308 K ST NE

CONCEPT DESIGN PACKAGE
3 ROW SINGLE FAMILY DWELLINGS



RESIDENTIAL FLAT RF-1 ZONE

The purposes of the RF-1 zone are to:

To provide for areas predominantly developed with attached row houses on small lots within which no more than 2 dwelling units are permitted.

In the RF-1 Zone, 2 dwelling units may be located within the principal structure.

PROJECT TEAM

OWNER

304, 306 308 K STREET LLC

ZONING CONSULTANT

BELLO, BELLO AND ASSOCIATES

1917 BENNING ROAD NE, WASHINGTON D.C. TOYE BELLO, PRINCIPAL

ARCHITECTURE AND ENGINEERING

RAM DESIGN LLC

100 M STREET SE. SUITE 600 | WASHINGTON D.C. RAMY ALI, PROJECT DIRECTOR

INDEX

OF DRAWINGS

A0 COVER PAGE

A1 VICINITY MAP - AERIAL VIEW

A2 EXISTING SITE PLAN

A3 SUBDIVISION A4 PROPOSED PARKING

A5 LANDSCAPE PLAN

A6 FIRST FLOOR PLAN

A7 SECOND FLOOR PLAN

A8

A10 BUILDING SECTION

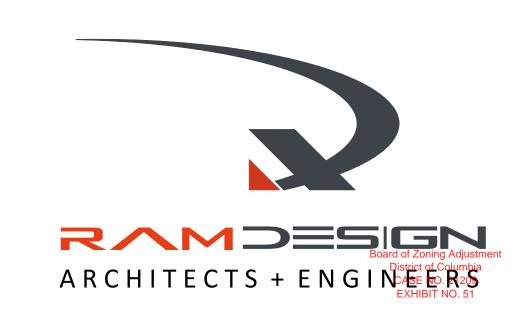
A11 -----

A12 -----

BUILDING PLAT



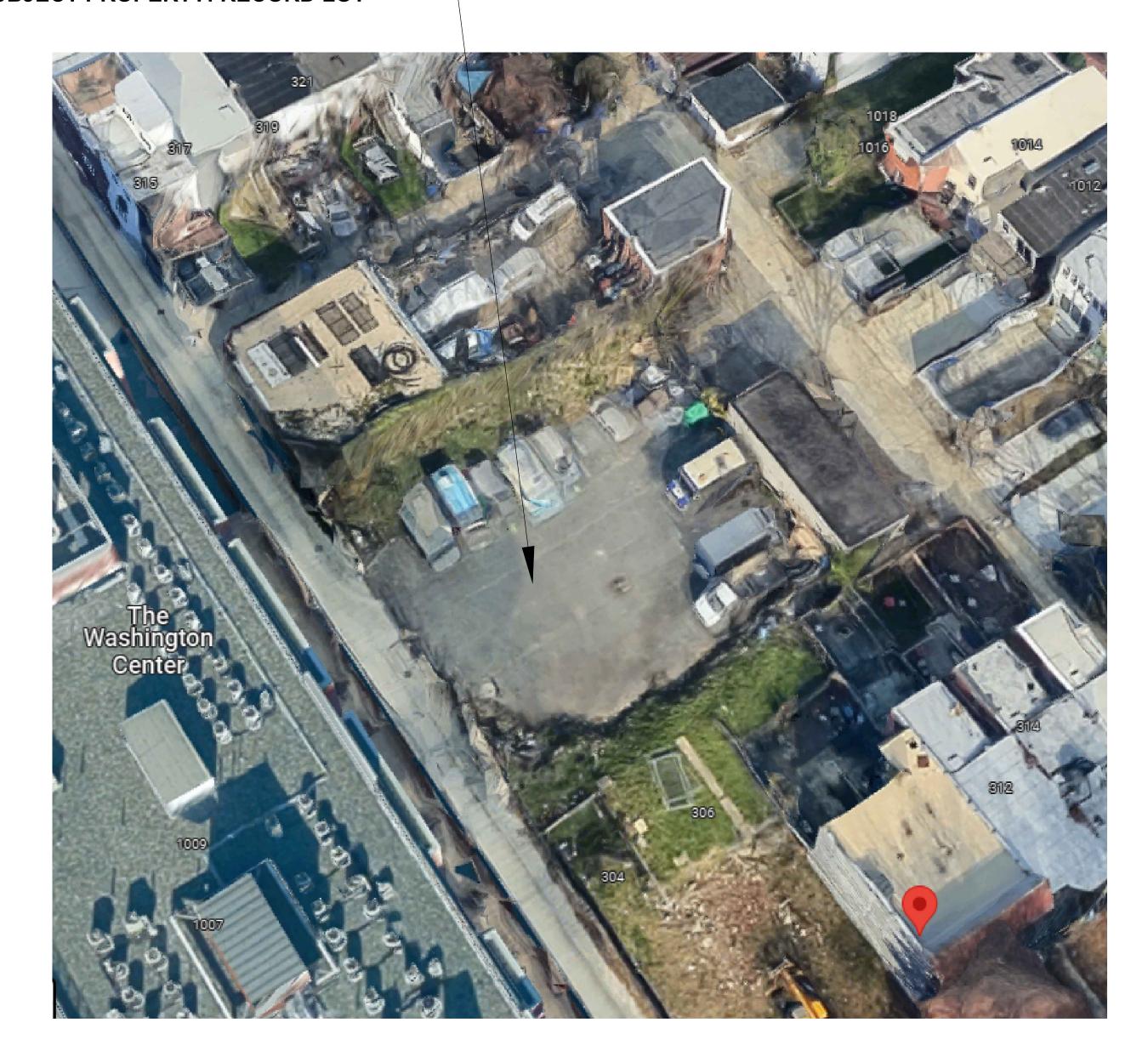
COVER PAGE



SQUARE: 0774 LOT:0065 SUBJECT PROPERTY: RECORD LOT Lot 65 K ST NE WASHINGTON DC 20002 VIGTON DC 20002

SQUARE: 0774 LOT:0065

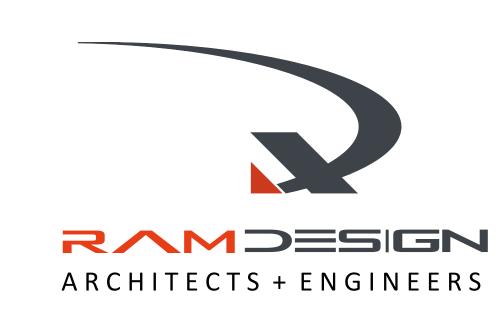
SUBJECT PROPERTY: RECORD LOT



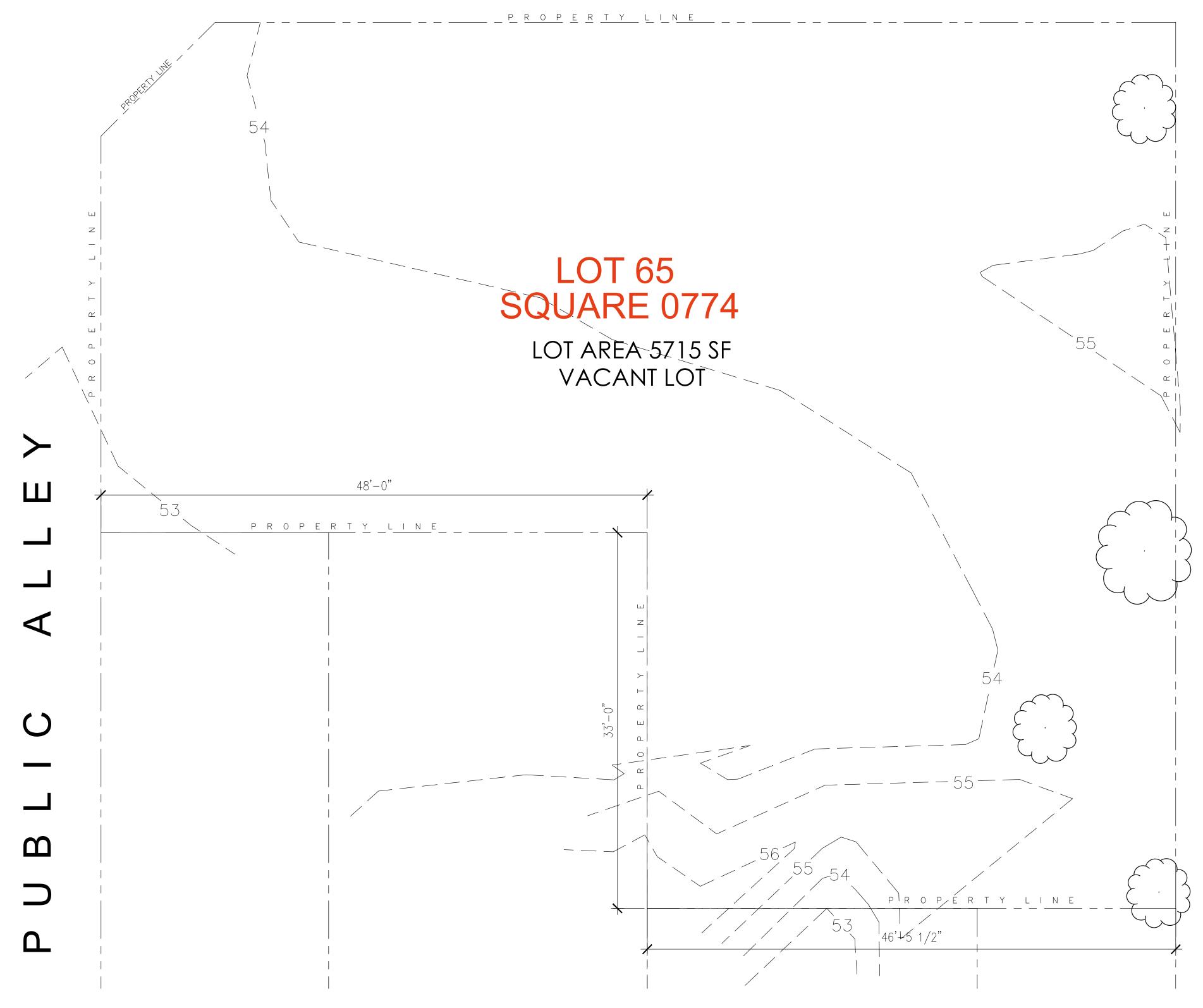


A1 VICINITY MAP - AERIAL VIEW

308 K ST NE NOM/



PUBLIC ALLEY UNIMPROVED





308 K ST NE

NOMA



18.167 P U B L I C A L L E Y (UNIMPROVED)

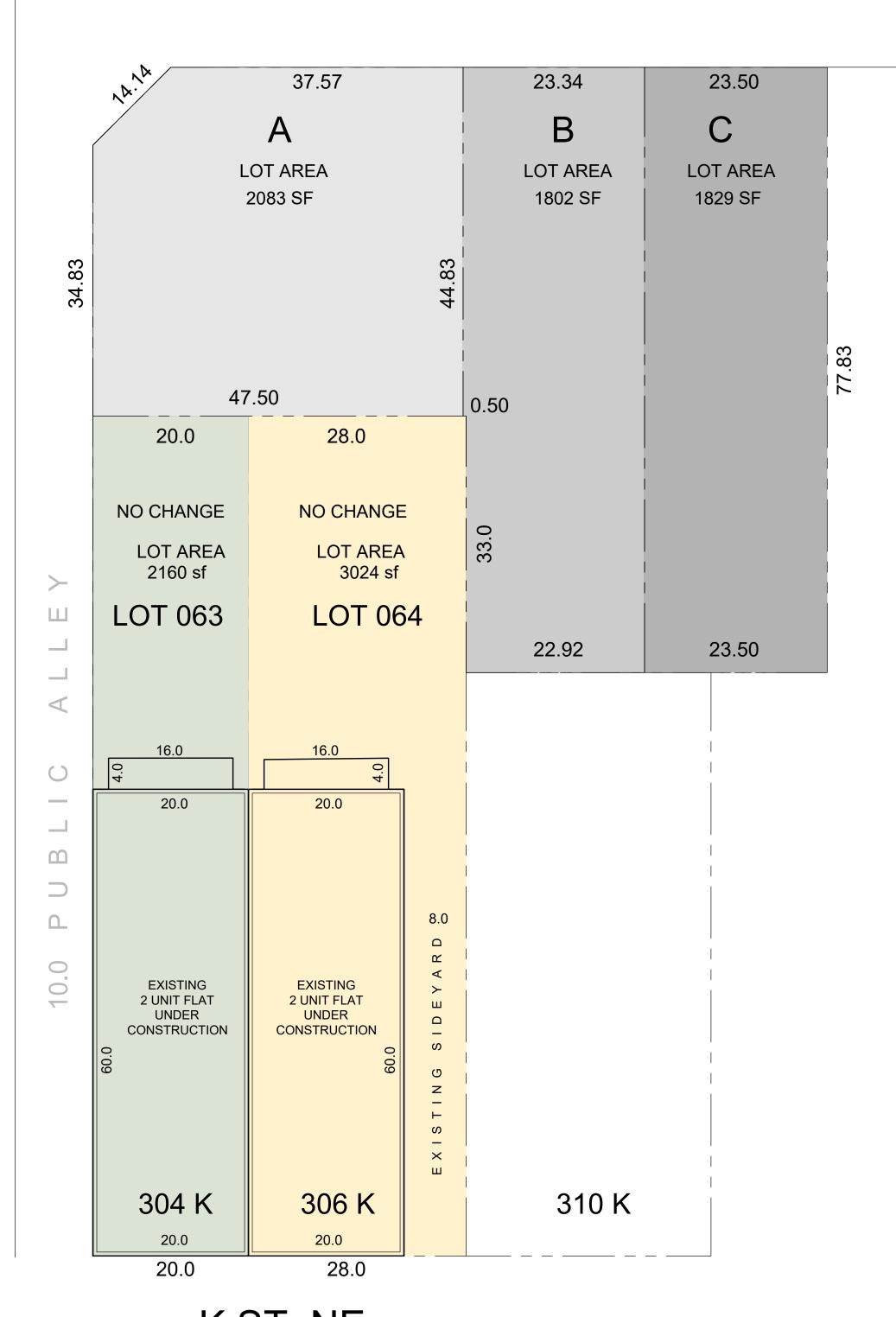
84.42 LOT 065 LOT AREA: 5715 sf APPLICATION FOR NEW ADDRESS 308 K STREET NE. SQ: 0774 LOT: 065 48.0 20.0 28.0 LOT AREA LOT AREA 2160 sf 3024 sf LOT 063 LOT 064 46.42 EXISTING 2 UNIT FLAT EXISTING 2 UNIT FLAT UNDER UNDER CONSTRUCTION CONSTRUCTION 306 K 310 K 304 K 20.0

K ST. NE

EXISTING SUBDIVISION

A3 SUBDIVISION

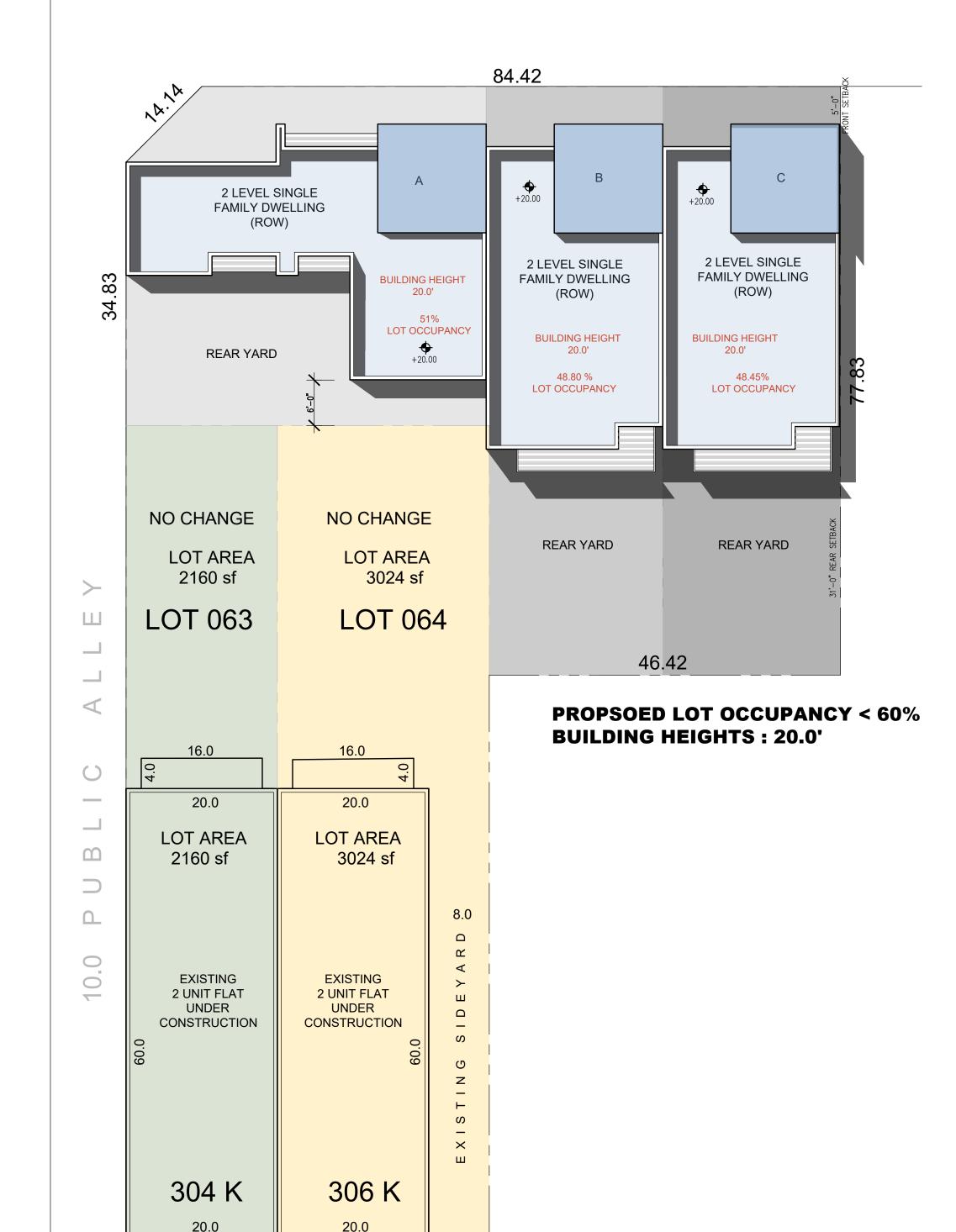
18.167 P U B L I C A L L E Y (UNIMPROVED)



K ST. NE

PROPOSED SUBDIVISION

18.167 P U B L I C A L L E Y (UNIMPROVED)



K ST. NE

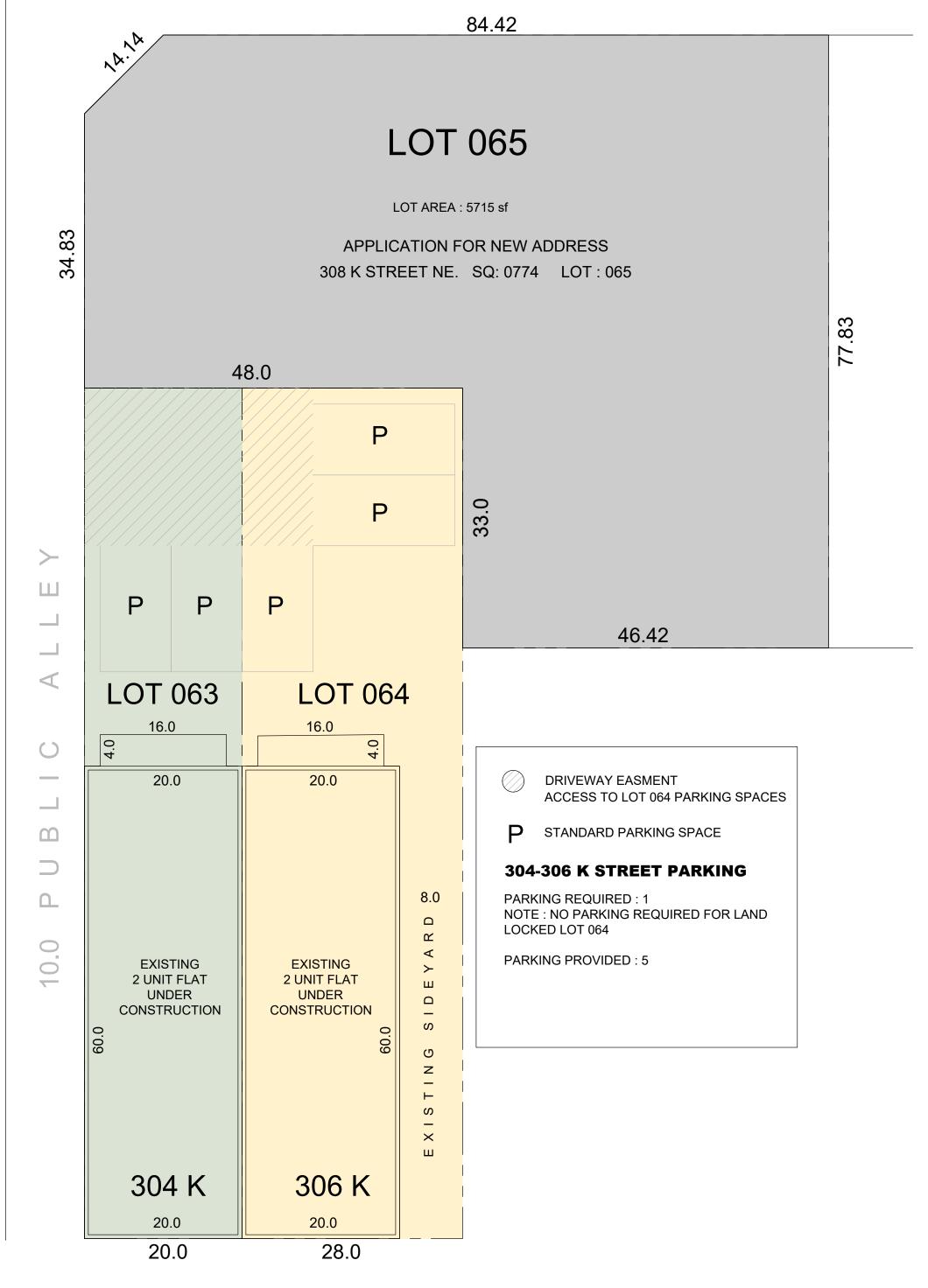
28.0

20.0

PROPOSED IMPROVEMENTS



18.167 P U B L I C A L L E Y (UNIMPROVED)



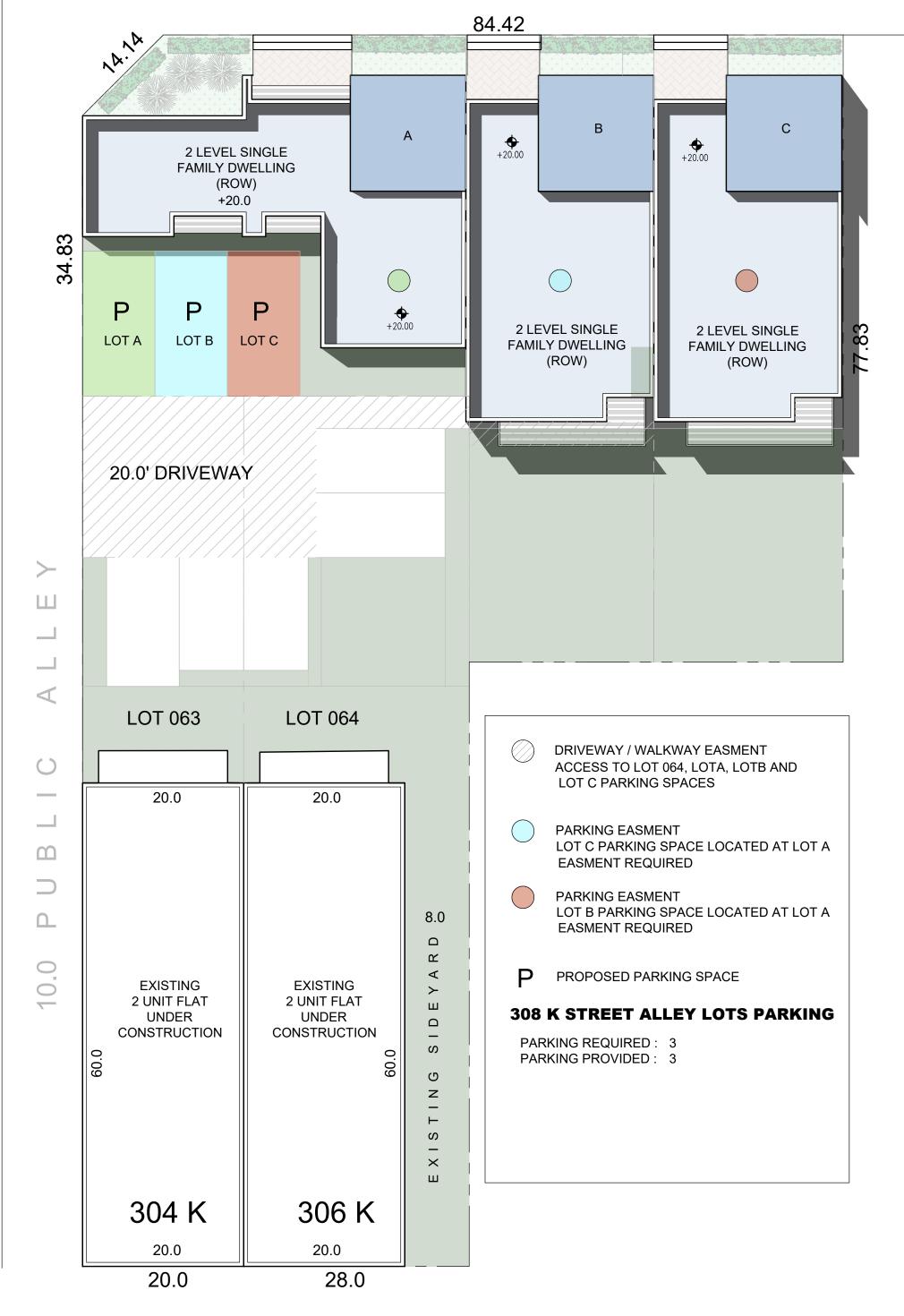
K ST. NE

CURRENT PARKING

A4 PARKING

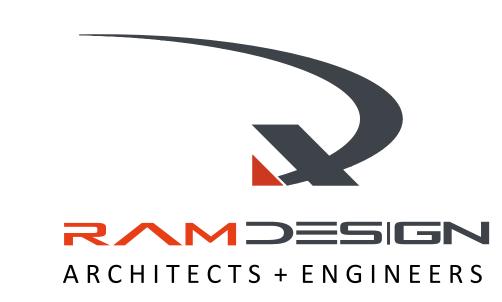
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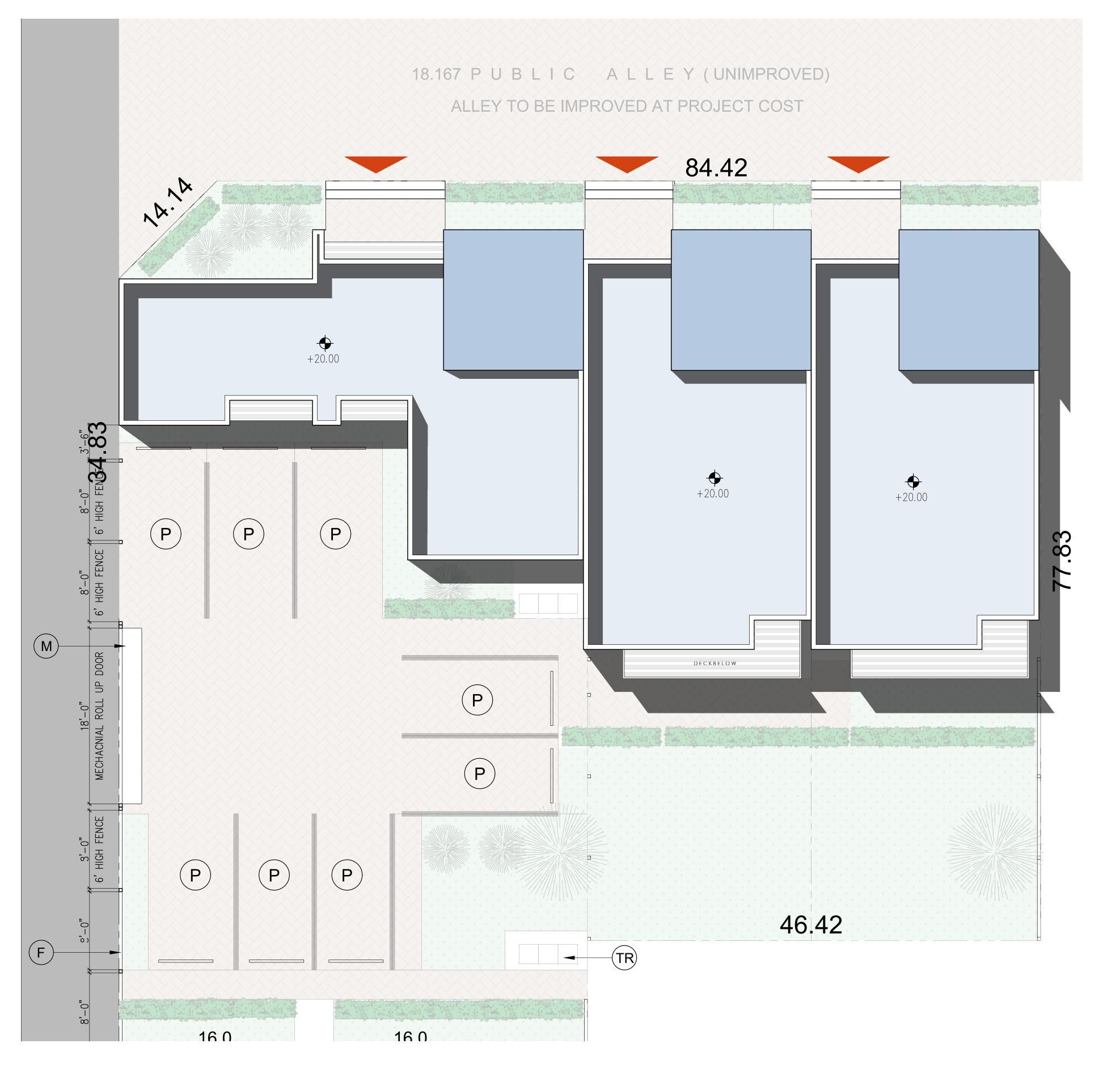
ALLEY TO BE IMPROVED AT PROJECT COST



K ST. NE

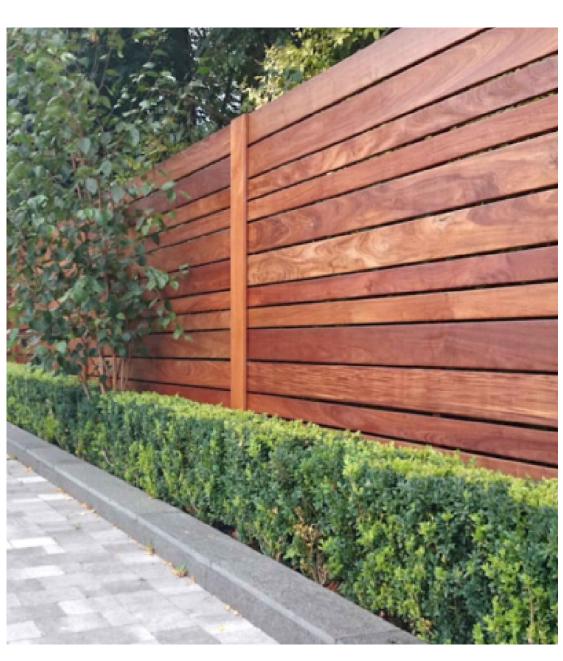
PROPOSED PARKING









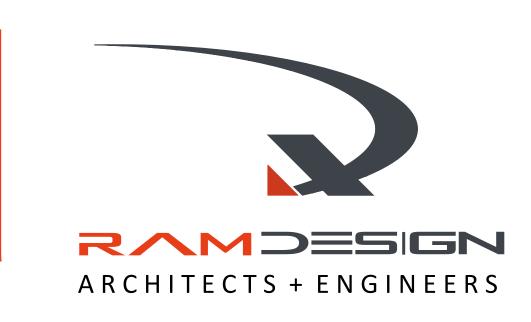




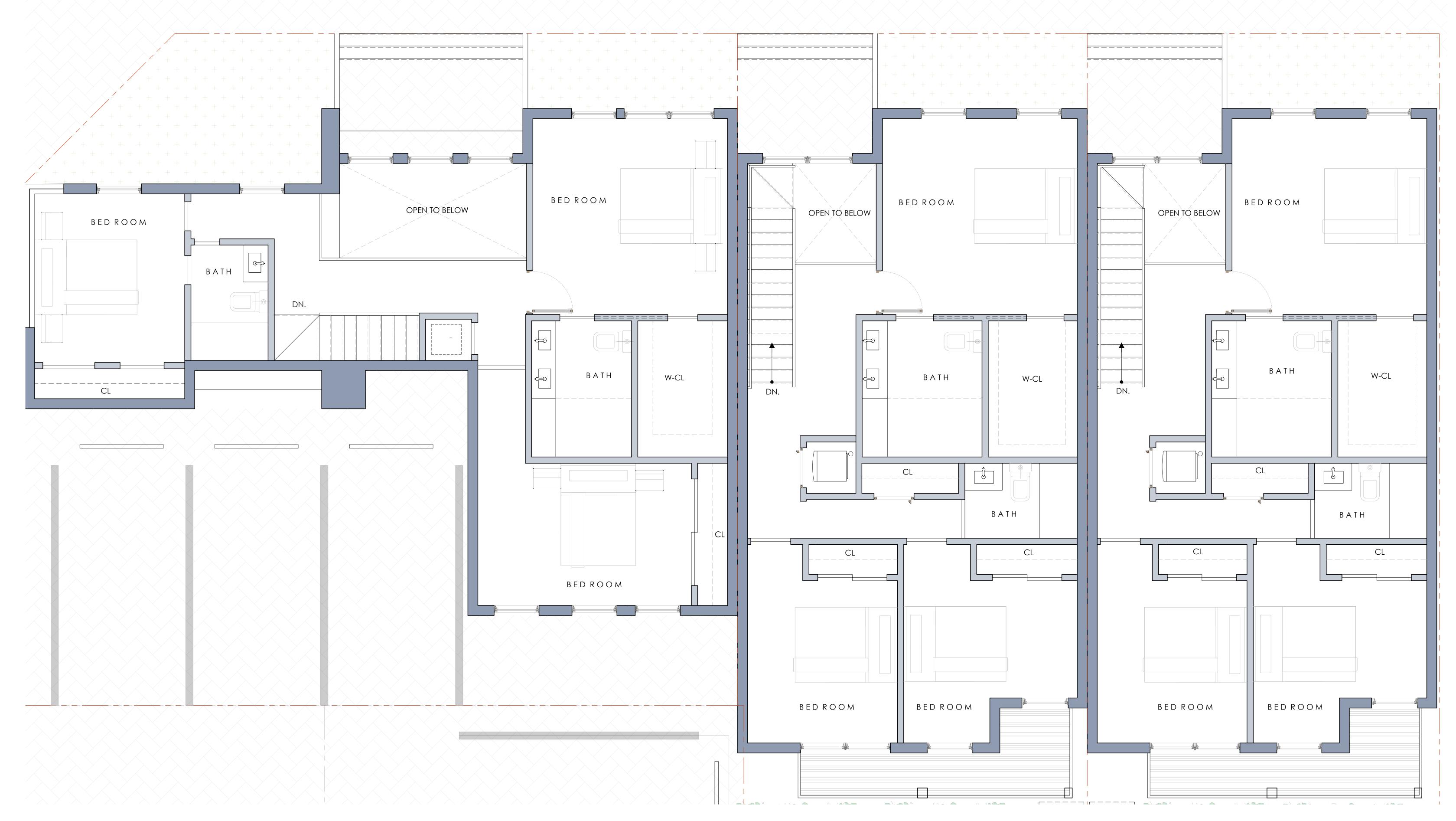
LANDSCAPE ELEMENTS

A5 LANDSCAPE PLAN





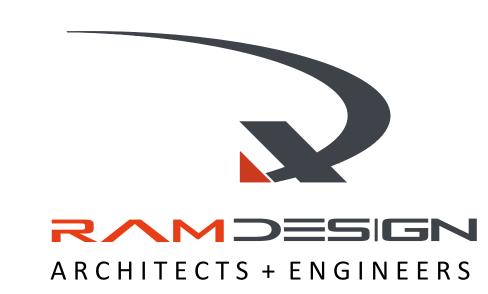


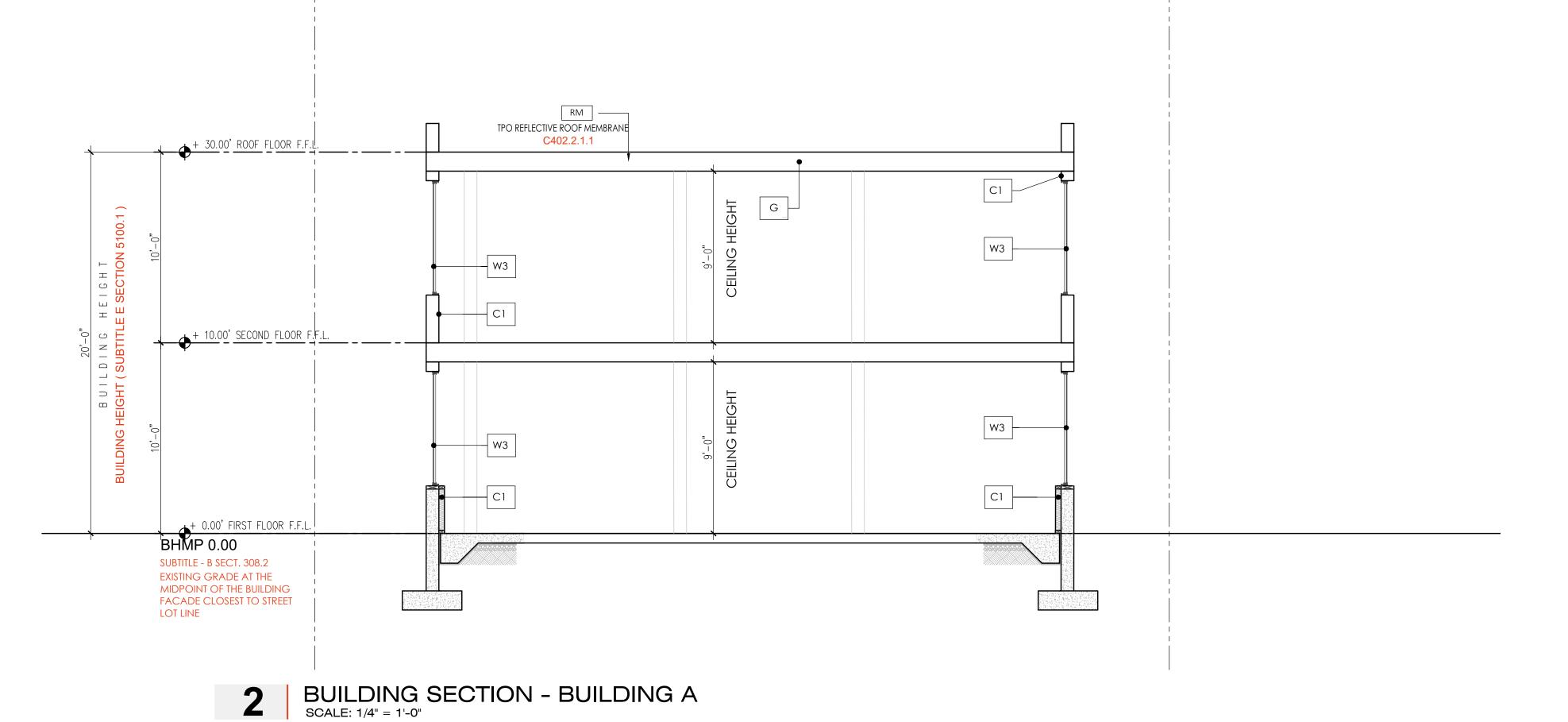


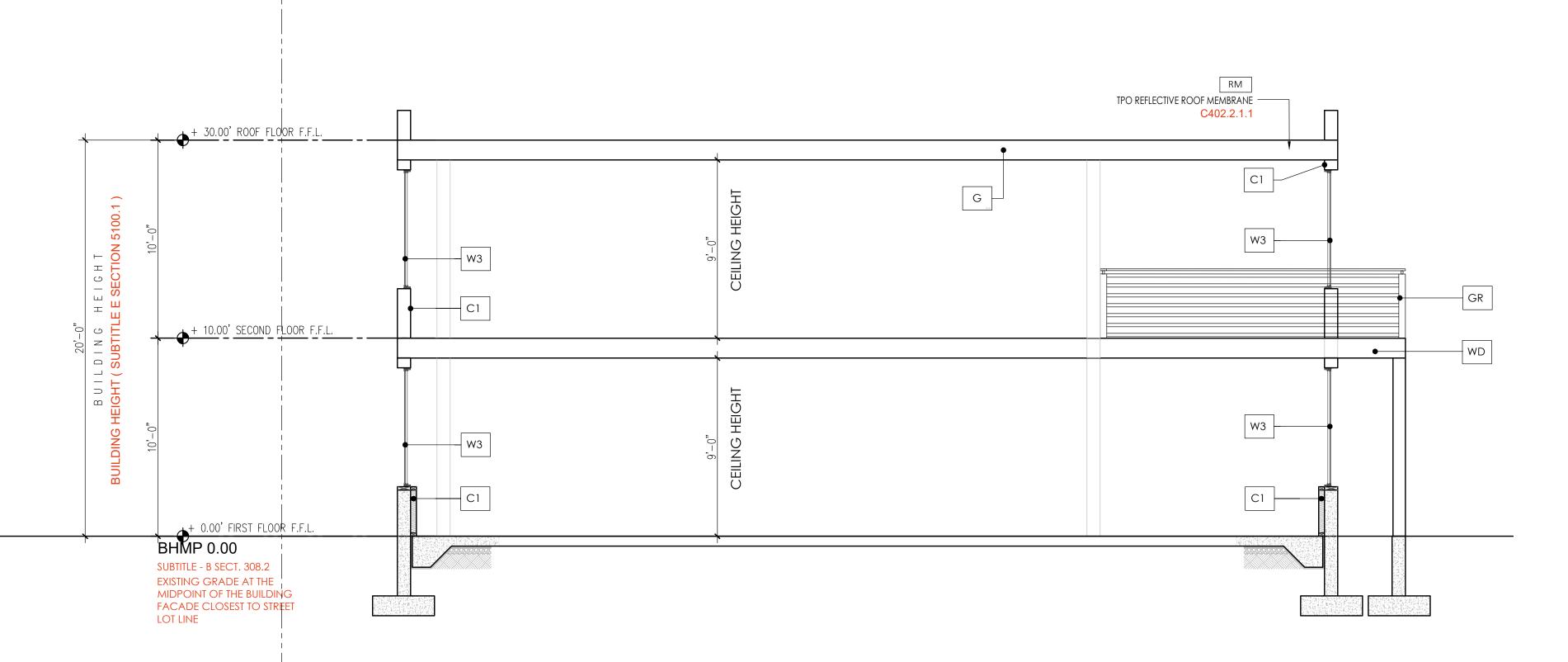


308 K ST NE

NOM/





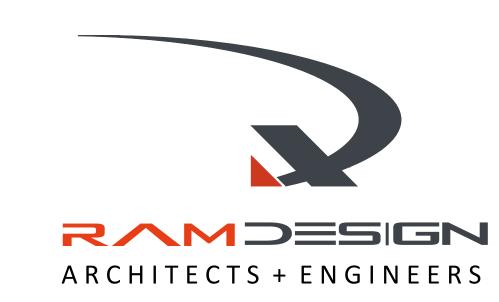


1 BUILDING SECTION - BUILDING B
SCALE: 1/4" = 1'-0"

A10 BUILDING SECTION

308 K ST NE

NOMA



OFFICE OF THE SURVEYOR

Washington, D.C., November 14, 2022

Plat for Building Permit of:

SQUARE 774 LOT 64

Scale: 1 inch = 20 feet

Recorded in Book 209 Page 58

Receipt No. 23-00757

Drawn by: A.S.

Furnished to: RAMY ALI

"I hereby certify that the dimensions and configuration of the lot(s) hereon depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s)."

Surveyor, D.C

PINE HALL BRICK STORMPAVE 2-1/4"OR 2-3/4" THICK AS PER SPECIFICATIONS WASHED FRACTURED OPEN-GRADED STONE #89 AGGREGATE 1"- 1-1/2" BEDDING COURSE- 1/4" 3/8" WASHED FRACTURED OPEN-GRADED STONE #89 AGGREGATE BASE COURSE DEPTH AS SPECIFIED 3/4" WASHED FRACTURED OPEN-GRADED STONE (NO FINES) - #57 AGGREGATE SUBGRADE 2% SLOPE TOWARDS LOW POINT CURB/ EDGE RESTRAINT WITH CUT-OUTS FOR OVERFLOW DRAINAGE 8"-12" DENSE GRADED AGGREGATE PERMEABLE - RESIDENTIAL INSTALLATION

SCALE: NOT TO SCALE

I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:

- 1) all existing buildings and improvements including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, well as projections and improvements in public space with complete and accurate dimensions;
- 2) all proposed demolition or raze of existing buildings duly labeled as such; all proposed buildings and improvements including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy pervious surface or green area ratio requirements with complete and accurate dimensions, in conformity with the plans submitted with building permit application ______; and
- 3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot.

I also hereby certify that:

- 1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;
- 2) there is no elevation change exceeding ten feet measured between lot lines; or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application;
- 30 I have/have not (circle one) filed a subdivision application with the Office of the Surveyor;
- 4(I have/bave not (circle one) filed a subdivision application with the Office of Tax & Revenue; and
- 5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance.

The Office of the Zoning Administrator will only accept a Building Plat issued by the Office of the Surveyor within the two years prior to the date DCRA accepts a Building Permit Application as complete.

I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405).

Signature: 02.24.2025

Printed Name: RAMY ALI Relationship to Lot Owner: AGENT

If a registered design professional, provide license number

and include stamp below.

