



Washington Gateway

Washington, DC

MODIFICATION TO APPROVED CONSOLIDATED PUD

Square: 3584
 Lots: 814, 815, 820, 821, 822

PROPERTY OWNERS

CK MRP Washington Gateway II (Lot 821)
 CK MRP Washington Gateway III (Lot 822)
 Washington Gateway Apartments Venture, LLC (Lot 820)
 Washington Metropolitan Area Transit Authority (Lot 814)
 District of Columbia (Lot 815)

SITE LOCATION

100 Florida Avenue, NE, Washington, DC (Lot 820)
 101 New York Avenue, NE, Washington, DC (Lot 821)
 202 Florida Avenue, NE, Washington, DC (Lot 822)

DEVELOPER / APPLICANT

MidAtlantic Realty Partners, LLC

LAND USE COUNSEL

Holland & Knight LLP

ARCHITECT

SK+I Architectural Design Group, LLC
 Gensler & Associates

CIVIL ENGINEER

Wiles Mensch Corporation

LANDSCAPE ARCHITECT

Oculus

TRAFFIC CONSULTANT

Wells + Associates



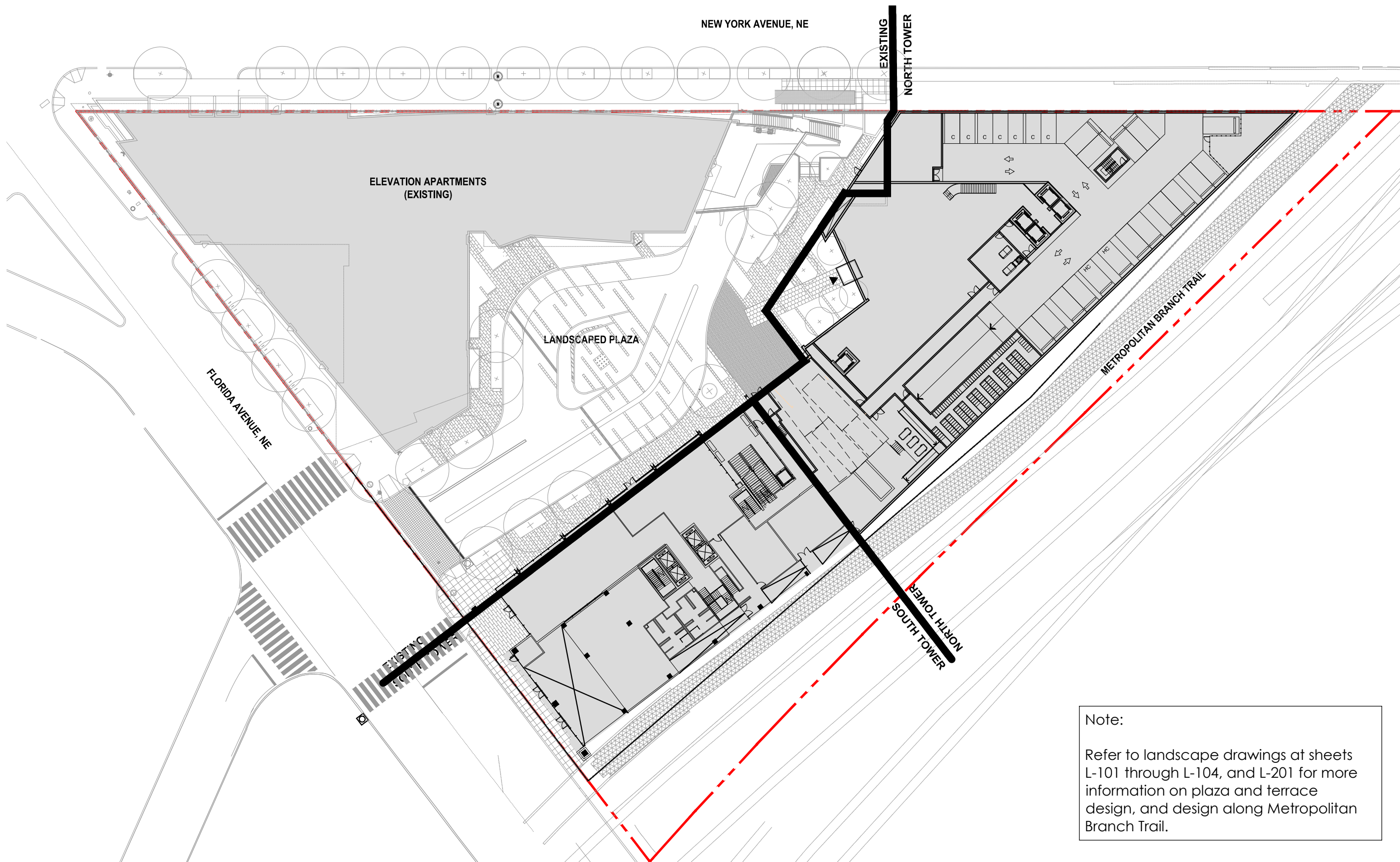
MRP | REALTY

Washington Gateway | Washington, DC

December 30, 2016 | G-000

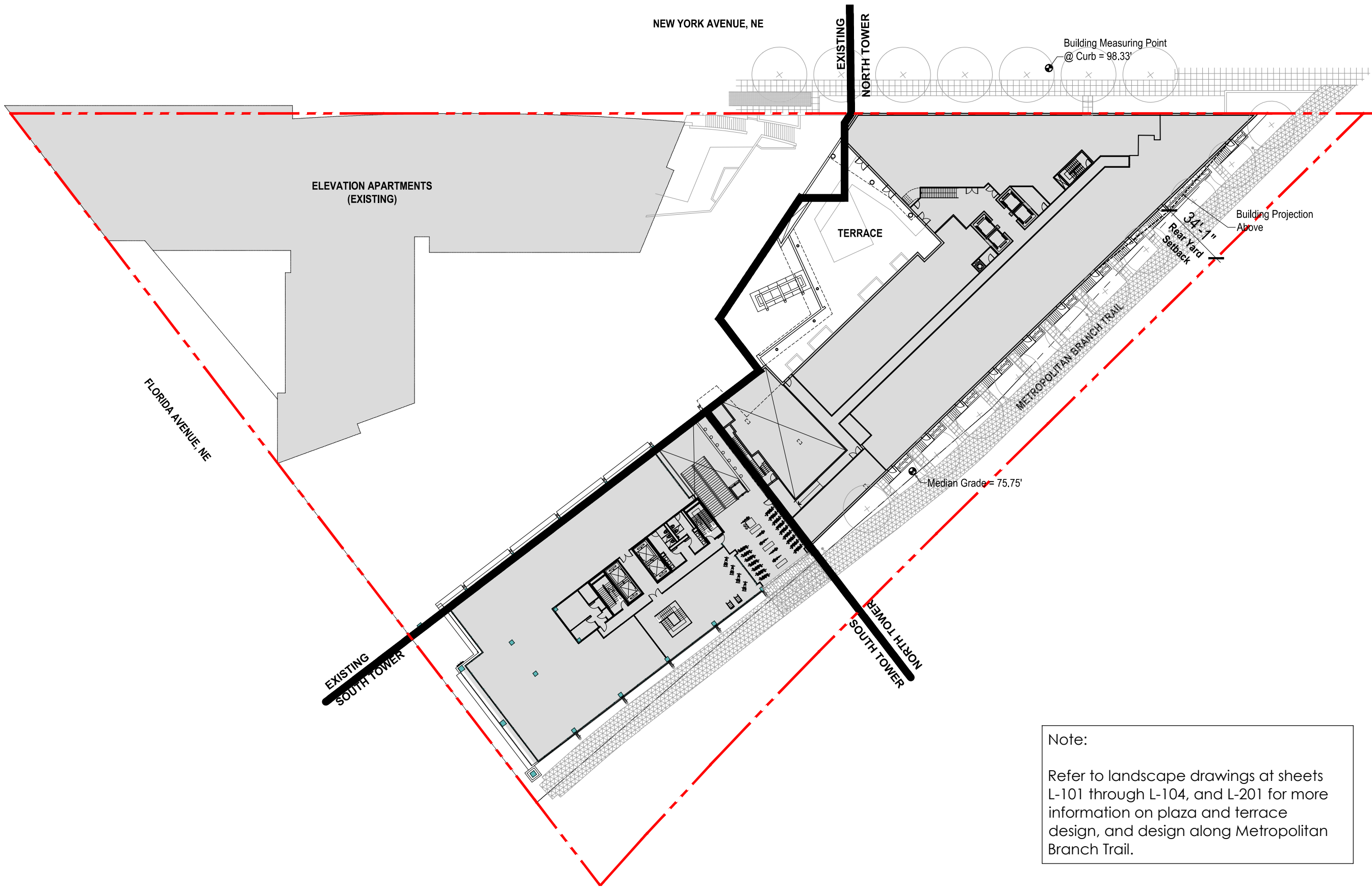


Cover Sheet



Note:
 Refer to landscape drawings at sheets L-101 through L-104, and L-201 for more information on plaza and terrace design, and design along Metropolitan Branch Trail.





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 Refer to landscape drawings at sheets L-101 through L-104, and L-201 for more information on plaza and terrace design, and design along Metropolitan Branch Trail.

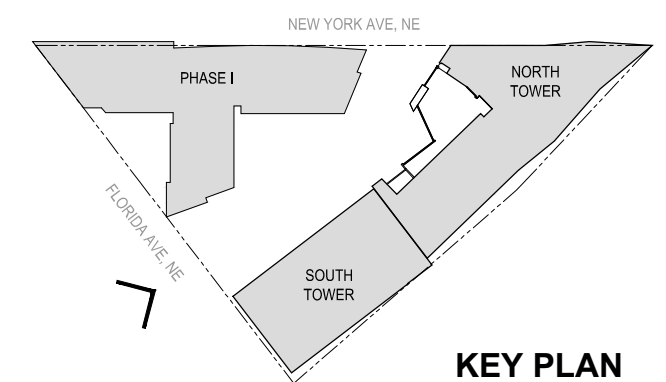




Notes:

1. Applicant requests the flexibility to vary the final selection of the exterior materials within the color ranges and material types (maintaining the same general level of quality) proposed, based on availability at the time of construction and further project design.
2. Refer to sheets A-109, A-110, A-217, and A-311 for additional signage and material information

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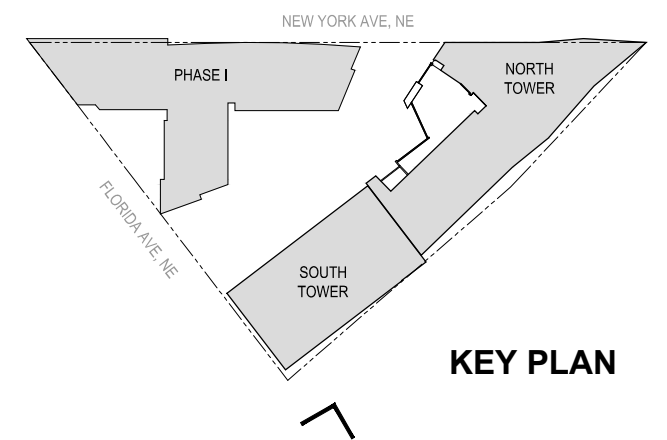




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KEY PLAN

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SK+I
ARCHITECTURE

Renderings - View from Florida Avenue

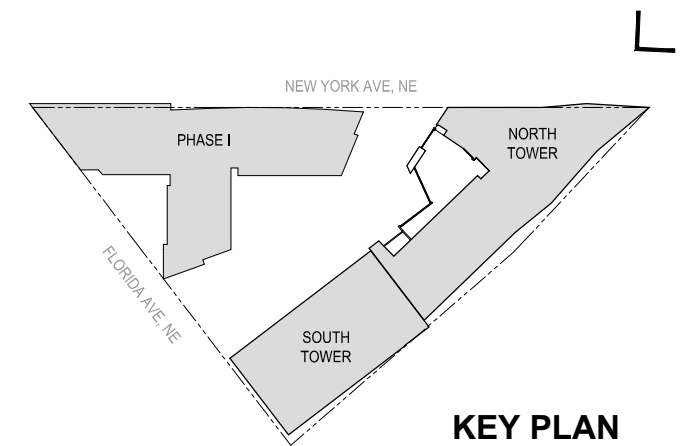
December 30, 2016 | A-003

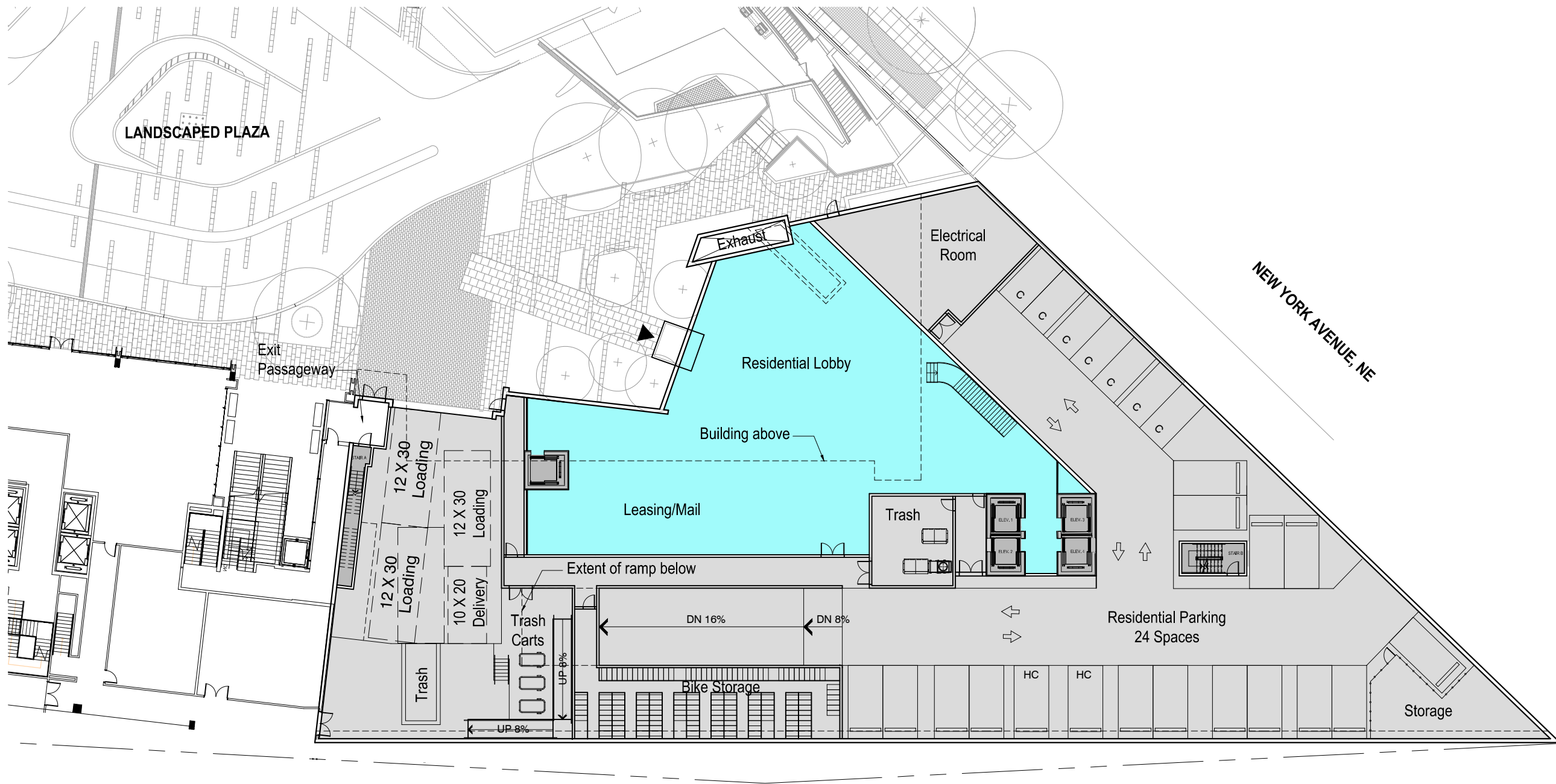


Notes:

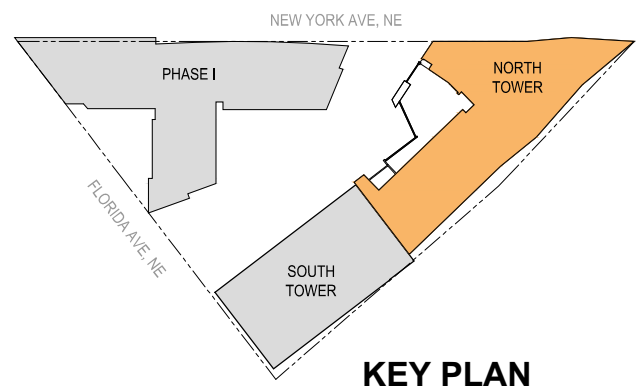
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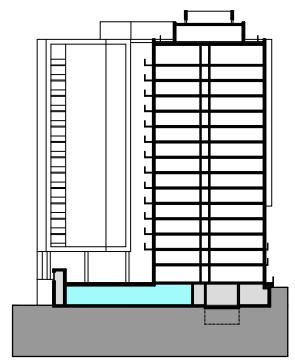




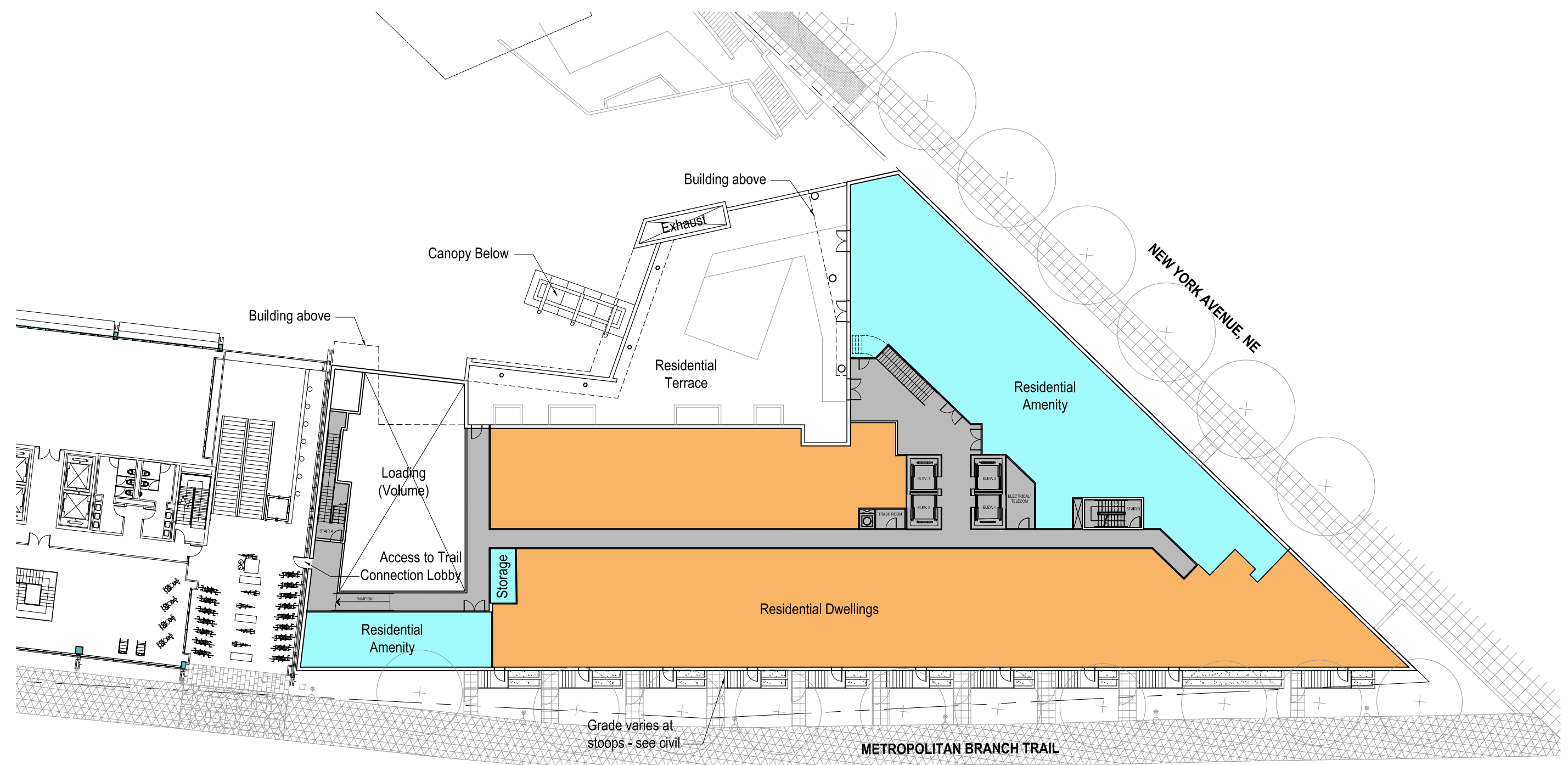
- Notes:
1. The interior layout shown of the building is schematic. Changes to the layouts, not affecting the street facade's exterior envelope or the square footage distribution, may occur.
 2. Refer to A-200 sheets for information on the South Tower.
 3. Refer to A-308 for building dimensions and setbacks.
 4. Loading berth shall have a minimum vertical clearance of 14 feet. The door and access way to loading berth shall have sufficient clearance for use by 13 foot, 6 inch truck.
 5. Refer to landscape drawings for more information on streetscape and plaza design.



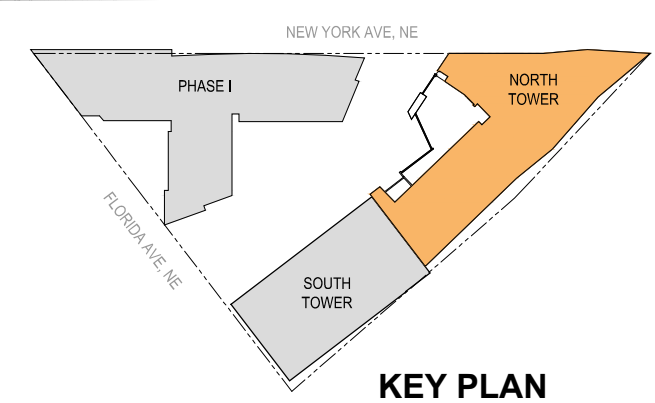
KEY PLAN



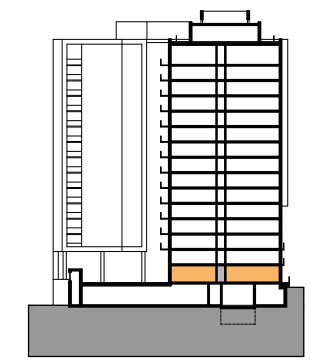
KEY SECTION



- Notes:
1. The interior layout shown of the building is schematic. Changes to the layouts, not affecting the street facade's exterior envelope or the square footage distribution, may occur.
 2. Refer to A-200 sheets for information on the South Tower.
 3. Refer to A-308 for building dimensions and setbacks.
 4. Refer to landscape drawings for more information on terrace design.



KEY PLAN



KEY SECTION

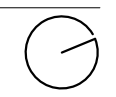
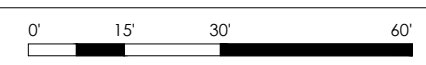
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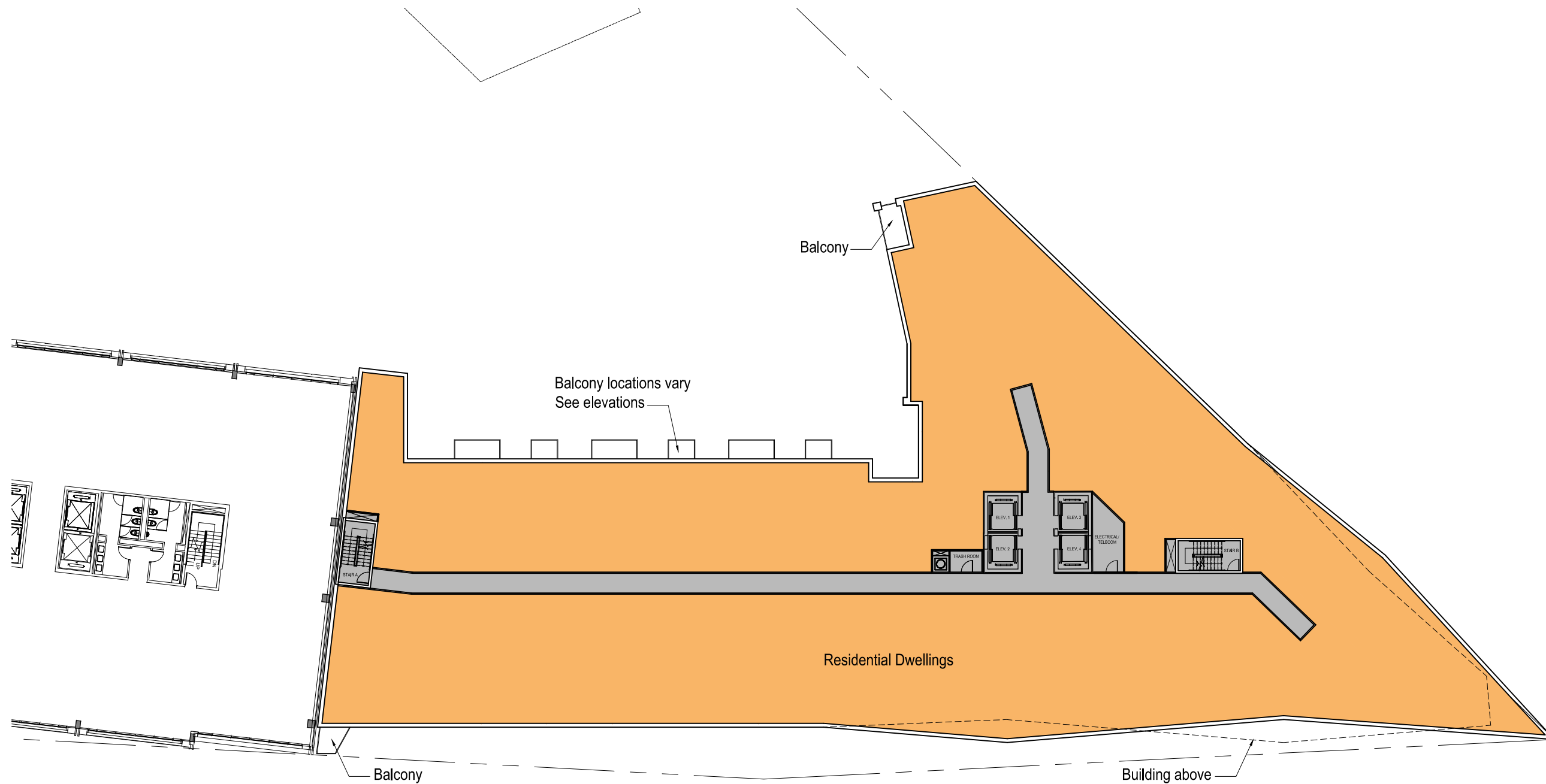
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Architecture - North Tower - 2nd Floor Plan

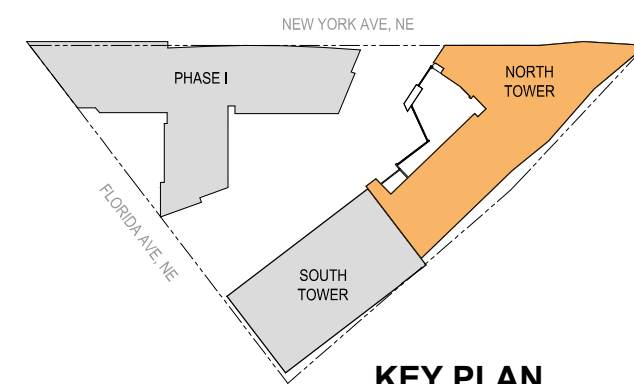
December 30, 2016 | A-302



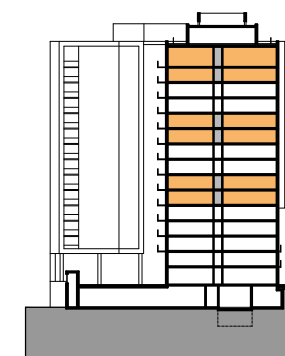


Notes:

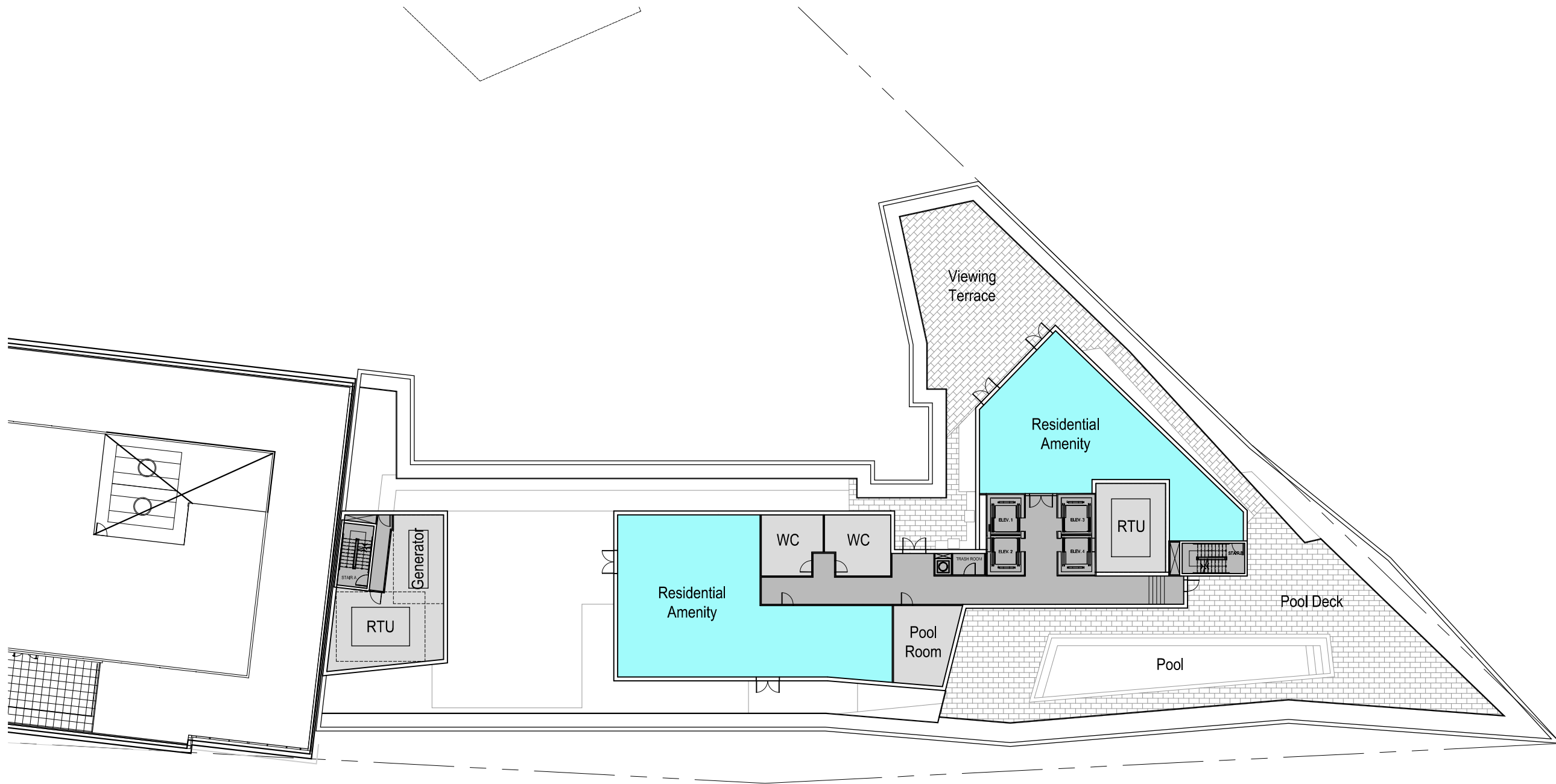
1. The interior layout shown of the building is schematic. Changes to the layouts, not affecting the street facade's exterior envelope or the square footage distribution, may occur.
2. Refer to A-200 sheets for information on the South Tower.
3. Refer to A-308 for building dimensions and setbacks.



KEY PLAN

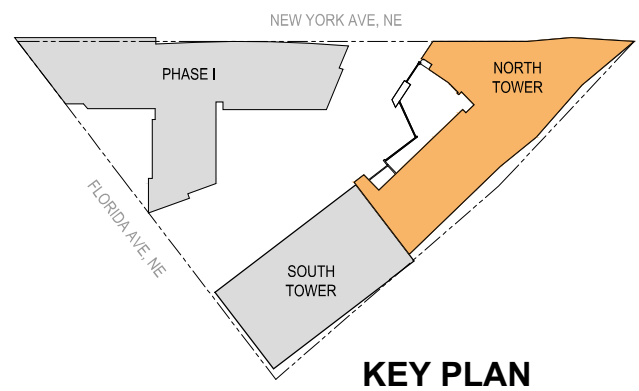


KEY SECTION

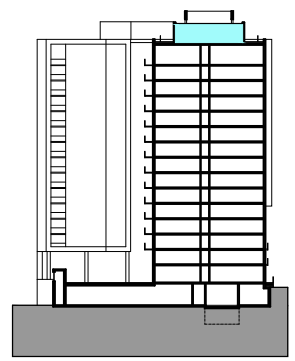


Notes:

1. The interior and mechanical layouts shown of the building are schematic. Changes to the layouts and mechanical, not affecting the exterior envelope or the square footage distribution, may occur.
2. Refer to A-200 sheets for information on the South Tower.
3. Refer to A-308 for building dimensions and setbacks.
4. Final rooftop design to be determined by mechanical system selection.
5. Refer to landscape drawings for more information on roof design.
6. Refer to A-111 for enlarged rooftop sections.



KEY PLAN



KEY SECTION

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Architecture - North Tower - Penthouse Plan

December 30, 2016 | A-307

