



**FORT LINCOLN DRIVE
BANNEKER SITE**

Devereaux & Associates, Inc.


The Concordia Group

BOARD OF ZONING ADJUSTMENT

District of Columbia

CASE NO. 18574

EXHIBIT NO. 4

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2013 APR -8 PM 12:56

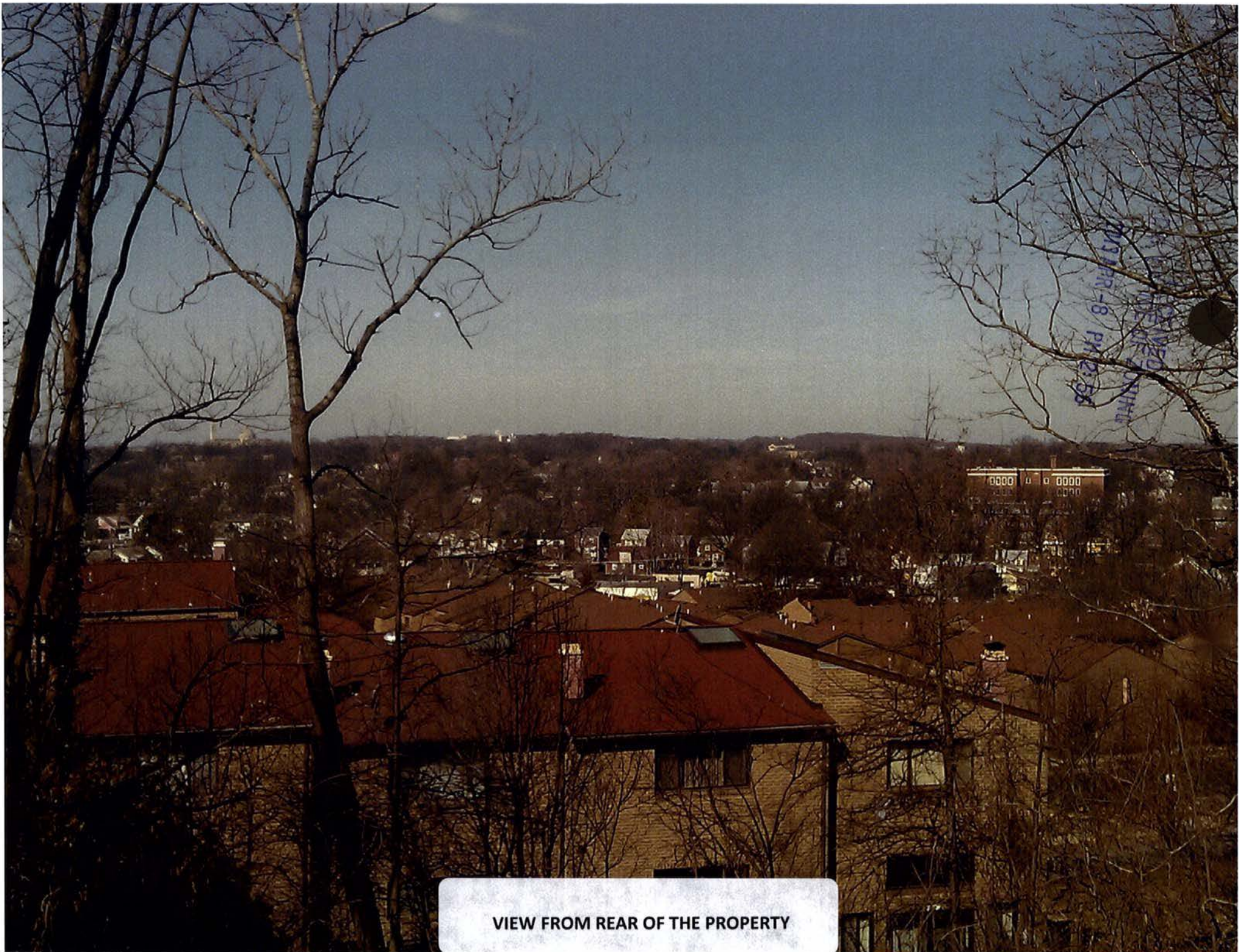


VIEW OF PROPERTY FROM FT. LINCOLN DRIVE



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FT. LINCOLN DRIVE FRONTAGE



VIEW FROM REAR OF THE PROPERTY

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

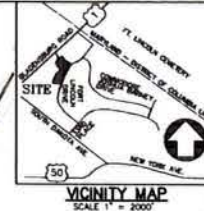
GROSS FLOOR AREA RATIO = .66

*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
 E-MAIL: frost@shawnfrostdesign.com
 CAPTOL
 PLANNING & LANDSCAPE ARCHITECTURE & ENVIRONMENTAL DESIGN
 440 MARSHALL AVENUE, N.W. WASHINGTON, DC 20004
 TEL: 202-462-1111 FAX: 202-462-1112

BANNEKER DRIVE SITE
 SQUARE 4327, LOTS 20 &
 A&T LOTS 813-814
 WASHINGTON, D.C.

ZONING PLAN

VIRIA CAPITOL REVISIONS

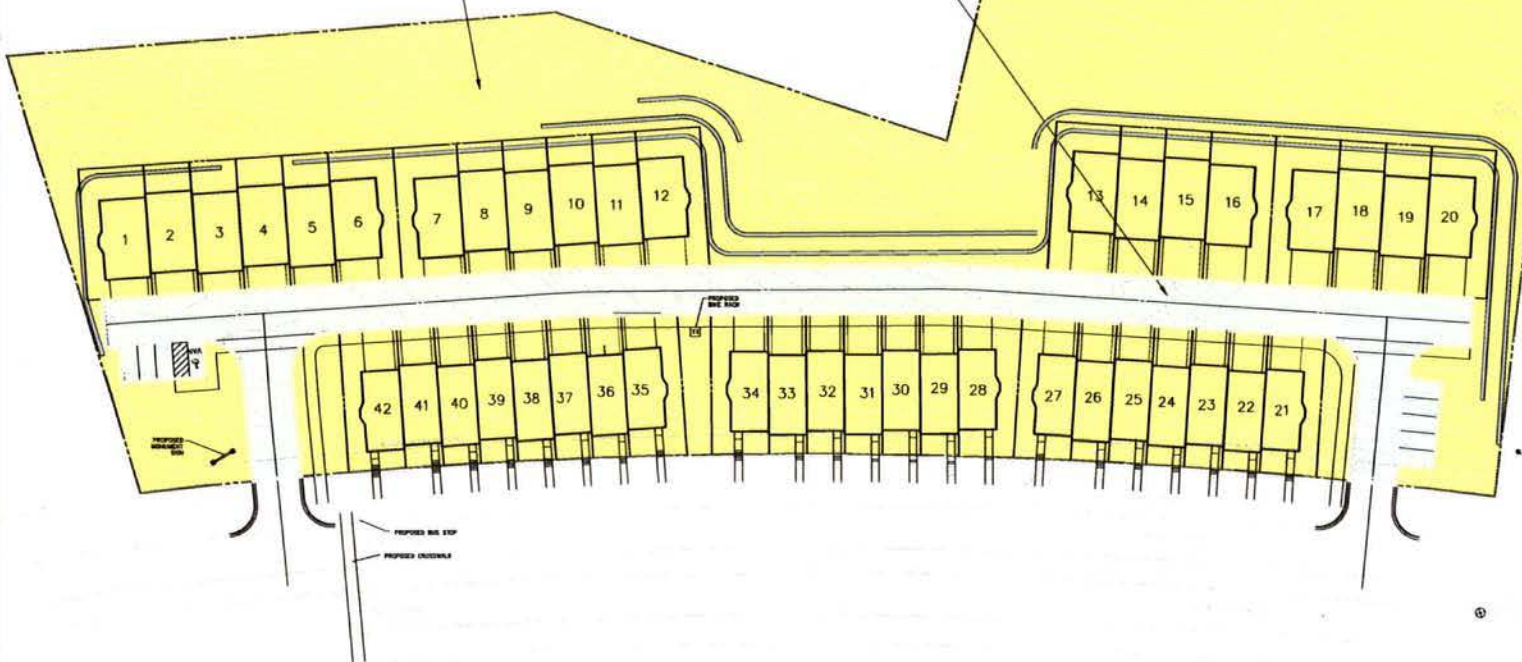
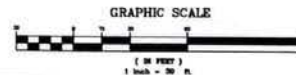
DATE: MARCH 5, 2013
 DES: STP DWL CAD
 SCALE: 1" = 30'
 PROJECT/FILE NO: 00012
 SHEET NO: C-3

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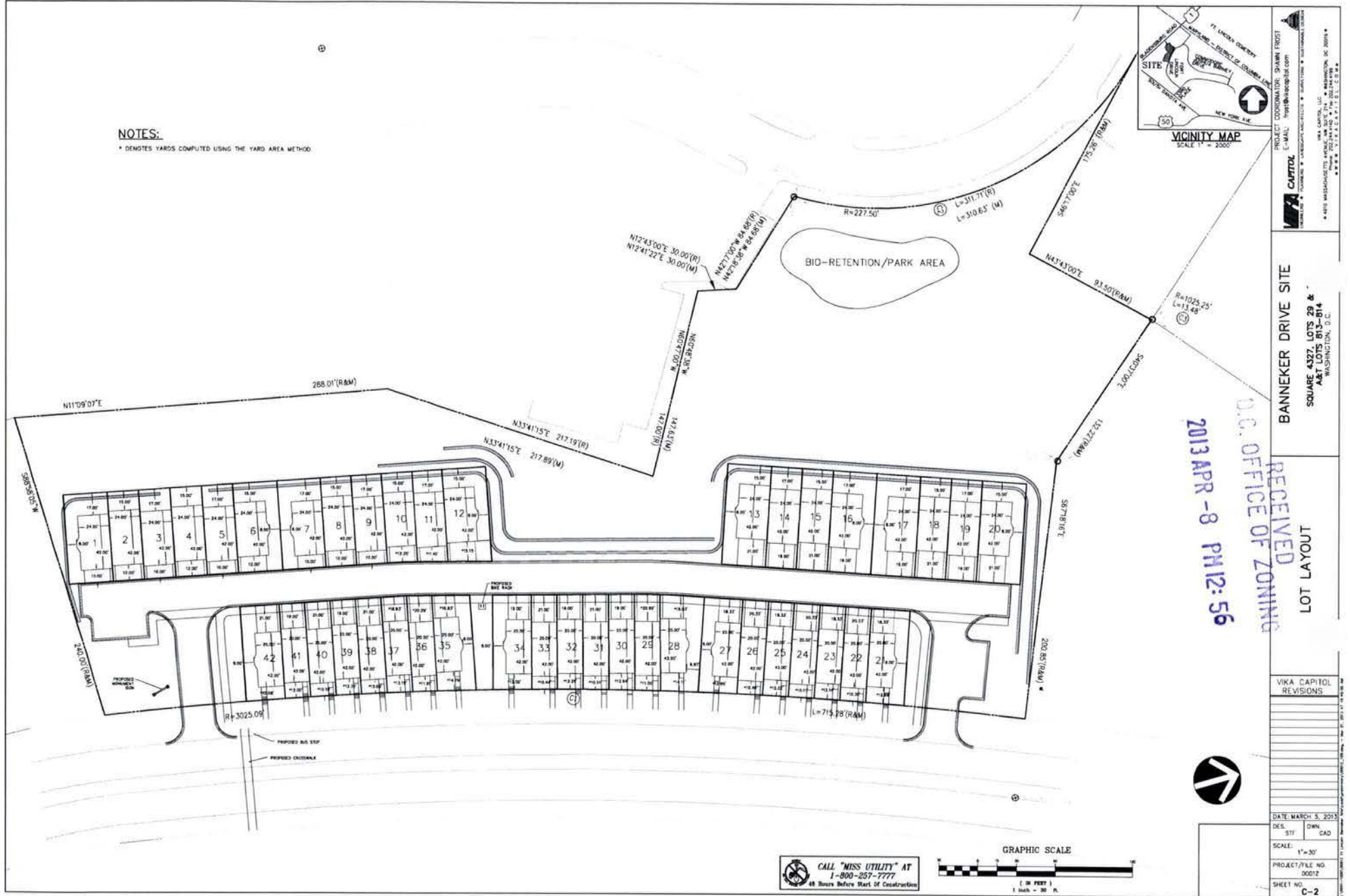
FORT LINCOLN DRIVE, N.E.
 (100' WIDE)

CALL "MISS UTILITY" AT
 1-800-257-7777
 48 Hours Before Start of Construction



NOTES:

* DENOTES YARDS COMPUTED USING THE YARD AREA METHOD.



UNIT TABULATIONS

UNIT SIZE	QUANTITY	UNIT TYPE
20x42	22	TOWNHOUSE
24x42	20	TOWNHOUSE
TOTAL	42	

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



PROJECT COORDINATOR: SHAWN TREST
C-MAIL: TREST@BANNERSITE.COM
CAPITOL
LANDSCAPE ARCHITECTS
WASHINGTON, DC 20004

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

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ALL CONCEPT PLAN

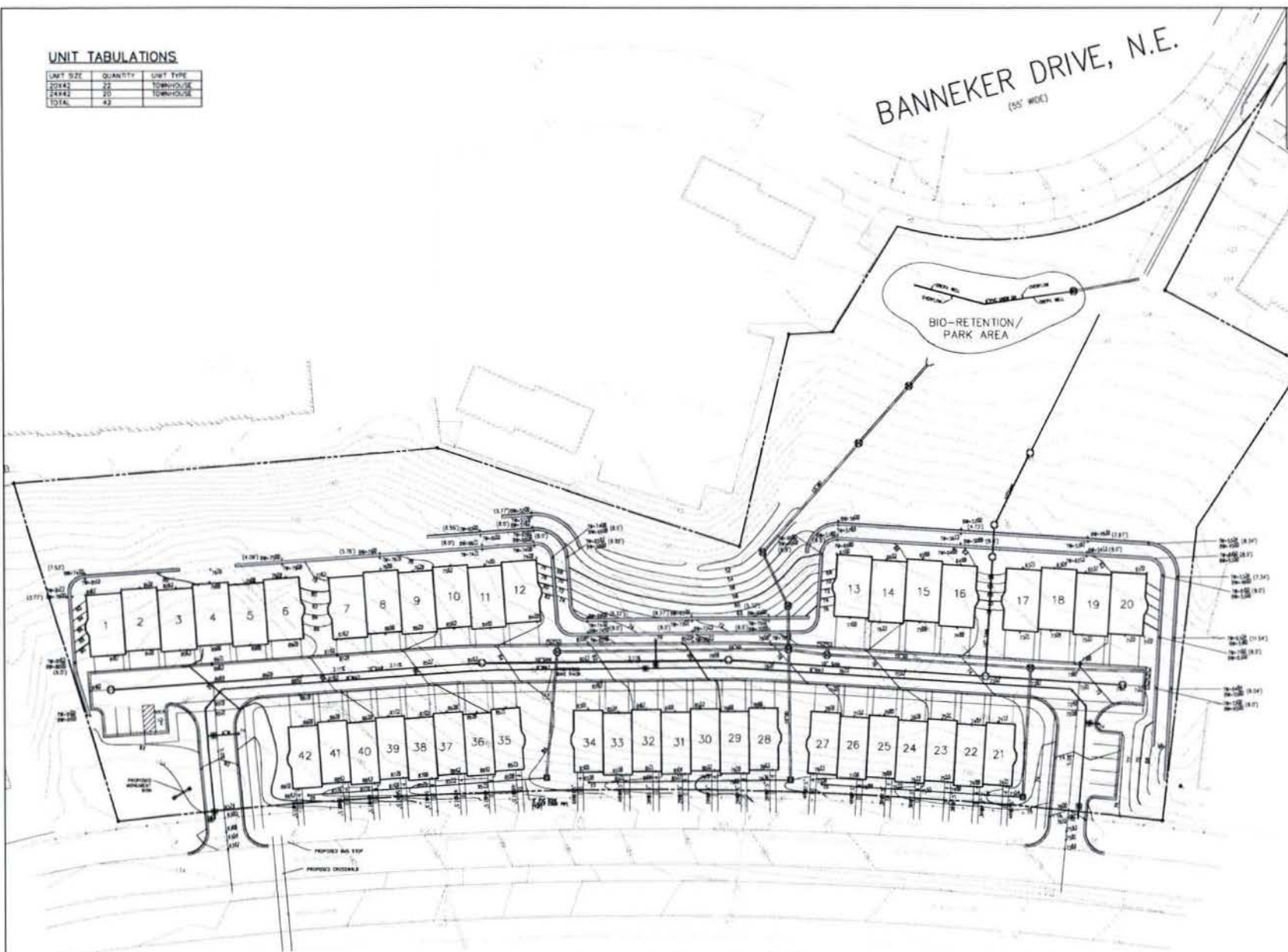
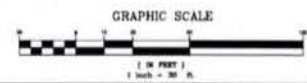
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SHEET NO. C-1	

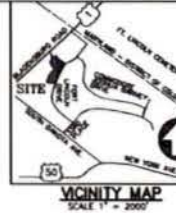
2013 APR -8 PM12:56



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

CALL "MISS UTILITY" AT
1-800-257-7777
48 Hours Before Start of Construction





PROJECT: COORDINATOR: SHAW FIRST
C-MAIL: Topographical.com
DATE: 1/11/12
DRAWN BY: J. L. JONES
CHECKED BY: J. L. JONES
APPROVED BY: J. L. JONES
SCALE: 1" = 200'

Site Tabulations

Lot Number	Proposed Lot Area	Proposed Number of Units	Proposed Building Footprint	Proposed Lot Occupancy	Maximum Lot Occupancy	Difference	Proposed Gross SF	Maximum Gross SF	Difference	Proposed FAR	Maximum FAR	Difference	Proposed Height	Maximum Height	Difference	Proposed Rear Yard	Required Rear Yard	Difference	Proposed Side Yard	Required Side Yard	Difference	Proposed Front Yard	Required Front Yard	Difference
1	2,336.00	1	1024	43.84%	75.00%	0.00%	3,360.00	8,176.00	0.00	1.44	3.50	0.00	45	90	0.00	17.00	15.00	0.00	8.00	8.00	0.00	10.00	15.00	5.00
2	1,656.00	1	1024	61.84%	75.00%	0.00%	3,360.00	5,796.00	0.00	2.03	3.50	0.00	45	90	0.00	15.00	15.00	0.00	N/A	N/A	0.00	12.00	15.00	3.00
3	1,656.00	1	1024	61.84%	75.00%	0.00%	3,360.00	5,796.00	0.00	2.03	3.50	0.00	45	90	0.00	17.00	15.00	0.00	N/A	N/A	0.00	10.00	15.00	5.00
4	1,656.00	1	1024	61.84%	75.00%	0.00%	3,360.00	5,796.00	0.00	2.03	3.50	0.00	45	90	0.00	15.00	15.00	0.00	N/A	N/A	0.00	12.00	15.00	3.00
5	1,656.00	1	1024	61.84%	75.00%	0.00%	3,360.00	5,796.00	0.00	2.03	3.50	0.00	45	90	0.00	17.00	15.00	0.00	N/A	N/A	0.00	10.00	15.00	5.00
6	2,336.00	1	1024	43.84%	75.00%	0.00%	3,360.00	8,176.00	0.00	1.44	3.50	0.00	45	90	0.00	15.00	15.00	0.00	8.00	8.00	0.00	12.00	15.00	3.00
7	2,336.00	1	1024	43.84%	75.00%	0.00%	3,360.00	8,176.00	0.00	1.44	3.50	0.00	45	90	0.00	17.00	15.00	0.00	8.00	8.00	0.00	10.00	15.00	5.00
8	1,656.00	1	1024	61.84%	75.00%	0.00%	3,360.00	5,796.00	0.00	2.03	3.50	0.00	45	90	0.00	15.00	15.00	0.00	N/A	N/A	0.00	12.00	15.00	3.00
9	1,656.00	1	1024	61.84%	75.00%	0.00%	3,360.00	5,796.00	0.00	2.03	3.50	0.00	45	90	0.00	17.00	15.00	0.00	N/A	N/A	0.00	10.00	15.00	5.00
10	1,662.30	1	1024	61.61%	75.00%	0.00%	3,360.00	5,817.35	0.00	2.02	3.50	0.00	45	90	0.00	15.00	15.00	0.00	N/A	N/A	0.00	12.25	15.00	2.75
11	1,689.54	1	1024	60.61%	75.00%	0.00%	3,360.00	5,913.39	0.00	1.99	3.50	0.00	45	90	0.00	17.00	15.00	0.00	N/A	N/A	0.00	11.40	15.00	3.60
12	2,443.00	1	1024	41.92%	75.00%	0.00%	3,360.00	8,550.50	0.00	1.38	3.50	0.00	45	90	0.00	15.00	15.00	0.00	8.00	8.00	0.00	15.15	15.00	0.00
13	2,642.00	1	1024	38.76%	75.00%	0.00%	3,360.00	9,247.00	0.00	1.27	3.50	0.00	45	90	0.00	15.00	15.00	0.00	8.00	8.00	0.00	21.00	15.00	0.00
14	1,872.00	1	1024	54.70%	75.00%	0.00%	3,360.00	6,552.00	0.00	1.79	3.50	0.00	45	90	0.00	17.00	15.00	0.00	N/A	N/A	0.00	19.00	15.00	0.00
15	1,872.00	1	1024	54.70%	75.00%	0.00%	3,360.00	6,552.00	0.00	1.79	3.50	0.00	45	90	0.00	15.00	15.00	0.00	N/A	N/A	0.00	21.00	15.00	0.00
16	2,642.00	1	1024	38.76%	75.00%	0.00%	3,360.00	9,247.00	0.00	1.27	3.50	0.00	45	90	0.00	17.00	15.00	0.00	8.00	8.00	0.00	19.00	15.00	0.00
17	2,642.00	1	1024	38.76%	75.00%	0.00%	3,360.00	9,247.00	0.00	1.27	3.50	0.00	45	90	0.00	17.00	15.00	0.00	8.00	8.00	0.00	19.00	15.00	0.00
18	1,872.00	1	1024	54.70%	75.00%	0.00%	3,360.00	6,552.00	0.00	1.79	3.50	0.00	45	90	0.00	15.00	15.00	0.00	N/A	N/A	0.00	21.00	N/A	N/A
19	1,872.00	1	1024	54.70%	75.00%	0.00%	3,360.00	6,552.00	0.00	1.79	3.50	0.00	45	90	0.00	17.00	15.00	0.00	N/A	N/A	0.00	19.00	N/A	N/A
20	2,642.00	1	1024	38.76%	75.00%	0.00%	3,360.00	9,247.00	0.00	1.27	3.50	0.00	45	90	0.00	15.00	15.00	0.00	8.00	8.00	0.00	21.00	N/A	N/A
21	2,190.45	1	856	39.08%	75.00%	0.00%	2,800.00	7,666.58	0.00	1.28	3.50	0.00	45	90	0.00	18.33	15.00	0.00	8.00	8.00	0.00	12.89	N/A	N/A
22	1,452.51	1	856	58.93%	75.00%	0.00%	2,800.00	5,083.79	0.00	1.93	3.50	0.00	45	90	0.00	20.33	15.00	0.00	N/A	N/A	0.00	10.30	N/A	N/A
23	1,449.35	1	856	59.06%	75.00%	0.00%	2,800.00	5,072.73	0.00	1.93	3.50	0.00	45	90	0.00	18.33	15.00	0.00	N/A	N/A	0.00	12.14	N/A	N/A
24	1,448.84	1	856	59.08%	75.00%	0.00%	2,800.00	5,070.94	0.00	1.93	3.50	0.00	45	90	0.00	20.33	15.00	0.00	N/A	N/A	0.00	10.13	N/A	N/A
25	1,450.97	1	856	59.00%	75.00%	0.00%	2,800.00	5,078.40	0.00	1.93	3.50	0.00	45	90	0.00	18.33	15.00	0.00	N/A	N/A	0.00	12.22	N/A	N/A
26	1,455.75	1	856	58.80%	75.00%	0.00%	2,800.00	5,095.13	0.00	1.92	3.50	0.00	45	90	0.00	20.33	15.00	0.00	N/A	N/A	0.00	10.46	N/A	N/A
27	2,198.38	1	856	38.94%	75.00%	0.00%	2,800.00	7,694.33	0.00	1.27	3.50	0.00	45	90	0.00	18.33	15.00	0.00	8.00	8.00	0.00	12.95	N/A	N/A
28	2,344.23	1	856	36.52%	75.00%	0.00%	2,800.00	8,204.81	0.00	1.19	3.50	0.00	45	90	0.00	18.03	15.00	0.00	8.00	8.00	0.00	14.13	N/A	N/A
29	1,488.12	1	856	57.52%	75.00%	0.00%	2,800.00	5,208.42	0.00	1.88	3.50	0.00	45	90	0.00	20.90	15.00	0.00	N/A	N/A	0.00	11.50	N/A	N/A
30	1,478.82	1	856	57.88%	75.00%	0.00%	2,800.00	5,175.87	0.00	1.89	3.50	0.00	45	90	0.00	19.00	15.00	0.00	N/A	N/A	0.00	12.94	N/A	N/A
31	1,470.19	1	856	58.22%	75.00%	0.00%	2,800.00	5,145.67	0.00	1.90	3.50	0.00	45	90	0.00	21.00	15.00	0.00	N/A	N/A	0.00	10.53	N/A	N/A
32	1,464.21	1	856	58.46%	75.00%	0.00%	2,800.00	5,124.74	0.00	1.91	3.50	0.00	45	90	0.00	19.00	15.00	0.00	N/A	N/A	0.00	12.23	N/A	N/A
33	1,460.88	1	856	58.59%	75.00%	0.00%	2,800.00	5,113.08	0.00	1.92	3.50	0.00	45	90	0.00	21.00	15.00	0.00	N/A	N/A	0.00	10.44	N/A	N/A
34	2,190.85	1	856	39.07%	75.00%	0.00%	2,800.00	7,667.98	0.00	1.28	3.50	0.00	45	90	0.00	19.00	15.00	0.00	8.00	8.00	0.00	12.02	N/A	N/A
35	2,208.34	1	856	38.76%	75.00%	0.00%	2,800.00	7,729.19	0.00	1.27	3.50	0.00	45	90	0.00	18.83	15.00	0.00	8.00	8.00	0.00	14.79	N/A	N/A
36	1,482.06	1	856	57.76%	75.00%	0.00%	2,800.00	5,187.21	0.00	1.89	3.50	0.00	45	90	0.00	20.29	15.00	0.00	N/A	N/A	0.00	11.83	N/A	N/A
37	1,482.40	1	856	57.74%	75.00%	0.00%	2,800.00	5,188.40	0.00	1.89	3.50	0.00	45	90	0.00	18.93	15.00	0.00	N/A	N/A	0.00	13.19	N/A	N/A
38	1,473.86	1	856	58.08%	75.00%	0.00%	2,800.00	5,158.51	0.00	1.90	3.50	0.00	45	90	0.00	21.00	15.00	0.00	N/A	N/A	0.00	10.69	N/A	N/A
39	1,466.64	1	856	58.36%	75.00%	0.00%	2,800.00	5,133.24	0.00	1.91	3.50	0.00	45	90	0.00	19.00	15.00	0.00	N/A	N/A	0.00	12.35	N/A	N/A
40	1,462.08	1	856	58.55%	75.00%	0.00%	2,800.00	5,117.28	0.00	1.92	3.50	0.00	45	90	0.00	21.00	15.00	0.00	N/A	N/A	0.00	10.10	N/A	N/A
41	1,460.16	1	856	58.62%	75.00%	0.00%	2,800.00	5,110.54	0.00	1.92	3.50	0.00	45	90	0.00	19.00	15.00	0.00	N/A	N/A	0.00	12.00	N/A	N/A
42	2,192.42	1	856	39.04%	75.00%	0.00%	2,800.00	7,673.47	0.00	1.28	3.50	0.00	45	90	0.00	21.00	15.00	0.00	8.00	8.00	0.00	10.08	N/A	N/A
42	140,563.39	0	0	0.00%	75.00%	0.00%	0.00	493,971.87	0.00	0.00	3.50	0.00												

Total Units	42																							
Lot Area	218,129.54																							
Area of Drivable Pavement	23,819.47																							
Lot Area for Density	194,310.07																							
Total Project Density	0.11																							
Total Gross SF							178,800.00																	
Total Project FAR							174,879.06			0.66														
Overall Lot Occupancy		39,312.00	20.23%	70.00%																				
Total Parking Required	42																							
Total Parking Provided																								
Garage Spaces	84																							
Parking Bays	9																							
Total	93																							

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D.C. OFFICE OF ZONING
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VIRGILIA CAPITOL REVISIONS
DATE: MARCH 5, 2013
DES: STJ
SCALE: 1" = 30'
PROJECT/FILE NO: 00012
SHEET NO: C-4

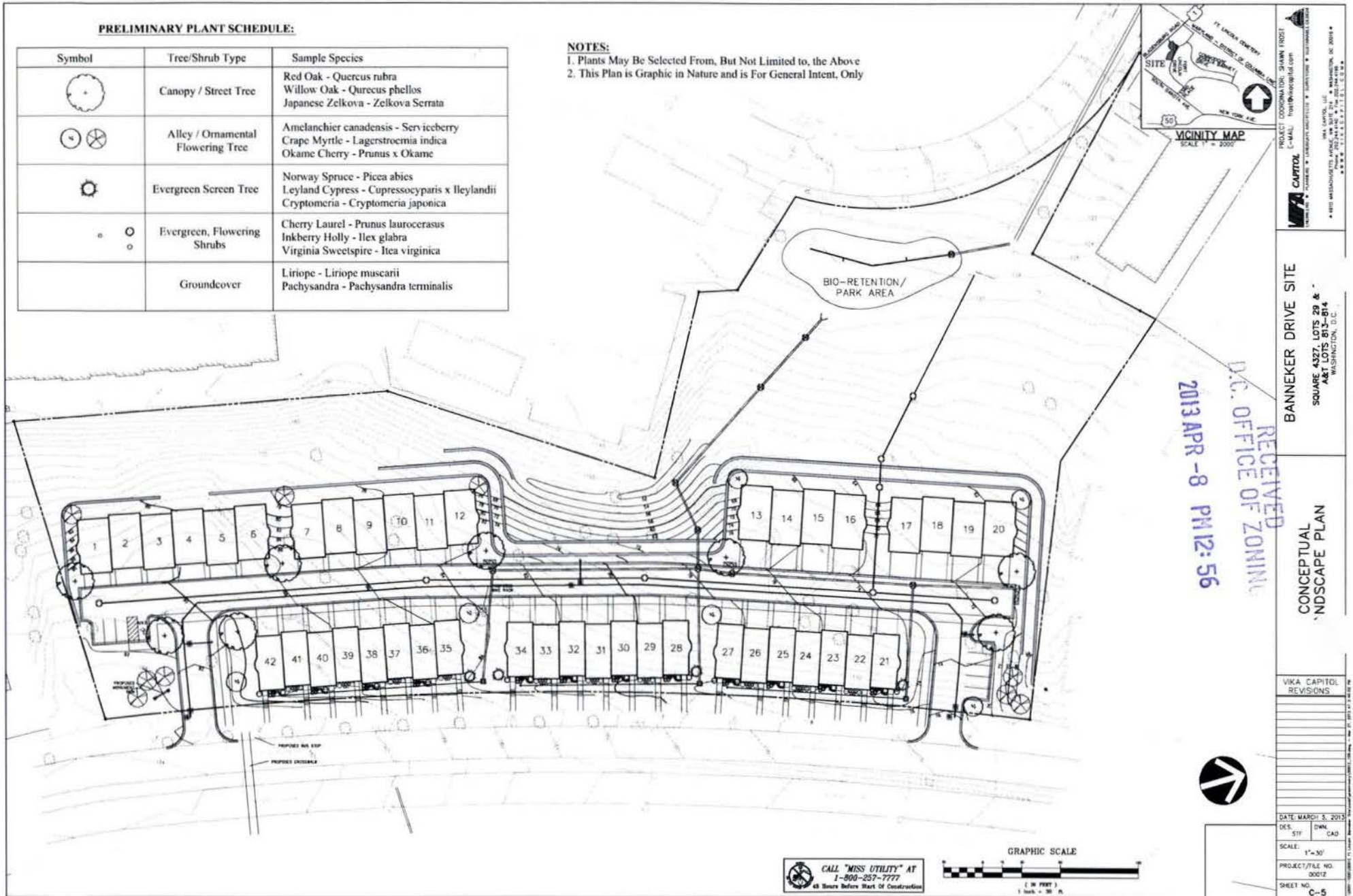
BANKER DRIVE SITE
SQUARE 4327, LOTS 28 &
A&T LOTS 813-814
WASHINGTON, D.C.

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 Flowering 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 Sweetspire - <i>Itea 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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BANNEKER DRIVE SITE
SQUARE 4327, LOTS 29 &
A&T LOTS 813-814
WASHINGTON, D.C.

CONCEPTUAL
LANDSCAPE PLAN

VIKA CAPITOL
REVISIONS

DATE: MARCH 5, 2013
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SCALE: 1"=30'
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