

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

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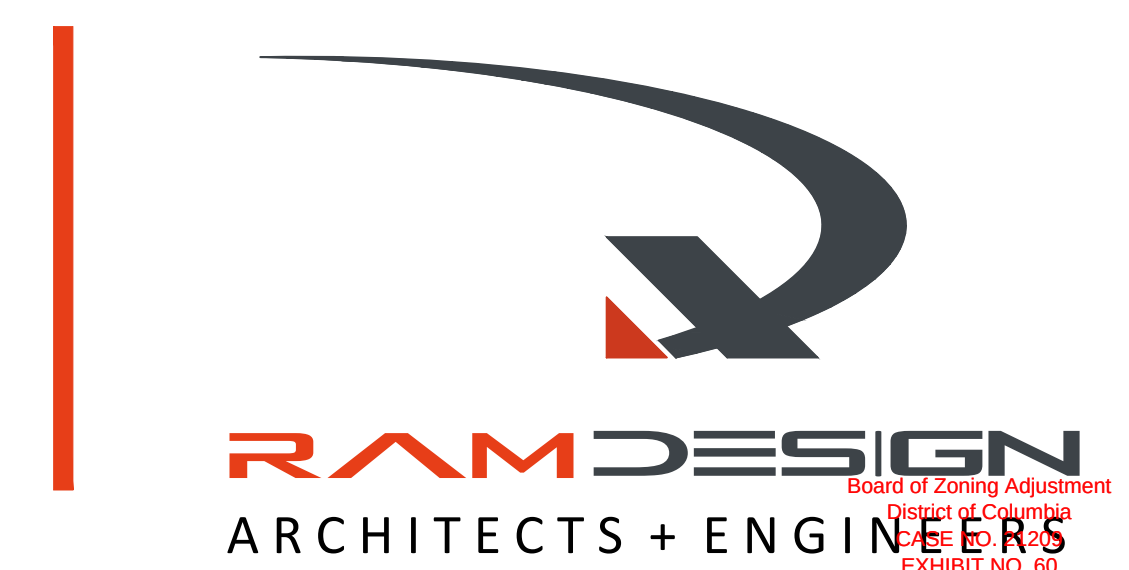
BUILDING PLAT

A0 COVER PAGE

308 K ST TOWNHOMES

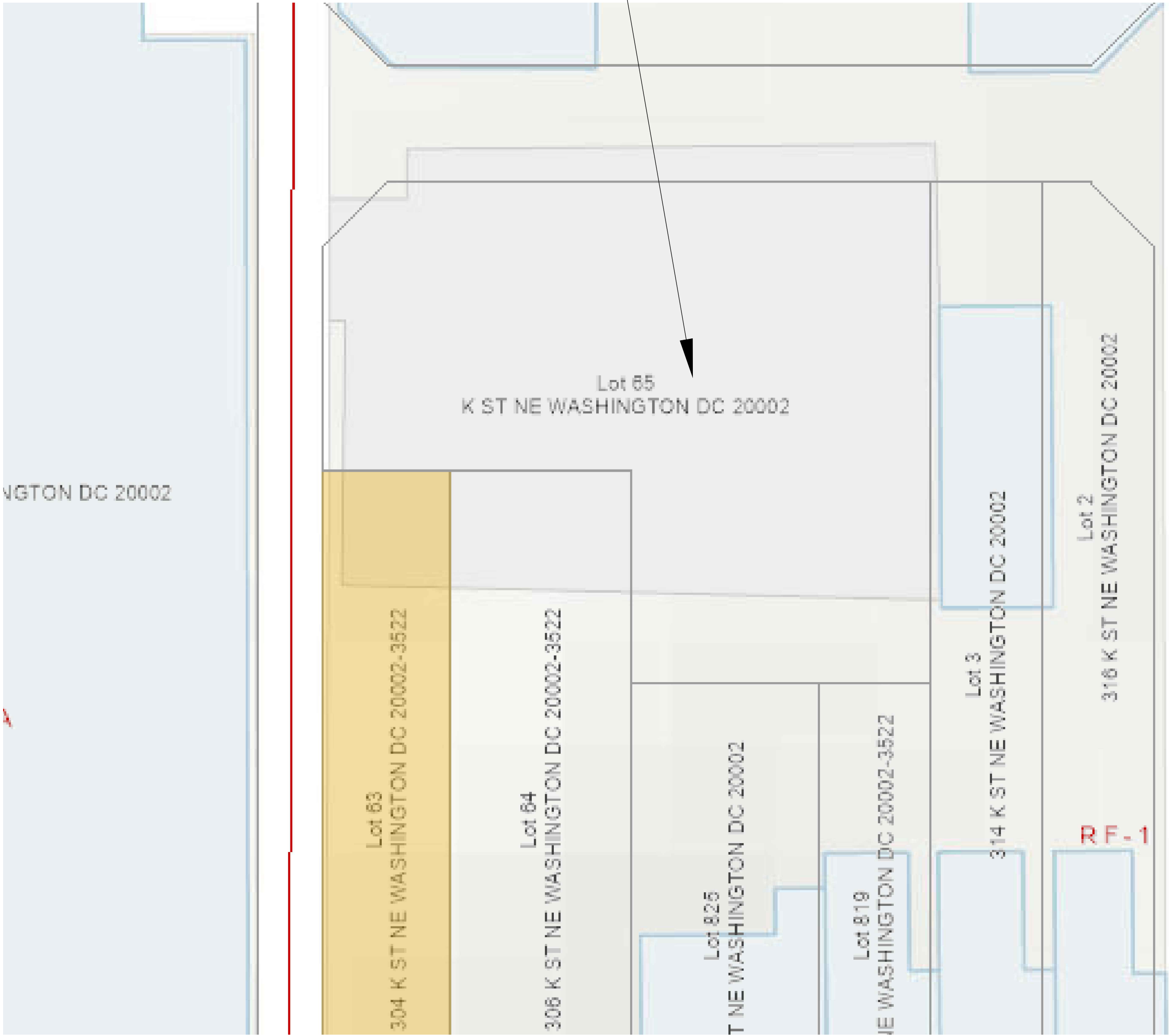
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SQUARE: 0774 LOT:0065

SUBJECT PROPERTY: RECORD LOT



SQUARE: 0774 LOT:0065

SUBJECT PROPERTY: RECORD LOT

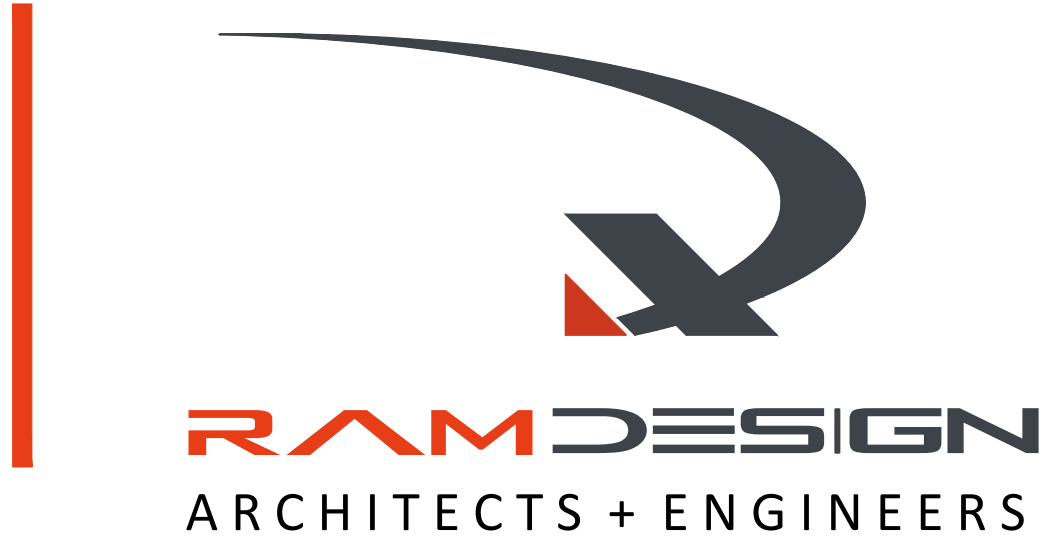


A1 VICINITY MAP - AERIAL VIEW

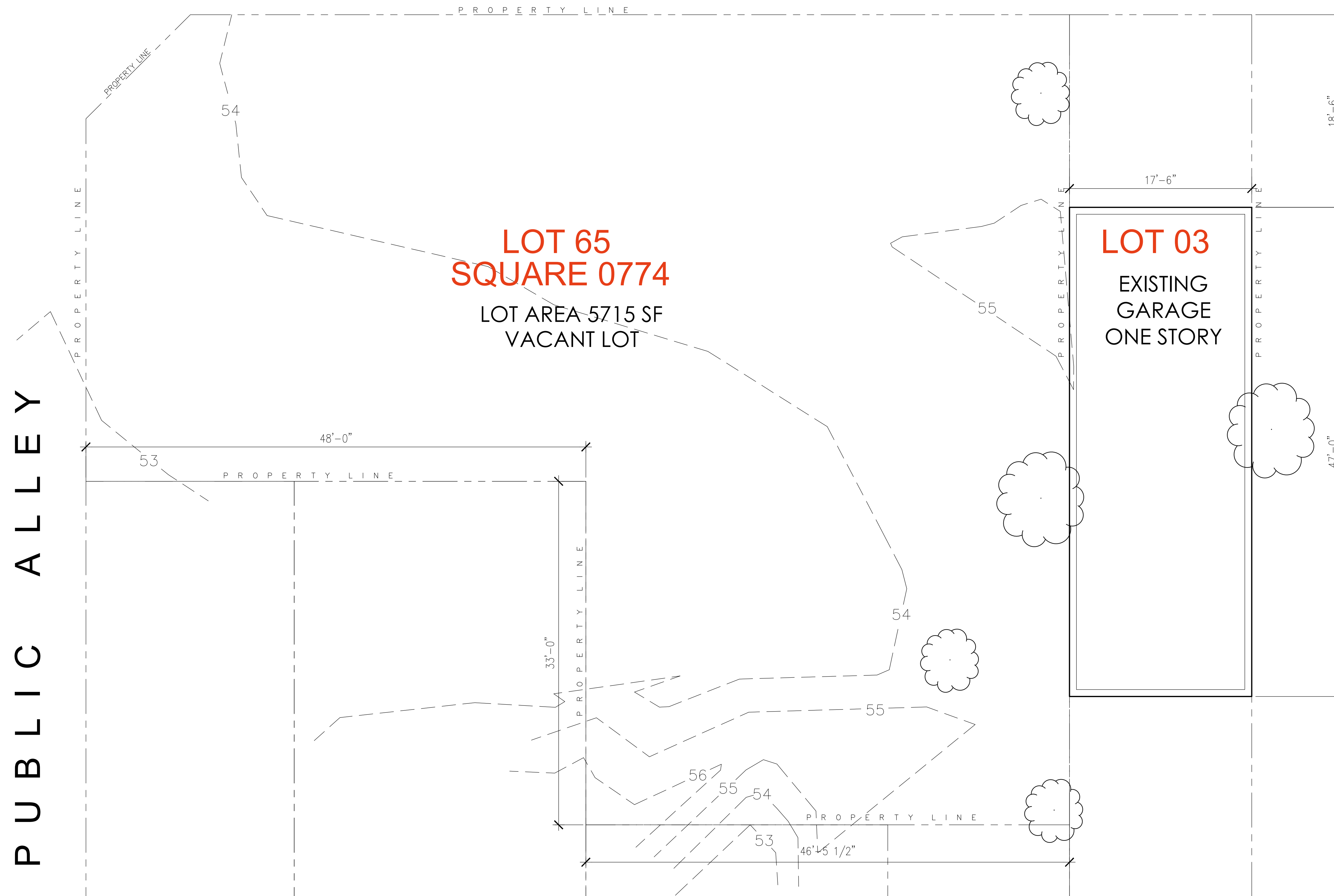
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PUBLIC ALLEY UNIMPROVED

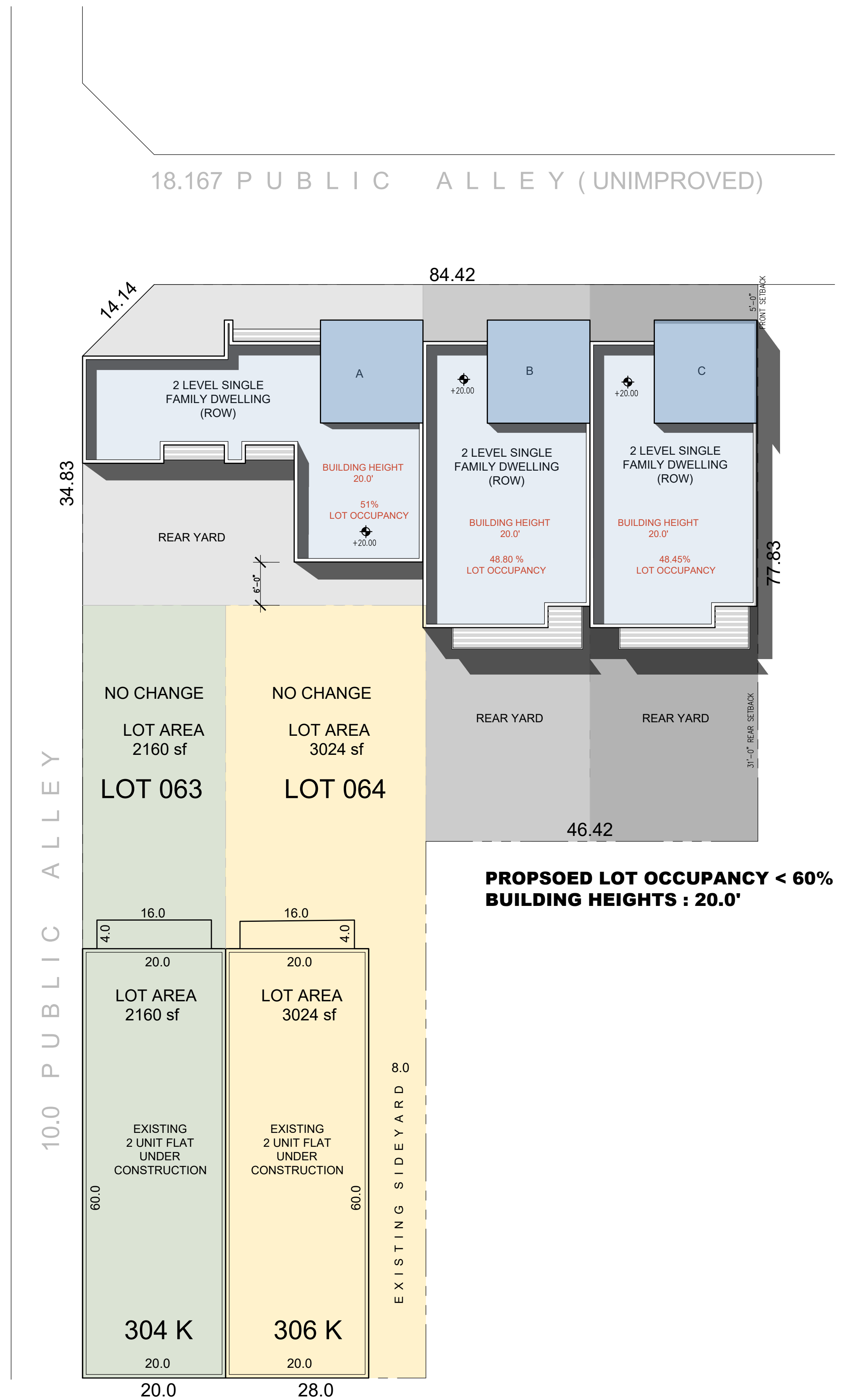
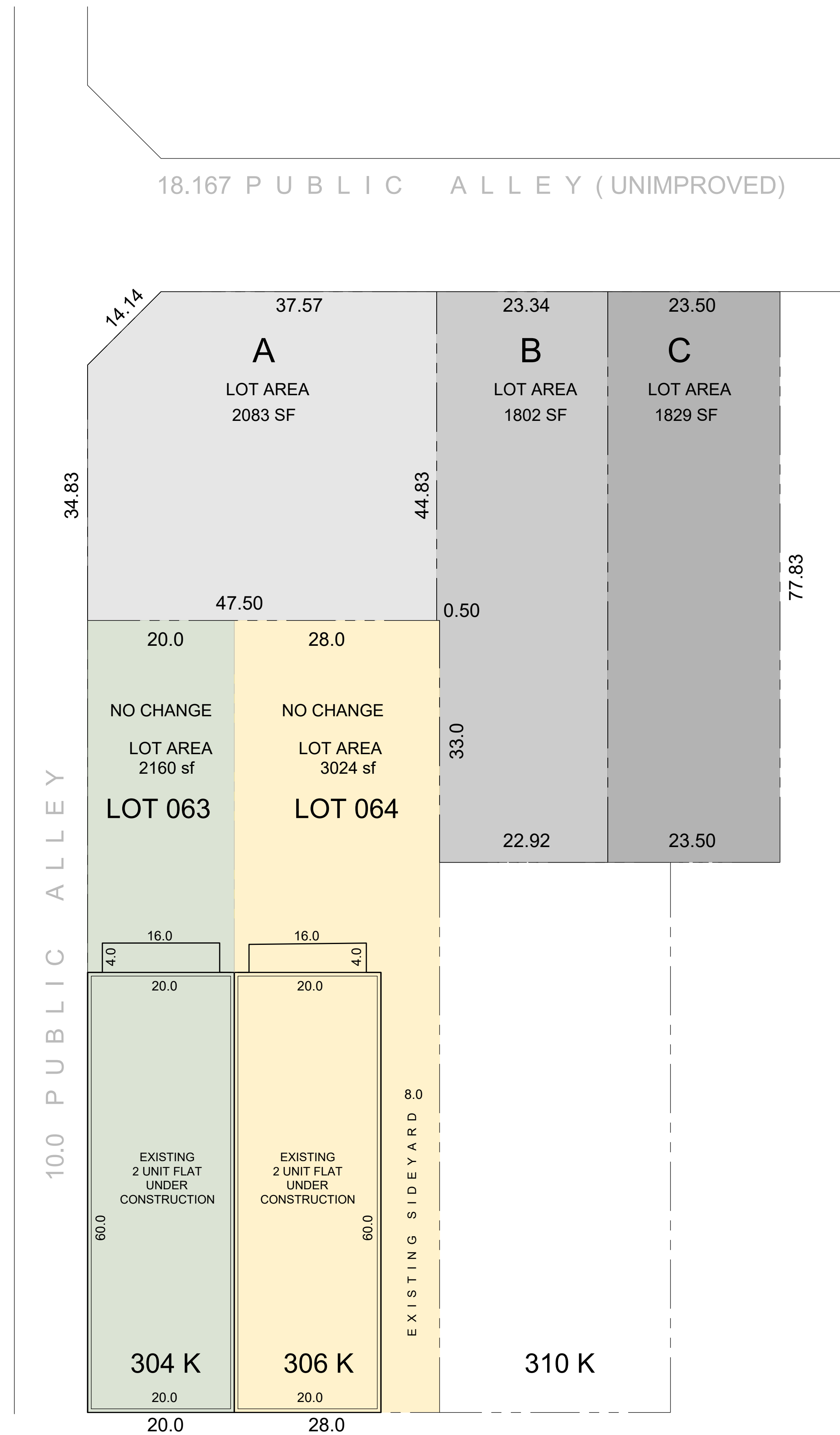
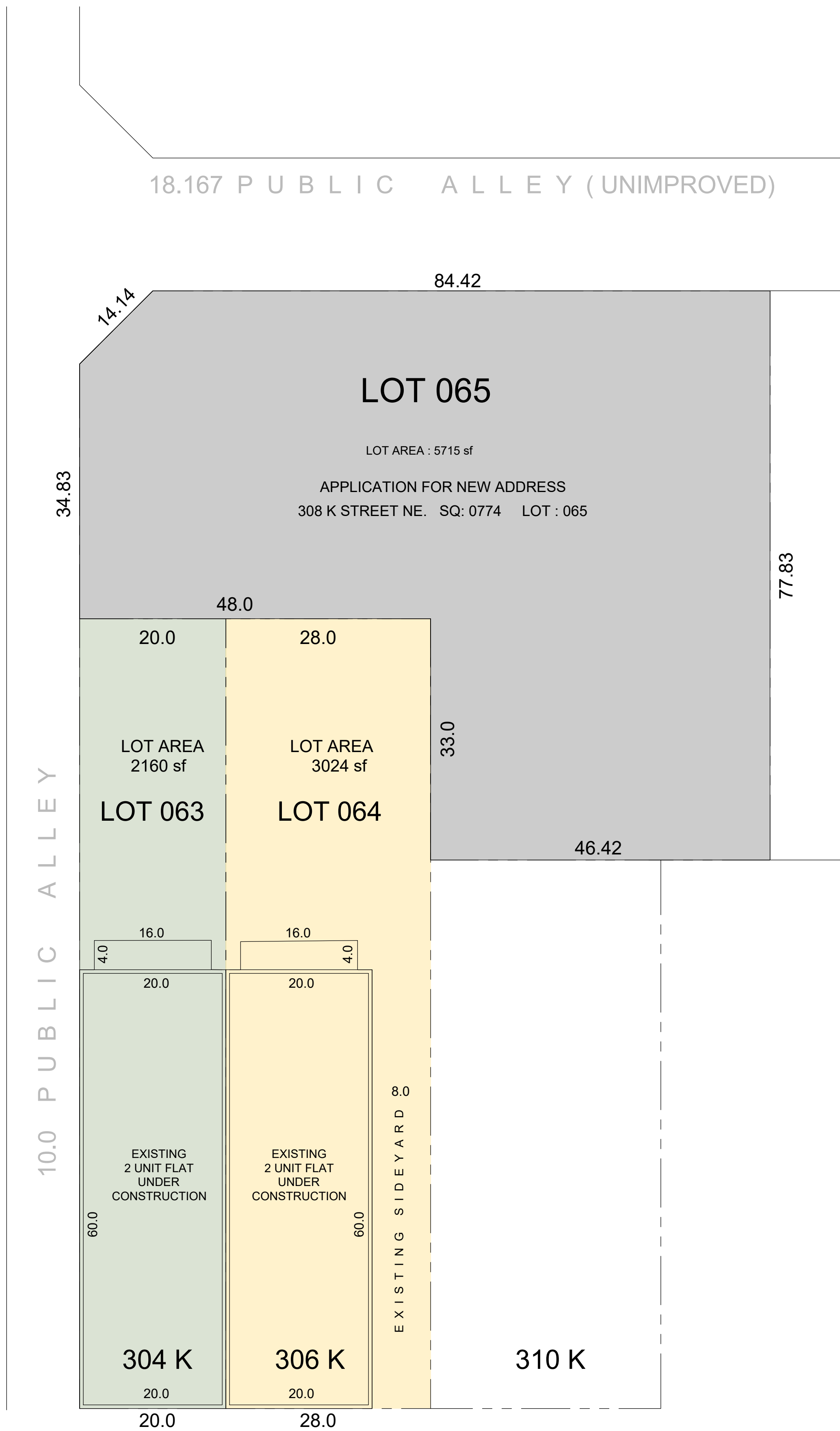


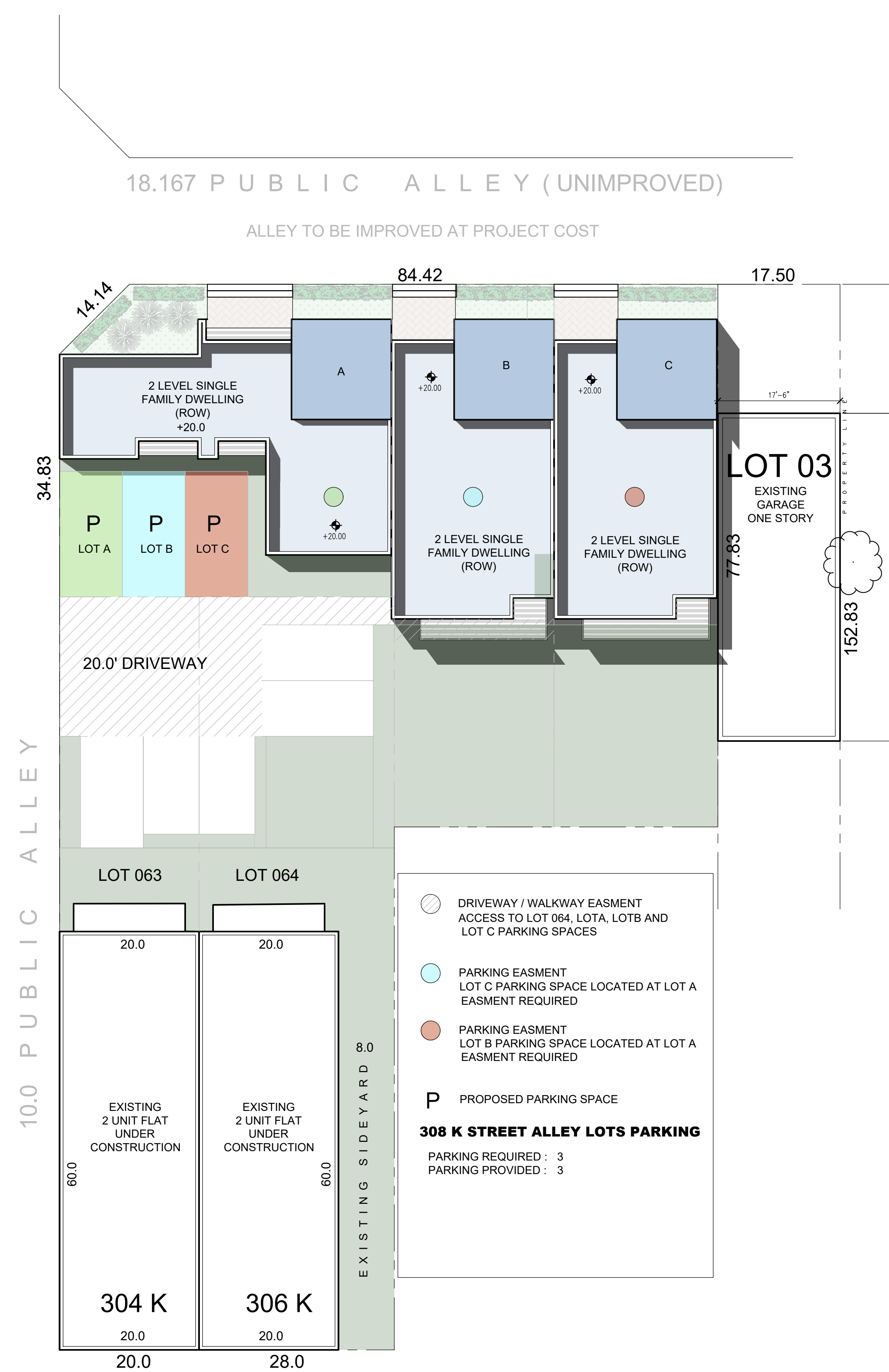
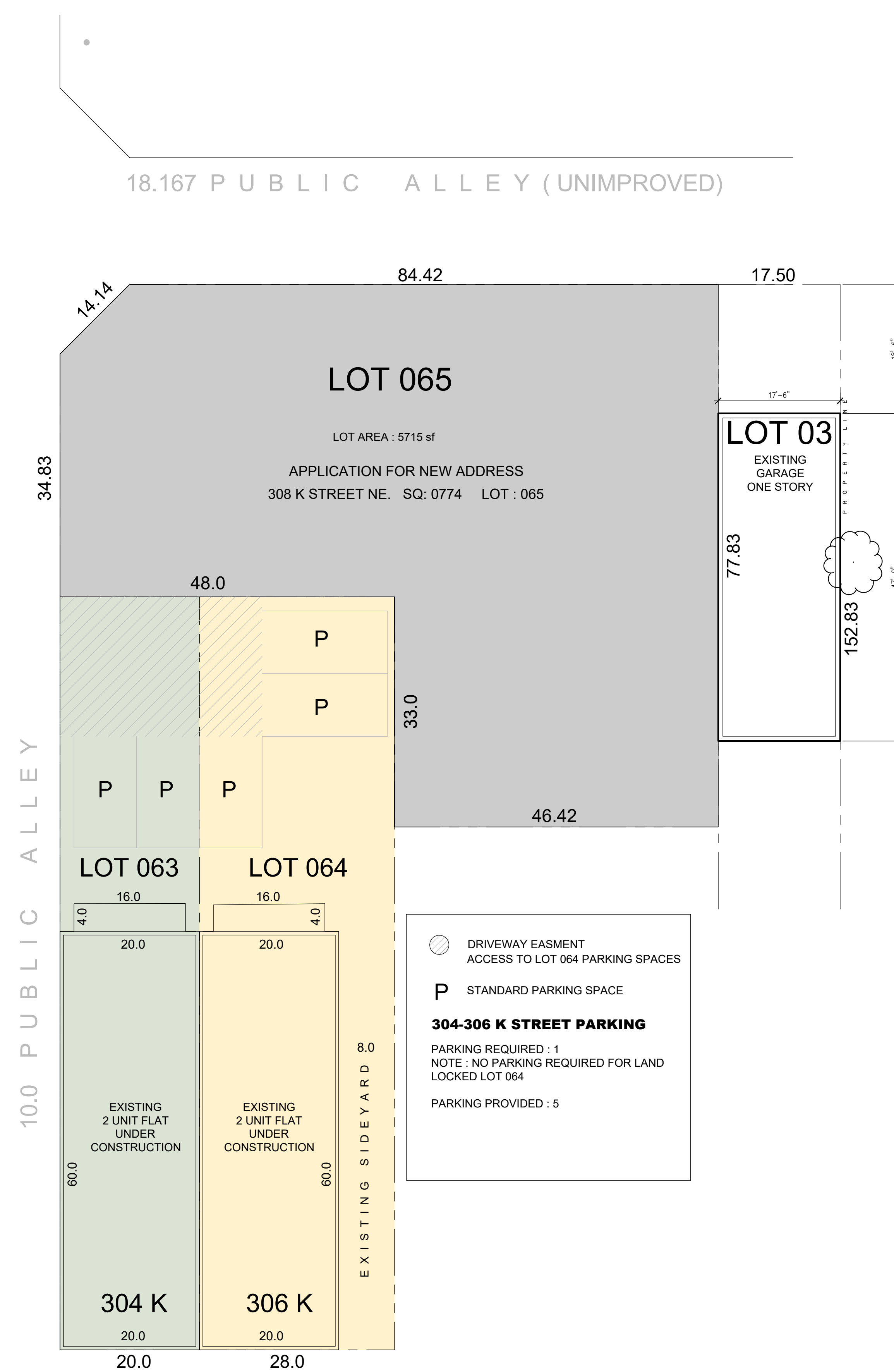
A2 EXISTING SITE PLAN - TOPOGRAPHY

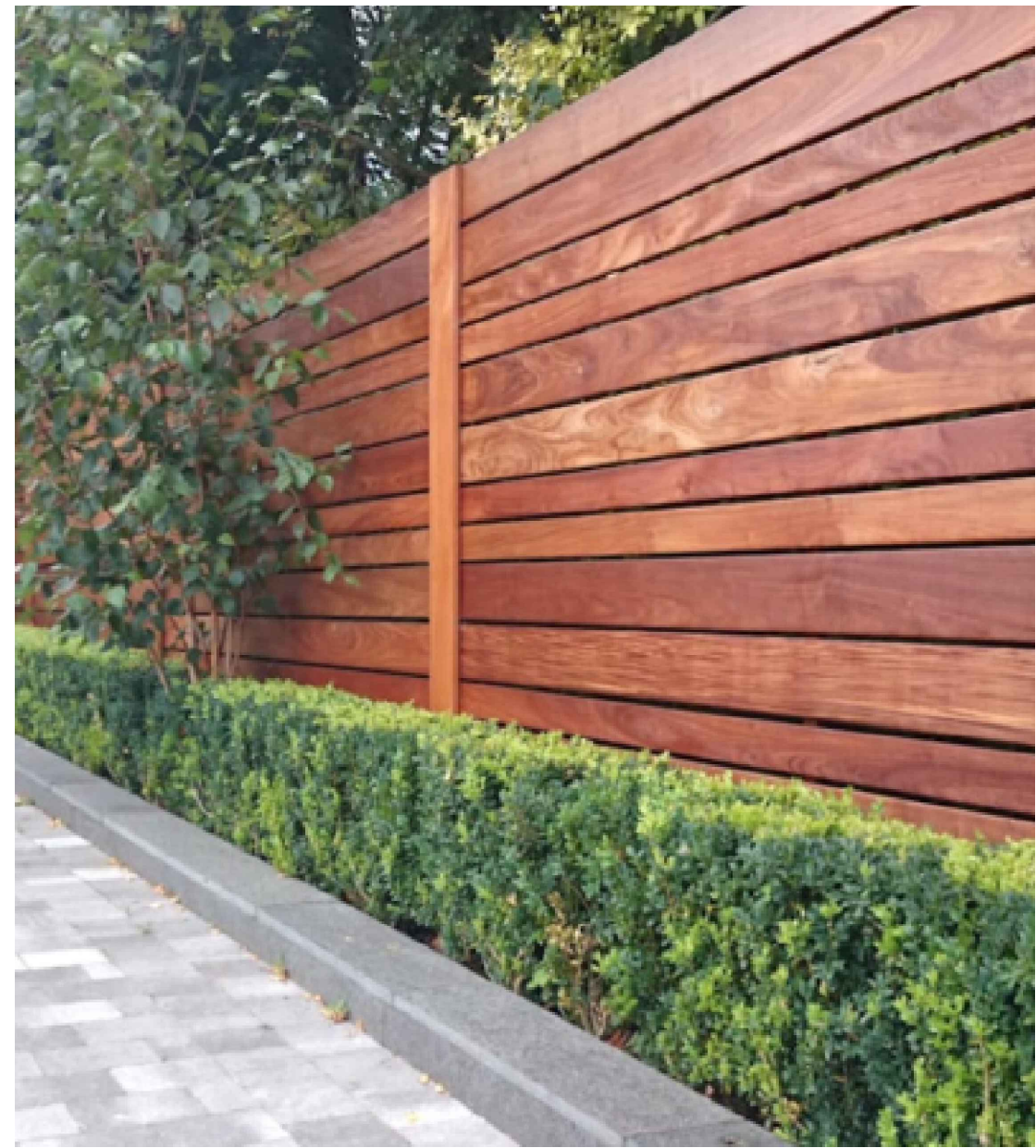
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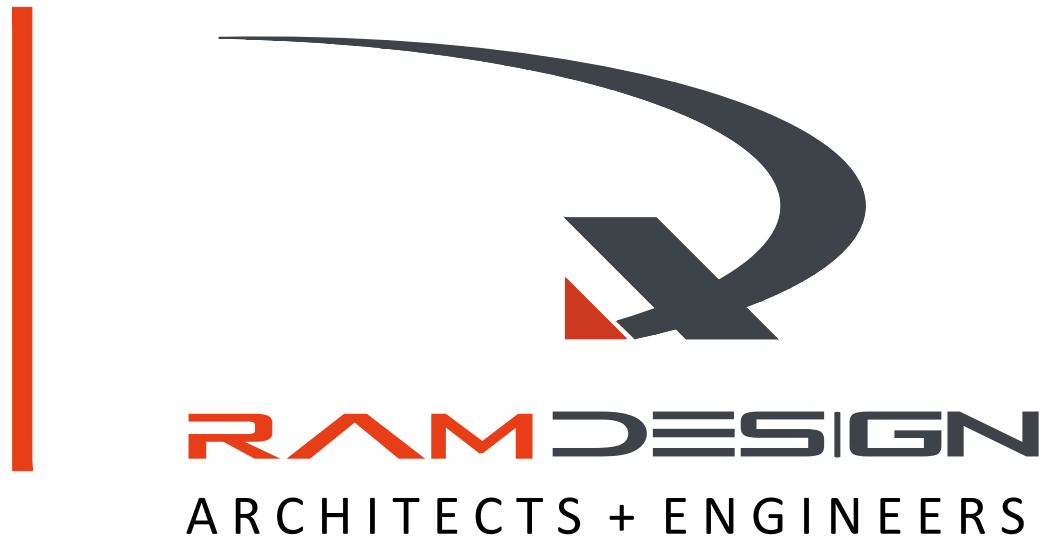
LANDSCAPE ELEMENTS

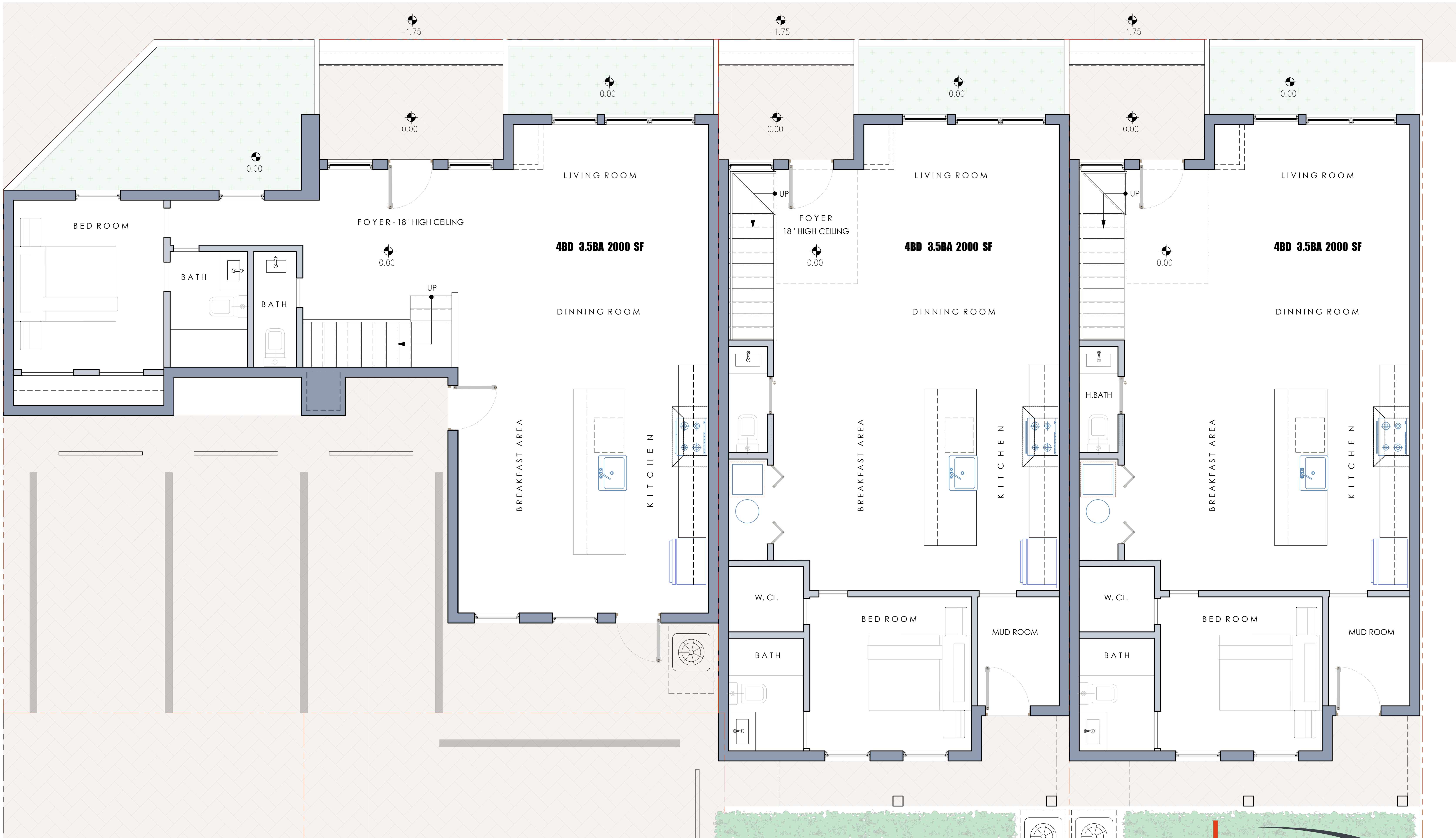
A5 LANDSCAPE PLAN

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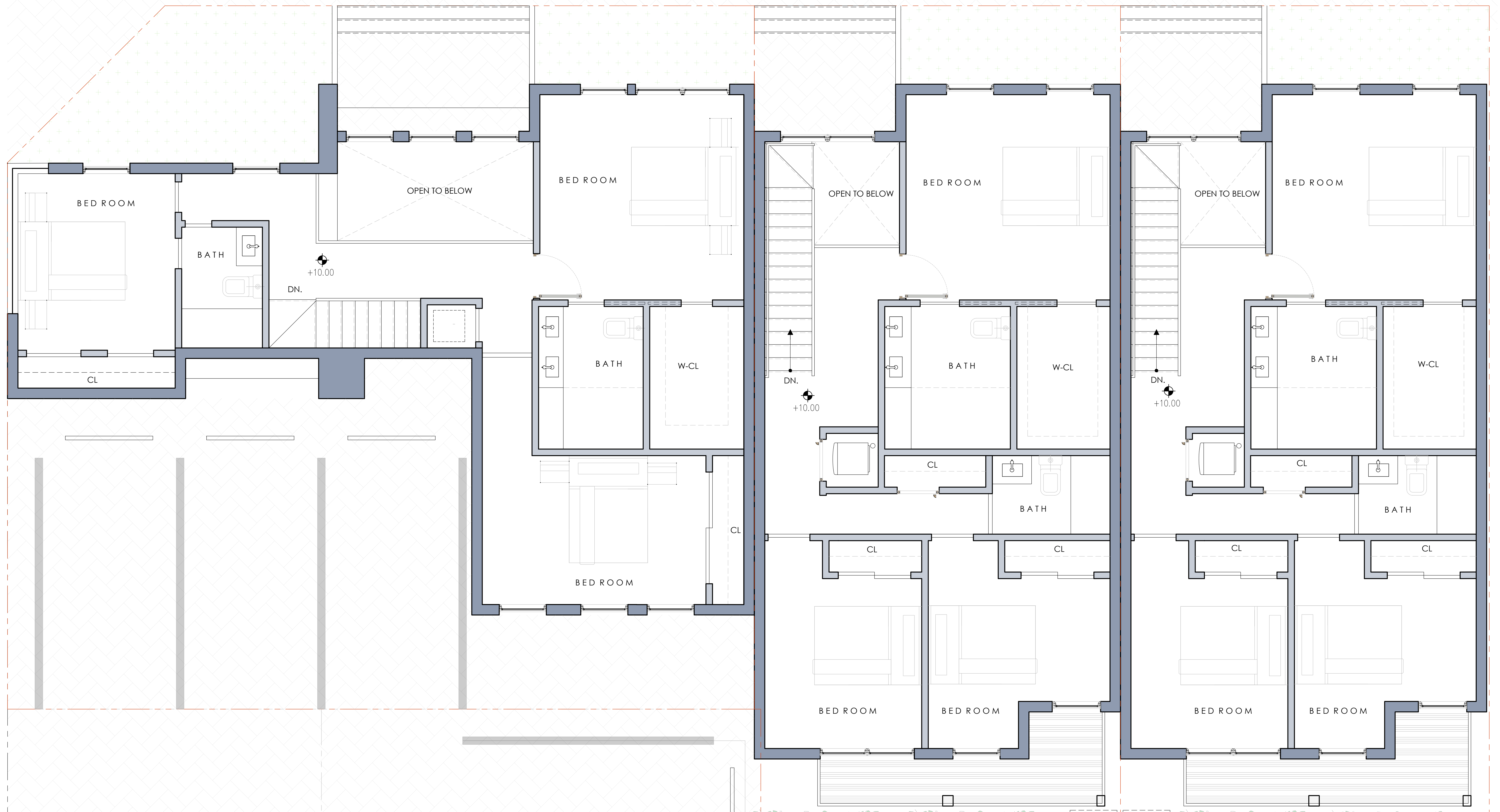


A6 FIRST FLOOR PLAN

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A7 SECOND FLOOR PLAN

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WINDOW SCHEDULE										
WINDOW TYPE	ROUGH OPNG SIZE	TYPE	FRAME MATL	GLASS (Low - E, Clear)					U-Factor (U.S./I-P)	REMARKS
				Thickness	Visible Transmittance	Air Leakage (U.S./I-P)	Condensation Resistance	SHGC		
W3	30" X 6'8"	CASEMENT	Aluminum	7/8" IGU	0.51	0.2	51	0.40	0.36	SWING OPEN (10% BETTER PERFORMANCE)
W3C	30" X 8'0"	TRANSUM	Aluminum	7/8" IGU	0.51	0.2	51	0.40	0.36	SWING OPEN (10% BETTER PERFORMANCE)
W3F	30" X 8'0"	TRANSUM	Aluminum	7/8" IGU	0.51	0.2	51	0.40	0.36	FIXED (10% BETTER PERFORMANCE)
W3T	30" X 2'0"	CASEMENT	Aluminum	7/8" IGU	0.51	0.2	51	0.40	0.36	FIXED (10% BETTER PERFORMANCE)
W4	40" X 2'0"	TRANSUM	Aluminum	7/8" IGU	0.51	0.2	51	0.40	0.36	TILT UP (10% BETTER PERFORMANCE)
DW3	30" X 8'4"	SWING DOOR	Aluminum	7/8" IGU	0.51	0.2	51	0.40	0.61	1" IGU in Swing Door STOREFRONT

ALL WINDOWS AND DOORS ALONG PROPERTY LINE FACING PUBLIC ALLEY OR NO BUILD ZONE ARE PROTECTED OPENINGS
ALL WINDOWS WITHIN 36" FROM PROPERTY LINE ARE TEMP. 45 MIN RATED WINDOWS

WINDOWS IN R-2 UNITS MUST HAVE GUARDS WHERE THE OPENING OF THE SILL PORTION OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE FINISHED GRADE OR OTHER SURFACE BELOW AND THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW IS AT A HEIGHT LESS THAN 36 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM. OPERABLE SECTIONS OF WINDOWS MUST NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4-INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 36 INCHES OF THE FLOOR. [2017 DCBC 1015.8]

ELEVATIONS KEY NOTE	
ST-1	CULTURED STONE
HB	HARDBOARD PANELS
HP1	INSULATED CENTRIA PANELS OR EQUAL COL: TBD
HP2	INSULATED CENTRIA PANELS OR EQUAL COL: TBD
HP3	INSULATED CENTRIA PANELS OR EQUAL COL: TBD
WC	WOOD CORNICE
GR	42" H GAURDRAIL ABOVE AFF.L
WD	WOOD DECK

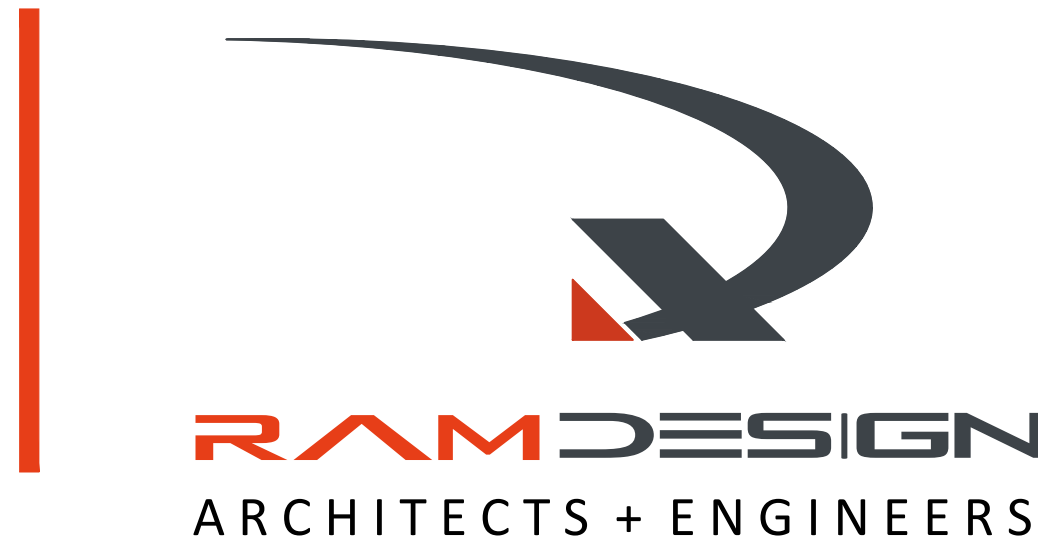


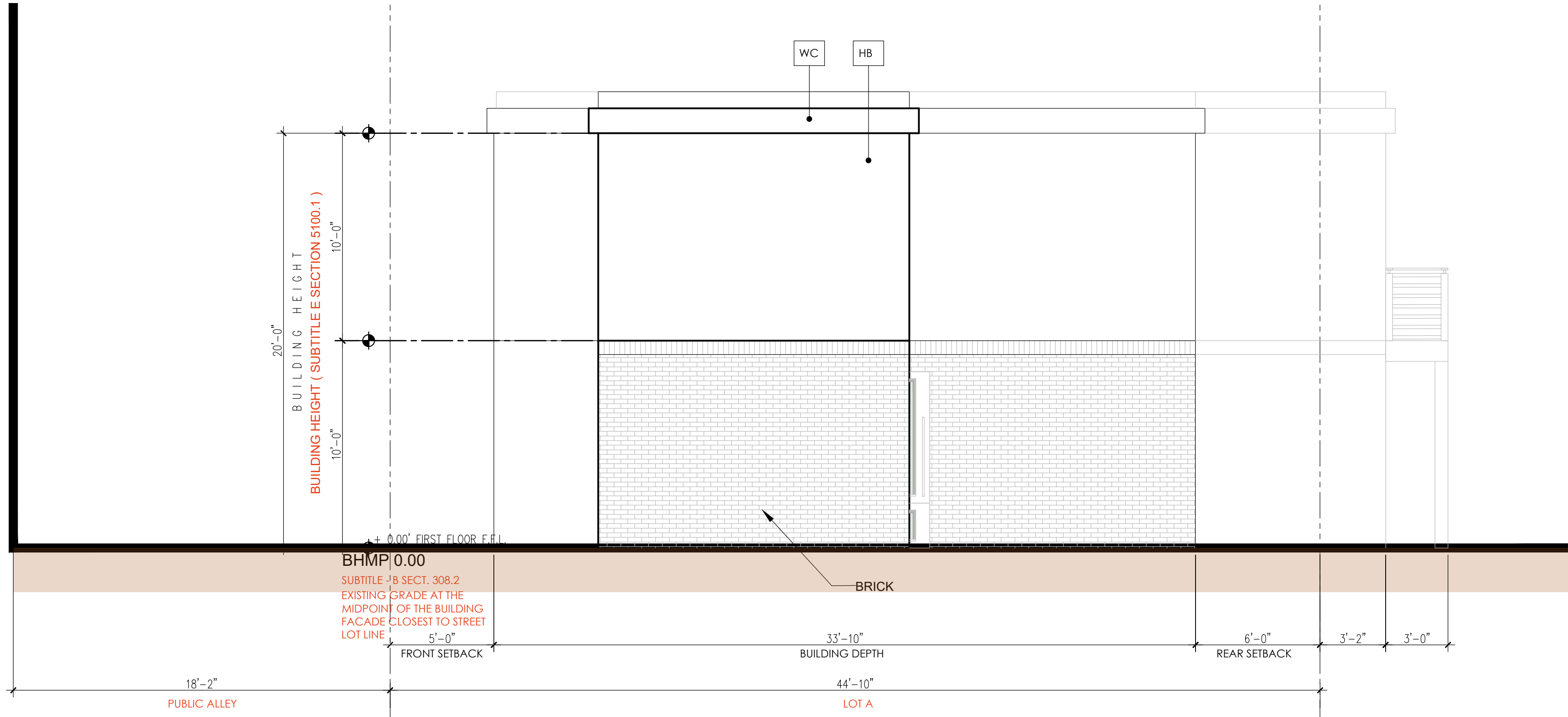
A08 ELEVATIONS

308 K ST TOWNHOMES

308 K ST NE

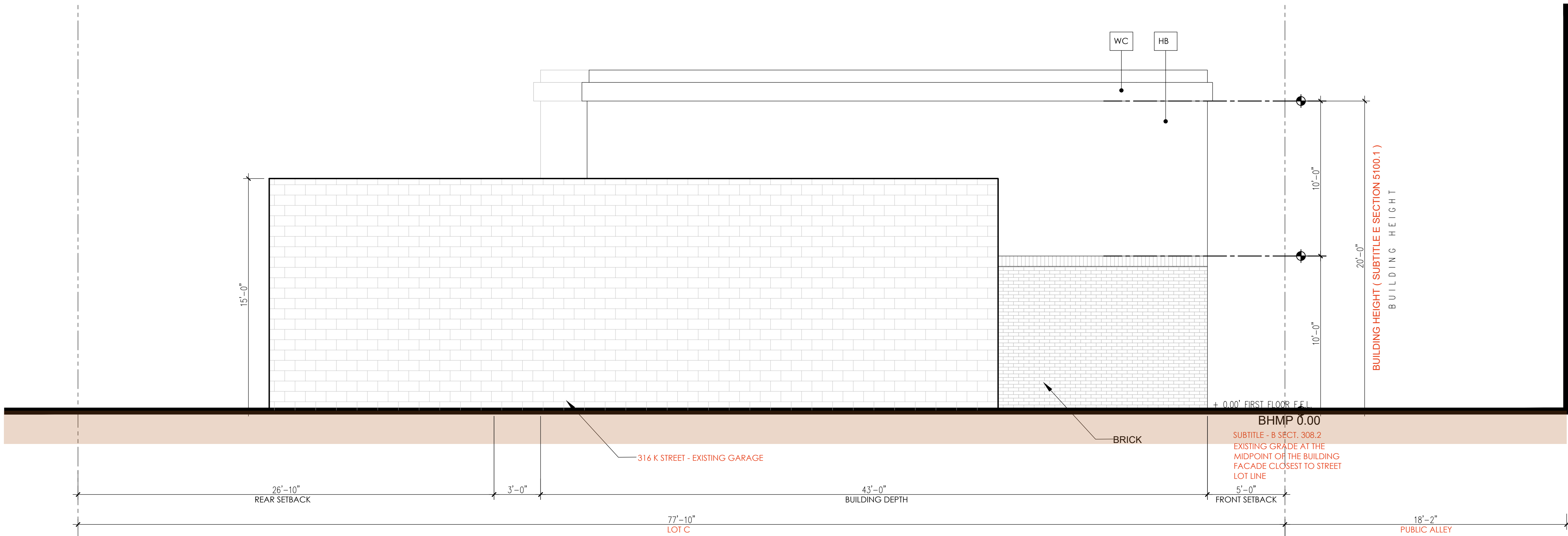
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ELEVATIONS KEY NOTE	
ST-1	CULTURED STONE
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HP3	INSULATED CENTRIA PANELS OR EQUAL COL: TBD
WC	WOOD CORNICE
GR	42" H GAUDDRAIL ABOVE AF.F.L
WD	WOOD DECK

2 | SIDE ELEVATION
SCALE: 1/4" = 1'-0"



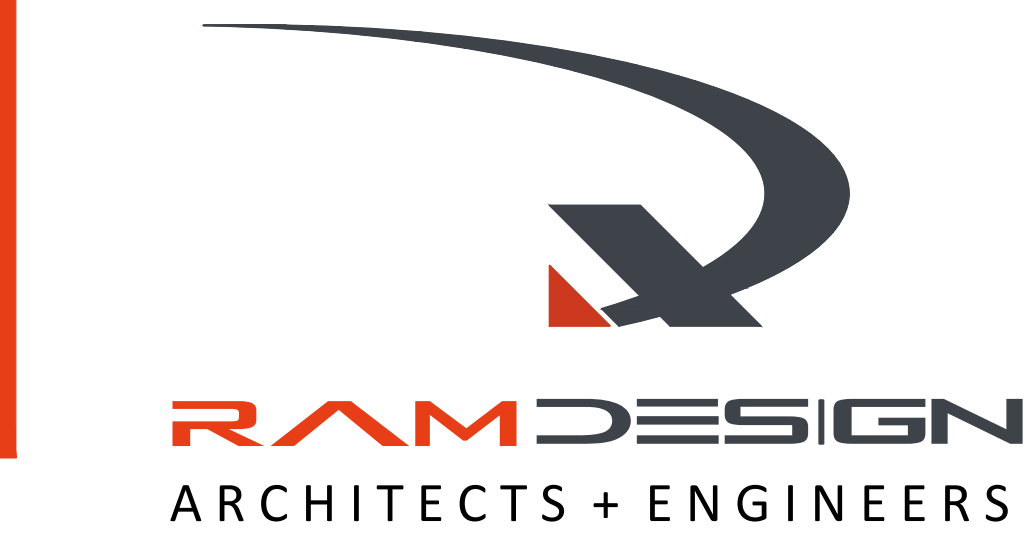
1 | SIDE ELEVATION
SCALE: 1/4" = 1'-0"

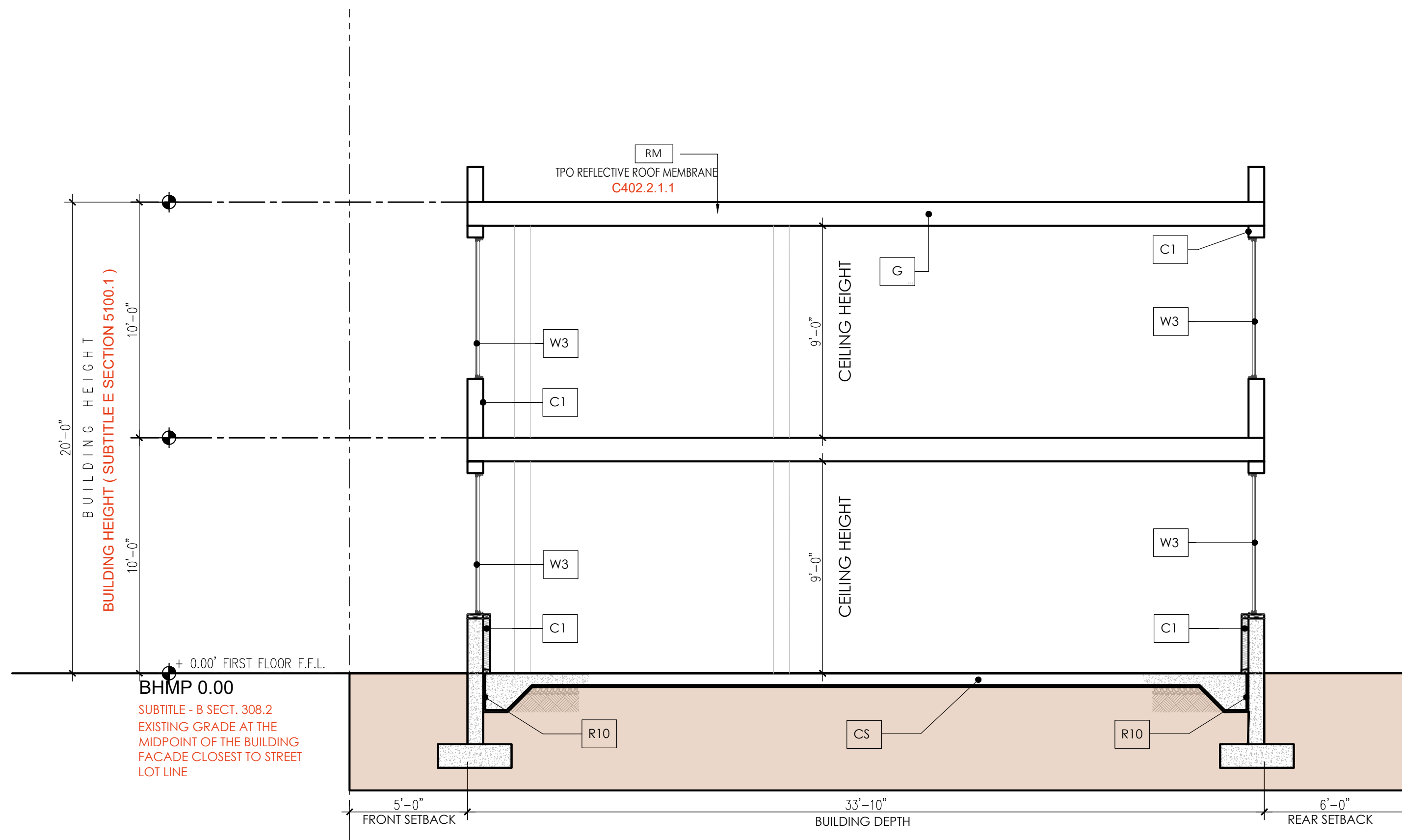
A09 ELEVATIONS

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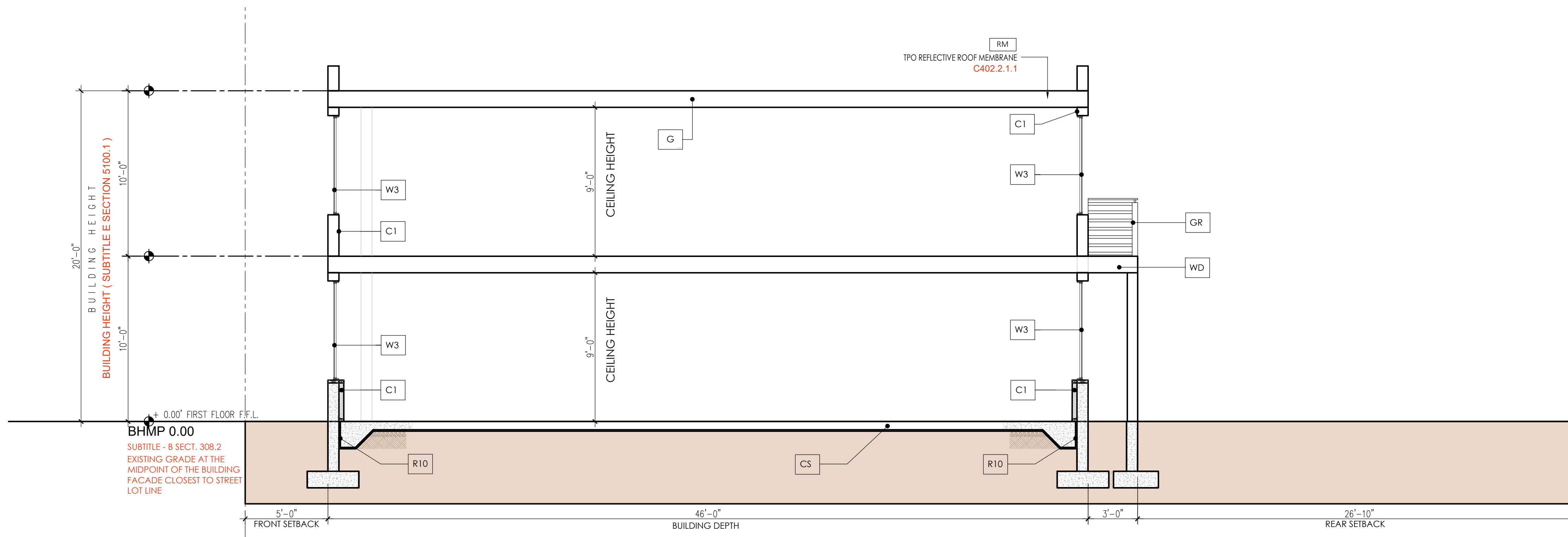




BUILDING SECTION KEY NOTE	
W3	WINDOW TYPE SEE WINDOW SCHEDULE
R10	R10 RIGID INSULATION AT UNDERSIDE OF SLAB 24" EACH WAY R402.1.2
CS	4" SLAB ON GRADE, SEE STRUCTURAL DWGS
C1	R19 BATT INSULATION W/ CONT. R5 1" XPS RIGID INSULATION - R402.1.2
G	R49 SPRAY ON INSULATION - R402.1.2
GR	42" H GAURDRAIL ABOVE A.F.F.L
WD	WOOD DECK

2 BUILDING SECTION - BUILDING A

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



1 BUILDING SECTION - BUILDING B AND C

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

A10 BUILDING SECTION

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