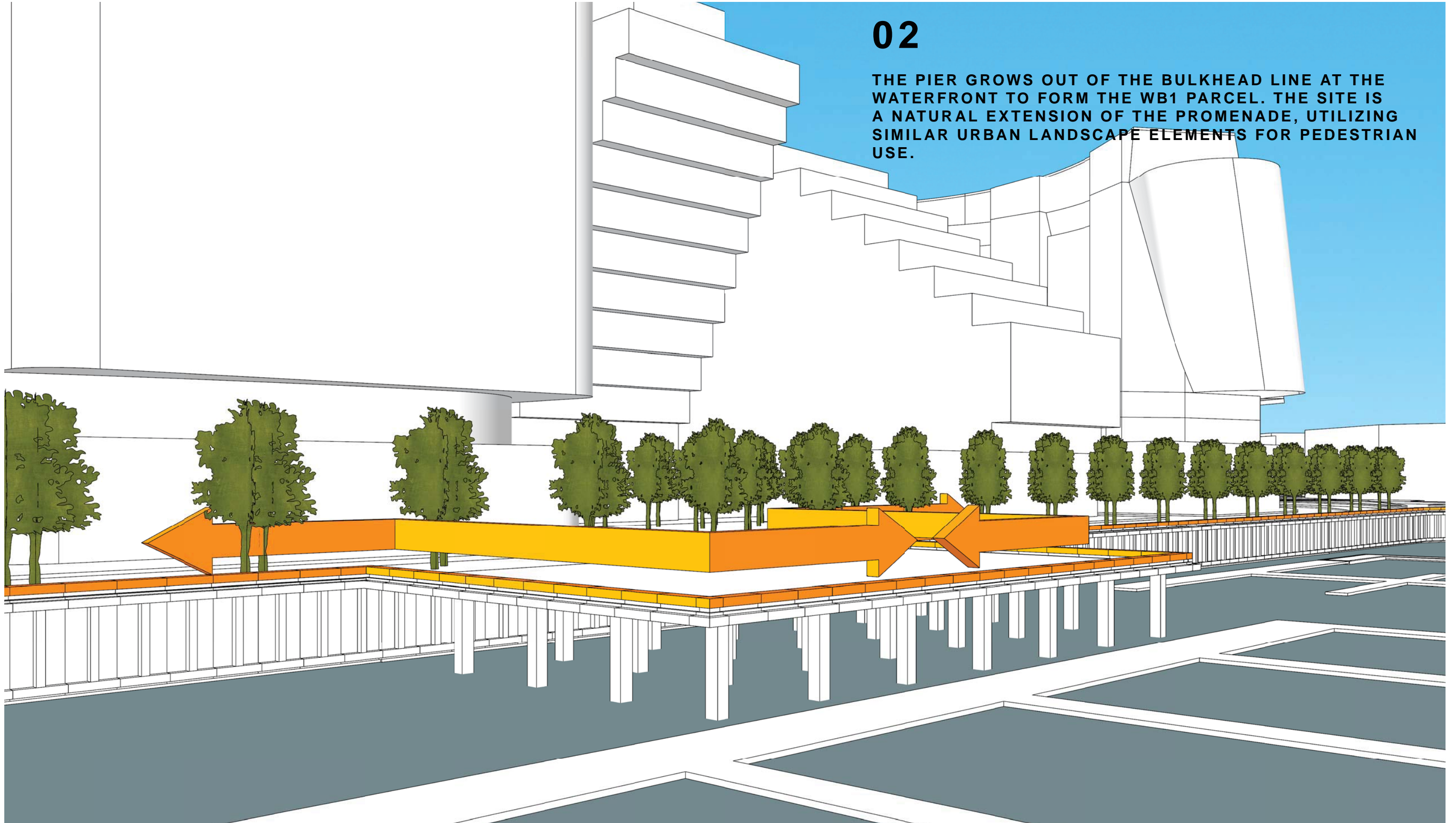


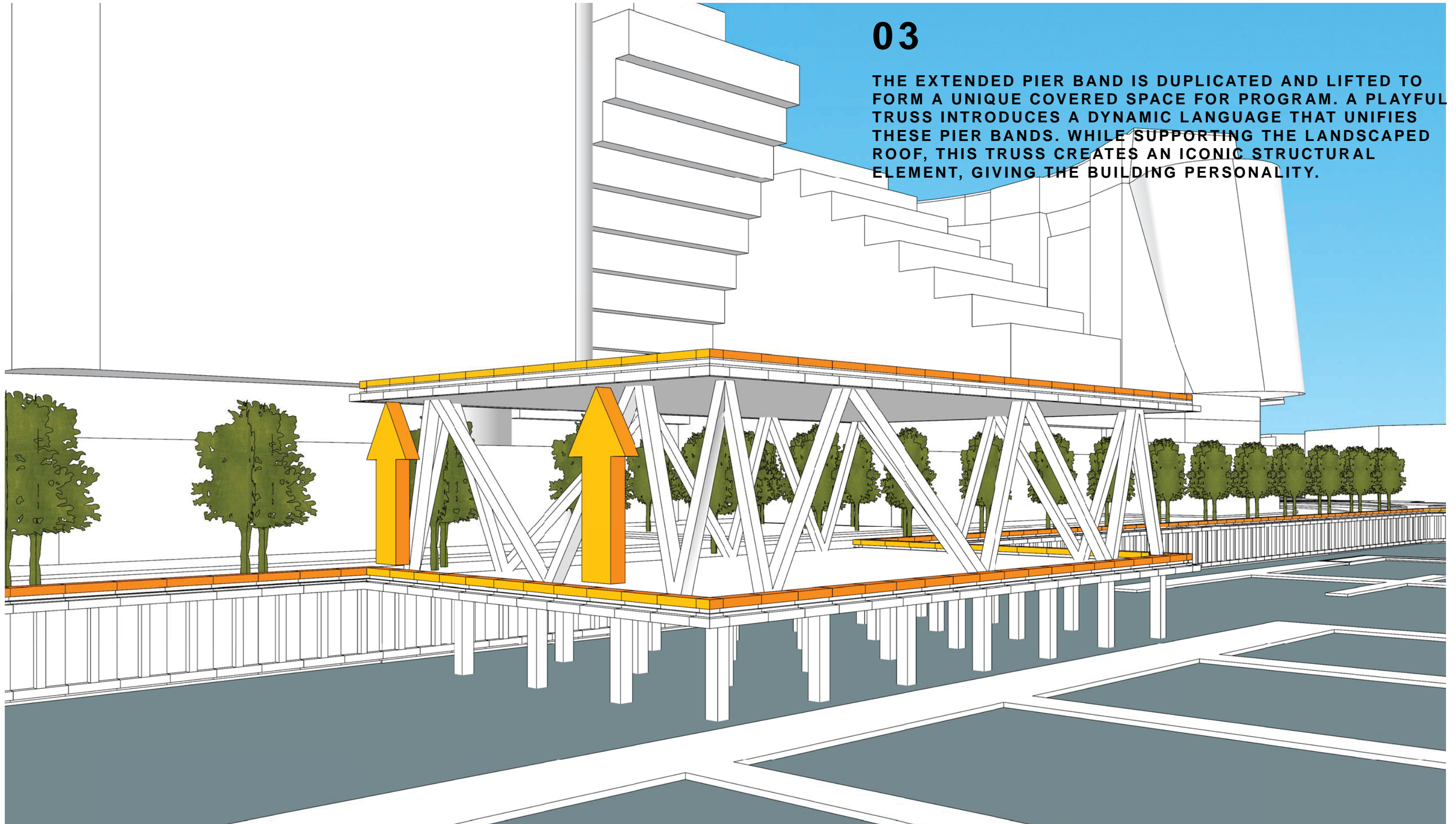
02

THE PIER GROWS OUT OF THE BULKHEAD LINE AT THE WATERFRONT TO FORM THE WB1 PARCEL. THE SITE IS A NATURAL EXTENSION OF THE PROMENADE, UTILIZING SIMILAR URBAN LANDSCAPE ELEMENTS FOR PEDESTRIAN USE.



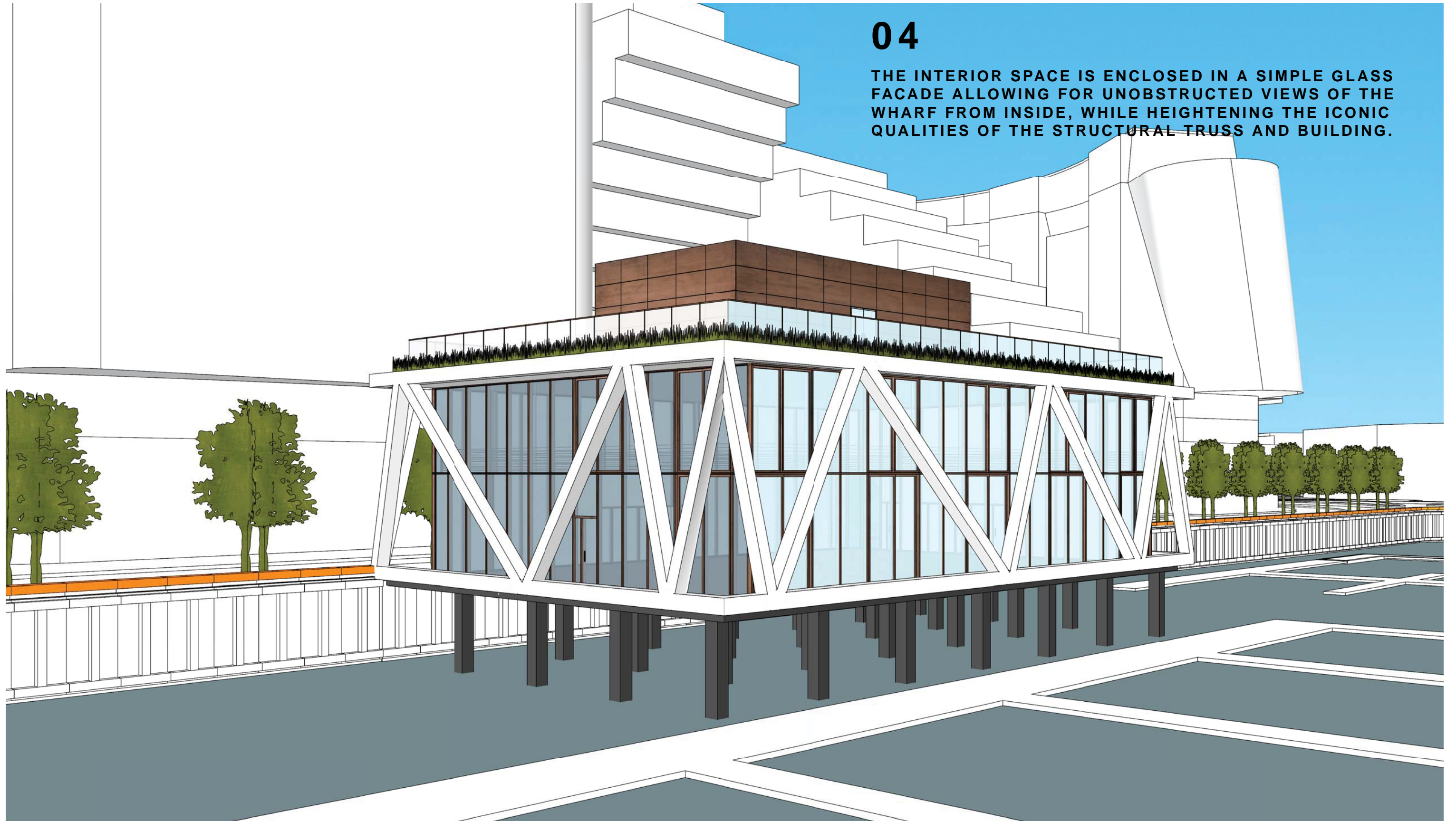
03

THE EXTENDED PIER BAND IS DUPLICATED AND LIFTED TO FORM A UNIQUE COVERED SPACE FOR PROGRAM. A PLAYFUL TRUSS INTRODUCES A DYNAMIC LANGUAGE THAT UNIFIES THESE PIER BANDS. WHILE SUPPORTING THE LANDSCAPED ROOF, THIS TRUSS CREATES AN ICONIC STRUCTURAL ELEMENT, GIVING THE BUILDING PERSONALITY.



04

THE INTERIOR SPACE IS ENCLOSED IN A SIMPLE GLASS FACADE ALLOWING FOR UNOBSTRUCTED VIEWS OF THE WHARF FROM INSIDE, WHILE HEIGHTENING THE ICONIC QUALITIES OF THE STRUCTURAL TRUSS AND BUILDING.



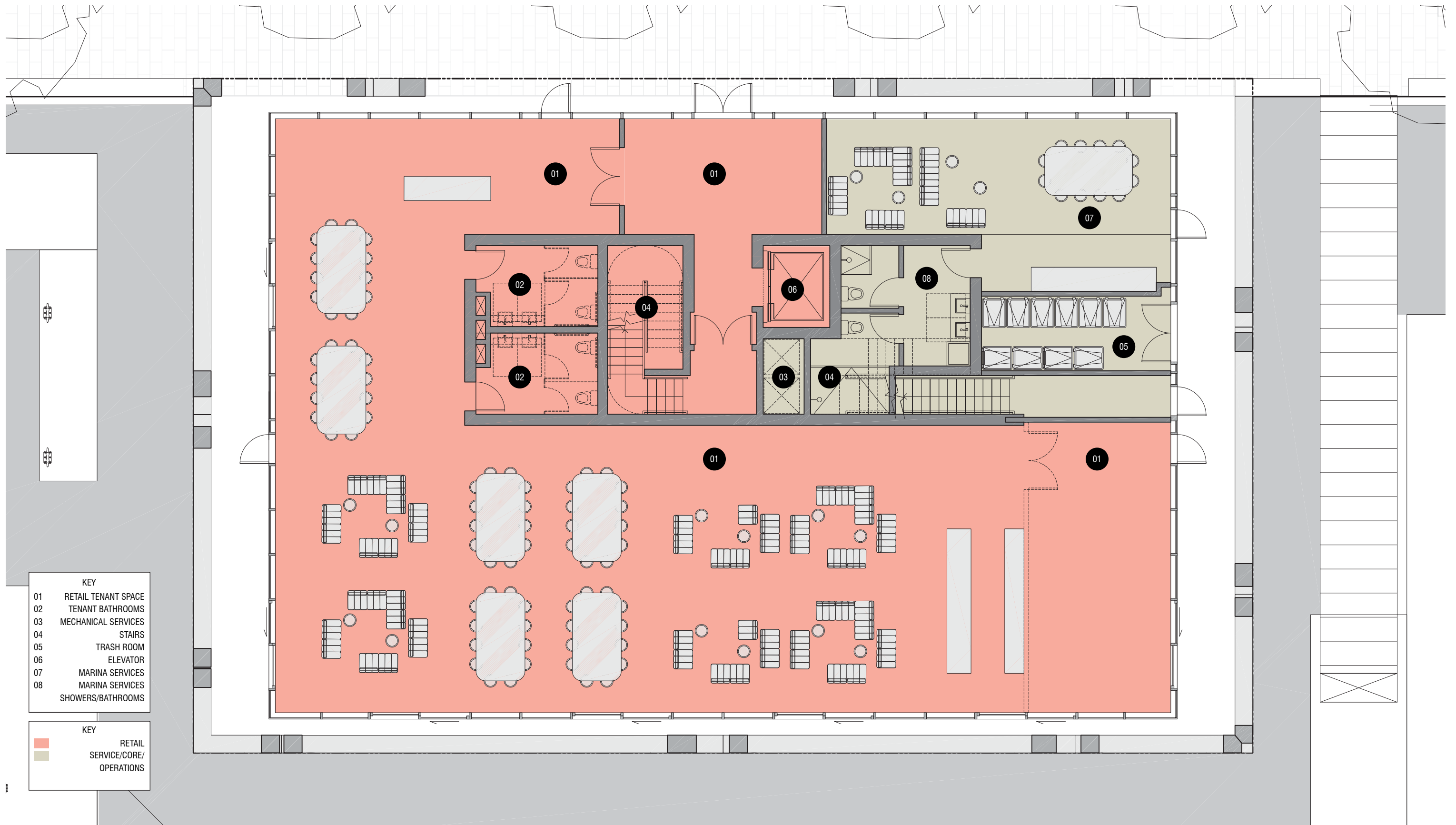






WATER BUILDING 1: NORTH ELEVATION



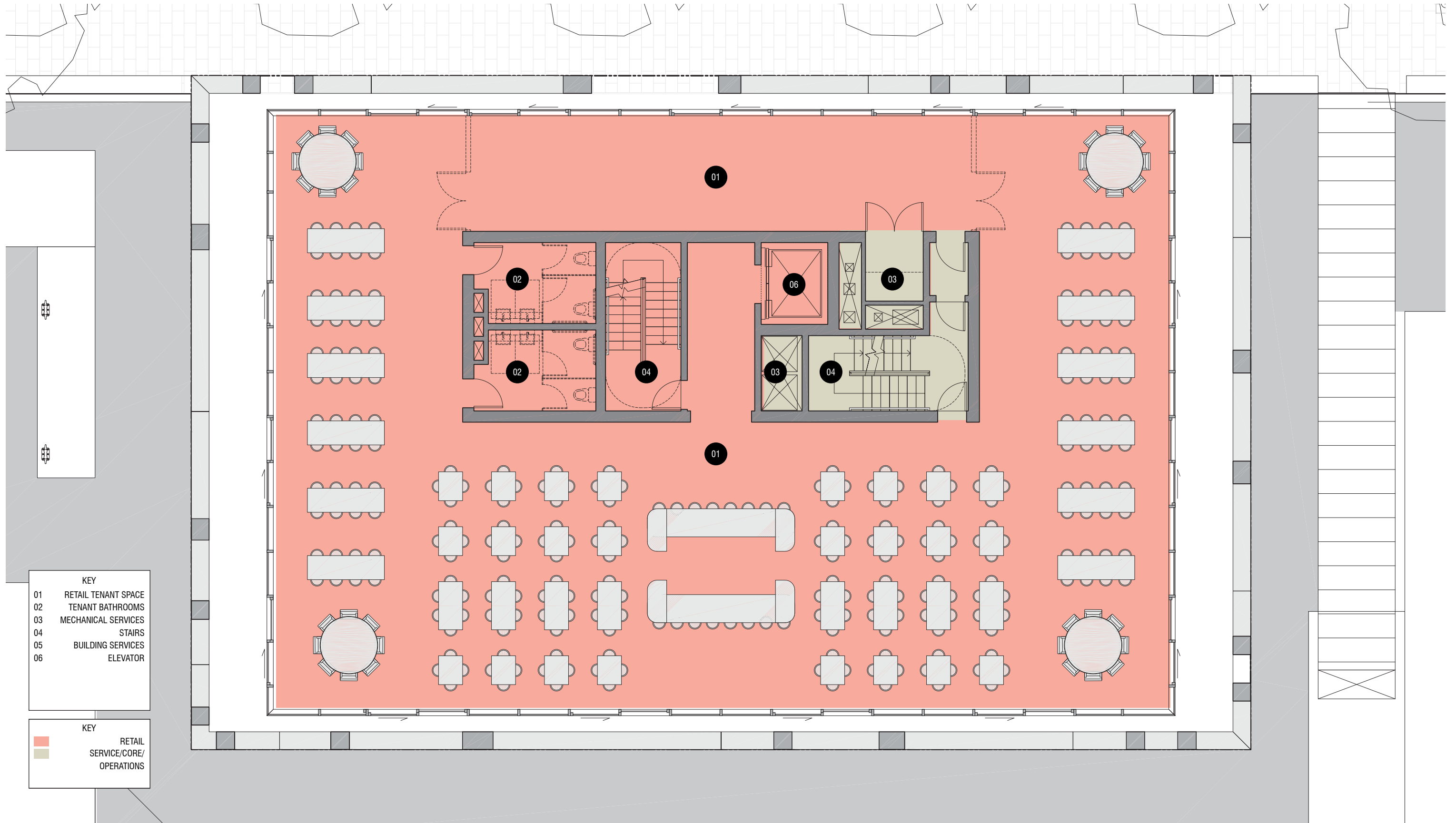


KEY

01	RETAIL TENANT SPACE
02	TENANT BATHROOMS
03	MECHANICAL SERVICES
04	STAIRS
05	TRASH ROOM
06	ELEVATOR
07	MARINA SERVICES
08	MARINA SERVICES SHOWERS/BATHROOMS

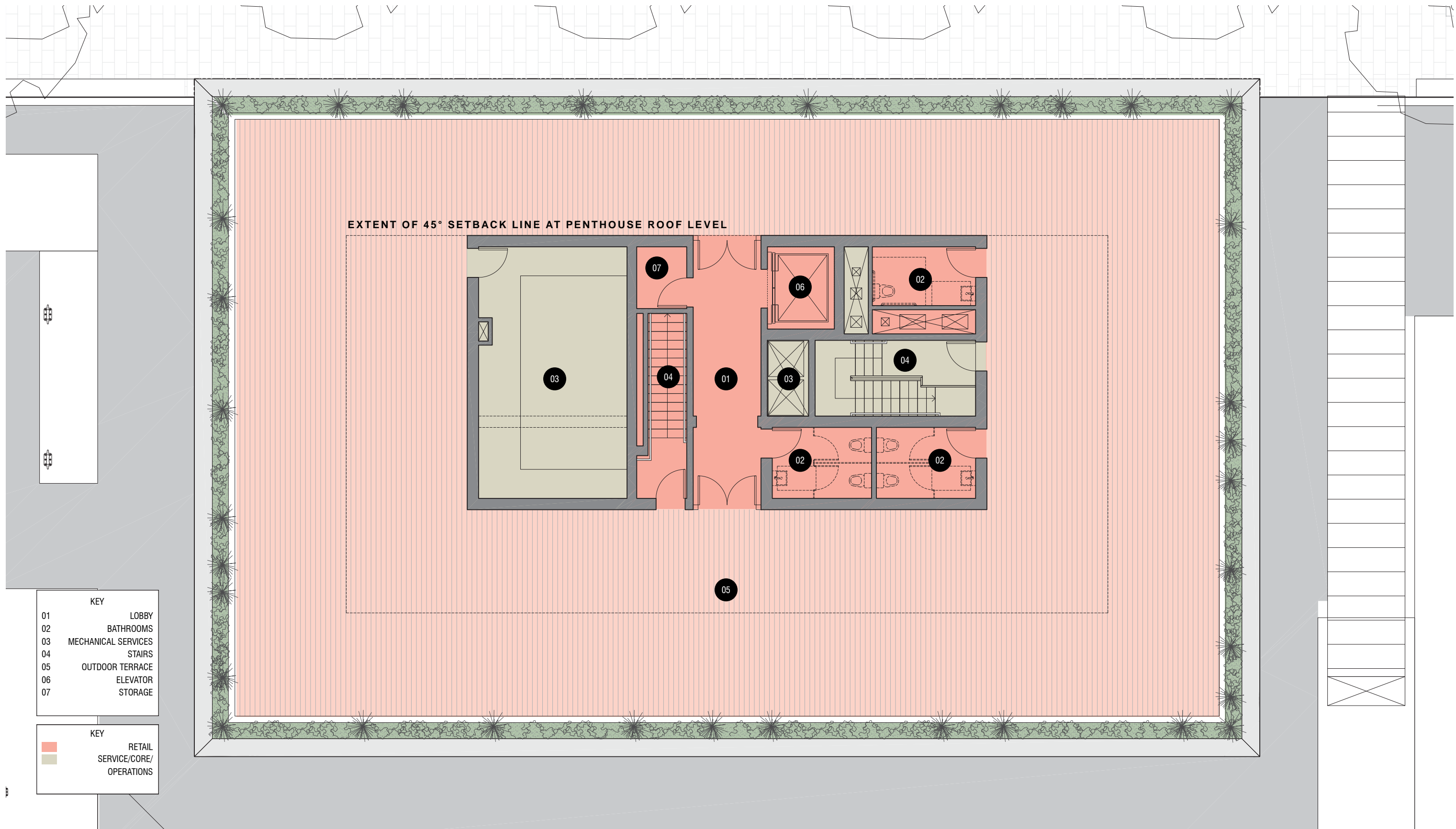
KEY

Red	RETAIL
Green	SERVICE/CORE/OPERATIONS

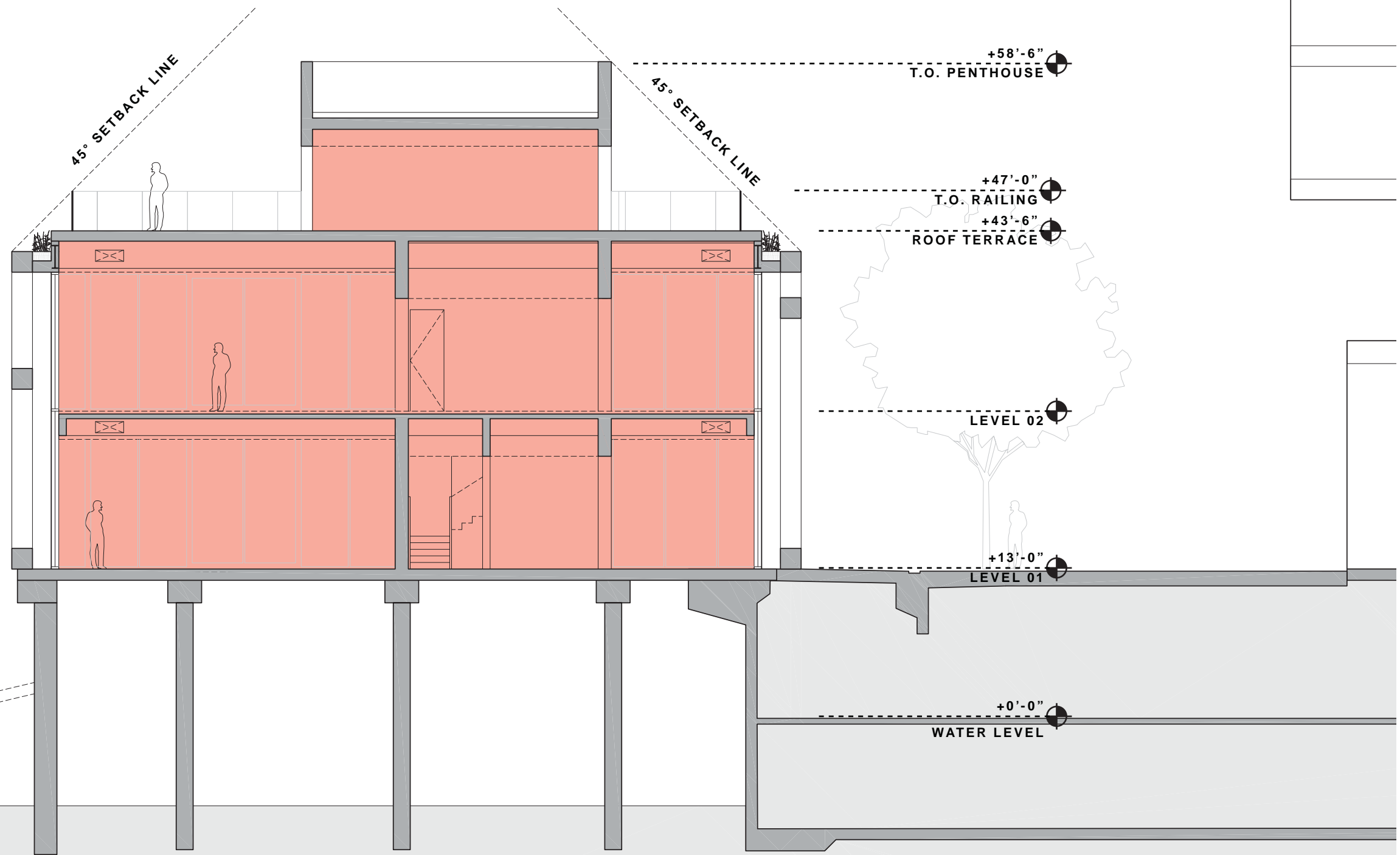
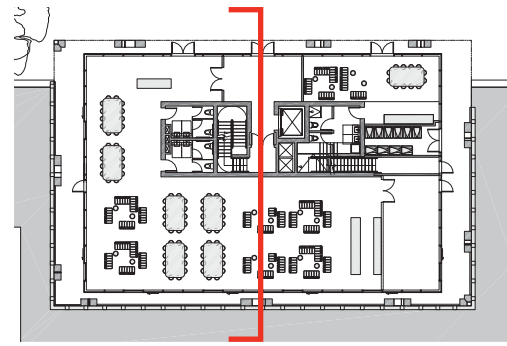


KEY	
01	RETAIL TENANT SPACE
02	TENANT BATHROOMS
03	MECHANICAL SERVICES
04	STAIRS
05	BUILDING SERVICES
06	ELEVATOR

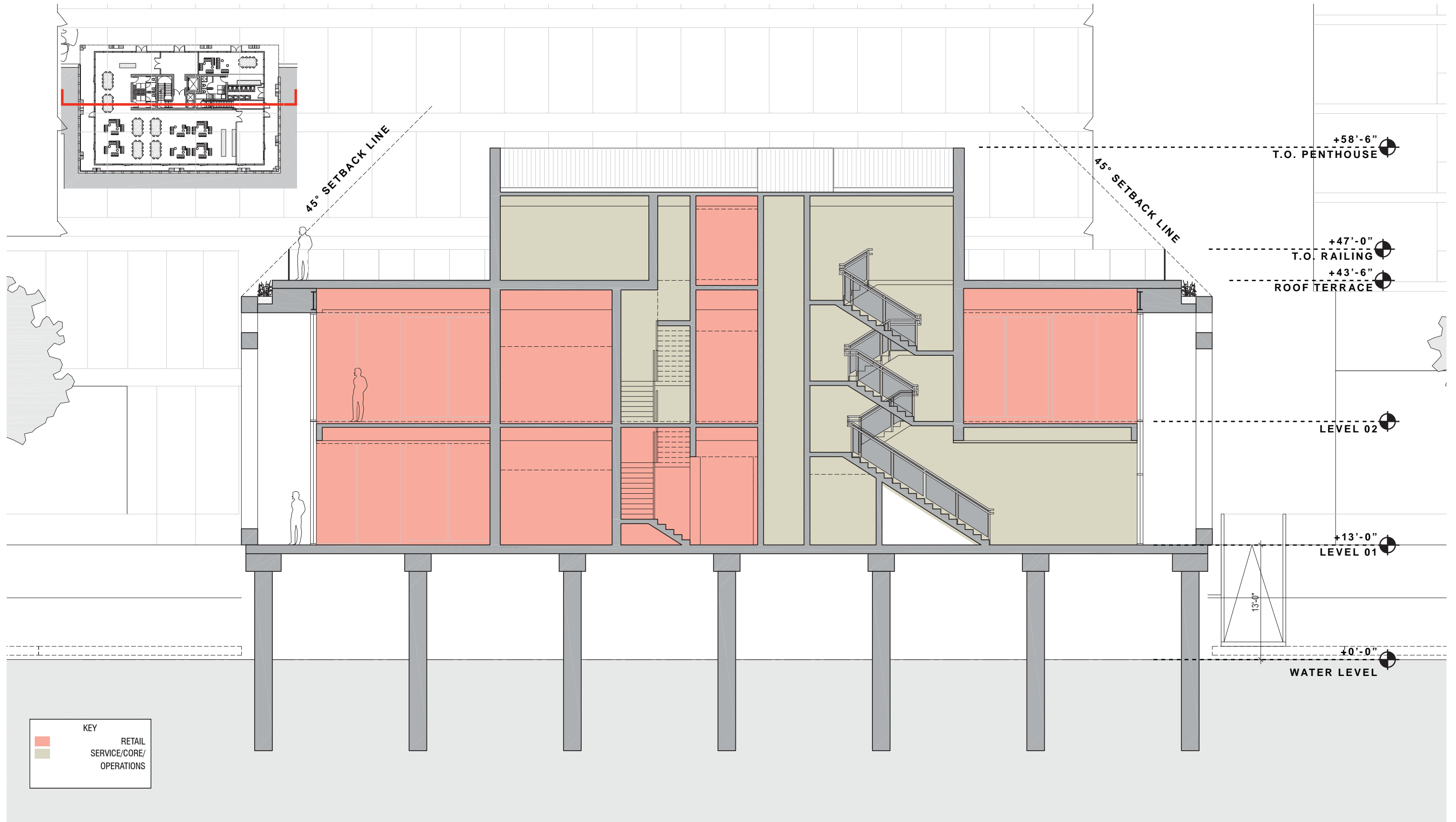
KEY	
	RETAIL
	SERVICE/CORE/OPERATIONS

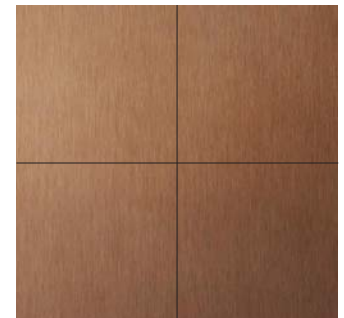






KEY	
	RETAIL
	SERVICE/CORE/ OPERATIONS





BRONZE METAL PANEL



GLASS RAILING



PAINTED STEEL



BRONZE MULLIONS



GRAY PAINTED PIERS



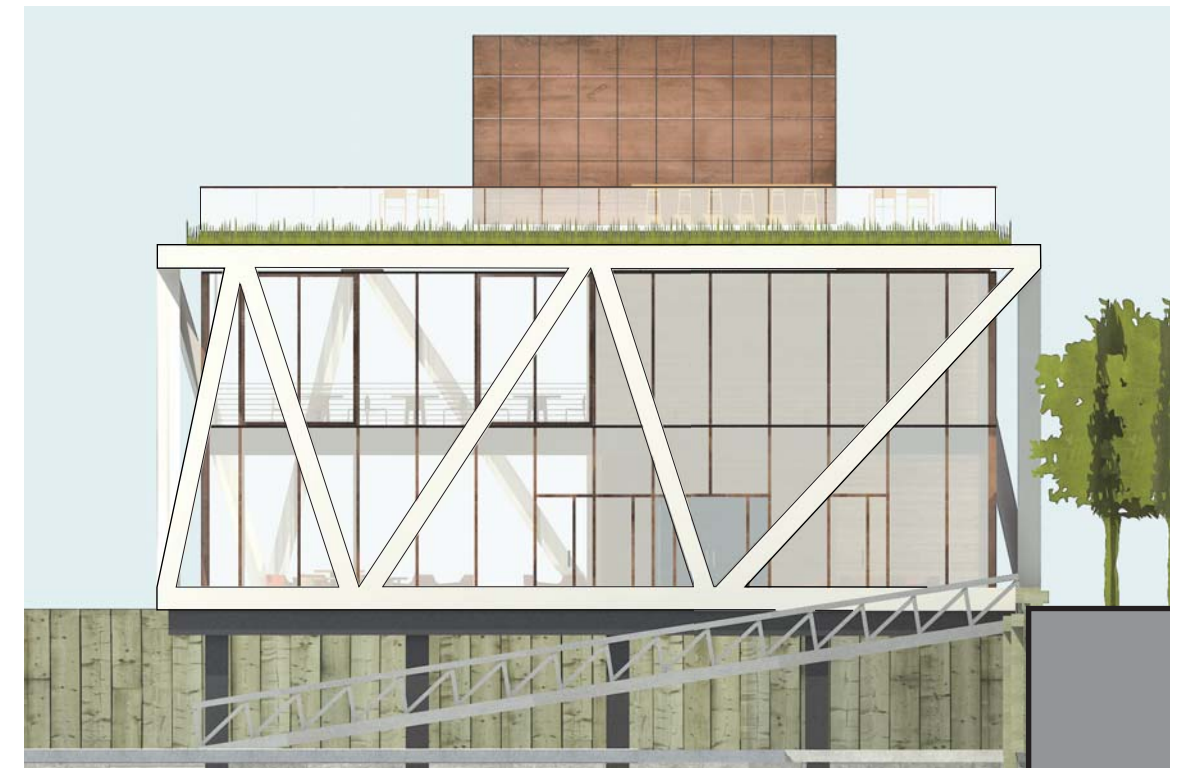
WATER BUILDING 1: NORTH ELEVATION



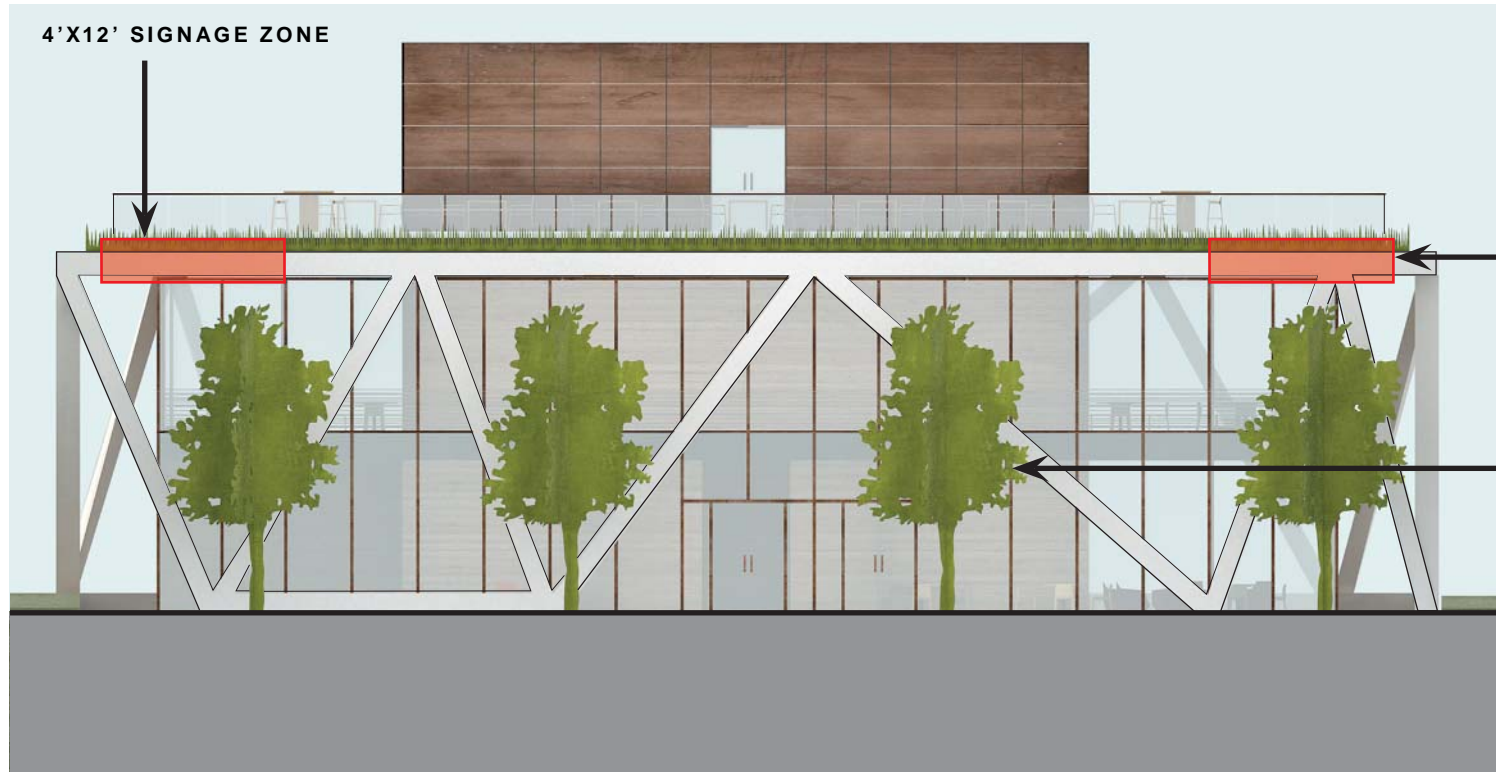
WATER BUILDING 1: WEST ELEVATION



WATER BUILDING 1: SOUTH ELEVATION



WATER BUILDING 1: EAST ELEVATION



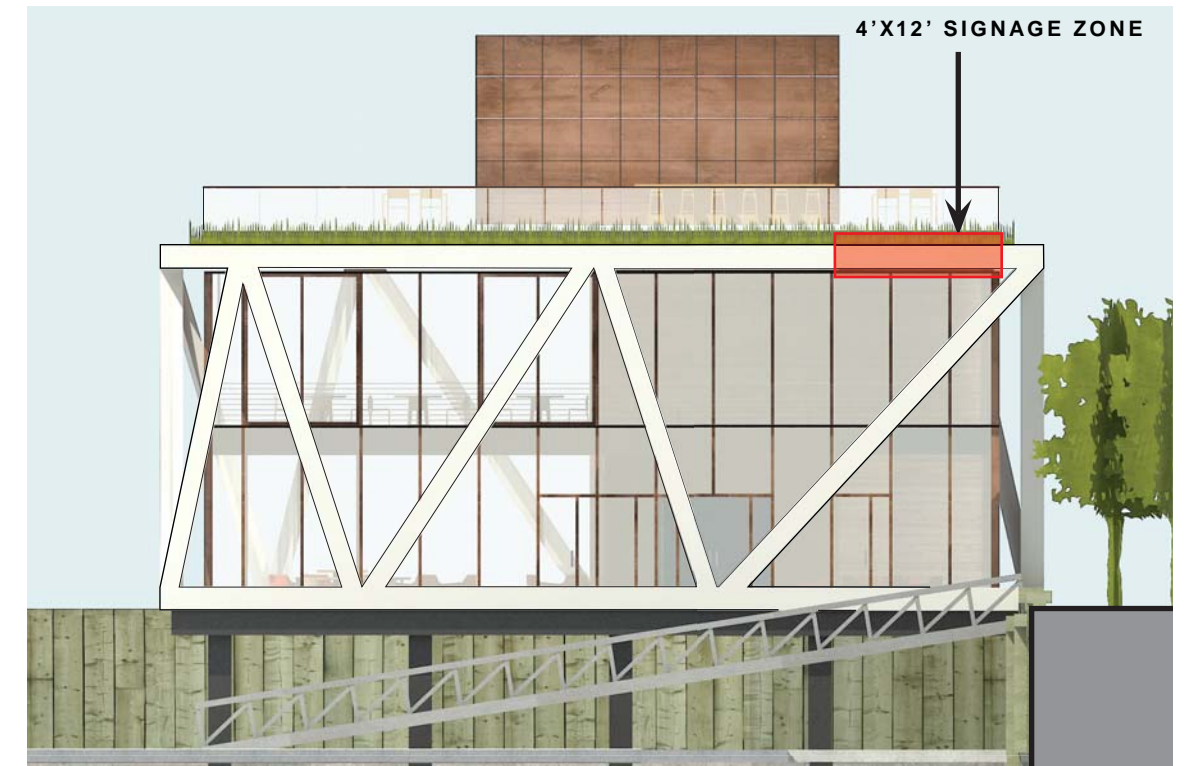
WATER BUILDING 1: NORTH ELEVATION



WATER BUILDING 1: WEST ELEVATION



WATER BUILDING 1: SOUTH ELEVATION



WATER BUILDING 1: EAST ELEVATION





APPLICANT'S PRESENTATION - VOLUME A

NOVEMBER 9, 2017 | PARCEL 6+7, WATER BUILDING 1, THE OCULUS



DISTRICT
WHARF

HOFFMAN-MADISON WATERFRONT