




SEE BUILDING PERMIT SITE AND GRADING
RELATED NOTES ON SHEETS CIV001 AND CIV002.

SCALE: 1"=20'

This architectural site plan shows a triangular lot with a proposed building footprint. The lot is bounded by a street on the left and a railroad on the right. The building footprint is a large, irregular polygon with diagonal hatching, occupying most of the lot. It features several internal courtyards and a central rectangular area. A smaller, solid grey rectangular area is located on the right side of the footprint. The plan includes various site details such as parking spaces, landscaping, and building setbacks. A scale of 1"=20' is provided at the top left.

2525 BELMONT ROAD, NW
TOTAL SITE AREA = 6,667 SF

LOT OCCUPANCY AREA = 3,293 SF
(PROPOSED OCCUPANCY SHOWN )
OCCUPANCY % = 49.4%
[40% REQUIRED FOR R-1B ZONE PER 11D DCMR 210.1]
BZA RELIEF MAY BE REQUIRED FROM 11D DCMR 210.1

EXISTING LOT OCCUPANCY = 3,112 SF
 EXISTING LOT OCCUPANCY % = 46.7%
 (EXISTING LOT OCCUPANCY SHOWN )
 PROPOSED LOT OCCUPANCY = 3,293 SF
 PROPOSED LOT OCCUPANCY % = 49.4%
 (PROPOSED OCCUPANCY SHOWN )
 INCREASE IN LOT OCCUPANCY % = 5.8%
 PERVIOUS SURFACE REQUIREMENTS OF 1% DCMR 211.1 MAY NOT BE APPLICABLE PER 11C DCMR 501.2(b) (ADDITION DOES NOT INCREASE EXISTING OCCUPANCY BY TEN PERCENT (10%) OR MORE)

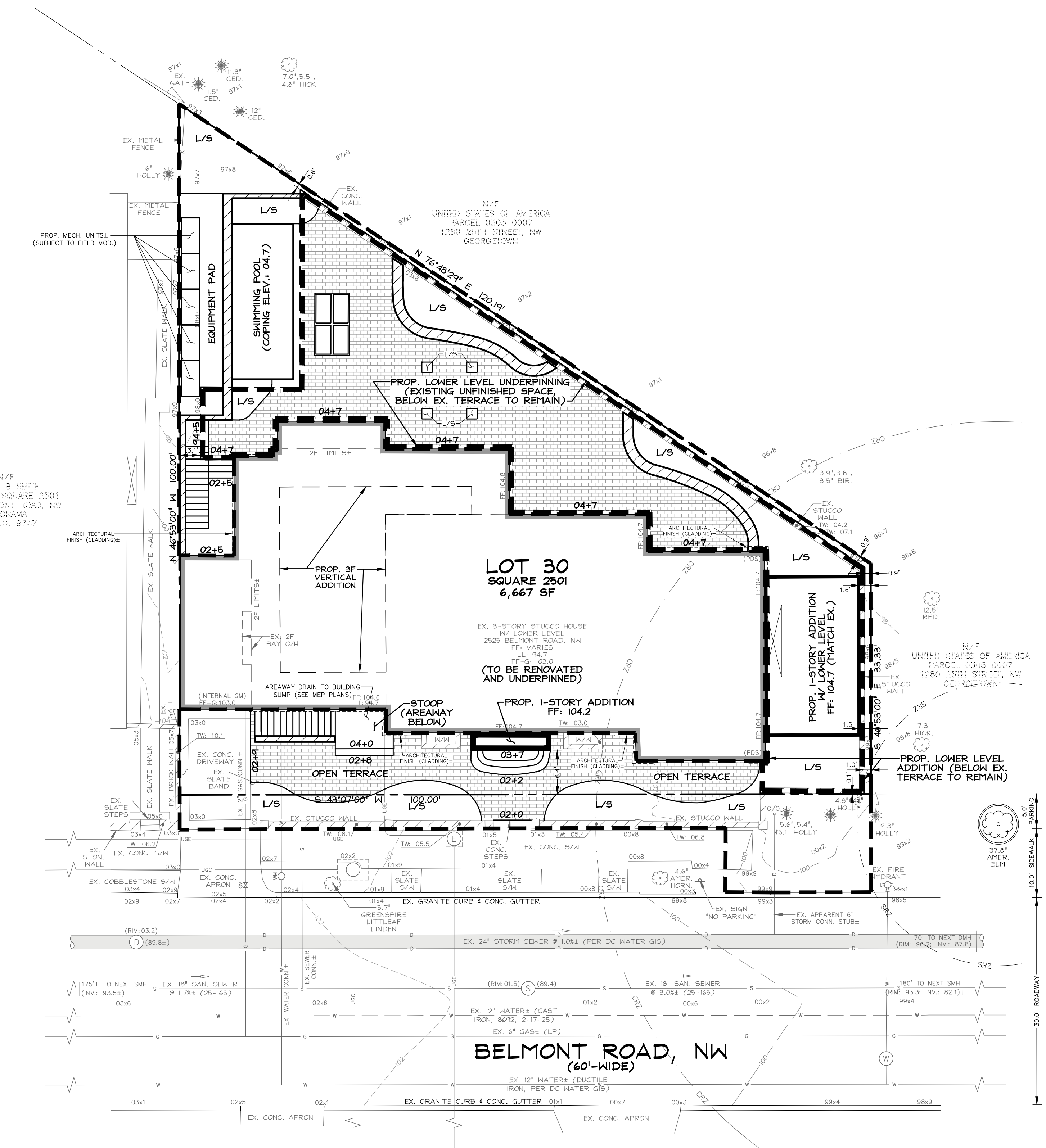
EXISTING PERVIOUS COVERAGE = 643 SF
EXISTING PERVIOUS COVERAGE % = 9.6%
PROPOSED PERVIOUS COVERAGE = 672 SF
PROPOSED PERVIOUS COVERAGE % = 10.1%
(PERVIOUS COVERAGE SHOWN)

PROPOSED FEATURES	
	PROP. CONTOUR WITH ELEVATION
	PROP. SPOT ELEVATION
	PROP. RETAINING WALL
	PROP. SURFACE DRAINAGE FLOWPATH
	LIMITS OF DISTURBANCE
	PROP. PATIO/TERRACE

EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED. UTILITY LOCATIONS ARE BASED UPON AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY.

MISS UTILITY

FOR LOCATION UTILITIES, CALL "MISS UTILITY" AT 1-800-257-7777, OR LOG ON TO WWW.MISSUTILITY.NET/ITC 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDER GROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL JURISDICTIONAL REQUIREMENTS.



A detailed map of the Washington National Zoo area. The map shows the zoo's layout with various exhibits labeled, including the US Naval Observatory, Washington National Cathedral, and several parks like Picnicrose Park and Hittsides Park. A large black box with the word 'SITE' in white letters is placed on the map, indicating the location of the proposed new building. A north arrow is in the bottom left corner, and a scale bar is at the bottom center.

VICINITY MAP
ADC MAP 5528, GRID B-4
SCALE: 1" = 2000'

**FOR BZA, HPRB AND CFA FILINGS ONLY.
NOT FOR CONSTRUCTION OR PERMIT SUBMITTAL.**



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CIVIL • SURVEYING • LAND PLANNING

OWNER/CLIENT

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vw@fowlkesstudio.com

LOT 0030, SQUARE 2501
KALORAMA

2525
BELMONT
ROAD, NW

N.W. WASHINGTON,
DISTRICT OF COLUMBIA

TOP, INVERT, PROFILE, AND SPOT ELEVATIONS HAVE BEEN SHORTENED TO DROP THE LEADING HUNDRED DENOTATION FOR SIMPLICITY.

A SEPARATE DDOT TREE REMOVAL PERMIT IS REQUIRED FOR PUBLIC SPACE TREES AND FOR TREES GREATER THAN 44" CBH (14" DBH).

PUBLIC SPACE RESTORATION
TO BE DONE AS NECESSARY
PER DDOT PERMIT OR
APPLICABLE DETAILS.

FOR MORE INFORMATION, SEE
ADDITIONAL PROFILES, NOTES,
COMPUTATIONS, AND DETAILS
ON CIV200-SERIES SHEETS.

CONTRACTOR TO COORDINATE
ABANDONMENT OF ALL EXISTING
UTILITIES AS NECESSARY.

GAS CONNECTIONS AND METERS TO BE
INSTALLED BY WASHINGTON GAS,
SUBJECT TO FIELD MODIFICATION.

CONTRACTOR TO PROTECT TREES (BRANCHES, TRUNK, ROOTS) ON NEIGHBORING LOTS THAT OVERLAP THE L.O.D. AND HERITAGE TREES ON SITE. COORDINATE WITH DDOT UFA WARD 2 ARBORIST AS APPLICABLE. CONTRACTOR TO USE A TRENCHLESS SILT FENCE METHOD AND TO HORIZONTALLY BORE OR AIR SPADE EXCAVATE FOR UTILITIES WITHIN THE CANOPY OF ANY TREE TO BE PRESERVED (INCLUDING PROTECTING TREES ON ADJACENT PROPERTIES), COORDINATE WITH DDOT WARD 2 ARBORIST AS APPLICABLE. THE DDOT WARD 2 LEAD ARBORIST IS MATTHEW LEHTONEN, matthew.lehtonen@dc.gov; (202) 497-0103.

BASE SHEET ISSUED 02.19.2024

REVISION	DATE
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CAS PROJECT 22-0814-DC

DATE	02/2024
SSN/IN RM	1481

CHECKED BY _____ DCL

SCALE 1"=10'

NORTH

DATUM:
VERTICAL
DC WATER
HORIZONTAL
DC SURVEYOR'S OFFICE
BOOK 182 | PAGE 15

SHEET TITLE

BUILDING PERMIT SITE AND GRADING PLAN

CIV200 Board of Zoning Adjustment
District of Columbia
CASE NO.21182