



#### DRAWING INDEX

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#### DISTRICT OF COLUMBIA - OFFICE OF PLANNING A PLANNED UNIT DEVELOPMENT

REVISED SET DOWN HEARING SUBMISSION  
2007 DEC 5

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

## O STREET MARKET PROJECT

WASHINGTON, D.C.

ROADSIDE DEVELOPMENT | PUD Application 2007 DEC 5: 10041047-00000-0001-0001  
REVISED

ZONING COMMISSION  
District of Columbia  
CASE NO. 07-26  
EXHIBIT NO. 19

shalom baranes associates architects



WASHINGTON, D.C. - CONVENTION CENTER AREA- BIRD'S EYE VIEW SW

EXISTING SITE  
CITY MARKET AT O  
GIANT GROCERY STORE  
HISTORIC MARKET

## CITY MARKET AT O

WASHINGTON, D.C.

ROADSIDE DEVELOPMENT | PUD Application 2007 DEC 5 | REVISED



AERIAL PHOTOGRAPH AP1

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## ZONING TABULATIONS

Q STREET MARKET - ZONING C-3C PHD

12/4/2007 9:41 PM

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

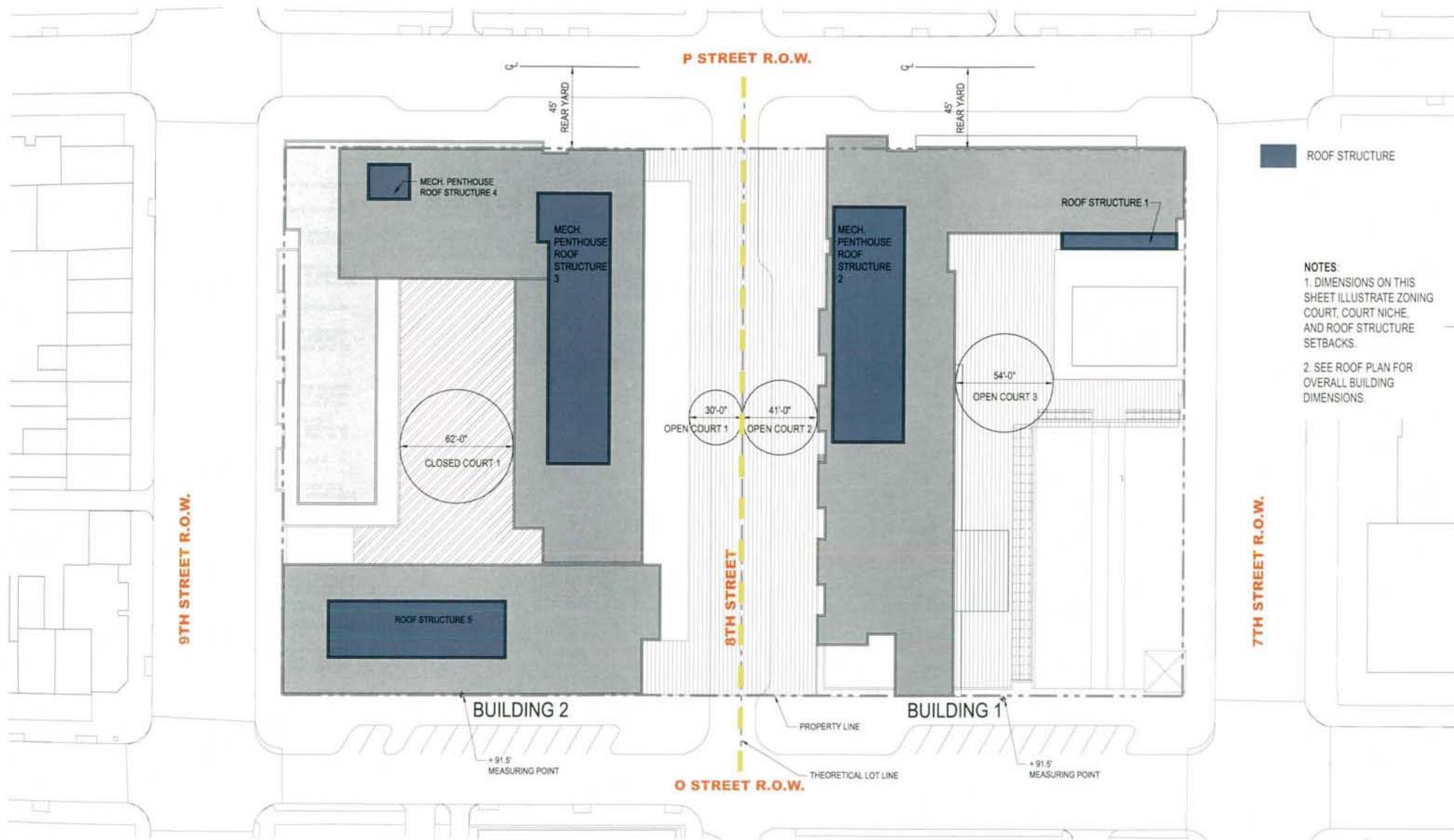
<b>Program FA :</b>		
<b>Building 1 (East)</b>	Retail	57,000
	Residential	263,760
	Sub-total	320,760
<b>Building 2 (West)</b>	Hotel	115,115
	Retail	12,000
	Parking	40,890
	Residential	282,015
	Sub-total	450,020
Lot	Non-Res.	225,000
Lot	Tot Res.	545,775
Lot	<b>TOTAL</b>	<b>770,780</b>

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

Zoning Regulation	Req'd/Allowed	C-3-C
<b>Height</b>	110'	90'
<b>Multiple Buildings on Single Lot -</b>		
<b>Max Distance to Residence District</b>	25'	0'
<b>Total FAR Allowed</b>	8.0 max	5.15
Residential	8.0	3.65
Hotel		0.77
Retail		0.46
Parking		0.27
<b>Total Non-Residential</b>	<b>8.0</b>	<b>1.50</b>
<b>Total FAR</b>	<b>8.0</b>	<b>5.15</b>
<b>Lot Occupancy %</b>	100.0%	56.0%
<b>Rear yard</b> (2.5' ft, 12' min)	22.9'	45'
<b>Side Yard</b> (2' ft or 6' min if provided)	None required	None provided
<b>Court-open</b> (Res: 4' ft, 15' min; Non-Res: 3' ft, 12' min):		
Open Court 1	30'	30'
Open Court 2	30'	41'
Open Court 3	22-4'	54'
<b>Closed Court</b> (Res: width ≥ 350 ft <sup>2</sup> min)		
(Non-Res: width ≥ 250 ft <sup>2</sup> min)		
Closed Court 1 - Width	25'	62'
Area	1,250 ft <sup>2</sup>	8,600 ft <sup>2</sup>
<b>Roof Structures</b>		
Number	7	5
Setbacks	1:1	See Zoning Plan D2
<b>Parking</b>		
	Req'd/Allowed	Proposed
Residential (1 per 4 units)	175	310
Retail (1 per 750 sq ft beyond 3,000sf)	91	250
Hotel (1 per 4 rms. & 1 per 300SF of function rm.)	60	40
<b>Total</b>	<b>316</b>	<b>600</b>
<b>Loading</b>		
Residential:	None required	1-55', 1-30'
Retail:	None required	3-55', 1-30', 1-20'
Hotel:	None required	1-35', 1-30'
<b>Total</b>	<b>None required</b>	<b>4-55', 3-30', 2-20'</b>

## NOTES

- NOTES:
1. SEE THE ZONING PLAN ON D2 FOR COURT AND ROOF STRUCTURE LOCATIONS.
  2. THE BUILDING HEIGHT IS BASED ON THE MEASURING POINTS TAKEN ON THE MIDPOINT OF THE O STREET FRONTAGE FOR EACH BUILDING.
  3. THE RESIDENTIAL UNIT TOTAL BY BUILDING IS:  
BUILDING 1 = 300 - 350  
BUILDING 2 = 280 - 330
  4. 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 DCAM TITLE 11, CHAPTER 25.



ROOF STRUCTURE

- NOTES:
1. DIMENSIONS ON THIS SHEET ILLUSTRATE ZONING COURT, COURT NICHE, AND ROOF STRUCTURE SETBACKS.
  2. SEE ROOF PLAN FOR OVERALL BUILDING DIMENSIONS.

CITY MARKET AT O

WASHINGTON, D.C.

ZONING PLAN D2

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shalom baranes associates architects

## GENERAL NOTES

### 1. THIS PLAN IS BASED ON A SURVEY PREPARED BY:

SHALOM BARANES ASSOCIATES  
3299 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 FLOOR PLANS PREPARED BY:  
SHALOM BARANES ASSOCIATES  
3299 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 REFERENCED IN THE SURVEY, AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO SUBMISSION.

### 4. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN 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 PERTINENT AUTHORITIES.

### 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 RESIDENCE, INCLUDING BUT NOT LIMITED TO PROCEEDMENT OF SERVICES, SCHEDULING OF FIELD INSPECTIONS AND COORDINATION WITH REPRESENTATIVES OF THE APPROPRIATE AGENCIES.

### 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 PLAN, OR IF THE PROPOSED WORK WOULD BE IMPAIRED 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 PAY OR OTHER COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK ARISING TO BE DONE DUE TO DIMENSIONS OR GRADES 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 ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY LOCATIONS.

### 12. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE AND ALL UNSUITABLE EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED 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 PREVISIONS 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, STORMWATER, 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 SPECIFIED 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 ASSIGNED 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 RECEIVAL 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, SEQUENCES, TECHNOLOGIES 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 JOB SITE 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 TRACES, 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 AGENCIES 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 THESE AGREEMENTS.

### 24. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREIN, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS 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 THERETO AND ALL COMPENSATION 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 RESULTING THEREFROM.

## STANDARD SYMBOLS

### FOR EROSION AND SEDIMENT CONTROL PRACTICES

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

## SHEET INDEX

C100	GENERAL NOTES
C101	EXISTING CONDITIONS PLAN
C102	DEMOLITION PLAN
C103	SITE AND GRADING PLAN
C104	UTILITY PLAN
C105	EROSION AND SEDIMENT CONTROL PLAN
C106	EROSION AND SEDIMENT CONTROL PLAN DETAILS



CITY MARKET AT O

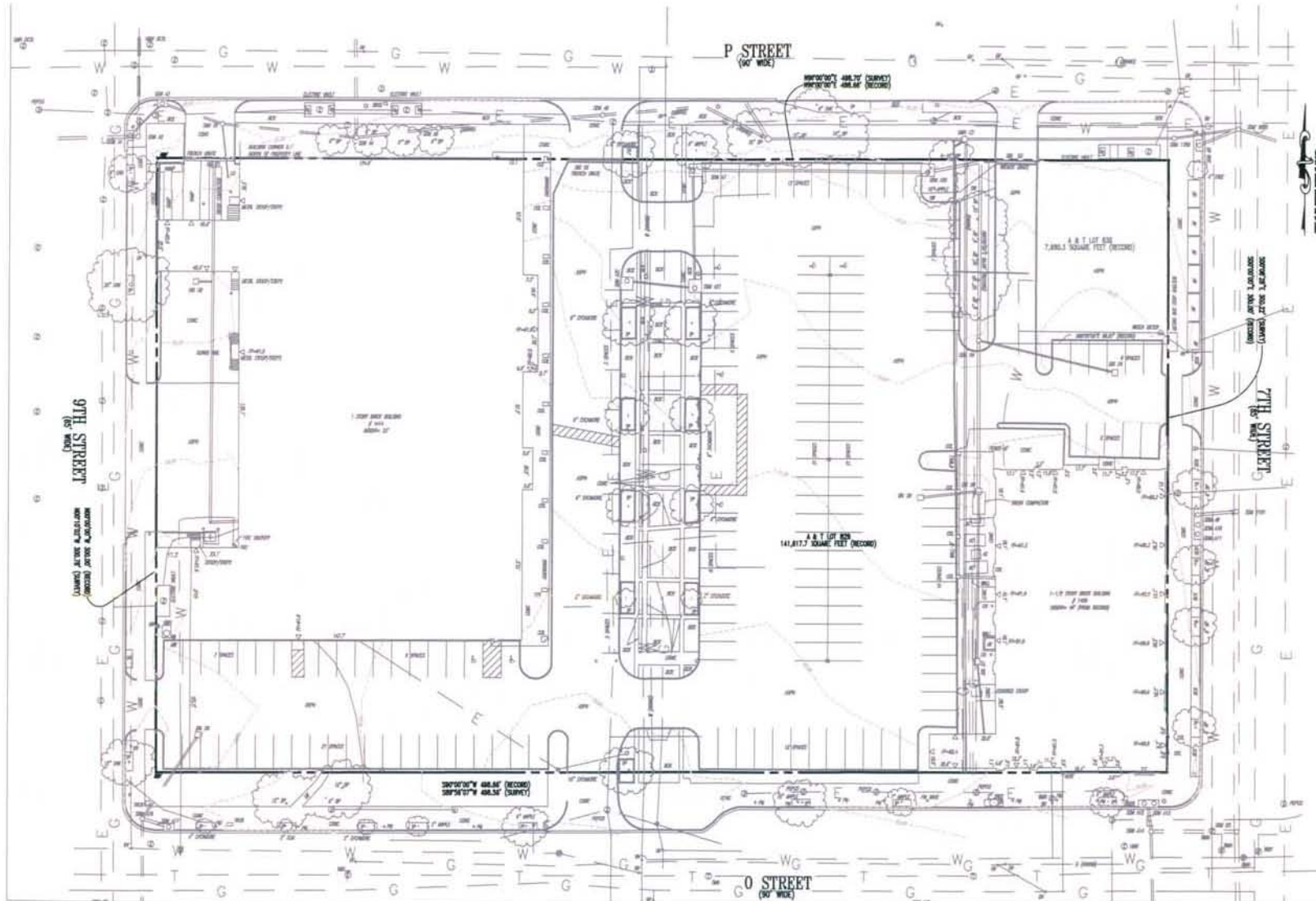
WASHINGTON, D.C.

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REVISED

GENERAL NOTES C1

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# CITY MARKET AT O

WASHINGTON, D.C.

EXISTING CONDITIONS PLAN C2

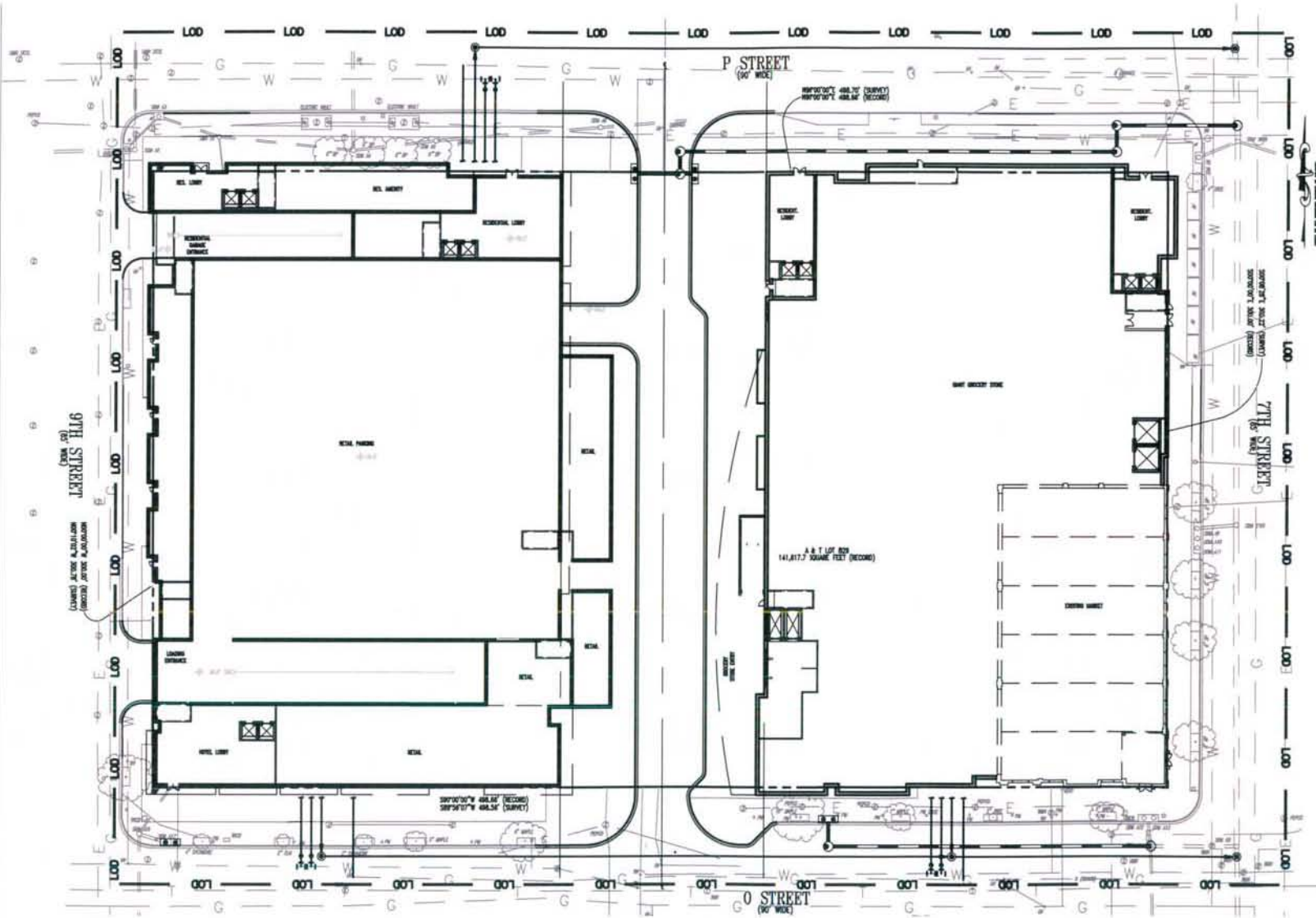
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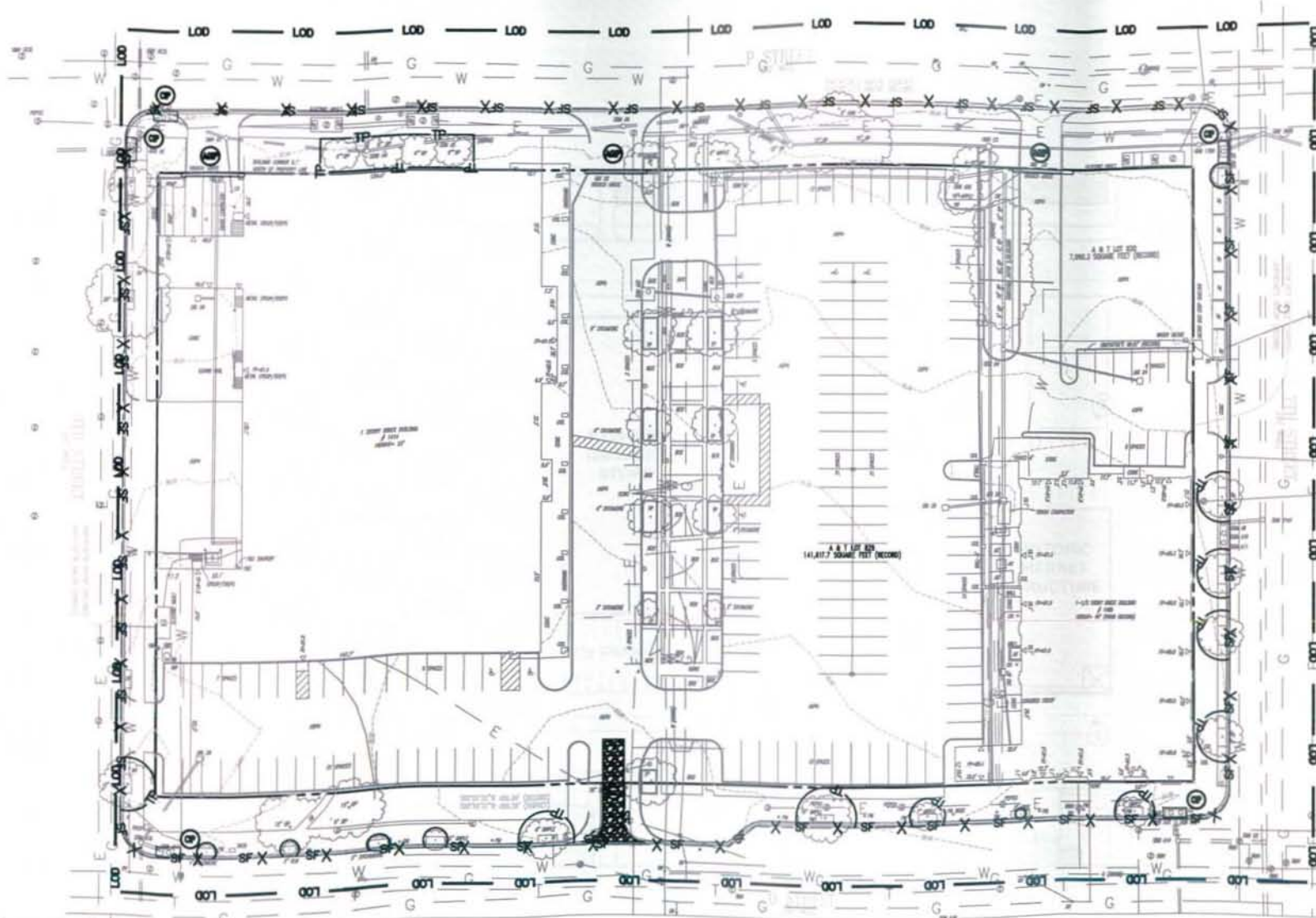
# CITY MARKET AT O

WASHINGTON, D.C.

UTILITY PLAN C5







CITY MARKET AT O

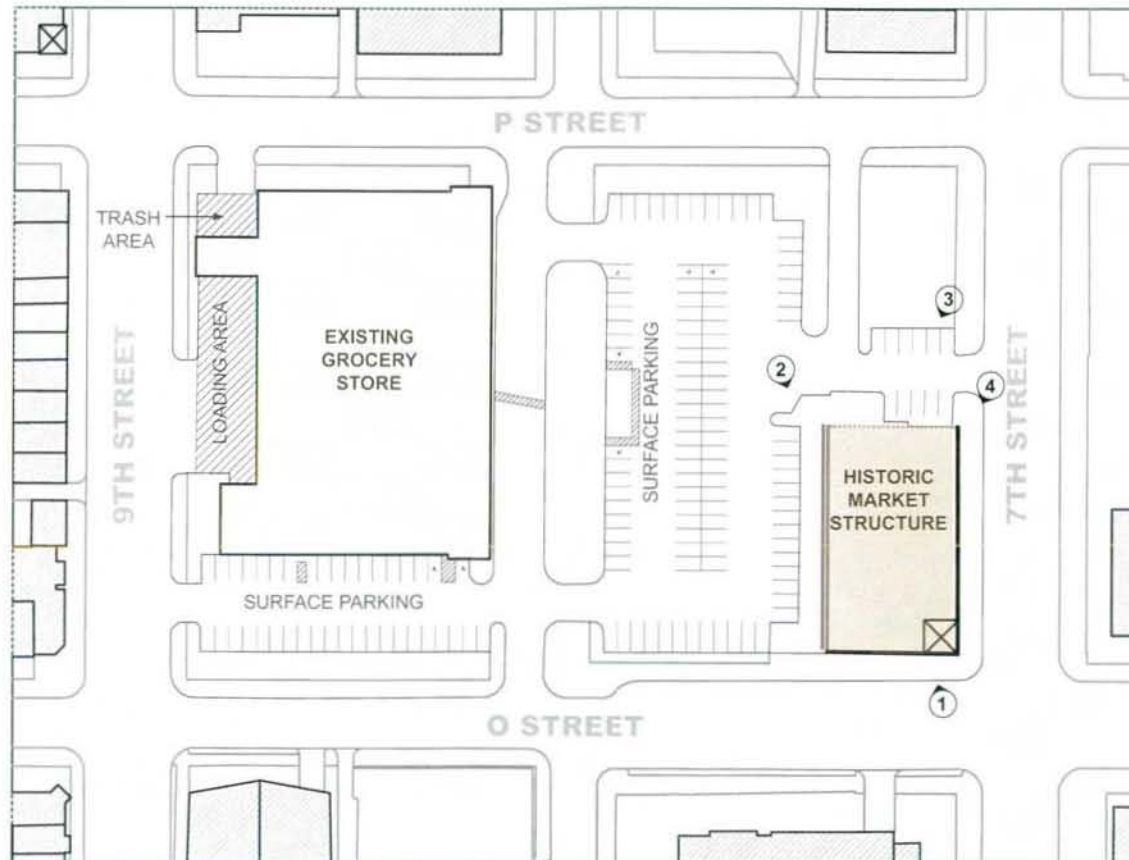
WASHINGTON, D.C.

EROSION & SEDIMENT CONTROL PLAN C6

ROADSIDE DEVELOPMENT | PUD Application 2007 DEC 5 | REVISED



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## CITY MARKET AT O

WASHINGTON, D.C.

ROADSIDE DEVELOPMENT PUD Application 2007 DEC 5  
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EXISTING SITE CONDITIONS S1

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9 TH & O ST. - VIEW NORTHEAST



9 TH ST. & P ST. - VIEW SOUTHEAST



7 TH ST. & O ST. - VIEW NORTHWEST





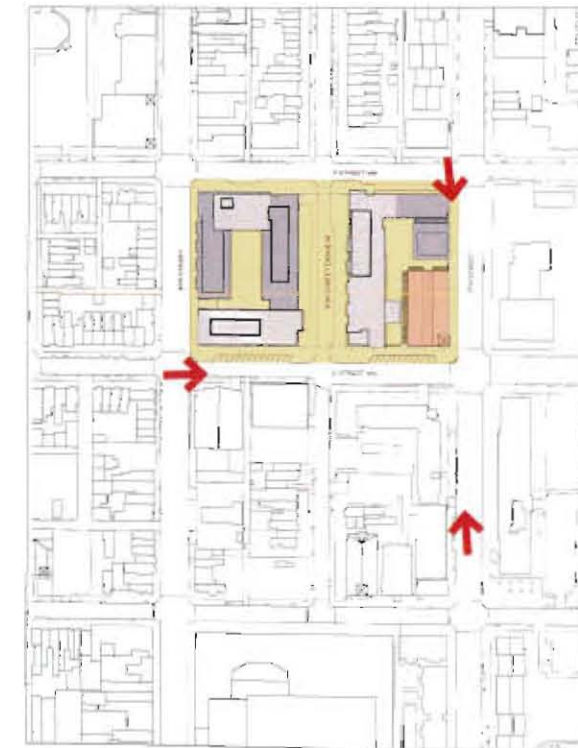
7TH & P STREETS - VIEW SOUTHEAST



9TH & O STREETS - VIEW EAST

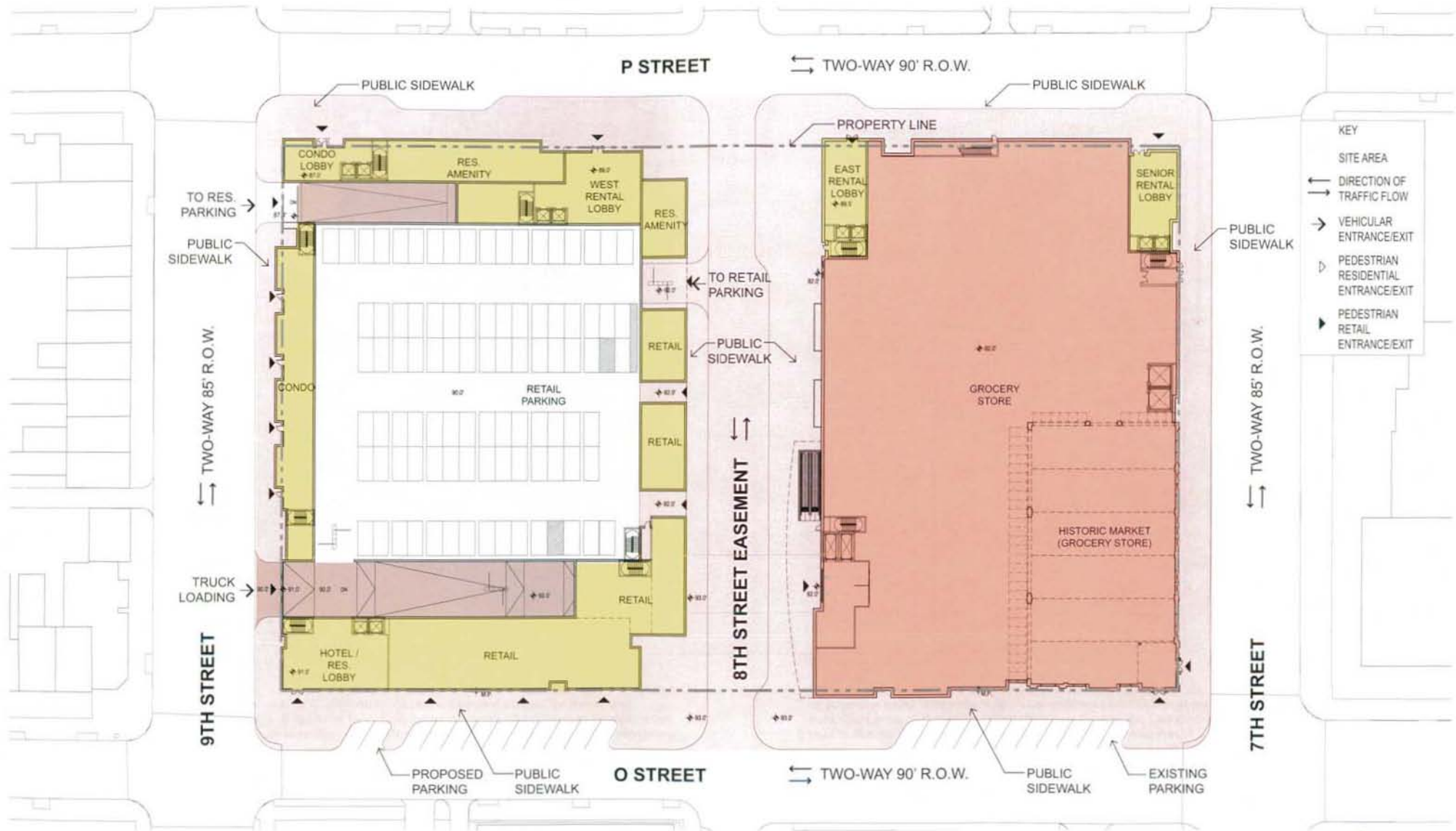


7TH & N STREETS - VIEW NORTH







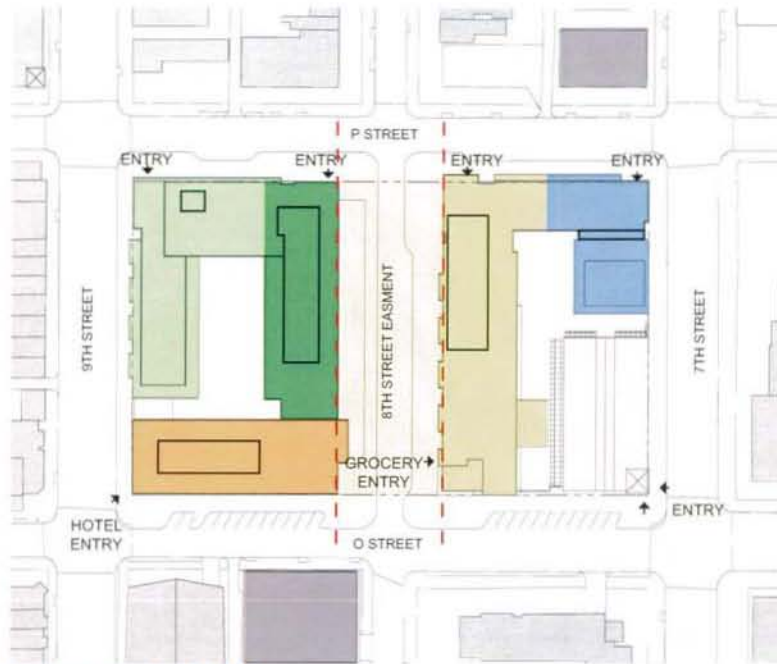






#### KEY

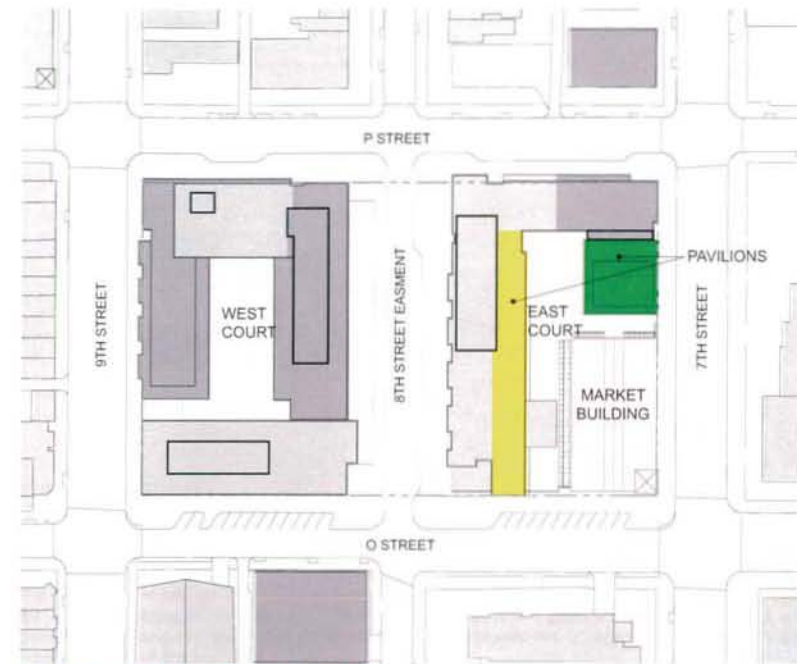
- CONDOMINIUM
- WEST RENTAL
- HOTEL / RES.
- EAST RENTAL
- SENIOR RENTAL
- HISTORIC MARKET
- 8th STREET 100' EASEMENT



**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 HEIGHT DIAGRAM

#### 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. 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.



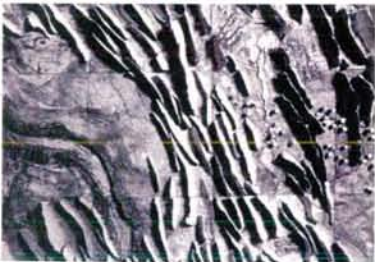




COLOR



RELIEF



TEXTURE



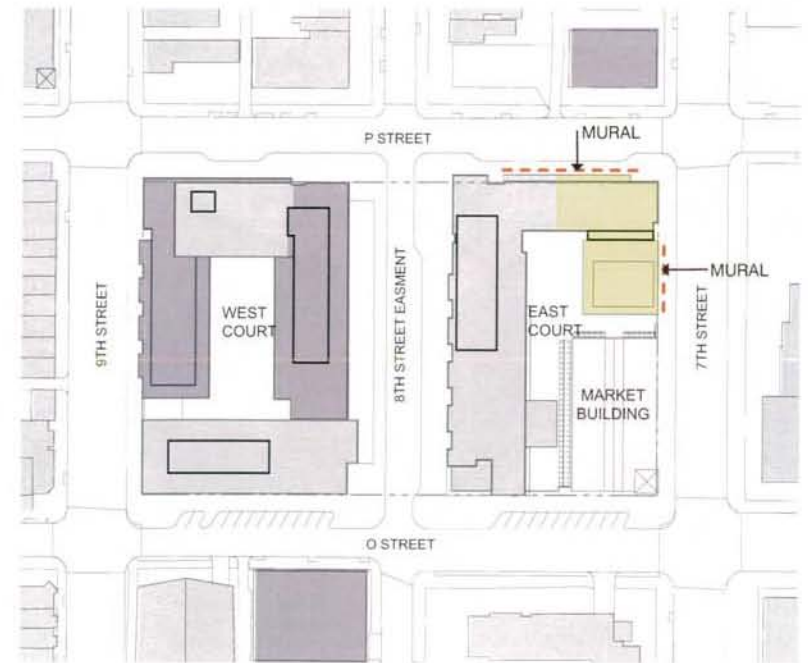
NARRATIVE



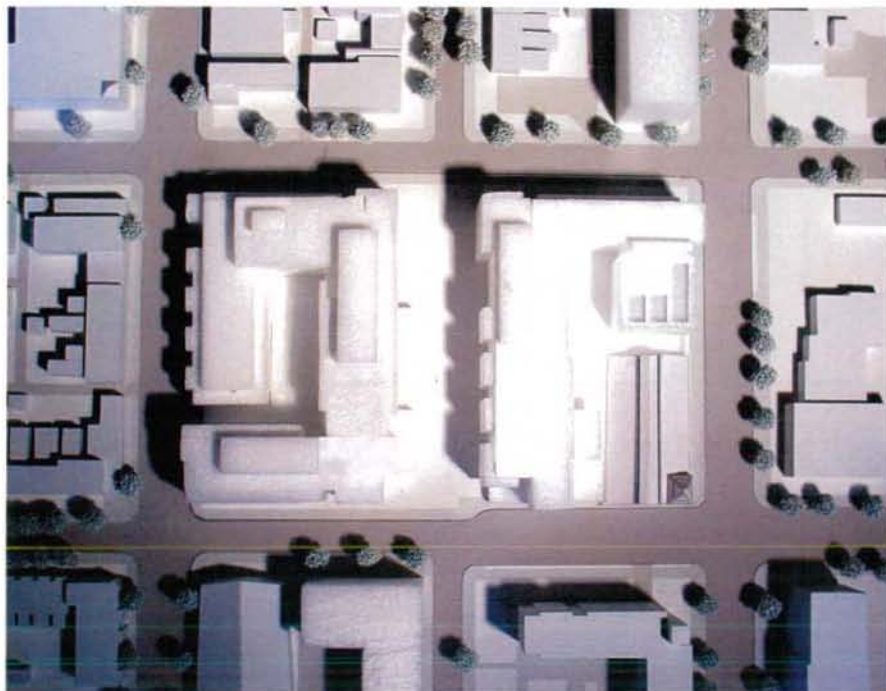
CRAFT

## URBAN MURALS

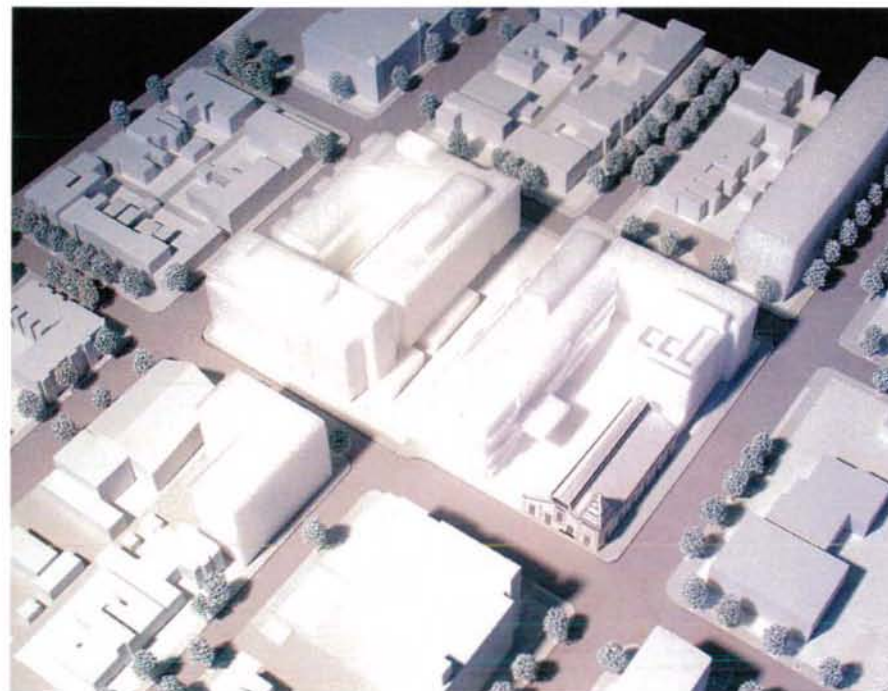
To enliven the project at street level, wall murals are proposed for patrons of the grocery store. They may be used for large scale graphics hinting at the building activities within or present a narrative about the rich history of the neighborhood and the market. The goal is to commission local Artists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



MURAL LOCATIONS

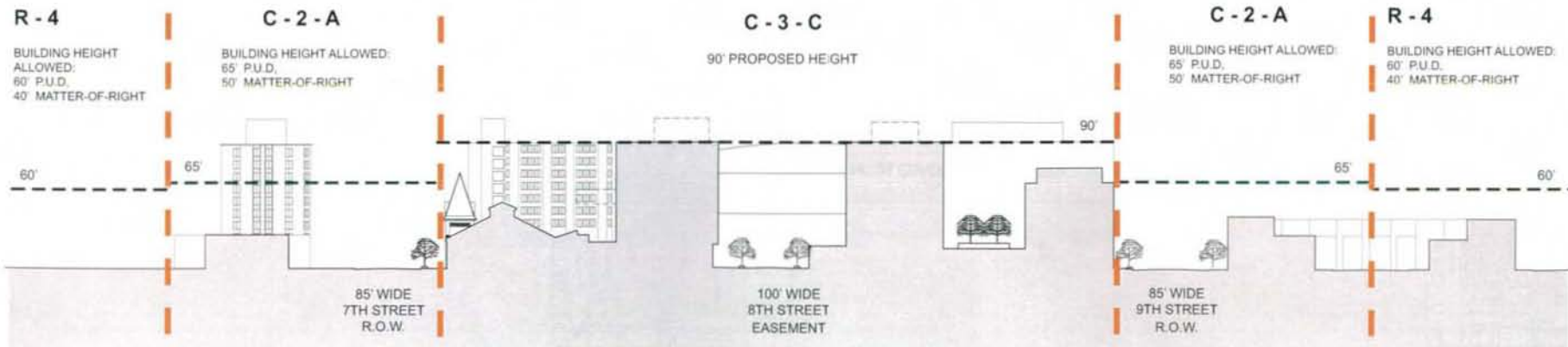
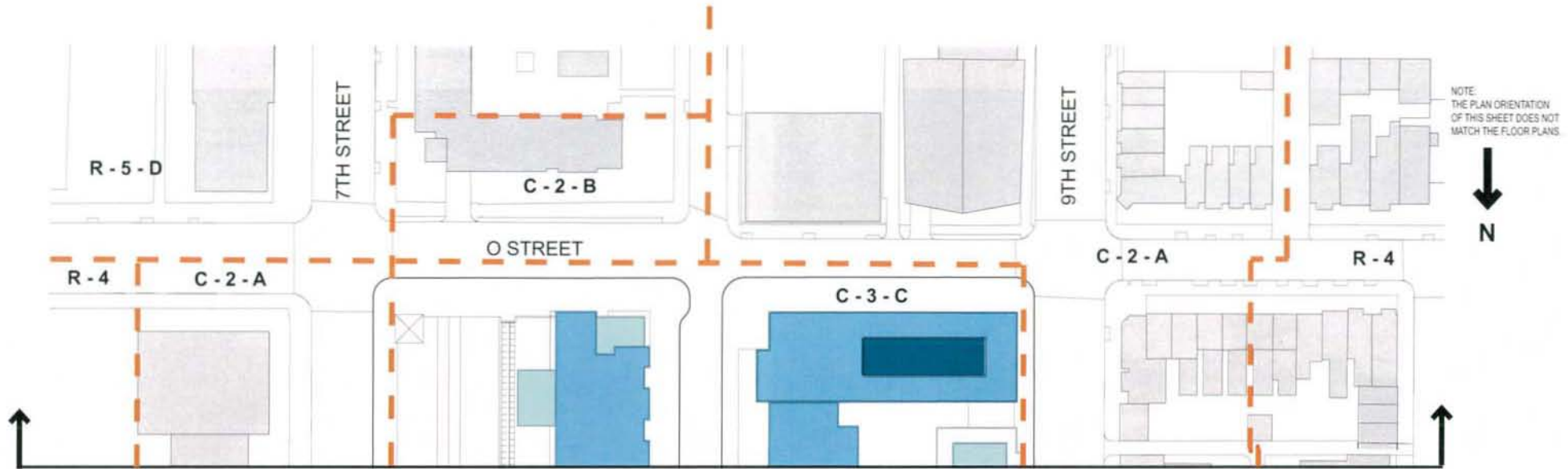


MASSING ROOF PLAN VIEW



MASSING VIEW FROM SOUTH-EAST







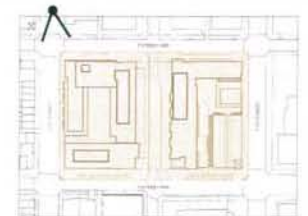
9th ST CONDO. - VIEW NORTH



SITE CONTEXT PLAN

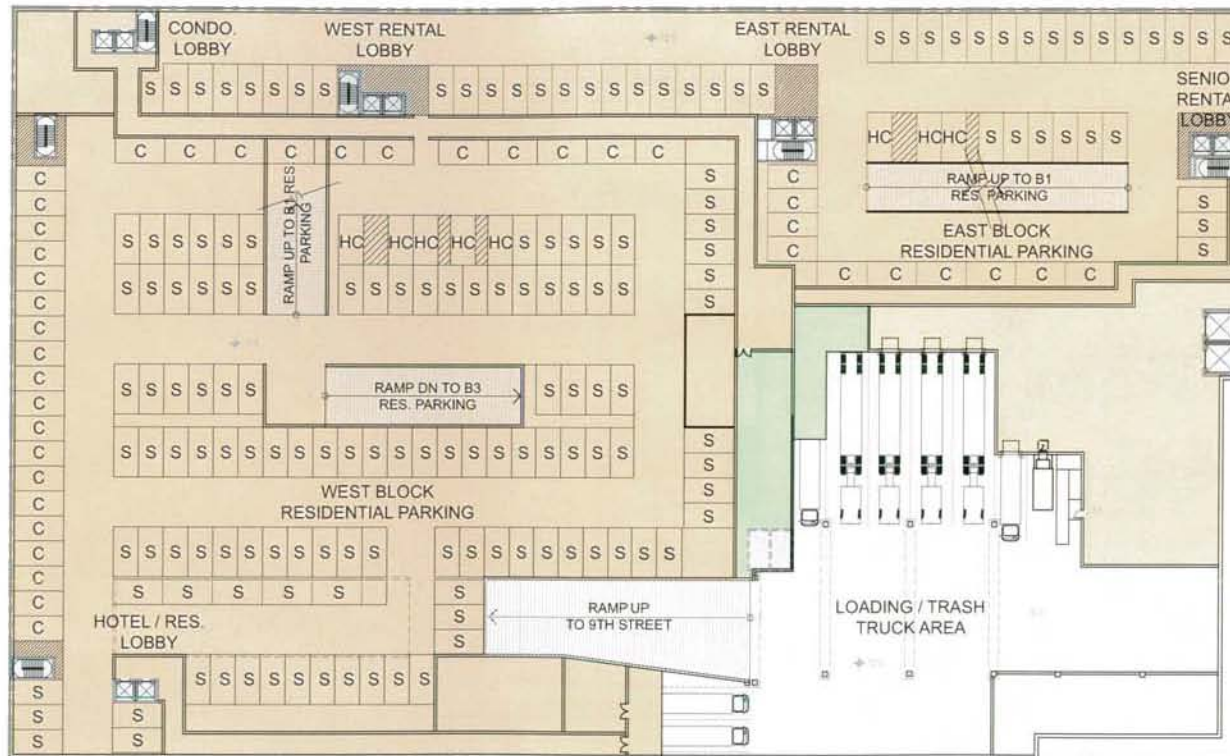


9th ST CONDO. - VIEW SOUTH



SITE CONTEXT PLAN

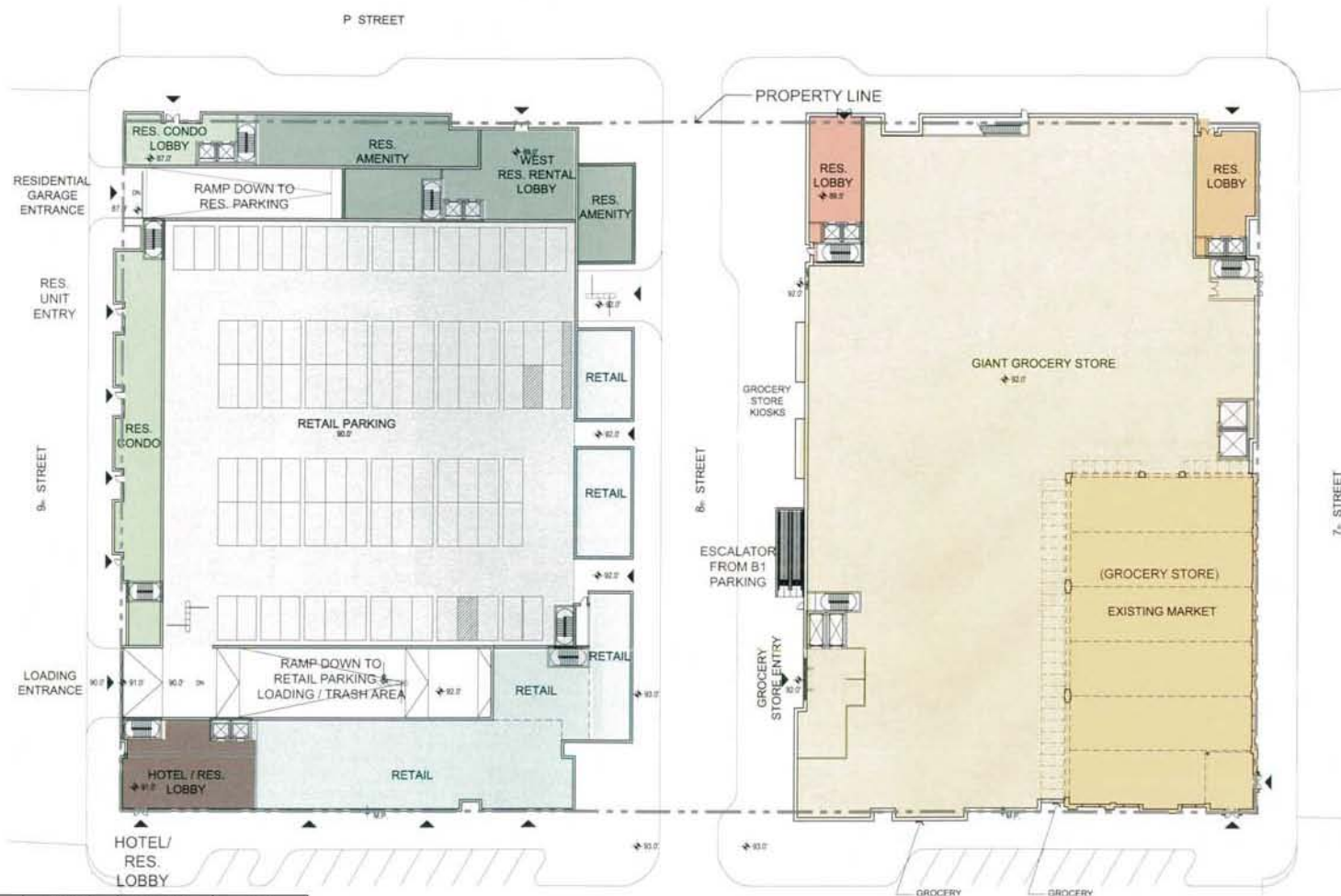




- NOTES:
1. REFER TO ROOF PLAN FOR OVERALL BUILDING DIMENSIONS.
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  3. ALL SPOT ELEVATIONS ARE RELATING TO THE MEASURING POINT +91.5' TAKEN AT THE CENTER OF THE O STREET CURB FOR EACH BUILDING.

PARKING TABULATIONS	RETAIL			WEST RES.			EAST RES.			TOTAL
	S	C	HC	S	C	HC	S	C	HC	
GROUND FLOOR	89	18	4				40	10	3	91
B1 LEVEL	110	30	6							146
B2 LEVEL				112	30	5	44	11	3	205
B3 LEVEL				75	26	4				105
										600

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")



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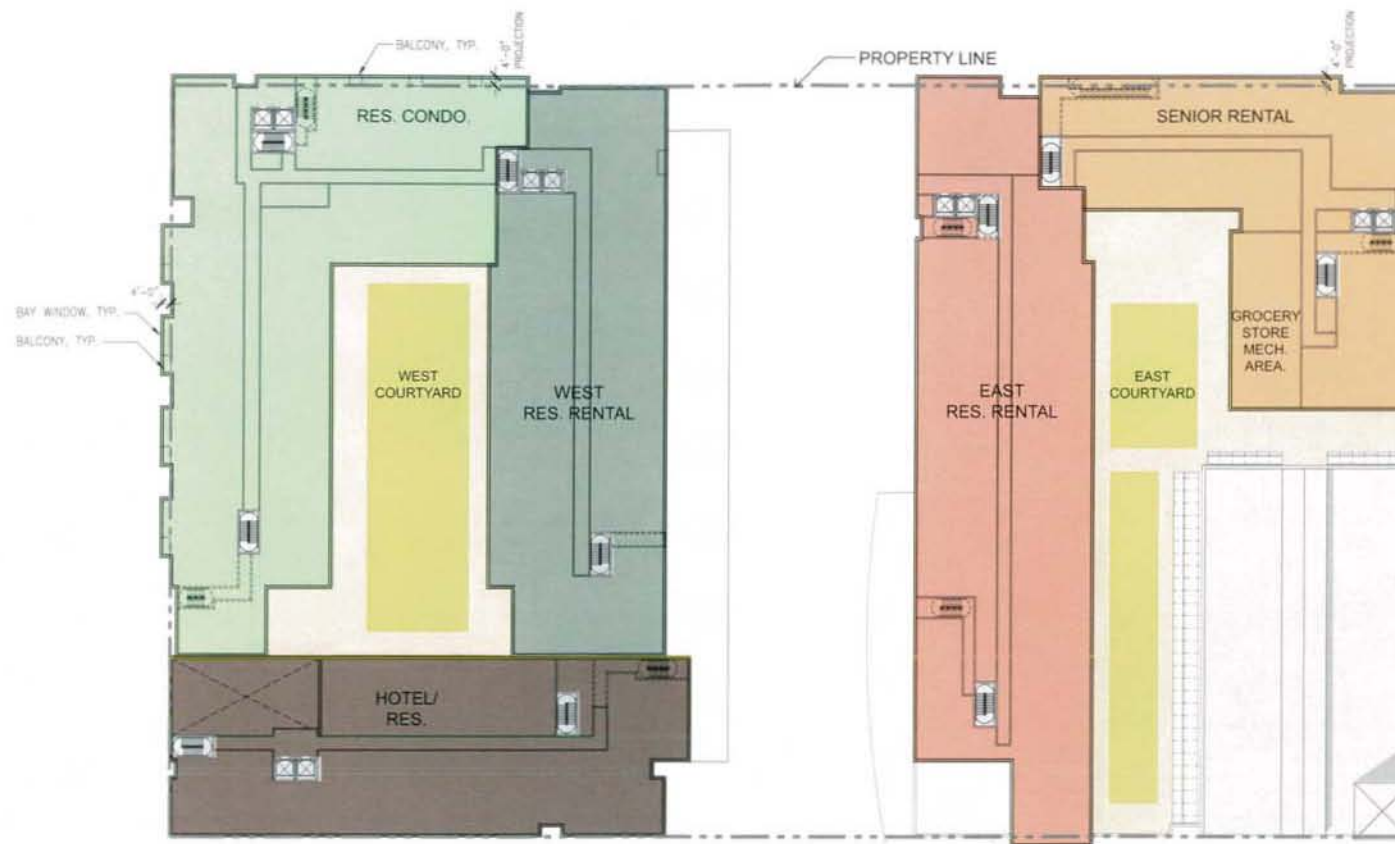
PARKING TABULATIONS	RETAIL			WEST RES.			EAST RES.			TOTAL
	S	C	HC	S	C	HC	S	C	HC	
GROUND FLOOR	89	18	4				40	10	3	91
B1 LEVEL	110	30	6							199
B2 LEVEL				112	30	5	44	11	3	205
B3 LEVEL				75	26	4				105
										600

S = STANDARD PARKING SPACE (10'-0" X 30'-0"), C = COMPACT PARKING SPACE (8'-0" X 16'-0"), HC = ACCESSIBLE PARKING SPACE (13'-0" X 19'-0")

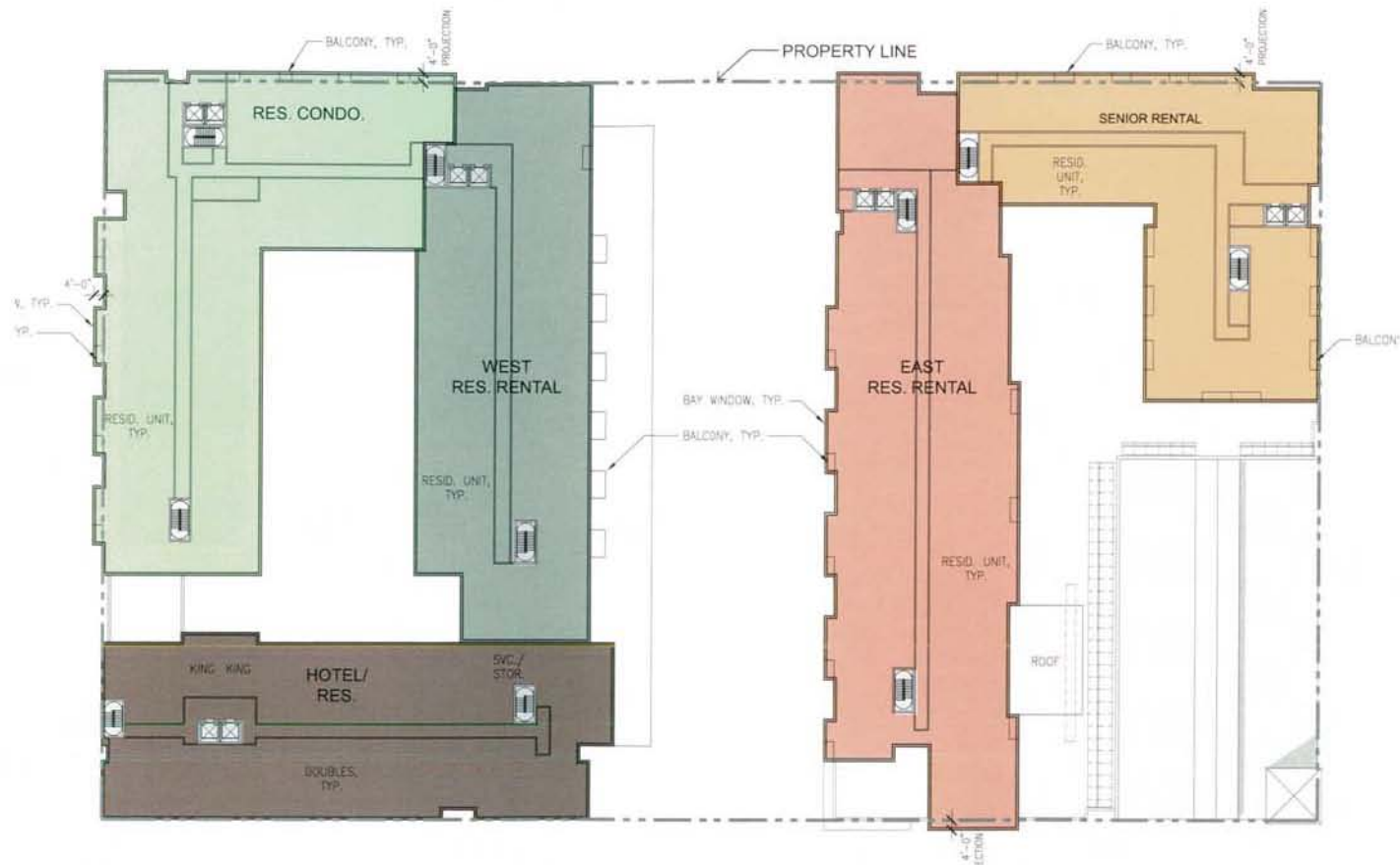
# CITY MARKET AT O WASHINGTON, D.C.







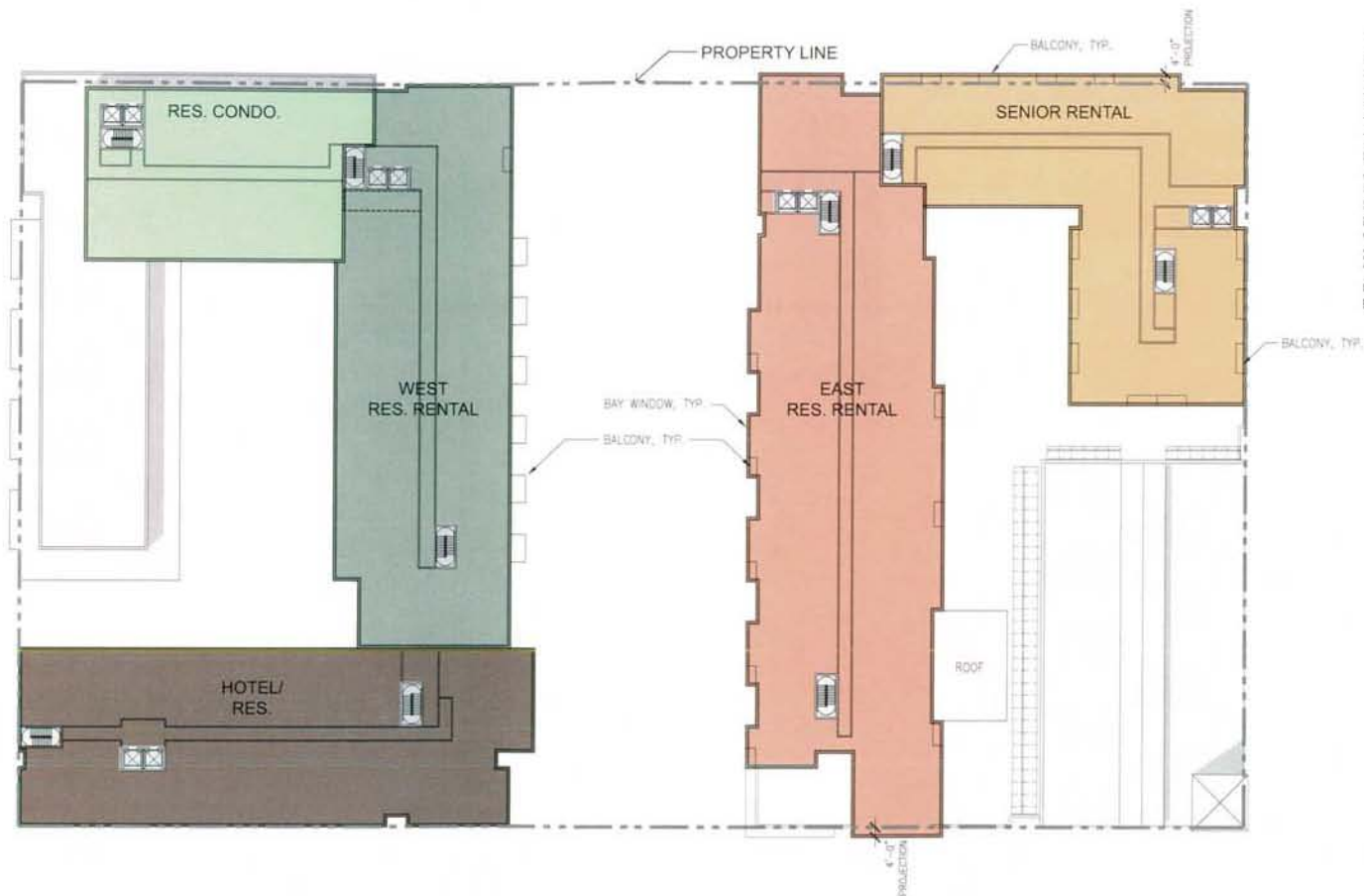
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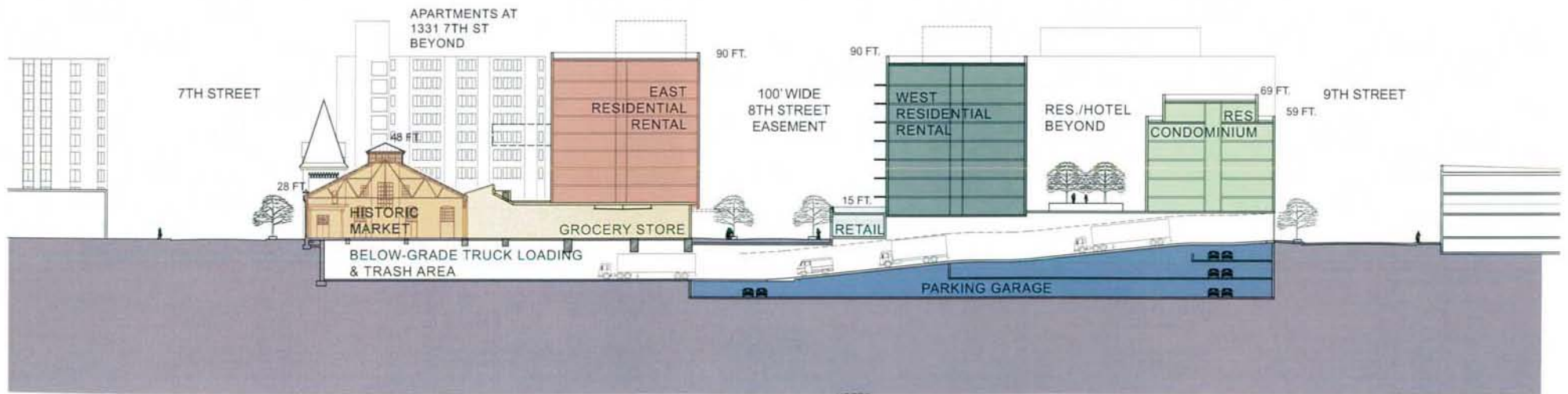




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WASHINGTON, D.C.

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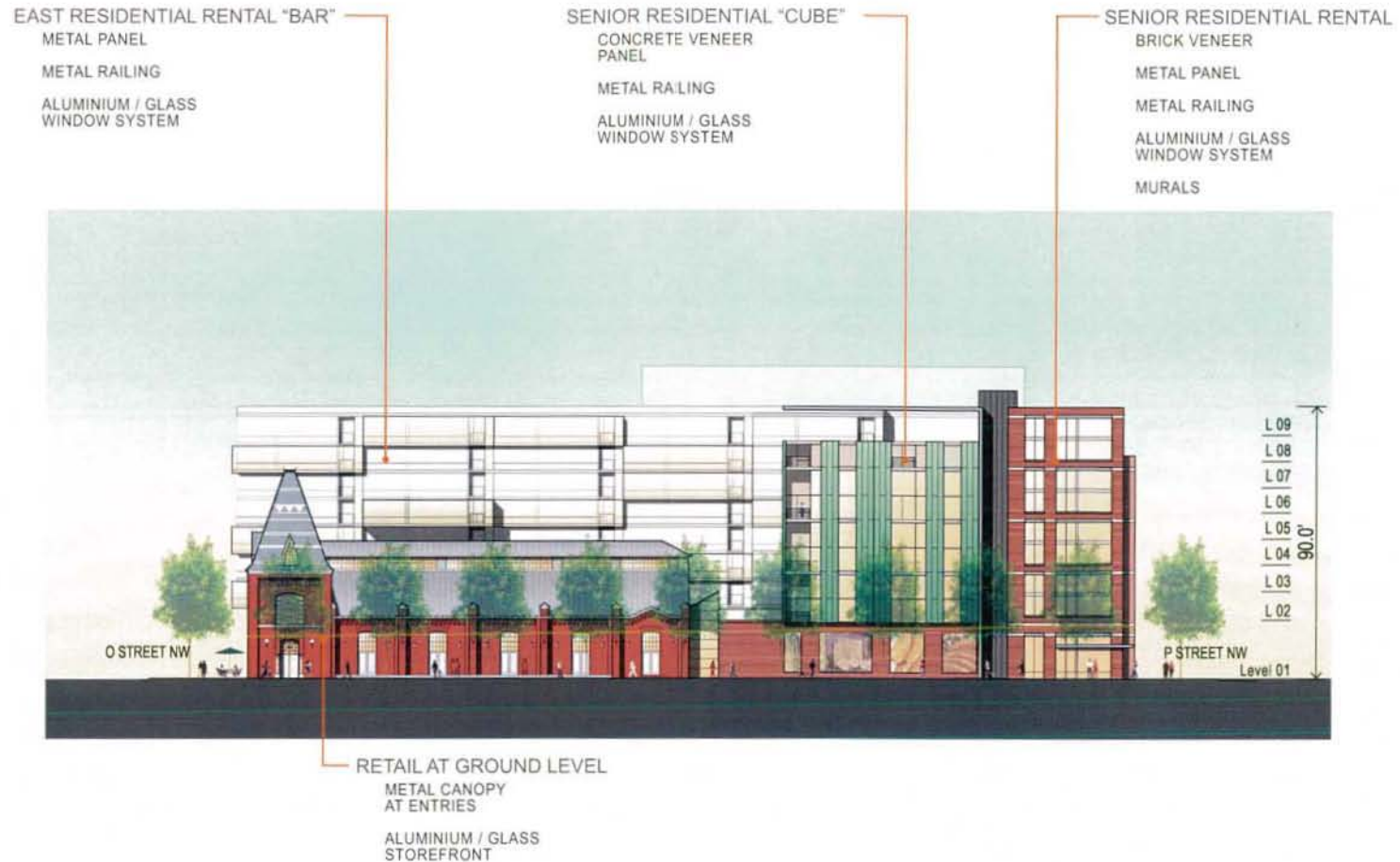
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NORTH WALL ELEVATION STUDY A19

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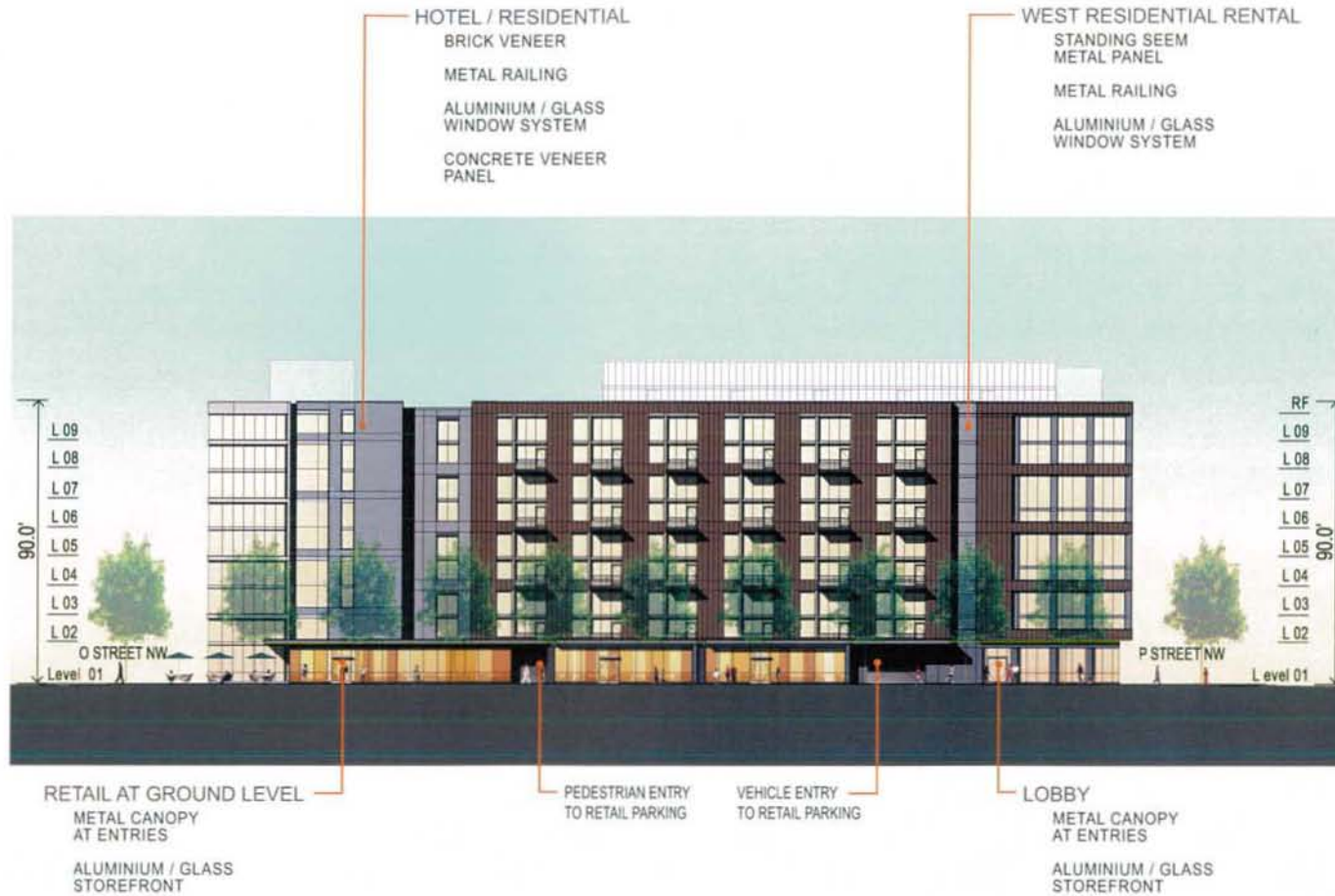
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