

SQUARE 3894, LOT 23
BZA CASE NO. 21509

OWNER / APPLICANT

CIVIL ENGINEER

PROJECT NARRATIVE

BUCHANAN STREET
TOWNHOMES
SQUARE 3894, LOT 23
WASHINGTON, D.C.

COVER SHEET

KA CAPITOL
REVISIONS[illegible]

DATE: 10/16/20

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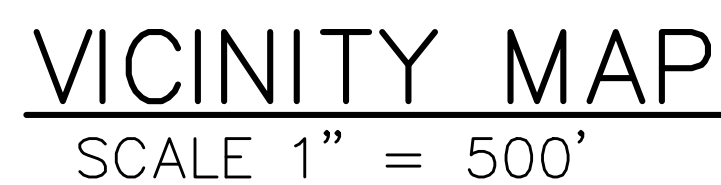
SCALE: AS SHOWN

PROJECT/FILE NO.
VC0477E

SHEET NO. **CIV0000**

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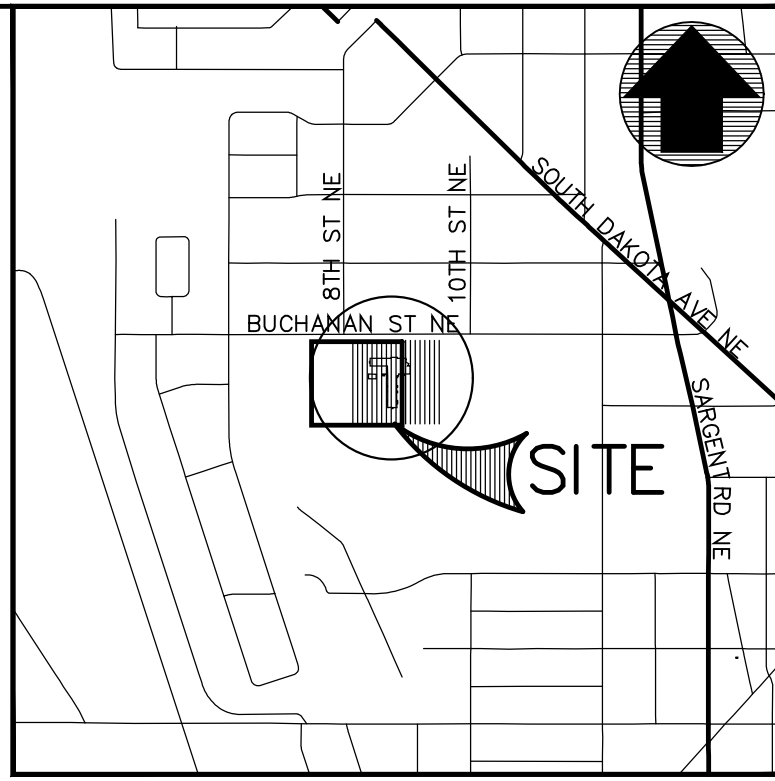
CIV0000	COVER SHEET
CIV1300	BUILDING PLAT
CIV0100	EXISTING CONDITIONS
CIV0110	HERITAGE TREE EXHIBIT
CIV0210	OVERALL SITE PLAN
CIV0350	IZ UNIT EXHIBIT
	ZONING TABULATIONS (3 PAGES)
CIV0375	PEDESTRIAN CIRCULATION EXHIBIT
CIV0397	SECTION
CIV0398	SECTION
CIV0650	LANDSCAPE PLAN
CIV0670	GREEN AREA RATIO PLAN
CIV0600	STORMWATER MANAGEMENT PLAN
CIV1100	STORMWATER MANAGEMENT NOTES AND DETAILS
CIV0400	GRADING PLAN
CIV1200	LANDSCAPE MATERIALS
CIV1400	RETAINING WALL IMAGES
A2.0	FRONT STRIP ELEVATION
	SIDE ELEVATION
	REAR STRIP ELEVATION
	TOWNHOME UNIT FLOOR PLANS



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LAYOUT: CIV0000 COVER. Plotted By: ruh

BUCHANAN STREET, N.E.



VICINITY MAP

SCALE 1" = 1000'

Draft Plat for Building Permit of: SQUARE 3894 Lot 23

Scale: 1 inch = 60 feet

Recorded in Book 23 Page 97

Receipt No. Drawn by: N/A

Furnished to: BRIAN J. RUHL

"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)."

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 - including 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 rate 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 not made (*delete one*) filed a subdivision application with the Office of the Surveyor;
- 4) I have not (*delete 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 plan 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 Plan issued by the Office of the Surveyor within the two years prior to the date DCRA accepts a Building Plan application as complete. I acknowledge that any inaccuracy or errors in my depiction on this plat will subject the permit or certificate to revocation (used 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 DCMR 2-242.05).

Signature: _____ Date: _____
 Printed Name: _____ Relationship to Lot Owner: _____
 If a registered design professional, provide license number _____ and include stamp below

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VIKA CAPITOL
REVISIONS[illegible]

ATE: 10/16/20

KUO	DWN.	BJR
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CALE: AS SHOWN

PROJECT/FILE NO.

SHEET NO. _____

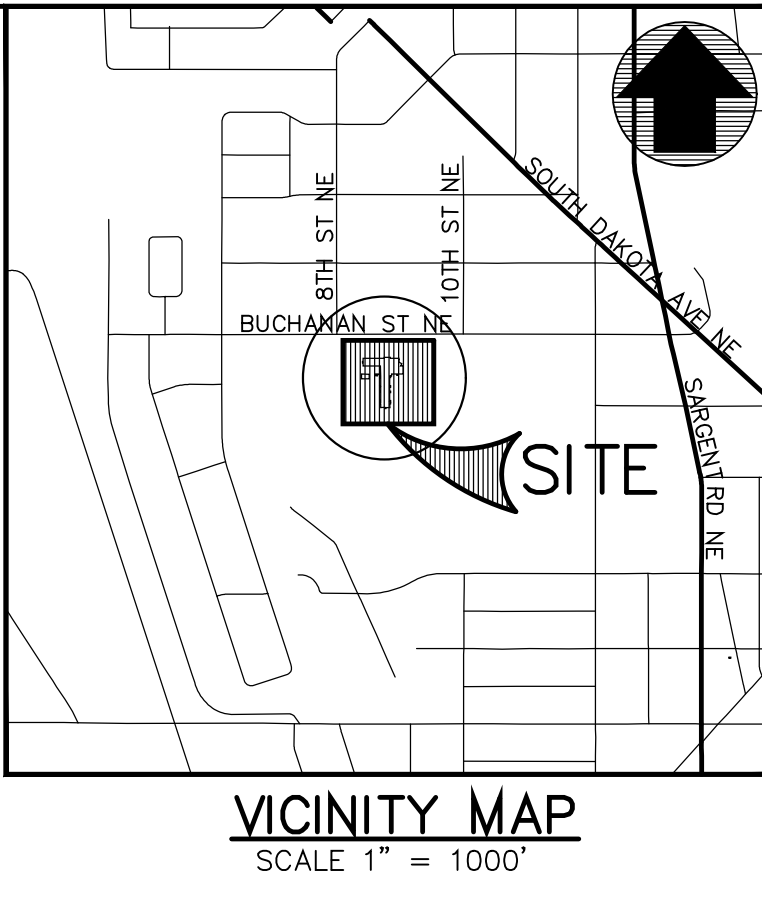
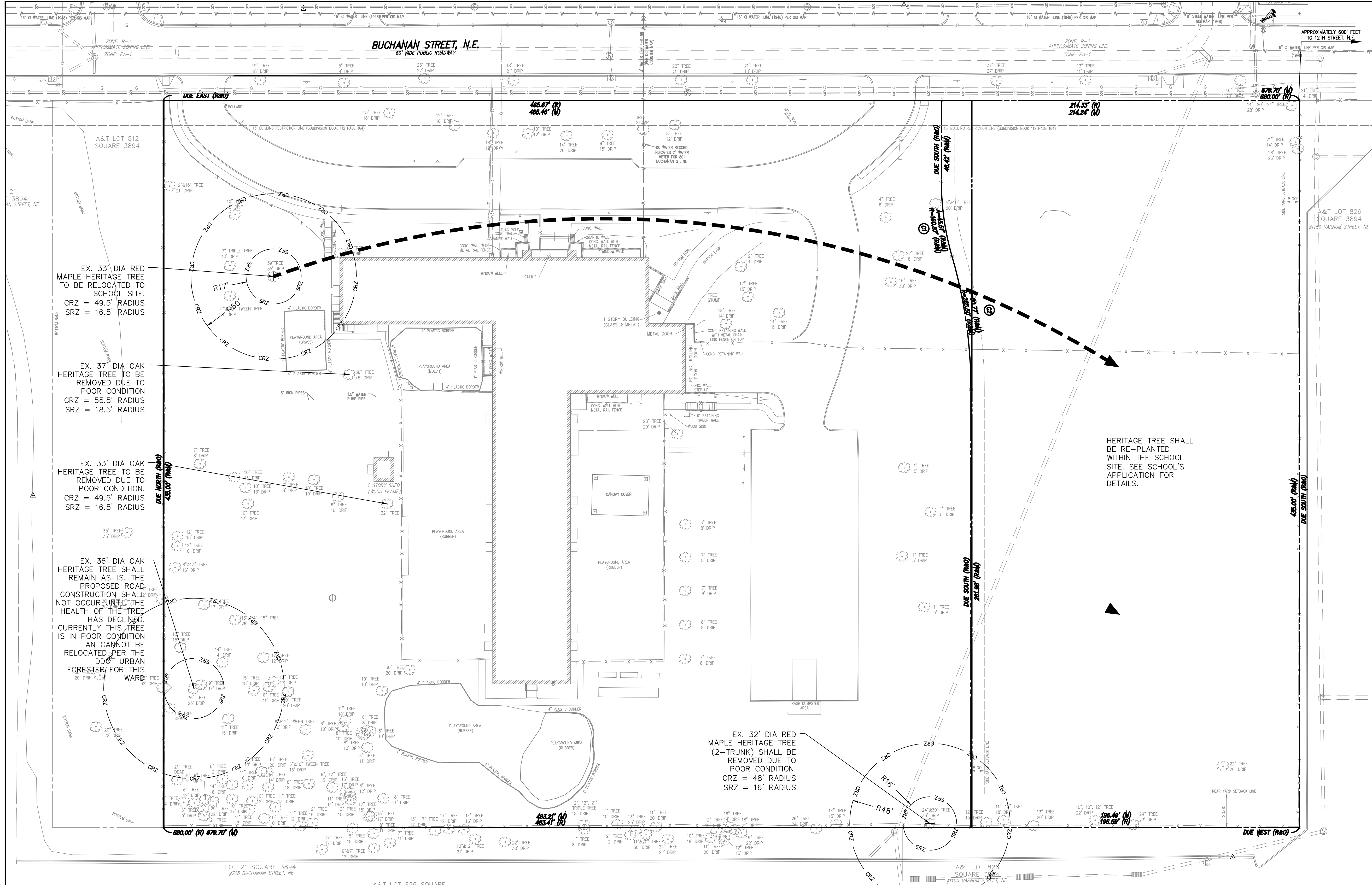
CIV1300

GRAPHIC SCALE



(IN FEET)
inch = 30 f





- LEGEND:**
- SUBJECT PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - BUILDING RESTRICTION LINE
 - ELECTRICAL CONDUIT
 - NATURAL GAS CONDUIT
 - OVERHEAD WIRES
 - TELEPHONE/COMMUNICATIONS CONDUIT
 - WATER LINE
 - CABLE TV
 - SANITARY SEWER CONDUIT
 - CRZ
 - SRZ
 - CRITICAL ROOT ZONE
 - STRUCTURAL ROOT ZONE

- GUARD RAIL
- EDGE OF PAVEMENT
- APPROXIMATE ZONING LINE
- BUILDING LINE
- RETAINING OR FREE STANDING WALL
- MAJOR CONTOUR
- MINOR CONTOUR
- TREE DRIP LINE
- FLOOD LINE
- SWALE
- FENCE LINE
- STORM DRAIN CONDUIT

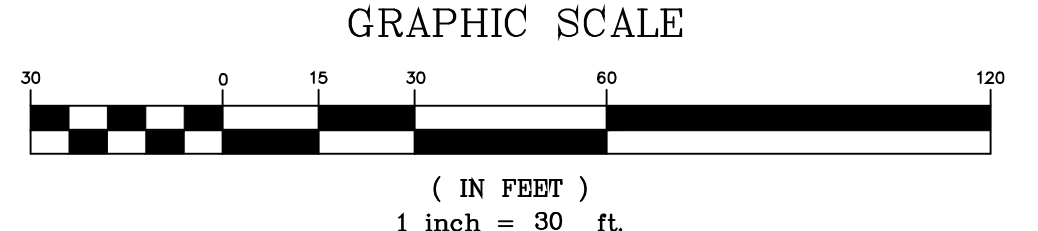
- BOLLARD
- FLAG POLE
- PARKING METER
- BIKE RACK
- SIGN POST
- TRASH CONTAINER
- HANDICAP PARKING SPACE
- MAIL BOX
- TREE
- SANITARY MANHOLE
- CLEAN OUT
- STORM DRAIN MANHOLE
- GRATE
- WATER MANHOLE
- FIRE HYDRANT
- SIAMSESE CONNECTION
- WATER METER
- WATER VALVE
- BENCHMARK
- TRAFFIC CONTROL BOX
- WALL LIGHT
- PHONE PEDESTAL
- MONITORING WELL
- IRRIGATION CONTROL VALVE
- ELECTRIC MANHOLE
- ELECTRIC VALVE
- ELECTRIC METER
- UTILITY POLE
- GUY WIRE
- UTILITY POLE W/STREET LIGHT
- COBRA LIGHT POLE
- LAMP POST
- UTILITY POLE W/ALLEY LIGHT
- TRAFFIC SIGNAL POLE
- HVAC UNIT
- TELEPHONE MANHOLE
- UNKNOWN UTILITY MANHOLE
- GAS VALVE
- GAS METER
- GAS MANHOLE
- CROSS CUT/SCRIBE
- NAIL/REBAR/DISC/DRILL HOLE
- PIPE

- (N)..... NORTH
- (S)..... SOUTH
- (E)..... EAST
- (W)..... WEST
- (NLY)..... NORTHERLY
- (SLY)..... SOUTHERLY
- (ELY)..... EASTERLY
- (WLY)..... WESTERLY
- N.F. ... NORTH FACE
- S.F. ... SOUTH FACE
- E.F. ... EAST FACE
- W.F. ... WEST FACE
- SUBD. BK. ... SUBDIVISION BOOK
- PG. PAGE
- A&T. ASSESSMENT & TAXATION
- BRL. BUILDING RESTRICTION LINE
- SQ.FT. SQUARE FEET
- AC. ACRES
- (R) RECORD INFORMATION
- (M) MEASURED INFORMATION
- (O) OBSERVED ANGLE OR BEARING
- (C) COMPUTED INFORMATION
- DATR..... DATA ACCORDING TO RECORD
- FD..... FOUND
- INST..... INSTRUMENT
- INV..... INVERT

- RCP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- PVC POLY VINYL CHLORIDE
- HDPE HIGH DENSITY POLYETHYLENE
- CS COMBINED STORM & SEWER
- SS SANITARY SEWER
- SD STORM DRAIN
- WL WATER LINE
- GL GAS LINE
- CI CAST IRON
- WRPD WRAPPED
- STL STEEL
- TC TOP OF CURB
- BC BOTTOM OF CURB
- CL CENTER LINE
- BW BOTTOM WALL
- TW TOP OF WALL
- FF FINISH FLOOR
- GF GARAGE FLOOR
- CONC CONCRETE
- ESMT EASEMENT
- DCSO..... DISTRICT OF COLUMBIA SURVEYOR'S OFFICE
- DCDPW..... DISTRICT OF COLUMBIA DEPARTMENT OF PUBLIC WORKS
- ORC..... CIRCUMFERENCE
- AR..... ACCESSIBLE RAMP

- UTILITY LABEL LEGEND:**
- EX EXISTING
 - PROP PROPOSED
 - PRIV PRIVATELY OWNED & MAINTAINED
 - PUB PUBLICLY OWNED & MAINTAINED
- SEWER LABEL LEGEND:**
- CO CLEAN OUT
 - CS COMBINED SEWER
 - MH MANHOLE
 - OV OVERFLOW
 - OW OBSERVATION WELL
 - PERF PERFORATED
 - SS SANITARY SEWER
 - SD STORM DRAIN
 - UD UNDERDRAIN
 - RL ROOF LITER

- WATER LABEL LEGEND:**
- BFP BACKFLOW PREVENTION
 - CR CROSS
 - DOM DOMESTIC
 - FDC FIRE DEPARTMENT CONNECTION
 - GV GATE VALVE
 - HB HORIZONTAL BEND
 - SL SLEEVE
 - TEE TEE
 - PC FIRE HYDRANT
 - PT POINT OF CURVATURE
 - WM POINT OF TANGENT
 - WM WATER MAIN
- GRADING LABEL LEGEND:**
- TW TOP OF WALL
 - PC POINT OF CURVATURE
 - TC TOP OF CURB
 - BC BOTTOM OF CURB
 - HP HIGH POINT
 - LP LOW POINT



VKA CAPITOL

ENGINEERS ★ PLANNERS ★ LANDSCAPE ARCHITECTS ★ SURVEYORS ★ GEOMATICS

PROJECT COORDINATOR:

★ VKA CAPITOL, LLC ★ 4910 MASSACHUSETTS AVENUE, NW SUITE 16 ★
★ WASHINGTON, DC 20016 ★ PHONE: 202-244-1410 ★
★ WWW.VKACAPITOL.COM ★

BUCHANAN STREET TOWNHOMES

HERITAGE TREE EXHIBIT

SQUARE 3894, LOT 23
WASHINGTON, D.C.

VKA CAPITOL REVISIONS		
#	DATE	DESCRIPTION
1	2022-03-31	REV SUBMISSION
2	2022-07-22	REV SUBMISSION
3	2022-10-25	REV SUBMISSION
4	2026-08-17	REV SUBMISSION
DATE: 10/16/20		
DES.	KUO	DWN. BJR
SCALE: AS SHOWN		
PROJECT/FILE NO. VC0477E		
SHEET NO. CIV0110		

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VICINITY MAP
SCALE 1" = 1000'



ENGINEERS ★ PLANNERS ★ LANDSCAPE ARCHITECTS ★ SURVEYORS ★ GEOMATICS
PROJECT COORDINATOR
★ VIKA CAPITOL, LLC ★ 4910 MASSACHUSETTS AVENUE, NW, SUITE 16
★ WASHINGTON, DC 20016 ★ PHONE: 202.244.4140
★ WWW.VIKACAPITOL.COM ★

BUCHANAN STREET
TOWNHOMES
SQUARE 3894, LOT 23
WASHINGTON, D.C.

OVERALL SITE PLAN

VIKA CAPITOL
REVISIONS

#	DATE	DESCRIPTION
4	2026-08-17	REV SUBMISSION
3	2022-10-25	REV SUBMISSION
2	2022-07-22	REV SUBMISSION
1	2022-03-31	FIRST SUBMISSION

DATE: 10/16/20
DES. KUO DWN. BJR

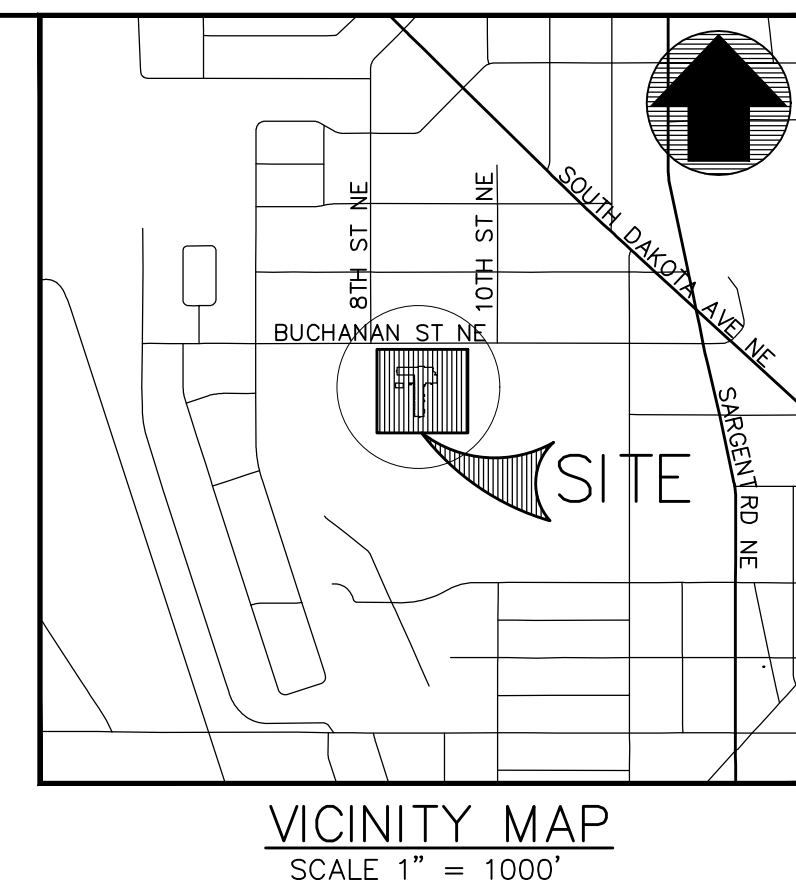
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PROJECT/FILE NO.
VC0477E

SHEET NO.
CIV0210

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V I K A **CAPITOL**

ENGINEERS ★ PLANNERS ★ LANDSCAPE ARCHITECTS ★ SURVEYORS ★ GEOMATICS

PROJECT
COORDINATOR:

★ VIK A CAPITOL, LLC ★ 4910 MASSACHUSETTS AVENUE, NW SUITE 16 ★
★ WASHINGTON, DC 20016 ★ PHONE: 202.244.4140 ★
★ WWW.VIKACAPITOL.COM ★

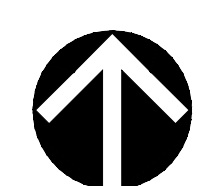
BUCHANAN STREET
TOWNHOMES
SQUARE 3894, LOT 23
WASHINGTON, D.C.

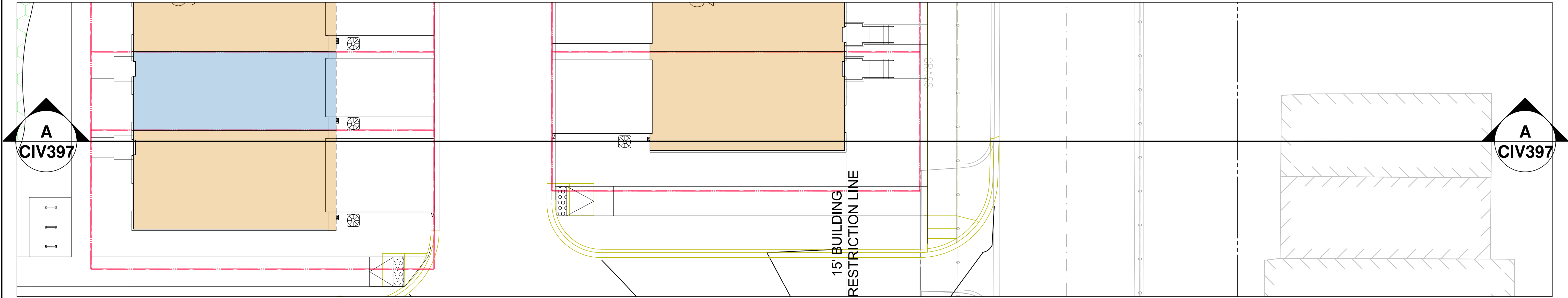
PEDESTRIAN
CIRCULATION EXHIBIT[illegible]

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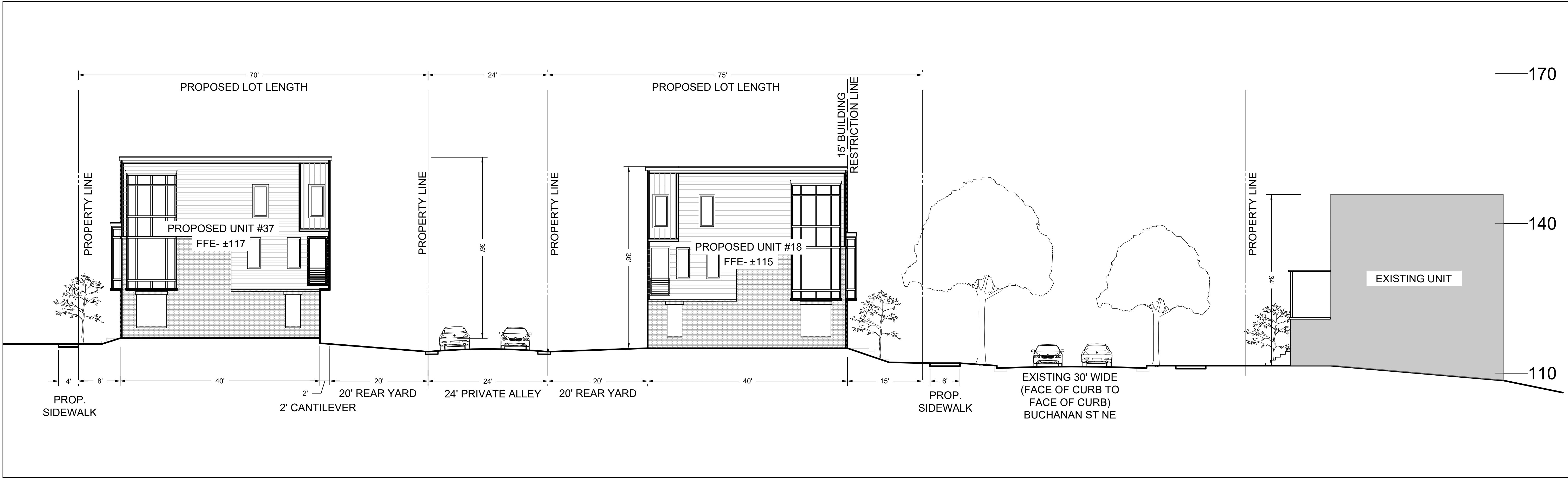
GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft



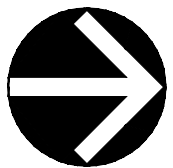
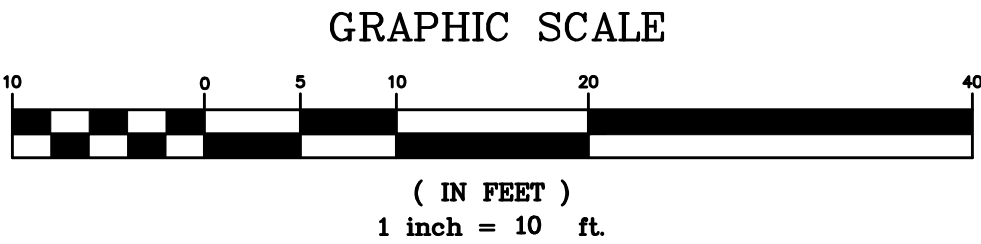


PLAN VIEW
SCALE: 1" = 10'



SECTION A
SCALE: 1" = 10'

****NOTE**
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ENGINEERS ★ PLANNERS ★ LANDSCAPE ARCHITECTS ★ SURVEYORS ★ GEOMATICS
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BUCHANAN STREET
TOWNHOMES
SQUARE 3894, LOT 23
WASHINGTON, D.C.

SECTION

VIKA CAPITOL REVISIONS		
#	DATE	DESCRIPTION
4	2026-08-17	REV SUBMISSION
3	2022-10-25	REV SUBMISSION
2	2022-07-22	REV SUBMISSION
1	2022-03-31	FIRST SUBMISSION
DATE: 10/16/20		
DES.	KUO	DWN. BJR
SCALE: AS SHOWN		
PROJECT/FILE NO. VC0477E		
SHEET NO. CIV0397		

