

# THE VILLAGE AT WASHINGTON GATEWAY

## PLANNED UNIT DEVELOPMENT

WASHINGTON, DISTRICT OF COLUMBIA

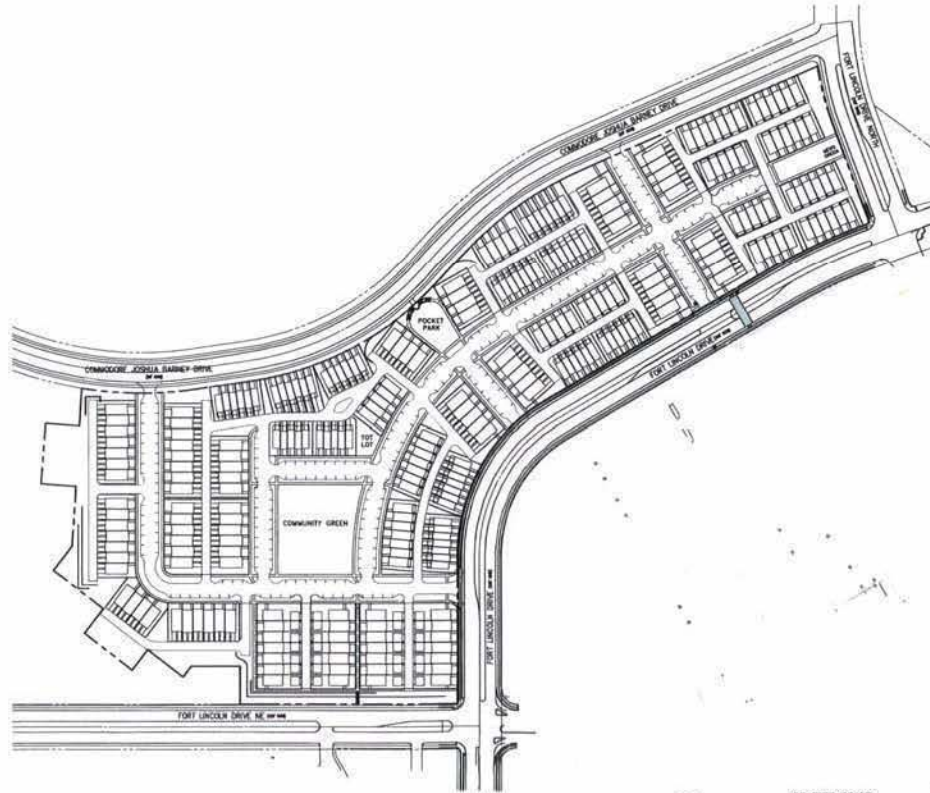
January 23, 2006

May 26, 2006

August 1, 2006

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### SITE TABULATIONS:

Site Area: 1,003,544.2 sf or 23 Acres

#### Zoning:

Existing Zoning: R-5-D (MOR)

Proposed Zoning: R-5-D (PUD)

#### Setbacks:

Min. Front Yard Setback Provided: 10'-0"

Min. Rear Yard Setback Provided: 6'

Min. Side Yard Setback Provided: 3'-0"

#### Unit Count:

16' Townhomes: 75

20' Townhomes: 80

24' Townhomes: 28

2 over 2 Townhomes: 174

#### Dwelling units:

357 Dwelling Units Proposed

#### Building Height:

Determined by Measuring from Grade at Face of Building to Peak of Roof

16' Townhomes: +/- 43'-2" Slab on Grade Unit: +/- 40'-4" English Basement Unit

20' Townhomes: +/- 42'-4"

24' Townhomes: +/- 40'-3" Slab on Grade Unit: +/- 41'-1" English Basement Unit

2 over 2 Townhomes: 54'-0"

#### Total Area of Buildings:

16' Townhomes: 1,680 s/unit x 75 (not including decks) 126,000 GFA

20' Townhomes: 2,120 s/unit x 80 (not including decks) 169,600 GFA

24' Townhomes: 3,024 s/unit x 28 (not including decks) 84,672 GFA

2 over 2 Townhomes: 2,251 s/unit x 87 (not including decks) 195,837 GFA

Total Gross Floor Area of Buildings: 576,109 GFA (not including decks)

Gross Floor Area: 576,109 sf

Gross Floor Area Ratio (GFA/Site Area): 0.574

Overall Average Lot Occupancy: 58.64 % (includes decks)

#### Area of Lots:

16' Townhomes: 111,178 sf

20' Townhomes: 125,446 sf

24' Townhomes: 75,607 sf

2 over 2 Townhomes: 202,806 sf

Total Area of Building Lots: 515,037 sf

#### Parking:

75, 16' Townhomes Provide: 75 Garage Spaces; 75 Driveway

80, 20' Townhomes Provide: 160 Garage Spaces

28, 24' Townhomes Provide: 56 Garage Spaces

87, 2 over 2 Townhomes Provide: 174 Garage Spaces, 174 driveway

On Street Pkg: 182 Spaces

Total Parking: 896 Spaces

Parking Ratio: 2.51 Spaces Per Unit

#### Open Space:

180,486 sf or 4.14 Acres or 17.98 % of Site Area

### DEVELOPERS:

FORT LINCOLN NEW TOWN CORPORATION  
3298 FORT LINCOLN DRIVE, NE  
WASHINGTON, DC 20018  
(202) 369-3400  
CONTACT: MICHELE HAGANS

CONCORDIA GROUP  
1485 CHAIN BRIDGE RD  
SUITE 100  
MCLEAN, VA 22101  
(703) 821-3558  
CONTACT: WILL COLLINS

### CIVIL ENGINEER

VIKA, INC.  
8180 GREENSBORO DRIVE  
SUITE 200  
MCLEAN, VA 22102  
CONTACT: KYLE OLIVER  
PHONE: 703-442-7800

### LANDSCAPE ARCHITECT:

PARKER RODRIGUEZ  
101 UNION STREET  
SUITE 320  
ALEXANDRIA, VA 22314  
CONTACT: TRINI RODRIGUEZ  
PHONE: (703) 548-5010

### ARCHITECTS:

PULTE HOMES  
10600 ARROWHEAD DRIVE  
SUITE 325  
FAIRFAX, VA 22030  
(703) 383-7888  
CONTACT: JON LINDGREN

SMITH & ASSOCIATES P.C.  
IN CONJUNCTION WITH  
WINCHESTER HOMES  
3609 CHAIN BRIDGE RD, SUITE D  
FAIRFAX, VA 22030  
CONTACT: ALAN SMITH  
(703) 591-6885

### ATTORNEYS

PILLSBURY, WINTHROP, SHAW, PITTMAN LLP  
2300 N STREET, NW  
WASHINGTON, DC 20037-1128  
CONTACT: PHIL FEOLA

ZONING COMMISSION  
District of Columbia  
CASE NO.06-08  
EXHIBIT NO.22A













# STORM WATER MANAGEMENT NOTES

CL-400P  
 (12.4752/21) (MANHOLE)  
 (12.4752)  
 C=1.58  
 STORM WATER TO BE DRAINAGE  
 D=12.4752  
 D=(12.4752/21)  
 D=12.4752

QUANTITY CONTROL  
 All quantity control will be provided off-site in a regional pond currently being designed by RWA.  
 No.

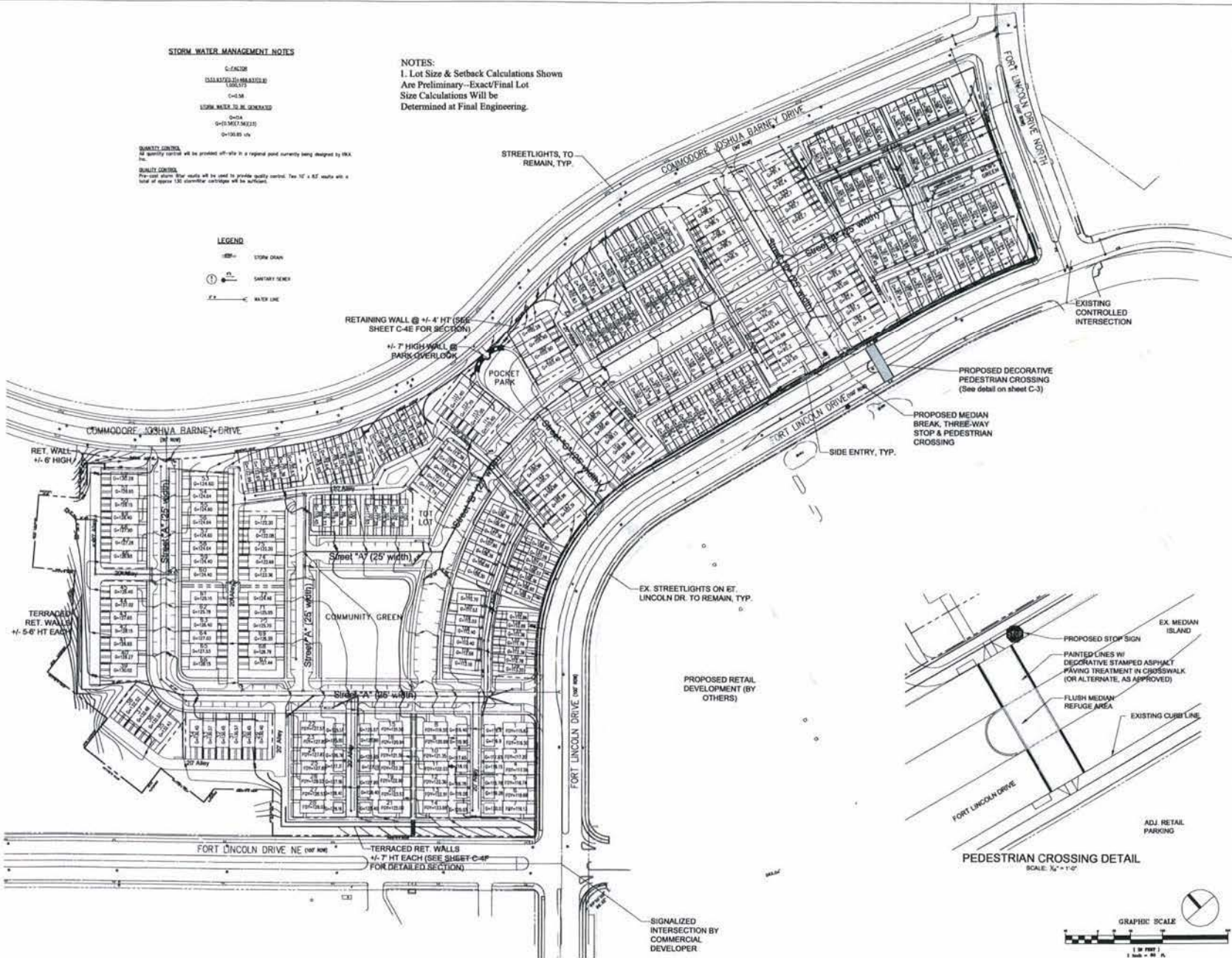
QUALITY CONTROL  
 Pre-vent storm flow runoff will be used to provide quality control. Two 12" x 82" manholes with a  
 total of approx. 120 cubic feet capacity will be installed.

## LEGEND

STORM DRAIN  
 SANITARY SEWER  
 WATER LINE

## NOTES:

1. Lot Size & Setback Calculations Shown  
 Are Preliminary--Exact/Final Lot  
 Size Calculations Will be  
 Determined at Final Engineering.



VIA  
 CONSULTING & ENGINEERING  
 1000 15th Avenue NW  
 Suite 1000  
 Seattle, WA 98101  
 206.461.1234  
 206.461.1235

PLANNED UNIT DEVELOPMENT  
 THE VILLAGE AT WASHINGTON GATEWAY  
 WASHINGTON, DISTRICT OF COLUMBIA

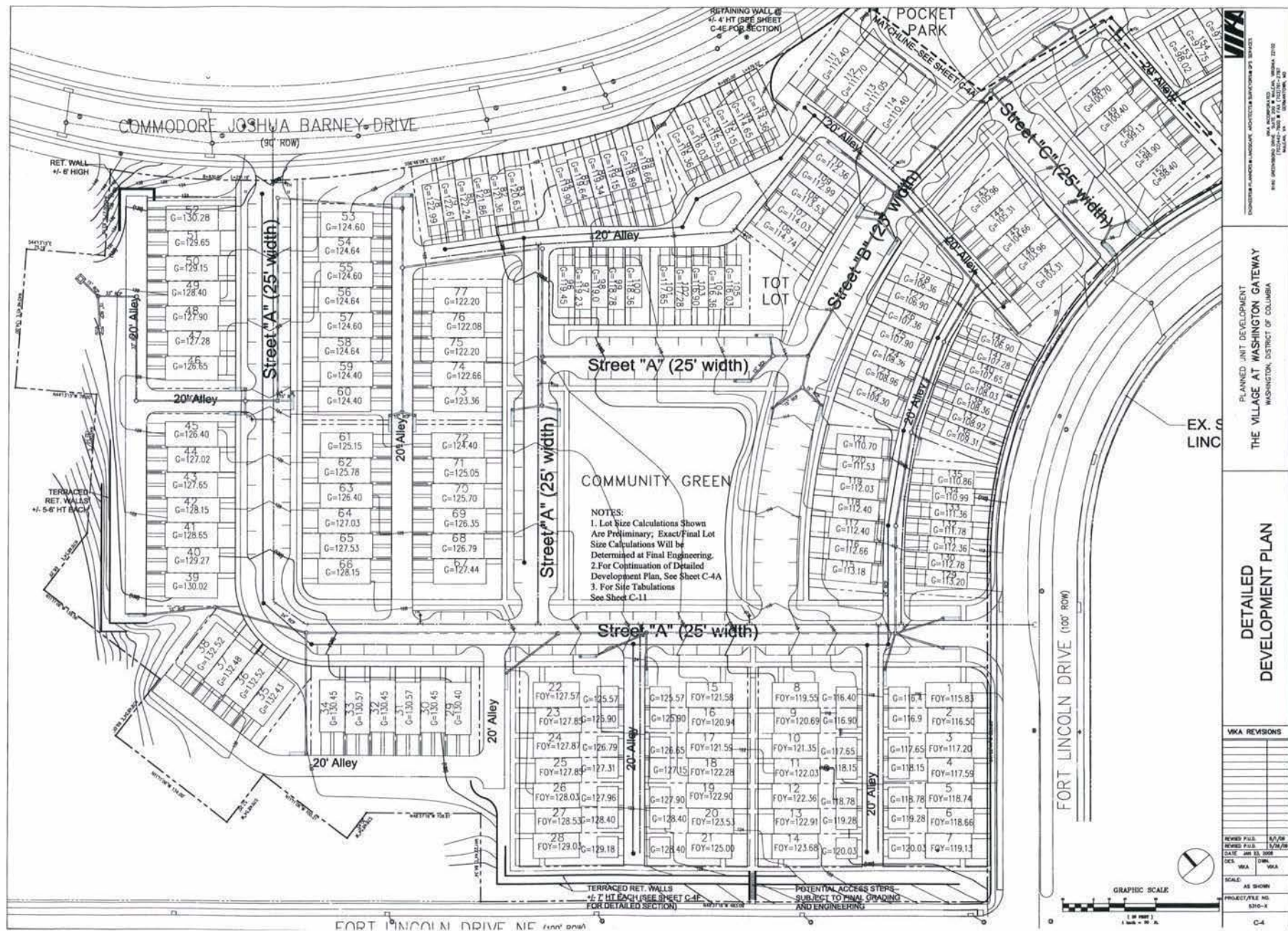
OVERALL  
 SITE DEVELOPMENT PLAN

## VIA REVISIONS

| NO. | DATE   | BY  | CHKD. | DESCRIPTION               |
|-----|--------|-----|-------|---------------------------|
| 1   | 8/1/08 | WJA | WJA   | ISSUED FOR PERMIT         |
| 2   | 8/1/08 | WJA | WJA   | REVISED PER CITY COMMENTS |
| 3   | 8/1/08 | WJA | WJA   | REVISED PER CITY COMMENTS |
| 4   | 8/1/08 | WJA | WJA   | REVISED PER CITY COMMENTS |
| 5   | 8/1/08 | WJA | WJA   | REVISED PER CITY COMMENTS |
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| 7   | 8/1/08 | WJA | WJA   | REVISED PER CITY COMMENTS |
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| 9   | 8/1/08 | WJA | WJA   | REVISED PER CITY COMMENTS |
| 10  | 8/1/08 | WJA | WJA   | REVISED PER CITY COMMENTS |

C-3





**ENGINEERS • PLANNERS • ARCHITECTS • ENVIRONMENTAL SERVICES**

**INIA CORPORATION**  
9100 GREENBROOK DRIVE, SUITE 200 • MILLAN, WISCONSIN 52702  
(715) 443-7650 • FAX (715) 761-7797  
MILLAN, WI 52702-0001

PLANNED UNIT DEVELOPMENT  
THE VILLAGE AT WASHINGTON GATEWAY  
WASHINGTON, DISTRICT OF COLUMBIA

## DETAILED DEVELOPMENT PLAN

| VKA REVISIONS     |     |      |              |  |  |
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| REVIEW P.L.S.     |     |      | 8/7/08       |  |  |
| REVIEW P.L.S.     |     |      | 1/29/09      |  |  |
| DATE              |     |      | JUN 23, 2008 |  |  |
| DES.              | VKA | DRAW | VKA          |  |  |
| SCALE:            |     |      |              |  |  |
| AS SHOWN          |     |      |              |  |  |
| PROJECT/TITLE NO. |     |      |              |  |  |
| 5310-X            |     |      |              |  |  |
| C-4               |     |      |              |  |  |



- NOTES:
1. Lot Size Calculations Shown Are Preliminary; Exac/Final Lot Size Calculations Will be Determined at Final Engineering.
  2. For Continuation of Detailed Development Plan, See Sheet C-4
  3. For Site Tabulations See Sheet C-11

STREETLIGHTS, TO REMAIN, TYP.

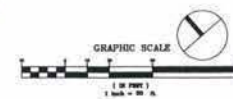
COMMODORE JOSHUA BARNEY DRIVE  
(90' ROW)

FORT LINCOLN DRIVE NORTH  
(100' ROW)

PROPOSED DECORATIVE PEDESTRIAN CROSSING  
(See detail on sheet C-3)

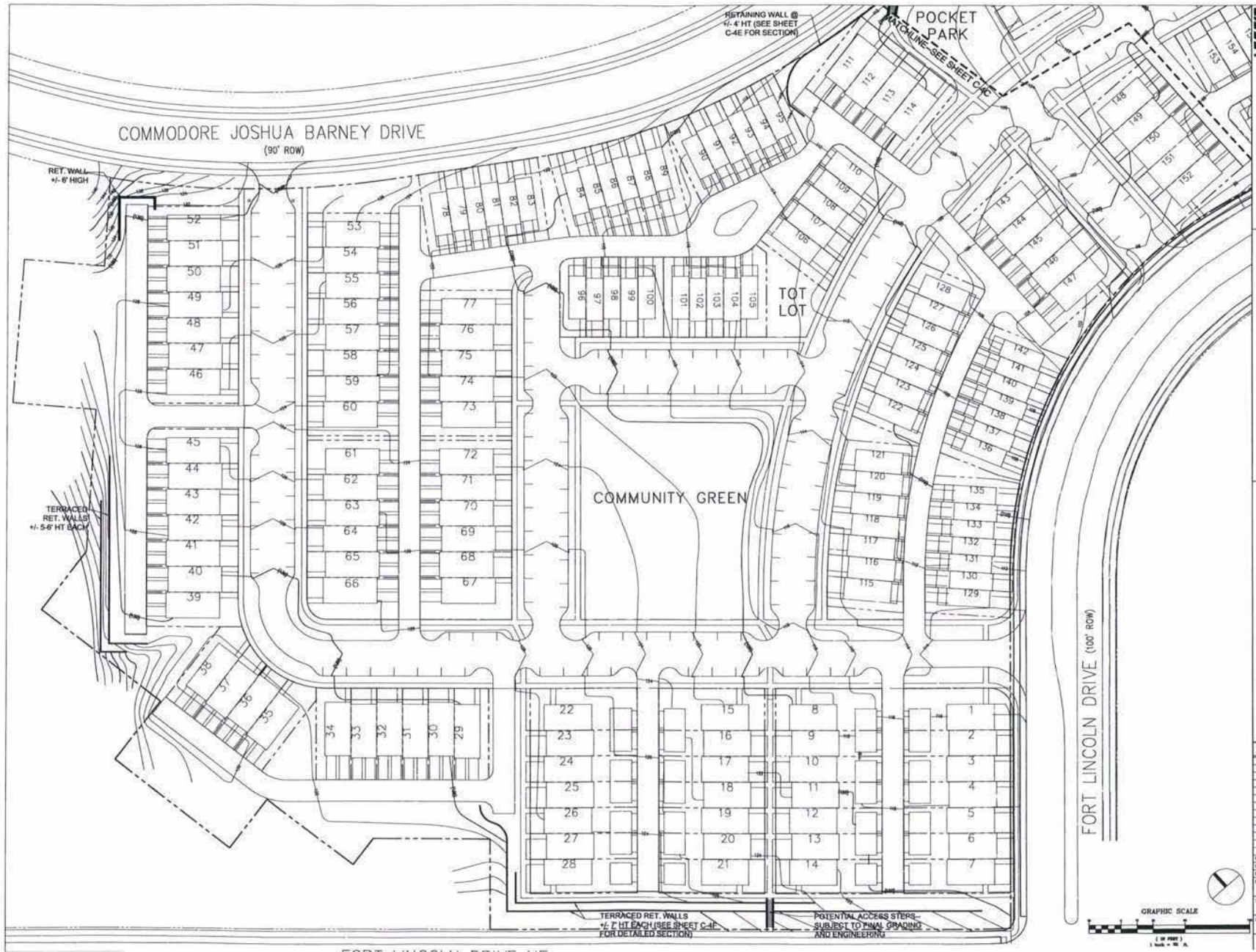
PROPOSED MEDIAN BREAK, THREE-WAY STOP & PEDESTRIAN CROSSING

SIDE ENTRY, TYP.



| VIA REVISIONS |          |     |     |
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VILLAGE INVESTMENT TRUST  
1000 15TH AVE. N.E.  
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WWW.VITATRUST.COM

PLANNED UNIT DEVELOPMENT  
THE VILLAGE AT WASHINGTON GATEWAY  
WASHINGTON, DISTRICT OF COLUMBIA

DETAILED GRADING PLAN

VITA REVISIONS

| NO. | DATE | BY | CHKD. | DESCRIPTION |
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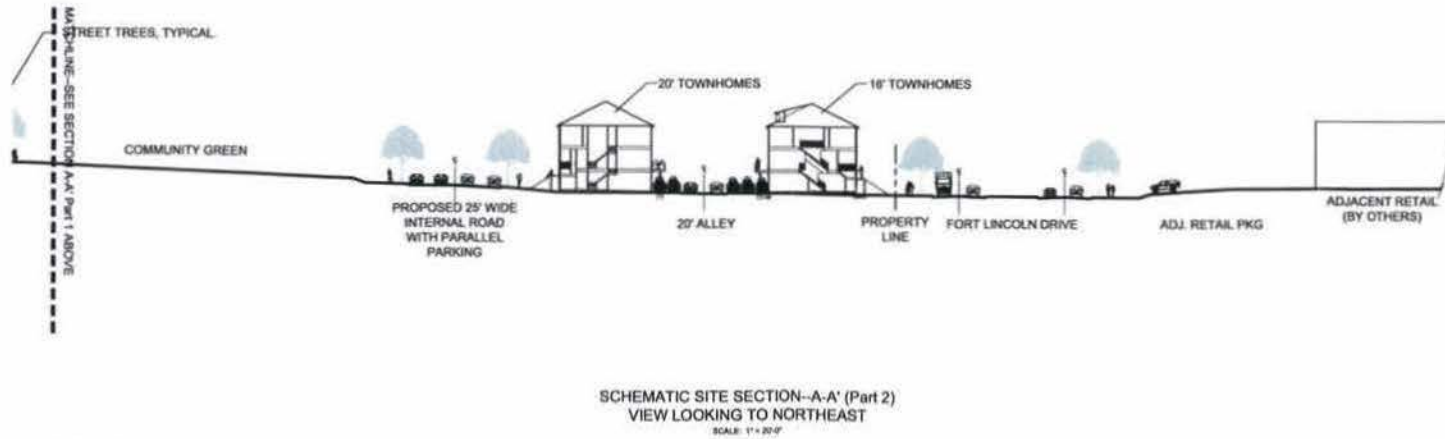
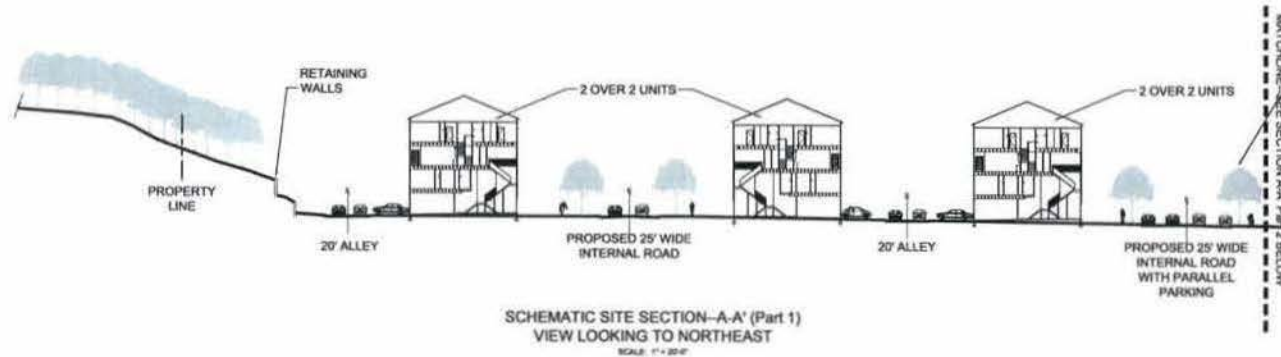
PROJECT/FILE NO. S210-4

C-4B









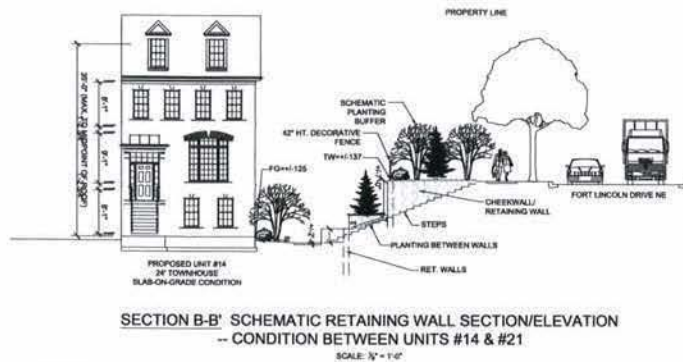
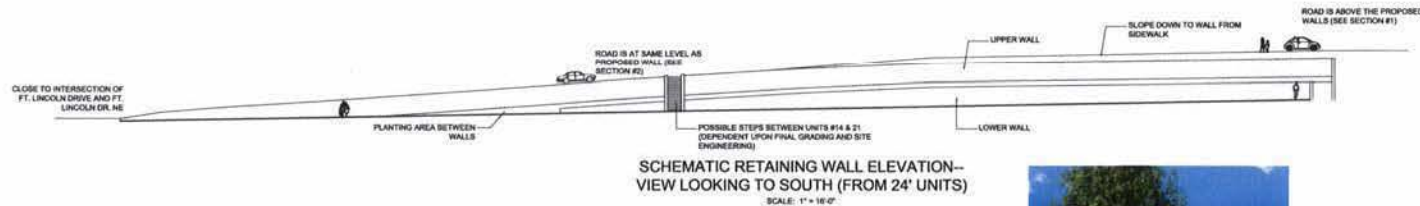
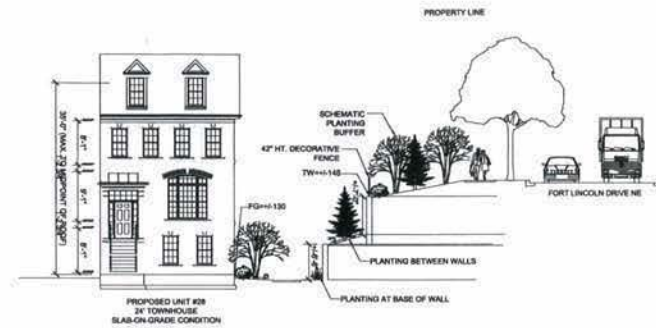
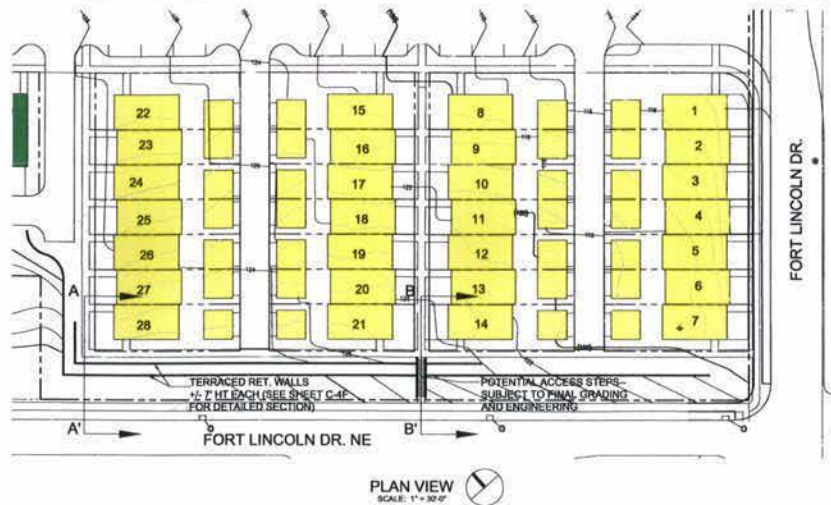
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| DATE JAN 23, 2008           |           |
| DES. VKA                    | DRAW. VKA |
| SCALE:                      |           |
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| PROJECT/FILE NO.<br>6310-3- |           |
| C-4E                        |           |





SCHEMATIC ILLUSTRATIVE ELEVATION

| VFA REVISIONS |                        |         |     |
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COMMODORE JOSHUA BARNEY DRIVE  
(90' ROW)



PLANNED UNIT DEVELOPMENT  
THE VILLAGE AT WASHINGTON GATEWAY  
WASHINGTON, DISTRICT OF COLUMBIA

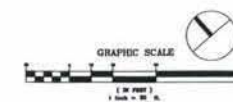
PRELIMINARY  
SUBDIVISION PLAT

WKA REVISIONS

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REVISION FIELD: 07/08  
 REVISION FILE: 1500-000  
 DATE: JUN 15, 2008  
 DES: WKA  
 SCALE: AS SHOWN  
 PROJECT/FILE NO: 5310-X  
 C-6

WASHINGTON PLANNING AND DESIGN ARCHITECTS & ENGINEERS, P.C.  
 WKA ARCHITECTS & ENGINEERS, P.C.  
 1100 WASHINGTON BLVD., SUITE 1000  
 WASHINGTON, DC 20004-2000





**Site Area:** 1,003,544.2 sf or 22.97 Acres

**Unit Count:**

16' Townhomes: 75  
20' Townhomes: 80  
24' Townhomes: 28  
2 over 2 Townhomes: 174

**Total Dwelling units:**

357 Dwelling Units Proposed

**Building Height:**

Determined by Measuring from Grade at Face of Building to Peak of Roof  
16' Townhomes: +/- 4'-2" Slab on Grade Unit; +/- 4'-0" 4" English Basement Unit  
20' Townhomes: +/- 4'-2" 4"  
24' Townhomes: +/- 4'-0" 3" Slab on Grade Unit; +/- 4'-1" 1" English Basement Unit  
2 over 2 Townhomes: 54'-0"

**Total Area of Buildings:**

16' Townhomes: 1,680 s/unit x 75 (not including decks) 126,000 GFA  
20' Townhomes: 2,120 s/unit x 80 (not including decks) 169,600 GFA  
24' Townhomes: 3,024 s/unit x 28 (not including decks) 84,672 GFA  
2 over 2 Townhomes: 2,251 s/unit x 87 (not including decks) 195,837 GFA  
Total Gross Floor Area of Buildings: 576,109 GFA (not including decks)  
Gross Floor Area: 576,109 sf  
Gross Floor Area Ratio (GFA/Site Area): 0.574  
Overall Average Lot Occupancy: 58.64% (includes decks)



VHA  
 VILLAGE HOMES ASSOCIATES  
 1000 15TH AVENUE, SUITE 100  
 DENVER, CO 80202  
 TEL: 303.733.1111  
 FAX: 303.733.1112  
 WWW.VHA-ARCHITECTS.COM

PLANNED UNIT DEVELOPMENT  
 THE VILLAGE AT WASHINGTON GATEWAY  
 WASHINGTON, DISTRICT OF COLUMBIA

TOWNHOUSE UNIT PLAN

VHA REVISIONS

| NO. | DATE       | DESCRIPTION           |
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| 1   | 06/11/2008 | ISSUED FOR PERMITTING |
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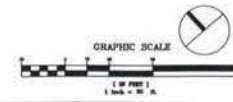
REVISIONS  
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 DATE JUN 11, 2008  
 DES. VHA  
 SCALE: AS SHOWN  
 PROJECT/FILE NO. 5310-0  
 C-6





1. Min. Front Yard Setback Provided: 10'
2. Min. Rear Yard Setback Provided: 6'
3. Min. Side Yard Setback Provided: 3'
4. Notwithstanding What is Shown on the Plans, Owner Reserves the Right to Meet the Minimum Dimension for Front, Rear and Side Yards, as Shown on the Cover Sheet and in Notes 1-3 for this Sheet.
5. For Continuation of Building Setback Plan, See Sheet C-7.

Units requiring relief  
from the minimum rear  
yard requirement

Units requiring relief  
from the minimum side  
yard requirement

**Site Area:** 1,003,544.2 sf or 23 Acres

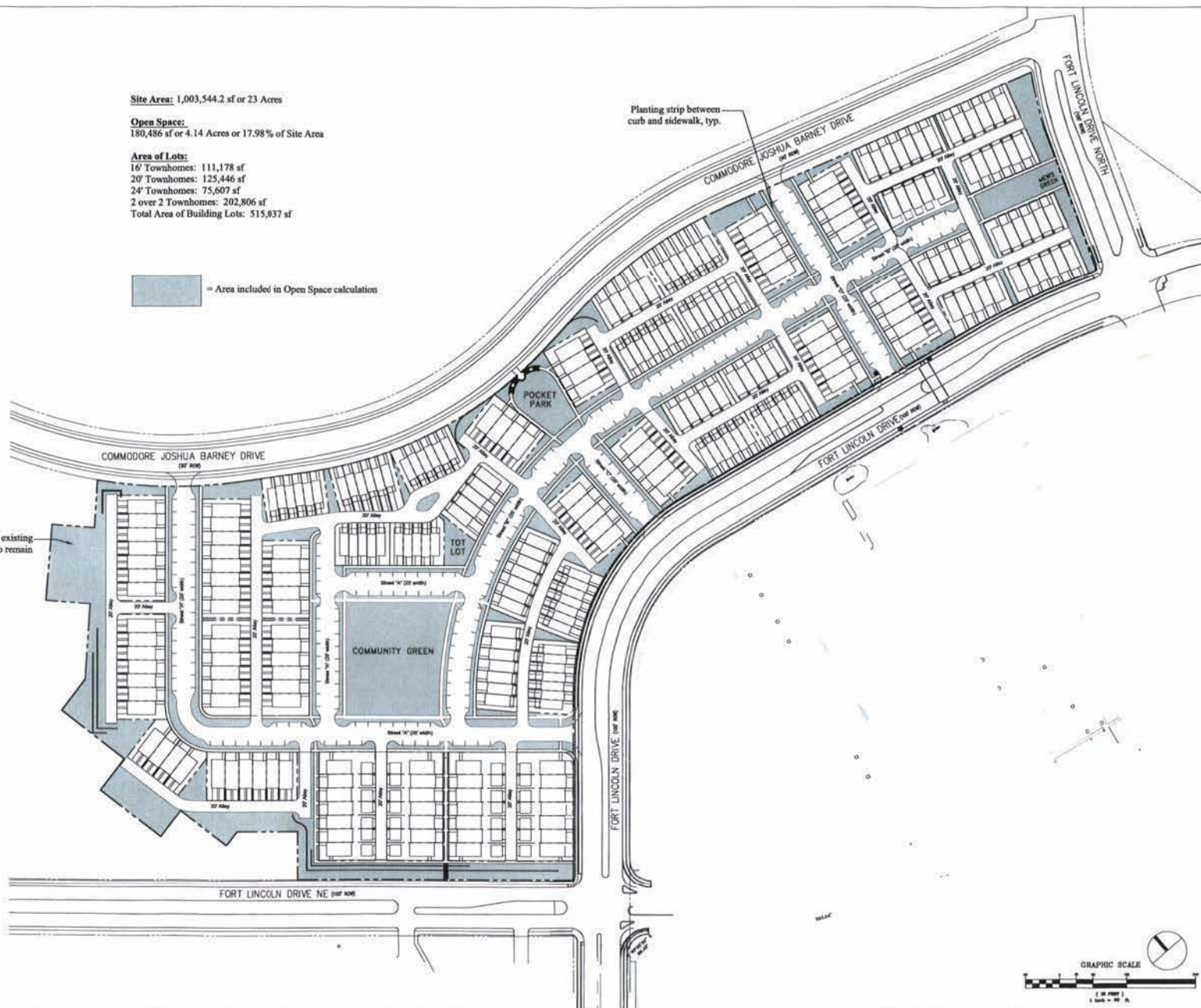
**Open Space:**  
180,486 sf or 4.14 Acres or 17.98% of Site Area

**Area of Lots:**  
16' Townhomes: 111,178 sf  
20' Townhomes: 125,446 sf  
24' Townhomes: 75,607 sf  
2 over 2 Townhomes: 202,806 sf  
Total Area of Building Lots: 515,837 sf

 = Area included in Open Space calculation

Some existing  
vegetation to remain

Planting strip between  
curb and sidewalk, typ.



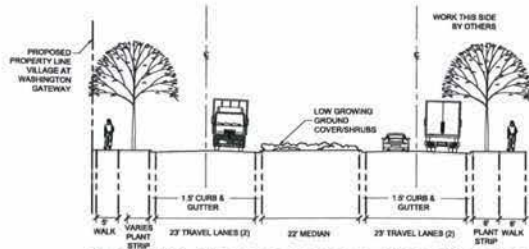
**VKA**  
VILLAGE KANSAS ARCHITECTS, P.C.  
1000 S. WILSON AVE., SUITE 200  
WILSON, KS 67155  
TEL: 781-234-1234  
WWW.VKAKANSAS.COM

PLANNED UNIT DEVELOPMENT  
**THE VILLAGE AT WASHINGTON GATEWAY**  
WASHINGTON, DISTRICT OF COLUMBIA

**OPEN SPACE PLAN**

| VKA REVISIONS |            |                             |     |
|---------------|------------|-----------------------------|-----|
| NO.           | DATE       | DESCRIPTION                 | BY  |
| 1             | 01/15/2024 | ISSUED FOR PERMIT           | VKA |
| 2             | 02/01/2024 | REVISED TO REFLECT COMMENTS | VKA |
| 3             | 02/15/2024 | REVISED TO REFLECT COMMENTS | VKA |
| 4             | 03/01/2024 | REVISED TO REFLECT COMMENTS | VKA |
| 5             | 03/15/2024 | REVISED TO REFLECT COMMENTS | VKA |
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| 96            | 01/01/2028 | REVISED TO REFLECT COMMENTS | VKA |
| 97            | 01/15/2028 | REVISED TO REFLECT COMMENTS | VKA |
| 98            | 02/01/2028 | REVISED TO REFLECT COMMENTS | VKA |
| 99            | 02/15/2028 | REVISED TO REFLECT COMMENTS | VKA |
| 100           | 03/01/2028 | REVISED TO REFLECT COMMENTS | VKA |





SECTION A-A: PROPOSED FORT LINCOLN DRIVE

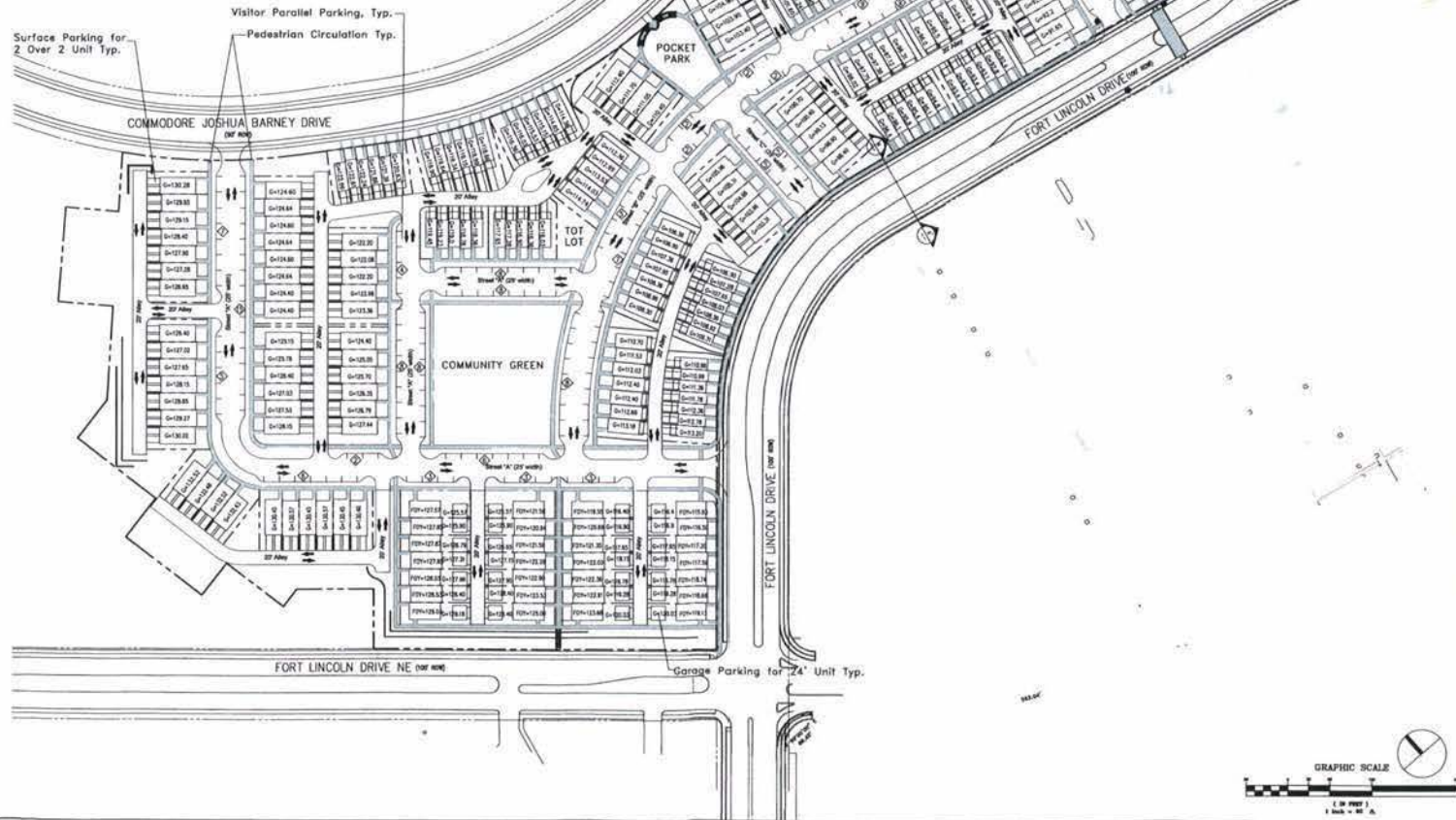
SCALE: 1" = 10'

# LEGEND

— Pedestrian Circulation

## Parking Tabulation:

75, 16' Townhomes Provide: 75 Garage Spaces; 75 Driveway  
 30, 20' Townhomes Provide: 160 Garage Spaces  
 28, 24' Townhomes Provide: 56 Garage Spaces  
 87, 2 over 2 Townhomes Provide: 174 Garage Spaces, 174 driveway  
 On Street Pkg: 182 Spaces  
 Total Parking: 896 Spaces  
 Parking Ratio: 2.51 Spaces Per Unit



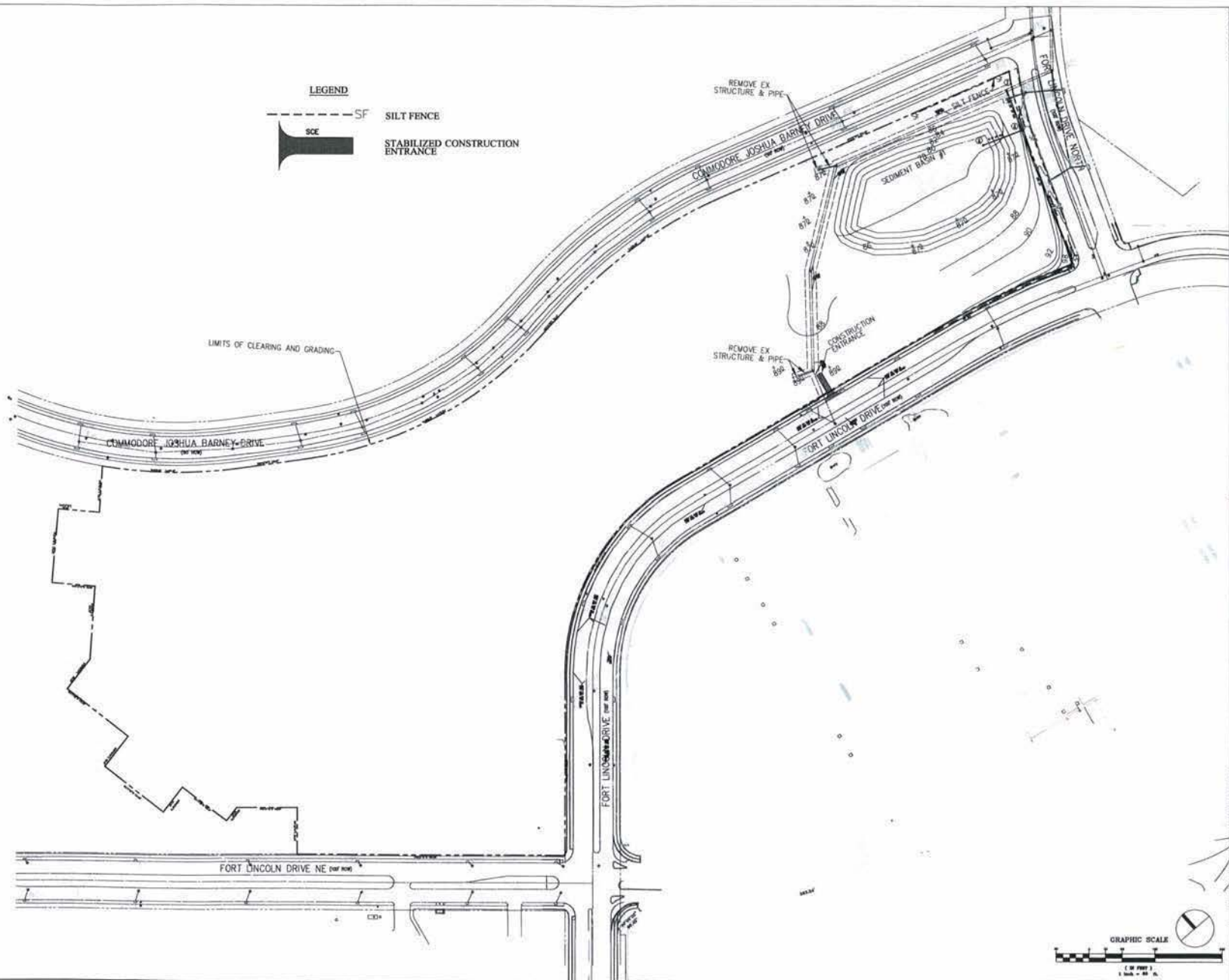
**WKA**  
 WASHINGTON KIMBERLY ASSOCIATES  
 1000 15TH AVE. N.E.  
 SUITE 200  
 WASHINGTON, D.C. 20002  
 PHONE: (202) 556-1100  
 FAX: (202) 556-1101  
 WWW: WWW.WKA.COM

PLANNED UNIT DEVELOPMENT  
**THE VILLAGE AT WASHINGTON GATEWAY**  
 WASHINGTON, DISTRICT OF COLUMBIA

**DETAILED CIRCULATION  
 & PARKING PLAN**

| WKA REVISIONS |                       |
|---------------|-----------------------|
| NO.           | DESCRIPTION           |
| 1             | ISSUED FOR PERMITTING |
| 2             | REVISED FOR COMMENTS  |
| 3             | REVISED FOR COMMENTS  |
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| 100           | REVISED FOR COMMENTS  |

REVIEW P.L.D. 6/1/06  
 REVIEW P.L.D. 5/25/06  
 DATE: JAN 23, 2006  
 DES: WKA  
 SCALE: AS SHOWN  
 PROJECT/FILE NO. 5310-K  
 C-8



**LEGEND**

SF SILT FENCE

SCE STABILIZED CONSTRUCTION ENTRANCE

**VHA**

VILLAGE ARCHITECTS, PLLC  
 1000 14TH STREET NW, SUITE 200 • WASHINGTON, DISTRICT OF COLUMBIA 20005  
 (202) 462-1100 • FAX (202) 462-1101  
 WWW.VHA-ARCHITECTS.COM

PLANNED UNIT DEVELOPMENT  
**THE VILLAGE AT WASHINGTON GATEWAY**  
 WASHINGTON, DISTRICT OF COLUMBIA

**SEDIMENTATION & EROSION  
 CONTROL PLAN--  
 PHASE 1**

**VKA REVISIONS**

| NO. | DATE    | BY  | CHKD BY | DESCRIPTION       |
|-----|---------|-----|---------|-------------------|
| 1   | 1/29/08 | AKA | VKA     | ISSUED FOR PERMIT |

REVISION P.L.D. AKA  
 REVISION P.L.D. 1/29/08  
 DATE JAN 23, 2008  
 DES. VKA  
 SCALE: AS SHOWN  
 PROJECT/VILLAGE NO. 0000-0000-0000  
 SHEET NO. C-10





**FORT LINCOLN, PHASE 2 - LOT TABULATION**  
1-Aug-06

| Lot No. | Block Foot Print | Lot Area | Percent Lot Occupancy | GFA   | FAR  |
|---------|------------------|----------|-----------------------|-------|------|
| 1       | 1,479            | 3,024    | 62.00%                | 3,024 | 0.82 |
| 2       | 1,464            | 2,376    | 62.00%                | 3,024 | 1.27 |
| 3       | 1,464            | 2,376    | 62.00%                | 3,024 | 1.27 |
| 4       | 1,464            | 2,376    | 62.00%                | 3,024 | 1.27 |
| 5       | 1,464            | 2,376    | 62.00%                | 3,024 | 1.27 |
| 6       | 1,464            | 2,376    | 62.00%                | 3,024 | 1.27 |
| 7       | 1,479            | 3,268    | 45.00%                | 3,024 | 0.83 |
| 8       | 1,479            | 3,760    | 39.00%                | 3,024 | 0.80 |
| 9       | 1,464            | 2,376    | 62.00%                | 3,024 | 1.27 |
| 10      | 1,464            | 2,376    | 62.00%                | 3,024 | 1.27 |
| 11      | 1,464            | 2,376    | 62.00%                | 3,024 | 1.27 |
| 12      | 1,464            | 2,376    | 62.00%                | 3,024 | 1.27 |
| 13      | 1,464            | 2,376    | 62.00%                | 3,024 | 1.27 |
| 14      | 1,479            | 3,268    | 45.00%                | 3,024 | 0.83 |
| 15      | 1,479            | 3,760    | 39.00%                | 3,024 | 0.80 |
| 16      | 1,464            | 2,376    | 62.00%                | 3,024 | 1.27 |
| 17      | 1,464            | 2,376    | 62.00%                | 3,024 | 1.27 |
| 18      | 1,464            | 2,376    | 62.00%                | 3,024 | 1.27 |
| 19      | 1,464            | 2,376    | 62.00%                | 3,024 | 1.27 |
| 20      | 1,464            | 2,376    | 62.00%                | 3,024 | 1.27 |
| 21      | 1,479            | 3,268    | 45.00%                | 3,024 | 0.83 |
| 22      | 1,479            | 3,760    | 39.00%                | 3,024 | 0.81 |
| 23      | 1,464            | 2,376    | 62.00%                | 3,024 | 1.27 |
| 24      | 1,464            | 2,376    | 62.00%                | 3,024 | 1.27 |
| 25      | 1,464            | 2,376    | 62.00%                | 3,024 | 1.27 |
| 26      | 1,464            | 2,376    | 62.00%                | 3,024 | 1.27 |
| 27      | 1,464            | 2,376    | 62.00%                | 3,024 | 1.27 |
| 28      | 1,479            | 3,268    | 45.00%                | 3,024 | 0.83 |
| 29      | 1,479            | 3,760    | 39.00%                | 3,024 | 0.80 |
| 30      | 1,206            | 2,040    | 59.00%                | 2,251 | 1.10 |
| 31      | 1,206            | 2,040    | 59.00%                | 2,251 | 1.10 |
| 32      | 1,206            | 2,040    | 59.00%                | 2,251 | 1.10 |
| 33      | 1,206            | 2,040    | 59.00%                | 2,251 | 1.10 |
| 34      | 1,225            | 2,805    | 43.00%                | 2,251 | 0.80 |
| 35      | 1,225            | 2,805    | 43.00%                | 2,251 | 0.79 |
| 36      | 1,206            | 1,943    | 62.00%                | 2,251 | 1.16 |
| 37      | 1,206            | 1,943    | 61.00%                | 2,251 | 1.13 |
| 38      | 1,225            | 2,805    | 43.00%                | 2,251 | 0.78 |
| 39      | 1,225            | 2,805    | 43.00%                | 2,251 | 0.79 |
| 40      | 1,206            | 2,040    | 59.00%                | 2,251 | 1.10 |
| 41      | 1,206            | 2,040    | 59.00%                | 2,251 | 1.10 |
| 42      | 1,206            | 2,040    | 59.00%                | 2,251 | 1.10 |
| 43      | 1,206            | 2,040    | 59.00%                | 2,251 | 1.10 |
| 44      | 1,206            | 2,040    | 59.00%                | 2,251 | 1.10 |
| 45      | 1,225            | 2,795    | 44.00%                | 2,251 | 0.81 |
| 46      | 1,225            | 2,795    | 44.00%                | 2,251 | 0.81 |
| 47      | 1,206            | 2,040    | 59.00%                | 2,251 | 1.10 |
| 48      | 1,206            | 2,040    | 59.00%                | 2,251 | 1.10 |
| 49      | 1,206            | 2,040    | 59.00%                | 2,251 | 1.10 |
| 50      | 1,206            | 2,040    | 59.00%                | 2,251 | 1.10 |
| 51      | 1,206            | 2,040    | 59.00%                | 2,251 | 1.10 |
| 52      | 1,225            | 2,805    | 44.00%                | 2,251 | 0.80 |
| 53      | 1,225            | 2,805    | 44.00%                | 2,251 | 0.80 |
| 54      | 1,206            | 2,040    | 59.00%                | 2,251 | 1.10 |
| 55      | 1,206            | 2,040    | 59.00%                | 2,251 | 1.10 |
| 56      | 1,206            | 2,040    | 59.00%                | 2,251 | 1.10 |
| 57      | 1,206            | 2,040    | 59.00%                | 2,251 | 1.10 |
| 58      | 1,206            | 2,040    | 59.00%                | 2,251 | 1.10 |
| 59      | 1,206            | 2,040    | 59.00%                | 2,251 | 1.10 |
| 60      | 1,225            | 2,805    | 44.00%                | 2,251 | 0.80 |
| 61      | 1,206            | 2,040    | 59.00%                | 2,251 | 0.80 |
| 62      | 1,206            | 2,040    | 59.00%                | 2,251 | 1.10 |
| 63      | 1,206            | 2,040    | 59.00%                | 2,251 | 1.10 |
| 64      | 1,206            | 2,040    | 59.00%                | 2,251 | 1.10 |
| 65      | 1,206            | 2,040    | 59.00%                | 2,251 | 1.10 |
| 66      | 1,206            | 2,040    | 59.00%                | 2,251 | 1.10 |
| 67      | 1,206            | 2,040    | 59.00%                | 2,251 | 1.10 |
| 68      | 1,206            | 2,040    | 59.00%                | 2,251 | 1.10 |
| 69      | 1,206            | 2,040    | 59.00%                | 2,251 | 1.10 |
| 70      | 1,206            | 2,040    | 59.00%                | 2,251 | 1.10 |
| 71      | 1,206            | 2,040    | 59.00%                | 2,251 | 1.10 |
| 72      | 1,206            | 2,040    | 59.00%                | 2,251 | 1.10 |
| 73      | 1,225            | 2,805    | 44.00%                | 2,251 | 0.80 |
| 74      | 1,206            | 2,040    | 59.00%                | 2,251 | 1.10 |
| 75      | 1,206            | 2,040    | 59.00%                | 2,251 | 1.10 |
| 76      | 1,206            | 2,040    | 59.00%                | 2,251 | 1.10 |
| 77      | 1,225            | 2,805    | 44.00%                | 2,251 | 0.80 |
| 78      | 819              | 1,925    | 43.00%                | 1,680 | 0.87 |
| 79      | 805              | 1,232    | 65.00%                | 1,680 | 1.36 |
| 80      | 805              | 1,232    | 65.00%                | 1,680 | 1.36 |
| 81      | 805              | 1,232    | 65.00%                | 1,680 | 1.36 |
| 82      | 805              | 1,232    | 65.00%                | 1,680 | 1.36 |
| 83      | 819              | 1,925    | 42.00%                | 1,680 | 0.87 |
| 84      | 819              | 2,004    | 41.00%                | 1,680 | 0.84 |
| 85      | 805              | 1,348    | 60.00%                | 1,680 | 1.25 |
| 86      | 805              | 1,413    | 57.00%                | 1,680 | 1.19 |
| 87      | 805              | 1,484    | 54.00%                | 1,680 | 1.13 |
| 88      | 805              | 1,560    | 52.00%                | 1,680 | 1.08 |
| 89      | 819              | 2,493    | 33.00%                | 1,680 | 0.66 |
| 90      | 819              | 1,989    | 41.00%                | 1,680 | 0.85 |
| 91      | 805              | 1,243    | 65.00%                | 1,680 | 1.36 |
| 92      | 805              | 1,234    | 65.00%                | 1,680 | 1.36 |
| 93      | 805              | 1,231    | 65.00%                | 1,680 | 1.36 |
| 94      | 805              | 1,233    | 65.00%                | 1,680 | 1.36 |
| 95      | 819              | 1,918    | 43.00%                | 1,680 | 0.88 |
| 96      | 819              | 1,833    | 45.00%                | 1,680 | 0.92 |

**TABULATION CONTINUED...**

|     |       |       |        |       |      |
|-----|-------|-------|--------|-------|------|
| 97  | 805   | 1,200 | 67.00% | 1,680 | 1.40 |
| 98  | 805   | 1,200 | 67.00% | 1,680 | 1.40 |
| 99  | 805   | 1,200 | 67.00% | 1,680 | 1.40 |
| 100 | 819   | 1,877 | 44.00% | 1,680 | 0.90 |
| 101 | 819   | 1,877 | 44.00% | 1,680 | 0.90 |
| 102 | 805   | 1,200 | 67.00% | 1,680 | 1.40 |
| 103 | 805   | 1,200 | 67.00% | 1,680 | 1.40 |
| 104 | 805   | 1,200 | 67.00% | 1,680 | 1.40 |
| 105 | 819   | 2,033 | 40.00% | 1,680 | 0.83 |
| 106 | 1,022 | 2,334 | 44.00% | 1,210 | 0.91 |
| 107 | 1,022 | 1,432 | 70.00% | 1,210 | 1.48 |
| 108 | 1,007 | 1,285 | 73.00% | 1,210 | 1.54 |
| 109 | 1,007 | 1,340 | 75.00% | 1,210 | 1.58 |
| 110 | 1,022 | 1,916 | 53.00% | 1,210 | 1.11 |
| 111 | 1,225 | 2,804 | 44.00% | 1,210 | 0.80 |
| 112 | 1,206 | 2,040 | 59.00% | 1,210 | 1.10 |
| 113 | 1,206 | 2,040 | 59.00% | 1,210 | 1.10 |
| 114 | 1,225 | 2,807 | 44.00% | 1,210 | 0.80 |
| 115 | 1,022 | 2,095 | 49.00% | 1,210 | 1.01 |
| 116 | 1,007 | 1,418 | 71.00% | 1,210 | 1.50 |
| 117 | 1,007 | 1,407 | 72.00% | 1,210 | 1.51 |
| 118 | 1,007 | 1,368 | 72.00% | 1,210 | 1.53 |
| 119 | 1,007 | 1,368 | 72.00% | 1,210 | 1.53 |
| 120 | 1,007 | 1,368 | 72.00% | 1,210 | 1.53 |
| 121 | 1,022 | 2,032 | 50.00% | 1,210 | 1.04 |
| 122 | 1,022 | 2,031 | 51.00% | 1,210 | 1.06 |
| 123 | 1,007 | 1,343 | 75.00% | 1,210 | 1.58 |
| 124 | 1,007 | 1,332 | 76.00% | 1,210 | 1.58 |
| 125 | 1,007 | 1,323 | 76.00% | 1,210 | 1.60 |
| 126 | 1,007 | 1,316 | 77.00% | 1,210 | 1.61 |
| 127 | 1,007 | 1,311 | 77.00% | 1,210 | 1.62 |
| 128 | 1,022 | 1,308 | 73.00% | 1,210 | 1.10 |
| 129 | 819   | 1,877 | 41.00% | 1,680 | 0.86 |
| 130 | 805   | 1,266 | 64.00% | 1,680 | 1.33 |
| 131 | 805   | 1,265 | 64.00% | 1,680 | 1.33 |
| 132 | 805   | 1,264 | 64.00% | 1,680 | 1.33 |
| 133 | 805   | 1,265 | 64.00% | 1,680 | 1.33 |
| 134 | 805   | 1,268 | 63.00% | 1,680 | 1.32 |
| 135 | 819   | 1,956 | 42.00% | 1,680 | 0.86 |
| 136 | 819   | 1,956 | 42.00% | 1,680 | 0.86 |
| 137 | 805   | 1,267 | 64.00% | 1,680 | 1.33 |
| 138 | 805   | 1,265 | 64.00% | 1,680 | 1.33 |
| 139 | 805   | 1,265 | 64.00% | 1,680 | 1.33 |
| 140 | 805   | 1,265 | 64.00% | 1,680 | 1.33 |
| 141 | 805   | 1,268 | 63.00% | 1,680 | 1.32 |
| 142 | 819   | 1,885 | 43.00% | 1,680 | 0.86 |
| 143 | 1,225 | 2,805 | 44.00% | 1,210 | 0.80 |
| 144 | 1,206 | 2,040 | 59.00% | 1,210 | 1.10 |
| 145 | 1,206 | 2,040 | 59.00% | 1,210 | 1.10 |
| 146 | 1,206 | 2,040 | 59.00% | 1,210 | 1.10 |
| 147 | 1,225 | 2,807 | 44.00% | 1,210 | 0.80 |
| 148 | 1,225 | 2,805 | 44.00% | 1,210 | 0.80 |
| 149 | 1,206 | 2,040 | 59.00% | 1,210 | 1.10 |
| 150 | 1,206 | 2,040 | 59.00% | 1,210 | 1.10 |
| 151 | 1,206 | 2,040 | 59.00% | 1,210 | 1.10 |
| 152 | 1,206 | 2,040 | 59.00% | 1,210 | 1.10 |
| 153 | 1,022 | 1,686 | 54.00% | 1,210 | 1.12 |
| 154 | 1,007 | 1,280 | 79.00% | 1,210 | 1.66 |
| 155 | 1,007 | 1,280 | 79.00% | 1,210 | 1.66 |
| 156 | 1,007 | 1,280 | 79.00% | 1,210 | 1.66 |
| 157 | 1,022 | 1,891 | 54.00% | 1,210 | 1.12 |
| 158 | 1,022 | 1,891 | 54.00% | 1,210 | 1.12 |
| 159 | 1,007 | 1,280 | 79.00% | 1,210 | 1.66 |
| 160 | 1,007 | 1,280 | 79.00% | 1,210 | 1.66 |
| 161 | 1,007 | 1,280 | 79.00% | 1,210 | 1.66 |
| 162 | 1,022 | 1,886 | 54.00% | 1,210 | 1.12 |
| 163 | 819   | 1,745 | 47.00% | 1,680 | 0.98 |
| 164 | 805   | 1,200 | 67.00% | 1,680 | 1.40 |
| 165 | 805   | 1,200 | 67.00% | 1,680 | 1.40 |
| 166 | 805   | 1,200 | 67.00% | 1,680 | 1.40 |
| 167 | 805   | 1,200 | 67.00% | 1,680 | 1.40 |
| 168 | 819   | 1,877 | 44.00% | 1,680 | 0.90 |
| 169 | 819   | 1,877 | 44.00% | 1,680 | 0.90 |
| 170 | 805   | 1,200 | 67.00% | 1,680 | 1.40 |
| 171 | 805   | 1,200 | 67.00% | 1,680 | 1.40 |
| 172 | 805   | 1,200 | 67.00% | 1,680 | 1.40 |
| 173 | 805   | 1,200 | 67.00% | 1,680 | 1.40 |
| 174 | 819   | 1,877 | 44.00% | 1,680 | 0.90 |
| 175 | 1,225 | 2,805 | 44.00% | 1,210 | 0.80 |
| 176 | 1,206 | 2,040 | 59.00% | 1,210 | 1.10 |
| 177 | 1,206 | 2,040 | 59.00% | 1,210 | 1.10 |
| 178 | 1,206 | 2,040 | 59.00% | 1,210 | 1.10 |
| 179 | 1,225 | 2,805 | 44.00% | 1,210 | 0.80 |
| 180 | 1,225 | 2,805 | 44.00% | 1,210 | 0.80 |
| 181 | 1,206 | 2,040 | 59.00% | 1,210 | 1.10 |
| 182 | 1,206 | 2,040 | 59.00% | 1,210 | 1.10 |
| 183 | 1,206 | 2,040 | 59.00% | 1,210 | 1.10 |
| 184 | 1,225 | 2,805 | 44.00% | 1,210 | 0.80 |
| 185 | 1,022 | 2,211 | 46.00% | 1,210 | 0.85 |
| 186 | 1,007 | 1,466 | 69.00% | 1,210 | 1.40 |
| 187 | 1,007 | 1,429 | 70.00% | 1,210 | 1.48 |
| 188 | 1,007 | 1,398 | 72.00% | 1,210 | 1.52 |
| 189 | 1,022 | 2,019 | 51.00% | 1,210 | 1.09 |
| 190 | 1,022 | 1,874 | 52.00% | 1,210 | 1.07 |
| 191 | 1,007 | 1,331 | 76.00% | 1,210 | 1.59 |
| 192 | 1,007 | 1,330 | 76.00% | 1,210 | 1.59 |
| 193 | 1,007 | 1,335 | 75.00% | 1,210 | 1.59 |

**TABULATION CONTINUED...**

|         |       |       |        |         |         |
|---------|-------|-------|--------|---------|---------|
| 194     | 1.007 | 1.346 | 75.00% | 1.210   | 1.58    |
| 195     | 1.022 | 2.012 | 51.00% | 1.210   | 1.09    |
| 196     | 1.022 | 1.783 | 58.00% | 1.210   | 1.20    |
| 197     | 1.007 | 1.271 | 79.00% | 1.210   | 1.67    |
| 198     | 1.007 | 1.275 | 79.00% | 1.210   | 1.66    |
| 199     | 1.022 | 1.671 | 61.00% | 1.210   | 1.27    |
| 201     | 1.022 | 1.974 | 52.00% | 1.210   | 1.07    |
| 202     | 1.007 | 1.340 | 75.00% | 1.210   | 1.58    |
| 203     | 1.007 | 1.340 | 75.00% | 1.210   | 1.58    |
| 204     | 1.007 | 1.340 | 75.00% | 1.210   | 1.58    |
| 205     | 1.007 | 1.340 | 75.00% | 1.210   | 1.58    |
| 206     | 1.022 | 1.975 | 52.00% | 1.210   | 1.09    |
| 207     | 1.022 | 1.963 | 52.00% | 1.210   | 1.08    |
| 208     | 1.007 | 1.284 | 78.00% | 1.210   | 1.64    |
| 209     | 1.007 | 1.286 | 78.00% | 1.210   | 1.65    |
| 210     | 1.007 | 1.285 | 78.00% | 1.210   | 1.65    |
| 211     | 1.007 | 1.897 | 54.00% | 1.210   | 1.20    |
| 212     | 1.022 | 1.974 | 52.00% | 1.210   | 1.07    |
| 213     | 1.007 | 1.340 | 75.00% | 1.210   | 1.58    |
| 214     | 1.007 | 1.340 | 75.00% | 1.210   | 1.58    |
| 215     | 1.007 | 1.340 | 75.00% | 1.210   | 1.58    |
| 216     | 1.007 | 1.340 | 75.00% | 1.210   | 1.58    |
| 217     | 1.022 | 1.905 | 52.00% | 1.210   | 1.07    |
| 218     | 1.022 | 1.934 | 53.00% | 1.210   | 1.10    |
| 219     | 1.007 | 1.322 | 76.00% | 1.210   | 1.60    |
| 220     | 1.007 | 1.322 | 76.00% | 1.210   | 1.60    |
| 221     | 1.007 | 1.352 | 76.00% | 1.210   | 1.63    |
| 222     | 1.007 | 1.322 | 76.00% | 1.210   | 1.60    |
| 223     | 1.007 | 1.322 | 76.00% | 1.210   | 1.60    |
| 224     | 1.022 | 1.950 | 52.00% | 1.210   | 1.09    |
| 225     | 1.022 | 1.950 | 52.00% | 1.210   | 1.09    |
| 226     | 1.007 | 1.322 | 76.00% | 1.210   | 1.60    |
| 227     | 1.007 | 1.322 | 76.00% | 1.210   | 1.60    |
| 228     | 1.007 | 1.322 | 78.00% | 1.210   | 1.61    |
| 229     | 1.007 | 1.352 | 76.00% | 1.210   | 1.63    |
| 230     | 1.022 | 1.951 | 52.00% | 1.210   | 1.09    |
| 231     | 1.225 | 2.805 | 44.00% | 2.251   | 0.80    |
| 232     | 1.206 | 2.040 | 59.00% | 2.251   | 1.10    |
| 233     | 1.206 | 2.040 | 59.00% | 2.251   | 1.10    |
| 234     | 1.206 | 2.040 | 59.00% | 2.251   | 1.10    |
| 235     | 1.225 | 2.805 | 44.00% | 2.251   | 0.80    |
| 236     | 1.225 | 2.805 | 44.00% | 2.251   | 0.80    |
| 237     | 1.206 | 2.040 | 59.00% | 2.251   | 1.10    |
| 238     | 1.206 | 2.040 | 59.00% | 2.251   | 1.10    |
| 239     | 1.206 | 2.040 | 59.00% | 2.251   | 1.10    |
| 240     | 1.225 | 2.805 | 44.00% | 2.251   | 0.80    |
| 241     | 1.022 | 2.042 | 51.00% | 1.210   | 1.08    |
| 242     | 1.007 | 1.465 | 69.00% | 1.210   | 1.45    |
| 243     | 1.007 | 1.541 | 65.00% | 1.210   | 1.38    |
| 244     | 1.007 | 1.607 | 63.00% | 1.210   | 1.33    |
| 245     | 1.022 | 2.142 | 42.00% | 1.210   | 1.02    |
| 246     | 819   | 2.152 | 38.00% | 1.680   | 0.78    |
| 247     | 805   | 1.410 | 57.00% | 1.680   | 1.19    |
| 248     | 805   | 1.425 | 56.00% | 1.680   | 1.18    |
| 249     | 805   | 1.438 | 56.00% | 1.680   | 1.17    |
| 250     | 805   | 1.440 | 56.00% | 1.680   | 1.17    |
| 251     | 805   | 1.441 | 56.00% | 1.680   | 1.17    |
| 252     | 819   | 2.222 | 37.00% | 1.680   | 0.76    |
| 253     | 819   | 1.871 | 44.00% | 1.680   | 0.90    |
| 254     | 805   | 1.200 | 67.00% | 1.680   | 1.40    |
| 255     | 805   | 1.200 | 67.00% | 1.680   | 1.40    |
| 256     | 805   | 1.200 | 67.00% | 1.680   | 1.40    |
| 257     | 805   | 1.200 | 67.00% | 1.680   | 1.40    |
| 258     | 805   | 1.200 | 67.00% | 1.680   | 1.40    |
| 259     | 819   | 1.877 | 44.00% | 1.680   | 0.90    |
| 260     | 819   | 1.877 | 44.00% | 1.680   | 0.90    |
| 261     | 640   | 1.200 | 53.00% | 1.680   | 1.40    |
| 262     | 805   | 1.200 | 67.00% | 1.680   | 1.40    |
| 263     | 805   | 1.200 | 67.00% | 1.680   | 1.40    |
| 264     | 805   | 1.200 | 67.00% | 1.680   | 1.40    |
| 265     | 805   | 1.200 | 67.00% | 1.680   | 1.40    |
| 266     | 819   | 1.871 | 44.00% | 1.680   | 0.90    |
| 267     | 1.225 | 2.805 | 44.00% | 2.251   | 0.80    |
| 268     | 1.206 | 2.040 | 59.00% | 2.251   | 1.10    |
| 269     | 1.206 | 2.040 | 59.00% | 2.251   | 1.10    |
| 270     | 1.225 | 2.805 | 44.00% | 2.251   | 0.80    |
| 515,037 |       |       | 58.94% | 578,100 | 118.34% |



**LEGEND**  
PROPOSED  
PLANTING &  
LIGHTING

○ EXISTING TREE

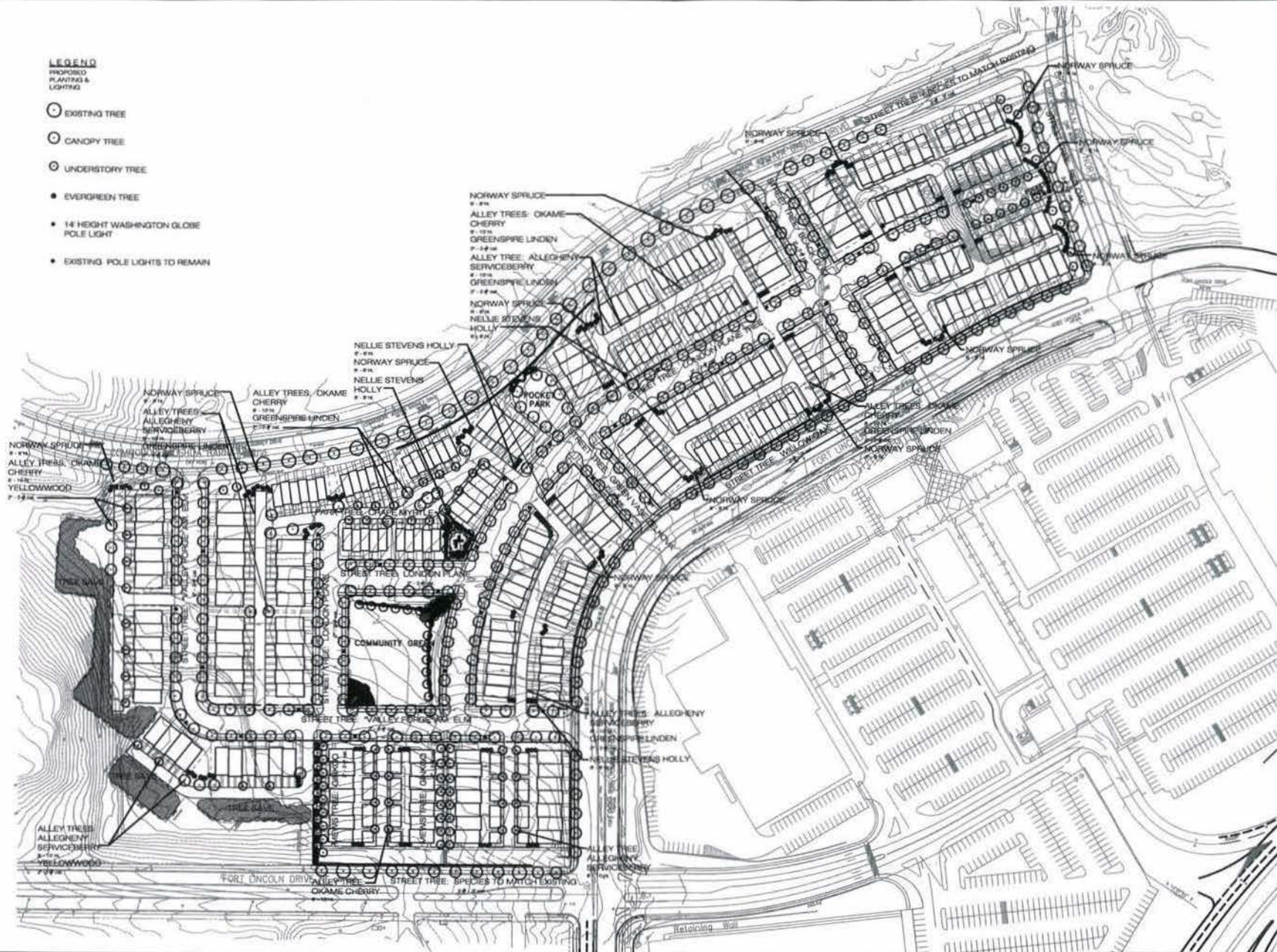
○ CANOPY TREE

○ UNDERSTORY TREE

● EVERGREEN TREE

● 14' HEIGHT WASHINGTON GLOBE  
POLE LIGHT

● EXISTING POLE LIGHTS TO REMAIN



PARKER RODRIGUEZ, INC.

OVERALL LANDSCAPE PLAN

THE VILLAGE AT  
WASHINGTON GATEWAY

DISTRICT OF COLUMBIA

**Printings**

Sheet Title: L-1  
Scale: 1/8" = 1'-0"

**Revisions**

1. 11/11/2020

2. 11/11/2020

3. 11/11/2020

4. 11/11/2020

5. 11/11/2020

6. 11/11/2020

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26. 11/11/2020

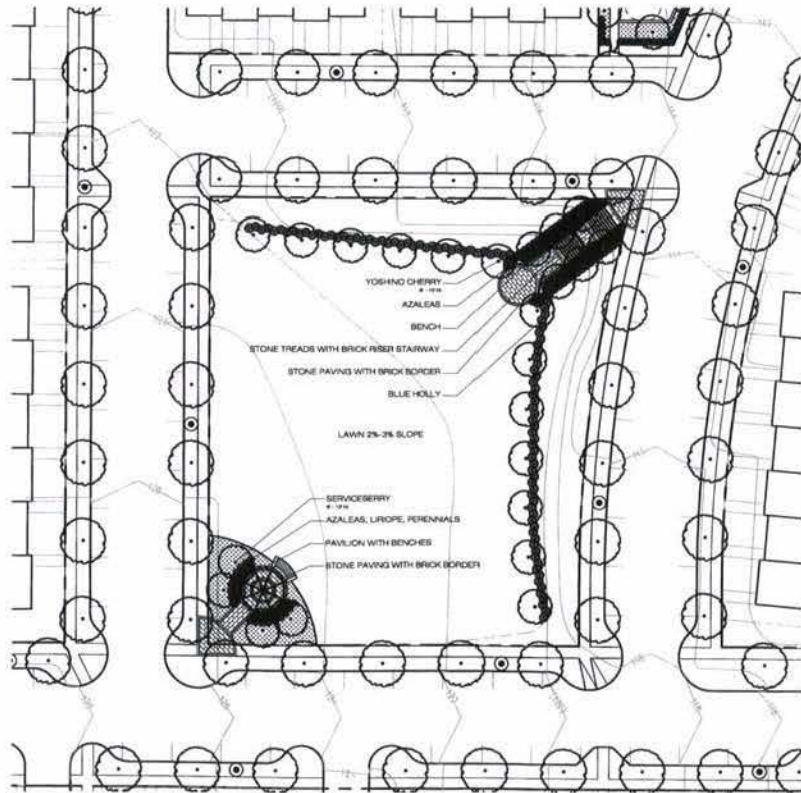
27. 11/11/2020

28. 11/11/2020

Sheet Number

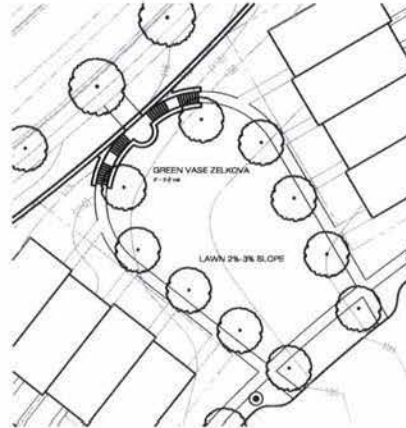
L-1





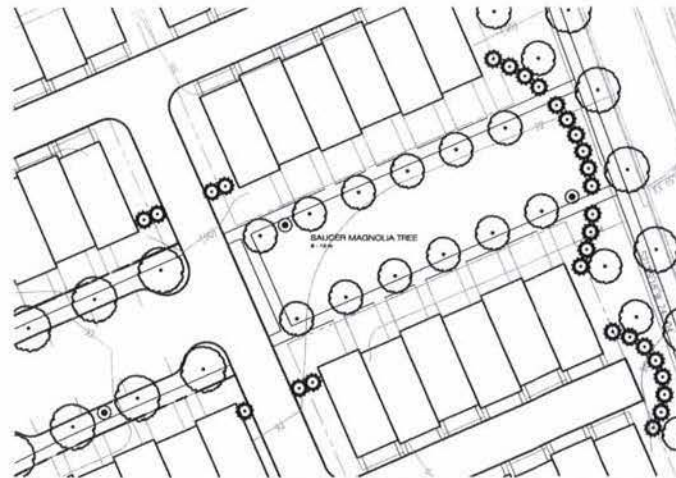
COMMUNITY GREEN

SCALE: 1" = 20'-0"



POCKET PARK

SCALE: 1" = 20'-0"



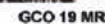
MEWS GREEN

LEGEND  
PROPOSED PLANTING  
AND LIGHTING

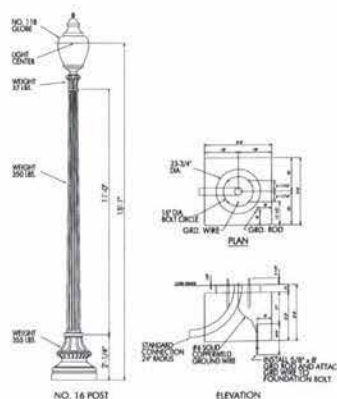
- EXISTING TREE
- CANOPY TREE
- UNDERSTORY TREE
- EVERGREEN TREE
- 14' HEIGHT WASHINGTON GLOBE  
POLE LIGHT
- EXISTING POLE LIGHTS TO REMAIN







3 PAVILION



9 TYP. STREETLIGHT



10 TYP. BOLLARD LIGHT  
NTS



View of Entrance on Fort Lincoln Drive





View of Community Green

Printings

Interim Setback 11.0.02  
11.0.02  
11.0.02  
11.0.02

Revisions

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Design by

PR

Designed by

PR

Drawn by

PR

Date

November 14, 2002

Scale: As Shown

Sheet Number



View West from Corner Fort Lincoln Drive and Fort Lincoln Drive North







| Printings              |
|------------------------|
| Interim Study 12.12.02 |
| 12.12.02               |
| 01.22.03               |
| 01.22.03               |
| 01.22.03               |

Revisions

| No. | Description | Date |
|-----|-------------|------|
|     |             |      |
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Drawn by  
 GJ  
 Designed by  
 CJK/PA  
 Checked by  
 W  
 Date  
 December 14, 2002  
 Scale  
 As Shown



View of Typical Alley Condition





View of Entrance on Commodore Joshua Barney Drive

Printings

Setback Date: 11.15.05  
11.15.05  
11.15.05  
11.15.05

Revisions

Drawn by

CA

Designed by

CA/PA

Checked by

PA

Date

November 14, 2005

Scale: As Noted

Drawing Number

L-10

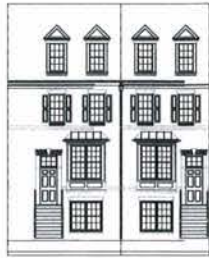








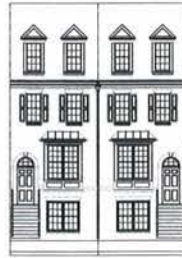
View from Existing Cultural/Community Center



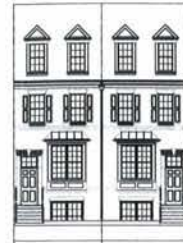
16' TOWNHOUSE UNIT G  
FRONT ELEVATION 1  
SLAB-ON-GRADE CONDITION



16' TOWNHOUSE UNIT G  
FRONT ELEVATION 2  
SLAB-ON-GRADE CONDITION



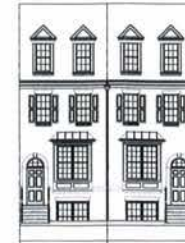
16' TOWNHOUSE UNIT G  
FRONT ELEVATION 3  
SLAB-ON-GRADE CONDITION



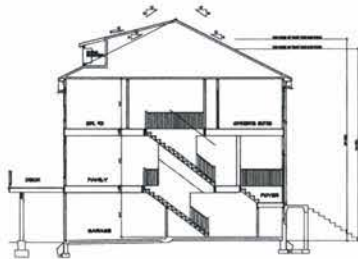
16' TOWNHOUSE UNIT G  
FRONT ELEVATION 1  
ENGLISH BASEMENT CONDITION



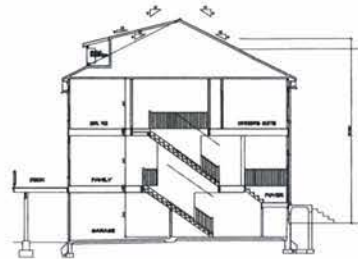
16' TOWNHOUSE UNIT G  
FRONT ELEVATION 2  
ENGLISH BASEMENT CONDITION



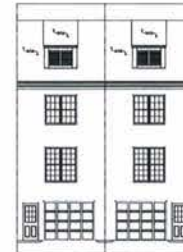
16' TOWNHOUSE UNIT G  
FRONT ELEVATION 3  
ENGLISH BASEMENT CONDITION



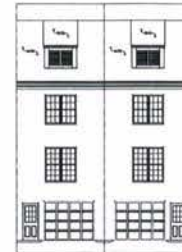
16' TOWNHOUSE UNIT G  
SECTION IV STD. BASEMENT



16' TOWNHOUSE UNIT G  
SECTION IV ALT. ENGLISH BASEMENT



16' TOWNHOUSE UNIT G  
REAR ELEVATION



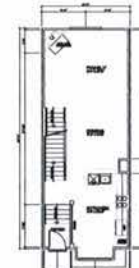
16' TOWNHOUSE UNIT G  
REAR ELEVATION  
ENGLISH BASEMENT CONDITION



16' TOWNHOUSE UNIT G  
LOWER LEVEL PLAN



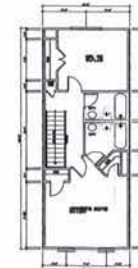
16' TOWNHOUSE UNIT G  
LOWER LEVEL PLAN  
OPT. BEDROOM COND.



16' TOWNHOUSE UNIT G  
FIRST FLOOR PLAN - ELEV. 1



16' TOWNHOUSE UNIT G  
FIRST FLOOR PLAN - ELEV. 2



16' TOWNHOUSE UNIT G  
2ND FLOOR PLAN - ELEV. 3



16' TOWNHOUSE UNIT G  
2ND FLOOR PLAN - ELEV. 2

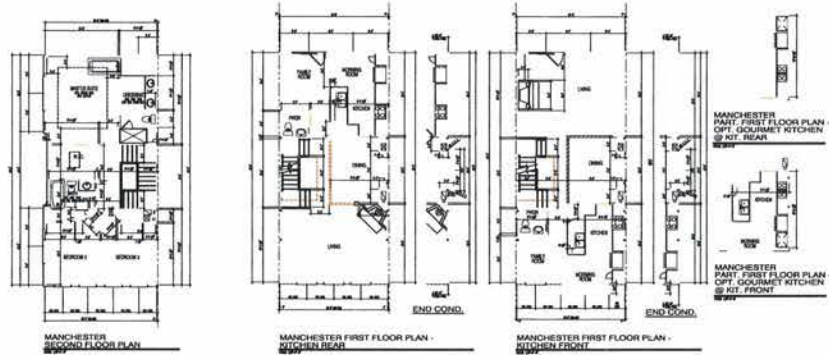
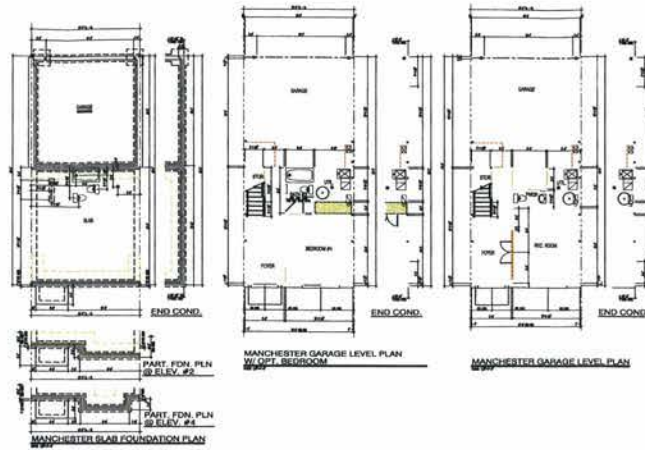
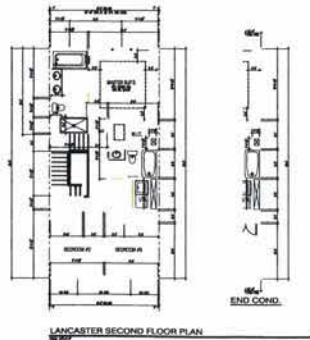
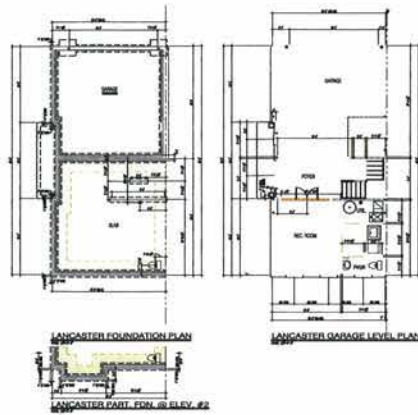
Scale: 1/8" = 1'-0", typical

NOTE: END & CORNER UNITS  
EXTerior TO BE FINISHED WITH  
BRICK, INTERIOR UNITS TO BE  
FINISHED WITH SONG.

| NO. | DATE    | BY  | CHKD. | APP'D. |
|-----|---------|-----|-------|--------|
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VKA REVISIONS

| NO. | DATE | BY | CHKD. | REVISION |
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DESIGNED BY: SJA/RS  
 DRAWN BY: SJA/RS  
 DATE: 08/13/08  
 SCALE: AS SHOWN  
 PROJECT/FILE NO.: 0310-X  
 SHEET NO.: A-2a





24' TOWNHOUSE UNIT B  
FRONT ELEVATION 1  
SLAB-ON-GRADE CONDITION



24' TOWNHOUSE UNIT B  
FRONT ELEVATION 2  
SLAB-ON-GRADE CONDITION



24' TOWNHOUSE UNIT B  
FRONT ELEVATION 3  
SLAB-ON-GRADE CONDITION



24' TOWNHOUSE UNIT B  
FRONT ELEVATION 4  
SLAB-ON-GRADE CONDITION



24' TOWNHOUSE UNIT B  
FRONT ELEVATION 1  
ENGLISH BASEMENT CONDITION



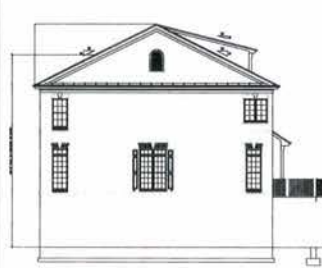
24' TOWNHOUSE UNIT B  
FRONT ELEVATION 2  
ENGLISH BASEMENT CONDITION



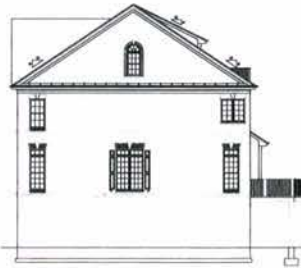
24' TOWNHOUSE UNIT B  
FRONT ELEVATION 3  
ENGLISH BASEMENT CONDITION



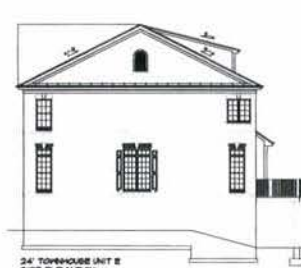
24' TOWNHOUSE UNIT B  
FRONT ELEVATION 4  
ENGLISH BASEMENT CONDITION



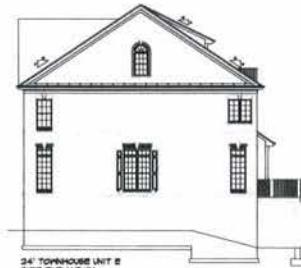
24' TOWNHOUSE UNIT B  
SIDE ELEVATION  
STANDARD SLAB-ON-GRADE CONDITION



24' TOWNHOUSE UNIT B  
SIDE ELEVATION  
LOFT SLAB-ON-GRADE CONDITION



24' TOWNHOUSE UNIT B  
SIDE ELEVATION  
STANDARD ENGLISH BASEMENT CONDITION



24' TOWNHOUSE UNIT B  
SIDE ELEVATION  
LOFT ENGLISH BASEMENT CONDITION



24' TOWNHOUSE UNIT B  
REAR ELEVATION  
STANDARD CONDITION



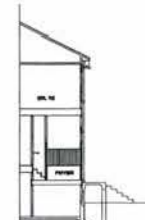
24' TOWNHOUSE UNIT B  
REAR ELEVATION  
LOFT CONDITION



PART. SECTION - OPT. LOFT CONDITION



24' TOWNHOUSE UNIT B  
SECTION - SLAB-ON-GRADE CONDITION



24' TOWNHOUSE UNIT B  
SECTION - ENGLISH BEMT. COND.



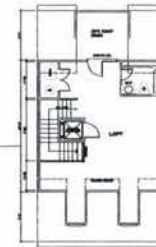
24' TOWNHOUSE UNIT B  
LOWER LEVEL PLAN



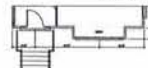
24' TOWNHOUSE UNIT B  
FIRST FLOOR PLAN  
ELEVATION 1



24' TOWNHOUSE UNIT B  
SECOND FLOOR PLAN



24' TOWNHOUSE UNIT B  
OPT. ATTIC FLOOR PLAN



24' TOWNHOUSE UNIT B  
FIRST FLOOR PLAN  
ELEVATION 2 & 4



24' TOWNHOUSE UNIT B  
FIRST FLOOR PLAN  
ELEVATION 3

Scale: 1/8" = 1' - 0"

NOTE: END & CORNER UNITS  
EXTEND TO BE SHEATHED WITH  
BRK. INSIDE UNITS TO TO BE  
SHEATHED WITH SONG.

VIA  
VIA ARCHITECTURAL  
1000 14TH AVE NW  
SUITE 100  
SEATTLE, WA 98107  
TEL: 206.461.1111  
WWW.VIAARCHITECT.COM

PLANNED UNIT DEVELOPMENT  
THE VILLAGE AT WASHINGTON GATEWAY  
WASHINGTON, DISTRICT OF COLUMBIA

## 24' TOWNHOUSE ARCHITECTURAL PLANS, SECTIONS & ELEVATIONS

### VIA REVISIONS

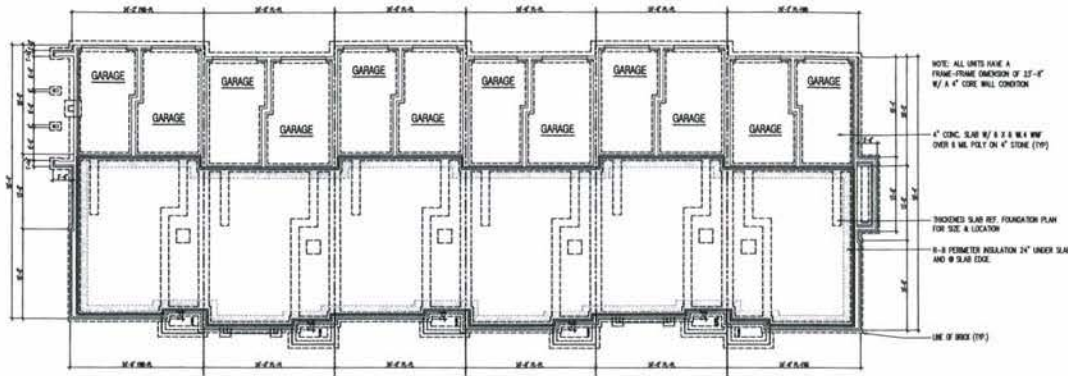
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AS SHOWN

PROJECT/FILE NO.

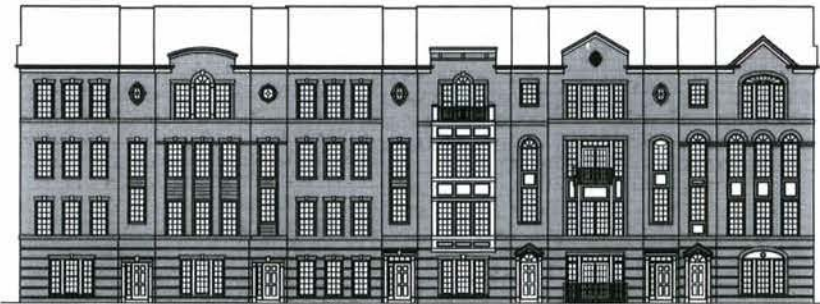
8310-4

SHEET NO. A-3



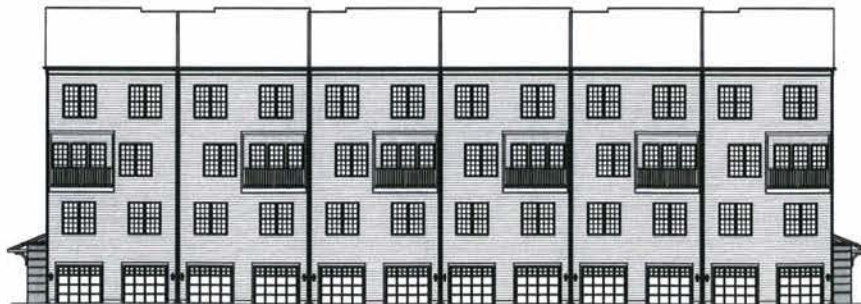
6-PLEX BUILDING FOOTPRINT '10' - SLAB CONDITION

SCALE: 1/8" = 1'-0"  
SEE: REFERENCE FRONT ELEVATIONS FOR MORE INFORMATION REGARDING WINDOW/LANDSCAPE SCAPES, SPECIAL KINETIC, STOPS, AND COLORING.  
SEE: REFERENCE FOUNDATION PLAN FOR INFORMATION NOT SHOWN



6-PLEX FRONT ELEVATION

SCALE: 1/8" = 1'-0"



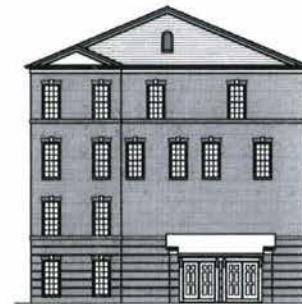
6-PLEX REAR ELEVATION

SCALE: 1/8" = 1'-0"



SIDE ELEV. W/ BRICK & SIDING - W/ METER RM.

SCALE: 1/8" = 1'-0"



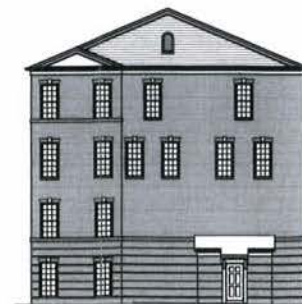
SIDE ELEV. W/ OPT. FULL BRICK - W/ METER RM.

SCALE: 1/8" = 1'-0"



SIDE ELEV. W/ BRICK & SIDING - W/ SPRINKLER RM.

SCALE: 1/8" = 1'-0"



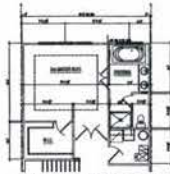
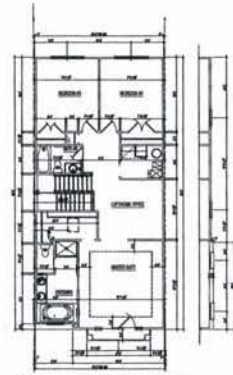
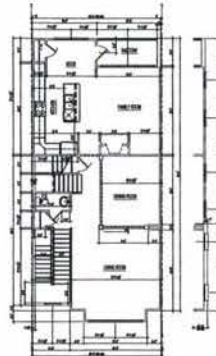
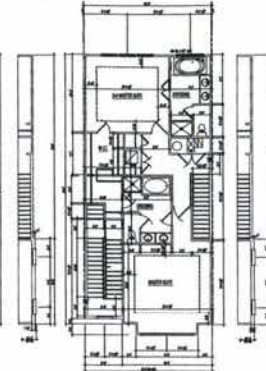
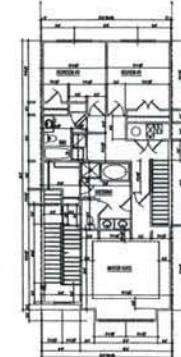
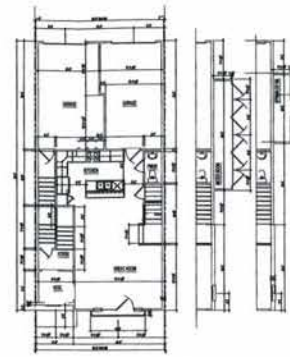
SIDE ELEV. W/ OPT. FULL BRICK - W/ SPRINKLER RM.

SCALE: 1/8" = 1'-0"

NOTE: END UNIT (AS SHOWN) WITH SIDE ENTRY OPTIONAL. FINAL  
END UNIT CONFIGURATION TO BE DETERMINED UPON FINAL  
ENGINEERING.

| VKA REVISIONS |                    |         |     |
|---------------|--------------------|---------|-----|
| NO.           | DESCRIPTION        | DATE    | BY  |
| 1             | ISSUED FOR PERMIT  | 1/15/20 | VKA |
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**VIKA**

ENGINEERING PLANNING & ANALYSIS • ARCHITECTURE • INTERIORS • ENVIRONMENTAL SERVICES

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PLANNED UNIT DEVELOPMENT  
THE VILLAGE AT WASHINGTON GATEWAY  
WASHINGTON, DISTRICT OF COLUMBIA

## 2 OVER 2 TOWNHOUSE ARCHITECTURAL PLANS

| VKA REVISIONS               |              |  |     |  |  |
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| REVIEW P.L.S.               | 8/7/98       |  |     |  |  |
| REVIEW P.L.S.               | 1/29/00      |  |     |  |  |
| DATE                        | JUN 30, 2000 |  |     |  |  |
| DES. VKA                    | DWR          |  | VKa |  |  |
| SCALE:<br>AS SHOWN          |              |  |     |  |  |
| PROJECT/TITLE NO.<br>0310-X |              |  |     |  |  |
| SHEET NO.                   | <b>A-4a</b>  |  |     |  |  |