

River Point

2100 2nd St, SW Square 613 / Lot 10

River Point Partners, LLC 601 13th Street, NW - Suite 300 North Washington, DC 20005 ph: 202-638-3000

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PROJECT TEAM:

OWNERSHIP:

River Point Partners, LLC

601 13th Street. NW - Suite 300 North

Washington, DC 20005

ph: 202-638-3000

ZONING ATTORNEY:

Goulston & Storrs

1999 K Street, NW - 5th Floor

Washington, DC 20006

ph: 202-721-0011

ARCHITECT:

Antunovich Associates

2200 Clarendon Boulevard - Suite 1150

Arlington, Virginia 22201

ph: 703-224-1126

LANDSCAPE:

West 8

333 Hudson Street - Suite 905

New York. New York 10013

ph: 212-285-0088

TRAFFIC ENGINEER:

Wells + Associates

1420 Spring Hill Rd - Suite 610

Tysons, VA 22102 ph: 703-917-6620

CIVIL:

Wiles Mensch Corporation-DC

510 8th Street, SE

Washington, DC 20003

ph: 202-552-0250

STRUCTURAL:

Tadjer-Cohen-Edelson Associates, Inc. 1109 Sprint Street - Suite 510

Silver Spring, MD 20910

ph: 301-587-1820

MECHANICAL/ ELECTRICAL/ PLUMBING:

Metropolitan Engineering

1225 19th Street, NW - Suite 800

Washington, DC 20036 ph: 202-296-2580

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Exterior Materials: Facade Type B Exterior Materials: Facade Type C Exterior Materials: Facade Type D Exterior Materials: Retail Base

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Site Analysis - Cover Sheet

Context

Bicycle Routes

Existing Conditions

100-Year Floodplain (DCDPW) 100-Year Floodplain (DCDPW)

Site Tree Preservation Proposed Entry/Access

Utilities (exisiting)

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Renderings: Waterfront

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Program Reference Images

Appendix A: Signage

Cover Sheet

Concept Signage Location Plan North Elevation - V Street West Elevation - 2nd Street

South Elevation - Waterfront East Elevation - 1st Street

Signage Guidelines - Typical Retail Signage Signage Guidelines - Signage Types

Signage Guidelines

Appendix B:

Vehicle Maneuvering Diagrams

Cover Sheet

Neighborhood Retail Loading - WB-40

Neighborhood Retail Loading - WB-40
Neighborhood Retail Loading - WB-50
Neighborhood Retail Loading - SU-30
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Restaurant Retail Loading - SU-30

Residential Loading - SU-30

Residential Loading - DL-23

Appendix C: Flood Protection

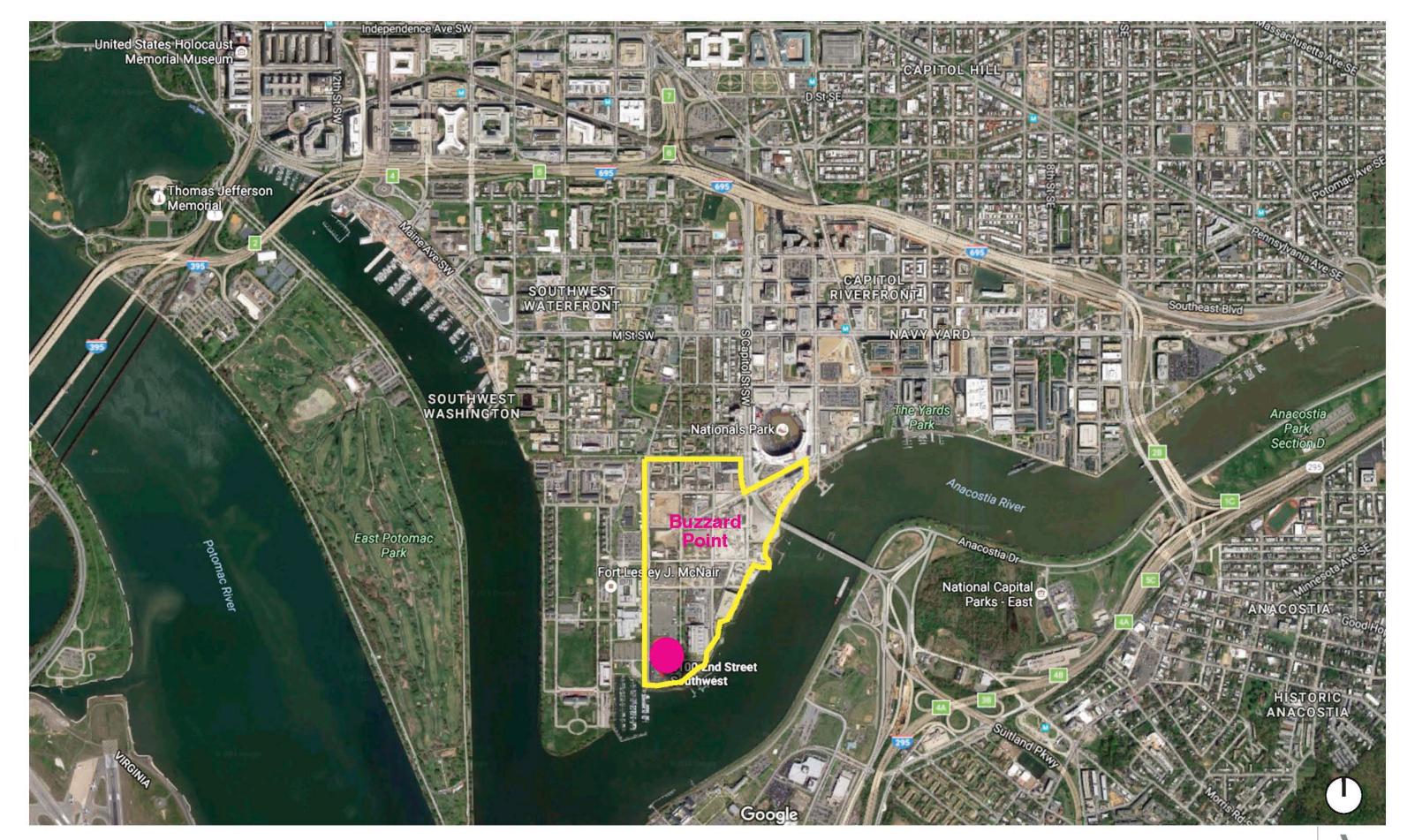
Cover Sheet

FIRM Map & Design Flood Elevation Flood Protection Strategy & Topo Map Manual Flood Shields - Precedents

Manual Flood Shields - Precedents Manual Flood Shields - Precedents

Manual Flood Shields - Precedents Typical Condition - without flood shields

Typical Condition - with flood shields Flood Protection - Egress Plan



River Point - 2100 2nd St, SW Square 613 / Lot 10

Location Map



River Point - 2100 2nd St, SW Square 613 / Lot 10

Enlarged Aerial View

V Street, SW DUE EAST 335.00' (R&M) DUE WEST 89.54' (R&M)

River Point - 2100 2nd St, SW

Existing Conditions

(4) Four existing curb cuts:

2nd Street, SW:

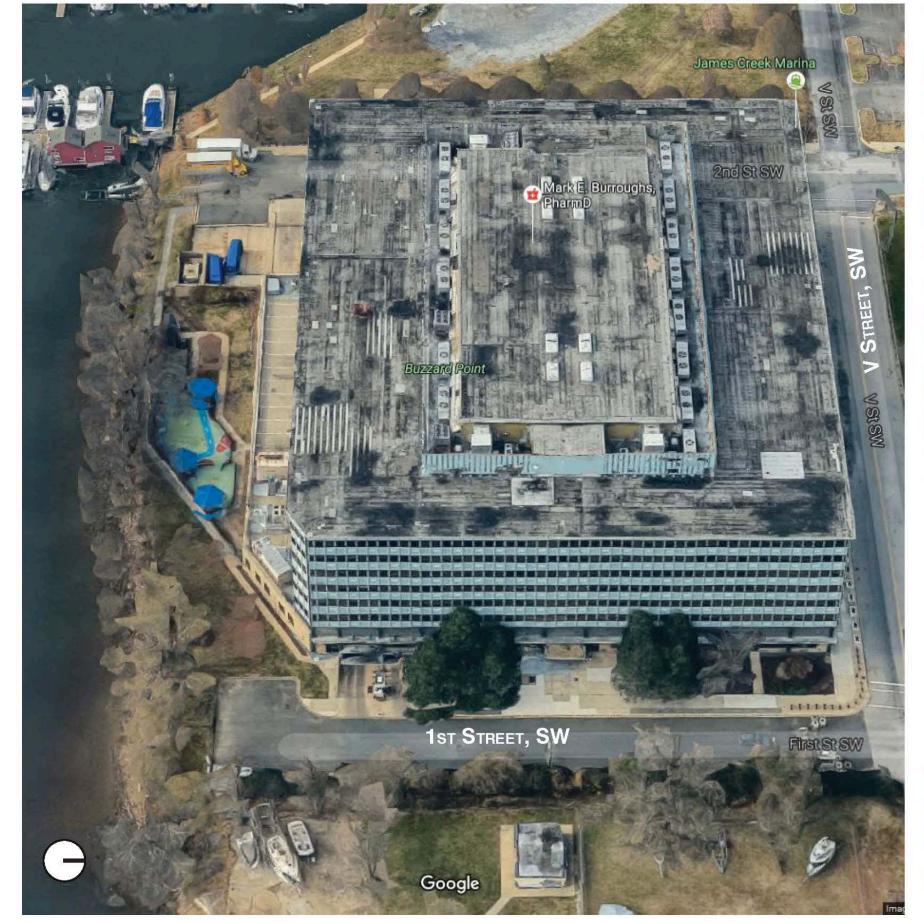
- 17.5 ft wide curb cut Parking Access to 2nd Level
- 24 ft wide curb cut Loading Access 1
- 40 ft wide curb cut Loading Access 2

1st Street, SW:

 40 ft wide curb cut Parking Access to two unconnected below grade parking levels



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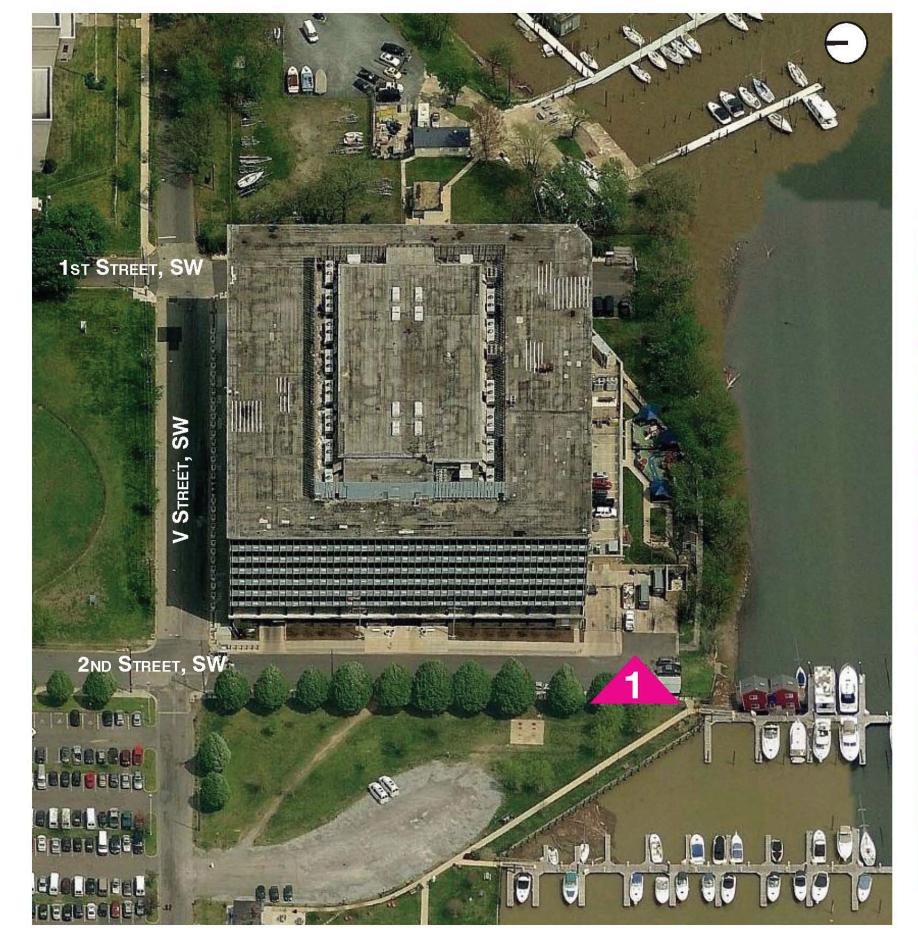


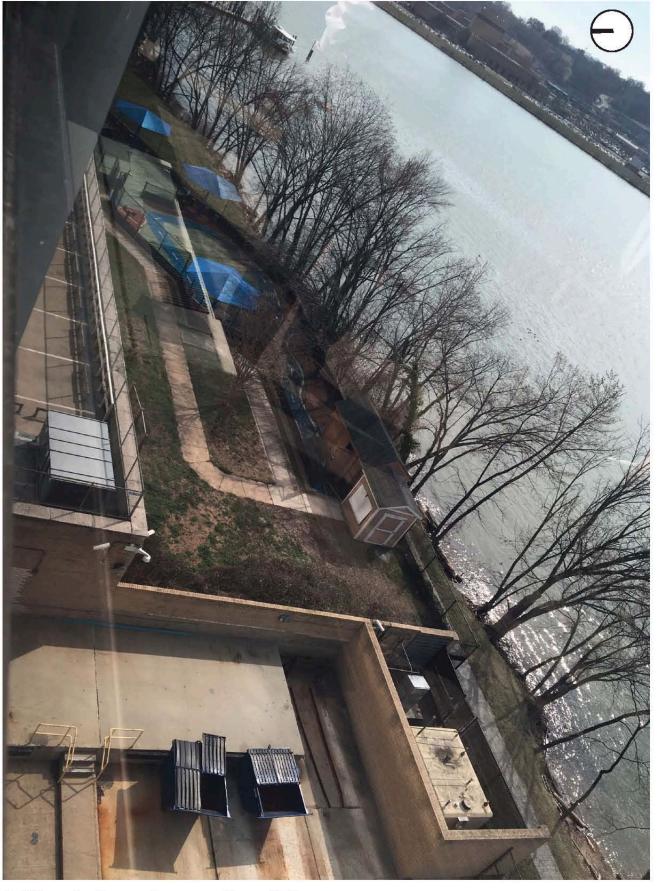


2. AERIAL VIEW LOOKING SOUTHEAST



1. Corner of V & 2nd St, SW

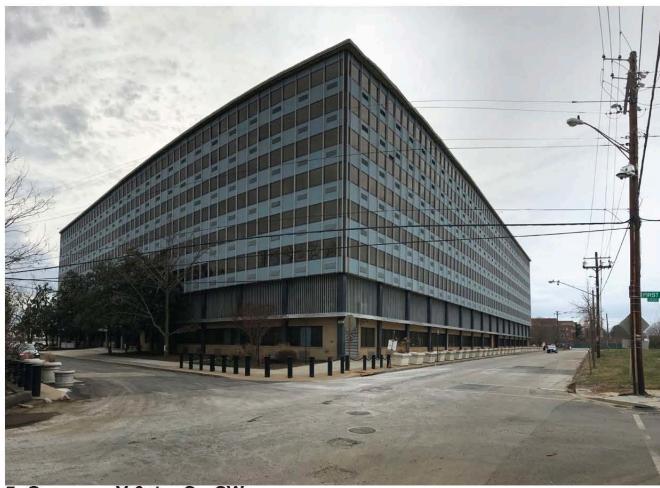




1. WATER'S EDGE - LOADING DOCK & PLAYGROUND







5. CORNER OF V & 1ST ST, SW

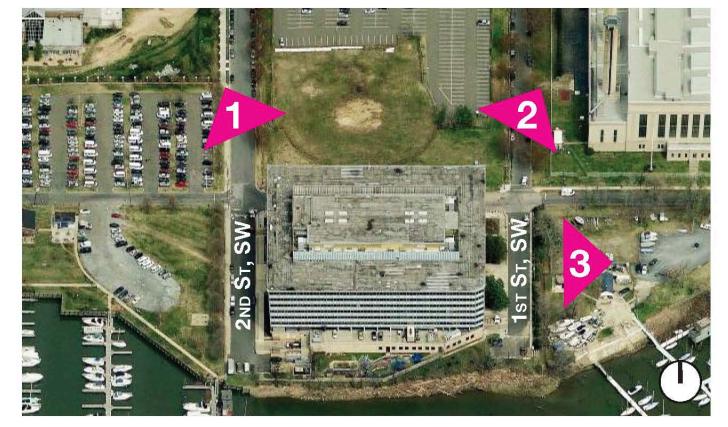


6. SOUTHWEST CORNER



4. LOOKING NORTH ON 2ND ST, SW







2. VIEW FROM NORTHEAST CORNER



3. VIEW FROM THE EAST

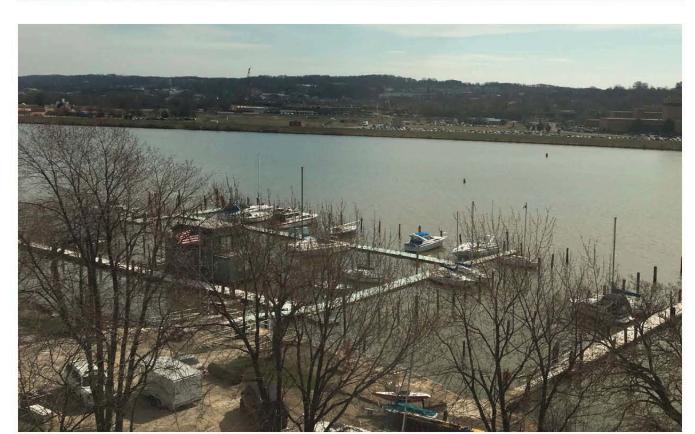


The state of the s

1. VIEW FROM THE WEST



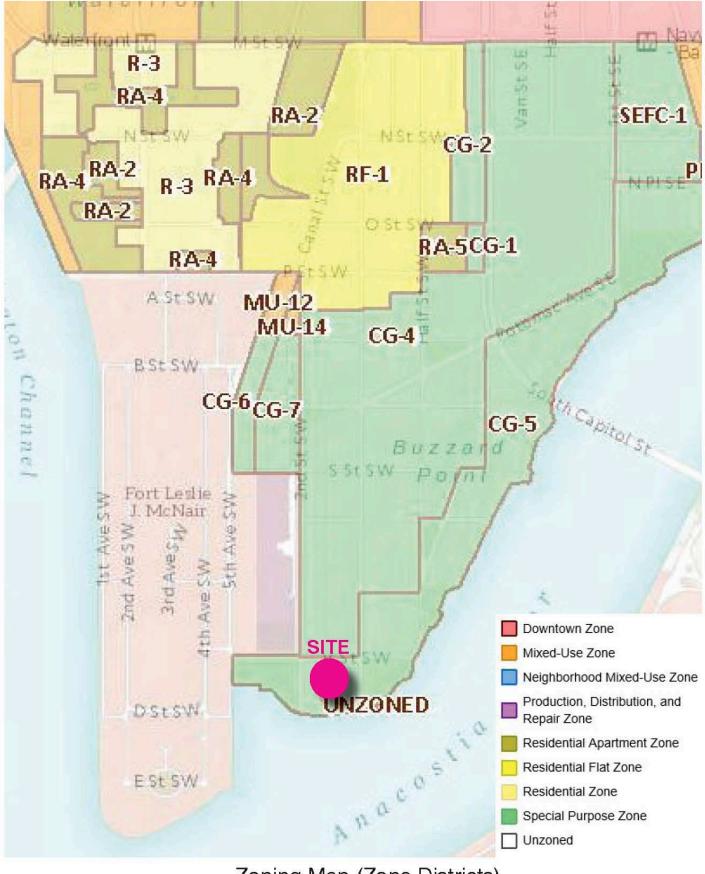
2. VIEW FROM SOUTHWEST CORNER



3. VIEW FROM SOUTHEAST CORNER



Buzzard Point Vision Framework DC Office of Planning



Zoning Map (Zone Districts) DC Office of Planning



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