BUCHANAN STREET TOWNHOMES

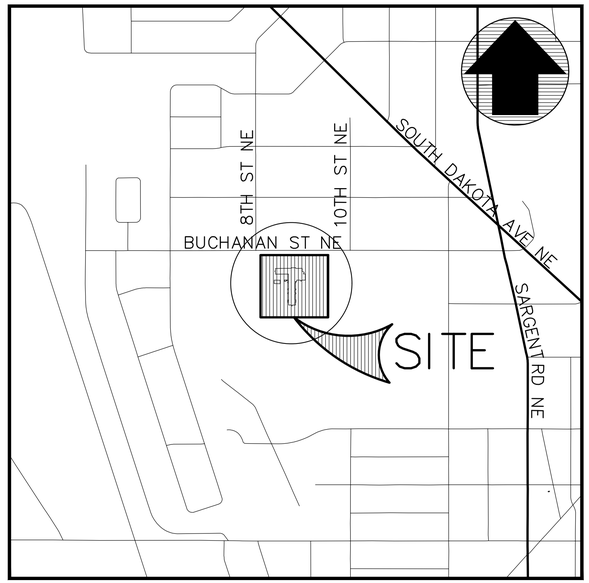
SQUARE 3894, LOT 23

BZA CASE NO. 21509

SEPTEMBER 9, 2026

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A2.1	SIDE ELEVATION
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A3.0	TOWNHOME SECTION



VICINITY MAP

SCALE 1" = 500'

OWNER / APPLICANT

THE ROMAN CATHOLIC ARCHBISHOP OF WASHINGTON AND HIS SUCCESSORS IN OFFICE, A CORPORATION SOLE

CIVIL ENGINEER

VIKA CAPITOL, LLC
4910 MASSACHUSETTS AVE, NW
SUITE 16
WASHINGTON, DC 20016
CONTACT: KYLE OLIVER
CONTACT NUMBER: (202) 244-4140

PROJECT NARRATIVE

THE SITE PLAN PROPOSES A TOWNHOUSE COMMUNITY WITH APPROXIMATELY 80 UNITS ON 6.7± ACRES LOCATED ON THE SOUTH SIDE OF BUCHANAN STREET, NE, BETWEEN 8TH AND 10TH STREETS

**NOTE
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VIKA CAPITOL
ENGINEERS ★ PLANNERS ★ LANDSCAPE ARCHITECTS ★ SURVEYORS ★ GEOMATICS
PROJECT COORDINATOR:
★ VIKA CAPITOL, LLC ★ 4910 MASSACHUSETTS AVENUE, NW SUITE 16 ★ WASHINGTON, DC 20016 ★ PHONE: 202.244.7400 ★ FAX: 202.244.7410 ★ ★ WWW.VIKACAPITOL.COM ★

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

COVER SHEET

VIKA CAPITOL REVISIONS

#	DATE	DESCRIPTION
5	2026-09-04	REV SUBMISSION
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

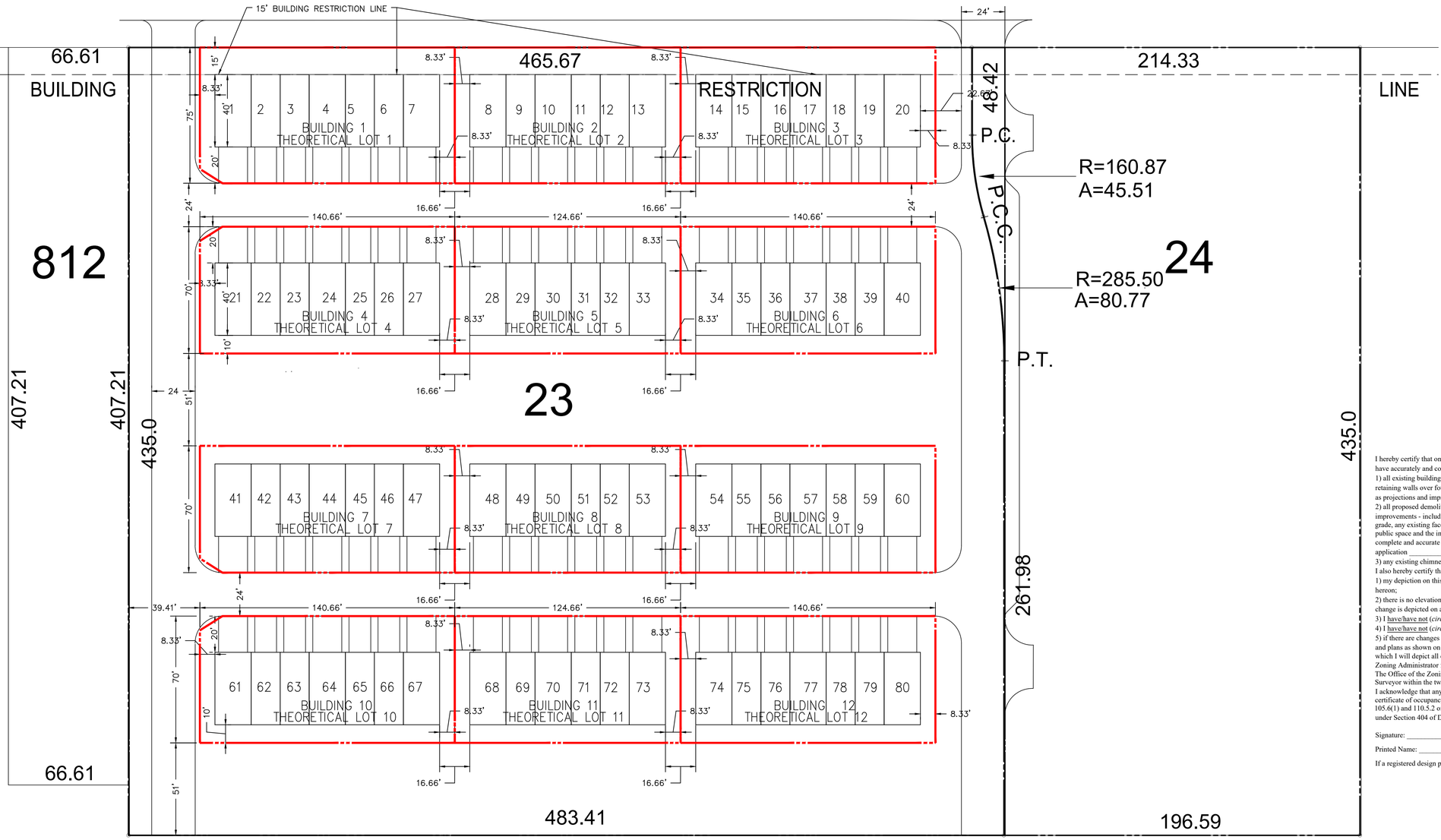
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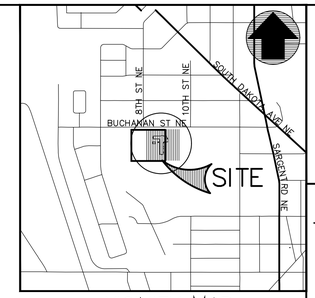
Board of Zoning Adjustment
District of Columbia
CASE NO. 21509
EXHIBIT NO. 200

S:\VC0477E - 800 Buchanan Street, NE - BZA Update\Submissions\VC0477E_800.dwg - Sep 09, 2026 At 10:21:56 AM

LAYOUT: CIV0000 COVER, Plotted By: ruhl

BUCHANAN STREET, N.E.





VICINITY MAP
SCALE 1" = 1000'

Washington, D.C., August 25, 2026

Plat for Building Permit of: SQUARE 3894 Lots 23-24 & 812

Scale: 1 inch = 80 feet

Recorded in Book 223 Page 97 (LOTS 23-24)
Book A & T Page 3675 - H (LOT 812)

Receipt No. 26-04551 Drawn by: B.S.

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, any 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 ratio 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/have not (*circle one*) filed a subdivision application with the Office of the Surveyor;
4) I have/have not (*circle 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 plat 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 Plat issued by the Office of the Surveyor within the two years prior to the date DCRA accepts a Building Permit Application as complete.
I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued 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 §22-2405).

Signature: _____ Date: _____

Printed Name: _____ Relationship to Lot Owner: _____

If a registered design professional, provide license number _____ and include stamp below.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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

BUILDING PLAT

VIKA CAPITOL REVISIONS

#	DATE	DESCRIPTION
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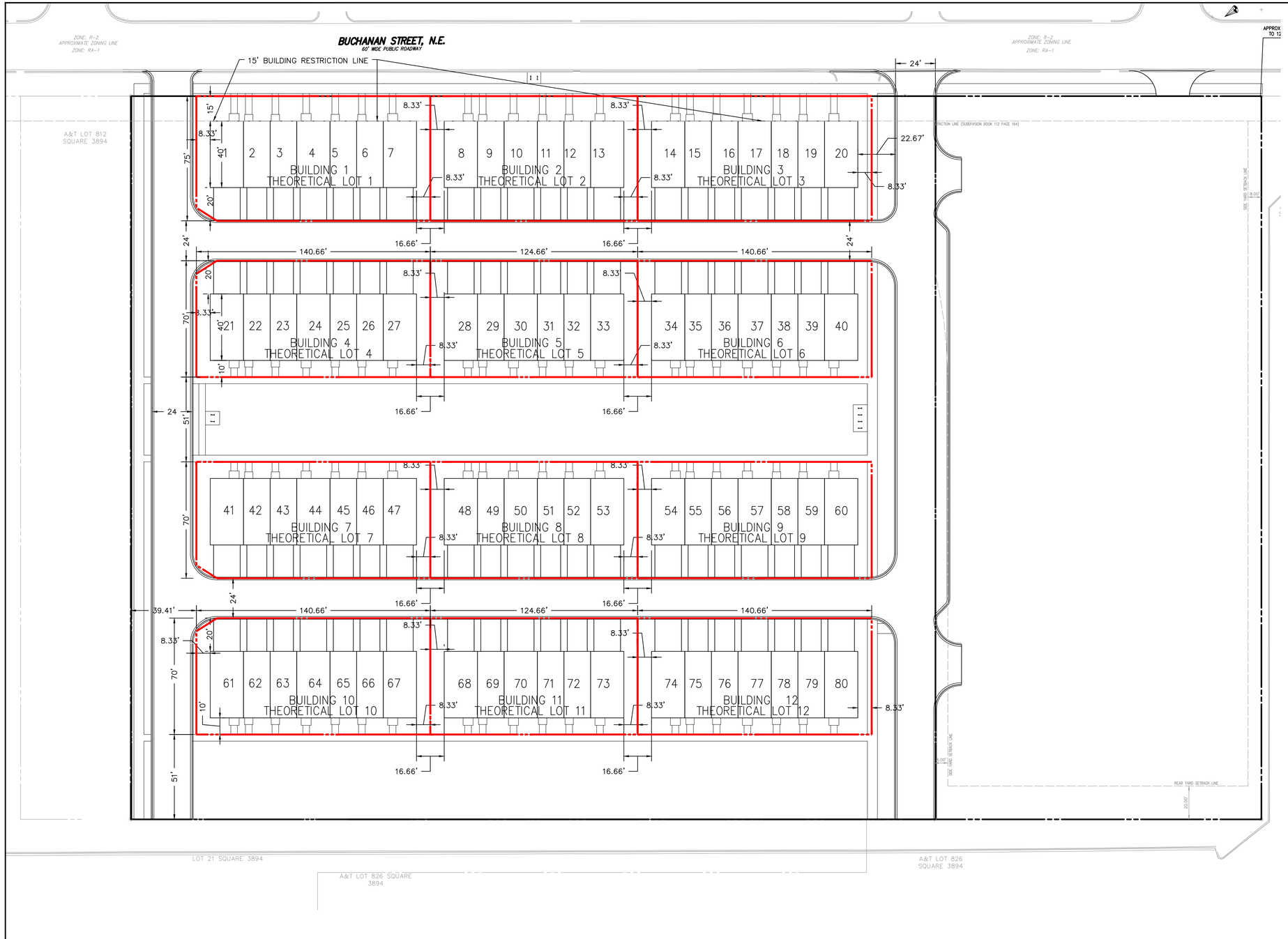
DES. KUO DWN. BJR

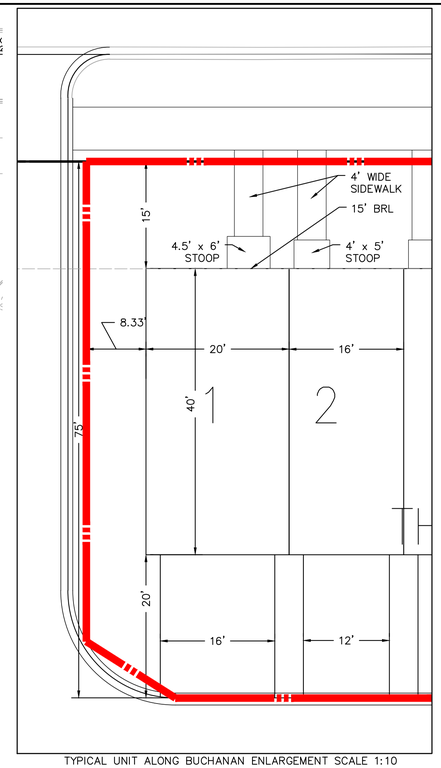
SCALE: AS SHOWN

PROJECT/FILE NO. VC0477E

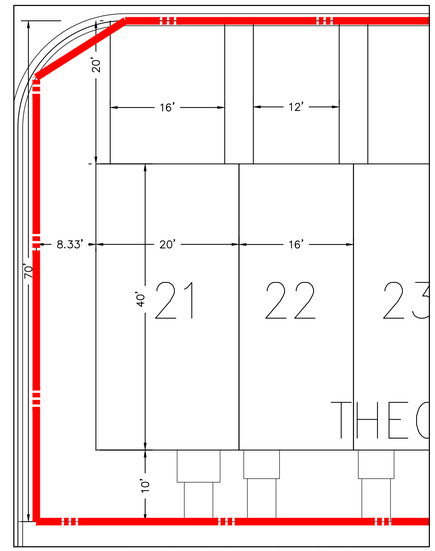
SHEET NO. CIV1300

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TYPICAL UNIT ALONG BUCHANAN ENLARGEMENT SCALE 1:10



TYPICAL UNIT ENLARGEMENT SCALE 1:10

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GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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★ WASHINGTON, DC 20016 ★ PHONE: 202.686.7000 ★ FAX: 202.686.7070 ★
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BUCHANAN STREET TOWNHOMES
SQUARE 3894, LOT 23
WASHINGTON, D.C.

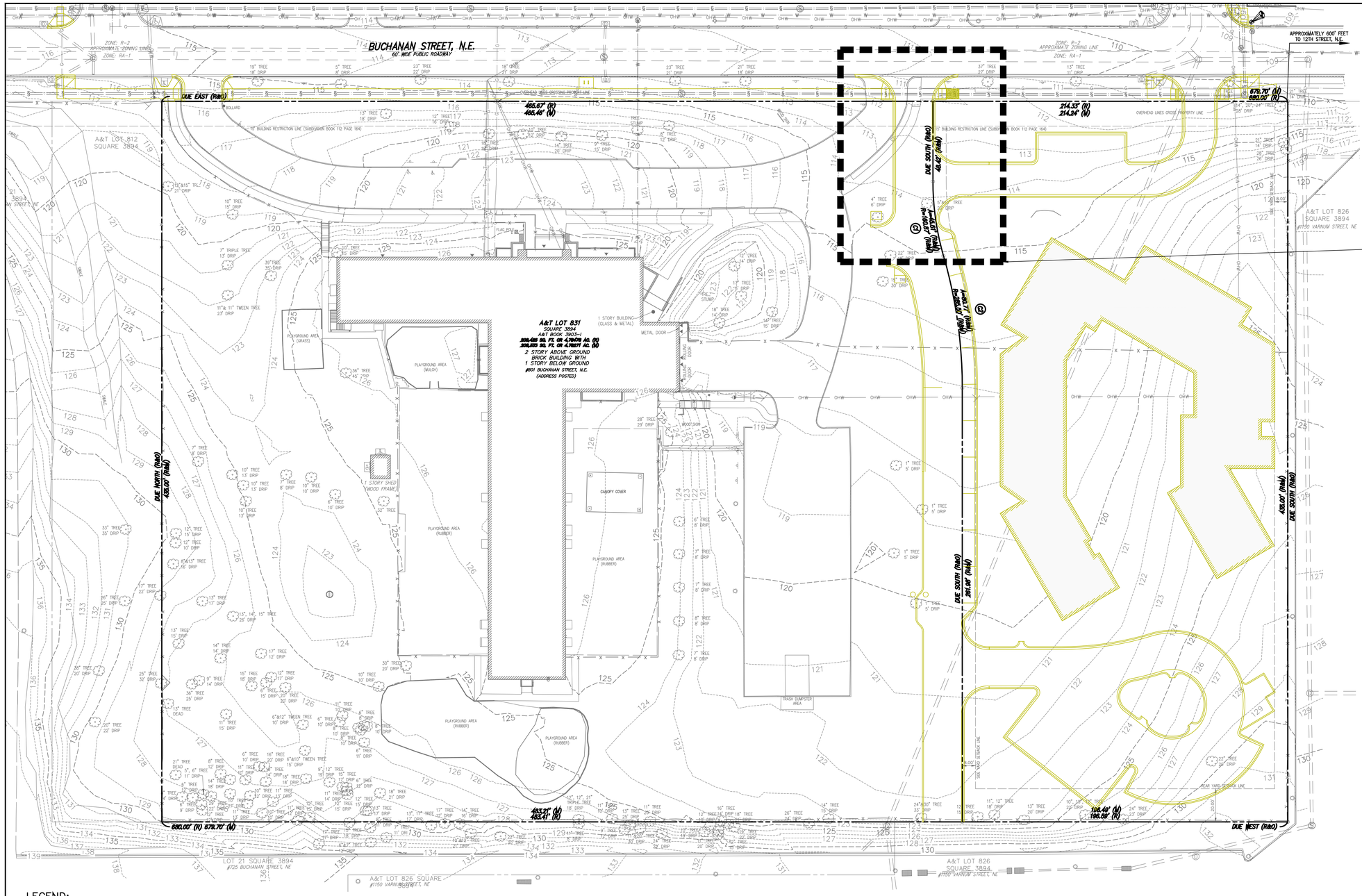
LOT EXHIBIT

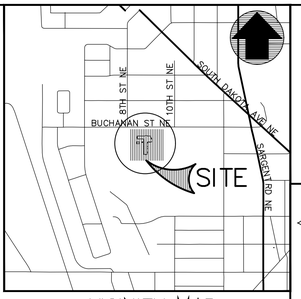
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3	2022-10-25	REV SUBMISSION
2	2022-07-22	REV SUBMISSION
1	2022-03-31	FIRST SUBMISSION

DATE: 10/16/20
DES. KUO | DWN. BJR
SCALE: AS SHOWN
PROJECT/FILE NO. VC0477E
SHEET NO. CIV0310

S:\2021-1000\0477E - 801 Buchanan Street, NE - EDC-Lead\Preliminary\VC0477E_CIV.dwg, Sep 04, 2026 At 10:30:37 AM
LAYOUT: CIV0310 – LOT EXHIBIT, Plotted By: ruhl





VICINITY MAP
SCALE 1" = 1000'

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
- STORM DRAIN CONDUIT
- FENCE LINE
- GUARD RAIL
- EDGE OF PAVEMENT
- APPROXIMATE ZONING LINE
- BUILDING LINE
- RETAINING OR FREE STANDING WALL
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- TREE DRIP LINE
- FLOOD LINE
- SWALE
- 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
- SIAMESE 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
- UNKNOWN UTILITY VALVE
- GAS VALVE
- GAS METER
- GAS MANHOLE
- CROSS CUT/SCRIBE
- NAIL/REBAR/DISC/DRILL HOLE
- PIPE

(N.)..... NORTH
(S.)..... SOUTH
(E.)..... EAST
(W.)..... WEST
(N'LY)..... NORTHERLY
(S'LY)..... SOUTHERLY
(E'LY)..... EASTERLY
(W'LY)..... 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
DATA..... 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 POLYTHETYLENE
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
CIRC..... 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
T	TEE
FH	FIRE HYDRANT
PC	POINT OF CURVATURE
PT	POINT OF TANGENT
WM	WATER MAIN

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

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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★ WWW.VIKACAPITOL.COM ★

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

EXISTING CONDITIONS PLAN

VIKA CAPITOL REVISIONS

#	DATE	DESCRIPTION
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DATE: 10/16/20
DES. KUO | DWN. BJR
SCALE: AS SHOWN
PROJECT/FILE NO. VC0477E
SHEET NO. CIV0100

LAYOUT: CIV0100 – EX CON, Plotted By: ruhl

S:\2001-3000\0477E - 801 Buchanan Street, NE\02-Land\preliminary\VC0477E_ENG.dwg, Sep 08, 2026 At 3:29:22 PM

BUCHANAN STREET, N.E.
60' WIDE PUBLIC ROADWAY

ZONE: R-2
APPROXIMATE ZONING LINE
ZONE: RA-1

APPROXIMATELY 600' FEET TO 12TH STREET, N.E.

DUE EAST (R&C)

A&T LOT 812
SQUARE 3894

A&T LOT 826
SQUARE 3894
#150 VARNUM STREET, NE

LOT 21 SQUARE 3894
#25 BUCHANAN STREET, NE

EX. 33' DIA RED MAPLE HERITAGE TREE TO BE RELOCATED TO SCHOOL SITE.
CRZ = 49.5' RADIUS
SRZ = 16.5' RADIUS

EX. 37' DIA OAK HERITAGE TREE TO BE REMOVED DUE TO POOR CONDITION
CRZ = 55.5' RADIUS
SRZ = 18.5' RADIUS

EX. 33' DIA OAK HERITAGE TREE TO BE REMOVED DUE TO POOR CONDITION.
CRZ = 49.5' RADIUS
SRZ = 16.5' RADIUS

EX. 36' DIA OAK HERITAGE TREE SHALL REMAIN AS-IS. THE PROPOSED ROAD CONSTRUCTION SHALL NOT OCCUR UNTIL THE HEALTH OF THE TREE HAS DECLINED. CURRENTLY THIS TREE IS IN POOR CONDITION AND CANNOT BE RELOCATED PER THE DDOT URBAN FORESTER/ FOR THIS WARD.

EX. 32' DIA RED MAPLE HERITAGE TREE (2-TRUNK) SHALL BE REMOVED DUE TO POOR CONDITION.
CRZ = 48' RADIUS
SRZ = 16' RADIUS

APPROX. LOC. OF RELOCATED HERITAGE TREE

1 STORY BUILDING (GLASS & METAL)

1 STORY SHED (WOOD FRAME)

CANOPY COVER

PLAYGROUND AREA (RUBBER)

PLAYGROUND AREA (GRASS)

PLAYGROUND AREA (MULCH)

TRASH DUMPSTER AREA

BUILDING RESTRICTION LINE (SUBDIVISION BOOK 112 PAGE 164)

REAR YARD SETBACK LINE

SIDE YARD SETBACK LINE

DUE NORTH (R&C) 435.00' (R&M)

DUE SOUTH (R&C) 435.00' (R&M)

DUE SOUTH (R&C) 261.88' (R&M)

DUE SOUTH (R&C) 48.42' (R&M)

DUE WEST (R&C)

680.00' (N) 679.70' (M)

485.67' (R)
485.46' (M)

483.21' (N)
483.41' (R)

214.35' (R)
214.24' (M)

670.70' (M)
680.00' (R)

198.49' (N)
198.59' (R)

METAL DOOR

CONC. RETAINING WALL WITH METAL CHAIN LINK FENCE ON TOP

CONC. RETAINING WALL

CONC. WALL STEP UP

CONC. WALL WITH METAL RAIL FENCE

CONC. WALL WITH METAL RAIL FENCE AND GRANITE WALL

CONC. WALL WITH METAL RAIL FENCE AND WINDOW WELL

CONC. RETAINING WALL WITH METAL RAIL FENCE

GRANITE WALL

CONC. WALL WITH METAL RAIL FENCE AND WINDOW WELL

WINDOW WELL

STATUE

FLAG POLE

3" IRON PIPES

1.5" WATER PUMP PIPE

4" PLASTIC BORDER

BOTTOM BANK

TOP BANK

OC WATER RECORD INDICATES 2" WATER METER FOR 801 BUCHANAN ST, NE

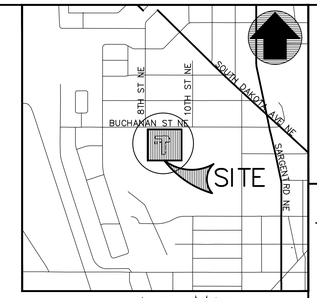
8" D WATER LINE (1940) PER GIS MAP

16" D WATER LINE (1940) PER GIS MAP

18" STEEL WATER LINE PER GIS MAP (1940)

8" D WATER LINE PER GIS MAP (1940)

VICINITY MAP
SCALE 1" = 1000'



LEGEND:

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- PHONE PEDESTAL
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- ICV IRRIGATION CONTROL VALVE

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- E ELECTRIC METER
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(W.)..... WEST
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(E'LY)..... EASTERLY
(W'LY)..... 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
DATA..... 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
CIRC..... 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
T	TEE
FH	FIRE HYDRANT
PC	POINT OF CURVATURE
PT	POINT OF TANGENT
WM	WATER MAIN

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

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

**NOTE
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VIKA CAPITOL
ENGINEERS ★ PLANNERS ★ LANDSCAPE ARCHITECTS ★ SURVEYORS ★ GEOMATICS
PROJECT COORDINATOR:
★ VIKA CAPITOL, LLC ★ 4910 MASSACHUSETTS AVENUE, NW SUITE 16 ★
WASHINGTON, DC 20016 ★ PHONE: 202.274.4410 ★
★ WWW.VIKACAPITOL.COM ★

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

HERITAGE TREE EXHIBIT

VIKA CAPITOL REVISIONS

#	DATE	DESCRIPTION
5	2026-09-04	REV SUBMISSION
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. CIV0110

LAYOUT: CIV0110 - HERITAGE TREE, Plotted By: ruhl

S:\2001-3000\0477E - 801 Buchanan Street, NE (Land)\Drawings\CIV0477E_000.dwg - Sep 08, 2026 AT 3:30:19 PM

BUCHANAN STREET, NE

8TH ST

10TH ST

AN OFFSITE GRADING EASEMENT OR A RETAINING WALL AT THE PROPERTY LINE WILL BE NEEDED FOR GRADING PURPOSES

BUILDING 1 (1–7) · BUILDING 2 (8–13) · BUILDING 3 (14–20)

PRIVATE ALLEY — 24'

BUILDING 4 (21–27) · BUILDING 5 (28–33) · BUILDING 6 (34–40)

422' × 51'

PRIVATE STREET — 24'

BUILDING 7 (41–47) · BUILDING 8 (48–53) · BUILDING 9 (54–60)

PRIVATE ALLEY — 24'

BUILDING 10 (61–67) · BUILDING 11 (68–73) · BUILDING 12 (74–80)

422' × 51' — 24'

AN OFFSITE GRADING EASEMENT OR A RETAINING WALL AT THE PROPERTY LINE WILL BE NEEDED FOR GRADING PURPOSES



VICINITY MAP
SCALE 1" = 1000'

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

VIKA CAPITOL
ENGINEERS ★ PLANNERS ★ LANDSCAPE ARCHITECTS ★ SURVEYORS ★ GEOMATICS
PROJECT COORDINATOR:
★ VIKA CAPITOL, LLC ★ 4910 MASSACHUSETTS AVENUE, NW SUITE 16 ★
★ WASHINGTON, DC 20016 ★ PHONE: 202.686.7000 ★
★ 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

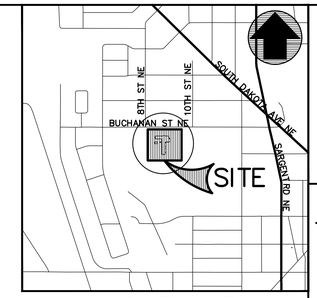
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DATE: 10/16/20
DES. KUO | DWN. BJR
SCALE: AS SHOWN
PROJECT/FILE NO. VC0477E
SHEET NO. CIV0210

S:\0000-1000\0477E - 801 Buchanan Street, NE - DEV\cad\preliminary\VC0477E_100.dwg - Aug 17, 2026 AT 9:29:49 PM

LAYOUT: CIV0210 – OVERALL SITE PLAN, Plotted By: ruhi





VICINITY MAP
SCALE 1" = 1000'

LEGEND:

- PROPOSED STORM CATCH BASINS
- PROPOSED SEPARATE STORM DRAIN & MANHOLE (10"RCP)
- PROPOSED SANITARY SEWER & MANHOLE (10"S)
- PROPOSED SMALL SANITARY SEWER SERVICE LATERAL (S-80.01 & S-80.02)
- PROPOSED CLEAN OUT (CO)
- PROPOSED DIP WATER MAIN & VALVE (8"W)
- PROPOSED SMALL WATER SERVICE CONNECTION (W-80.01)
- PROPOSED LARGE WATER SERVICE CONNECTION (DG-23.01)
- PROPOSED FIRE HYDRANT (W-50.01)
- 2" AIR/DRAIN BLOW-OFF FOR DEAD ENDS (W-50.10) (BO)
- PROPOSED MECHANICAL CAP (MJ)
- TEST PIT (TP)
- BIORETENTION FACILITY
- EXISTING CONTOUR LINE (173)
- PROPOSED CONTOUR LINE (174)
- PROPOSED SPOT ELEVATION (1745)
- BUILDING ENTRANCE
- PROPOSED 7" CURB & GUTTER
- PROPOSED RETAINING WALL
- PAVEMENT RESTORATION
- ABANDONED UTILITIES
- REMOVED UTILITIES
- ABANDONED UTILITIES UNDER SEPARATE CONTRACT
- IZ UNIT, 9 TOTAL

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
T	TEE
FH	FIRE HYDRANT
PC	POINT OF CURVATURE
PT	POINT OF TANGENT
WM	WATER MAIN

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

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

**NOTE
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★ VIKA CAPITOL, LLC ★ 4910 MASSACHUSETTS AVENUE, NW SUITE 16 ★
★ WASHINGTON, DC 20016 ★ PHONE: 202.342.4140 ★
★ WWW.VIKACAPITOL.COM ★

PROJECT COORDINATOR:

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

IZ UNIT EXHIBIT

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. CIV0350

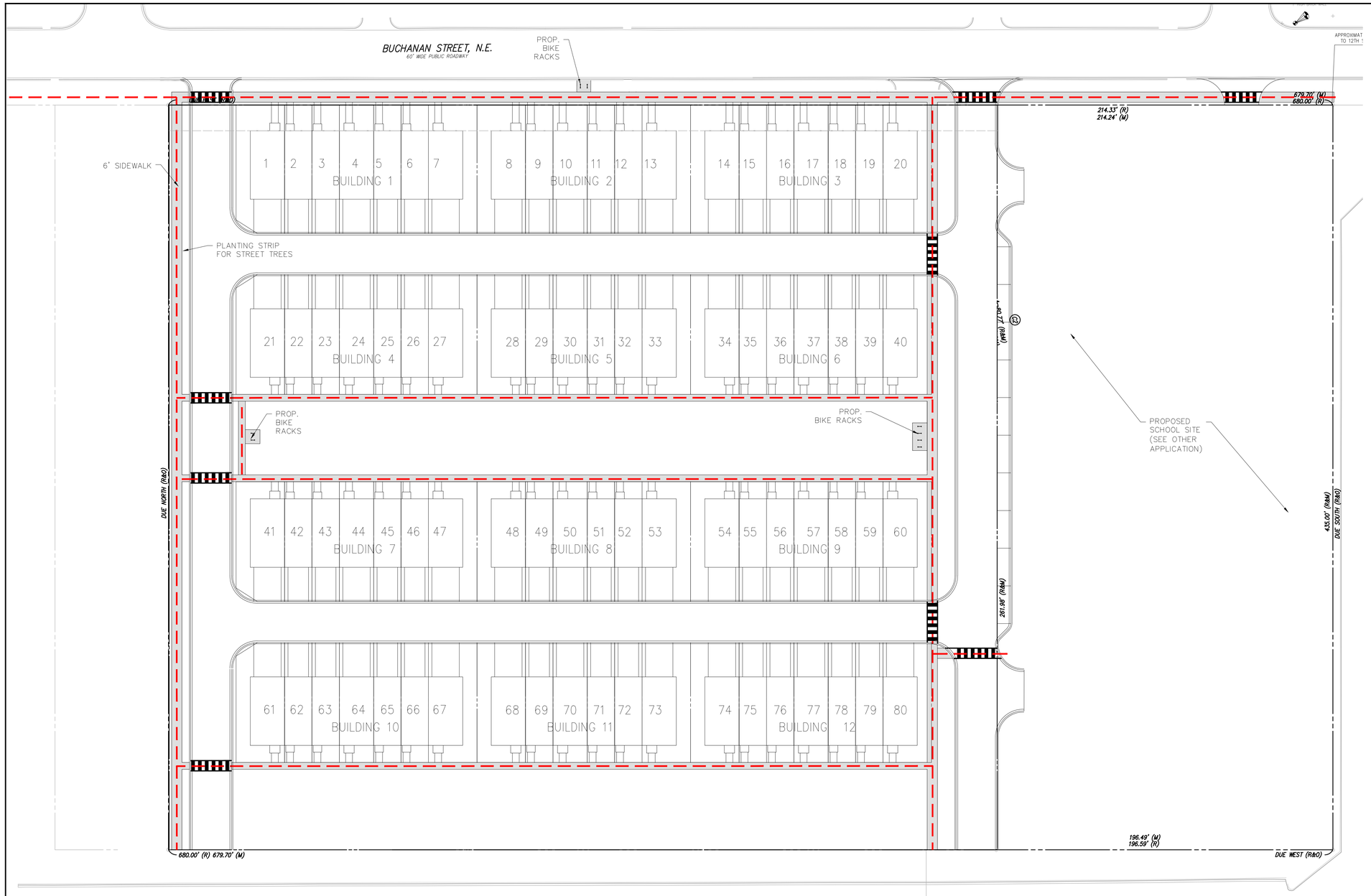
S:\2020-1000\0477E - 801 Buchanan Street, NE - IZ\A\Land\preliminary\VC0477E_IZ01.dwg - Aug 17, 2026 At 3:29:02 PM

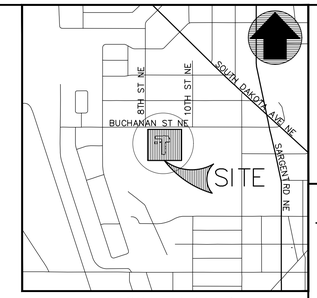
LAYOUT: CIV0350 - IZ UNIT EXHIBIT, Plotted By: ruhi

Zone	Building/ Theoretical Lot	Unit	Type of Unit	Unit Description	Stories	Height Req. (FT) (Max)	Height Provid. (FT)	Unit Length (FT)	Unit Width (FT)	Unit Footprint Area	Total Unit Footprint (With Decks, etc.)	Total Unit SF (Gross Floor Area or GFA)	Total Bldg SF (Gross Floor Area or GFA)	Lot Length	Lot Width	Lot Area	Side Yard Required (FT)	Side Yard Provided (FT)	Rear Yard Required (FT)	Rear Yard Provided (FT)	Parking Spaces
RA-1	1	1	Townhouse	20' End	3.0	40	40.00	40.00	20.00	800.00	800.00	2,413.00	14,967.00	75.00	140.66	10,500.33	8.00	8.00	20.00	20.00	4
		2	Townhouse	16' Middle	3.0			40.00	16.00	640.00	640.00	1,932.00									2
		3	Townhouse	16' Middle	3.0			40.00	16.00	640.00	640.00	1,932.00									2
		4	Townhouse	20' Middle	3.0			40.00	20.00	800.00	800.00	2,413.00									4
		5	Townhouse	16' Middle	3.0			40.00	16.00	640.00	640.00	1,932.00									2
		6	Townhouse	16' Middle	3.0			40.00	16.00	640.00	640.00	1,932.00									2
		7	Townhouse	20' Middle	3.0			40.00	20.00	800.00	800.00	2,413.00									4
	2	8	Townhouse	20' End	3.0	40	40.00	40.00	20.00	800.00	800.00	2,413.00	13,035.00	75.00	124.66	9,349.50	8.00	8.00	20.00	20.00	4
		9	Townhouse	16' Middle	3.0			40.00	16.00	640.00	640.00	1,932.00									2
		10	Townhouse	20' Middle	3.0			40.00	20.00	800.00	800.00	2,413.00									4
		11	Townhouse	16' Middle	3.0			40.00	16.00	640.00	640.00	1,932.00									2
		12	Townhouse	16' Middle	3.0			40.00	16.00	640.00	640.00	1,932.00									2
		13	Townhouse	20' End	3.0			40.00	20.00	800.00	800.00	2,413.00									4
	3	14	Townhouse	20' End	3.0	40	40.00	40.00	20.00	800.00	800.00	2,413.00	14,967.00	75.00	140.66	10,549.50	8.00	8.00	20.00	20.00	4
		15	Townhouse	16' Middle	3.0			40.00	16.00	640.00	640.00	1,932.00									2
		16	Townhouse	16' Middle	3.0			40.00	16.00	640.00	640.00	1,932.00									2
		17	Townhouse	20' Middle	3.0			40.00	20.00	800.00	800.00	2,413.00									4
		18	Townhouse	16' Middle	3.0			40.00	16.00	640.00	640.00	1,932.00									2
		19	Townhouse	16' Middle	3.0			40.00	16.00	640.00	640.00	1,932.00									2
		20	Townhouse	20' End	3.0			40.00	20.00	800.00	800.00	2,413.00									4
	4	21	Townhouse	20' End	3.0	40	40.00	40.00	20.00	800.00	800.00	2,413.00	14,967.00	70.00	140.66	9,797.24	8.00	8.00	20.00	20.00	4
		22	Townhouse	16' Middle	3.0			40.00	16.00	640.00	640.00	1,932.00									2
		23	Townhouse	16' Middle	3.0			40.00	16.00	640.00	640.00	1,932.00									2
		24	Townhouse	20' Middle	3.0			40.00	20.00	800.00	800.00	2,413.00									4
		25	Townhouse	16' Middle	3.0			40.00	16.00	640.00	640.00	1,932.00									2
		26	Townhouse	16' Middle	3.0			40.00	16.00	640.00	640.00	1,932.00									2
		27	Townhouse	20' End	3.0			40.00	20.00	800.00	800.00	2,413.00									4
	5	28	Townhouse	20' End	3.0	40	40.00	40.00	20.00	800.00	800.00	2,413.00	13,035.00	70.00	124.66	8,726.20	8.00	8.00	20.00	20.00	4
		29	Townhouse	16' Middle	3.0			40.00	16.00	640.00	640.00	1,932.00									2
		30	Townhouse	20' Middle	3.0			40.00	20.00	800.00	800.00	2,413.00									4
		31	Townhouse	16' Middle	3.0			40.00	16.00	640.00	640.00	1,932.00									2
		32	Townhouse	16' Middle	3.0			40.00	16.00	640.00	640.00	1,932.00									2
		33	Townhouse	20' End	3.0			40.00	20.00	800.00	800.00	2,413.00									4
	6	34	Townhouse	20' End	3.0	40	40.00	40.00	20.00	800.00	800.00	2,413.00	14,967.00	70.00	140.66	9,846.20	8.00	8.00	20.00	20.00	4
		35	Townhouse	16' Middle	3.0			40.00	16.00	640.00	640.00	1,932.00									2
		36	Townhouse	16' Middle	3.0			40.00	16.00	640.00	640.00	1,932.00									2
		37	Townhouse	20' Middle	3.0			40.00	20.00	800.00	800.00	2,413.00									4
		38	Townhouse	16' Middle	3.0			40.00	16.00	640.00	640.00	1,932.00									2
		39	Townhouse	16' Middle	3.0			40.00	16.00	640.00	640.00	1,932.00									2
		40	Townhouse	20' End	3.0			40.00	20.00	800.00	800.00	2,413.00									4

Zone	Building/ Theoretical Lot	Unit	Type of Unit	Unit Description	Stories	Height Req. (FT) (Max)	Height Provid. (FT)	Unit Length (FT)	Unit Width (FT)	Unit Footprint Area	Total Unit Footprint (With Decks, etc.)	Total Unit SF (Gross Floor Area or GFA)	Total Bldg SF (Gross Floor Area or GFA)	Lot Length	Lot Width	Lot Area	Side Yard Required (FT)	Side Yard Provided (FT)	Rear Yard Required (FT)	Rear Yard Provided (FT)	Parking Spaces
RA-1	7	41	Townhouse	20' End	3.0	40	40.00	40.00	20.00	800.00	800.00	2,413.00	14,967.00	70.00	140.66	9,797.24	8.00	8.00	20.00	20.00	4
		42	Townhouse	16' Middle	3.0			40.00	16.00	640.00	640.00	1,932.00									2
		43	Townhouse	16' Middle	3.0			40.00	16.00	640.00	640.00	1,932.00									2
		44	Townhouse	20' Middle	3.0			40.00	20.00	800.00	800.00	2,413.00									4
		45	Townhouse	16' Middle	3.0			40.00	16.00	640.00	640.00	1,932.00									2
		46	Townhouse	16' Middle	3.0			40.00	16.00	640.00	640.00	1,932.00									2
		47	Townhouse	20' End	3.0			40.00	20.00	800.00	800.00	2,413.00									4
	8	48	Townhouse	20' End	3.0	40	40.00	40.00	20.00	800.00	800.00	2,413.00	13,035.00	70.00	124.66	8,726.20	8.00	8.00	20.00	20.00	4
		49	Townhouse	16' Middle	3.0			40.00	16.00	640.00	640.00	1,932.00									2
		50	Townhouse	20' Middle	3.0			40.00	20.00	800.00	800.00	2,413.00									4
		51	Townhouse	16' Middle	3.0			40.00	16.00	640.00	640.00	1,932.00									2
		52	Townhouse	16' Middle	3.0			40.00	16.00	640.00	640.00	1,932.00									2
		53	Townhouse	20' End	3.0			40.00	20.00	800.00	800.00	2,413.00									4
	9	54	Townhouse	20' End	3.0	40	40.00	40.00	20.00	800.00	800.00	2,413.00	14,967.00	70.00	140.66	9,846.20	8.00	8.00	20.00	20.00	4
		55	Townhouse	16' Middle	3.0			40.00	16.00	640.00	640.00	1,932.00									2
		56	Townhouse	16' Middle	3.0			40.00	16.00	640.00	640.00	1,932.00									2
		57	Townhouse	20' Middle	3.0			40.00	20.00	800.00	800.00	2,413.00									4
		58	Townhouse	16' Middle	3.0			40.00	16.00	640.00	640.00	1,932.00									2
		59	Townhouse	16' Middle	3.0			40.00	16.00	640.00	640.00	1,932.00									2
		60	Townhouse	20' End	3.0			40.00	20.00	800.00	800.00	2,413.00									4
	10	61	Townhouse	20' End	3.0	40	40.00	40.00	20.00	800.00	800.00	2,413.00	14,967.00	70.00	140.66	9,797.24	8.00	8.00	20.00	20.00	4
		62	Townhouse	16' Middle	3.0			40.00	16.00	640.00	640.00	1,932.00									2
		63	Townhouse	16' Middle	3.0			40.00	16.00	640.00	640.00	1,932.00									2
		64	Townhouse	20' Middle	3.0			40.00	20.00	800.00	800.00	2,413.00									4
		65	Townhouse	16' Middle	3.0			40.00	16.00	640.00	640.00	1,932.00									2
		66	Townhouse	16' Middle	3.0			40.00	16.00	640.00	640.00	1,932.00									2
		67	Townhouse	20' End	3.0			40.00	20.00	800.00	800.00	2,413.00									4
	11	68	Townhouse	20' End	3.0	40	40.00	40.00	20.00	800.00	800.00	2,413.00	13,035.00	70.00	124.66	8,726.20	8.00	8.00	20.00	20.00	4
		69	Townhouse	16' Middle	3.0			40.00	16.00	640.00	640.00	1,932.00									2
		70	Townhouse	20' Middle	3.0			40.00	20.00	800.00	800.00	2,413.00									4
		71	Townhouse	16' Middle	3.0			40.00	16.00	640.00	640.00	1,932.00									2
		72	Townhouse	16' Middle	3.0			40.00	16.00	640.00	640.00	1,932.00									2
		73	Townhouse	20' End	3.0			40.00	20.00	800.00	800.00	2,413.00									4

Zone	Building/ Theoretical Lot	Unit	Type of Unit	Unit Description	Stories	Height Req. (FT) (Max)	Height Provid. (FT)	Unit Length (FT)	Unit Width (FT)	Unit Footprint Area	Total Unit Footprint (With Decks, etc.)	Total Unit SF (Gross Floor Area or GFA)	Total Bldg SF (Gross Floor Area or GFA)	Lot Length	Lot Width	Lot Area	Side Yard Required (FT)	Side Yard Provided (FT)	Rear Yard Required (FT)	Rear Yard Provided (FT)	Parking Spaces
	12	74	Townhouse	20' End	3.0	40	40.00	40.00	20.00	800.00	800.00	2,413.00	14,967.00	70.00	140.66	9,846.20	8.00	8.00	20.00	20.00	4
		75	Townhouse	16' Middle	3.0			40.00	16.00	640.00	640.00	1,932.00									2
		76	Townhouse	16' Middle	3.0			40.00	16.00	640.00	640.00	1,932.00									2
		77	Townhouse	20' Middle	3.0			40.00	20.00	800.00	800.00	2,413.00									4
		78	Townhouse	16' Middle	3.0			40.00	16.00	640.00	640.00	1,932.00									2
		79	Townhouse	16' Middle	3.0			40.00	16.00	640.00	640.00	1,932.00									2
		80	Townhouse	20' End	3.0			40.00	20.00	800.00	800.00	2,413.00									4
	*** Per Zoning Case No. 16-17 - FAR relief not required for individual theoretical lots within a subdivision**																				
	Townhouse Only Total										56,960.00	171,876.00	171,876.00			115,508.25					232.00
	Remaining Area (Greenspace, roads, etc)															94,779.75					
	Entire Townhouse Area Total										56,960.00	171,876.00				210,288.00					
	FAR - Entire Townhouse Area											0.82									
	Lot Occupancy - Entire Townhouse Area										27.09%										
	Private Street Area Total (ROW)															20,879.00					
	Entire Town Area Minus Private ROW Total															189,409.00					
	Total Area without Private ROW										56,960.00	171,876.00				189,409.00					
	FAR - Area without Private ROW											0.91									
	Lot Occupancy - Area without Private ROW										30.07%										





VICINITY MAP
SCALE 1" = 1000'

LEGEND:

- PROPOSED STORM CATCH BASINS
- PROPOSED SEPARATE STORM DRAIN & MANHOLE (D-1, 10"RCP, SD)
- PROPOSED SANITARY SEWER & MANHOLE (S-1, 10"S)
- PROPOSED SMALL SANITARY SEWER SERVICE LATERAL (S-80.01 & S-80.02)
- PROPOSED CLEAN OUT (CO)
- PROPOSED DIP WATER MAIN & VALVE (8"W)
- PROPOSED SMALL WATER SERVICE CONNECTION (W-80.01)
- PROPOSED LARGE WATER SERVICE CONNECTION (DG-23.01)
- PROPOSED FIRE HYDRANT (W-50.01)
- 2" AIR/DRAIN BLOW-OFF FOR DEAD ENDS (W-50.10) (BO)
- PROPOSED MECHANICAL CAP (MJ)
- TEST PIT (TP)
- PEDESTRIAN CIRCULATION
- EXISTING CONTOUR LINE (173)
- PROPOSED CONTOUR LINE (174)
- PROPOSED SPOT ELEVATION (1745)
- BUILDING ENTRANCE
- PROPOSED 7" CURB & GUTTER
- PROPOSED RETAINING WALL
- PAVEMENT RESTORATION
- REMOVED UTILITIES
- ABANDONED UTILITIES UNDER SEPARATE CONTRACT

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
T	TEE
FH	FIRE HYDRANT
PC	POINT OF CURVATURE
PT	POINT OF TANGENT
WM	WATER MAIN

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

**NOTE
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ENGINEERS ★ PLANNERS ★ LANDSCAPE ARCHITECTS ★ SURVEYORS ★ GEOMATICS
PROJECT COORDINATOR:
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★ WASHINGTON, DC 20016 ★ PHONE: 202.686.7000 ★
★ WWW.VIKACAPITOL.COM ★

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

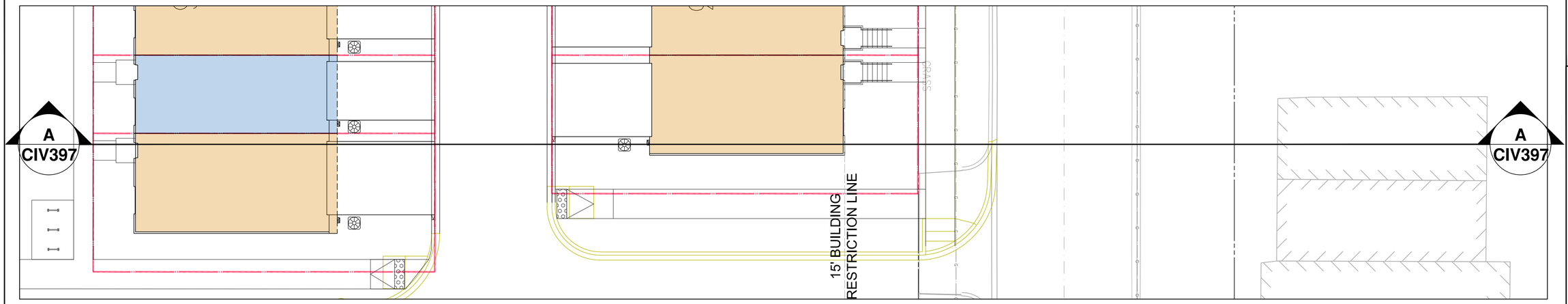
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VIKA CAPITOL REVISIONS

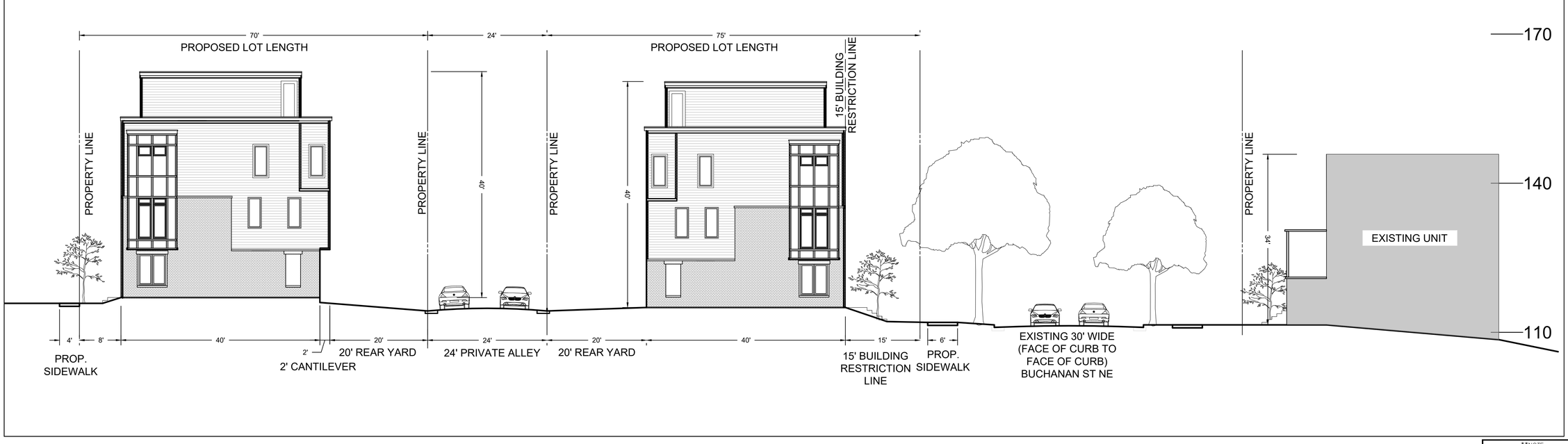
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4	2026-08-17	REV SUBMISSION
3	2022-10-25	REV SUBMISSION
2	2022-07-22	REV SUBMISSION
1	2022-03-31	FIRST SUBMISSION

DATE: 10/16/20
DES. KUO DWN. BJR
SCALE: AS SHOWN
PROJECT/FILE NO. VC0477E
SHEET NO. CIV0375

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LAYOUT: CIV0375 - PED CIRC, Plotted By: ruhl



PLAN VIEW
SCALE: 1" = 10'



SECTION A
SCALE: 1" = 10'

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

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PROJECT COORDINATOR:

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

SECTION

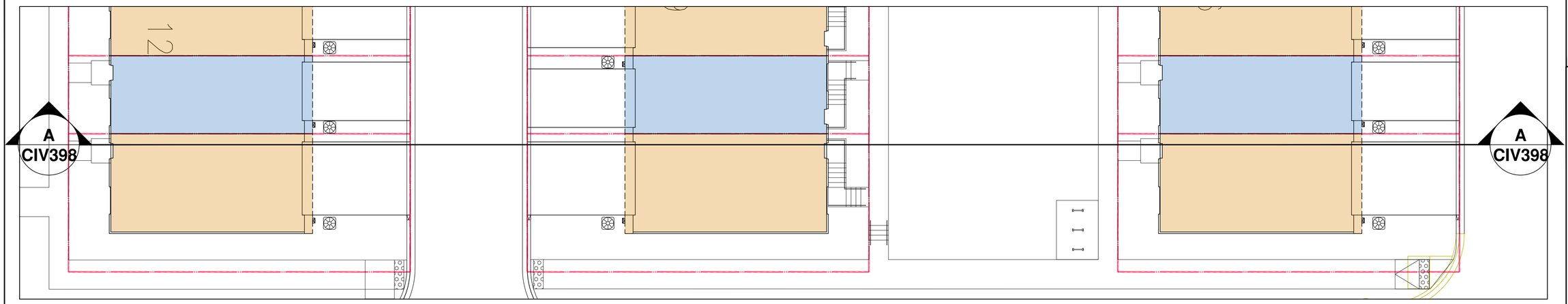
VIKA CAPITOL REVISIONS

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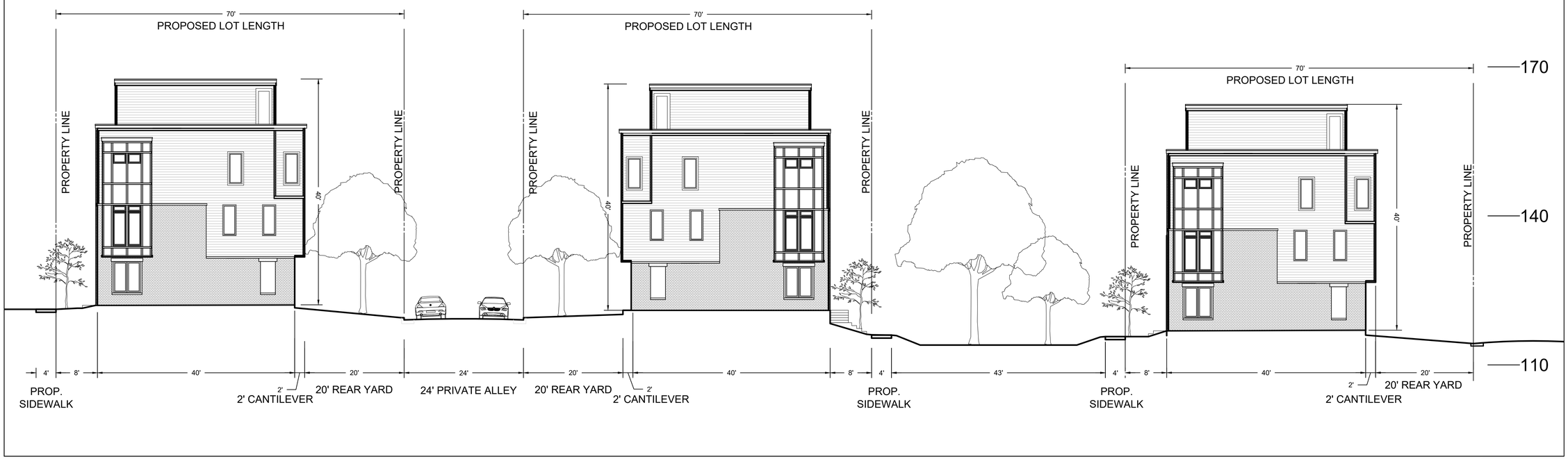
DATE: 10/16/20
DES. KUO | DWN. BJR
SCALE: AS SHOWN
PROJECT/FILE NO. VC0477E
SHEET NO. CIV0397

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LAYOUT: CIV0397 SECTION, Plotted By: ruhl



PLAN VIEW
SCALE: 1" = 10'



SECTION A
SCALE: 1" = 10'

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

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★ WWW.VIKACAPITOL.COM ★

BUCHANAN STREET TOWNHOMES

SQUARE 3894, LOT 23
WASHINGTON, D.C.

SECTION

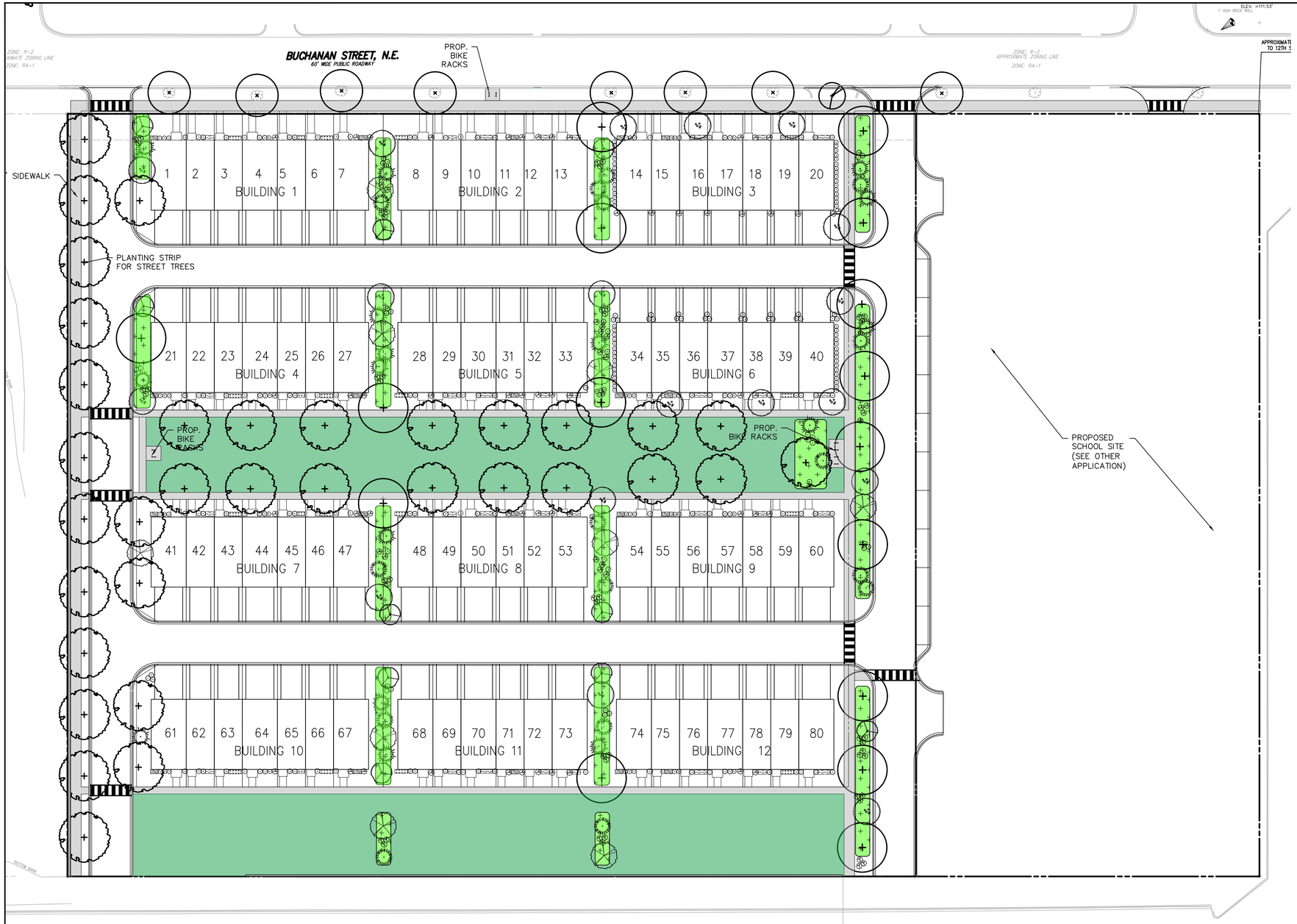
VIKA CAPITOL REVISIONS

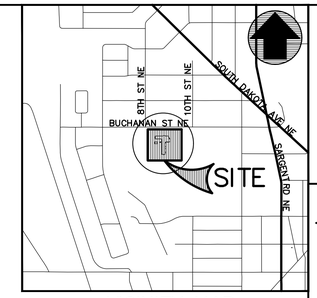
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1	2022-03-31	FIRST SUBMISSION

DATE: 10/16/20
DES. KUO | DWN. BJR
SCALE: AS SHOWN
PROJECT/FILE NO. VC0477E
SHEET NO. CIV0398

S:\2021-1000\04778 - 801 Buchanan St NE - Final Eng\Civil\Construction documents\1Draw HOUSE SET\PLOT\VC04778_200_DH SECTION_PUD.dwg, ~ Sep 04, 2026 AT 10:16:22 AM

LAYOUT: CIV398 SECTION, Plotted By: ruhi





VICINITY MAP
SCALE 1" = 1000'

TYPICAL PLANT LIST

DECIDUOUS TREES
ACER RUBRUM – RED MAPLE
LIQUIDAMBAR STYRACIFLUA – SWEETGUM
QUERCUS PHELLOS – WILLOW OAK
QUERCUS RUBRA – RED OAK

EVERGREEN TREES
CEDRUS ATLANTICA – ATLAS CEDAR
ILEX OPACA – AMERICAN HOLLY

ORNAMENTAL TREES
AMELANCHIER ARBOREA – DOWNY SERVICEBERRY
CERCIS CANADENSIS – EASTERN REDBUD
CORNUS FLORIDA – FLOWERING DOGWOOD

SHRUBS
HYDRANGEA ARBORESCENS – WILD HYDRANGEA
ILEX GLABRA – INKBERRY HOLLY
ILEX VERTICILLATA – WINTERBERRY
ITEA VIRGINICA 'HENRY'S GARNET' – HENRY'S GARNET SWEETSPIRE

PERENNIALS/GROUNDCOVER
ECHINACEA PURPUREA – PURPLE CONEFLOWER
HOSTA SPP – HOSTA
SYMPHYOTRICHUM LAEVE – SMOOTH BLUE ASTER

LEGEND:

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- PROPOSED SEPARATE STORM DRAIN & MANHOLE (D-1, SD, 10"RCP)
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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
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TW	TOP OF WALL
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WATER LABEL LEGEND:

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

NOTE:
LANDSCAPE PLAN AND PLANT SELECTIONS ARE PRELIMINARY AND SUBJECT TO CHANGE. DURING THE PRODUCTIONS OF FINAL LANDSCAPE CONSTRUCTION DOCUMENTS, THESE PLANTS AND LOCATIONS MAY BE ADJUSTED OR CHANGED BASED ON SITE CONDITIONS, AND FINAL DESIGN.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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

LANDSCAPE 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
SCALE: AS SHOWN
PROJECT/FILE NO. VC0477E
SHEET NO. CIV0650

Board of Zoning Adjustment
District of Columbia
CASE NO. 21509
EXHIBIT NO. 2542

S:\2020\1000\0477E - 801 Buchanan Street, NE - BZA\Land\preliminary\VC0477E_100.dwg - Aug 17, 2026 At 3:37:22 PM

LAYOUT: CIV0650 - LA PLAN, Plotted By: ruhl



Green Area Ratio Scoresheet

Address: 801 Buchanan Ave NE	Square	Lot	Zone District	
Other: Proposed townhouse lot area	PAR 01350071		RA-1	
Lot size *(enter this value first)* *	Lot area (sf)	Minimum Score	Multiplier	GAR Score
	210,288	0.40	SCORE:	0.400

	Landscape Elements	Square Feet	Factor	Total
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	square feet: 12,000	0.20	2,400.0
2	Plants ≥ 2' height at maturity - calculated at 9-sf per plant	# of plants: 11,200 / 100800	0.30	30,240.0
3	New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	# of trees: 50 / 2500	0.50	1,250.0
4	New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	# of trees: 20 / 5000	0.60	3,000.0
5	Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	# of trees / 0	0.70	-
6	Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	# of trees / 0	0.70	-
7	Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	# of trees / 0	0.70	-
8	Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	# of trees / 0	0.80	-
9	Vegetated wall, plantings on a vertical surface	square feet	0.60	-
C	**Vegetated or "green" roofs**			
1	Over at least 2" and less than 8" of growth medium	square feet	0.60	-
2	Over at least 8" of growth medium	square feet	0.80	-
D	**Permeable Paving*** **			
1	Permeable paving over 6" to 24" of soil or gravel	square feet	0.40	-
2	Permeable paving over at least 24" of soil or gravel	square feet	0.50	-
E	**Other**			
1	Enhanced tree growth systems***	square feet	0.40	-
2	Renewable energy generation	square feet	0.50	-
3	Approved water features	square feet	0.20	-
		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	-
3	Harvested stormwater irrigation	square feet	0.10	-
		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. -

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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
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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BUCHANAN STREET TOWNHOMES
SQUARE 3894, LOT 23
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GREEN AREA RATIO PLAN

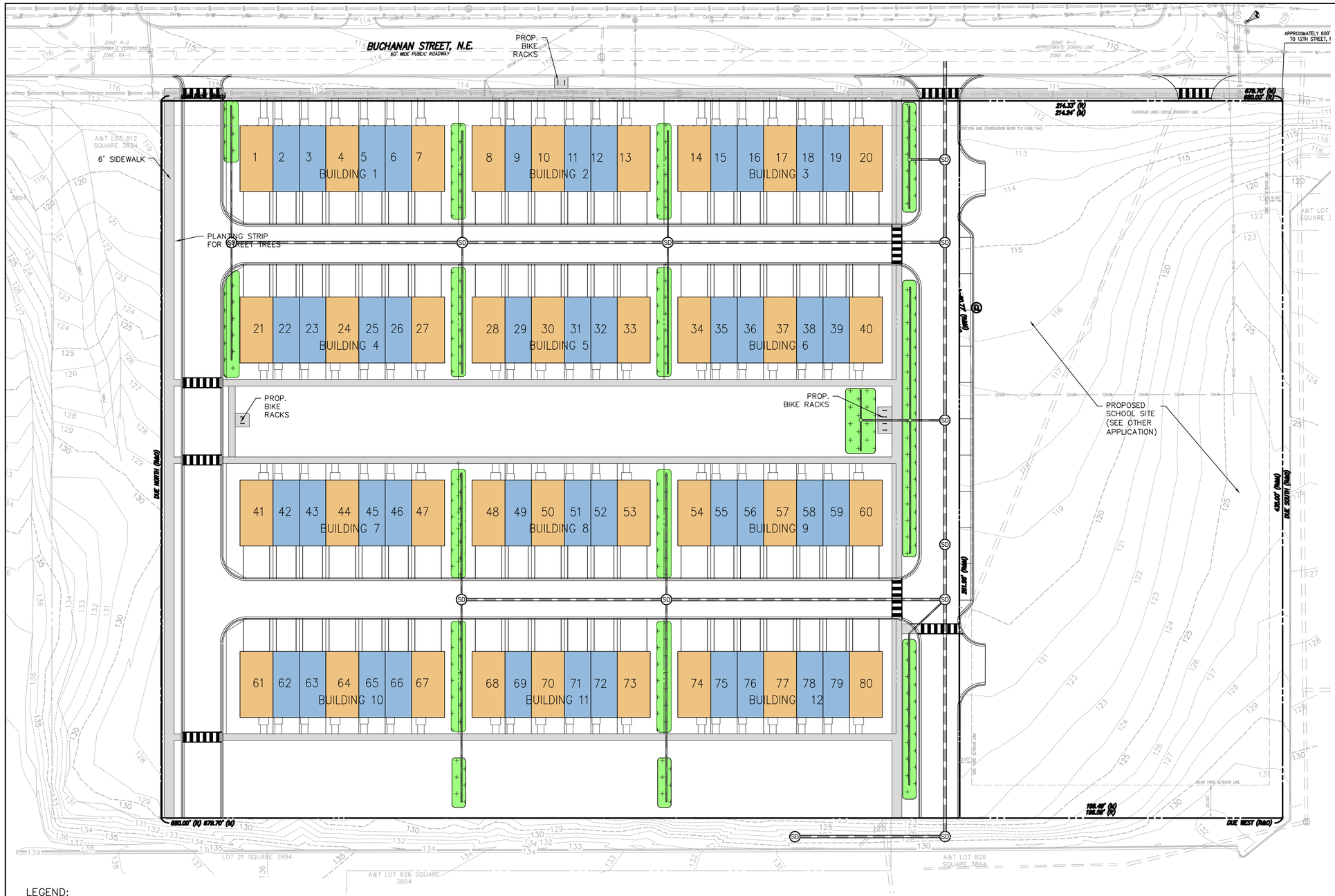
VIKA CAPITOL REVISIONS

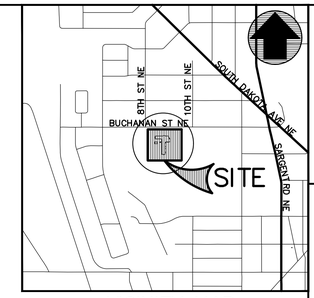
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1	2022-03-31	FIRST SUBMISSION

DATE: 10/16/20
DES. KUO | DWN. BJR
SCALE: AS SHOWN
PROJECT/FILE NO. VC0477E
SHEET NO. CIV0670

S:\VC0\-1000\DATE - 801 Buchanan Street, NE - RA1\model\preliminary\VC0477E_100.dwg - Aug 17, 2026 AT 3:39:23 PM

LAYOUT: CIV0670 – GREEN AREA RATIO, Plotted By: ruhl





VICINITY MAP
SCALE 1" = 1000'

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 DOEE REQUIREMENTS.

LEGEND:

- PROPOSED STORM CATCH BASINS
- D 1 — 10"RCP SD — PROPOSED SEPARATE STORM DRAIN & MANHOLE
- S 1 — 10"S — PROPOSED SANITARY SEWER & MANHOLE
- PROPOSED SMALL SANITARY SEWER SERVICE LATERAL (S-80.01 & S-80.02)
- CO — PROPOSED CLEAN OUT
- 8"W — PROPOSED DIP WATER MAIN & VALVE
- PROPOSED SMALL WATER SERVICE CONNECTION (W-80.01)
- PROPOSED LARGE WATER SERVICE CONNECTION (DG-23.01)
- PROPOSED FIRE HYDRANT (W-50.01)
- BO — 2" AIR/DRAIN BLOW-OFF FOR DEAD ENDS (W-50.10)
- MJ — PROPOSED MECHANICAL CAP
- TP — TEST PIT
- 173 — EXISTING CONTOUR LINE
- ABANDONED UTILITIES
- REMOVED UTILITIES
- ABANDONED UTILITIES UNDER SEPARATE CONTRACT
- 174 — PROPOSED CONTOUR LINE
- + 174.5 — PROPOSED SPOT ELEVATION
- BUILDING ENTRANCE
- PROPOSED 7" CURB & GUTTER
- PROPOSED RETAINING WALL
- PAVEMENT RESTORATION

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
T	TEE
FH	FIRE HYDRANT
PC	POINT OF CURVATURE
PT	POINT OF TANGENT
WM	WATER MAIN

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

**NOTE
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VIKA CAPITOL
ENGINEERS ★ PLANNERS ★ LANDSCAPE ARCHITECTS ★ SURVEYORS ★ GEOMATICS
PROJECT COORDINATOR:
★ VIKA CAPITOL, LLC ★ 4910 MASSACHUSETTS AVENUE, NW SUITE 16 ★ WASHINGTON, DC 20016 ★ PHONE: 202.274.4400 ★ FAX: 202.274.4412 ★ WWW.VIKACAPITOL.COM ★

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

STORMWATER MANAGEMENT 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
SCALE: AS SHOWN
PROJECT/FILE NO. VC0477E
SHEET NO. CIV0600

LAYOUT: CIV0600 — STORMWATER, Plotted By: ruhi

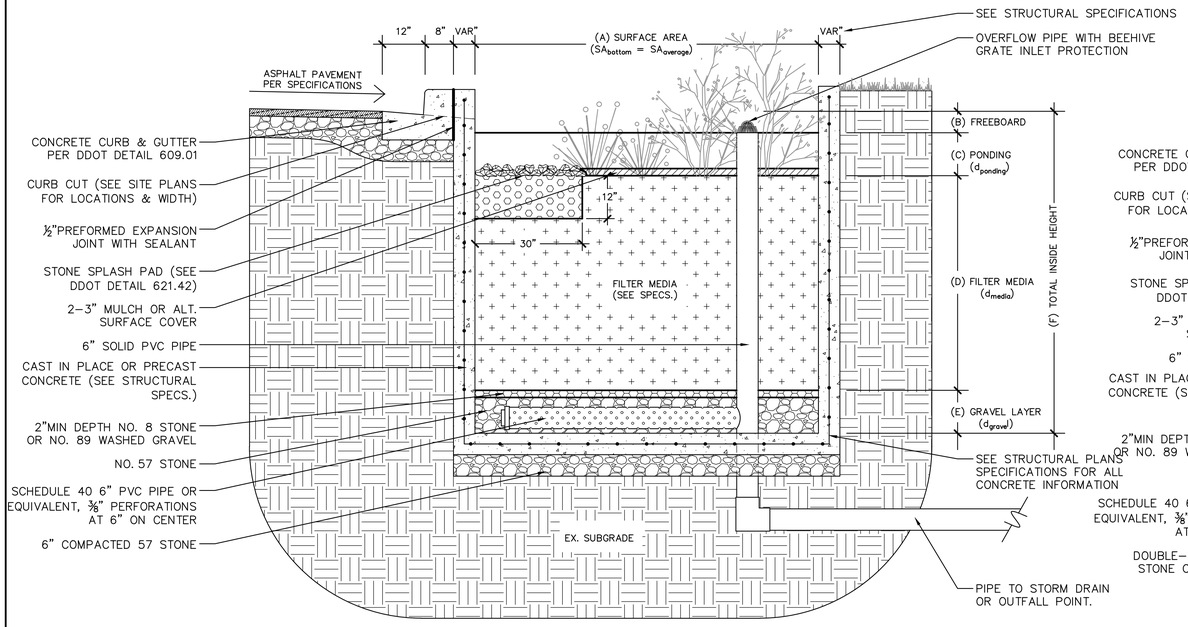
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SWRv

Total Area =	205471		205471		0
Post-project Land Cover			**SDA 1**	**SDA 2**	**PROW**	**CN**
Major Substantial Improvement =	0		0	0	0	
Natural Cover =	0		0	0	0	70
Compacted Cover =	49,321		49,321	0	0	74
Impervious Cover =	146,826		146,826	0	0	98
BMP Cover =	9,324		9,324	0	0	98
Total Disturbed Area =	205,471		205,471	0	0	
SWRv =	**16,067 CF**					
	120,183 Gallons					
On-site Retention Achieved =	**16,204 CF**	100.85 %				
	121,206 Gallons					
SRC Eligibility =	**1,023 Gallons**					
Storage Volume of BMP's =	**27039.6 CF**					

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

STORWATER MANAGEMENT CALCULATIONS



1 CIV1100 BIORETENTION TYPICAL SECTION (STANDARD DESIGN)

NOT TO SCALE

BIORETENTION FACILITIES THAT ARE TO BE CONCRETE ENCASED:

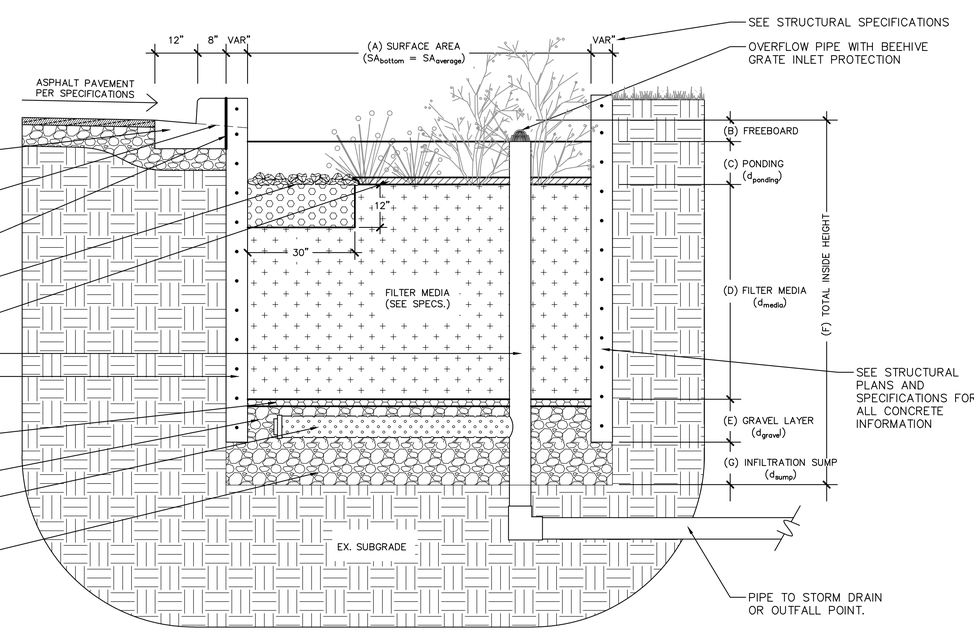
1. THE FOLLOWING BIORETENTION FACILITIES SHALL BE ENCASED IN CONCRETE AS THEY ARE STANDARD BIORETENTION FACILITIES AND WILL NOT INFILTRATE: BR1, BR2, BR3, BR4, BR5, BR6, AND BR8.
2. SEE STRUCTURAL DRAWINGS FOR CONCRETE DETAILS AND SPECIFICATIONS REGARDING CONCRETE THICKNESS, REINFORCEMENTS, AND TYPE OF CONCRETE.
3. CONTRACTOR SHALL SUBMIT SHOP DRAWING OF ALL PROPOSED STRUCTURES AND GAIN APPROVAL PRIOR TO INSTALLATION OR ORDERING OF PRECAST STRUCTURES
4. BIORETENTION STRUCTURES MAY BE PRECAST CONCRETE OR CIP CONCRETE

NO PERMITTED STORM WATER BMP IS COMPLETE UNTIL:

1. A FINAL INSPECTION HAS BEEN CONDUCTED, AND
2. AN AS–BUILT PLAN IS SUBMITTED TO DOEE WITHIN 21 DAYS OF FINAL INSPECTION FOR REVIEW AND APPROVAL.

BIORETENTION LANDSCAPE NOTES:

SEE LANDSCAPE PLANS FOR FULL PLANTING PLANS FOR ALL BIORETENTION AREAS.



2 CIV1100 BIORETENTION TYPICAL SECTION (ENHANCED DESIGN)

NOT TO SCALE

BIORETENTION FACILITIES THAT ARE TO INFILTRATE:

1. THE FOLLOWING BIORETENTION FACILITIES SHALL HAVE AN INFILTRATION SUMP AS THEY ARE ENHANCED BIORETENTION FACILITIES: BR7, BR10, AND BR12. SEE TABLE FOR DEPTH OF INFILTRATION SUMP.
2. SEE STRUCTURAL DRAWINGS FOR CONCRETE DETAILS AND SPECIFICATIONS REGARDING CONCRETE THICKNESS, REINFORCEMENTS, AND TYPE OF CONCRETE.
3. CONTRACTOR SHALL SUBMIT SHOP DRAWING OF ALL PROPOSED STRUCTURES AND GAIN APPROVAL PRIOR TO INSTALLATION OR ORDERING OF PRECAST STRUCTURES
4. BIORETENTION STRUCTURES MAY BE PRECAST CONCRETE OR CIP CONCRETE

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PROJECT COORDINATOR:
★ VIKA CAPITOL, LLC ★ 4910 MASSACHUSETTS AVENUE, NW SUITE 16 ★ WASHINGTON, DC 20016 ★ PHONE: 202.244.7449 ★ ★ WWW.VIKACAPITOL.COM ★

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

STORMWATER MANAGEMENT NOTES AND DETAILS

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. CIV1100

S:\VC00-1000\VC477E - 800 Buchanan Street NE - BZA Update\preliminary\VC477E_800.dwg - Aug 17, 2026 At 2:58:15 PM

LAYOUT: CIV1100 SWM DETS, Plotted By: ruhl



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

LEGEND:

- LIMITS OF DISTURBANCE
- 174 — PROPOSED CONTOUR LINE
- +174.2 — PROPOSED SPOT ELEVATION

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ENGINEERS ★ PLANNERS ★ LANDSCAPE ARCHITECTS ★ SURVEYORS ★ GEOMATICS

PROJECT COORDINATOR:

★ VIKA CAPITOL, LLC ★ 4910 MASSACHUSETTS AVENUE, NW SUITE 16 ★
★ WASHINGTON, DC 20016 ★ PHONE: 202.414.5140 ★
★ WWW.VIKACAPITOL.COM ★

BUCHANAN STREET TOWNHOMES

SQUARE 3894, LOT 23
WASHINGTON, D.C.

GRADING PLAN

VIKA CAPITOL REVISIONS

#	DATE	DESCRIPTION
5	2026-09-04	REV SUBMISSION
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. CIV0400

S:\0000-1000\0477E - 801 Buchanan Street, NE - 6541\civil\preliminary\VC0477E_800.dwg - Sep 04, 2026 AT 1:21:37 PM

LAYOUT: CIV0400 GRADING PLAN, Plotted By: ruhl

DECIDUOUS TREES


RED MAPLE


SWEETGUM


SHUMARD OAK


RED OAK

EVERGREEN TREES


ATLAS CEDAR


AMERICAN HOLLY

SHRUBS


WILD HYDRANGEA


HENRY'S GARNET SWEETSPIRE


INKBERRY HOLLY


WINTERBERRY

ORNAMENTAL TREES


DOWNY SERVICEBERRY


EASTERN REDBUD


FLOWERING DOGWOOD

PERENNIALS / GROUNDCOVER


PURPLE CONEFLOWER


SMOOTH BLUE ASTER


HOSTA

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PROJECT COORDINATOR:

★ VIKA CAPITOL, LLC ★ 4910 MASSACHUSETTS AVENUE, NW SUITE 16 ★
★ WASHINGTON, DC 20016 ★ PHONE: 202.686.7000 ★ FAX: 202.686.7070 ★
★ WWW.VIKACAPITOL.COM ★

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

LANDSCAPE MATERIALS

VIKA CAPITOL REVISIONS

#	DATE	DESCRIPTION
4	2026-08-17	REV SUBMISSION
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DATE: 10/16/20
DES. KUO | DWN. BJR
SCALE: AS SHOWN
PROJECT/FILE NO. VC0477E
SHEET NO. CIV1200





RETAINING WALL IMAGES AND INSPIRATIONS





VIKA CAPITOL
ENGINEERS ★ PLANNERS ★ LANDSCAPE ARCHITECTS ★ SURVEYORS ★ GEOMATICS

PROJECT COORDINATOR:

★ VIKA CAPITOL, LLC ★ 4910 MASSACHUSETTS AVENUE, NW SUITE 16 ★
★ WASHINGTON, DC 20016 ★ PHONE: 202.244.7400 ★
★ WWW.VIKACAPITOL.COM ★

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

RETAINING WALL IMAGES

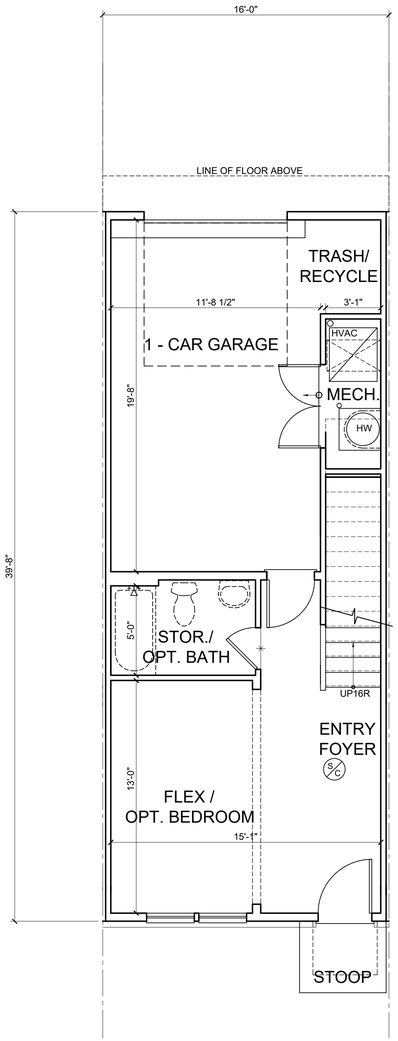
VIKA CAPITOL REVISIONS

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2	2022-07-22	REV SUBMISSION
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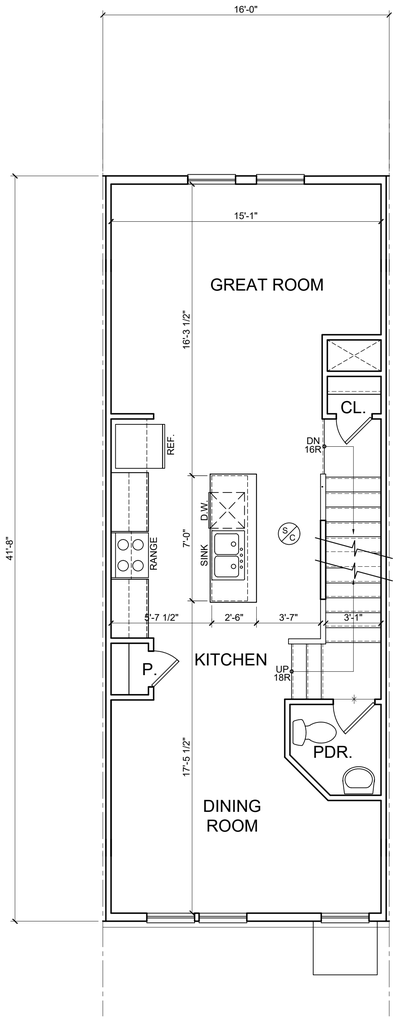
DATE: 10/16/20
DES. KUO
DWN. BJR
SCALE: AS SHOWN
PROJECT/FILE NO. VC0477E
SHEET NO. CIV1400

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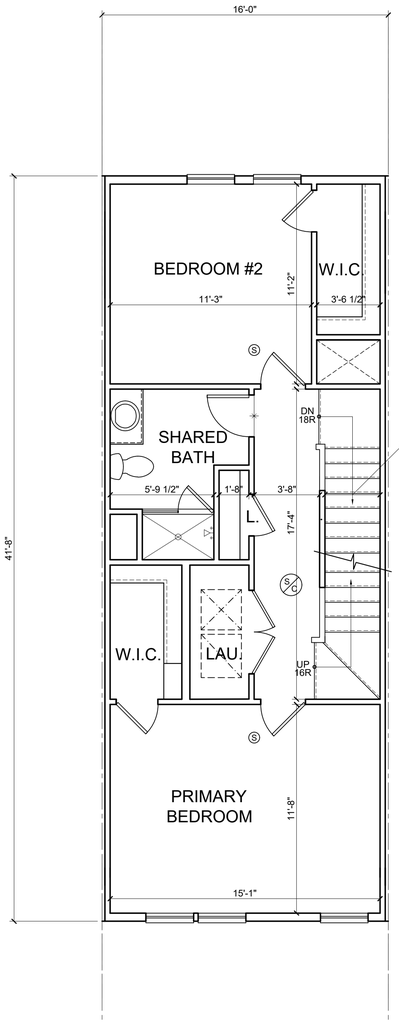
FIRST FLOOR PLAN

FIRST FLOOR AREA - 335 SQ. FT.
TOTAL FLOOR AREA - 1,896 SQ. FT.



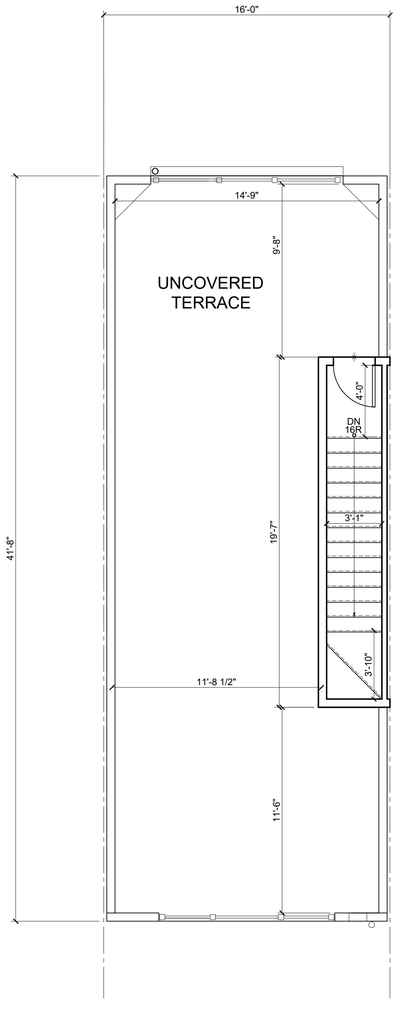
SECOND FLOOR PLAN

SECOND FLOOR AREA - 667 SQ. FT.



THIRD FLOOR PLAN

THIRD FLOOR AREA - 667 SQ. FT.



OPT PENTHOUSE PLAN

FOURTH FLOOR AREA - 227 SQ. FT.

PENTHOUSE IS LIMITED TO A MAXIMUM OF 30 SQ. FT. PER (SUBTITLE C, SEC. 1501.1(b))

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DREAM FINDERS
THE MARK OF A QUALITY HOME

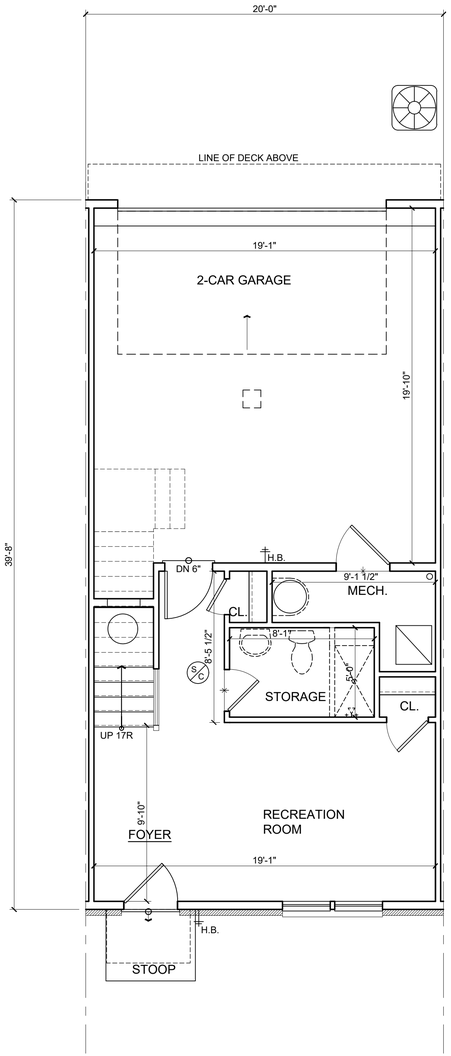
BUCHANNAN PARK
801 BUCHANNAN ST., DC
20260091.00

SCHEMATIC DESIGN
SEPTEMBER 08, 2026

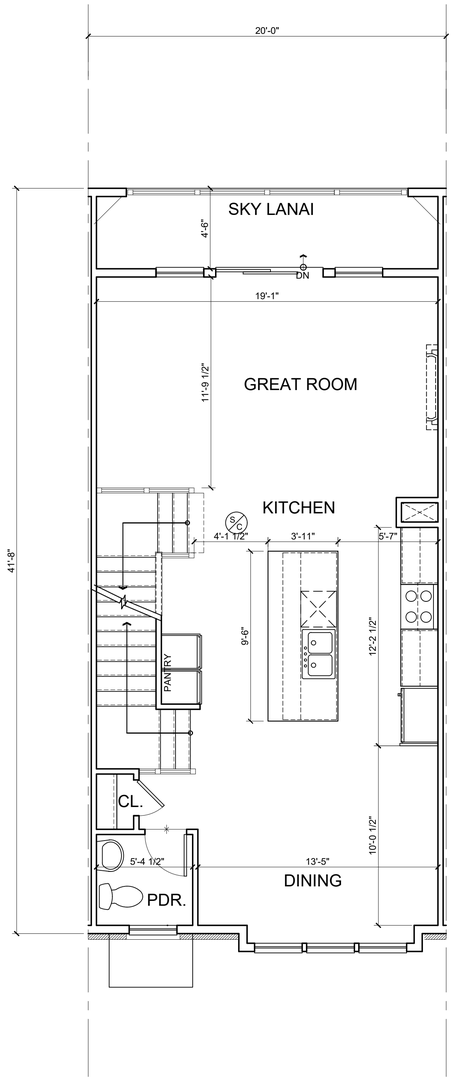
0 2 4 8

16'x42' FLOOR PLAN

A1.0



FIRST FLOOR PLAN
20'X40'
FIRST FLOOR AREA - 800 SQ. FT.



SECOND FLOOR PLAN
20'X42'
SECOND FLOOR AREA - 847 SQ. FT.

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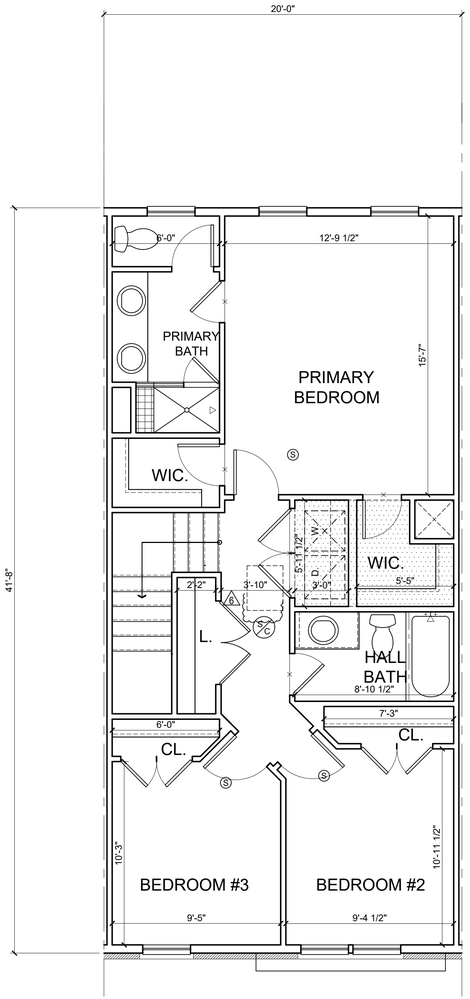
BUCHANNAN PARK
801 BUCHANNAN ST., DC
20260091.00

SCHEMATIC DESIGN
SEPTEMBER 08, 2026

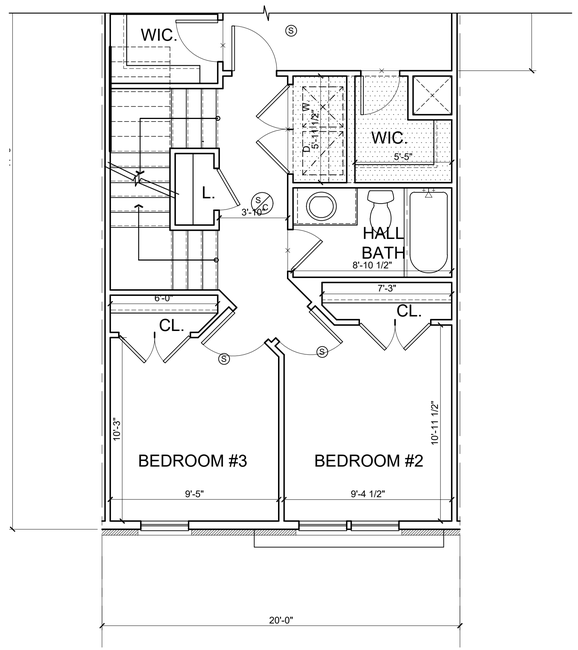
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20'x42' FLOOR PLAN

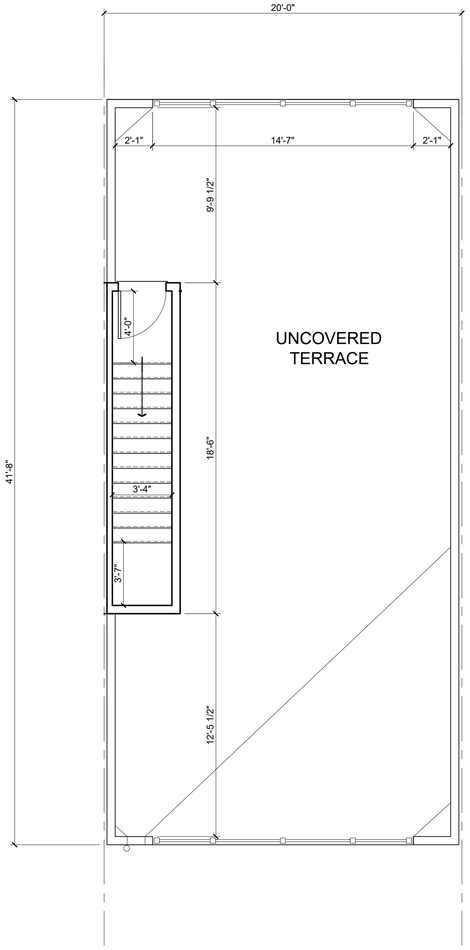
A1.1



THIRD FLOOR PLAN
20'X42'
THIRD FLOOR AREA - 840 SQ. FT.



PARTIAL THIRD FLOOR PLAN
OPT. PENTHOUSE
THIRD FLOOR AREA - 840 SQ. FT.



OPT. PENTHOUSE PLAN
FOURTH FLOOR AREA - 819 SQ. FT.

PENTHOUSE IS LIMITED TO A MAXIMUM OF 30 SQ. FT. PER (SUBTITLE C, SEC. 1501.1(b))

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DREAM FINDERS
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20260091.00

SCHEMATIC DESIGN
SEPTEMBER 08, 2026

0 2 4 8

20'x42' FLOOR PLAN

A1.2



20' UNIT | 16' UNIT | 20' UNIT | 20' UNIT | 16' UNIT | 20' UNIT

ILLUSTRATIVE TYPICAL FRONT STRIP

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DREAM FINDERS
THE MARK OF A QUALITY HOME

BUCHANNAN PARK
801 BUCHANNAN ST., DC
20260091.00

SCHEMATIC DESIGN
SEPTEMBER 08, 2026

0 2 4 8

16’ & 20’ ELEVATION

A2.0



20' UNIT

ILLUSTRATIVE TYPICAL SIDE STRIP

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DREAM FINDERS
THE MARK OF A QUALITY HOME

BUCHANNAN PARK
801 BUCHANNAN ST., DC
20260091.00

SCHEMATIC DESIGN
SEPTEMBER 08, 2026

0 2 4 8

16' & 20' ELEVATION

A2.1



20' UNIT | 16' UNIT | 20' UNIT | 20' UNIT | 16' UNIT | 20' UNIT

ILLUSTRATIVE TYPICAL REAR STRIP

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DREAM FINDERS
THE MARK OF A QUALITY HOME

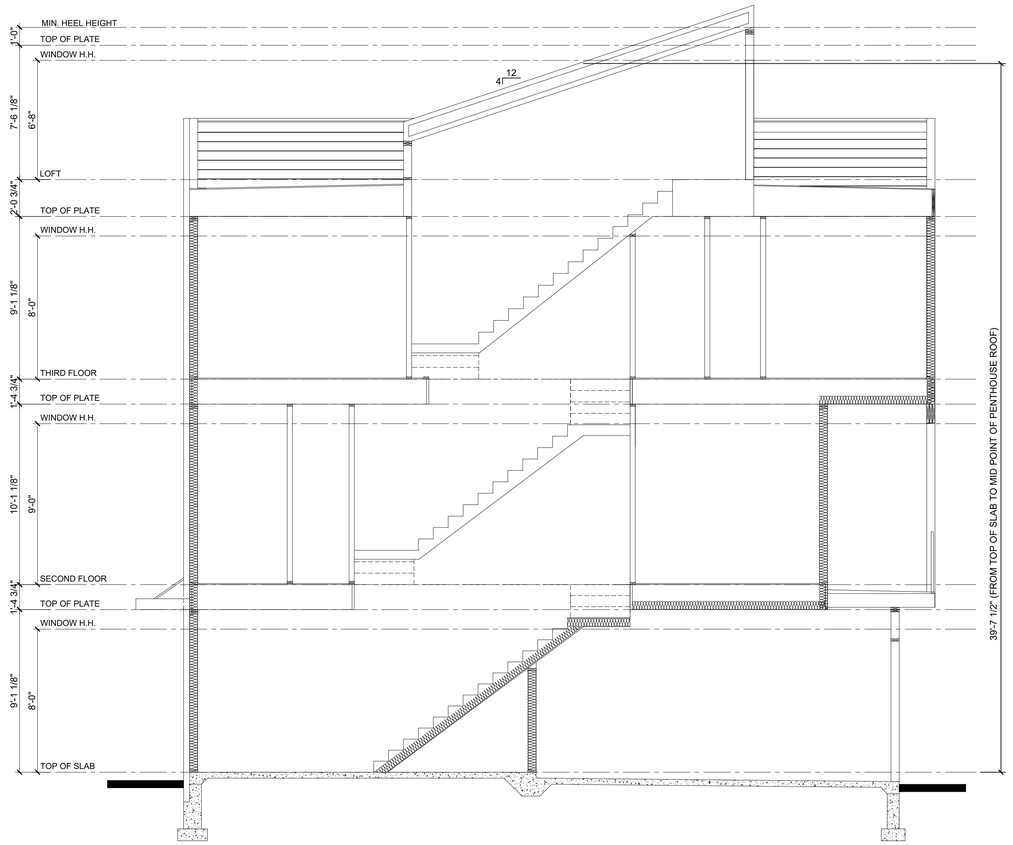
BUCHANNAN PARK
801 BUCHANNAN ST., DC
20260091.00

SCHEMATIC DESIGN
SEPTEMBER 08, 2026

0 2 4 8

16’ & 20’ ELEVATION

A2.2



TYP. SECTION - OPT. PENTHOUSE

PENTHOUSE IS LIMITED TO A MAXIMUM OF 30 SQ. FT. PER (SUBTITLE C, SEC. 1501.1(b))

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DREAM FINDERS
THE MARK OF A QUALITY HOME

BUCHANNAN PARK
801 BUCHANNAN ST., DC
20260091.00

SCHEMATIC DESIGN
SEPTEMBER 08, 2026

0 2 4 8

16' - 20' THs

A3.0