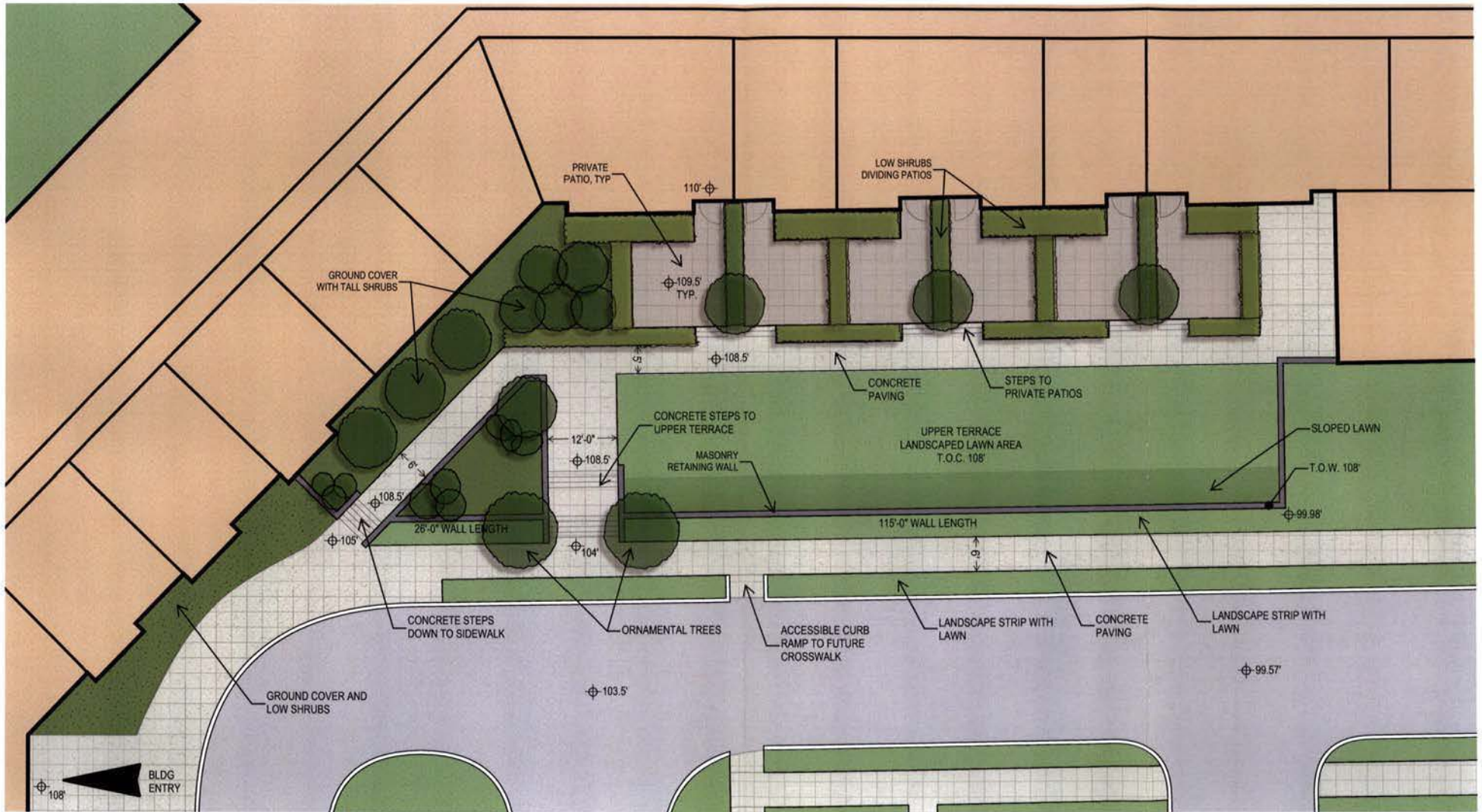




APPENDIX A: REVISED ENTRY CONDITION

Project
Ft. Lincoln

Project Phase
BZA Application

Scale
1/16" = 1'

Date
September 25, 2015

Board of Zoning Adjustment
District of Columbia
CASE NO.18801A
EXHIBIT NO.11



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

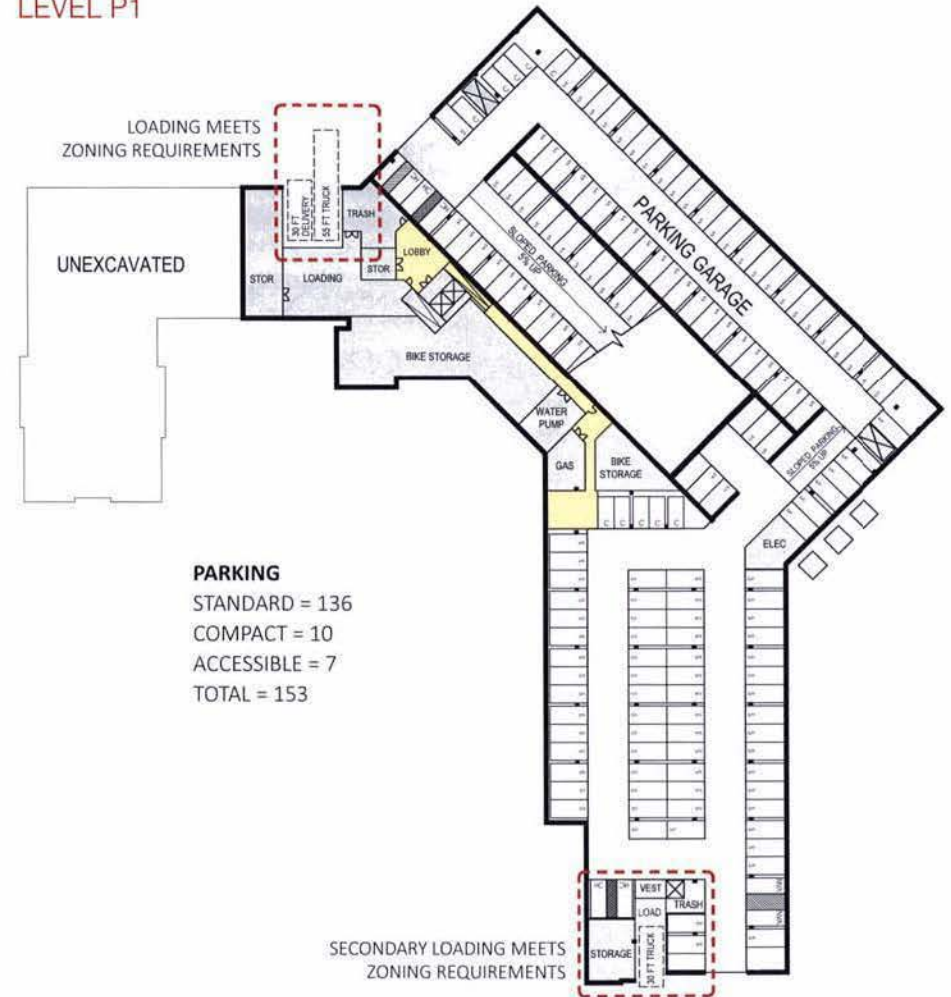
NOTE: The two-story space within the lobby is counted in the GSF of both Levels 1 and 2

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



LEVEL 1



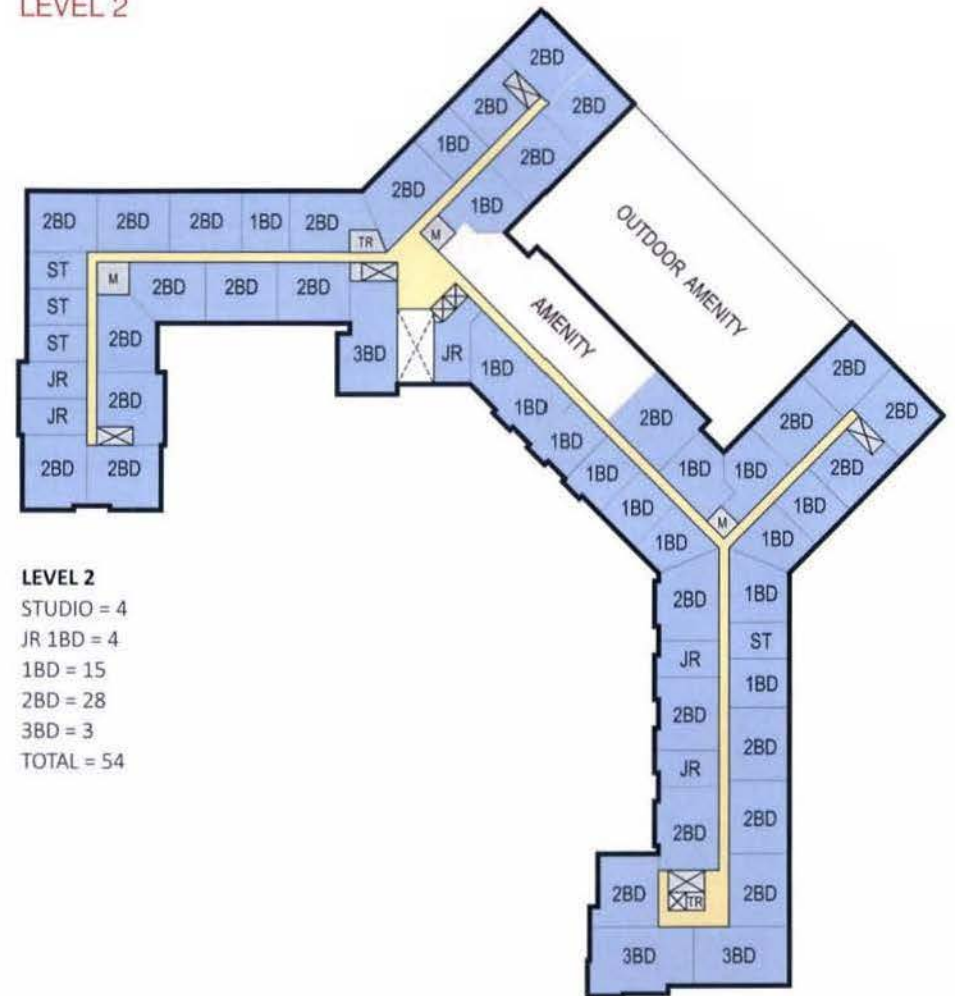
LEVEL 1

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
Ft. Lincoln

Project Phase
BZA Application

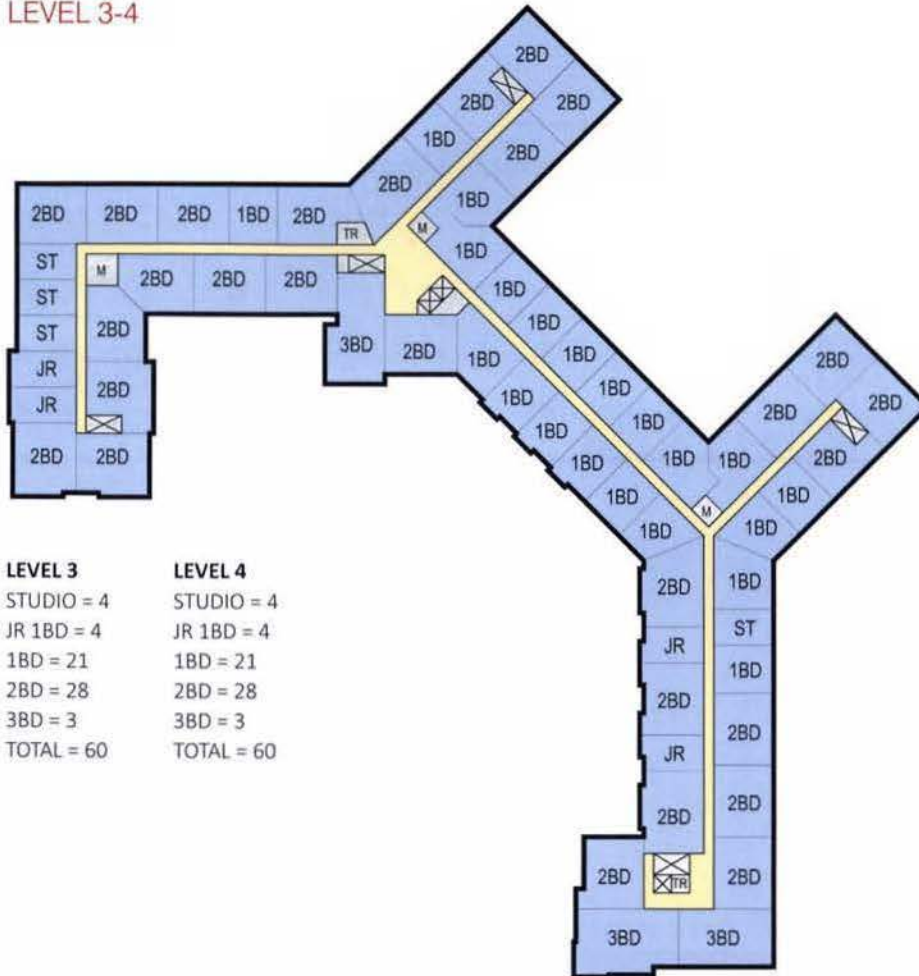
Scale
1" = 60'-0"

Date
July 2, 2015

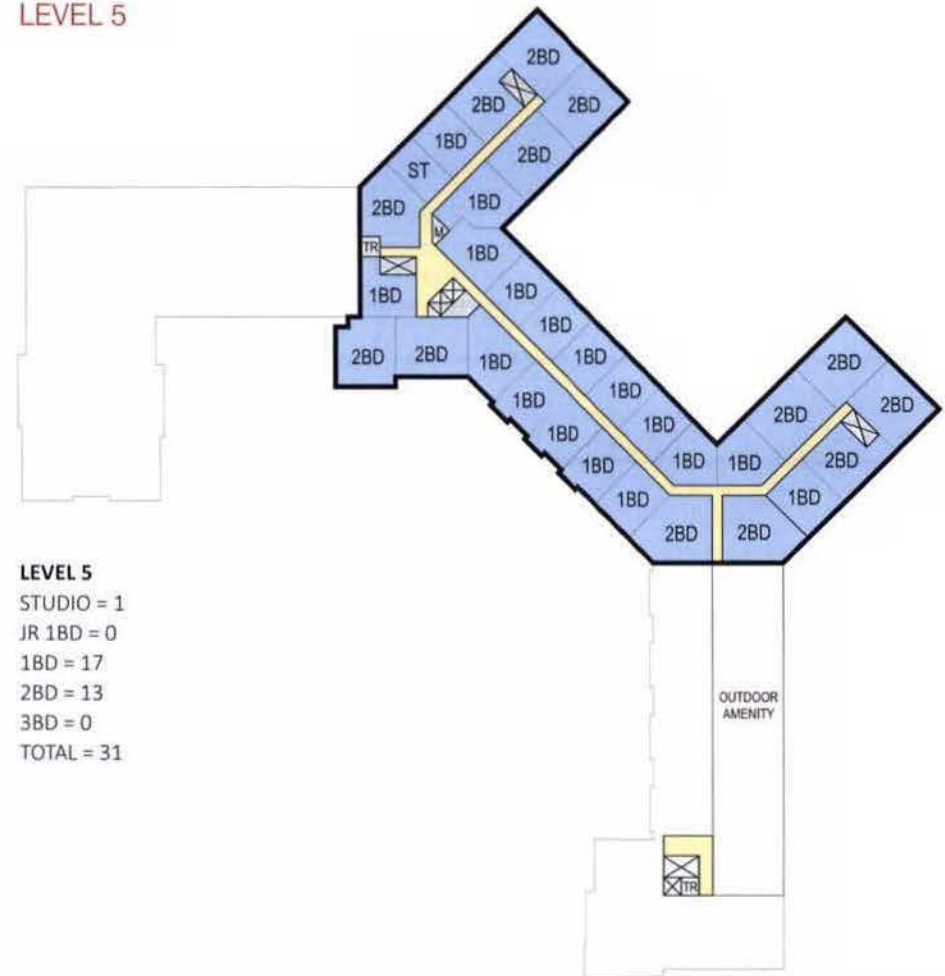
A-3



LEVEL 3-4



LEVEL 5



Building Layout - Levels 3-4 & 5

Project
Ft. Lincoln

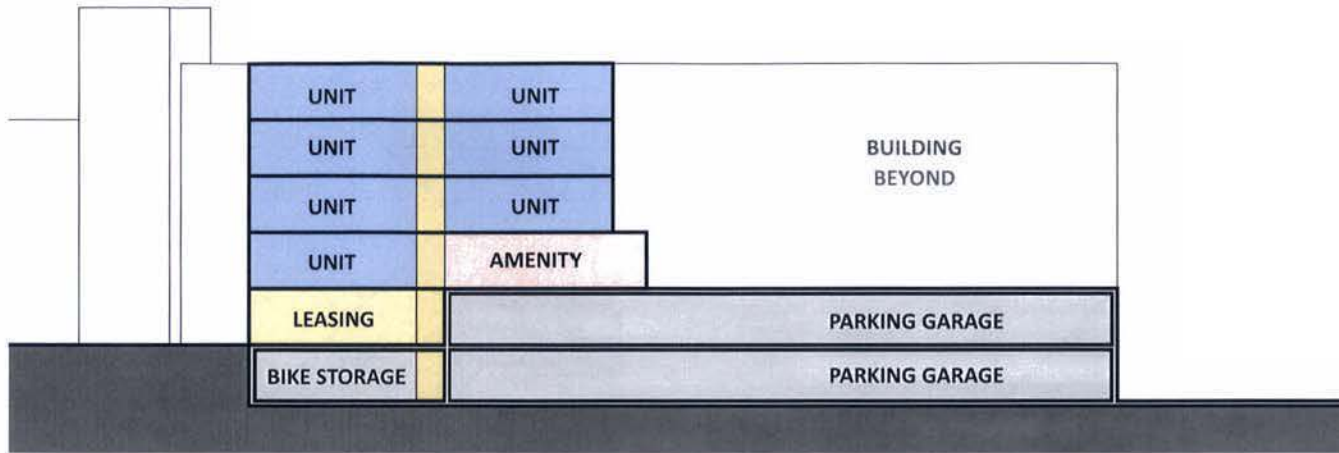
Project Phase
BZA Application

Scale
1" = 60'-0"

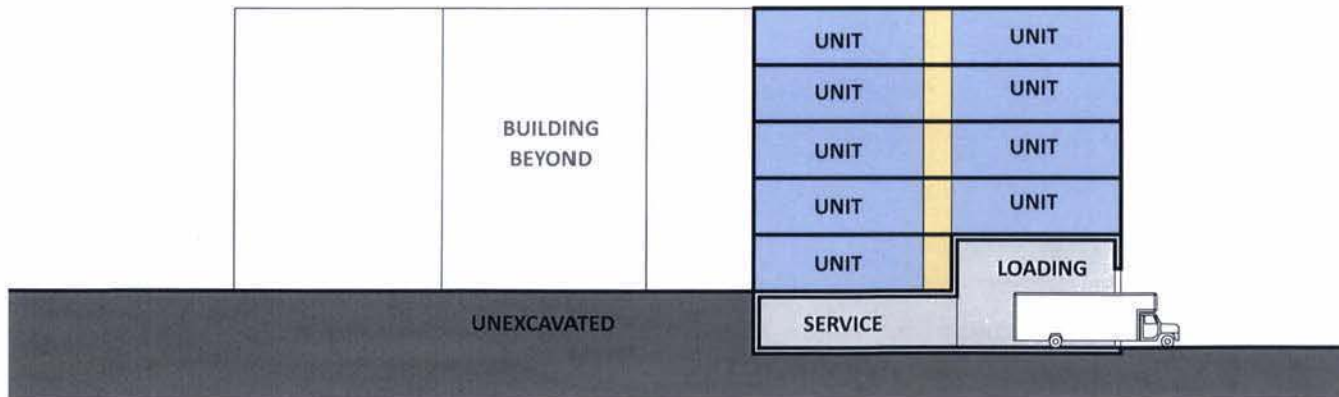
Date
July 2, 2015

A-3a

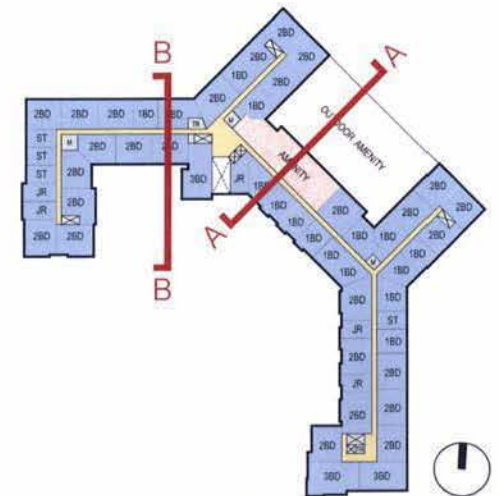




Section A - Through Outdoor Amenity Space



Section B - Through Loading





Perspective - Looking North on Joshua Barney Dr.

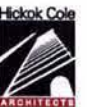
Project
Ft. Lincoln

Project Phase
BZA Application

Scale
N/A

Date
July 2, 2015

A-5





Perspective - Looking East from Main Avenue of Townhome Units

Project
Ft. Lincoln

Project Phase
BZA Application

Scale
N/A

Date
September 25, 2015 **A-6**





Project
Ft. Lincoln

Project Phase
BZA Application

Scale
N/A

Date
September 25, 2015 **A-6a**





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

Project
Ft. Lincoln

Project Phase
BZA Application

Scale
N/A

Date
September 25, 2015 **A-8**





Perspective - Looking West from Multifamily Building toward Townhome Units

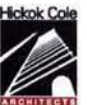
Project
Ft. Lincoln

Project Phase
BZA Application

Scale
N/A

Date
July 2, 2015

A-7





Perspective - Looking Northwest toward Multifamily Building

Project
Ft. Lincoln

Project Phase
BZA Application

Scale
N/A

Date
July 2, 2015

A-9





Perspective - Looking West toward Multifamily Building

Project
Ft. Lincoln

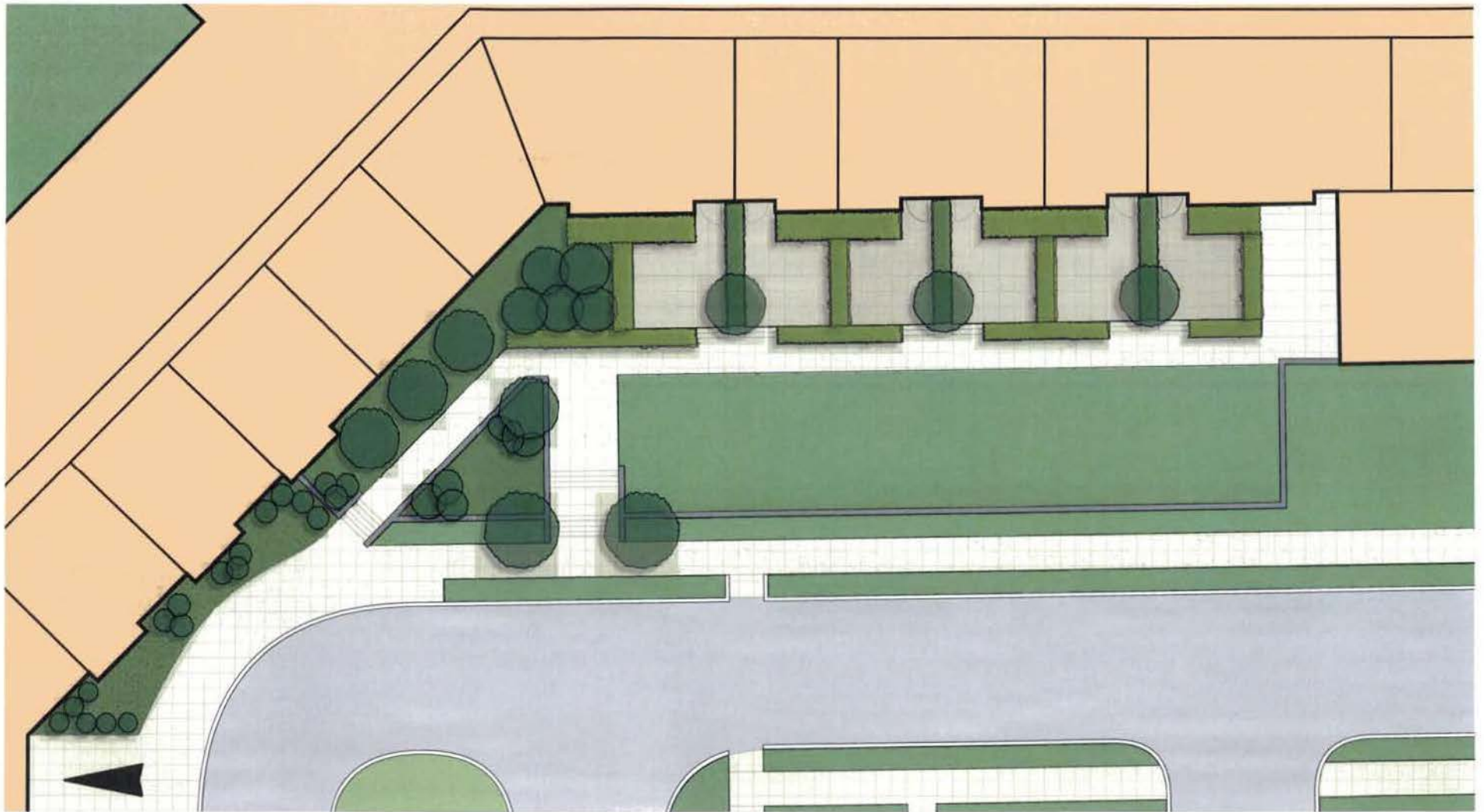
Project Phase
BZA Application

Scale
N/A

Date
July 2, 2015

A-10





APPENDIX A: REVISED ENTRY CONDITION

Project
Ft. Lincoln

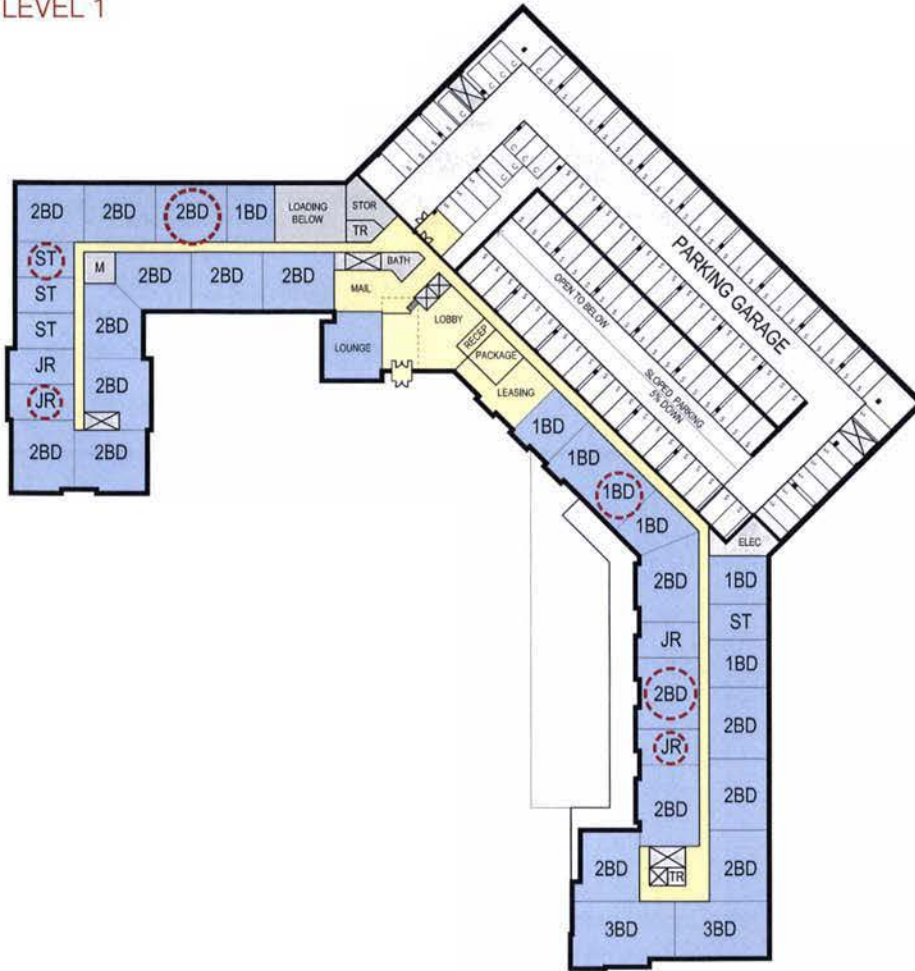
Project Phase
BZA Application

Scale
 $1/16" = 1'$

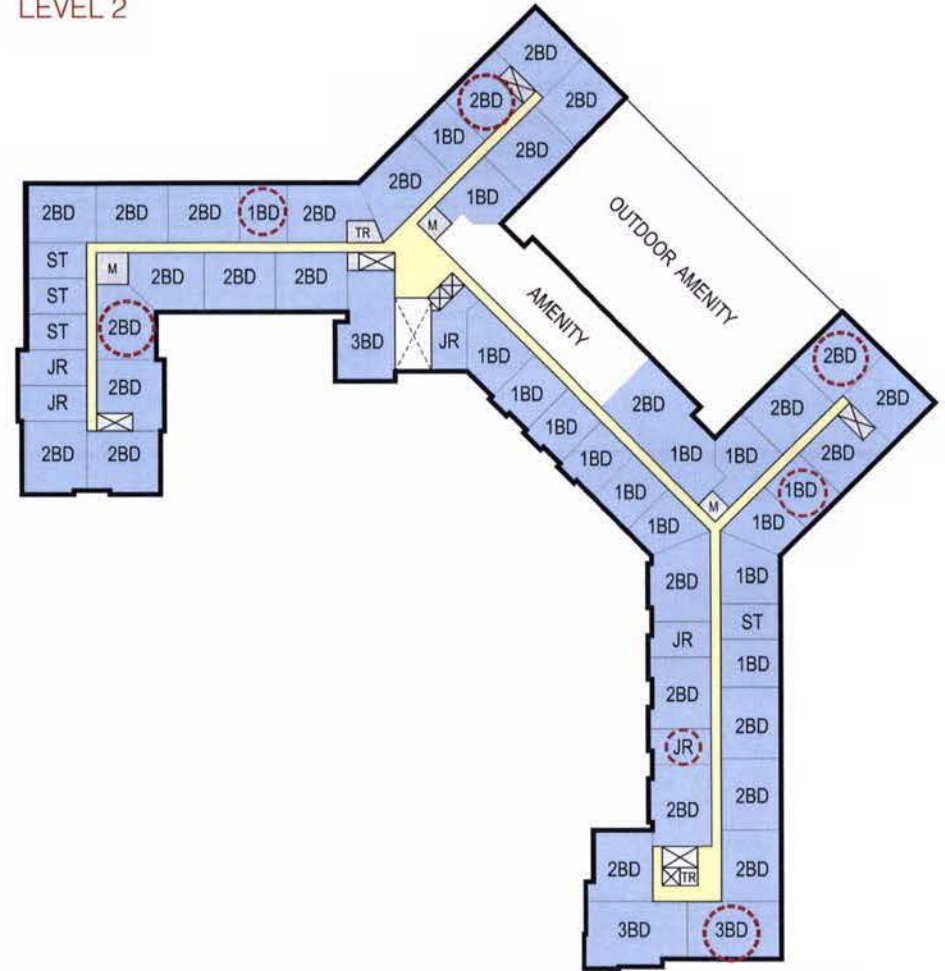
Date
September 25, 2015



LEVEL 1



LEVEL 2



IZ Unit Plan - Levels 1 & 2

Project
Ft. Lincoln

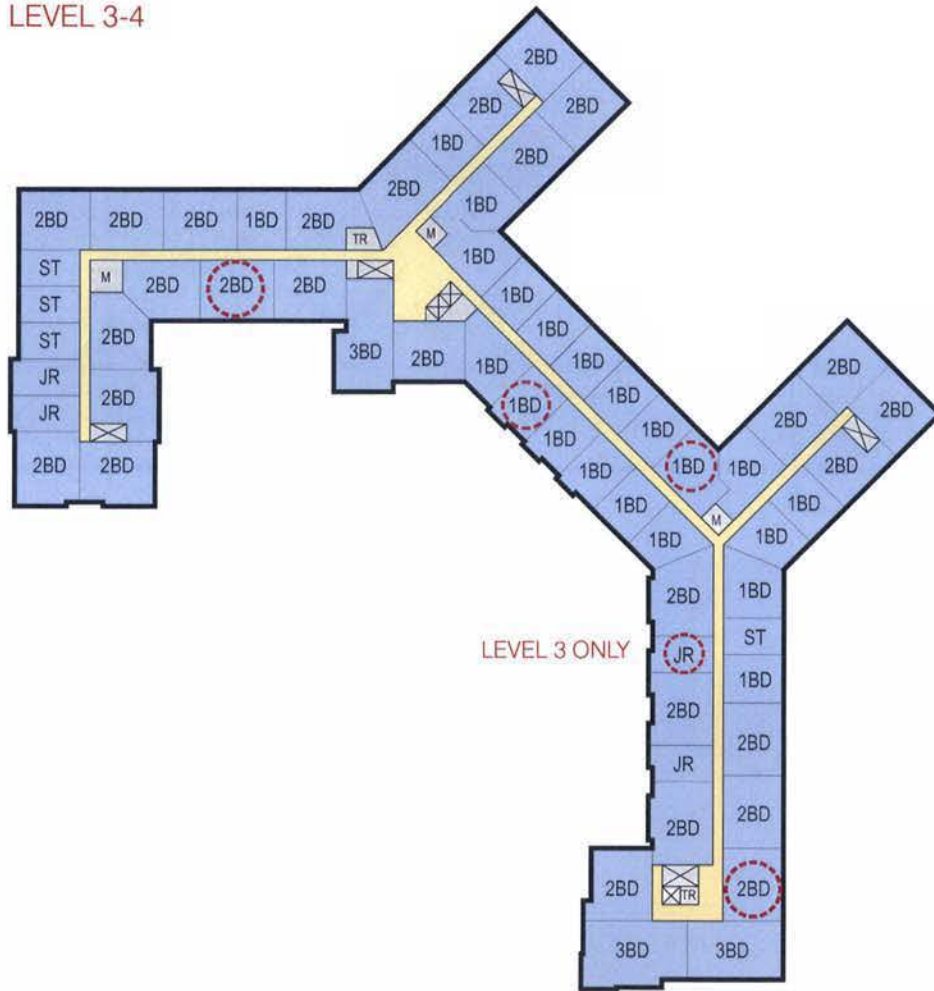
Project Phase
BZA Application

Scale
1" = 60'-0"

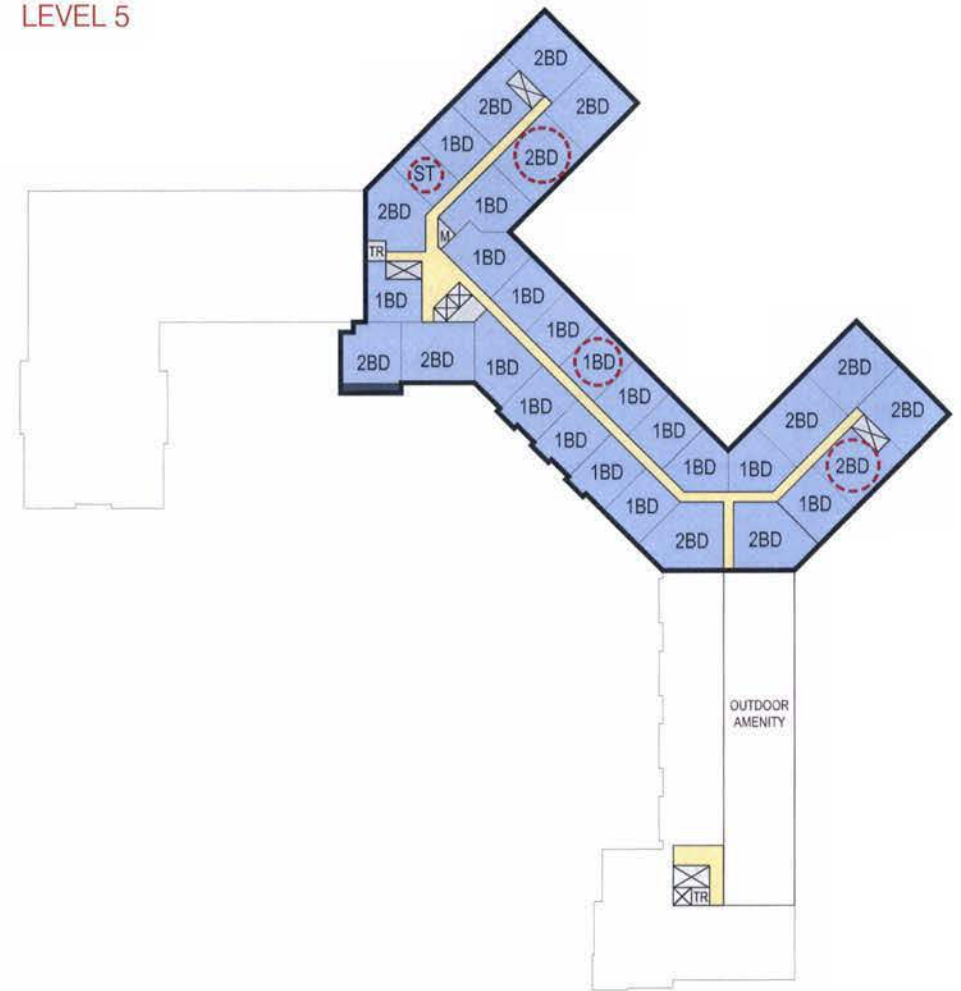
Date
September 25, 2015 **A-26a**



LEVEL 3-4



LEVEL 5



IZ Unit Plans - Levels 3-4 & 5

Project
Ft. Lincoln

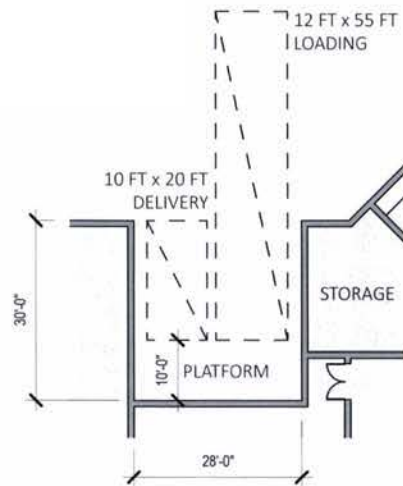
Project Phase
BZA Application

Scale
1" = 60'-0"

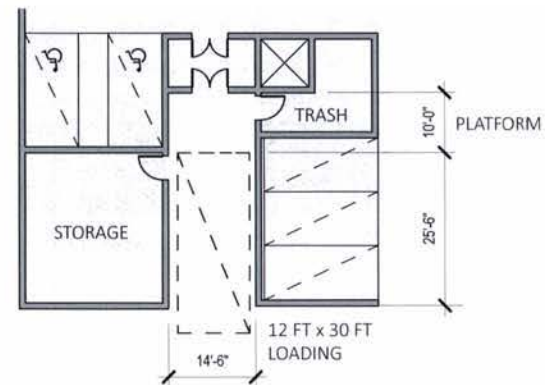
Date
July 2, 2015

A-26b





Loading Zone A -
Meets Zoning Requirements



Loading Zone B -
Convenience Loading;
Meets Zoning Requirements

Loading Diagrams

Project
Ft. Lincoln

Project Phase
BZA Application

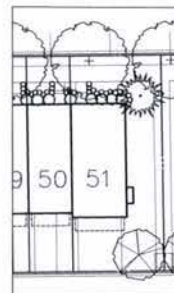
Scale
NTS

Date
July 2, 2015

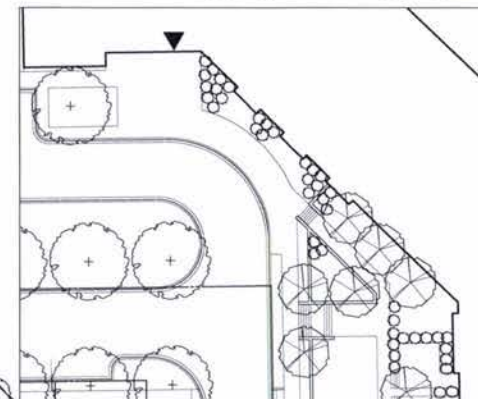
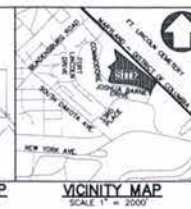
A-27



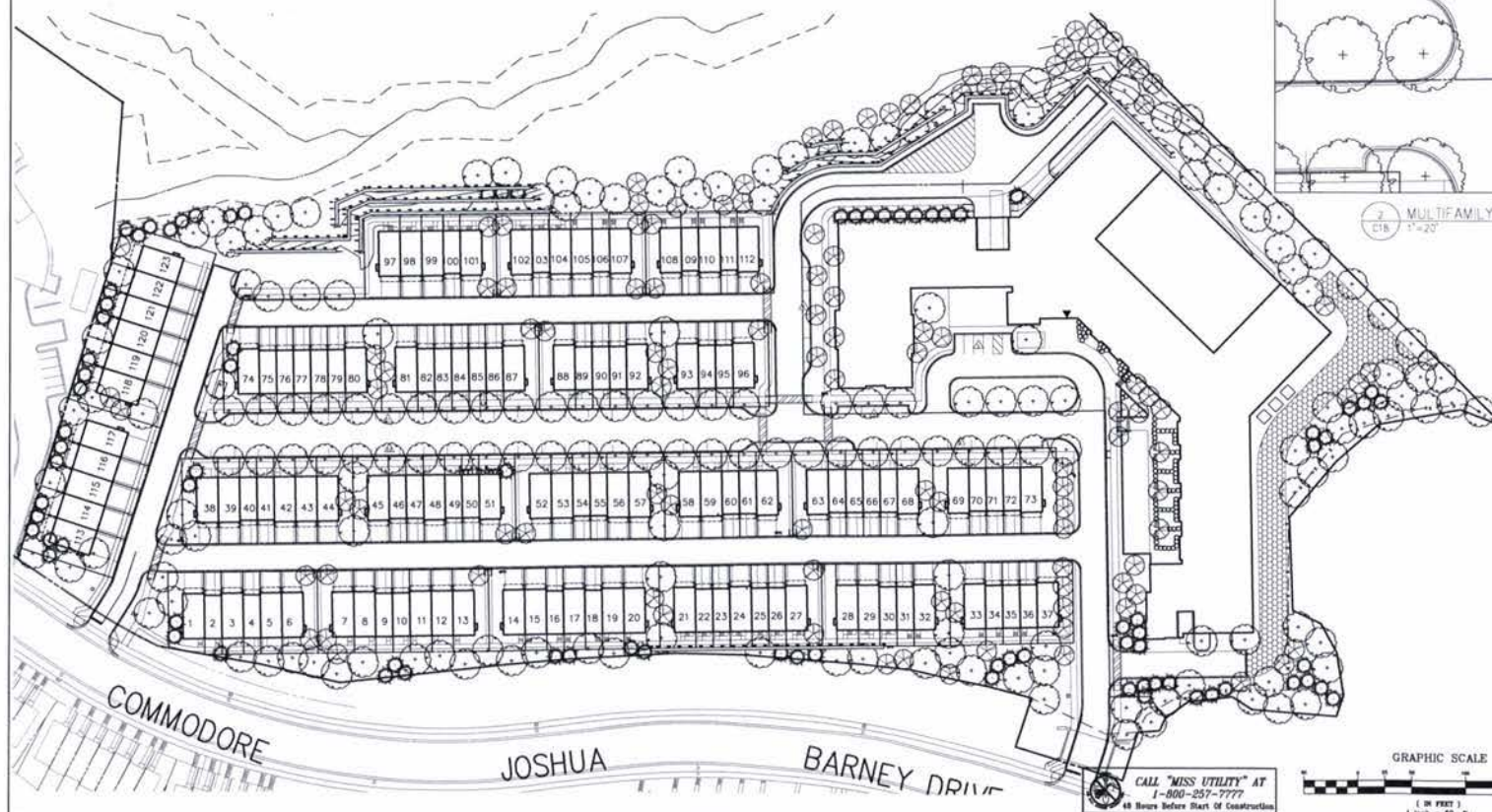
PLANTING SCHEDULE		
SYMBOL	TREE TYPE	SAMPLE SPECIES
	SHADE TREE	Red Oak- <i>Quercus rubra</i>
	UNDER STORY TREE	Amelanchier canadensis-Serviceberry
	EVERGREEN TREE	American Holly- <i>Ilex opaca</i>
	SHRUB	Maple-leaved Arrowwood - <i>Viburnum acerifolium</i> Witch Hazel - <i>Hamamelis virginiana</i>



1 TOWNHOME TYPICAL LANDSCAPE PLAN
C18 1"=20'



2 MULTIFAMILY BUILDING TYPICAL LANDSCAPING
C18 1"=20'



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



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

SCHEMATIC LANDSCAPE PLAN

VKA CAPITOL
REVISIONS

AUGUST 17, 2015
DATE: APRIL 28, 2014
DES: STP DWN: CMH
SCALE: 1"=50'
PROJECT/FILE NO.: 0001AN
SHEET NO.: C-18

PROJECT LOCATION: 1000 BARNEY DRIVE, N.W. WASHINGTON, D.C. 20004

PROJECT COORDINATOR: SHAWN FROST
E-MAIL: frost@shawnfrost.com
VKA CAPITOL
ARCHITECTS
1000 BARNEY DRIVE, N.W. WASHINGTON, D.C. 20004
PH: 202.244.4100 FAX: 202.244.4101
WWW.VKACAPITOL.COM