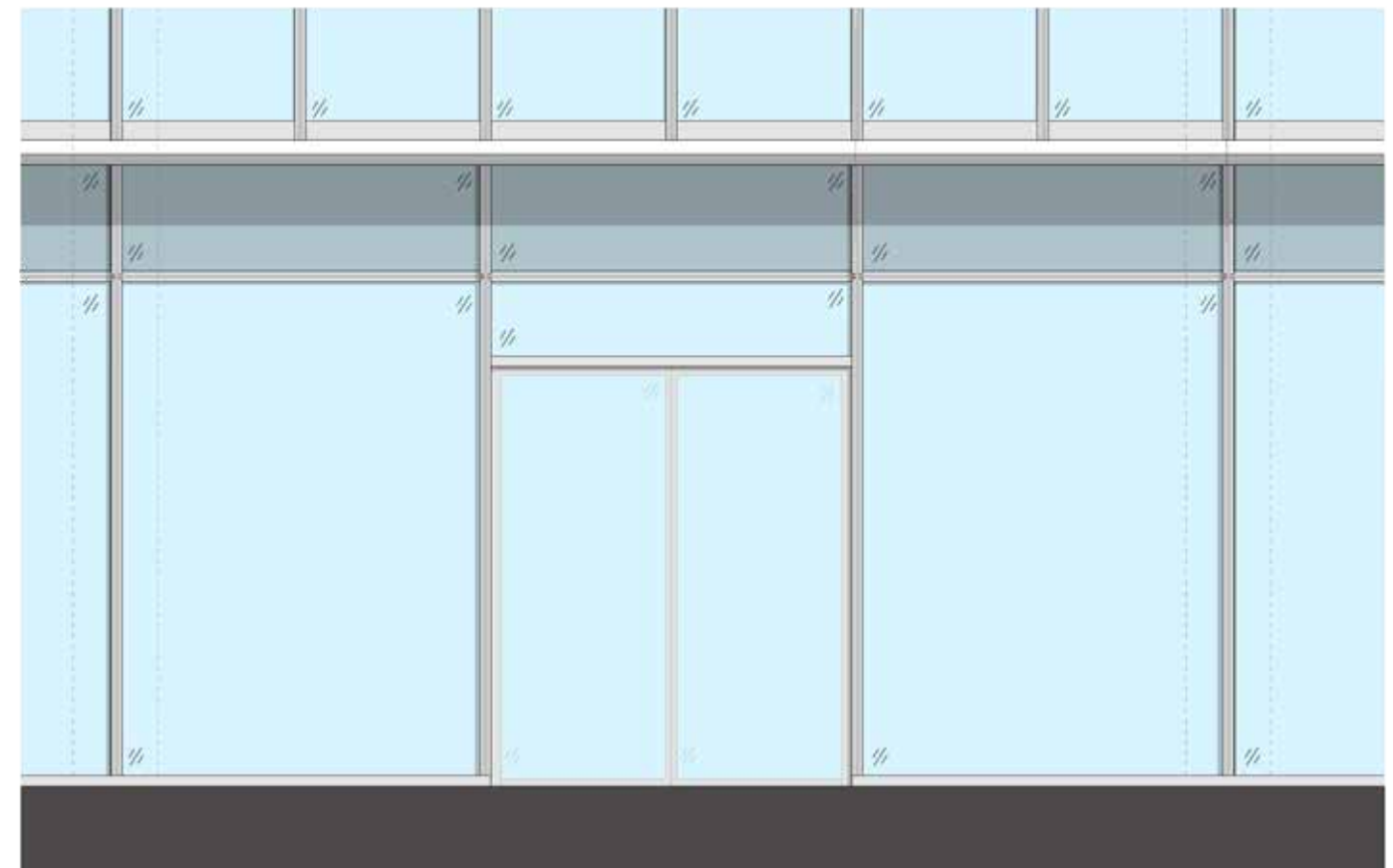
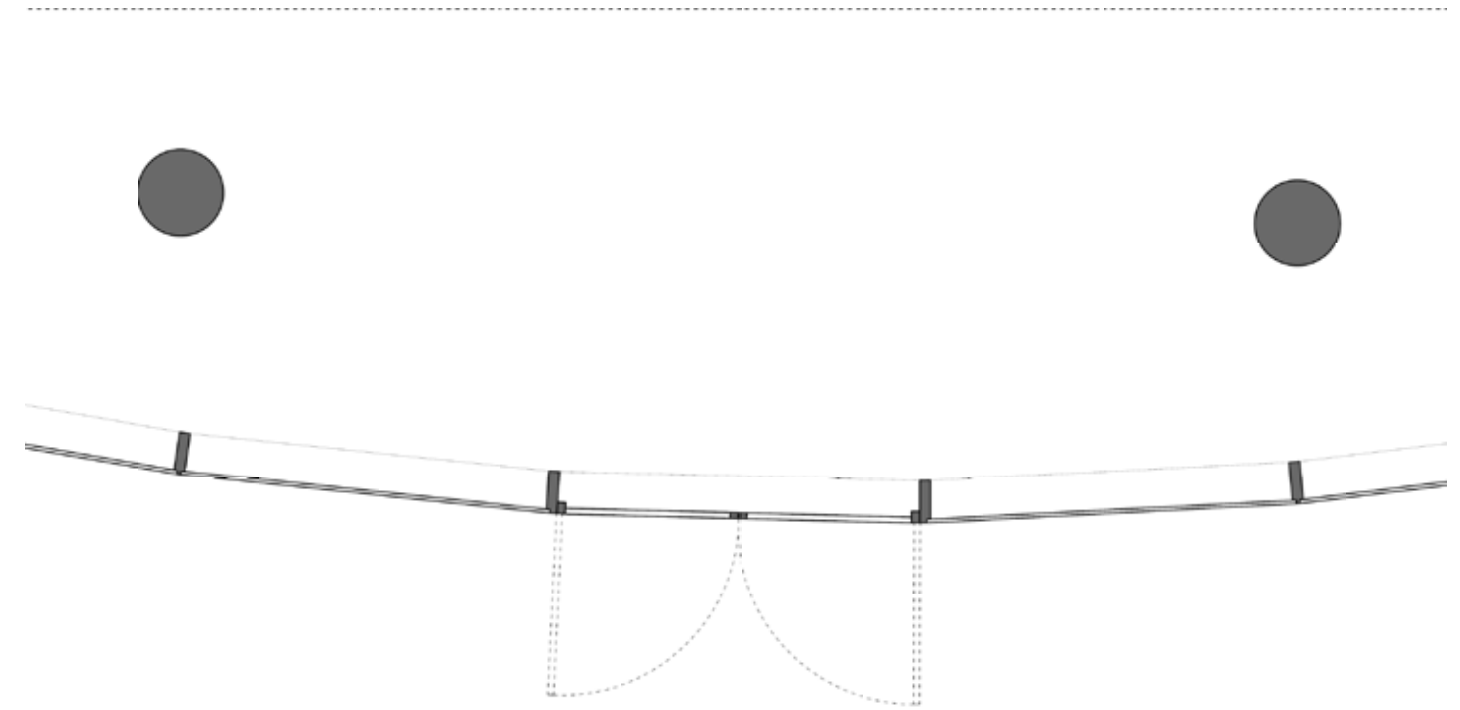
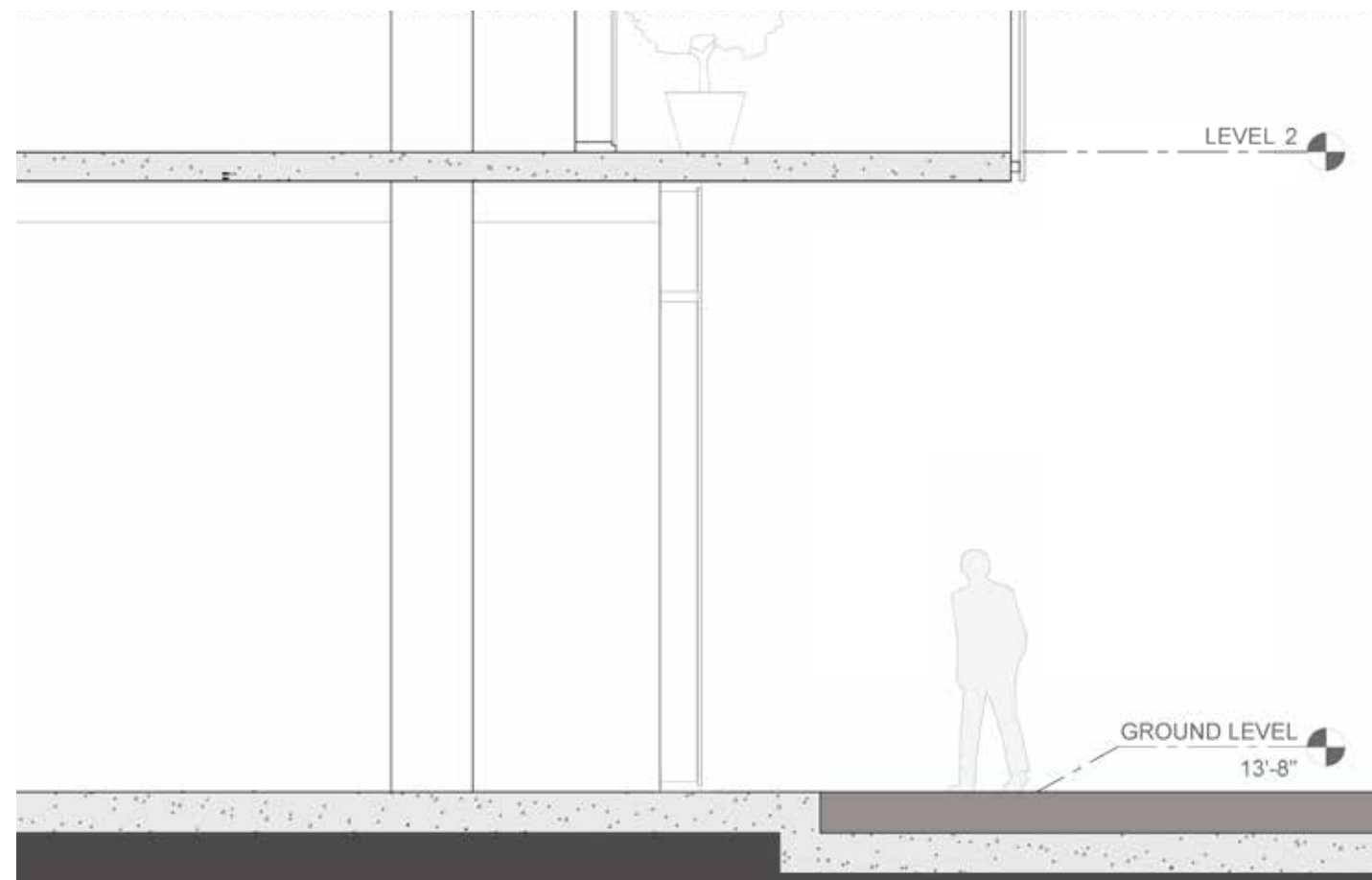
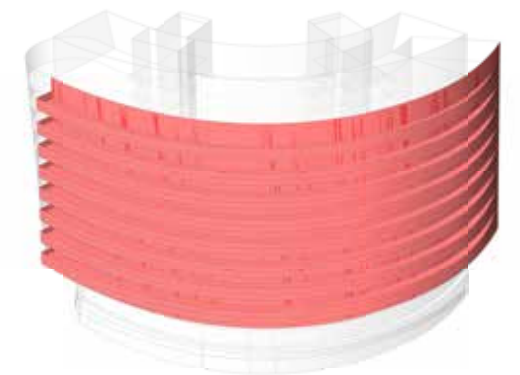
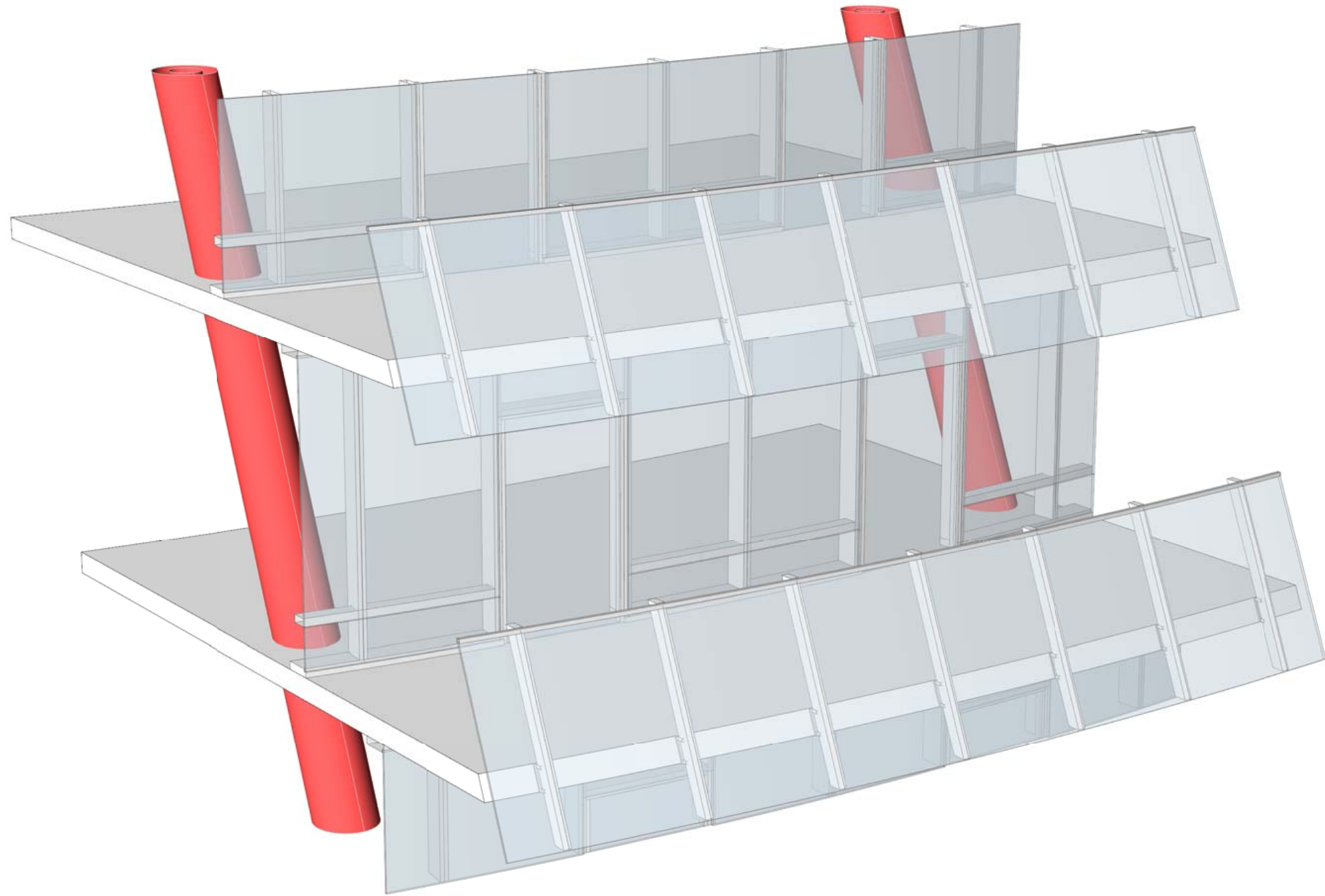
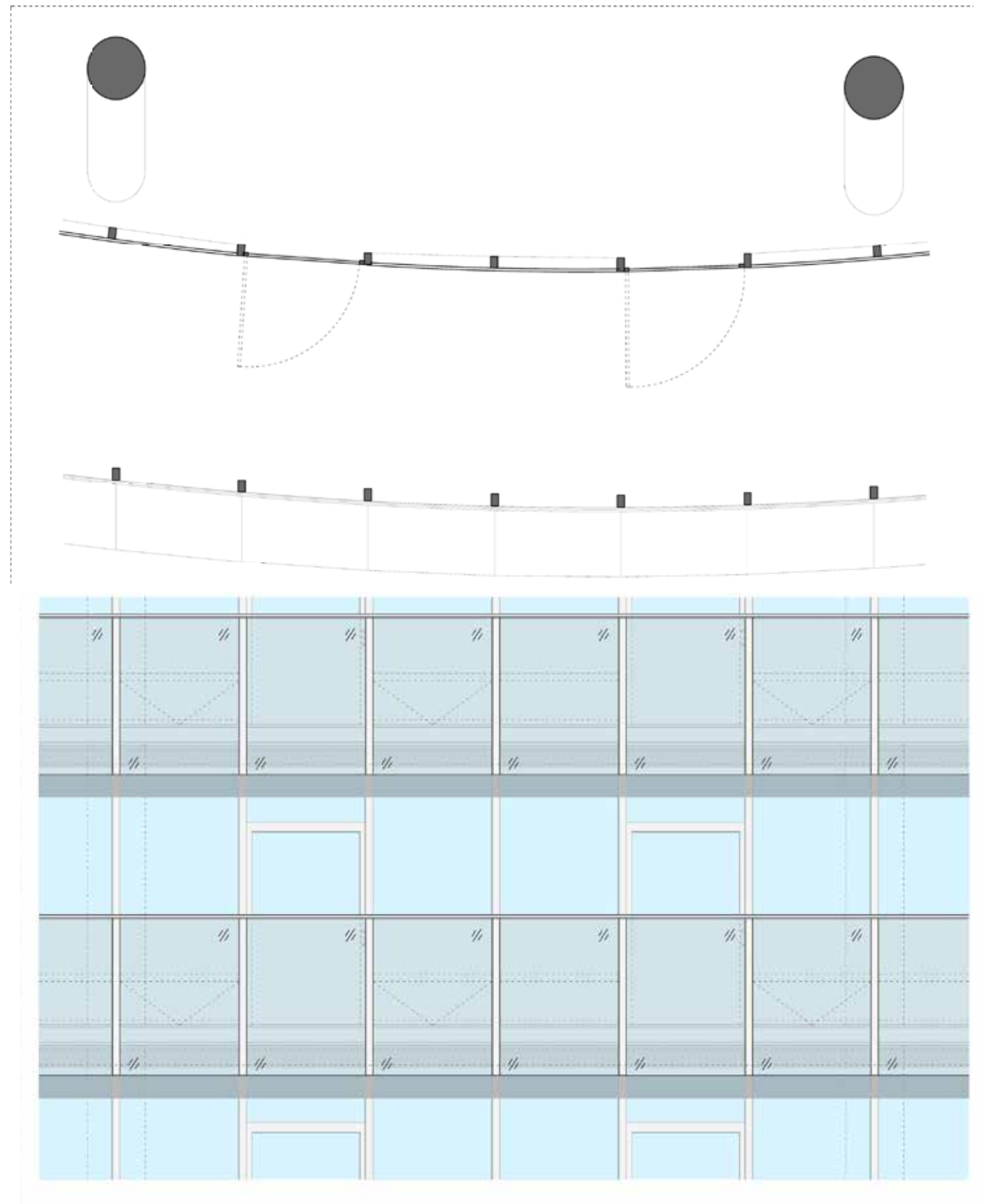
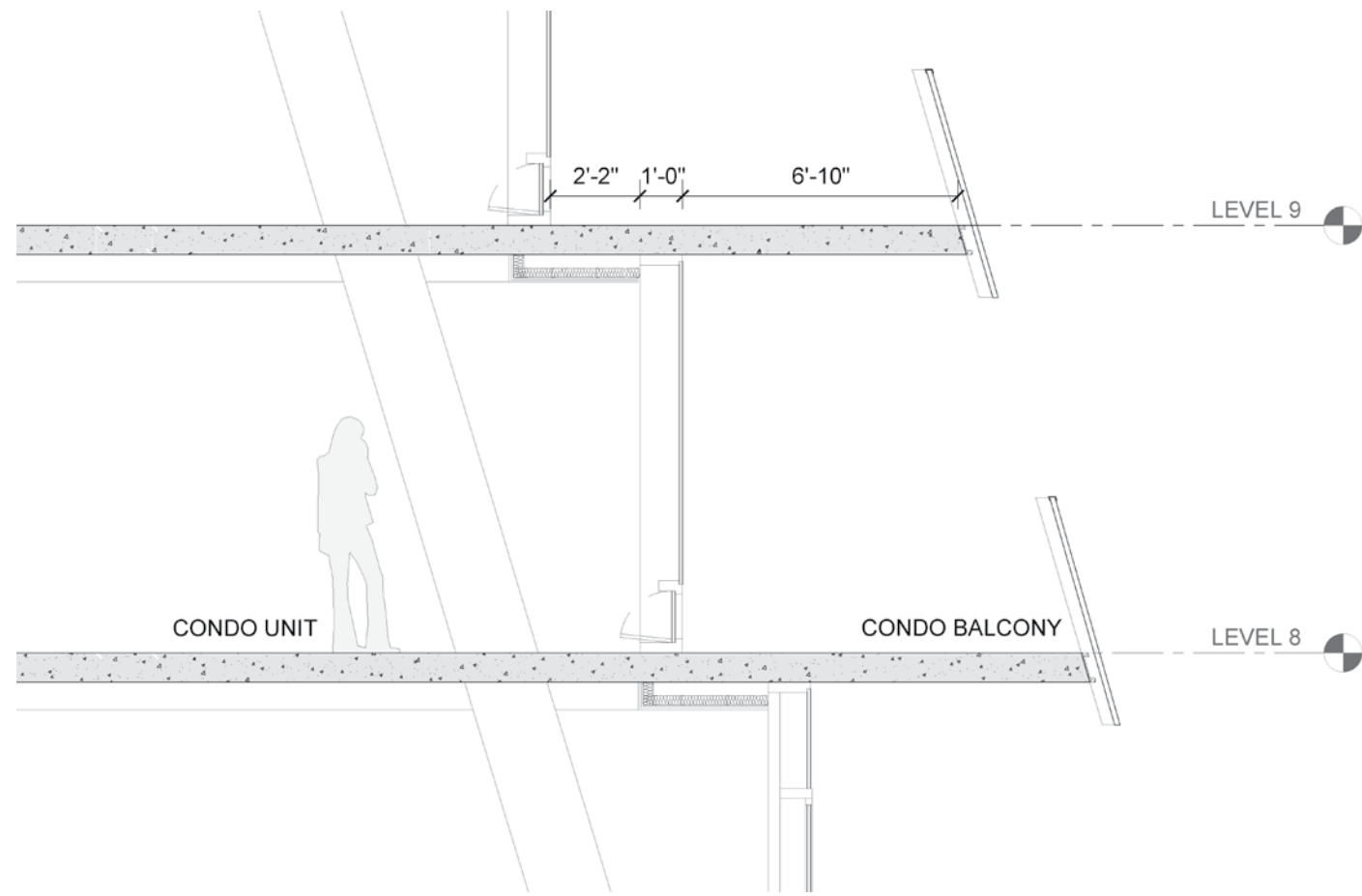


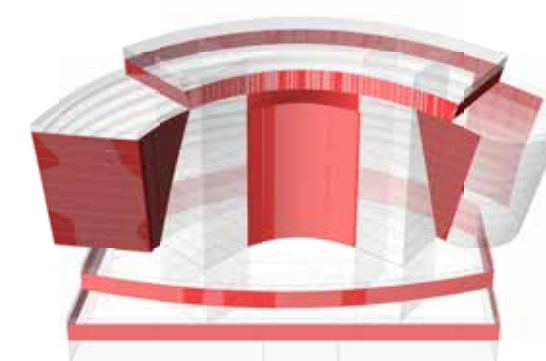
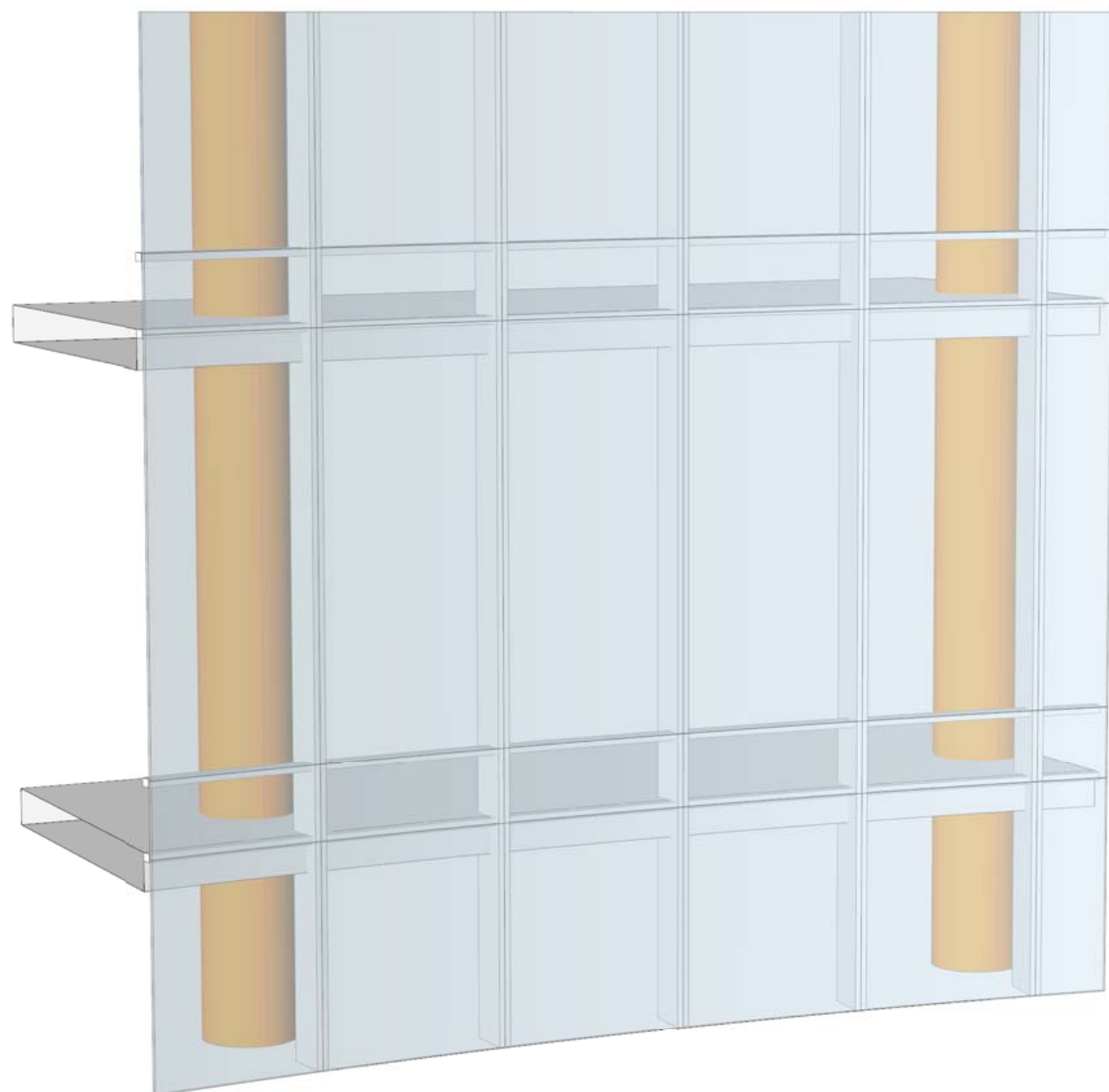
- GLAZED STOREFRONT
- FACETED GLASS PANEL
- GLASS VESTIBULE BASED ON RETAIL DEMISING WALLS



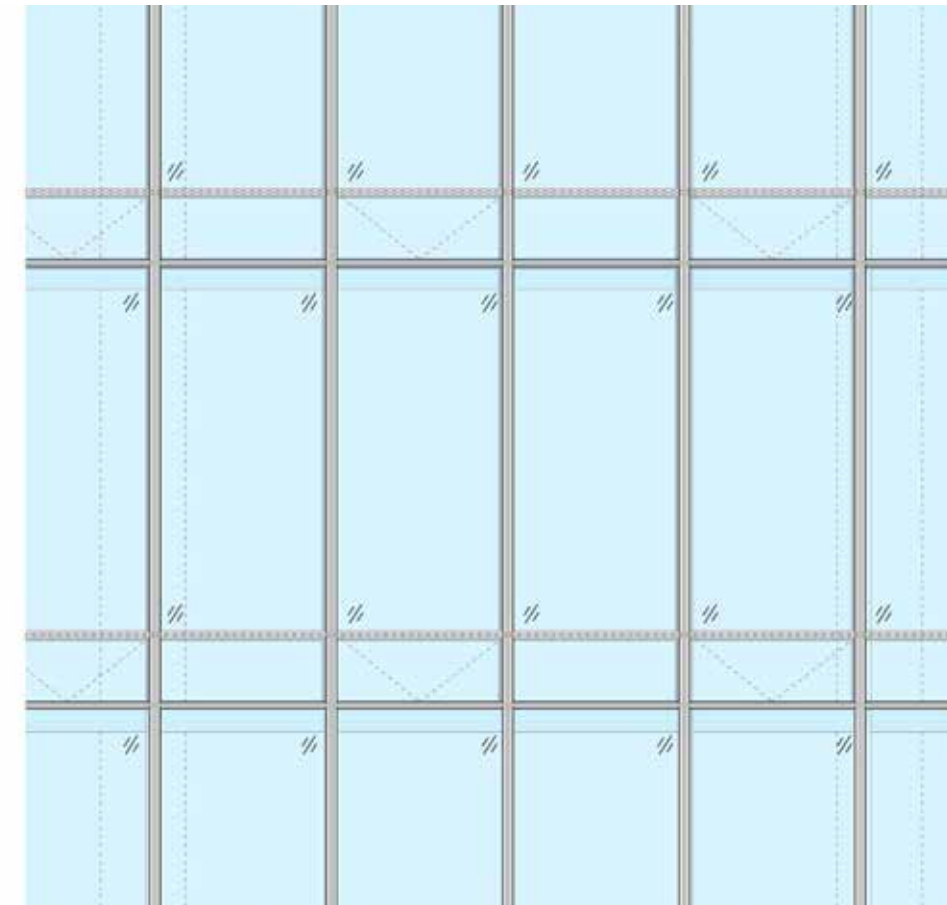
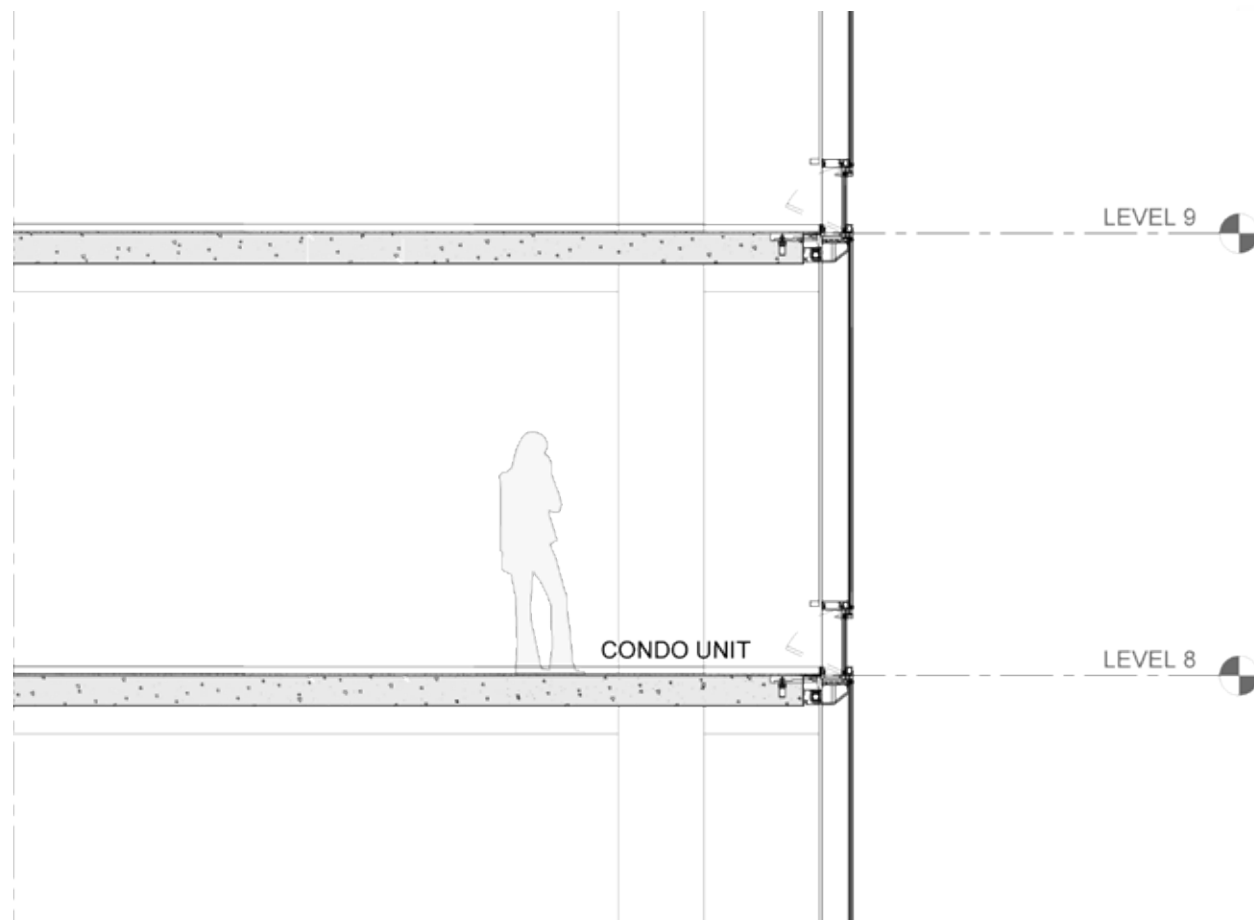
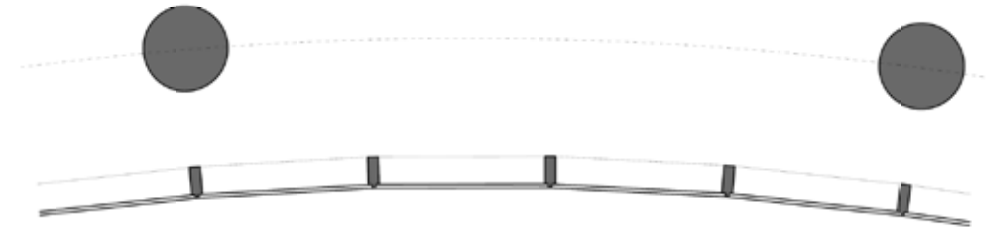


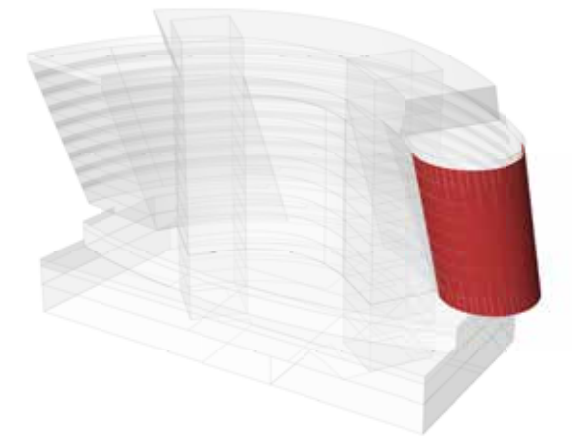
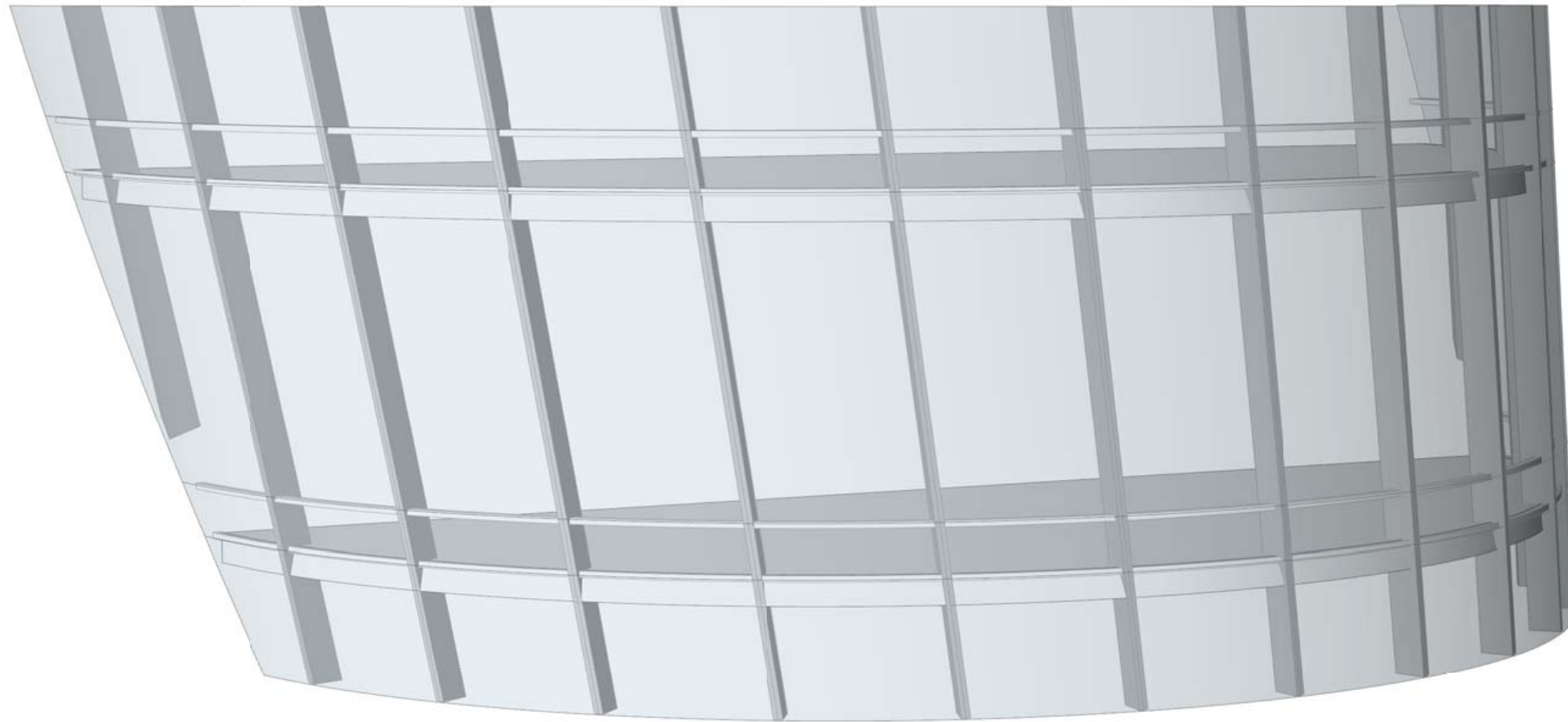
- STRUCTURAL SILICONE GLAZED CURTAIN WALL SYSTEM WITH INSULATED GLASS
- FACETED GLASS PANEL
- HOPPER STYLE PANELS AT APPROX. 1'-6" AFF WHERE APPLICABLE (4% OF FLOOR AREA BEING VENTILATED PER §1203.4.1, D.C. 2013 BUILDING CODE)
- GLASS SWING DOORS
- GLAZED RAILING AT BALCONY WITH LAMINATED GLASS TO MATCH THE FACADE



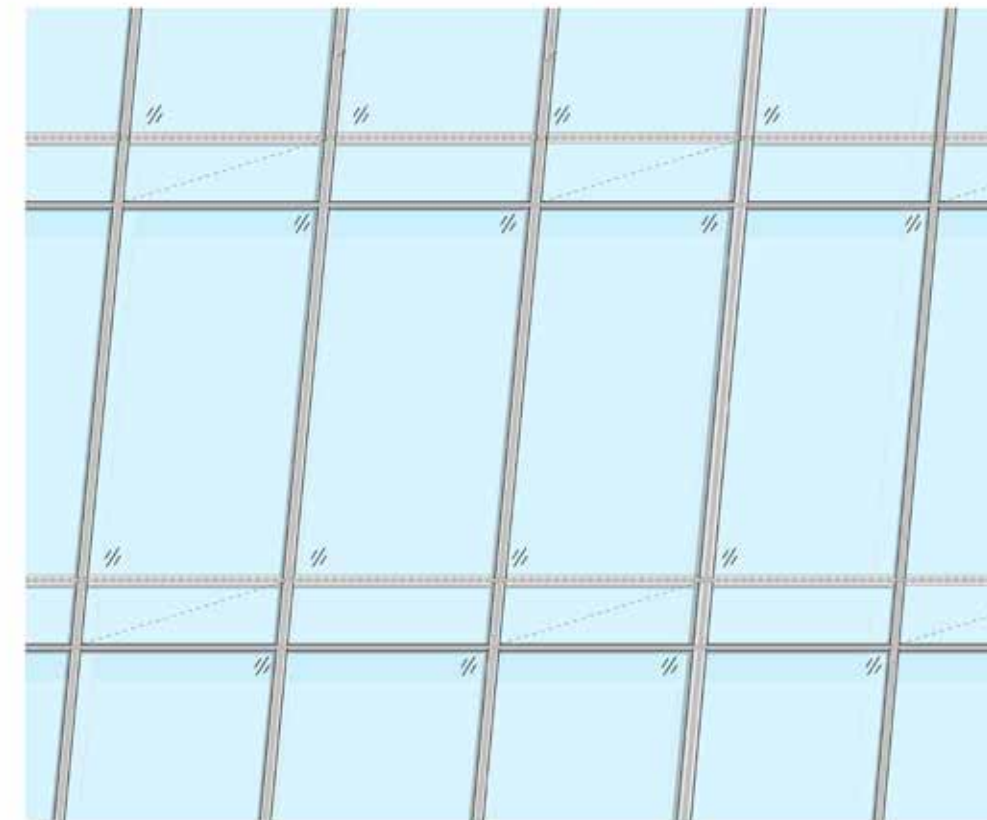
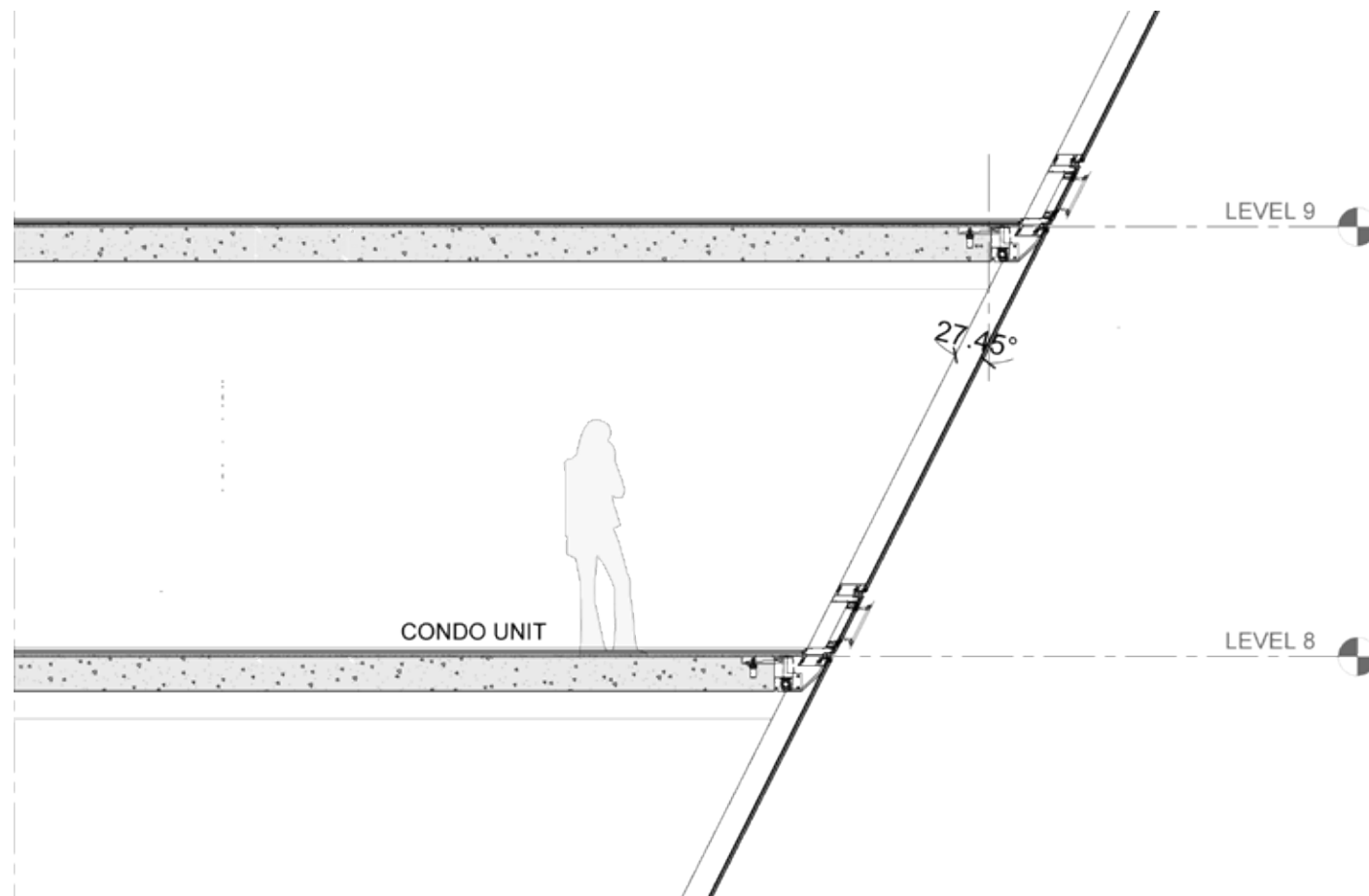
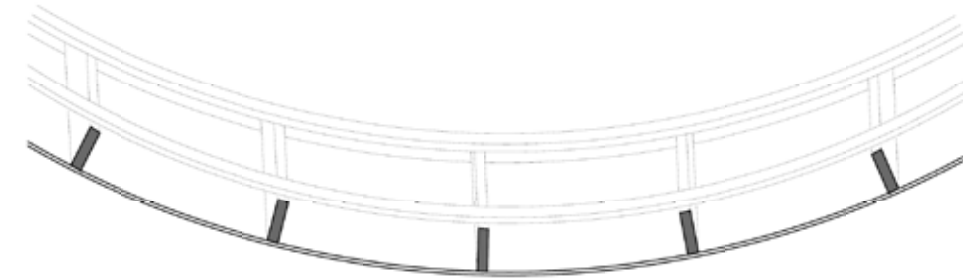


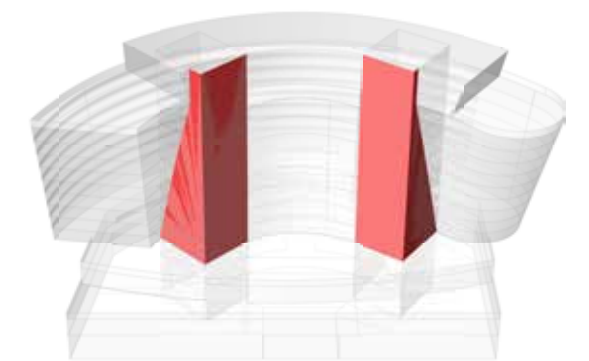
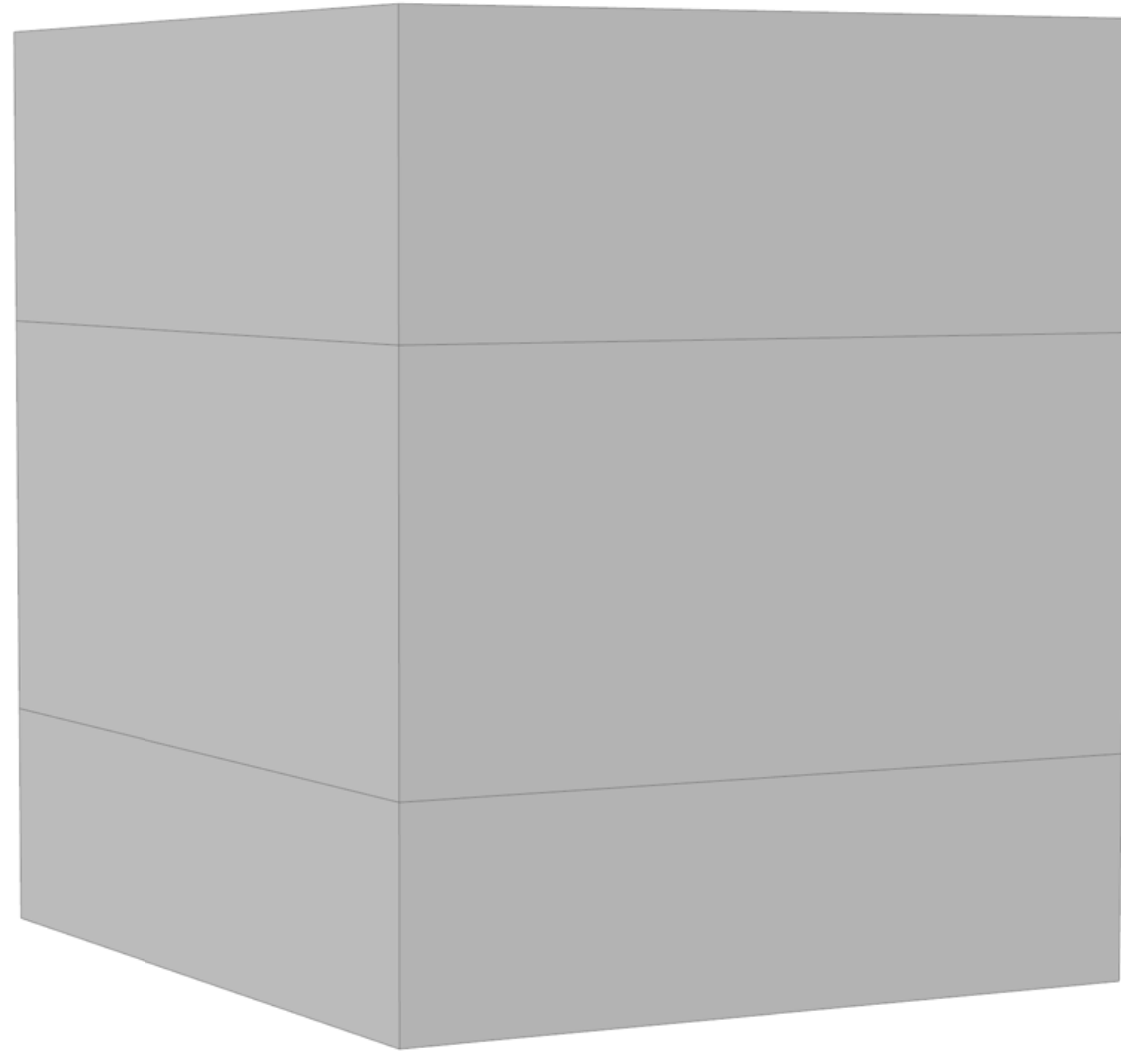
- STRUCTURAL SILICONE GLAZED CURTAIN WALL SYSTEM WITH INSULATED GLASS
- FACETED GLASS PANEL
- HOPPER STYLE PANELS AT APPROX. 1'-6" AFF WHERE APPLICABLE (4% OF FLOOR AREA BEING VENTILATED PER §1203.4.1, D.C. 2013 BUILDING CODE)



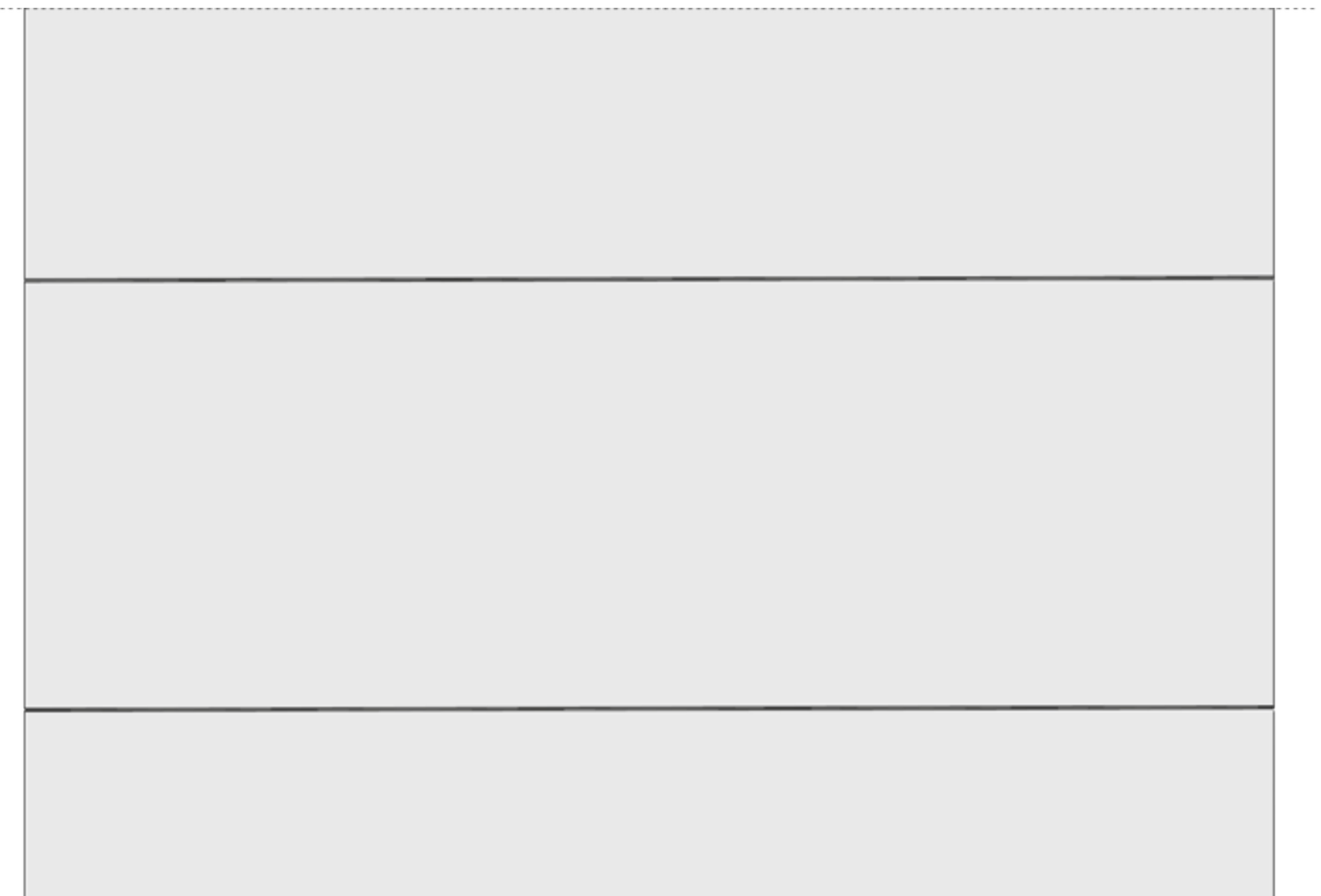
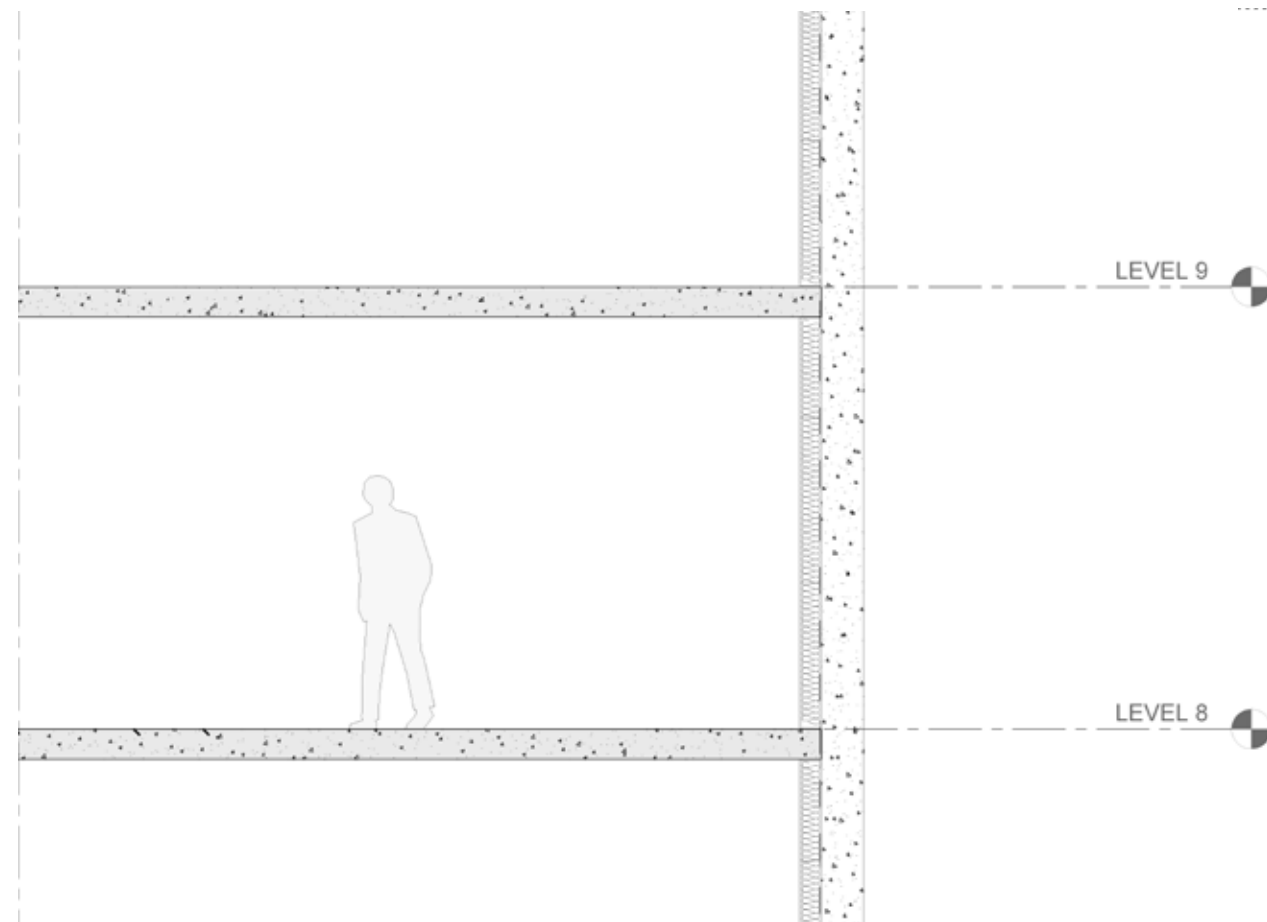
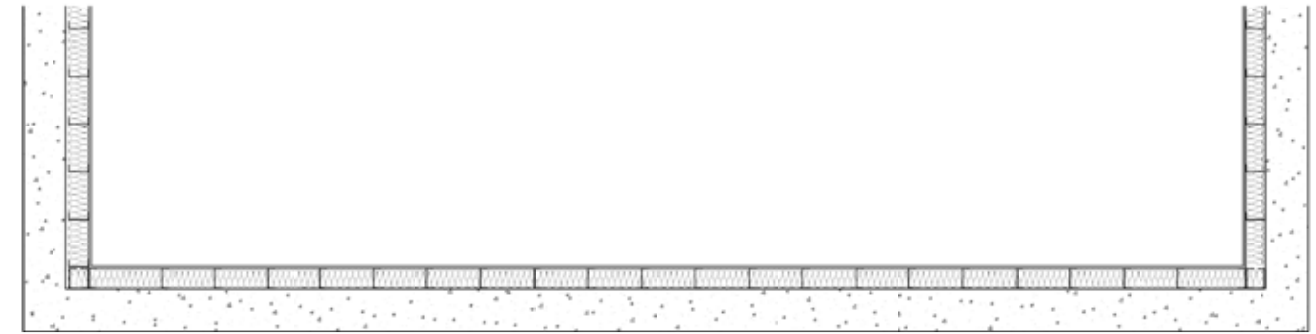


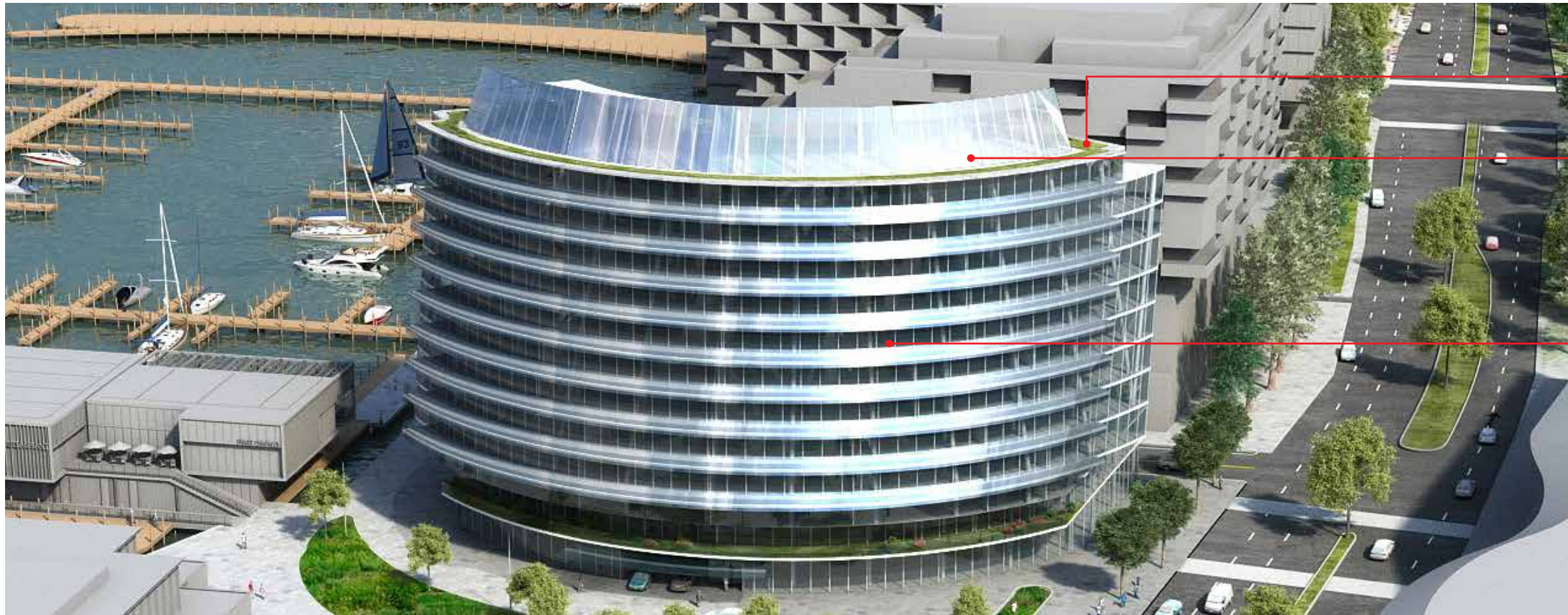
- STRUCTURAL SILICONE GLAZED CURTAIN WALL SYSTEM WITH LAMINATED AND INSULATED GLASS
- CURVED GLASS PANEL (22.5' RADIUS)
- PUSH-OUT STYLE OPERABLE PANELS AT APPROX. 1'-6" AFF WHERE APPLICABLE (4% OF FLOOR AREA BEING VENTILATED PER §1203.4.1, D.C. 2013 BUILDING CODE)





- EXPOSED CONCRETE SHEAR WALL WITH WATERPROOFING & CONCRETE SEALER





1. TERRACES
 50% RESINOUS FLOORING
 50% EXTENSIVE GREEN ROOF



2. ENCLOSURE & HANDRAILS
 CURVED/FACETED GLASS

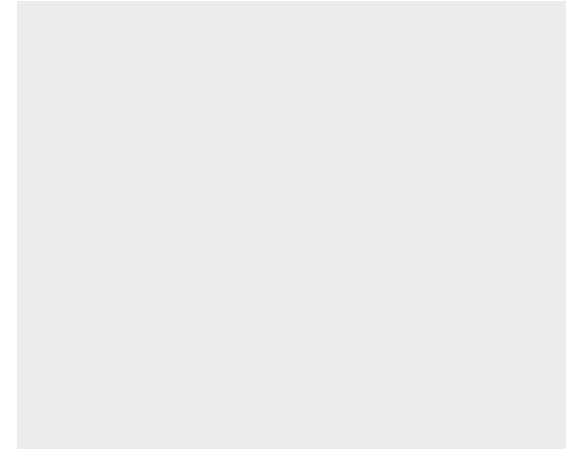


3. CORE
 EXPOSED CONCRETE





4. BALCONIES
TRAFFIC BEARING COATING



5. DROP-OFF CANOPY
CLEAR STRUCTURAL GLASS



6. LOBBY TILING
LARGE FORMAT TILE
SILVER TRAVERTINE





LEED for New Construction v2009

The Wharf Phase II: Parcel 9

May 9, 2017



22 3 1 Sustainable Sites Possible Points: 26

Y	?	N			
Y			Prereq 1	Construction Activity Pollution Prevention	
1			Credit 1	Site Selection	1
5			Credit 2	Development Density and Community Connectivity	5
	1		Credit 3	Brownfield Redevelopment	1
6			Credit 4.1	Alternative Transportation—Public Transportation Access	6
1			Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	1
3			Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3
2			Credit 4.4	Alternative Transportation—Parking Capacity	2
	1		Credit 5.1	Site Development—Protect or Restore Habitat	1
1			Credit 5.2	Site Development—Maximize Open Space	1
	1		Credit 6.1	Stormwater Design—Quantity Control	1
1			Credit 6.2	Stormwater Design—Quality Control	1
1			Credit 7.1	Heat Island Effect—Non-roof	1
1			Credit 7.2	Heat Island Effect—Roof	1
		1	Credit 8	Light Pollution Reduction	1

4 3 3 Water Efficiency Possible Points: 10

Y	?	N			
Y			Prereq 1	Water Use Reduction—20% Reduction	
2	2		Credit 1	Water Efficient Landscaping	4
		2	Credit 2	Innovative Wastewater Technologies	2
2	1	1	Credit 3	Water Use Reduction	4

7 13 15 Energy and Atmosphere Possible Points: 35

Y	?	N			
Y			Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y			Prereq 2	Minimum Energy Performance	
Y			Prereq 3	Fundamental Refrigerant Management	
4	7	8	Credit 1	Optimize Energy Performance	19
		7	Credit 2	On-Site Renewable Energy	7
2			Credit 3	Enhanced Commissioning	2
	2		Credit 4	Enhanced Refrigerant Management	2
1	2		Credit 5	Measurement and Verification	3
	2		Credit 6	Green Power	2

6 0 8 Materials and Resources Possible Points: 14

Y	?	N			
Y			Prereq 1	Storage and Collection of Recyclables	
		3	Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof	3
		1	Credit 1.2	Building Reuse—Maintain 50% of Interior Non-Structural Elements	1
2			Credit 2	Construction Waste Management	2
		2	Credit 3	Materials Reuse	2
2			Credit 4	Recycled Content	2
2			Credit 5	Regional Materials	2
		1	Credit 6	Rapidly Renewable Material	1
		1	Credit 7	Certified Wood	1

9 0 6 Indoor Environmental Quality Possible Points: 15

Y	?	N			
Y			Prereq 1	Minimum Indoor Air Quality Performance	
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	
1			Credit 1	Outdoor Air Delivery Monitoring	1
		1	Credit 2	Increased Ventilation	1
1			Credit 3.1	Construction IAQ Management Plan—During Construction	1
		1	Credit 3.2	Construction IAQ Management Plan—Before Occupancy	1
1			Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1
1			Credit 4.2	Low-Emitting Materials—Paints and Coatings	1
1			Credit 4.3	Low-Emitting Materials—Flooring Systems	1
		1	Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1
		1	Credit 5	Indoor Chemical and Pollutant Source Control	1
1			Credit 6.1	Controllability of Systems—Lighting Controls	1
1			Credit 6.2	Controllability of Systems—Thermal Comfort	1
1			Credit 7.1	Thermal Comfort—Design	1
		1	Credit 7.2	Thermal Comfort—Verification	1
		1	Credit 8.1	Daylight and Views—Daylight	1
1			Credit 8.2	Daylight and Views—Views	1

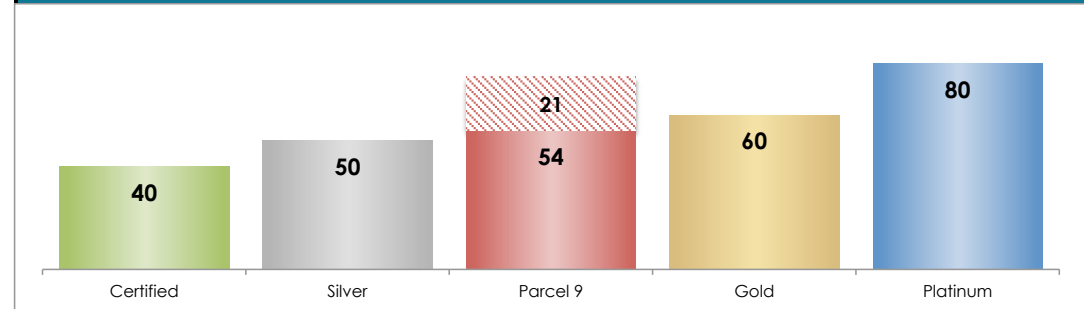
6 0 0 Innovation and Design Process Possible Points: 6

Y	?	N			
1			Credit 1.1	Innovation in Design: Exemplary Performance SSc5.2	1
1			Credit 1.2	Innovation in Design: Exemplary Performance SSc4.1	1
1			Credit 1.3	Innovation in Design: Exemplary Performance SSc7.1	1
1			Credit 1.4	Innovation in Design: SSpC14 Walkable Project Site	1
1			Credit 1.5	Innovation in Design: Green Cleaning	1
1			Credit 2	LEED Accredited Professional	1

0 2 2 Regional Priority Credits Possible Points: 4

Y	?	N			
		1	Credit 1.1	Regional Priority: EAc1 (40%)	1
	1		Credit 1.2	Regional Priority: SSc6.1	1
	1		Credit 1.3	Regional Priority: SSc5.1	1
		1	Credit 1.4	Regional Priority: WEc2, EAc2 (1%), MRc1.1 (75%)	1

54 21 35 Total Possible Points: 110



2 FLOORS BASE
34' BUILDING HEIGHT

RETAIL
MARITIME SERVICES
TOTAL

13,550 GFA
2,600 GFA
16,150 GFA

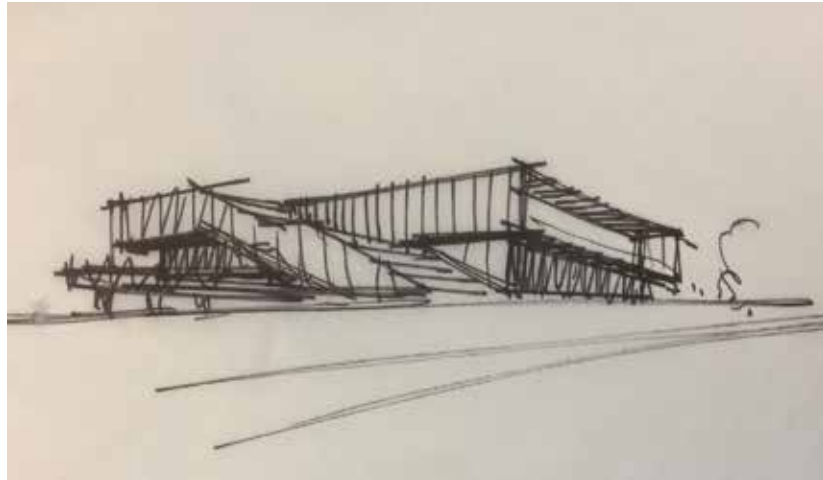


3

WATER BUILDING 2

DISTRICT
WHARF

HOFFMAN-MADISON WATERFRONT



Early sketch propose a certain kind of relationship between the park and the building

DESIGN CONCEPT

Water Building #2 (WB2) will be located on the axis created by two important public spaces in the southwest waterfront - the Arena Stage and M Street Landing. From Maine Avenue, WB2 will be a focal point to the urban gateway created at M Street Landing and mark the entry point to Phase 2 of the Wharf Development.

The design reflects a modern interpretation of a pier building while utilizing materials that are traditional to such structures. The forms reflect the different programmatic uses contained within and are oriented to capture the most prominent water views (see diagram 1). The green roof is a conceptually elevated extension of M Street Landing but practically speaking an elegant roof scape for adjacent building occupants to gaze down upon. The articulation of the facade is intended to create a more refined appearance on the wharf side vs a more casual one on the water side (see diagram 2).



Context diagram shows WB2 is located on the "public axis" created by Arena Stage and M Street Landing

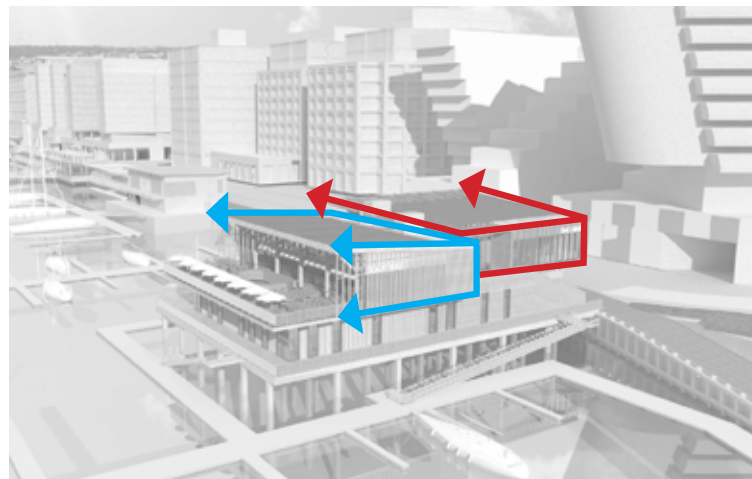


Diagram 1

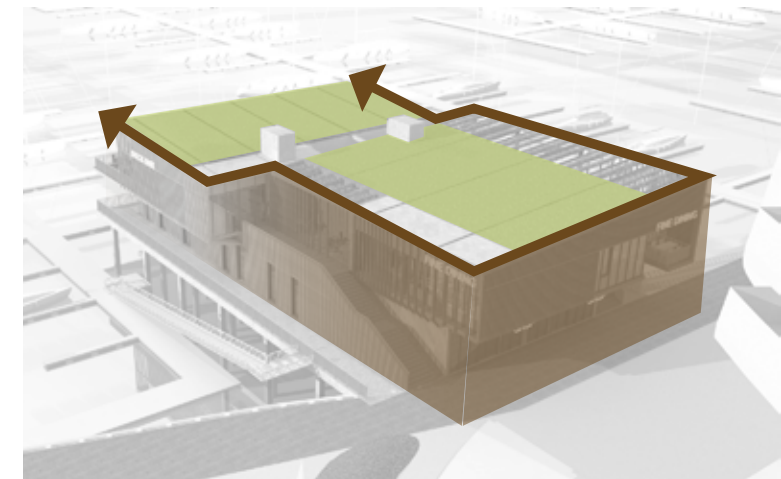
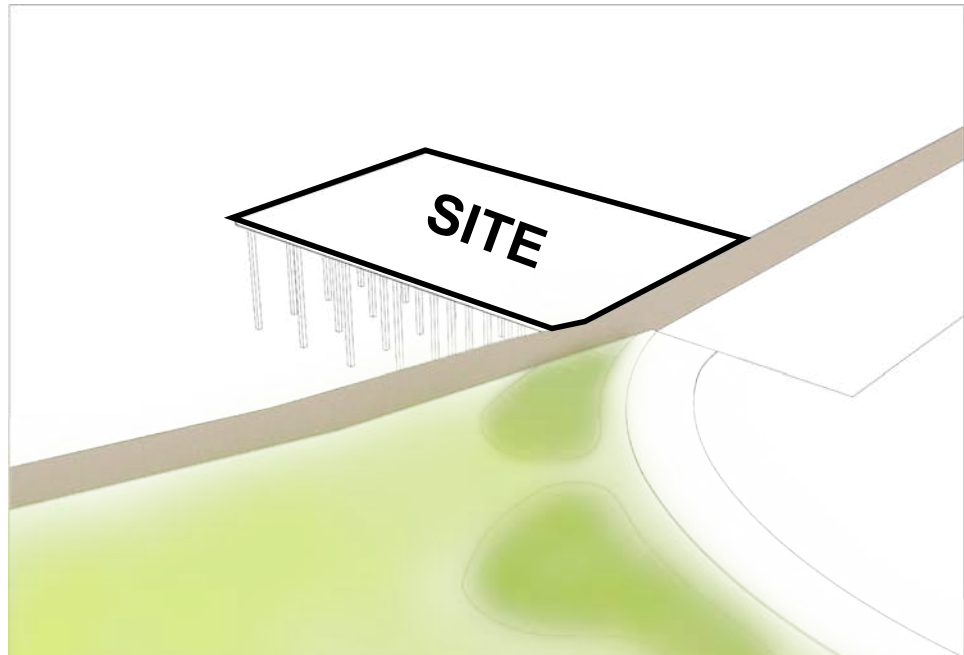
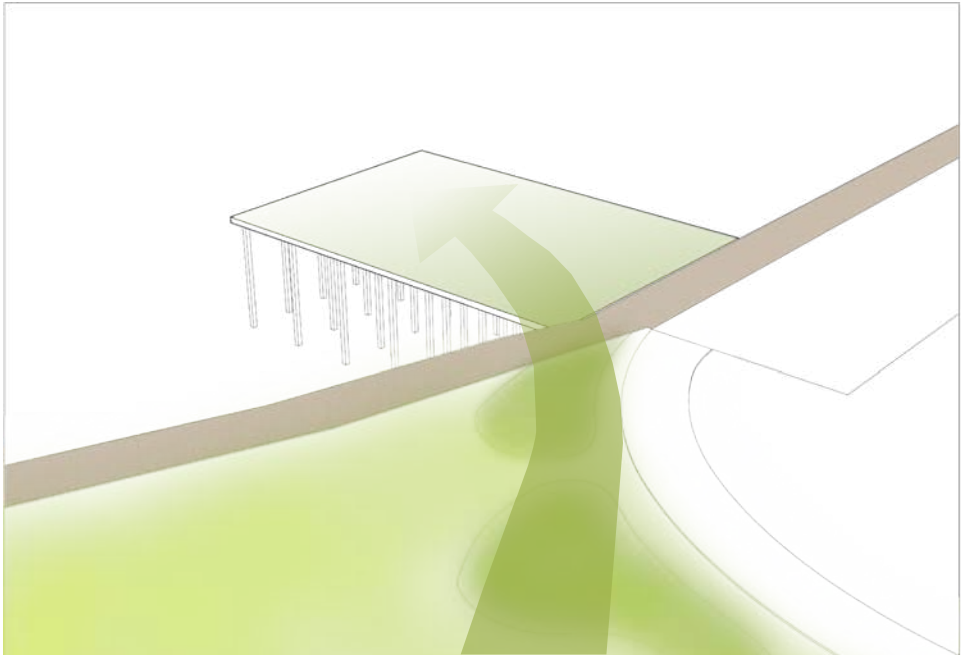


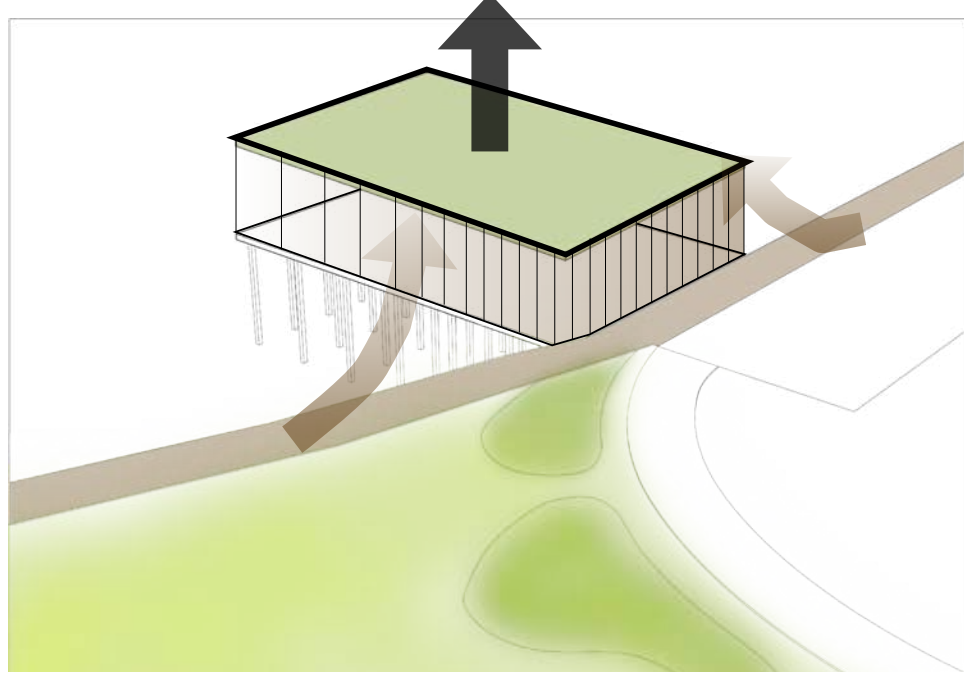
Diagram 2



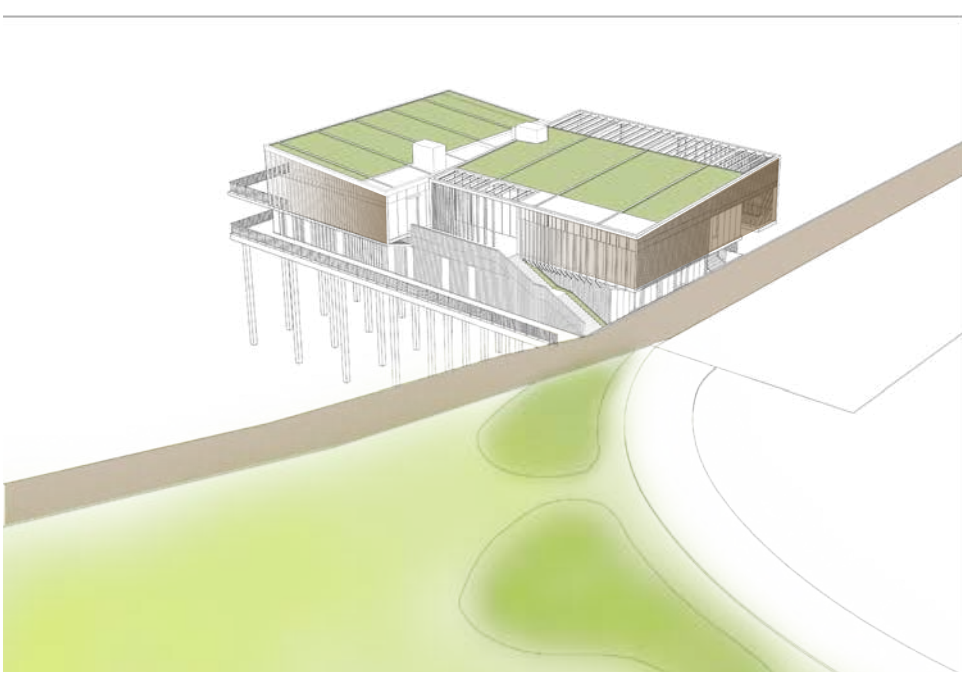
1
Site is located on the public axis created by Mead Center and M Street Landing



2
Green element is extended toward the site and the site becomes part of the public axis



3
Green element is lifted up and becomes green roof while the program is inserted in-between. Wooden boardwalk of the Promenade climbs up to the building and becomes facade.



4
Wooden elements disappear as they get closer to water. Roof is divided and angled toward different direction to provide identities to different program.



Cafe-Bar, Deal Pier, Kent, England
: Continuation of wood material from boardwalk to the building facade make the pier building merged into the ambience



Northern Ave. Bridge, Boston:
Expressed structure and materials are hallmarks of maritime construction.



Watermark, NYC:
Transition from public walkway to the building is interesting













3.10

WB2: Perspective View from Wharf
STAGE TWO PUD SETDOWN SUBMISSION | MAY 12, 2017

DISTRICT
WHARF

T.O ELEV. OVERRUN
GL.+34'-0"

SECOND FLOOR

GROUND LEVEL
+/-0'-0"

