

VICINITY MAP
SCALE 1" = 1000'

VKA CAPITOL
ENGINEERS * PLANNERS * LANDSCAPE ARCHITECTS * SURVEYORS * GEOMATICS

SONEIL CHARLES
COORDINATOR
charles@vkapitol.com

PROJECT: 653, LOTS 14-15, 53-54, 60-64, 70, 810 AND 811 SOUTH CAPITOL STREET, SW WASHINGTON, D.C. 20024
VKA CAPITO, LLC * 4810 MASONRY AVENUE, SUITE 16 * WASHINGTON, DC 20016 * PHONE: 202-244-4140 * WWW.VKACAPITOL.COM *

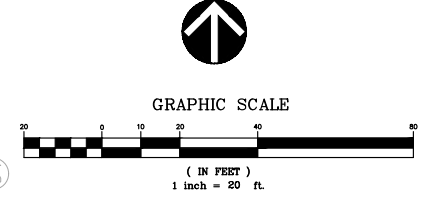
SOUTH CAPITOL STREET
SQ. 653, LOTS 14-15, 53-54, 60-64, 70, 810 AND 811
1319 SOUTH CAPITOL STREET, SW
WASHINGTON, D.C. 20024

**GRADING PLAN
ENLARGED**

TEST PIT NOTE
INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION, ELEVATIONS, AND SIZES OF EX. UTILITIES BY DIGGING TESTS PITS BY HAND AT ALL POINTS OF CONNECTION AND AT CROSSINGS. RESULTS FROM THESE TEST PITS SHALL BE SUBMITTED TO THE ARCHITECT FIVE (5) WORKING DAYS PRIOR TO COMMENCING CONSTRUCTION AND/OR ORDERING MATERIALS.

"FOR LOCATION OF UTILITIES CALL 8-1-1 OR 1-800-257-7777 OR LOG ON TO OR 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"

NOTE: THE INFORMATION DESIGN AND CONTENT OF THE DRAWINGS OR DOCUMENTS ATTACHED HERETO ARE PROPRIETARY TO VKA CAPITOL, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THE ATTACHED DRAWINGS AND/OR DOCUMENTS MUST NOT BE FORWARDED, SHARED, COPIED, INSTANTLY CONVERTED, REPRODUCED, OR USED FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VKA CAPITOL, LLC. VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.



VKA CAPITOL REVISIONS	
#	DESCRIPTION

DATE:	04/24/20
DES.	KUO
DWN.	VEM
SCALE:	AS SHOWN
PROJECT/FILE NO.	VC0277E
SHEET NO.	CIV0410

Green Area Ratio Scoresheet				
Address: 1319 S. Capitol Street		Square	Lot	Zone District
Other:		XXX	XX	CG-2
Lot size (enter this value first) *		Lot area (sf)	Minimum Score	Multiplier
		37,453	0.30	SCORE: 0.311
Landscape Elements				
A Landscaped areas (select one of the following for each area)				
1	Landscaped areas with a soil depth < 24"	0	0.30	-
2	Landscaped areas with a soil depth ≥ 24"	5,203	0.60	3,121.8
3	Bioretention facilities	0	0.40	-
B Plantings (credit for plants in landscaped areas from Section A)				
1	Groundcovers, or other plants < 2' height	3,582	0.20	716.4
2	Plants ≥ 2' height at maturity - calculated at 9-sf per plant	275	0.30	742.5
3	New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	21	0.50	525.0
4	New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	3	0.60	450.0
5	Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	0	0.70	-
6	Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	0	0.70	-
7	Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	0	0.70	-
8	Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	0	0.80	-
9	Vegetated wall, plantings on a vertical surface	500	0.60	300.0
C Vegetated or "green" roofs				

1	Over at least 2" and less than 8" of growth medium	0	0.60	0	-
2	Over at least 8" of growth medium	6,400	0.80	3,200	5,120.0
D Permeable Paving***					
1	Permeable paving over 6" to 24" of soil or gravel	0	0.40	-	-
2	Permeable paving over at least 24" of soil or gravel	0	0.50	-	-
E Other					
1	Enhanced tree growth systems***	0	0.40	-	-
2	Renewable energy generation	0	0.50	-	-
3	Approved water features	0	0.20	-	-
					sub-total of sq ft = 19,960
F Bonuses					
1	Native plant species	6,820	0.10	-	682.0
2	Landscaping in food cultivation	0	0.10	-	-
3	Harvested stormwater irrigation	0	0.10	-	-
					Green Area Ratio numerator = 11,658
*** 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. -

NOTE: THE GAR ELEMENTS AND FIGURES SHOWN HERE ARE PRELIMINARY AND SUBJECT TO CHANGE. THE PROJECT WILL PROVIDE NO LESS THAN 0.3 GAR.



1319 South Capitol Street
LEED v4 NC
September 14, 2020



"Path to Gold" credit

0 0 1 Integrated Process Possible Points: 1

			1	Credit 1	Integrated Process	1
--	--	--	---	----------	--------------------	---

14 1 1 Location and Transportation Possible Points: 16

			16	Credit 1	LEED for Neighborhood Development	16
1				Credit 2	Sensitive Land Protection	1
2				Credit 3	High Priority Site	2
5				Credit 4	Surrounding Density and Diverse Uses	5
4		1		Credit 5	Access to Quality Transit	5
1				Credit 6	Bicycle Facilities	1
	1			Credit 7	Reduced Parking Footprint	1
1				Credit 8	Green Vehicles	1

PATH 1	16
PATH 2	1

4 4 2 Sustainable Sites Possible Points: 10

Y				Prereq 1	Construction Activity Pollution Prevention	Req
1				Credit 1	Site Assessment	1
	1	1		Credit 2	Site Development - Protect or Restore Habitat	2
	1			Credit 3	Open Space	1
1	1	1		Credit 4	Rainwater Management	3
1	1			Credit 5	Heat Island Reduction	2
1				Credit 6	Light Pollution Reduction	1

5 2 4 Water Efficiency Possible Points: 11

Y				Prereq 1	Outdoor Water Use Reduction	Req
Y				Prereq 2	Indoor Water Use Reduction	Req
Y				Prereq 3	Building-Level Water Metering	Req
2				Credit 1	Outdoor Water Use Reduction	2
3	1	2		Credit 2	Indoor Water Use Reduction	6
		2		Credit 3	Cooling Tower Water Use	2
	1			Credit 4	Water Metering	1

8 6 19 Energy and Atmosphere Possible Points: 33

Y				Prereq 1	Fundamental Commissioning and Verification	Req
Y				Prereq 2	Minimum Energy Performance	Req
Y				Prereq 3	Building-Level Energy Metering	Req
Y				Prereq 4	Fundamental Refrigerant Management	Req
3		3		Credit 1	Enhanced Commissioning	6
5	3	10		Credit 2	Optimize Energy Performance	18
		1		Credit 3	Advanced Energy Metering	1
		2		Credit 4	Demand Response	2
	1	2		Credit 5	Renewable Energy Production	3
		1		Credit 6	Enhanced Refrigerant Management	1
	2			Credit 7	Green Power and Carbon Offsets	2

6 2 5 Materials and Resources Possible Points: 13

Y				Prereq 1	Storage and Collection of Recyclables	Req
Y				Prereq 2	Construction and Demolition Waste Management Planning	Req
1	2	2		Credit 1	Building Life-Cycle Impact Reduction	5
1		1		Credit 2	Product Disclosure and Optimization - Environmental Product Declarations	2
1		1		Credit 3	Product Disclosure and Optimization - Sourcing of Raw Materials	2
1		1		Credit 4	Product Disclosure and Optimization - Material Ingredients	2
2				Credit 5	Construction and Demolition Waste Management	2

5 5 6 Indoor Environmental Quality Possible Points: 16

Y				Prereq 1	Minimum Indoor Air Quality Performance	Req
Y				Prereq 2	Environmental Tobacco Smoke Control	Req
1		1		Credit 1	Enhanced Indoor Air Quality Strategies	2
2	1			Credit 2	Low-Emitting Materials	3
1				Credit 3	Construction Indoor Air Quality Management Plan	1
	2			Credit 4	Indoor Air Quality Assessment	2
	1			Credit 5	Thermal Comfort	1
	1	1		Credit 6	Interior Lighting	2
		3		Credit 7	Daylight	3
1				Credit 8	Quality Views	1
		1		Credit 9	Acoustic Performance	1

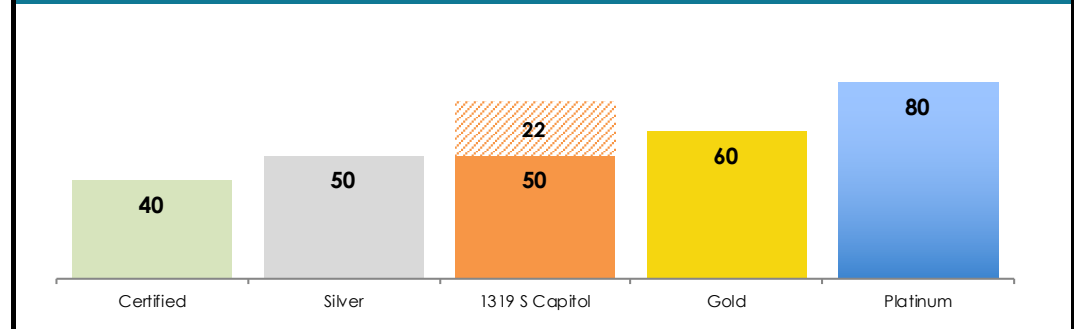
6 0 0 Innovation Possible Points: 6

5				Credit 1	Innovation	5
1				Credit 2	LEED Accredited Professional	1

2 2 0 Regional Priority Credits (2003) Possible Points: 4

1				Credit 1.1	Regional Priority: Access to Quality Transit (Threshold: 4 pts)	1
	1			Credit 1.2	Regional Priority: Reduced Parking Footprint (Carshare option)	1
1				Credit 1.3	Regional Priority: Green Vehicles	1
	1			Credit 1.4	Regional Priority: Rainwater Management (Threshold: 3 pts)	1

50 22 38 Total Possible Points: 110



NOTE: APPLICANT MAY DISTRIBUTE LEED POINTS TO OTHER OR ADDITIONAL LEED-POINT GENERATING ITEMS TO ACHIEVE THE SAME OR GREATER LEED POINT TOTAL AND THE SAME (OR GREATER) LEED SILVER LEVEL.