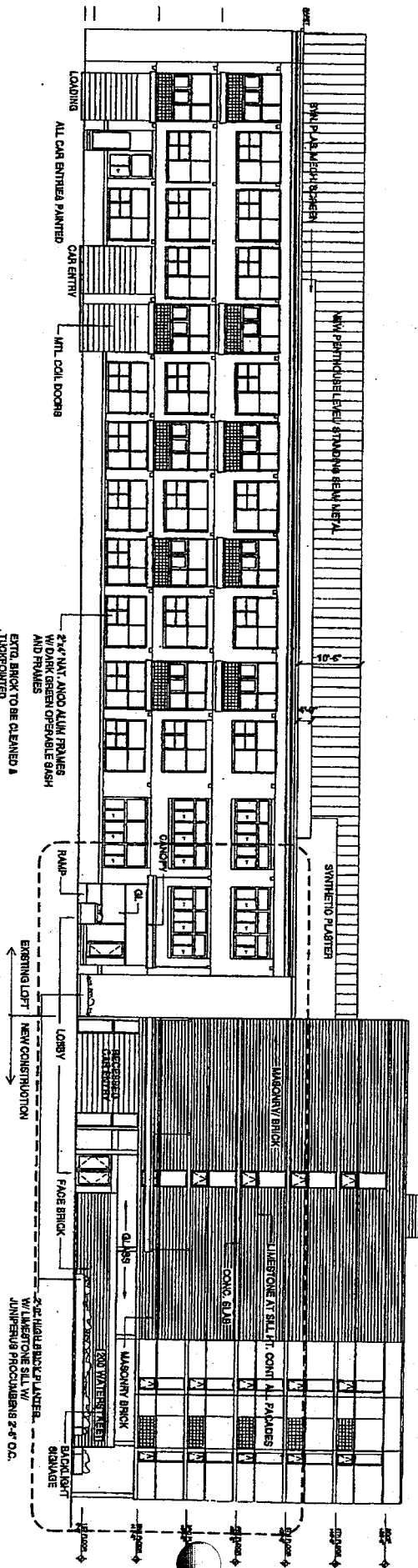


WATER STREET LOFTS AND MARINA

TANDEM REALTY CORP.
K2 ARCHITECTS
07 APRIL 01
(04-05-01 OGD REVISIONS)



ELEVATION

SCALE: 1" = 20'-0"
WATER STREET

ADICE
4/9/01

EXHIBIT A
File No. 001432
REVISED PER CRC RECOMMENDATION

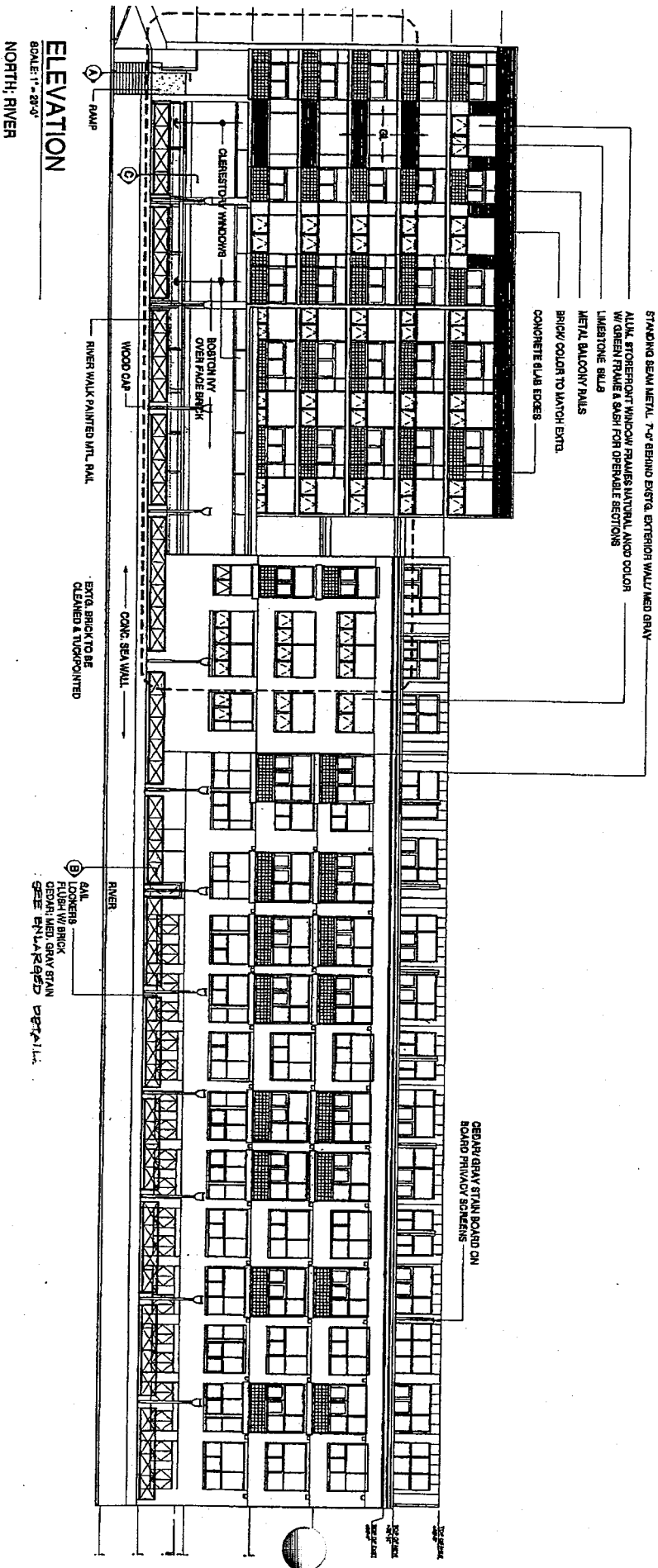
WATER STREET LOFTS AND MARINA

TANDEN REALTY CORP.

07 APRIL 01

K2 ARCHITECTS

(04-05-01 DCD REVISIONS)



ELEVATION
SCALE: 1" = 8'-0"
NORTH: RIVER

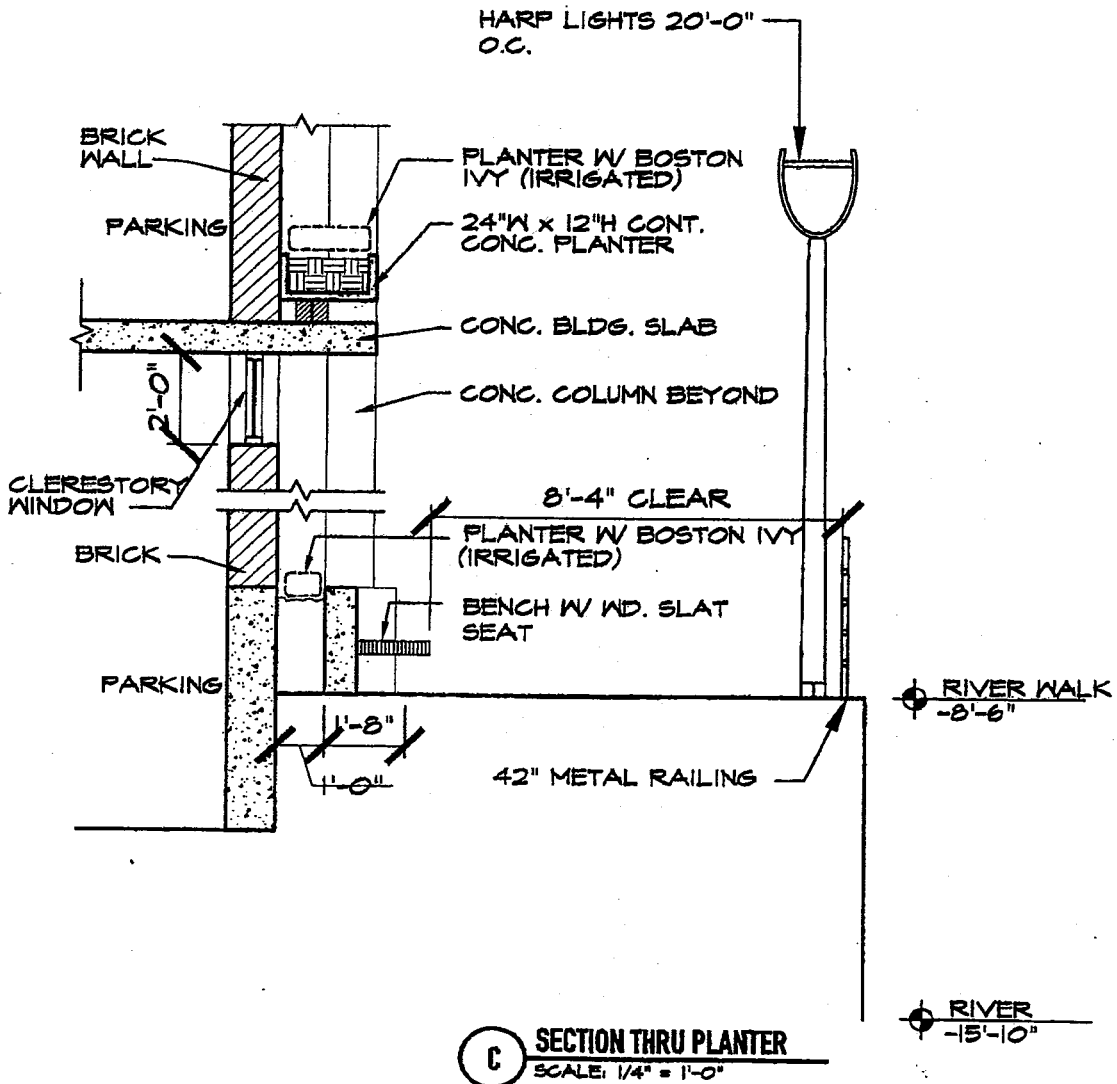
WATER STREET LOFTS AND MARINA

TANDEM REALTY CORP.

07 APRIL 01

K2 ARCHITECTS

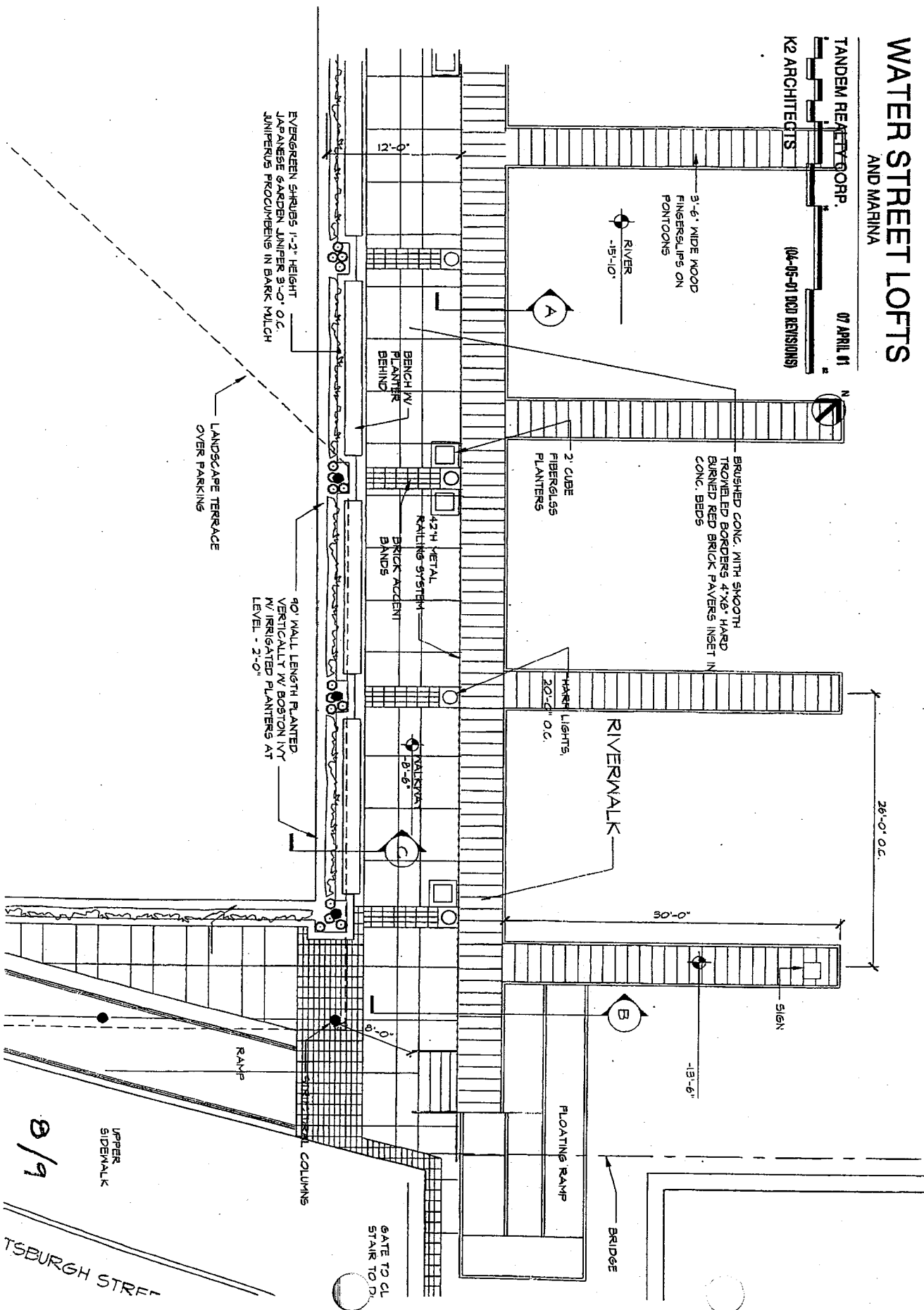
(04-05-01 DCD REVISIONS)



T.
L

WATER STREET LOFTS AND MARINA

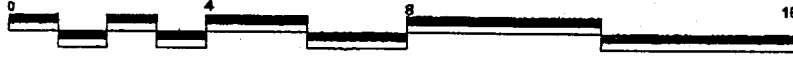
TANDEM REALTY CORP.
K2 ARCHITECTS
07 APRIL 01
(04-05-01 DDJ REVISIONS)



WATER STREET LOFTS AND MARINA

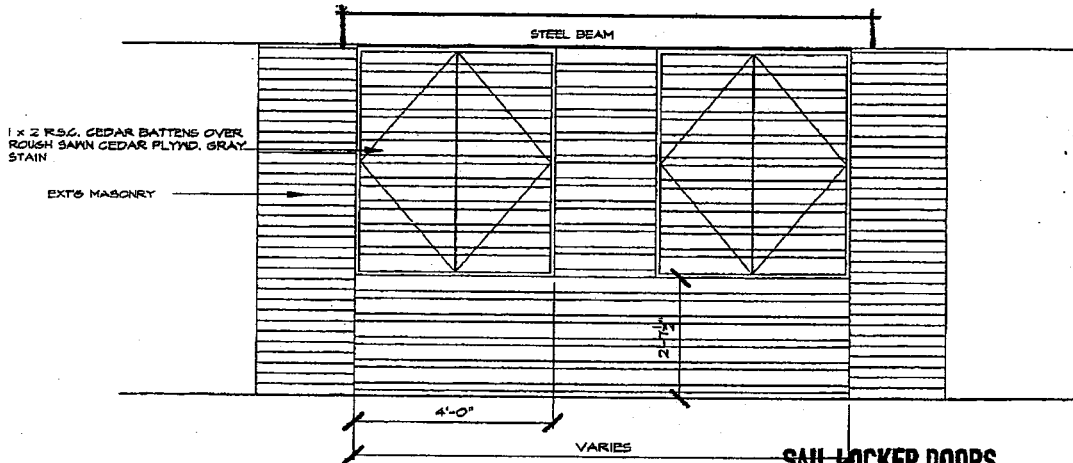
TANDEM REALTY CORP.

07 APRIL 01

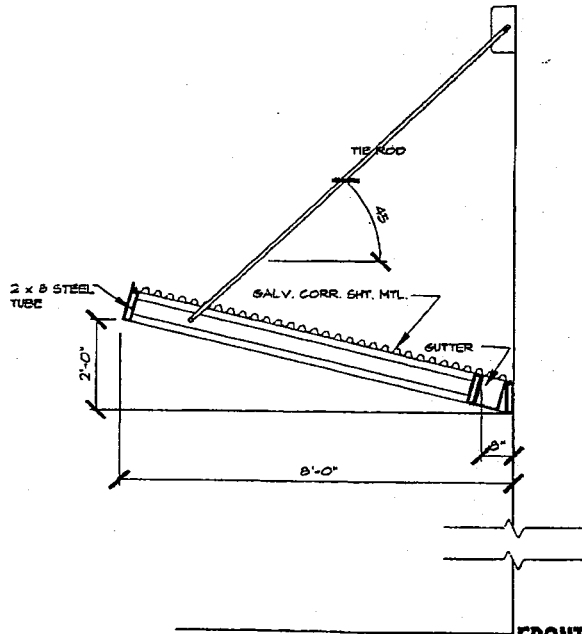


K2 ARCHITECTS

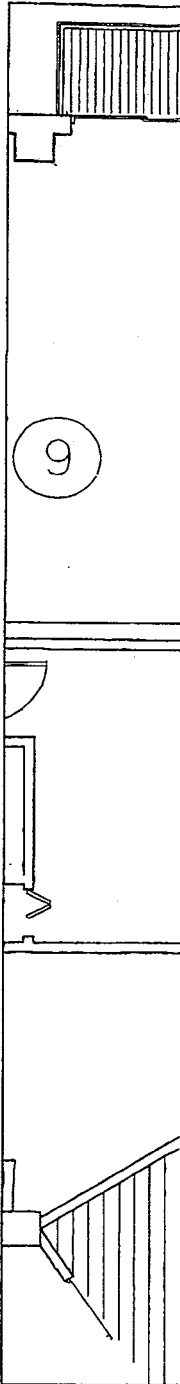
(04-05-01 DCD REVISIONS)



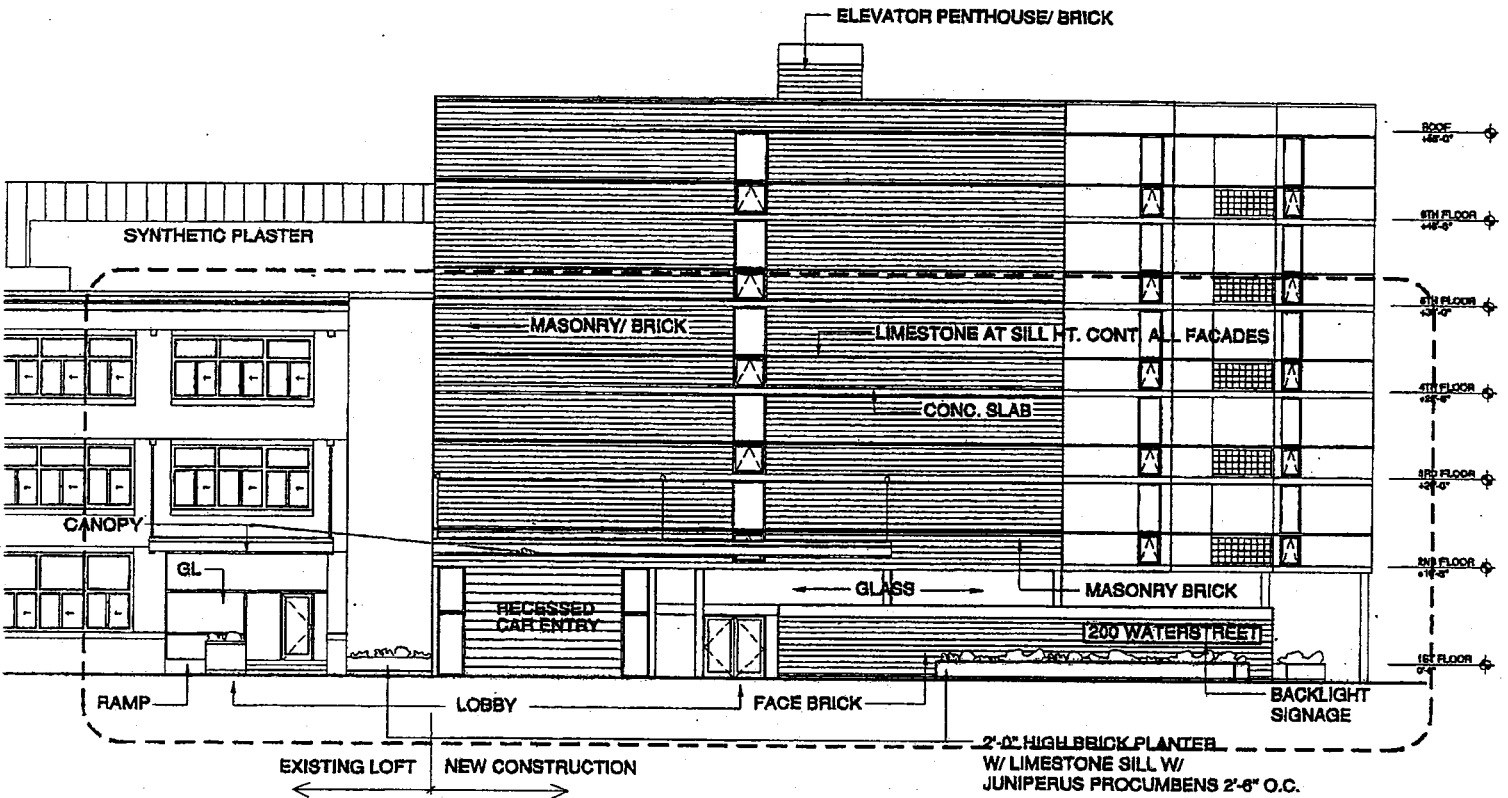
SAIL LOCKER DOORS
SCALE: 1/4" = 1'-0"



FRONT ENTRANCE CANOPY
SCALE: 1/4" = 1'-0"

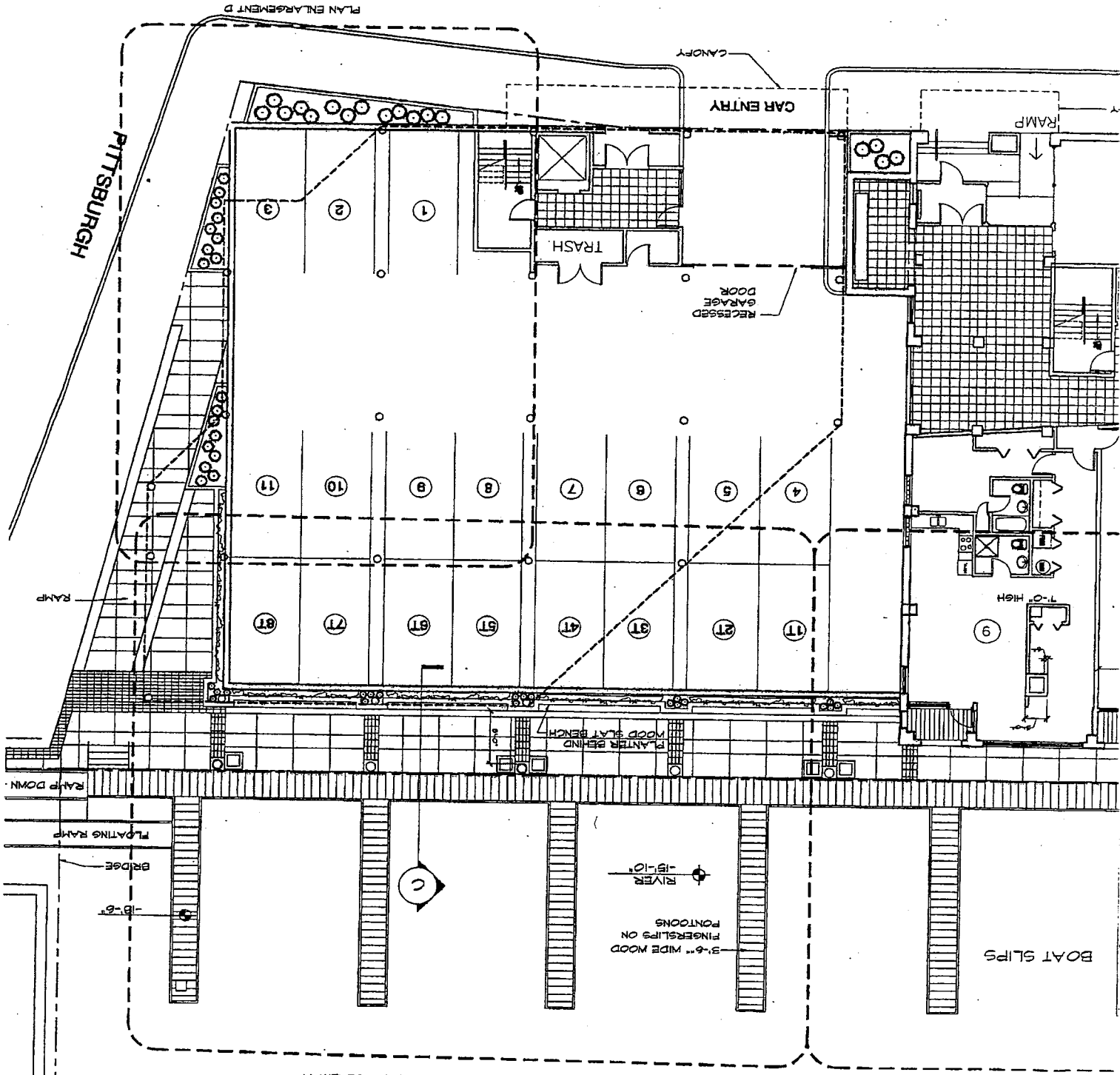


1/7



1.2/3/4

2/9



PLAN ENLARGEMENT A

PLAN ENLARGEMENT D

PIPING GROUP (BARGES)

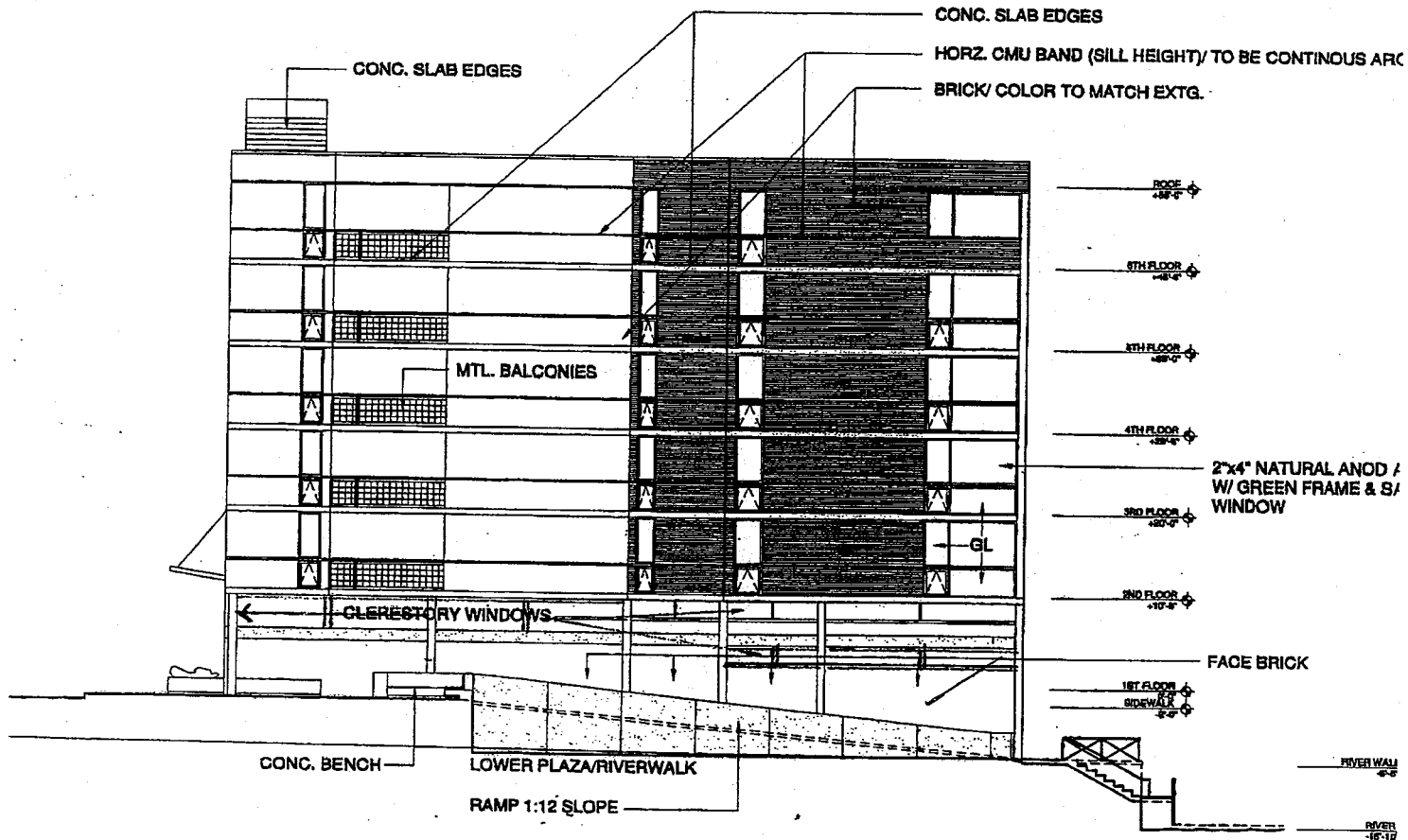
WATER STREET LOFTS AND MARINA

TANDEM REALTY CORP.

07 APRIL 01

K2 ARCHITECTS

(04-05-01 DCD REVISIONS)



ELEVATION

SCALE: 1" = 20'-0"

NEW TOWER

EAST

WATER STREET LOFTS AND MARINA

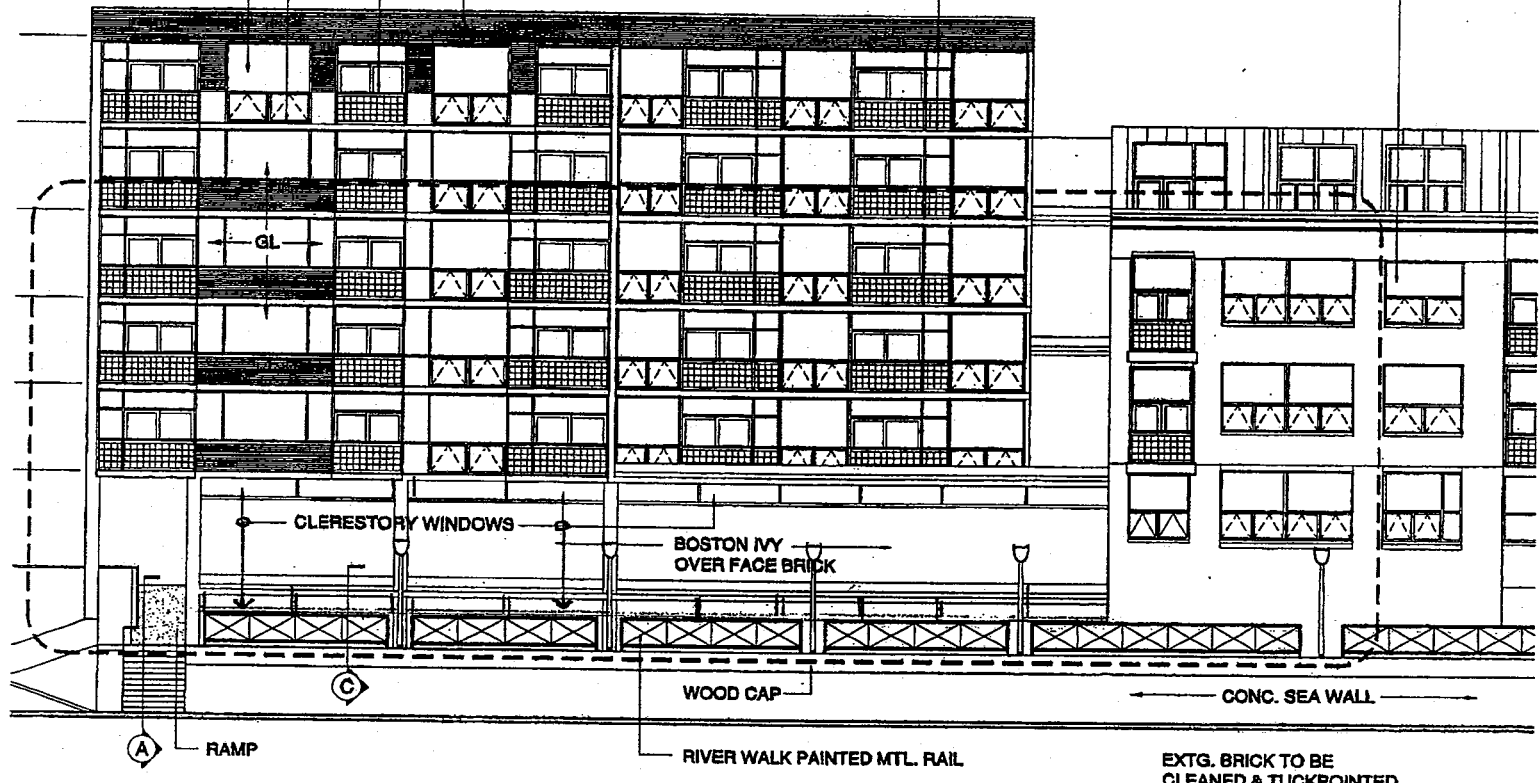
TANDEM REALTY CORP.

07 APRIL 01

K2 ARCHITECTS

(04-05-01 DCD REVISIONS)

- STANDING SEAM METAL 7'-0" BEHIND EXSTG. EXTERIOR WALL/ MED GRAY
- ALUM. STOREFRONT WINDOW FRAMES NATURAL ANOD COLOR W/ GREEN FRAME & SASH FOR OPERABLE SECTIONS
- LIMESTONE SILLS
- METAL BALCONY RAILS
- BRICK/ COLOR TO MATCH EXTG.
- CONCRETE SLAB EDGES



ELEVATION

SCALE: 1" = 20'-0"

NORTH; RIVER

Owner's Statement of Intent

Tandem Realty Corp. is proposing to re-develop the existing 58,000 square foot Melco building, located at 200 South Water Street, into a residential loft condominium development containing approximately 80 residential units, including one or two live/work units on the first floor.

The existing structure, consisting of three stories and a basement, will have an additional floor added to the top of the building. Phase One, as it will be known, will consist of 48-54 residential units. They will be a mix of one and two bedroom units, and will range in size from 690 to 1,600 square feet. Parking will be provided in the basement, as well as in a surface lot located across Water Street from the building.

Phase Two will consist of a 7-story addition to be constructed on vacant land to the east of the building, with parking on the basement and first levels, and 30 residential units above. These units will range in size from 670 to 1,060 square feet. The addition will adjoin the existing structure in the basement (garage) and at the penthouse level.

The addition to the existing building has been designed to complement the M.I.A.D. building located directly across the river. Additionally, it has been oriented in such a manner as to provide views of the river from over 80% of the residential units, including 100% of the units in the addition.

A new Riverwalk will be installed along the site. There is also an existing marina, which will provide 22 boat slips for the residents of the project.