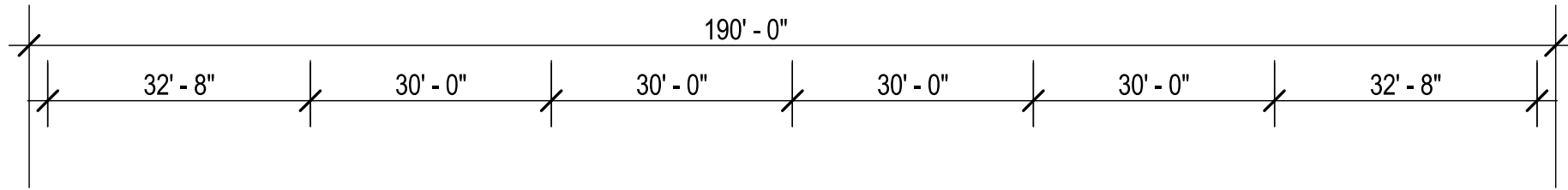


BUILDING C-2: ARCHITECTURAL PLANS, SECTIONS & ELEVATIONS

June 16th, 2020

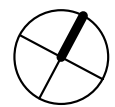
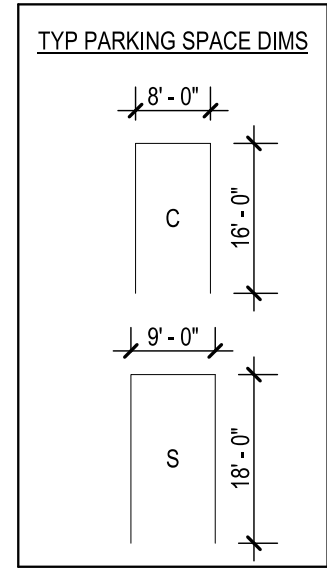
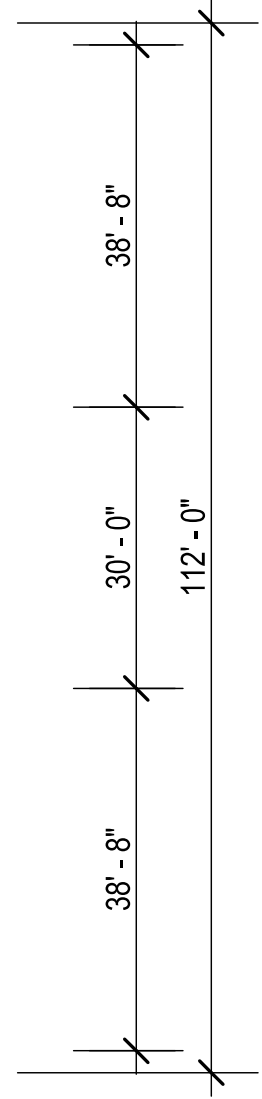
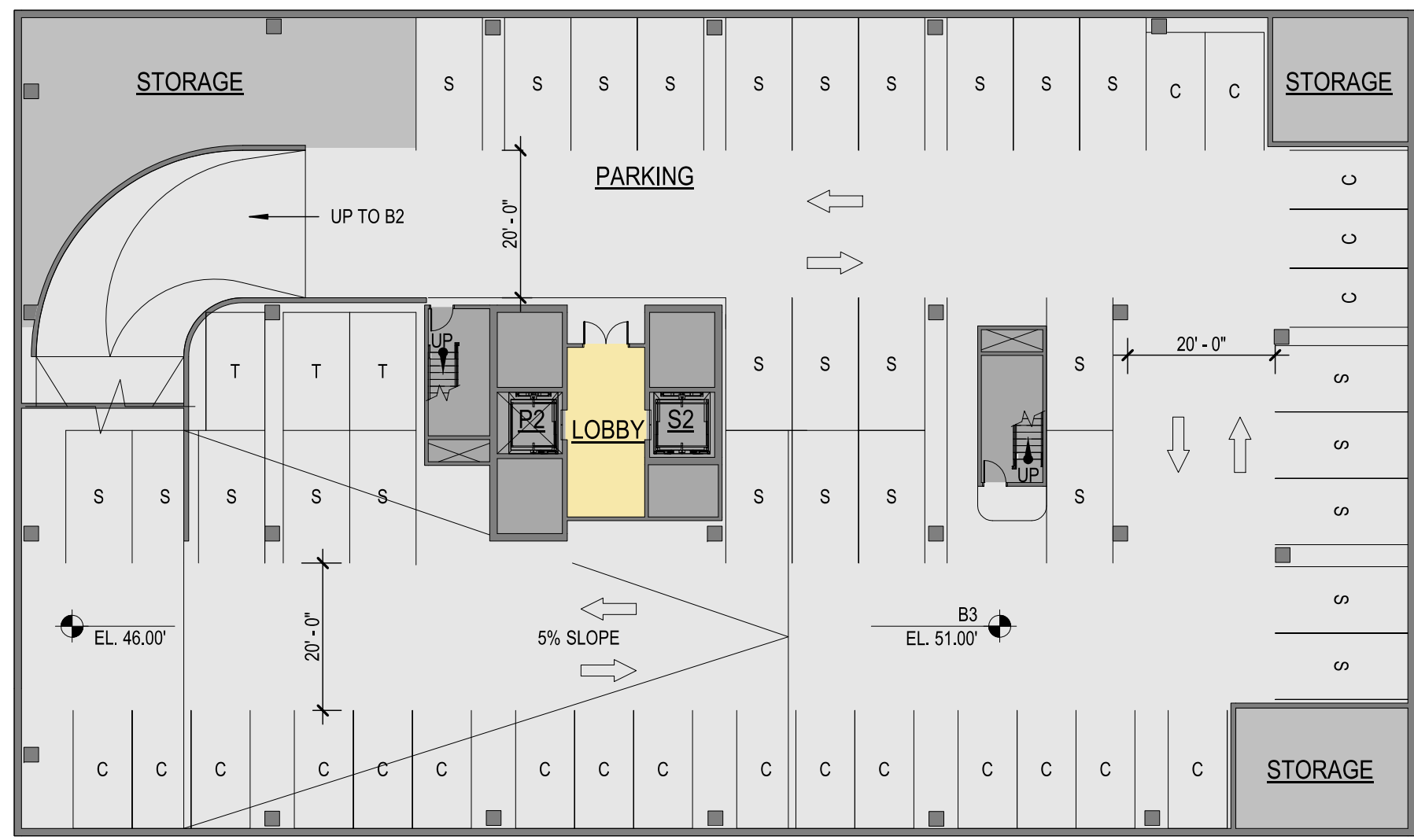


ZONING COMMISSION
District of Columbia
CASE NO.15-27B
EXHIBIT NO.26A3



Area Legend

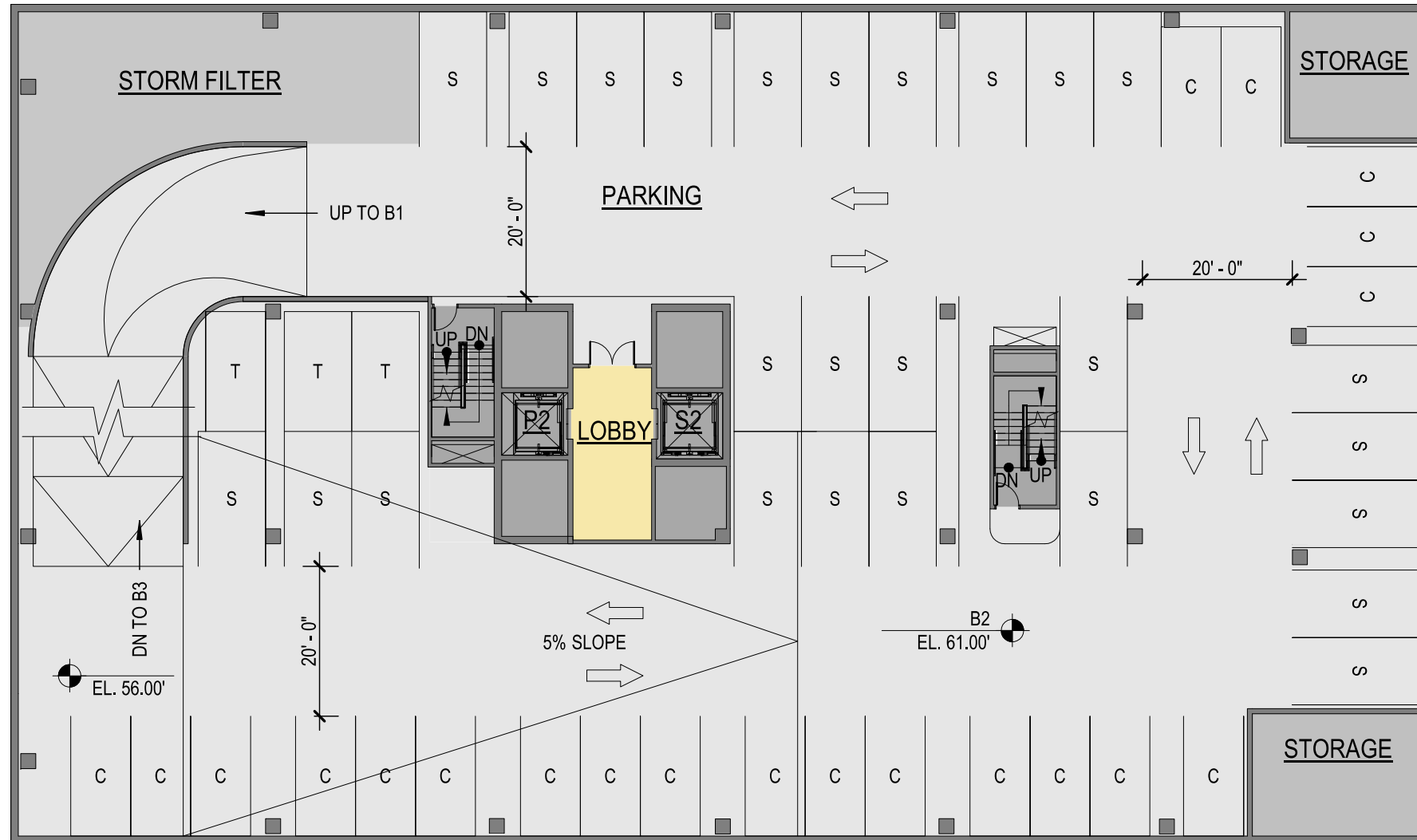
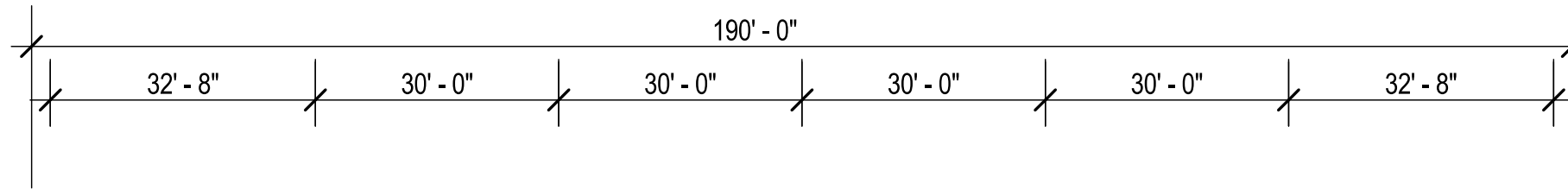
- Lobby
- Major Vertical Penetration
- Parking
- Storage



BUILDING C-2 FLOOR PLAN B3

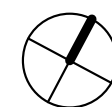
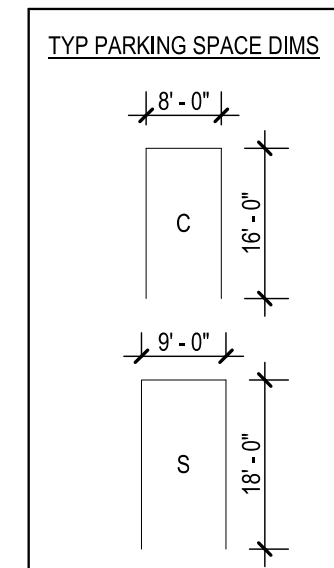
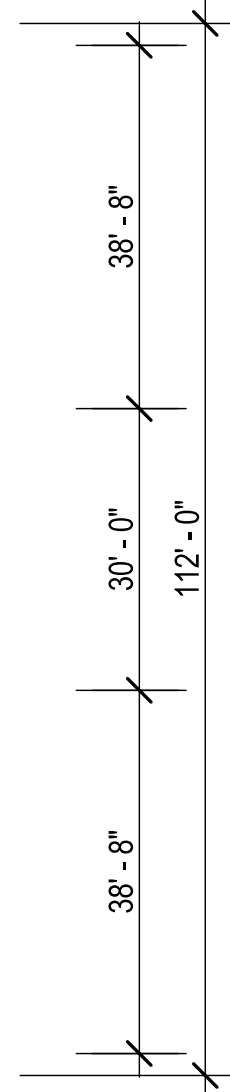
C-2_301



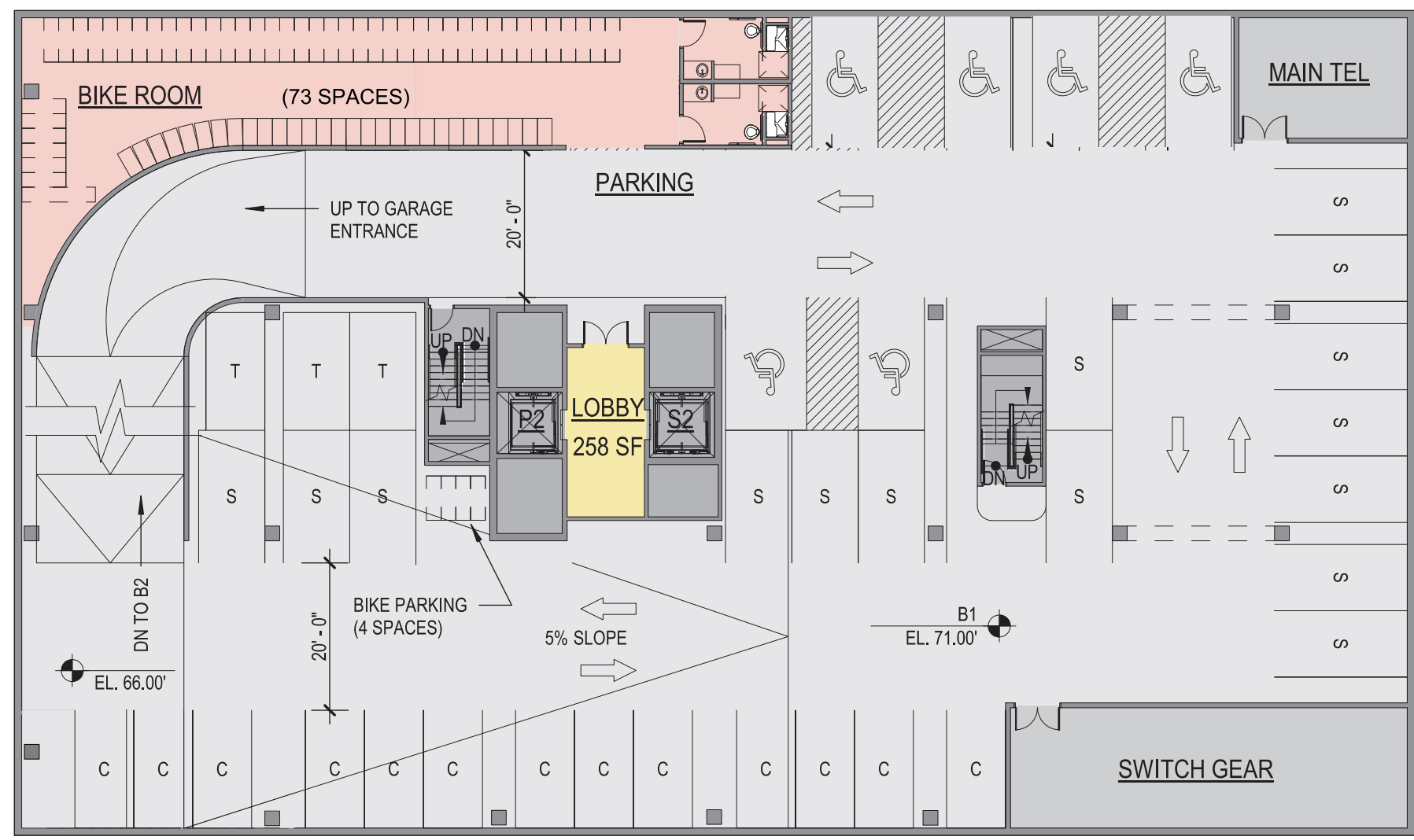
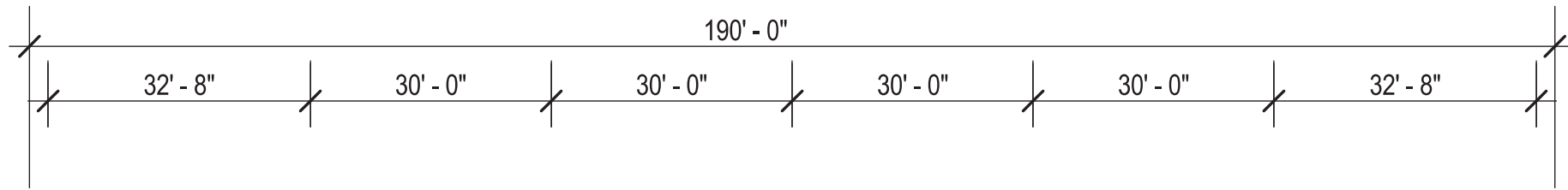


Area Legend

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

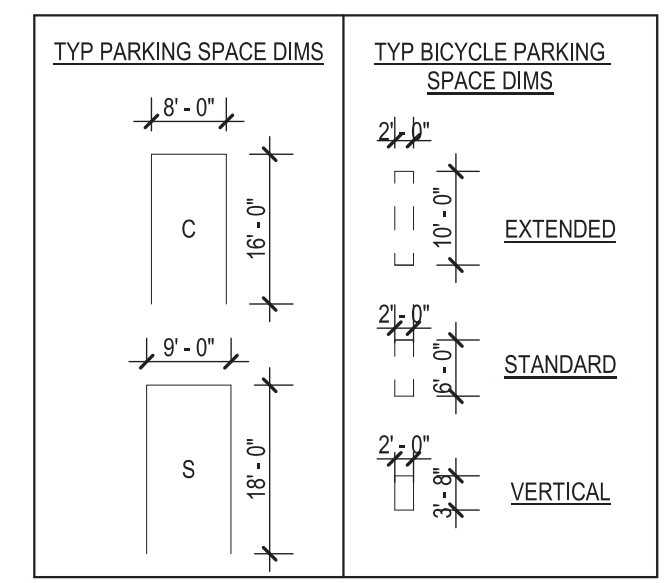
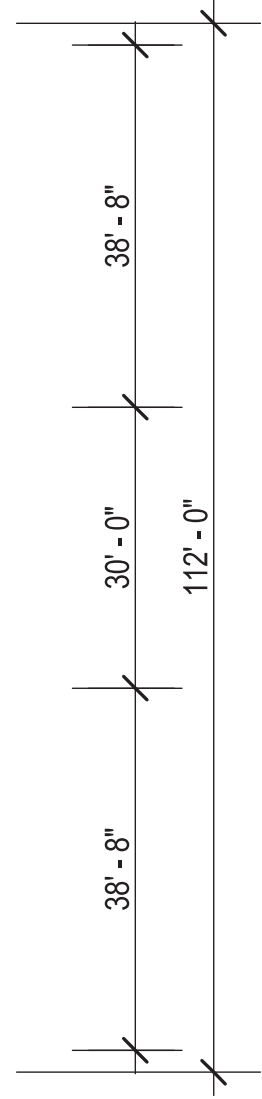


BUILDING C-2 FLOOR PLAN B2



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 77 spaces on B1 level - COMPLY
 Short Term Spaces Required: 10 spaces located outside, at Ground Floor Level
 Short Term Spaces Provided: 16 spaces located along 3rd St and Neal Place sidewalks - COMPLY



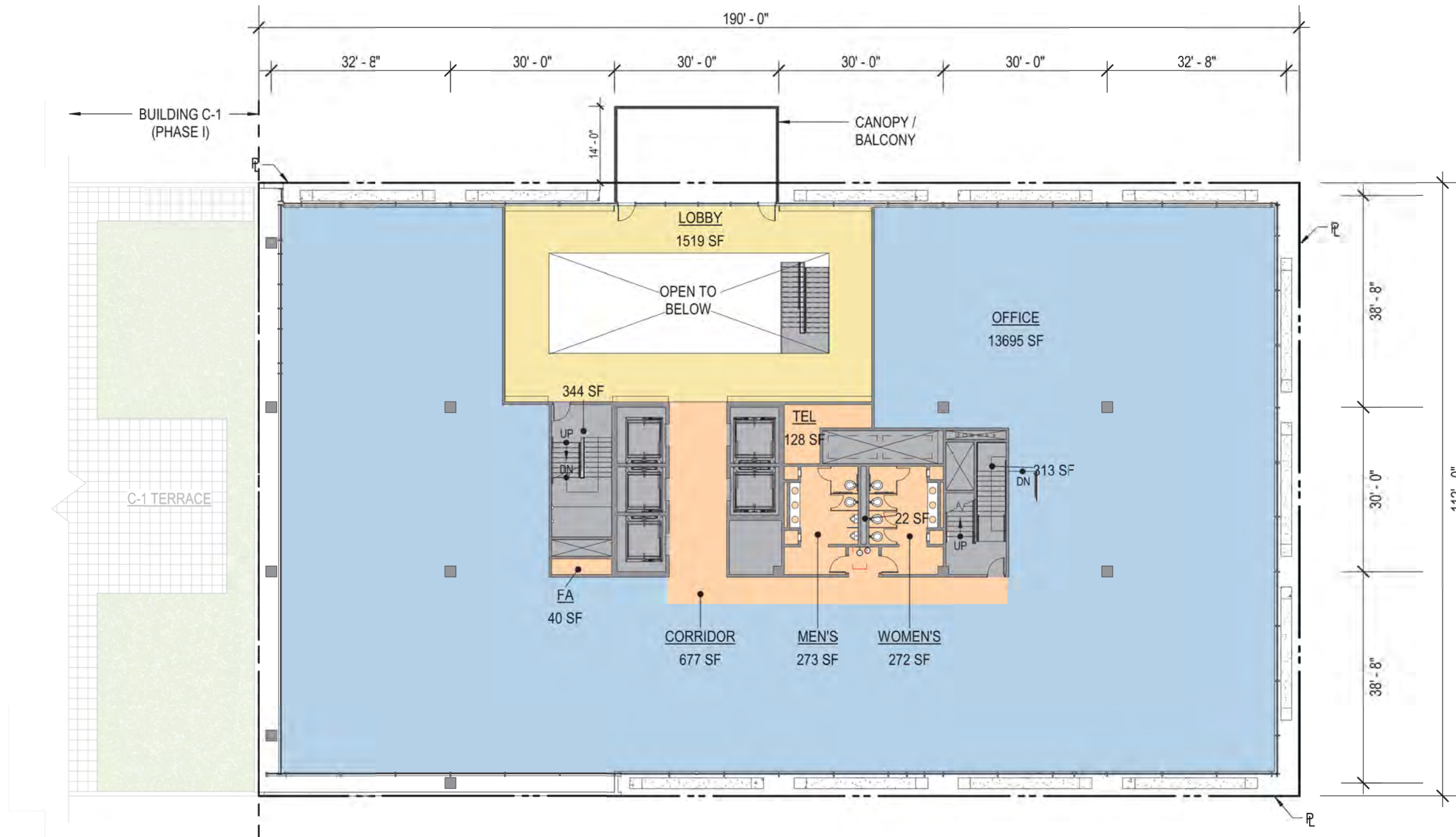
Area Legend

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

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Area Legend

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



BUILDING C-2 FLOOR PLAN 02

C-2_305

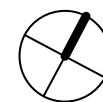


SMITHGROUP

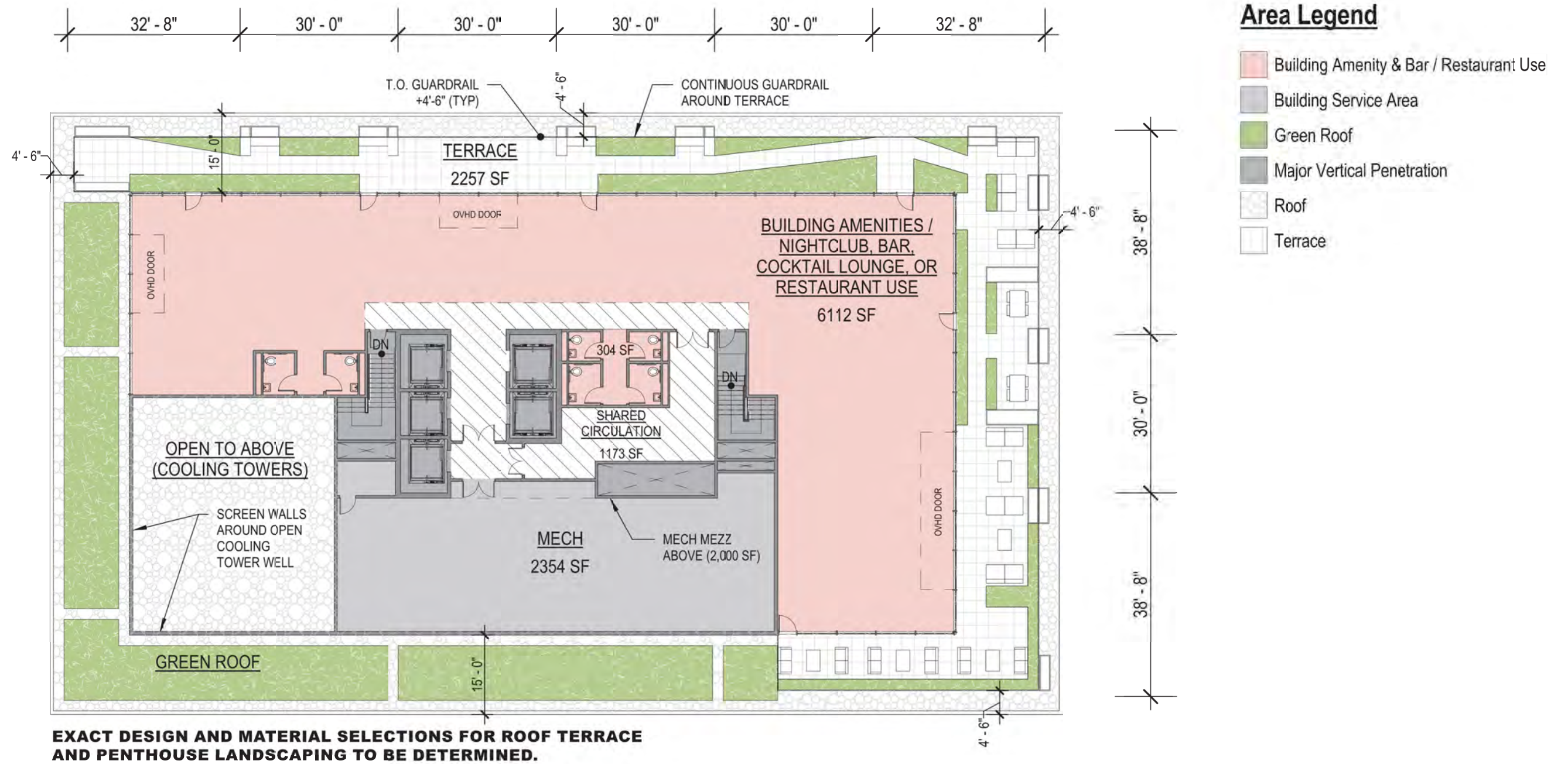


Area Legend

- Floor Service Area
- Major Vertical Penetration
- Office Area

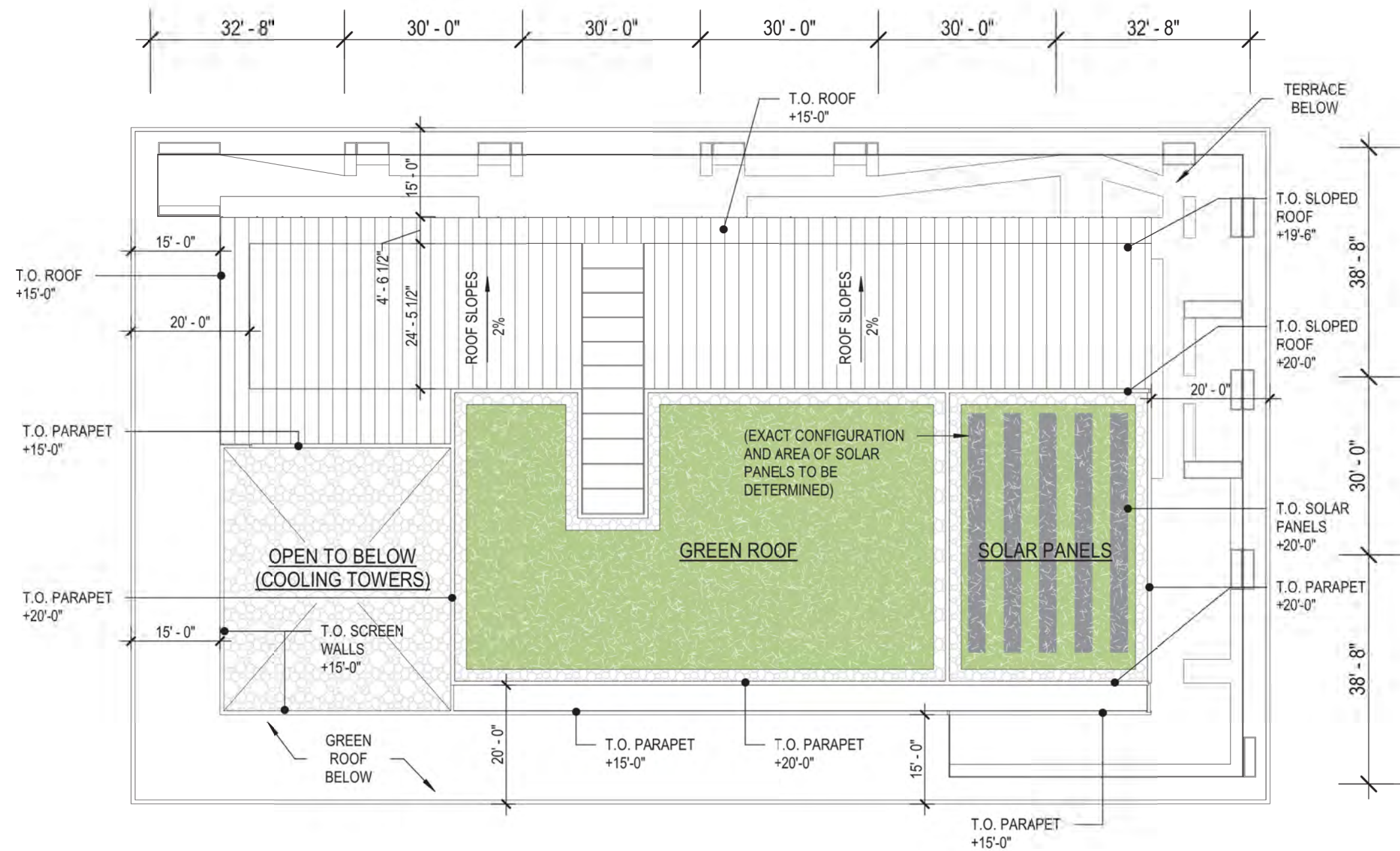


BUILDING C-2 FLOOR PLAN 03-11



BUILDING C-2 FLOOR PLAN PENTHOUSE

C-2_307

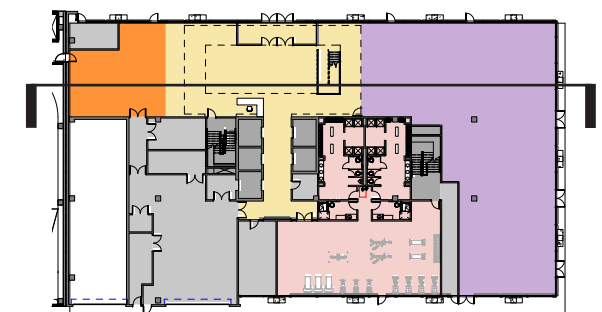
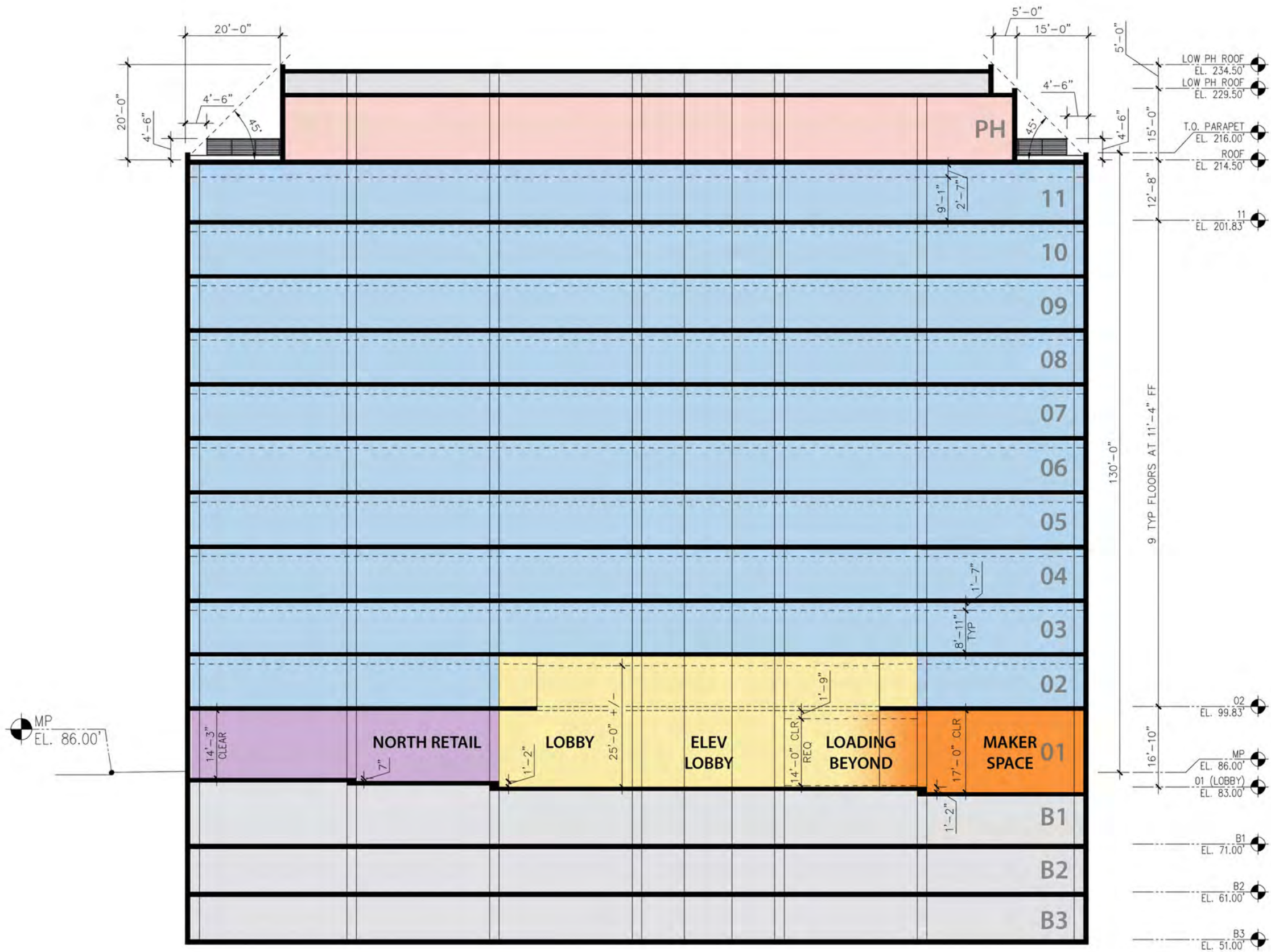


Area Legend

- Green Roof
- Roof



BUILDING C-2 FLOOR PLAN ROOF

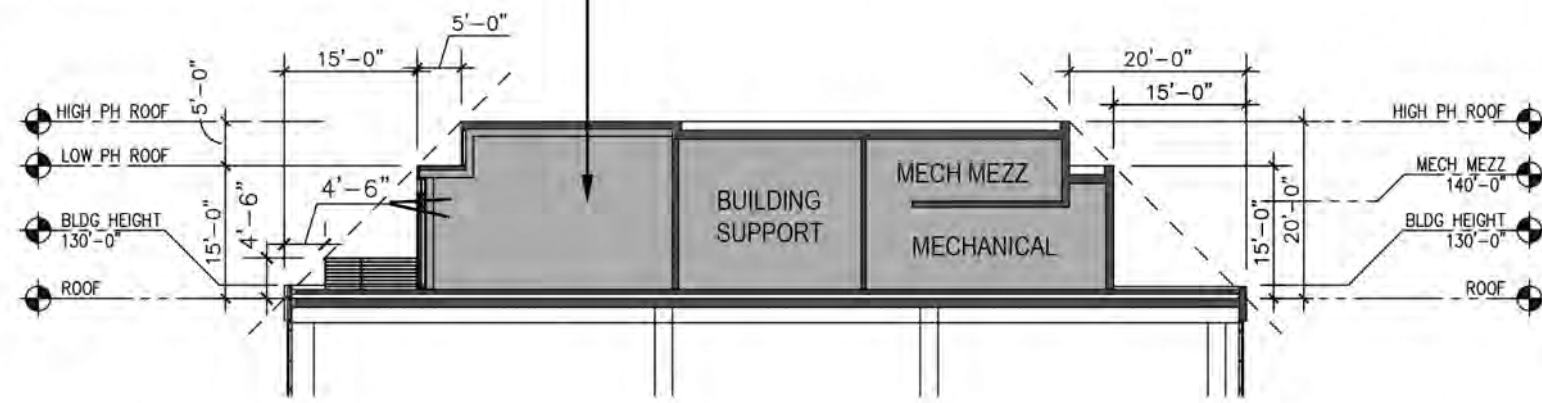


KEY PLAN - GROUND FLOOR

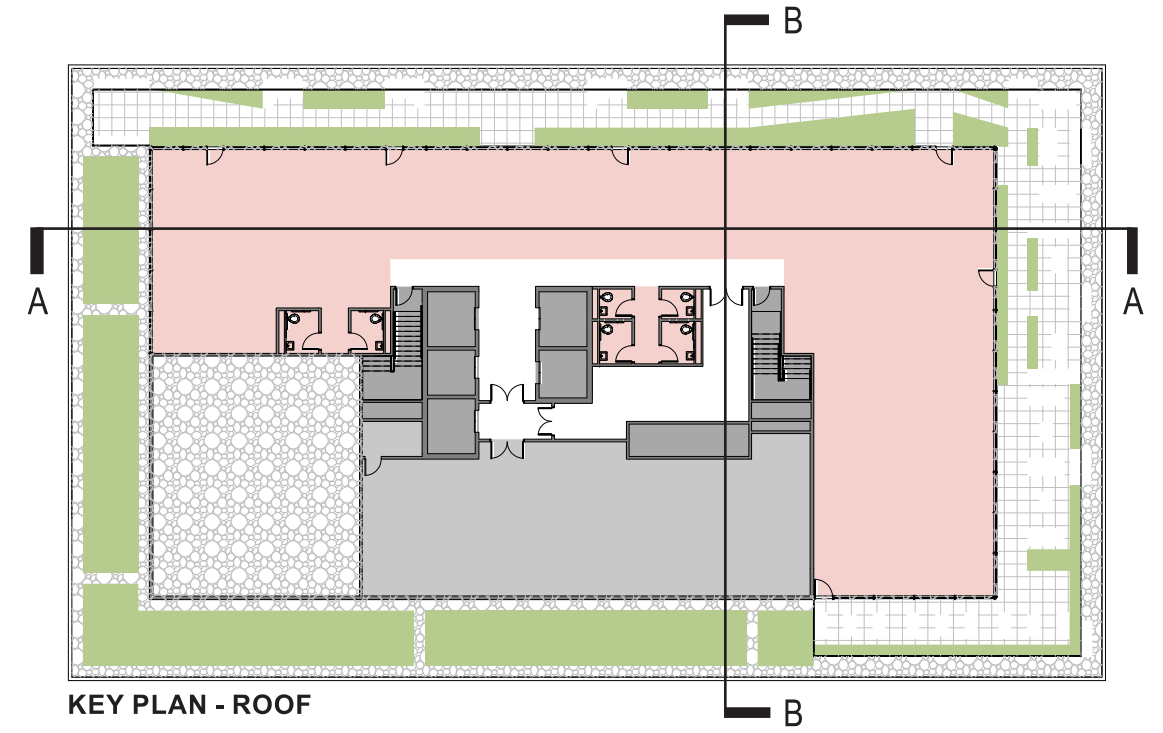
BUILDING C-2 LONGITUDINAL SECTION

C-2_309

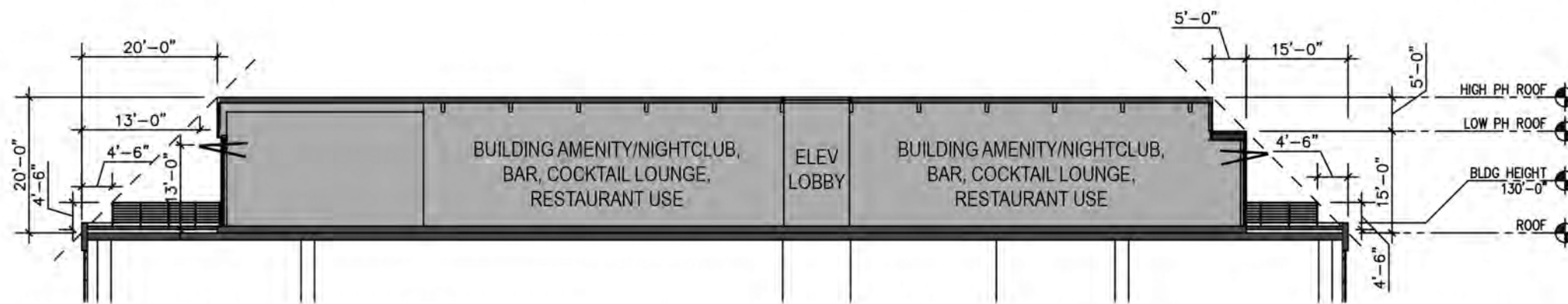
BUILDING AMENITY/NIGHTCLUB, BAR, COCKTAIL LOUNGE, RESTAURANT USE



TRANSVERSE PH SECTION B-B

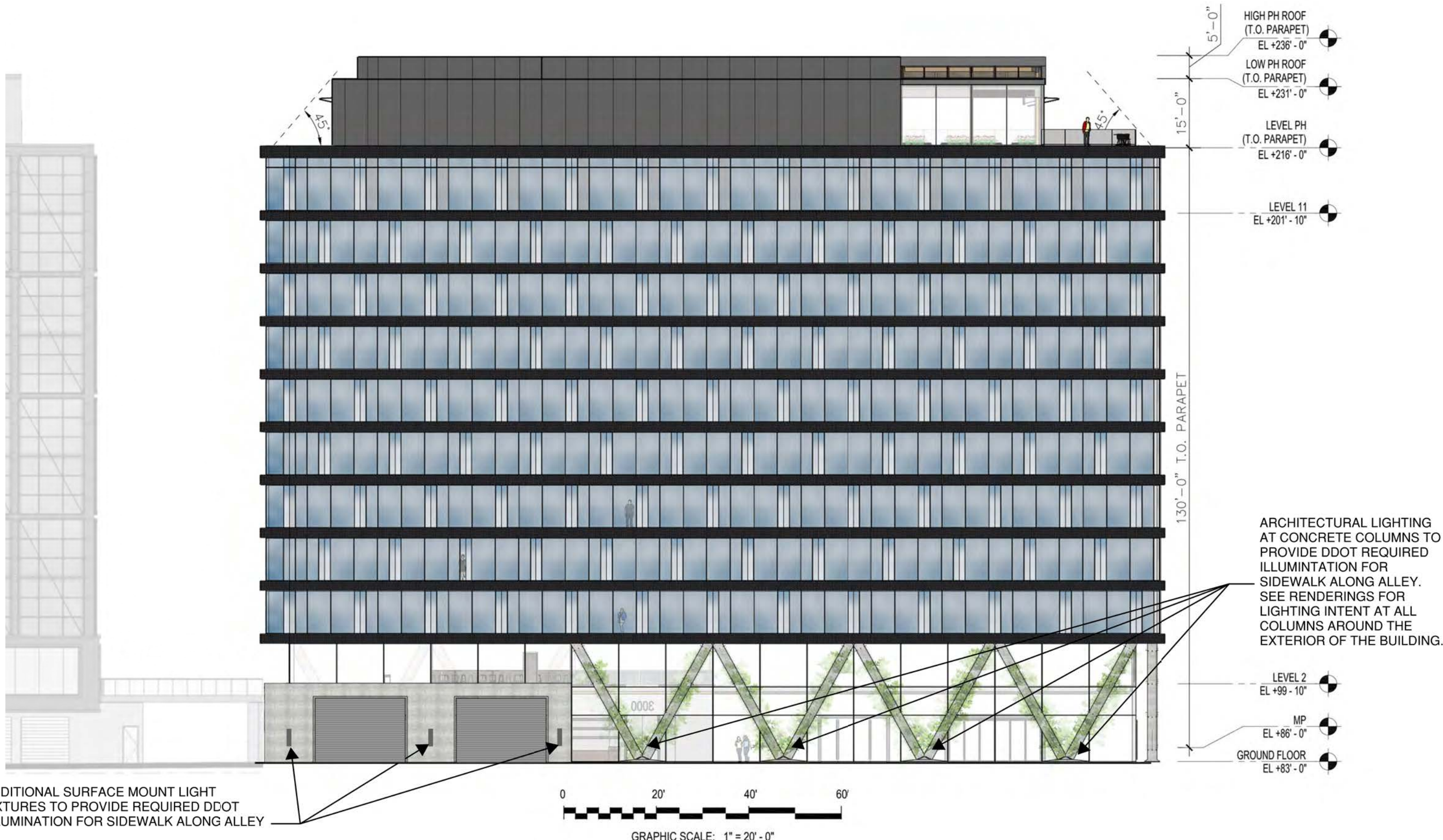


KEY PLAN - ROOF



LONGITUDINAL SECTION A-A

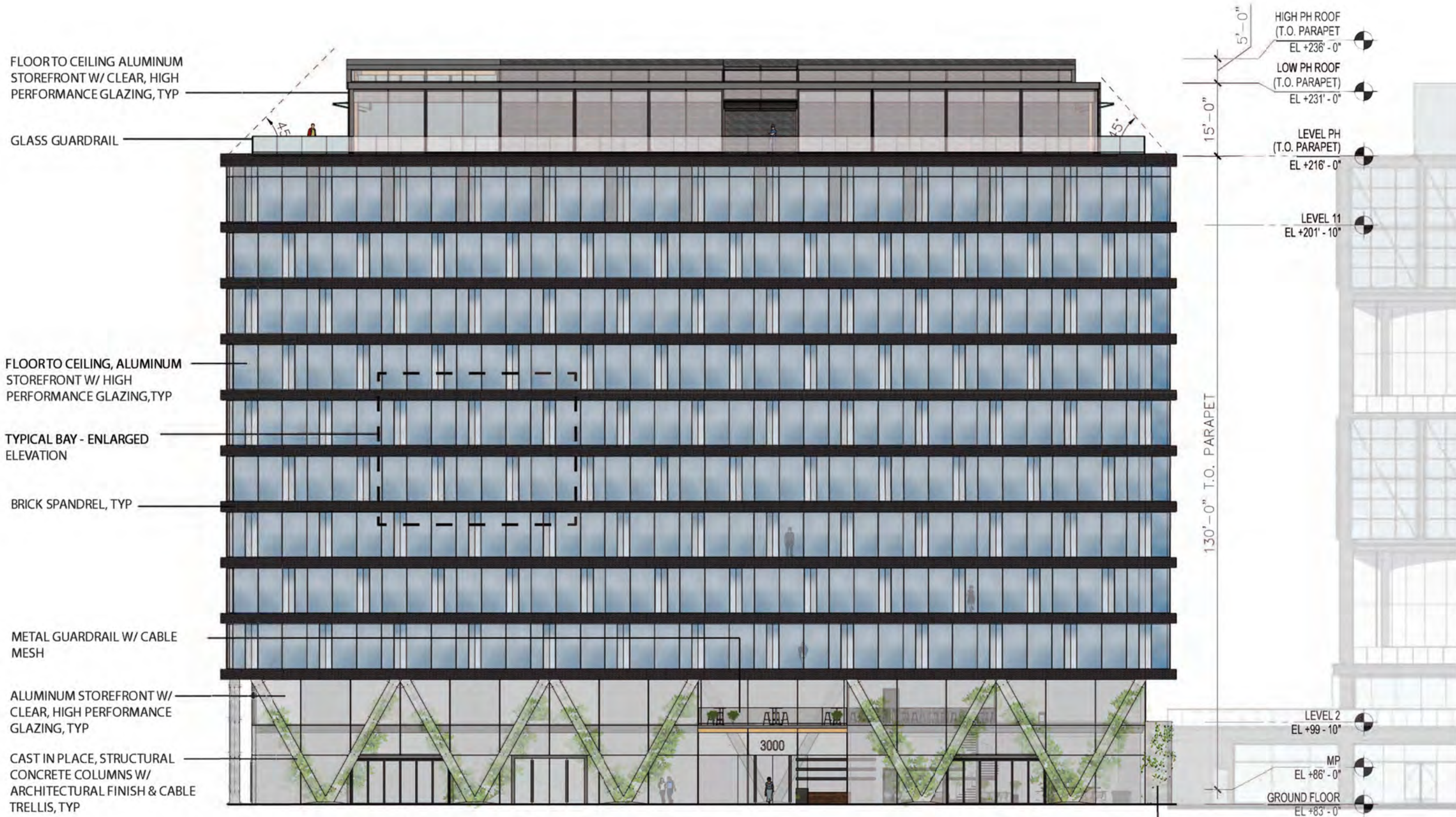
BUILDING C-2 PENTHOUSE SECTIONS



BUILDING C-2 EAST ELEVATION

C-2_311





FLOOR TO CEILING ALUMINUM
STOREFRONT W/ CLEAR, HIGH
PERFORMANCE GLAZING, TYP

GLASS GUARDRAIL

FLOOR TO CEILING, ALUMINUM
STOREFRONT W/ HIGH
PERFORMANCE GLAZING, TYP

TYPICAL BAY - ENLARGED
ELEVATION

BRICK SPANDREL, TYP

METAL GUARDRAIL W/ CABLE
MESH

ALUMINUM STOREFRONT W/
CLEAR, HIGH PERFORMANCE
GLAZING, TYP

CAST IN PLACE, STRUCTURAL
CONCRETE COLUMNS W/
ARCHITECTURAL FINISH & CABLE
TRELLIS, TYP

5'-0"
HIGH PH ROOF
(T.O. PARAPET)
EL +236'-0"

15'-0"
LOW PH ROOF
(T.O. PARAPET)
EL +231'-0"

LEVEL PH
(T.O. PARAPET)
EL +216'-0"

LEVEL 11
EL +201'-10"

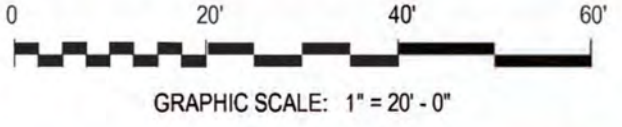
130'-0" T.O. PARAPET

LEVEL 2
EL +99'-10"

MP
EL +86'-0"

GROUND FLOOR
EL +83'-0"

REFERENCE SHEET C-2_315 FOR MATERIAL PALLETTE



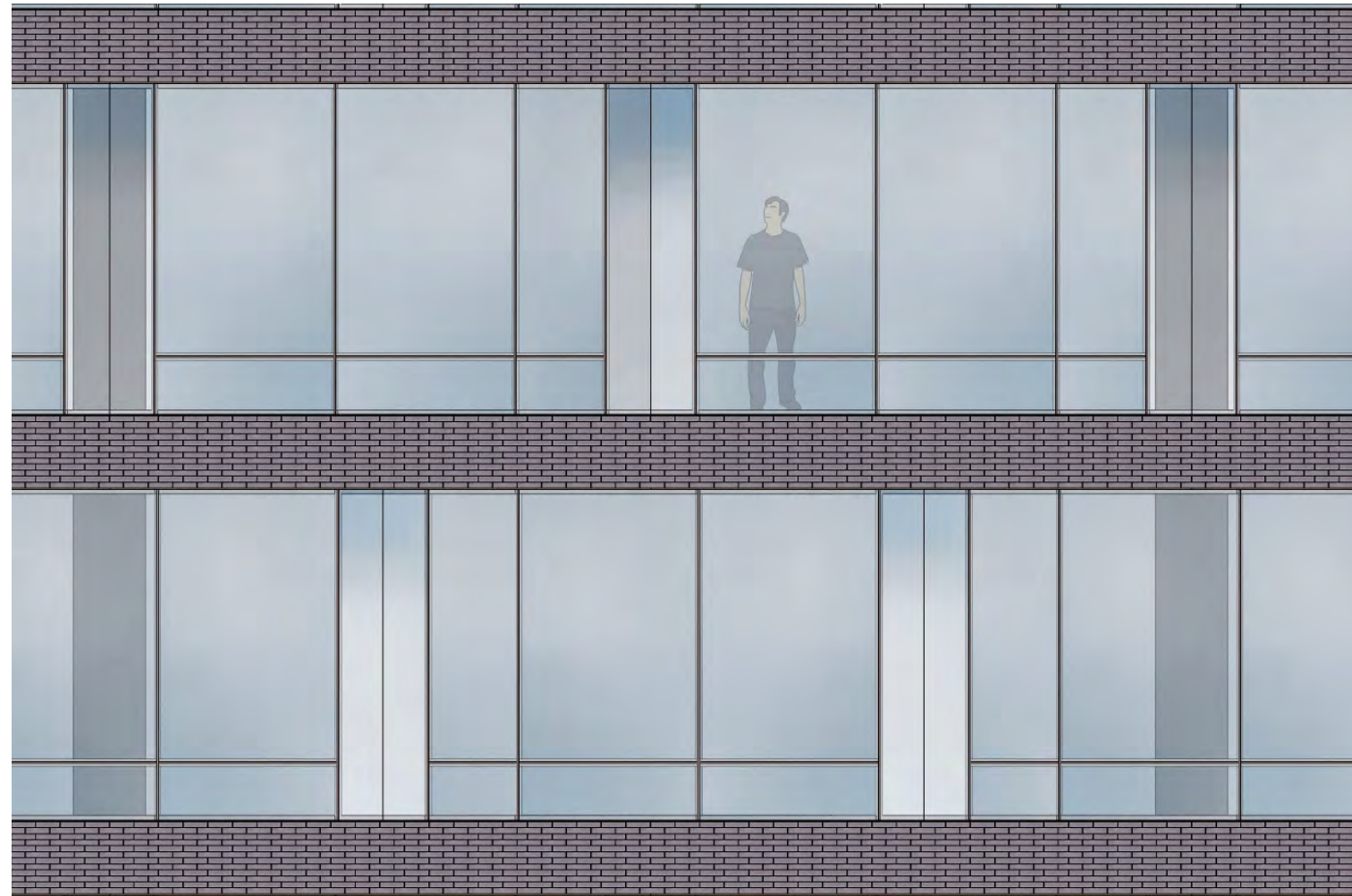
CAST IN PLACE CONCRETE W/
ARCHITECTURAL FINISH &
CABLE TRELLIS

BUILDING C-2 WEST ELEVATION

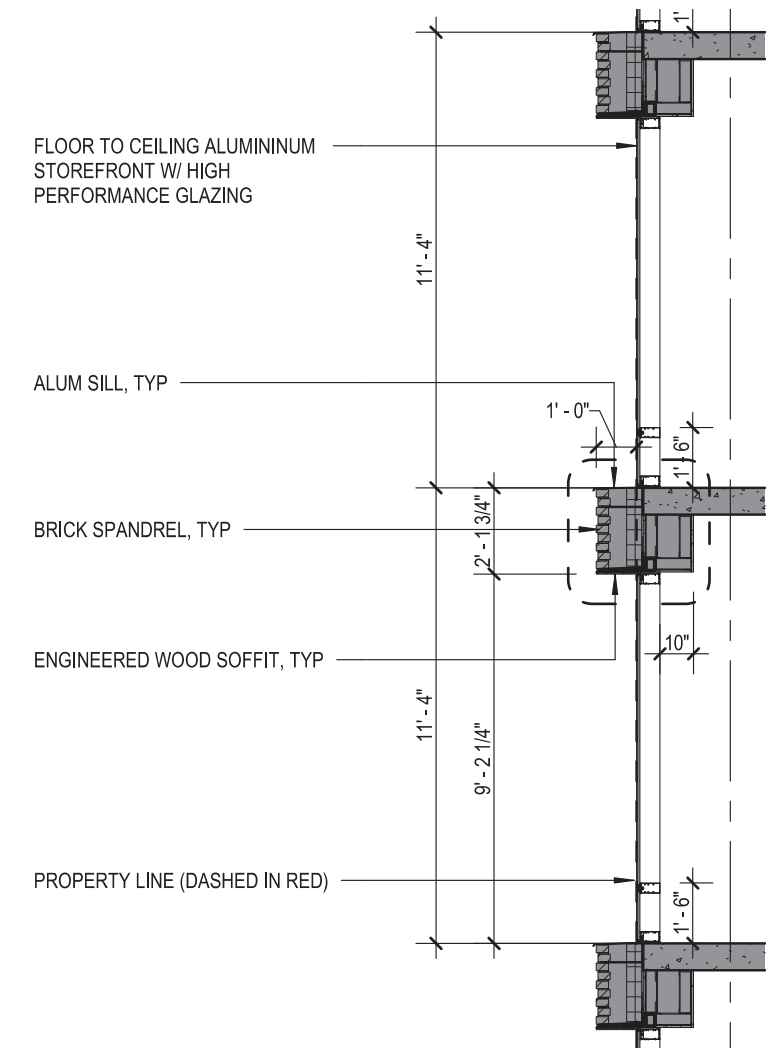


BUILDING C-2 NORTH AND SOUTH ELEVATIONS

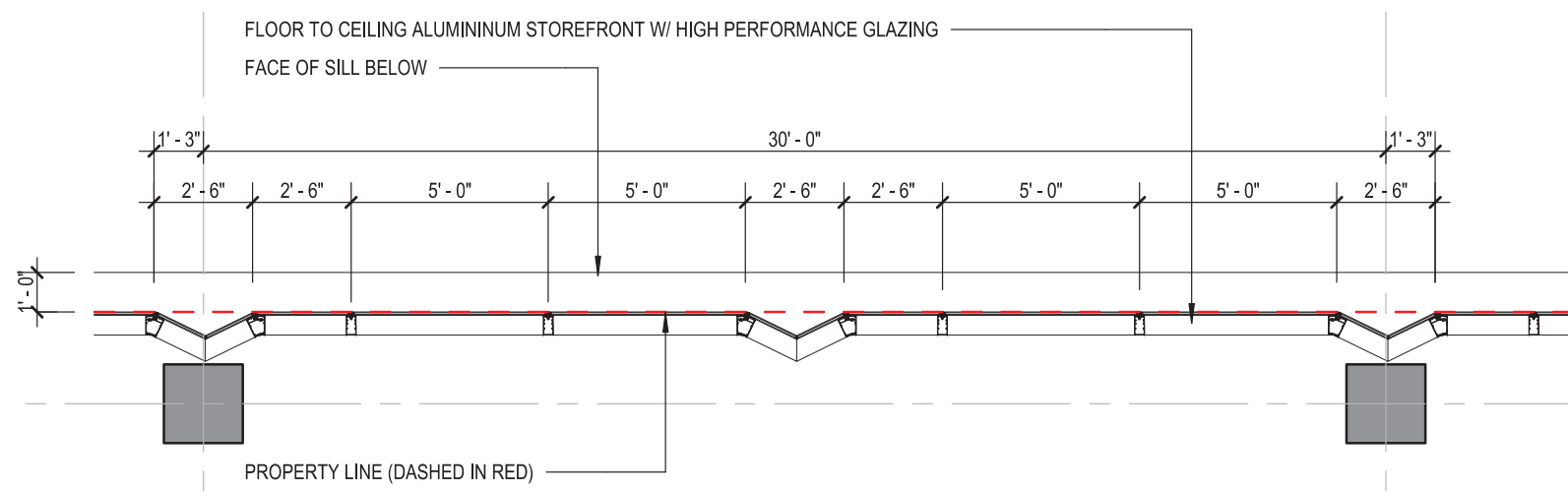
C-2_313



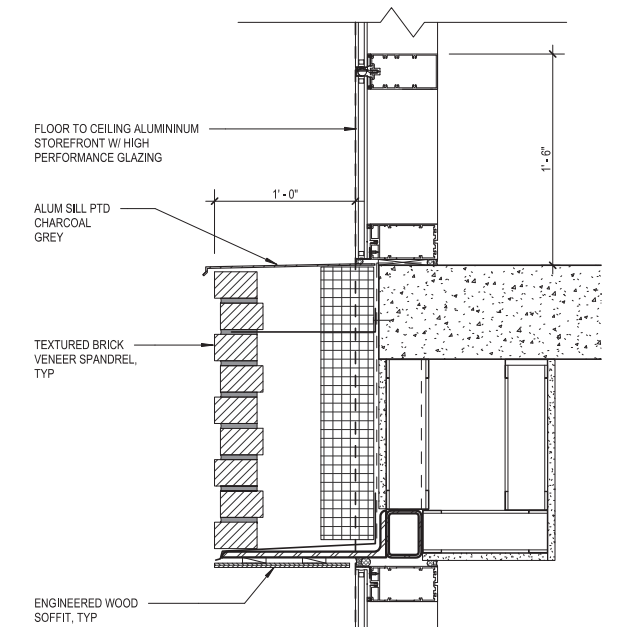
TYPICAL BAY - ENLARGED ELEVATION



TYPICAL BAY - ENLARGED SECTION

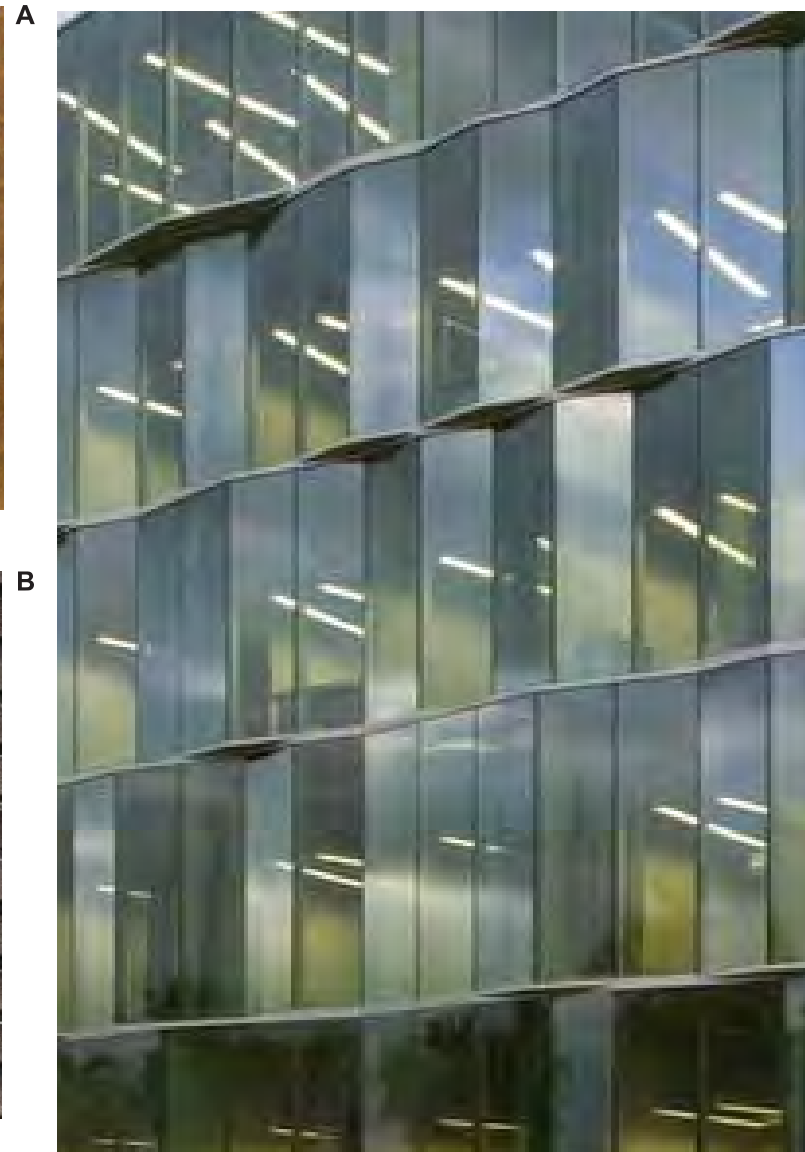
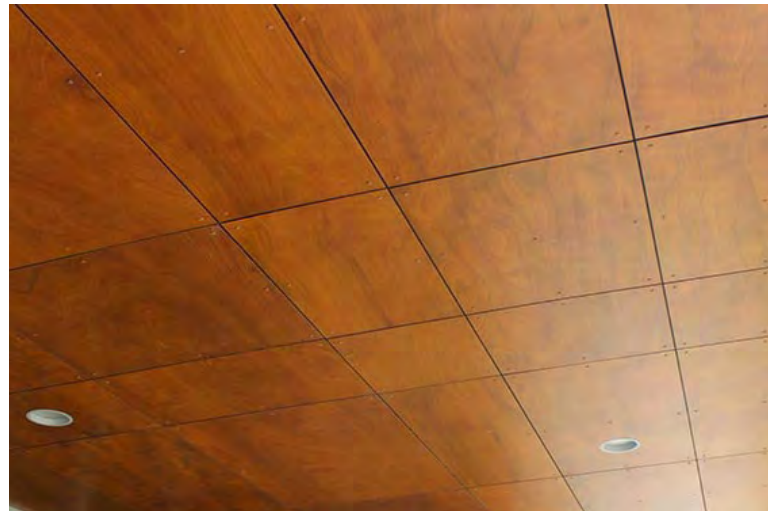


TYPICAL BAY - ENLARGED PLAN



TYPICAL SPANDREL - ENLARGED SECTION

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MATERIAL LEGEND

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

EXTERIOR MATERIAL PALLETTE

C-2_315

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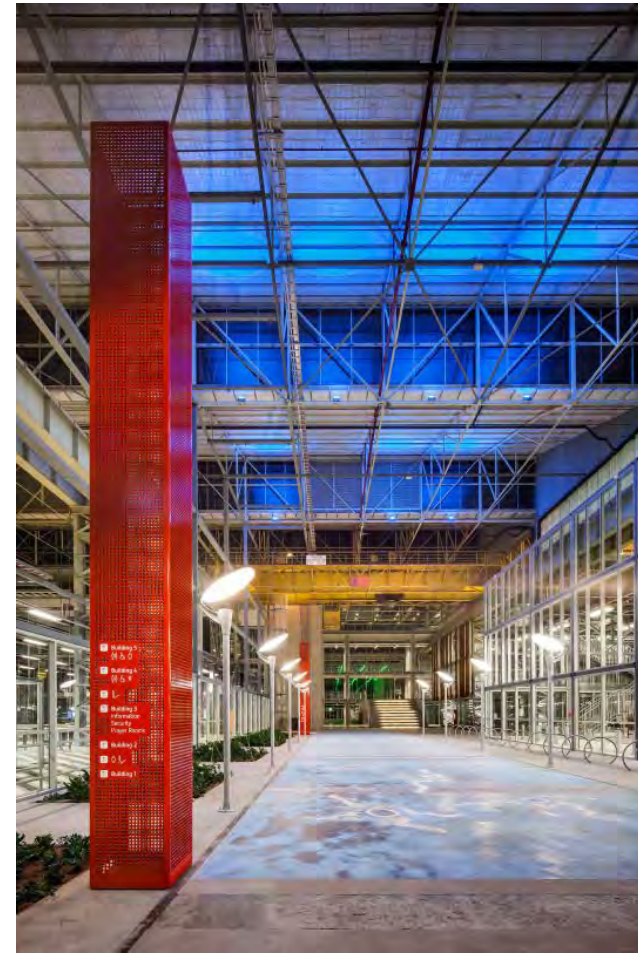
BUILDING C-2: SIGNAGE



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



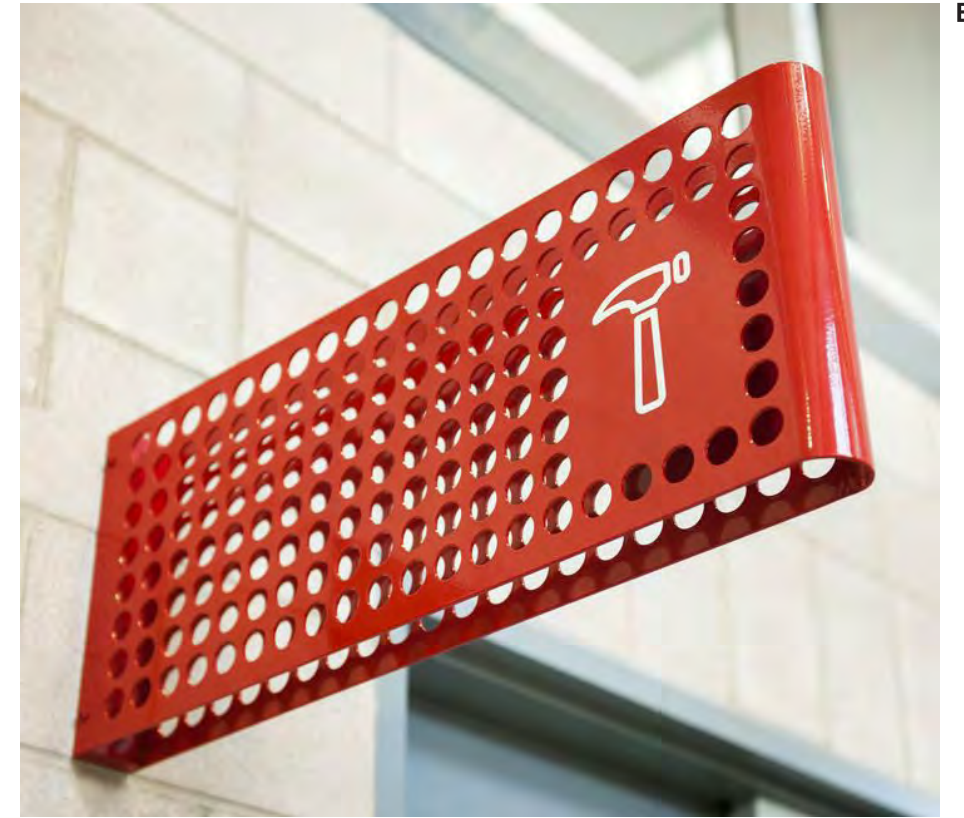
F



C

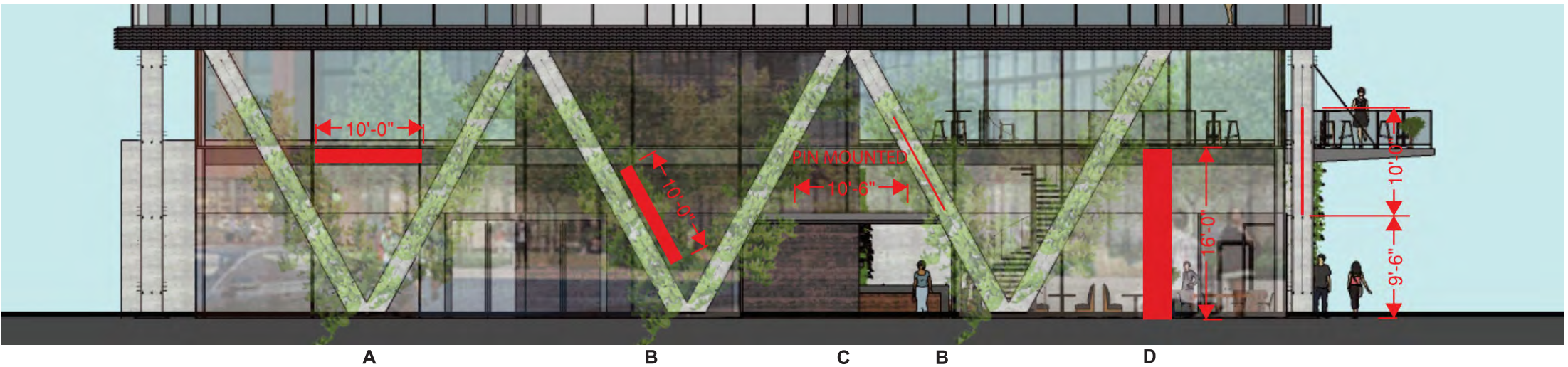
BUILDING C-2 SIGNAGE PRECEDENTS

C-2_401



POTENTIAL SIGNAGE OPTIONS INCLUDE:

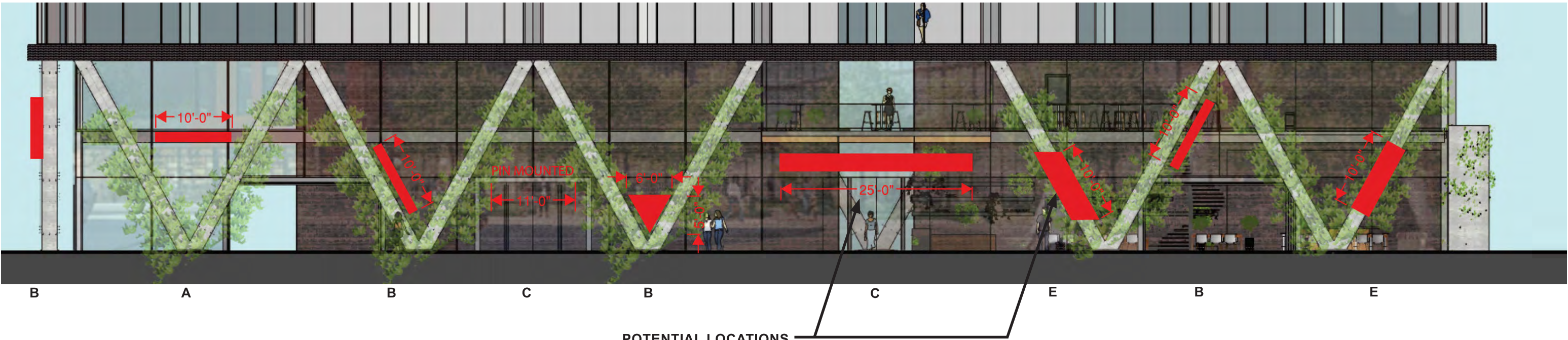
- A. HORIZONTAL SIGNAGE BANNER @ SPANDREL
- B. BLADE SIGN MOUNTED TO COLUMN. (PLATE STEEL, CORTEN, FABRIC, ALUMINIUM, ETC...)
- C. PIN MOUNTED GRAPHICS MOUNTED TO STORE-FRONT/SPANDREL OR COLUMNS
- D. VERTICAL SIGNAGE BANNER INTEGRATED INTO OR MOUNTED ONTO ALUM STOREFRONT
- E. GRAPHIC SLEEVE
- F. TRANSPARENT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



POTENTIAL SIGNAGE 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 - NORTH ELEVATION



POTENTIAL LOCATIONS FOR MAIN BUILDING SIGNAGE

POTENTIAL SIGNAGE LOCATIONS - WEST ELEVATION

BUILDING C-2 SIGNAGE LOCATIONS

C-2_403

June 16th, 2020





A



C

POTENTIAL SIGNAGE OPTIONS INCLUDE:

- A. INTERNALLY LIT SIGN FLOAT MOUNTED AT TOP OF BUILDING
- B. NEON SIGN WITH COMPANY LOGO MOUNTED AT TOP OF BUILDING
- C. SURFACE APPLIED COMPANY LOGO
- D. COMPANY LOGO PIN MOUNTED SIGN
- E. INDUSTRIAL DESIGN UTILIZING NEON TUBES
- F. ARCHITECTURALLY INTEGRATED SIGN



B



D



E



F

JUNE 16TH, 2020

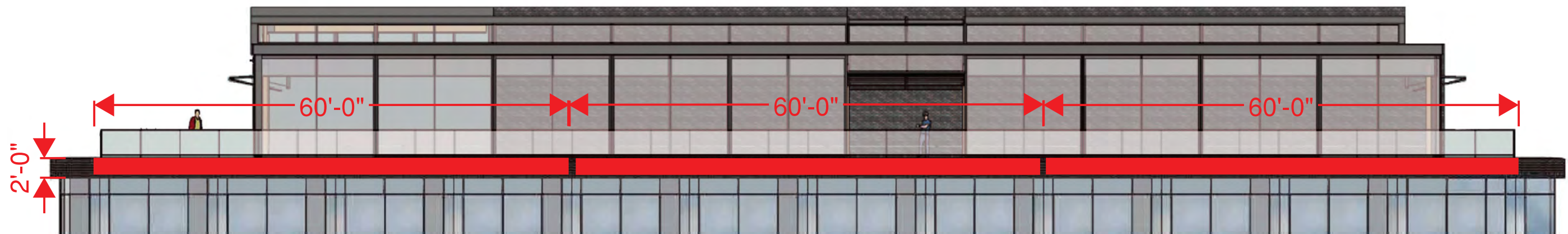
SMITHGROUP

CARR
PROPERTIES

BUILDING C-2 SIGNAGE PRECEDENTS

C-2_404

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



POTENTIAL TENANT SIGNAGE LOCATIONS - TOP OF BUILDING , WEST FACADE