



Washington Gateway | Washington, D.C.

Square 3584 New York Ave and Florida Ave NE

Proposed PUD Modifications - Residential Building

DEVELOPMENT TEAM

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DRAWING INDEX

100	Development Data	201	Development Parking Plan P-1
101	Building Calculations	202	Development Parking Plan P-2
110	Lot Diagram	203	Development Parking Plan P-1
111	Site Plan	204	Residential Building 1st Floor Plan
120	Existing Conditions Plan	205	Residential Building 2nd Floor Plan
121	Existing Conditions Plan	206	Residential Building 3rd - 10th Floor Plan
122	SEC Plan	207	Residential Building 11th - 14th Floor Plan
123	SEC Plan	208	Residential Building 15th Floor Plan
124	Site Plan	209	Residential Building Roof Plan
125	Site Plan	241	Residential Building Sections
126	Circulation Plan	242	Residential Building Section
127	Circulation Plan	251	Residential Building Elevations
128	SEC Details	252	Residential Building Elevations
		253	Residential Building Enlarged Elevations
		254	Residential Building Elevation Comparison
		255	Residential Building Elevation Comparison
		256	Project Character - Aerial Perspective
		257	Project Character - Pedestrian Experience
		258	Similar architecture - Residential Building

ZONING COMMISSION
District of Columbia

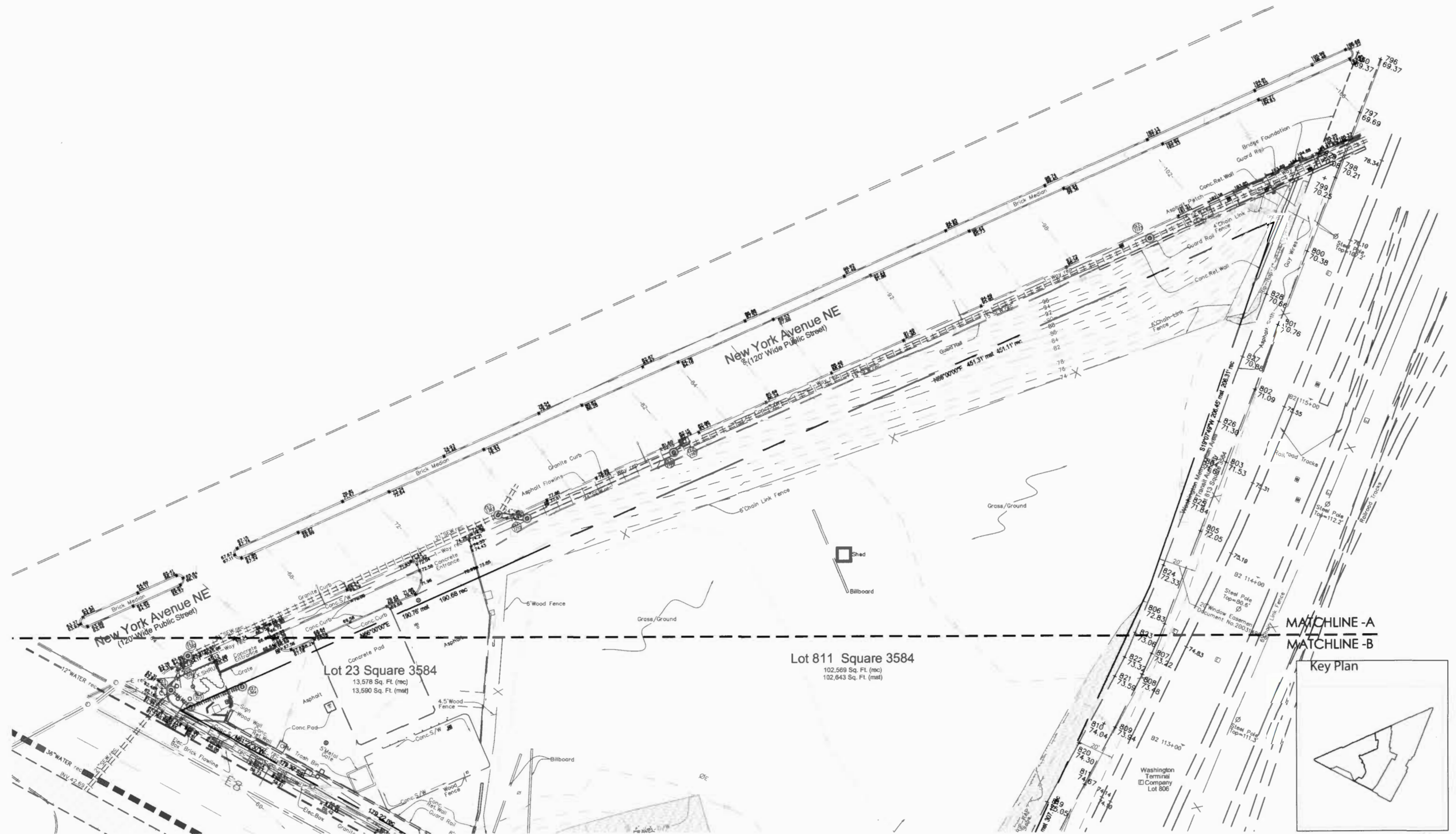
CASE NO. 06-143 April 11, 2011

EXHIBIT NO. 39

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1. INSTALL SEDIMENT AND EROSION CONTROL MEASURES INCLUDING STABILIZED CONSTRUCTION ENTRANCE, WASH RACK, SILT PROTECTION, SILT FENCE, STRAW BALE BARRIERS, AS INDICATED ON SHEET 122 AND 123. SEE SHEET 128 FOR SEDIMENTATION AND EROSION CONTROL DETAILS.
2. SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND APPROVED BY THE INSPECTOR PRIOR TO COMMENCING ANY OTHER LAND DISTURBING ACTIVITIES.
3. REMOVE ITEMS AS INDICATED ON DECOMULSION PLAN.
4. INSTALL SITE IMPROVEMENTS AS INDICATED ON CONSTRUCTION DOCUMENTS FOR THE PROPOSED BUILDING.
5. AT THE COMPLETION OF CONSTRUCTION AND AFTER THE INSPECTOR'S APPROVAL, ALL TEMPORARY SALUTATION, SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE REMOVED.

3. THE CONTRACTOR SHALL CONDUCT OPERATIONS AND MAINTAIN THE PROJECT SITE AS TO MINIMIZE THE CREATION AND DISPERSION OF DUST. DUST CONTROL SHALL BE USED THROUGHOUT THE PROJECT.
4. THE CONTRACTOR MUST PROVIDE CLEAN WATER, FREE FROM SALT, OIL AND OTHER DELIVERABLE MATERIAL, TO BE USED FOR ON-SITE DUST CONTROL.
5. THE CONTRACTOR SHALL SUPPLY WATER SPRAYING EQUIPMENT CAPABLE OF ACHIEVING ALL NOISE AREAS.
6. THE CONTRACTOR SHALL IMPLEMENT STRICT DUST CONTROL MEASURES DURING ALL CONSTRUCTION PERIODS ON-SITE. THESE CONTROL MEASURES WILL GENERALLY CONSIST OF WATER APPLICATIONS THAT SHALL BE APPLIED A MINIMUM OF ONCE PER DAY DURING DRY WEATHER OR MORE OFTEN AS REQUIRED TO PREVENT DUST EMISSIONS.
7. FOR APPLICATION TO UNIMPROVED SOIL SURFACES, THE CONTRACTOR SHALL:
 - A. APPLY WATER BY EQUIPMENT CONSISTING OF TANK, SPRAY BAR, PUMP WITH DEPRESSURE GAGING.
 - B. MAINTAIN SPRAY BAR HEIGHT, NOZZLE SPACING AND SPRAY PATTERN TO PROVIDE AVERAGE OF 0.05 INCHES OF WATER PER SQUARE FOOT.
 - C. DISPERSE WATER THROUGH NOZZLES ON SPRAY BAR AT 15 TO 125 (8 IN PA) MINIMUM. KEEP AREAS DAMP WITHOUT CREATING VAPOR OR EXHAUSTION CONDITIONS SUCH AS FOGGING.
 - D. APPLY WATER TO SOIL SURFACES DURING EXCAVATION AND/OR EXCAVATION. THE CONTRACTOR SHALL:
 1. APPLY WATER WITH EQUIPMENT CONSISTING OF A TANK, PUMP WITH DEPRESSURE GAGING.
 2. LOCATE TANK AND SPRAYING EQUIPMENT SO THAT THE ENTIRE EXCAVATION AREA CAN BE METED THROUOUT WITH SPRINKLING WITH EXCAVATION AND/OR EXCAVATION EQUIPMENT OR NOZZLES. KEEP AREAS DAMP WITHOUT CREATING VAPOR OR EXHAUSTION CONDITIONS SUCH AS FOGGING.
 3. APPLY WATER SPRAY IN A MANNER TO PREVENT MOVEMENT OF SPRAY BEYOND SITE BOUNDARIES.

[illegible]

* THE PROPOSED WORK DUE TO COMMENCE IN THE SUMMER OF 2011 AND IS ANTICIPATED TO TAKE APPROXIMATELY 24 MONTHS.

* EXACT BEGINNING AND END OF CONSTRUCTION IS TO BE ESTABLISHED BY THE OWNER.

SEDIMENTATION AND EROSION CONTROL NOTE:

SUPPORT OF EXISTING UTILITIES AND ADJACENT STRUCTURES, SHORING, BRACING, AND UNDERPINNING DESIGNED BY THE CONTRACTOR'S STRUCTURAL ENGINEER LOCATED IN THE PROJECT AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND ADJACENT STRUCTURES.

PROVIDE SELF-TEST AT PERIMETER OF EXCAVATION AREA TO REMAIN IN PLACE UNTIL BELOW GRADE DITCHING HAS BEEN UNDERTAKEN OTHERWISE APPROVED BY THE INSPECTOR.

CONTRACTOR TO CONSTRUCTION FENCE AT PERIMETER OF EXCAVATION AREA TO REMAIN IN PLACE UNLESS OTHERWISE APPROVED BY THE INSPECTOR.

CONTRACTOR TO PROVIDE ON SITE APPROVED STAMPED AND SIGNED SEDIMENTATION AND EROSION CONTROL MEASURES BY DEPARTMENT OF THE ENVIRONMENT, WATERBODIES PROTECTION DIVISION.

CONTRACTOR MUST NOTIFY THE DEPARTMENT OF ENVIRONMENT BY PHONE (262-335-2246) AT LEAST 24 HOURS PRIOR TO THE START OF GROUNDS ACTIVITY AND MUST NOTIFY AFTER 24 HOURS AFTER THE START OF GROUNDS ACTIVITY IF THERE IS A NEED TO MAKE CHANGES OR MODIFICATIONS IN THE APPROVED DESIGN. DEPARTMENT OF ENVIRONMENT MUST BE NOTIFIED IMMEDIATELY.

STATIONERY - THE PROPOSED DEVELOPMENT GATEWAY IS APPROXIMATELY 100,000 SQ. FT. WITH 100,000 SQ. FT. DEVELOPMENT IN THE NORTHEAST CORNER OF 100A AT THE INTERSECTION OF FLORIDA AVENUE AND NEW YORK AVENUE. A RESIDENTIAL APARTMENT BUILDING WITH A SMALL GRADE PARKING SPACES, LOADING AND LANDSCAPED PLAZA. THERE WILL BE A BELL RETAIL OPPORTUNITIES ALONG FLORIDA AVENUE.

THE PROPOSED DEVELOPMENT PLAN FOR THIS PROPERTY IS LOCATED AT 101 NEW YORK AVENUE, SUITE 100A, LOT 23 AND 241. WITH 110,000 SQ. FT. OF 2.0MMS ALSO INCLUDES A NEW 15-STORY RESIDENTIAL APARTMENT BUILDING WITH PORCHES.

SITE IMPROVEMENTS INCLUDE NEW DOMESTIC AND FIRE SERVICE, ELECTRICAL, TELEPHONE AND GAS SERVICE, SANITARY AND STORM SEWER AND GREEN ROOF SYSTEM FOR 100,000 SQ. FT. OF 2.0MMS. ALSO INCLUDES A NEW 15-STORY RESIDENTIAL APARTMENT BUILDING WITH PORCHES AND BRICK OUTLET FRONTING THE NEW DEVELOPMENT ALONG FLORIDA AND NEW YORK AVENUE NORTHEAST.

[illegible]

PUMP MD1.1 AND 2

- Q = 0A
- 0.33(C) x 0.25(I) x 1.4(A)(C)
- = 0.23 CFS
- = 23 CFS x 448 GPM/CFS
- = 112 GPM
- = 112 GPM / 5 MINUTES
- = 22.4 CUBIC FEET

PUMP DISCHARGE 22.4 CUBIC FEET x 16 = 358.4 CUBIC FEET OF STORAGE REQUIRED.

OR 179.2 CUBIC FEET OF STORAGE FOR EACH PUMP

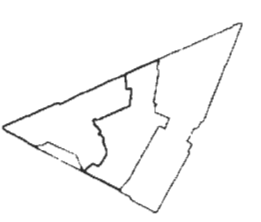
PUMP MD.3

- Q = 0A
- 0.33(C) x 0.25(I) x 0.4(A)(C)
- = 0.20 CFS
- = 20 CFS x 448 GPM/CFS
- = 40 GPM
- = 40 GPM / 5 MINUTES
- = 8 CUBIC FEET

PUMP DISCHARGE 8 CUBIC FEET x 16 = 128 CUBIC FEET OF STORAGE REQUIRED.



Key Plan

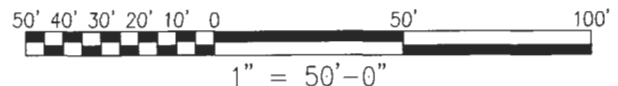


April 11, 2011

Washington, D.C.

122 - Sedimentation and Erosion Control Plan - A

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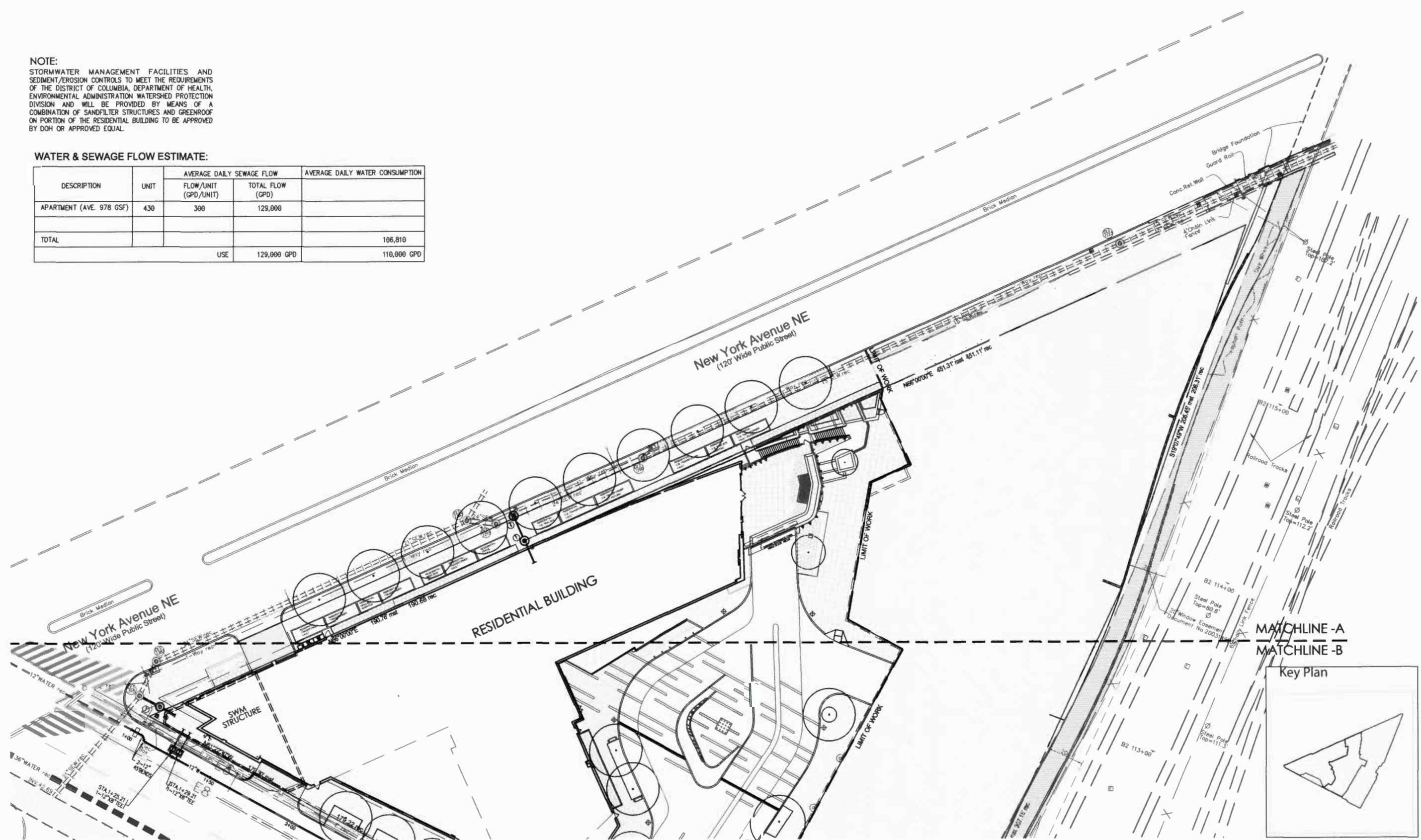


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NOTE:
STORMWATER MANAGEMENT FACILITIES AND
SEDIMENT/EROSION CONTROLS TO MEET THE REQUIREMENTS
OF THE DISTRICT OF COLUMBIA, DEPARTMENT OF HEALTH,
ENVIRONMENTAL ADMINISTRATION WATERSHED PROTECTION
DIVISION AND WILL BE PROVIDED BY MEANS OF A
COMBINATION OF SANDFILTER STRUCTURES AND GREENROOF
ON PORTION OF THE RESIDENTIAL BUILDING TO BE APPROVED
BY DOH OR APPROVED EQUAL.

WATER & SEWAGE FLOW ESTIMATE:

DESCRIPTION	UNIT	AVERAGE DAILY SEWAGE FLOW		AVERAGE DAILY WATER CONSUMPTION
		FLOW/UNIT (GPD/UNIT)	TOTAL FLOW (GPD)	
APARTMENT (AVE. 978 GSF)	430	300	129,000	
TOTAL				106,810
		USE	129,000 GPD	110,900 GPD



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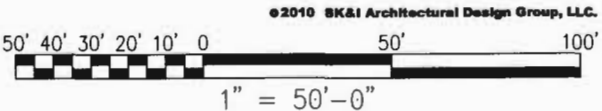
Proposed PUD-Modification-Residential Building



April 11, 2011

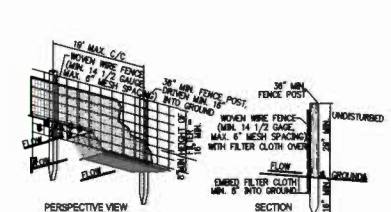
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124 - Site Plan - A



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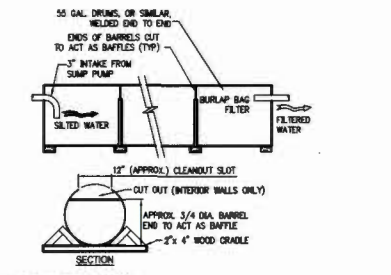
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CONSTRUCTION NOTES FOR FABRICATED SILT FENCE:

1. WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH MEET EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BUBBLES" DEVELOP IN THE SILT FENCE.

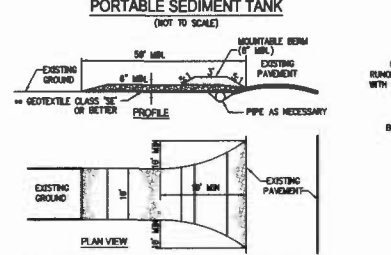
SILT FENCE
(NOT TO SCALE)



CONSTRUCTION NOTES:

1. THE STRUCTURE MAY BE CONSTRUCTED WITH STEEL DRUMS, STURDY WOOD OR OTHER MATERIAL SUITABLE FOR HANDLING THE PRESSURE EXERTED BY THE VOLUME OF THE WATER.
2. SEGMENT TANKS WILL HAVE A MINIMUM DEPTH OF TWO FEET.
3. THE SEGMENT TANK SHALL BE LOCATED FOR EASY CLEAN-OUT AND DISPOSAL OF THE TRAPPED SEDIMENT AND TO MINIMIZE THE INTERFERENCE WITH CONSTRUCTION ACTIVITIES.
4. THE FOLLOWING FORMULA SHALL BE USED TO DETERMINE THE STORAGE VOLUME OF THE SEGMENT TANK:
 $PUMP\ DISCHARGE\ (GPM) \times 10\% \text{ CUBIC FEET OF STORAGE REQUIRED}$
5. ONCE THE WATER LEVEL NEARS THE TOP OF THE TANK, THE PUMP MUST BE SHUT OFF WHILE THE TANK DRAINS AND ADDITIONAL CAPACITY IS MADE AVAILABLE.
6. THE TANK SHALL BE DESIGNED TO ALLOW FOR DISPERSED FLOW OVER THE TOP OF THE TANK.
7. CLEAN-OUT OF THE TANK IS REQUIRED ONCE ONE-THIRD OF THE ORIGINAL CAPACITY IS DEPLETED DUE TO SEDIMENT ACCUMULATION. THE TANK SHALL BE CLEARLY MARKED SHOWING THE CLEAN-OUT POINT.

PORTABLE SEDIMENT TANK
(NOT TO SCALE)



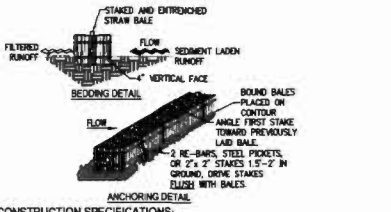
STABILIZED CONSTRUCTION ENTRANCE
(NOT TO SCALE)

CONSTRUCTION RAMP SPECIFICATION:

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT SHALL BE PLACED AT LEAST 6" DEEP OVER THE LENGTH AND WIDTH OF THE ENTRANCE.
2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TEN (10) FOOT MINIMUM, BUT NOT LESS THAN FULL WIDTH OF ALL PORTS OF INGRESS OR EGRESS OCCURS.
5. GEOTEXTILE FABRIC (FILTER CLOTH) WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. WHEN PLAN APPROVAL AUTHORITY MAY NOT BE REQUIRED SINGLE FAMILY RESIDENCES TO USE GEOTEXTILE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR OVERFLOWING TOWARD CONSTRUCTION ENTRANCE SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL A MOUNTABLE BERM WITH 6:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN CONDITION WHICH WILL PREVENT TRACKING OF FLOWING SEDIMENT ONTO PUBLIC RIGHTS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



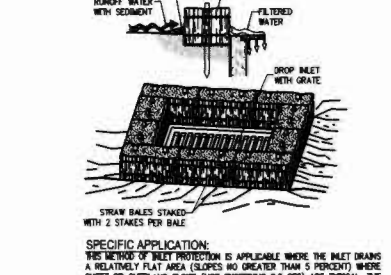
VEHICLE WASH DETAIL
(NOT TO SCALE)



CONSTRUCTION SPECIFICATIONS:

1. BALES SHALL BE PLACED AT THE TOE OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY BUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF (4) INCHES, AND PLACED SO THE BINDINGS ARE HORIZONTAL.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY Laid BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
4. INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPAIR STORM FLOW OR DRAINAGE.

STRAW BALE DIKE
(NOT TO SCALE)



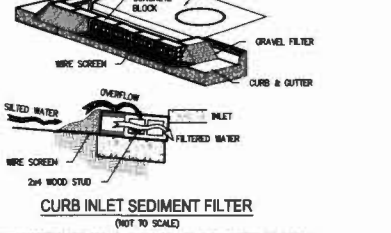
SPECIFIC APPLICATION:
THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5 PERCENT) WHERE SHEET OR OVERLAND FLOWS (NOT EXCEEDING 8.5 CPS) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIAN.



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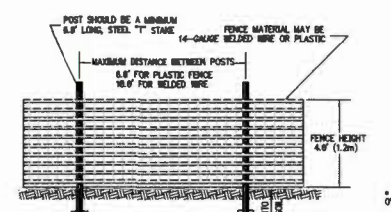


CURB INLET SEDIMENT FILTER
(NOT TO SCALE)



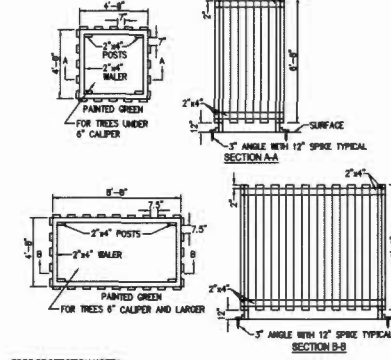
WASH RACK DETAIL
(NOT TO SCALE)

MAINTENANCE:
STABILIZED CONSTRUCTION ENTRANCE THRESHOLD SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE OF ROCK MATERIAL SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. DRAIN SPACE UNDER WASH RACK SHALL BE KEPT OPEN AT ALL TIMES. DAMAGE TO THE WASH RACK SHALL BE REPAIRED PRIOR TO FURTHER USE OF THE RACK. AT THE END OF EACH CONSTRUCTION DAY, ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE. CONSTRUCTION WHEELS SHALL STOP WITH FIRST FRONT WHEELS, THEN THE REAR WHEELS ON THE WASH RACK IN ORDER TO BOTH SETS OF WHEELS TO BE HOSED OFF.



NOTE:
TREE PROTECTION FENCING MUST BE MAINTAINED THROUGHOUT CONSTRUCTION.

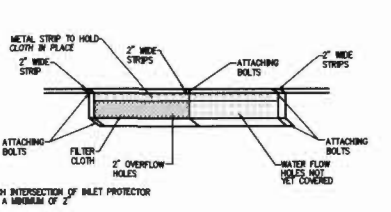
TREE PROTECTION FENCE INSTALLATION DETAIL
(NOT TO SCALE)



TYPICAL TREE PROTECTION FENCING
(NOT TO SCALE)

TREE PROTECTION NOTES:

1. TREES AS SHOWN ON THE PLAN TO REMAIN SHALL BE PROTECTED AS SHOWN TO PREVENT MECHANICAL INJURY. TREE PROTECTION MEASURES SHOULD BE AS CLOSE TO THE DUMP LINE OF THE TREE AS POSSIBLE AND AS SHOWN ON THE PLAN FOR STREET TREES AT THE CURB. PROTECTION FENCING SHALL BE ERRECTED AT EDGE OF PAVING.
2. BOARDS WILL NOT BE NAILED TO TREES DURING BUILDING OPERATIONS.
3. NO STORAGE OF EQUIPMENT OR CONSTRUCTION MATERIALS SHALL BE ALLOWED WITHIN TREE PROTECTION FENCING.
4. HEAVY EQUIPMENT OPERATORS WILL BE CAUTIONED TO AVOID DAMAGE TO EXISTING TREE TRUNKS AND ROOTS DURING LAND LEVELING OPERATIONS. TUNNEL UNDER ROOT SYSTEM WHEN INSTALLING UTILITY LINES, IF POSSIBLE.
5. TREE TRUNKS AND EXPOSED ROOTS AND LIMBS DAMAGED DURING EQUIPMENT OPERATIONS WILL BE CARED FOR AS PRESCRIBED BY A FORESTER OR LICENSED TREE EXPERT.
6. THE USE OF HEAVY EQUIPMENT ON ROOT SYSTEMS OF DESIRABLE TREES MUST BE AVOIDED TO PREVENT SOIL COMPACTION. ALL CONSTRUCTION SHOULD BE KEPT OUT OF THE DUMP LINE OF PROTECTED TREES. PROTECTIVE FENCING SHALL BE UTILIZED FOR TREES BEING RETAINED AND SHALL BE LOCATED AT THE DUMP AND AS SHOWN ON THE PLAN.
7. DURING THE FIRST TWO SUMMERS FOLLOWING CONSTRUCTION, IT IS DESIRABLE THAT THE TREES RECEIVE ADEQUATE AMOUNTS OF WATER.

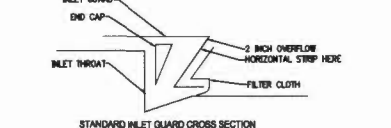


NOTE:
AT EACH INTERSECTION OF INLET PROTECTOR OVERLAP A MINIMUM OF 2'.

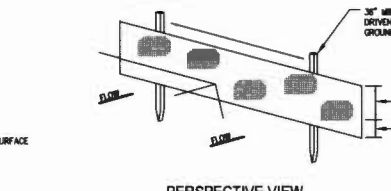
STANDARD INLET GUARD ATTACHMENT METHOD

STANDARD INLET GUARD DIMENSIONS:

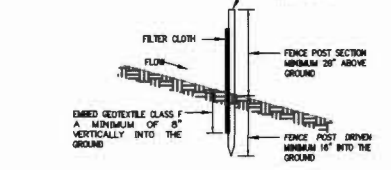
- THE TOP MEASUREMENT OF 7-1/2" IS SET TO PROVIDE A 2" EXTENSION FOR OVERFLOW WHILE AVOIDING BLOCKAGE OF THE MANHOLE COVER.
- MAKE A WATER-TIGHT CONNECTION ALONG THE SIDES AND BOTTOM OF THE INLET GUARD WITH THE STREET AND CURB.



STANDARD INLET GUARD CROSS SECTION GRADE INLET GUARD
(NOT TO SCALE)



PERSPECTIVE VIEW



CROSS SECTION

TOP VIEW
JOINING TWO ADJACENT SILT FENCE SECTIONS

SILT FENCE
(NOT TO SCALE)

CONSTRUCTION SPECIFICATION:

1. FENCE POSTS SHALL BE A MINIMUM OF 30" LONG DRIVEN 16" MINIMUM INTO THE GROUND. WOOD POSTS SHALL BE 1 1/2" X 1 1/2" SQUARE (MINIMUM) OR 15/16" DIAMETER (MINIMUM) ROUND AND SHALL BE OF SOUND QUALITY HARDWOOD. STEEL POSTS WILL BE STANDARD 1 OR 1 1/2 SECTION MEETING NOT LESS THAN 1.00 POUND PER LINEAL FOOT.
2. GEOTEXTILE SHALL BE FASTENED SECURELY TO EACH FENCE POST WITH WIRE TIES OR STAPLES AT TOP AND MID-SECTION AND SHALL MEET THE FOLLOWING REQUIREMENTS FOR GEOTEXTILE CLASS F:
TENSILE STRENGTH: 50 LB/IN (MIN.) TEST: ASTM D-4000
TENSILE MODULUS: 20 LB/IN (MIN.) TEST: ASTM D-4000
FLOW RATE: 8.5 GAL/FT2 (MAX.) TEST: ASTM D-5141
FILTERING EFFICIENCY: 75% (MIN.) TEST: ASTM D-5141
3. WHERE ENDS OF GEOTEXTILE FABRIC COME TOGETHER, THEY SHALL BE OVERLAPPED, FOLDED AND STAPLED TO PREVENT SEDIMENT PASSES.
4. SILT FENCE SHALL BE INSPECTED AFTER EACH RAINFALL EVENT AND MAINTAINED WHEN BUBBLES OCCUR OR IF THERE IS SEDIMENT ACCUMULATION BEHIND THE FABRIC HEIGHT.

SILT FENCE DESIGN CRITERIA:

SLOPE STEEPNESS:	SLOPE LENGTH (FEET):	SILT FENCE LENGTH (FEET):
FLATTER THAN 5:1	UNLIMITED	UNLIMITED
5:1 TO 10:1	125 FEET	750 FEET
10:1 TO 2:1	75 FEET	500 FEET
2:1 TO 1:1	60 FEET	250 FEET
1:1 TO 1:2	30 FEET	125 FEET
1:2 AND SLOPER	30 FEET	125 FEET

NOTE:
IN AREAS OF LESS THAN 2% SLOPE AND SANDY SOILS (USDA GENERAL CLASSIFICATION SYSTEM, SOIL CLASS A) MAXIMUM SLOPE LENGTH AND SILT FENCE WILL BE UNLIMITED. IN THESE AREAS A SILT FENCE MAY BE THE ONLY PERIMETER CONTROL REQUIRED.

STANDARDS AND SPECIFICATIONS FOR BRICKBAT GROUND COVER

DEFINITION:
TEMPORARY GROUND COVER CONSISTING OF BROKEN BRICK (1/2" PIECE OR SMALLER) PLACED OVER EXPOSED EARTH.

PURPOSE:
BRICKBATS PROVIDE A TEMPORARY GROUND COVER OVER EXPOSED EARTH TO PREVENT THE TRANSPORTATION OF SEDIMENT FROM THE SITE.

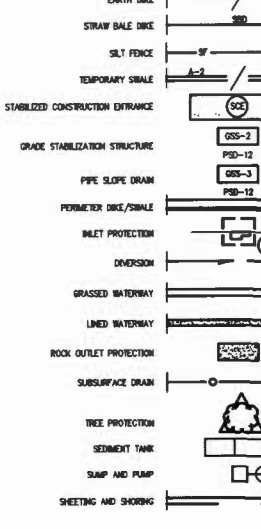
CONDITIONS WHEN PRACTICE APPLIES:
BRICKBATS MAY BE USED ON ANY SITE IN NEED OF TEMPORARY GROUND COVER.

DESIGN CRITERIA:
THE BRICKBATS SHALL BE PLACED TO A DEPTH OF 3 INCHES TO 4 INCHES COVERING THE EXPOSED EARTH ON THE SITE, THEN COMPACTED AND LEVELLED.



BRICKBAT DETAIL
(NOT TO SCALE)

LIST OF STANDARD SYMBOLS



STANDARD EROSION AND SEDIMENT CONTROL MEASURES AND SEQUENCE:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLACED PRIOR TO OR AS THE FIRST STEP IN GRADING.
2. PROVIDE TEMPORARY STONE CONTROL ENTRANCE WHERE SHOWN. PROVIDE WATER SOURCE AND HOSE TO CLEAN ALL EQUIPMENT LEAVING SITE.
3. INSTALL SILT FENCE AS SHOWN.
4. NO DISTURBED AREA WILL BE DEVELOPED FOR MORE THAN 7 CALENDAR DAYS. INSTALL THE NECESSARY TEMPORARY OR PERMANENT VEGETATIVE STABILIZATION MEASURES TO ACHIEVE ADEQUATE EROSION AND SEDIMENT CONTROL.
5. ALL CONSTRUCTION TO BE INSPECTED DAILY BY THE CONTRACTOR, AND ANY DAMAGED SITUATION OR EROSION CONTROL DEVICES OR WORKING WILL BE REPAIRED AT THE CLOSE OF THE DAY.
6. ALL SILT FENCE TO BE MAINTAINED IN WORKING CONDITION.
7. STABILIZED CONSTRUCTION ENTRANCES TO BE PERIODICALLY SUPPLEMENTED WITH ADDITIONAL STONE AS NEEDED.
8. CONTROLS CAN BE REMOVED AFTER THEIR CONTRIBUTING BASINS HAVE BEEN PERMANENTLY STABILIZED, AND APPROVAL OF INSPECTOR IS OBTAINED.

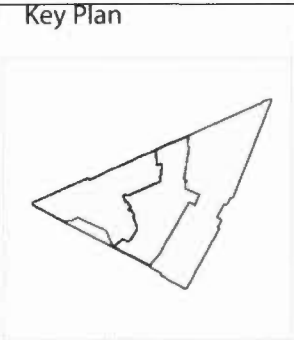
SILTATION EROSION CONTROL NOTES:

1. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED BEFORE THE START OF ANY EXCAVATION AND/OR CONSTRUCTION AS PER STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR THE DISTRICT OF COLUMBIA. IF AN ON-SITE INSPECTION REVEALS FURTHER EROSION CONTROL MEASURES ARE NECESSARY, THE SAME SHALL BE PROVIDED.
2. ALL SEDIMENT IS TO BE REMOVED FROM THE SITE.
3. ALLEY AND / OR STREET SHALL BE SWEEPED CLEAN AT ALL TIMES DURING EXCAVATION AND CONSTRUCTION.
4. ALL SEDIMENT AND EROSION CONTROL MEASURES TO BE INSPECTED DAILY BY THE CONTRACTOR. ANY DAMAGED DEVICE OR MEASURE WILL BE REPAIRED OR REPLACED BY THE CLOSE OF DAY OR AS DIRECTED BY THE ARCHITECT.
5. ALL VEHICLES LEAVING THE SITE SHALL EXIT THROUGH THE CONSTRUCTION ENTRANCE ONLY AND SHALL BE WASHED DOWN TO REMOVE MUD FROM TIRES BEFORE ENTERING THE STREET. CONSTRUCTION ENTRANCE TO BE MAINTAINED IN GOOD WORKING CONDITIONS.
6. ALL CATCH BASINS AND AREA DRAINS SHALL BE PROTECTED DURING EXCAVATION AND CONSTRUCTION.
7. IF ANY CATCH BASIN OR DRAIN BECOMES CLOGGED AS A RESULT OF EXCAVATION OR CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS IMMEDIATE CLEANING.
8. ALL DISTURBED AREAS WITHIN THE LIMIT OF DISTURBANCE BOUNDARY NOT SHOWN TO BE PAVED SHALL BE SEEDED OR SOODED AS PER DC SPECIFICATIONS WITHIN SEVEN DAYS OF DISTURBANCE.
9. WHEN SEDIMENT TRAP/SEDIMENT TANK HAS REACHED 50% CAPACITY, CLEAN OUT OF SAME IS REQUIRED.
10. ANY STOPPING, REGARDSLESS OF LOCATION ON SITE SHALL BE STABILIZED WITHIN 14 DAYS AND COVERED WITH PLASTIC OR CANVAS, AFTER ITS ESTABLISHMENT AND FOR THE DURATION OF THE PROJECT.
11. AFTER RAZE OR DEMOS, THERE IS NEED FOR GROUND COVER TO PREVENT EROSION AND SEDIMENT RUNOFF FROM OCCURRING, SUCH AS SEED, SOIL PAVING, BROODRACK OR MULCH, ETC.
12. AT THE COMPLETION OF CONSTRUCTION PROJECT AND AFTER THE D.C. EROSION AND SEDIMENT CONTROL INSPECTOR APPROVAL, ALL TEMPORARY SILTATION, SEDIMENTATION AND EROSION CONTROL MEASURES AND DEVICES SHALL BE REMOVED AND ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED.

CONSTRUCTION SPECIFICATIONS:

1. PIT BRIDGES ARE OPTIONAL, WITH THE MINIMUM DIAMETER BEING 2 TIMES THE STANPOPE DIAMETER.
2. THE STANPOPE SHOULD BE CONSTRUCTED BY PERFORATING A 12"-24" DIAMETER CORRUGATED OR PVC PIPE. THEN WRAPPING WITH 1/2" HARDWARE CLOTH AND GEOTEXTILE CLASS E. THE PERFORATING SHALL BE 1/2" X 6" SLOTS OR 1" DIAMETER HOLES.
3. A BASE OF FILTER MATERIAL CONSISTING OF CLEAN GRAVEL OR #57 STONE SHOULD BE PLACED IN THE PIT TO A DEPTH OF 12". AFTER INSTALLING THE STANPOPE, THE PIT SURROUNDING THE STANPOPE SHOULD THEN BE BACKFILLED WITH THE SAME FILTER MATERIAL.
4. THE STANPOPE SHOULD EXTEND 12"-18" ABOVE THE LIP OF THE PIT OR THE RISER (RISER ELEVATION (BASE BEARING ONLY) AND THE FILTER MATERIAL SHOULD EXTEND 3' MINIMUM ABOVE THE ANTICIPATED STANDING WATER ELEVATION.
5. IF DISCHARGE WILL BE PUMPED DIRECTLY TO A STORM DRAINAGE SYSTEM, THE STANPOPE SHOULD BE UNWRAPPED WITH FILTER CLOTH BEFORE INSTALLATION. IF DESIRED, 1/4"-1/2" HARDWARE CLOTH MAY BE PLACED AROUND THE STANPOPE PRIOR TO ATTACHING THE FILTERCLOTH. THIS WILL INCREASE THE RATE OF WATER SEEPAGE INTO THE PIPE.

SUMP PIT
(NOT TO SCALE)



Key Plan

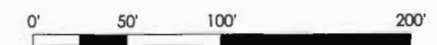
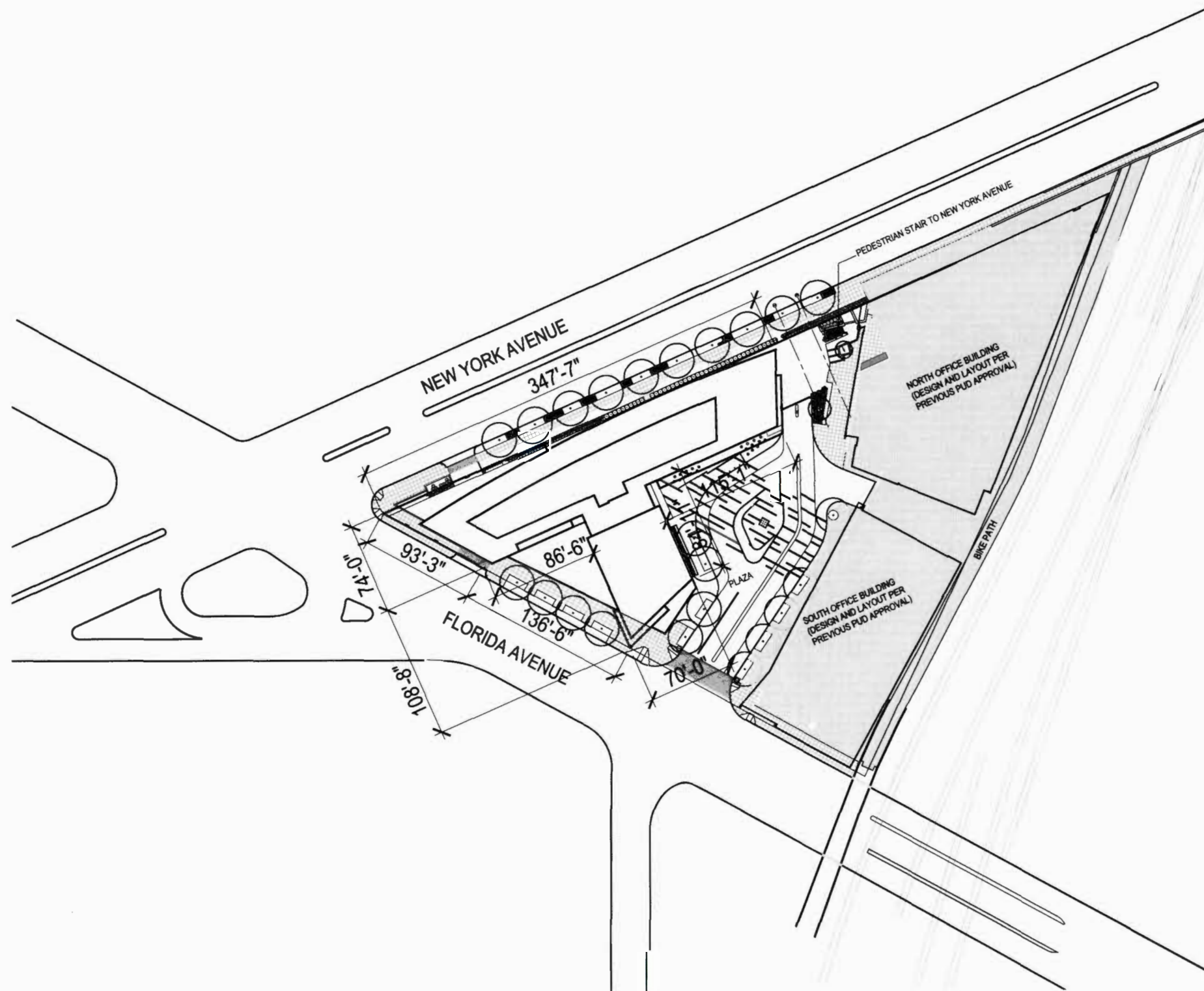


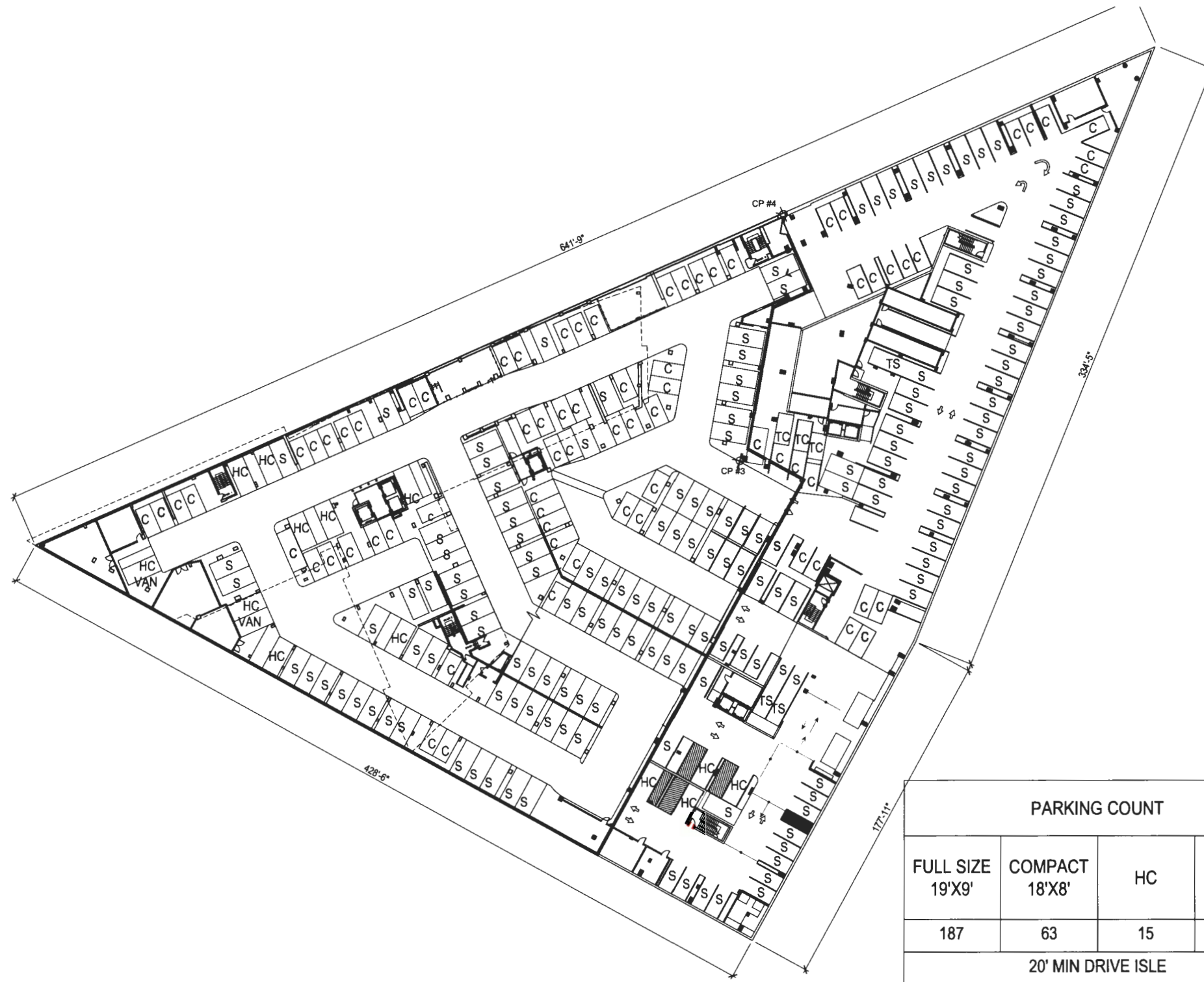
BUILDING CALCULATIONS BY BUILDING USE

Floor	Commercial (Office & Retail)* 11 stories from New York Avenue							Residential * 14 stories from New York Avenue					Total			
	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	939	7,000	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	20,735	69,650	31,360	325	37,965
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	29,152	17,758		46,910		190	46,720	27,398			196	27,202	74,308		386	73,922
5th floor	31,753	17,758		49,511		150	49,361	27,398			196	27,202	76,909		346	76,563
6th floor	31,753	17,758		49,511		150	49,361	27,398			196	27,202	76,909		346	76,563
7th floor	31,753	17,758		49,511		150	49,361	27,398			196	27,202	76,909		346	76,563
8th floor	31,753	17,758		49,511		150	49,361	27,398			196	27,202	76,909		346	76,563
9th floor	31,753	17,758		49,511		150	49,361	27,398			196	27,202	76,909		346	76,563
10th floor	31,753	17,758		49,511		150	49,361	27,398			196	27,202	76,909		346	76,563
11th floor	31,753	17,758		49,511		150	49,361	27,058			196	26,862	76,569		346	76,223
12th floor	29,201	17,415		46,616		150	46,466	27,058			196	26,862	73,674		346	73,328
14th floor	27,802			27,802		70	27,732	18,948			134	18,814	46,750		204	46,546
15th floor	27,802			27,802		70	27,732	18,948			134	18,814	46,750		204	46,546
Sub-Total *GSF	470,697	200,258	7,000	677,955				357,816	5,070			351,475	1,040,841			
Cellar GSF Deduct					73,645					8,805				82,450		
Shaft GSF Deduct						2,414					2,606				5,020	
Total FAR *GFA							601,896					351,475				953,371
Total GFA Allowable per PUD																
Total GFA Allowable per PUD Res./Hotel Only																
Total GFA Residential																

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		7.08

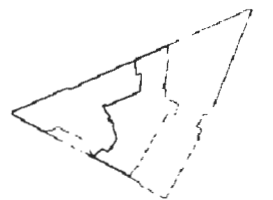




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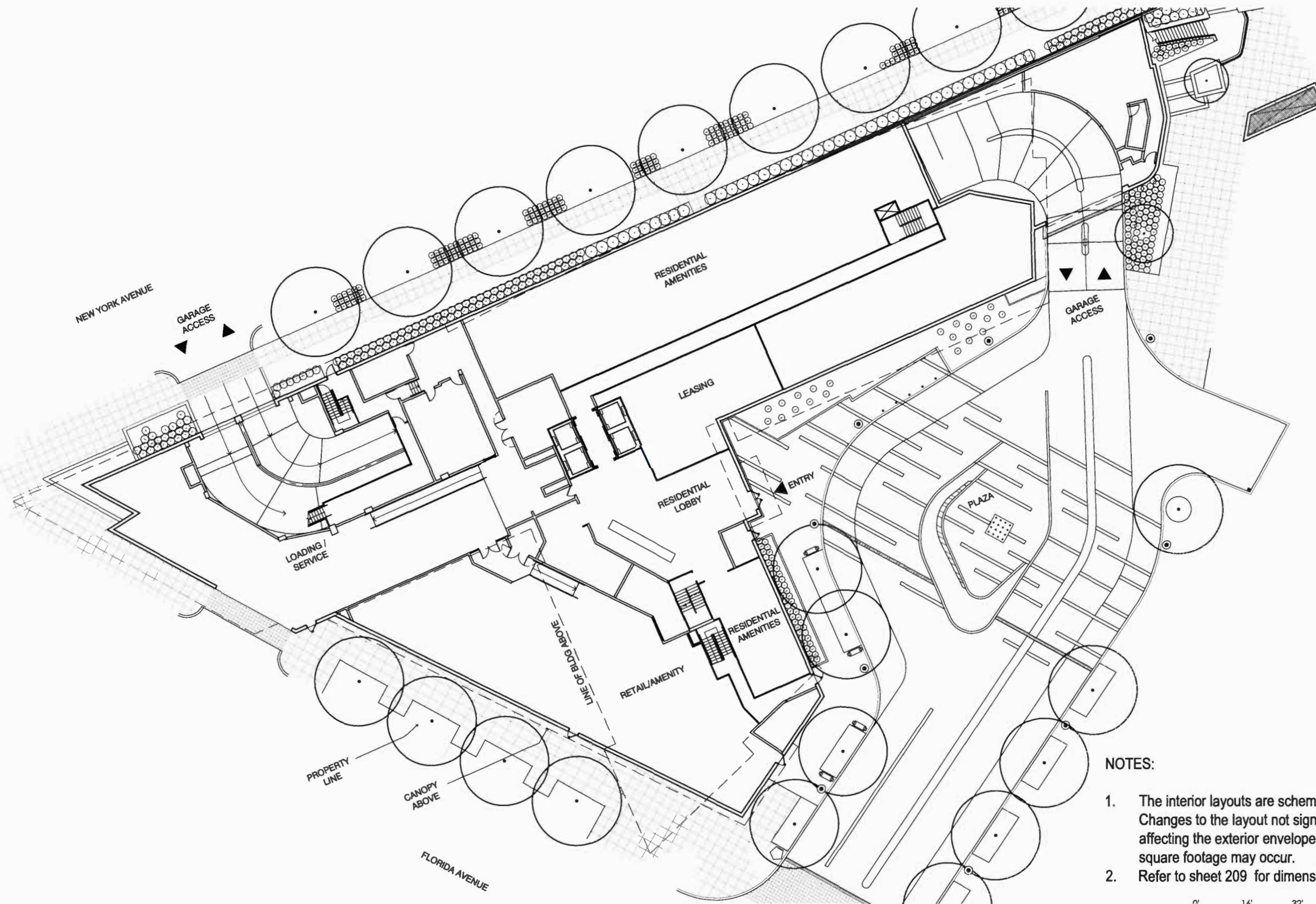
The interior layouts are schematic. Changes to the layout not significantly affecting the exterior envelope or the square footage may occur.

Key Plan

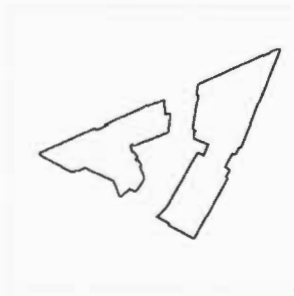


PARKING COUNT			
FULL SIZE 19'X9'	COMPACT 18'X8'	HC	TOTAL
187	63	15	265
20' MIN DRIVE ISLE			



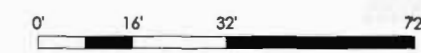


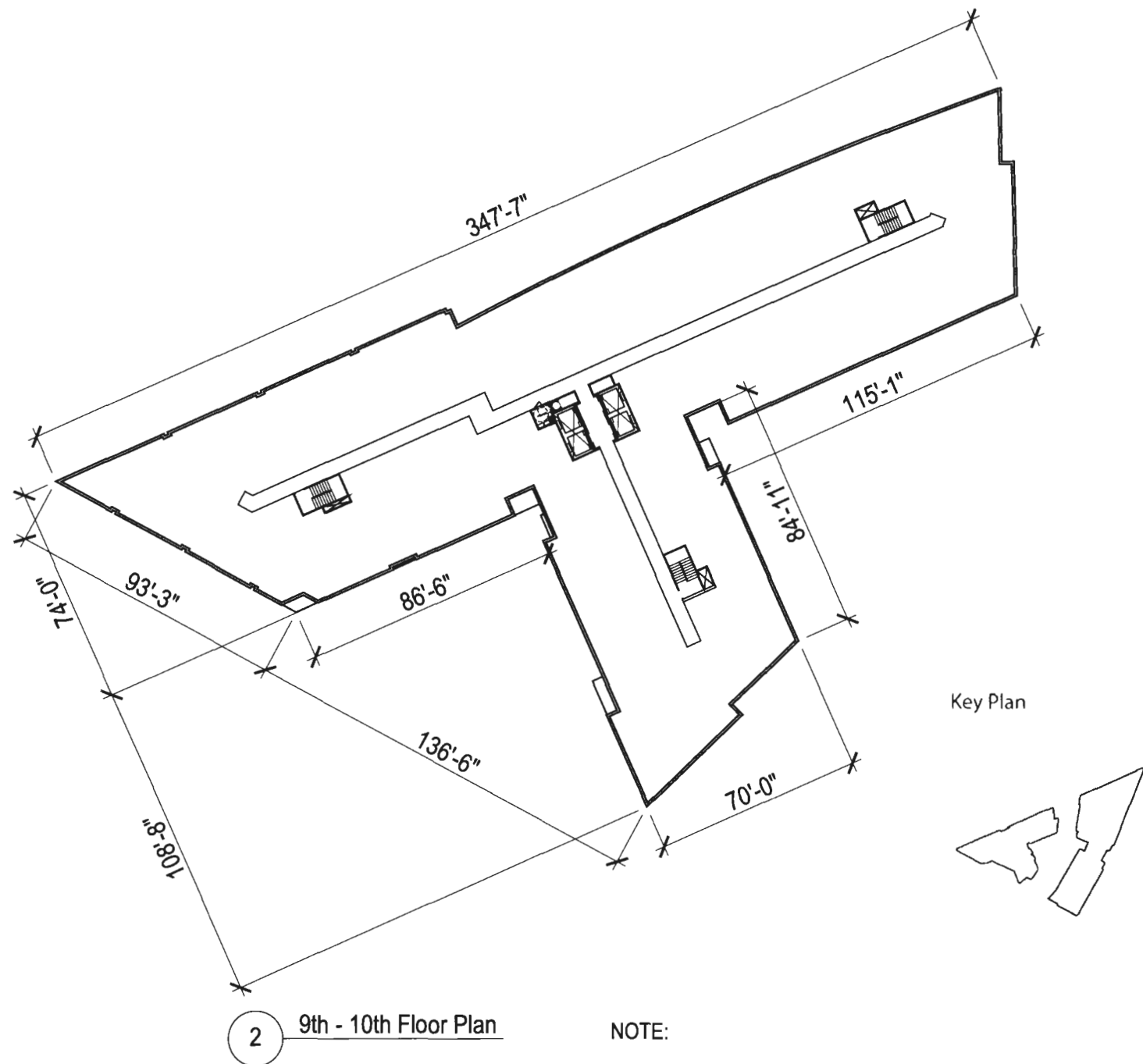
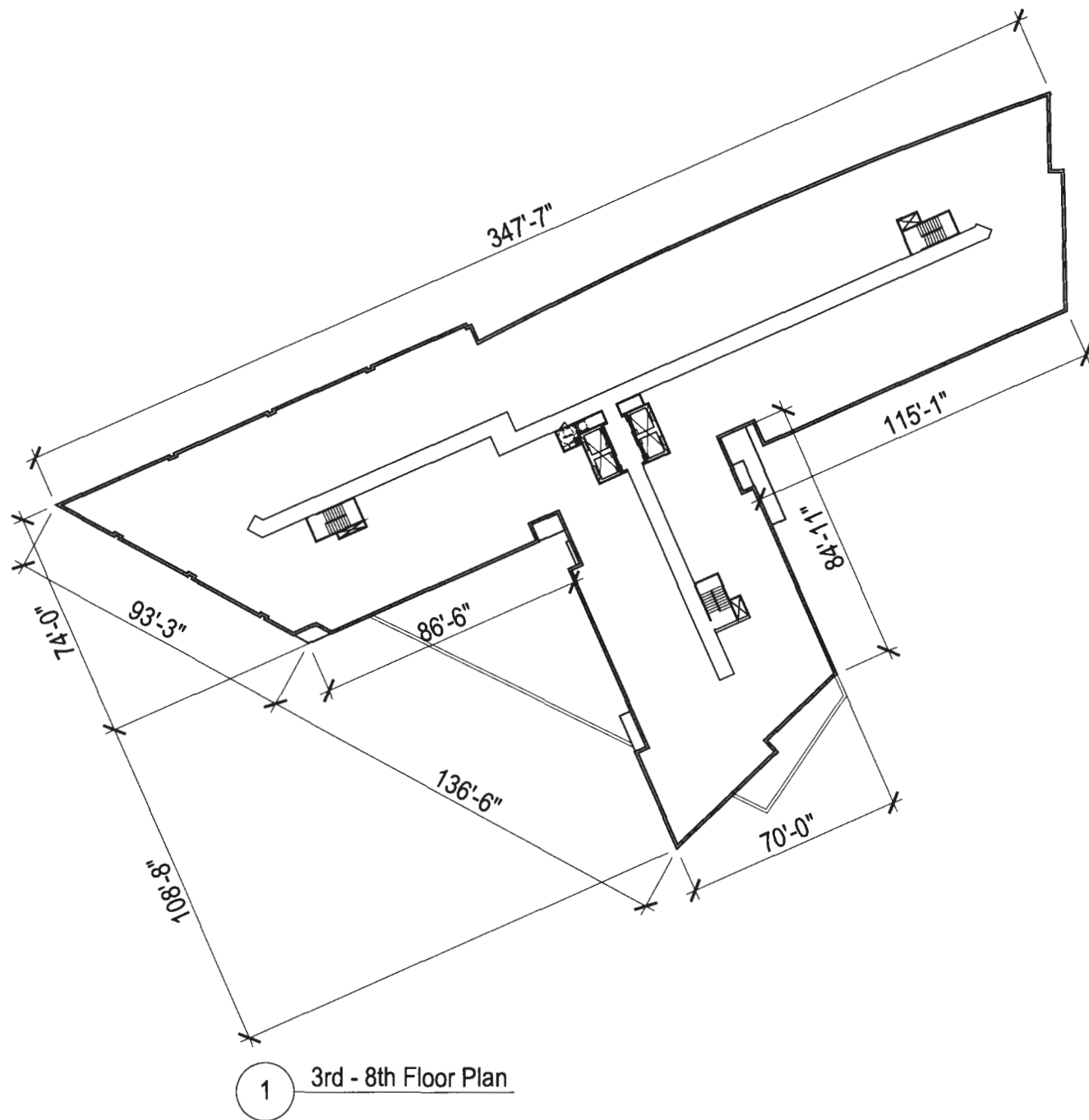
Key Plan



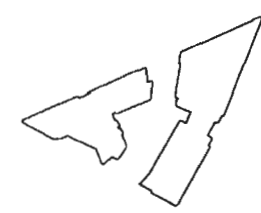
NOTES:

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



NOTE:

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



MRP

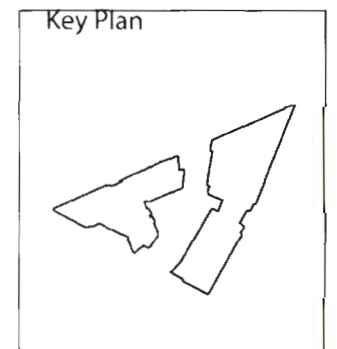
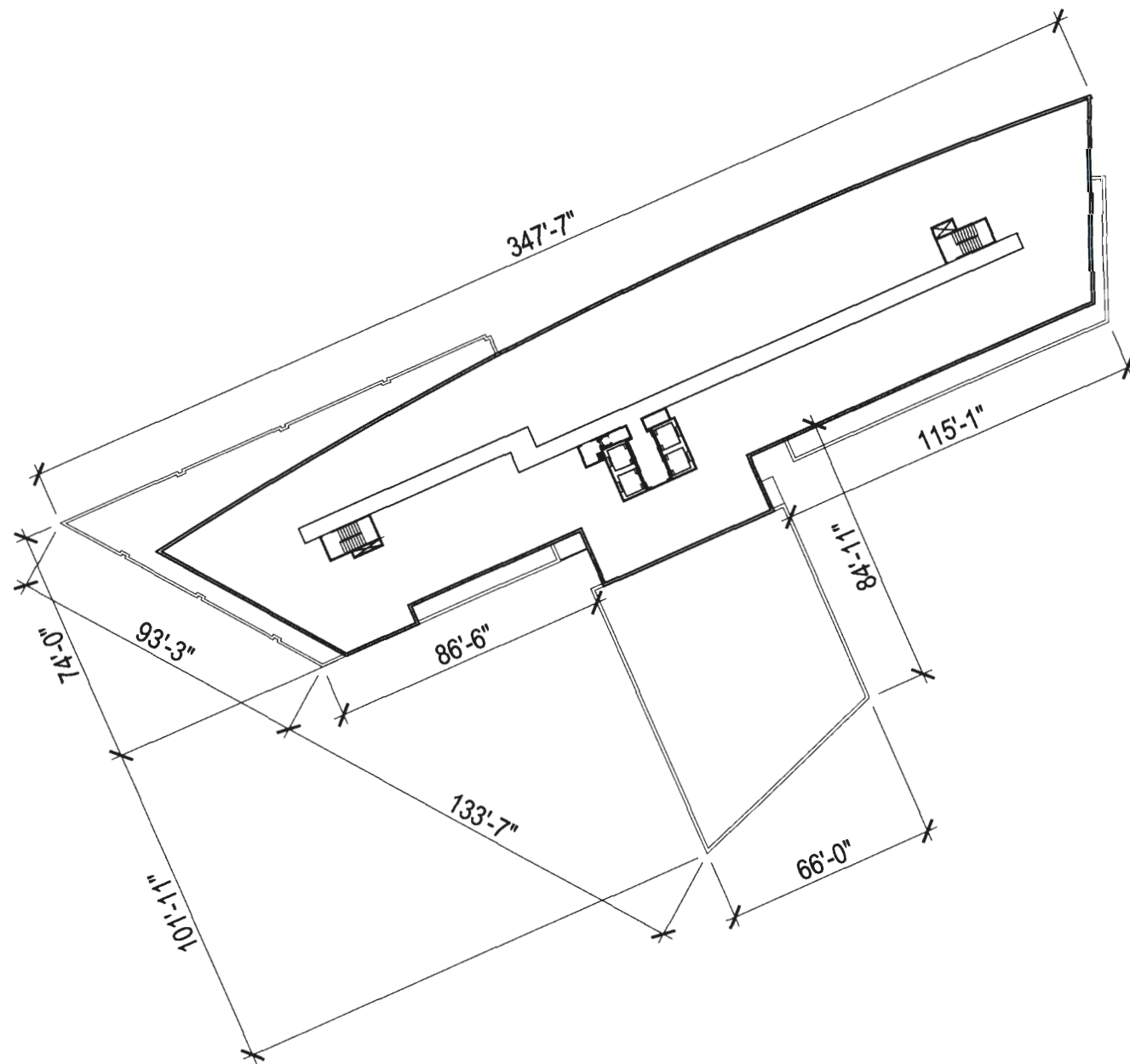
SK&I

Washington Gateway | Washington, D.C.

206 - Residential Building - 3rd - 10th Floor Plan

April 11, 2011

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NOTE:

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



MRP

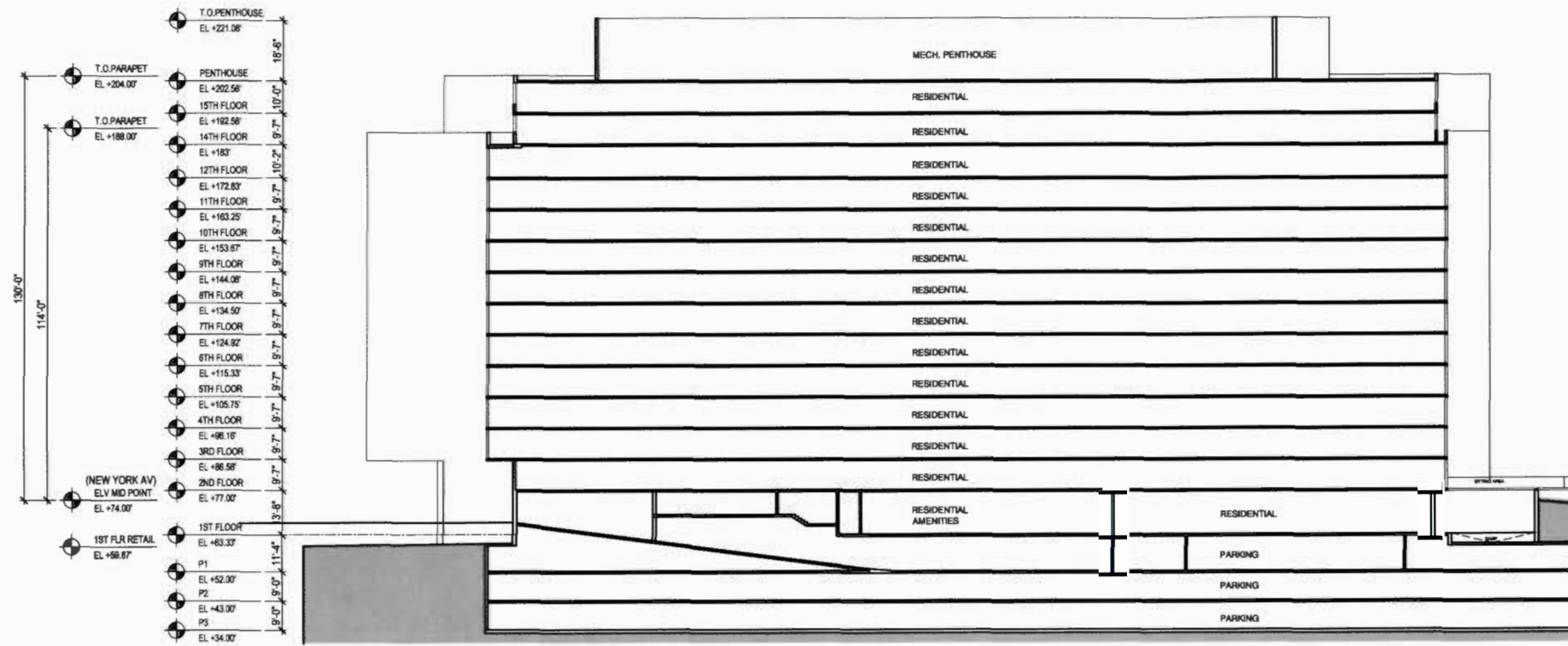
Washington Gateway | Washington, D.C.

April 11, 2011

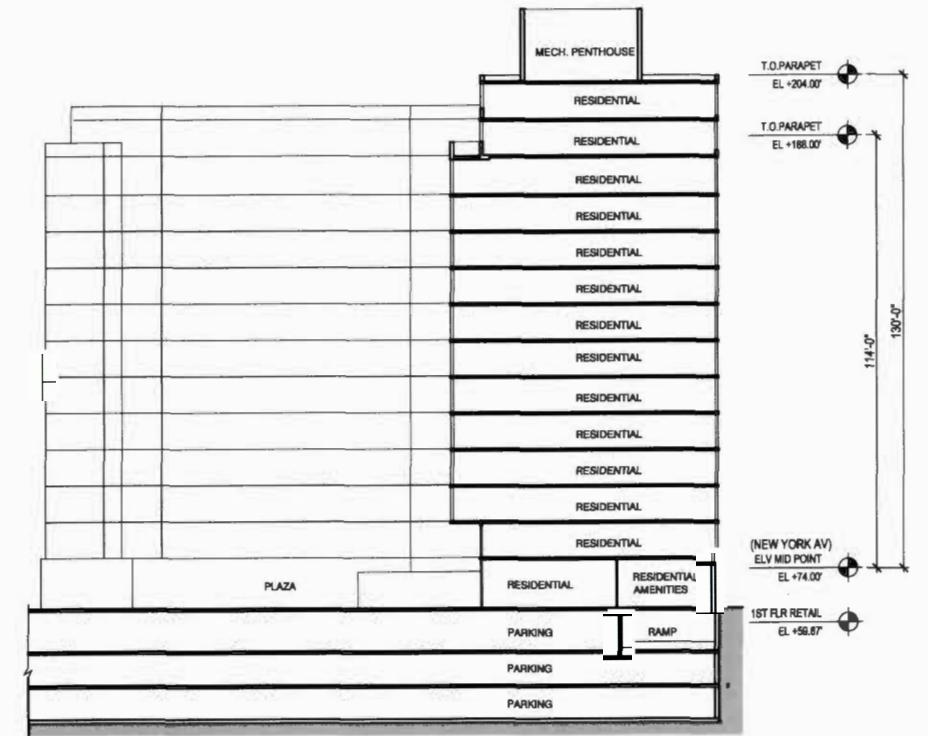
SK&I

208 - Residential Building - 15th Floor Plan

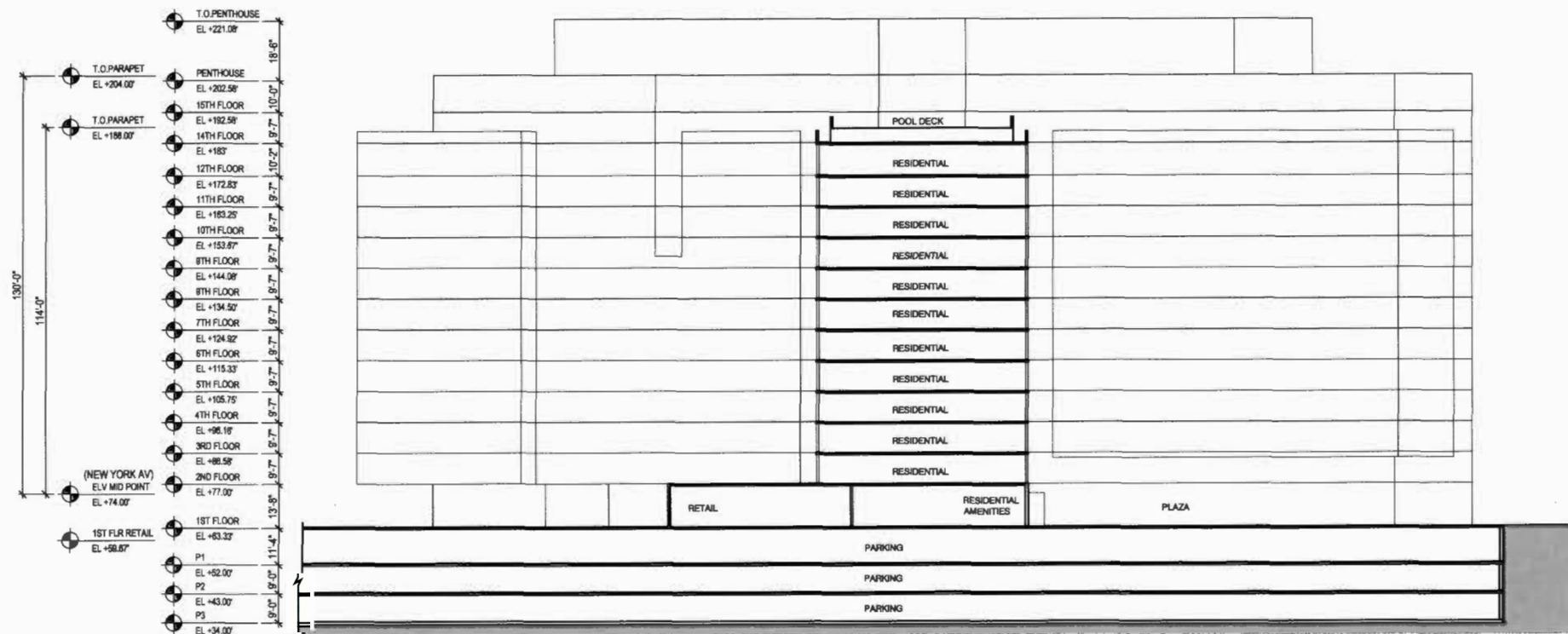
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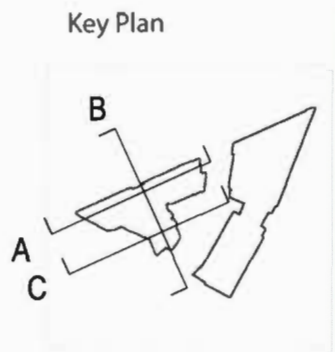
1 Section A-A

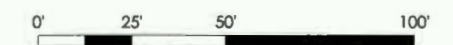
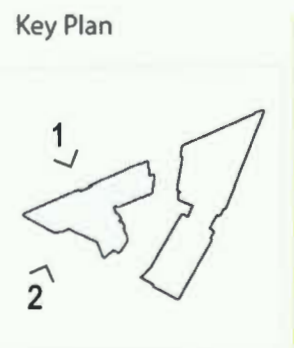
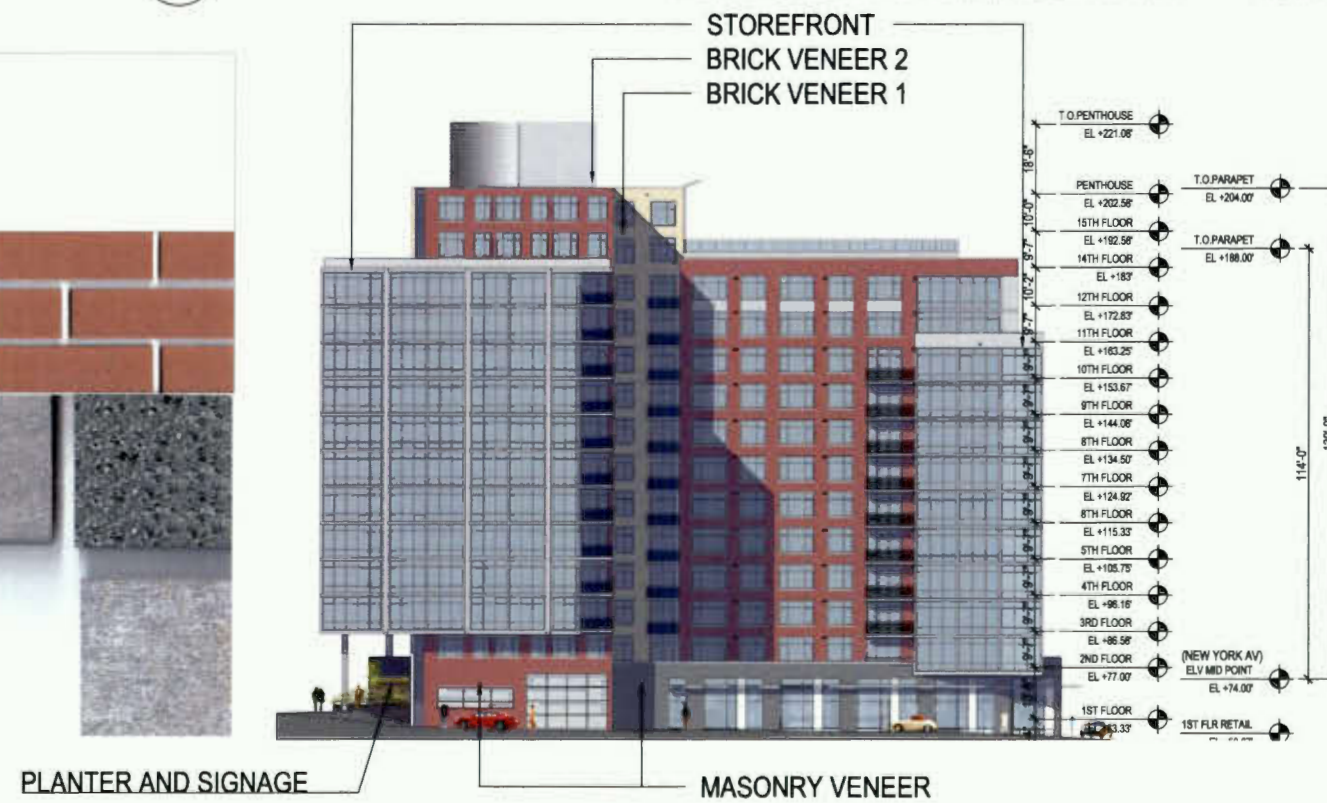
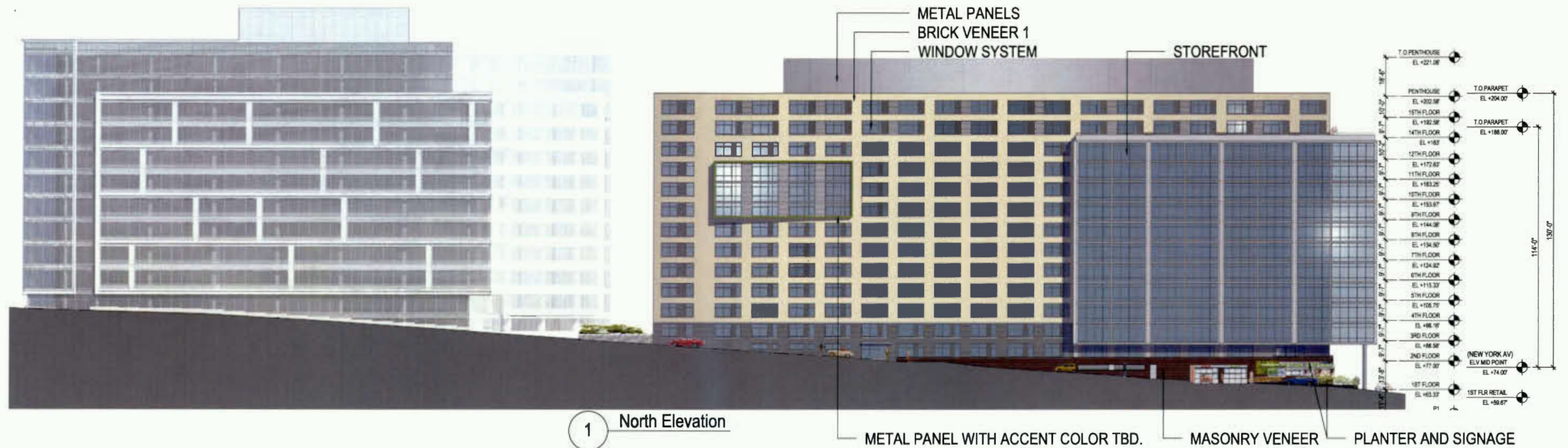


2 Section B-B



3 Section C-C







SIGNAGE / LOGO
 PLANTER
 MASONRY VENEER W/
 ALTERNATING FINISHES
 ALUMINUM GARAGE DOOR
 W/ FROSTED GLASS INSERTS

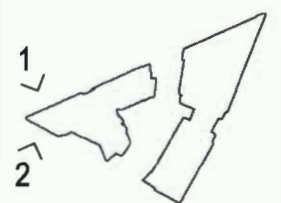
1 North Elevation

7TH FLOOR
 EL. +124.92'
 6TH FLOOR
 EL. +115.32'
 5TH FLOOR
 EL. +105.75'
 4TH FLOOR
 EL. +96.16'
 3RD FLOOR
 EL. +86.56'
 2ND FLOOR
 EL. +77.00'
 1ST FLOOR
 EL. +63.33'



PLANTER
 MASONRY VENEER
 BRICK VENEER
 ALUMINUM GARAGE
 DOOR W/ FROSTED
 GLASS INSERTS

Key Plan



2 West Elevation C-C

0' 8' 16' 32'



MRP REALTY

SK&I

Washington Gateway | Washington, D.C.

253 - Residential Building - Enlarged Elevations

April 11, 2011

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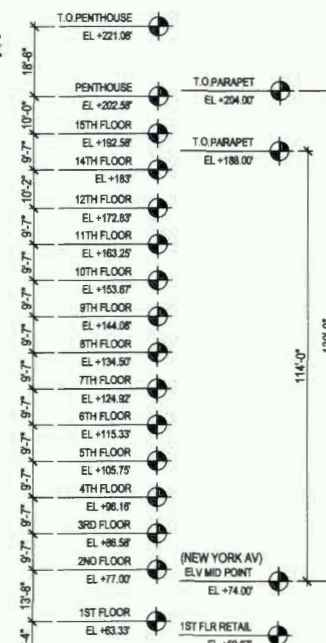
1 South Elevation (approved)



2 South Elevation (proposed)



3 East Elevation C-C (approved)



4 East Elevation C-C (proposed)

Key Plan

