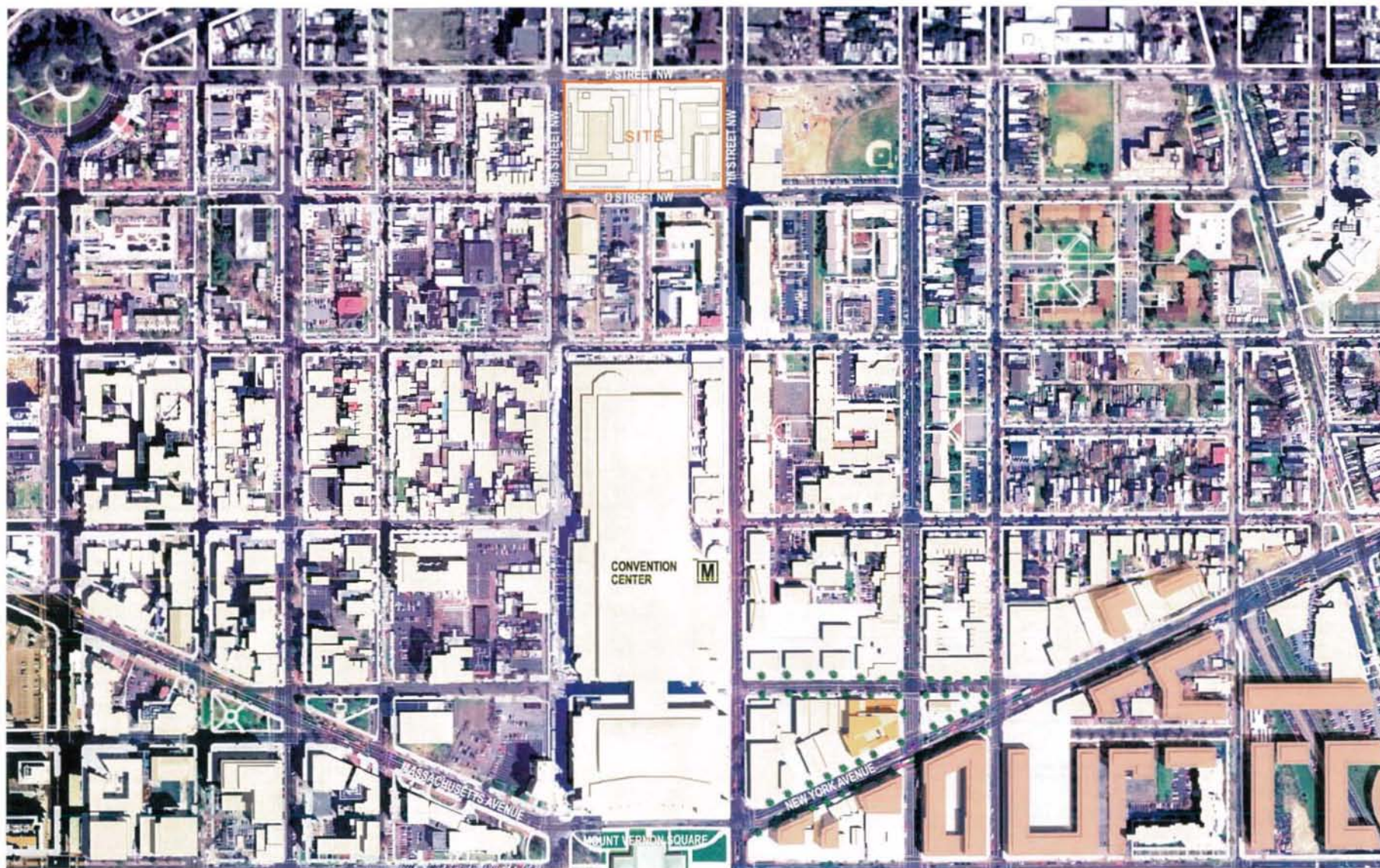


EXHIBIT A

ARCHITECTURAL PLANS &
ELEVATIONS



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CITY MARKET AT O

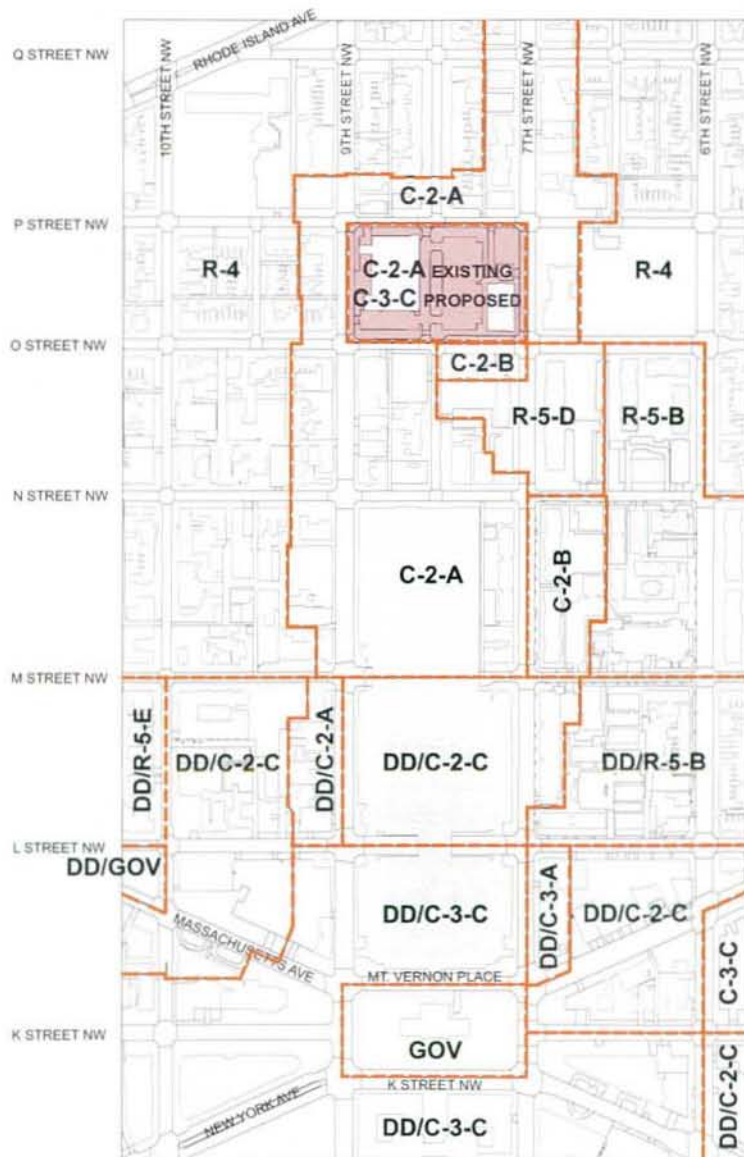
WASHINGTON, D.C.

ROADSIDE DEVELOPMENT | PUD Application 2007 DEC 21 | shalom baranes associates architects



AERIAL PHOTOGRAPH AP2

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ZONING TABULATIONS

O STREET MARKET - ZONING CMC PUD

10/21/2007 10:17 AM

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

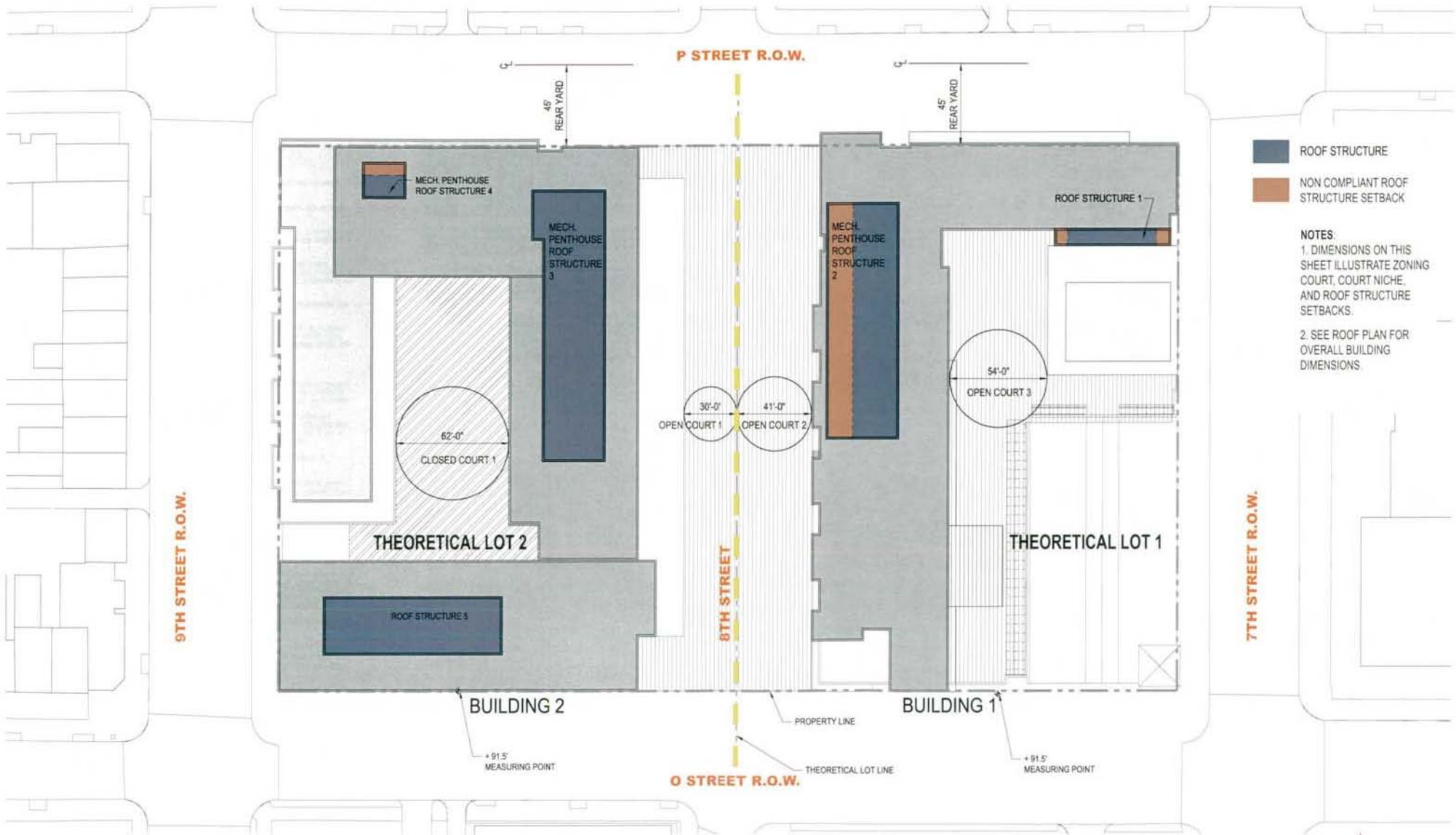
Program FAR:	
Building 1 (East)	Retail 57,000
	Residential 263,760
	Sub-total 320,760
Building 2 (West)	Hotel 115,115
	Retail 12,000
	Parking 40,890
	Residential 282,015
	Sub-total 450,020
Lot Tot Non-Res	225,005
Lot Tot Res	945,775
Lot TOTAL	770,780

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

Zoning Regulation	C-3-C	
	Reg'd/Allowed	Proposed
Height	110'	90'
Multiple Buildings on Single Lot - Max Distance to Residence District	25'	0'
Total FAR Allowed	8.0 max	5.15
Residential	8.0	3.65
Hotel		0.77
Retail		0.48
Parking		0.27
Total Non-Residential	8.0	1.50
Total FAR	8.0	5.15
Lot Occupancy %	100.0%	56.0%
Rear yard (2.5' ft. 12' min)	22.5'	45'
Side Yard (2" ft or 6' min if provided)	None required	None provided
Court-open (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'
Closed Court (Res: width: 350 ft ² min) (Non-Res: width: 250 ft ² min)		
Closed Court 1 - Width	25'	62'
- Area	1,250 ft ²	8,800 ft ²
Roof Structures		
Number	7	5
Setbacks	1:1	See Zoning Plan D2
Parking	Reg'd/Allowed	Proposed
Residential (1 per 4 units)	170 max	250
Retail (1 per 750 sq ft beyond 3,000sf)	91	250
Hotel (1 per 4 rms & 1 per 200SF of function rm.)	50	40
Total	311	580
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	4-55', 3-30', 2-20'

NOTES:

- SEE THE ZONING PLAN ON D2 FOR COURT AND ROOF STRUCTURE LOCATIONS
- THE BUILDING HEIGHT IS BASED ON THE MEASURING POINTS TAKEN ON THE MIDPOINT OF THE O 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. SEE SHEET D2



1. THIS PLAN IS BASED ON A SURVEY PREPARED BY:
SHAWLOW BARANES ASSOCIATES
5200 K STREET, SUITE 400
WASHINGTON D.C. 20007
DATED: JUL 11, 2007

ARCHITECTURAL FLOOR PLANS PREPARED BY:
SHALOM SARANES ASSOCIATES
3299 K STREET NW
SUITE 400
WASHINGTON, DC 20007

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 GROUNDWORK.

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 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 ISSUANCE, INCLUDING BUT NOT LIMITED TO PROCUREMENT OF SERVICES, SCHEDULING OF FIELD OBSERVATIONS AND COORDINATION WITH REPRESENTATIVES OF THE APPROPRIATE PARTIES.

8. 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.

8. THESE PLANS ARE BASED ON INFORMATION PROVIDED TO SCHLER ENGINEERING, P.C. AT THE TIME OF PLAN PREPARATION. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY SCHLER ENGINEERING, P.C. IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN, 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 BOWLER 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 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 BURNED ON THE SUBJECT SITE AND ALL UNDESIRABLE 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 PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS INDICATE.

14. CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ADJACENT TO PAYMENT, STRUCTURES, ETC. TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES AS NECESSARY TO ENSURE THE STRUCTURAL STABILITY OF PAYMENT, 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, CURBS, 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 REPORTS.

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

11. ALL CONTRACTORS MUST OF STATUTORY WORKERS 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 HOELER ENGINEERING, P.C., AND ITS SUBCONTRACTORS AS ADDITIONAL INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THE HOLD HAZARDOUS AND MEDICINE TREATMENTS ASSIGNED BY THE CONTRACTOR TO THE PROJECT. HOELER ENGINEERING, P.C., WILL BE REQUIRED TO PROVIDE A CERTIFICATE OF THE EXISTENCE OF THE REQUIRED INSURANCE PRIOR TO THE FURNISHING OF HOELER ENGINEERING, P.C., WITH ANY OF EACH POLICY DURING THE DURATION OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS MUST, TO THE FULL EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HAZARDOUS WASTE ENGINEERING, P.C., AND ITS SUBCONTRACTORS FROM AND AGAINST ANY DAMAGES, UNLAWFUL OR COSTS, INCLUDING REASONABLE ATTORNEY FEES AND REPOSE COSTS, ARISING OUT OF OR IN ANY WAY NOT CONNECTED WITH THE PROJECT, INCLUDING ANY CLAIMS FOR DAMAGES, UNLAWFUL OR COSTS, INCLUDING REASONABLE ATTORNEY FEES AND REPOSE COSTS, ARISING OUT OF OR IN ANY WAY NOT CONNECTED WITH THE PROJECT.

20. WHETHER THE PROFESSIONAL ACTIVITIES OF BOLLER ENGINEERING, P.C., HAVE THE PRESENCE OF BOLLER ENGINEERING, P.C. ON ITS EMPLOYED AND SUBCONTRACTORS AT A CONSTRUCTION PROJECT SITE, SHALL AVOID THE GENERAL CONTRACTOR'S USE OF ITS EMPLOYEES, EMPLOYED AND SUBCONTRACTORS AT A CONSTRUCTION PROJECT SITE, AND SUPERVISING AND COORDINATING MEANS, METHODS, SEQUENCES, TECHNOLOGIES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERVISING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. BOLLER ENGINEERING, P.C. AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROLS OVER ANY CONTRACTOR/CONTRACTOR'S OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROVISIONS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ASSURE SAFETY. BOLLER ENGINEERING, P.C. SHALL NOT BE HELD RESPONSIBLE FOR ANY INJURY TO ANY CONTRACTOR OR SHALL BE WAIVE ANYTHING FOR ASSURE SAFETY. BOLLER ENGINEERING, P.C. SHALL NOT BE HELD RESPONSIBLE FOR ANY INJURY TO ANY CONTRACTOR OR SHALL BE WAIVE ANYTHING FOR ASSURE SAFETY. BOLLER ENGINEERING, P.C. SHALL NOT BE HELD RESPONSIBLE FOR ANY INJURY TO ANY CONTRACTOR OR SHALL BE WAIVE ANYTHING FOR ASSURE SAFETY.






11. **WOLFE ENGINEERING, P.C.** SHALL REVIEW AND APPROVE ON DATE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHEN 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 TRADES, OR CONSTRUCTION SCHEDULING PRESENTATIONS, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. **WOLFE ENGINEERING'S** REVIEW SHALL NOT BE CONSIDERED AN ENDORSEMENT OF THE CONTRACTOR'S DESIGN OR CONSTRUCTION. **WOLFE ENGINEERING'S** REVIEW OF THE CONTRACTOR'S SUBMITTALS FOR CONFORMANCE WITH THE DESIGN CONCEPT AND THE INFORMATION SHOWN IN THE CONSTRUCTION MEANS OR METHODS, COORDINATION OF THE WORK WITH OTHER TRADES, OR CONSTRUCTION SCHEDULING PRESENTATIONS, SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO THE ATTENTION OF **WOLFE ENGINEERING, P.C.** IN WRITING BY THE CONTRACTOR. **WOLFE ENGINEERING, P.C.** SHALL NOT BE REQUIRED TO REVIEW PARTIAL

21. IN AN EFFORT TO RESOLVE ANY CONFLICTS THAT ARISE DURING THE DESIGN AND CONSTRUCTION OF THE PROJECT OR FOLLOWING THE COMPLETION OF THE PROJECT, BOWLER 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 BINDING MEDIATION UNLESS THE PARTIES ACTUALLY AGREE OTHERWISE.

21. 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.

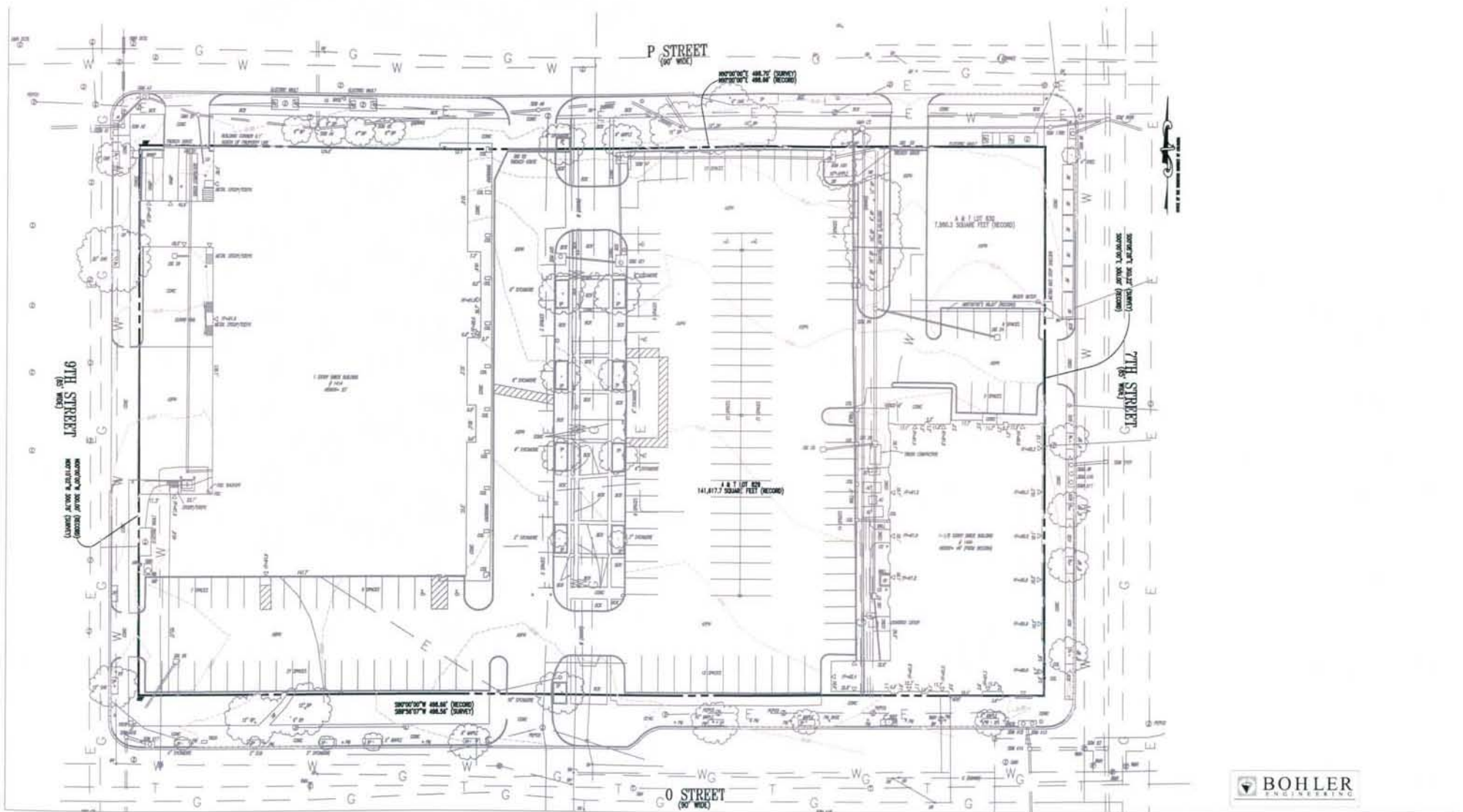
34. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM. THE CONTRACTOR SHALL INDEMNIFY AND HOLD THE OWNER AND BOKLEY ENGINEERS, 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 RELATING THERETO.

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	

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



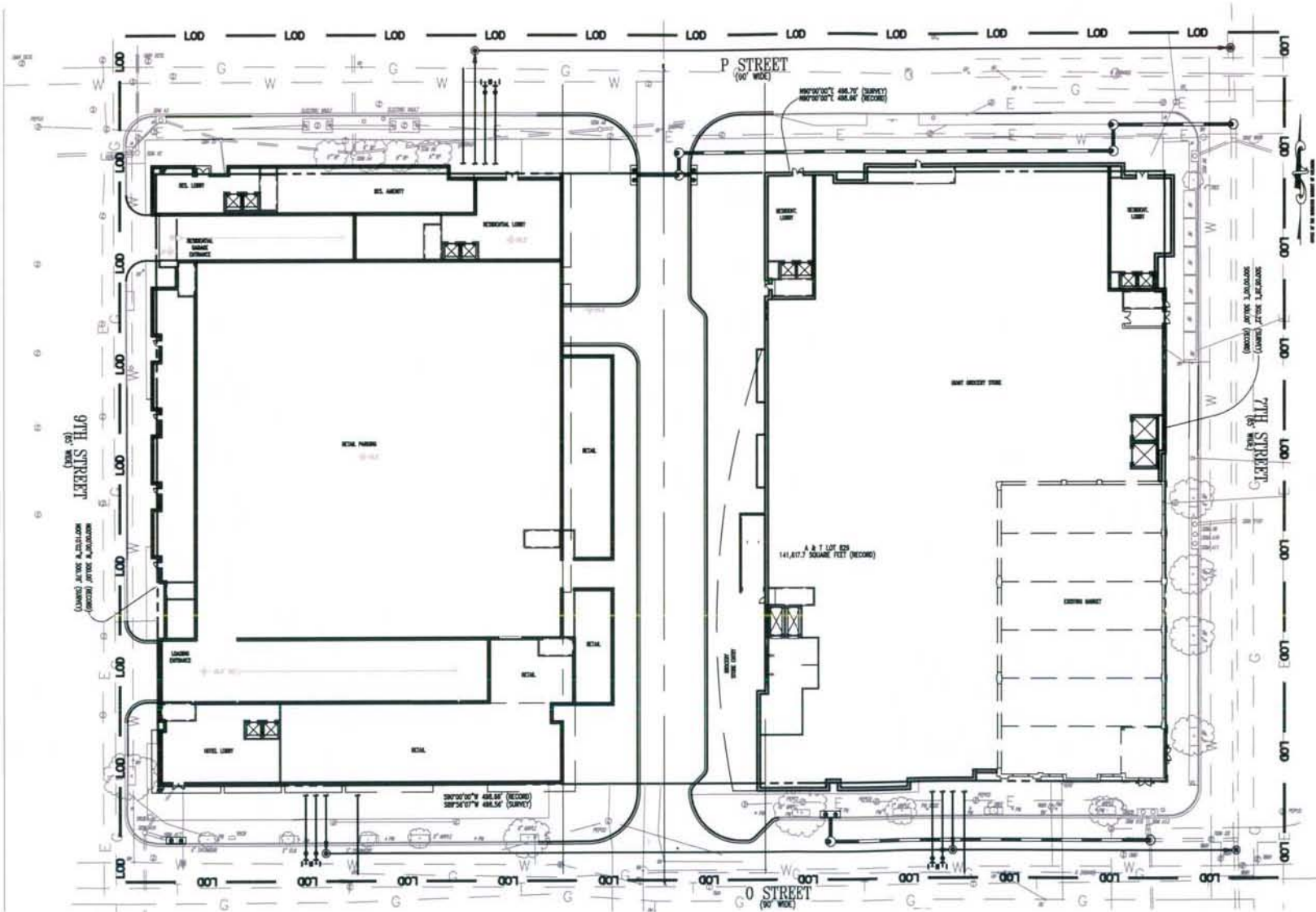


CITY MARKET AT O WASHINGTON, D.C.

ROADSIDE DEVELOPMENT PUD Application 2007 DEC 21

EXISTING CONDITIONS PLAN C2

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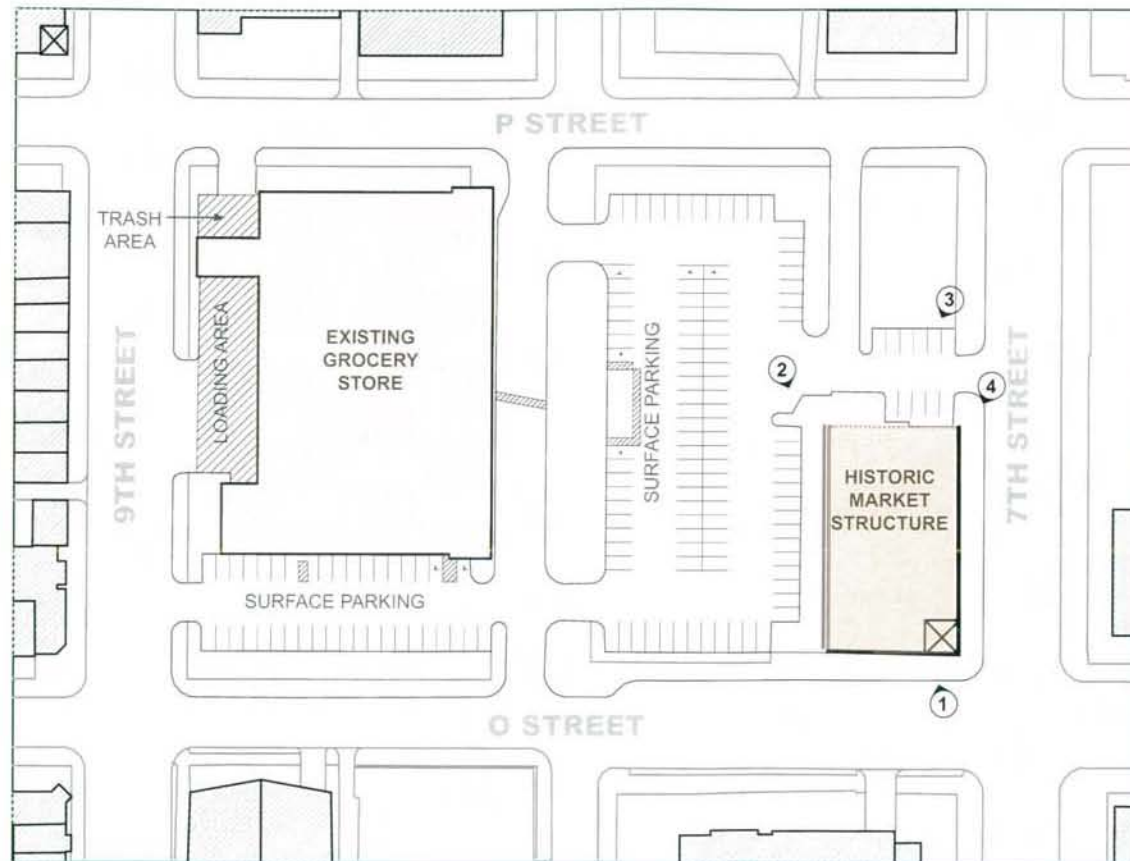
CITY MARKET AT O WASHINGTON, D.C.

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UTILITY PLAN C5

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CITY MARKET AT O

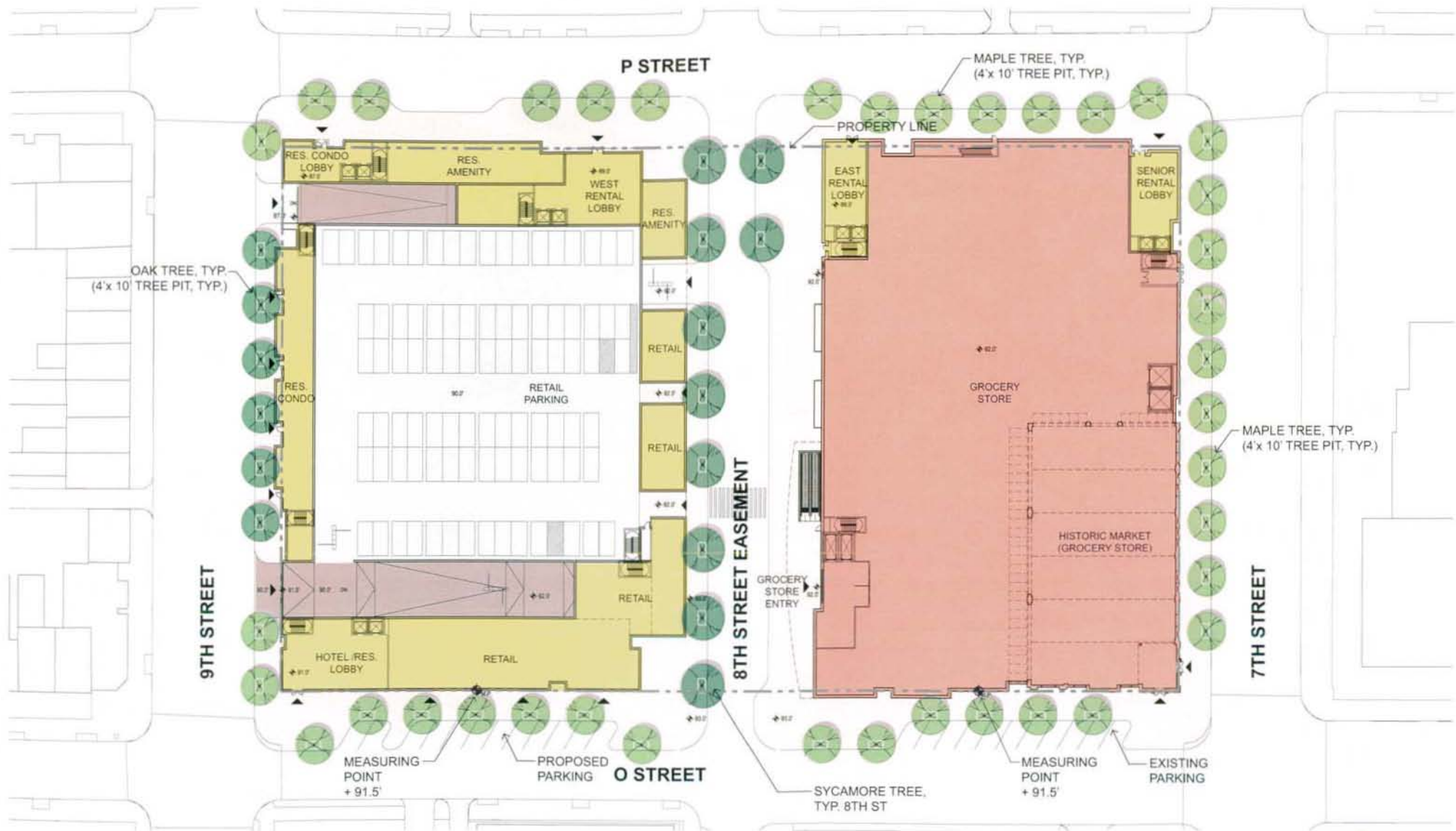
WASHINGTON, D.C.

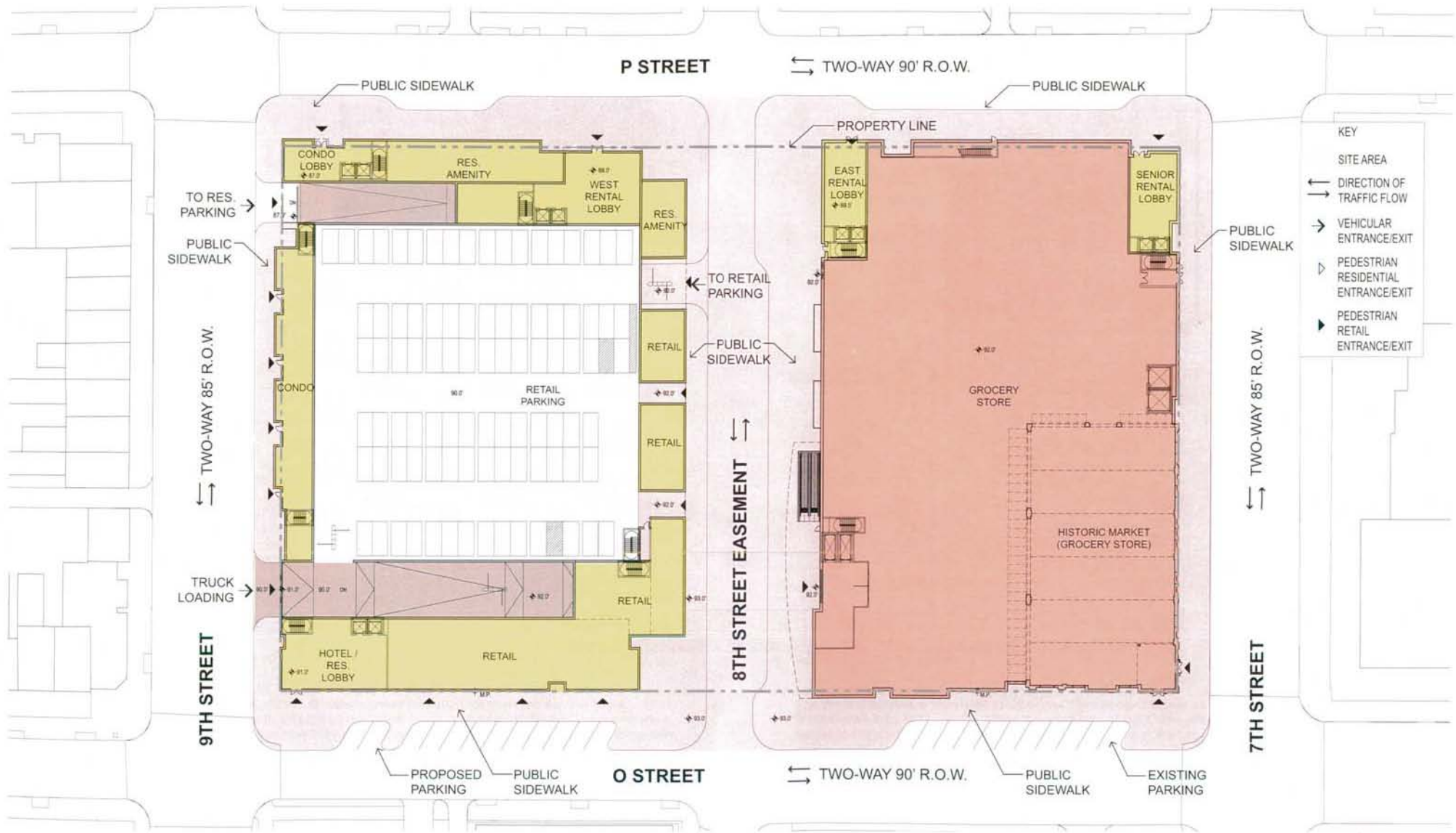
ROADSIDE DEVELOPMENT | PUD Application 2007 DEC 21 | copyright 2007 shalom baranes associates

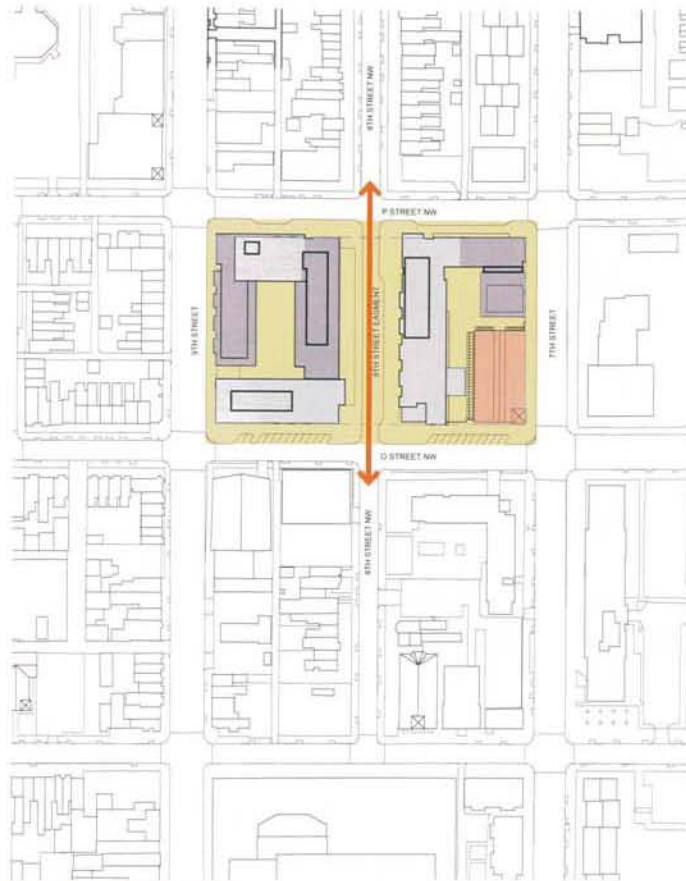
EXISTING SITE CONDITIONS S1

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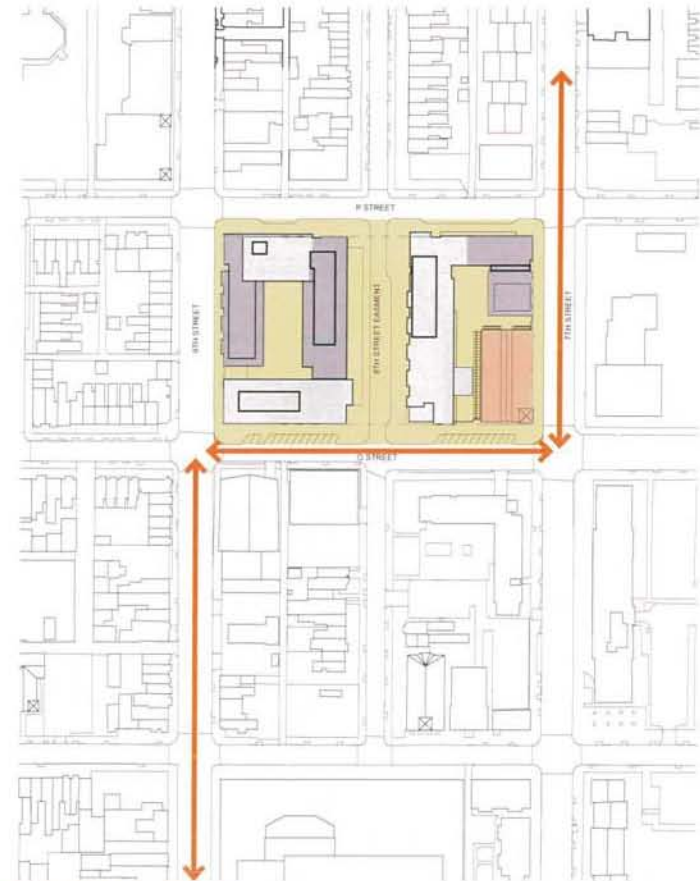




RESTORE 8TH STREET

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

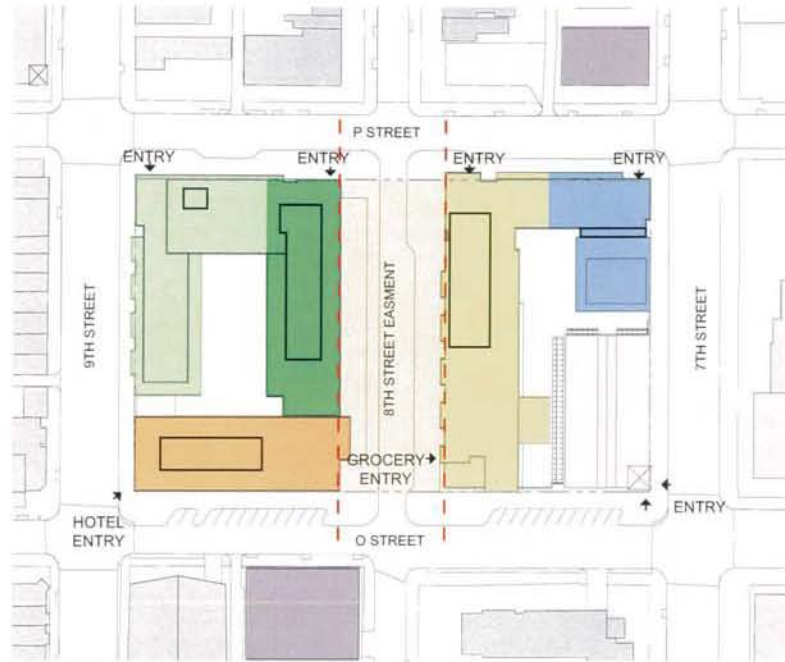
The project creates an important retail connection along O Street between the 9th Street retail area to the south, along the west side of the Convention Center, and 7th Street to the north, toward the Uptown Destination District Retail.

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

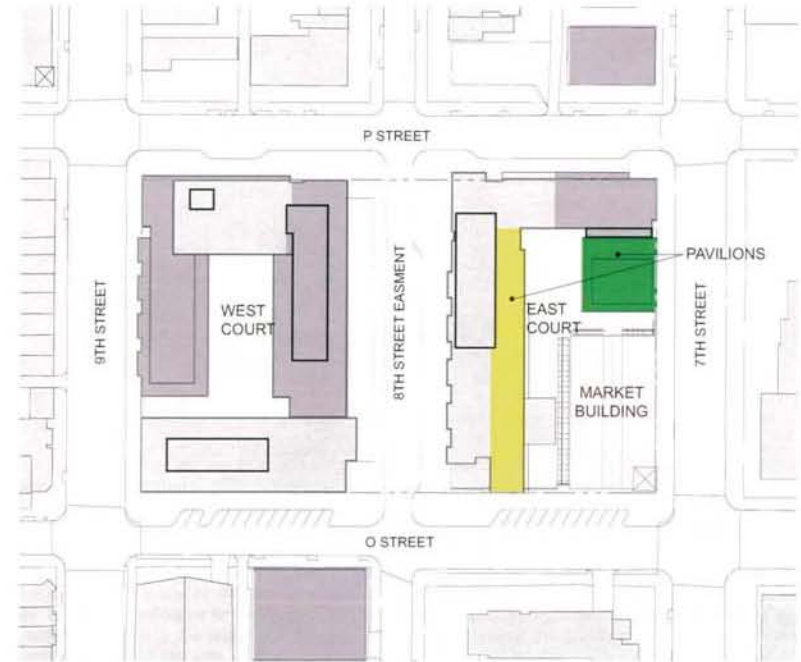
- CONDOMINIUM
- WEST RENTAL
- HOTEL / RES.
- EAST RENTAL
- SENIOR RENTAL
- HISTORIC MARKET
- 8th STREET 100' EASEMENT



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.

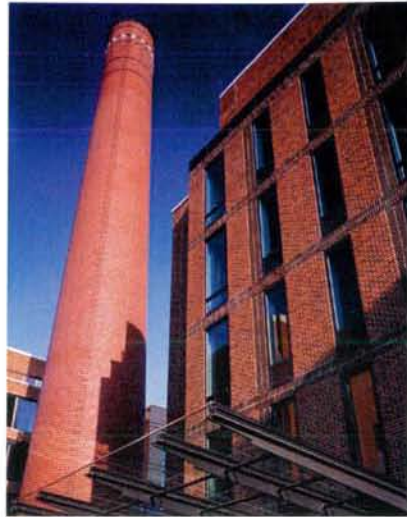


BUILDING MASSING

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. 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



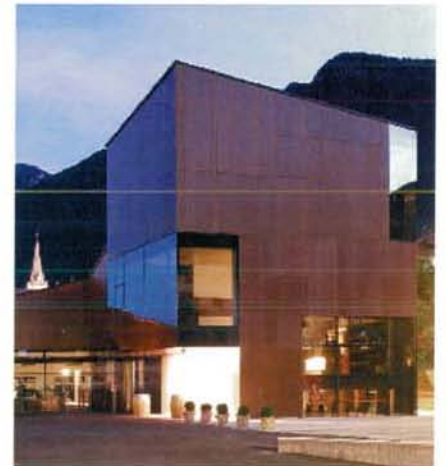
TERRA COTTA



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



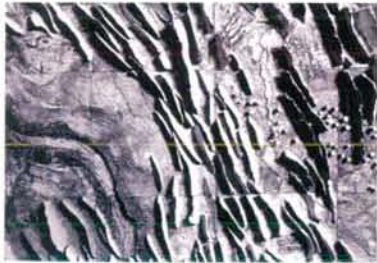
RELIEF



CRAFT

URBAN MURALS

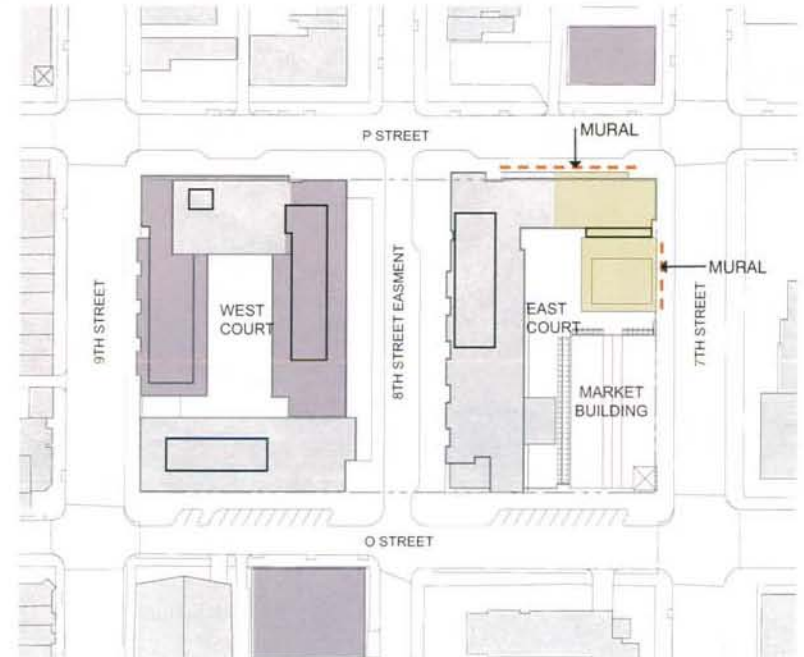
To enliven the project at street level, wall murals are proposed for patrons of the grocery store. They may be used for large scale graphics hinting at the building activities within or present a narrative about the rich history of the neighborhood and the market. The goal is to commission local Artists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



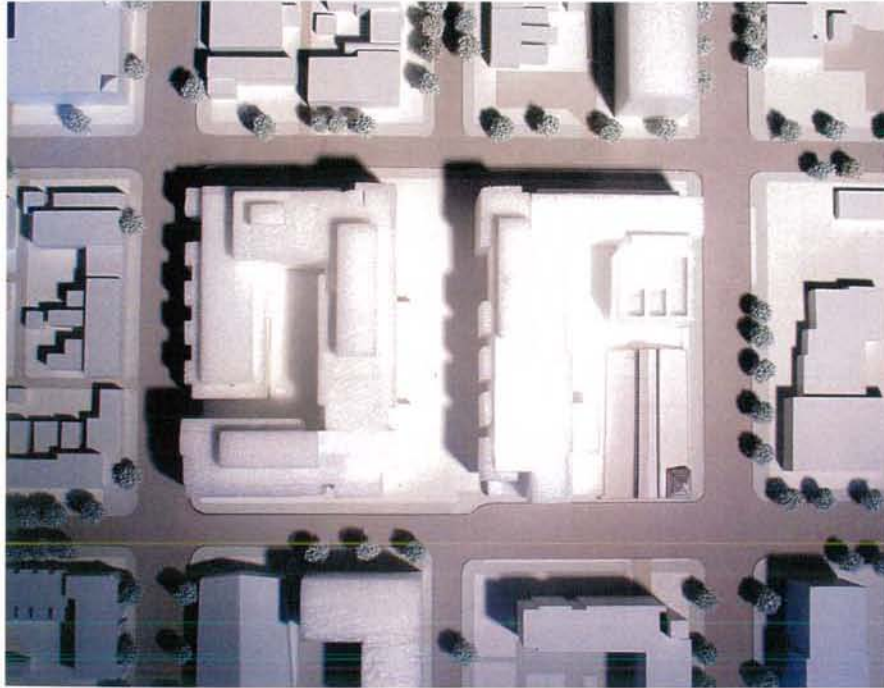
TEXTURE



NARRATIVE



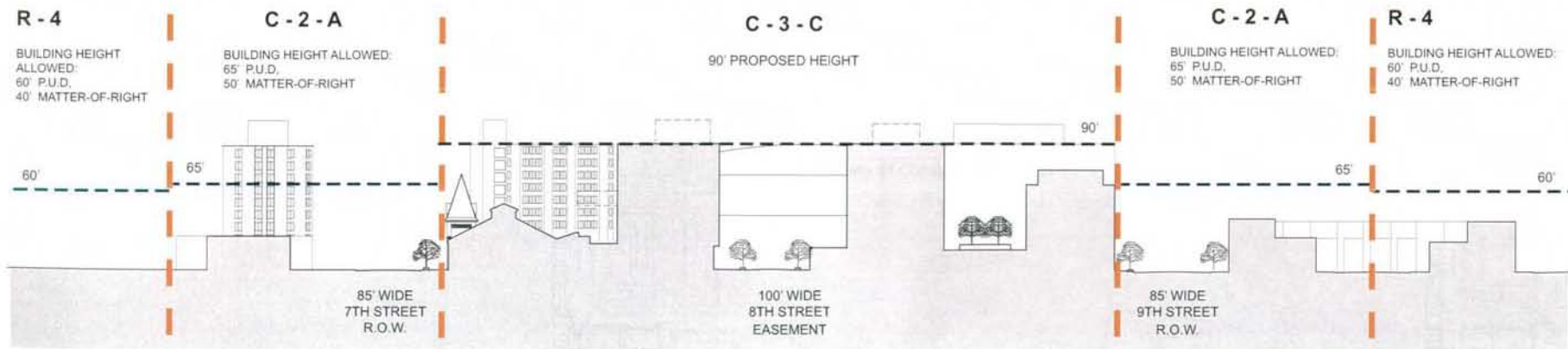
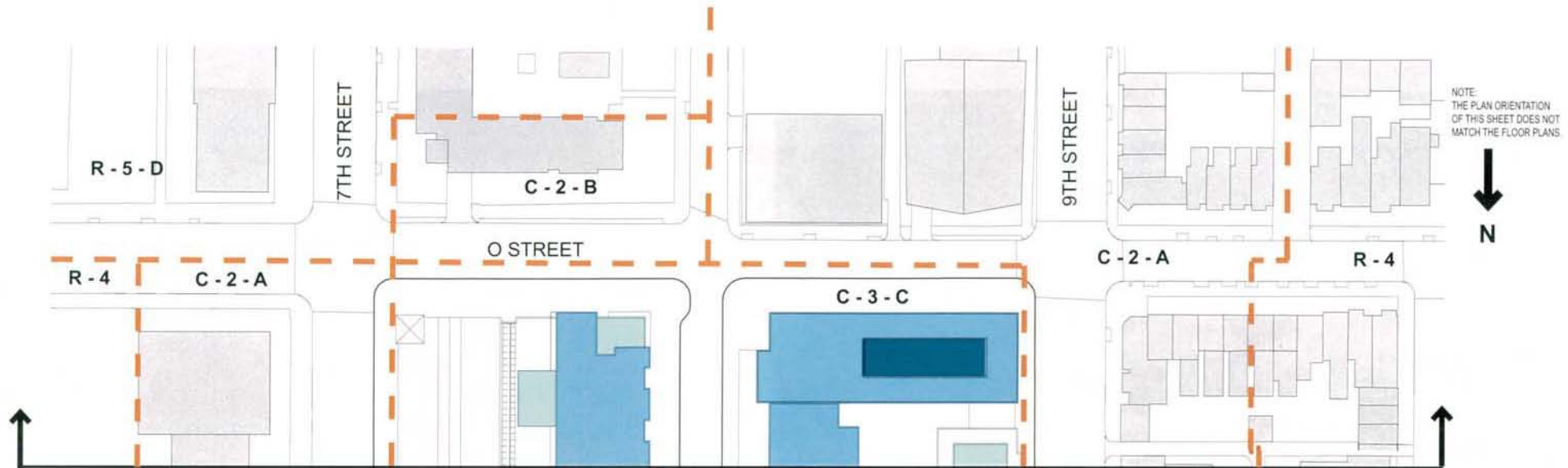
MURAL LOCATIONS



MASSING ROOF PLAN VIEW

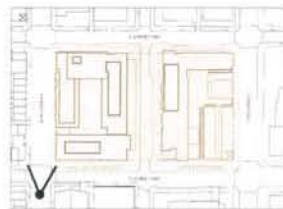


MASSING VIEW FROM SOUTH-EAST





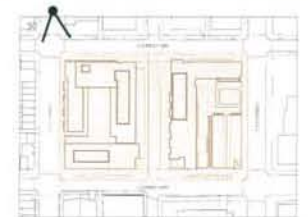
9th ST CONDO. - VIEW NORTH



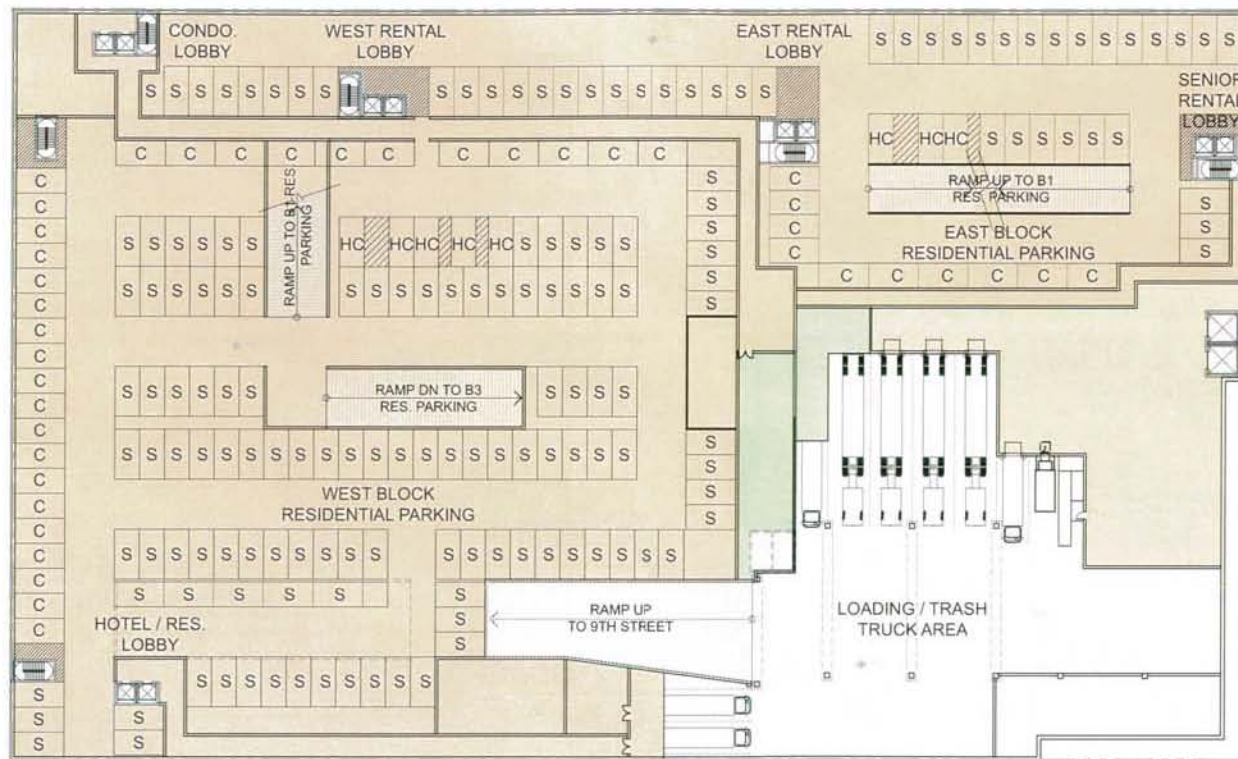
SITE CONTEXT PLAN



9th ST CONDO. - VIEW SOUTH



SITE CONTEXT PLAN



- NOTES:
1. REFER TO ROOF PLAN FOR OVERALL BUILDING DIMENSIONS.
 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.
 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	69	18	4							91
B1 LEVEL	110	30	6				40	10	3	199
B2 LEVEL				112	30	5	44	11	3	205
B3 LEVEL				75	28	4				107
										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")

CITY MARKET AT O

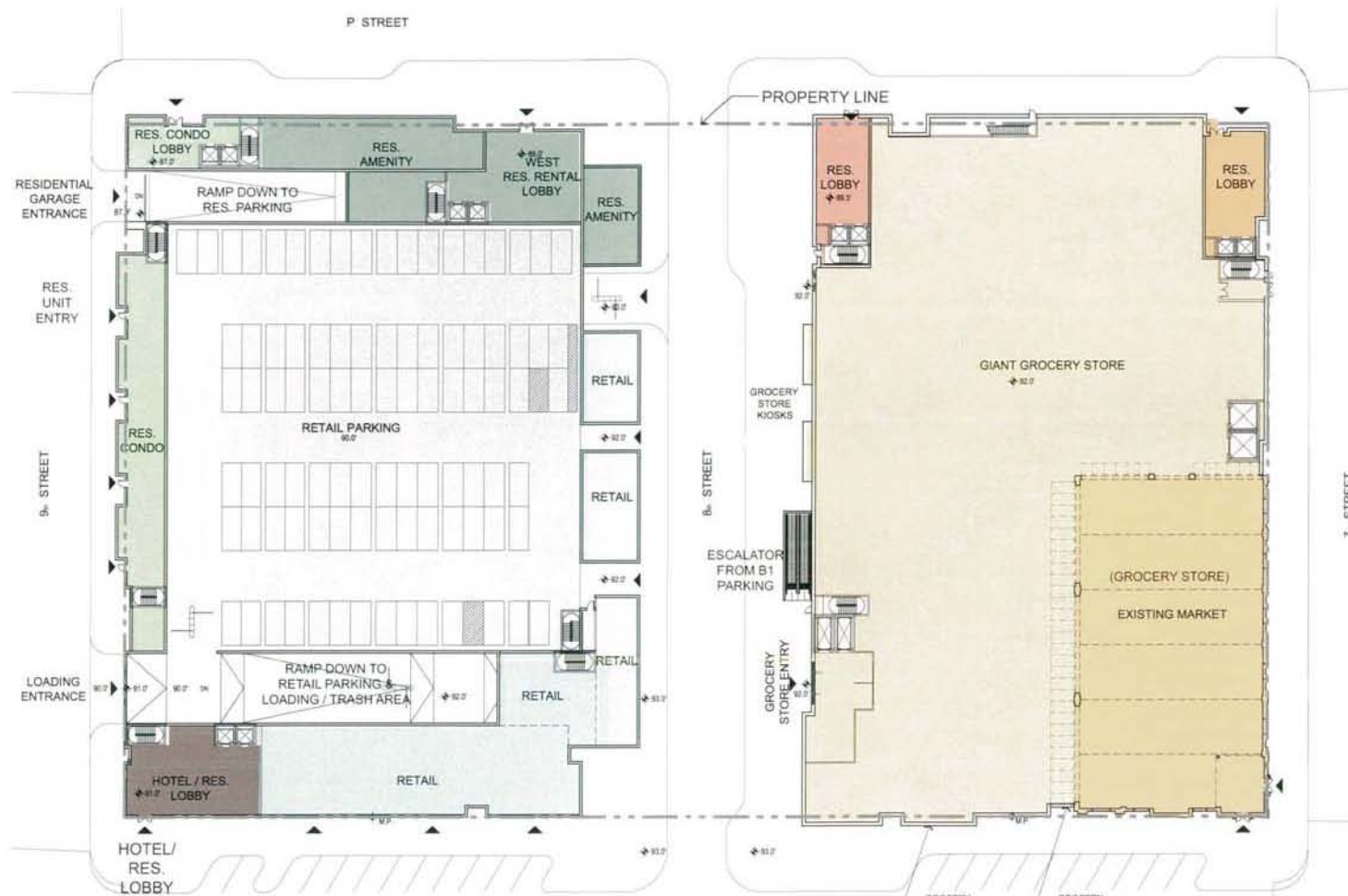
WASHINGTON, D.C.

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FLOOR PLAN B2 A9

shalom baranes associates architects



- NOTES:
1. REFER TO ROOF PLAN FOR OVERALL BUILDING DIMENSIONS.
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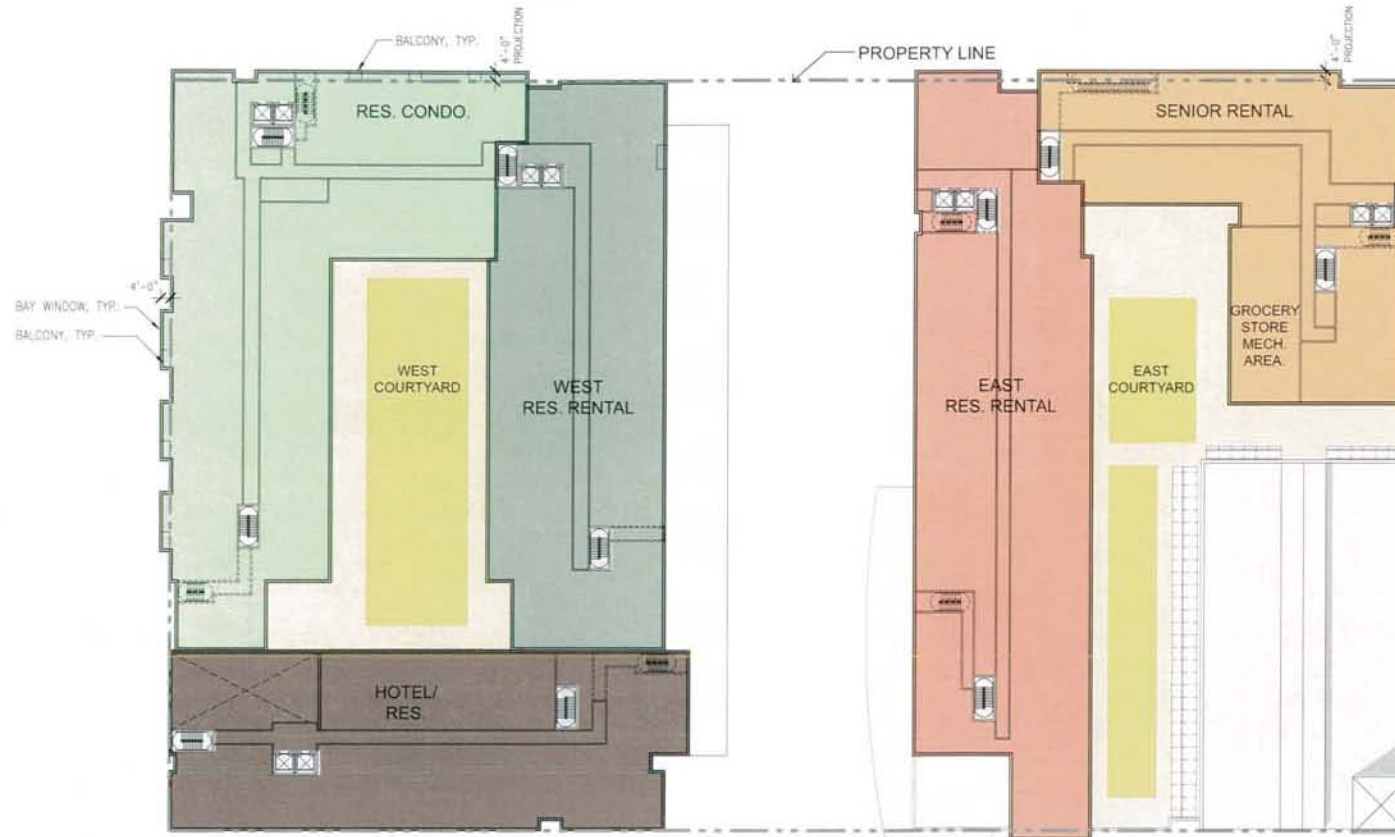
PARKING TABULATIONS	RETAIL			WEST RES			EAST RES			TOTAL
	S	C	HC	S	C	HC	S	C	HC	
GROUND FLOOR	69	18	4							91
B1 LEVEL	110	30	6				40	10	3	199
B2 LEVEL				112	30	5	44	11	3	205
B3 LEVEL				75	25	4				105
										600

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")

CITY MARKET AT O

WASHINGTON, D.C.





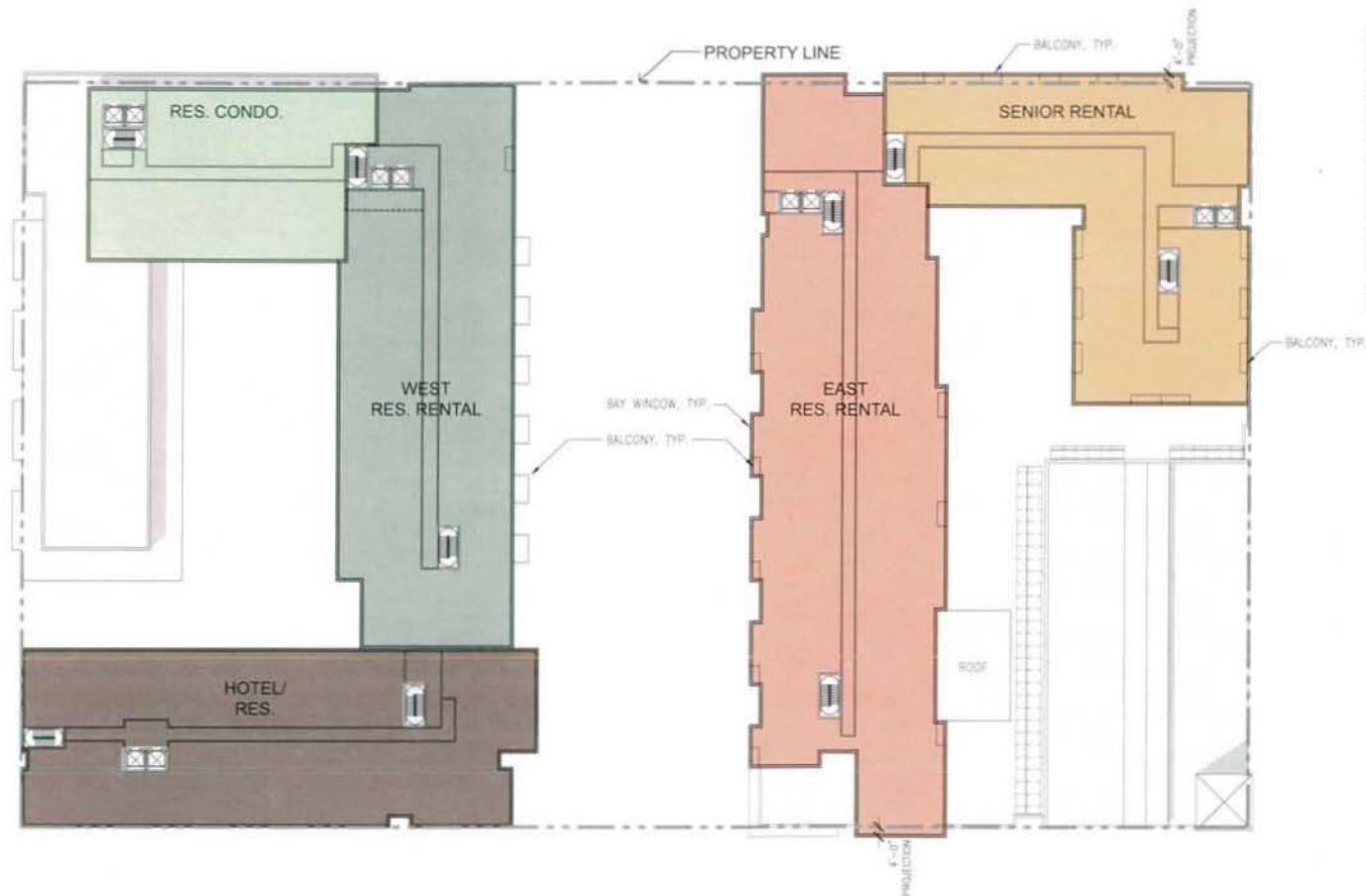
- NOTES:
1. REFER TO ROOF PLAN FOR OVERALL BUILDING DIMENSIONS.
 2. THE EXTERIOR ELEVATIONS, INCLUDING DOOR AND WINDOW SIZES AND LOCATIONS, THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE, AND LOCATIONS OF RESIDENTIAL UNITS, STAIRS, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE PARKING SPACE LAYOUT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.
 3. ALL SPOT ELEVATIONS ARE RELATING TO THE MEASURING POINT +91.5 TAKEN AT THE CENTER OF THE O STREET CURB FOR EACH BUILDING.



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EAST RESIDENTIAL RENTAL "BAR"
METAL PANEL
METAL RAILING
ALUMINIUM / GLASS
WINDOW SYSTEM

SENIOR RESIDENTIAL "CUBE"
CONCRETE VENEER
PANEL
METAL RAILING
ALUMINIUM / GLASS
WINDOW SYSTEM

SENIOR RESIDENTIAL RENTAL
BRICK VENEER
METAL PANEL
METAL RAILING
ALUMINIUM / GLASS
WINDOW SYSTEM
MURALS



RETAIL AT GROUND LEVEL
METAL CANOPY
AT ENTRIES
ALUMINIUM / GLASS
STOREFRONT

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