

37 MISSOURI AVE NW
APARTMENTS
CONCEPT PACKAGE



PROPOSED RESIDENTIAL DEVELOPMENT BY CHICHEST LLC. - 16 UNIT APARTMENT BUILDING



ARCHITECTS | ENGINEERS

1200 G STREET NW SUITE 800 | WASHINGTON D.C. 20003 | 202.618.0476 | RAMDESIGNGROUP@GMAIL.COM

Board of Zoning Adjustment
District of Columbia
CASE NO.19082
EXHIBIT NO.35



Option B - Brick Exterior

37

MISSOURI AVE NW

37 MISSOURI AVE NW

WASHINGTON D.C.

603 LOT

3046-008

RAM DESIGN LLC 1200 STREET NW NW WASHINGTON D.C. 20007 (202) 461-1111 (202) 461-1111 (202) 461-1111

Project Data / Code Analysis



37 MISSOURI AVE NW DC 17 UNIT APARTMENT BUILDING

PROJECT DATA
CODE ANALYSIS

PC. 2

APPLICABLE CODES

BUILDING CODE: IRC 2012
MECHANICAL CODE: IMC 2012
ELECTRICAL CODE: NEC 2008
PLUMBING CODE: UPC 2012
FIRE CODE: FIC 2003
BAS CODE: HVAC 2008
CONSTRUCTION CODE: IBC 2009
SPRINKLER: NFPA 13-2008
SEWERS SEPARATION WALLS: NA
ROOF RAFTERS: NA
FLOOR: NA
ELEVATOR SHAFT: NA
TENANT SEPARATION: NA
SEE PLANS FOR UL ASSEMBLIES

PROJECT		177 MISSOURI AVE NW WASHINGTON D.C.	
OWNER		177 MISSOURI LLC	
ARCHITECT		TAMM DESIGN LLC 1000 0 STREET NW SUITE 300 WASHINGTON D.C. 20005 TEL: 202.462.1000 FAX: 202.462.1001	
BUILDING CODE DATA		2012 INTERNATIONAL BUILDING CODE 2012 INTERNATIONAL ENERGY CONSERVATION CODE 2012 INTERNATIONAL PLUMBING CODE 2012 INTERNATIONAL MECHANICAL CODE 2008 NATIONAL ELECTRICAL CODE 2012 INTERNATIONAL FIRE CODE 2003 NFPA 13-2008 2012 INTERNATIONAL MECHANICAL CODE 2012 INTERNATIONAL FIRE CODE 2003 NFPA 13-2008	
BUILDING DATA		LOCATION: WASHINGTON D.C. DESCRIPTION: 177 MISSOURI AVE NW FLOOR AREA: 177,000 SQ FT STORIES: 17 BUILDING USE GROUP: RESIDENTIAL (R-2) TYPE OF CONSTRUCTION: III SEISMIC ZONE: 4 FLOOR AREA: 177,000 SQ FT	
BUILDING USER		NAME AND ADDRESS OF USER: 177 MISSOURI AVE NW WASHINGTON D.C. 20005 TEL: 202.462.1000 FAX: 202.462.1001	
FLOOR AREA		FLOOR AREA: 177,000 SQ FT TOTAL FLOOR AREA: 177,000 SQ FT TOTAL FLOOR AREA: 177,000 SQ FT	
NOTES		1. SEE DRAWING A-100 FOR FURTHER INFORMATION. 2. SEE DRAWING A-100 FOR FURTHER INFORMATION.	

OCCUPANT LOADS		PER SEC 1024.1	
SPACE	USE	AREA PER OCCUPANT	OCCUPANT
1ST FLOOR	RESIDENTIAL	100 SQ FT	1
2ND FLOOR	RESIDENTIAL	100 SQ FT	1
3RD FLOOR	RESIDENTIAL	100 SQ FT	1
4TH FLOOR	RESIDENTIAL	100 SQ FT	1
5TH FLOOR	RESIDENTIAL	100 SQ FT	1
6TH FLOOR	RESIDENTIAL	100 SQ FT	1
7TH FLOOR	RESIDENTIAL	100 SQ FT	1
8TH FLOOR	RESIDENTIAL	100 SQ FT	1
9TH FLOOR	RESIDENTIAL	100 SQ FT	1
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14TH FLOOR	RESIDENTIAL	100 SQ FT	1
15TH FLOOR	RESIDENTIAL	100 SQ FT	1
16TH FLOOR	RESIDENTIAL	100 SQ FT	1
17TH FLOOR	RESIDENTIAL	100 SQ FT	1
TOTAL			17

FIRE DEPARTMENT		PER SEC 1024.1	
SPACE	USE	AREA PER OCCUPANT	OCCUPANT
1ST FLOOR	RESIDENTIAL	100 SQ FT	1
2ND FLOOR	RESIDENTIAL	100 SQ FT	1
3RD FLOOR	RESIDENTIAL	100 SQ FT	1
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DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., May 16, 2014

Plat for Building Permit of: SQUARE 3393 LOTS 39 - 40

Scale: 1 inch = 30 feet

Recorded in Book 42 Page 14

Receipt No. 14-04907

Furnished to: RAMY ALI

Surveyor, D.C.

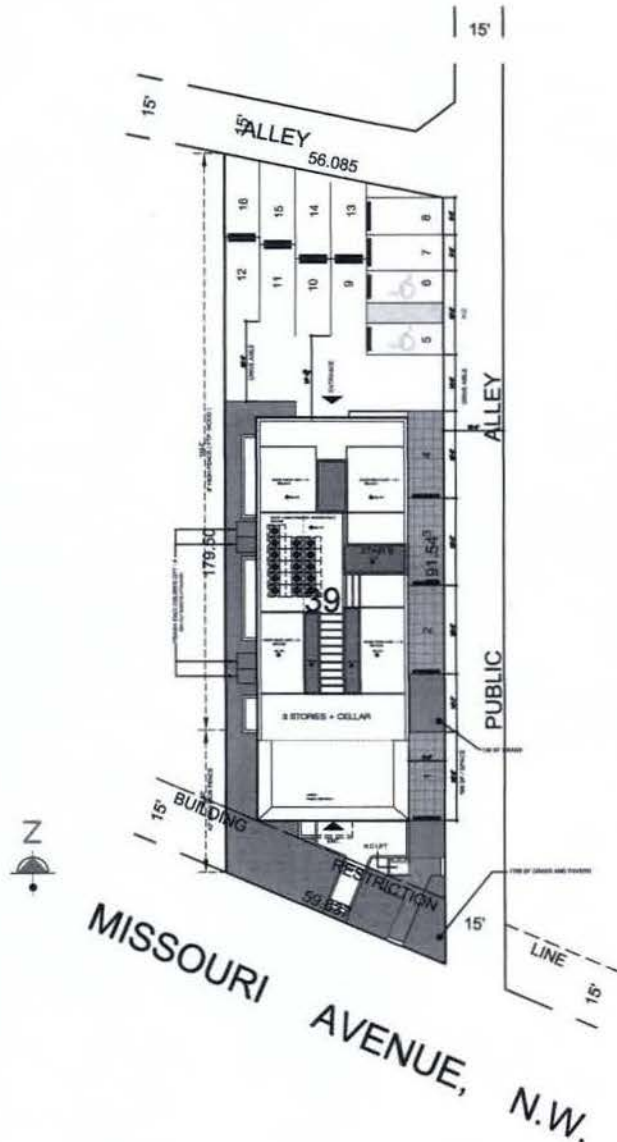
By: A.S.

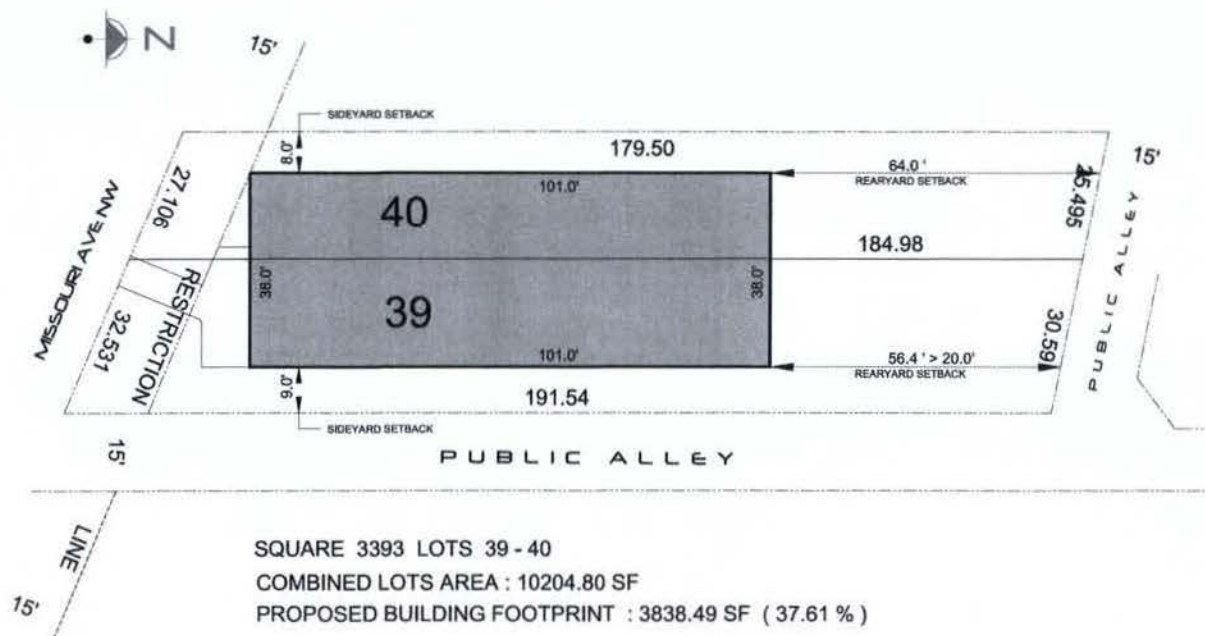
I hereby certify that all existing improvements shown thereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining Lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified that all Lot divisions or combinations pending at the Office of Tax & Revenue are correctly depicted, and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and private restricted property.) Owner/Agent shall indemnify, defend, and hold the District, its officers, employees and agents harmless from and against any and all losses, costs, claims, damages, liabilities, and causes of action (including reasonable attorneys' fees and court costs) arising out of death of or injury to any person or damage to any property occurring on or adjacent to the Property and directly or indirectly caused by any acts done thereon or any acts or omissions of Owner/Agent; provided however, that the foregoing indemnity shall not apply to any losses, costs, claims, damages, liabilities, and causes of action due solely to the gross negligence or willful misconduct of District or its officers, employees or agents.

Date: _____

(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.





37

MISSOURI AVE NW

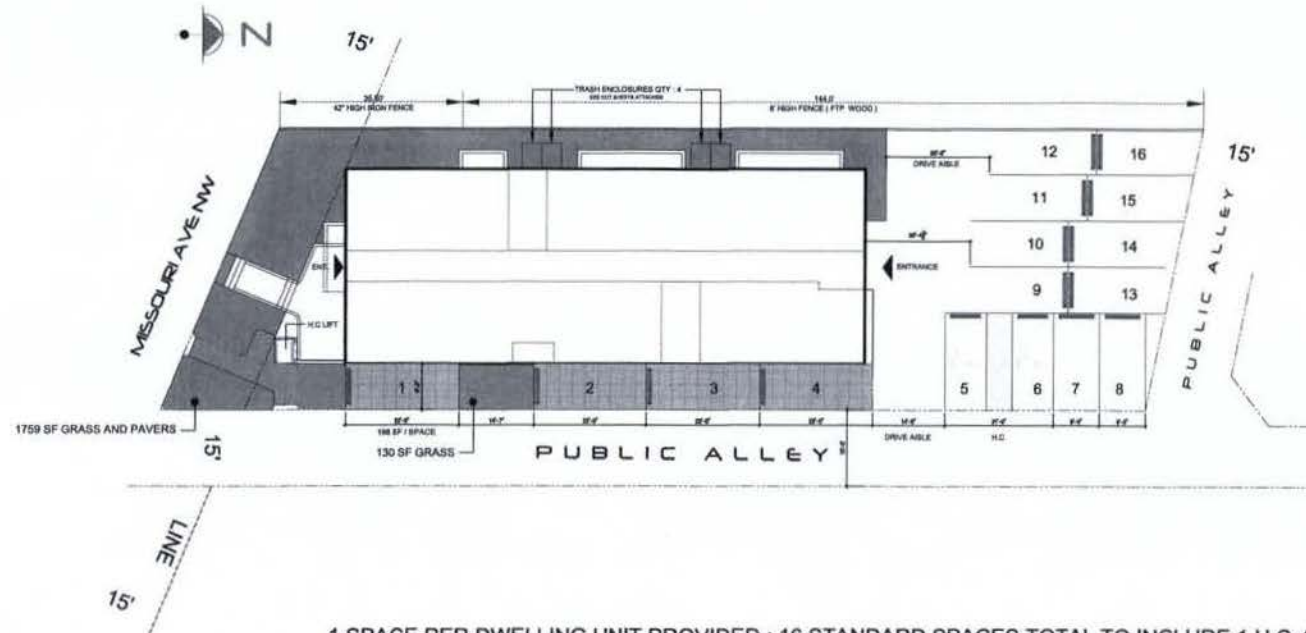
37 MISSOURI AVE NW

WASHINGTON D.C.

50' LOT

ZONE: R5B

RAN DESIGN LLC 1200 G STREET NW SUITE 400 WASHINGTON D.C. 20001 (202) 462-1010, 300 LOUPE (300) 462-1010



1 SPACE PER DWELLING UNIT PROVIDED : 16 STANDARD SPACES TOTAL TO INCLUDE 1 H.C. SPACE
GRASS AND BRICK PAVERS AREA : 1767 SF + 792 SF (GROUND REINFORCMENT DRIVEWAY = 2559 SF (25 %)

PARKING AND PERVIOUS SURFACE

PARKING AND PERVIOUS SURFACE SITE PLAN
SCALE : 3/32"

37

MISSOURI AVE NW

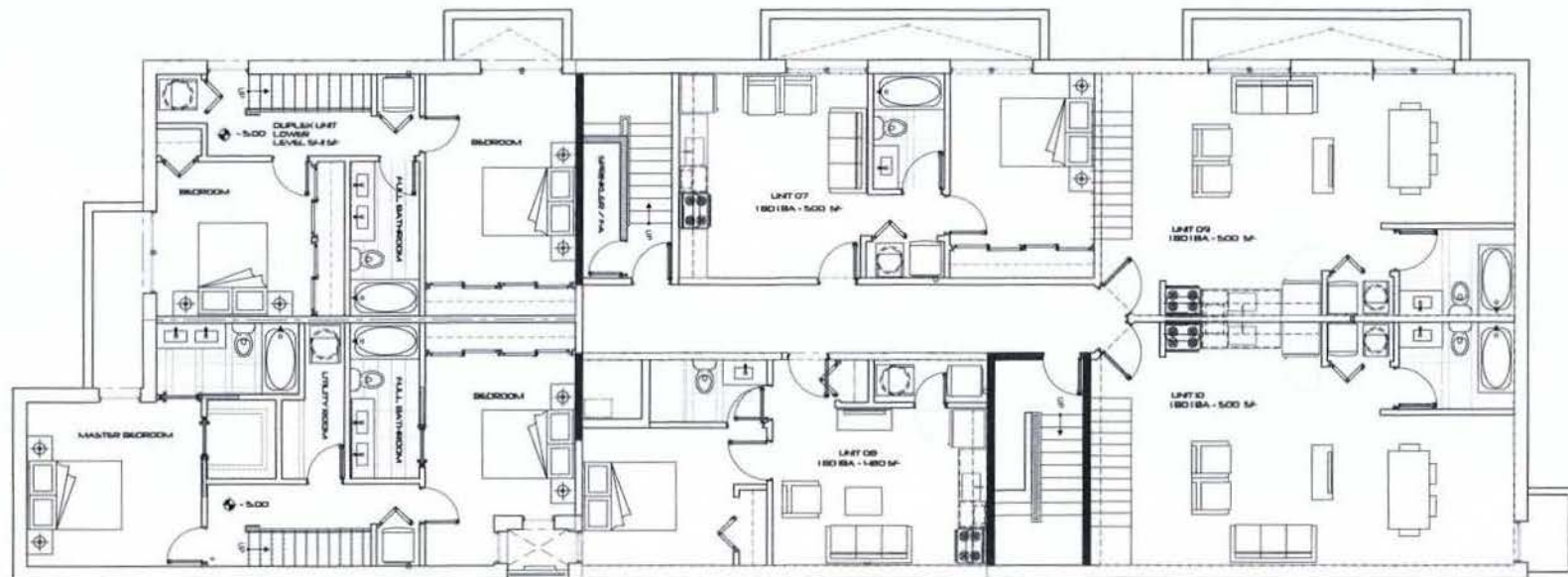
37 MISSOURI AVE NW

WASHINGTON D.C.

NO. LOT

ZONE: R5B

WAM DESIGN LLC 1300 15TH ST NW SUITE 200 WASHINGTON D.C. 20005-1111 (202) 462-1111 (202) 462-1111 (202) 462-1111 (202) 462-1111



CELLAR FLOOR PLAN
SCALE 1/4"

37

MISSOURI AVE NW

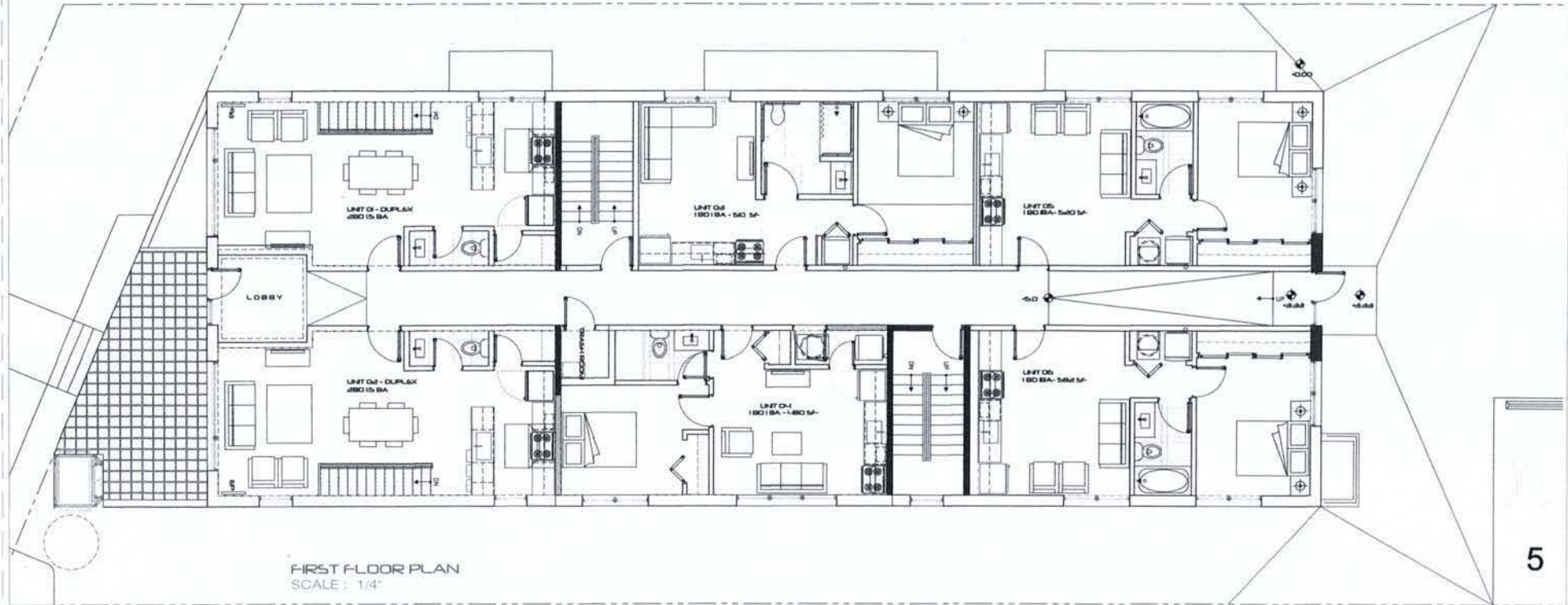
37 MISSOURI AVE NW

WASHINGTON D.C.

1/2" = 1'-0"

DATE: 05/08

SAM DESIGN LLC 1200 G STREET NW SUITE 400 WASHINGTON D.C. 20005 (202) 462-9770 302 G ST NW / SAMDESIGN@GMAIL.COM



5

37
MISSOURI AVE NW

37 MISSOURI AVE NW

WASHINGTON D.C.

50' - LOT

ZONE: 125B

RAM DESIGN LLC 1360 STREET NW SUITE 100 WASHINGTON D.C. 20005-1000 (202) 462-1000 | RAMDESIGNWORKSHOP@GMAIL.COM



SECOND FLOOR PLAN
SCALE: 1/4"

37

MISSOURI AVE NW

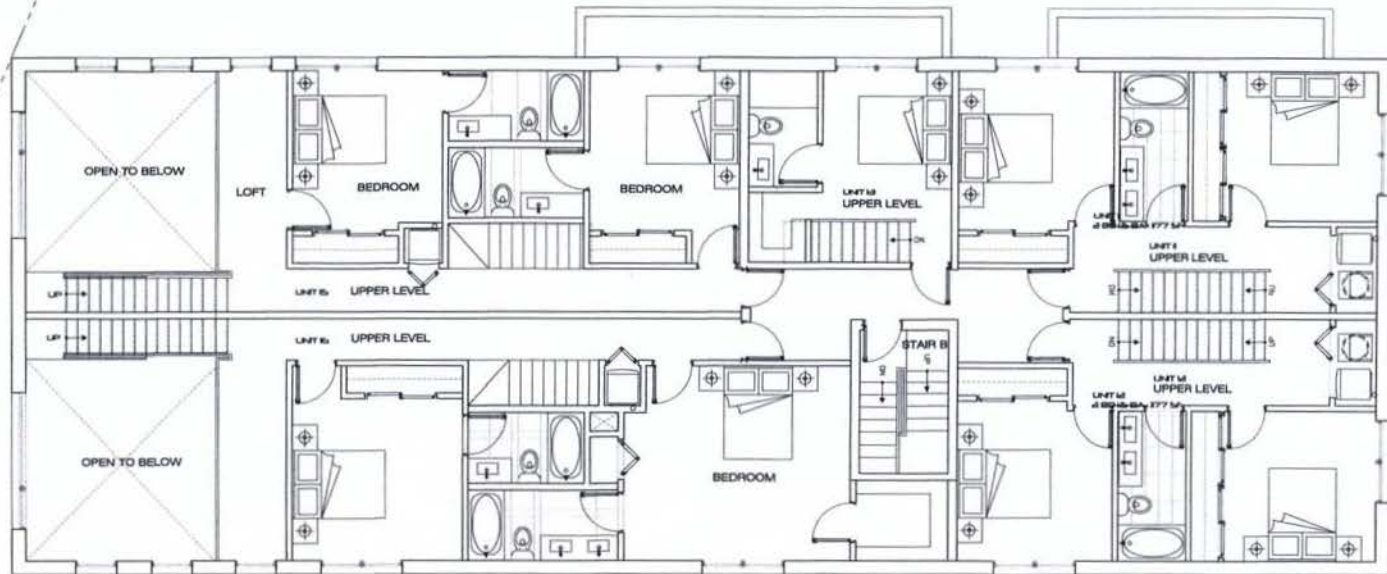
37 MISSOURI AVE NW

WASHINGTON, D.C.

50' x 100' LOT

2048: 2508

RAM DESIGN, LLC 1200 G STREET NW SUITE 800 WASHINGTON, D.C. 20005 | 202.462.9976 | 202.462.9976 | RAMDESIGN@GMAIL.COM



THIRD FLOOR PLAN
SCALE : 1/4"

37

MISSOURI AVE NW

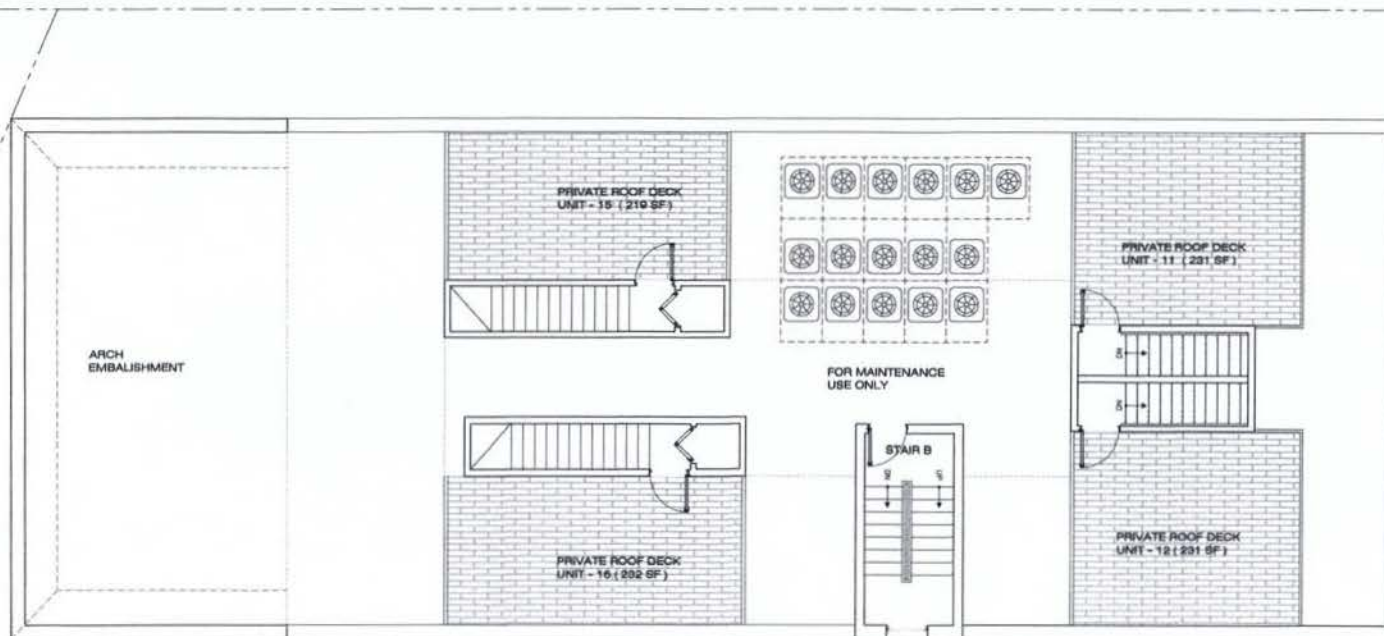
37 MISSOURI AVE NW

WASHINGTON D.C.

NO LOT 208 208

SAM DESIGN LLC 1300 0 STREET NW SUITE 101 WASHINGTON D.C. 20004 (202) 462-1010 | SAMDESIGN@GMAIL.COM

1836.80 SF



ROOF DECK PLAN
SCALE: 1/4"

37

MISSOURI AVE NW

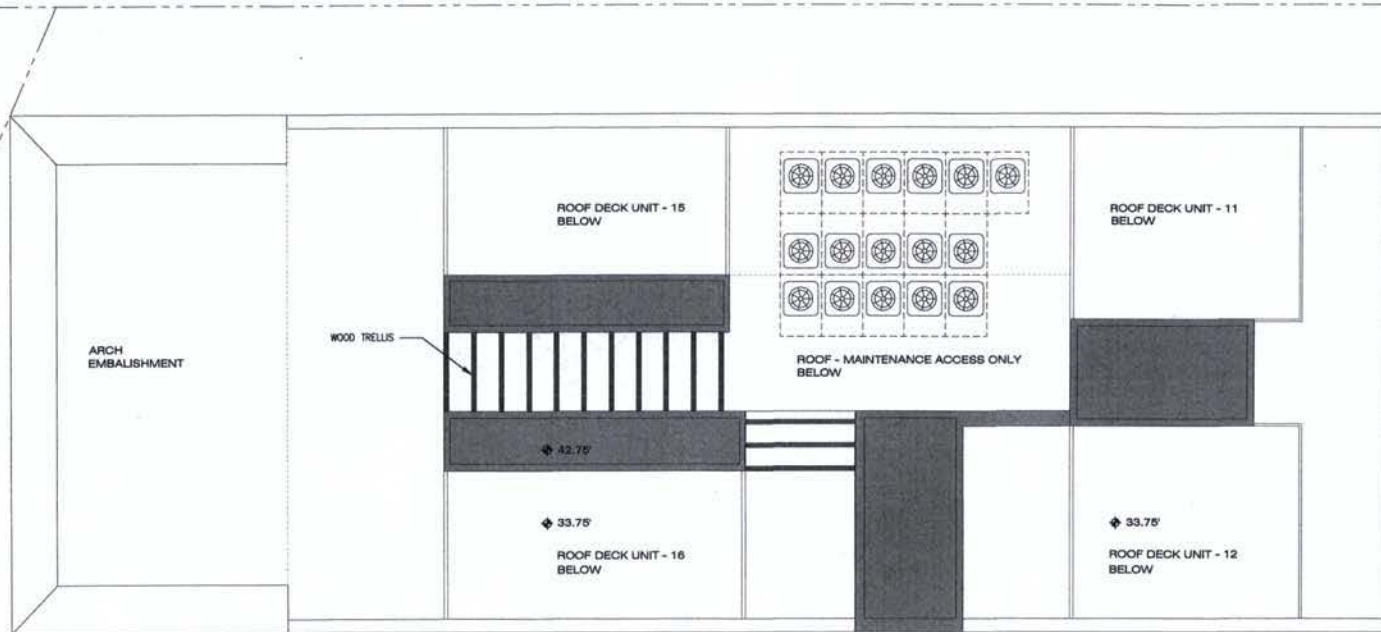
37 MISSOURI AVE NW

WASHINGTON D.C.

50' x 100'

2016.05.08

RAM DESIGN LLC 1310 STREET NW SUITE 100 WASHINGTON D.C. 20005 TEL: 202.462.1010 FAX: 202.462.1011 EMAIL: RAMDESIGN@GMAIL.COM



578 SF - ROOF TOP STRUCTURE

ROOF PLAN
SCALE: 1/4"

37

MISSOURI AVE NW

37 MISSOURI AVE NW

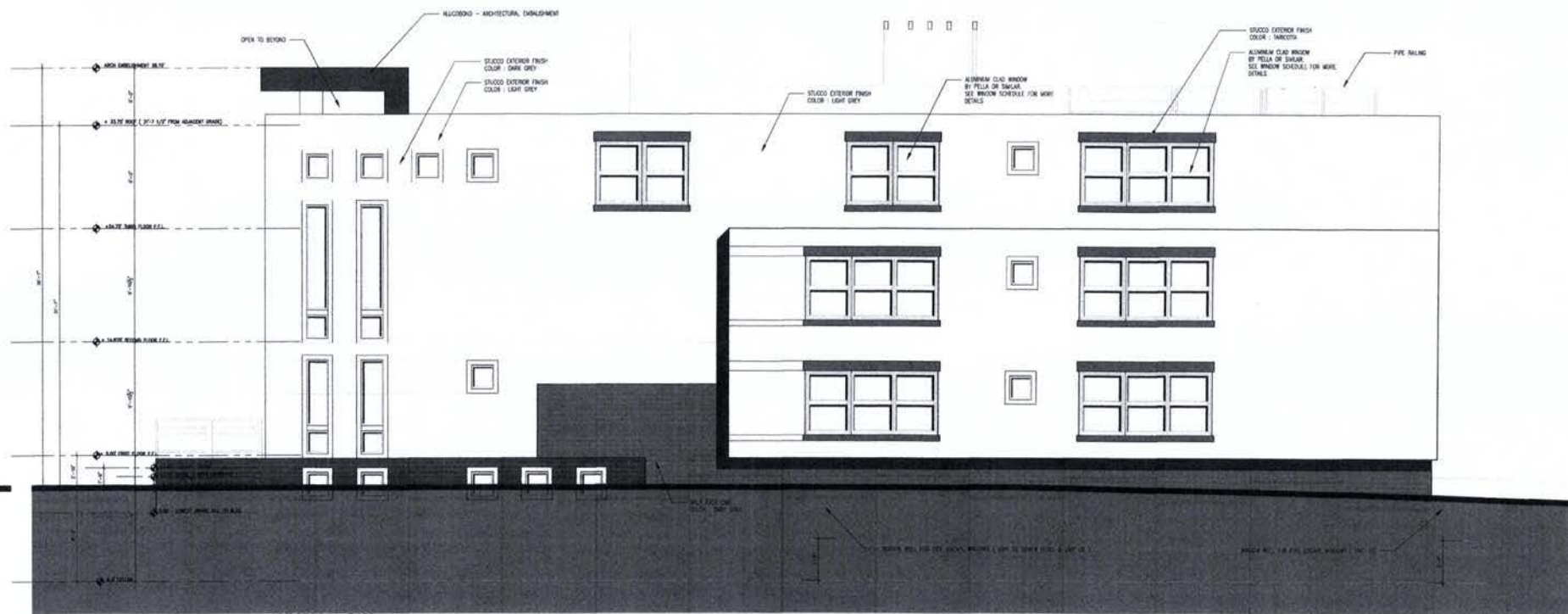
WASHINGTON D.C.

50 --- LOT ---

ZONE: R5B

RAM DESIGN LLC 1200 G STREET NW SUITE 200 WASHINGTON D.C. 20005 (202) 462-8878 302.618.0001 / RAMDESIGN@GMAIL.COM

PG. 12



SCALE : 1/4"

37

37 MISSOURI AVE NW

WASHINGTON D.C.

50 --- LOT ---

ONE	25.00
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RANDOME LLC, 1300 G STREET NW SUITE 600 WASHINGTON D.C. 20005 / 703.498.9076, 202.618.0476 / RANDOMBKING@GMAIL.COM



SIDE ELEVATION - ALLEY SIDE
SCALE: 1/4"

37

MISSOURI AVE NW

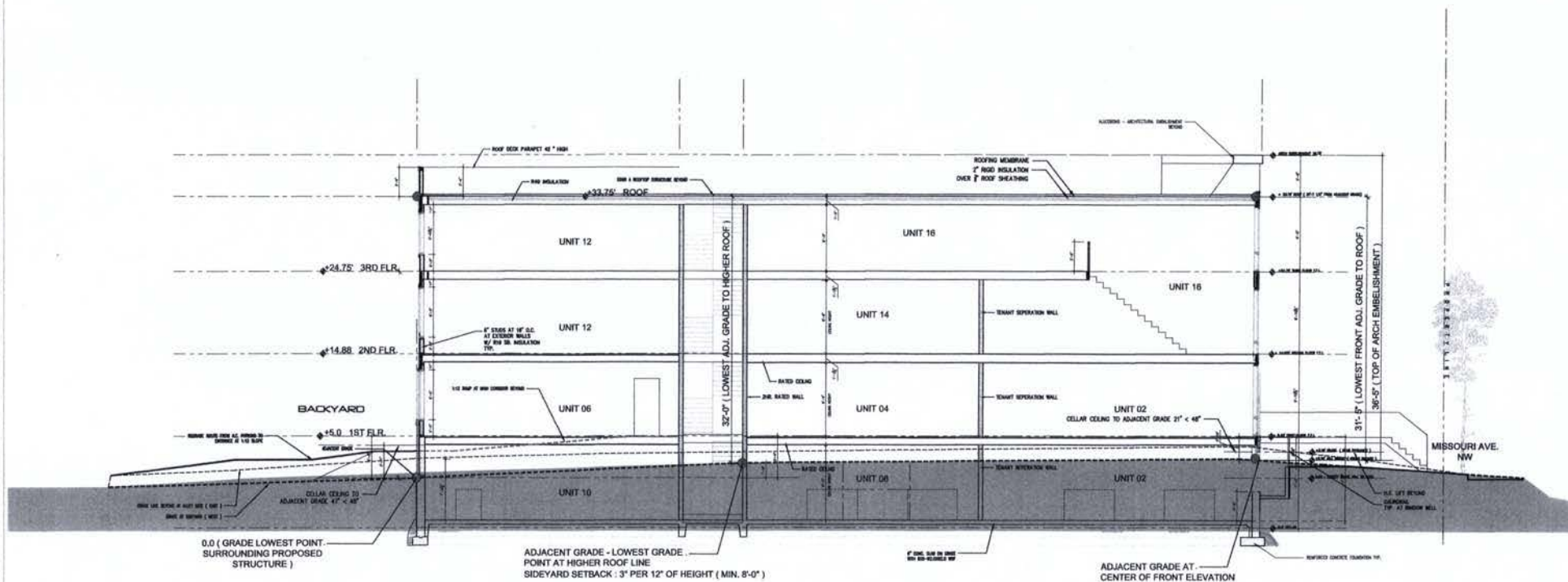
37 MISSOURI AVE NW

WASHINGTON D.C.

NO. LOT

ZONE: B2B

MANAGEMENT LLC 1300 G STREET NW SUITE 500 WASHINGTON D.C. 20007 (202) 462-1111 (202) 462-1111 (202) 462-1111 (202) 462-1111





SCALE: 1" = 1'

ARCHITECTS ENGINEERS

1200 G STREET NW SUITE 800 | WASHINGTON D.C. 20005

| 202-648-3476 | RAMDESIGNGROUP@GMAIL.COM



NOTE: FOR SEWERSHED MANAGEMENT APPLICATIONS INCLUDING STORAGE AND INFILTRATION, ALTERNATE INFILLS, DRAIN MATERIAL, AND DRAINAGE MAY BE REQUIRED.

File # 77-107-540-1

[illegible][illegible]

About Haverstick, Inc.
 Founded by Richard Haverstick, Haverstick, Inc. is a part of a five-year-old company that has set other business models right around the globe as a leading distributor and manufacturer. The company's primary clientele base are sports and recreation. Over the last 20 years, in 2007, Haverstick has and many have been able to expand and extend their own diverse product line and offering to consumer markets for all of their own and group sales and high level of product line evolution. For Haverstick, Inc. is a company interested in the making of an important product, offering a new and strategic product.

PLANTING NOTES:



1. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND MUST LOCATE AND MARK ALL EXISTING UTILITIES PRIOR TO THEIR OWN EXCAVATION PRIOR TO PLANTING. THE CONTRACTOR MUST REPORT ANY CONFLICTS TO THE LANDSCAPE ARCHITECT AND/OR OWNER. THE CONTRACTOR IS PERMITTED TO MAKE MINOR ADJUSTMENTS IN THE FIELD TO AVOID SUCH CONFLICTS DUE TO EXISTING AND PROPOSED CONDITIONS.
2. THE LANDSCAPE CONTRACTOR SHALL FURNISH AND INSTALL AND/OR TIE, BAIL, BUILD UP AND TRANSPLANT (IF APPLICABLE) ALL PLANT MATERIALS CALLED FOR ON THE LANDSCAPE PLAN AND/OR LISTED IN THE PLANT SCHEDULE.
3. ALL PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED IN THE PLANT SCHEDULE.
4. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTS FOR NINETY (90) DAYS AFTER THE COMPLETION OF PLANT INSTALLATION. MAINTENANCE SHALL CONSIST OF KEEPING ALL PLANTS IN A HEALTHY GROWING CONDITION.
5. ALL PLANTING AREAS SHALL CONTAIN A PLANTING SOIL MIX COMPOSED OF 2/3 SCREENED LOAM AND 1/3 PEAT MOSS OR LEAF COMPOST APPLIED WITH PLANTING GRADE FERTILIZER OR EQUAL AT THE RATE RECOMMENDED BY MANUFACTURERS.
6. LOAM USED IN PLANTING BEDS SHALL BE UNIFORM IN COMPOSITION, FREE OF STONES LARGER THAN ONE (1) INCH AND SHALL NOT CONTAIN TOXIC SUBSTANCES HARMFUL TO PLANT GROWTH.
7. ALL PLANTS MATERIAL SHALL BE DUG, BAILED AND SWAMPED (20% BY BARE ROOT) IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
8. ALL PLANT MATERIAL SHALL BE SET PLUMED AND TO BEAR NATURAL RELATIONSHIP WITH FINISHED GRADE.
9. REPLANT MATERIAL SHALL BE WATERED IMMEDIATELY AFTER PLANTING.
10. STAKING AND WRAPPING SHALL BE DONE IN ACCORDANCE TO THE LANDSCAPE SPECIFICATION GUIDELINES.
11. CERTIFYING LANDSCAPE ARCHITECT SHALL HAVE SOLE AUTHORITY TO DETERMINE FINAL NUMBER AND TYPE OF PLANTS INSTALLED AND WHERE THEY WILL BE PLACED ON SITE. CERTIFYING LANDSCAPE ARCHITECT MAY AUTHORIZE DEVIATION APPROVED PLANS BASED UPON FIELD/SITE CONDITIONS, AND IN COORDINATION WITH DCMA INSPECTOR.

PLANT LIST

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE & REMARKS	SPACING	NATIVE	COMMENTS
GT	3	Diadema Inaequalis	Honey Locust	2.5" Cal./B&B Cont.	As Shown	X	
QP	4	Quercus prinus	Red Oak	2.5" Cal./B&B Cont.	As Shown	X	
CA	8	Ilex glabra	Hollyberry	18"-24" Ht., 3 Cal. Cont.	30"-36" O.C.	X	
CC	4	Cercis canadensis	Chinese Redbud	6"-8" Ht./B&B	16" O.C.	X	
LM	25	Liriodendron tulipifera	Big Blue Liriodendron	4"-6" Ht./3 Cal. Cont.	12"-15" O.C.	X	407 Sq.Ft.

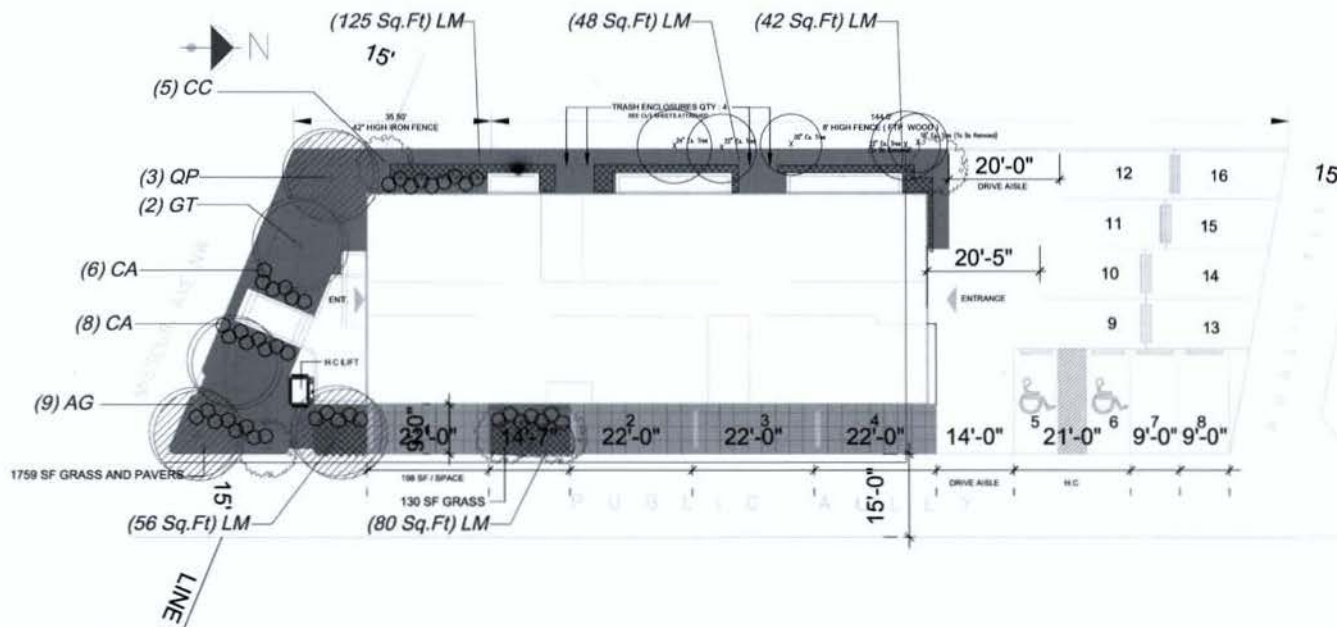
***Sources of Native Plants: A. University of Maryland-MD Cooperative Extension, March 2005
B. U.S. Fish & Wildlife Service-Native Plants for Chesapeake Bay Watershed, June 2003



VICINITY MAP
38°46'45.86" N 76°53'43.16" W Elev. 3517'
Imagery Date: 10/12/2012

GREEN AREA RATIO Worksheet	
Item	Area
1. Landscape area not to be landscaped	100
2. Landscape area not to be landscaped	100
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THIS PLAN FOR LANDSCAPE USE ONLY

DATE: _____

REVISION: _____

NO: _____

SHEET TITLE: LANDSCAPE PLAN

PROJECT TITLE: 37 MISSOURIA AVENUE, NW

CLIENT: CHICHEST LLC
1301 1ST STREET, NW
WASHINGTON, DC 20001

FILE: 215-0728

DATE: SEPT. 30, 2015

SCALE: 1" = 10'

PLAN NUMBER: LP-101

STATEMENT BY CERTIFIED LANDSCAPE EXPERT

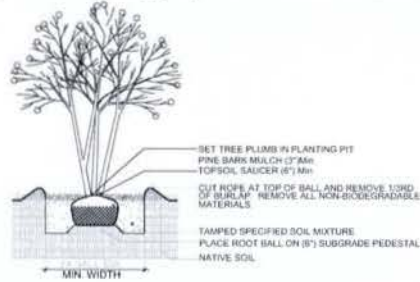
This is to certify that I have examined all required GAR plan submittals prior to submission. I further certify that all aspects of the submittal, including landscape elements within the Lot and the listed GAR score, meet the specifications required under Chapter 34 of Title 11 of the District of Columbia Municipal Regulations.

Name and Title (please type) _____

Address _____

Date _____ Phone No: _____

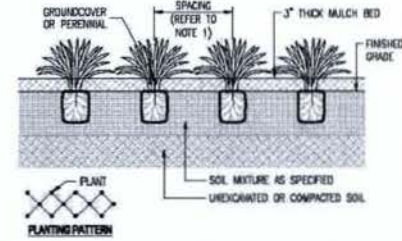
Certified Landscape Expert Signature: _____ Certifying Organization _____ Certification Number _____



1 ORNAMENTAL TREE
DETAIL
NOT TO SCALE

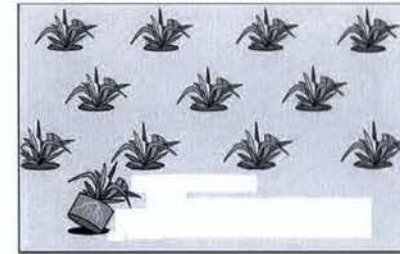


2 SHRUB PLANTING DETAIL
NOT TO SCALE

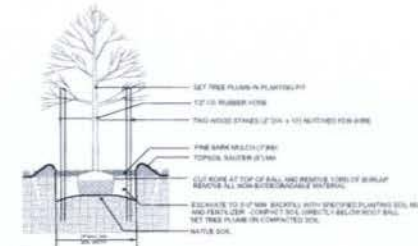


NOTE:
1. PLANT IN DIAGONAL PLANTING PATTERN. REFER TO PLANT LIST FOR SPACING REQUIREMENTS.
2. REFER TO PLANT LIST FOR GROUND COVER OR PERENNIAL TYPE.

3 GROUND COVER PLANTING
DETAIL
NOT TO SCALE



4 GROUND COVER SPACING
DETAIL
NOT TO SCALE



5 DECIDUOUS TREE PLANTING
DETAIL

		DATE	
		REVISION	
NO.		1	1
SHEET TITLE		LANDSCAPE PLAN & DETAILS	
PROJECT TITLE		37 MISSOURIA AVENUE, NW	
CLIENT		CHICHEST LLC 1301 1ST STREET, NW WASHINGTON, DC 20001	
DIGITERRA LANDSCAPE ARCHITECTURE & PLANNING LAND DEVELOPMENT CONSULTANTS 1301 1ST STREET, NW WASHINGTON, DC 20001 PHONE: 202-462-7777 FAX: 202-462-7778 EMAIL: INFO@DIGITERRA.COM WEBSITE: WWW.DIGITERRA.COM		DC REG. NO. 215-0728 EXPIRATION DATE 12/31/2015 LICENSE TYPE LANDSCAPE ARCHITECTURE LICENSEE NAME JAMES W. LAM LICENSE NO. 215-0728 EXPIRATION DATE 12/31/2015	
FILE		215-0728	
DATE		SEPT. 30, 2015	
SCALE		AS SHOWN	
PLAN NUMBER		LP-102	