Exhibit A

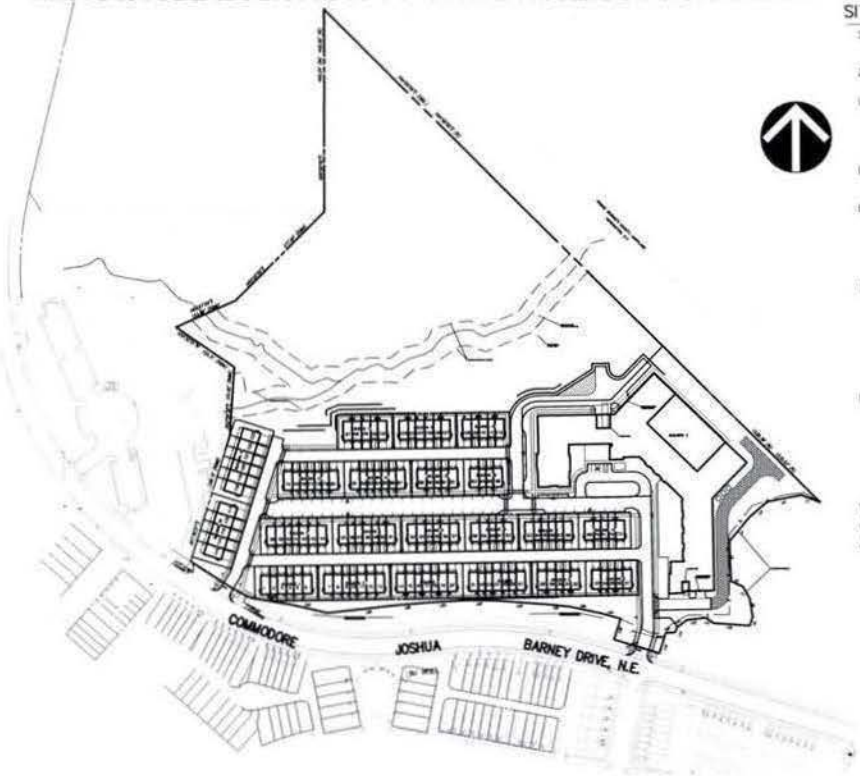
FORT LINCOLN MULTI-FAMILY

BOARD OF ZONING ADJUSTMENT APPLICATION

WASHINGTON, DISTRICT OF COLUMBIA
APRIL 28TH, 2014; REVISED JULY 23, 2014
REVISED JULY 1, 2015
MINOR MODIFICATION TO THE DEVELOPMENT PLAN

SHEET INDEX

NOTE: NO A-11, A-12, OR A-13 SHEETS IN THIS SUBMISSION



SITE TABULATIONS:

SITE AREA: 992,892 SF OR 22.7938 ACRES
R-5D = 947,473.251 SF
C-2-B = 45,418.749

ZONING:
EXISTING ZONING: R-5-D, C-2-B

UNIT COUNT:
24' TOWNHOMES = 11
20' TOWNHOMES = 63
16' TOWNHOMES = 52
MULTIFAMILY BUILDING A = 240

DWELLING UNITS:
TOWNHOME = 123 DWELLING UNITS PROPOSED
MULTIFAMILY =240 DWELLING UNITS PROPOSED

BUILDING HEIGHT:
R-5D–MEASURED FROM GRADE AT FACE OF BUILDING TO PEAK OF ROOF
24' TOWNHOMES = +/- 40'
20' TOWNHOMES = +/- 40'
16' TOWNHOMES = +/- 40'
MULTIFAMILY BUILDING A = +/- 40'

TOTAL AREA OF BUILDINGS:
R-5D
24' TOWNHOMES 3,300 SF/UNIT X 11 (NOT INCLUDING DECKS) = 36,300 SF
20' TOWNHOMES 3,100 SF/UNIT X 63 (NOT INCLUDING DECKS) = 195,300 SF
16' TOWNHOMES 2,500 SF/UNIT X 49 (NOT INCLUDING DECKS) = 122,500 SF
MULTIFAMILY BUILDING A = 372,893.00 SF/OVERALL

TOTAL GROSS FLOOR AREA OF BUILDINGS R-5-D = 730,993 GFA
GROSS FLOOR AREA RATIO (GFA / R-5-D ZONED SITE AREA) = 0.74

PARKING:
24' TOWNHOMES PROVIDE 22 GARAGE SPACES & 22 IN DRIVEWAYS
20' TOWNHOMES PROVIDE 126 GARAGE SPACES & 126 IN DRIVEWAYS
16' TOWNHOMES PROVIDE 52 GARAGE SPACES & 52 IN DRIVEWAYS
ON STREET PKG FOR TOWNHOMES = 51 SPACES AND 9 HANDICAP SPACE (EXCLUDES PARKING ON PUBLIC STREETS)
TOTAL PARKING SPACES FOR TOWNHOMES = 439
PARKING RATIO = 3.57 SPACES PER UNIT
MULTIFAMILY BUILDING A = 240 GARAGE SPACES & 12 SURFACE SPACES
TOTAL PARKING SPACES FOR MULTIFAMILY = 252
TOTAL SITE PARKING = 691

GREEN SPACE:
+/- 716,329.638 SF, OR 16.51 ACRES, OR +/- 72% OF SITE AREA (WITHIN PROPERTY BOUNDARY)
GREENSPACE DEFINED AS ANY PLANTED/LANDSCAPED AREA WITHIN THE PROPERTY BOUNDARY AND ANY PLANTED/LANDSCAPED AREA UP TO BACK OF EX. SIDEWALKS FOR THE AREA OUTSIDE OF THE PROPERTY BOUNDARY ALONG THE EASTERN AVE. FRONTAGE

APPLICANT:
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3298 FORT LINCOLN DRIVE, NE
WASHINGTON D.C. 20018
(202) 269-3400
CONTACT: CELI HERNANDEZ

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3298 FORT LINCOLN DRIVE, NE
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(202) 269-3400
CONTACT: CELI HERNANDEZ

DEVELOPERS:
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6707 DEMOCRACY BLVD, SUITE 900
BETHESDA, MD 20817
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ARCHITECT:
HICKOK COLE ARCHITECTS
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PHONE: 202-667-9776

LEGEND

CABLE TELEVISION CONDUIT		SANITARY CLEANOUT		CONC.	CONCRETE
ELECTRICAL CONDUIT		STORM DRAIN MANHOLE		C&G	CURB AND GUTTER
EDGE OF PAVEMENT		ELECTRICAL JUNCTION BOX		BLDG	BUILDING
FENCE LINE		ELECTRICAL MANHOLE		STY.	STORY
NATURAL GAS CONDUIT		FIRE DEPARTMENT CONNECTION		TRF	ELECTRICAL TRANSFORMER
OVERHEAD WIRES		FIRE HYDRANT		ASPH	ASPHALT
TELEPHONE/COMMUNICATIONS CONDUIT		GAS MANHOLE		EMT	EASEMENT
PROPERTY LINES		GUY POLE		RCP	REINFORCED CONCRETE PIPE
PUBLIC UTILITIES EASEMENTS		GAS VALVE		CMP	CORRUGATED METAL PIPE
SANITARY SEWER CONDUIT		LIGHT POLE		BRL	BUILDING RESTRICTION LINE
STORM DRAIN CONDUIT		PHONE PEDESTAL		R/W	RIGHT-OF-WAY
WATER CONDUIT		PHONE MANHOLE			
		UTILITY POLE			

WATER METER		BOLLARD	
WATER MANHOLE		SIGN POST	
WATER VALVE		WOOD POST	
		INLETS	
		CURB INLET	

NOTES:

1.) THE SUBJECT PROPERTIES ARE IDENTIFIED AS TAX ASSESSMENT NO. 4327 (102 STORY LINCOLN DRIVE).

2.) THE HORIZONTAL DATUM IS BASED ON PLATS AND PLANS RECORDED AMONG THE RECORDS OF THE OFFICE OF THE SURVEYOR OF THE DISTRICT OF COLUMBIA.

3.) THE SUBJECT PROPERTY IS LOCATED IN ZONE "C" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) (COMMUNITY PANEL NO. 110043C0275 F) FOR THE DISTRICT OF COLUMBIA, WASHINGTON, DC. DATED SEPTEMBER 25, 2010.

4.) VERTICAL DATUM IS BASED ON THE DISTRICT OF COLUMBIA DATUM (DRAG BENCH MARK #'S 11-7 AND 11-18

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHD BEARING	CH DISTANCE	DELTA
C1	925.00'	384.88'	195.32'	N84°22'29"W	382.21'	23°50'46"
C2	805.00'	417.42'	212.40'	N78°32'08"W	408.19'	29°31'53"
C3	650.00'	48.73'	24.38'	S42°53'08"W	48.72'	4°17'44"

ZONING NOTE:

THE FOLLOWING INFORMATION WAS TAKEN FROM THE DISTRICT OF COLUMBIA ZONING MAP FOR PARCEL 175/746.

PARCELS 175 /055 AND 175/74 ARE ZONED C-2-B AND R-5-D

ZONE C-2-B
PERMITS MATTER-OF-RIGHT MEDIUM DENSITY DEVELOPMENT, INCLUDING OFFICE, RETAIL, HOUSING, AND MIXED USES TO A MAXIMUM LOT OCCUPANCY OF 80% FOR RESIDENTIAL USE, A MAXIMUM FAR OF 3.5 FOR RESIDENTIAL USE AND 1.5 FAR FOR OTHER PERMITTED USES, AND A MAXIMUM HEIGHT OF SIXTY-FIVE (65) FEET. REAR YARD REQUIREMENTS ARE FIFTEEN (15) FEET. ONE FAMILY DETACHED DWELLINGS FOLLOW R-1 SIDE YARD REQUIREMENTS, ONE FAMILY SEMI-DETACHED DWELLINGS FOLLOW R-2 SIDE YARD REQUIREMENTS

ZONE R-5-D
PERMITS MATTER-OF-RIGHT MEDIUM/HIGH DENSITY DEVELOPMENT OF GENERAL RESIDENTIAL USES, INCLUDING SINGLE-FAMILY DWELLINGS, FLATS, AND APARTMENT BUILDINGS, TO A MAXIMUM LOT OCCUPANCY OF 75% (75% FOR PUBLIC RECREATION AND COMMUNITY CENTERS), A MAXIMUM FAR OF 3.5 AND A MAXIMUM HEIGHT OF SIXTY-(60) FEET (45 FEET FOR PUBLIC RECREATION AND COMMUNITY CENTERS). REAR YARD REQUIREMENTS ARE NOT LESS THAN FIFTEEN (15) FEET.
(Source:DC)

THIS INFORMATION DOES NOT CONSTITUTE A "ZONING OPINION" AND IS NOT SUBJECT TO THE SURVEYOR'S CERTIFICATION SHOWN HEREON.

D.C BOUNDARY NOTE

BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM OFFICIAL CITY RECORDS AND VERIFIED IN THE FIELD AS/OR AS PLOTTABLE. PROPERTY LINE DIMENSIONS FROM OFFICIAL RECORDS MAY NOT NECESSARILY AGREE WITH ACTUAL MEASURED DIMENSIONS. ALL PROPERTY LINES IN THE DISTRICT OF COLUMBIA ARE SUBJECT TO CHANGE WITH THE FINAL DETERMINATION TO BE MADE BY THE OFFICE OF THE SURVEYOR. A "SURVEY TO BARN" PREPARED BY DISTRICT OF COLUMBIA REGISTERED LAND SURVEYOR AND VERIFIED BY THE OFFICE OF THE SURVEYOR MAY BE REQUIRED TO ESTABLISH A FINAL BOUNDARY DETERMINATION AND CONFIGURATION FOR THIS PROPERTY.

EXISTING UTILITY DESIGNATING NOTES:

1. UTILITY LOCATIONS CONFORM TO CI/ ASCE STANDARD 38-02.

2. UTILITY QUALITY LEVELS DESCRIBED AS FOLLOWS
   QUALITY LEVEL "D" (QL-D) INFORMATION COMES SOLELY FROM EXISTING UTILITY RECORDS.
   QUALITY LEVEL "C" (QL-C) INVOLVES SURVEYING VISIBLE ABOVE - GROUND UTILITY FACILITIES SUCH AS MANHOLES, VALVE BOXES, POSTS, ETC., AND CORRELATING THIS INFORMATION WITH THE EXISTING UTILITY RECORDS.
   QUALITY LEVEL "B" (QL-B) INVOLVES THE USE OF SURFACE GEOPHYSICAL TECHNIQUES TO DETERMINE THE EXISTENCE AND HORIZONTAL POSITION OF UNDERGROUND UTILITIES. THIS ACTIVITY IS CALLED "DESIGNATING".
   QUALITY LEVEL "A" (QL-A) INVOLVES THE USE OF NONDESTRUCTIVE DIGGING EQUIPMENT AT CRITICAL POINTS TO DETERMINE THE PRECISE HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS. THIS ACTIVITY IS CALLED "LOCATING".

3. ALL UTILITY SYSTEMS REPRESENTED AT QUALITY LEVEL "C" UNLESS OTHERWISE INDICATED.

4. THE UNDERGROUND UTILITY LOCATIONS SHOWN HEREON REPRESENT A PROFESSIONAL OPINION AND INTERPRETATION BASED ON RECORD INDICATIONS AND FIELD EVIDENCE INCLUDING THE USE OF ELECTRONIC UTILITY DETECTION EQUIPMENT. THE RESULTS OF THIS UTILITY INVESTIGATION MAY BE AFFECTED BY THE AVAILABILITY OF UTILITY RECORD INFORMATION AND A VARIETY OF EXISTING SITE CONDITIONS. SITE CONDITIONS THAT MAY AFFECT THE ACCURACY OF DEPICTED UTILITY LOCATIONS INCLUDE SOIL CONTENT, DEPTH OF UTILITY, DENSITY OF UTILITY CLUTTERS, AND ELECTRO-MAGNETIC CHARACTERISTICS OF THE TARGET UTILITIES.

5. THE FOLLOWING UTILITIES SHOWN HEREON WERE DESIGNATED OR LOCATED BY ACCURATE INFRASTRUCTURE DATA, INC. AND HONKIE (QUALITY LEVEL "B").

PHONE
GAS
ELECTRIC
WATER
UNKNOWN

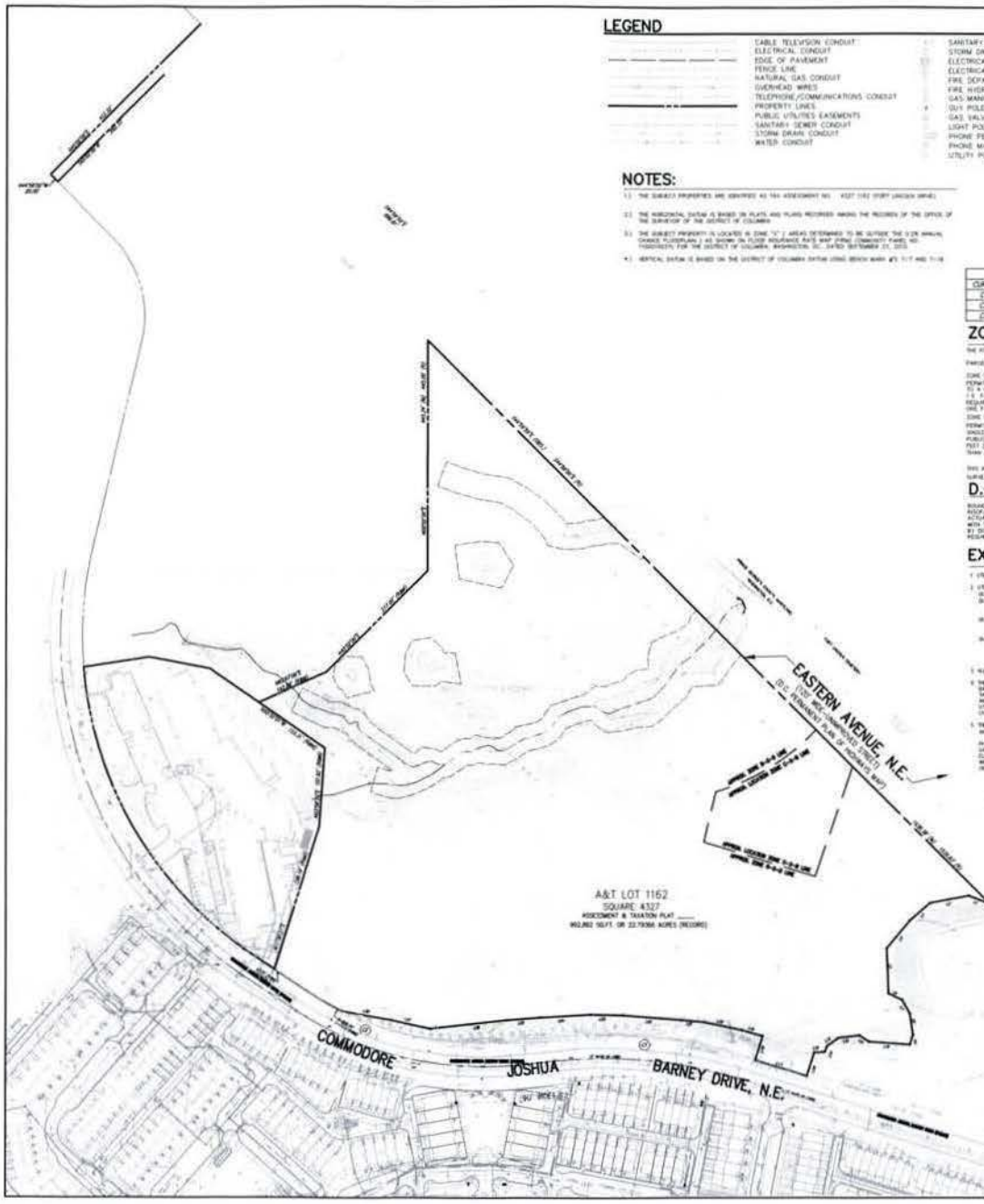
UTILITY NOTE

THE UNDERGROUND UTILITY LOCATIONS SPECIFICALLY NOTED IN THE TABLE BELOW AND GRAPHICALLY SHOWN HEREON HAVE BEEN LOCATED FROM A COMBINATION OF FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE INDICATED FROM THE INFORMATION NOTED IN THE TABLE BELOW WHICH COMPRISES THE RESULTS OBTAINED BY THE SURVEYOR. THE SURVEYOR AND NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, UNLESS SPECIFICALLY NOTED ON THE DRAWING. THE FOLLOWING UTILITY COMPANIES HAVE BEEN SOLICITED FOR THEIR PLANS AND RECORD UTILITY DRAWINGS LISTED BELOW AND SPECIFIC PLAN/TASKET NUMBERS OF DRAWINGS PROVIDED BY THE UTILITY COMPANY OR LACK OF RESPONSE IS NOTED.

UTILITY COMPANY	PLAN # / SHEET #
VERIZON 1901 Columbia Boulevard - 3rd Floor Silverdale, Maryland 20910	PLAN # N.E. 110, SHEETS 1, 4, & 5
COMCAST 25 West Gude Drive Rockville, Maryland 20852	NO REPLY AT THIS TIME
WASHINGTON GAS/NO REPLACEMENT SECTION 6801 Industrial Road Springfield, VA 22151	PLAN PROVIDED: MAP NO-3917
MCI WORLDCOM 2200 Lakeside Road Richardson, TX 75082	NO FACILITIES ON SITE PER LETTER DATED FEBRUARY 4, 2008
PEPCO 1900 Pennsylvania Ave. Room 308 Washington, DC 20068	LOCATIONS SHOWN ON PLAT #'S 910F398 & 910F399
WATER & SEWER PLANS	PLANS PREPARED BY DISTRICT ENGINEERING SERVICES, MARCH, 1987
AT&T 11105 Fingerboard Road Montrose, MD 21770	NO FACILITIES ON SITE PER LETTER DATED APRIL 7, 2008

THE OWNER/DEVELOPER OF THE SUBJECT PROPERTY IS RESPONSIBLE FOR OBTAINING INFORMATION AND COORDINATING WITH ALL OTHER UTILITIES NOT LISTED IN THE TABLE ABOVE. THE OWNER/DEVELOPER IS ALSO RESPONSIBLE FOR CONTACTING "MISS UTILITY" 48 HOURS PRIOR TO CONSTRUCTION.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S68°52'19"E	44.14'
L2	N19°27'59"E	77.01'
L3	N48°50'30"E	52.10'
L4	N39°50'27"E	69.09'
L5	N62°02'50"W	87.17'
L6	N64°44'34"W	29.10'
L7	N20°55'18"W	30.47'
L8	N08°37'21"W	41.15'
L9	N16°28'40"E	20.10'
L10	S85°50'16"E	78.94'
L11	S36°50'07"E	21.88'
L12	N83°08'02"E	41.12'
L13	N53°55'34"E	26.43'
L14	N22°48'31"E	12.24'
L15	N86°09'10"E	20.31'
L16	S17°32'44"W	47.56'
L17	N72°27'16"W	104.12'
L18	S17°32'44"W	48.18'
L19	S74°30'42"E	41.77'
L20	S77°44'48"E	72.74'
L21	S84°05'46"E	46.53'
L22	S00°34'38"E	112.88'
L23	S88°51'43"E	62.14'
L24	N86°40'40"E	37.77'
L25	N85°06'08"E	64.44'
L26	N83°33'21"E	149.61'
L27	S77°06'28"E	76.33'
L28	S60°07'41"E	87.11'



VICINITY MAP
SCALE 1" = 2000'

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

PROJECT COORDINATOR: SHAWN FROST
E-MAIL: frost@vikacapitol.com
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FORT LINCOLN MULTI-FAMILY BZA SUBMISSION

SQUARE –, LOTS –
A&T LOTS –
WASHINGTON, D.C.

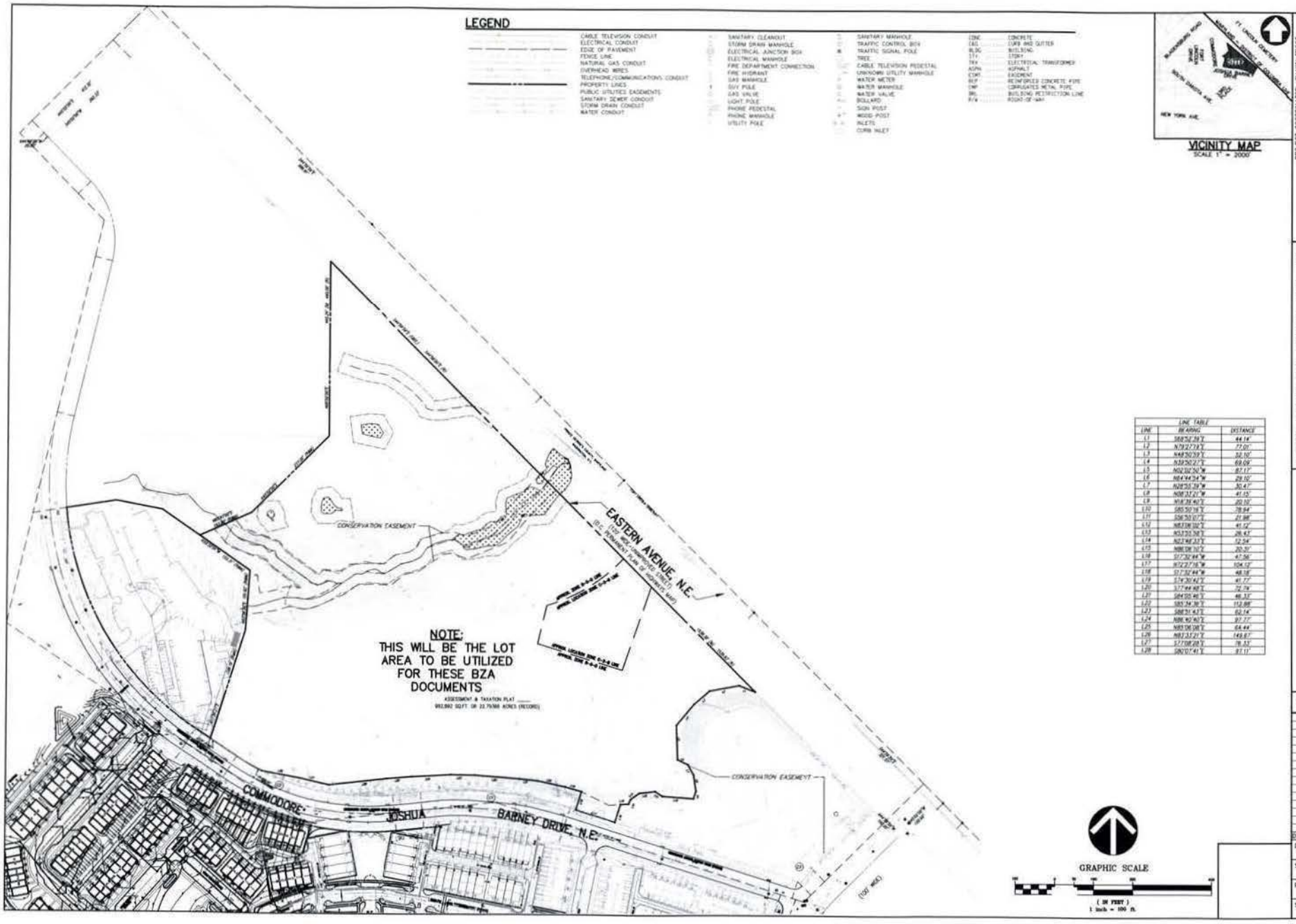
OVERALL EXISTING CONDITIONS PLAN

VIKA CAPITOL REVISIONS

DATE: APRIL 28, 2014	
DES. STF	DWN. GMH
SCALE: 1"=100'	
PROJECT/FILE NO. 0001AN	
SHEET NO. C-2	

LEGEND

CABLE TELEVISION CONDUIT	SANITARY CLEANOUT	SANITARY MANHOLE	CONC ..... CONCRETE
ELECTRICAL CONDUIT	STORM DRAIN MANHOLE	TRAFFIC CONTROL BOX	C&G ..... CURB AND GUTTER
EDGE OF PAVEMENT	ELECTRICAL JUNCTION BOX	TRAFFIC SIGNAL POLE	BLDG ..... BUILDING
FENCE LINE	ELECTRICAL MANHOLE	TREE	STY ..... STORY
NATURAL GAS CONDUIT	FIRE DEPARTMENT CONNECTION	CABLE TELEVISION PEDESTAL	TRX ..... ELECTRICAL TRANSFORMER
OVERHEAD WIRES	FIRE HYDRANT	UNKNOWN UTILITY MANHOLE	ASPH ..... ASPHALT
TELEPHONE/COMMUNICATIONS CONDUIT	GAS MANHOLE	WATER METER	EASMT ..... EASEMENT
PROPERTY LINES	GUY POLE	WATER MANHOLE	RCP ..... REINFORCED CONCRETE PIPE
PUBLIC UTILITIES EASEMENTS	GAS VALVE	WATER VALVE	CMP ..... CORRUGATED METAL PIPE
SANITARY SEWER CONDUIT	LIGHT POLE	BOLLARD	BRL ..... BUILDING RESTRICTION LINE
STORM DRAIN CONDUIT	PHONE PEDESTAL	SIGN POST	R/W ..... RIGHT-OF-WAY
WATER CONDUIT	PHONE MANHOLE	WOOD POST	
	UTILITY POLE	INLETS	
		CURB INLET	



VICINITY MAP
SCALE 1" = 2000'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S88°52'39"E	44.14'
L2	N79°27'18"E	77.01'
L3	N48°20'59"E	32.10'
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L8	N08°37'27"W	41.15'
L9	N16°38'40"E	20.10'
L10	S85°50'14"E	78.84'
L11	S56°50'07"E	21.88'
L12	N83°06'00"E	41.12'
L13	N53°05'58"E	28.43'
L14	N02°48'33"E	12.54'
L15	N86°06'30"E	20.51'
L16	S17°32'44"W	47.06'
L17	N72°27'16"W	104.12'
L18	S17°32'44"W	48.08'
L19	S74°20'42"E	41.77'
L20	S77°44'40"E	72.79'
L21	S84°05'46"E	46.33'
L22	S85°34'36"E	112.88'
L23	S88°31'43"E	62.14'
L24	N86°40'40"E	97.77'
L25	N85°06'28"E	64.44'
L26	N83°33'21"E	149.67'
L27	S77°08'28"E	78.33'
L28	S80°07'41"E	87.11'

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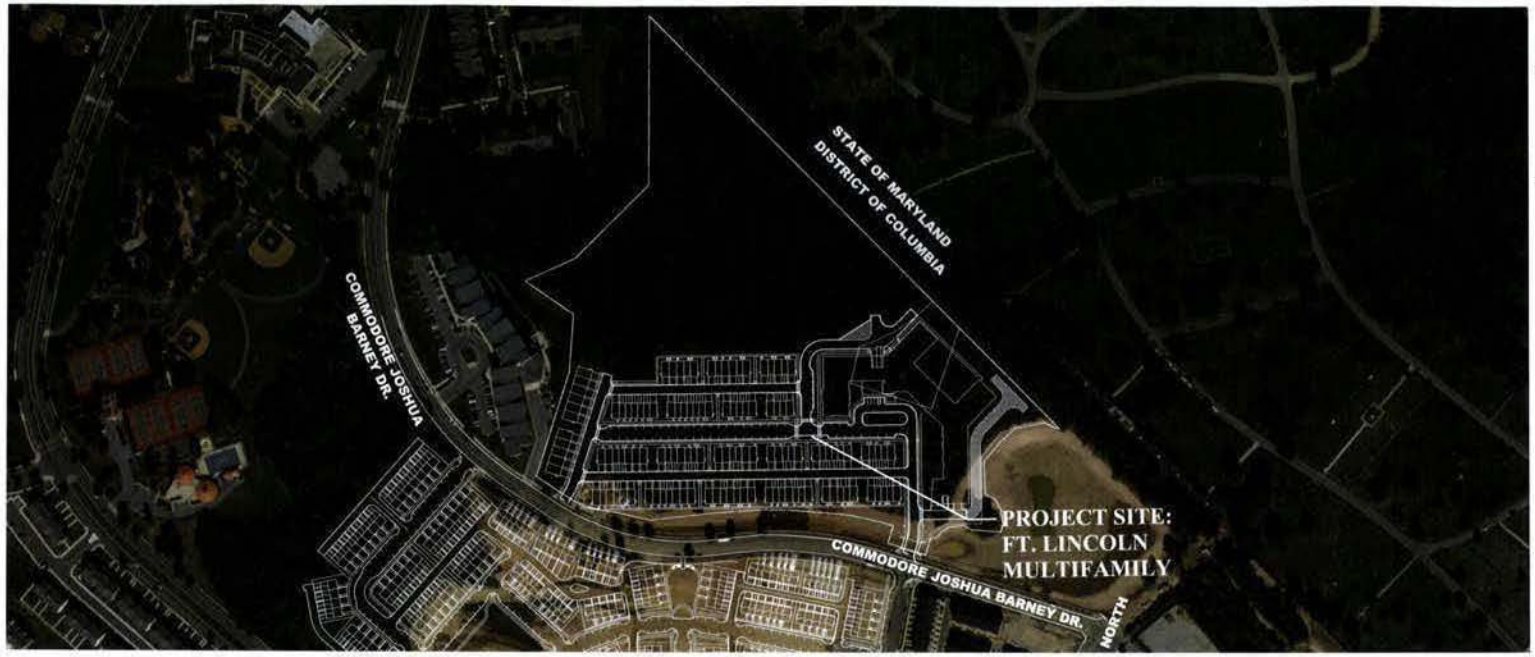
FORT LINCOLN MULTI-FAMILY BZA SUBMISSION

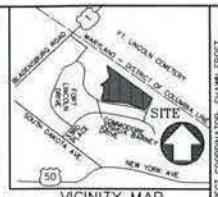
SQUARE – LOTS –
A&T LOTS –
WASHINGTON, D.C.

BZA LOT EXHIBIT

VIKA CAPITOL REVISIONS

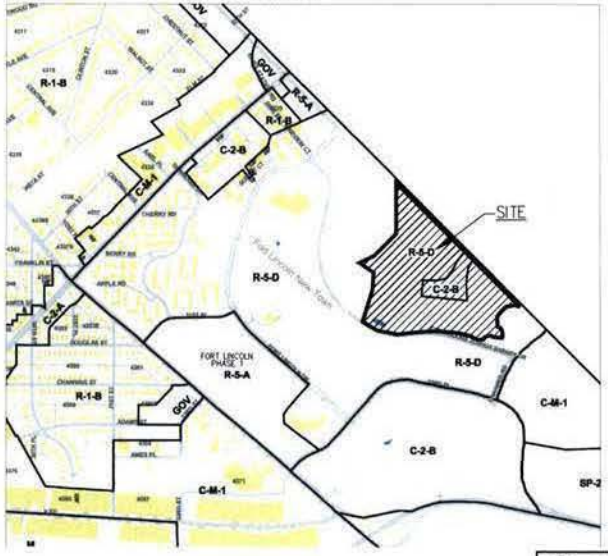
DATE: APRIL 28, 2014
DES. STF
DWN. GMH
SCALE: 1"=100'
PROJECT/FILE NO. 0001AN
SHEET NO. C-2A





VICINITY MAP
SCALE 1" = 2000'

ZONING MAP
SCALE 1"=500'



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

PROJECT COORDINATOR: SHAWN FROST
E-MAIL: frost@vikacapitol.com

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★ ★ ★ V I K A C A P I T O L ★ ★ ★

FORT LINCOLN MULTI-FAMILY BZA SUBMISSION

SQUARE –, LOTS –
A&T LOTS –
WASHINGTON, D.C.

SITE CONTEXT MAP AND ZONING PLAN

VIKA CAPITOL REVISIONS

JULY 01, 2015

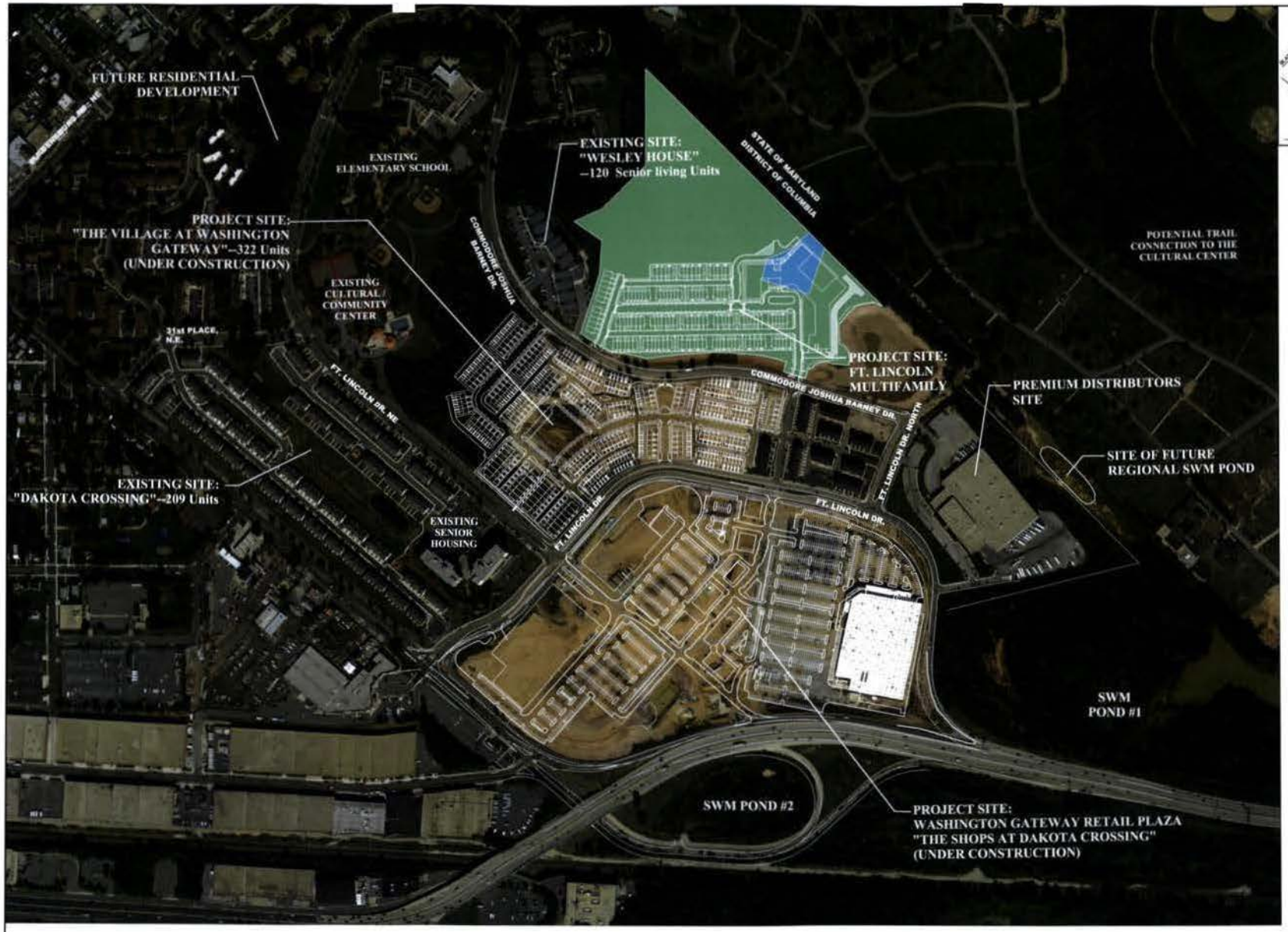
DATE: APRIL 2, 2014

DES.	DWN.
STF	GMH

SCALE: N.T.S.

PROJECT/FILE NO. 0001AN

SHEET NO. C-3



VICINITY MAP
SCALE 1" = 2000'

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FORT LINCOLN MULTI–FAMILY BZA SUBMISSION

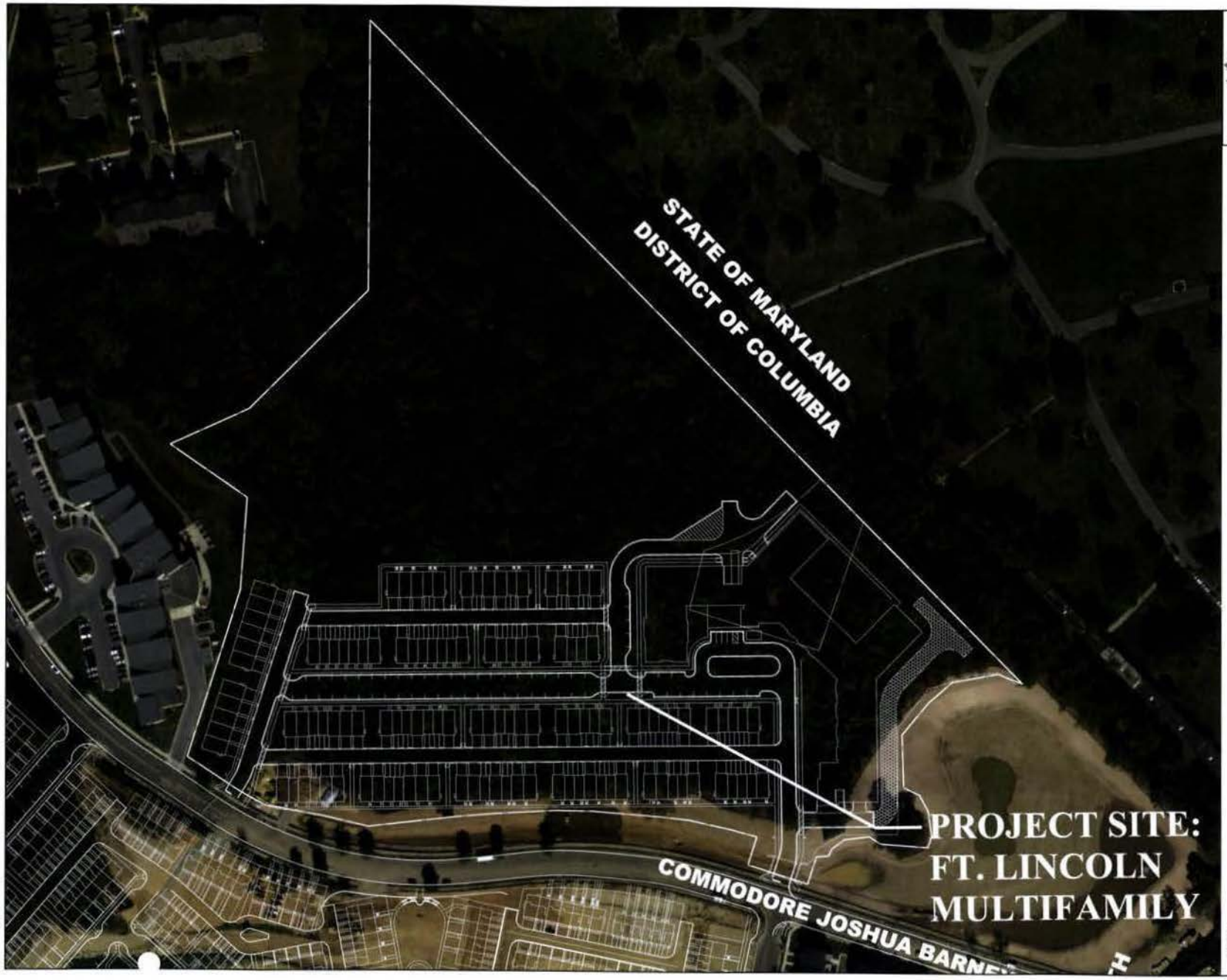
SQUARE –, LOTS –
A&T LOTS –
WASHINGTON, D.C.

EXPANDED SITE CONTEXT PLAN

VIKA CAPITOL REVISIONS

JULY 01, 2015
DATE APRIL 2, 2014
DES. STF
DWN. GMH
SCALE N.T.S.
PROJECT/FILE NO. 0001AN
SHEET NO. C–4

CALL "MISS UTILITY" AT 1–800–257–7777
48 Hours Before Start Of Construction



VICINITY MAP
SCALE 1" = 2000'

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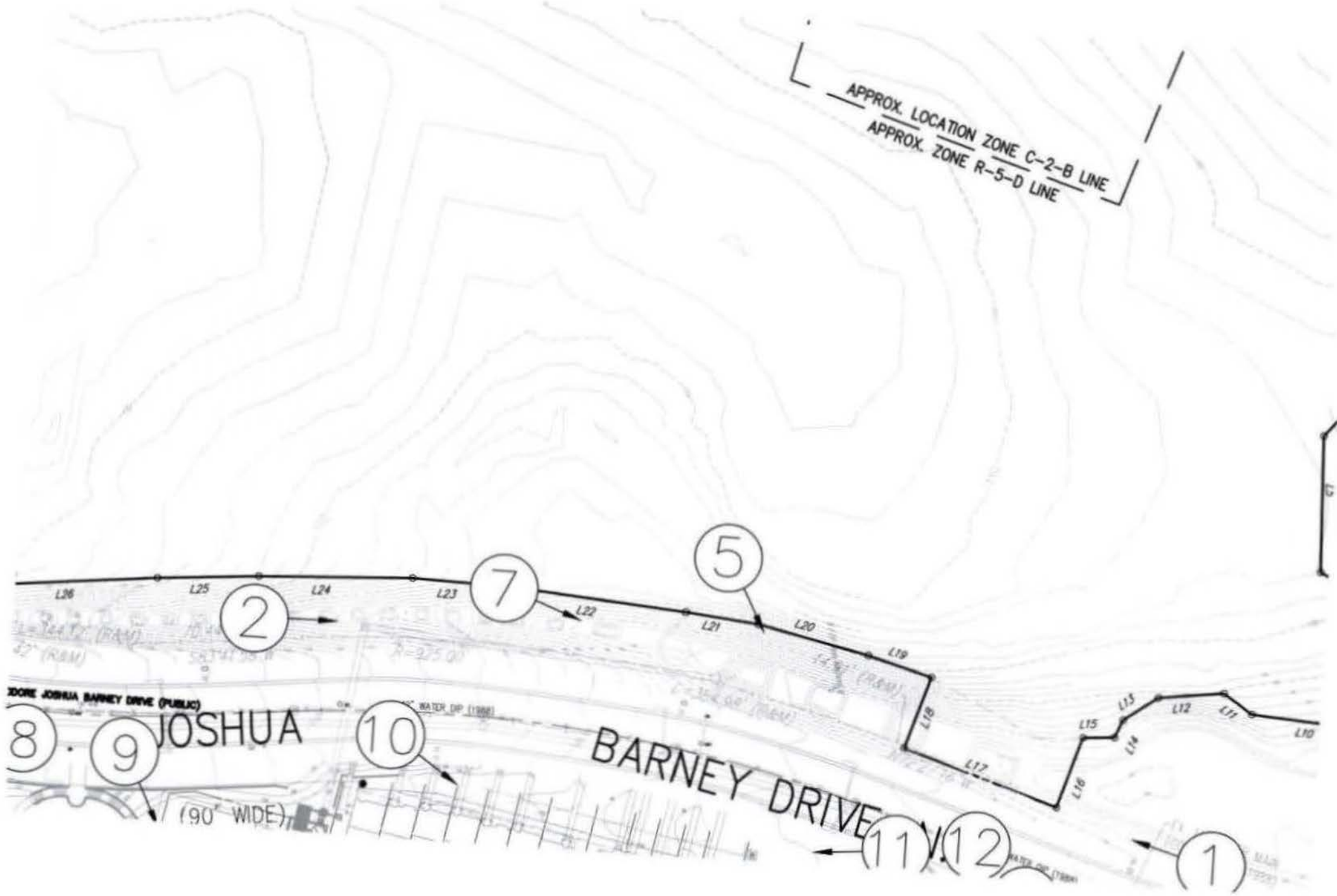
FORT LINCOLN MULTI-FAMILY
BZA SUBMISSION
SQUARE - LOTS -
A&T LOTS -
WASHINGTON, D.C.

OVERALL SITE
CONTEXT PLAN

VIKA CAPITOL
REVISIONS

JULY 01, 2015
DATE APRIL 2, 2014
DES. STF
DWN. GMH
SCALE AS SHOWN
PROJECT/FILE NO. 0001AN
SHEET NO. C-5


APPROX. LOCATION ZONE C-2-B LINE
APPROX. ZONE R-5-D LINE
JOSHUA
BARNEY DRIVE
(90' WIDE)
L26
L25
L24
L23
L22
L21
L20
L19
L18
L17
L16
L15
L14
L13
L12
L11
L10
1
2
5
7
8
9
10
11
12

VICINITY MAP
SCALE 1" = 2000'

1


2


3


4


5


6


7


PROJECT COORDINATOR: SHAWN FROST
E-MAIL: frost@vikacapitol.com

VIKA CAPITOL, LLC
4600 MASSACHUSETTS AVENUE, NW SUITE 214 • WASHINGTON, DC 20016
Phone: 202.244.8400 • Fax: 202.244.8136
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FORT LINCOLN MULTI-FAMILY BZA SUBMISSION

SQUARE –, LOTS –
A&T LOTS –
WASHINGTON, D.C.

SITE CONTEXT PHOTOS

VIKA CAPITOL REVISIONS

JULY 01, 2015

DATE: APRIL 28, 2014
DES: STF
DWN: GMH
SCALE: N.T.S.
PROJECT/FILE NO. 0001AN
SHEET NO. C-7

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VICINITY MAP
SCALE 1" = 2000'

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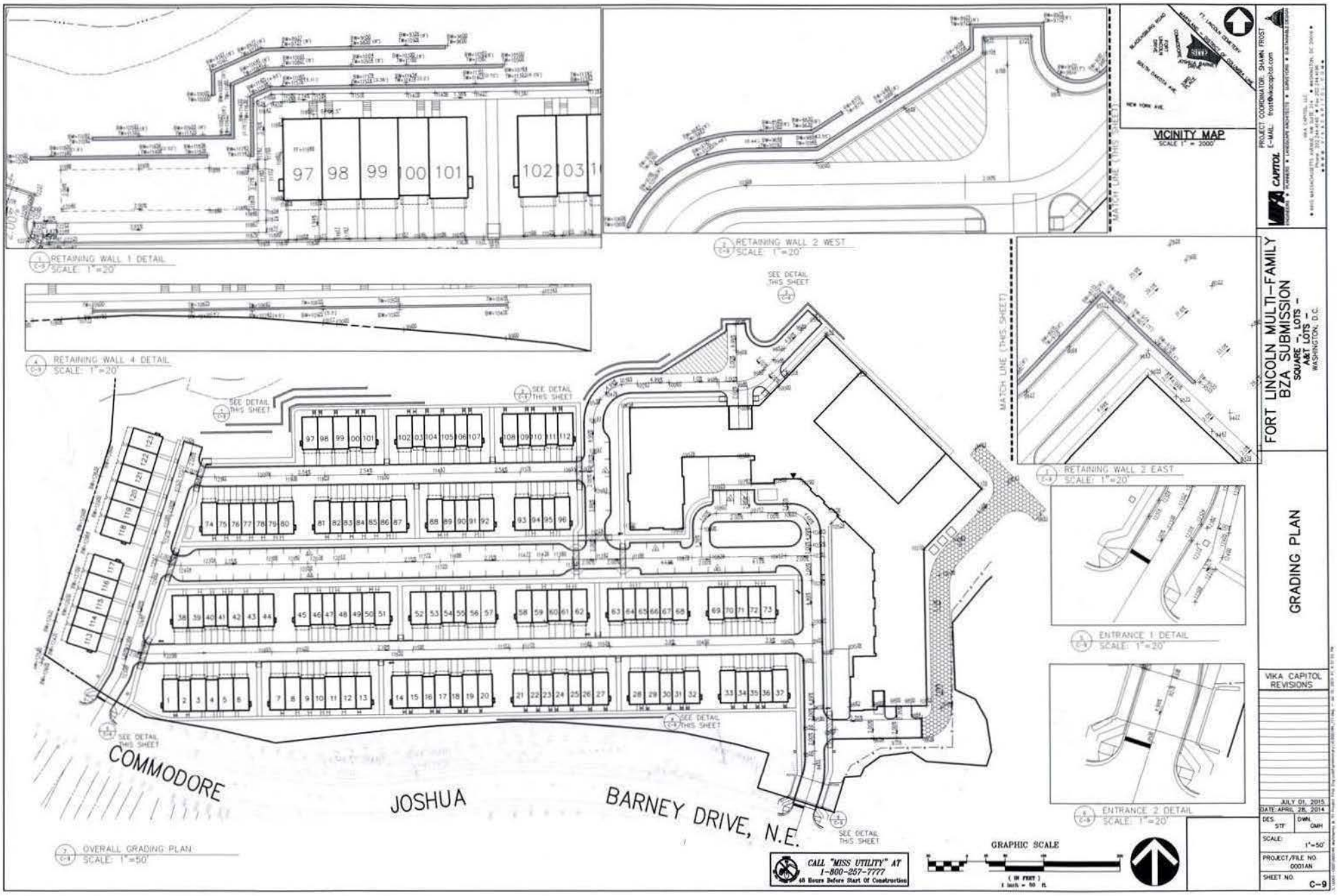
• W W W . V I K A C A P I T O L . C O M •

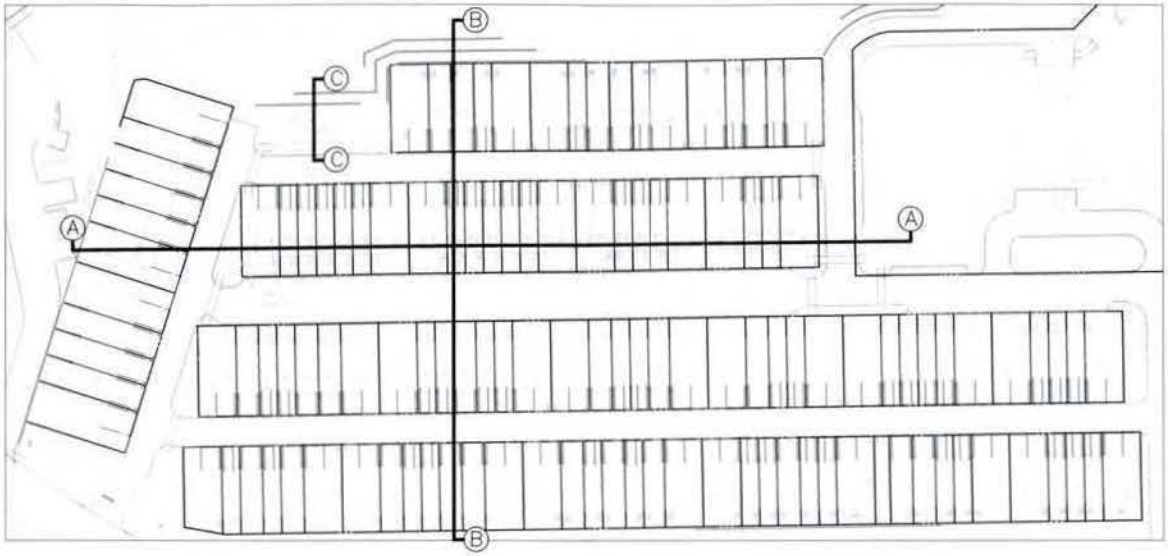
FORT LINCOLN MULTI-FAMILY
BZA SUBMISSION
SQUARE -, LOTS -
A&T LOTS -
WASHINGTON, D.C.

SITE CONTEXT PHOTOS

VIKA CAPITOL
REVISIONS

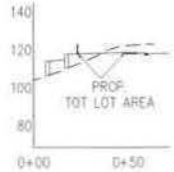
JULY 01, 2015
DATE: APRIL 28, 2014
DES: STF
DWN: GMH
SCALE: N.T.S.
PROJECT/FILE NO. 0001AN
SHEET NO. C-8


RETAINING WALL 1 DETAIL
SCALE: 1"=20'
RETAINING WALL 2 WEST
SCALE: 1"=20'
MATCH LINE (THIS SHEET)
VICINITY MAP
SCALE 1" = 2000'
RETAINING WALL 4 DETAIL
SCALE: 1"=20'
SEE DETAIL THIS SHEET
RETAINING WALL 2 EAST
SCALE: 1"=20'
ENTRANCE 1 DETAIL
SCALE: 1"=20'
ENTRANCE 2 DETAIL
SCALE: 1"=20'
COMMODORE
JOSHUA
BARNEY DRIVE, N.E.
OVERALL GRADING PLAN
SCALE: 1"=50'
CALL "MISS UTILITY" AT
1-800-257-7777
48 Hours Before Start Of Construction
GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.
CAPITOL
PROJECT COORDINATOR: SHAWN FROST
E-MAIL: frost@vikacapitol.com
FORT LINCOLN MULTI-FAMILY
BZA SUBMISSION
SQUARE -, LOTS -
A&T LOTS -
WASHINGTON, D.C.
GRADING PLAN
VIKA CAPITOL
REVISIONS
JULY 01, 2015
DATE: APRIL 28, 2014
DES. STF
DWN. GMH
SCALE: 1"=50'
PROJECT/FILE NO. 0001AN
SHEET NO. C-9

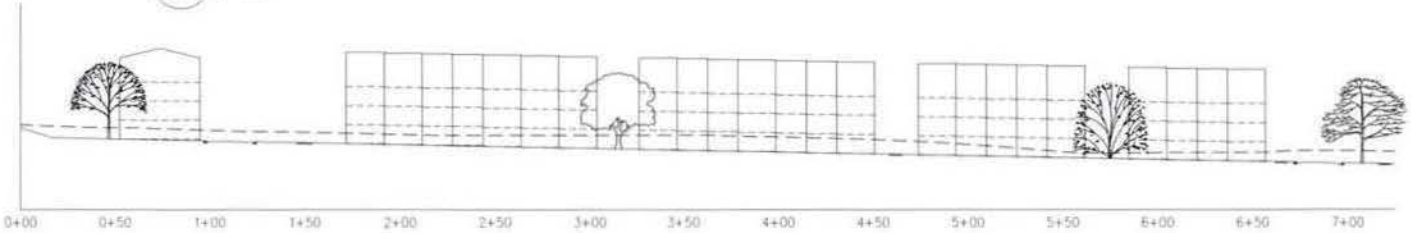


1 / C10 CROSS SECTION LOCATION MAP
1"=50'

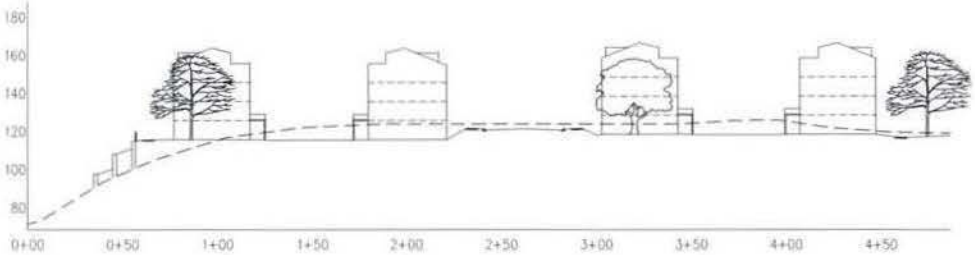
VICINITY MAP
SCALE 1" = 2000'



4 / C10 FT. LINCOLN TOT-LOT SECTION C-C
1"=30'



2 / C10 FT. LINCOLN MULTIFAMILY SECTION VIEW A-A
1"=30'



3 / C10 FT. LINCOLN MULTIFAMILY SECTION VIEW B-B
1"=30'

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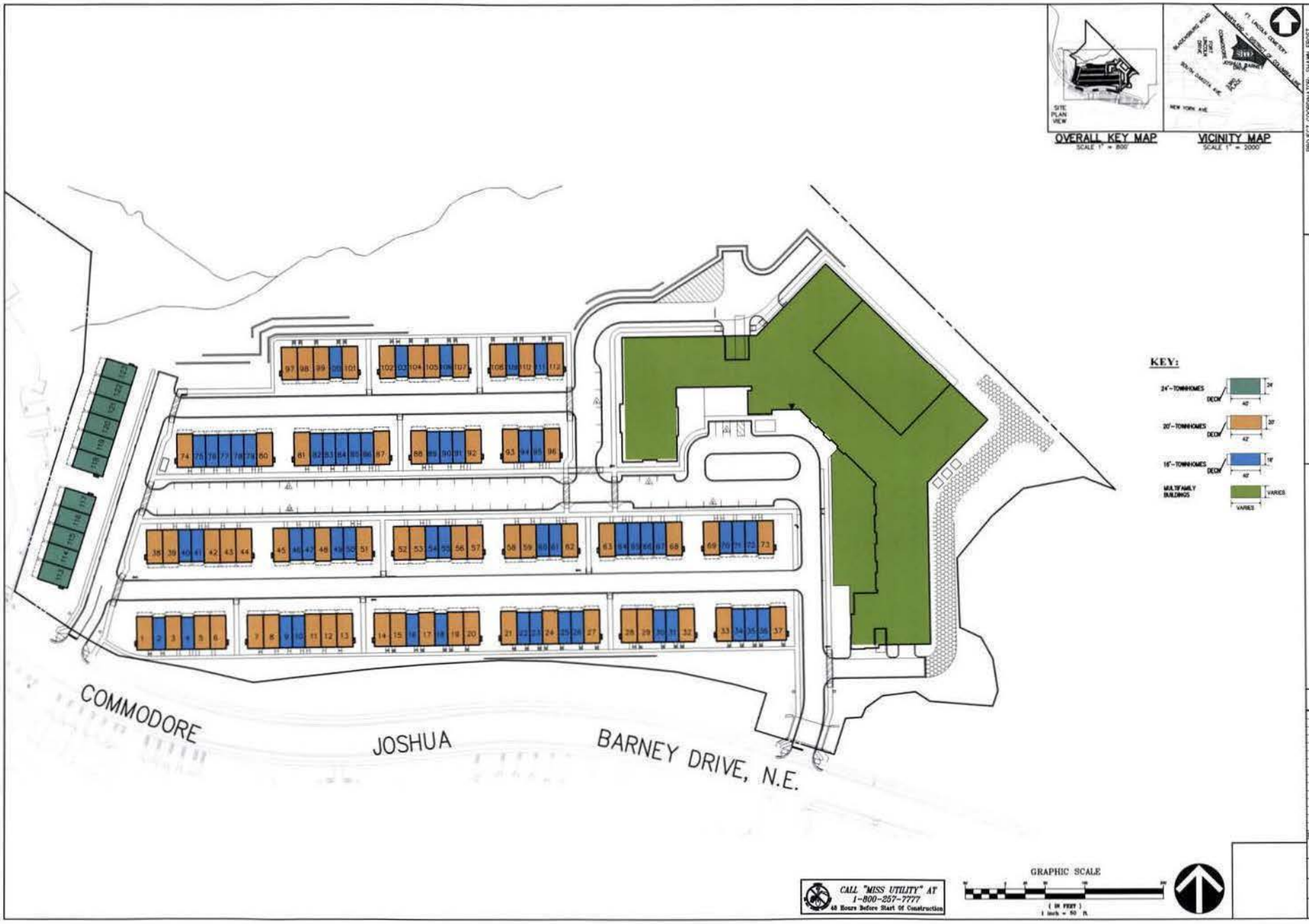
FORT LINCOLN MULTI-FAMILY
BZA SUBMISSION
SQUARE –, LOTS –
A&T LOTS –
WASHINGTON, D.C.

SECTIONS/ELEVATIONS

VIKA CAPITOL REVISIONS

JULY 01, 2015
DATE: APRIL 28, 2014
DES. STF
DWN. GMH
SCALE: AS SHOWN
PROJECT/FILE NO. 0001AN
SHEET NO. C-10



PROJECT COORDINATOR: SHAWN FROST
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VIKA CAPITOL, LLC
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www.vikacapitol.com

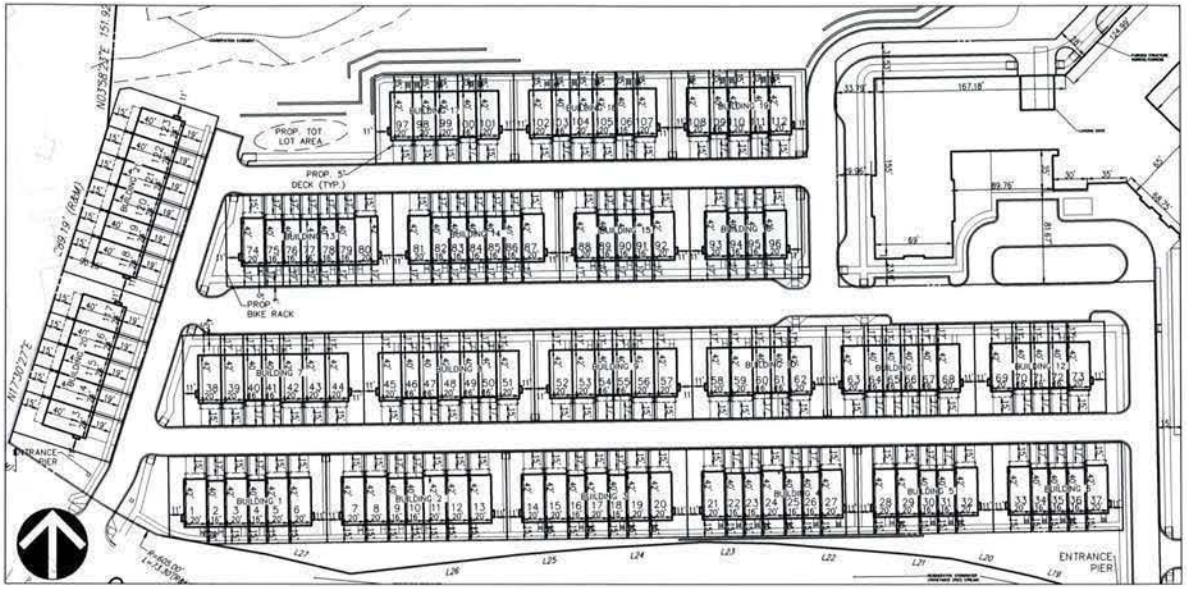
FORT LINCOLN MULTI-FAMILY BZA SUBMISSION

SQUARE –, LOTS –
A&T LOTS –
WASHINGTON, D.C.

TOWNHOME UNIT PLAN

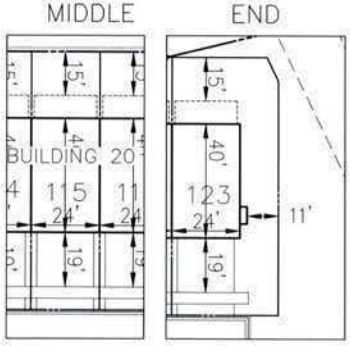
VIKA CAPITOL REVISIONS

JULY 01, 2015
DATE APRIL 28, 2014
DES. STF
DWN. GMH
SCALE: 1"=50'
PROJECT/FILE NO. 0001AN
SHEET NO. C-11

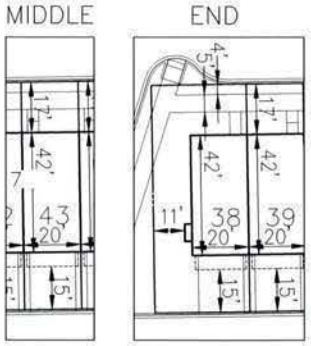


1 / C12 TOWNHOME LOT LAYOUT OVERALL VIEW
1"=50'

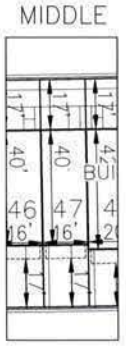
VICINITY MAP
SCALE 1" = 2000'



2 / C12 24' TOWNHOME TYPICAL LOT VIEWS
1"=20'



3 / C12 20' TOWNHOME TYPICAL LOT VIEWS
1"=20'



4 / C12 16' TOWNHOME TYPICAL LOT VIEW
1"=20'

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

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

PROJECT COORDINATOR: SHAWN FROST
E-MAIL: frost@vikacapitol.com

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FORT LINCOLN MULTI-FAMILY BZA SUBMISSION

SQUARE – LOTS –
A&T LOTS –
WASHINGTON, D.C.

LOT LAYOUT PLAN (TOWNHOMES)

VIKA CAPITOL REVISIONS

JULY 01, 2015
DATE: APRIL 28, 2014
DES. STF
DWN. GMH
SCALE: AS SHOWN
PROJECT/FILE NO. 0001AN
SHEET NO. C-12

TOWNHOME TABULATIONS (1 OF 2)

Lot #	Proposed	Proposed	Unit	Unit	Unit	Proposed	Maximum	Proposed	Maximum	Maximum	Proposed	Proposed	Maximum	Proposed	Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed
Lot #	Lot Area	Number of Units	Width	Length	Description	Building Footprint	Lot Occupancy	Lot Occupancy	FAR	Gross SF	Gross SF	FAR	Height	Height	Rear Yard	Rear Yard	Side Yard	Side Yard	Front Yard	Front Yard	Parking	Parking
1	2,465.77	1	20	42	End	945	75.00%	38.32%	3.50	8,630.20	3,100.00	0.80	90	40	15	20	10	11	15	15	0.33	4
2	1,231.88	1	16	40	Middle	710	75.00%	57.64%	3.50	4,311.58	2,500.00	0.49	90	40	15	22	0	0	15	15	0.33	2
3	1,540.00	1	20	42	Middle	945	75.00%	61.36%	3.50	5,390.00	3,300.00	0.47	90	40	15	20	0	0	15	15	0.33	4
4	1,232.00	1	16	40	Middle	710	75.00%	57.63%	3.50	4,312.00	2,500.00	0.49	90	40	15	22	0	0	15	15	0.33	2
5	1,540.00	1	20	42	Middle	945	75.00%	61.36%	3.50	5,390.00	3,300.00	0.47	90	40	15	20	0	0	15	15	0.33	4
6	2,579.50	1	20	42	End	945	75.00%	36.64%	3.50	9,028.25	3,100.00	0.83	90	40	15	20	10	11	15	15	0.33	4
7	2,579.50	1	20	42	End	945	75.00%	36.64%	3.50	9,028.25	3,100.00	0.83	90	40	15	20	10	11	15	15	0.33	4
8	1,540.00	1	20	42	Middle	945	75.00%	61.36%	3.50	5,390.00	3,300.00	0.47	90	40	15	20	0	0	15	15	0.33	4
9	1,232.00	1	16	40	Middle	710	75.00%	57.63%	3.50	4,312.00	2,500.00	0.49	90	40	15	22	0	0	15	15	0.33	2
10	1,232.00	1	16	40	Middle	710	75.00%	57.63%	3.50	4,312.00	2,500.00	0.49	90	40	15	22	0	0	15	15	0.33	2
11	1,540.00	1	20	42	Middle	945	75.00%	61.36%	3.50	5,390.00	3,300.00	0.47	90	40	15	20	0	0	15	15	0.33	4
12	1,540.00	1	20	42	Middle	945	75.00%	61.36%	3.50	5,390.00	3,300.00	0.47	90	40	15	20	0	0	15	15	0.33	4
13	2,579.50	1	20	42	End	945	75.00%	36.64%	3.50	9,028.25	3,100.00	0.83	90	40	15	20	10	11	15	15	0.33	4
14	2,579.50	1	20	42	End	945	75.00%	36.64%	3.50	9,028.25	3,100.00	0.83	90	40	15	20	10	11	15	15	0.33	4
15	1,540.00	1	20	42	Middle	945	75.00%	61.36%	3.50	5,390.00	3,300.00	0.47	90	40	15	20	0	0	15	15	0.33	4
16	1,232.00	1	16	40	Middle	710	75.00%	57.63%	3.50	4,312.00	2,500.00	0.49	90	40	15	22	0	0	15	15	0.33	2
17	1,540.00	1	20	42	Middle	945	75.00%	61.36%	3.50	5,390.00	3,300.00	0.47	90	40	15	20	0	0	15	15	0.33	4
18	1,232.00	1	16	40	Middle	710	75.00%	57.63%	3.50	4,312.00	2,500.00	0.49	90	40	15	22	0	0	15	15	0.33	2
19	1,540.00	1	20	42	Middle	945	75.00%	61.36%	3.50	5,390.00	3,300.00	0.47	90	40	15	20	0	0	15	15	0.33	4
20	2,579.50	1	20	42	End	945	75.00%	36.64%	3.50	9,028.25	3,100.00	0.83	90	40	15	20	10	11	15	15	0.33	4
21	2,579.50	1	20	42	End	945	75.00%	36.64%	3.50	9,028.25	3,100.00	0.83	90	40	15	20	10	11	15	15	0.33	4
22	1,232.00	1	16	40	Middle	710	75.00%	57.63%	3.50	4,312.00	2,500.00	0.49	90	40	15	22	0	0	15	15	0.33	2
23	1,232.00	1	16	40	Middle	710	75.00%	57.63%	3.50	4,312.00	2,500.00	0.49	90	40	15	22	0	0	15	15	0.33	2
24	1,540.00	1	20	42	Middle	945	75.00%	61.36%	3.50	5,390.00	3,300.00	0.47	90	40	15	20	0	0	15	15	0.33	4
25	1,232.00	1	16	40	Middle	710	75.00%	57.63%	3.50	4,312.00	2,500.00	0.49	90	40	15	22	0	0	15	15	0.33	2
26	1,232.00	1	16	40	Middle	710	75.00%	57.63%	3.50	4,312.00	2,500.00	0.49	90	40	15	22	0	0	15	15	0.33	2
27	2,579.50	1	20	42	End	945	75.00%	36.64%	3.50	9,028.25	3,100.00	0.83	90	40	15	20	10	11	15	15	0.33	4
28	2,579.50	1	20	42	End	945	75.00%	36.64%	3.50	9,028.25	3,100.00	0.83	90	40	15	20	10	11	15	15	0.33	4
29	1,540.00	1	20	42	Middle	945	75.00%	61.36%	3.50	5,390.00	3,300.00	0.47	90	40	15	20	0	0	15	15	0.33	4
30	1,232.00	1	16	40	Middle	710	75.00%	57.63%	3.50	4,312.00	2,500.00	0.49	90	40	15	22	0	0	15	15	0.33	2
31	1,232.00	1	16	40	Middle	710	75.00%	57.63%	3.50	4,312.00	2,500.00	0.49	90	40	15	22	0	0	15	15	0.33	2
32	2,579.50	1	20	42	End	945	75.00%	36.64%	3.50	9,028.25	3,100.00	0.83	90	40	15	20	10	11	15	15	0.33	4
33	2,579.50	1	20	42	End	945	75.00%	36.64%	3.50	9,028.25	3,100.00	0.83	90	40	15	20	10	11	15	15	0.33	4
34	1,232.00	1	16	40	Middle	710	75.00%	57.63%	3.50	4,312.00	2,500.00	0.49	90	40	15	22	0	0	15	15	0.33	2
35	1,232.00	1	16	40	Middle	710	75.00%	57.63%	3.50	4,312.00	2,500.00	0.49	90	40	15	22	0	0	15	15	0.33	2
36	1,232.00	1	16	40	Middle	710	75.00%	57.63%	3.50	4,312.00	2,500.00	0.49	90	40	15	22	0	0	15	15	0.33	2
37	2,579.50	1	20	42	End	945	75.00%	36.64%	3.50	9,028.25	3,100.00	0.83	90	40	15	20	10	11	15	15	0.33	4
38	2,668.61	1	20	42	End	945	75.00%	35.41%	3.50	9,340.14	3,100.00	0.86	90	40	15	20	10	11	15	17	0.33	4
39	1,593.20	1	20	42	Middle	945	75.00%	59.31%	3.50	5,576.20	3,300.00	0.48	90	40	15	20	0	0	15	17	0.33	4
40	1,274.56	1	16	40	Middle	710	75.00%	55.71%	3.50	4,460.96	2,500.00	0.51	90	40	15	22	0	0	15	17	0.33	2
41	1,274.56	1	16	40	Middle	710	75.00%	55.71%	3.50	4,460.96	2,500.00	0.51	90	40	15	22	0	0	15	17	0.33	2
42	1,593.20	1	20	42	Middle	945	75.00%	59.31%	3.50	5,576.20	3,300.00	0.48	90	40	15	20	0	0	15	17	0.33	4
43	1,593.20	1	20	42	Middle	945	75.00%	59.31%	3.50	5,576.20	3,300.00	0.48	90	40	15	20	0	0	15	17	0.33	4
44	2,668.61	1	20	42	End	945	75.00%	35.41%	3.50	9,340.14	3,100.00	0.86	90	40	15	20	10	11	15	17	0.33	4
45	2,668.61	1	20	42	End	945	75.00%	35.41%	3.50	9,340.14	3,100.00	0.86	90	40	15	20	10	11	15	17	0.33	4
46	1,274.56	1	16	40	Middle	710	75.00%	55.71%	3.50	4,460.96	2,500.00	0.51	90	40	15	22	0	0	15	17	0.33	2
47	1,274.56	1	16	40	Middle	710	75.00%	55.71%	3.50	4,460.96	2,500.00	0.51	90	40	15	22	0	0	15	17	0.33	2
48	1,593.20	1	20	42	Middle	945	75.00%	59.31%	3.50	5,576.20	3,300.00	0.48	90	40	15	20	0	0	15	17	0.33	4
49	1,274.56	1	16	40	Middle	710	75.00%	55.71%	3.50	4,460.96	2,500.00	0.51	90	40	15	22	0	0	15	17	0.33	2
50	1,274.56	1	16	40	Middle	710	75.00%	55.71%	3.50	4,460.96	2,500.00	0.51	90	40	15	22	0	0	15	17	0.33	2
51	2,668.61	1	20	42	End	945	75.00%	35.41%	3.50	9,340.14	3,100.00	0.86	90	40	15	20	10	11	15	17	0.33	4
52	2,668.61	1	20	42	End	945	75.00%	35.41%	3.50	9,340.14	3,100.00	0.86	90	40	15	20	10	11	15	17	0.33	4
53	1,593.20	1	20	42	Middle	945	75.00%	59.31%	3.50	5,576.20	3,300.00	0.48	90	40	15	20	0	0	15	17	0.33	4
54	1,274.56	1	16	40	Middle	710	75.00%	55.71%	3.50	4,460.96	2,500.00	0.51	90	40	15	22	0	0	15	17	0.33	2
55	1,274.56	1	16	40	Middle	710	75.00%	55.71%	3.50	4,460.96	2,500.00	0.51	90	40	15	22	0	0	15	17	0.33	2
56	1,593.20	1	20	42	Middle	945	75.00%	59.31%	3.50	5,576.20	3,300.00	0.48	90	40	15	20	0	0	15	17	0.33	4
57	2,668.61	1	20	42	End	945	75.00%	35.41%	3.50	9,340.14	3,100.00	0.86	90	40	15	20	10	11	15	17	0.33	4
58	2,668.61	1	20	42	End	945	75.00%	35.41%	3.50	9,340.14	3,100.00	0.86	90	40	15	20	10	11	15	17	0.33	4
59	1,593.20	1	20	42	Middle	945	75.00%	59.31%	3.50	5,576.20	3,300.00	0.48	90	40	15	20	0	0	15	17	0.33	4
60	1,274.56	1	16	40	Middle	710	75.00%	55.71%	3.50	4,460.96	2,500.00	0.51	90	40	15	22	0	0	15	17	0.33	2

PROJECT COORDINATOR: SHAWN FROST
E-MAIL: frost@vikacapitol.com
CAPITOL ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS • SUSTAINABLE DESIGN
VIKA CAPITOL, LLC • 6305 MASSACHUSETTS AVENUE, NW, SUITE 214 • WASHINGTON, DC 20016 •
Phone: 202.244.1400 • Fax: 202.244.1799
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FORT LINCOLN MULTI–FAMILY
BZA SUBMISSION
SQUARE – LOTS –
A&T LOTS –
WASHINGTON, D.C.

TABULATIONS
(TOWNHOMES 1 OF 2)

VIKA CAPITOL
REVISIONS

JULY 01, 2015
DATE: APRIL 28, 2014
DES. STF
DWN. GMH
SCALE: N.T.S.
PROJECT/FILE NO. 0001AN
SHEET NO. C–13

TOWNHOME TABULATIONS (2 OF 2)

Lot #	Proposed	Proposed	Unit	Unit	Unit	Proposed	Maximum	Proposed	Maximum	Maximum	Proposed	Proposed	Maximum	Proposed	Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed
Lot #	Lot Area	Number of Units	Width	Length	Description	Building Footprint	Lot Occupancy	Lot Occupancy	FAR	Gross SF	Gross SF	FAR	Height	Height	Rear Yard	Rear Yard	Side Yard	Side Yard	Front Yard	Front Yard	Parking	Parking
61	1,274.56	1	16	40	Middle	710	75.00%	55.71%	3.50	4,460.96	2,500.00	0.51	90	40	15	22	0	0	15	17	0.33	2
62	2,668.61	1	20	42	End	945	75.00%	35.41%	3.50	9,340.14	3,100.00	0.86	90	40	15	20	10	11	15	17	0.33	4
63	2,668.61	1	20	42	End	945	75.00%	35.41%	3.50	9,340.14	3,100.00	0.86	90	40	15	20	10	11	15	17	0.33	4
64	1,273.56	1	16	40	Middle	710	75.00%	55.75%	3.50	4,457.39	2,500.00	0.51	90	40	15	22	0	0	15	17	0.33	2
65	1,274.56	1	16	40	Middle	710	75.00%	55.71%	3.50	4,460.96	2,500.00	0.51	90	40	15	22	0	0	15	17	0.33	2
66	1,274.56	1	16	40	Middle	710	75.00%	55.71%	3.50	4,460.96	2,500.00	0.51	90	40	15	22	0	0	15	17	0.33	2
67	1,274.56	1	16	40	Middle	710	75.00%	55.71%	3.50	4,460.96	2,500.00	0.51	90	40	15	22	0	0	15	17	0.33	2
68	2,668.61	1	20	42	End	945	75.00%	35.41%	3.50	9,340.14	3,100.00	0.86	90	40	15	20	10	11	15	17	0.33	4
69	2,668.61	1	20	42	End	945	75.00%	35.41%	3.50	9,340.14	3,100.00	0.86	90	40	15	20	10	11	15	17	0.33	4
70	1,274.56	1	16	40	Middle	710	75.00%	55.71%	3.50	4,460.96	2,500.00	0.51	90	40	15	22	0	0	15	17	0.33	2
71	1,274.56	1	16	40	Middle	710	75.00%	55.71%	3.50	4,460.96	2,500.00	0.51	90	40	15	22	0	0	15	17	0.33	2
72	1,274.56	1	16	40	Middle	710	75.00%	55.71%	3.50	4,460.96	2,500.00	0.51	90	40	15	22	0	0	15	17	0.33	2
73	2,668.61	1	20	42	End	945	75.00%	35.41%	3.50	9,340.14	3,100.00	0.86	90	40	15	20	10	11	15	17	0.33	4
74	2,668.61	1	20	42	End	945	75.00%	35.41%	3.50	9,340.14	3,100.00	0.86	90	40	15	20	10	11	15	17	0.33	4
75	1,274.56	1	16	40	Middle	710	75.00%	55.71%	3.50	4,460.96	2,500.00	0.51	90	40	15	22	0	0	15	17	0.33	2
76	1,274.56	1	16	40	Middle	710	75.00%	55.71%	3.50	4,460.96	2,500.00	0.51	90	40	15	22	0	0	15	17	0.33	2
77	1,274.56	1	16	40	Middle	710	75.00%	55.71%	3.50	4,460.96	2,500.00	0.51	90	40	15	22	0	0	15	17	0.33	2
78	1,274.56	1	16	40	Middle	710	75.00%	55.71%	3.50	4,460.96	2,500.00	0.51	90	40	15	22	0	0	15	17	0.33	2
79	1,274.56	1	16	40	Middle	710	75.00%	55.71%	3.50	4,460.96	2,500.00	0.51	90	40	15	22	0	0	15	17	0.33	2
80	2,668.61	1	20	42	End	945	75.00%	35.41%	3.50	9,340.14	3,100.00	0.86	90	40	15	20	10	11	15	17	0.33	4
81	2,668.61	1	20	42	End	945	75.00%	35.41%	3.50	9,340.14	3,100.00	0.86	90	40	15	20	10	11	15	17	0.33	4
82	1,274.56	1	16	40	Middle	710	75.00%	55.71%	3.50	4,460.96	2,500.00	0.51	90	40	15	22	0	0	15	17	0.33	2
83	1,274.56	1	16	40	Middle	710	75.00%	55.71%	3.50	4,460.96	2,500.00	0.51	90	40	15	22	0	0	15	17	0.33	2
84	1,274.56	1	16	40	Middle	710	75.00%	55.71%	3.50	4,460.96	2,500.00	0.51	90	40	15	22	0	0	15	17	0.33	2
85	1,274.56	1	16	40	Middle	710	75.00%	55.71%	3.50	4,460.96	2,500.00	0.51	90	40	15	22	0	0	15	17	0.33	2
86	1,274.56	1	16	40	Middle	710	75.00%	55.71%	3.50	4,460.96	2,500.00	0.51	90	40	15	22	0	0	15	17	0.33	2
87	2,668.61	1	20	42	End	945	75.00%	35.41%	3.50	9,340.14	3,100.00	0.86	90	40	15	20	10	11	15	17	0.33	4
88	2,668.61	1	20	42	End	945	75.00%	35.41%	3.50	9,340.14	3,100.00	0.86	90	40	15	20	10	11	15	17	0.33	4
89	1,274.56	1	16	40	Middle	710	75.00%	55.71%	3.50	4,460.96	2,500.00	0.51	90	40	15	22	0	0	15	17	0.33	2
90	1,274.56	1	16	40	Middle	710	75.00%	55.71%	3.50	4,460.96	2,500.00	0.51	90	40	15	22	0	0	15	17	0.33	2
91	1,274.56	1	16	40	Middle	710	75.00%	55.71%	3.50	4,460.96	2,500.00	0.51	90	40	15	22	0	0	15	17	0.33	2
92	2,668.61	1	20	42	End	945	75.00%	35.41%	3.50	9,340.14	3,100.00	0.86	90	40	15	20	10	11	15	17	0.33	4
93	2,668.61	1	20	42	End	945	75.00%	35.41%	3.50	9,340.14	3,100.00	0.86	90	40	15	20	10	11	15	17	0.33	4
94	1,274.56	1	16	40	Middle	710	75.00%	55.71%	3.50	4,460.96	2,500.00	0.51	90	40	15	22	0	0	15	17	0.33	2
95	1,274.56	1	16	40	Middle	710	75.00%	55.71%	3.50	4,460.96	2,500.00	0.51	90	40	15	22	0	0	15	17	0.33	2
96	2,668.61	1	20	42	End	945	75.00%	35.41%	3.50	9,340.14	3,100.00	0.86	90	40	15	20	10	11	15	17	0.33	4
97	2,579.50	1	20	42	End	945	75.00%	36.64%	3.50	9,028.25	3,100.00	0.83	90	40	15	20	10	11	15	15	0.33	4
98	1,540.00	1	20	42	Middle	945	75.00%	61.36%	3.50	5,390.00	3,300.00	0.47	90	40	15	20	0	0	15	15	0.33	4
99	1,540.00	1	20	42	Middle	945	75.00%	61.36%	3.50	5,390.00	3,300.00	0.47	90	40	15	20	0	0	15	15	0.33	4
100	1,232.00	1	16	40	Middle	710	75.00%	57.63%	3.50	4,312.00	2,500.00	0.49	90	40	15	22	0	0	15	15	0.33	2
101	2,579.50	1	20	42	End	945	75.00%	36.64%	3.50	9,028.25	3,100.00	0.83	90	40	15	20	10	11	15	15	0.33	4
102	2,579.50	1	20	42	End	945	75.00%	36.64%	3.50	9,028.25	3,100.00	0.83	90	40	15	20	10	11	15	15	0.33	4
103	1,232.00	1	16	40	Middle	710	75.00%	57.63%	3.50	4,312.00	2,500.00	0.49	90	40	15	22	0	0	15	15	0.33	2
104	1,540.00	1	20	42	Middle	945	75.00%	61.36%	3.50	5,390.00	3,300.00	0.47	90	40	15	20	0	0	15	15	0.33	4
105	1,540.00	1	20	42	Middle	945	75.00%	61.36%	3.50	5,390.00	3,300.00	0.47	90	40	15	20	0	0	15	15	0.33	4
106	1,232.00	1	16	40	Middle	710	75.00%	57.63%	3.50	4,312.00	3,300.00	0.37	90	40	15	22	0	0	15	15	0.33	2
107	2,579.50	1	20	42	End	945	75.00%	36.64%	3.50	9,028.25	3,100.00	0.83	90	40	15	20	10	11	15	15	0.33	4
108	2,579.50	1	20	42	End	945	75.00%	36.64%	3.50	9,028.25	3,100.00	0.83	90	40	15	20	10	11	15	15	0.33	4
109	1,232.00	1	16	40	Middle	710	75.00%	57.63%	3.50	4,312.00	3,300.00	0.37	90	40	15	22	0	0	15	15	0.33	2
110	1,540.00	1	20	42	Middle	945	75.00%	61.36%	3.50	5,390.00	3,300.00	0.47	90	40	15	20	0	0	15	15	0.33	4
111	1,232.00	1	16	40	Middle	710	75.00%	57.63%	3.50	4,312.00	3,300.00	0.37	90	40	15	22	0	0	15	15	0.33	2
112	2,579.50	1	20	42	End	945	75.00%	36.64%	3.50	9,028.25	3,100.00	0.83	90	40	15	20	10	11	15	15	0.33	4
113	3,382.95	1	24	40	End	1,151	75.00%	34.02%	3.50	11,840.33	3,300.00	1.03	90	40	15	24	10	11	15	27	0.33	4
114	2,165.03	1	24	40	Middle	1,136	75.00%	52.47%	3.50	7,577.61	3,300.00	0.66	90	40	15	24	0	0	15	27	0.33	4
115	2,165.03	1	24	40	Middle	1,136	75.00%	52.47%	3.50	7,577.61	3,300.00	0.66	90	40	15	24	0	0	15	27	0.33	4
116	2,165.03	1	24	40	Middle	1,136	75.00%	52.47%	3.50	7,577.61	3,300.00	0.66	90	40	15	24	0	0	15	27	0.33	4
117	3,382.95	1	24	40	End	1,151	75.00%	34.02%	3.50	11,840.33	3,300.00	1.03	90	40	15	24	10	11	15	27	0.33	4
118	3,382.95	1	24	40	End	1,151	75.00%	34.02%	3.50	11,840.33	3,300.00	1.03	90	40	15	24	10	11	15	27	0.33	4
119	2,165.03	1	24	40	Middle	1,136	75.00%	52.47%	3.50	7,577.61	3,300.00	0.66	90	40	15	24	0	0	15	27	0.33	4
120	2,165.03	1	24	40	Middle	1,136	75.00%	52.47%	3.50	7,577.61	3,300.00	0.66	90	40	15	24	0	0	15	27	0.33	4
121	2,165.03	1	24	40	Middle	1,136	75.00%	52.47%	3.50	7,577.61	3,300.00	0.66	90	40	15	24	0	0	15	27	0.33	4
122	2,165.03	1	24	40	Middle	1,136	75.00%	52.47%	3.50	7,577.61	3,300.00	0.66	90	40	15	24	0	0	15	27	0.33	4
123	3,365.33	1	24	40	End	1,151	75.00%	34.20%	3.50	11,778.66	3,300.00	1.02	90	40	15	24	10	11	15	27	0.33	4
Totals	228,036.04	123				106,176		46.56%		798,126.14	359,100	3.64									40.59	388

PROJECT COORDINATOR: SHAWN FROST
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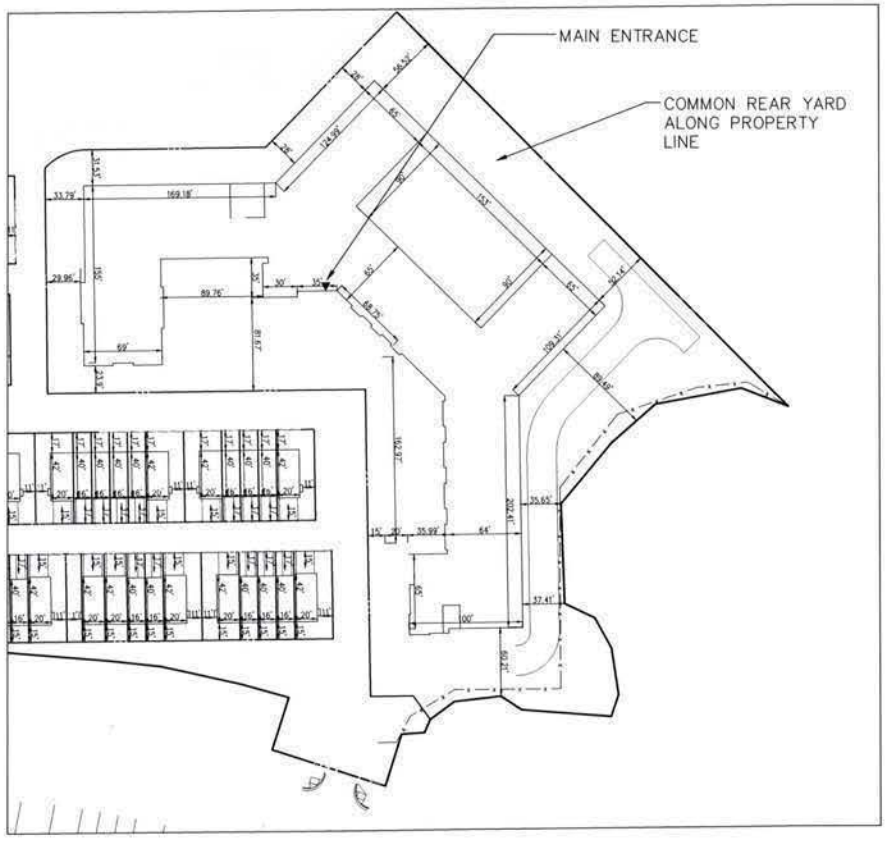
TABULATIONS
(TOWNHOMES 2 OF 2)

VIKA CAPITOL
REVISIONS

JULY 01, 2015
DATE: APRIL 28, 2014
DES. STF
DWN. GMH
SCALE: N.T.S.
PROJECT/FILE NO. 0001AN
SHEET NO. C-14



VICINITY MAP
SCALE 1" = 2000'

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

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LOT LAYOUT PLAN
(MULTIFAMILY)

VIKA CAPITOL
REVISIONS

JULY 01, 2015
DATE: APRIL 28, 2014
DES. STF
DWN. GMH
SCALE: 1"=50'
PROJECT/FILE NO. 0001AN
SHEET NO. C-15

MULTIFAMILY TABULATIONS

Lot #	Proposed Lot Area	Proposed Number of Units	Proposed Building Footprint	Maximum Lot Occupancy	Propoosed Lot Occupancy	Maximum FAR	Maximum Gross SF	Proposed Gross SF	Proposed FAR	Maximum Height	Proposed Height	Required Rear Yard	Proposed Rear Yard	Required Side Yard	Proposed Side Yard	Required Front Yard	Proposed Front Yard
Building A	182,756.00	240	77,459	75.00%	42.38%	3.50	639,646.00	371,893.00	2.03	90	60	20	31.53	15	15.00	20	81.67

OVERALL TOTALS

Overall Totals	
Total Units	363.00
Area of Conventional Means of Access	113,703.00
Lot Area	993,832.26
Total Gross SF	730,993.00
Total Project FAR	0.74
Overall Lot Occupancy	18.48%
Total Parking Required	203.00
Total Parking Provided	691.00
Garage Spaces	240.00
Surface Parking	63.00

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TABULATIONS
(MULTIFAMILY)

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JULY 01, 2015
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PROJECT/FILE NO. 0001AN
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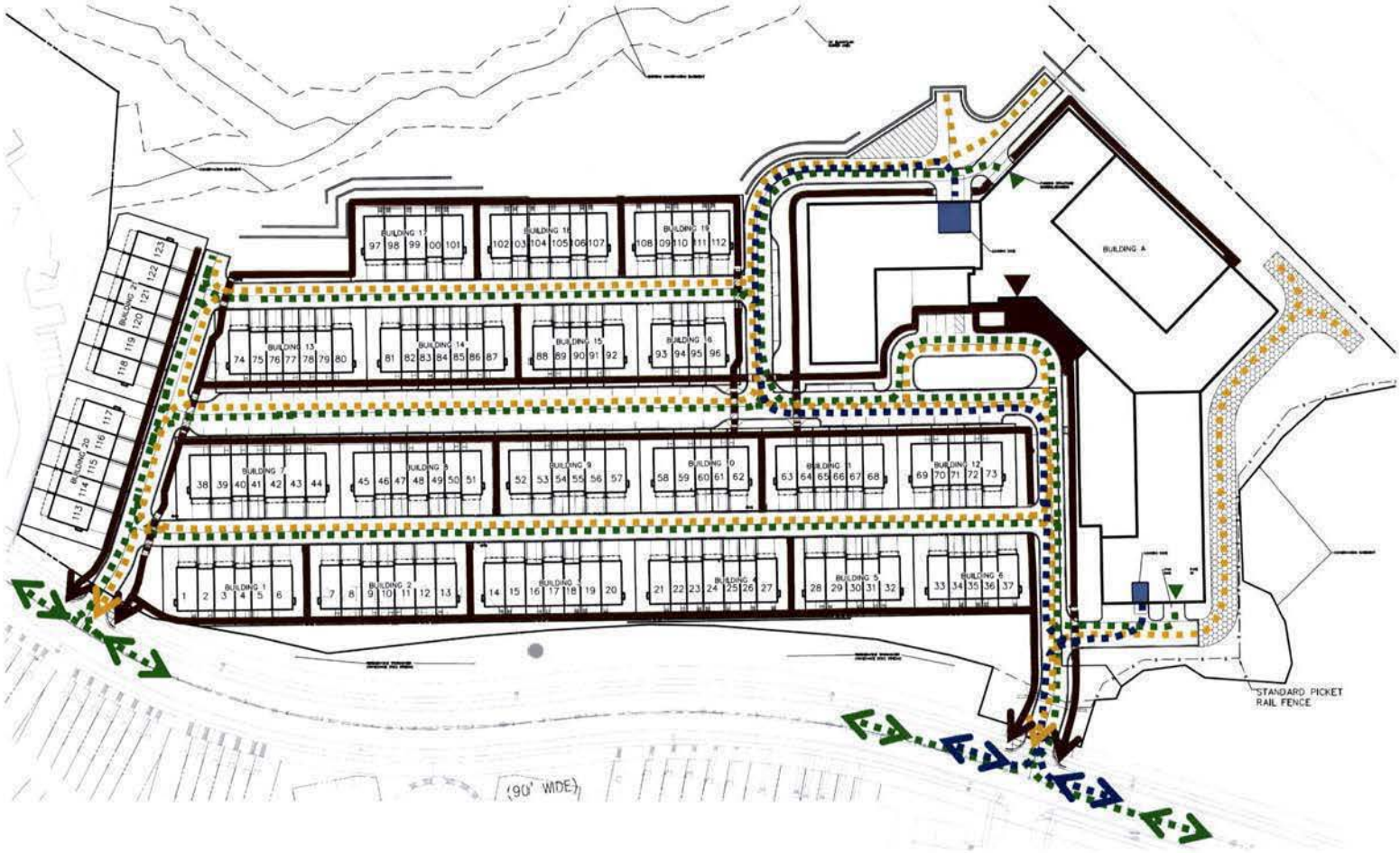


WELLS + ASSOCIATES

- Parking Garage Entrance/Exit
- Loading/Delivery Area
- Primary Pedestrian Entrance/Exit
- Parking Circulation
- Service/Delivery Circulation
- Pedestrian Circulation
- Fire/Ambulance Circulation

North

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

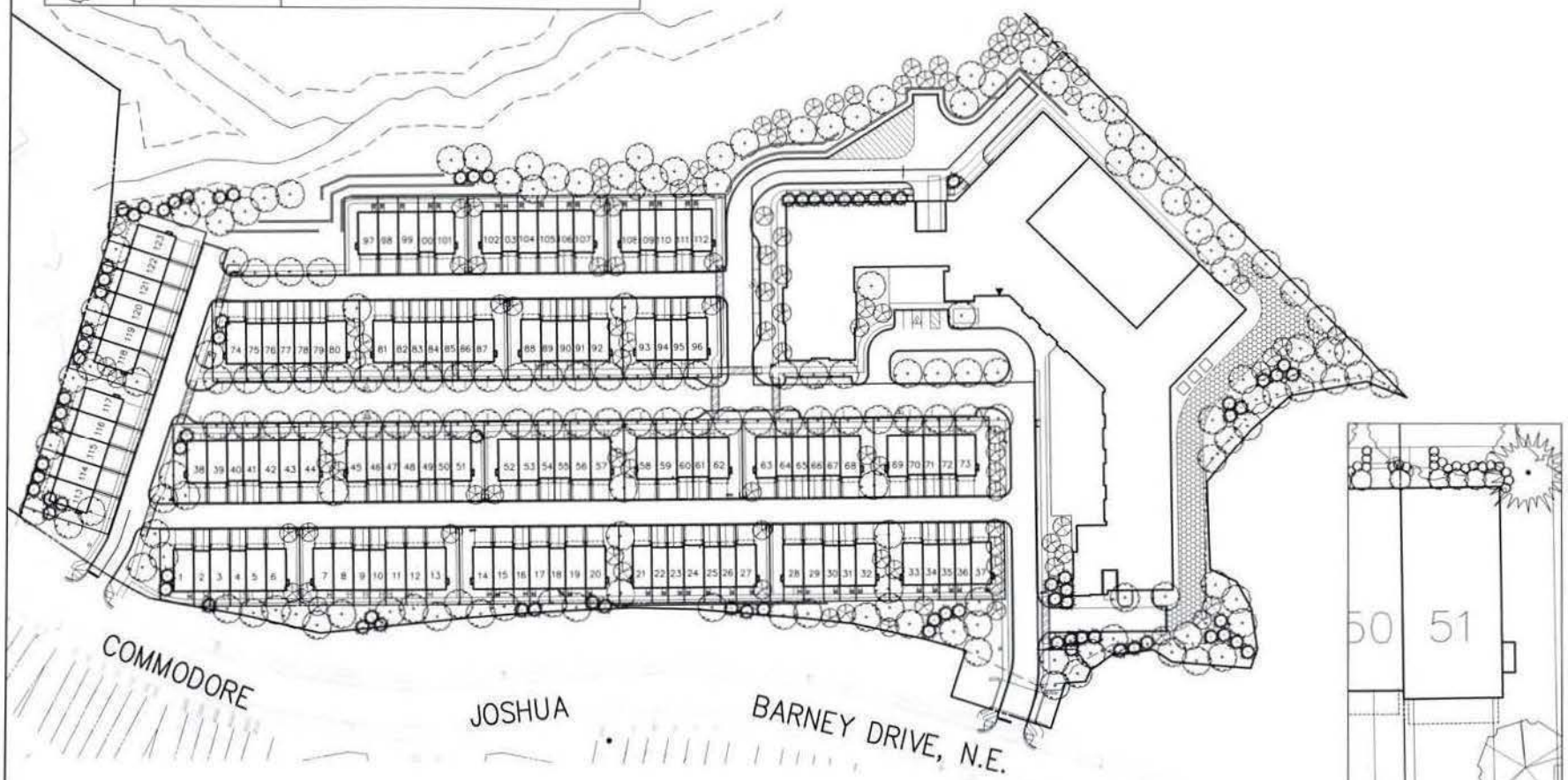
TITLE:
Site Circulation Plan
Fort Lincoln Residential Development

LOCATION
Washington, DC

Note: Base Plan Provided By Vika Capitol

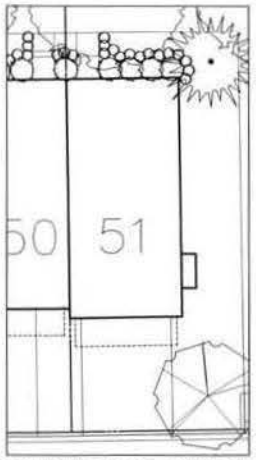
C-17

PLANTING SCHDULE		
SYMBOL	TREE TYPE	SAMPLE SPECIES
	SHADE TREE	Red Oak–Quercus rubra
	UNDER STORY TREE	Amelanchier canadensis–Serviceberry
	EVERGREEN TREE	American Holly–Ilex opaca
	SHRUB	Maple–leaved Arrowwood – Viburnum acerifolum Witch Hazel – Hamamelis virginiana



OVERALL KEY MAP
SCALE 1" = 800'

VICINITY MAP
SCALE 1" = 2000'



1 TOWNHOME TYPICAL LANDSCAPE PLAN
C18 1"=10'

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GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

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SCHEMATIC LANDSCAPE PLAN

VIKA CAPITOL REVISIONS

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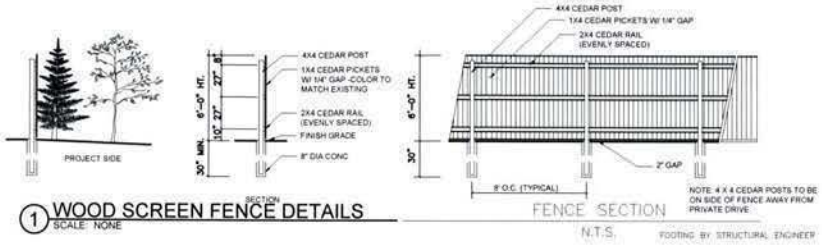
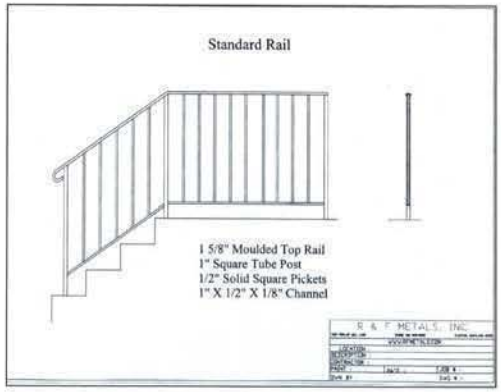
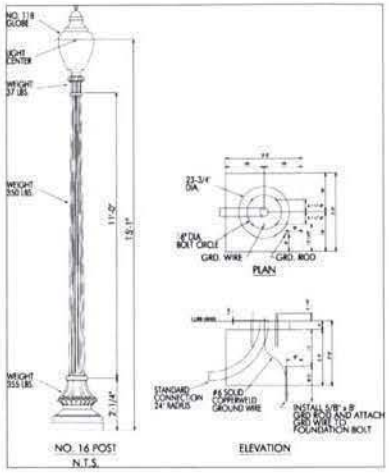
SCALE: 1"=50'
PROJECT/FILE NO. 0001AN
SHEET NO. C–18



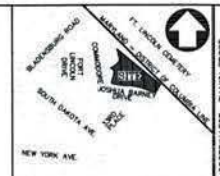
1 WOOD SCREEN FENCE DETAILS
SCALE: NONE



2 STANDARD PICKET RAIL FENCE
SCALE: NONE



4 TYP. STREETLIGHT
SCALE: NONE



VICINITY MAP
SCALE: 1" = 2000'

7 TYP. BENCH
SCALE: NTS

8 TYP. WASTE RECEPTACLE
SCALE: NTS

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LANDSCAPE &
AMENITY DETAILS

VIKA CAPITOL
REVISIONS

JULY 01, 2015
DATE: APRIL 28, 2014
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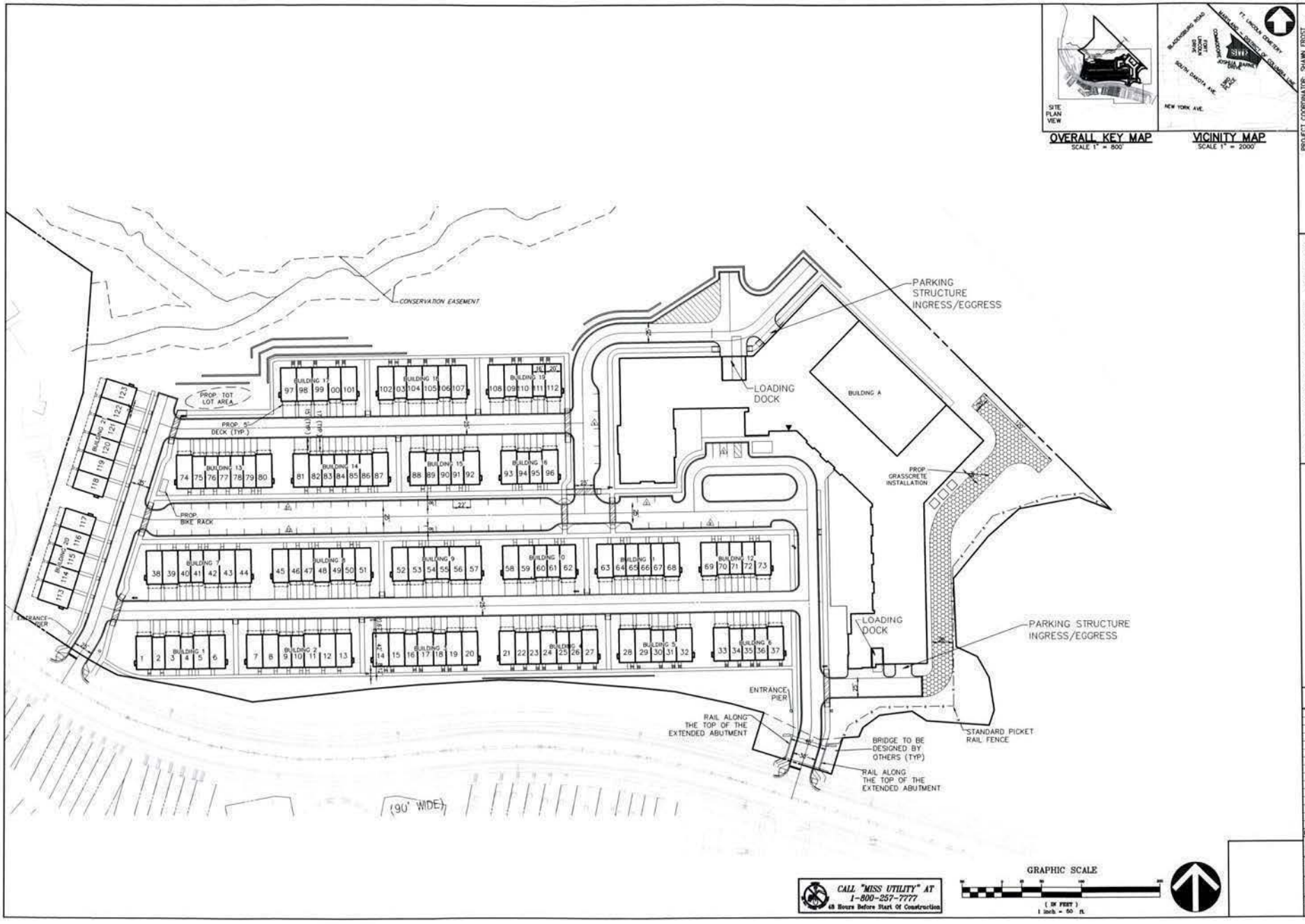
SCALE: AS SHOWN
PROJECT/FILE NO. 0001AN
SHEET NO. C-19



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SITE PLAN

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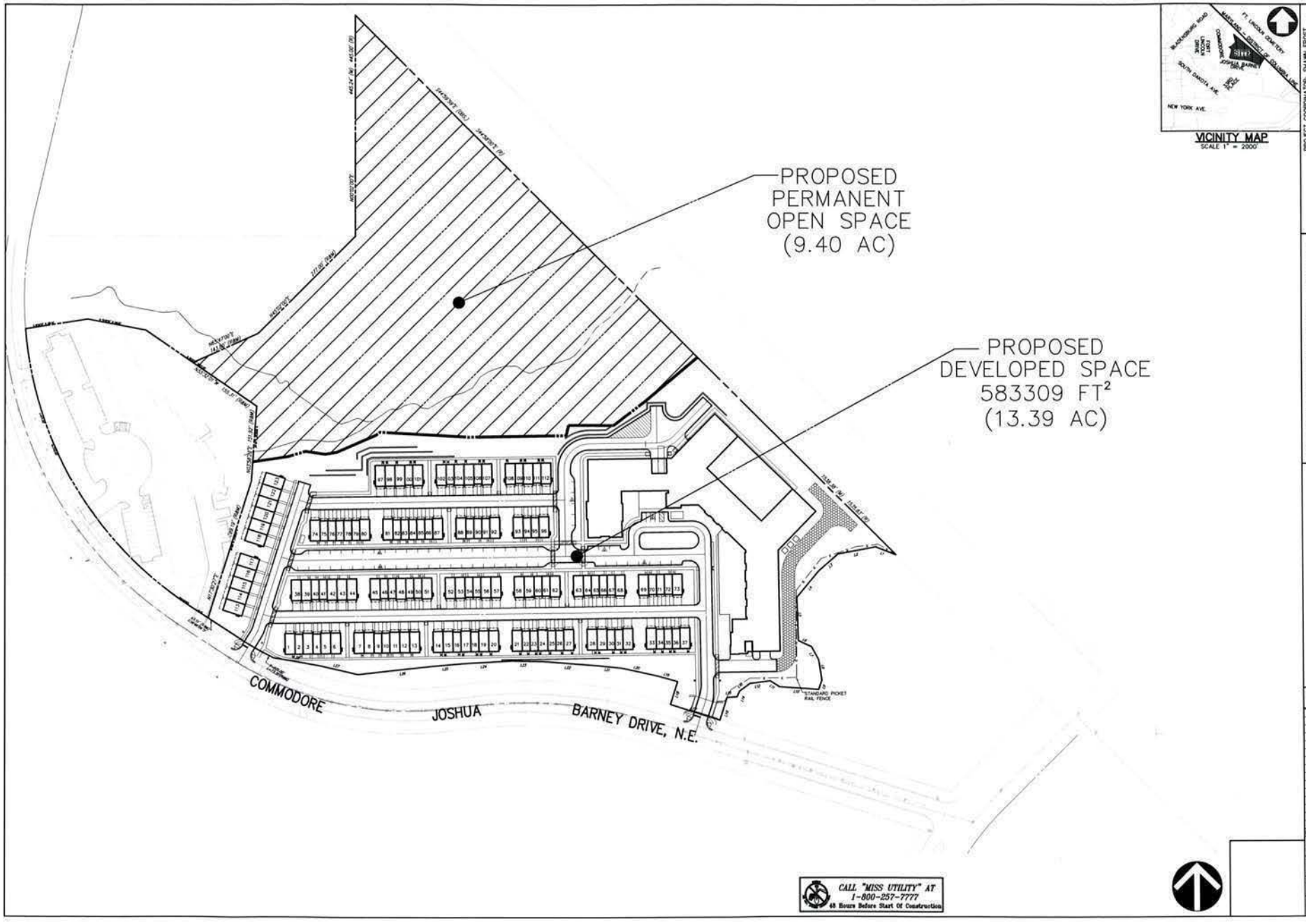
JULY 01, 2015
DATE: APRIL 28, 2014

DES.	DWN.
STF	GMH

SCALE: 1"=50'

PROJECT/FILE NO. 0001AN

SHEET NO. A-1



PROJECT COORDINATOR: SHAWN FROST
E-MAIL: frost@vikacapitol.com

VIKA CAPITOL, LLC
4200 MASSACHUSETTS AVENUE, NW SUITE 2-A • WASHINGTON, DC 20016
Phone: 202.244.4400 • Fax: 202.244.4196

FORT LINCOLN MULTI-FAMILY
BZA SUBMISSION
SQUARE –, LOTS –
A&T LOTS –
WASHINGTON, D.C.

OVERALL
SITE PLAN EXHIBIT

VIKA CAPITOL
REVISIONS

JULY 01, 2015
DATE: APRIL 28, 2014

DES.	DWN.
STF	GMH

SCALE: 1"=80'

PROJECT/FILE NO. 0001AN

SHEET NO. A-1A

PROJECT DATA

	RES GSF	PARKING GSF	TOTAL GSF
LEVEL P1		72,664	72,664
LEVEL 1	43,719	33,577	77,296
LEVEL 2	64,249		64,249
LEVEL 3	63,525		63,525
LEVEL 4	63,525		63,525
LEVEL 5	30,634		30,634
TOTAL GSF	**265,652**	**106,241**	**371,893**

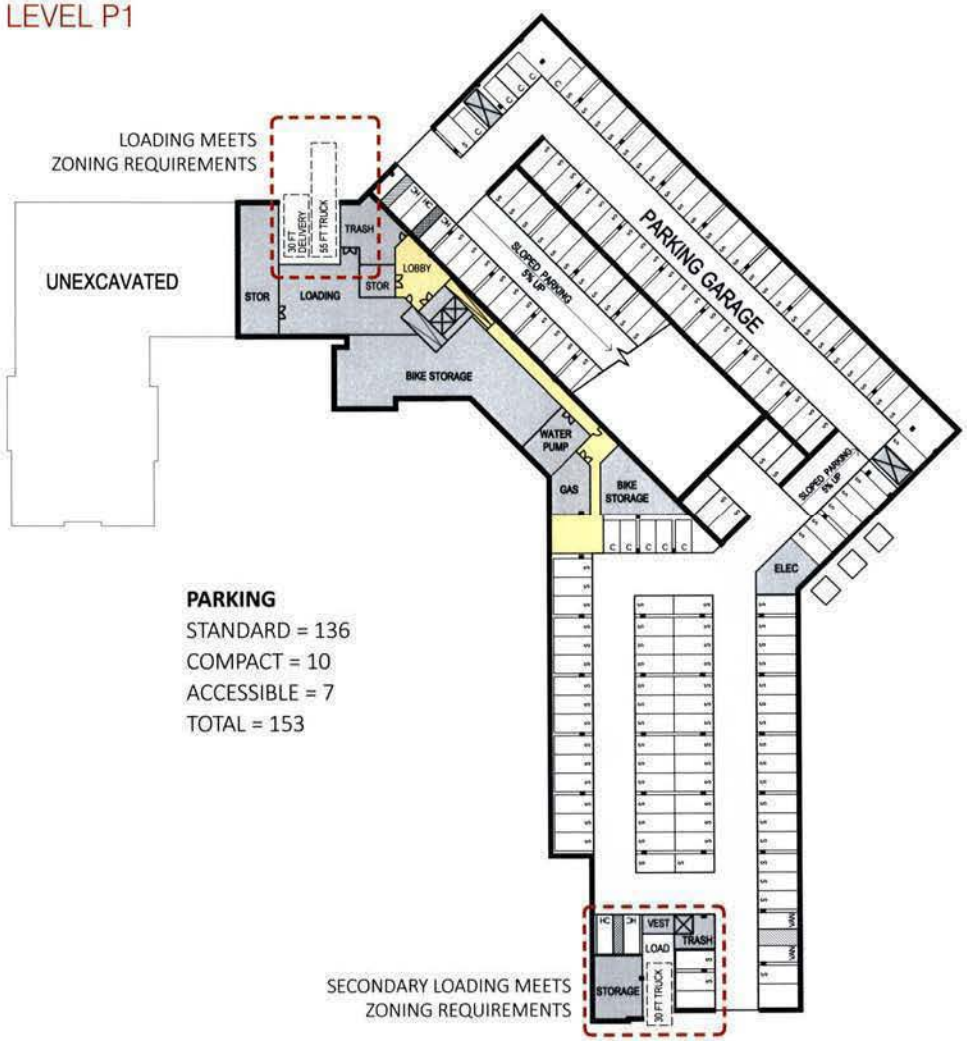
NOTE: The two-story space within the lobby is counted in the GSF of both Levels 1 and 2

P1 PARKING SPACES	153
L1 PARKING SPACES	87
SURFACE SPACES	12
TOTAL PARKING SPACES	**252**

	QTY	MIX
STUDIO	17	7.08%
JR 1BD	17	7.08%
1BD	81	33.75%
2BD	114	47.50%
3BD	11	4.58%
TOTAL UNITS	**240**	

NOTE: One and Two Bedroom Units may include Dens. The overall floor area and building configuration will remain as

LEVEL P1



Building Layout - Level P1

Project
Ft. Lincoln

Project Phase
BZA Application

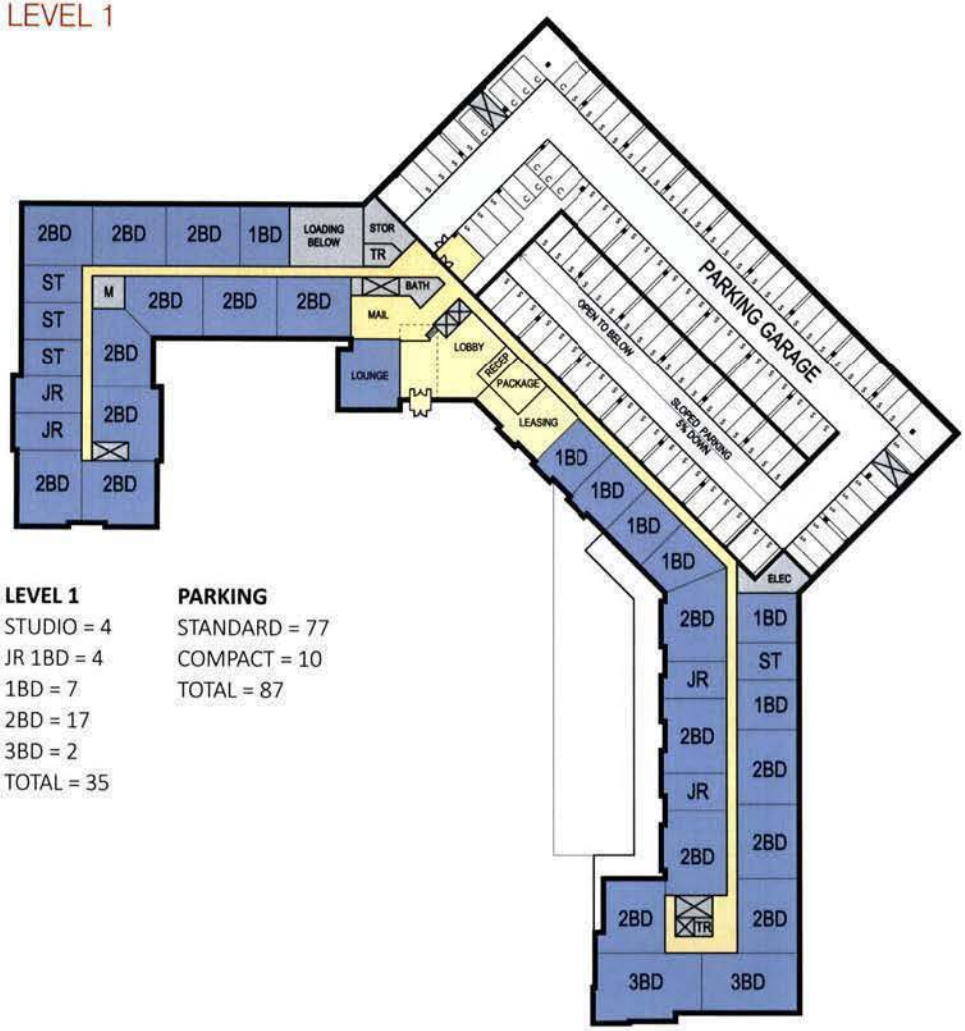
Scale
1" = 60'-0"

Date
July 2, 2015

A-2

Hickok Cole ARCHITECTS

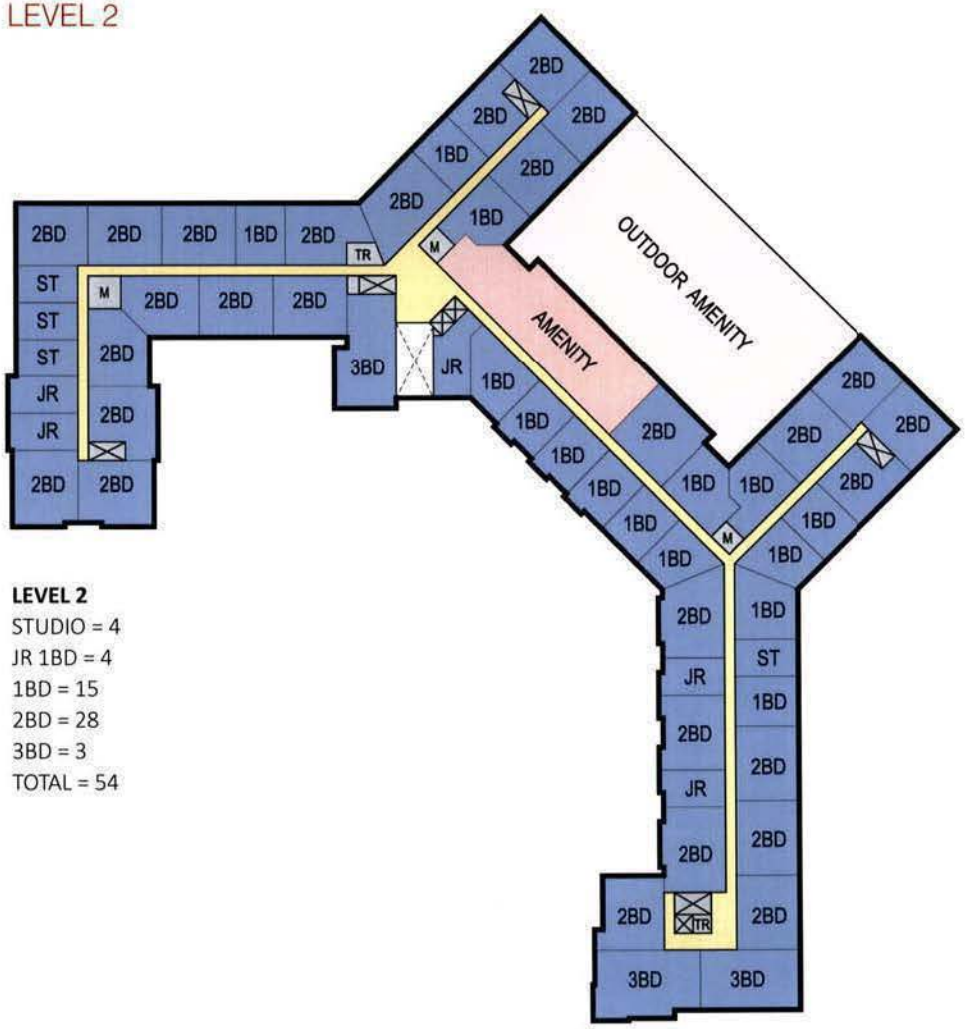
LEVEL 1



LEVEL 1
STUDIO = 4
JR 1BD = 4
1BD = 7
2BD = 17
3BD = 2
TOTAL = 35

PARKING
STANDARD = 77
COMPACT = 10
TOTAL = 87

LEVEL 2



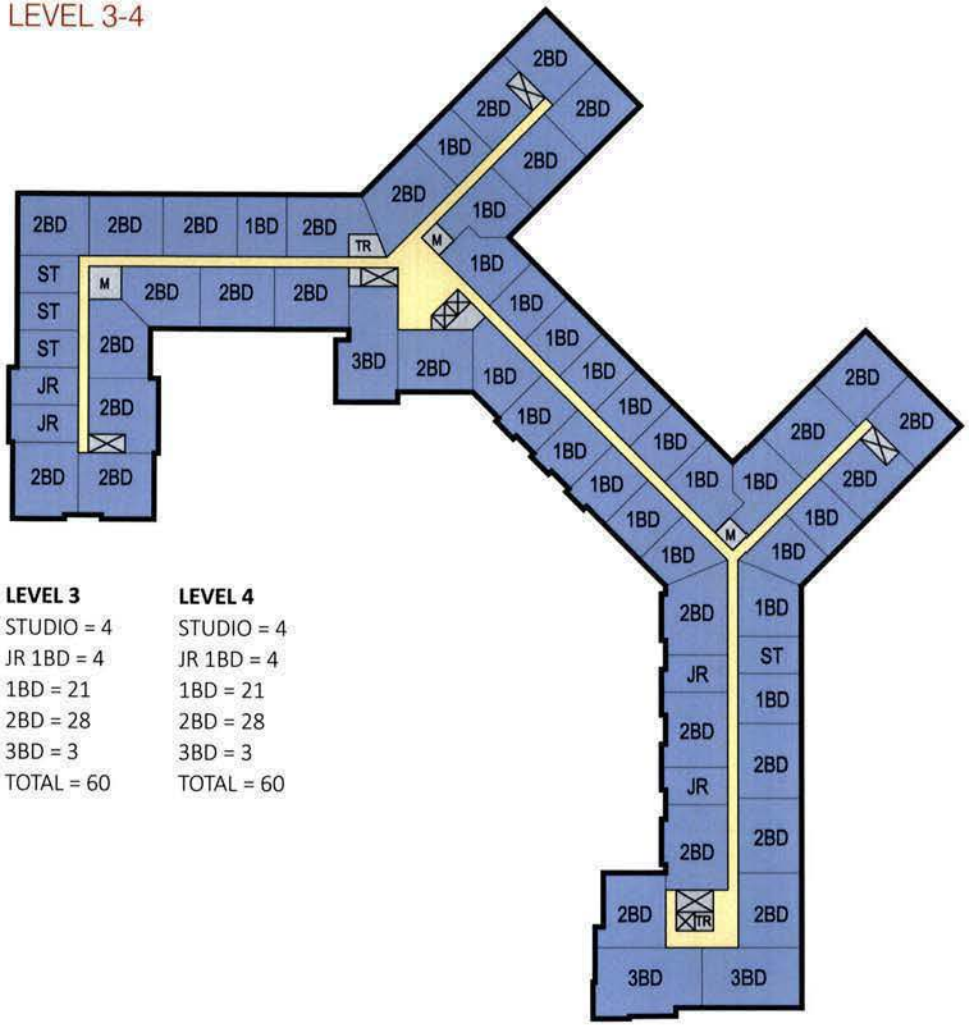
LEVEL 2
STUDIO = 4
JR 1BD = 4
1BD = 15
2BD = 28
3BD = 3
TOTAL = 54

Building Layout - Levels 1 & 2

Project	Project Phase	Scale	Date	
Ft. Lincoln	BZA Application	1" = 60'-0"	July 2, 2015	A-3

Hickok Cole ARCHITECTS

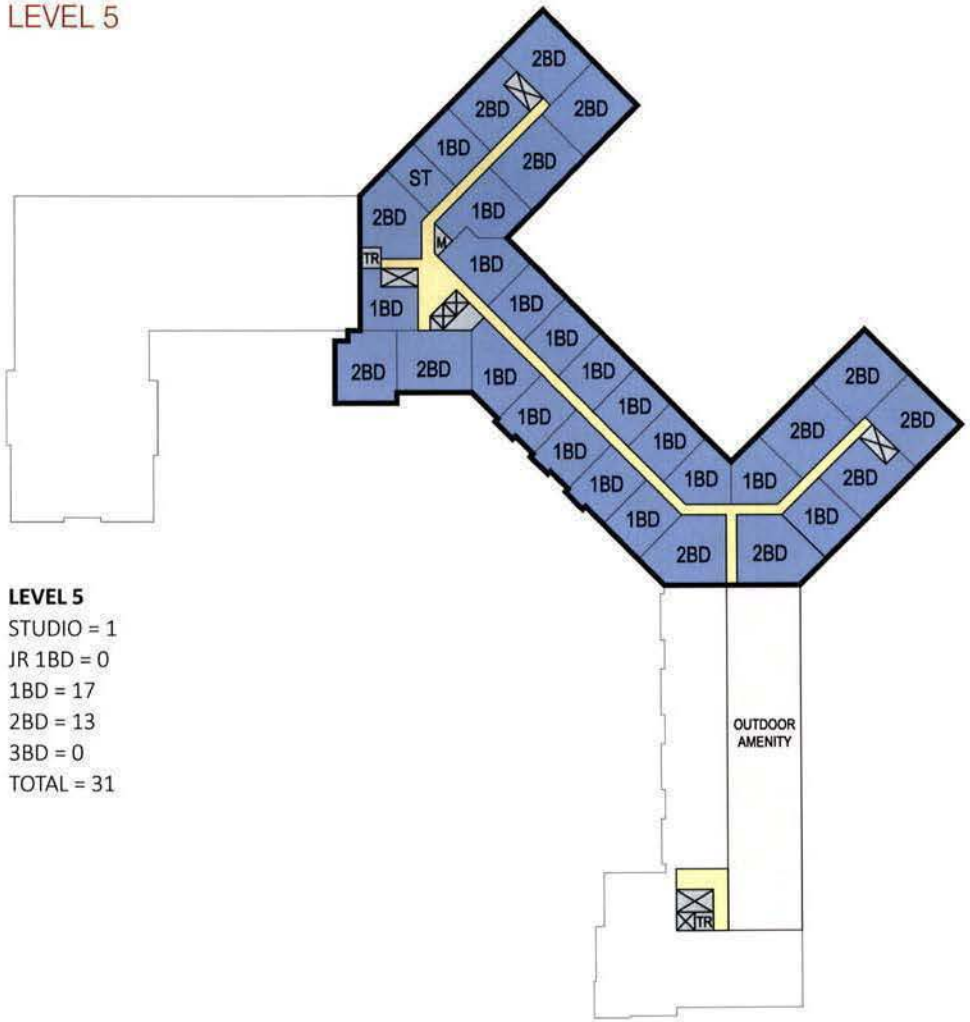
LEVEL 3-4



LEVEL 3
STUDIO = 4
JR 1BD = 4
1BD = 21
2BD = 28
3BD = 3
TOTAL = 60

LEVEL 4
STUDIO = 4
JR 1BD = 4
1BD = 21
2BD = 28
3BD = 3
TOTAL = 60

LEVEL 5

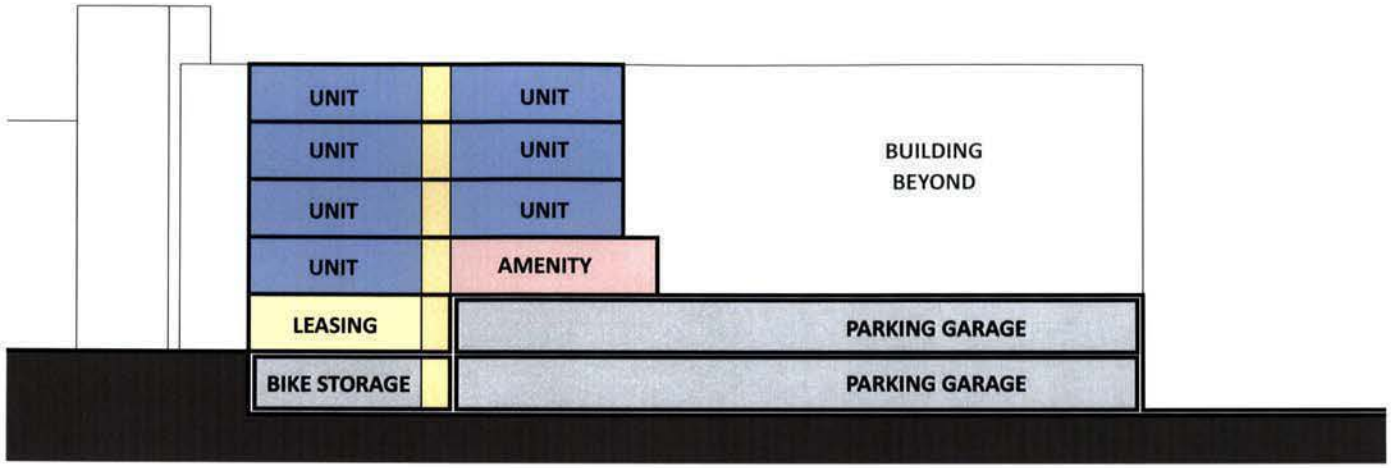


LEVEL 5
STUDIO = 1
JR 1BD = 0
1BD = 17
2BD = 13
3BD = 0
TOTAL = 31

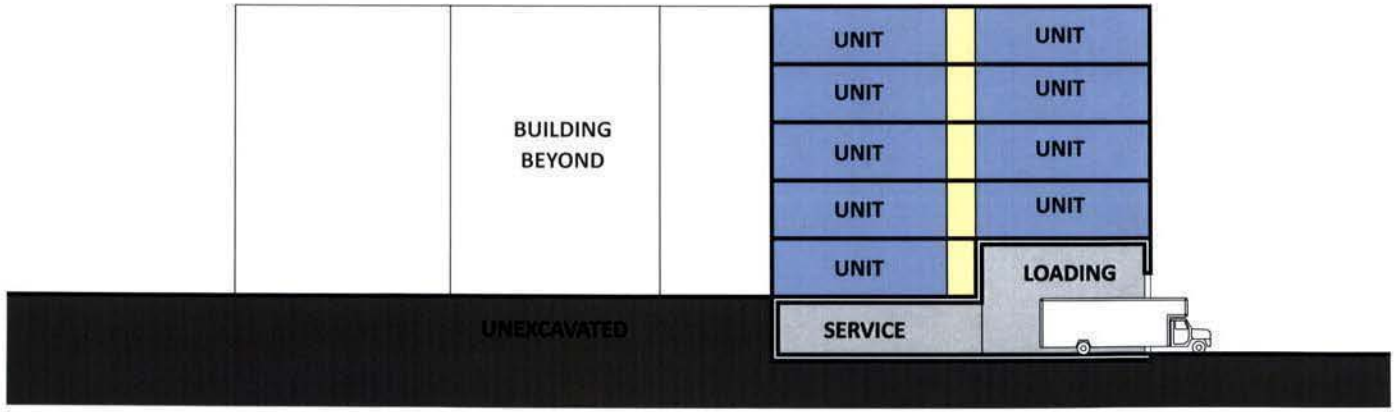
Building Layout - Levels 3-4 & 5

Project	Project Phase	Scale	Date	
Ft. Lincoln	BZA Application	1" = 60'-0"	July 2, 2015	A-3a

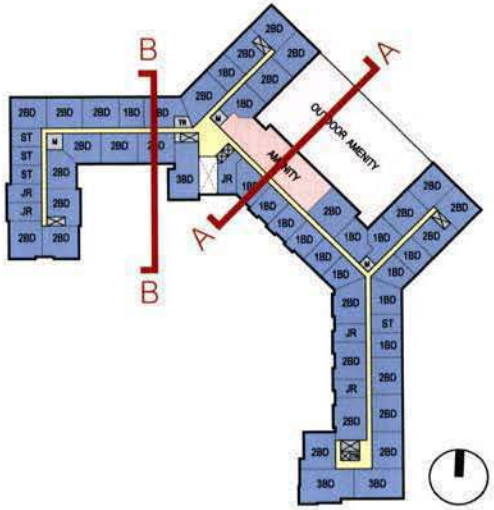
Hickok Cole ARCHITECTS



Section A - Through Outdoor Amenity Space



Section B - Through Loading



Project	Project Phase	Scale	Date	
Ft. Lincoln	BZA Application	NTS	July 2, 2015	A-4

Hickok Cole ARCHITECTS

Perspective - Looking North on Joshua Barney Dr.

Project	Project Phase	Scale	Date	
Ft. Lincoln	BZA Application	N/A	July 2, 2015	A-5

Hickok Cole ARCHITECTS

Perspective - Looking East from Main Avenue of Townhome Units

Project	Project Phase	Scale	Date	
Ft. Lincoln	BZA Application	N/A	July 2, 2015	A-6

Hickok Cole ARCHITECTS

Perspective - Looking West from Multifamily Building toward Townhome Units

Project	Project Phase	Scale	Date	
Ft. Lincoln	BZA Application	N/A	July 2, 2015	A-7

Hickok Cole ARCHITECTS

Perspective - Looking Southeast from Multifamily Building Entry toward Joshua Barney Dr.

Project	Project Phase	Scale	Date	
Ft. Lincoln	BZA Application	N/A	July 2, 2015	A-8

Hickok Cole ARCHITECTS

Perspective - Looking Northwest toward Multifamily Building

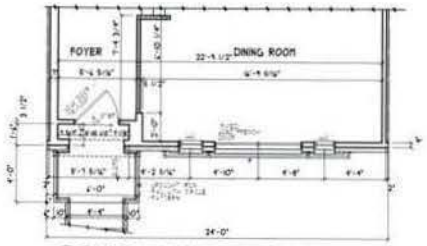
Project	Project Phase	Scale	Date	
Ft. Lincoln	BZA Application	N/A	July 2, 2015	A-9

Hickok Cole ARCHITECTS

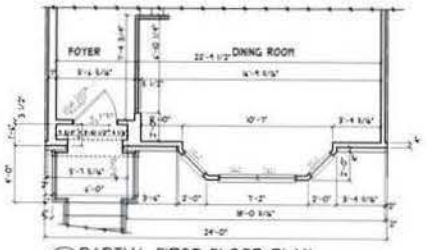
Perspective - Looking West toward Multifamily Building

Project	Project Phase	Scale	Date	
Ft. Lincoln	BZA Application	N/A	July 2, 2015	A-10

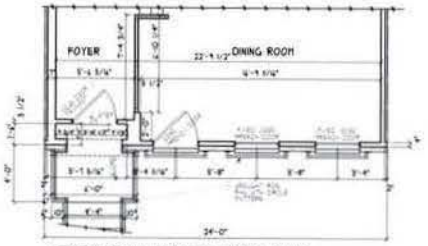
Hickok Cole ARCHITECTS



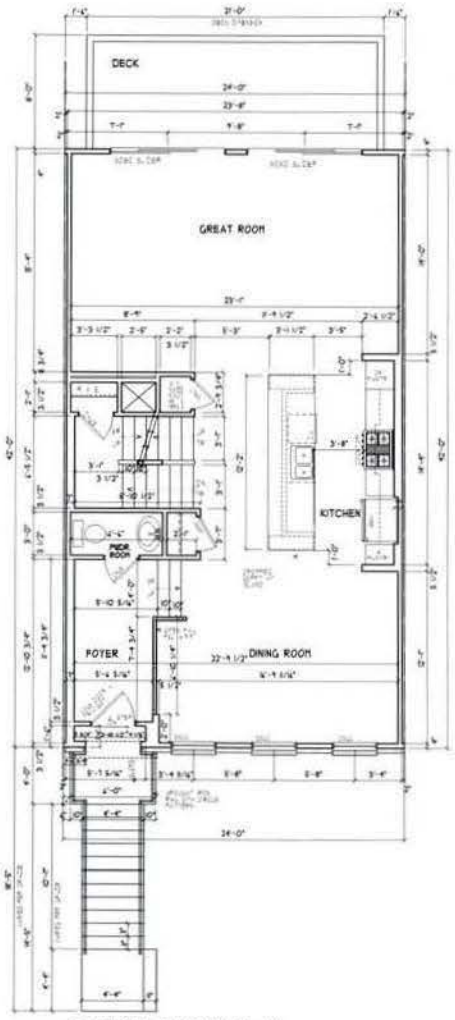
PARTIAL FIRST FLOOR PLAN
1/4"=1'-0"
ELEVATION 'D'



PARTIAL FIRST FLOOR PLAN
1/4"=1'-0"
ELEVATION 'C'

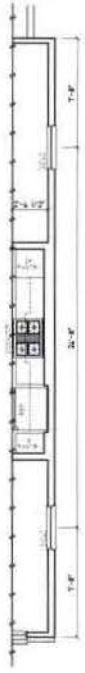


PARTIAL FIRST FLOOR PLAN
1/4"=1'-0"
ELEVATION 'B'



FIRST FLOOR PLAN
1/4"=1'-0"
ELEVATION 'A'

PARTIAL FIRST FLOOR PLAN
1/4"=1'-0"



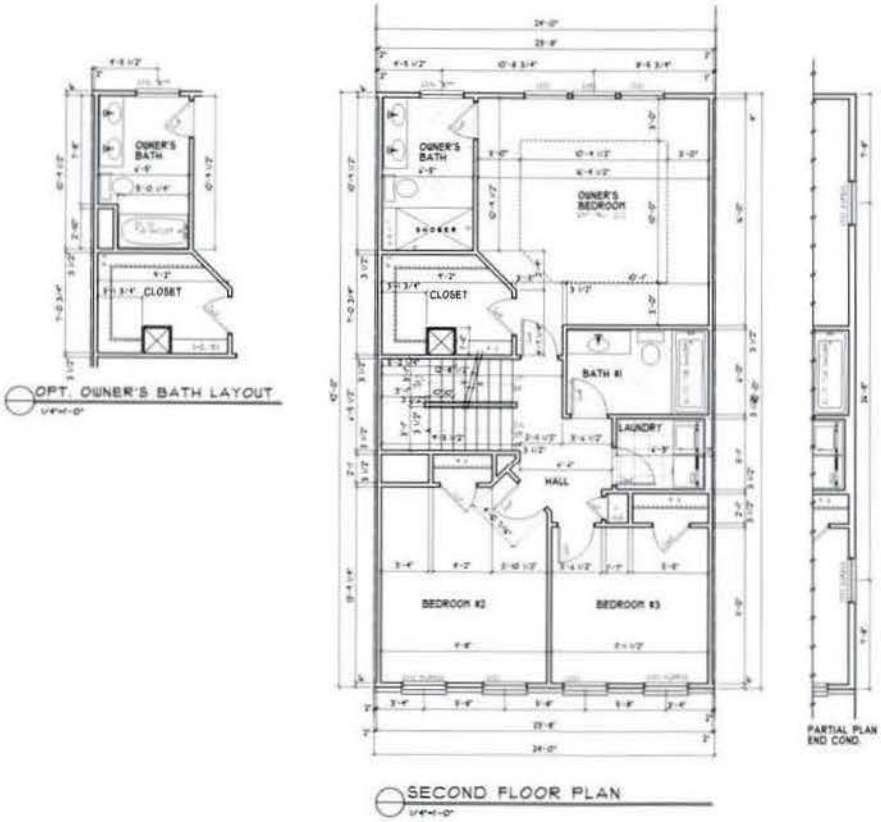
Devereaux & Associates
ARCHITECTS AND PLANNERS

FORT LINCOLN
NVHOMES

24'-CARNEGIE

03.05.14	
03.11.14	
04.03.14	

A-14

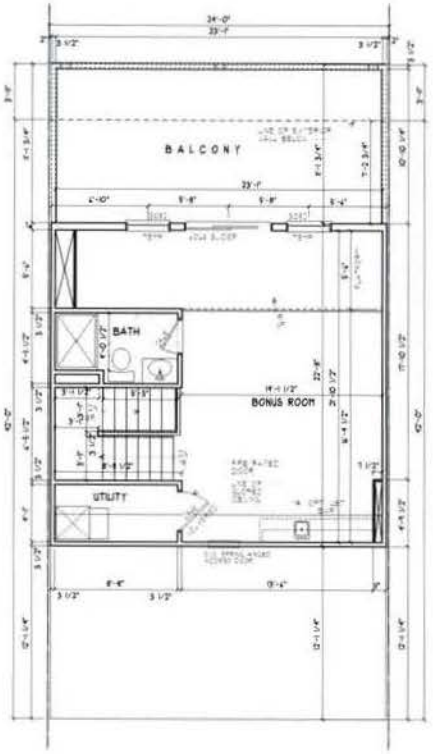


24'-CARNEGIE

Dewberry & Associates
ARCHITECTS AND PLANNERS

FORT LINCOLN NVHOMES

A-15



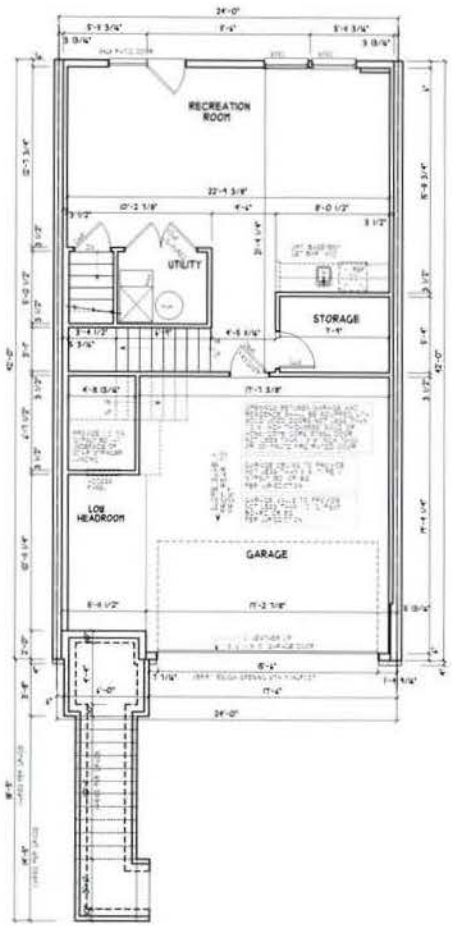
BONUS ROOM FLOOR PLAN
1/4"=1'-0"

24'-CARNEGIE

Dovenzani & Associates
ARCHITECTS AND PLANNERS

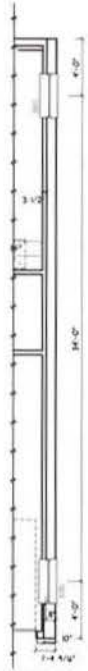
FORT LINCOLN
NVHOMES

A-16



LOWER LEVEL FLOOR PLAN
1/4"=1'-0"

PART. FLOOR PLAN
1/4"=1'-0"



PARTIAL PLAN
END CONDITION

24'-CARNEGIE

Devereaux & Associates
ARCHITECTS AND PLANNERS

FORT LINCOLN
NVHOMES

01.07.14
01.17.14
04.02.14

A-17

SIDE ELEVATION
1/4"=1'-0"
FULL BRICK-HIGH VISABILITY

FRONT ELEVATION "B"
1/4"=1'-0"
FULL BRICK

FRONT ELEVATION "A"
1/4"=1'-0"
FULL BRICK

24'-CARNEGIE

Devereaux & Associates
ARCHITECTS AND PLANNERS

FORT LINCOLN
NVHOMES

01.15.14
03.26.14
04.02.14

A-18

SIDE ELEVATION
1/4"=1'-0"
BRICK BATERTABLE

FRONT ELEVATION "D"
1/4"=1'-0"
FULL BRICK

FRONT ELEVATION "C"
1/4"=1'-0"
FULL BRICK

24'-CARNEGIE

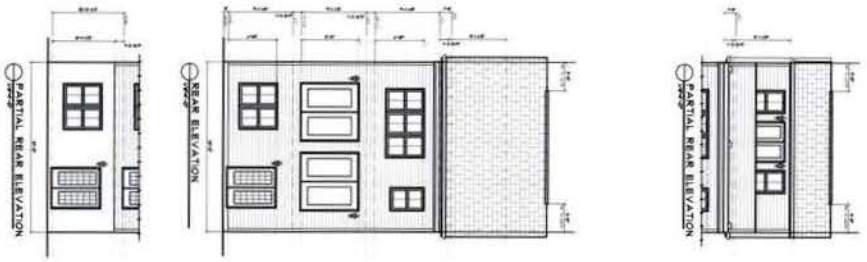
FORT LINCOLN
NVHOMES

Dewberry & Associates
ARCHITECTS AND PLANNERS

01.31.14
03.25.14
04.02.14

A-19

preliminary - not for construction

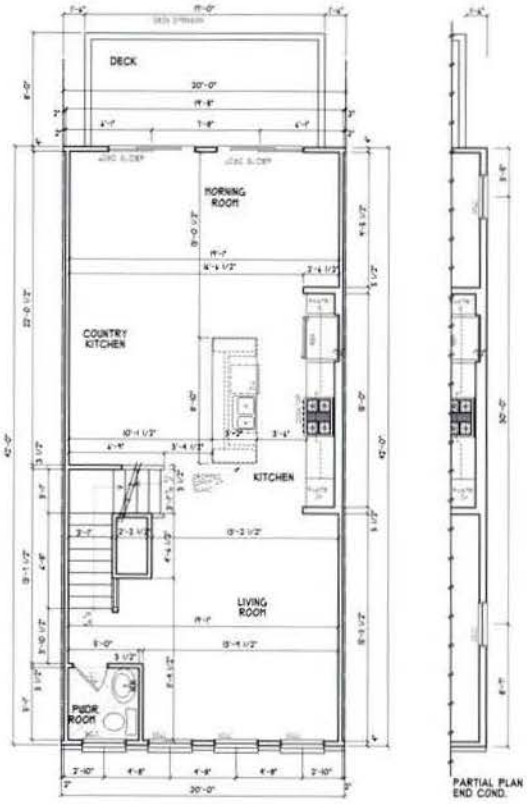


24'-CARNEGIE

A-20

FORT LINCOLN
NVHOMES

Devereaux & Associates
ARCHITECTS AND PLANNERS



FIRST FLOOR PLAN

1/4"=1'-0"

ELEVATION 'A' & 'B'

STRAUSS

Devereaux & Associates
ARCHITECTS AND PLANNERS

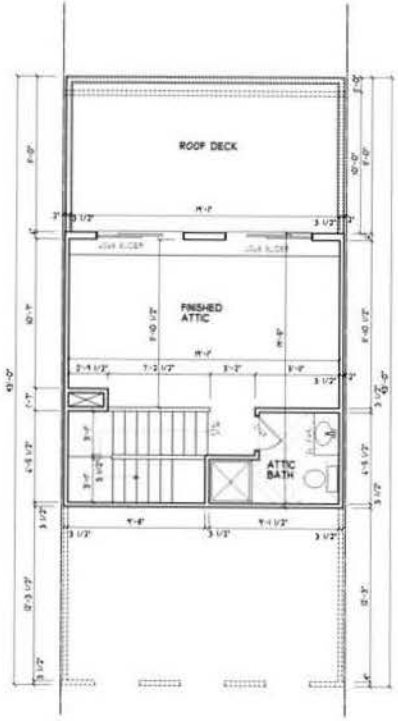
FORT LINCOLN NVHOMES

UNIT

03.27.14
04.02.14

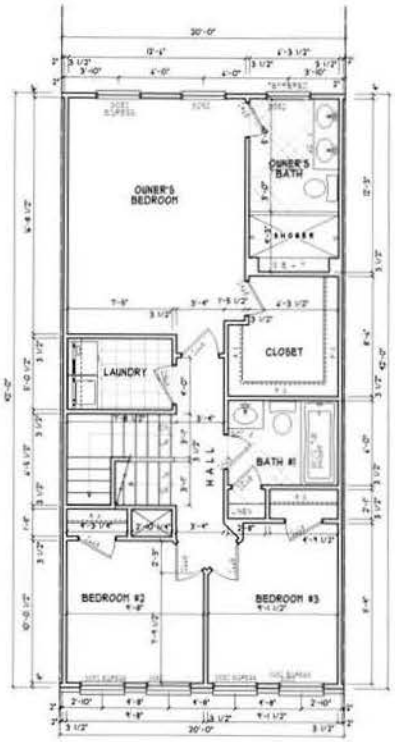
A-21

preliminary - not for construction



ATTIC FLOOR PLAN

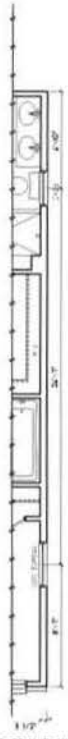
1/4"=1'-0"



SECOND FLOOR PLAN

1/4"=1'-0"

ELEVATION 'A' & 'B'



PARTIAL PLAN END COND.

STRAUSS

A-22

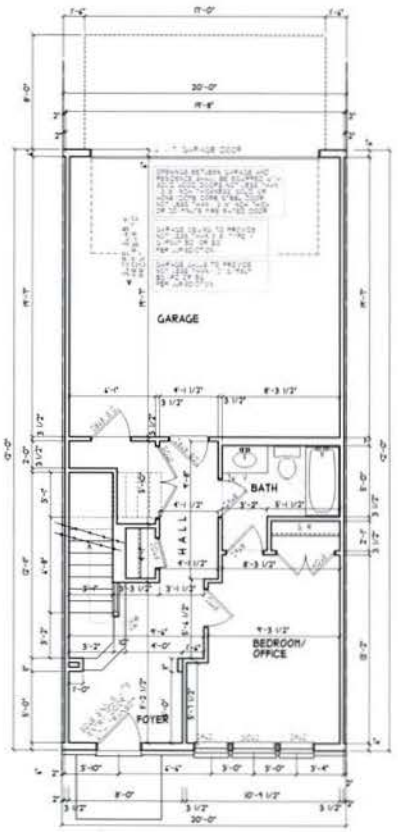
UNIT

05.21.14
04.02.14

FORT LINCOLN NVHOMES

Devereaux & Associates
ARCHITECTS AND PLANNERS

preliminary - not for construction



LOWER LEVEL PLAN
1/4"=1'-0"

PARTIAL PLAN
END COND.

Devereaux & Associates
ARCHITECTS AND PLANNERS

FORT LINCOLN
NVHOMES

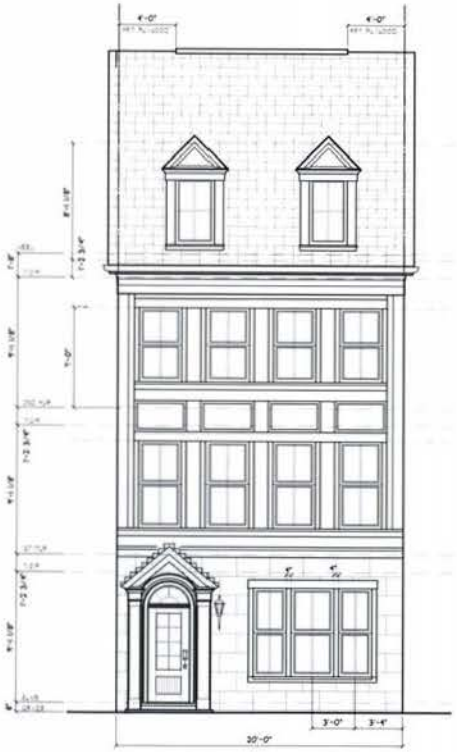
UNIT

05.21.14
04.02.14

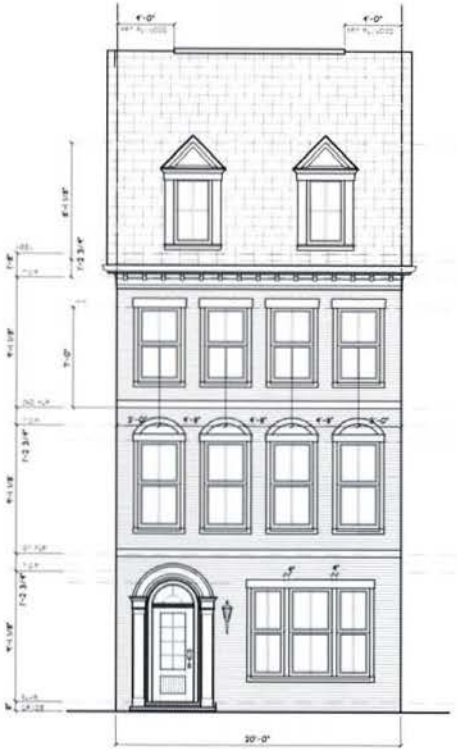
STRAUSS

A-23

preliminary - not for construction



FRONT ELEVATION "A"
1/4"=1'-0"
FULL BRICK



FRONT ELEVATION "A1"
1/4"=1'-0"
FULL BRICK

FRONT ELEVATION "B"
1/4"=1'-0"
FULL BRICK

20' - STRAUSS

Dewberry & Associates
ARCHITECTS AND PLANNERS

FORT LINCOLN
NVHOMES

03.5.14
03.25.14
04.02.14

A-24

SIDE ELEVATION
1/4"=1'-0"
FULL BRICK-HIGH VISABILITY

20' - STRAUSS

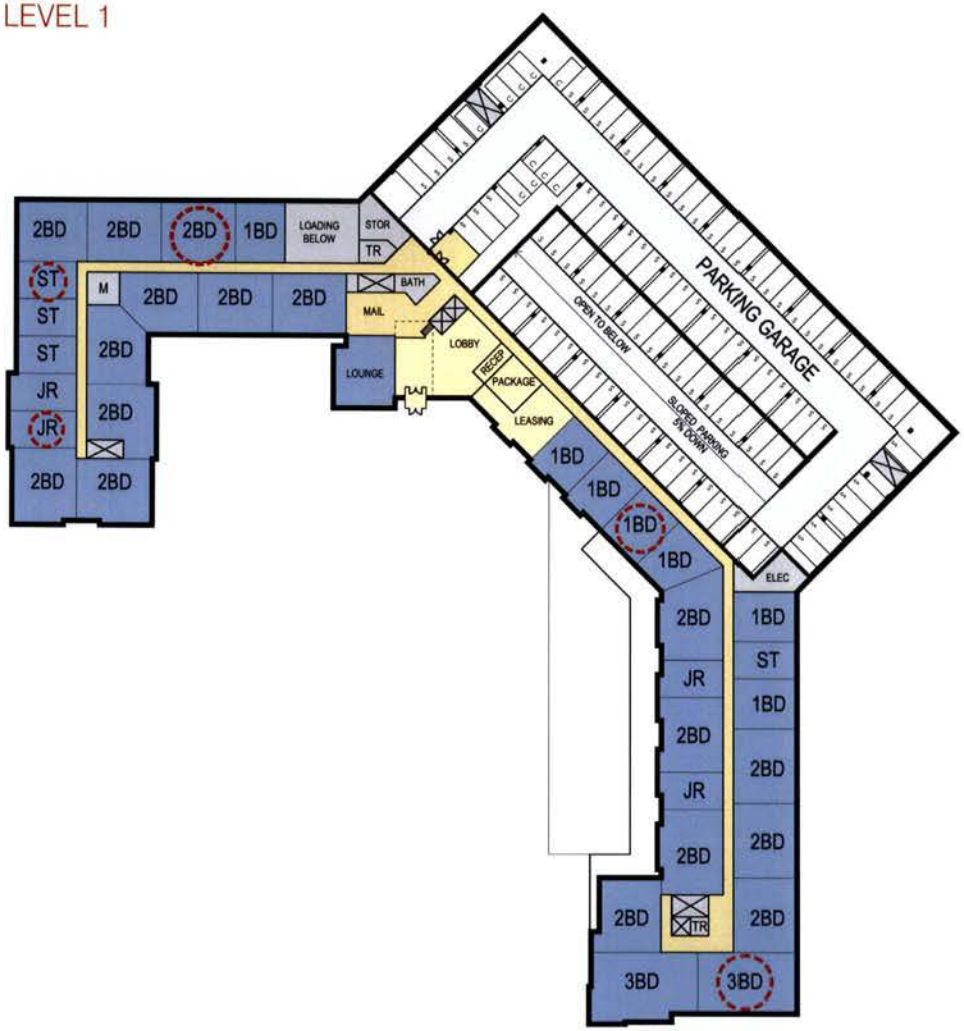
03.15.14	
03.25.14	
04.02.14	

A-25

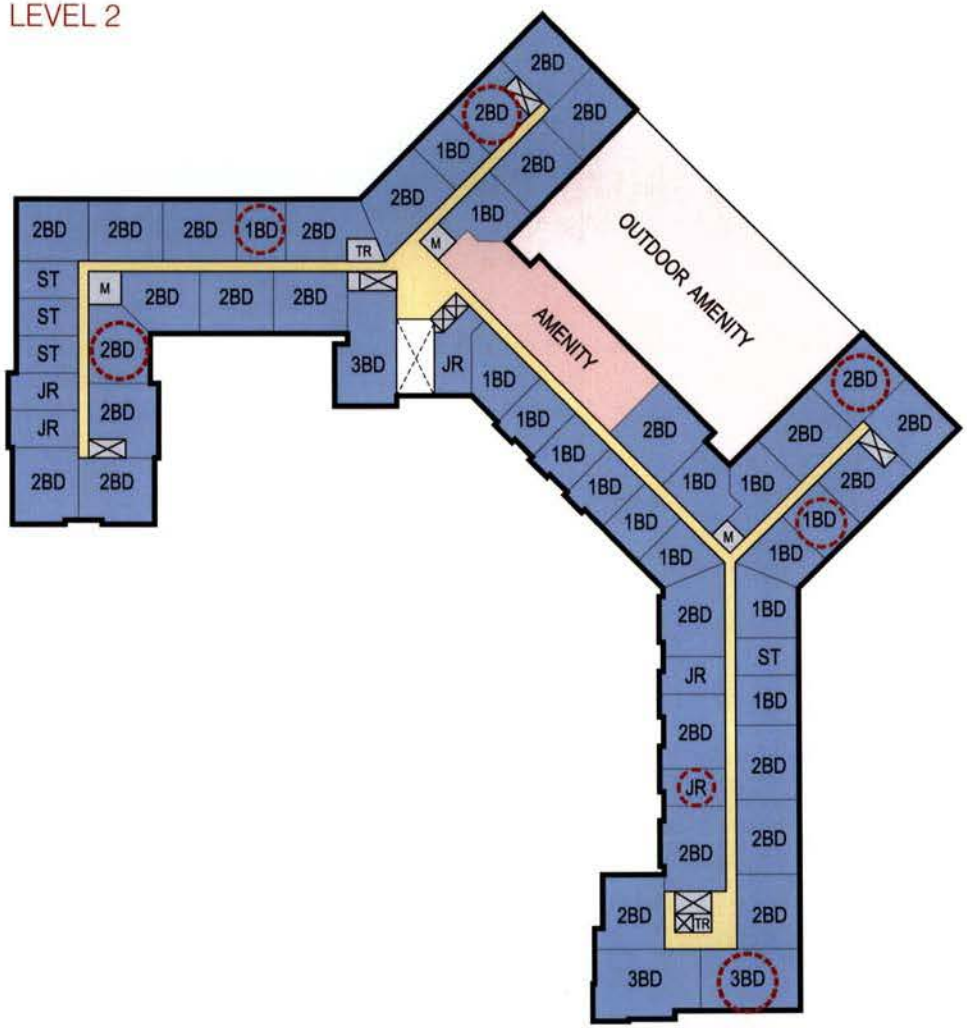
FORT LINCOLN
NVHOMES

Devereaux & Associates
ARCHITECTS AND PLANNERS

LEVEL 1



LEVEL 2

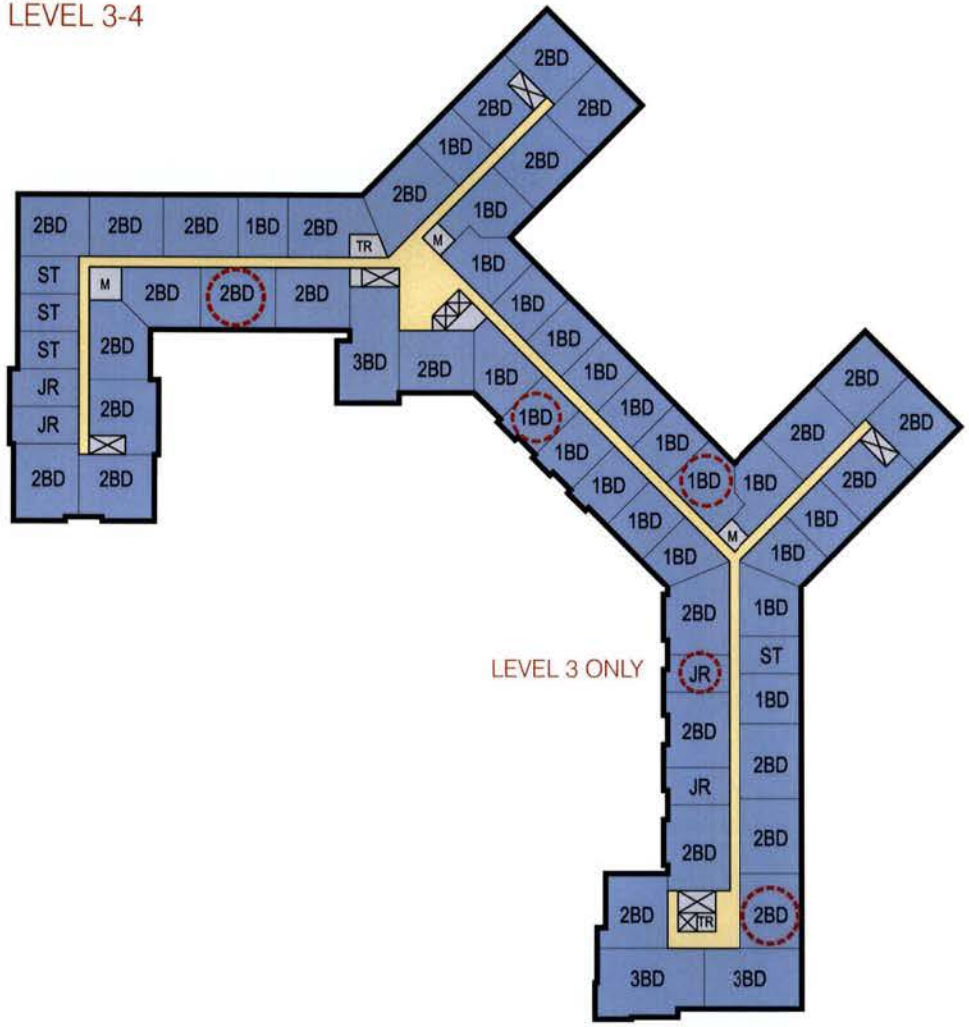


IZ Unit Plan - Levels 1 & 2

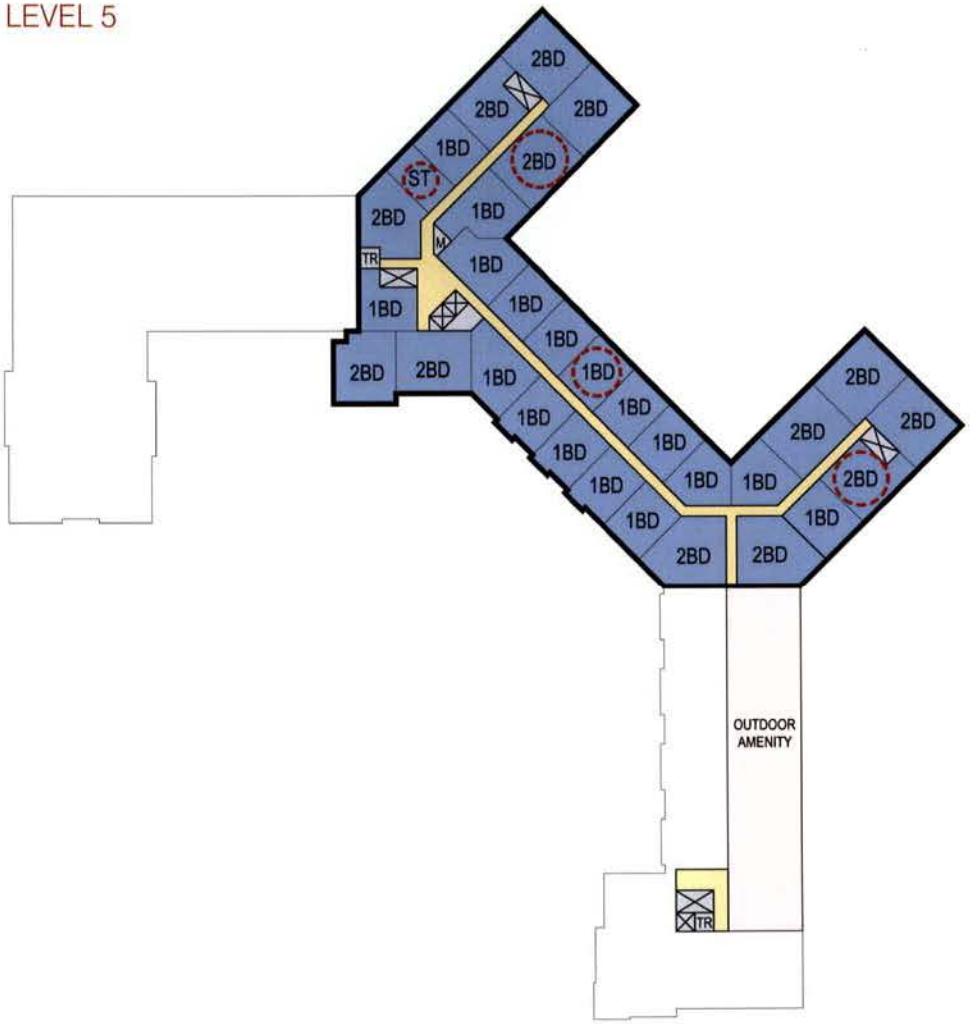
Project	Project Phase	Scale	Date	
Ft. Lincoln	BZA Application	1" = 60'-0"	July 2, 2015	A-26a

Hickok Cole ARCHITECTS

LEVEL 3-4



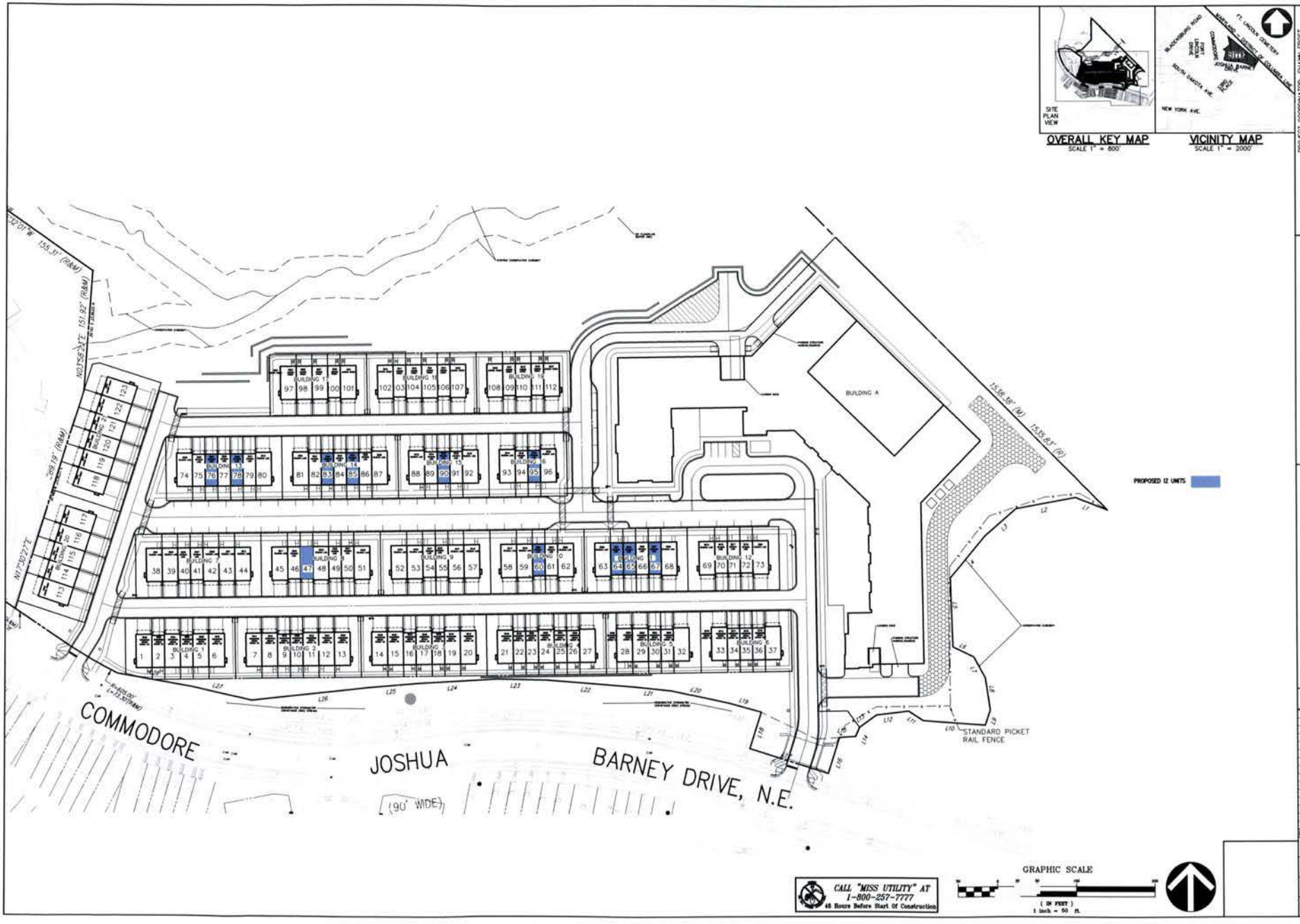
LEVEL 5



IZ Unit Plans - Levels 3-4 & 5

Project	Project Phase	Scale	Date	
Ft. Lincoln	BZA Application	1" = 60'-0"	July 2, 2015	A-26b

Hickok Cole ARCHITECTS



PROJECT COORDINATOR: SHAWN FROST
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4920 MASSACHUSETTS AVENUE, NW SUITE 214 • WASHINGTON, DC 20016
Phone: 202.244.4400 • Fax: 202.244.4106

ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS • SUSTAINABLE DESIGN

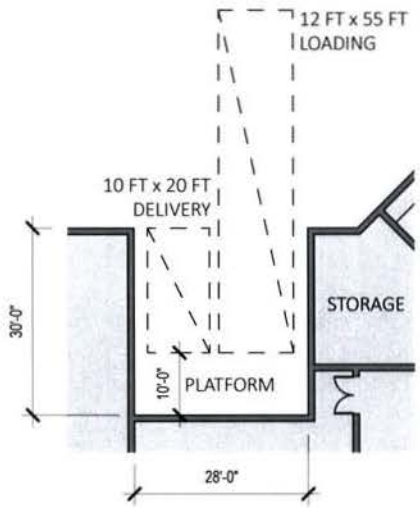
FORT LINCOLN MULTI-FAMILY BZA SUBMISSION

SQUARE –, LOTS –
A&T LOTS –
WASHINGTON, D.C.

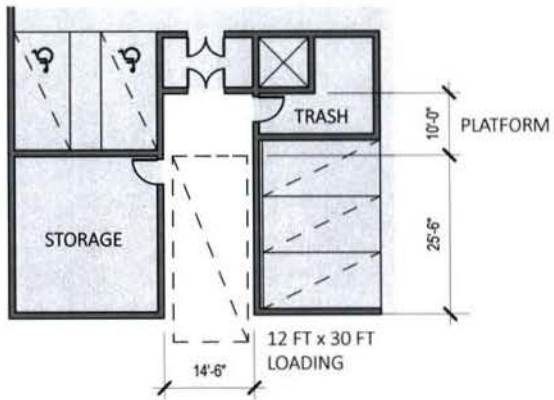
IZ PLAN

VIKA CAPITOL REVISIONS

JULY 01, 2015
DATE: APRIL 28, 2014
DES. STF
DWN. GMH
SCALE: 1"=50'
PROJECT/FILE NO. 0001AN
SHEET NO. A-26C



Loading Zone A -
Meets Zoning Requirements



Loading Zone B -
Convenience Loading;
Meets Zoning Requirements

Loading Diagrams

Project	Project Phase	Scale	Date	
Ft. Lincoln	BZA Application	NTS	July 2, 2015	A-27

SITE CONTEXT PLAN
FOR
FORT LINCOLN NEW TOWN

WASHINGTON, DISTRICT OF COLUMBIA

JUNE 2015

NORTH

GRAPHIC SCALE