

611 KENNEDY ST NW - DESIGN PACKAGE

CONCEPT DESIGN

10 UNIT APARTMENT BUILDING



UNIT MATRIX			
UNIT #	TYPE	AREA	TERRACE
C01	2BD / 2BA	744 SF	NA
C02	1BD / 1BA	539 SF	NA
101	1BD / 1BA	583 SF	NA
102	1BD / 1BA	552 SF	NA
201	2BD / 2BA	745 SF	NA
202	2BD / 2BA	712 SF	NA
301	2BD / 2BA	745 SF	NA
302	2BD / 2BA	712 SF	NA
401	3BD / 2BA	1218 SF	167 SF
402	3BD / 2BA	1218 SF	167 SF

UNIT COUNT	
TYPE	COUNT
2BD / 2BA	5
1BD / 1BA	3
3BD / 2BA	2

Mixed-Use (MU) Zones - MU- 4

The Mixed-Use (MU) zones provide for mixed-use developments that permit a broad range of commercial, institutional, and multiple dwelling unit residential development at varying densities. The MU-4 zone is a mixed-use zone that is intended to be applied throughout the city consistent with the density designation of the Comprehensive Plan. A zone may be applied to more than 1 density designation.

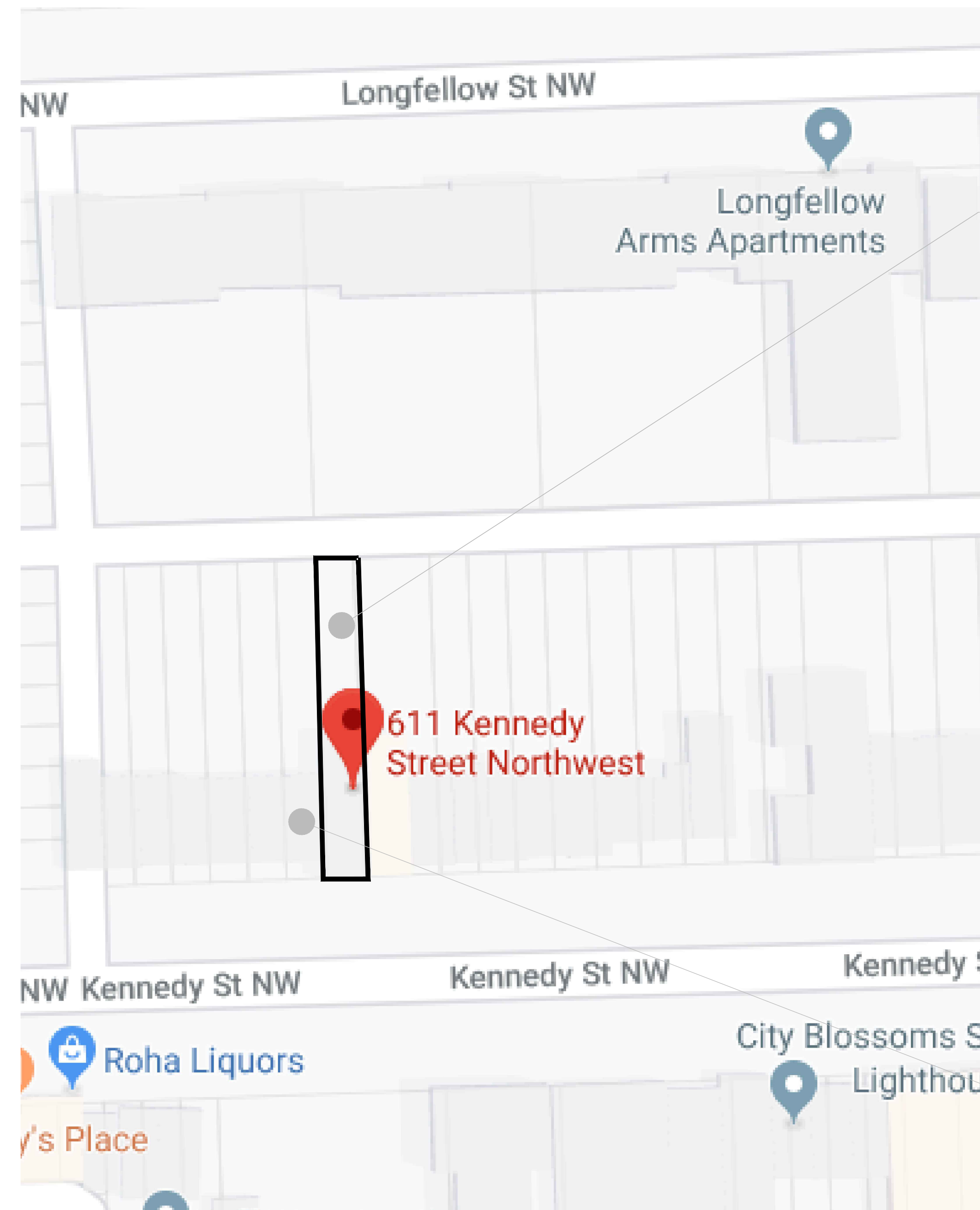
DEVELOPMENT STANDARDS								
	Floor Area Ratio (max.)	Height (ft.)	Penthouse Height (ft.)/Stories	Lot Occupancy (percentage)	Rear Yard (ft.)	Side Yard (ft.)	Green Area Ratio	Zoning Regulation Reference
MU-4	2.5	50	12 except 15 for penthouse mechanical space	60	15	No side setback is required; however, if a side setback is provided it shall be at least 2 in. wide for each 1 ft. of height of building but no less than 5 ft.	0.30	Subtitle G, Chapter 4
	3.0 (IZ)							
	1.5 (non-residential)	N/A	1; Second story permitted for penthouse mechanical space	75 (IZ)		8 ft. for a single-family detached or semi-detached dwelling		

USE PERMISSIONS	COURTYARDS	PARKING	INCLUSIONARY ZONING
SUBTITLE U, CHAPTER 5	Subtitle E § 202	SUBTITLE C, CHAPTER 7	SUBTITLE C, CHAPTER 10



SQUARE : 3207 LOT 0073
SUBJECT PROPERTY : RECORD LOT

ADJOINING LOT WEST
RECORD LOT
LOT 74



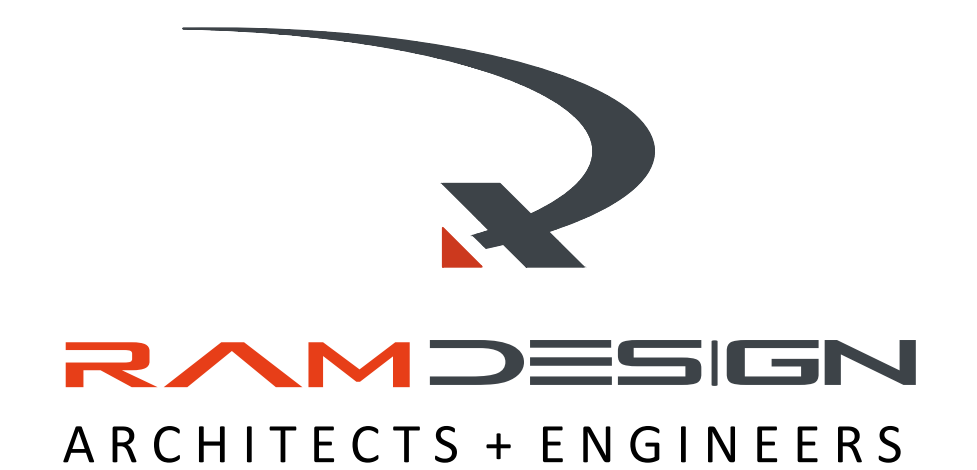
SQUARE : 3207 LOT 0073
SUBJECT PROPERTY : RECORD LOT

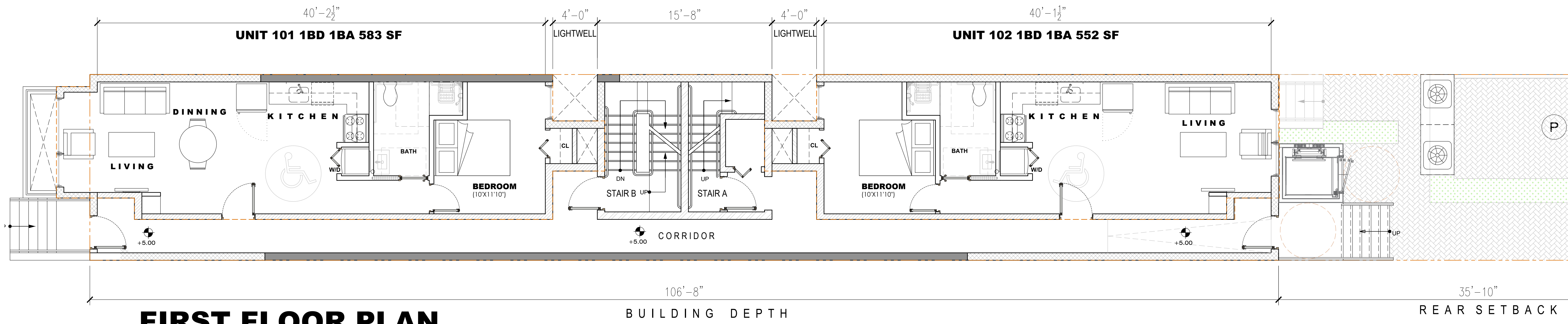
ADJOINING LOT WEST
RECORD LOT
LOT 74

A1 VICINITY MAP
ARIAL VIEW

10 UNIT APARTMENT BUILDING

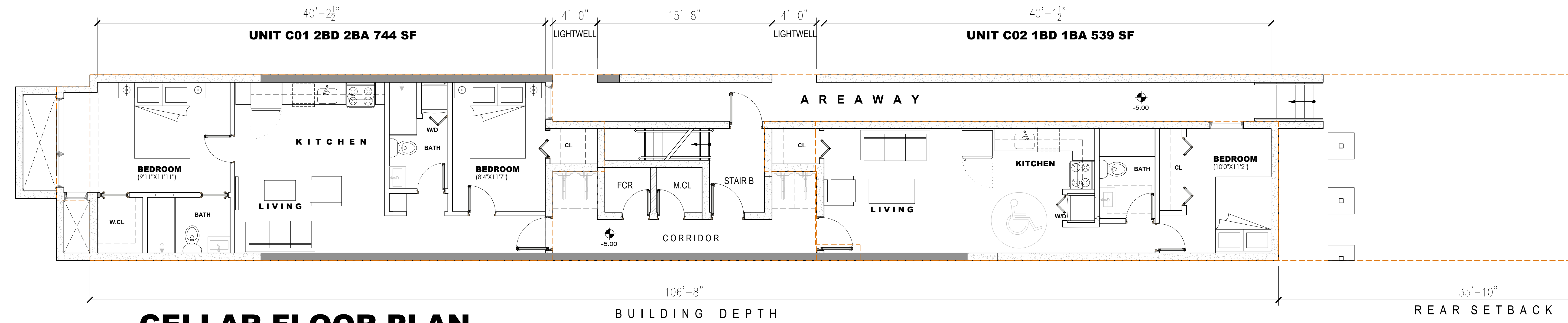
611 KENNEDY ST NW
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FIRST FLOOR PLAN

SCALE : 1/4" = 1'-0"



CELLAR FLOOR PLAN

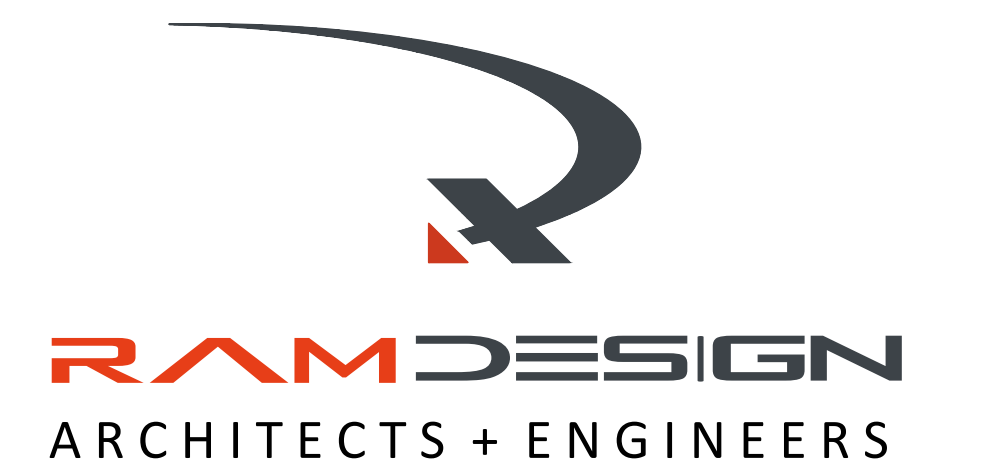
SCALE : 1/4" = 1'-0"

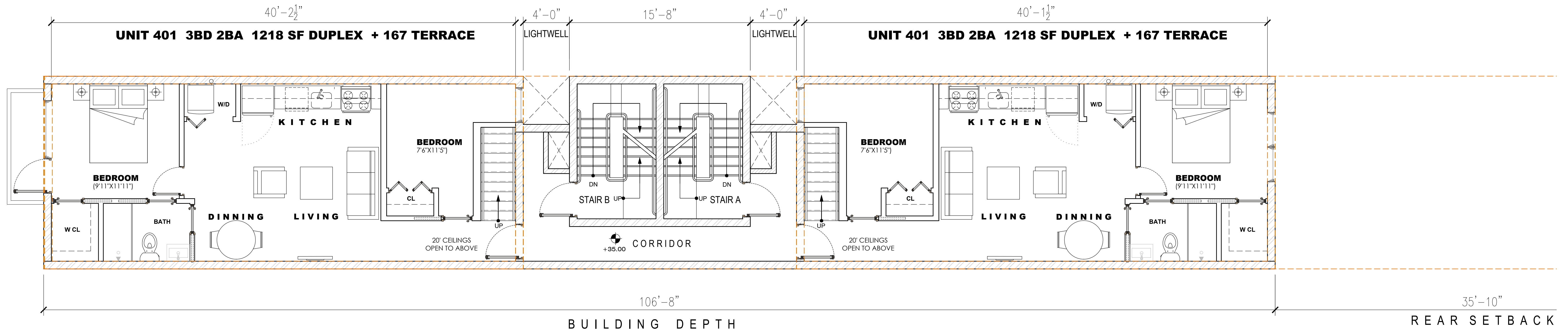
A2 FLOOR PLANS

10 UNIT APARTMENT BUILDING

611 KENNEDY ST NW

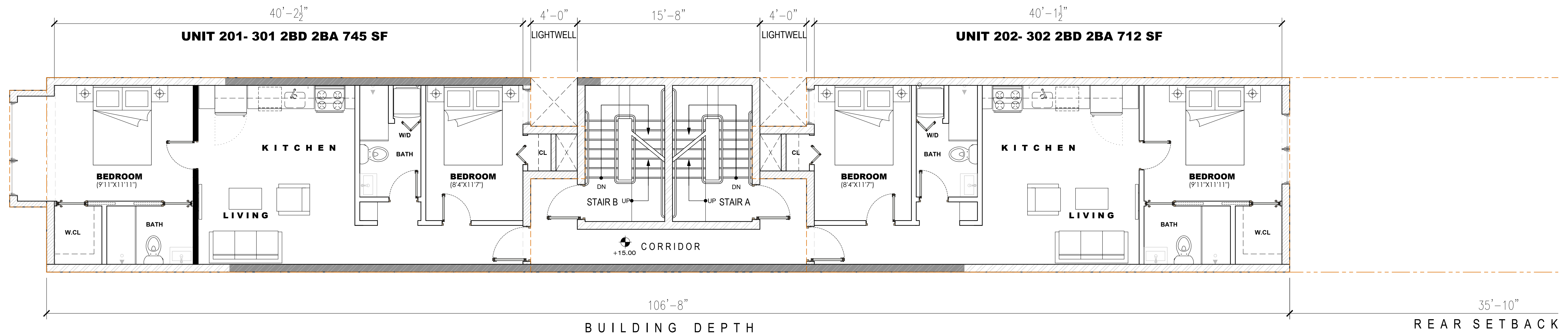
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FOURTH FLOOR PLAN

SCALE : 1/4" = 1'-0"



TYPICAL FLOOR PLAN (2ND+3RD)

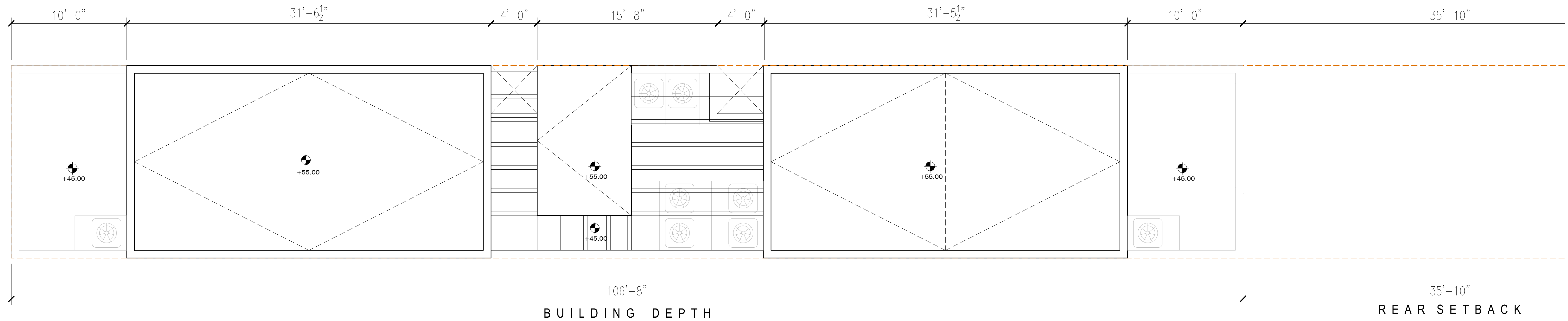
SCALE : 1/4" = 1'-0"

A3 FLOOR PLANS

10 UNIT APARTMENT BUILDING

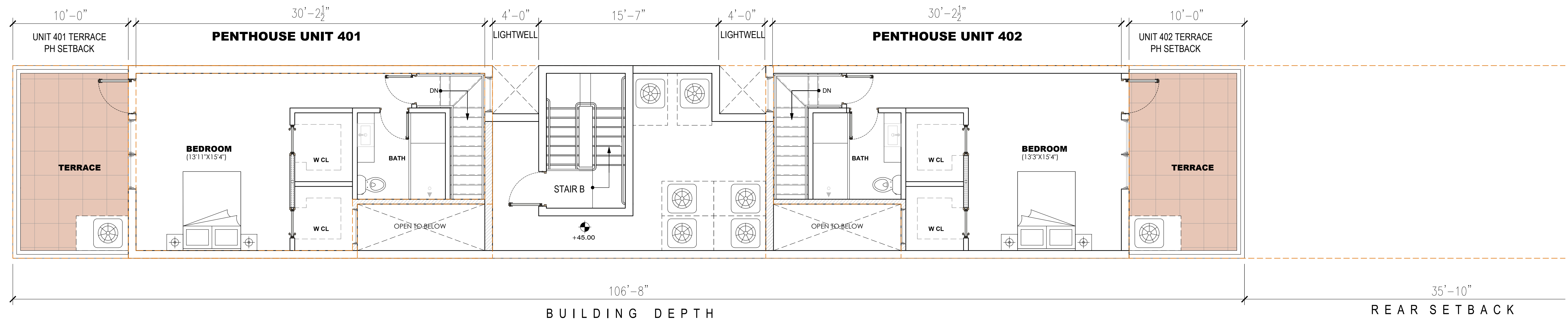
611 KENNEDY ST NW

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ROOF FLOOR PLAN

SCALE : 1/4" = 1'-0"



FIFTH FLOOR PLAN

SCALE : 1/4" = 1'-0"

A4 FLOOR PLANS

10 UNIT APARTMENT BUILDING

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