THE VILLAGE AT WASHINGTON GATEWAY

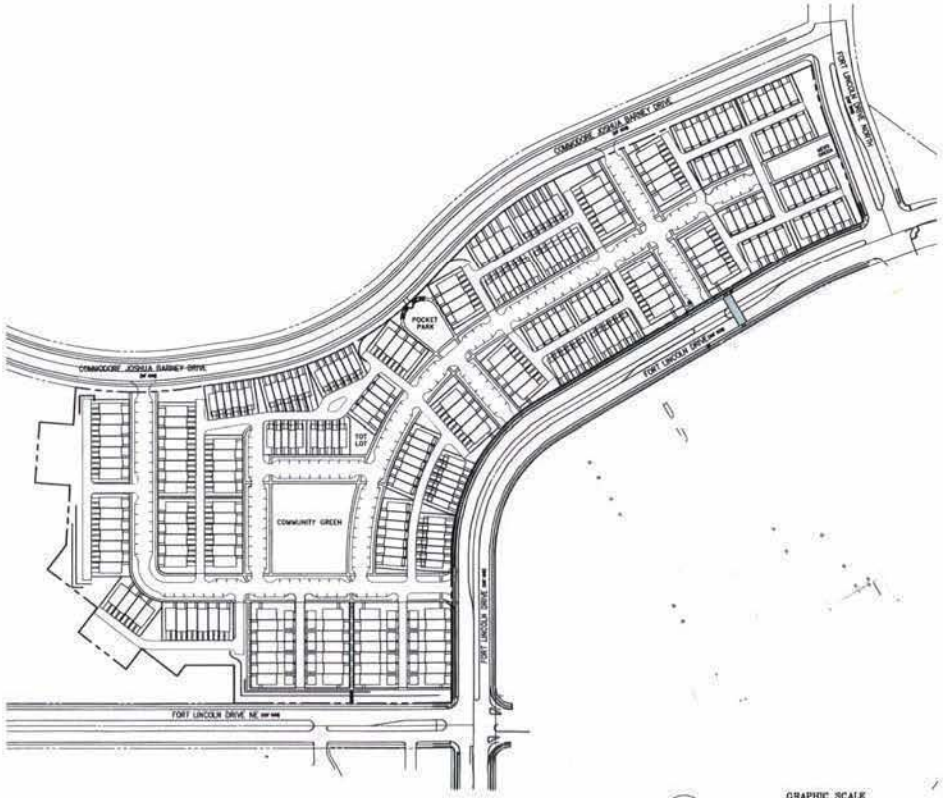
PLANNED UNIT DEVELOPMENT

WASHINGTON, DISTRICT OF COLUMBIA

January 23, 2006
May 26, 2006
August 1, 2006

SHEET INDEX

C-1 COVER SHEET
C-2 EXISTING CONDITIONS PLAN
C-2A SITE CONTEXT PLAN/SOILS & ZONING MAPS
C-2B EXPANDED SITE CONTEXT EXHIBIT
C-3 OVERALL SITE DEVELOPMENT PLAN
C-4 DETAILED SITE DEVELOPMENT PLAN
C-4A DETAILED SITE DEVELOPMENT PLAN
C-4B DETAILED GRADING PLAN
C-4C DETAILED GRADING PLAN
C-4D SITE SECTIONS
C-4E SITE SECTIONS
C-4F RETAINING WALL SECTIONS/ELEVATIONS
C-5 PRELIMINARY SUBDIVISION PLAT
C-5A PRELIMINARY SUBDIVISION PLAT
C-6 TOWNHOUSE UNIT PLAN
C-7 BUILDING SETBACKS & YARD RELIEF
C-7A BUILDING SETBACKS & YARD RELIEF
C-8 OPEN SPACE PLAN
C-9 CIRCULATION AND PARKING PLAN
C-10 SEDIMENTATION AND EROSION CONTROL PLAN
C-11 SITE TABULATIONS
L-1 OVERALL LANDSCAPE PLAN
L-2 LANDSCAPE PLAN DETAILS
L-3 LANDSCAPE PLAN DETAILS
L-4 LANDSCAPE DETAILS
L-5 ILLUSTRATIVE SKETCHES
L-6 ILLUSTRATIVE SKETCHES
L-7 ILLUSTRATIVE SKETCHES
L-8 ILLUSTRATIVE SKETCHES
L-9 ILLUSTRATIVE SKETCHES
L-10 ILLUSTRATIVE SKETCHES
L-11 ILLUSTRATIVE SKETCHES
L-12 ILLUSTRATIVE SKETCHES
A-1 16' TOWNHOUSE ARCHITECTURALS
A-2 20' TOWNHOUSE ARCHITECTURALS
A-2A 20' TOWNHOUSE ARCHITECTURALS
A-3 24' TOWNHOUSE ARCHITECTURALS
A-4 2 OVER 2 TOWNHOUSE ARCHITECTURALS
A-4A 2 OVER 2 TOWNHOUSE ARCHITECTURALS



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 sf/unit x 75 (not including decks) 126,000 GFA
20' Townhomes: 2,120 sf/unit x 80 (not including decks) 169,600 GFA
24' Townhomes: 3,024 sf/unit x 28 (not including decks) 84,672 GFA
2 over 2 Townhomes: 2,251 sf/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) 269-3400
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:

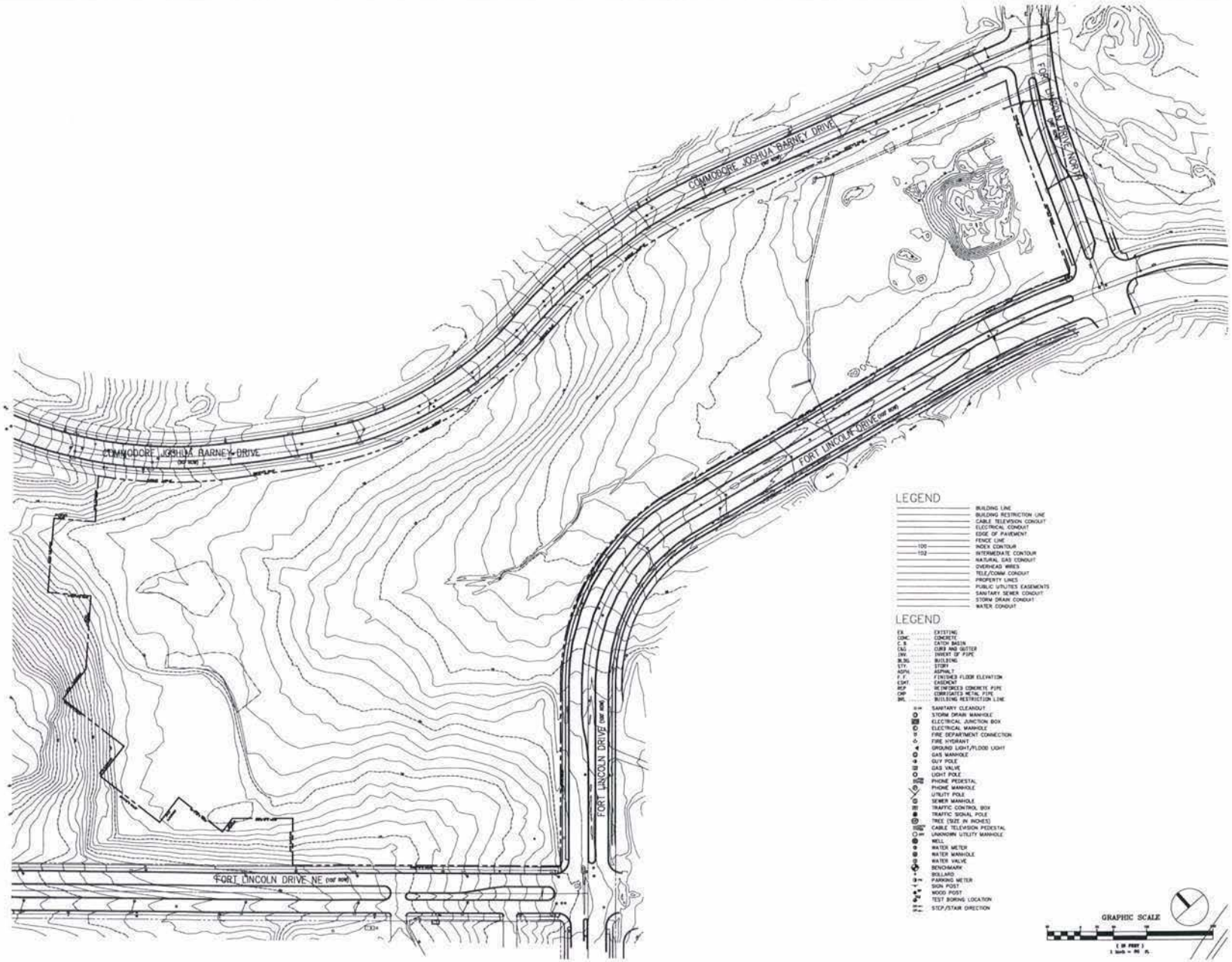
PULTE HOMES
10600 ARROWHEAD DRIVE
SUITE 325
FAIRFAX, VA 22030
(703) 383-7888
CONTACT: JON LINDGREN

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
(202) 663-8199

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



VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GIS SERVICES

VIKA INCORPORATED
8180 GREENSBORO DRIVE SUITE 200 ■ MCLEAN, VIRGINIA 22102
TELEPHONE: (703) 848-2800 FAX: (703) 848-2801
MCLEAN, VA GERMANTOWN, MD

PLANNED UNIT DEVELOPMENT

THE VILLAGE AT WASHINGTON GATEWAY

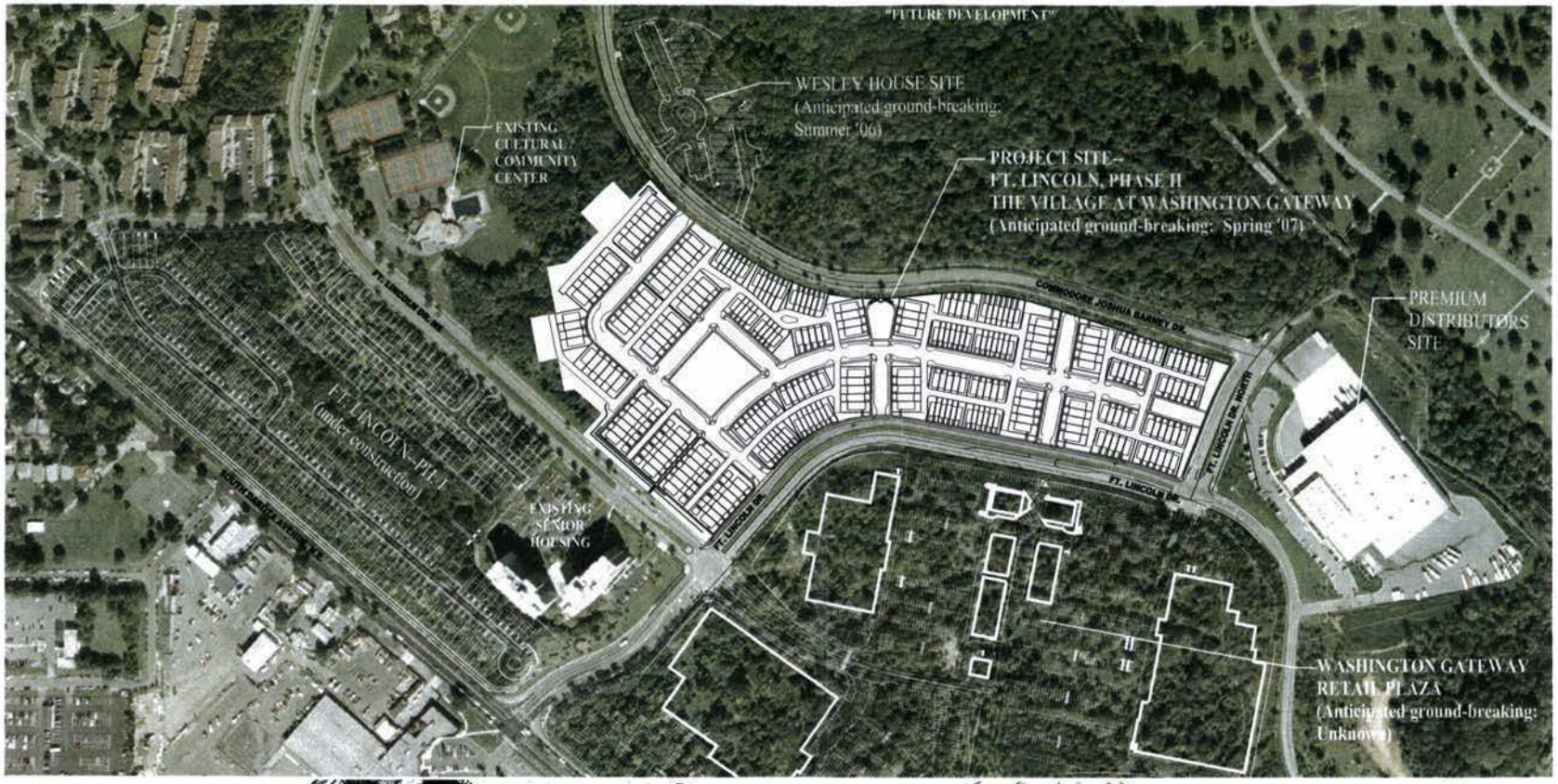
WASHINGTON, DISTRICT OF COLUMBIA

EXISTING CONDITIONS

VIKA REVISIONS

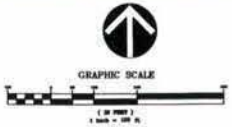
REVISED P.U.D.	8/1/06
REVISED P.U.D.	5/26/06
DATE JAN 23, 2006	
DES. VIKA	DWN. VIKA
SCALE: AS SHOWN	
PROJECT/FILE NO. 5310-X	

C-2



SOILS MAP
SCALE: 1"=500'

ZONING MAP
SCALE: 1"=500'



VIKA

DESIGNERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GIS SERVICES

VIKA INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 ■ MCLEAN, VIRGINIA 22102
703-442-7800 ■ FAX 703-610-9471
WALDORF, MD ■ GERMANTOWN, MD

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

SITE CONTEXT PLAN/ SOILS & ZONING MAPS

VIKA REVISIONS

REVISED P.U.D.	6/1/06
REVISED P.U.D.	5/16/06
DATE JAN 23, 2006	
DES. VIKA	DWN. VIKA
SCALE: AS SHOWN	
PROJECT/FILE NO. 5310-X	

C-2A

GRAPHIC SCALE

1 in FEET
1 inch = 500 ft.

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GIS SERVICES

VIKA WASHINGTON, LTD.
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS CORNER, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 790-1687
FAIRFAX, VA ■ WASHINGTON, DC

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

EXPANDED SITE CONTEXT PLAN

VIKA REVISIONS

REVISED P.U.D.	6/1/06
REVISED P.U.D.	5/28/08
DATE JAN 23, 2006	
DES. VIKA	DWN. VIKA
SCALE: AS SHOWN	
PROJECT/FILE NO. 5310-X	

C-2B

STORM WATER MANAGEMENT NOTES

C-FACTOR

C=0.58

STORM WATER TO BE GENERATED

Q=130.85 cfs

QUANTITY CONTROL
All quantity control will be provided off-site in a regional pond currently being designed by VIKA Inc.

QUALITY CONTROL
Pre-cast storm filter vaults will be used to provide quality control. Two 10' x 8.5' vaults with a total of approx 130 cartridge cartridges will be sufficient.

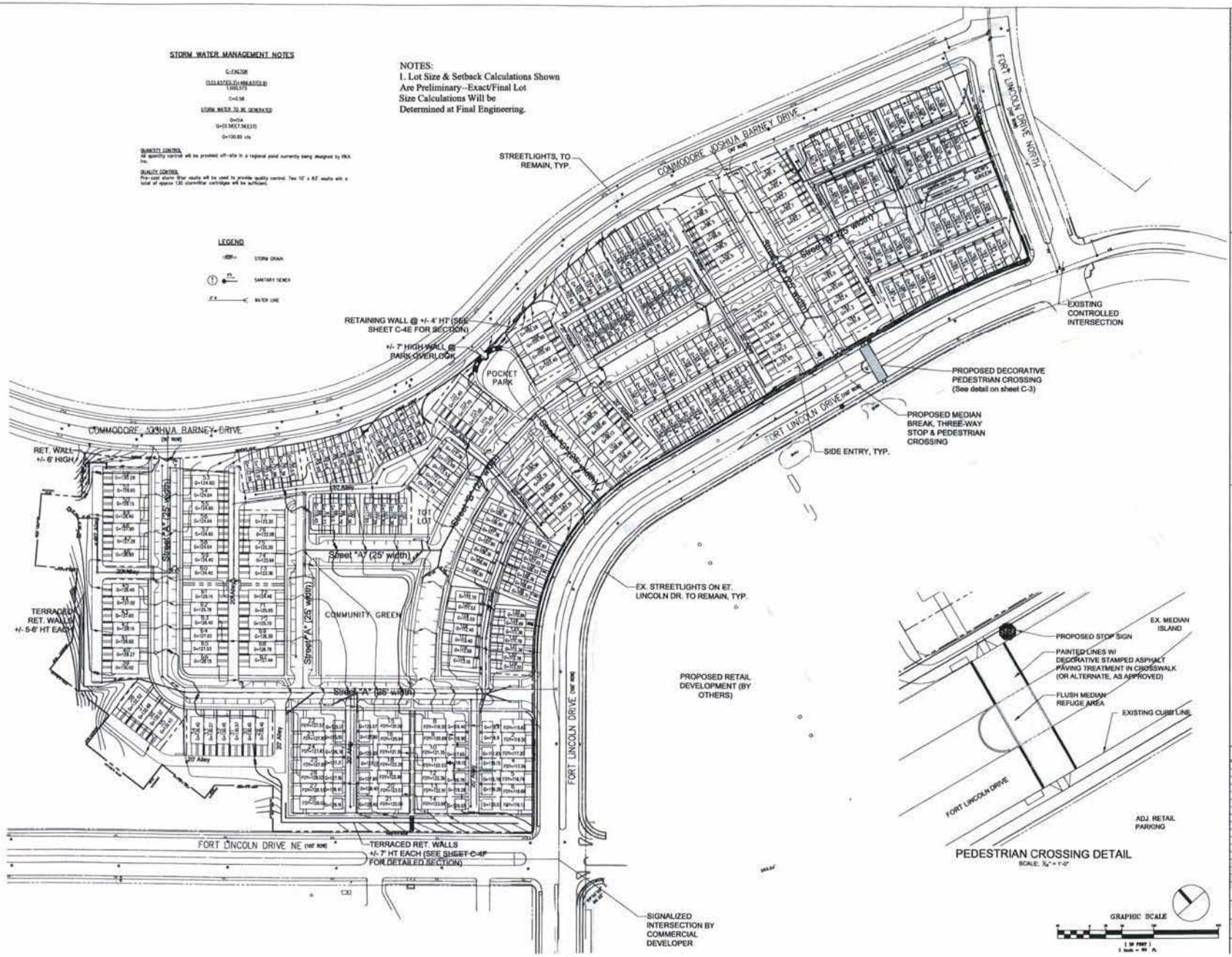
LEGEND

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.



VIKA

VIKA INCORPORATED
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS • GIS SERVICES
8180 WORKSPACE DRIVE, SUITE 200 • MILLAN, VIRGINIA 22102
703-642-1117 • FAX 703-642-1177
MILLAN, VA. GERMANTOWN, MD

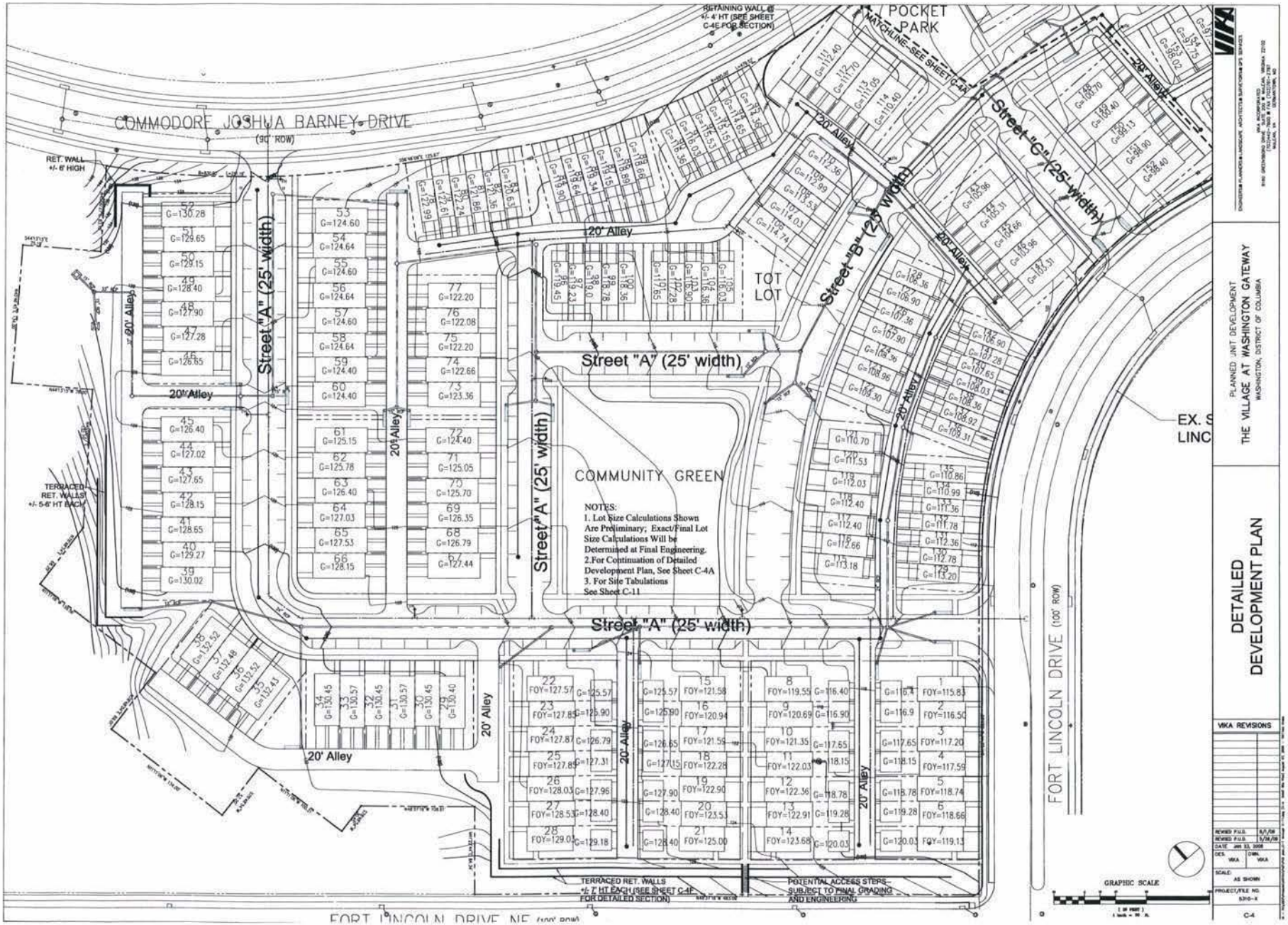
PLANNED UNIT DEVELOPMENT
THE VILLAGE AT WASHINGTON GATEWAY
WASHINGTON, DISTRICT OF COLUMBIA

OVERALL SITE DEVELOPMENT PLAN

VIKA REVISIONS

REVISED P.U.D.	8/1/06
REVISED P.U.D.	5/23/06
DATE	JAN 13, 2006
DES.	VIKA
DWN.	VIKA
SCALE	AS SHOWN
PROJECT/FILE NO.	5310-X

C-3


COMMODORE JOSHUA BARNEY DRIVE
(90' ROW)
POCKET PARK
MATCHLINE-SEE SHEET C-4A
RETAINING WALL @ +/- 4' HT (SEE SHEET C-4E FOR SECTION)
RET. WALL +/- 6' HIGH
Street "A" (25' width)
Street "B" (25' width)
Street "C" (25' width)
20' Alley
TOT LOT
COMMUNITY GREEN
TERRACED RET. WALLS +/- 5-6' HT EACH
NOTES:
1. Lot Size Calculations Shown Are Preliminary; Exact/Final Lot Size Calculations Will be Determined at Final Engineering.
2.For Continuation of Detailed Development Plan, See Sheet C-4A
3. For Site Tabulations See Sheet C-11
TERRACED RET. WALLS +/- 7' HT EACH (SEE SHEET C-4E FOR DETAILED SECTION)
POTENTIAL ACCESS STEPS-SUBJECT TO FINAL GRADING AND ENGINEERING
FORT LINCOLN DRIVE (100' ROW)
FORT LINCOLN DRIVE NE (100' ROW)
GRAPHIC SCALE
PLANNED UNIT DEVELOPMENT
THE VILLAGE AT WASHINGTON GATEWAY
WASHINGTON, DISTRICT OF COLUMBIA
DETAILED DEVELOPMENT PLAN
VIKA REVISIONS
SCALE: AS SHOWN
PROJECT/FILE NO. 5310-X
C-4

NOTES:
1. Lot Size Calculations Shown Are Preliminary; Exact/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)

FORT LINCOLN DRIVE (100' ROW)

Street "B" (25' width)

Street "D" (25' width)

Street "C" (25' width)

20' Alley

MEWS GREEN

RETAINING WALL @ +/- 4' HT (SEE SHEET C-4E FOR SECTION)

+/- 7' HIGH WALL @ PARK OVERLOOK

POCKET PARK

MATCHLINE SEE SHEET C-4A

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

PROPOSED MEDIAN BREAK, THREE-WAY STOP & PEDESTRIAN CROSSING

SIDE ENTRY, TYP.

GRAPHIC SCALE

VIKA

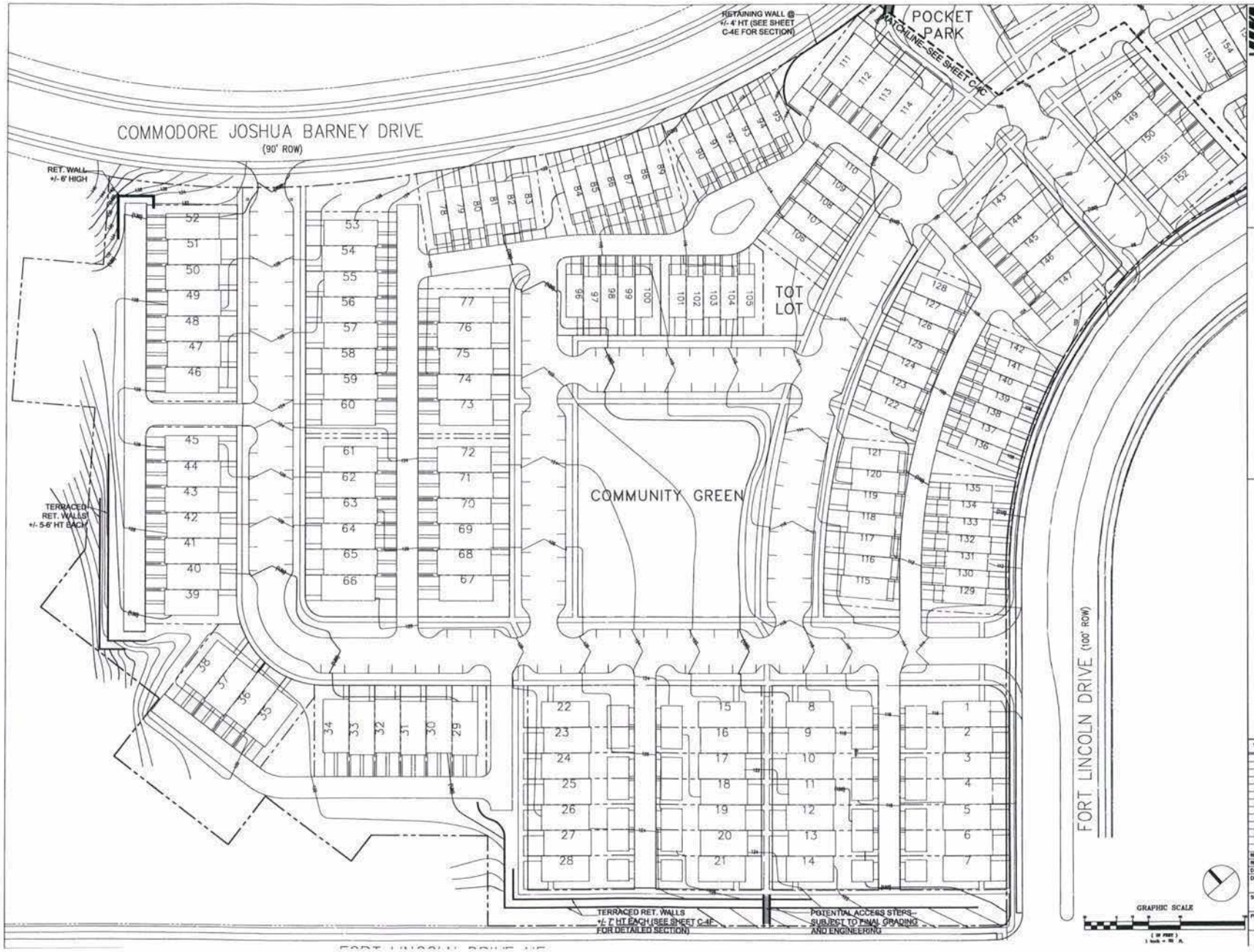
PLANNED UNIT DEVELOPMENT
THE VILLAGE AT WASHINGTON GATEWAY
WASHINGTON, DISTRICT OF COLUMBIA

DETAILED DEVELOPMENT PLAN

VIKA REVISIONS

REVISED P.U.D.	8/1/08
REVISED P.U.D.	5/28/08
DATE JAN 23, 2008	
DES. VIKA	DWN. VIKA
SCALE: AS SHOWN	
PROJECT/FILE NO. 5310-X	

C-4A



VIKA

VIKA INCORPORATED
CONSULTING PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS • GPS SERVICES
8180 GREENSBORO DRIVE, SUITE 8 FOX TRUST BUILDING, VIRGINIA 22102
MCLEAN, VA DERWOOD, MD

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

DETAILED GRADING PLAN

VIKA REVISIONS

REVISED P.U.D.	6/1/06
REVISED P.U.D.	5/26/06
DATE JAN 23, 2006	
DES. VIKA	DWN. VIKA
SCALE AS SHOWN	
PROJECT/FILE NO. 5310-X	

C-4B

VIKA

ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS • SITE SERVICES

VIKA, INCORPORATED
9900 GREENBRIAR PARK, SUITE 8, FAIR OAKS, VIRGINIA 22032
TEL: (703) 591-2010 FAX: (703) 591-2017
WALDORF, MD GERMANTOWN, MD

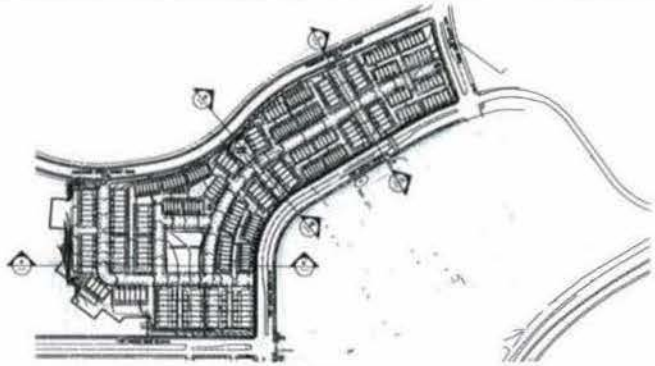
PLANNED UNIT DEVELOPMENT
THE VILLAGE AT WASHINGTON GATEWAY
WASHINGTON, DISTRICT OF COLUMBIA

DETAILED GRADING PLAN

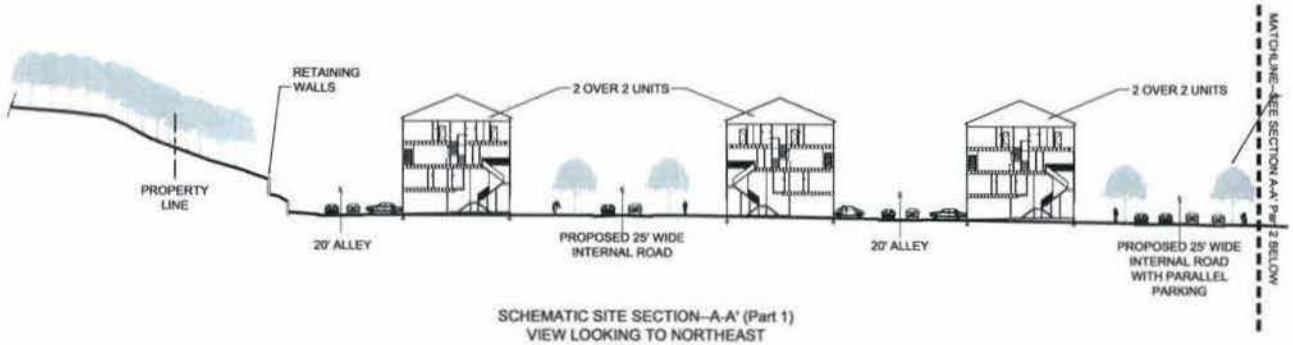
VIKA REVISIONS

REVISED P.U.D.	6/1/06
REVISED P.U.D.	1/28/06
DATE JAN 23, 2006	
DES. VIKA	DWN. VIKA
SCALE: AS SHOWN	
PROJECT/FILE NO. 5310-X	

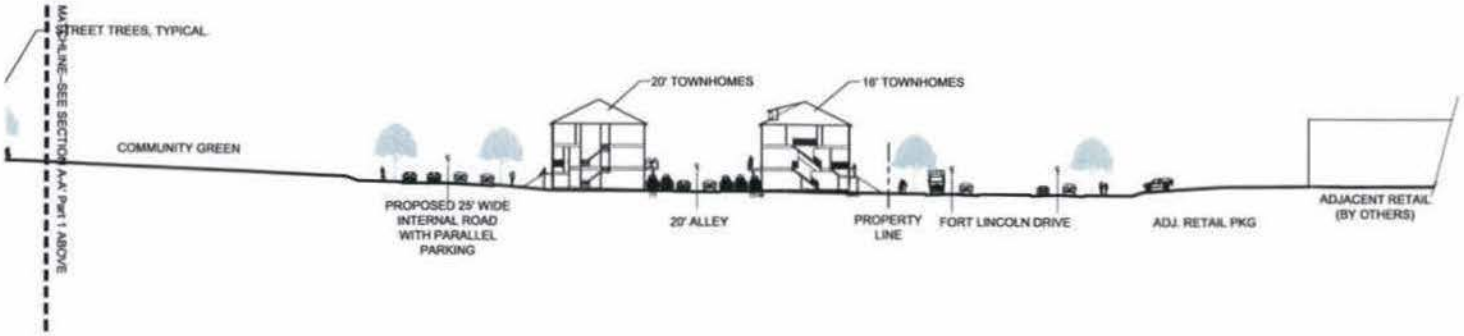
C-4C



SECTION KEY



SCHEMATIC SITE SECTION--A-A' (Part 1)
VIEW LOOKING TO NORTHEAST



SCHEMATIC SITE SECTION--A-A' (Part 2)
VIEW LOOKING TO NORTHEAST

VIKA

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

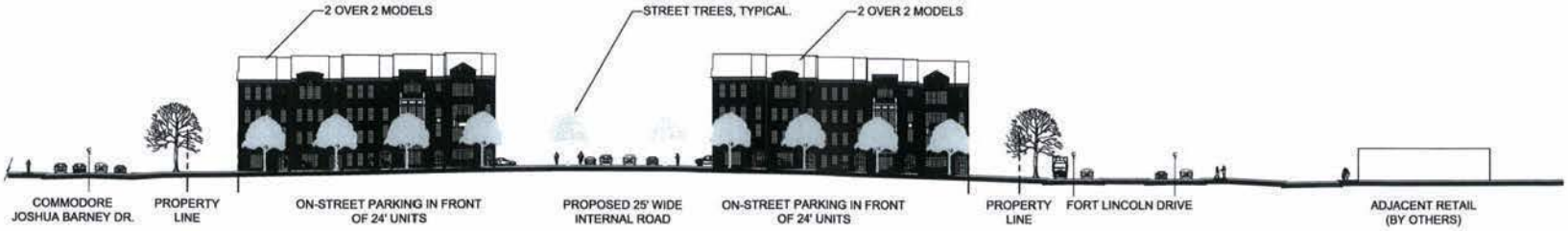
SCHEMATIC SITE SECTIONS

VIKA REVISIONS

REVISED P.U.D.	6/7/06
REVISED P.U.D.	5/26/06
DATE	JAN 11, 2006
DES. VIKA	DWN. VIKA
SCALE: AS SHOWN	
PROJECT/FILE NO. 5310-E	

C-4D

SCHEMATIC SITE SECTION--B-B'
VIEW LOOKING TO EAST
SCALE: 1" = 20'-0"



SCHEMATIC SITE SECTION--C-C'
VIEW LOOKING TO EAST
SCALE: 1" = 20'-0"

VIKA

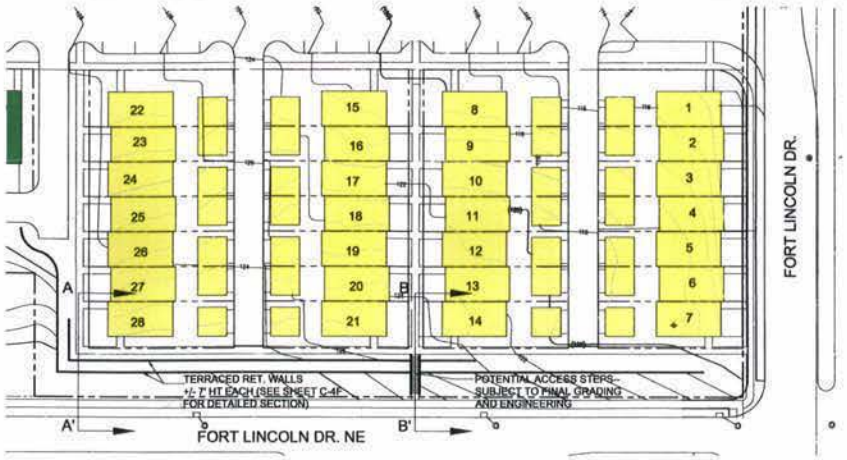
PLANNED UNIT DEVELOPMENT
THE VILLAGE AT WASHINGTON GATEWAY
WASHINGTON, DISTRICT OF COLUMBIA

SCHEMATIC SITE SECTIONS

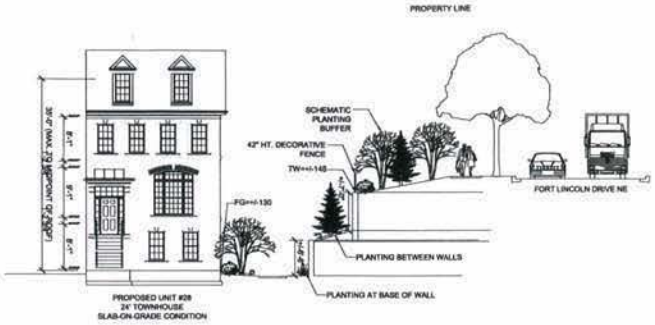
VIKA REVISIONS

REVISED P.U.D.	6/1/06
REVISED P.U.D.	5/29/08
DATE JAN 23, 2006	
DES. VIKA	DWN. VIKA
SCALE: AS SHOWN	
PROJECT/FILE NO. 5310-X	

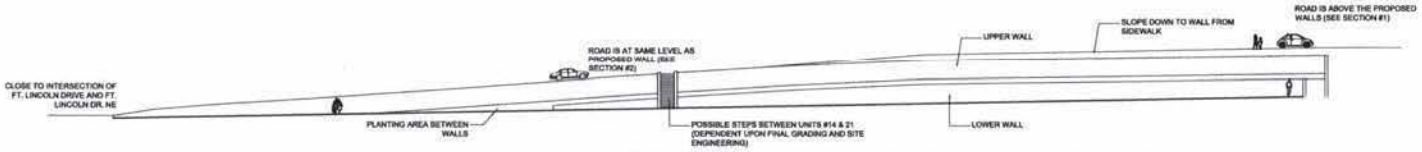
C-4E



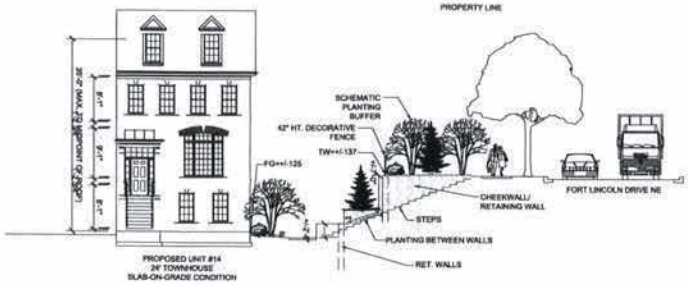
PLAN VIEW
SCALE: 1" = 30'-0"



SECTION A-A' SCHEMATIC RETAINING WALL
SECTION/ELEVATION -- CONDITION NEAR UNIT #28
SCALE: ¼" = 1'-0"



SCHEMATIC RETAINING WALL ELEVATION--
VIEW LOOKING TO SOUTH (FROM 24' UNITS)
SCALE: 1" = 16'-0"



SECTION B-B' SCHEMATIC RETAINING WALL SECTION/ELEVATION
-- CONDITION BETWEEN UNITS #14 & #21
SCALE: ¼" = 1'-0"

SCHEMATIC ILLUSTRATIVE ELEVATION

VIKA

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

SCHEMATIC RETAINING WALL SECTIONS & ELEVATIONS

VIKA REVISIONS

REVISED P.U.D.	8/1/06
REVISED P.U.D.	1/29/08
DATE JAN 13, 2006	
DES. VIKA	CHK. VIKA
SCALE: AS SHOWN	
PROJECT/FILE NO. 5310-X	

C-4F

VIKA

VIKA INCORPORATED
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS • GIS SPECIALISTS
9900 GREENBRIAR PARKWAY, SUITE 300, SEVEN CORPORATE CENTER
SEVEN CORPORATE CENTER, SUITE 200, 20251 CENTURY BOULEVARD
WALDORF, MD GERMANTOWN, MD

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

PRELIMINARY SUBDIVISION PLAT

VIKA REVISIONS

REVISED P.U.D.	6/1/06
REVISED P.U.D.	3/18/08
DATE JAN 23, 2006	
DES. VIKA	DWN. VIKA
SCALE: AS SHOWN	
PROJECT/FILE NO. 5310-X	

C-5

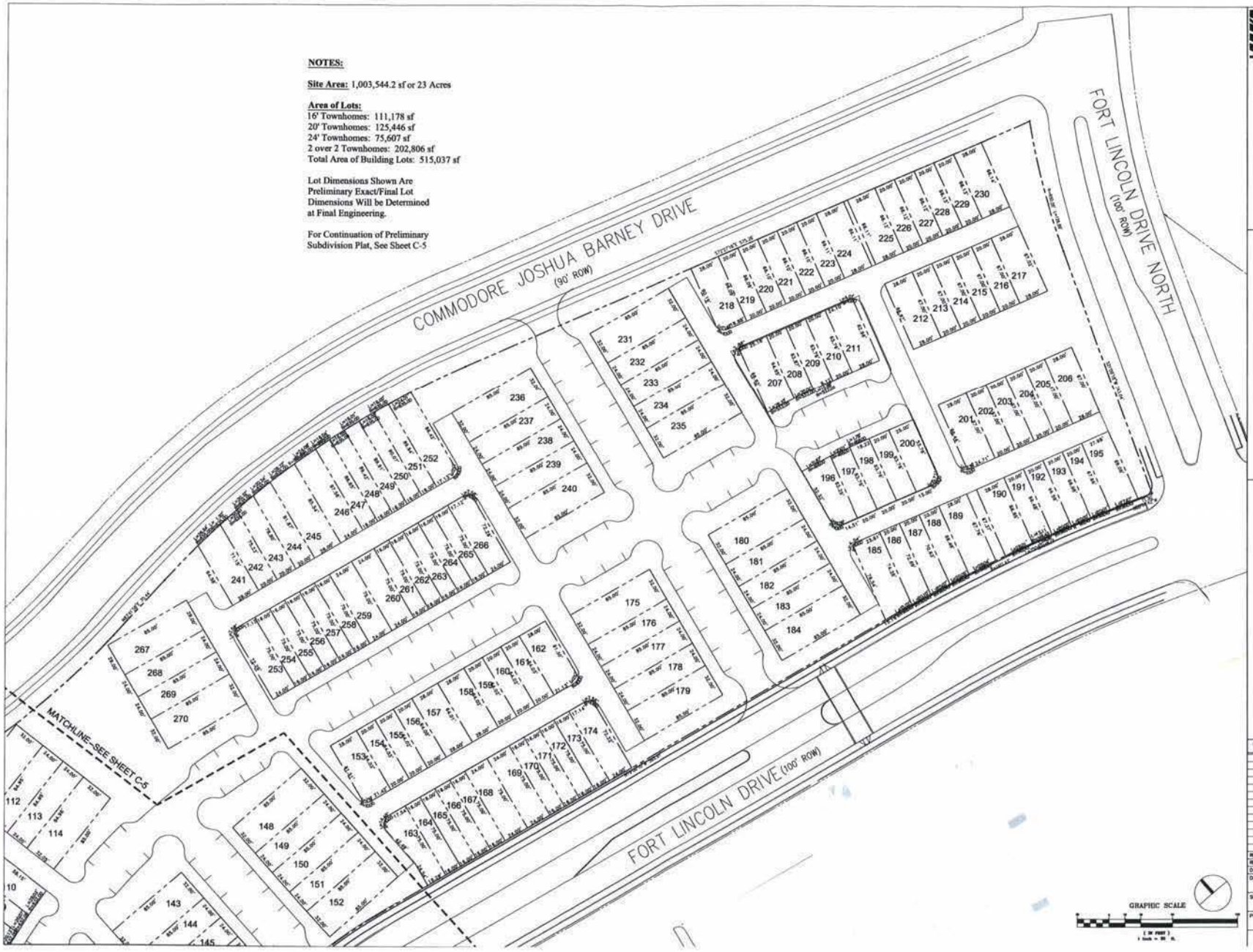
NOTES:

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

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

Lot Dimensions Shown Are Preliminary Exact/Final Lot Dimensions Will be Determined at Final Engineering.

For Continuation of Preliminary Subdivision Plat, See Sheet C-5



VIKA

CIVIL ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS • GPS SERVICES

VIKA, INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200, MCLEAN, VIRGINIA 22102
(703) 442-7800 FAX (703) 848-2679
9500 MEDICAL CENTER DRIVE, SUITE 270, UPPER MARLBORO, MD 20774
(301) 627-1380 FAX (301) 627-8848
FULLER, VA GERMANTOWN, MD

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

PRELIMINARY SUBDIVISION PLAT

VIKA REVISIONS

REVISED P.U.D.	4/1/04
REVISED P.U.D.	3/24/04
DATE	JAN 23, 2006
DES. VIKA	DWN. VIKA
SCALE: AS SHOWN	
PROJECT/FILE NO. 5310-3	

C-5A

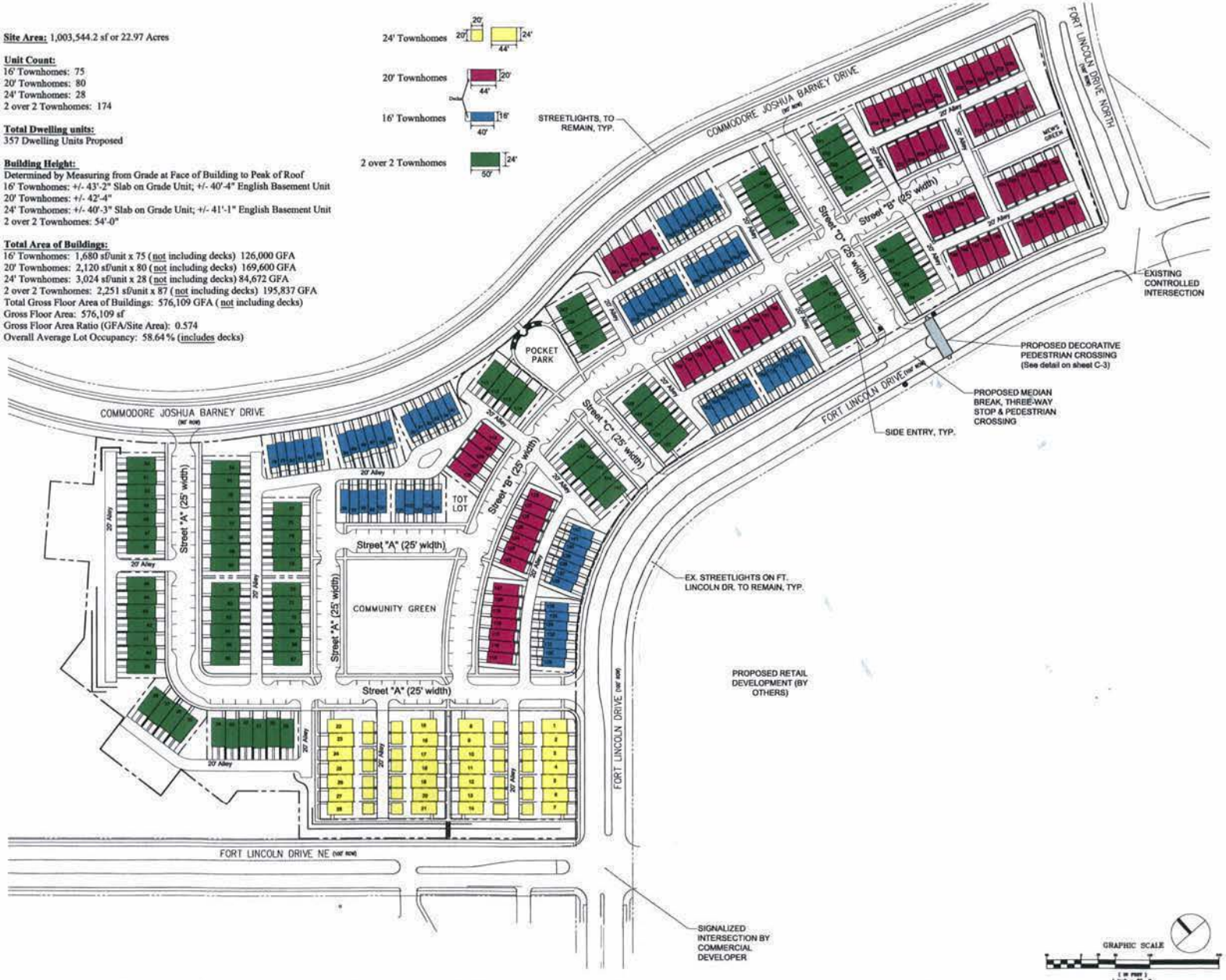
Site Area: 1,003,544.2 sf or 22.97 Acres

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: +/- 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 sf/unit x 75 (not including decks) 126,000 GFA
20' Townhomes: 2,120 sf/unit x 80 (not including decks) 169,600 GFA
24' Townhomes: 3,024 sf/unit x 28 (not including decks) 84,672 GFA
2 over 2 Townhomes: 2,251 sf/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)



VIKA

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

TOWNHOUSE UNIT PLAN

VIKA REVISIONS

REVISED P.U.D.	6/1/06
REVISED P.U.D.	1/26/06
DATE JAN 23, 2006	
DES. VIKA	DWN. VIKA
SCALE: AS SHOWN	
PROJECT/FILE NO. 5310-2	

C-6

NOTES:
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-7A.

VIKA

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

BUILDING SETBACKS & YARD RELIEF EXHIBIT

VIKA REVISIONS

REVISED P.U.D. 4/1/08
REVISED P.U.D. 1/10/08
DATE JAN 23, 2008
DES. VIKA
DWN. VIKA
SCALE: AS SHOWN
PROJECT/FILE NO. 5310-3

C-7

NOTES:
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.

LEGEND

Units requiring relief from the minimum rear yard requirement

Units requiring relief from the minimum side yard requirement

VIKA

DIGNEISTER PLANNERS & LANDSCAPE ARCHITECTS & SURVEYORS & SPE SERVICES

VIKA VIRGINIA, LLC
8180 GREENSBORO DRIVE, SUITE 200 @ MCLEAN, VIRGINIA 22102
TEL: (703) 442-7800 FAX: (703) 848-2801
WALDORF, MD • ROCKVILLE, MD • WINCHESTER, VA

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

BUILDING SETBACKS & YARD RELIEF EXHIBIT

VIKA REVISIONS

REVISED P.U.D.	8/1/08
REVISED P.U.D.	1/28/08
DATE JAN 23, 2008	
DES. VIKA	DWN. VIKA
SCALE: AS SHOWN	
PROJECT/FILE NO. 5310-X	

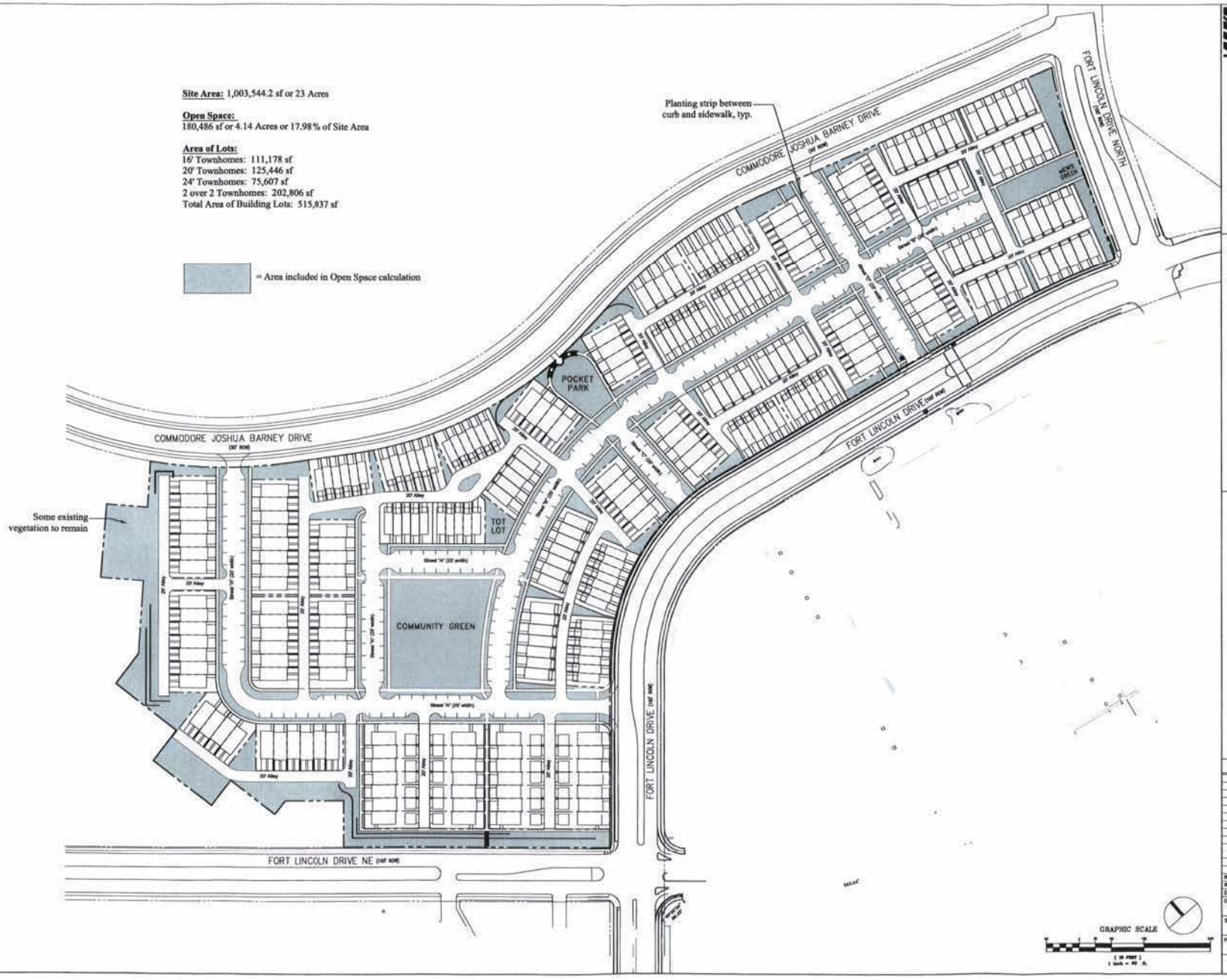
C-7A

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: 515,037 sf

= Area included in Open Space calculation



VIKA

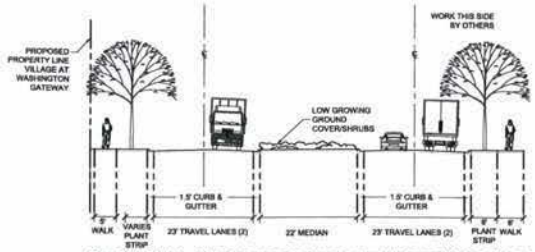
PLANNED UNIT DEVELOPMENT
THE VILLAGE AT WASHINGTON GATEWAY
WASHINGTON, DISTRICT OF COLUMBIA

OPEN SPACE PLAN

VIKA REVISIONS

REVISED P.U.D.	8/7/06
REVISED P.U.D.	1/28/08
DATE JAN 23, 2008	
DES. VIKA	DWN. VIKA
SCALE: AS SHOWN	
PROJECT/FILE NO. 5310-X	

C-8



SECTION A-A': PROPOSED FORT LINCOLN DRIVE

SCALE: 1" = 10'

LEGEND

= Pedestrian Circulation

Parking Tabulation:

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

Surface Parking for 20' Unit Typ.
Pedestrian Circulation Typ.
Visitor Parallel Parking, Typ.
Surface Parking for 16' Unit Typ.
Visitor Parallel Parking, Typ.
Pedestrian Circulation Typ.
Surface Parking for 2 Over 2 Unit Typ.
COMMODORE JOSHUA BARNEY DRIVE
FORT LINCOLN DRIVE NORTH
POCKET PARK
TOT LOT
COMMUNITY GREEN
FORT LINCOLN DRIVE
FORT LINCOLN DRIVE NE
Garage Parking for 24' Unit Typ.
GRAPHIC SCALE

VIKA

DAMASCUS FT. ANNAPOLIS • LANDSCAPE ARCHITECTS • SURVEYORS • GIS SCIENCES
VIKA INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 MCLEAN, VIRGINIA 22102
(703)442-7800 ● FAX (703)761-2787
WALDORF, MD GERMANTOWN, MD

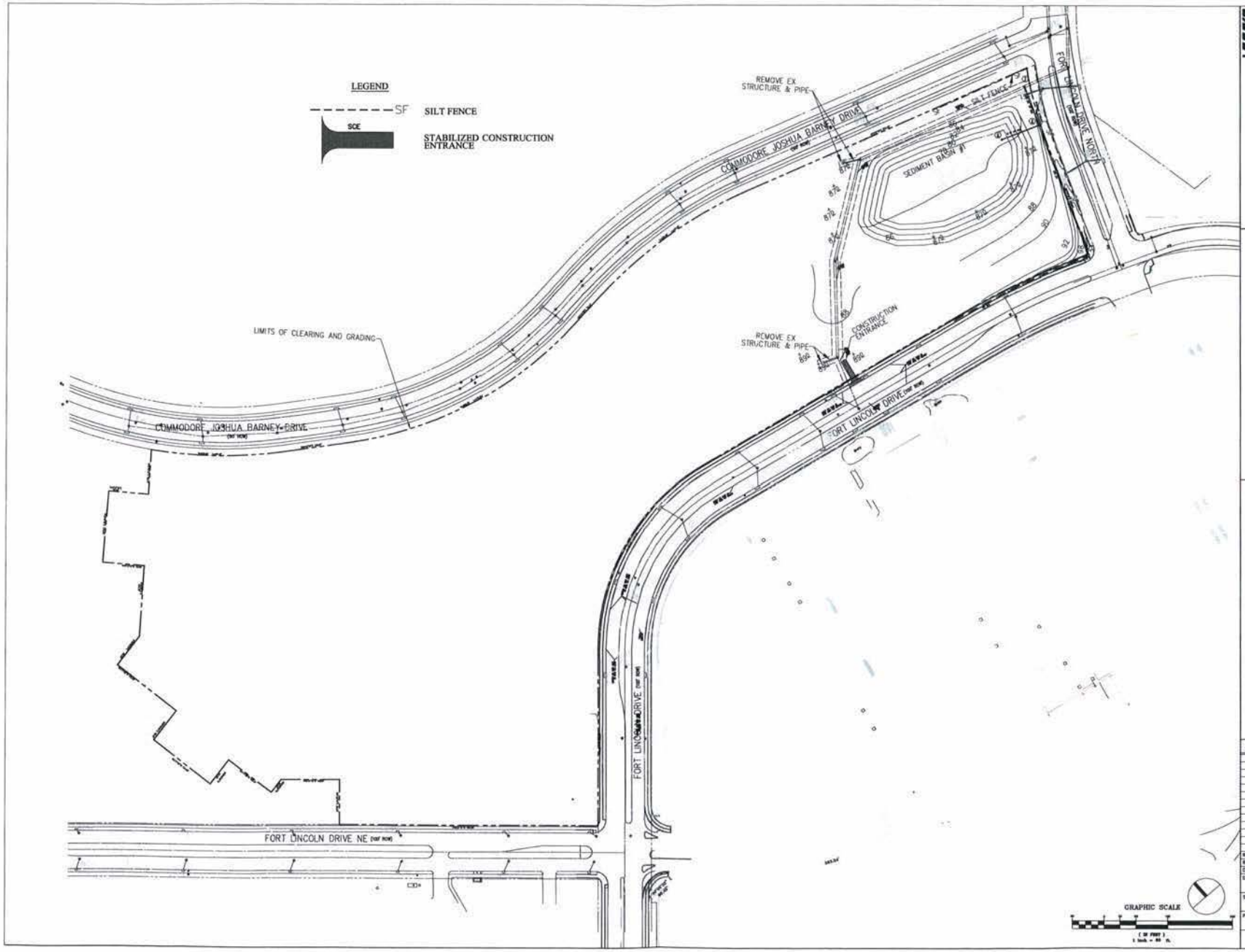
PLANNED UNIT DEVELOPMENT
THE VILLAGE AT WASHINGTON GATEWAY
WASHINGTON, DISTRICT OF COLUMBIA

DETAILED CIRCULATION & PARKING PLAN

VIKA REVISIONS

REVISED P.U.D.	8/1/06
REVISED P.U.D.	5/28/08
DATE JAN 23, 2006	
DES. VIKA	DWN. VIKA
SCALE: AS SHOWN	
PROJECT/FILE NO. 5310-X	

C-9



VIKA

CHARLES H. MCGUIGAN, R.L.A. PRINCIPAL LANDSCAPE ARCHITECT/PLANNER/SURVEYOR/GIS SPECIALIST

VIKA, INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200
MCLEAN, VA 22102
(703)442-7800 ■ FAX (703)741-5700
WALDORF, MD ■ GERMANTOWN, MD

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

SEDIMENTATION & EROSION CONTROL PLAN– PHASE 1

VIKA REVISIONS

REVISED P.U.D.	8/7/06
REVISED P.U.D.	5/29/06
DATE JAN 23, 2006	
DES. VIKA	DWN. VIKA
SCALE: AS SHOWN	
PROJECT/FILE NO. 5310-X	

C-10

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

Lot No.	*Bldg. Foot Print (sf)	Lot Area (sf)	Percent Lot Occupancy	GFA	FAR
1	1,479	3,687	40.00%	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	0.93
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	0.93
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	0.93
22	1,479	3,751	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	0.93
29	1,225	2,801	44.00%	2,251	0.80
30	1,208	2,040	59.00%	2,251	1.10
31	1,208	2,040	59.00%	2,251	1.10
32	1,208	2,040	59.00%	2,251	1.10
33	1,208	2,040	59.00%	2,251	1.10
34	1,225	2,807	44.00%	2,251	0.80
35	1,225	2,837	43.00%	2,251	0.79
36	1,208	1,943	62.00%	2,251	1.16
37	1,208	1,994	61.00%	2,251	1.13
38	1,225	2,956	41.00%	2,251	0.76
39	1,225	2,837	43.00%	2,251	0.79
40	1,208	2,040	59.00%	2,251	1.10
41	1,208	2,040	59.00%	2,251	1.10
42	1,208	2,040	59.00%	2,251	1.10
43	1,208	2,040	59.00%	2,251	1.10
44	1,208	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	1,208	2,040	59.00%	2,251	1.10
48	1,208	2,040	59.00%	2,251	1.10
49	1,208	2,040	59.00%	2,251	1.10
50	1,208	2,040	59.00%	2,251	1.10
51	1,208	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	1,208	2,040	59.00%	2,251	1.10
55	1,208	2,040	59.00%	2,251	1.10
56	1,208	2,040	59.00%	2,251	1.10
57	1,208	2,040	59.00%	2,251	1.10
58	1,208	2,040	59.00%	2,251	1.10
59	1,208	2,040	59.00%	2,251	1.10
60	1,225	2,805	44.00%	2,251	0.80
61	1,208	2,805	43.00%	2,251	0.80
62	1,208	2,040	59.00%	2,251	1.10
63	1,208	2,040	59.00%	2,251	1.10
64	1,208	2,040	59.00%	2,251	1.10
65	1,208	2,040	59.00%	2,251	1.10
66	1,208	3,160	38.00%	2,251	0.71
67	1,208	3,230	37.00%	2,251	0.70
68	1,208	2,040	59.00%	2,251	1.10
69	1,208	2,040	59.00%	2,251	1.10
70	1,208	2,040	59.00%	2,251	1.10
71	1,208	2,040	59.00%	2,251	1.10
72	1,208	2,805	43.00%	2,251	0.80
73	1,225	2,805	44.00%	2,251	0.80
74	1,208	2,040	59.00%	2,251	1.10
75	1,208	2,040	59.00%	2,251	1.10
76	1,208	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	1,928	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	0.67
90	819	1,988	41.00%	1,680	0.85
91	805	1,243	65.00%	1,680	1.35
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	1,208	67.00%	1,680	1.39
105	819	2,033	40.00%	1,680	0.83
106	1,022	2,334	44.00%	2,120	0.91
107	1,007	1,432	70.00%	2,120	1.48
108	1,007	1,380	73.00%	2,120	1.54
109	1,007	1,340	75.00%	2,120	1.58
110	1,022	1,916	53.00%	2,120	1.11
111	1,225	2,804	44.00%	2,251	0.80
112	1,208	2,040	59.00%	2,251	1.10
113	1,208	2,040	59.00%	2,251	1.10
114	1,225	2,807	44.00%	2,251	0.80
115	1,022	2,086	49.00%	2,120	1.01
116	1,007	1,418	71.00%	2,120	1.50
117	1,007	1,407	72.00%	2,120	1.51
118	1,007	1,398	72.00%	2,120	1.52
119	1,007	1,390	72.00%	2,120	1.53
120	1,007	1,366	73.00%	2,120	1.53
121	1,022	2,032	50.00%	2,120	1.04
122	1,022	2,001	51.00%	2,120	1.06
123	1,007	1,343	75.00%	2,120	1.58
124	1,007	1,332	76.00%	2,120	1.59
125	1,007	1,323	76.00%	2,120	1.60
126	1,007	1,316	77.00%	2,120	1.61
127	1,007	1,311	77.00%	2,120	1.62
128	1,022	1,926	53.00%	2,120	1.10
129	819	1,977	41.00%	1,680	0.85
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	1,895	43.00%	1,680	0.89
143	1,225	2,805	44.00%	2,251	0.80
144	1,208	2,040	59.00%	2,251	1.10
145	1,208	2,040	59.00%	2,251	1.10
146	1,208	2,040	59.00%	2,251	1.10
147	1,225	2,805	44.00%	2,251	0.80
148	1,225	2,805	44.00%	2,251	0.80
149	1,208	2,040	59.00%	2,251	1.10
150	1,208	2,040	59.00%	2,251	1.10
151	1,208	2,040	59.00%	2,251	1.10
152	1,225	2,805	44.00%	2,251	0.80
153	1,022	1,886	54.00%	2,120	1.12
154	1,007	1,260	79.00%	2,120	1.68
155	1,007	1,260	79.00%	2,120	1.68
156	1,007	1,260	79.00%	2,120	1.68
157	1,022	1,891	54.00%	2,120	1.12
158	1,022	1,891	54.00%	2,120	1.12
159	1,007	1,260	79.00%	2,120	1.68
160	1,007	1,260	79.00%	2,120	1.68
161	1,007	1,260	79.00%	2,120	1.68
162	1,022	1,886	54.00%	2,120	1.12
163	819	1,745	47.00%	1,680	0.96
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%	2,251	0.80
176	1,208	2,040	59.00%	2,251	1.10
177	1,208	2,040	59.00%	2,251	1.10
178	1,208	2,040	59.00%	2,251	1.10
179	1,225	2,805	44.00%	2,251	0.80
180	1,225	2,805	44.00%	2,251	0.80
181	1,208	2,040	59.00%	2,251	1.10
182	1,208	2,040	59.00%	2,251	1.10
183	1,208	2,040	59.00%	2,251	1.10
184	1,225	2,805	44.00%	2,251	0.80
185	1,022	2,221	46.00%	2,120	0.95
186	1,007	1,466	69.00%	2,120	1.45
187	1,007	1,429	70.00%	2,120	1.48
188	1,007	1,398	72.00%	2,120	1.52
189	1,022	2,016	51.00%	2,120	1.05
190	1,022	1,974	52.00%	2,120	1.07
191	1,007	1,331	76.00%	2,120	1.59
192	1,007	1,330	76.00%	2,120	1.59
193	1,007	1,335	75.00%	2,120	1.59

TABULATION CONTINUED...

194	1,007	1,346	75.00%	2,120	1.58
195	1,022	2,012	51.00%	2,120	1.05
196	1,022	1,763	58.00%	2,120	1.20
197	1,007	1,271	79.00%	2,120	1.67
198	1,007	1,275	79.00%	2,120	1.66
199	1,007	1,275	79.00%	2,120	1.66
200	1,022	1,671	61.00%	2,120	1.27
201	1,022	1,974	52.00%	2,120	1.07
202	1,007	1,340	75.00%	2,120	1.58
203	1,007	1,340	75.00%	2,120	1.58
204	1,007	1,340	75.00%	2,120	1.58
205	1,007	1,340	75.00%	2,120	1.58
206	1,022	1,975	52.00%	2,120	1.07
207	1,022	1,953	52.00%	2,120	1.09
208	1,007	1,294	78.00%	2,120	1.64
209	1,007	1,286	78.00%	2,120	1.65
210	1,007	1,285	78.00%	2,120	1.65
211	1,022	1,897	54.00%	2,120	1.12
212	1,022	1,974	52.00%	2,120	1.07
213	1,007	1,340	75.00%	2,120	1.58
214	1,007	1,340	75.00%	2,120	1.58
215	1,007	1,340	75.00%	2,120	1.58
216	1,007	1,340	75.00%	2,120	1.58
217	1,022	1,975	52.00%	2,120	1.07
218	1,022	1,934	53.00%	2,120	1.10
219	1,007	1,322	76.00%	2,120	1.60
220	1,007	1,322	76.00%	2,120	1.60
221	1,007	1,322	76.00%	2,120	1.60
222	1,007	1,322	76.00%	2,120	1.60
223	1,007	1,322	76.00%	2,120	1.60
224	1,022	1,950	52.00%	2,120	1.09
225	1,022	1,950	52.00%	2,120	1.09
226	1,007	1,322	76.00%	2,120	1.60
227	1,007	1,322	76.00%	2,120	1.60
228	1,007	1,322	76.00%	2,120	1.60
229	1,007	1,322	76.00%	2,120	1.60
230	1,022	1,951	52.00%	2,120	1.09
231	1,225	2,805	44.00%	2,251	0.80
232	1,208	2,040	59.00%	2,251	1.10
233	1,208	2,040	59.00%	2,251	1.10
234	1,208	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	1,208	2,040	59.00%	2,251	1.10
238	1,208	2,040	59.00%	2,251	1.10
239	1,208	2,040	59.00%	2,251	1.10
240	1,225	2,805	44.00%	2,251	0.80
241	1,022	2,002	51.00%	2,120	1.06
242	1,007	1,465	69.00%	2,120	1.45
243	1,007	1,541	65.00%	2,120	1.38
244	1,007	1,607	63.00%	2,120	1.32
245	1,022	2,442	42.00%	2,120	0.87
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	1,435	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	1,208	2,040	59.00%	2,251	1.10
269	1,208	2,040	59.00%	2,251	1.10
270	1,225	2,805	44.00%	2,251	0.80
		515,037	58.64%	576,109	118.34%

*Notes:
1. Building footprint numbers include decks for the purpose of calculating Lot Occupancy.
2. Decks were not included when computing GFA / FAR.

Total Area of Building Lots = 515,037 s.f.
Average Lot Occupancy = 58.64%
Average Per-Lot F.A.R. = 118.34%

G.F.A. for Entire Site = 576,109 s.f.
TOTAL PARCEL AREA = 1,003,544.2 s.f.
F.A.R. for Entire Site (G.F.A/TOTAL PARCEL AREA) = 0.574

VIKA

VIKA, INCORPORATED
CIVIL ENGINEERS • PLANNERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS
9500 GROSSMONT SUMMIT, SUITE 100, LAKE ARBOR, MD 20785
(301) 582-9860 • FAX (301) 582-2024
WILLIAMSBURG, VA • SEBASTOPOL, CA

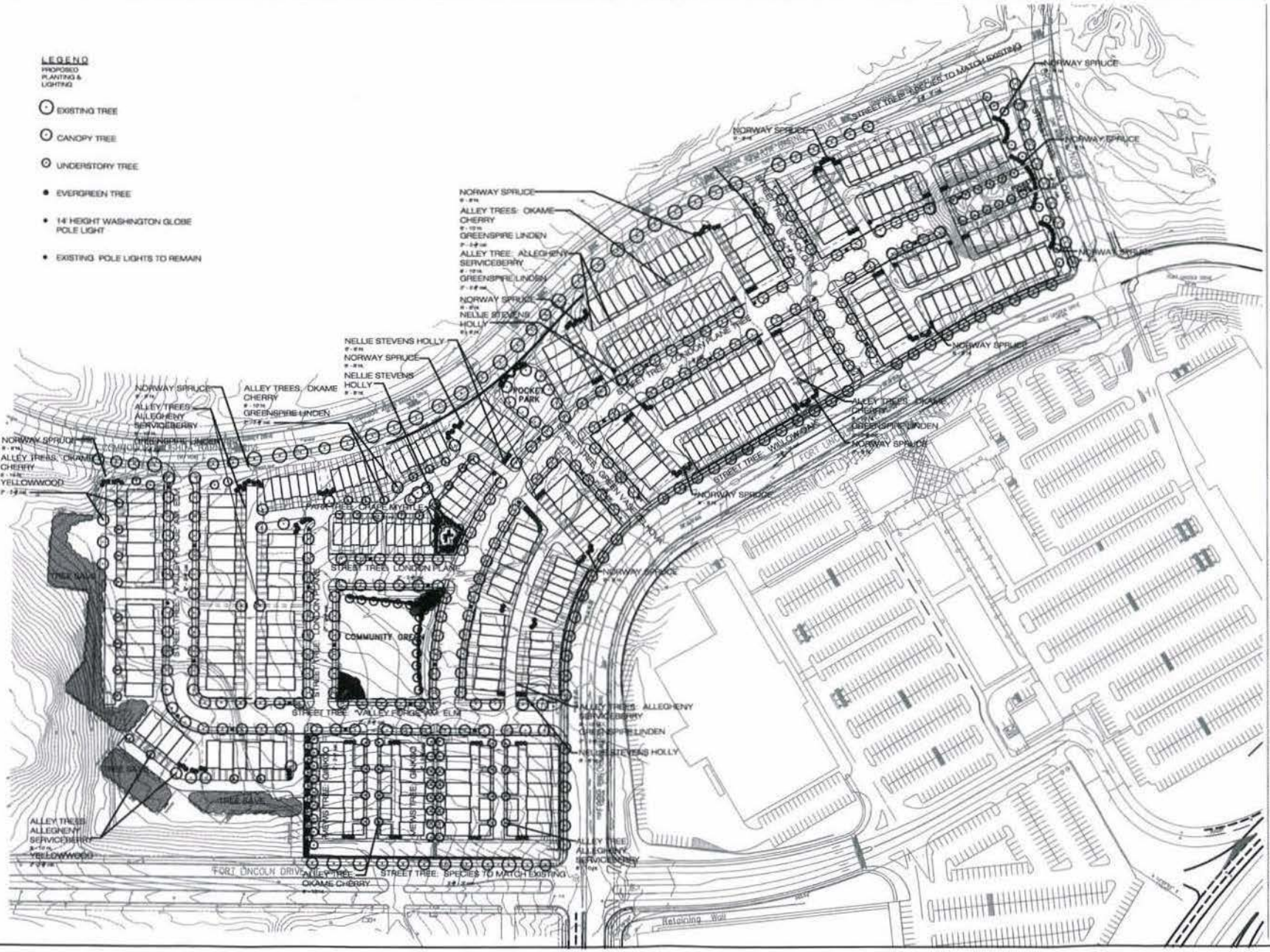
PLANNED UNIT DEVELOPMENT
THE VILLAGE AT WASHINGTON GATEWAY
WASHINGTON, DISTRICT OF COLUMBIA

SITE TABULATIONS

VIKA REVISIONS

REVISED P.U.D.	4/1/06
REVISED P.U.D.	1/18/06
DATE JAN 23, 2006	
DES. VIKA	DWN. VIKA
SCALE: AS SHOWN	
PROJECT/FILE NO. 5310-X	

C-11



PARKERRODRIGUEZ, INC.

OVERALL LANDSCAPE PLAN

THE VILLAGE AT WASHINGTON GATEWAY

WASHINGTON DISTRICT OF COLUMBIA

Revisions

Drawn by: DS

Designed by: DS/PR

Checked by: DS

Date: December 14, 2001

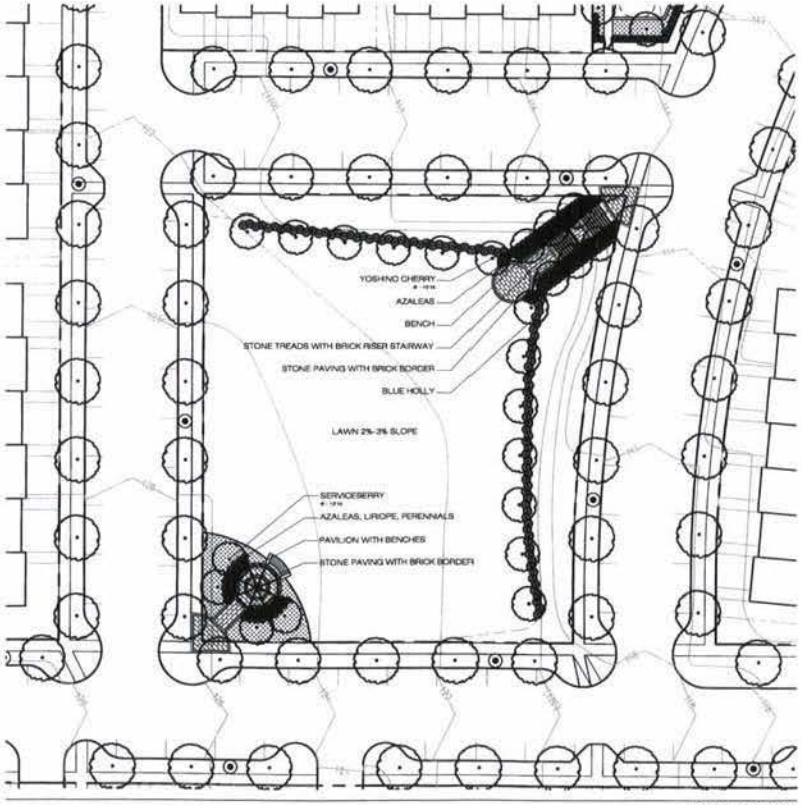
Scale: 1" = 50'-0"

Drawing Number: L-1

LEGEND

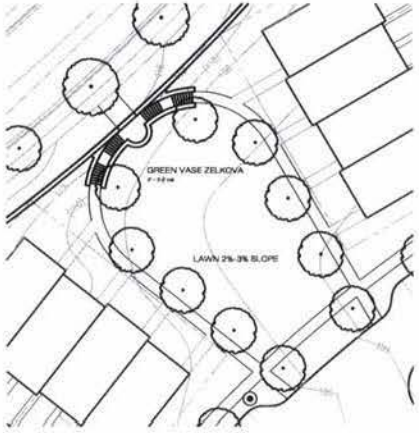
PROPOSED PLANTING AND LIGHTING

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



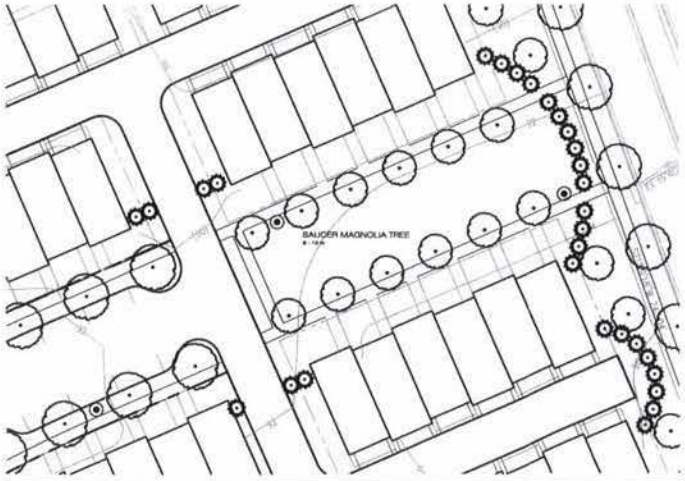
COMMUNITY GREEN

SCALE: 1" = 20'-0"



POCKET PARK

SCALE: 1" = 20'-0"



MEWS GREEN

SCALE: 1" = 20'-0"

PARKER.RODRIGUEZ, INC.

LANDSCAPE PLAN DETAILS

THE VILLAGE AT WASHINGTON GATEWAY

19 WASHINGTON DISTRICT OF COLUMBIA

Printings

Revisions

Drawn by: GA

Designed by: CL/TR

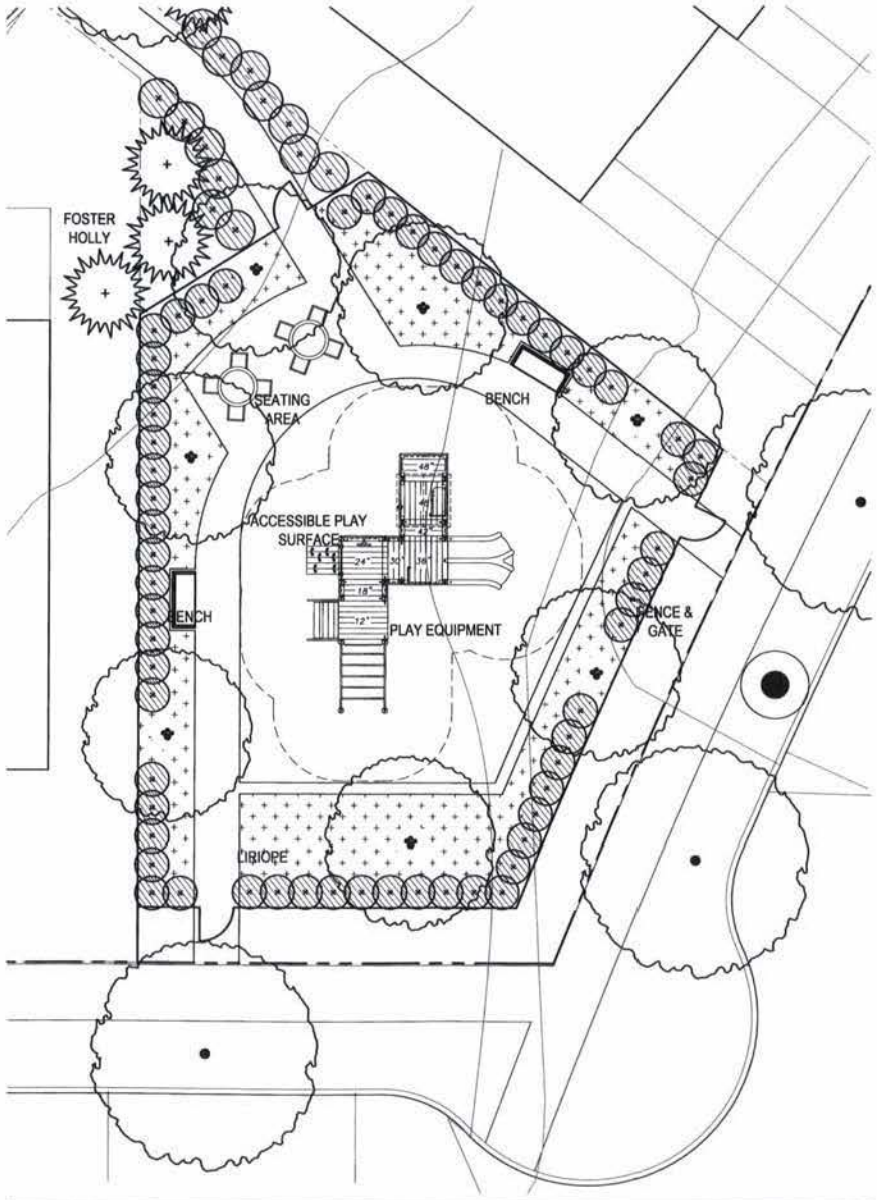
Checked by: TR

Date: December 14, 2005

Scale:

Drawing Number:

L-2



TOT LOT

SCALE: 1/4" = 1'-0"

PARKER RODRIGUEZ, INC.

LANDSCAPE PLAN DETAILS

THE VILLAGE AT WASHINGTON GATEWAY

WASHINGTON DISTRICT OF COLUMBIA

Printings

Revisions

Drawn by: CA

Designed by: CA/TR

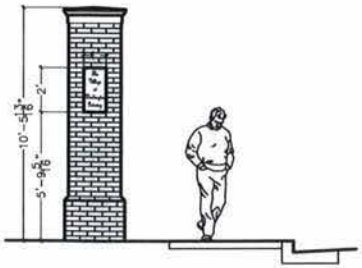
Checked by: TR

Date: December 14, 2005

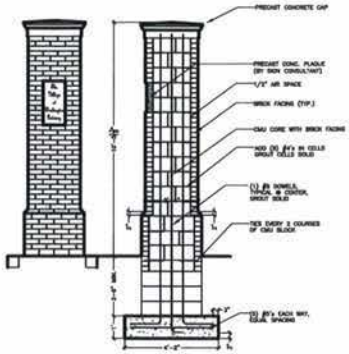
Scale: As Noted

Drawing Number:

L-3



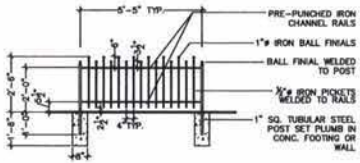
1 ENTRANCE PIER ELEVATION
SCALE: 1/2" = 1'-0"

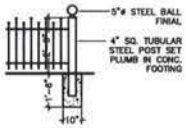


2 ENTRANCE PIER SECTION
SCALE: 1/2" = 1'-0"

GCO 19 MR

3 PAVILION
N.T.S.

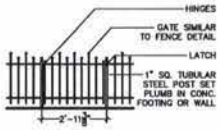




FENCE/GATE NOTES:

1. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF FENCING SPECIFYING ALL ELEMENTS AND PROPOSED CONNECTIONS FOR REVIEW AND APPROVAL BY PROJECT LANDSCAPE ARCHITECT
2. ALL IRON FENCE ELEMENTS TO BE HOT DIPPED GALVANIZED, PRIMED AND PAINTED WITH 3 COATS OF GLOSS BLACK, RUST RESISTANT ENAMEL PAINT
3. ALL WELDS TO BE GROUND SMOOTH PRIOR TO FINISHING

4 FENCE ELEVATION AND CORNER POST DETAIL
SCALE: 1/2" = 1'-0"



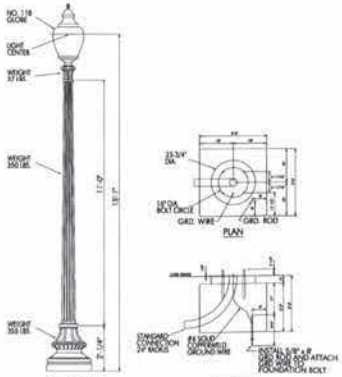
5 FENCE GATE ELEVATION
SCALE: 1/2" = 1'-0"

6 TYP. BENCH
N.T.S.

7 TYP. TRASH RECEPTACLE
N.T.S.

KOMPAN-BIG TOYS
MODEL #EC680-10

8 PLAY EQUIPMENT
N.T.S.



9 TYP. STREETLIGHT
N.T.S.

10 TYP. BOLLARD LIGHT
N.T.S.

PARKERRODRIGUEZ, INC.

LANDSCAPE DETAILS

THE VILLAGE AT WASHINGTON GATEWAY
WASHINGTON DISTRICT OF COLUMBIA

Printings
Schematic Design 12.15.05
01.23.06
05.26.06
09.26.06

Revisions

Drawn by: CA
Designed by: CA/DR
Checked by: JR
Date: December 14, 2005
Scale: As Noted

Drawing Number:
L-4

View of Entrance on Fort Lincoln Drive

PARKER RODRIGUEZ, INC.

ILLUSTRATIVE SKETCHES

THE VILLAGE AT WASHINGTON GATEWAY

WASHINGTON DISTRICT OF COLUMBIA

Printings

Revisions

Drawn by: GK

Designed by: GK/VR

Checked by: VR

Date: December 14, 2005

Scale: As Noted

Drawing Number:

L-5

View of Community Green

PARKER RODRIGUEZ, INC.

ILLUSTRATIVE SKETCHES

THE VILLAGE AT WASHINGTON GATEWAY

WASHINGTON DISTRICT OF COLUMBIA

Printings

Revisions

Drawn by

Checked by

Date

Scale As Noted

Drawing Number

L-6

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

PARKERRODRIGUEZ, INC.

ILLUSTRATIVE SKETCHES

THE VILLAGE AT WASHINGTON GATEWAY

WASHINGTON DISTRICT OF COLUMBIA

Printings

Revisions

Drawn by:

Designed by:

Checked by:

Date:

Scale: As Noted

Drawing Number:

L-7

View along Commodore Joshua Barney Drive

PARKER RODRIGUEZ, INC.

ILLUSTRATIVE SKETCHES

THE VILLAGE AT WASHINGTON GATEWAY

WASHINGTON DISTRICT OF COLUMBIA

Printings

Revisions

Drawn by: CA

Designed by: CA/RR

Checked by: RR

Date: December 14, 2005

Scale: As Noted

Drawing Number:

L-8

View of Typical Alley Condition

PARKERRODRIGUEZ, INC.

ILLUSTRATIVE SKETCHES

THE VILLAGE AT WASHINGTON GATEWAY

WASHINGTON DISTRICT OF COLUMBIA

Printings

Revisions

Drawn by: CS

Designed by: CS/TR

Checked by: TR

Date: December 14, 2005

Scale: As Noted

Drawing Number:

L-9

View of Entrance on Commodore Joshua Barney Drive

PARKER RODRIGUEZ, INC.

ILLUSTRATIVE SKETCHES

THE VILLAGE AT WASHINGTON GATEWAY

WASHINGTON DISTRICT OF COLUMBIA

Printings

Schematic Design 12.11.06

01.23.08

05.29.08

10.20.08

Revisions

Drawn by: GA

Designed by: CL/TR

Checked by: CB

Date: December 14, 2005

Scale: As Noted

Drawing Number:

L-10

View West into Pocket Park from Fort Lincoln Drive North

PARKER.RODRIGUEZ, INC.

ILLUSTRATIVE SKETCHES

THE VILLAGE AT WASHINGTON GATEWAY

WASHINGTON DISTRICT OF COLUMBIA

Printings

Schematic Design 12.15.05

01.23.06

03.24.06

06.26.06

Revisions

Drawn by: CR

Designed by: CA/TR

Checked by: TR

Date: December 14, 2005

Scale: As Noted

Drawing Number:

L-11

View from Existing Cultural/Community Center

PARKER RODRIGUEZ, INC.

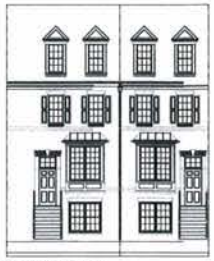
ILLUSTRATIVE SKETCHES

THE VILLAGE AT WASHINGTON GATEWAY

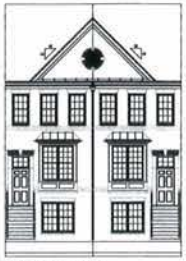
WASHINGTON DISTRICT OF COLUMBIA

Drawing Number:

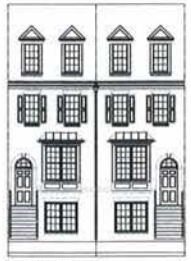
L-12



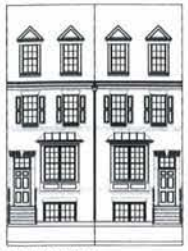
16' TOWNHOUSE UNIT C
FRONT ELEVATION 1
SLAB-ON-GRADE CONDITION



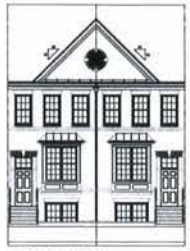
16' TOWNHOUSE UNIT C
FRONT ELEVATION 2
SLAB-ON-GRADE CONDITION



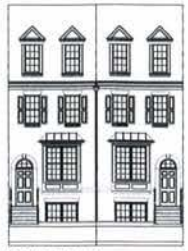
16' TOWNHOUSE UNIT C
FRONT ELEVATION 3
SLAB-ON-GRADE CONDITION



16' TOWNHOUSE UNIT C
FRONT ELEVATION 1
ENGLISH BASEMENT CONDITION

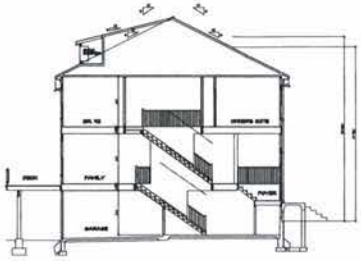


16' TOWNHOUSE UNIT C
FRONT ELEVATION 2
ENGLISH BASEMENT CONDITION

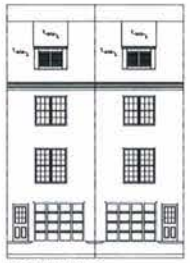


16' TOWNHOUSE UNIT C
FRONT ELEVATION 3
ENGLISH BASEMENT CONDITION

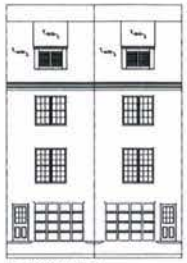
16' TOWNHOUSE UNIT C
SECTION W/ STD. BASEMENT



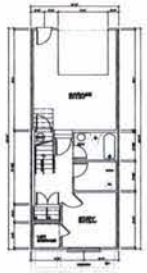
16' TOWNHOUSE UNIT C
SECTION W/ ALT. ENGLISH BASEMENT



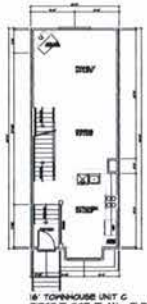
16' TOWNHOUSE UNIT C
REAR ELEVATION



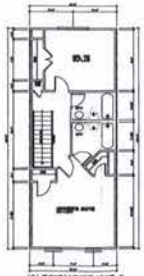
16' TOWNHOUSE UNIT C
REAR ELEVATION
ENGLISH BASEMENT CONDITION



16' TOWNHOUSE UNIT C
LOWER LEVEL PLAN



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



16' TOWNHOUSE UNIT C
2ND FLOOR PLAN - ELEV. 1 & 3

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

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

Scale: 1/8 inch = 1 foot, typical

NOTE: END & CORNER UNITS EXTERIOR TO BE SHEATHED WITH BRICK, INTERIOR UNITS TO TO BE SHEATHED WITH SIDING.

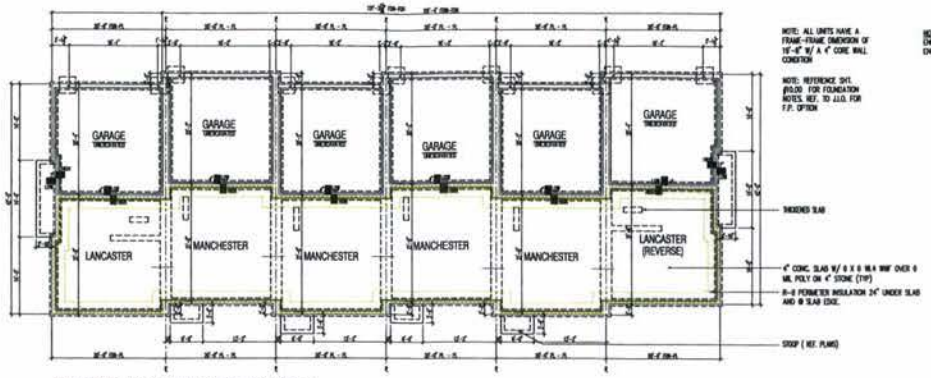
VIKA
CHARTERED PLANNERS ■ LANDSCAPE ■ ARCHITECTS ■ SURVEYORS ■ SITE DESIGNERS
VIKA INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200
MCLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)741-7787
WALDAK, VA ■ GERMANTOWN, MD

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

16' TOWNHOUSE ARCHITECTURAL PLANS, SECTIONS & ELEVATIONS

VIKA REVISIONS

REVISED P.U.D.	5/1/06
REVISED P.U.D.	5/26/06
DATE JAN 23, 2006	
DES. VIKA	DWN. VIKA
SCALE: AS SHOWN	
PROJECT/FILE NO. 5310-X	
SHEET NO. A-1	

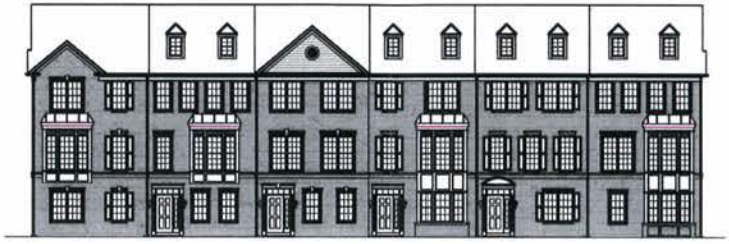


6-PLEX BUILDING FOOTPRINT "1" - SLAB CONDITION

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

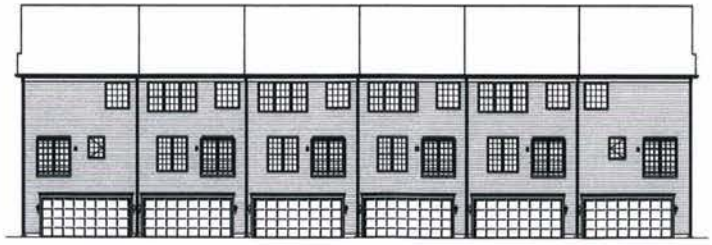
NOTE: REFERENCE FRONT ELEVATIONS FOR MORE INFORMATION REGARDING BRICKLINTEL DETAIL, OPTIONAL WINDOWS, STOOPS, AND COLUMNS

NOTE: REFERENCE TYPICAL WALL SECTION SHT. #5.00 FOR FOUNDATION AND FACING SPECIFICATIONS



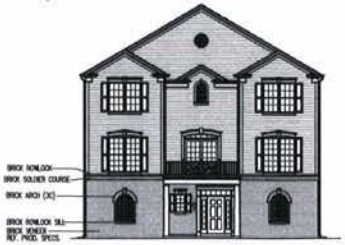
6-PLEX FRONT ELEVATION

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



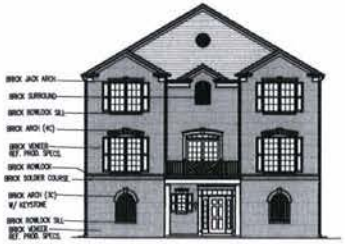
6-PLEX REAR ELEVATION

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



LEFT SIDE ELEV. W/ BRICK & SIDING

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



LEFT SIDE ELEV. W/ OPT. FULL BRICK

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

VIKA

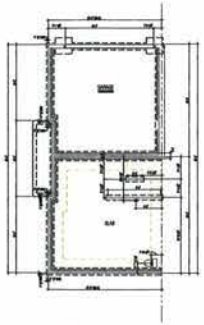
VIKA INCORPORATED
CHARTERED PLANNERS, LANDSCAPE, ARCHITECTS & SURVEYORS (VIKA)
8180 GREENSBORO DRIVE, SUITE 200 • MCLEAN, VIRGINIA 22102
703-442-7800 FAX 703-610-9213
WALDORF, MD • GERMANTOWN, MD

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

20' TOWNHOUSE ARCHITECTURAL PLANS & ELEVATIONS

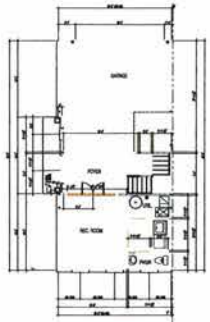
VIKA REVISIONS

REVISED P.U.D.	6/1/06
REVISED P.U.D.	1/26/06
DATE	JAN 23, 2006
DES. VIKA	DWN. VIKA
SCALE:	AS SHOWN
PROJECT/FILE NO.	5310-X
SHEET NO.	A-2

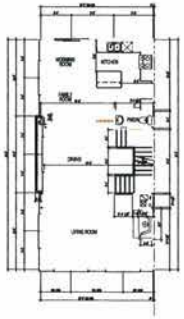


LANCASTER FOUNDATION PLAN

LANCASTER PART. FDN. @ ELEV. #2

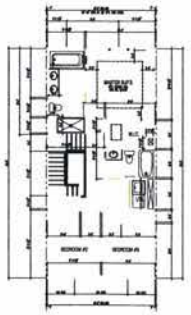


LANCASTER GARAGE LEVEL PLAN



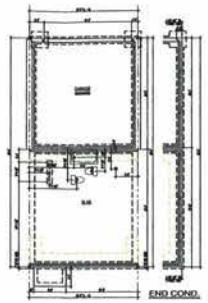
LANCASTER FIRST FLOOR PLAN

LANCASTER PART. 1ST FLOOR PLAN W/ GOURMET KITCHEN

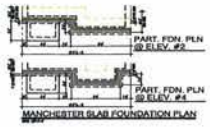


LANCASTER SECOND FLOOR PLAN

END COND.



END COND.



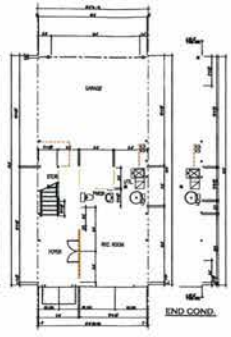
PART. FDN. PLN @ ELEV. #2

PART. FDN. PLN @ ELEV. #4

MANCHESTER SLAB FOUNDATION PLAN

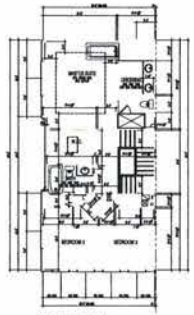
END COND.

MANCHESTER GARAGE LEVEL PLAN W/ OPT. BEDROOM

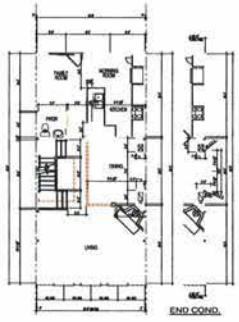


END COND.

MANCHESTER GARAGE LEVEL PLAN



MANCHESTER SECOND FLOOR PLAN



END COND.

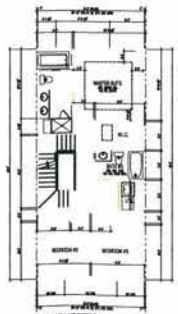
MANCHESTER FIRST FLOOR PLAN - KITCHEN REAR

END COND.

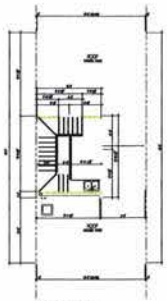
MANCHESTER FIRST FLOOR PLAN - KITCHEN FRONT

MANCHESTER PART. FIRST FLOOR PLAN - OPT. GOURMET KITCHEN @ KIT. REAR

MANCHESTER PART. FIRST FLOOR PLAN - OPT. GOURMET KITCHEN @ KIT. FRONT



MANCHESTER SECOND FLOOR PLAN W/ ROOF TERRACE



MANCHESTER ROOF TERRACE PLAN

VIKA

ENGINEERING • LANDSCAPE ARCHITECTURE • SURVEYING • OPT. SERVICES

VIKA INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 • MCLEAN, VIRGINIA 22102
(703) 442-7800 FAX (703) 610-9471
MCLEAN, VA GERMANTOWN, MD

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

20' TOWNHOUSE ARCHITECTURAL PLANS & ELEVATIONS

VIKA REVISIONS

REVISED P.U.D.	8/1/08
REVISED P.U.D.	1/28/08
DATE	JAN 23, 2008
DES. VIKA	DWN. VIKA
SCALE: AS SHOWN	
PROJECT/FILE NO. 5310-X	
SHEET NO. A-2a	

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

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

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

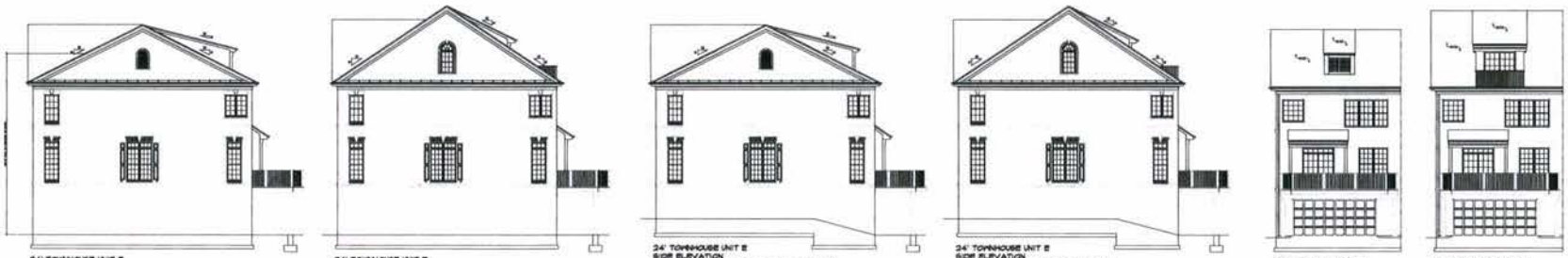
24' TOWNHOUSE UNIT E
FRONT ELEVATION 4
SLAB-ON-GRADE CONDITION

24' TOWNHOUSE UNIT E
FRONT ELEVATION 1
ENGLISH BASEMENT CONDITION

24' TOWNHOUSE UNIT E
FRONT ELEVATION 2
ENGLISH BASEMENT CONDITION

24' TOWNHOUSE UNIT E
FRONT ELEVATION 3
ENGLISH BASEMENT CONDITION

24' TOWNHOUSE UNIT E
FRONT ELEVATION 4
ENGLISH BASEMENT CONDITION



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

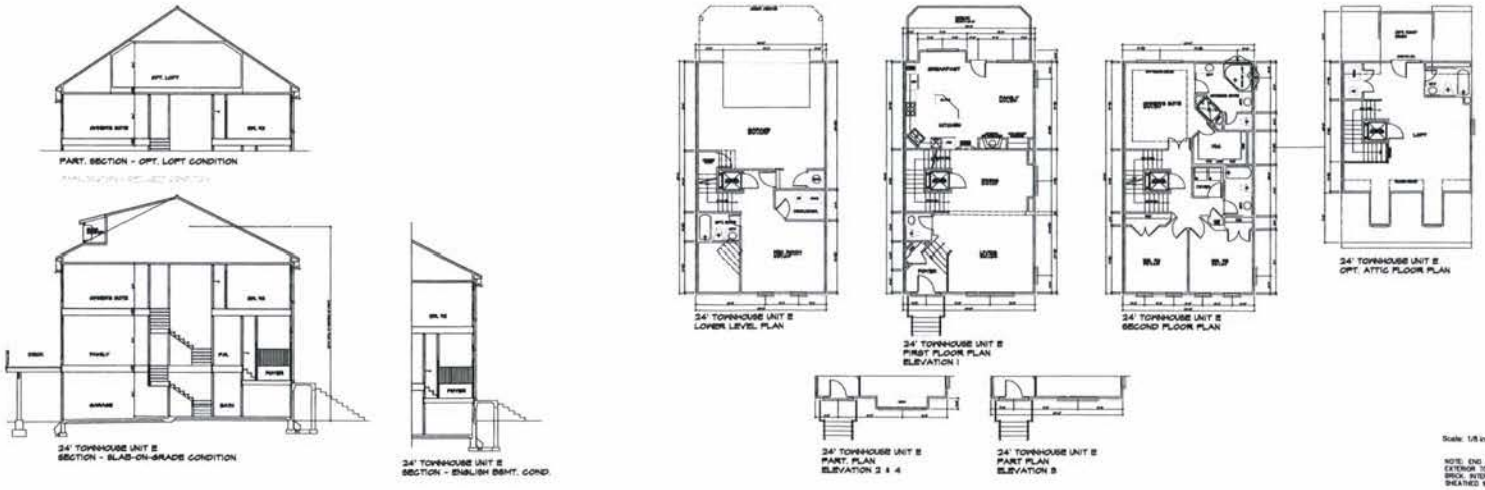
24' TOWNHOUSE UNIT E
SIDE ELEVATION
LOFT SLAB-ON-GRADE CONDITION

24' TOWNHOUSE UNIT E
SIDE ELEVATION
STANDARD ENGLISH BASEMENT CONDITION

24' TOWNHOUSE UNIT E
SIDE ELEVATION
LOFT ENGLISH BASEMENT CONDITION

24' TOWNHOUSE UNIT E
REAR ELEVATION
STANDARD CONDITION

24' TOWNHOUSE UNIT E
REAR ELEVATION
LOFT CONDITION



PART. SECTION - OPT. LOFT CONDITION

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

24' TOWNHOUSE UNIT E
SECTION - ENGLISH BSMT. COND.

24' TOWNHOUSE UNIT E
LOWER LEVEL PLAN

24' TOWNHOUSE UNIT E
FIRST FLOOR PLAN
ELEVATION 1

24' TOWNHOUSE UNIT E
SECOND FLOOR PLAN

24' TOWNHOUSE UNIT E
OPT. ATTIC FLOOR PLAN

24' TOWNHOUSE UNIT E
PART. PLAN
ELEVATION 2 & 4

24' TOWNHOUSE UNIT E
PART PLAN
ELEVATION 3

Scale: 1/8 inch = 1 foot

NOTE: END & CORNER UNITS EXTERIOR TO BE SHEATHED WITH BRICK. INTERIOR UNITS TO TO BE SHEATHED WITH SIDING.

VIKA

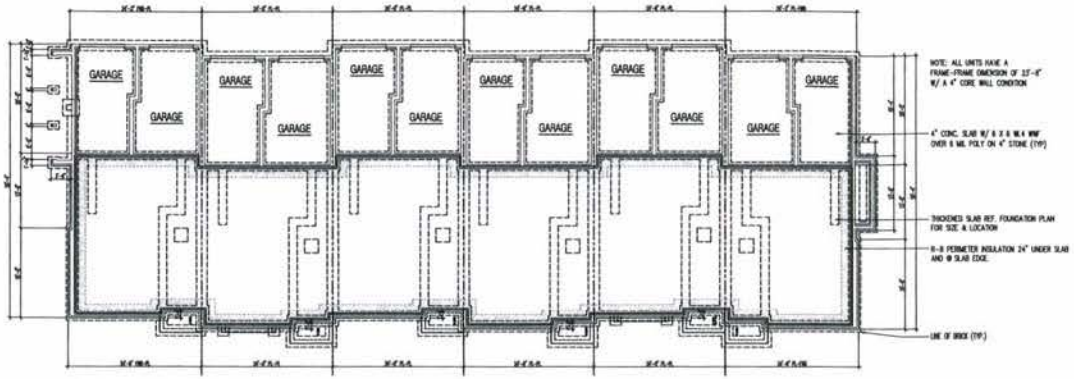
VIKA, INCORPORATED
CIVIL ENGINEERS • SURVEYORS • PLANNERS • LANDSCAPE ARCHITECTS
8180 GREENSBORO DRIVE, SUITE 200 • MCLEAN, VIRGINIA 22102
(703) 442-7800 • FAX 8 (703) 848-2679
MALVERN, PA • GERMANTOWN, MD

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

24' TOWNHOUSE ARCHITECTURAL PLANS, SECTIONS & ELEVATIONS

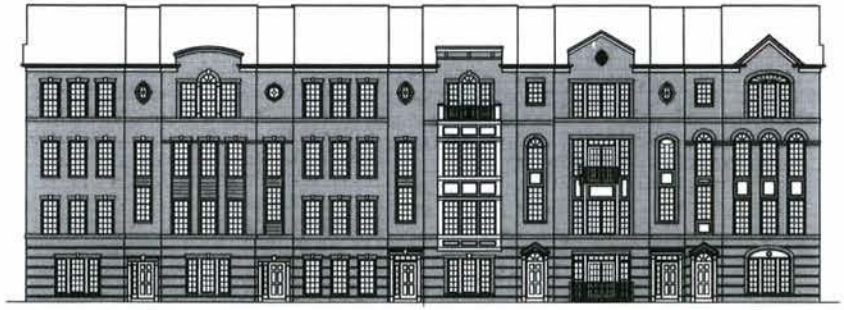
VIKA REVISIONS

REVISED P.U.D.	6/7/06
REVISED P.U.D.	5/29/08
DATE: JAN 23, 2006	
DES. VIKA	DWN. VIKA
SCALE: AS SHOWN	
PROJECT/FILE NO. 5310-X	
SHEET NO. A-3	



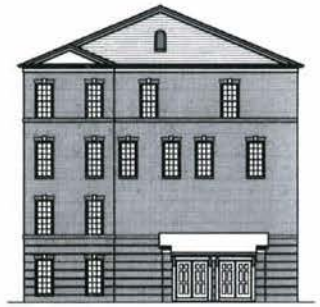
NOTE: END UNIT (AS SHOWN) WITH SIDE ENTRY OPTIONAL. FINAL END UNIT CONFIGURATION TO BE DETERMINED UPON FINAL ENGINEERING.

6-PLEX BUILDING FOOTPRINT "10" - SLAB CONDITION
SCALE: 1/8" = 1'-0"
NOTE: REFERENCE FRONT ELEVATIONS FOR MORE INFORMATION REGARDING WINDOWS/GARAGE DOORS, OPTIONAL HOODS, STOOPS, AND COLUMNS
NOTE: REFERENCE FOUNDATION PLAN FOR INFORMATION NOT SHOWN

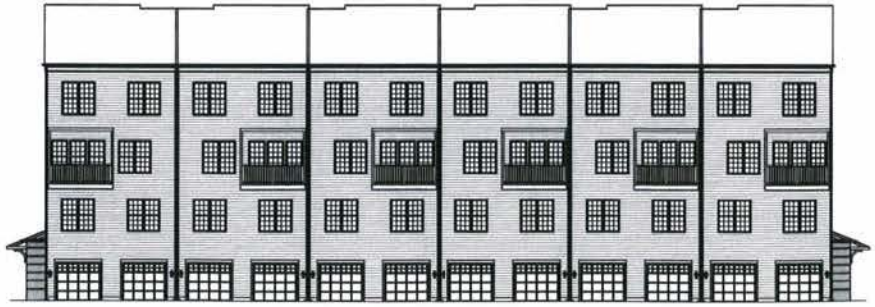


6-PLEX FRONT ELEVATION
SCALE: 1/8" = 1'-0"

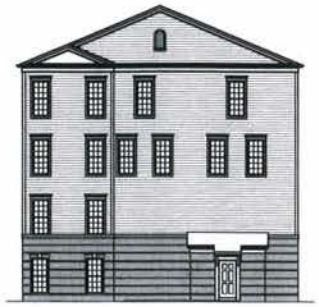
SIDE ELEV. W/ BRICK & SIDING - W/ METER RM.
SCALE: 1/8" = 1'-0"



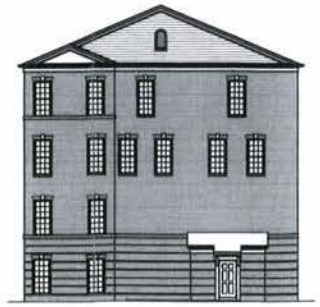
SIDE ELEV. W/ OPT. FULL BRICK - W/ METER RM.
SCALE: 1/8" = 1'-0"



6-PLEX REAR ELEVATION
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"

VIKA

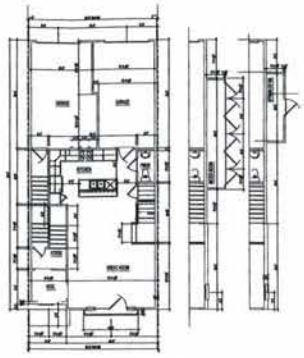
ENGINEERS/PLANNERS/LANDSCAPE ARCHITECTS/SURVEYORS/GPS SERVICES
VIKA, SOUTHERN NO.
8180 GREENSBORO DRIVE, SUITE 200, MCLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)741-1797
WALDORF, MD ■ WASHINGTON, DC

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

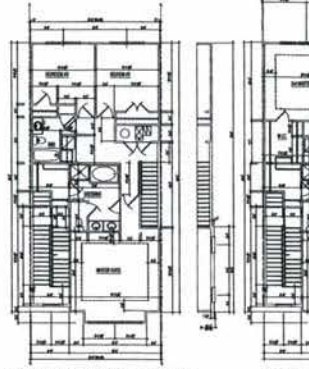
2 OVER 2 TOWNHOUSE ARCHITECTURAL PLANS & ELEVATIONS

VIKA REVISIONS

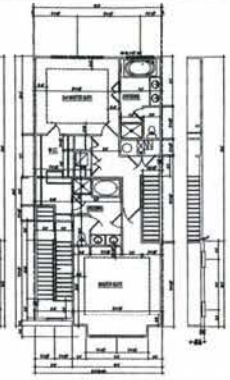
REVISED P.U.D.	5/1/06
REVISED P.U.D.	5/26/06
DATE JAN 23, 2006	
DES. VIKA	DWN. VIKA
SCALE: AS SHOWN	
PROJECT/FILE NO. 5310-X	
SHEET NO. A-4	



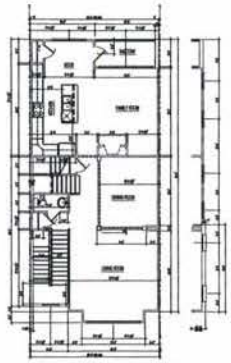
LAYFAYETTE GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



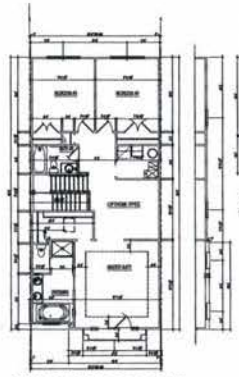
LAYFAYETTE SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



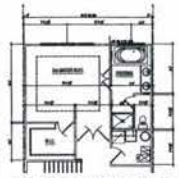
LAYFAYETTE ALTERNATE SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



SARATOGA THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



SARATOGA FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



SARATOGA ALTERNATE FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES

VIKA, INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 ■ MCLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)787-1287
TAYLOR, TX ■ WASHINGTON, DC

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

2 OVER 2 TOWNHOUSE ARCHITECTURAL PLANS

VIKA REVISIONS

REVISED P.U.D.	4/7/06
REVISED P.U.D.	7/28/06
DATE JAN 23, 2006	
DES. VIKA	DWN. VIKA
SCALE: AS SHOWN	
PROJECT/FILE NO. 5310-X	
SHEET NO. A-4a	