



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

1400 Montana Ave
 MCF 1400 Montana, LLC

GROUND FLOOR

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 Board of Zoning Adjustment
 District of Columbia
 CASE NO. 19960
 EXHIBIT NO. 2/22



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GROUND FLOOR

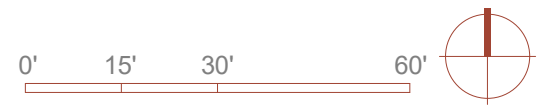
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01 MAY 2019



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TYPICAL RESIDENTIAL FLOOR PLAN

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EVARTS STREET, NE

MONTANA AVENUE, NE

SARATOGA AVENUE, NE

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FOURTH FLOOR PLAN

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A09

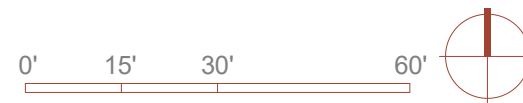
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NOTES:

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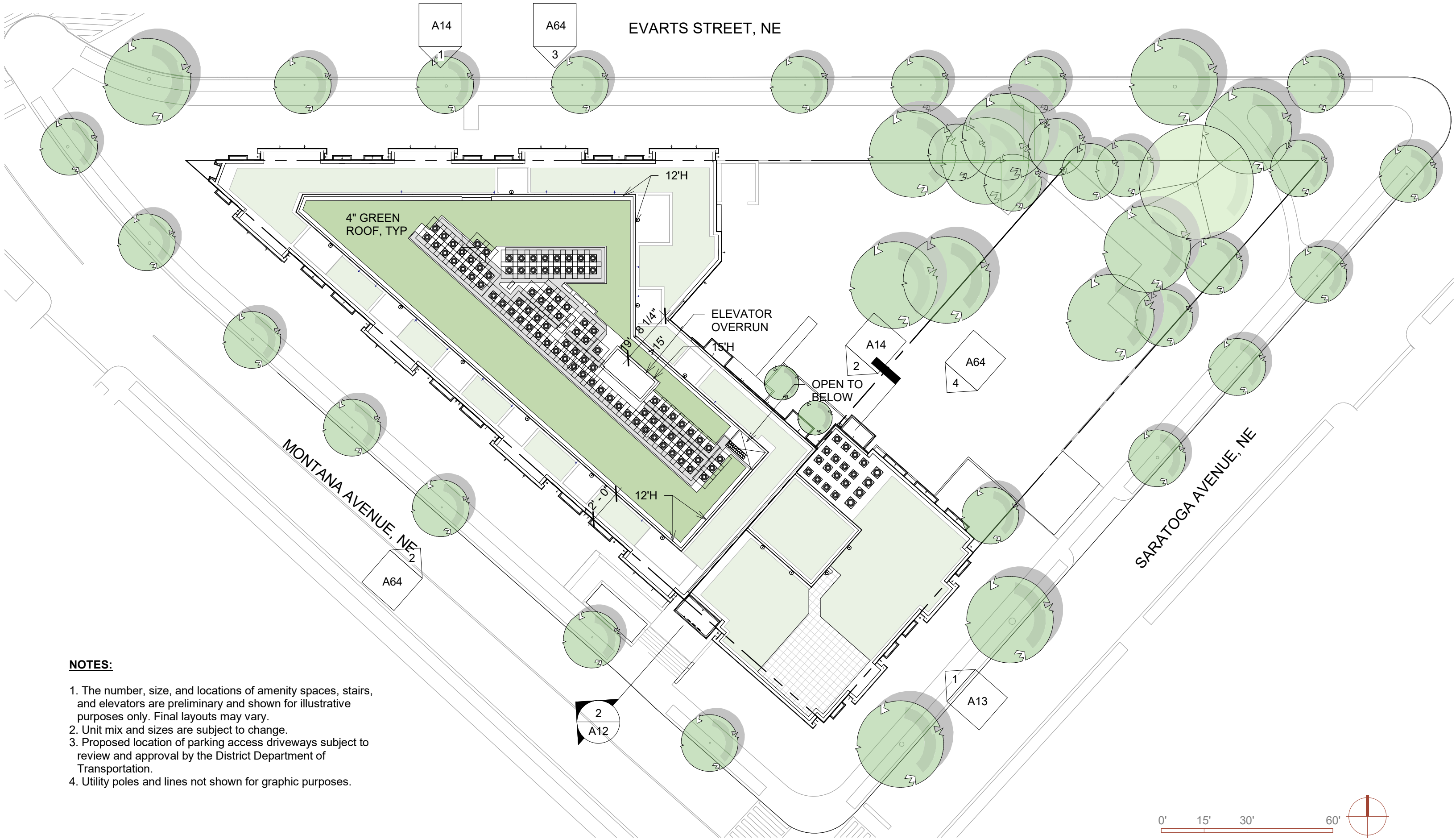
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ROOF PLAN

01 MAY 2019



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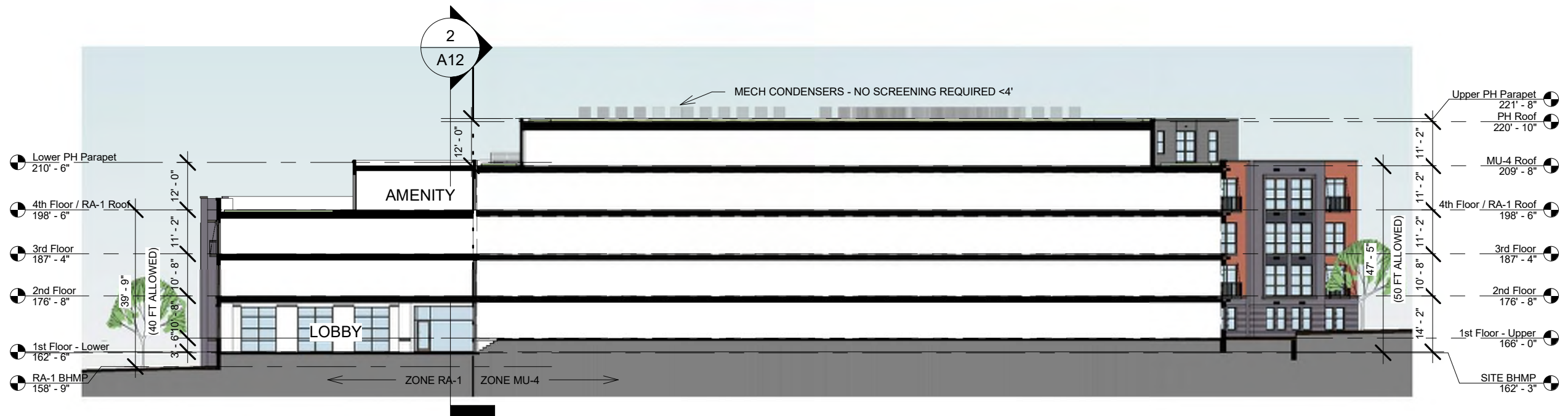
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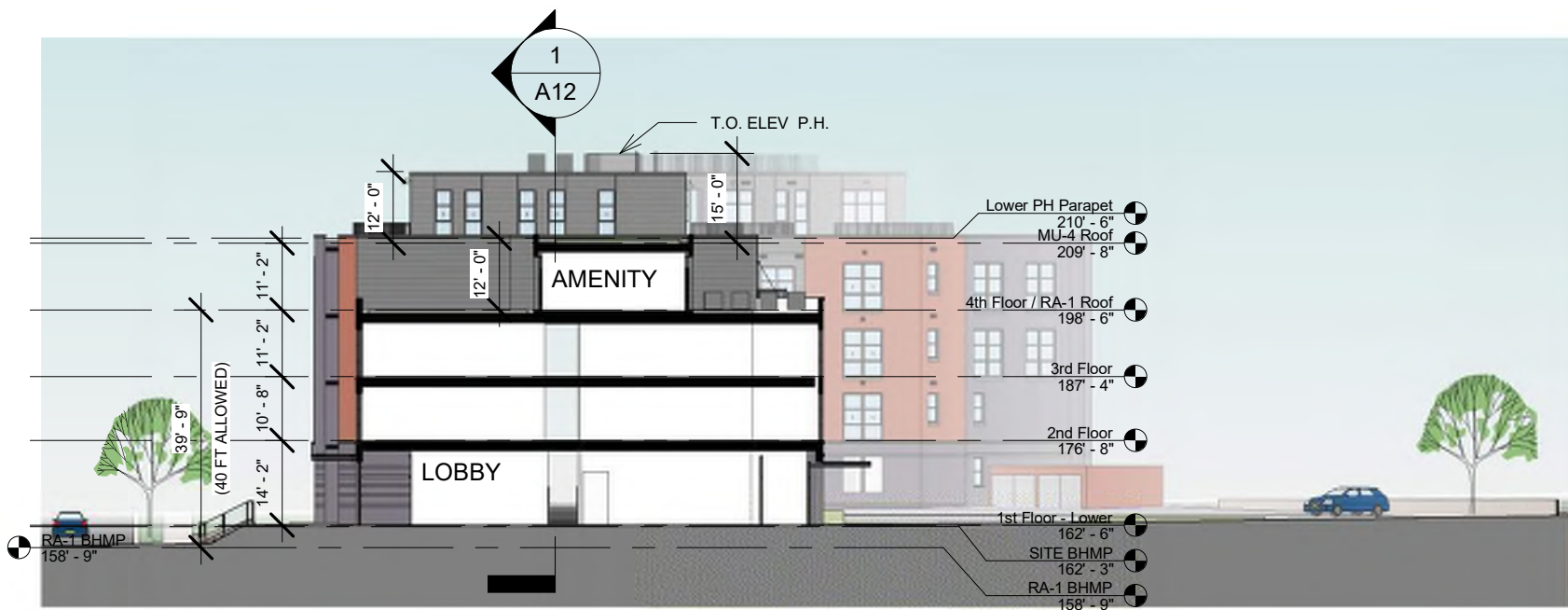
PENTHOUSE ROOF PLAN

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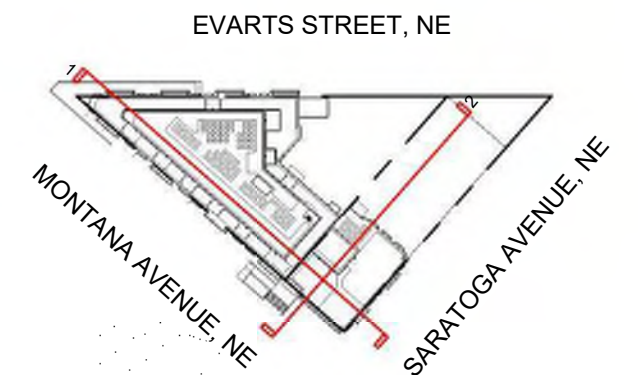
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1 SECTION - N-S CORRIDOR
1" = 30'-0"



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.

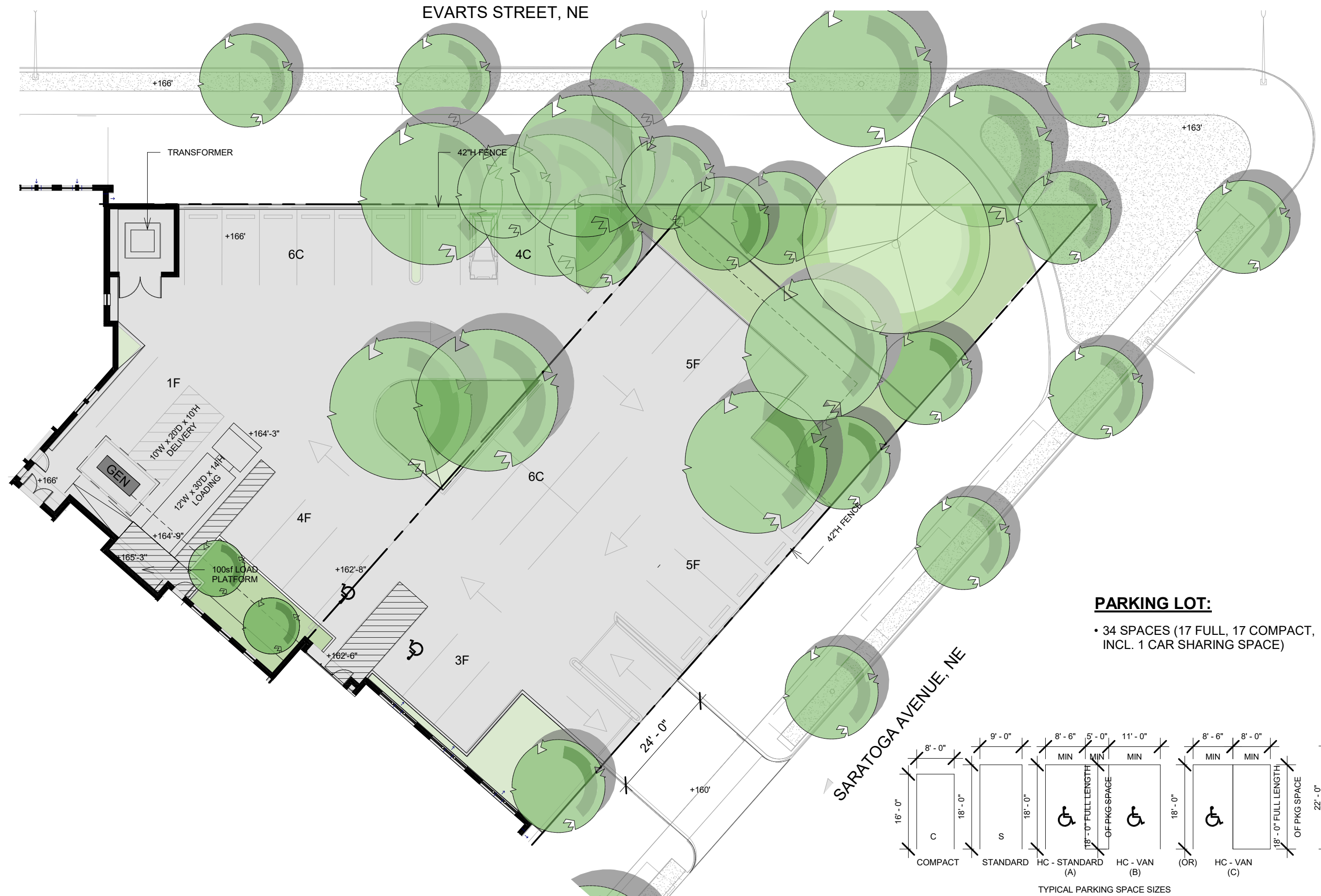


① NORTH ELEVATION (EVARTS ST. NE)
1" = 30'-0"



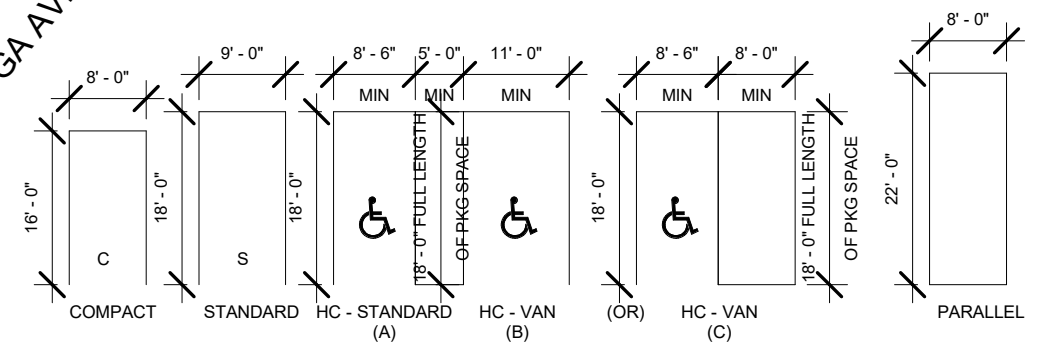
② EAST ELEVATION (EVARTS ST. NE)
1" = 30'-0"

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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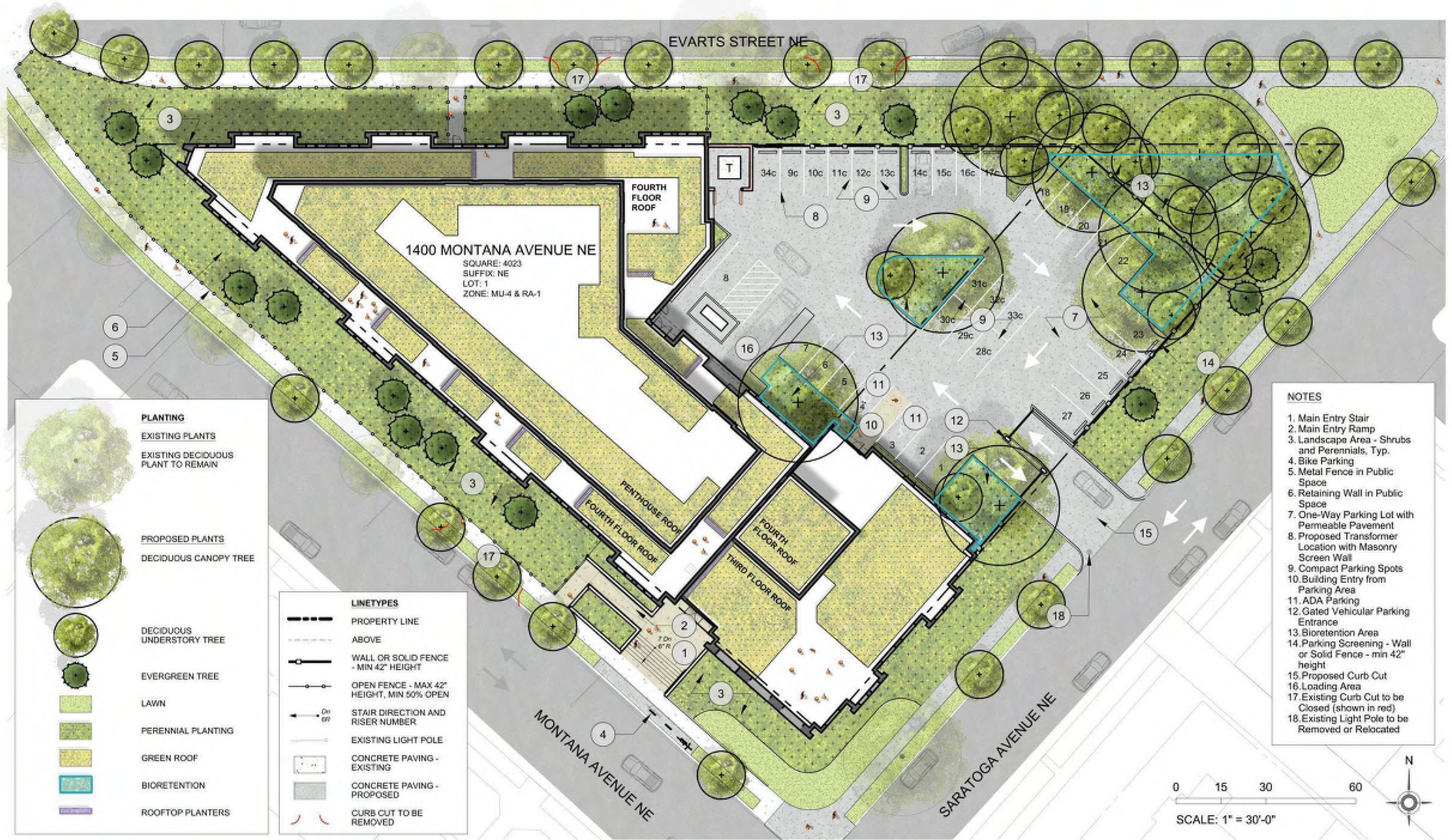
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PARKING LOT LAYOUT

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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

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



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LANDSCAPE PLAN

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