

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. 20005 | 202.618.0476 | RAMDESIGNGROUP@GMAIL.COM

Board of Zoning Adjustment
District of Columbia
CASE NO.19082
EXHIBIT NO.7

Project Data / Code Analysis

APPLICABLE CODES

BUILDING CODE
MECHANICAL CODE
ELECTRICAL CODE
PLUMBING CODE
FIRE CODE
GAS CODE
CONSTRUCTION CODE
UNIFORM CODE

DESIGNING FOR SUSTAINABILITY

ROOF RATES

FLOOR

STAIRS/BALL

TRAVEL DISTANCE

SEE PLANS FOR DIMENSIONS

NO.	DESCRIPTION	UNIT	QTY	PRICE	TOTAL
1	...	...	...	...	...

NO.	DESCRIPTION	UNIT	QTY	PRICE	TOTAL
2	...	...	...	...	...

NO.	DESCRIPTION	UNIT	QTY	PRICE	TOTAL
3	...	...	...	...	...

NO.	DESCRIPTION	UNIT	QTY	PRICE	TOTAL
4	...	...	...	...	...

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89	...	...	...	...	...

NO.	DESCRIPTION	UNIT	QTY	PRICE	TOTAL
90	...	...	...	...	...



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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

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.

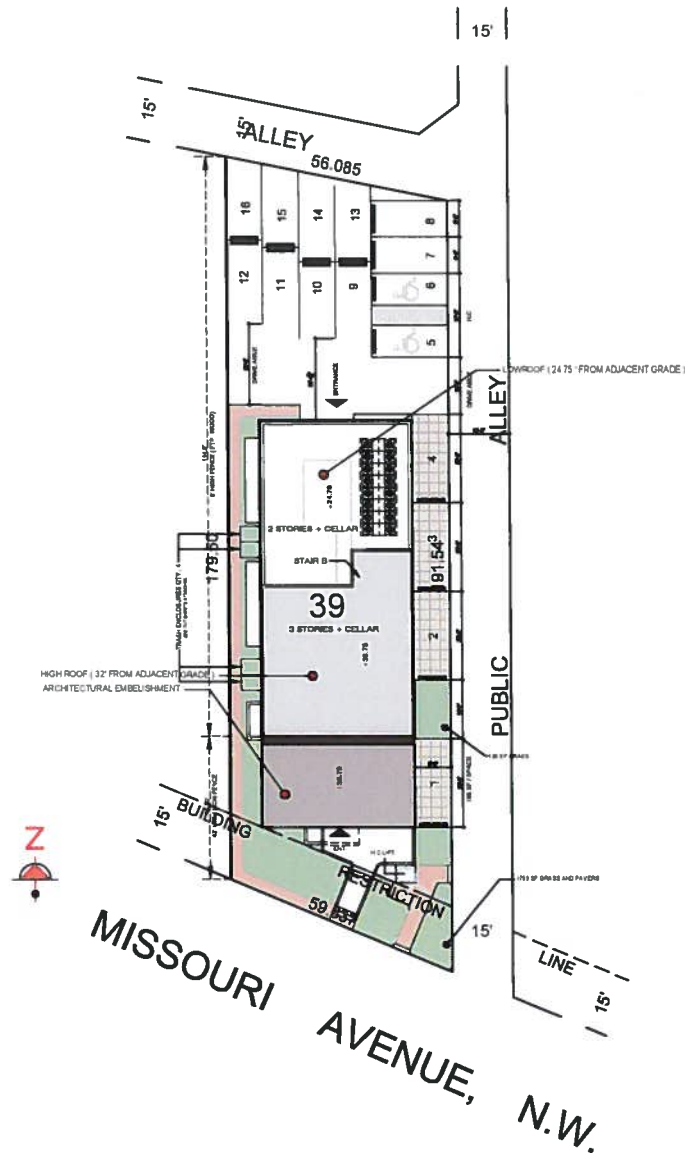
Surveyor, D.C.

By: A.S.

Date: _____

(Signature of owner or his authorized agent)

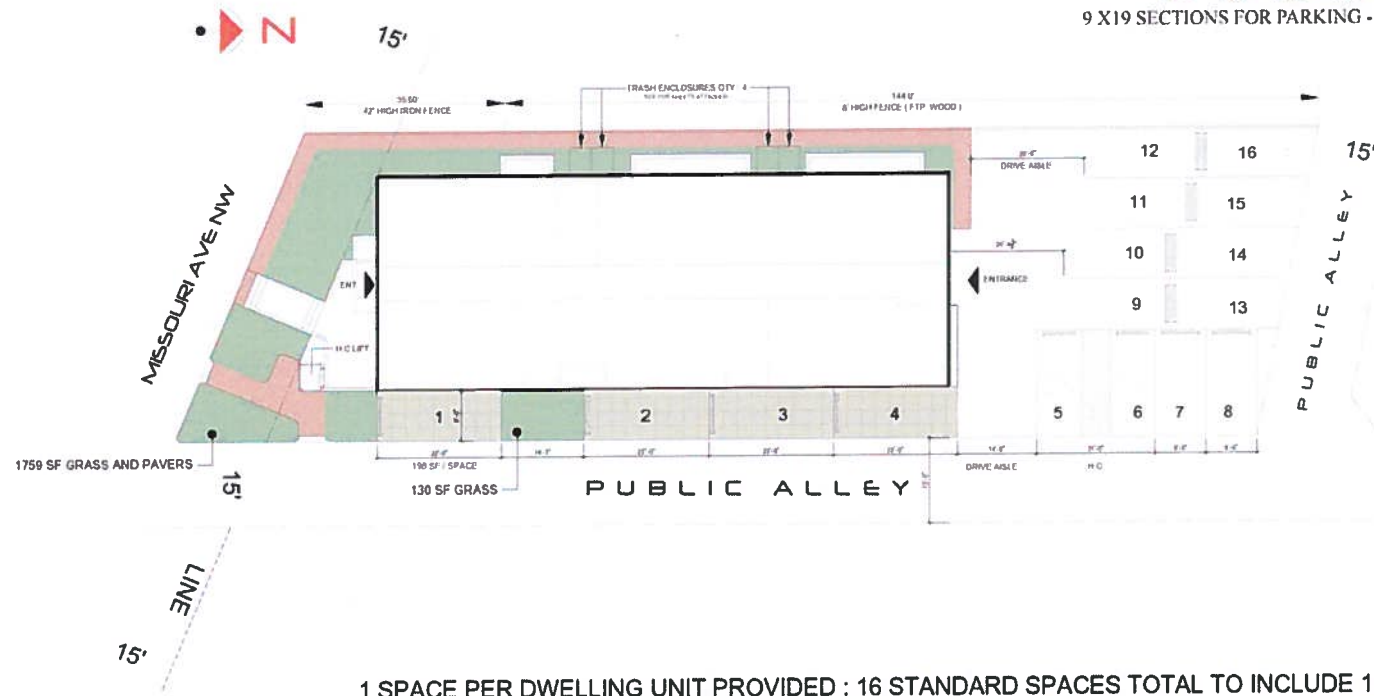
NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.



37 MISSOURI AVE NW



9 X 19 SECTIONS FOR PARKING - GRASS INFILL



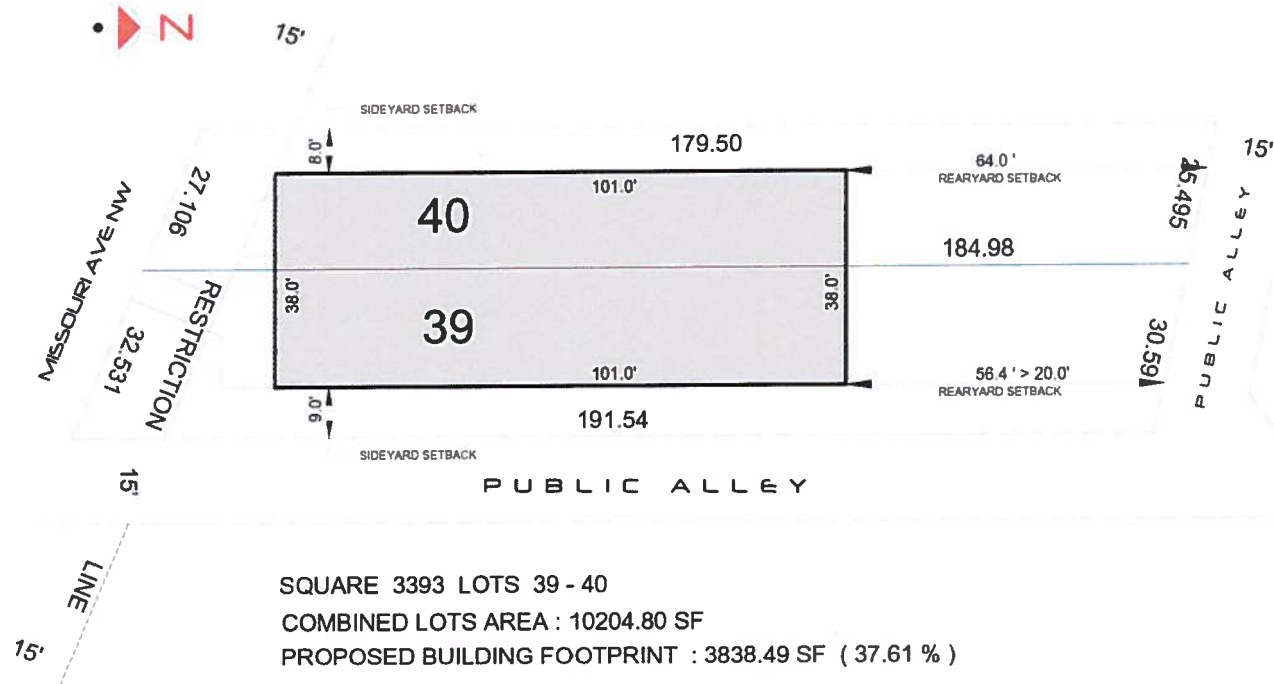
1 SPACE PER DWELLING UNIT PROVIDED : 16 STANDARD SPACES TOTAL TO INCLUDE 1 H.C. SPACE
GRASS AND BRICK PAVERS AREA : 1767 SF + 792 SF (GROUND REINFORCEMENT DRIVEWAY = 2559 SF (25 %)

PARKING AND PERVIOUS SURFACE

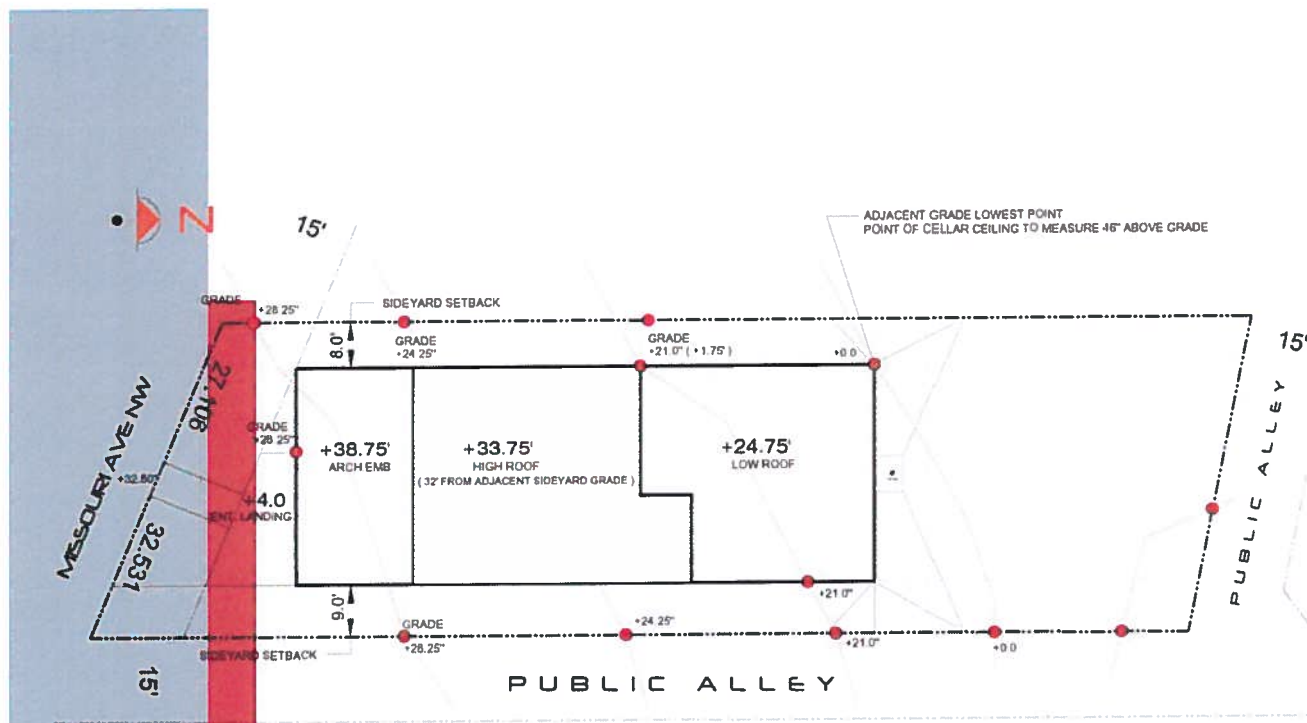


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LOT OCCUPANCY AND SETBACKS



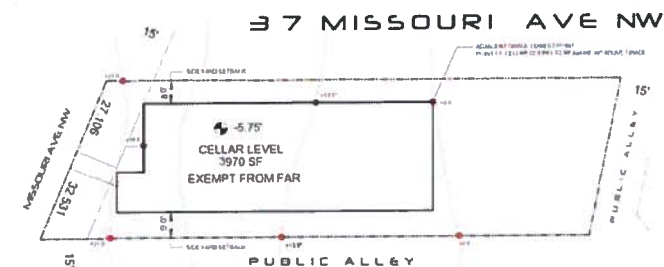
SQUARE 3393 LOTS 39 - 40
 COMBINED LOTS AREA : 10204.80 SF
 FAR : 0.9 (9,184.32 SF) MAX ALLOWED AT R5A ZONE

ADJACENT GRADE FOR FAR CALCULATIONS



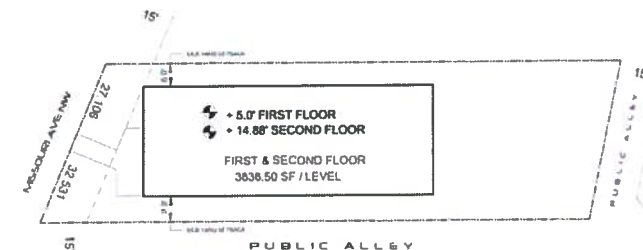
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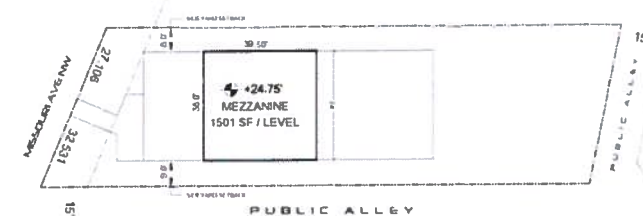


CELLAR LEVEL EXEMPT FROM FAR

CELLAR CEILING < 48" FROM LOWEST ADJACENT GRADE



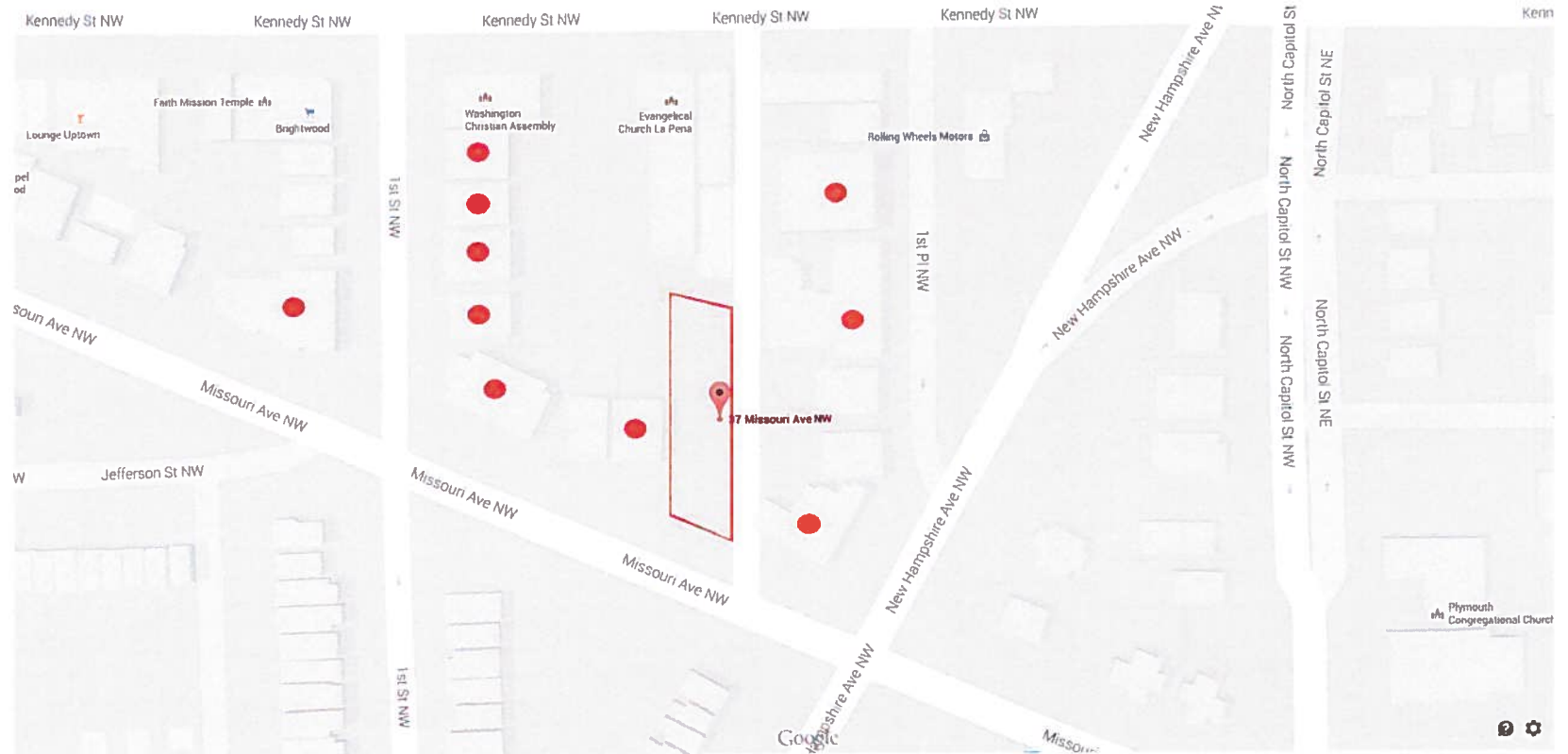
FIRST AND SECOND FLOOR FAR : 7677 SF



MEZZANINE FAR : 1501 SF

TOTAL FAR PROVIDED : 9178 SF (0. 8993 %)

● ADJACENT NEIGHBORING APARTMENT BUILDINGS

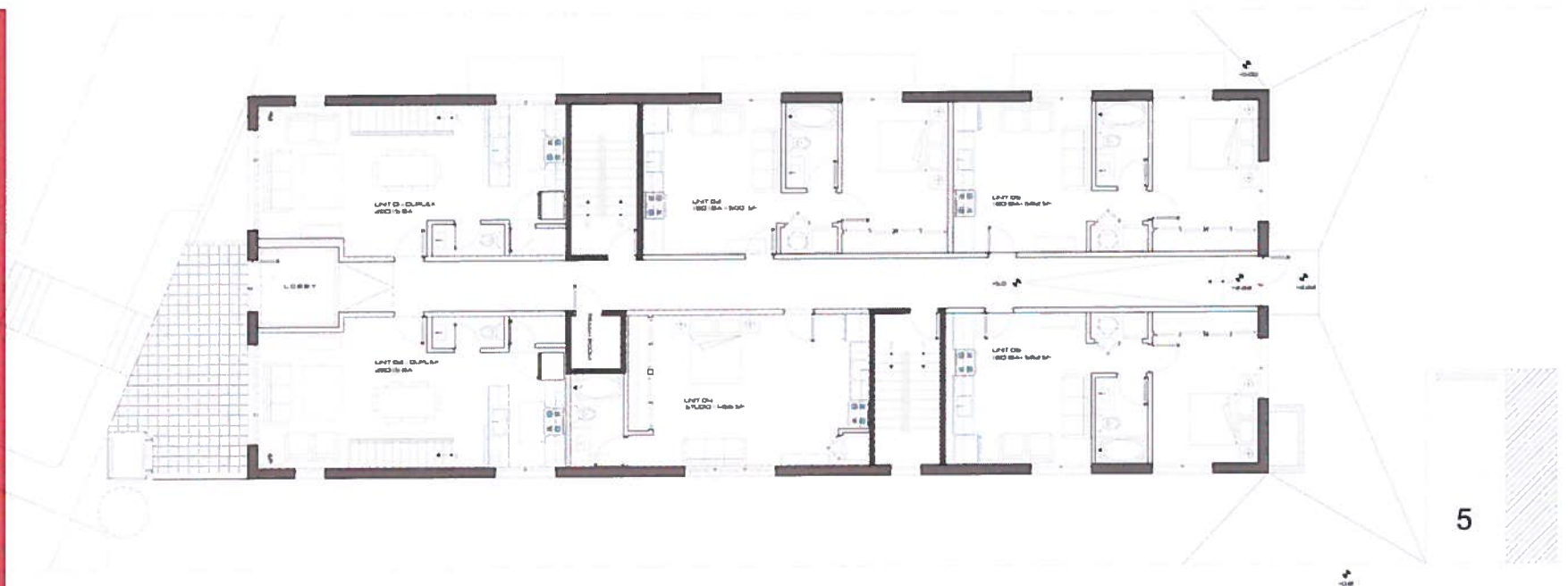


VICINITY MAP

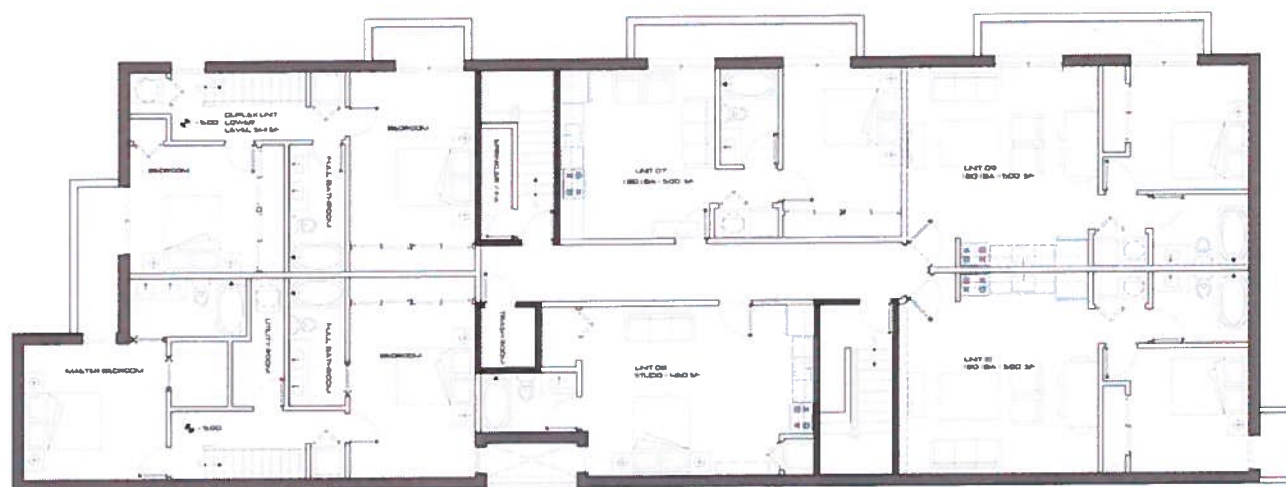


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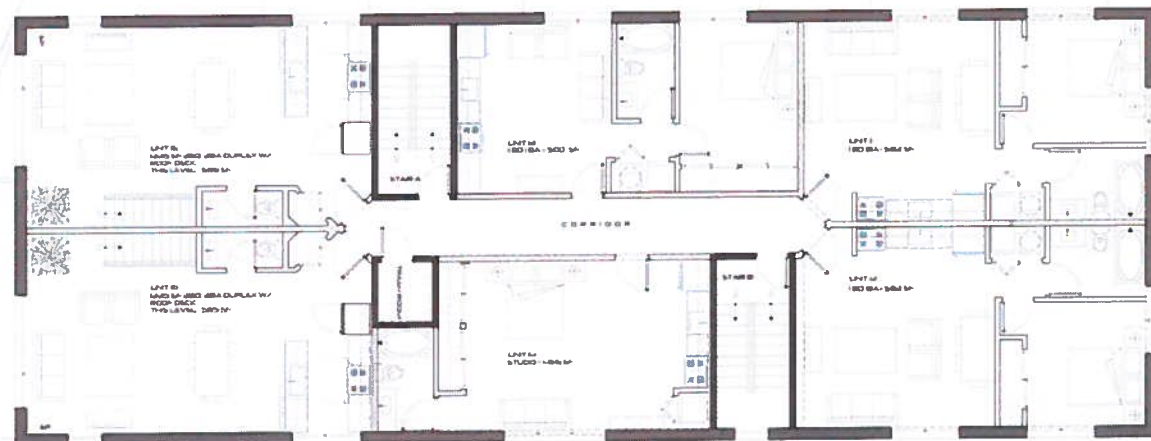
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FIRST FLOOR PLAN

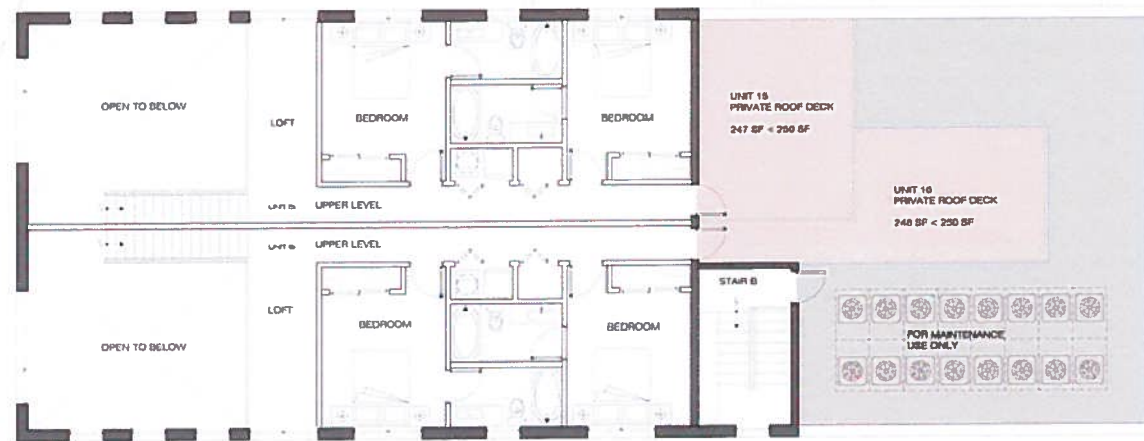


CELLAR FLOOR PLAN



SECOND FLOOR PLAN



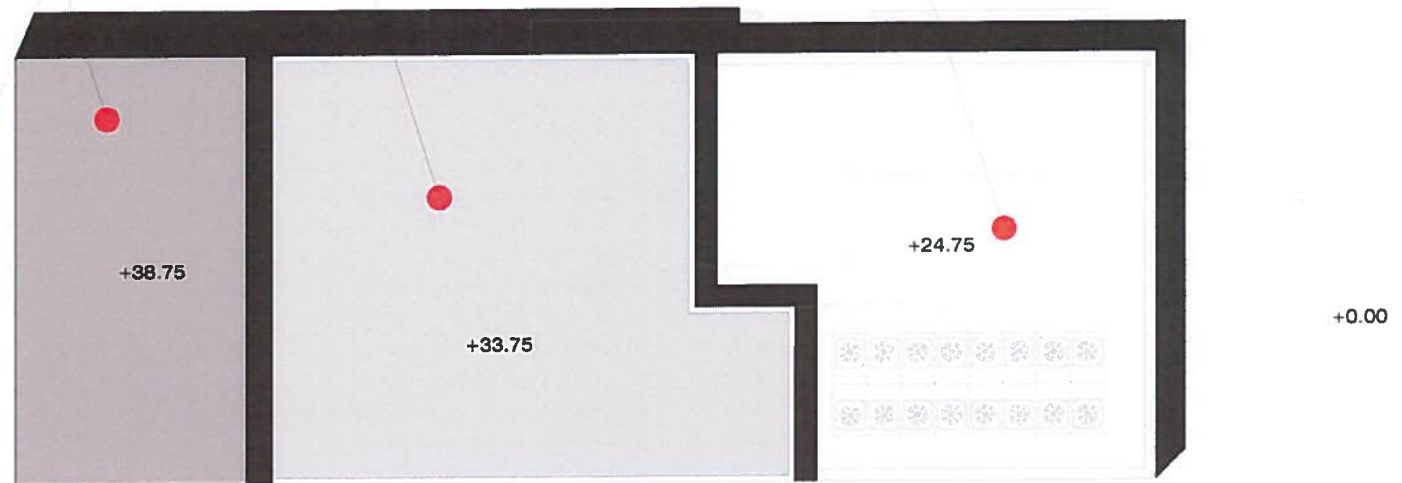


37 MISSOURI AVE NW

ARCHITECTURAL EMBELISHMENT

HIGH ROOF (32' FROM ADJACENT GRADE)

LOWROOF (24.75' FROM ADJACENT GRADE)



ROOF PLAN



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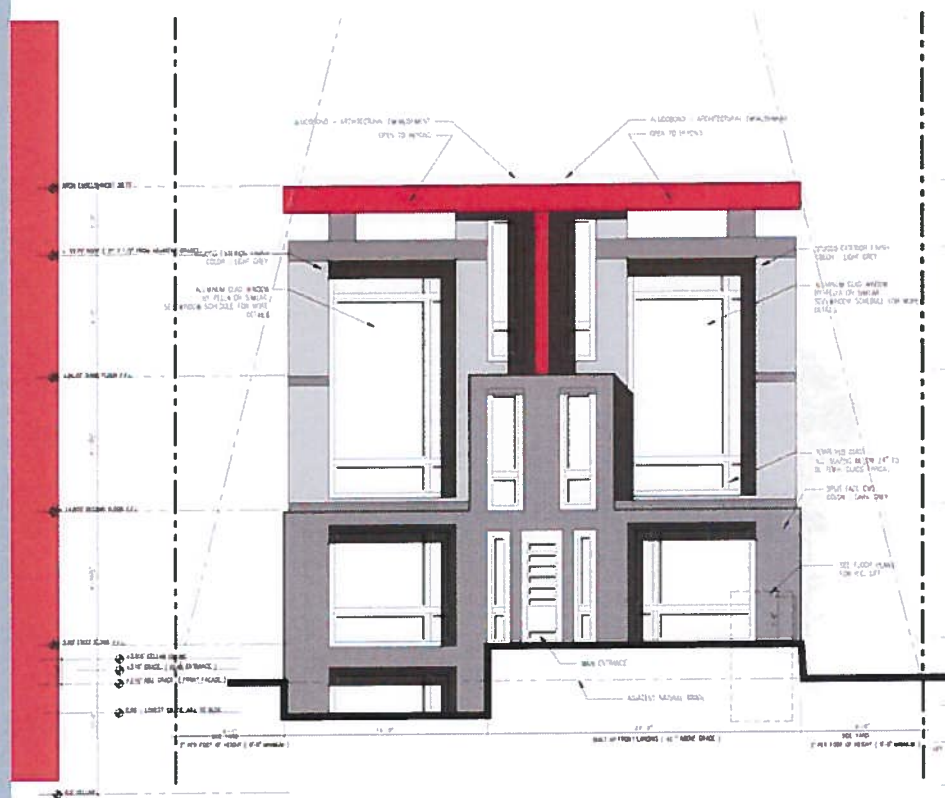
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[illegible]

Architectural elevation drawing of a building facade. The drawing shows a multi-story building with a prominent red section on the left and a grey section on the right. The red section has a grid of windows. The grey section has a horizontal band of windows. A small red section is visible on the right side. The drawing includes various annotations and a scale bar.



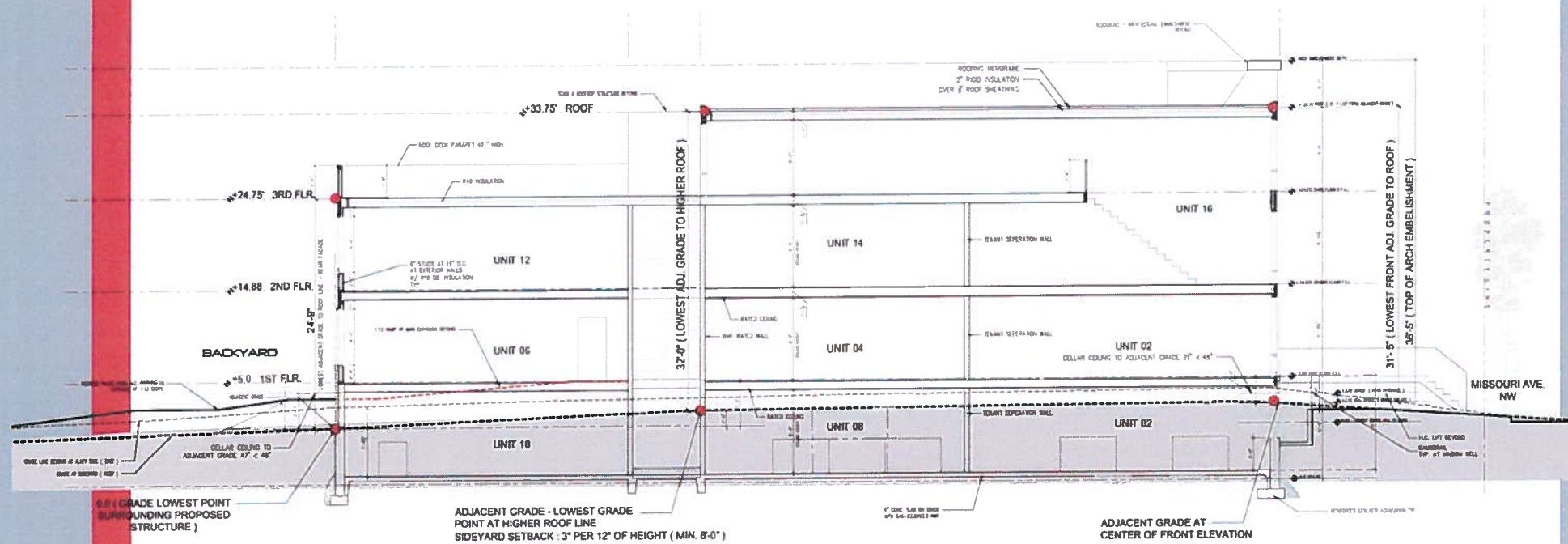
1200 G STREET NW SUITE 800 | WASHINGTON D C 20005 | 202.618.0476 | RAMDESIGNGROUP@GMAIL.COM



SOUTH ELEVATION - MISSOURI AVE



REAR ELEVATION - BACK ALLEY



BUILDING SECTION

CONDENSORS - MODEL - LOW SOUND IMPACT -- CUT SHEET



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37 MISSOURI AVE NW

Bearicuda Aspen Trash Enclosure

Item # JIN BEAR01



Description

Keep your trashcan hidden from sight but still easy to access with the **Bearicuda Aspen Trash Enclosure**. Beautifully designed with a painted exterior and decorative vertical grooves, this trash can enclosure creates a beautiful area in your yard. Crafted from strong and durable steel panel (galvalume steel) and built with 2nd bore steel. The enclosure has a large, heavy-duty, rust-resistant, and long-lasting door. The enclosure features an all-steel body and a smaller steel (W11) lid which opens for ease of use. Inside the enclosure is a steel, smooth interior without any noise or odors. The enclosure features a heavy-duty support system which gives the trash enclosure its beautiful wood grain texture. The 4 x 4 pressure-treated support system is designed to support underneath floor areas. Arriving at your home fully assembled, the enclosure also comes in your choice of size.

Additional Features

- Will not rust, rot, or succumb to fungal decay
- Also resists termites and moisture
- Painted exterior with decorative vertical grooves
- Inside is a solid, smooth interior finish
- Enclosure is rust and weather free
- Lightly have a steel reinforced door
- Paper gives it its beautiful wood grain texture
- Strong and durable
- 4 x 4 pressure-treated support system
- Rust supports underneath floor areas
- Cultured fully assembled

About Bearicuda, Inc.
Founded by Kevin J. Allen, Bearicuda, Inc. is a part of a 75+ year old company that helped other businesses solve soil control challenges in residential, commercial and industrial settings. The company originally started in 1986 and soon after Bearicuda was established in 2007. Each hour and every long hours later, Bearicuda was established a more diverse product line and featuring in numerous demands for a full line of soil and garbage care and high quality products and services. The Bearicuda name was quickly known in the industry for its high-quality products, affordable prices, and exceptional service.