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# W A T E R F R O N T

S O U T H W E S T , W A S H I N G T O N , D C

## A P L A N N E D U N I T D E V E L O P M E N T

STAGE TWO PUD APPLICATION  
SUPPLEMENTAL PREHEARING SUBMISSION  
ZONING COMMISSION CASE NO. 02-38A

MAY 18, 2007

- OWNER  
WATERFRONT ASSOCIATES LLC
- DEVELOPER  
FOREST CITY WASHINGTON & VORNADO / CHARLES E. SMITH
- LAND USE COUNSEL  
HOLLAND & KNIGHT LLP
- ARCHITECT  
SHALOM BARANES ASSOCIATES, PC
- LANDSCAPE ARCHITECT  
OCULUS
- TRAFFIC CONSULTANT  
GOROVE SLADE & ASSOCIATES
- CIVIL ENGINEER  
A. MORTON THOMAS & ASSOCIATES, INC



ZONING COMMISSION  
District of Columbia  
CASE NO. 02-38A  
EXHIBIT NO. 26A1  
ZONING COMMISSION  
District of Columbia  
CASE NO. 02-38A  
EXHIBIT NO. 26A1

**DRAWING INDEX:**

**FILING REQUIREMENT:**

No.	Title:	DCMR 11, Section:	No.	Title:	DCMR 11, Section:	No.	Title:	DCMR 11, Section:
---	Cover Sheet	----						
<b>1.0</b>	<b>DIAGRAMS &amp; DEVELOPMENTAL DATA:</b>		<b>6.0</b>	<b>BUILDING PLANS:</b>		7.8	East Plaza Detail Plan and Section	2406.12 (d)
1.1	Drawing Index and Aerial Photo	2406.12 (g)	6.1	Level 1 Plan	2406.12 (c) (e)	7.9	West Courtyard and West Private Drive	2406.12 (d)
1.2	Development Data and Zoning Diagram	2406.12 (b)	6.2	Level 2 Plan	2406.12 (e)	7.10	East Courtyard	2406.12 (d)
1.3	Context Aerial Photograph - View from Southeast	2406.12 (g)	6.3	Level 3 Plan	2406.12 (c) (e)	7.11	Landscape Elements - Paving	2406.12 (d)
1.4	Aerial Rendering	2406.12 (g)	6.4	Typical Lower Floor Plan	2406.12 (e)	7.12	Landscape Elements - Planting	2406.12 (d)
1.5	Site Plan Rendering	2406.12 (g)	6.5	Typical Upper Floor Plan	2406.12 (e)	7.13	Landscape Elements - Furnishings	2406.12 (d)
1.6	Fourth Street Rendering	2406.12 (g)	6.6	Roof Plan	2406.12 (e)			
1.7	East Plaza Rendering	2406.12 (g)	6.7	B1 Level Plan	2406.12 (e) (f)			
1.8	Extent of Stage 2 PUD Submission	2406.12 (g)	6.8	B2 Level Plan	2406.12 (e) (f)			
1.9	Stage 1 PUD Modification - Building Height, Area & Use Diagram	2406.12 (g)	<b>7.0</b>	<b>LANDSCAPE:</b>		<b>8.0</b>	<b>SITE:</b>	
1.10	Stage 2 PUD - Building Height, Area & Use Diagram	2406.12 (c)	7.1	Illustrative Landscape Plan	2406.12 (d)	8.1	Site Survey (1 of 2)	2406.12 (d)
1.11	Stage 2 PUD - Interim Site Plan Option	2406.12 (g)	7.2	Annotated Landscape Plan	2406.12 (d)	8.2	Site Survey (2 of 2)	2406.12 (d)
1.12	Interim Use Diagram	2406.12 (g)	7.3	Interim Landscape Plan	2406.12 (d)	8.3	Grading Plan	2406.12 (d)
1.13	Circulation Plan	2406.12 (f)	7.4	Fourth Street Streetscape Detail Plan and Section	2406.12 (d)	8.4	Utility Plan: Water and Sewer	2406.12 (d)
1.14	Fourth Street Right-of-Way Diagram	2406.12 (g)	7.5	Metro Plaza Plan	2406.12 (d)	8.5	Stormwater Management Calculations	2406.12 (d)
1.15	Penthouse Plan Diagram	2406.12 (g)	7.6	Metro Plaza Detail Plan and Section	2406.12 (d)	8.6	Sediment & Erosion Control Plan	2406.12 (d)
1.16	West Residential Tower Mechanical Penthouse Plan	2406.12 (g)	7.7	East and West Plaza Plan	2406.12 (d)	8.7	Sediment & Erosion Details	2406.12 (d)
1.17	West 4th Street Building Mechanical Penthouse Plan	2406.12 (g)				8.8	Truck Maneuvering Diagrams	2406.12 (f)
1.18	Green Roof Diagram	2406.12 (g)				8.9	Truck Maneuvering Diagrams	2406.12 (f)
						8.10	Truck Maneuvering Diagrams	2406.12 (f)
<b>2.0</b>	<b>IMAGES:</b>							
2.1	Perspective View - 4th Street Northeast	2406.12 (g)						
2.2	Perspective View - 4th Street Northwest	2406.12 (g)						
2.3	Perspective View - 4th Street South	2406.12 (g)						
2.4	Perspective View - 4th Street North	2406.12 (g)						
2.5	Perspective View - East Plaza Towards West Residential Tower	2406.12 (g)						
2.6	Office Building Terra Cotta Facade Type	2406.12 (g)						
2.7	Office Building Metal/Glass Facade Type	2406.12 (g)						
2.8	Perspective View - West Residential Tower from Southeast	2406.12 (g)						
2.9	Residential Tower Metal/Glass Facade Type	2406.12 (g)						
2.10	Ground Floor Facade: Type 5 - Retail Bay	2406.12 (g)						
2.11	Ground Floor Facade: Type 6 - Office Lobby	2406.12 (g)						
2.12	Ground Floor Facade: Type 7 - Mid-Block Retail	2406.12 (g)						
2.13	Ground Floor Facade: Type 8 - Prime Corner Retail	2406.12 (g)						
2.14	Ground Floor Facade: Type 9 - Grocery/Market Facade	2406.12 (g)						
<b>3.0</b>	<b>MODEL PHOTOGRAPHS:</b>							
3.1	Model Photograph - View from Southeast	2406.12 (g)						
3.2	Model Photograph - View from Northeast	2406.12 (g)						
3.3	Model Photograph - View from Southwest	2406.12 (g)						
3.4	Model Photograph - View from Northwest	2406.12 (g)						
3.5	Model Photograph - View from South	2406.12 (g)						
<b>4.0</b>	<b>BUILDING ELEVATIONS:</b>							
4.1	Elevation - West 4th Street Office Building	2406.12 (e)						
4.2	Elevation - West 4th Street Office Building	2406.12 (e)						
4.3	Elevations - West 4th Street Office Building & West Residential Tower	2406.12 (e)						
4.4	Elevations - West 4th Street Office Building & West Residential Tower	2406.12 (e)						
4.5	Elevation - West Residential Tower	2406.12 (e)						
4.6	Elevation - West Residential Tower	2406.12 (e)						
4.7	Elevation - East 4th Street Office Building	2406.12 (e)						
4.8	Elevation - East 4th Street Office Building	2406.12 (e)						
4.9	Elevations - East 4th Street Office Building & East Residential Tower	2406.12 (e)						
4.10	Elevations - East 4th Street Office Building & East Residential Tower	2406.12 (e)						
4.11	Elevation - East Residential Tower	2406.12 (e)						
4.12	Elevation - East Residential Tower	2406.12 (e)						
<b>5.0</b>	<b>BUILDING SECTIONS:</b>							
5.1	Transverse Section, West 4th Street Office Building & West Residential Tower	2406.12 (e)						
5.2	Transverse Section, East 4th Street Office Building & East Residential Tower	2406.12 (e)						
5.3	Longitudinal Section, West 4th Street Office Building	2406.12 (e)						
5.4	Longitudinal Section, East 4th Street Office Building	2406.12 (e)						
5.5	Longitudinal Section, West Residential Tower	2406.12 (e)						



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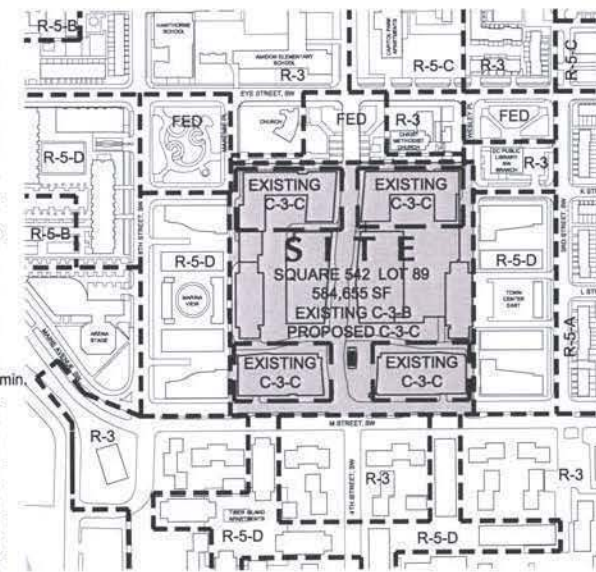
# ZONING TABULATION

**ZONING DISTRICT:** C-3-C  
**SITE AREA:** 584,655 sf  
**REAR YARD:** 2.5 in/ft = 28.02 ft min.  
**SIDE YARD:** EAST: None Provided<sup>1</sup>  
 WEST: 22.71 ft

	STAGE 1 PUD MODIFICATION: Total Proposed Site Development	STAGE 2 PUD SUBMISSION:					TOTAL
		WEST 4TH ST BLDG (COMMERCIAL)	EAST 4TH ST BLDG (COMMERCIAL)	GROCERY (COMMERCIAL)	WEST TOWER (RESIDENTIAL)	EAST TOWER (RESIDENTIAL)	
<b>FAR:</b>	RESIDENTIAL = 2.11 COMMERCIAL = 2.22 TOTAL = 4.33	0.50	0.47	0.09	0.38	0.37	0.75 0.76 1.51
<b>GROSS FLOOR AREA:</b>	RESIDENTIAL = 1,229,605 sf COMMERCIAL = 1,296,895 sf TOTAL = 2,526,500 sf	291,570 sf	273,330 sf	55,000 sf	219,600 sf	218,400 sf	438,000 sf 619,900 sf 1,057,900 sf
<b>HEIGHT:</b>	EXISTING MAXIMUM = 130 ft <sup>1</sup> PROPOSED RESIDENTIAL = 114 ft PROPOSED OFFICE = 94 ft-114 ft	94 ft	94 ft	25 ft	130 ft <sup>1</sup> EXISTING	130 ft <sup>1</sup> EXISTING	
<b>STORIES:</b>	EXISTING MAXIMUM = 12 PROPOSED RESIDENTIAL = 12 PROPOSED OFFICE = 8-10	08	08	01	12 EXISTING	12 EXISTING	
<b>LOT OCCUPANCY:</b>	58% <sup>3</sup>	7%	8%	7%	4%	4%	30%
<b>RESIDENTIAL RECREATION SPACE:</b>	5.6% PROPOSED (exterior) = 70,000 sf Plus additional Interior Space				ext = 1.7%/21,800 SF int = +5,000 SF total = 26,800 SF	ext = 2.3%/27,700 SF int = 0 SF total = 27,700 SF	ext = 4%/49,500 SF int = +5,000 SF total = 54,500 SF
<b>PENTHOUSE HEIGHT:</b>	18.5 ft max.	18.5 ft max.	18.5 ft max.	18.5 ft max.	18.5 ft max.	18.5 ft max.	18.5 ft max.
<b>PENTHOUSE AREA:</b>	0.37 FAR max.	0.05 FAR max.	0.04 FAR max.	0.01 FAR max.	0.03 FAR max.	0.03 FAR max.	0.16 FAR max.
<b>PARKING</b> <sup>4A,D,E</sup> : OFFICE <sup>4B</sup> :	Over 2,000 sf, 1 per 1,800 sf = 650	Over 2,000 sf, 1 per 1,800 sf = 155	Over 2,000 sf, 1 per 1,800 sf = 150				total office = 305
RETAIL <sup>4B</sup> :	Over 3,000 sf, 1 per 750 sf = 96	Over 3,000 sf, 1 per 750 sf = 20	Over 3,000 sf, 1 per 750 sf = 10	Over 3,000 sf, 1 per 750 sf = 75			total retail = 105
RESIDENTIAL <sup>4C</sup> :	1 for each 4 dwelling units = 310 total spaces = 1,056	subtotal = 175	subtotal = 160		1 for each 4 dwelling units = 50	1 for each 4 dwelling units = 45	total res. = 95 total spaces = 505 min.
<b>LOADING</b> <sup>5</sup> :	OFFICE: 3 @ 30 ft 1 @ 20 ft	2 @ 30 ft 1 @ 20 ft	2 @ 30 ft 1 @ 20 ft				4 @ 30 ft 2 @ 20 ft
RETAIL:	2 @ 55 ft 2 @ 30 ft 2 @ 20 ft			1 @ 55 ft 1 @ 30 ft 1 @ 20 ft			1 @ 55 ft 1 @ 30 ft 1 @ 20 ft
RESIDENTIAL:	1 @ 55 ft 1 @ 20 ft				1 @ 55 ft 1 @ 20 ft	1 @ 55 ft 1 @ 20 ft	2 @ 55 ft 2 @ 20 ft

## NOTES:

- CONFORMING STRUCTURES:**  
AS A BUILDING BUILT PRIOR TO THE ADOPTION OF DC ZONING IN THE SOUTHWEST URBAN RENEWAL AREA WHICH CONFORMED TO THE HEIGHT, AREA AND BULK PROVISIONS OF THE URBAN RENEWAL PLANS, THE EXISTING BUILDING IS CONSIDERED A CONFORMING STRUCTURE. (DCMR 11, 2321.1(E))
- RETAIL GFA:**  
A MINIMUM OF 21,000 SF OF RETAIL GROSS FLOOR AREA WILL BE PROVIDED ON THE GROUND FLOOR (8' DEEP ALONG THE 4TH STREET FRONTAGES OF THE EAST & WEST 4TH ST BLDGS LESS OFFICE BUILDING LOBBY AREAS), AND THE OPTION FOR A GROCERY STORE UP TO 55,000 SF. THE REMAINING COMMERCIAL DENSITY WILL BE DEVOTED TO OFFICE USE. FLEXIBILITY TO PROVIDE ADDITIONAL RETAIL GROSS FLOOR AREA IN LIEU OF OFFICE GROSS FLOOR AREA IS REQUESTED.
- LOT OCCUPANCY:**  
FLEXIBILITY TO PROVIDE A MAXIMUM OF 63% LOT OCCUPANCY IS REQUESTED AS PART OF THE STAGE 1 PUD MODIFICATION.
- PARKING:**
  - THE NUMBER OF PROVIDED PARKING SPACES SATISFIES THE REQUIREMENTS OF DCMR 11. FLEXIBILITY TO INCREASE THE NUMBER OF PROVIDED PARKING SPACES, TO RESPOND TO MARKET CONDITIONS, IS REQUESTED.
  - AS REFERENCED IN NOTE #2 ABOVE, THE FLEXIBILITY TO PROVIDE ADDITIONAL RETAIL DENSITY IS REQUESTED, SHOULD THE DISTRIBUTION OF GROSS FLOOR AREA BETWEEN OFFICE AND RETAIL CHANGE, THE STATED RATIO OF PARKING WILL BE PROVIDED.
  - RESIDENTIAL PARKING IS BASED ON 185 DWELLING UNITS IN THE WEST TOWER AND 175 DWELLING UNITS IN THE EAST TOWER. THE FINAL DWELLING UNIT COUNT MAY VARY BY 10% PER FLEXIBILITY REQUESTED IN THE STAGE 1 PUD MODIFICATION.
  - BICYCLE PARKING SPACES SHALL BE PROVIDED IN CONFORMANCE WITH ZONING REQUIREMENTS AS OUTLINED UNDER DCMR TITLE 11, SECTION 2119.
  - PARKING TABULATIONS ARE BASED ON PROTECTED AREA REDUCTIONS FOR OFFICE AND RETAIL USES FOR A TOTAL PARKING REDUCTION OF 3,000 SF FOR THE DEVELOPMENT.
- LOADING:**  
THE NUMBER OF PROVIDED LOADING BERTHS, PLATFORMS AND SERVICE DELIVERY SPACES SATISFIES THE REQUIREMENTS OF DCMR 11.





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WASHINGTON, D. C.

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Stage 2 PUD - Supplemental Prehearing Submission

May 18, 2007

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Context Aerial Photograph - View from Southeast 1.3



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Aerial Rendering 1.4



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Site Plan Rendering 1.5



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Fourth Street Rendering 1.6



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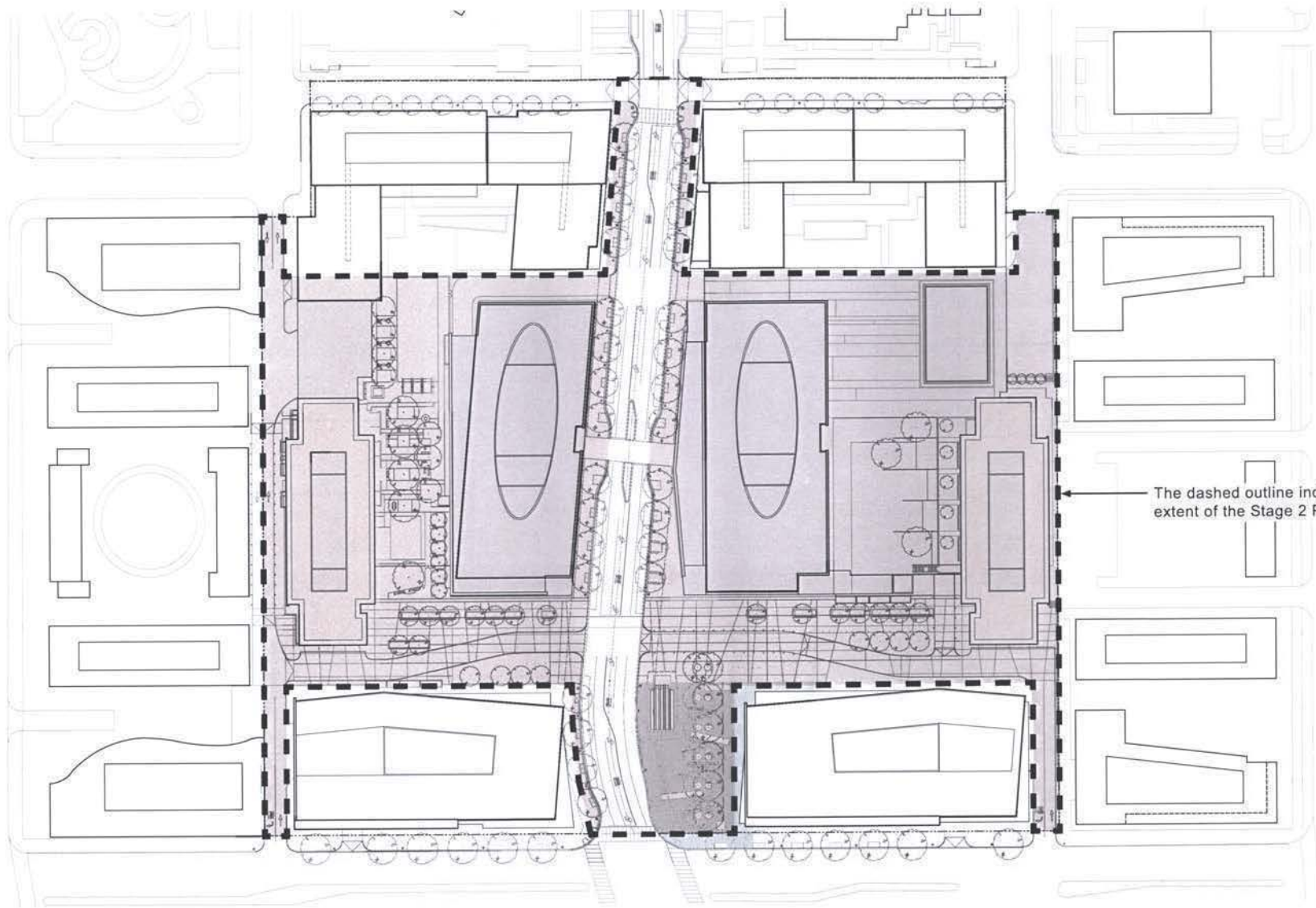
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East Plaza Rendering 1.7





The dashed outline indicates the extent of the Stage 2 PUD Submission.

**NOTE:**

The design of the building footprints are shown for illustrative purposes, conforming to the density, setback, and height limitations proposed in the drawings. Final design proposals for the buildings will be filed in subsequent Second Stage PUD applications.

Total Residential:	1,229,605 sf 2.11 FAR
Total Commercial:	1,296,895 sf 2.22 FAR
Total Development:	2,526,500 sf 4.33 FAR

**NORTHWEST BUILDING**

New Residential Building  
12 Floors Condo / 114' Bldg. Ht.  
13 Floors Rental / 114' Bldg. Ht.  
total area 406,900 sf

**NORTHEAST BUILDING**

New Residential Building  
12 Floors / 114' Bldg. Ht.  
with Courtyard over 1 Story Structure  
(with option to do 13 Floors with Courtyard at grade)  
total area 400,000 sf

**WEST 4TH STREET BUILDING**

Refer to Sheet 1.10

**EAST 4TH STREET BUILDING**

Refer to Sheet 1.10

Shared Private Drive requires mutual approval by Waterfront Associates and Marina View

**GROCERY (At-Grade)**

Refer to Sheet 1.10

**WEST TOWER**

Refer to Sheet 1.10

**EXTENT OF STAGE 2 SUBMISSION**

**EAST TOWER**

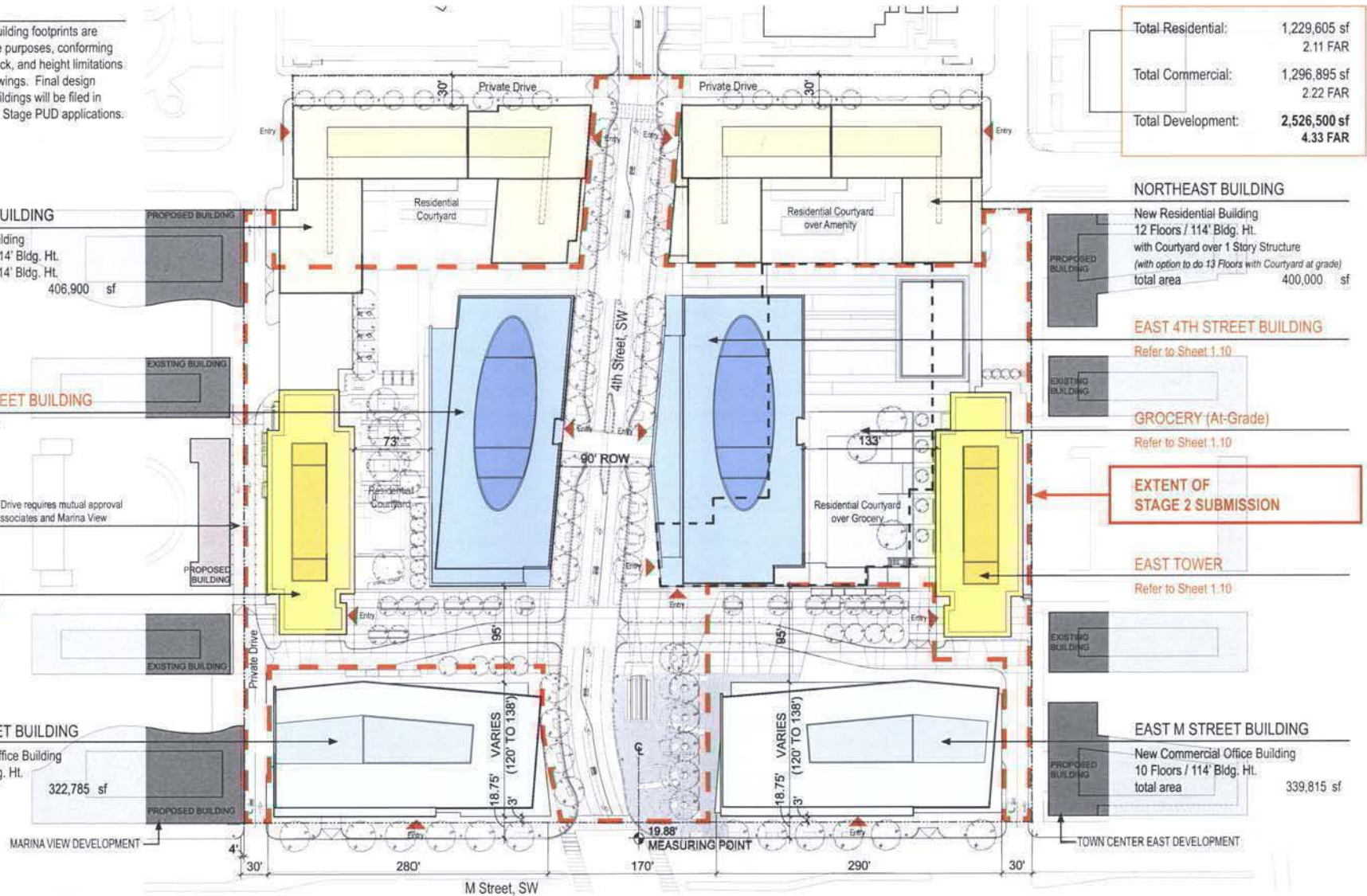
Refer to Sheet 1.10

**WEST M STREET BUILDING**

New Commercial Office Building  
10 Floors / 114' Bldg. Ht.  
total area 322,785 sf

**EAST M STREET BUILDING**

New Commercial Office Building  
10 Floors / 114' Bldg. Ht.  
total area 339,815 sf





Total Residential:	438,000 sf	0.75 FAR
Total Commercial:	619,900 sf	0.76 FAR
<b>Total Stage 2:</b>	<b>1,057,900 sf</b>	<b>1.51 FAR</b>

NORTHWEST BUILDING

WEST 4TH STREET BUILDING

New Commercial Office Building  
8 Floors / 94' Bldg. Ht.  
total area 291,570 sf

Shared Private Drive requires mutual approval  
by Waterfront Associates and Marina View

WEST TOWER

Converted Residential Building  
12 Floors / 130' Bldg. Ht.  
total area 219,600 sf

WEST M STREET BUILDING

NORTHEAST BUILDING

EAST 4TH STREET BUILDING

New Commercial Office Building  
8 Floors / 94' Bldg. Ht.  
total area 273,330 sf

GROCERY (At-Grade)

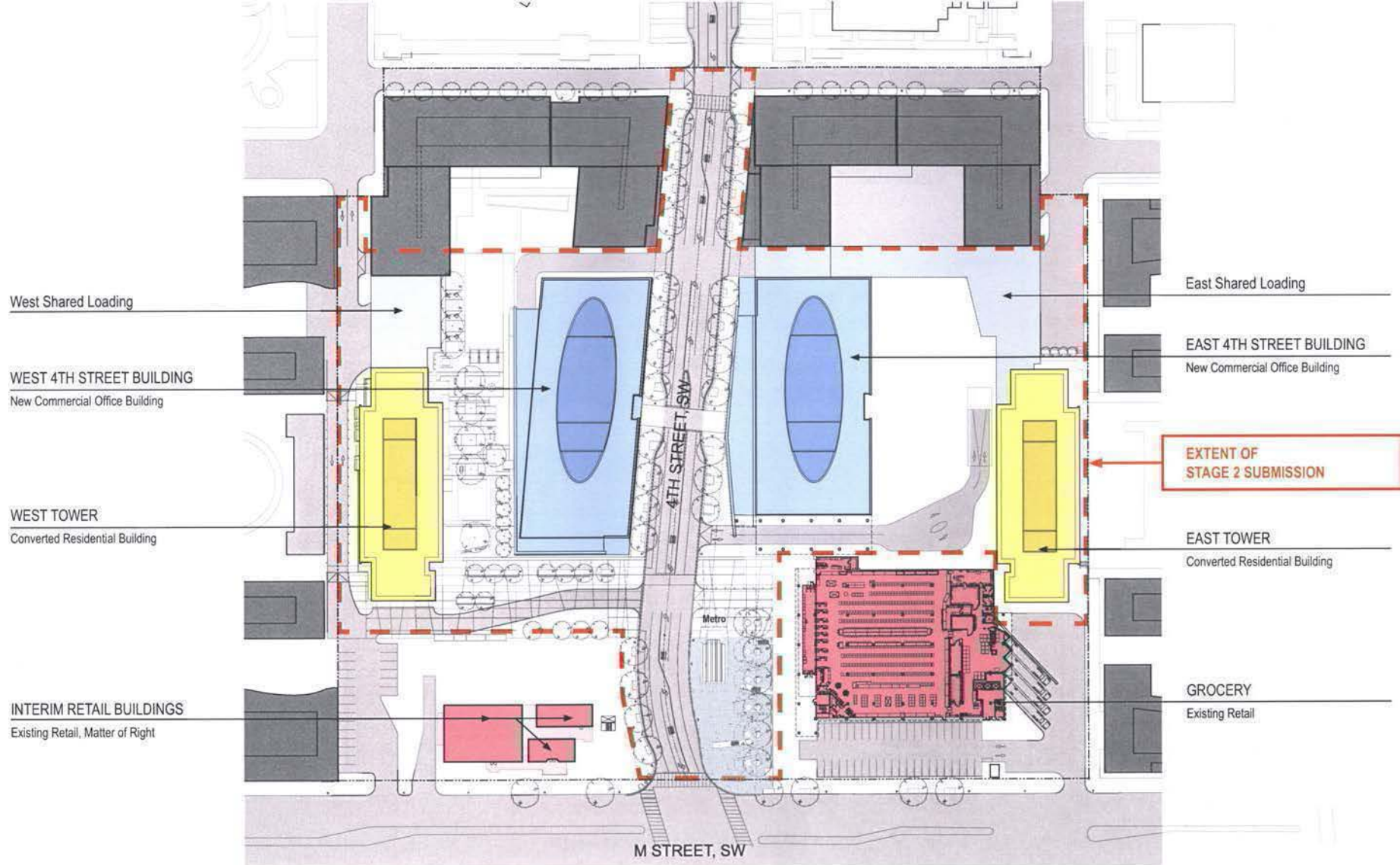
1 Floor / 25' Bldg. Ht.  
total area 55,000 sf

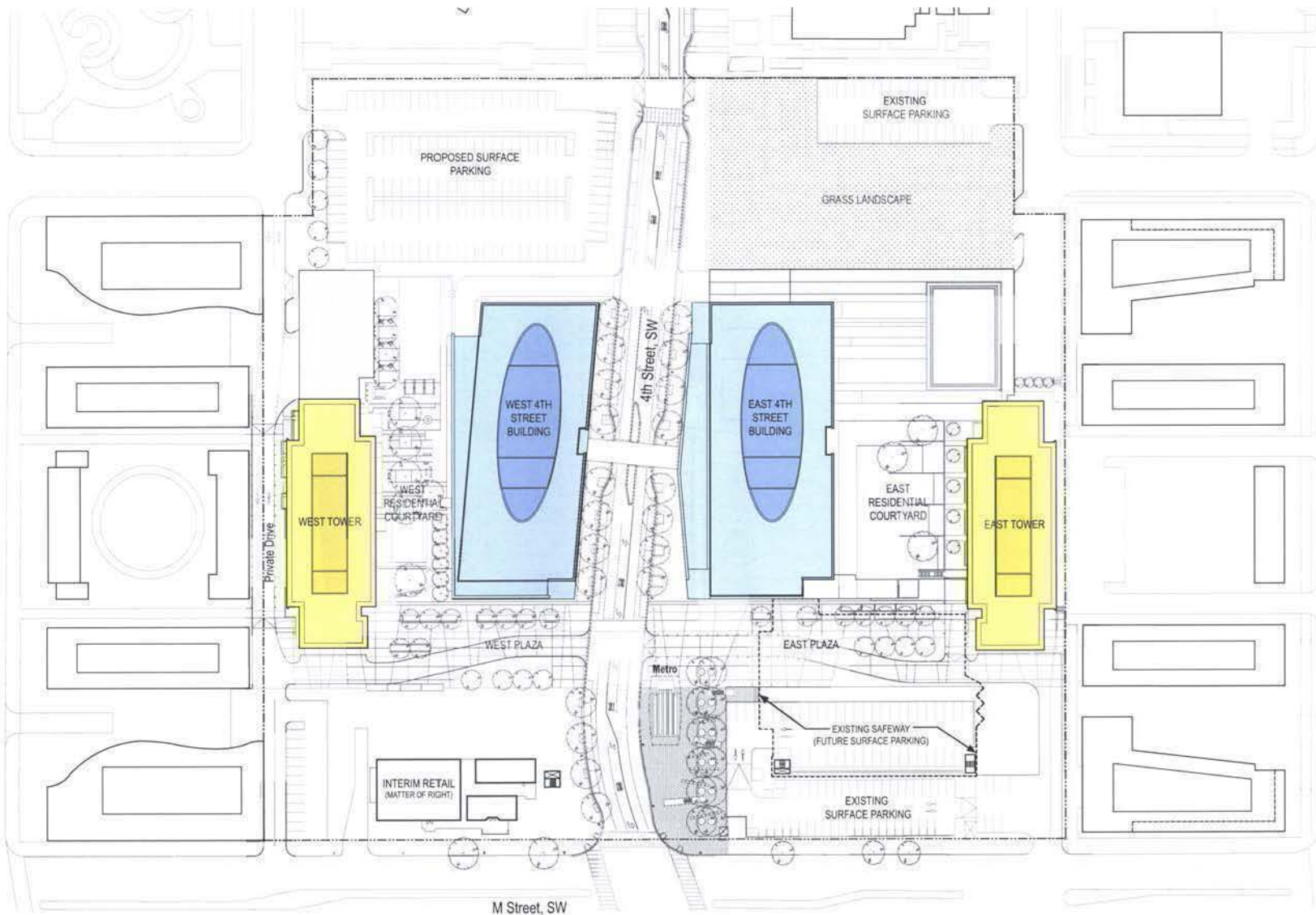
**EXTENT OF  
STAGE 2 SUBMISSION**

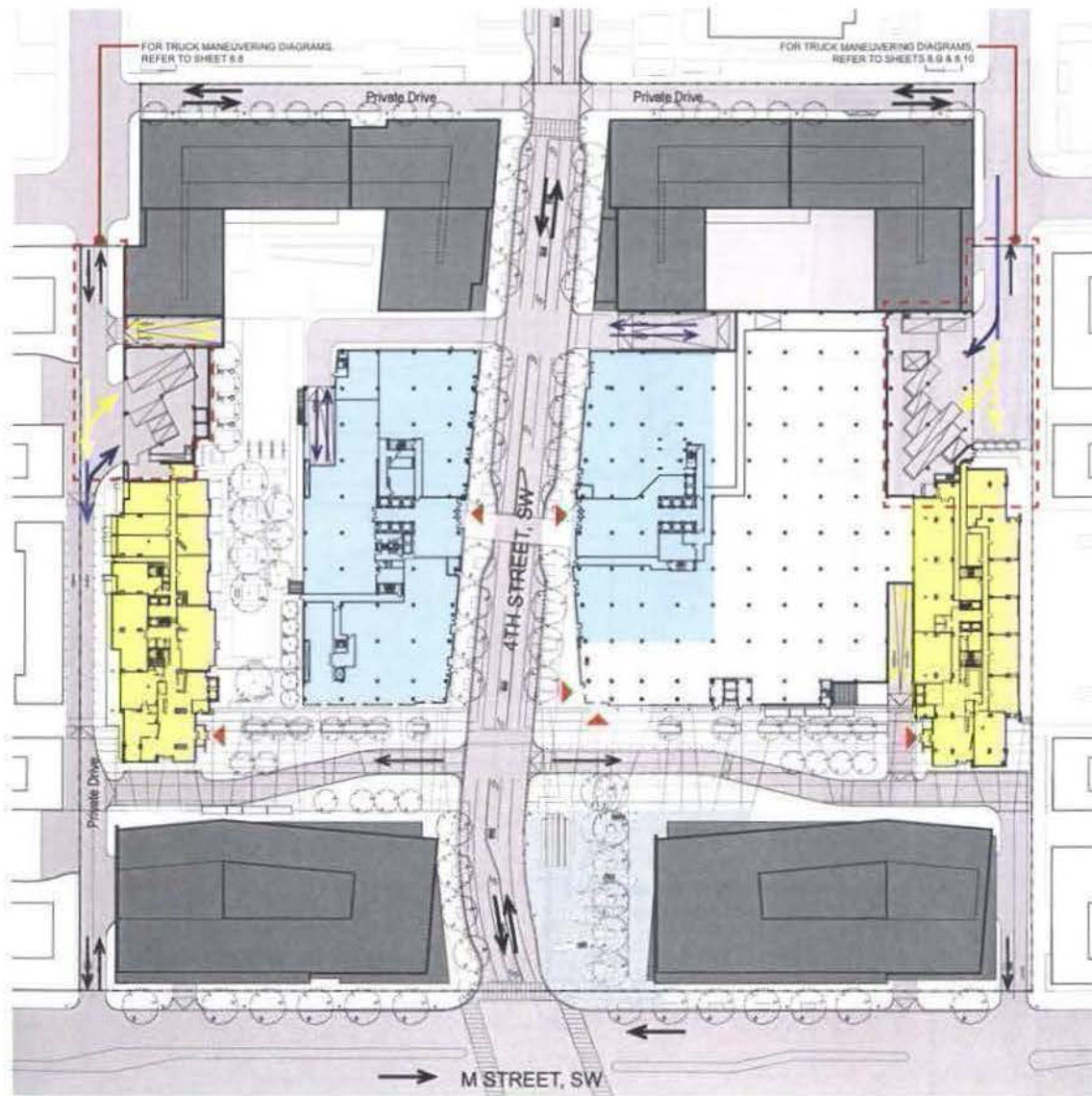
EAST TOWER

Converted Residential Building  
12 Floors / 130' Bldg. Ht.  
total area 218,400 sf

EAST M STREET BUILDING





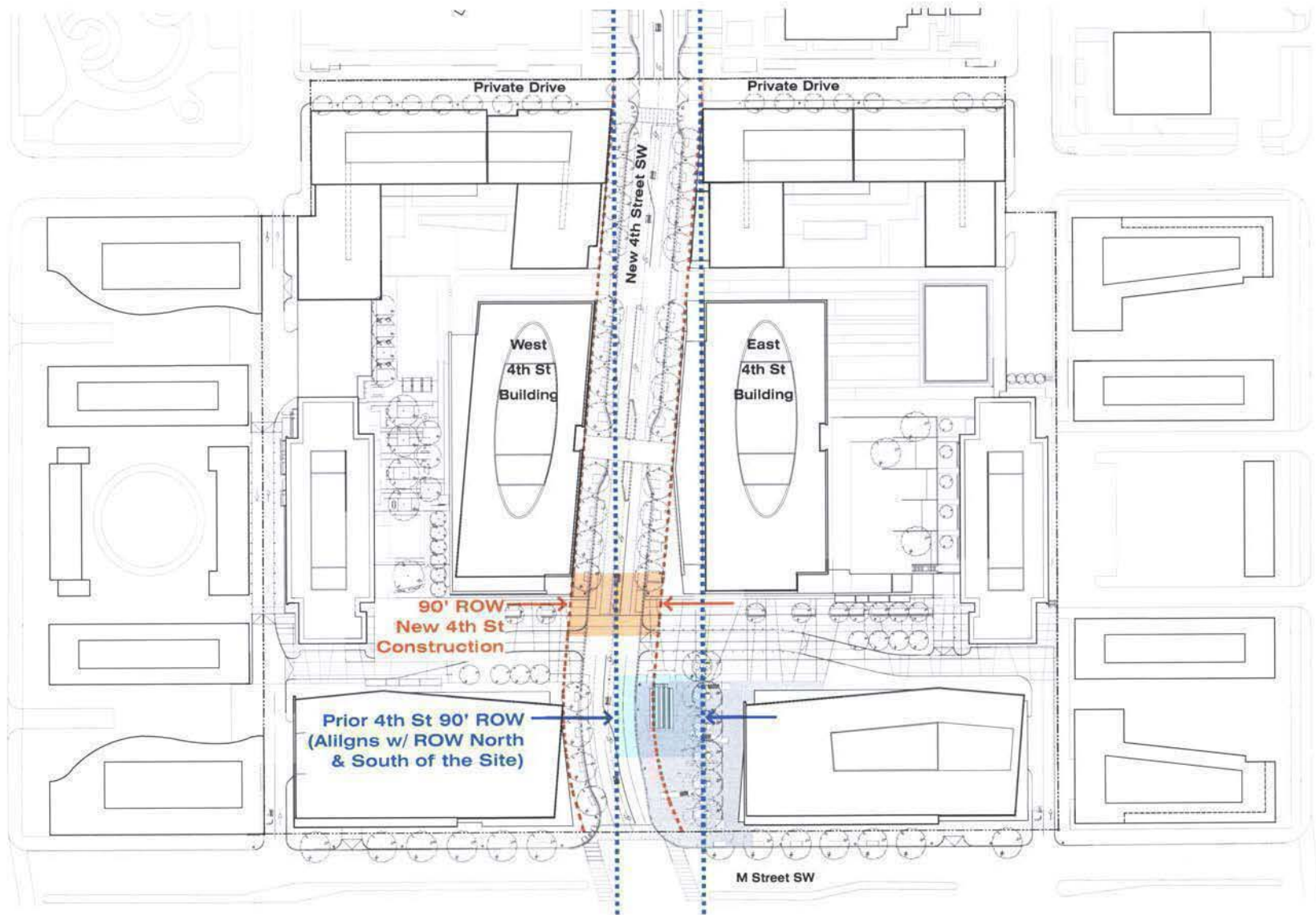


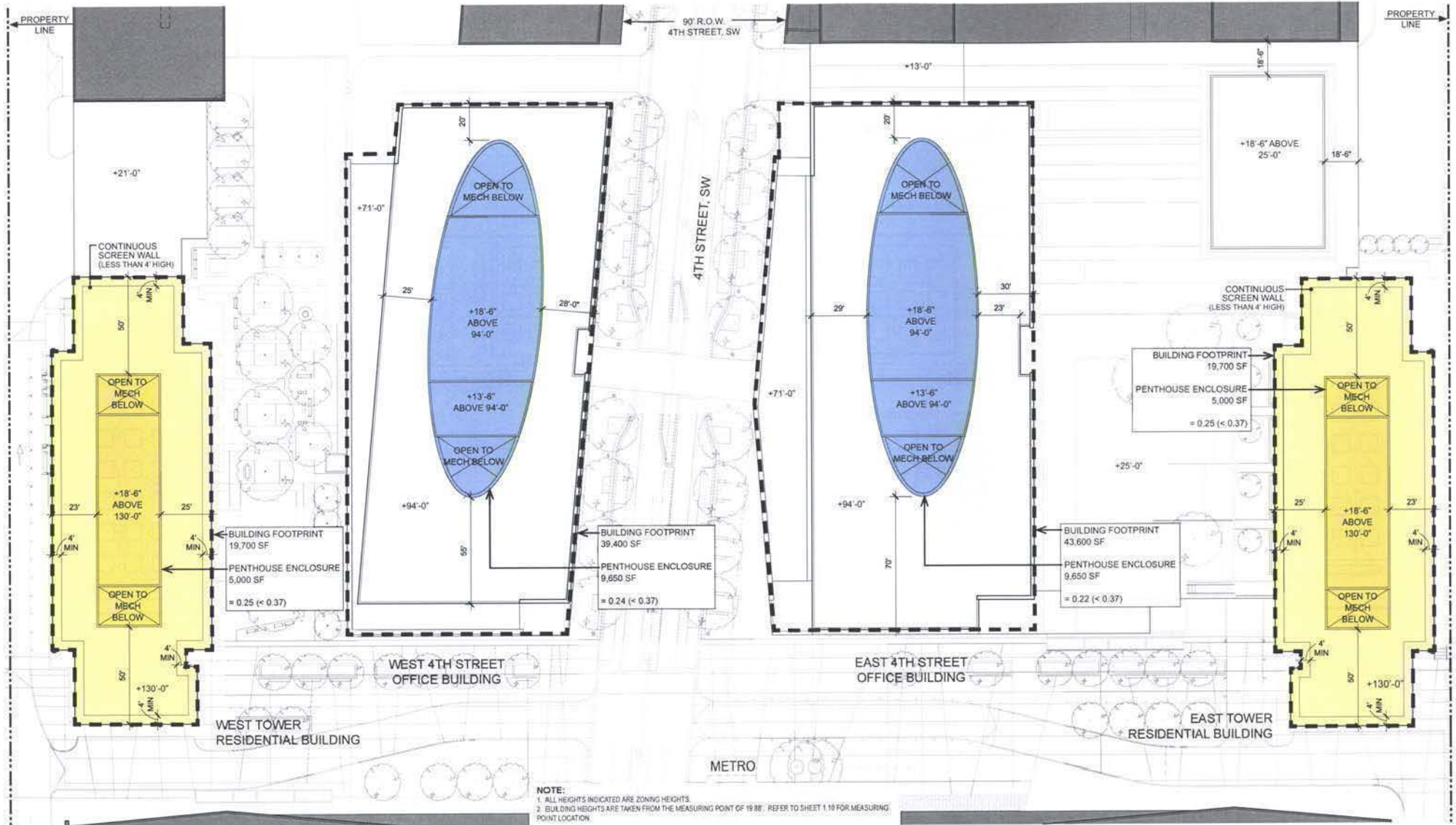
**NOTES:**

1. INTERIOR PLAN LAYOUTS ARE CONCEPTUAL AND SHOWN FOR ILLUSTRATIVE PURPOSES. THE FINAL LAYOUTS MAY VARY.
2. THE PLAN ILLUSTRATES 4TH STREET WITH A 90' RIGHT OF WAY AND A 55' ROAD BED (AS BEING DESIGNED AND COORDINATED WITH DDOT).

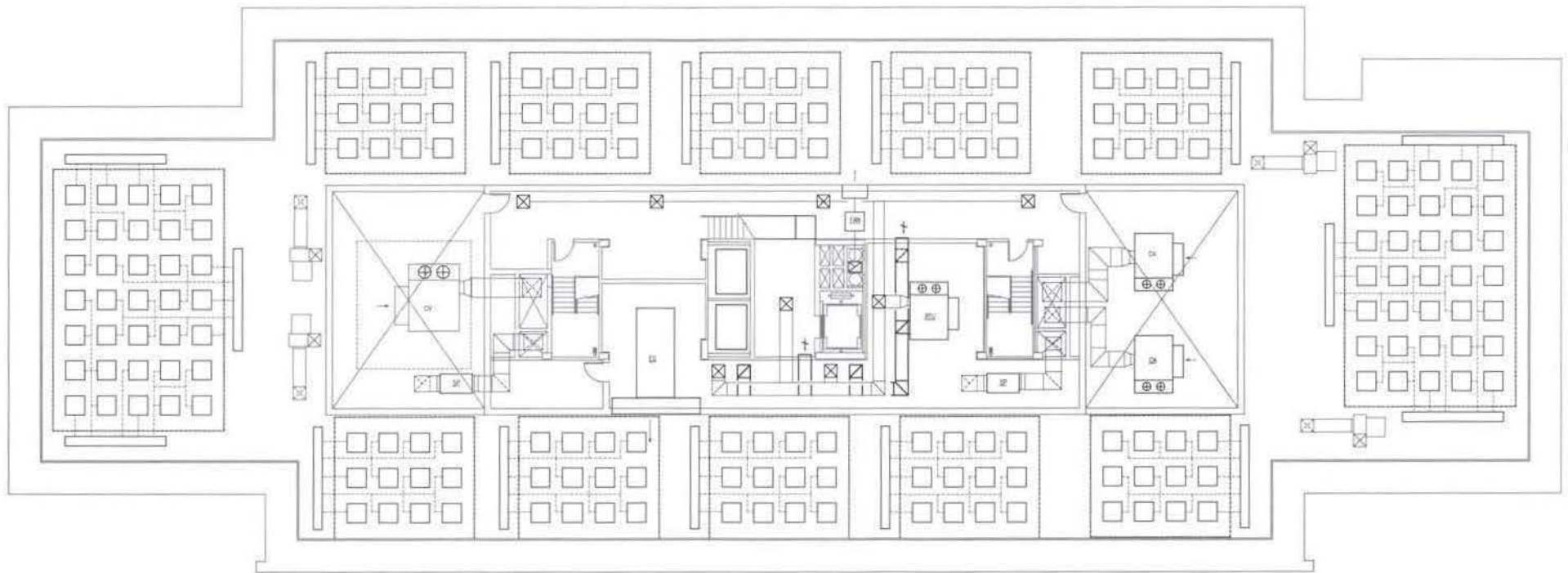
**LEGEND:**

-  Building Entrances
-  Road Circulation
-  Residential Parking / Loading Entrances
-  Commercial Parking / Loading Entrances

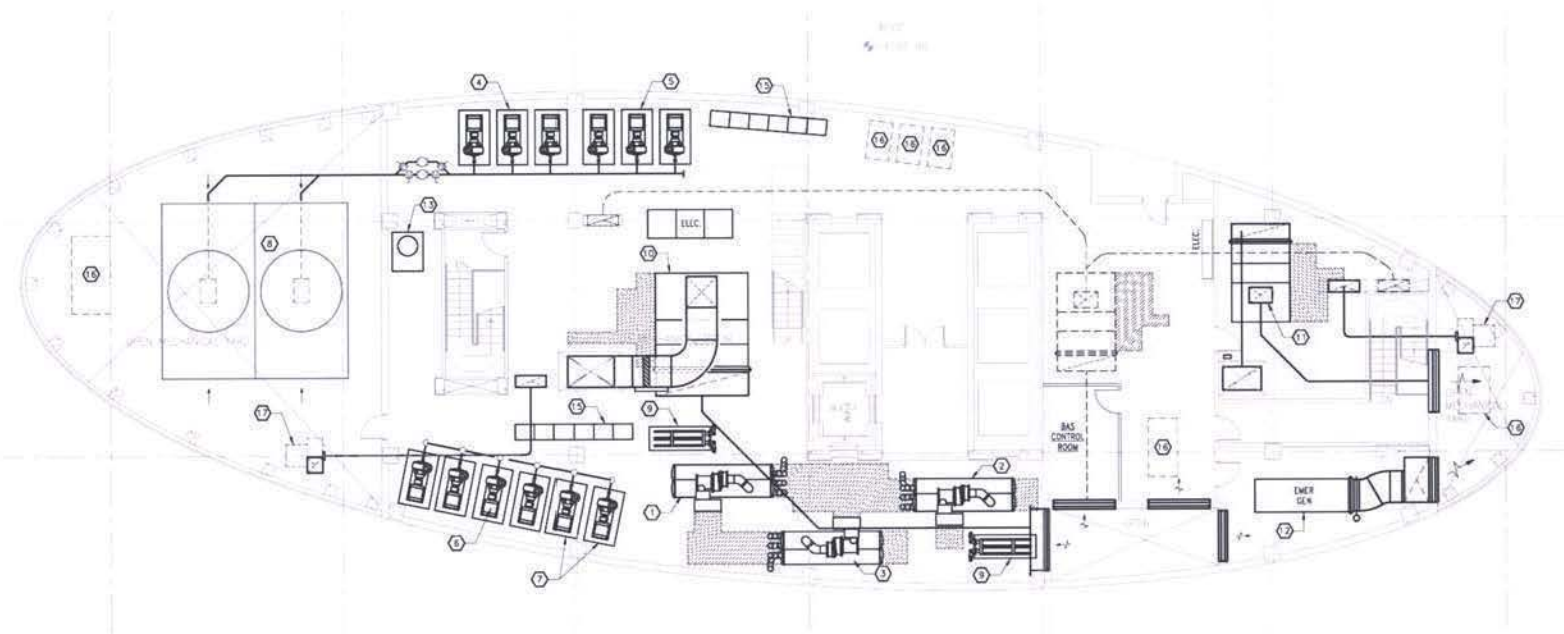




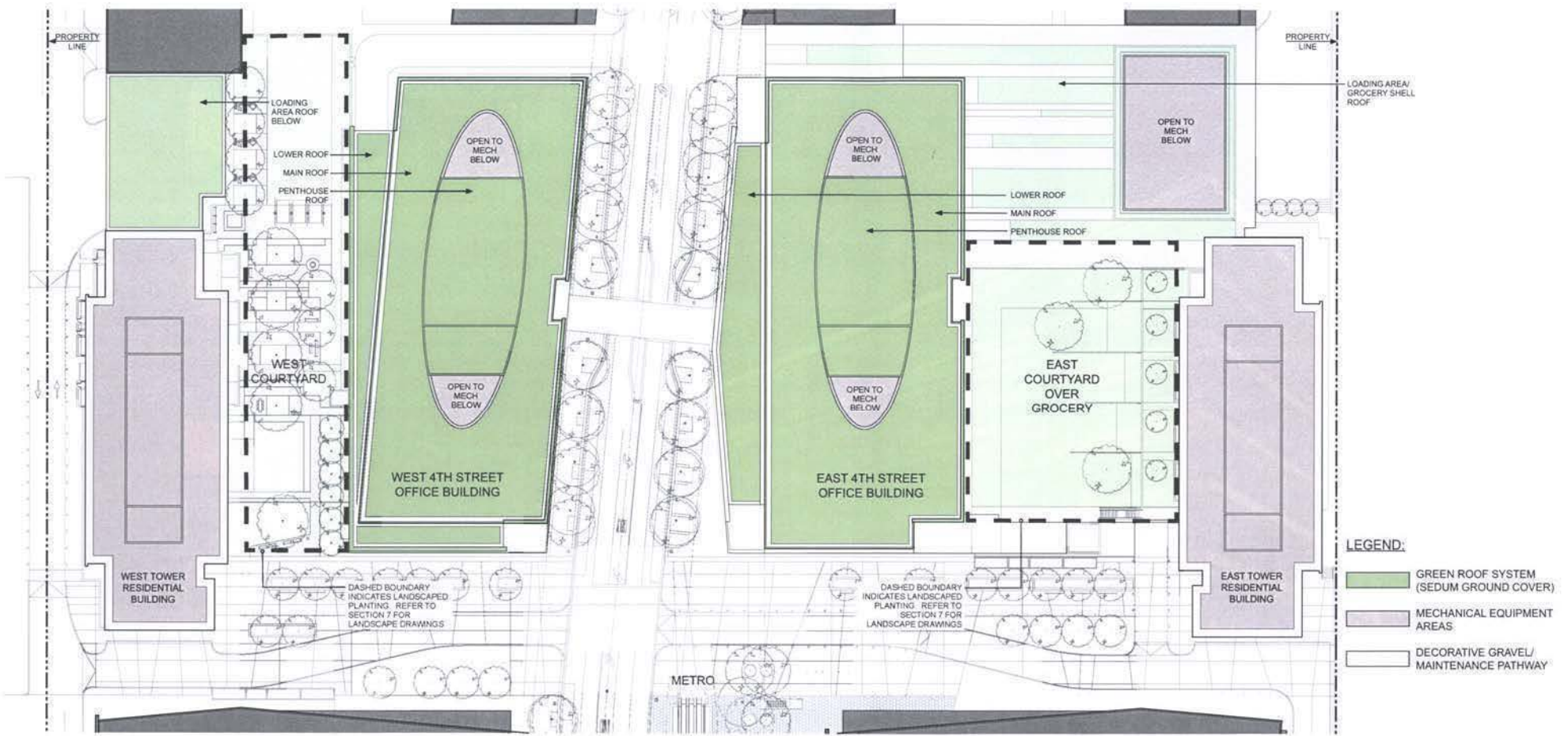




**NOTE:**  
 1. Mechanical equipment layout provided by Grand Engineering  
 2. Mechanical equipment locations are for illustrative purposes, and represent one possible layout. The final layout may vary



**NOTE:**  
 1. Mechanical equipment layout provided by GHT.  
 2. Mechanical equipment locations are for illustrative purposes, and represent one possible layout. The final layout may vary.



SEDUM GROUND COVER IMAGES

W A T E R F R O N T W A S H I N G T O N , D . C .



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Perspective View - 4th Street Northeast 2.1



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Perspective View - 4th Street Northwest 2.2



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Perspective View - 4th Street South 2 . 3



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Perspective View - 4th Street North | 2.4



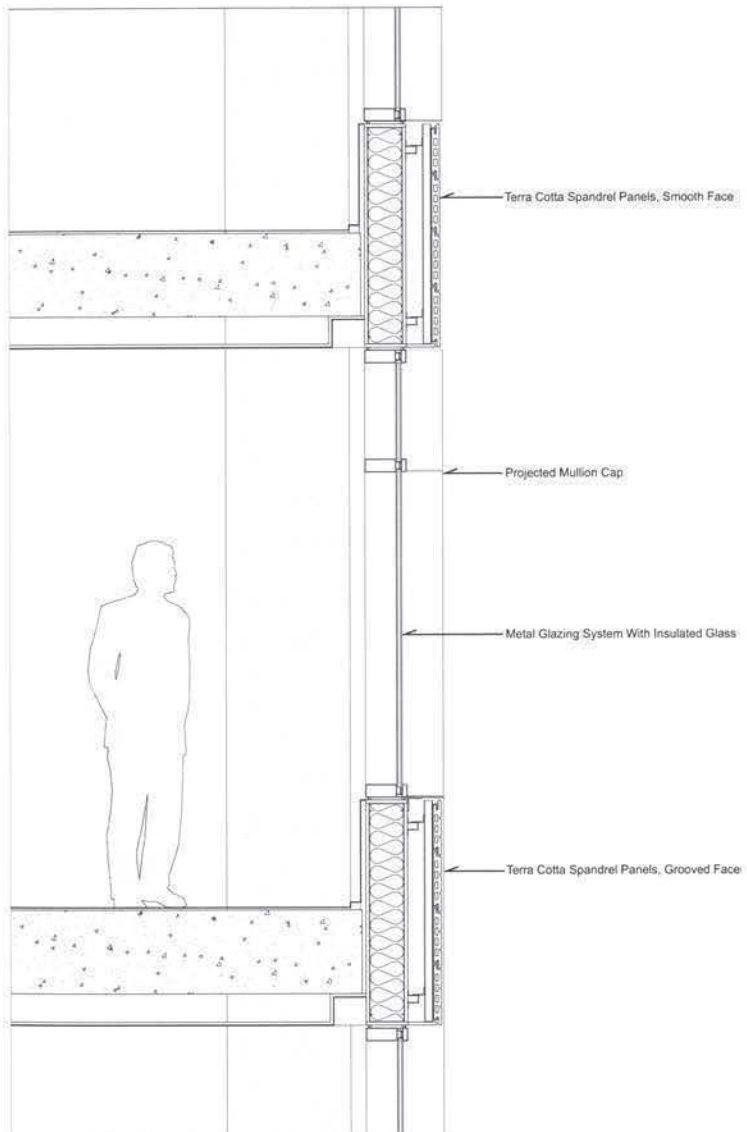
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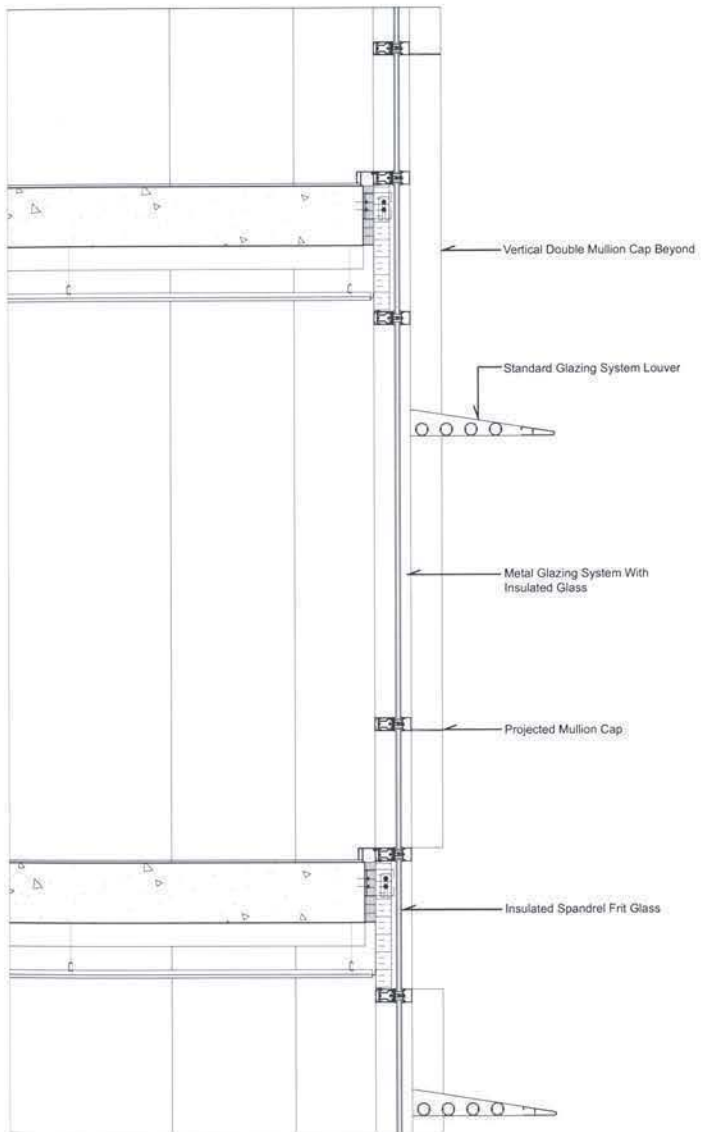
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Perspective View - East Plaza Towards West Residential Tower | 2.5







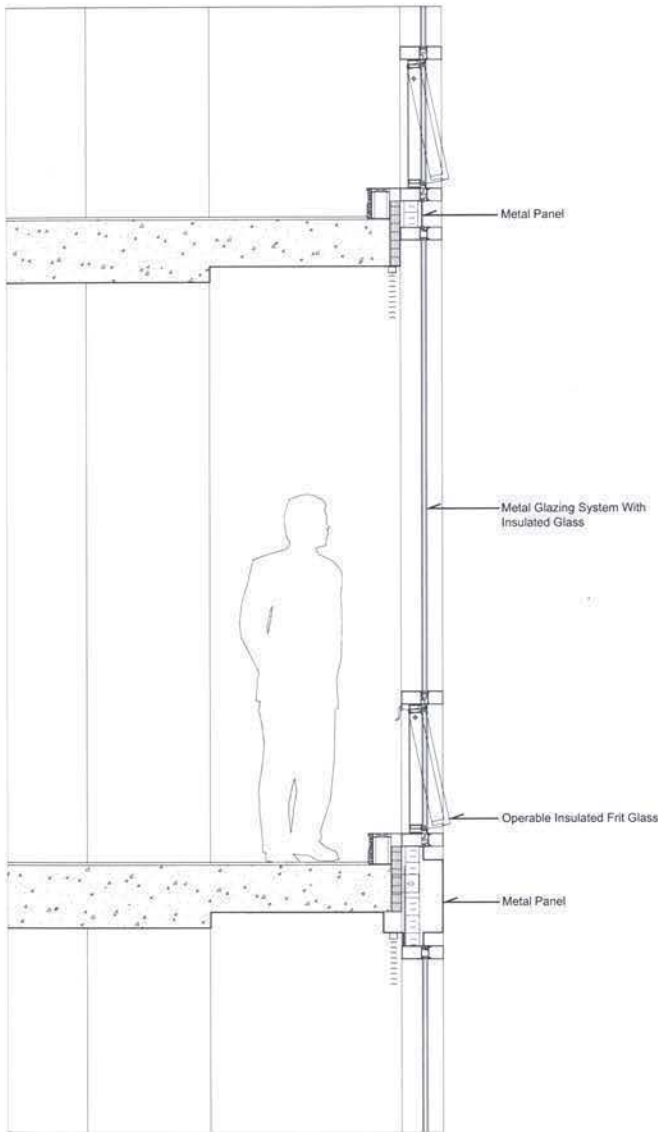


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Perspective View - West Residential Tower from Southeast | 2.8



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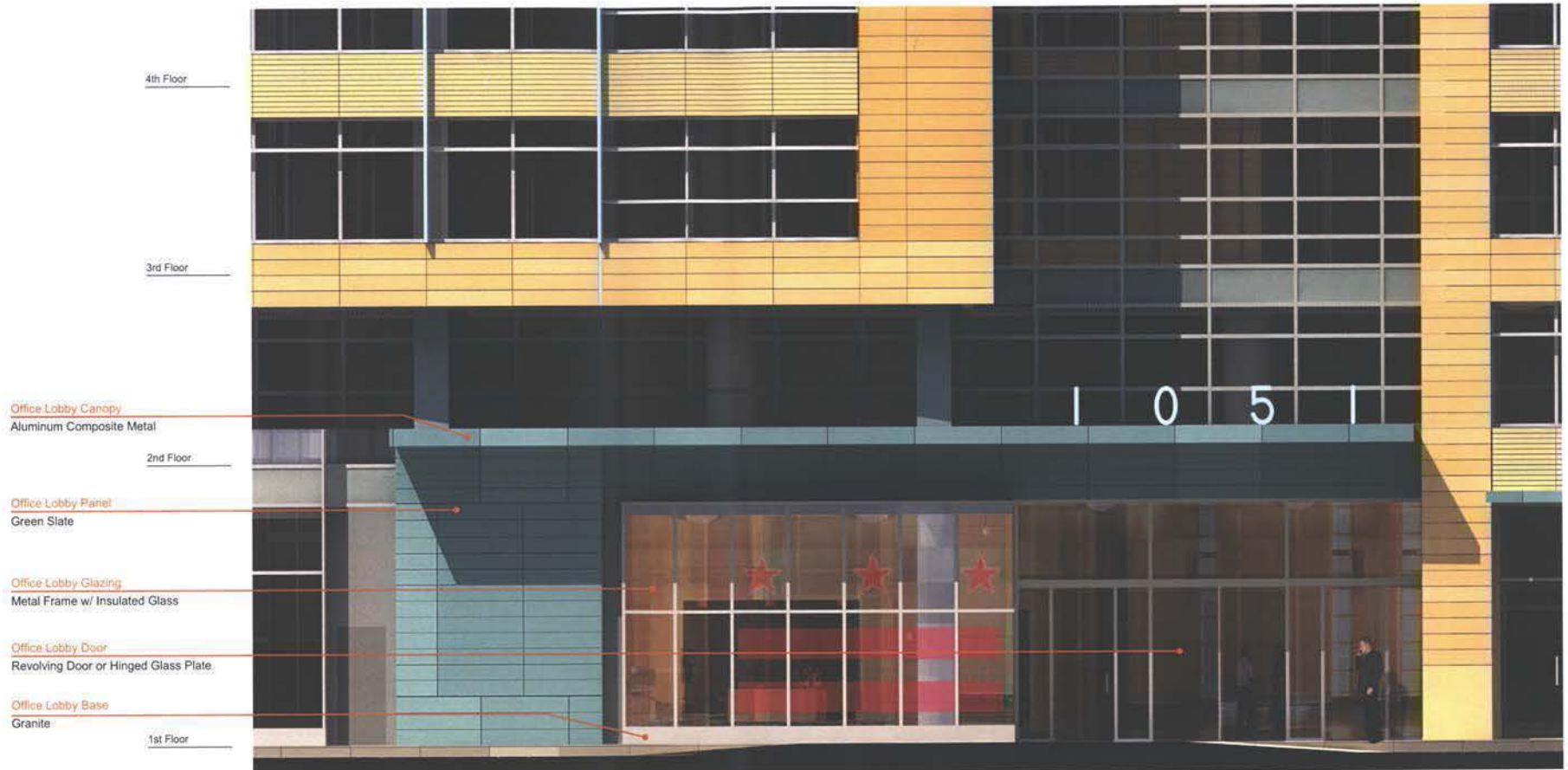
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Residential Building Metal & Glass Facade Type 2 . 9



Enlargement View - East Elevation of West 4th Street Office Building  
Refer to Sheet 4.2

Note:  
Ground floor retail bay elevations 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 tenants, approved by the building owner and change over time with each new tenant that occupies the space.



Enlargement View - East Elevation of West 4th Street Office Building  
Refer to Sheet 4.2



- 4th Floor
- 3rd Floor
- Mid-Block Retail Glazing  
Metal Frame w/ Laminated Glass
- 2nd Floor
- Mid-Block Retail Glazing  
Metal Frame w/ Fritted Spandrel Glass
- Mid-Block Retail Canopy  
Fabric / Metal Sunshade Grille or  
Aluminum Composite Metal
- Mid-Block Retail Glazing  
Metal Frame w/ Laminated Glass
- Mid-Block Retail Door  
Glazed Metal Frame or Glass Plate
- Mid-Block Retail Base  
Granite
- 1st Floor

Note:  
Ground floor retail bay elevations 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 tenants, approved by the building owner and change over time with each new tenant that occupies the space.

Enlargement View - East Elevation of West 4th Street Office Building  
Refer to Sheet 4.2

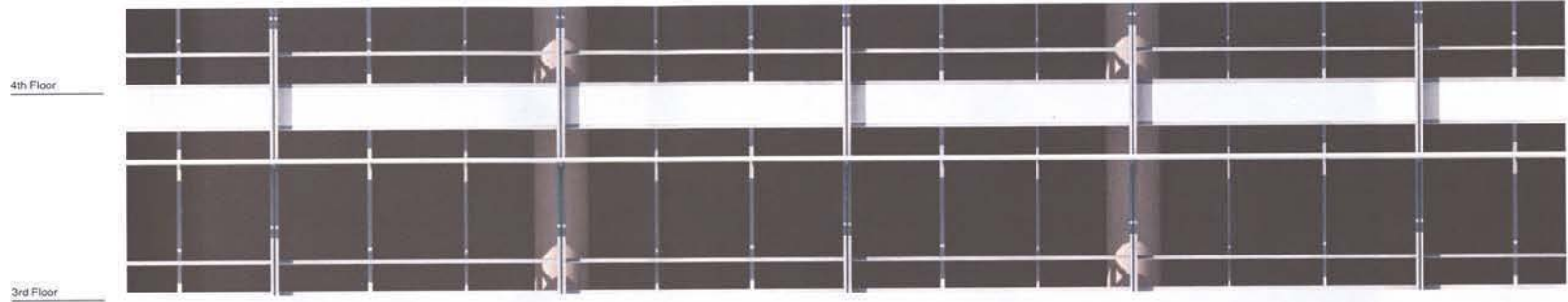


- Prime Corner Retail Canopy  
Fabric / Metal Sunshade Grille or  
Aluminum Composite Metal
- Prime Corner Retail Glazing  
Metal Frame w/ Laminated Glass
- Prime Corner Retail Door  
Glazed Metal Frame or Glass Plate
- Prime Corner Retail Base  
Granite

Note:  
Ground floor retail bay elevations 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 tenants, approved by the building owner and change over time with each new tenant that occupies the space.

Enlargement View - South Elevation of West 4th Street Office Building  
Refer to Sheet 4.4





4th Floor

3rd Floor

**Grocery Canopy**

Fabric / Metal Sunshade Grille or Aluminum Composite Metal

**Grocery Canopy Column**

Painted Steel

**Grocery Upper Glazing**

Metal Frame w/ Laminated Glass

**Grocery Horizontal Element**

Aluminum Composite Metal

**Grocery Lower Glazing**

Metal Frame w/ Laminated Glass

**Grocery Door**

Glazed Metal Frame or Glass Plate

**Grocery Base**

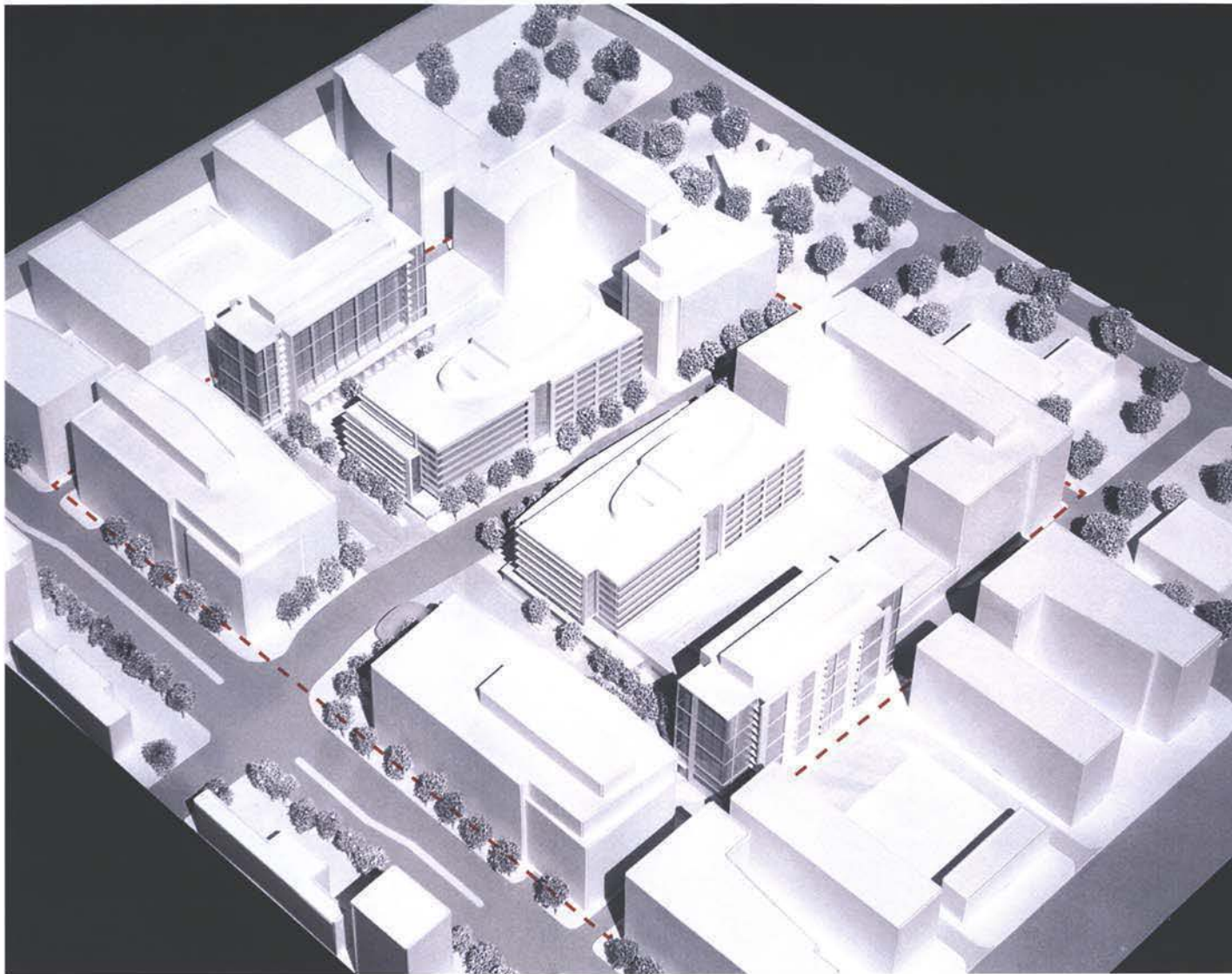
Granite

1st Floor



Enlargement View - South Elevation of East 4th Street Office Building  
Refer to Sheet 4.10

Note:  
Ground floor retail bay elevations 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 tenants, approved by the building owner and change over time with each new tenant that occupies the space.



LEGEND:  
- - - - - Property Line

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Model Photograph - View from Southeast | 3.1



LEGEND:  
- - - Property Line

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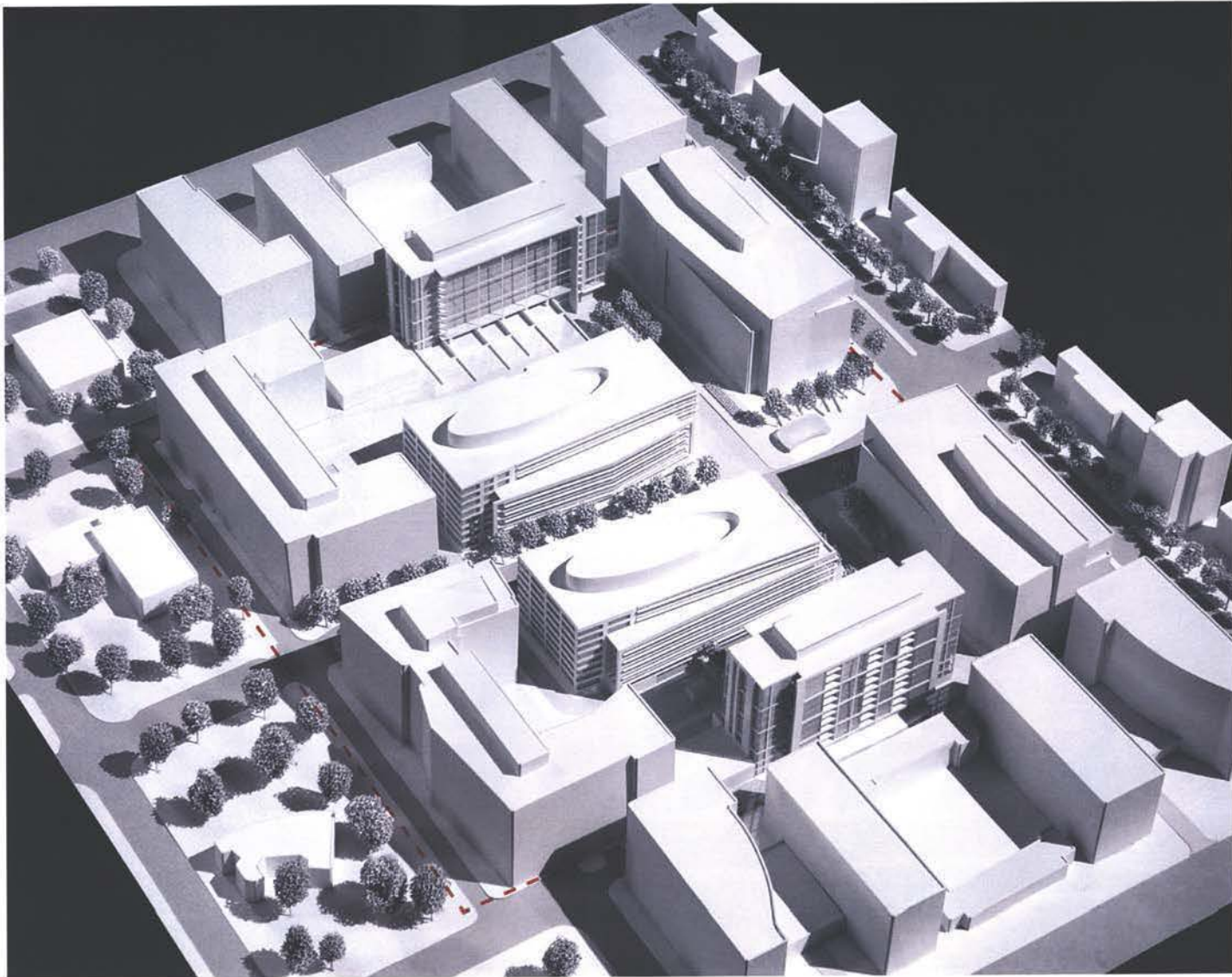
Model Photograph - View from Northeast | 3.2



LEGEND:  
- - - - - Property Line

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LEGEND:  
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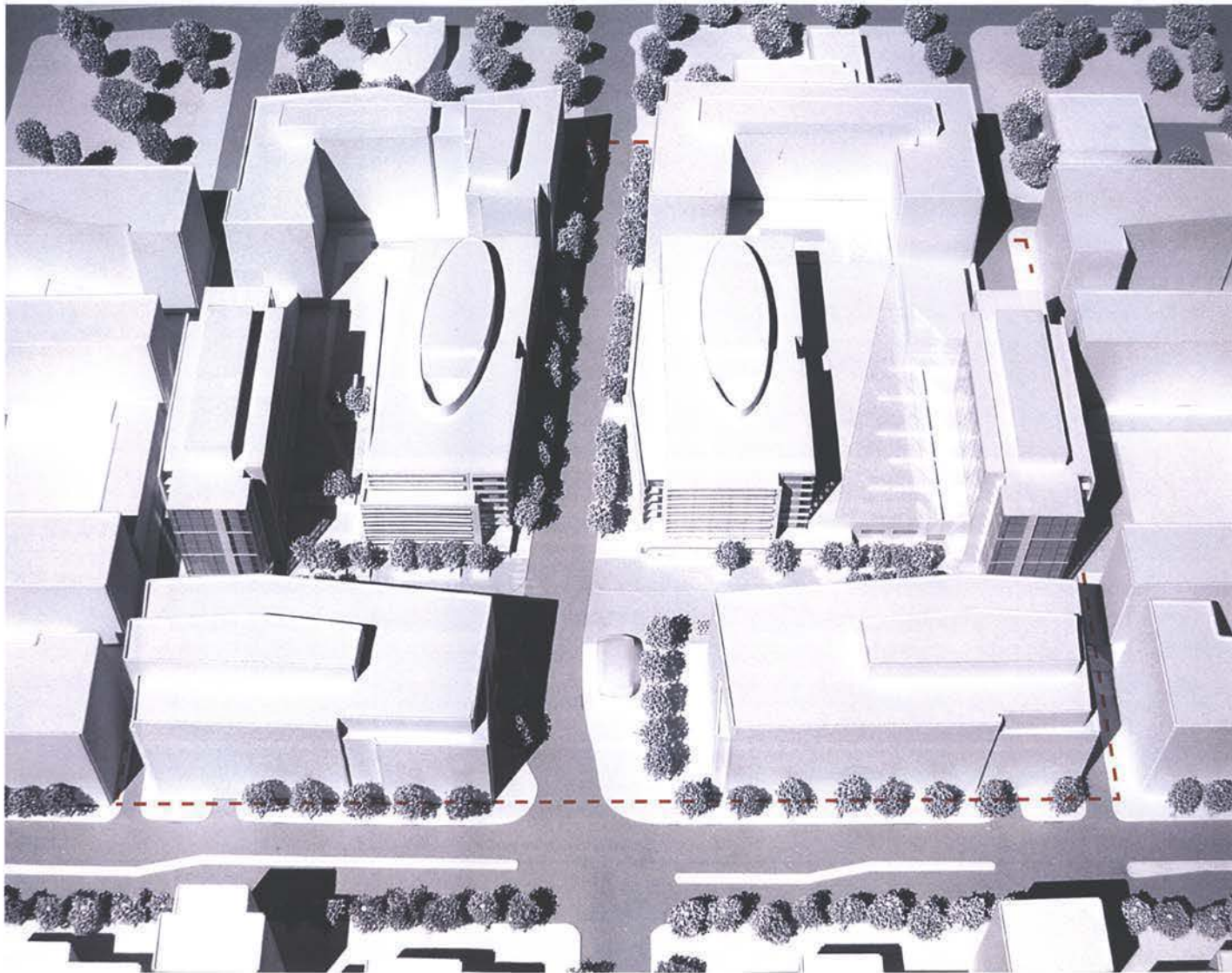
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Model Photograph - View from Northwest | 3 . 4



LEGEND:  
- - - Property Line

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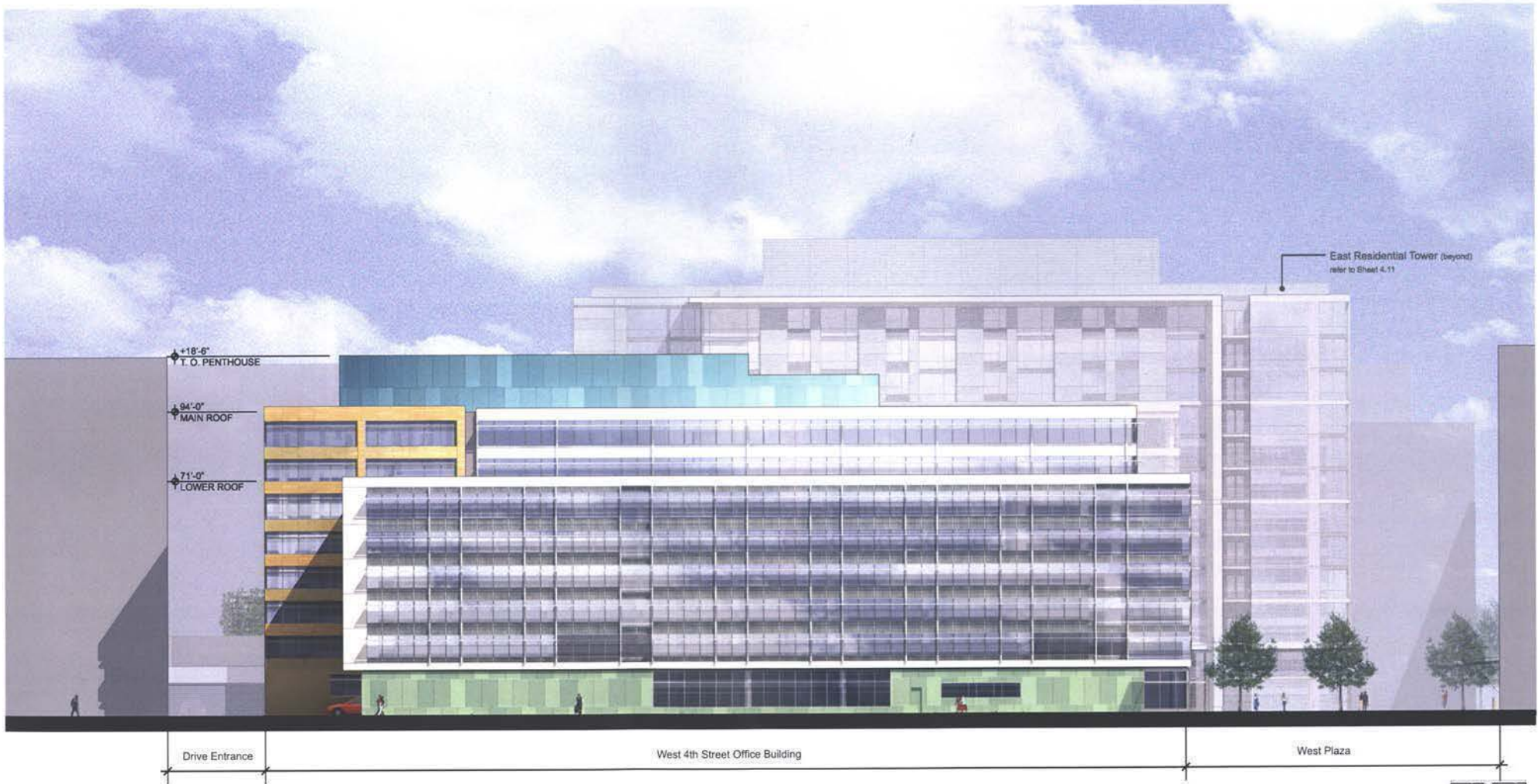
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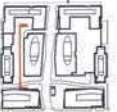
Model Photograph - View from South

3.5



WEST ELEVATION

NOTE:  
 BUILDING HEIGHTS ARE TAKEN FROM THE MEASURING POINT OF 19.88'  
 REFER TO SHEET 1.10 FOR MEASURING POINT LOCATION.



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EAST ELEVATION

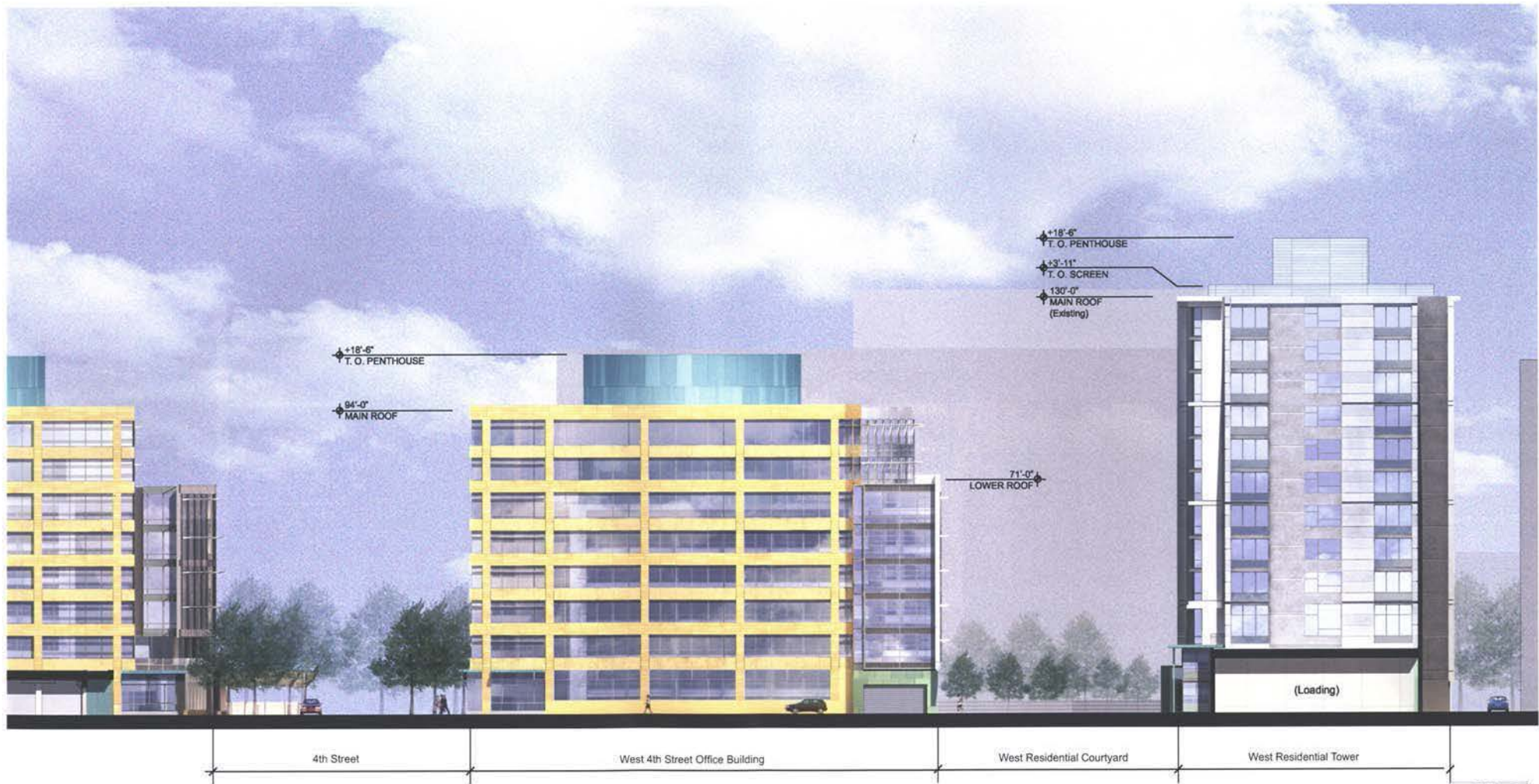
NOTE:  
BUILDING HEIGHTS ARE TAKEN FROM THE MEASURING POINT OF 19.88.  
REFER TO SHEET 1.10 FOR MEASURING POINT LOCATION.

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**NORTH ELEVATION**

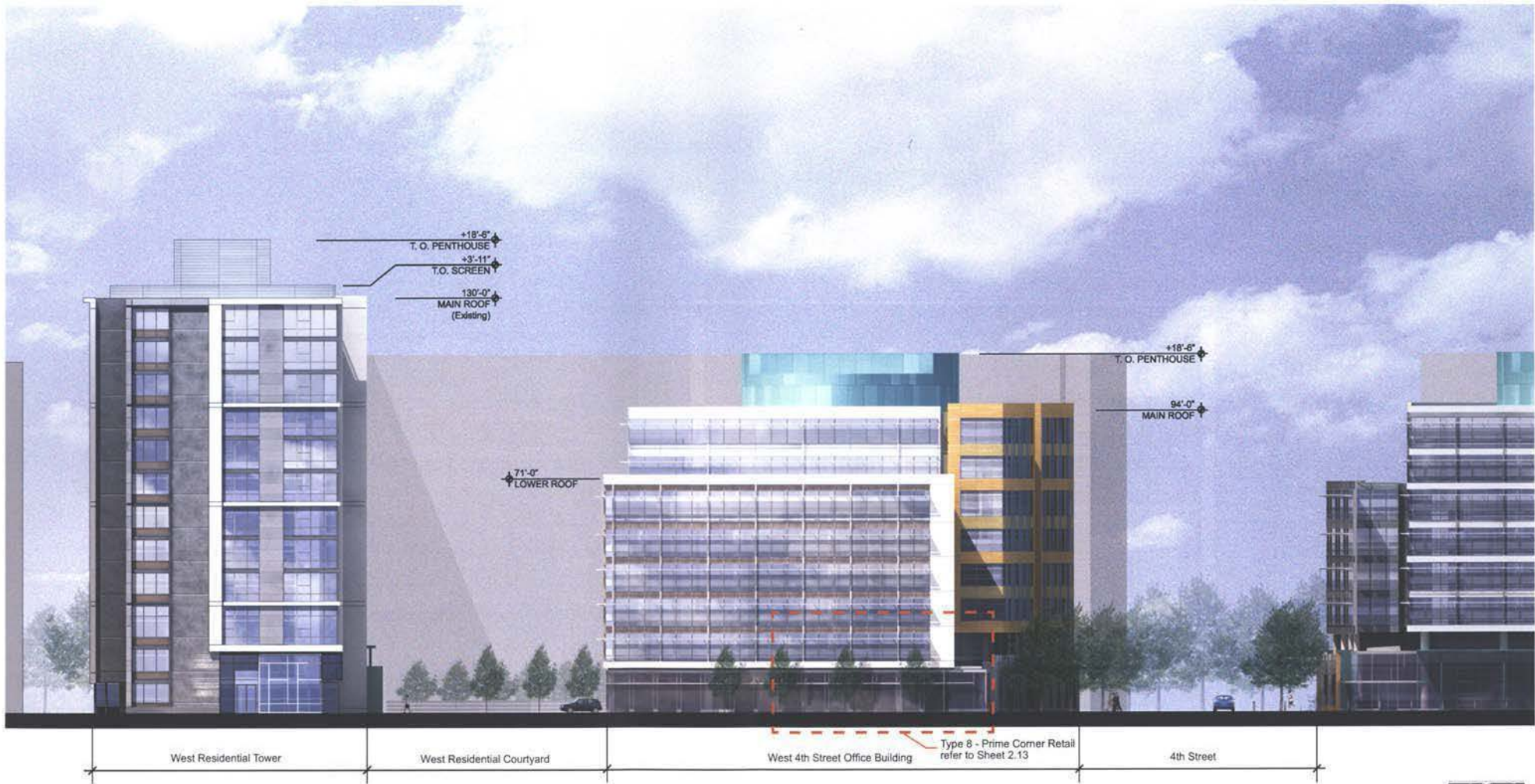
**NOTE:**  
 BUILDING HEIGHTS ARE TAKEN FROM THE MEASURING POINT OF 19.85.  
 REFER TO SHEET 1.10 FOR MEASURING POINT LOCATION



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**SOUTH ELEVATION**

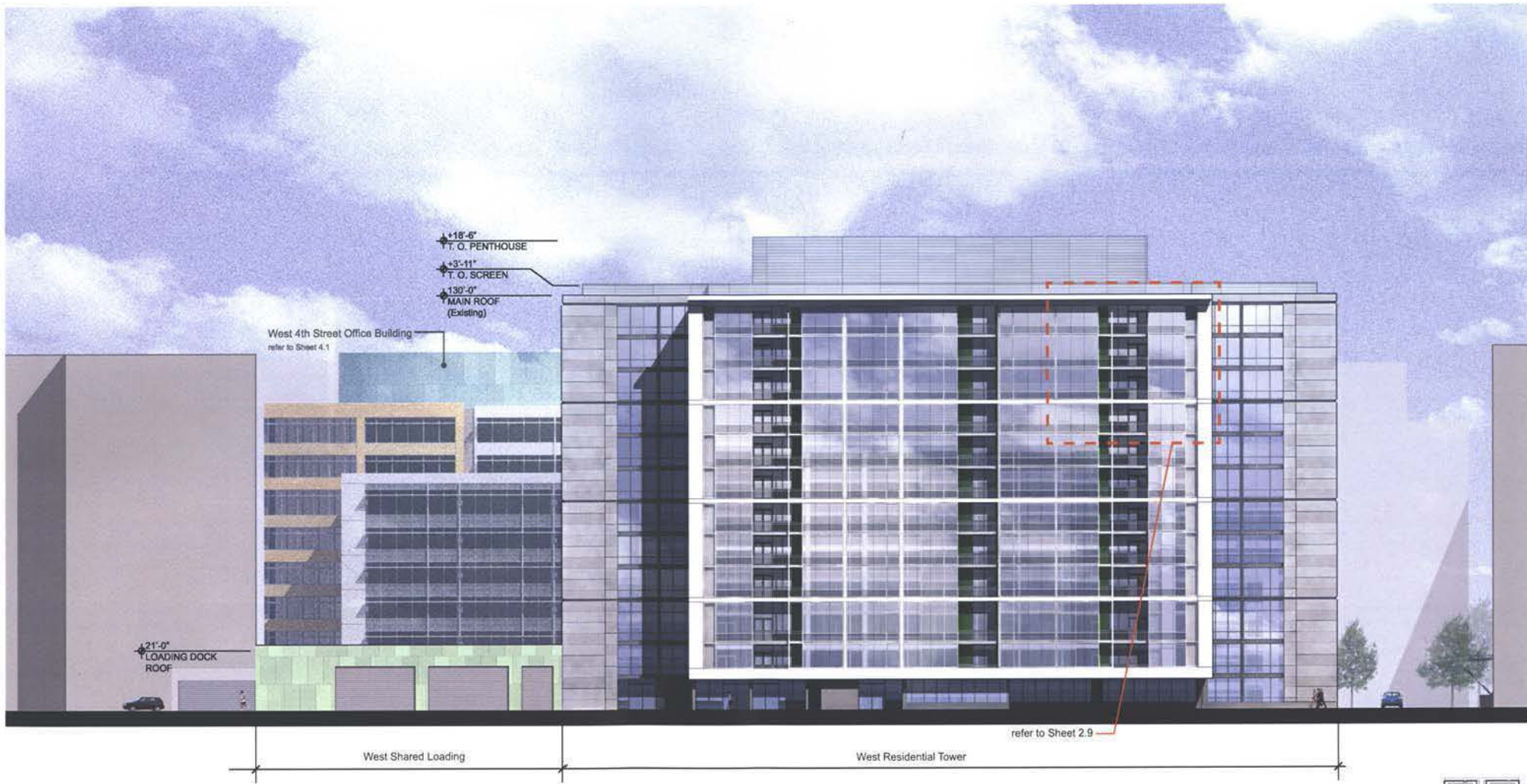
**NOTE:**  
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 REFER TO SHEET 1.10 FOR MEASURING POINT LOCATION.



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WEST ELEVATION

NOTE:  
 BUILDING HEIGHTS ARE TAKEN FROM THE MEASURING POINT OF 19.88'.  
 REFER TO SHEET 1.10 FOR MEASURING POINT LOCATION.



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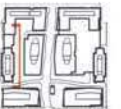


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EAST ELEVATION

NOTE:  
 BUILDING HEIGHTS ARE TAKEN FROM THE MEASURING POINT OF 19.88'.  
 REFER TO SHEET 1.10 FOR MEASURING POINT LOCATION.



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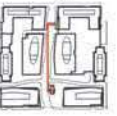


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WEST ELEVATION

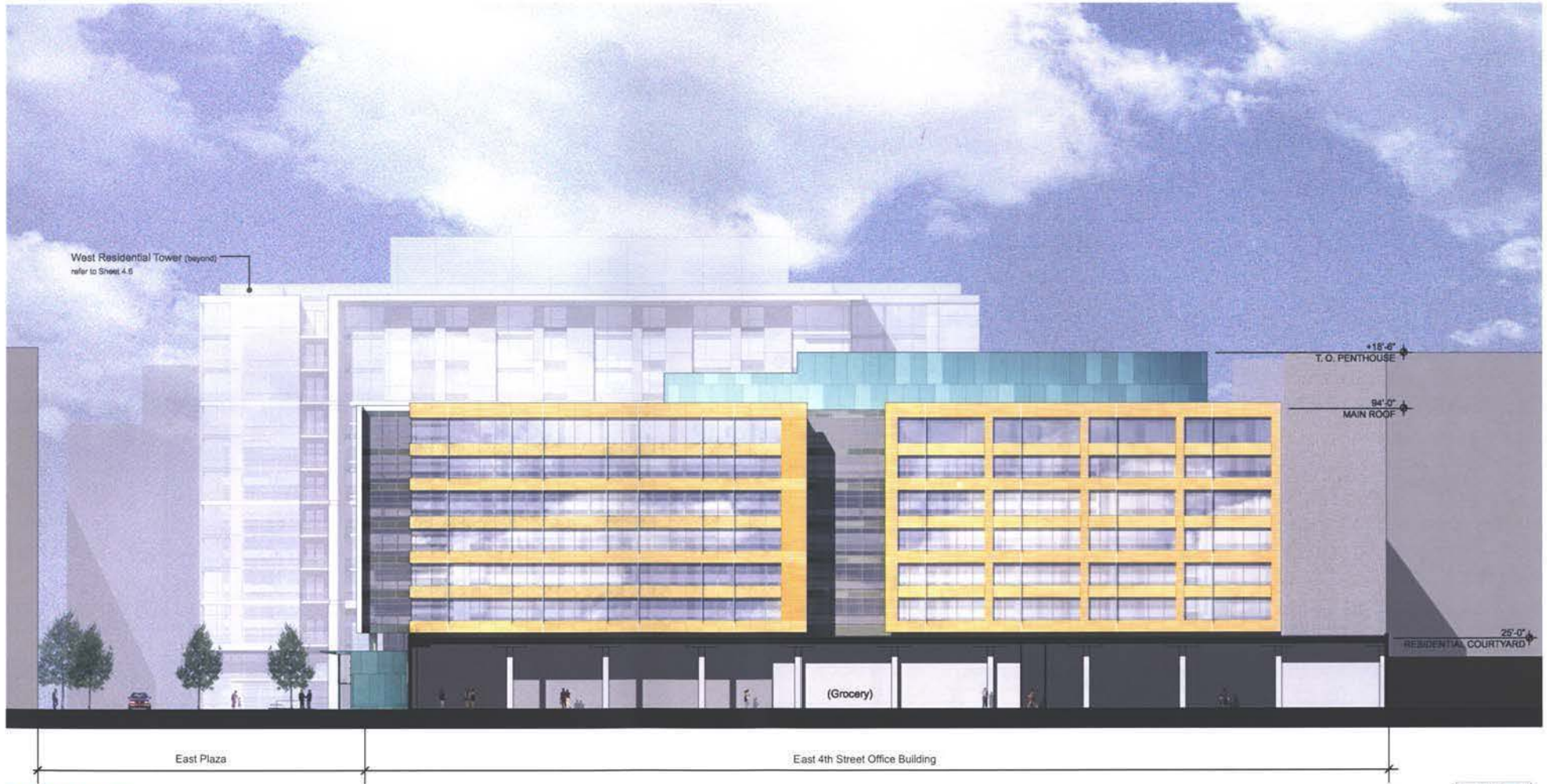
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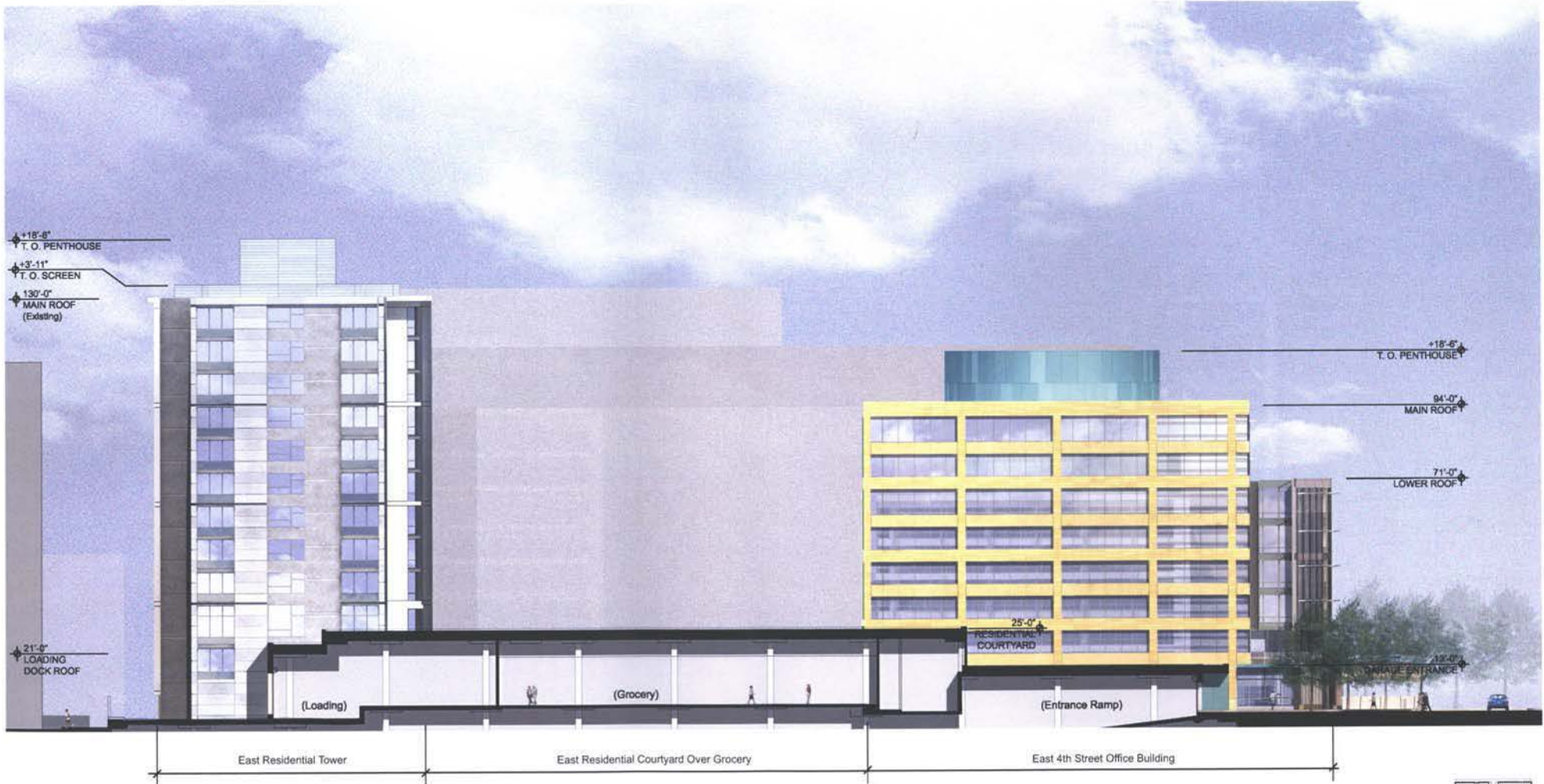
EAST ELEVATION

NOTE:  
BUILDING HEIGHTS ARE TAKEN FROM THE MEASURING POINT OF 19.88'.  
REFER TO SHEET 1.10 FOR MEASURING POINT LOCATION.

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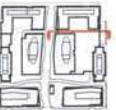


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NORTH ELEVATION

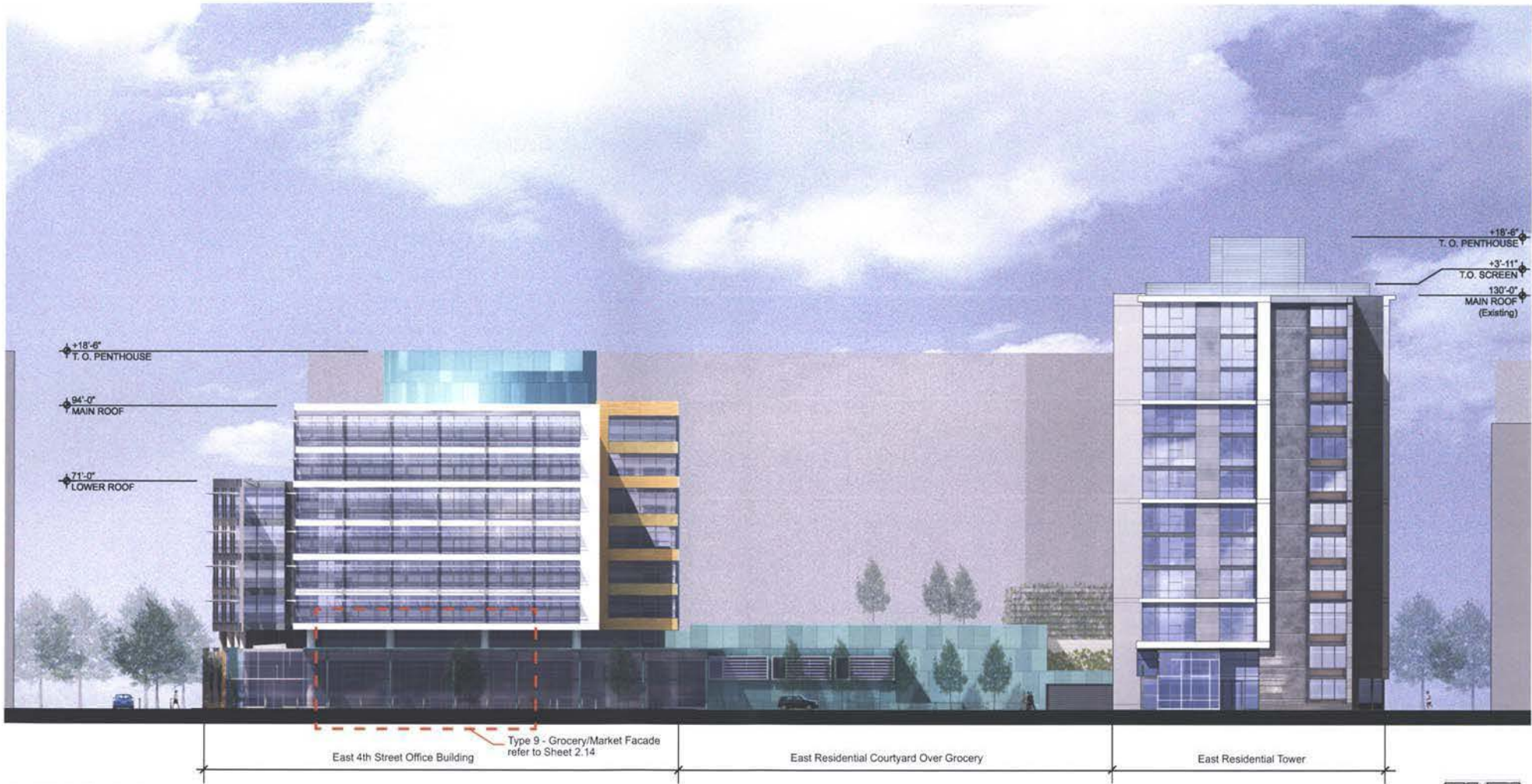
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 REFER TO SHEET 1.10 FOR MEASURING POINT LOCATION.



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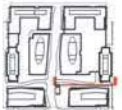


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**SOUTH ELEVATION**

**NOTE:**  
 BUILDING HEIGHTS ARE TAKEN FROM THE MEASURING POINT OF 19.89  
 REFER TO SHEET 1.10 FOR MEASURING POINT LOCATION.



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WEST ELEVATION

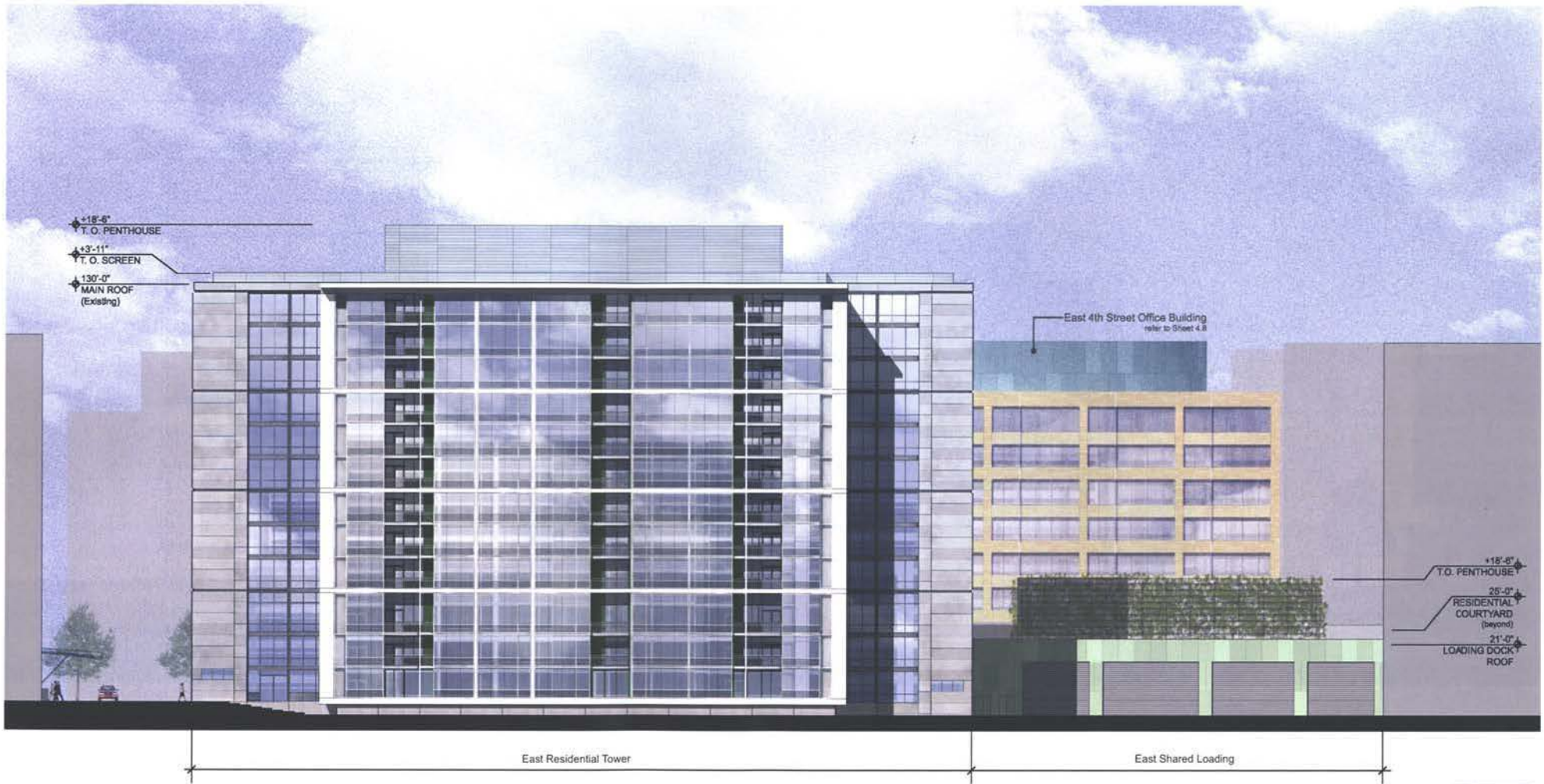
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 REFER TO SHEET 1.1.10 FOR MEASURING POINT LOCATION.



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EAST ELEVATION

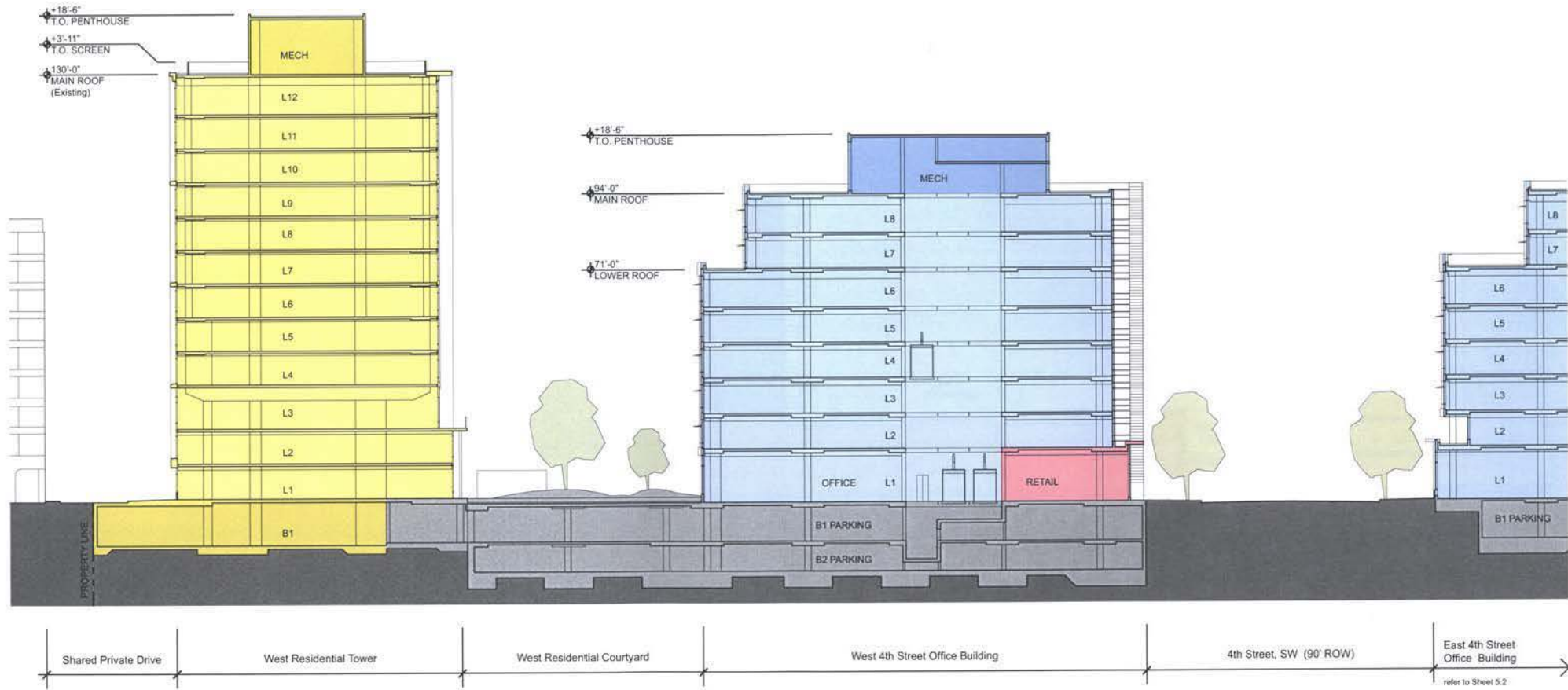
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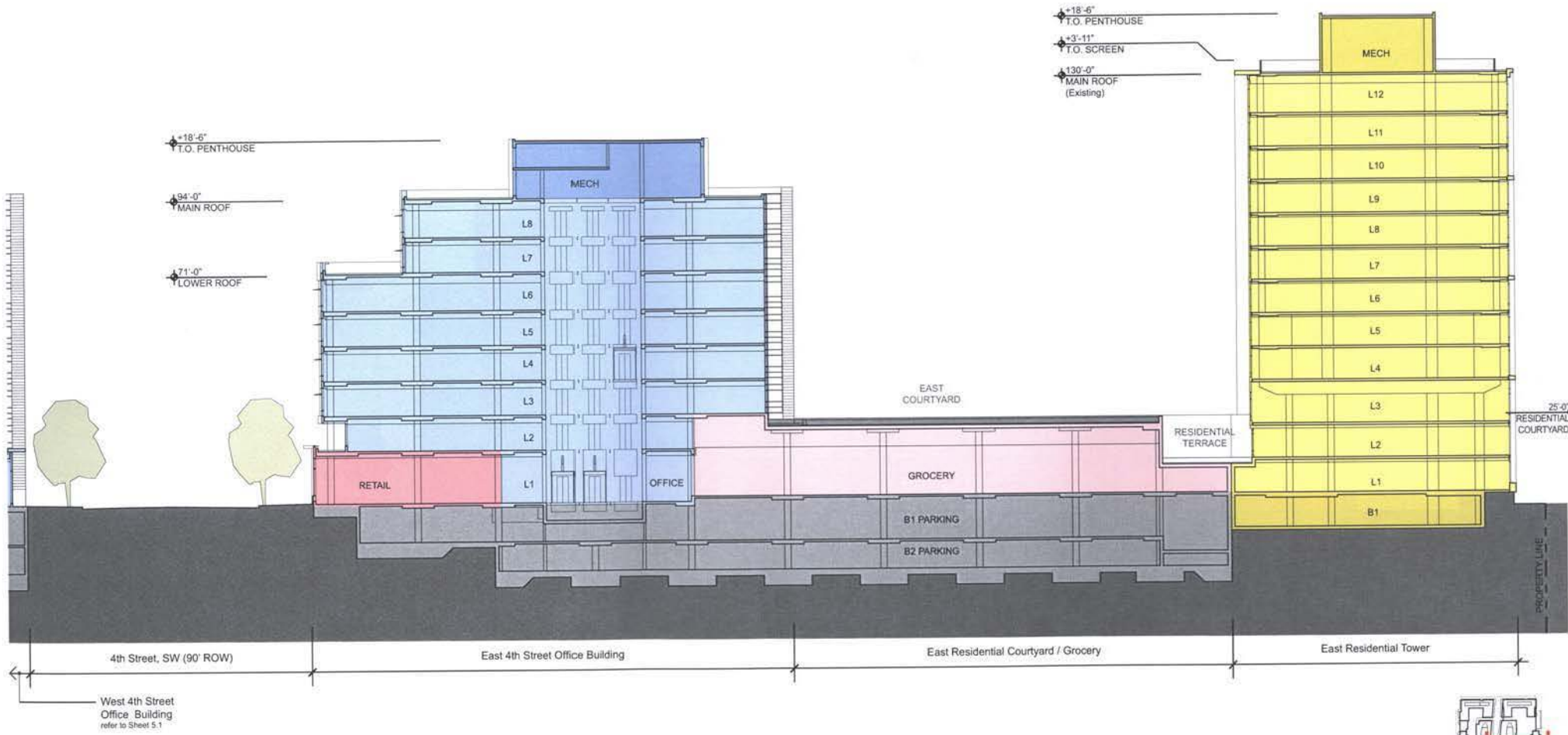
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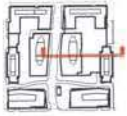
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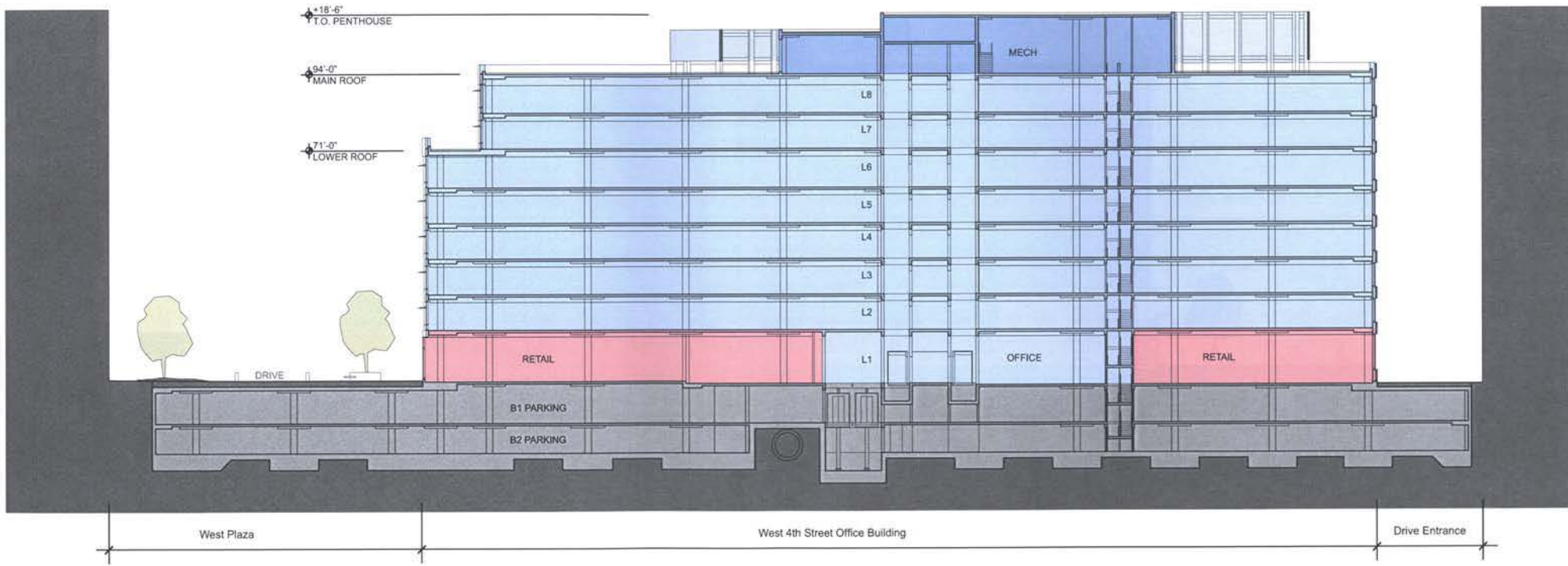
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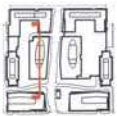
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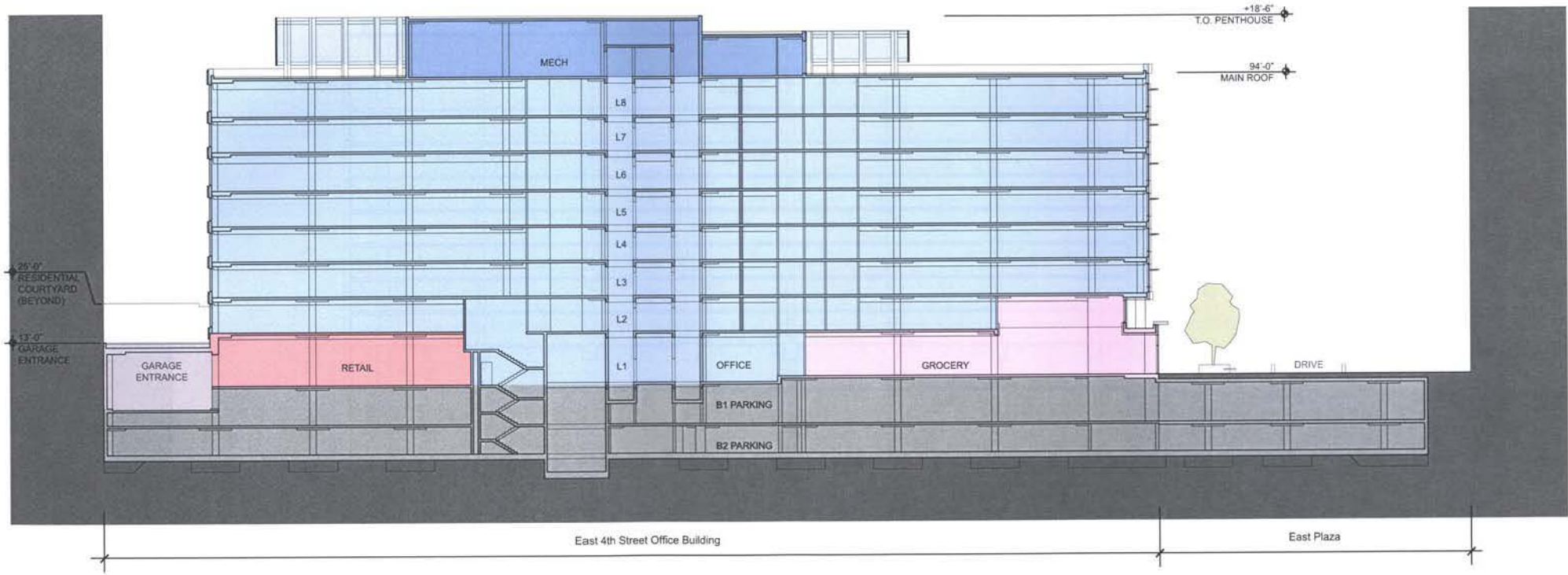
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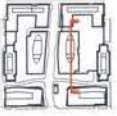
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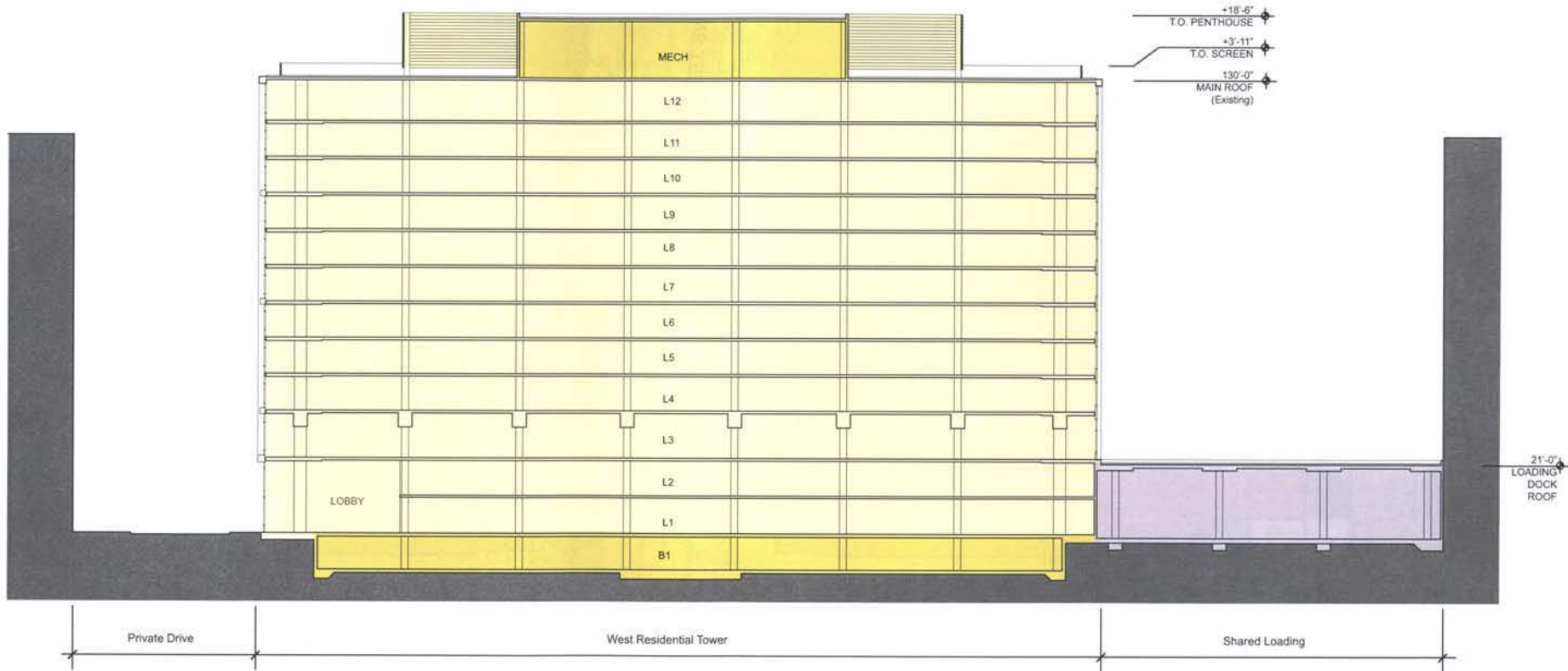
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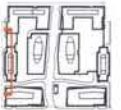
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**NOTE:**  
 BUILDING HEIGHTS ARE TAKEN FROM THE MEASURING POINT OF 19.88'  
 REFER TO SHEET 1.10 FOR MEASURING POINT LOCATION.



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Longitudinal Section, West Residential Tower  
 Longitudinal Section, East Residential Tower Similar

