



DISTRICT  
**WHARF**

**P8: Perspective View from Water Street East**

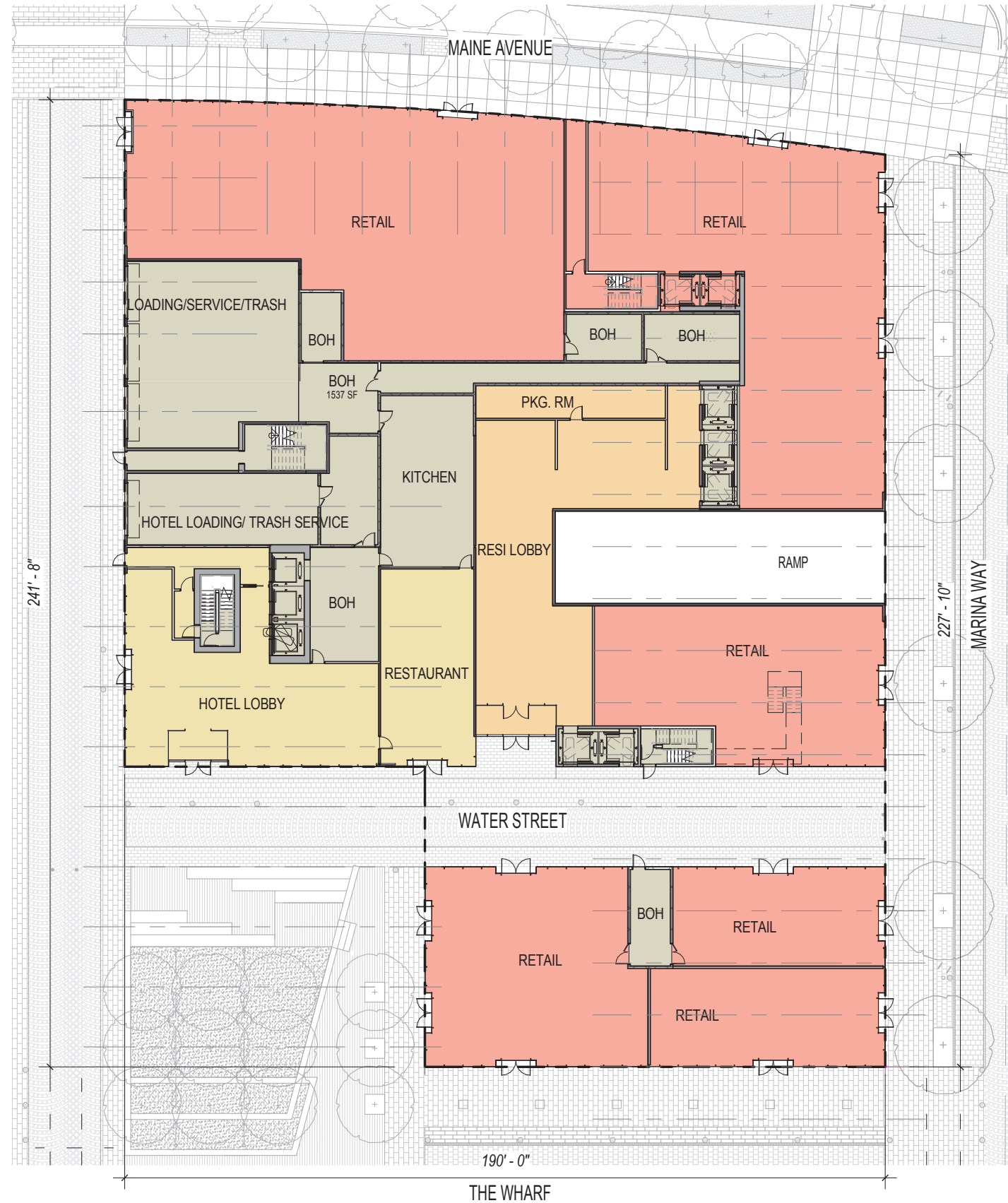
Z.C. 11-03J | HEARING #2 | NOVEMBER 6, 2017

ZONING COMMISSION  
District of Columbia  
CASE NO.11-03J  
EXHIBIT NO.52A2



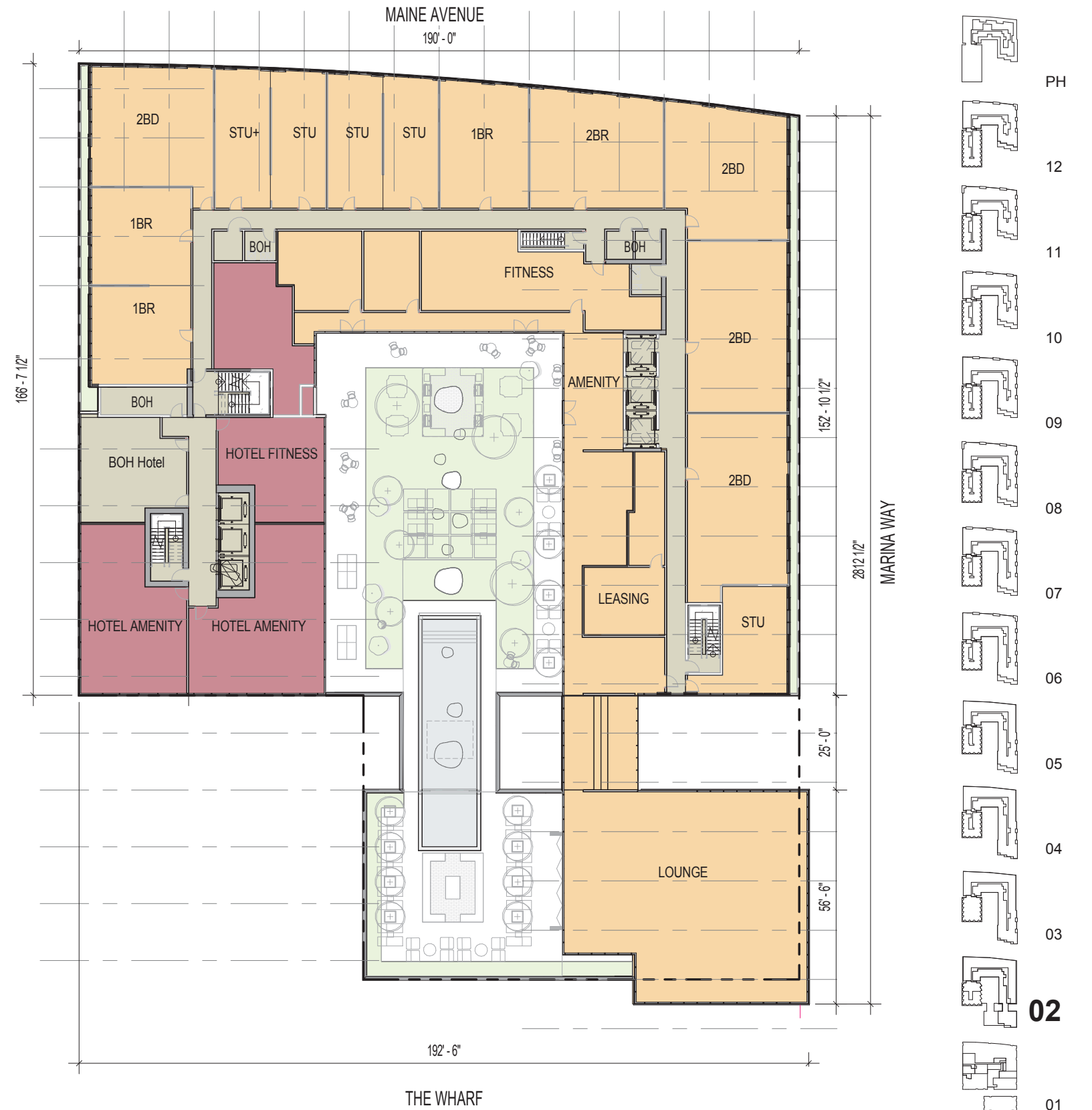






- HOTEL ROOFTOP/ BAR/ LOUNGE
- HOTEL
- RESIDENTIAL
- RETAIL
- SERVICE / CORE/ OPERATIONS
- ROOFSCAPE / TERRACE
- GREEN ROOF
- WATER (POOL)
- OPEN TO BELOW
- ROOF BELOW

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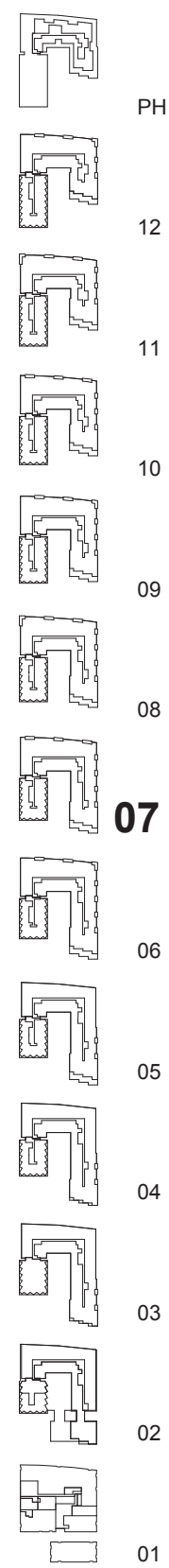
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MARINA WAY



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THE WHARF

FL 8



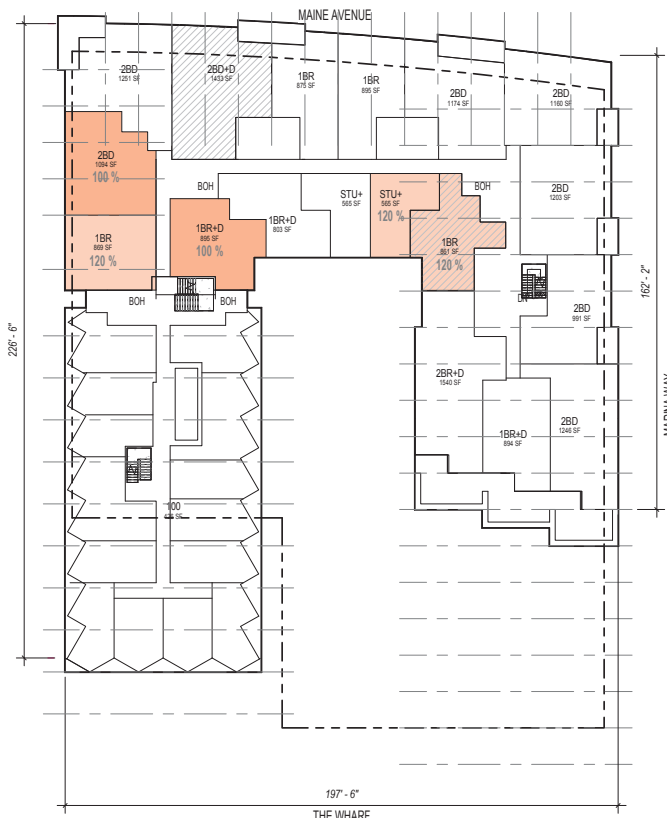
THE WHARF

FL 9



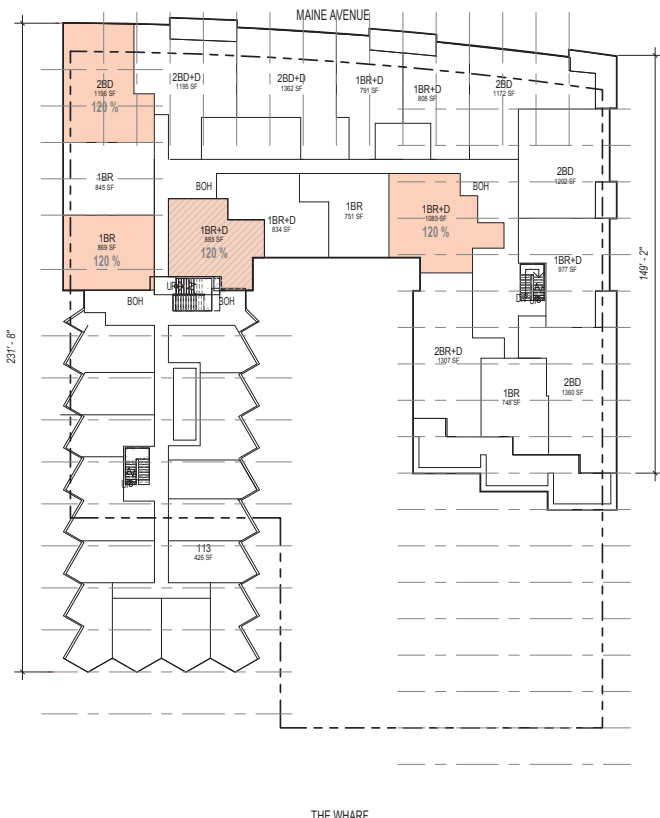
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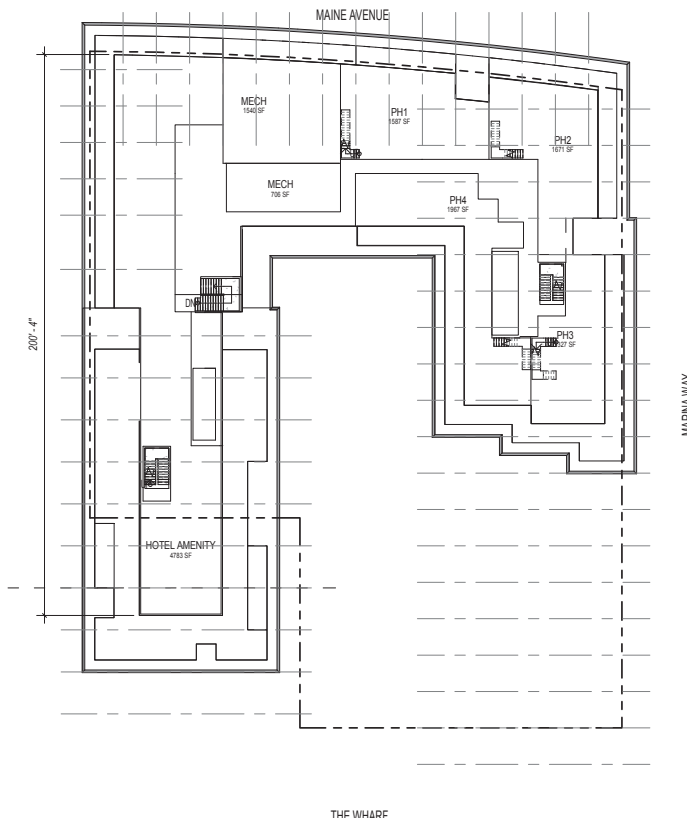
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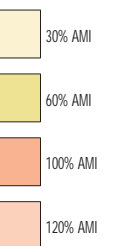
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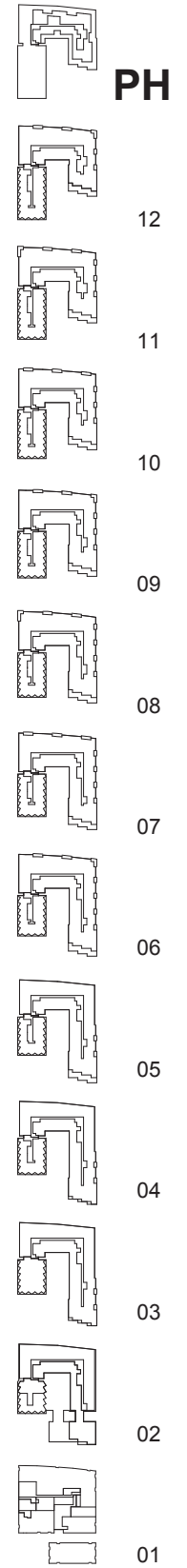
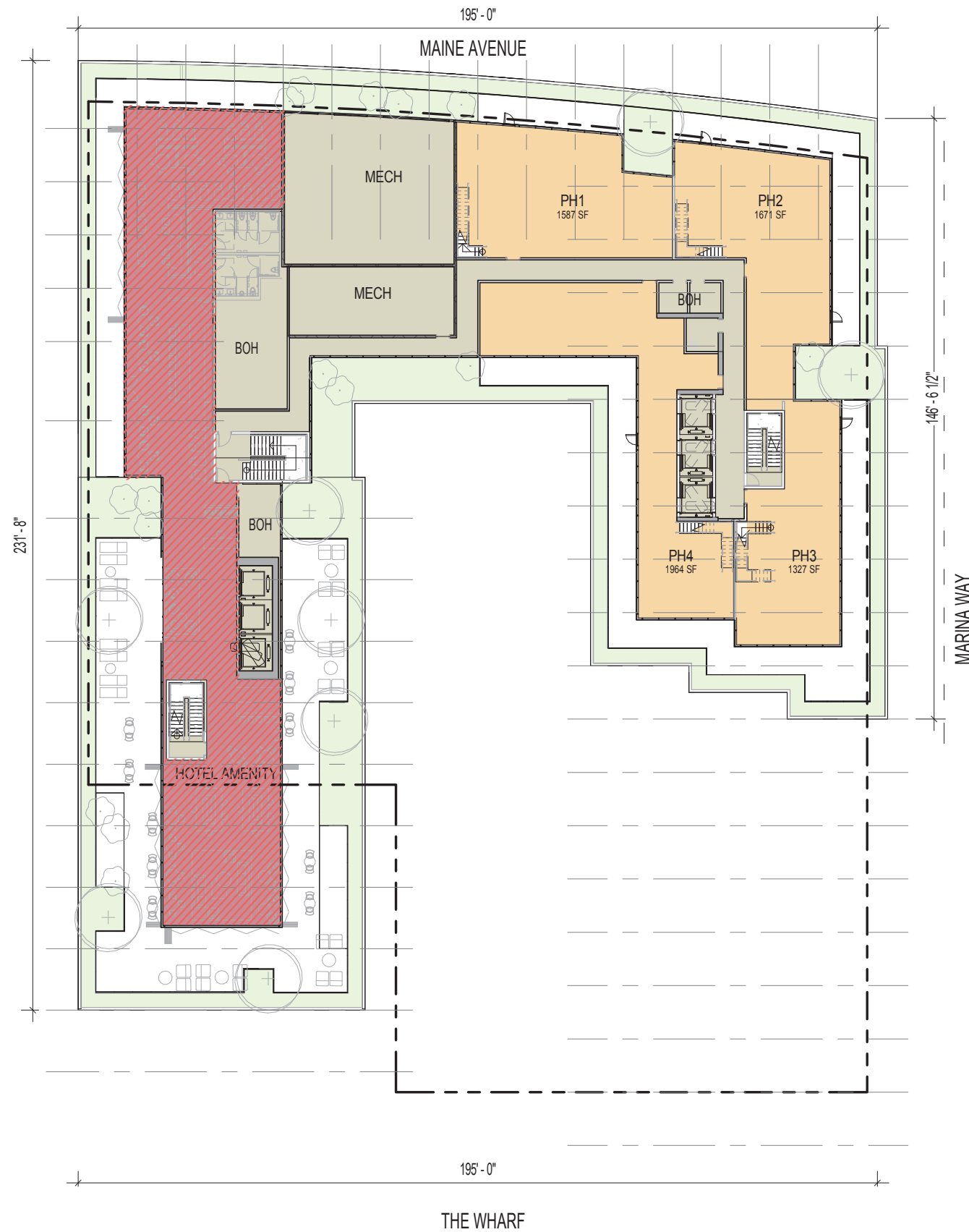


THE WHARF

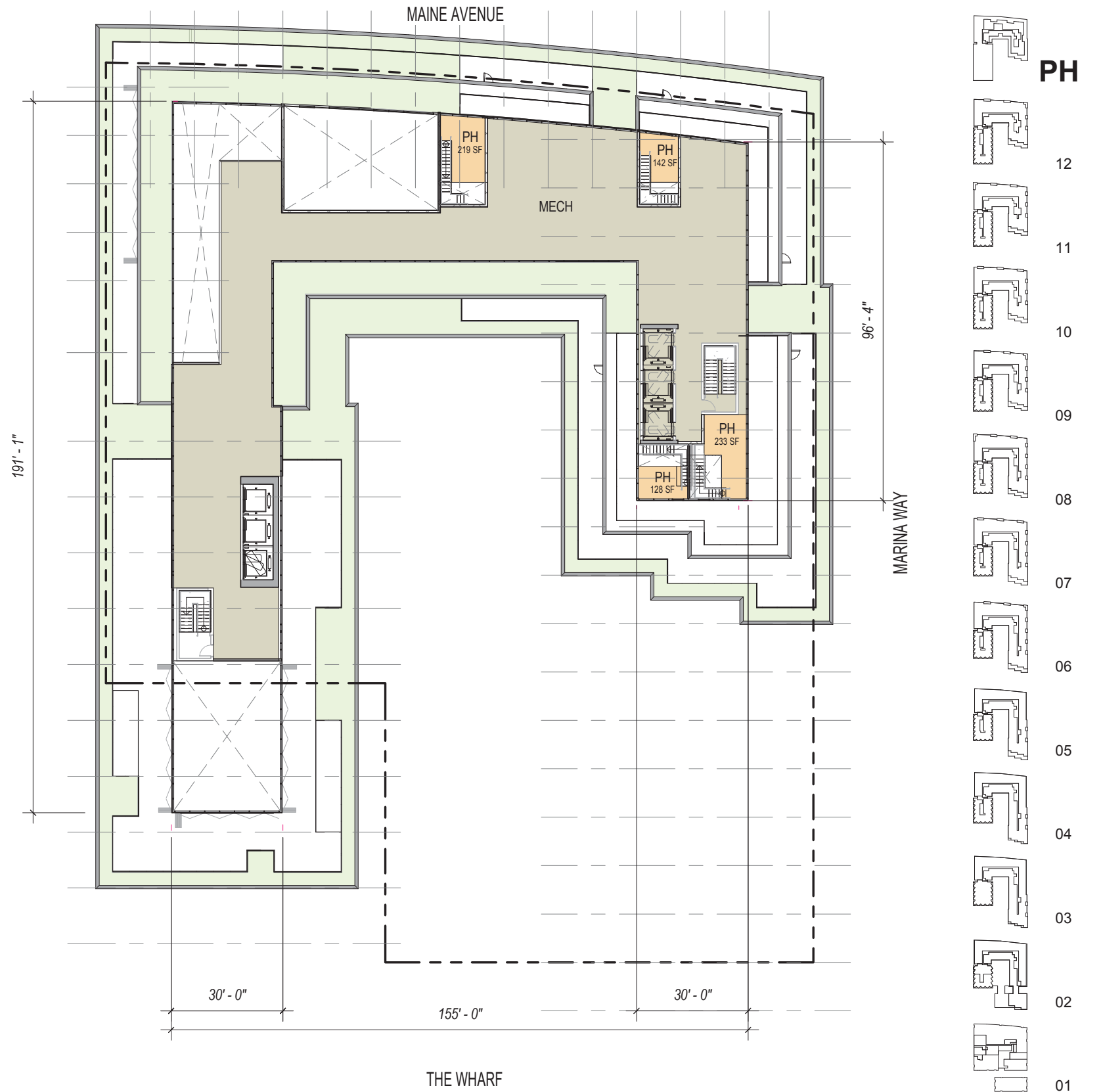
PH1



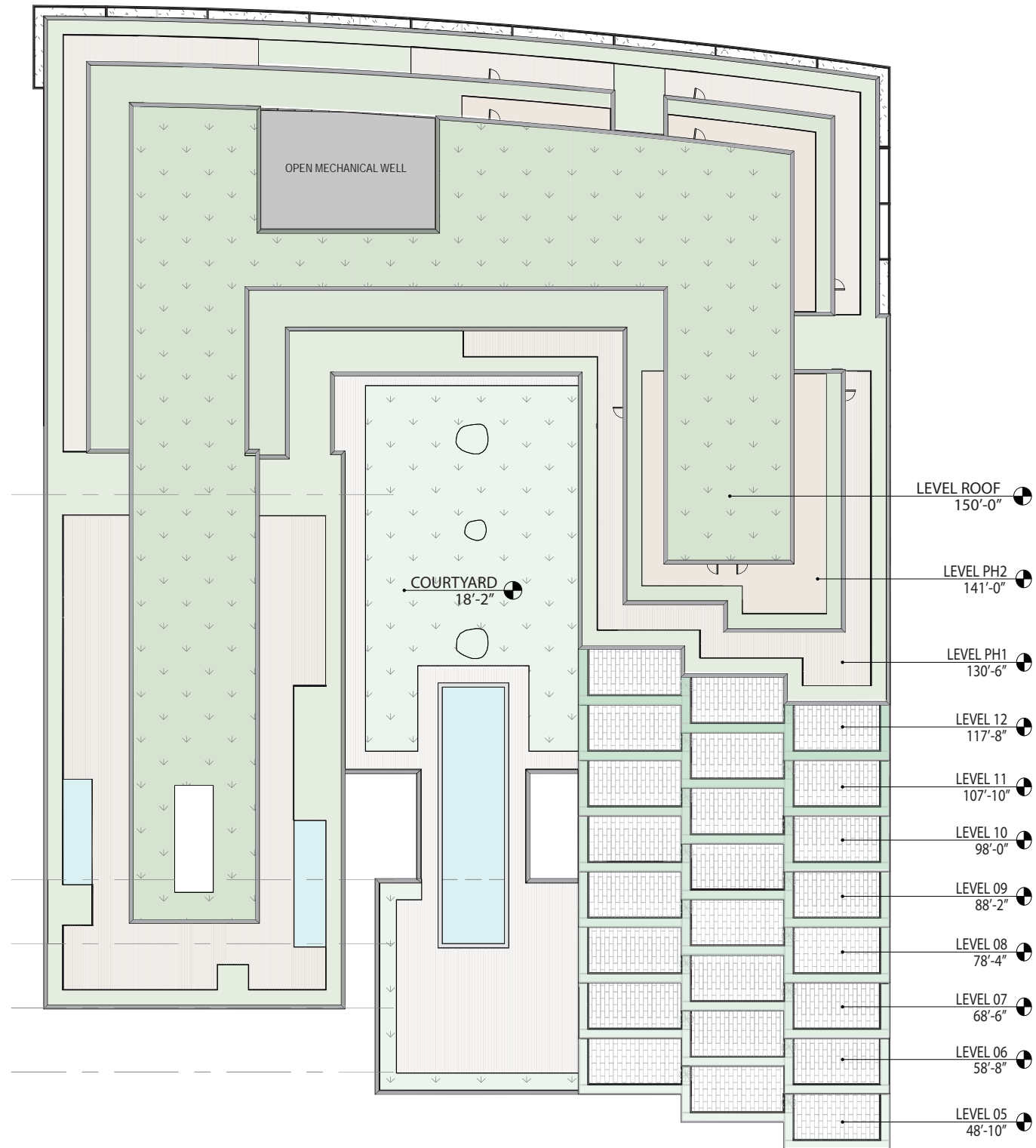
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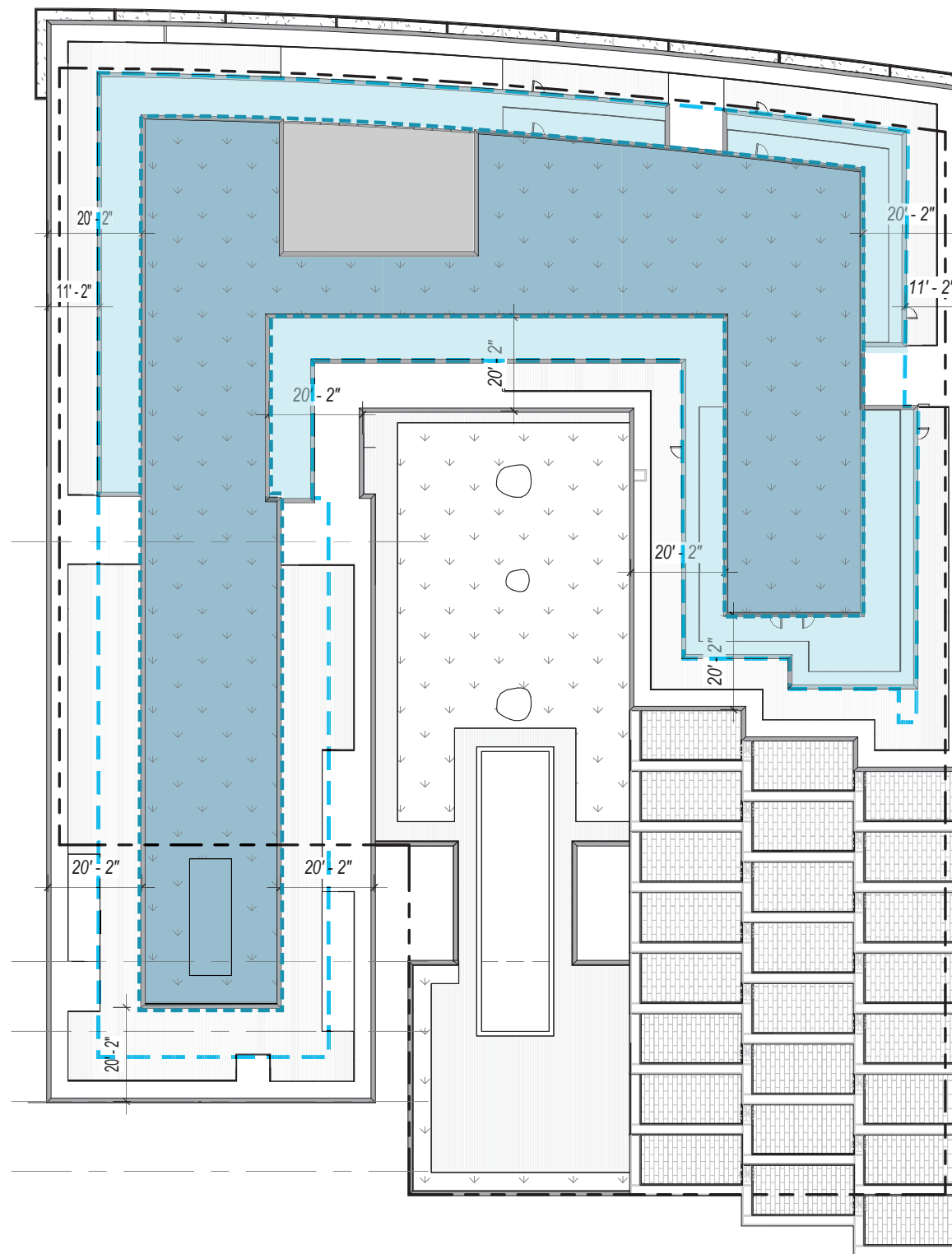
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- LEVEL ROOF 150'-0"
- LEVEL PH2 141'-0"
- LEVEL PH1 130'-6"
- LEVEL 12 117'-8"
- LEVEL 11 107'-10"
- LEVEL 10 98'-0"
- LEVEL 09 88'-2"
- LEVEL 08 78'-4"
- LEVEL 07 68'-6"
- LEVEL 06 58'-8"
- LEVEL 05 48'-10"



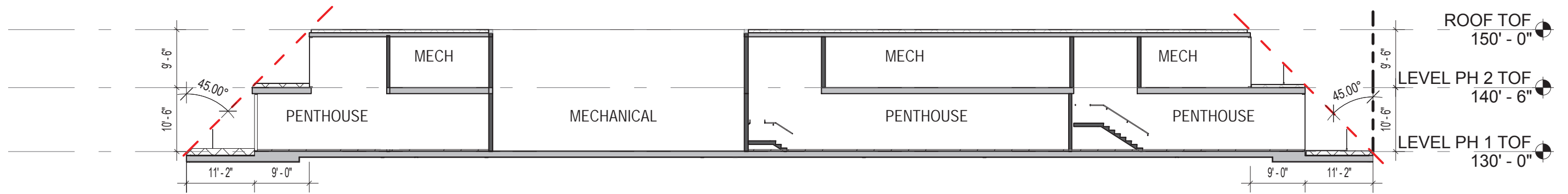
 11'-2" SET BACK LINE  
 20'-2" SET BACK LINE

 11'-2" PH BOUNDARY  
 20'-2" PH BOUNDARY

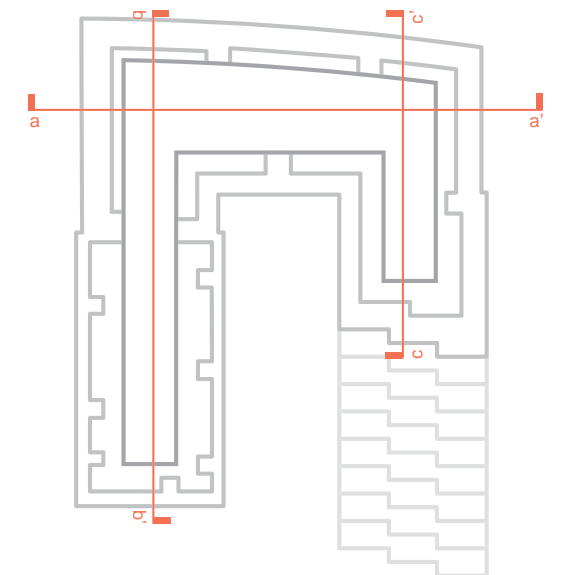


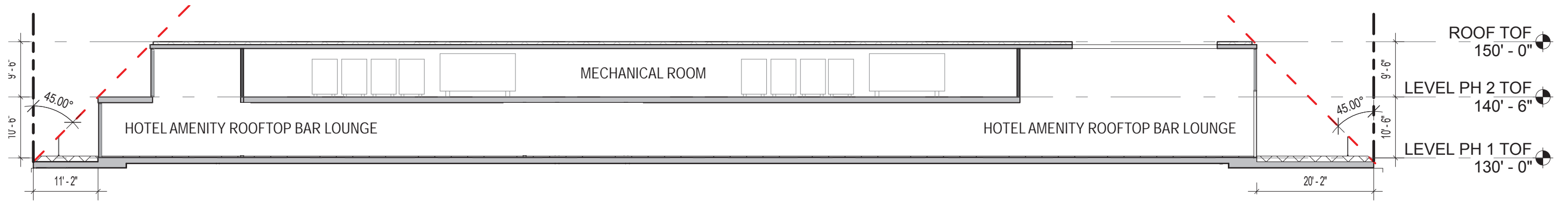




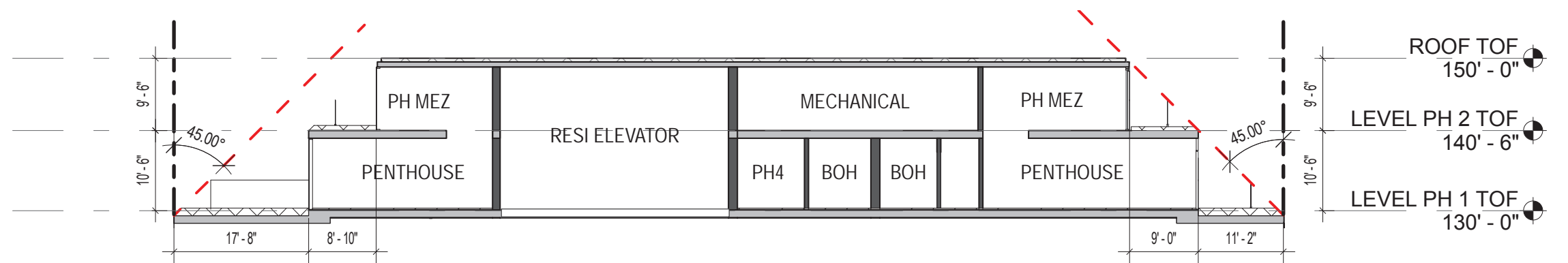
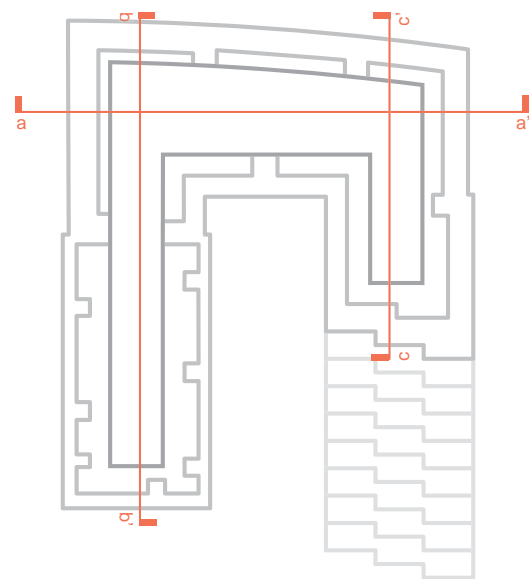


section a-a





*section b-b*



*section c-c*









① LOW IRON INSULATED SAFETY GLASS, BUTT GLAZED



② ALUMINUM EXTRUSION/ SLAB CAP



③ RAIN SCREEN METAL PANELS



⑤ GLASS RAILING



⑥ FAUX WOOD COMPOSITE LAMINATE BOARD



②

③

①

⑥

⑤





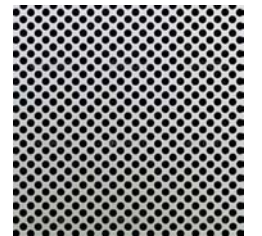
1 LOW IRON INSULATED SAFETY GLASS, BUTT GLAZED



2 ALUMINUM EXTRUSION/ SLAB CAP



4 CUSTOM PERFORATED METAL PANEL



5 GLASS RAILING



6 FAUX WOOD COMPOSITE LAMINATE BOARD



1

1

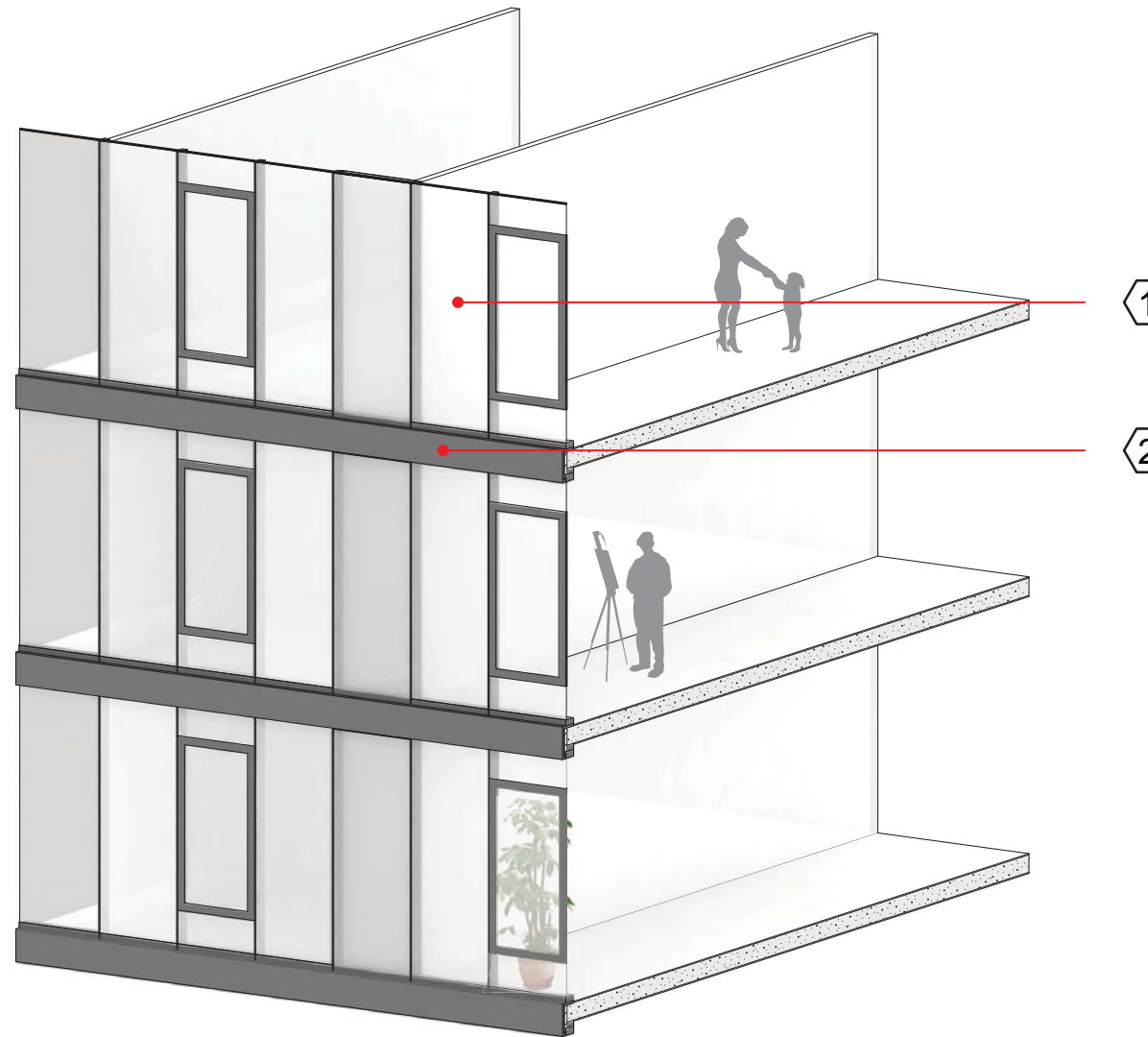
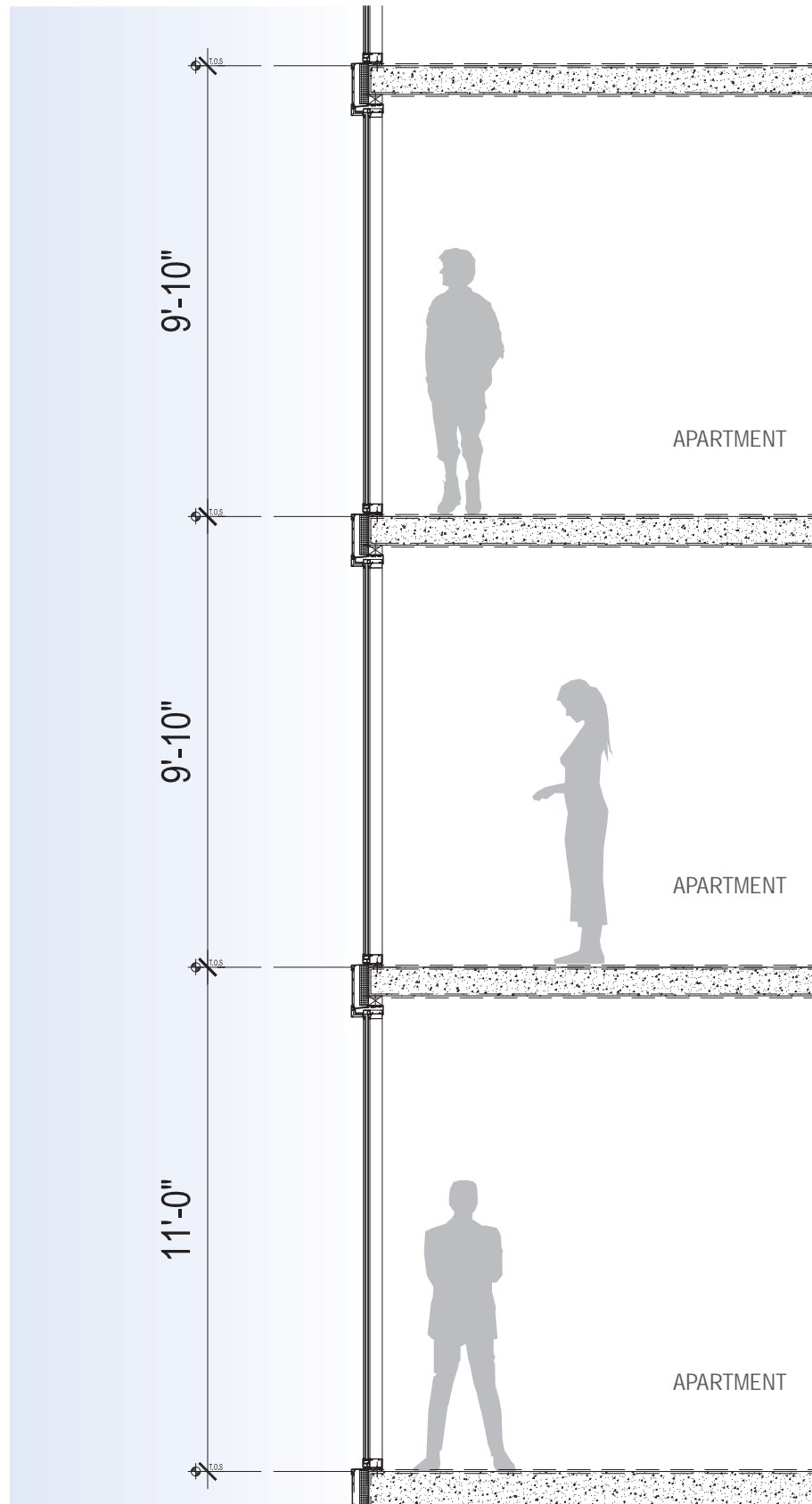
6

2

4

5

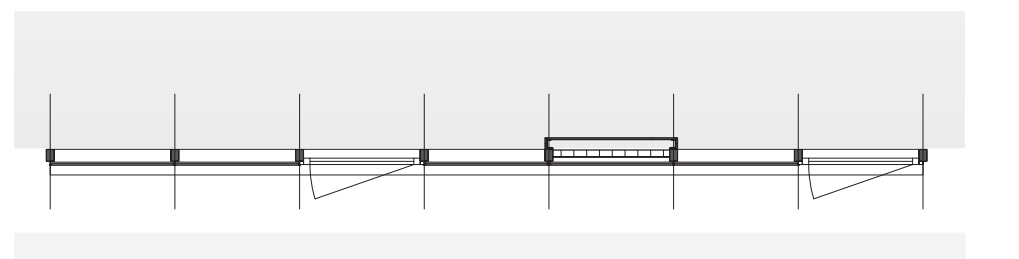




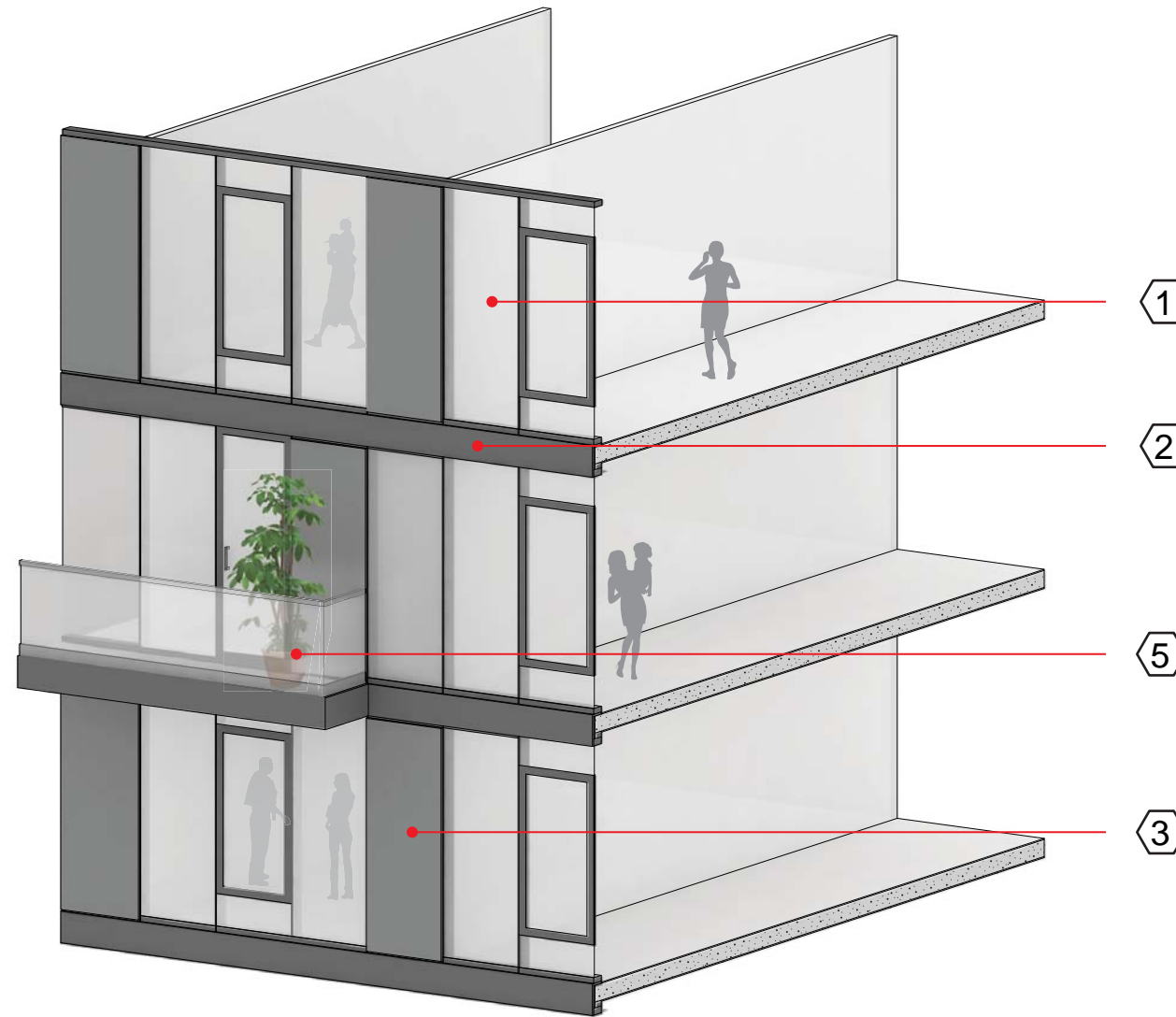
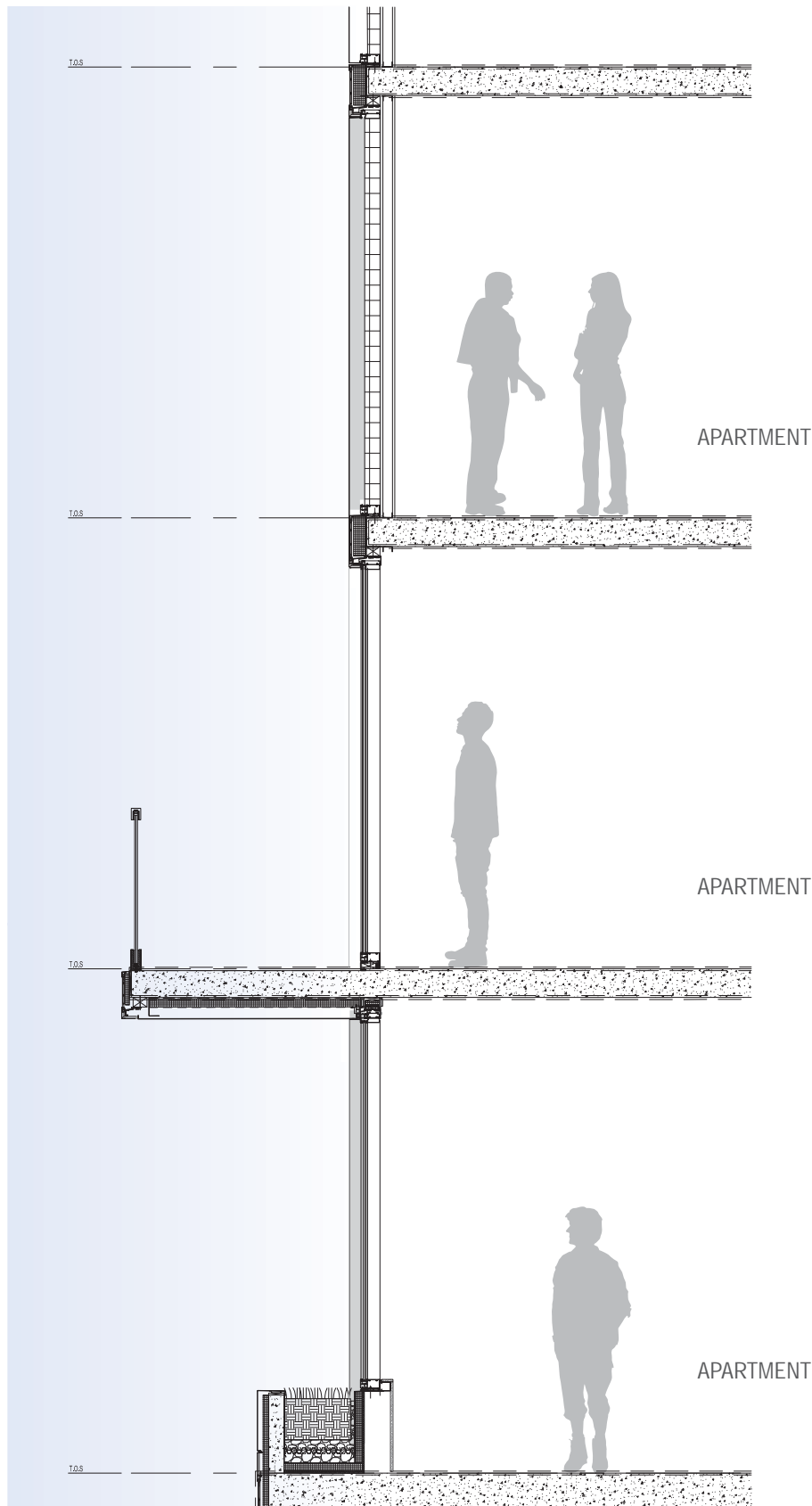
1 LOW IRON INSULATED SAFETY GLASS, BUTT GLAZED



2 ALUMINUM EXTRUSION/ SLAB CAP







① LOW IRON INSULATED SAFETY GLASS, BUTT GLAZED



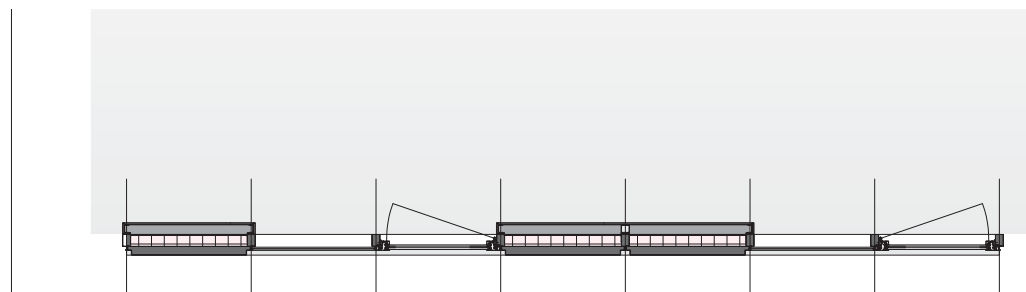
② ALUMINUM EXTRUSION/ SLAB CAP

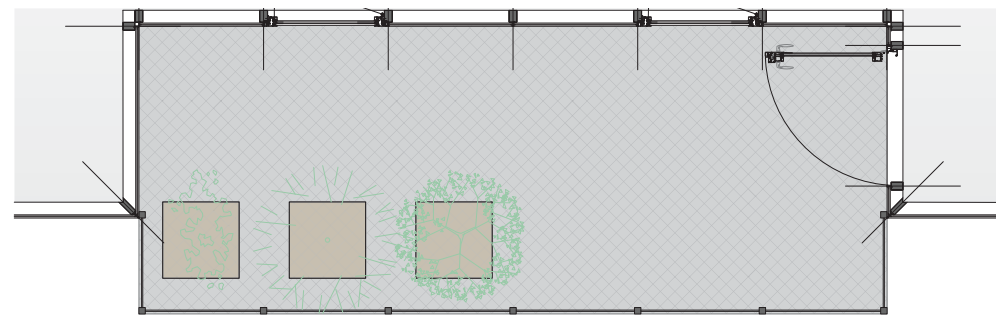
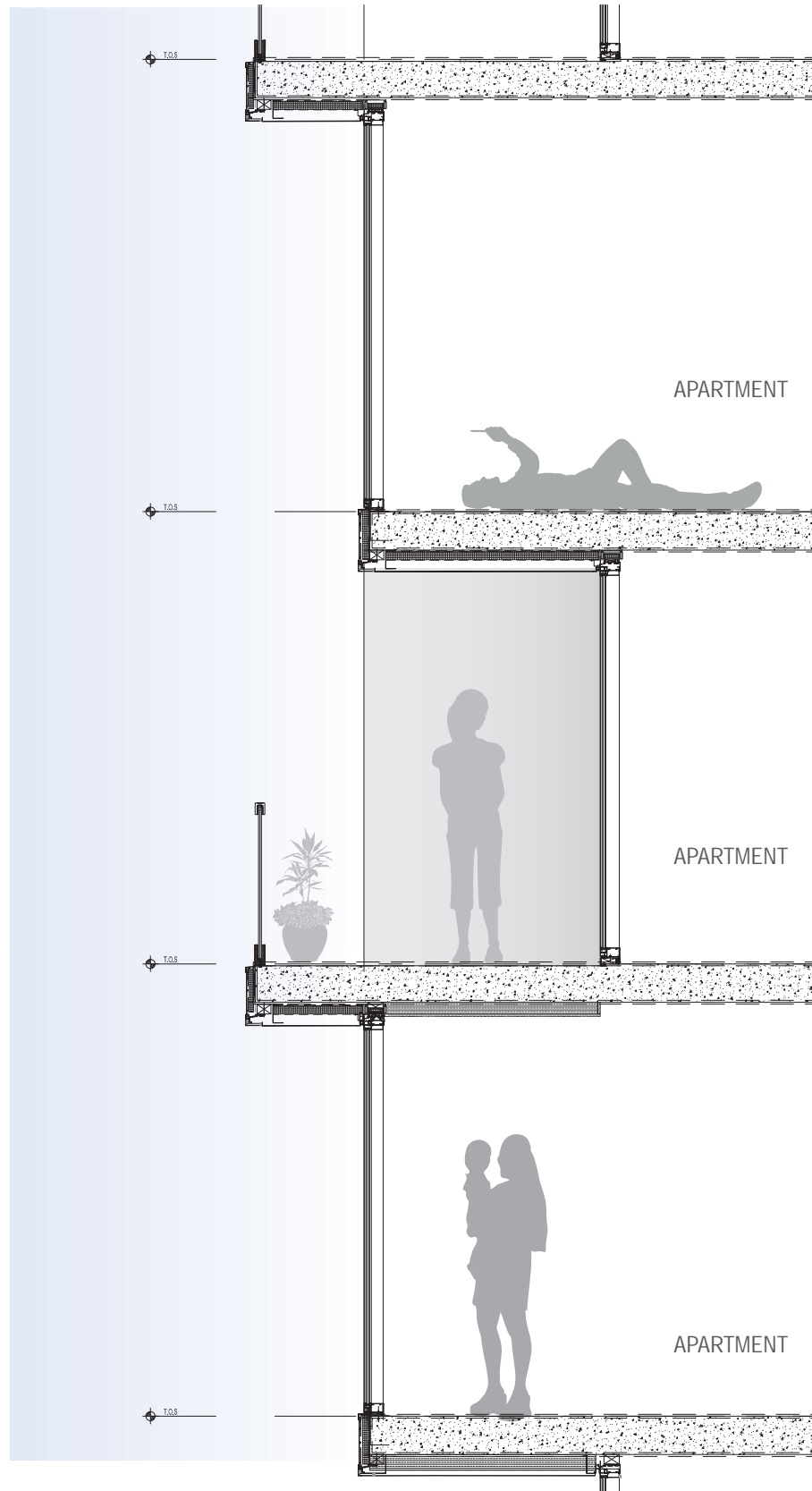


③ RAIN SCREEN METAL PANELS



⑤ GLASS RAILING





① LOW IRON INSULATED SAFETY GLASS, BUTT GLAZED



② ALUMINUM EXTRUSION/ SLAB CAP

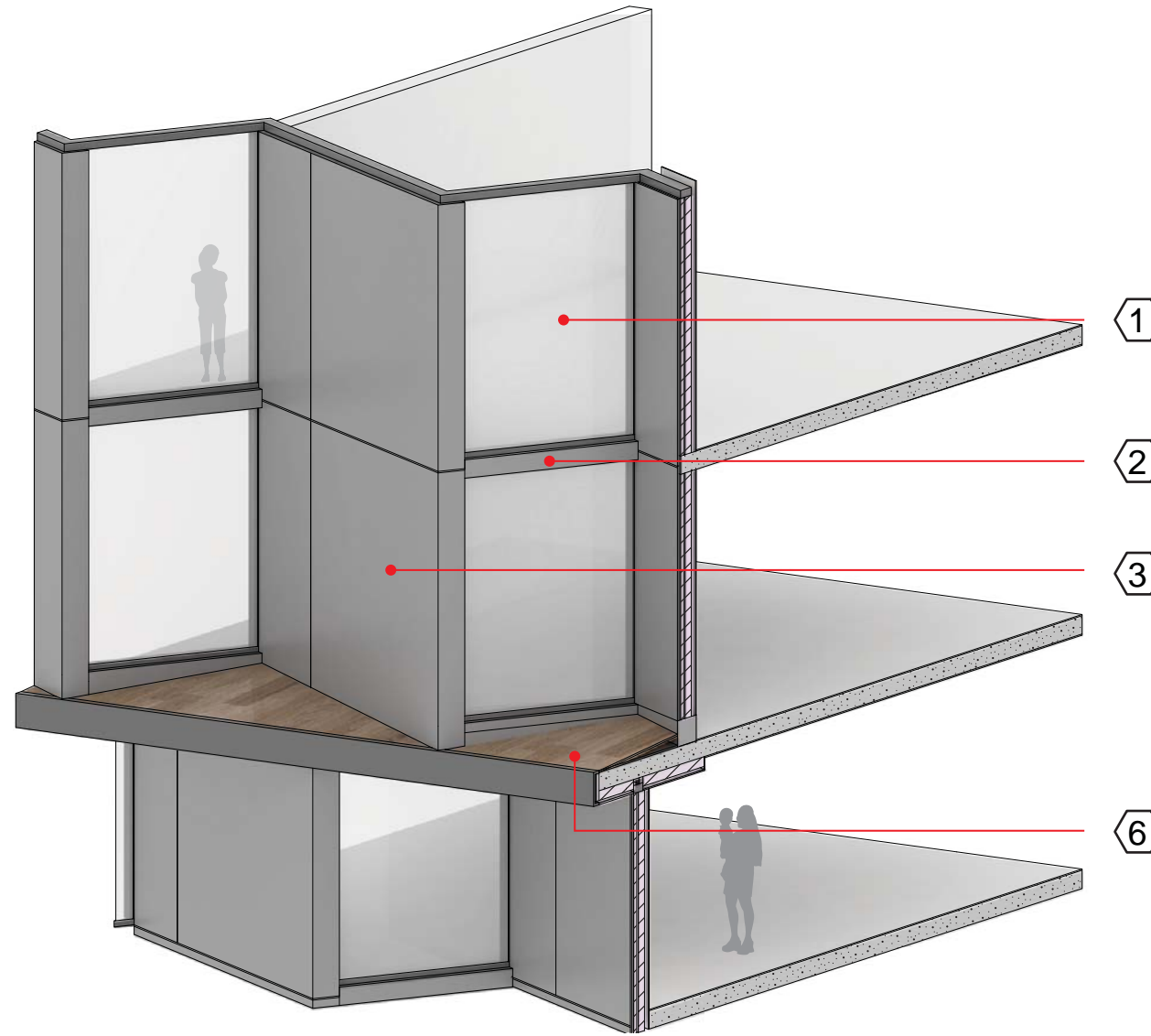
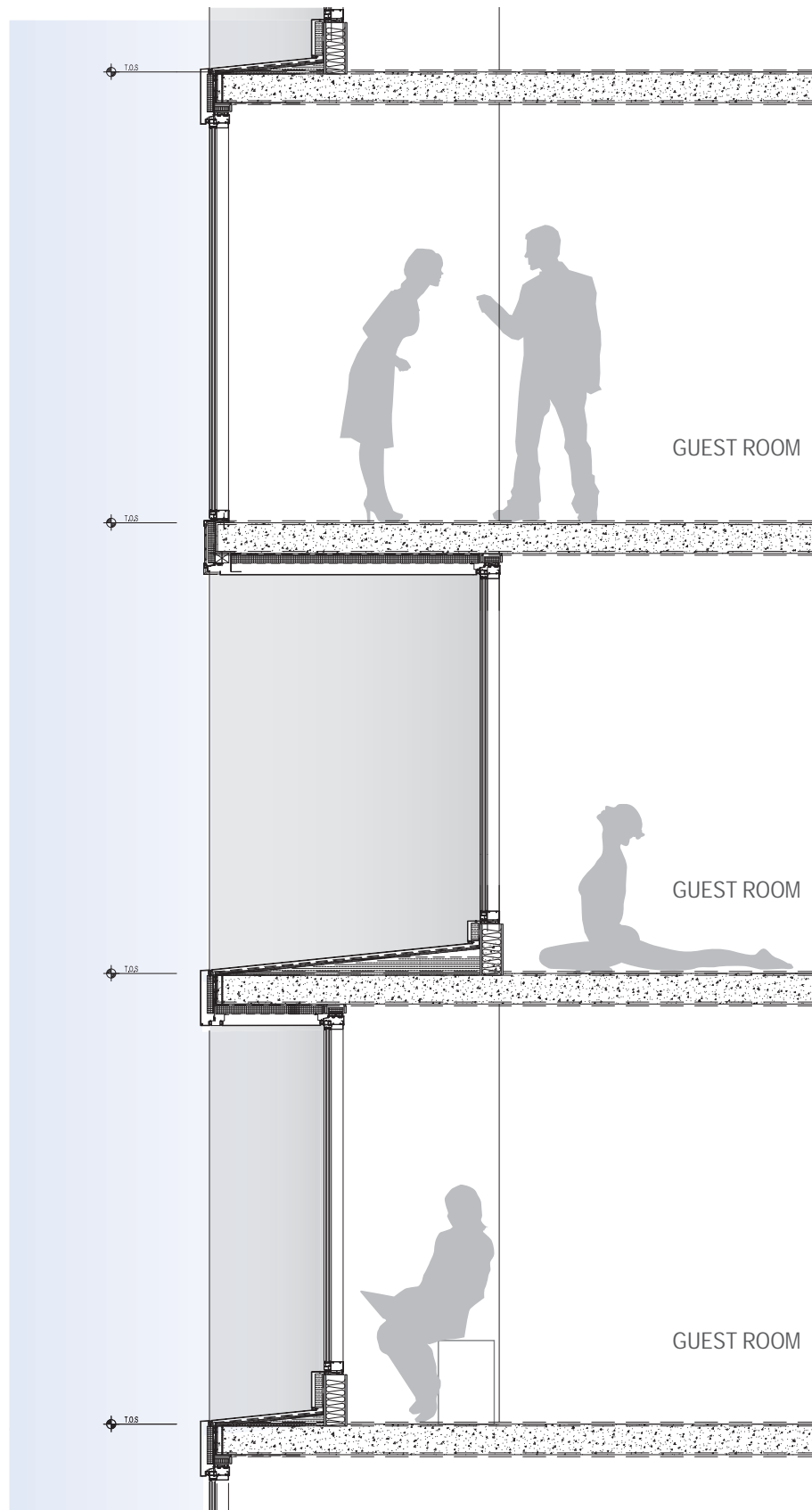


⑤ GLASS RAILING



⑥ FAUX WOOD COMPOSITE LAMINATE BOARD





① LOW IRON INSULATED SAFETY GLASS, BUTT GLAZED



② ALUMINUM EXTRUSION/ SLAB CAP



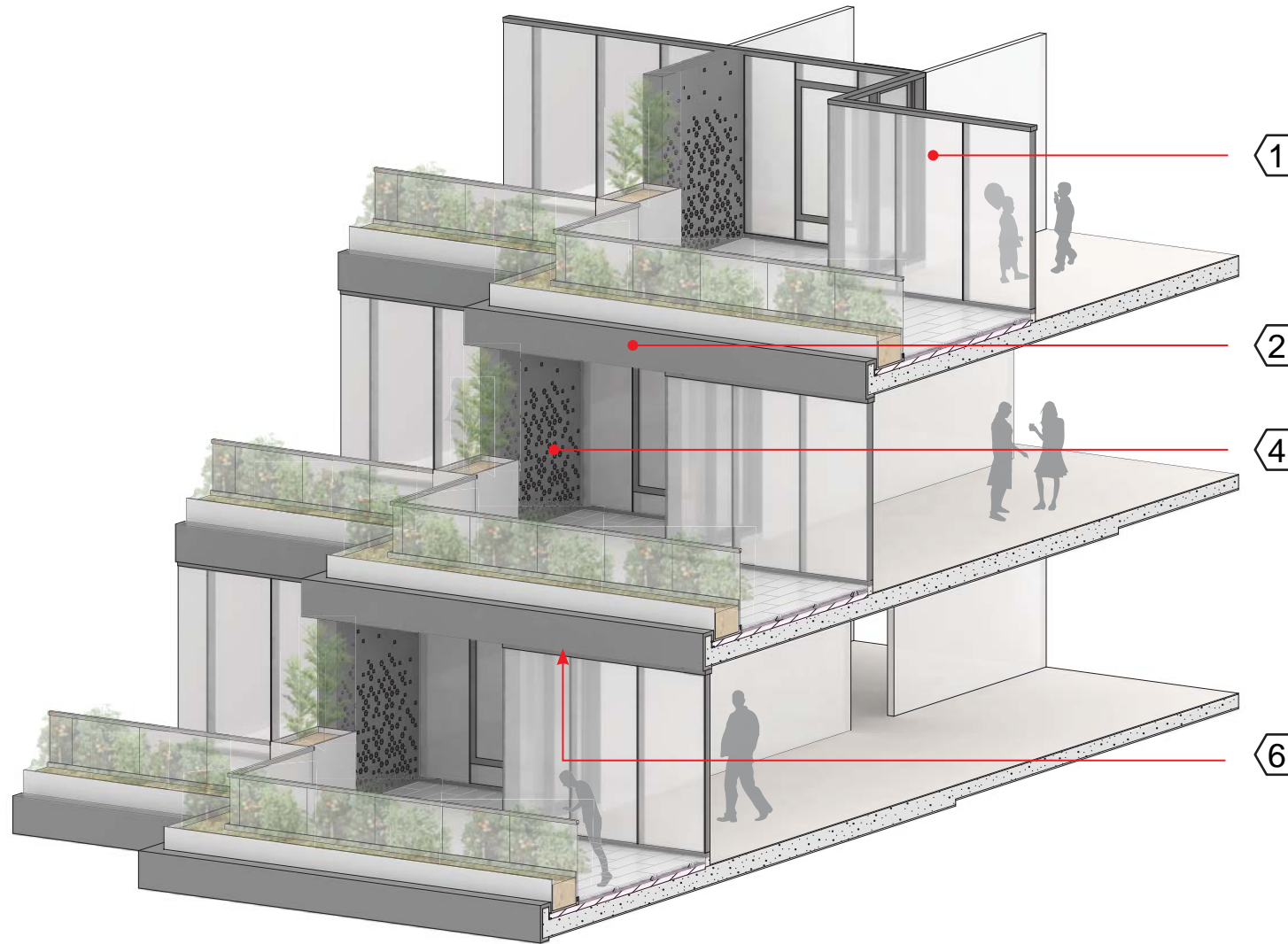
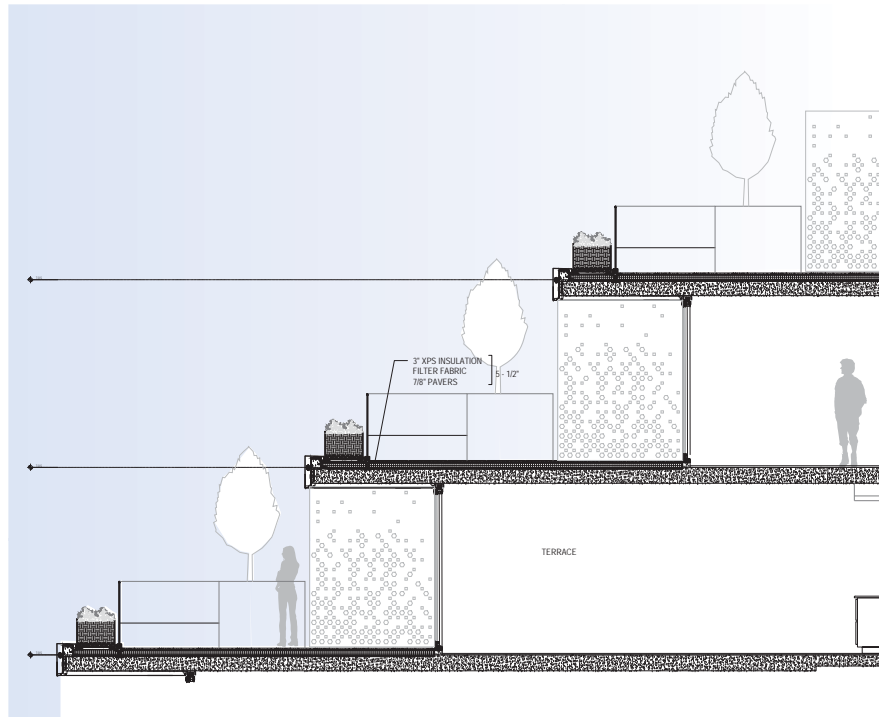
③ RAIN SCREEN METAL PANELS



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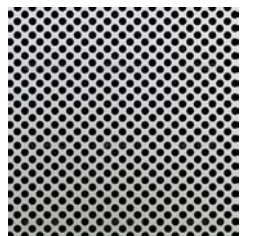
① LOW IRON INSULATED SAFETY GLASS, BUTT GLAZED



② ALUMINUM EXTRUSION/ SLAB CAP



④ CUSTOM PERFORATED METAL PANEL



⑤ GLASS RAILING

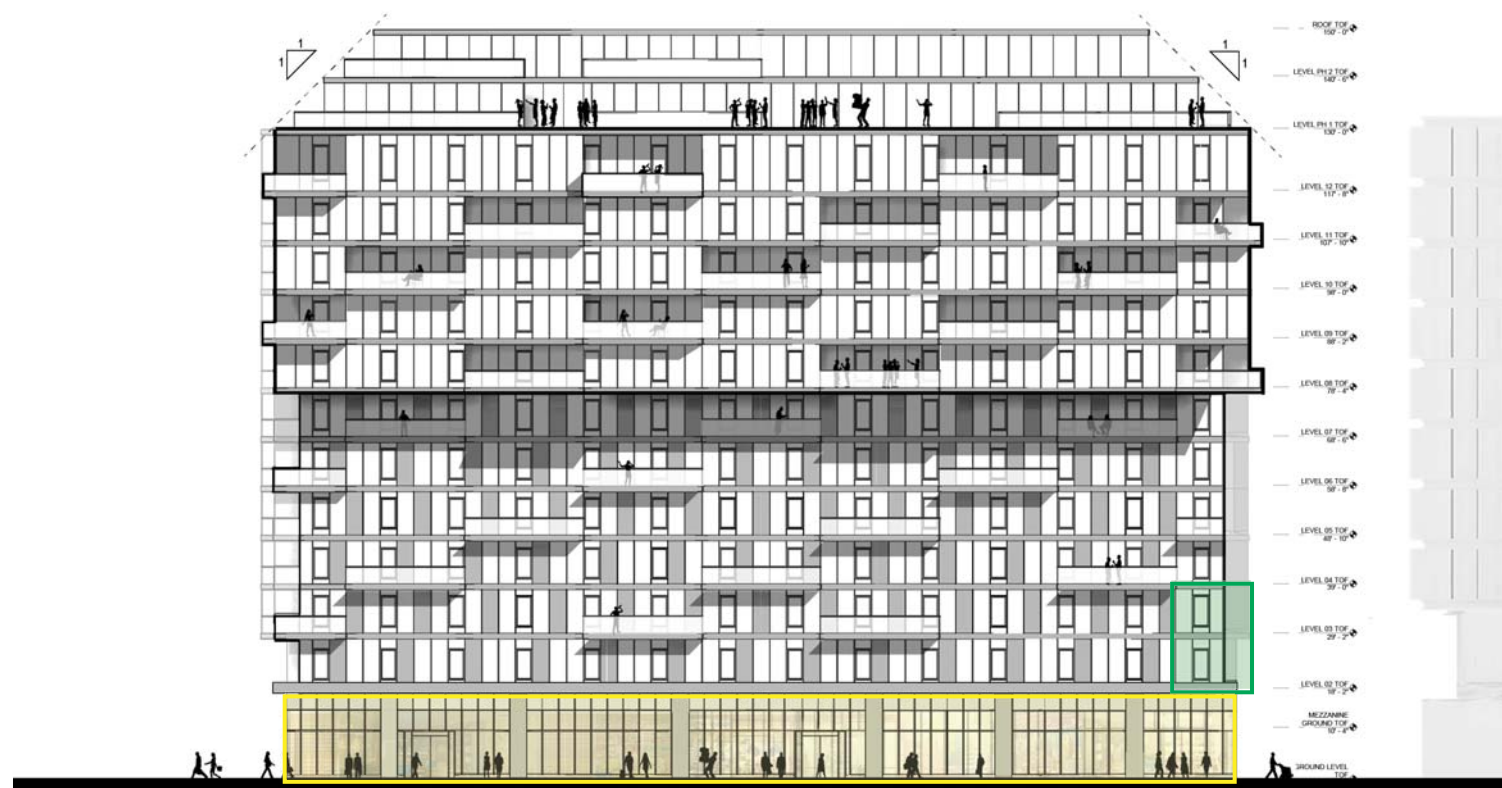




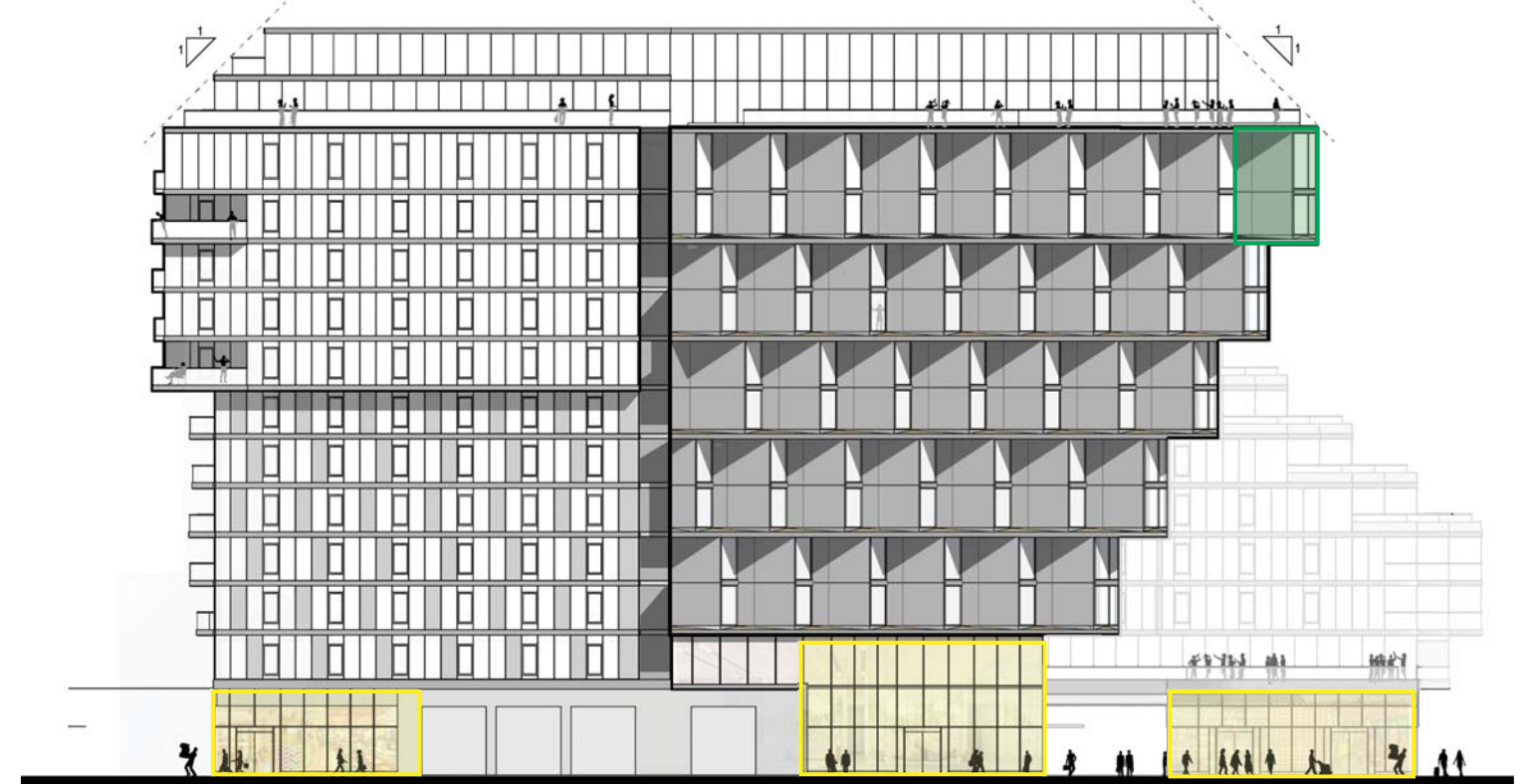
NOTES:

1. RETAIL SIGNAGE PLACEMENT IS FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL RETAIL SIGNAGE PLACEMENT, EXTENT, AND DESIGN TO BE COORDINATED WITH INDIVIDUAL TENANT(S)/OCCUPANT(S) REQUIREMENTS. RETAIL SIGNAGE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE DC BUILDING CODE AND SIGN REGULATIONS IN EFFECT AT THE TIME OF PERMITTING, INCLUDING REGULATIONS APPLICABLE TO DESIGNATED ENTERTAINMENT AREAS, IF APPLICABLE.
2. GROUND FLOOR RETAIL BAY ELEVATIONS AND STOREFRONT ENTRANCES ARE ILLUSTRATIVE AND INTENDED TO DESCRIBE THE CHARACTER AND SCALE FOR THE BASE OF THE BUILDING. THE ACTUAL RETAIL BAY ELEVATIONS WILL BE DEVELOPED BY INDIVIDUAL RETAIL TENANT(S)/OCCUPANTS, SUBJECT TO APPROVAL BY THE BUILDING OWNER. GROUND FLOOR RETAIL BAY ELEVATIONS AND STOREFRONT ENTRANCES ARE SUBJECT TO CHANGE WITH EACH NEW TENANT THAT OCCUPIES A PARTICULAR RETAIL SPACE.
3. UPPER-LEVEL BUILDING AND TENANT SIGNAGE ZONES SHOWN ARE INTENDED TO REFLECT THE AREAS WITHIN WHICH SUCH SIGNAGE SHALL BE LOCATED. THE DIMENSIONS AND SQUARE FOOTAGE OF INDIVIDUAL SIGNS WITHIN THESE ZONES, AND THE OVERALL SQUARE FOOTAGE OF ALL SIGNS WITHIN THESE ZONES ALONG EACH FAÇADE, WILL BE DETERMINED AND DESIGNED IN ACCORDANCE WITH THE DC BUILDING CODE AND SIGNAGE REGULATIONS IN EFFECT AT THE TIME OF PERMITTING, INCLUDING REGULATIONS APPLICABLE TO DESIGNATED ENTERTAINMENT AREAS, IF APPLICABLE.
4. UPPER-LEVEL BUILDING AND TENANT SIGNAGE DESIGN SHALL BE COMPATIBLE WITH AND COMPLEMENT THE BUILDING ARCHITECTURE, BE COORDINATED WITH THE BUILDING FAÇADE SYSTEM, AND CONSIST OF HIGH-QUALITY MATERIALS.
5. RETAIL SIGNAGE AND UPPER-LEVEL BUILDING AND TENANT SIGNAGE MAY CONTAIN LETTERS AND/OR GRAPHIC LOGOS, AND MAY BE SELF-ILLUMINATED OR BACK-LIT.





NORTH ELEVATION - MAINE AVE



WEST ELEVATION - ALLEY

- POTENTIAL TENANT SIGNAGE LOCATIONS
- POTENTIAL RETAIL SIGNAGE LOCATIONS

NOTES:

1. RETAIL SIGNAGE PLACEMENT IS FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL RETAIL SIGNAGE PLACEMENT, EXTENT, AND DESIGN TO BE COORDINATED WITH INDIVIDUAL TENANT(S)/OCCUPANT(S) REQUIREMENTS. RETAIL SIGNAGE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE DC BUILDING CODE AND SIGN REGULATIONS IN EFFECT AT THE TIME OF PERMITTING, INCLUDING REGULATIONS APPLICABLE TO DESIGNATED ENTERTAINMENT AREAS, IF APPLICABLE.
2. GROUND FLOOR RETAIL BAY ELEVATIONS AND STOREFRONT ENTRANCES ARE ILLUSTRATIVE AND INTENDED TO DESCRIBE THE CHARACTER AND SCALE FOR THE BASE OF THE BUILDING. THE ACTUAL RETAIL BAY ELEVATIONS WILL BE DEVELOPED BY INDIVIDUAL RETAIL TENANT(S)/OCCUPANTS, SUBJECT TO APPROVAL BY THE BUILDING OWNER. GROUND FLOOR RETAIL BAY ELEVATIONS AND STOREFRONT ENTRANCES ARE SUBJECT TO CHANGE WITH EACH NEW TENANT THAT OCCUPIES A PARTICULAR RETAIL SPACE.
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