

328 KENTUCKY AVE. SE



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POTOMAC AVENUE
METRO STATION



328 Kentucky
Avenue Southeast

SITE

328 KENTUCKY AVE. SE

328 KENTUCKY AVENUE S.E. WASHINGTON DC 20003

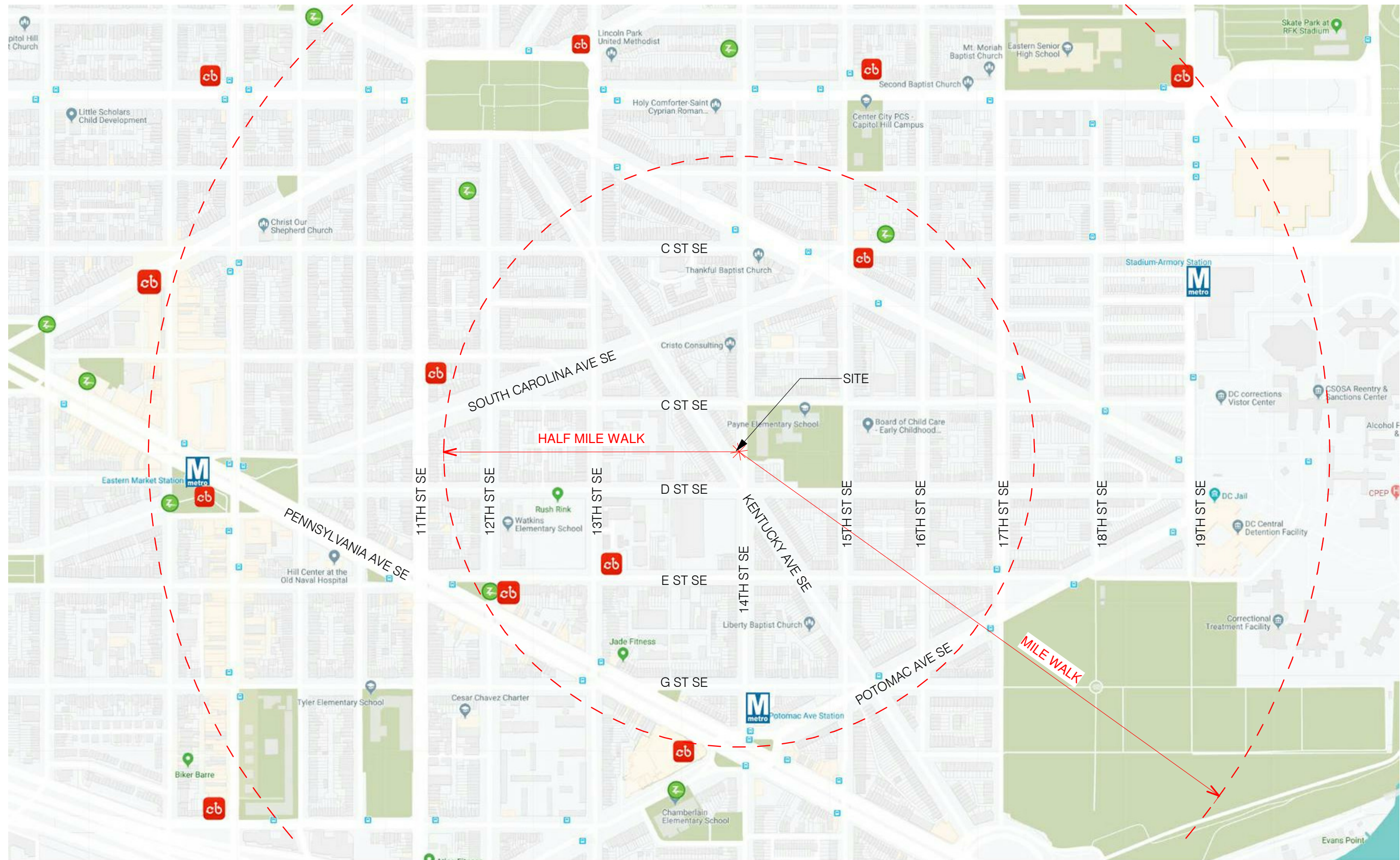
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AERIAL VIEW | A-01

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BUS STOP 
 ZIPCAR LOCATION 
 CAPITAL BIKESHARE 
 METRO STATION 

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PUBLIC TRANSPORTATION | A-03

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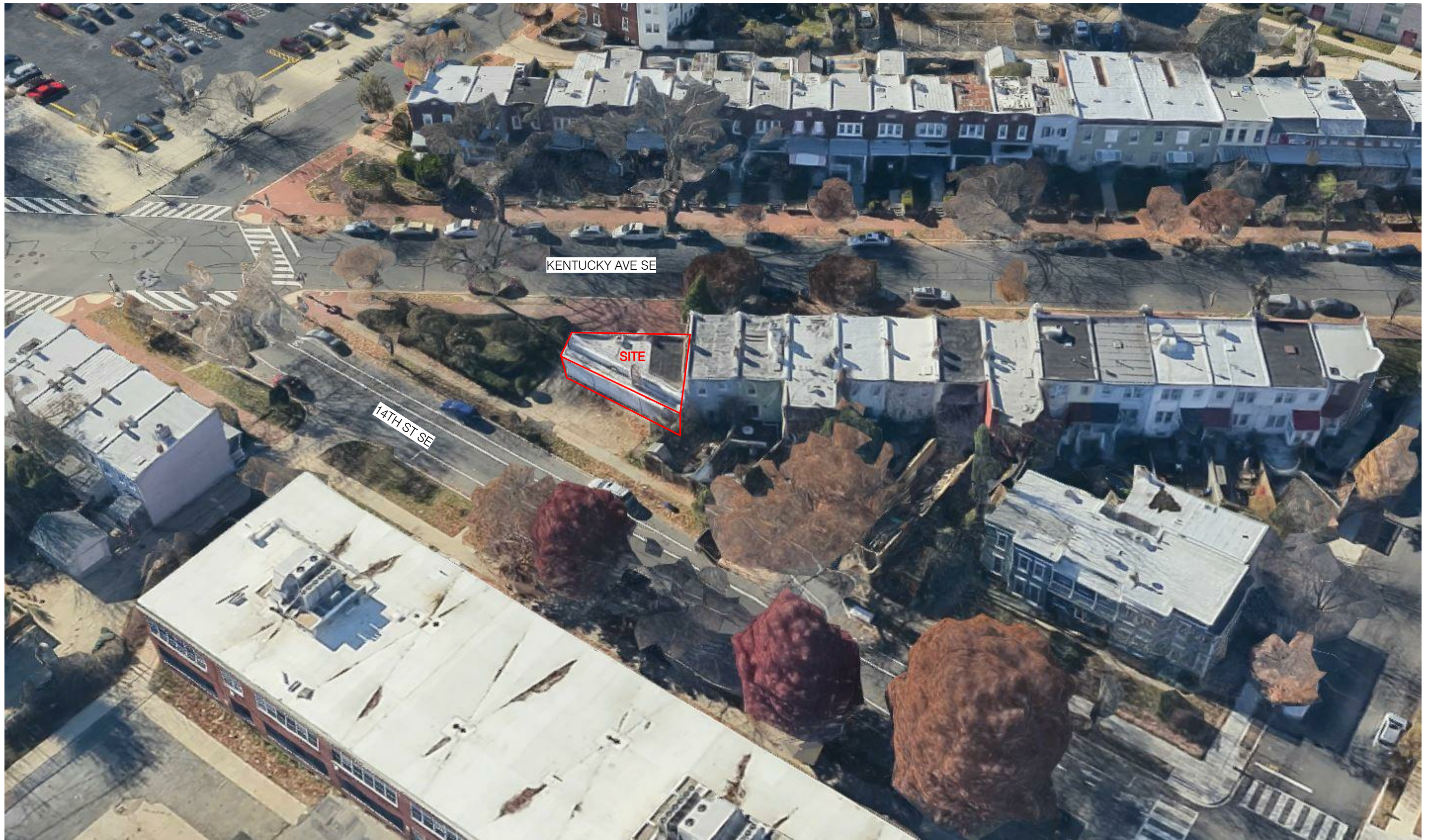
CONCEPT PACKAGE

AERIAL VIEW | A-04

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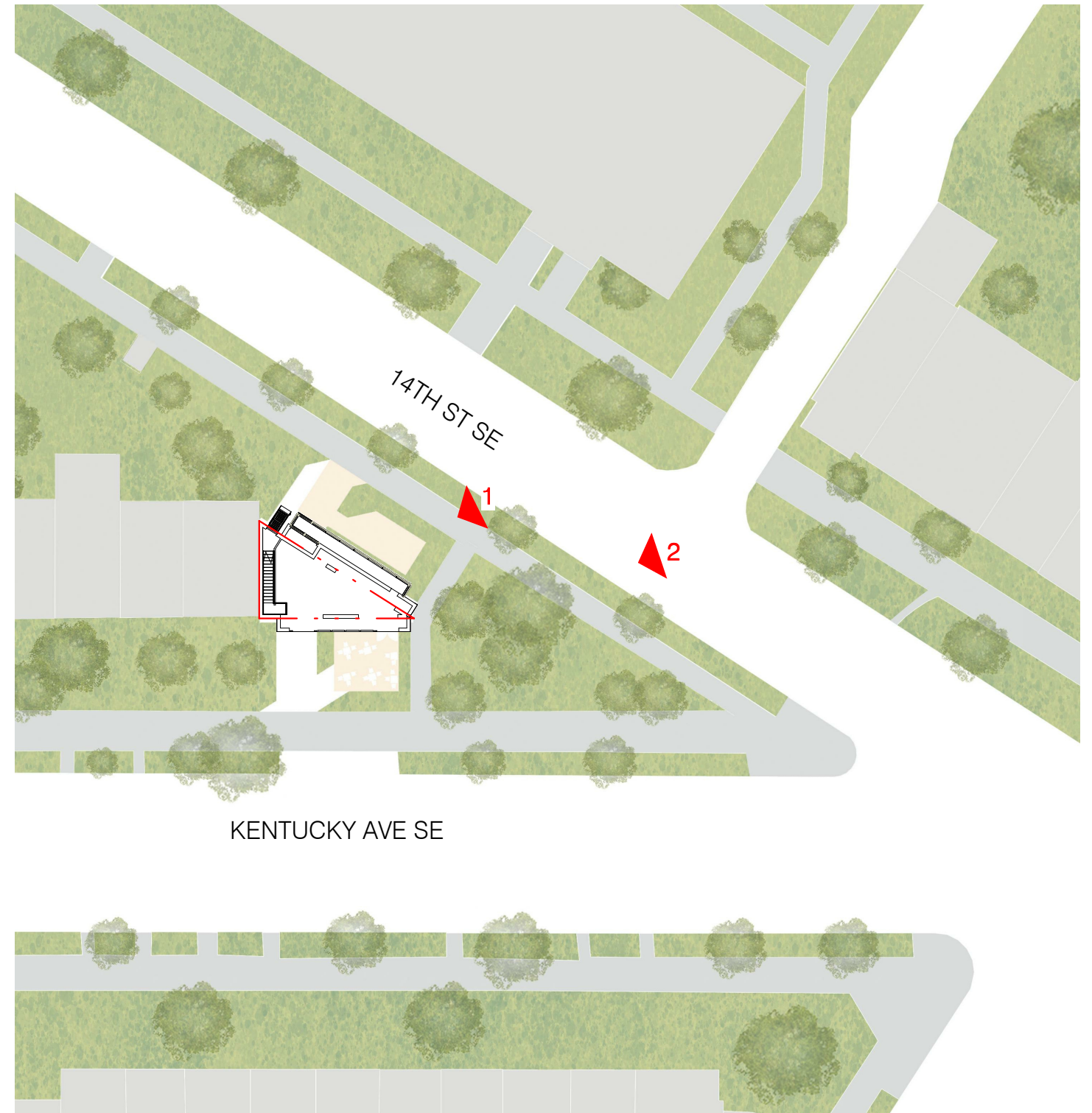




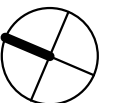
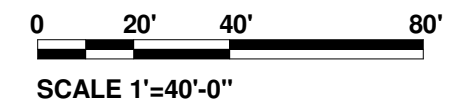
1



2



SITE PLAN

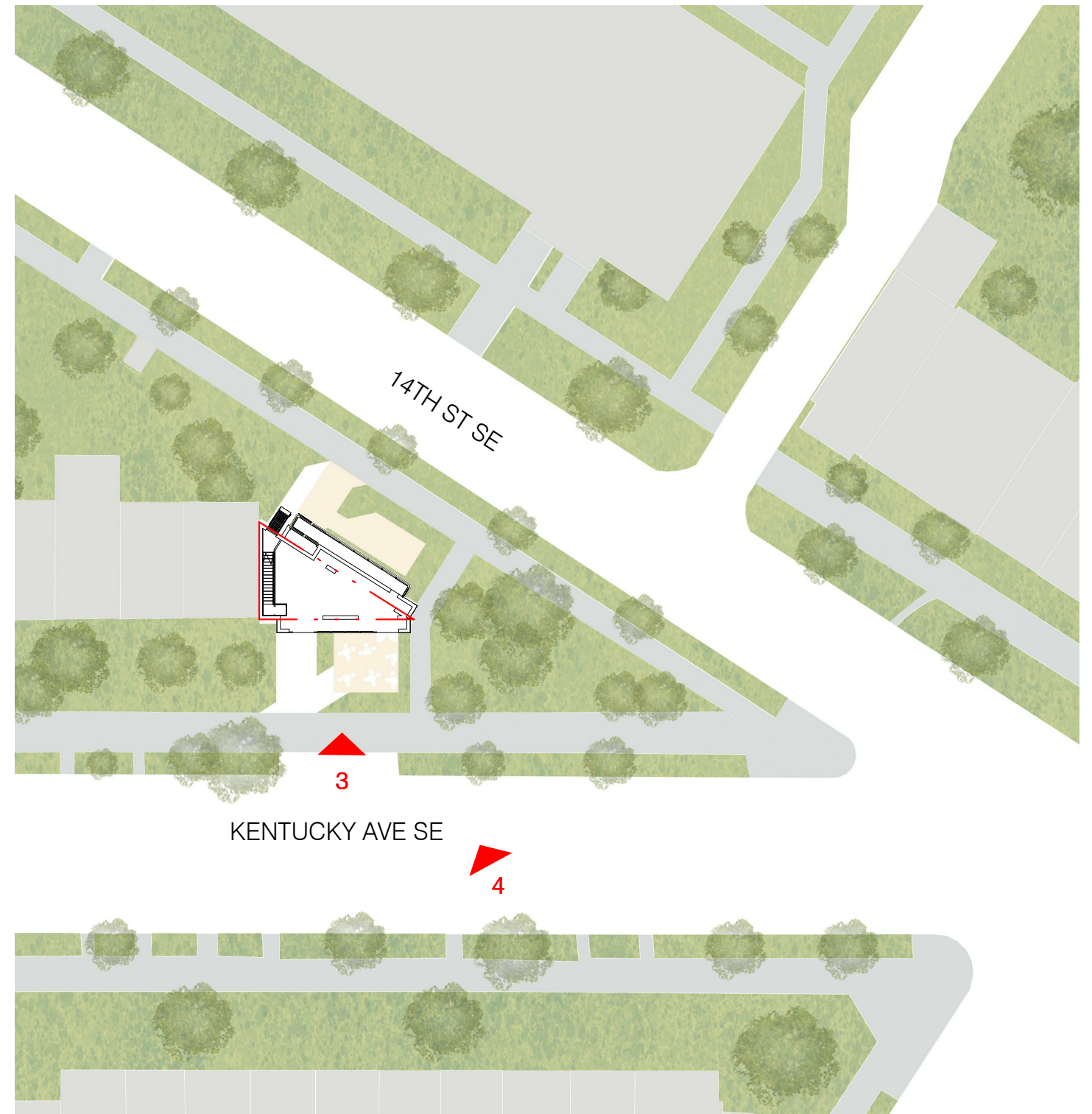




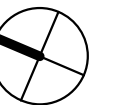
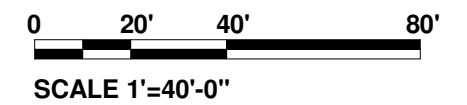
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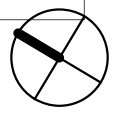
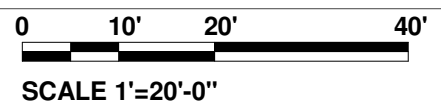
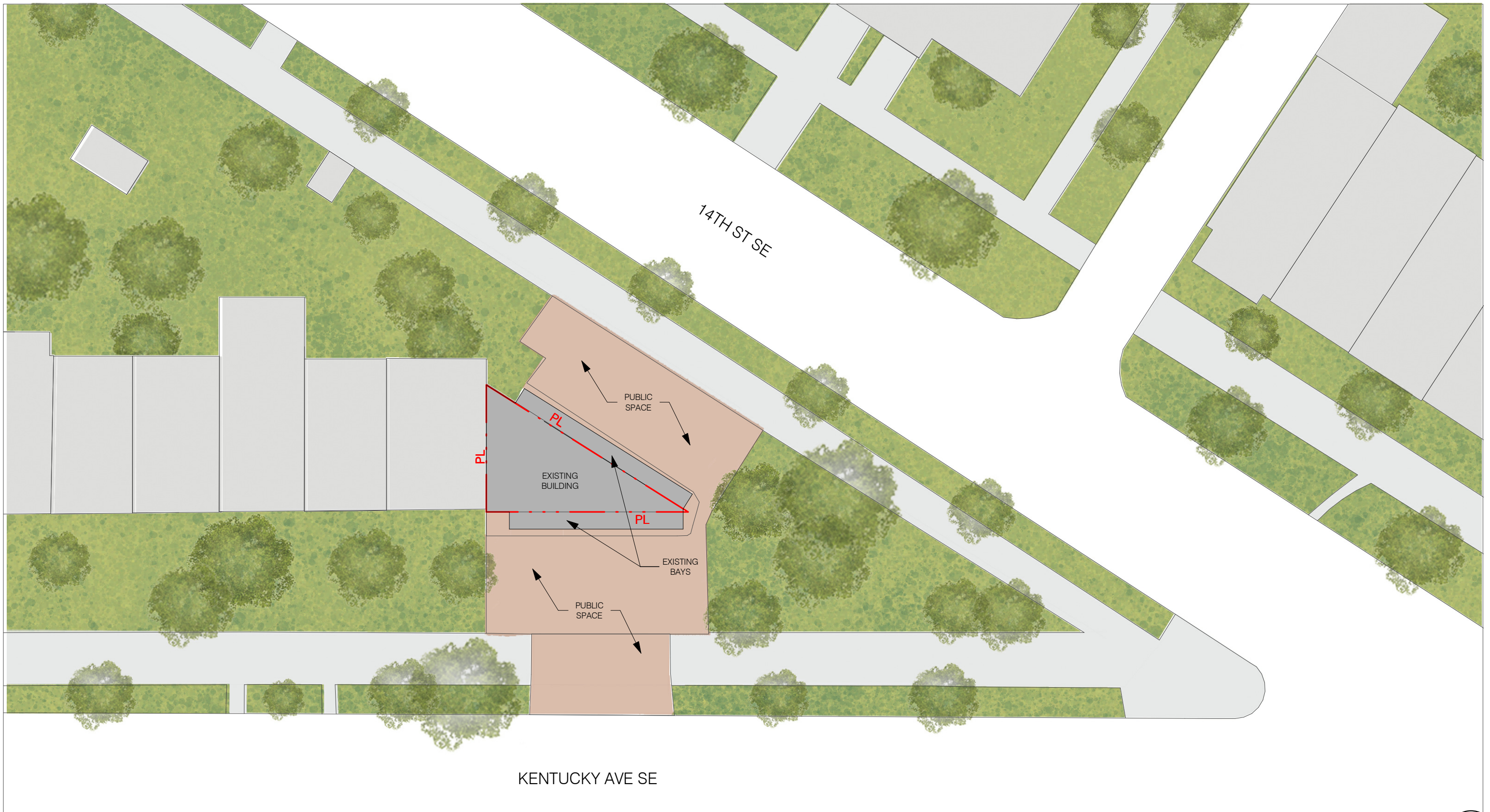


4



SITE PLAN





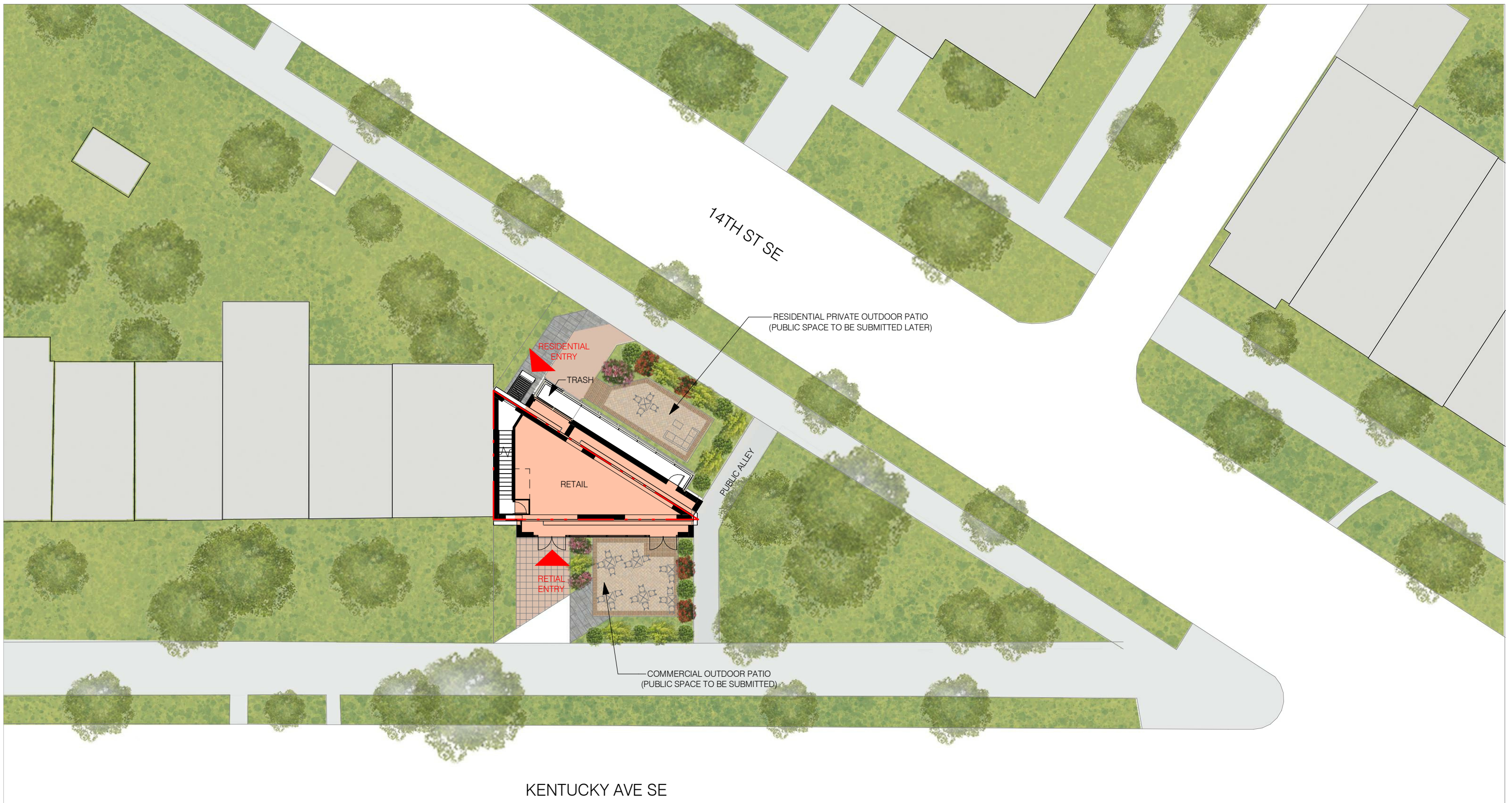
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EXISTING SITE PLAN | A-08.1

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14TH ST SE

PUBLIC ALLEY

KENTUCKY AVE SE

RESIDENTIAL ENTRY

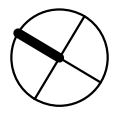
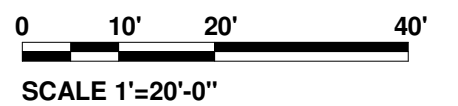
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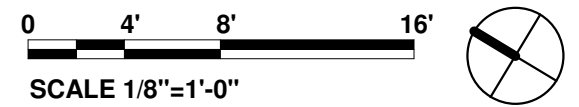
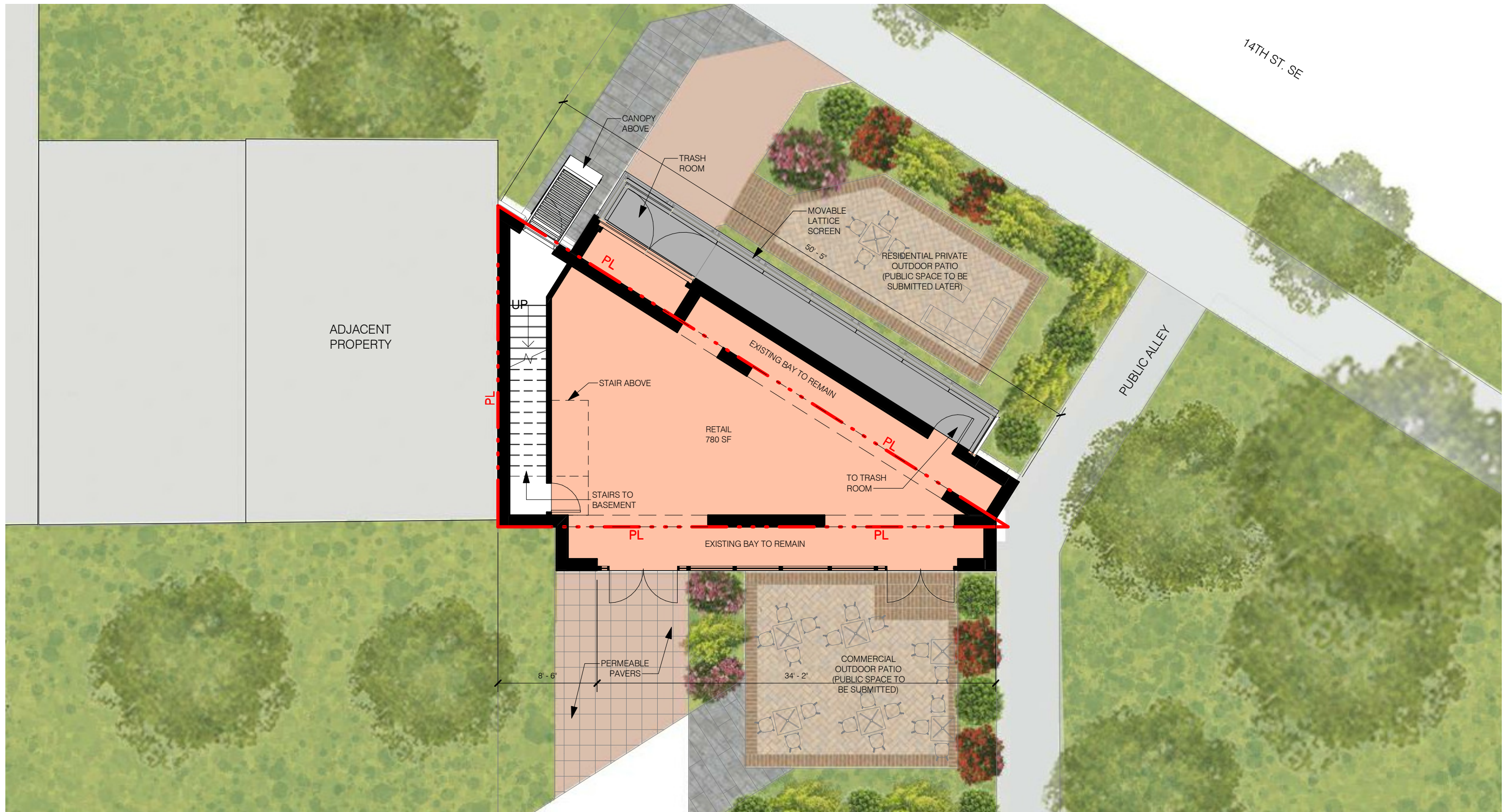
RETAIL

RETAIL ENTRY

RESIDENTIAL PRIVATE OUTDOOR PATIO
(PUBLIC SPACE TO BE SUBMITTED LATER)

COMMERCIAL OUTDOOR PATIO
(PUBLIC SPACE TO BE SUBMITTED)





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PACKAGE TITLE

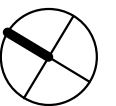
FIRST FLOOR PLAN | A-09

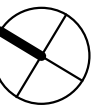
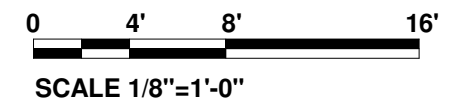
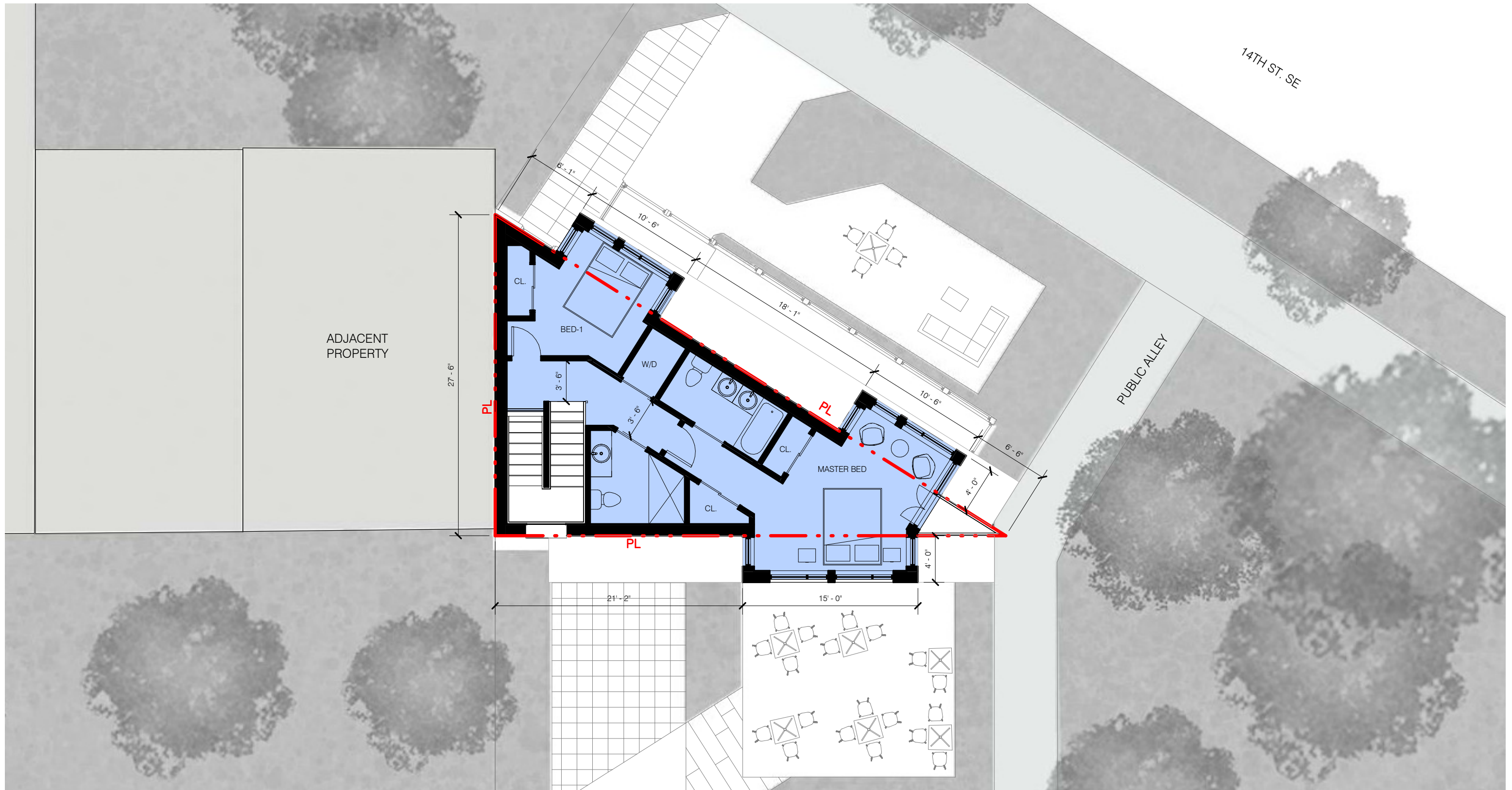
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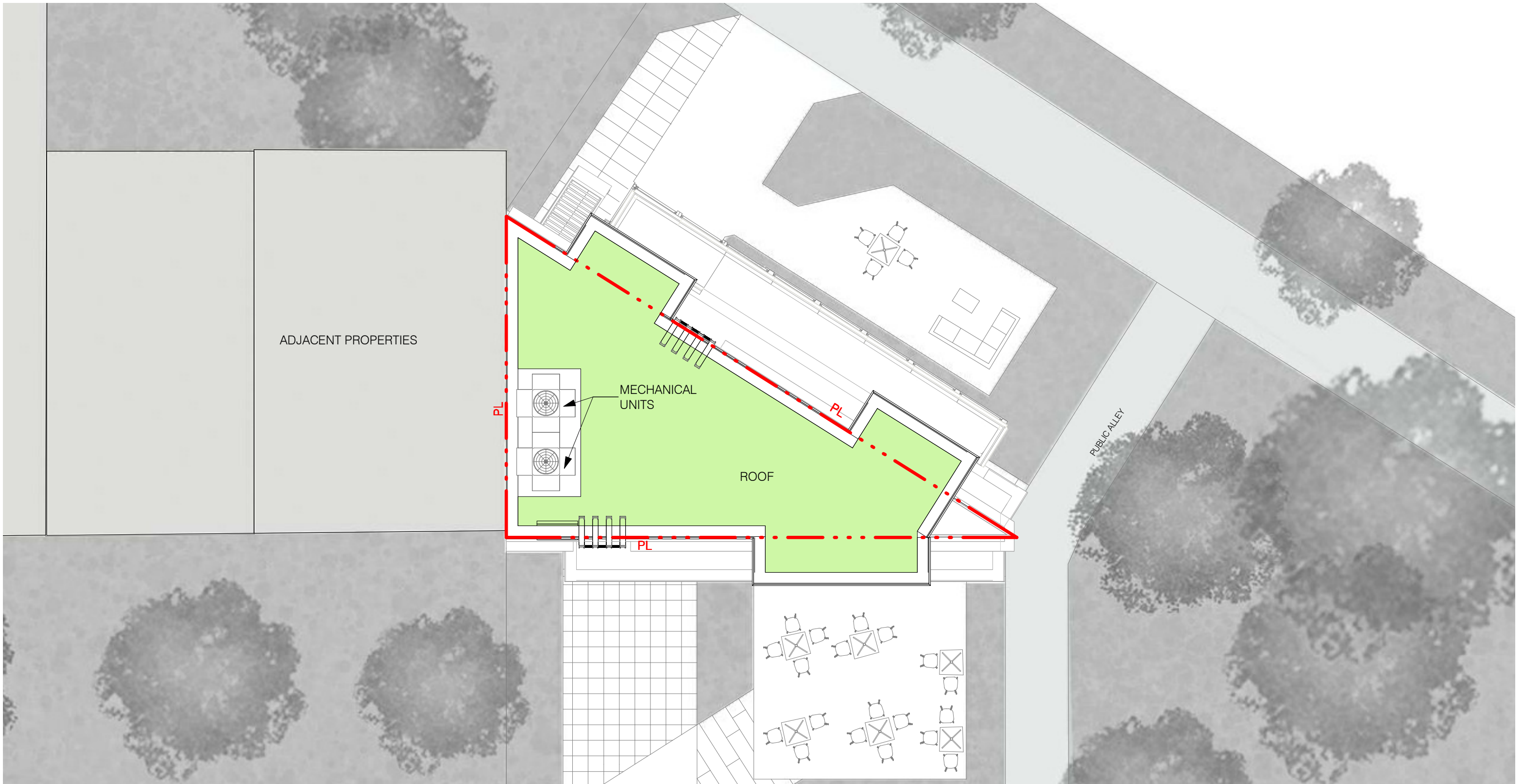




SCALE 1/8"=1'-0"







ADJACENT PROPERTIES

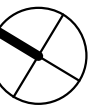
MECHANICAL
UNITS

ROOF

PUBLIC ALLEY

0 4' 8' 16'

SCALE 1/8"=1'-0"



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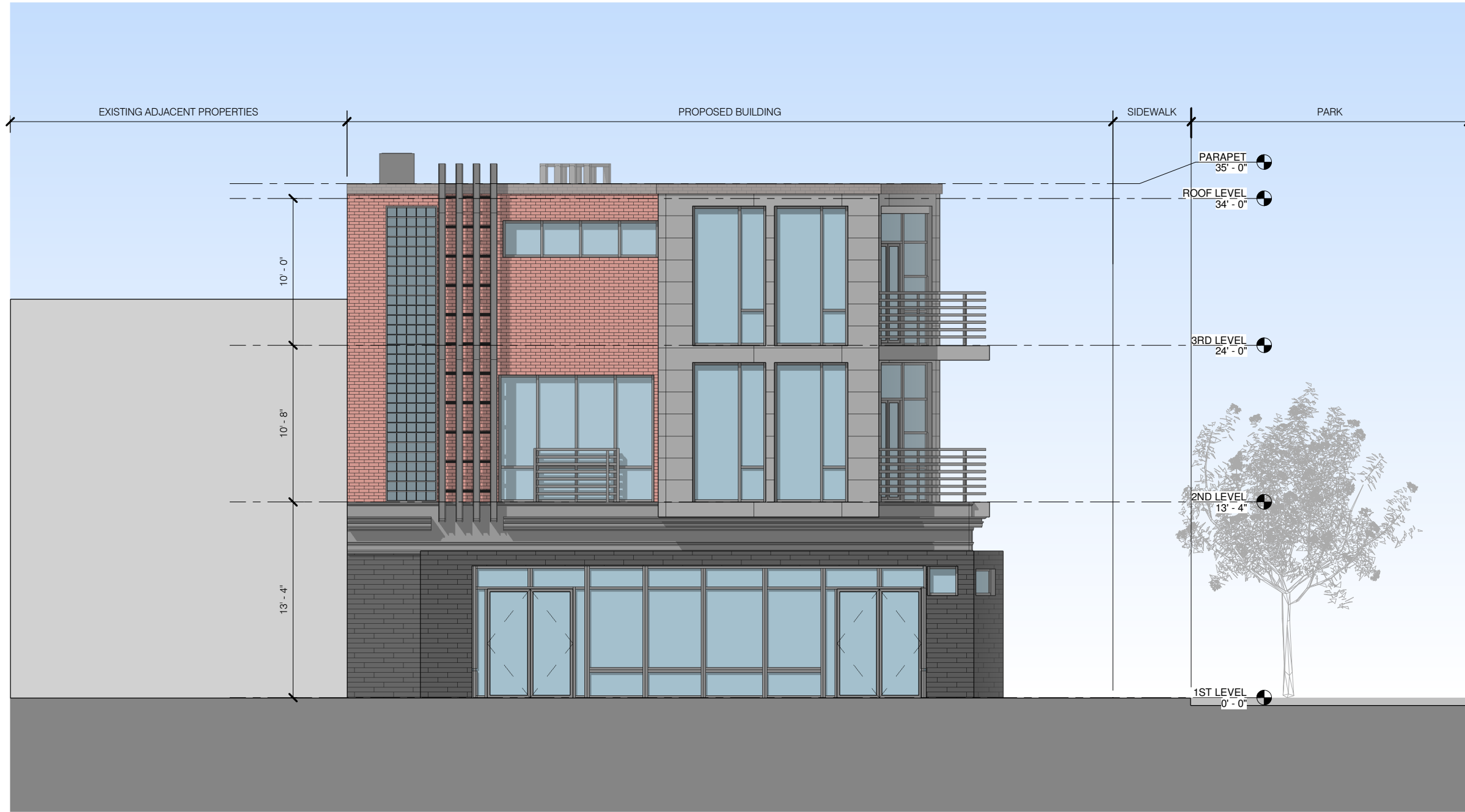
PACKAGE TITLE

ROOF PLAN | A-12

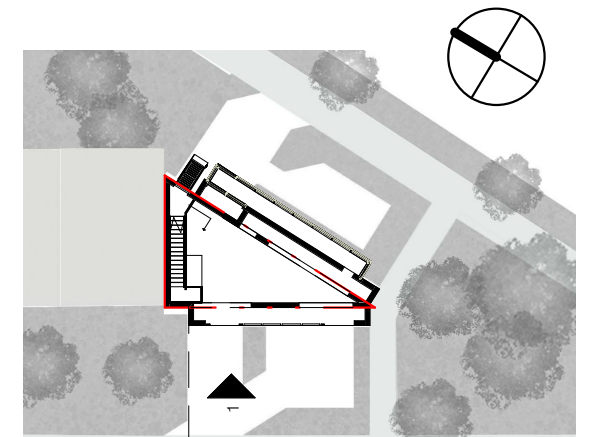
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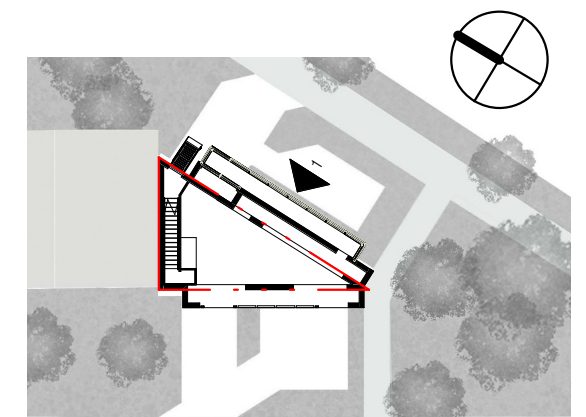
1 EAST ELEVATION
1/8" = 1'-0"



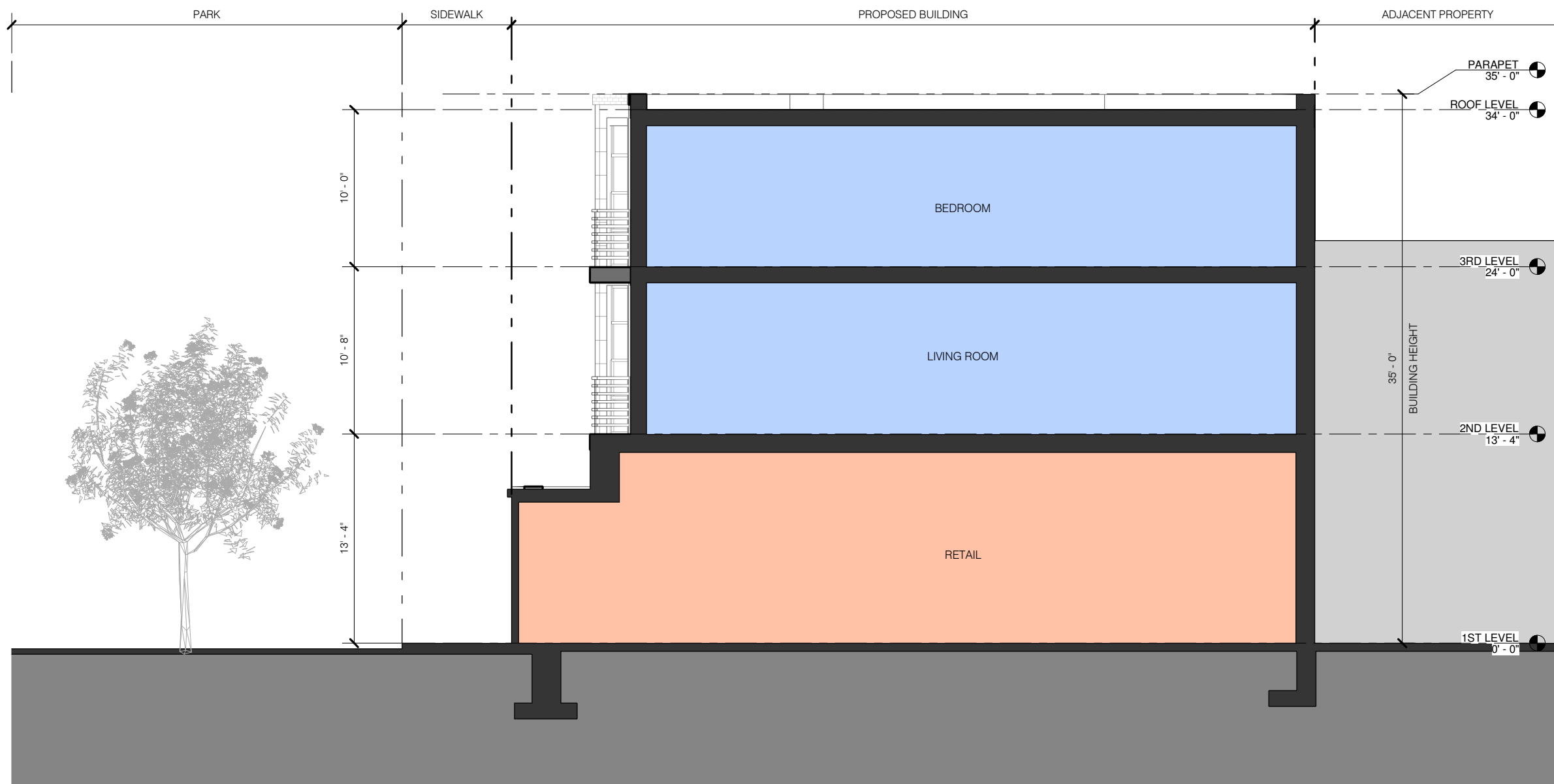
SITE PLAN



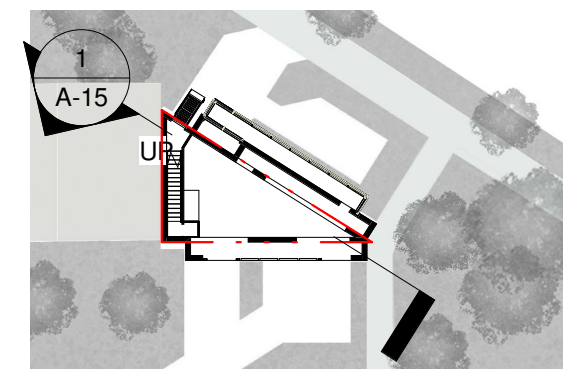
1 WEST ELEVATION
1/8" = 1'-0"



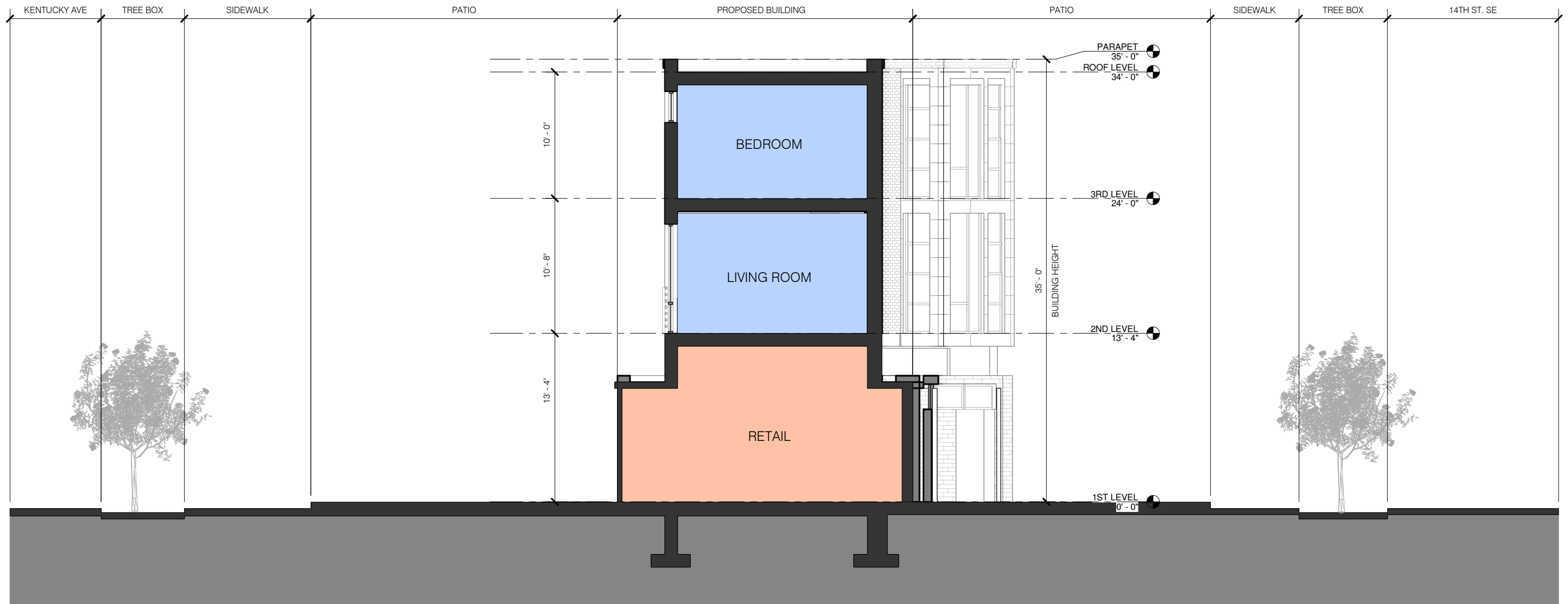
SITE PLAN



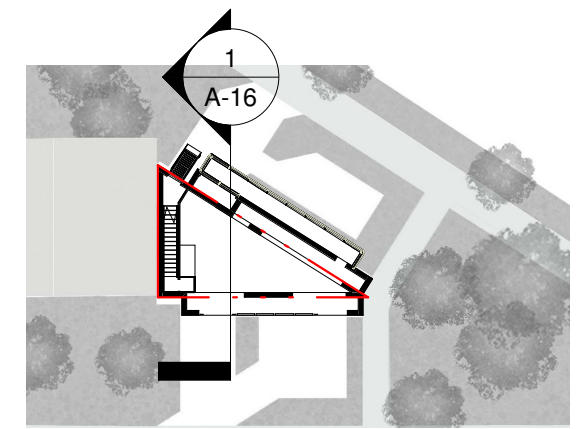
1 BUILDING SECTION-1
1/8" = 1'-0"



SITE PLAN



1 BUILDING SECTION
1/8" = 1'-0"



SITE PLAN



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14TH ST SE - PERSPECTIVE VIEW | A-17

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CONCEPT PACKAGE KENTUCKY AVE - PERSPECTIVE VIEW A-18

06/24/19



ZONING CODE DATA:

PROJECT ADDRESS	328 KENTUCKY AVENUE, SE. WASHINGTON, DC 20003
SQUARE NO.	1039S
LOT NO.	0017
LOT AREA	585 SF
ZONING DISTRICT:	RF-1
ZONING OVERLAY:	NONE
HISTORIC AREA/SITE:	NONE
INCLUSIONARY ZONING:	NONE

		PRESCRIBED	PROVIDED	RELIEF
BUILDING HEIGHT		35'-0"	35'-0"	
FAR		N/A	N/A	
LOT OCCUPANCY	FIRST LEVEL	N/A	100% = 585 SF (EXISTING)	
	SECOND LEVEL	60% = 351 SF	100% = 585 SF	40%
	THIRD LEVEL	60% = 351 SF	100% = 585 SF	40%
STORIES		3	3	
DWELLING UNITS		NO LIMIT	1	
REAR YARD		20' - 0"	NONE	
SIDE YARD		NOT REQUIRED	NOT PROVIDED	
RESIDENTIAL OPEN COURT(S):		NOT REQUIRED	NOT PROVIDED	
RESIDENTIAL CLOSED COURT(S):		NOT REQUIRED	NOT PROVIDED	
RESIDENTIAL PARKING		1 FOR A SINGLE DWELLING UNIT	NOT PROVIDED	1 SPACE
DRIVEWAY WIDTH		NOT REQUIRED	NOT PROVIDED	
BAY	EAST FACADE	21' - 0"	21' - 0"	
	SOUTH FACADE	15'-0"	15' - 0"	