

16'x36' & 20'x36' TOWNHOMES



16'x36' & 20'x36' TOWNHOMES



24'x42' TOWNHOMES

LESSARD GROUP INC.
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PROPOSED ARCHITECTURAL RENDERINGS

OCTOBER 16, 2007

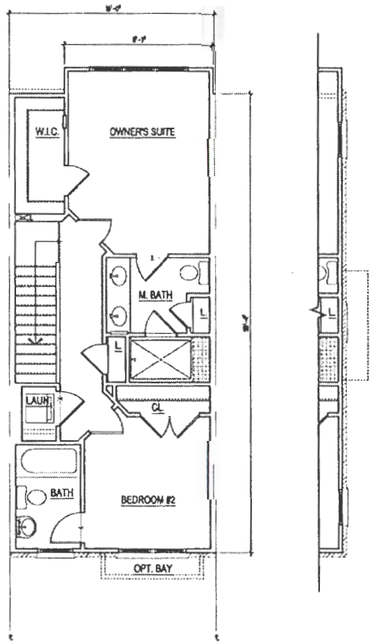
THE VILLAGE AT WASHINGTON GATEWAY
WASHINGTON, D.C.

FT. LINCOLN NEWTOWN CORPORATION &
THE NEIGHBORHOODS OF EYA

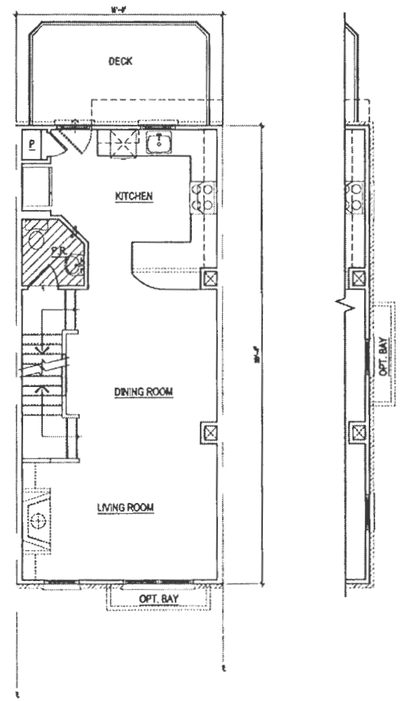
0 8 16 32
1/16" = 1'-0"

EYA.130A.00

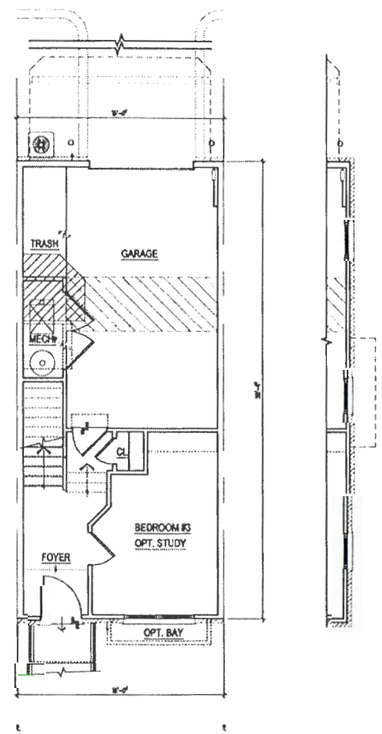
ZONING COMMISSION
District of Columbia
CASE NO.06-08A
EXHIBIT NO.1B



1 A-1 Third Floor Plan
SCALE 1/4"=1'-0"



1 A-1 Second Floor Plan
SCALE 1/4"=1'-0"



1 A-1 Ground Floor Plan w/ One Car Garage
SCALE 1/4"=1'-0"

AREA - 16' TOWNHOUSE		
	ANSI	G.F.A.
STD.	1400 SF	17[illegible] SF
MAXIMUM W/ LOFT & OPT BAY	1850 SF	22[illegible] SF

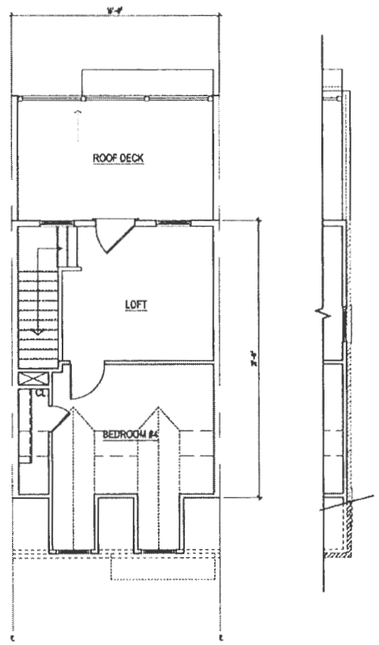
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THE VILLAGE AT WASHINGTON GATEWAY

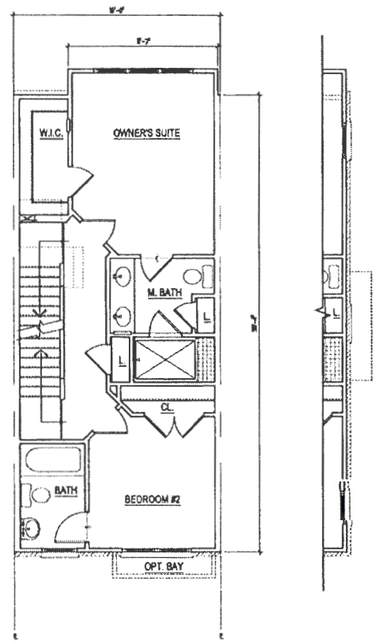
16' TOWNHOMES
FLOOR PLANS

REVISIONS

A-1



2 A-1a Opt. Loft Floor Plan
SCALE: 1/4"=1'-0"



1 A-1a Third Floor Plan w/ Opt. Loft
SCALE: 1/4"=1'-0"

AREA - 16' TOWNHOUSE		
	ANSI	G.F.A.
STD.	1400 SF	1725 SF
MAXIMUM W/ LOFT & OPT BAY	1850 SF	2275 SF

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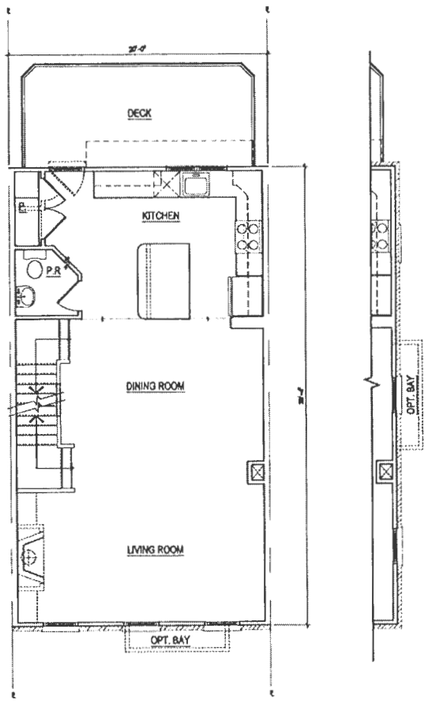
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THE VILLAGE AT WASHINGTON GATEWAY

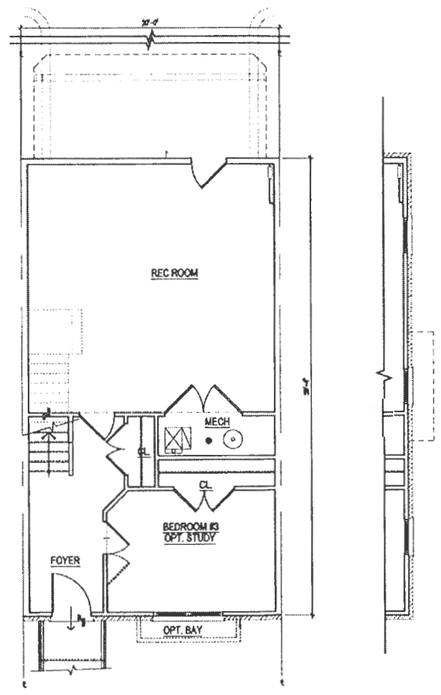
16' TOWNHOMES
FLOOR PLANS

REVISIONS

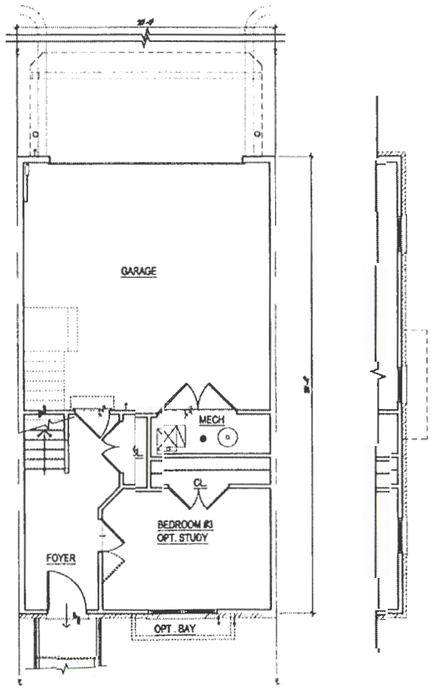
A-1a



3 A-2 Second Floor Plan
SCALE: 1/4"=1'-0"



2 A-2 Alt. Ground Floor Plan w/ Den
SCALE: 1/4"=1'-0"



1 A-2 Ground Floor Plan
SCALE: 1/4"=1'-0"

AREA - 20' TOWNHOUSE		
	ANSI	G.F.A.
STD.	1700 SF	1925 SF
MAXIMUM W/ LOFT & OPT BAY	2675 SF	2800 SF

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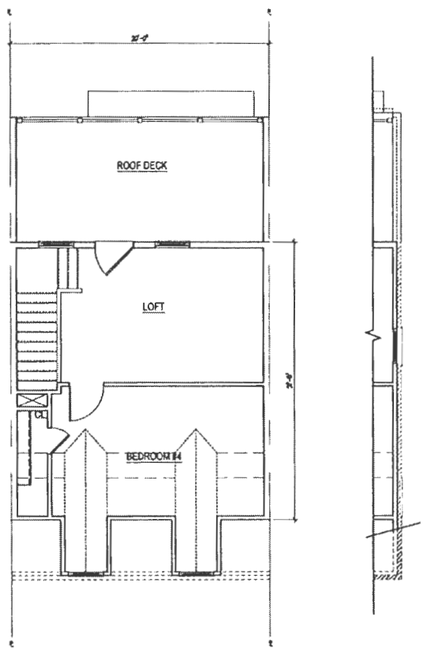
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THE VILLAGE AT WASHINGTON GATEWAY

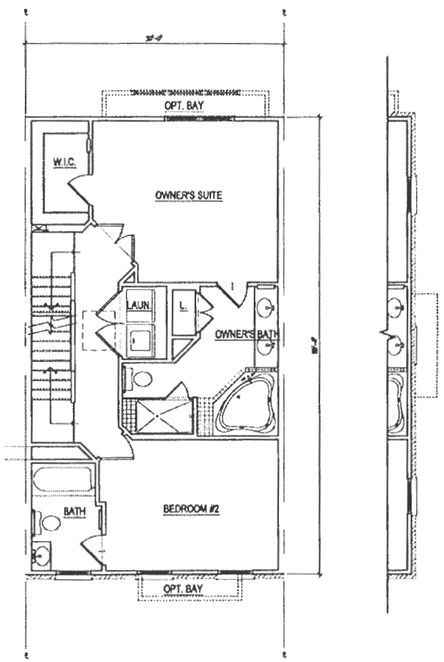
20' TOWNHOMES
FLOOR PLANS

REVISIONS

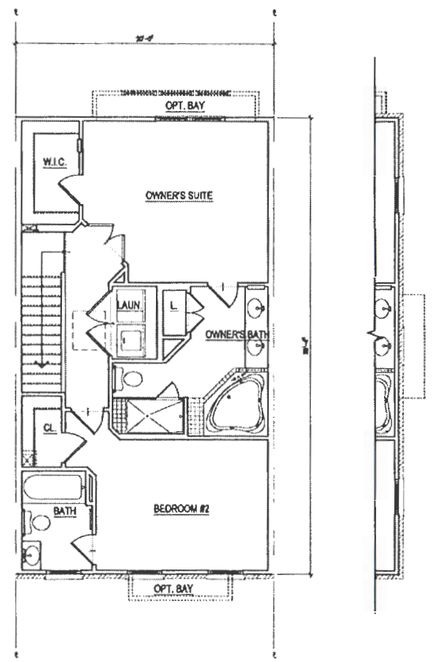
A-2



3 A-2a Opt. Loft Floor Plan
SCALE: 1/4"=1'-0"



2 A-2a Third Floor Plan w/ Opt. Loft
SCALE: 1/4"=1'-0"



1 A-2a Third Floor Plan
SCALE: 1/4"=1'-0"

AREA - 20' TOWNHOUSE		
	ANSI	G.F.A.
STD.	1700 SF	2125 SF
MAXIMUM W/ LOFT & OPT BAY	2675 SF	2800 SF

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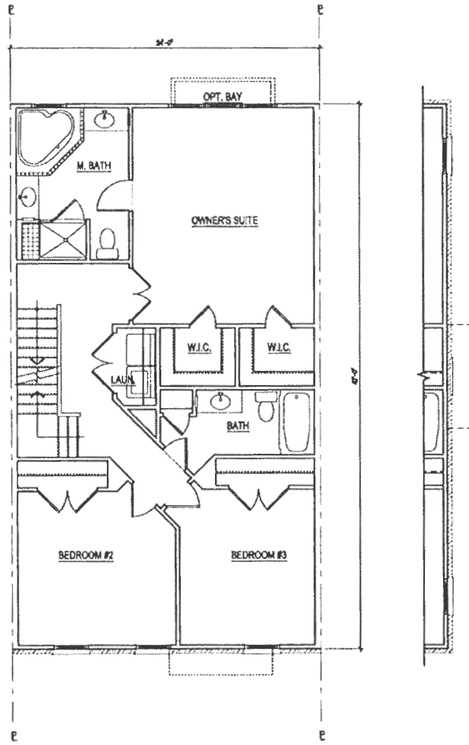
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THE VILLAGE AT WASHINGTON GATEWAY

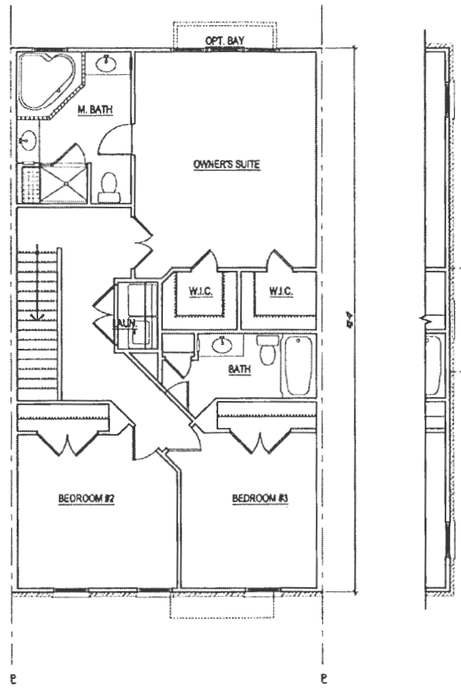
20' TOWNHOMES
FLOOR PLANS

REVISIONS

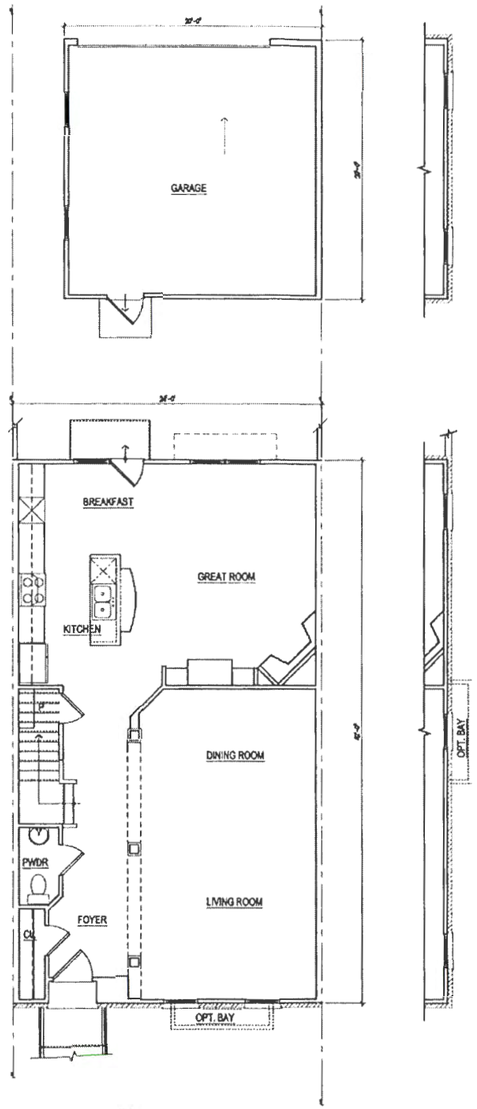
A-2a



3 A-3 Second Floor Plan
SCALE: 1/4"=1'-0"



2 A-3 Second Floor Plan
SCALE: 1/4"=1'-0"



1 A-3 Ground Floor Plan
SCALE: 1/4"=1'-0"

AREA - 24' TOWNHOUSE		
	ANSI	G.F.A.
STD.	2000 SF	2000 SF
MAXIMUM W/ LOFT & OPT BAY	2875 SF	3250 SF

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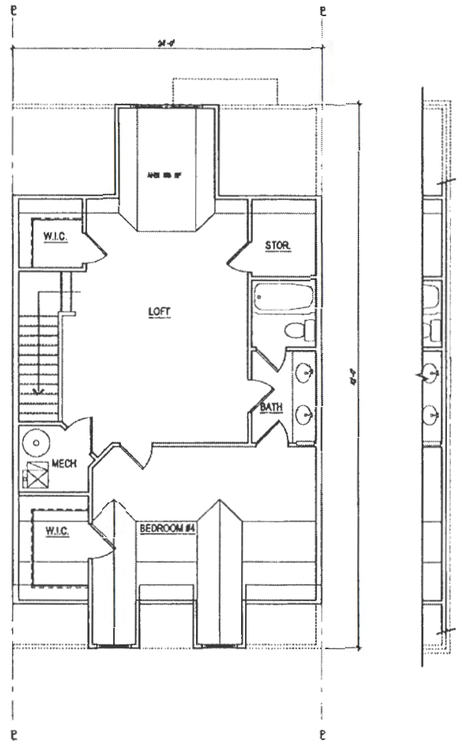
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THE VILLAGE AT WASHINGTON GATEWAY

24' TOWNHOMES
FLOOR PLANS

REVISIONS

A-3



1 A-3a Opt. Loft Floor Plan
SCALE 1/4"=1'-0"

AREA - 24' TOWNHOUSE		
	ANSI	G.F.A.
STD.	2000 SF	2000 SF
MAXIMUM W/ LOFT & OPT BAY	2875 SF	3250 SF

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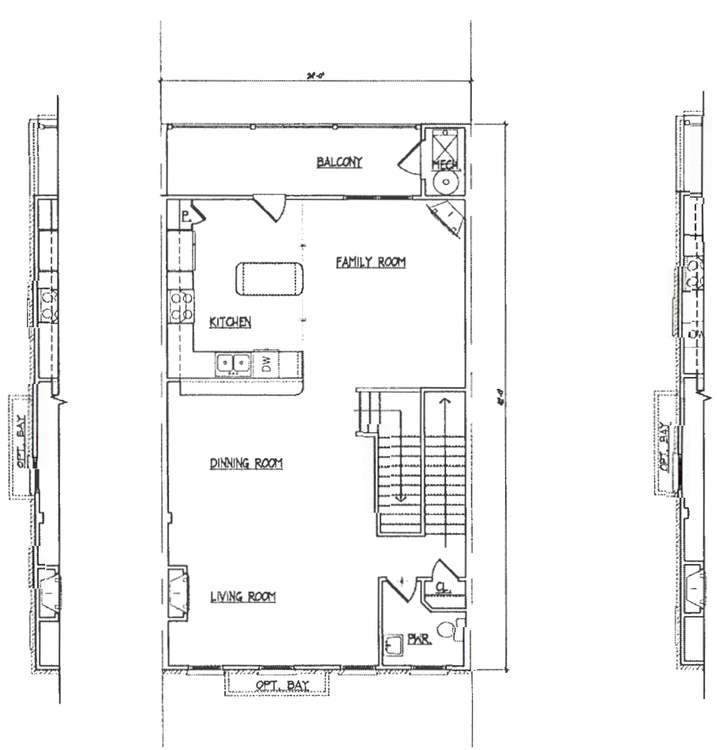
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THE VILLAGE AT WASHINGTON GATEWAY

24' TOWNHOMES
FLOOR PLANS

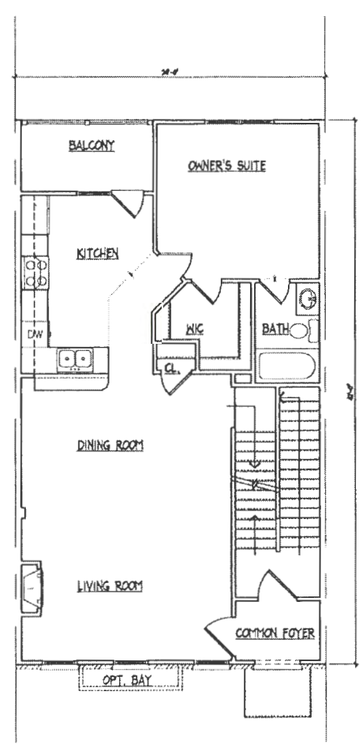
REVISIONS

A-3a



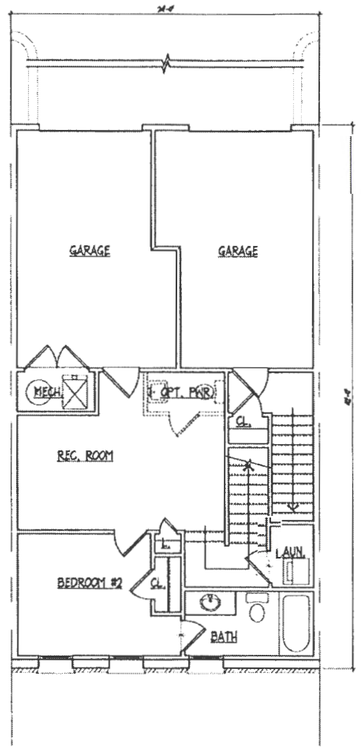
3 A-4 Third Floor Plan Unit B

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



2 A-4 Second Floor Plan Unit A

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



1 A-4 Ground Floor Plan Units A & B

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

AREA - 2 OVER 2 TOWNHOUSE		
	ANSI	G.F.A.
UNIT 1	1300 SF	1600 SF
UNIT 2	1850 SF	2200 SF
MAXIMUM W/ OPT BAY	3200 SF	3850 SF

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THE VILLAGE AT WASHINGTON GATEWAY

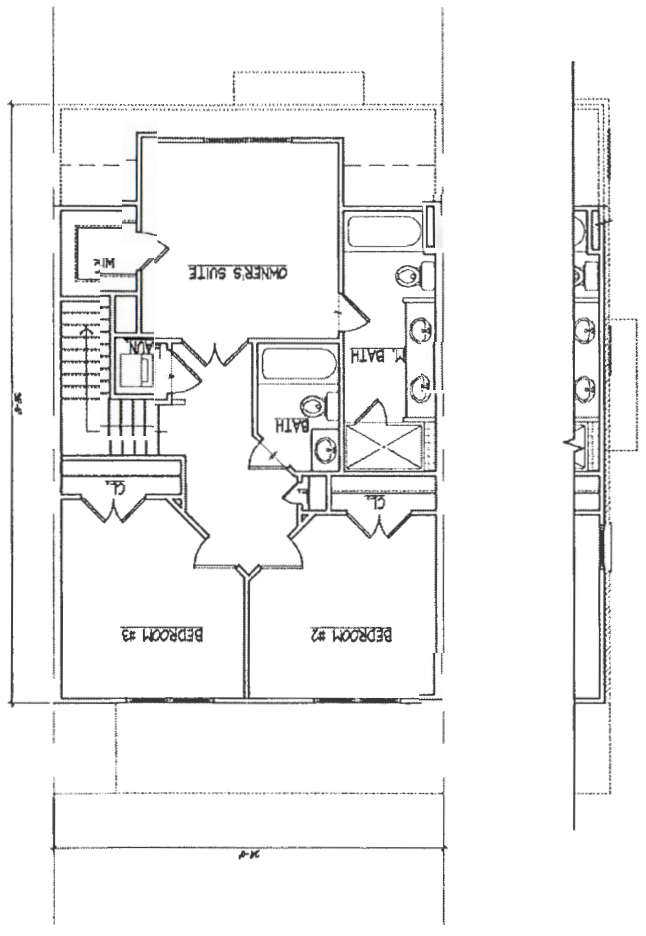
2 OVER 2 TOWNHOMES
FLOOR PLANS

REVISIONS

A-4

AREA - 2 OVER 2 TOWNHOUSE		
	ANSI	GFA
UNIT 1	1300 SF	1600 SF
UNIT 2	1850 SF	2200 SF
MAXIMUM W/ OPT BAY	3200 SF	3650 SF

1 A-4a Fourth Floor Plan UNIT B
SCALE: 1/4"=1'-0"



A-4a

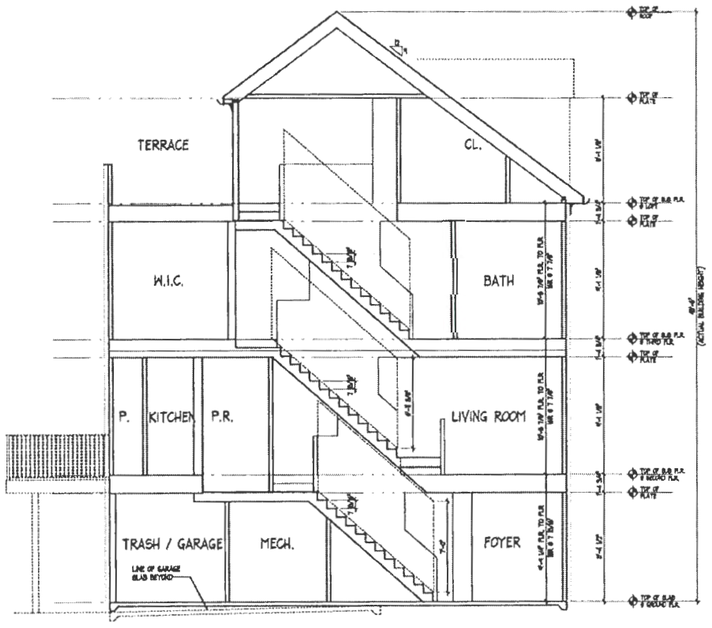
RESIDENCES

2 OVER 2 TOWNHOMES
FLOOR PLANS

THE VILLAGE AT WASHINGTON GATEWAY

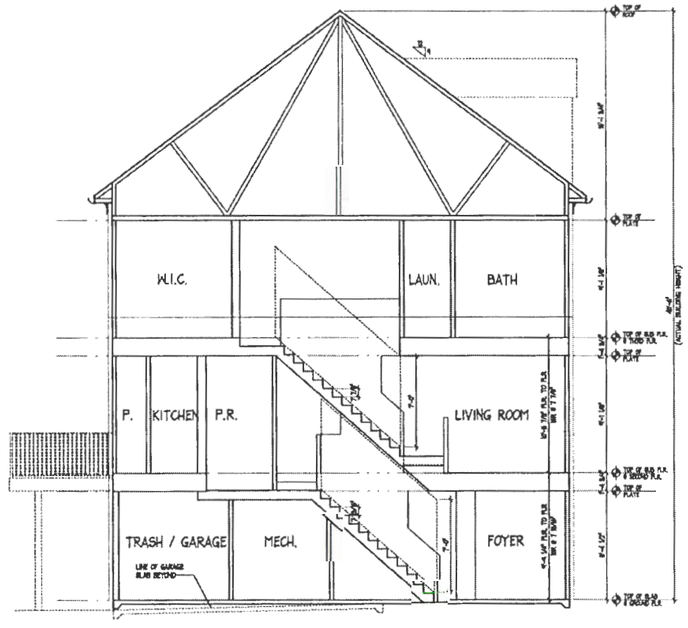
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2 S-10 Building Section w/ LoR
SCALE: 1/4"=1'-0"

NOTE: BUILDING HEIGHT FOR ZONING PURPOSES SHALL BE CALCULATED BY COMPARING THE "ACTUAL BUILDING HEIGHT" WITH THE DISTANCE FROM FINISHED FLOOR TO AVERAGE FINISHED GRADE



1 S-10 Building Section
SCALE: 1/4"=1'-0"

NOTE: BUILDING HEIGHT FOR ZONING PURPOSES SHALL BE CALCULATED BY COMPARING THE "ACTUAL BUILDING HEIGHT" WITH THE DISTANCE FROM FINISHED FLOOR TO AVERAGE FINISHED GRADE

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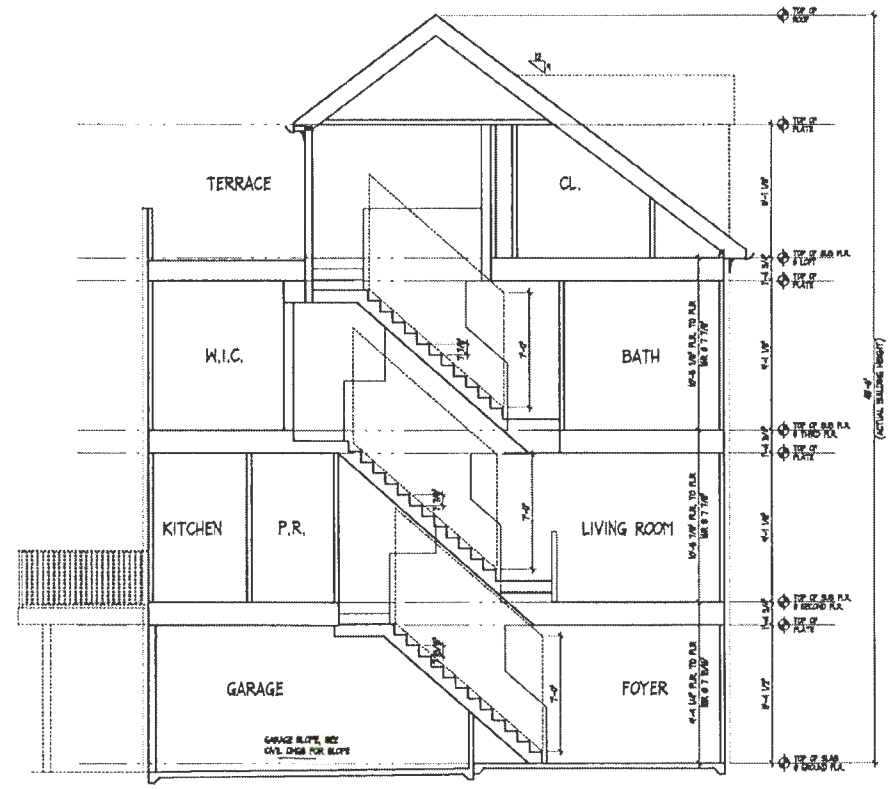
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THE VILLAGE AT WASHINGTON GATEWAY

16' TOWNHOMES
BUILDING SECTION

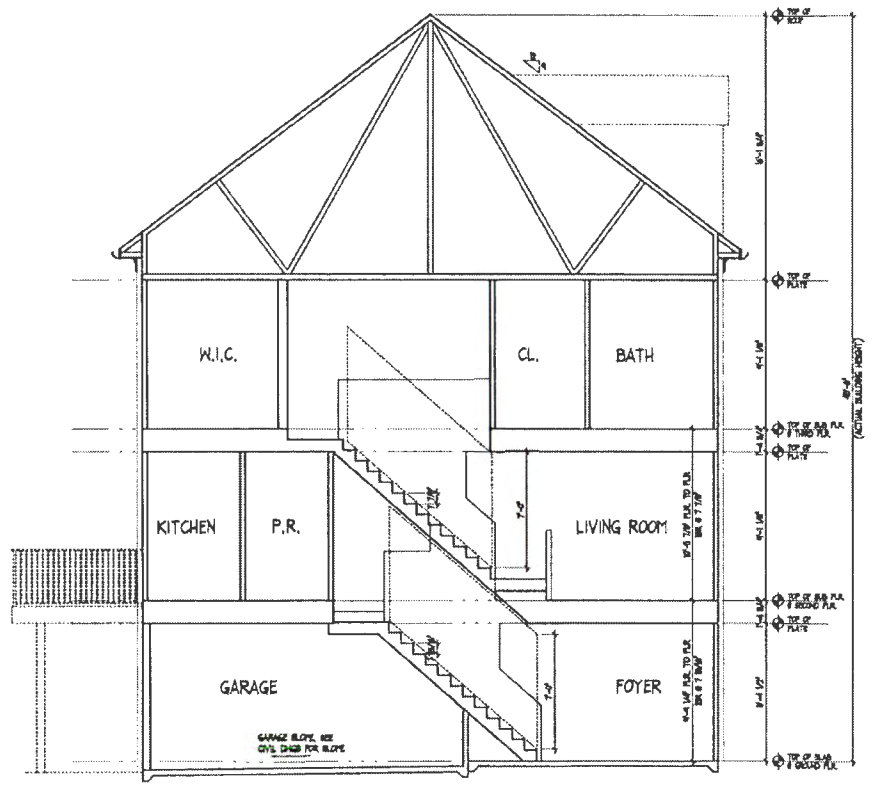
REVISIONS

S-10



2 S-20 Building Section
SCALE: 1/4"=1'-0"

NOTE: BUILDING HEIGHT FOR ZONING PURPOSES SHALL BE CALCULATED BY COMBINING THE "ACTUAL BUILDING HEIGHT" WITH THE DISTANCE FROM FINISHED FLOOR TO AVERAGE FINISHED GRADE



1 S-20 Building Section
SCALE: 1/4"=1'-0"

NOTE: BUILDING HEIGHT FOR ZONING PURPOSES SHALL BE CALCULATED BY COMBINING THE "ACTUAL BUILDING HEIGHT" WITH THE DISTANCE FROM FINISHED FLOOR TO AVERAGE FINISHED GRADE

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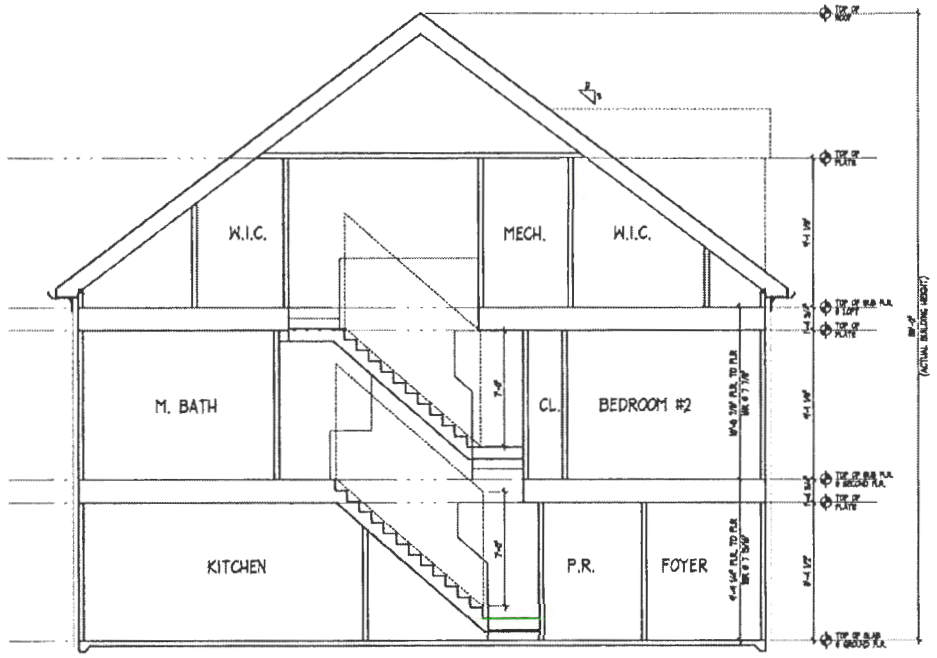
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THE VILLAGE AT WASHINGTON GATEWAY

20' TOWNHOMES
BUILDING SECTION

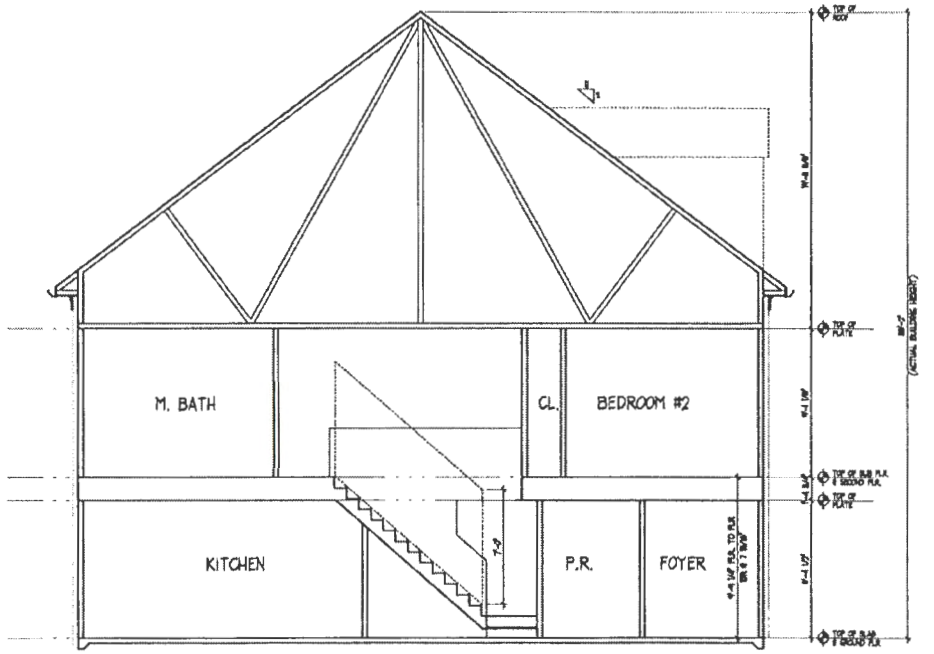
REVISIONS

S-20



2 S-30 Building Section
SCALE: 1/4"=1'-0"

NOTE: BUILDING HEIGHT FOR ZONING PURPOSES SHALL BE CALCULATED BY COMBINING THE VACUAL BUILDING HEIGHT WITH THE DISTANCE FROM FINISHED FLOOR TO AVERAGE FINISHED GRADE



1 S-30 Building Section
SCALE: 1/4"=1'-0"

NOTE: BUILDING HEIGHT FOR ZONING PURPOSES SHALL BE CALCULATED BY COMBINING THE VACUAL BUILDING HEIGHT WITH THE DISTANCE FROM FINISHED FLOOR TO AVERAGE FINISHED GRADE

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THE VILLAGE AT WASHINGTON GATEWAY

24' TOWNHOMES
BUILDING SECTION

REVISIONS

S-30



1 / S-40 Building Section

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

NOTE: BUILDING HEIGHT FOR ZONING PURPOSES SHALL BE CALCULATED BY DETERMINING THE VERTICAL DISTANCE FROM THE LOWEST POINT WITHIN THE BUILDING HEIGHT BETWEEN THE GARAGE AND FOYER FINISH FLOOR TO AVERAGE FINISHED GRADE

S-40

REVISIONS

2 OVER 2 TOWNHOMES

BUILDING SECTION

THE VILLAGE AT WASHINGTON GATEWAY

WASHINGTON, DISTRICT OF COLUMBIA

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