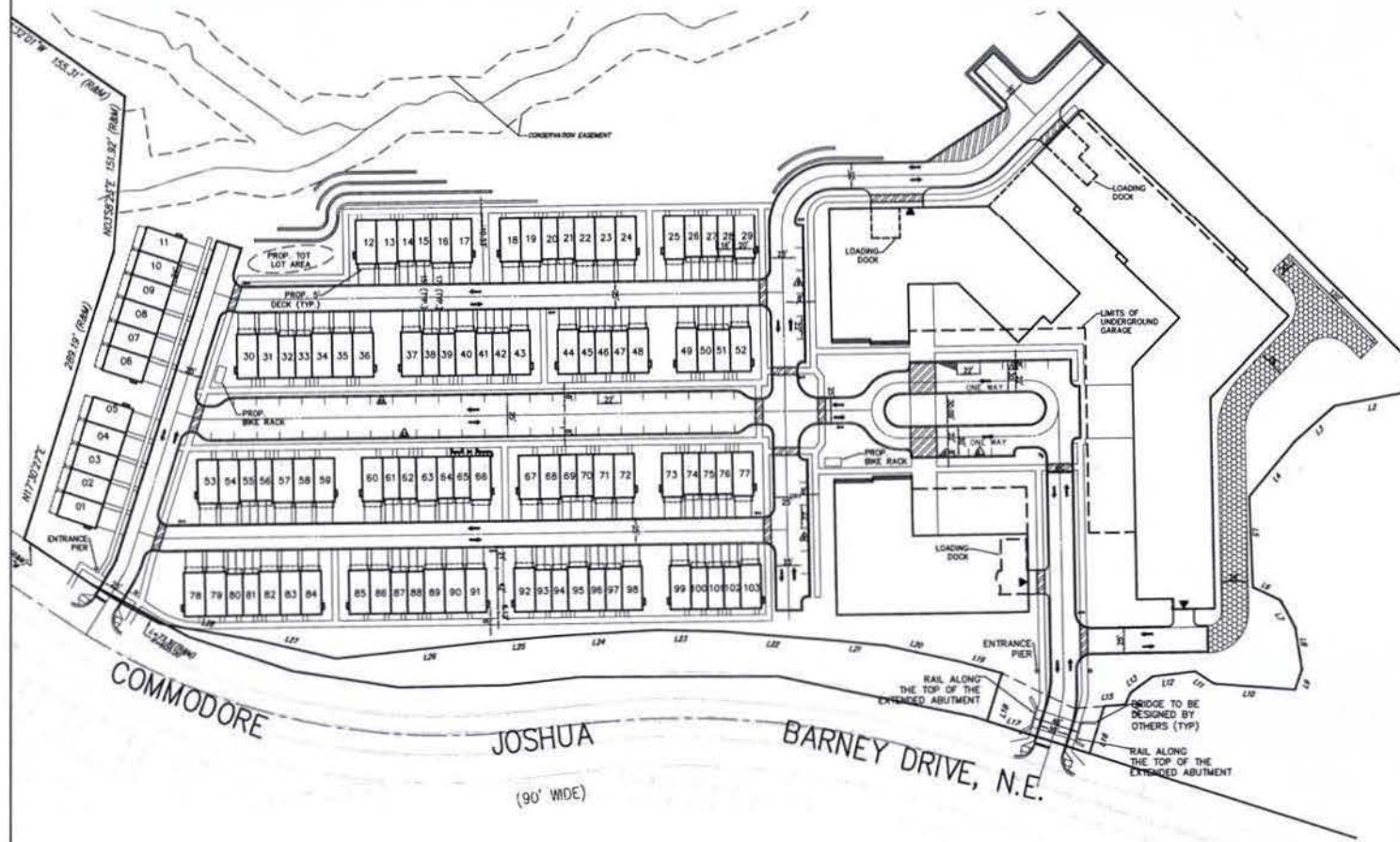


PROJECT: COOPERATION: SHAW PROST
E-MAIL: freeth@shawpro.com
VIA CAPITOL, LLC
WASHINGTON, DC 20004
#810 MASSACHUSETTS AVENUE, N.W. 7th Floor, Suite 700
WASHINGTON, D.C. 20004

**FORT LINCOLN MULTI-FAMILY
BZA SUBMISSION
SOURCE: VLS -
SQUARE FEET
AT LOTS -
WASHINGTON, D.C.**

SITE PLAN

VIKA CAPITOL REVISIONS		
NO.	DESCRIPTION	DATE
1	REVISED	04/25/2014
2	REVISED	04/25/2014
3	REVISED	04/25/2014
4	REVISED	04/25/2014
5	REVISED	04/25/2014
6	REVISED	04/25/2014
7	REVISED	04/25/2014
8	REVISED	04/25/2014
9	REVISED	04/25/2014
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100	REVISED	04/25/2014
101	REVISED	04/25/2014
102	REVISED	04/25/2014
103	REVISED	04/25/2014



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



Board of Zoning Adjustment
District of Columbia
CASE NO. 18801A
EXHIBIT NO. 3B



VICINITY MAP
SCALE 1" = 2000'

PROPOSED
DEVELOPED SPACE
583309 FT²
(13.39 AC)

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

OVERALL
SITE PLAN EXHIBITVIKA CAPITOL
REVISIONS

DATE: APRIL 28, 2014

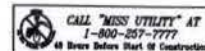
DEC.	DWELL.
STF	CHILL

SCALE: 1"=50'

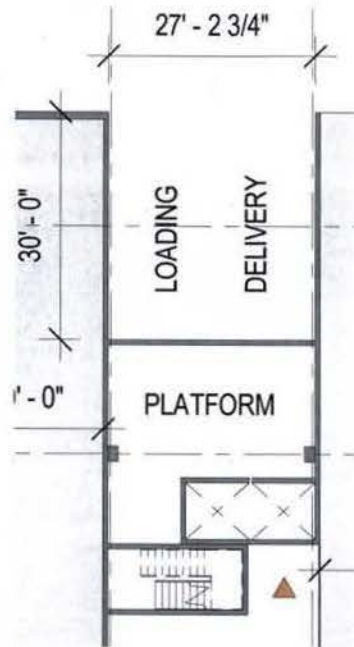
PROJECT/FILE NO.

SHEET NO.

A-1A

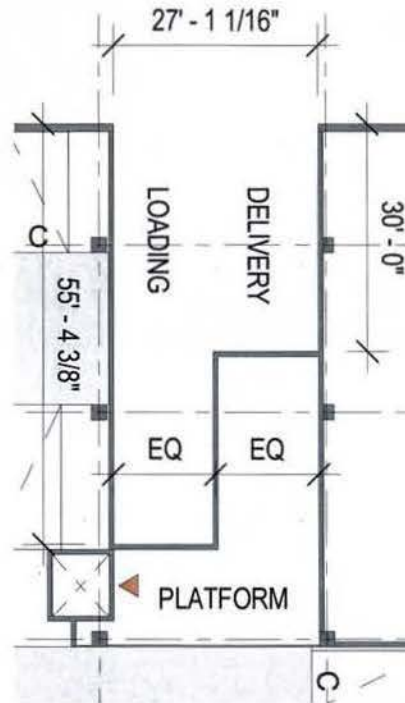


BUILDING A



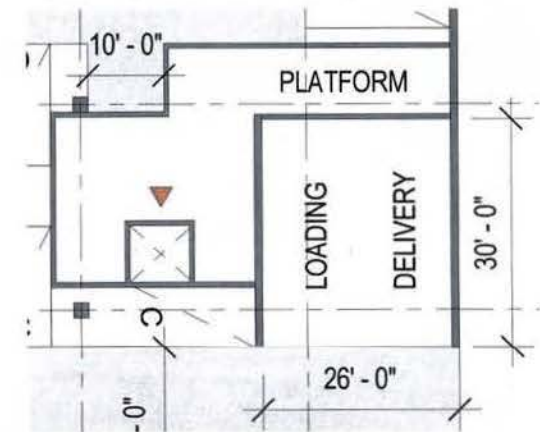
Seeking relief for 55' - 0"
loading requirement

BUILDING B



Meets Zoning Requirement

BUILDING C



Seeking relief for 55' - 0"
loading requirement

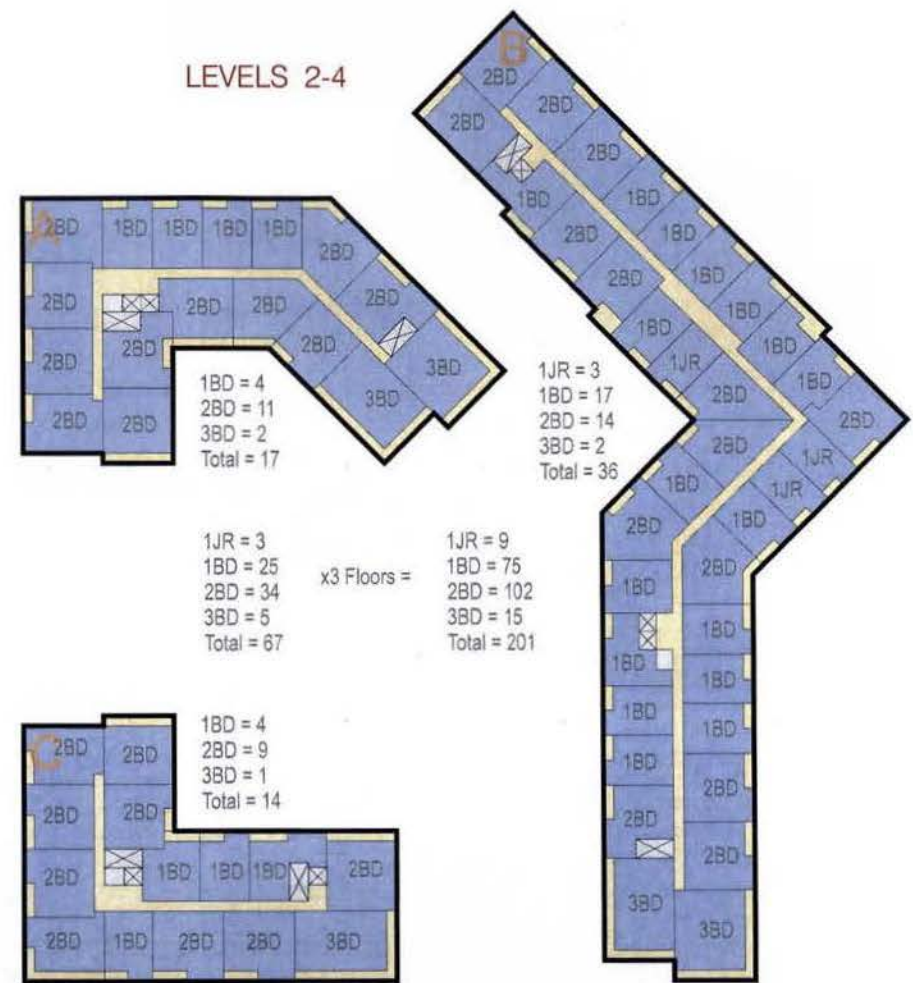
Loading Layout

Project
Ft. Lincoln

Project Phase
BZA Application

Scale
1' = 1/16"

Date
July 23, 2014



Unit Layout

Project
Ft. Lincoln

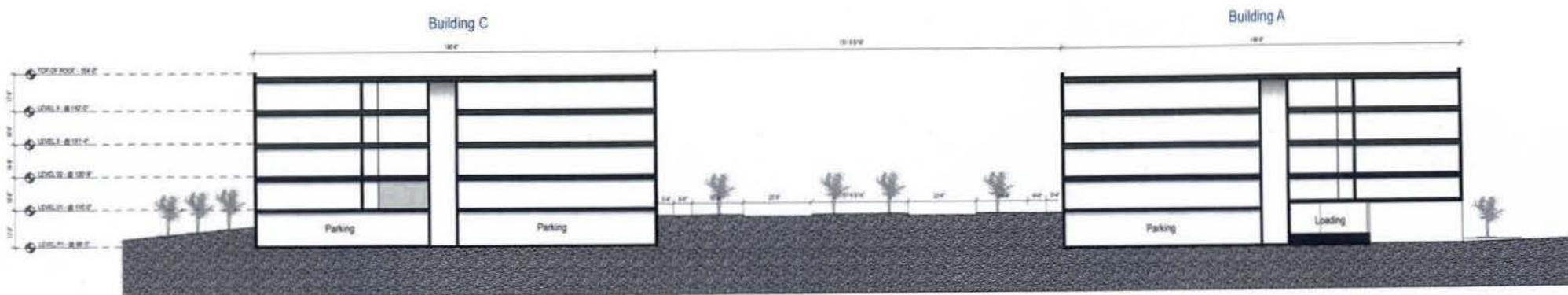
Project Phase
BZA Application

Scale
1:60

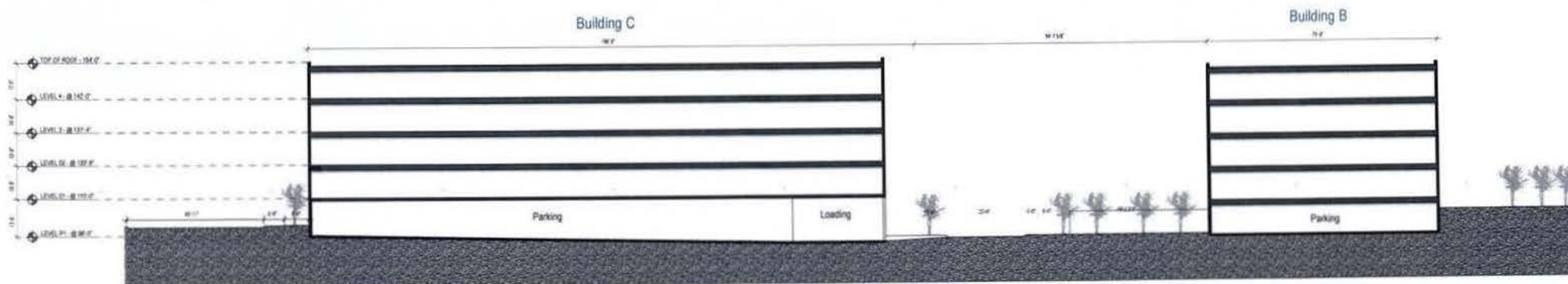
Date
July 23, 2014

A-3

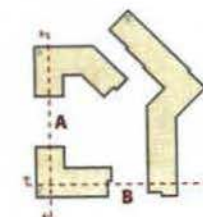




A: SECTION THROUGH MAIN PLAZA



B: SECTION THROUGH MAIN ENTRY BETWEEN BUILDINGS B&C



Site Sections

Project
Ft. Lincoln

Project Phase
BZA Application

Scale
1:30

Date
July 23, 2014

A-4





Perspective - Looking North On Joshua Barney Dr.

Project
Ft. Lincoln

Project Phase
BZA Application

Scale
N/A

Date
July 23, 2014

A-5





Perspective - Looking East From Main Avenue Of Townhome Units

Project
Ft. Lincoln

Project Phase
BZA Application

Scale
N/A

Date
July 23, 2014

A-6





Perspective - Looking West From Central Greenspace Of Multi-family Buildings

Project
Ft. Lincoln

Project Phase
BZA Application

Scale
N/A

Date
July 23, 2014

A-7





Perspective - Looking South-West From Building A

Project
Ft. Lincoln

Project Phase
BZA Application

Scale
N/A

Date
July 23, 2014

A-8





Perspective - (Birds-Eye) Looking East From Townhome Units

Project
Ft. Lincoln

Project Phase
BZA Application

Scale
N/A

Date
July 23, 2014

A-9





Perspective - (Birds-Eye) Looking North-East From Townhome Units

Project
Ft. Lincoln

Project Phase
BZA Application

Scale
N/A

Date
July 23, 2014

A-10





Perspective - Looking West At Building B

Project
Ft. Lincoln

Project Phase
BZA Application

Scale
N/A

Date
July 23, 2014

A-11





Perspective - Looking Southeast At Buildings A & B

Note: Existing Trees of Wooded Area Not Shown

Project
Ft. Lincoln

Project Phase
BZA Application

Scale
N/A

Date
July 23, 2014

A-12





A: BUILDING ELEVATION



Enlarged Material Elevation

Project
Ft. Lincoln

Project Phase
BZA Application

Scale
NTS

Date
July 23, 2014

A-13



[illegible]

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

SITE CONTEXT PHOTOS

VKA CAPITOL REVISIONS

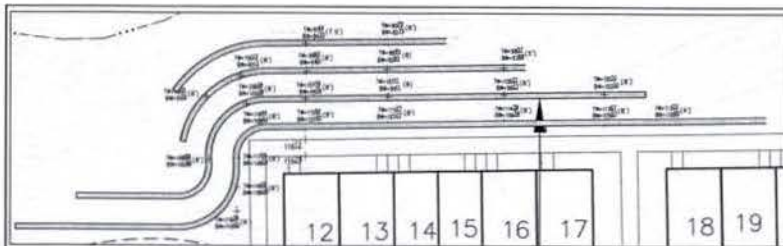
DATE: APRIL 28, 2014

DES.	DWR.
STF	CNH

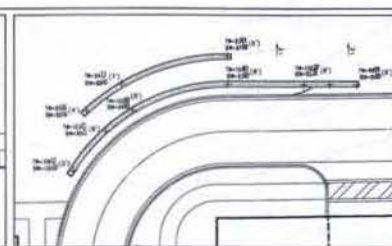
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PROJECT/FILE NO.	NTS
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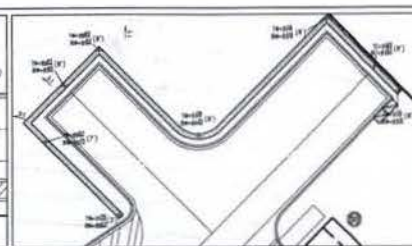
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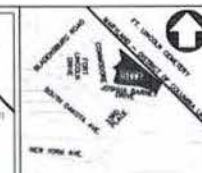
1
C-4 RETAINING WALL 1 DETAIL
SCALE: 1"=20'



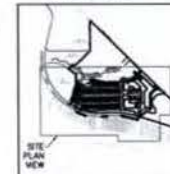
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C-4 RETAINING WALL 2 DETAIL
SCALE: 1"=20'



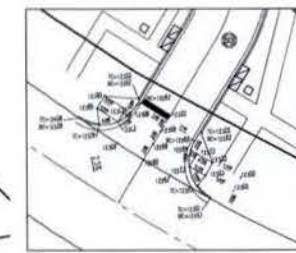
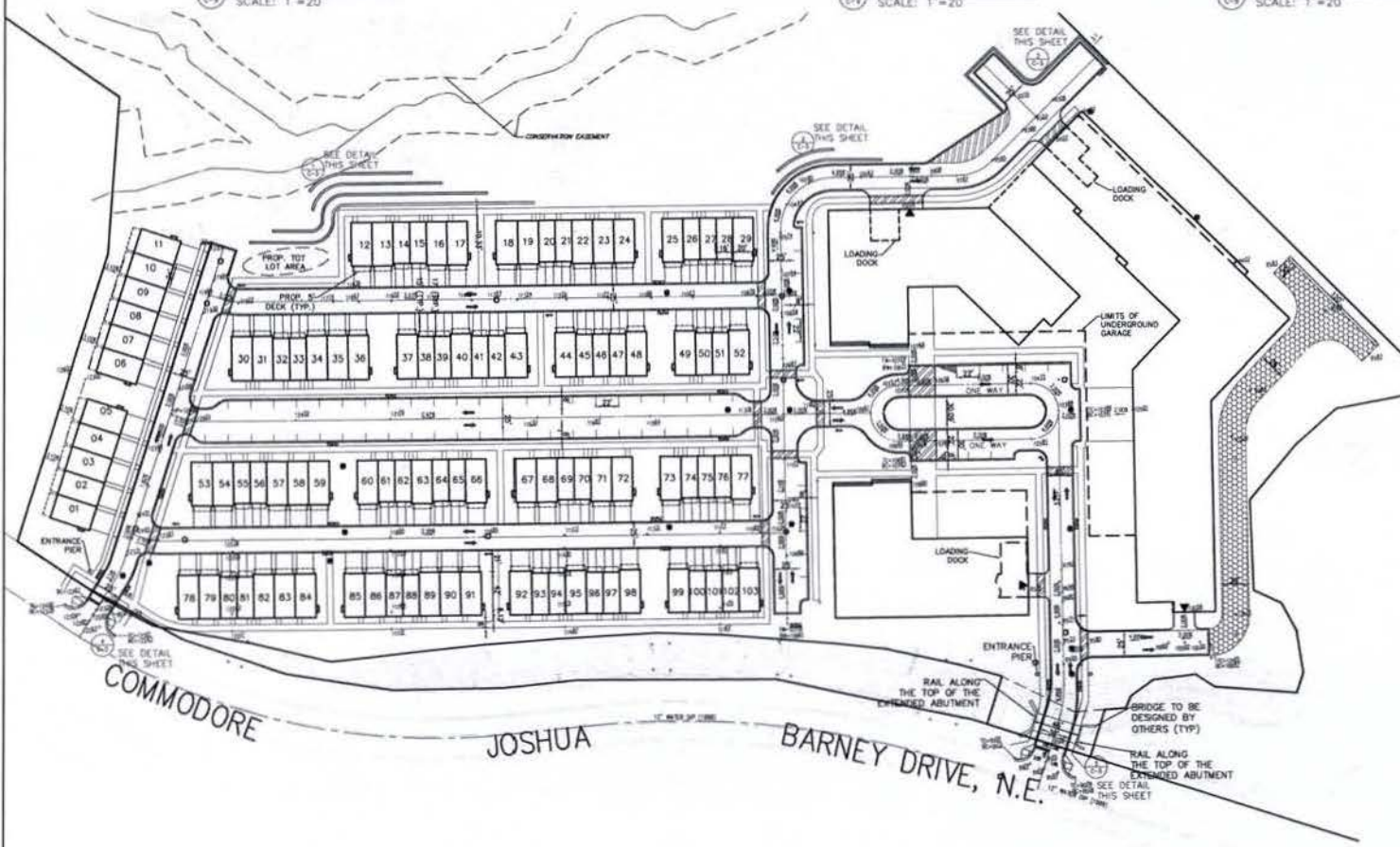
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C-4 RETAINING WALL 3 DETAIL
SCALE: 1"=20'



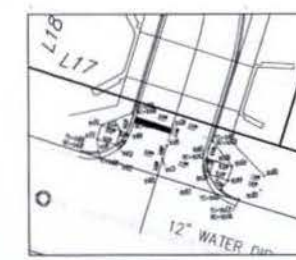
VICINITY MAP
SCALE: 1"=2000'



OVERALL KEY MAP
SCALE: 1"=800'



4
C-4 ENTRANCE 1 DETAIL
SCALE: 1"=20'



5
C-4 ENTRANCE 2 DETAIL
SCALE: 1"=20'

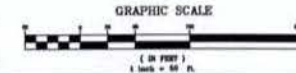
FORT LINCOLN MULTI-FAMILY
BZA SUBMISSION
SQUARE LOTS -
100 LOTS
WASHINGTON, D.C.

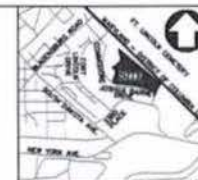
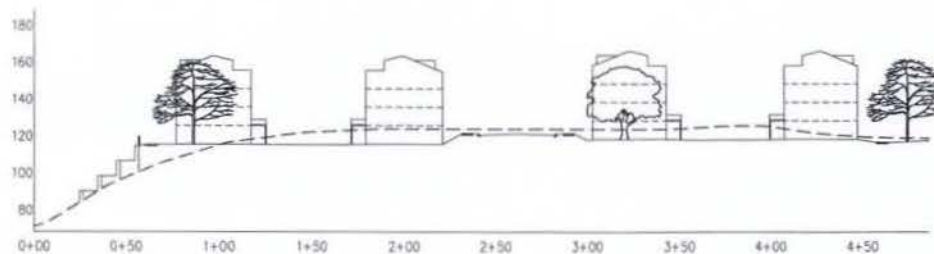
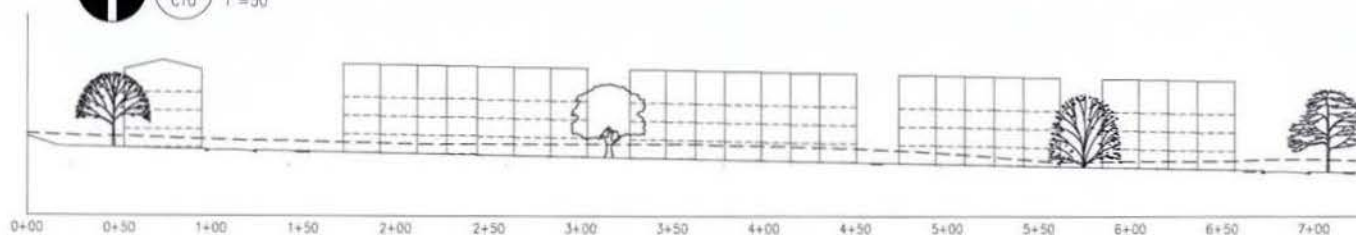
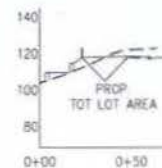
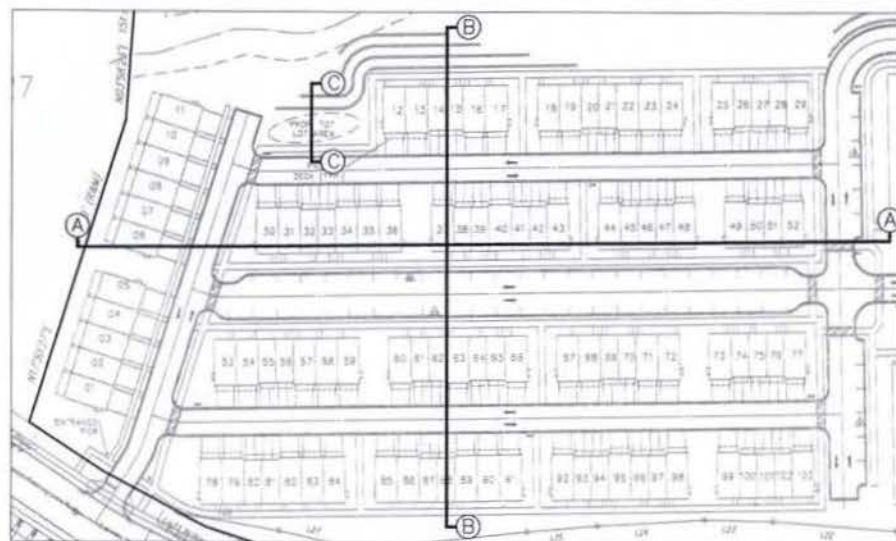
GRADING PLAN

VKA CAPITOL
REVISIONS

DATE: APRIL 28, 2014
DES: STF
SCALE: 1"=50'
PROJECT/FILE NO: 0001AN
SHEET NO: C-9

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





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

SECTIONS/ELEVATIONS

VIXA CAPITAL
REVISIONS

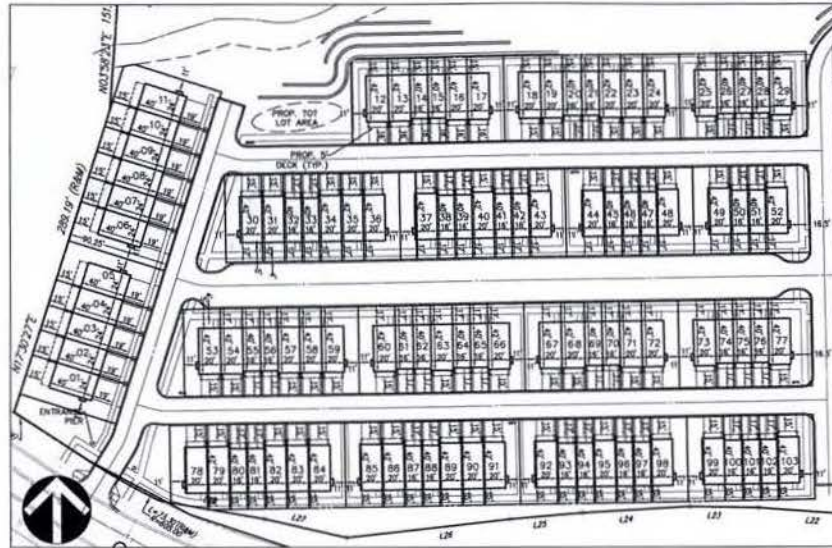
DATE: APRIL 28, 2014

DES.	DATE.
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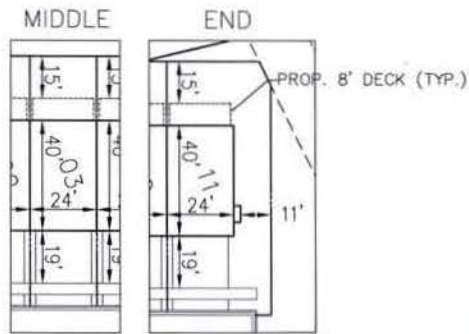
SCALE: _____

AS 2000
PROJECT/FILE NO.

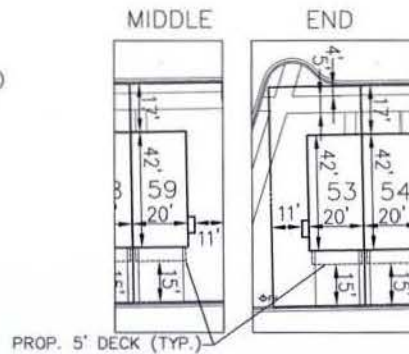
0001 AM



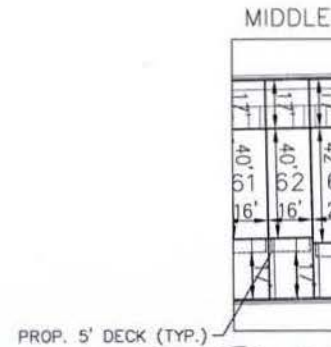
1 TOWNHOME LOT LAYOUT OVERALL VIEW
C12 1"=50'



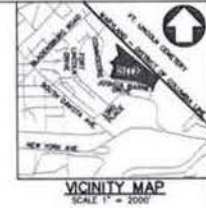
2 24' TOWNHOME TYPICAL LOT VIEWS
C12 1"=20'



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



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



PROJECT CONSULTOR: SHAWN PROST
E-MAIL: shawn@shawnprost.com
VIA CAPITAL, LLC
1400 MASSACHUSETTS AVENUE, NW, SUITE 200
WASHINGTON, DC 20004
PHONE: 202.295.7131 FAX: 202.295.7132

FORT LINCOLN MULTI-FAMILY
BZA SUBMISSION
SQUARE TOWNS LOTS -
WASHINGTON, D.C.

LOT LAYOUT PLAN
(TOWNHOMES)

VIA CAPITAL
REVISIONS

DATE: APRIL 28, 2014
DES. STY. DWG. GMH
SCALE: AS SHOWN
PROJECT/FILE NO. 0001AN
SHEET NO. C-12

Lot #	Lot Area	Units of Building	Proposed	Number of Proposed	Occupancy	Lot	Proposed	Maximum	Occupancy	Lot	Proposed	Maximum	Occupancy	Lot	Proposed	Maximum	Height	Height	Proposed	Required	Proposed	Required	Side Yard	Side Yard	Front Yard	Front Yard
50	2,669.61	1,00	710	75.00%	76.61%	3.50	9,340.14	2,500.00	1.07	96	40	22.00	0.00	15.00	17	17	40	22.00	0.00	15.00	17	17	11.00	15.00	17	17
49	2,669.61	1,00	710	75.00%	76.61%	3.50	9,340.14	2,500.00	1.07	96	40	22.00	0.00	15.00	17	17	40	22.00	0.00	15.00	17	17	11.00	15.00	17	17
48	2,669.61	1,00	710	75.00%	76.61%	3.50	9,340.14	2,500.00	1.07	96	40	22.00	0.00	15.00	17	17	40	22.00	0.00	15.00	17	17	11.00	15.00	17	17
47	2,669.61	1,00	710	75.00%	76.61%	3.50	9,340.14	2,500.00	1.07	96	40	22.00	0.00	15.00	17	17	40	22.00	0.00	15.00	17	17	11.00	15.00	17	17
46	2,669.61	1,00	710	75.00%	76.61%	3.50	9,340.14	2,500.00	1.07	96	40	22.00	0.00	15.00	17	17	40	22.00	0.00	15.00	17	17	11.00	15.00	17	17
45	2,669.61	1,00	710	75.00%	76.61%	3.50	9,340.14	2,500.00	1.07	96	40	22.00	0.00	15.00	17	17	40	22.00	0.00	15.00	17	17	11.00	15.00	17	17
44	2,669.61	1,00	710	75.00%	76.61%	3.50	9,340.14	2,500.00	1.07	96	40	22.00	0.00	15.00	17	17	40	22.00	0.00	15.00	17	17	11.00	15.00	17	17
43	2,669.61	1,00	710	75.00%	76.61%	3.50	9,340.14	2,500.00	1.07	96	40	22.00	0.00	15.00	17	17	40	22.00	0.00	15.00	17	17	11.00	15.00	17	17
42	2,669.61	1,00	710	75.00%	76.61%	3.50	9,340.14	2,500.00	1.07	96	40	22.00	0.00	15.00	17	17	40	22.00	0.00	15.00	17	17	11.00	15.00	17	17
41	2,669.61	1,00	710	75.00%	76.61%	3.50	9,340.14	2,500.00	1.07	96	40	22.00	0.00	15.00	17	17	40	22.00	0.00	15.00	17	17	11.00	15.00	17	17
40	2,669.61	1,00	710	75.00%	76.61%	3.50	9,340.14	2,500.00	1.07	96	40	22.00	0.00	15.00	17	17	40	22.00	0.00	15.00	17	17	11.00	15.00	17	17
39	2,669.61	1,00	710	75.00%	76.61%	3.50	9,340.14	2,500.00	1.07	96	40	22.00	0.00	15.00	17	17	40	22.00	0.00	15.00	17	17	11.00	15.00	17	17
38	2,669.61	1,00	710	75.00%	76.61%	3.50	9,340.14	2,500.00	1.07	96	40	22.00	0.00	15.00	17	17	40	22.00	0.00	15.00	17	17	11.00	15.00	17	17
37	2,669.61	1,00	710	75.00%	76.61%	3.50	9,340.14	2,500.00	1.07	96	40	22.00	0.00	15.00	17	17	40	22.00	0.00	15.00	17	17	11.00	15.00	17	17
36	2,669.61	1,00	710	75.00%	76.61%	3.50	9,340.14	2,500.00	1.07	96	40	22.00	0.00	15.00	17	17	40	22.00	0.00	15.00	17	17	11.00	15.00	17	17
35	2,669.61	1,00	710	75.00%	76.61%	3.50	9,340.14	2,500.00	1.07	96	40	22.00	0.00	15.00	17	17	40	22.00	0.00	15.00	17	17	11.00	15.00	17	17
34	2,669.61	1,00	710	75.00%	76.61%	3.50	9,340.14	2,500.00	1.07	96	40	22.00	0.00	15.00	17	17	40	22.00	0.00	15.00	17	17	11.00	15.00	17	17
33	2,669.61	1,00	710	75.00%	76.61%	3.50	9,340.14	2,500.00	1.07	96	40	22.00	0.00	15.00	17	17	40	22.00	0.00	15.00	17	17	11.00	15.00	17	17
32	2,669.61	1,00	710	75.00%	76.61%	3.50	9,340.14	2,500.00	1.07	96	40	22.00	0.00	15.00	17	17	40	22.00	0.00	15.00	17	17	11.00	15.00	17	17
31	2,669.61	1,00	710	75.00%	76.61%	3.50	9,340.14	2,500.00	1.07	96	40	22.00	0.00	15.00	17	17	40	22.00	0.00	15.00	17	17	11.00	15.00	17	17
30	2,669.61	1,00	710	75.00%	76.61%	3.50	9,340.14	2,500.00	1.07	96	40	22.00	0.00	15.00	17	17	40	22.00	0.00	15.00	17	17	11.00	15.00	17	17
29	2,669.61	1,00	710	75.00%	76.61%	3.50	9,340.14	2,500.00	1.07	96	40	22.00	0.00	15.00	17	17	40	22.00	0.00	15.00	17	17	11.00	15.00	17	17
28	2,669.61	1,00	710	75.00%	76.61%	3.50	9,340.14	2,500.00	1.07	96	40	22.00	0.00	15.00	17	17	40	22.00	0.00	15.00	17	17	11.00	15.00	17	17
27	2,669.61	1,00	710	75.00%	76.61%	3.50	9,340.14	2,500.00	1.07	96	40	22.00	0.00	15.00	17	17	40	22.00	0.00	15.00	17	17	11.00	15.00	17	17
26	2,669.61	1,00	710	75.00%	76.61%	3.50	9,340.14	2,500.00	1.07	96	40	22.00	0.00	15.00	17	17	40	22.00	0.00	15.00	17	17	11.00	15.00	17	17
25	2,669.61	1,00	710	75.00%	76.61%	3.50	9,340.14	2,500.00	1.07	96	40	22.00	0.00	15.00	17	17	40	22.00	0.00	15.00	17	17	11.00	15.00	17	17
24	2,669.61	1,00	710	75.00%	76.61%	3.50	9,340.14	2,500.00	1.07	96	40	22.00	0.00	15.00	17	17	40	22.00	0.00	15.00	17	17	11.00	15.00	17	17
23	2,669.61	1,00	710	75.00%	76.61%	3.50	9,340.14	2,500.00	1.07	96	40	22.00	0.00	15.00	17	17	40	22.00	0.00	15.00	17	17	11.00	15.00	17	17
22	2,669.61	1,00	710	75.00%	76.61%	3.50	9,340.14	2,500.00	1.07	96	40	22.00	0.00	15.00	17	17	40	22.00	0.00	15.00	17	17	11.00	15.00	17	17
21	2,669.61	1,00	710	75.00%	76.61%	3.50	9,340.14	2,500.00	1.07	96	40	22.00	0.00	15.00	17	17	40	22.00	0.00	15.00	17	17	11.00	15.00	17	17
20	2,669.61	1,00	710	75.00%	76.61%	3.50	9,340.14	2,500.00	1.07	96	40	22.00	0.00	15.00	17	17	40	22.00	0.00	15.00	17	17	11.00	15.00	17	17
19	2,669.61	1,00	710	75.00%	76.61%	3.50	9,340.14	2,500.00	1.07	96	40	22.00	0.00	15.00	17	17	40	22.00	0.00	15.00	17	17	11.00	15.00	17	17
18	2,669.61	1,00	710	75.00%	76.61%	3.50	9,340.14	2,500.00	1.07	96	40	22.00	0.00	15.00	17	17	40	22.00	0.00	15.00	17	17	11.00	15.00	17	17
17	2,669.61	1,00	710	75.00%	76.61%	3.50	9,340.14	2,500.00	1.07	96	40	22.00	0.00	15.00	17	17	40	22.00	0.00	15.00	17	17	11.00	15.00	17	17
16	2,669.61	1,00	710	75.00%	76.61%	3.50	9,340.14	2,500.00	1.07	96	40	22.00	0.00	15.00	17	17	40	22.00	0.00	15.00	17	17	11.00	15.00	17	17
15	2,669.61	1,00	710	75.00%	76.61%	3.50	9,340.14	2,500.00	1.07	96	40	22.00	0.00	15.00	17	17	40	22.00	0.00	15.00	17	17	11.00	15.00	17	17
14	2,669.61	1,00	710	75.00%	76.61%	3.50	9,340.14	2,500.00	1.07	96	40	22.00	0.00	15.00	17	17	40	22.00	0.00	15.00	17	17	11.00	15.00	17	17
13	2,669.61	1,00	710	75.00%	76.61%	3.50	9,340.14	2,500.00	1.07	96	40	22.00	0.00	15.00	17	17	40	22.00	0.00	15.00	17	17	11.00	15.00	17	17
12	2,669.61	1,00	710	75.00%	76.61%	3.50	9,340.14	2,500.00	1.07	96	40	22.00	0.00	15.00	17	17	40	22.00	0.00	15.00	17	17	11.00	15.00	17	17
11	2,669.61	1,00	710	75.00%	76.61%	3.50	9,340.14	2,500.00	1.07	96	40	22.00	0.00	15.00	17	17	40	22.00	0.00	15.00	17	17	11.00	15.00	17	17
10	2,669.61	1,00	710	75.00%	76.61%	3.50	9,340.14	2,500.00	1.07	96	40	22.00	0.00	15.00	17	17	40	22.00	0.00	15.00	17	17	11.00	15.00	17	17
9	2,669.61	1,00	710	75.00%	76.61%	3.50	9,340.14	2,500.00	1.07	96	40	22.00	0.00	15.00	17	17	40	22.00	0.00	15.00	17	17	11.00	15.00	17	17
8	2,669.61	1,00	710	75.00%	76.61%	3.50	9,340.14	2,500.00	1.07	96	40	22.00	0.00	15.00	17	17	40	22.00	0.00	15.00	17	17	11.00	15.00	17	17
7	2,669.61	1,00	710	75.00%	76.61%	3.50	9,340.14	2,500.00	1.07	96	40	22.00	0.00	15.00	17	17	40	22.00	0.00	15.00	17	17	11.00	15.00	17	17
6	2,669.61	1,00	710	75.00%	76.61%	3.50	9,340.14	2,500.00	1.07	96	40	22.00	0.00	15.00	17	17	40	22.00	0.00	15.00	17	17	11.00	15.00	17	17
5	2,669.61	1,00	710	75.00%	76.61%	3.50	9,340.14	2,500.00	1.07	96	40	22.00	0.00	15.00	17	17	40	22.00	0.00	15.00	17	17	11.00	15.00	17	17
4	2,669.61	1,00	710	75.00%	76.61%	3.50	9,340.14	2,500.00	1.07	96	40	22.00	0.00	15.00	17	17	40	22.00	0.00	15.00	17	17	11.00	15.00	17	17
3	2,669.61	1,00	710	75.00%	76.61%	3.50	9,340.14	2,500.00	1.07	96	40	22.00	0.00	15.00	17	17	40	22.00	0.00	15.00	17	17	11.00	15.00	17	17
2	2,669.61	1,00	710	75.00%	76.61%	3.50	9,340.14	2,500.00	1.07	96	40	22.00	0.00	15.00	17	17	40	22.00	0.00	15.00	17	17	11.00	15.00	17	17
1	2,669.61	1,00	710	75.00%	76.61%	3.50	9,340.14	2,500.00	1.07	96	40	22.00	0.00	15.00	17											

TOWNHOME TABULATIONS (2 OF 2)

Lot #	Proposed	Proposed	Proposed	Maximum	Proposed	Maximum	Maximum	Proposed	Proposed	Maximum	Proposed	Required	Proposed	Required	Proposed	Required	Proposed
Lot #	Lot Area	Number of Units	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
51	1,274.56	1.00	710	75.00%	55.71%	3.50	4,460.96	2,500.00	0.51	90	40	15	22.00	0.00	0.00	15.00	17
52	1,274.56	1.00	945	75.00%	74.14%	3.50	4,460.96	3,100.00	0.41	90	40	15	20.00	10	11.00	15.00	17
53	3,137.81	1.00	945	75.00%	30.12%	3.50	10,982.94	3,100.00	1.01	90	40	15	20.00	10	11.00	15.00	17
54	2,668.61	1.00	930	75.00%	34.83%	3.50	9,340.14	3,100.00	0.86	90	40	15	20.00	0.00	0.00	15.00	17
55	1,593.20	1.00	710	75.00%	44.56%	3.50	5,576.20	2,500.00	0.64	90	40	15	22.00	0.00	0.00	15.00	17
56	1,274.56	1.00	710	75.00%	55.71%	3.50	4,460.96	2,500.00	0.51	90	40	15	22.00	0.00	0.00	15.00	17
57	1,274.56	1.00	930	75.00%	72.97%	3.50	4,460.96	3,100.00	0.41	90	40	15	20.00	0.00	0.00	15.00	17
58	1,593.20	1.00	930	75.00%	38.37%	3.50	5,576.20	3,100.00	0.51	90	40	15	20.00	10	11.00	15.00	17
59	1,593.20	1.00	945	75.00%	59.31%	3.50	5,576.20	3,100.00	0.51	90	40	15	20.00	10	11.00	15.00	17
60	2,668.61	1.00	945	75.00%	35.41%	3.50	9,340.14	3,100.00	0.86	90	40	15	20.00	10	11.00	15.00	17
61	2,668.61	1.00	710	75.00%	26.63%	3.50	9,340.14	2,500.00	1.07	90	40	15	22.00	0.00	0.00	15.00	17
62	1,274.56	1.00	710	75.00%	55.71%	3.50	4,460.96	2,500.00	0.51	90	40	15	22.00	0.00	0.00	15.00	17
63	1,274.56	1.00	930	75.00%	72.97%	3.50	4,460.96	3,100.00	0.41	90	40	15	20.00	0.00	0.00	15.00	17
64	1,593.20	1.00	710	75.00%	44.56%	3.50	5,576.20	2,500.00	0.64	90	40	15	22.00	0.00	0.00	15.00	17
65	1,274.56	1.00	710	75.00%	55.71%	3.50	4,460.96	2,500.00	0.51	90	40	15	22.00	0.00	0.00	15.00	17
66	1,274.56	1.00	945	75.00%	74.14%	3.50	4,460.96	3,100.00	0.41	90	40	15	20.00	10	11.00	15.00	17
67	2,668.61	1.00	945	75.00%	35.41%	3.50	9,340.14	3,100.00	0.86	90	40	15	20.00	10	11.00	15.00	17
68	2,668.61	1.00	930	75.00%	34.83%	3.50	9,340.14	3,100.00	0.86	90	40	15	20.00	0.00	0.00	15.00	17
69	1,593.20	1.00	710	75.00%	44.56%	3.50	5,576.20	2,500.00	0.64	90	40	15	22.00	0.00	0.00	15.00	17
70	1,274.56	1.00	710	75.00%	55.71%	3.50	4,460.96	2,500.00	0.51	90	40	15	22.00	0.00	0.00	15.00	17
71	1,274.56	1.00	930	75.00%	72.97%	3.50	4,460.96	3,100.00	0.41	90	40	15	20.00	0.00	0.00	15.00	17
72	1,593.20	1.00	945	75.00%	59.31%	3.50	5,576.20	3,100.00	0.51	90	40	15	20.00	10	11.00	15.00	17
73	2,668.61	1.00	945	75.00%	35.41%	3.50	9,340.14	3,100.00	0.86	90	40	15	20.00	10	11.00	15.00	17
74	1,274.56	1.00	710	75.00%	55.71%	3.50	4,460.96	2,500.00	0.51	90	40	15	22.00	0.00	0.00	15.00	17
75	1,274.56	1.00	710	75.00%	55.71%	3.50	4,460.96	2,500.00	0.51	90	40	15	22.00	0.00	0.00	15.00	17
76	1,274.56	1.00	710	75.00%	55.71%	3.50	4,460.96	2,500.00	0.51	90	40	15	22.00	0.00	0.00	15.00	17
77	3,137.81	1.00	945	75.00%	30.12%	3.50	10,982.94	3,100.00	1.01	90	40	15	20.00	10	11.00	15.00	17
78	2,668.61	1.00	945	75.00%	35.41%	3.50	9,340.14	3,100.00	0.86	90	40	15	20.00	10	11.00	15.00	17
79	1,539.88	1.00	930	75.00%	60.39%	3.50	5,389.54	3,100.00	0.50	90	40	15	20.00	0.00	0.00	15.00	15
80	1,232.00	1.00	710	75.00%	57.63%	3.50	4,312.00	2,500.00	0.49	90	40	15	22.00	0.00	0.00	15.00	15
81	1,232.00	1.00	710	75.00%	57.63%	3.50	4,312.00	2,500.00	0.49	90	40	15	22.00	0.00	0.00	15.00	15
82	1,540.00	1.00	930	75.00%	60.39%	3.50	5,390.00	3,100.00	0.50	90	40	15	20.00	0.00	0.00	15.00	15
83	1,540.00	1.00	930	75.00%	60.39%	3.50	5,390.00	3,100.00	0.50	90	40	15	20.00	0.00	0.00	15.00	15
84	2,579.5	1.00	945	75.00%	36.64%	3.50	9,028.25	3,100.00	0.83	90	40	15	20.00	10	11.00	15.00	15
85	2,579.5	1.00	945	75.00%	36.64%	3.50	9,028.25	3,100.00	0.83	90	40	15	20.00	10	11.00	15.00	15
86	1,540.00	1.00	930	75.00%	60.39%	3.50	5,390.00	3,100.00	0.50	90	40	15	20.00	0.00	0.00	15.00	15
87	1,232.00	1.00	710	75.00%	57.63%	3.50	4,312.00	2,500.00	0.49	90	40	15	22.00	0.00	0.00	15.00	15
88	1,232.00	1.00	710	75.00%	57.63%	3.50	4,312.00	2,500.00	0.49	90	40	15	22.00	0.00	0.00	15.00	15
89	1,540.00	1.00	930	75.00%	60.39%	3.50	5,390.00	3,100.00	0.50	90	40	15	20.00	0.00	0.00	15.00	15
90	1,540.00	1.00	930	75.00%	60.39%	3.50	5,390.00	3,100.00	0.50	90	40	15	20.00	0.00	0.00	15.00	15
91	2,579.5	1.00	945	75.00%	36.64%	3.50	9,028.25	3,100.00	0.83	90	40	15	20.00	10	11.00	15.00	15
92	2,579.5	1.00	945	75.00%	36.64%	3.50	9,028.25	3,100.00	0.83	90	40	15	20.00	10	11.00	15.00	15
93	1,232.00	1.00	710	75.00%	57.63%	3.50	4,312.00	2,500.00	0.49	90	40	15	22.00	0.00	0.00	15.00	15
94	1,232.00	1.00	710	75.00%	57.63%	3.50	4,312.00	2,500.00	0.49	90	40	15	22.00	0.00	0.00	15.00	15
95	1,540.00	1.00	930	75.00%	60.39%	3.50	5,390.00	3,100.00	0.50	90	40	15	20.00	0.00	0.00	15.00	15
96	1,232.00	1.00	710	75.00%	57.63%	3.50	4,312.00	2,500.00	0.49	90	40	15	22.00	0.00	0.00	15.00	15
97	1,232.00	1.00	710	75.00%	57.63%	3.50	4,312.00	2,500.00	0.49	90	40	15	22.00	0.00	0.00	15.00	15
98	2,579.5	1.00	945	75.00%	36.64%	3.50	9,028.25	3,100.00	0.83	90	40	15	20.00	10	11.00	15.00	15
99	2,579.5	1.00	945	75.00%	36.64%	3.50	9,028.25	3,100.00	0.83	90	40	15	20.00	10	11.00	15.00	15
100	1,232.00	1.00	710	75.00%	57.63%	3.50	4,312.00	2,500.00	0.49	90	40	15	22.00	0.00	0.00	15.00	15
101	1,232.00	1.00	710	75.00%	57.63%	3.50	4,312.00	2,500.00	0.49	90	40	15	22.00	0.00	0.00	15.00	15
102	1,232.00	1.00	710	75.00%	57.63%	3.50	4,312.00	2,500.00	0.49	90	40	15	22.00	0.00	0.00	15.00	15
103	2,582.25	1.00	945	75.00%	36.60%	3.50	9,037.88	3,100.00	0.83	90	40	15	20.00	10	11.00	15.00	15

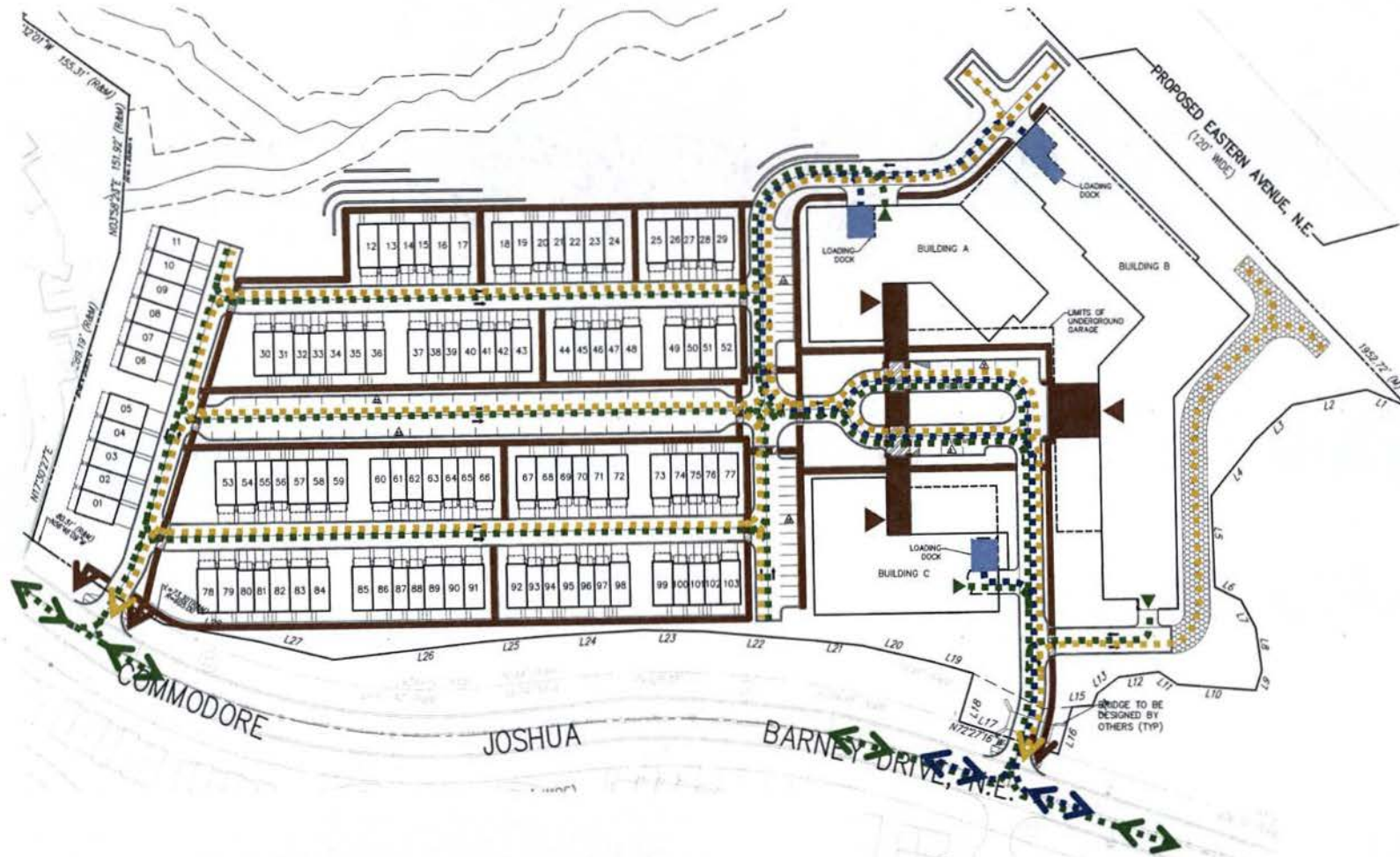


MULTIFAMILY TABULATIONS

	Proposed	Proposed	Proposed	Maximum	Proposed	Maximum	Maximum	Proposed	Proposed	Maximum	Proposed	Required	Proposed	Required	Proposed	Required	Proposed
Lot #	Lot Area	Number of Units	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
Building A	50,815.82	46.00	22219.72	75.00%	43.73%	3.50	177,855.37	167,414.00	3.02	90	60	20	28.81	20.00	25.00	20.00	68.55
Building B	122,132.49	139.00	43079.81	75.00%	33.64%	3.50	427,464.42	194,093.00	1.59	90	60	20	50.85	20.00	28.00	20.00	48.97
Building C	47,558.53	55.00	18424.33	75.00%	38.74%	3.50	146,454.86	85,735.00	1.79	90	60	20	40.50	20.00	20.00	20.00	57.98

OVERALL TOTALS

Overall Totals	
Total Units	363.00
Lot Area	991,892.00
Area of Conventional means of Access	112,938.76
Total Gross SF	679,242.00
Total Project FAR	3.46
Overall Lot Occupancy	0.17
Total Parking Required	190
Total Parking Provided	682
Garage Spaces	450
Surface Parking	232



PLANTING SCHEDULE		
SYMBOL	TREE TYPE	SAMPLE SPECIES
	SHADE TREE	Red Oak— <i>Quercus rubra</i>
	UNDER STORY TREE	Amelanchier canadensis—Serviceberry
	EVERGREEN TREE	American Holly— <i>Ilex opaca</i>
	SHRUB	Maple-leaved Arrowwood — <i>Viburnum acerifolium</i> Witch Hazel — <i>Hamamelis virginiana</i>

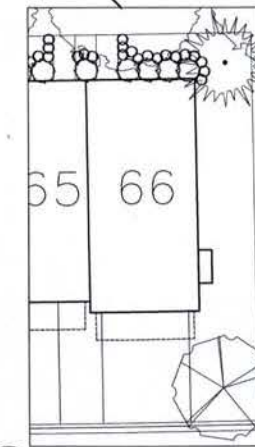
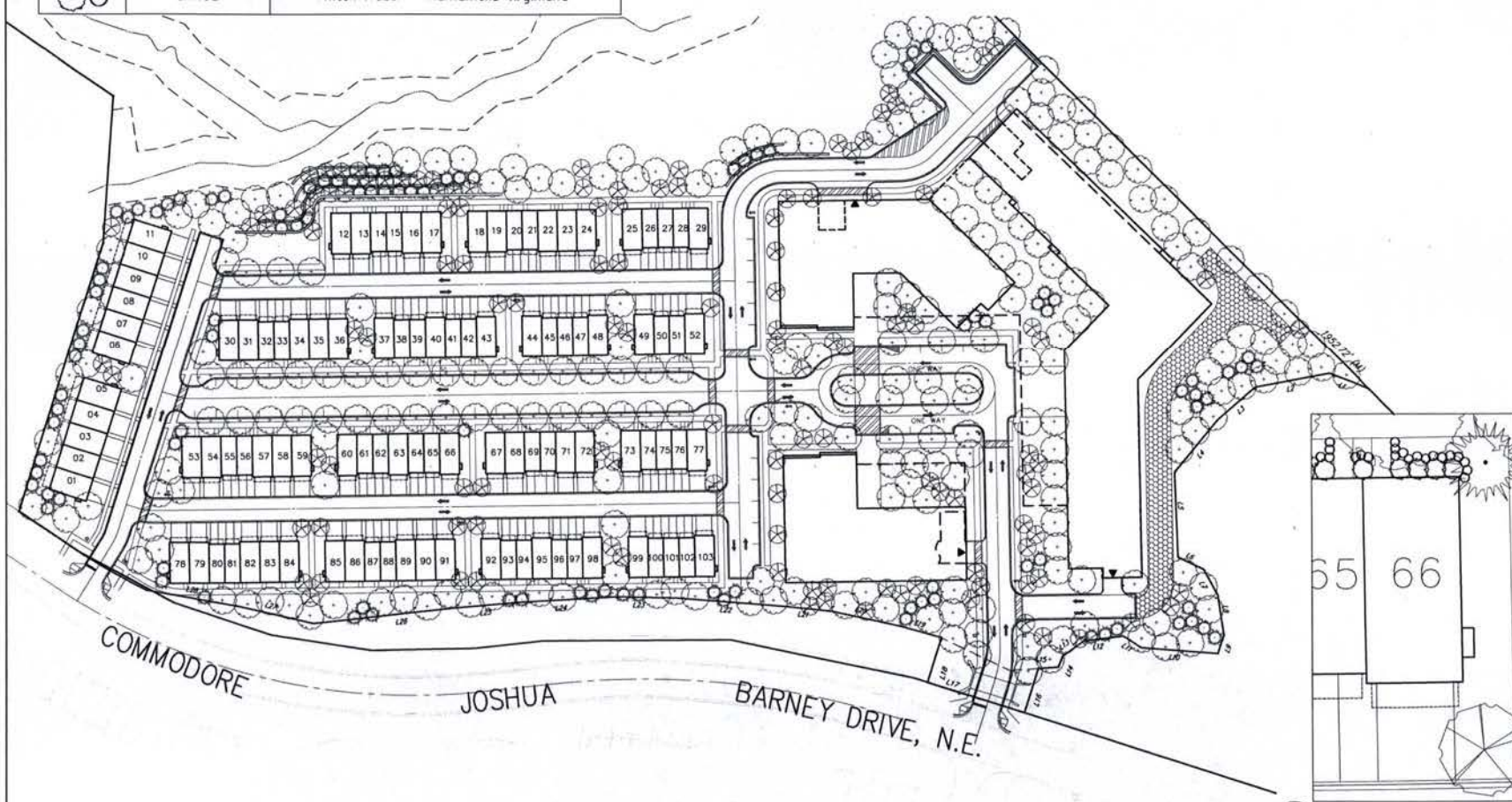


PROJECT: GOSWAMITOWN SQUARE PHASE 1
E-MAIL: info@vika.com
Vika Capital, LLC
1400 MASSACHUSETTS AVENUE, N.W. SUITE 200
WASHINGTON, D.C. 20004
WWW.VIKACAPITAL.COM

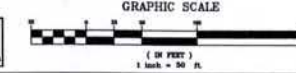
FORT LINCOLN MULTI-FAMILY
BZA SUBMISSION
SQUARE TOWNHOMES
WASHINGTON, D.C.

SCHEMATIC LANDSCAPE PLAN

Vika Capitol REVISIONS	
DATE: APRIL 26, 2014	DES: STP
SCALE: 1"=50'	PROJ/FILE NO: 00014N
SHEET NO: C-18	

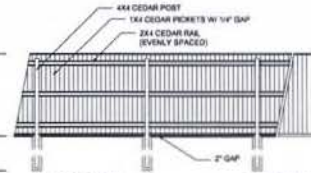
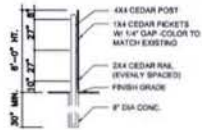


CALL "MISS UTILITY" AT
1-800-257-7777
48 Hours Before Start of Construction



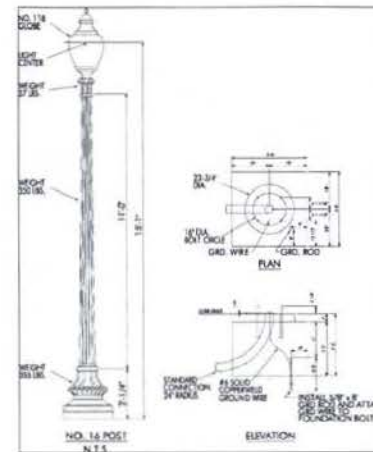


1 WOOD SCREEN FENCE DETAILS
SCALE: NONE



FENCE SECTION
N.T.S.

NOTE: 4 X 4 CEDAR POSTS TO BE
ON BOX OF FENCE AWAY FROM
PRIVATE DRIVE
FOOTING BY STRUCTURAL ENGINEER



4 TYP. STREETLIGHT
SCALE: NONE



PROJECT COORDINATOR: SHAWN FROST
E-MAIL: shawn@capitol.com
PROJECT: FORT LINCOLN MULTI-FAMILY
BZA SUBMISSION
CAPITOL
WASHINGTON, D.C.

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

LANDSCAPE &
AMENITY DETAILS

VICA CAPITOL
REVISIONS

DATE: APRIL 28, 2014
DES: STP
SCALE: AS SHOWN
PROJECT/FILE NO: 0001AH
SHEET NO: C-19



7 TYP. BENCH
SCALE: NTS



8 TYP. WASTE RECEPTACLE
SCALE: NTS