



Gateway Market | Washington DC

MODIFICATION TO THE CONSOLIDATED PLANNED UNIT DEVELOPMENT AND RELATED MAP AMENDMENT
APRIL 12th, 2013

Square: 3587
Lot: 0008

SITE LOCATION
340 Florida Ave, NE
Washington, DC 20002

DEVELOPMENT TEAM / APPLICANT
EDENS / Sang Oh & Company

LAND USE COUNSEL
Goulston & Storrs

ARCHITECT
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CIVIL ENGINEER
Bohler Engineering

LANDSCAPE ARCHITECT
Landscape Architecture Bureau LLC

EDENS / Sang Oh & Company

Gateway Market And Residences | Washington DC

april 12, 2013 | G-000

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UNIT SUMMARY OPTION A			
Unit Type	Percentage		
Studio	15%	to	30%
1- Bedroom (junior)	5%	to	10%
1- Bedroom	40%	to	50%
1- Bedroom/Den	10%	to	20%
2- Bedroom	10%	to	20%

UNIT SUMMARY OPTION B			
Unit Type	Percentage		
Studio	55%	to	65%
1- Bedroom (junior)	10%	to	20%
1- Bedroom	10%	to	20%
1- Bedroom/Den	15%	to	30%
2- Bedroom	5%	to	10%

HOTEL ROOM SUMMARY OPTION C			
GUEST ROOM TYPE	Percentage		
Single	10%	to	20%
Double or King	45%	to	55%
Junior Suite	20%	to	30%
Suite	5%	to	10%
Accessible	5%	to	15%

AFFORDABLE HOUSING UNIT SUMMARY	
PHASE	GROSS SF
Opt. A Affordable Gross SF	29,967
Opt. B Affordable Gross SF	31,177
Opt. A Project Residential GSF	149,834
Opt. B Project Residential GSF	155,885
Opt. A Affordable Gross as % of Total GSF	20.0%
Opt. B Affordable Gross as % of Total GSF	20.0%
* Gross of amenity spaces, hallways & stairwells	

Note:

1. Applicant is proposing a residential unit range of 170-216 residential units. Options A+B are included above to allow study of the minimum and maximum of such range. Applicant requests flexibility to construct a residential unit count within such range and the flexibility for the unit types and configurations that would entail.

ABOVE GRADE BUILDING AREA SUMMARY

	Floor	Residential	Loading / Trash	Community Room	Retail	Total	# of Units	Non-FAR Bay Projections
Residential - Option A	6	28,711				28,711	35	561
	5	29,131				29,131	35	561
	4	29,131				29,131	35	561
	3	29,131				29,131	35	561
	2	28,943				28,943	30	445
	1	4,787	4,046	2,422	13,458	24,713		
	Ground				13,952	13,952		
	Total	149,834	4,046	2,422	27,410	183,712	170	2,689

Residential - Option B	6	29,921				29,921	44	561
	5	30,340				30,340	44	561
	4	30,340				30,340	44	561
	3	30,340				30,340	44	561
	2	30,157				30,157	40	445
	1	4,787	4,046	2,422	13,458	24,713		
	Ground				13,952	13,952		
	Total	155,885	4,046	2,422	27,410	189,763	216	2,689

	Floor	Hotel	Loading / Trash	Community Room	Retail	Total	# of Guest Rooms	Non-FAR Bay Projections
Hotel - Option C	6	29,921				29,921	41	561
	5	30,340				30,340	41	561
	4	30,340				30,340	41	561
	3	30,340				30,340	41	561
	2	30,157				30,157	36	445
	1	4,787	4,046	2,422	13,458	24,713		
	Ground				13,952	13,952		
	Total	155,885	4,046	2,422	27,410	189,763	200	2,689

ZONING SUMMARY

LOT AREA: 38,452 SF	EXISTING ZONE / PROPOSED PUD ZONING (C-M-1) / (C-3-C)
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FAR	PHASE	RESIDENTIAL	COMMERCIAL	HOTEL	SHARED	TOTAL MAX
	Option A	3.9	0.7	0.0	0.2	4.8
	Option B	4.0	0.7	0.0	0.2	4.9
	Option C	0.0	0.7	4.0	0.2	4.9

HEIGHT	PUD STANDARD	MAX HEIGHT
	C-3-C	130'-0"
	Provided	80'-1"

FAR	PUD STANDARD
	8.0

* PARKING (based range of 170 to 216 dwellings) or (200 guest rooms max.)	PUD STANDARD	RESIDENTIAL Options A or B	RETAIL Options A, B or C	HOTEL ROOMS Option C	HOTEL EXHIBIT Option C	TOTAL
	C-3-C	1 space : 4 units * (43 or 54 spaces)	1 space : 750 SF over 3,000 (33 spaces for 24,410 sf over)	1 space : 3 rooms * (67 spaces)	1 space : 200 SF of largest exhibit space (10 spaces)	76 spaces min. required
	PROVIDED	108 spaces	107 spaces	108 spaces	10 spaces	215 spaces provided (see note #2)

LOADING SUMMARY (total loading provided for all options; relief was previously approved)			
	LOADING BERTHS	SERVICE / DELIVERY	LOADING PLATFORMS
REQUIRED RESIDENTIAL	1 @ 55'	1 @ 20'	1 @ 200 SF
REQUIRED HOTEL	1 @ 30' (for 200 rooms or less)	1 @ 20'	1 @ 200 SF
REQUIRED RETAIL	1 @ 30'	none less < 20,000 sf	1 @ 100 SF
REQUIRED GROCERY	1 @ 30'	1 @ 20'	1 @ 100 SF
TOTAL REQUIRED	1 @ 55' 3 @ 30'	3 @ 20'	600 SF
PROVIDED ALL OPTIONS	1 @ 55' and 1 @30'	NONE	400 SF

Notes:

1. Applicant is proposing a residential unit range of 170-216 residential units. Options A+B are included above to allow study of the minimum and maximum of such range. Applicant requests flexibility to construct a residential unit count within such range and the flexibility for the unit types and configurations that would entail.

2. The number of parking spaces will remain constant at 215. Therefore the ratio of parking spaces per dwelling unit would vary based upon the final unit count. The parking spaces may be allocated between uses as market conditions dictate.

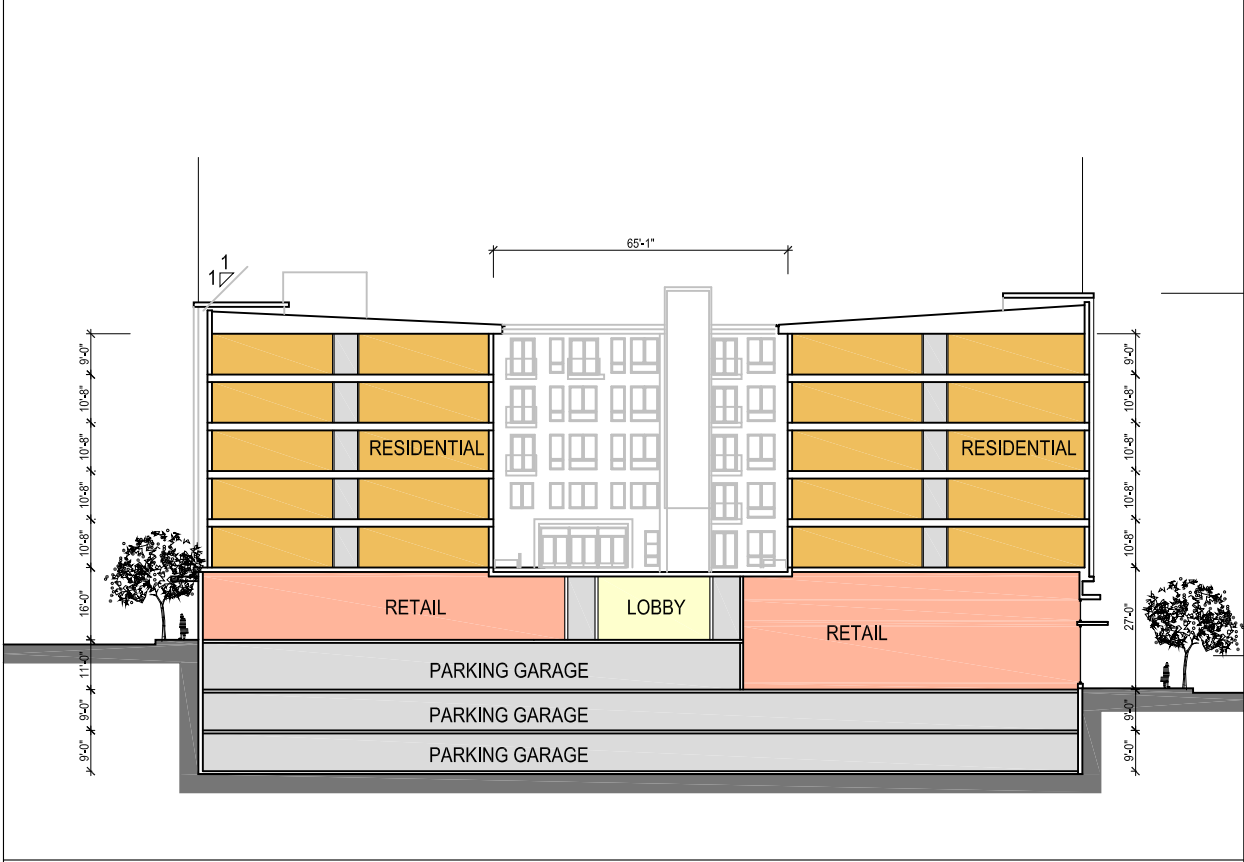
LOT OCCUPANCY	Ground & 1st Levels	100.00%
	Typ. Floor Option A	75.76%
	Typ. Floor Option B	78.90%
	Typ. Floor Option C	78.90%

SIDE YARD	NONE REQUIRED
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REAR YARD	C-3-C REQUIRED	PUD PROVIDED
	12'-0" Min.	1/2 of street

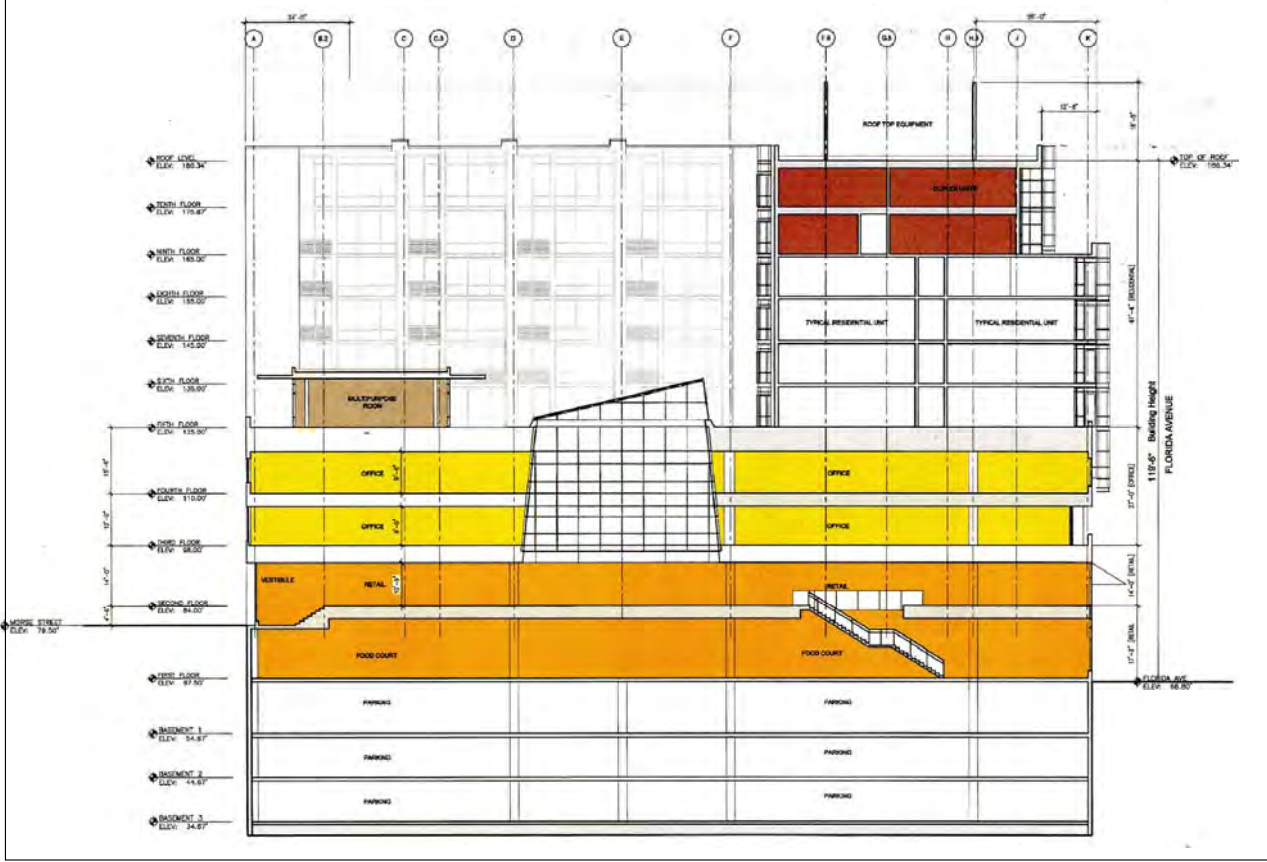
COURT	C-3-C REQUIRED	PUD PROVIDED
	12'-0" Min. > 250 sf	56'-1" min. and 7,763 sf min. (options B or C)
	12'-0" Min. > 250 sf	65'-1" max. and 9,141 sf max. (option A)

PROPOSED MODIFICATION



SITE TABULATION AND BUILDING CALCULATIONS- 2013 PUD			
TOTAL BUILDING			
LEED POINTS	29	Points	
TOTAL RESIDENTIAL UNITS	170 to 216	UNITS	
TOTAL HOTEL GUEST ROOMS	200	ROOMS	
AREA OF RESIDENTIAL UNITS	149,834 to 155,885	GSF	
AREA OF HOTEL GUEST ROOMS	155,885	GSF	
AREA OF RETAIL	27,410	GSF	
AREA OF OFFICE	Not Applicable	GSF	
CORE/SUPPORT/CIRCULATION AREA	24,222	GSF	
AREA OF COMMUNITY SPACE	2,422	GSF	
AREA OF RESIDENTIAL MULTIPURPOSE ROOM	2,100 to 2,455	NSF	
TOTAL BUILDING AREA (including bay projections)	186,401 to 192,452	GSF	
TOTAL PARKING AREA	101,404	GSF	
TOTAL PARKING SPACES	215	SPACES	
TOTAL BIKE SPACES	72	SPACES	
SITE AREA	38,452	GSF	
F.A.R.	4.8 to 4.9		
AFFORDABLE HOUSING	29,967 to 31,777	GSF	
RESIDENTIAL LOT COVERAGE	75.76% to 78.90%	%	
LOT COVERAGE (at first floor)	100%	%	

PRIOR APPROVAL

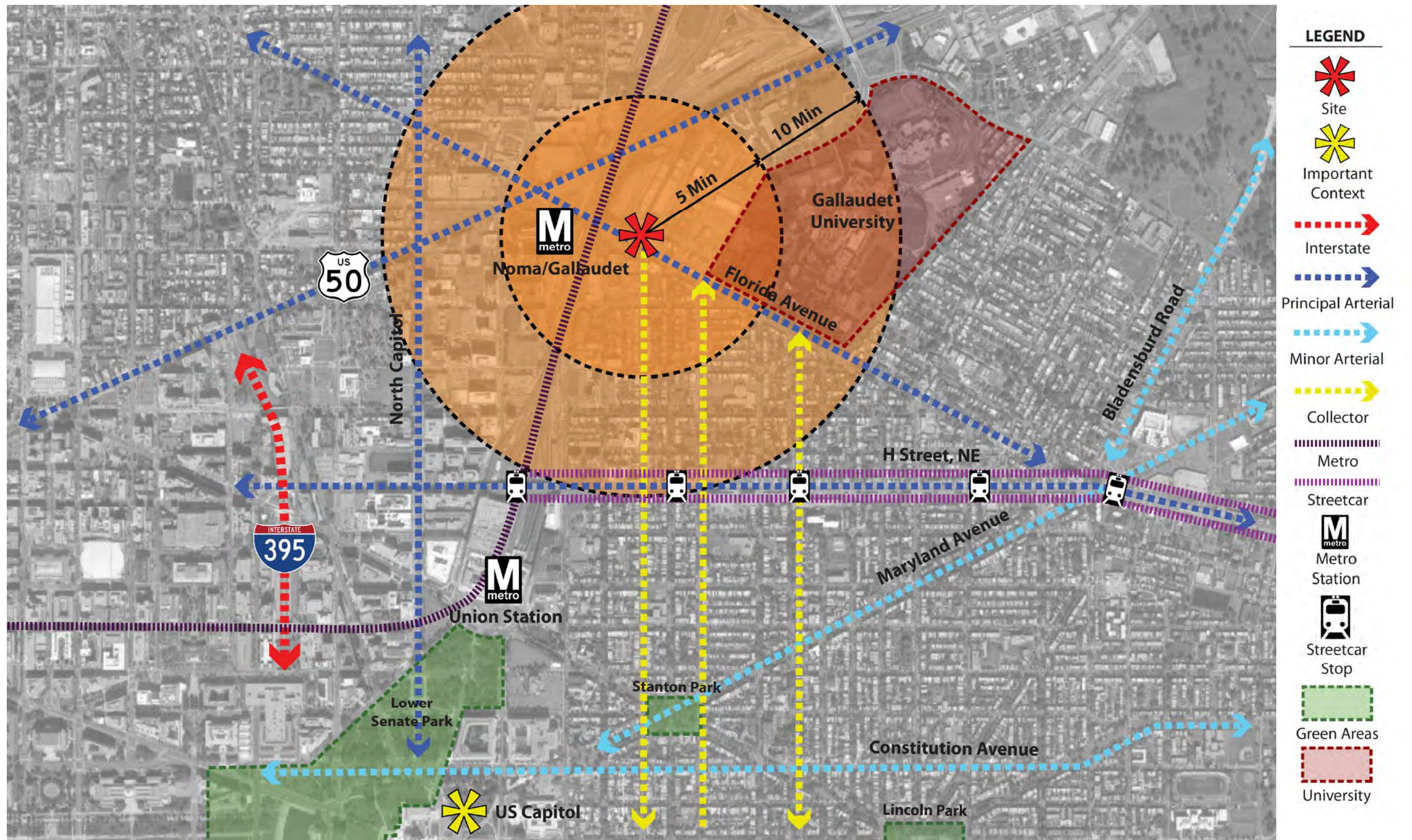


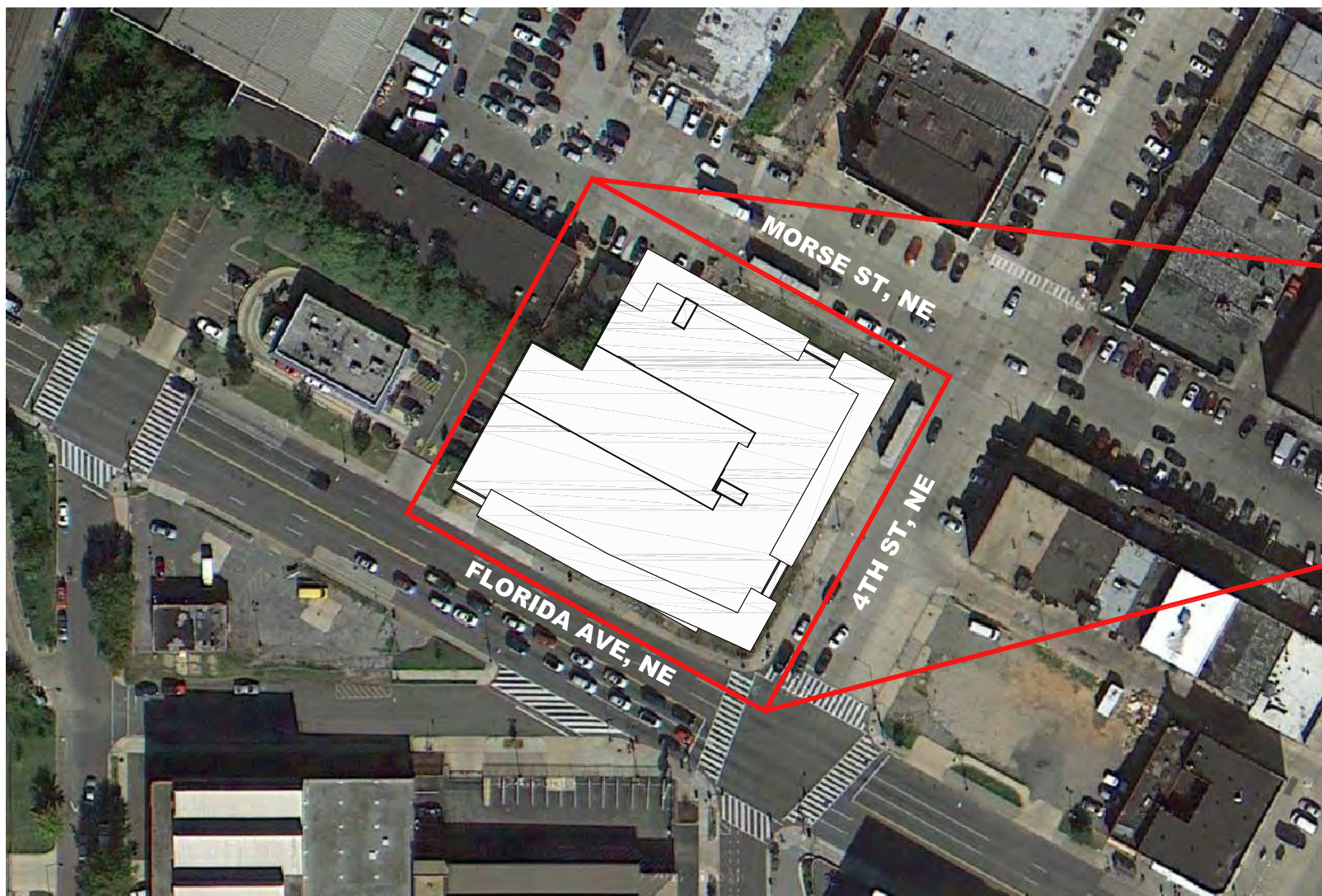
SITE TABULATION AND BUILDING CALCULATIONS- 2008			
TOTAL BUILDING			
LEED POINTS	24	Points	
TOTAL RESIDENTIAL UNITS	116	UNITS	
TOTAL HOTEL GUEST ROOMS	Not Applicable	ROOMS	
AREA OF RESIDENTIAL UNITS	134,237	GSF	
AREA OF HOTEL GUEST ROOMS	Not Applicable	GSF	
AREA OF RETAIL	26,026	GSF	
AREA OF OFFICE	69,704	GSF	
CORE/SUPPORT/CIRCULATION AREA	71,318	GSF	
AREA OF COMMUNITY SPACE	4,311	GSF	
AREA OF RESIDENTIAL MULTIPURPOSE ROOM	1,788	NSF	
TOTAL BUILDING AREA	307,384	GSF	
TOTAL PARKING AREA	111,451	GSF	
TOTAL PARKING SPACES	188	SPACES	
TOTAL BIKE SPACES	44	SPACES	
SITE AREA	38,452	GSF	
F.A.R.	7.7		
AFFORDABLE HOUSING	26,847.0	GSF	
RESIDENTIAL LOT COVERAGE	71%	%	
LOT COVERAGE	93%	%	

Site Overview



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Site Aerial: 1"=100'-0"

0 50' 100' 200' 400'



Context Aerial: 1"=1000'-0"

0 500' 1000' 2000' 4000'



1



2



3



4



5



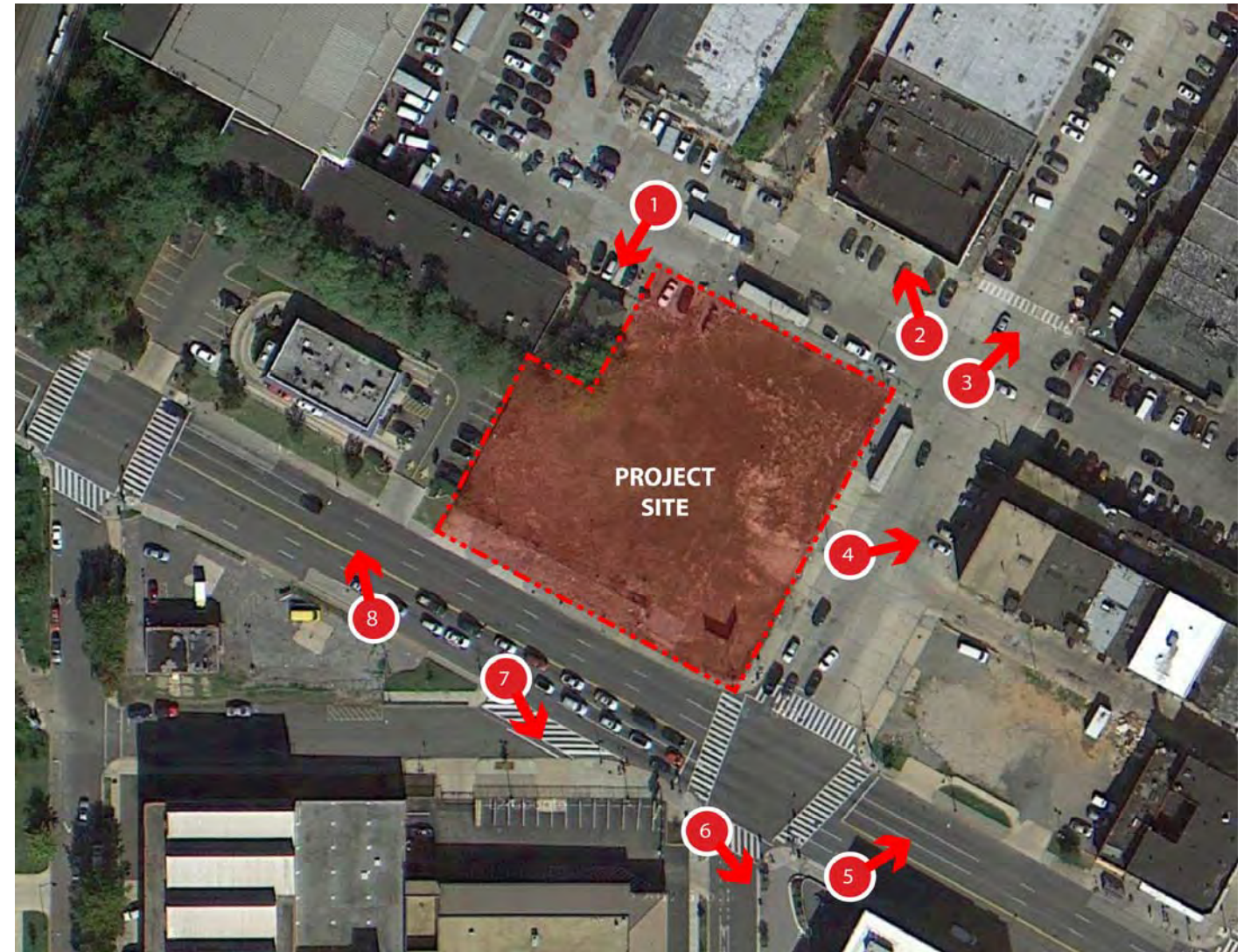
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7



8



Key Plan



9



Union Market: 1 block northeast of site

EDENS / Sang Oh & Company

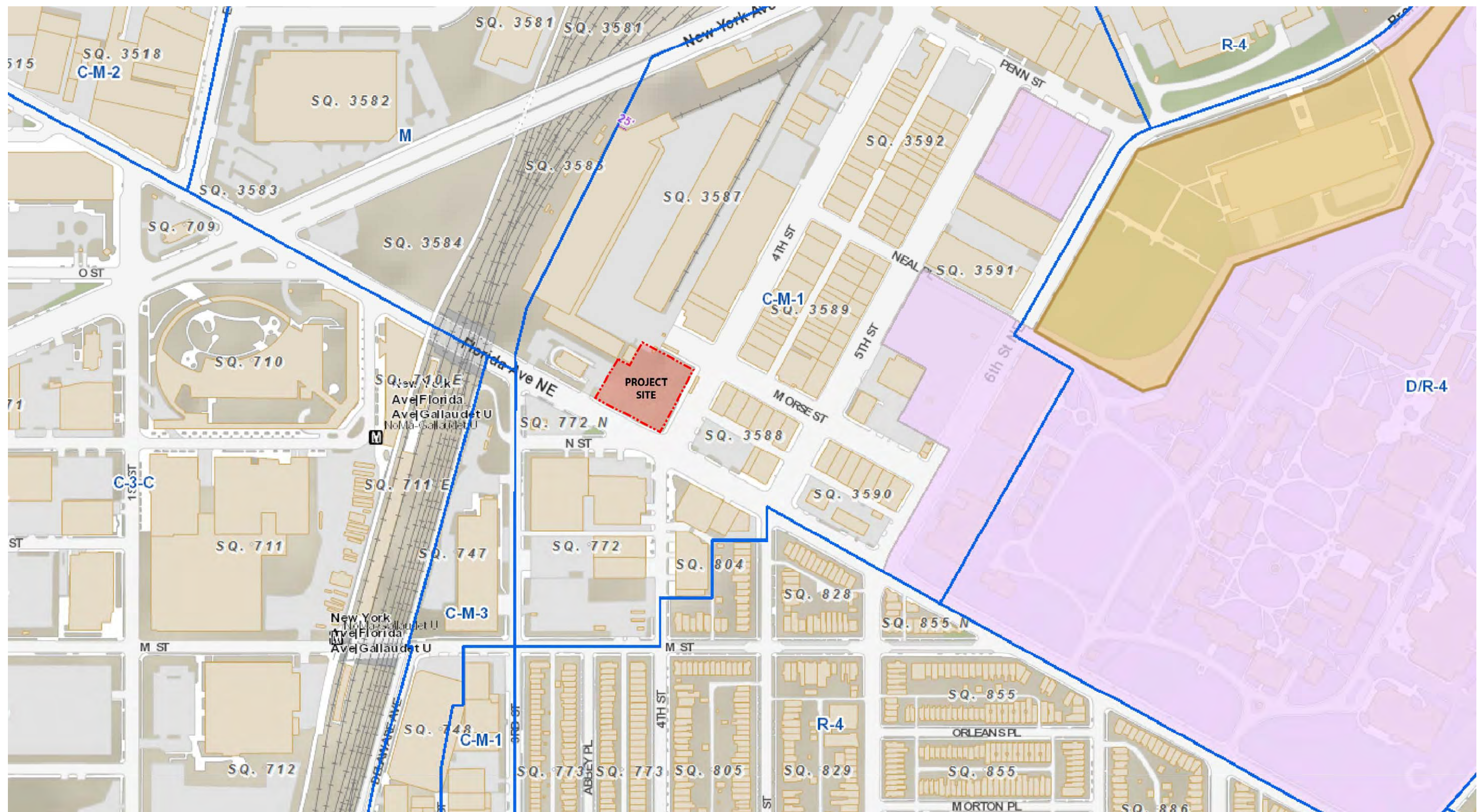
Gateway Market And Residences

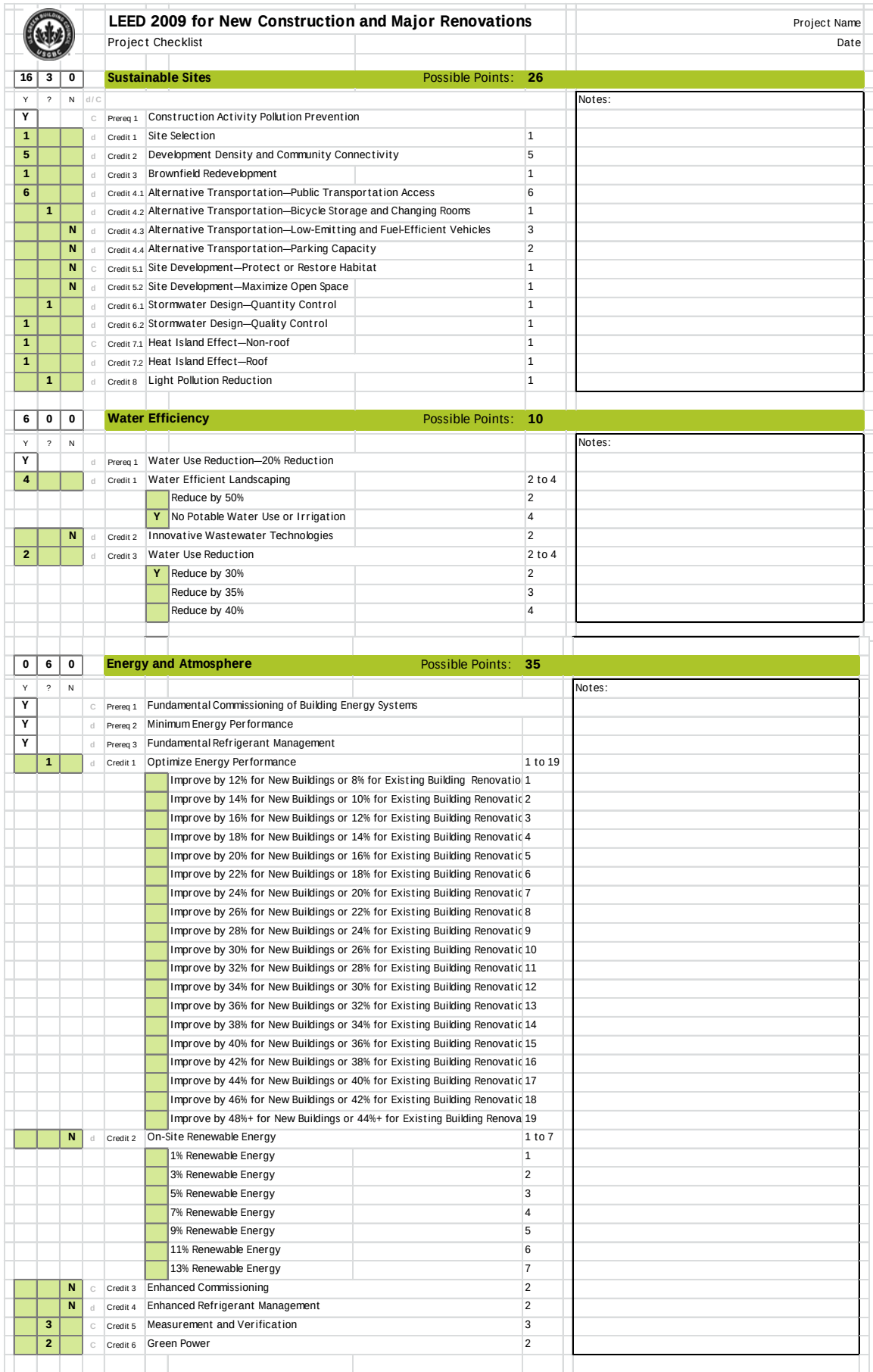
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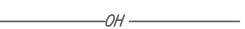
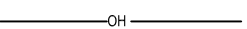
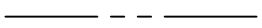
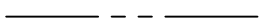
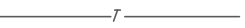
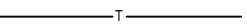
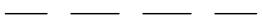
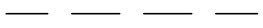
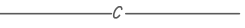
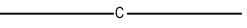
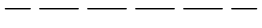
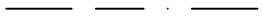
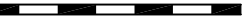
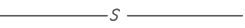
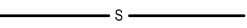
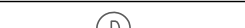
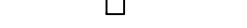
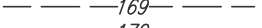
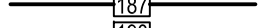
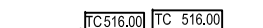
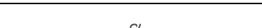
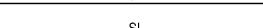
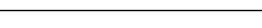
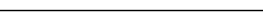
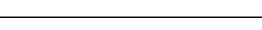
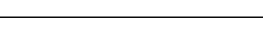
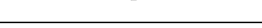
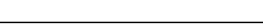
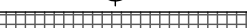
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Civil Design



STANDARD DRAWING LEGEND

FOR ENTIRE PLAN SET
(NOT TO SCALE)

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE	EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	ONSITE PROPERTY LINE / R.O.W. LINE			OVERHEAD WIRE	
	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE			UNDERGROUND TELEPHONE LINE	
	EASEMENT LINE			UNDERGROUND CABLE LINE	
	SETBACK LINE			STORM SEWER	
				SANITARY SEWER MAIN	
	CONCRETE CURB & GUTTER			HYDRANT	
				SANITARY MANHOLE	
				STORM MANHOLE	
	UTILITY POLE WITH LIGHT			WATER METER	
	POLE LIGHT			WATER VALVE	
	TRAFFIC LIGHT			GAS VALVE	
	UTILITY POLE			GAS METER	
	TYPICAL LIGHT			TYPICAL END SECTION	
	ACORN LIGHT			HEADWALL OR ENDWALL	
	TYPICAL SIGN			YARD INLET	
	PARKING COUNTS			CURB INLET	
				CLEAN OUT	
	CONTOUR LINE			ELECTRIC MANHOLE	
	SPOT ELEVATIONS			TELEPHONE MANHOLE	
				ELECTRIC BOX	
	SANITARY LABEL			ELECTRIC PEDESTAL	
	STORM LABEL			MONITORING WELL	
	SANITARY SEWER LATERAL			TEST PIT	
	UNDERGROUND WATER LINE			BENCHMARK	
	UNDERGROUND ELECTRIC LINE			BORING	
	UNDERGROUND GAS LINE			SIDEWALK	

GENERAL NOTES

1. THIS PLAN IS BASED ON THE FOLLOWING DOCUMENTS AND INFORMATION:

A) BOUNDARY AND TOPOGRAPHIC SURVEY ENTITLED, "EDENS-GATEWAY MARKET, FLORIDA AVE, NE AND 4TH ST, NE, LOT 8 SQUARE 3587, DISTRICT OF COLUMBIA," PREPARED BY BOHLER ENGINEERING 02/22/13, FILE NO. SS122049.

B) CAD FILES ENTITLED, "fp-01_PUD, fp-02_PUD, fp-Ground_PUD," PREPARED BY SK+I, DATED 02/22/13, REV. 03/14/13

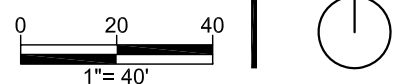
C) CAD FILES ENTITLED, "594 L-BASE.DWG" PREPARED BY LAB, DATED 03/26/13

2. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.

SHEET INDEX

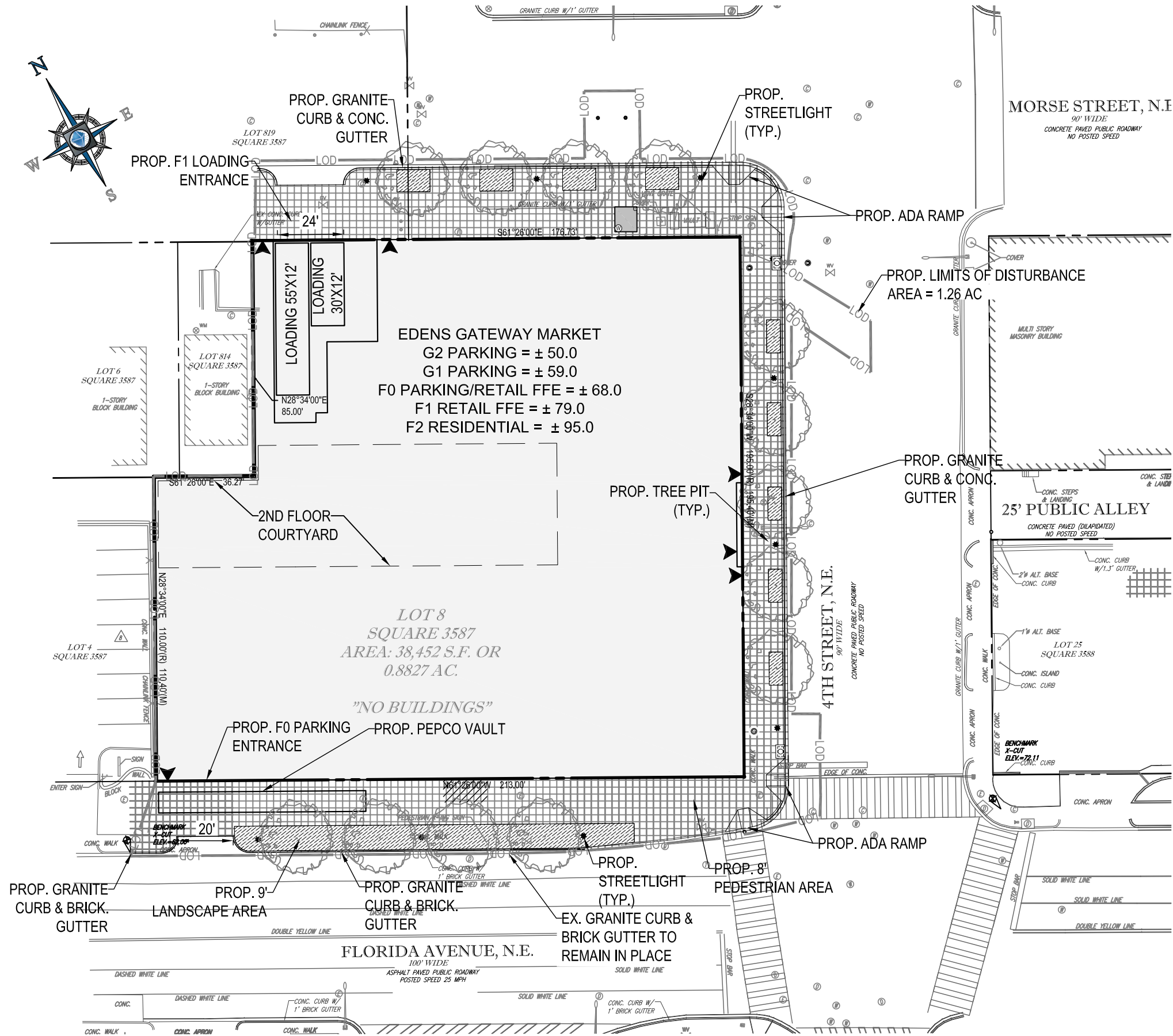
SHEET TITLE	SHEET NUMBER
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NOTES:

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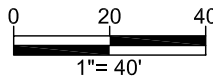
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SITE/LANDSCAPE/STREETSCAPE PLAN

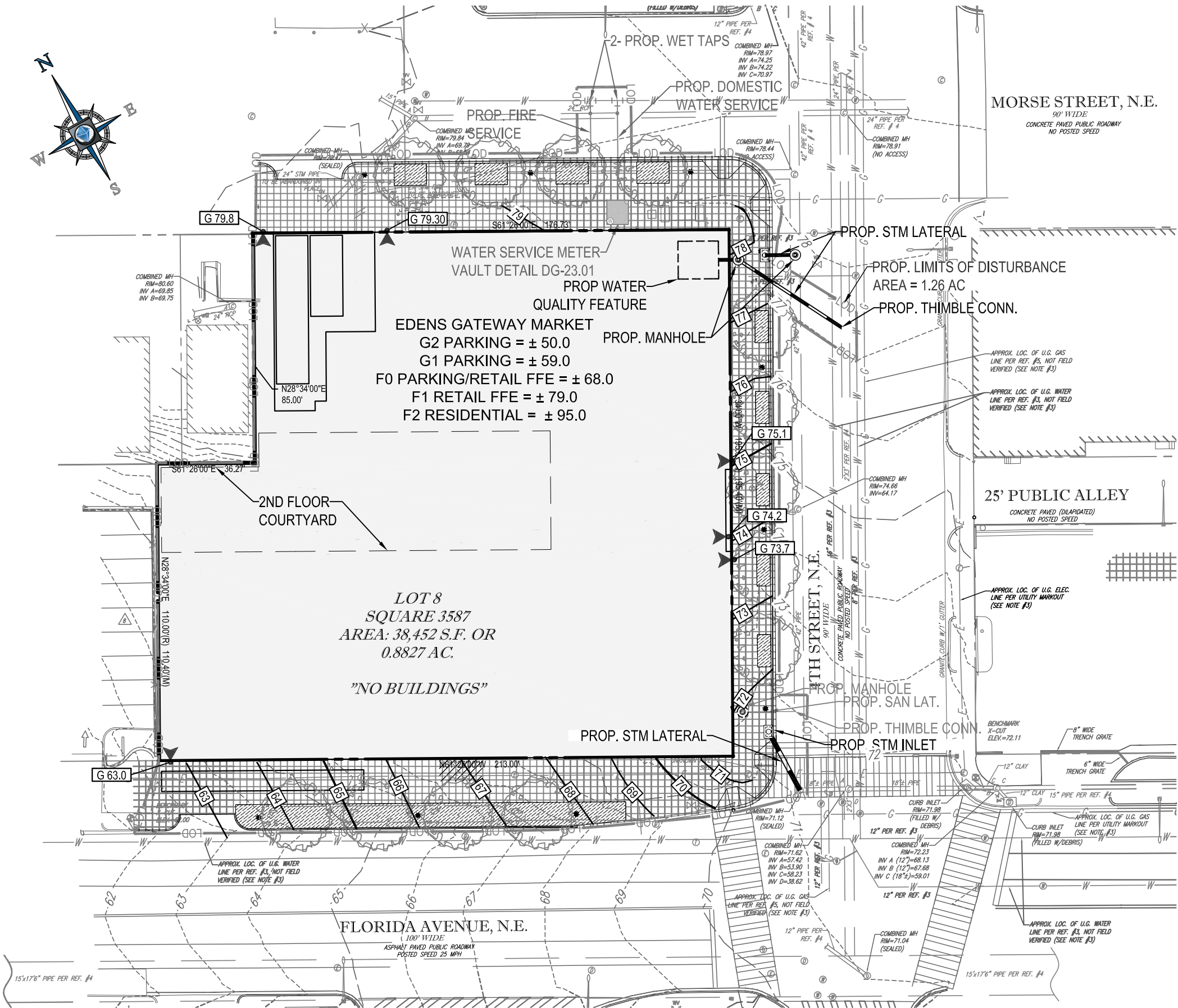


GRADING AND UTILITY NARRATIVE

THE PROPOSED RETAIL AND RESIDENTIAL PROJECT INCLUDES CONSTRUCTION OF NEW UTILITY INFRASTRUCTURE TO SERVICE THE DEVELOPMENT. EXISTING WATER MAINS, SEWER MAINS, AND STORMDRAIN SHALL SERVE THE SITE AS WELL AS COMMUNICATION LINES, GAS MAINS, AND ELECTRIC SERVICE. THE SITE DESIGN SHALL INCLUDE STORMWATER MANAGEMENT MEASURES IN ACCORDANCE WITH CURRENT DDOE REGULATIONS. PRELIMINARY DESIGN INDICATES THAT STORMWATER AND SANITARY SEWER WILL OUTFALL FROM THE SITE TO EXISTING INFRASTRUCTURE WEST ALONG 4TH STREET, NE. EXISTING GRADES ARE SHOWN AT 1 FOOT INTERVALS TO IMPROVE PLAN CLARITY. THE PROPERTY HAS A SMALL AREA OF EXISTING SLOPES OVER 15% AND NO SLOPES OVER 15% ARE PROPOSED.

STORMWATER MANAGEMENT NARRATIVE:

- THE EXISTING SITE CONDITIONS HAS NO QUALITY OR QUANTITY CONTROLS.
- STORMWATER MANAGEMENT QUANTITY ANALYSIS:
 - 2 YEAR MEADOW CONDITION FLOW RATE = 1.63 CFS
 - 15 YEAR PROPOSED CONDITION FLOW RATE = 6.32 CFS
 - POST DEVELOPMENT FLOW RATE: < 1.63± WITH 2,800 FT³ OF QUANTITY STORAGE.
- WATER QUALITY WILL BE PROVIDED WITH GREEN ROOF FOR THE COURTYARD AREA AND PROPRIETARY FILTERING DEVICE (STORMFILTER) TO REMOVE POLLUTANTS FROM THE RUNOFF.



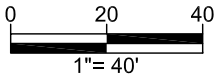
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GRADING/UTILITY PLAN



EROSION & SEDIMENT CONTROL NARRATIVE

EROSION AND SEDIMENT CONTROL AND RUNOFF PROTECTION SHALL BE PROVIDED THROUGH DDOE APPROVED PRACTICES DURING ALL PHASES OFF CONSTRUCTION. IT IS ANTICIPATED AT THIS TIME THAT EXISTING DRAINAGE DIVIDES SHALL BE UTILIZED FOLLOWING DEMOLITION OF EXISTING SITE FEATURES. INLET PROTECTION, AND SILT FENCE SHALL BE USED FOR EACH DRAINAGE AREA TO MITIGATE SEDIMENT LADEN RUNOFF FROM LEAVING THE SITE. OTHER STANDARD PRACTICES SUCH AS STABILIZED CONSTRUCTION ENTRANCES, SAFETY FENCES, AND TEMPORARY VEGETATIVE SLOPE STABILIZATION SHALL ALSO BE UTILIZED. IT IS ANTICIPATED THAT DETAILS OF THIS PLAN SHALL BE DESIGNED AS CONSTRUCTION PHASING FOR THIS PROJECT IS FINALIZED.

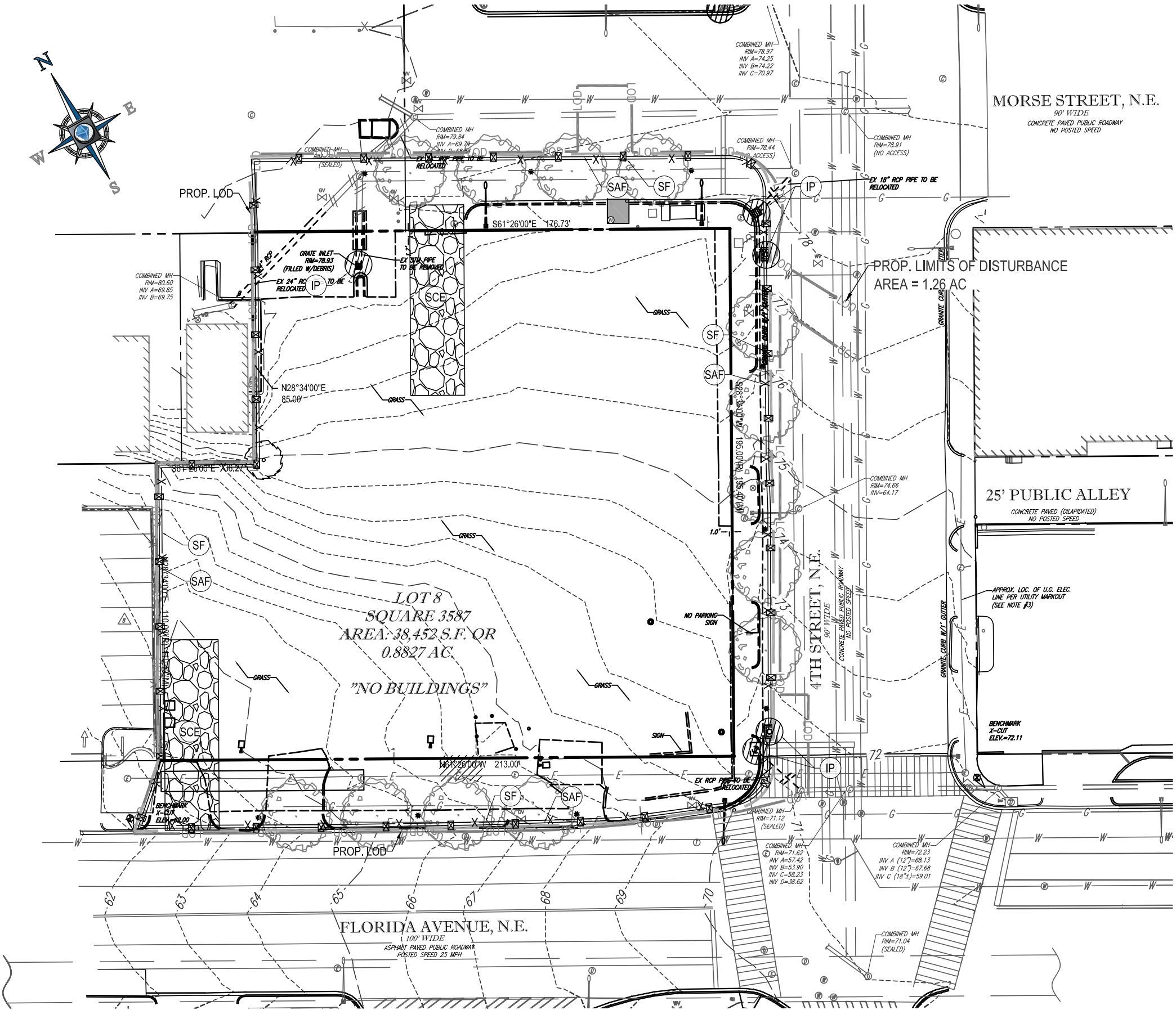
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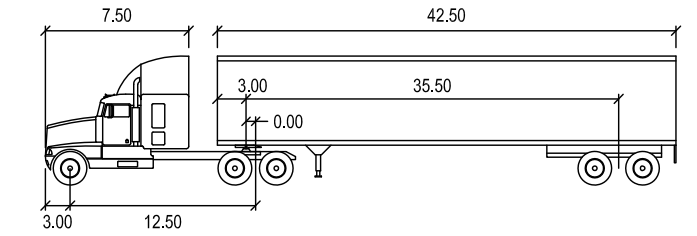
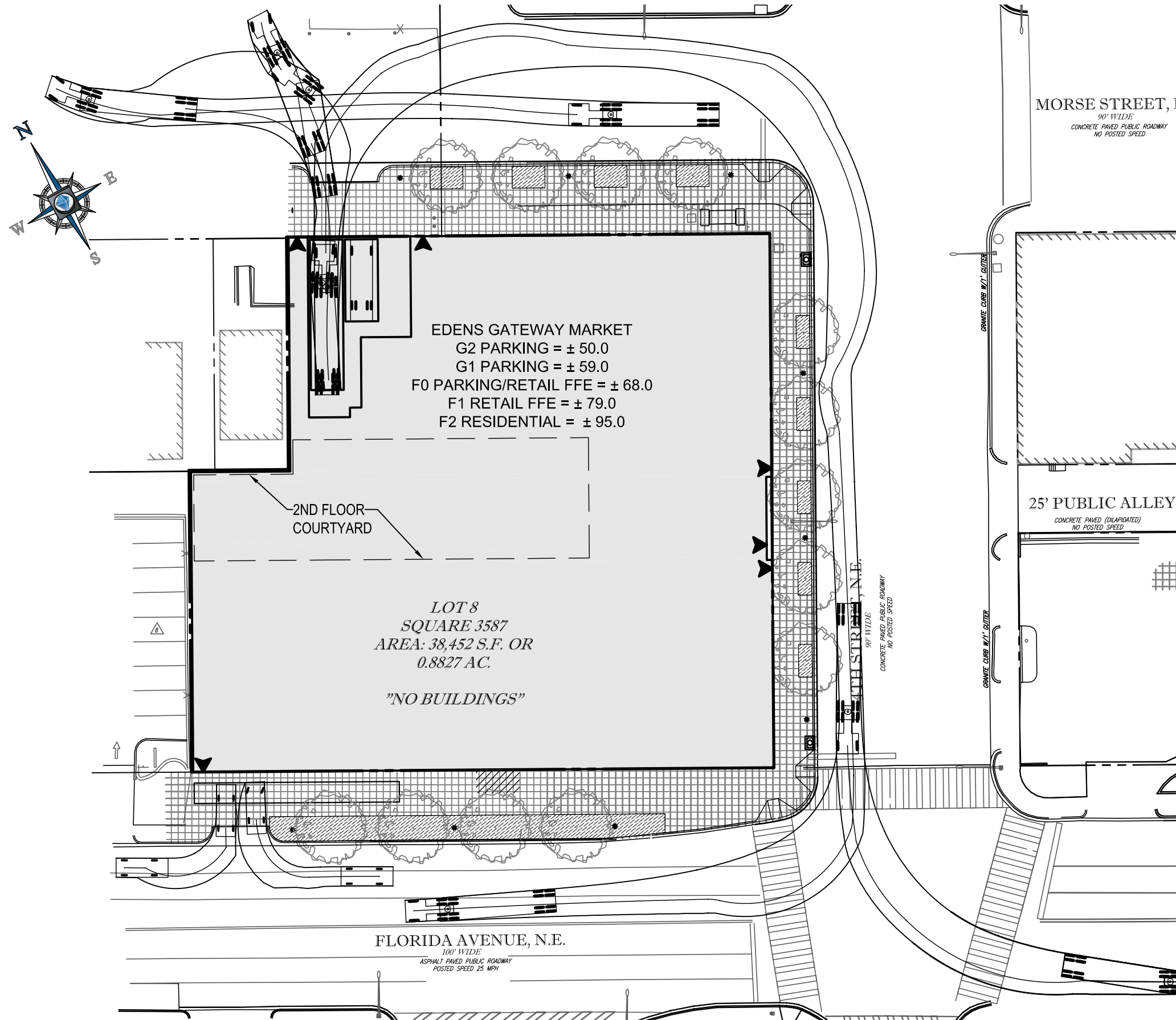
- 1. THERE ARE SLOPES OVER 15% ON-SITE, HOWEVER NO ADVERSE IMPACT TO ADJACENT PROPERTIES IS ANTICIPATED FROM REMOVING THE SOIL IN THOSE AREAS. SHEETING AND SHORING WILL BE INSTALLED AT THE REQUIRED LOCATIONS AS NEEDED.

STANDARD SYMBOLS

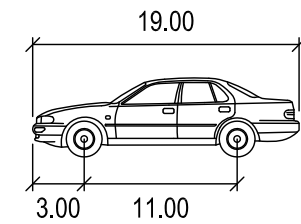
FOR EROSION AND SEDIMENT CONTROL PRACTICES

TITLE	KEY	SYMBOL
STABILIZED STONE CONSTRUCTION ENTRANCE	SCE	
SILT FENCE	SF	
SAFETY FENCE	SAF	





WB-50			
	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 17.7
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		



P		feet
Width	:	7.00
Track	:	6.00
Lock to Lock Time	:	6.0
Steering Angle	:	31.6

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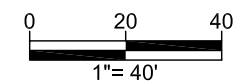
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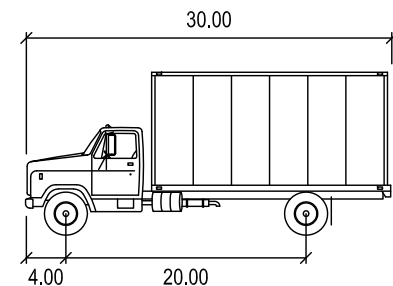
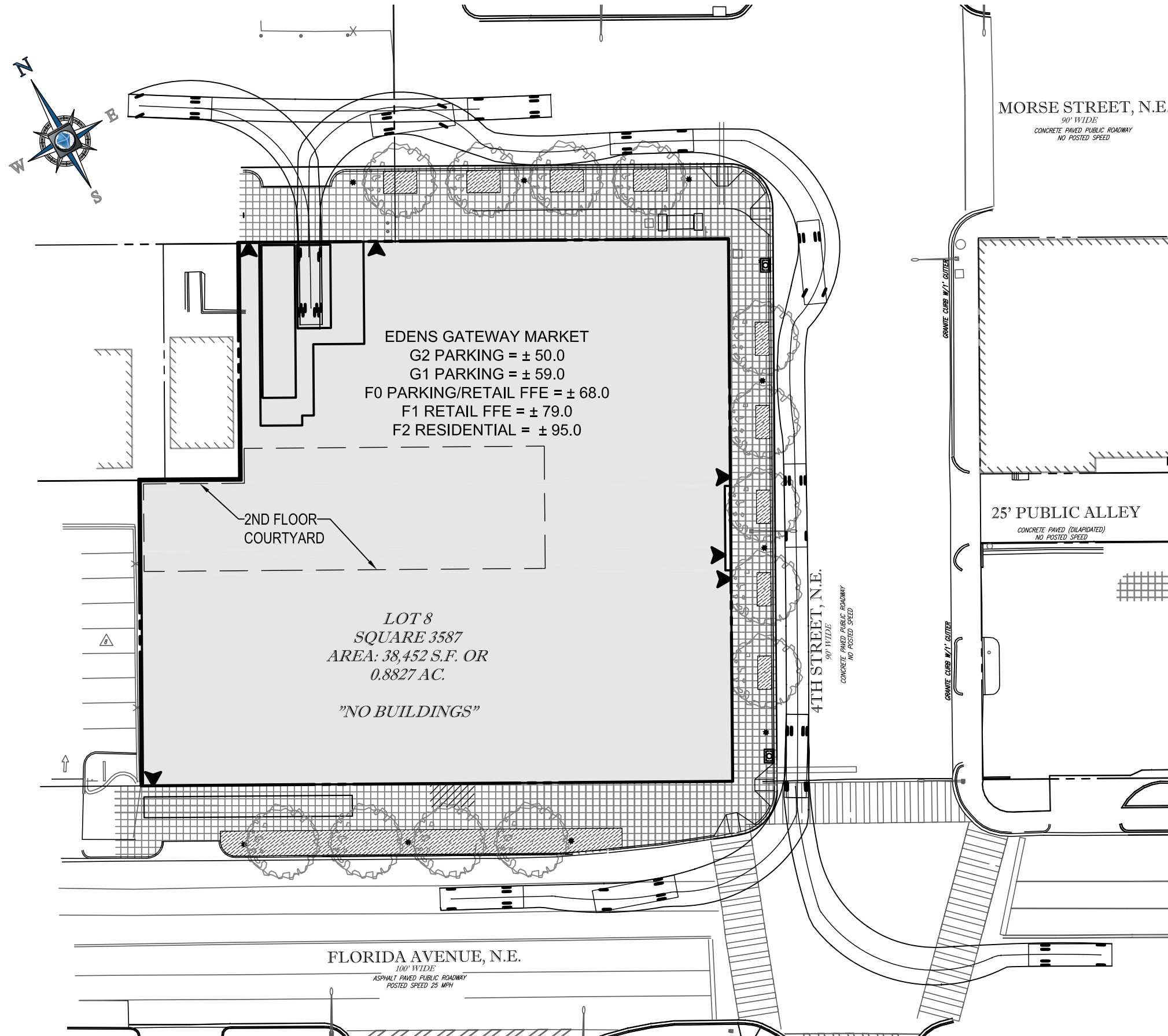
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ARCHITECTURE

BOHLER
ENGINEERING
22636 DAVIS DRIVE, SUITE 250
STERLING, VIRGINIA 20164
Phone: (703) 709-9500
Fax: (703) 709-9501
www.BohlerEngineering.com

WB-50 TRUCK AND PASSENGER CAR TURNS





SU	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8

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SU-30 TRUCK TURNS

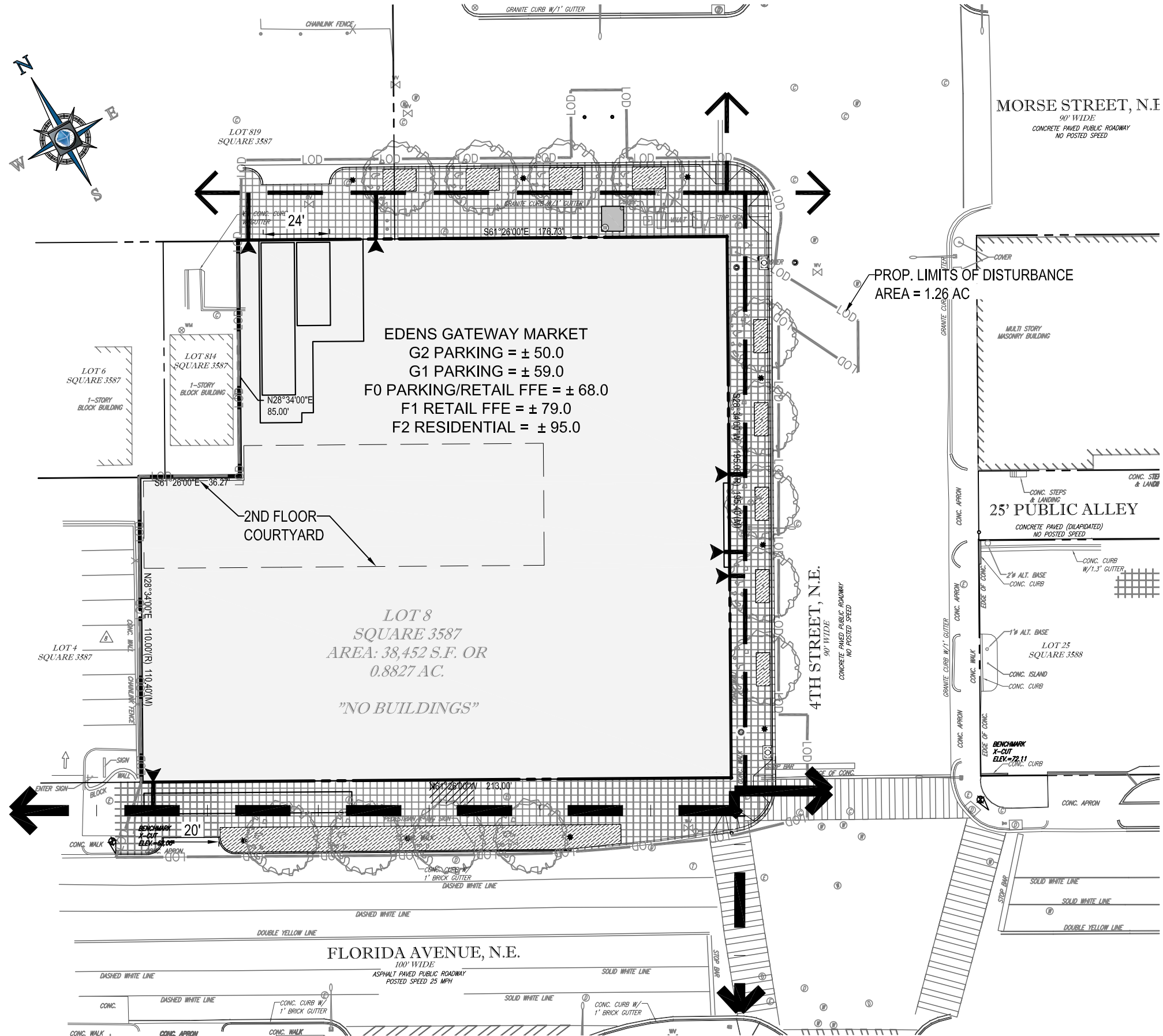
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Fax: (703) 709-9501
www.BohlerEngineering.com

0 20 40
1"= 40'





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- 2. BUILDING ENTRANCE LOCATIONS ARE SUBJECT TO CHANGE AS THE RESULT OF TENANT MODIFICATION OR MARKET DEMANDS, AND AS THE PROJECT IS FURTHER DESIGNED.

LEGEND

- PRIMARY PEDESTRIAN CIRCULATION
- SECONDARY PEDESTRIAN CIRCULATION

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CIRCULATION PLAN

