



SUPPLEMENTAL PREHEARING SUBMISSION - VOLUME A

OCTOBER 13, 2017 | PARCEL 6+7, WATER BUILDING 1, THE OCULUS



DISTRICT
WHARF

OWNER
DISTRICT OF COLUMBIA
OFFICE OF THE DEPUTY MAYOR FOR PLANNING
AND ECONOMIC DEVELOPMENT

MASTER DEVELOPER
WHARF PHASE 3 REIT LEASEHOLDER LLC

ARCHITECTS
PERKINS EASTMAN DC
SHOP ARCHITECTS
ODA ARCHITECTURE
RAFAEL VIÑOLY ARCHITECTS P.C.
MORRIS ADJMI ARCHITECTS
HOLLWICH KUSHNER ARCHITECTURE
S9 ARCHITECTURE
STUDIOS ARCHITECTURE

LANDSCAPE ARCHITECTS
MICHAEL VAN VALKENBURGH ASSOCIATES, INC.
WOLF | JOSEY LANDSCAPE ARCHITECTS

LAND USE COUNSEL
HOLLAND & KNIGHT, LLP

MARINE ENGINEER
MOFFAT & NICHOL

CIVIL ENGINEER AND SURVEYOR
AMT CONSULTING ENGINEERS, LLC

TRAFFIC AND TRANSPORTATION
GOROVE / SLADE ASSOCIATES

SUSTAINABILITY CONSULTANT
SUSTAINABLE DESIGN CONSULTING, LLC
SUSTAINABLE BUILDING PARTNERS

STRUCTURAL ENGINEER
SK & A / THORNTON TOMASETTI JV PLLC
KNIPPERS HELBIG ADVANCED ENGINEERING

MEP ENGINEER
SYSKA HENNESSEY GROUP, INC.
AKF GROUP
GIRARD ENGINEERING
WSP USA CORP

VISUALIZATION
INTERFACE MULTIMEDIA

HOFFMAN-MADISON WATERFRONT

PLANNING COMMISSION
District of Columbia
CASE NO.11-03J
EXHIBIT NO.21AA1

Drawing Index

VOLUME A

COVER SHEET
DRAWING INDEX
SITE PLAN

PARCEL 6+7

- 1.1 PARCEL 6+7: SITE SURVEY PLAN
- 1.2 PARCEL 6+7: PERSPECTIVE VIEW FROM THE WHARF
- 1.3 PARCEL 6+7: PERSPECTIVE VIEW FROM MAINE AVENUE SW
- 1.4 PARCEL 6+7: PERSPECTIVE VIEW FROM OCULUS
- 1.5 PARCEL 6+7: PERSPECTIVE VIEW FROM PEDESTRIAN PASSAGE
- 1.6 PARCEL 6+7: CLOSE-UP VIEW OF OFFICE FACADE
- 1.7 PARCEL 6+7: PERSPECTIVE VIEW ALONG WHARF
- 1.8 PARCEL 6+7: SOUTH ELEVATION FACING WHARF
- 1.9 PARCEL 6+7: WEST ELEVATION FACING 7TH STREET PARK
- 1.10 PARCEL 6+7: NORTH ELEVATION FACING MAINE AVENUE SW
- 1.11 PARCEL 6+7: EAST ELEVATION FACING PARCEL 8
- 1.12 PARCEL 6+7: INTERIOR ELEVATION FACING EAST
- 1.13 PARCEL 6+7: INTERIOR ELEVATION FACING WEST
- 1.14 PARCEL 6+7: POTENTIAL SIGNAGE ZONES
- 1.15 PARCEL 6+7: POTENTIAL SIGNAGE ZONES
- 1.16 PARCEL 6+7: 'BELT' LEVEL TWO TERRACE LANDSCAPE
- 1.17 PARCEL 6+7: LEVEL THREE TERRACE LANDSCAPE
- 1.18 PARCEL 6+7: PENTHOUSE TERRACE LANDSCAPE
- 1.19 PARCEL 6+7: SITE PLAN
- 1.20 PARCEL 6+7: PARKING G1 LEVEL PLAN
- 1.21 PARCEL 6+7: PARKING G2 LEVEL PLAN
- 1.22 PARCEL 6+7: GROUND FLOOR PLAN
- 1.23 PARCEL 6+7: 2ND FLOOR PLAN
- 1.24 PARCEL 6+7: 3RD FLOOR PLAN
- 1.25 PARCEL 6+7: TYPICAL FLOOR PLAN LEVELS 4 THROUGH 10
- 1.26 PARCEL 6+7: PENTHOUSE LEVEL PLAN
- 1.27 PARCEL 6+7: ROOF PLAN
- 1.28 PARCEL 6+7: N-S SECTION
- 1.29 PARCEL 6+7: E-W SECTION
- 1.30 PARCEL 6+7: OFFICE INTERIOR ILLUSTRATIVE CONCEPT
- 1.31 PARCEL 6+7: PENTHOUSE INTERIOR ILLUSTRATIVE CONCEPT
- 1.32 PARCEL 6+7: OVERALL MATERIAL PALETTE
- 1.33 PARCEL 6+7: RETAIL MATERIAL PALETTE
- 1.34 PARCEL 6+7: WT1 & 4 RETAIL AND PENTHOUSE GLAZING
- 1.35 PARCEL 6+7: FACADE TYPE WT1 RETAIL FACADE
- 1.36 PARCEL 6+7: FACADE TYPE WT4 PENTHOUSE FACADE
- 1.37 PARCEL 6+7: FACADE TYPE WT2A OCULUS SOFFIT CLADDING
- 1.38 PARCEL 6+7: FACADE TYPE WT2B PREMIUM OFFICE GLAZING
- 1.39 PARCEL 6+7: FACADE TYPE WT2B PREMIUM OFFICE FACADE
- 1.40 PARCEL 6+7: FACADE TYPE WT3 OFFICE GLAZING
- 1.41 PARCEL 6+7: FACADE TYPE WT3 OFFICE FACADE
- 1.42 PARCEL 6+7: LEED SCORECARD

WATER BUILDING 1

- 2.1 WB1: PERSPECTIVE VIEW FROM WATERSIDE
- 2.2 WB1: PERSPECTIVE VIEW FROM THE WHARF
- 2.3 WB1: PERSPECTIVE VIEW FROM ROOF TOP
- 2.4 WB1: CONCEPT DIAGRAMS
- 2.5 WB1: CONCEPT DIAGRAMS
- 2.6 WB1: SOUTH-EAST ELEVATIONS
- 2.7 WB1: NORTH-WEST ELEVATIONS
- 2.8 PAGE INTENTIONALLY LEFT BLANK
- 2.9 WB1: SITE PLAN
- 2.10 WB1: FIRST FLOOR PLAN
- 2.11 WB1: SECOND FLOOR PLAN
- 2.12 WB1: ROOF TERRACE PLAN
- 2.13 WB1: UPPER ROOF PLAN
- 2.14 WB1: N-S SECTION
- 2.15 WB1: E-W SECTION
- 2.16 WB1: MATERIAL SELECTION
- 2.17 WB1: SIGNAGE

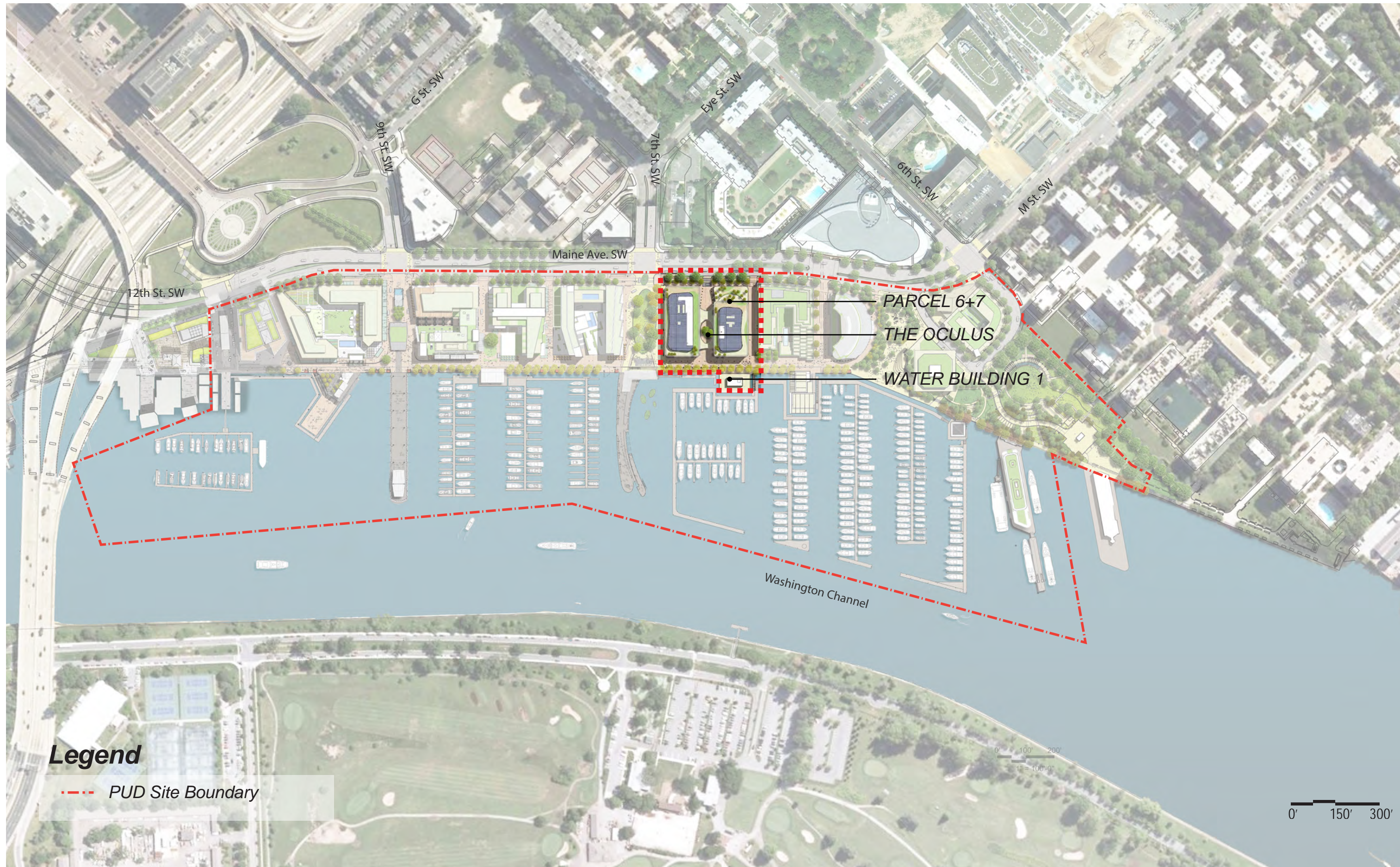
OPEN SPACE

- 3.1 WHARF: LOCATION PLAN
- 3.2 WHARF: ILLUSTRATIVE PLAN & SECTION
- 3.3 WHARF: PAVING DETAIL
- 3.4 WHARF: PLANTING DETAIL
- 3.5 WHARF: PLANTING EAST-WEST SECTION
- 3.6 WHARF: PRECEDENTS
- 3.7 THE OCULUS: LOCATION PLAN
- 3.8 THE OCULUS: ILLUSTRATIVE PLAN
- 3.9 THE OCULUS: PERSPECTIVE VIEW
- 3.10 THE OCULUS: PERSPECTIVE VIEW FROM MAINE
- 3.11 7TH STREET PARK: PERSPECTIVE VIEW FROM MAINE
- 3.12 MAINE AVENUE: LOCATION PLAN
- 3.13 MAINE AVENUE: PLAN
- 3.14 MAINE AVENUE: SECTION
- 3.15 TEMP CONDITION: SURFACE LOT / EVENT SPACE
- 3.16 TEMP CONDITION: SURFACE LOT / EVENT SPACE

SITE DIAGRAMS

- 4.1 SITE SURVEY
- 4.2 GRADING PLAN
- 4.3 SITE UTILITIES PLAN
- 4.4 STORMWATER MANAGEMENT PLAN
- 4.5 STORMWATER MANAGEMENT CALCULATIONS
- 4.6 SEDIMENT & EROSION CONTROL PLAN
- 4.7 SEDIMENT & EROSION CONTROL METHODS
- 4.8 TRUCK MANEUVERING DIAGRAM: PARCEL 6
- 4.9 TRUCK MANEUVERING DIAGRAM: PARCEL 7

BACK COVER



Legend

--- PUD Site Boundary

0' 100' 200'
1" = 100'-0"

0' 150' 300'

1 FLOOR BASE WITH 9 FLOOR TOWER
130' BUILDING HEIGHT

RETAIL
OFFICE
TOTAL

34,069 GSF
471,447 GSF
505,516 GSF



PARCEL 6 + 7

1

PARCEL 6 + 7

	DCMR Title Section 11	Parcel 6		Parcel 7	
		Zoning Allowable / Required	Phase 2 Provided	Zoning Allowable / Required	Phase 2 Provided
Lot Occupancy:	772.1		100%		100%
Uses:	740.8		Office, Retail		Office, Retail
Parcel Area:			31,414		31,414
Floor Area Ratio (FAR):	2405.2				
Building Area (Gross Floor Area)			277,424		228,092
Dwelling Units			N/A		N/A
Keys					
Building Height:	2405.1	130 Feet	130 Feet	130 Feet	130 Feet
Penthouse Height:	770.6	20 Feet	20 Feet	20 Feet	20 Feet
Parking Spaces		162		135	
Retail	2101.01	18		19	
Cultural	2101.01				
Residential (Multiple Dwelling)	2101.01				
Hotel	2101.02				
Office	2101.01	144		116	
	2101.01				
Bicycle Parking	2119.2	8		7	
Loading:					
30' Deep Berths	2201.1	3	1	3	2
55' Deep Berths	2201.1	0	0	0	0
Platform - 100 Sq. Ft.	2201.1	3	2	3	1
Platform - 200 Ft. Sq.	2201.1	0	0	0	0
Delivery Space	2201.1	1	1	1	0



1.2

Parcel 6+7: Perspective View from The Wharf
SUPPLEMENTAL PREHEARING SUBMISSION | OCTOBER 13, 2017

DISTRICT
WHARF





1.4

Parcel 6+7: Perspective View from Oculus
SUPPLEMENTAL PREHEARING SUBMISSION | OCTOBER 13, 2017

DISTRICT
WHARF







