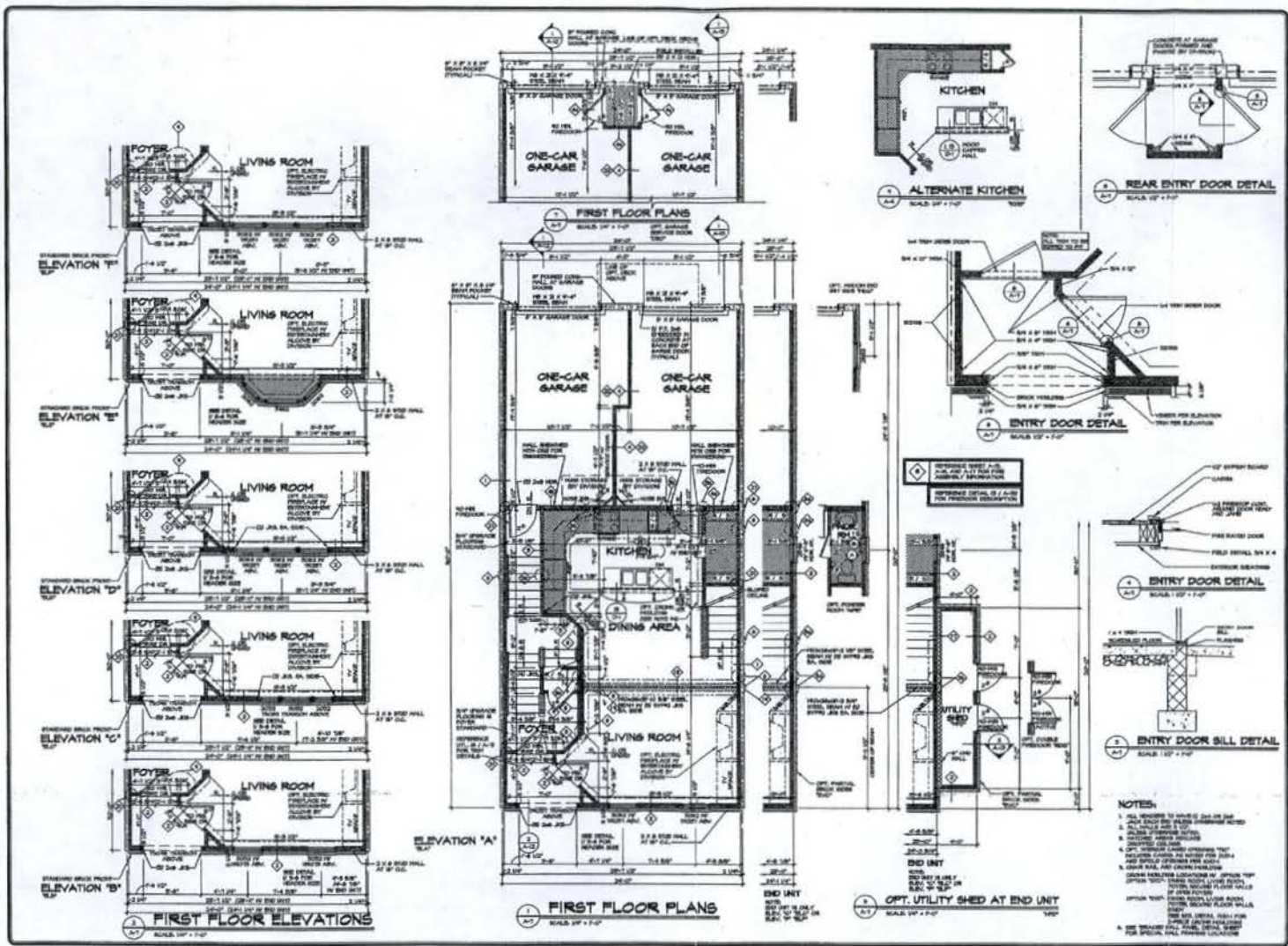


**TWO-OVER-TWO TOWNHOUSE
CONDOMINIUM –
PLANS AND ELEVATIONS**

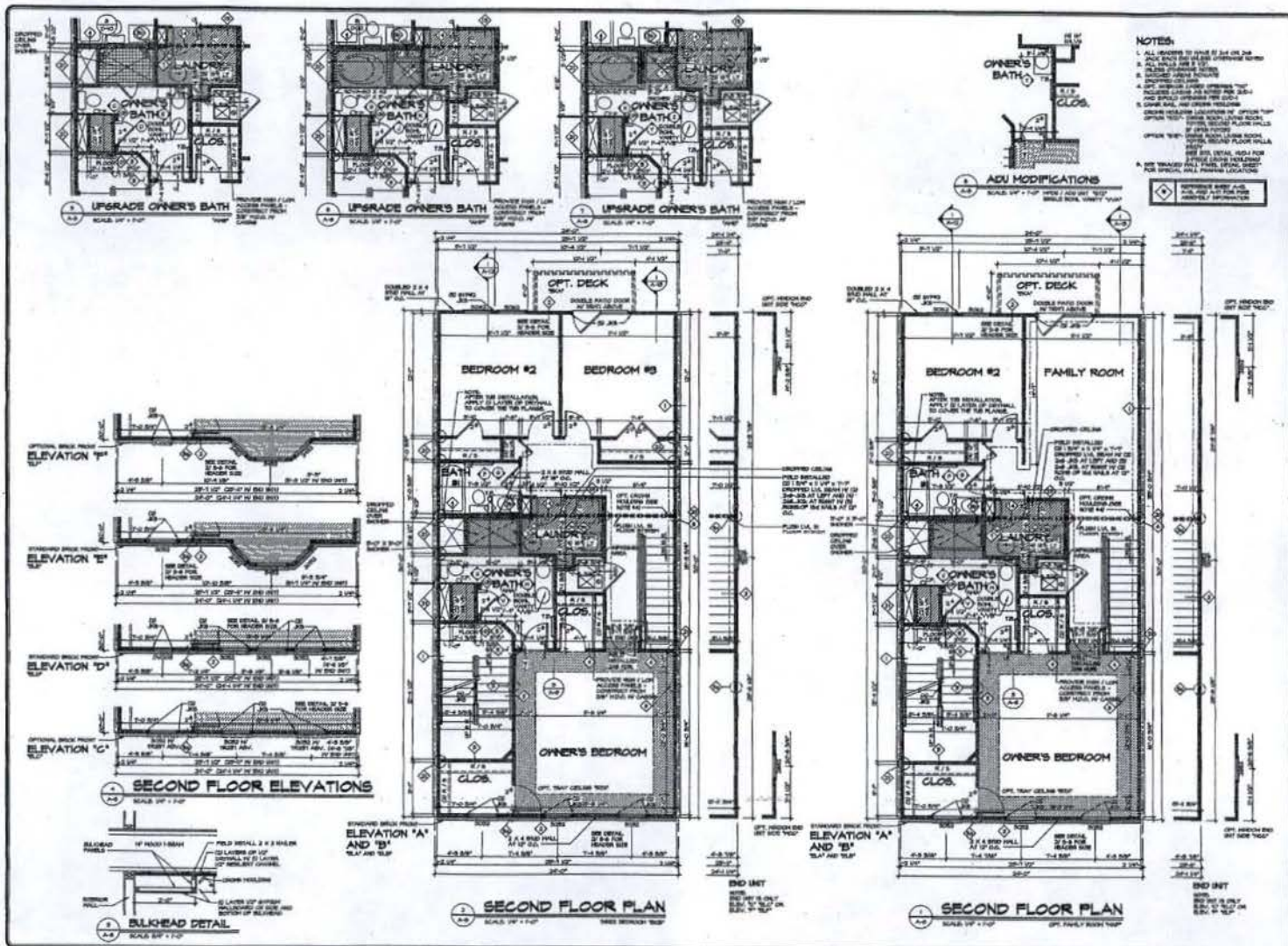








PROJECT NO. 1000000000 DATE: 08/01/2008 DESIGNER: VIKI CAPITAL LLC ARCHITECT: VIKI CAPITAL LLC ENGINEER: VIKI CAPITAL LLC CONTRACTOR: VIKI CAPITAL LLC OWNER: VIKI CAPITAL LLC LOCATION: WASHINGTON, D.C. PROJECT NAME: THE VILLAGE AT WASHINGTON GATEWAY UNIT NO. 2 OVER 2 UNIT SHEET NO. A-4	PROJECT NO. 1000000000 DATE: 08/01/2008 DESIGNER: VIKI CAPITAL LLC ARCHITECT: VIKI CAPITAL LLC ENGINEER: VIKI CAPITAL LLC CONTRACTOR: VIKI CAPITAL LLC OWNER: VIKI CAPITAL LLC LOCATION: WASHINGTON, D.C. PROJECT NAME: THE VILLAGE AT WASHINGTON GATEWAY UNIT NO. 2 OVER 2 UNIT SHEET NO. A-4	PROJECT NO. 1000000000 DATE: 08/01/2008 DESIGNER: VIKI CAPITAL LLC ARCHITECT: VIKI CAPITAL LLC ENGINEER: VIKI CAPITAL LLC CONTRACTOR: VIKI CAPITAL LLC OWNER: VIKI CAPITAL LLC LOCATION: WASHINGTON, D.C. PROJECT NAME: THE VILLAGE AT WASHINGTON GATEWAY UNIT NO. 2 OVER 2 UNIT SHEET NO. A-4	PROJECT NO. 1000000000 DATE: 08/01/2008 DESIGNER: VIKI CAPITAL LLC ARCHITECT: VIKI CAPITAL LLC ENGINEER: VIKI CAPITAL LLC CONTRACTOR: VIKI CAPITAL LLC OWNER: VIKI CAPITAL LLC LOCATION: WASHINGTON, D.C. PROJECT NAME: THE VILLAGE AT WASHINGTON GATEWAY UNIT NO. 2 OVER 2 UNIT SHEET NO. A-4	PROJECT NO. 1000000000 DATE: 08/01/2008 DESIGNER: VIKI CAPITAL LLC ARCHITECT: VIKI CAPITAL LLC ENGINEER: VIKI CAPITAL LLC CONTRACTOR: VIKI CAPITAL LLC OWNER: VIKI CAPITAL LLC LOCATION: WASHINGTON, D.C. PROJECT NAME: THE VILLAGE AT WASHINGTON GATEWAY UNIT NO. 2 OVER 2 UNIT SHEET NO. A-4	PROJECT NO. 1000000000 DATE: 08/01/2008 DESIGNER: VIKI CAPITAL LLC ARCHITECT: VIKI CAPITAL LLC ENGINEER: VIKI CAPITAL LLC CONTRACTOR: VIKI CAPITAL LLC OWNER: VIKI CAPITAL LLC LOCATION: WASHINGTON, D.C. PROJECT NAME: THE VILLAGE AT WASHINGTON GATEWAY UNIT NO. 2 OVER 2 UNIT SHEET NO. A-4	PROJECT NO. 1000000000 DATE: 08/01/2008 DESIGNER: VIKI CAPITAL LLC ARCHITECT: VIKI CAPITAL LLC ENGINEER: VIKI CAPITAL LLC CONTRACTOR: VIKI CAPITAL LLC OWNER: VIKI CAPITAL LLC LOCATION: WASHINGTON, D.C. PROJECT NAME: THE VILLAGE AT WASHINGTON GATEWAY UNIT NO. 2 OVER 2 UNIT SHEET NO. A-4	PROJECT NO. 1000000000 DATE: 08/01/2008 DESIGNER: VIKI CAPITAL LLC ARCHITECT: VIKI CAPITAL LLC ENGINEER: VIKI CAPITAL LLC CONTRACTOR: VIKI CAPITAL LLC OWNER: VIKI CAPITAL LLC LOCATION: WASHINGTON, D.C. PROJECT NAME: THE VILLAGE AT WASHINGTON GATEWAY UNIT NO. 2 OVER 2 UNIT SHEET NO. A-4	PROJECT NO. 1000000000 DATE: 08/01/2008 DESIGNER: VIKI CAPITAL LLC ARCHITECT: VIKI CAPITAL LLC ENGINEER: VIKI CAPITAL LLC CONTRACTOR: VIKI CAPITAL LLC OWNER: VIKI CAPITAL LLC LOCATION: WASHINGTON, D.C. PROJECT NAME: THE VILLAGE AT WASHINGTON GATEWAY UNIT NO. 2 OVER 2 UNIT SHEET NO. A-4
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PROJECT INFORMATION

PROJECT: CONDOMINIUM UNIT 202
LOCATION: THE VILLAGE AT WASHINGTON GATEWAY
WASHINGTON, D.C.

CLIENT
VKA CAPITAL, LLC
1000 WASHINGTON BLVD, SUITE 200
WASHINGTON, D.C. 20004
TEL: 202.462.1111

DESIGNER
VKA ARCHITECTS
1000 WASHINGTON BLVD, SUITE 200
WASHINGTON, D.C. 20004
TEL: 202.462.1111

DATE
AUGUST 2009

SCALE
1/4" = 1'-0"

PROJECT/FILE NO.
0001

SHEET NO.
A-40

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	8/1/09
2	ISSUED FOR CONSTRUCTION	8/1/09

APPROVED

VKA ARCHITECTS

DATE
AUGUST 2009

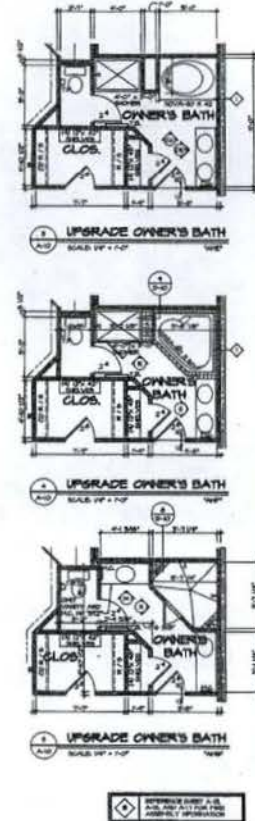
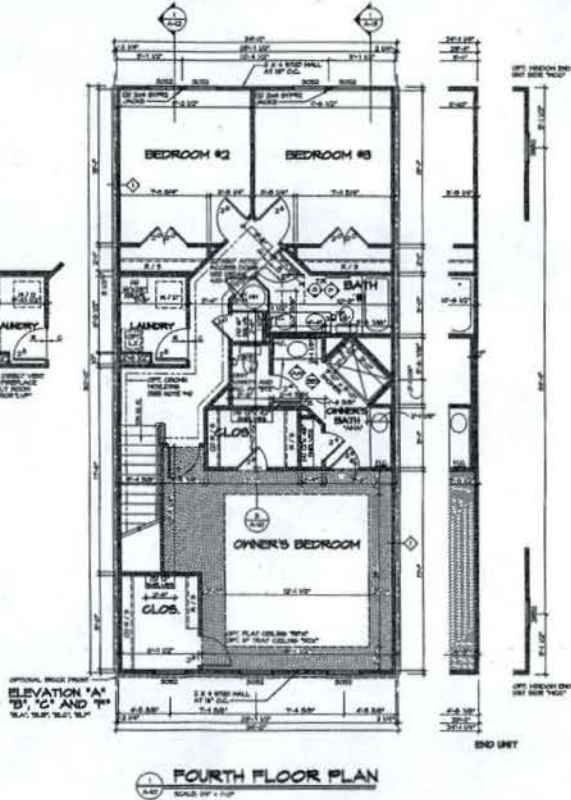
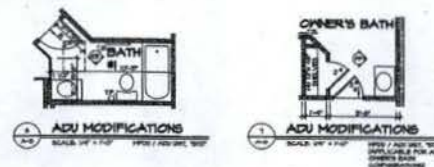
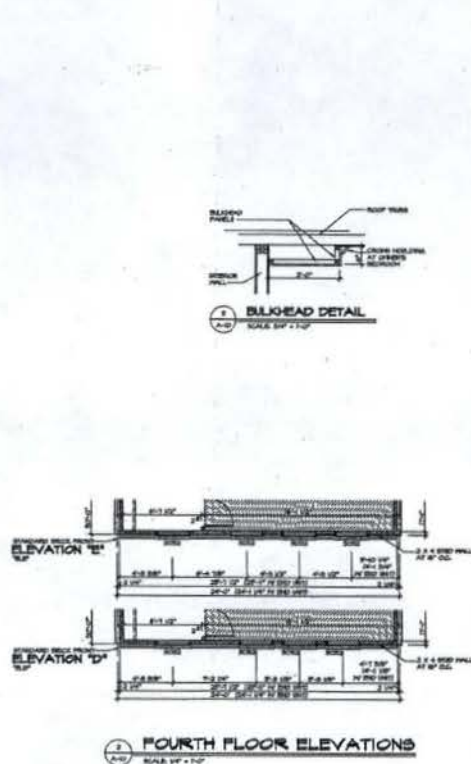


NVR

DATE: AUGUST 2009	
DES. KUO	DRAWN BJ
SCALE: N/A	
PROJECT/FILE NO. 0001	
SHEET NO. A-4b	

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

VIA INCORPORATED
8100 GREENBORO DRIVE, SUITE 200 • MCLEAN, VIRGINIA 22102
(703)442-7800 • FAX (703)781-2787
MCLEAN, VA FREDERICK, MD



- NOTES:**
1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2006 INTERNATIONAL RESIDENTIAL CODE (IRC) AND THE 2006 INTERNATIONAL MECHANICAL, ELECTRICAL, AND PLUMBING CODE (IMC).
 2. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2006 INTERNATIONAL BUILDING CODE (IBC).
 3. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2006 INTERNATIONAL FIRE AND SAFETY CODE (IFSC).
 4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2006 INTERNATIONAL ENERGY EFFICIENCY CODE (IEEC).
 5. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2006 INTERNATIONAL SMOKE ALARM CODE (ISAC).
 6. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2006 INTERNATIONAL CARBON MONOXIDE DETECTOR CODE (ICMDDC).
 7. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2006 INTERNATIONAL ACCESSIBILITY STANDARDS (IAS).
 8. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2006 INTERNATIONAL GREEN BUILDING STANDARDS (IGBS).
 9. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2006 INTERNATIONAL SUSTAINABLE DESIGN STANDARDS (ISDS).
 10. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2006 INTERNATIONAL WELLNESS STANDARDS (IWS).

VIA

ENGINEERS & PLANNERS & LANDSCAPE ARCHITECTS & SURVEYORS & GPS SERVICES

1000 UNIVERSITY DRIVE, SUITE 200, ALEXANDRIA, VIRGINIA 22304
703.544.1100 • FAX 703.544.1101
WWW.VIA-VA.COM

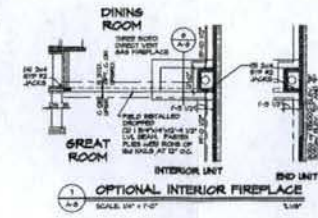
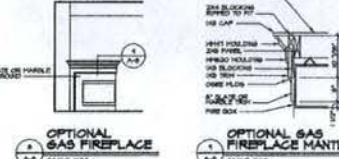
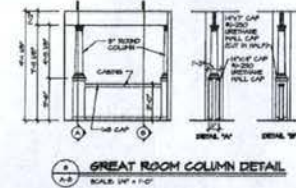
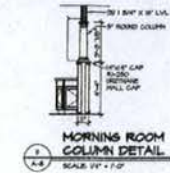
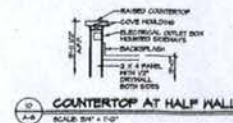
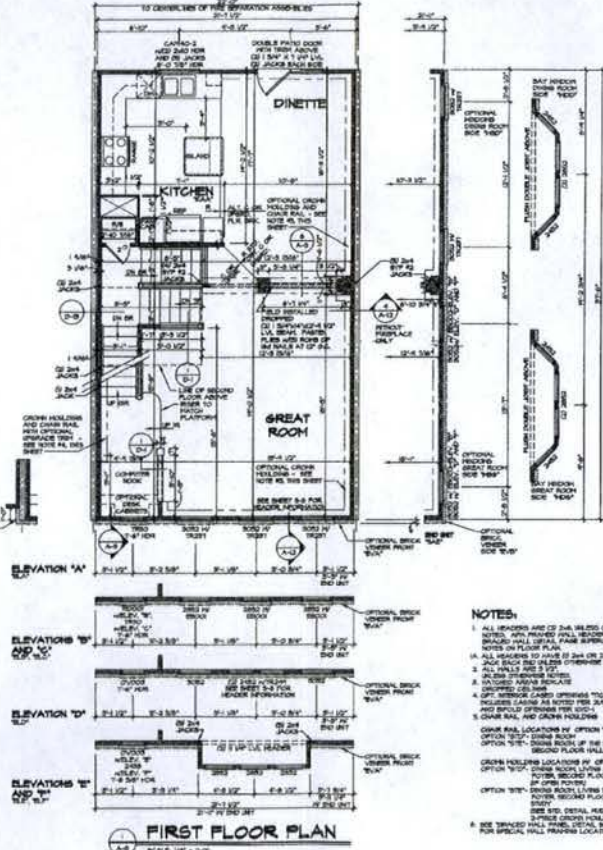
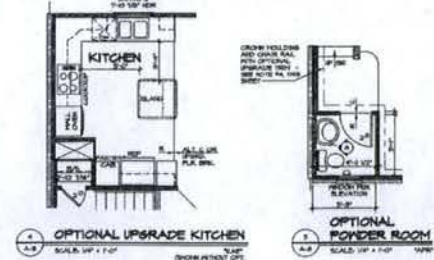
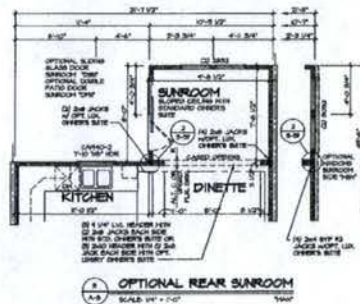
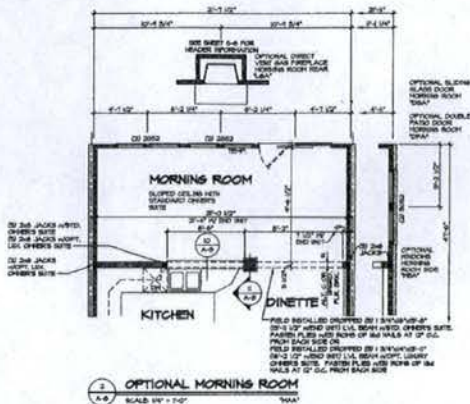
PROJECT COORDINATOR: KYLE OLIVER E-MAIL: koliver@viasign.com VIACAPITAL	
PLANNED UNIT DEVELOPMENT THE VILLAGE AT WASHINGTON GATEWAY N.E. WASHINGTON, D.C.	
2 OVER 2 UNIT	
NVR NVR REVIEWED DATE: 8/1/2008 BY: [Signature]	VIACAPITAL VIACAPITAL REVIEWED DATE: 8/1/2008 BY: [Signature]
DATE: AUGUST 2008 DES: KJO DWM BJ SCALE: N/A PROJECT/FILE NO: 0001 SHEET NO: A-4d	

**TWENTY-TWO FOOT WIDE TOWNHOUSE
MODEL –
PLANS AND ELEVATIONS**









NOTES:

1. ALL DIMENSIONS AND 1/2" DIA. VERTICAL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
4. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
5. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
6. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
7. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
8. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
9. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
10. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.

DATE	REVISION
08/01/08	1.0
08/01/08	2.0
08/01/08	3.0
08/01/08	4.0
08/01/08	5.0
08/01/08	6.0
08/01/08	7.0
08/01/08	8.0
08/01/08	9.0
08/01/08	10.0

PROJECT COORDINATOR: TYLE OLIVER
C-MAIL: tyler@vika.com

Vika Capital
PLANNED UNIT DEVELOPMENT
THE VILLAGE AT
WASHINGTON GATEWAY
N.E. WASHINGTON, D.C.

22' TOWNHOUSE

DATE: AUGUST 2008
DES: KUD DWH BJ
SCALE: N/A
PROJECT/FILE NO: 0001
SHEET NO: A-30

OWNERS & PLANNERS & LANDSCAPE ARCHITECTS & SURVEYORS & GPS SERVICES

8100 GREENBORO DRIVE, SUITE 300, WILSON, VIRGINIA 22102
(703)442-1800 & FAX (703)281-2787
WILSON, VA FREDERICK, MD



SIXTEEN FOOT WIDE TOWNHOUSE MODEL
PLANS AND ELEVATIONS





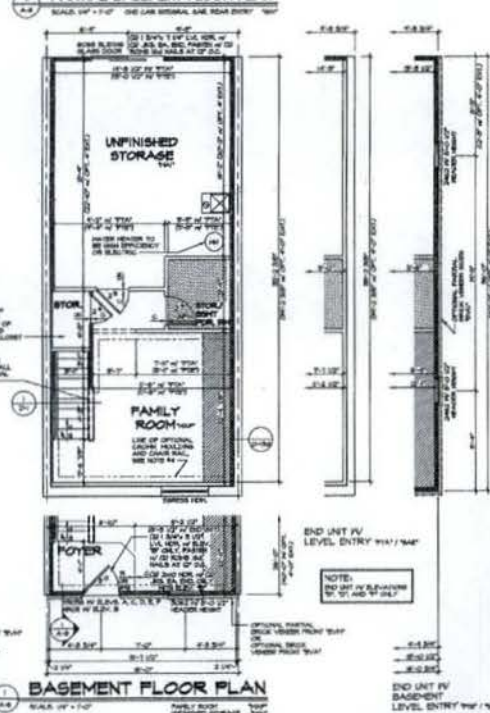
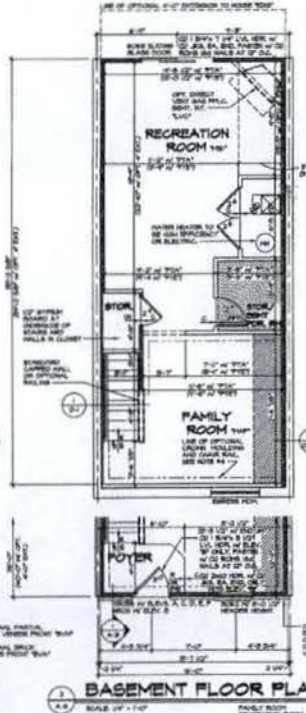
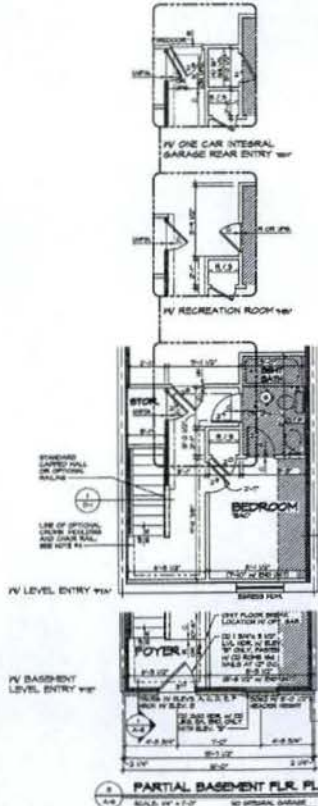
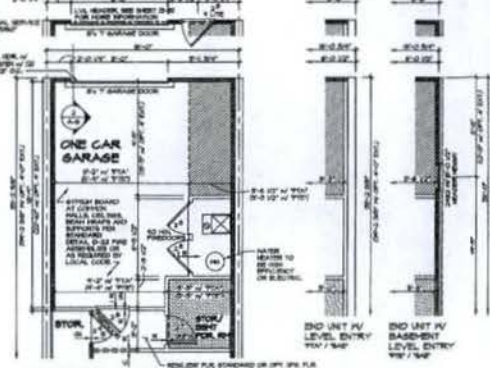
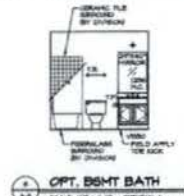


NOTES:

1. ALL REMOVAL AND 2. ALL NEW OR EXISTING WORK, UNLESS NOTED OTHERWISE, SHALL BE DONE IN ACCORDANCE WITH THE 2000 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE 2000 INTERNATIONAL MECHANICAL AND PLUMBING CODE BOOK (IMPC).
2. ALL REMOVAL AND 2. ALL NEW OR EXISTING WORK, UNLESS NOTED OTHERWISE, SHALL BE DONE IN ACCORDANCE WITH THE 2000 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE 2000 INTERNATIONAL MECHANICAL AND PLUMBING CODE BOOK (IMPC).
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4. UNLESS NOTED OTHERWISE, ALL NEW OR EXISTING WORK SHALL BE DONE IN ACCORDANCE WITH THE 2000 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE 2000 INTERNATIONAL MECHANICAL AND PLUMBING CODE BOOK (IMPC).
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9. UNLESS NOTED OTHERWISE, ALL NEW OR EXISTING WORK SHALL BE DONE IN ACCORDANCE WITH THE 2000 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE 2000 INTERNATIONAL MECHANICAL AND PLUMBING CODE BOOK (IMPC).
10. UNLESS NOTED OTHERWISE, ALL NEW OR EXISTING WORK SHALL BE DONE IN ACCORDANCE WITH THE 2000 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE 2000 INTERNATIONAL MECHANICAL AND PLUMBING CODE BOOK (IMPC).

MALL LEGEND:

===== SEASONS HALL
----- NEW SEASONS HALL



Ryan
Homes

IV LEVEL ENTRY
IV BASEMENT LEVEL ENTRY

IV LEVEL ENTRY
IV BASEMENT LEVEL ENTRY

IV LEVEL ENTRY
IV BASEMENT LEVEL ENTRY

IV LEVEL ENTRY
IV BASEMENT LEVEL ENTRY

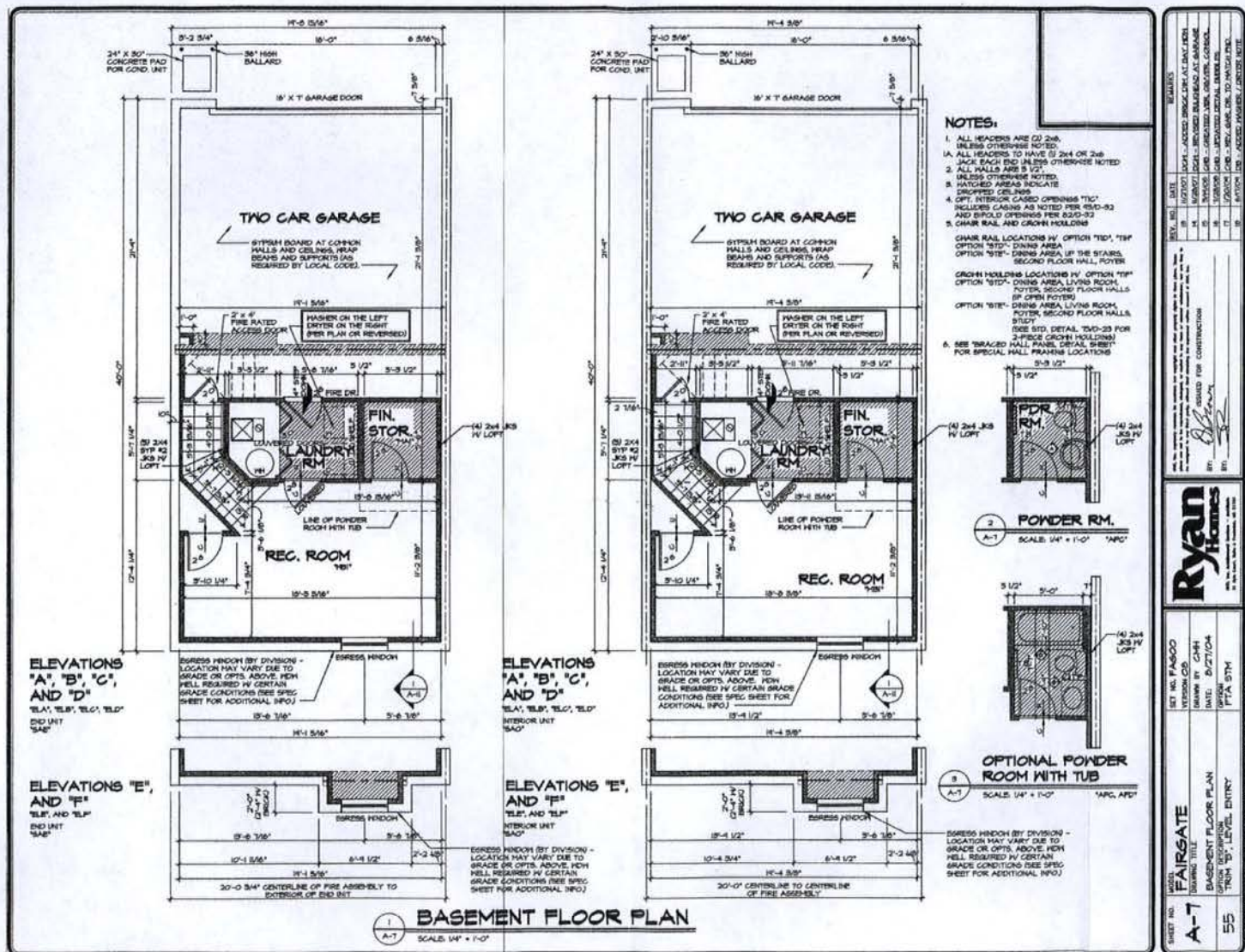
IV LEVEL ENTRY
IV BASEMENT LEVEL ENTRY

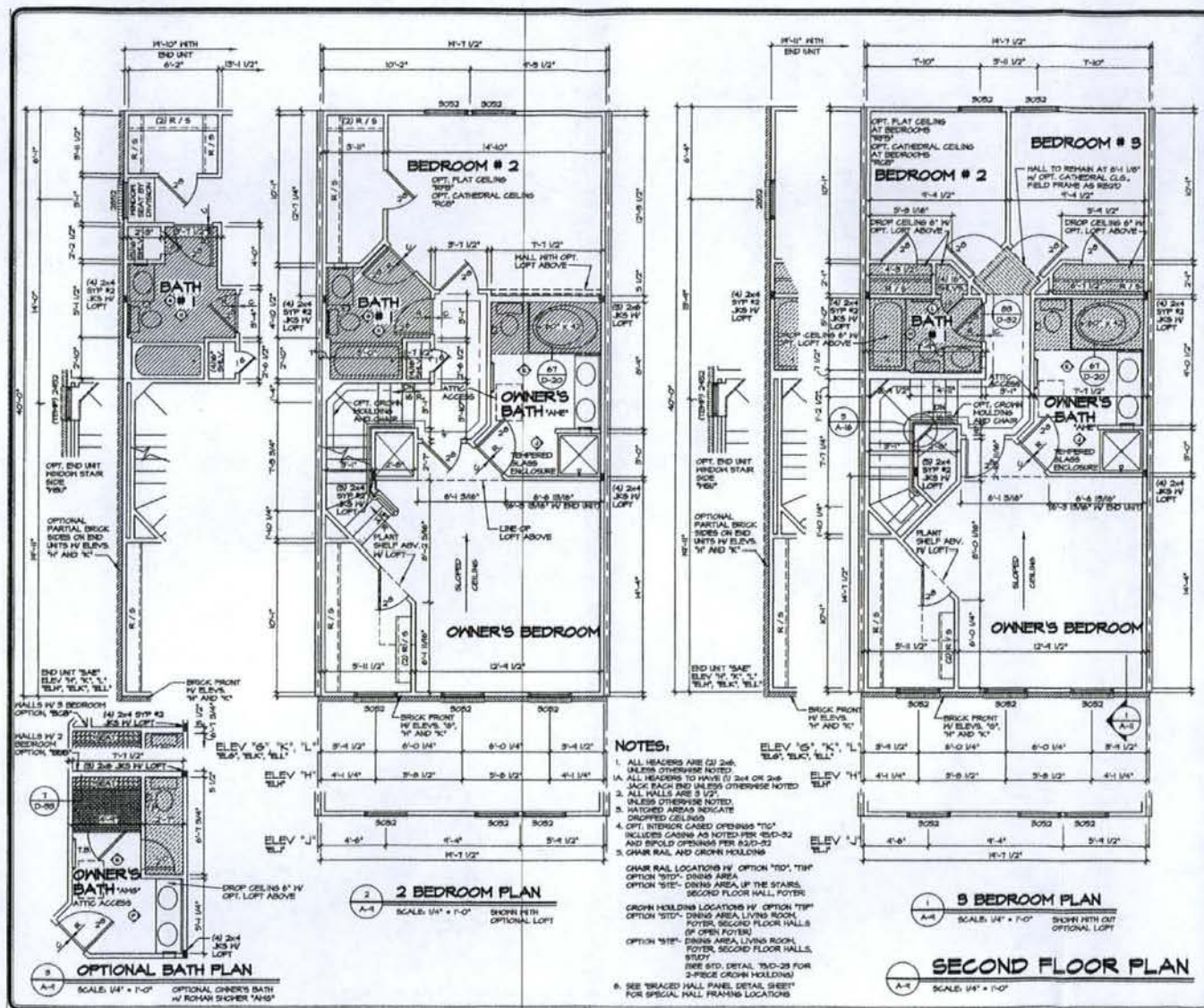
**TWENTY FOOT WIDE TOWNHOUSE MODEL
PLANS AND ELEVATIONS**











SHEET NO.	DATE	REVISIONS
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68	10/14/09	2. REVISED FOR CONSTRUCTION
69	10/14/09	3. REVISED FOR CONSTRUCTION
70	10/14/09	4. REVISED FOR CONSTRUCTION
71	10/14/09	5. REVISED FOR CONSTRUCTION
72	10/14/09	6. REVISED FOR CONSTRUCTION
73	10/14/09	7. REVISED FOR CONSTRUCTION
74	10/14/09	8. REVISED FOR CONSTRUCTION
75	10/14/09	9. REVISED FOR CONSTRUCTION
76	10/14/09	10. REVISED FOR CONSTRUCTION
77	10/14/09	11. REVISED FOR CONSTRUCTION
78	10/14/09	12. REVISED FOR CONSTRUCTION
79	10/14/09	13. REVISED FOR CONSTRUCTION
80	10/14/09	14. REVISED FOR CONSTRUCTION
81	10/14/09	15. REVISED FOR CONSTRUCTION
82	10/14/09	16. REVISED FOR CONSTRUCTION
83	10/14/09	17. REVISED FOR CONSTRUCTION
84	10/14/09	18. REVISED FOR CONSTRUCTION
85	10/14/09	19. REVISED FOR CONSTRUCTION
86	10/14/09	20. REVISED FOR CONSTRUCTION
87	10/14/09	21. REVISED FOR CONSTRUCTION
88	10/14/09	22. REVISED FOR CONSTRUCTION
89	10/14/09	23. REVISED FOR CONSTRUCTION
90	10/14/09	24. REVISED FOR CONSTRUCTION
91	10/14/09	25. REVISED FOR CONSTRUCTION
92	10/14/09	26. REVISED FOR CONSTRUCTION
93	10/14/09	27. REVISED FOR CONSTRUCTION
94	10/14/09	28. REVISED FOR CONSTRUCTION
95	10/14/09	29. REVISED FOR CONSTRUCTION
96	10/14/09	30. REVISED FOR CONSTRUCTION
97	10/14/09	31. REVISED FOR CONSTRUCTION
98	10/14/09	32. REVISED FOR CONSTRUCTION
99	10/14/09	33. REVISED FOR CONSTRUCTION
100	10/14/09	34. REVISED FOR CONSTRUCTION

PLANNED UNIT DEVELOPMENT
THE VILLAGE AT WASHINGTON GATEWAY
N.E. WASHINGTON, D.C.

20' TOWNHOUSE

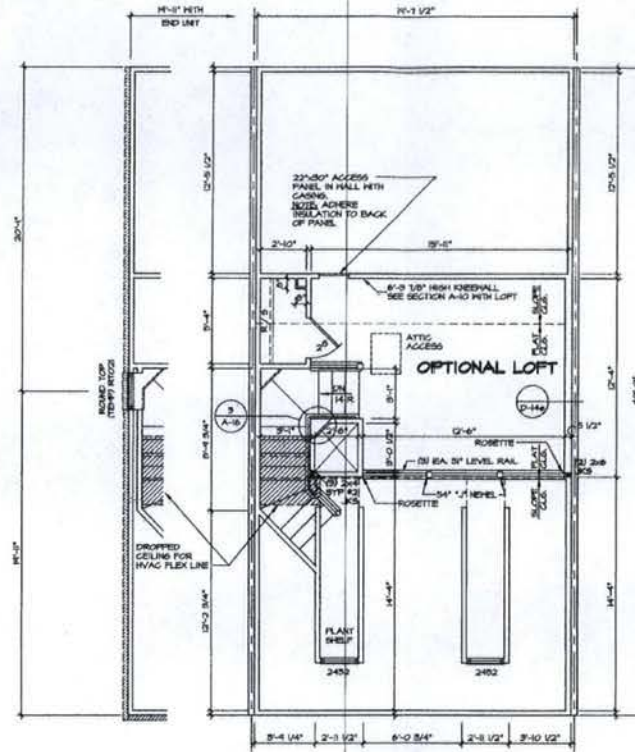
WKA CAPITOL REVISIONS

DATE: AUGUST 2009
DES. KUO DWN. BJ
SCALE: N/A
PROJECT/FILE NO. 0001
SHEET NO. A-2b

PROJECT COORDINATOR: KYLE OLIVER
E-MAIL: oliver@kcapitol.com

WKA CAPITAL, LLC
14000 MASONIC DRIVE, SUITE 200, N. WILSON, VIRGINIA 22190
(703) 442-7800 • FAX (703) 981-2787
WWW.WKACAPITAL.COM

WKA ARCHITECTS & PLANNERS
14000 MASONIC DRIVE, SUITE 200, N. WILSON, VIRGINIA 22190
(703) 442-7800 • FAX (703) 981-2787
WWW.WKACAPITAL.COM



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

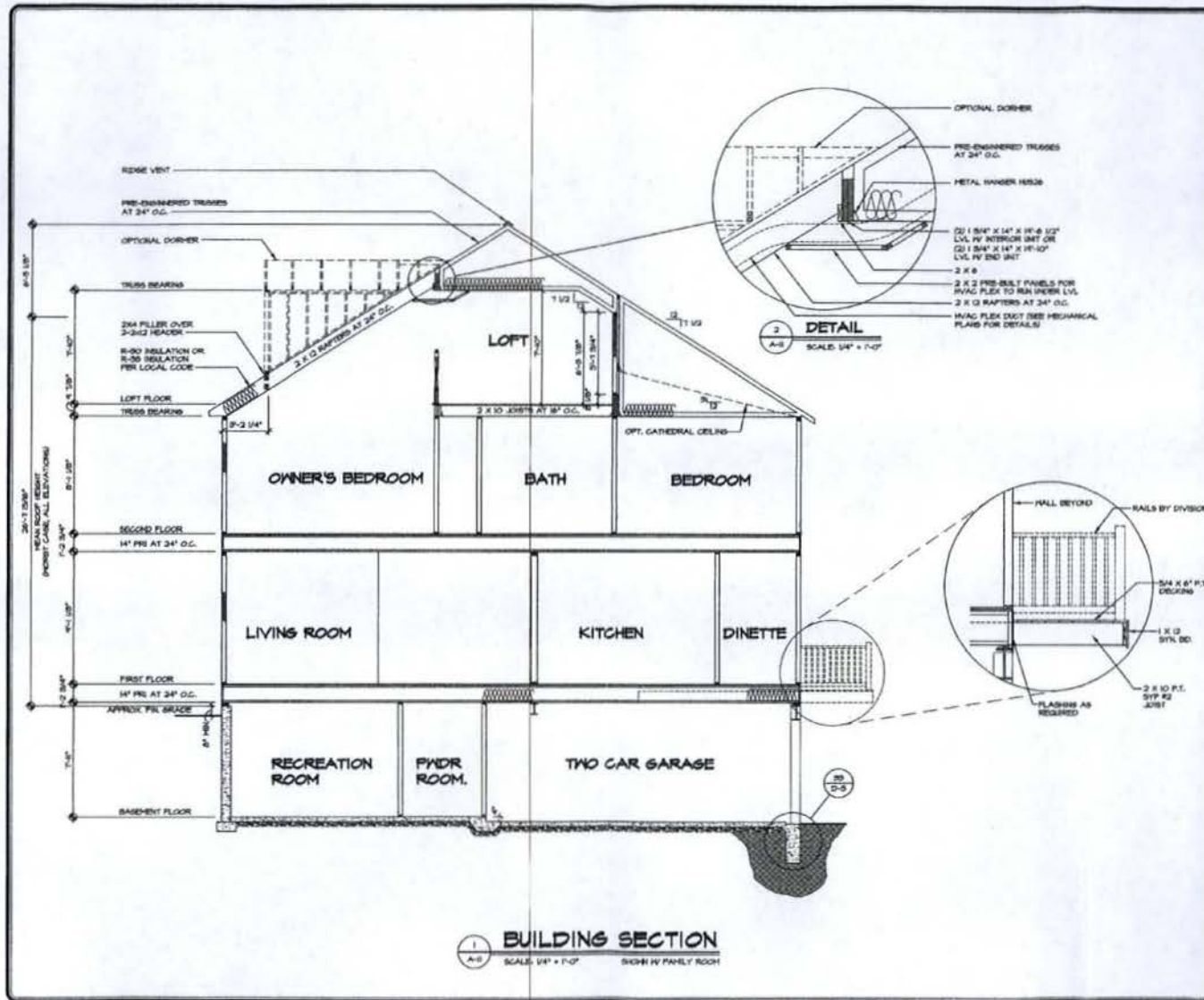
NOTES:

1. ALL HEADERS ARE (2) 2x6, UNLESS OTHERWISE NOTED
 2. ALL HEADERS TO HAVE (3) 2x4 OR 2x6 JACK EACH END UNLESS OTHERWISE NOTED
 3. ALL WALLS ARE 8 1/2" UNLESS OTHERWISE NOTED
 4. HATCHED AREAS INDICATE CRACKED CEILING
 5. OPT. INTERIOR CARPET OPENINGS "TIC" INCLUDES CARPET AS NOTED PER 450-52 AND BULD OPENINGS PER 450-52
 6. CHAIR RAIL AND CROWN HOLDING
- CHAIR RAIL LOCATIONS IV: OPTION "TID", "TIN" OPTION "TID": DINING AREA OPTION "TIN": DINING AREA UP THE STAIRS SECOND FLOOR HALL, FOYER
- CROWN HOLDING LOCATIONS IV: OPTION "TID" OPTION "TID": DINING AREA, LIVING ROOM, FOYER, SECOND FLOOR HALLS UP OPEN PORTS OPTION "TIN": DINING AREA, LIVING ROOM, FOYER, SECOND FLOOR HALLS, STUDY (SEE STD. DETAIL T50-29 FOR 2-Piece CROWN HOLDING)
6. SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS

SHEET NO. A-10	PROJECT FAIRGATE	DATE 12/17/08	BY MAH
		SCALE 1/4" = 1'-0"	DATE 12/17/08
PROJECT FAIRGATE		DATE 12/17/08	
PROJECT FAIRGATE		DATE 12/17/08	

DESIGNED BY: **WKA**
DRAWN BY: **MAH**
CHECKED BY: **MAH**
DATE: **12/17/08**

WKA CAPITAL PROJECT COORDINATOR: KYLE OLIVER E-MAIL: oliver@wkapital.com	
PLANNED UNIT DEVELOPMENT THE VILLAGE AT WASHINGTON GATEWAY N.E. WASHINGTON, D.C.	
20' TOWNHOUSE	
WKA CAPITAL REVISIONS	
DATE: AUGUST 2008 DES: KUD DWN: BJ SCALE: N/A PROJECT/FREE NO.: 0001 SHEET NO.: A-2c	



SHEET NO.	FAIRGATE	BUILDING SECTION	TRIM "A"	LEVEL ENTRY WITH LOFT	12/17/08 = 1138 mm
SHEET NO.	A-11	BUILDING SECTION	TRIM "A"	LEVEL ENTRY WITH LOFT	12/17/08 = 1138 mm
SHEET NO.	T2	BUILDING SECTION	TRIM "A"	LEVEL ENTRY WITH LOFT	12/17/08 = 1138 mm

Ryan Homes

DATE	12/17/08
BY	FAIRGATE
CHECKED	FAIRGATE
APPROVED	FAIRGATE
PROJECT NO.	0001
PROJECT NAME	20' TOWNHOUSE
PROJECT ADDRESS	WASHINGTON GATEWAY
PROJECT CITY	N.E. WASHINGTON, D.C.
PROJECT STATE	D.C.
PROJECT ZIP	20004
PROJECT PHONE	(202) 462-1111
PROJECT FAX	(202) 462-1111
PROJECT EMAIL	info@ryanhomes.com

PROJECT COORDINATOR: KYLE OLIVER
C-MAIL: kyle@ryanhomes.com

PLANNED UNIT DEVELOPMENT
THE VILLAGE AT
WASHINGTON GATEWAY
N.E. WASHINGTON, D.C.

20' TOWNHOUSE

VKA CAPITOL
REVISIONS

DATE: AUGUST 2009
DES: KVO DWN: BLJ
SCALE: 1/4" = 1'-0"
PROJECT/FILE NO.: 0001
SHEET NO.: A-2d

VKA

DESIGNERS & PLANNERS • LANDSCAPE ARCHITECTS & SURVEYORS & GPS SERVICES

8100 GREENHURST DRIVE SUITE 200 • WILSON, VIRGINIA 22191
(703) 443-7800 • FAX (703) 443-7801
WILSON, VA FREDERICK, MD