

TAB A-2



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.



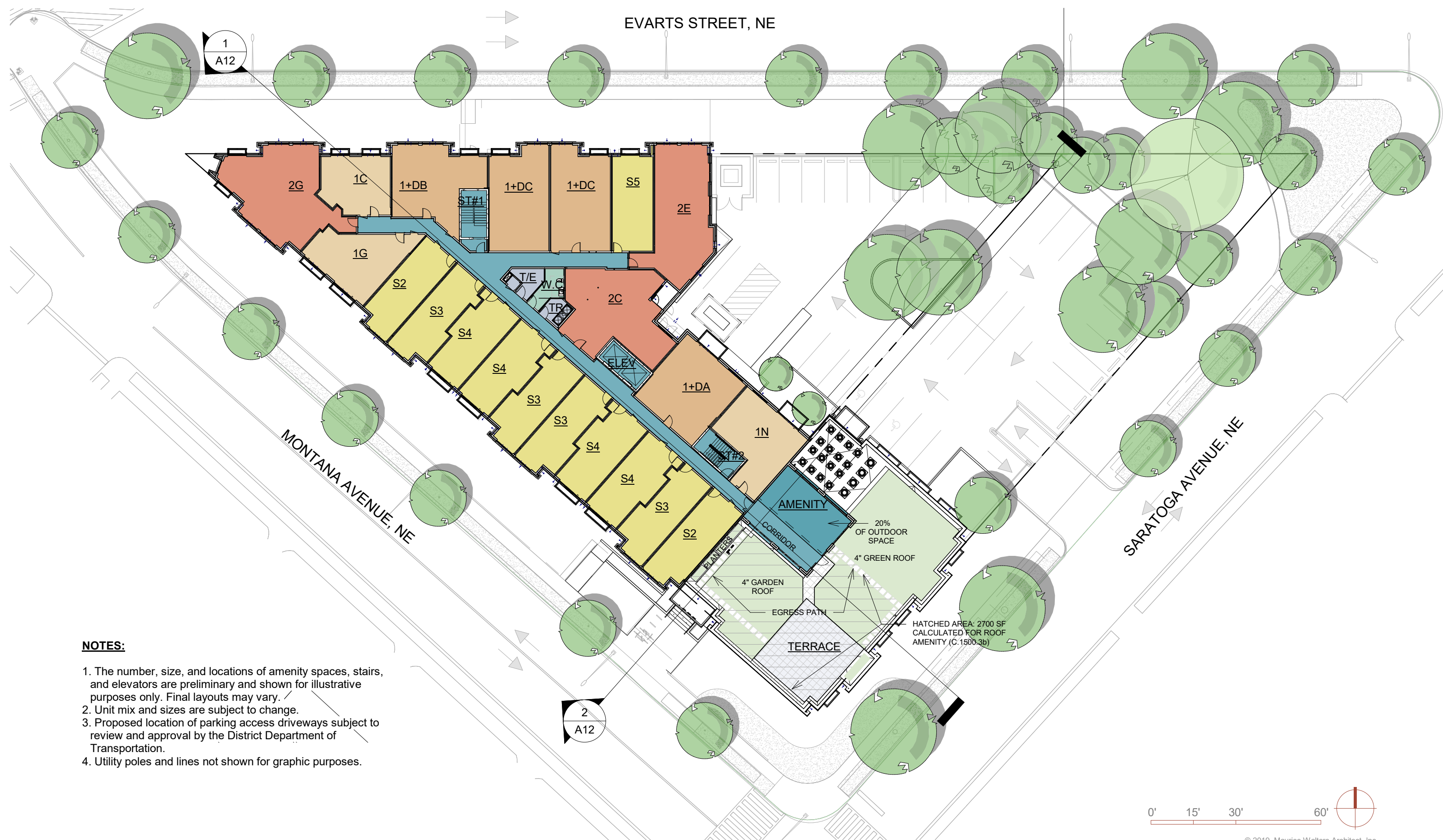
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TYPICAL RESIDENTIAL FLOOR PLAN

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FOURTH FLOOR PLAN



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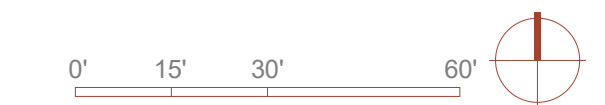
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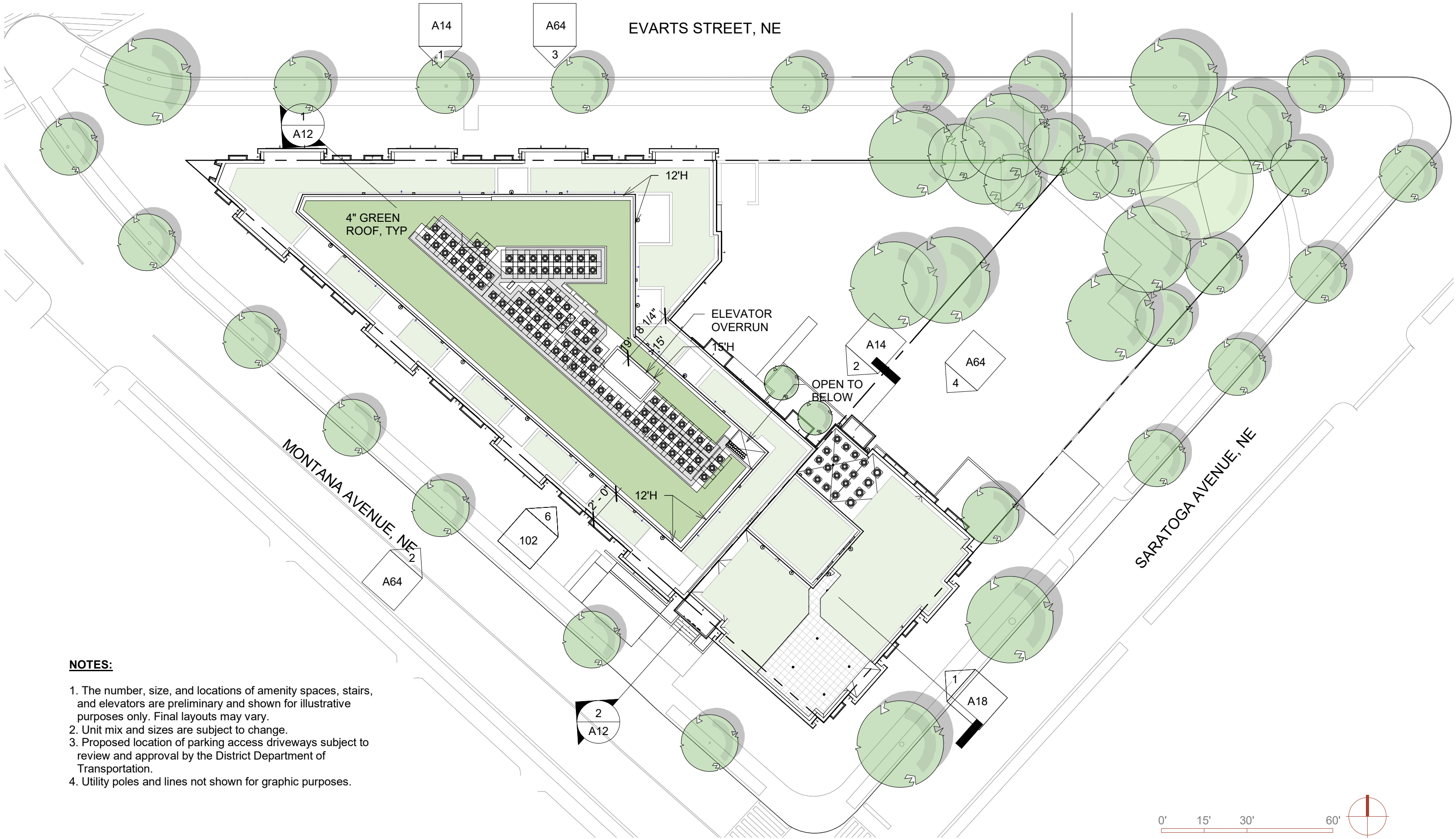
ROOF PLAN



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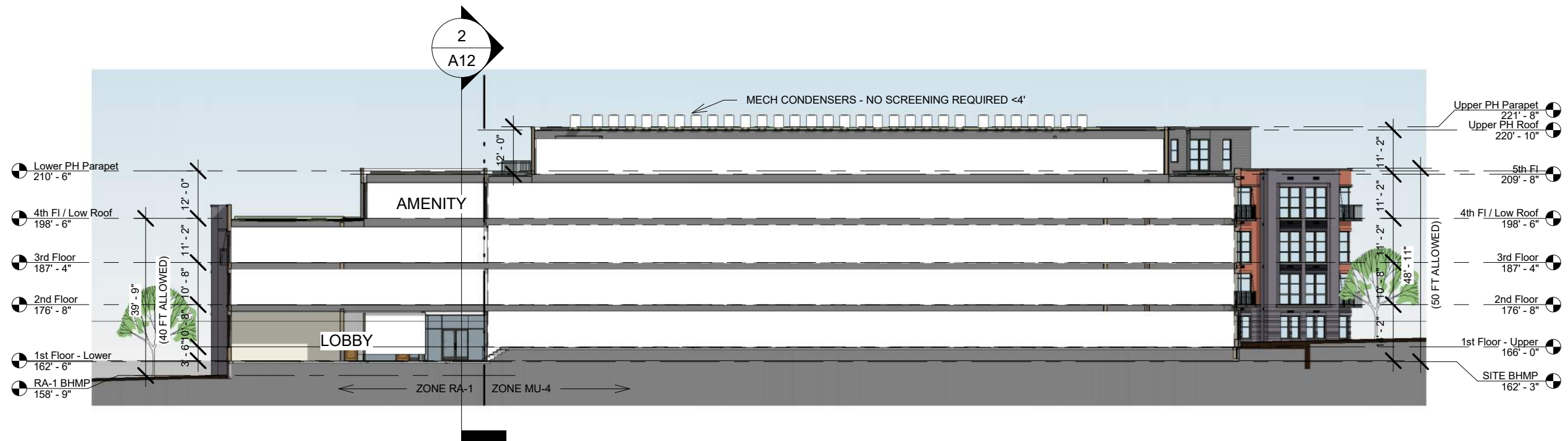
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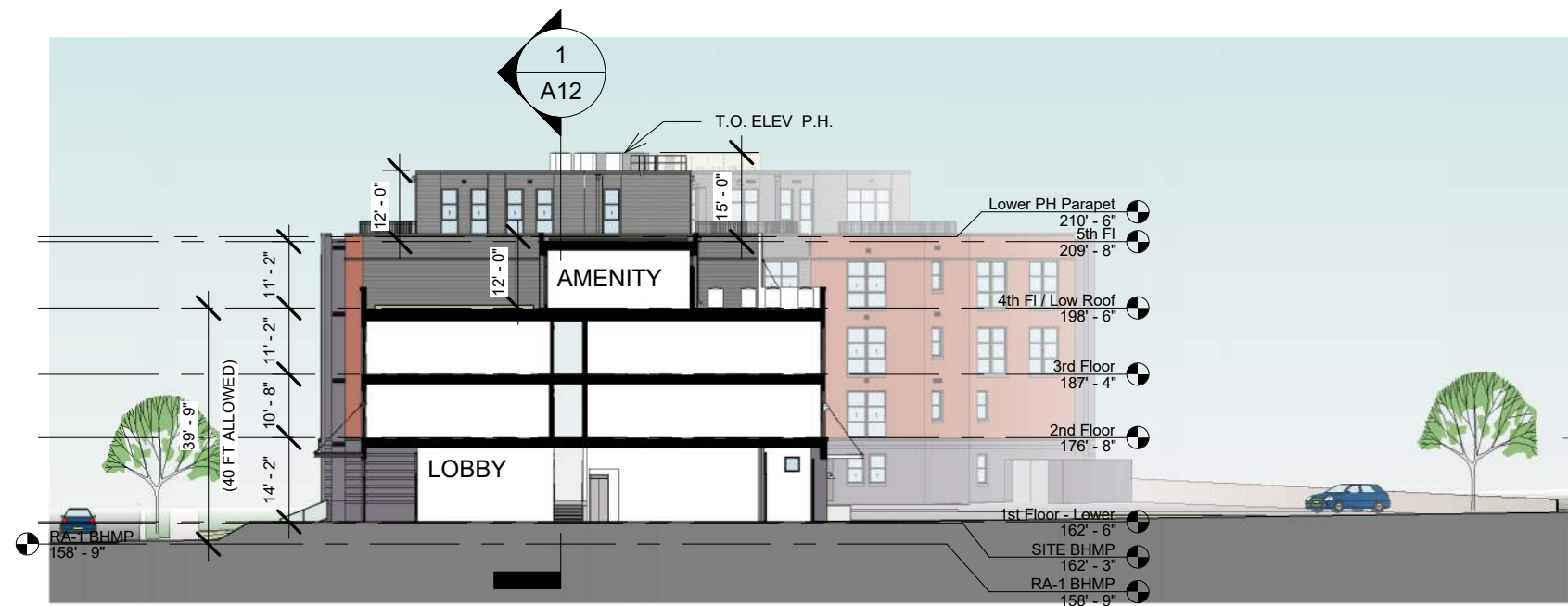
PENTHOUSE ROOF PLAN

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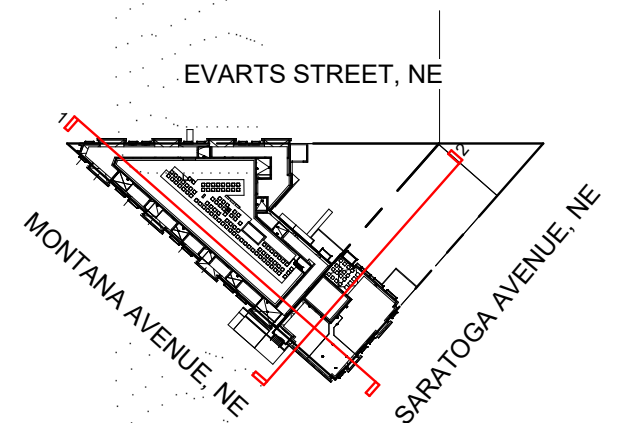
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1 SECTION - N-S CORRIDOR
1" = 30'-0"



2 SECTION - E-W THROUGH LOBBY
1" = 30'-0"





SOUTHEAST ELEVATION (SARATOGA ST NE)

① 1" = 30'-0"



SOUTHWEST ELEVATION (MONTANA AVE NE)

② 1" = 30'-0"

Note: The Applicant seeks the flexibility to make minor refinements to window, door, balcony, bay and other architectural elements to coordinate with final design of service space and residential amenity and dwelling unit space, that do not significantly alter the exterior design.

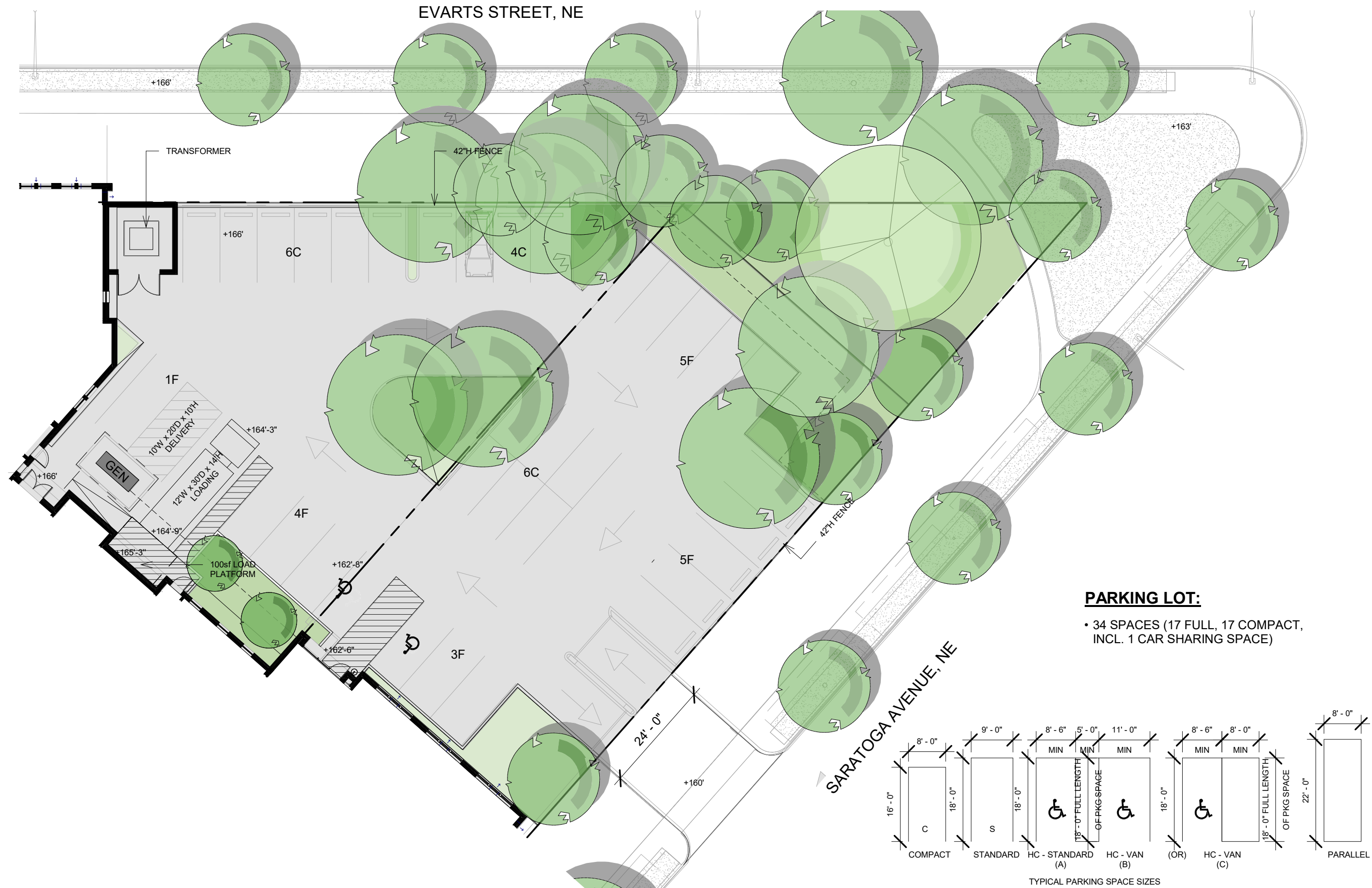


1 NORTH ELEVATION (EVARTS ST. NE)
1" = 30'-0"

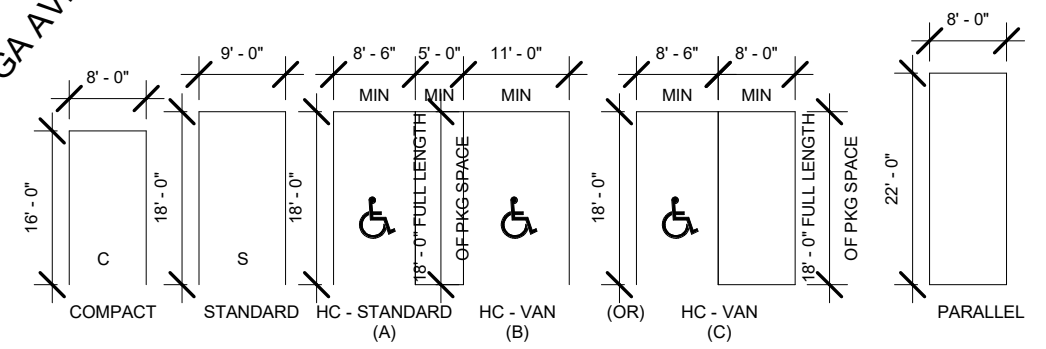


2 EAST ELEVATION (EVARTS ST. NE)
1" = 30'-0"

Note: The Applicant seeks the flexibility to make minor refinements to window, door, balcony, bay and other architectural elements to coordinate with final design of service space and residential amenity and dwelling unit space, that do not significantly alter the exterior design.



PARKING LOT:
 • 34 SPACES (17 FULL, 17 COMPACT, INCL. 1 CAR SHARING SPACE)



TYPICAL PARKING SPACE SIZES (WASHINGTON D.C.)

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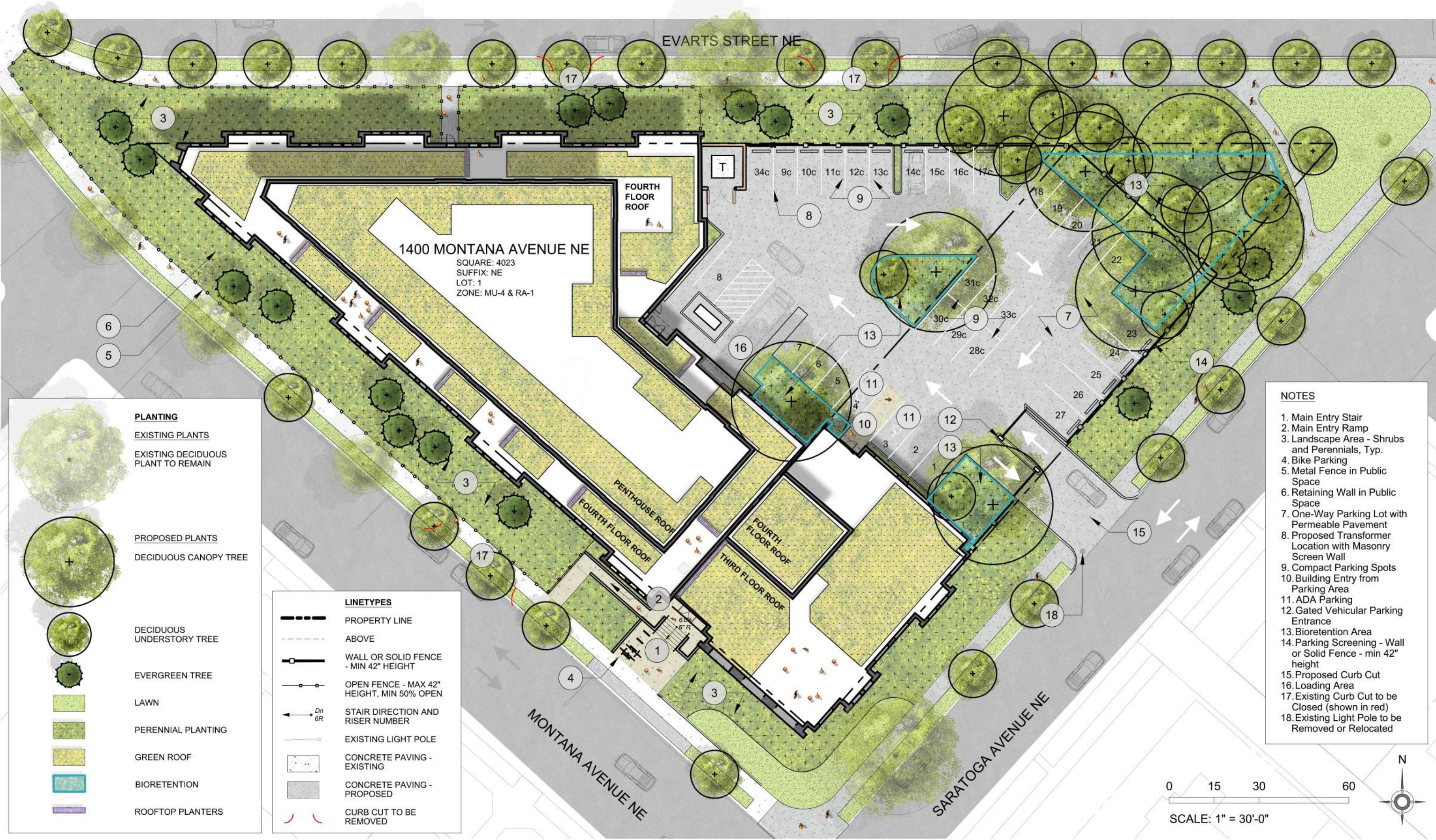
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PARKING LOT LAYOUT

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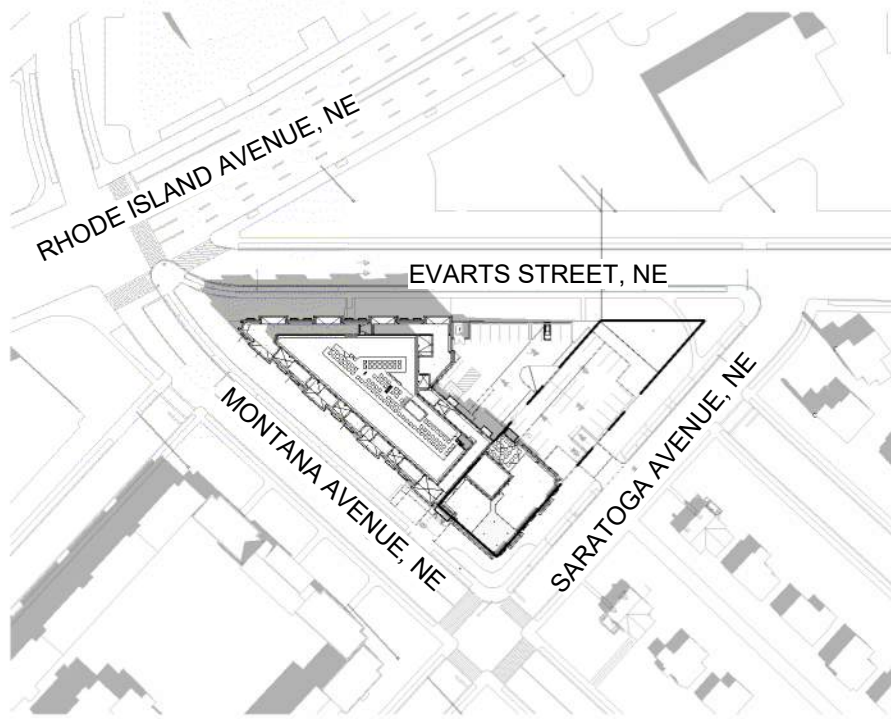
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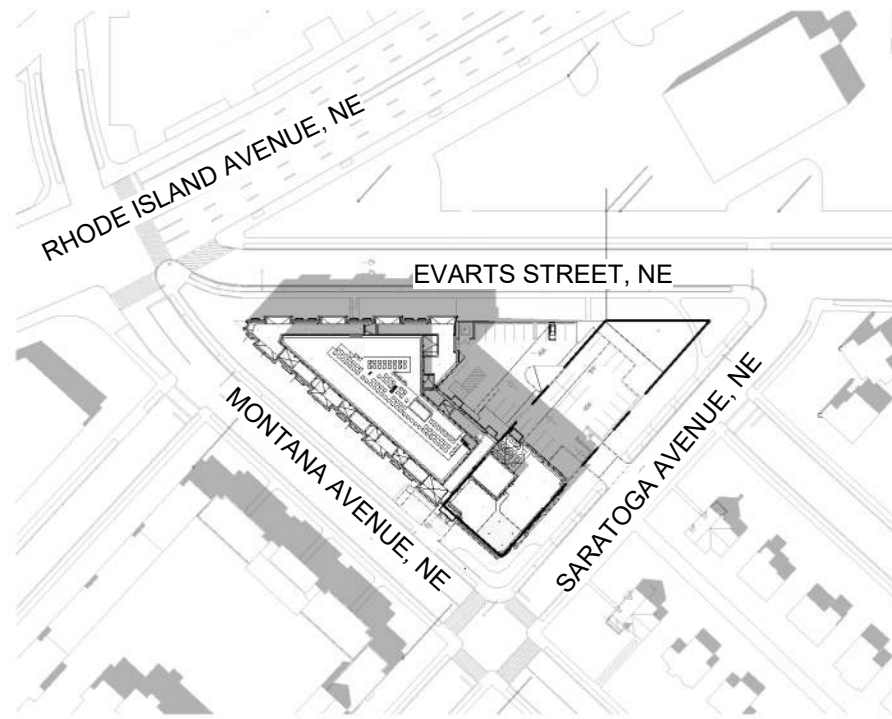
- NOTES**
1. Main Entry Stair
 2. Main Entry Ramp
 3. Landscape Area - Shrubs and Perennials, Typ.
 4. Bike Parking
 5. Metal Fence in Public Space
 6. Retaining Wall in Public Space
 7. One-Way Parking Lot with Permeable Pavement
 8. Proposed Transformer Location with Masonry Screen Wall
 9. Compact Parking Spots
 10. Building Entry from Parking Area
 11. ADA Parking
 12. Gated Vehicular Parking Entrance
 13. Bioretention Area
 14. Parking Screening - Wall or Solid Fence - min 42" height
 15. Proposed Curb Cut
 16. Loading Area
 17. Existing Curb Cut to be Closed (shown in red)
 18. Existing Light Pole to be Removed or Relocated

- PLANTING**
- EXISTING PLANTS
EXISTING DECIDUOUS PLANT TO REMAIN
- PROPOSED PLANTS
DECIDUOUS CANOPY TREE
- DECIDUOUS UNDERSTORY TREE
- EVERGREEN TREE
- LAWN
- PERENNIAL PLANTING
- GREEN ROOF
- BIORETENTION
- ROOFTOP PLANTERS

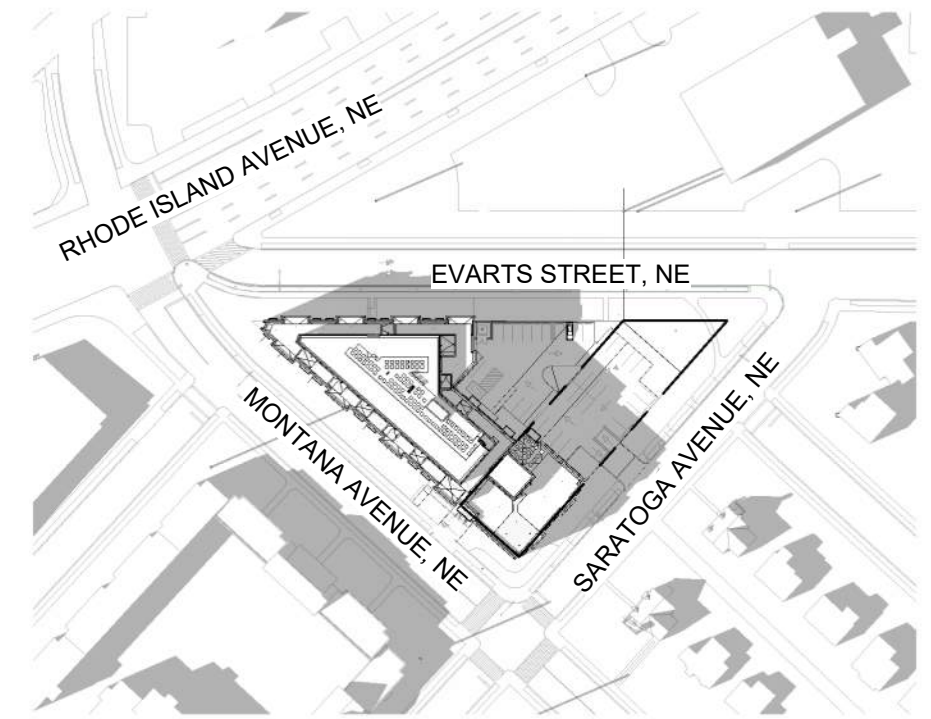
- LINETYPES**
- PROPERTY LINE
 - ABOVE
 - WALL OR SOLID FENCE - MIN 42" HEIGHT
 - OPEN FENCE - MAX 42" HEIGHT, MIN 50% OPEN
 - STAIR DIRECTION AND RISER NUMBER
 - EXISTING LIGHT POLE
 - CONCRETE PAVING - EXISTING
 - CONCRETE PAVING - PROPOSED
 - CURB CUT TO BE REMOVED



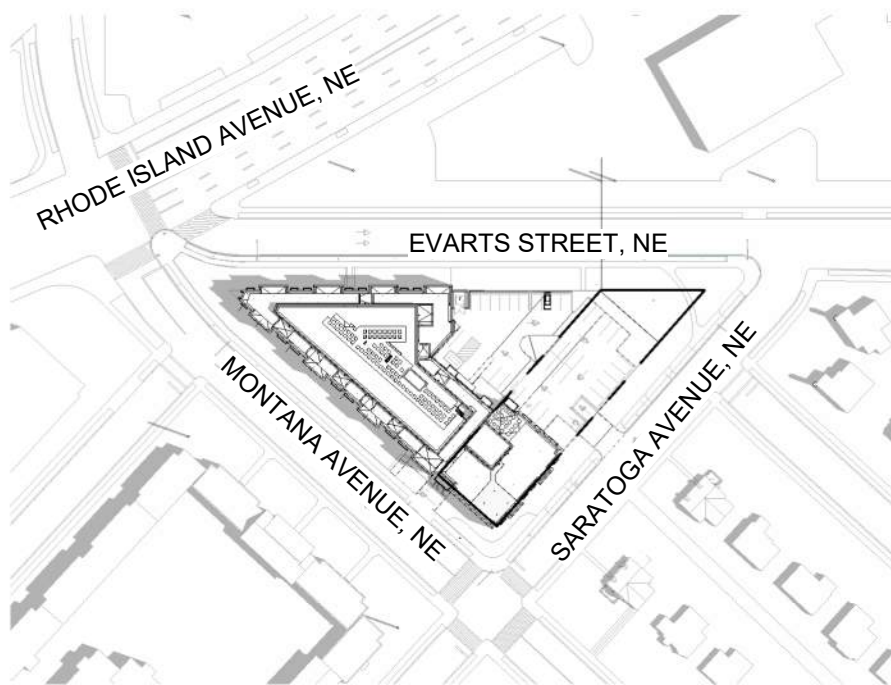
① SPRING AND FALL EQUINOX (3/21 & 9/21) 10 AM
1" = 160'-0"



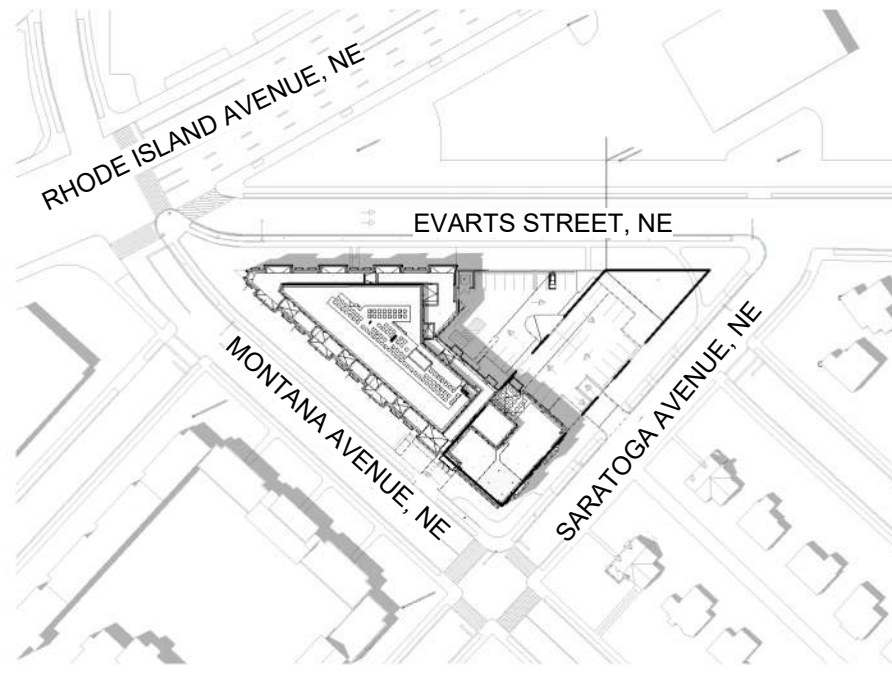
② SPRING AND FALL EQUINOX (3/21 & 9/21) 2 PM
1" = 160'-0"



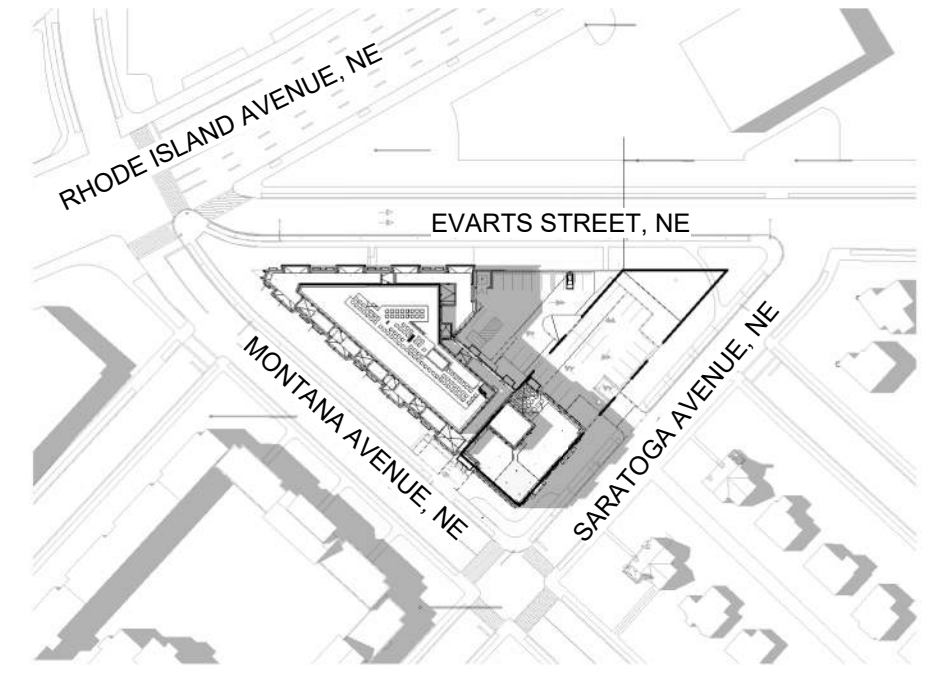
⑦ SPRING AND FALL EQUINOX (3/21 & 9/21) 4 PM
1" = 160'-0"



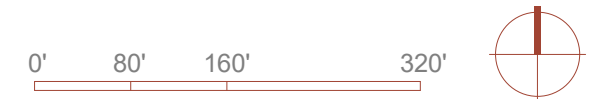
③ SUMMER SOLSTICE (6/21) 10 AM
1" = 160'-0"

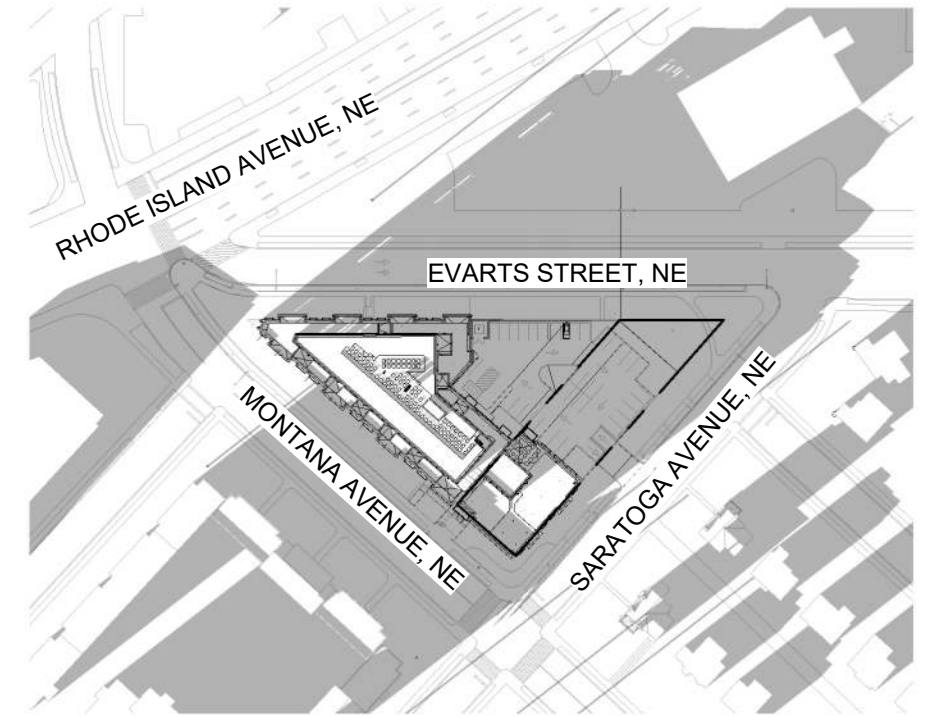
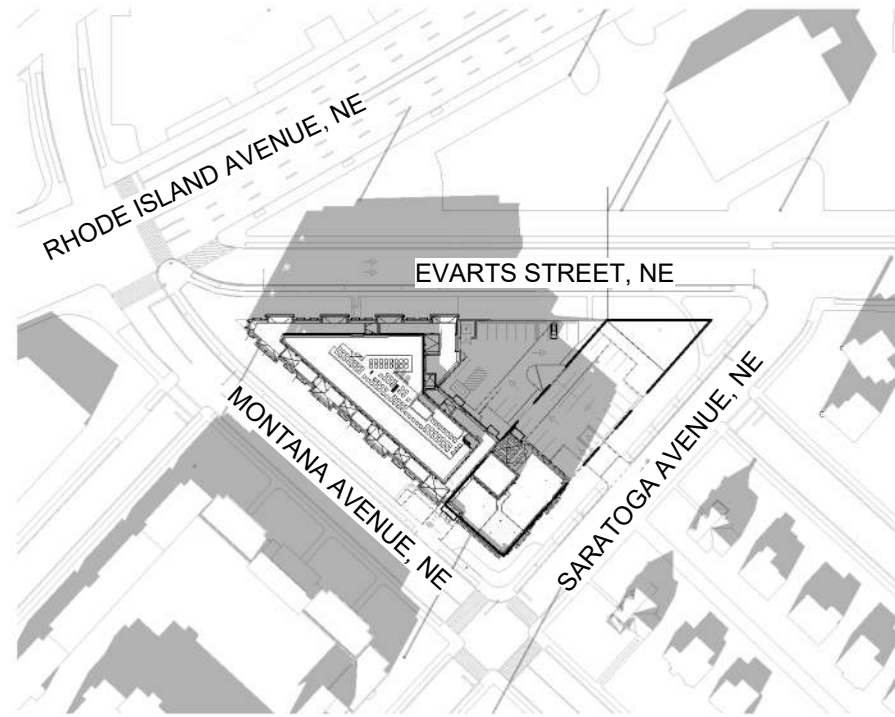
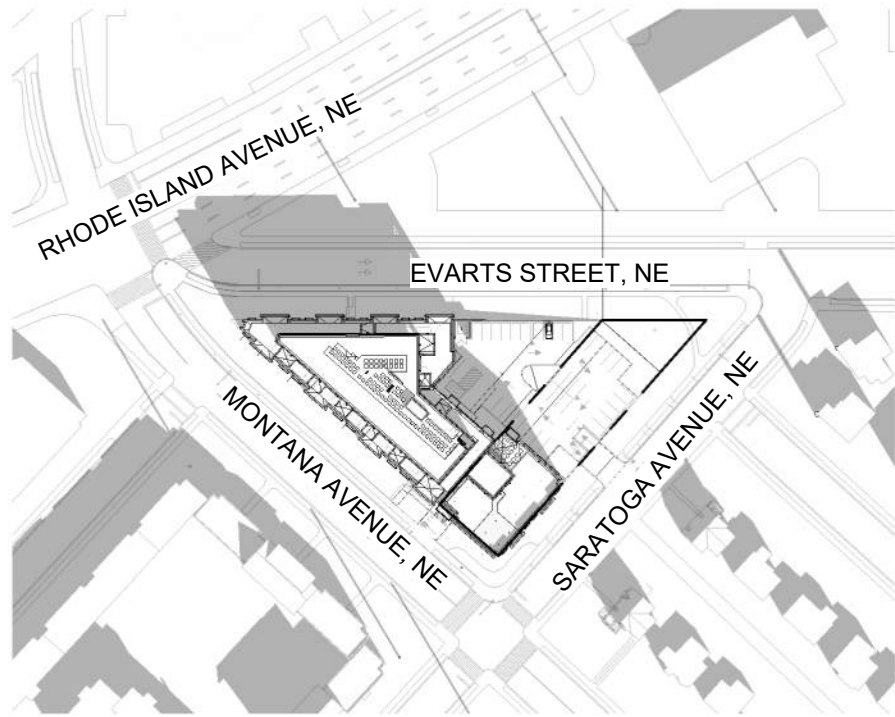


④ SUMMER SOLSTICE (6/21) 2 PM
1" = 160'-0"



⑧ SUMMER SOLSTICE (6/21) 4 PM
1" = 160'-0"

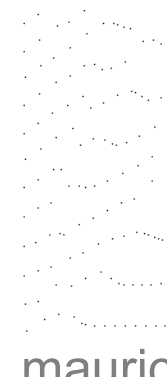
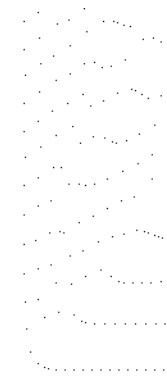
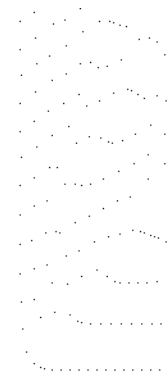




① WINTER SOLSTICE (12/21) 10 AM
1" = 160'-0"

② WINTER SOLSTICE (12/21) 2 PM
1" = 160'-0"

③ WINTER SOLSTICE (12/21) 4 PM
1" = 160'-0"



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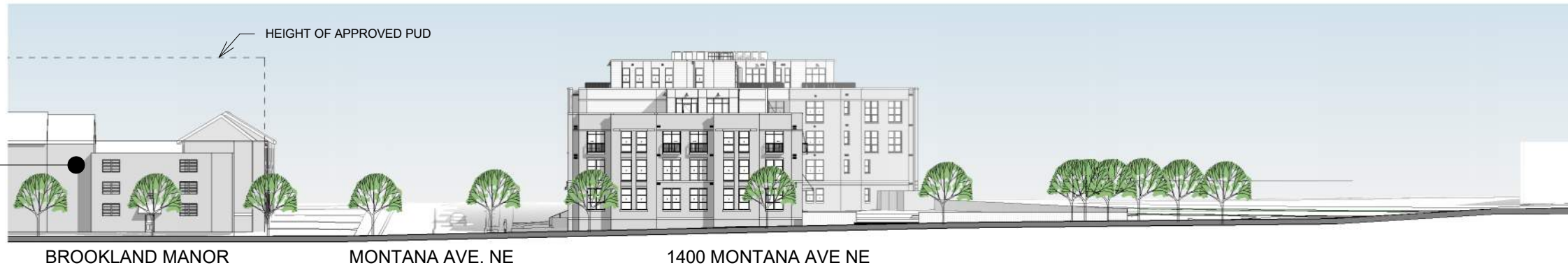
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SHADOW STUDIES

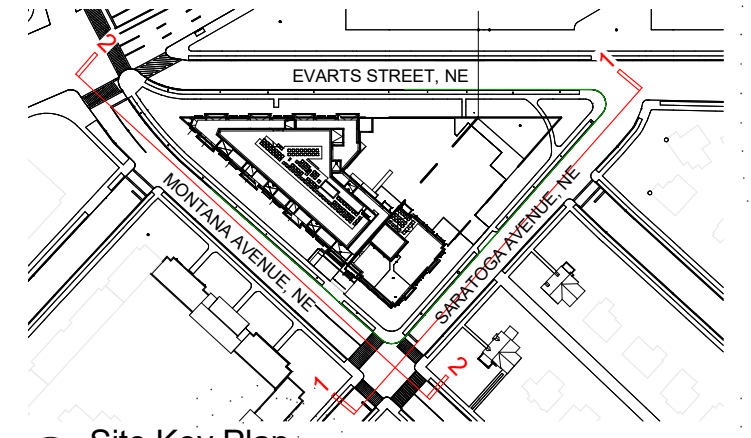
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① CONTEXT ELEV. @ SARATOGA ST NE
1" = 50'-0"



③ Site Key Plan
1" = 200'-0"



NORTH WEST CORNER OF MONTANA-SARATOGA



1495 SARATOGA AVE. NE



RHODE ISLAND AVE. NE 1400 MONTANA AVE. NE SARATOGA AVE. NE 1495 MONTANA AVE. NE 1434 MONTANA AVE. NE

② CONTEXT ELEV. @ MONTANA AVE NE
1" = 40'-0"



1400 Montana Ave

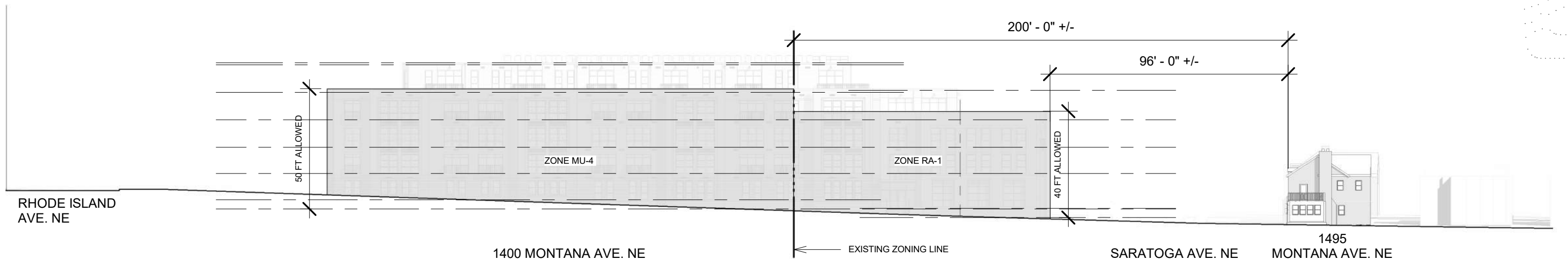
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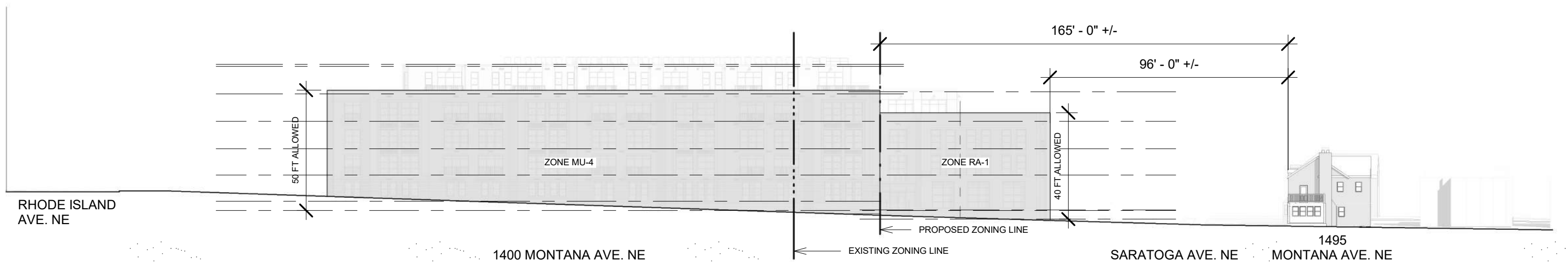
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CONTEXT ELEVATIONS

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CONTEXT ELEV. @ MONTANA AVE NE -
WITHOUT ZONING LINE EXTENSION
1" = 40'-0"



CONTEXT ELEV. @ MONTANA AVE NE -
WITH ZONING LINE EXTENSION
1" = 40'-0"



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ZONING HEIGHT - EXISTING & PROPOSED

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VIEW FROM MONTANA AVE. NE LOOKING NORTH EAST

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VIEW FROM SARATOGA AVE. LOOKING WEST

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VIEW FROM RHODE ISLAND AVE. LOOKING DOWN EVARTS ST.

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VIEW FROM RHODE ISLAND AVE. LOOKING DOWN MONTANA AVE.

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