

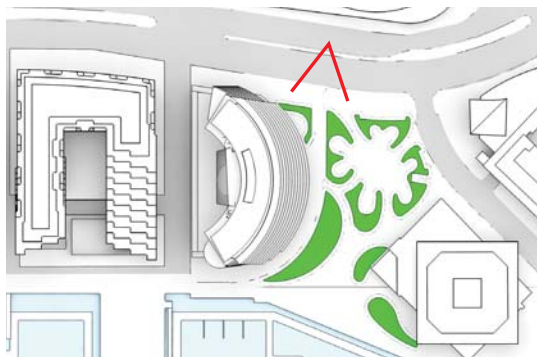
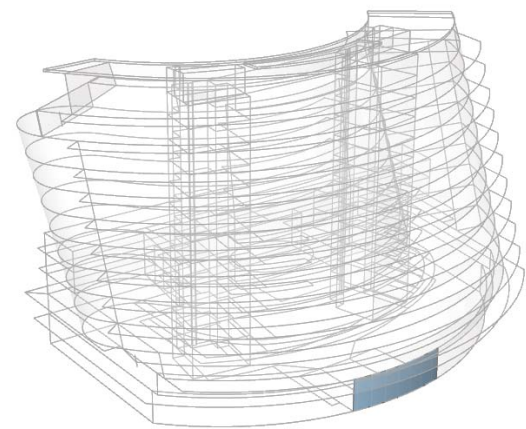
DISTRICT  
**WHARF**

## P9: Residential Lobby From Park

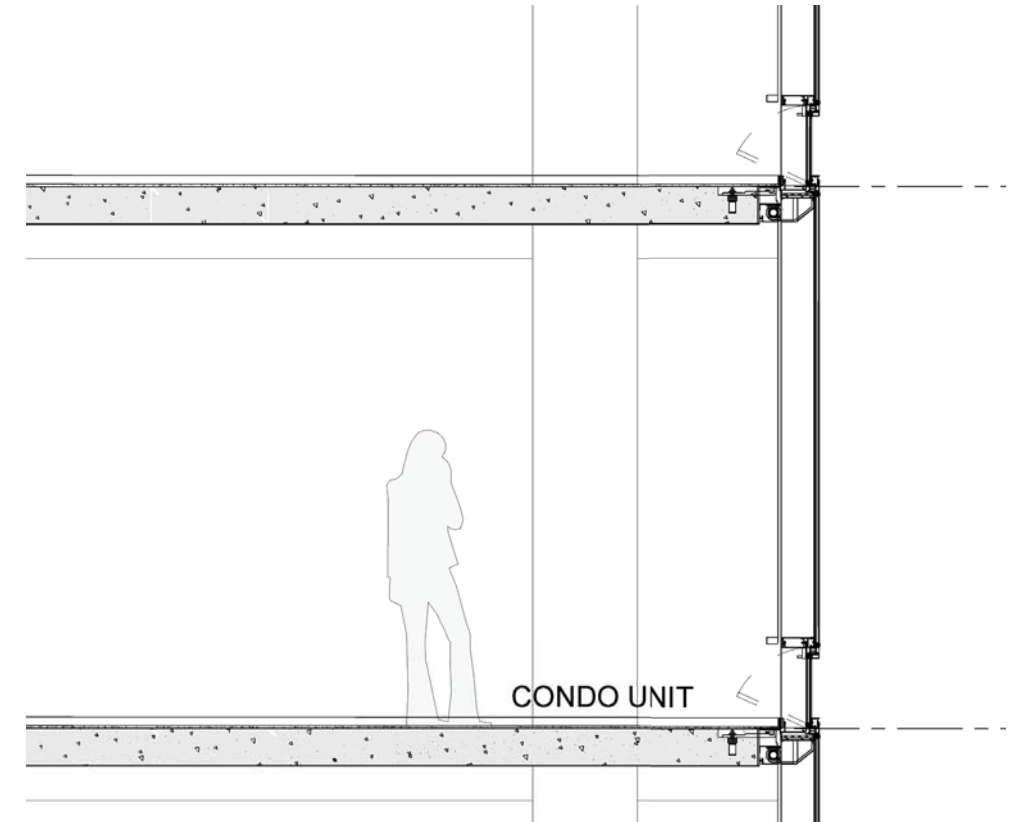
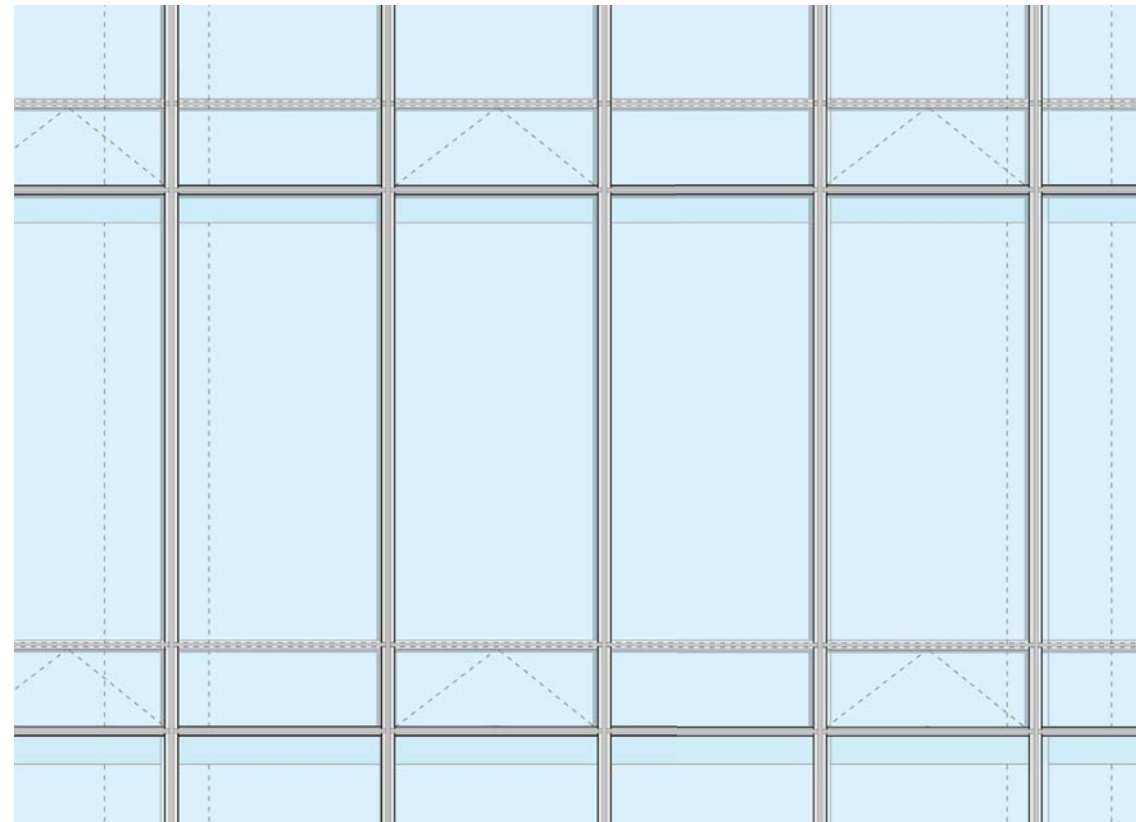
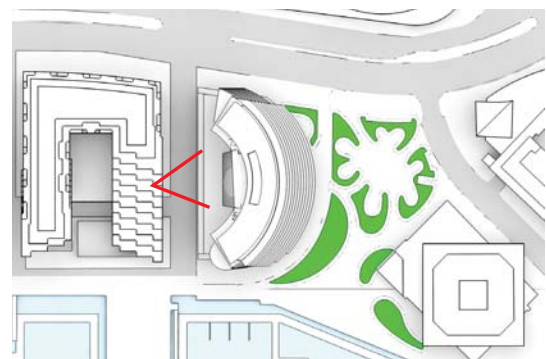
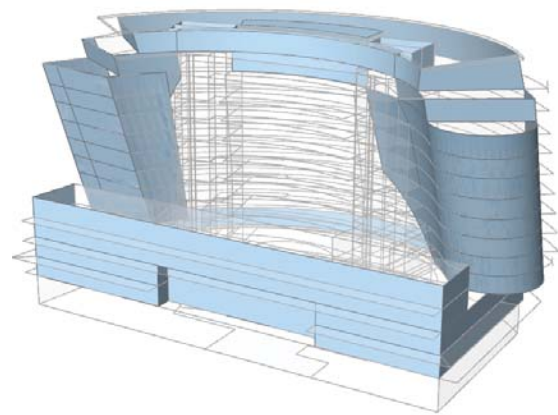
Z.C. 11-03J | HEARING #2 | NOVEMBER 6, 2017

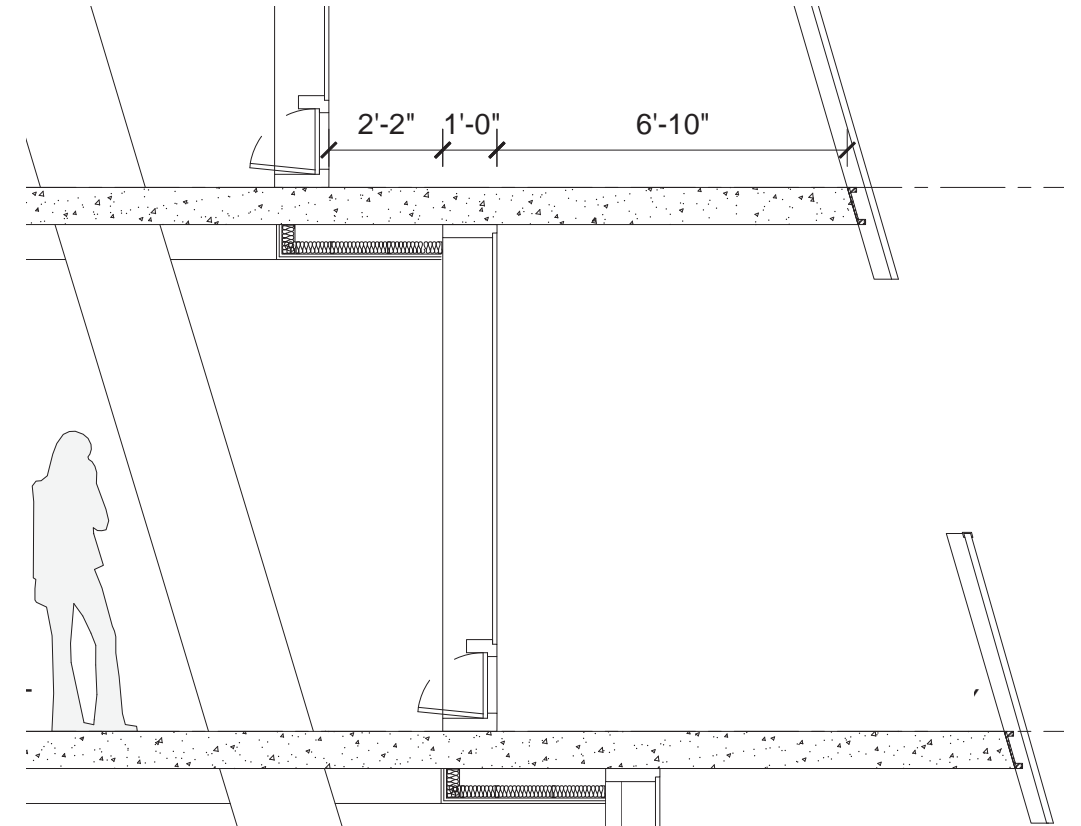
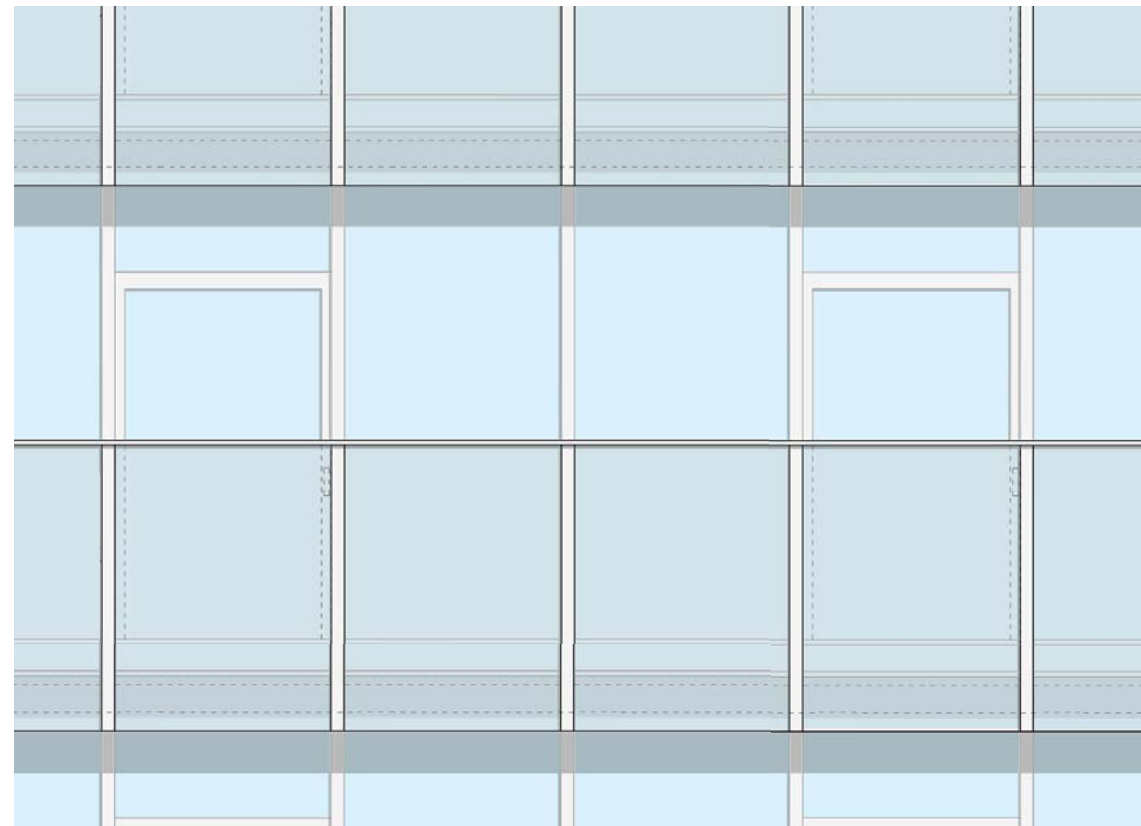
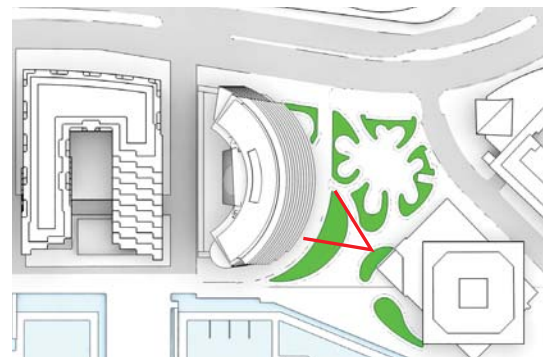
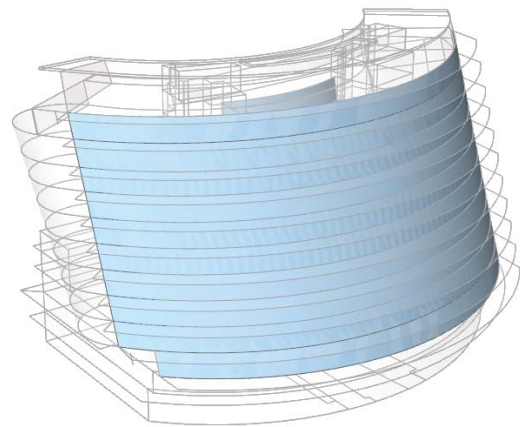
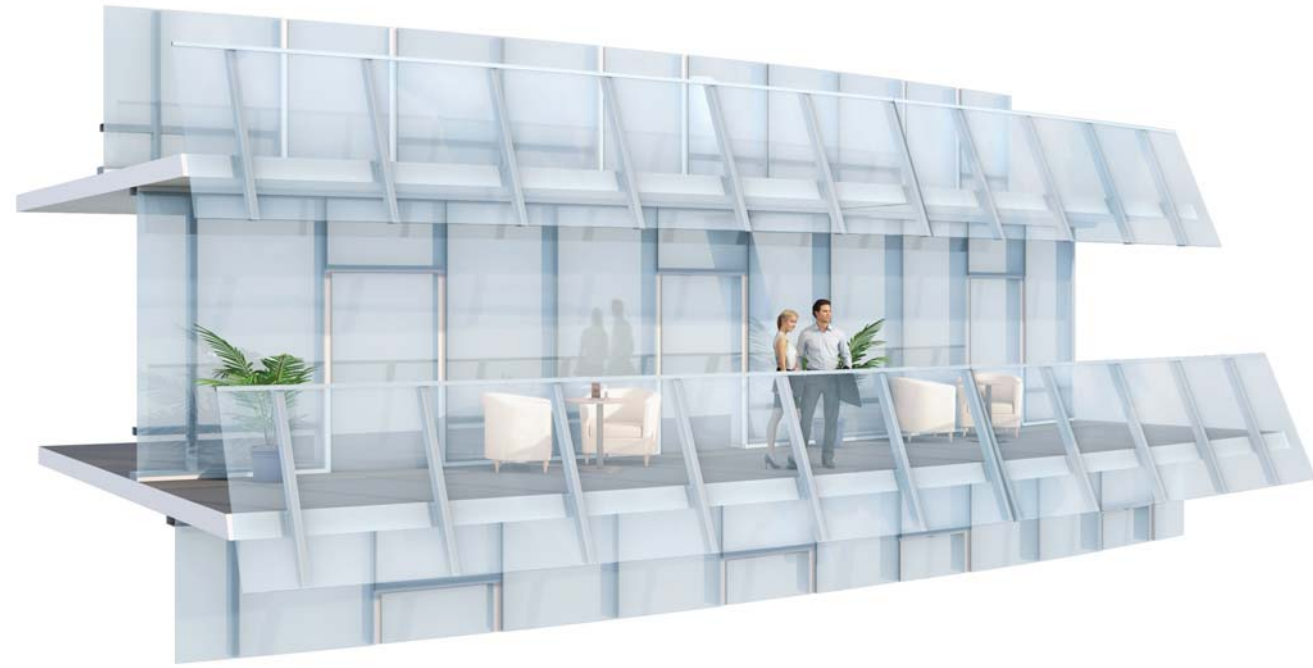
ZONING COMMISSION  
District of Columbia  
64  
1332  
CASE NO.11-03J  
EXHIBIT NO.52A4















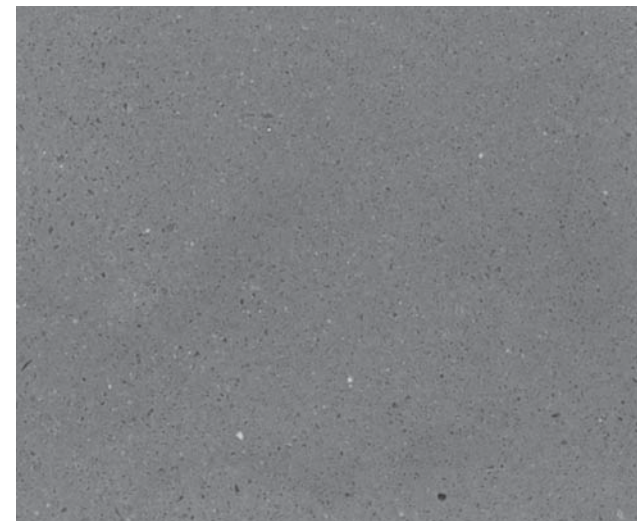
1. BASE & PODIUM ENCLOSURE  
LOW IRON GLASS



2. TOWER ENCLOSURE  
CLEAR, BLUE TONE GLASS



3. CORES & EXTERIOR WALLS  
EXPOSED CONCRETE



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





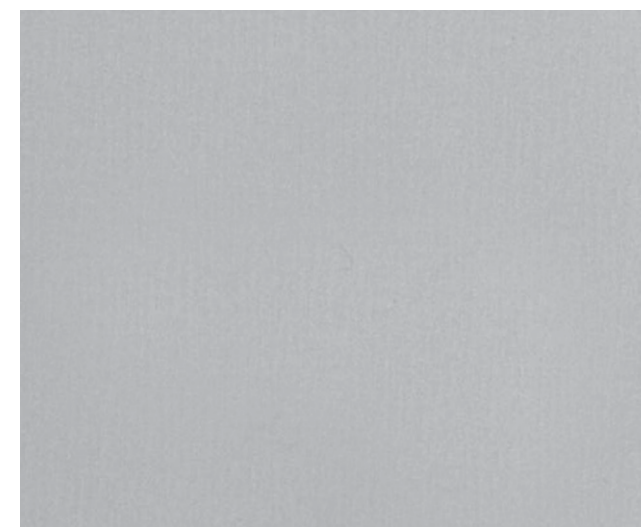
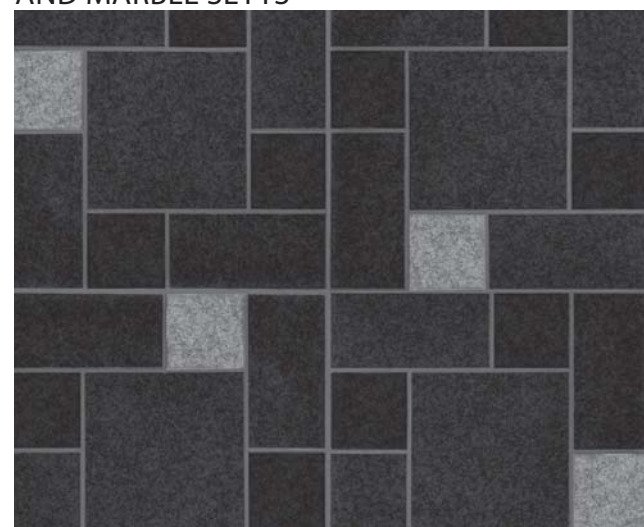


5. DROP-OFF CANOPY  
CLEAR STRUCTURAL GLASS

6. LOBBY TILING  
CUSTOM CONCRETE PAVERS  
AND MARBLE SETTS

7. BALCONIES  
TRAFFIC BEARING COATING

8. HANDRAIL TO MATCH ENCLOSURE  
FACETED LOW IRON AND CLEAR GLASS













2 FLOORS BASE  
34' BUILDING HEIGHT

RETAIL  
MARITIME SERVICES  

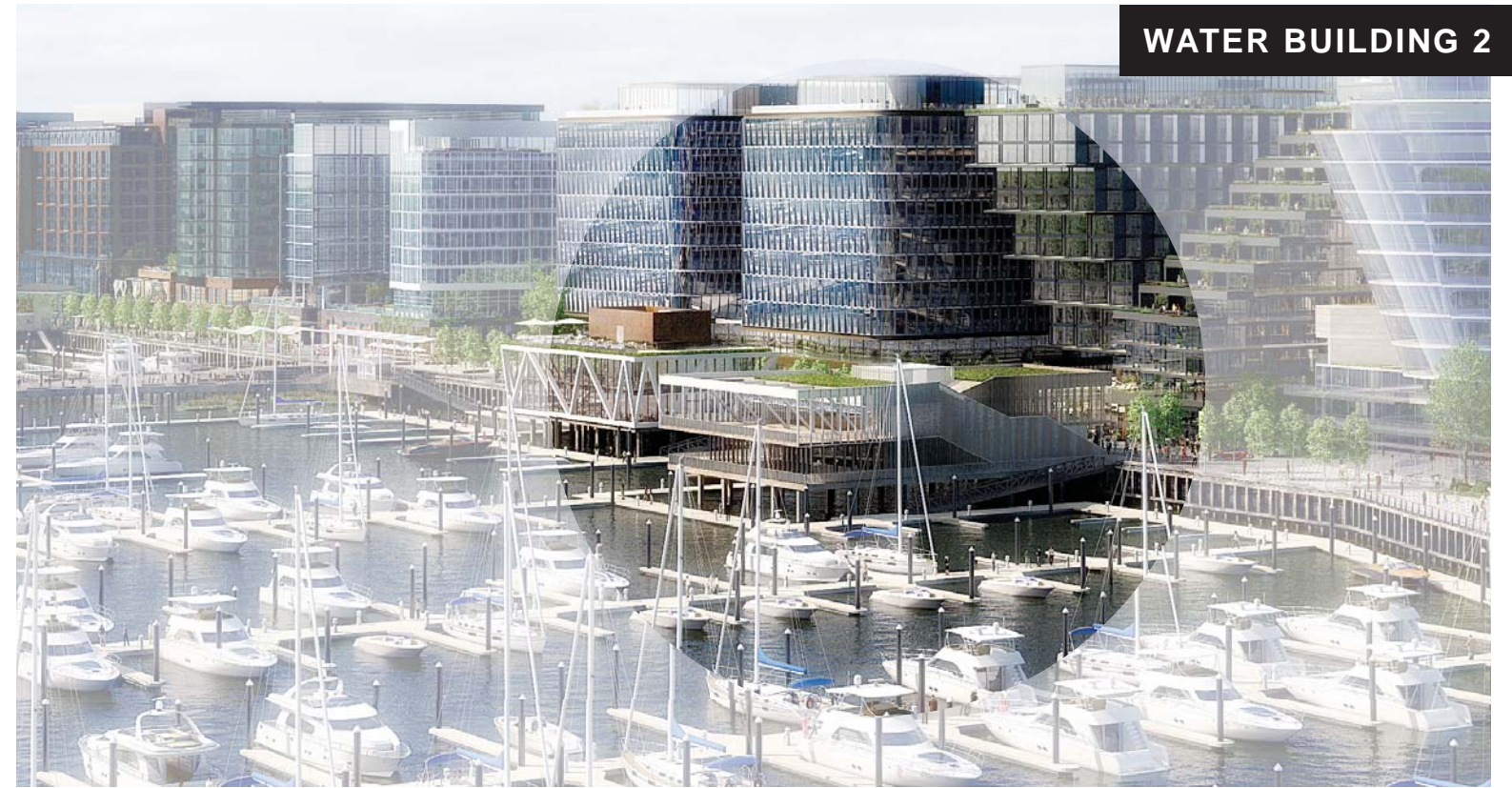
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TOTAL

14,100 GFA  
2,485 GFA  

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16,585 GFA



# WATER BUILDING 2

DISTRICT  
**WHARF**

HOFFMAN-MADISON WATERFRONT





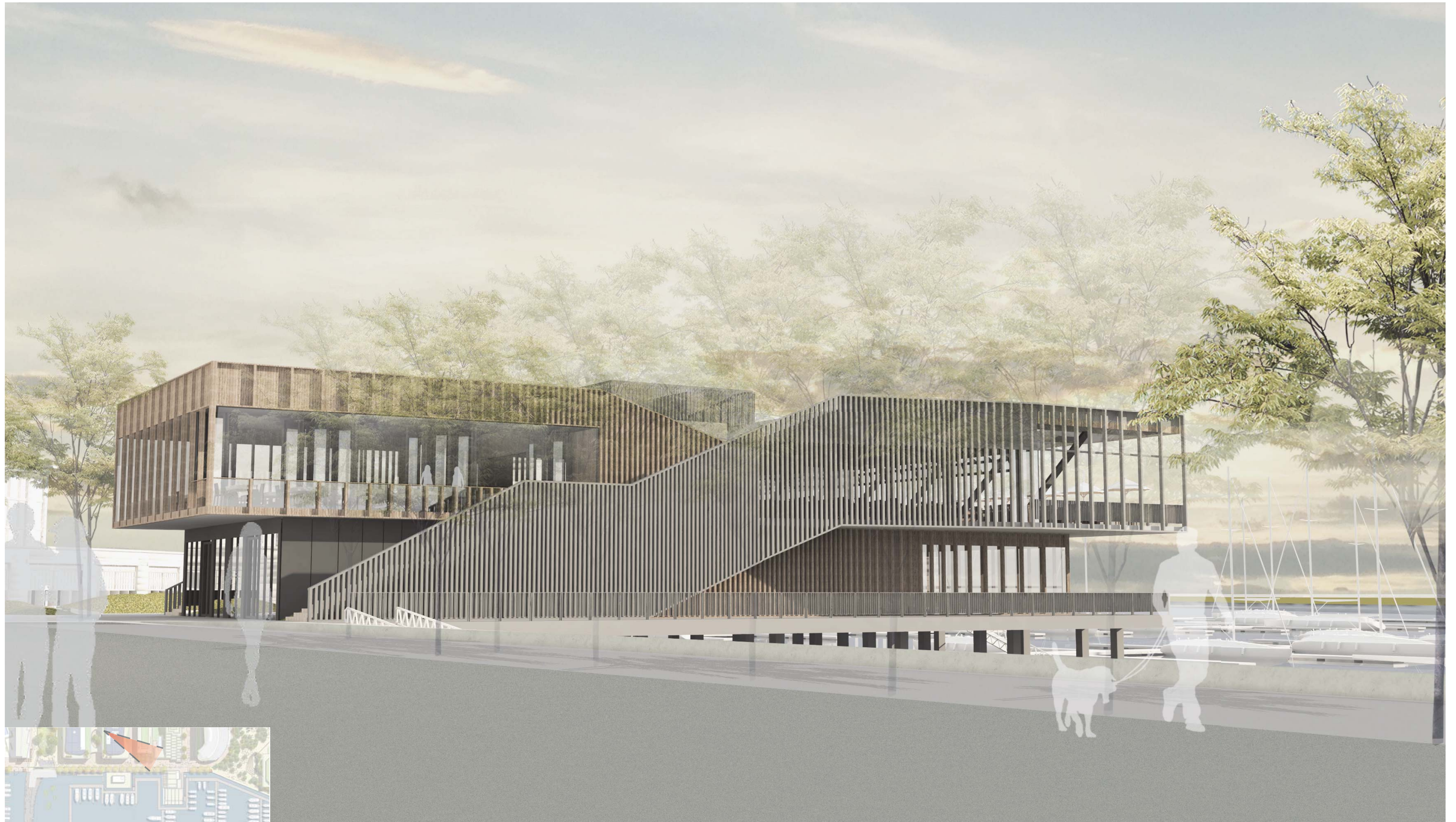








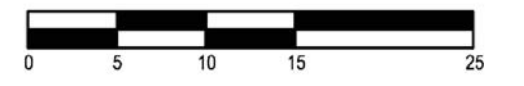
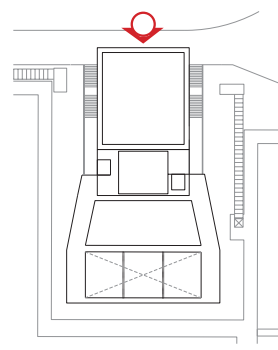




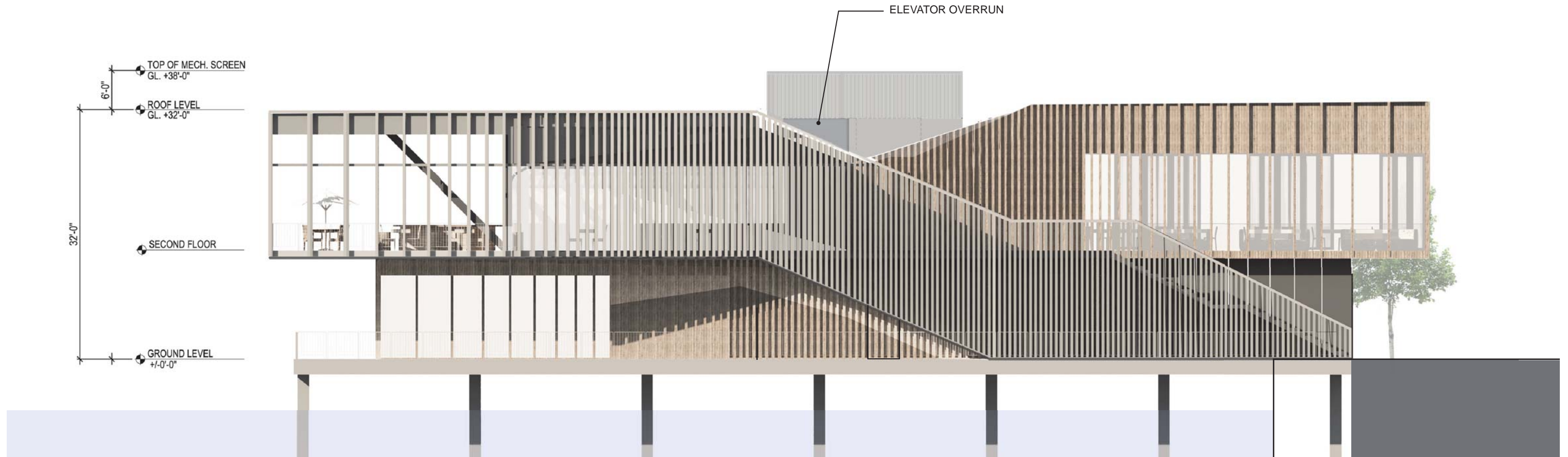






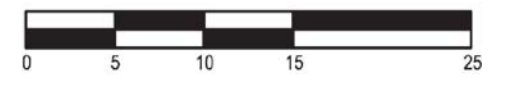
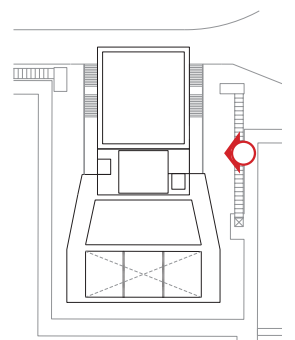




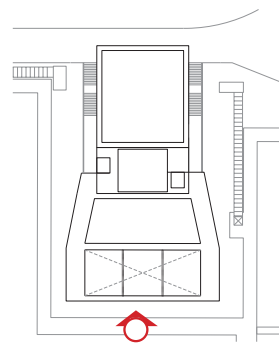


TOP OF MECH. SCREEN  
 GL. +38'-0"  
 6'-0"  
 ROOF LEVEL  
 GL. +32'-0"  
 32'-0"  
 SECOND FLOOR  
 GROUND LEVEL  
 +/0'-0"

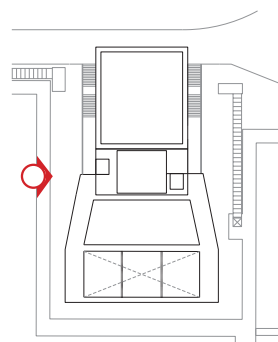
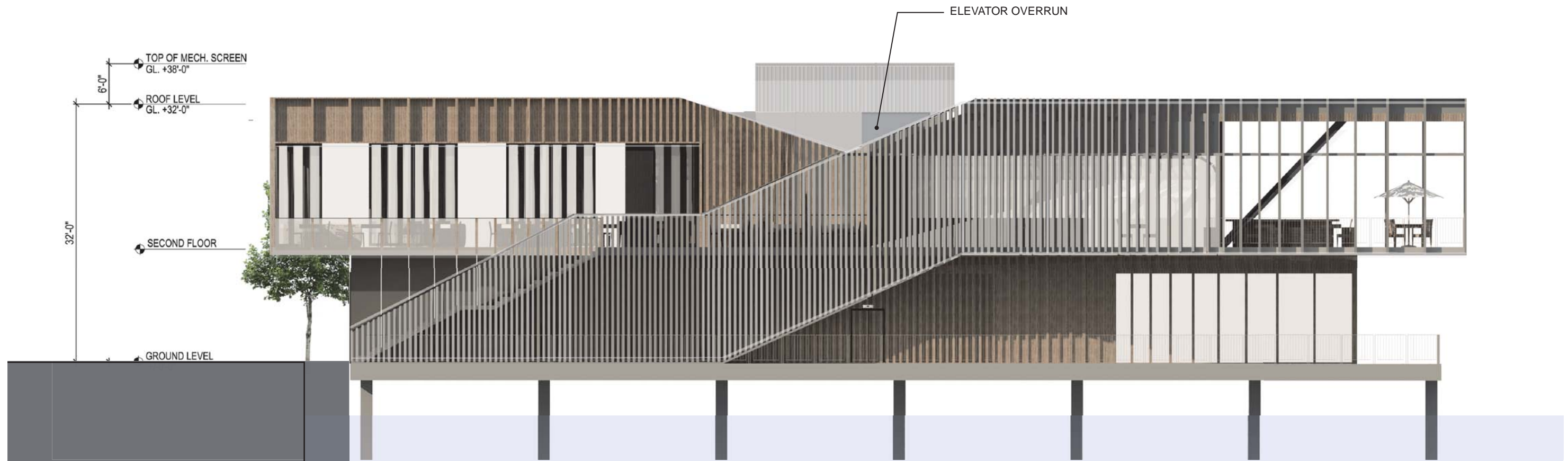
ELEVATOR OVERRUN



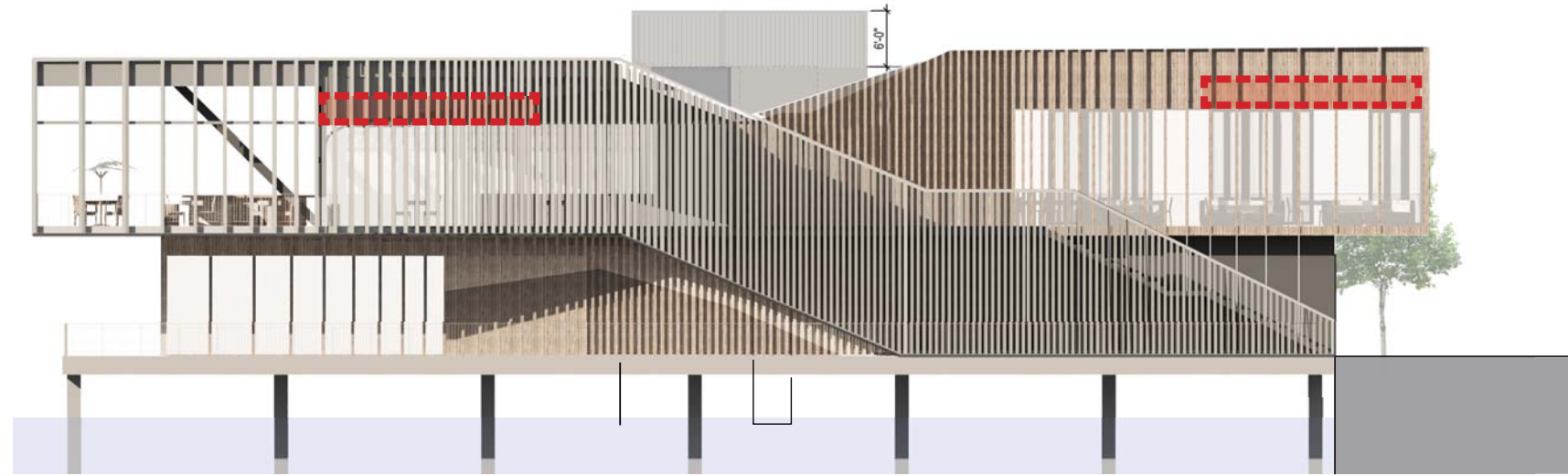








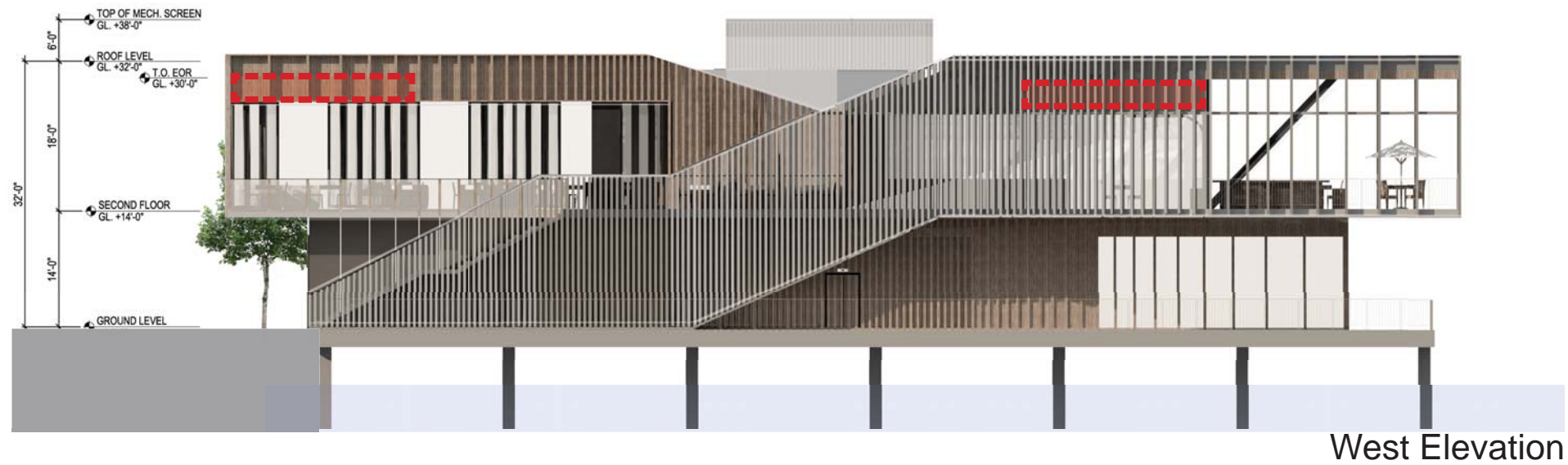




 SIGNAGE

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. 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.
4. RETAIL SIGNAGE AND TENANT SIGNAGE MAY CONTAIN LETTERS AND/OR GRAPHIC LOGOS, AND MAY BE SELF-ILLUMINATED OR BACK-LIT.





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