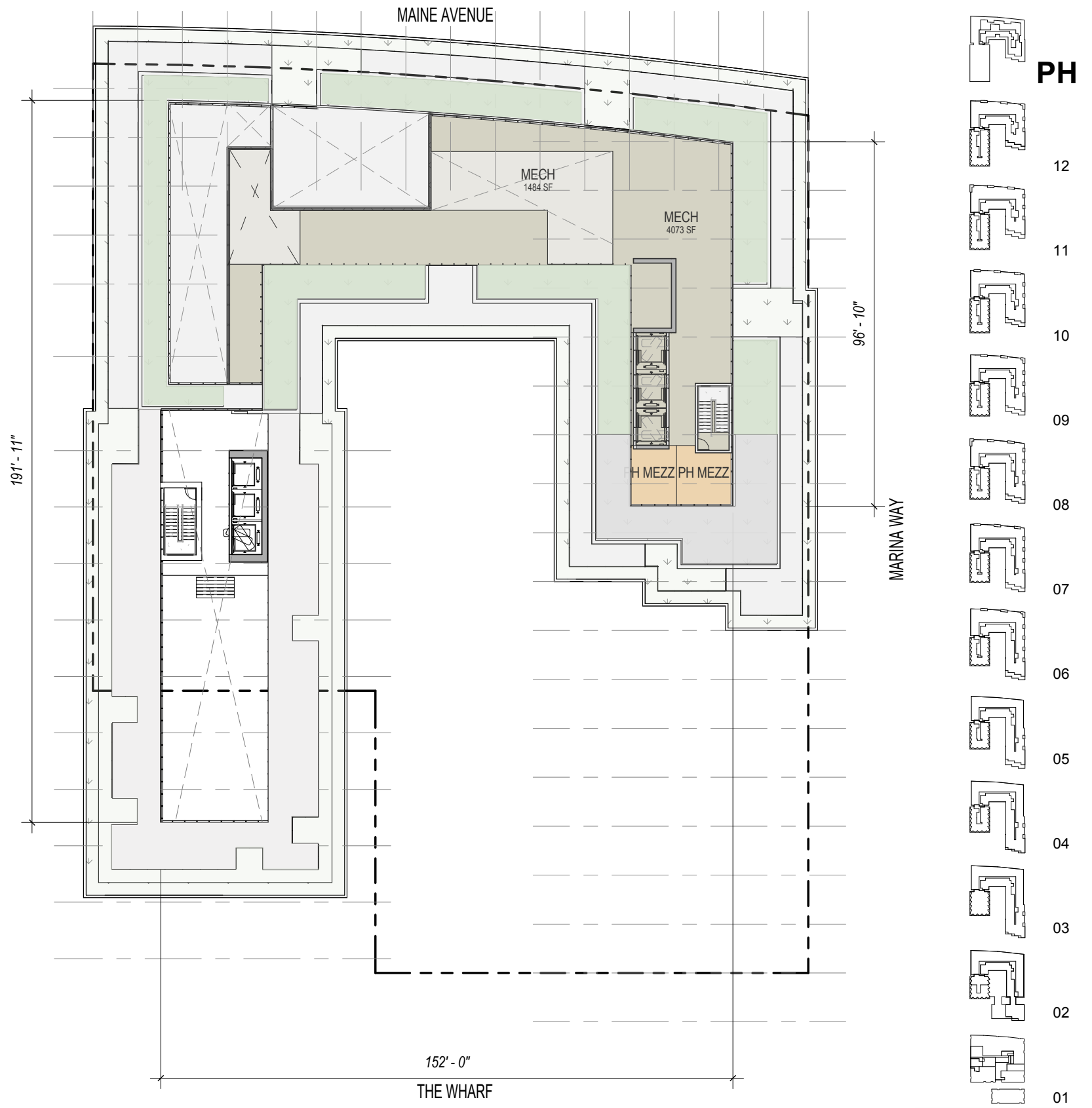
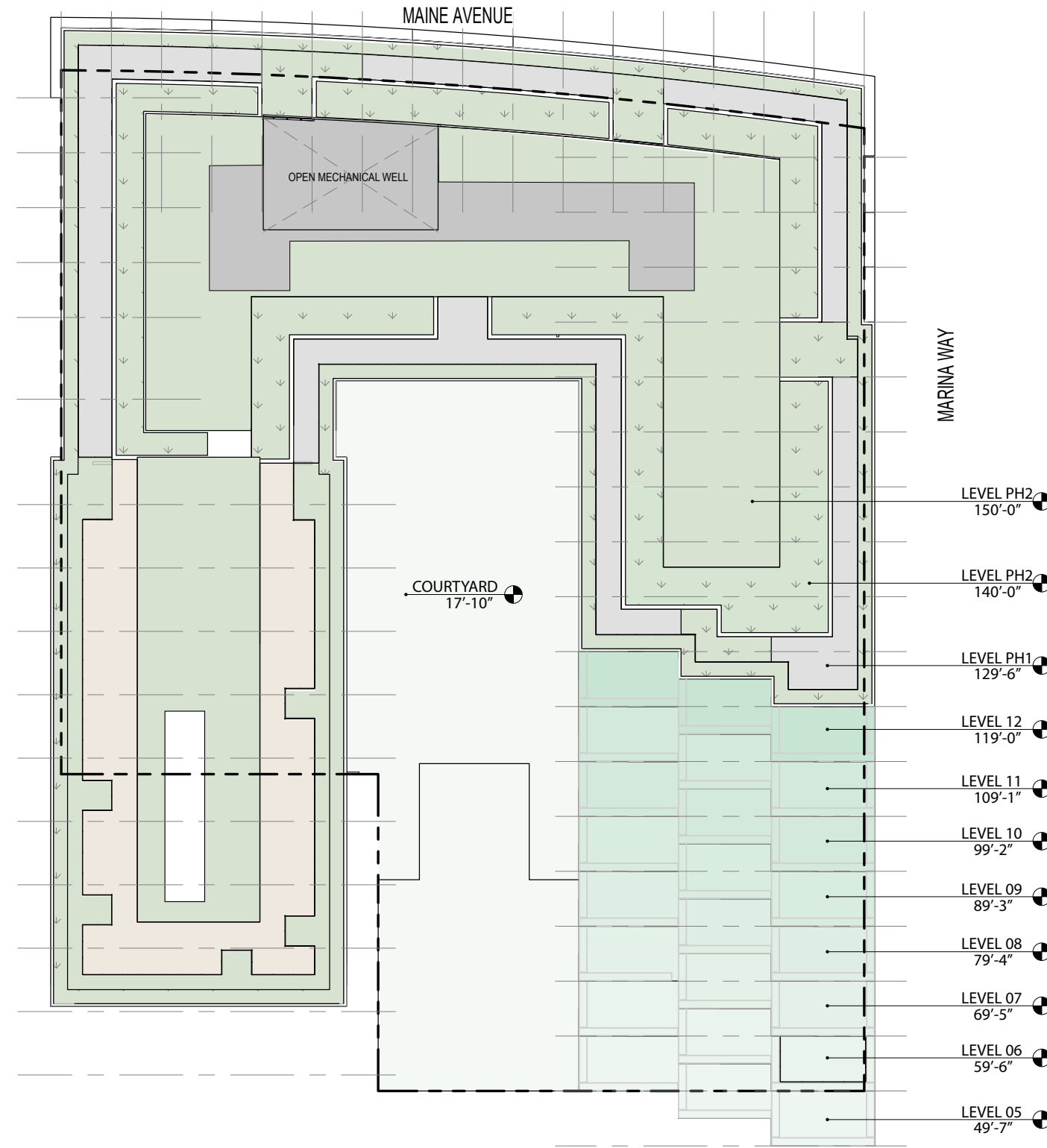






- HOTEL ROOFTOP/ BAR/ LOUNGE
- HOTEL
- RESIDENTIAL
- RETAIL
- SERVICE / CORE/ OPERATIONS
- ROOFSCAPE / TERRACE
- GREEN ROOF
- WATER (POOL)
- OPEN TO BELOW
- ROOF BELOW







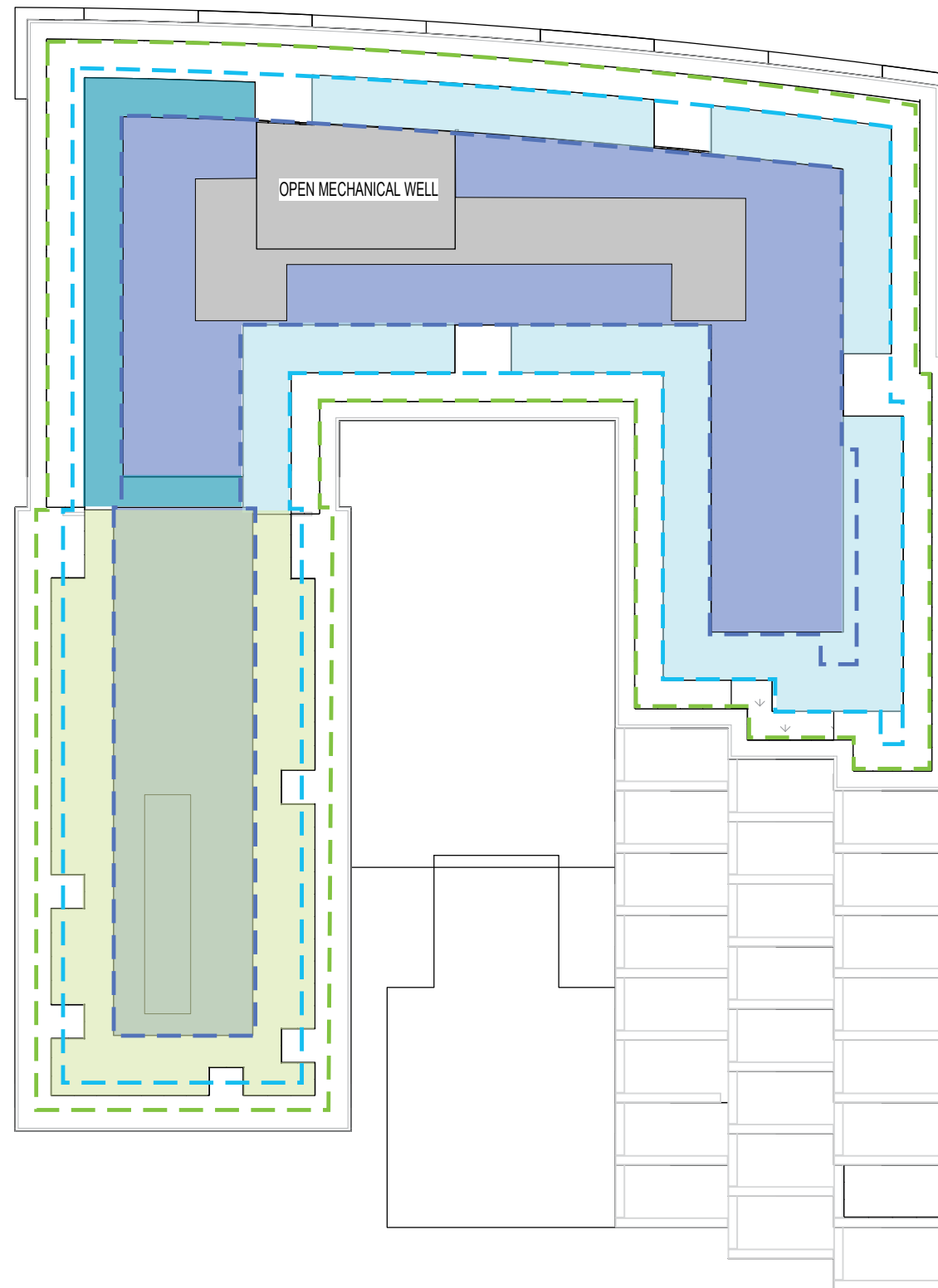
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- HOTEL
- RESIDENTIAL
- RETAIL
- SERVICE / CORE/ OPERATIONS
- ROOFSCAPE / TERRACE
- GREEN ROOF
- WATER (POOL)
- OPEN TO BELOW
- ROOF BELOW

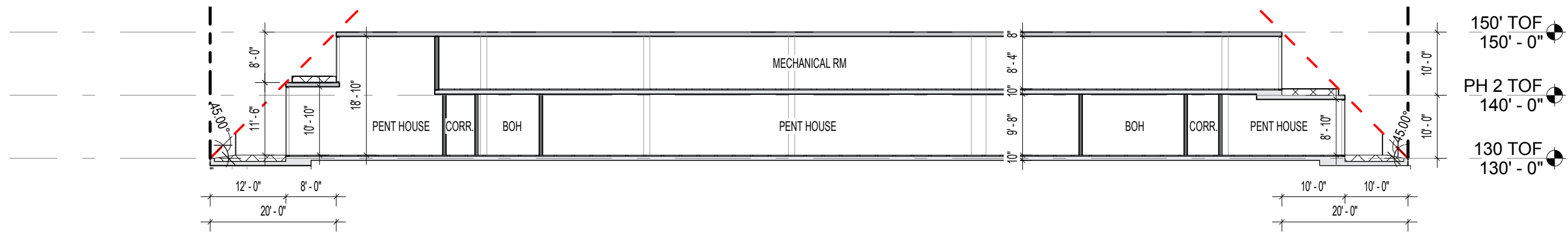


- HOTEL ROOFTOP/ BAR/ LOUNGE
- HOTEL
- RESIDENTIAL
- RETAIL
- SERVICE / CORE/ OPERATIONS
- ROOFSCAPE / TERRACE
- GREEN ROOF
- WATER (POOL)
- OPEN TO BELOW
- ROOF BELOW

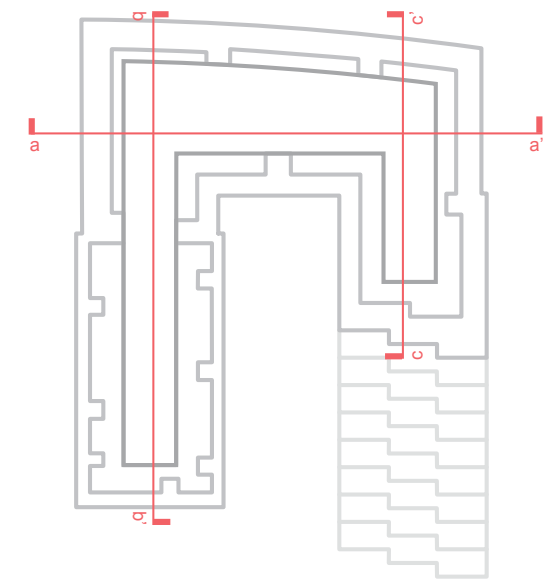
-  4'-6" SET BACK LINE
-  10'-0" SET BACK LINE
-  12'-0" SET BACK LINE
-  20'-0" SET BACK LINE

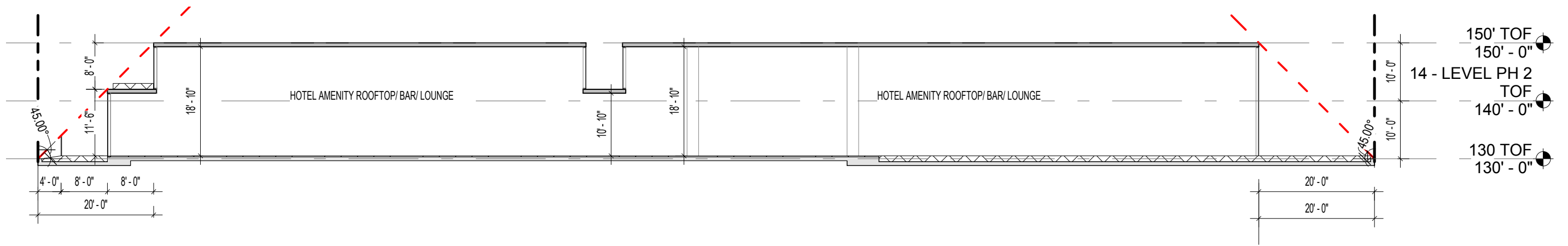
-  4'-6" PH BOUNDARY
-  10'-0" PH BOUNDARY
-  12'-0" PH BOUNDARY
-  20'-0" PH BOUNDARY



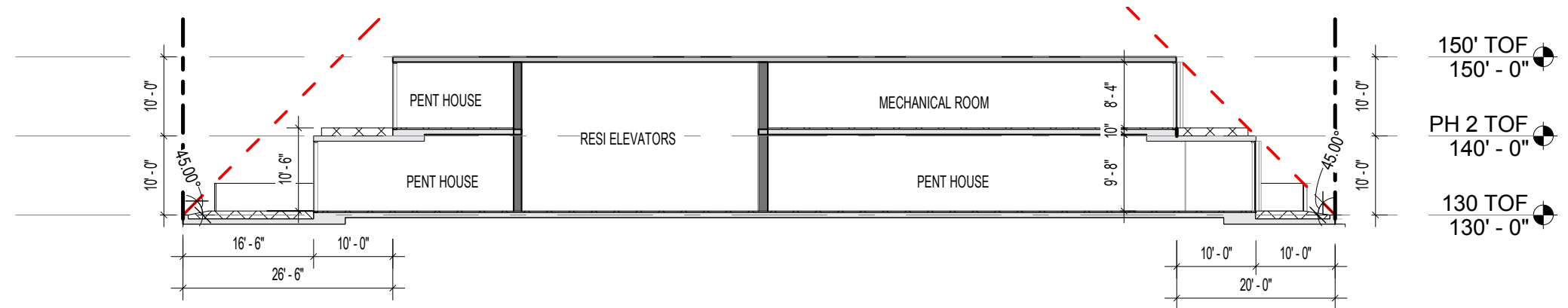
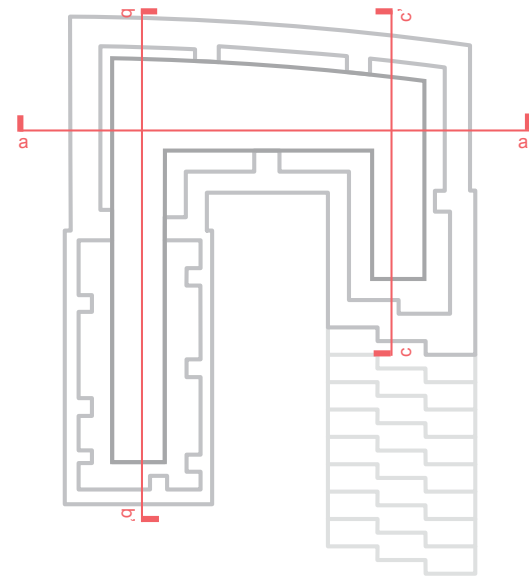


section a-a'

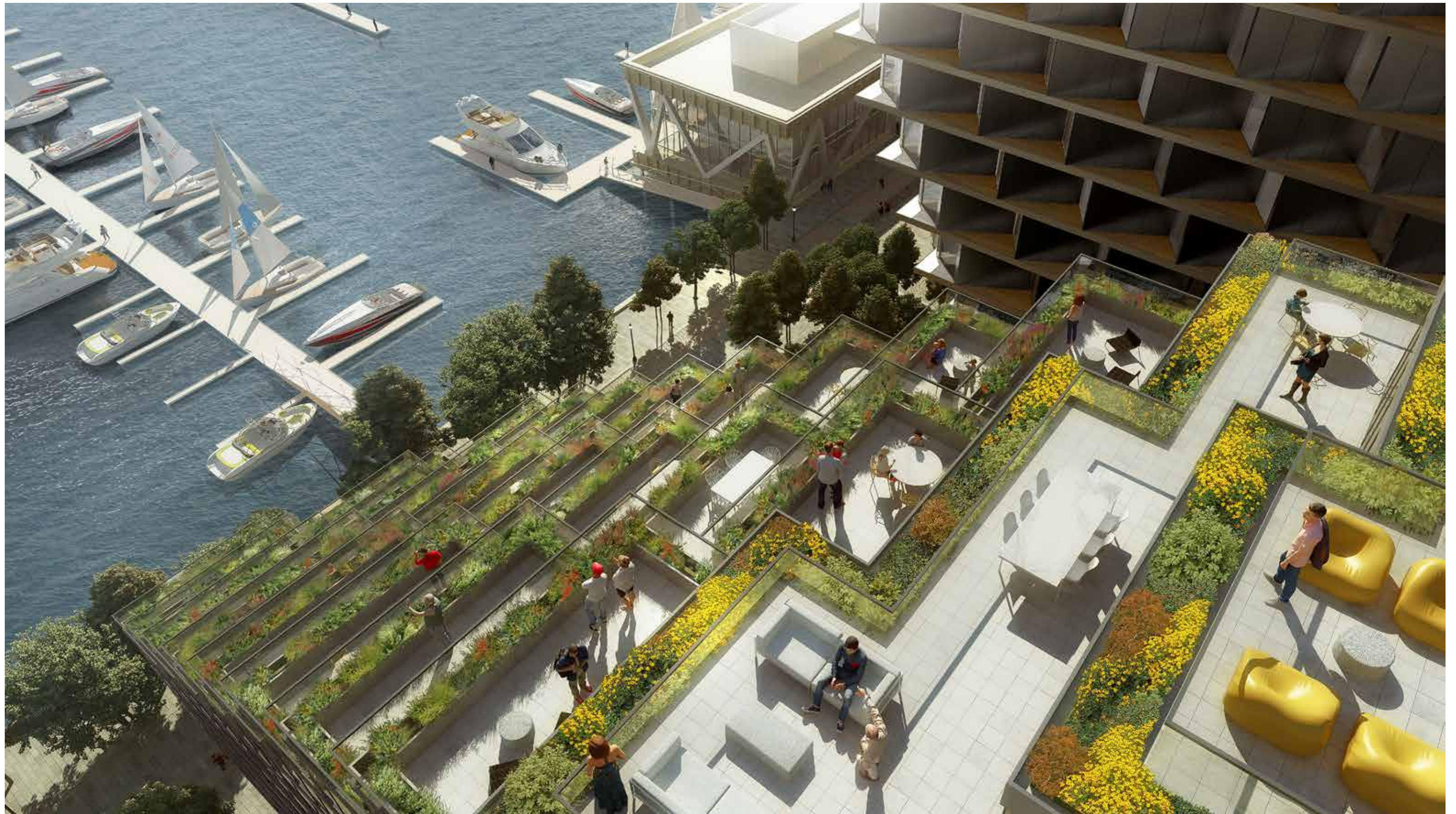




section b-b'



section C - C



1.40

Parcel 8: Perspective View from East Terrace
STAGE TWO PUD SETDOWN SUBMISSION | MAY 12, 2017

DISTRICT
WHARF





① LOW-E, IGU BUTT GLAZED ALUMINIUM FRAMED WINDOW WALL WITH INSWINGING WINDOW



①

②

② ALUMINIUM EXTRUSION / SLAB CAP



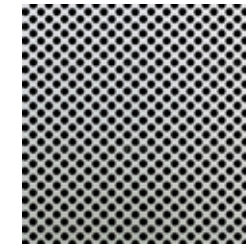
①

④

③ BENT ALUMINIUM PANELS



④ PERFORATED METAL PANEL





① LOW-E, IGU BUTT GLAZED ALUMINIUM FRAMED WINDOW WALL WITH INSWINGING WINDOW



①

② ALUMINIUM EXTRUSION / SLAB CAP



②

⑤

③ BENT ALUMINIUM PANELS



⑤

⑥

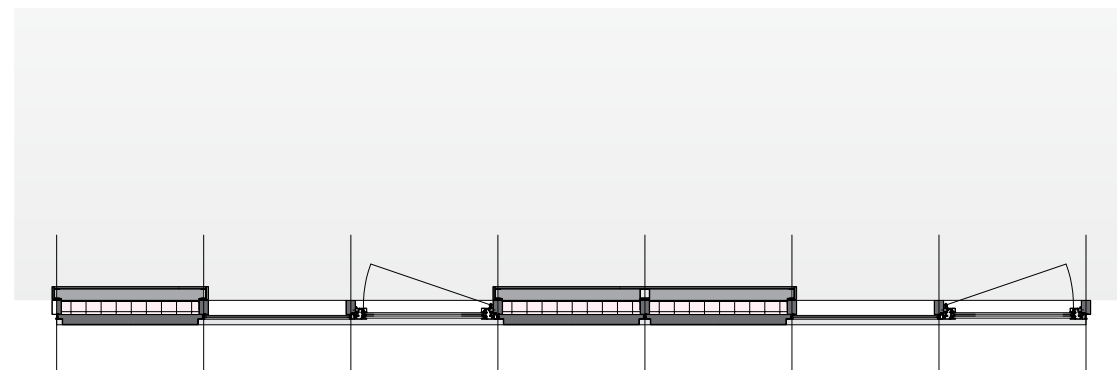
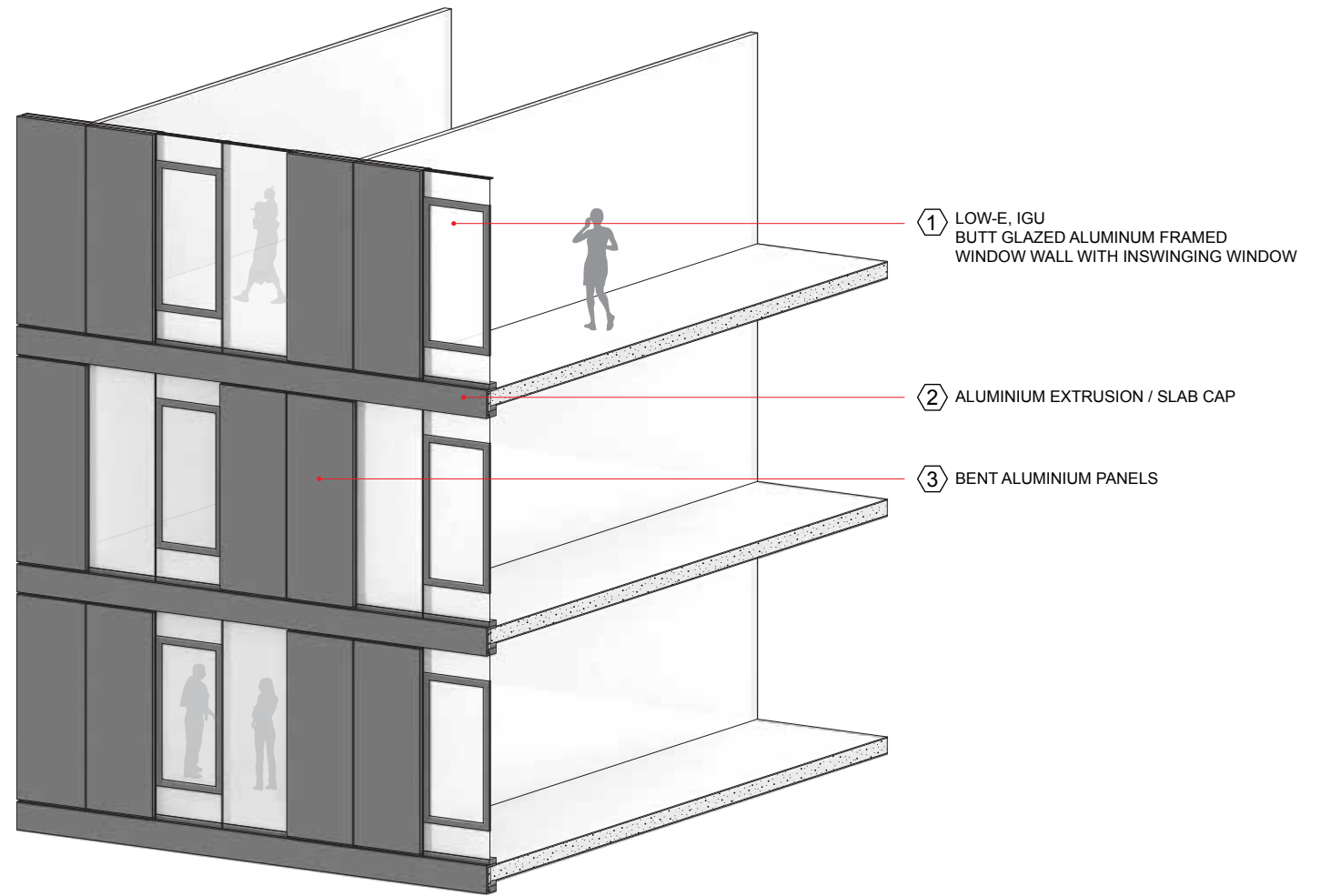
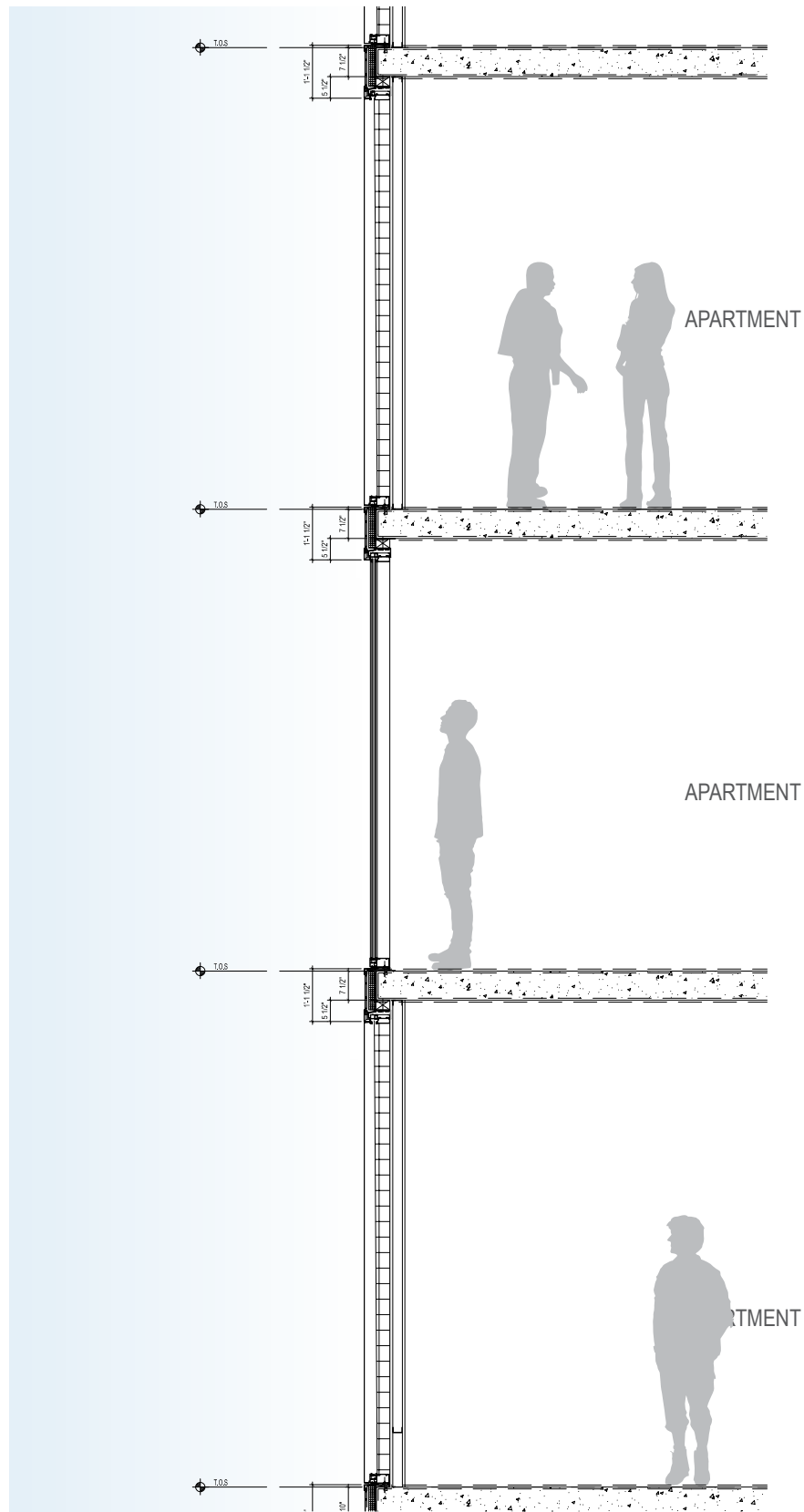
⑤ GLASS RAILING

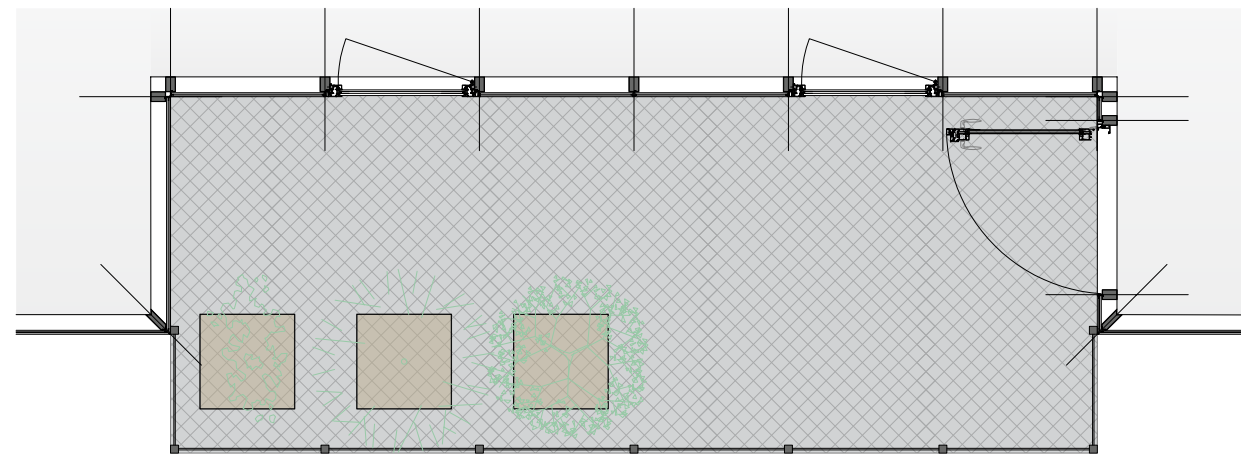
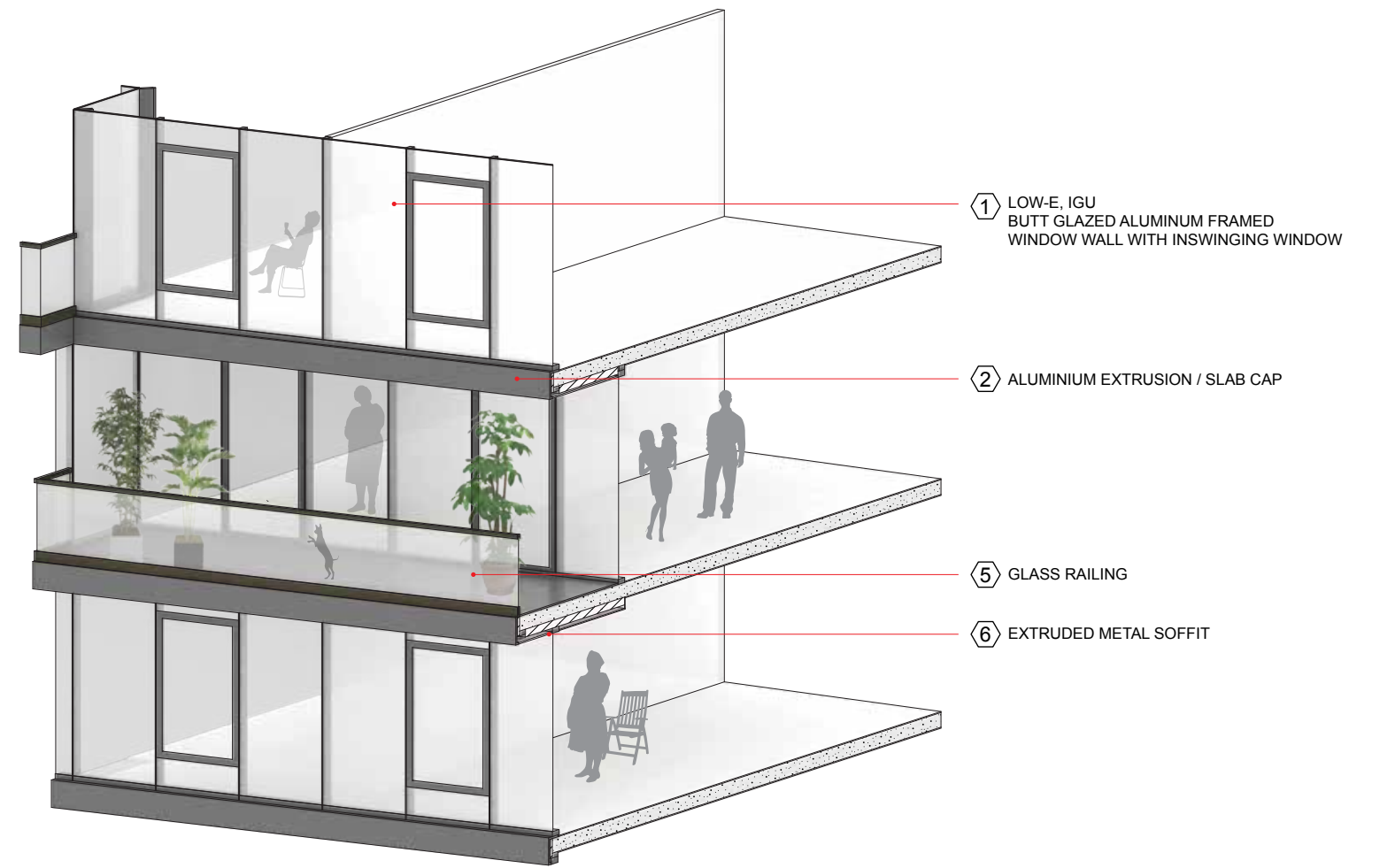
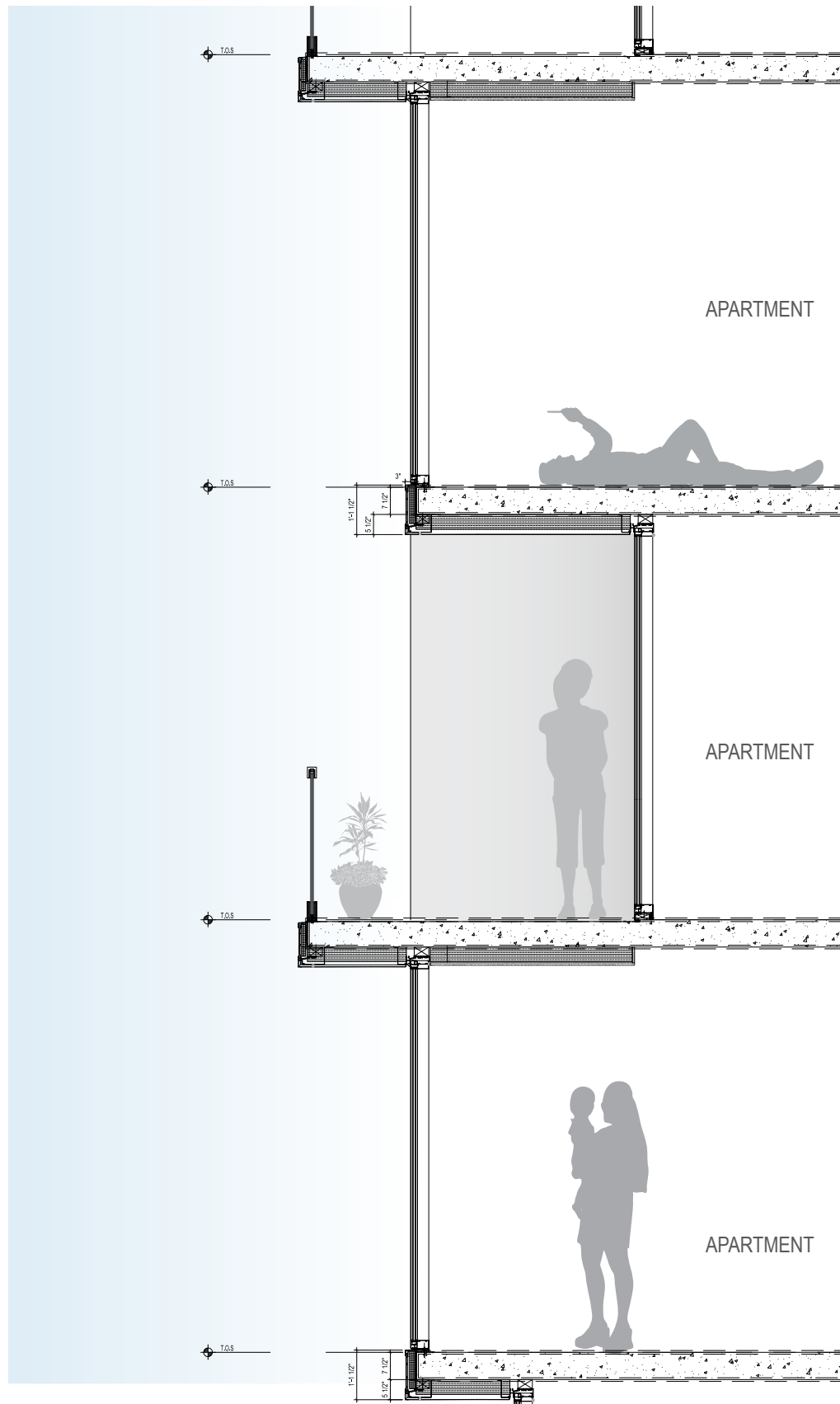


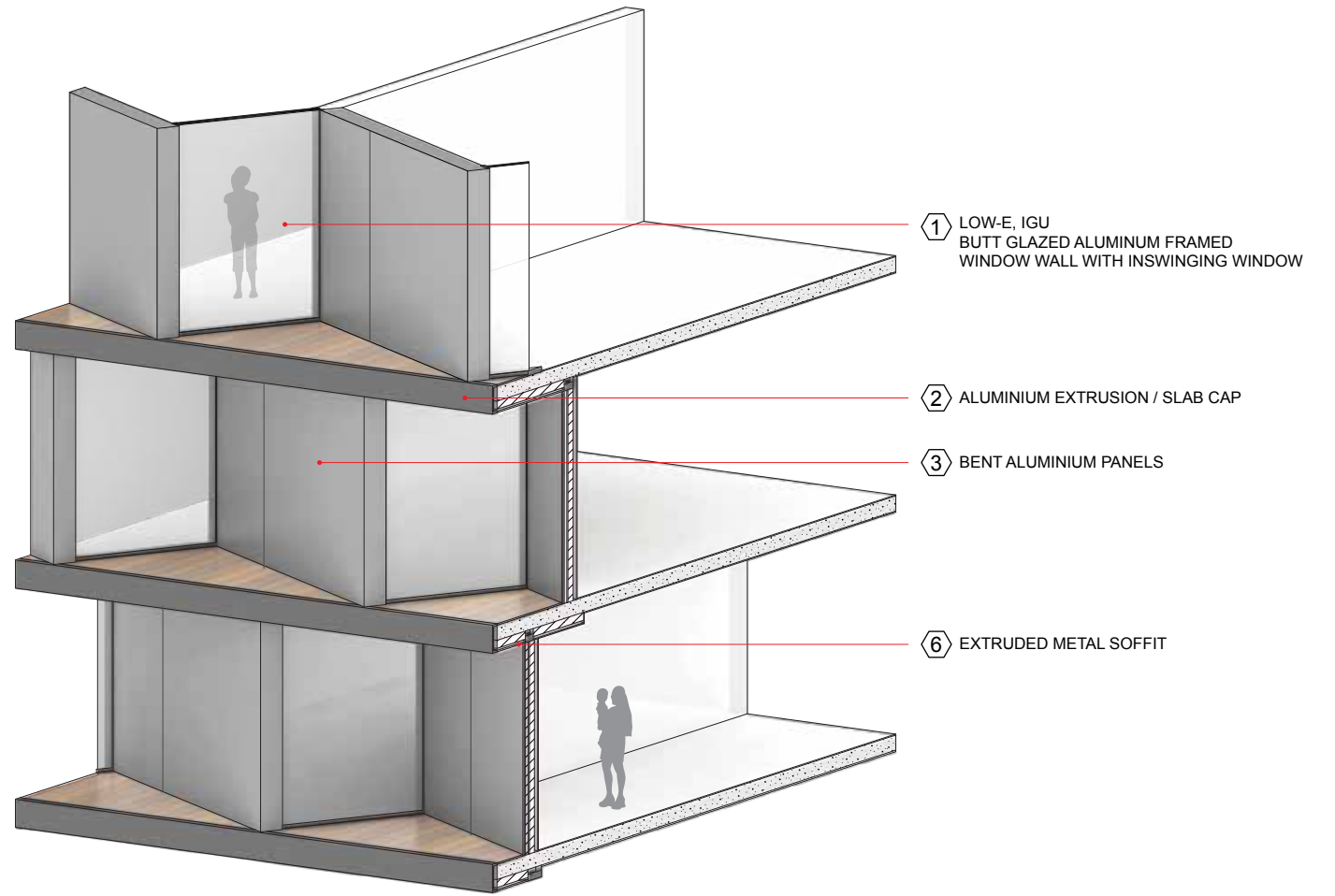
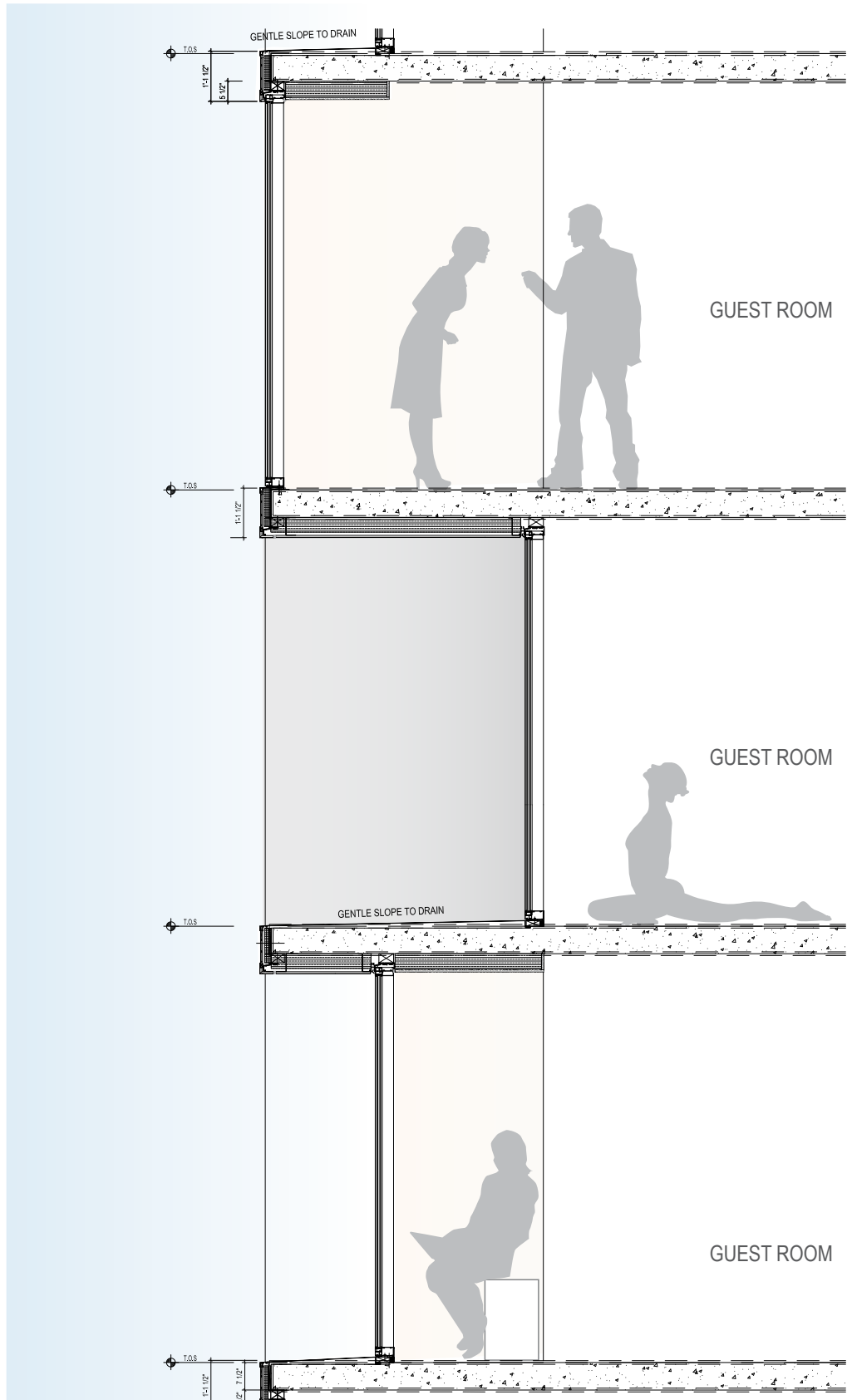
③

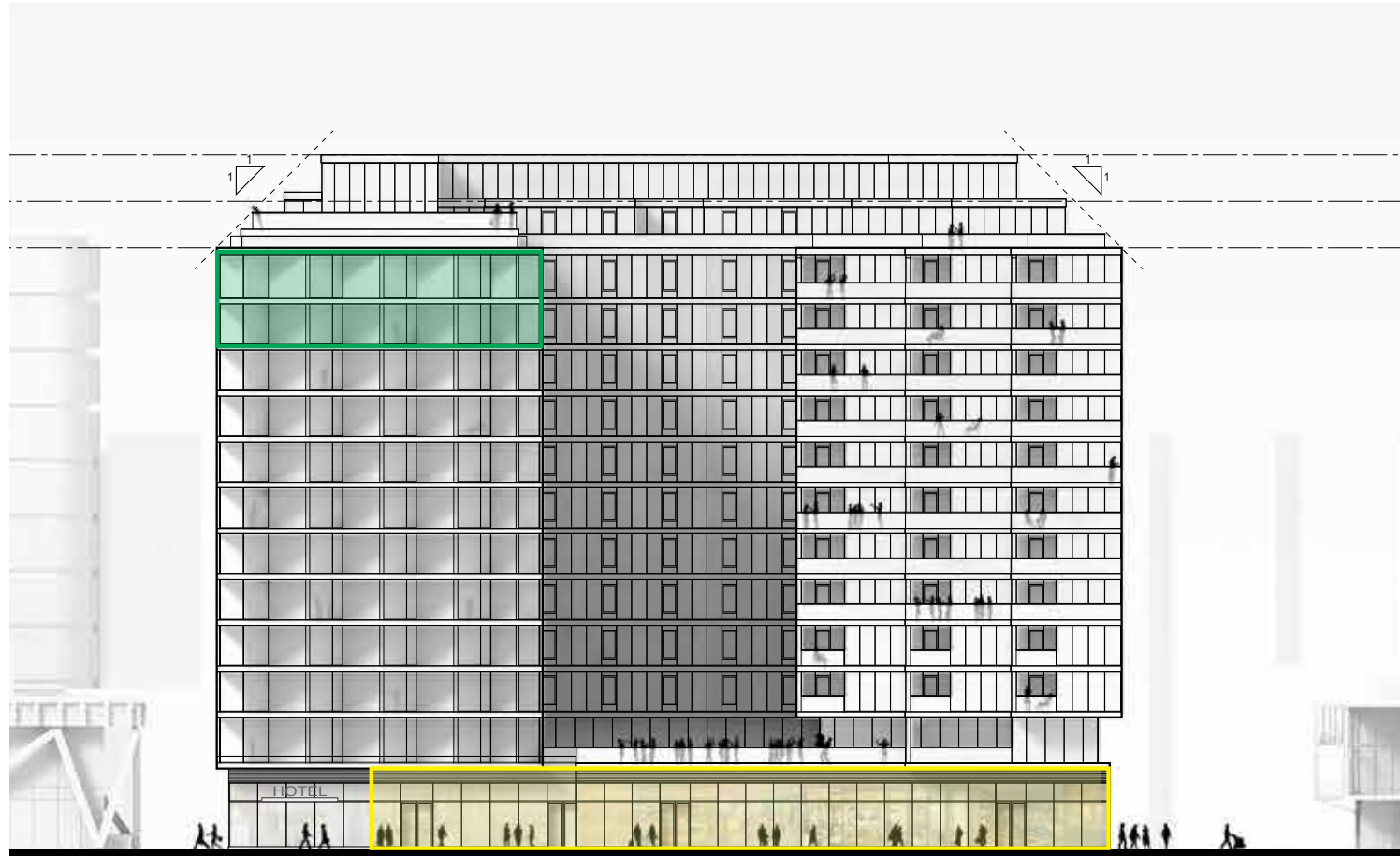
⑥ EXTRUDED METAL SOFFIT



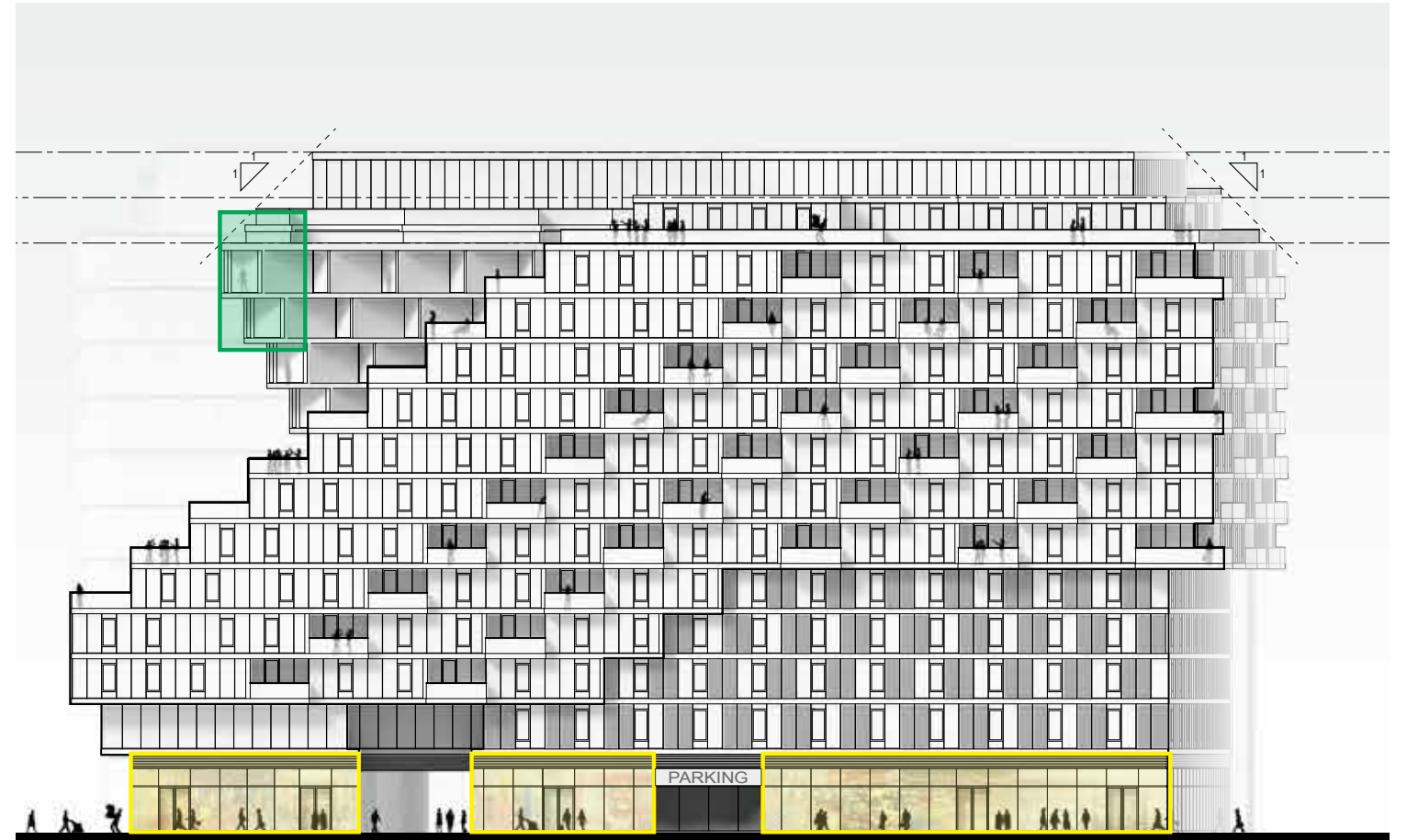








SOUTH ELEVATION - WHARF



EAST ELEVATION - MARINA WAY

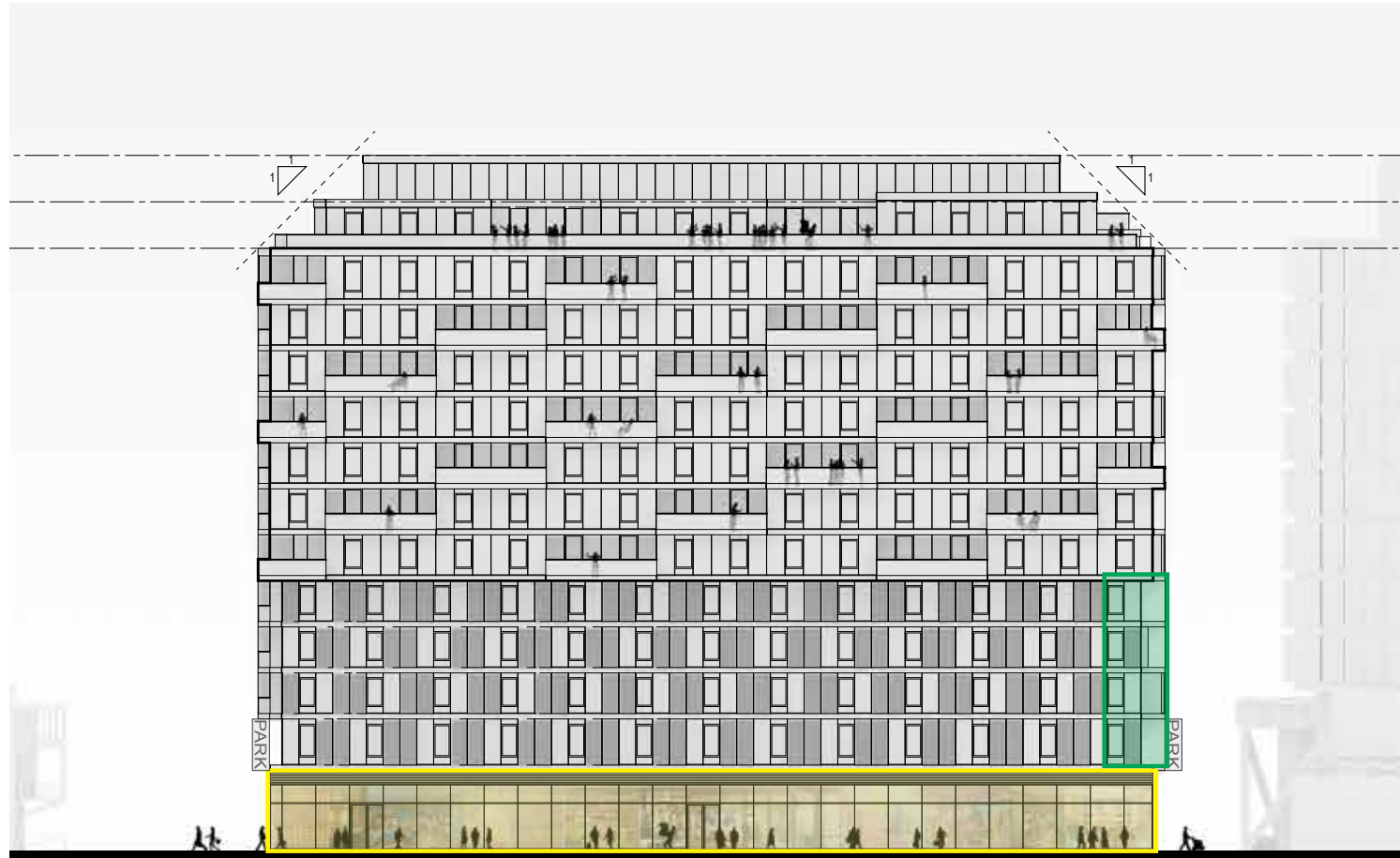


SOUTH ELEVATION - WATER STREET

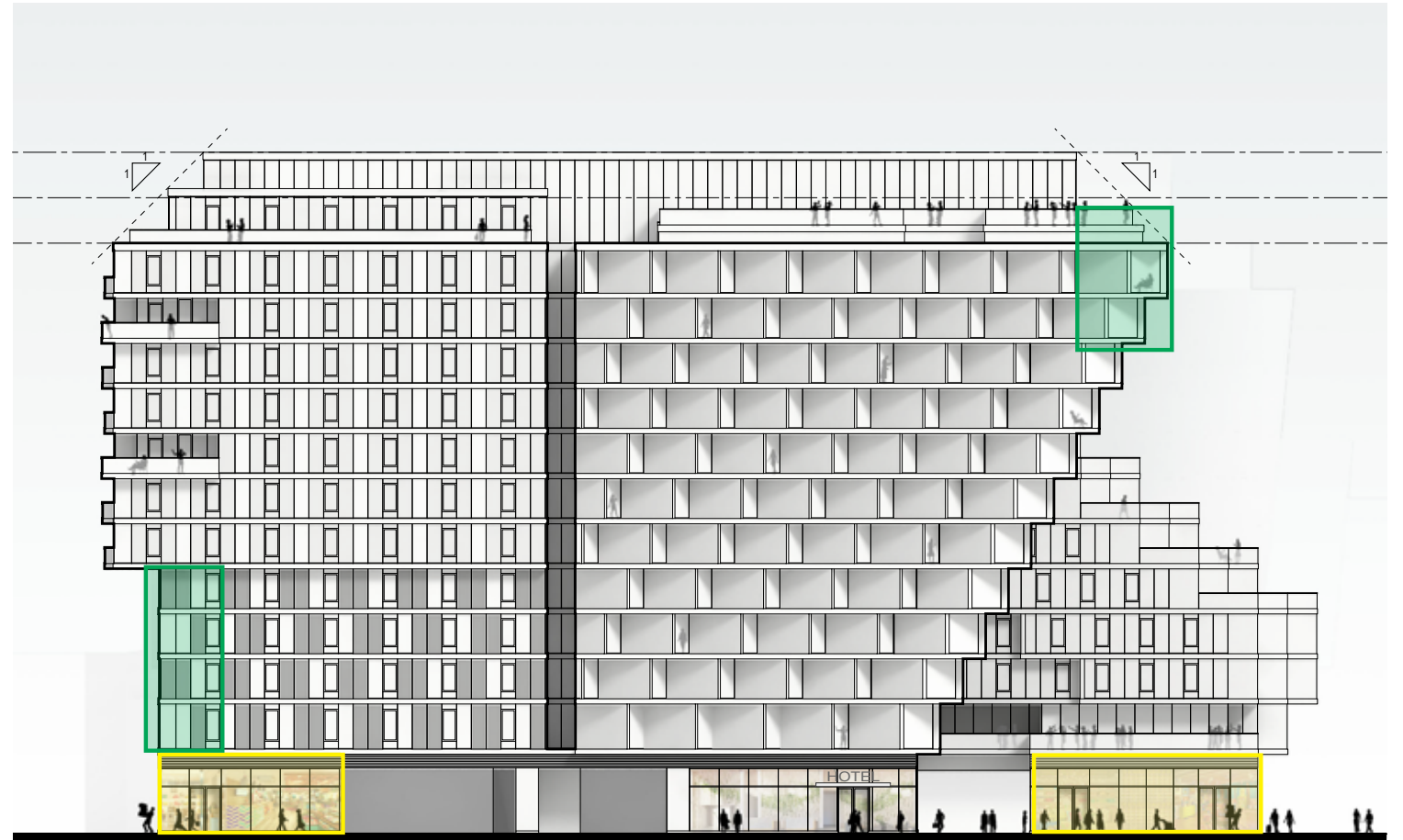
- POTENTIAL TENANT SIGNAGE LOCATIONS
- POTENTIAL RETAIL SIGNAGE LOCATIONS

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.
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.
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LEED for New Construction v2009

The Wharf Phase II: Parcel 8

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

5 3 2 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
3	1		Credit 3	Water Use Reduction	4

8 10 17 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	
5	4	10	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

5 1 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
1	1		Credit 4	Recycled Content	2
2			Credit 5	Regional Materials	2
		1	Credit 6	Rapidly Renewable Material	1
		1	Credit 7	Certified Wood	1

8 1 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

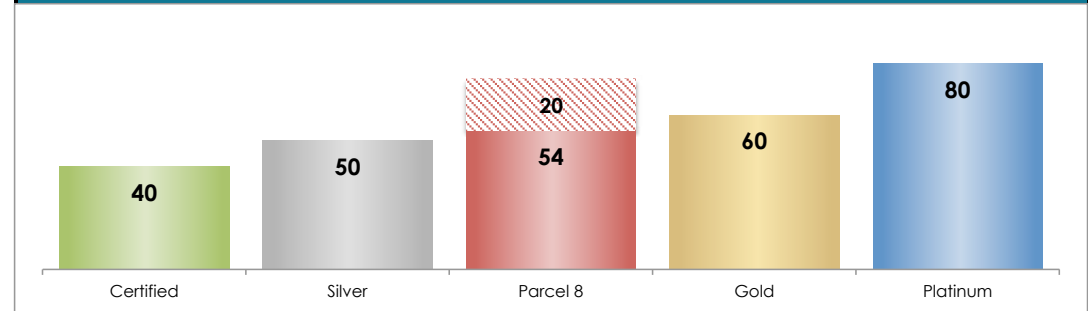
6 0 0 Innovation and Design Process Possible Points: 6

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 Education	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 20 36 Total Points Possible Points: 110



**3 FLOOR BASE WITH 9 FLOOR TOWER,
WITH RESIDENTIAL AND MECHANICAL
PENTHOUSE LEVELS
130' BUILDING HEIGHT**

RESIDENTIAL, 82 CONDO UNITS
RETAIL
TOTAL

211,822 GFA
16,080 GFA
227,962 GFA



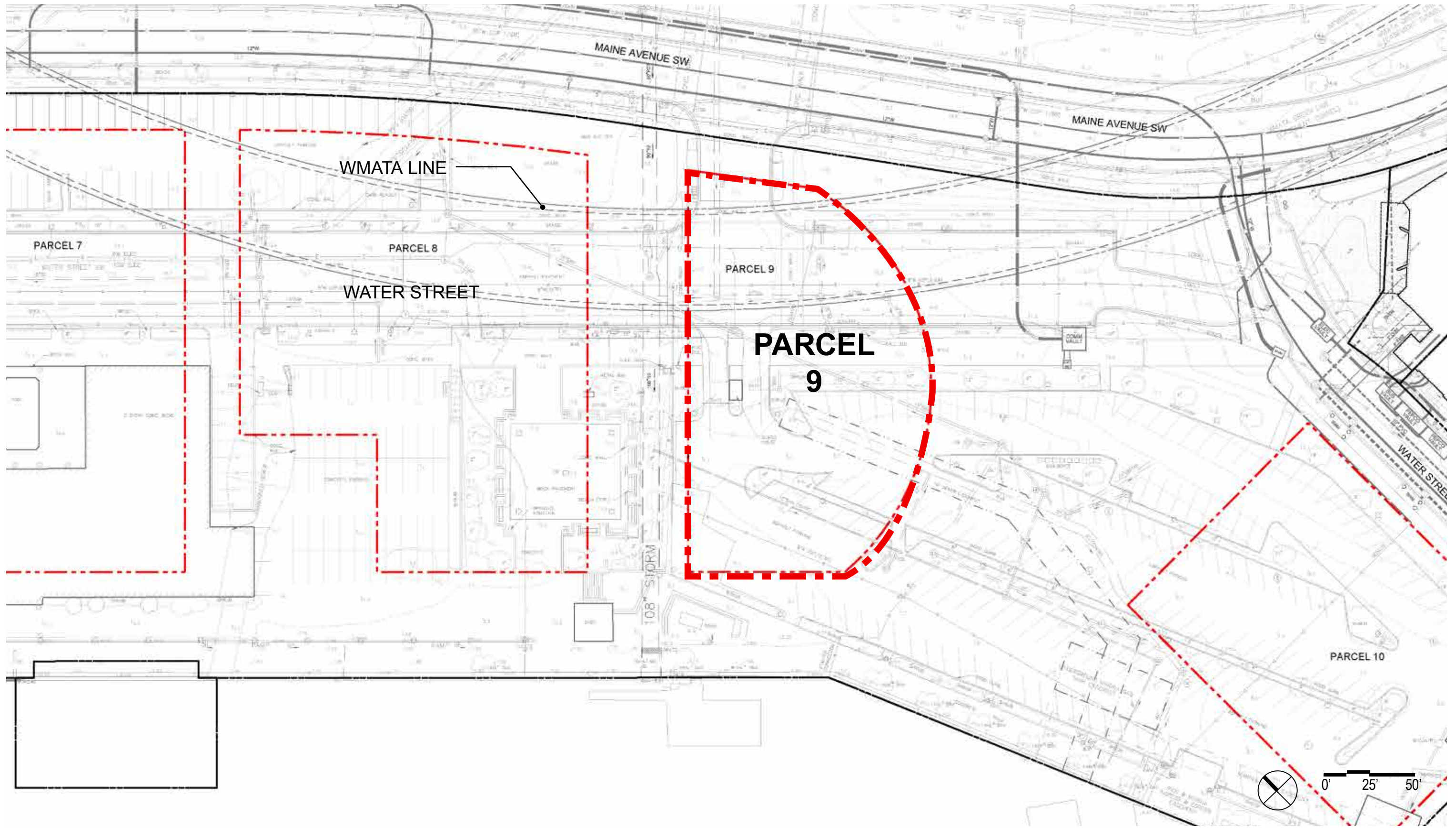
2

PARCEL 9

DISTRICT
WHARF

HOFFMAN-MADISON WATERFRONT

	DCMR Title Section 11	Parcel 9	
		Zoning Allowable / Required	Phase 2 Provided
Lot Occupancy:	772.1		100%
Uses:	740.8		Residential, Retail
Parcel Area:			24,704
Floor Area Ratio (FAR):	2405.2		
Building Area (Gross Floor Area)			227,962
Dwelling Units			82
Keys			
Building Height:	2405.1	130 Feet	130 Feet
Penthouse Height:	770.6	20 Feet	20 Feet
Parking Spaces			38
Retail	2101.01	17	
Cultural	2101.01		
Residential (Multiple Dwelling)	2101.01	21	
Hotel	2101.02		
Office	2101.01		
Hotel	2101.01		
Bicycle Parking	2119.2		2
Loading:			
30' Deep Berths	2201.1	2	2
55' Deep Berths	2201.1	0	0
Platform - 100 Sq. Ft.	2201.1	2	2
Platform - 200 Ft. Sq.	2201.1	0	0
Delivery Space	2201.1	1	1





2.2

Parcel 9: Aerial View from Maine Avenue
STAGE TWO PUD SETDOWN SUBMISSION | APRIL 26, 2017

DISTRICT
WHARF





2.4

Parcel 9: Perspective View from M Street
STAGE TWO PUD SETDOWN SUBMISSION | APRIL 26, 2017

DISTRICT
WHARF

