



EXACT DESIGN AND MATERIAL SELECTIONS FOR ROOF TERRACE
AND PENTHOUSE LANDSCAPING TO BE DETERMINED.

FEBRUARY 7TH, 2020

BUILDING C-2

CARR
PROPERTIES

SMITHGROUP

ZONING COMMISSION
District of Columbia
CASE NO.15-27B
EXHIBIT NO.15F2

BUILDING C-2: ZONING & SITE INFORMATION

FEBRUARY 7TH, 2020



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ZONING TABULATION

1/31/2020

Building C-2

Square: 3587

Lot: 834

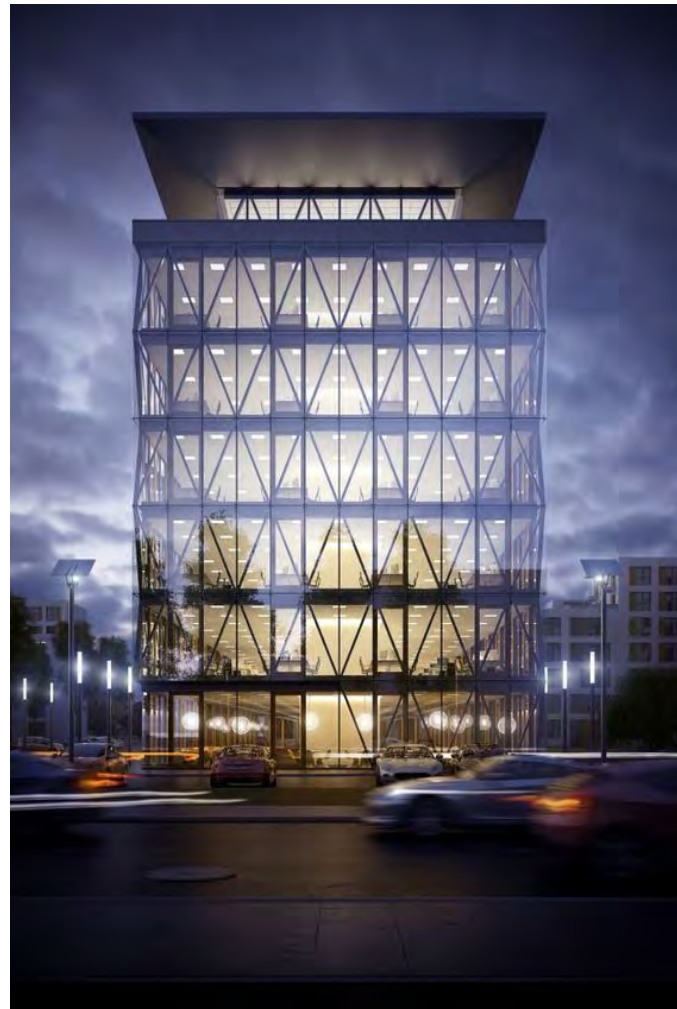
Lot Area: 21,280 sq.ft.

ZONING REGULATION (C-3-C / MU-9 District)		ZONING RESTRICTION	PROPOSED	COMMENTS
ZR16 DCMR11, SUBTITLE X, §303.7	Maximum Building Height	130'	130'	COMPLY
ZR16 DCMR 11, SUBTITLE B, 303 & 304	Total GFA		Office: 225,398 SF Retail: 6,532 SF (includes 1,125 SF of Maker Space) Total: 231,930 SF Plus 7,049 SF Habitable Penthouse (Not included in GFA Calculation)	7,049 SF of Penthouse Habitable Space includes a prorated amount of circulation space that serves both habitable and mechanical space. COMPLY
ZR16 DCMR11, SUBTITLE G, §402.1 & SUBTITLE X, 303.3	Maximum FAR	Matter-Of-Right = 6.5 + 34% PUD Increase = 8.71	231,930 SF = 10.9 (C-2 Only)	COMPLY (BASED ON APPROVED PUD FOR OVERALL DEVELOPMENT)
ZR16 DCMR11, SUBTITLE G, §404.1	Maximum Lot Occupancy	N/A	100%	COMPLY
ZR16 DCMR11, SUBTITLE C, 1500.6 & 1500.7 & 1500.9	Penthouse Enclosure	Up to 3 heights permitted (Enclosing walls of habitable space, enclosing walls of mechanical space, and screen walls around uncovered mech equipment)	Two heights proposed: 15' for habitable spaces and 15' and 20' for covered and uncovered mechanical space	COMPLY
ZR16 DCMR11, SUBTITLE G, §403.3	Penthouse Height	20' Permitted / One story plus mezzanine 2nd story permitted for mechanical use	20' max provided Mezzanine Level provided in mechanical room	COMPLY
ZR16 DCMR11, SUBTITLE C, 1503.1	Penthouse FAR	Penthouse Habitable Space: Up to 0.4 exempt from Base Building FAR Penthouse Mechanical Space: Exempt from Base Building FAR	Habitable Space: 7,049 SF (= .34 FAR) Mechanical Area: 5,543 SF	7,049 SF of Penthouse Habitable Space includes a prorated amount of circulation space that serves both habitable and mechanical space. COMPLY
ZR16 DCMR11, SUBTITLE C, 1500.3	Penthouse Use	Penthouse Habitable Space: Building Amenity/Nightclub, Bar, Cocktail Lounge, Restaurant Use	Area dedicated to this use: 7,049 SF	7,049 SF of Penthouse Habitable Space includes a prorated amount of circulation space that serves both habitable and mechanical space. (Special Exception Requested)
ZR16 DCMR11, SUBTITLE C, 1502.1	Penthouse Setback	1:1 Setback required	1:1 Setback provided	COMPLY
ZR16 DCMR11, SUBTITLE G, 407.3	Green Area Ratio	0.2 (Calculated for entire Market Terminal Development)	0.153	Cumulative GAR for entire master plan is above .2. See included calculations.
ZR16 DCMR11, SUBTITLE C, 702.1	Exemptions from Minimum Parking Requirements	(Project site is within 0.5 mi of the NOMA Metro Station) Total parking requirement can be reduced by 50%	See Below See Below See Below	COMPLY
ZR16 DCMR11, SUBTITLE C, 701.5	Minimum Parking Requirements	Office: .5 per 1,000 SF in excess of *2,830 SF = 112 (x50% = 56 req'd) Retail: 1.33 per 1,000 SF in excess of *82 SF = 9 (x50% = 5 req'd) Eating and Drinking Establishments: 1.33 per 1,000 SF in excess of *89 sf = 10 (x 50% = 5 req'd)	115 Zoning Compliant, 9 Tandem 9 Zoning Compliant 8 Zoning Compliant	*Exempt Floor Area (3,000 SF Total) Prorated by Use Total Parking Provided = 132 Zoning Compliant Spaces & 9 Tandem COMPLY
ZR16, DCMR11, SUBTITLE C, 802	Bicycle Parking	Long term: Office: 1 per 2,500sf up to 50 spaces = 50 1 per 5,000 sf for remainder = 20 Retail: 1 per 10,000sf = 0 Eating and Drinking Establishment (PH): 1 per 10,000sf = 0 Total Long Term Bike Spaces Required = 70 Short term: Office: 1 per 40,000sf = 6 Retail: 1 per 3,500 sf = 2 Eating and Drinking Establishment (PH): 1 per 3,500sf = 2 Total Short Term Bike Spaces Required = 10	Minimum 70 Long term spaces provided on B1 level Minimum 10 Short Term spaces provided on sidewalks around the building.	8 Short term spaces are provided on the sidewalk along 3rd Street, within 120' of the main lobby entrance to the office building. 2 short term spaces are provided on the sidewalk along Neal Place, within 120' of the retail space on that corner of the building. COMPLY
ZR16, DCMR11, SUBTITLE C, 901	Minimum Loading Berth and Service/Delivery Spaces	*Office: 3 loading berth @ 30' deep and 1 service / delivery space @20' deep *Retail: 1 loading berth (5,000 to 20,000 GFA) *Food & Alcohol Services (PH Use): 1 loading berth (5,000 to 20,000 GFA)	*1 berth @ 30' deep provided and 1 service / delivery space @20' deep *Loading Shared between all uses and with Building C-1	*Per C-901.8 and C-902.2, two or more uses may share loading and the building is only required to provide enough berths to meet the requirements for the use category with the highest requirement. Buildings C-1 and C-2 are one building for zoning purposes. Together, C-1 and C-2 provide the required loading facilities as a single building (3 total loading berths and 1 service delivery bay for more than 200,000 SF of office use.)
ZR16 DCMR11, SUBTITLE C, 905	Minimum Loading Platform	*Office: 3 loading platform @ 100 s.f. *Retail: 1 loading platform @ 100 s.f. *Food & Alcohol Services (PH Use): 1 loading platform @ 100 s.f.	*1 platform at 100 s.f. provided *1 platform at 100 s.f. provided *Loading Shared between all uses and with Building C-1	*See note above for minimum loading facilities
ZR16 DCMR11, SUBTITLE G, 405.3	Minimum Rear Yard	2-1/2" per foot of height and 12' minimum = 27'-1"	24' Provided	(RELIEF PROVIDED IN APPROVED PUD)
ZR16 DCMR11, SUBTITLE G, 202.1	Minimum Court Width	Not required, but if provided, 2.5" per foot of height and 6' minimum	NONE	N/A
ZR16 DCMR11, SUBTITLE G, 202.1	Minimum Closed Court Area	Twice the square of the width of the court and 250 Sq.ft. minimum	NONE	N/A

BUILDING C-2:
ARCHITECTURAL PRECEDENTS & RENDERINGS

FEBRUARY 7TH, 2020







FINAL DESIGN OF
BUILDING D SUBJECT
TO Z.C. CASE NO. 15-27E

FEBRUARY 7TH, 2020

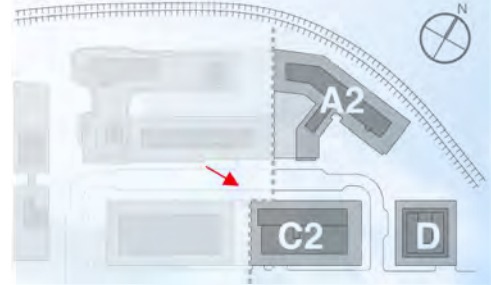
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PROPERTIES

BUILDING C-2 VIEW FROM NEAL PLACE PARK

C-2_202

KEY PLAN



FINAL DESIGN OF
BUILDING D SUBJECT
TO Z.C. CASE NO. 15-27E

BUILDING C-2 VIEW FROM SOUTH WEST

C-2_203

FEBRUARY 7TH, 2020





FINAL DESIGN OF
BUILDING D SUBJECT
TO Z.C. CASE NO. 15-27E

KEY PLAN

FEBRUARY 7TH, 2020

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PROPERTIES

BUILDING C-2 VIEW OF ENTRANCE AND RETAIL CANOPY

C-2_204



BUILDING C-2 VIEW FROM NEAL PLACE AND 3RD STREET

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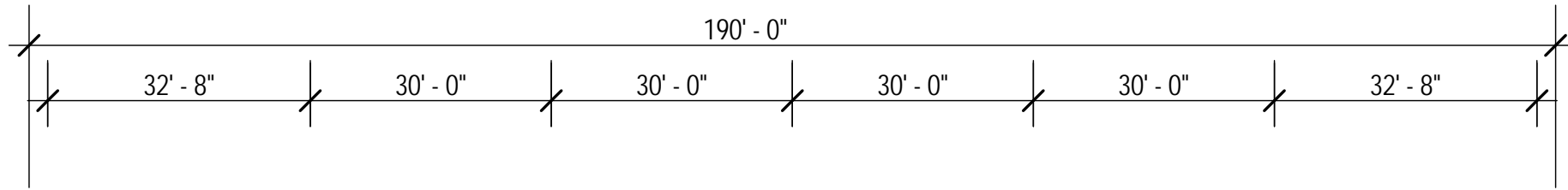
C-2_205



BUILDING C-2: ARCHITECTURAL PLANS, SECTIONS & ELEVATIONS

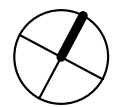
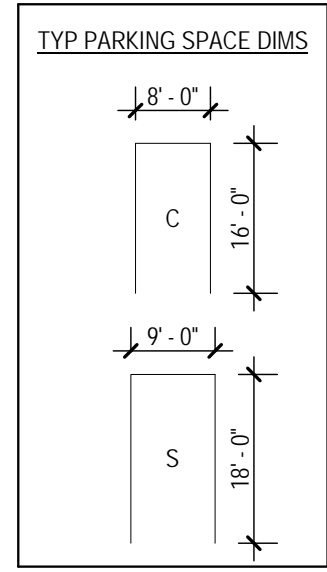
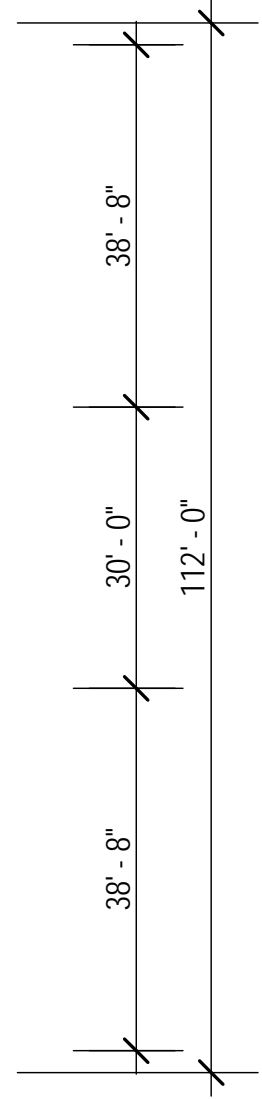
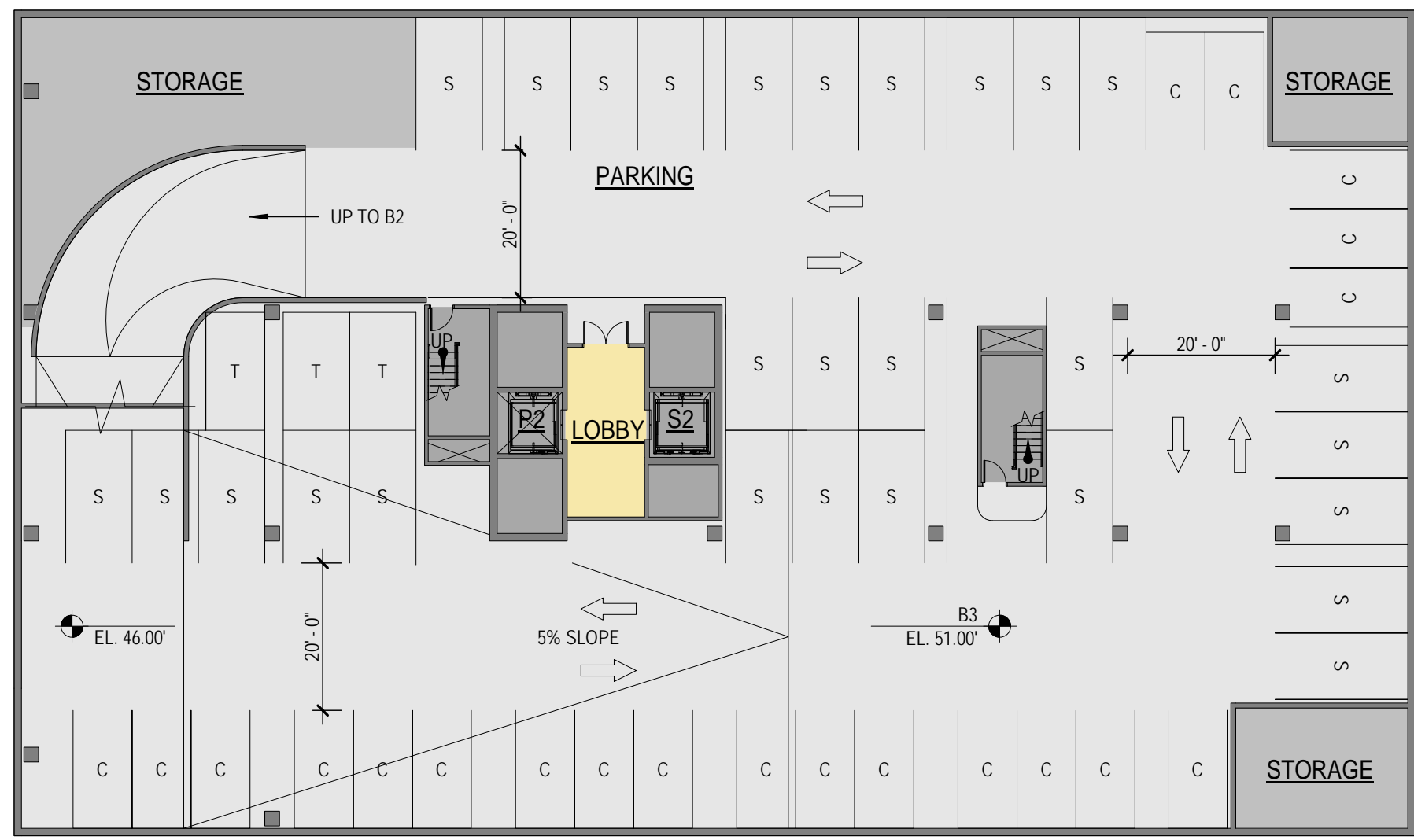
FEBRUARY 7TH, 2020

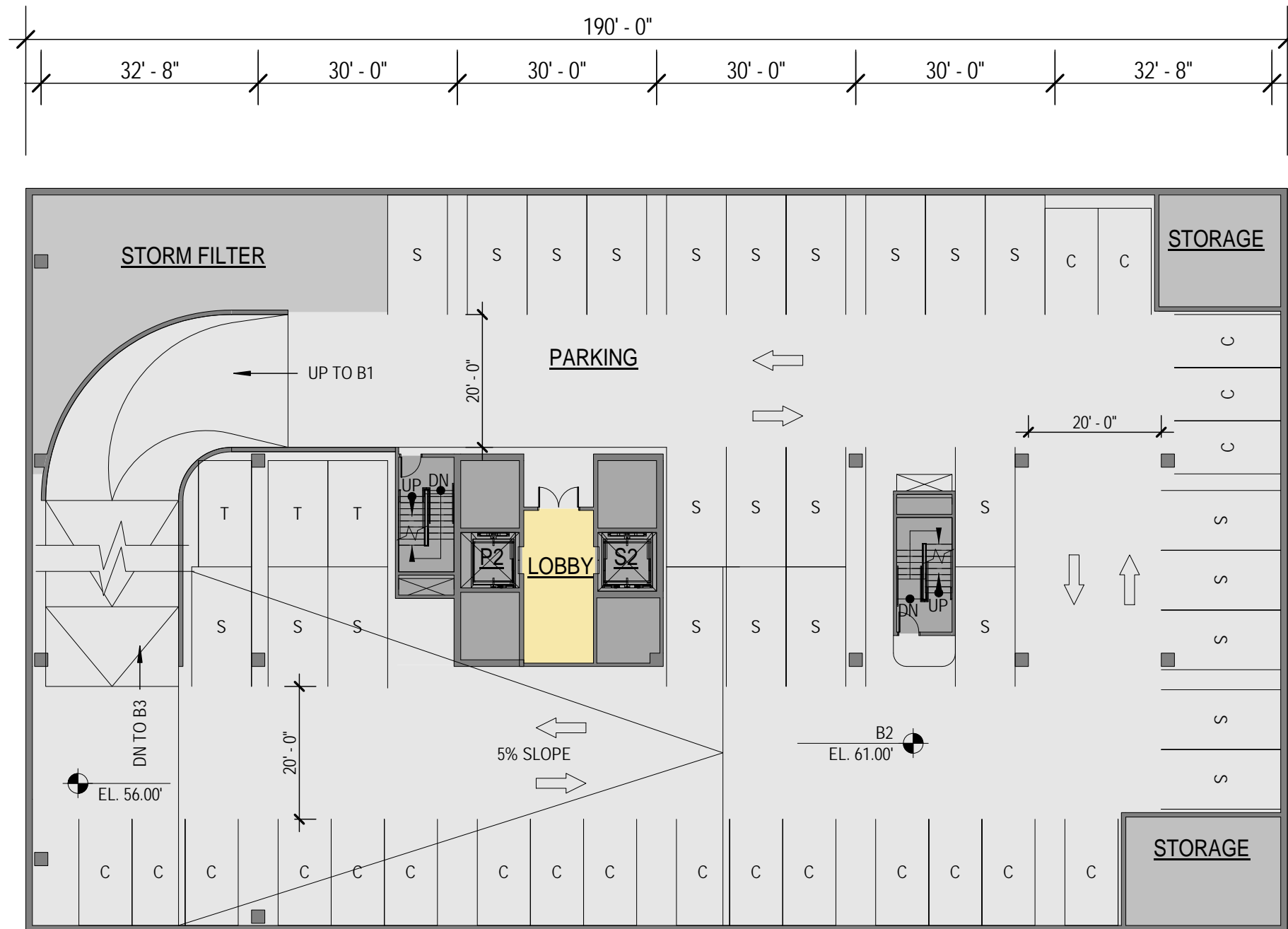




Area Legend

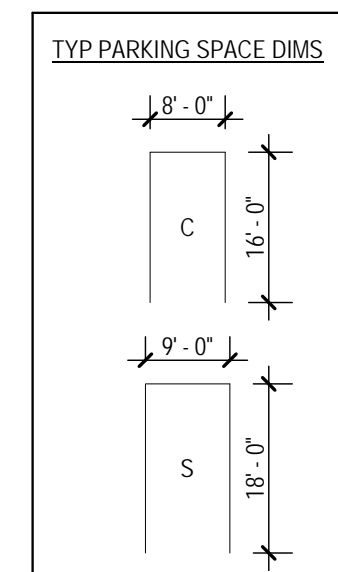
- Lobby
- Major Vertical Penetration
- Parking
- Storage





Area Legend

- Building Service Area
- Lobby
- Major Vertical Penetration
- Parking
- Storage



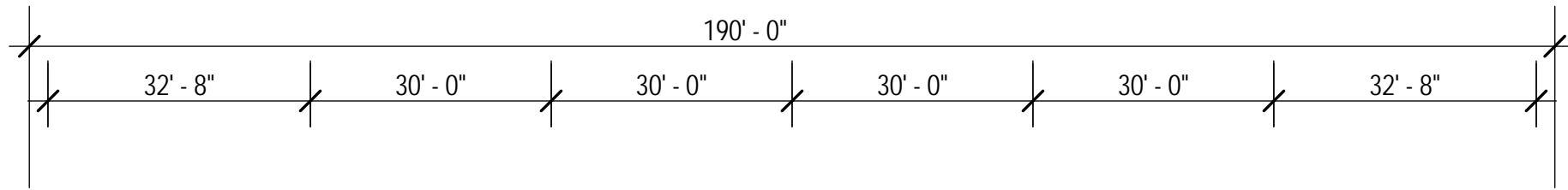
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PROPERTIES

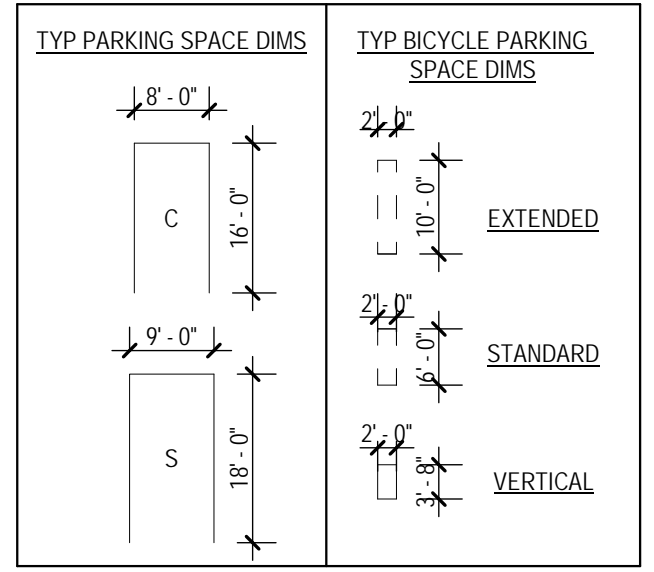
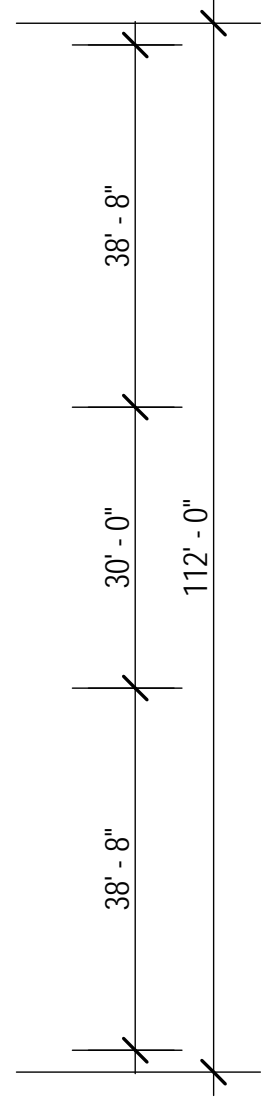
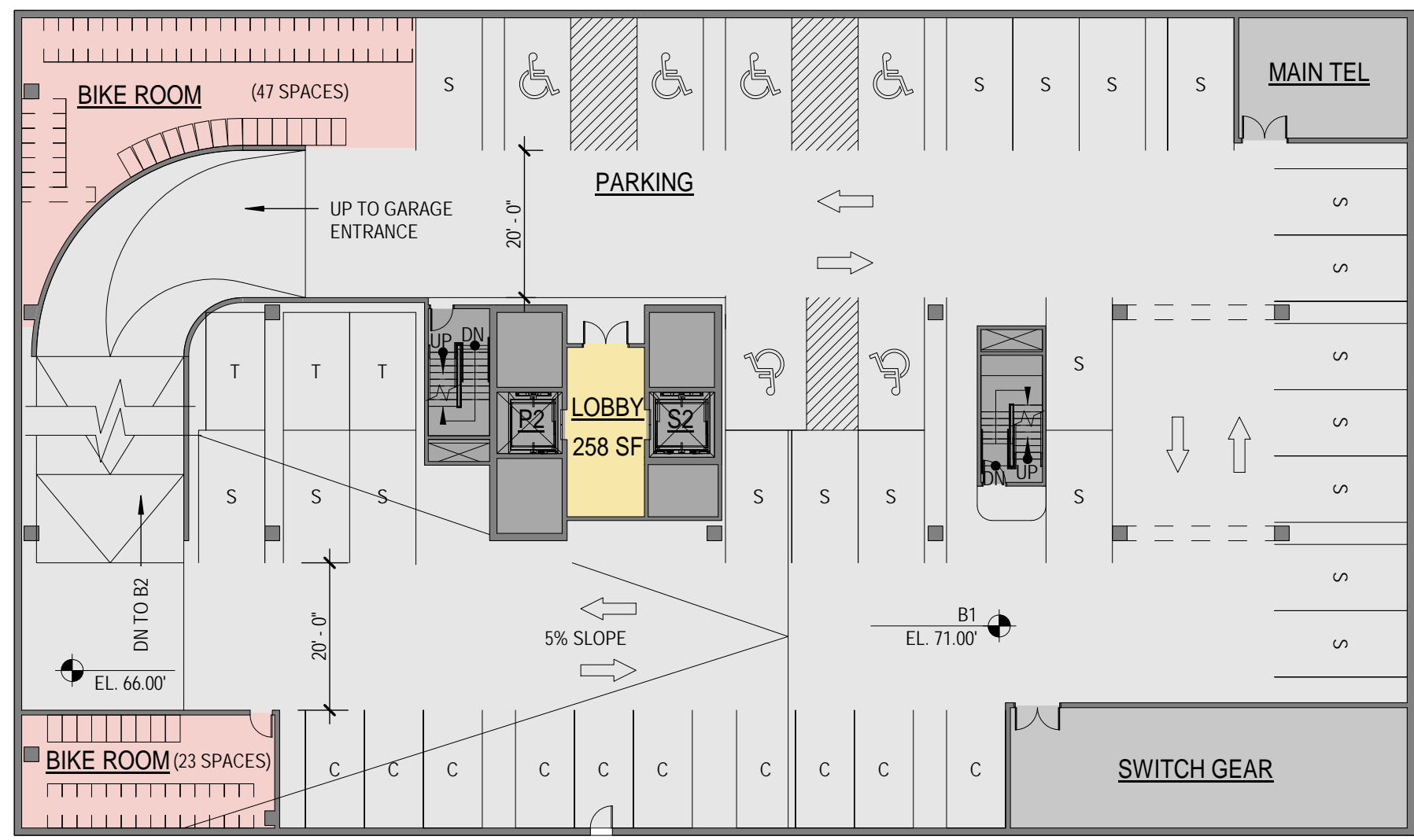
BUILDING C-2 FLOOR PLAN B2

C-2_302



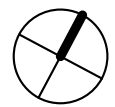
Area Legend

- Building Amenity
- Building Service Area
- Lobby
- Major Vertical Penetration
- Parking



BICYCLE PARKING:

Long Term Spaces Required: 70 spaces on Ground Floor or B1 level
 Long Term Spaces Provided: Minimum 70 spaces on B1 level - COMPLY
 Short Term Spaces Required: 10 spaces located outside, at Ground Floor Level
 Short Term Spaces Provided: 10 spaces located along 3rd St and Neal Place sidewalks - COMPLY





Area Legend

- Building Amenity
- Building Common Area
- Lobby
- Major Vertical Penetration
- Maker Space
- Store Area

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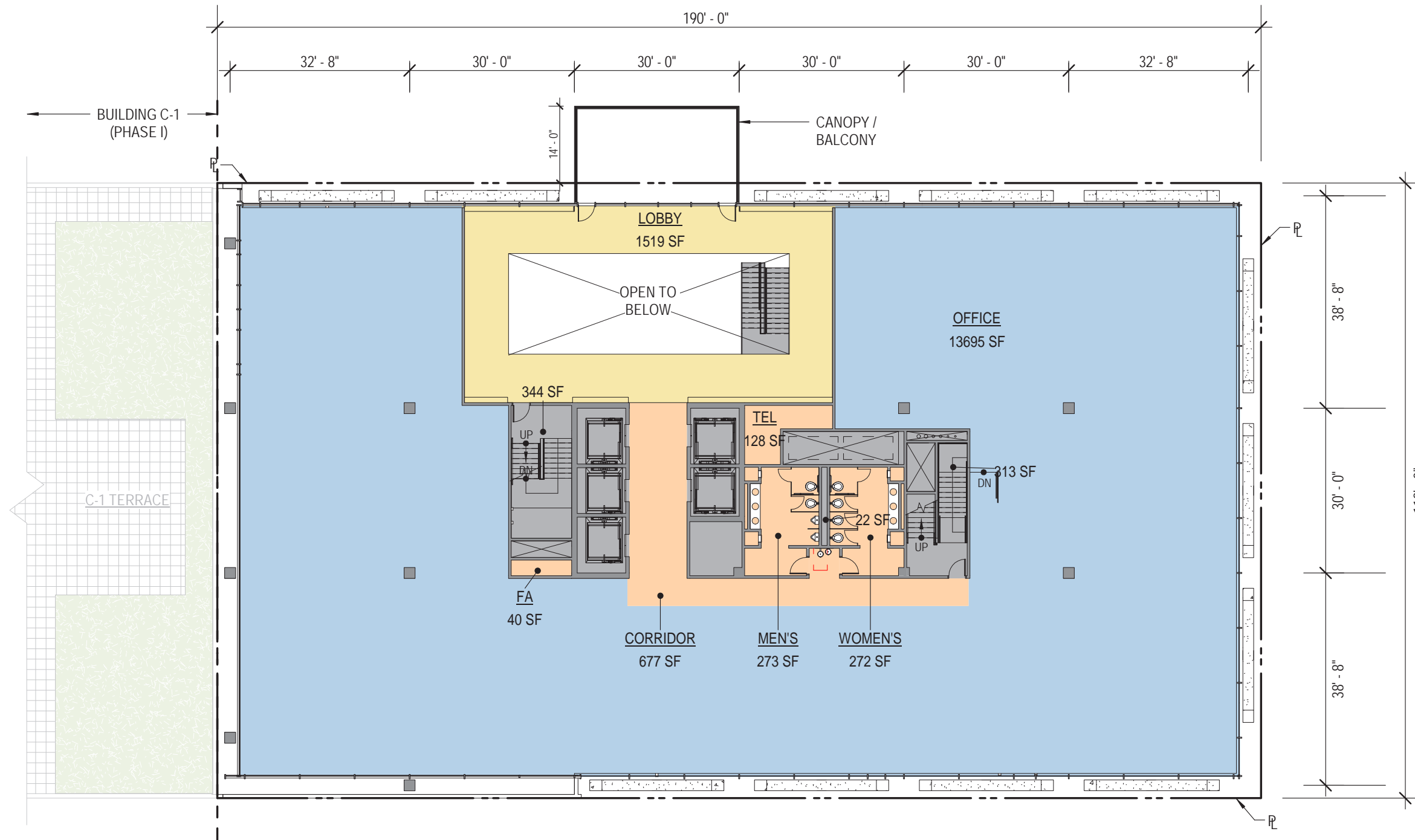
CARR
PROPERTIES

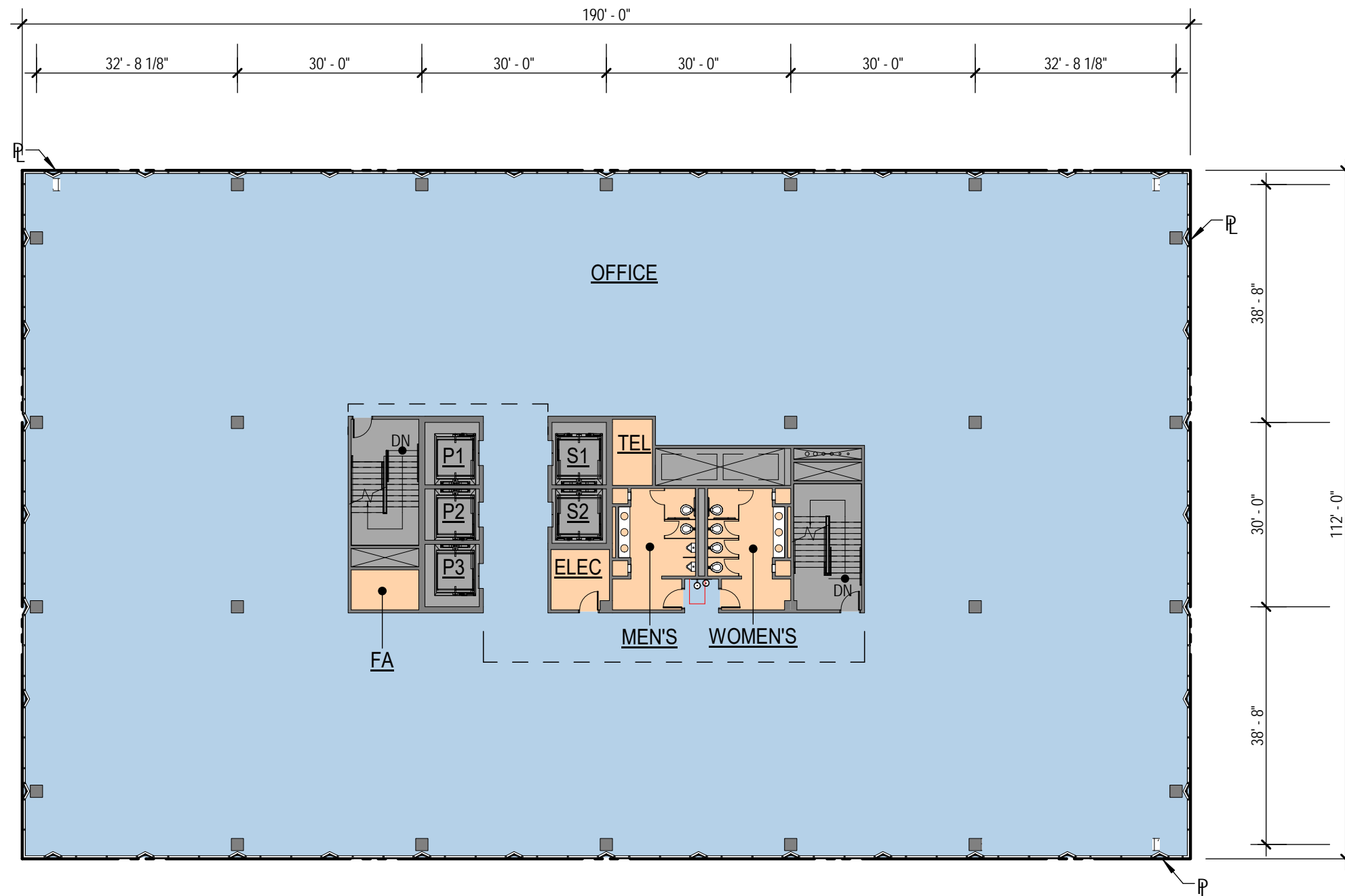
BUILDING C-2 FLOOR PLAN 01

C-2_304

Area Legend

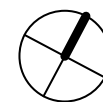
- Floor Common Area
- Lobby
- Major Vertical Penetration
- Office Area

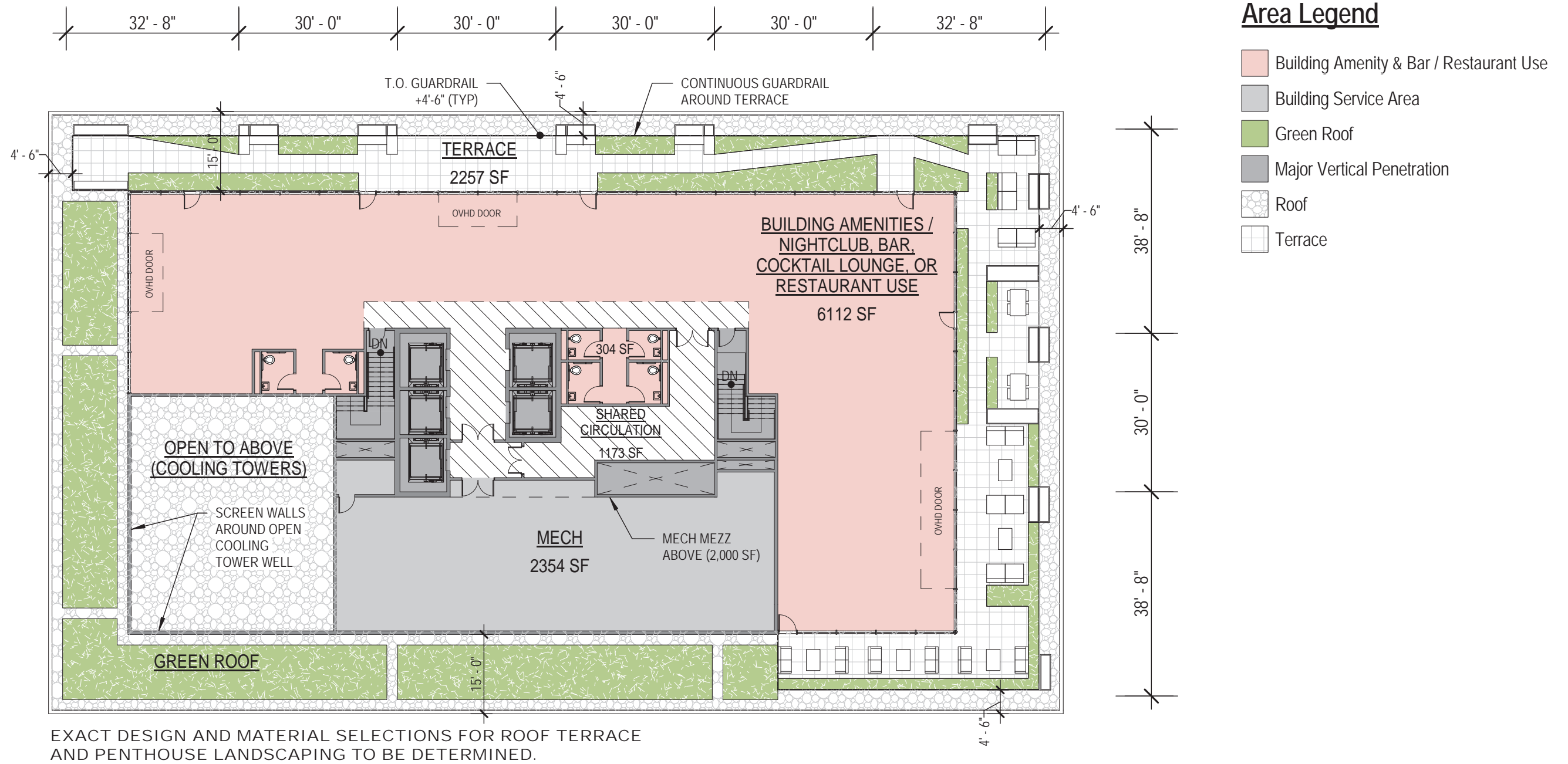




Area Legend

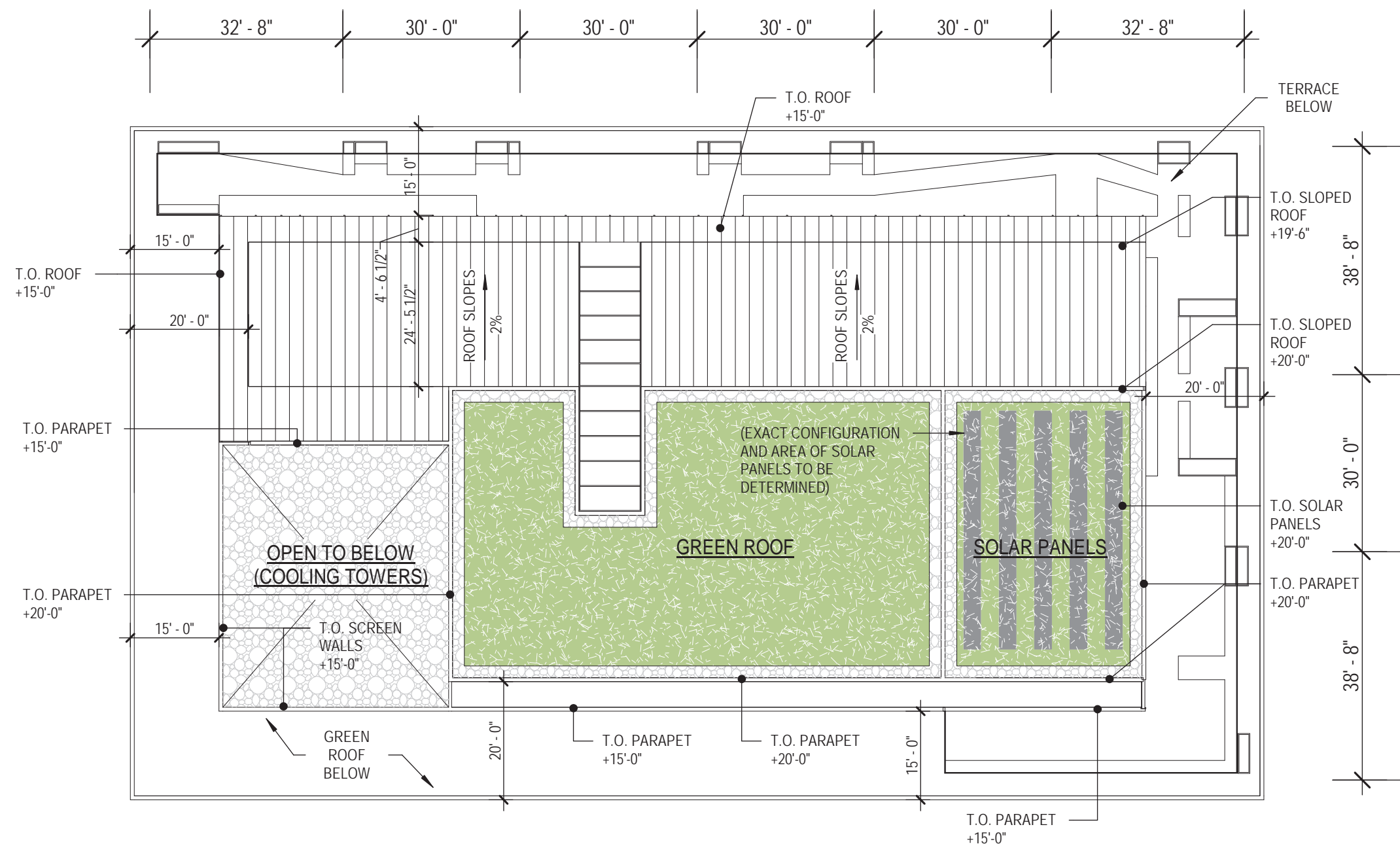
- Floor Service Area
- Major Vertical Penetration
- Office Area





EXACT DESIGN AND MATERIAL SELECTIONS FOR ROOF TERRACE AND PENTHOUSE LANDSCAPING TO BE DETERMINED.





Area Legend

- Green Roof
- Roof



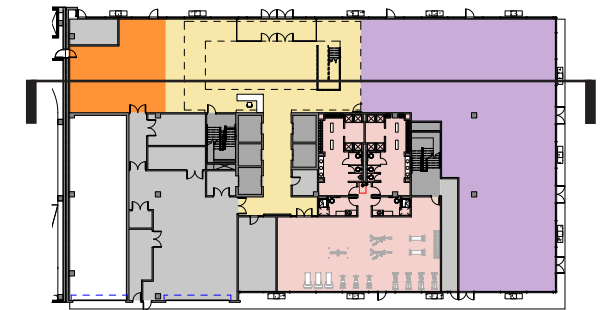
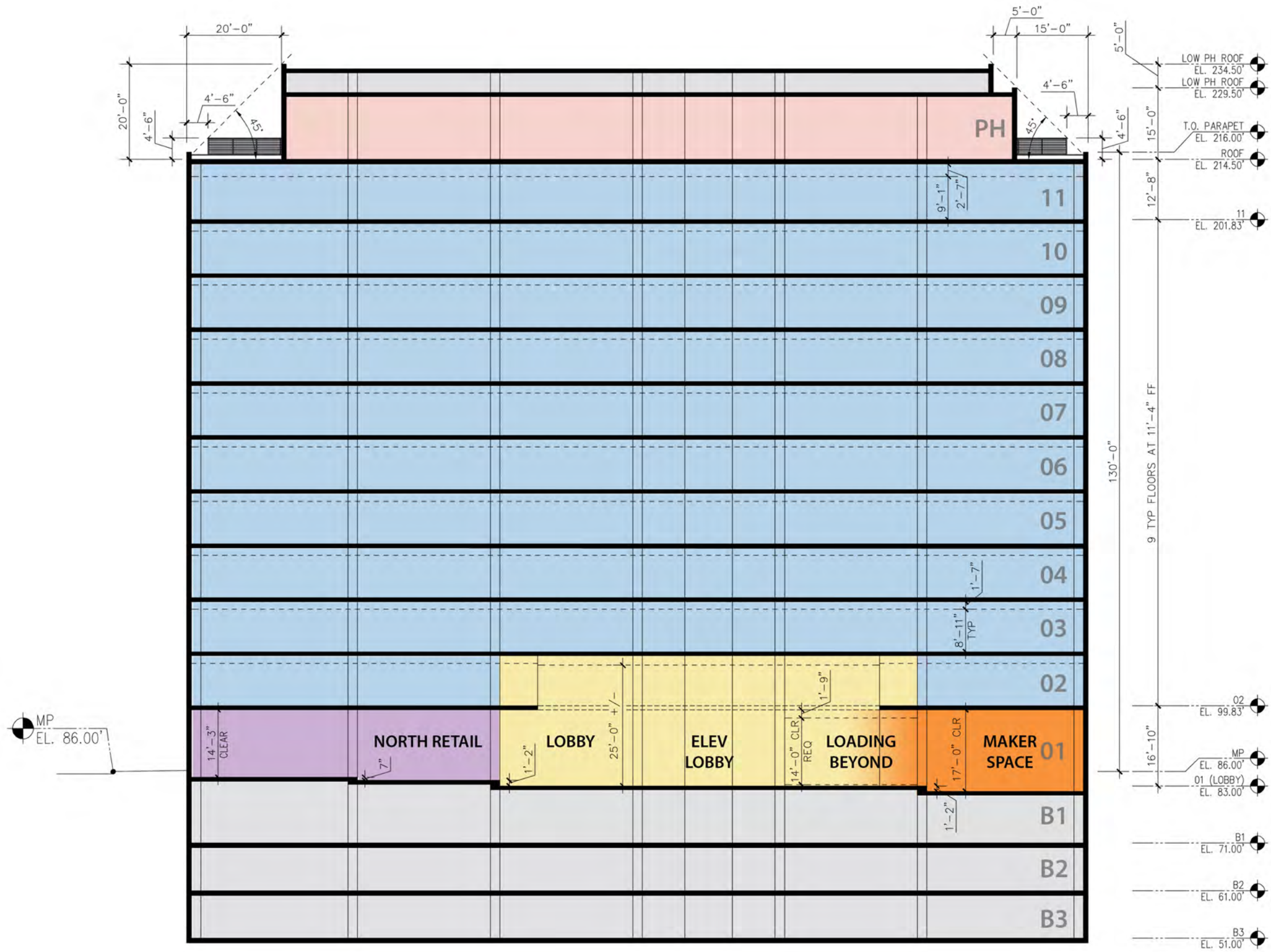
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BUILDING C-2 FLOOR PLAN ROOF

C-2_308



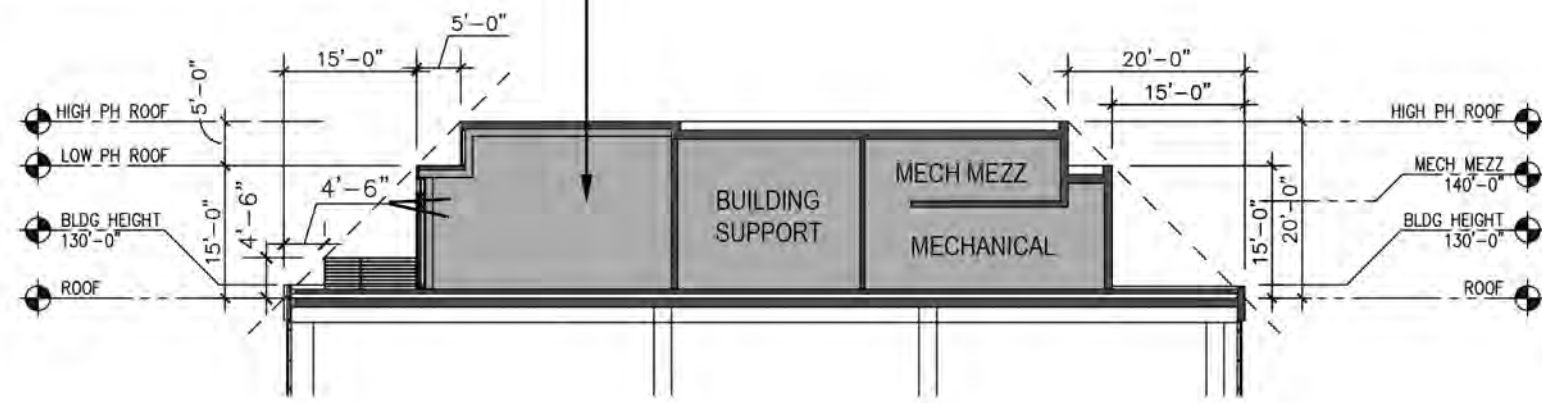
KEY PLAN - GROUND FLOOR

BUILDING C-2 LONGITUDINAL SECTION

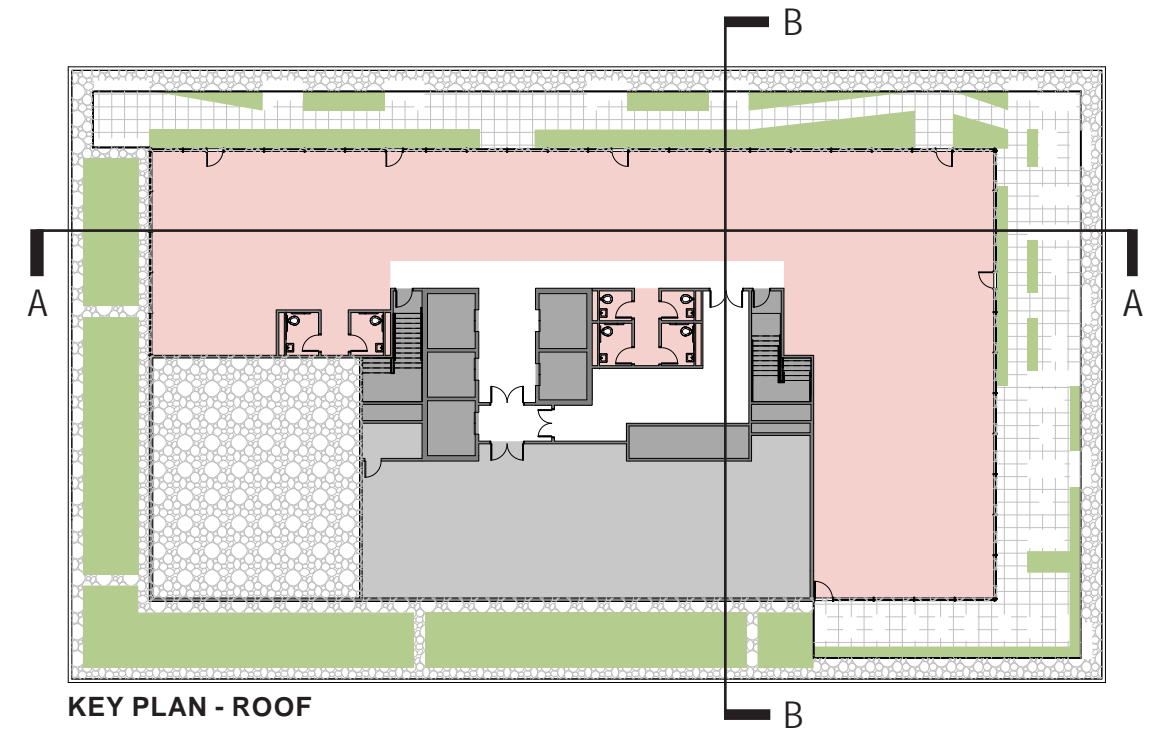
C-2_309

FEBRUARY 7TH, 2020

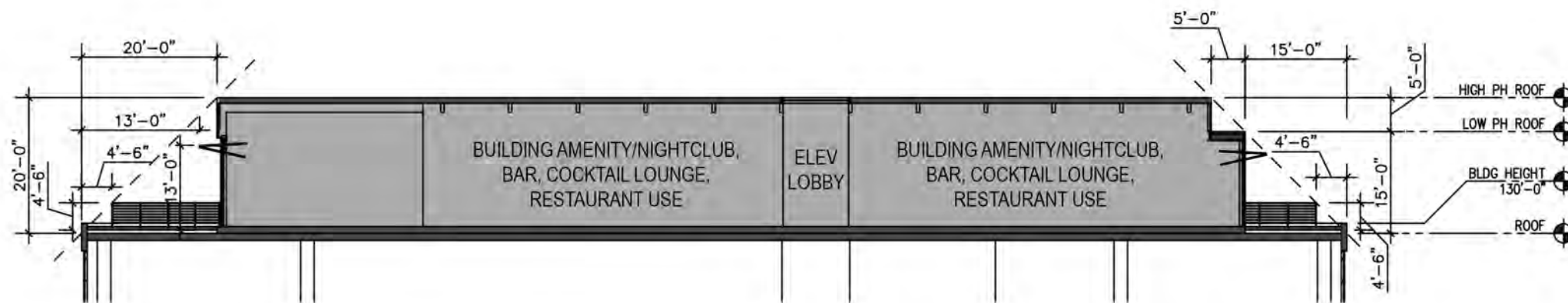
BUILDING AMENITY/NIGHTCLUB, BAR, COCKTAIL LOUNGE, RESTAURANT USE



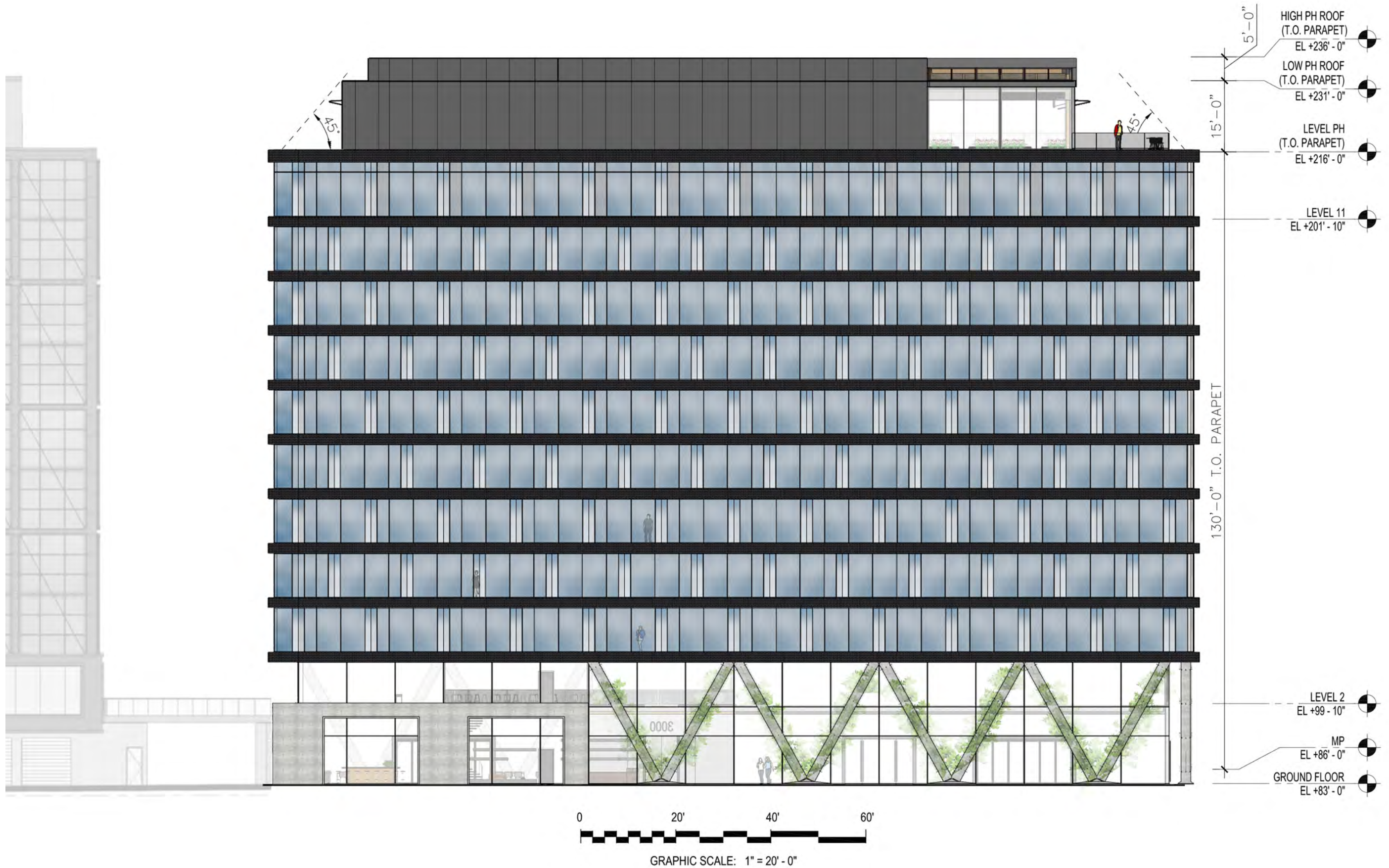
TRANSVERSE PH SECTION B-B



KEY PLAN - ROOF



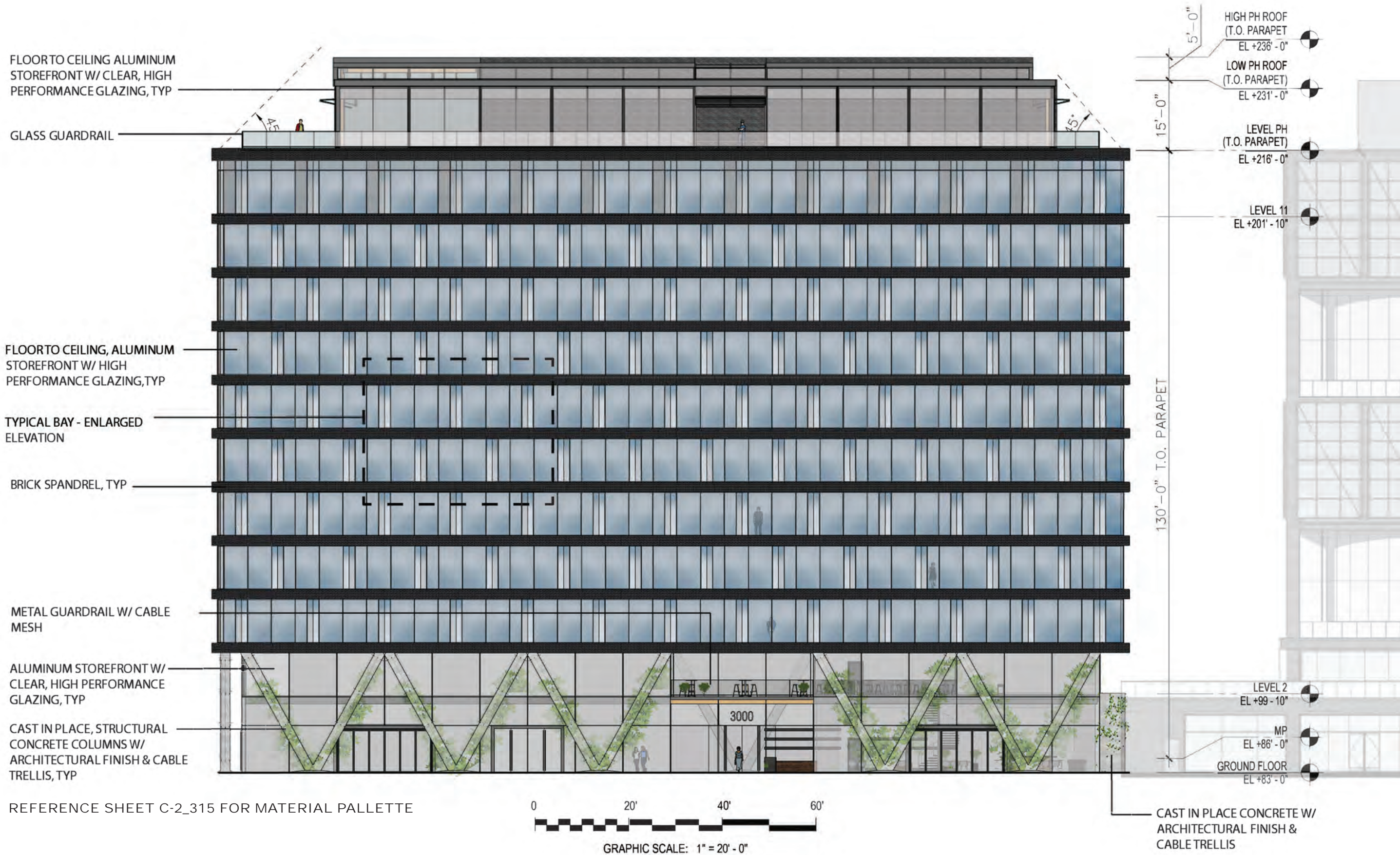
LONGITUDINAL SECTION A-A



BUILDING C-2 EAST ELEVATION
 C-2_311

FEBRUARY 7TH, 2020





FEBRUARY 7TH, 2020



BUILDING C-2 NORTH AND SOUTH ELEVATIONS

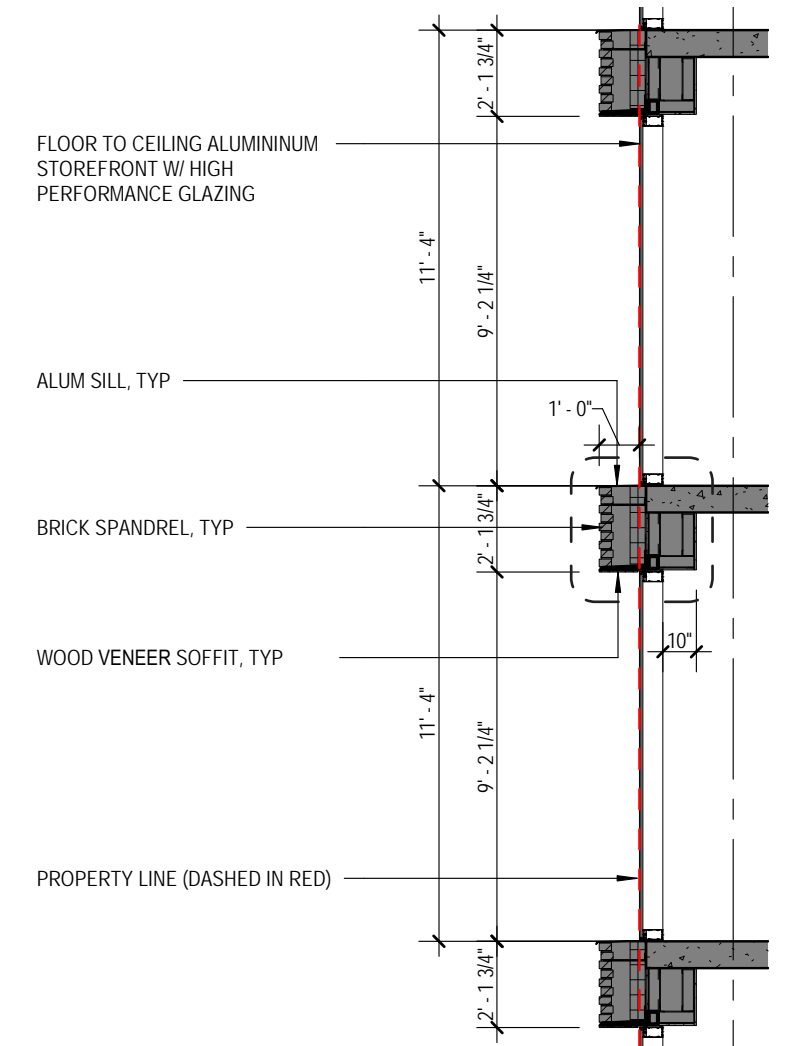
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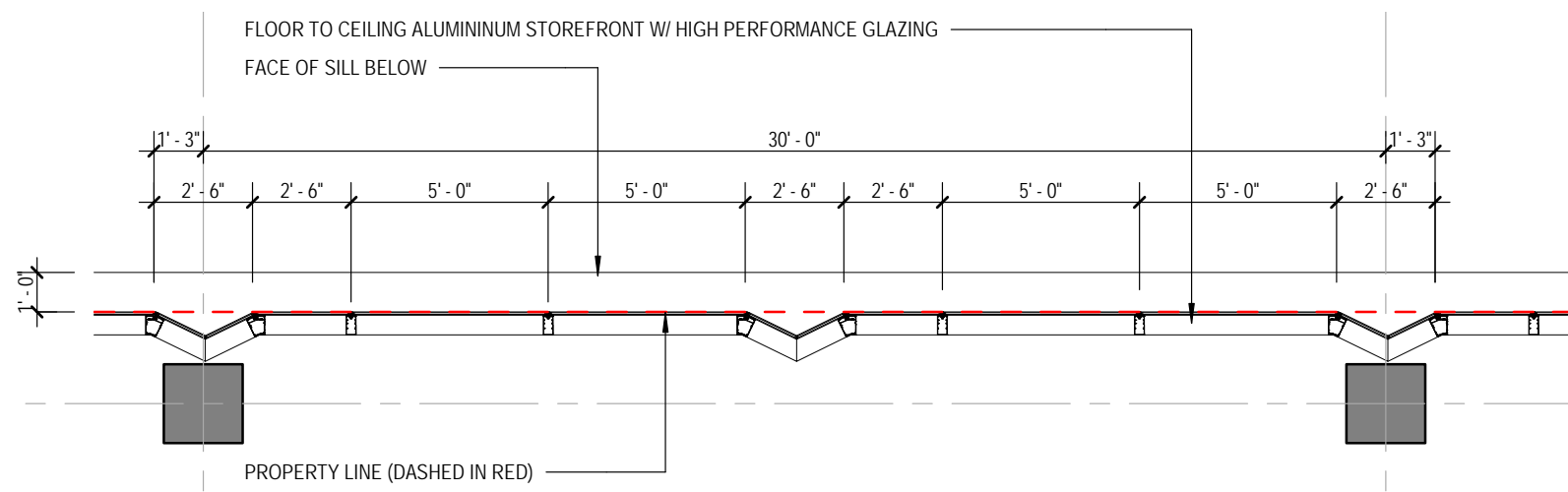




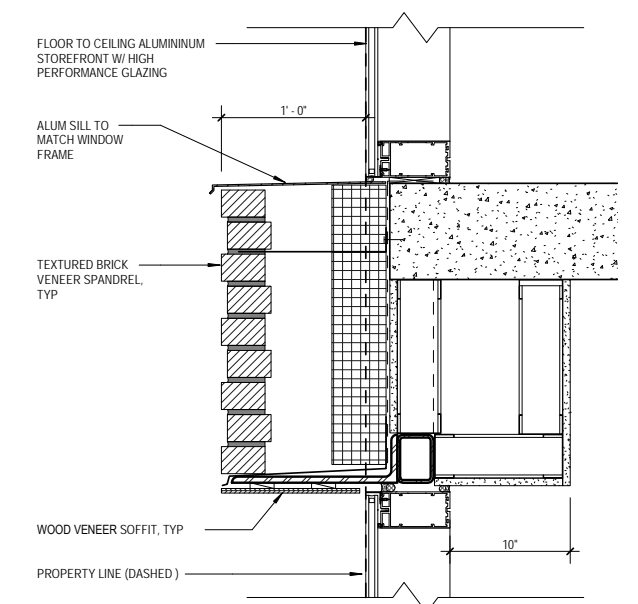
TYPICAL BAY - ENLARGED ELEVATION



TYPICAL BAY - ENLARGED SECTION

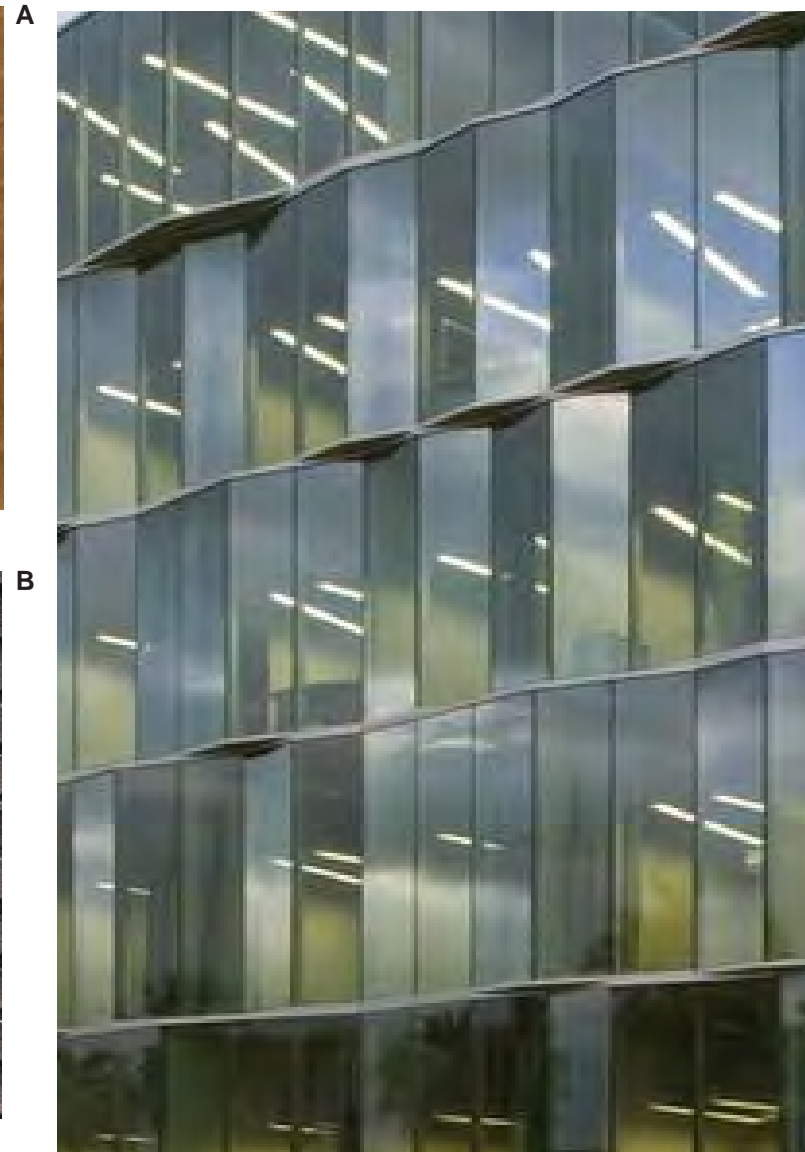
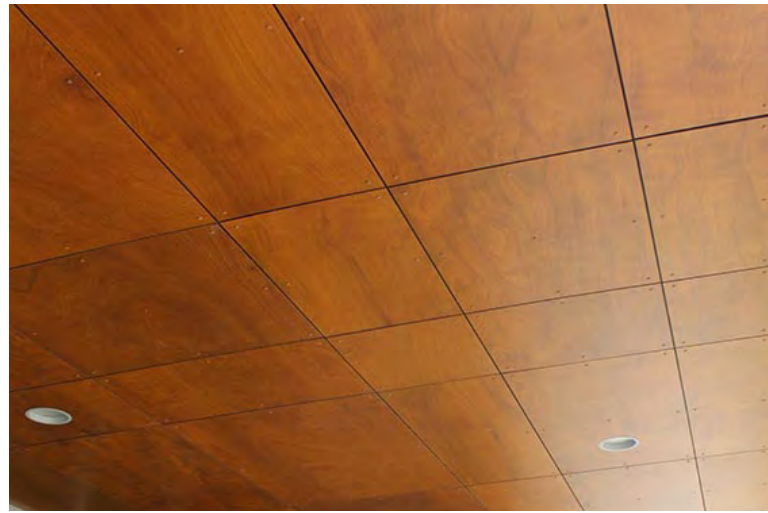


TYPICAL BAY - ENLARGED PLAN



TYPICAL SPANDREL - ENLARGED SECTION

FEBRUARY 7TH, 2020



MATERIAL LEGEND
A. WOOD VENEER SOFFIT
B. BRICK SPANDREL
 (REFER TO RENDERINGS FOR COLOR)
**C. CAST IN PLACE ARCHITECTURAL CONCRETE COL-
 UMNS**
**D. FLOOR TO CEILING ALUMINUM STOREFRONT SYS-
 TEM WITH TRIANGULATED GLASS UNITS.**
 (REFERNCE ELEVATIONS AND PLAN DETAILS)
E. CABLE TRELLIS ON CONCRETE COLUMNS/WALLS
 (WHERE INDICATED)
F. METAL GUARDRAIL W/ CABLE MESH.

BUILDING C-2: SIGNAGE

FEBRUARY 7TH, 2020



SMITHGROUP



A, B



E

POTENTIAL SIGNAGE OPTIONS INCLUDE:

- A. HORIZONTAL SIGNAGE BANNER @ SPANDREL
- B. BLADE SIGN MOUNTED TO COLUMN. (PLATE STEEL, FABRIC, ALUMINIUM, ETC...)
- C. PIN MOUNTED GRAPHICS MOUNTED TO STOREFRONT/SPANDREL
- D. VERTICAL SIGNAGE BANNER INTEGRATED INTO OR MOUNTED ONTO ALUM STOREFRONT
- E. GRAPHIC SLEEVE
- F. TRANSPARENT RETAIL STOREFRONTS ALLOW FOR INTERIOR SIGNAGE OPPURTUNITIES THAT COULD BE SEEN FROM EXTERIOR



B



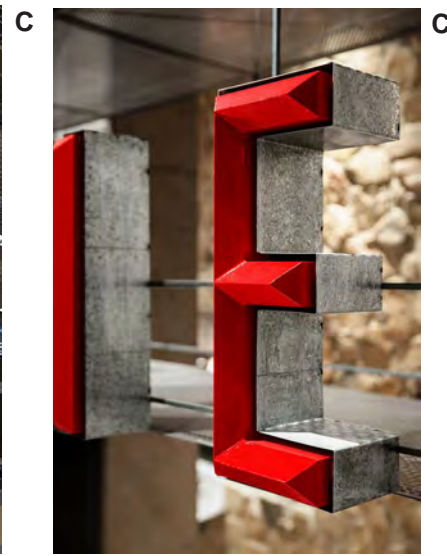
B



F

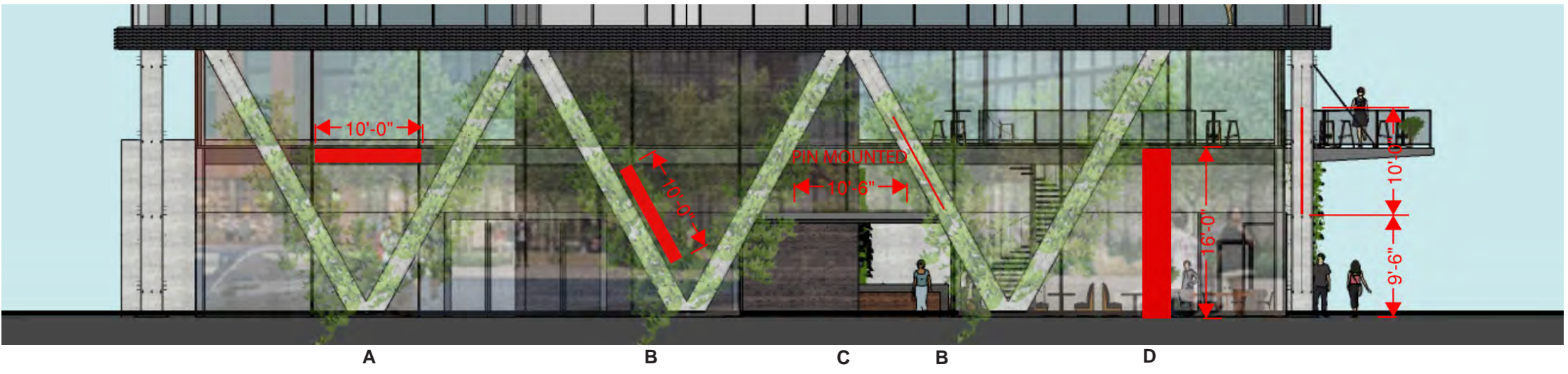


C



POTENTIAL SIGNAGE OPTIONS INCLUDE:

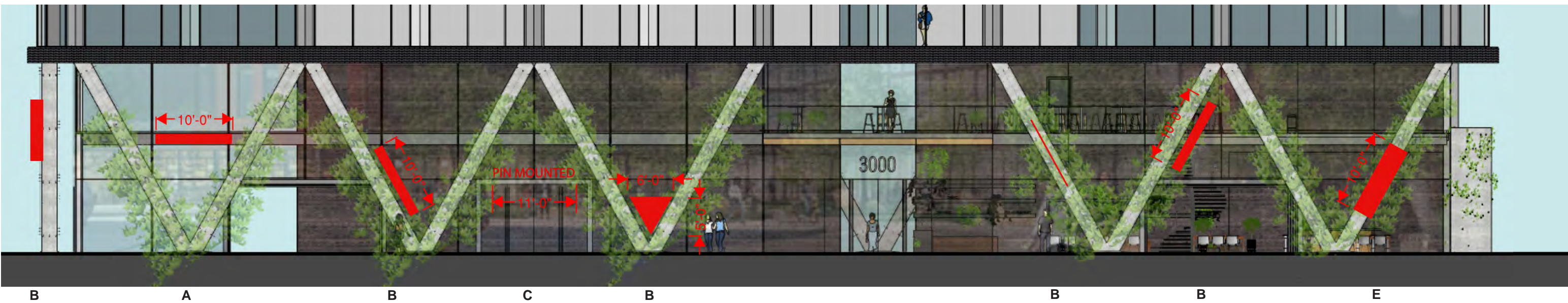
- A. HORIZONTAL SIGNAGE BANNER @ SPANDREL
- B. BLADE SIGN MOUNTED TO COLUMN. (PLATE STEEL, CORTEN, FABRIC, ALUMINIUM, ETC...)
- C. PIN MOUNTED GRAPHICS MOUNTED TO STORE-FRONT/SPANDREL OR COLUMNS
- D. VERTICAL SIGNAGE BANNER INTEGRATED INTO OR MOUNTED ONTO ALUM STOREFRONT
- E. GRAPHIC SLEEVE
- F. TRANSPARENT RETAIL STOREFRONTS ALLOW FOR INTERIOR SIGNAGE OPPURTUNITIES THAT COULD BE SEEN FROM EXTERIOR



POTENTIAL SIGNAGE LOCATIONS - NORTH ELEVATION

POTENTIAL SIGNAGE OPTIONS INCLUDE:

- A. HORIZONTAL SIGNAGE BANNER @ SPANDREL
- B. BLADE SIGN MOUNTED TO COLUMN.
- C. PIN MOUNTED GRAPHICS MOUNTED TO STOREFRONT/SPANDREL
- D. VERTICAL SIGNAGE BANNER INTEGRATED INTO OR MOUNTED ONTO ALUM STOREFRONT
- E. GRAPHIC SLEEVE



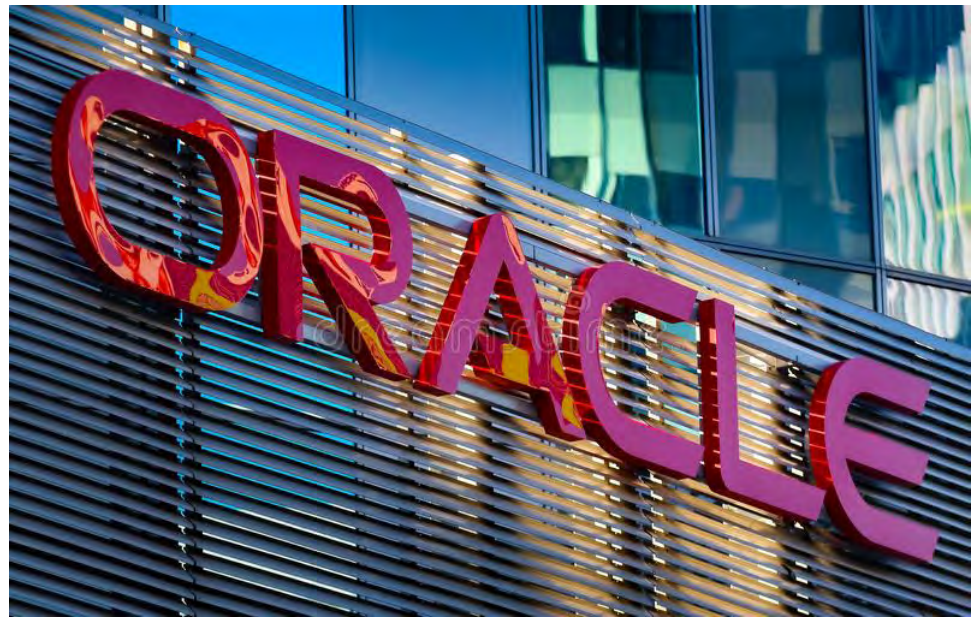
POTENTIAL SIGNAGE LOCATIONS - WEST ELEVATION



A



D



B



E



C



F



G



H

POTENTIAL SIGNAGE OPTIONS INCLUDE:

- A. MONOTONE SIGN FLOAT MOUNTED FROM FACE OF PENTHOUSE WALL
- B. COLOR SIGN WITH COMPANY LOGO MOUNTED TO FACE OF PENTHOUSE WALL
- C. CONTEXTUAL EXAMPLE OF UPLIT SIGN MOUNTED TO TOP OF BUILDING
- D. COMPANY LOGO SURFACE APPLIED FILM
- E. INTERNALLY LIT COMPANY LOGO MOUNTED TO FACE OF PENTHOUSE WALL
- F. SIGN PIN MOUNTED TO TOP OF WALL
- G. INDUSTRIAL DESIGN UTILIZING NEON TUBES
- H. ARCHITECTURALLY INTEGRATED SIGNAGE

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SMITHGROUP

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PROPERTIES

BUILDING C-2 SIGNAGE PRECEDENTS

C-2_404

SEE PREVIOUS SHEET FOR EXAMPLES OF POTENTIAL SIGNAGE AT THE TOP OF THE BUILDING.



POTENTIAL SIGNAGE LOCATIONS - WEST PENTHOUSE ELEVATION



POTENTIAL SIGNAGE LOCATIONS - NORTH PENTHOUSE ELEVATION



POTENTIAL SIGNAGE LOCATIONS - SOUTH PENTHOUSE ELEVATION