

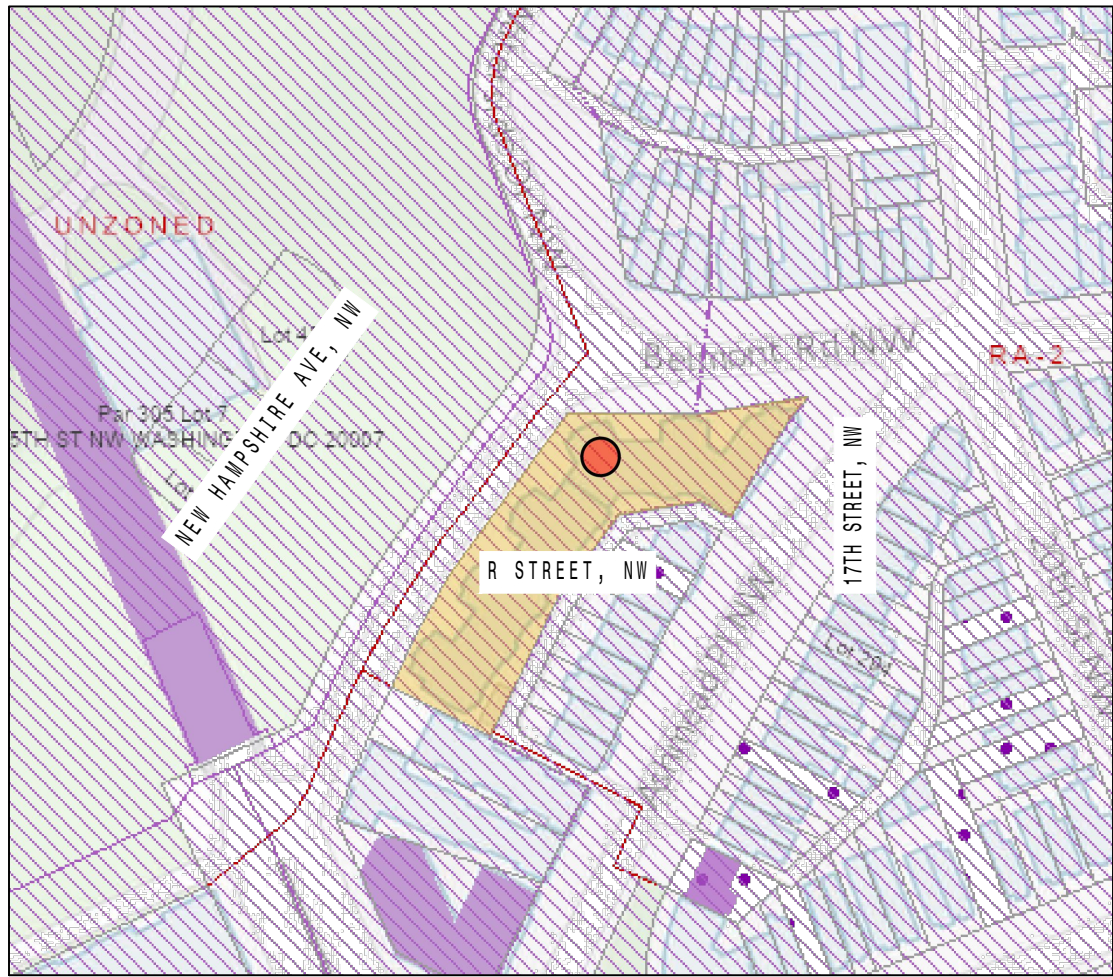
THE VALLEY VISTA-
LOADING BERTH

2032 BELMONT RD, NW, WASHINGTON DC 20009

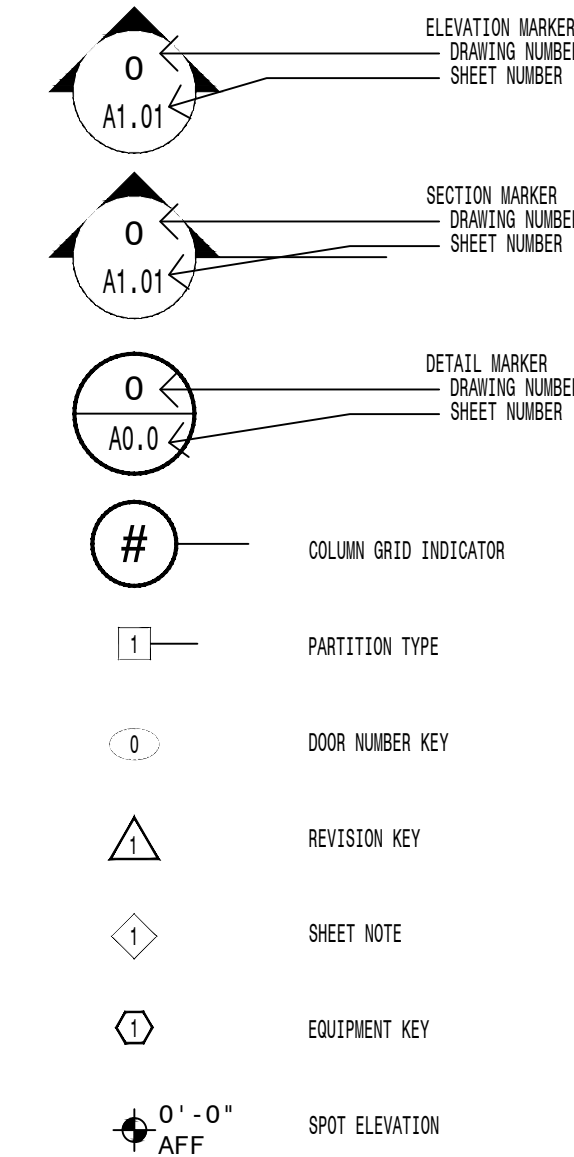
PROJECT DESCRIPTION:

The project includes renovation and grading of the existing rear, alley entry to improve drainage and to provide a loading berth.

LOCATION MAP:



DRAWING SYMBOLS:



ABBREVIATIONS:

&	AND	DS.	DOWNSPOUT	HD.	HEAD	N.	NORTH	SHWR.	SHOWER
∠	ANGLE	DWG. / DWGS.	DRAWINGS	HW.	HARDWARE	N.I.C.	NOT IN CONTRACT	SVL.	STYLAR
@	AT	DWR.	DRAWER	HW.	HARDWOOD	NO.	NUMBER	SPEC.	SPECIFICATION
⌀	CENTERLINE			HGT.	HEIGHT	NOM.	NOMINAL	SPKR.	SPEAKER
⌀	DIAMETER OR ROUND	E.	EAST	H.M.	HOLLOW METAL	NTS.	NOT TO SCALE	SQ.	SQUARE
⊥	PERPENDICULAR NUMBER	EA.	EACH	HWDR.	HANDRAIL	OA.	OVERALL	S. STL.	STAINLESS STEEL
#	OR ROUND	E.J.	EXPANSION JOINT	HORIZ.	HORIZONTAL	STA.	STATION	STD.	STANDARD
A/C	AIR CONDITIONING	EL.	ELEVATION	HR.	HOUR	STL.	STEEL	STOR.	STORAGE
ACT	ACOUSTICAL CEILING	ELEC.	ELECTRICAL	H.V.A.C.	HEATING, VENTILATING & AIR CONDITIONING	STL.	STEEL	STRUC.	STRUCTURE
A.F.F.	TILE ABOVE FINISH	ELEV.	ELEVATOR	I.D.	INSIDE	STL.	STEEL	SUSP.	SUSPENDED
ADD.	FLOOR ADDENDUM	EMER.	EMERGENCY	INCL.	INCLUDE (D) (ING)	STL.	STEEL	SVL.	SYMMETRICAL
ADJ.	ADJUSTABLE	ENCL.	ENCLOSURE	INFO.	INFORMATION	STL.	STEEL	SYS.	SYSTEM
ALUM.	ALUMINUM	E.O.S.	EDGE OF SLAB	INSUL.	INSULATION	T.	TREAD		
ARCH.	ARCHITECTURAL	EQ.	EQUAL	INT.	INTERIOR	T.B.	TONE/ BAR		
		EQUIP.	EQUIPMENT	JAN.	JANITOR	TEL.	TELEPHONE		
		E.W.C.	ELECTRICAL WATER COOLER	JT.	JOINT	TEMP.	TEMPERED		
BD.	BOARD	EXP.	EXPANSION	K.D.	KNOCK DOWN	TER.	TERRAZO		
BLDG.	BUILDING	EXT.	EXTERIOR	K.O.	KNOCKOUT	T. & G.	TONGUE & GROOVE		
BLKG.	BLOCKING			K.P.	KICK PLATE	THK.	THICK		
BM.	BEAM			L.	LENGTH	THRU.	THROUGH		
B.O.	BY OTHERS	F.A.	FIRE ALARM	LAB.	LABORATORY	T.O.A.	TOP OF ACCESS FLOOR		
BOT.	BOTTOM	F.D.	FIRE DEPT. CONNECTION	LAV.	LAVATORY	T.O.C.	TOP OF CONCRETE		
BSMT.	BASEMENT	F.E.	FIRE EXTINGUISHER	LBS.	POUNDS	T.O.S.	TOP OF STEEL/ TOP OF SLAB		
BW	BOTTOM OF WALL	F.E.C.	FIRE EXTINGUISHER CABINET	LKR.	LOOKER	T.O.S.	TOP OF STEEL/ TOP OF SLAB		
		F.F.	FINISH FLOOR	LT.	LIGHT	TV.	TELEVISION		
CAB. CB.	CABINET CHALK BOARD	F.H.	FIRE HOSE CABINET	L.	LENGTH	TV.	TELEVISION		
CEN.	CEMENT	FIN. FL.	FINISH FLOOR	LAB.	LABORATORY	TV.	TELEVISION		
CER.	CERAMIC	FT.	FOOT OR FEET	LAV.	LAVATORY	TV.	TELEVISION		
C.S.	CORNER GUARD	F.P.F.	FIREPROOF (ING)	LBS.	POUNDS	TV.	TELEVISION		
C.G.T.	CEILING GRID AND TILE	FR.	FRAME	LKR.	LOOKER	TV.	TELEVISION		
C.J.	CONTROL JOINT	F.S.	FULL SIZE	LT.	LIGHT	TV.	TELEVISION		
C.L.	CENTER LINE	FTG.	FOOTING	L.	LENGTH	TV.	TELEVISION		
CLG.	CEILING	FURN.	FURNITURE	LAV.	LAVATORY	TV.	TELEVISION		
CLO.	CLOSET	FURR.	FURNING	LBS.	POUNDS	TV.	TELEVISION		
C.W.U.	CONCRETE MASONRY UNIT	FUT.	FUTURE	LKR.	LOOKER	TV.	TELEVISION		
COL.	COLUMN	F.V.C.	FIRE VALVE CABINET	LT.	LIGHT	TV.	TELEVISION		
CONC.	CONCRETE	GA.	GAUGE	L.	LENGTH	TV.	TELEVISION		
CONN.	CONNECTION	GALV.	GALVANIZED	LAV.	LAVATORY	TV.	TELEVISION		
CONSTR.	CONSTRUCTION	G.B.	GRAB BAR	LBS.	POUNDS	TV.	TELEVISION		
CONT.	CONTINUOUS	GL.	GLASS	LKR.	LOOKER	TV.	TELEVISION		
CONTR.	CONTRACTOR	GRD.	GROUND	LT.	LIGHT	TV.	TELEVISION		
CORR.	CORRIDOR	GRB.	GRADE	L.	LENGTH	TV.	TELEVISION		
C.T.	CERAMIC TILE	GWS.	GYPSON WALLBOARD	LAV.	LAVATORY	TV.	TELEVISION		
CTR.	CENTER	H.B.	HOSE BIBB	LBS.	POUNDS	TV.	TELEVISION		
		H.C.	HOLLOW CORE	LKR.	LOOKER	TV.	TELEVISION		
		HCP.	HANDICAPPED	LT.	LIGHT	TV.	TELEVISION		
DBL.	DOUBLE			L.	LENGTH	TV.	TELEVISION		
DEPT.	DEPARTMENT			LAV.	LAVATORY	TV.	TELEVISION		
DTL.	DETAIL			LBS.	POUNDS	TV.	TELEVISION		
DIA.	DIAMETER			LKR.	LOOKER	TV.	TELEVISION		
DIW.	DIMENSION			LT.	LIGHT	TV.	TELEVISION		
DISP.	DISPENSER			L.	LENGTH	TV.	TELEVISION		
DN.	DOWN			LAV.	LAVATORY	TV.	TELEVISION		
D.O.	DOOR OPENING			LBS.	POUNDS	TV.	TELEVISION		
DR.	DOOR			LKR.	LOOKER	TV.	TELEVISION		
DRN.	DRAIN			LT.	LIGHT	TV.	TELEVISION		

PROJECT DATA:

<u>SITE:</u>	<u>PARKING SPACES:</u>	
SQUARE: 2541	REQUIRED:	1 Per 3 Dwelling Units
LOT: 0032		169 UNITS/3 = 56 spaces
AREA: 35,564 SF	EXISTING:	6 SPACES
	PROVIDED:	0 SPACES
<u>ZONING DISTRICT:</u>		
RA-2, KALORAMA TRIANGLE HISTORIC DISTRICT	EXISTING BUILDING WHERE INTENSITY DOES NOT INCREASE BY MORE THAN 25%	
<u>CONSTRUCTION TYPE:</u>	<u>APPLICABLE CODES:</u>	
1A, NON-COMBUSTIBLE CONCRETE FLOORS, CONCRETE COLUMNS, MASONRY EXTERIOR WALLS	TITLE 12 DCMR, DC CONSTRUCTION CODES SUPPLEMENT (2017)	
<u>USE GROUPS:</u>	2017 DISTRICT OF COLUMBIA BUILDING CODE	
MULTI-FAMILY RESIDENTIAL R-2	2017 DISTRICT OF COLUMBIA RESIDENTIAL CODE	
<u>FIRE SUPPRESSION SYSTEM:</u>	2017 DISTRICT OF COLUMBIA ELECTRICAL CODE	
NONE	2017 DISTRICT OF COLUMBIA FUEL GAS CODE	
<u>NUMBER OF STORIES ABOVE GRADE:</u>	2017 DISTRICT OF COLUMBIA MECHANICAL CODE	
6 STORIES	2017 DISTRICT OF COLUMBIA PLUMBING CODE	
	2017 DISTRICT OF COLUMBIA PROPERTY MAINTENANCE CODE	
<u>BUILDING HEIGHT:</u>	2017 DISTRICT OF COLUMBIA FIRE CODE	
ALLOWABLE: 50'-0"	2017 DISTRICT OF COLUMBIA GREEN CONSTRUCTION CODE	
EXISTING: ±60'-3 1/2"	2017 DISTRICT OF COLUMBIA ENERGY CONSERVATION CODE	
<u>F.A.R.:</u>	2017 DISTRICT OF COLUMBIA EXISTING BUILDING CODE	
ALLOWABLE: 1.8	2017 DISTRICT OF COLUMBIA SWIMMING POOL AND SPA CODE	
EXISTING: 4.76	DC LAW 8-36 DC ENVIRONMENTAL POLICY ACT OF 1989	
<u>PENTHOUSE F.A.R.:</u>	DCMR TITLE 11 - ZONING REGULATIONS	
ALLOWABLE: 0.4 (.4 X 35,564 = 14,225.6)	GREEN BUILDING ACT OF 2006	
PROPOSED: 0.15 (5,300.5 SF)		
<u>LOT OCCUPANCY:</u>		
ALLOWABLE: 60%		
EXISTING: 70% TO REMAIN		
<u>FLOOR AREAS:</u>	<u>GSF</u>	<u>NON-FAR</u>
BASEMENT:	19,790 GSF	
FIRST FLOOR:	24,919 GSF	
SECOND FLOOR:	24,919 GSF	
THIRD FLOOR:	24,919 GSF	
FOURTH FLOOR:	24,919 GSF	
FIFTH FLOOR:	24,919 GSF	
SIXTH FLOOR:	24,855 GSF	
ROOF:		24,855 GSF
<u>TOTAL:</u>	169,240 GSF	

DRAWING INDEX:

ARCHITECTURAL	COVER SHEET
A000	SITE PLAN -
A100	ENLARGED PLAN
A101	
CIVIL	

OWNER

ARCHITECT

CIVIL

VALLEY VISTA CONDOMINIUMS

2032 BELMONT RD, NW
WASHINGTON, DC 20009

1 BZA SET

XXJAN2025

DATE

10JULY2024

PROJECT NO.

2024-011

DRAWN BY:

DBMC

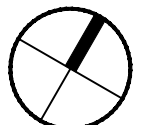
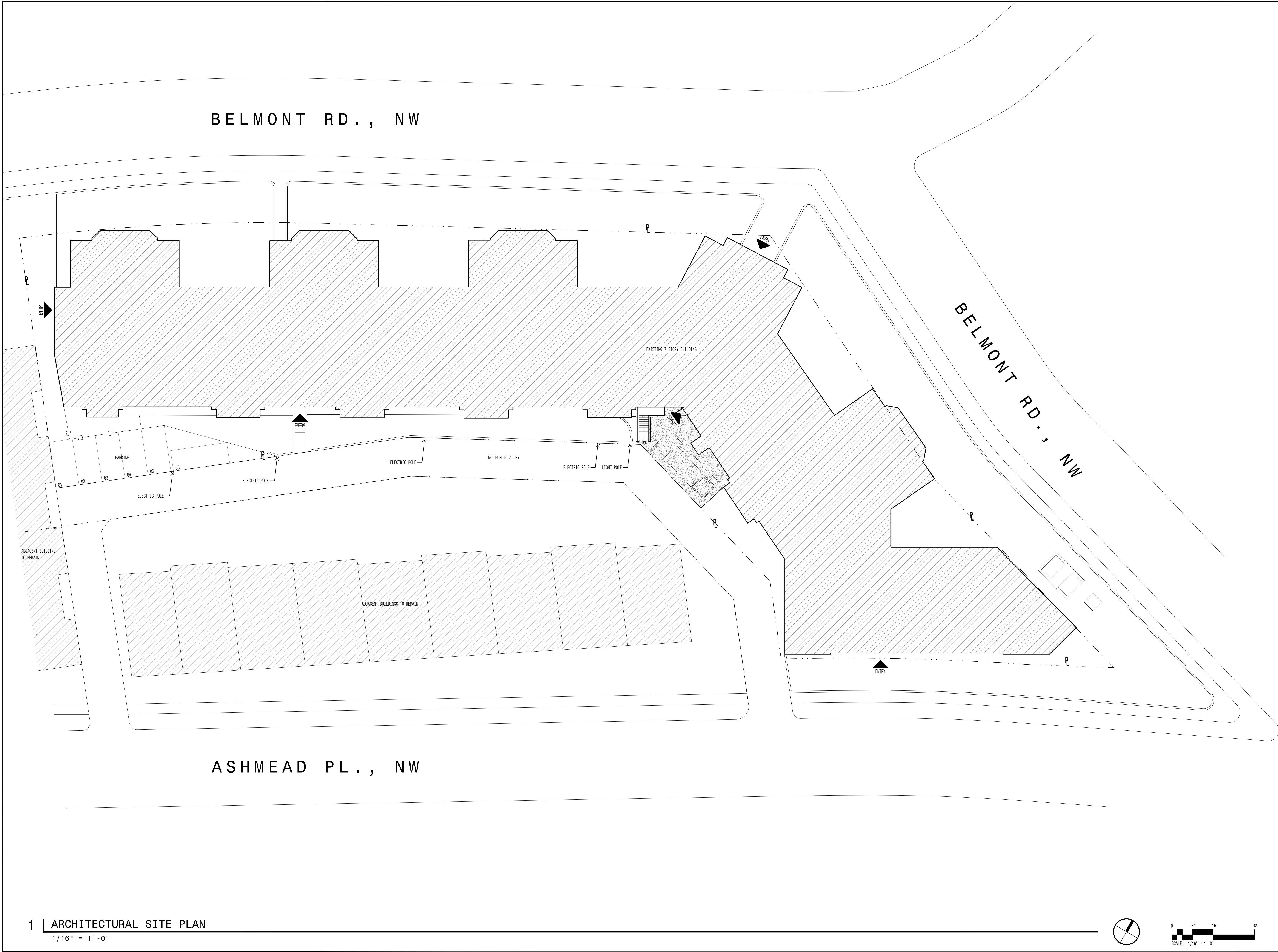
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DBMC

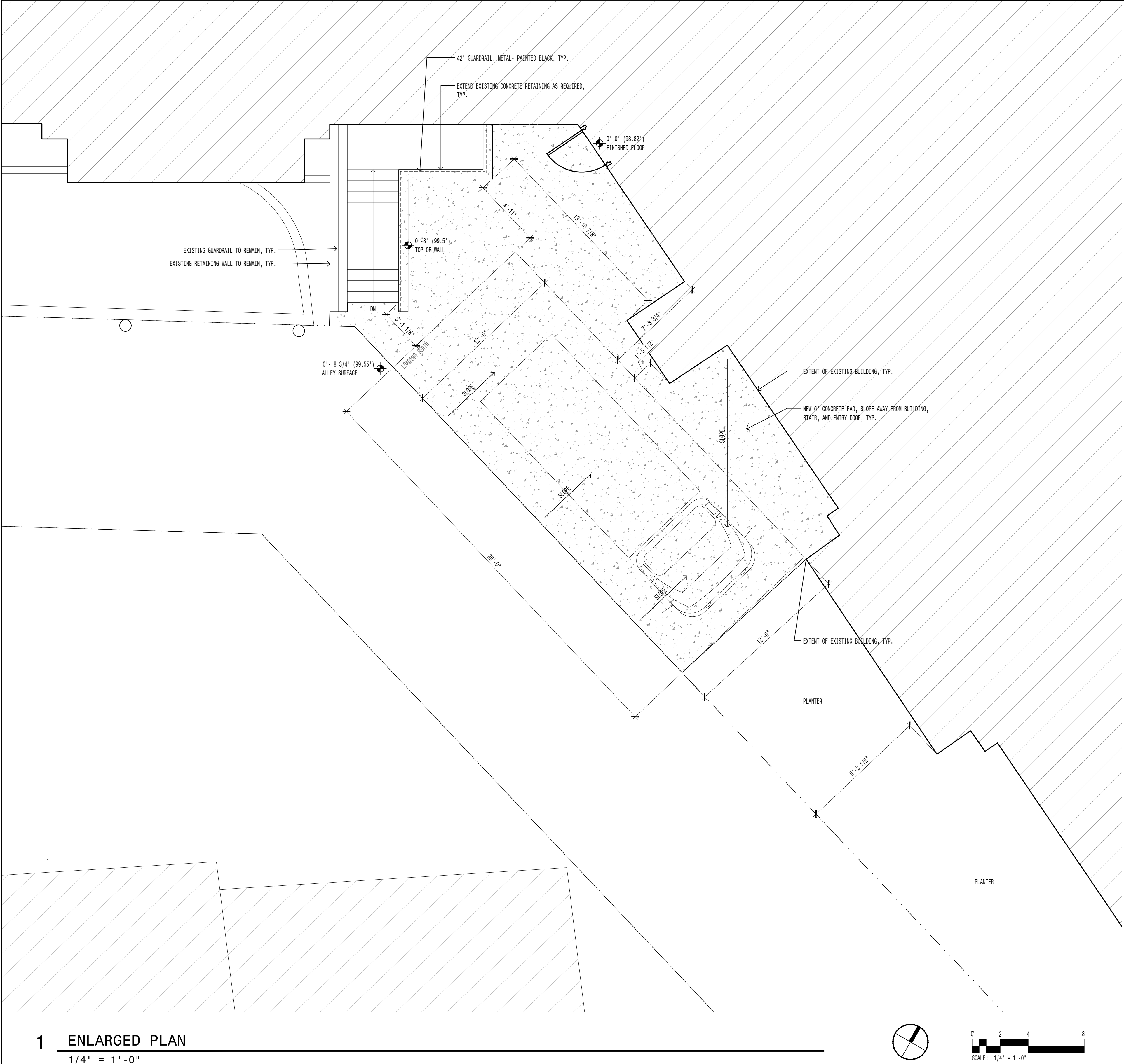
COVER SHEET

A000

Scale: As Shown
District of Columbia
CASE NO. 21409
EXHIBIT NO. 8



OWNER	VALLEY VISTA CONDOMINIUM UNIT OWNER'S ASSOCIATION, INC 2032 BELMONT RD, NW WASHINGTON, DC 20009
	DBMC DBMC DESIGN LLC 8701 GEORGIA AVE, SUITE 408 SILVER SPRING, MD, 20910 (202) 888-6373
ARCHITECT	
CIVIL	HUSKA CONSULTING, LLC 1050 30TH ST, NW WASHINGTON, DC, 20007 (703) 425-3862
VALLEY VISTA CONDOMINIUMS 2032 BELMONT RD, NW WASHINGTON, DC 20009	
1 BZA SET XXJAN2025	
DATE 10JULY2024	
PROJECT NO. 2024-011	
DRAWN BY: DBMC	
CHECKED BY: DBMC	
ARCHITECTURAL SITE PLAN	



1 | ENLARGED PLAN
1/4" = 1'-0"



2 | IMAGE 2 - EXISTING REAR ENTRY
NOT TO SCALE

OWNER
VALLEY VISTA CONDOMINIUM
UNIT OWNERS ASSOCIATION, INC
2032 BELMONT RD, NW
WASHINGTON, DC 20009

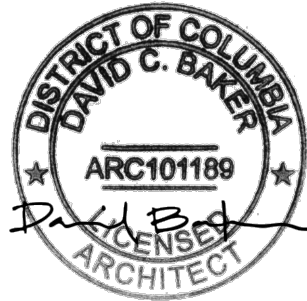
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CIVIL
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VALLEY VISTA CONDOMINIUMS
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ENLARGED PLAN

A101