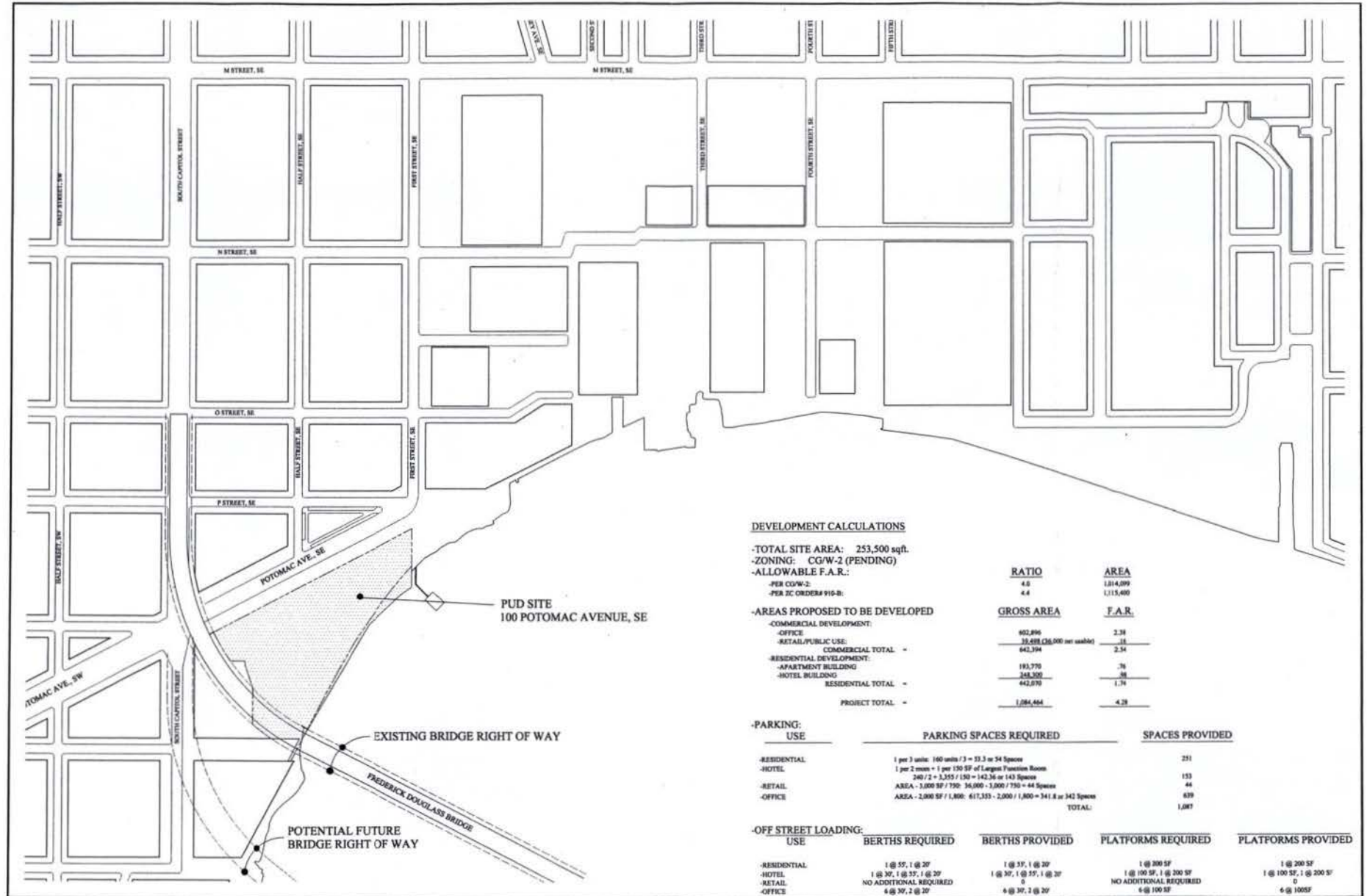




DEVELOPMENT CALCULATIONS

-TOTAL SITE AREA: 253,500 sqft.
 -ZONING: CG/W-2 (PENDING)
 -ALLOWABLE F.A.R.:

-PER CGW-2:
 -PER ZC ORDER# 910-B:

-AREAS PROPOSED TO BE DEVELOPED

-COMMERCIAL DEVELOPMENT:

-OFFICE
 -RETAIL/PUBLIC USE:
 -COMMERCIAL TOTAL =
 -RESIDENTIAL DEVELOPMENT:
 -APARTMENT BUILDING
 -HOTEL BUILDING
 -RESIDENTIAL TOTAL =

PROJECT TOTAL =

RATIO	AREA
4.0	1,014,099
4.4	1,115,400

GROSS AREA

F.A.R.

602,896	2.38
35,698 (36,000 net usable)	.16
642,594	2.54
193,770	.76
248,300	.98
442,070	1.74
1,084,464	4.28

-PARKING: USE

PARKING SPACES REQUIRED

SPACES PROVIDED

-RESIDENTIAL
 -HOTEL
 -RETAIL
 -OFFICE

1 per 3 units: 140 units / 3 = 33.3 or 34 Spaces
 1 per 2 rooms + 1 per 150 SF of Largest Function Rooms:
 240 / 2 = 120 + 150 = 140.25 or 140 Spaces
 AREA - 3,000 SF / 750 = 36,000 - 3,000 / 750 = 44 Spaces
 AREA - 2,000 SF / 1,800 = 617,333 - 2,000 / 1,800 = 341.8 or 342 Spaces
 TOTAL:

251
 153
 44
 639
 1,087

-OFF STREET LOADING: USE

BERTHS REQUIRED

BERTHS PROVIDED

PLATFORMS REQUIRED

PLATFORMS PROVIDED

-RESIDENTIAL
 -HOTEL
 -RETAIL
 -OFFICE

1 @ 55', 1 @ 20'
 1 @ 30', 1 @ 55', 1 @ 20'
 NO ADDITIONAL REQUIRED
 6 @ 30', 2 @ 20'

1 @ 55', 1 @ 20'
 1 @ 30', 1 @ 55', 1 @ 20'
 0
 6 @ 30', 2 @ 20'

1 @ 200 SF
 1 @ 100 SF, 1 @ 200 SF
 NO ADDITIONAL REQUIRED
 6 @ 100 SF

1 @ 200 SF
 1 @ 100 SF, 1 @ 200 SF
 NO ADDITIONAL REQUIRED
 6 @ 100 SF

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0' 128' 256'

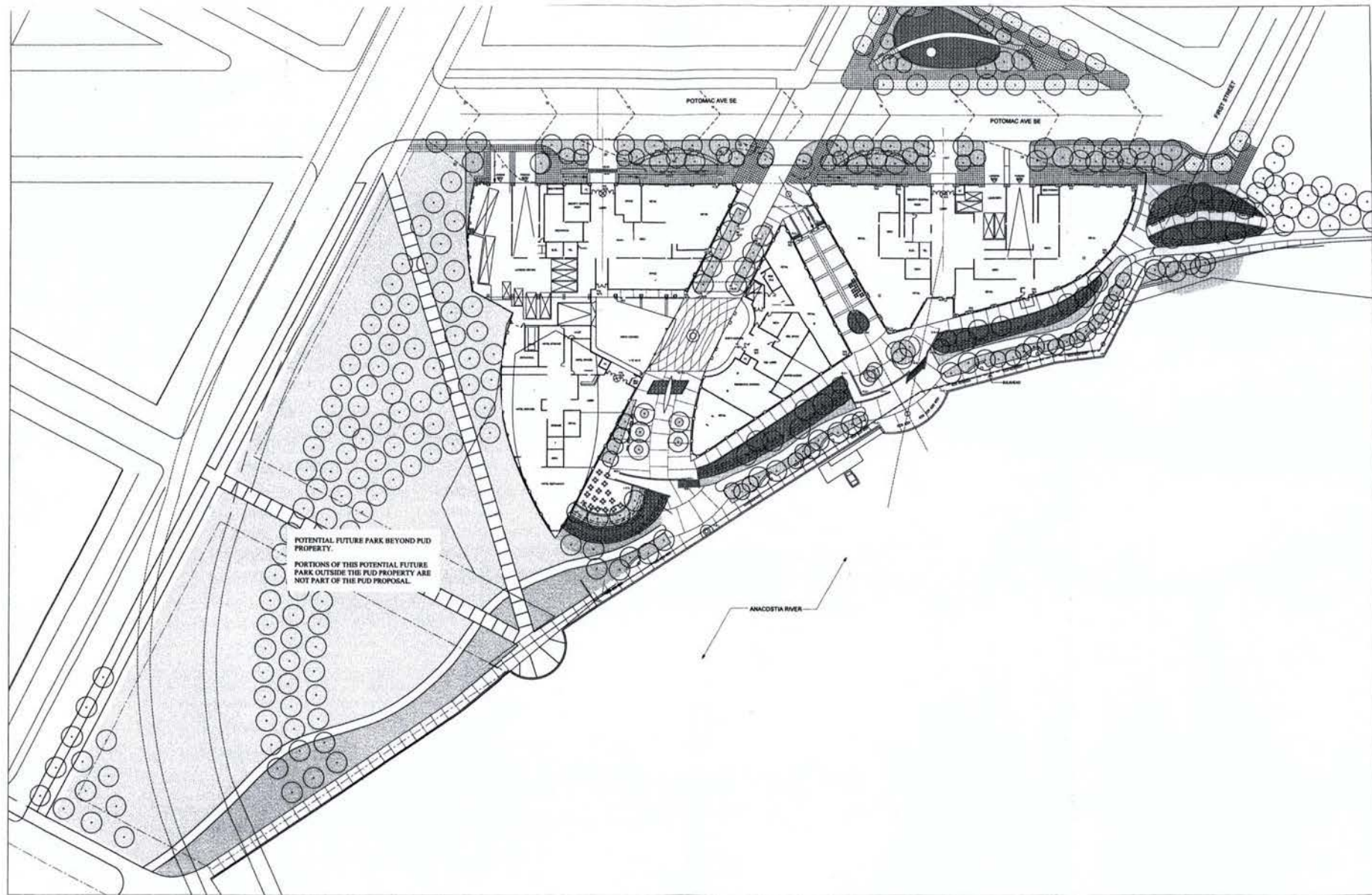
VICINITY PLAN
 ZONING COMMISSION CASE NO. 01-317E/98-17F/95-16P
 100 POTOMAC AVENUE, SE

SUPPLEMENTAL SUBMISSION
 AUGUST 26, 2004

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FLORIDA ROCK PROPERTIES, INC.
 SPARKS, NV

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



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LANDSCAPE- POTENTIAL FUTURE AREA PLAN

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

August 26, 2004

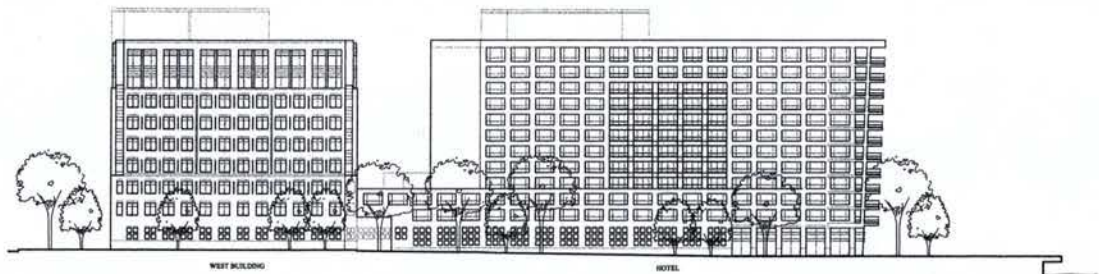
12a

FLORIDA ROCK PROPERTIES, INC.
SPARKS, MARYLAND

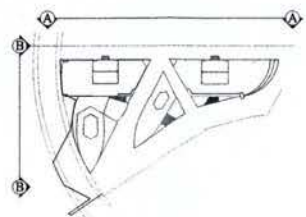
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A. POTOMAC AVENUE NORTH ELEVATION



B. WEST ELEVATION



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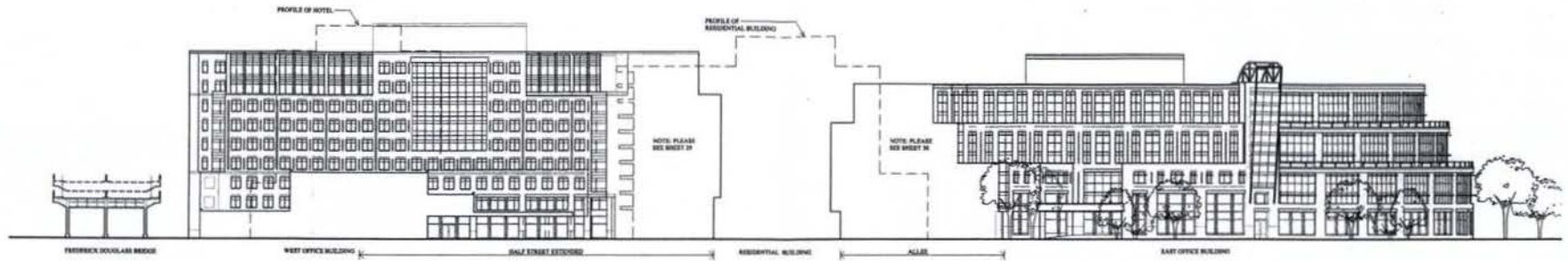


PROJECT SQUARE ELEVATIONS
ZONING COMMISSION CASE NO. 01-31TE/98-17E/95-16P
100 POTOMAC AVENUE, SE

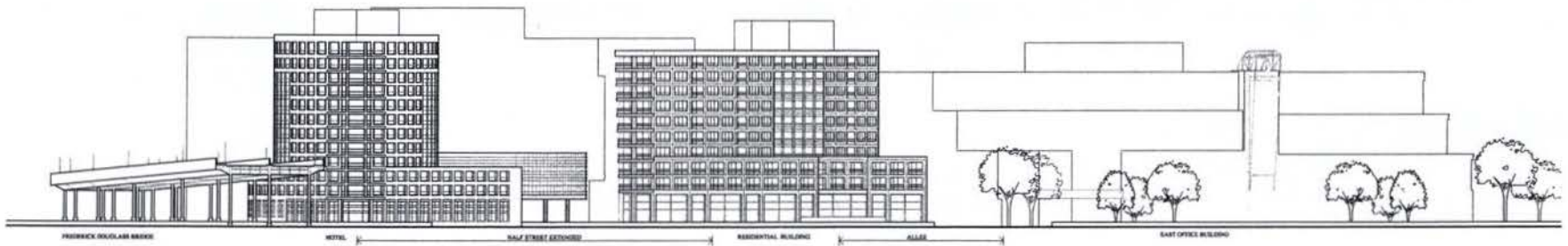
SUPPLEMENTAL SUBMISSION
AUGUST 26, 2004

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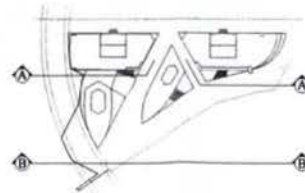
FLORIDA ROCK PROPERTIES, INC.
SPARKS, MARYLAND



A. ANACOSTIA RIVER SOUTH ELEVATION



B. ANACOSTIA RIVER SOUTH ELEVATION



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0' 25' 50'

PROJECT SQUARE ELEVATIONS
ZONING COMMISSION CASE NO. 01-31TE/98-177/95-16P
100 POTOMAC AVENUE, SE

SUPPLEMENTAL SUBMISSION
AUGUST 26, 2004

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SPARKS, MARYLAND

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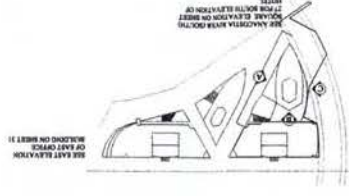
HOTEL BUILDING ELEVATIONS

ZONING COMMISSION CASE NO. 01-3178/98-1779-5-10P
100 POTOMAC AVENUE, SE

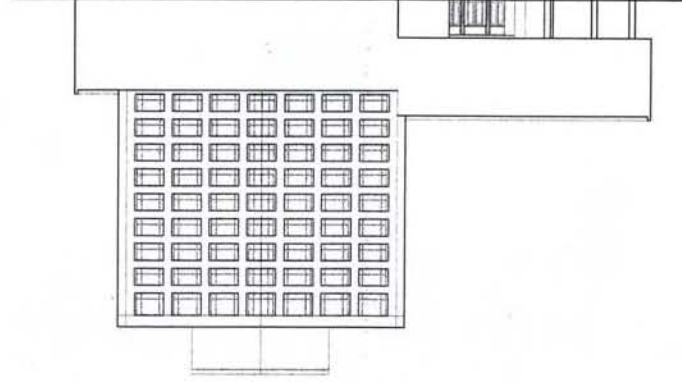
SUPPLEMENTAL SUBMISSION
AUGUST 29, 2004

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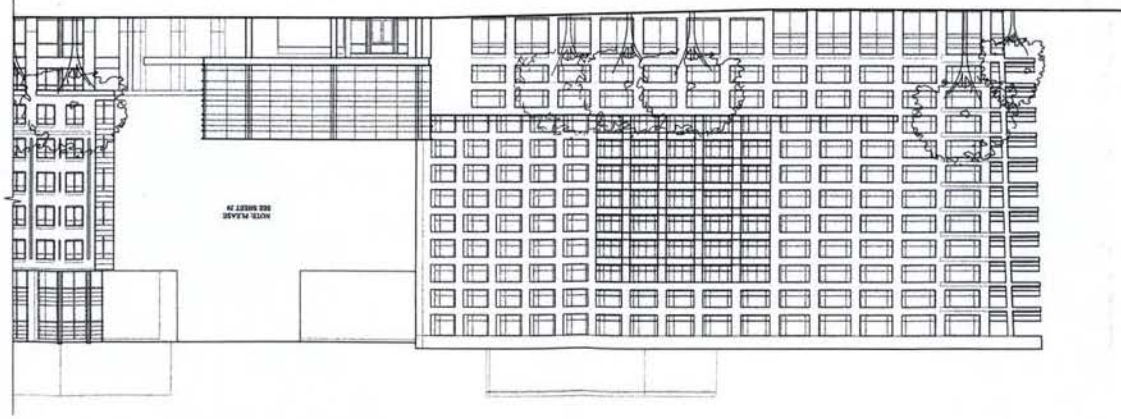
FLORIDA ROCK PROPERTIES, INC.
SPARKS, MARYLAND



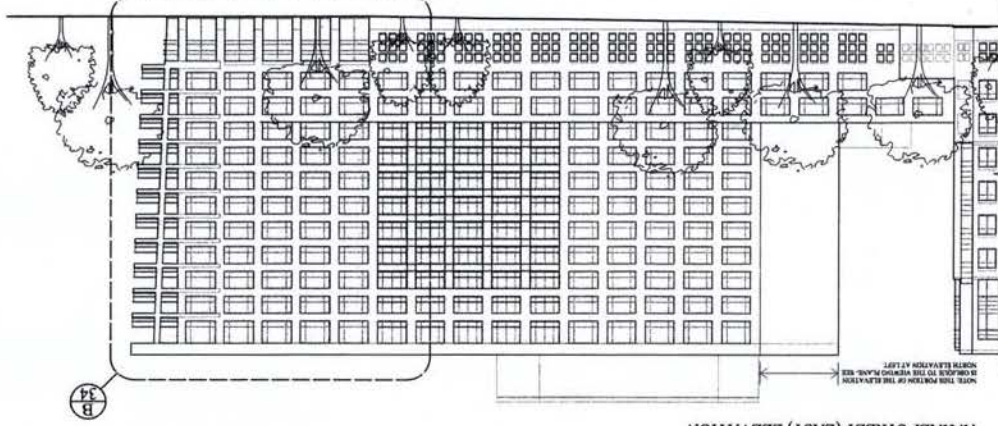
B. NORTH ELEVATION

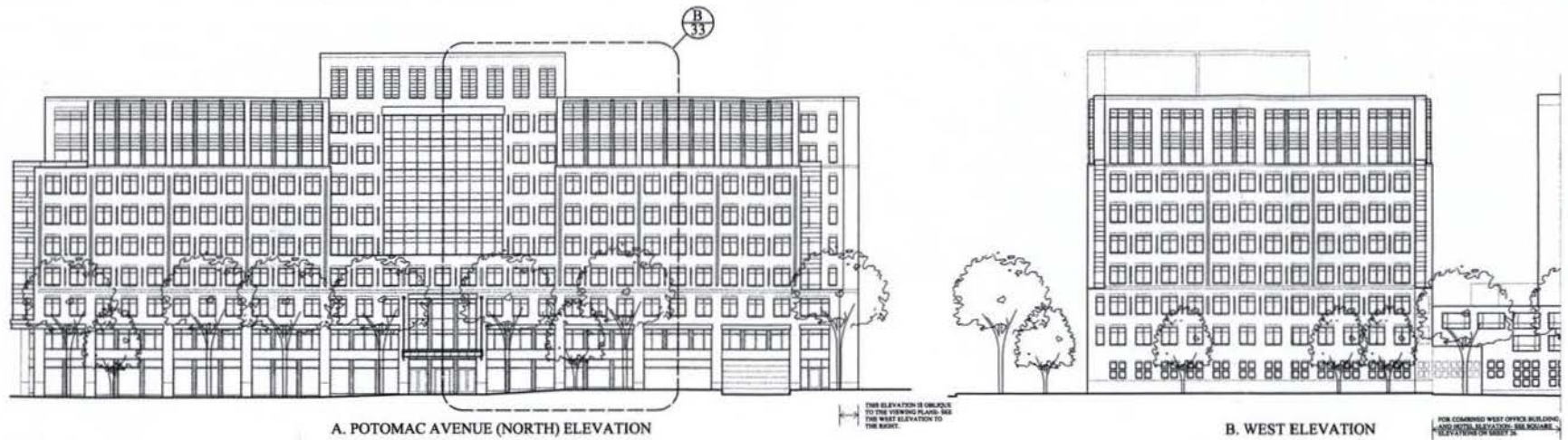


A. HALF STREET (EAST) ELEVATION



C. WEST ELEVATION





A. POTOMAC AVENUE (NORTH) ELEVATION

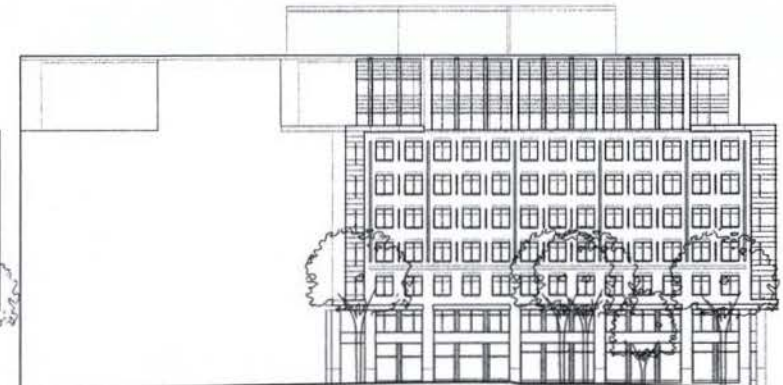
B. WEST ELEVATION

FOR COMBINED WEST OFFICE BUILDING AND RETAIL ELEVATION, SEE SQUARE ELEVATION ON SHEET 32.



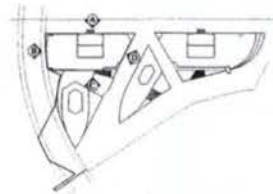
C. ANACOSTIA RIVER (SOUTH) ELEVATION

THIS ELEVATION IS OBLIQUE TO THE VIEWING PLANE. SEE THE EAST (HALF STREET) ELEVATION TO THE RIGHT.



D. HALF STREET (EAST) ELEVATION

THIS ELEVATION IS OBLIQUE TO THE VIEWING PLANE. SEE THE NORTH (POTOMAC AVENUE) ELEVATION TO THE LEFT.



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0 16' 32'

WEST OFFICE BUILDING ELEVATIONS
ZONING COMMISSION CASE NO. 01-31TE/98-177/95-16P
100 POTOMAC AVENUE, SE

SUPPLEMENTAL SUBMISSION
AUGUST 26, 2004

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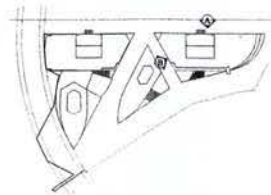


A. POTOMAC AVENUE (NORTH) ELEVATION



B. ALLEE (WEST) ELEVATION

THIS ELEVATION IS UNIQUE TO THE VIEWING PLANE. SEE THE SOUTH (ANACOSTIA RIVER) ELEVATION ON SHEET 31.



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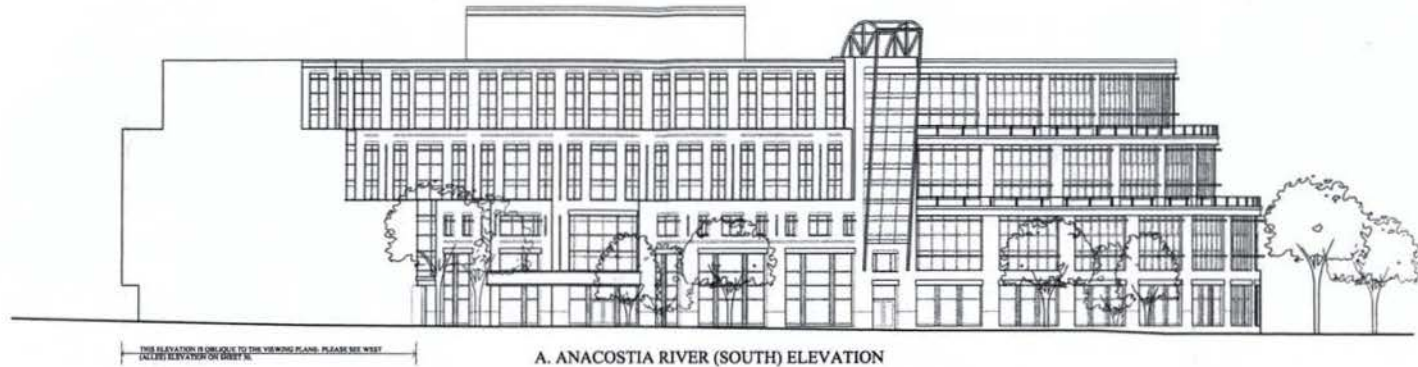
EAST OFFICE BUILDING ELEVATIONS
ZONING COMMISSION CASE NO. 01-311TE/98-177/95-16P
100 POTOMAC AVENUE, SE

SUPPLEMENTAL SUBMISSION
AUGUST 26, 2004

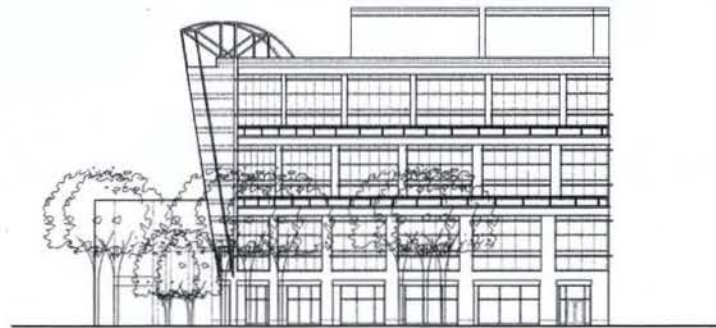
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FLORIDA ROCK PROPERTIES, INC.
SPARKS, MARYLAND

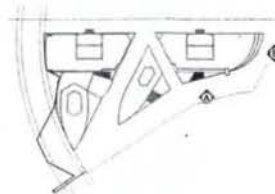
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A. ANACOSTIA RIVER (SOUTH) ELEVATION



B. EAST ELEVATION



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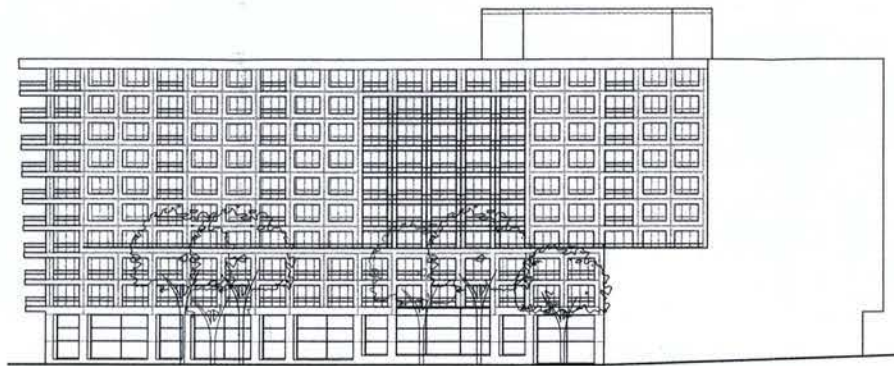
EAST OFFICE BUILDING ELEVATIONS

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

SUPPLEMENTAL SUBMISSION
AUGUST 26, 2004

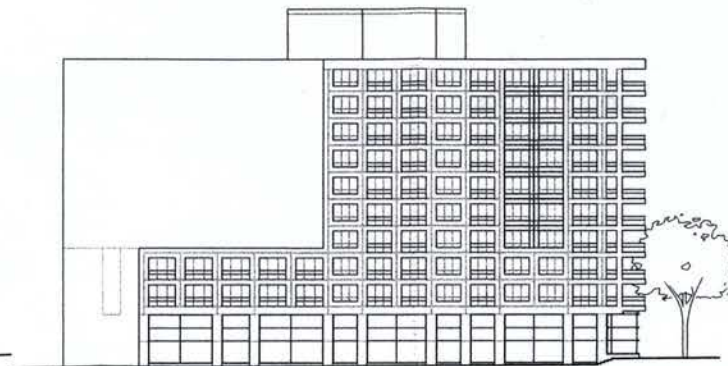
31

FLORIDA ROCK PROPERTIES, INC.
SPARKS, MARYLAND



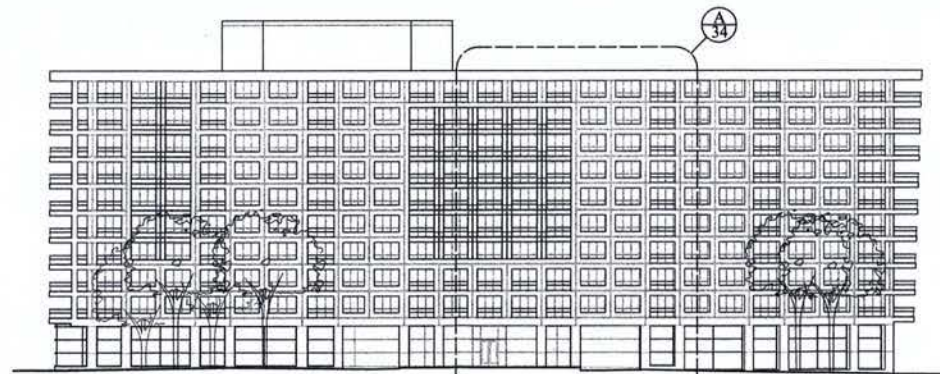
A. EAST ELEVATION

THIS ELEVATION IS OBSCURED TO THE VIEWING PLANE. SEE ALLEE ELEVATION TO THE RIGHT.

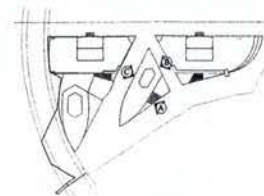


B. ALLEE (EAST) ELEVATION

THIS ELEVATION IS OBSCURED TO THE VIEWING PLANE. SEE EAST ELEVATION TO THE LEFT.



C. HALF STREET (WEST) ELEVATION



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RESIDENTIAL BUILDING ELEVATIONS

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

100 POTOMAC AVENUE, SE

SUPPLEMENTAL SUBMISSION
AUGUST 26, 2004

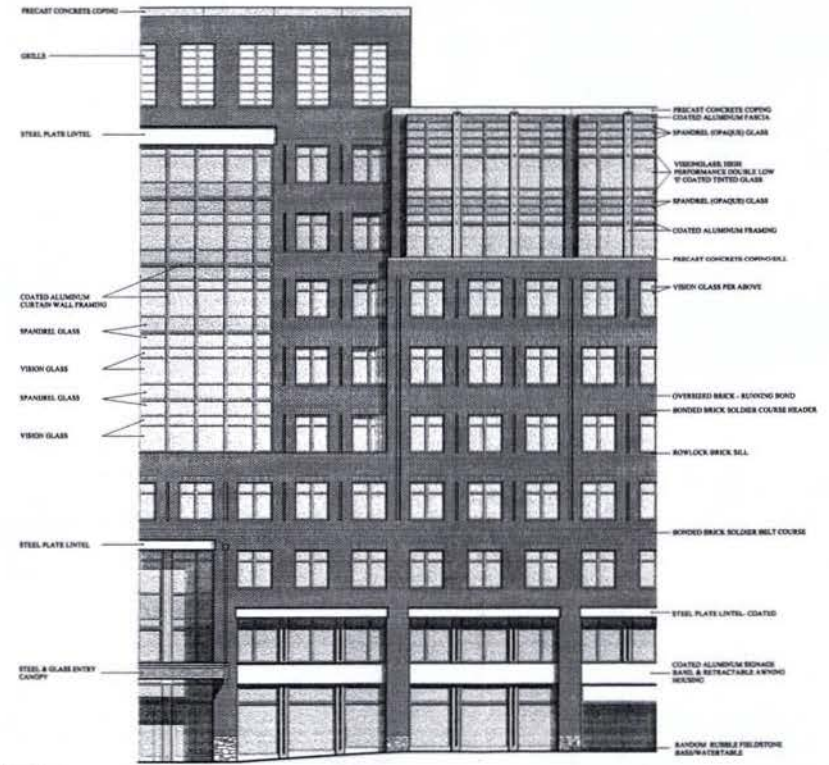
32

FLORIDA ROCK PROPERTIES, INC.
SPARKS, MARYLAND

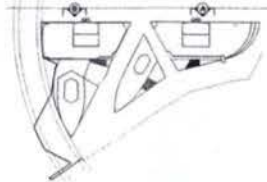
IN ARCHITECTURAL SCALE: 1/8" = 1'-0" UNLESS OTHERWISE SPECIFIED



A. EAST OFFICE BUILDING DETAIL



B. WEST OFFICE BUILDING DETAIL



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ARCHITECTS & PLANNERS



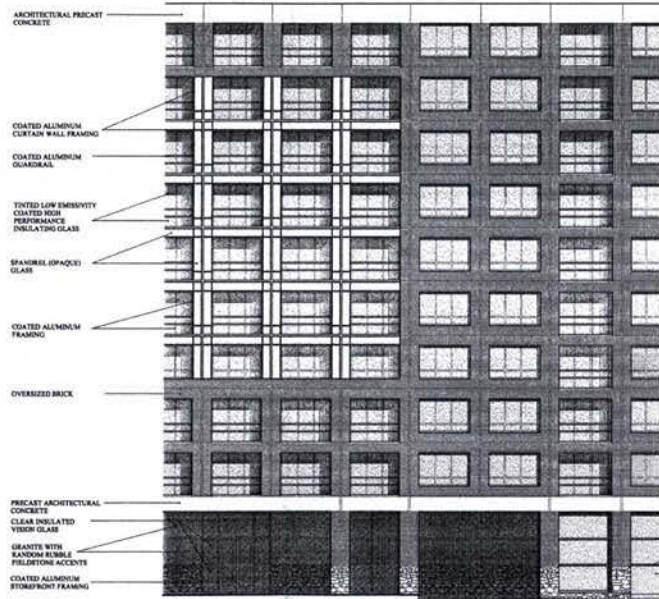
OFFICE BUILDING ELEVATION DETAILS

ZONING COMMISSION CASE NO. 01-31TE/98-177/95-16P
100 POTOMAC AVENUE, SE

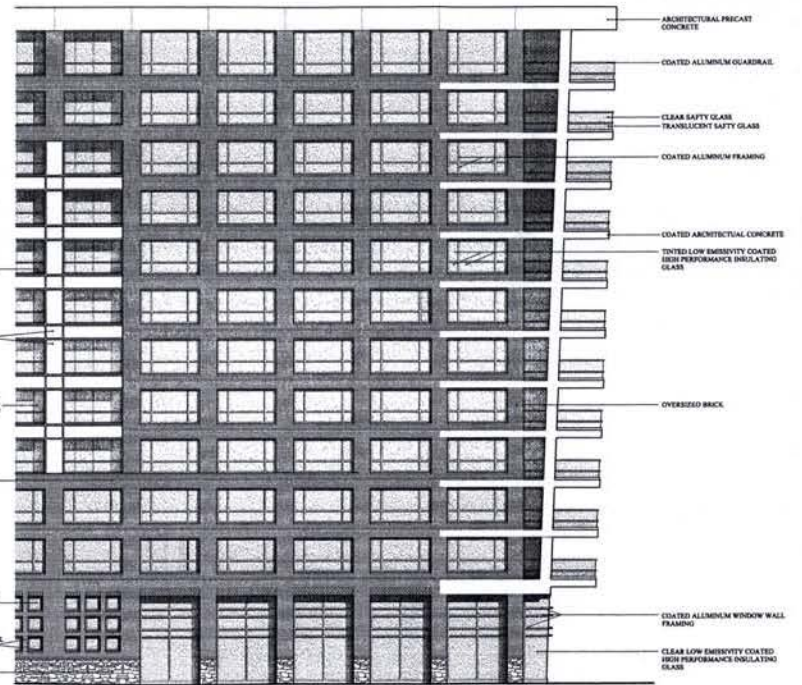
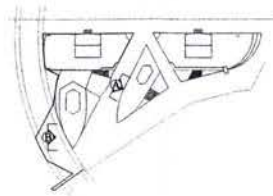
SUPPLEMENTAL SUBMISSION
AUGUST 26, 2004

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FLORIDA ROCK PROPERTIES, INC.
SPARKS, MARYLAND



A. RESIDENTIAL ELEVATION DETAIL



B. HOTEL ELEVATION DETAIL

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RESIDENTIAL/HOTEL ELEVATION DETAILS
ZONING COMMISSION CASE NO. 01-31TE/98-17F/95-16P
100 POTOMAC AVENUE, SE

SUPPLEMENTAL SUBMISSION
AUGUST 26, 2004

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FLORIDA ROCK PROPERTIES, INC.
SPARKS, MARYLAND