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M. RYAN JENNESS
MIRIAM HELLEN JONES
ISABEL P. SABIO*
JAMES D. SADOWSKI
*ADMITTED IN VA ONLY

1620 L STREET, N.W., SUITE 900
WASHINGTON, D.C. 20036-5605
TELEPHONE (202) 452-1400
FACSIMILE (202) 452-1410
www.gdllaw.com

OF COUNSEL
MICHAEL T. CREHAN

October 22, 2004

RECEIVED
D.C. ZONING
2004 OCT 22 A 7:15

BY HAND DELIVERY

Geoffrey Griffis
Chairman
Board of Zoning Adjustment
441 Fourth Street, N.W.
Suite 210 South
Washington, D.C. 20001

Re: Submission of Additional Copies of Exhibits; BZA Application. No. 17192; National Capital Revitalization Corporation; Lots 38, 39 & 40; Square 4325, N.E.

Dear Chairperson Griffis:

On behalf of the Applicant, the National Capital Revitalization Corporation, please find enclosed twelve (12) reduced sized copies of the exhibits presented to the Board at the public hearing on October 19, 2004.

Thank you very much.

Sincerely,

Stephanie A. Baldwin

Enclosures
245220

cc: Mr. John Amatetti (w/out encls.)
Mr. William Collins (w/out encls.)
Ms. Michele Hagans (w/out encls.)
Mr. Kyle Oliver (w/out encls.)
Mr. Don Pross (w/out encls.)
Gilbert E. DeLorme, Esquire (w/out encls.)
Jacques B. DePuy, Esquire (w/out encls.)

BZA
Case No. 17192
Exhibit No. 43

Board of Zoning Adjustment
District of Columbia
CASE NO.17192
EXHIBIT NO.43



DETAILED BZA SITE PLAN

FORT LINCOLN NEW TOWN

TOWNHOMES

LOTS 38, 39 & 40 / SQUARE 4325

N.E., WASHINGTON, D.C.

VIKA INCORPORATED

VIKA



FORT LINCOLN NEW TOWN
TOWNHOUSES
LOTS 36, 38 & 40 / SQUARE 4326
N.E., WASHINGTON, D.C.

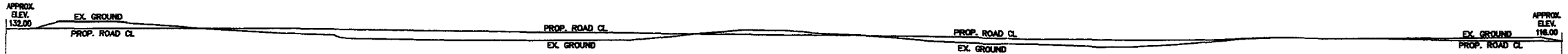
COMMON AREA
LANDSCAPE PLAN

VIKA REVISIONS

SCALE: 1"=40'

PROJECT/FILE NO.
82005

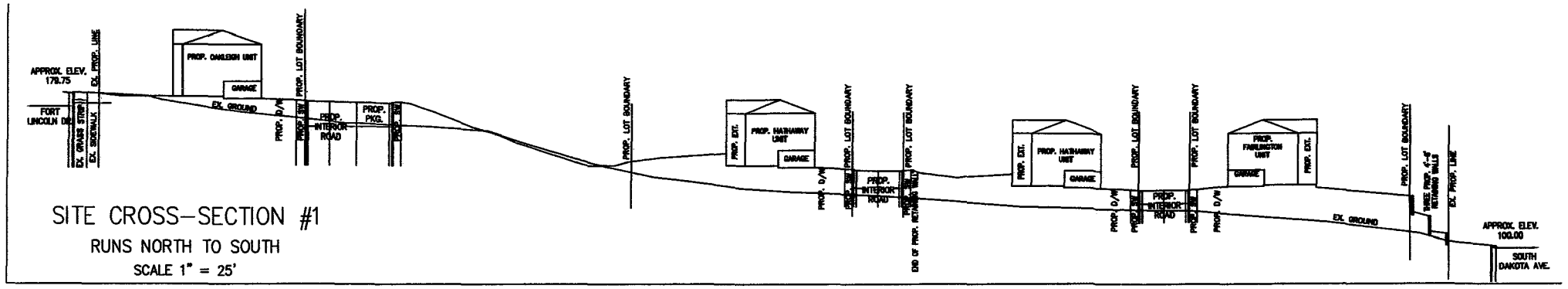
SHEET NO. 3



SOUTHERN INTERIOR ROAD CENTERLINE SECTION

RUNS WEST TO EAST

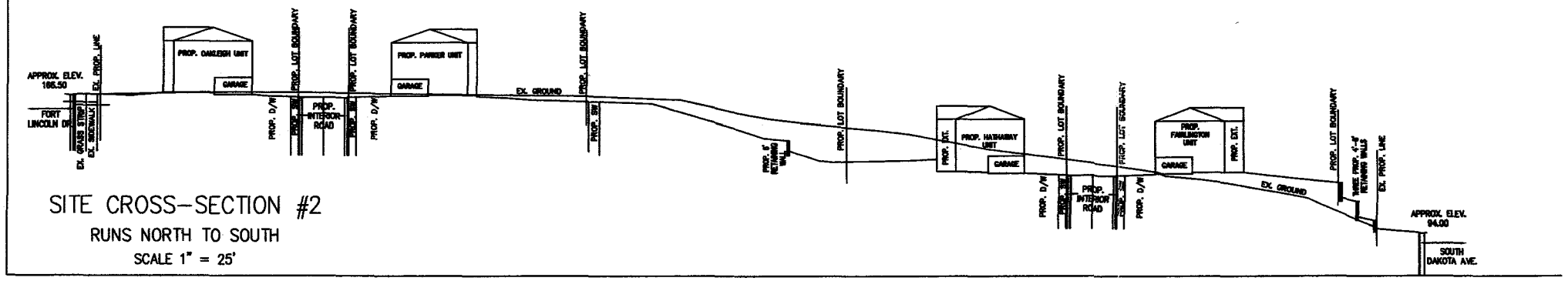
SCALE 1" = 50'



SITE CROSS-SECTION #1

RUNS NORTH TO SOUTH

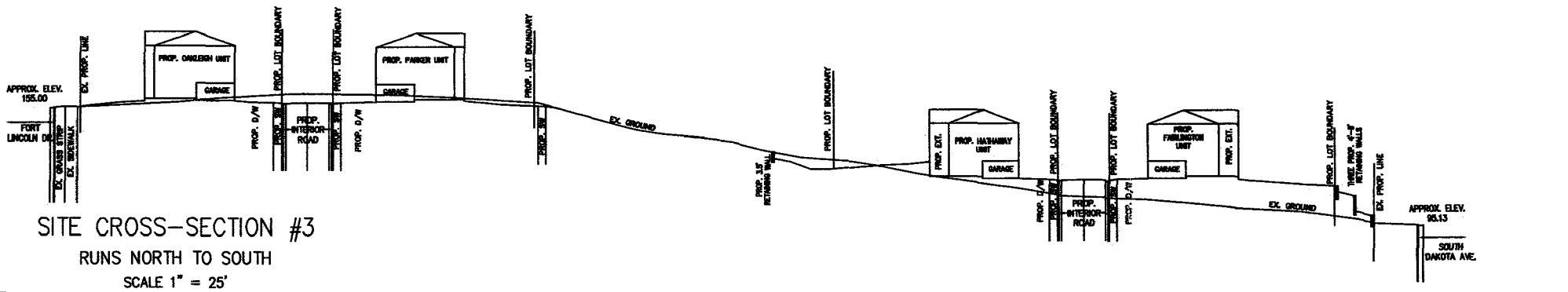
SCALE 1" = 25'



SITE CROSS-SECTION #2

RUNS NORTH TO SOUTH

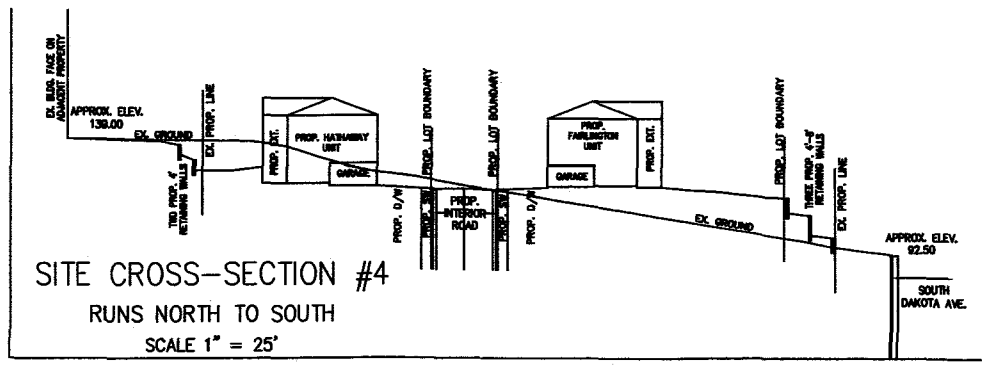
SCALE 1" = 25'



SITE CROSS-SECTION #3

RUNS NORTH TO SOUTH

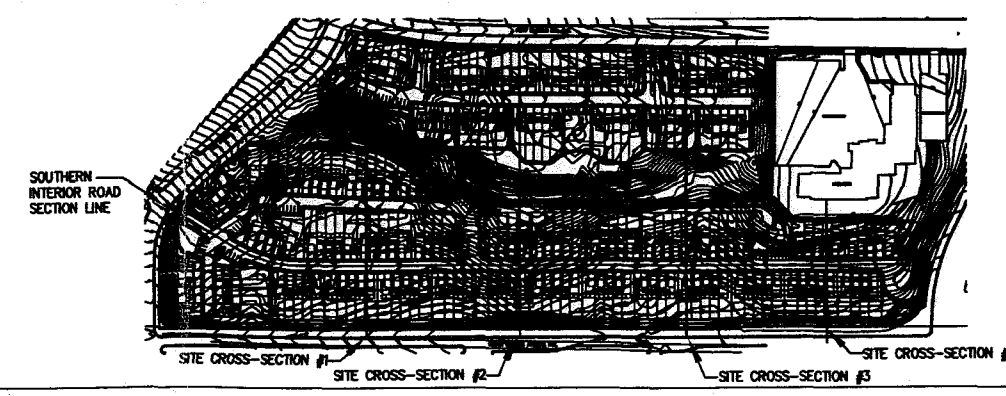
SCALE 1" = 25'



SITE CROSS-SECTION #4

RUNS NORTH TO SOUTH

SCALE 1" = 25'



FORT LINCOLN NEW TOWN

TOWNHOMES

LOTS 38, 39 & 40 / SQUARE 4325

N.E., WASHINGTON, D.C.

SITE CROSS-SECTIONS

VIKA REVISIONS

REVISED PER BZA COMMENTS 7/01/04

REVISED PER BZA COMMENTS 9/21/04

DATE: DECEMBER, 2003

DES. KUO | DWN. CASO

SCALE: N/A

PROJECT/FILE NO. 5310R

SHEET NO. 7

- ALL LOTS HAVE 20' FRONT YARDS (MIN.)
- ALL LOTS HAVE 20' REAR YARDS (MIN.)
- ALL LOTS MEET LOT OCCUPANCY REQUIREMENTS
- ALL LOTS ARE LARGER THAN 1,800 SQ. FT.

- LOT THAT REQUEST VARIANCES TO FLOOR AREA RATIO (114 UNITS)

GRAPHIC SCALE

FAR VARIANCE EXHIBIT

FORT LINCOLN NEW TOWN

TOWNHOMES

LOTS 38, 39 & 40 / SQUARE 4326

N.E. WASHINGTON, D.C.

VIKA REVISIONS

SEPT. 21, 2004

DATE: REVISED, 2005

SCALE: 1"=60'

PROJECT/FILE NO.

SHEET NO. 1

ORIGINAL APPLICATION

LOT #	# OF STORIES	AREA IN SQ FT	LOT OCCUPANCY	FAR	LOT WIDTH IN FT	# OF GARAGE SPACES	TYP. FRONT YD IN FT.	TYP. SIDE YARD IN FT.	TYP. REAR YD IN FT.	UNIT TYPE
1	3	2363	0.39	[illegible]	20	1	11.5*	9	20	Silverbrook 1
2	3	1631	[illegible]	[illegible]	20	1	11.5*	INTERIOR UNIT	20	Silverbrook 1
3	3	1631	[illegible]	[illegible]	20	1	11.5*	INTERIOR UNIT	20	Silverbrook 1
4	3	1638	[illegible]	[illegible]	20	1	11.5*	INTERIOR UNIT	20	Silverbrook 1
5	3	1653	[illegible]	[illegible]	20	1	11.5*	INTERIOR UNIT	20	Silverbrook 1
6	3	2459	0.38	[illegible]	20	1	11.5*	9	20	Silverbrook 1
7	3	2457	0.38	[illegible]	20	1	11.5*	9	20	Silverbrook 1
8	3	1661	[illegible]	[illegible]	20	1	11.5*	INTERIOR UNIT	20	Silverbrook 1
9	3	1643	[illegible]	[illegible]	20	1	11.5*	INTERIOR UNIT	20	Silverbrook 1
10	3	1633	[illegible]	[illegible]	20	1	11.5*	INTERIOR UNIT	20	Silverbrook 1
11	3	1630	[illegible]	[illegible]	20	1	11.5*	INTERIOR UNIT	20	Silverbrook 1
12	3	2364	0.40	[illegible]	20	1	11.5*	9	20	Silverbrook 1
13	3	2363	0.40	[illegible]	20	1	11.5*	9	20	Silverbrook 1
14	3	1630	[illegible]	[illegible]	20	1	11.5*	INTERIOR UNIT	20	Silverbrook 1
15	3	1630	[illegible]	[illegible]	20	1	11.5*	INTERIOR UNIT	20	Silverbrook 1
16	3	1630	[illegible]	[illegible]	20	1	11.5*	INTERIOR UNIT	20	Silverbrook 1
17	3	2364	0.40	[illegible]	20	1	11.5*	9	20	Silverbrook 1
18	3	2363	0.40	[illegible]	20	1	11.5*	9	20	Silverbrook 1
19	3	1630	[illegible]	[illegible]	20	1	11.5*	INTERIOR UNIT	20	Silverbrook 1
20	3	1630	[illegible]	[illegible]	20	1	11.5*	INTERIOR UNIT	20	Silverbrook 1
21	3	1630	[illegible]	[illegible]	20	1	11.5*	INTERIOR UNIT	20	Silverbrook 1
22	3	2364	0.40	[illegible]	20	1	11.5*	9	20	Silverbrook 1
23	3	2363	0.40	[illegible]	20	1	11.5*	9	20	Silverbrook 1
24	3	1630	[illegible]	[illegible]	20	1	11.5*	INTERIOR UNIT	20	Silverbrook 1
25	3	1630	[illegible]	[illegible]	20	1	11.5*	INTERIOR UNIT	20	Silverbrook 1
26	3	1630	[illegible]	[illegible]	20	1	11.5*	INTERIOR UNIT	20	Silverbrook 1
27	3	2354	0.40	[illegible]	20	1	11.5*	9	20	Silverbrook 1
28	3	2305	[illegible]	[illegible]	20	1	11.5*	9	20	Silverbrook 1
29	3	1630	[illegible]	[illegible]	20	1	11.5*	INTERIOR UNIT	20	Silverbrook 1
30	3	1630	[illegible]	[illegible]	20	1	11.5*	INTERIOR UNIT	20	Silverbrook 1
31	3	1630	[illegible]	[illegible]	20	1	11.5*	INTERIOR UNIT	20	Silverbrook 1
32	3	2363	0.40	[illegible]	20	1	11.5*	9	20	Silverbrook 1
33	3	2363	0.40	[illegible]	20	1	11.5*	9	20	Silverbrook 1
34	3	1630	[illegible]	[illegible]	20	1	11.5*	INTERIOR UNIT	20	Silverbrook 1
35	3	1630	[illegible]	[illegible]	20	1	11.5*	INTERIOR UNIT	20	Silverbrook 1
36	3	1630	[illegible]	[illegible]	20	1	11.5*	0	20	Silverbrook 1
37	3	2511	0.40	[illegible]	22	2	[illegible]	9	20	Fairlington 2
38	3	1782	[illegible]	[illegible]	22	2	[illegible]	INTERIOR UNIT	20	Fairlington 2
39	3	1782	[illegible]	[illegible]	22	2	[illegible]	INTERIOR UNIT	20	Fairlington 2
40	3	1782	[illegible]	[illegible]	22	2	[illegible]	INTERIOR UNIT	20	Fairlington 2
41	3	2511	0.40	[illegible]	22	2	[illegible]	9	20	Fairlington 2
42	3	2511	0.40	[illegible]	22	2	[illegible]	9	20	Fairlington 2
43	3	1782	[illegible]	[illegible]	22	2	[illegible]	INTERIOR UNIT	20	Fairlington 2
44	3	1782	[illegible]	[illegible]	22	2	[illegible]	INTERIOR UNIT	20	Fairlington 2
45	3	2484	[illegible]	[illegible]	22	2	[illegible]	9	20	Fairlington 2
46	3	2452	[illegible]	[illegible]	22	2	[illegible]	9	20	Fairlington 2
47	3	1782	[illegible]	[illegible]	22	2	[illegible]	INTERIOR UNIT	20	Fairlington 2
48	3	1782	[illegible]	[illegible]	22	2	[illegible]	INTERIOR UNIT	20	Fairlington 2
49	3	2511	0.40	[illegible]	22	2	[illegible]	9	20	Fairlington 2
50	3	2511	0.40	[illegible]	22	2	[illegible]	9	20	Fairlington 2
51	3	1782	[illegible]	[illegible]	22	2	[illegible]	INTERIOR UNIT	20	Fairlington 2
52	3	1782	[illegible]	[illegible]	22	2	[illegible]	INTERIOR UNIT	20	Fairlington 2
53	3	2510	0.40	[illegible]	22	2	[illegible]	9	20	Fairlington 2
54	3	2510	0.40	[illegible]	22	2	[illegible]	9	20	Fairlington 2
55	3	1782	[illegible]	[illegible]	22	2	[illegible]	INTERIOR UNIT	20	Fairlington 2
56	3	1782	[illegible]	[illegible]	22	2	[illegible]	INTERIOR UNIT	20	Fairlington 2
57	3	2511	0.40	[illegible]	22	2	[illegible]	9	20	Fairlington 2
58	3	2511	0.40	[illegible]	22	2	[illegible]	9	20	Fairlington 2
59	3	1782	[illegible]	[illegible]	22	2	[illegible]	INTERIOR UNIT	20	Fairlington 2
60	3	1782	[illegible]	[illegible]	22	2	[illegible]	INTERIOR UNIT	20	Fairlington 2
61	3	1782	[illegible]	[illegible]	22	2	[illegible]	INTERIOR UNIT	20	Fairlington 2
62	3	2510	0.40	[illegible]	22	2	[illegible]	9	20	Fairlington 2
63	3	2841	0.36	[illegible]	22	2	[illegible]	9	40	Fairlington 1
64	3	2112	[illegible]	[illegible]	22	2	[illegible]	INTERIOR UNIT	40	Fairlington 1
65	3	2112	[illegible]	[illegible]	22	2	[illegible]	INTERIOR UNIT	40	Fairlington 1
66	3	2112	[illegible]	[illegible]	22	2	[illegible]	INTERIOR UNIT	40	Fairlington 1
67	3	2879	0.35	[illegible]	22	2	[illegible]	9	40	Fairlington 1
68	3	2945	0.34	[illegible]	22	2	[illegible]	9	40	Fairlington 1
69	3	2157	[illegible]	[illegible]	22	2	[illegible]	INTERIOR UNIT	40	Fairlington 1
70	3	2116	[illegible]	[illegible]	22	2	[illegible]	INTERIOR UNIT	40	Fairlington 1
71	3	3334	0.30	0.82	22	2	[illegible]	9	40	Fairlington 1
72	3	3269	0.31	0.84	22	2	[illegible]	9	40	Fairlington 1
73	3	2112	[illegible]	[illegible]	22	2	[illegible]	INTERIOR UNIT	40	Fairlington 1
74	3	2112	[illegible]	[illegible]	22	2	[illegible]	INTERIOR UNIT	40	Fairlington 1
75	3	3024	0.33	0.90	22	2	[illegible]	9	40	Fairlington 1
76	3	2421	[illegible]	[illegible]	22	2	[illegible]	9	20	Hathaway 1
77	3	1842	[illegible]	[illegible]	22	2	[illegible]	INTERIOR UNIT	20	Hathaway 1
78	3	1848	[illegible]	[illegible]	22	2	[illegible]	INTERIOR UNIT	20	Hathaway 1
79	3	1848	[illegible]	[illegible]	22	2	[illegible]	INTERIOR UNIT	20	Hathaway 1
80	3	2604	0.39	[illegible]	22	2	[illegible]	9	20	Hathaway 1
81	3	2604	0.39	[illegible]	22	2	[illegible]	9	20	Hathaway 1
82	3	1848	[illegible]	[illegible]	22	2	[illegible]	INTERIOR UNIT	20	Hathaway 1
83	3	1848	[illegible]	[illegible]	22	2	[illegible]	INTERIOR UNIT	20	Hathaway 1
84	3	2604	0.39	[illegible]	22	2	[illegible]	9	20	Hathaway 1
85	3	2604	0.39	[illegible]	22	2	[illegible]	9	20	Hathaway 1
86	3	1848	[illegible]	[illegible]	22	2	[illegible]	INTERIOR UNIT	20	Hathaway 1
87	3	1848	[illegible]	[illegible]	22	2	[illegible]	INTERIOR UNIT	20	Hathaway 1
88	3	1848	[illegible]	[illegible]	22	2	[illegible]	INTERIOR UNIT	20	Hathaway 1
89	3	2544	0.40	[illegible]	22	2	[illegible]	9	20	Hathaway 1
90	3	3481	0.27	0.72	20	1	20	9	40	Silverbrook 2
91	3	2302	[illegible]	[illegible]	20	1	20	INTERIOR UNIT	40	Silverbrook 2
92	3	2302	[illegible]	[illegible]	20	1	20	INTERIOR UNIT	40	Silverbrook 2
93	3	2302	[illegible]	[illegible]	20	1	20	INTERIOR UNIT	40	Silverbrook 2
94	3	3371	0.28	0.75	20	1	20	9	40	Silverbrook 2
95	3	2911	0.35	[illegible]	22	2	20	9	25	Fairlington 1
96	3	1986	[illegible]	[illegible]	22	2	[illegible]	INTERIOR UNIT	25	Fairlington 1
97	3	1830	[illegible]	[illegible]	22	2	[illegible]	INTERIOR UNIT	25	Fairlington 1
98	3	1781	[illegible]	[illegible]	22	2	[illegible]	INTERIOR UNIT	25	Fairlington 1
99	3	2511	0.40	[illegible]	22	2	[illegible]	9	25	Fairlington 1
100	3	2515	0.40	[illegible]	22	2	[illegible]	9	25	Fairlington 1
101	3	1788	[illegible]	[illegible]	22	2	[illegible]	INTERIOR UNIT	25	Fairlington 1
102	3	1790	[illegible]	[illegible]	22	2	[illegible]	INTERIOR UNIT	25	Fairlington 1
103	3	1793	[illegible]	[illegible]	22	2	[illegible]	INTERIOR UNIT	25	Fairlington 1
104	3	2527	0.40	[illegible]	22	2	[illegible]	9	25	Fairlington 1
105	3	2535	0.40	[illegible]	22	2	[illegible]	9	25	Fairlington 1
106	3	1802	[illegible]	[illegible]	22	2	[illegible]	INTERIOR UNIT	25	Fairlington 1
107	3	1804	[illegible]	[illegible]	22	2	[illegible]	INTERIOR UNIT	25	Fairlington 1
108	3	1807	[illegible]	[illegible]	22	2	[illegible]	INTERIOR UNIT	25	Fairlington 1
109	3	3000	0.34	[illegible]	22	2	[illegible]	9	25	Fairlington 1
110	3	3782	0.27	0.73	22	2	20	9	40	Hathaway 1
111	3	2489	[illegible]	[illegible]	22	2	20	INTERIOR UNIT	40	Hathaway 1
112	3	2446	[illegible]	[illegible]	22	2	20	INTERIOR UNIT	40	Hathaway 1
113	3	2488	[illegible]	[illegible]	22	2	20	INTERIOR UNIT	40	Hathaway 1
114	3	3625	0.28	0.75	22	2	20	9	40	Hathaway 1
115	3	3412	0.30	0.80	22	2	20	9	40	Hathaway 1
116	3	2306	[illegible]	[illegible]	22	2	[illegible]	INTERIOR UNIT	40	Hathaway 1
117	3	2232	[illegible]	[illegible]	22	2	[illegible]	INTERIOR UNIT	40	Hathaway 1
118	3	2222	[illegible]	[illegible]	22	2	[illegible]	INTERIOR UNIT	40	Hathaway 1
119	3	2881	0.35	[illegible]	22	2	[illegible]	9	40	Hathaway 1
120	3	2881	0.35	[illegible]	22	2	[illegible]	9	40	Hathaway 1
121	3	2222	[illegible]	[illegible]	22	2	[illegible]	INTERIOR UNIT	40	Hathaway 1
122	3	2222	[illegible]	[illegible]	22	2	[illegible]	INTERIOR UNIT	40	Hathaway 1
123	3	2230	[illegible]	[illegible]	22	2	[illegible]	INTERIOR UNIT	40	Hathaway 1
124	3	3258	0.31	0.84	22	2	[illegible]	9	40	Hathaway 1
125	3	2611	0.39	[illegible]	22	2	20	9	14*	Hathaway 2
126	3	1878	[illegible]	[illegible]	22	2	20	INTERIOR UNIT	14*	Hathaway 2
127	3	1878	[illegible]	[illegible]	22	2	20	INTERIOR UNIT	14*	Hathaway 2
128	3	2646	0.36	[illegible]	22	2	20	9	14*	Hathaway 2
129	3	2646	0.36	[illegible]	22	2	20	9	14*	Hathaway 2
130	3	1878	[illegible]	[illegible]	22	2	20	INTERIOR UNIT	14*	Hathaway 2
131	3	1878	[illegible]	[illegible]	22	2	20	INTERIOR UNIT	14*	Hathaway 2
132	3	2607	0.39	[illegible]	22	2	20	9	14*	Hathaway 2
133	3	3119	0.32	0.88	22	2	[illegible]	9	25	Hathaway 1
134	3	2222	[illegible]	[illegible]	22	2	[illegible]	INTERIOR UNIT	25	Hathaway 1
135	3	2222	[illegible]	[illegible]	22	2	[illegible]	INTERIOR UNIT	25	Hathaway 1
136	3	2222	[illegible]	[illegible]	22	2	[illegible]	INTERIOR UNIT	25	Hathaway 1
137	3	3130	0.32	0.87	22	2	[illegible]	9	25	Hathaway 1
138	3	2696	0.38	[illegible]	22	2	[illegible]	9	25	Hathaway 1
139	3	1913	[illegible]	[illegible]	22	2	[illegible]	INTERIOR UNIT	25	Hathaway 1
140	3	1911	[illegible]	[illegible]	22	2	[illegible]	INTERIOR UNIT	25	Hathaway 1
141	3	2666	0.38	[illegible]	22	2	[illegible]	9	25	Hathaway 1
142	3	2683	0.38	[illegible]	22	2	[illegible]	9	25	Hathaway 1
143	3	1901	[illegible]	[illegible]	22	2	[illegible]	INTERIOR UNIT	25	Hathaway 1
144	3	1899	[illegible]	[illegible]	22	2	[illegible]	INTERIOR UNIT	25	Hathaway 1
145	3	1897	[illegible]	[illegible]	22	2	[illegible]	INTERIOR UNIT	25	Hathaway 1
146	3	2667	0.38	[illegible]	22	2	[illegible]	9	25	Hathaway 1
147	3	2657	0.38	[illegible]	22	2	[illegible]	9	25	Hathaway 1
148	3	1884	[illegible]	[illegible]	22	2	[illegible]	INTERIOR UNIT	25	Hathaway 1
149	3	1881	[illegible]	[illegible]	22	2	[illegible]	INTERIOR UNIT	25	Hathaway 1
150	3	3106	0.33	0.88	22	2	[illegible]	9	25	Hathaway 1
151	3	3131	0.32	0.87	22	2	[illegible]	9	40	Hathaway 1
152	3	2222	[illegible]	[illegible]	22	2	[illegible]	INTERIOR UNIT	40	Hathaway 1
153	3	2222	[illegible]	[illegible]	22	2	[illegible]	INTERIOR UNIT	40	Hathaway 1
154	3	2222	[illegible]	[illegible]	22	2	[illegible]	INTERIOR UNIT	40	Hathaway 1
155	3	3147	0.32	0.87	22	2	[illegible]	9	40	Hathaway 1
156	3	2971	0.34	[illegible]	22	2	[illegible]	9	40	Fairlington 1
157	3	2112	[illegible]	[illegible]	22	2	[illegible]	INTERIOR UNIT	40	Fairlington 1
158	3	2112	[illegible]	[illegible]	22	2	[illegible]	INTERIOR UNIT	40	Fairlington 1
159	3	2976	0.34	[illegible]	22	1	[illegible]	9	40	Fairlington 1
160	3	2696	0.36	[illegible]	20	1	20	9	15*	Silverbrook 3
161	3	1687	[illegible]	[illegible]	20	1	20	INTERIOR UNIT	15*	Silverbrook 3
162	3	1687	[illegible]	[illegible]	20	1	20	INTERIOR UNIT	15*	Silverbrook 3
163	3	1687	[illegible]	[illegible]	20	1	20	INTERIOR UNIT	15*	Silverbrook 3
164	3	2736	0.34	[illegible]	20	1	20	9	15*	Silverbrook 3
165	3	2582	0.37	[illegible]	20	1	20	9	15*	Silverbrook 3
166	3	1767	[illegible]	[illegible]	20	1	20	INTERIOR UNIT	15*	Silverbrook 3
167	3	1767	[illegible]	[illegible]	20	1	20	INTERIOR UNIT	15*	Silverbrook 3
168	3	1767	[illegible]	[illegible]	20	1	20	INTERIOR UNIT	15*	Silverbrook 3
169	3	2522	0.37	[illegible]	20	1	20	9	15*	Silverbrook 3
170	3	2522	0.37	[illegible]	20	1	20	9	15*	Silverbrook 3
171	3	1767	[illegible]	[illegible]	20	1	20	INTERIOR UNIT	15*	Silverbrook 3
172	3	1767	[illegible]	[illegible]	20	1	20	INTERIOR UNIT	15*	Silverbrook 3
173	3	1767	[illegible]	[illegible]	20	1	20	INTERIOR UNIT	15*	Silverbrook 3
174	3	2582	0.37	[illegible]	20	1	20	9	15*	Silverbrook 3
175	3	2582	0.37	[illegible]	20	1	20	9	15*	Silverbrook 3
176	3	1767	[illegible]	[illegible]	20	1	20	INTERIOR UNIT	15*	Silverbrook 3
177	3	1767	[illegible]	[illegible]	20	1	20	INTERIOR UNIT	15*	Silverbrook 3
178	3	1767	[illegible]	[illegible]	20	1	20	INTERIOR UNIT	15*	Silverbrook 3
179	3	2522	0.37	[illegible]	20	1	20	9	15*	Silverbrook 3
180	3	2522	0.37	[illegible]	20	1	20	9	15*	Silverbrook 3
181	3	1767	[illegible]	[illegible]	20	1	20	INTERIOR UNIT	15*	Silverbrook 3
182	3	1767	[illegible]	[illegible]	20	1	20	INTERIOR UNIT	15*	Silverbrook 3
183	3	1767	[illegible]	[illegible]	20	1	20	INTERIOR UNIT	15*	Silverbrook 3
184	3	2582	0.37	[illegible]	20	1	20	9	15*	Silverbrook 3
185	3	2582	0.37	[illegible]	20	1	20	9	15*	Silverbrook 3
186	3	1767	[illegible]	[illegible]	20	1	20	INTERIOR UNIT	15*	Silverbrook 3
187	3	1767	[illegible]	[illegible]	20	1	20	INTERIOR UNIT	15*	Silverbrook 3
188	3	1767	[illegible]	[illegible]	20	1	20	INTERIOR UNIT	15*	Silverbrook 3
189	3	2522	0.37	[illegible]	20	1	20	9	15*	Silverbrook 3
190	3	2522	0.37	[illegible]	20	1	20	9	15*	Silverbrook 3
191	3	1767	[illegible]	[illegible]	20	1	20	INTERIOR UNIT	15*	Silverbrook 3
192	3	1767	[illegible]	[illegible]	20	1	20	INTERIOR UNIT	15*	Silverbrook 3
193	3	1767	[illegible]	[illegible]	20	1	20	INTERIOR UNIT	15*	Silverbrook 3
194	3	2582	0.37	[illegible]	20	1	20	9	15*	Silverbrook 3
195	3	2582	0.37	[illegible]	20	1	20	9	15*	Silverbrook 3
196	3	1767	[illegible]	[illegible]	20	1	20	INTERIOR UNIT	15*	Silverbrook 3
197	3	1767	[illegible]	[illegible]	20	1	20	INTERIOR UNIT	15*	Silverbrook 3
198	3	1767	[illegible]	[illegible]	20	1	20	INTERIOR UNIT	15*	Silverbrook 3
199	3	2522	0.37	[illegible]	20	1	20	9	15*	Silverbrook 3
200	3	2522	0.37	[illegible]	20	1	20	9	15*	Silverbrook 3
201	3	1767	[illegible]	[illegible]	20	1	20	INTERIOR UNIT	15*	Silverbrook 3
202	3	1767	[illegible]	[illegible]	20	1	20	INTERIOR UNIT	15*	Silverbrook 3
203	3	1767	[illegible]	[illegible]	20	1	20	INTERIOR UNIT	15*	Silverbrook 3
204	3	2582	0.37	[illegible]	20	1	20	9	15*	Silverbrook 3
205	3	3287	0.29	0.77	20	1	20	9	40	Silverbrook 2
206	3	2287	[illegible]	[illegible]	20	1	20	INTERIOR UNIT	40	Silverbrook 2
207	3	2287	[illegible]	[illegible]	20	1	20	INTERIOR UNIT	40	Silverbrook 2
208	3	2287	[illegible]	[illegible]	20	1	20	INTERIOR UNIT	40	Silverbrook 2
209	3	3247	0.29	0.78	20	1	20	9	40	Silverbrook 2

* - Variance required

REVISED APPLICATION

LOT #	# OF STORIES	AREA IN SQ FT	LOT OCCUPANCY	FAR	LOT WIDTH IN FT	UNIT WIDTH IN FT	# OF GARAGE SPACES	TYP. FRONT YD IN FT.	TYP. SIDE YARD IN FT.	TYP. REAR YD IN FT.	UNIT TYPE
1	3	3156	0.27	0.80	29	20	2	23	9	20	Parker
2	3	2080	0.40	1.19*	20	20	2	23	INTERIOR UNIT	20	Oakleigh
3	3	2089	0.40	1.19*	20	20	2	23	INTERIOR UNIT	20	Oakleigh
4	3	2087	0.40	1.19*	20	20	2	23	INTERIOR UNIT	20	Oakleigh
5	3	2072	0.40	1.19*	20	20	2	23	INTERIOR UNIT	20	Oakleigh
6	3	3136	0.27	0.80	29	20	2	23	9	20	Parker
7	3	3170	0.28	0.79	29	20	2	23	9	20	Parker
8	3	2083	0.39	1.19*	20	20	2	23	INTERIOR UNIT	20	Oakleigh
9	3	2086	0.40	1.19*	20	20	2	23	INTERIOR UNIT	20	Oakleigh
10	3	2081	0.40	1.20*	20	20	2	23	INTERIOR UNIT	20	Oakleigh
11	3	3090	0.27	0.81	29	20	2	23	9	20	Parker
12	3	3090	0.27	0.81	29	20	2	23	9	20	Parker
13	3	2060	0.40	1.20*	20	20	2	23	INTERIOR UNIT	20	Oakleigh
14	3	2060	0.40	1.20*	20	20	2	23	INTERIOR UNIT	20	Oakleigh
15	3	2060	0.40	1.20*	20	20	2	23	INTERIOR UNIT	20	Oakleigh
16	3	3090	0.27	0.81	29	20	2	23	9	20	Parker
17	3	3090	0.27	0.81	29	20	2	23	9	20	Parker
18	3	2060	0.40	1.20*	20	20	2	23	INTERIOR UNIT	20	Oakleigh
19	3	2060	0.40	1.20*	20	20	2	23	INTERIOR UNIT	20	Oakleigh
20	3	2060	0.40	1.20*	20	20	2	23	INTERIOR UNIT	20	Oakleigh
21	3	3090	0.27	0.81	29	20	2	23	9	20	Parker
22	3	3090	0.27	0.81	29	20	2	23	9	20	Parker
23	3	2060	0.40	1.20*	20	20	2	23	INTERIOR UNIT	20	Oakleigh
24	3	2060	0.40	1.20*	20	20	2	23	INTERIOR UNIT	20	Oakleigh
25	3	2060	0.40	1.20*	20	20	2	23	INTERIOR UNIT	20	Oakleigh
26	3	3089	0.27	0.81	29	20	2	23	9	20	Parker
27	3	3090	0.27	0.81	29	20	2	23	9	20	Parker
28	3	2060	0.40	1.20*	20	20	2	23	INTERIOR UNIT	20	Oakleigh
29	3	2060	0.40	1.20*	20	20	2	23	INTERIOR UNIT	20	Oakleigh
30	3	2060	0.40	1.20*	20	20	2	23	INTERIOR UNIT	20	Oakleigh
31	3	3090	0.27	0.81	29	20	2	23	9	20	Parker
32	3	3090	0.27	0.81	29	20	2	23	9	20	Parker
33	3	2060	0.40	1.20*	20	20	2	23	INTERIOR UNIT	20	Oakleigh
34	3	2060	0.40	1.20*	20	20	2	23	INTERIOR UNIT	20	Oakleigh
35	3	2060	0.40	1.20*	20	20	2	23	INTERIOR UNIT	20	Oakleigh
36	3	3090	0.27	0.81	29	20	2	23	9	20	Parker
37	3	3090	0.27	0.81	29	20	2	23	9	20	Parker
38	3	2060	0.40	1.20*	20	20	2	23	INTERIOR UNIT	20	Oakleigh
39	3	2060	0.40	1.20*	20	20	2	23	INTERIOR UNIT	20	Oakleigh
40	3	2060	0.40	1.20*	20	20	2	23	INTERIOR UNIT	20	Oakleigh
41	3	3090	0.27	0.81	29	20	2	23	9	20	Parker
42	3	3090	0.27	0.81	29	20	2	23	9	20	Parker
43	3	2060	0.40	1.20*	20	20	2	23	INTERIOR UNIT	20	Oakleigh
44	3	2060	0.40	1.20*	20	20	2	23	INTERIOR UNIT	20	Oakleigh
45	3	2060	0.40	1.20*	20	20	2	23	INTERIOR UNIT	20	Oakleigh
46	3	3090	0.27	0.81	29	20	2	23	9	20	Parker
47	3	3672	0.23	0.88	29	20	2	28	9	20	Parker
48	3	2740	0.30	0.90	20	20	2	75	INTERIOR UNIT	20	Oakleigh
49	3	2740	0.30	0.90	20	20	2	75	INTERIOR UNIT	20	Oakleigh
50	3	2740	0.30	0.90	20	20	2	75	INTERIOR UNIT	20	Oakleigh
51	3	3786	0.22	0.88	29	20	2	28	9	20	Parker
52	3	3786	0.22	0.88	29	20	2	28	9	20	Parker
53	3	2740	0.30	0.90	20	20	2	75	INTERIOR UNIT	20	Oakleigh
54	3	2740	0.30	0.90	20	20	2	75	INTERIOR UNIT	20	Oakleigh
55	3	2740	0.30	0.90	20	20	2	75	INTERIOR UNIT	20	Oakleigh
56	3	3672	0.23	0.88	29	20	2	28	9	20	Parker
57	3	3090	0.27	0.81	29	20	2	23	9	20	Parker
58	3	2060	0.40	1.20*	20	20	2	23	INTERIOR UNIT	20	Oakleigh
59	3	2060	0.40	1.20*	20	20	2	23	INTERIOR UNIT	20	Oakleigh
60	3	2060	0.40	1.20*	20	20	2	23	INTERIOR UNIT	20	Oakleigh
61	3	3090	0.27	0.81	29	20	2	23	9	20	Parker
62	3	3090	0.27	0.81	29	20	2	23	9	20	Parker
63	3	2081	0.40	[illegible]	20	20	2	23	INTERIOR UNIT	20	Oakleigh
64	3	2081	0.40	[illegible]	20	20	2	23	INTERIOR UNIT	20	Oakleigh
65	3	3202	0.28	0.79	29	20	2	23	9	20	Parker
66	3	3565	0.28	0.77	31	22	2	20	9	45	Hathaway
67	3	2530	0.40	1.08*	22	22	2	20	INTERIOR UNIT	45	Hathaway
68	3	2530	0.40	1.08*	22	22	2	20	INTERIOR UNIT	45	Hathaway
69	3	2530	0.40	1.08*	22	22	2	20	INTERIOR UNIT	45	Hathaway
70	3	3565	0.28	0.77	31	22	2	20	9	45	Hathaway
71	3	3565	0.28	0.77	31	22	2	20	9	45	Hathaway
72	3	2530	0.40	1.08*	22	22	2	20	INTERIOR UNIT	45	Hathaway
73	3	2530	0.40	1.08*	22	22	2	20	INTERIOR UNIT	45	Hathaway
74	3	2530	0.40	1.08*	22	22	2	20	INTERIOR UNIT	45	Hathaway
75	3	3565	0.28	0.77	31	22	2	20	9	45	Hathaway
76	3	3565	0.28	0.77	31	22	2	20	9	45	Hathaway
77	3	2530	0.40	1.08*	22	22	2	20	INTERIOR UNIT	45	Hathaway
78	3	2530	0.40	1.08*	22	22	2	20	INTERIOR UNIT	45	Hathaway
79	3	3565	0.28	0.77	31	22	2	20	9	45	Hathaway
80	3	3565	0.28	0.77	31	22	2	20	9	45	Hathaway
81	3	2530	0.40	1.08*	22	22	2	20	INTERIOR UNIT	45	Hathaway
82	3	2530	0.40	1.08*	22	22	2	20	INTERIOR UNIT	45	Hathaway
83	3	2557	0.40	[illegible]	22	22	2	20	INTERIOR UNIT	45	Hathaway
84	3	3612	0.27	0.72	31	22	2	20	9	45	Hathaway
85	3	3094	0.27	0.81	29	20	2	23	9	20	Parker
86	3	2060	0.40	1.20*	20	20	2	23	INTERIOR UNIT	20	Oakleigh
87	3	2060	0.40	1.20*	20	20	2	23	INTERIOR UNIT	20	Oakleigh
88	3	3096	0.27	0.81	29	20	2	23	9	20	Parker
89	3	2877	0.35	0.90	31	22	2	20	9	30	Hathaway
90	3	2113	0.37	[illegible]	22	22	2	20	INTERIOR UNIT	30	Hathaway
91	3	2103	0.38	[illegible]	22	22	2	20	INTERIOR UNIT	30	Hathaway
92	3	2113	0.37	[illegible]	22	22	2	20	INTERIOR UNIT	30	Hathaway
93	3	2877	0.35	0.88	31	22	2	20	9	30	Hathaway
94	3	4004	0.25	0.83	31	22	2	20	9	45	Hathaway
95	3	2817	0.36	[illegible]	22	22	2	20	INTERIOR UNIT	45	Hathaway
96	3	2796	0.36	[illegible]	22	22	2	20	INTERIOR UNIT	45	Hathaway
97	3	2775	0.36	[illegible]	22	22	2	20	INTERIOR UNIT	45	Hathaway
98	3	3875	0.26	0.71	31	22	2	20	9	45	Hathaway
99	3	3834	0.26	0.71	31	22	2	20	9	45	Hathaway
100	3	2696	0.38	[illegible]	22	22	2	20	INTERIOR UNIT	45	Hathaway
101	3	2675	0.38	[illegible]	22	22	2	20	INTERIOR UNIT	45	Hathaway
102	3	2654	0.38	[illegible]	22	22	2	20	INTERIOR UNIT	45	Hathaway
103	3	3705	0.27	0.74	31	22	2	20	9	45	Hathaway
104	3	3664	0.28	0.75	31	22	2	20	9	45	Hathaway
105	3	2575	0.39	[illegible]	22	22	2	20	INTERIOR UNIT	45	Hathaway
106	3	2554	0.40	[illegible]	22	22	2	20	INTERIOR UNIT	45	Hathaway
107	3	3554	0.28	0.77	31	22	2	20	9	45	Hathaway
108	3	3565	0.28	0.77	31	22	2	20	9	45	Hathaway
109	3	2530	0.40	1.08*	22	22	2	20	INTERIOR UNIT	45	Hathaway
110	3	2530	0.40	1.08*	22	22	2	20	INTERIOR UNIT	45	Hathaway
111	3	3565	0.28	0.77	31	22	2	20	9	45	Hathaway
112	3	3565	0.28	0.77	31	22	2	20	9	45	Hathaway
113	3	2530	0.40	1.08*	22	22	2	20	INTERIOR UNIT	45	Hathaway
114	3	2530	0.40	1.08*	22	22	2	20	INTERIOR UNIT	45	Hathaway
115	3	2530	0.40	1.08*	22	22	2	20	INTERIOR UNIT	45	Hathaway
116	3	3565	0.28	0.77	31	22	2	20	9	45	Hathaway
117	3	3565	0.28	0.77	31	22	2	20	9	45	Hathaway
118	3	2530	0.40	1.08*	22	22	2	20	INTERIOR UNIT	45	Hathaway
119	3	2530	0.40	1.08*	22	22	2	20	INTERIOR UNIT	45	Hathaway
120	3	2530	0.40	1.08*	22	22	2	20	INTERIOR UNIT	45	Hathaway
121	3	3565	0.28	0.77	31	22	2	20	9	45	Hathaway
122	3	3565	0.28	0.77	31	22	2	20	9	45	Hathaway
123	3	2530	0.40	1.08*	22	22	2	20	INTERIOR UNIT	45	Hathaway
124	3	2530	0.40	1.08*	22	22	2	20	INTERIOR UNIT	45	Hathaway
125	3	2530	0.40	1.08*	22	22	2	20	INTERIOR UNIT	45	Hathaway
126	3	3565	0.28	0.77	31	22	2	20	9	45	Hathaway
127	3	3565	0.28	0.77	31	22	2	20	9	45	Hathaway
128	3	2530	0.40	1.08*	22	22	2	20	INTERIOR UNIT	45	Hathaway
129	3	2530	0.40	1.08*	22	22	2	20	INTERIOR UNIT	45	Hathaway
130	3	2530	0.40	1.08*	22	22	2	20	INTERIOR UNIT	45	Hathaway
131	3	3565	0.28	0.77	31	22	2	20	9	45	Hathaway
132	3	2864	0.35	0.80	31	22	2	20	9	30	Hathaway
133	3	2028	0.39	[illegible]	22	22	2	20	INTERIOR UNIT	30	Hathaway
134	3	2022	0.39	[illegible]	22	22	2	20	INTERIOR UNIT	30	Hathaway
135	3	2017	0.39	[illegible]	22	22	2	20	INTERIOR UNIT	30	Hathaway
136	3	2834	0.36	0.90	31	22	2	20	9	30	Hathaway
137	3	2825	0.36	0.90	31	22	2	20	9	30	Hathaway
138	3	1999	0.40	[illegible]	22	22	2	20	INTERIOR UNIT	30	Hathaway
139	3	1994	0.40	[illegible]	22	22	2	20	INTERIOR UNIT	30	Hathaway
140	3	1989	0.40	[illegible]	22	22	2	20	INTERIOR UNIT	30	Hathaway
141	3	2795	0.36	0.81	31	22	2	20	9	30	Hathaway
142	3	3545	0.29	0.77	31	22	2	20	9	45	Fairlington
143	3	2530	0.40	1.08*	22	22	2	20	INTERIOR UNIT	45	Fairlington
144	3	2530	0.40	1.08*	22	22	2	20	INTERIOR UNIT	45	Fairlington
145	3	3565	0.28	0.77	31	22	2	20	9	45	Fairlington
146	3	3565	0.28	0.77	31	22	2	20	9	45	Fairlington
147	3	2530	0.40	1.08*	22	22	2	20	INTERIOR UNIT	45	Fairlington
148	3	2530	0.40	1.08*	22	22	2	20	INTERIOR UNIT	45	Fairlington
149	3	2530	0.40	1.08*	22	22	2	20	INTERIOR UNIT	45	Fairlington
150	3	3565	0.28	0.77	31	22	2	20	9	45	Fairlington
151	3	3565	0.28	0.77	31	22	2	20	9	45	Fairlington
152	3	2530	0.40	1.08*	22	22	2	20	INTERIOR UNIT	45	Fairlington
153	3	2530	0.40	1.08*	22	22	2	20	INTERIOR UNIT	45	Fairlington
154	3	2530	0.40	1.08*	22	22	2	20	INTERIOR UNIT	45	Fairlington
155	3	3565	0.28	0.77	31	22	2	20	9	45	Fairlington
156	3	3565	0.28	0.77	31	22	2	20	9	45	Fairlington
157	3	2530	0.40	1.08*	22	22	2	20	INTERIOR UNIT	45	Fairlington
158	3	2530	0.40	1.08*	22	22	2	20	INTERIOR UNIT	45	Fairlington
159	3	2530	0.40	1.08*	22	22	2	20	INTERIOR UNIT	45	Fairlington
160	3	3565	0.28	0.77	31	22	2	20	9	45	Fairlington
161	3	3565	0.28	0.77	31	22	2	20	9	45	Fairlington
162	3	2530	0.40	1.08*	22	22	2	20	INTERIOR UNIT	45	Fairlington
163	3	2530	0.40	1.08*	22	22	2	20	INTERIOR UNIT	45	Fairlington
164	3	3565	0.28	0.77	31	22	2	20	9	45	Fairlington
165	3	3565	0.28	0.77	31	22	2	20	9	45	Fairlington
166	3	2530	0.40	1.08*	22	22	2	20	INTERIOR UNIT	45	Fairlington
167	3	2530	0.40	1.08*	22	22	2	20	INTERIOR UNIT	45	Fairlington
168	3	2530	0.40	1.08*	22	22	2	20	INTERIOR UNIT	45	Fairlington
169	3	3565	0.28	0.77	31	22	2	20	9	45	Fairlington
170	3	3565	0.28	0.77	31	22	2	20	9	45	Fairlington
171	3	2530	0.40	1.08*	22	22	2	20	INTERIOR UNIT	45	Fairlington
172	3	2530	0.40	1.08*	22	22	2	20	INTERIOR UNIT	45	Fairlington
173	3	2530	0.40	1.08*	22	22	2	20	INTERIOR UNIT	45	Fairlington
174	3	3565	0.28	0.77	31	22	2	20	9	45	Fairlington
175	3	3565	0.28	0.77	31	22	2	20	9	45	Fairlington
176	3	2530	0.40	1.08*	22	22	2	20	INTERIOR UNIT	45	Fairlington
177	3	2530	0.40	1.08*	22	22	2	20	INTERIOR UNIT	45	Fairlington
178	3	2530	0.40	1.08*	22	22	2	20	INTERIOR UNIT	45	Fairlington
179	3	3565	0.28	0.77	31	22	2	20	9	45	Fairlington
180	3	3565	0.28	0.77	31	22	2	20	9	45	Fairlington
181	3	2530	0.40	1.08*	22	22	2	20	INTERIOR UNIT	45	Fairlington
182	3	2530	0.40	1.08*	22	22	2	20	INTERIOR UNIT	45	Fairlington
183	3	3565	0.28	0.77	31	22	2	20	9	45	Fairlington
184	3	3565	0.28	0.77	31	22	2	20	9	45	Fairlington
185	3	2530	0.40	1.08*	22	22	2	20	INTERIOR UNIT	45	Fairlington
186	3	2530	0.40	1.08*	22	22	2	20	INTERIOR UNIT	45	Fairlington
187	3	2530	0.40	1.08*	22	22	2	20	INTERIOR UNIT	45	Fairlington
188	3	3565	0.28	0.77	31	22	2	20	9	45	Fairlington
189	3	3565	0.28	0.77	31	22	2	20	9	45	Fairlington
190	3	2530	0.40	1.08*	22	22	2	20	INTERIOR UNIT	45	Fairlington
191	3	2530	0.40	1.08*	22	22	2	20	INTERIOR UNIT	45	Fairlington
192	3	2530	0.40	1.08*	22	22	2	20	INTERIOR UNIT	45	Fairlington
193	3	3565	0.28	0.77	31	22	2	20	9	45	Fairlington
194	3	3565	0.28	0.77	31	22	2	20	9	45	Fairlington
195	3	2530	0.40	1.08*	22	22	2	20	INTERIOR UNIT	45	Fairlington
196	3	2533	0.40	[illegible]	22	22	2	20	INTERIOR UNIT	45	Fairlington
197	3	2560	0.40	[illegible]	22	22	2	20	INTERIOR UNIT	45	Fairlington
198	3	3719	0.27	0.74	31	22	2	20	9	45	Fairlington
199	3	4110	0.20	0.81	29	20	2	70	9	20	Parker
200	3	2740	0.30	0.90	20	20	2	70	INTERIOR UNIT	20	Oakleigh
201	3	2740	0.30	0.90	20	20	2	70	INTERIOR UNIT	20	Oakleigh
202	3	2740	0.30	0.90	20	20	2	70	INTERIOR UNIT	20	Oakleigh
203	3	3090	0.27	0.81	29	20	2	40	9	20	Parker
204	3	3099	0.27	0.81	29	20	2	38	9	20	Parker
205	3	2060	0.40	1.20*	20	20	2	38	INTERIOR UNIT	20	Oakleigh
206	3	2060	0.40	1.20*	20	20	2	38	INTERIOR UNIT	20	Oakleigh
207	3	2060	0.40	1.20*	20	20	2	38	INTERIOR UNIT	20	Oakleigh
208	3	2060	0.40	1.20*	20	20	2	38	INTERIOR UNIT	20	Oakleigh
209	3	3090	0.27	0.81	29	20	2	38	9	20	Parker

* - Variance for FAR required

VARIANCE EXHIBIT

FORT LINCOLN NEW TOWN

TOWNHOMES

LOTS 38, 39 & 40 / SQUARE [illegible]

N.E., WASHINGTON, D.C.

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES

VIKA INCORPORATED
[illegible] DRIVE SUITE 200 ■ McLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)761-2787
McLEAN, VA GERMANTOWN, MD LEESBURG, VA

EXISTING SLOPES EXHIBIT

FORT LINCOLN NEW TOWN
TOWNHOMES
LOTS 38, 39 & 40 // SQUARE 4325
N.E., WASHINGTON, D.C.

- EXISTING SITE SLOPE BETWEEN 15% AND 25%
- EXISTING SITE SLOPE GREATER THAN 25%

GRAPHIC SCALE

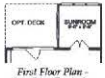
VIKA REVISIONS

SEPT. 21, 2006





First Floor Plan -
Opt. Rear Extension



First Floor Plan -
Opt. Rear Extension



Second Floor Plan -
Opt. Rear Extension





First Floor Plan
Opt. Rear Kitchen



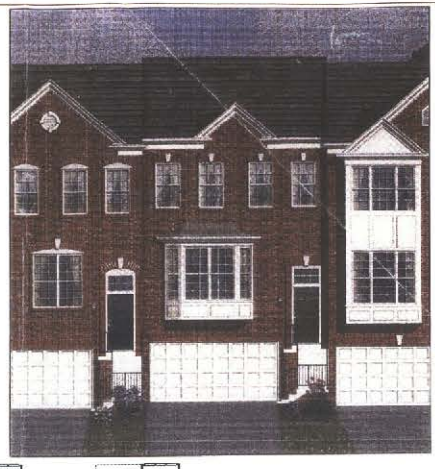


Second Floor Plan
Opt. Second Master Suite

First Floor Plan

Second Floor Plan

FAIRLINGTON





First Floor Plan -
Opt. Rear Extension



First Floor Plan -
Opt. Rear Extension



Second Floor Plan -
Opt. Rear Extension

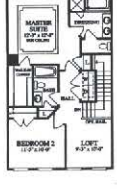


Second Floor Plan
Opt. 3 Bedroom Plan



First Floor Plan
Opt. Front Kitchen *





First Floor Plan

Second Floor Plan

HATHAWAY

VIKA

FORT LINCOLN NEW TOWN
TOWNHOMES
LOTS 38, 39 & 40 / SQUARE 4325
N.E., WASHINGTON, D.C.

TYPICAL FLOOR PLANS

VIKA REVISIONS

DATE: DECEMBER, 2003
DES. MM
DWN. GMD
CHK.
SCALE: N/A
PROJECT/FILE NO. 92109
SHEET NO. 0

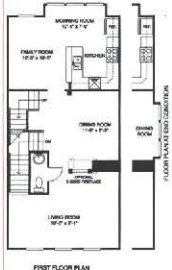
FROM LEFT TO RIGHT: PARKER ELEVATION 2, OAKLEIGH ELEVATION 2, OAKLEIGH ELEVATION 4, OAKLEIGH ELEVATION 5 AND PARKER ELEVATION 1



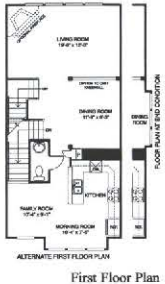




Second Floor Plan

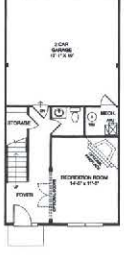


FIRST FLOOR PLAN



ALTERNATE FIRST FLOOR PLAN

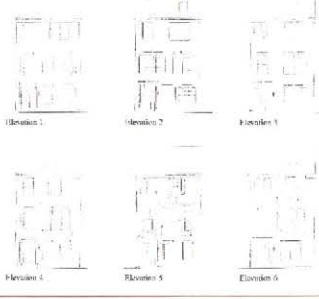
First Floor Plan



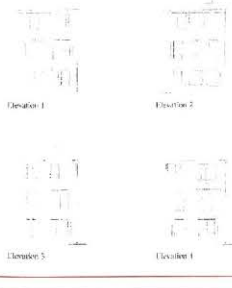


Lower Level Plan

OAKLEIGH



PARKER





Second Floor Plan



First Floor Plan



Lower Level Plan

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FORT LINCOLN NEW TOWN
TOWNHOMES
LOTS 36, 39 & 40 / SQUARE 4325
N.E., WASHINGTON, D.C.

TYPICAL FLOOR PLANS

VIKA REVISIONS

DATE: DECEMBER, 2003
SCALE: N/A
PROJECT/FILE NO.
SHEET NO. 6A

THE PRACTICAL DIFFICULTY OF RETAINING WALLS (STEEP TOPOGRAPHICAL CONDITIONS) ON LOTS. ADDITIONAL CONCERN FOR SAFETY/MAINTENANCE OF WALLS ON LOTS.

THE PRACTICAL DIFFICULTY OF SHALLOWNESS AND SHAPE OF THE PROPERTY IN ORDER TO MEET FAR.

THE PRACTICAL DIFFICULTY OF BURYING LOTS IN ORDER TO MEET FAR, HOWEVER THERE IS A PRACTICAL DIFFICULTY IN PROVIDING GARAGE ACCESS TO BURIED 1st. FLOOR.

THE PRACTICAL DIFFICULTY OF EXCEPTIONAL STEEP TOPOGRAPHICAL CONDITIONS IN ORDER TO MEET FAR.

GRAPHIC SCALE

VIKA

FORT LINCOLN NEW TOWN
TOWNHOMES
LOTS 38, 39 & 40 / SQUARE 4325
N.E., WASHINGTON, D.C.

PRACTICAL DIFFICULTY
EXHIBIT

VIKA REVISIONS

SEPT. 21, 2004
DES. | DRN.
SCALE: 1"=40'
PROJECT/FILE NO.
SHEET NO. 1