308 K ST NE

CONCEPT DESIGN PACKAGE
2 SEMI DETACHED SINGLE FAMILY DWELLING

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.

DEVELOPMENT STANDARDS ON ALLEY RECORD LOTS							
	HEIGHT	Lot Occupancy (percentage)	Rear Yard (ft.)	Side Yard (ft.)	Alley Centerline Setback	Pervious Surface	Zoning Regulation Reference
RF-1	20 FT. AND 2 STORIES, INCLUDING THE PENTHOUSE	Less than 1800 sf of lot area : NA Between 1800 and 2000 sf of lot area : 90% Over 2000 sf of lot area : 80%	5 ft. from any lot line of all abutting non-Alley Lots	5 ft. from any lot line of all abutting non-Alley Lots	7.5 ft. from the centerline of all abutting alleys	10 %	Subtitle U, Chapter 6

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

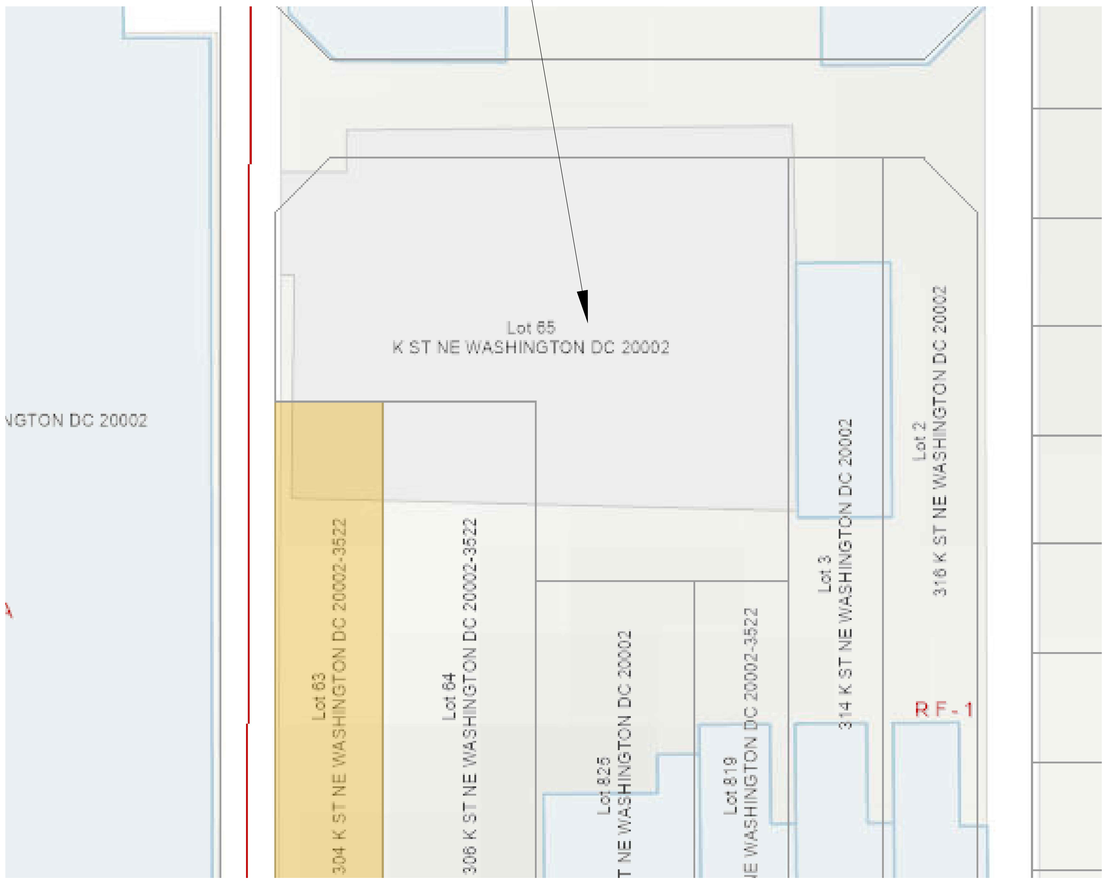
ARCHITECTURE AND ENGINEERING
RAM DESIGN LLC
100 M STREET SE. SUITE 600 | WASHINGTON D.C.
RAMY ALI, PROJECT DIRECTOR

I N D E X

OF DRAWINGS

SQUARE: 0774 LOT:0065

SUBJECT PROPERTY: RECORD LOT



SQUARE: 0774 LOT:0065

SUBJECT PROPERTY: RECORD LOT

A1 VICINITY MAP - AERIAL VIEW

308 K ST TOWNHOMES

308 K ST NE

NOMA

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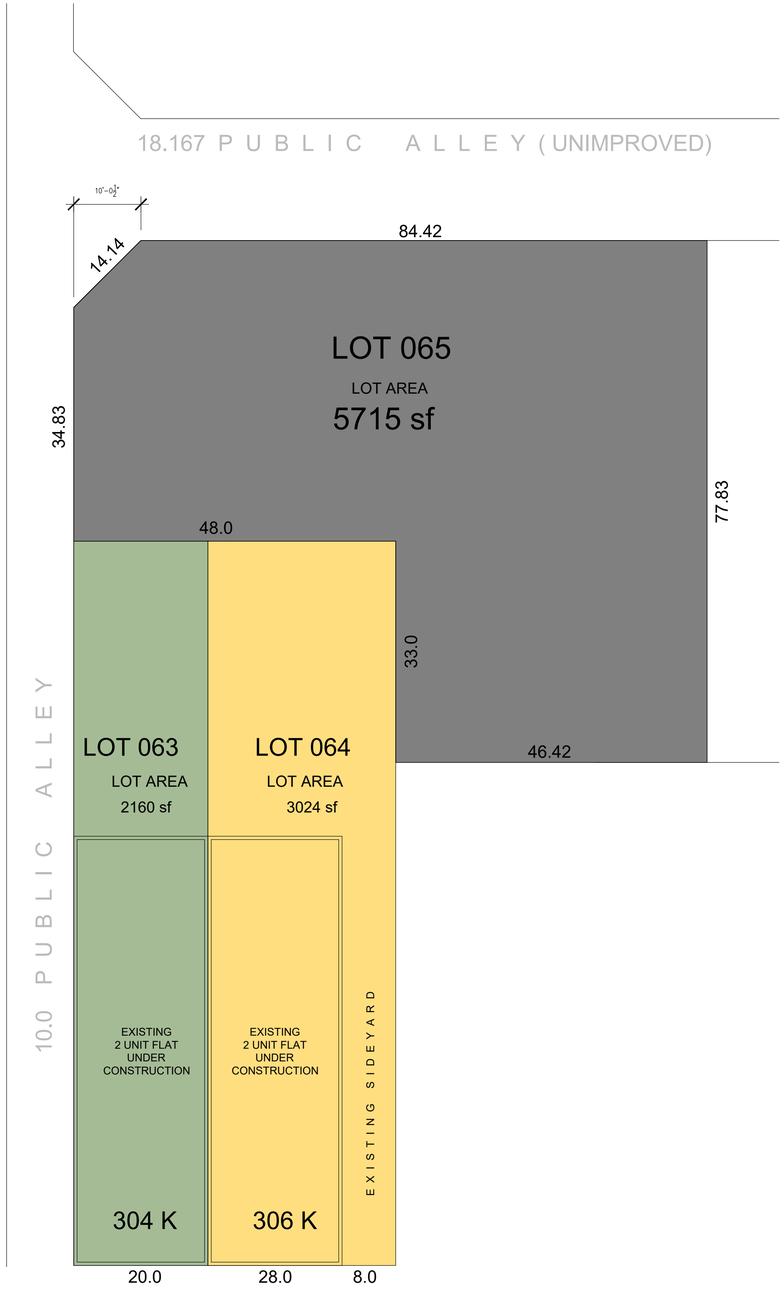
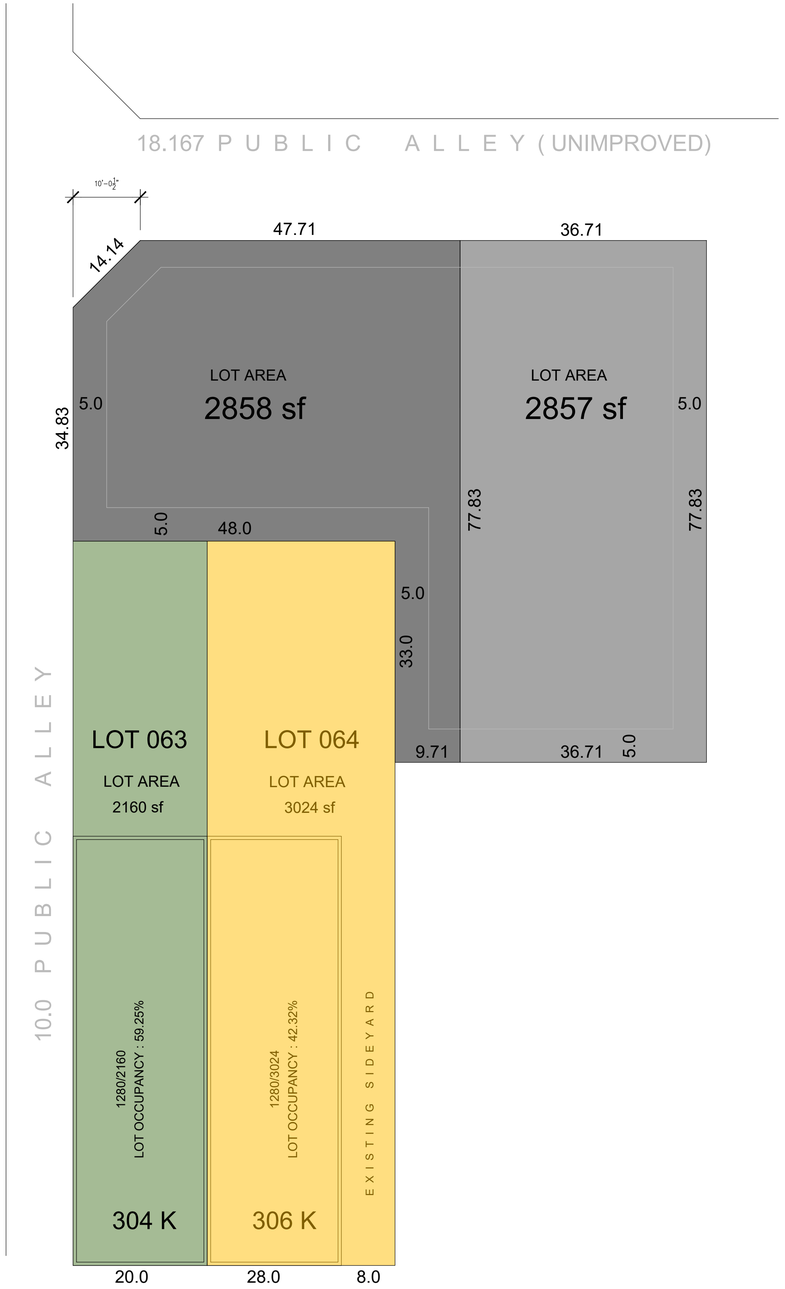
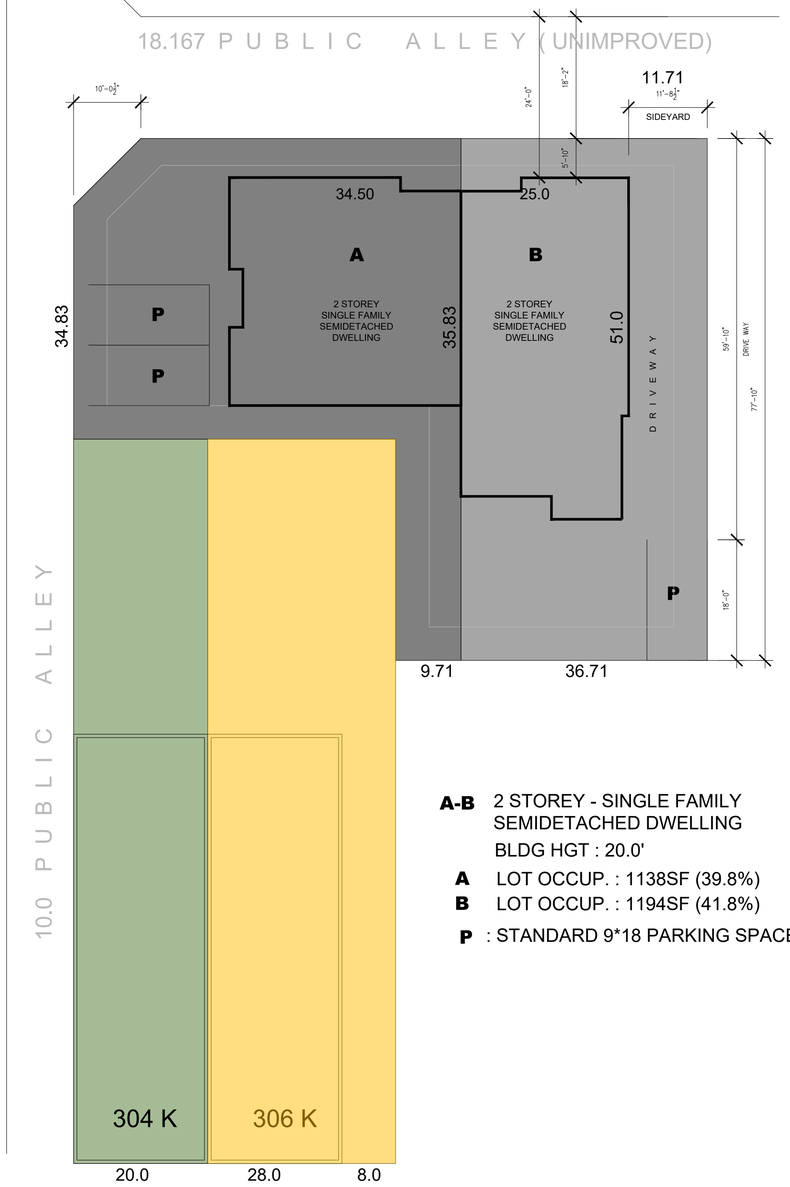
ARCHITECTS + ENGINEERS



EXISTING SUBDIVISION



PROPOSED SUBDIVISION



PROPOSED IMPROVEMENTS

A-B 2 STOREY - SINGLE FAMILY SEMIDETACHED DWELLING
BLDG HGT : 20.0'

A LOT OCCUP. : 1138SF (39.8%)

B LOT OCCUP. : 1194SF (41.8%)

P : STANDARD 9*18 PARKING SPACE

A2 SUBDIVISION

308 K ST TOWNHOMES

308 K ST NE

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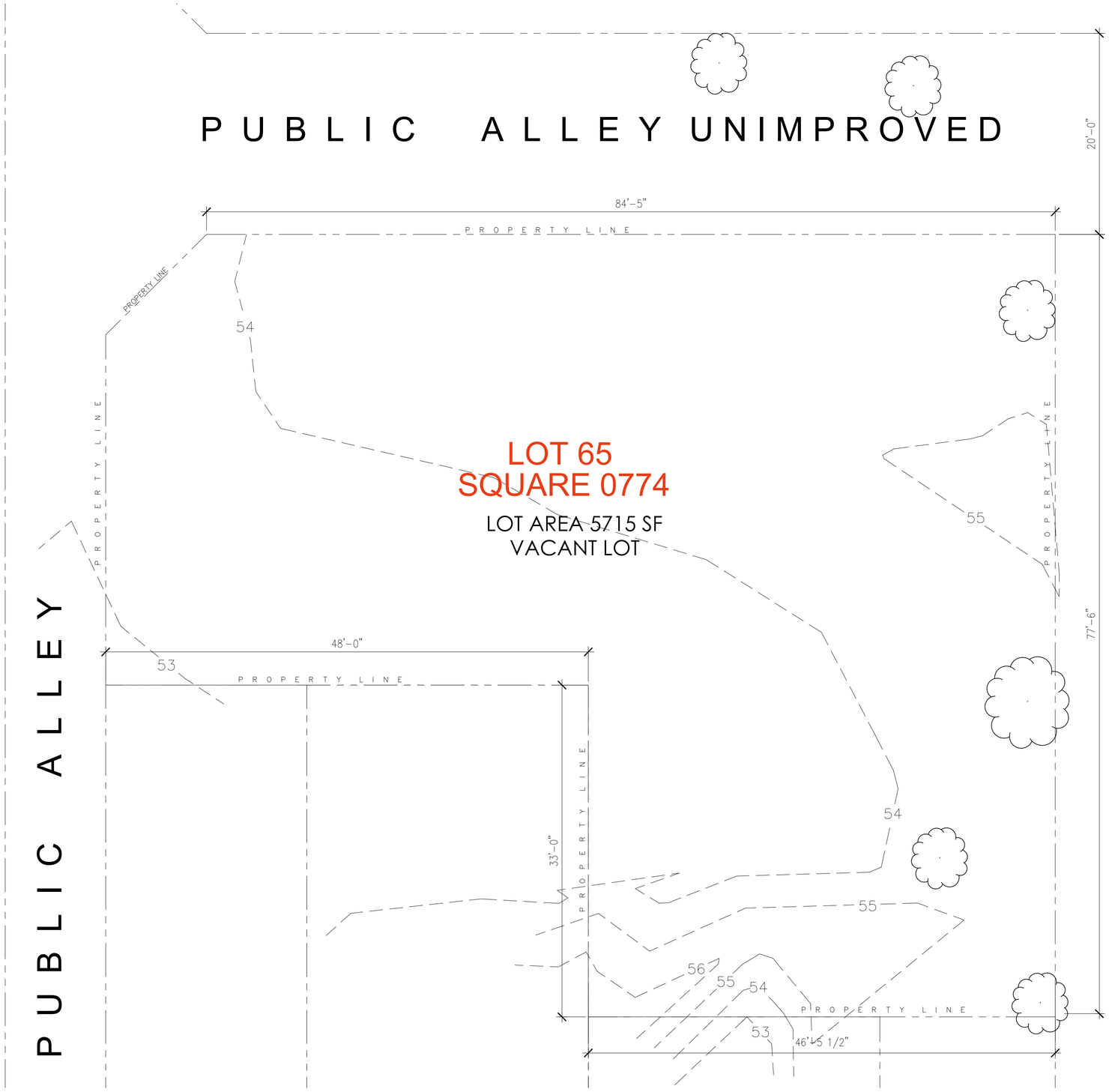

A3 EXISTING SITE PLAN

308 K ST TOWNHOMES

308 K ST NE

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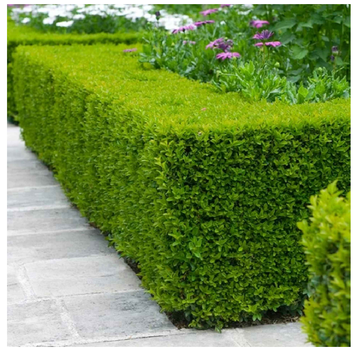
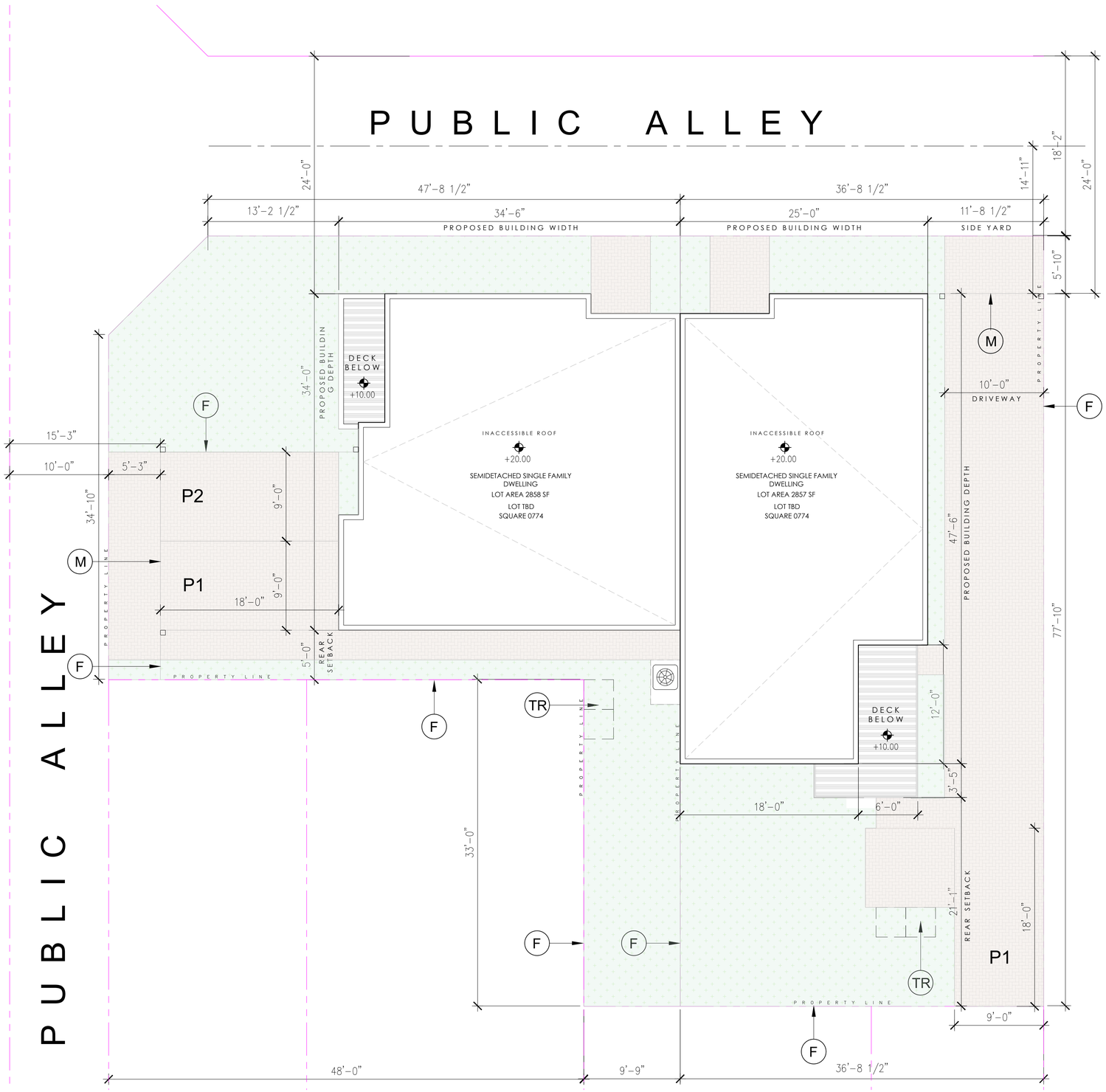
6' HIGH WOOD FENCE



36" HIGH WINTER BOXWOOD

TRASH / RECYCLE BINS



KEY NOTES

- (RH) ROOF HATCH
- (M) MECHANICAL ROLL UP DOOR
- (F) CONTINOUOS 6' HIGH WOOD FENCE
- (P) STANDARD SIZE 9 X18 PARKING PAD ON PAVERS
- (TR) TRASH / RECYCLE BINS
- LAWN / GRASS
- PERMEABLE BRICK PAVERS
- PROPERTY LINE

A4 PROPOSED SITE PLAN

308 K ST TOWNHOMES

308 K ST NE

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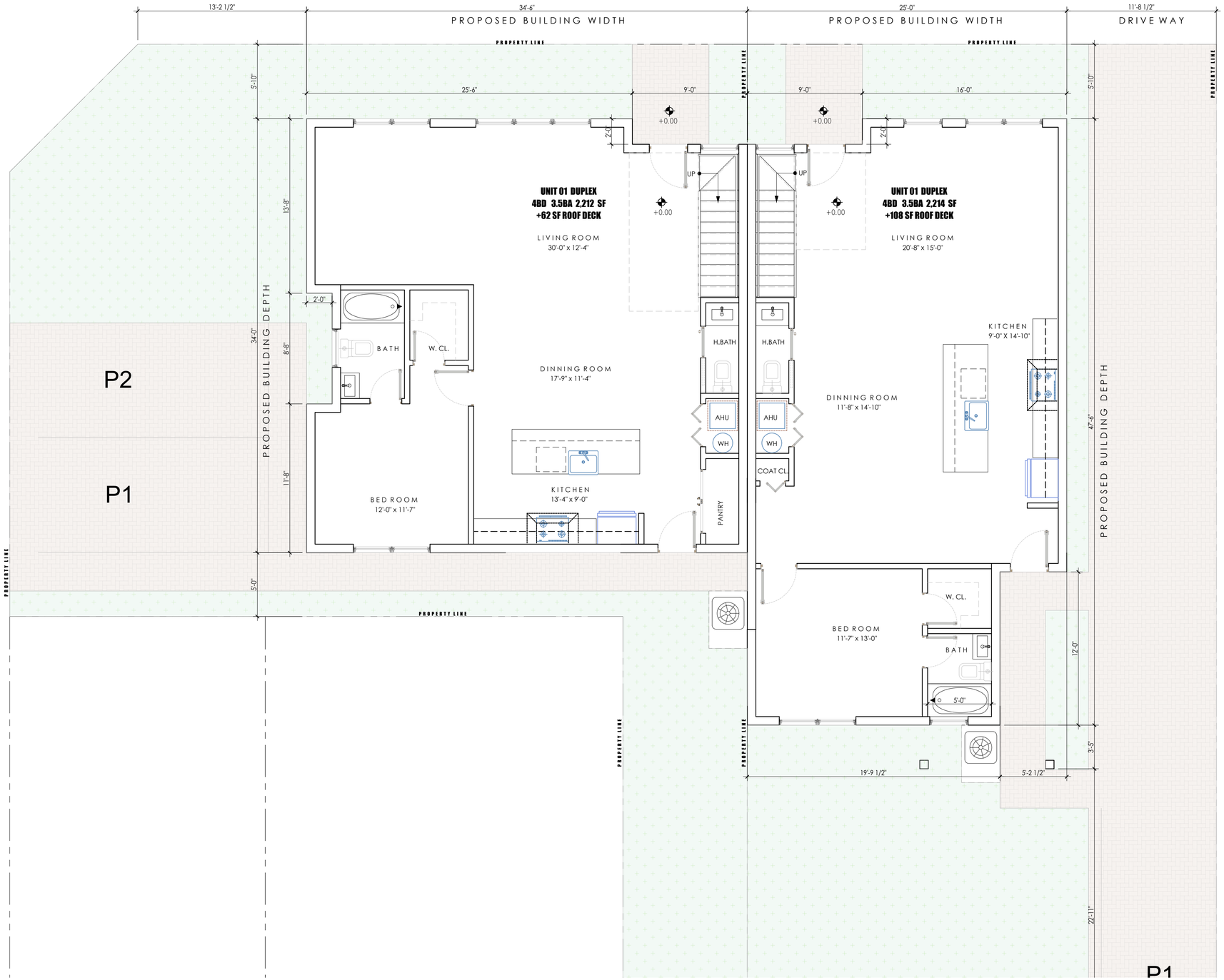

FIRST FLOOR PLAN

A01 FLOOR PLANS

308 K ST TOWNHOMES

308 K ST NE

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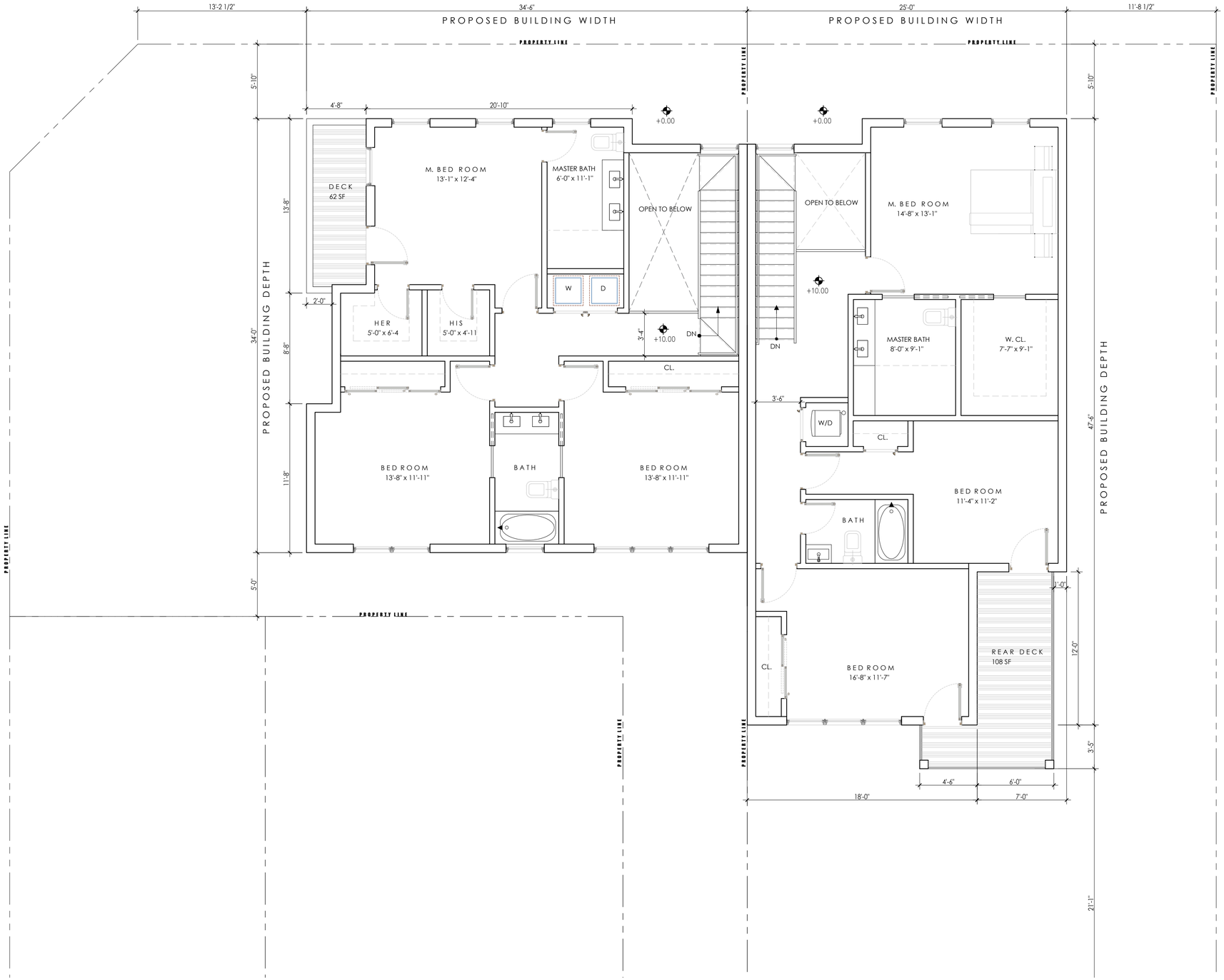
RAMDESIGN
ARCHITECTS + ENGINEERS



SECOND FLOOR PLAN

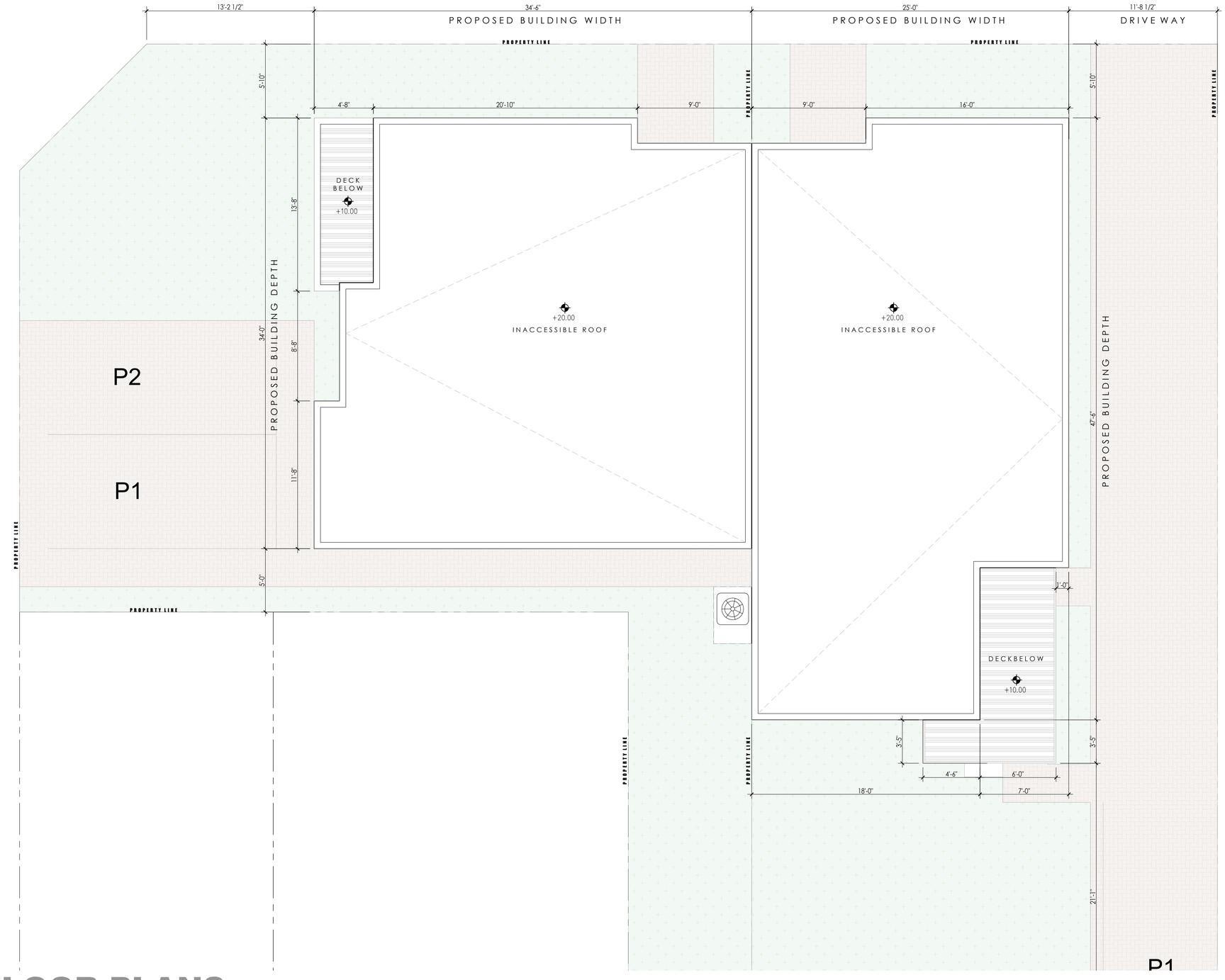
A02 FLOOR PLANS

308 K ST TOWNHOMES

308 K ST NE

NOMA

RAMDESIGN
ARCHITECTS + ENGINEERS



ROOF PLAN

A03 FLOOR PLANS

308 K ST TOWNHOMES

308 K ST NE

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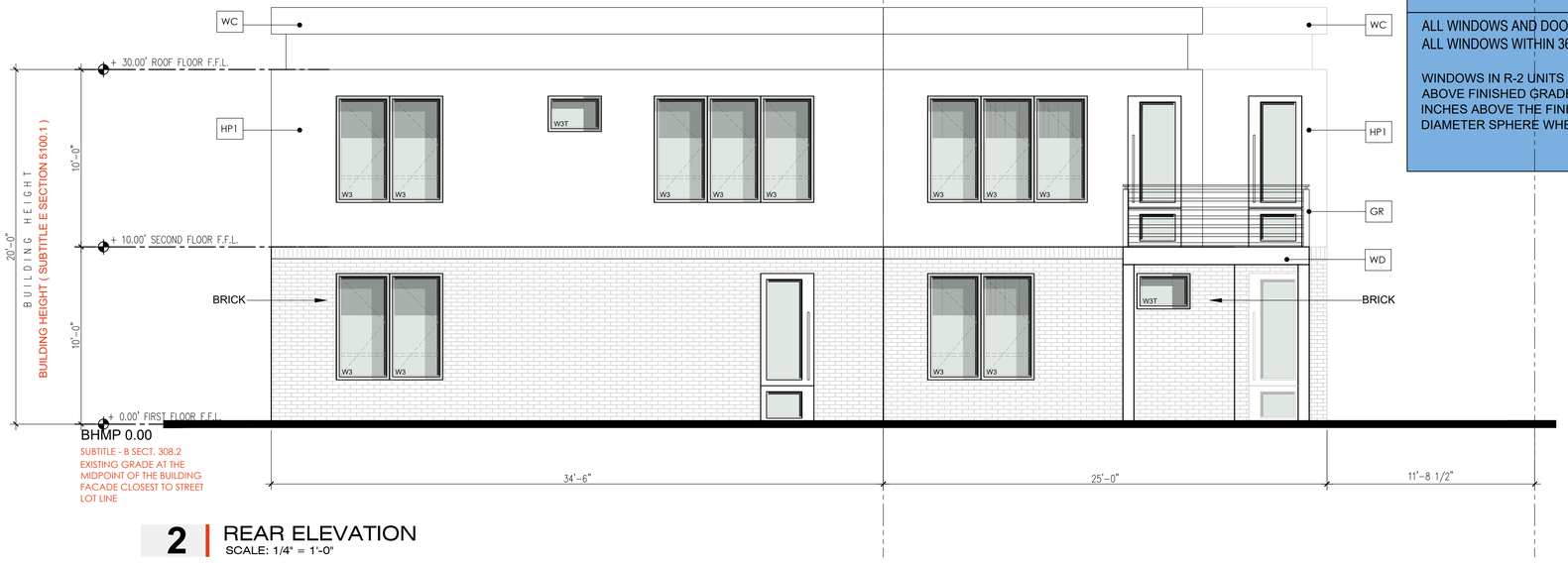
RAMDESIGN
ARCHITECTS + ENGINEERS



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

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

WINDOW SCHEDULE

WINDOW TYPE	ROUGH OPNG SIZE	TYPE	FRAME MAT'L	GLASS (Low - E, Clear)						REMARKS
				Thickness	Visible Transmittanc	Air leakage (U.S/I-P)	Condensation Resistance	SHGC	U-Factor (U.S/I-P)	
W3	3'0" X 6'8"	CASEMENT	Aluminum	7/8" IGU	0.51	0.2	51	0.40	0.36	SWING OPEN (10% BETTER PERFORMANCE)
W3T	3'0" X 2'0"	TRANSUM	Aluminum	7/8" IGU	0.51	0.2	51	0.40	0.36	TILT UP (10% BETTER PERFORMANCE)
DW3	3'0" 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

HB	HARDIBOARD 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 AF.F.L
WD	WOOD DECK

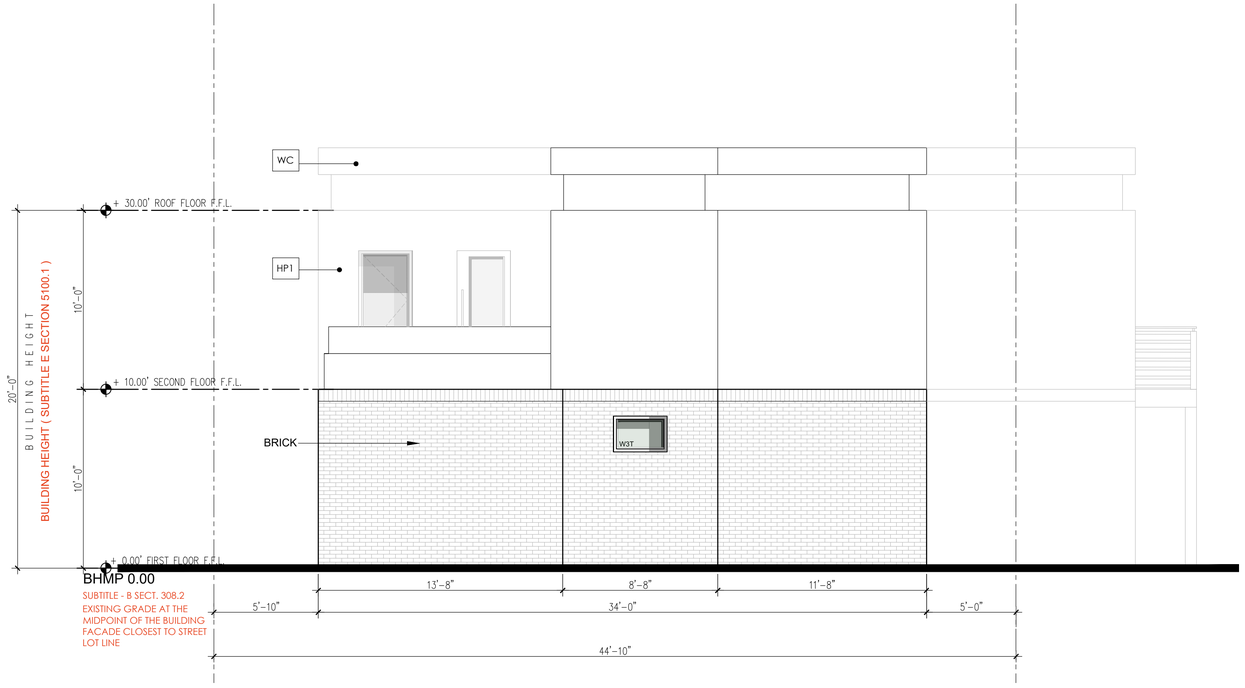
A04 ELEVATIONS

308 K ST TOWNHOMES

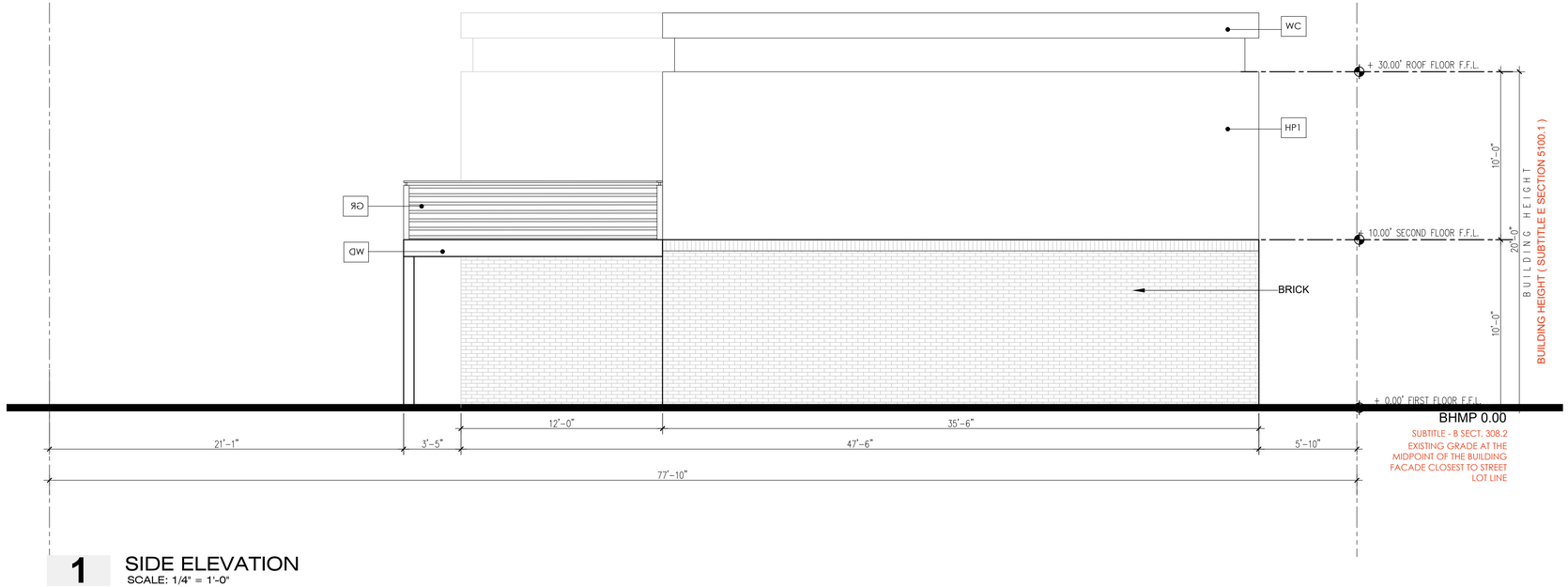
308 K ST NE

NOMA

RAMDESIGN
ARCHITECTS + ENGINEERS



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



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

WINDOW SCHEDULE

WINDOW TYPE	ROUGH OPNG SIZE	TYPE	FRAME MAT'L	GLASS (Low - E, Clear)						REMARKS
				Thickness	Visible Transmittanc	Air leakage (U.S/I-P)	Condensation Resistance	SHGC	U-Factor (U.S/I-P)	
W3	3'0" X 6'8"	CASEMENT	Aluminum	7/8" IGU	0.51	0.2	51	0.40	0.36	SWING OPEN (10% BETTER PERFORMANCE)
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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

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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 AF.F.L
WD	WOOD DECK

A05 ELEVATIONS

308 K ST TOWNHOMES

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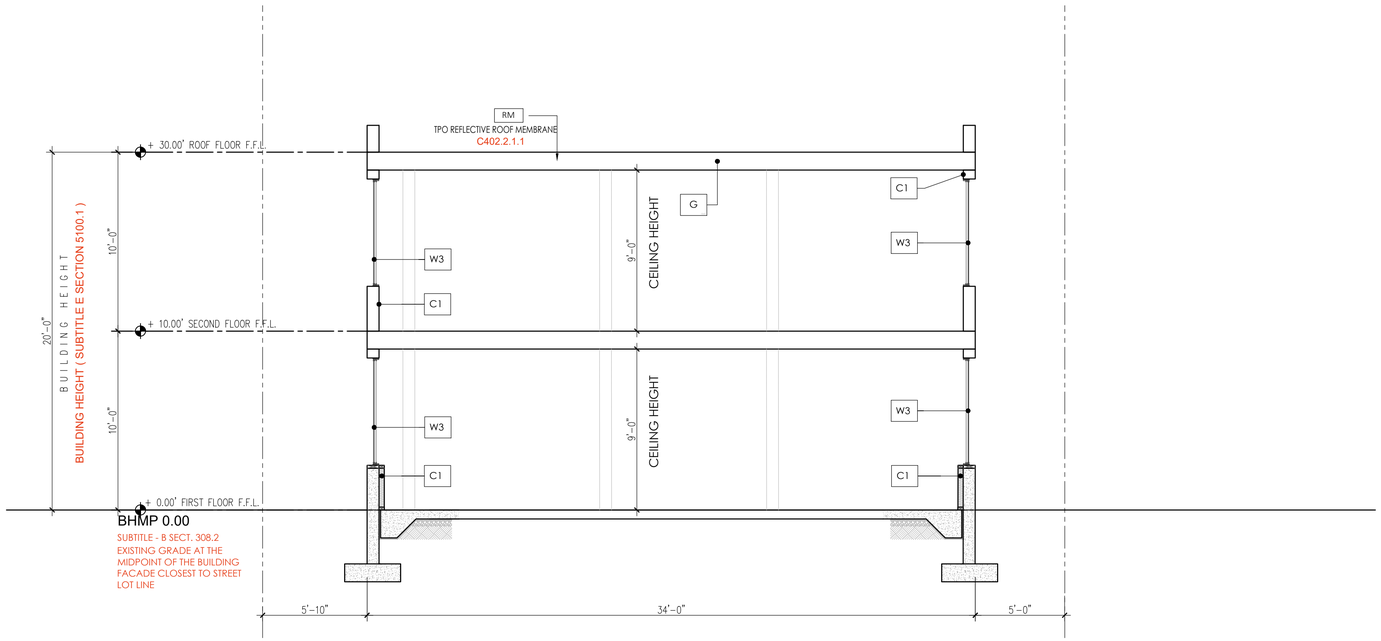
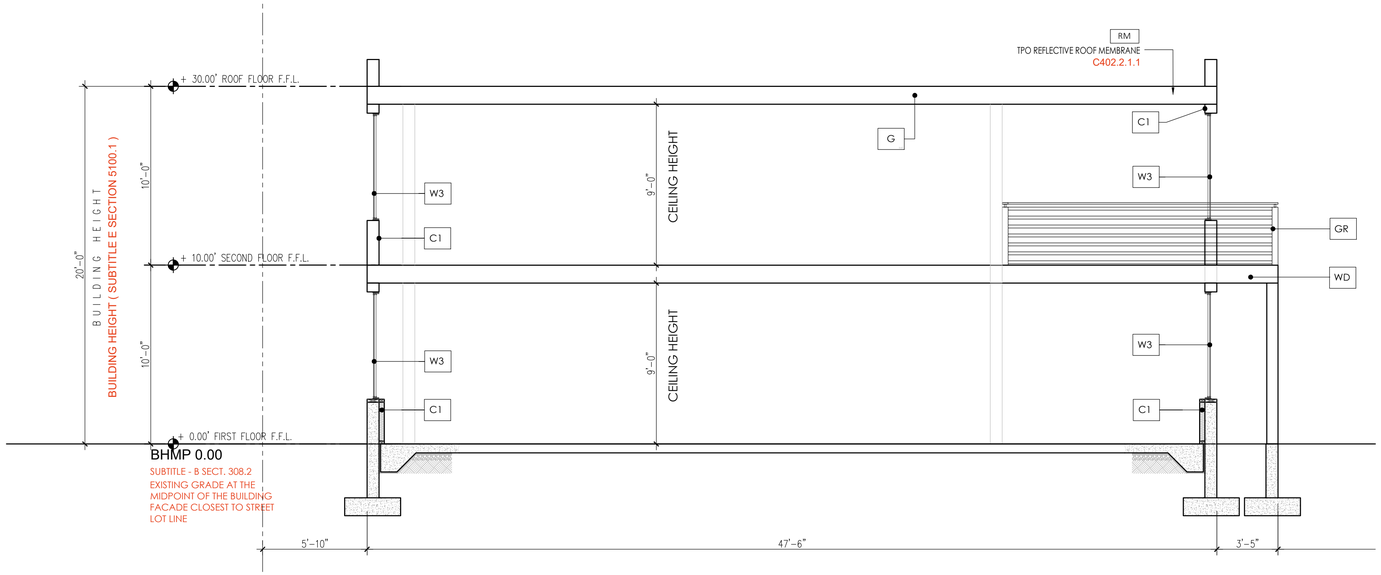


2 BUILDING SECTION - BUILDING A
SCALE: 1/4" = 1'-0"



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

A06 BUILDING SECTION

308 K ST TOWNHOMES

CEILING INSULATION
CEILING INSULATION PRODUCT CHOICES ARE FIBERGLASS BATTS, FIBERGLASS BLOW, FIBERGLASS BLOWN IN BLANKET, POLYURETHANE FOAM, AND FIBERGLASS/FOAM HYBRID. THE SYSTEMS LISTED BELOW REPRESENT WHAT WE WOULD RECOMMEND BY FRAMING. R49 CEILING INSULATION • SYSTEM #1 LOOSE FILL FIBERGLASS BLOWING WOOL • SYSTEM #2 FIBERGLASS BATT INSULATION • SYSTEM #3 FIBERGLASS BLOWN-IN-BLANKET INSULATION • SYSTEM #4 R30 CLOSED CELL RIGID POLYURETHANE SPRAY FOAM WITH R20 UNFACED FIBERGLASS BATT INSULATION • SYSTEM #5 R49 RIGID POLYURETHANE SPRAY FOAM

FRAMING	SYS1	SYS 2	SYS3	SYS4	SYS5	VENTILATION	VAPOR BARRIER
TJI-11 7/8	NO	NO	YES	YES	YES	OPTIONAL	SYS 2 ONLY

BUILDING SECTION KEY NOTE

W3T	WINDOW TYPE SEE WINDOW SCHEDULE
W3	WINDOW TYPE SEE WINDOW SCHEDULE
R19	R19 BATT INSULATION W/ CONT. R5 RIGID INSULATION R402.1.2
C1	R19 BATT INSULATION W/ CONT. R5 1" XPS RIGID INSULATION - R402.1.2
G	R49 SPRAY ON INSULATION - R402.1.2

TYP. WATERPROOFING NOTES:

1. SELF ADHERING COMPOSITE SHEET MEMBRANE WATERPROOFING (TYPICAL UNDER SLAB LOCATION BELOW GRADE). MANUFACTURE : PREPRUFE 300R OR APPROVED EQUAL.
2. SELF ADHERING COMPOSITE SHEET MEMBRANE WATERPROOFING (TYPICAL BELOW GRADE FOUNDATION WALLS). MANUFACTURE : PREPRUFE 160R OR APPROVED EQUAL.
3. HOT FLUID APPLIED RUBBERIZED ASPHALT WATER PROOFING MEMBRANE, TYPICAL FOR ROOF OVER OCCUPIED SPACE & ROOF TERRACES LOCATIONS. MANUFACTURE : HENRY 790-11 OR APPROVED EQUAL.
4. CRYSTALLINE WATERPROOFING AT CAST IN PLACE VAULT INTERIORS & ELEVATOR PITS TYPICAL. MANUFACTURE : XYPEX OR APPROVED EQUAL.
5. PEDESTRIAN COATING AT ALL DECKS (TOP AND EDGES); BOTTOM OF EXPOSED STRUCTURE TO BE PTD WITH EXTERIOR LATEX MASONRY PAINT, COLOR (TBS); TRAFFIC COATING TO BE USED IN ALL LOADING AREAS; PARKING ENTRANCES TO RECEIVE CONCRETE SEALER SIMILAR TO CURECRETE ASHFORD FOMULA PENETRATING SEALER AT DRIVE AISLE & PARKING SPACES.

FIRE RATED ROOF NOTE

NEW ROOF TO BE CONSTRUCTED OF 5/8" TYPE X GYPSUM BOARD SUPPORTED DIRECTLY BENEATH THE UNDERSIDE OF THE ROOF SHEATHING OR DECK, USING MINIMUM 2" LEDGERS ATTACHED TO THE SIDES OF THE ROOF FRAMING MEMBERS FOR A MINIMUM DISTANCE OF 4 FEET FROM THE EXTERIOR WALL

TABLE R402.1.2 - INSULATION AND FENESTRATION REQUIRMENTS BY COMPONENT-a

FENESTRATION U Factor	0.30 -U Factor
SKYLIGHT U Factor	0.55 -U Factor
GLAZED FENESTRATION SHGC b	0.40 Solar Heat Gain Coefficient (SHGC)
CEILING	R-49
WOOD FRAME WALL AND RIM JOISTS	R-19 in cavity + R-5 continuous on the exterior, or R-13 in cavity + R-10 continuous on the exterior, or R-15 continuous
MASS WALL	R-15 continuous on the exterior, or R-20 continuous on the interior
FRAME FLOOR	R-25 + R-5 continuous
ELEVATED SLAB	R-15 continuous
BASEMENT WALL	R-19 cavity + R-5 continuous on the exterior, or R-13 in cavity + R-10 continuous on the exterior, or R-15 continuous
Slab on Graded	R-10 perimeter insulation for a depth of 2 ft.
CONDITIONED CRAWL SPACE WALL	R-19 cavity + R-5 continuous on the exterior, or R-13 in cavity + R-10 continuous on the exterior, or R-15 continuous

For SI: 1 foot = 304.8 mm.
a. R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the installed R-value of the insulation shall not be less than the R-value specified in the table.
b. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.
c. The second R-value applies when more than half the insulation is on the interior of the mass wall.
d. R-5 shall be added to the required slab edge R-values for heated slab.

Table 402.4.2
Air Barrier and Insulation Inspection Component Criteria

NUMBER	COMPONENT	CRITERIA
1	Air barrier and thermal barrier	Exterior thermal envelope insulation for framed walls is installed in substantial contact and continuous alignment with building envelope air barrier. Breaks or joints in the air barrier are filled or repaired. Air-permeable insulation is not used as a sealing material. Air-permeable insulation is inside of an air barrier.
2	Ceiling/attic	Air barrier in any dropped ceiling/soffit is substantially aligned with insulation and any gaps are sealed. Attic access (except unvented attic), knee wall door, or drop down stair is sealed.
3	Walls	Corners and headers are insulated. Junction of foundation and sill plate is sealed.
4	Windows and doors	Space between window/door jambs and framing is sealed.
5	Rim joists	Rim joists are insulated and include an air barrier.
6	Floors (including above-garage and cantilevered floors)	Insulation is installed to maintain permanent contact with underside of subfloor decking. Air barrier is installed at any exposed edge of insulation.
7	Crawl space walls	Insulation is permanently attached to walls. Exposed earth in unvented crawl spaces is covered with Class I vapor retarder with overlapping joints taped.
8	Shafts, penetrations	Duct shafts, utility penetrations, knee walls and flue shafts opening to exterior or unconditioned space are sealed.
9	Narrow cavities	Batts in narrow cavities are cut to fit, or narrow cavities are filled by sprayed/blown insulation.
10	Garage separation	Air sealing is provided between the garage and conditioned spaces.
11	Recessed lighting	Recessed light fixtures are air tight, IC rated, and sealed to drywall. Exception fixtures in conditioned space.
12	Plumbing and wiring	Insulation is placed between outside and pipes. Batt insulation is cut to fit around wiring and plumbing, or sprayed/blown insulation extends behind piping and wiring.
13	Shower/tub on exterior wall	Showers and tubs on exterior walls have insulation and an air barrier separating them from the exterior wall.
14	Electrical/phone box on exterior walls	Air barrier extends behind boxes or air sealed-type boxes are installed.
15	Common wall	Air barrier is installed in common wall between dwelling units.
16	HVAC register boots	HVAC register boots that penetrate building envelope are sealed to subfloor or drywall.
17	Fireplace	Fireplace walls include an air barrier.

308 K ST NE

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A07 RENDERING

308 K ST TOWNHOMES

308 K ST NE

NOMA

RAMDESIGN
ARCHITECTS + ENGINEERS

A08 RENDERING

308 K ST TOWNHOMES

308 K ST NE

NOMA

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ARCHITECTS + ENGINEERS

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., July 23, 2024

Plat for Building Permit of :

SQUARE 774 LOT 65

Scale: 1 inch = 20 feet

Recorded in Book 209 Page 58

Receipt No. 24-04484

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)."

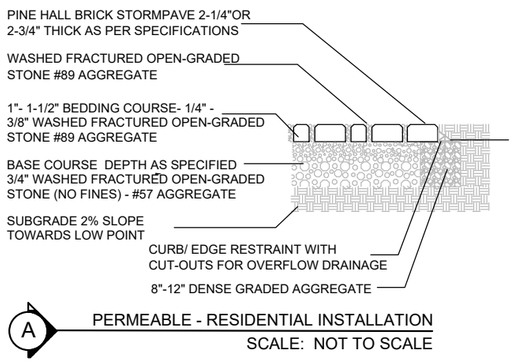
For Surveyor, D.C.

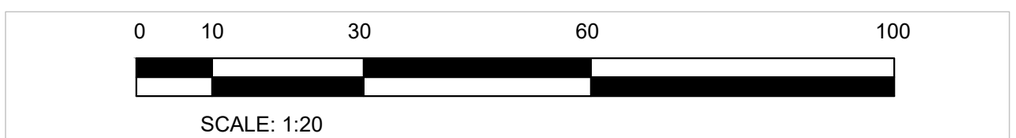
I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:
1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four 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;
3) I have/have not (*circle one*) filed a subdivision application with the Office of the Surveyor;
4) I have/have 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: _____
Date: 07.24.2024

Printed Name: RAMY ALI Relationship to Lot Owner: AGENT

If a registered design professional, provide license number _____ and include stamp below.





SQUARE 774

ZONING DISTRICT : RF1 - ALLY LOT
ADDRESS : 308 K ST NE - A

SCOPE OF WORK
NEW CONSTRUCTION OF 2 STOREY - SINGLE FAMILY SEMIDETACHED DWELLING

BUILDING TYPE-USE
RESIDENTIAL - 1 UNIT 2 STORY

BUILDING HEIGHT (SUBTITLE D. SECTION 5100.1)

	PROPOSED
NUMBER OF STORIES	2
BUILDING HEIGHT	20.0'

LOT OCCUPANCY (SUBTITLE D. SECTION 5100.1)

ZONE	RF-1
LOT AREA	2,858 SF
PROPOSED LO	1,138 SF (39.8%)

SETBACKS (SUBTITLE D. SECTION 5100.1)

	PROPOSED
FRONT	5.8'
REAR	5.0'
SIDE (LEFT)	13.2'
SIDE (RIGHT)	0.0'

PERVIOUS SURFACE CALCULATIONS
GRASS : 1,068 SF PAVERS : 637 SF
TOTAL PERVIOUS SURFACE : 1,705 SF (59.7%)

ZONING DISTRICT : RF1 - ALLY LOT
ADDRESS : 308 K ST NE - B

SCOPE OF WORK
NEW CONSTRUCTION OF 2 STOREY - SINGLE FAMILY SEMIDETACHED DWELLING

BUILDING TYPE-USE
RESIDENTIAL - 1 UNIT 2 STORY

BUILDING HEIGHT (SUBTITLE D. SECTION 5100.1)

	PROPOSED
NUMBER OF STORIES	2
BUILDING HEIGHT	20.0'

LOT OCCUPANCY (SUBTITLE D. SECTION 5100.1)

ZONE	RF-1
LOT AREA	2,857 SF
PROPOSED LO	1,194 SF (41.8%)

SETBACKS (SUBTITLE D. SECTION 5100.1)

	PROPOSED
FRONT	4.0'
REAR	21.1'
SIDE (LEFT)	0.0'
SIDE (RIGHT)	11.7'

PERVIOUS SURFACE CALCULATIONS
GRASS : 805 SF PAVERS : 853 SF
TOTAL PERVIOUS SURFACE : 1,658 SF (58%)