



DEVELOPERS
ARCHITECT
LANDSCAPE
LAND USE COUNSEL
CIVIL ENGINEER
TRAFFIC CONSULTANT

CARR PROPERTIES
SMITHGROUP
OCULUS
HOLLAND & KNIGHT
BOHLER
GOROVE-SLADE

MARKET TERMINAL / BUILDING C-2

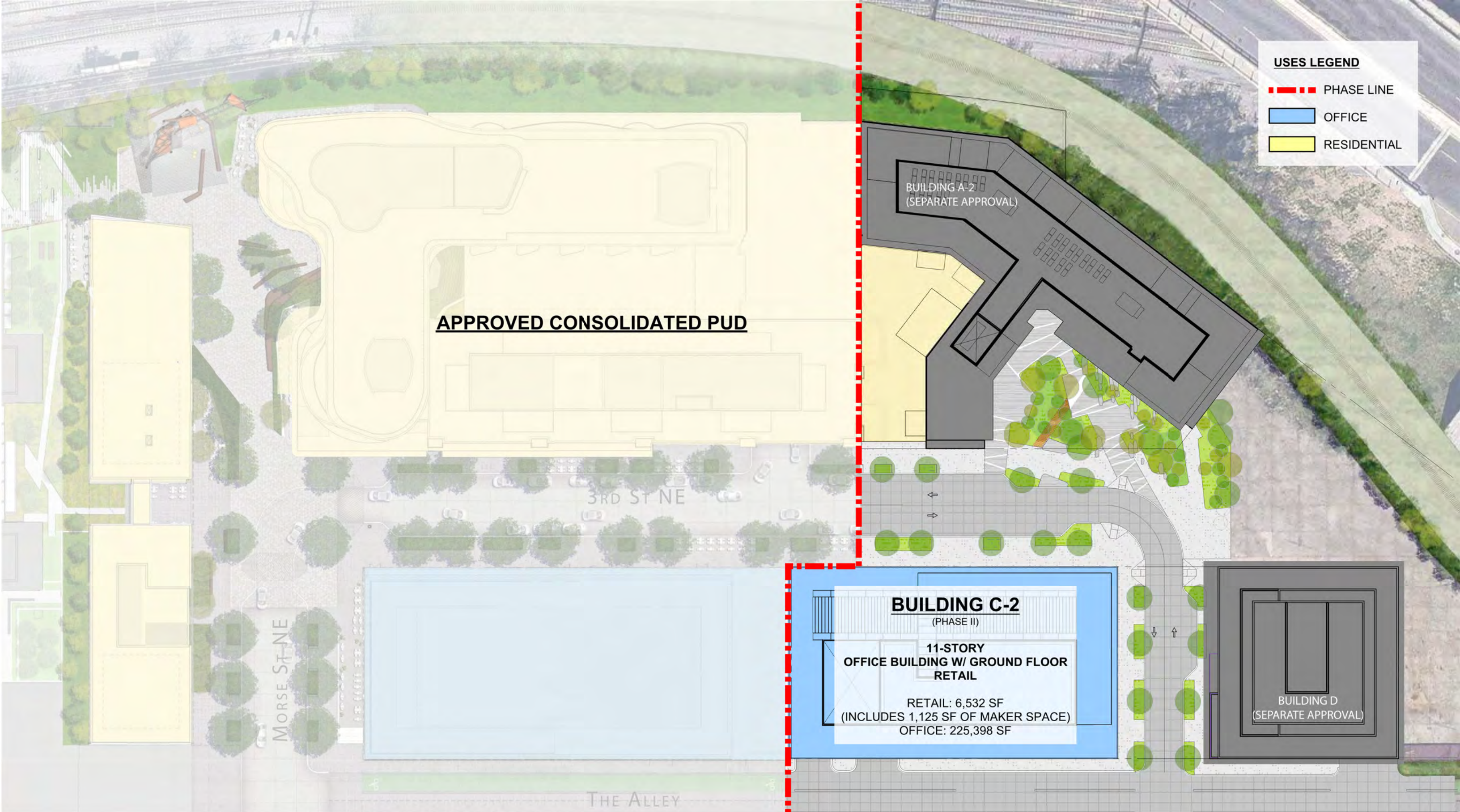
LOT 834 IN RECORD LOT 6 IN SQUARE 3587

**2ND STAGE PUD APPLICATION - ZONING COMMISSION HEARING PRESENTATION
MODIFICATION TO APPROVED 1ST STAGE PUD | 07.06.2020**

ZONING COMMISSION
District of Columbia
CASE NO.15-27B
EXHIBIT NO.31A1



EXISTING BIRD'S EYE VIEW: LOT 6



OVERALL USE DIAGRAM





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

JUNE 16TH, 2020

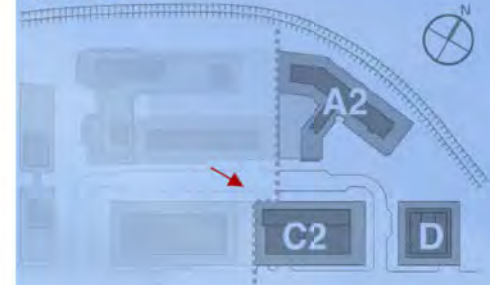
SMITHGROUP

CARR
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

JUNE 16TH, 2020

CARR
PROPERTIES

SMITHGROUP



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



JUNE 16TH, 2020

SMITHGROUP

CARR
PROPERTIES

BUILDING C-2 VIEW OF ENTRANCE AND RETAIL CANOPY

C-2_204



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

JUNE 16TH, 2020

C-2_205

CARR
PROPERTIES

SMITHGROUP



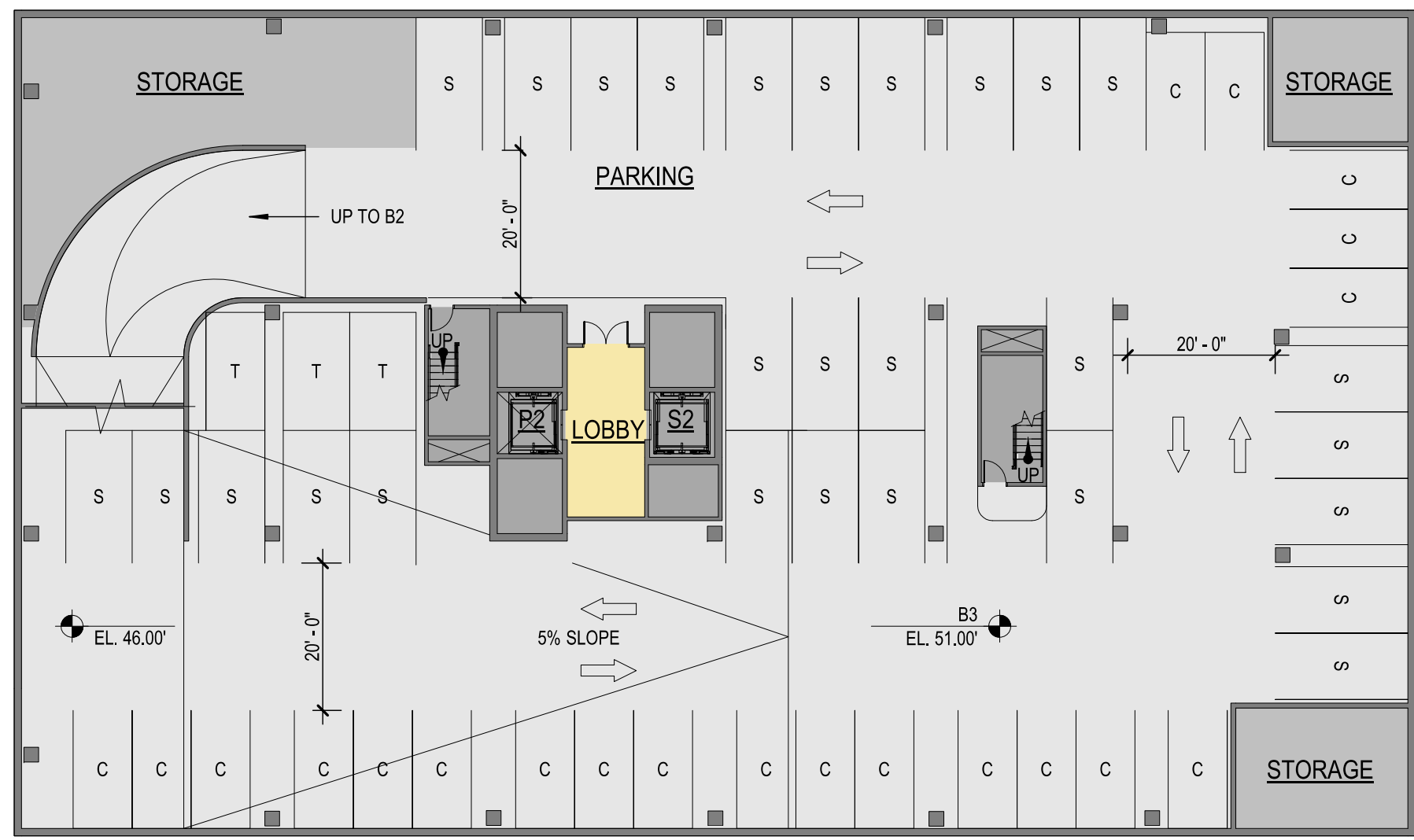
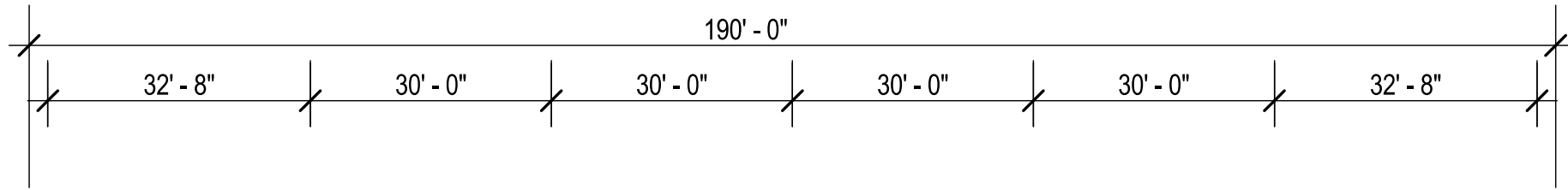
**EXACT DESIGN AND MATERIAL SELECTIONS FOR ROOF TERRACE
AND PENTHOUSE LANDSCAPING TO BE DETERMINED.**

JUNE 16TH, 2020

BUILDING C-2

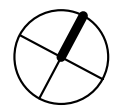
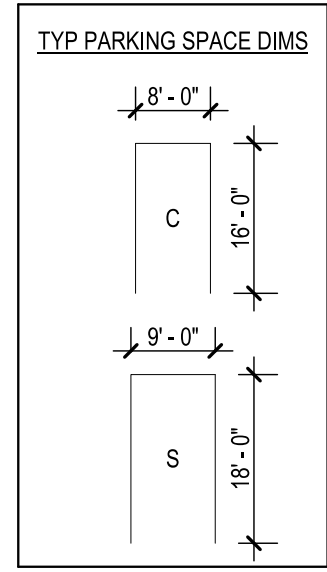
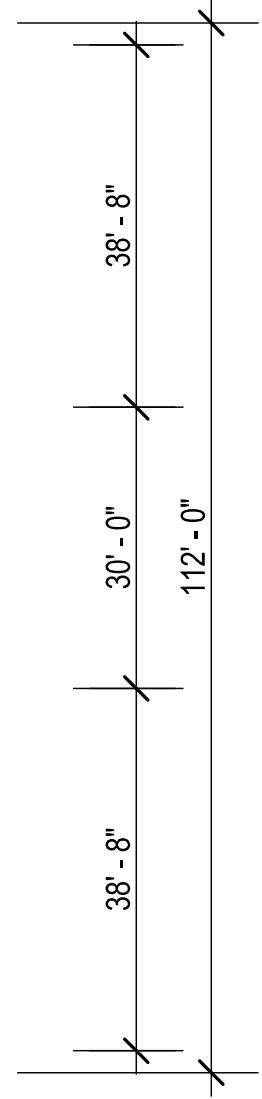
CARR
PROPERTIES

SMITHGROUP



Area Legend

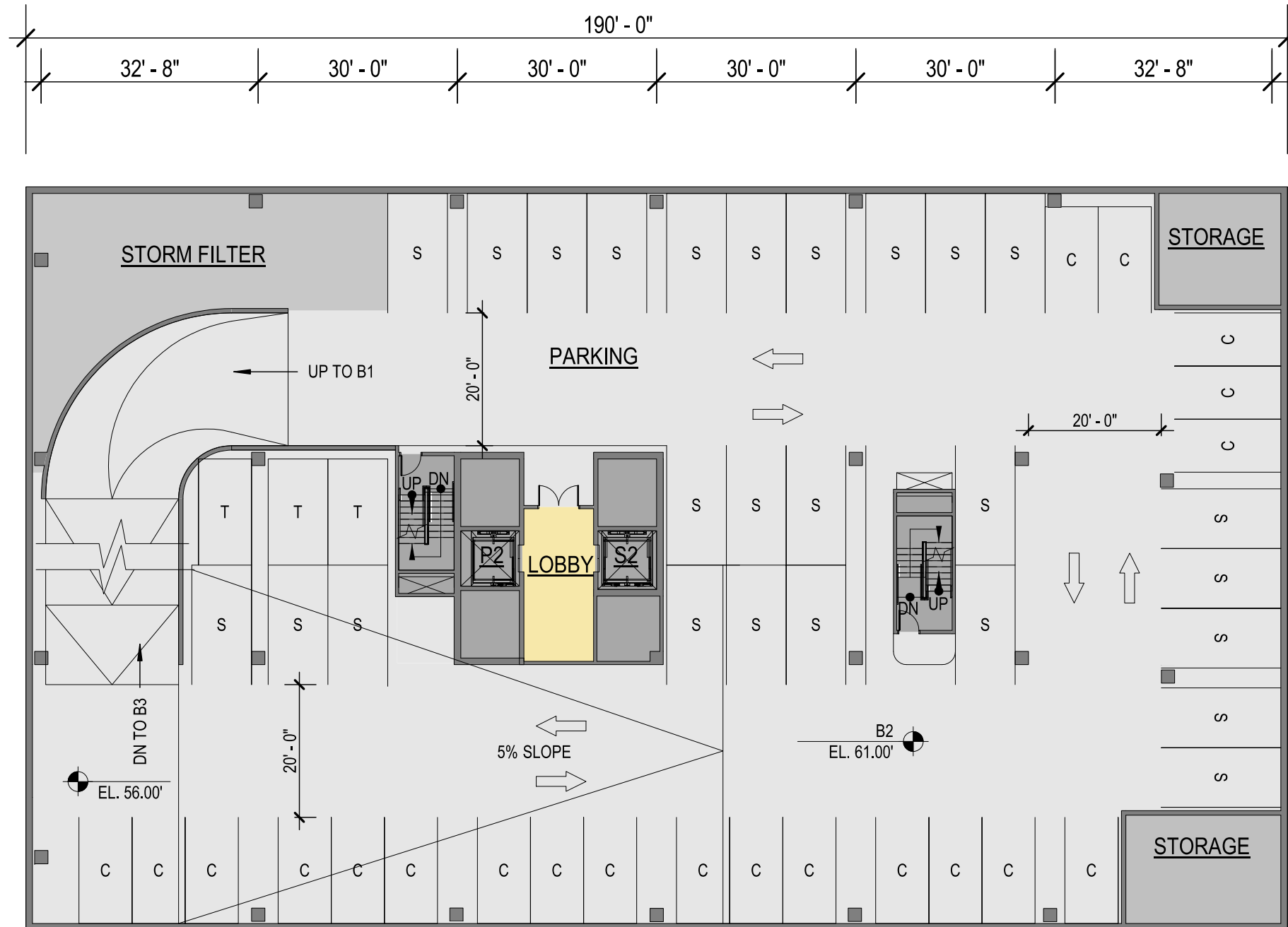
- Lobby
- Major Vertical Penetration
- Parking
- Storage



BUILDING C-2 FLOOR PLAN B3

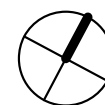
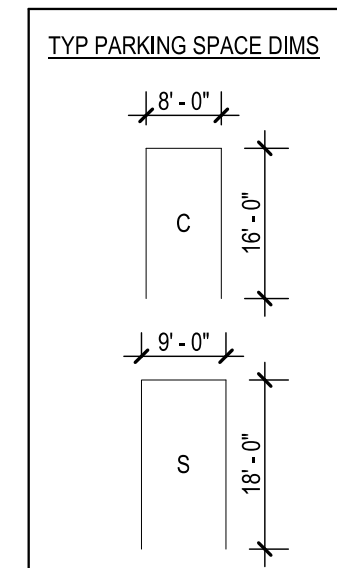
C-2_301



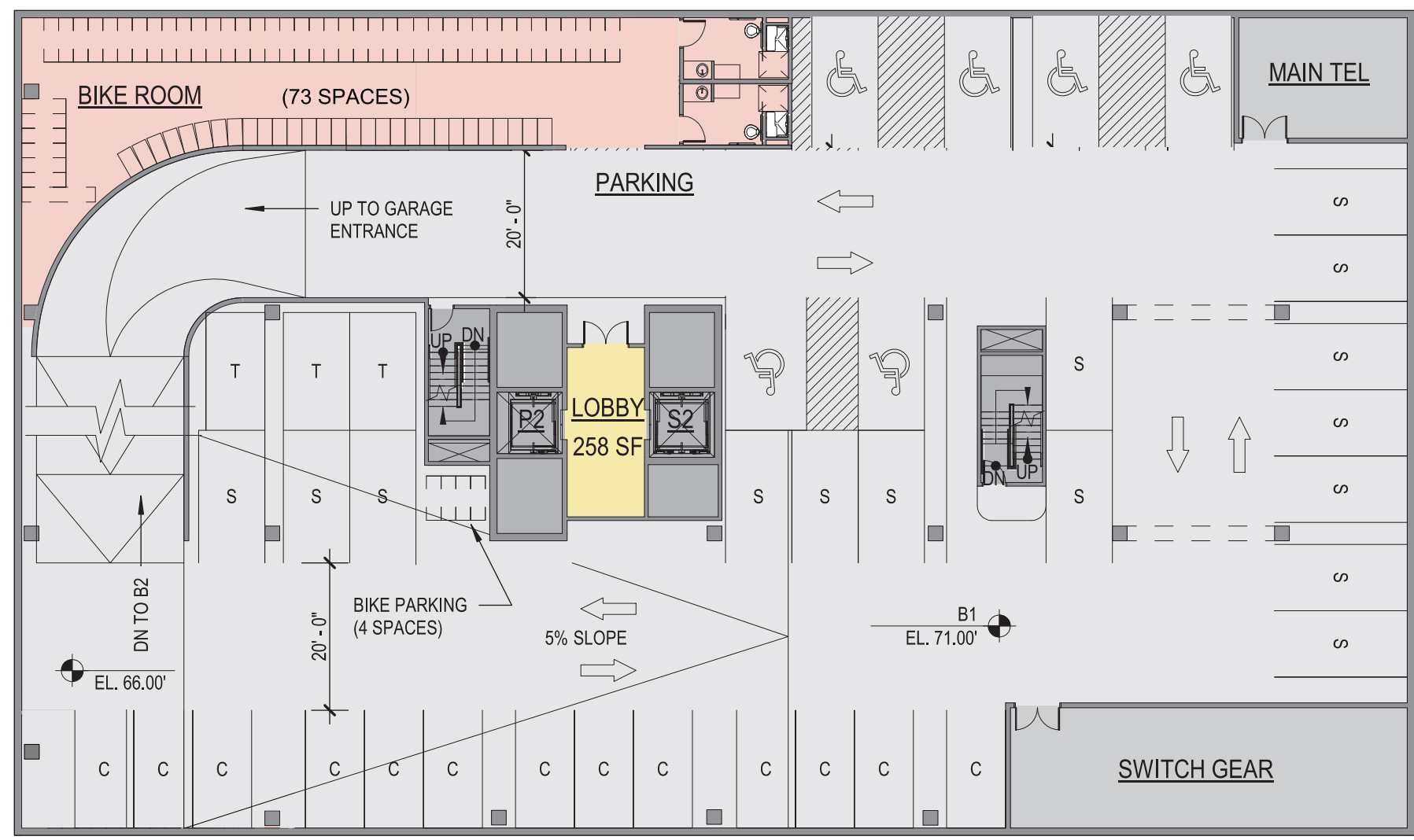
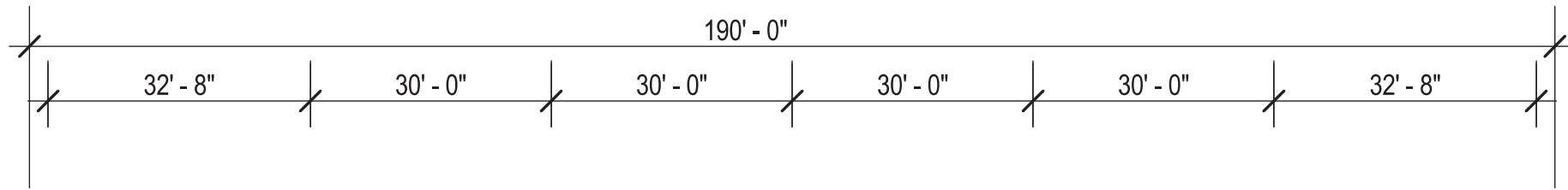


Area Legend

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

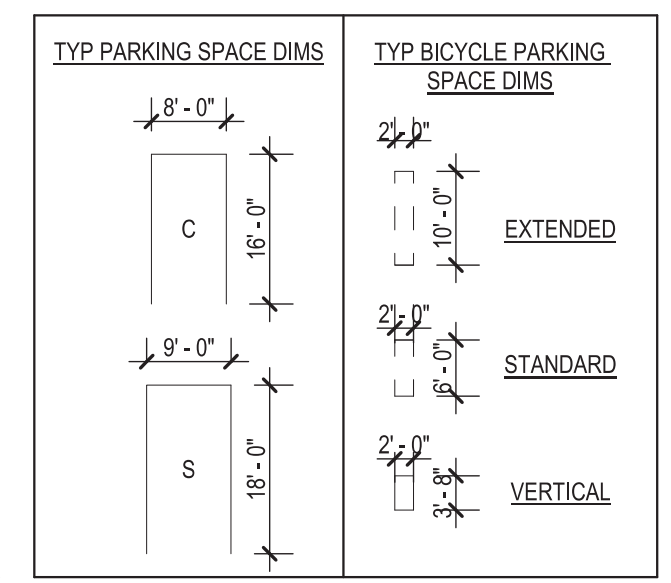
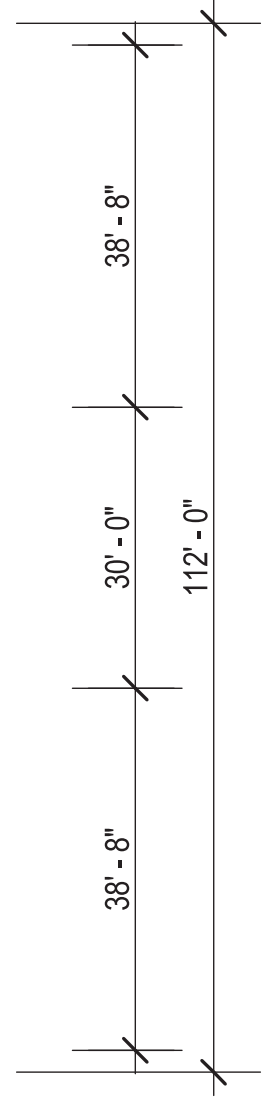


BUILDING C-2 FLOOR PLAN B2



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

June 16th, 2020

SMITHGROUP

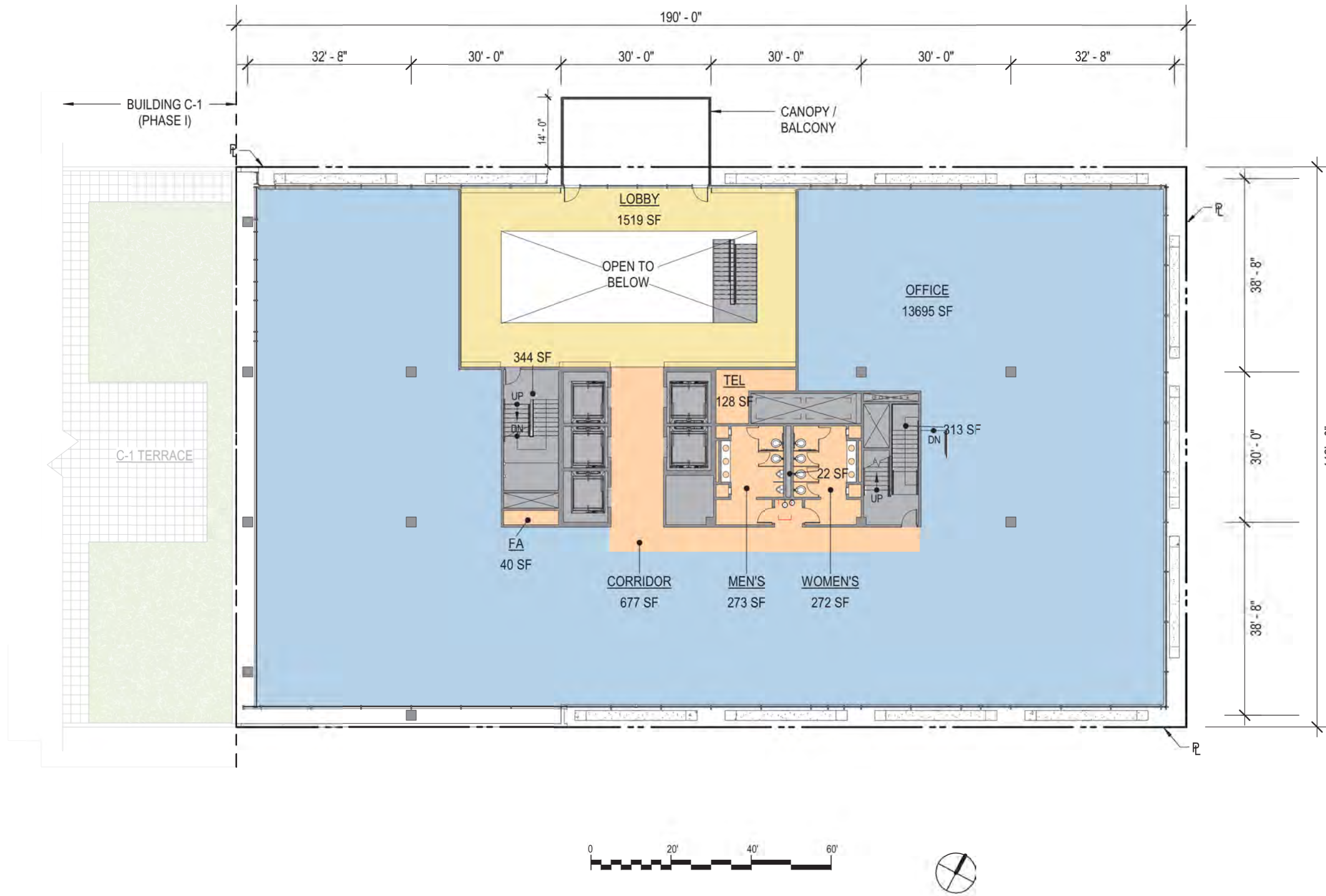
CARR
PROPERTIES

BUILDING C-2 FLOOR PLAN 01

C-2_304

Area Legend

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



BUILDING C-2 FLOOR PLAN 02

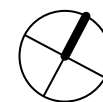
C-2_305



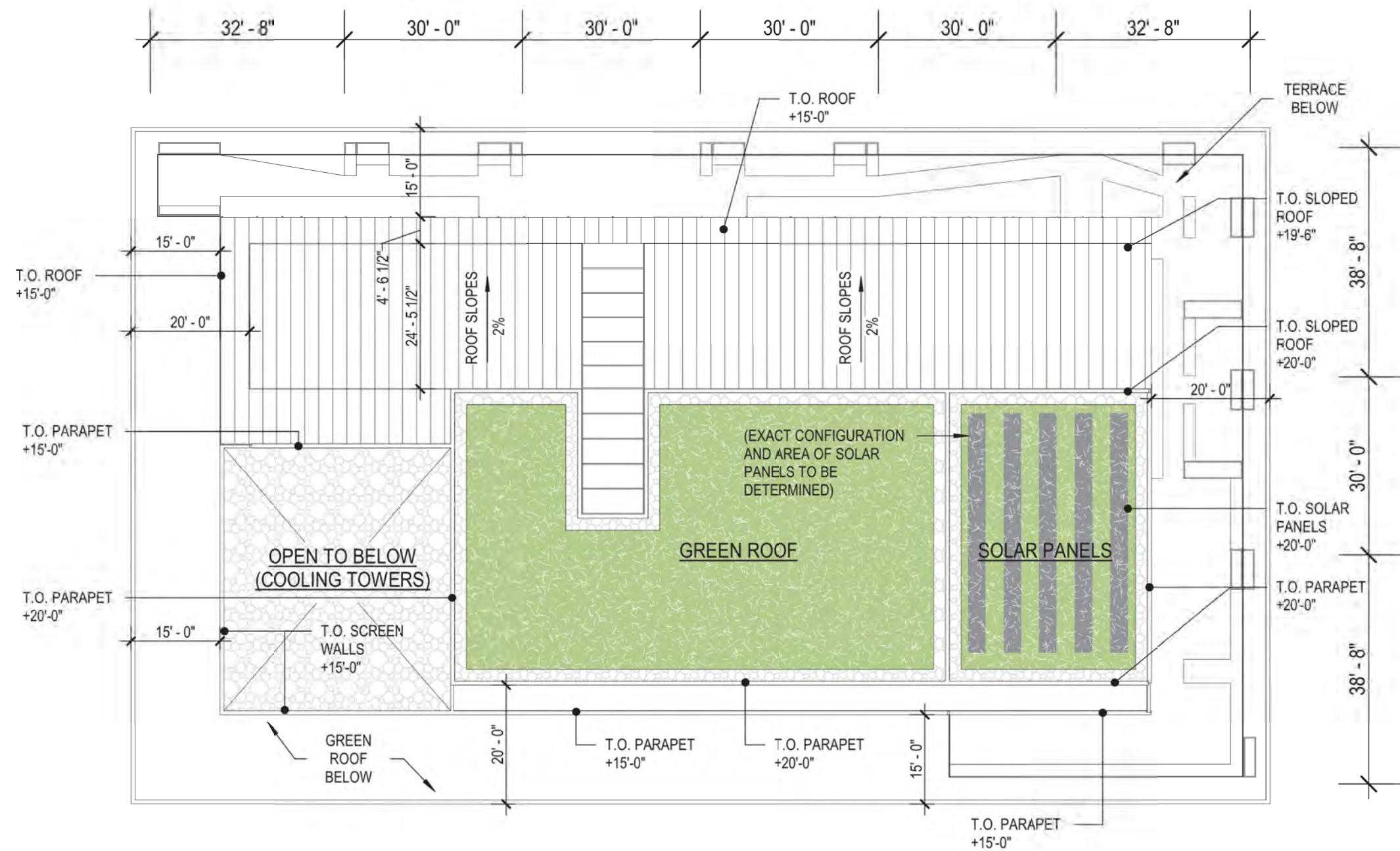


Area Legend

- Floor Service Area
- Major Vertical Penetration
- Office Area



BUILDING C-2 FLOOR PLAN 03-11

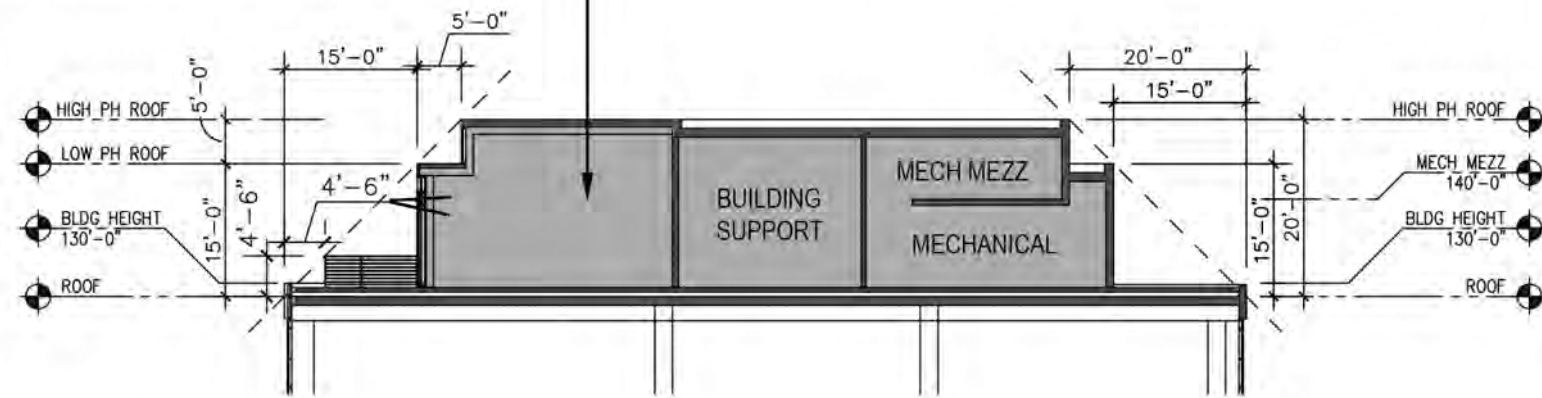


Area Legend

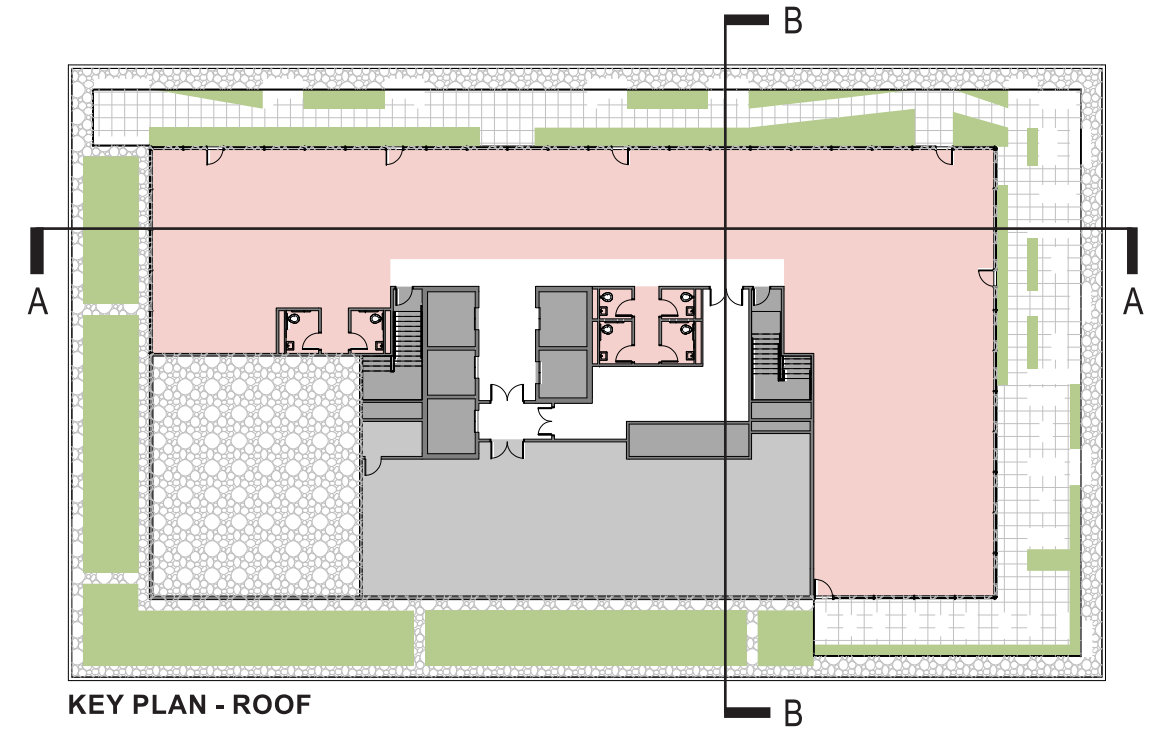
- Green Roof
- Roof

BUILDING C-2 FLOOR PLAN ROOF

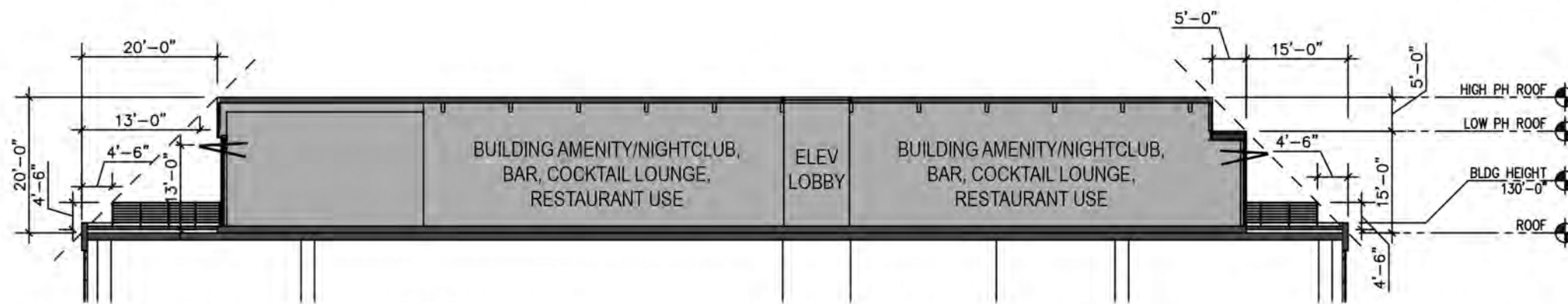
BUILDING AMENITY/NIGHTCLUB, BAR, COCKTAIL LOUNGE, RESTAURANT USE



TRANSVERSE PH SECTION B-B

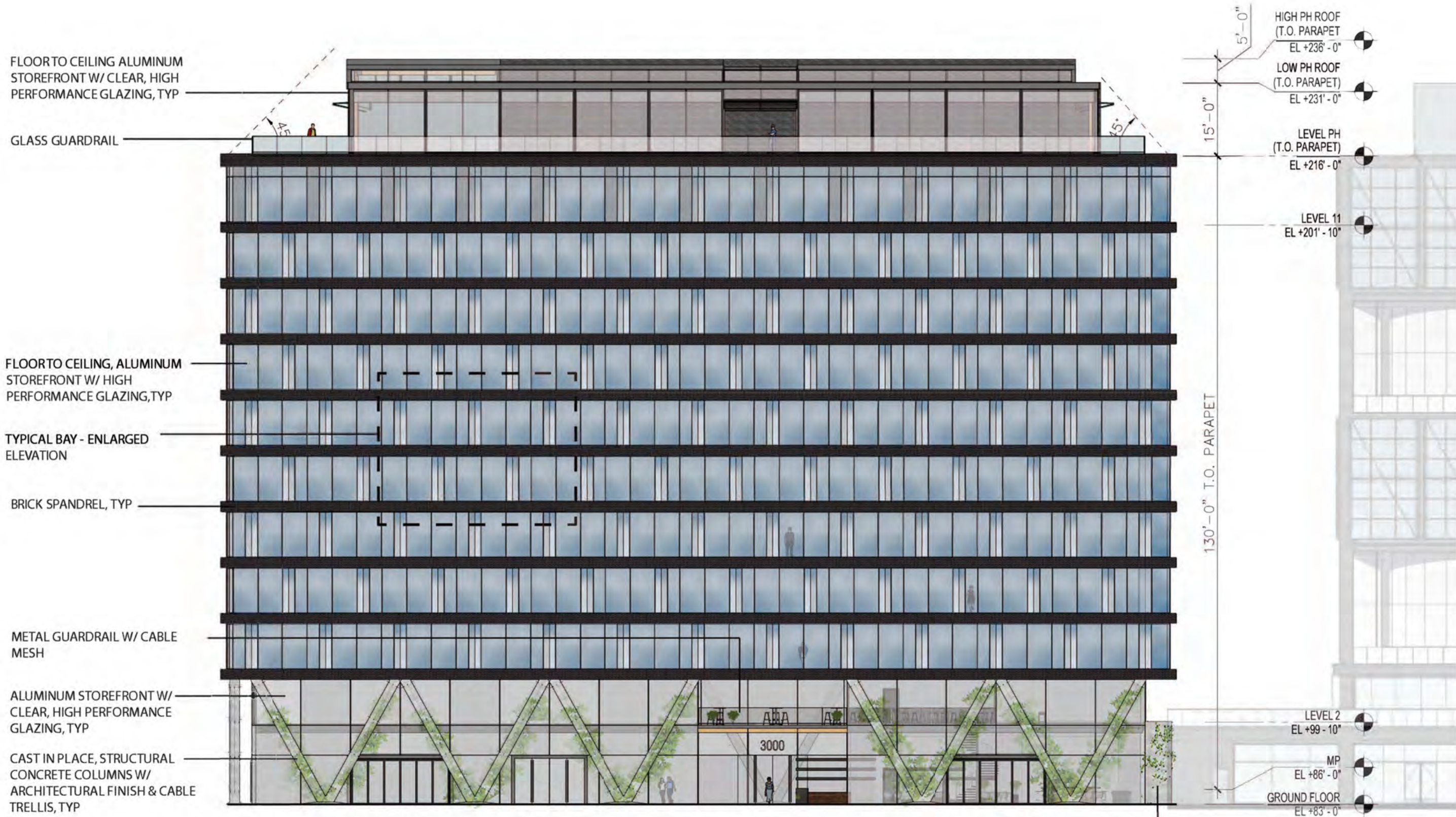


KEY PLAN - ROOF

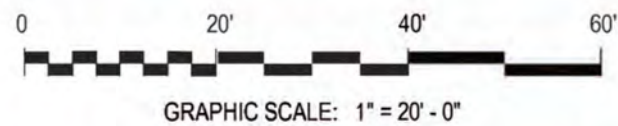


LONGITUDINAL SECTION A-A

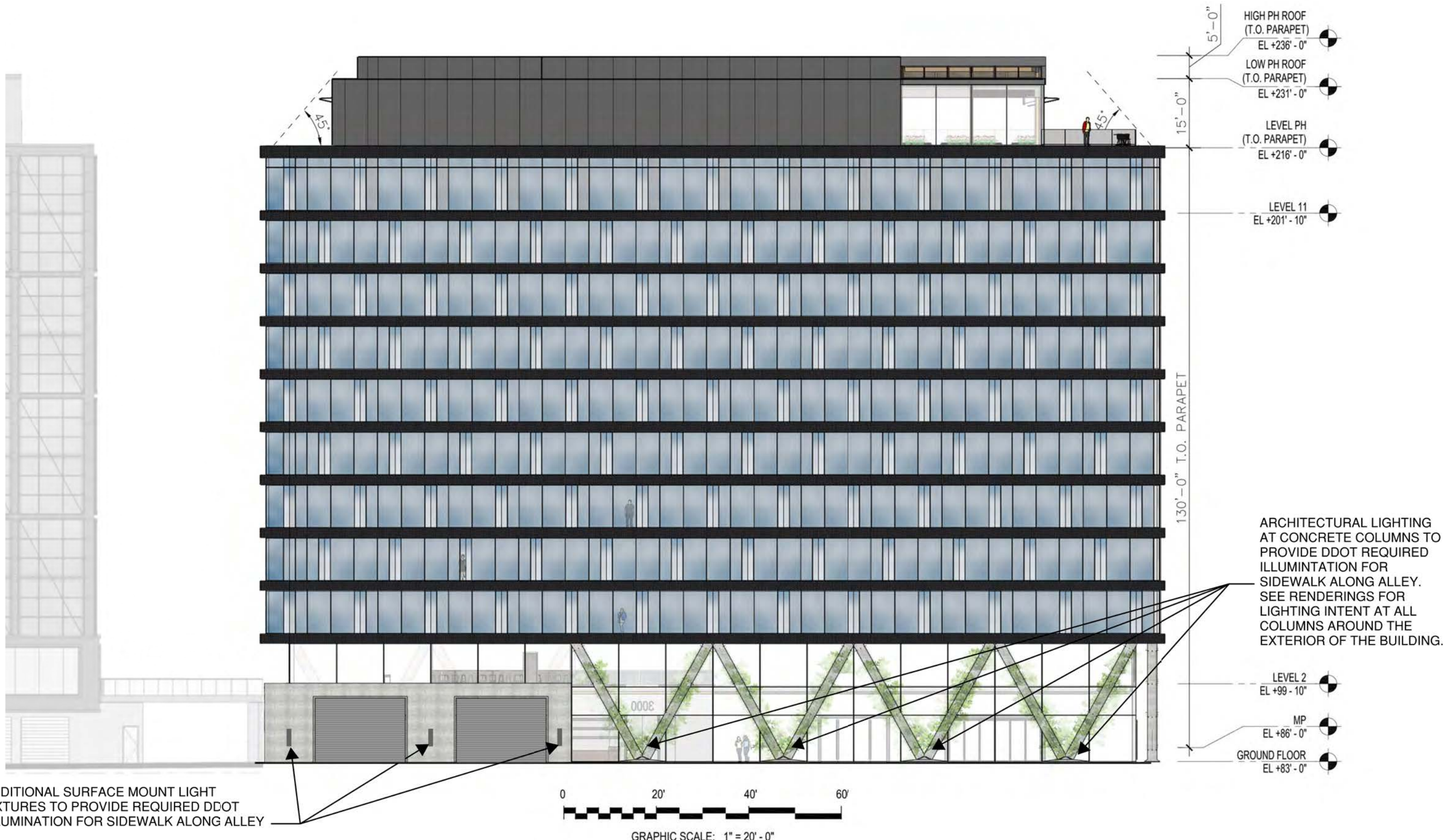
BUILDING C-2 PENTHOUSE SECTIONS



REFERENCE SHEET C-2_315 FOR MATERIAL PALLETTE



BUILDING C-2 WEST ELEVATION



BUILDING C-2 EAST ELEVATION

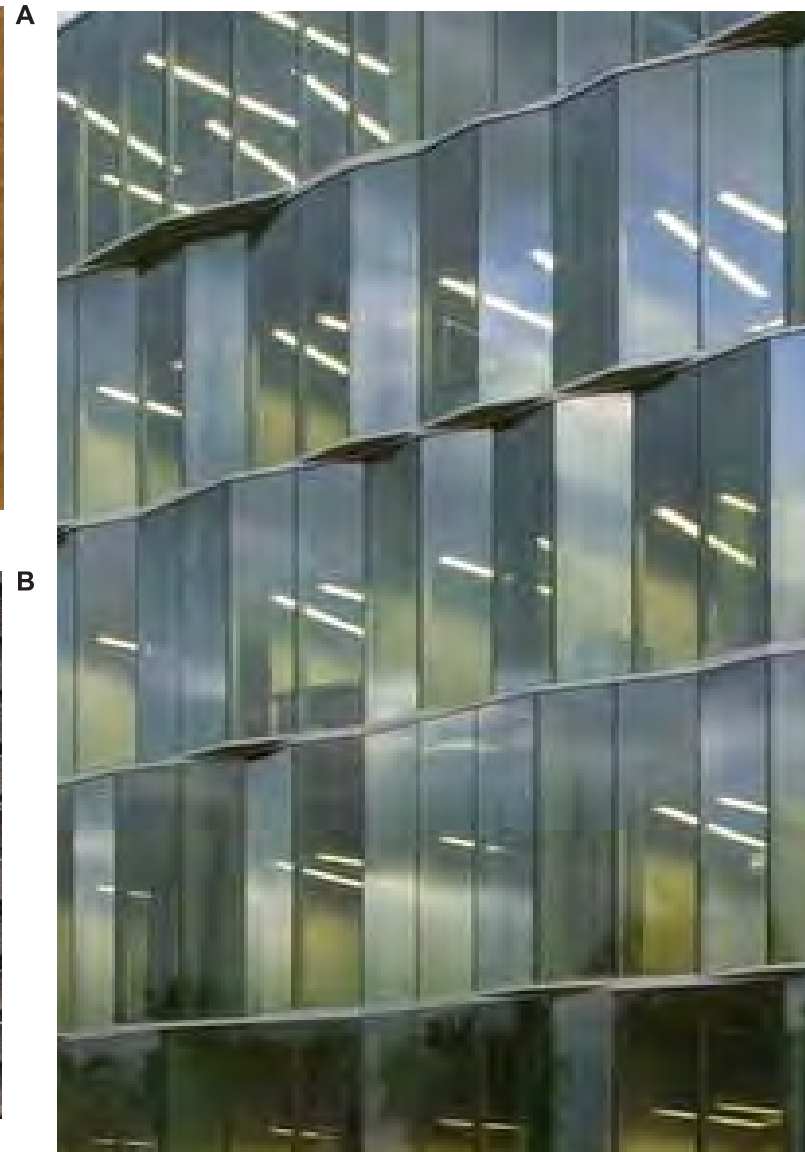
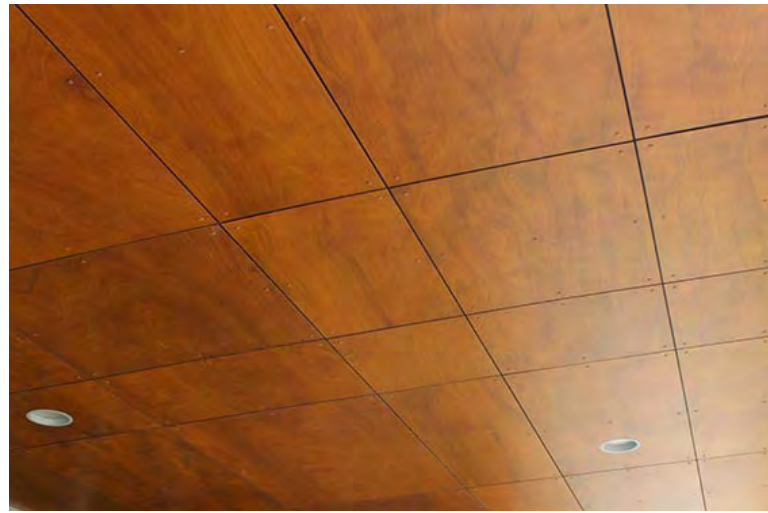
C-2_311





BUILDING C-2 NORTH AND SOUTH ELEVATIONS

C-2_313



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



ARCHITECTURAL PRECEDENTS

C-2_201



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