



★ ★ ★ Address: 801 Buchanan Ave NE Square Lot Zone District
PAR 01350071 RA-1

Other: Proposed townhouse lot area Lot area (sf) Minimum Score Multiplier GAR Score
210,288 0.40 SCORE: 0.400

Lot size (enter this value first) *

Green Area Ratio Scoresheet

Landscape Elements

A Landscaped areas (select one of the following for each area)

1 Landscaped areas with a soil depth < 24" square feet 0.30 -

2 Landscaped areas with a soil depth ≥ 24" 63,276 square feet 0.60 37,965.6

3 Bioretention facilities 8,673 square feet 0.40 3,469.2

B Plantings (credit for plants in landscaped areas from Section A)

1 Groundcovers, or other plants < 2' height 12,000 square feet 0.20 2,400.0

2 Plants ≥ 2' height at maturity 11,200 # of plants 100800 0.30 5,600 # of plants 30,240.0

3 New trees with less than 40-foot canopy spread 50 # of trees 2500 0.50 50 # of trees 1,250.0

4 New trees with 40-foot or greater canopy spread 20 # of trees 5000 0.60 20 # of trees 3,000.0

5 Preservation of existing tree 6" to 12" DBH 0 # of trees 0.70 -

6 Preservation of existing tree 12" to 18" DBH 0 # of trees 0.70 -

7 Preservation of existing trees 18" to 24" DBH 0 # of trees 0.70 -

8 Preservation of existing trees 24" DBH or greater 0 # of trees 0.80 -

9 Vegetated wall, plantings on a vertical surface square feet 0.60 square feet -

C Vegetated or "green" roofs

1 Over at least 2" and less than 8" of growth medium square feet 0.60 square feet -

2 Over at least 8" of growth medium square feet 0.80 square feet -

D Permeable Paving***

1 Permeable paving over 6" to 24" of soil or gravel square feet 0.40 square feet -

2 Permeable paving over at least 24" of soil or gravel square feet 0.50 square feet -

E Other

1 Enhanced tree growth systems*** square feet 0.40 square feet -

2 Renewable energy generation square feet 0.50 square feet -

3 Approved water features square feet 0.20 square feet -

sub-total of sq ft = 192,249

F Bonuses

1 Native plant species square feet 57,900 0.10 5,790.0

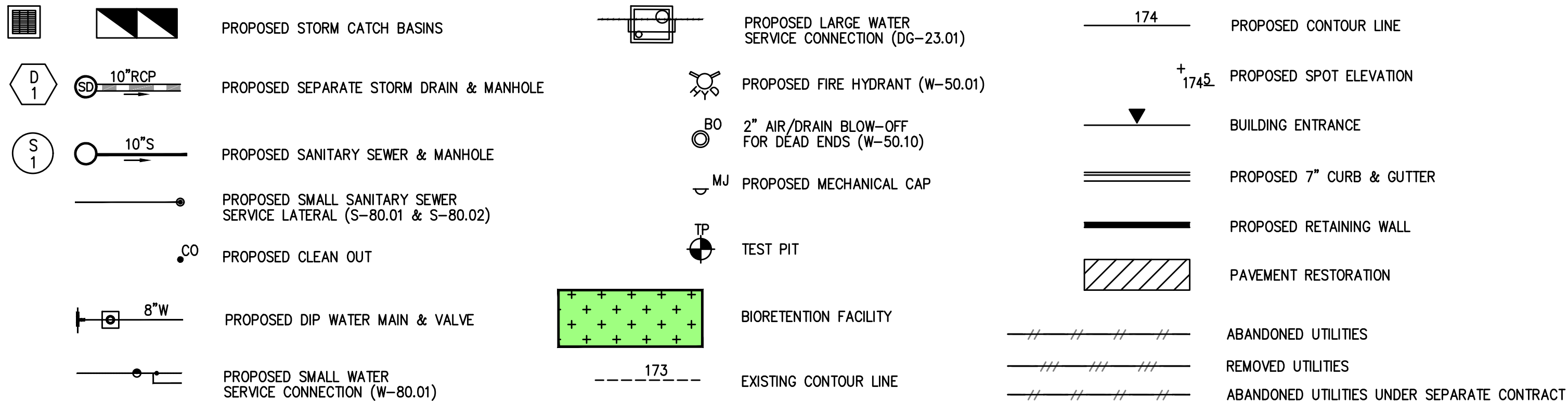
2 Landscaping in food cultivation square feet 0.10 square feet -

3 Harvested stormwater irrigation square feet 0.10 square feet -

Green Area Ratio numerator = 84,115

*** Permeable paving and structural soil together may not qualify for more than one third of the Green Area Ratio score.
Total square footage of all permeable paving and enhanced tree growth.

LEGEND:



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

GRADING LABEL LEGEND:

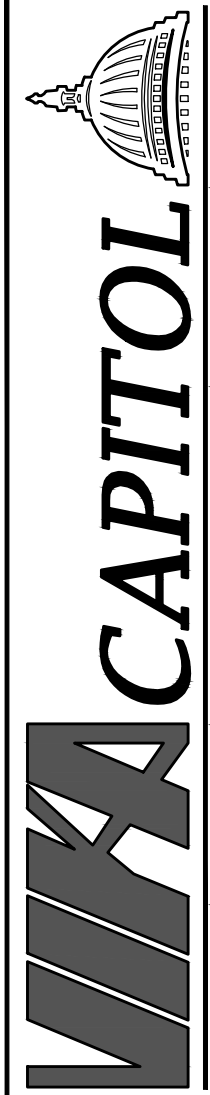
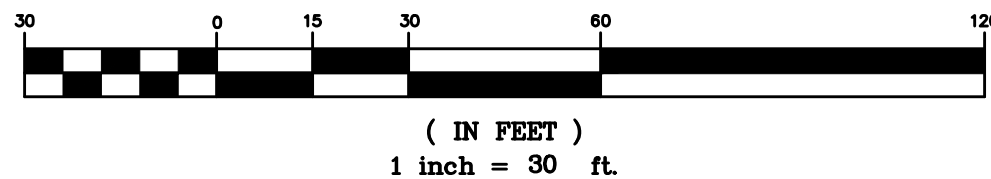
TW TOP OF WALL
BW BOTTOM OF WALL
TC TOP OF CURB
BC BOTTOM OF CURB
HP HIGH POINT
LP LOW POINT

WATER LABEL LEGEND:

BFP BACKFLOW PREVENTION
CR CROSS
DOM DOMESTIC
FDC FIRE DEPARTMENT CONNECTION
GV GATE VALVE
HB HORIZONTAL BEND
SL SLEEVE
TEE
FH FIRE HYDRANT
PC POINT OF CURVATURE
PT POINT OF TANGENT
WM WATER MAIN

NOTE: AS A TOWNHOME RESIDENTIAL DEVELOPMENT, GREEN AREA RATIO (GAR) IS NOT REQUIRED AS THE PROPOSED TOWNHOMES DO NOT REQUIRE A CERTIFICATE OF OCCUPANCY. THIS GREEN AREA RATIO PLAN IS PROVIDED FOR INFORMATION ONLY AND TO SIMPLY SHOW THE GAR SCORECARD FOR THE ENTIRE COMBINED SITE.

GRAPHIC SCALE



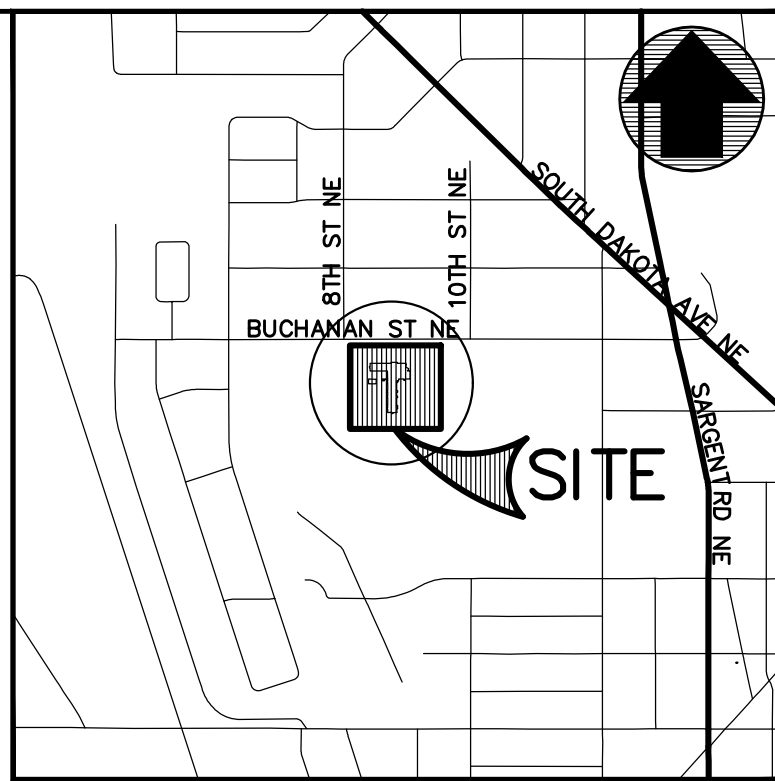
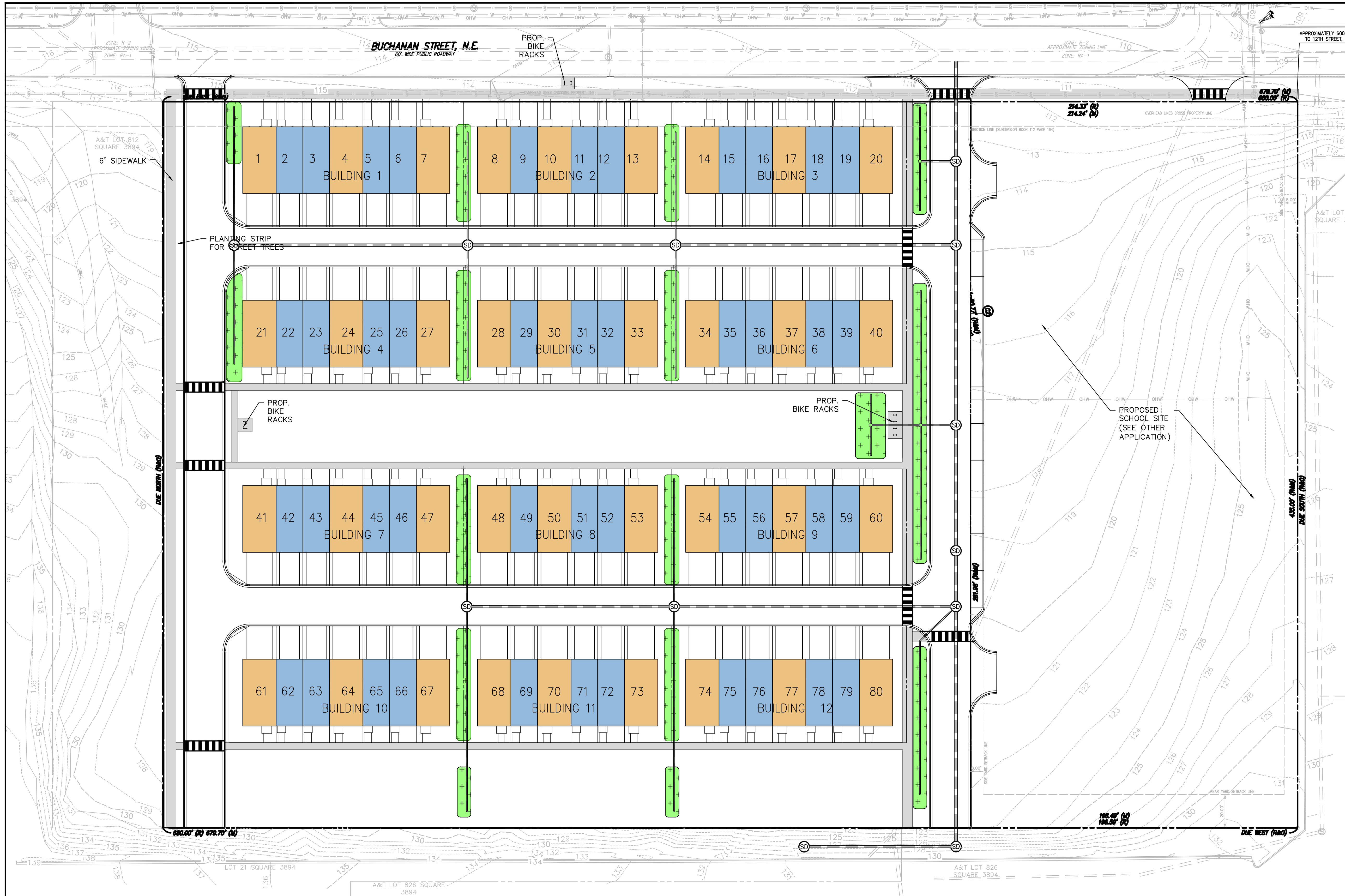
ENGINEERS ★ PLANNERS ★ LANDSCAPE ARCHITECTS ★ SURVEYORS ★ GEOMATICS
PROJECT COORDINATOR
★ VIKA CAPITOL, LLC ★ 4910 MASSACHUSETTS AVENUE, NW SUITE 16 ★ WASHINGTON, DC 20016 ★ PHONE: 202.244.4140 ★ WWW.VIKACAPITOL.COM

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

GREEN AREA RATIO
PLAN

VIKA CAPITOL
REVISIONS

#	DATE	DESCRIPTION
1	2022-03-31	FIRST 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. CIV0670		



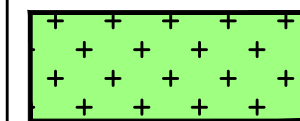
SWM NARRATIVE

STORM WATER FROM THE SITE WILL BE DIRECTED, VIA PIPING OR SHEET FLOW, INTO THE NUMEROUS BIO RETENTION FACILITIES AROUND THE SITE. STORM WATER WILL BE FILTERED THROUGH THESE FACILITIES AND COLLECTED VIA AN UNDER DRAIN. THE STORMWATER WILL THEN BE PIPED THROUGH THE SITE AND CONNECTED TO AN EXISTING DC WATER STORM DRAIN LOCATED IN BUCHANAN ST NE.

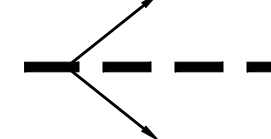
SWM NOTE:

STORMWATER WILL BE DRAINED TO BIO-RETENTION BY SHEETFLOW, VIA PIPING.

SWM LEGEND



BIORETENTION FACILITY

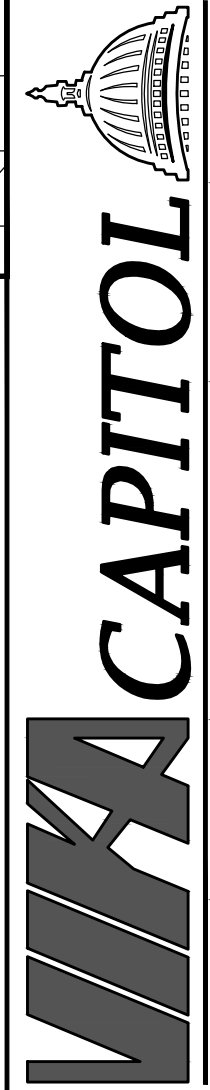


OVERALL DRAINAGE DIVIDE

NOTE:

STORMWATER MANAGEMENT (SWM) FACILITIES AND COMPUTATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE. DURING THE PRODUCTIONS OF FINAL ENGINEERING CONSTRUCTION DOCUMENTS, THESE FACILITY TYPES AND COMPUTATIONS MAY BE ADJUSTED OR CHANGED BASED ON SITE CONDITIONS. FINAL SWM DESIGN SHALL MEET DOE REQUIREMENTS.

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BUCHANAN STREET
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STORMWATER
MANAGEMENT PLAN

VIKA CAPITOL
REVISIONS

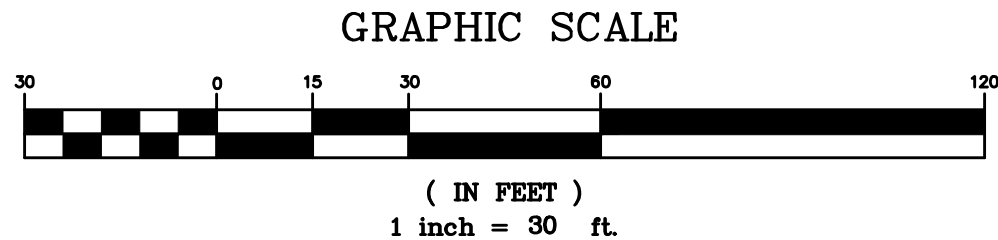
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1	2022-03-31	FIRST SUBMISSION
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3	2022-10-25	REV SUBMISSION
4	2026-08-17	REV SUBMISSION

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

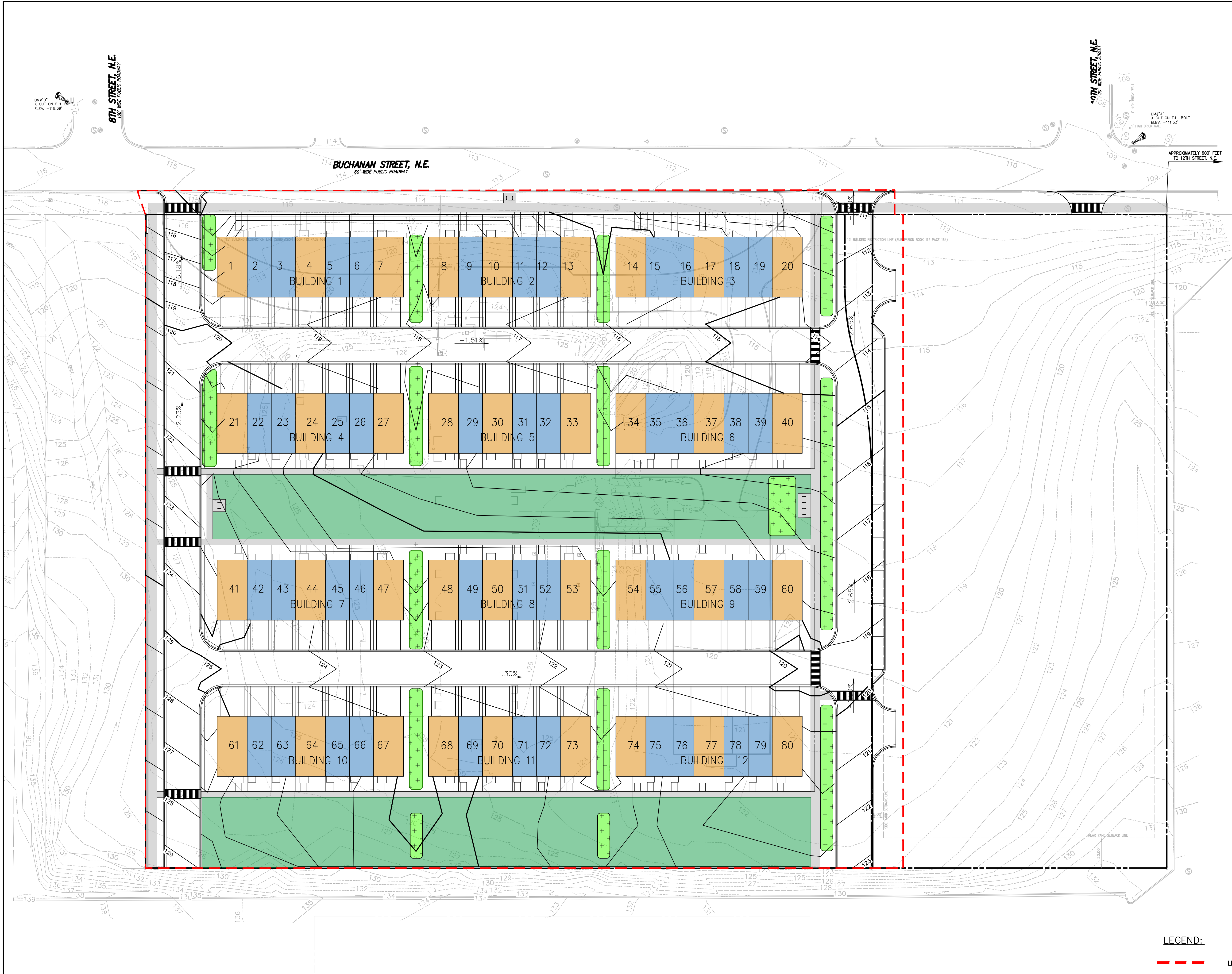
SCALE: AS SHOWN

PROJECT/FILE NO.
VC0477E

SHEET NO.
CIV0600



WQTV=	6694.7 CF	Only if Site is in AWDZ
	50076 Gallons	
Remaining =	49054 Gallons	



LAY001: CIV0400 GRADING PLAN, Plotted By: rnh

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

LEGEND:

- LIMITS OF DISTURBANCE
- 174 PROPOSED CONTOUR LINE
- +174.5 PROPOSED SPOT ELEVATION

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VIK A CAPITOL
REVISIONS

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

DATE: 10/16/20

DES. KUO DWN. BJR

SCALE: AS SHOWN

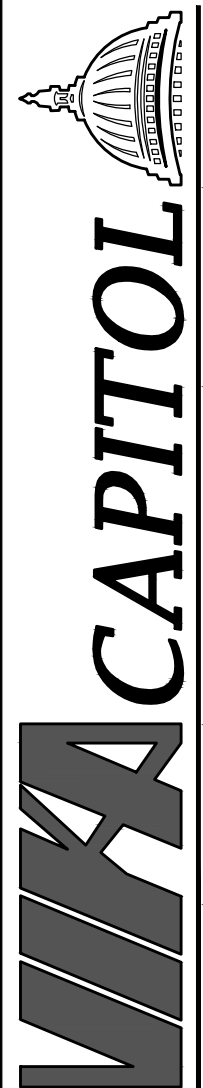
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VC0477E

SHEET NO.

CIV0400

BUCHANAN STREET
TOWNHOMES
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GRADING PLAN



ENGINEERS ★ PLANNERS ★ LANDSCAPE ARCHITECTS ★ SURVEYORS ★ GEOMATICS
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DECIDUOUS TREES



RED MAPLE



SWEETGUM



ATLAS CEDAR

SHRUBS



WILD HYDRANGEA



HENRY'S GARNET SWEETSPIRE



RED OAK



AMERICAN HOLLY



INKBERRY HOLLY



WINTERBERRY

ORNAMENTAL TREES



DOWNY SERVICEBERRY



EASTERN REDBUD



FLOWERING DOGWOOD

PERENNIALS / GROUNDCOVER



PURPLE CONEFLOWER



SMOOTH BLUE ASTER



HOSTA

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4	2028-08-17	REV SUBMISSION
3	2022-10-25	REV SUBMISSION
2	2022-07-22	REV SUBMISSION
1	2022-03-31	FINAL SUBMISSION

DATE: 10/16/20

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

LANDSCAPE MATERIALS



 ENGINEERS ★ PLANNERS ★ LANDSCAPE ARCHITECTS ★ SURVEYORS ★ GEOMATICS



RETAINING WALL IMAGES AND INSPIRATIONS



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SHEET NO. CIV1400		



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

RETAINING WALL IMAGES

LAYOUT: CIV1400 RETAINING WALL IMAGES, Plotted By: ruhl