

Spiegel Zamecnik & Shah Inc.
Structural Engineers

Satish B. Shah

November 16, 2006

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**100 POTOMAC AVENUE, SE WASHINGTON DC 100 YEAR – UPLIFT – REVISED PLANS,
SECOND STAGE PUD**

Dear Davis:

We have reviewed the revised proposed building program dated November 17, 2006 for the above stated project in order to assess the impact of the changes on the 100 year flood level study of the structure. Our review at this time was specifically related to the east side for the revised underground parking. There are two levels in lieu of the original four levels below grade. The garage now extends approximately sixty feet beyond the tower foot print. We had analyzed the submission of Stage I PUD for the uplift pressures and issued a letter with our comments on December 21, 2005. The present review is based on plans for Stage II PUD planned for submission dated August 25, 2006.

Based on our comparative review between the PUD submission documents of Stage 2 submission and the current documents for Stage 2, we state that the basic findings of the earlier report are not valid. There is rearrangement of the below grade spaces on the east end of the project. The underground plan area on the east has increased exposing more foot print susceptible to uplift forces, however the total depth has reduced. The uplift pressures under the tower foot print have reduced, but the uplift pressures under the projected garage beyond the tower foot print can not easily be resisted with two levels of framed slab and nominal mat thickness. The solution may require mat with post tensioning cables, thicker (six feet) mat, uplift anchor piles or combinations of the above.

For additional information for other areas of the project and on the methods and assumptions refer to the earlier letter of December 21, 2005 and August 21, 2006.

Hope this short summary for the revised plans (Phase II submission) of the above project meets the purpose of our study. Call me if you have any questions.

Sincerely,

SPIEGEL ZAMECNIK & SHAH INC.



Satish B. Shah PE, Principal

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ZONING COMMISSION
District of Columbia
CASE NO.04-14
EXHIBIT NO.50BC