

UNIT TABULATIONS

UNIT SIZE	QUANTITY	UNIT TYPE
20X42	22	TOWNHOUSE
24X42	20	TOWNHOUSE
TOTAL	42	

JUL 9

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18516

EXHIBIT NO. 34

BANNEKER DRIVE, N.E.
(55' WIDE)



PROJECT COORDINATOR: SHAWN FROST
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Vika Capital, LLC
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www.vika.com

BANNEKER DRIVE SITE
SQUARE 4327, LOTS 29 & 31
& LOT 814
WASHINGTON, D.C.

OVERALL CONCEPT PLAN

VIKA CAPITAL
REVISIONS

DATE: MARCH 5, 2013

DES. STY DWN. CAD.

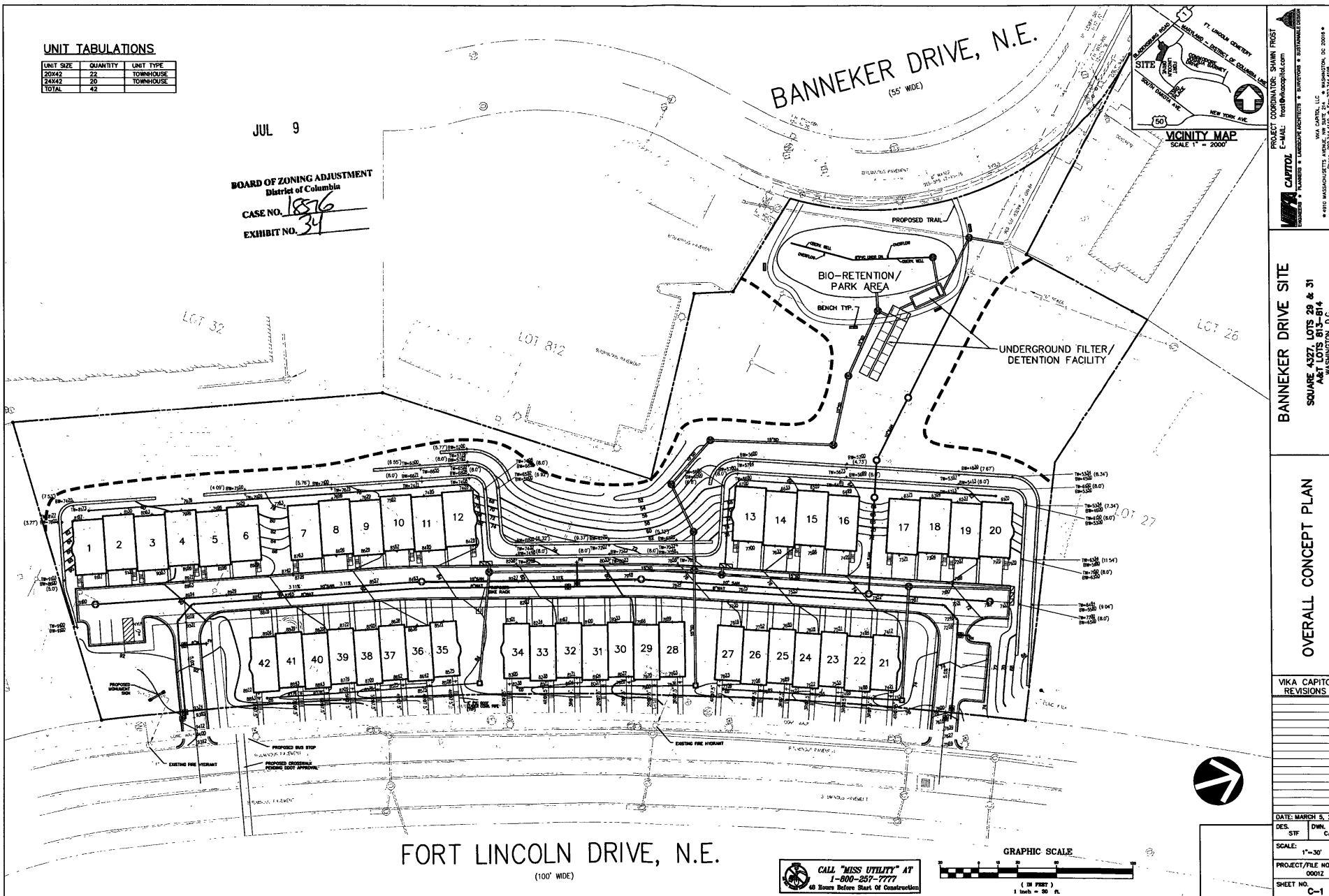
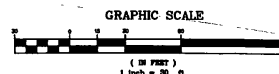
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PROJECT/FILE NO. 00012

SHEET NO. C-1

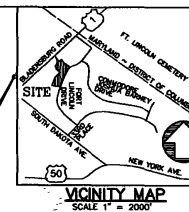
FORT LINCOLN DRIVE, N.E.
(100' WIDE)

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* DENOTES YARDS COMPUTED USING THE YARD AREA METHOD.

BANNER DRIVE, N.E.
(55' WIDE)



WMA CAPTOL
WORKERS * PLANNERS * LANDSCAPE ARCHITECTS * SURVEYORS * SUSTAINABLE DESIGN

PROJECT COORDINATOR: SHAWN FROST
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BANNEKER DRIVE SITE
SQUARE 4327, LOTS 29 & 31
A&T LOTS 813-814
WASHINGTON, D.C.

LOT LAYOUT

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DATE: MARCH 5, 2013

DES.	DWN.
STF	CAD

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1"=30'

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0001Z

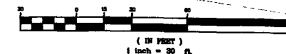
SHEET NO. C-2

FORT LINCOLN DRIVE, N.E.

(100' WIDE)



GRAPHIC SCALE



ZONING: R-5-D
 UNIT COUNT
 24' UNITS = 20
 20' UNITS = 22
 TOTAL DWELLING UNITS = 42

24' UNITS 20 X 1024' = 20,480 SF
 20' UNITS 22 X 856' = 18,832 SF
 TOTAL AREA OF BUILDINGS = 39,312 sf

LOT AREA R-5-D = 185,782.45 sf
 LOT AREA C-2-B = 3,885.85 sf
 *TOTAL LOT AREA = 194,310.07 sf, 4.46 ac

OVERALL LOT OCCUPANCY = 20.23%

24' UNITS AT 3,360 X 20 = 67,200
 20' UNITS AT 2,800 X 22 = 61,600
 GROSS FLOOR AREA = 128,800 sf

GROSS FLOOR AREA RATIO = .66

*TOTAL LOT AREA DOES NOT INCLUDE THE
 PRIVATE DRIVE AREA OF 23,891.47 sf

ZONING: C-2-B
 UNIT COUNT = 0
 AREA OF BUILDING = 0 sf
 LOT AREA = 3,885.85 sf, .0892 ac
 GROSS FLOOR AREA = 0 sf
 GROSS FLOOR AREA RATIO = 0
 OVERALL LOT OCCUPANCY
 (INCLUDING DECKS) = 0.0%

AREA OF PRIVATE DRIVE
 REMOVED FROM ZONING
 COMPUTATIONS = 23,891.47 sf, .5468 ac

BANNEKER DRIVE, N.E.
 (55' WIDE)



PROJECT COORDINATOR: SHAWN FROST
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BANNEKER DRIVE SITE
 SQUARE 4327, LOTS 29 & 31
 A&T LOTS 813-814
 WASHINGTON, D.C.

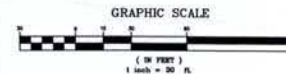
ZONING PLAN

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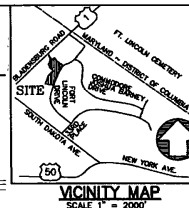
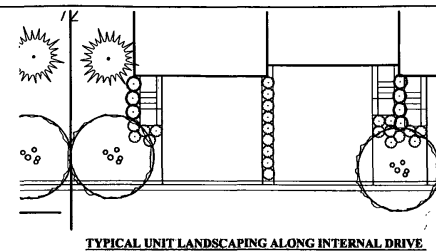
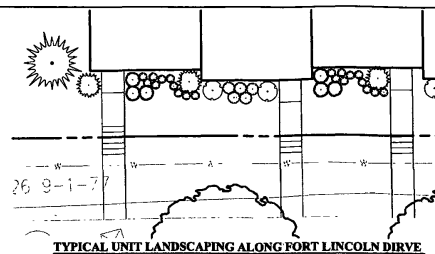


PRELIMINARY PLANT SCHEDULE:

Symbol	Tree/Shrub Type	Sample Species
	Canopy / Street Tree	Red Oak - <i>Quercus rubra</i> Willow Oak - <i>Quercus phellos</i> Japanese Zelkova - <i>Zelkova Serrata</i>
	Alley / Ornamental Tree	Amelanchier canadensis - Serviceberry Crape Myrtle - <i>Lagerstroemia indica</i> Okame Cherry - <i>Prunus x Okame</i>
	Evergreen Screen Tree	Norway Spruce - <i>Picea abies</i> Leyland Cypress - <i>Cupressocyparis x leylandii</i> Cryptomeria - <i>Cryptomeria japonica</i>
	Evergreen, Flowering Shrubs	Cherry Laurel - <i>Prunus laurocerasus</i> Inkberry Holly - <i>Ilex glabra</i> Virginia Sweetpire - <i>Ilex virginica</i>
	Groundcover	Liriope - <i>Liriope muscarii</i> Pachysandra - <i>Pachysandra terminalis</i>

NOTES:

1. Plants May Be Selected From, But Not Limited to, the Above
2. This Plan is Graphic in Nature and is For General Intent, Only



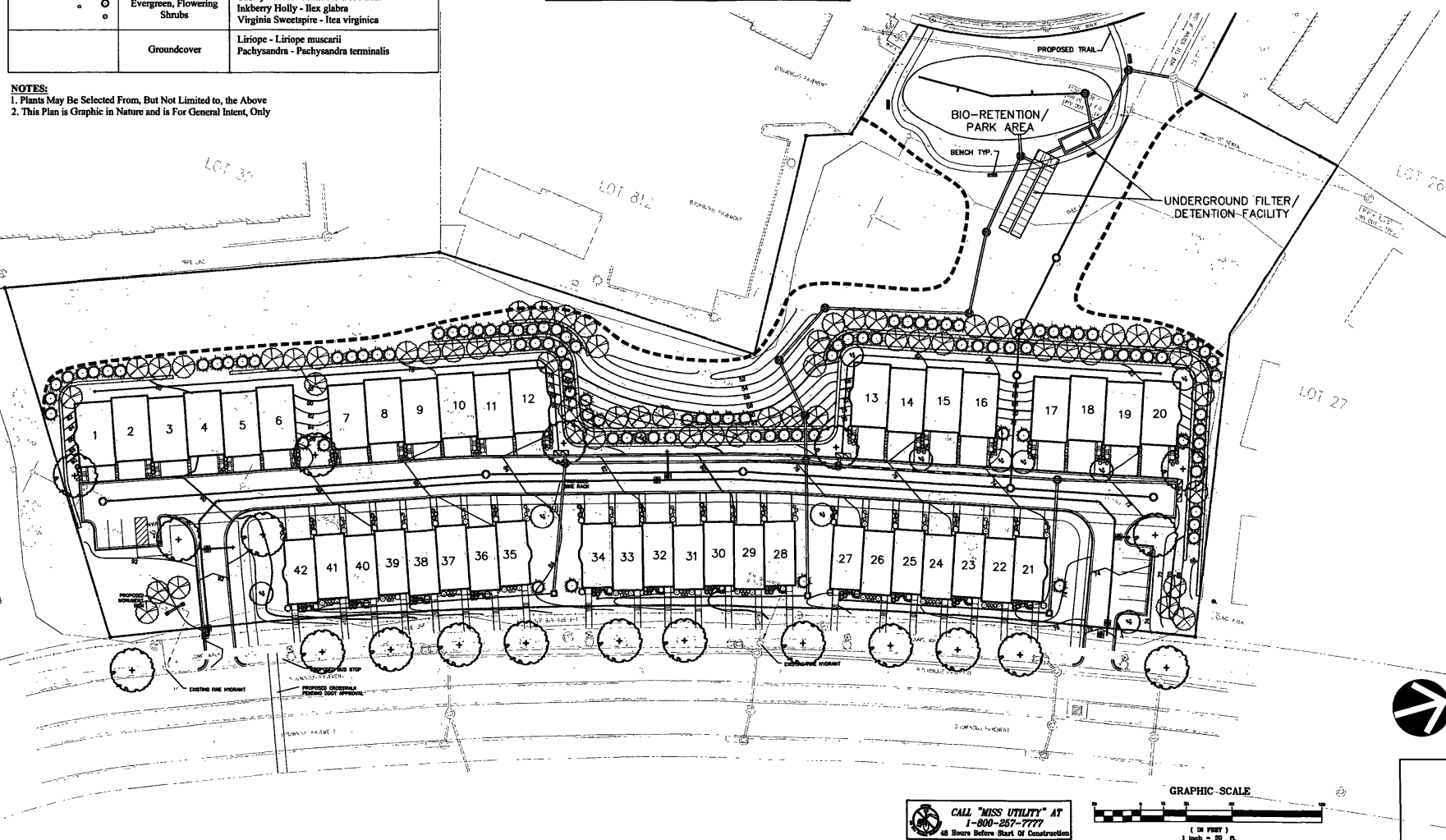
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E-MAIL: frost@vkapitol.com
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BANNEKER DRIVE SITE
SQUARE 4327, LOTS 28 & 31
A&T LOTS 813-814
WASHINGTON, D.C.

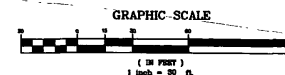
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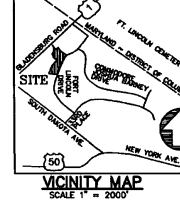
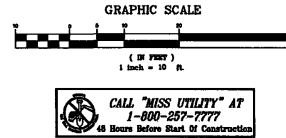
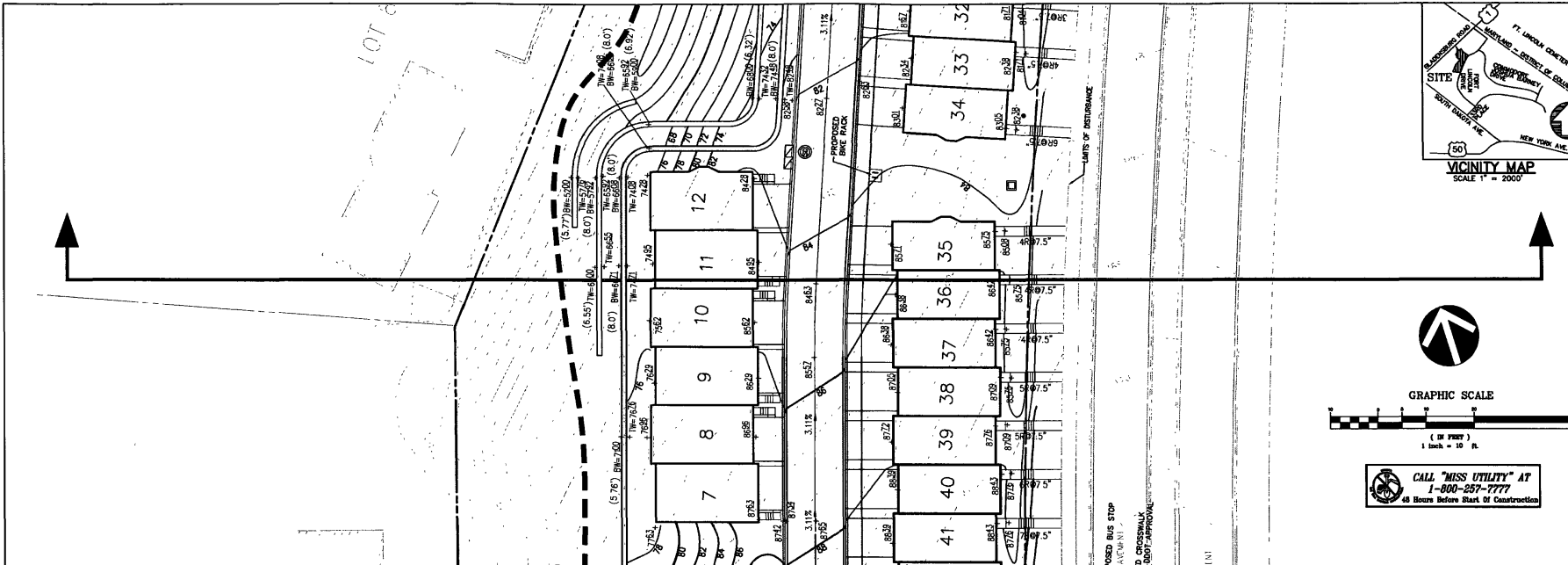
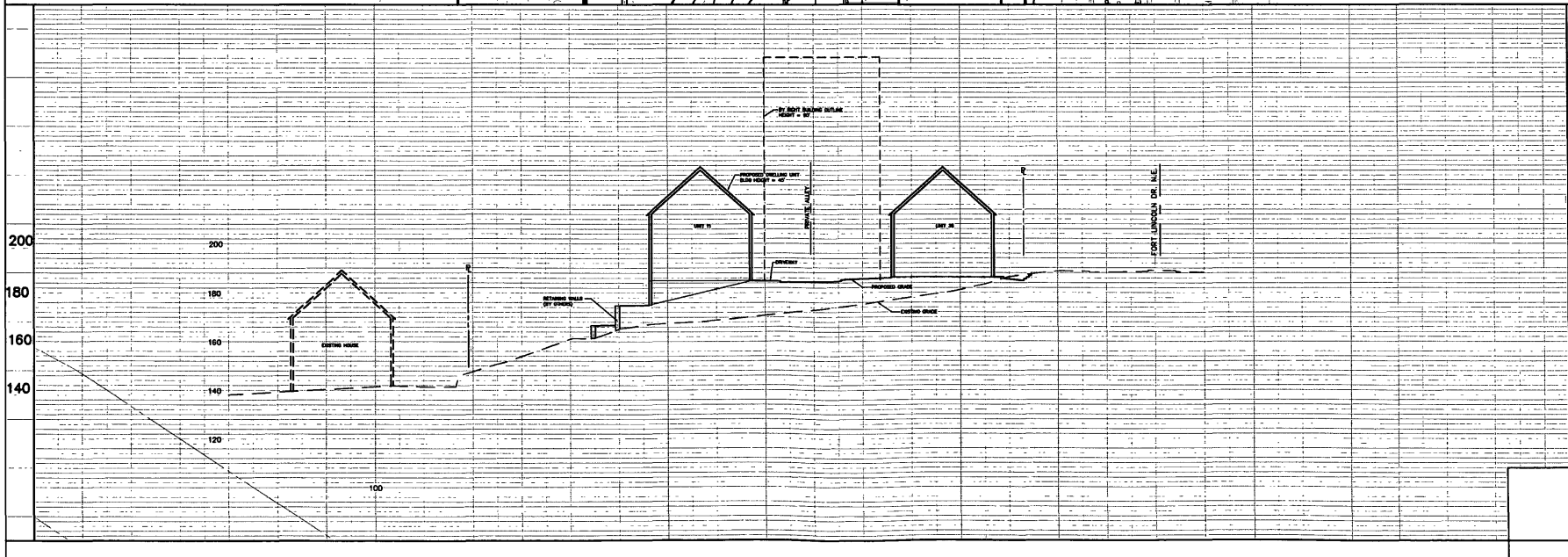
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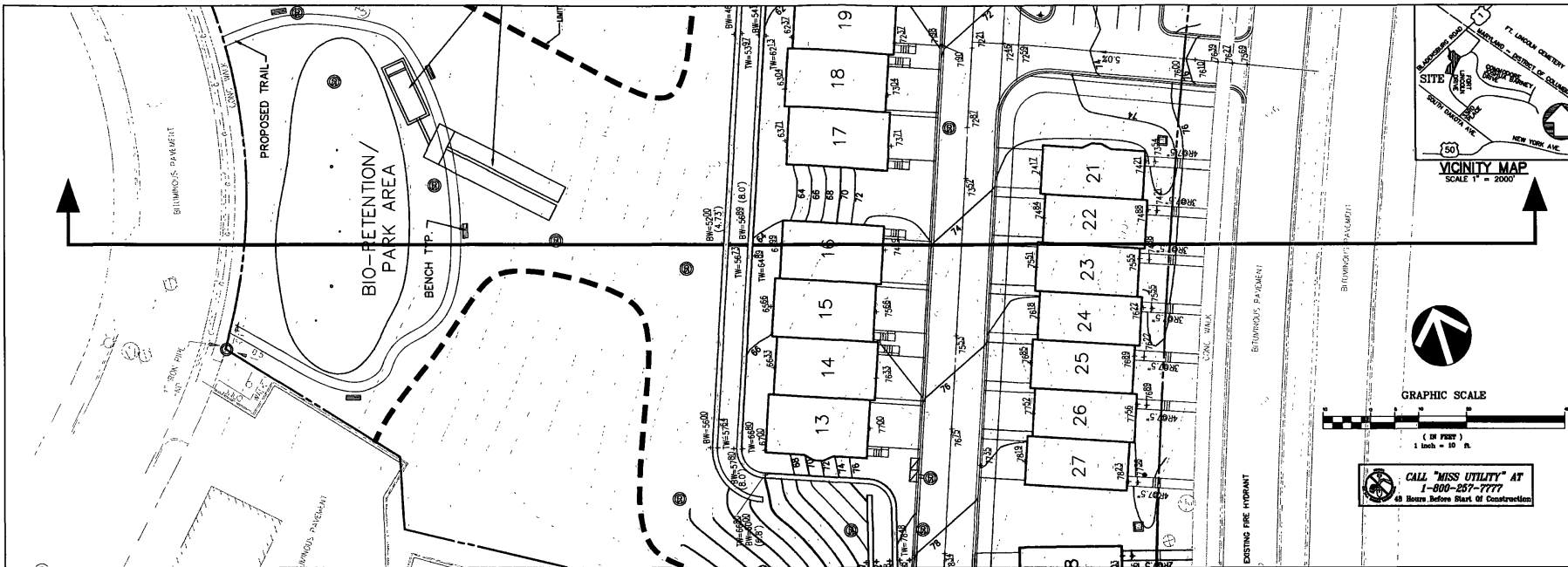
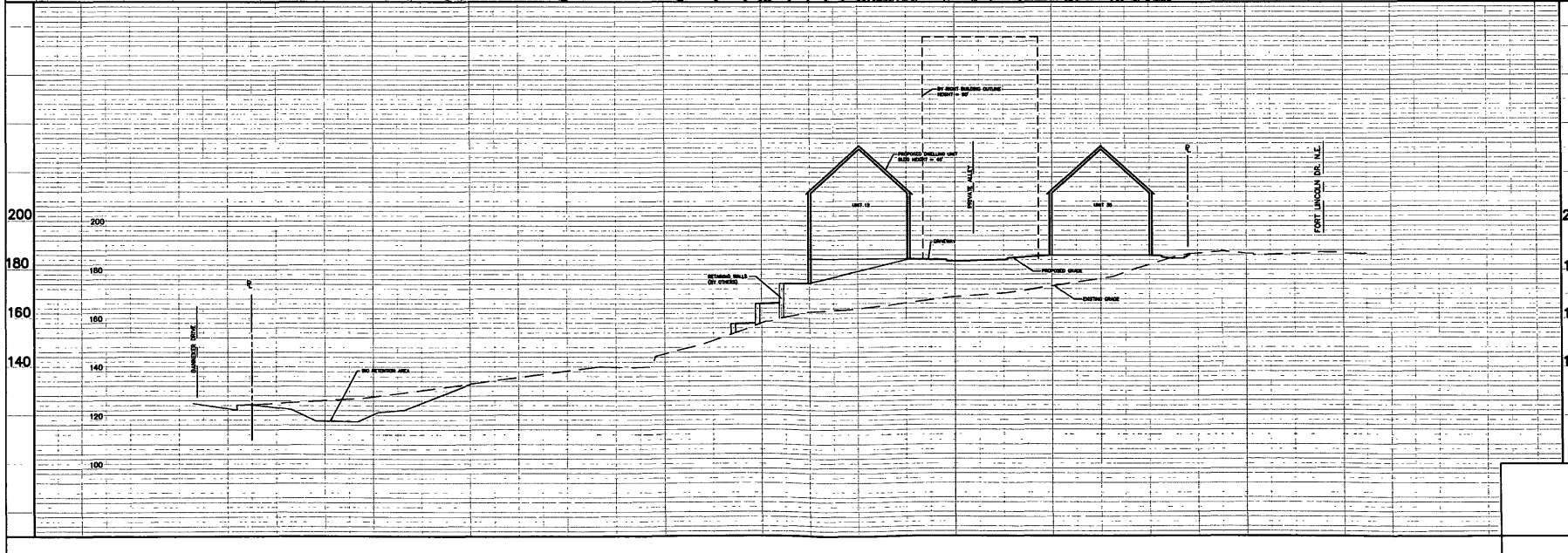


CROSS SECTION

BANNEKER DRIVE SITE
SQUARE 4327, LOTS 29 & 31
A&T LOTS 813-814
 WASHINGTON, D.C.

PROJECT COORDINATOR: SHAWN FROST
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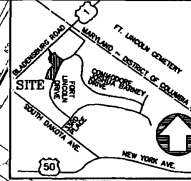


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SCALE: 1"=30'		
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SHEET NO. C-7		

BANNER DRIVE SITE
SQUARE 4377, LOTS 29 & 31
A&T LOTS 813-814
WASHINGTON, D.C.

VICA CAPITOL
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BANNEKER DRIVE, N.E.



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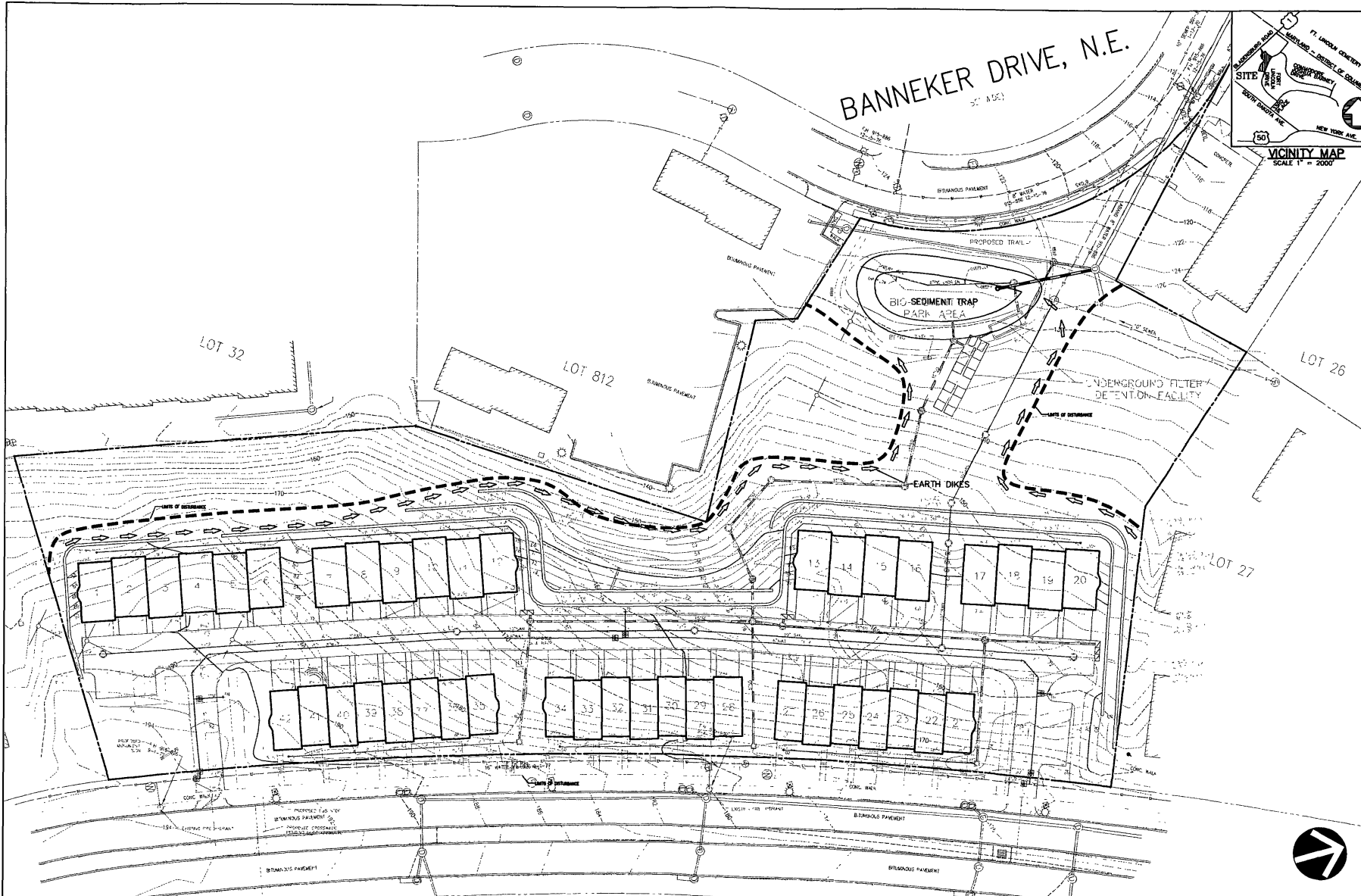
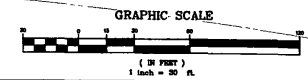
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SQUARE 4327, LOTS 29 & 31
ASST LOTS 813-814
WASHINGTON, D.C.

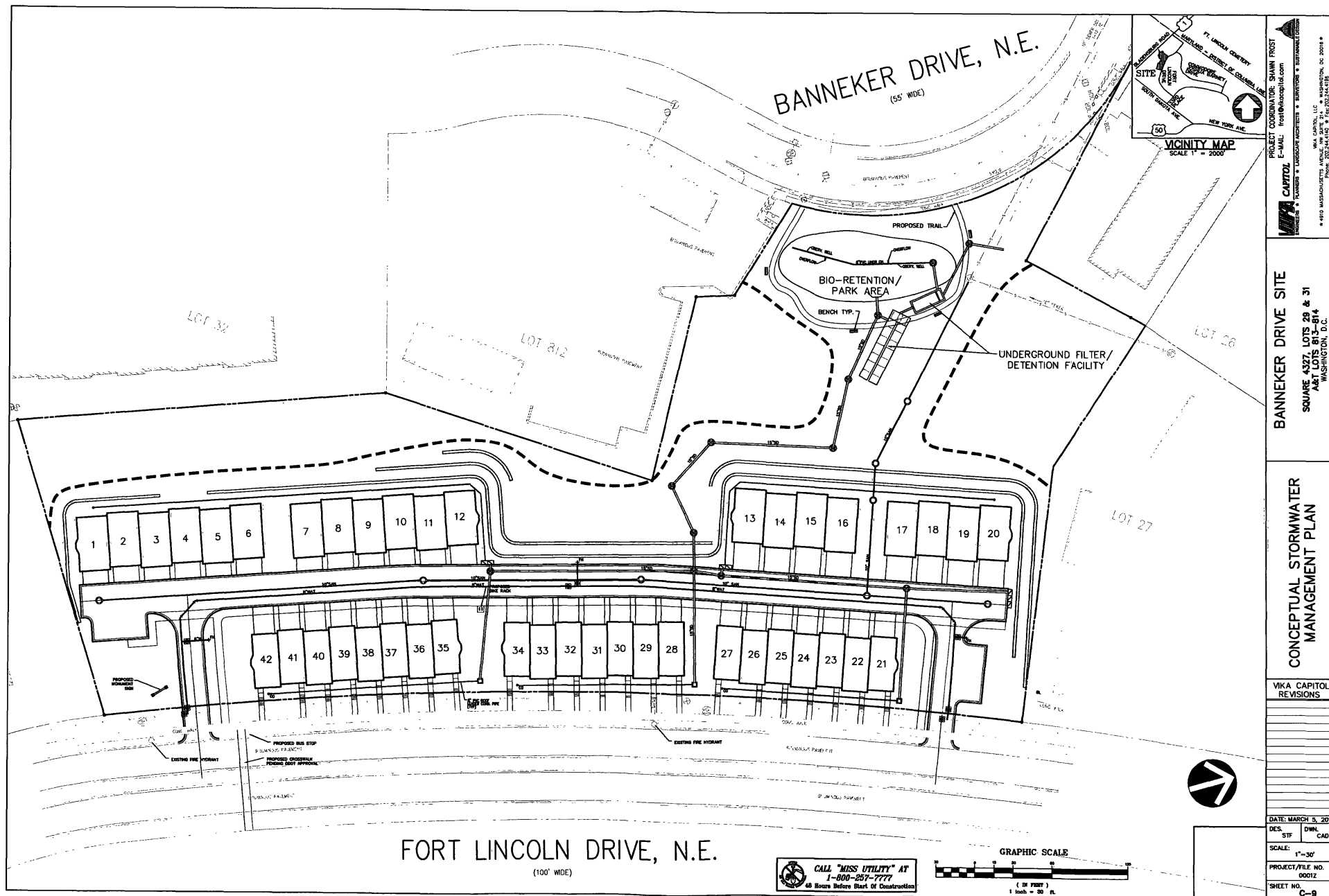
EROSION & SEDIMENT CONTROL PLAN

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			CAD
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BANNEKER DRIVE SITE

SQUARE 4327, LOTS 29 & 31
A&T LOTS 813-814
WASHINGTON, D.C.

CONCEPTUAL STORMWATER MANAGEMENT PLAN

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SIF	CAD
SCALE:	

SCALE: 1"=30'

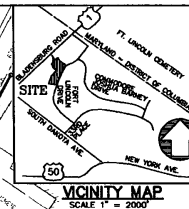
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00012

SHEET NO

Sheet No. **C-9**

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BANNEKER DRIVE SITE
SQUARE 4327, LOTS 29 & 31
A&T LOTS 813-814
WASHINGTON, D.C.

TREE SAVE PLAN

VIKA CAPITAL
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DATE: MARCH 5, 2013

DATE: MARCH 3, 20	
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PROJECT/FILE NO.
0001Z

SHEET NO.
C-10

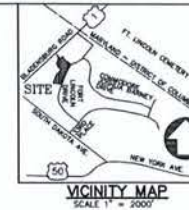


GRAPHIC SCALE





PROPOSED SITE RETAINING WALL EXAMPLES



VKA CAPITOL
 PROJECT COORDINATOR: SHAWN FROST
 E-MAIL: frost@vkapitol.com
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BANNEKER DRIVE SITE
 SQUARE 4327 LOTS 29 & 31
 A&T LOTS 813-814
 WASHINGTON, D.C.

SITE DETAILS

VKA CAPITOL
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DATE: MARCH 5, 2013

DES. STF. DWN. CAD.

SCALE: AS NOTED

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NOTES:
BUILDING MATERIALS TO BE BRICK AND HARDY PLANK.



FORT LINCOLN DRIVE
BANNEKER SITE
24' TOWNHOMES

Devereaux & Associates, Inc.



FRONT ELEVATION OF UNITS 1-20



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EXHIBITORS • PLANNERS • LOGISTICS MANAGER • SUBMITTERS • BUILDING DESIGN

PROJECT COORDINATOR: SHAWN FROST
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SQUARE 4327, LOTS 29 & 31
A&T LOTS 813-814
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SITE ELEVATIONS

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**FORT LINCOLN DRIVE
BANNEKER SITE**

Devereaux & Associates, Inc.



FRONT ELEVATION OF UNITS 21-42
FACING FORT LINCOLN DRIVE



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BANNER DRIVE SITE
SQUARE 4327, LOTS 29 & 31
A&T LOTS 813-814
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SITE ELEVATIONS

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STF	CAD

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SHEET NO.
C-13

NOTES:
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FORT LINCOLN DRIVE BANNEKER SITE

Devereaux & Associates, Inc.
ARCHITECTS

The Concordia Group

REAR ELEVATION OF UNITS 21-42

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A&T LOTS 813-814
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SITE ELEVATIONS

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DATE: MARCH 5, 2013

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STF	CAD

SCALE: AS NOTED

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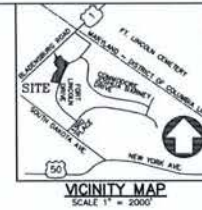
C-14



PERSPECTIVE FACING SOUTH ON FORT LINCOLN DRIVE



PERSPECTIVE FACING NORTH ON FORT LINCOLN DRIVE



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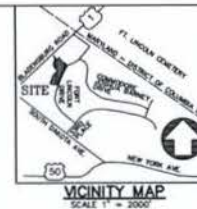
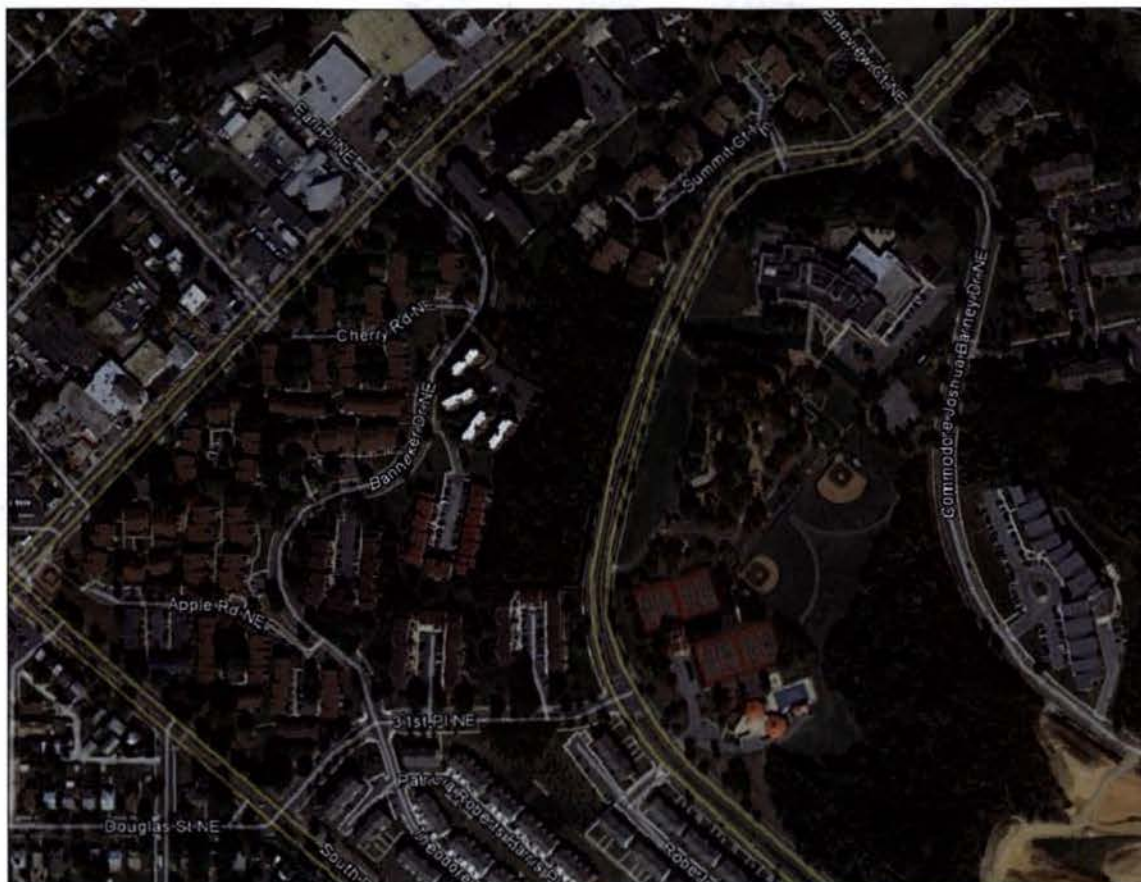
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& LOTS 813-814
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SITE PERSPECTIVES

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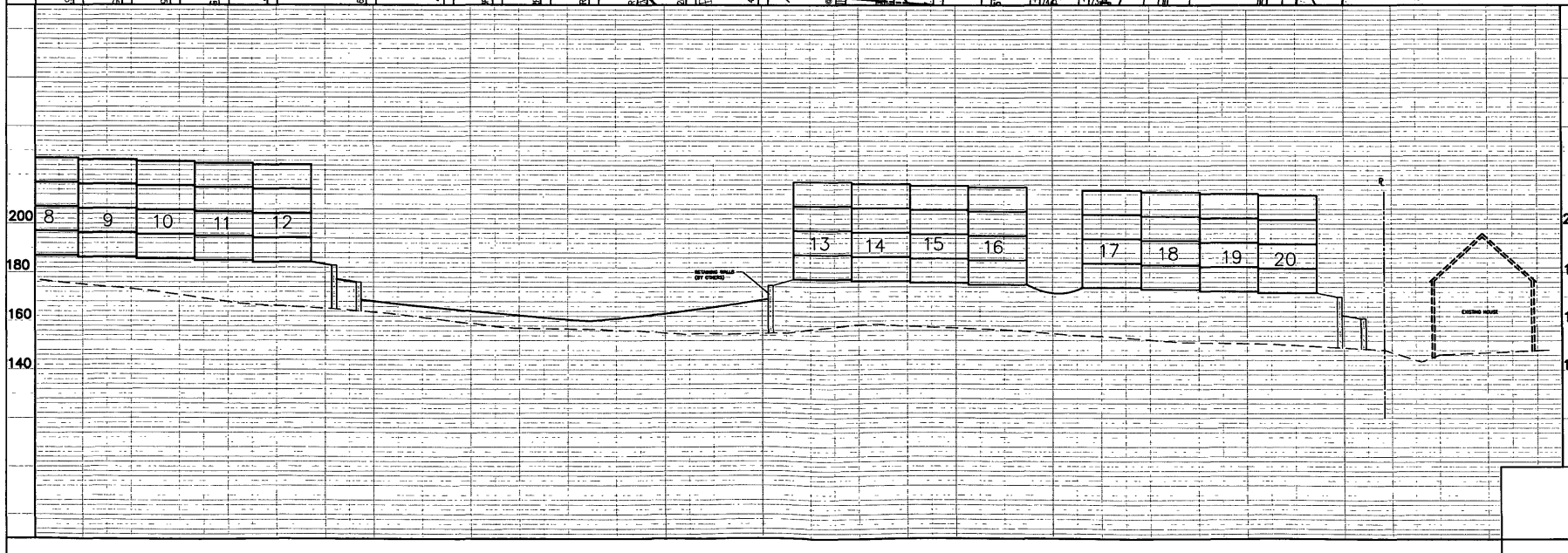
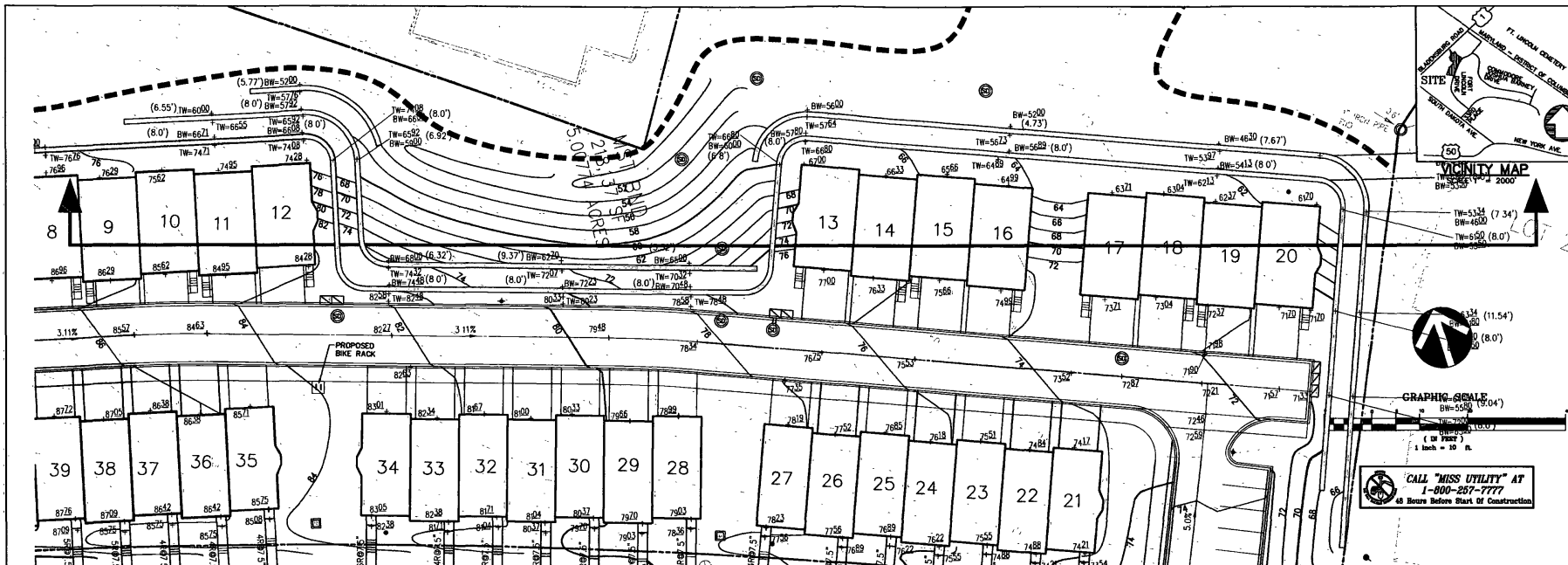
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BANNEKER DRIVE SITE

BANNEKER AERIAL

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SHEET NO. C-17	



BANNEKER DRIVE SITE

SQUARE 4327, LOTS 28 & 31
ART LOTS 81-3 & 14
WASHINGTON, D.C.

PROJECT COORDINATOR: SHAWN PROST
E-MAIL: frost@capitolllc.com

WVA CAPITOL, LLC
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WASHINGTON, DC 20004

DATE: MARCH 5, 2013

DES. STP. DWN. CAD.

SCALE: 1"=30'

PROJECT/FILE NO. 00012

SHEET NO. C-18



UNITS THAT BACK TO THE WESTERN PORTION OF THE SITE

UNITS TO THE SOUTH OF THE SITE



UNITS TO THE NORTH OF THE SITE

BANNEKER DRIVE SITE
SQUARE 4327, LOTS 29 & 31
A&T LOTS 813-814
WASHINGTON, D.C.

ADJACENT UNIT PHOTOS

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STF	CAC

SCALE: AS NOTED

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[illegible]



PERSPECTIVE FACING NORTH ON INTERIOR ROAD



PERSPECTIVE FACING SOUTH ON INTERIOR ROAD



SOUTH ENTRANCE PERSPECTIVE



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TEL: 202-462-4400
FAX: 202-462-4401

BANNER DRIVE SITE
SQUARE 4327, LOTS 29 & 31
A&T LOTS 813-814
WASHINGTON, D.C.

SITE PERSPECTIVES

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