



HOTEL: CAPITOL QUAY: WEST OFFICE BUILDING: RESIDENTIAL BUILDING: POTOMAC QUAY: EAST OFFICE BUILDING:
CASCADE PLAZA

ZONING COMMISSION
District of Columbia
CASE NO. CA-14C
EXHIBIT NO. 68

River Front
on the anacostia

FLORIDA ROCK PROPERTIES, INC | SPARKS, MD

ZONING COMMISSION CASE NO. 04-14C/98-17F/95-16P
100 POTOMAC AVE, SE
DAVIS BUCKLEY ARCHITECTS AND PLANNERS

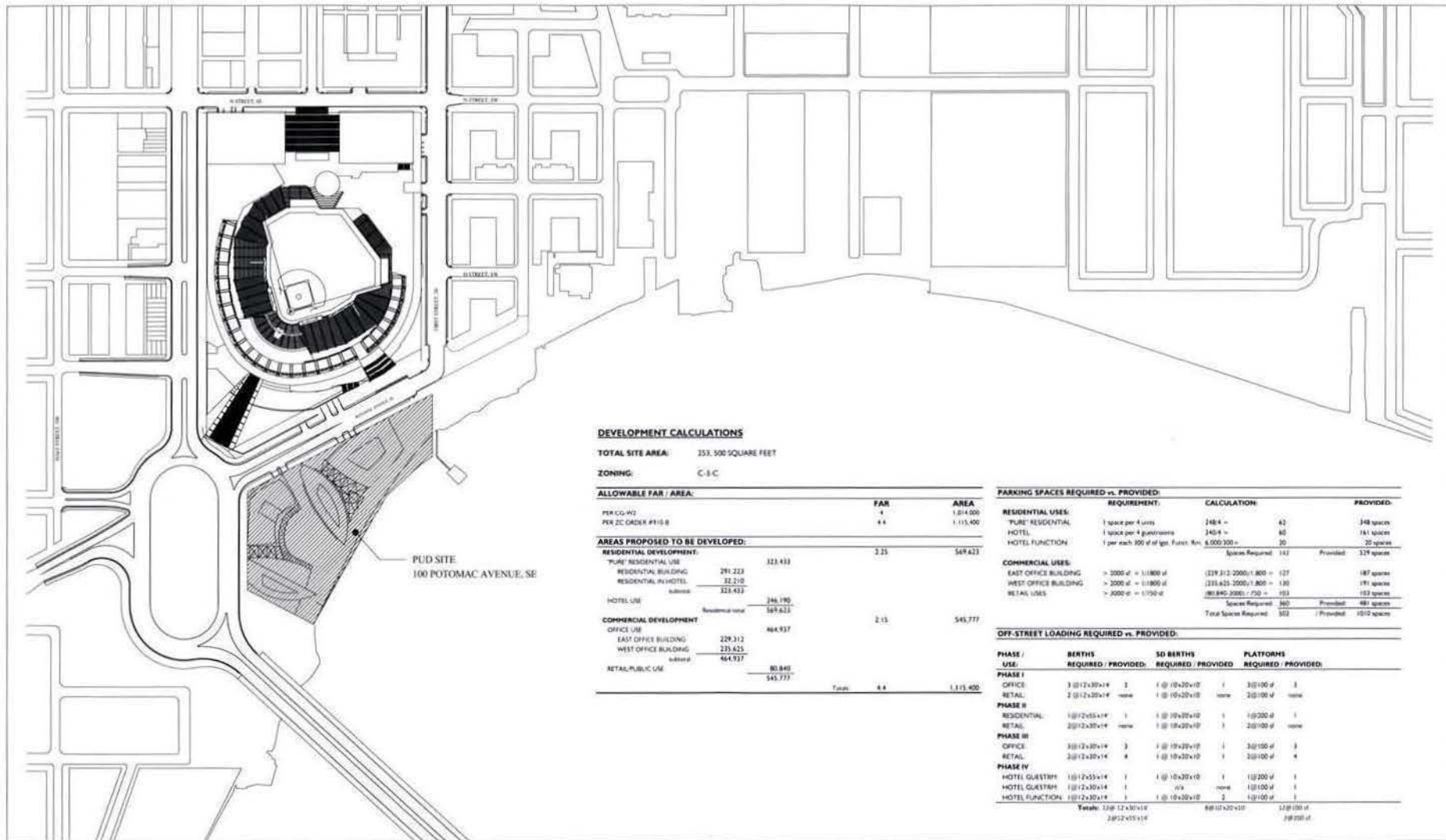
ZONING COMMISSION
District of Columbia
CASE NO.04-14
EXHIBIT NO.68

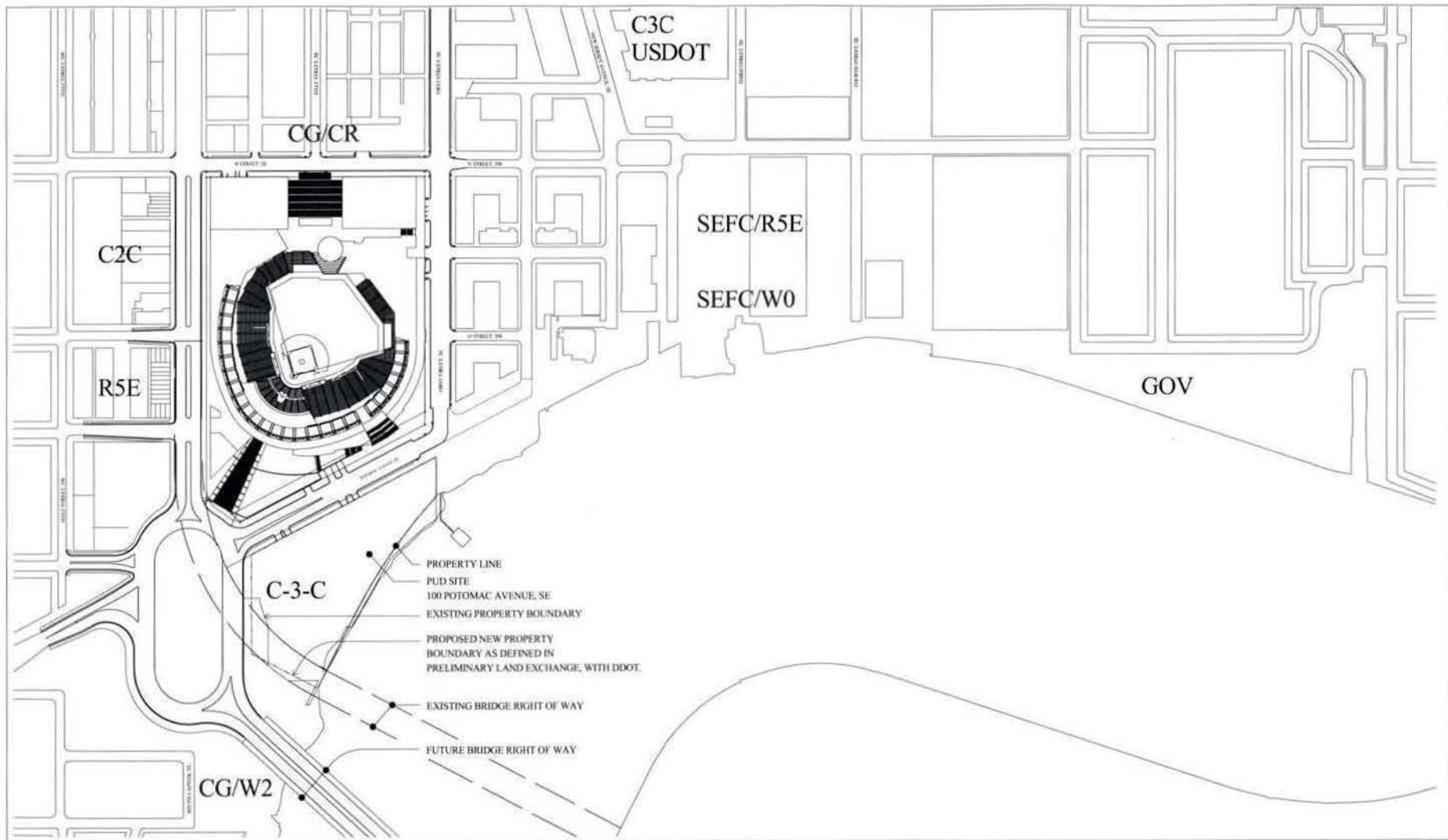
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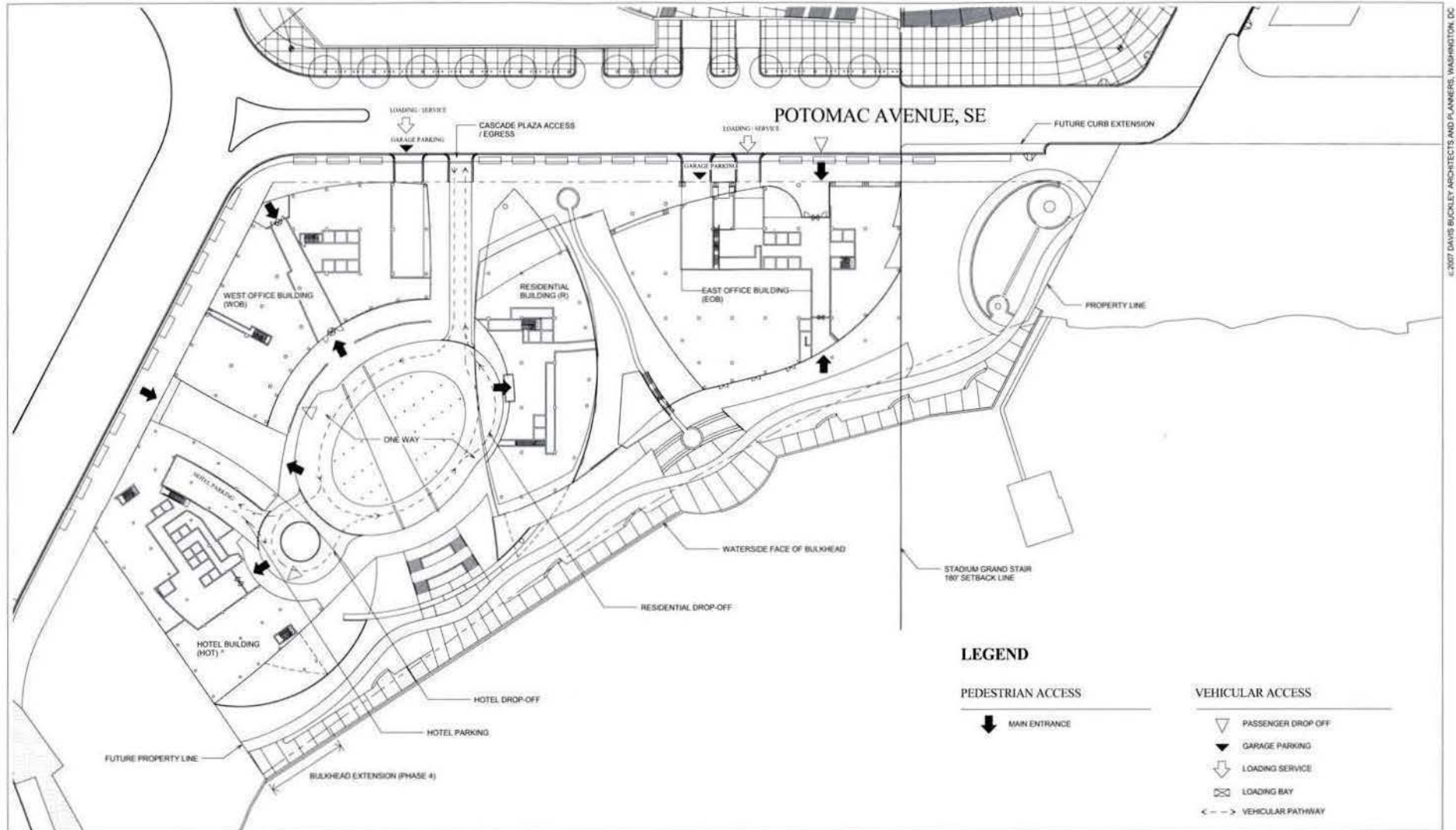
EXISTING AND PROPOSED ZONING MAP

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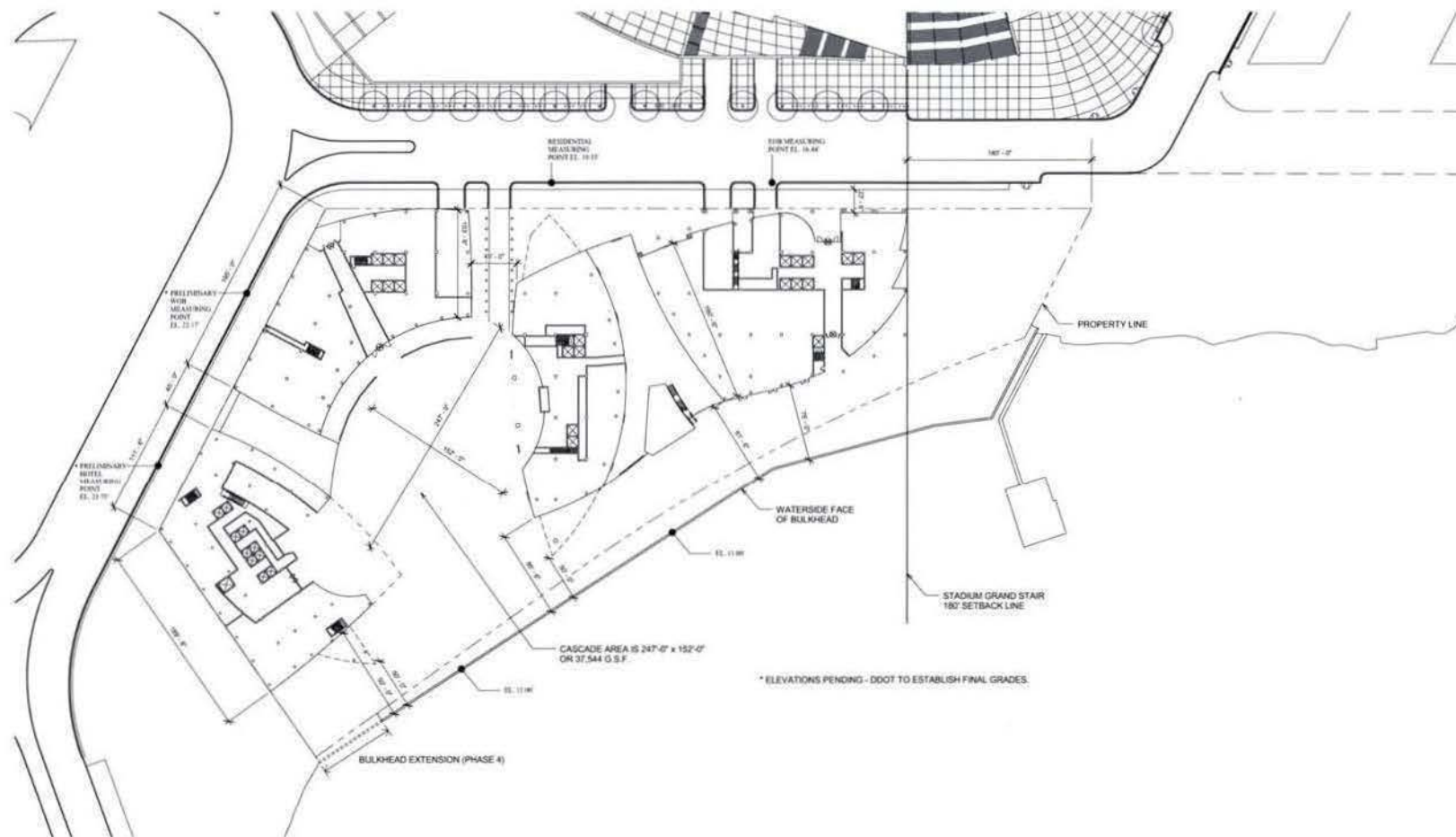


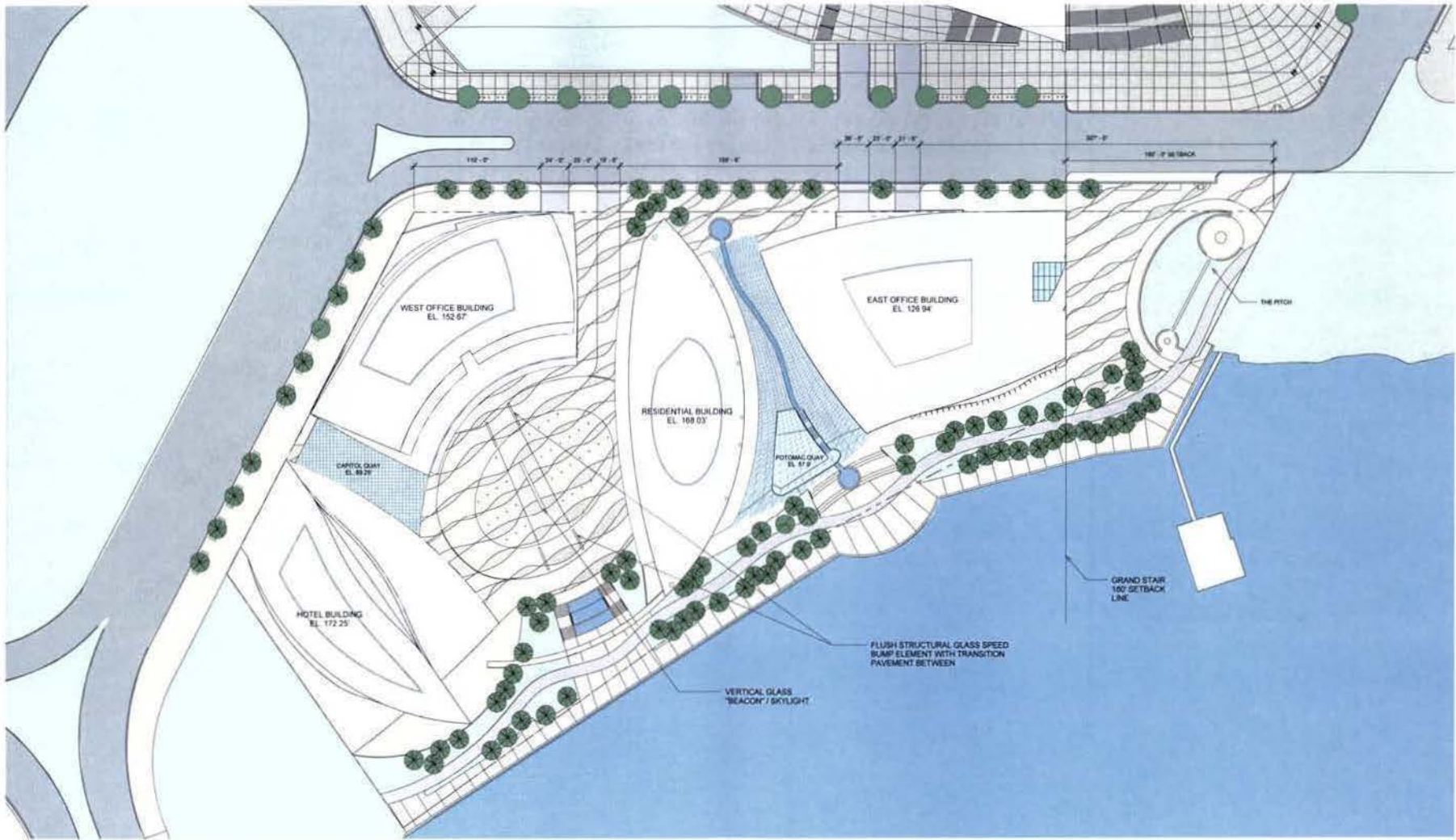
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CIRCULATION PLAN

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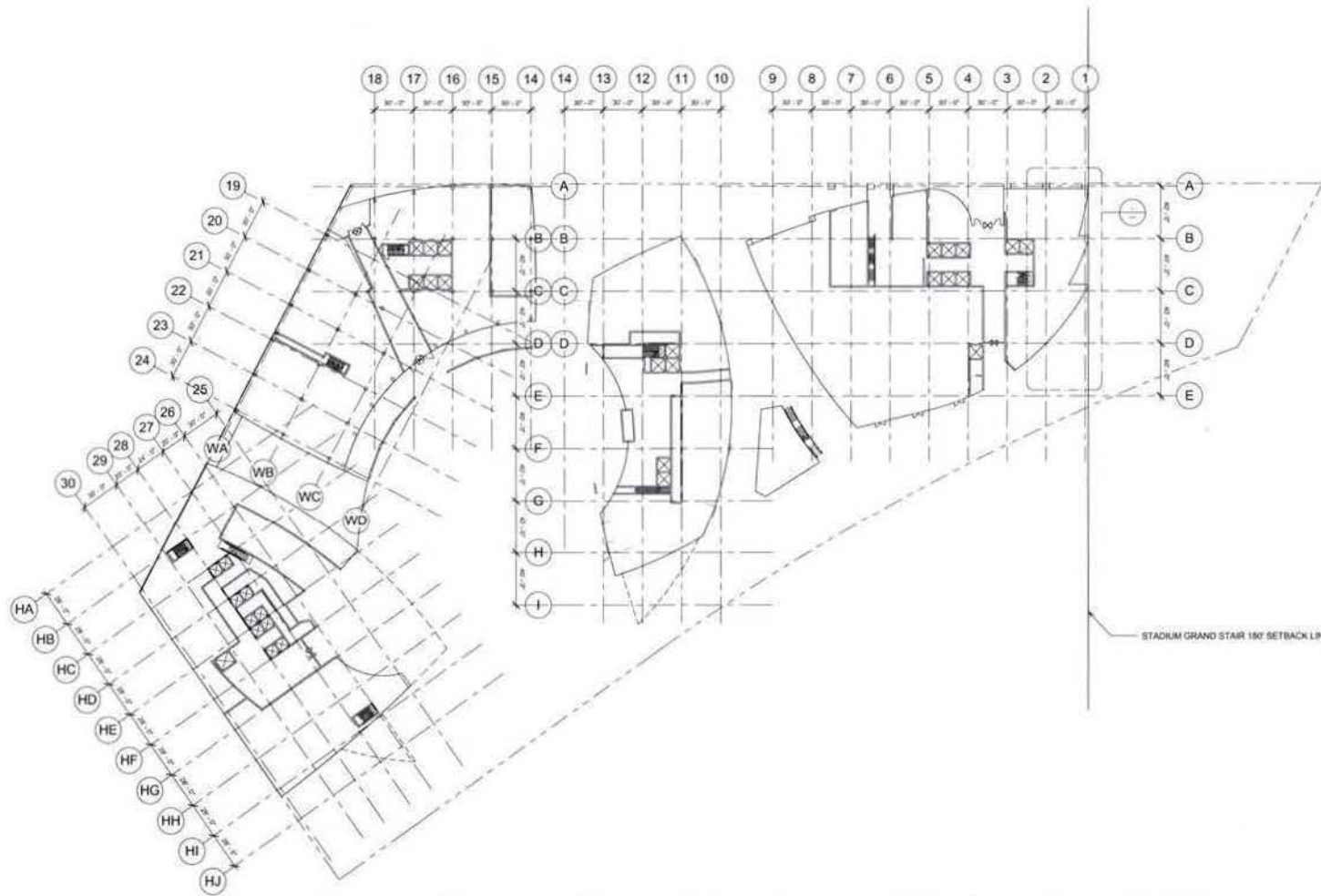


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SITE PLAN

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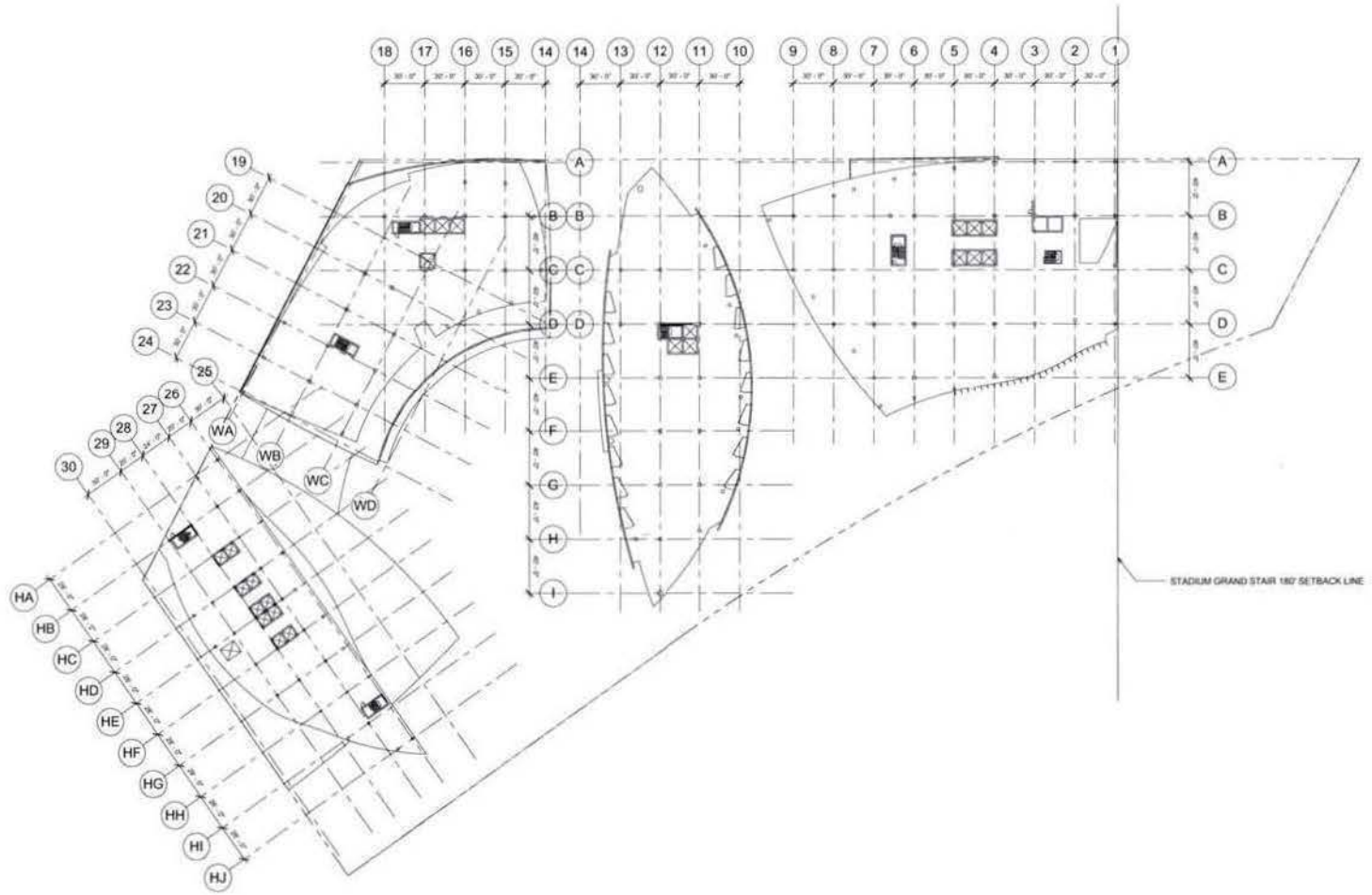
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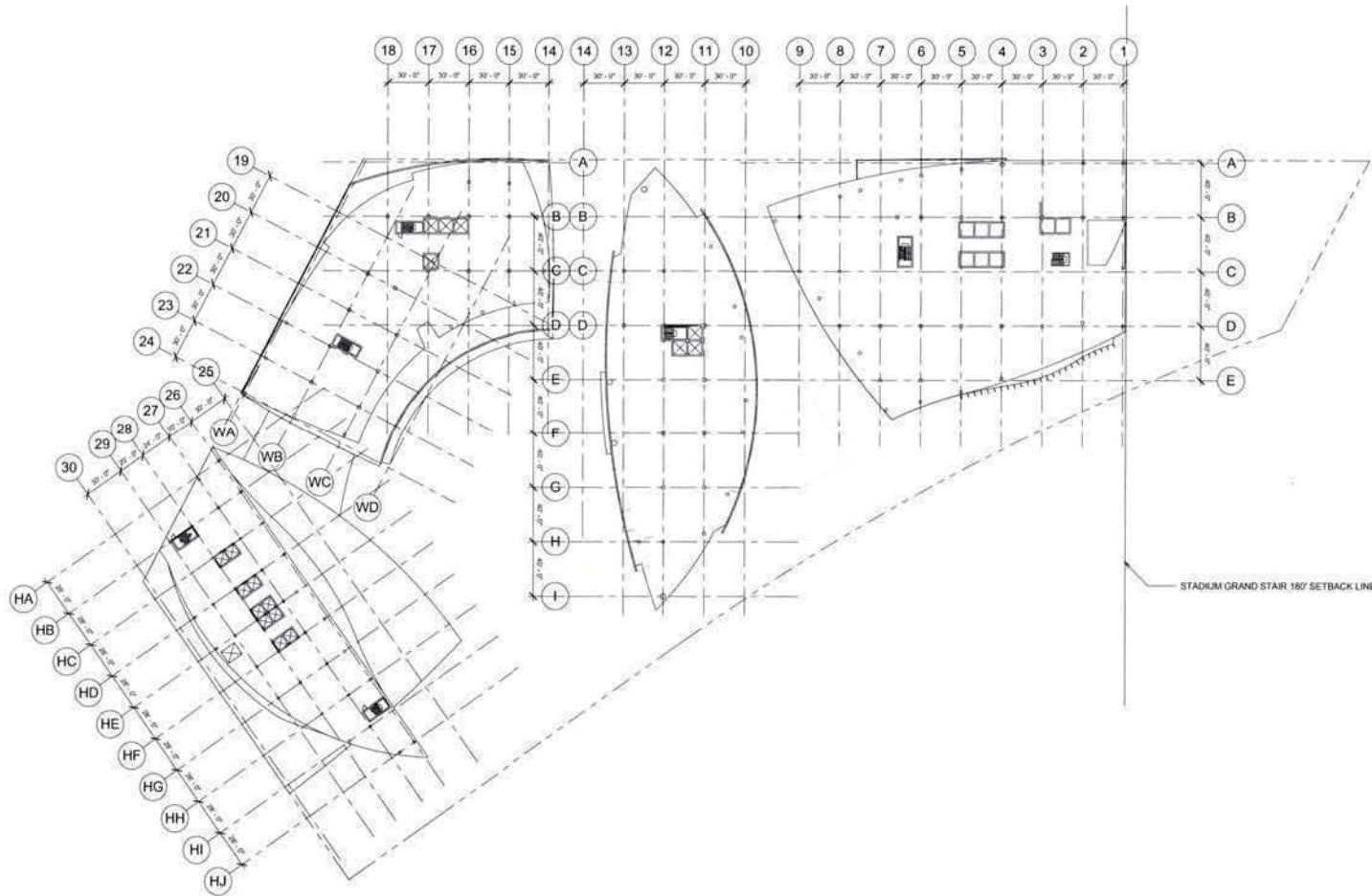
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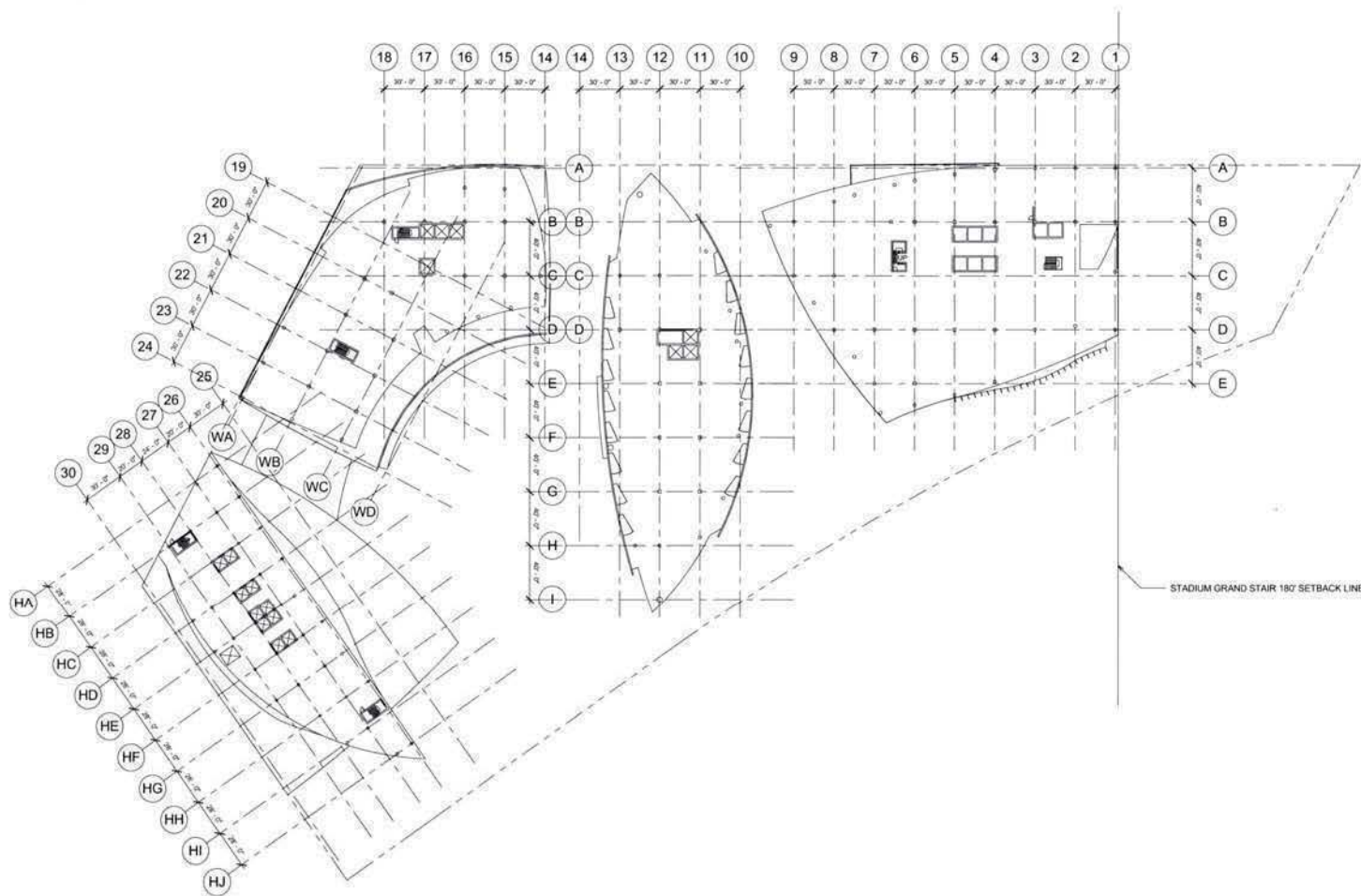




FIFTH FLOOR PLAN

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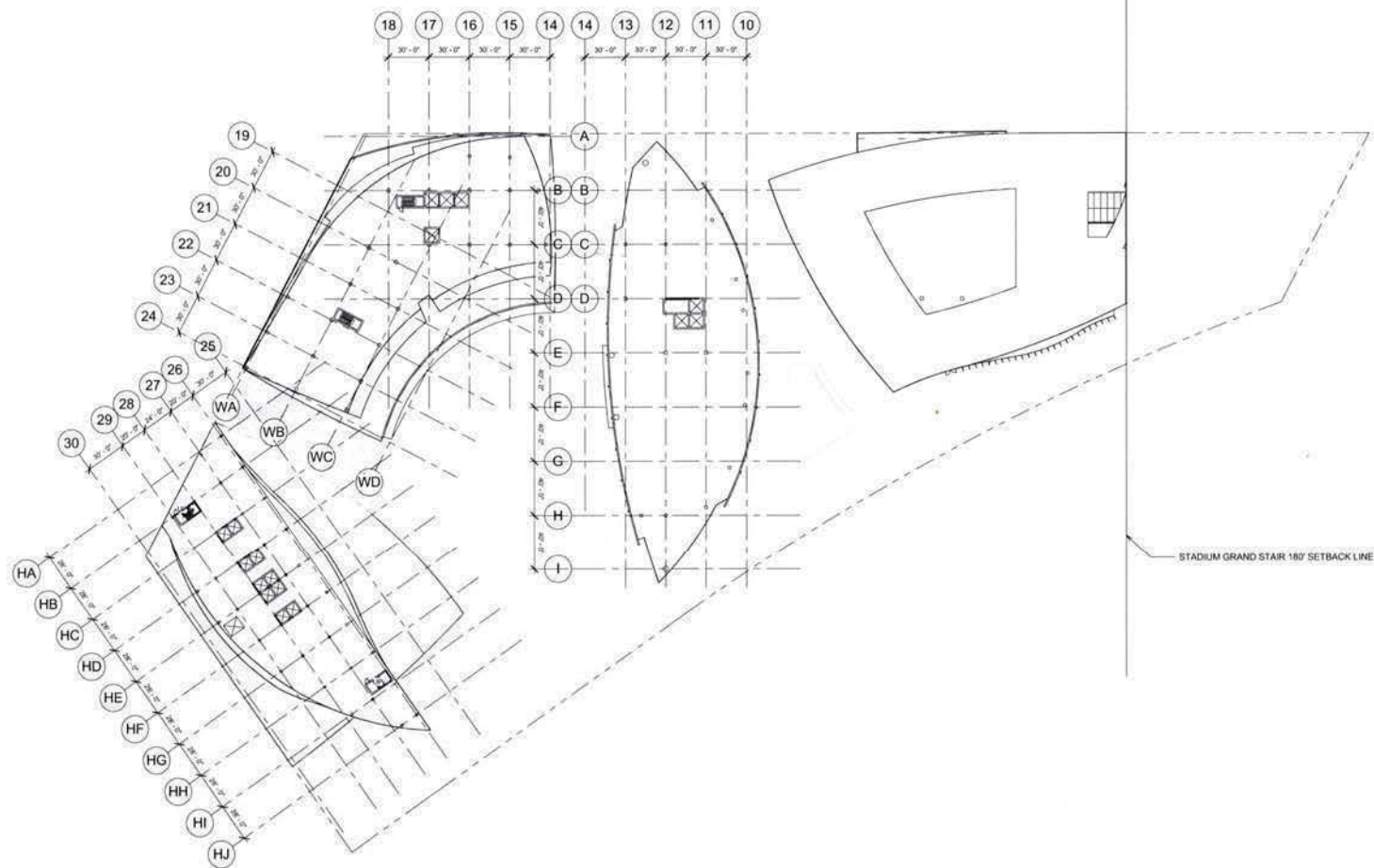
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SEVENTH FLOOR PLAN

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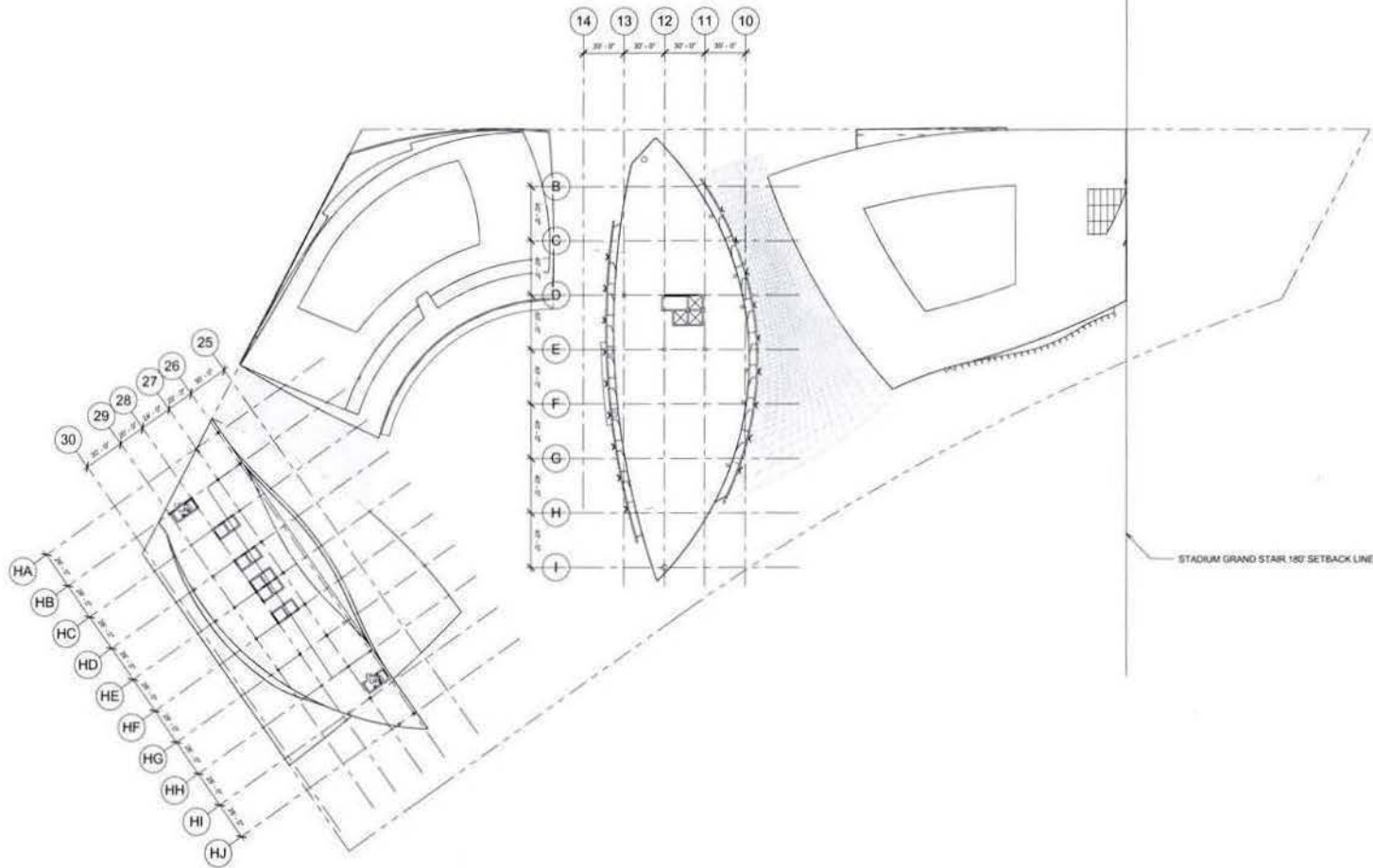
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NINTH FLOOR PLAN

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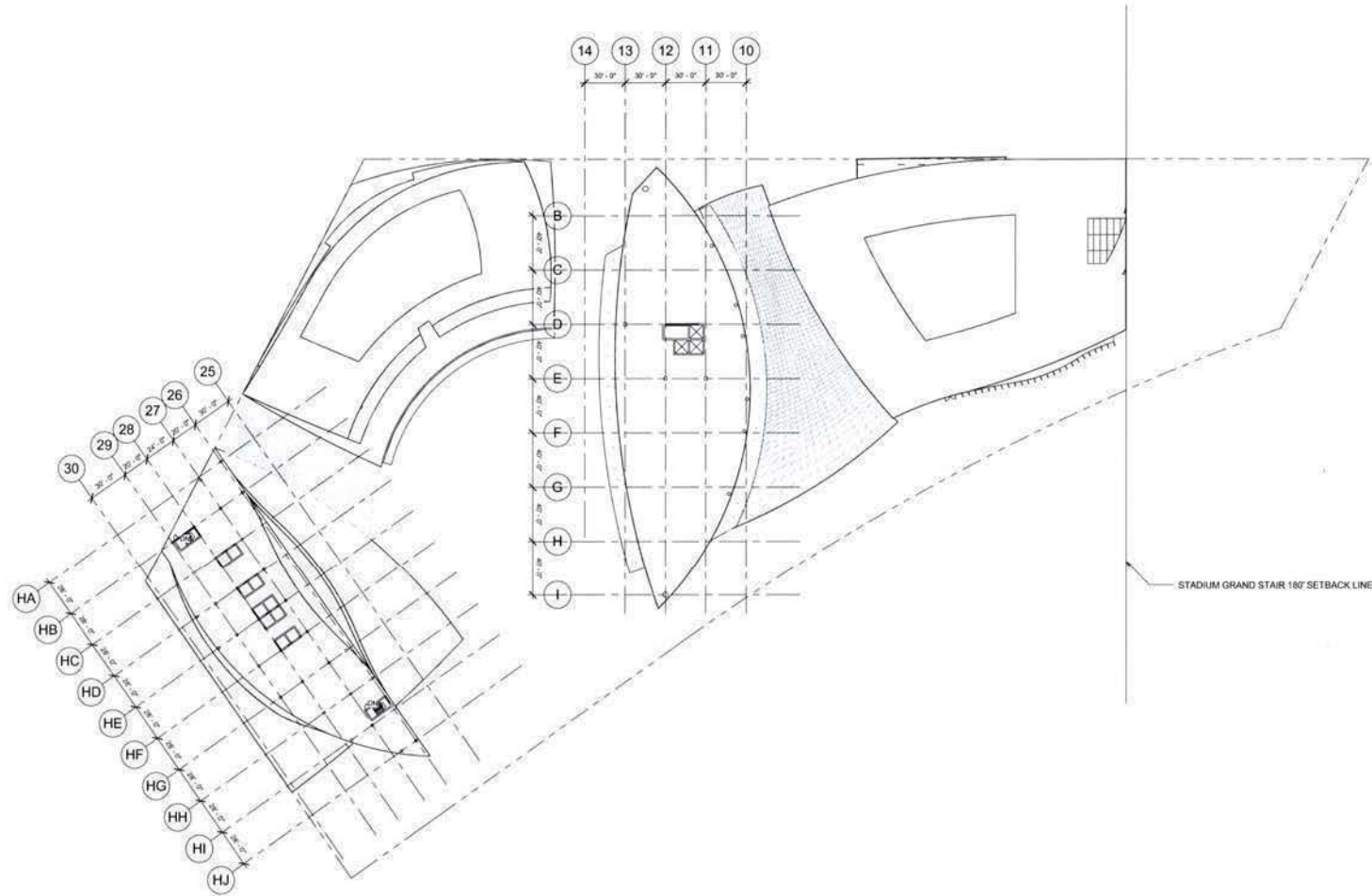


ELEVENTH FLOOR PLAN

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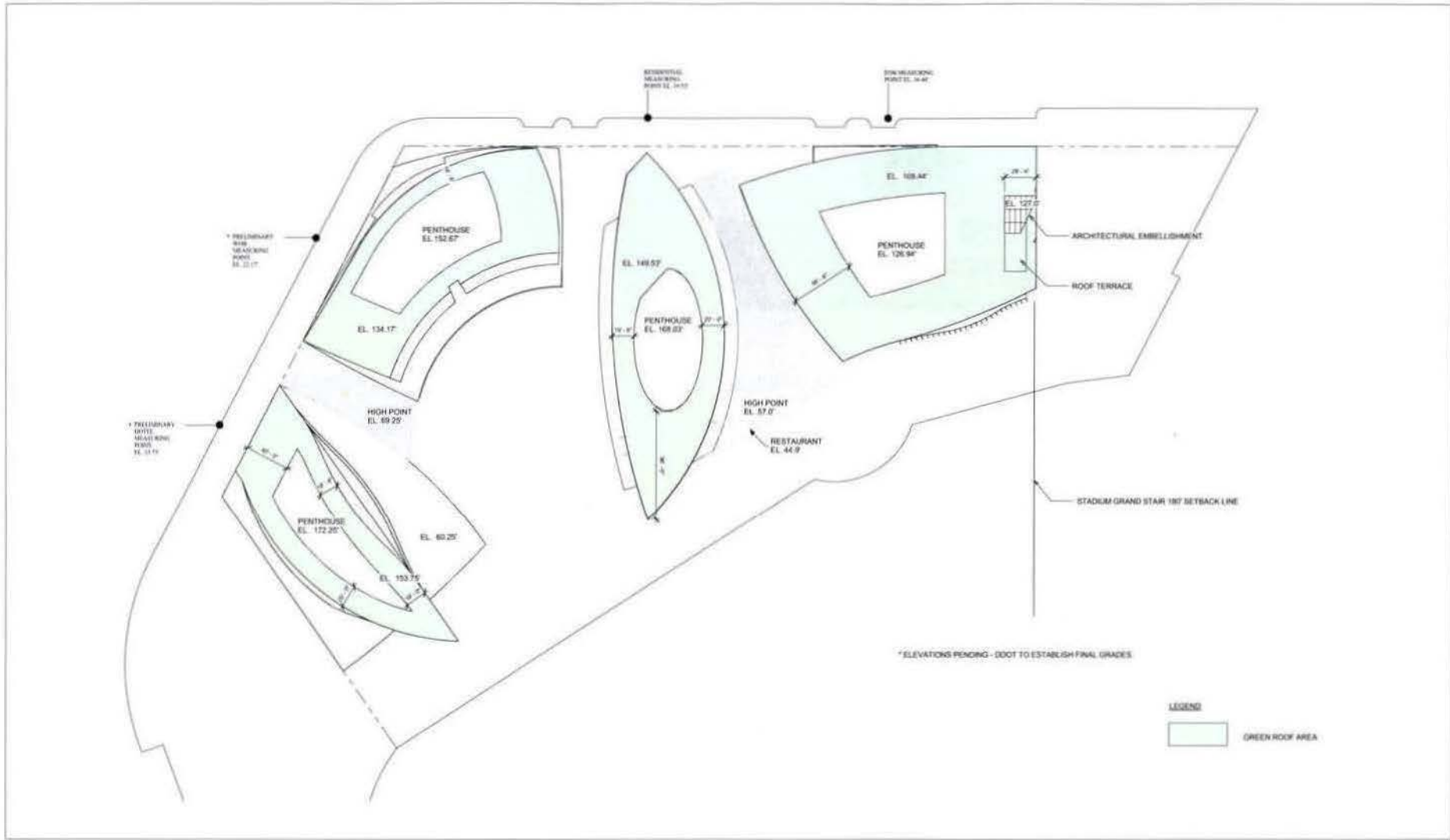
THIRTEENTH FLOOR PLAN

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1
ELEVATION 01-A
1/8" = 1'-0"

THE PITCH EOB (BEYOND) RESIDENTIAL (BEYOND) WEST OFFICE BUILDING CAPITOL QUAY HOTEL



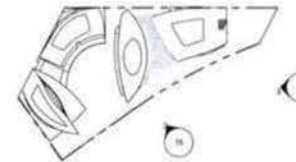
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ELEVATION 01-B
1/8" = 1'-0"

EOB POTOMAC QUAY RESIDENTIAL BUILDING CASCADE PLAZA BEYOND WEST OFFICE BUILDING HOTEL (BEYOND)

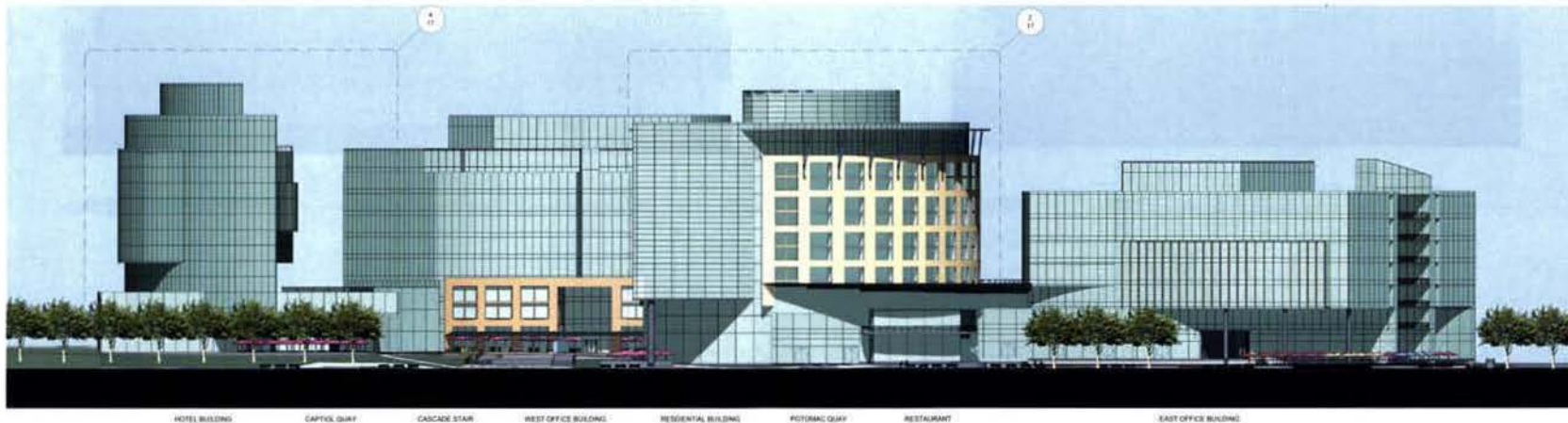


ELEVATION 01

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① ELEVATION 02 - B
1" = 30'-0"



② ELEVATION 02 - A
1" = 30'-0"

ELEVATION 02

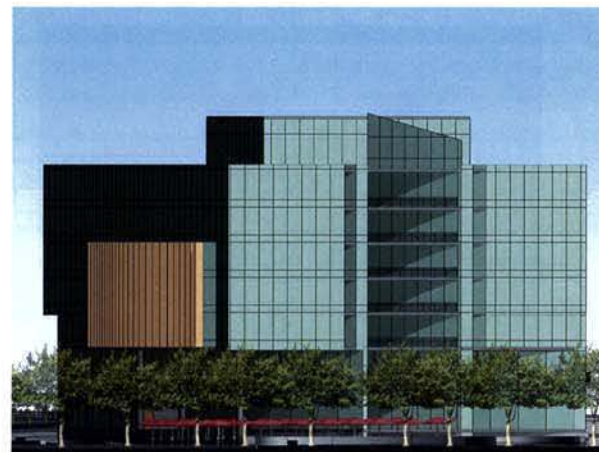
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④ ENLARGED ELEVATION - WEST OFFICE BUILDING
1" = 20'-0"



① ELEVATION 02 - EAST OFFICE BUILDING
1" = 20'-0"

DETAILS 01

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② ENLARGED ELEVATION - RESIDENTIAL BUILDING
1" = 20'-0"



④ ENLARGED ELEVATION - HOTEL BUILDING
1" = 20'-0"

DETAILS 02

ZONING COMMISSION CASE NO. 04-14C/98-17F/95-16P
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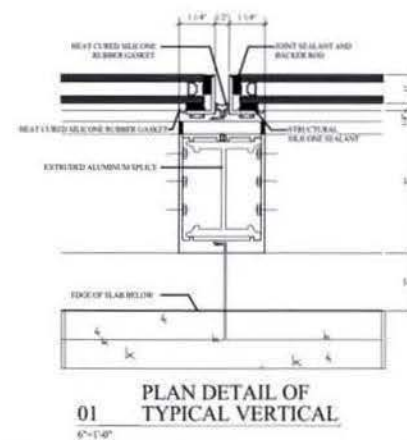
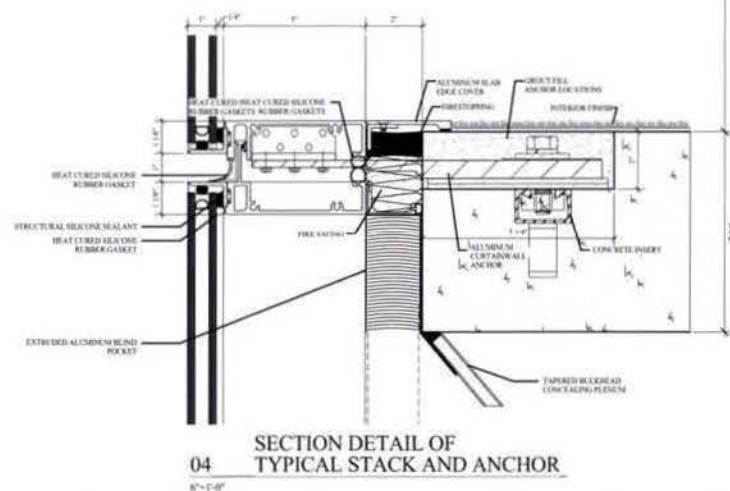
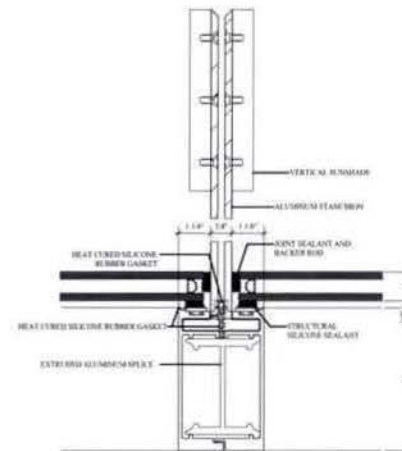
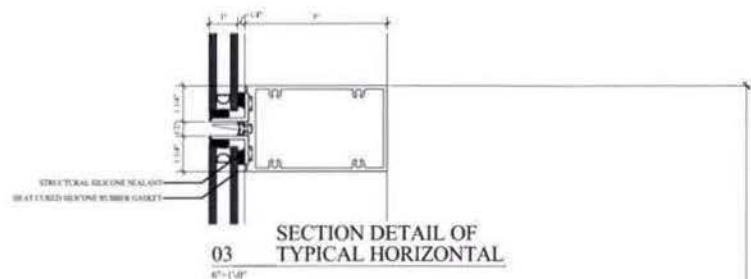
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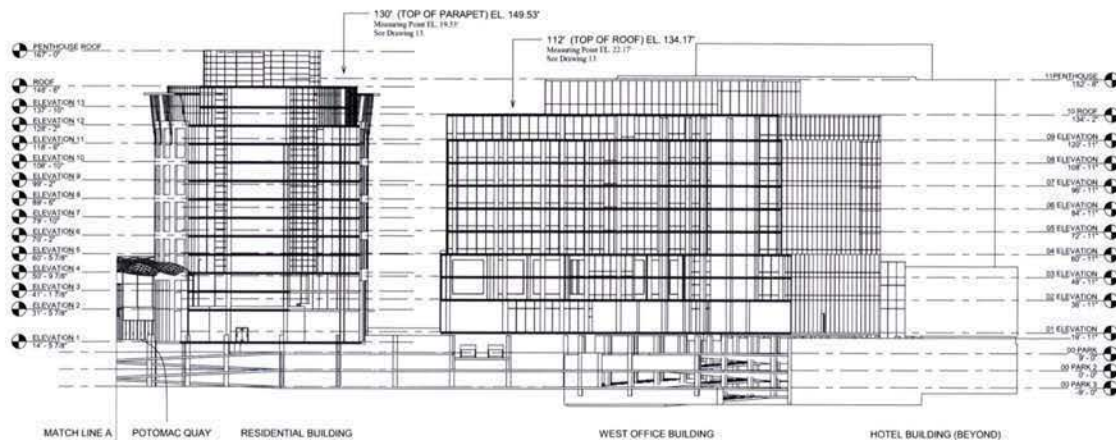


— TYPICAL STOREFRONT GLAZING: 1" THICK INSULATING GLASS: CLEAR LOW-IRON (HIGH TRANSPARENCY) GLASS

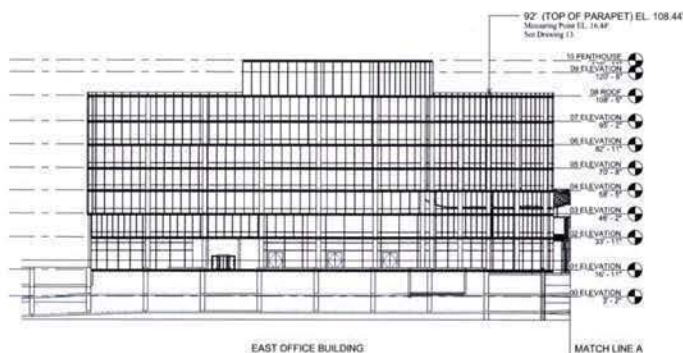


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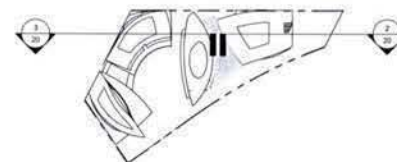




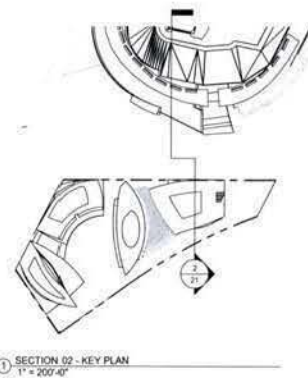
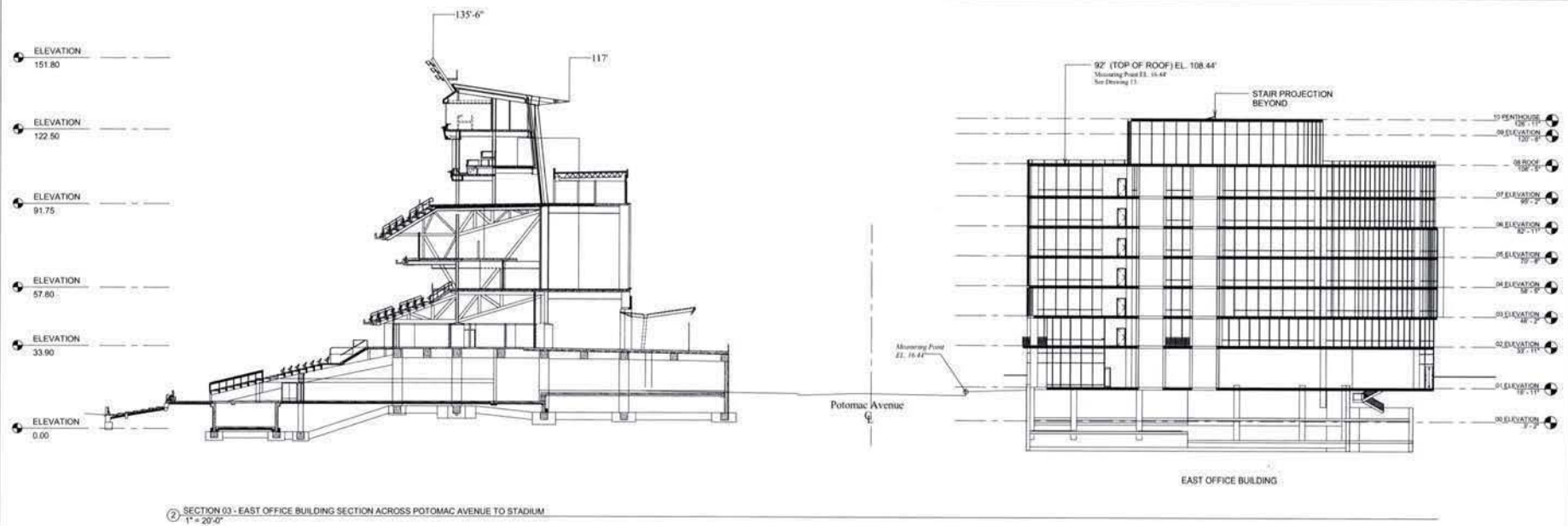
SECTION 01 - POTOMAC AVENUE SECTION
1" = 30'-0"



SECTION 02 - POTOMAC AVENUE SECTION
1" = 30'-0"



SECTION 01 - KEY PLAN
1" = 200'-0"



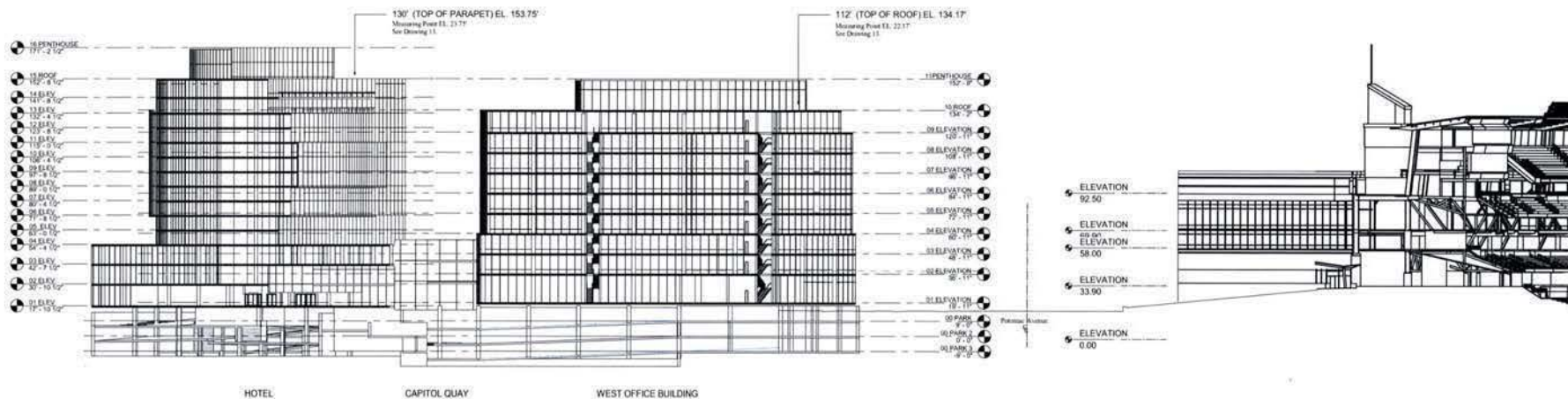
SECTION 02 - EAST OFFICE BUILDING SECTION

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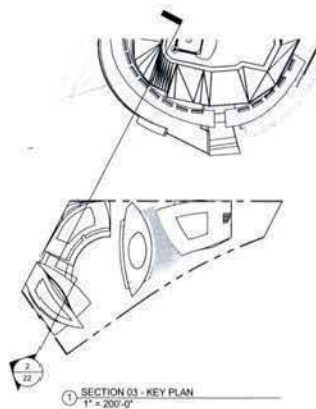
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7 0
N [Scale Bar] As Indicated



SECTION 04 - HOTEL & WEST OFFICE BUILDING SECTION
1" = 30'-0"



SECTION 03 - HOTEL & WEST OFFICE BUILDING SECTION

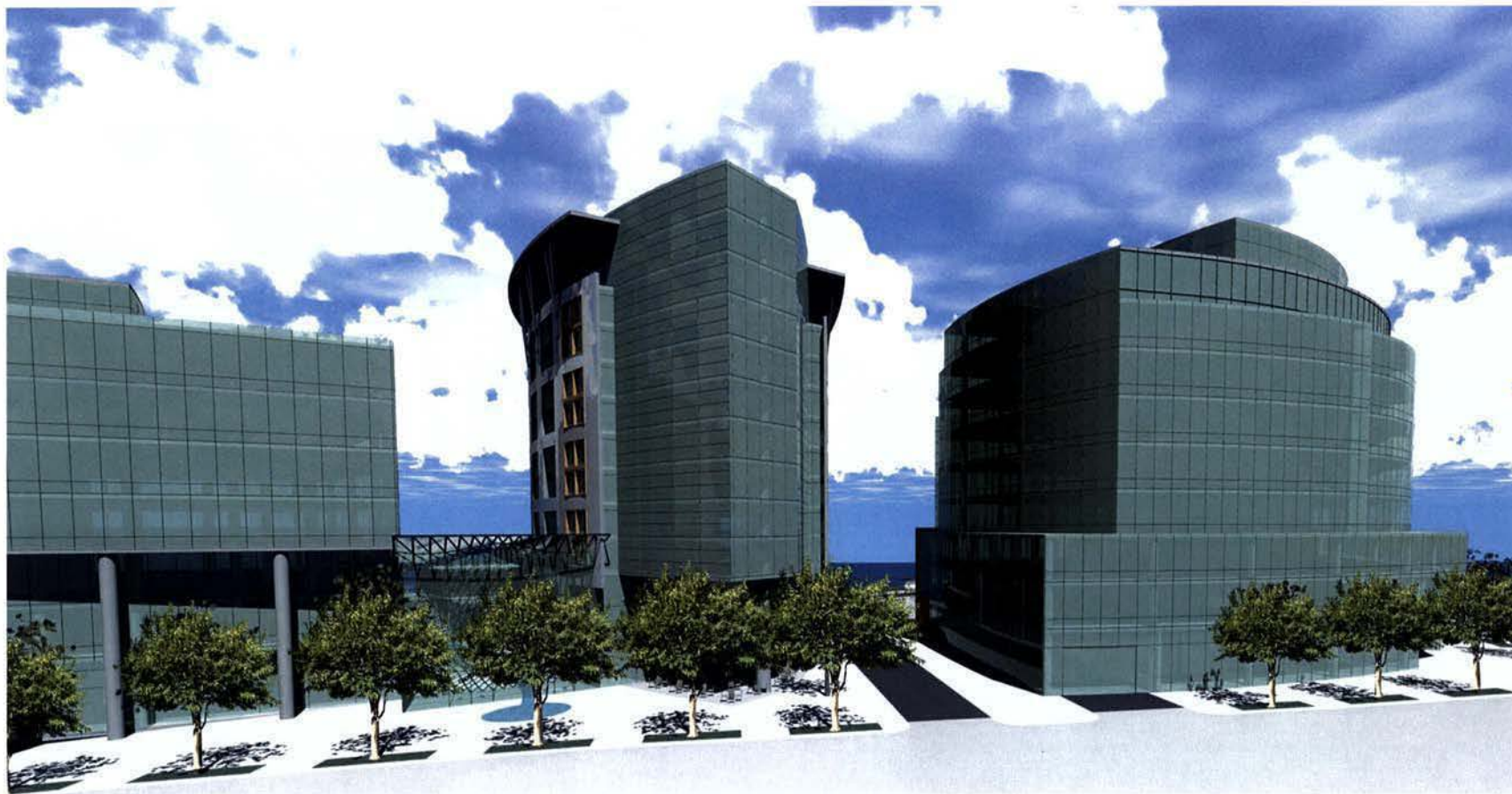
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EAST OFFICE BUILDING

POTOMAC QUAY

RESIDENTIAL BUILDING

CASCADE PLAZA

WEST OFFICE BUILDING

MODEL 01

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HOTEL BUILDING

RESIDENTIAL BUILDING

POTOMAC QUAY

EAST OFFICE BUILDING

THE PITCH

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MODEL 02

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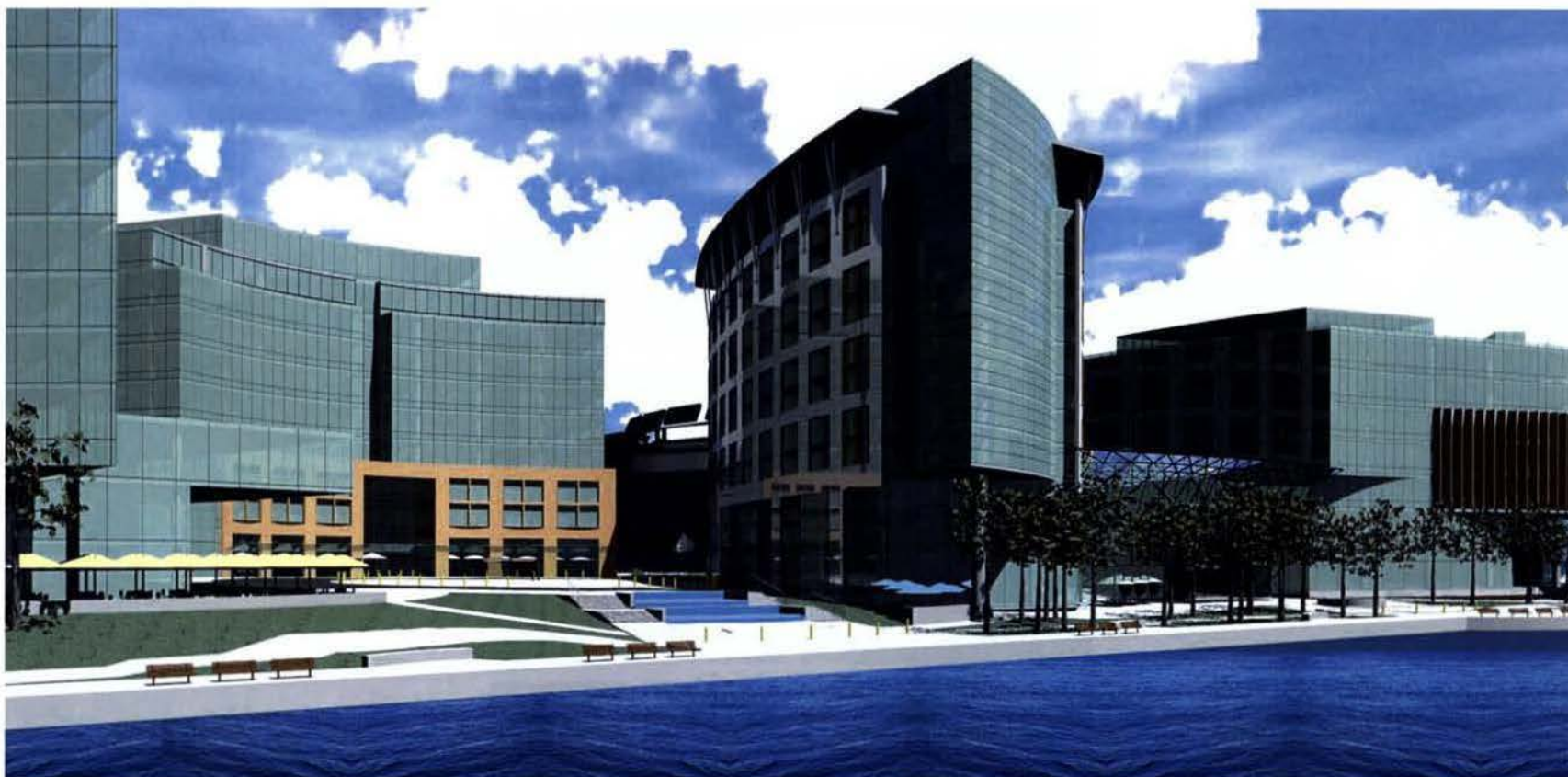
THE PITCH

EAST OFFICE BUILDING

POTOMAC QUAY

RESIDENTIAL
BUILDING

WEST OFFICE
BUILDING



WEST OFFICE BUILDING

RESIDENTIAL BUILDING

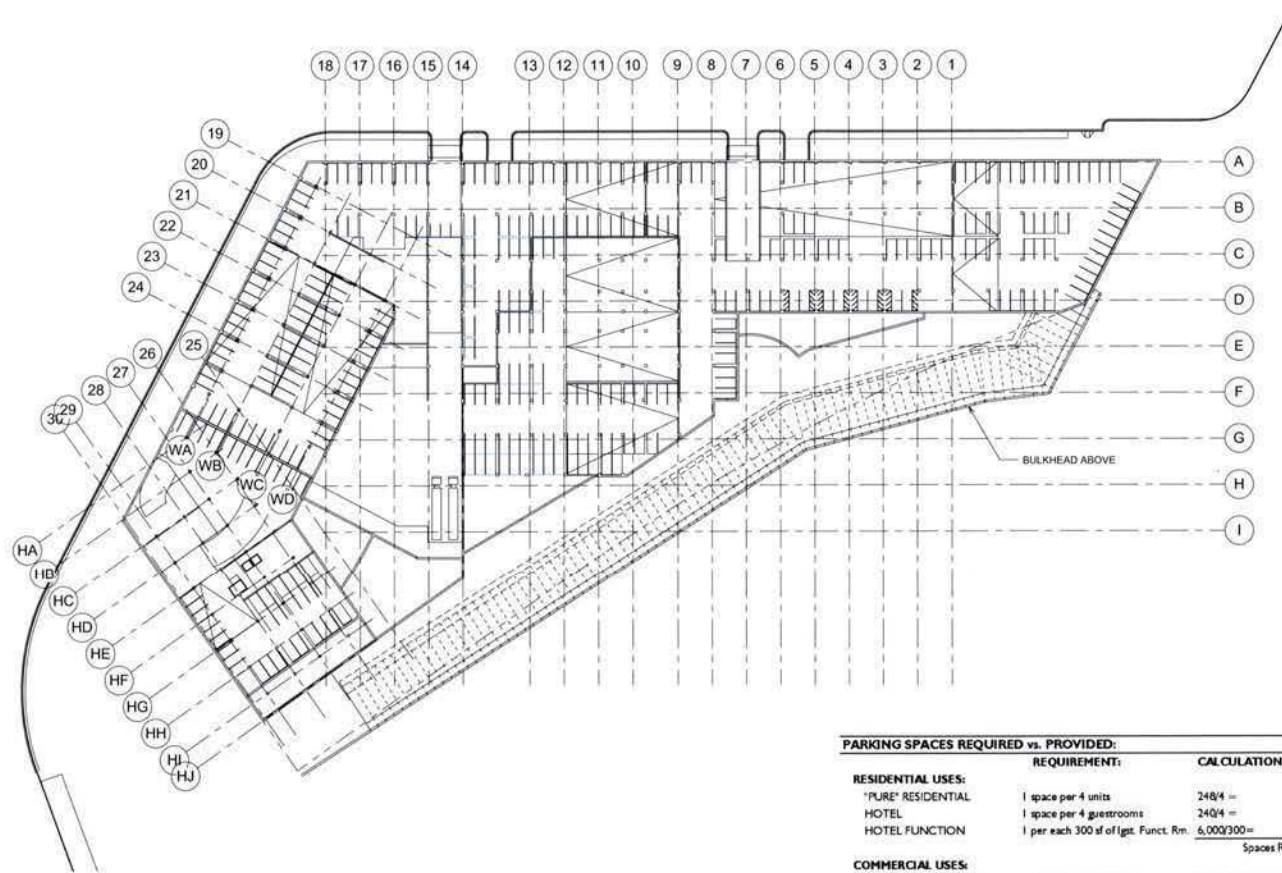
POTOMAC QUAY

EAST OFFICE BUILDING

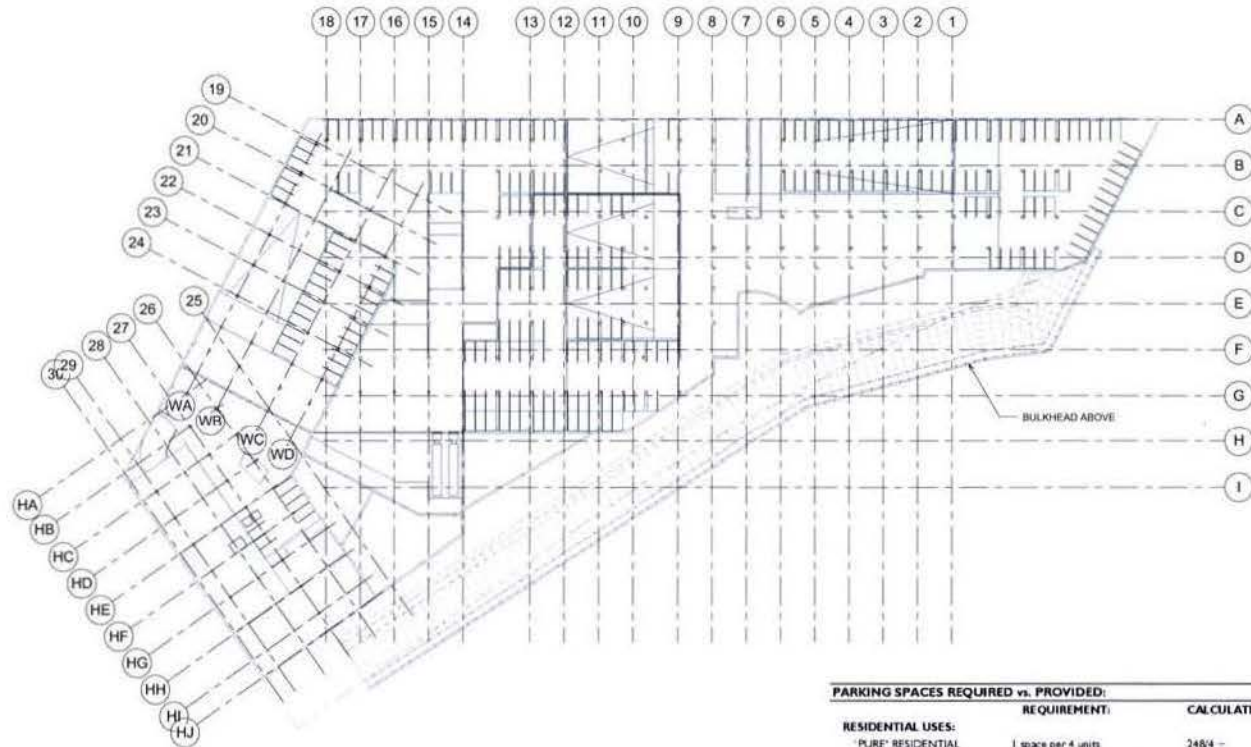
MODEL 04

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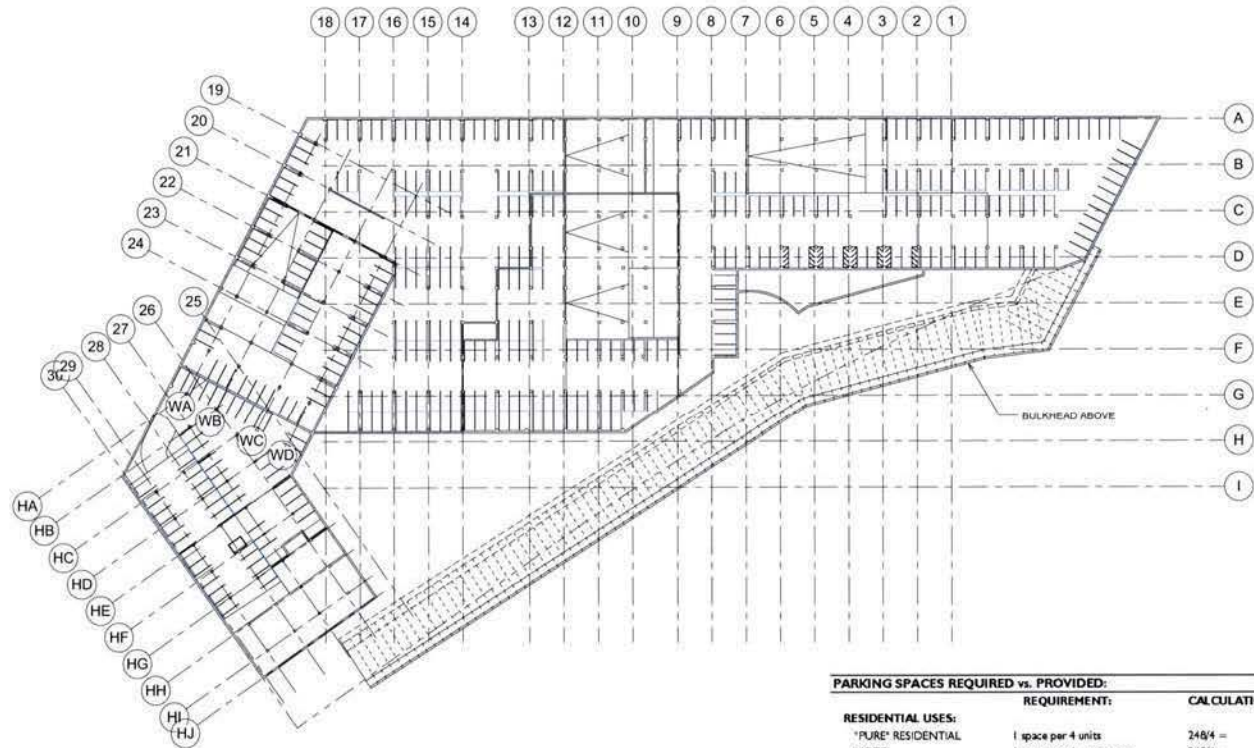


PARKING SPACES REQUIRED vs. PROVIDED:			
	REQUIREMENT:	CALCULATION:	PROVIDED:
RESIDENTIAL USES:			
	"PURE" RESIDENTIAL		
	1 space per 4 units	$248/4 = 62$	348 spaces
	HOTEL	$240/4 = 60$	161 spaces
HOTEL FUNCTION	1 space per 4 guestrooms		
	1 per each 300 sf of lgt. Funct. Rm.	$6,000/300 = 20$	20 spaces
		Spaces Required 142	Provided: 529 spaces
COMMERCIAL USES:			
EAST OFFICE BUILDING	$> 2000 \text{ sf.} = 1/1800 \text{ sf.}$	$(229,312-3000)/1,800 = 127$	187 spaces
WEST OFFICE BUILDING	$> 2000 \text{ sf.} = 1/1800 \text{ sf.}$	$(235,625-3000)/1,800 = 130$	191 spaces
RETAIL USES	$> 3000 \text{ sf.} = 1/750 \text{ sf.}$	$(80,840-3000)/750 = 103$	103 spaces
		Spaces Required 360	Provided: 481 spaces
		Total Spaces Required 502	/ Provided: 1010 spaces
BICYCLE SPACES = 25			



PARKING SPACES REQUIRED vs. PROVIDED:

	REQUIREMENT:	CALCULATION:	PROVIDED:
RESIDENTIAL USES:			
"PURE" RESIDENTIAL	1 space per 4 units	248/4 = 62	348 spaces
HOTEL	1 space per 4 guestrooms	240/4 = 60	161 spaces
HOTEL FUNCTION	1 per each 300 sf of lgt. Funct. Rm.	5,000/300 = 20	20 spaces
		Spaces Required 142	Provided 529 spaces
COMMERCIAL USES:			
EAST OFFICE BUILDING	> 2000 sf = 1/1800 sf	(229,312-2000)/1,800 = 127	187 spaces
WEST OFFICE BUILDING	> 2000 sf = 1/1800 sf	(235,625-2000)/1,800 = 130	191 spaces
RETAIL USES	> 3000 sf = 1/750 sf	(80,640-3000)/750 = 103	103 spaces
		Spaces Required 360	Provided 481 spaces
		Total Spaces Required 502	/ Provided 1010 spaces



PARKING SPACES REQUIRED vs. PROVIDED:				
	REQUIREMENT:	CALCULATION:		PROVIDED:
RESIDENTIAL USES:				
"PURE" RESIDENTIAL	1 space per 4 units	248/4 =	62	348 spaces
HOTEL	1 space per 4 guestrooms	240/4 =	60	161 spaces
HOTEL FUNCTION	1 per each 300 sf of lgt. Funct. Rm.	6,000/300 =	20	20 spaces
		Spaces Required: 142		Provided: 529 spaces
COMMERCIAL USES:				
EAST OFFICE BUILDING	> 2000 sf. = 1/1800 sf.	(229,312-2000)/1,800 =	127	187 spaces
WEST OFFICE BUILDING	> 2000 sf. = 1/1800 sf.	(235,625-2000)/1,800 =	130	191 spaces
RETAIL USES	> 3000 sf. = 1/750 sf.	(80,840-3000)/750 =	103	103 spaces
		Spaces Required 360		Provided: 481 spaces
		Total Spaces Required: 502		/ Provided: 1010 spaces

PARKING LEVEL 3

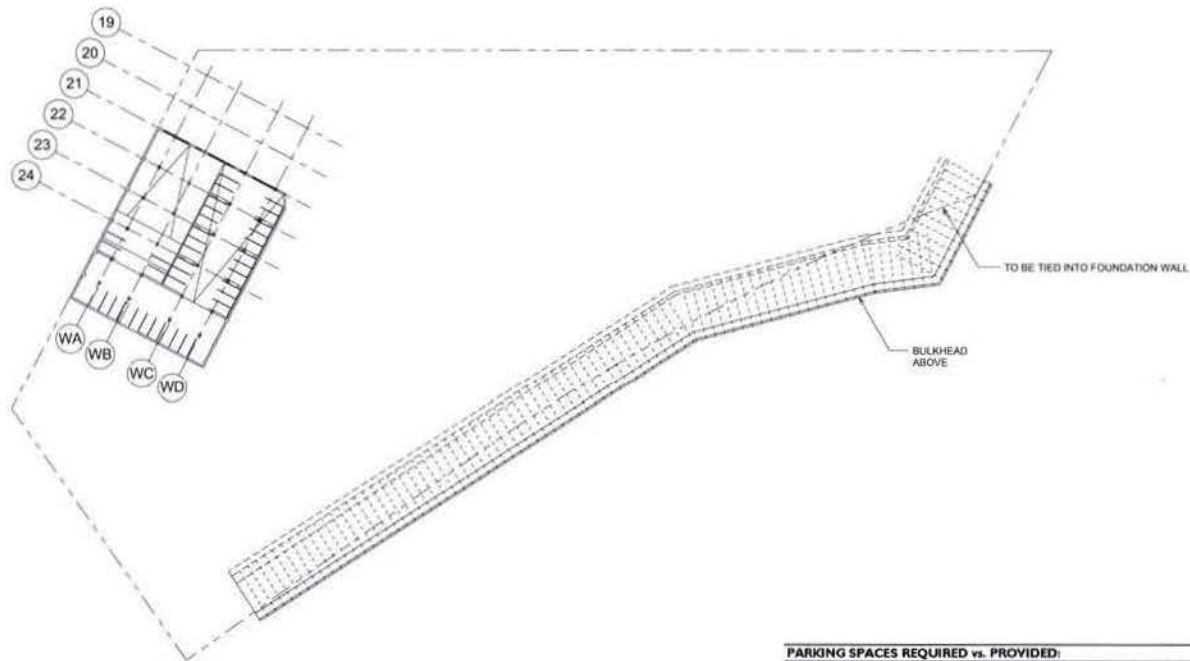
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PARKING SPACES REQUIRED vs. PROVIDED:

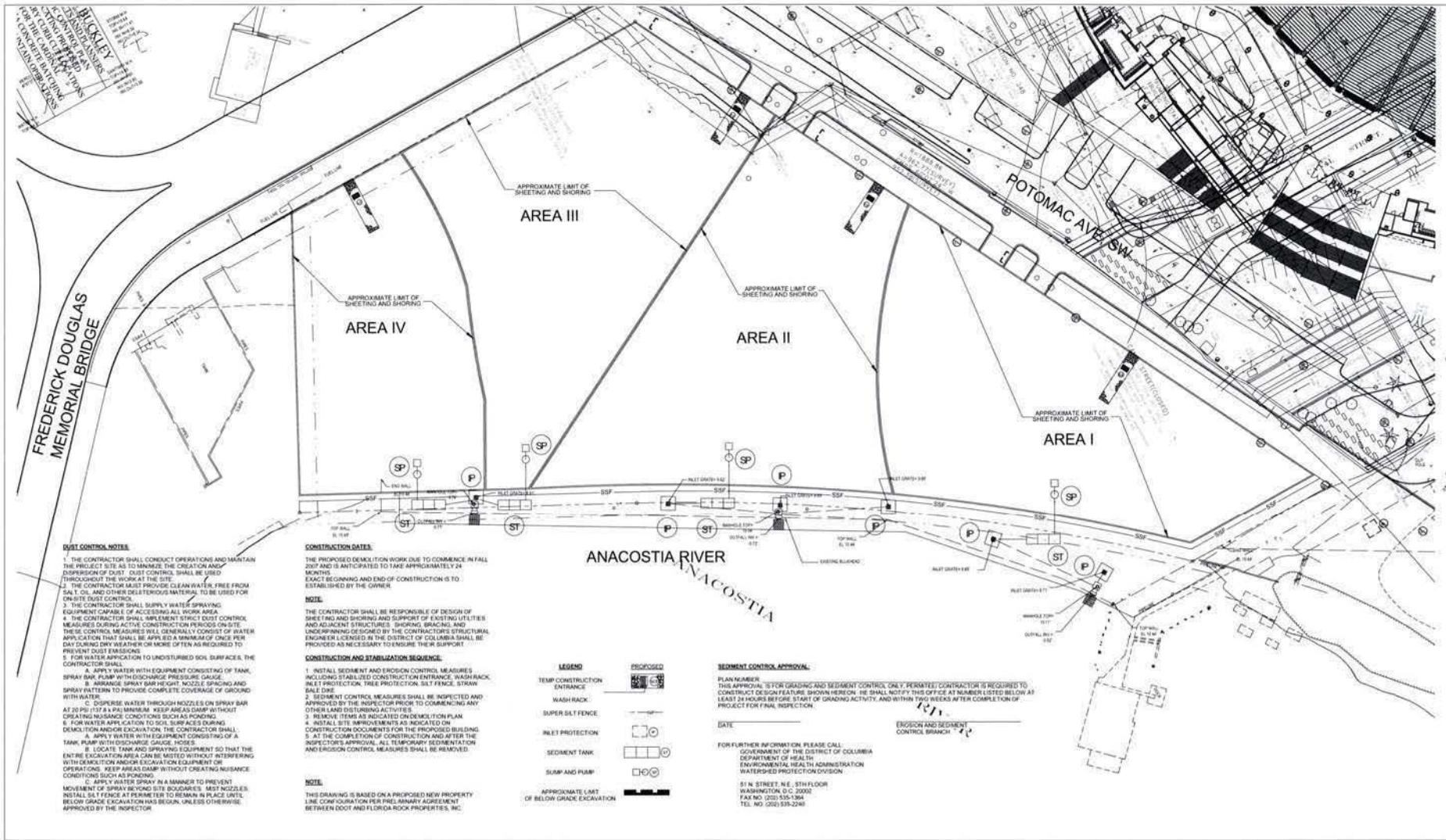
	REQUIREMENT:	CALCULATION:	PROVIDED:
RESIDENTIAL USES:			
"PURE" RESIDENTIAL	1 space per 4 units	$248/4 = 62$	348 spaces
HOTEL	1 space per 4 guestrooms	$240/4 = 60$	161 spaces
HOTEL FUNCTION	1 per each 300 sf of lgt. Funct. Rm.	$6,000/300 = 20$	20 spaces
		Spaces Required 142	Provided: 529 spaces
COMMERCIAL USES:			
EAST OFFICE BUILDING	$> 2000 \text{ sf} = 1/1800 \text{ sf}$	$(229,312-2000)/1,800 = 127$	187 spaces
WEST OFFICE BUILDING	$> 3000 \text{ sf} = 1/1800 \text{ sf}$	$(235,625-3000)/1,800 = 130$	191 spaces
RETAIL USES	$> 3000 \text{ sf} = 1/750 \text{ sf}$	$(80,840-3000)/750 = 103$	103 spaces
		Spaces Required 360	Provided: 481 spaces
		Total Spaces Required: 502	Total Provided: 1010 spaces

PARKING LEVEL 4

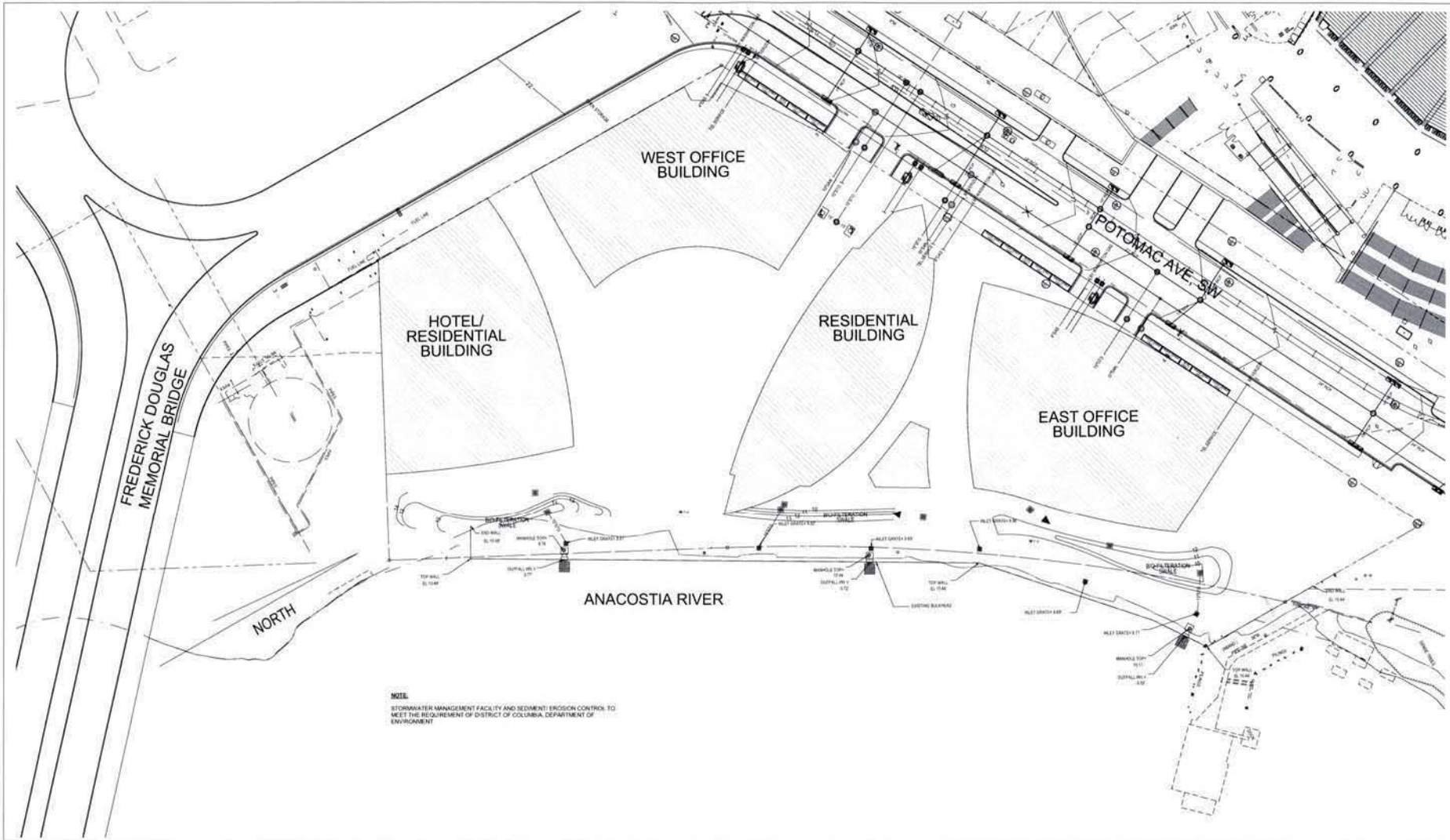
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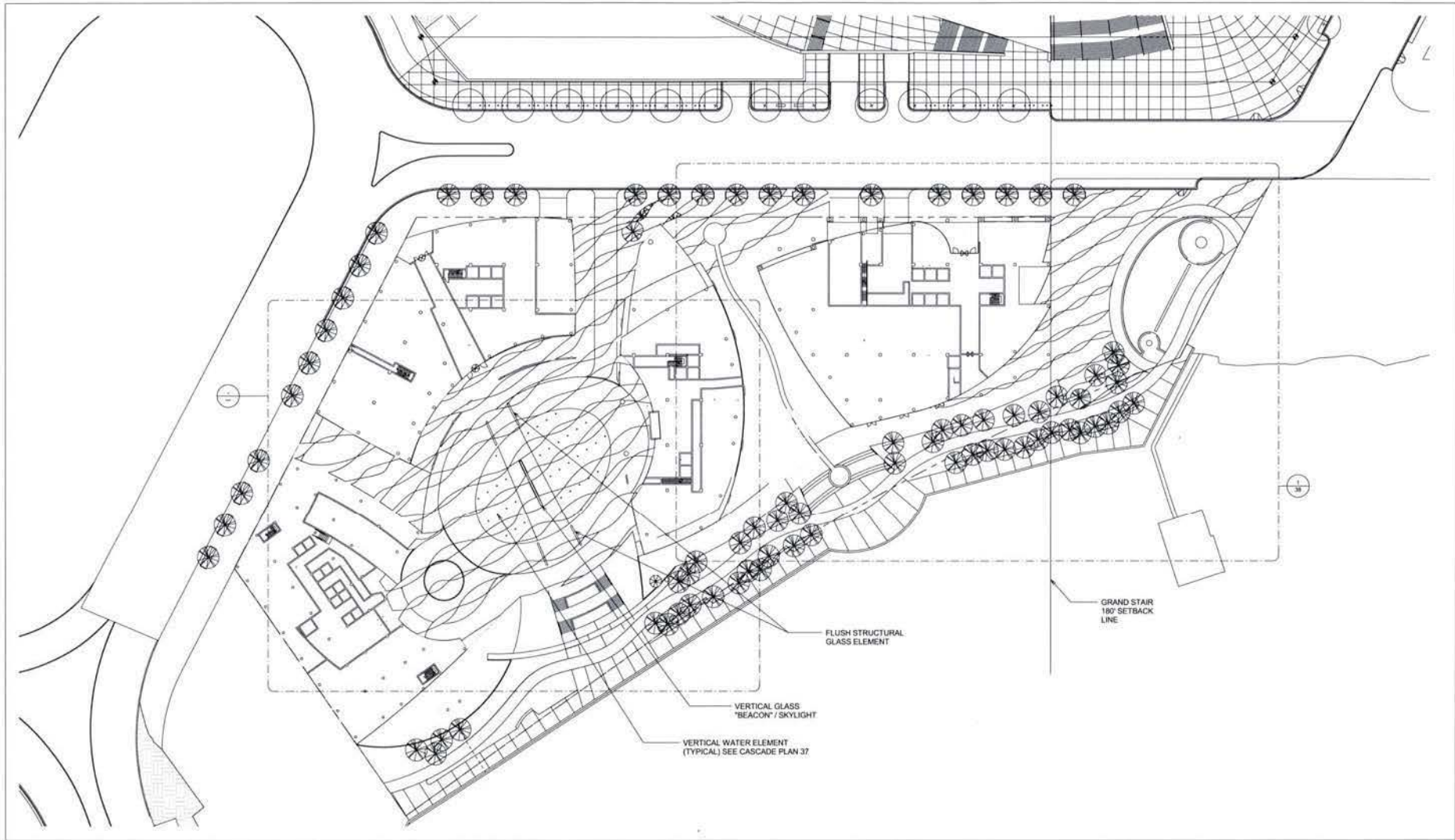
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LANDSCAPE KEY PLAN

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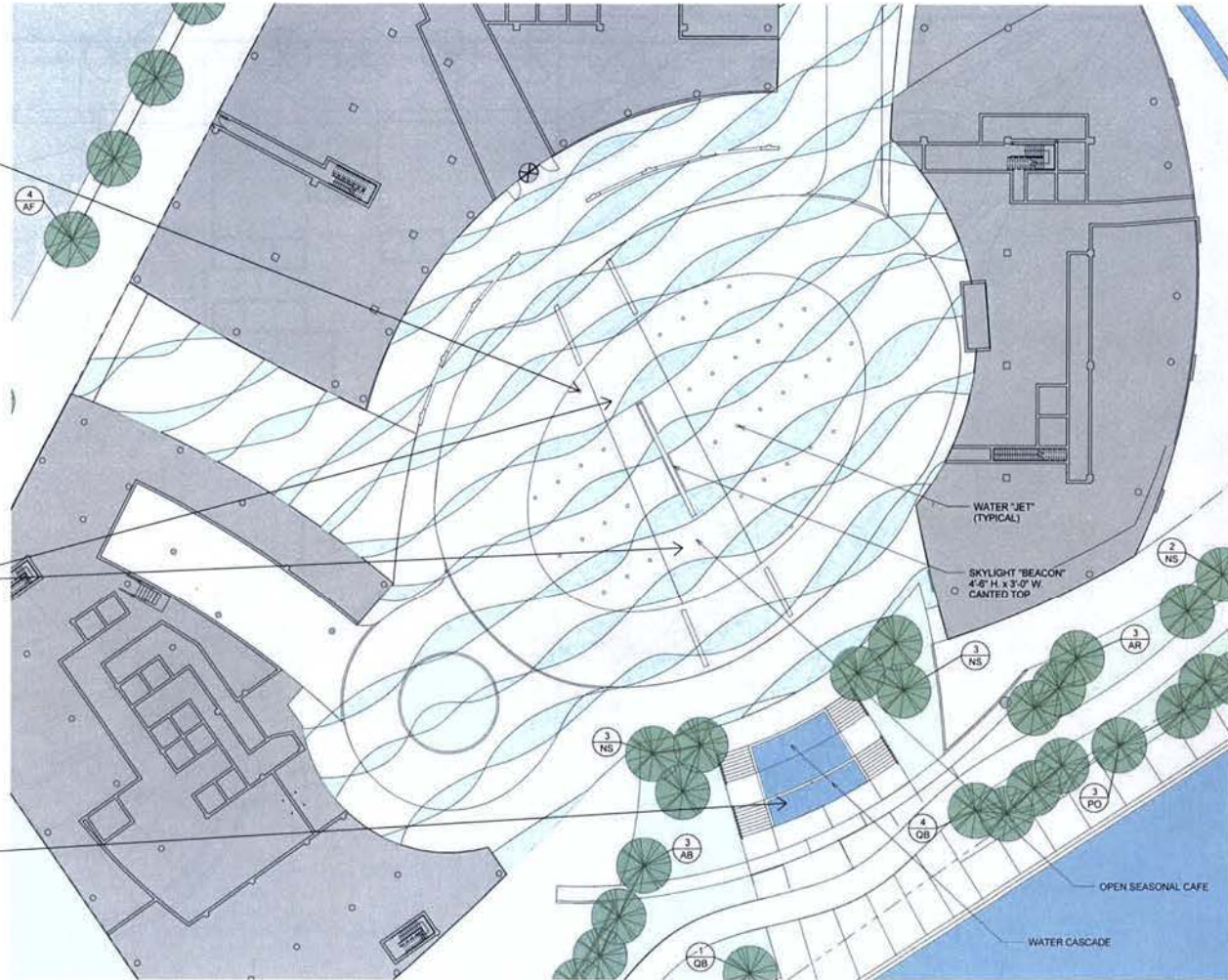
WATER FEATURE



CASCADE CAFE



CASCADE FOUNTAIN



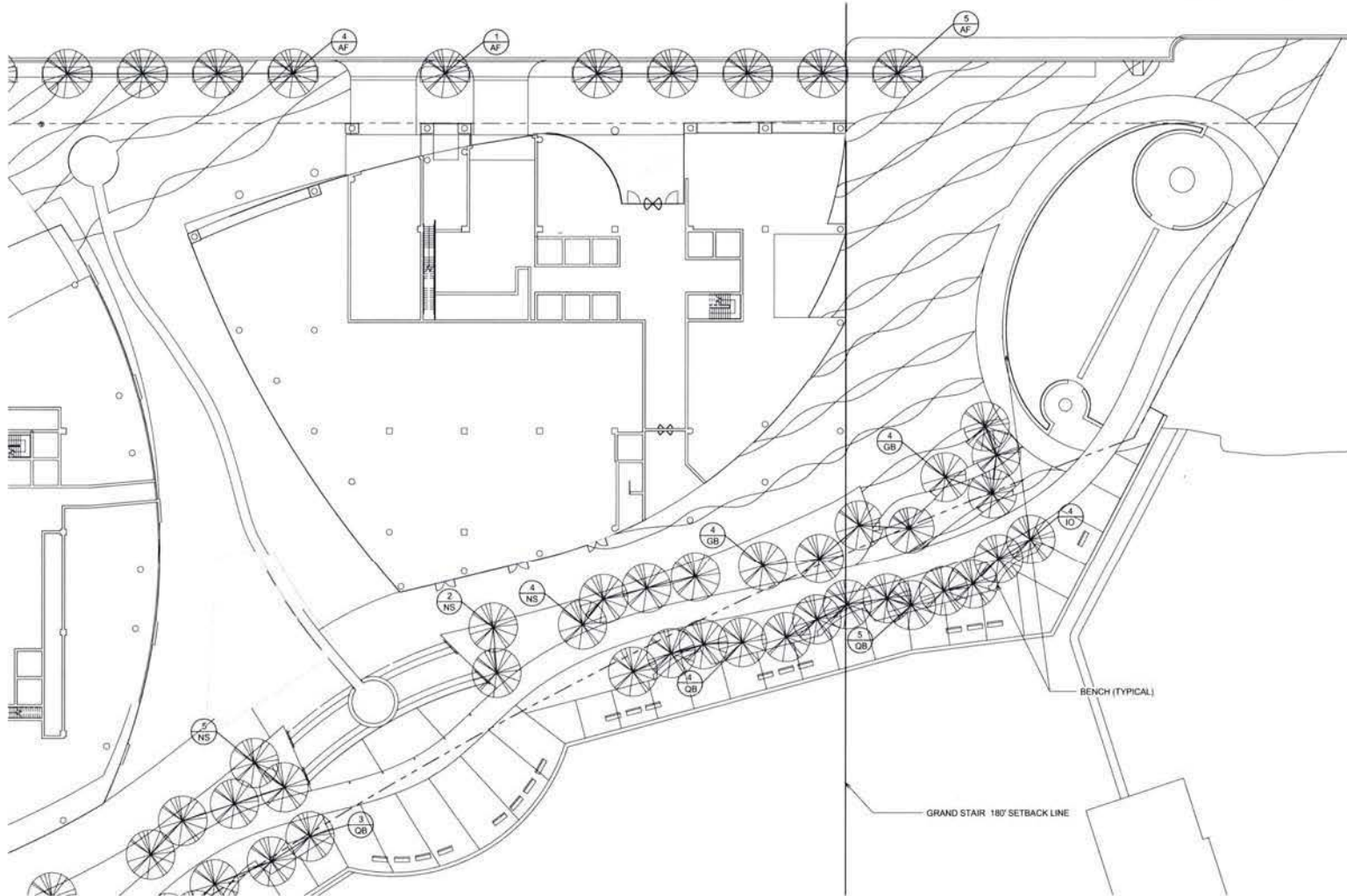
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CASCADE PLAN

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QUAY AND THE PITCH

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CODE	BOTANICAL/COMMON NAME	SIZE	SPACING
TREES			
AA	AMELANCHIER ARBOREA/DOWNY SERVICEBERRY	8'-10' HGT.	AS SHOWN
AB	ACER BUERGERANUM/TRIDENT MAPLE	2" CLP.	AS SHOWN
AF	ACER FREEMANIL/FREEMAN MAPLE	3"-3 1/2" CLP.	AS SHOWN
AR	ACER RUBRUM/RED MAPLE	3"-3 1/2" CLP.	AS SHOWN
AS	ACER SACCHARINUM/SILVER MAPLE	3"-3 1/2" CLP.	AS SHOWN
BN	BETULA NIGRA/RIVER BIRCH	3"-3 1/2" CLP.	AS SHOWN
CC	CARPINUS CAROLINA/AMERICAN HORNBEAM	8'-10' HGT.	AS SHOWN
DV	DIOSPYROS VIRGINIANA/COMMON PERSIMMON	8'-10' HGT.	AS SHOWN
GB	GINKGO BILOBA/GINKGO	4"-4 1/2" CLP.	AS SHOWN
IO	ILEX OPACA/AMERICAN HOLLY	12'-15' HGT.	AS SHOWN
KP	KOELREUTERIA PANICULATA/GOLDENRAINTREE	3"-3 1/2" CLP.	AS SHOWN
LI	LAGERSTROEMIA INDICA/CREPE MYRTLE	8'-10' HGT.	AS SHOWN
MV	MAGNOLIA VIRGINIANA/SWEETBAY MAGNOLIA	3"-3 1/2" CLP.	AS SHOWN
NS	NYSSA SYLVATICA/BLACK TUPELO	2" CLIP	AS SHOWN
OV	OSTRYA VIRGINICA/AMERICAN HOPHORNBEAM	8'-10' HGT.	AS SHOWN
PO	PLATANUS OCCIDENTALIS/AMERICAN PLANETREE	3"-3 1/2" CLP.	AS SHOWN
QB	QUERCUS BICOLOR/SWAMP WHITE OAK	3"-3 1/2" CLP.	AS SHOWN
QL	QUERCUS LYRATA/OVERCUP OAK	3"-3 1/2" CLP.	AS SHOWN
TA	TILIA AMERICANA/AMERICAN LINDEN	3"-3 1/2" CLP.	AS SHOWN
TD	TAXODIUM DISTICHUM/BALD CYPRESS	12'-15' HGT.	AS SHOWN
RP	ROBINIA PSEUDOACACIA/BLACK LOCUST	3/4"-1"	AS SHOWN
MIXED SHRUB AND GROUND COVER OPTIONS			
CA	CLETHRA ALNIFOLIA/SUMMERSWEET CLETHRA	24"-30" HGT.	30"-36" O.C.
CT	COTINUS COGGYGRIA/COMMON SMOKEBUSH	24"-30" HGT.	30"-36" O.C.
DG	DEUTZIA GRACILIS/SLENDER DEUTZIA	24"-30" HGT.	30"-36" O.C.
IS	ILEX SPP.	24"-36" HGT.	30"-36" O.C.
HH	HYPERICUM 'HINDCOTE'/ST. JOHNSWORT	24"-36" HGT.	30"-36" O.C.
LB	LINDERA BENZOIN/SPICEBUSH	24"-36" HGT.	30"-36" O.C.
LM	LIRIOPE MUSCARI/LIRIOPE	1 QT.	12" O.C.
PC	PHILADELPHUS CORONARIUS/SWEET MOCORANGE	36"-42" HGT.	30"-36" O.C.
SS	SPIEREA SPP./SPIEREA	18"-24" HGT.	30"-36" O.C.
VM	VINCA MINOR/PERIWINKLE	FLATS	8" O.C.
VP	VIBURNUM PRUNIFOLIUM/BLACKHAW VIBURNUM	24"-36" HGT.	30"-36" O.C.
YF	YUCCA FILAMENOSA/ADAM'S-NEEDLE YUCCA	12" HGT.	12" O.C.
BIOFILTRATION BEDS			
BD	BUDDLEIA DAVIDII/BUTTERFLYBUSH	24"-30" HGT.	30"-36" O.C.
DE	DRYOPTERIS ERYTHROSORA/AUTUMN FERN	1 GAL.	12" O.C.
ER	EXOCHORDA RACEMOSA/PEARLBUSH	36"-42" HGT.	30"-36" O.C.
FS	FORSYTHIA SPECTABILIS/SHOWY BORDER FORSYTHIA	30"-36" HGT.	24"-30" O.C.
HE	HEMEROCALLIS SPP./DAYLILLY	1 GAL.	12" O.C.
LS	LOBELIA SIPHILITICA/GREAT BLUE LOBELIA	1 GAL.	12" O.C.
PD	PHLOX DIVARICATA/BLUE PHLOX	1 GAL.	12" O.C.
PF	POTENTILLA FRUTICOSA/BUSH CINQUEFOIL	12"-18" HGT.	24"-30" O.C.
QJ	CHAENOMELES JAPONICA/JAPANESE FLOWERING QUINCE	24"-30" HGT.	30"-36" O.C.
SM	SAMBUCUS CANADENSIS/AMERICAN ELDERBERRY	24"-30" HGT.	30"-36" O.C.

PLANT MATERIALS

ZONING COMMISSION CASE NO. 04-14C/98-17F/95-16P
100 POTOMAC AVE, SE
DAVIS BUCKLEY ARCHITECTS AND PLANNERS

21 SEPTEMBER 2007



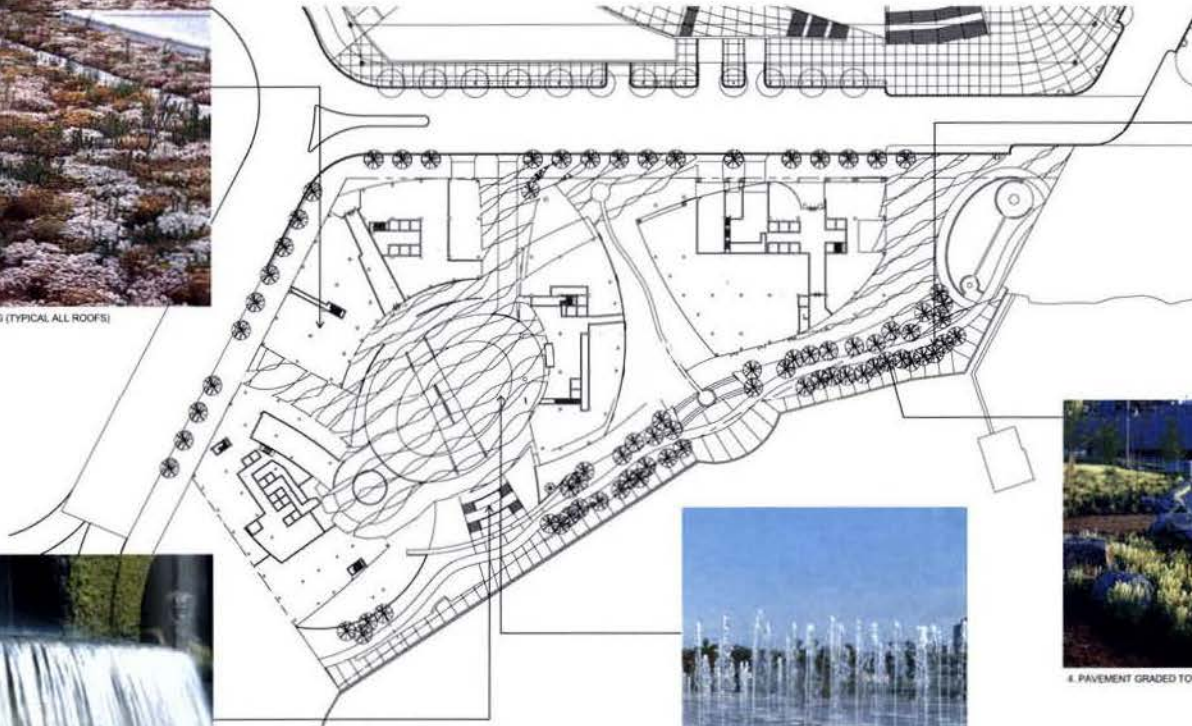
1. GREEN ROOF STORMWATER RETENTION AND FILTERING (TYPICAL ALL ROOFS)



5. RUNOFF RECEPTOR BORDER



2. CASCADING WATER ELEMENT



3. WATER AERATION / WET POOL



4. PAVEMENT GRADED TOWARD BIO-FILTRATION BEDS

BIOFILTRATION PLAN ELEMENTS

ZONING COMMISSION CASE NO. 04-14C/98-17F/95-16P
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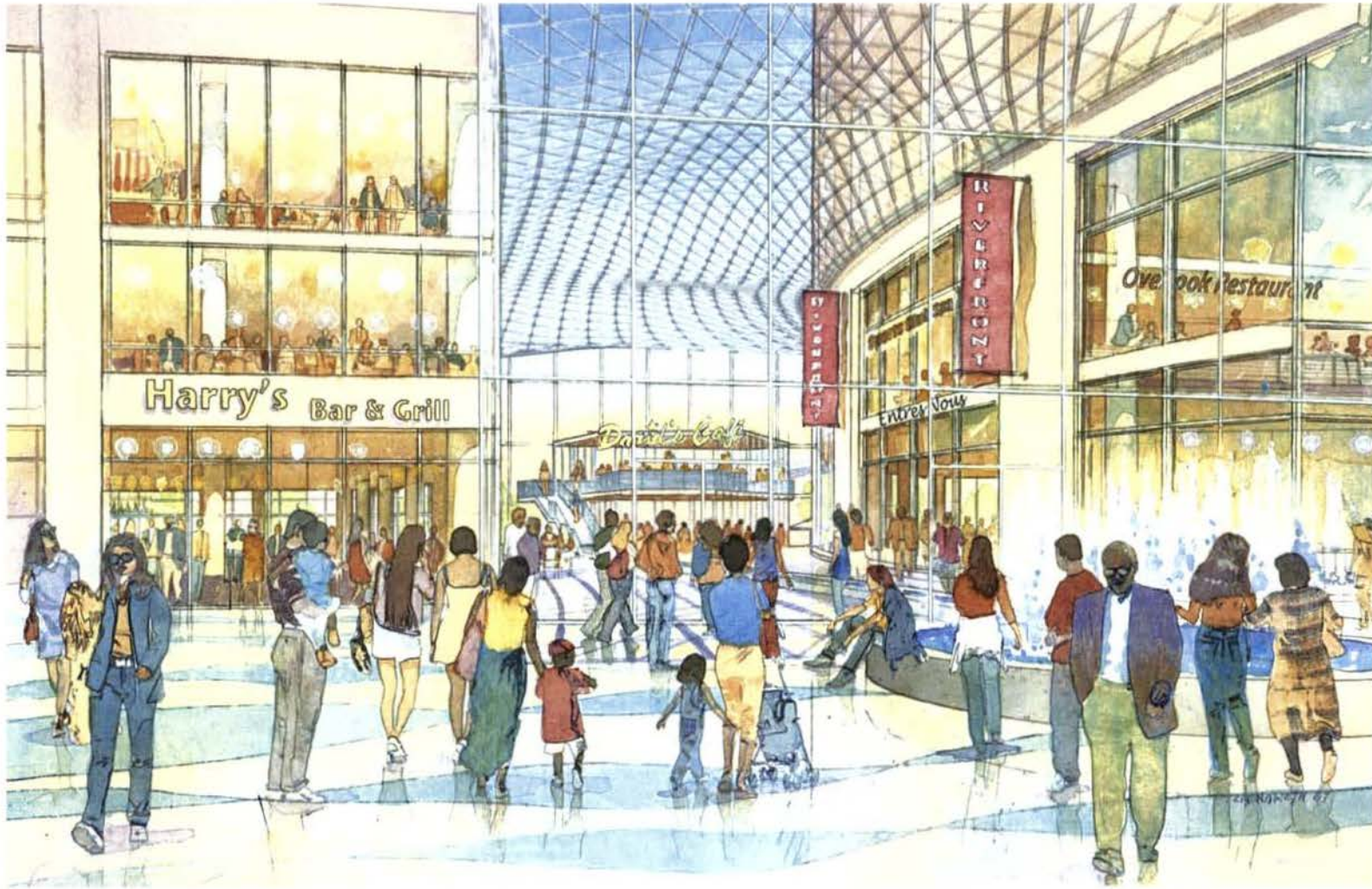
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RENDERING

ZONING COMMISSION CASE NO. 04-14C/98-17F/95-16P
100 POTOMAC AVE, SE
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RENDERING

ZONING COMMISSION CASE NO. 04-14C/98-17F/95-16P
100 POTOMAC AVE. SE
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