



DISTRICT OF COLUMBIA
A PLANNED UNIT DEVELOPMENT

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

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CITY MARKET AT O WASHINGTON, D.C.

ROADSIDE DEVELOPMENT | 2014 June 26th

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ZONING COMMISSION
District of Columbia
CASE NO.07-26F
EXHIBIT NO.1F

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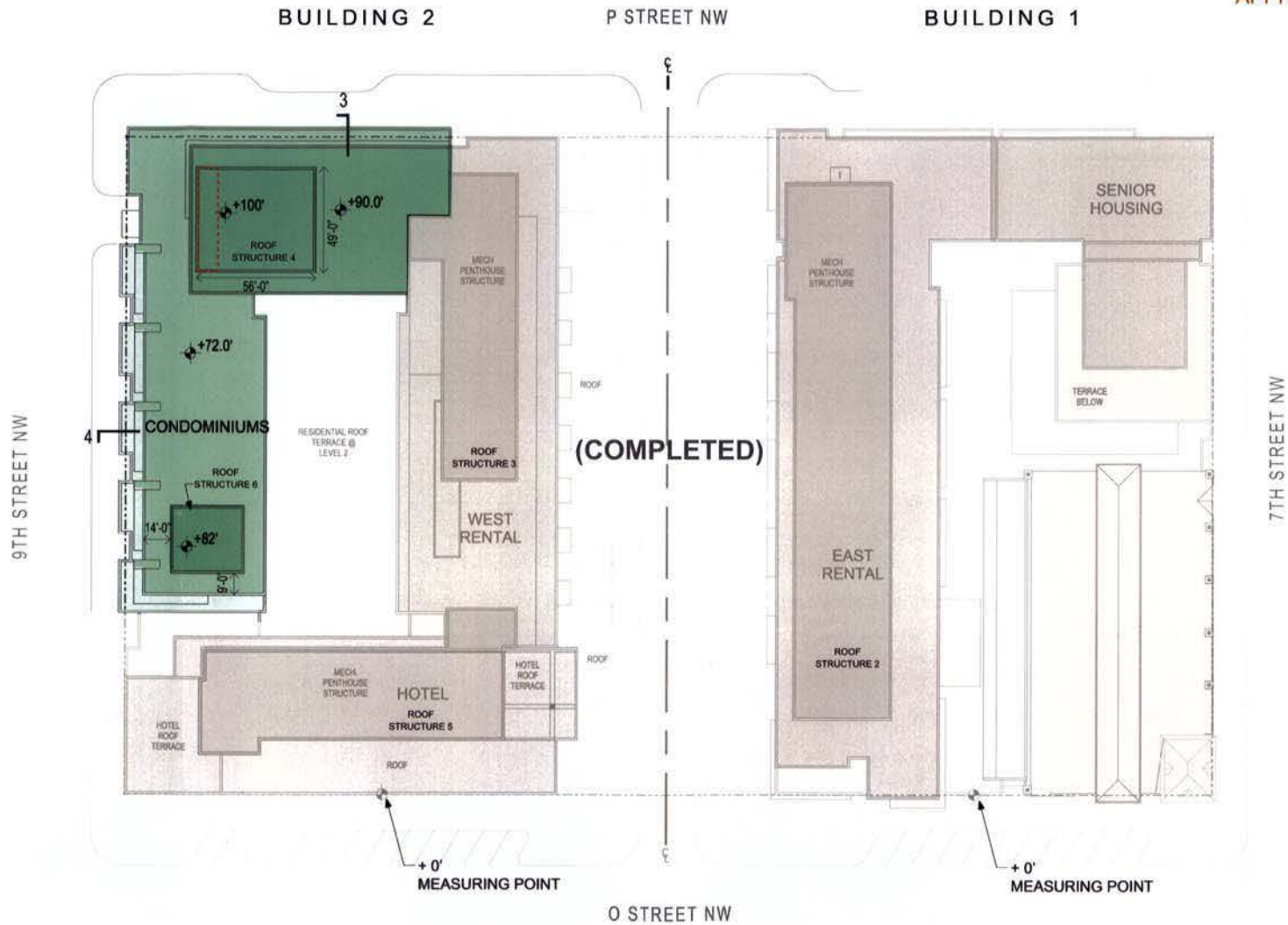
CONFORMANCE WITH ZONING ORDER APPROVAL:

FAR (Compliance per conditions 1 & 2 of Zoning Order)

	APPROVED PUD		PREVIOUSLY BUILT & PROPOSED	
RESIDENTIAL	3.65	545,775 sf	3.68	550,041 sf
COMMERCIAL	1.50	225,005 sf	1.48	220,739 sf
	5.15	770,780 sf	5.15	770,780 sf

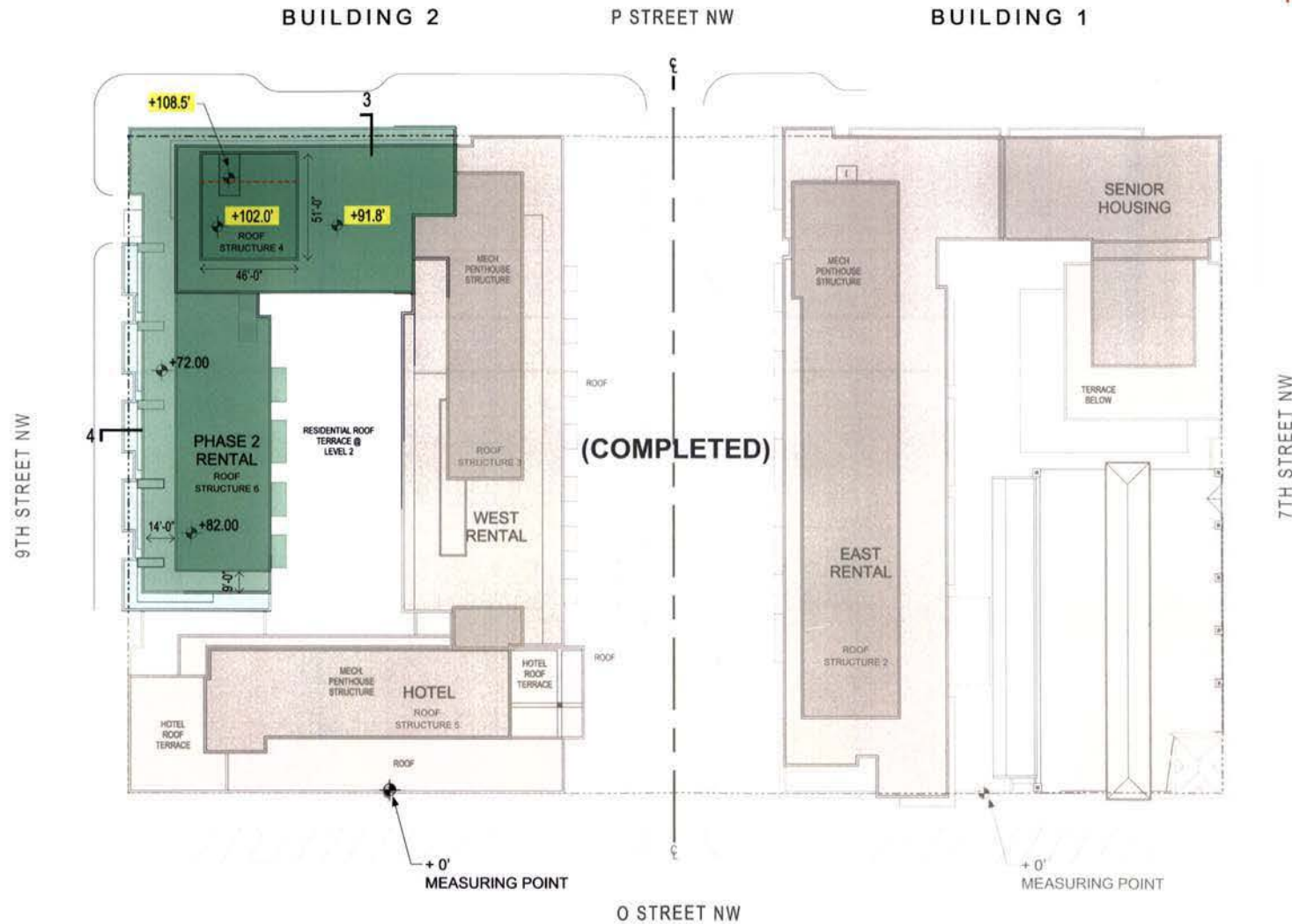
UNIT COUNT (Compliance per condition 3 of Zoning Order)

	APPROVED PUD	PREVIOUSLY BUILT & PROPOSED
MARKET	500-600	540-560
AFFORDABLE	80	90
	580-680	630-650



NON COMPLIANT ROOF
STRUCTURE SETBACK

- NOTES:
1. ALL SPOT ELEVATIONS ARE TAKEN RELATIVE TO THE MEASURING POINT OF 0'. THE ACTUAL ELEVATION ABOVE SEA LEVEL OF THE MEASURING POINT IS +91.5'.
 2. THE MEASURING POINT IS TAKEN AT GRADE AT THE CENTER OF EACH BUILDING PER DCMR TITLE II SECTION 2517.4



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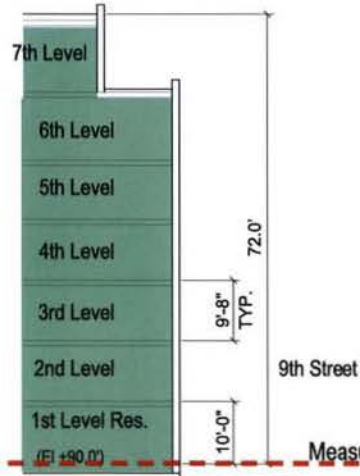
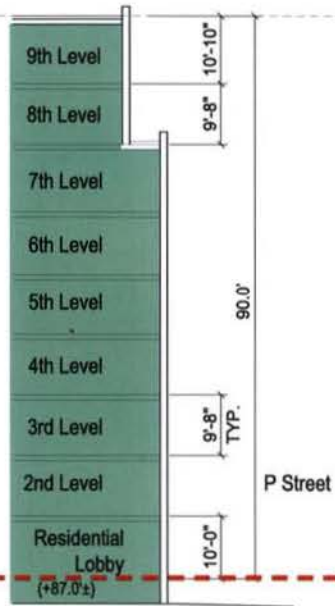
APPROVED PUD WALL SECTIONS

APPROVED
WEST
RESIDENTIAL A
Section W-3

APPROVED
WEST
RESIDENTIAL A
Section W-4

110' Line

90' Line



Measuring Point
EL +91.5'
Taken at centerpoint of O St. frontage.
See Roof Plan for location

Condo Building - North
Typical Floor:
9'-0" Clear ceiling height
8'-0" Kitchen and bath
ceiling height

Condo Building - West
Typical Floor:
9'-0" Clear ceiling height
8'-0" Kitchen and bath
ceiling height

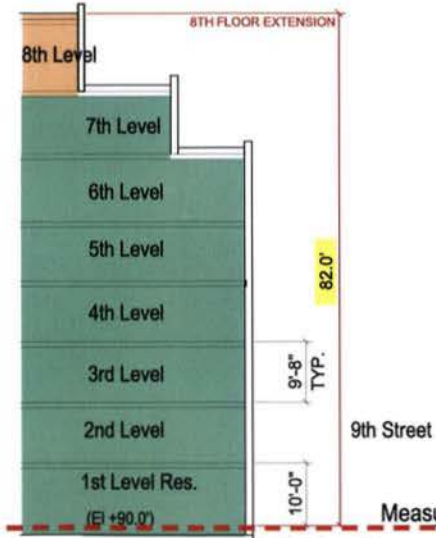
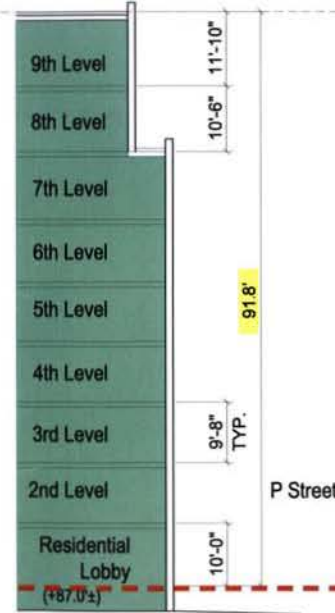
PROPOSED PUD WALL SECTIONS

PROPOSED
WEST
RESIDENTIAL A
Section W-3

PROPOSED
WEST
RESIDENTIAL A
Section W-4

110' Line

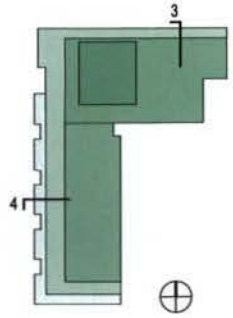
91'-10" Line



Measuring Point
EL +91.5'
Taken at centerpoint of O St. frontage.
See Roof Plan for location

Phase 2 Rental Building - North
Typical Floor:
9'-0" Clear ceiling height
8'-0" Kitchen and bath
ceiling height

Phase 2 Rental Building - West
Typical Floor:
9'-0" Clear ceiling height
8'-0" Kitchen and bath
ceiling height



APPROVED PUD ELEVATION



PROPOSED ELEVATION



A.5 ELEVATION - NORTH

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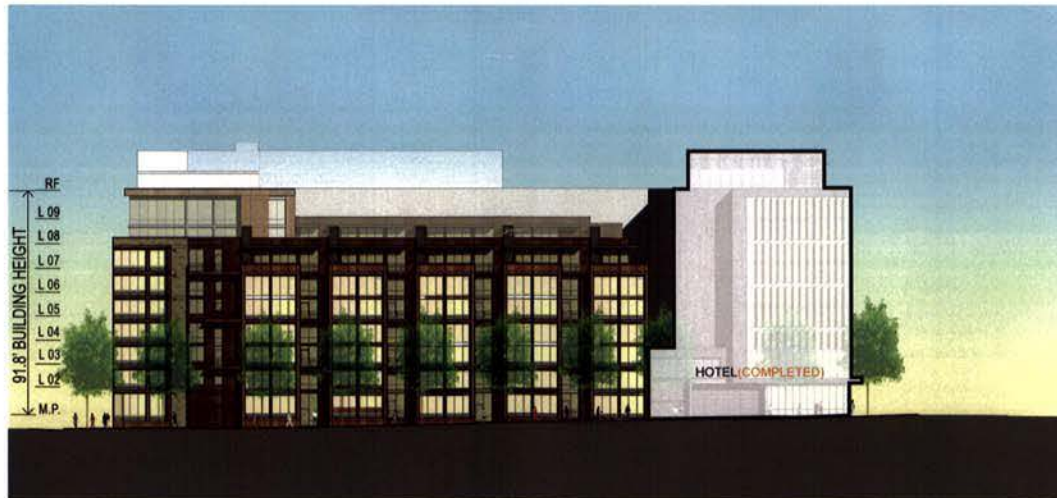
WASHINGTON, D.C. CITY MARKET AT O

2014 June 26th | ROADSIDE DEVELOPMENT

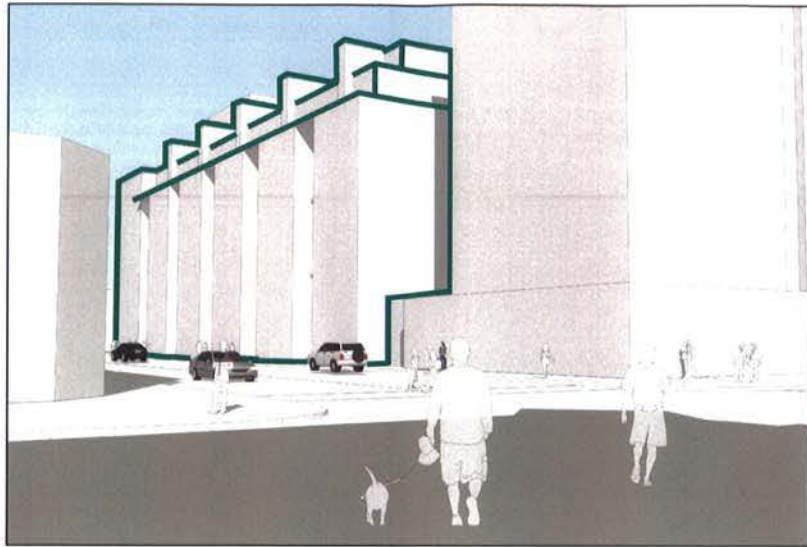
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APPROVED PUD ELEVATION



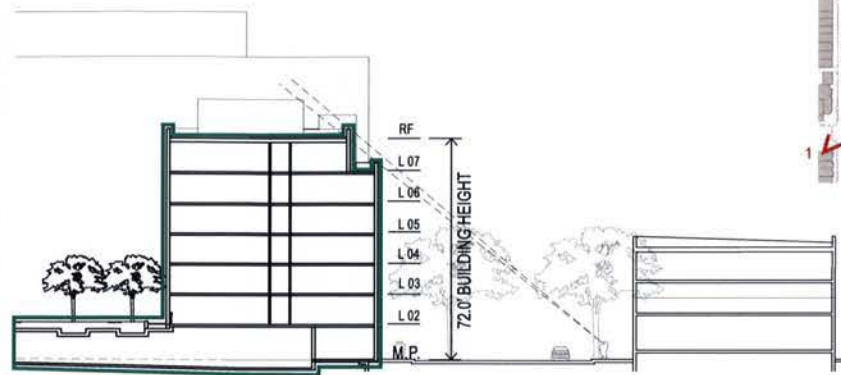
PROPOSED ELEVATION



1. VIEW FROM 9TH & O STREETS

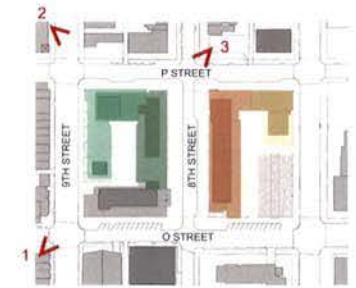


2. VIEW FROM 9TH & P STREETS

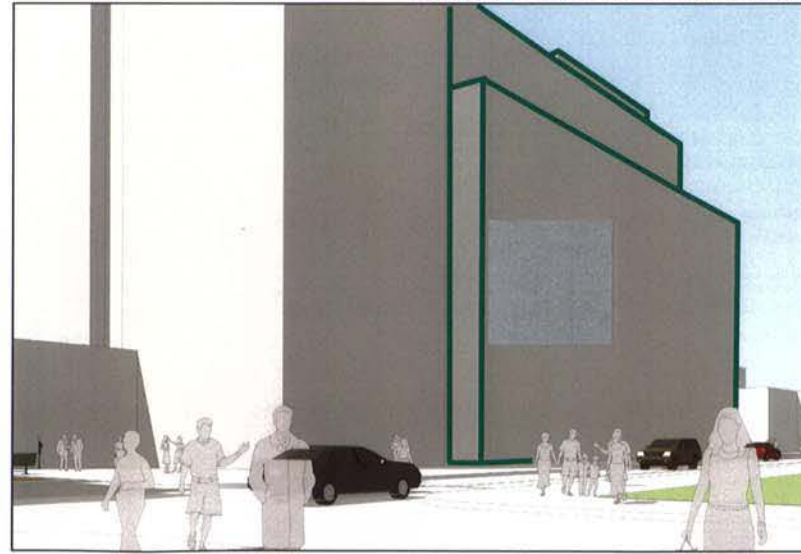


SECTION THROUGH CONDOMINIUM BUILDING

APPROVED MASSING



THESE DRAWINGS ILLUSTRATE
THE APPROVED MASSING AS
SEEN FROM THE STREET.



3. VIEW FROM P & 8TH STREETS

LEGEND

CONDOMINIUM BUILDING

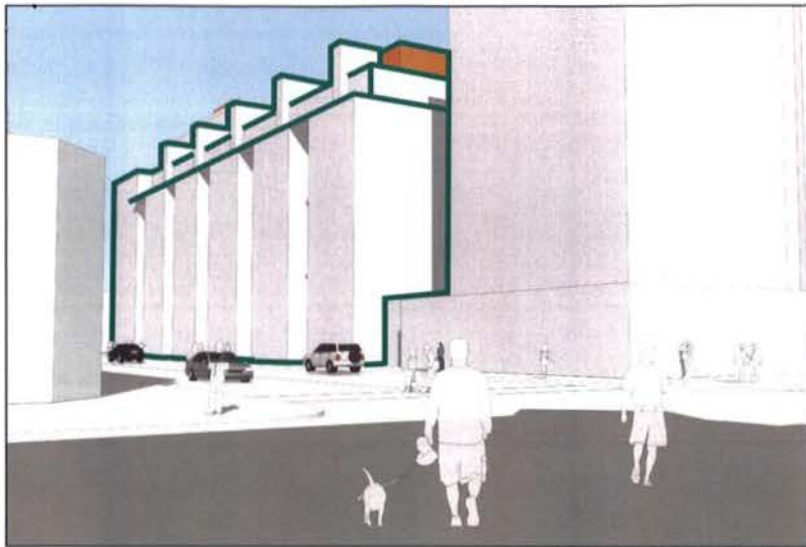
A.7 ILLUSTRATIVE DIAGRAMS OF APPROVED PUD MASSING

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WASHINGTON, D.C. CITY MARKET AT O

2014 June 26th | ROADSIDE DEVELOPMENT



1. VIEW FROM 9TH & O STREETS

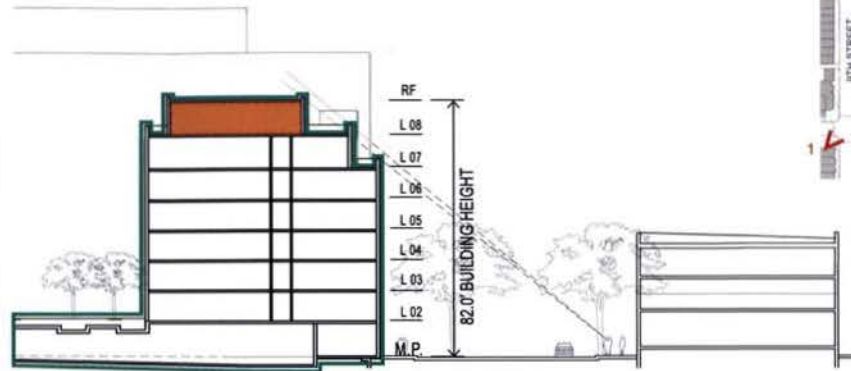


2. VIEW FROM 9TH & P STREETS

CITY MARKET AT O

WASHINGTON, D.C.

ROADSIDE DEVELOPMENT | 2014 June 26th



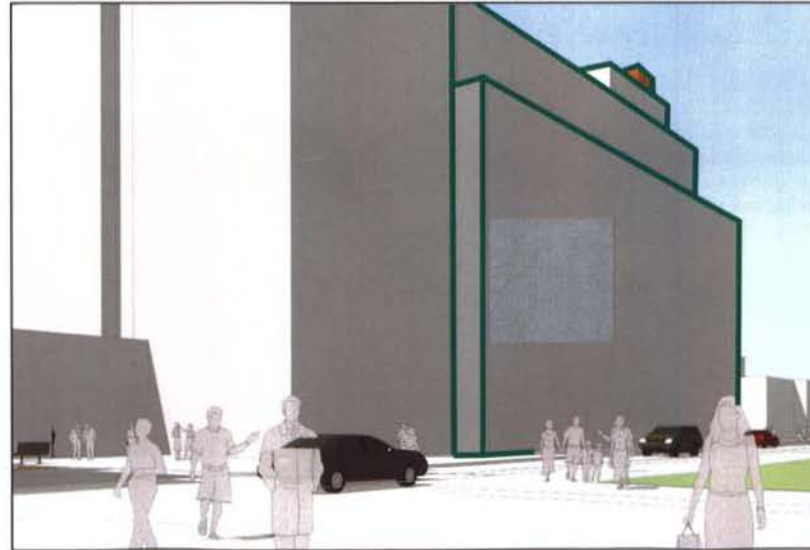
SECTION THROUGH PHASE 2 RENTAL BUILDING

PROPOSED MASSING



THESE DRAWINGS ILLUSTRATE THE PROPOSED MODIFICATIONS TO THE APPROVED MASSING AS SEEN FROM THE STREET.

NOTE:
Illustrations on pages A-7 and A-8 demonstrate that the modifications have minimal impact on views of the building from the public street.



3. VIEW FROM P & 8TH STREETS

LEGEND

- PROPOSED ADDITIONS
- PHASE II RENTAL BUILDING

ILLUSTRATIVE DIAGRAMS OF PROPOSED MASSING A.8

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