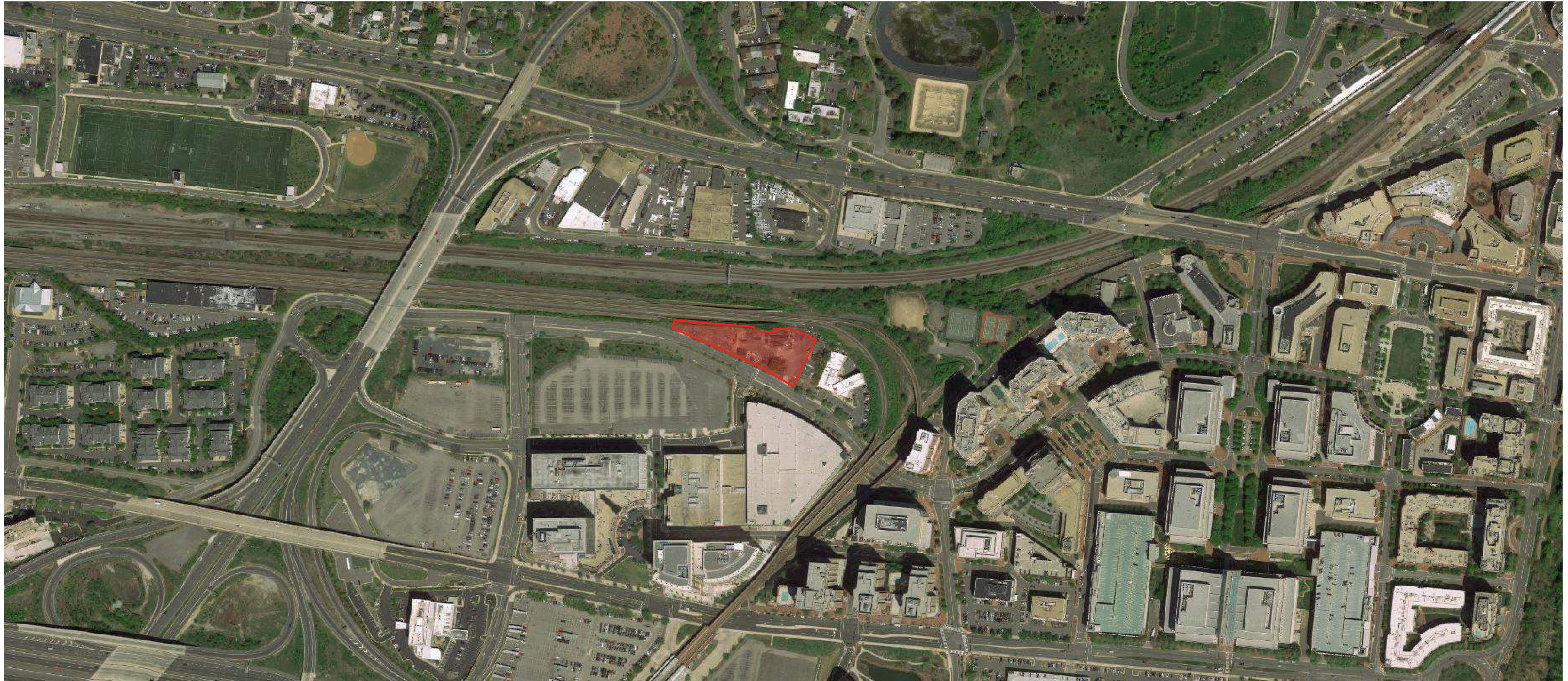


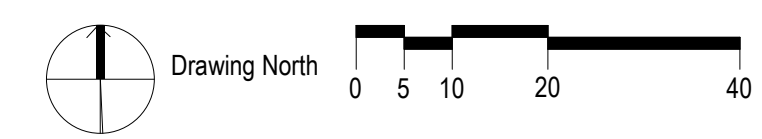
# 2395 MILL ROAD OFFICE BUILDING

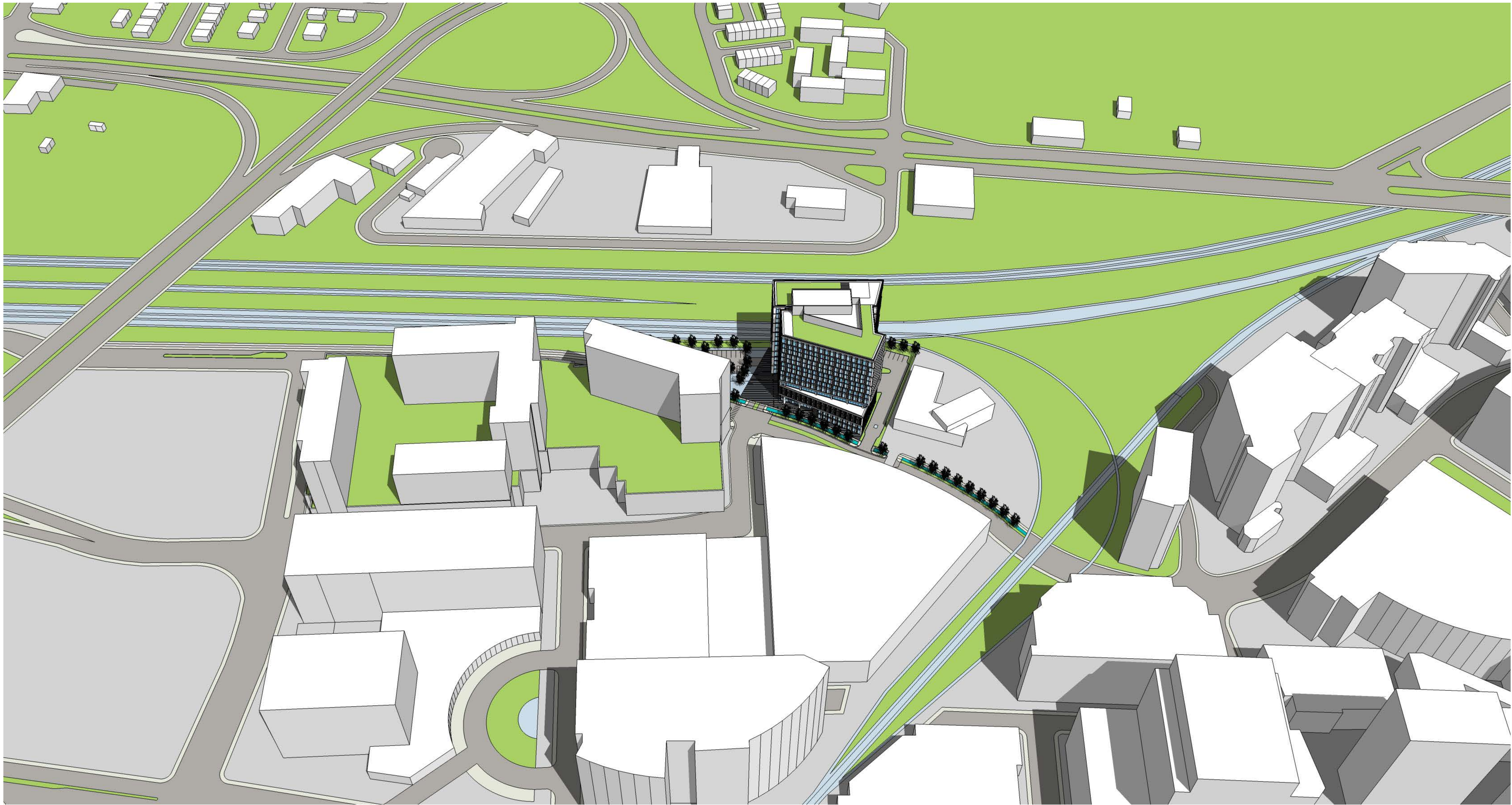
## CONCEPT DESIGN STUDY

MAY 30, 2019

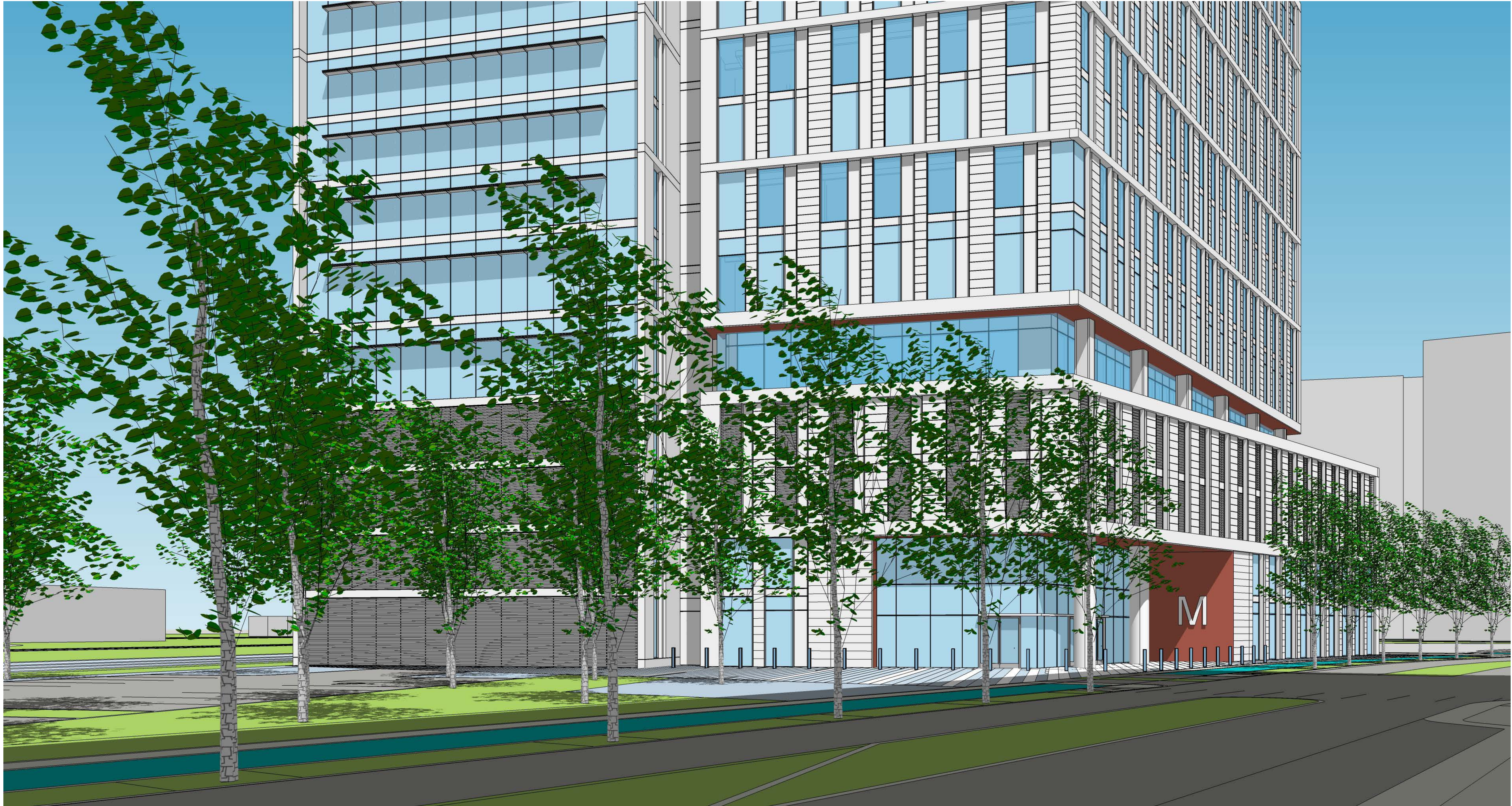










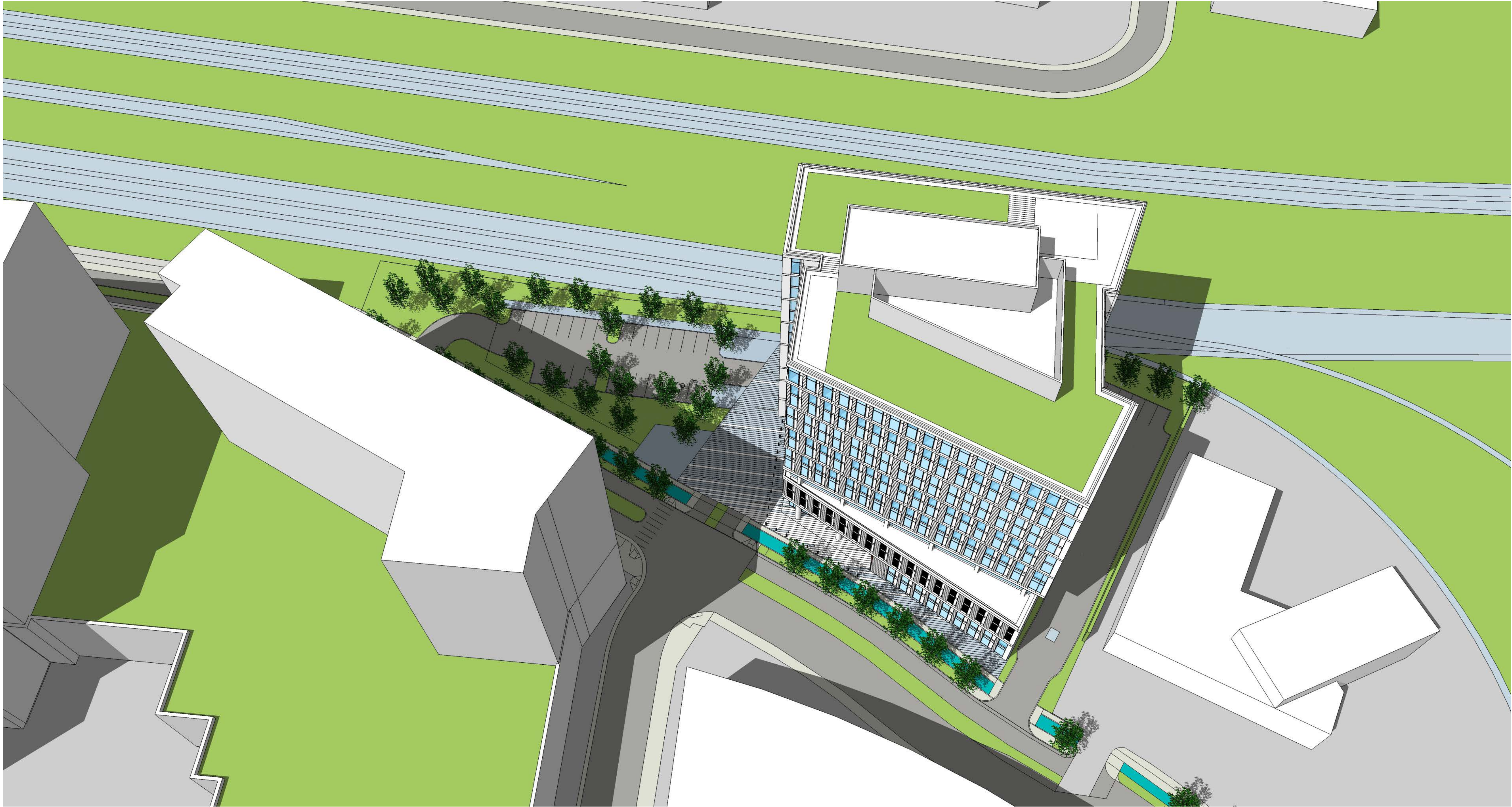


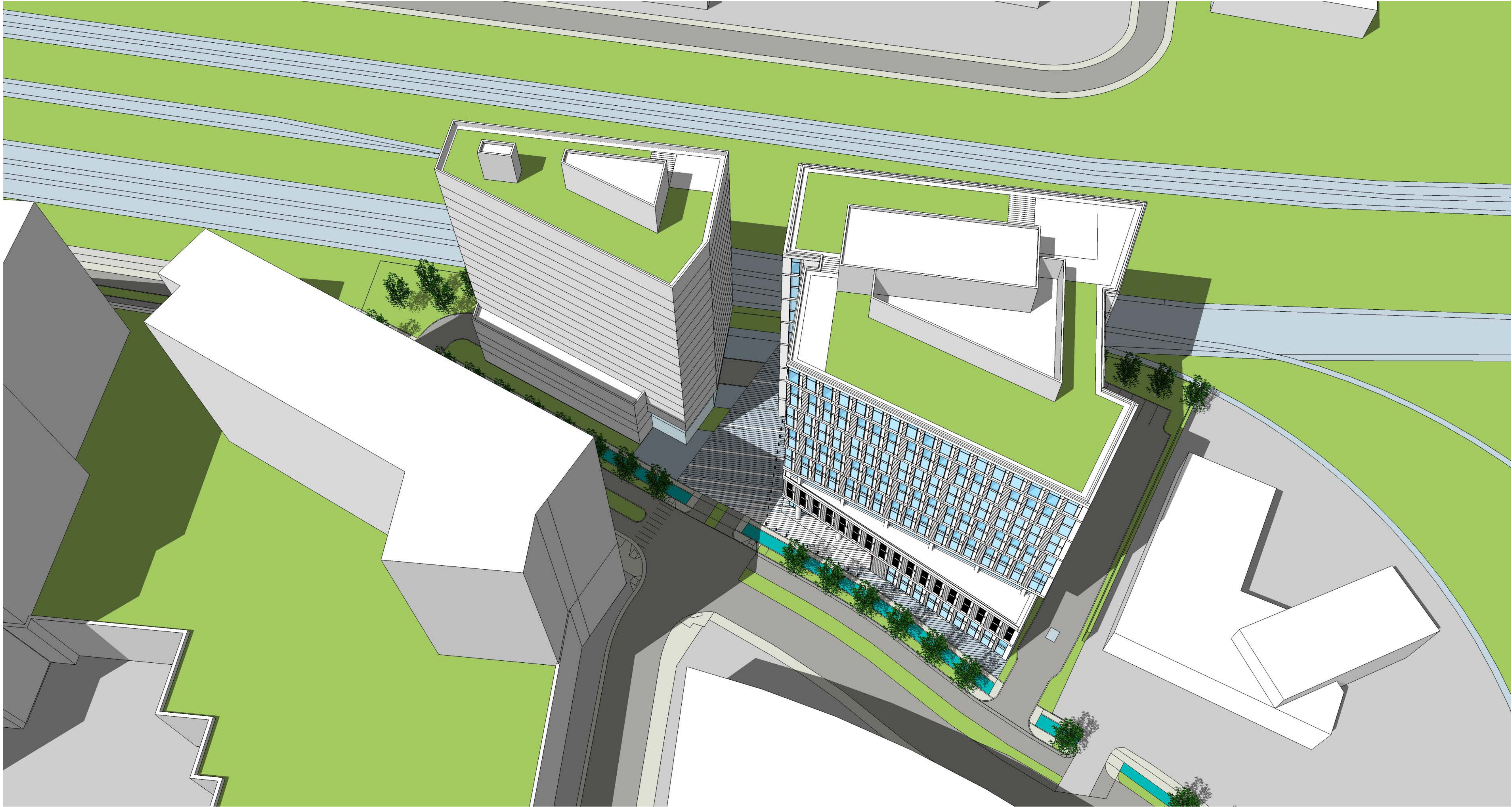


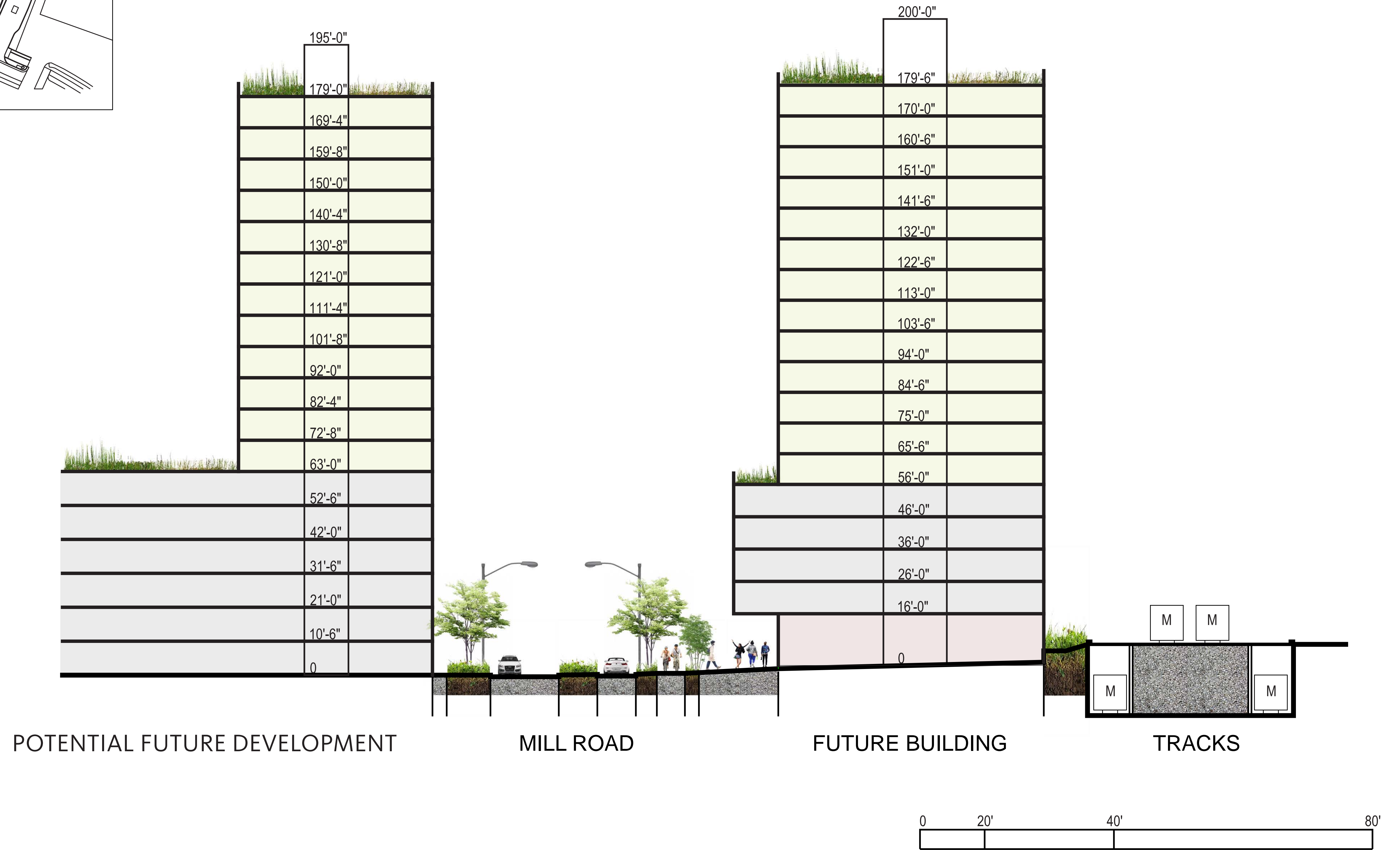
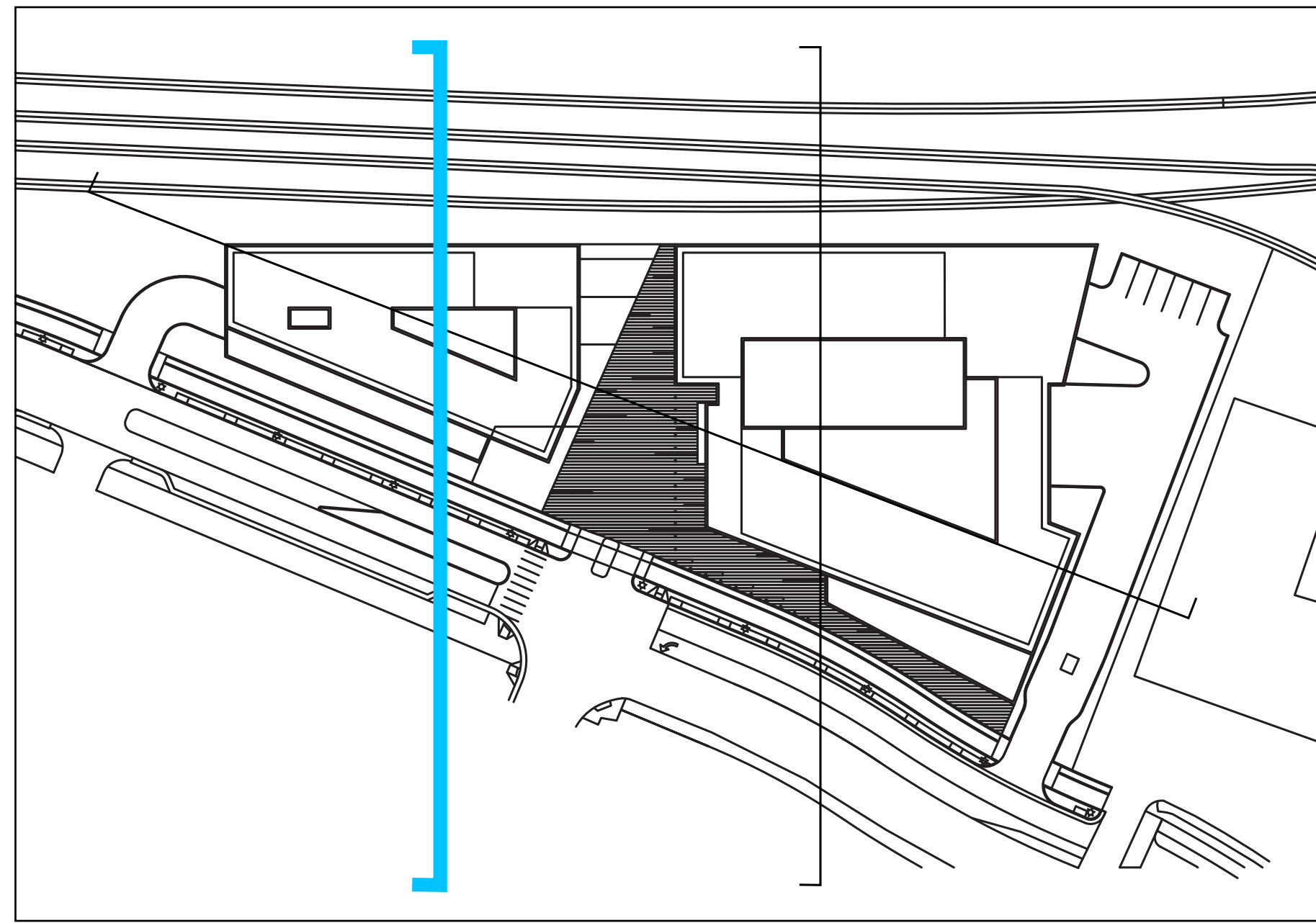


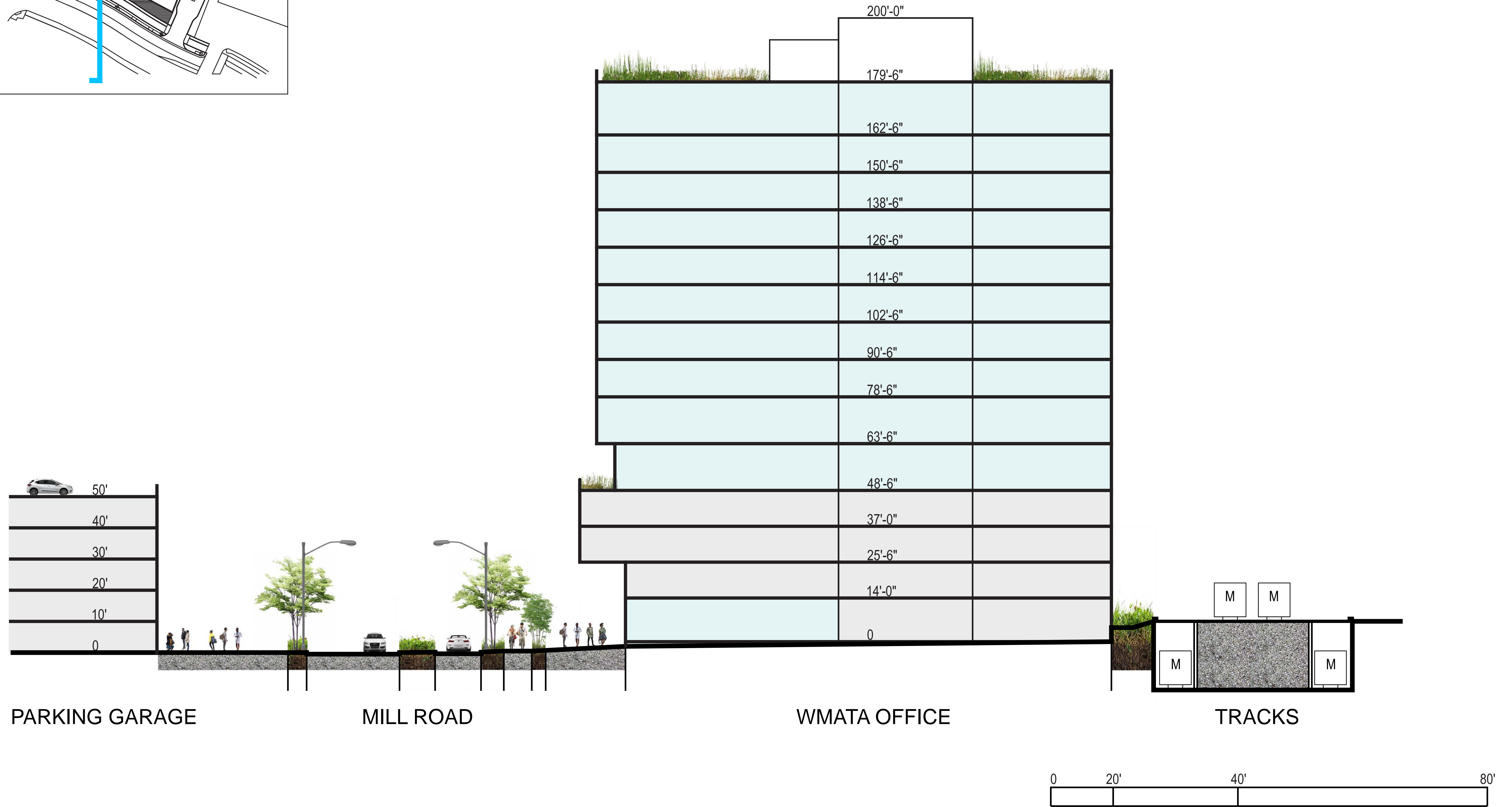
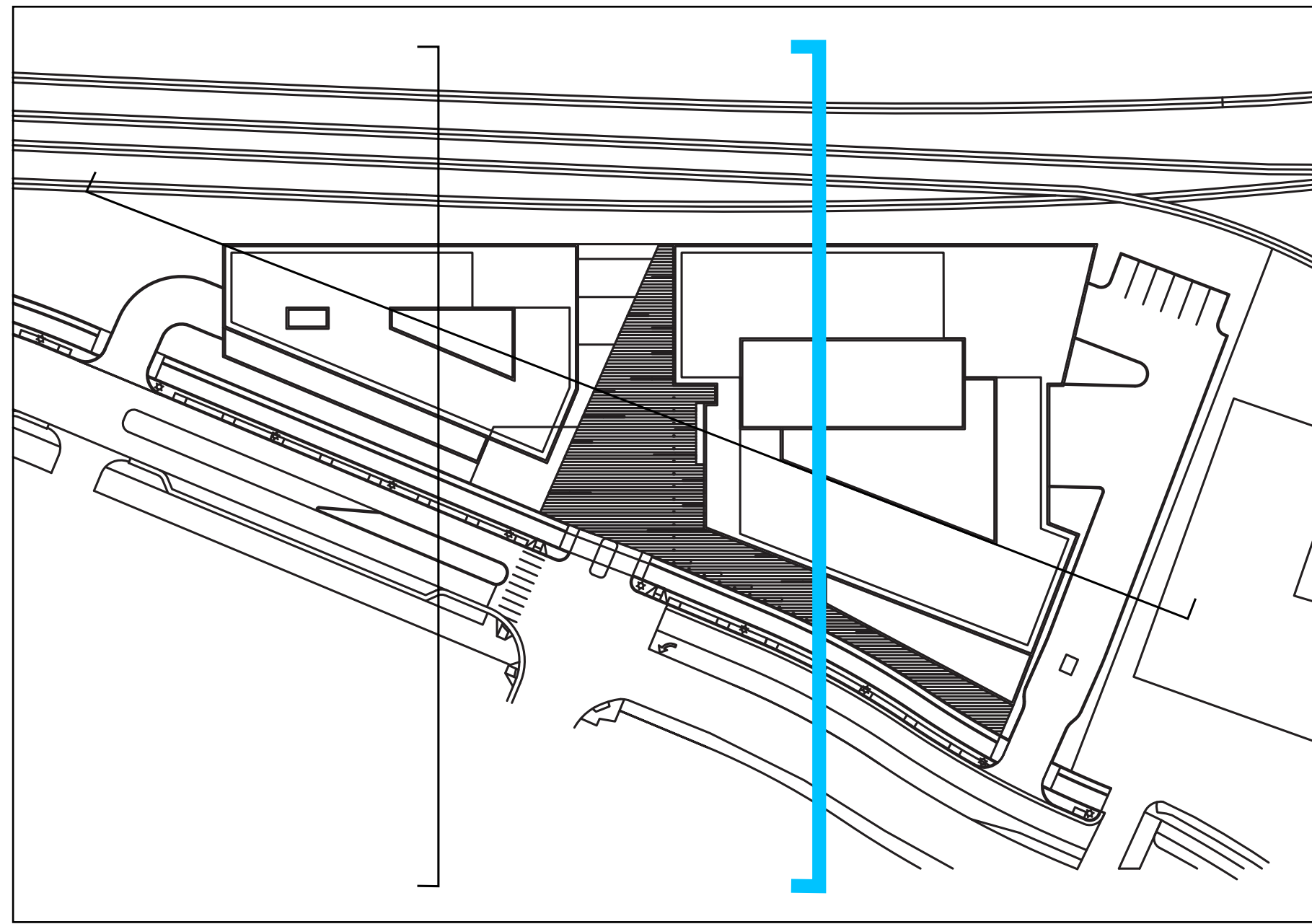


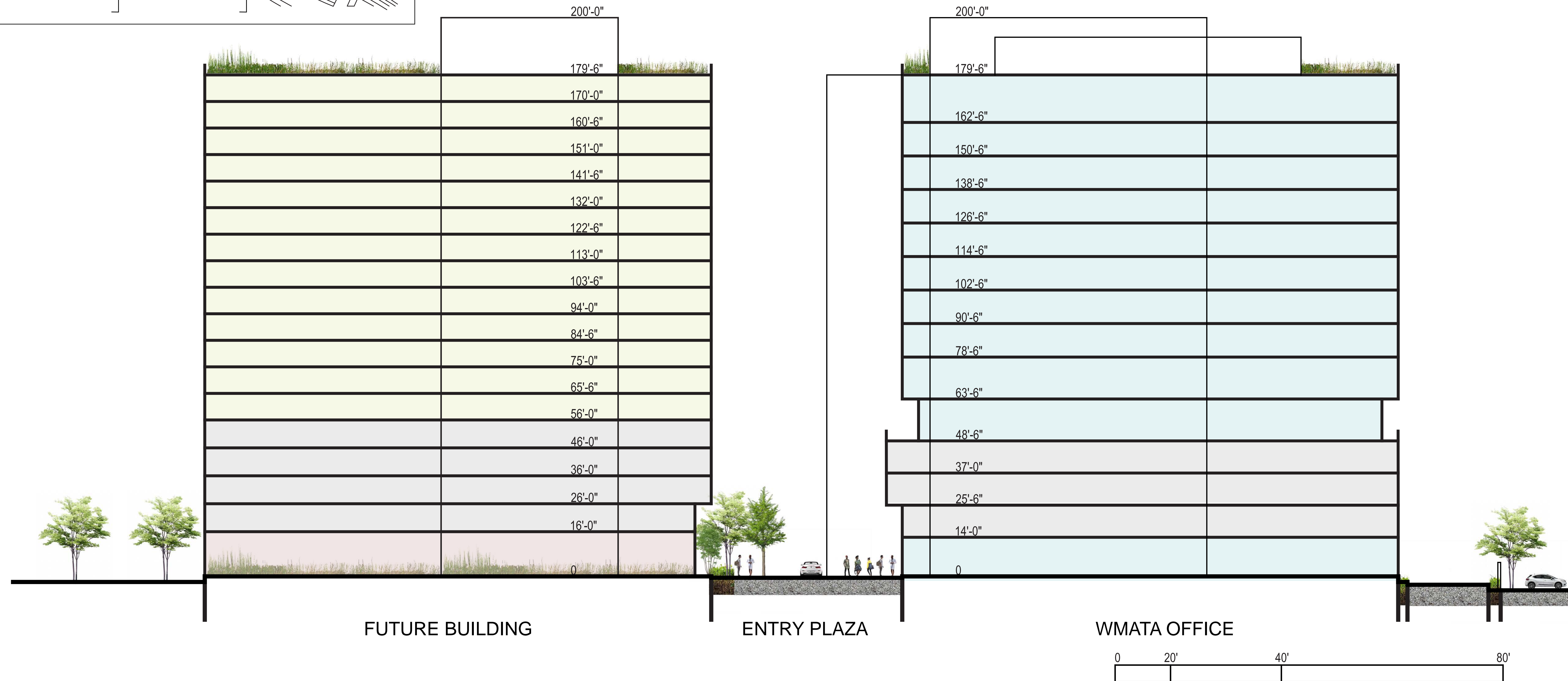
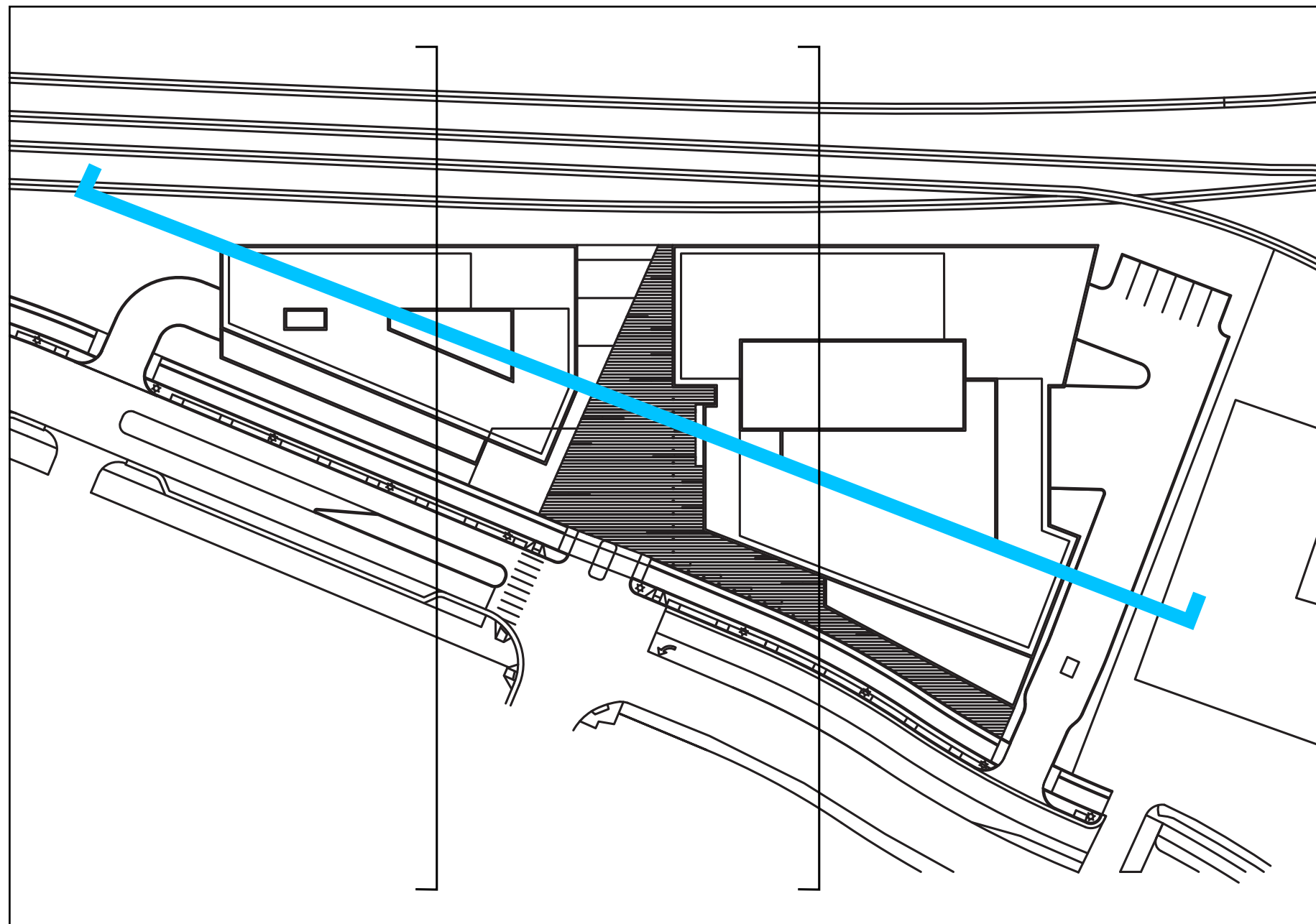














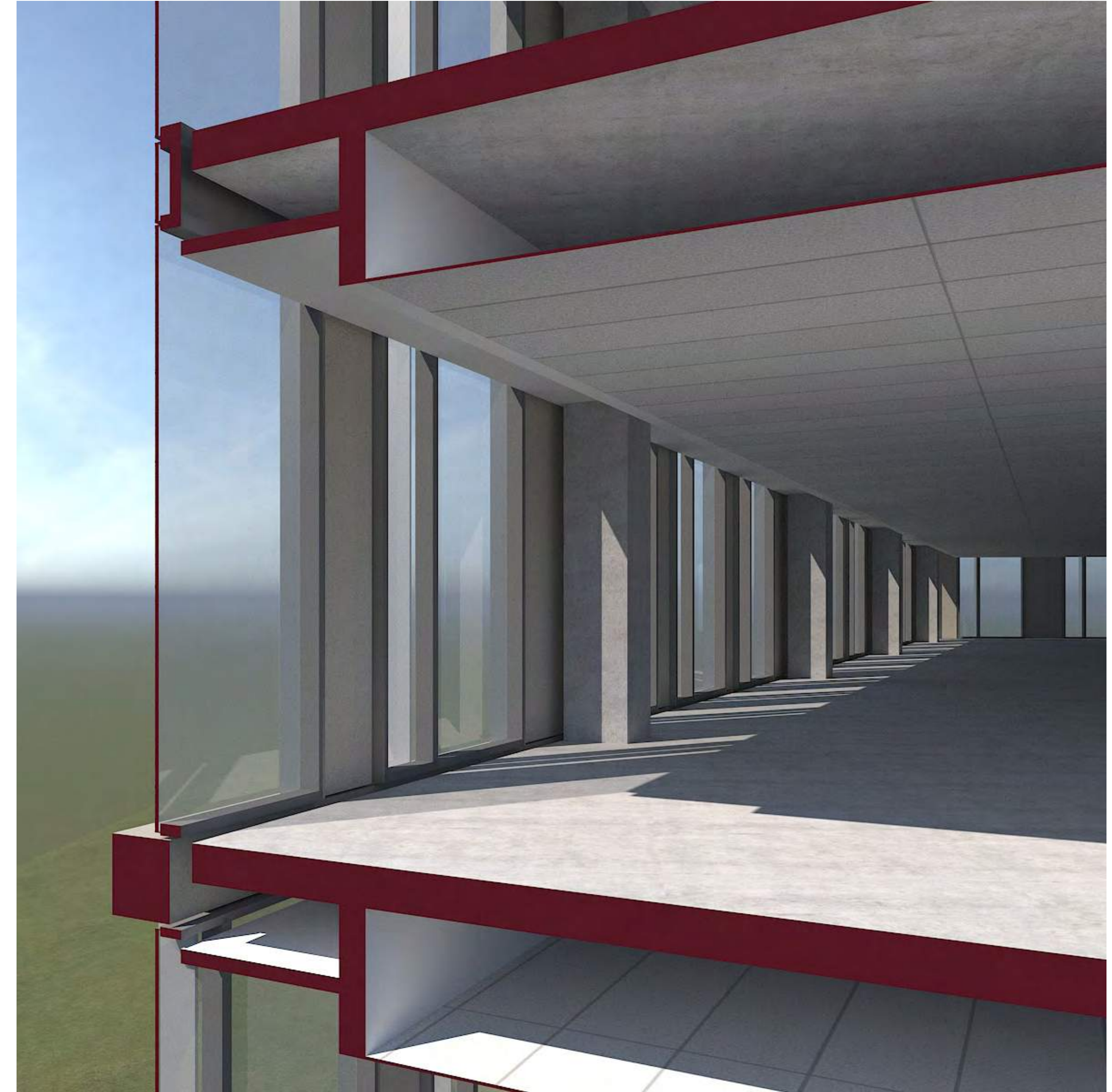






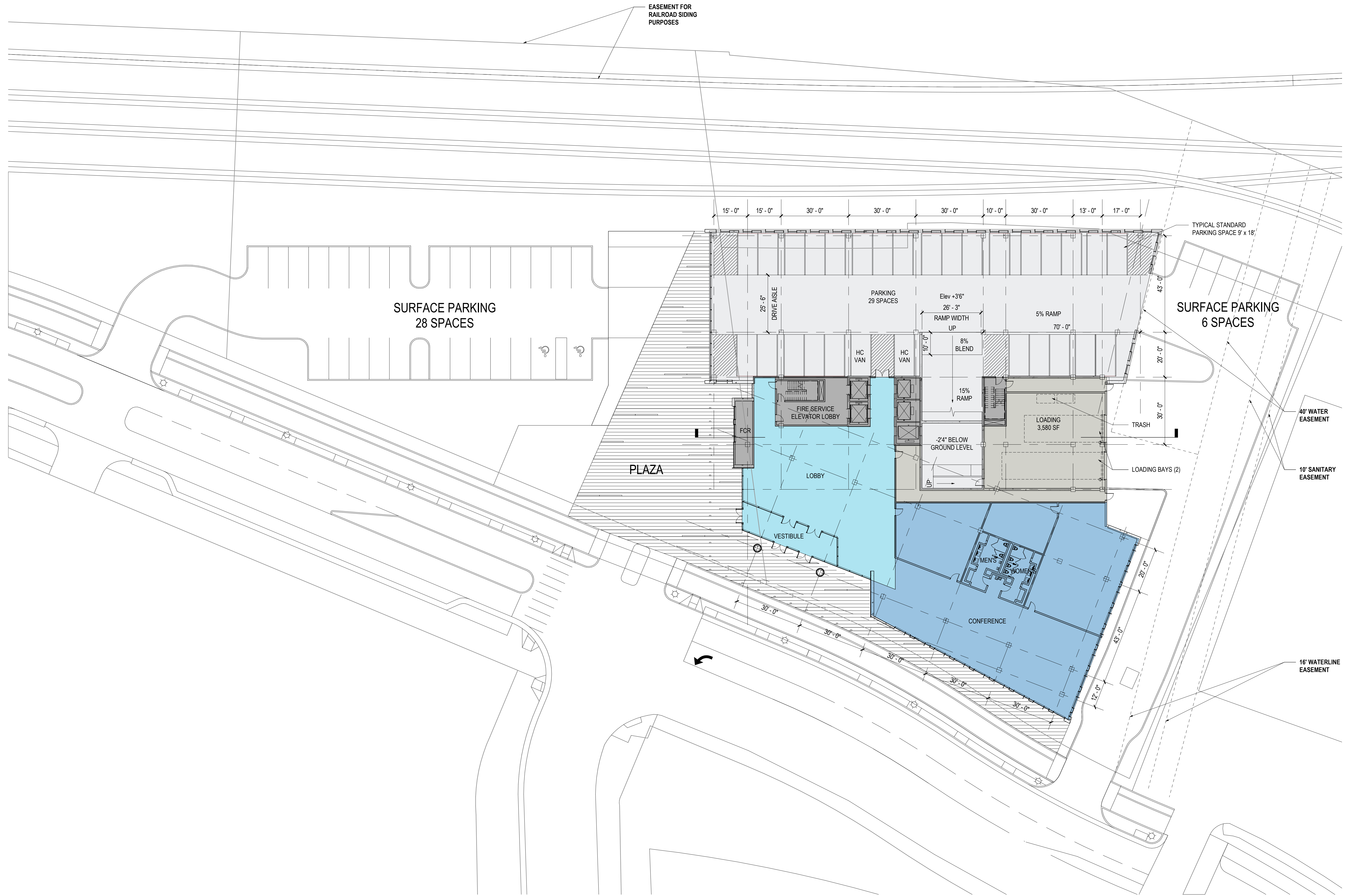


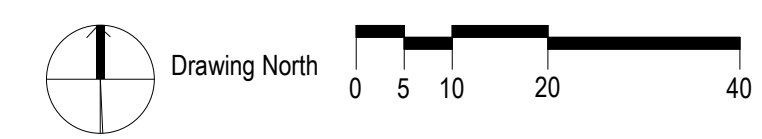
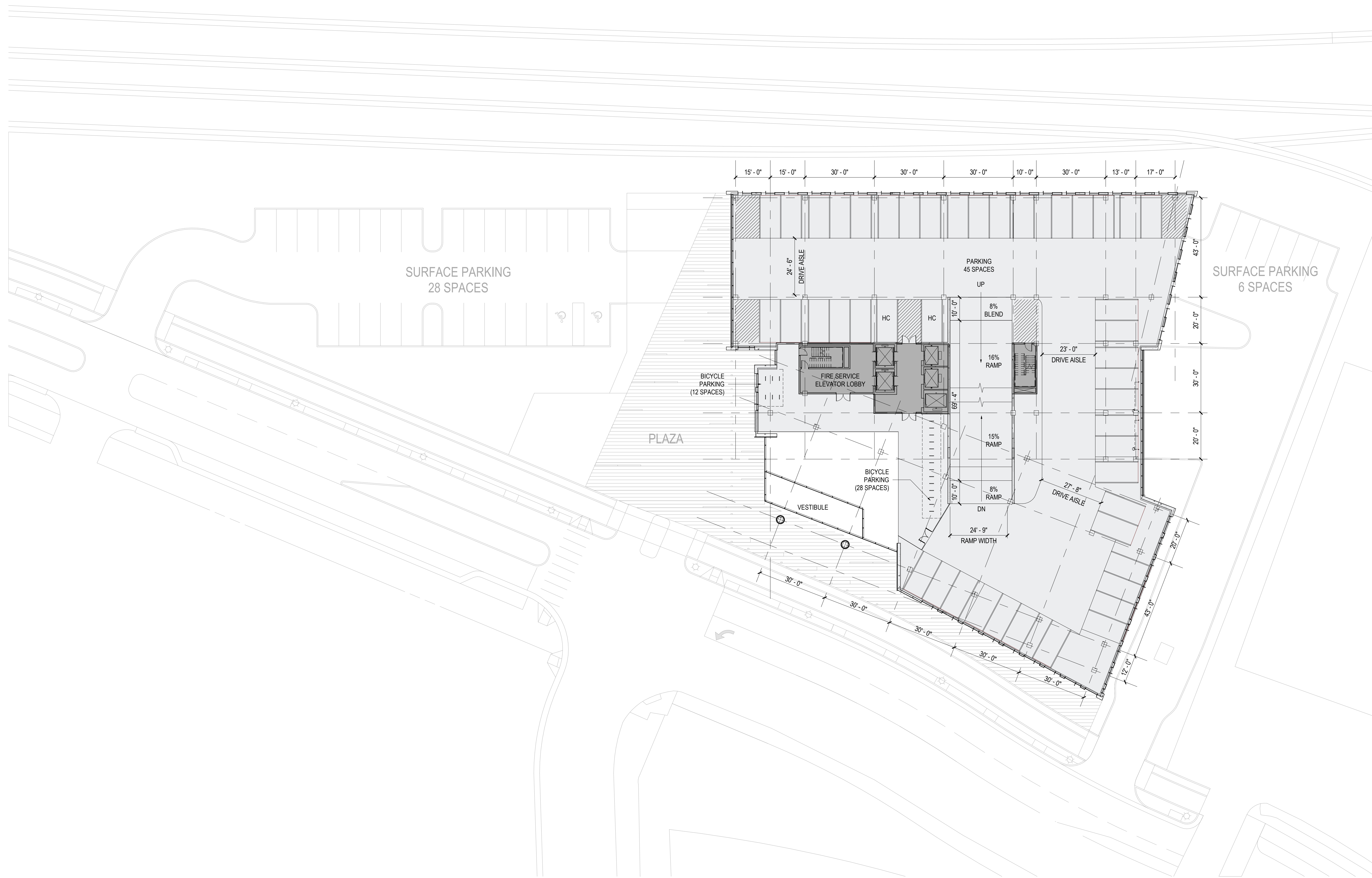




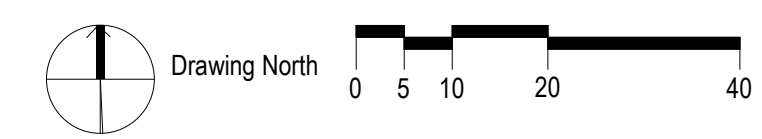
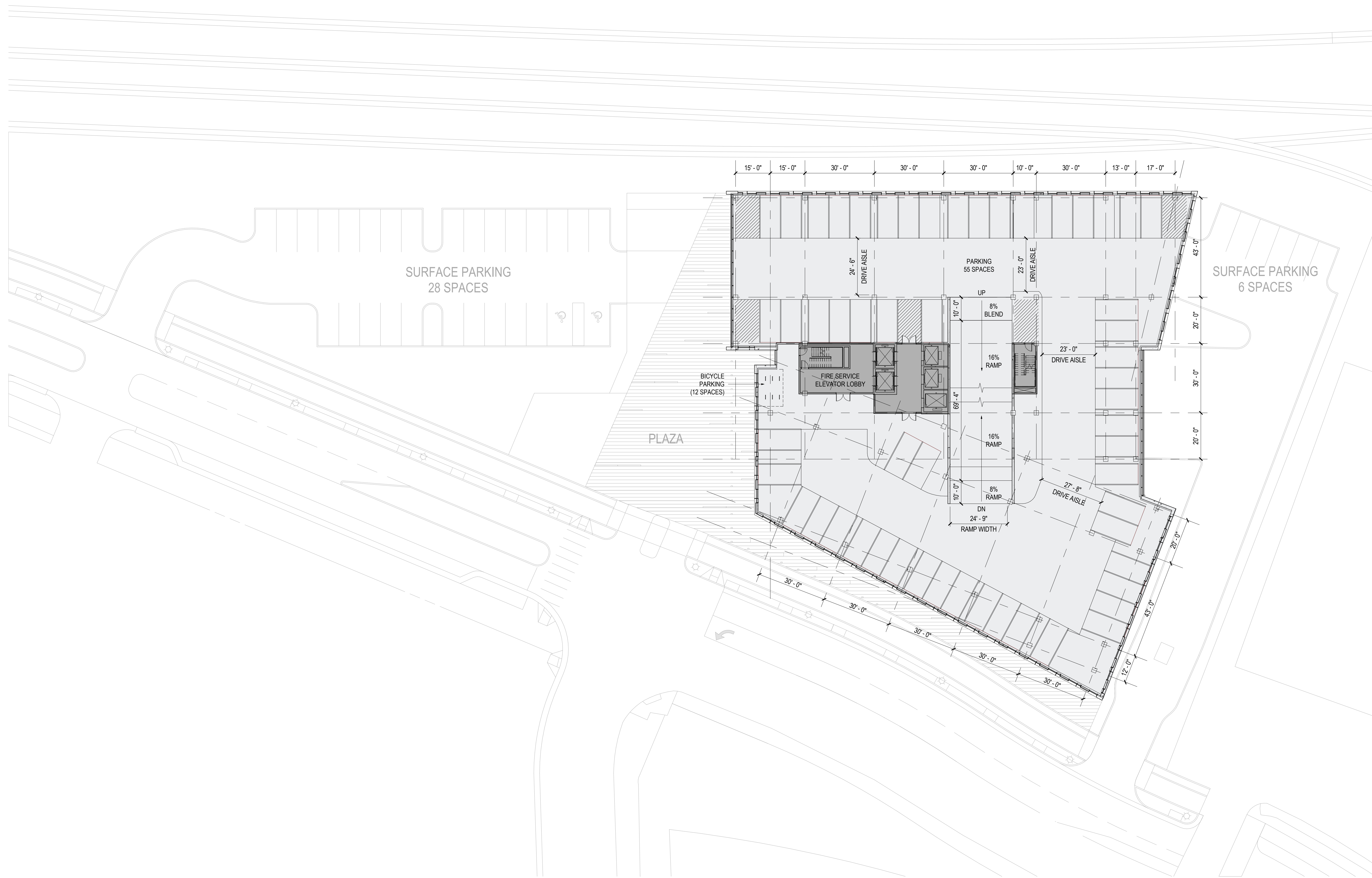


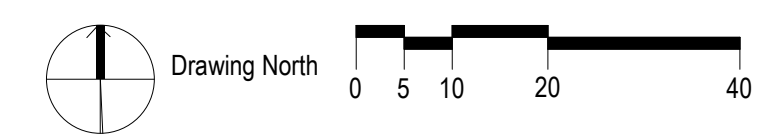




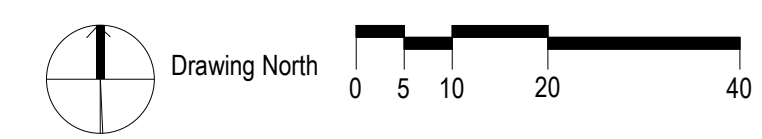


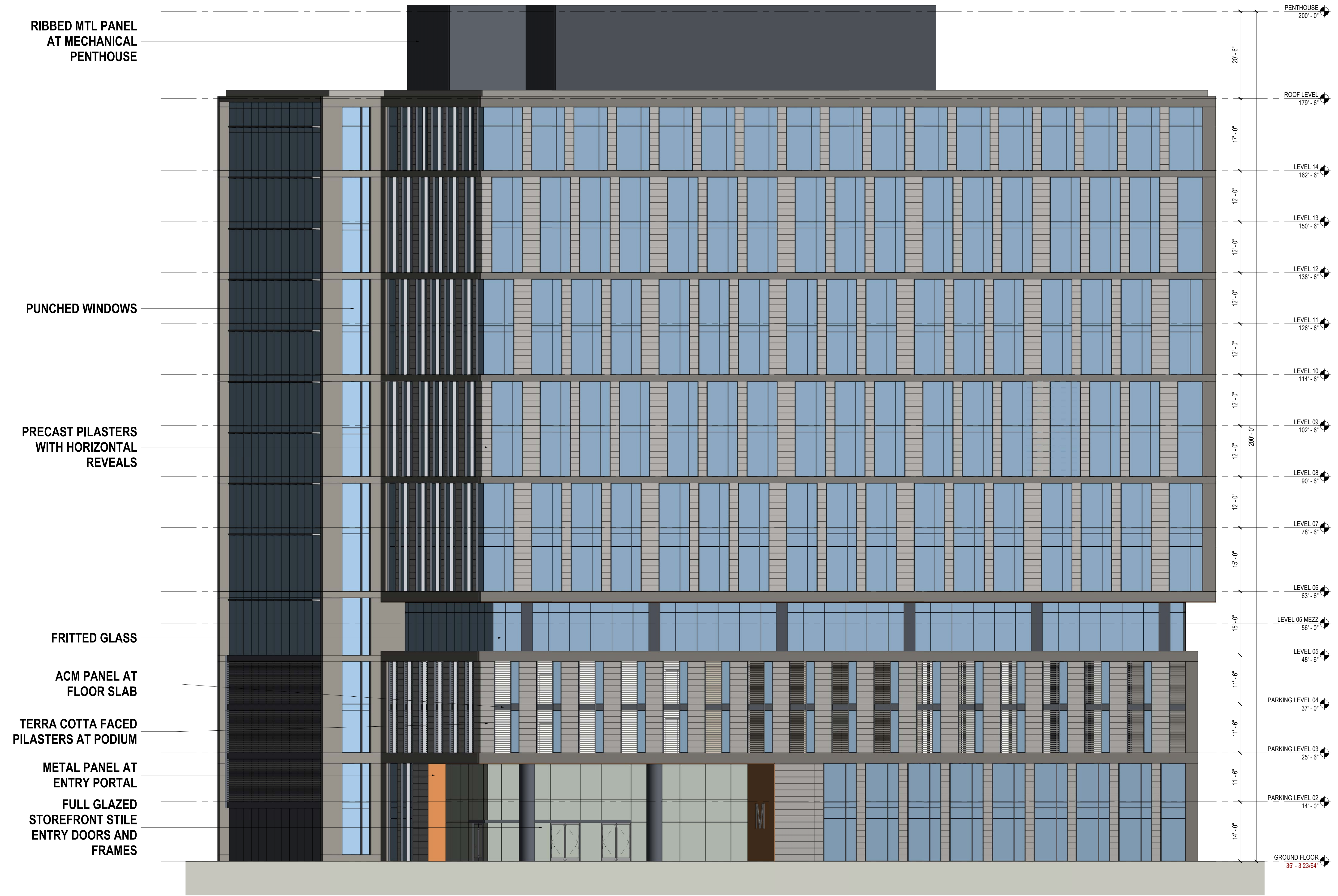








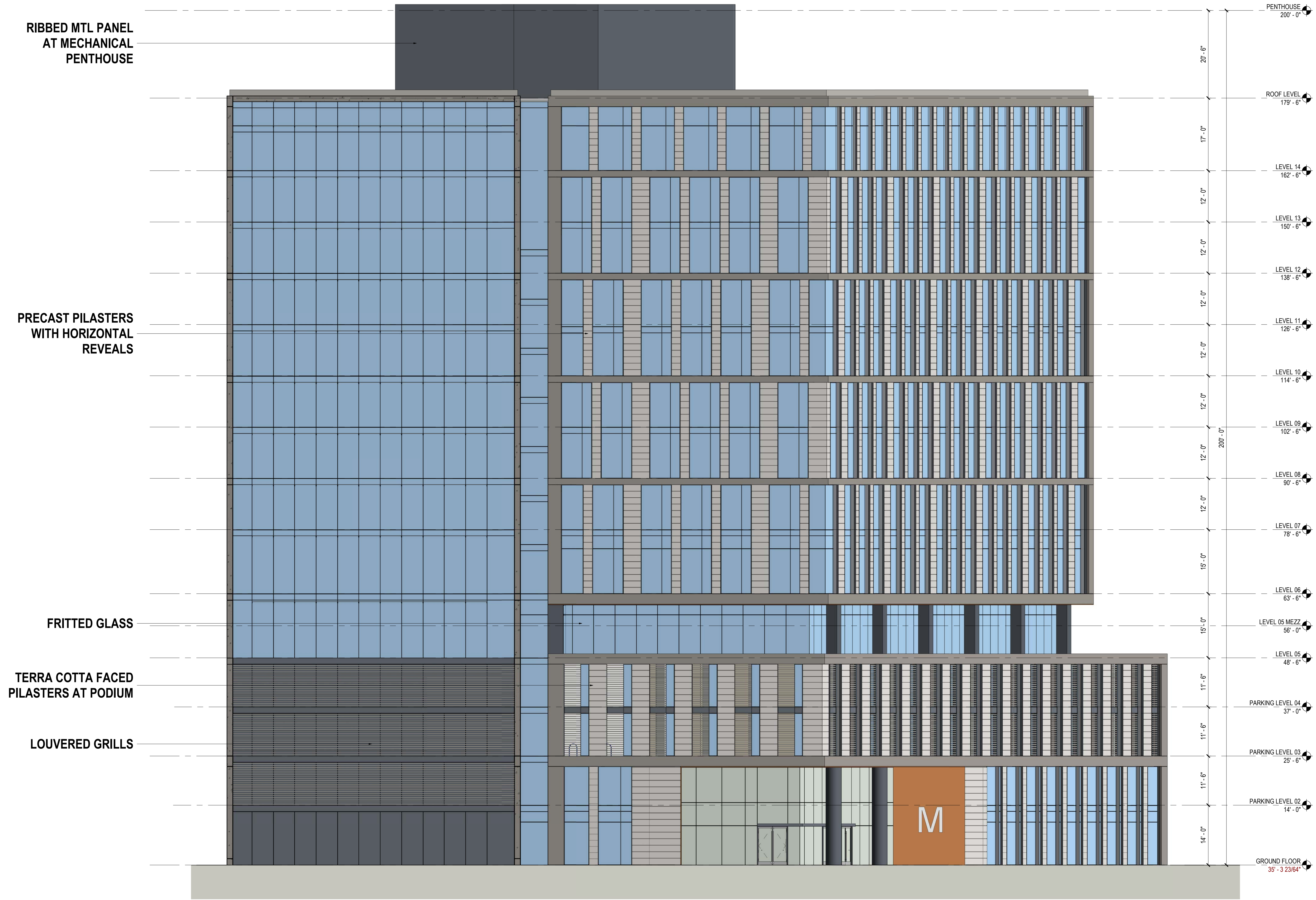




01 SOUTH ELEVATION  
SCALE: 3/32" = 1'-0"



01 NORTH ELEVATION  
SCALE: 3/32" = 1'-0"



01 WEST ELEVATION  
SCALE: 3/32" = 1'-0"

RIBBED MTL PANEL  
AT MECHANICAL  
PENTHOUSE

01  
12

RIBBED MTL PANEL  
AT MECHANICAL  
PENTHOUSE

RIBBED MTL PANEL AT  
MECHANICAL  
PENTHOUSE

02  
12

FRITTED GLASS  
LOUVERED GRILLS  
TERRA COTTA  
FACED PILASTERS  
AT PODIUM

TERRA COTTA  
FACED PILASTERS  
AT PODIUM  
LOUVERED  
GRILLS

PRECAST  
PILASTERS WITH  
HORIZONTAL  
REVEALS

TERRA COTTA  
FACED PILASTERS  
AT PODIUM

LOUVERED  
GRILLS

PENTHOUSE  
200'-0"  
ROOF LEVEL  
179'-6"  
LEVEL 14  
162'-6"  
LEVEL 13  
150'-6"  
LEVEL 12  
138'-6"  
LEVEL 11  
126'-6"  
LEVEL 10  
114'-6"  
LEVEL 09  
102'-6"  
LEVEL 08  
90'-6"  
LEVEL 07  
78'-6"  
LEVEL 06  
63'-6"  
LEVEL 05 MEZZ  
56'-0"  
LEVEL 05  
48'-6"  
PARKING LEVEL 04  
37'-0"  
PARKING LEVEL 03  
25'-6"  
PARKING LEVEL 02  
14'-0"  
GROUND FLOOR  
35'-3 23/64"

03 EAST ELEVATION A  
SCALE: 3/32" = 1'-0"

02 EAST ELEVATION B  
SCALE: 3/32" = 1'-0"

01 EAST ELEVATION C  
SCALE: 3/32" = 1'-0"



# BUILDING AREA SUMMARY

## PARKING

LEVEL 1 PARKING		13,978 SF
LEVEL 2 PARKING		26,388 SF
TYPICAL PARKING	29,281 X 2 FLOORS - LV4 RAMP 2,302	58,562 SF
<b>TOTAL PARKING</b>		<b>98,928 SF</b>

## OFFICE

LEVEL 1 LOBBY, OFFICE, LOADING		17,441 SF
PARKING LOBBY	2,409 X 3 FLOORS	7,227 SF
LEVEL 5 OFFICE		29,195 SF
LEVEL 6 OFFICE		26,876 SF
TYPICAL OFFICE	30,690 X 8 FLOORS	245,520 SF

**TOTAL OFFICE 326,259 SF**

**TOTAL GSF 425,187 SF**

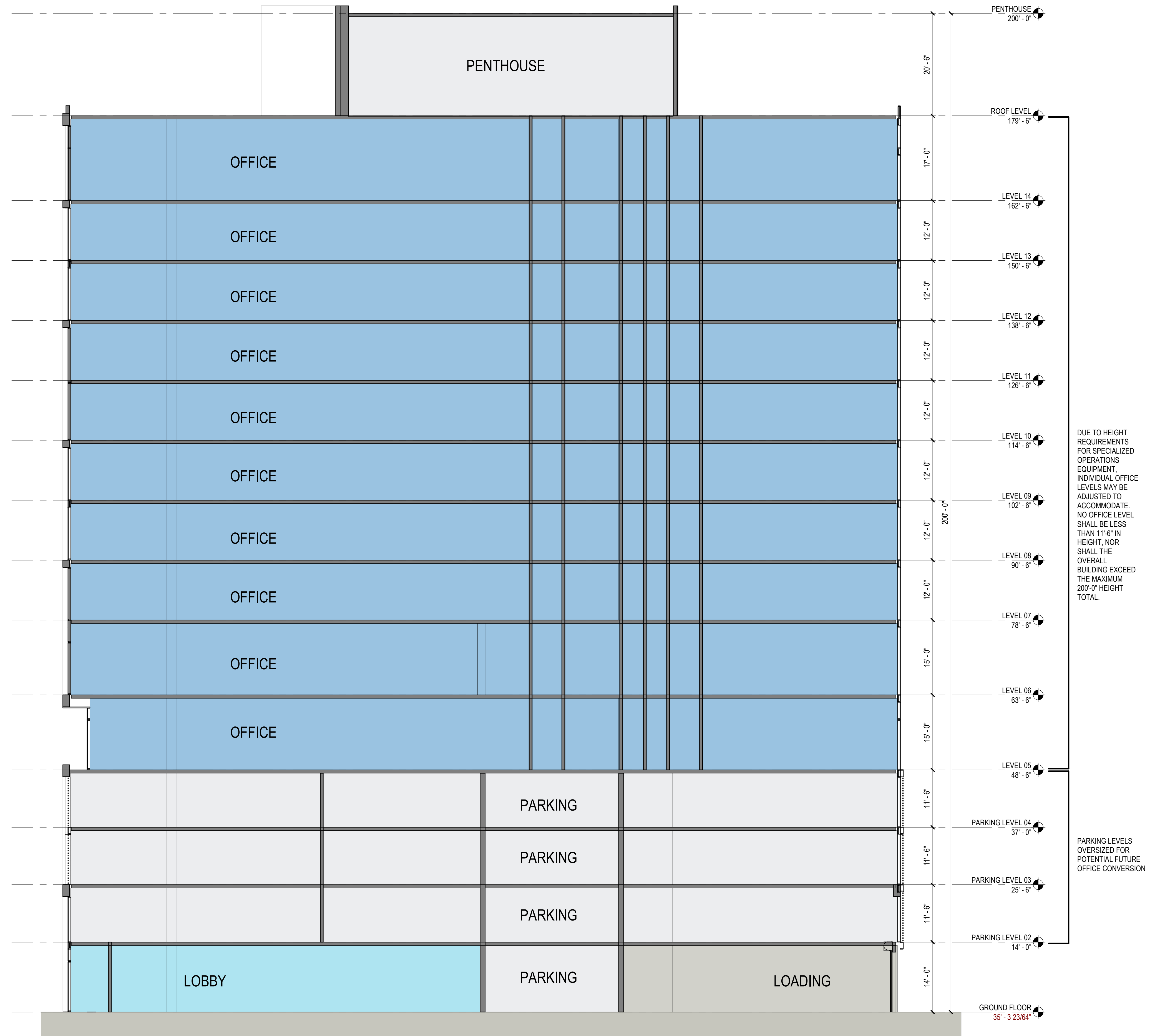
**TOTAL FLOOR AREA  
W/ EXCLUSIONS 408,767 SF**

**TOTAL RENTABLE (APPROXIMATE) 307,547 SF**

**TOTAL USABLE (APPROXIMATE) 258,340 SF**

**TOTAL PARKING 218 SPACES**

LEVEL	TYPE	COUNT
SURFACE	STANDARD	26
SURFACE	ADA	2
DRIVEWAY	STANDARD	6
GROUND	ADA	2
GROUND	STANDARD	27
LEVEL 02	ADA	2
LEVEL 02	STANDARD	43
LEVEL 03	ADA	3
LEVEL 03	STANDARD	52
LEVEL 04	ADA	3
LEVEL 04	STANDARD	52
<b>TOTAL</b>		<b>218</b>



**01 BUILDING SECTION**  
SCALE: 3/32" = 1'-0"

# Office Building, Mill Road, Alexandria

## BUILDING DESIGN NARRATIVE

**Summary of Changes:** The design of the building has progressed significantly from the previous Design Review Board submittal on April 29, 2019. The building is still organized around two 65' wide "bars" of office space with a triangular core between them. Notably, the building height has been increased from 175' inclusive of mechanical penthouse to 200' inclusive of mechanical penthouse. This results in an increase in SF to 425,767 from 394,745 SF. The overall height of the building was increased to provide an increase in floor height for typical office floors to 12', to allow WMATA to adjust proposed parking structure floors to a height of 11'6" to maximize utility for any possible future conversion to office levels, to permit the inclusion of an additional 15' floor, and finally, to provide additional vertical space as WMATA anticipating a need for one or more floors with an extended height to accommodate necessary equipment.

**Exterior Facades:** The building façade systems will be a combination of Glazing and Solid façade materials. Façade type 1 will be window wall with high performance glazing and metal panel spandrel panels forming continuous ribbon windows. Façade type 2 will be precast concrete panels with two-story punched windows with insulated glazed units and ACM panels at the slab cover between floors. At the parking levels the façade openings will be either translucent glass panels or architectural louvered screens to allow natural ventilation of the parking garage, but screen parked vehicles from view.

**Eisenhower East Design Guidelines:** The Building massing and site plan conforms to the intent of the Eisenhower East Design Guidelines. These guidelines inform the design of the building in several key areas:

1. The Building facades design will be aggregate to approximately 75% Glazing and 25% high-quality solid façade materials such as architectural precast concrete, ACM panels and masonry.
2. The Massing of the Mill Road façade features a 4-story podium with a taller volume set-back above it. The portion of the west façade without a podium expression visible from mill road is less than 30% of the street-facing façade.
3. The setback of the office floors above the podium is 5'-20'
4. The Buildings mechanical penthouse is set back from the main façade.
5. The parking areas within the podium are screened from view with an architectural façade that is consistent with the other building facades.
6. Surface parking and service areas on the site are setback from Mill Road and screened from the street.
7. In addition to the multi-purpose trail/bike path indicated along Mill Road there will be a pedestrian sidewalk and a landscape strip with Street trees spaced at 25'-30' on center, consistent with the guidelines for a "C" street.

