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SUPPLEMENTAL PREHEARING SUBMISSION FOR MARCH 20, 2008, PUBLIC HEARING

EXHIBIT A

ZONING COMMISSION CASE NO. 04-14C/01-31TE/98-17F/95-16P
100 BLOCK, POTOMAC AVE, SE
DAVIS BUCKLEY ARCHITECTS AND PLANNERS

RiverFront
on the anacostia

FLORIDA ROCK PROPERTIES, INC | SPARKS, MD

ZONING
Dis. H. 14
CASE NO. *04-14*
EXHIBIT NO. *83*

28 FEBRUARY 2008

ZONING COMMISSION

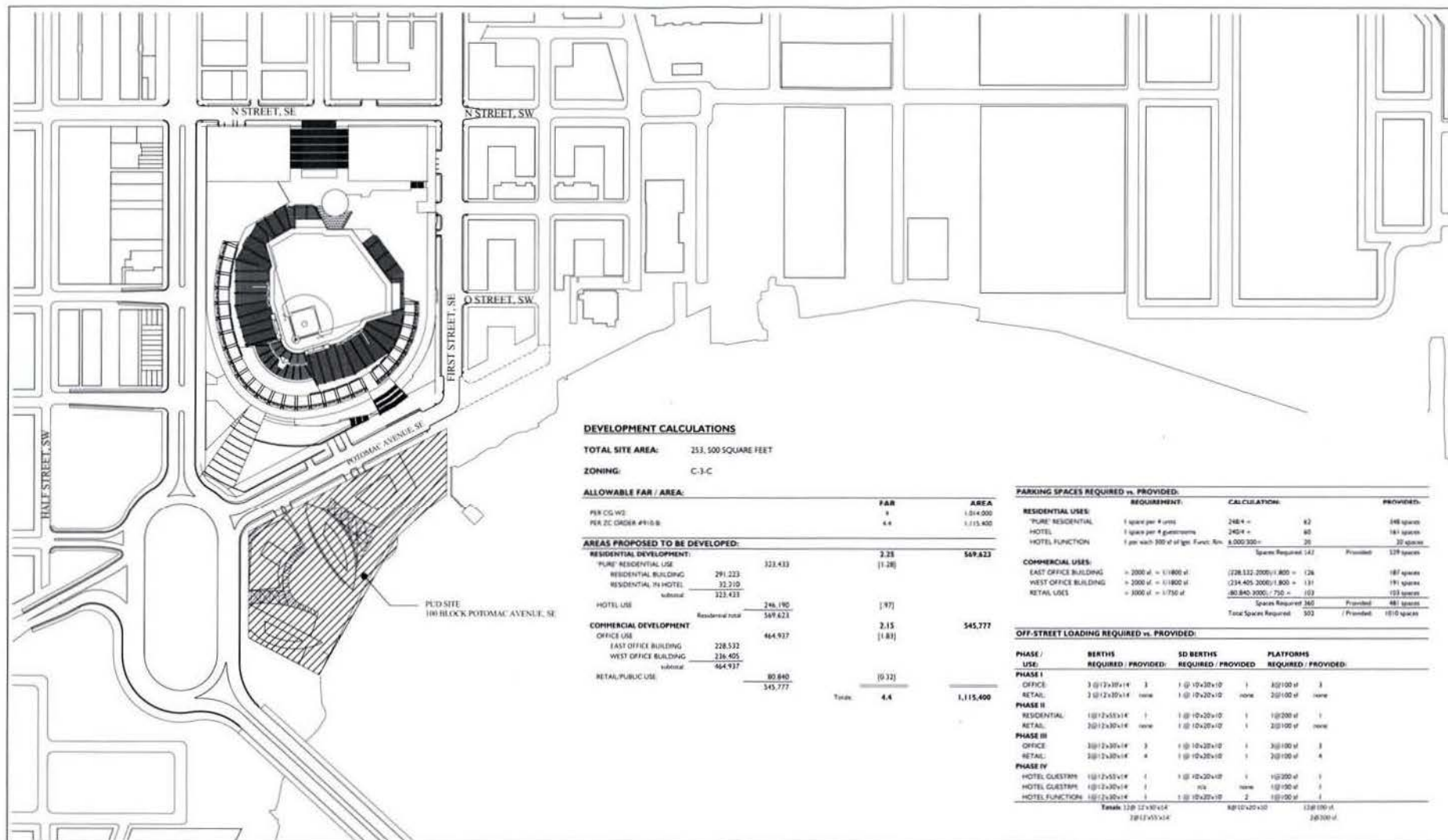
District of Columbia

CASE NO.04-14

EXHIBIT NO.83

Sheet #	Sheet Title	Sheet #	Sheet Title
0	DRAWING INDEX	19	EAST OFFICE BUILDING DETAILED ELEVATION
1	VICINITY PLAN	20	RESIDENTIAL BUILDING DETAILED ELEVATION
2	EXISTING AND PROPOSED ZONING MAP	21	WEST OFFICE BUILDING DETAILED ELEVATION
3	CIRCULATION PLAN	22	HOTEL DETAILED ELEVATION
4	BUILDING DIMENSION PLAN	23	MATERIALS SAMPLES
5	SITE PLAN	24	SECTION 01 - POTOMAC AVENUE SECTION
6	GROUND FLOOR PLAN	25	SECTION 02 - EAST OFFICE BUILDING SECTION
7	THIRD FLOOR PLAN	26	SECTION 03 - HOTEL & WEST OFFICE BUILDING SECTION
8	FIFTH FLOOR PLAN	27	LANDSCAPE KEY PLAN
9	SEVENTH FLOOR PLAN	27a	SITE LIGHTING PLAN
10	NINTH FLOOR PLAN	28	CASCADE PLAZA PLAN
11	ELEVENTH FLOOR PLAN	29	ANACOSTIA PLACE PLAN
12	THIRTEENTH FLOOR PLAN	30	PLANT MATERIALS
13	GREEN ROOF PLAN	31	BIOFILTRATION PLAN ELEMENTS
14	POTOMAC AVENUE ELEVATION	32	VIEW OF CASCADE PLAZA
15	POTOMAC AVE 3D MODEL - BLACK & WHITE	33	VIEW OF POTOMAC QUAY
15a	POTOMAC AVENUE 3D MODEL - COLOR	34	RETAIL VIEW ACROSS TO STADIUM GRAND STAIR (UPDATE OF STREET SENSE REPORT RENDERINGS)
16	SOUTH CAPITOL STREET ELEVATION	35	RETAIL VIEW OF CASCADE PLAZA (UPDATE OF STREET SENSE REPORT RENDERINGS)
16a	SOUTH CAPITOL STREET 3D MODEL - BLACK & WHITE	36	PARKING LEVEL 1
16a.1	SOUTH CAPITOL STREET 3D MODEL - COLOR	37	PARKING LEVEL 2
17	RIVERFRONT ELEVATION	38	PARKING LEVEL 3
18	RIVERFRONT VIEW 3D MODEL - BLACK & WHITE	39	SITE SURVEY/EXISTING CONDITIONS
18a	RIVERFRONT 3D MODEL - COLOR	40	SEDIMENTATION AND EROSION CONTROL PLAN
18b	RIVERFRONT BIRDSEYE VIEW - BLACK & WHITE	41	SITE UTILITY AND SITE GRADING PLAN
18b.1	RIVERFRONT BIRDSEYE VIEW - COLOR	42	SITE DRAINAGE PLAN

DRAWING INDEX



DEVELOPMENT CALCULATIONS

TOTAL SITE AREA: 253,500 SQUARE FEET

ZONING: C-3-C

ALLOWABLE FAR / AREA:

	FAR	AREA
PER CG USE	4	1,014,000
PER ZC ORDER #10-B	4.4	1,115,400
AREAS PROPOSED TO BE DEVELOPED:		
RESIDENTIAL DEVELOPMENT:	2.28	569,623
PURE RESIDENTIAL USE		
RESIDENTIAL BUILDING	291,223	323,433
RESIDENTIAL IN HOTEL	32,219	
subtotal	323,433	
HOTEL USE		246,190
Residential total		569,623
COMMERCIAL DEVELOPMENT	2.15	545,777
OFFICE USE		
EAST OFFICE BUILDING	228,532	464,927
WEST OFFICE BUILDING	238,425	
subtotal	466,957	
RETAIL/PUBLIC USE		80,840
		545,777
Totals:	4.4	1,115,400

PARKING SPACES REQUIRED vs. PROVIDED:

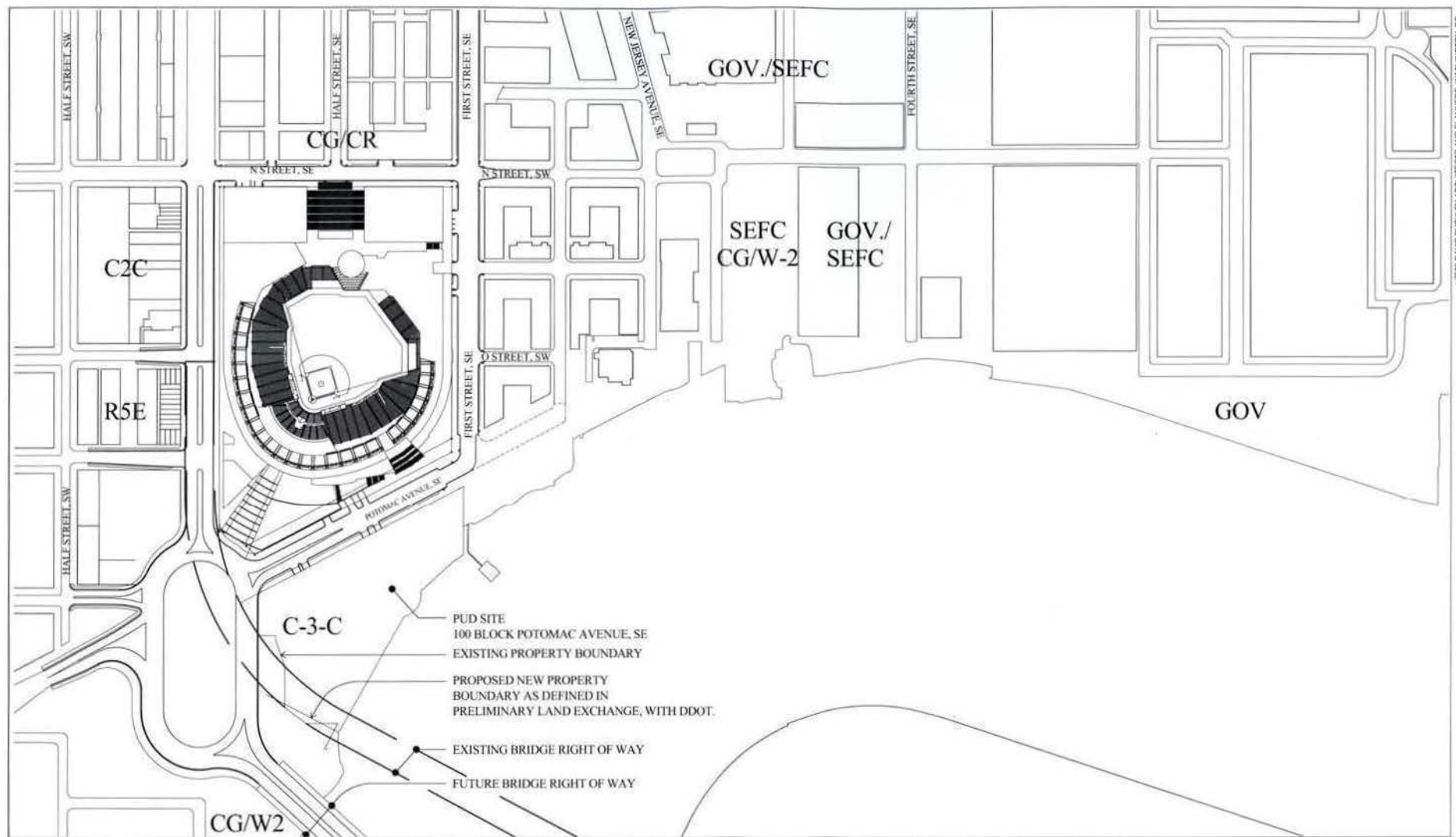
	REQUIREMENT:	CALCULATION:	PROVIDED:
RESIDENTIAL USE:			
PURE RESIDENTIAL	1 space per 4 units	246,190 ÷ 4 =	62
HOTEL	1 space per 4 guestrooms	246,190 ÷ 4 =	62
HOTEL FUNCTION	1 per each 300 sq ft of space. Function Room	6,000,000 ÷ 300 =	20
		Spaces Required 142	Provided 128
COMMERCIAL USE:			
EAST OFFICE BUILDING	> 2000 sq ft = 1/1800 sq ft	(228,532 - 2000) / 1,800 =	126
WEST OFFICE BUILDING	> 2000 sq ft = 1/1800 sq ft	(238,425 - 2000) / 1,800 =	131
RETAIL USES	> 3000 sq ft = 1/750 sq ft	(80,840 - 3000) / 750 =	103
		Spaces Required 360	Provided 362
		Total Spaces Required 502	Provided 500

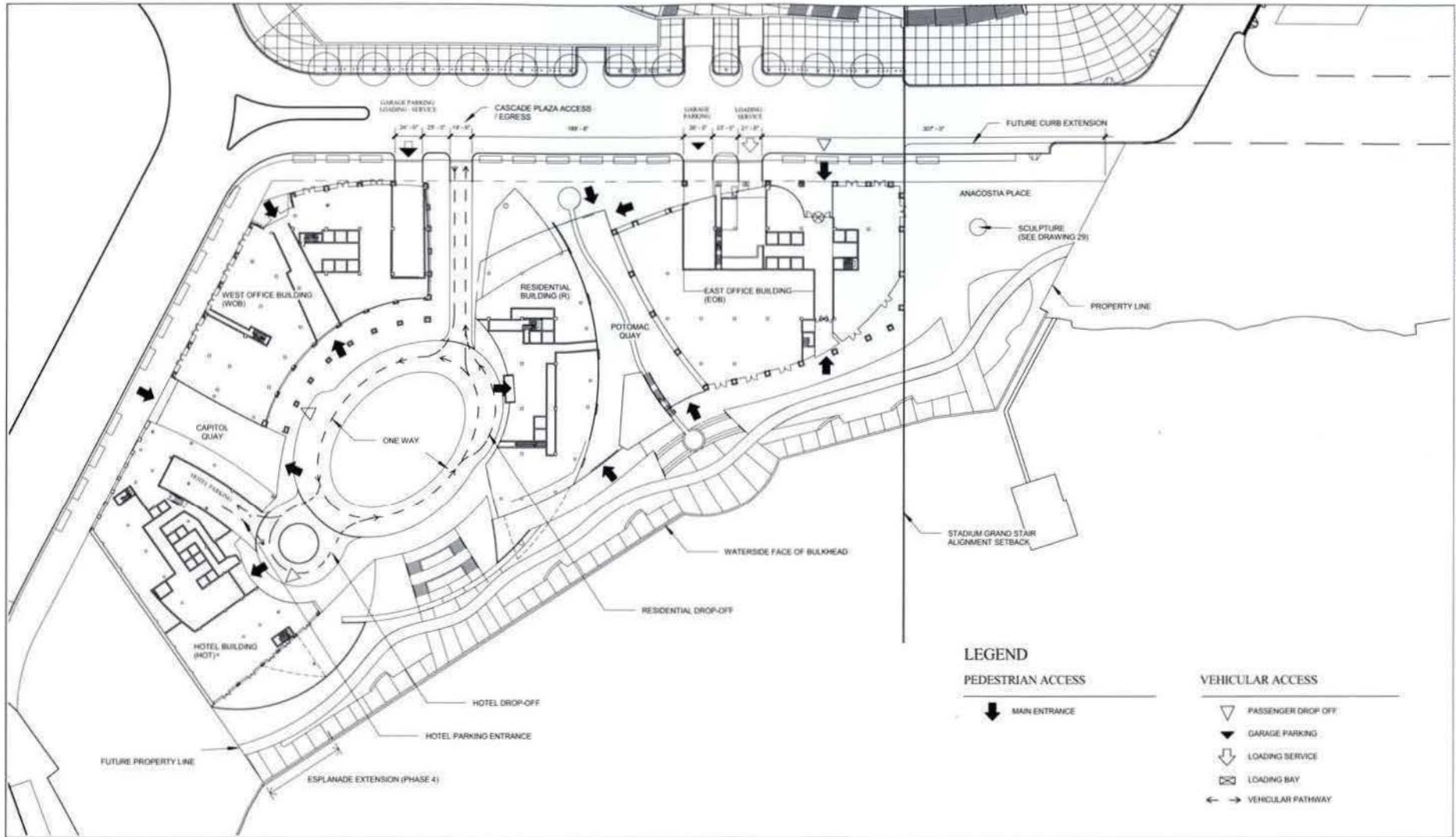
OFF-STREET LOADING REQUIRED vs. PROVIDED:

PHASE / USE:	BERTHS REQUIRED / PROVIDED:	SD BERTHS REQUIRED / PROVIDED:	PLATFORMS REQUIRED / PROVIDED:
PHASE I			
OFFICE	3 @ 12x30x14	3 @ 10x20x10	3 @ 100 sq ft
RETAIL	3 @ 12x30x14	none	2 @ 100 sq ft
PHASE II			
RESIDENTIAL	1 @ 12x55x14	1 @ 10x20x10	1 @ 200 sq ft
RETAIL	2 @ 12x30x14	none	2 @ 100 sq ft
PHASE III			
OFFICE	3 @ 12x30x14	3 @ 10x20x10	3 @ 100 sq ft
RETAIL	3 @ 12x30x14	4 @ 10x20x10	1 @ 100 sq ft
PHASE IV			
HOTEL GUESTS	1 @ 12x55x14	1 @ 10x20x10	1 @ 200 sq ft
HOTEL GUESTS	1 @ 12x30x14	1 @ 10x20x10	1 @ 100 sq ft
HOTEL FUNCTION	1 @ 12x30x14	1 @ 10x20x10	1 @ 100 sq ft
Totals:	12 @ 12x30x14	10 @ 10x20x10	12 @ 100 sq ft
	20 @ 12x55x14		2 @ 200 sq ft

VICINITY PLAN

ZONING COMMISSION CASE NO. 04-14C/01-31TE/98-17F/95-16P
100 BLOCK, POTOMAC AVE, SE
DAVIS BUCKLEY ARCHITECTS AND PLANNERS

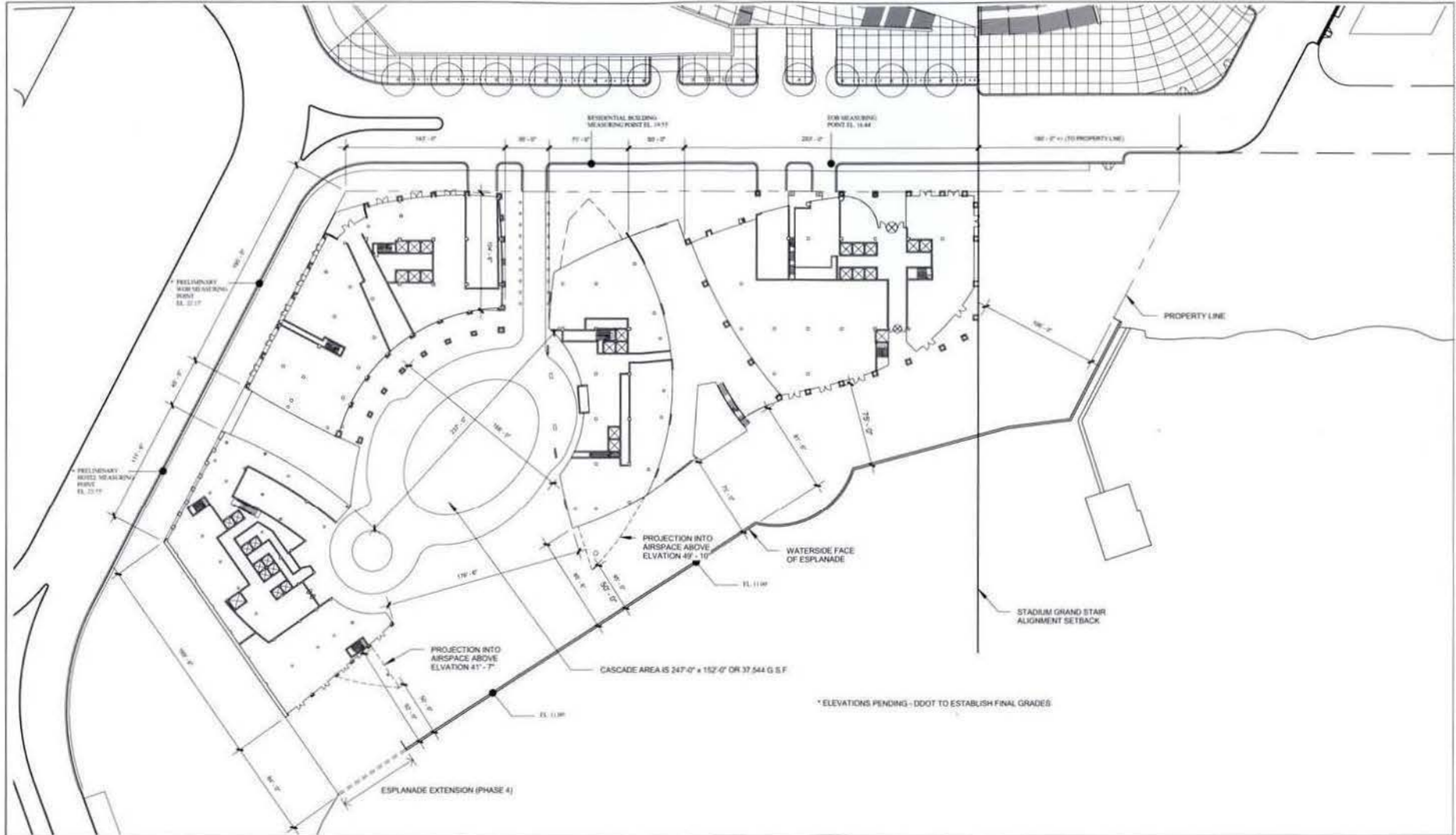




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CIRCULATION PLAN

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BUILDING DIMENSION PLAN

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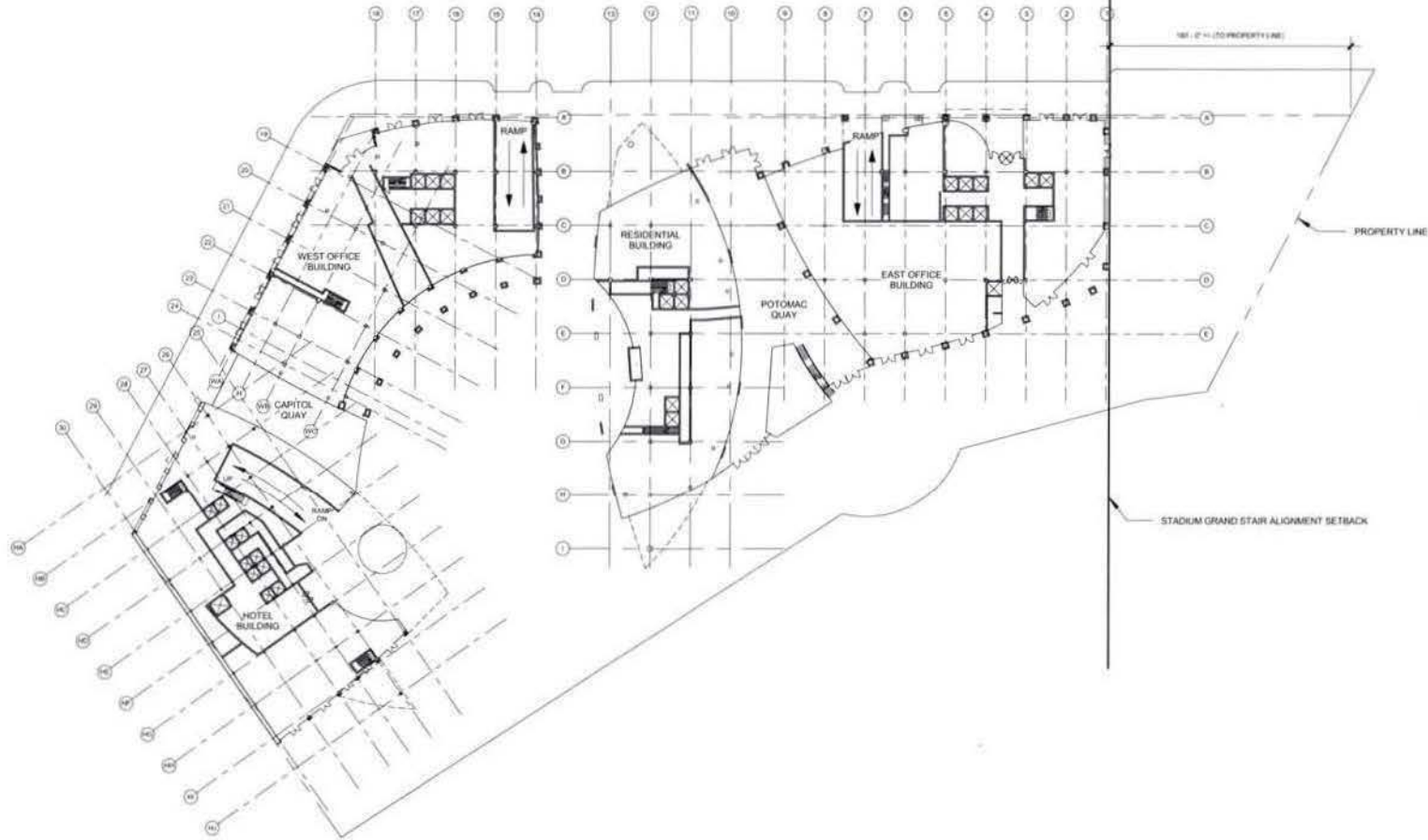
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SITE PLAN

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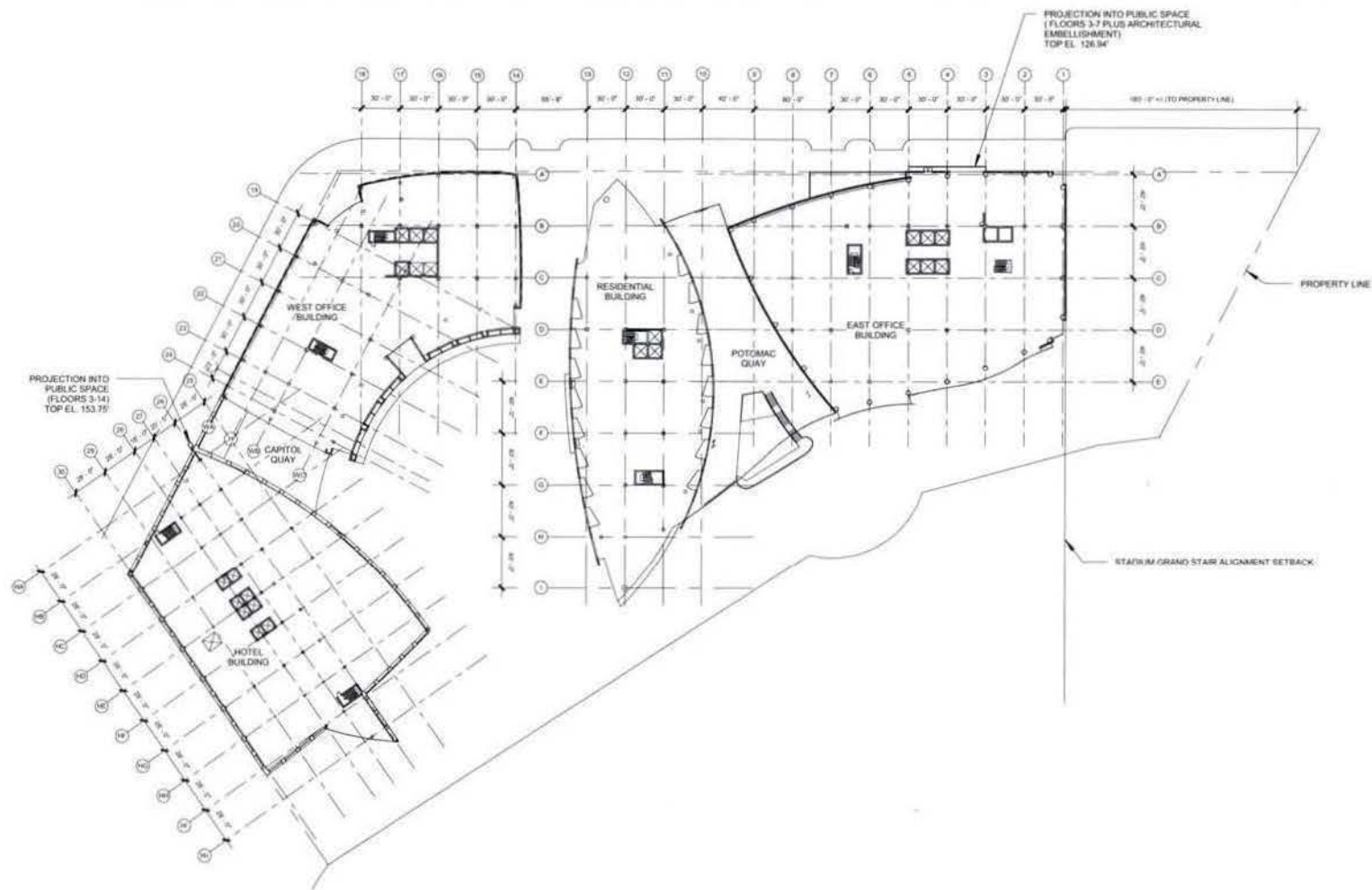


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GROUND FLOOR PLAN

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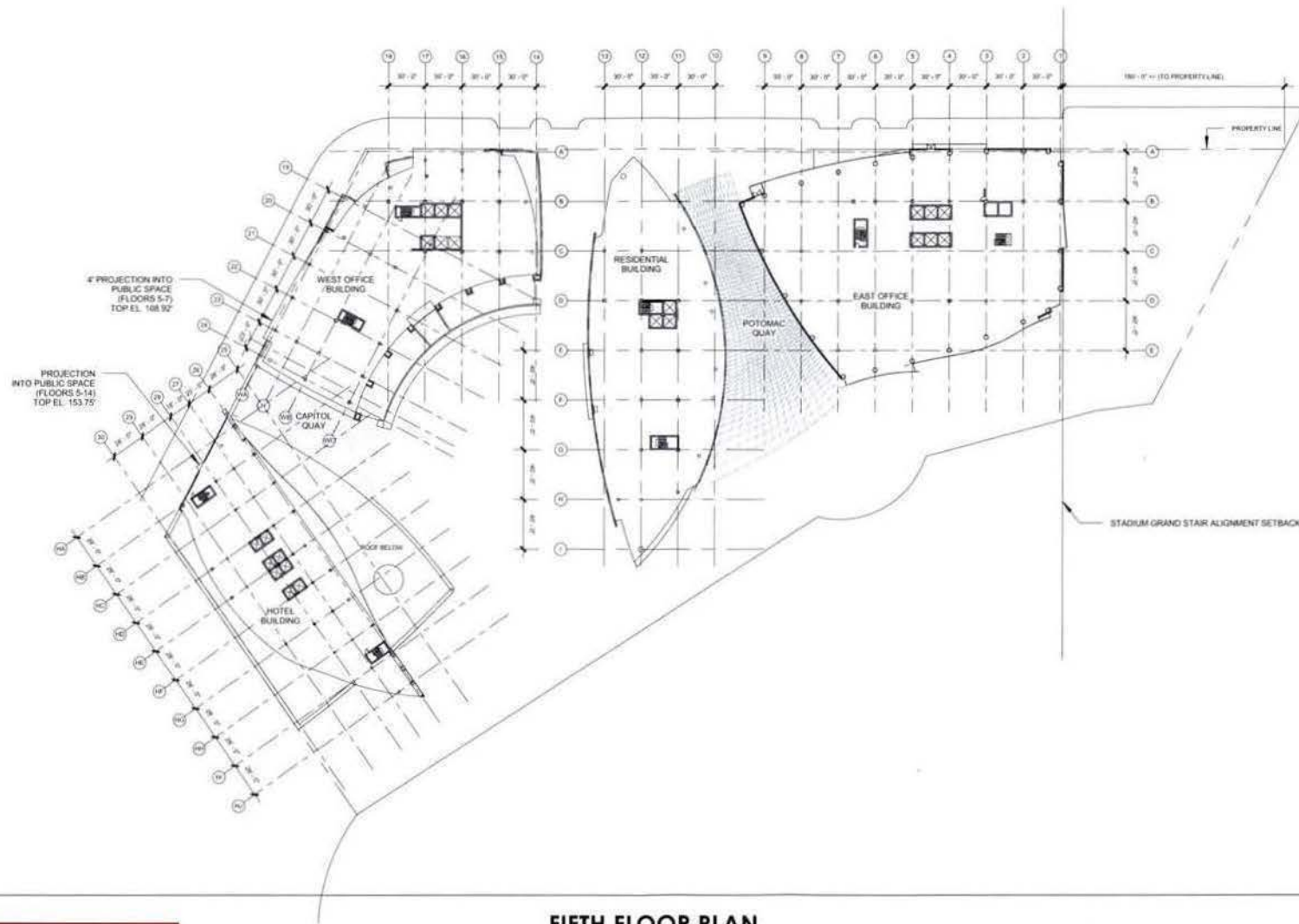


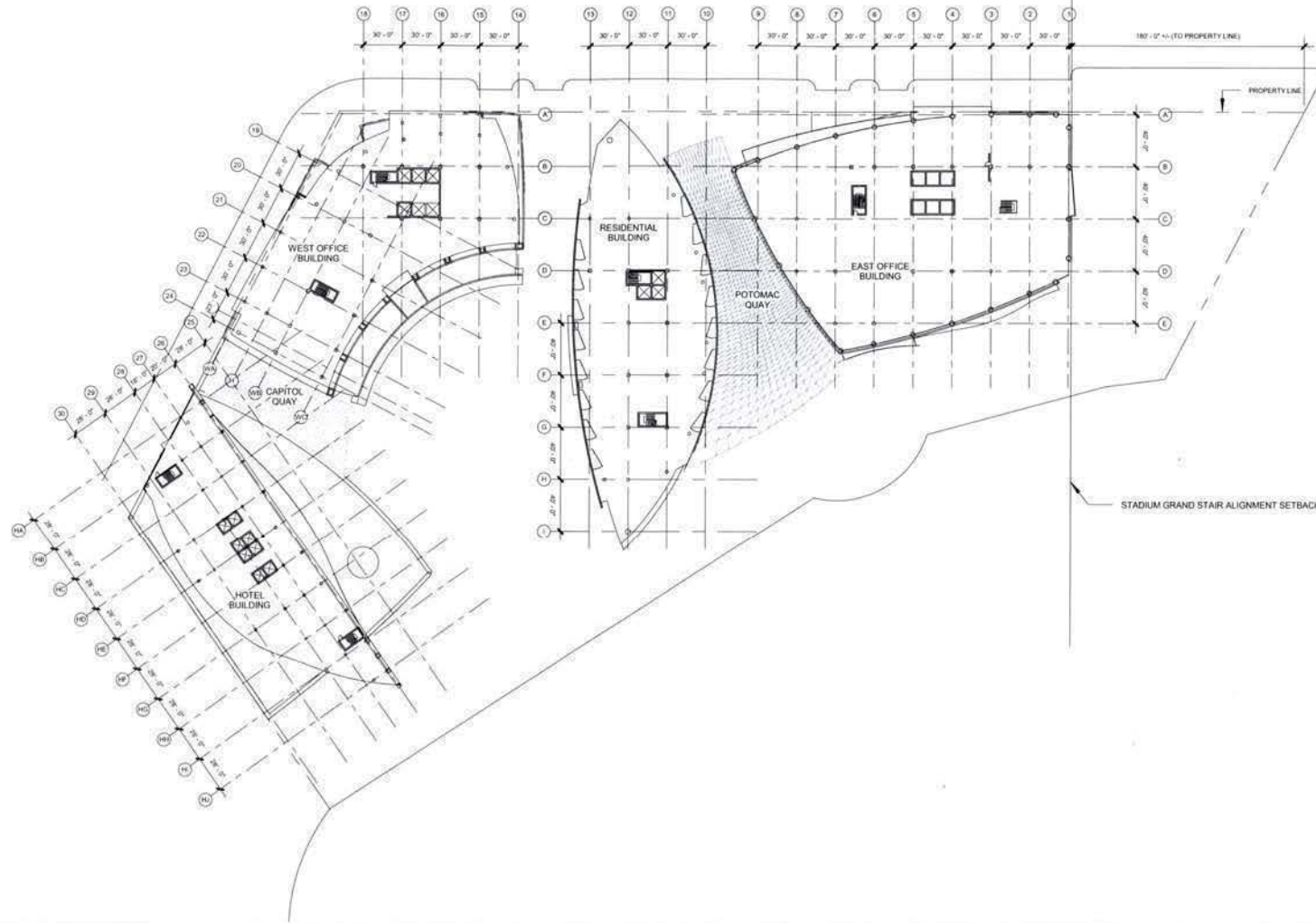
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THIRD FLOOR PLAN

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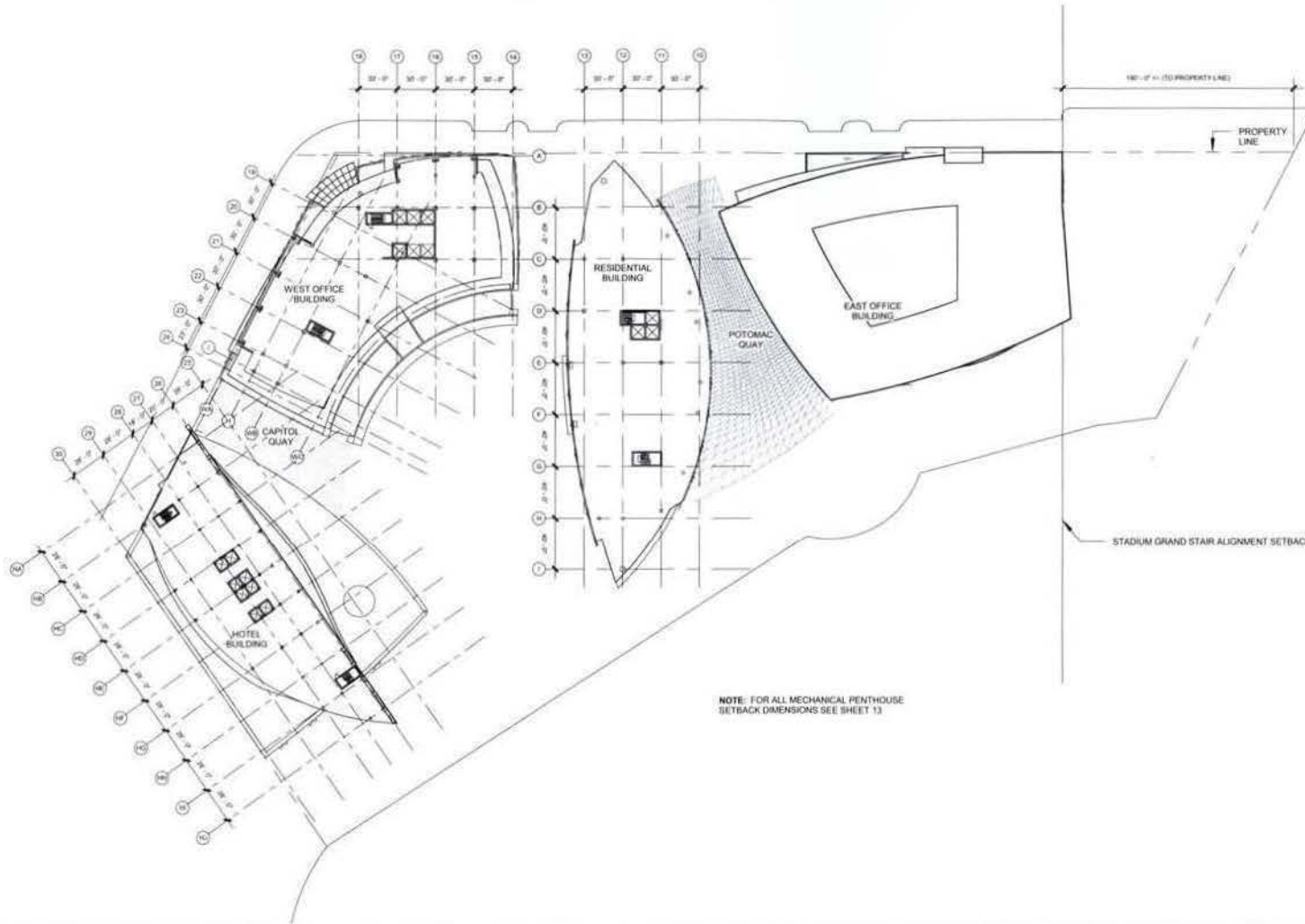
SEVENTH FLOOR PLAN

ZONING COMMISSION CASE NO. 04-14C/01-31TE/98-17F/95-16P
100 BLOCK, POTOMAC AVE. SE
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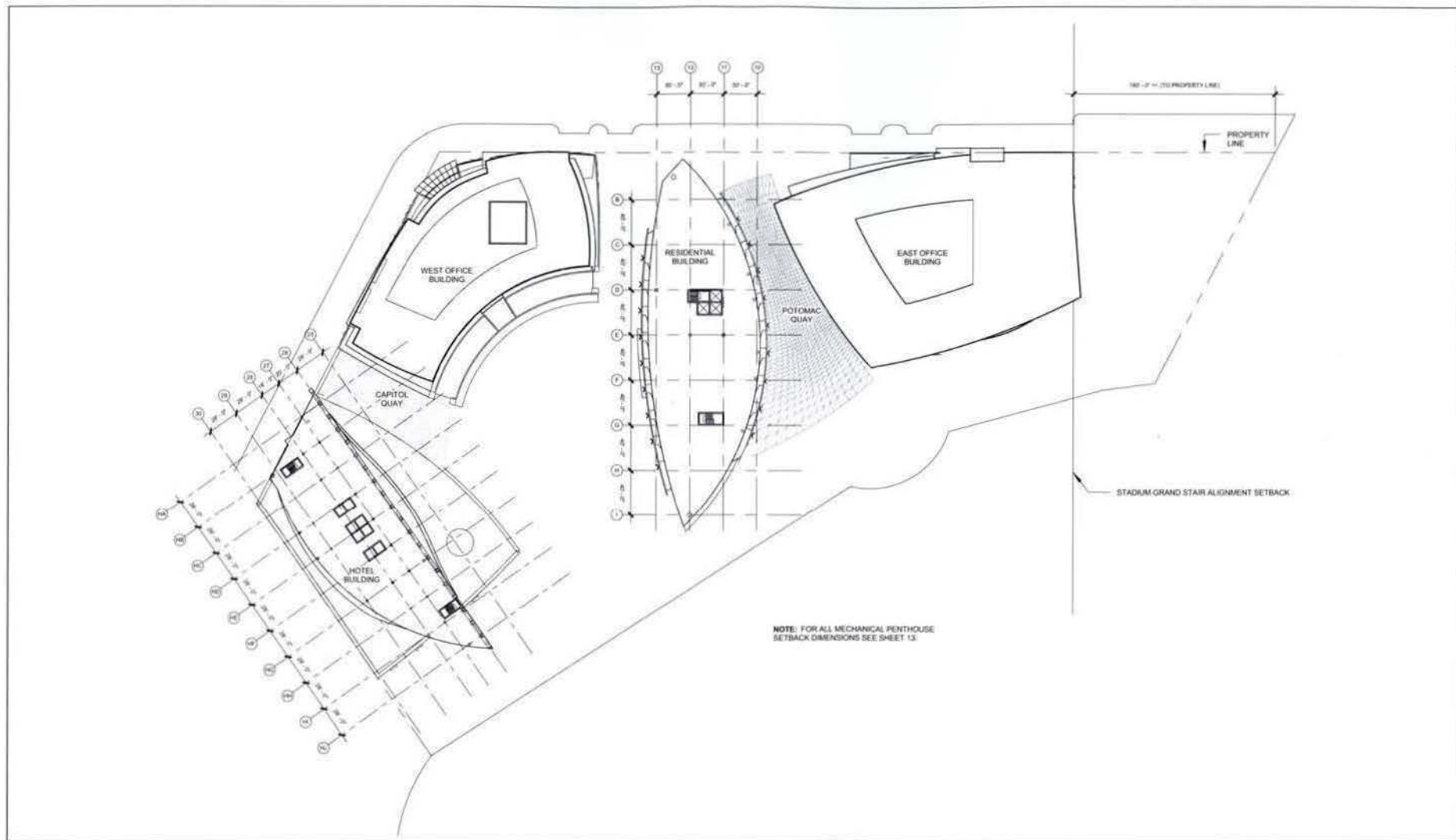
NINTH FLOOR PLAN

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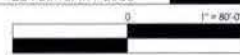


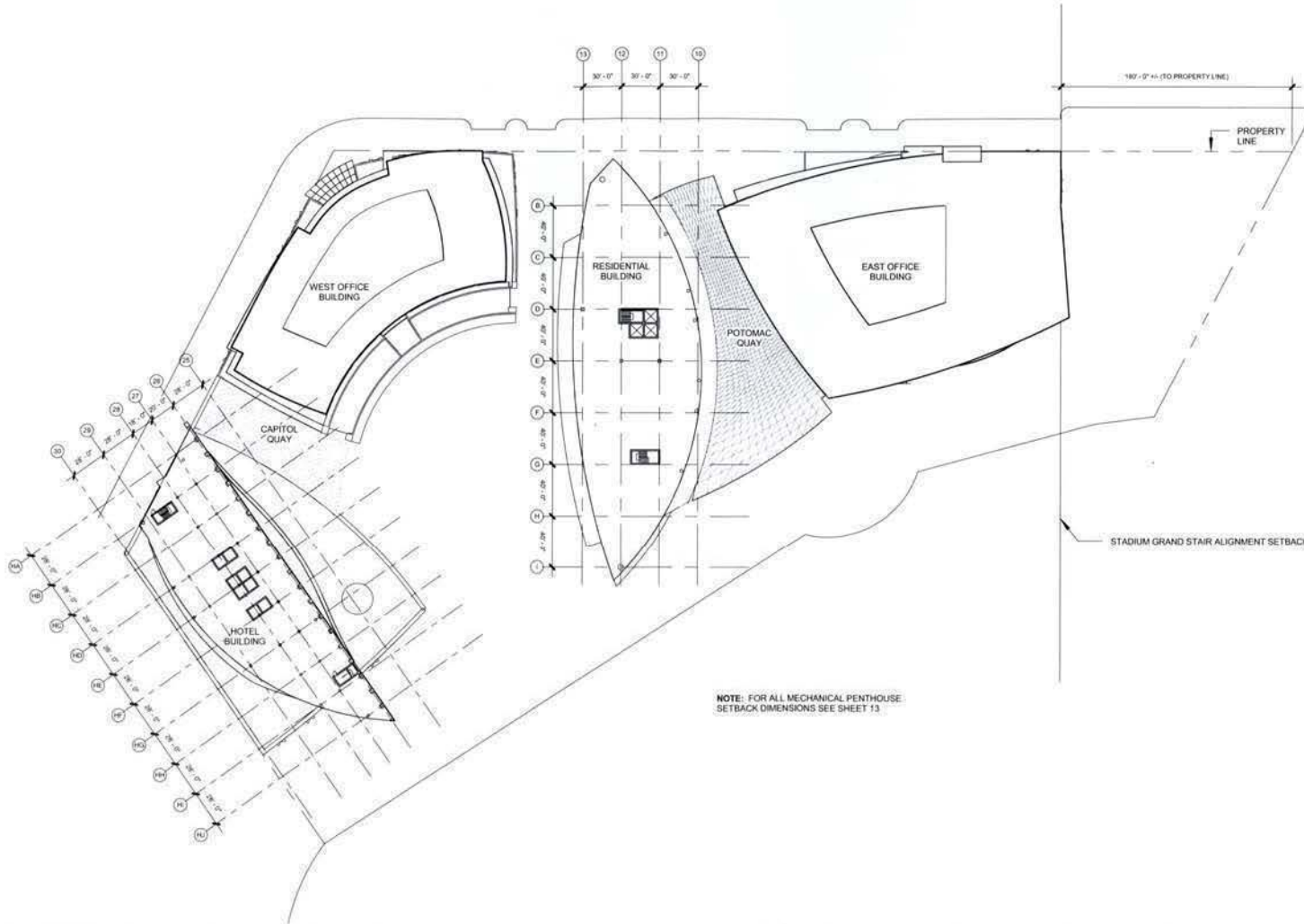
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ELEVENTH FLOOR PLAN

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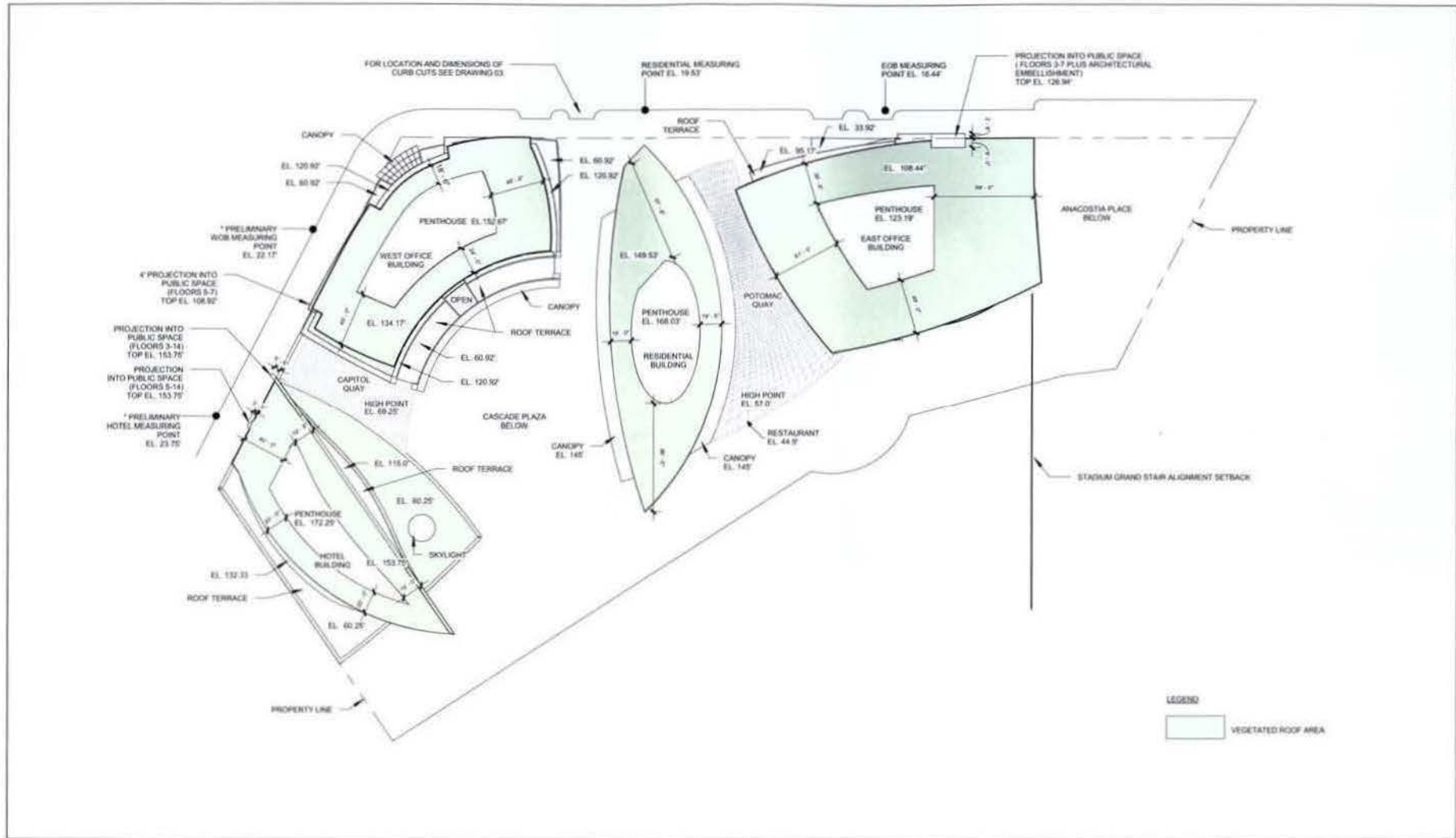
THIRTEENTH FLOOR PLAN

ZONING COMMISSION CASE NO. 04-14C/01-31TE/98-17F/95-16P
100 BLOCK, POTOMAC AVE, SE
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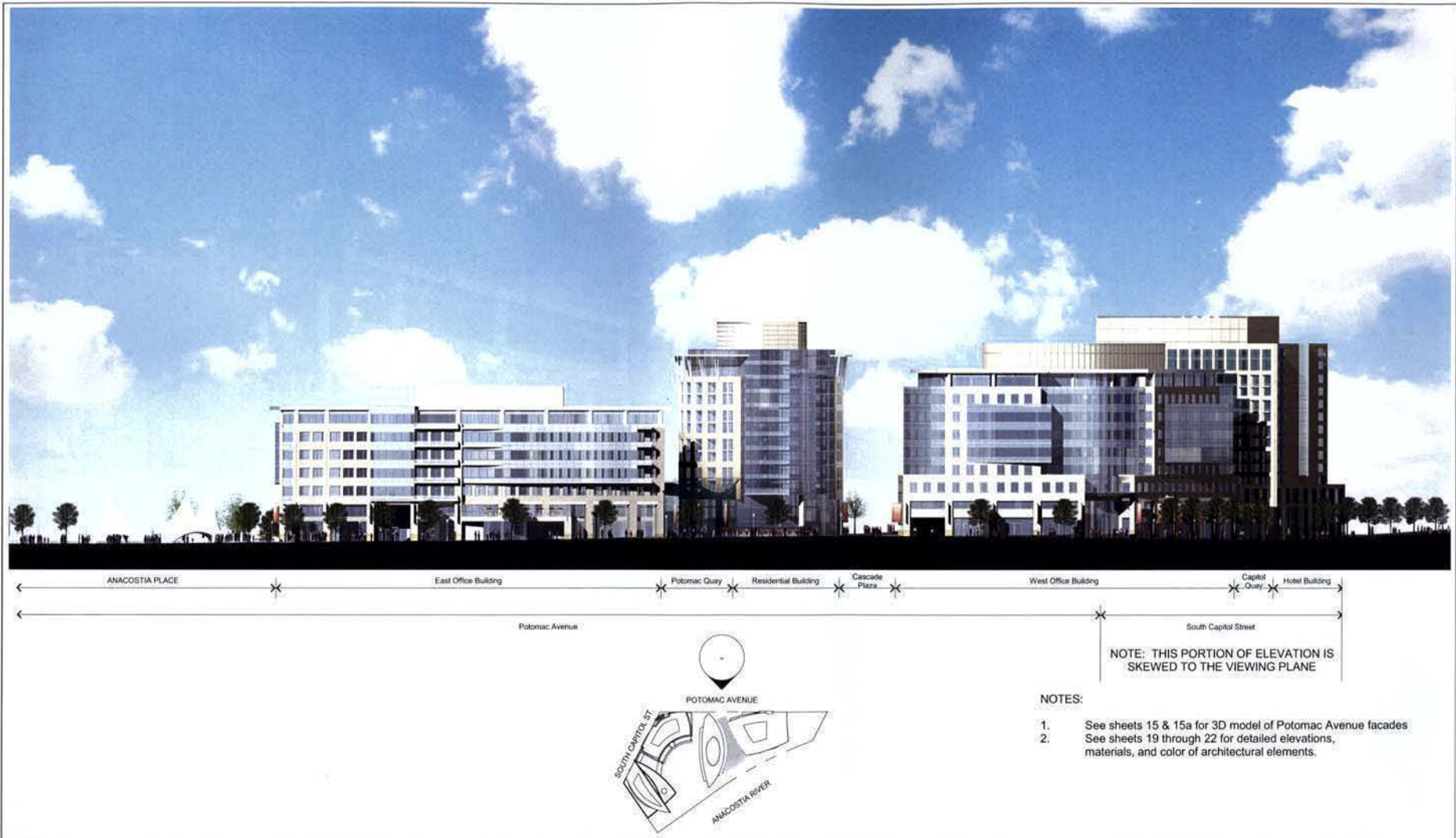
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GREEN ROOF PLAN

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POTOMAC AVENUE ELEVATION

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River Front
on the anacostia

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POTOMAC AVE 3D MODEL - BLACK & WHITE

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15



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POTOMAC AVENUE 3D MODEL - COLOR

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100 BLOCK, POTOMAC AVE. SE
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SOUTH CAPITOL STREET ELEVATION

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SOUTH CAPITOL STREET 3D MODEL - BLACK & WHITE

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RiverFront
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SOUTH CAPITOL STREET 3D MODEL - COLOR

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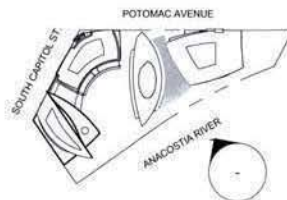
28 FEBRUARY 2008

16a.1



Hotel Building West Office Building Residential Building Potomac Quay East Office Building ANACOSTIA PLACE

NOTE: THIS PORTION OF ELEVATION IS SKEWED TO THE VIEWING PLANE

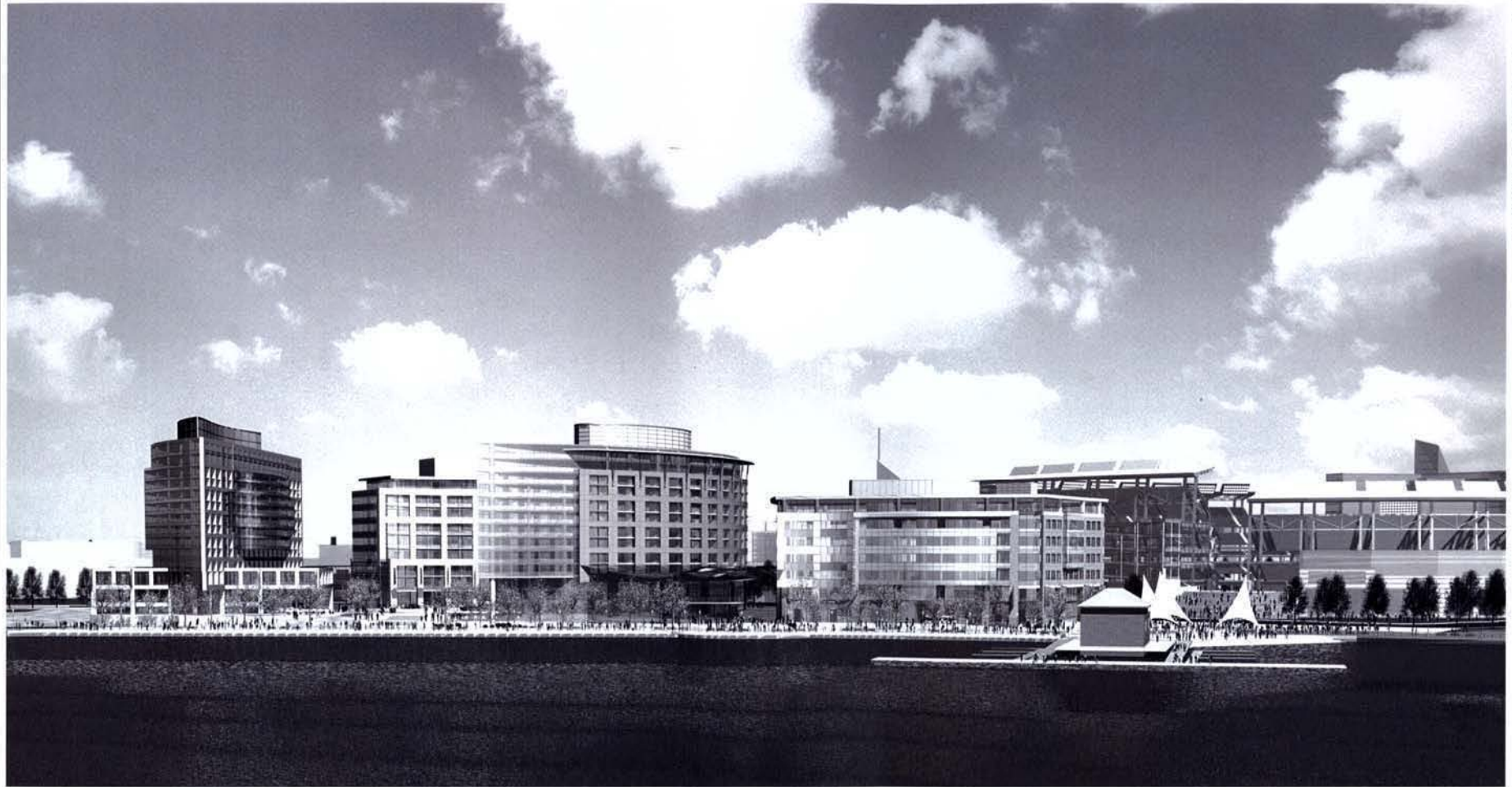


NOTES:

1. See sheet 18 & 18a for 3D Riverfront view
2. See sheets 19 through 23 for detailed elevations, materials, and color of architectural elements.

RIVERFRONT ELEVATION

ZONING COMMISSION CASE NO. 04-14C/01-31TE/98-17F/95-16P
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RIVERFRONT 3D MODEL - COLOR

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18a

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River Front
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RIVERFRONT BIRDSEYE VIEW - BLACK & WHITE

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100 BLOCK, POTOMAC AVE, SE
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18b



RIVERFRONT BIRDSEYE VIEW - COLOR

ZONING COMMISSION CASE NO. 04-14C/01-31TE/98-17F/95-16P
100 BLOCK, POTOMAC AVE, SE
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NOTES:
1. See sheet 23 for depiction of actual materials and color representation of elements.

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EAST OFFICE BUILDING DETAILED ELEVATION

ZONING COMMISSION CASE NO. 04-14C/01-31TE/98-17F/95-16P
100 BLOCK, POTOMAC AVE. SE
DAVIS BUCKLEY ARCHITECTS AND PLANNERS



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



WEST OFFICE BUILDING DETAILED ELEVATION

ZONING COMMISSION CASE NO. 04-14C/01-31TE/98-17F/95-16P
 100 BLOCK, POTOMAC AVE. SE
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POLISHED FINISH
GRANITE
THERMAL FINISHED
GRANITE

PICTURE WINDOW:
DOUBLE LOW EMISSIVITY COATED
ARGON FILLED TINTED INSULATING
GLASS IN THERMALLY BROKEN
COATED ALUMINUM FRAME

VISION GLASS:
DOUBLE LOW EMISSIVITY COATED
ARGON FILLED TINTED INSULATING
GLASS IN THERMALLY BROKEN
COATED ALUMINUM FRAME

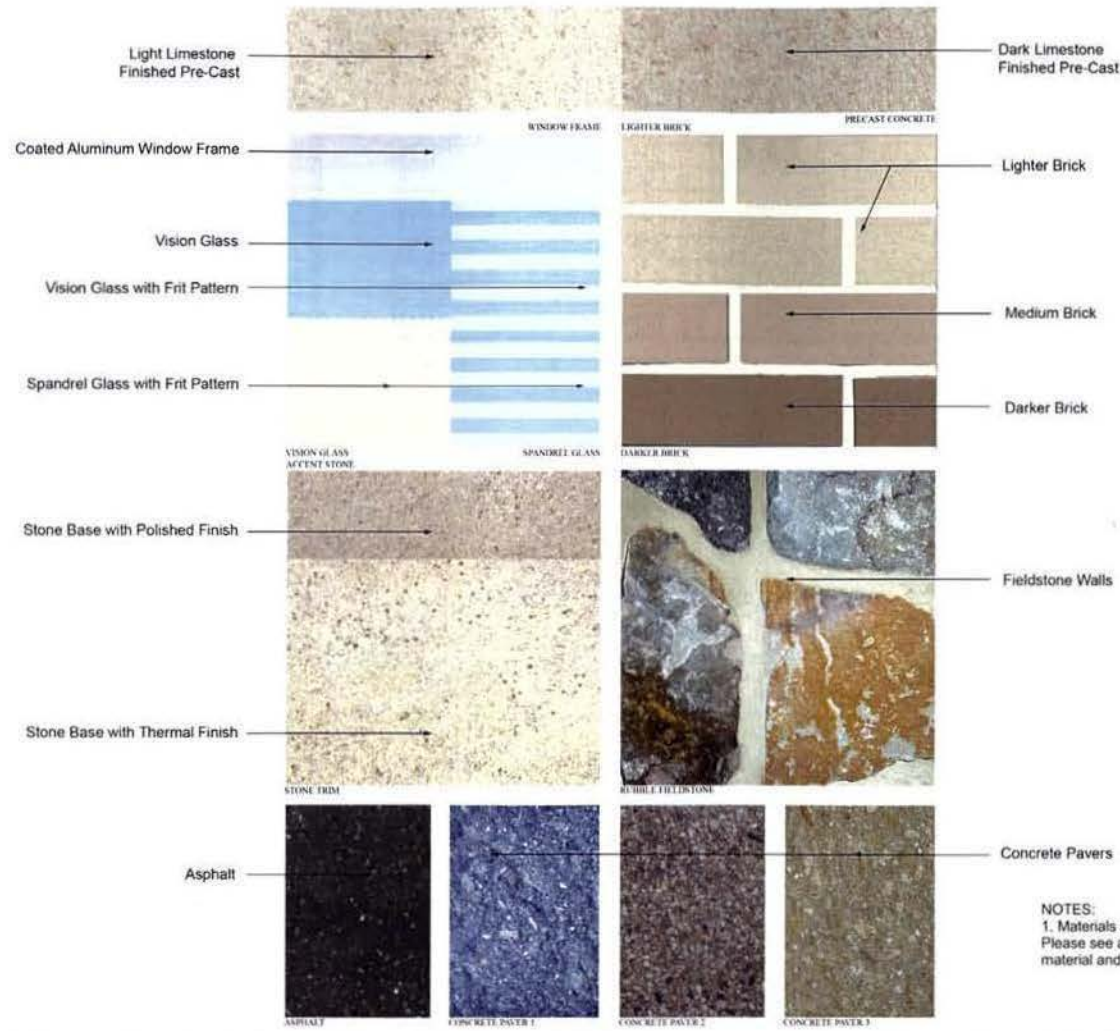
MODESTY PANEL GLASS:
DOUBLE LOW EMISSIVITY COATED
ARGON FILLED TINTED
INSULATING GLASS WITH
CERAMIC PATTERN
FRIT ON 3RD SURFACE

LIMESTONE FINISHED PRECAST
PANEL: FACE MIX OF SELECTED
AGGREGATES, WHITE CEMENT
AND SAND WITH LIGHT SANDBLAST
FINISHED

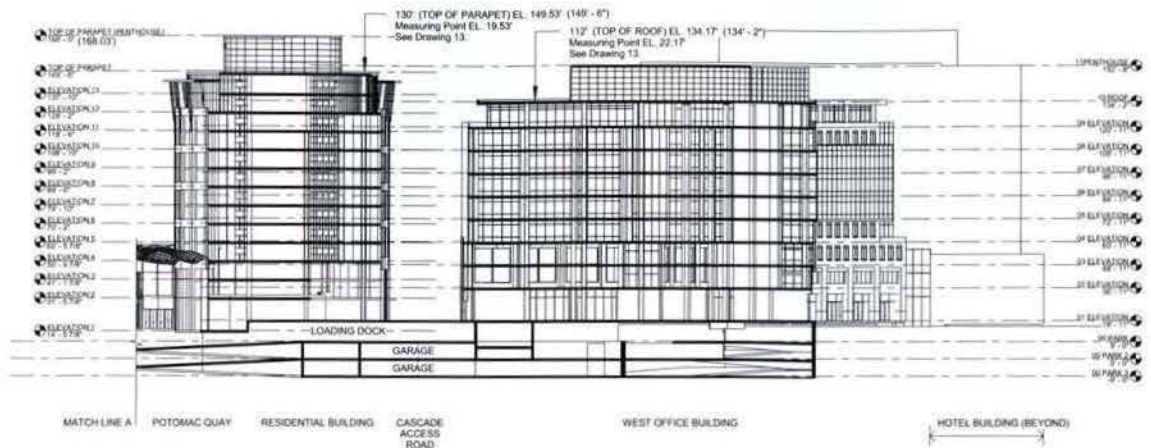
VISION GLASS:
DOUBLE LOW EMISSIVITY COATED,
ARGON FILLED INSULATING GLASS
TRANSOM AND MODESTY PANEL:
DOUBLE LOW EMISSIVITY COATED,
ARGON FILLED, CLEAR INSULATING
GLASS WITH CERAMIC FRIT PATTERN
ON 3RD SURFACE

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.

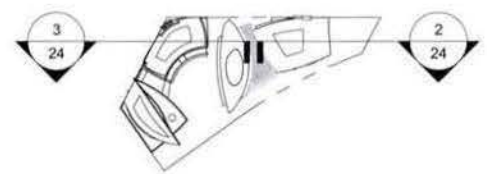


SECTION 01 - POTOMAC AVENUE SECTION
1" = 60' 0"

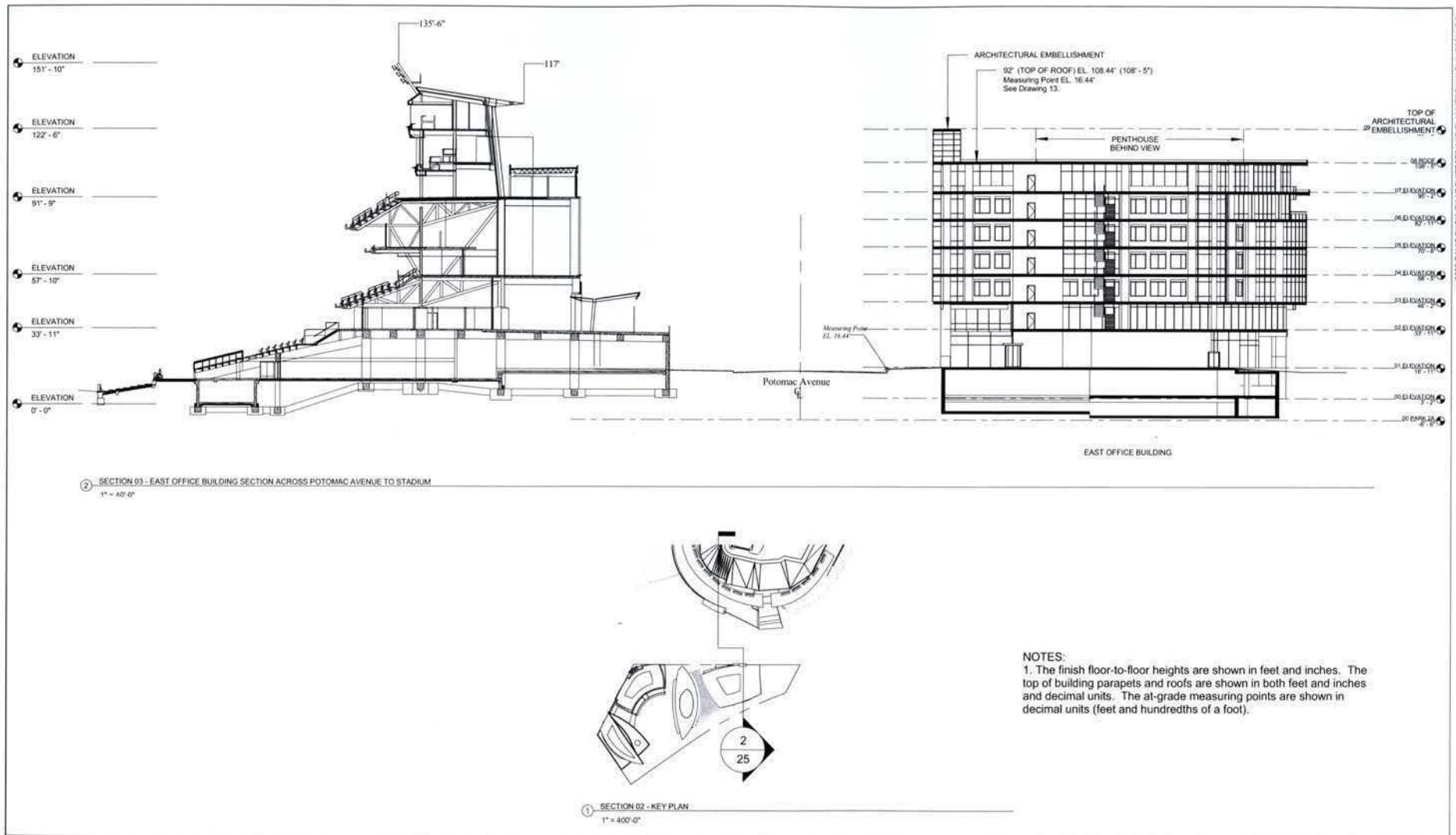


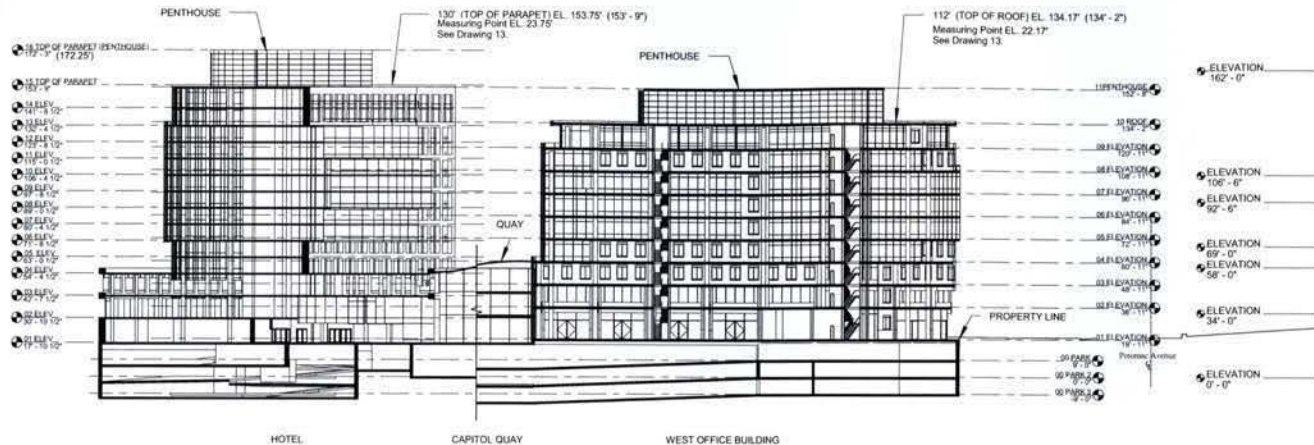
SECTION 02 - POTOMAC AVENUE SECTION
1" = 60' 0"

NOTES:
1. The finish floor-to-floor heights are shown in feet and inches. The top of building parapets and roofs are shown in both feet and inches and decimal units. The at-grade measuring points are shown in decimal units (feet and hundredths of a foot).

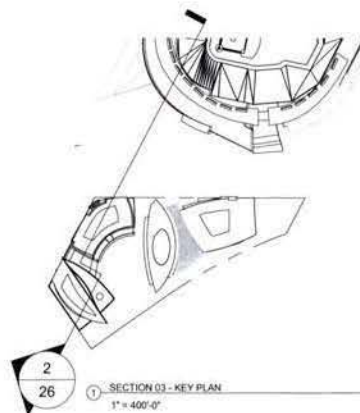


SECTION 01 - KEY PLAN
1" = 400' 0"





SECTION 04 - HOTEL & WEST OFFICE BUILDING SECTION
1" = 60'-0"



NOTES:

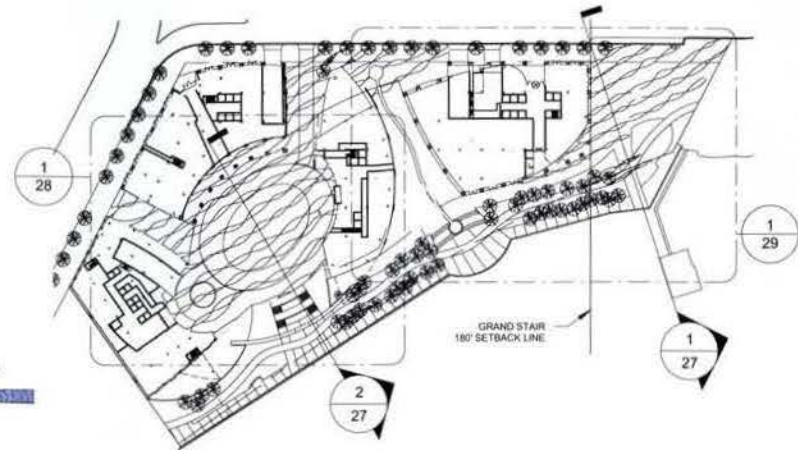
1. The finish floor-to-floor heights are shown in feet and inches. The top of building parapets and roofs are shown in both feet and inches and decimal units. The at-grade measuring points are shown in decimal units (feet and hundredths of a foot).



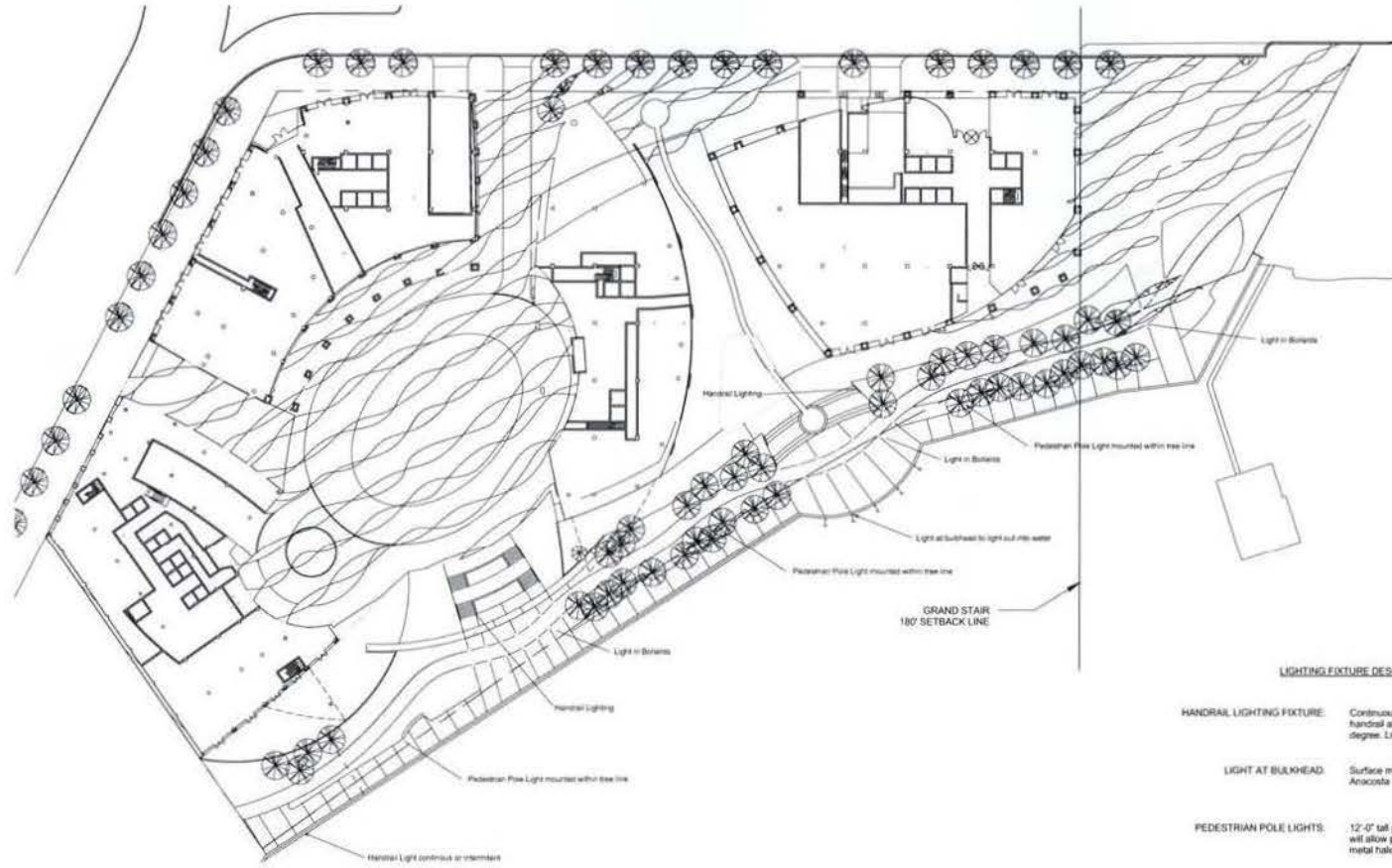
② Cascade
1" = 40'-0"



① Anacostia Place
1" = 40'-0"



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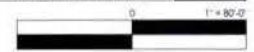
LIGHTING FIXTURE DESCRIPTION

- HANDRAIL LIGHTING FIXTURE:** Continuous or intermittent low voltage LED lighting strip for mounting in the handrail at the water's edge. The beam spread can vary from 10 degree to 65 degree. Life of LED lamps are 30,000 to 50,000 hours.
- LIGHT AT BULKHEAD:** Surface mounted wide angle metal halide floodlight with glare out into the Anacostia shield and eggcrate baffle.
- PEDESTRIAN POLE LIGHTS:** 12'-0" tall pedestrian pole lights with glare free optics. Optics will allow pole to be spaced up to 5 times the height of the pole. Lamp to be metal halide.
- BOLLARDS:** Light fixture in bollard (to be developed). Metal halide lamp.

SITE LIGHTING PLAN

ZONING COMMISSION CASE NO. 04-14C/01-31TE/98-17F/95-16P
100 BLOCK, POTOMAC AVE, SE
DAVIS BUCKLEY ARCHITECTS AND PLANNERS

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CASCADE CAFE



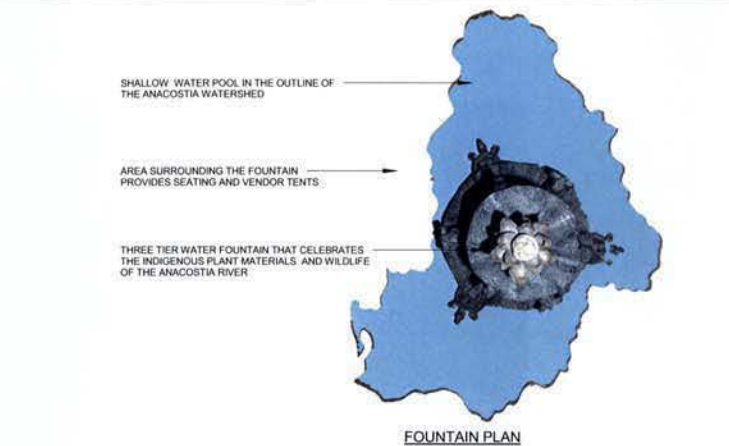
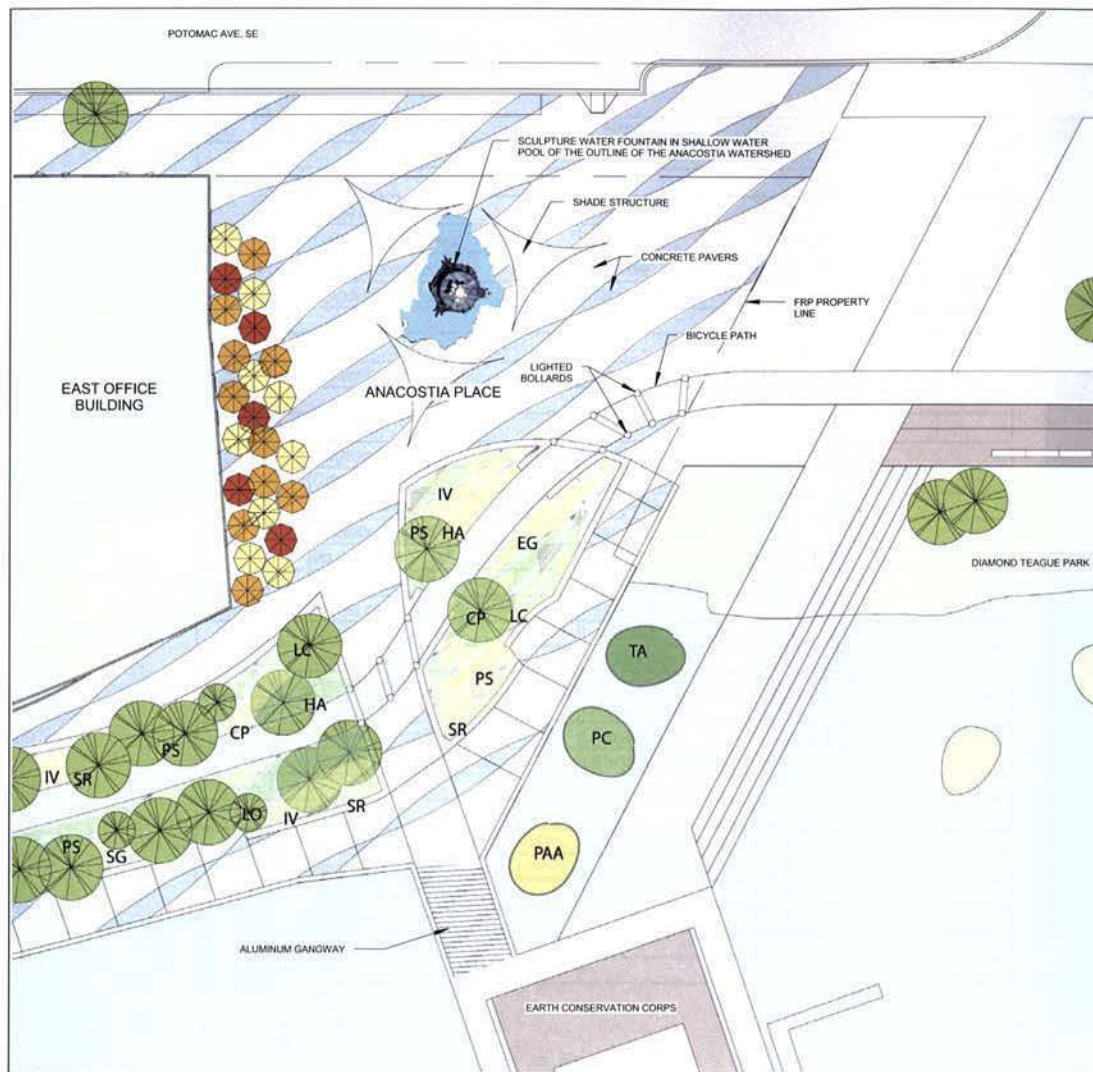
WATER FEATURE



CASCADE FOUNTAIN



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ANACOSTIA

Located to the west of the centerline axis of First Street, S.E., Anacostia Place will feature a monumental fountain/sculpture by the renowned sculptor Raymond Kaskey to be known as "Anacostia". This work celebrates the heritage of the Anacostia River by featuring the wildlife, flora and fauna of the river in its original state. Anacostia set within a shallow water pool in the shape of the Anacostia watershed will celebrate the natural habitat of the river. Here turtles stand in the water holding a lily leaf upon which beavers are perched, also holding a leaf; herons with spatter dock, wild rice, cattails support the water lily and flower that is the fountain heart of the sculpture. This sculpture reinforces the strong environmental commitment of the city, and its residents to the renewal of the Anacostia River.

The location and position of this artwork has been conceived to create a visually playful anchor in the center of this space. It is surrounded by three sculptural fabric structures that will serve as vendor pavilions and shade structures while lending a festive air as a focal point in the view shed of the Stadium's grand stairs.



PERSPECTIVE VIEW
SCULPTURE BY RAYMOND KASKEY, FAIA, FNSS

ANACOSTIA PLACE PLAN

ZONING COMMISSION CASE NO. 04-14C/01-31TE/98-17F/95-16P
100 BLOCK, POTOMAC AVE, SE
DAVIS BUCKLEY ARCHITECTS AND PLANNERS



PLANT SCHEDULE

QTY.	SYMB.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES					
	BH	<i>Betula nigra</i>	River Birch	12'-15' ht.	B&B, multistem
	LT	<i>Liriodendron tulipifera</i>	Tulip Tree	3.5" Cal	B&B
	PO	<i>Platanus occidentalis</i>	Sycamore	3.5" Cal	B&B
	TD	<i>Taxodium distichum</i>	Bald Cypress	3.5" Cal	B&B
SHRUBS					
	IV	<i>Ilex verticillata</i>	Winterberry	4-5'	B&B
PERENNIALS					
	BW	<i>Bergenia cordifolia</i>	Heartleaf Saxifrage	1 Gal.	18" O.C.
	CP	<i>Carex pendula</i>	Drooping Sedge	1 Gal.	8" O.C.
	EM	<i>Eupatorium maculatum</i> 'Gateway'	Joy-Pye Weed	1 Gal.	18" O.C.
	HA	<i>Helianthus augustifolius</i>	Swamp Sunflower	1 Gal.	18" O.C.
	IV	<i>Iris versicolor</i>	Blue Flag Iris	1 Gal.	12" O.C.
	JG	<i>Juncus effusus</i> 'Gold Strike'	Gold-Striped Rush	1 Gal.	12" O.C.
	LO	<i>Lobelia cardinalis</i>	Cardinal Flower	1 Gal.	8" O.C.
	LC	<i>Lysimachia clethroides</i>	Loosestrife	1 Gal.	18" O.C.
	OS	<i>Onoclea sensibilis</i>	Sensitive Fern	1 Gal.	10" O.C.
	PV	<i>Panicum virgatum</i>	Switch Grass	1 Gal.	18" O.C.
	SA	<i>Senecio aureus</i>	Groundsel	1 Qt.	12" O.C.
	SRF	<i>Solidago fugosa</i> 'Fireworks'	Goldenrod	1 Gal.	18" O.C.
	SA	<i>Spartina pectina</i> 'Aureomarginata'	Variegated Cord Grass	1 Gal.	15" O.C.
FLOATING WETLANDS					
	ACV	<i>Acorus calamus</i> 'Variegatus'	Variegated Sweet Flag	1 Gal.	
	PAA	<i>Phragmites australis aurea</i>	Variegated Dwarf Reed	1 Gal.	
	PC	<i>Pontederia cordata</i>	Pickering Rush	1 Gal.	
	TA	<i>Typha angustifolia</i>	Narrow-Leaf Cattail	1 Gal.	



BALD CYPRESS



SYCAMORE



TULIP TREE



RIVER BIRCH



WINTERBERRY

IN PROGRESS

PLANT MATERIALS

ZONING COMMISSION CASE NO. 04-14C/01-31TE/98-17F/95-16P
100 BLOCK, POTOMAC AVE, SE
DAVIS BUCKLEY ARCHITECTS AND PLANNERS



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/01-31TE/98-17F/95-16P
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VIEW OF CASCADE PLAZA

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VIEW OF POTOMAC QUAY

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RiverFront
on the anacostia

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RETAIL VIEW ACROSS TO STADIUM GRAND STAIR (UPDATE OF STREET SENSE REPORT RENDERINGS)

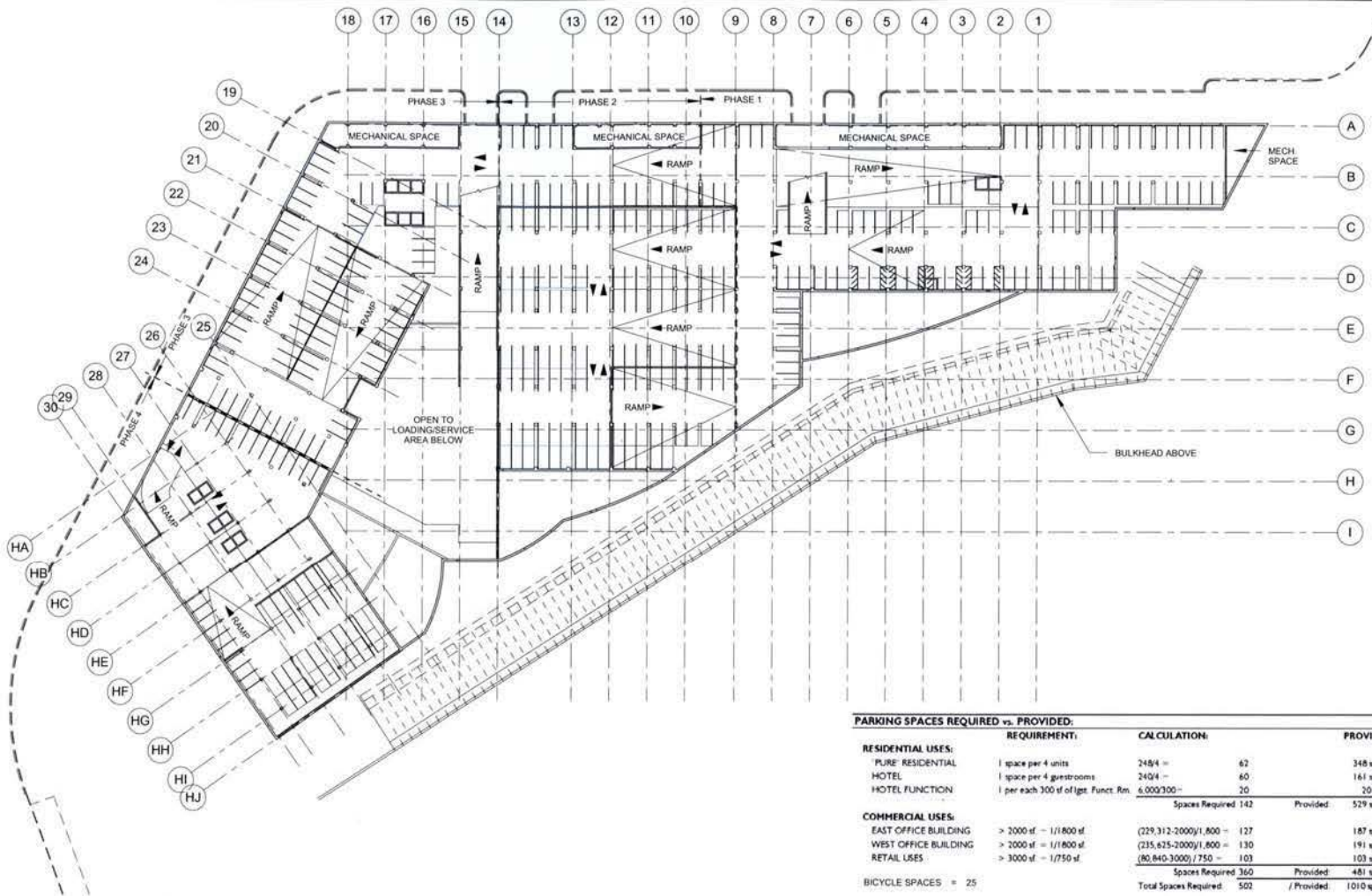
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34



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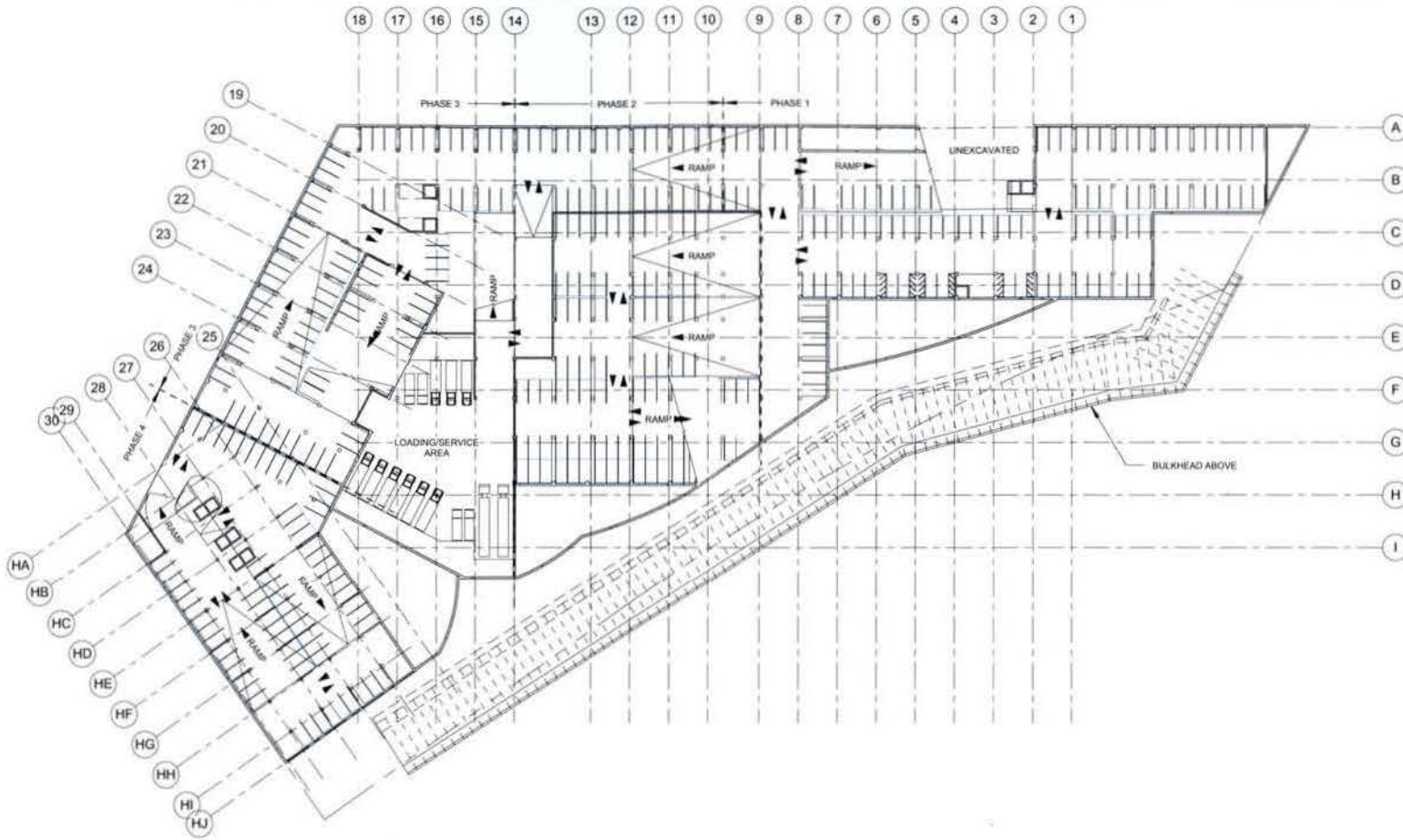


PARKING LEVEL 1

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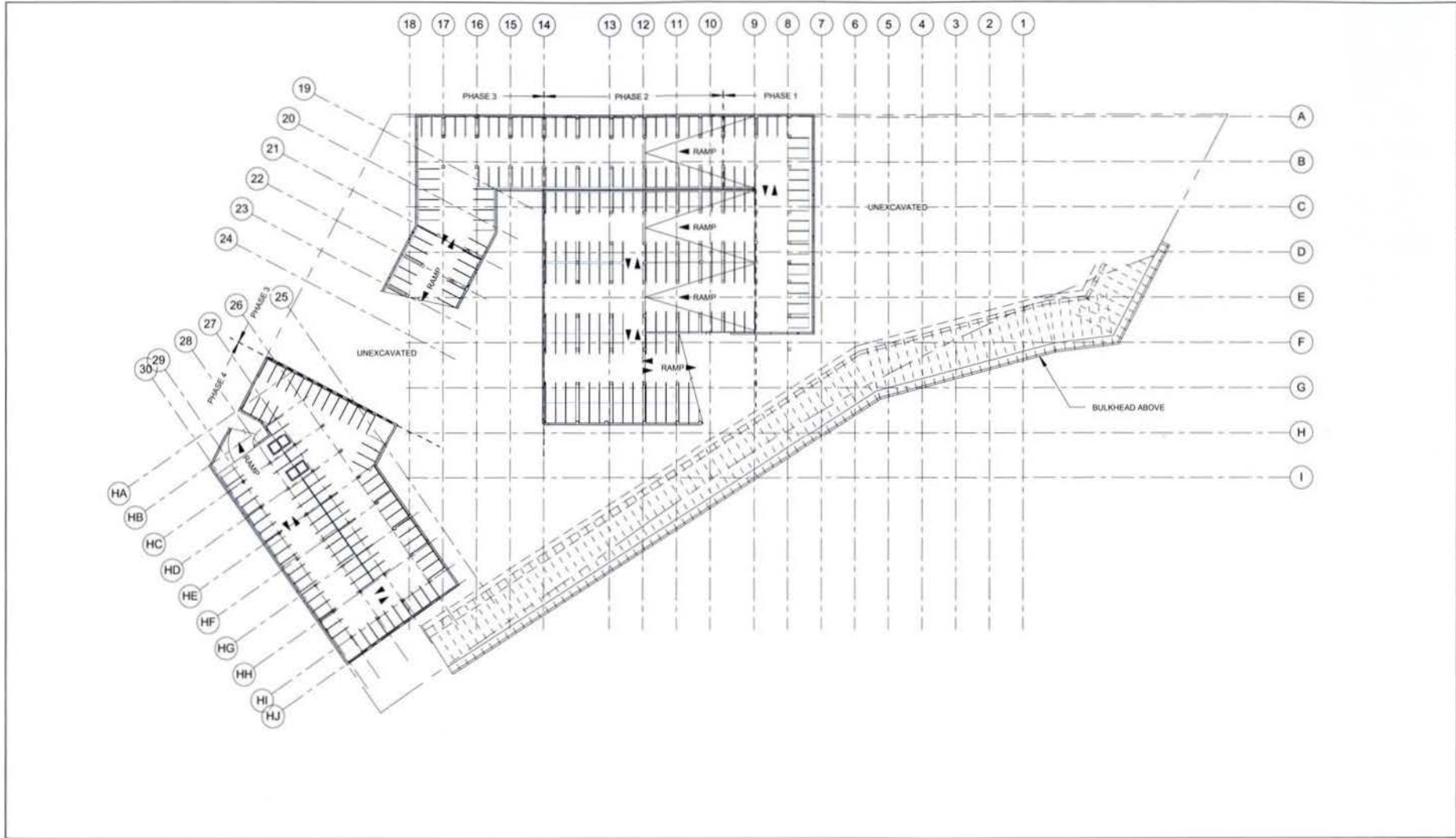


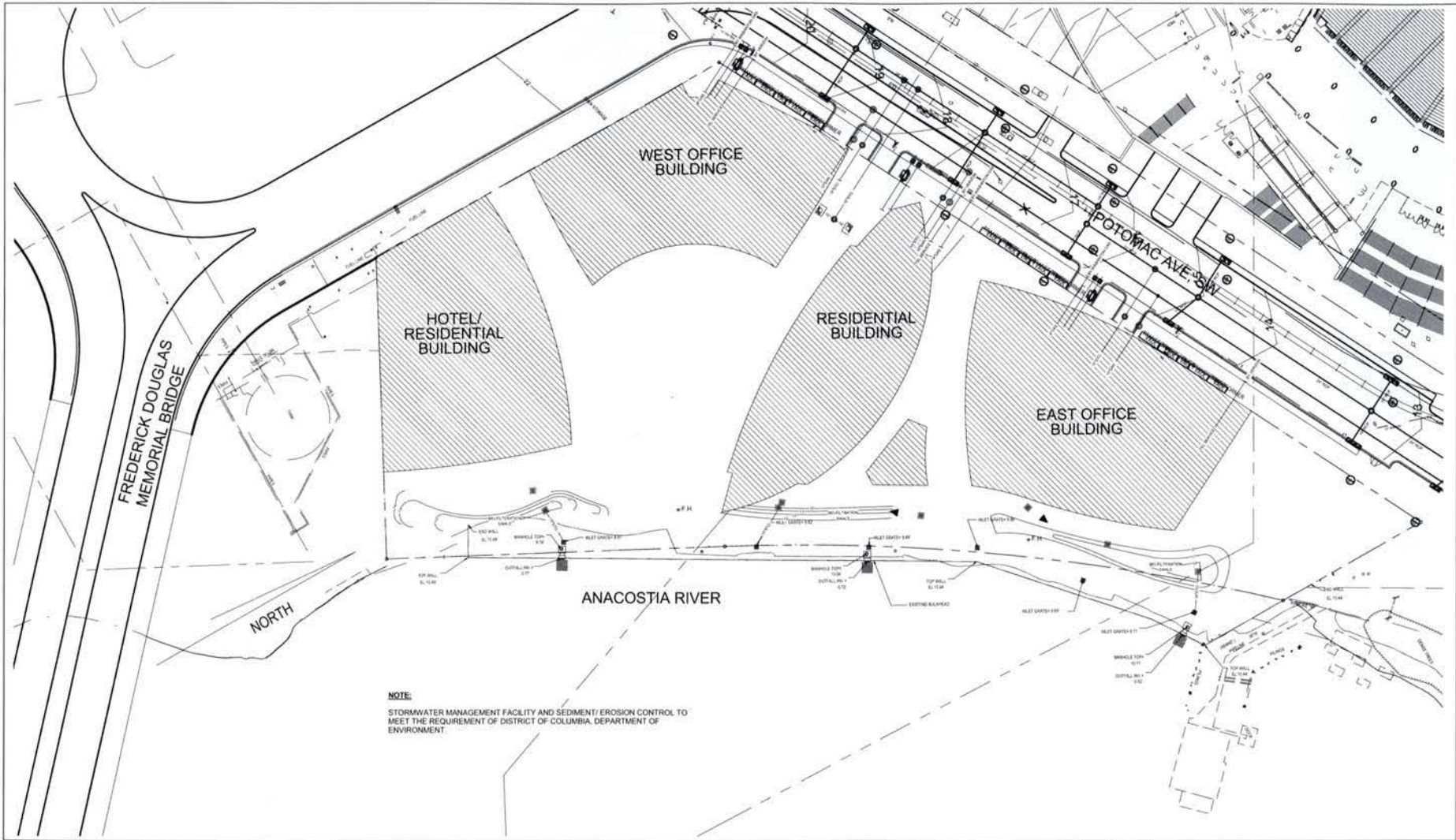


PARKING LEVEL 2

ZONING COMMISSION CASE NO. 04-14C/01-31TE/9B-17F/95-16P
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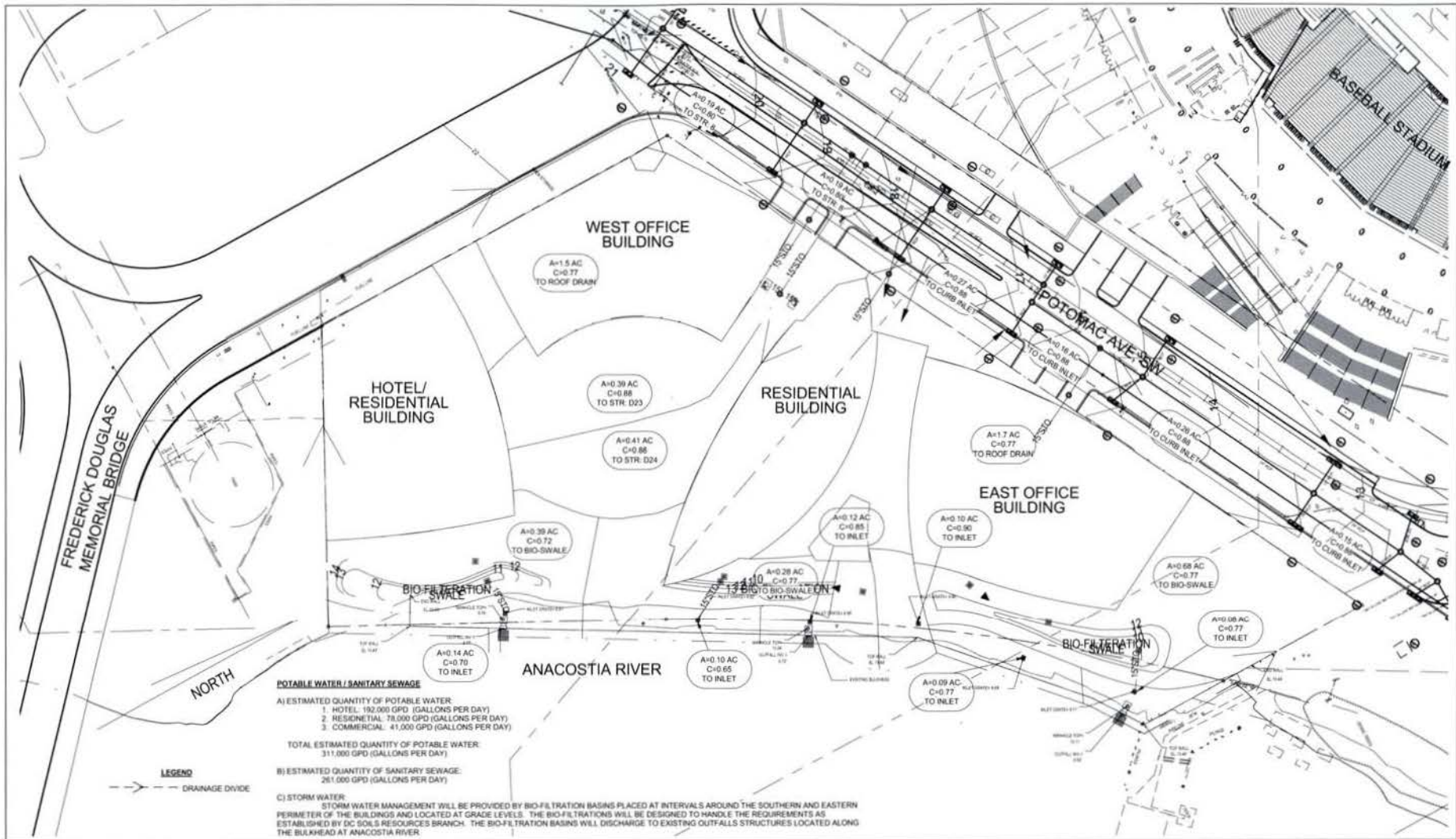
SITE UTILITY AND SITE GRADING PLAN

ZONING COMMISSION CASE NO. 04-14C/01-31TE/98-17F/95-16P
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SITE DRAINAGE PLAN

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