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VIEW OF FLORIDA ROCK PROPERTY AND STADIUM FROM THE ANACOSTIA RIVER

100 POTOMAC AVENUE, SE
ZONING COMMISSION CASE NO. 04-14C/01-31TE/98-17F/95-16P

POST-HEARING SUBMISSION DRAWINGS

SECOND STAGE PLANNED UNIT DEVELOPMENT
APPLICATION AND MAP AMENDMENT

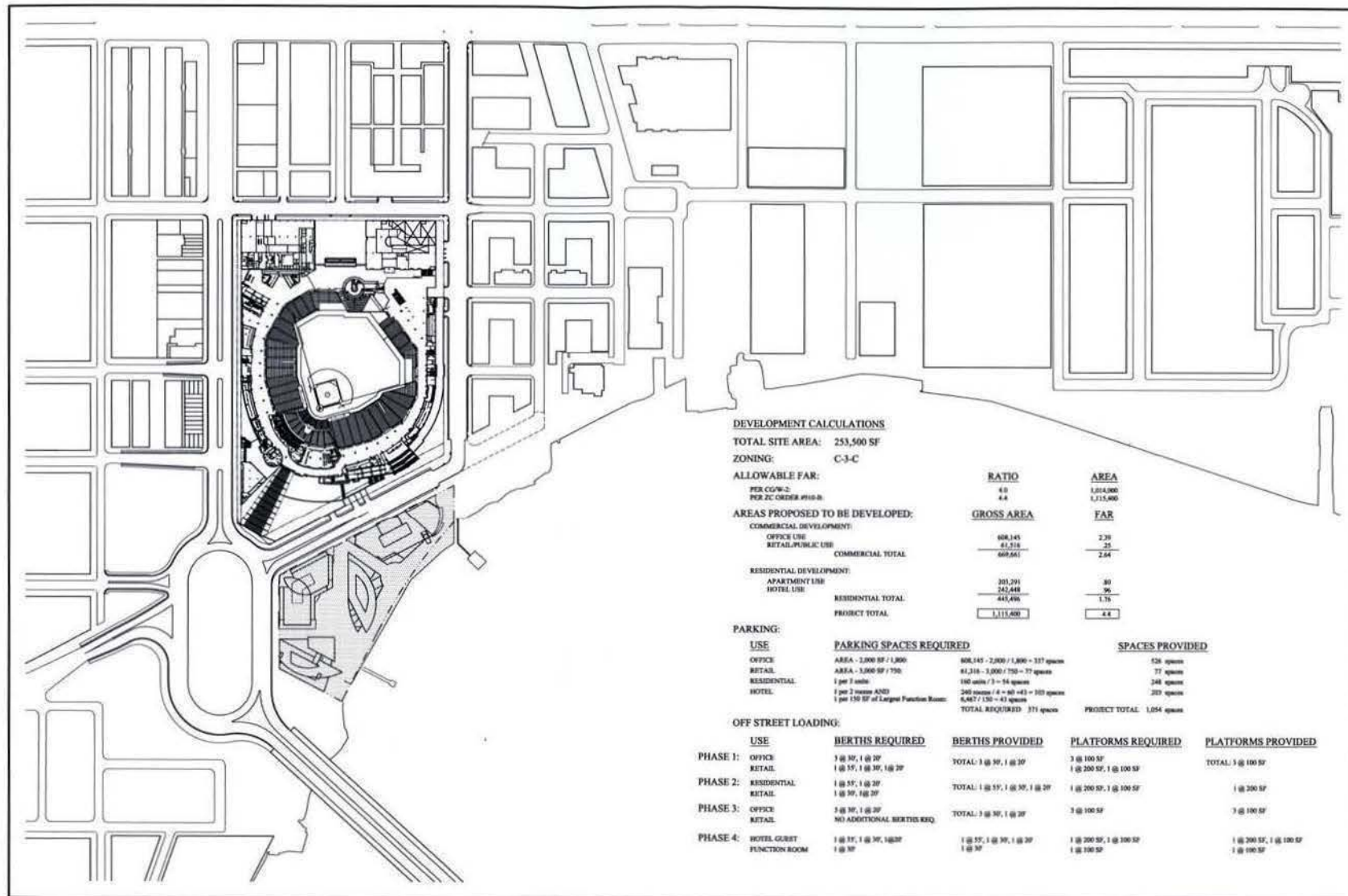
NOVEMBER 17, 2006

DAVIS BUCKLEY ARCHITECTS
AND PLANNING CONSULTANTS

FLORIDA ROCK PROPERTIES, INC
SPARKS, MARYLAND

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

SHEET #	SHEET TITLE	SUBMISSION DATE					
		5/20/04	8/26/04	4/14/05	11/18/05	8/25/06	11/17/06
0	DRAWING MODIFICATION INDEX			NEW	REV'D	REV'D	REV'D
1	VICINITY PLAN	NEW	REV'D	REV'D	REV'D	REV'D	REV'D
2	EXISTING AND PROPOSED ZONING MAP	NEW	-	-	-	REV'D	REV'D
3	SITE SURVEY / EXISTING CONDITIONS	NEW	-	-	-	REV'D	-
4	SEDIMENTATION AND EROSION CONTROL	NEW	-	-	-	REV'D	REV'D
5	SITE UTILITY AND SITE GRADING PLAN	NEW	-	-	-	REV'D	REV'D
6	SITE DRAINAGE PLAN	NEW	-	-	-	REV'D	REV'D
7	CIRCUL. PLAN AND BUILDING DIMENSIONS	NEW	-	REV'D	REV'D	REV'D	REV'D
8	LANDSCAPE KEY PLAN	NEW	-	REV'D	REV'D	REV'D	REV'D
9	LANDSCAPE - PLANTING PLAN WEST	NEW	-	REV'D	REV'D	REV'D	REV'D
9A	LANDSCAPE - AREA DETAIL PLANS			NEW	-	REV'D	REV'D
10	LANDSCAPE - PLANTING PLAN SOUTH	NEW	-	REV'D	REV'D	REV'D	REV'D
11	LANDSCAPE - PLANTING PLAN EAST	NEW	-	-	-	REV'D	REV'D
11A	LANDSCAPE - AREA DETAIL PLANS			NEW	-	REV'D	REV'D
12	LANDSCAPE - BIOFILTRATION IMAGE PLAN			NEW	-	REV'D	REV'D
13	GROUND FLOOR PLAN	NEW	-	REV'D	REV'D	REV'D	REV'D
14	THIRD FLOOR PLAN	NEW	-	REV'D	REV'D	REV'D	REV'D
15	FIFTH FLOOR PLAN	NEW	-	REV'D	REV'D	REV'D	REV'D
16	SEVENTH FLOOR PLAN	NEW	-	REV'D	REV'D	REV'D	REV'D
17	NINTH FLOOR PLAN	NEW	-	REV'D	REV'D	REV'D	REV'D
18	ROOF PLAN	NEW	-	REV'D	REV'D	REV'D	REV'D
19	GARAGE FIRST LEVEL	NEW	-	REV'D	REV'D	REV'D	REV'D
20	GARAGE SECOND LEVEL	NEW	-	REV'D	REV'D	REV'D	REV'D
21	GARAGE THIRD LEVEL	NEW	-	REV'D	REV'D	REV'D	REV'D
21A	GARAGE FOURTH LEVEL				NEW	REV'D	REV'D
22	EAST OFFICE BUILDING SECTION	NEW	-	-	REV'D	REV'D	REV'D
23	EAST AND WEST OFFICE BUILDING SECTION	NEW	-	-	REV'D	REV'D	REV'D
24	WEST OFFICE BUILDING SECTION	NEW	-	-	REV'D	REV'D	REV'D
25	RESIDENTIAL BUILDING SECTION	NEW	-	-	REV'D	REV'D	-
26	PROJECT SQUARE ELEVATIONS	NEW	REV'D	REV'D	REV'D	REV'D	REV'D
27	PROJECT SQUARE ELEVATIONS	NEW	REV'D	REV'D	-	REV'D	REV'D
28	HOTEL BUILDING ELEVATIONS	NEW	REV'D	REV'D	-	REV'D	REV'D
29	WEST OFFICE BUILDING ELEVATIONS	NEW	REV'D	REV'D	REV'D	REV'D	REV'D
29A	WEST OFFICE BUILDING ELEVATIONS					NEW	REV'D
30	EAST OFFICE BUILDING ELEVATIONS	NEW	REV'D	-	-	REV'D	REV'D
31	EAST OFFICE BUILDING ELEVATIONS	NEW	REV'D	-	-	REV'D	REV'D
32	RESIDENTIAL BUILDING ELEVATIONS	NEW	REV'D	-	-	REV'D	REV'D
33	OFFICE BUILDING ELEVATION DETAILS	NEW	REV'D	REV'D	REV'D	REV'D	REV'D
33A	EAST OFFICE BUILDING ELEVATION DETAILS			NEW	-	REV'D	REV'D
33B	WEST OFFICE BUILDING ELEVATION DETAILS			NEW	-	REV'D	REV'D
34	RESIDENTIAL / HOTEL ELEVATION DETAILS	NEW	REV'D	REV'D	-	REV'D	-
34A	RESIDENTIAL BUILDING ELEVATION DETAILS			NEW	-	REV'D	-
34B	HOTEL BUILDING ELEVATION DETAILS			NEW	-	REV'D	-
34C	RENDERING - POTOMAC AVENUE ELEVATION						NEW
35	RETAIL LOCATION PLAN	NEW	-	REV'D	REV'D	REV'D	REV'D
36	RENDERING - ANACOSTIA RIVER VIEW			NEW	-	REV'D	NEW
37	RENDERING - VIEW FROM DOUGLASS BRIDGE			NEW	-	REV'D	NEW
38	RENDERING - S. CAPITOL ST. OVAL VIEW			NEW	-	REV'D	NEW
39	RENDERING - STADIUM RAMP PLATFORM VIEW			NEW	-	REV'D	NEW
39A	RENDERING - FIRST STREET, S.E. VIEW					NEW	NEW
40	RENDERING - VIEWING PIER					NEW	-
41	MATERIAL SAMPLES			NEW	-	REV'D	-
42	DIAGRAM OF CHANGES TO EAST OFFICE BLDG.						NEW



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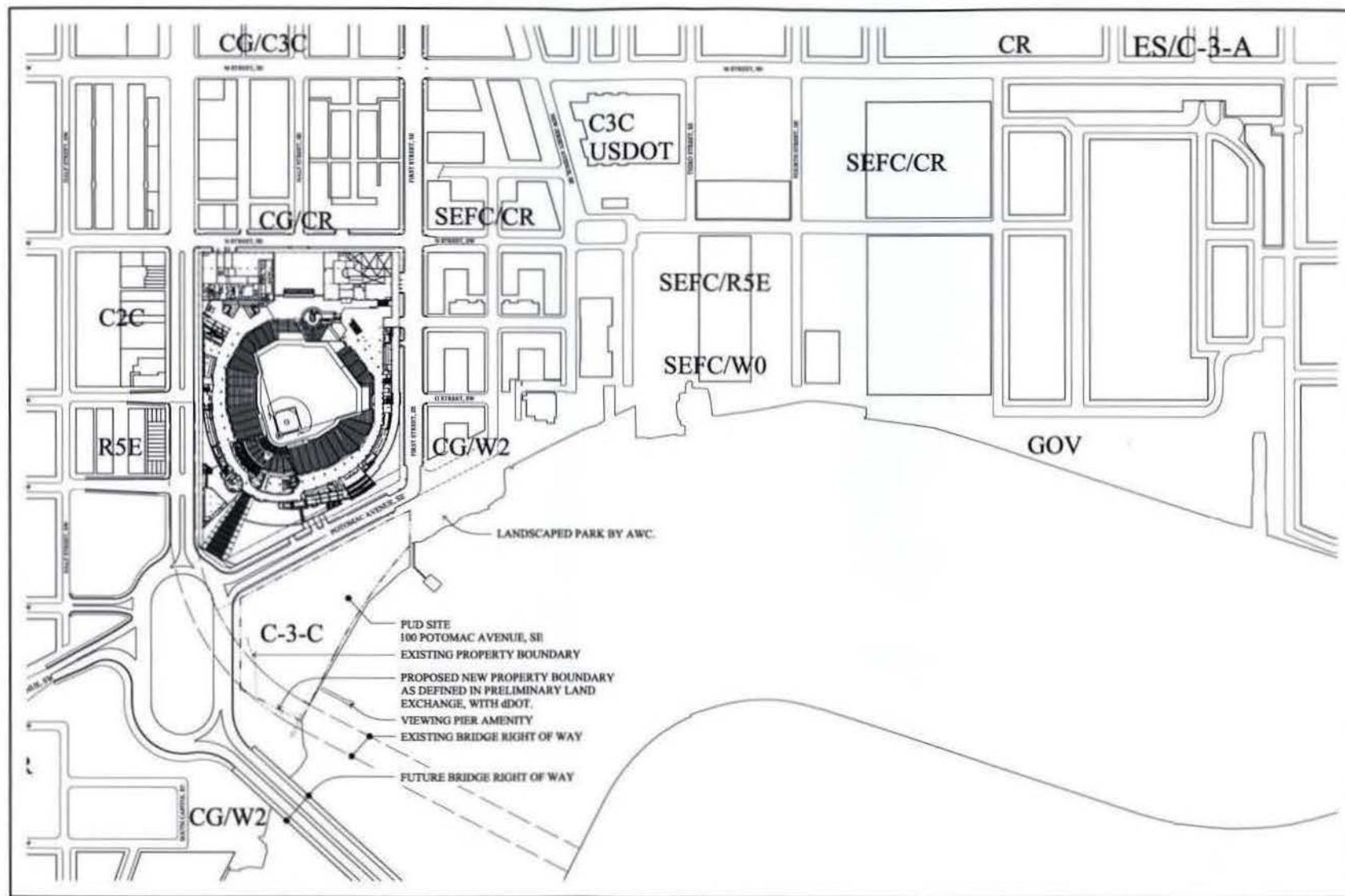


VICINITY PLAN
 ZONING COMMISSION CASE NO. 01-317E/98-179/95-16P
 100 POTOMAC AVENUE, SE

PREP MODIFICATION
 NOVEMBER 17, 2006

1

FLORIDA ROCK PROPERTIES, INC.
 SPARKS, MARYLAND



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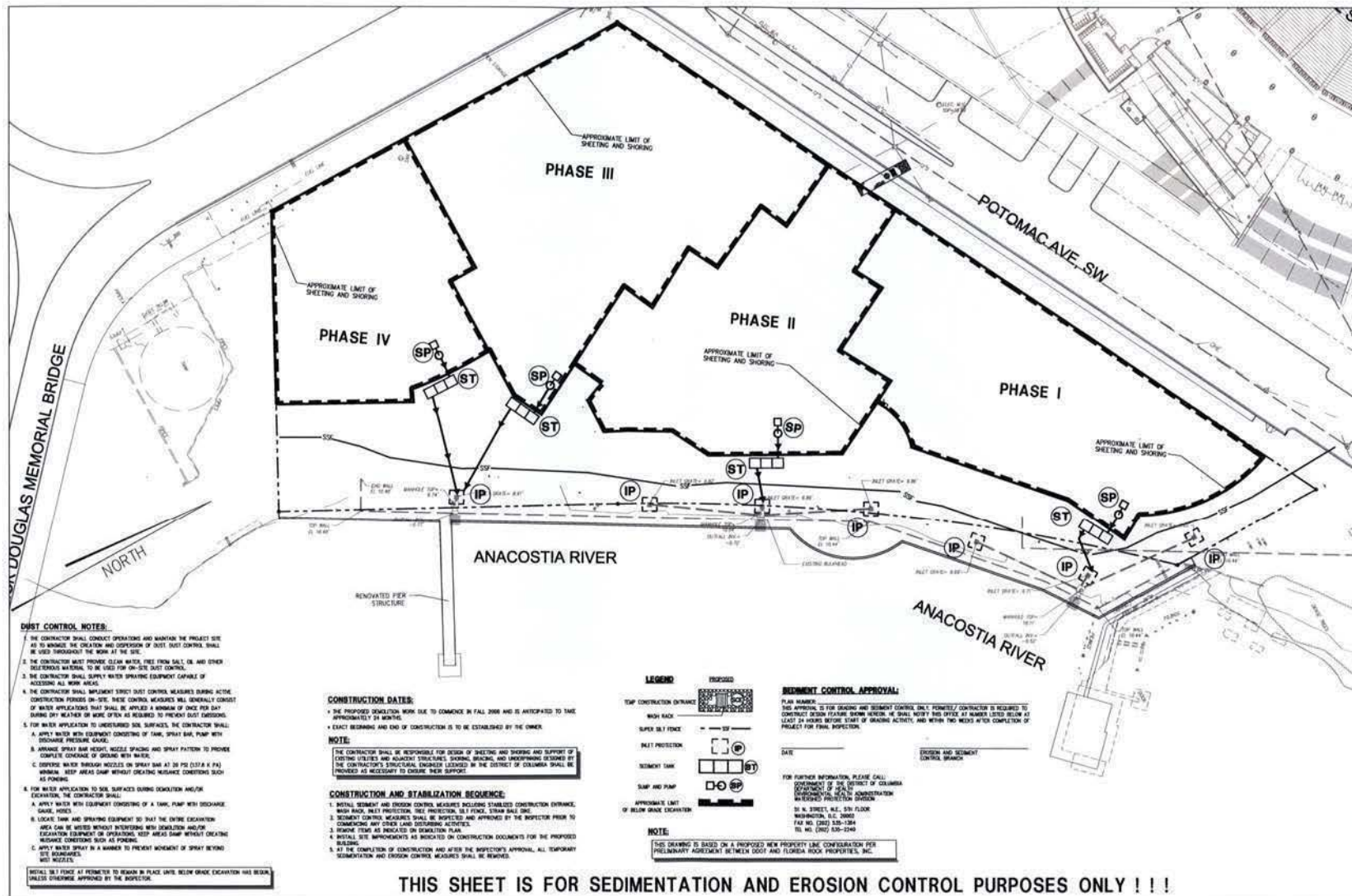
EXISTING AND PROPOSED ZONING MAP

ZONING COMMISSION CASE NO. 01-1176-98-17/91-18P
100 POTOMAC AVENUE, SE

FRP MODIFICATION
NOVEMBER 17, 2006

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THIS SHEET IS FOR SEDIMENTATION AND EROSION CONTROL PURPOSES ONLY !!!

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1" = 30'-0"

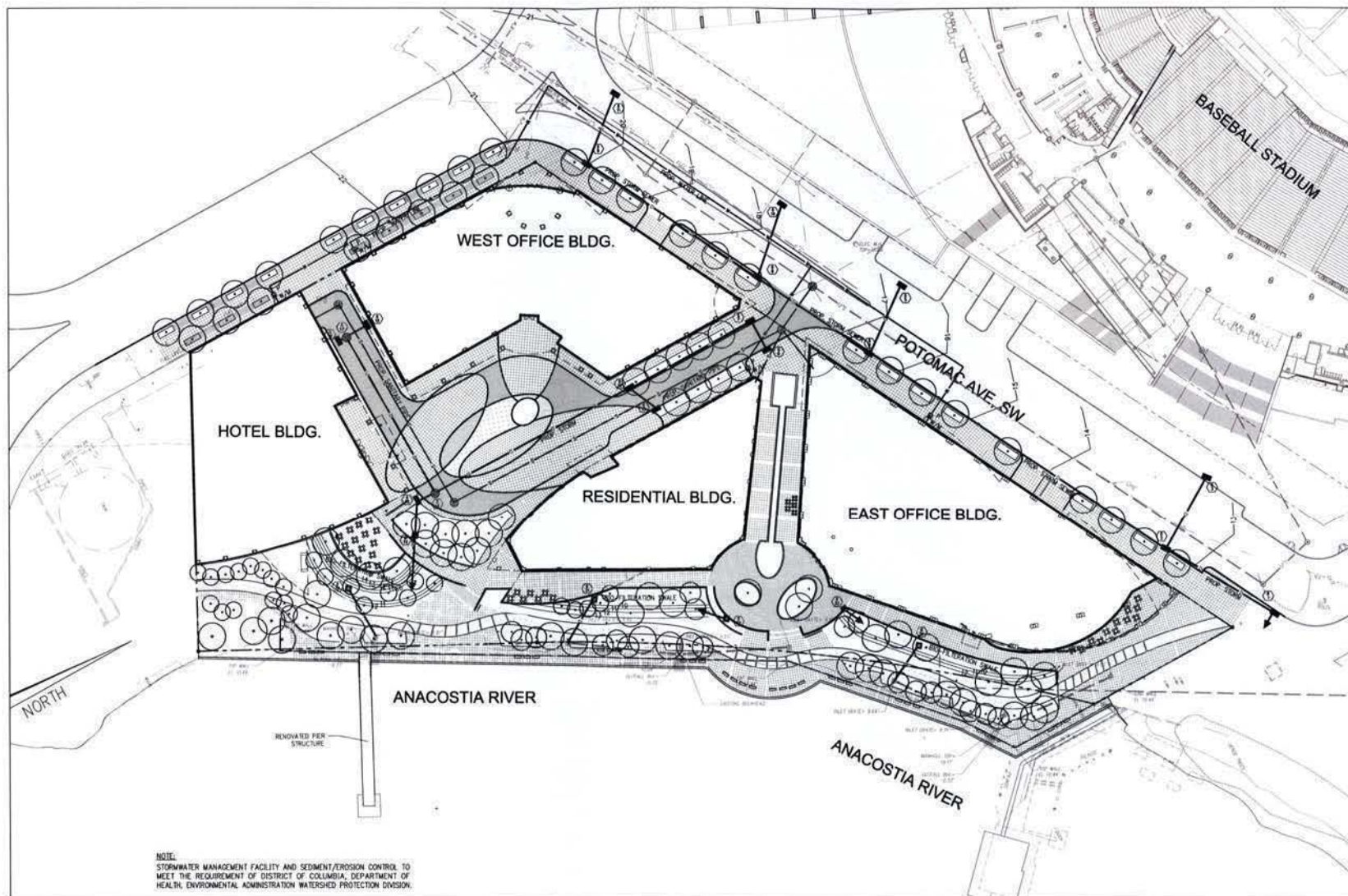
SEDIMENTATION AND EROSION CONTROL PLAN

ZONING COMMISSION CASE NO. 01-31TEP-17F95-16P
100 POTOMAC AVENUE, SE

FPF MODIFICATION
NOVEMBER 17, 2008

4

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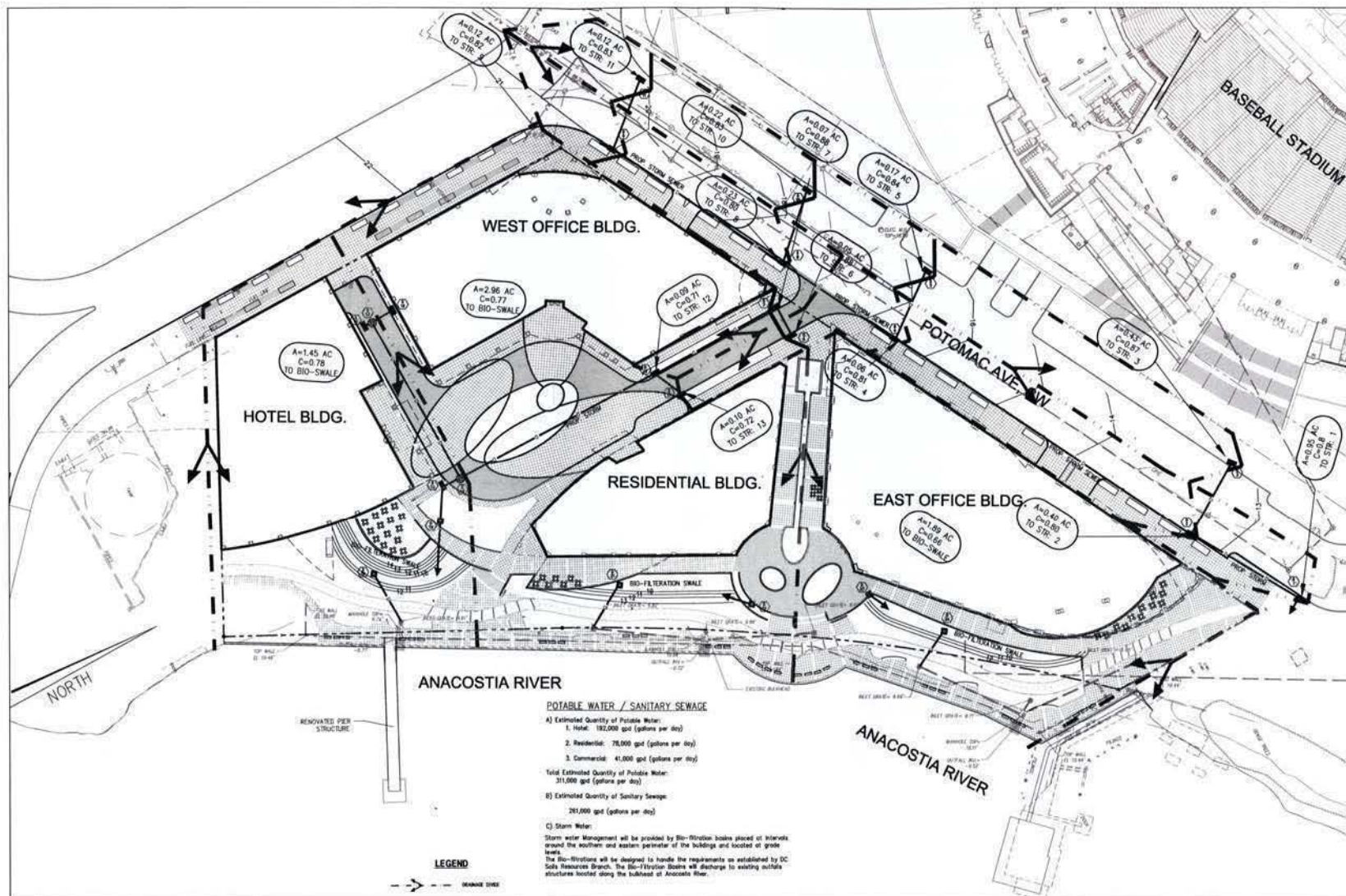
SITE UTILITY AND SITE GRADING PLAN

ZONING COMMISSION CASE NO. 01-317E/06-179/05-189
100 POTOMAC AVENUE, SE

FRP MODIFICATION
NOVEMBER 17, 2006

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Scale: 1" = 30'-0"

SITE DRAINAGE PLAN
ZONING COMMISSION CASE NO. 01-311798-17795-18P
100 POTOMAC AVENUE, SE

FRP MODIFICATION
NOVEMBER 17, 2006

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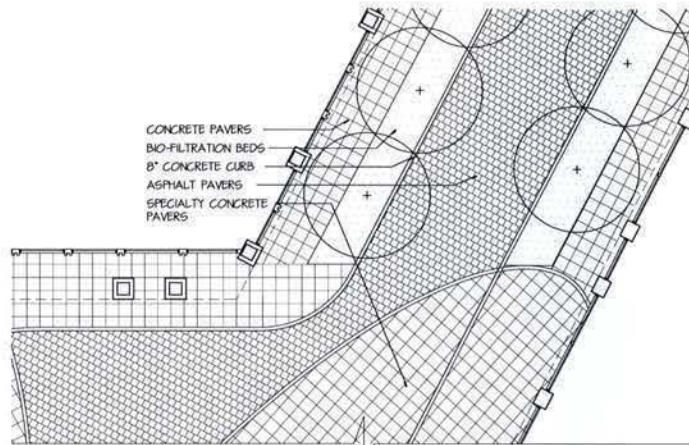
LANDSCAPE KEY PLAN
ZONING COMMISSION CASE NO. 01-31TE/98-17/95-16P
100 POTOMAC AVENUE, SE

FRP MODIFICATION
NOVEMBER 17, 2006

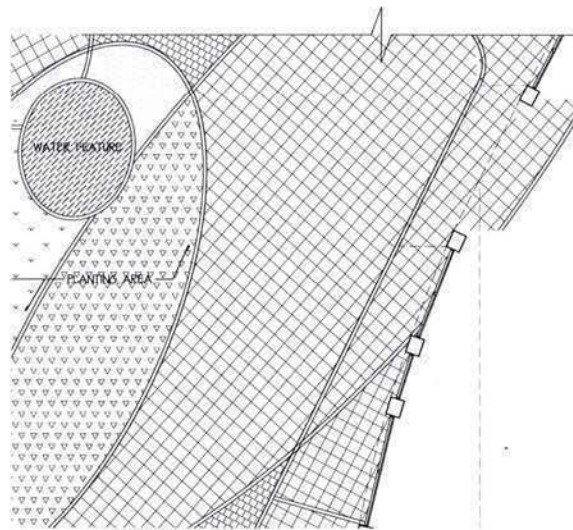
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FLORIDA ROCK PROPERTIES, INC.
SPARKS, MARYLAND

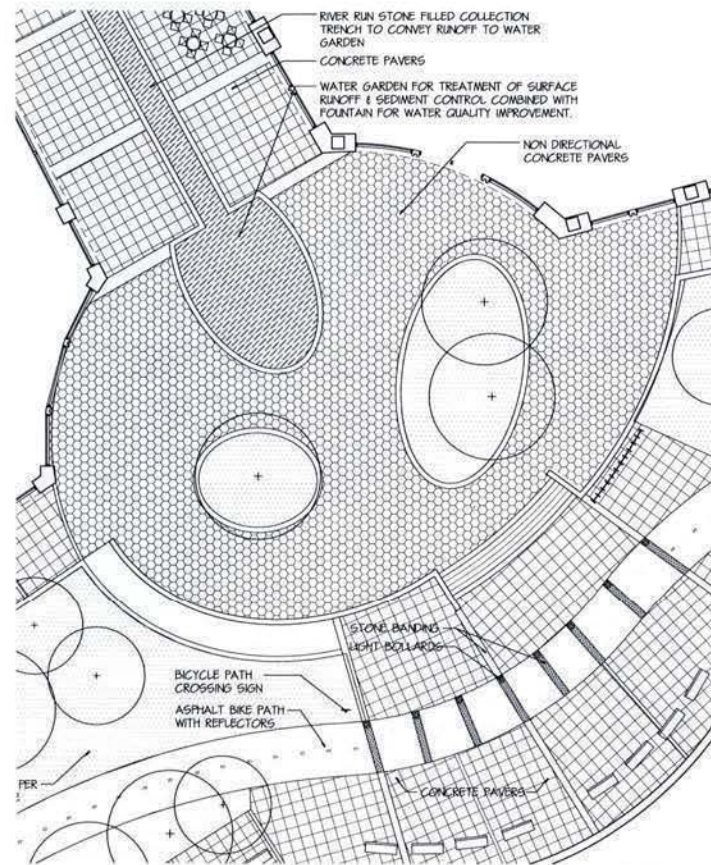
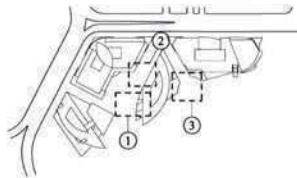
DAVIS BUCKLEY ARCHITECTS & PLANNERS



2 DETAIL PLAN



1 DETAIL PLAN



3 DETAIL PLAN

DAVIS BUCKLEY
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LANDSCAPE - AREA DETAIL PLANS

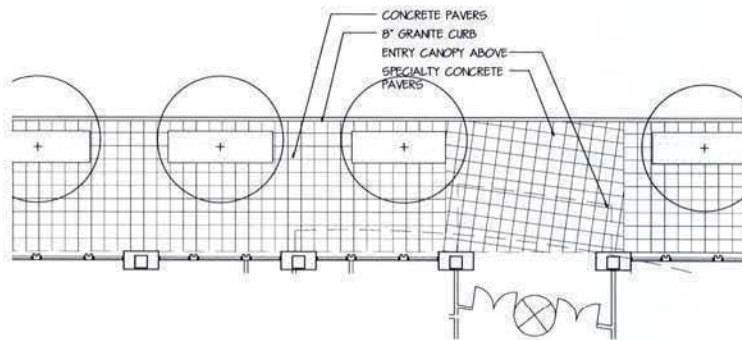
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100 POTOMAC AVENUE, SE

FRP MODIFICATION
NOVEMBER 17, 2006

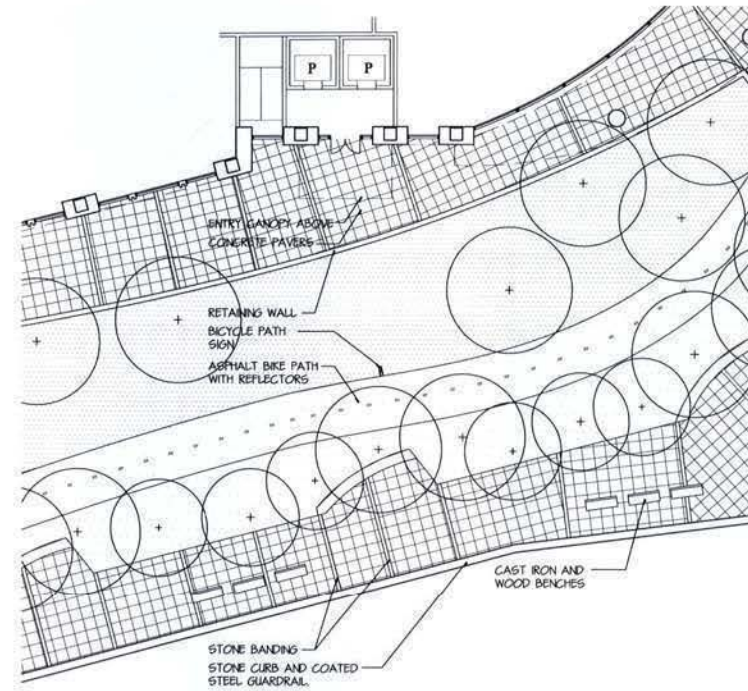
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FLORIDA ROCK PROPERTIES, INC.
SPARKS, MARYLAND

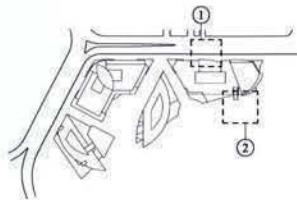
FLORIDA ROCK PROPERTIES, INC.
SPARKS, MARYLAND



1 DETAIL PLAN



2 DETAIL PLAN



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LANDSCAPE - AREA DETAIL PLANS

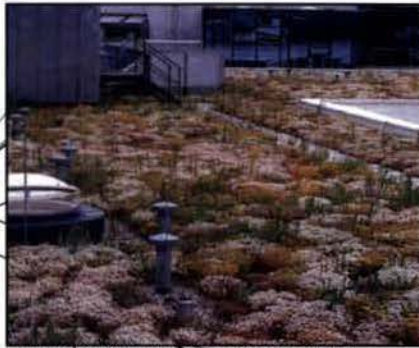
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100 POTOMAC AVENUE, SE

FRP MODIFICATION
NOVEMBER 17, 2006

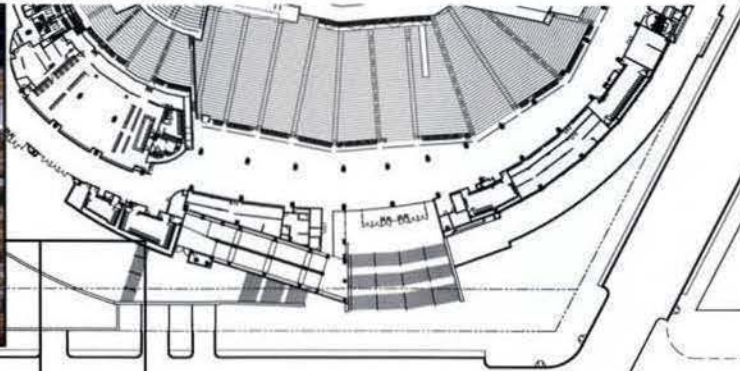
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FLORIDA ROCK PROPERTIES, INC.
SPARKS, MARYLAND

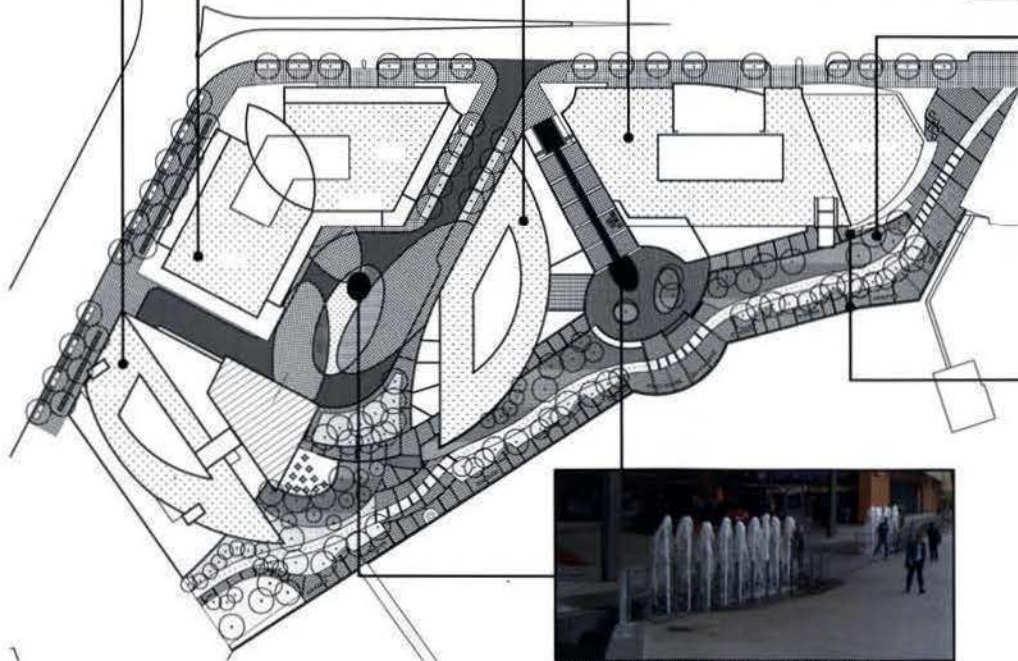
© 2006 DAVIS BUCKLEY & ASSOCIATES, INC.



1. GREEN ROOF STORMWATER RETENTION AND FILTERING



3. RUNOFF RECEPTOR BORDER



4. WATER AERATION / WET POOL / SEDIMENT CONTROL



5. PAVEMENT GRADED TOWARD BIO-FILTRATION BEDS

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LANDSCAPE - BIOFILTRATION IMAGE PLAN

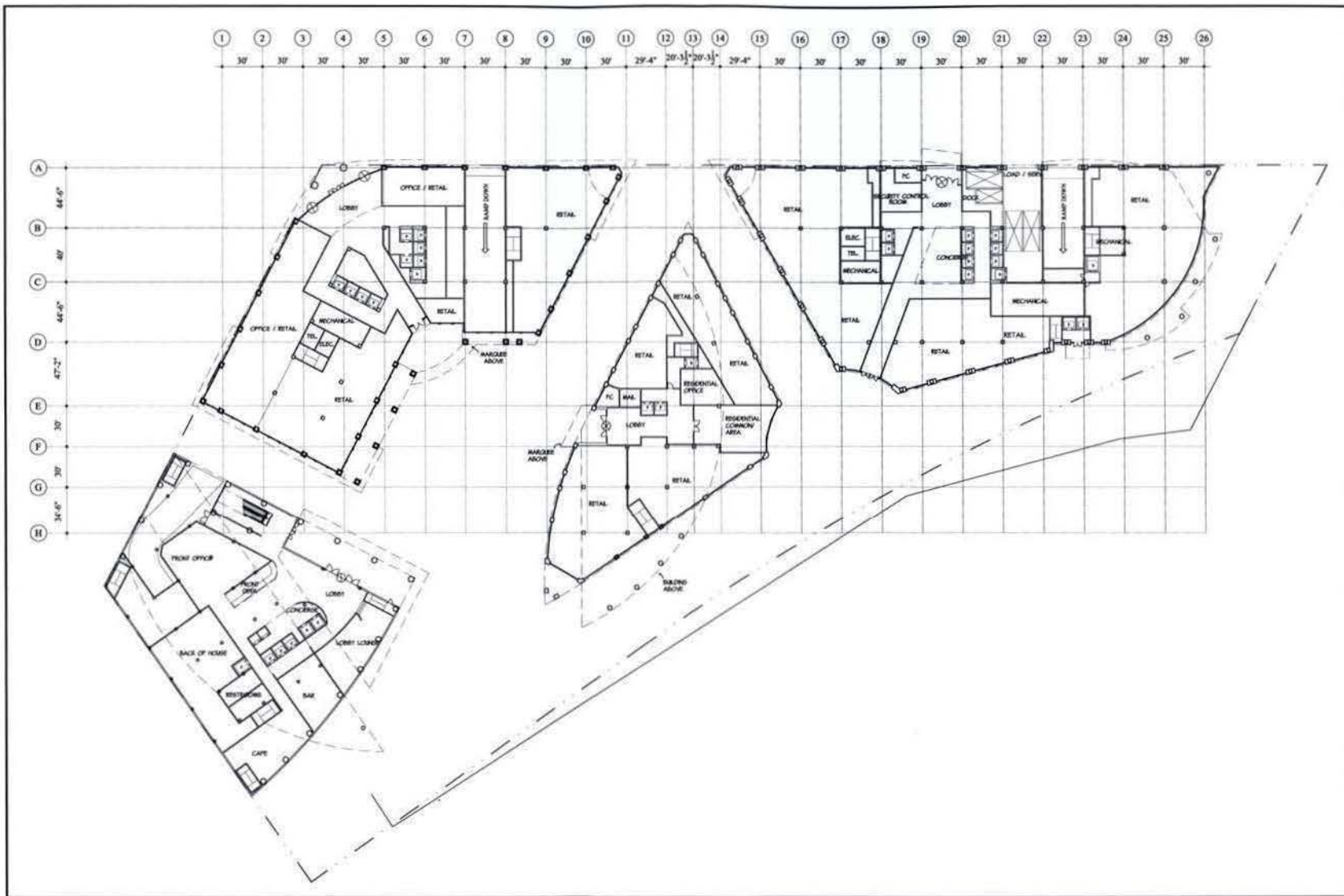
ZONING COMMISSION CASE NO. 01-31TR/98-1TR/95-1AP
100 POTOMAC AVENUE, SE

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NOVEMBER 17, 2006

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PHOTO COURTESY OF THE U.S. ENVIRONMENTAL PROTECTION AGENCY



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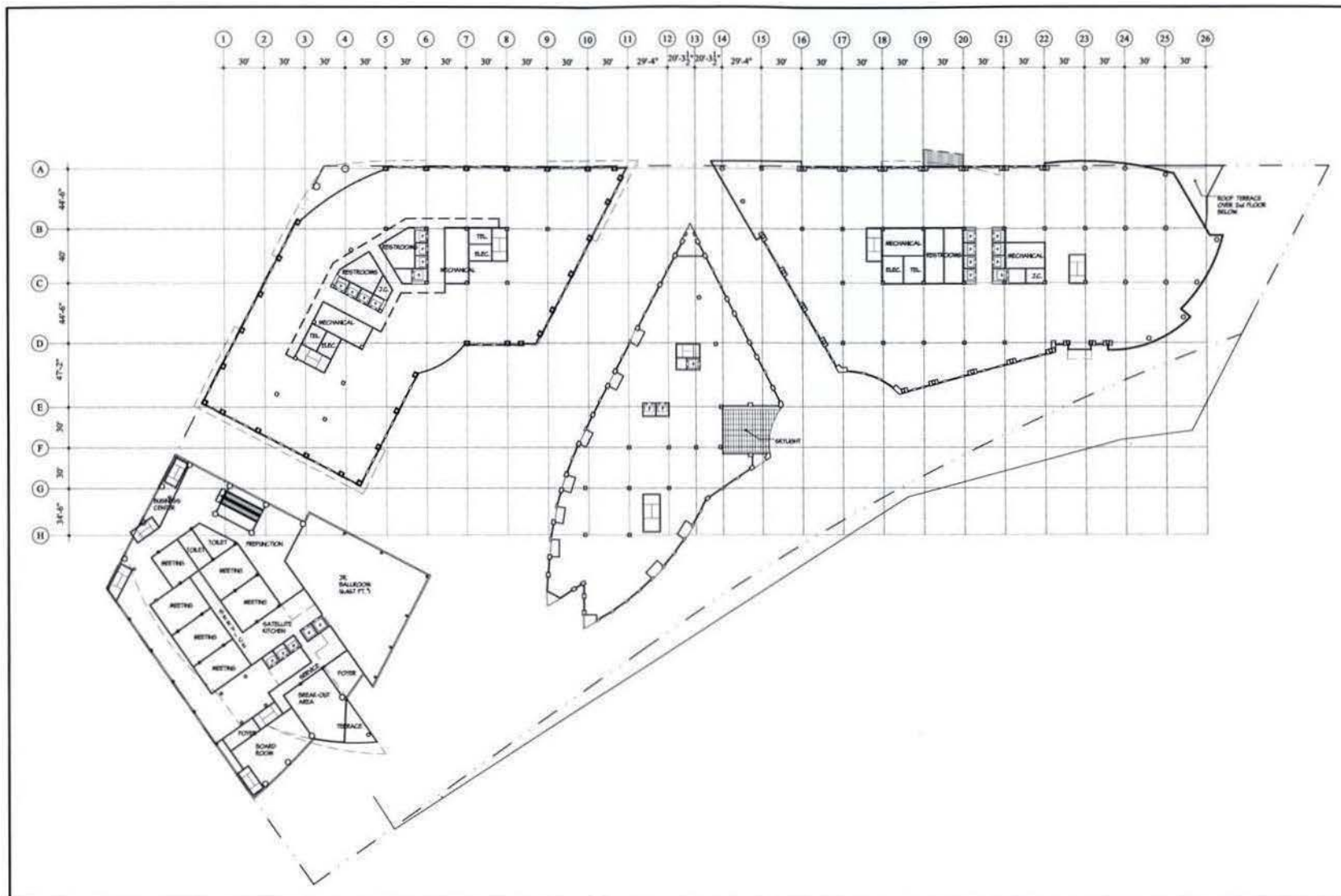


GROUND FLOOR PLAN
ZONING COMMISSION CASE NO. 01-311E/96-17/95-16P
100 POTOMAC AVENUE, SE

FRP MODIFICATION
NOVEMBER 17, 2006

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FLORIDA ROCK PROPERTIES, INC.
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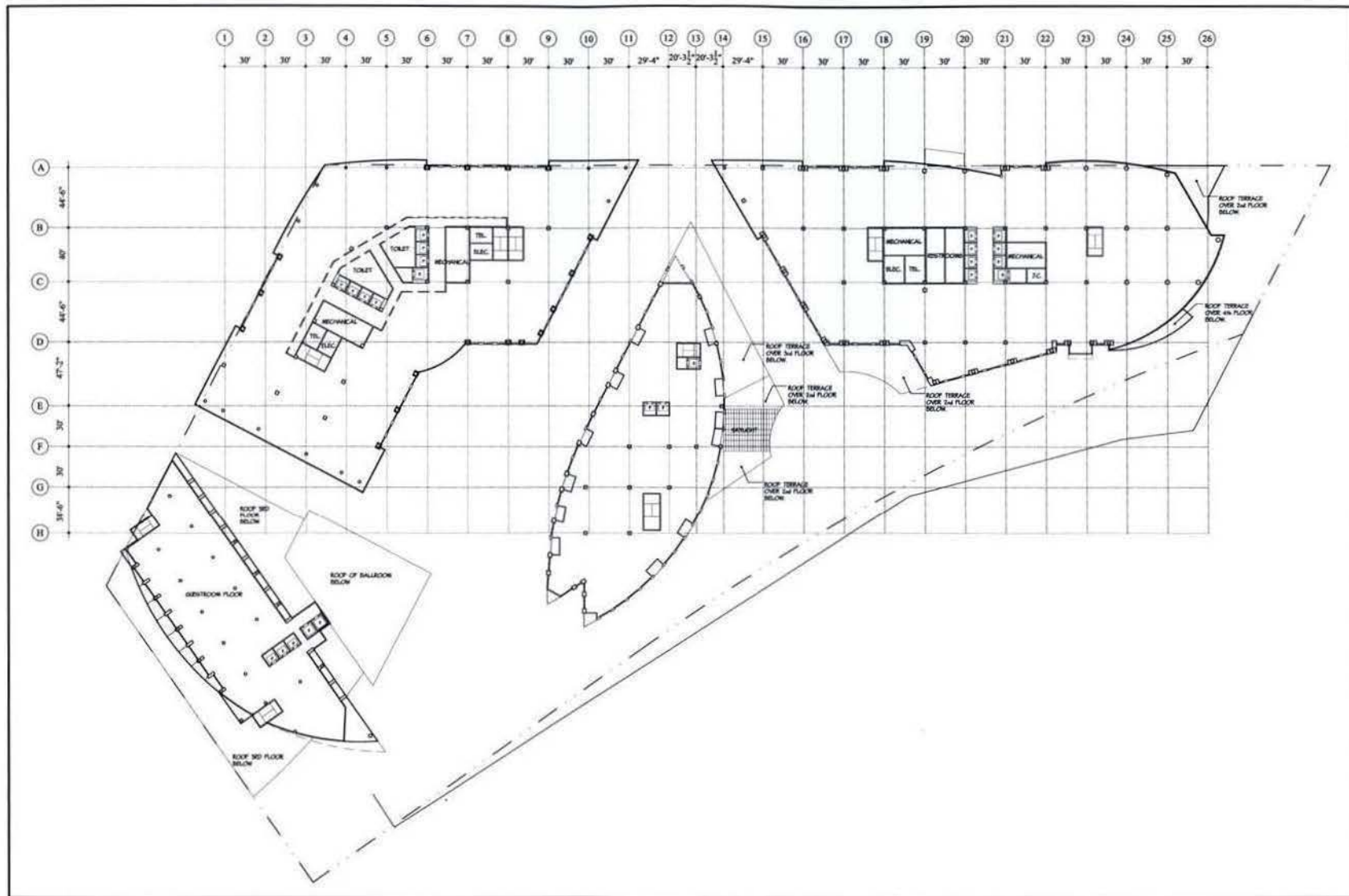
THIRD FLOOR PLAN
ZONING COMMISSION CASE NO. 01-511E/98-177/95-16P
100 POTOMAC AVENUE, SE

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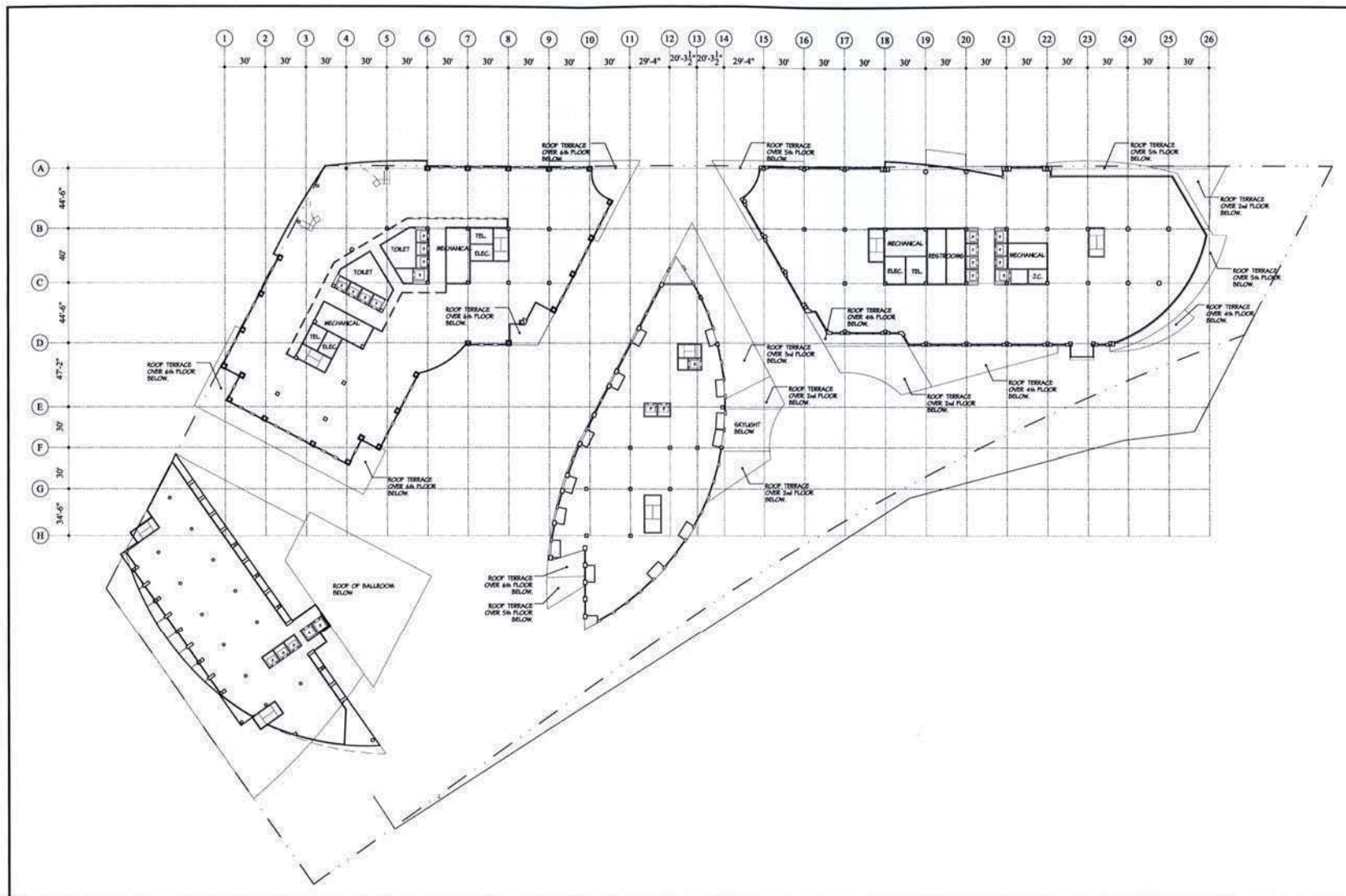


FIFTH FLOOR PLAN
ZONING COMMISSION CASE NO. 01-3176/98-177/95-16P
100 POTOMAC AVENUE, SE

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NOVEMBER 17, 2006

15

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SPARKS, MARYLAND



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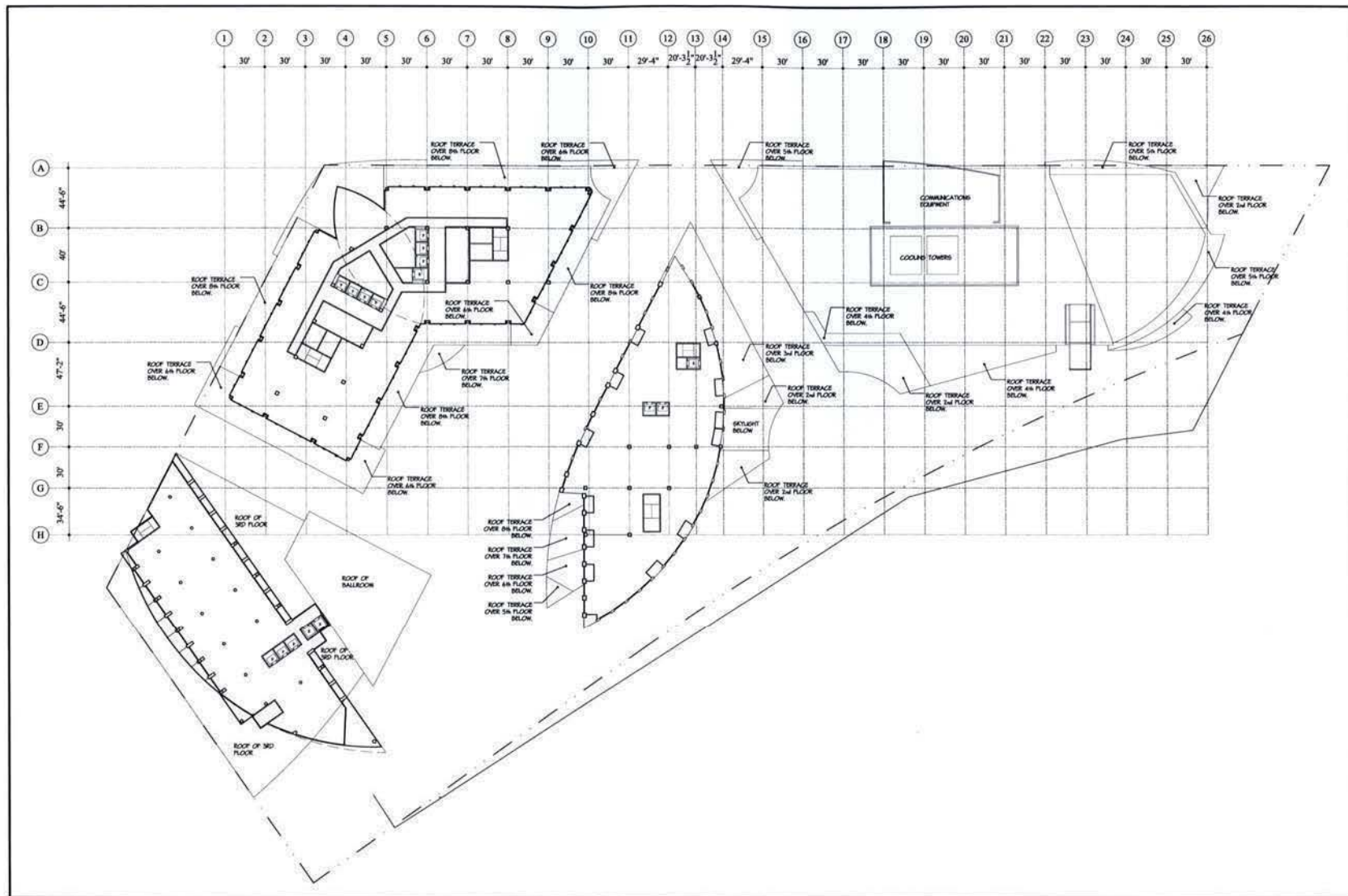
SEVENTH FLOOR PLAN
ZONING COMMISSION CASE NO. 01-3175/98-178/95-16P
100 POTOMAC AVENUE, SE

FRP MODIFICATION
NOVEMBER 17, 2006

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FLORIDA ROCK PROPERTIES, INC.
SPARKS, MARYLAND

FROM DAVIS BUCKLEY ARCHITECTS & PLANNERS, 100 POTOMAC AVENUE, SE, WASHINGTON, D.C. 20002



DAVIS BUCKLEY
ARCHITECTS & PLANNERS



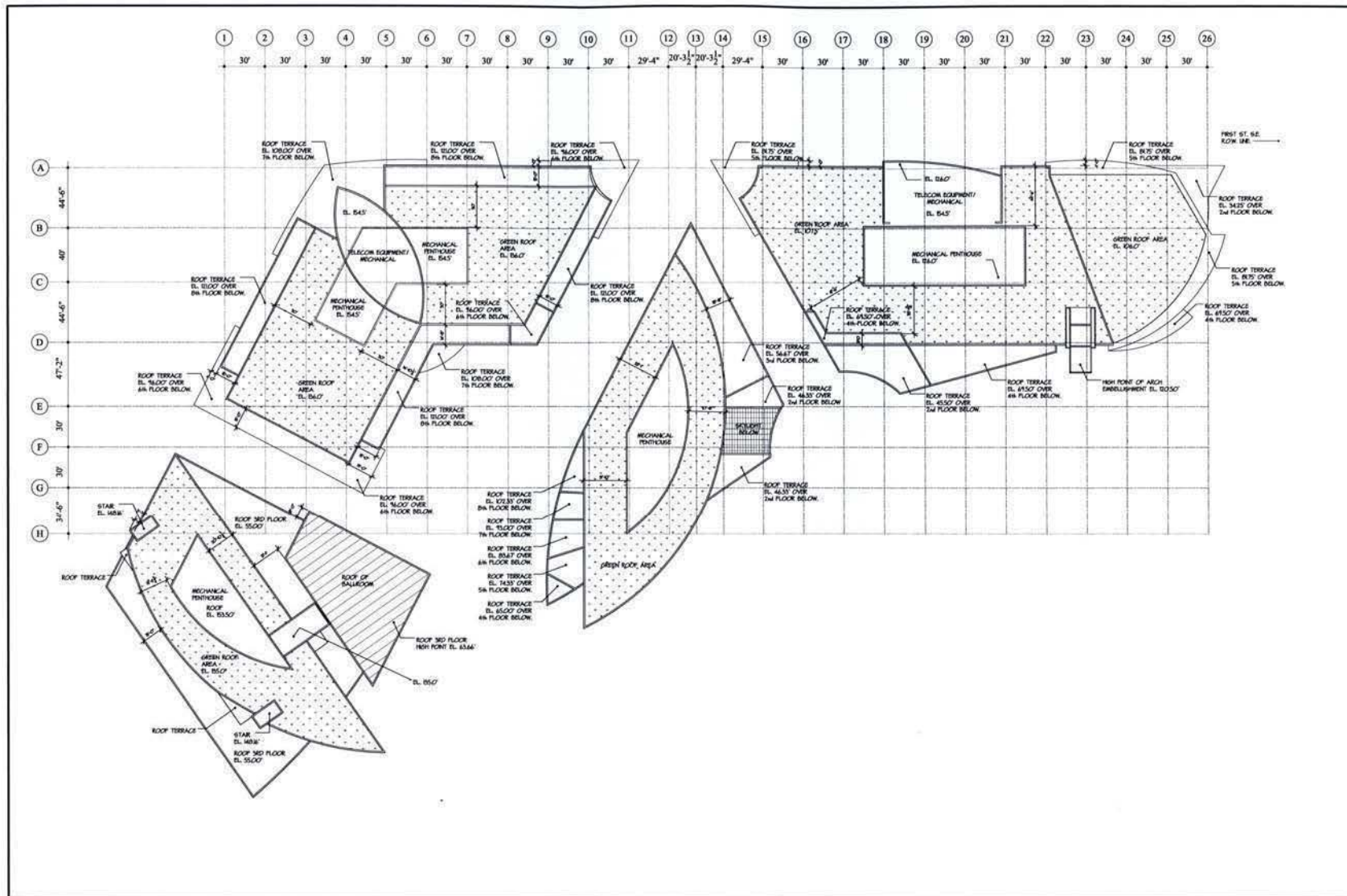
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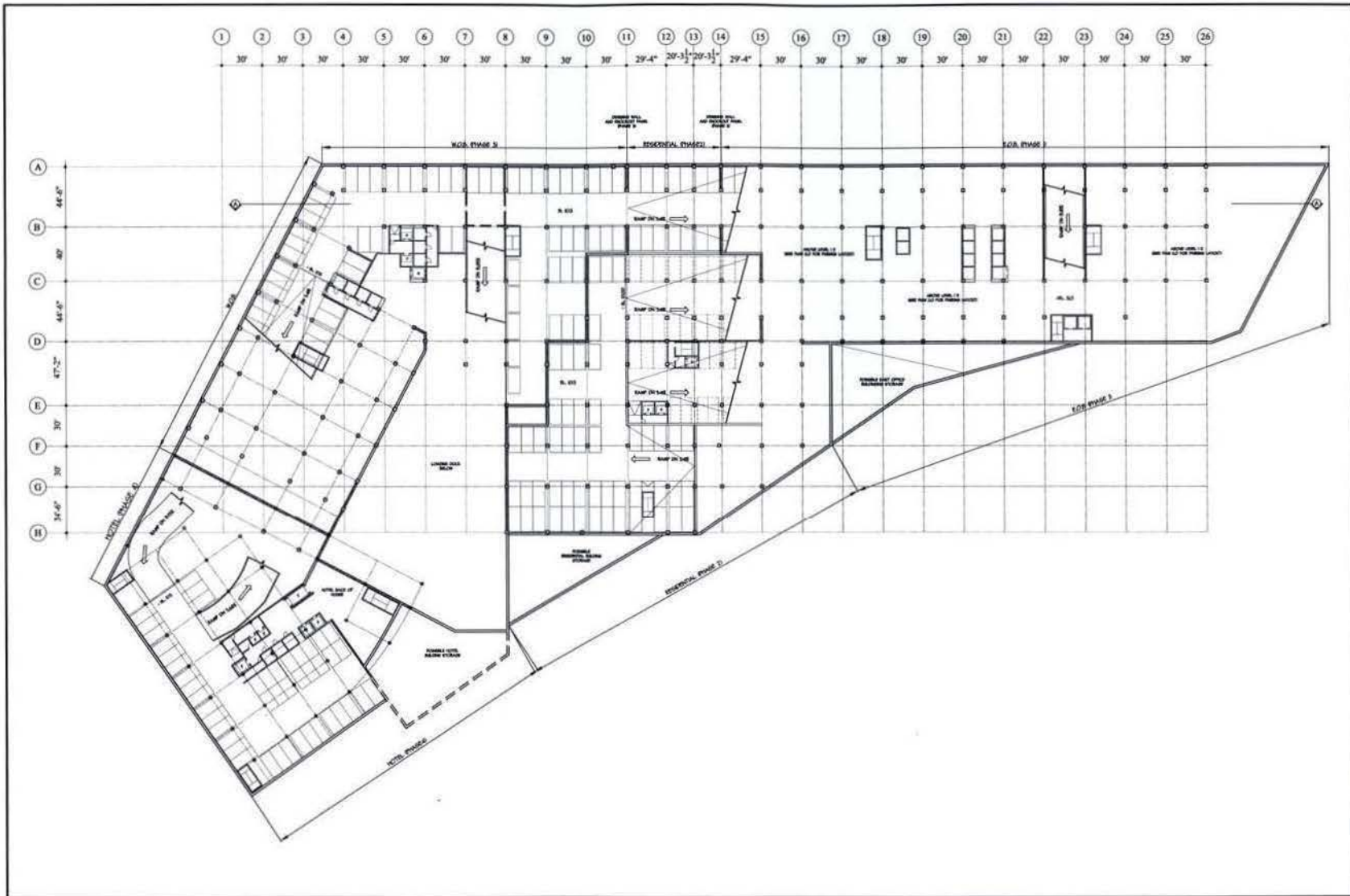
NINTH FLOOR PLAN
ZONING COMMISSION CASE NO. 01-311E/98-17F/95-16P
100 POTOMAC AVENUE, SE

FRP MODIFICATION
NOVEMBER 17, 2006

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FLORIDA ROCK PROPERTIES, INC.
SPARKS, MARYLAND





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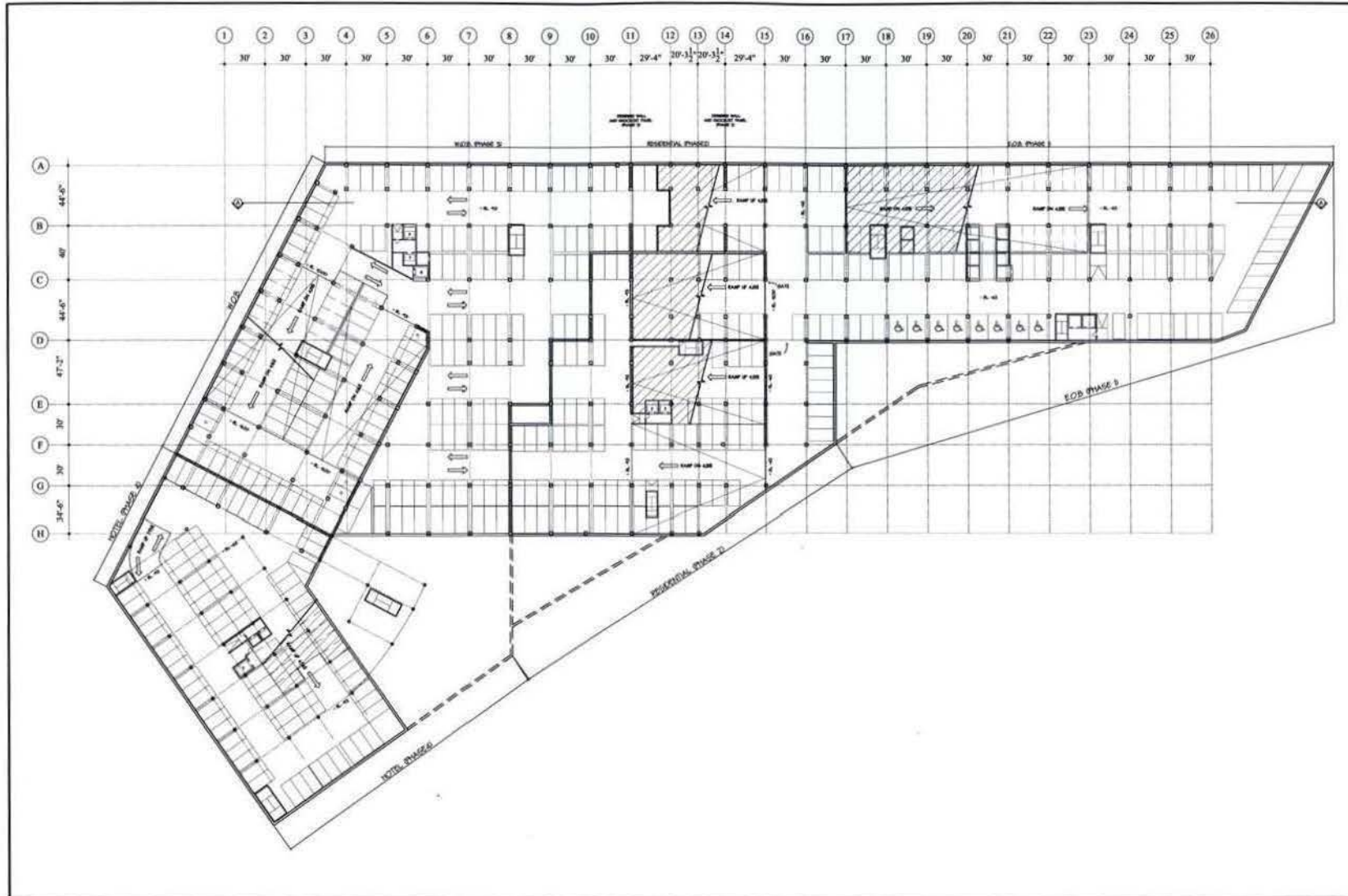


GARAGE FIRST LEVEL PLAN ZONING COMMISSION CASE NO. 01-3117E/98-177/95-16P 100 POTOMAC AVENUE, SE

FLP MODIFICATION
NOVEMBER 17, 2006

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FLORIDA ROCK PROPERTIES, INC.
SPARKS, MARYLAND



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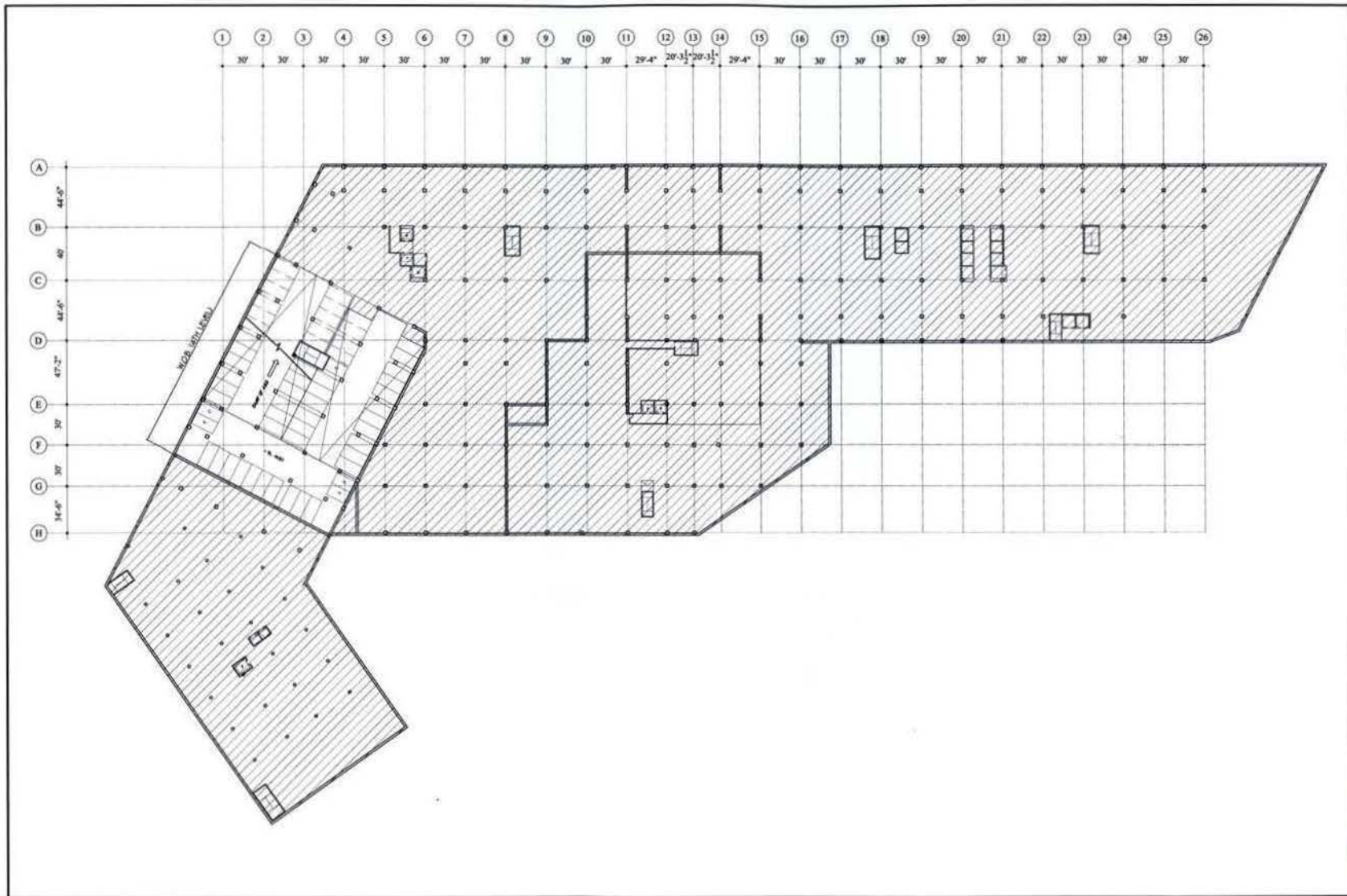


GARAGE THIRD LEVEL PLAN
ZONING COMMISSION CASE NO. 01-31TU98-179/95-187
100 POTOMAC AVENUE, SE

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NOVEMBER 17, 2006

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SPARKS, MARYLAND



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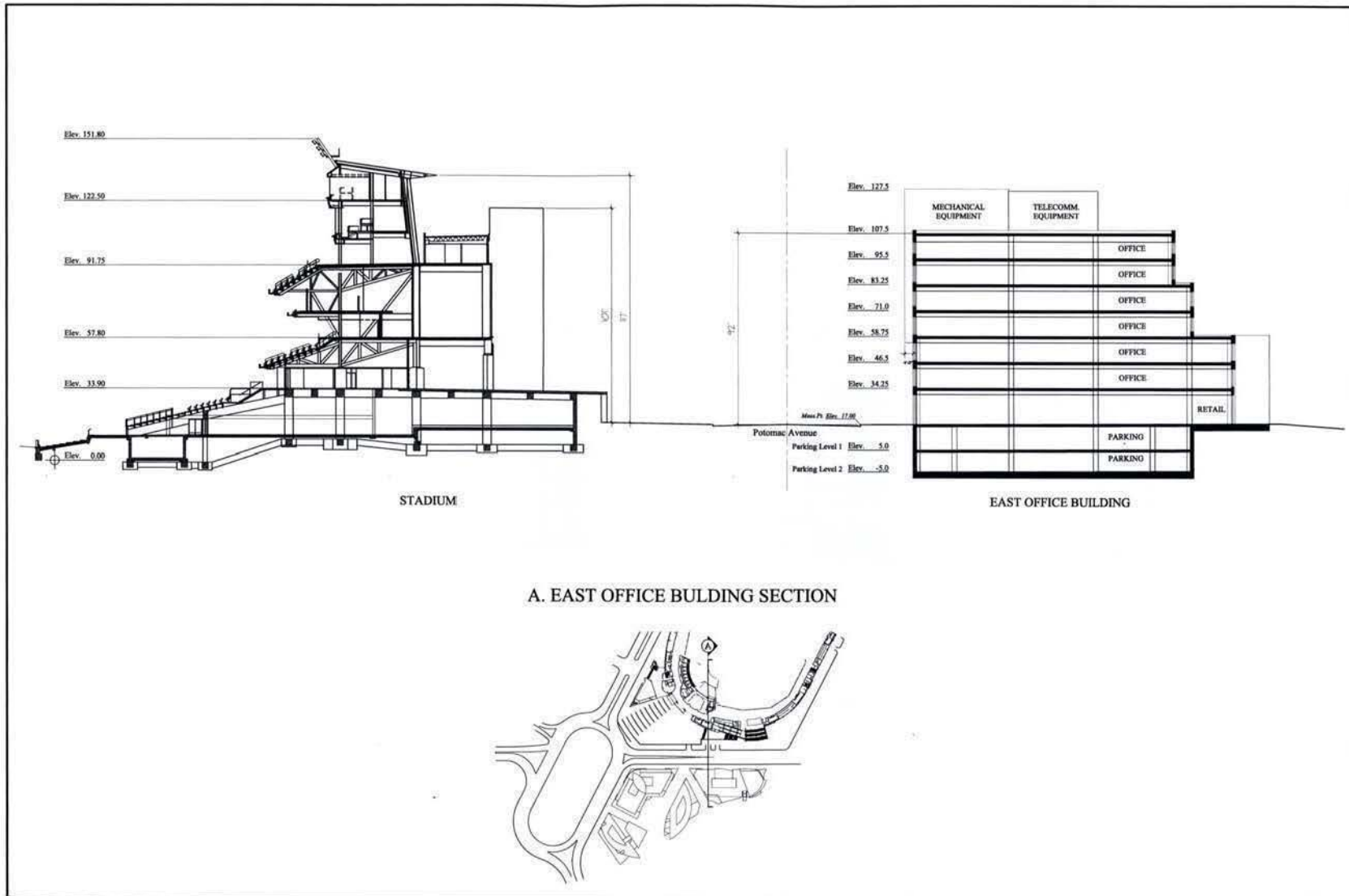


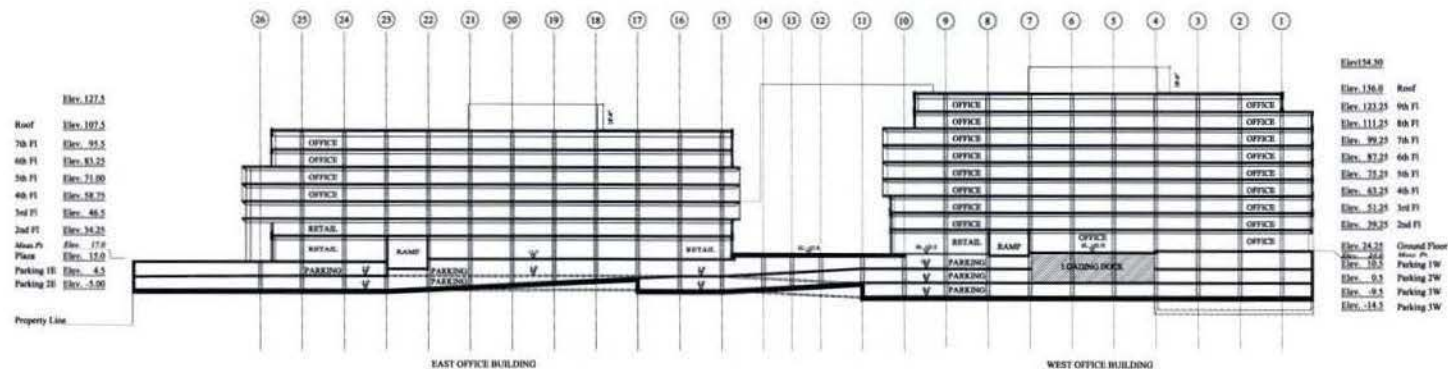
GARAGE FOURTH LEVEL PLAN
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100 POTOMAC AVENUE, SE

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NOVEMBER 17, 2006

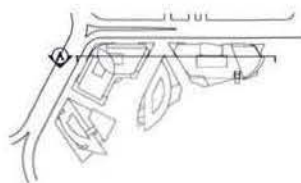
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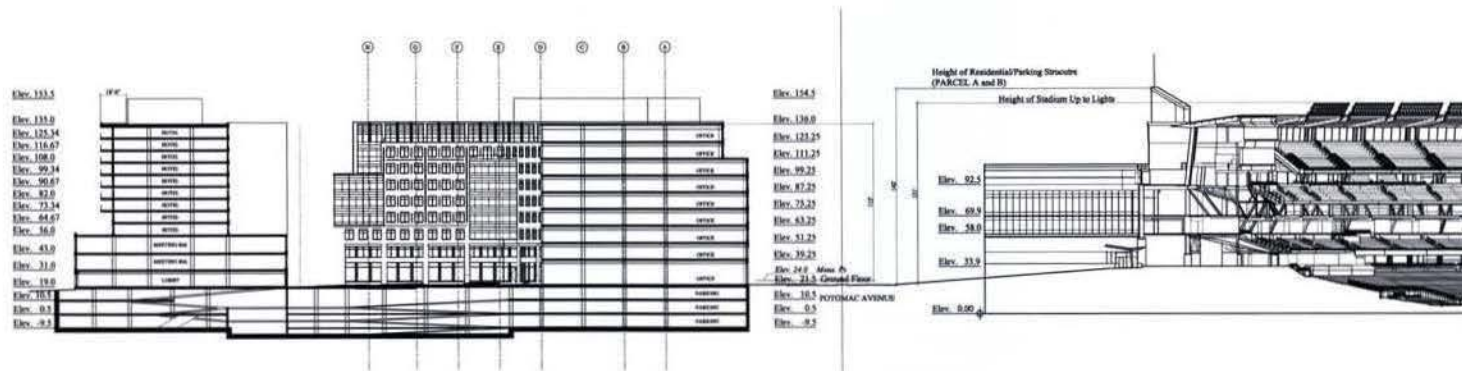
FLORIDA ROCK PROPERTIES, INC.
SPARKS, MARYLAND



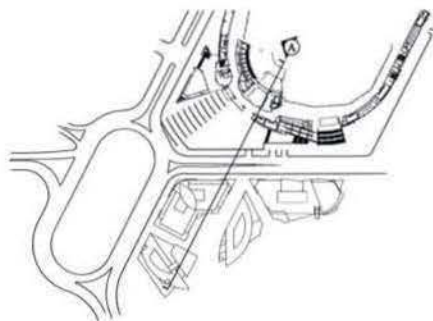


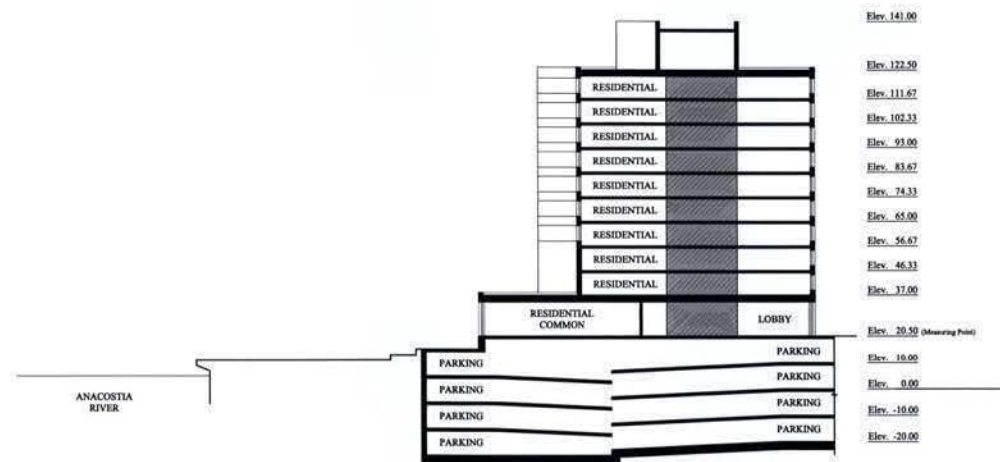
A. POTOMAC AVENUE (NORTH) SECTION



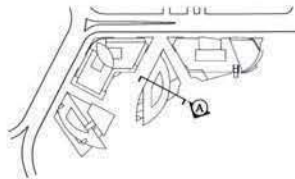


A. WEST OFFICE BUILDING AND HOTEL SECTION



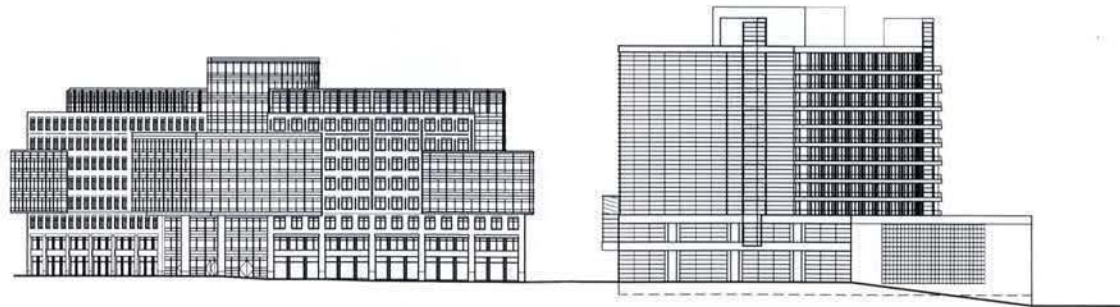


A. RESIDENTIAL BUILDING SECTION

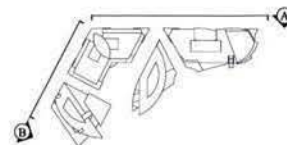


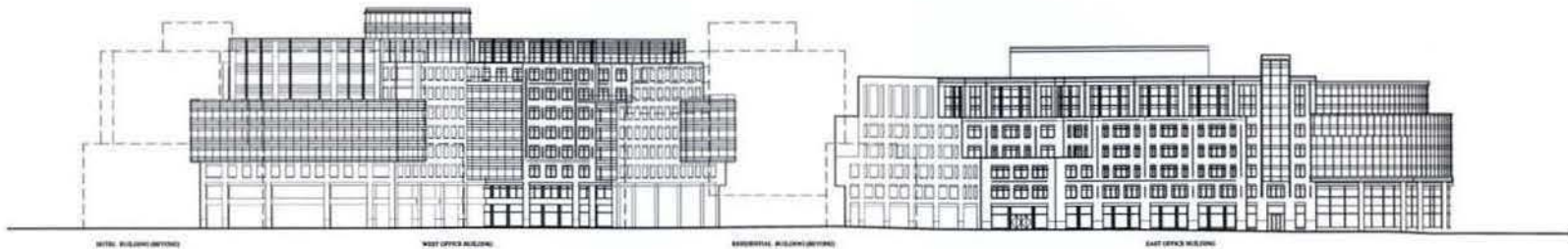


A. POTOMAC AVENUE (NORTH) ELEVATION

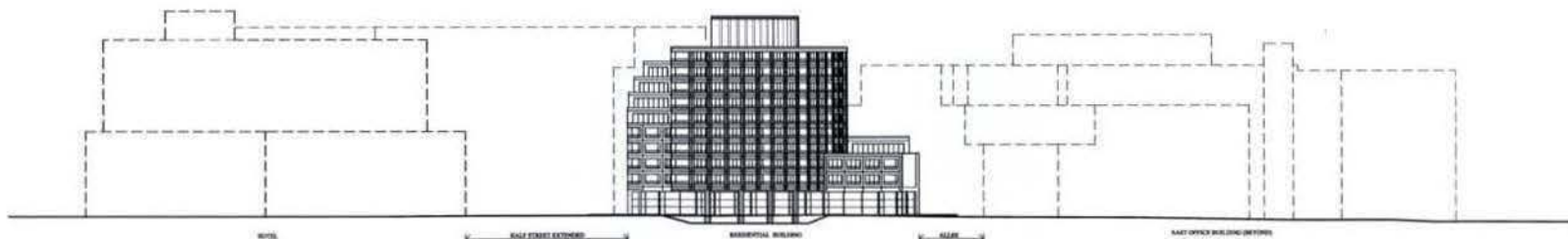


B. WEST ELEVATION

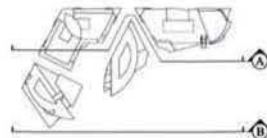




A. ANACOSTIA RIVER (SOUTH) ELEVATION



B. ANACOSTIA RIVER (SOUTH) ELEVATION



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PROJECT SQUARE ELEVATIONS

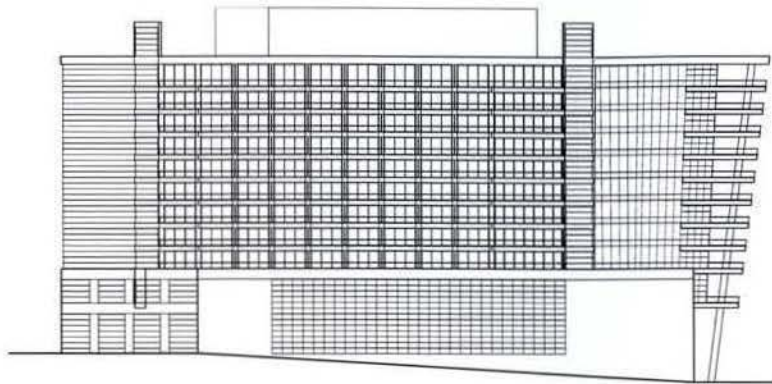
ZONING COMMISSION CASE NO. 01-3118/98-177/95-14P
100 POTOMAC AVENUE, SE

FRP MODIFICATION
NOVEMBER 17, 2006

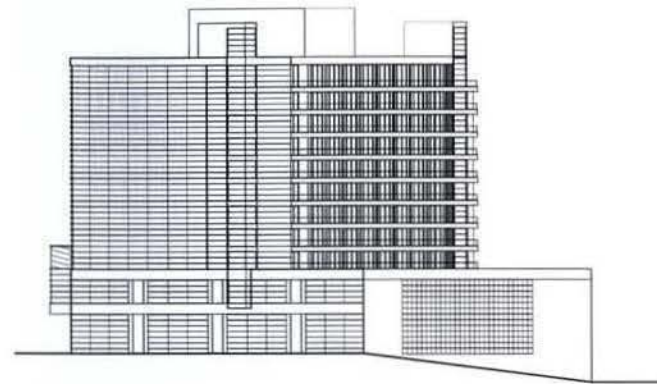
27

FLORIDA ROCK PROPERTIES, INC.
SPARKS, MARYLAND

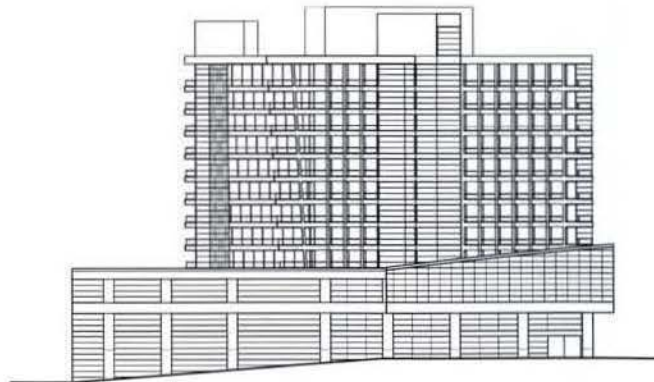
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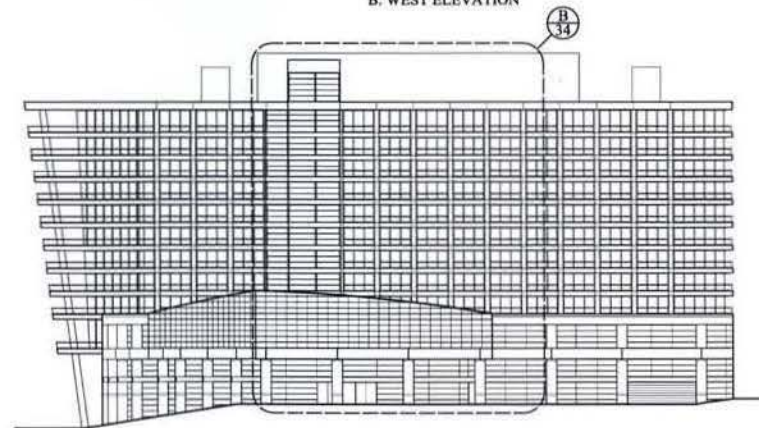
A. SOUTH ELEVATION



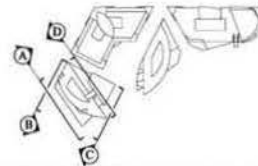
B. WEST ELEVATION



C. EAST ELEVATION



D. NORTH ELEVATION



DAVIS BUCKLEY
ARCHITECTS & PLANNERS



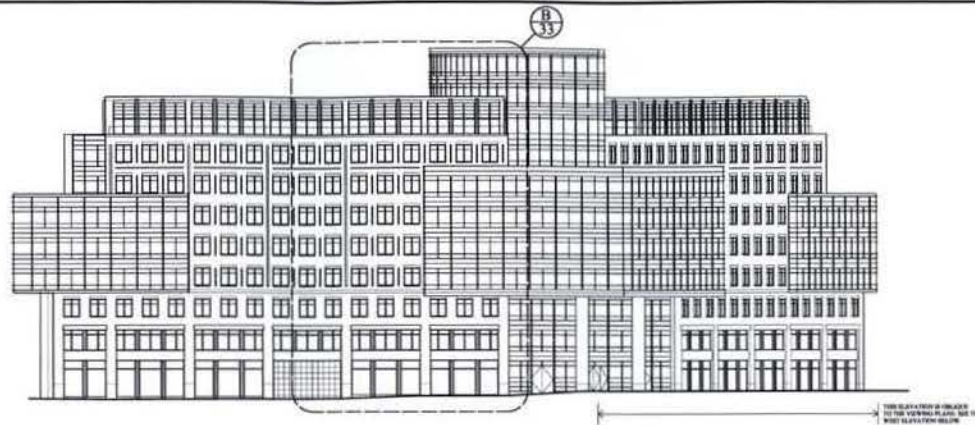
HOTEL BUILDING ELEVATIONS
ZONING COMMISSION CASE NO. 01-31TE/08-17/95-16P
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NOVEMBER 17, 2006

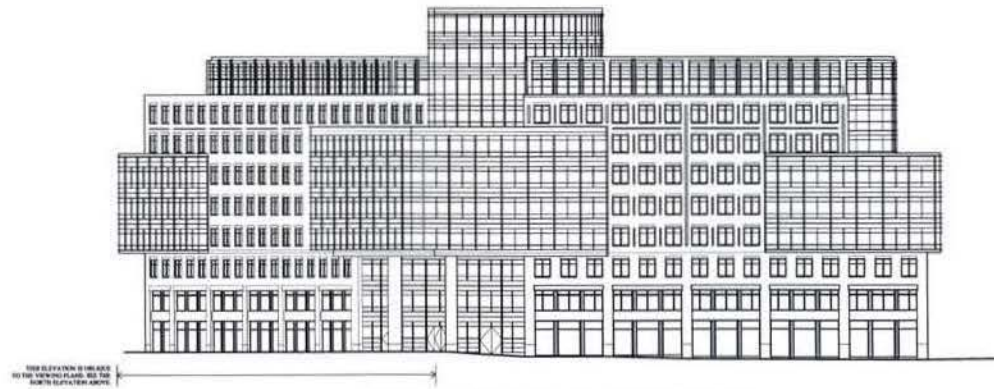
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FLORIDA ROCK PROPERTIES, INC.
SPARKS, MARYLAND

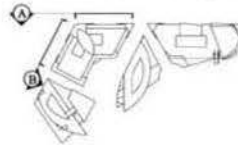
01-31TE/08-17/95-16P



A. POTOMAC AVENUE (NORTH) ELEVATION



B. SOUTH CAPITOL STREET OVAL (WEST) ELEVATION





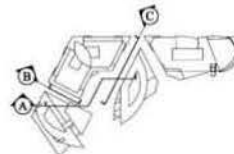
A. ANACOSTIA RIVER (SOUTH) ELEVATION



B. SOUTH ELEVATION



C. HALF STREET (EAST) ELEVATION



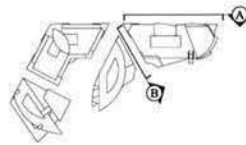


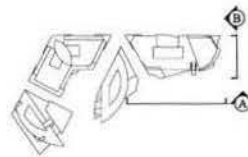
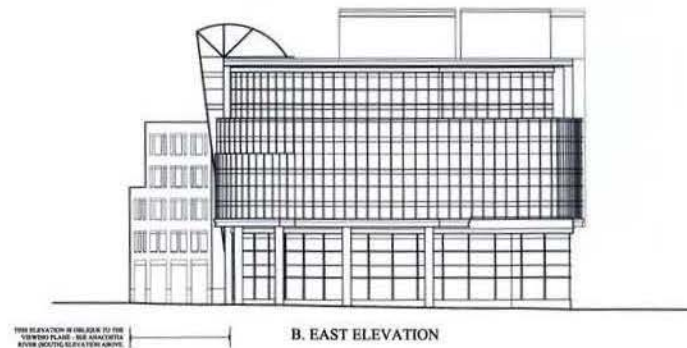
A. POTOMAC AVENUE (NORTH) ELEVATION

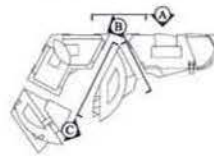
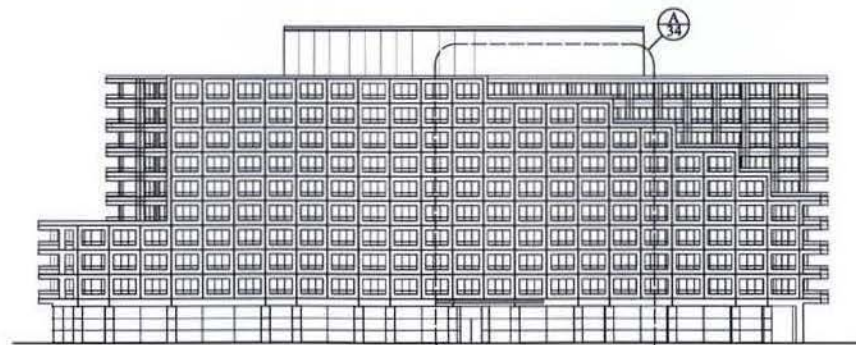
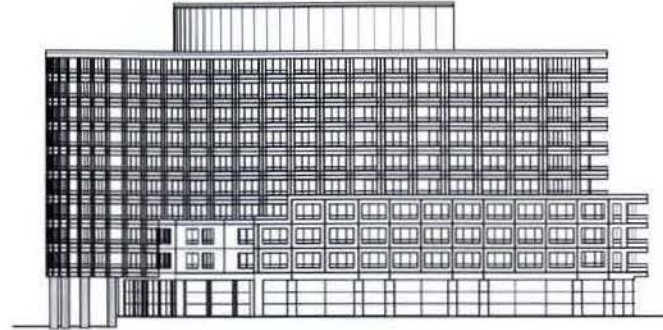
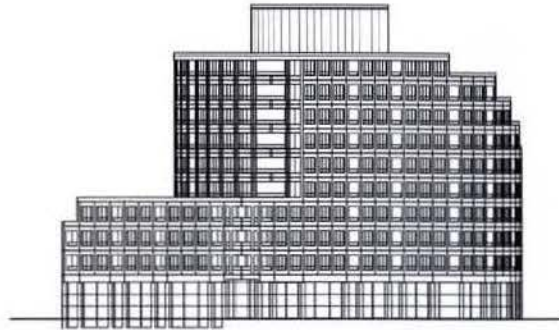


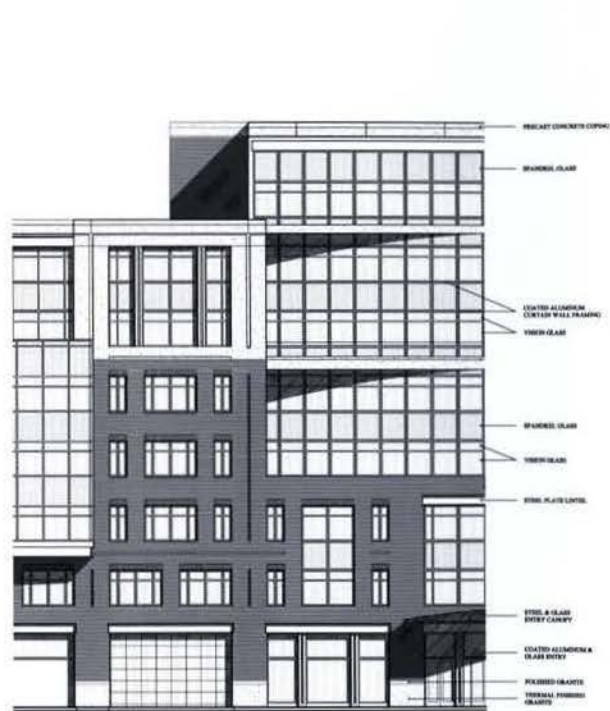
B. ALLEE (WEST) ELEVATION

THIS ELEVATION IS ORIENTED TO THE VIEWING PLANE. SEE THE ADJACENT NORTH ELEVATION ON SHEET 31.

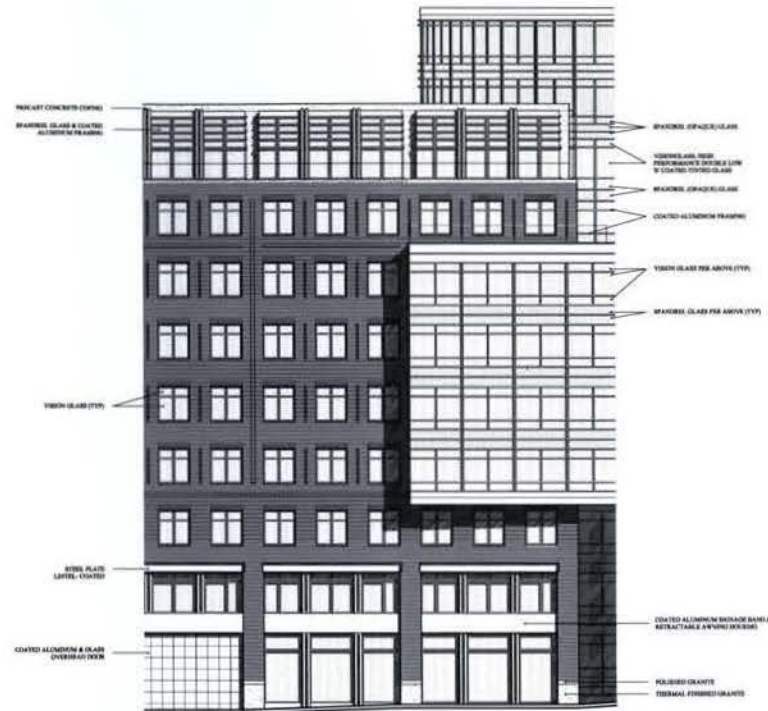




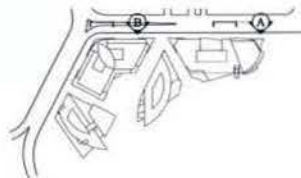




A. EAST OFFICE BUILDING DETAIL



B. WEST OFFICE BUILDING DETAIL





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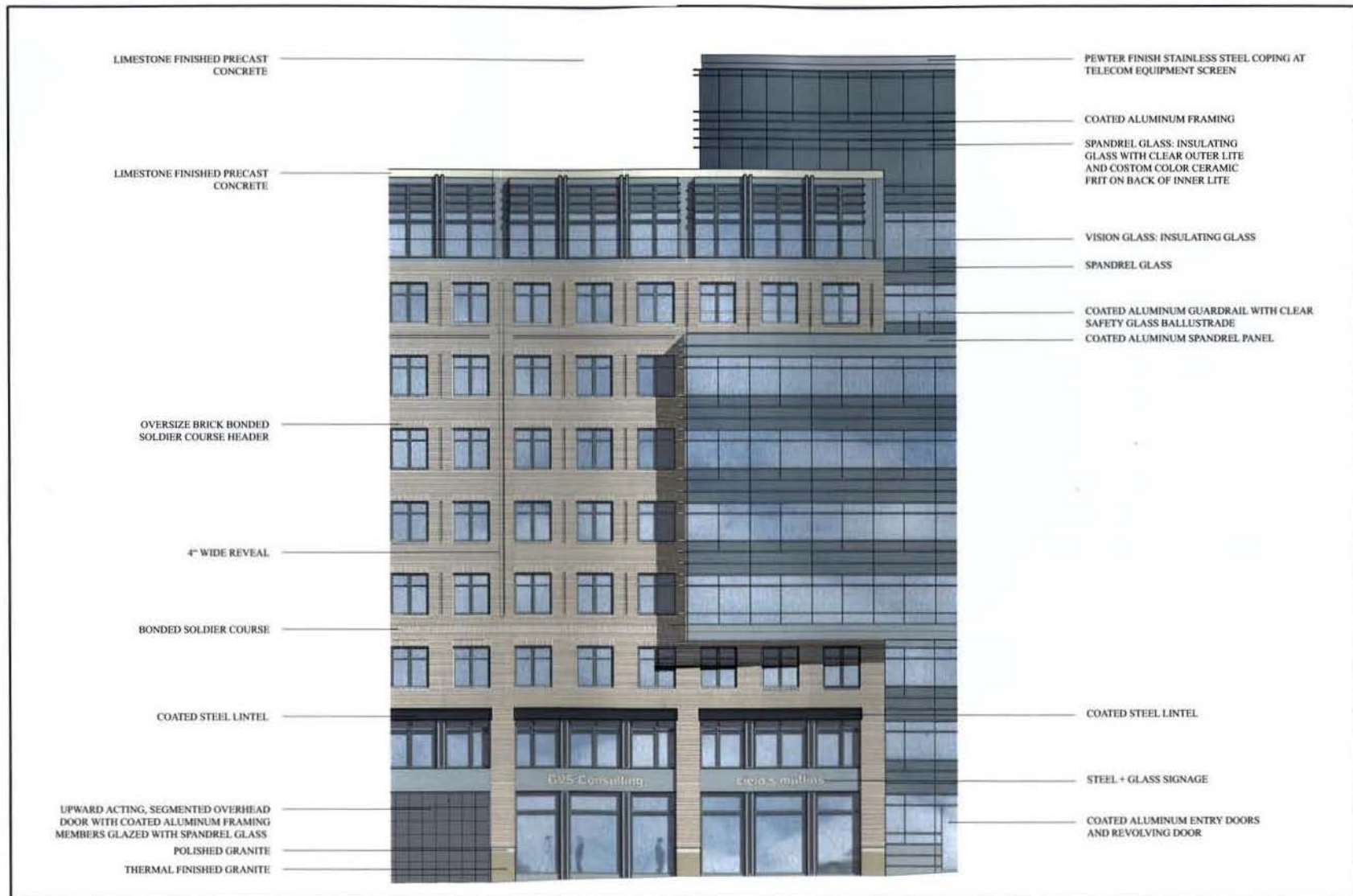
EAST OFFICE BUILDING ELEVATION DETAILS
ZONING COMMISSION CASE NO. 01-317E/98-177/95-14P
100 POTOMAC AVENUE, SE
FRP MODIFICATION
NOVEMBER 17, 2006



33A

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Photo: David M. White, Inc. / David M. White, Inc.



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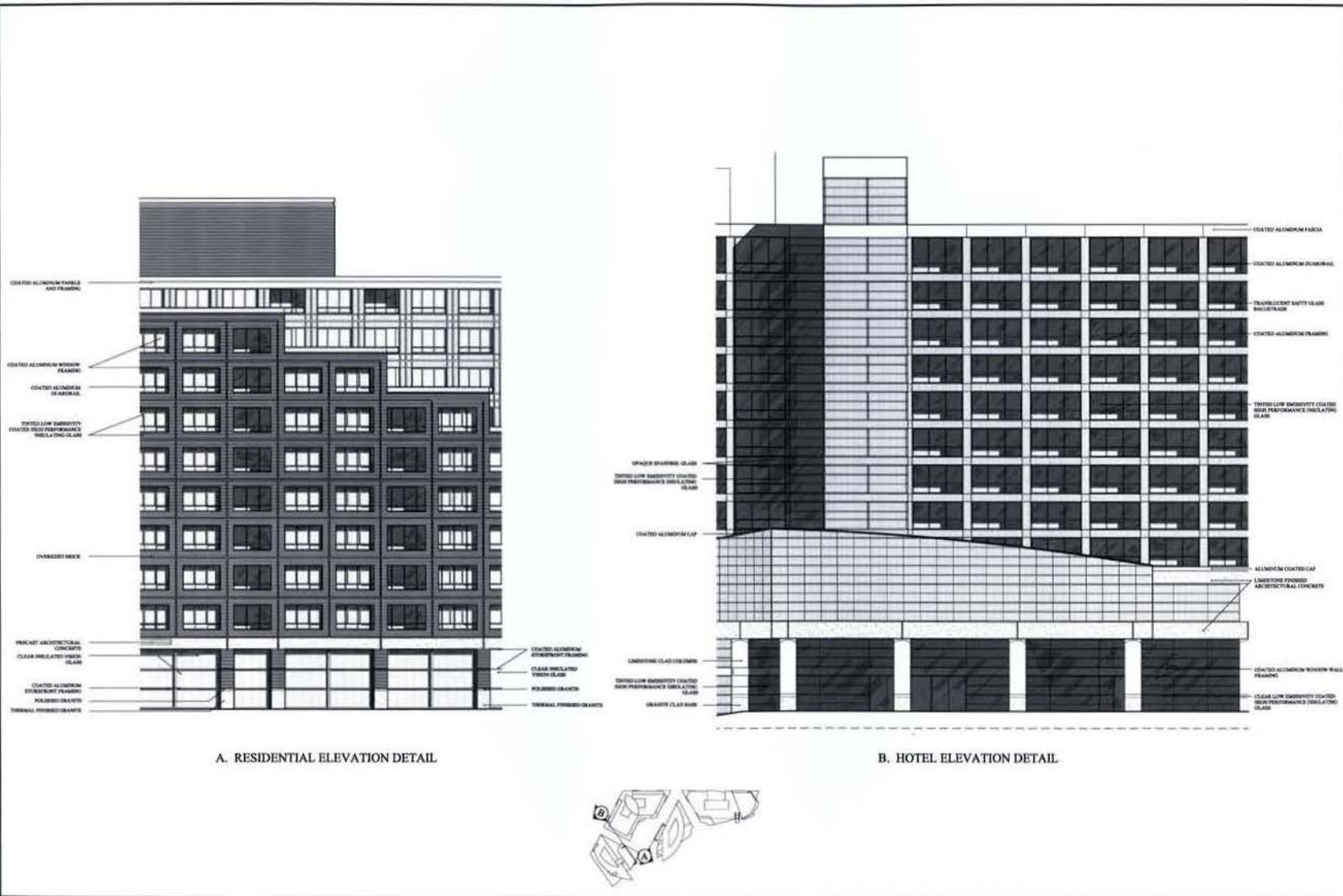
WEST OFFICE BUILDING ELEVATION DETAILS
ZONING COMMISSION CASE NO. 01-3112/98-17/95-16P
100 POTOMAC AVENUE, SE



FRP MODIFICATION
NOVEMBER 17, 2006

33B

FLORIDA ROCK PROPERTIES, INC.
SPARKS, MARYLAND





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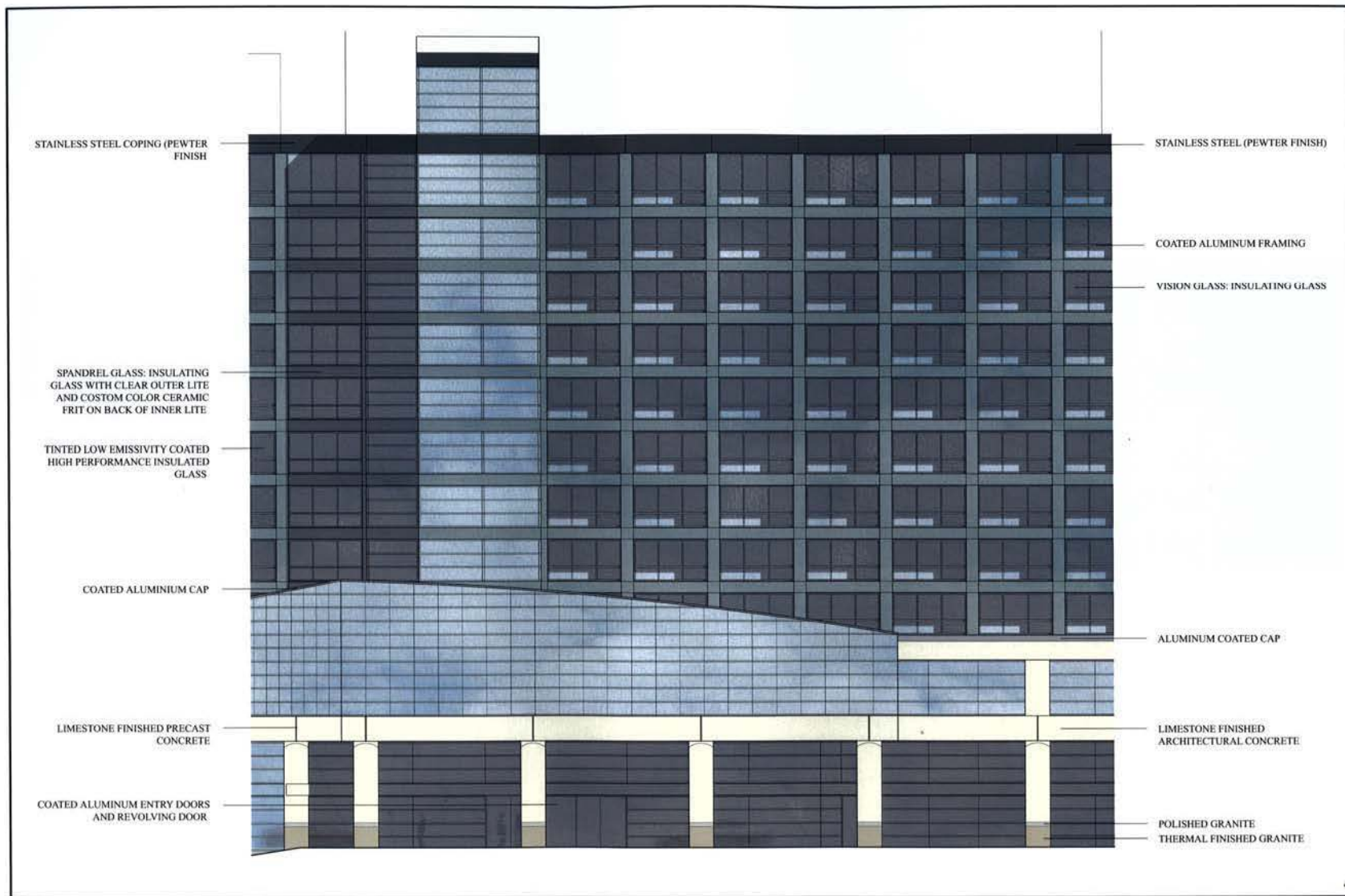
RESIDENTIAL BUILDING ELEVATION DETAILS

ZONING COMMISSION CASE NO. 01-31TE-98-179-01-16P
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FRP MODIFICATION
NOVEMBER 17, 2006

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FLORIDA ROCK PROPERTIES, INC.
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HOTEL BUILDING ELEVATION DETAILS

ZONING COMMISSION CASE NO. 01-311TE/98-17/05-16P
100 POTOMAC AVENUE, SE

FRP MODIFICATION
NOVEMBER 17, 2006

34B

FLORIDA ROCK PROPERTIES, INC.
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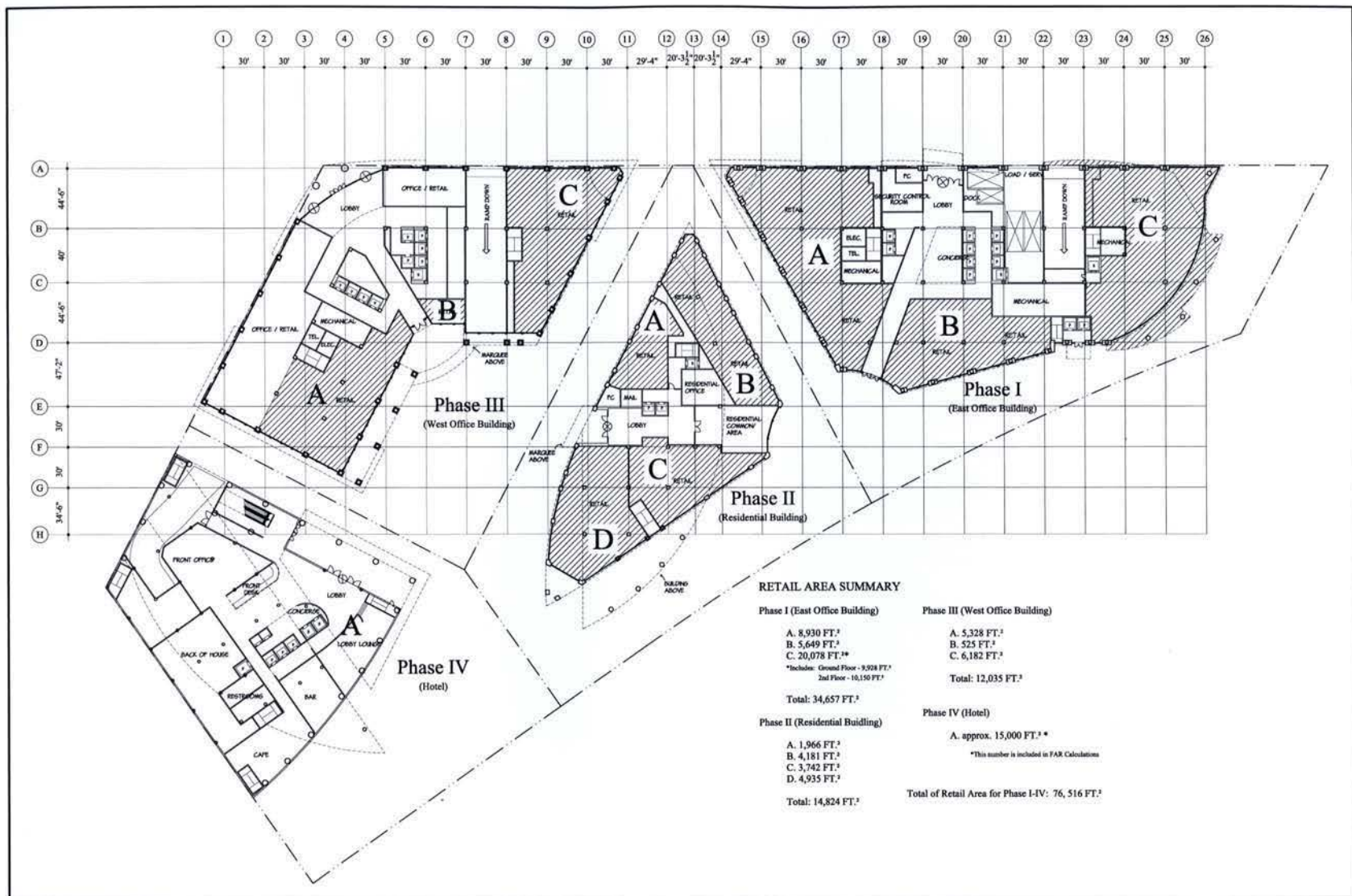
POTOMAC AVENUE ELEVATION
ZONING COMMISSION CASE NO. 01-311E/98-177/95-16P
100 POTOMAC AVENUE, SE

FRP MODIFICATION
NOVEMBER 17, 2006

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RENDERING BY DAVIS BUCKLEY ARCHITECTS & PLANNERS



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RETAIL LOCATION PLAN
ZONING COMMISSION CASE NO. 01-31TE98-17E/95-16P
100 POTOMAC AVENUE, SE

FRP MODIFICATION
NOVEMBER 17, 2006

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VIEW FROM THE ANACOSTIA RIVER LOOKING NORTHWEST TOWARD THE FRP SITE AND STADIUM.

DAVIS BUCKLEY
ARCHITECTS & PLANNERS

RENDERING - ANACOSTIA RIVER VIEW
ZONING COMMISSION CASE NO. 01-31TE98-17F95-16P
100 POTOMAC AVENUE, SE

FRP MODIFICATION
NOVEMBER 17, 2006

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01-31TE98-17F95-16P



VIEW FROM THE NEW FREDRICK DOUGLASS BRIDGE LOOKING NORTH TOWARD THE FRP PROJECT AND THE STADIUM.

DAVIS BUCKLEY
ARCHITECTS & PLANNERS

RENDERING - VIEW FROM DOUGLASS BRIDGE

ZONING COMMISSION CASE NO. 01-31TE/96-17E/95-16P
100 POTOMAC AVENUE, SE

FRP MODIFICATION
NOVEMBER 17, 2006

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VIEW FROM THE EAST SIDE OF SOUTH CAPITOL STREET OVAL LOOKING NORTH TOWARD THE STADIUM

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ARCHITECTS & PLANNERS

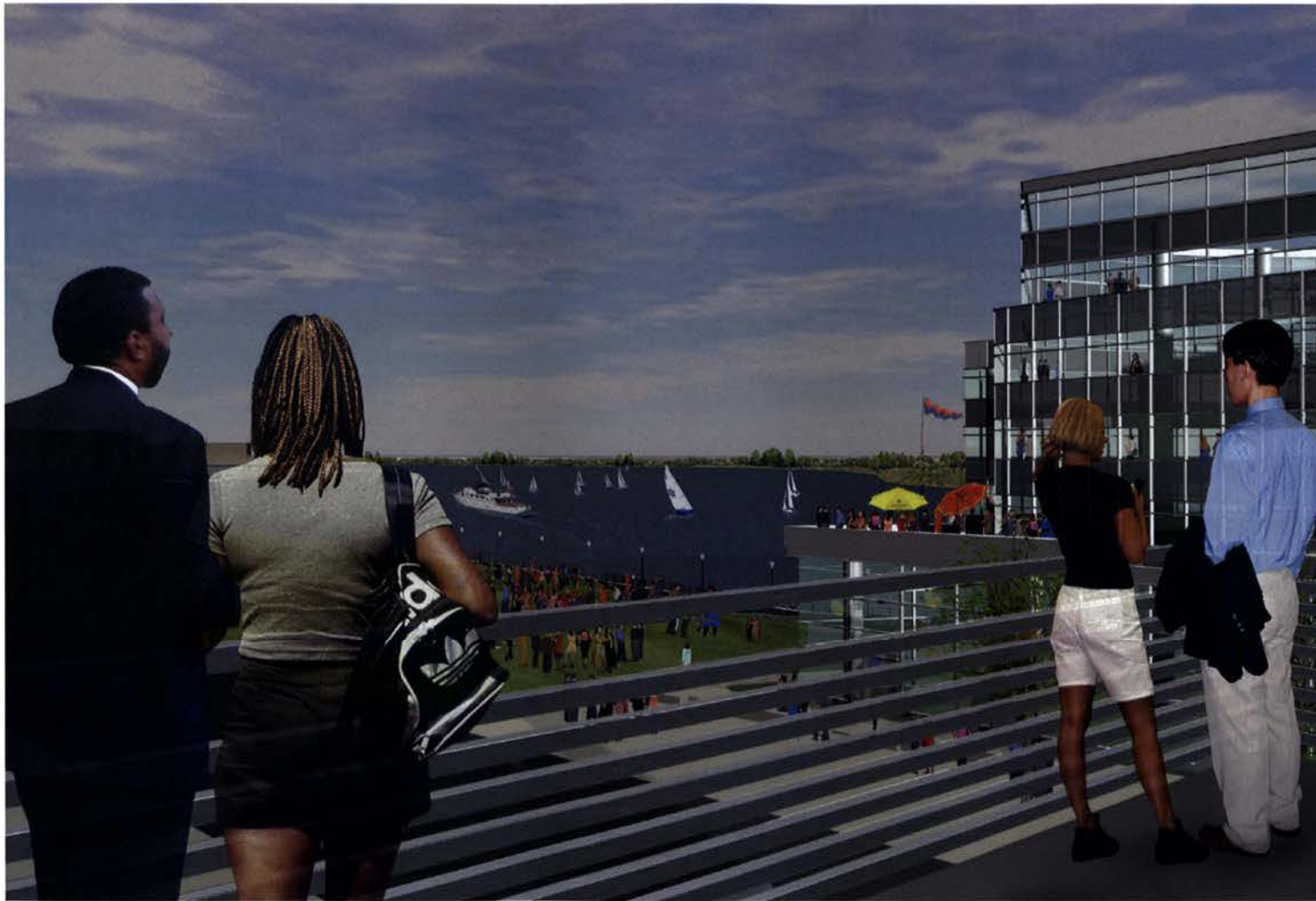
RENDERING - VIEW FROM SOUTH CAPITOL ST. OVAL
ZONING COMMISSION CASE NO. 01-31TE/98-17F/05-16P
100 POTOMAC AVENUE, SE

FRP MODIFICATION
NOVEMBER 17, 2006

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VIEW FROM THE STADIUM VIEWING PLATFORM LOOKING SOUTHEAST TOWARD THE ANACOSTIA RIVER

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RENDERING - VIEW FROM STADIUM RAMP PLATFORM
ZONING COMMISSION CASE NO. 01-31TB/98-17/95-16P
100 POTOMAC AVENUE, SE

FRP MODIFICATION
NOVEMBER 17, 2006

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FLORIDA ROCK PROPERTIES, INC.
SPARKS, MARYLAND

THE SPARKS GROUP, A FORT MYERS, FLORIDA COMPANY



VIEW FROM FIRST STREET, SE, TOWARD THE ANACOSTIA RIVER AND THE FRP PROJECT

DAVIS BUCKLEY
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RENDERING - FIRST STREET, S.E. VIEW
ZONING COMMISSION CASE NO. 01-31TB/98-17/95-16P
100 POTOMAC AVENUE, SE

FRP MODIFICATION
NOVEMBER 17, 2006

39A

FLORIDA ROCK PROPERTIES, INC.
SPARKS, MARYLAND

RENDERING BY DAVIS BUCKLEY ARCHITECTS & PLANNERS



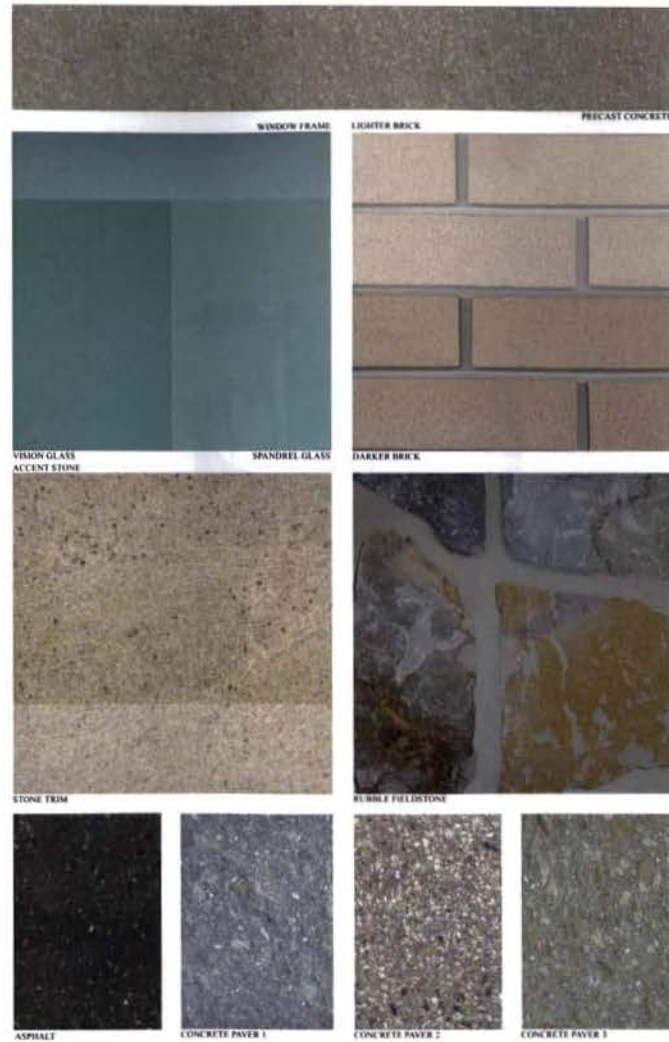
DAVIS BUCKLEY
ARCHITECTS & PLANNERS

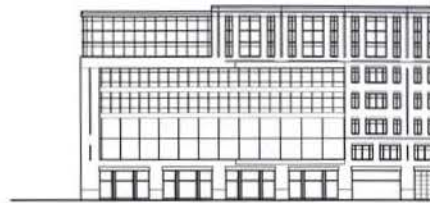
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ZONING COMMISSION CASE NO. 01-3176/98-177/95-147
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FRP MODIFICATION
NOVEMBER 17, 2006

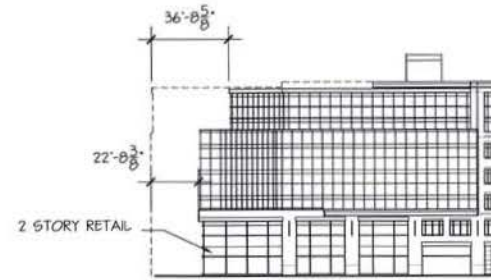
40

FLORIDA ROCK PROPERTIES, INC.
SPARKS, MARYLAND

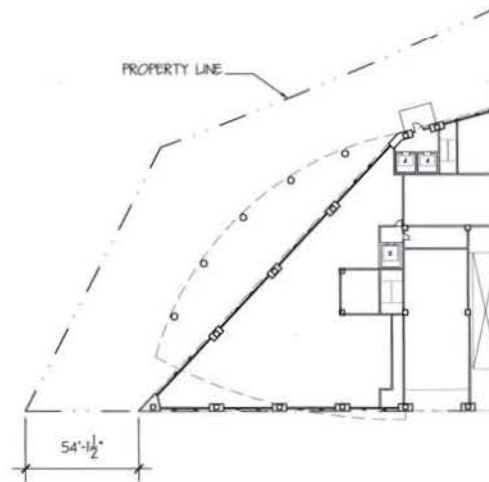




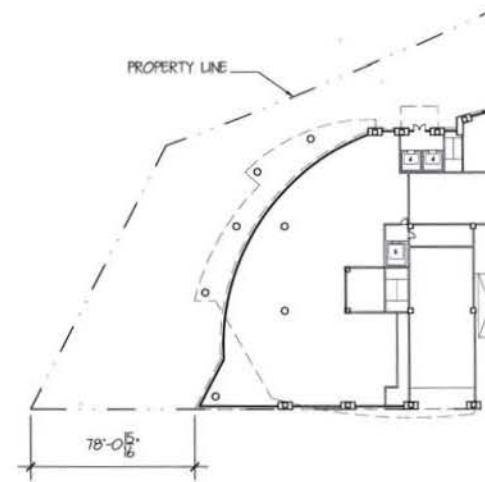
ELEVATION



ELEVATION



A. EAST OFFICE BUILDING (8/25/06)



B. EAST OFFICE BUILDING (11/17/06)

