



WATERFRONT STATION

SOUTHWEST, WASHINGTON, DC

NORTHWEST RESIDENTIAL PARCEL

SECOND STAGE PUD APPLICATION

FINAL SECOND-STAGE PUD PLANS

REVISIONS PACKAGE

MAY 13, 2014

OWNER

WATERFRONT 1001 4TH STREET, LLC

DEVELOPER

FOREST CITY WASHINGTON & VORNADO / CHARLES E. SMITH

LAND USE COUNSEL

HOLLAND & KNIGHT LLP

ARCHITECT

PERKINS EASTMAN DC, PLLC

LANDSCAPE ARCHITECT

LSG LANDSCAPE ARCHITECTURE

TRAFFIC CONSULTANT

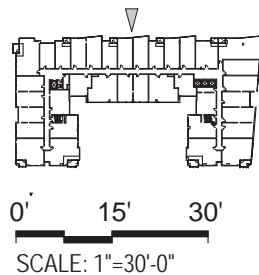
GOROVE SLADE & ASSOCIATES

CIVIL ENGINEER

VIKA CAPITOL



high-pressure laminate panel (Trespa or sim.)
 composite metal panel system
 terracotta "a"
 masonry "b"
 glass balcony railing
 aluminum window
 aluminum window system
 structurally glazed curtainwall system



additional 4'-0" height
required for overrun of
previously indicated elevator.
Top of elevator at 149.88'
(16'-0" above roof)

rooftop tree grove
consisting of (6) trees
added at pool deck
level

horizontal wood plank
(previously wood grain high-
pressure laminate panel)

composite metal
panel system

terracotta "a"

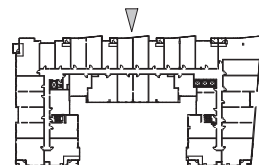
masonry "b"

glass balcony railing

aluminum window

aluminum window
system

structurally glazed
curtainwall system



0' 15' 30'
SCALE: 1"=30'-0"

garage intake louver relocated
from 4th St. elevation. new trees
adjacent to louver screen the louver
when viewed from the church
property to the north

note:
minor adjustments to fenestration
patterns resulted from interior unit
redesign and associated interior
partition relocation.

note:
changes in color result from the use
of alternate modeling software and
are not indicative of intent to change
previously approved materials.



NORTHWEST PARCEL
SECOND STAGE PUD APPLICATION

MAY 13, 2014

Perkins Eastman DC

REVISED
NORTH (PRIVATE DRIVE) ELEVATION
WATERFRONT 1001 4TH STREET, LLC

r14



additional 4'-0" of height
required for overrun of
previously indicated elevator.
Top of elevator at 149.88'
(16'-0" above roof)

notch in building terminated
below roof to coordinate with
south elevation at east wing

composite metal panel system

terracotta "a"

glass balcony railing

aluminum window

aluminum window system

masonry type "b"

aluminum storefront system

garden wall

glazing in vertical slot
removed to coordinate with
interior unit redesign

T.O. UPPER PENTHOUSE ROOF
149.88

T.O. ELEVATOR	152.38
T.O. UPPER PENTHOUSE ROOF	149.88
T.O. LOWER PENTHOUSE ROOF	145.88
T.O. PARAPET	136.88
T.O. ROOF	133.88
11TH FLOOR	122.88
10TH FLOOR	112.88
9TH FLOOR	103.21
8TH FLOOR	93.55
7TH FLOOR	83.88
6TH FLOOR	74.21
5TH FLOOR	64.55
4TH FLOOR	54.88
3RD FLOOR	45.21
2ND FLOOR	35.55
MEZZANINE	26.22
MEASURING POINT	19.88
1ST FLOOR	16.55

note:
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NORTHWEST PARCEL
SECOND STAGE PUD APPLICATION

MAY 13, 2014

Perkins Eastman DC

REVISED
SOUTH COURTYARD ELEVATION
WATERFRONT 1001 4TH STREET, LLC

r15

glass pool deck railing

high-pressure laminate panel (Trespa or sim.)

composite metal panel system

terracotta "a"

glass balcony railing

aluminum window system

masonry type "b"

structurally glazed curtainwall system



T.O. ELEVATOR	152.38
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T.O. ROOF	133.88
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6TH FLOOR	74.21
5TH FLOOR	64.55
4TH FLOOR	54.88
3RD FLOOR	45.21
2ND FLOOR	35.55
MEZZANINE	25.22
MEASURING POINT	19.88
1ST FLOOR	16.55

rooftop tree grove
consisting of (6) trees
added at pool deck
level

glass pool deck railing

horizontal wood plank
(previously high pressure
laminated panel)

composite metal
panel system

terracotta "a"

glass balcony railing

aluminum window
system

masonry type "b"

structurally glazed
curtainwall system

T.O. ELEVATOR
152.38

T.O. UPPER PENTHOUSE ROOF
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T.O. LOWER PENTHOUSE ROOF
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6TH FLOOR
74.21

5TH FLOOR
64.55

4TH FLOOR
54.88

3RD FLOOR
45.21

2ND FLOOR
35.55

MEZZANINE
28.22

MEASURING POINT
19.88

1ST FLOOR
16.55

garage intake louver relocated
to North (Private Alley) elevation
and replaced with storefront
and brick.

residential entrance vestibule
moved north approximately
4'-8" to coordinate with
interiors redesign

note:
minor adjustments to fenestration
patterns resulted from interior unit
redesign and associated interior
partition relocation.

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NORTHWEST PARCEL
SECOND STAGE PUD APPLICATION

MAY 13, 2014

Perkins Eastman DC

REVISED
EAST (4TH STREET) ELEVATION
WATERFRONT 1001 4TH STREET, LLC

r16



notch in building moved
north 8'-2" to coordinate with
interior unit redesign

additional 4'-0" height
required for overrun of
previously indicated elevator.
Top of elevator at 149.88'
(16'-0" above roof)

composite metal panel system

terracotta "a"

glass balcony railing

aluminum window system

masonry type "b"

rolling grille

overhead door

composite metal panel infill

balcony stack moved north
23'-6" to coordinate with
interior unit redesign

balcony stack moved south
4'-0" to coordinate with
interior unit redesign

T.O. UPPER PENTHOUSE ROOF	149.88
T.O. LOWER PENTHOUSE ROOF	145.88
T.O. PARAPET	136.88
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11TH FLOOR	122.88
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4TH FLOOR	54.88
3RD FLOOR	45.21
2ND FLOOR	35.55
MEZZANINE	25.88
MEASURING POINT	16.22
1ST FLOOR	16.55

note:
minor adjustments to fenestration
patterns resulted from interior unit
redesign and associated interior
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NORTHWEST PARCEL
SECOND STAGE PUD APPLICATION

MAY 13, 2014

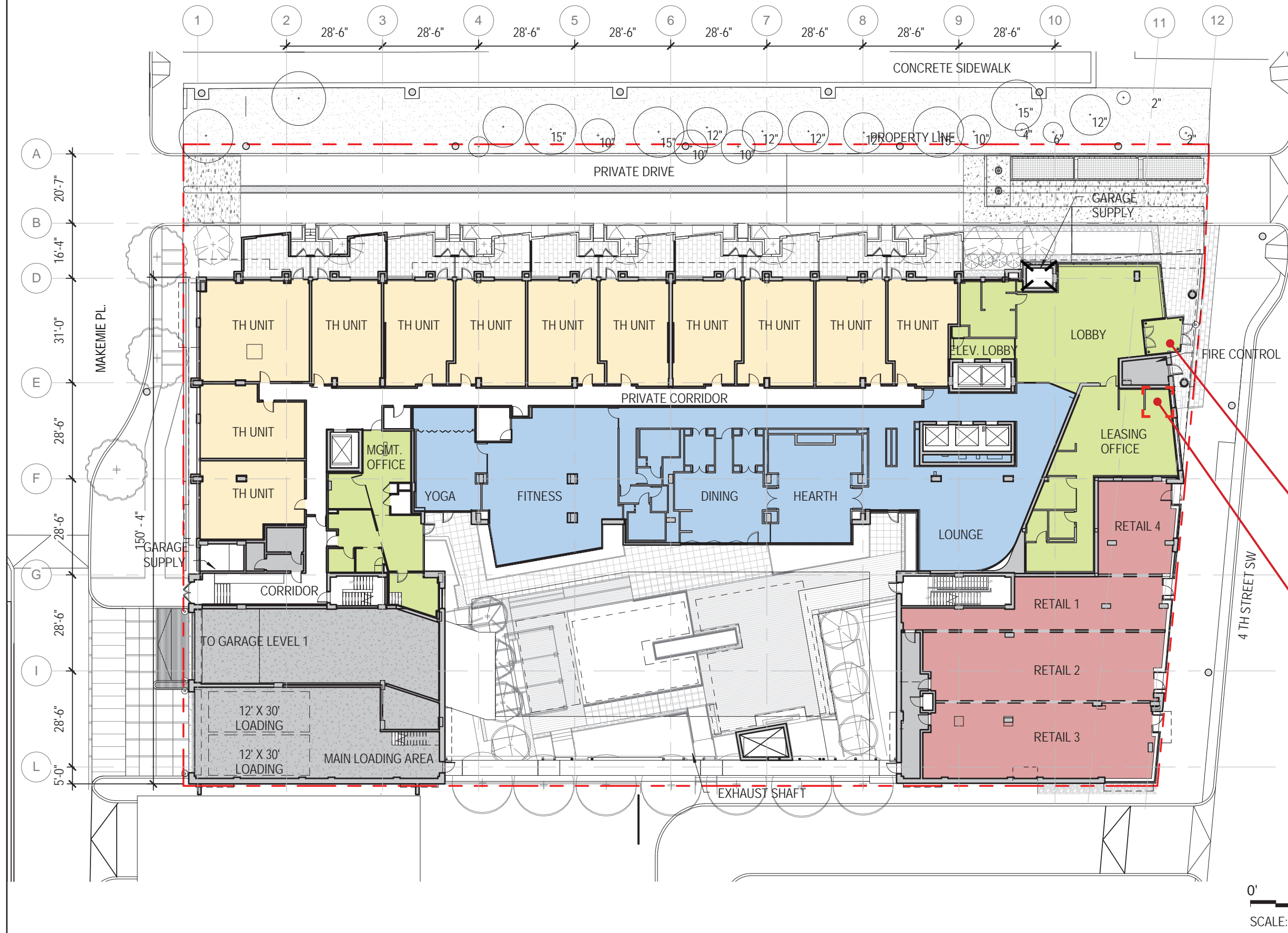
Perkins Eastman DC

REVISED
WEST (MAKEMIE PLACE) ELEVATION
WATERFRONT 1001 4TH STREET, LLC

r17



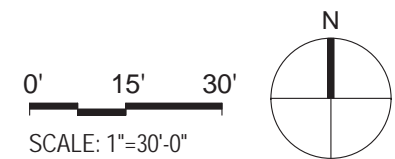
- NOTES:**
1. THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE AND LOCATIONS OF UNITS, RETAIL SPACES, STAIRS, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.
 2. RETAIL ENTRANCES MAY INCREASE, DECREASE, OR BE MODIFIED WITHIN THE AREA OF THE RETAIL SPACE, DEPENDING UPON THE NEEDS OF THE TENANTS.



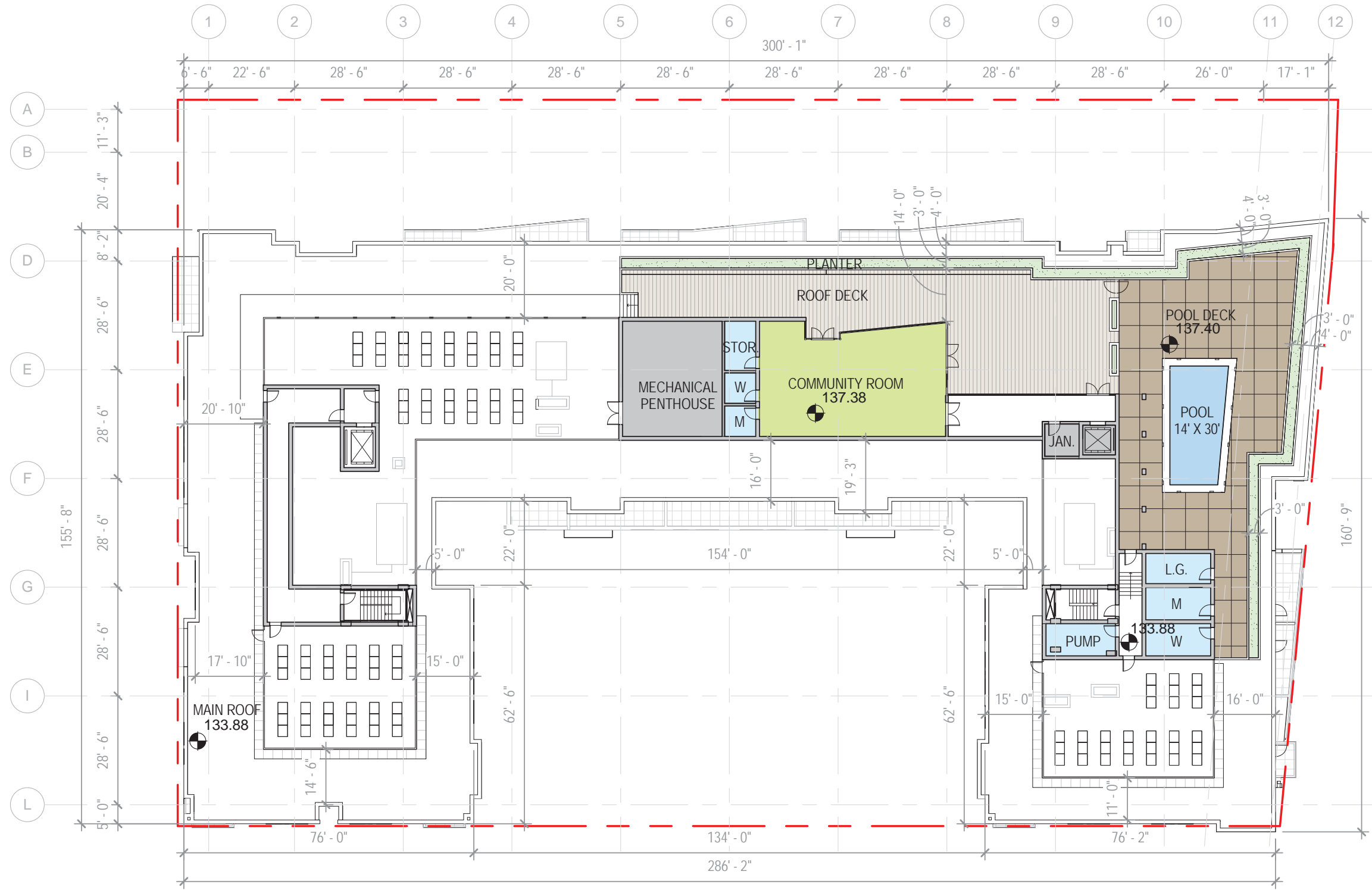
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residential entrance vestibule moved north approximately 4'-8" to coordinate with interiors redesign

garage intake louver relocated to North (Private Alley) elevation and replaced with storefront and brick.



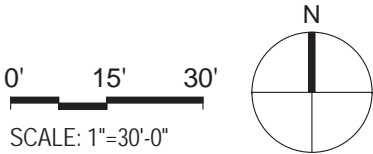
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ROOFTOP COMMUNITY AMENITY SPACE	
Name	Area

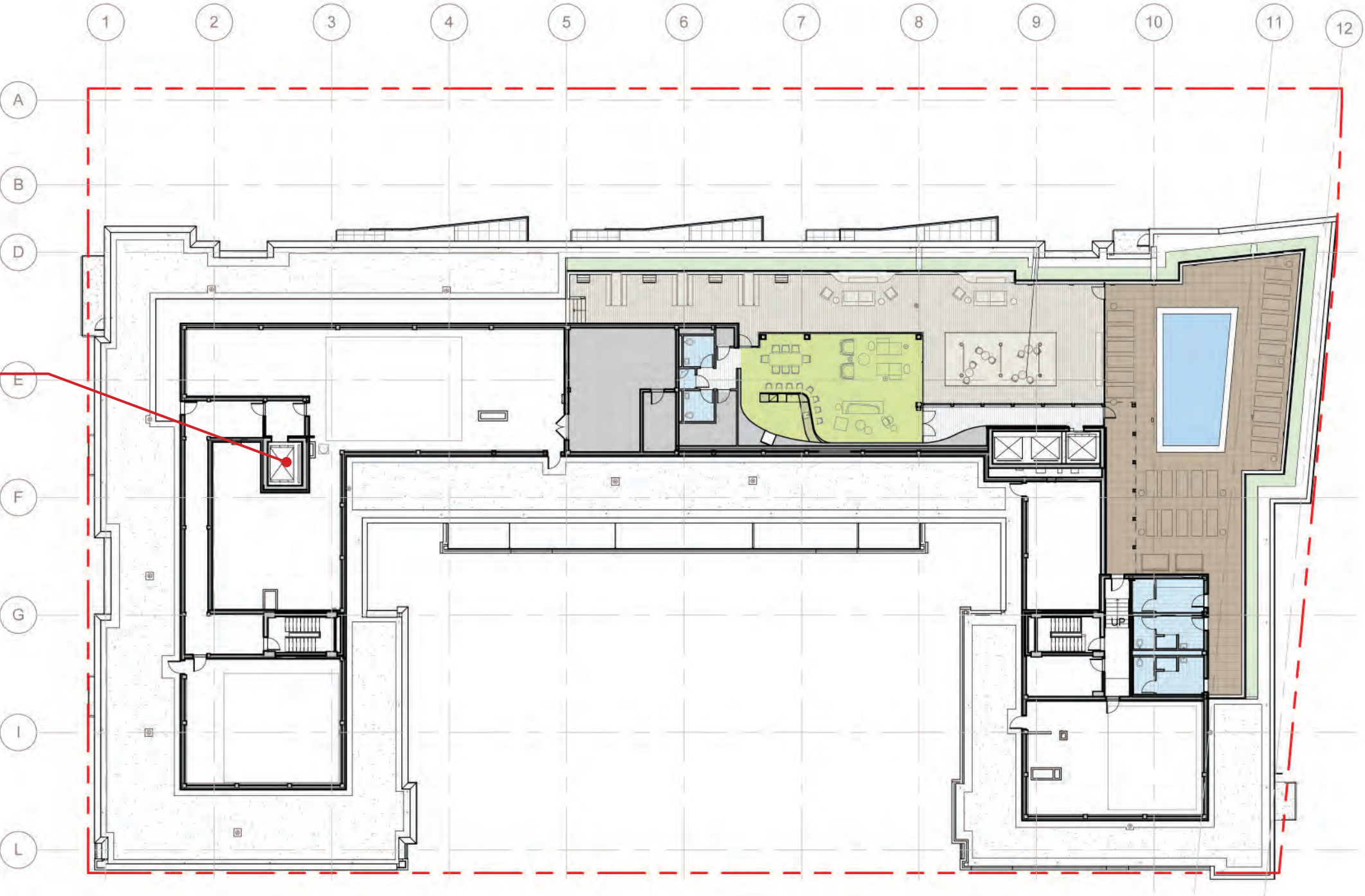
INTERNAL ROOFTOP COMMUNITY AMENITY SPACE	1475 SF
EXTERNAL ROOFTOP COMMUNITY AMENITY SPACE	6067 SF

PROPORTION OF INTERNAL ROOFTOP COMMUNITY AMENITY SPACE TO OVERALL ROOFTOP COMMUNITY AMENITY SPACE: 19.6%



- NOTES:
- 1. THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE AND LOCATIONS OF UNITS, STAIRS, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.
 - 2. MEASURING POINT ELEVATION: 19.88'

additional 4'-0" of height required for overrun of previously indicated elevator. Top of elevator at 149.88' (16'-0" above roof)



ROOFTOP COMMUNITY AMENITY SPACE	
Name	Area

INTERNAL ROOFTOP COMMUNITY AMENITY SPACE	1475 SF
EXTERNAL ROOFTOP COMMUNITY AMENITY SPACE	6067 SF

PROPORTION OF INTERNAL ROOFTOP COMMUNITY AMENITY SPACE TO OVERALL ROOFTOP COMMUNITY AMENITY SPACE: 19.6%

note:
minor adjustments to fenestration patterns resulted from interior unit redesign and associated interior partition relocation.

note:
changes in color result from the use of alternate modeling software and are not indicative of intent to change previously approved materials.



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2. MEASURING POINT ELEVATION: 19.88'



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NOTES:

1. THE INTERIOR PARTITION LOCATIONS, THE NUMBER, SIZE AND LOCATIONS OF UNITS, STAIRS, AND ELEVATORS ARE PRELIMINARY AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL LAYOUTS MAY VARY.
2. MEASURING POINT ELEVATION: 19.88'

rooftop tree grove consisting of (6) trees added at pool deck level

community room north wall straightened to coordinate with interiors redesign

additional 4'-0" of height required for overrun of previously indicated elevator. Top of elevator at 149.88' (16'-0" above roof)

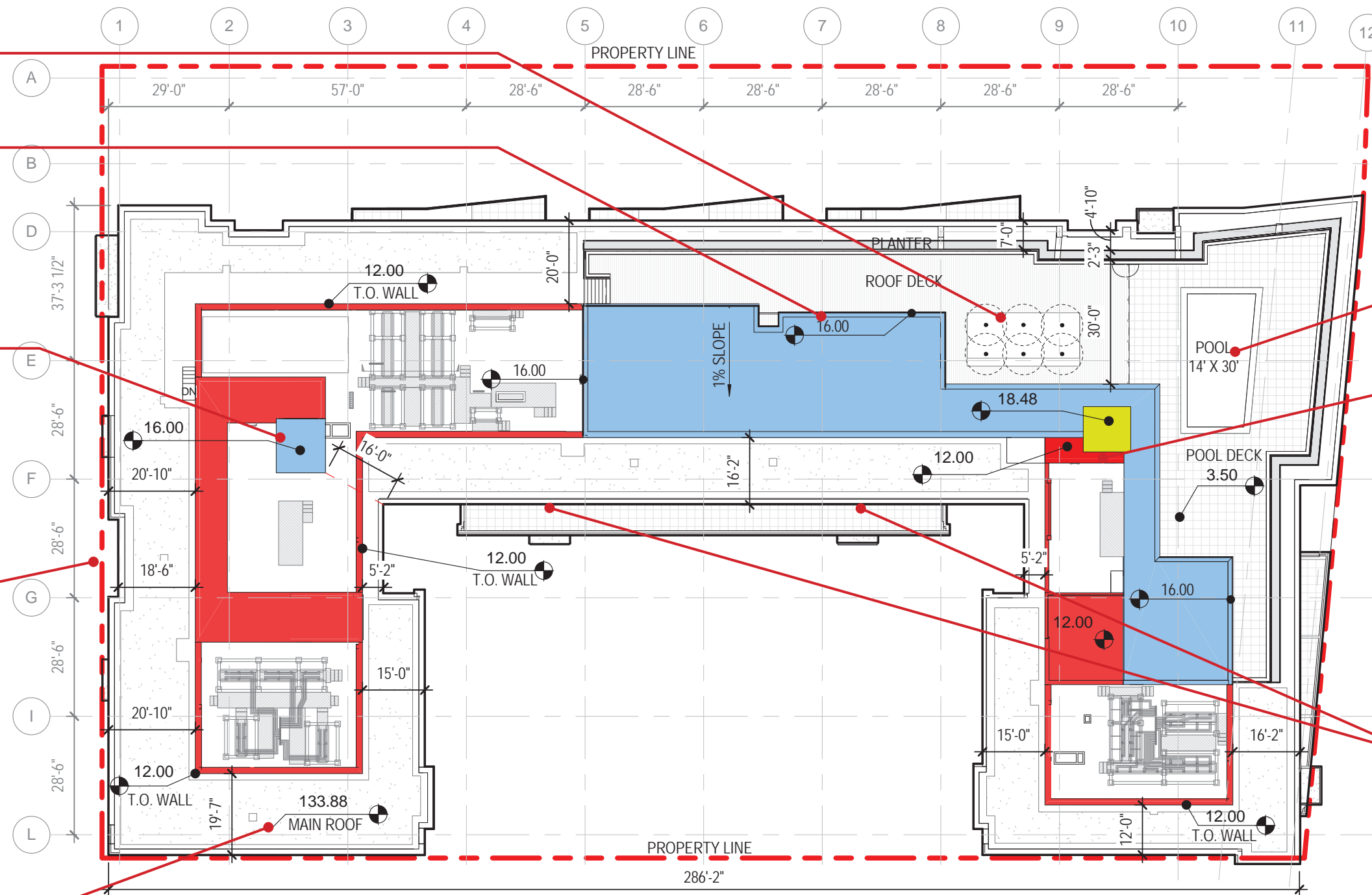
notch in building moved north 8'-2" to coordinate with interior unit redesign

notch in building terminated below roof to coordinate with south elevation at east wing

pool moved north 14'-4" to improve clearance and access around all sides of pool basin

roof footprint adjusted to accommodate elevator overrun below

bump-outs @ 11th floor removed



TOP OF MAIN ROOF IS AT ELEVATION 133.88'
ALL OTHER SPOT ELEVATIONS INDICATE HEIGHT ABOVE TOP OF MAIN ROOF



NORTHWEST PARCEL
SECOND STAGE PUD APPLICATION

MAY 13, 2014

Perkins Eastman DC

REVISED
PLAN - PENTHOUSE
WATERFRONT 1001 4TH STREET, LLC

r39a