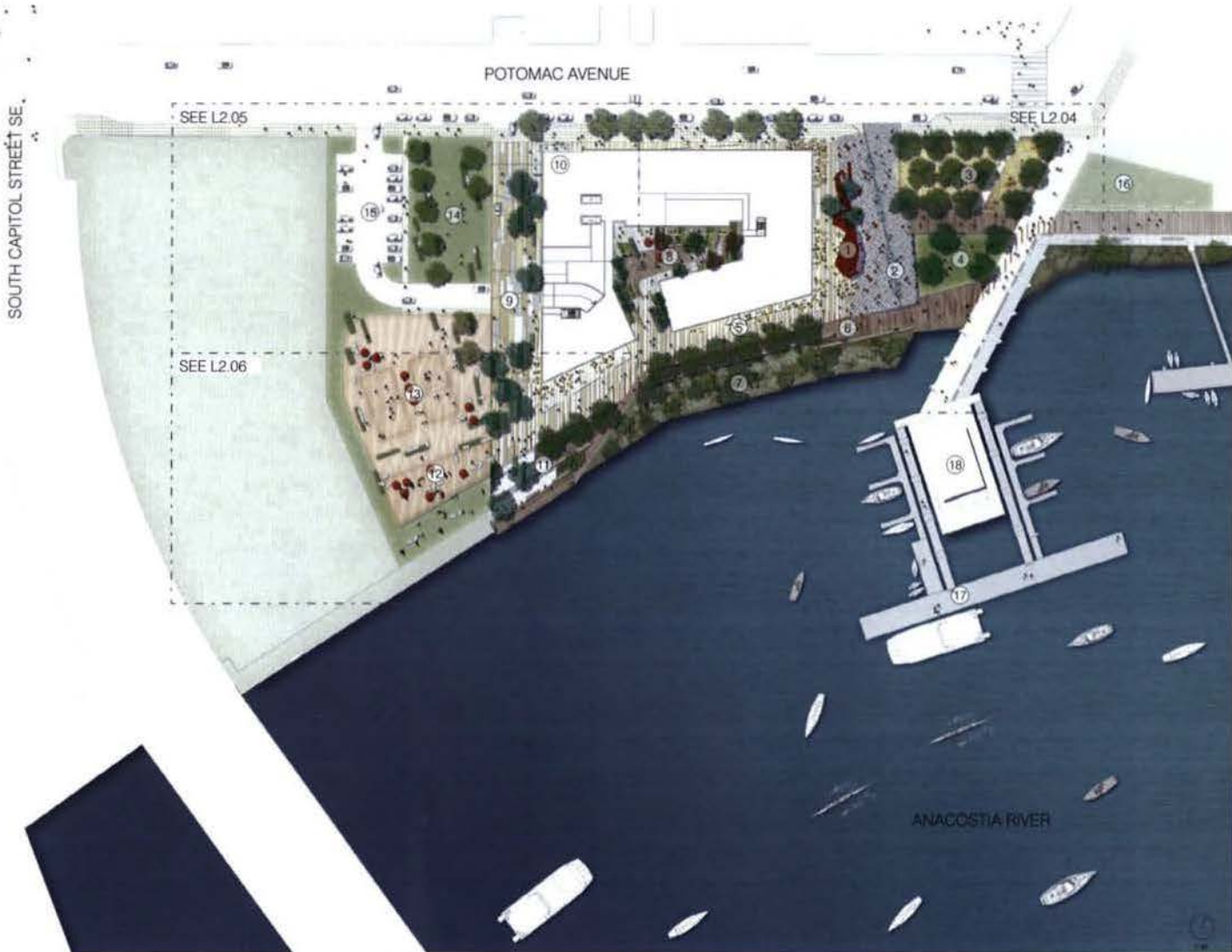


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— edited sheets october 10, 2012
 — supplemental sheets october 10, 2012
 — edited sheets august 31, 2012
 — supplemental sheets august 31, 2012

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		L1.07	Bio-Filtration Diagram	1.104	Phase 1 2nd Floor Plan	2.106	Phase 2 13th Floor Plan
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				1.523	Precedents		
				1.524	Precedents		

- RIVERFRONT PLAZA:**
- ① PAVILION BAR
 - ② INTERACTIVE WATER JET FEATURE
 - ③ SHADED SEATING AREA w/ STONE DUST PAVING AND STRING LIGHT CANOPY
 - ④ LAWN TERRACE
- THE ESPLANADE**
- ⑤ THE ESPLANADE
 - ⑥ WOOD PROMENADE
 - ⑦ BIO FILTER GARDEN
 - ⑧ COMMUNAL RESIDENTIAL GARDEN
 - ⑨ FLORIDA ROCK ALLEY
 - ⑩ RESIDENTIAL LOBBY
 - ⑪ THE RIVER GARDEN
- INTERIM LANDSCAPE:**
- ⑫ THE BEACH. INCORPORATING RECYCLED CONCRETE BLOCKS FROM SITE
 - ⑬ BEACH VOLLEYBALL COURTS
 - ⑭ THE GREEN
 - ⑮ VISITOR PARKING
- ⑯ DIAMOND TEAGUE PARK
 - ⑰ WATER TAXI
 - ⑱ EARTH CONSERVATION CORPS



MRP REALTY

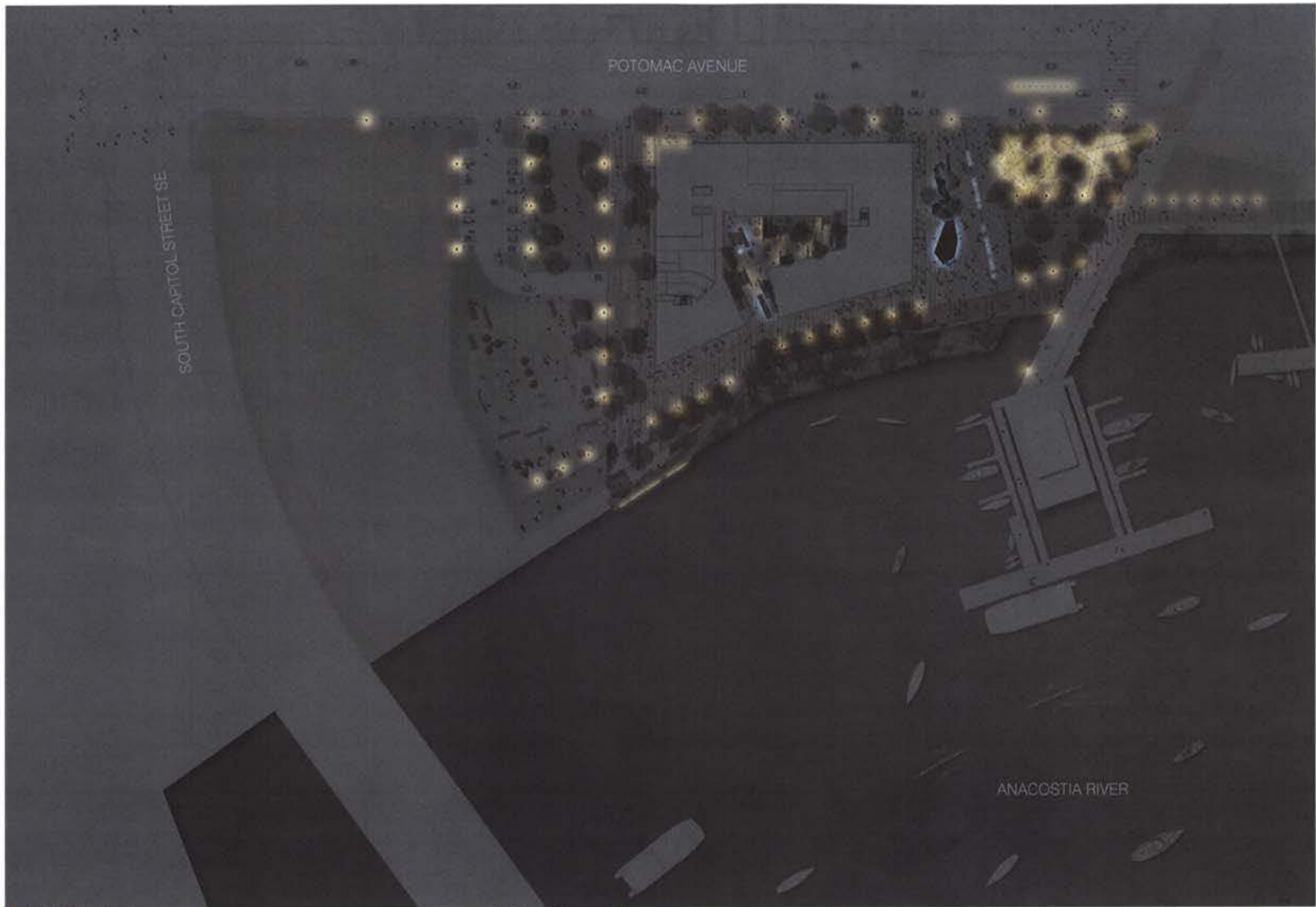
SK&I OCULUS

RiverFront Washington DC

on the anacostia ILLUSTRATIVE SITE PLAN - PHASE 1

august 31, 2012 | L2.01

1" = 90'



MRP REALTY

SK&I OCULUS

RiverFront | Washington DC

on the anacostia | LIGHTING PLAN - PHASE 1

august 31, 2012 | **L2.03**

1" = 90'



Street light



Pier lighting



Esplanade pole light





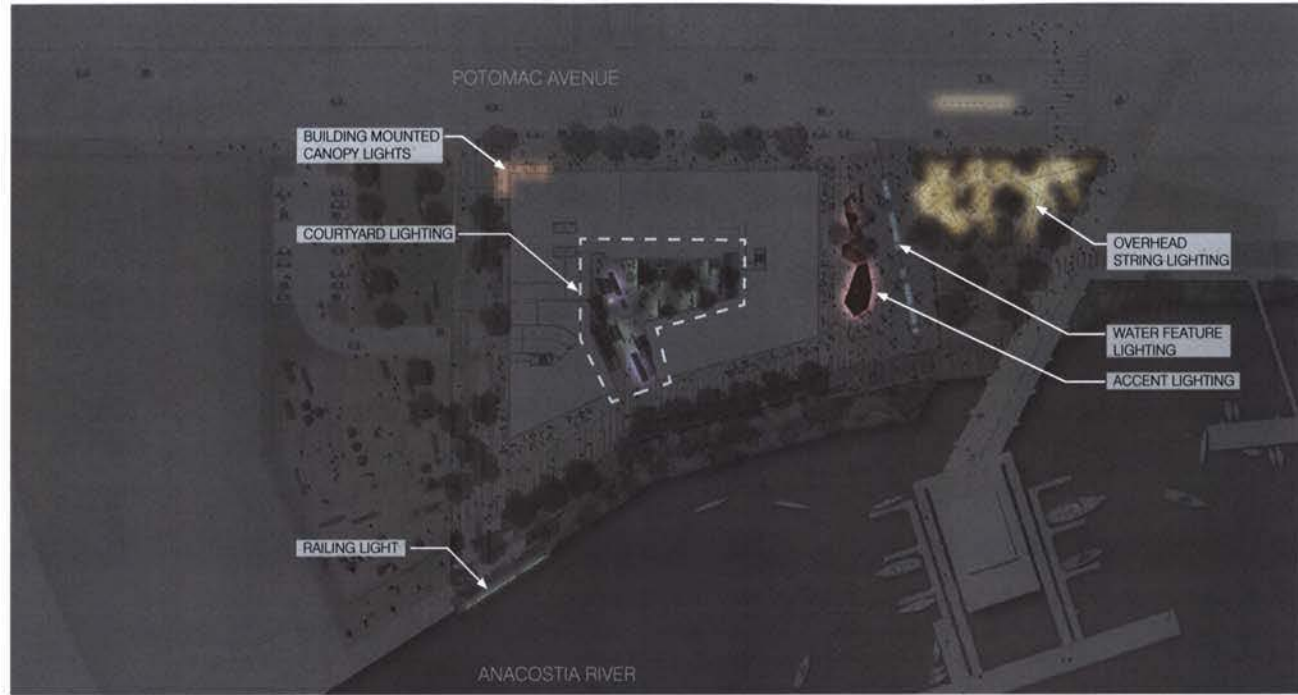
Water feature lighting



Railing light - Type I railing, illuminated



Courtyard lighting - Bollard lights



Courtyard lighting - Wall lights



Overhead string lighting

MRP REALTY

SK&I OCULUS

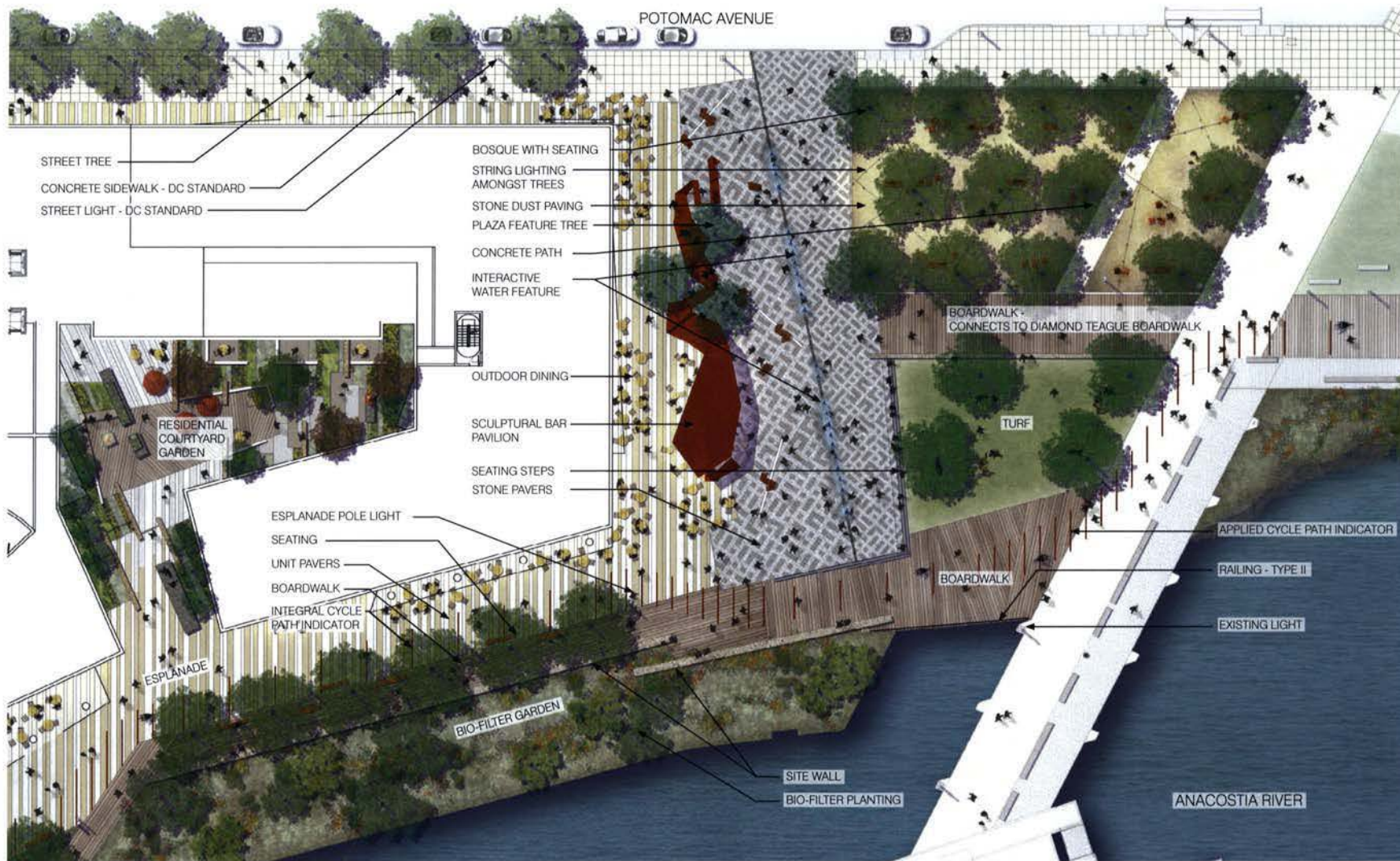
RiverFront
on the anacostia

Washington DC

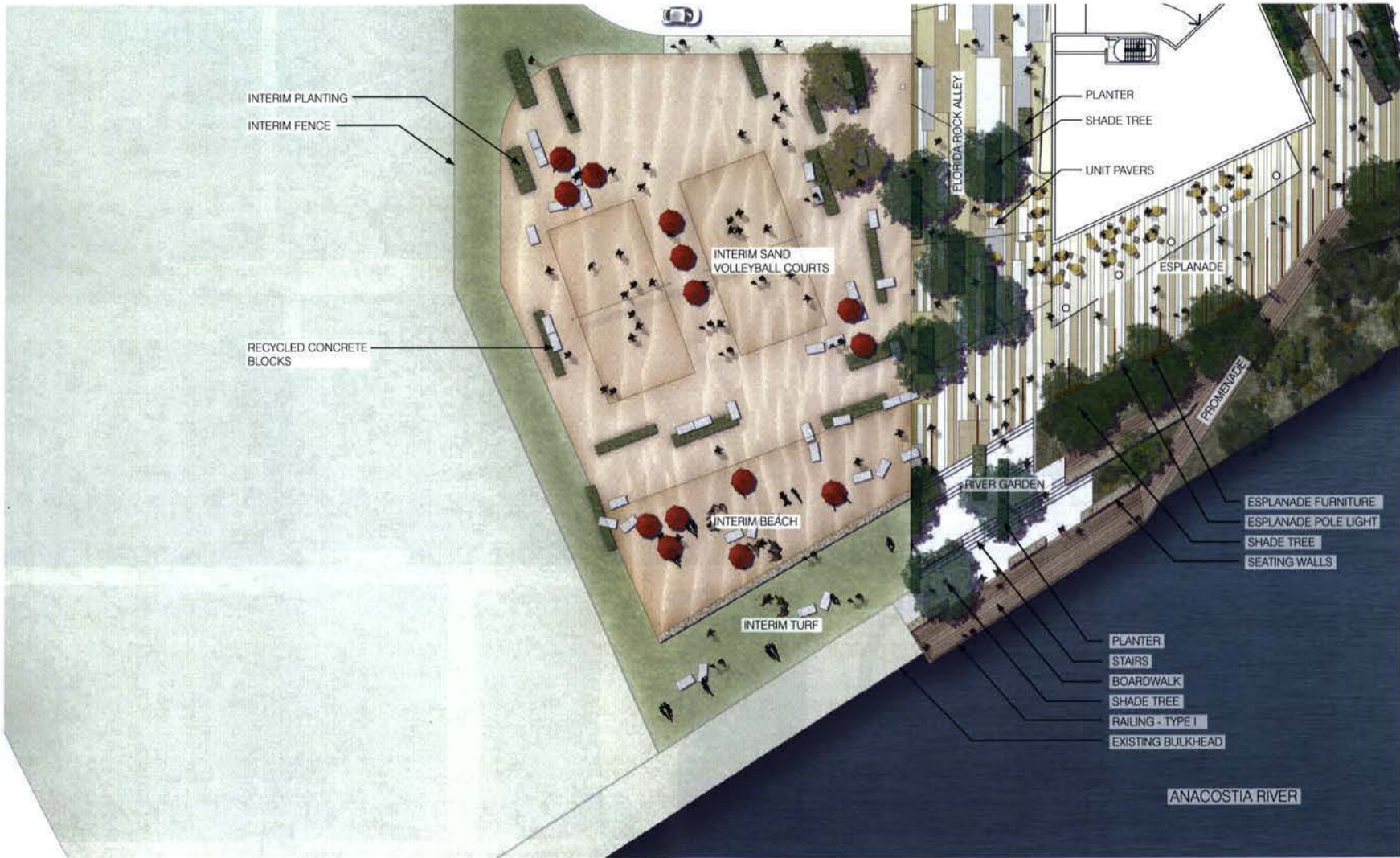
LIGHTING PLAN - PHASE 1 - ACCENT LIGHTING

august 31, 2012 | L2.05

1" = 90'









PEDESTRIAN/VEHICLE SEPERATION:
BOLLARDS & PLANTERS



Planters



Bollards



Railing - Type I



Railing - Type II



Interactive Sculptural Elements



Planters



Seating



Note: Site Furnishings identified here are not exact representations of proposed site elements. These images are shown to provide general character of site features.



Overhead String Lights



Esplanade pole light



Trash Receptacle - Esplanade



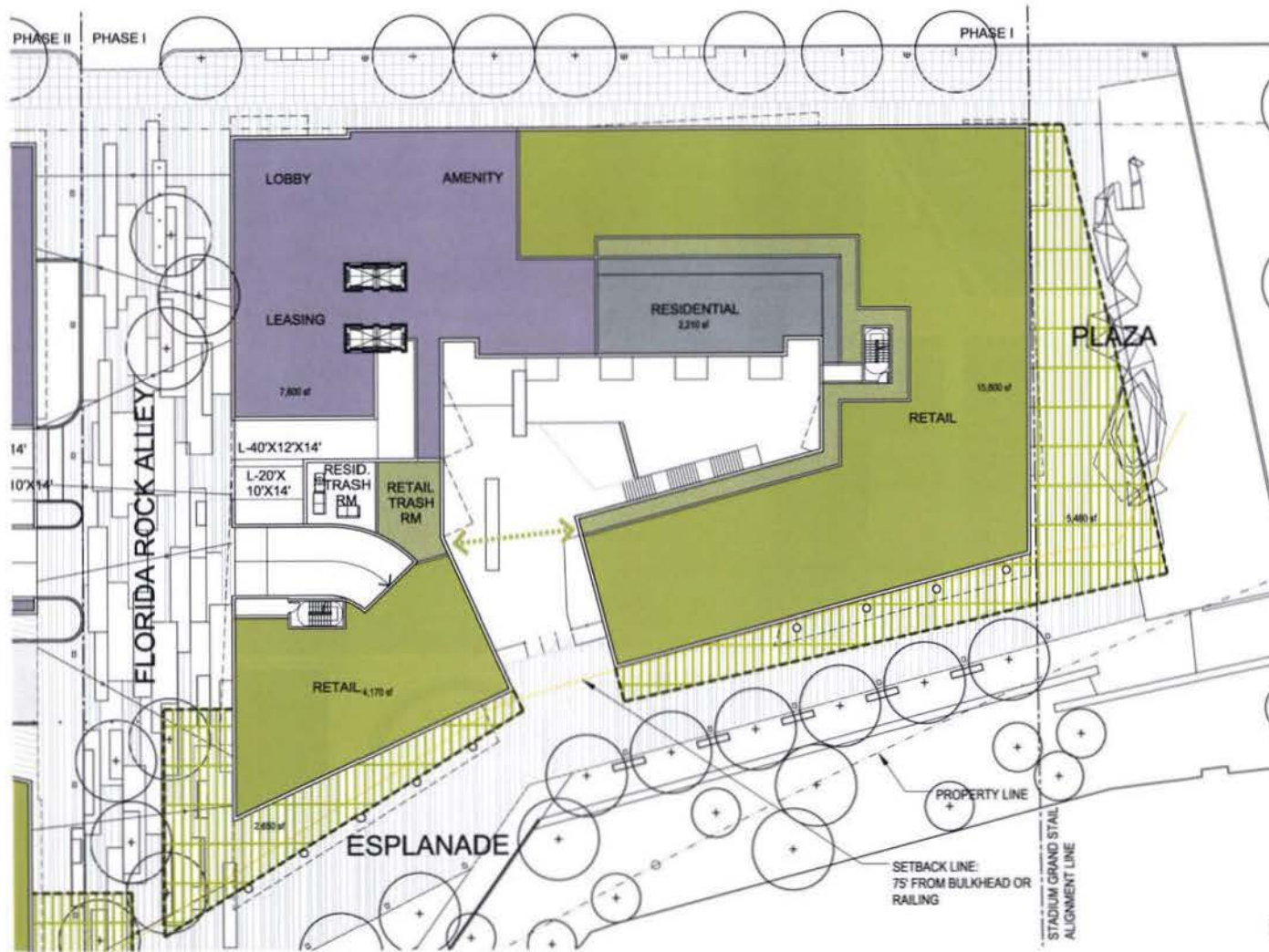
Trash Receptacle - Streetscape



Bike Rack



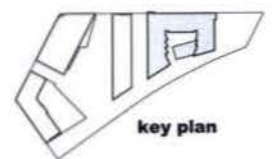
Bollards

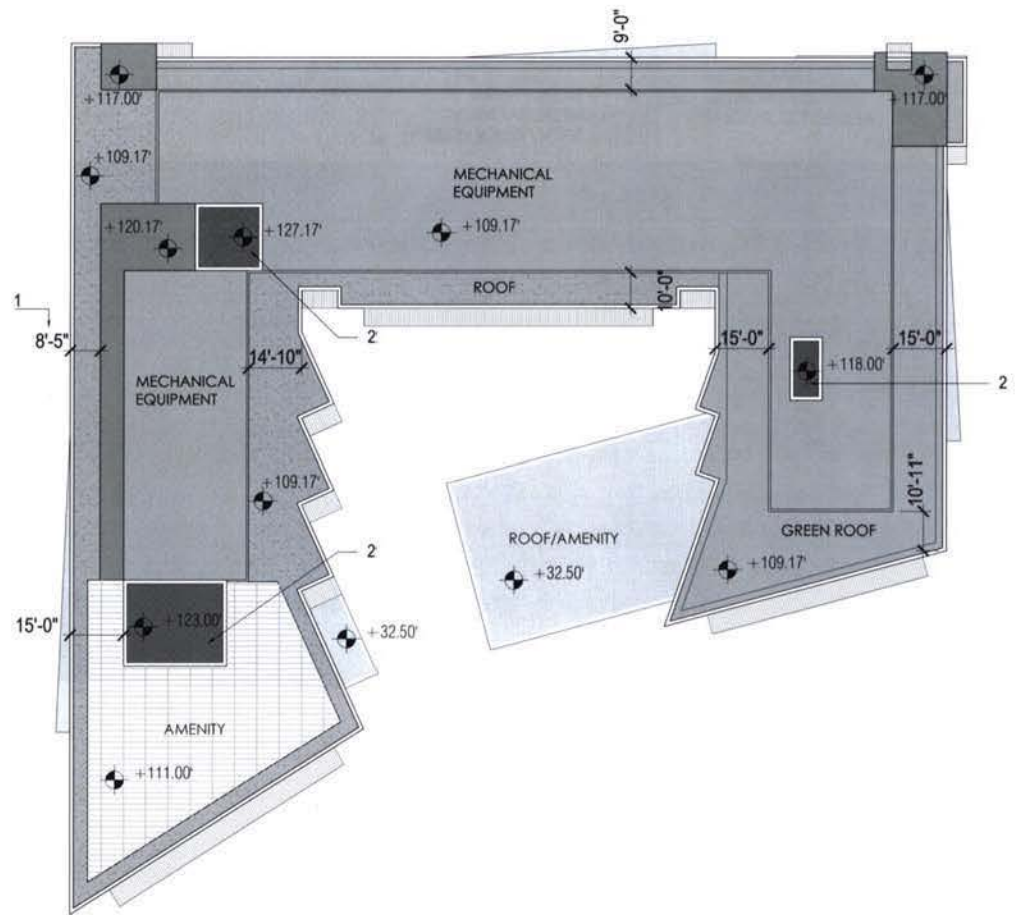


LEGEND

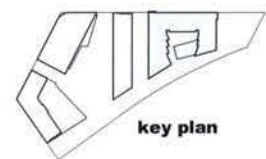
- CONTROLLED/RESTRICTED RETAIL SERVICE ACCESS
- RETAIL
- RETAIL SERVICE
- OUTDOOR RETAIL
- RESIDENTIAL
- RESI AMENITY
- OFFICE
- HOTEL

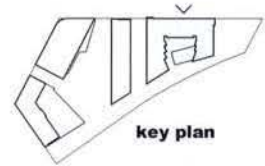
NOTES:
1. refer to sheet 1.107 for dimensions





- VARIANCE ITEMS:
1. INCREASED 1 TO 1 SETBACK
 2. NON UNIFORM HEIGHT





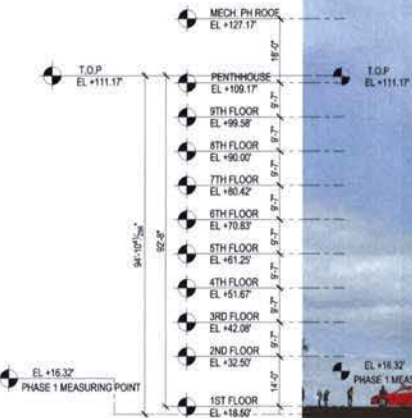
MRP REALTY

SK&I

RiverFront | Washington DC
 on the anacostia | PHASE I - POTOMAC AVE. ELEVATION

april 18, 2012 | 1.221



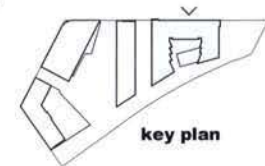


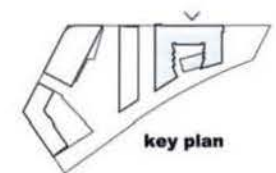
BLOCK VENEER
STOREFRONT

SIGN (SEE 1.225)
4

MODIFICATIONS MADE IN RESPONSE TO COMMENTS

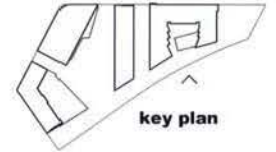
1. REDUCED HEIGHT OF NE FOLDING PLANE
2. REDUCED HEIGHT OF NW CORNER
3. REDUCED MASS
4. REDUCED BUILDING SIGN SIZE (SEE 1.225)





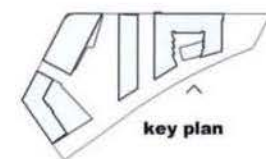


- TEXTURED (CORRUGATED) METAL PANEL
- ALUMINUM WINDOW SYSTEM
- METAL RAILING
- WOOD SLATS SUN SHADE
- METAL PANEL
- FASCIA
- ARCHITECTURAL CONCRETE





- TEXTURED (CORRUGATED) METAL PANEL
- ALUMINUM WINDOW SYSTEM
- METAL RAILING
- WOOD SLATS SUN SHADE
- COMPOSITE LAMINATED PANEL
- MAX. PANEL SIZE 10'x 5'
- FASCIA
- ARCHITECTURAL CONCRETE





- 1. POOL
- 2. POOL DECK
- 3. ROOFTOP TERRACE
- 4. OUTDOOR BARBEQUE.
- 5. SUPPORT
- 6. ROOFING
- 7. MECHANICAL EQUIPMENT
- 8. EQUIPMENT SCREEN WALL - 6'HT
- 9. EGRESS
- 10. ELEVATOR LOBBY / SHAFT
- 11. CIRCULATION
- 12. CANOPY

