



Washington Gateway

Washington, D.C.

Square 3584 New York Ave and Florida Ave NE

Proposed PUD Modifications - Residential Building

DEVELOPMENT TEAM

DEVELOPER / APPLICANT
MidAtlantic Realty Partners, LLC

LAND USE COUNSEL
Holland and Knight, LLP

ARCHITECT
SK&I Architectural Design Group, LLC

CIVIL ENGINEER
Wiles Mensch Corporation

TRAFFIC CONSULTANT
Wells & Associates

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ZONING COMMISSION
District of Columbia

CASE NO. 46-1413
EXHIBIT NO. 20

MRP REALTY

SK&I

Dec 17, 2010

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DEVELOPMENT DATA

Total Lot Area	134,665 sf
Office Lot Area	86,630 sf
Residential/Hotel Lot Area	48,035 sf

	C-3-C Zoning	C-3-C PUD	Approved PUD	PUD Modification
Number of Dwelling Units			270	430
Number of Hotel Units			195	0
Floor Area Ratio (FAR) - Aggregate	6.50	8.00	6.90	6.97
Building Height	90'	130'	130'	130'
Lot Occupancy (for res. uses)	100%	100%	55%	55%
Roof Structures	18'-6" Penthouse allowed	18'-6" Penthouse allowed	18'-6" Penthouse max. height	18'-6" Penthouse max. height
Parking Spaces	Required	Required	Provided	Provided
Parking (Office Use)	1 per 1800 sf	1 per 1800 sf	1 per 1800 sf	1 per 1800 sf
Parking (Residential Use)	0.25 per unit	0.25 per unit	0.6 per unit	0.6 per unit
Parking (Hotel use)	0.25 per unit +1 per 300sf of largest function	0.25 per unit +1 per 300sf of largest function	0.25 per unit +1 per 300sf of largest function	
Parking (Retail use)	1 per 3000 sf	1 per 3000 sf	1 per 3000 sf	1 per 3000 sf
Loading				
Loading Berths (Office use)	3 @ 30' deep, 1 @ 20' deep	3 @ 30' deep, 1 @ 20' deep	3 @ 30' deep, 1 @ 20' deep	3 @ 30' deep, 1 @ 20' deep
Loading Berths (Residential use)	1 @ 55' deep, 1 @ 20' deep	1 @ 55' deep, 1 @ 20' deep	1 @ 55' deep, 1 @ 20' deep	1 @ 55' deep, 1 @ 20' deep
Loading Berths (Retail use)	none	none	none	none

BUILDING CALCULATIONS BY BUILDING USE

	Commercial (Office & Retail)* 11 stories from New York Avenue							Residential * 14 stories from New York Avenue					Total			
Floor	N Section	S Section	Retail	*GSF	***Cellar	Shaft	GFA	***Res. GSF	Retail GSF	Cellar	Shaft	GFA	*GSF	Cellar GSF	Shaft GSF	Total GFA
Florida Ave	49,387	0	7,939	57,326	38,462	272	18,592						57,326	38,462	272	18,592
1st floor***	31,149	10,148		41,297	23,932	136	17,229	23,283	5,070	7,429	189	10,585	64,580	31,360	325	32,895
2nd floor	26,267	13,258		39,525	5,510	286	33,729	23,337		1,377	189	21,771	62,862	6,886	475	55,501
3rd floor	27,666	16,434		44,100	5,742	190	38,168	27,398			196	27,202	71,498	5,742	386	65,370
4th floor	28,229	17,758		45,987		190	45,797	27,398			196	27,202	73,385		386	72,999
5th floor	30,831	17,758		48,589		150	48,439	27,398			196	27,202	75,987		346	75,641
6th floor	30,831	17,758		48,589		150	48,439	27,398			196	27,202	75,987		346	75,641
7th floor	30,831	17,758		48,589		150	48,439	27,398			196	27,202	75,987		346	75,641
8th floor	30,831	17,758		48,589		150	48,439	27,398			196	27,202	75,987		346	75,641
9th floor	30,831	17,758		48,589		150	48,439	27,398			196	27,202	75,987		346	75,641
10th floor	30,831	17,758		48,589		150	48,439	27,398			196	27,202	75,987		346	75,641
11th floor	30,831	17,758		48,589		150	48,439	27,058			196	26,862	75,647		346	75,301
12th floor	28,279	17,415		45,694		150	45,544	27,058			196	26,862	72,752		346	72,406
14th floor	26,880			26,880		70	26,810	18,948			134	18,814	45,828		204	45,624
15th floor	26,880			26,880		70	26,810	18,948			134	18,814	45,828		204	45,624
Sub-Total *GSF	460,554	199,319	7,939	667,812				357,816	5,070			341,335	1,025,628			
Cellar GSF Deduct					73,645					8,805				82,451		
Shaft GSF Deduct						2,414					2,606				5,020	
Total FAR *GFA							591,753					346,405				938,157
Total GFA Allowable per PUD	601,896							229,690					831,586			
Total GFA Allowable per PUD Res./Hotel Only								229,690					229,690			
Total GFA Residential								346,405					346,405			

1. All numbers are subject to change and are approximate figures.

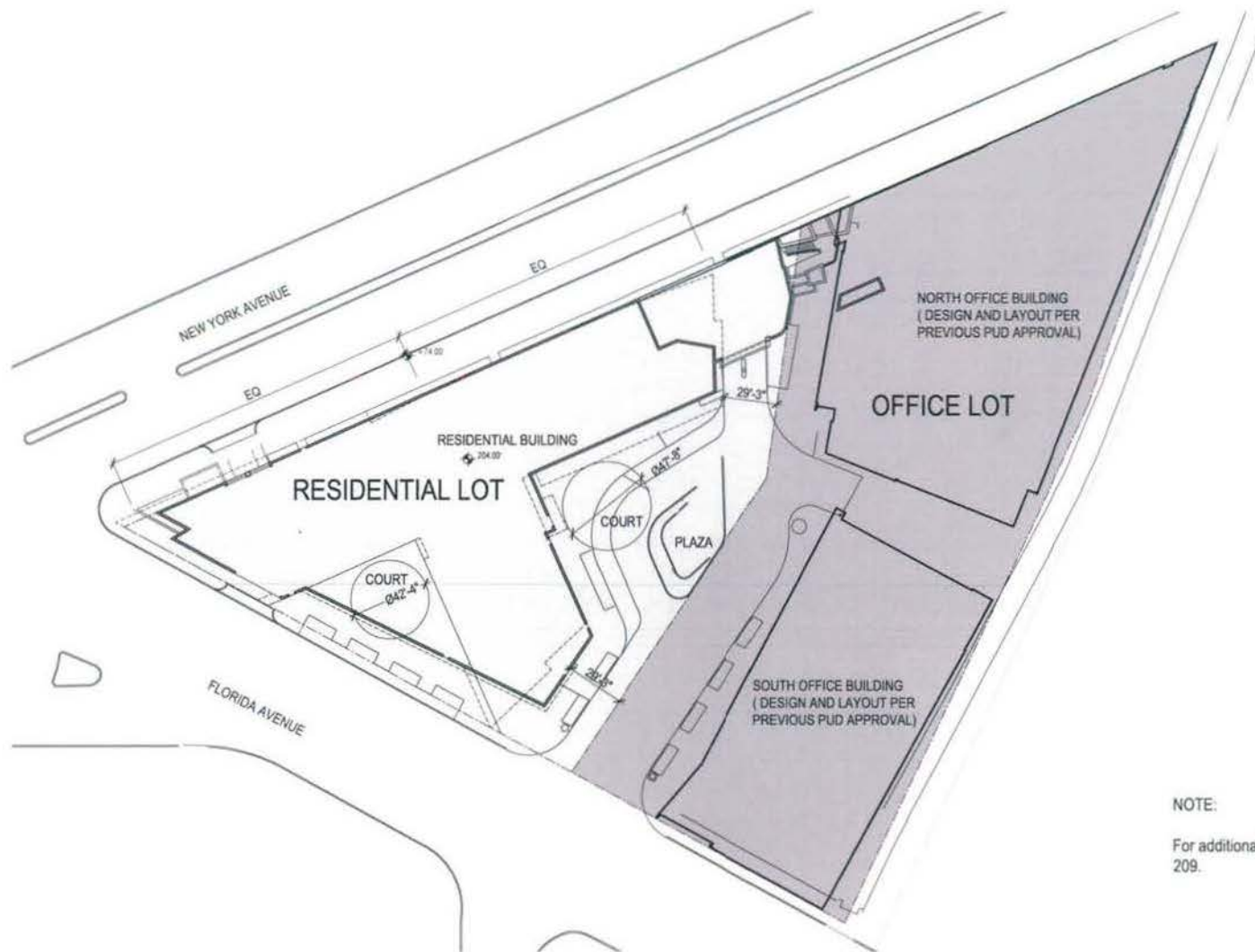
2. * Information based on office design dated 12/23/2008 and residential design dated April 2010, calculated per FAR methodology.

3. ** GSF based on the measured lot area.

4. *** Cellar percentage is 67% on Florida Avenue / P-1, then for Commercial is 58% on Lvl-1, 14% on Lvl-2, 13% on Lvl-3.

5. **** Residential GSF does not include SF of bay projections, which do not count toward FAR.

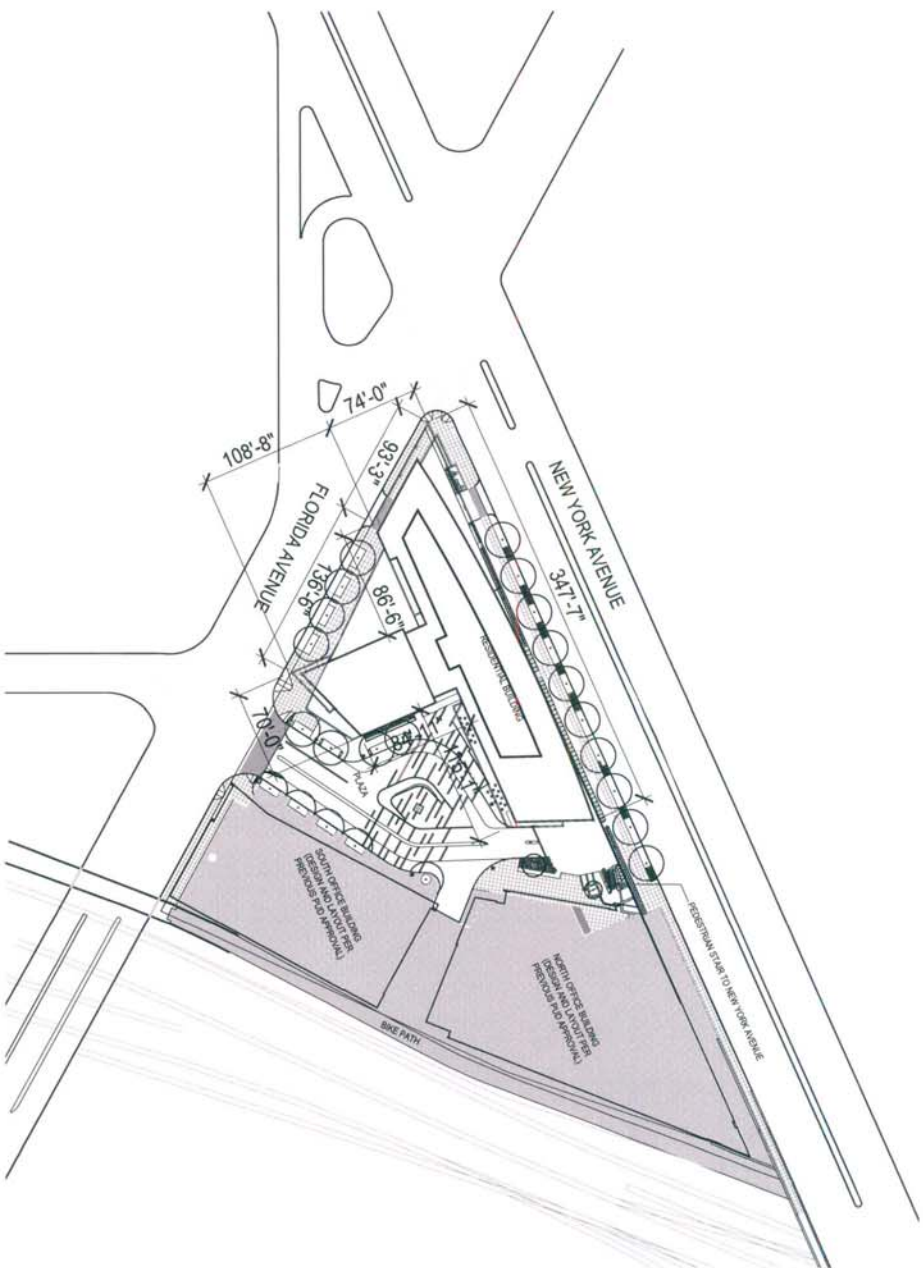
Site FAR	Site *GSF	FAR
Lot 811 (G9 MRP Washington Gateway, LLC) **	102,643	
Lot 23 (G9 MRP Washington Gateway, LLC)	13,578	
Lot 813 (DC)	8,063	
Lot 812 (WMATA)	10,381	
Total Record Lot Area	134,665	6.97

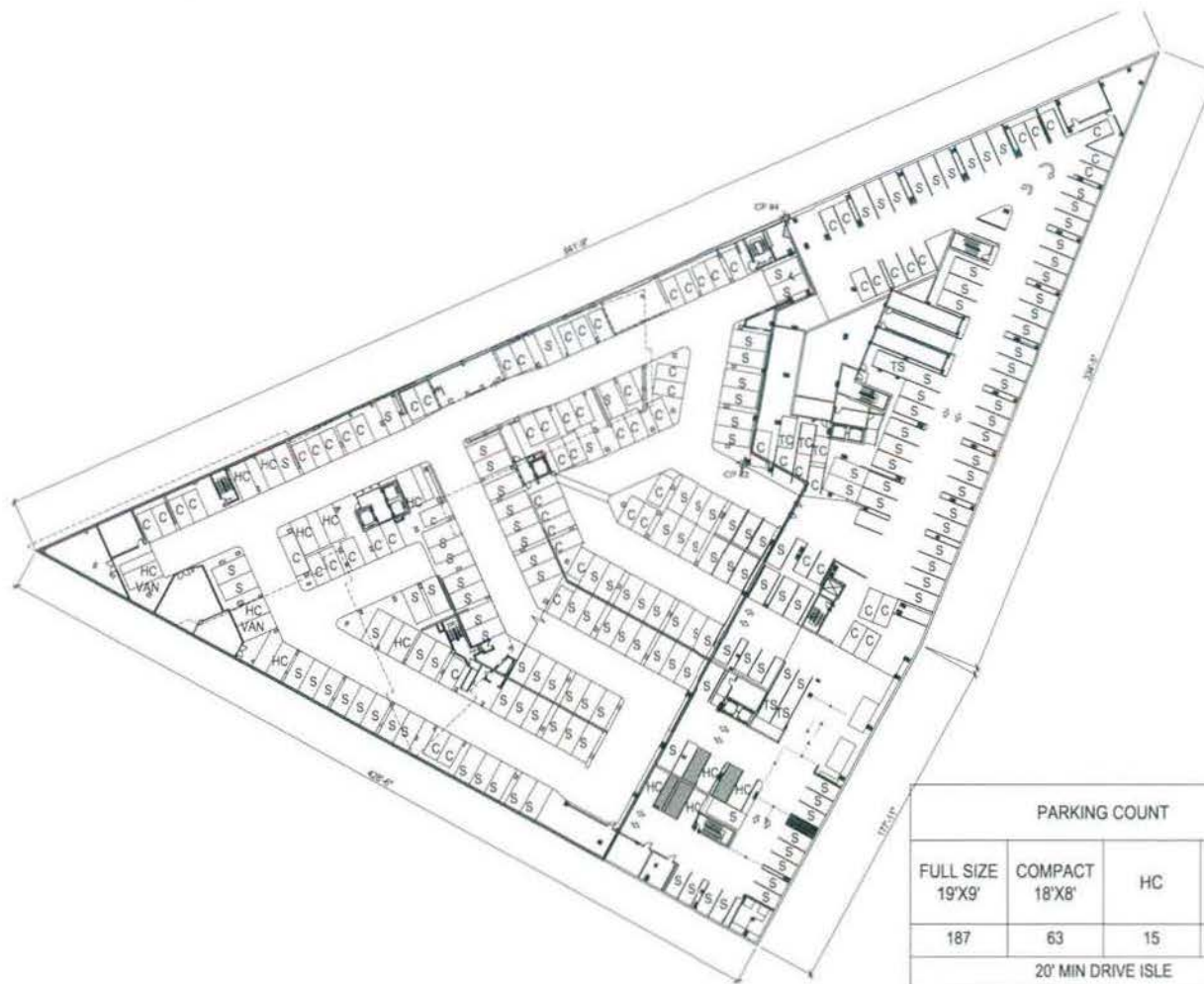


NOTE:

For additional dimensions refer to sheet 209.



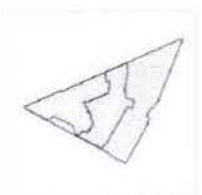




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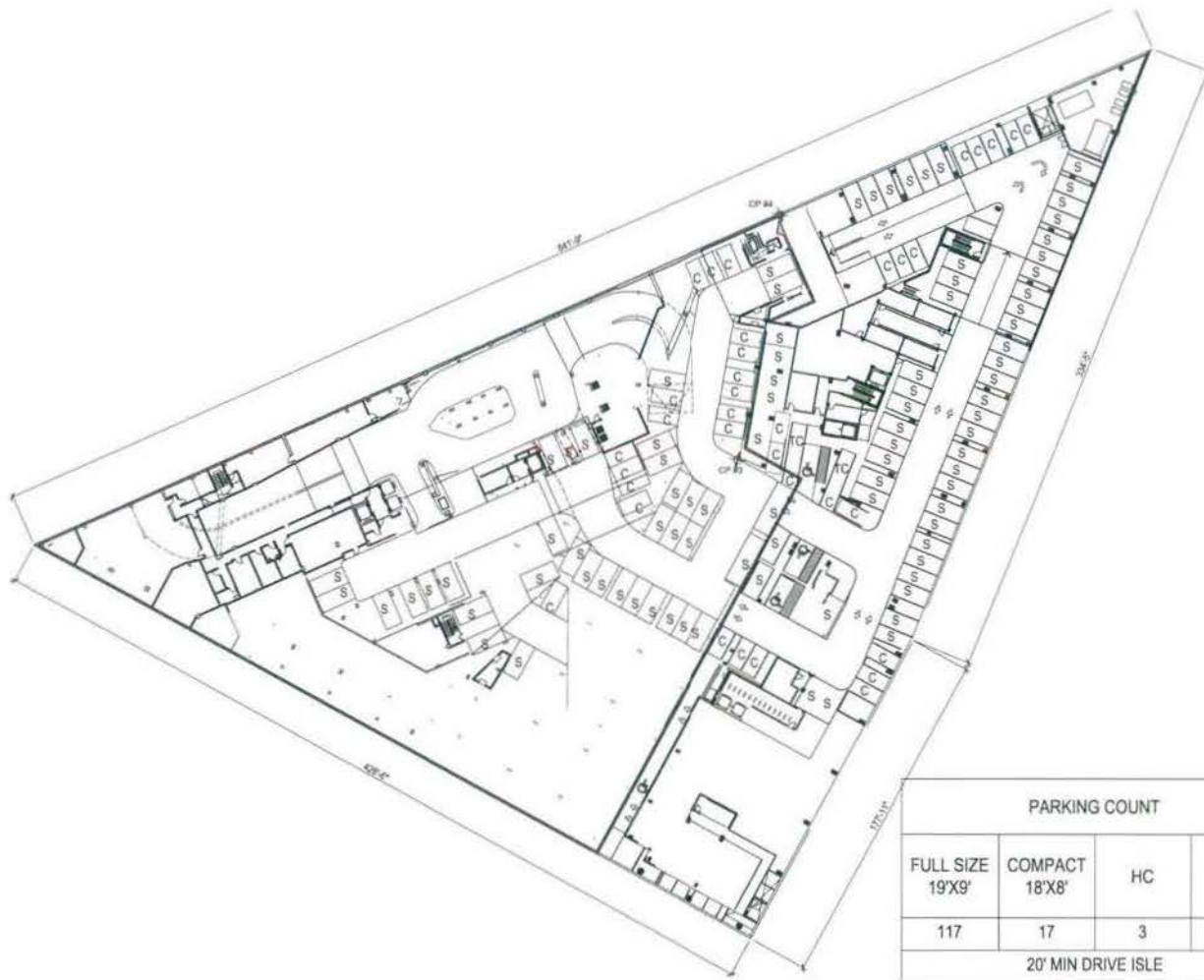
The interior layouts are schematic. Changes to the layout not significantly affecting the exterior envelope or the square footage may occur.

Key Plan



PARKING COUNT			
FULL SIZE 19'X9'	COMPACT 18'X8'	HC	TOTAL
187	63	15	265
20' MIN DRIVE ISLE			

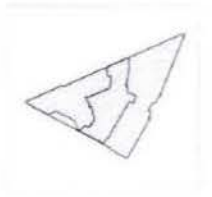




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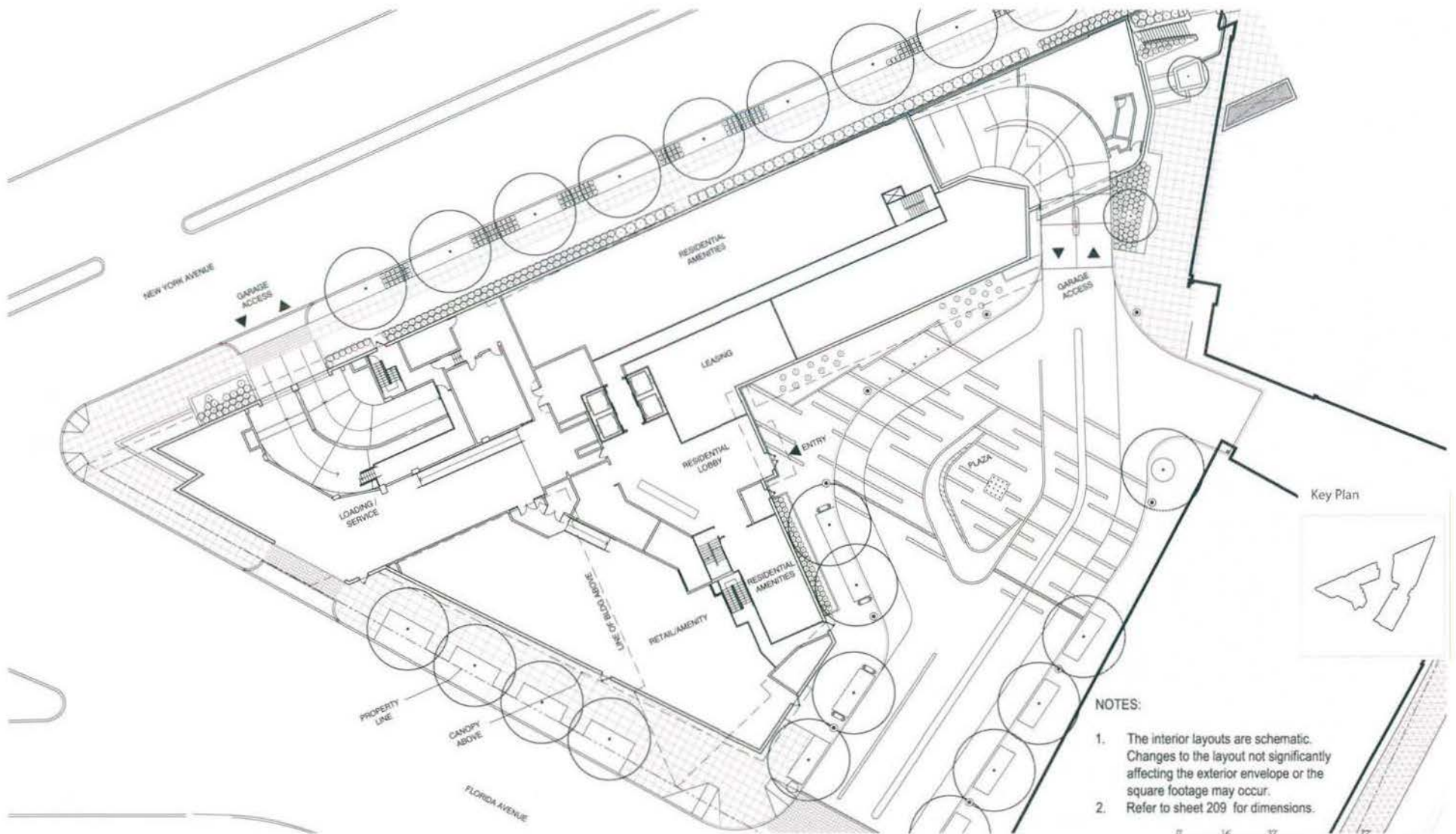
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Key Plan



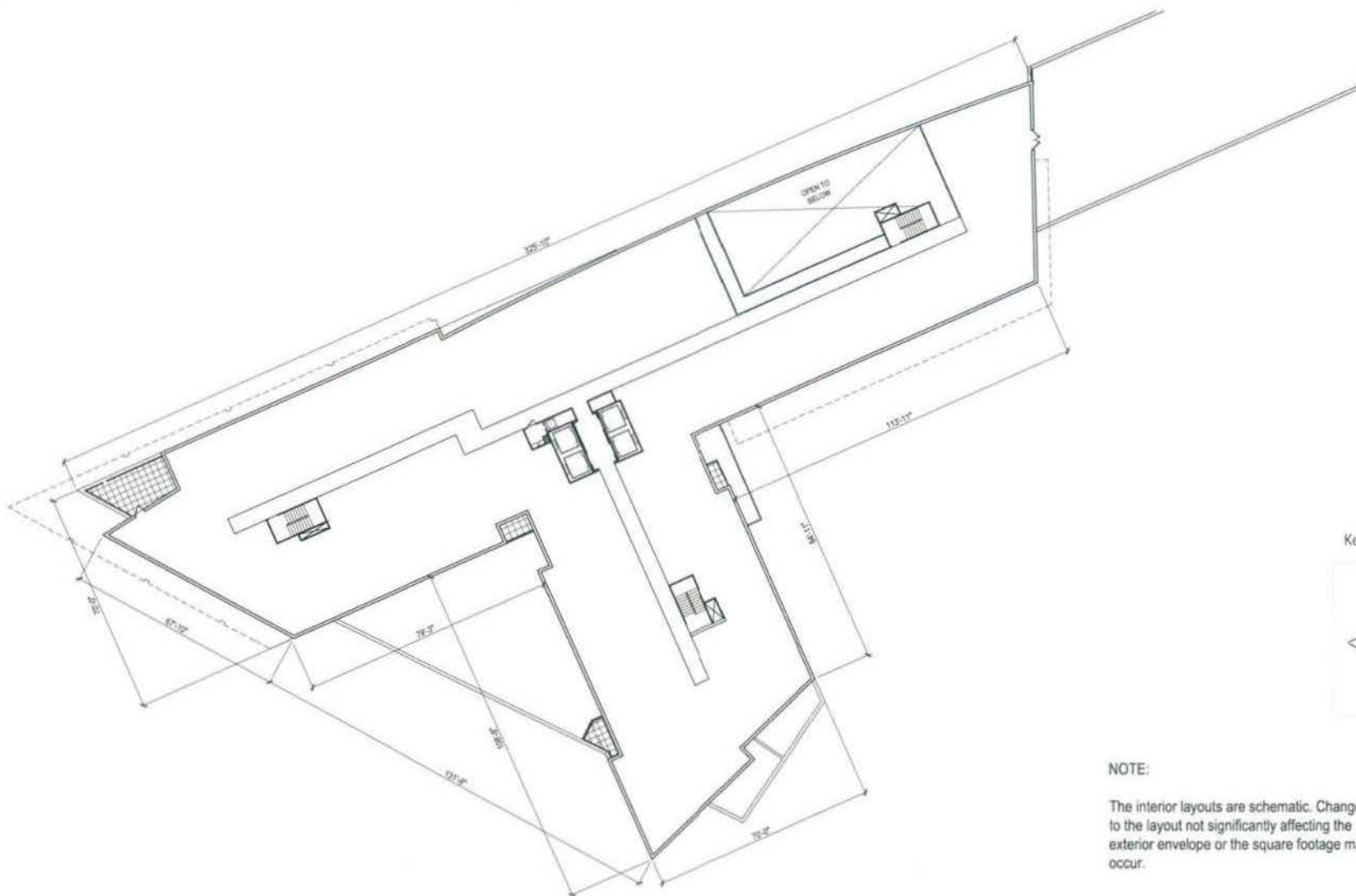
PARKING COUNT			
FULL SIZE 19'X9'	COMPACT 18'X8'	HC	TOTAL
117	17	3	137
20' MIN DRIVE ISLE			



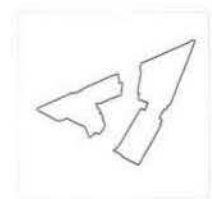


NOTES:

1. The interior layouts are schematic. Changes to the layout not significantly affecting the exterior envelope or the square footage may occur.
2. Refer to sheet 209 for dimensions.



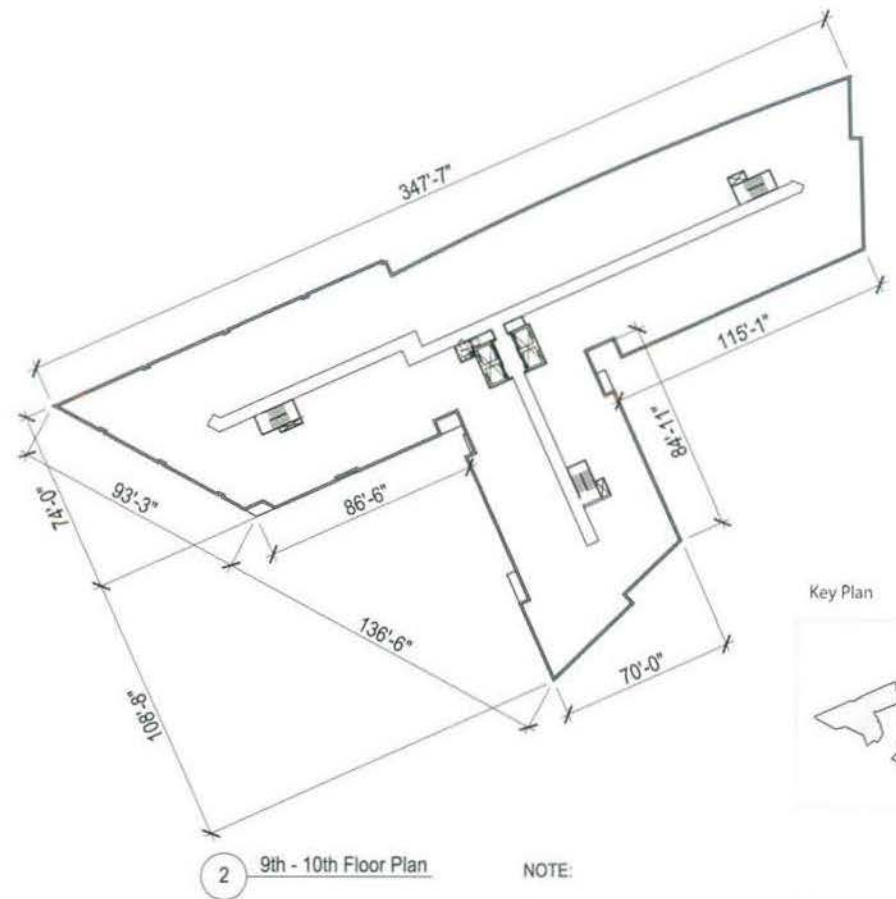
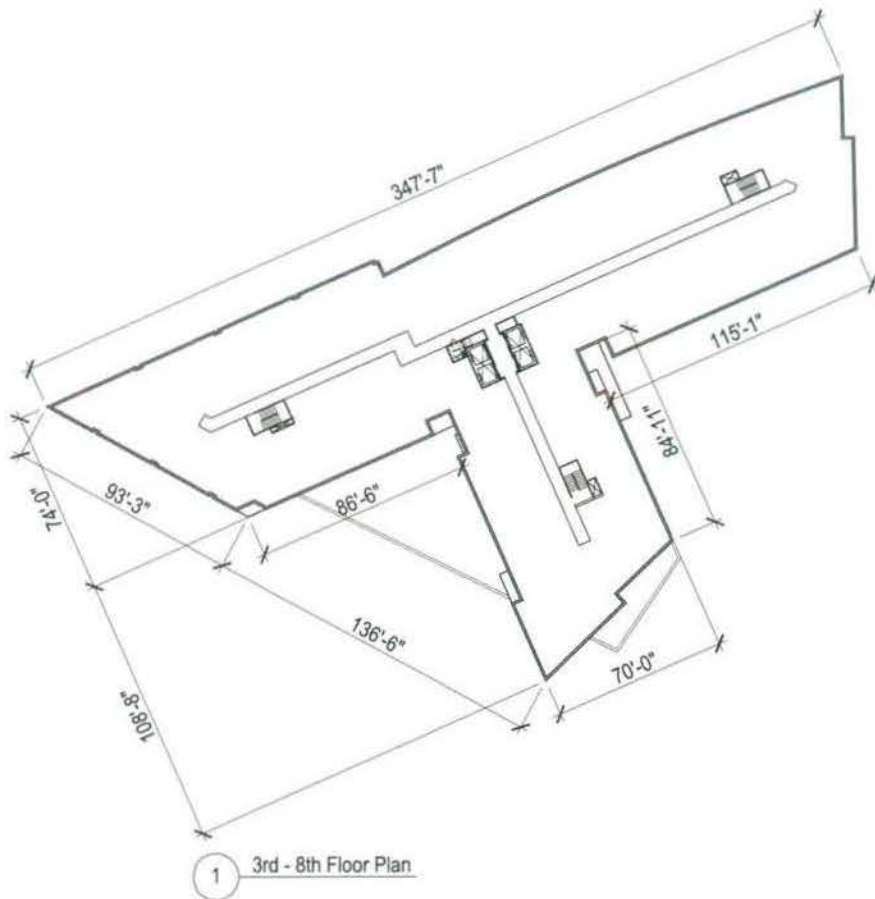
Key Plan



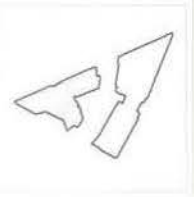
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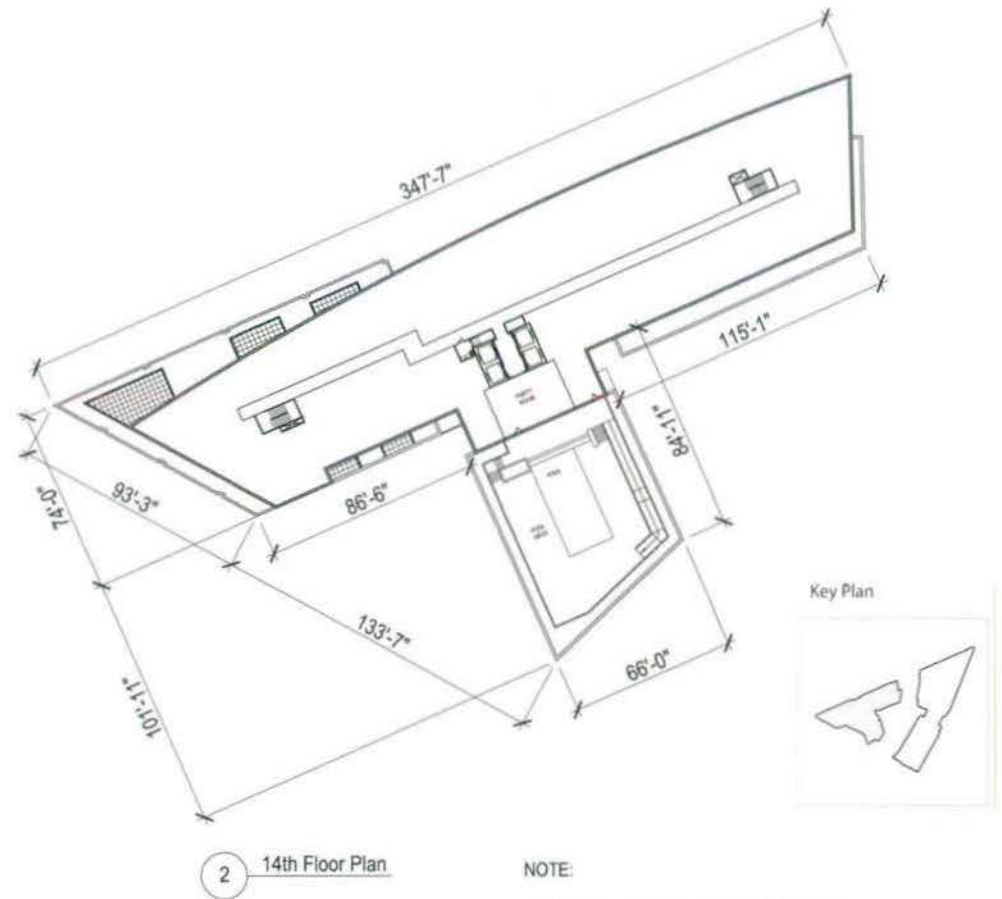
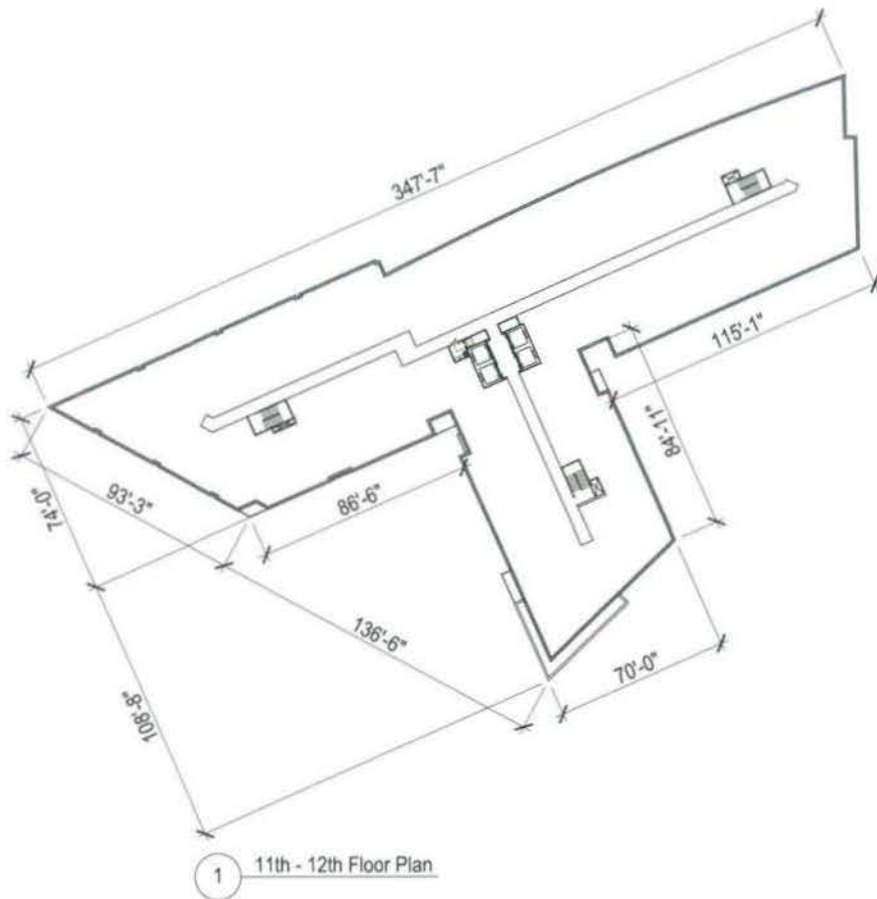
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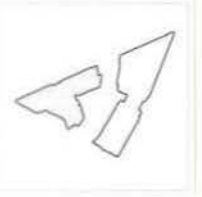
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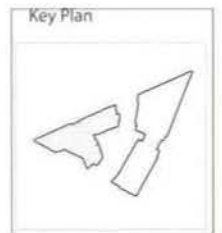
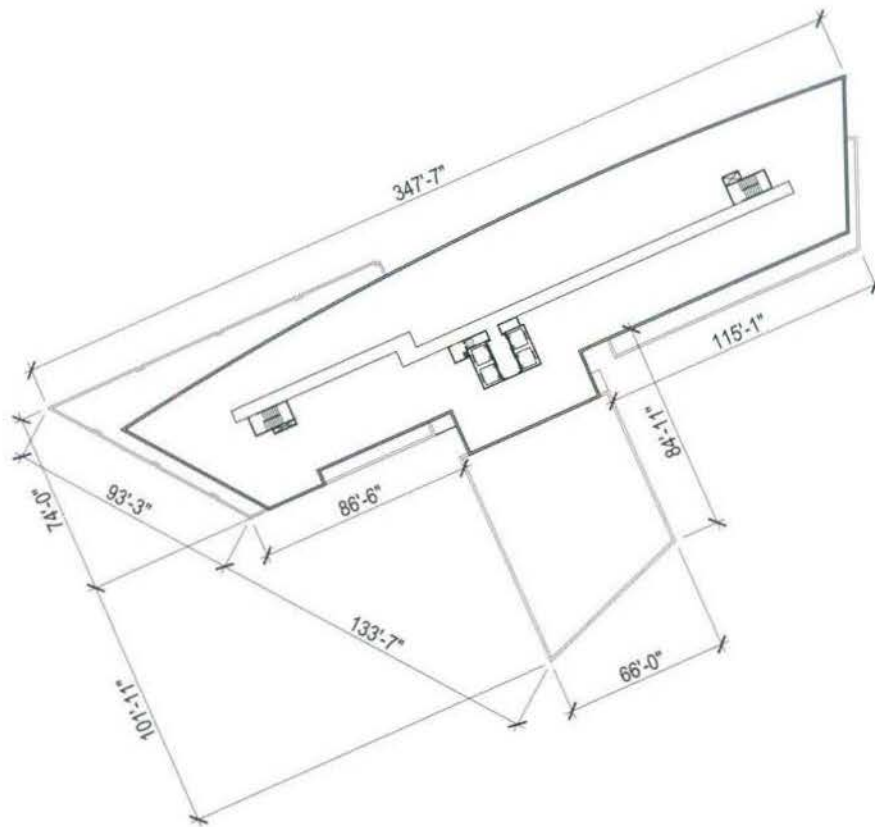
Key Plan



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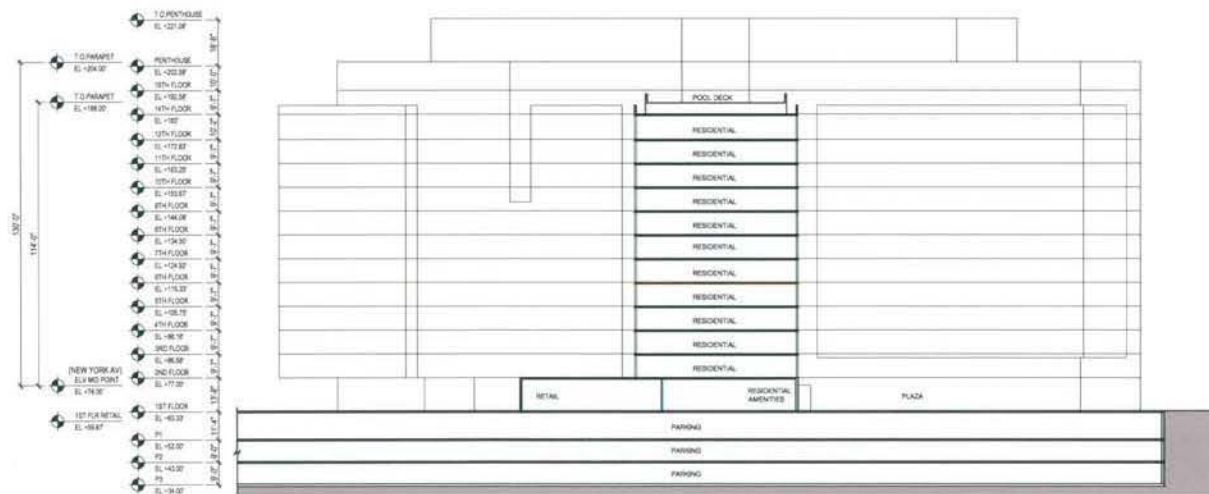
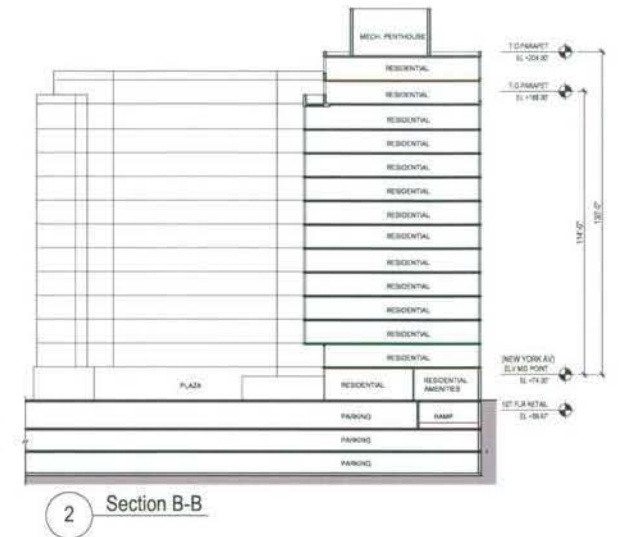
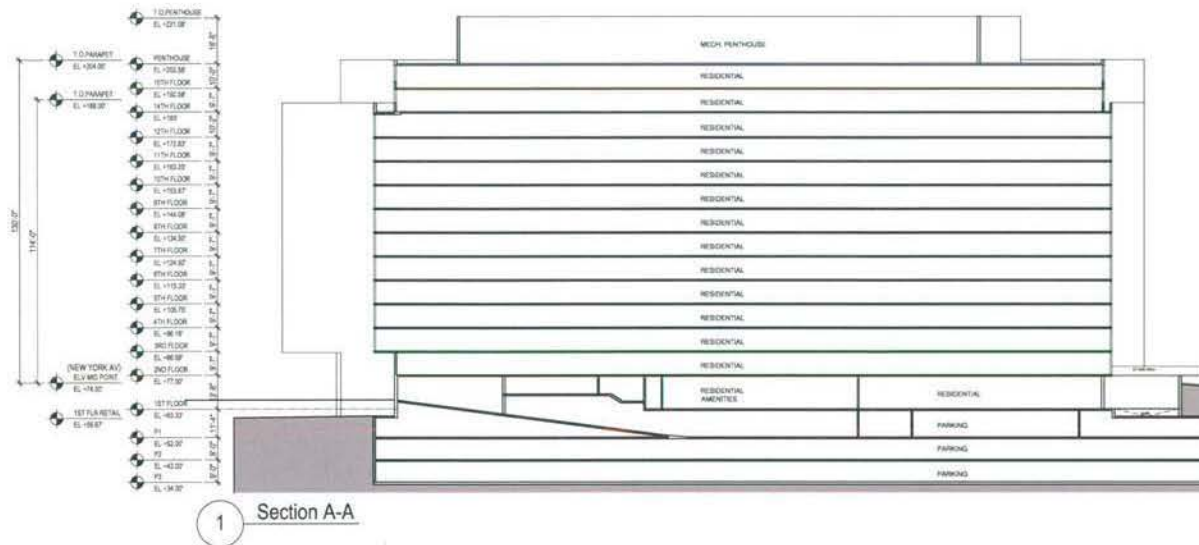




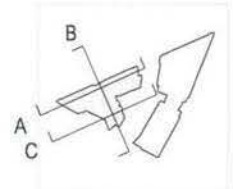
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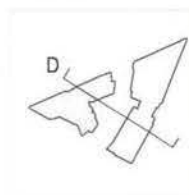
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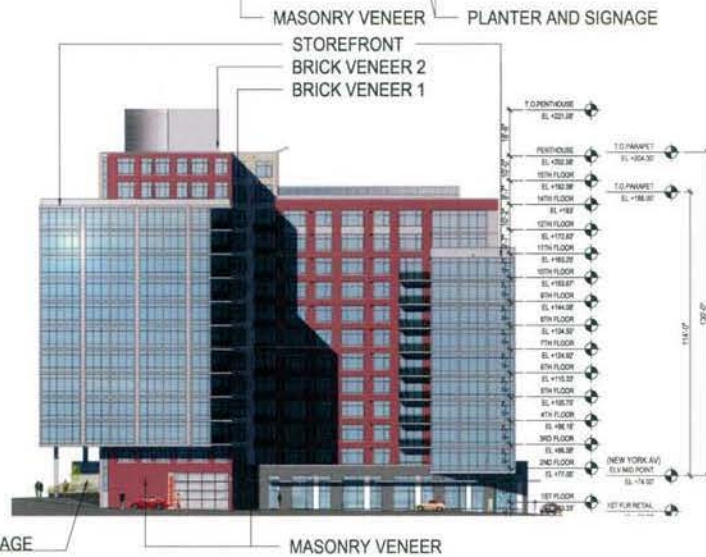


Key Plan

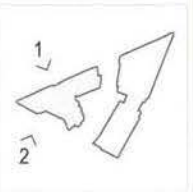


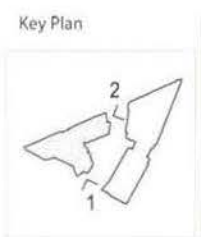
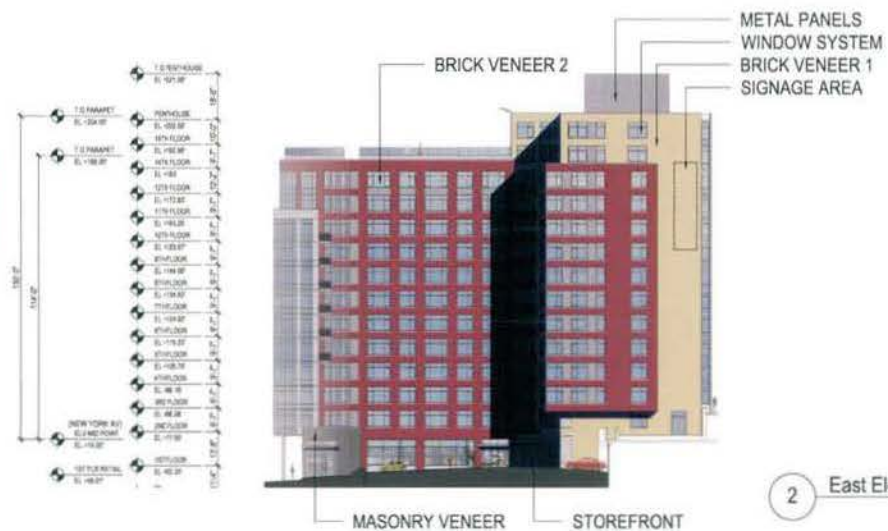
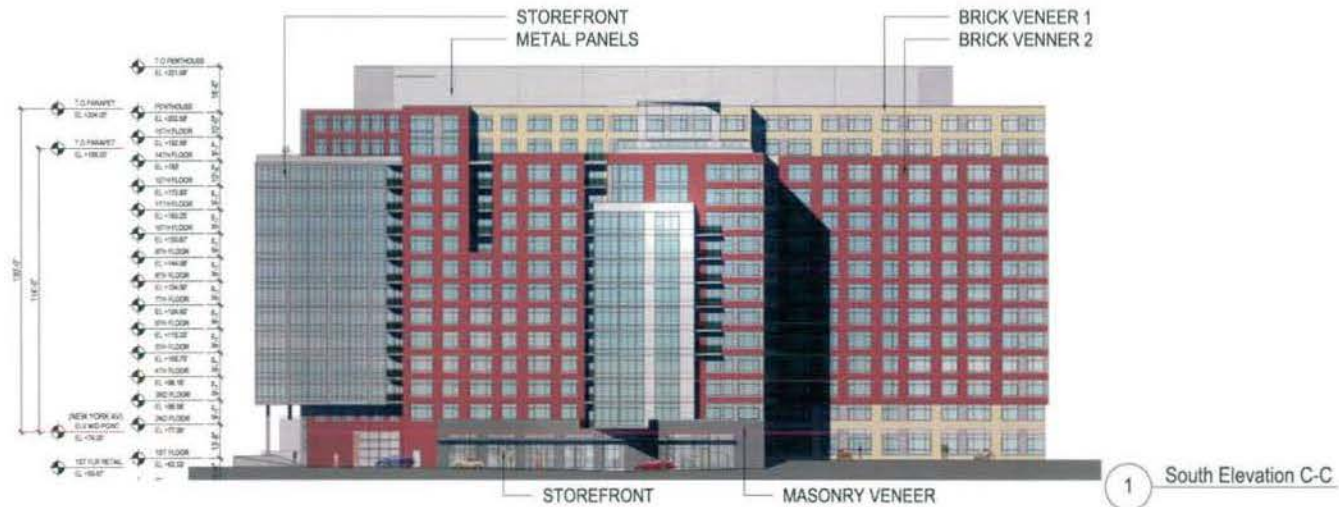


Dec 17, 2010



Key Plan







— SIGNAGE / LOGO
— PLANTER
— MASONRY VENEER

1 North Elevation

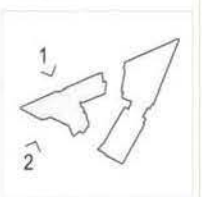
7th FLOOR
EL. +134.30'
6th FLOOR
EL. +115.32'
5th FLOOR
EL. +106.19'
4th FLOOR
EL. +96.16'
3rd FLOOR
EL. +86.16'
2nd FLOOR
EL. +77.00'
1st FLOOR
EL. +63.32'



— PLANTER
— MASONRY VENEER
— BRICK VENEER

2 West Elevation C-C

Key Plan



0' 8' 16' 32'





Figure 1 shows a schematic diagram of the 11-story test building. The building is oriented with North at the top. The left side is labeled 'WEST' and the right side 'EAST'. The top is '10th STREET' and the bottom is 'NEW YORK AVE'. The building has 11 floors. The top floor is labeled '10th FLOOR' and '10th STREET'. The bottom floor is labeled '1st FLOOR' and 'NEW YORK AVE'. The building is divided into two main sections: a larger section on the left and a smaller section on the right. The larger section has floors labeled '9th FLOOR', '8th FLOOR', '7th FLOOR', '6th FLOOR', '5th FLOOR', '4th FLOOR', '3rd FLOOR', '2nd FLOOR', and '1st FLOOR'. The smaller section has floors labeled '10th FLOOR', '9th FLOOR', '8th FLOOR', '7th FLOOR', '6th FLOOR', '5th FLOOR', '4th FLOOR', '3rd FLOOR', '2nd FLOOR', and '1st FLOOR'. The building is surrounded by a '10th STREET' and 'NEW YORK AVE' intersection. The building is labeled '11-STOREY' and '11th FLOOR'.



Key Plan



The Key Plan shows two fragments. Fragment 1-2 is a small, irregularly shaped piece with a jagged edge. Fragment 3-4 is a larger, more elongated piece with a jagged edge. The fragments are shown in a way that suggests they are parts of a larger whole.



