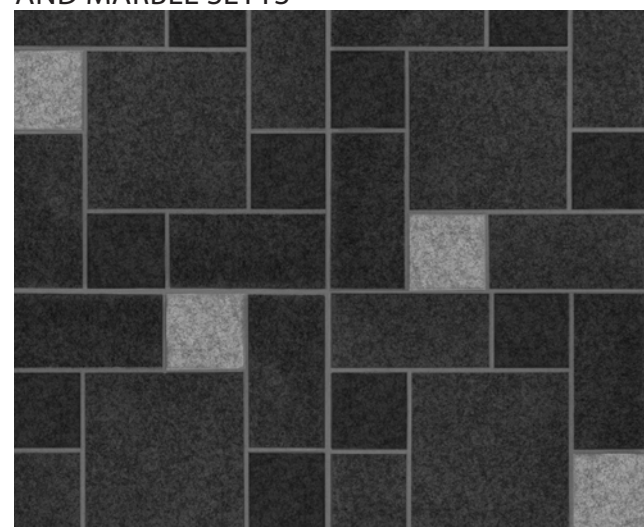




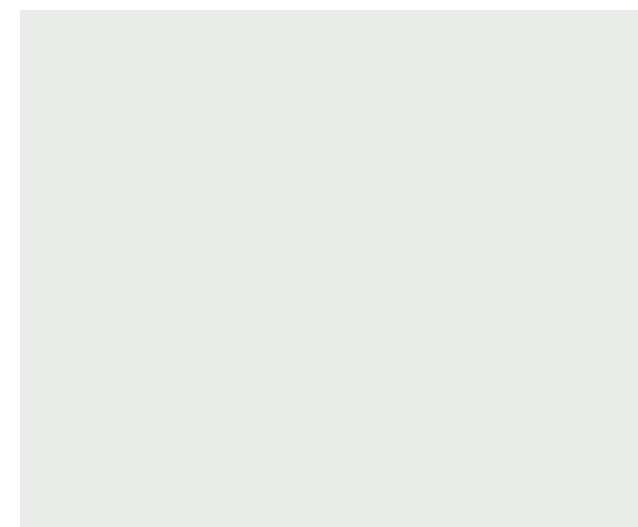
5. DROP-OFF CANOPY
CLEAR STRUCTURAL GLASS



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





LEED for New Construction v2009

The Wharf Phase II: Parcel 9

May 9, 2017



22 3 1 Sustainable Sites Possible Points: 26

Y	?	N			
			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	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

4 3 3 Water Efficiency Possible Points: 10

Y	?	N			
			Prereq 1	Water Use Reduction—20% Reduction	
2	2		Credit 1	Water Efficient Landscaping	4
		2	Credit 2	Innovative Wastewater Technologies	2
2	1	1	Credit 3	Water Use Reduction	4

7 13 15 Energy and Atmosphere Possible Points: 35

Y	?	N			
			Prereq 1	Fundamental Commissioning of Building Energy Systems	
			Prereq 2	Minimum Energy Performance	
			Prereq 3	Fundamental Refrigerant Management	
4	7	8	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

6 0 8 Materials and Resources Possible Points: 14

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

9 0 6 Indoor Environmental Quality Possible Points: 15

Y	?	N			
			Prereq 1	Minimum Indoor Air Quality Performance	
			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

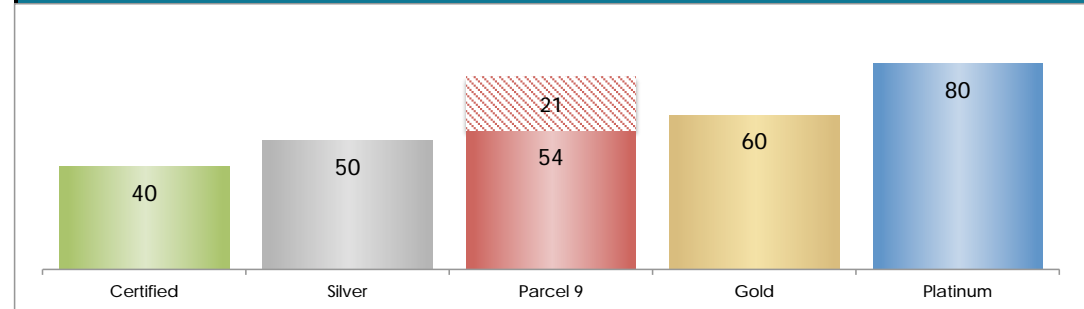
6 0 0 Innovation and Design Process Possible Points: 6

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 Cleaning	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 21 35 Total Possible Points: 110



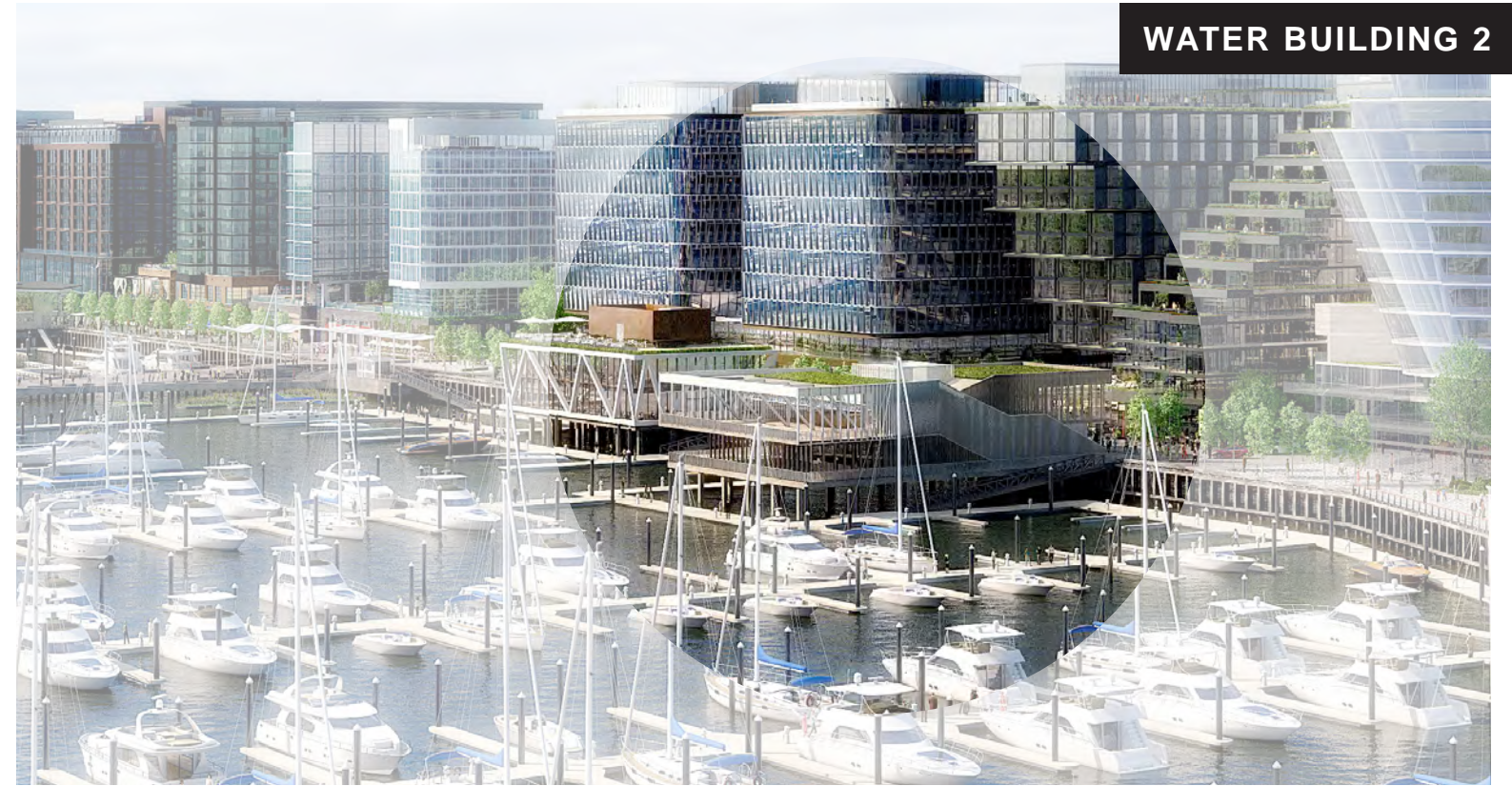
2 FLOORS BASE
34' BUILDING HEIGHT

RETAIL
MARITIME SERVICES

TOTAL

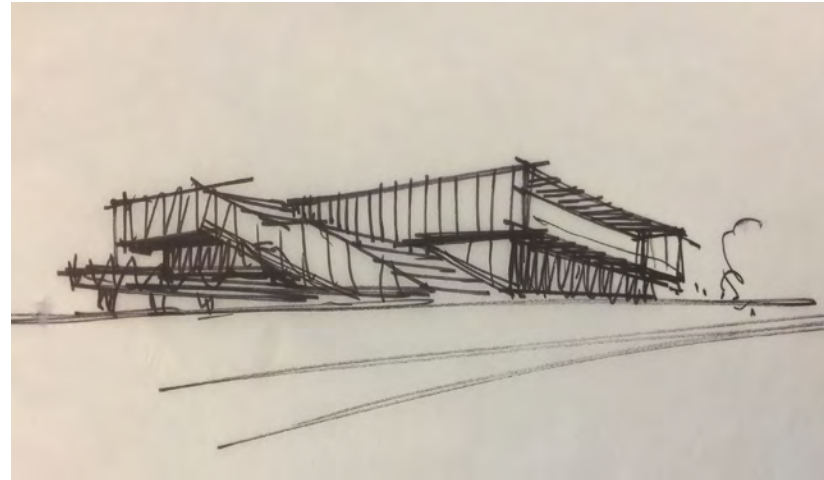
14,100 GFA
2,485 GFA

16,585 GFA



3

WATER BUILDING 2



Early sketch propose a certain kind of relationship between the park and the building

DESIGN CONCEPT

As Water Building #2 (WB2) will be built as part of a large scale urban project - The Wharf - the location provide the building with a natural border condition between the city (The Wharf) and the nature (Washington Channel).

The design reflects this condition defined by the context. The building is composed of crisscrossing form of two mirrored components. One of those two component depicts the city extended toward water while the other one represents the nature extended toward the city. Metal is used for "city component" and wood for "nature component".

This crisscrossing form does not only provide identity to the building from design point of view, but also reflects the different programmatic uses contained within. The building form is also designed to capture the most prominent water views (see diagram2).

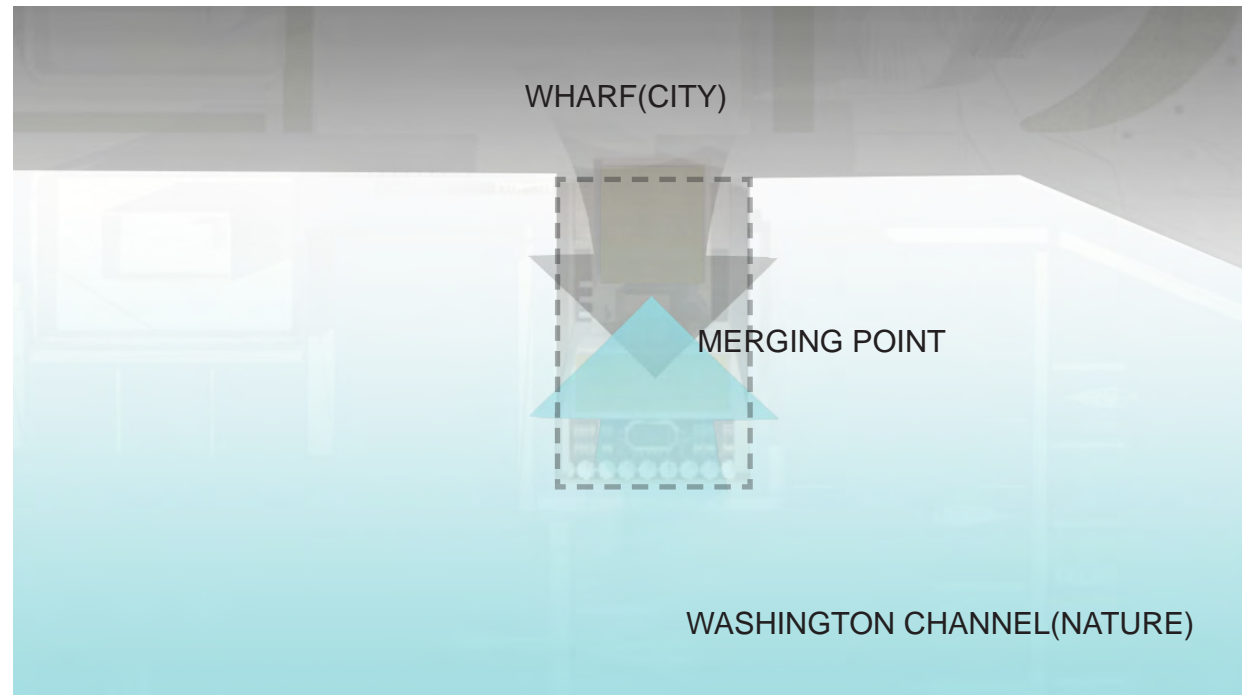


Diagram 1

While the restaurant located on the south has the straight view toward water, the other restaurant have views to 2 different directions - prime view to up-channel and secondary view to M Street Landing.

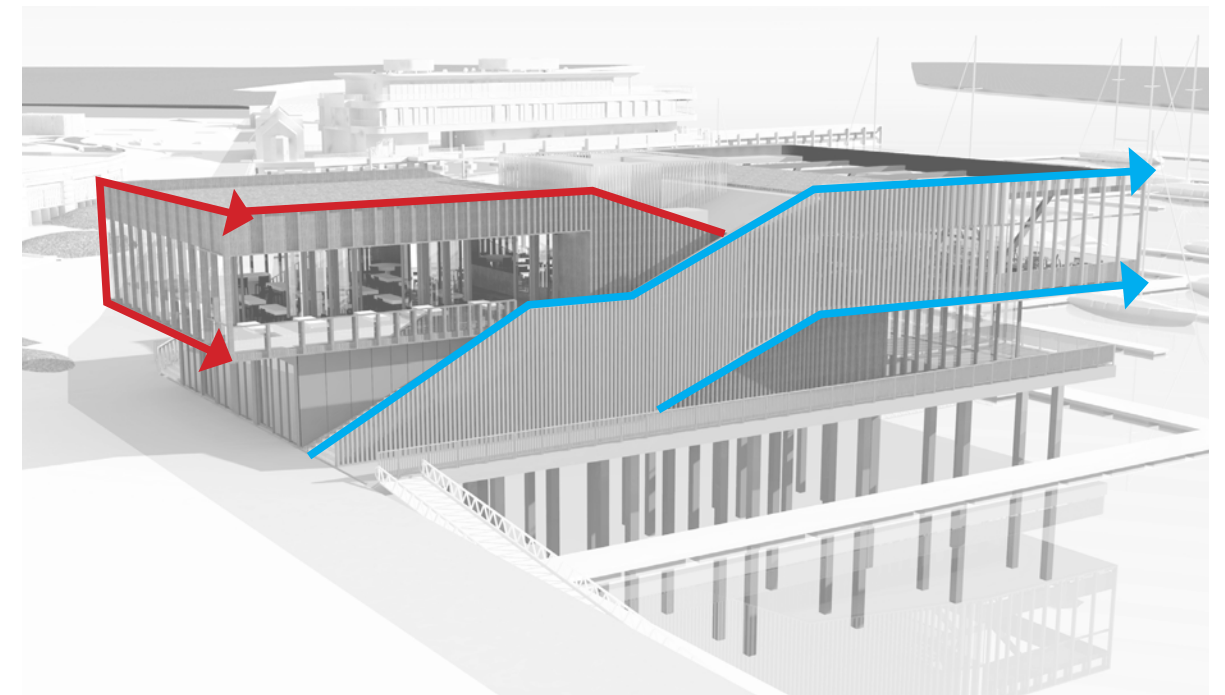


Diagram 2



Cafe-Bar, Deal Pier, Kent, England
: Continuation of wood material from boardwalk to the building facade make the pier building merged into the ambiance



Northen Ave. Bridge, Boston:
Expressed structure and materials are hallmarks of maritime construction.



Watermark, NYC:
Transition from public walkway to the building is interesting



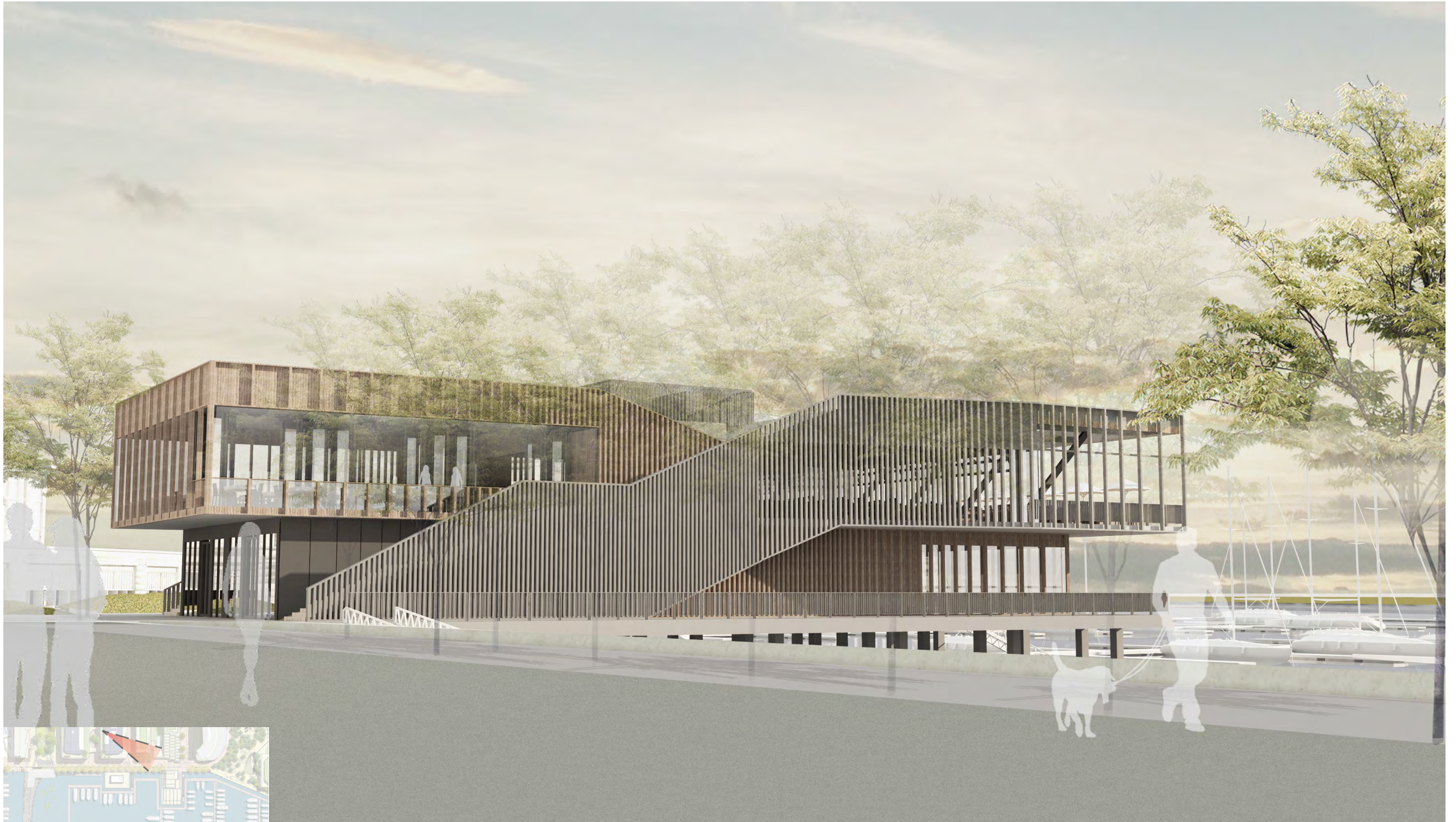
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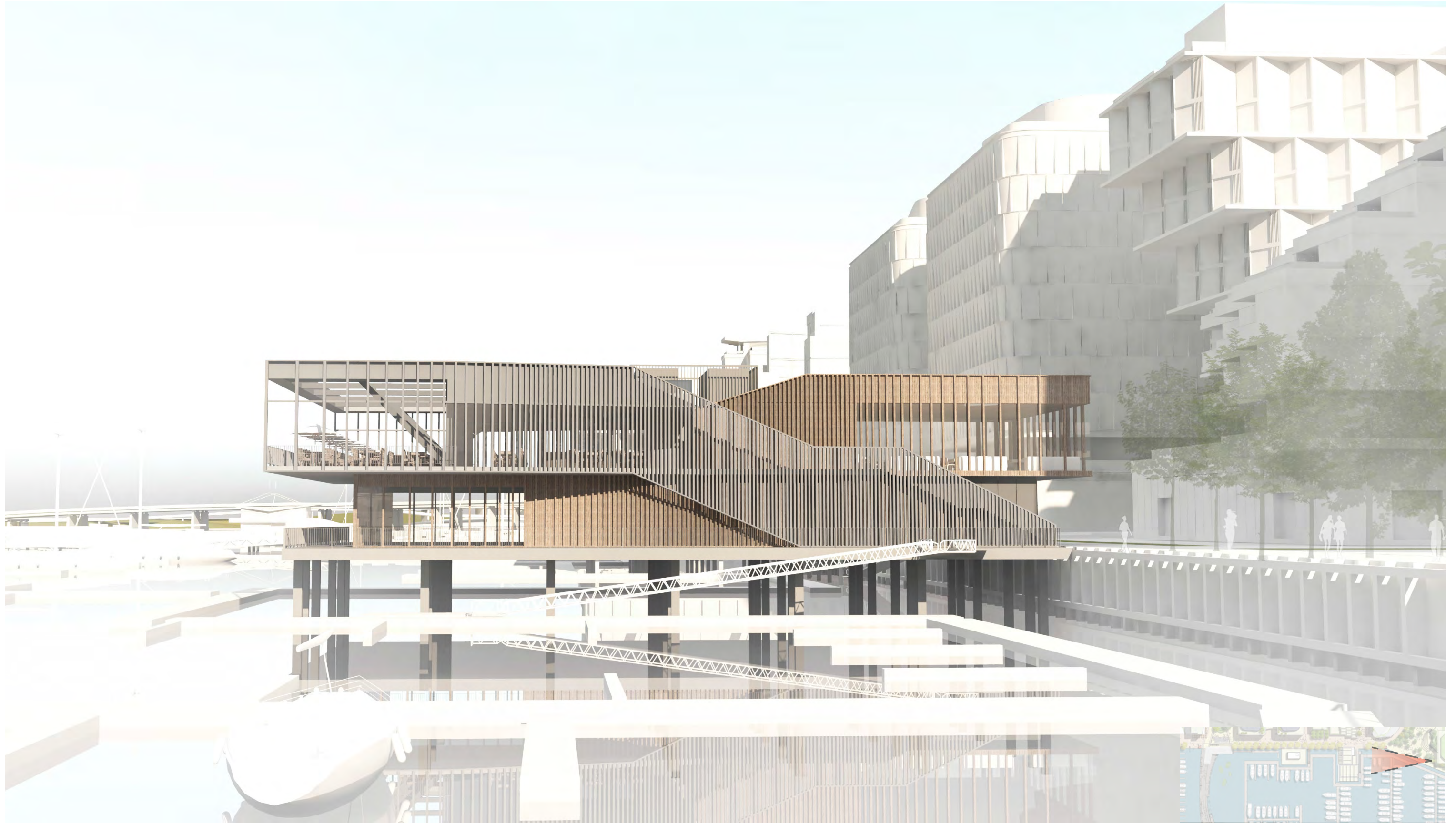
WB2: Aerial View

STAGE TWO PUD SETDOWN SUBMISSION | MAY 12, 2017

DISTRICT
WHARF





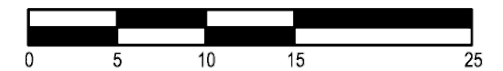
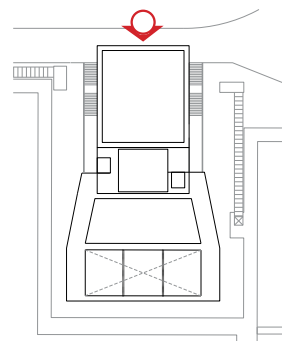


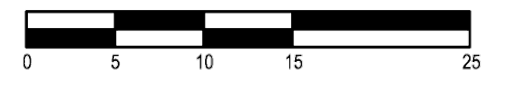
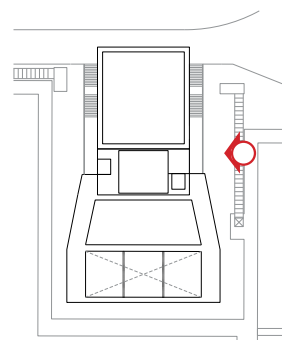
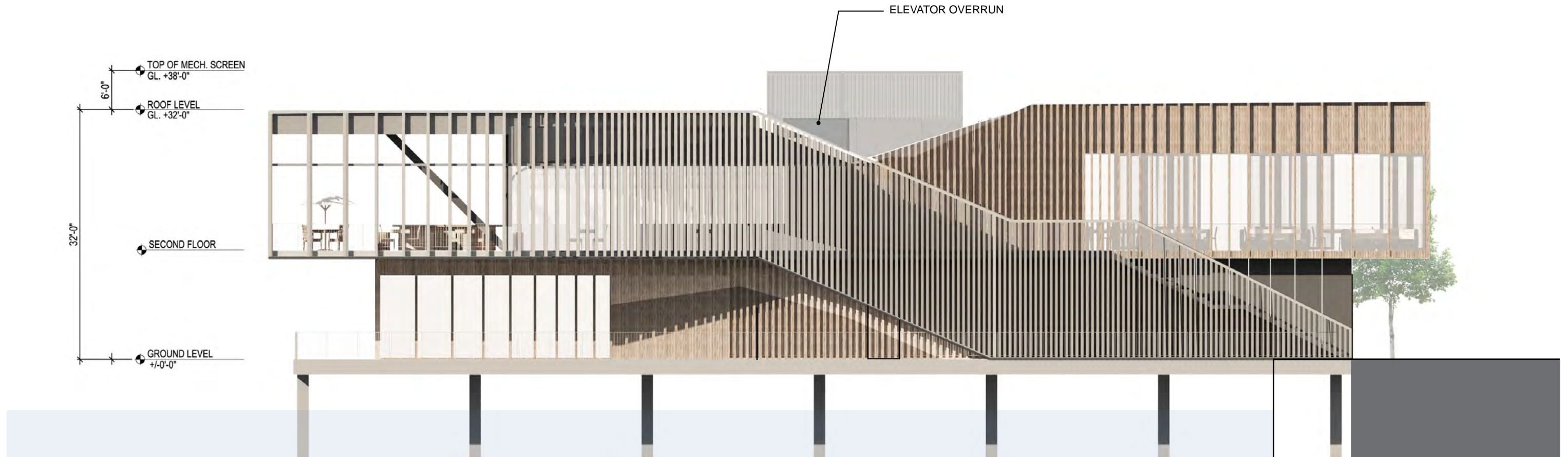


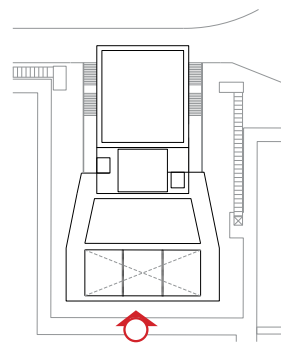
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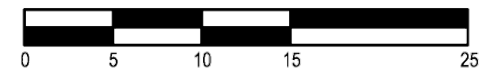
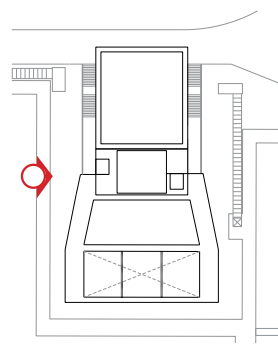
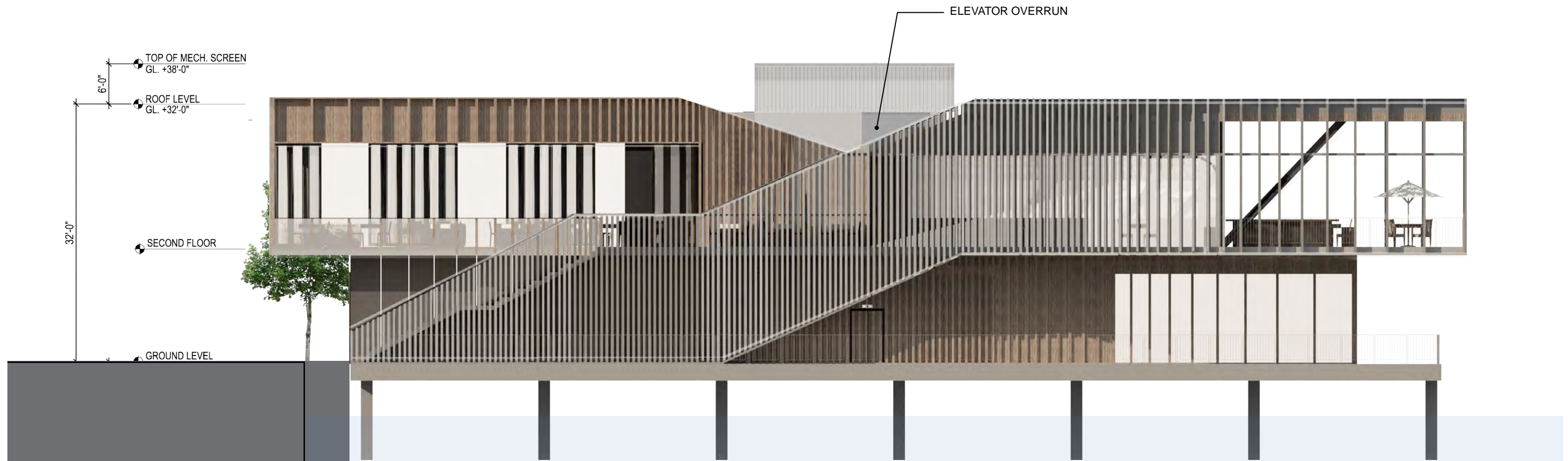
WB2: Perspective View North from Wharf

DISTRICT
WHARF



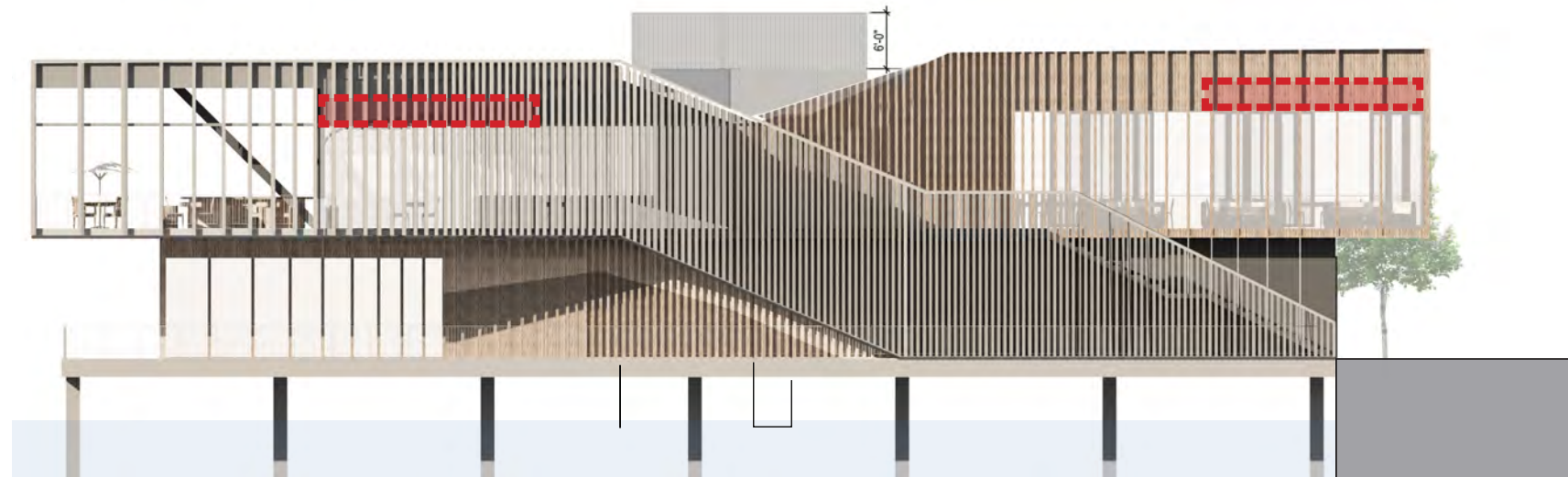








Illuminated Signage Example



Non-Illuminated Signage Example

 SIGNAGE

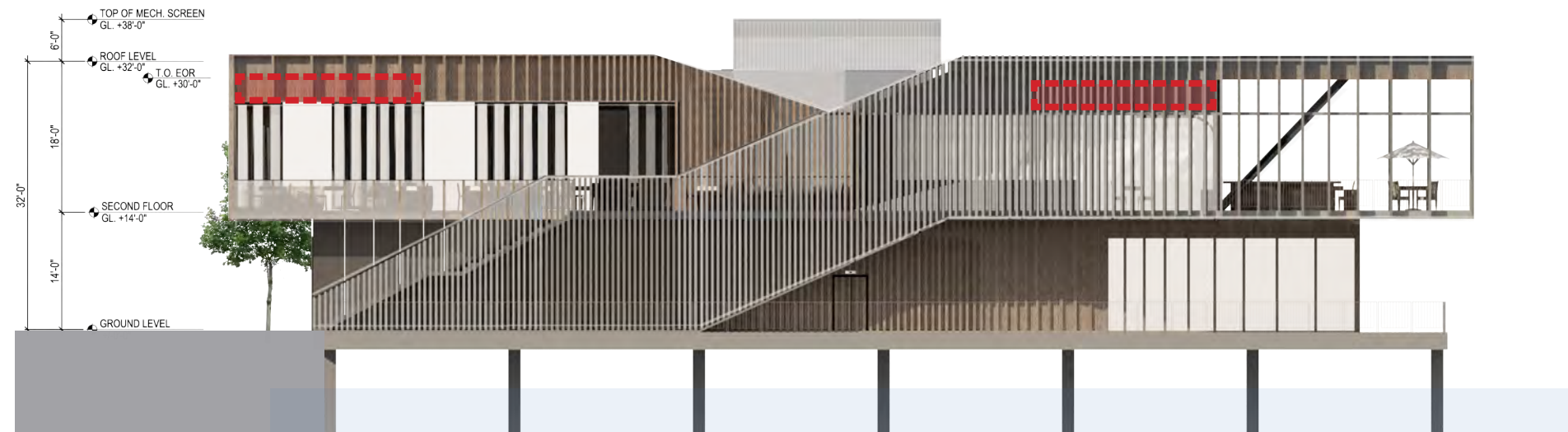
1. RETAIL SIGNAGE PLACEMENT IS FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL RETAIL SIGNAGE PLACEMENT, EXTENT, AND DESIGN TO BE COORDINATED WITH INDIVIDUAL TENANT(S)/OCCUPANT(S) REQUIREMENTS. RETAIL SIGNAGE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE DC BUILDING CODE AND SIGN REGULATIONS IN EFFECT 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.



South Elevation



Illuminated Signage Example



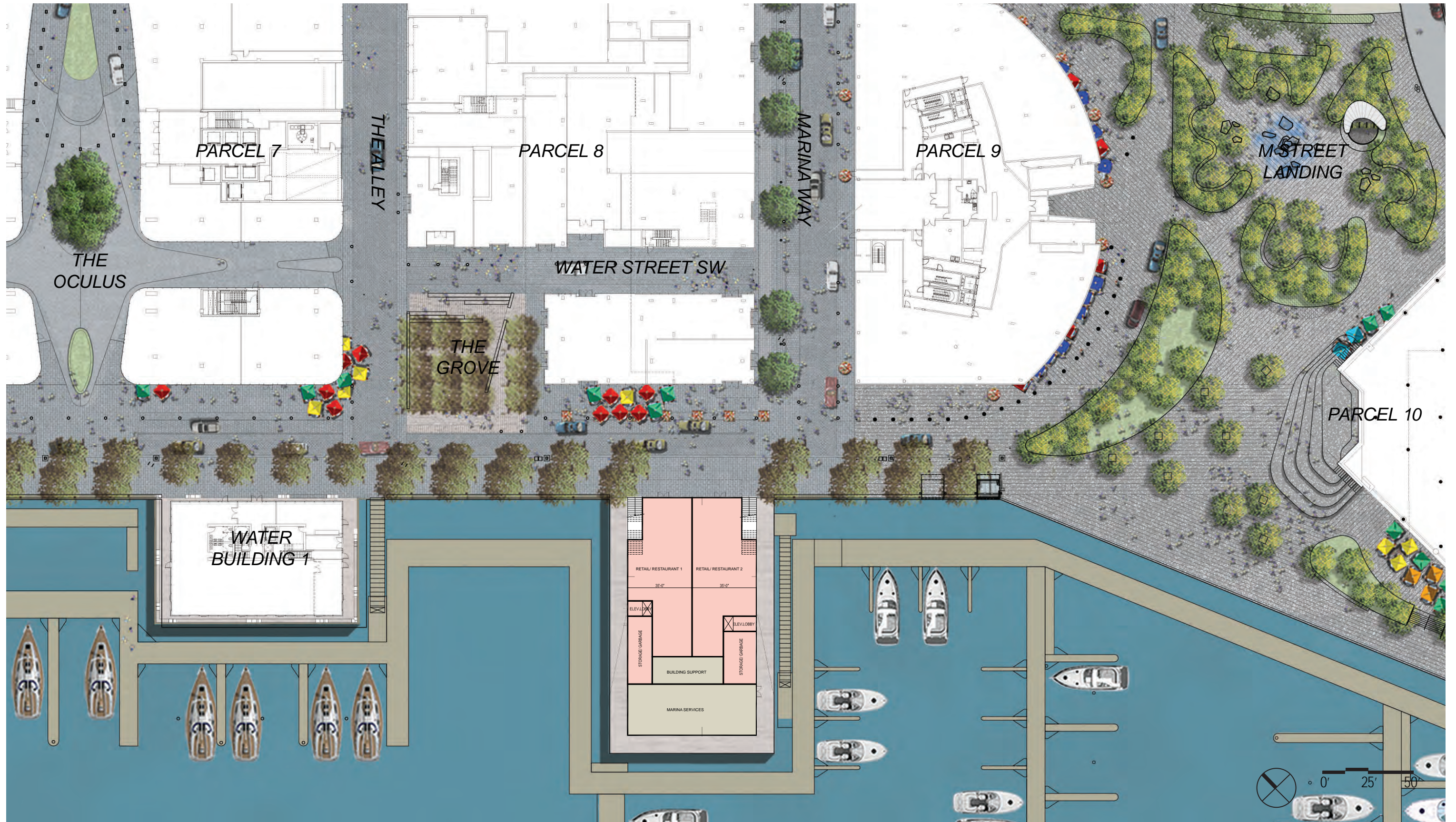
West Elevation



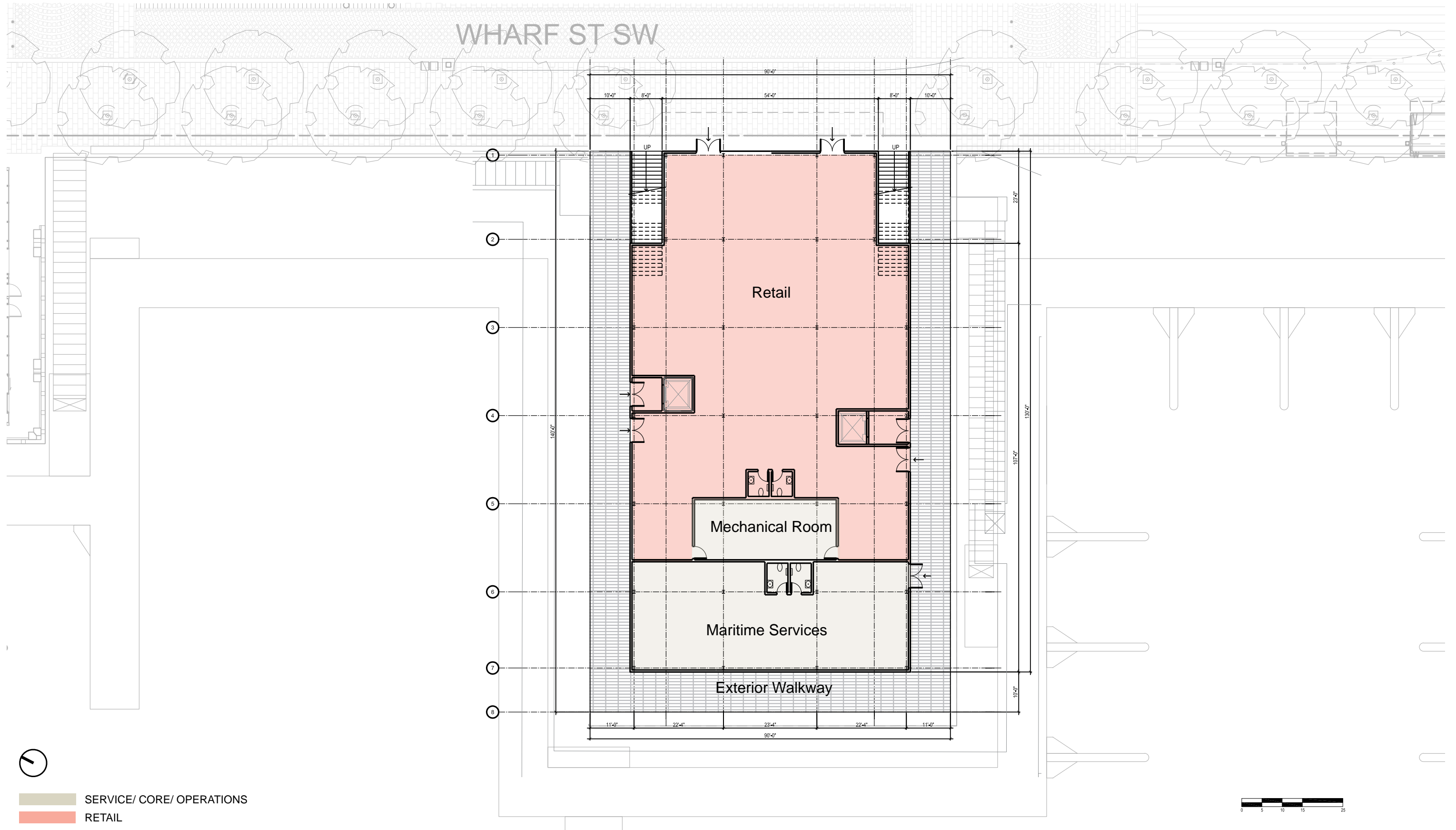
Non-Illuminated Signage Example

 SIGNAGE

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WHARF ST SW



- SERVICE/ CORE/ OPERATIONS
- RETAIL