

TAB A-1

1400 MONTANA AVENUE NE

WASHINGTON D.C.

PROJECT TEAM

DEVELOPER
MCF 1400 MONTANA, LLC

LAND USE COUNSEL
COZEN O-CONNER

ARCHITECT
MAURICE WALTERS ARCHITECT, PC

STRUCTURAL
STRUCTURA INC

MEP
INTEGRATED DESIGN CONSULTANTS

CIVIL
BOHLER DC

LANDSCAPE
MOODY GRAHAM

TABLE OF CONTENTS	
PAGE	SHEET NAME
A01	ZONING ANALYSIS & TABULATIONS
A02	NEW LOTS / MEASURING POINT
A03	BLDG TABULATIONS
A04	UNIT TABULATIONS
A05A	SITE PLAN
A05B	SITE SURVEY
A05C	GRADING PLAN
A06	RENDERING - SOUTH
A07	GROUND FLOOR
A08	TYPICAL RESIDENTIAL FLOOR PLAN
A09	FOURTH FLOOR PLAN
A10	ROOF PLAN
A11	PENTHOUSE ROOF PLAN
A12	SECTIONS
A13	ELEVATIONS
A14	ELEVATIONS
A15	PARKING LOT LAYOUT
A16	LANDSCAPE PLAN
A17A	SHADOW STUDIES
A17B	SHADOW STUDIES
A18	CONTEXT ELEVATIONS
A19	ZONING HEIGHT - EXISTING & PROPOSED
A20	VIEW FROM MONTANA AVE. NE LOOKING NORTH EAST
A21	VIEW FROM SARATOGA AVE. LOOKING WEST
A22	VIEW FROM RHODE ISLAND AVE. LOOKING DOWN EVARTS ST.
A23	VIEW FROM RHODE ISLAND AVE. LOOKING DOWN MONTANA AVE.



INITIAL BZA SUBMISSION - JANUARY 15, 2018
 ANC/OP SUBMISSION - MARCH 04, 2019
 REVISED ANC/OP SUBMISSION - MARCH 06, 2019
 FINAL BZA SUBMISSION - MARCH 13, 2019
 RESCHEDULED BZA HEARING - MAY 01, 2019
 BZA RESUBMISSION - MAY 10, 2019

maurice**walters** | architect

MCF 1400 Montana, LLC

1400 Montana Ave. NE - Zoning Analysis

MCF 1400 Montana, LLC

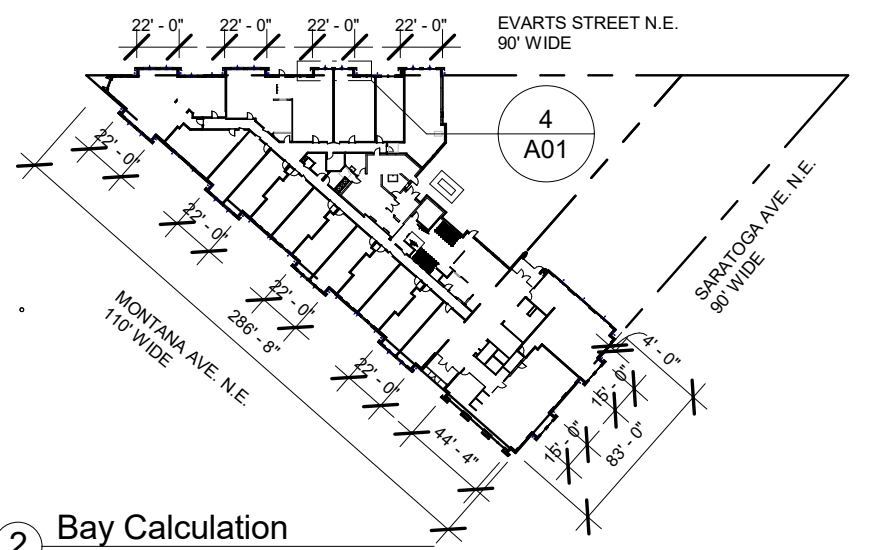
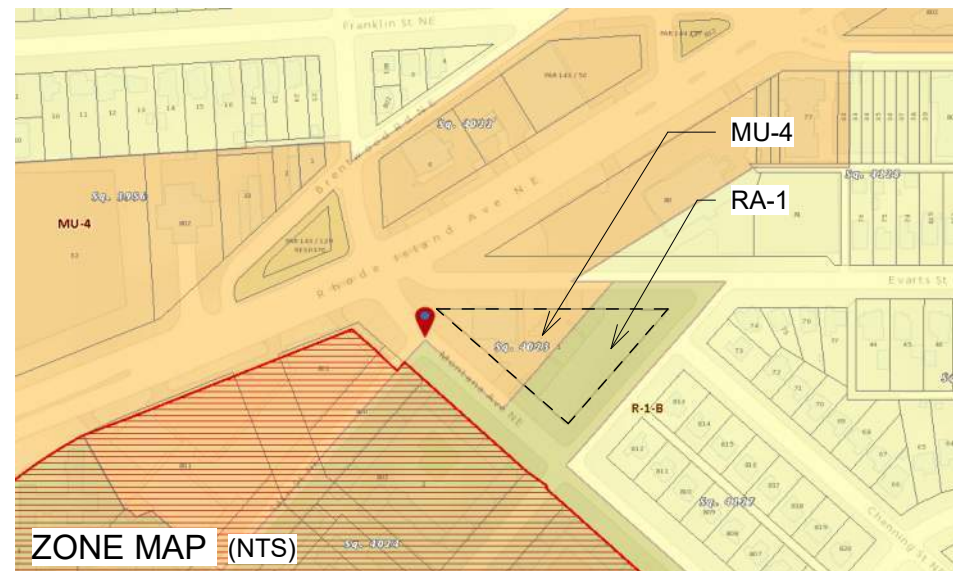
Maurice Walters Architect, PC

5/10/2019

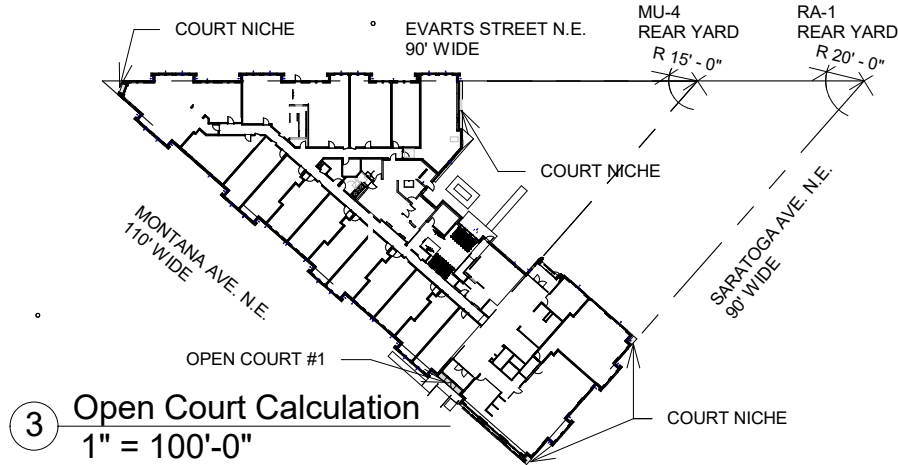
Square: 4023 Lot: 001

Allowable	MU-4 Subtitle G	RA-1 Subtitle E	Proposed
Purpose and Intent	The MU-4 zone is intended to: (a) Permit moderate density mixed-use development; (b) Provide facilities for shopping and business needs, housing, and mixed uses for large segments of the District of Columbia outside of the central core; and (c) Be located in low- and moderate-density residential areas with access to main roadways or rapid transit stops, and include office employment centers, shopping centers, and moderate bulk mixed-use centers.	The RA-1 zone provides for areas predominantly developed with low- to moderate- density development, including detached dwellings, rowhouses, and low-rise apartments (300.2).	
FAR	2.5 / 3.0 w/ IZ (402.1) 1.5 max non-residential	0.9 (302.1) 20% bonus with IZ (1002.4)	MU-4: 2.69 (IZ provided) RA-1: 1.06 (IZ provided)
Building Height	50 ft (403.1)	40 ft. (303.1)	MU-4: 48'-11" RA-1: 39'-9"
Penthouse		12 ft. h, 1 story (303.2)	MU-4: 12' at habitable space, 15' at mech RA-1: 12'
Lot Occupancy	12 ft h, 15 ft for mechanical space, 1 story, 2nd permitted for mechanical (403.3)		
Lot Occupancy	60% at residential, 75% w/ IZ (404.1)	40% (304.1)	MU-4: 67% (IZ provided) RA-1: 36% (IZ provided)
Dwelling Units	N/A	N/A	101-108 DU
Rear Yard	15 ft (405.2) measured 25' above the mean elevation of the rear lot line. For irregularly shaped lot, the furthest point or line from street lot line is deemed the point or line from which the req. rear yard shall be measured (B.318.1)	20 ft (305.1) In the case of a through lot or corner lot abutting three or more streets, the depth of the rear yard may be measured from the centerline of the street abutting the lot at the rear of the structure (305.2).	Where a lot does not have a rear lot line, such as when the side yards converge at a point, or where the rear lot lines intersect at an angle less than ninety degrees, a rear yard shall be measured as an arc from the point opposite the front lot line(s). (B.318.4) MU-4 arc from intersection of Evarts lot line and line of zone change, 15'. RA-1 arc from intersection of Evarts and Saratoga lot line intersection, 20'
Side Yard	No side yard required, if provided it must be 2' / ft. of ht., not less than 5 ft. (406.1).	A side yard shall not be required along a side street abutting a corner lot in RA-1 zone (306.4).	Not Required, Not Provided
Courtyards	Open width=4 in / ft of ht, not less than 10 ft (202.1)	width= 4 in / ft of ht, not less than 10 ft (202.1)	Open court at RA-1. 38'H = 12'-8"w 14'-8" width provided
Courtyards	Closed width=4 in / ft of ht, not less than 15 ft area=req'd width squared, not less than 350 sq ft (202.1)	width= 4 in / ft of ht, not less than 15 ft area=req'd width squared, not less than 350 sq ft (202.1)	None Provided
GAR	0.3 (407.1)	0.4 (307.1)	MU-4: 0.3 RA-1: 0.4
Parking Requirement			
Metro Reduction	50% reduction for any site within 0.5 mi. of Metrorail station (702.1)	50% reduction for any site within 0.5 mi. of Metrorail station (702.1)	.60 miles to Rhode Island Ave metro No reduction
Residential	50% reduction for any site within 0.25 mi. of Priority Corridor Network Metrobus route, Rhode Island Avenue (Route G8) (702.1)	50% reduction for any site within 0.25 mi. of Priority Corridor Network Metrobus route, Rhode Island Avenue (Route G8) (702.1)	.31 miles to 12th and Evarts stop No reduction
Bicycles (802.1)	1 space / 3 dwelling units in excess of 4 units (701.5)	1 space / 3 dwelling units in excess of 4 units (701.5)	108 units, 35 required, 34 provided, including 1 Car Sharing Space. Car sharing space, up to (2) may be counted as (3) spaces (c.708.2)
Loading	Long Term: 1 space for each 3 dwelling units Short Term: 1 space for each 20 dwelling units	Long Term: 1 space for each 3 dwelling units Short Term: 1 space for each 20 dwelling units	108 units, 36 required, 36 provided 108 units, 6 required, 6 provided
Residential	1 Loading Berth (12' x 30') / 1 Platform (100 sf) 1 Service / Delivery (10'x20')	1 Loading Berth (12' x 30') / 1 Platform (100 sf) 1 Service / Delivery (10'x20')	1 Loading Berth (12' x 30') / 1 Platform (100 sf) 1 Service / Delivery (10'x20')

307.1 In other than R, RF, RA, RC-1, CG-1 and D-1 zones, the building height shall be the vertical distance measured from the level of the curb, opposite the middle of the front of the building to the highest point of the roof or parapet or a point designated by a specific zone district.
308.2 BHMP shall be established at the adj natural or finished grade, whichever is the lower in elevation, at the mid-point of the building façade of the principle bldg that is closest to a street lot line. BHMP for RA-1 shall be calculated along Montana Ave. at RA-1 portion
308.3 The height of a bldg with a flat roof shall be measured from the BHMP to the highest point of the roof excluding parapets and balustrades not exceeding four feet in height
Subtitle C section 1500.3 b: "A penthouse may house mech equipment or any use permitted within the zone, except as follows:
(b) Within residential zones in which the building is limited to forty feet (40 ft.) maximum, the penthouse use shall be limited to penthouse mech and ancillary space associated with a rooftop deck, to a max area of 20% of the building roof area dedicated to rooftop unenclosed and uncovered deck, terrace, or recreation space



2 Bay Calculation
1" = 100'-0"



3 Open Court Calculation
1" = 100'-0"

Subtitle C section 1500.3 b: "A penthouse may house mech equipment or any use permitted within the zone, except as follows:
(b) Within residential zones in which the building is limited to forty feet (40 ft.) maximum, the penthouse use shall be limited to penthouse mech and ancillary space associated with a rooftop deck, to a max area of 20% of the building roof area dedicated to rooftop unenclosed and uncovered deck, terrace, or recreation space

SUMMARY:

MU-4 Site:

- 23,717 sf
- Type 3A construction
- N/A stories + 12'-15' penthouse - Proposed: 12' & 15'
- 50 ft allowable zoning height - Proposed: 48'-11"
- FAR = 2.5 (3.0 IZ) - Proposed: 2.69
- 60% lot occupancy for residential use (75% IZ) - Proposed: 67%
- NFPA 13 sprinkler system
- 0.3 GAR required, 0.3 GAR provided

RA-1 Site:

- 15,156 sf
- Type 3A construction
- 3 stories allowed + 12' penthouse - Proposed: 12'
- 40 ft allowable zoning height - Proposed: 39'-9"
- FAR = 0.9 (1.08 IZ) - Proposed: 1.06
- 40% max lot occupancy - Proposed: 36%
- NFPA 13 sprinkler system
- 0.4 GAR required, 0.4 GAR provided

DCMR 12 CONSTRUCTION CODE 2013

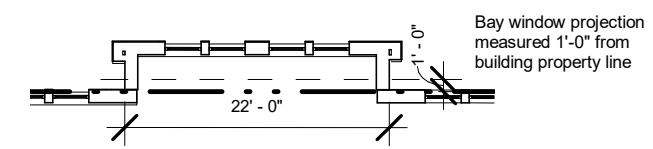
- 3202.10.3.1 Width
2. Single projection of 9' allowed for bldgs having width greater than 16'
 3. Allowable width of single projection shall increase 6 inches for every foot of increase in width of building between 16'-24' wide at building line
 4. For buildings over 24 feet in width, the allowable width of a single projection shall increase 2 inches for every foot of increase in width of the building over 24 feet
 6. On buildings 24 feet wide a double projection shall be allowed, the total width of both projections not to exceed 13 feet
 7. allowable aggregate width of double or multi projections on buildings exceeding 24 feet in width at the building line shall be increased 6 inches for each foot of increased building width over 24 feet
 8. the width of bay window projections shall be measured at a distance of 1 foot from the lot line or bldg restriction line

3202.10.3.2 Height
The height of bay windows shall not be limited

3202.10.3.3 Projection
2. Projection of bay window limited to 4 feet on streets more than 70 ft wide.

Bay Width Allowed -
Double projection - "total width of both projections not to exceed 13"
Allowable aggregate width...on building exceeding 24 feet in width
 $13' + ((L' - 24') * 0.5') =$ allowable combined bay projections

Montana Ave Facade: $L = 286'-8" : 13' + ((286'-8" - 24') * 0.5')$
 $= 144'-4"$ allowed (132'-4 provided)
Saratoga Ave Facade: $L = 83' : 13' + ((83' - 24') * 0.5')$ = 42.5' allowed (30' provided)
Evarts St Facade: $L = 175' : 13' + ((175' - 24') * 0.5')$ = 88'-6" allowed (88' provided)



4 Typ Bay Dimensions
1/16" = 1'-0"

RHODE ISLAND AVENUE, N.E.
130' NOMINAL WIDTH
ASPHALT PAVED PUBLIC ROADWAY

EVARTS STREET, N.E.
90' NOMINAL WIDTH
ASPHALT PAVED PUBLIC ROADWAY

BENCHMARK
X-CUT
ELEV.=162.36

BENCHMARK
X-CUT
ELEV.=162.58



MU-4
PROPOSED: 23,717 SF
EXISTING CONDITIONS: 17,099 SF

RA-1
PROPOSED: 15,156 SF
EXISTING CONDITIONS: 21,774 SF

EXISTING ZONING LINE
(LOCATION TO BE VERIFIED)

PROPOSED ZONING LINE

35' EXTENSION

85' TO PROPOSED ZONING LINE

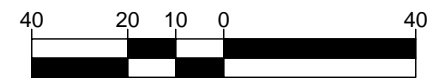
MU-4 THEORETICAL
MEASURING POINT = 163.56'

MEASURING POINT = 162.30'

RA-1 THEORETICAL
MEASURING POINT = 159.02'

MONTANA AVENUE, N.E.
110' NOMINAL WIDTH
ASPHALT PAVED PUBLIC ROADWAY

SARATOGA AVENUE, N.E.
90' NOMINAL WIDTH
ASPHALT PAVED PUBLIC ROADWAY



1" = 40'

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1400 Montana Ave

A02

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MCF 1400 Montana, LLC

NEW LOTS / MEASURING POINT

10 MAY 2019

MU-4 Building				
Floor	Height	FAR	Dwell. Units	Gross Bldg Area
	ft.	s.f.		s.f.
Penthouse Roof				
Penthouse	11.17	8,690	10	8,781
4	12.7	15,934	21	16,613
3	11.17	15,934	21	16,613
2	10.67	15,934	21	16,613
1	10.67	15,934	19	16,613
1st Fl Upper to BHMP	3.75			
Totals	48.96	63,736	92	75,233

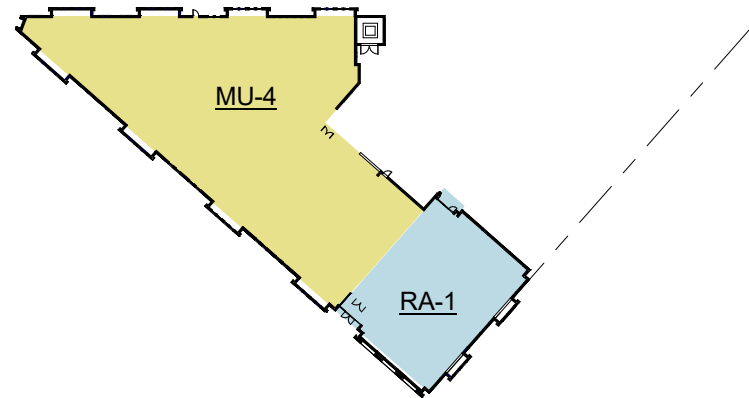
Site Area	23,717 sf
Allowable FAR	3.00 w/ IZ
Allowable SF	71,151
Proposed FAR	2.69
Allowable Penthouse FAR	0.40
Proposed Penthouse FAR	0.37
Required GAR	0.30
Allowable Lot Occupancy	75% w/ IZ
Proposed Lot Occupancy	67%

Areas are approximate, preliminary and subject to change.
3.5 ft of parapet included in building height
Penthouse height not included in building height

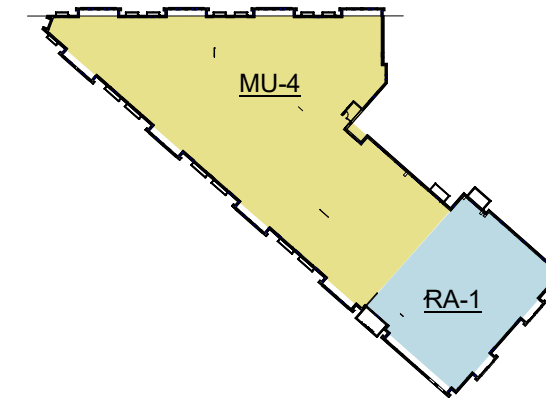
RA-1 Building				
Floor	Height	FAR	Dwell. Units	Gross Bldg Area
	ft.	s.f.		s.f.
Roof		749		749
3	11.17	5,314	7	5,571
2	10.67	5,314	7	5,571
1	14.17	5,420	2	5,571
1st Fl Lower to BHMP	3.75			
Totals	39.76	16,048	16	17,462

Site Area	15,156 sf
Allowable FAR	1.08 w/ IZ
Allowable SF	16,368
Proposed FAR	1.06
Required GAR	0.40
Allowable Lot Occupancy	40%
Proposed Lot Occupancy	36%

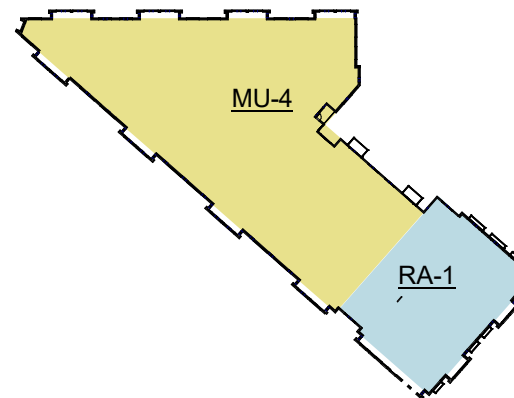
Areas are approximate, preliminary and subject to change.
Height measured to top of roof structure excluding parapet. Penthouse height not included.



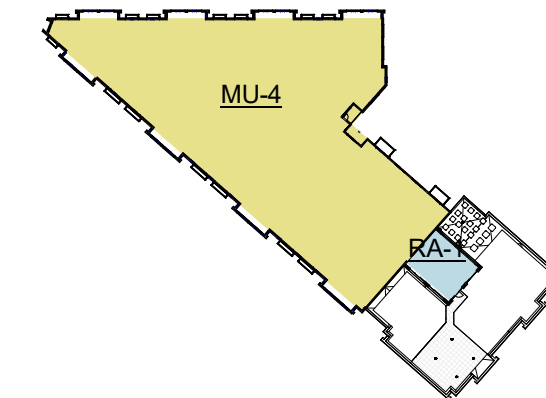
① 1st Floor - Lower
1" = 100'-0"



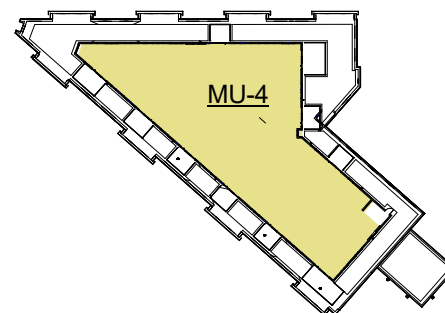
② 2nd Floor
1" = 100'-0"



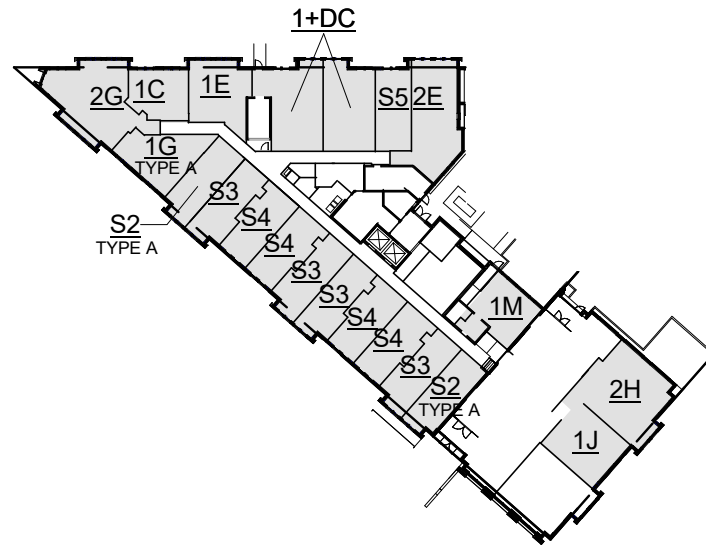
③ 3rd Floor
1" = 100'-0"



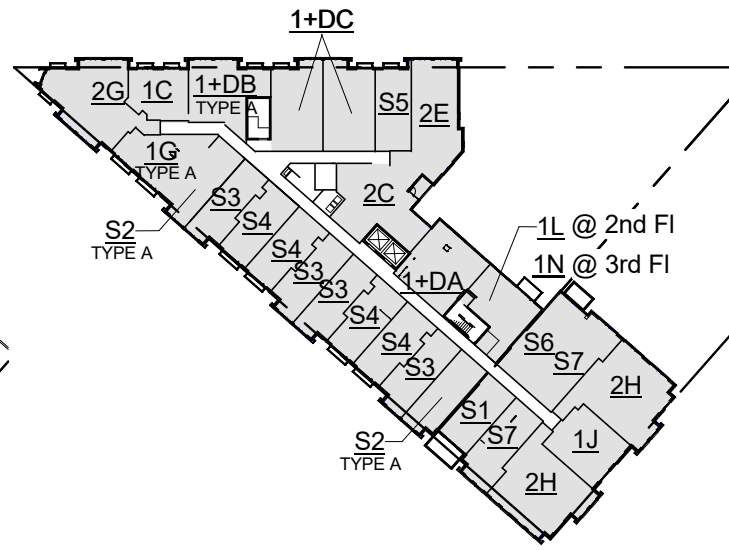
④ 4th Floor
1" = 100'-0"



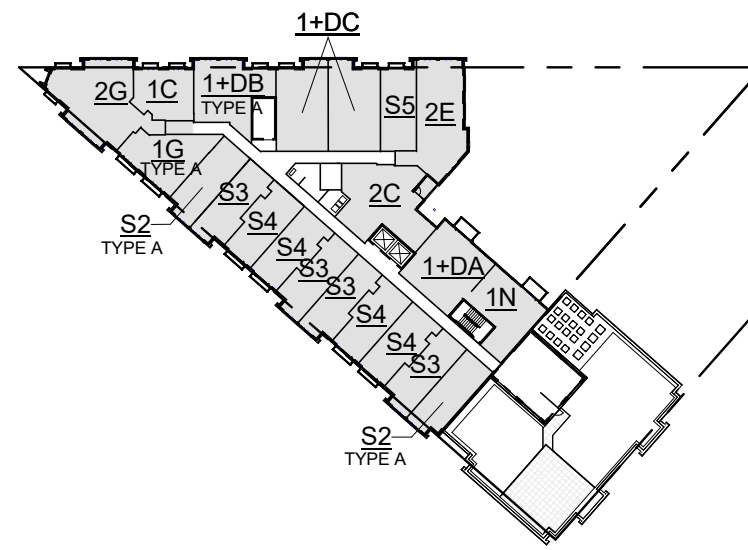
⑤ 5th Fl
1" = 100'-0"



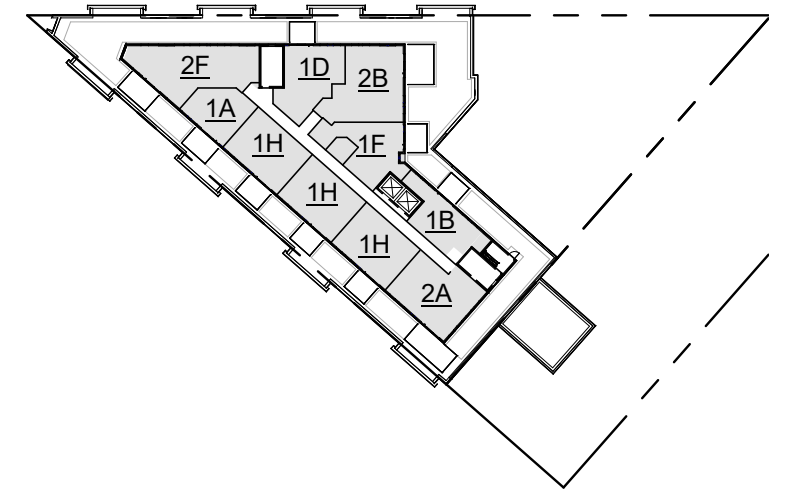
1 1ST FLOOR
1" = 80'-0"



2 2ND & 3RD FLOOR
1" = 80'-0"



3 4TH FLOOR
1" = 80'-0"

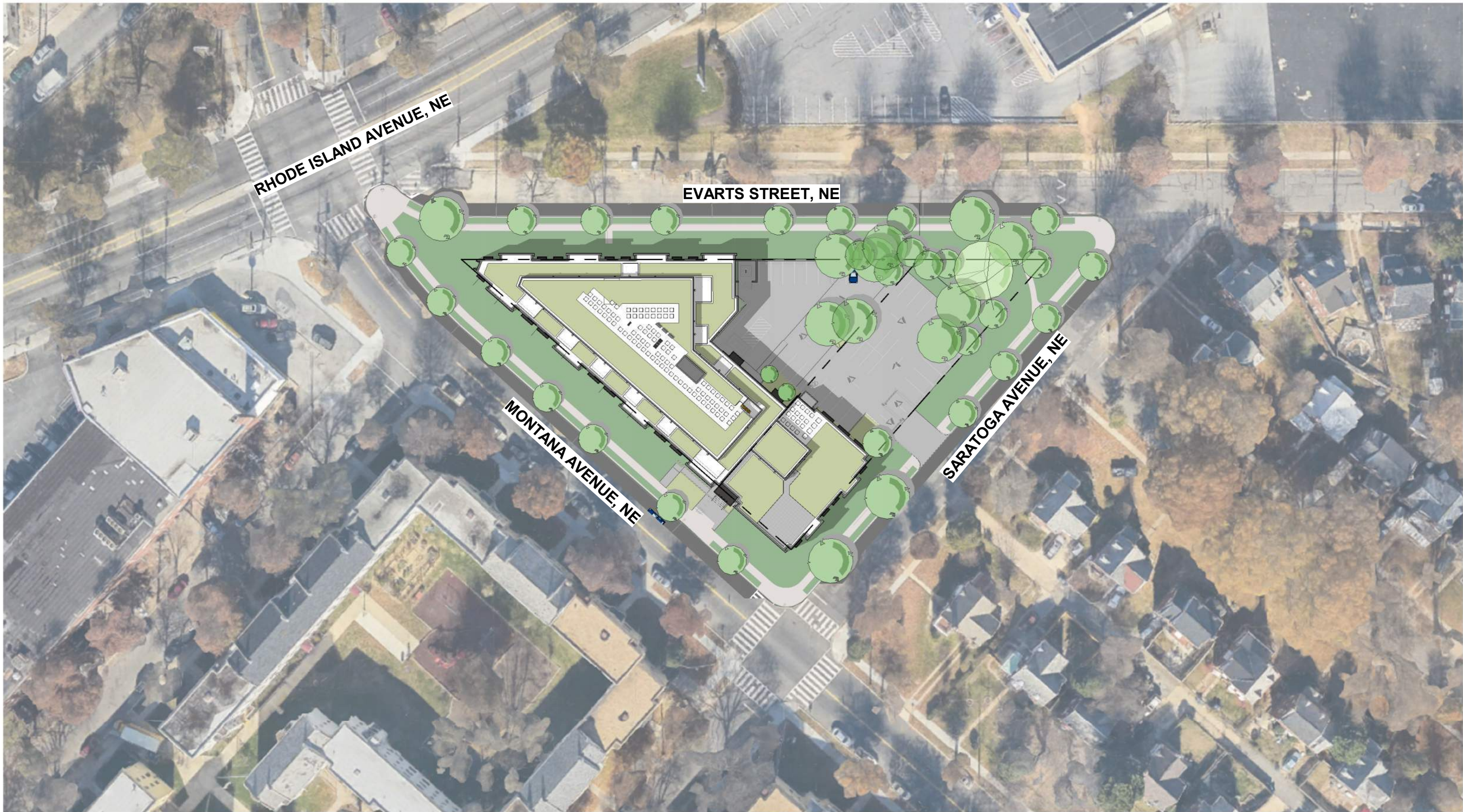


4 ROOF
1" = 80'-0"

Unit Tabulation

Floor	Height ft.	Total Bldg FAR s.f.	Amenity g.s.f.	Service g.s.f.	Total Bldg Gross s.f.	Eff.	Res. Net s.f.	Unit Type and Size (avg nsf) - Note: Bays now included in Net Areas																													
								JUNIOR 1 BD / STUDIO							1 BD							1 BD + DEN							2 BD								
								S1	S2	S3	S4	S5	S6	S7	1A	1B	1C	1D	1E	1F	1G	1H	1J	1L	1M	1N	1+DA	1+DB	1+DC	2A	2B	2C	2E	2F	2G	2H	Total
								500	545	539	539	522	642	629	484	617	517	664	696	677	664	687	680	678	634	703	832	790	792	801	946	1031	1006	1037	1108	1140	Total
								TYPE A							TYPE A							TYPE A							TYPE A								
Penthouse		8,690			8,781	83%	7,287								1	1		1		1	3															10	
4	11.33	15,934	423		16,613	85%	14,157		2	4	4	1					1									1	1	1	2								21
3	10.67	21,248			22,184	88%	19,516	1	2	4	4	1	1	2			1					1				1	1	1	2								28
2	10.67	21,248			22,184	88%	19,492	1	2	4	4	1	1	2			1					1		1		1	1	1	2								28
1	10.67	21,354	4,306	1,473	22,184	63%	13,952		2	4	4	1					1						1			1	1	2								21	
Totals (see note 7)	43.34	88,474	4,729	1,473	91,946	81%	74,403	2	8	16	16	4	2	4	1	1	4	1	1	1	4	3	3	1	1	2	3	3	8	1	1	3	4	1	4	5	108
Total / Type																																					19
Avg Size / Type (nsf)																																					108
% of Total																																					689
H/C Type A Units Req'd (15%)																																					16.2
H/C Type A Units Provided																																					18

1. Calculations are preliminary, approximate and subject to change.
 2. Residential net floor area for dwelling units taken from centerline of demising partitions to corridor face of corridor partition to exterior face of stud at exterior wall.
 3. Residential NET areas for each unit type are averages per type

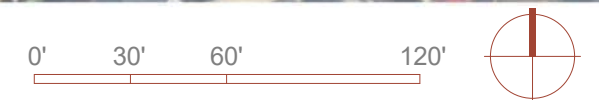


1400 Montana Ave

MCF 1400 Montana, LLC

A05A

SITE PLAN



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10 MAY 2019

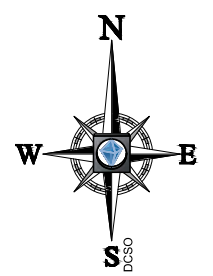
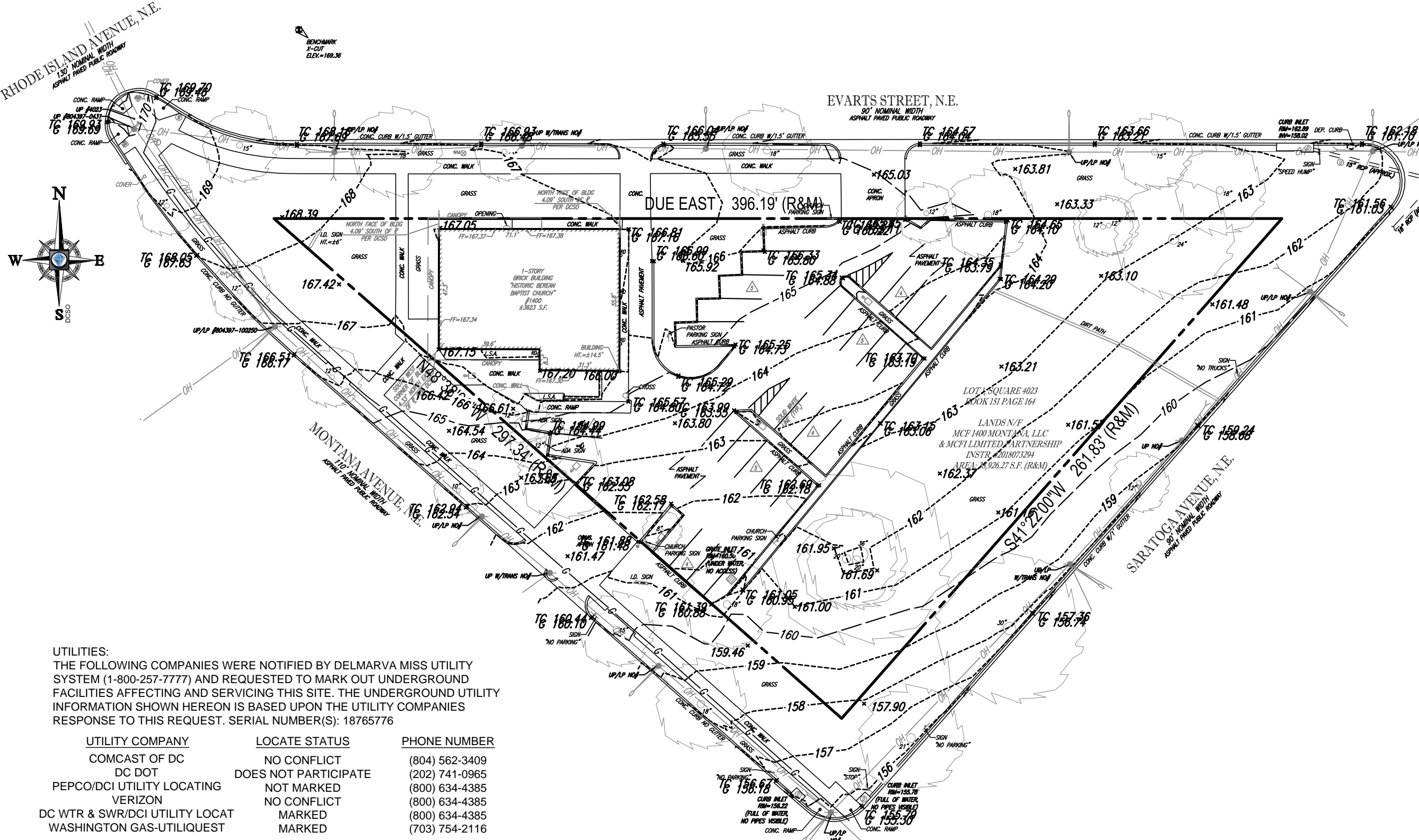
NOTES:

- PROPERTY IS LOT 1 SQUARE 4023 RECORDED IN BOOK 151 PAGE 164 AMONG THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA AND BEING THE LANDS OF MCF 1400 MONTANA, LLC AND MCFI LIMITED PARTNERSHIP AS RECORDED IN INSTRUMENT NO. 2018073294, RECORDED AMONG THE OFFICE OF THE RECORDED OF DEEDS FOR THE DISTRICT OF COLUMBIA.
- AREA = 38,926.27 SQUARE FEET
- LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. SOURCE INFORMATION FROM PLANS AND MARKINGS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
- THIS SURVEY WAS PERFORMED IN THE FIELD ON NOVEMBER 7, 2018 UTILIZING THE REFERENCE DOCUMENTS AS LISTED HEREON AND DEPICTS BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS.
- THIS PROPERTY MAY BE SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

- ELEVATIONS ARE BASED ON DCDPW DATUM DETERMINED BY DIFFERENTIAL LEVELING AND TIED IN TO THE DC BENCHMARK MAP NO. 7-32 WITH A PUBLISHED ELEVATION OF 122.81 FEET.
- THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP, DISTRICT OF COLUMBIA, WASHINGTON, D.C., PANEL 36 OF 100", MAP NUMBER 1100010036C, WITH A MAP REVISED DATE OF SEPTEMBER 27, 2010.
- PARKING: 27 STANDARD 2 ADA 29 TOTAL SPACES
- BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM OFFICIAL CITY RECORDS, AND VERIFIED IN THE FIELD INsofar AS POSSIBLE. PROPERTY LINE DIMENSIONS FROM OFFICIAL RECORDS MAY NOT NECESSARILY AGREE WITH THE ACTUAL MEASURED DIMENSIONS. ALL PROPERTY LINES IN THE DISTRICT OF COLUMBIA ARE SUBJECT TO REVIEW AND APPROVAL BY THE OFFICE OF THE SURVEYOR, DISTRICT OF COLUMBIA. A "SURVEY TO MARK" PREPARED BY THE DISTRICT OF COLUMBIA REGISTERED LAND SURVEYOR AND VERIFIED BY THE OFFICE OF THE SURVEYOR IS REQUIRED TO ESTABLISH A FINAL BOUNDARY DETERMINATION AND CONFIGURATION FOR THIS PROPERTY. THIS SURVEY DOES NOT REFLECT A "SURVEY TO MARK". THE PROPERTY LINE REFLECTED ON THIS SURVEY IS NOT TO BE USED FOR ANY CONSTRUCTION STAKEOUT PURPOSES. A "SURVEY TO MARK" MUST BE APPROVED BY THE OFFICE OF THE SURVEYOR PRIOR TO BEGINNING ANY BUILDING DEMOLITION OR CONSTRUCTION OPERATIONS.



LOCATION MAP
 COPYRIGHT 2013
 DELORME STREET ATLAS USA 2013
 SCALE: 1"=2000'

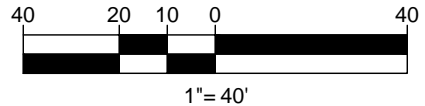


LEGEND

— 123 —	EXISTING CONTOUR
x 123.45	EXISTING SPOT ELEVATION
x TC 123.45	EXIST. TOP OF CURB ELEVATION
x G 122.85	EXIST. GUTTER ELEVATION
⊠	GAS VALVE
— OH —	OVERHEAD WIRES
—	APPROX. LOC. UNDERGROUND GAS LINE PER UTILITY MARK
●	UTILITY POLE
⊠	TRAFFIC SIGNAL
⊙	UNKNOWN MANHOLE
⊙	ELECTRIC MANHOLE
⊙	WATER MANHOLE
⊙	STORM DRAIN MANHOLE
⊙	WATER METER
—	SIGN
●	BOLLARD
L.S.A.	LANDSCAPED AREA
☀	AREA LIGHT
⊠	ROOF DRAIN
⊠	DENOTES PARKING SPACE COUNT
⊠	BENCHMARK
—	UTILITY POLE/LIGHT POLE
—	GUY WIRE
⊙	TREE (SIZE AS NOTED)
(R&M)	RECORD AND MEASURED

UTILITIES:
 THE FOLLOWING COMPANIES WERE NOTIFIED BY DELMARVA MISS UTILITY SYSTEM (1-800-257-7777) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 18765776

UTILITY COMPANY	LOCATE STATUS	PHONE NUMBER
COMCAST OF DC	NO CONFLICT	(804) 562-3409
DC DOT	DOES NOT PARTICIPATE	(202) 741-0965
PEPCO/DCI UTILITY LOCATING	NOT MARKED	(800) 634-4385
VERIZON	NO CONFLICT	(800) 634-4385
DC WTR & SWR/DCI UTILITY LOCAT	MARKED	(800) 634-4385
WASHINGTON GAS-UTILIQUEST	MARKED	(703) 754-2116



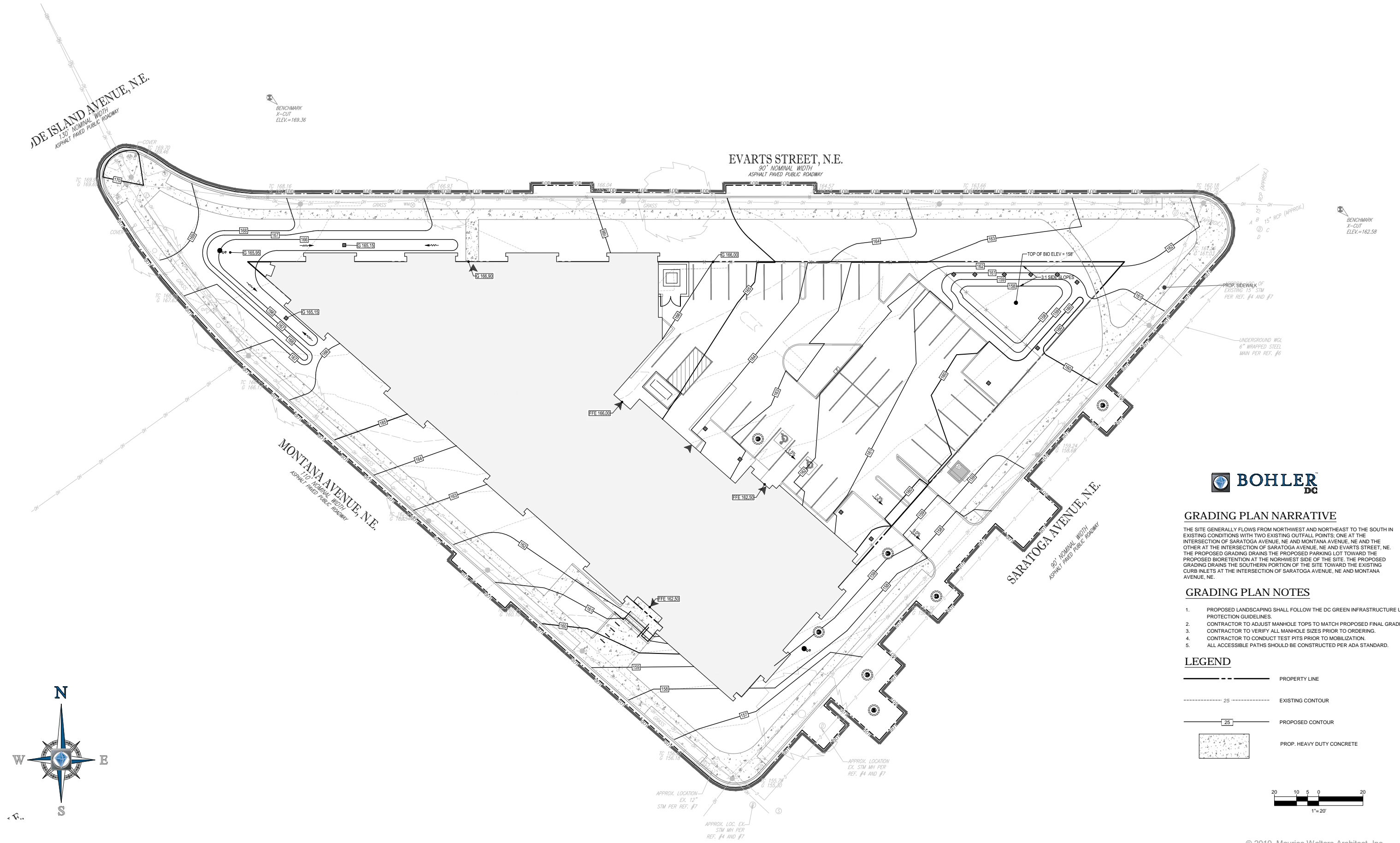
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A05B

SITE SURVEY

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GRADING PLAN NARRATIVE

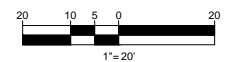
THE SITE GENERALLY FLOWS FROM NORTHWEST AND NORTHEAST TO THE SOUTH IN EXISTING CONDITIONS WITH TWO EXISTING OUTFALL POINTS: ONE AT THE INTERSECTION OF SARATOGA AVENUE, NE AND MONTANA AVENUE, NE AND THE OTHER AT THE INTERSECTION OF SARATOGA AVENUE, NE AND EVARTS STREET, NE. THE PROPOSED GRADING DRAINS THE PROPOSED PARKING LOT TOWARD THE PROPOSED BIORETENTION AT THE NORTHWEST SIDE OF THE SITE. THE PROPOSED GRADING DRAINS THE SOUTHERN PORTION OF THE SITE TOWARD THE EXISTING CURB INLETS AT THE INTERSECTION OF SARATOGA AVENUE, NE AND MONTANA AVENUE, NE.

GRADING PLAN NOTES

1. PROPOSED LANDSCAPING SHALL FOLLOW THE DC GREEN INFRASTRUCTURE UTILITY PROTECTION GUIDELINES.
2. CONTRACTOR TO ADJUST MANHOLE TOPS TO MATCH PROPOSED FINAL GRADE.
3. CONTRACTOR TO VERIFY ALL MANHOLE SIZES PRIOR TO ORDERING.
4. CONTRACTOR TO CONDUCT TEST PITS PRIOR TO MOBILIZATION.
5. ALL ACCESSIBLE PATHS SHOULD BE CONSTRUCTED PER ADA STANDARD.

LEGEND

- — — — — PROPERTY LINE
- - - - - 25' - - - - - EXISTING CONTOUR
- — — — — 25' - - - - - PROPOSED CONTOUR
- [Pattern Box] PROP. HEAVY DUTY CONCRETE



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GRADING PLAN

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RENDERING VIEW FROM INTERSECTION OF MONTANA AVE & SARATOGA AVE NE

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RENDERING - SOUTH

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NOTES:

1. The number, size, and locations of amenity spaces, stairs, and elevators are preliminary and shown for illustrative purposes only. Final layouts may vary.
2. Unit mix and sizes are subject to change.
3. Proposed location of parking access driveways subject to review and approval by the District Department of Transportation.
4. Utility poles and lines not shown for graphic purposes.

PARKING: 34
17 FULL SIZE
- INCL. (1) CAR SHARING SPACE
17 COMPACT



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GROUND FLOOR

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