

MARCH 22ND, 2019

# BUILDING C-2: SIGNAGE



ZONING COMMISSION  
District of Columbia  
CASE NO.15-27B  
EXHIBIT NO.2E3



A, B



E

POTENTIAL SIGNAGE OPTIONS INCLUDE:

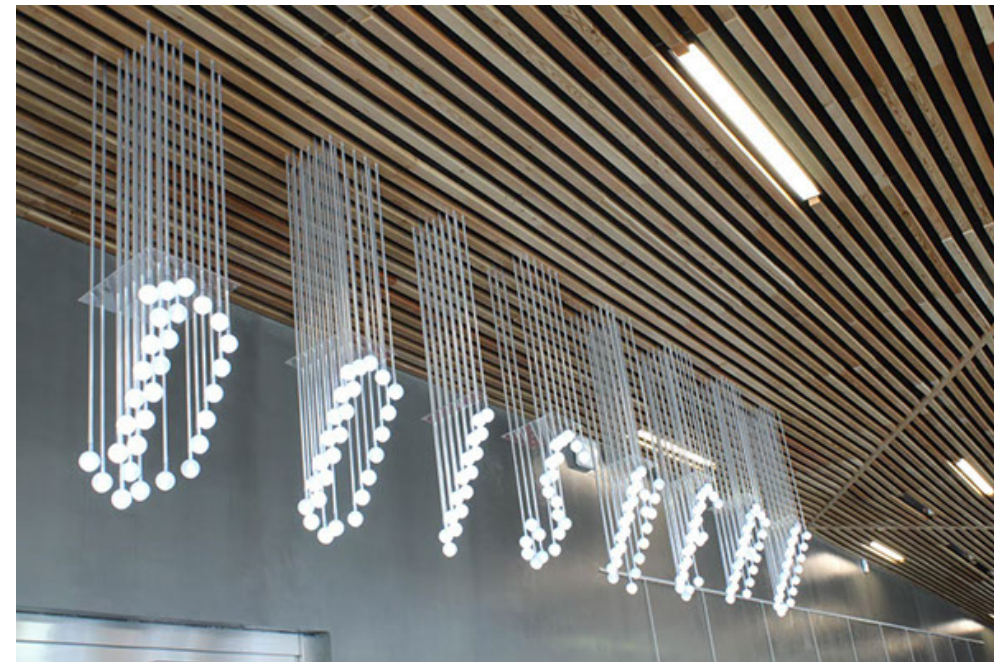
- A. HORIZONTAL SIGNAGE BANNER @ SPANDREL
- B. BLADE SIGN MOUNTED TO COLUMN. (PLATE STEEL, FABRIC, ALUMINIUM, ETC...)
- C. PIN MOUNTED GRAPHICS MOUNTED TO STOREFRONT/SPANDREL
- D. VERTICAL SIGNAGE BANNER INTEGRATED INTO OR MOUNTED ONTO ALUM STOREFRONT
- E. GRAPHIC SLEEVE
- F. TRANSPARENT RETAIL STOREFRONTS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



B



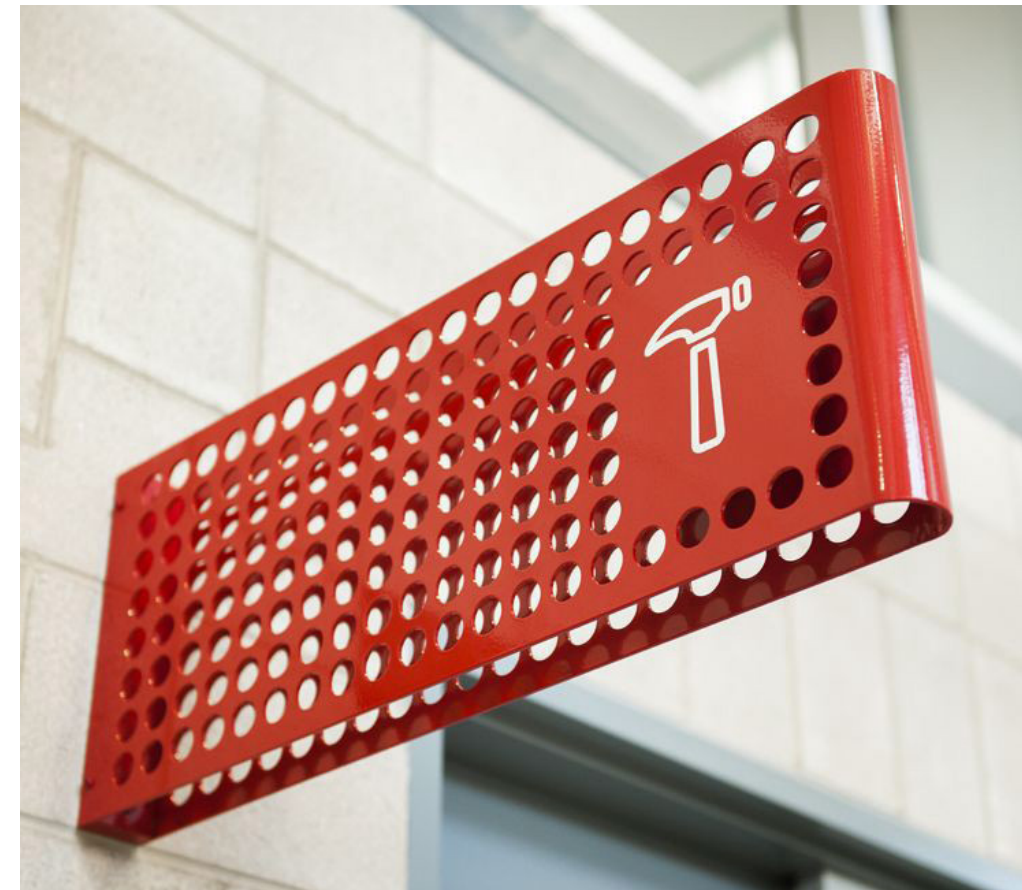
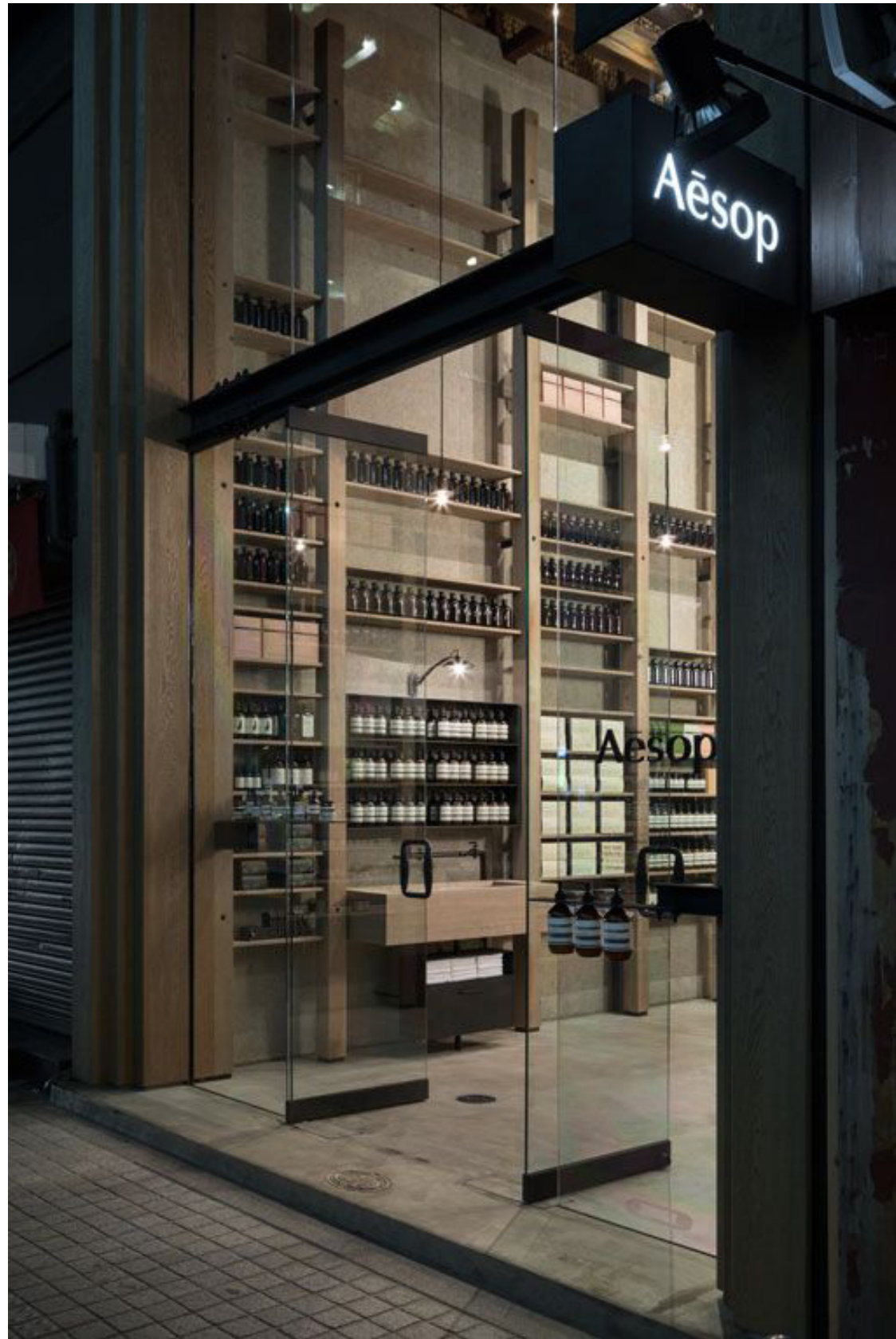
B



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

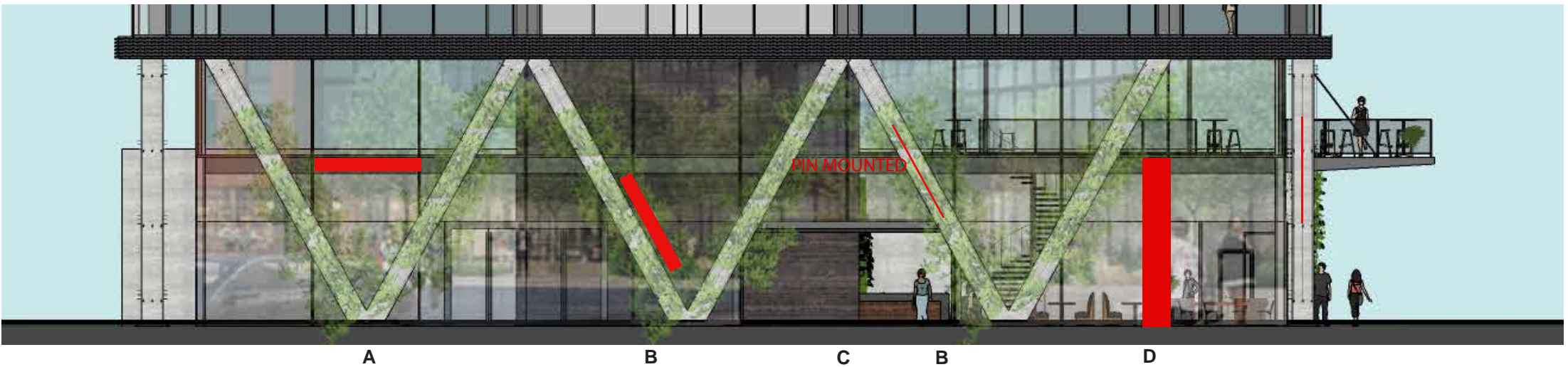
MARCH 22ND, 2019

**SMITHGROUP**

**CARR**  
PROPERTIES

BUILDING C-2 SIGNAGE PRECEDENTS

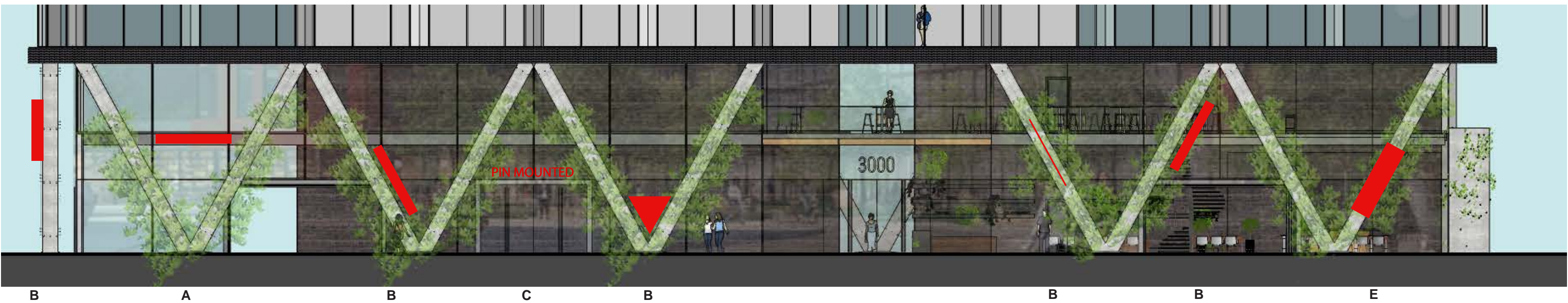
C-2\_402



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 STORE-FRONT/SPANDREL
- D. VERTICAL SIGNAGE BANNER INTEGRATED INTO OR MOUNTED ONTO ALUM STOREFRONT
- E. GRAPHIC SLEEVE



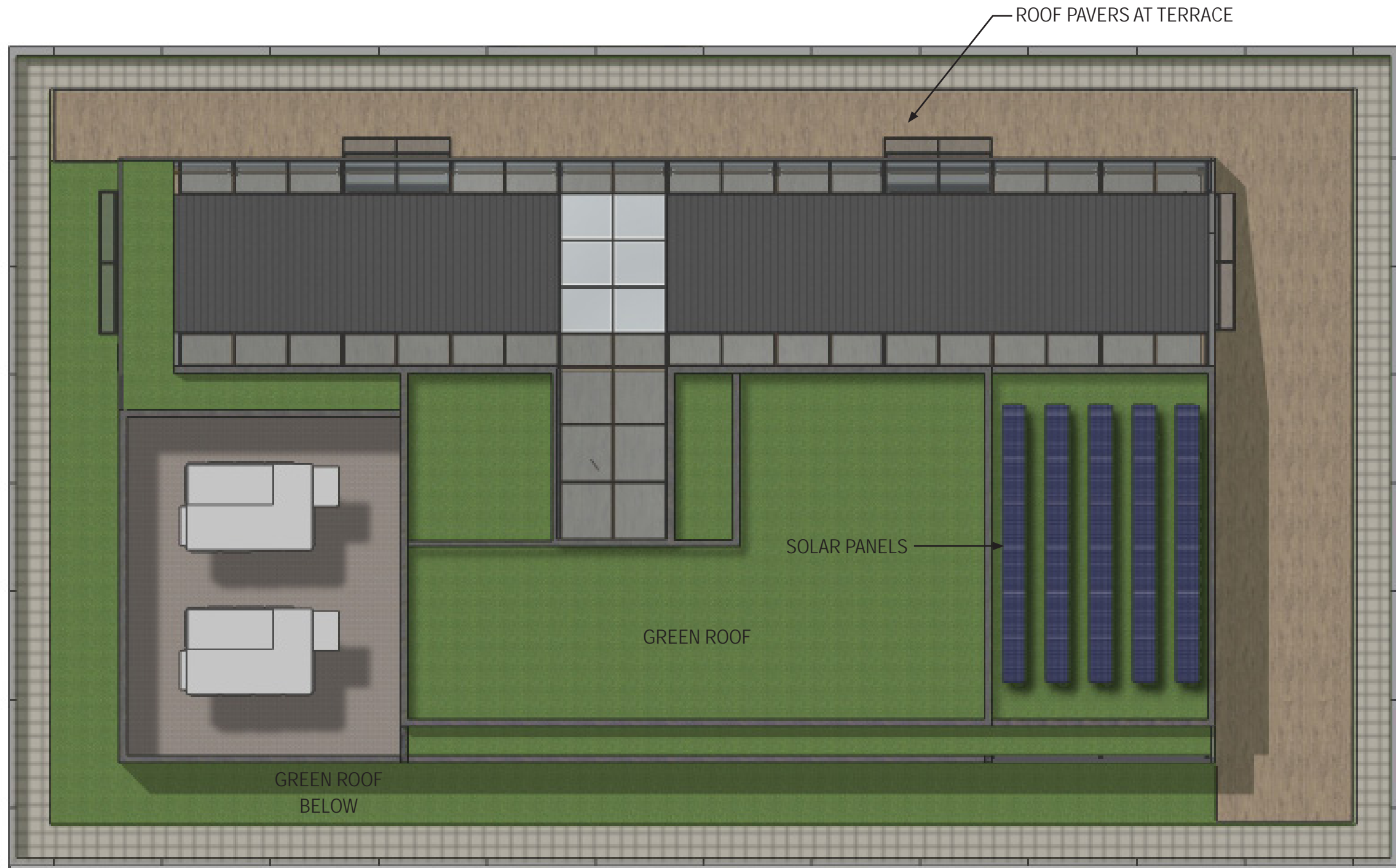
POTENTIAL SIGNAGE LOCATIONS - WEST ELEVATION

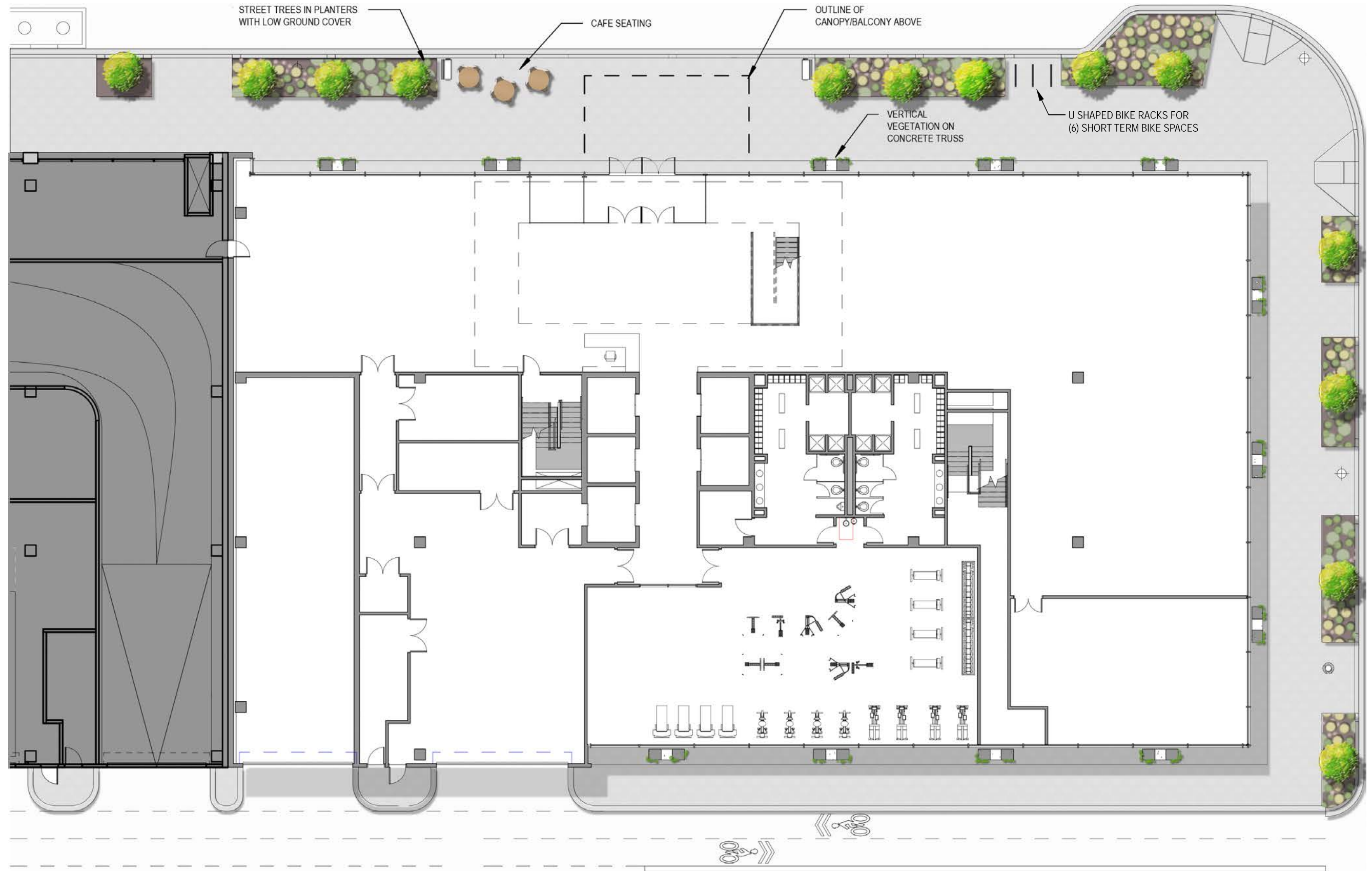
MARCH 22ND, 2019

# BUILDING C-2: LANDSCAPE



**SMITHGROUP**





MARCH 22ND, 2019

**SMITHGROUP**

**CARR**  
PROPERTIES

BUILDING C-2 LANDSCAPE PLAN

C-2\_502





# BUILDING C-2: LEED & GREEN AREA RATIO CALCULATIONS

MARCH 22ND, 2019



**SMITHGROUP**



**LEED v4 for BD+C: Core and Shell**

**Project Checklist**

Project Name: Market Terminal Building C-2

Date: 03/22/2019

Y ? N

1			Credit	Integrative Process	1
---	--	--	--------	---------------------	---

**16 2 2 Location and Transportation 20**

0			Credit	LEED for Neighborhood Development Location	20
2			Credit	Sensitive Land Protection	2
2	1		Credit	High Priority Site	3
6			Credit	Surrounding Density and Diverse Uses	6
6			Credit	Access to Quality Transit	6
1			Credit	Bicycle Facilities	1
		1	Credit	Reduced Parking Footprint	1
1			Credit	Green Vehicles	1

**11 0 0 Sustainable Sites 11**

Y			Prereq	Construction Activity Pollution Prevention	Required
1			Credit	Site Assessment	1
2			Credit	Site Development - Protect or Restore Habitat	2
1			Credit	Open Space	1
3			Credit	Rainwater Management	3
2			Credit	Heat Island Reduction	2
1			Credit	Light Pollution Reduction	1
1			Credit	Tenant Design and Construction Guidelines	1

**8 3 0 Water Efficiency 11**

Y			Prereq	Outdoor Water Use Reduction	Required
Y			Prereq	Indoor Water Use Reduction	Required
Y			Prereq	Building-Level Water Metering	Required
2			Credit	Outdoor Water Use Reduction	2
3	3		Credit	Indoor Water Use Reduction	6
2			Credit	Cooling Tower Water Use	2
1			Credit	Water Metering	1

**16 8 9 Energy and Atmosphere 33**

Y			Prereq	Fundamental Commissioning and Verification	Required
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Building-Level Energy Metering	Required
Y			Prereq	Fundamental Refrigerant Management	Required
4	2		Credit	Enhanced Commissioning	6
7	3	8	Credit	Optimize Energy Performance	18
1			Credit	Advanced Energy Metering	1
	2		Credit	Demand Response	2
1	1	1	Credit	Renewable Energy Production	3
1			Credit	Enhanced Refrigerant Management	1
2			Credit	Green Power and Carbon Offsets	2

**1 6 7 Materials and Resources 14**

Y			Prereq	Storage and Collection of Recyclables	Required
Y			Prereq	Construction and Demolition Waste Management Planning	Required
	3	3	Credit	Building Life-Cycle Impact Reduction	6
	1	1	Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
	1	1	Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
	1	1	Credit	Building Product Disclosure and Optimization - Material Ingredients	2
1		1	Credit	Construction and Demolition Waste Management	2

**7 2 1 Indoor Environmental Quality 10**

Y			Prereq	Minimum Indoor Air Quality Performance	Required
Y			Prereq	Environmental Tobacco Smoke Control	Required
1	1		Credit	Enhanced Indoor Air Quality Strategies	2
3			Credit	Low-Emitting Materials	3
1			Credit	Construction Indoor Air Quality Management Plan	1
1	1	1	Credit	Daylight	3
1			Credit	Quality Views	1

**3 0 3 Innovation 6**

2		3	Credit	Innovation	5
1			Credit	LEED Accredited Professional	1

**2 2 0 Regional Priority 4**

1			Credit	Regional Priority: Specific Credit	1
1			Credit	Regional Priority: Specific Credit	1
	1		Credit	Regional Priority: Specific Credit	1
	1		Credit	Regional Priority: Specific Credit	1

**65 23 22 TOTALS Possible Points: 110**

Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110

Green Area Ratio Scoresheet					
***	Address	Building C-2	Square	Lot	Zone District
			3587	834	
	Other		Lot area (sf)	Minimum Score	Multiplier
			21,280	.2	GAR Score
			SCORE: 0.204		
<b>Landscape Elements</b>					
			Square Feet	Factor	Total
<b>A Landscaped areas (select one of the following for each area)</b>					
1	Landscaped areas with a soil depth < 24"	square feet		0.30	-
2	Landscaped areas with a soil depth ≥ 24"	square feet		0.60	-
3	Bioretention facilities	square feet		0.40	-
<b>B Plantings (credit for plants in landscaped areas from Section A)</b>					
1	Groundcovers, or other plants < 2' height	square feet		0.20	Native Bonus square feet
2	Plants ≥ 2' height at maturity - calculated at 9-sf per plant	# of plants	0	0.30	# of plants
3	New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	# of trees	0	0.50	# of trees
4	New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	# of trees	0	0.60	# of trees
5	Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	# of trees	0	0.70	# of trees
6	Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	# of trees	0	0.70	# of trees
7	Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	# of trees	0	0.70	# of trees
8	Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	# of trees	0	0.80	# of trees
9	Vegetated wall, plantings on a vertical surface	square feet	400	0.60	square feet
<b>C Vegetated or "green" roofs</b>					
1	Over at least 2" and less than 8" of growth medium	square feet	6,322	0.60	square feet
2	Over at least 8" of growth medium	square feet		0.80	square feet
<b>D Permeable Paving***</b>					
1	Permeable paving over 6" to 24" of soil or gravel	square feet		0.40	-
2	Permeable paving over at least 24" of soil or gravel	square feet		0.50	-
<b>E Other</b>					
1	Enhanced tree growth systems***	square feet		0.40	-
2	Renewable energy generation	square feet	600	0.50	300.0
3	Approved water features	square feet		0.20	-
			sub-total of sq ft =		7,322
<b>F Bonuses</b>					
1	Native plant species	square feet	0	0.10	-
2	Landscaping in food cultivation	square feet		0.10	-
3	Harvested stormwater irrigation	square feet		0.10	-
					Green Area Ratio numerator =
					4,333
*** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.					
Total square footage of all permeable paving and enhanced tree growth.					