERING, P.C. SHALL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN CONCEPT AND THE INFORMATION SHOWN IN THE CONSTRUCTION MEANS OR METHODS. COORDINATION OF THE WORK WITH OTHER TRACED, OR CONSTRUCTION SAFETY PRECAUTIONS, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. BOHLER ENGINEERING'S REVIEW SHALL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT BOHLER ENGINEERING, P.C. HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. BOHLER ENGINEERING, P.C. SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO THE ATTENTION OF BOHLER ENGINEERING, P.C. IN WRITING BY THE CONTRACTOR. BOHLER ENGINEERING, P.C. SHALL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.

22. IN AN EFFORT TO RESOLVE ANY CONFLICTS THAT ARISE DURING THE DESIGN AND CONSTRUCTION OF THE PROJECT OR FOLLOWING THE COMPLETION OF THE PROJECT, BOHLER ENGINEERING, P.C. AND THE CONTRACTOR MUST AGREE THAT ALL DISPUTES BETWEEN THEM ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE PROJECT SHALL BE SUBMITTED TO BONDING MEDIATION UNLESS THE PARTIES MUTUALLY AGREE OTHERWISE.

23. THE CONTRACTOR MUST INCLUDE A MEDIATION PROVISION IN ALL AGREEMENTS WITH INDEPENDENT SUBCONTRACTORS AND CONSULTANTS RETAINED FOR THE PROJECT AND TO REQUIRE ALL INDEPENDENT CONTRACTORS AND CONSULTANTS ALSO TO INCLUDE A SIMILAR MEDIATION PROVISION IN ALL AGREEMENTS WITH THEIR SUBCONTRACTORS, SUBCONSULTANTS, SUPPLIERS AND FABRICATORS, THEREBY PROVIDING FOR MEDIATION AS THE PRIMARY METHOD FOR DISPUTE RESOLUTION BETWEEN THE PARTIES TO ALL THOSE AGREEMENTS.

24. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREIN, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OR PENALTIES ASSESSED WITH RESPECT THEREOF AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM. THE CONTRACTOR SHALL INDEMNIFY AND HOLD THE OWNER AND BOHLER ENGINEERING, P.C. HARMLESS FROM ALL SUCH COSTS TO CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE INCLUDING THEREFROM.

STANDARD SYMBOLS

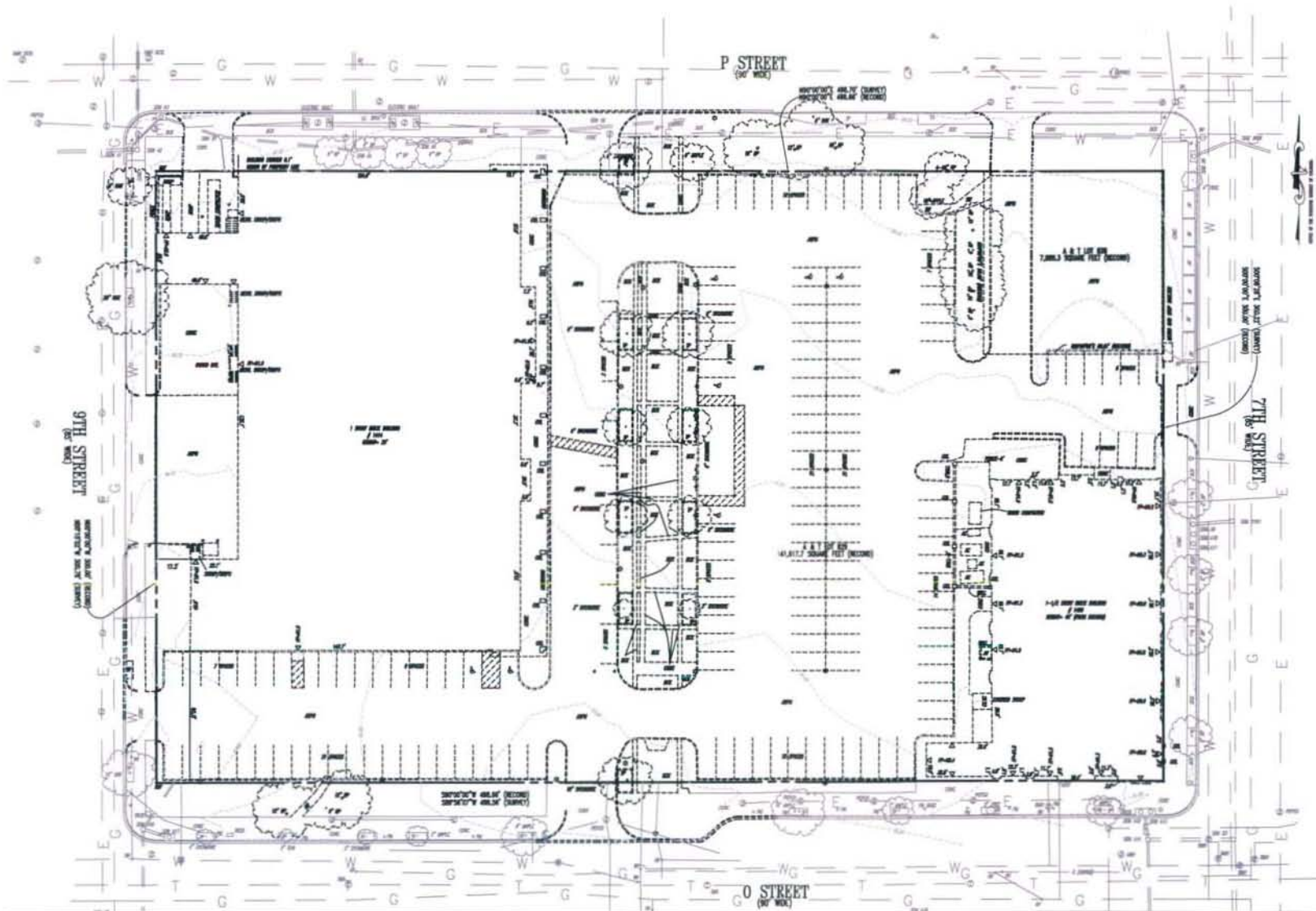
FOR EROSION AND SEDIMENT CONTROL PRACTICES

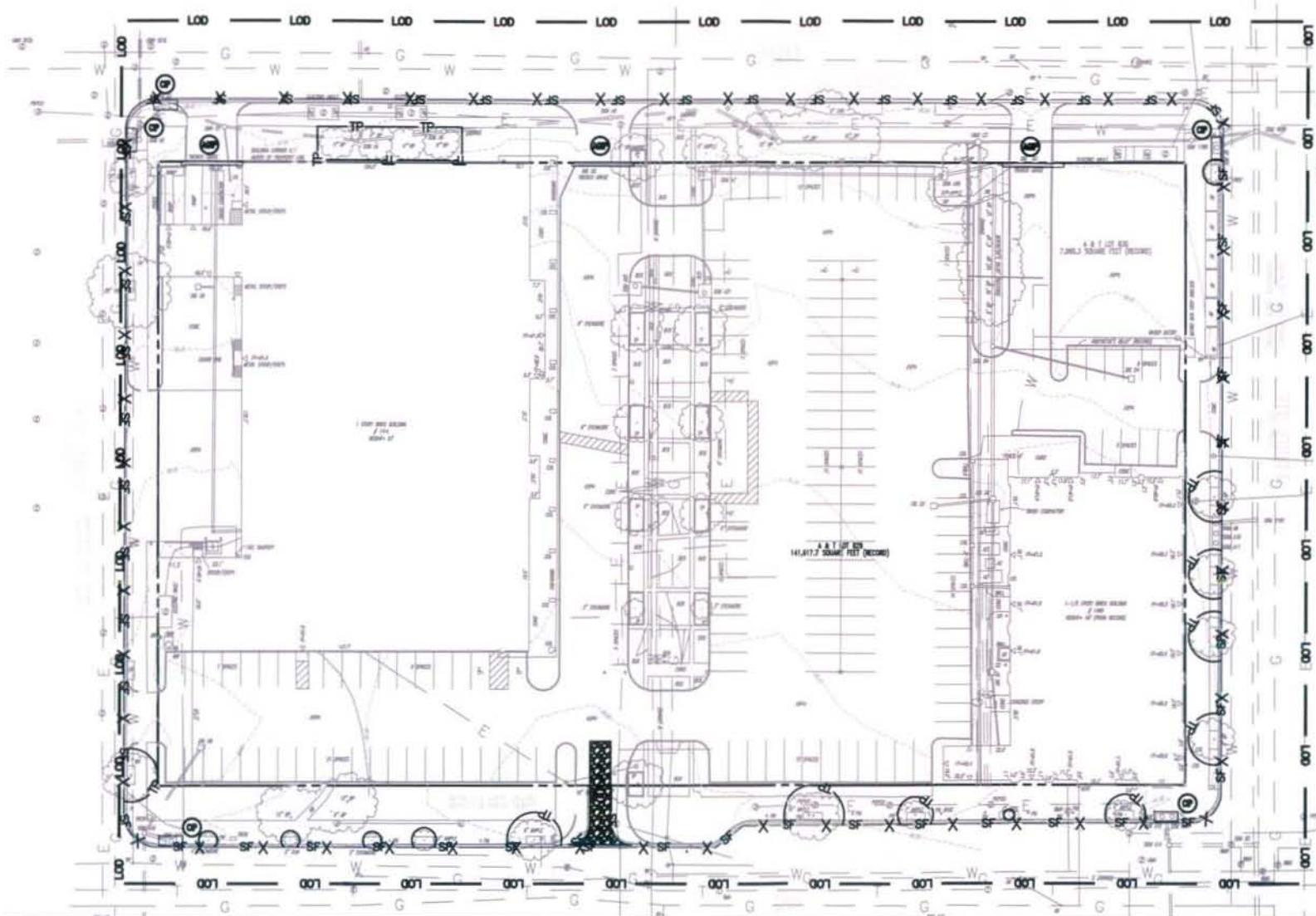
TITLE	KEY	SYMBOL
STABILIZED STONE CONSTRUCTION ENTRANCE	CE	
SILT FENCE	SF	
AT GRADE INLET PROTECTION	AGIP	
CURB INLET PROTECTION	CIP	
TREE PROTECTION	TP	

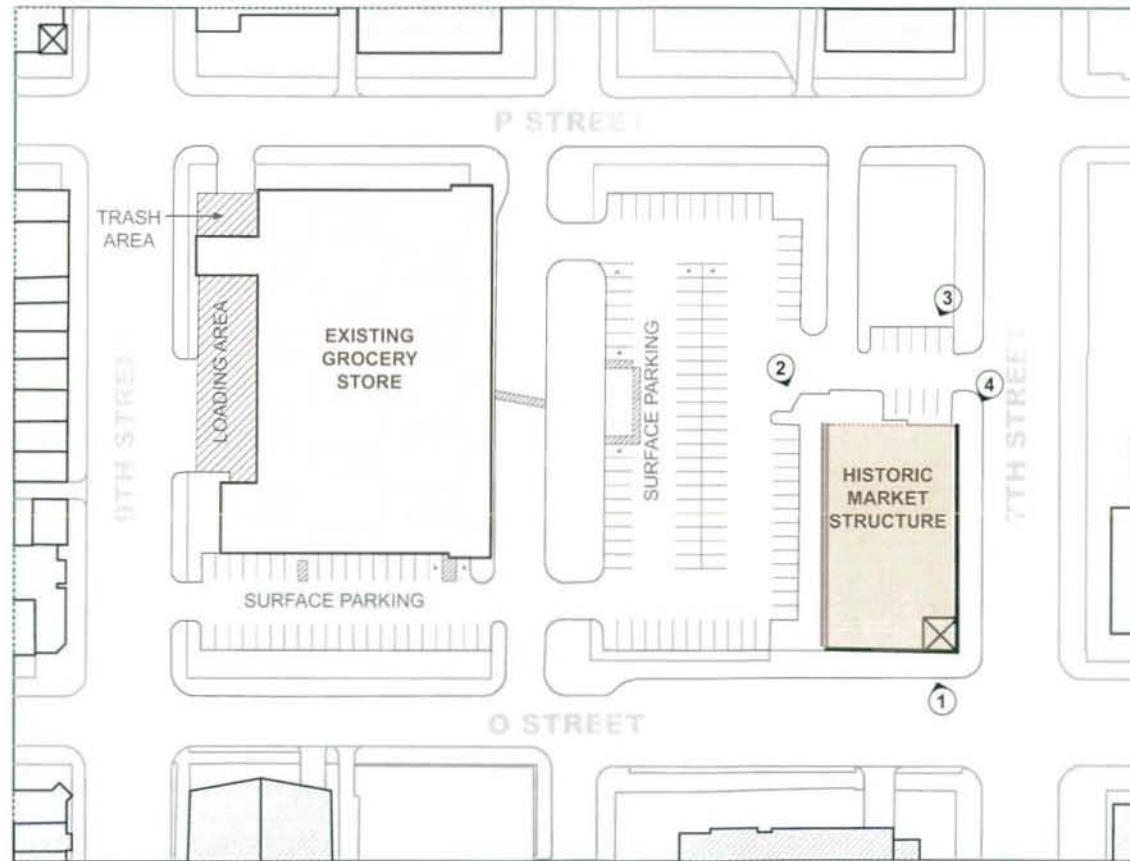
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C106	EROSION AND SEDIMENT CONTROL PLAN DETAILS











NORTHEAST VIEW OF CROSS OF "O" ST. AND 9TH ST.



SOUTHEAST VIEW AT CROSS OF "P" ST. AND 9TH ST.



NORTHWEST VIEW AT CROSS OF "O" ST. AND 7TH ST.



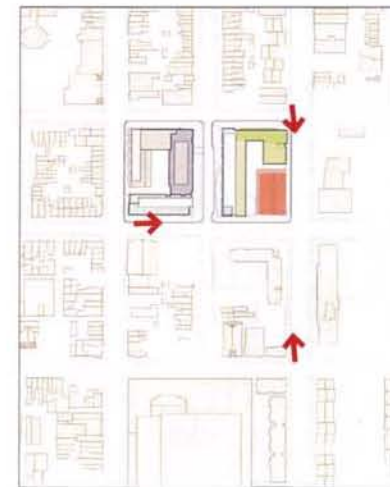
VIEW SOUTHEAST FROM 7TH & P STREETS

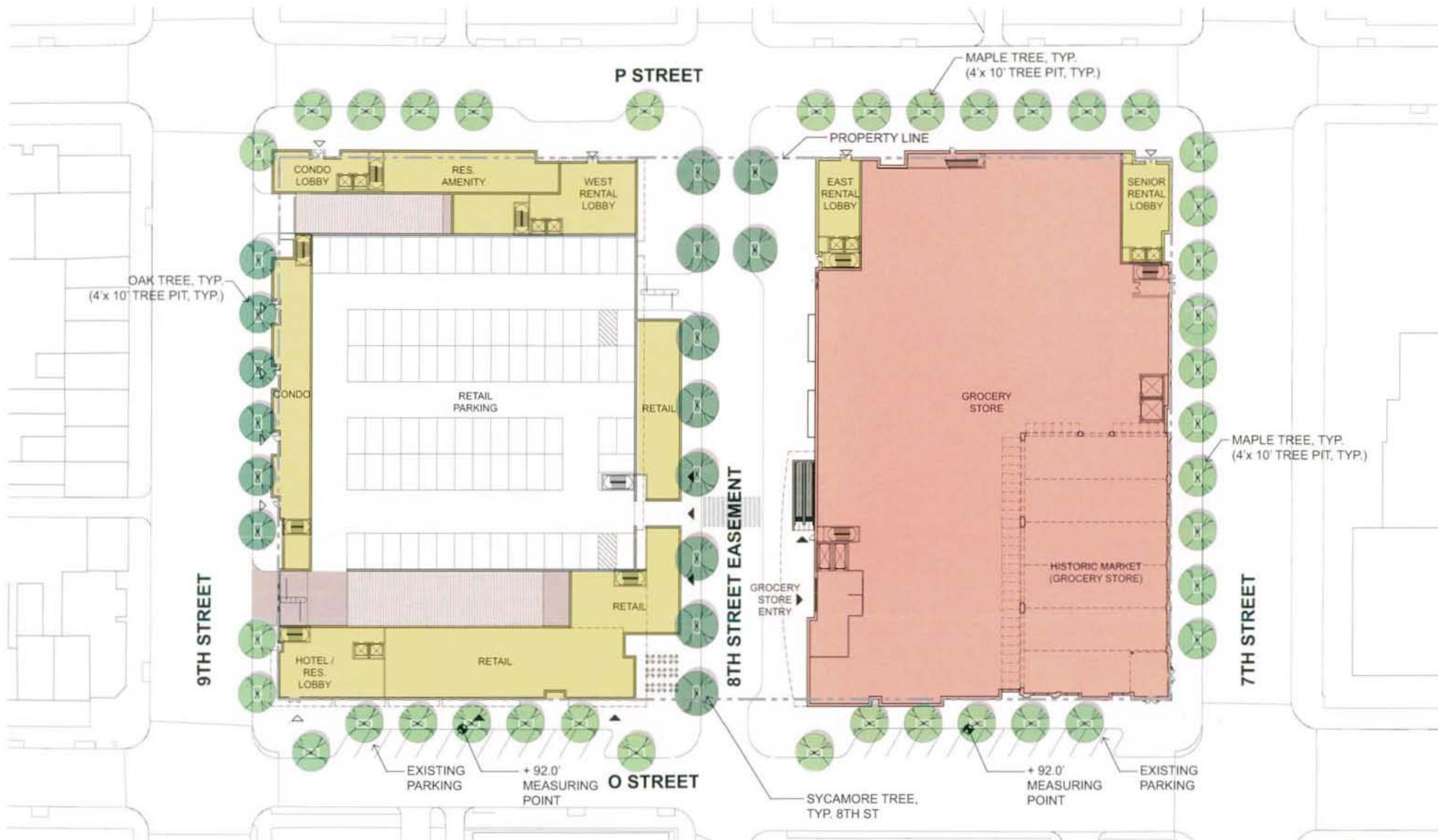


VIEW EAST FROM 9TH & O STREETS

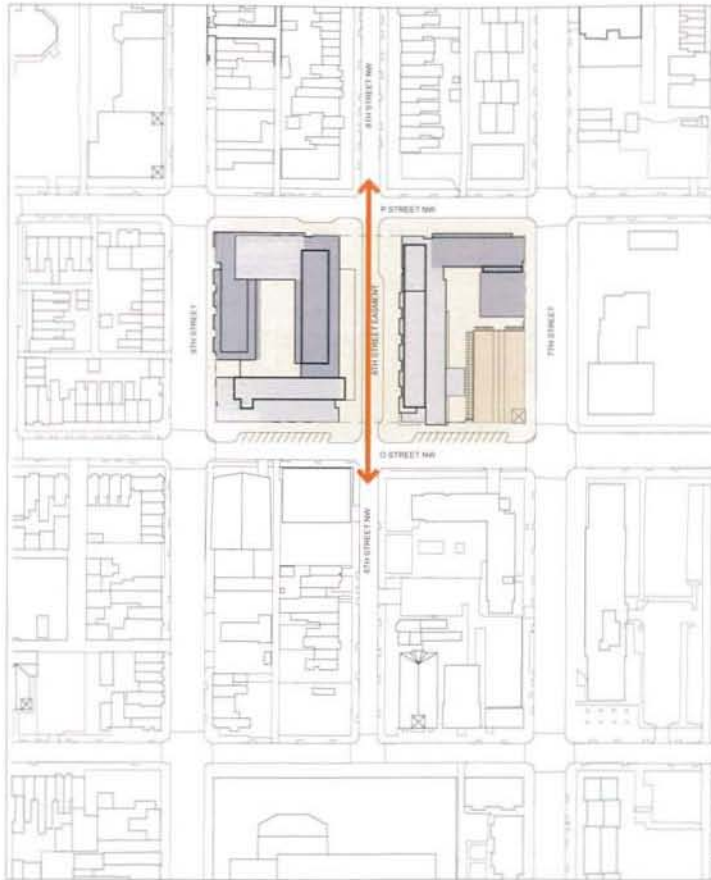


VIEW NORTH FROM 7TH & N STREETS





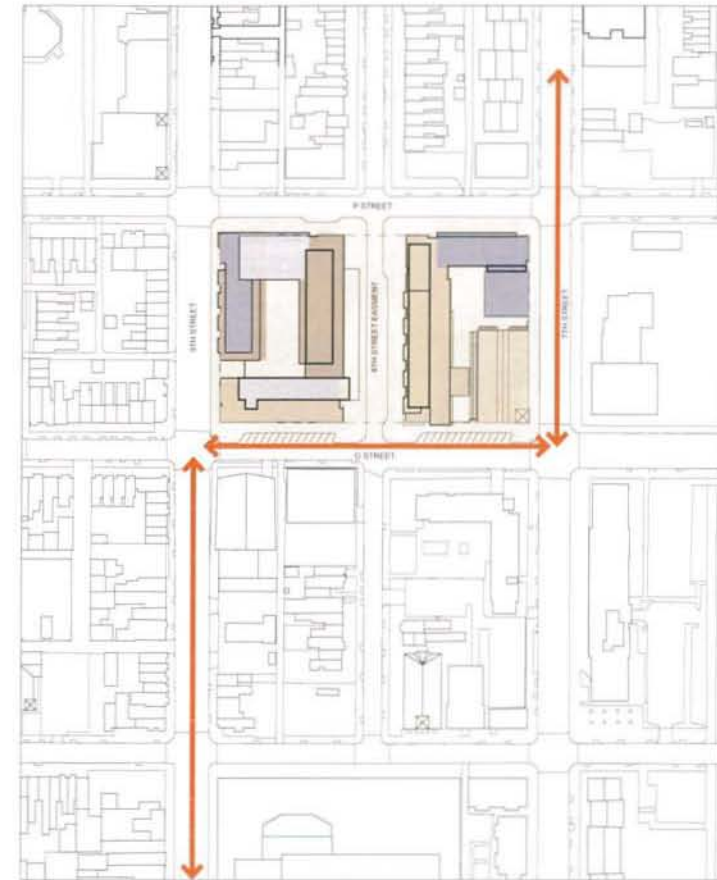




RESTORE 8TH STREET

The 'City Market at O' development is a significant project for the Shaw neighborhood. It restores the urban fabric of the neighborhood in several ways that have been identified in the 'Convention Center Area Strategic Development Plan'.

Most importantly, the project restores the north-south extension of 8th Street through the site, reinforcing the Historic L'Enfant Street Plan.



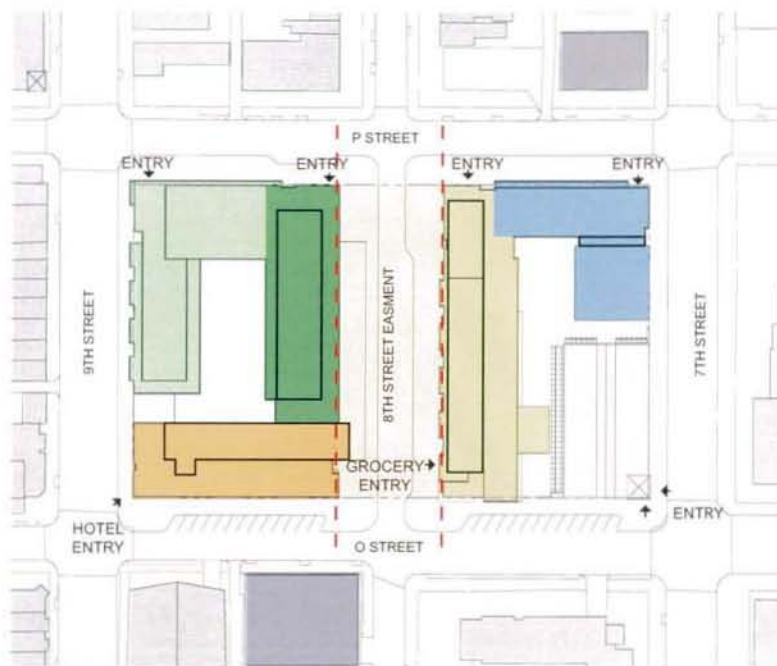
RETAIL CONNECTION

The project creates a important retail connection along O Street between the 9th Street retail area to the south, along the west side of the Convention Center, and 7th Street to the north, toward the Uptown Destination District Retail.

The restored historic O Street Market will be the focal point of the new development. The project will contain retail, including the new full-size grocery store, mixed-income residential, including affordable Senior housing, and a possible hotel.

A highly unusual feature of the project is that the parking and loading will be located primarily below grade, with some surface level parking concealed from street views.

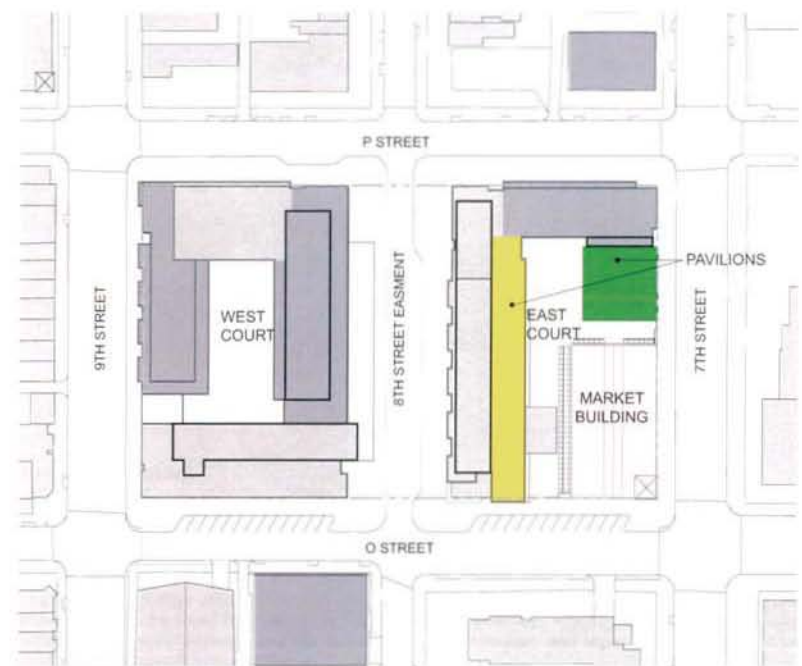
- KEY
- CONDOMINIUM
 - WEST RENTAL
 - HOTEL / RES.
 - EAST RENTAL
 - SENIOR RENTAL
 - HISTORIC MARKET
 - 8th STREET 100' EASEMENT



BUILDING USE DIAGRAM

DESIGN CONCEPT

The design concept for the site is guided by the idea of expressing the multiple individual buildings and uses which make up the development program. The site's immediate architectural context consists of a varied group of buildings both in architectural style and scale. The site is located between the new convention center/Mount Vernon Square and Shaw neighborhoods. An authentic expression of the various buildings, of which there are 5 in addition to the retail and existing market building, will allow an appropriately organic quality to emerge on the site. This approach, taken with the re-introduction of the 100' 8th street right of way, reinforces the finer 'grain' of buildings on the site and allows the buildings to relate to both the similarly scaled structures in the surrounding context and importantly the historic O Street Market building.



BUILDING ARTICULATION DIAGRAM

HISTORIC O STREET MARKET

Special architectural consideration is given to the historic market building which anchors the eastern side of the site. Here, in response to the scale and stature of the existing market building, additional massing setbacks and building articulation are proposed. Two wings, on the north and west of the market form an exterior court space which frames the existing market. These wings are further articulated to suggest two 'pavilions', which relate in scale to the existing market building, and which together with the existing market will read as three 'pavilions' in a larger courtyard.

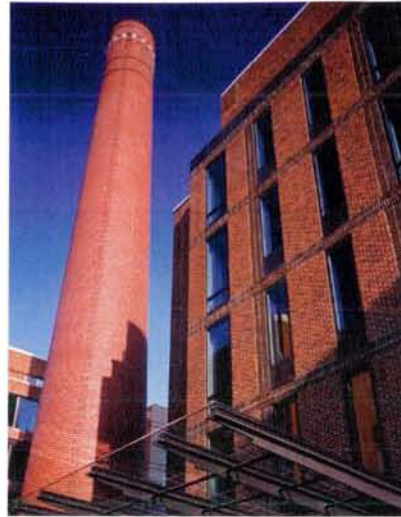


BUILDING MASSING

The buildings will be of differing heights across the site, reinforcing a varied streetscape surrounding the historic market. On the eastern and western edges of the site (along 7th and 9th streets), heights of 30' for the market to 70' on the 9th street frontage dominate. Toward the center of the site on 8th Street and along O and P Streets, 90' buildings match the existing 90' buildings adjacent to the site. A portion of the two-story mechanical penthouses shown will also be used for building program areas. Generally, this approach places the taller buildings and penthouses along the wider 8th street frontage, and tapers the buildings to the eastern and western sides of the site.



BRICK MASONRY



TERRA COTTA



METAL PANEL

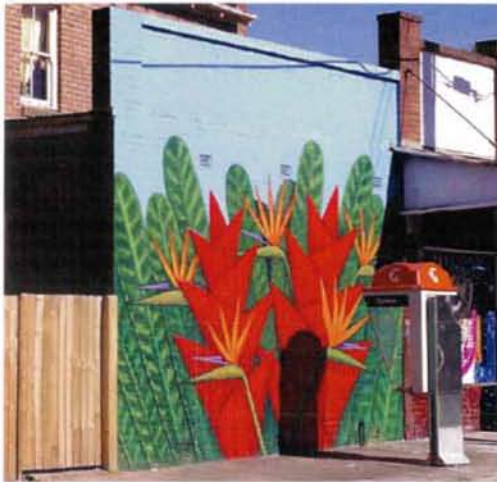


CONCRETE PANEL



EXTERIOR MATERIALS

In response to the existing market building and to reinforce the individual buildings which form the program, a rich material palette is proposed. While the predominant material on the site will be brick masonry, additional materials such as terra-cotta panels, colored fiber reinforced-concrete panels, and metal panels are being considered as primary materials for the 'pavilions' and as accent materials elsewhere on the site.



COLOR



RELIEF



CRAFT

URBAN MURALS

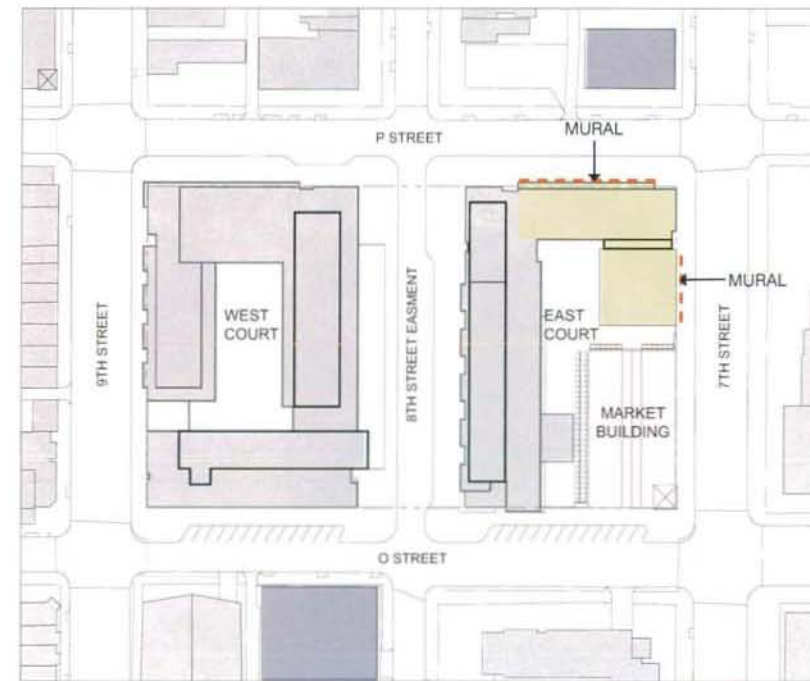
To enliven the project at street level, wall murals are proposed for patrons of the grocery store. They may be used for large scale graphics hinting at the building activities within or present a narrative about the rich history of the neighborhood and the market. The goal is to commission local Artists for their design and execution. Possible mediums are paint, ceramic tile mosaic, or more modern materials such as glass and metal.



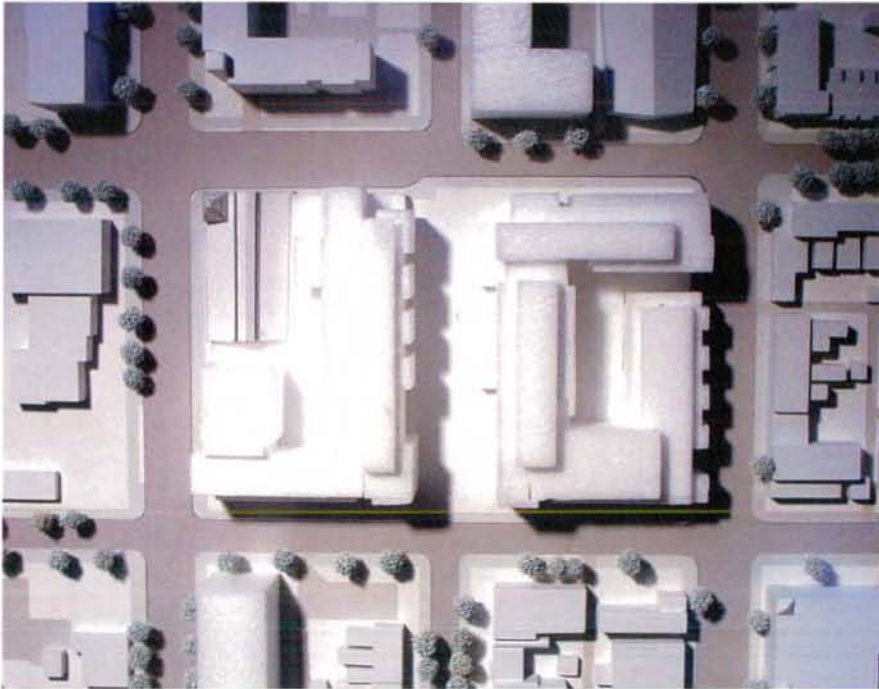
TEXTURE



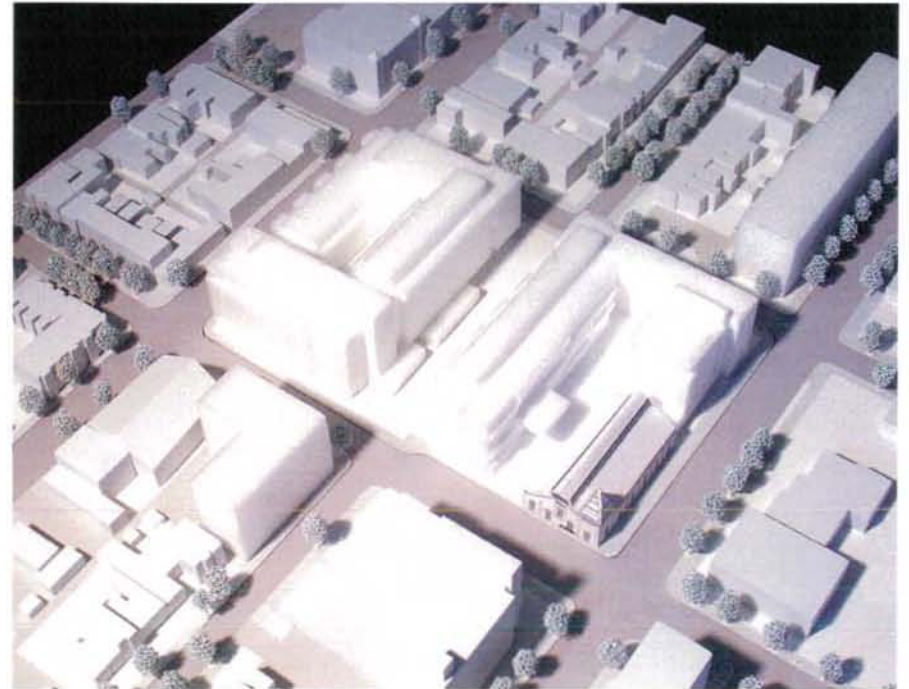
NARRATIVE



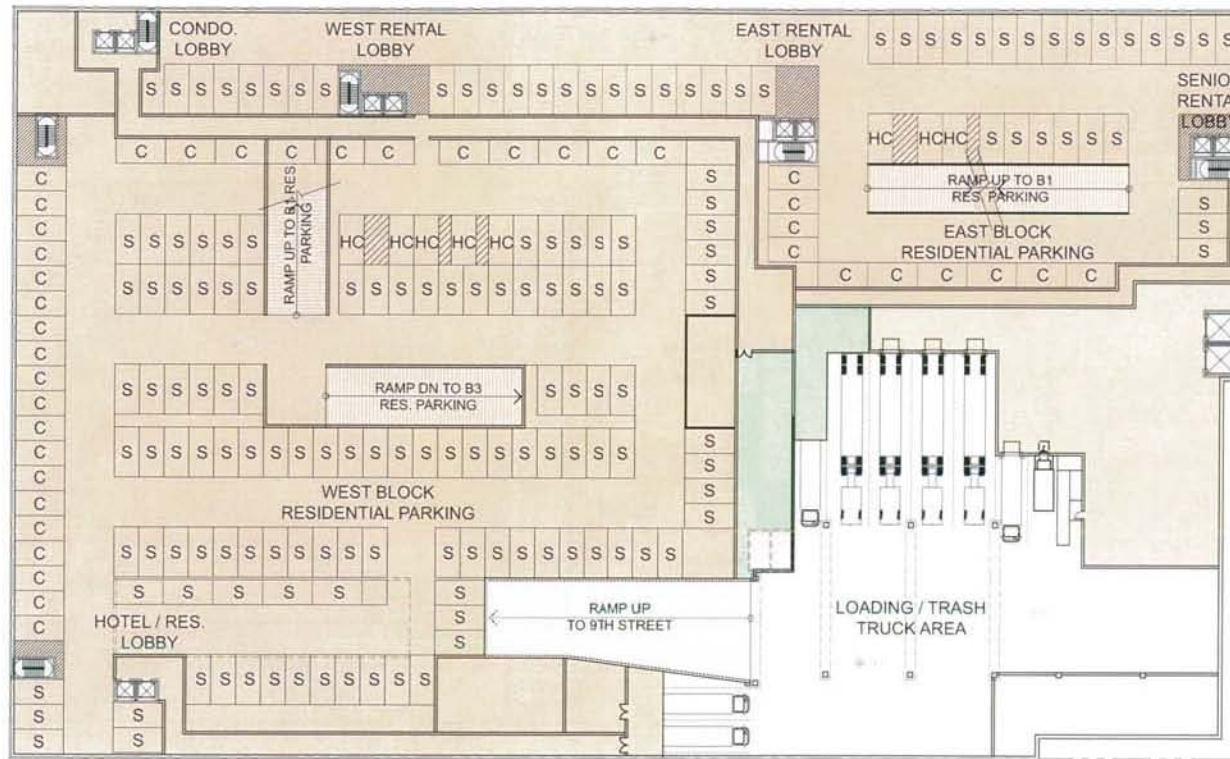
MURAL LOCATIONS



MASSING ROOF PLAN VIEW



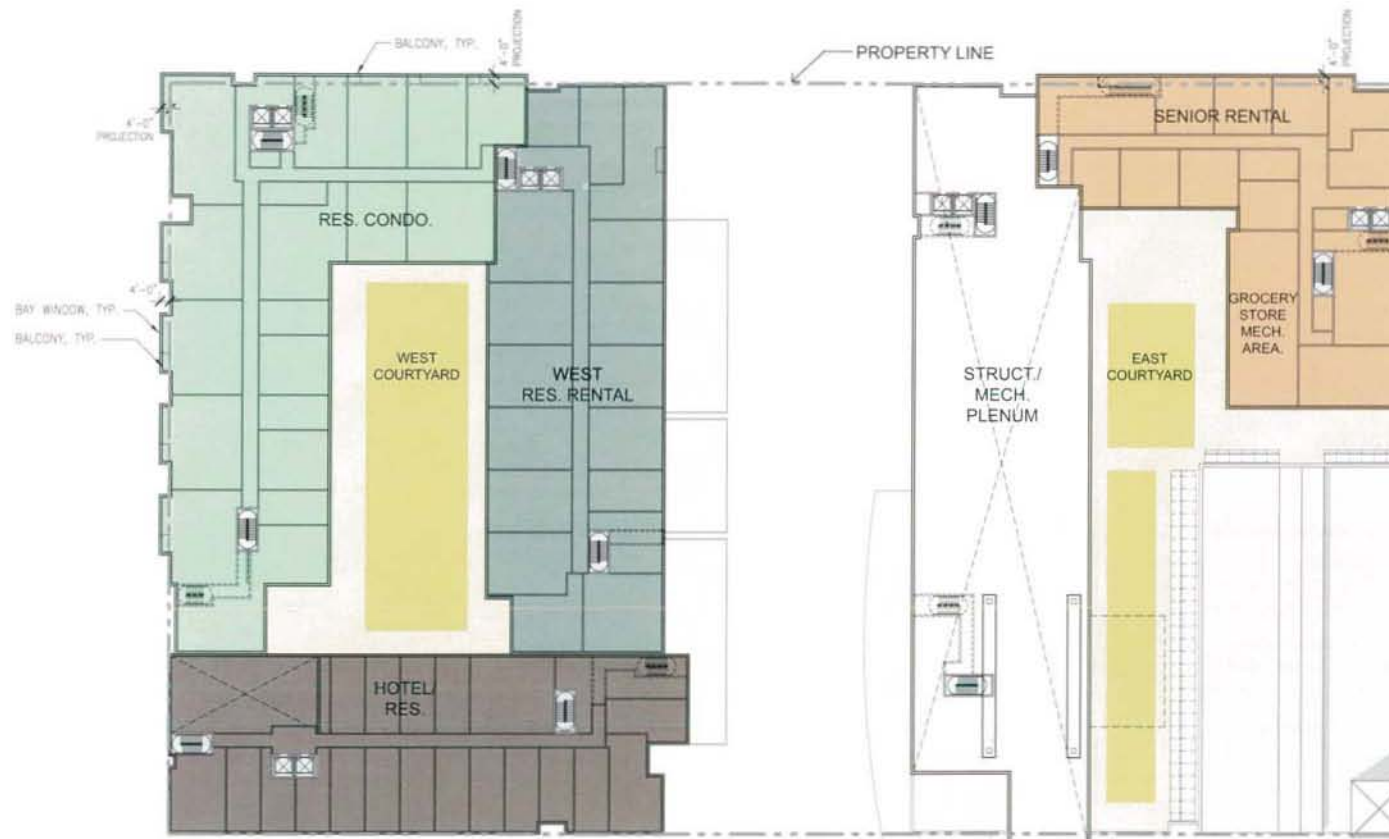
MASSING VIEW FROM SOUTH-EAST



NOTES:
 1. REFER TO ROOF PLAN FOR OVERALL BUILDING DIMENSIONS.
 2. 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 LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.

PARKING TABULATIONS	RETAIL			WEST RES			EAST RES			TOTAL
	S	C	HC	S	C	HC	S	C	HC	
GROUND FLOOR	69	18	4				40	10	3	91
B1 LEVEL	110	30	6							199
B2 LEVEL				112	30	5	44	11	3	205
B3 LEVEL				90	30	5	45	12	3	185
										580

S = STANDARD PARKING SPACE (10'-0" X 20'-0") C = COMPACT PARKING SPACE (8'-0" X 16'-0")
 HC = ACCESSIBLE PARKING SPACE (13'-0" X 19'-0")



NOTES:
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 2. 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 LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.



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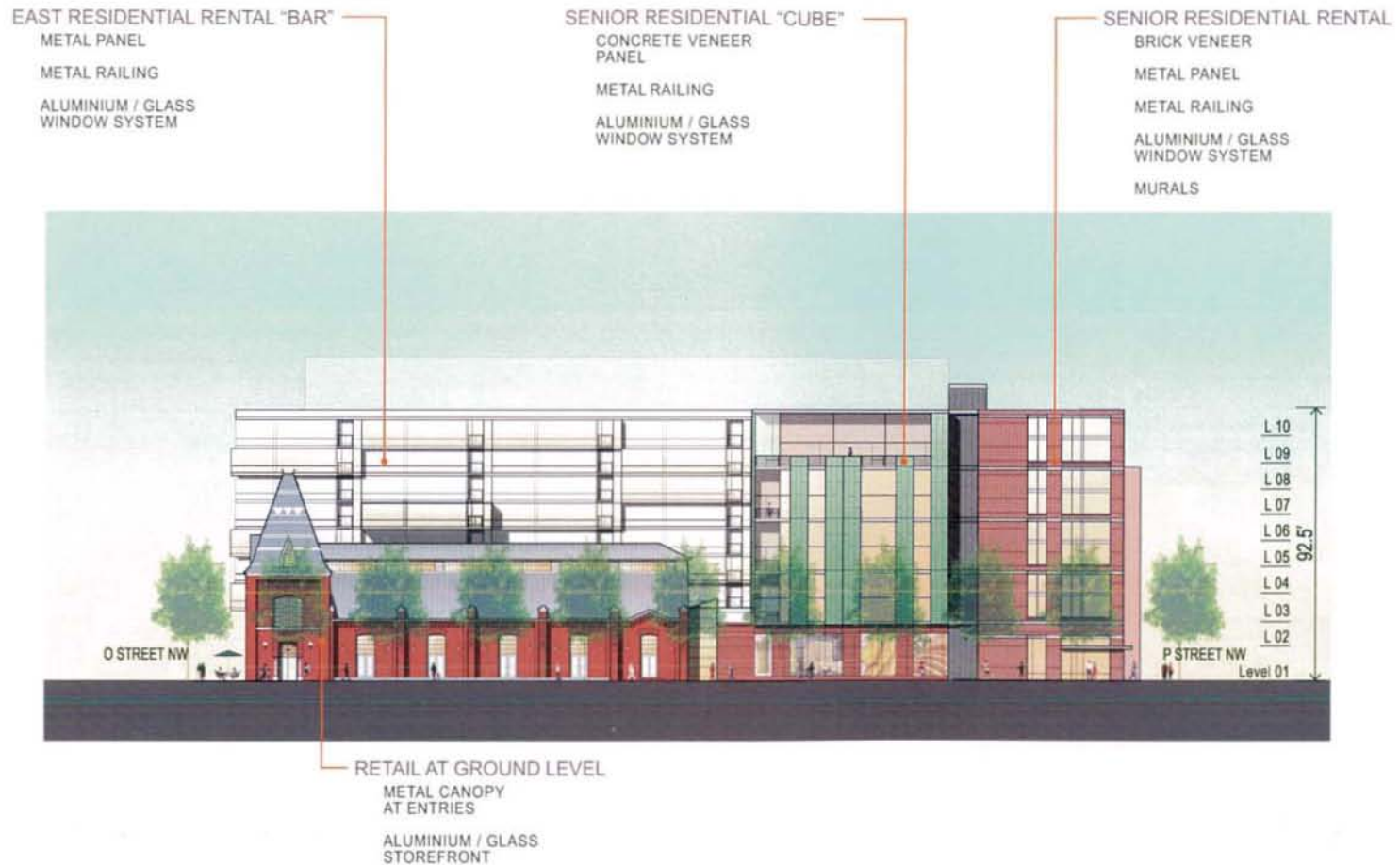
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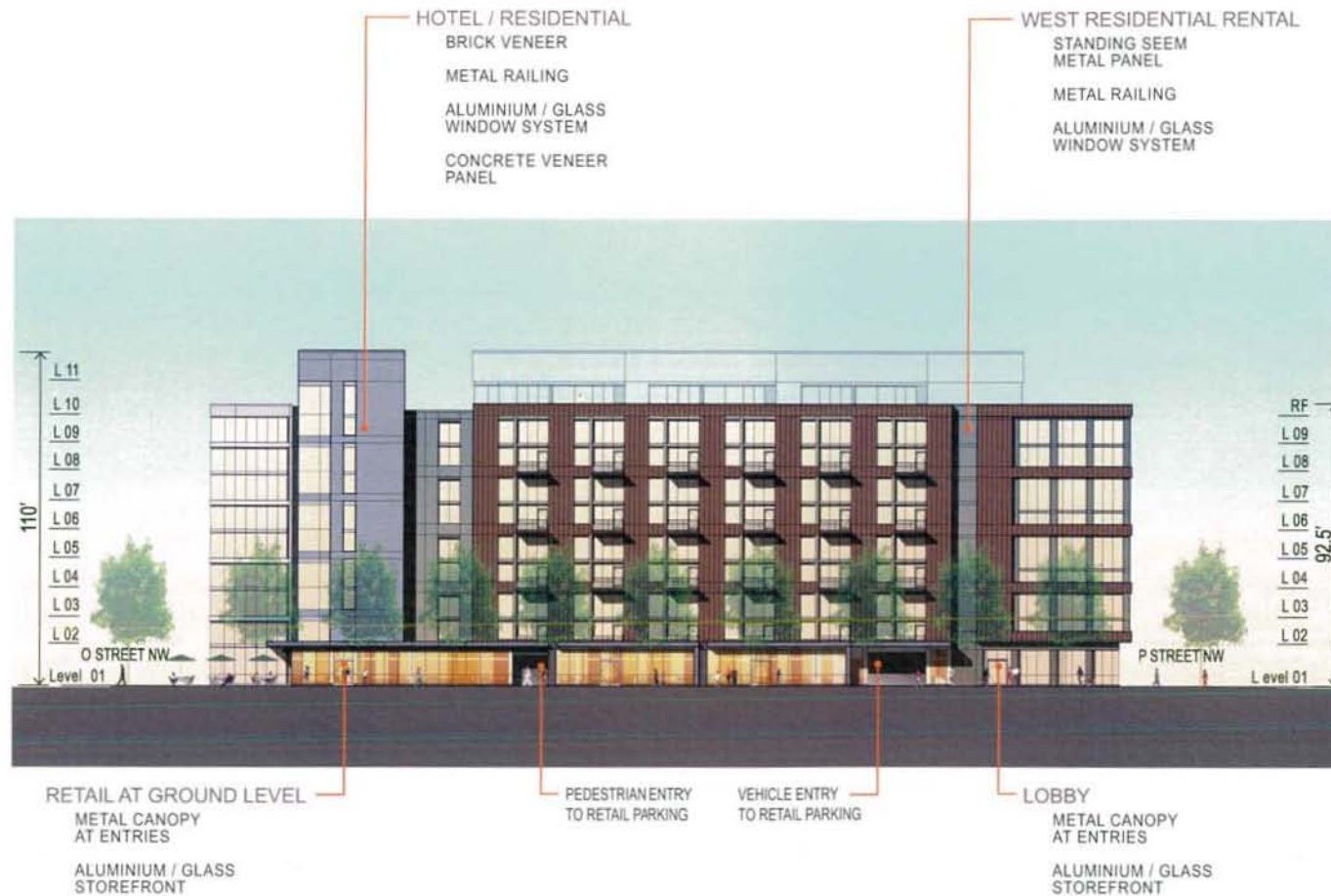


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