



REPLACEMENT UPDATED ARCHITECTURAL PLANS AND DRAWINGS

ZONING COMMISSION CASE NO. 01-31TE/98-177/95-1&P
100 POTOMAC AVE. SE
DAVIS BUCKLEY ARCHITECTS AND PLANNERS

ZONING COMMISSION
District of Columbia
CASE NO. 04-14
EXHIBIT NO. 72

River Front
on the anacostia

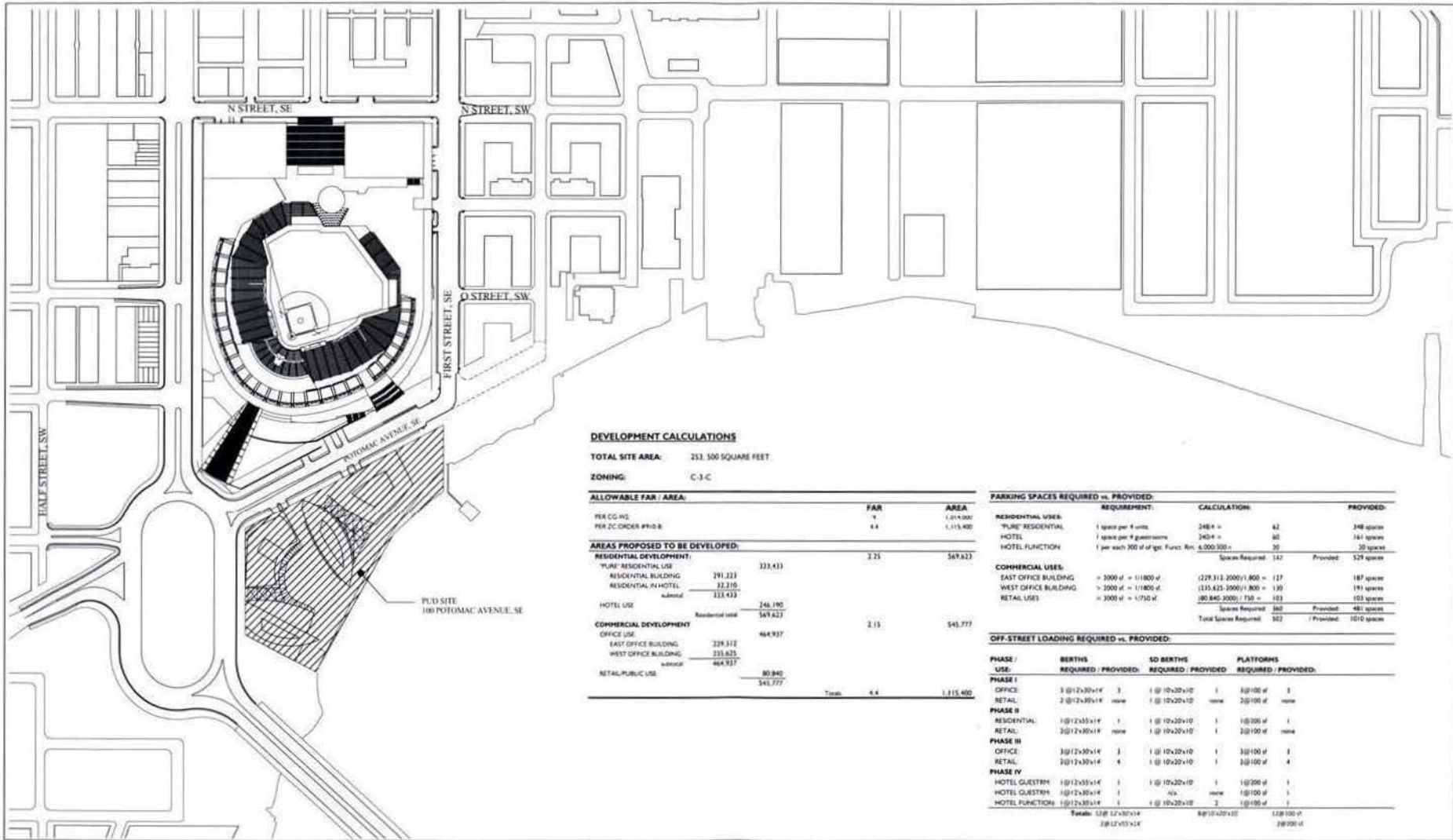
FLORIDA ROCK PROPERTIES, INC. | SPARKS, MD

08 NOVEMBER 2007

ZONING COMMISSION
District of Columbia
CASE NO.04-14
EXHIBIT NO.72

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DEVELOPMENT CALCULATIONS

TOTAL SITE AREA: 253,300 SQUARE FEET

ZONING: C-3-C

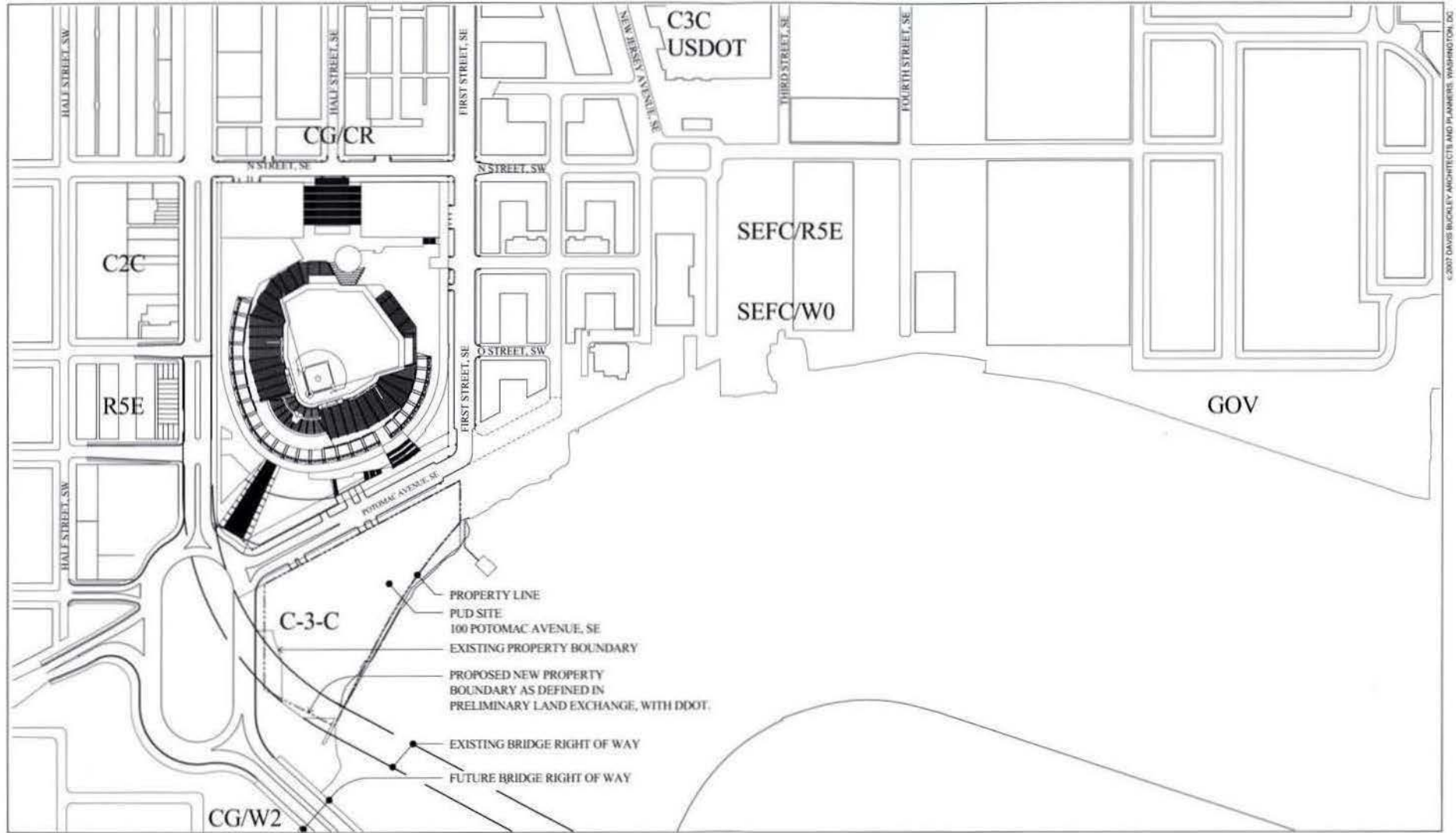
ALLOWABLE FAR / AREA:	FAR	AREA
PER CG RS:	9	1,115,400
PER ZC ORDER #10-B:	6.4	1,115,400
AREAS PROPOSED TO BE DEVELOPED:		
RESIDENTIAL DEVELOPMENT:		
"PURE" RESIDENTIAL USE	2.25	569,623
RESIDENTIAL BUILDING		291,323
RESIDENTIAL IN HOTEL		32,210
subtotal		323,433
HOTEL USE		246,190
Residential use		569,623
COMMERCIAL DEVELOPMENT	2.15	545,777
OFFICE USE		464,937
EAST OFFICE BUILDING		229,312
WEST OFFICE BUILDING		235,625
subtotal		464,937
RETAIL/PUBLIC USE		80,840
		545,777
Totals:	6.4	1,115,400

PARKING SPACES REQUIRED VS. PROVIDED:

REQUIREMENT:	CALCULATION:	PROVIDED:
RESIDENTIAL USES:		
"PURE" RESIDENTIAL	1 space per 4 units	246.4 = 42
HOTEL	1 space per 4 guestrooms	240.4 = 60
HOTEL FUNCTION	1 per each 300 sf of typ. Func. Rm. 6,000,000 sf	20
	Spaces Required: 142	Provided: 529 spaces
COMMERCIAL USES:		
EAST OFFICE BUILDING	< 2000 sf = 1/1800 sf	(229,312 / 2000) / 1,800 = 127
WEST OFFICE BUILDING	> 2000 sf = 1/1800 sf	(235,625 / 2000) / 1,800 = 130
RETAIL USES	< 3000 sf = 1/750 sf	(80,840 / 3000) / 750 = 103
	Spaces Required: 360	Provided: 461 spaces
	Total Spaces Required: 502	Provided: 990 spaces

OFF-STREET LOADING REQUIRED VS. PROVIDED:

PHASE / USE:	BERTHS REQUIRED / PROVIDED:	SO BERTHS REQUIRED / PROVIDED:	PLATFORMS REQUIRED / PROVIDED:
PHASE I			
OFFICE:	3 @ 12x30x14	3	1 @ 10x20x10
RETAIL:	2 @ 12x30x14	none	1 @ 10x20x10
PHASE II			
RESIDENTIAL:	1 @ 12x30x14	1	1 @ 10x20x10
RETAIL:	3 @ 12x30x14	none	1 @ 10x20x10
PHASE III			
OFFICE:	3 @ 12x30x14	3	1 @ 10x20x10
RETAIL:	3 @ 12x30x14	4	1 @ 10x20x10
PHASE IV			
HOTEL GUESTRM:	1 @ 12x30x14	1	1 @ 10x20x10
HOTEL GUESTRM:	1 @ 12x30x14	1	1 @ 10x20x10
HOTEL FUNCTION:	1 @ 12x30x14	1	1 @ 10x20x10
Totals:	17 @ 12x30x14	17	5 @ 10x20x10
	2 @ 12x30x14	2	2 @ 10x20x10



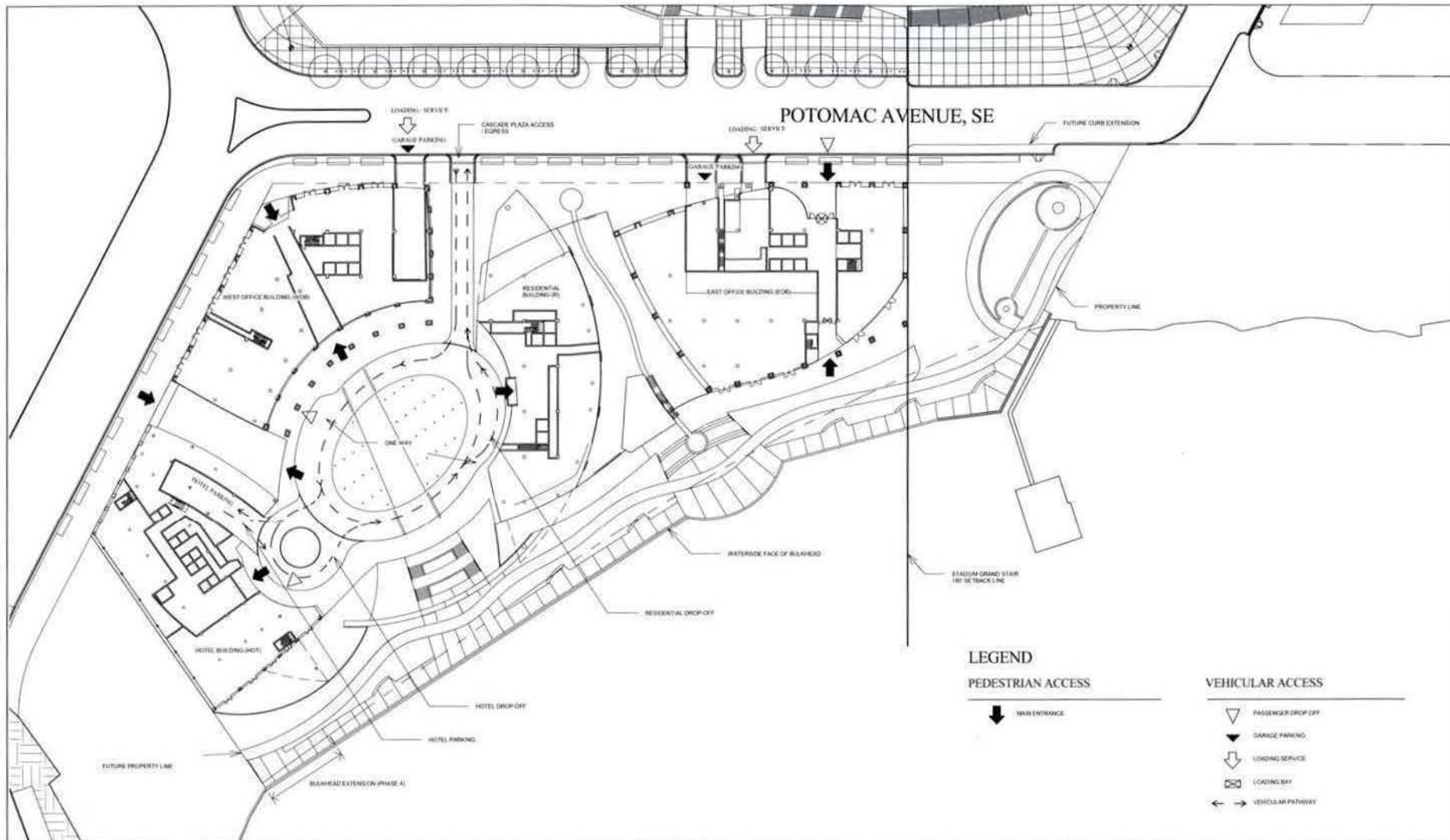
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EXISTING AND PROPOSED ZONING MAP

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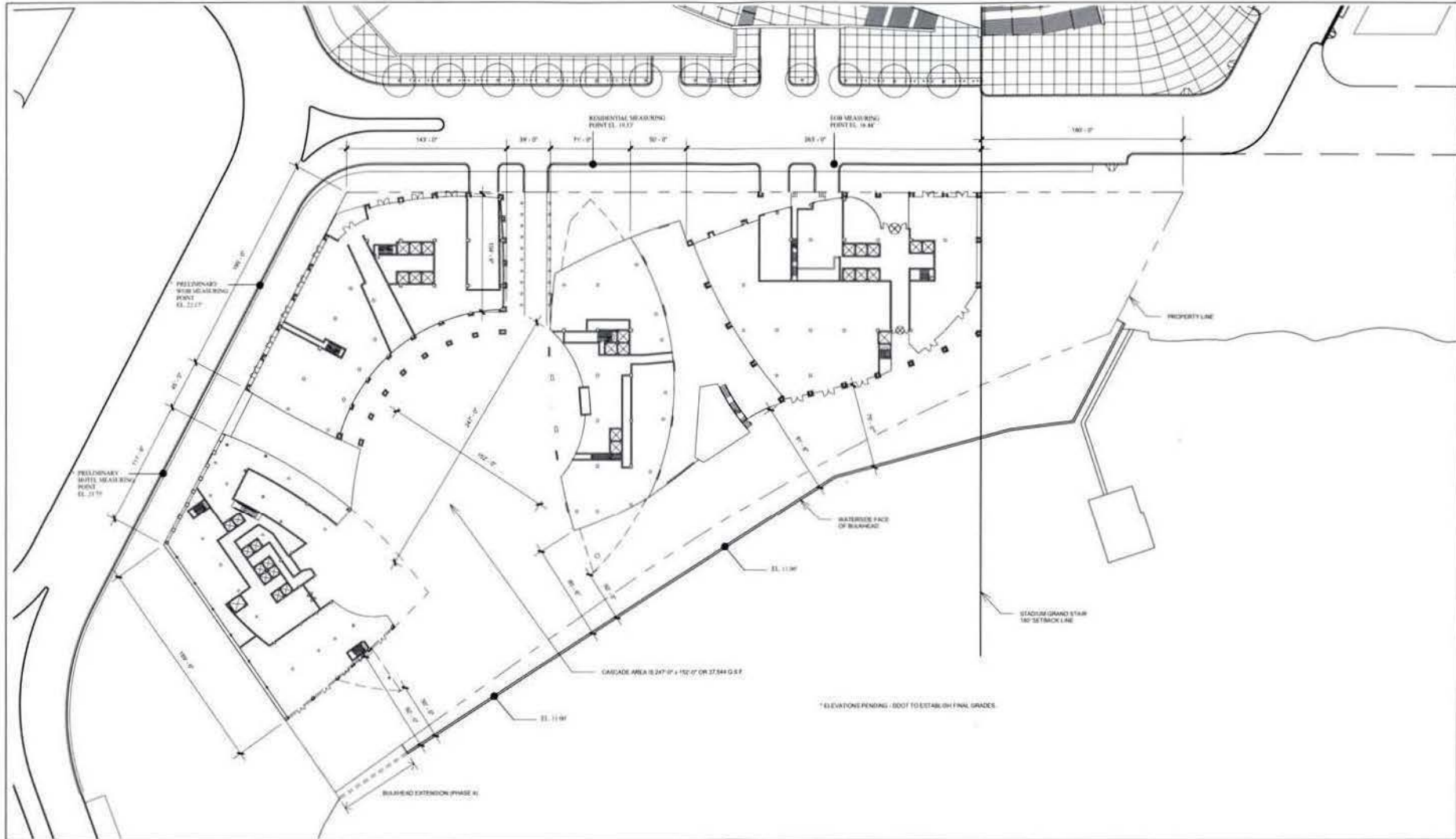
CIRCULATION PLAN

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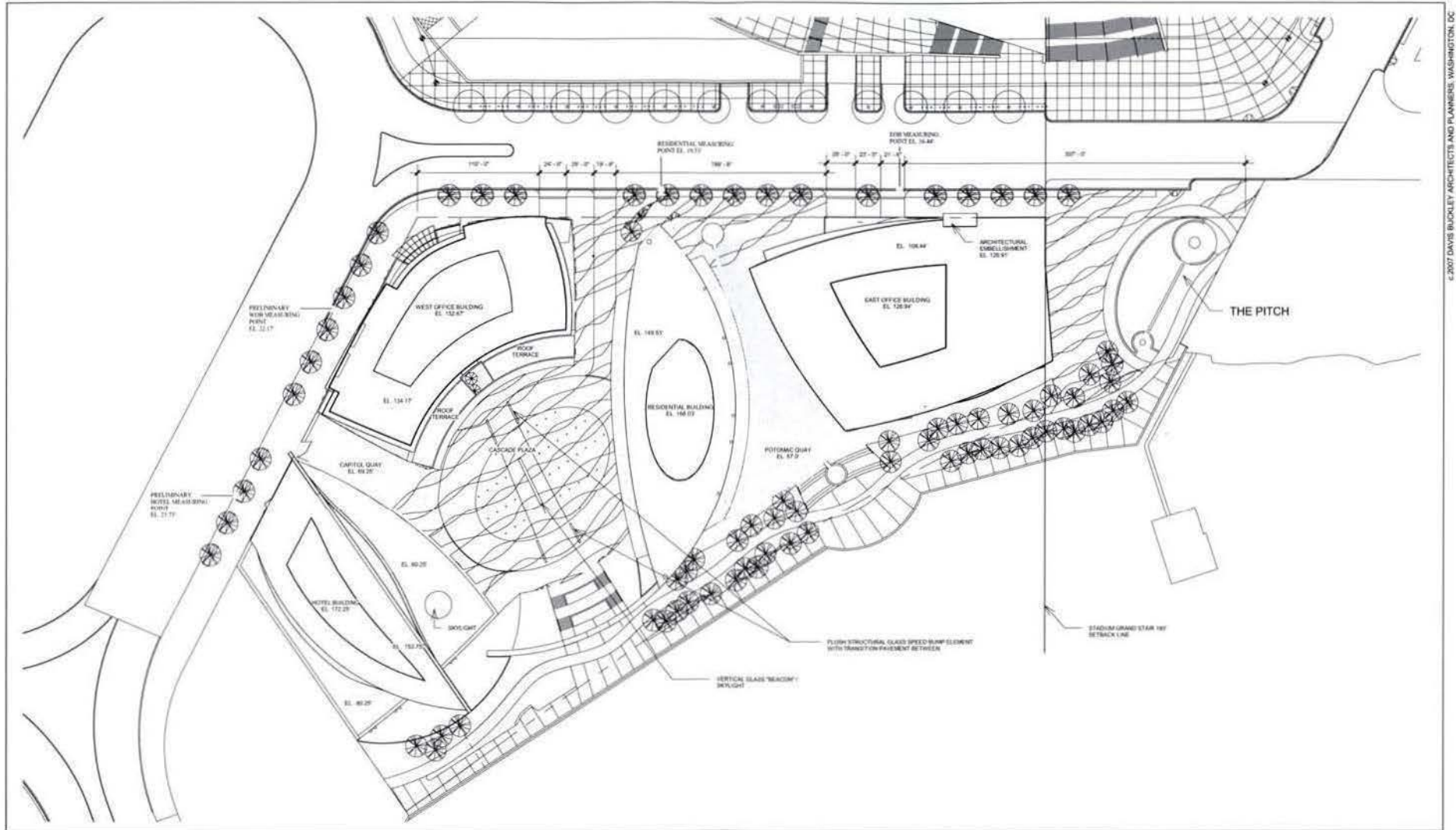
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1" = 80' 0"



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RiverFront
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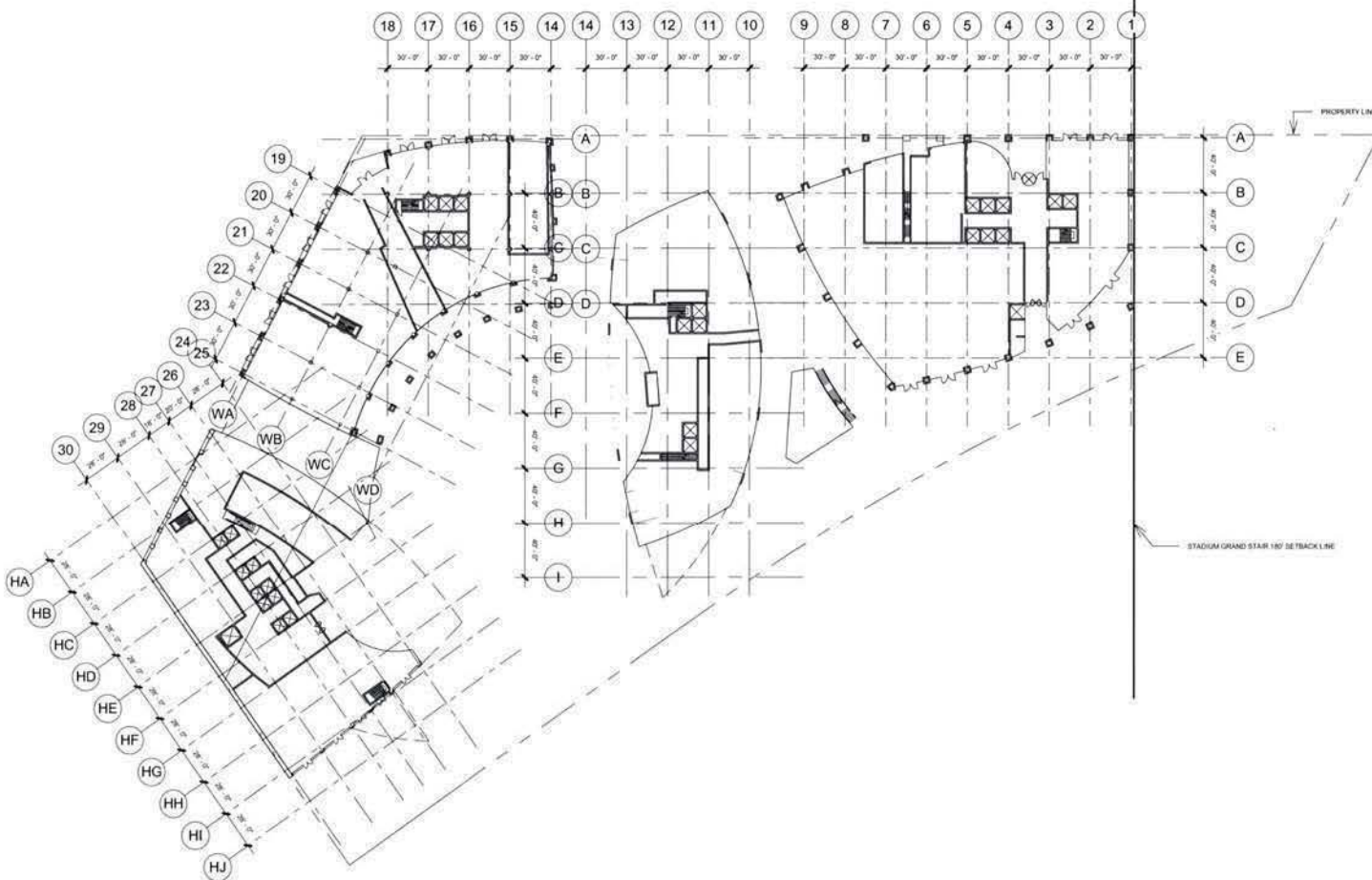
SITE PLAN

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5

1" = 80'-0"



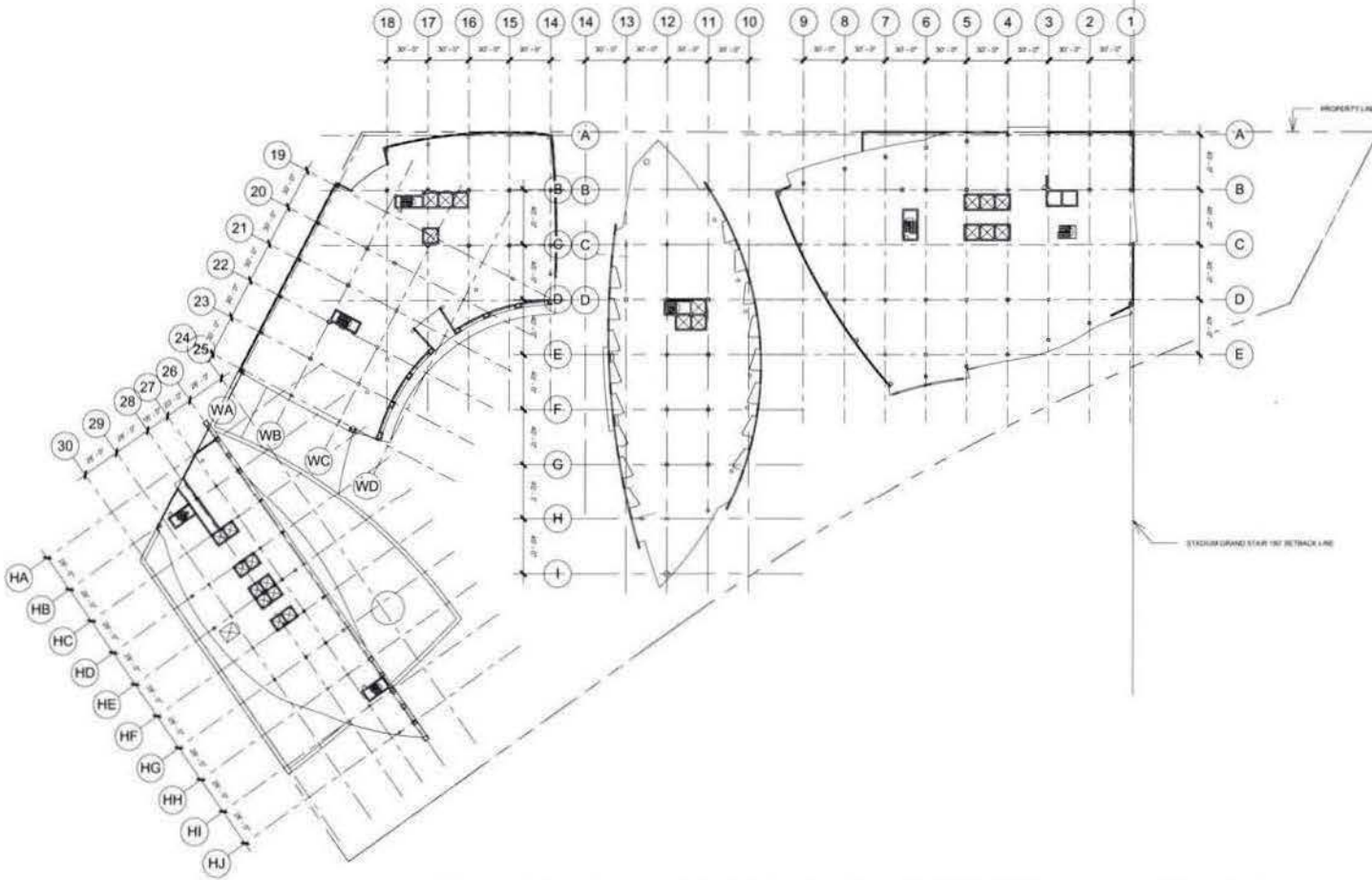
GROUND FLOOR PLAN

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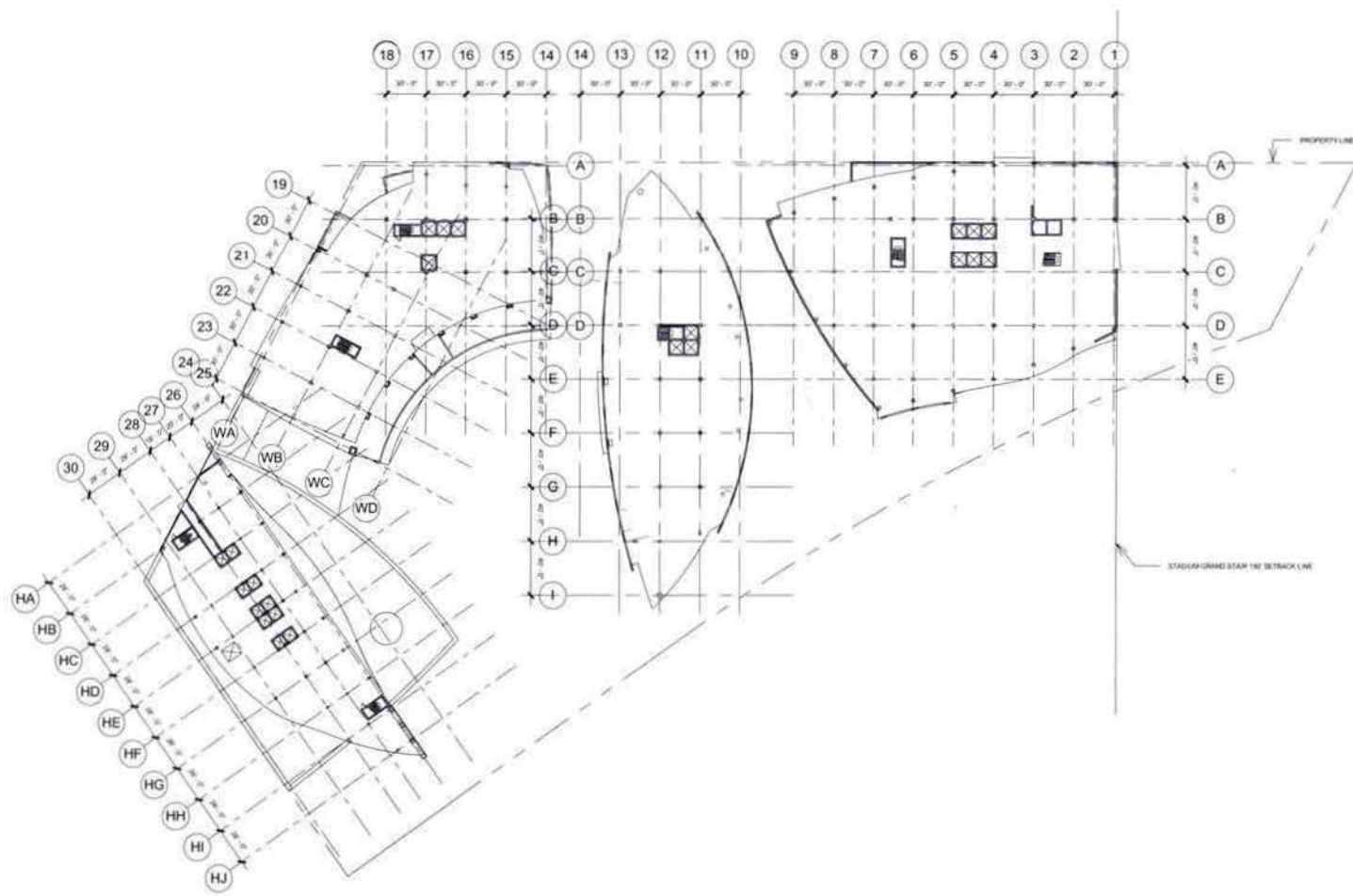


THIRD FLOOR PLAN

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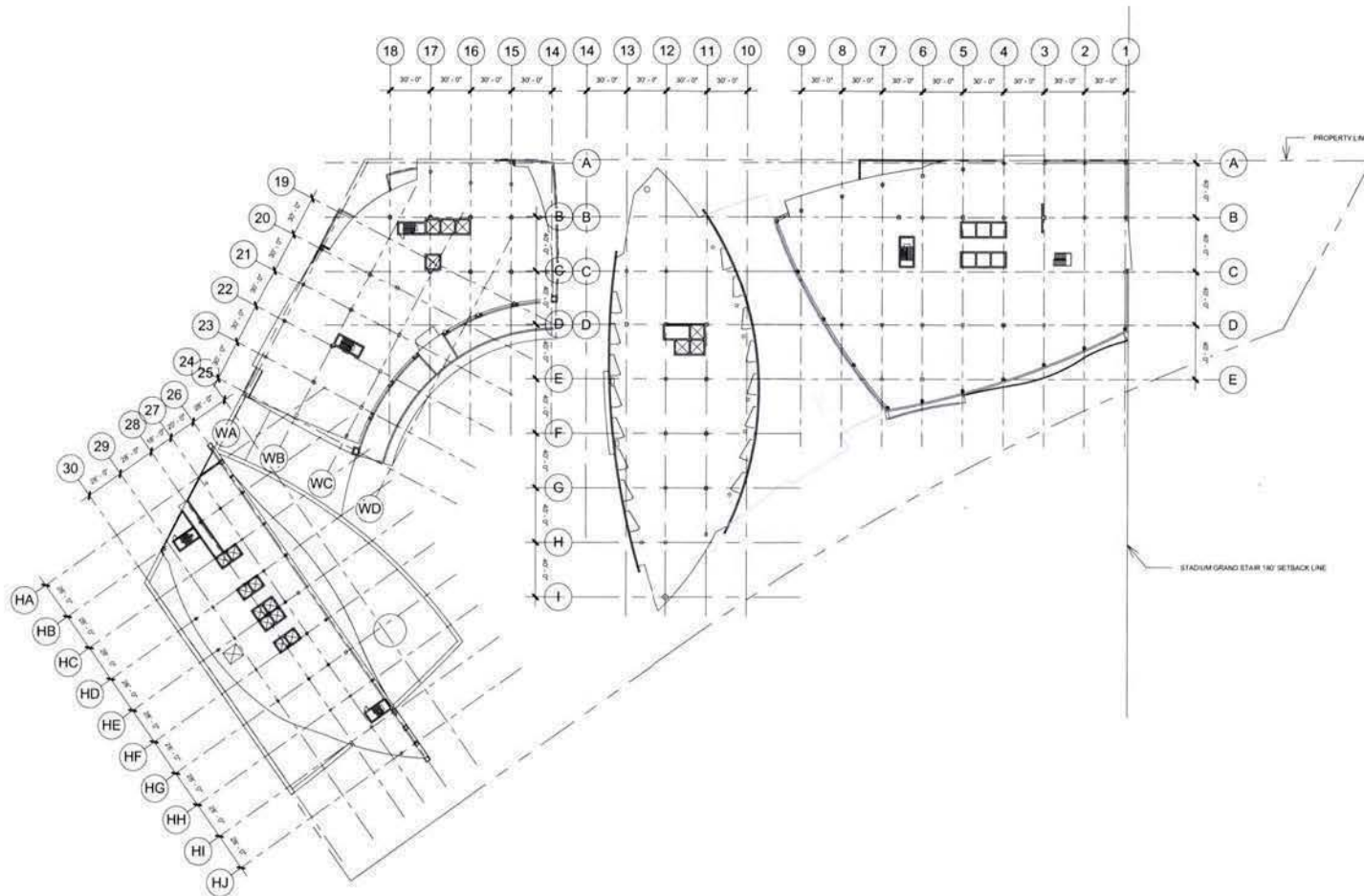


FIFTH FLOOR PLAN

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SEVENTH FLOOR PLAN

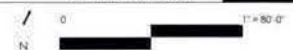
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100 POTOMAC AVE, SE

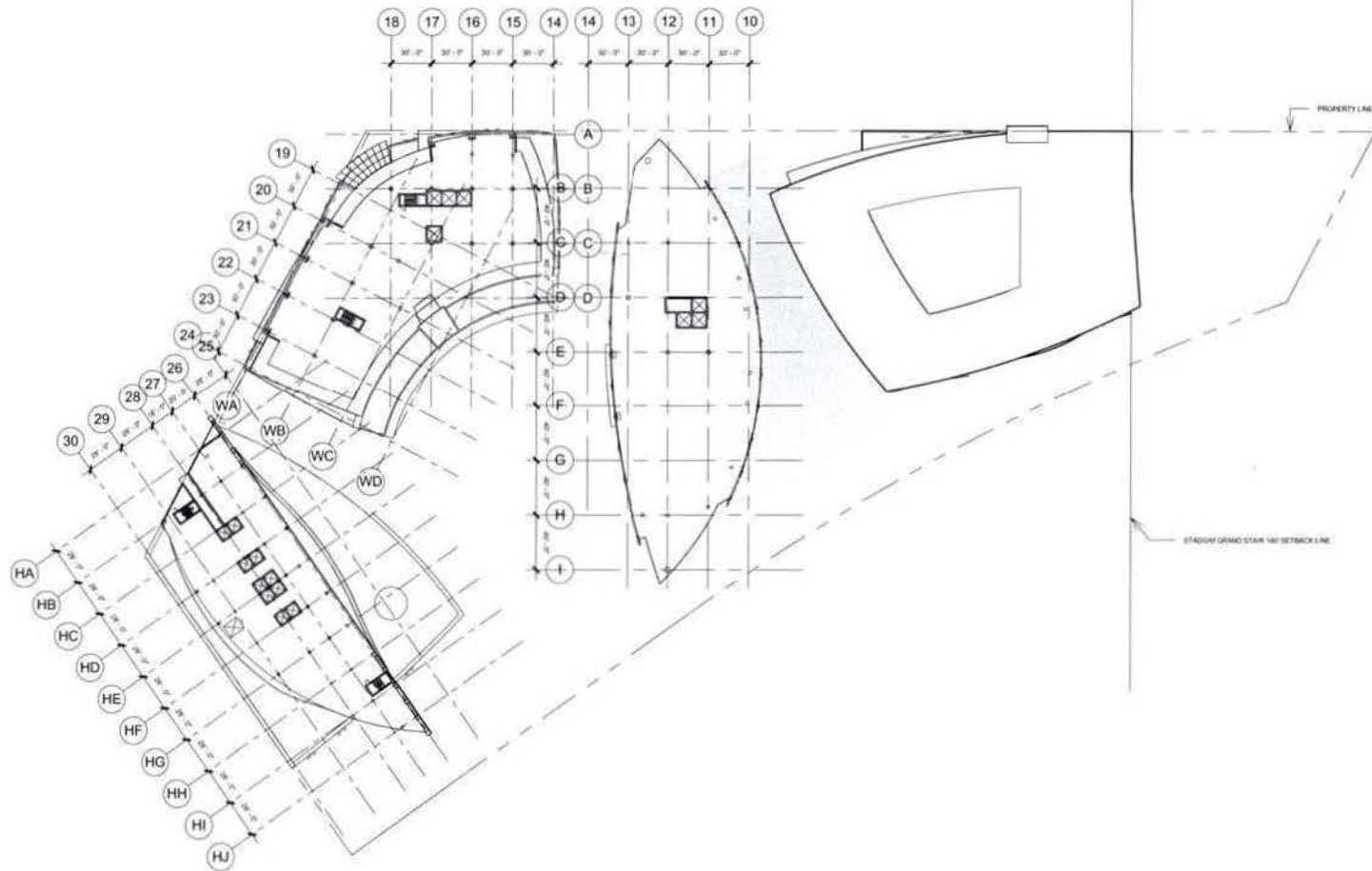
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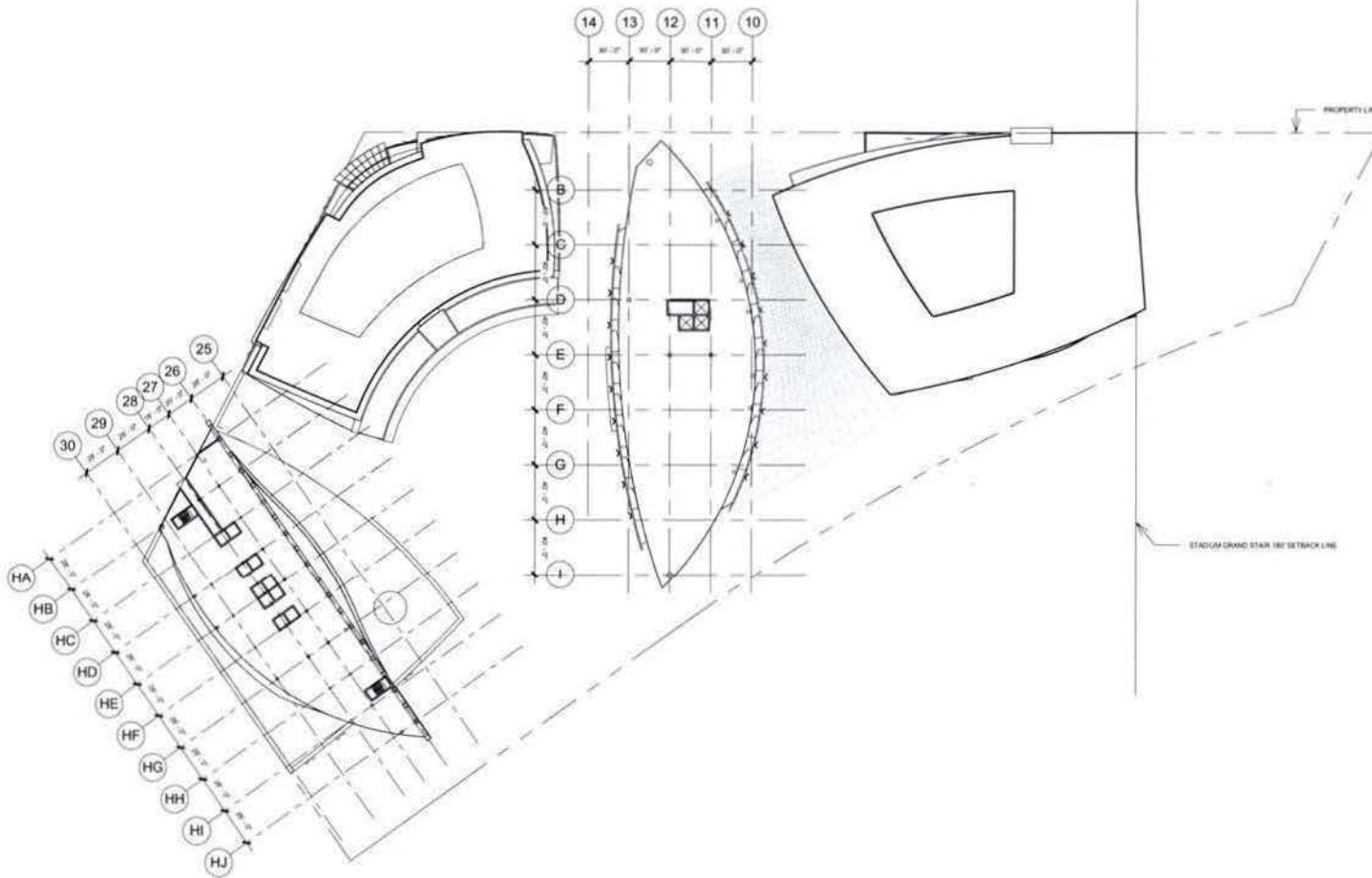
NINTH FLOOR PLAN

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10

1" = 80.0'



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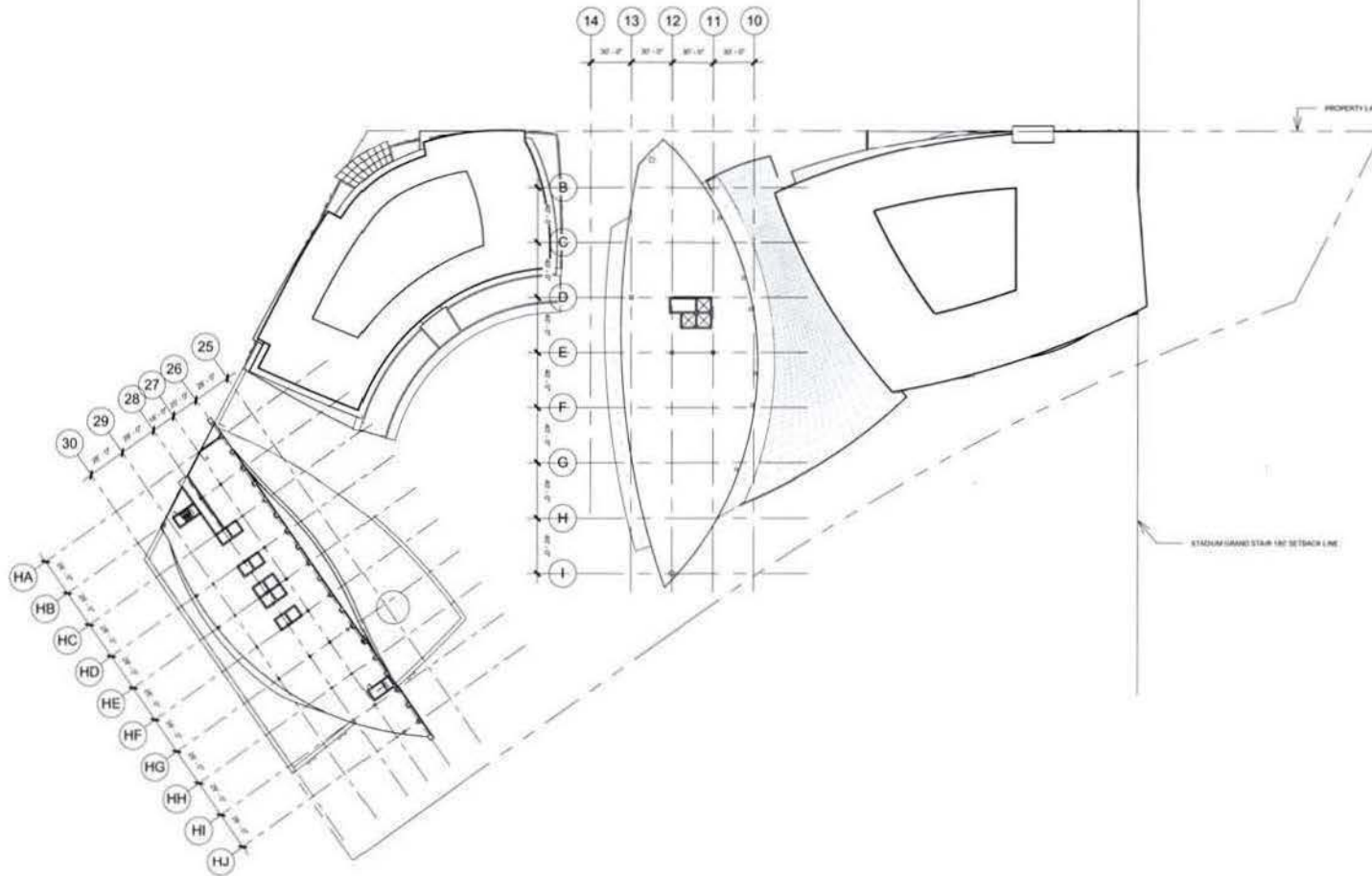
ELEVENTH FLOOR PLAN

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THIRTEENTH FLOOR PLAN

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12

1" = 80'-0"

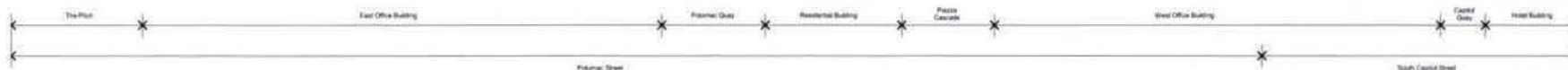


GREEN ROOF PLAN

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NOTES:
 1. See sheet 15 for 3D model of Potomac Avenue.
 2. See sheets 19 through 23 for detailed elevations, materials, and color of architectural elements.

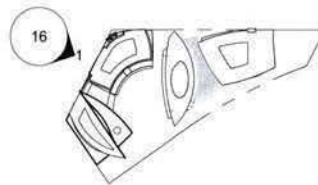


NOTES:
 1. See sheet 23 for detailed elevations, materials and true color shown on architectural elevations
 2. 3D model is for massing only.

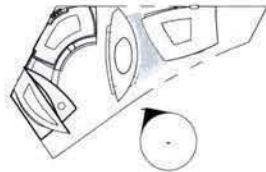
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POTOMAC AVENUE 3D MODEL

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 100 POTOMAC AVE, SE
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NOTES:
1. See sheets 19 through 23 for detailed elevations, materials, and color of architectural elements.



- NOTES:
1. See sheet 18 for 3D model of Riverfront.
 2. See sheets 19 through 23 for detailed elevations, materials, and color of architectural elements.



NOTES:
 1. See sheet 23 for detailed elevations, materials
 and true color shown on architectural elevations
 2. 3D model is for massing only.

RIVERFRONT 3D MODEL

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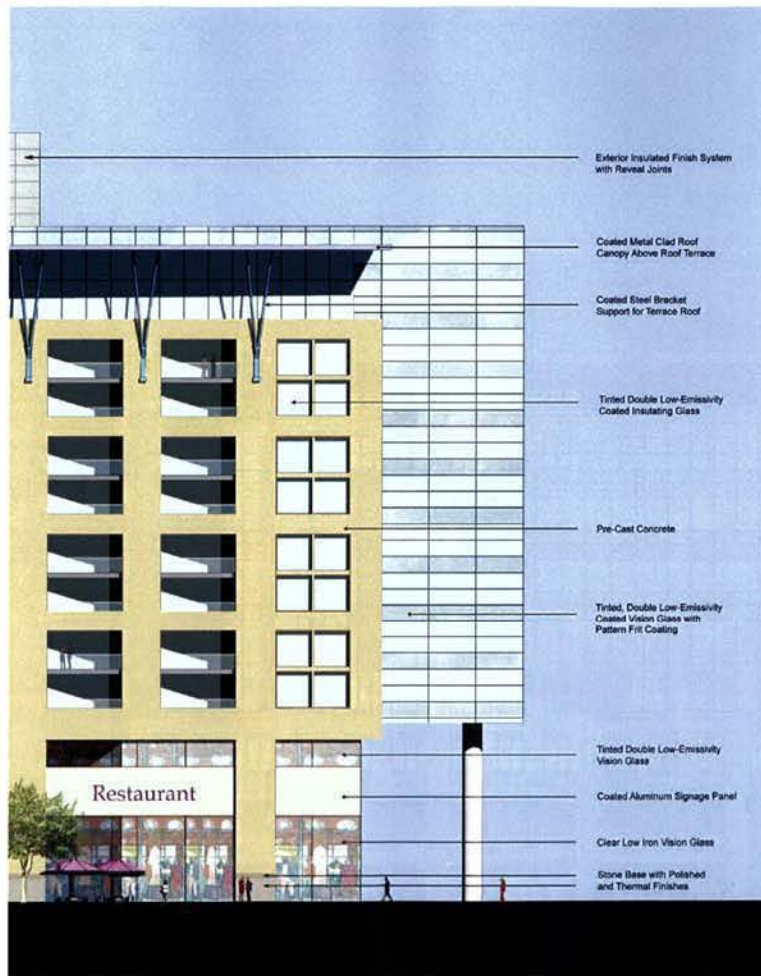


NOTES:
1. See sheet 23 for depiction of true materials
and color representation of elements.

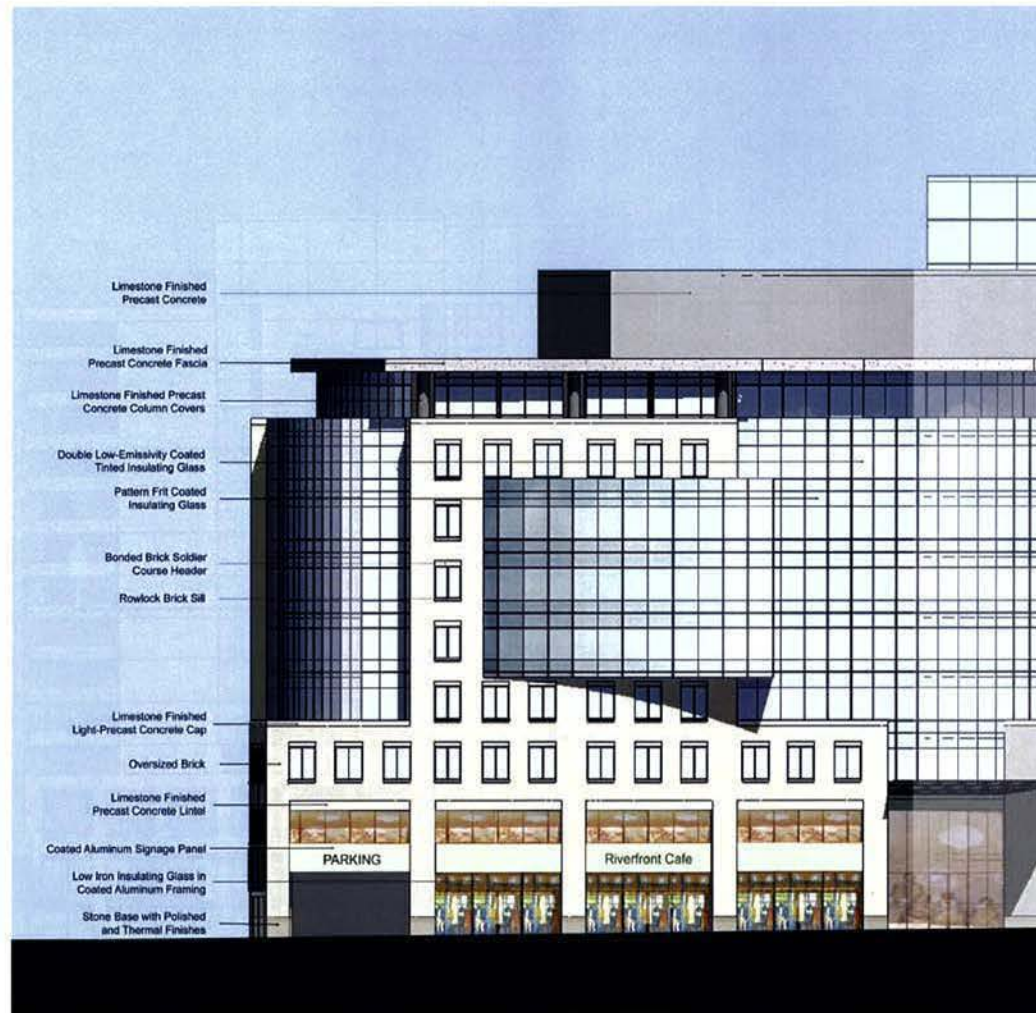
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EAST OFFICE BUILDING DETAILED ELEVATION

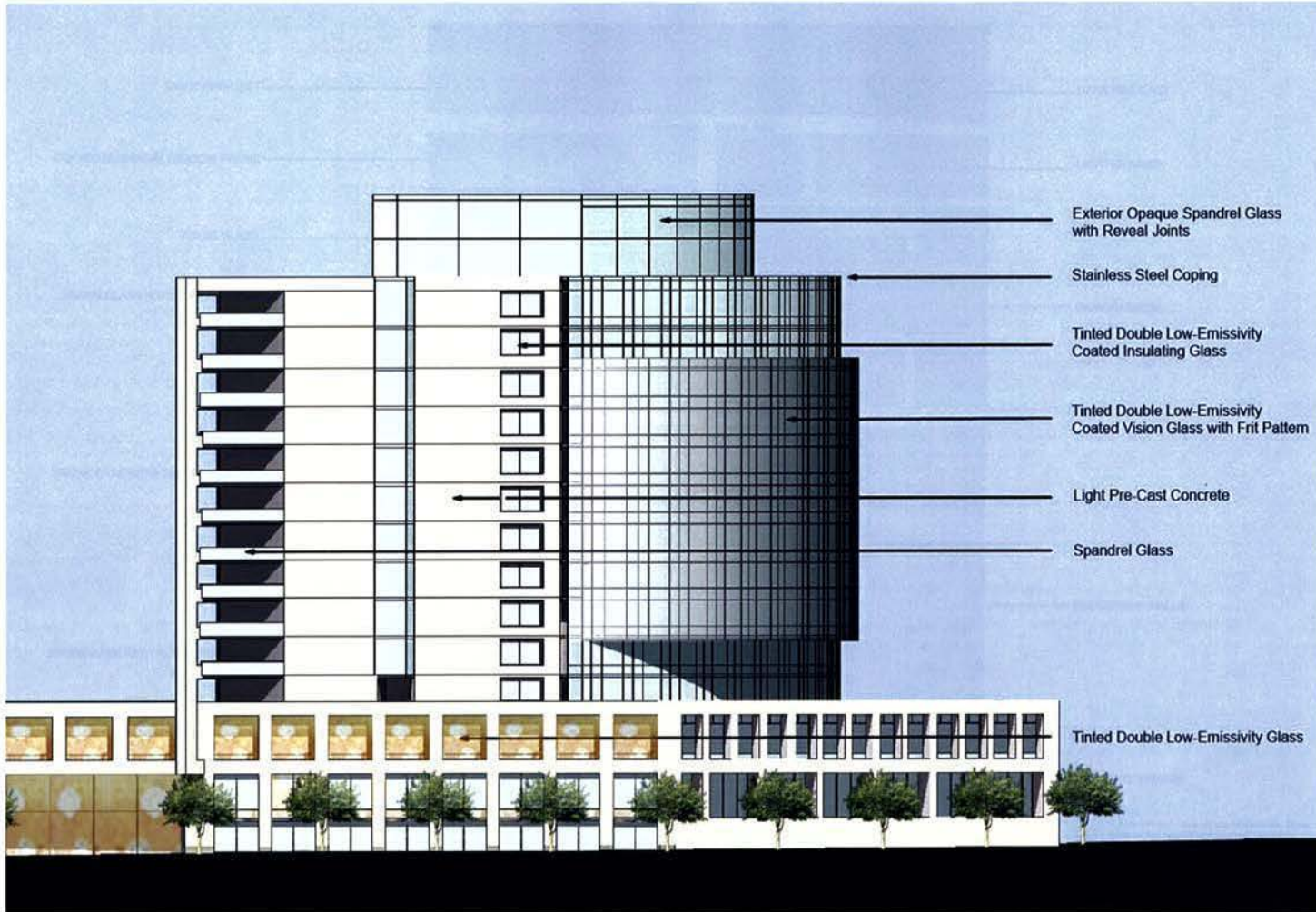
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NOTES:
1. See sheet 23 for depiction of true materials and color representation of elements.

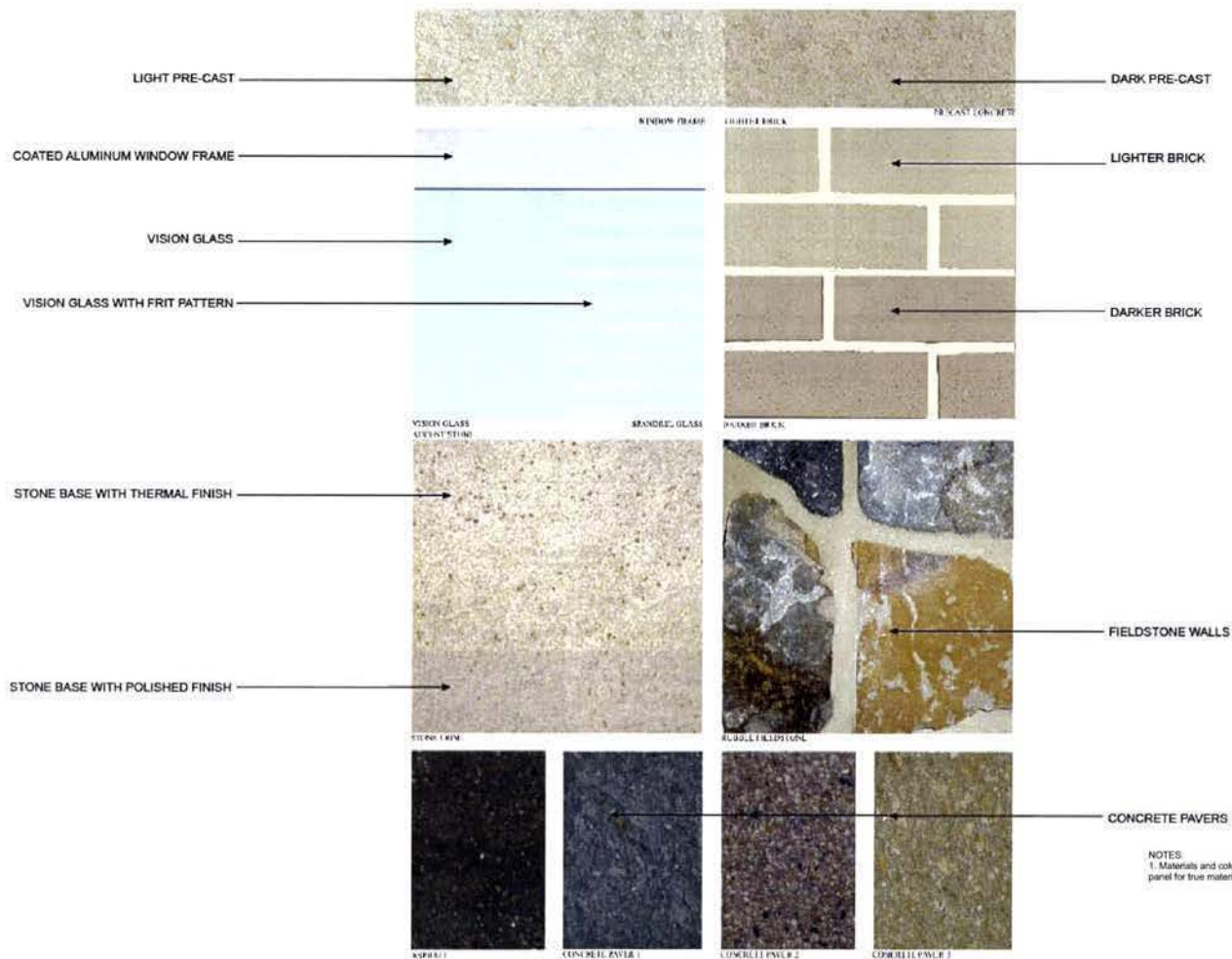


NOTES:
1. See sheet 23 for depiction of true materials and color representation of elements.



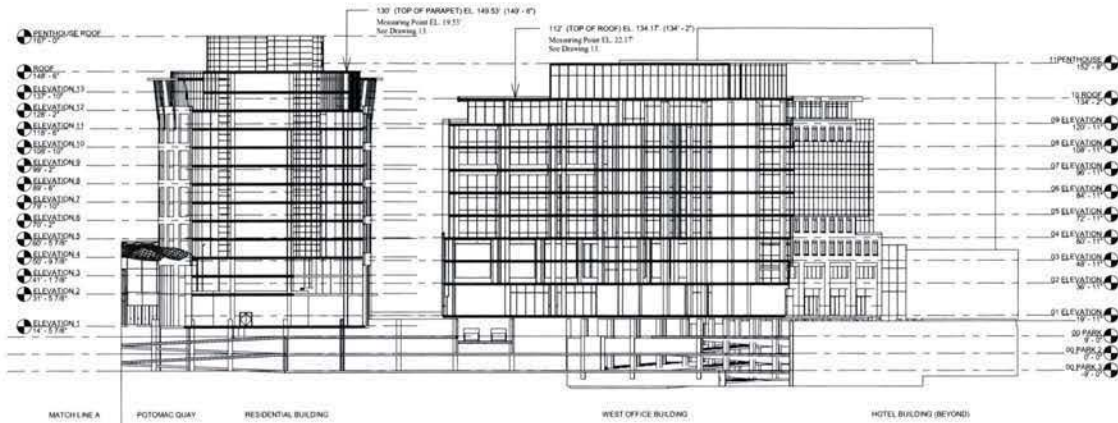
NOTES:
1. See sheet 23 for depiction of true materials and color representation of elements.

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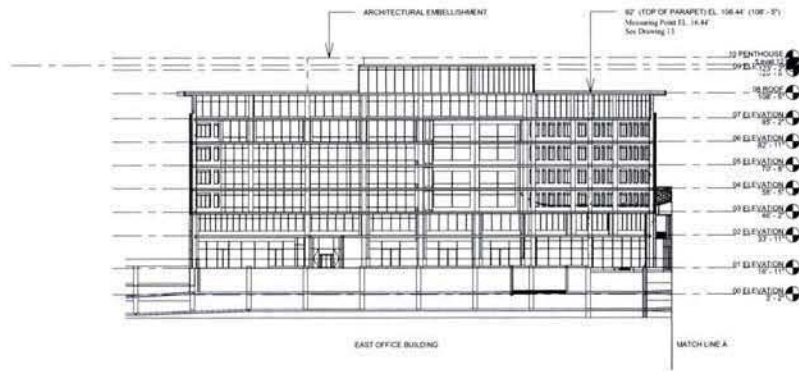


NOTES:
1. Materials and colors are representational. Please see actual sample panel for true material and color representation.

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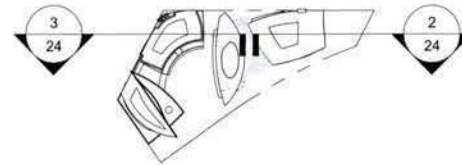


SECTION 01 - POTOMAC AVENUE SECTION
1" = 60'-0"

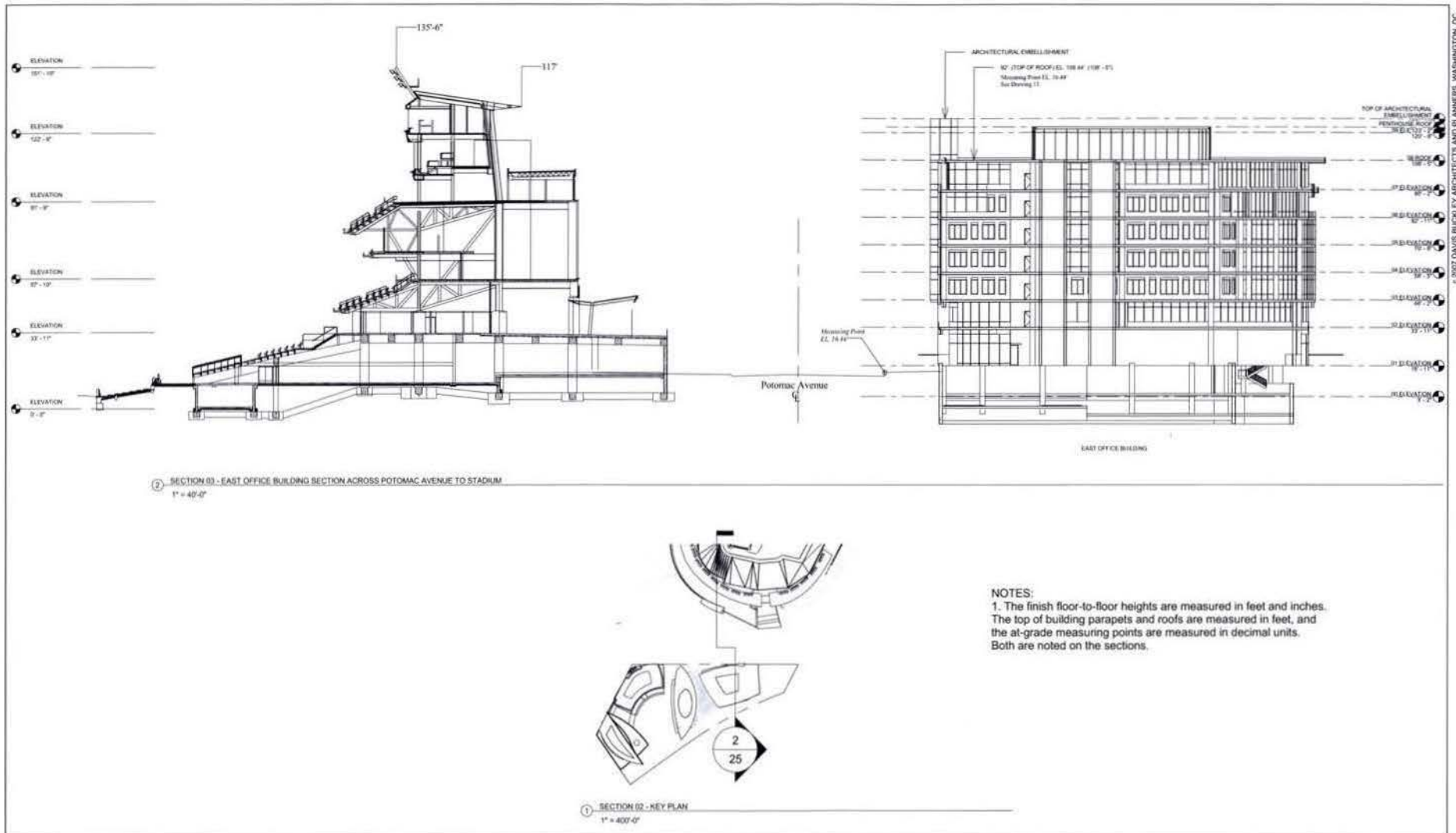


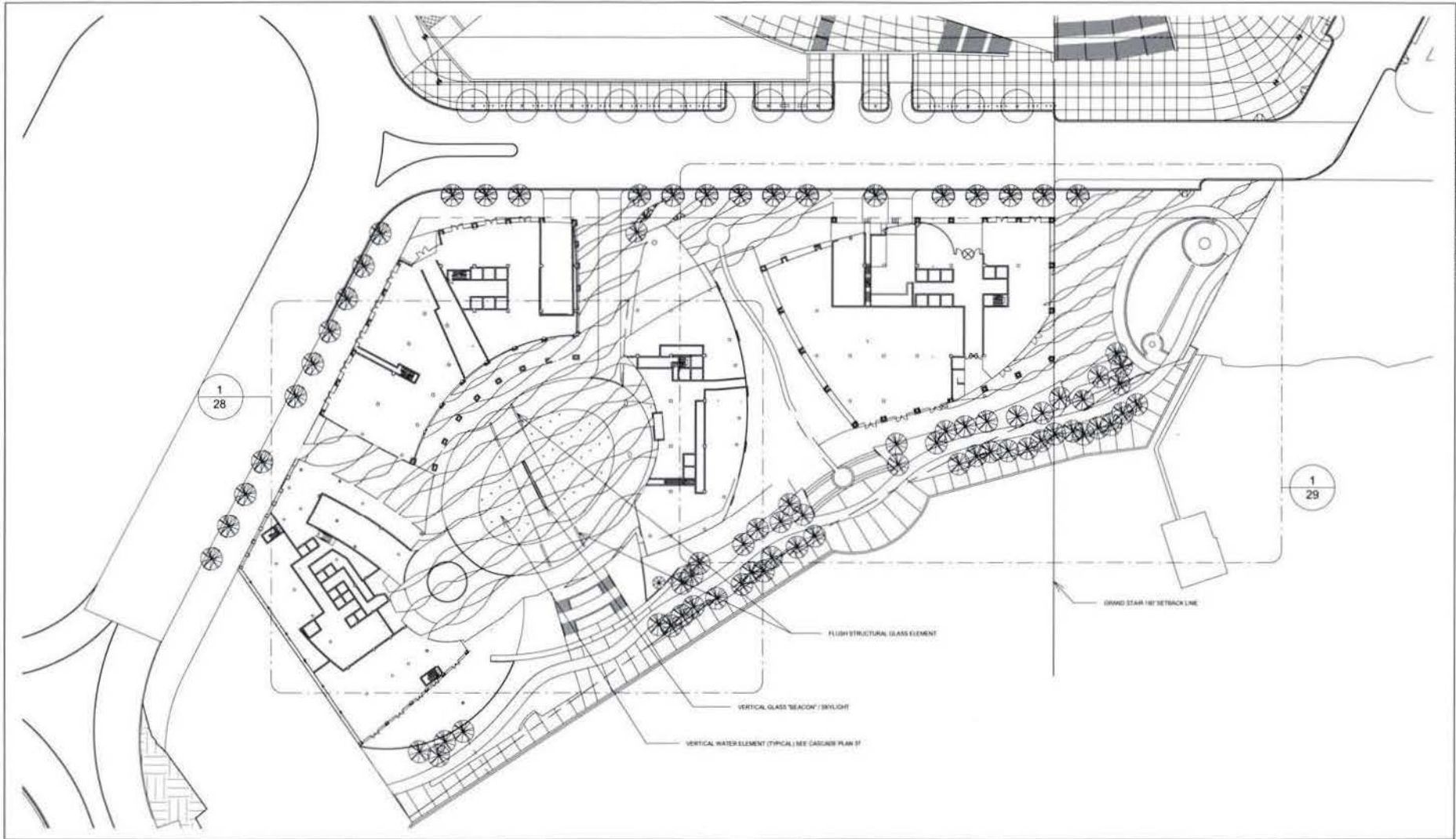
SECTION 02 - POTOMAC AVENUE SECTION
1" = 60'-0"

NOTES:
1. The finish floor-to-floor heights are measured in feet and inches. The top of building parapets and roofs are measured in feet, and the at-grade measuring points are measured in decimal units. Both are noted on the sections.



SECTION 01 - KEY PLAN
1" = 400'-0"





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LANDSCAPE KEY PLAN

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27

1" = 80'-0"



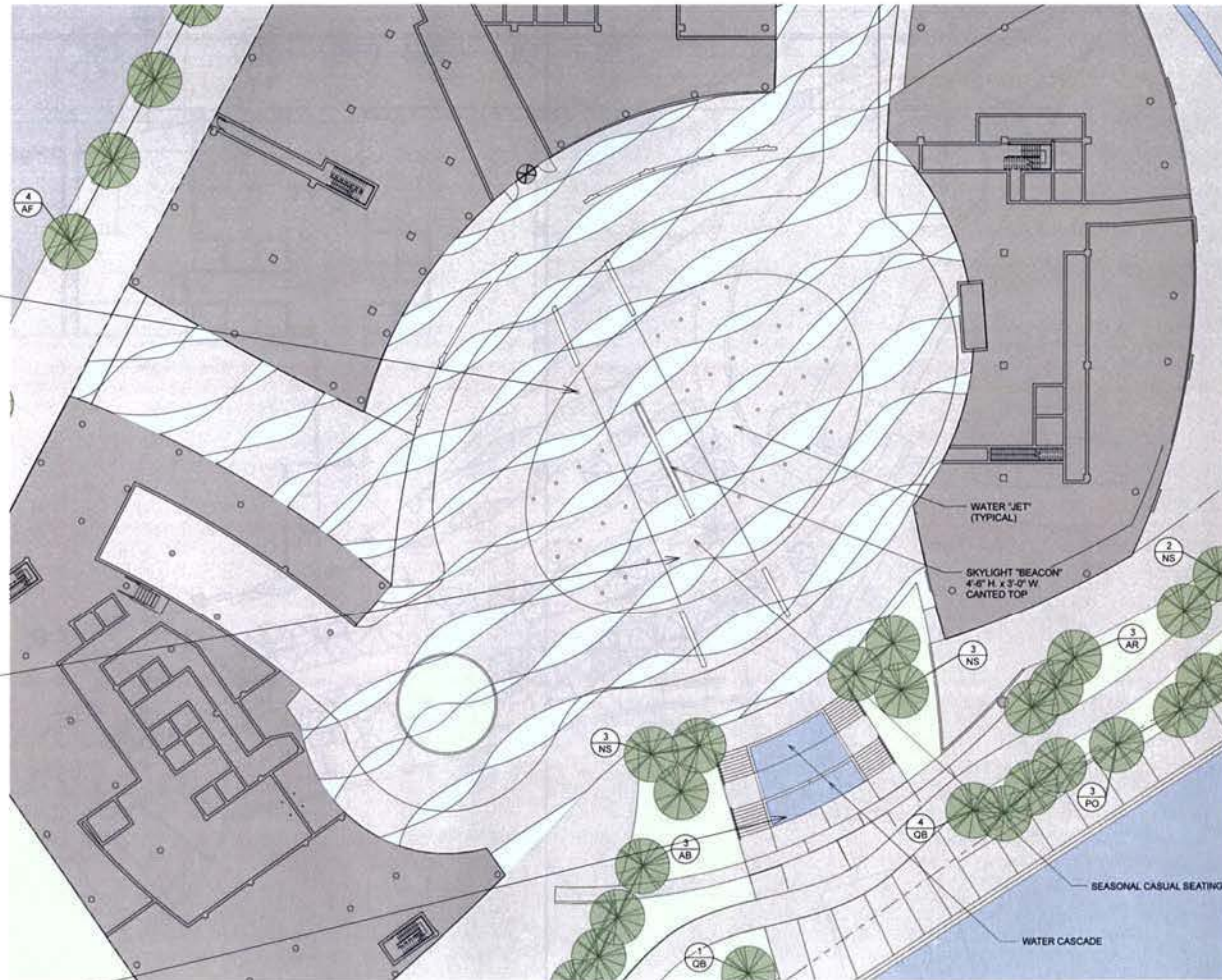
WATER FEATURE



CASCADE CAFE



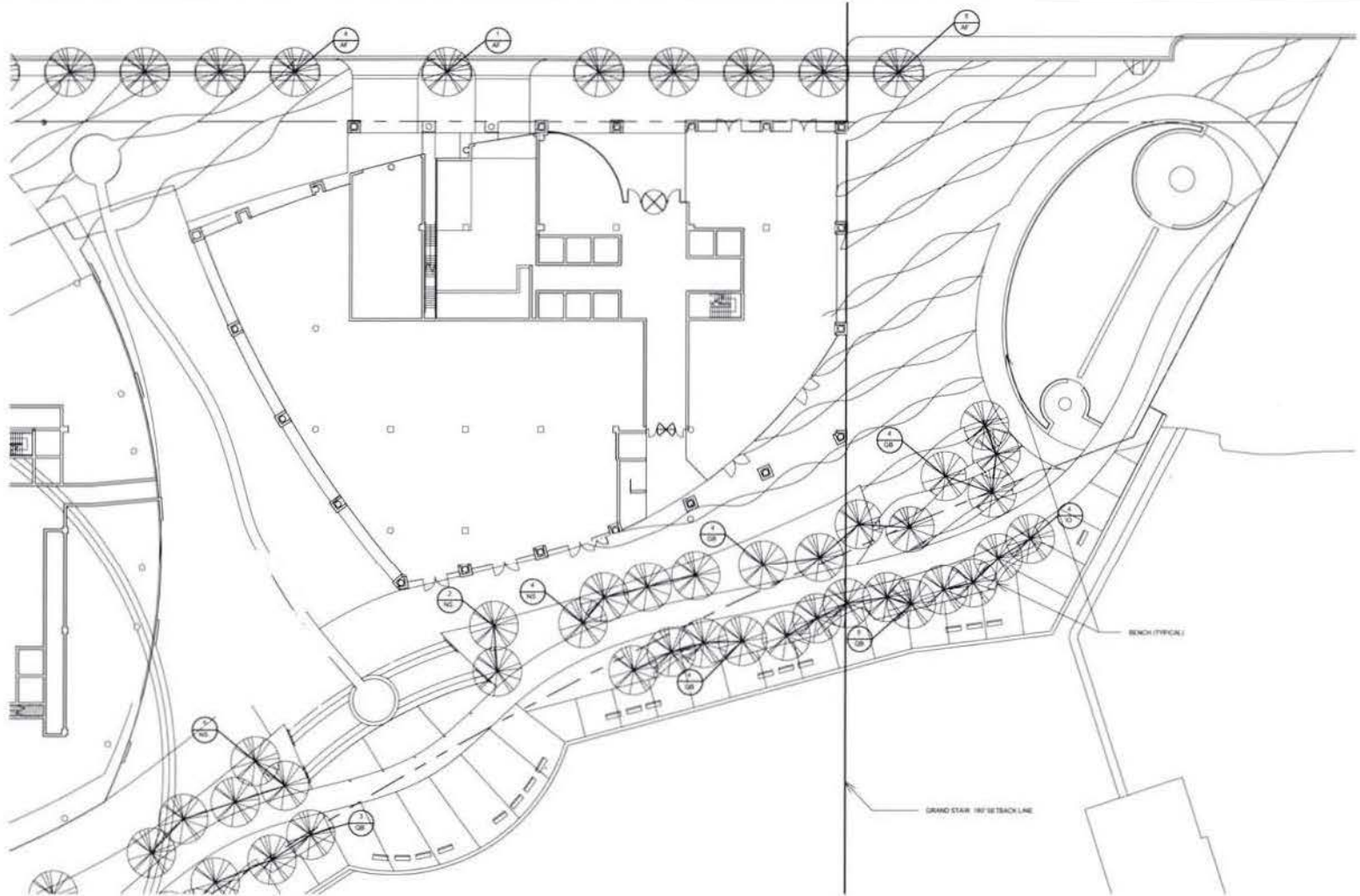
CASCADE FOUNTAIN



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CASCADE PLAN

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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 FREEMANII/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	GINKO BILOBA/GINKO	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/SPICERUSH	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/SNOWY 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.

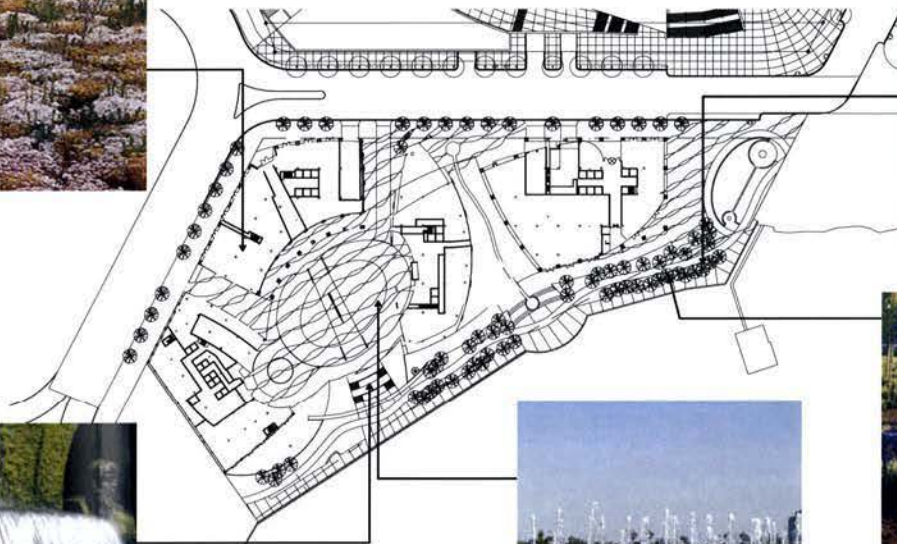
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PLANT MATERIALS

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100 POTOMAC AVE, SE
DAVIS BUCKLEY ARCHITECTS AND PLANNERS



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



5. RUNOFF RECEPTOR BORDER



4. PAVEMENT GRADED TOWARD BIOFILTRATION BEDS



2. CASCAADING WATER ELEMENT



3. WATER AERATION / WET POOL

BIOFILTRATION PLAN ELEMENTS

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VIEW OF CASCADE PLAZA

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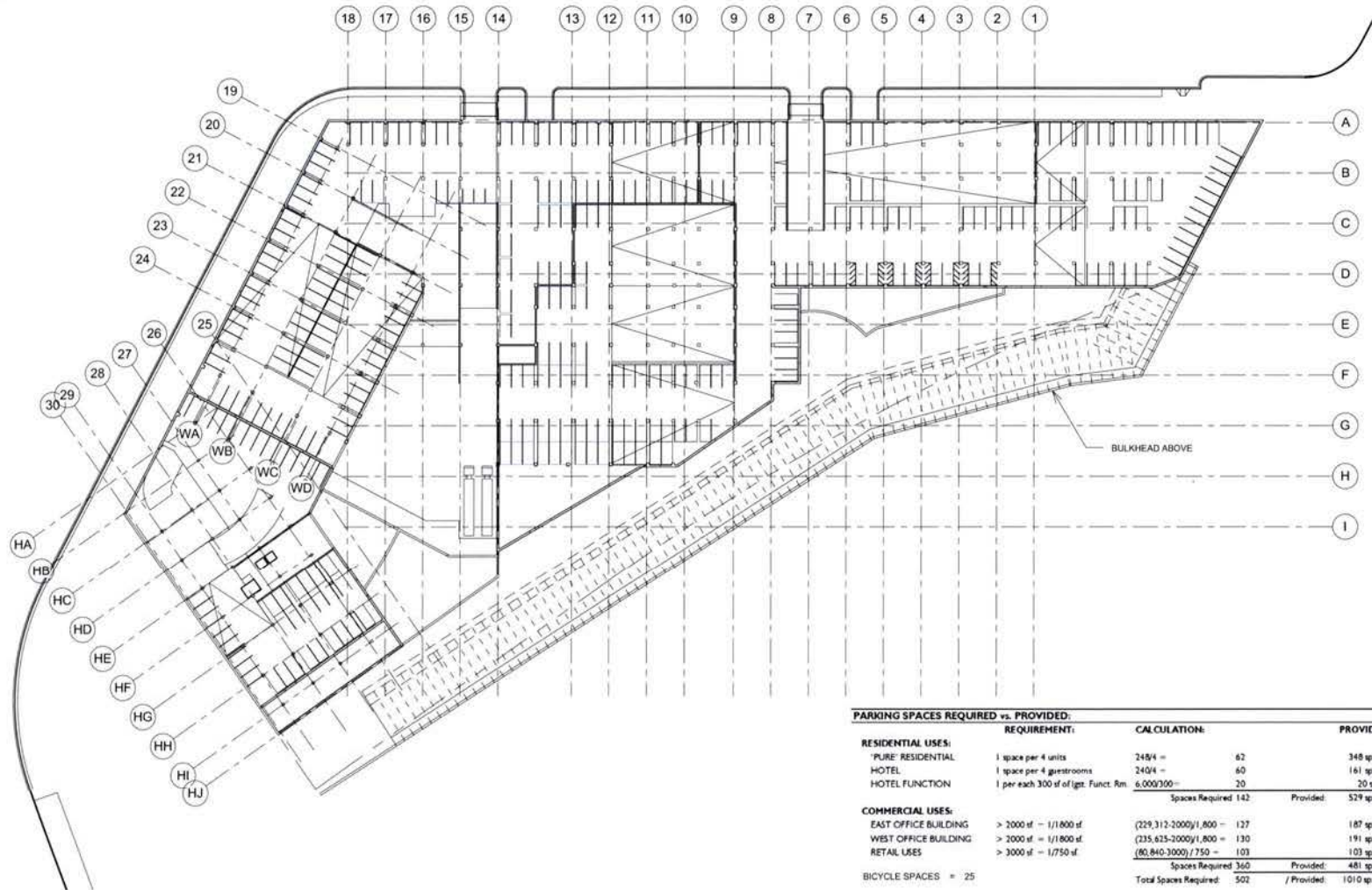
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VIEW OF POTOMAC QUAY

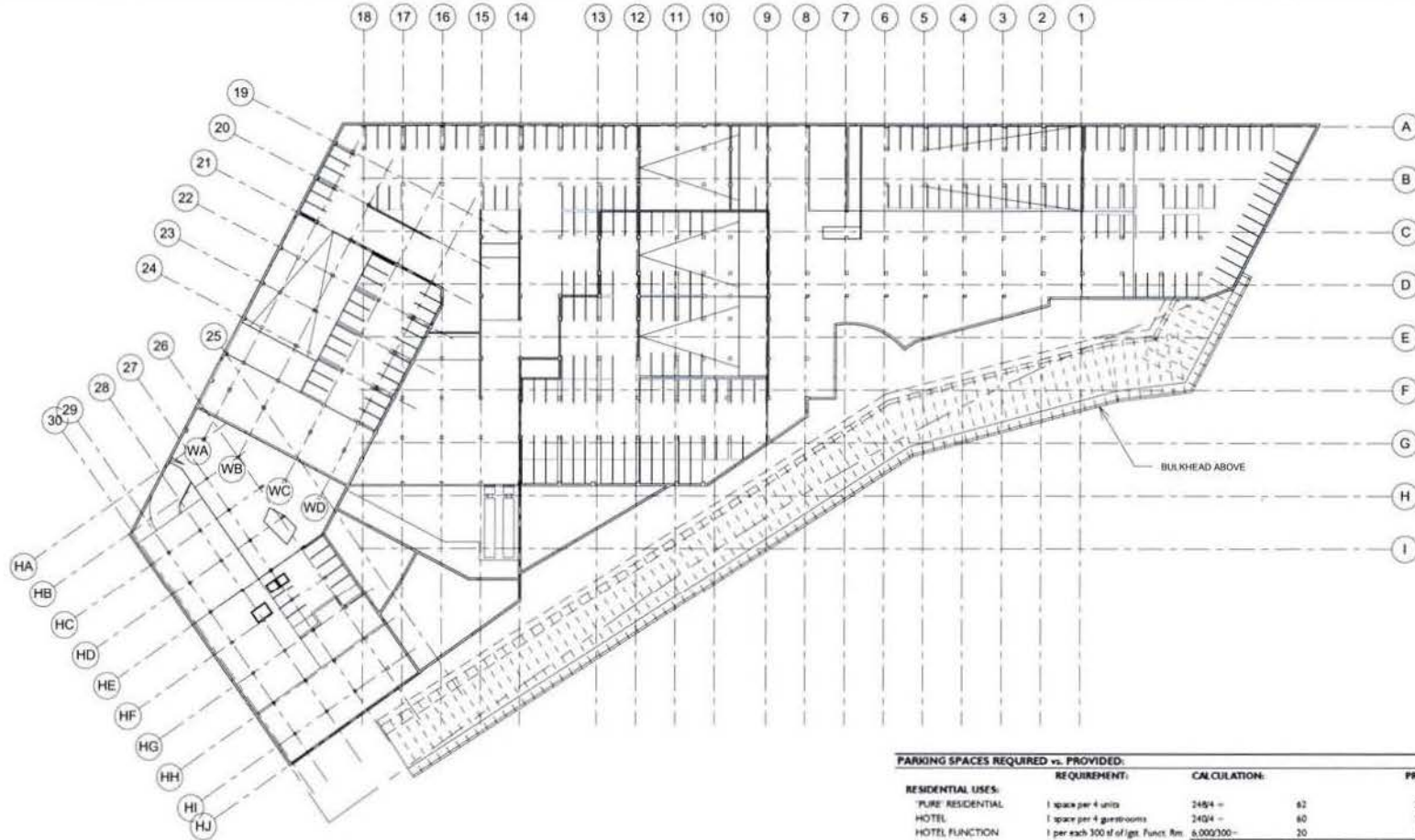
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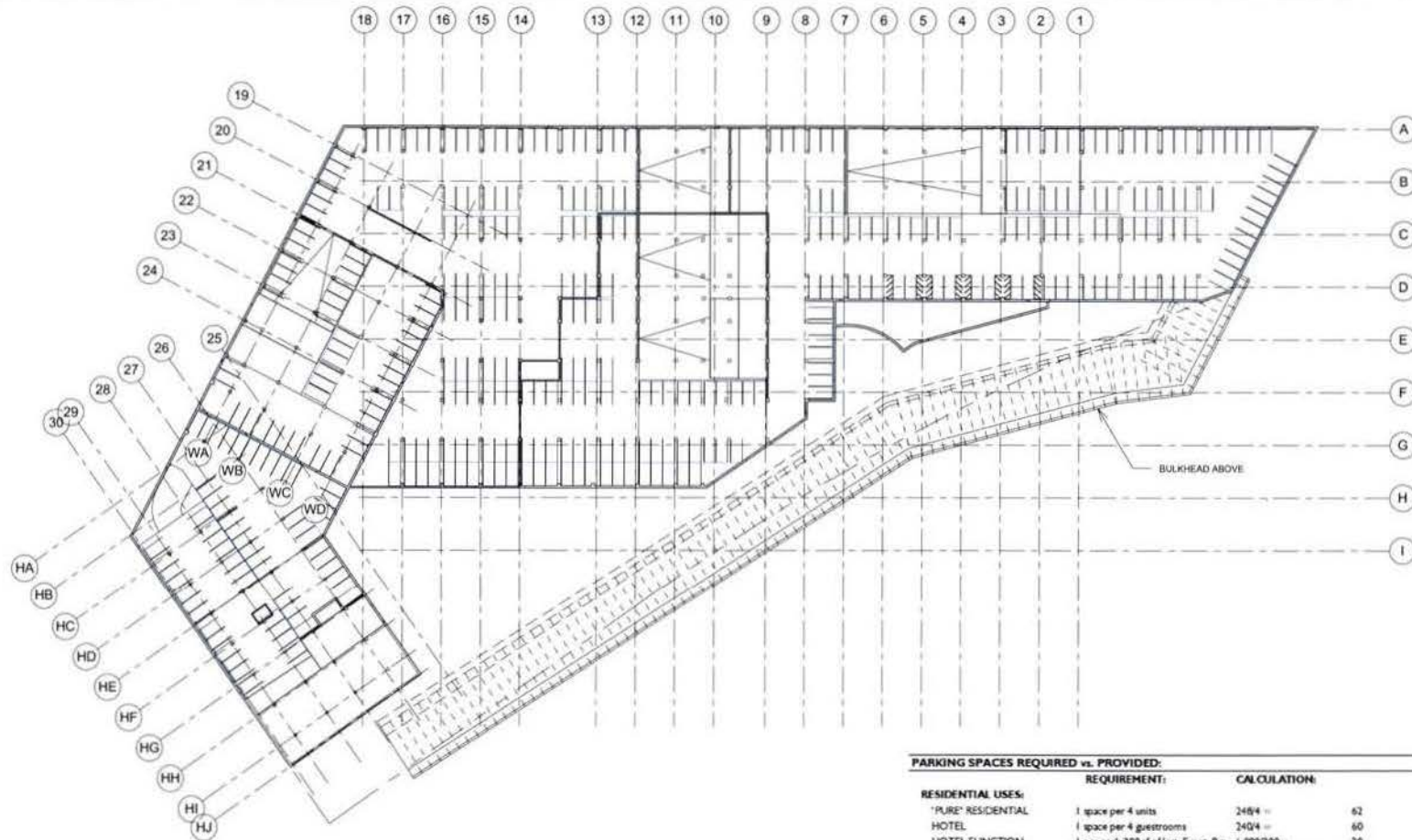
PARKING SPACES REQUIRED vs. PROVIDED:			
	REQUIREMENT:	CALCULATION:	PROVIDED:
RESIDENTIAL USES:			
PURE RESIDENTIAL	1 space per 4 units	245/4 = 61	348 spaces
HOTEL	1 space per 4 guestrooms	240/4 = 60	161 spaces
HOTEL FUNCTION	1 per each 300 sf of lgt. Funct. Rm.	6,000/300 = 20	20 spaces
		Spaces Required 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
BICYCLE SPACES = 25		Total Spaces Required 502	/ Provided: 1010 spaces



PARKING SPACES REQUIRED vs. PROVIDED:

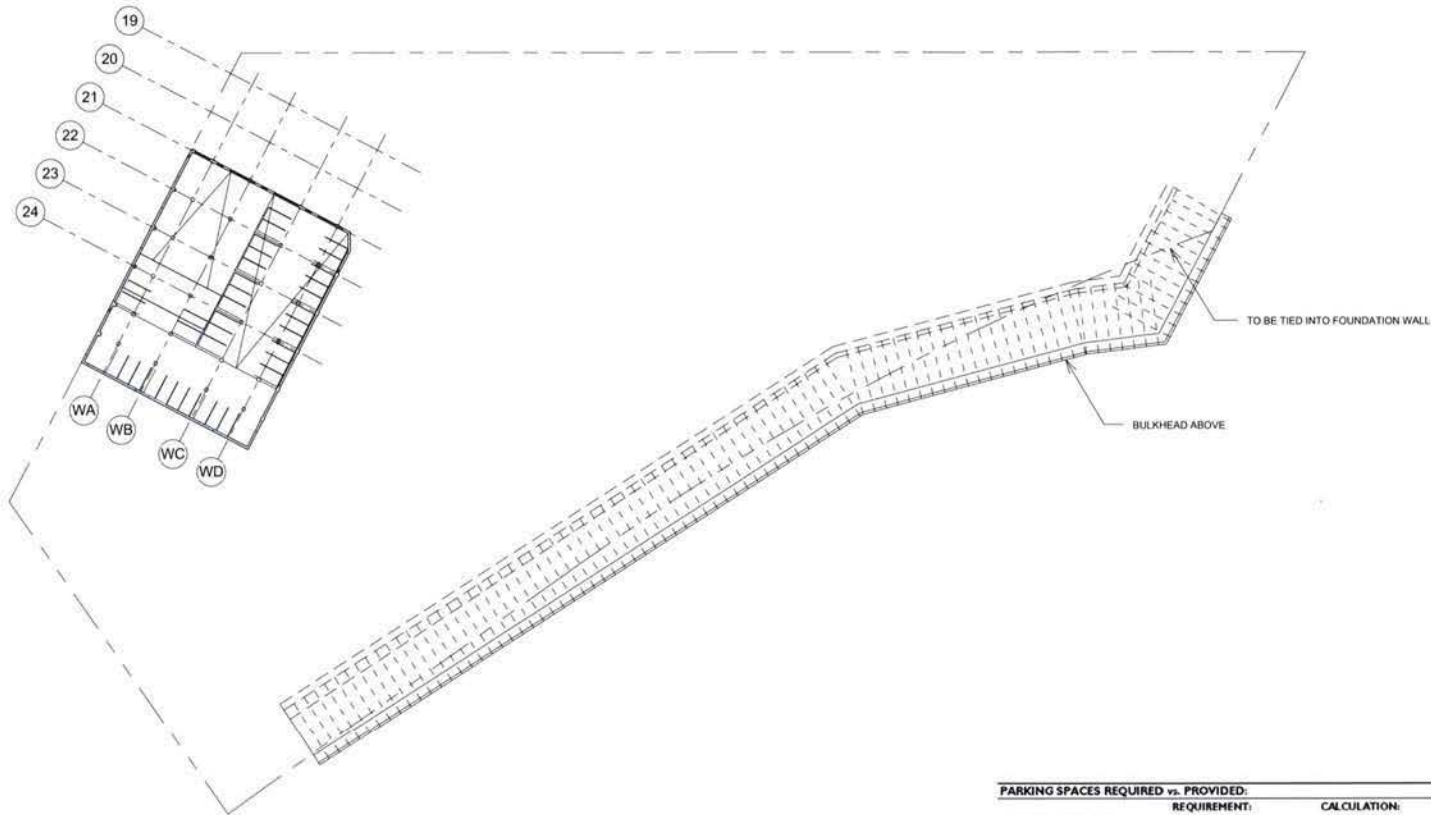
	REQUIREMENT:	CALCULATION:	PROVIDED:
RESIDENTIAL USES:			
PURE RESIDENTIAL	1 space per 4 units	2484 ÷ = 62	348 spaces
HOTEL	1 space per 4 guestrooms	2404 ÷ = 60	161 spaces
HOTEL FUNCTION	1 per each 300 sf of light. Funct. Rm.	6,000/300 = 20	20 spaces
		Spaces Required 142	Provided 529 spaces
COMMERCIAL USES:			
EAST OFFICE BUILDING	> 3000 sf = 1/1800 sf	(229,312-3000)/1,800 = 127	187 spaces
WEST OFFICE BUILDING	> 3000 sf = 1/1800 sf	(235,625-3000)/1,800 = 130	191 spaces
RETAIL USES	> 3000 sf = 1/750 sf	(80,846-3000)/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:

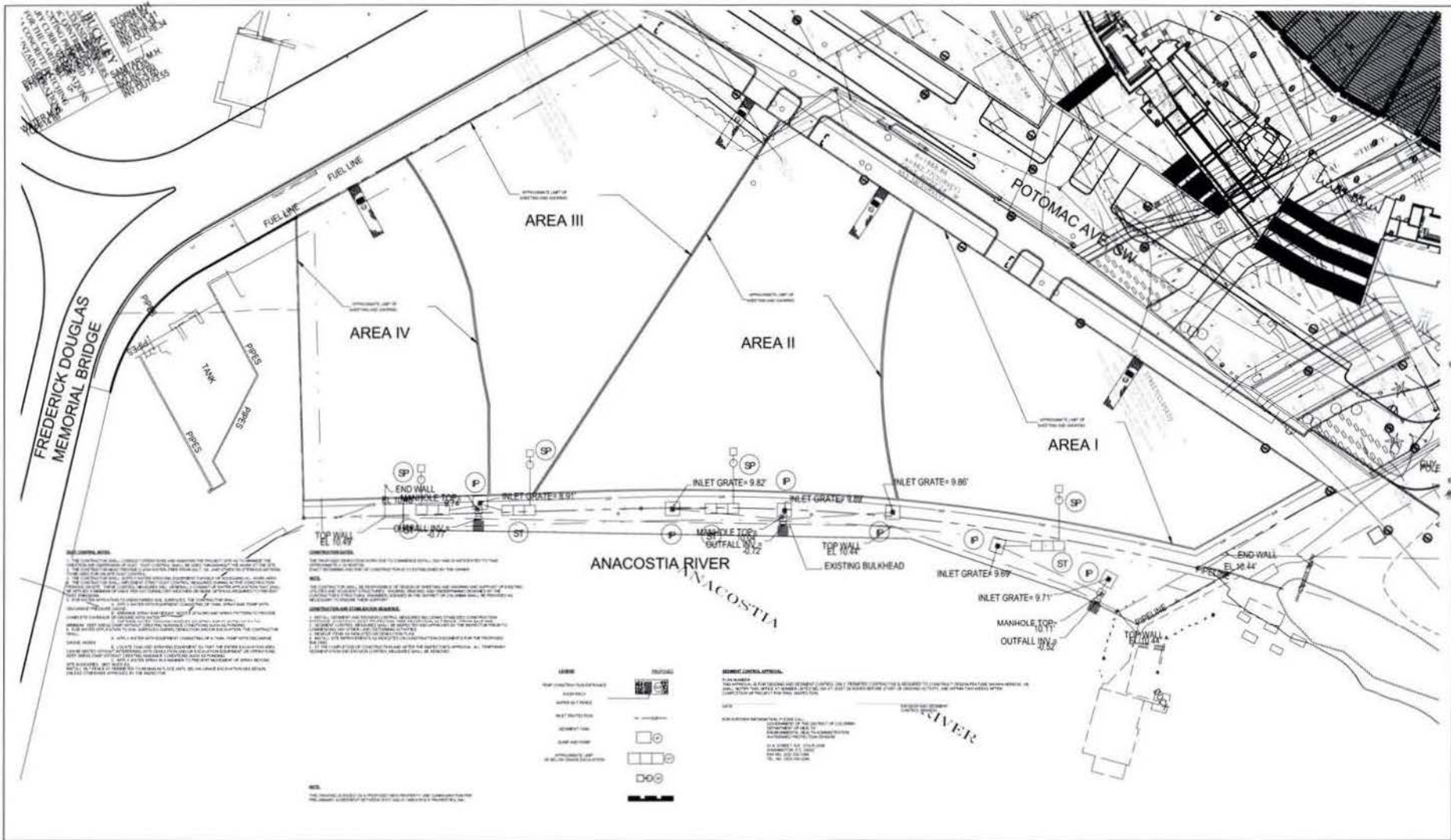
	REQUIREMENT:	CALCULATION:	PROVIDED:
RESIDENTIAL USES:			
"PURE" RESIDENTIAL	1 space per 4 units	$248/4 =$	62
HOTEL	1 space per 4 guestrooms	$240/4 =$	60
HOTEL FUNCTION	1 per each 300 sf of lgt. Funct. Rm.	$4,300/300 =$	14
		Spaces Required 142	Provided: 529 spaces
COMMERCIAL USES:			
EAST OFFICE BUILDING	$> 2000 \text{ sf.} \Rightarrow 1/1800 \text{ sf.}$	$(229,312-2000)/1,800 =$	127
WEST OFFICE BUILDING	$> 2000 \text{ sf.} \Rightarrow 1/1800 \text{ sf.}$	$(235,625-2000)/1,800 =$	130
RETAIL USES	$> 3000 \text{ sf.} \Rightarrow 1/750 \text{ sf.}$	$(80,840-3000)/750 =$	103
		Spaces Required 360	Provided: 481 spaces
BICYCLE SPACES	≈ 25	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 light. 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	167 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: 461 spaces
		Total Spaces Required: 502		/ Provided: 1010 spaces

BICYCLE SPACES = 25

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SEDIMENTATION AND EROSION CONTROL PLAN

ZONING COMMISSION CASE NO. 01-311E/98-17F/95-16P

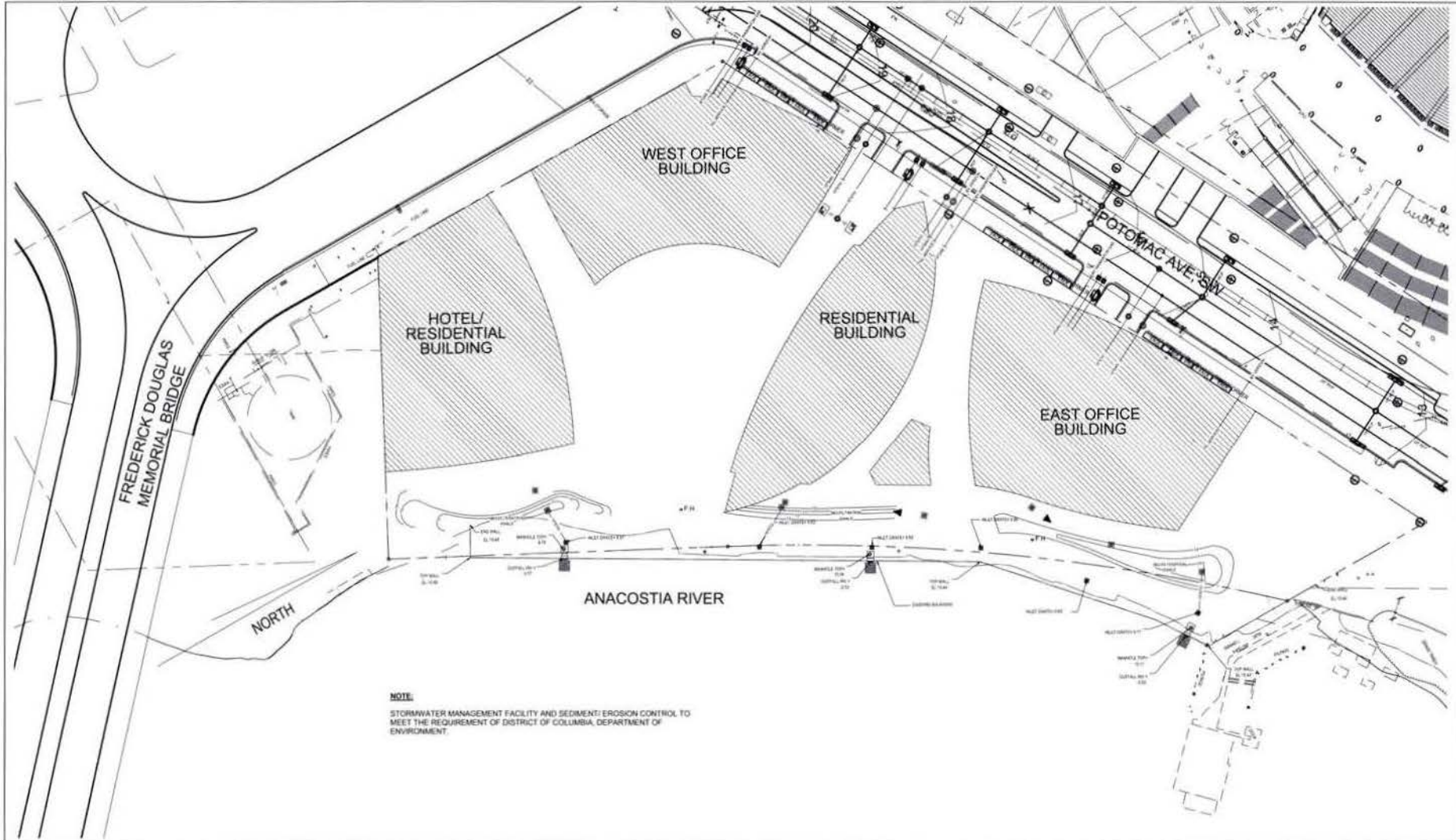
100 POTOMAC AVE. SE

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08 NOVEMBER 2007

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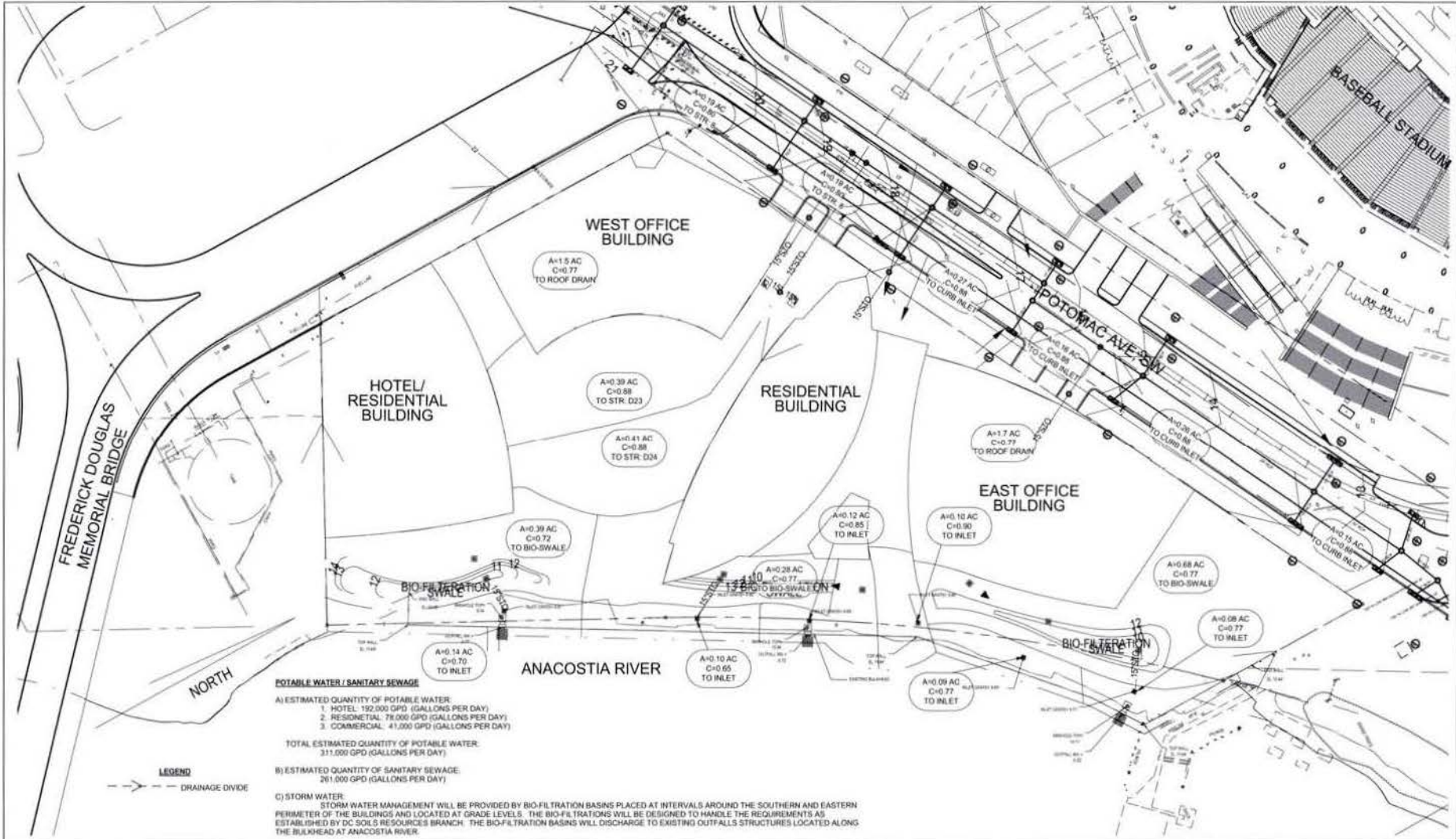




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SITE UTILITY AND SITE GRADING PLAN

ZONING COMMISSION CASE NO. 01-31TE/98-17F/95-16P
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