

# LEED PRELIMINARY SCORECARD



LEED for Homes v4: Multifamily Mid-Rise  
 Square 695  
 August 19, 2021



2	0	0	Integrative Process		Possible Points: 2
Y	?	N			
2			Credit	Integrative Process	

13.5	1.5	0	Location and Transportation		Possible Points: 15
Y	?	N			
Y			Prereq	Floodplain Avoidance	Required
7	1		Credit	Site Selection (v4.1)	8
3			Credit	Compact Development	3
2			Credit	Community Resources	2
1.5	0.5		Credit	Access to Transit	2

6	1	0	Sustainable Sites		Possible Points: 7
Y	?	N			
Y			Prereq	Construction Activity Pollution Prevention	Required
Y			Prereq	No Invasive Plants	Required
1	1		Credit	Heat Island Reduction	2
3			Credit	Rainwater Management (v4.1)	3
2			Credit	Non-Toxic Pest Control	2

6	2	4	Water Efficiency		Possible Points: 12
Y	?	N			
Y			Prereq	Water Metering	Required
6	2	4	Credit	Total Water Use	12

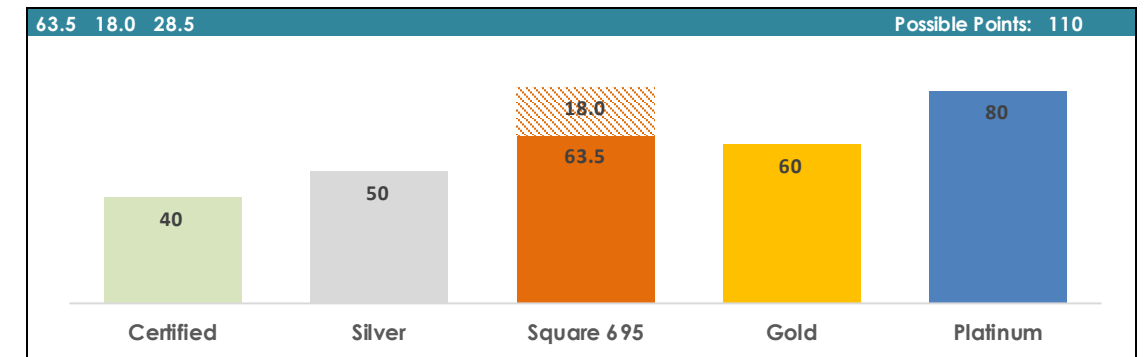
19.5	8	9.5	Energy and Atmosphere		Possible Points: 37
Y	?	N			
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Energy Metering	Required
Y			Prereq	Education of the Homeowner, Tenant or Building Manager	Required
18.5	5	6.5	Credit	Annual Energy Use	30
	2	3	Credit	Efficient Hot Water Distribution	5
1	1		Credit	Advanced Utility Tracking	2

2.5	1	5.5	Materials and Resources		Possible Points: 9
Y	?	N			
Y			Prereq	Certified Tropical Wood	Required
Y			Prereq	Durability Management	Required
	1		Credit	Durability Management Verification	1
0.5		4.5	Credit	Environmentally Preferable Products	5
2		1	Credit	Construction Waste Management	3

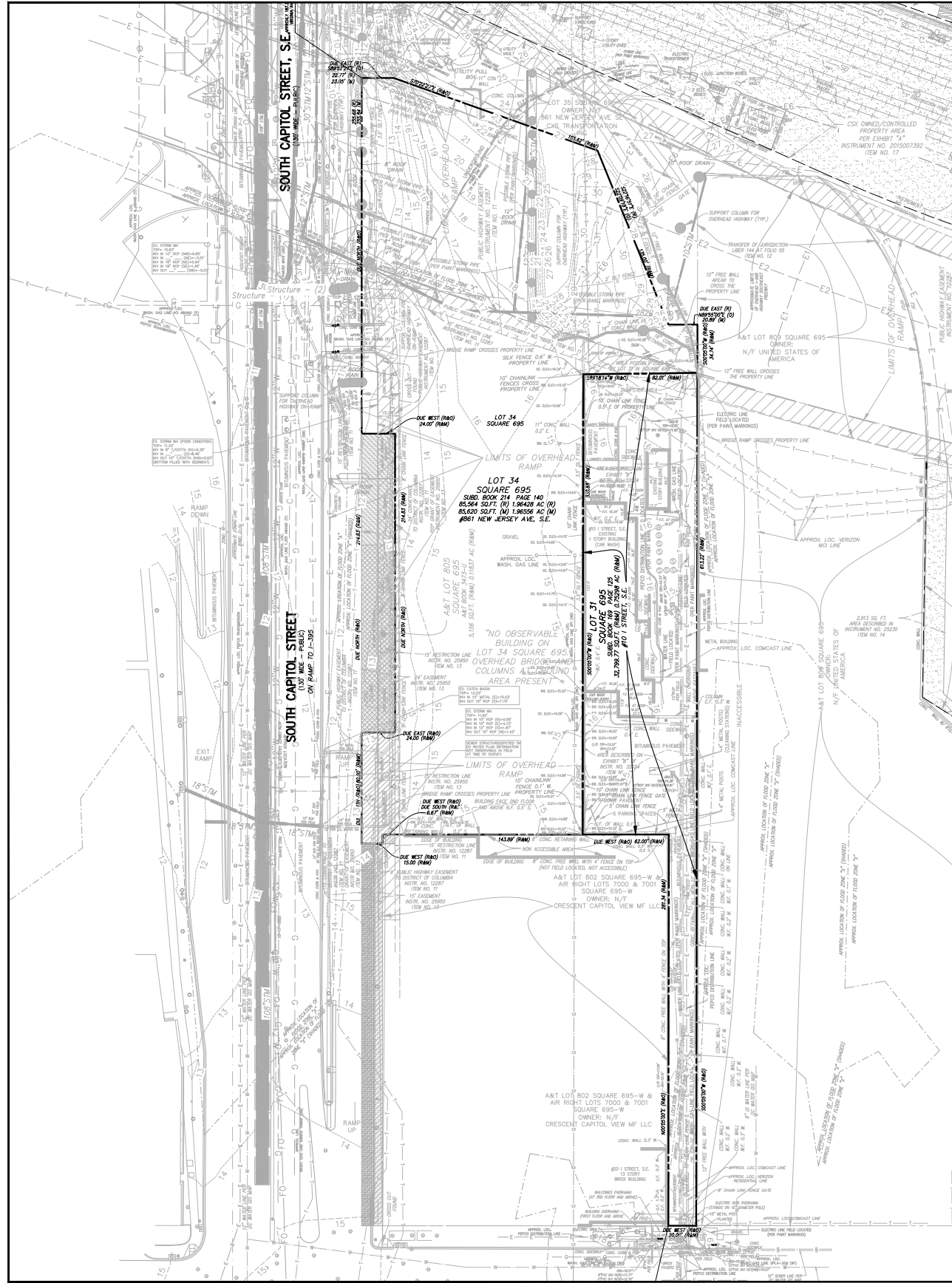
7	1.5	9.5	Indoor Environmental Quality		Possible Points: 18
Y	?	N			
Y			Prereq	Ventilation	Required
Y			Prereq	Combustion Venting	Required
Y			Prereq	Garage Pollutant Protection	Required
Y			Prereq	Radon-Resistant Construction	Required
Y			Prereq	Air Filtering	Required
Y			Prereq	Environmental Tobacco Smoke	Required
Y			Prereq	Compartmentalization	Required
1		2	Credit	Enhanced Ventilation	3
	0.5	1.5	Credit	Contaminant Control	2
1		2	Credit	Balancing of Heating and Cooling Distribution Systems	3
		3	Credit	Enhanced Compartmentalization	3
1	1		Credit	Enhanced Combustion Venting	2
		1	Credit	Enhanced Garage Pollutant Protection	1
3			Credit	Low Emitting Products (v4.1)	3
1			Credit	No Environmental Tobacco Smoke	1

5	1	0	Innovation		Possible Points: 6
Y	?	N			
4	1		Credit	Innovation	5
1			Credit	LEED AP Homes	1

2	2	0	Regional Priority Credits		Possible Points: 4
Y	?	N			
	1		Credit	Site Selection (8 pts)	1
1			Credit	Community Resources (2 pts)	1
	1		Credit	Access to Transit (2 pts)	1
1			Credit	Rainwater Mgmt (3)	1



**Note:**  
 - min 8 points total in LT and EA required  
 - min 3 points in WE required  
 - min 3 points in EQ required



### UTILITY NOTE:

THE UNDERGROUND UTILITY LOCATIONS SPECIFICALLY NOTED IN THE TABLE BELOW AND GRAPHICALLY SHOWN HEREON HAVE BEEN LOCATED FROM A COMBINATION OF FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE INDICATED FROM THE INFORMATION NOTED IN THE TABLE BELOW WHICH COMPRISES THE RECORD INFORMATION OBTAINED BY THE SURVEYOR. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, UNLESS SPECIFICALLY NOTED ON THE DRAWING. THE FOLLOWING UTILITY COMPANIES HAVE BEEN SOLICITED FOR THEIR PLANS AND RECORD UTILITY DRAWINGS, LISTED BELOW ARE SPECIFIC PLAN/SHEET NUMBERS OF DRAWINGS PROVIDED BY THE UTILITY COMPANY OR LACK OF RESPONSE IS NOTED.

UTILITY COMPANY	PLAN # / SHEET #
VERIZON (VERIZON ENGINEERING 13101 COLUMBIA PIKE FDC 1 SILVER SPRING, MD. 20904)	NO REPLY AT THIS TIME
COMCAST (NED-BLT_BeltwayRegionDesignRequests @comcast.com)	NO REPLY AT THIS TIME
WASHINGTON GAS/NO REPLACEMENT SECTION (MappingResearch@washgas.com & WAMazzoli@washgas.com)	ROUGH MAP PROVIDED, DATED 3/8/2021.
VERIZON BUSINESS (MO) (Investigations@verizon.com)	NO REPLY AT THIS TIME
PEPCO DISTRIBUTION (dedc@pepco.com)	NO REPLY AT THIS TIME
PEPCO TRANSMISSION (oliveander@pepco.com)	PEPCO TRANSMISSION HAS NO UNDERGROUND TRANSMISSION ASSETS IN THE PROJECT AREA PER E-MAIL DATED 7/17/2019.
DC WATER - SEWER & WATER (permit.operations@dcwater.com)	NO REPLY AT THIS TIME
AT&T LOCAL (mb458@att.com)	AT&T LOCAL HAS FACILITIES IN THE PROJECT AREA (IN THE VERIZON RESIDENTIAL CONDUIT SYSTEM ALONG S. CAPITOL ST. SE.) PER E-MAIL DATED 3/4/2021.
AT&T CORE/AT&T LEGACY/AT&T LONG DISTANCE (gn135@att.com)	AT&T HAS FACILITIES IN THE PROJECT AREA ALONG S. CAPITOL ST. SW AND EYE ST SE. PER EMAIL AND DRAWING 922DN003 AND 922DN004 DATED 3/12/21. EXACT LOCATIONS NOT PROVIDED.
LUMEN/CENTURY LINK (relocations@lumen.com)	LUMEN HAS FACILITIES IN THE PROJECT AREA ALONG S. CAPITOL ST. SE. PER EMAIL AND GIS MAP DATED 3/5/21 EXACT LOCATIONS NOT PROVIDED.
FIBER LIGHT (Wayne. hithcox@fiberlight.com)	NO REPLY AT THIS TIME
ZAYO (douglassh@zayo.com)	NO FACILITIES ON SITE PER PER ZAYO TRANZACT ONLINE INTERACTIVE MAP. PER E-MAIL DATED 3/4/2021.

THE OWNER/DEVELOPER OF THE SUBJECT PROPERTY IS RESPONSIBLE FOR OBTAINING INFORMATION AND COORDINATING WITH ALL OTHER UTILITIES NOT LISTED IN THE TABLE ABOVE. THE OWNER/DEVELOPER IS ALSO RESPONSIBLE FOR CONTACTING "MISS UTILITY" 48 HOURS PRIOR TO CONSTRUCTION. VIKI CAPITOL, LLC HAS NOT REQUESTED MISS UTILITY MARKINGS OF UNDERGROUND UTILITY LINES.

### LEGEND

<ul style="list-style-type: none"> <li>--- SUBJECT PROPERTY LINE</li> <li>--- ADJACENT PROPERTY LINE</li> <li>--- BUILDING RESTRICTION LINE</li> <li>--- ELECTRICAL CONDUIT</li> <li>--- NATURAL GAS CONDUIT</li> <li>--- OVERHEAD WIRES</li> <li>--- TELEPHONE/COMMUNICATIONS CONDUIT</li> <li>--- WATER LINE</li> <li>--- CABLE TV</li> <li>--- SANITARY SEWER CONDUIT</li> <li>--- STORM DRAIN CONDUIT</li> <li>--- FENCE LINE</li> <li>--- GUARD RAIL</li> <li>--- EDGE OF PAVEMENT</li> <li>--- APPROXIMATE ZONING LINE</li> <li>--- BUILDING LINE</li> <li>--- RETAINING OR FREE STANDING WALL</li> <li>--- MAJOR CONTOUR</li> <li>--- MINOR CONTOUR</li> <li>--- TREE DRIP LINE</li> <li>--- FLOOD LINE</li> <li>--- SWALE</li> </ul>	<ul style="list-style-type: none"> <li>● BOLLARD</li> <li>● FLAG POLE</li> <li>● PARKING METER</li> <li>● BIKE RACK</li> <li>● SIGN POST</li> <li>● TRASH CONTAINER</li> <li>● HANDICAP PARKING SPACE</li> <li>● MAIL BOX</li> <li>● TREE</li> <li>● SANITARY MANHOLE</li> <li>● CLEAN OUT</li> <li>● STORM DRAIN MANHOLE</li> <li>● GRATE</li> <li>● WATER MANHOLE</li> <li>● FIRE HYDRANT</li> <li>● UNKNOWN UTILITY CONNECTION</li> <li>● WATER METER</li> <li>● WATER VALVE</li> <li>● BENCHMARK</li> <li>● CONCRETE</li> <li>● CAST IRON</li> <li>● EASEMENT</li> <li>● CIRCUMFERENCE</li> <li>● ACCESSIBLE RAMP</li> <li>● MONITORING WELL</li> <li>● TRAFFIC CONTROL BOX</li> <li>● MAIL LIGHT</li> <li>● PHONE PEDESTAL</li> <li>● IRRIGATION CONTROL VALVE</li> </ul>	<ul style="list-style-type: none"> <li>⊕ ELECTRIC MANHOLE</li> <li>⊖ ELECTRIC VALVE</li> <li>⊖ ELECTRIC METER</li> <li>○ UTILITY POLE</li> <li>○ GUY WIRE</li> <li>○ UTILITY POLE W/STREET LIGHT</li> <li>○ LAMP POST</li> <li>○ COBRA LIGHT POLE</li> <li>○ UTILITY POLE W/ALLEY LIGHT</li> <li>● TRAFFIC SIGNAL POLE</li> <li>● HVAC UNIT</li> <li>● TELEPHONE MANHOLE</li> <li>● UNKNOWN UTILITY MANHOLE</li> <li>● UNKNOWN UTILITY VALVE</li> <li>● GAS VALVE</li> <li>● GAS METER</li> <li>● GAS MANHOLE</li> <li>● CROSS CUT/SCRIBE</li> <li>● NAIL/REBAR/DISC/DRILL HOLE</li> <li>● PIPE</li> </ul>	<ul style="list-style-type: none"> <li>(N)..... NORTH</li> <li>(S)..... SOUTH</li> <li>(E)..... EAST</li> <li>(W)..... WEST</li> <li>(NLY)..... NORTHERLY</li> <li>(SLY)..... SOUTHERLY</li> <li>(ELY)..... EASTERLY</li> <li>(WLY)..... WESTERLY</li> <li>N.F. .... NORTH FACE</li> <li>S.F. .... SOUTH FACE</li> <li>E.F. .... EAST FACE</li> <li>W.F. .... WEST FACE</li> <li>P.G. .... PAGE</li> <li>A&amp;T ..... ASSESSMENT &amp; TAXATION</li> <li>BRL ..... BUILDING RESTRICTION LINE</li> <li>SQ.FT. .... SQUARE FEET</li> <li>AC ..... ACRES</li> <li>(R) ..... RECORD INFORMATION</li> <li>(M) ..... MEASURED INFORMATION</li> <li>(O) ..... OBSERVED ANGLE OR BEARING</li> <li>(C) ..... COMPUTED INFORMATION</li> <li>DATA ..... DATA ACCORDING TO RECORD</li> <li>FD ..... FOUND</li> <li>INST ..... INSTRUMENT</li> <li>INV ..... INVERT</li> <li>PCP ..... REINFORCED CONCRETE PIPE</li> <li>CMP ..... CORRUGATED METAL PIPE</li> <li>PVC ..... POLY VINYL CHLORIDE</li> <li>HPPE ..... HIGH DENSITY POLYETHYLENE</li> <li>CS ..... COMBINED STORM &amp; SEWER</li> <li>SS ..... SANITARY SEWER</li> <li>SD ..... STORM DRAIN</li> <li>WL ..... WATER LINE</li> <li>GL ..... GAS LINE</li> <li>CI ..... CAST IRON</li> <li>WRFP ..... WRAPPED</li> <li>STL ..... STEEL</li> <li>TC ..... TOP OF CURB</li> </ul>
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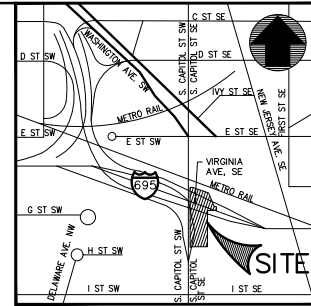
### NOTES:

- THE SUBJECT PROPERTY IS IDENTIFIED FOR TAXATION & ASSESSMENT AS: 0695 0034 (861 NEW JERSEY AVE SE) 0695 0805 (SOUTH CAPITOL ST SE)
- THE HORIZONTAL DATUM IS BASED ON PLANS FROM THE OFFICE OF THE SURVEYOR OF THE DISTRICT OF COLUMBIA.
- THE VERTICAL DATUM IS BASED ON DISTRICT OF COLUMBIA DEPARTMENT OF PUBLIC WORK (DOPW), DCSD BENCH MARKS XXX USED & CHECKED.  
ON-SITE BENCHMARKS:  
BM #1: (DESCRIPTION AND LOCATION) (ELEVATION= FEET)  
BM #2: (DESCRIPTION AND LOCATION) (ELEVATION= FEET)
- THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" SHADED (AREA DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 1100010109C FOR WASHINGTON, D.C. DATED SEPTEMBER 21, 2010.
- THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY.
- THE SUBJECT AND ADJACENT PROPERTY OWNER REFERENCES LISTED HEREON WERE TAKEN FROM THE DISTRICT OF COLUMBIA'S DORA PROPERTY INFORMATION VERIFICATION SYSTEM WEBSITE, ONLINE TAX ASSESSMENT RECORDS, LAND RECORDS AND/OR THE REFERENCED TITLE COMMITMENT. ACTUAL OWNERSHIP IS NOT PART OF THE CERTIFICATION SHOWN HEREON.
- THE STORM AND SANITARY INVERT ELEVATIONS AND PIPE SIZE INFORMATION SHOWN HEREON WERE OBTAINED BY APPROXIMATE FIELD MEASUREMENTS, UNLESS NOTED AS OBTAINED FROM PLANS.

### ZONING NOTE:

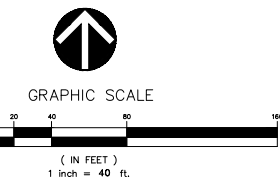
THE FOLLOWING INFORMATION WAS TAKEN FROM DD02.DC.GOV WEB SITE.  
LOT 0034 IN SQUARE 0695 D-5 (PERMITS HIGH DENSITY DEVELOPMENT, WITH INCENTIVES FOR RESIDENTIAL USE IN PREDOMINANTLY NON-RESIDENTIAL AREAS)  
A&T LOT 0805 IN SQUARE 0695 D-5 (PERMITS HIGH DENSITY DEVELOPMENT, WITH INCENTIVES FOR RESIDENTIAL USE IN PREDOMINANTLY NON-RESIDENTIAL AREAS)

THIS INFORMATION DOES NOT CONSTITUTE A "ZONING OPINION" AND IS NOT SUBJECT TO THE SURVEYOR'S CERTIFICATION SHOWN HEREON.



### AREA TABULATION

LOT 34	85,564 SQ.FT. OR 1.96428 AC. (R)	85,620 SQ.FT. OR 1.96556 AC. (M)
A&T LOT 805	5,156 SQ.FT. OR 1.11837 AC. (R)	5,156 SQ.FT. OR 1.11837 AC. (M)
TOTAL	90,720 SQ.FT. OR 2.08265 AC. (R)	90,776 SQ.FT. OR 2.08393 AC. (M)



**VIKI CAPITOL**  
ENGINEERS \* PLANNERS \* LANDSCAPE ARCHITECTS \* SURVEYORS \* GEOMETRIC DESIGNERS

PROJECT COORDINATOR:  
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4810 MASSACHUSETTS AVENUE, NW SUITE 16  
WASHINGTON, DC 20016 \* PHONE: 202.244.4140 \*  
FAX: 202.244.4140 \* WWW.VIKICAPITOL.COM

861 NEW JERSEY AVENUE, SE  
SQUARE 695, LOTS 31 & 34  
WASHINGTON, D.C.

EXISTING CONDITIONS PLAN

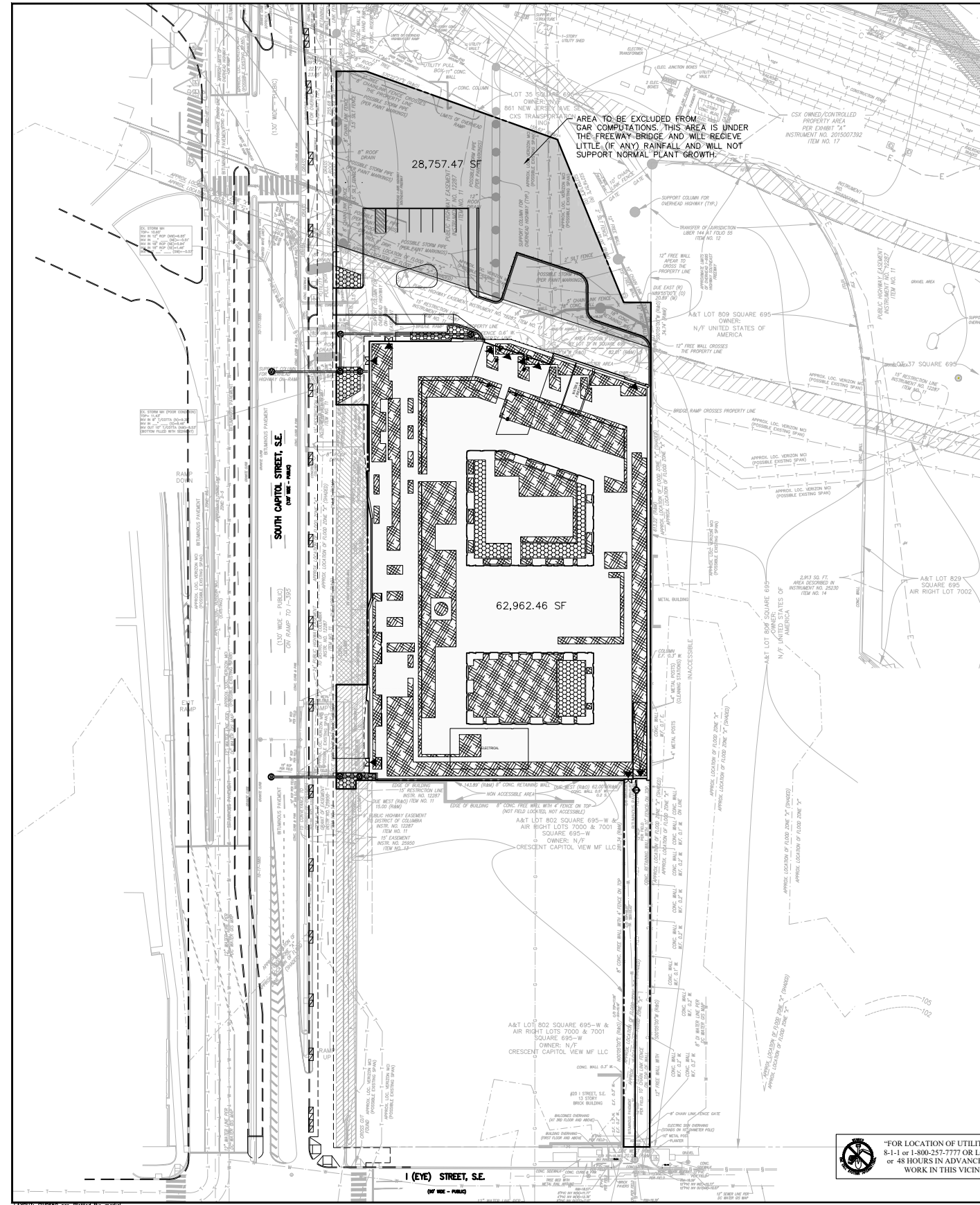
VIKI CAPITOL REVISIONS

#	DATE	DESCRIPTION

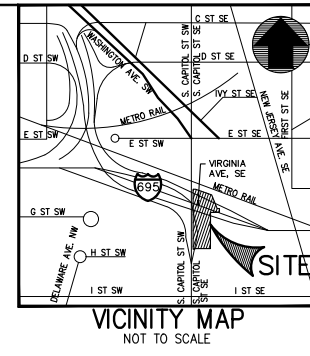
DATE: 03/15/21  
DES. SC DWN. VEM  
SCALE: AS SHOWN  
PROJECT/FILE NO. VC0642B  
SHEET NO. CIV0100

**\*\*NOTE\*\***  
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# CIVIL GREEN AREA RATIO (GAR) PLAN



Green Area Ratio Scoresheet				
Address: 861 SOUTH CAPITOL ST, SE	Lot: 695	Zone District: D-5		
Other: Minus area under the existing bridge	Lot area (SF): 62,962	Minimum Score: 0.2	Multiplier: 0.271	Score: 0.271
<b>Landscape Elements</b>				
<b>A Landscaped areas (select one of the following for each area)</b>				
1. Landscaped areas with a soil depth < 24"	Score: 0.30	Factor: 0.30		
2. Landscaped areas with a soil depth > 24"	Score: 0.60	Factor: 0.60		
3. Bioretention facilities	Score: 3,932	Factor: 0.40		1,572.8
<b>B Plantings (credit for plants in landscaped areas from Section A)</b>				
1. Groundcovers, or other plants < 2' height	Score: 0.30	Factor: 0.30		
2. Plants > 2' height at maturity	Score: 0.30	Factor: 0.30		
3. New trees with less than 40-foot canopy spread	Score: 0.50	Factor: 0.50		
4. New trees with 40 foot or greater canopy spread	Score: 0.60	Factor: 0.60		
5. Preservation of existing tree 6" to 12" DBH	Score: 0.70	Factor: 0.70		
6. Preservation of existing tree 12" to 18" DBH	Score: 0.70	Factor: 0.70		
7. Preservation of existing tree 18" to 24" DBH	Score: 0.70	Factor: 0.70		
8. Preservation of existing trees 24" DBH or greater	Score: 0.80	Factor: 0.80		
9. Vegetated wal, plantings on a vertical surface	Score: 0.60	Factor: 0.60		
<b>C Vegetated or "green" roofs</b>				
1. Over at least 2" and less than 8" of growth medium	Score: 25,815	Factor: 0.60		15,489.0
2. Over at least 8" of growth medium	Score: 0.80	Factor: 0.80		
<b>D Permeable Paving***</b>				
1. Permeable paving over 6" to 24" of soil or grave	Score: 0.40	Factor: 0.40		
2. Permeable paving over at least 24" of soil or grave	Score: 0.50	Factor: 0.50		
<b>F Other</b>				
1. Enhanced tree growth systems***	Score: 0.40	Factor: 0.40		
2. Renewable energy generation	Score: 0.50	Factor: 0.50		
3. Approved water features	Score: 0.30	Factor: 0.30		
<b>F Bonuses</b>				
Sub-total of top 3 = 28,767				
1. Native plant species	Score: 0	Factor: 0.50		
2. Landscaping in food cultivation	Score: 0.30	Factor: 0.30		
3. Harvested stormwater irrigation	Score: 0.30	Factor: 0.30		
Green Area Ratio = 27,762				



**VKA CAPITOL**  
ENGINEERS \* PLANNERS \* LANDSCAPE ARCHITECTS \* SURVEYORS \* GEOMETRICS

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\* P. O. BOX 1114 \* C. A. P. I. T. O. L. C. O. M.

861 NEW JERSEY AVENUE, SE  
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GREEN AREA RATIO (GAR) PLAN

VKA CAPITOL REVISIONS

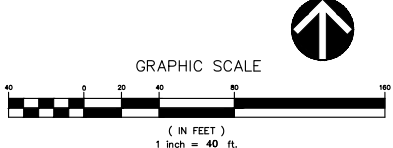
DATE	DESCRIPTION
03/19/21	DDOT SUBMISSION

DATE: 03/15/21  
DES. SC DWN. VEM  
SCALE: AS SHOWN  
PROJECT/FILE NO. VC0642B  
SHEET NO. CIV0650

**STORMWATER MANAGEMENT LEGEND**

	BIORETENTION FACILITY
	GREEN ROOF AREA
	AREA TO BE EXCLUDED FROM GAR COMPUTATIONS
	PROPOSED STORM PIPE AND MANHOLE
	PROPOSED SANITARY SEWER AND MANHOLE
	FUTURE CATCH BASIN PER DDOT PLAN
	FUTURE SOUTH CAPITOL ST REALIGNMENT PER DDOT PLAN

**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.

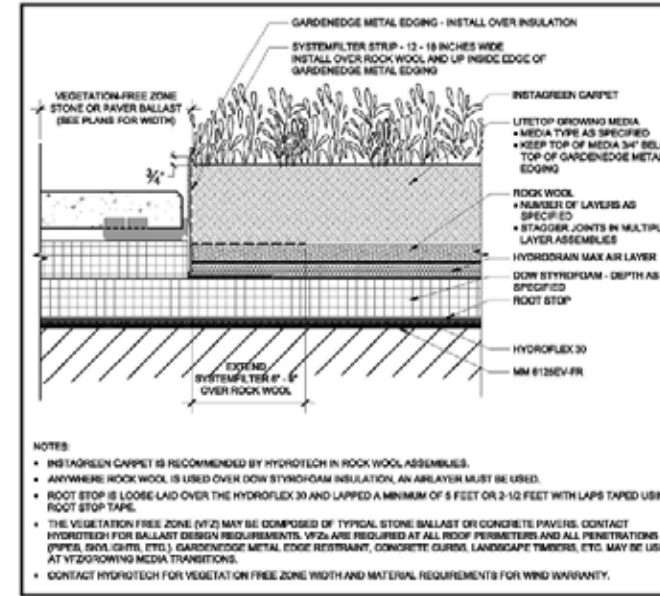


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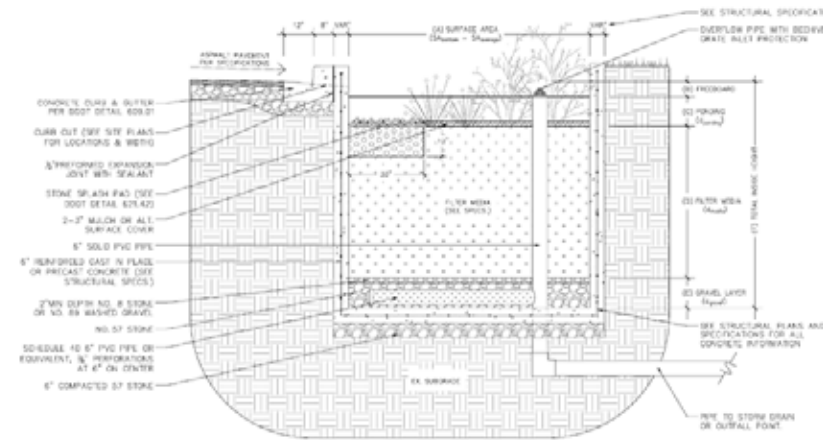
**SWRy**

Total Area of Site=	118,364
Post-project Land Cover	
Major Substantial Improvement =	0
Natural Cover =	0
Compacted Cover =	0
Impervious Cover =	71,253
BMP Cover =	29,748
Total Disturbed Area =	101,000
SWRy =	9,595 CF
	71,771 Gallons
On-site Retention Achieved =	9,825 CF
	73,480 Gallons
SRC Eligibility =	1,719 Gallons
Storage Volume of BMP's =	19141 CF

STORMWATER MANAGEMENT CALCULATIONS



TYPICAL GREEN ROOF SECTION DETAIL\*



TYPICAL BIO-RETENTION SECTION DETAIL\*

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ENGINEERS \* PLANNERS \* LANDSCAPE ARCHITECTS \* SURVEYORS \* GEOMATICS

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STORMWATER  
MANAGEMENT DETAILS

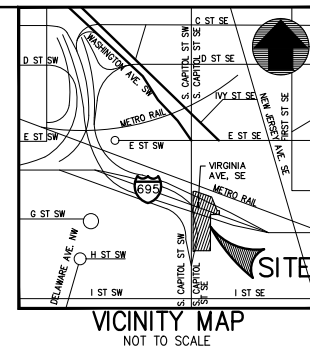
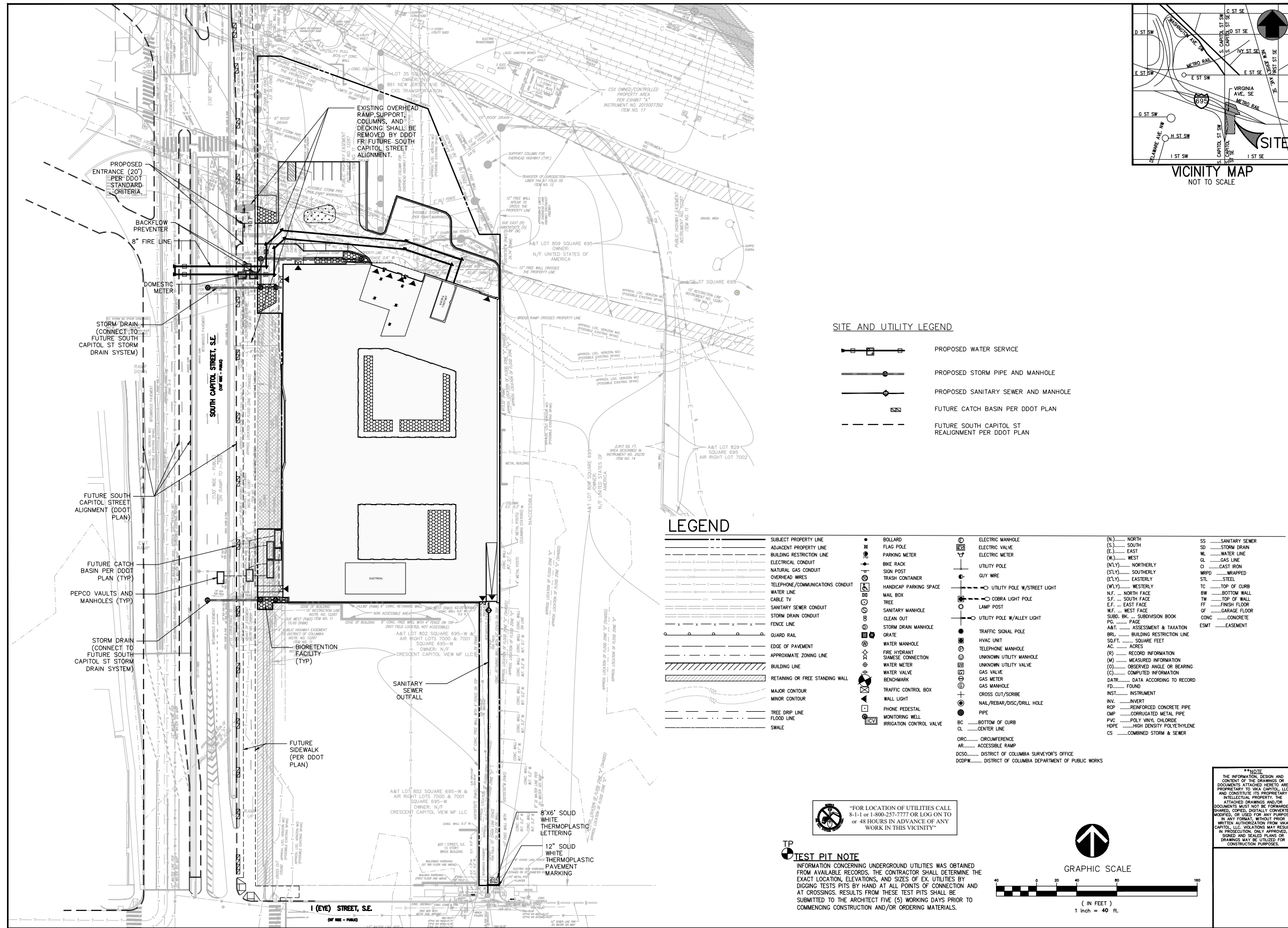
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PROJECT/FILE NO.	VC0642B	
SHEET NO.	CIV0610	

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S:\0000-1000\0642B - 861 New Jersey Ave. SE\0642B\0642B-100.dwg - Oct 19, 2021 AT 11:25:49 AM

# CIVIL SITE & UTILITY PLAN



**VKA CAPITOL**  
ENGINEER \* PLANNERS \* LANDSCAPE ARCHITECTS \* SURVEYORS \* GEOMETRICS

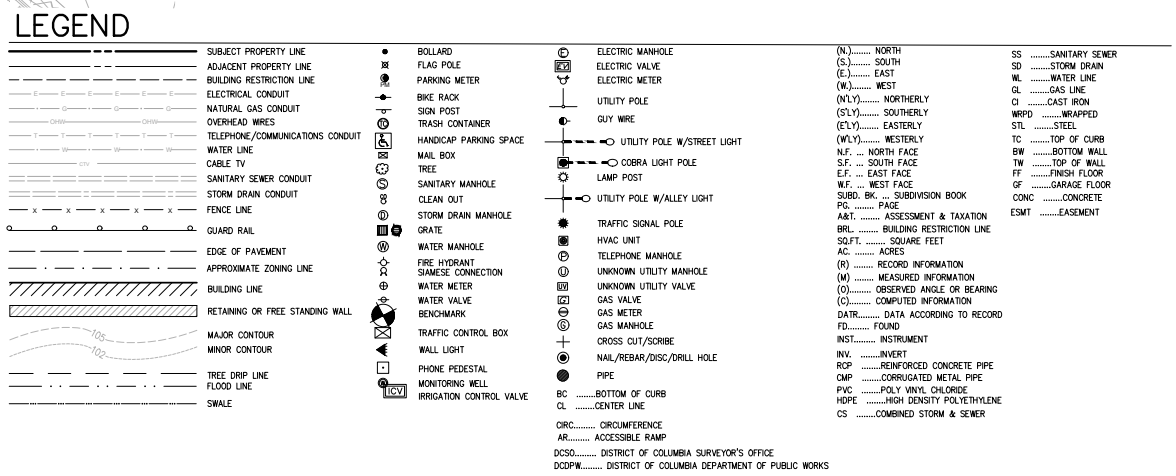
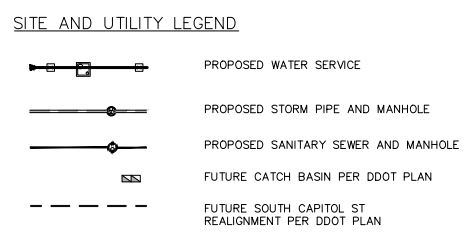
PROJECT COORDINATOR:  
**SONEIL CHARLES**  
charles@vikacapitol.com  
\* VKA CAPITOL, LLC \* 4910 MASSACHUSETTS AVENUE, NW SUITE 16 \*  
\* WASHINGTON, DC 20016 \* PHONE: 202.244.4140 \*  
\* P. E. N. E. \* I. T. A. C. A. P. I. T. I. O. N. \* D. C. \* W. \* D.

**861 NEW JERSEY AVENUE, SE  
SQUARE 695, LOTS 31 & 34  
WASHINGTON, D.C.**

## SITE AND UTILITY PLAN

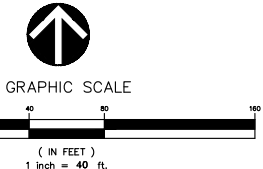
VKA CAPITOL REVISIONS

DATE	DESCRIPTION
1 03/19/21	DDOT SUBMISSION
DATE: 03/15/21	
DES. SC	DWN. VEM
SCALE: AS SHOWN	
PROJECT/FILE NO. VC0642B	
SHEET NO. CIV0300	



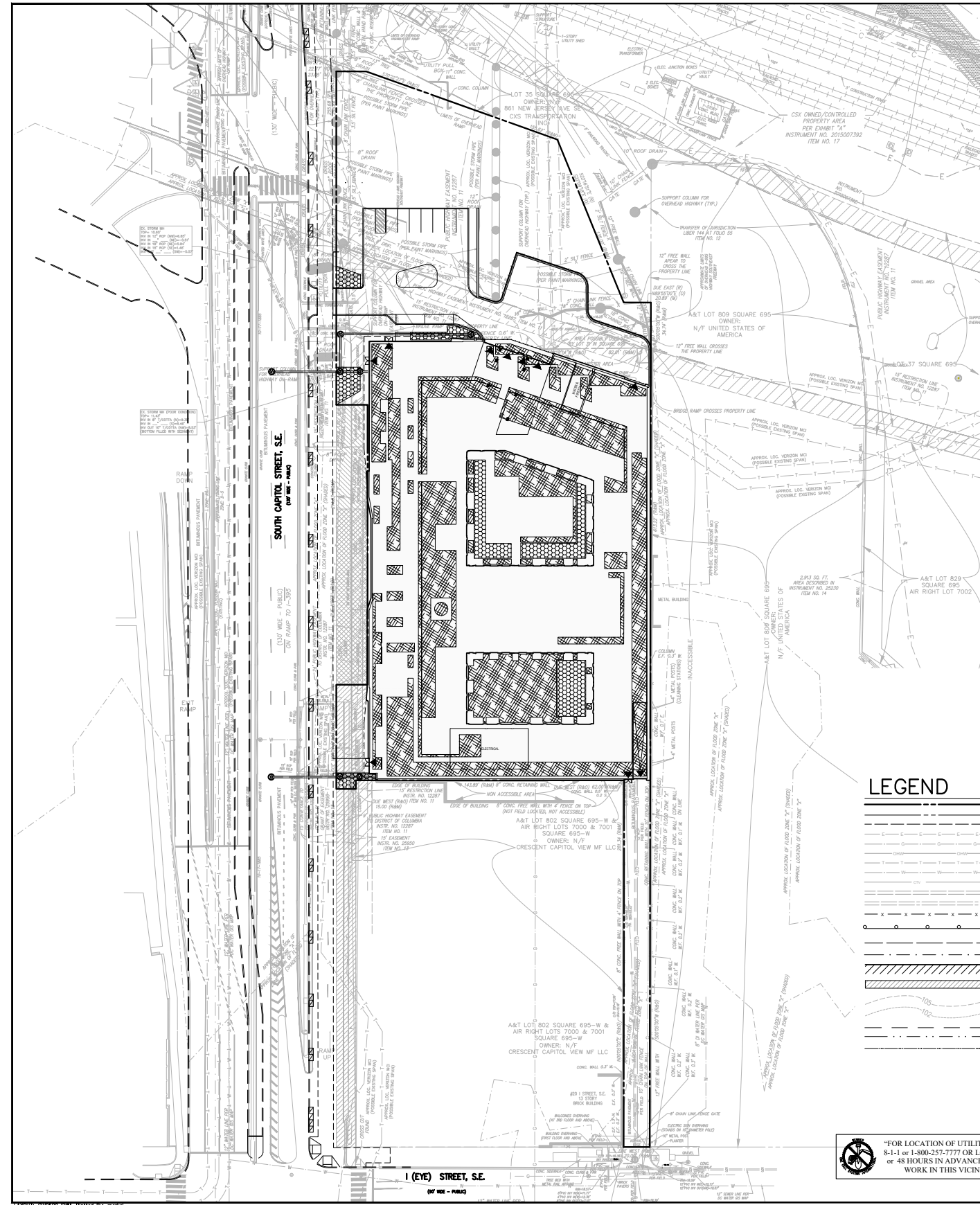
“FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO or 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY”

**TP 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.



CA001: CIV0300 SHL, Plotted by: mase

# CIVIL STORM WATER MANAGEMENT PLAN



### STORMWATER MANAGEMENT LEGEND

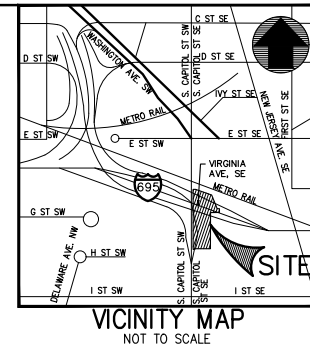
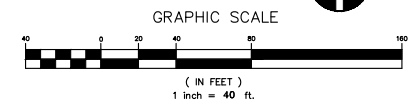
- BIORETENTION FACILITY
- GREEN ROOF AREA
- PROPOSED STORM PIPE AND MANHOLE
- PROPOSED SANITARY SEWER AND MANHOLE
- FUTURE CATCH BASIN PER DDOT PLAN
- FUTURE SOUTH CAPITOL ST REALIGNMENT PER DDOT PLAN

**NOTE: STORMWATER MANAGEMENT (SWM) FACILITIES AND COMPUTATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE. DURING THE PRODUCTION 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

- |  |   |   |
|--|---|---|
| <ul style="list-style-type: none"> <li>--- SUBJECT PROPERTY LINE</li> <li>--- ADJACENT PROPERTY LINE</li> <li>--- BUILDING RESTRICTION LINE</li> <li>--- ELECTRICAL CONDUIT</li> <li>--- NATURAL GAS CONDUIT</li> <li>--- OVERHEAD WIRES</li> <li>--- TELEPHONE/COMMUNICATIONS CONDUIT</li> <li>--- WATER LINE</li> <li>--- CABLE TV</li> <li>--- SANITARY SEWER CONDUIT</li> <li>--- STORM DRAIN CONDUIT</li> <li>--- FENCE LINE</li> <li>--- GUARD RAIL</li> <li>--- EDGE OF PAVEMENT</li> <li>--- APPROXIMATE ZONING LINE</li> <li>--- BUILDING LINE</li> <li>--- RETAINING OR FREE STANDING WALL</li> <li>--- MAJOR CONTOUR</li> <li>--- MINOR CONTOUR</li> <li>--- TREE DRIP LINE</li> <li>--- FLOOD LINE</li> <li>--- SWALE</li> </ul> | <ul style="list-style-type: none"> <li>• BOLLARD</li> <li>• FLAG POLE</li> <li>• PARKING METER</li> <li>• BIKE RACK</li> <li>• SIGN POST</li> <li>• TRASH CONTAINER</li> <li>• HANDICAP PARKING SPACE</li> <li>• MAIL BOX</li> <li>• TREE</li> <li>• SANITARY MANHOLE</li> <li>• CLEAN OUT</li> <li>• STORM DRAIN MANHOLE</li> <li>• GRATE</li> <li>• WATER MANHOLE</li> <li>• FIRE HYDRANT</li> <li>• WATER METER</li> <li>• WATER VALVE</li> <li>• WATER MARK</li> <li>• TRAFFIC CONTROL BOX</li> <li>• WALL LIGHT</li> <li>• PHONE PEDESTAL</li> <li>• MONITORING WELL</li> <li>• IRRIGATION CONTROL VALVE</li> <li>• ELECTRIC MANHOLE</li> <li>• ELECTRIC VALVE</li> <li>• ELECTRIC METER</li> <li>• UTILITY POLE</li> <li>• GUY WIRE</li> <li>• UTILITY POLE W/STREET LIGHT</li> <li>• COBRA LIGHT POLE</li> <li>• LAMP POST</li> <li>• UTILITY POLE W/ALLEY LIGHT</li> <li>• TRAFFIC SIGNAL POLE</li> <li>• HVAC UNIT</li> <li>• TELEPHONE MANHOLE</li> <li>• UNKNOWN UTILITY MANHOLE</li> <li>• UNKNOWN UTILITY VALVE</li> <li>• GAS VALVE</li> <li>• GAS METER</li> <li>• GAS MANHOLE</li> <li>• CROSS CUT/SCRIBE</li> <li>• ACCESSIBLE RAMP</li> <li>• PIPE</li> <li>• BOTTOM OF CURB</li> <li>• CENTER LINE</li> <li>• CIRCUMFERENCE</li> <li>• ACCESSIBLE RAMP</li> <li>• DISTRICT OF COLUMBIA SURVEYOR'S OFFICE</li> <li>• DISTRICT OF COLUMBIA DEPARTMENT OF PUBLIC WORKS</li> </ul> | <ul style="list-style-type: none"> <li>(N)..... NORTH</li> <li>(S)..... SOUTH</li> <li>(E)..... EAST</li> <li>(W)..... WEST</li> <li>(NW)..... NORTHWEST</li> <li>(SE)..... SOUTHWEST</li> <li>(E)..... EASTERLY</li> <li>(W)..... WESTERLY</li> <li>N.F. .... NORTH FACE</li> <li>S.F. .... SOUTH FACE</li> <li>E.F. .... EAST FACE</li> <li>W.F. .... WEST FACE</li> <li>SUBD. BK. .... SUBDIVISION BOOK</li> <li>PG. .... PAGE</li> <li>ASMT. .... ASSESSMENT &amp; TAXATION</li> <li>BRL. .... BUILDING RESTRICTION LINE</li> <li>SOFT. .... SQUARE FEET</li> <li>AC. .... ACRES</li> <li>(R)..... RECORD INFORMATION</li> <li>(M)..... MEASURED INFORMATION</li> <li>(O)..... OBSERVED ANGLE OR BEARING</li> <li>(C)..... COMPUTED INFORMATION</li> <li>DATR. .... DATA ACCORDING TO RECORD</li> <li>FD..... FOUND</li> <li>INST..... INSTRUMENT</li> <li>INV. .... INVERT</li> <li>RCP. .... REINFORCED CONCRETE PIPE</li> <li>CMP. .... CORRUGATED METAL PIPE</li> <li>PVC. .... POLY VINYL CHLORIDE</li> <li>HDPE. .... HIGH DENSITY POLYETHYLENE</li> <li>CS. .... COMBINED STORM &amp; SEWER</li> <li>SS..... SANITARY SEWER</li> <li>SD..... STORM DRAIN</li> <li>WL..... WATER LINE</li> <li>GL..... GAS LINE</li> <li>CI..... CAST IRON</li> <li>WRFD..... WRAPPED</li> <li>STL..... STEEL</li> <li>TC..... TOP OF CURB</li> <li>BW..... BOTTOM WALL</li> <li>TW..... TOP OF WALL</li> <li>FF..... FINISH FLOOR</li> <li>OF..... GARAGE FLOOR</li> <li>CONC..... CONCRETE</li> <li>ESMT..... EASEMENT</li> </ul> |
|--|---|---|

**TEST PIT NOTE**  
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**VIA CAPITOL**  
ENGINEER \* PLANNERS \* LANDSCAPE ARCHITECTS \* SURVEYORS \* GEOMETRICS  
PROJECT COORDINATOR: **SONEIL CHARLES**  
charles@vikacapitol.com  
\* VIKACAPITOL, LLC \* 4910 MASSACHUSETTS AVENUE, NW SUITE 16 \*  
\* WASHINGTON, DC 20016 \* PHONE: 202.244.4140 \*  
\* W.W.W.: V.I.K.A.C.A.P.I.T.O.L.C.O.M \*

**861 NEW JERSEY AVENUE, SE  
SQUARE 695, LOTS 31 & 34  
WASHINGTON, D.C.**

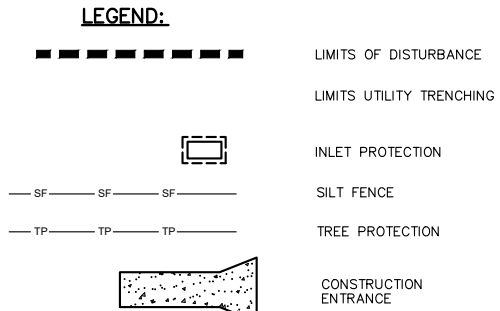
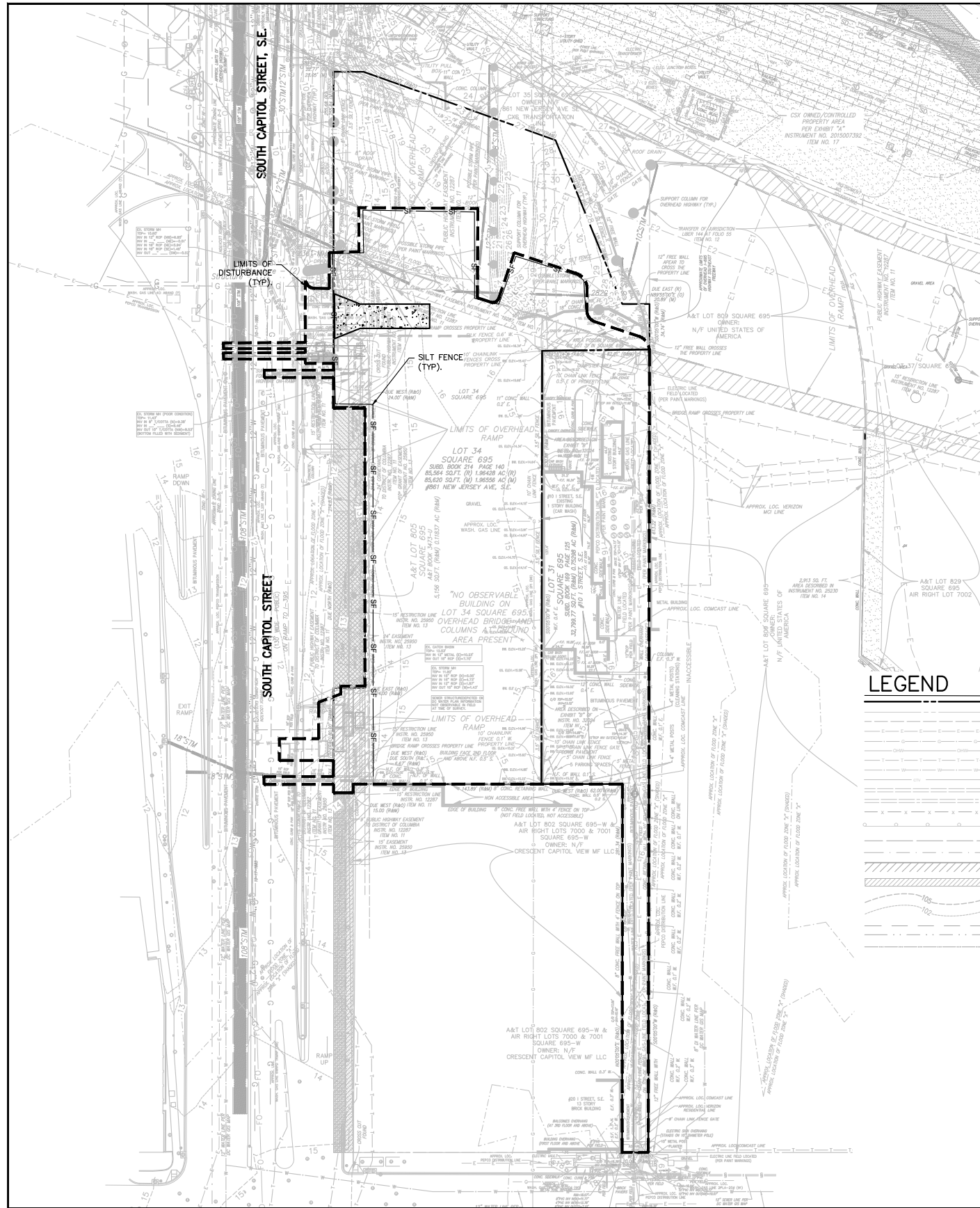
## STORMWATER MANAGEMENT PLAN

**VIKA CAPITOL REVISIONS**

DATE	DESCRIPTION
1 03/19/21	DDOT SUBMISSION
DATE: 03/15/21	
DES. SC	DWN. VEM
SCALE: AS SHOWN	
PROJECT/FILE NO. VC0642B	
SHEET NO. CIV0600	

**\*\*NOTE\*\***  
THE INFORMATION, DESIGN AND CONTENT OF THE DRAWINGS OR DOCUMENTS ATTACHED HERETO ARE PROPRIETARY TO VIKACAPITOL, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY. THE ATTACHED DRAWINGS AND/OR DOCUMENTS MUST NOT BE REPRODUCED, COPIED, EITHER WHOLLY OR PARTIALLY, OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIKACAPITOL, LLC. VIOLATIONS MAY RESULT IN PROSECUTION. ONLY APPROVED, SIGNED AND SEALED PLANS OR DRAWINGS MAY BE UTILIZED FOR CONSTRUCTION PURPOSES.

# CIVIL SEDIMENT AND EROSION CONTROL PLAN



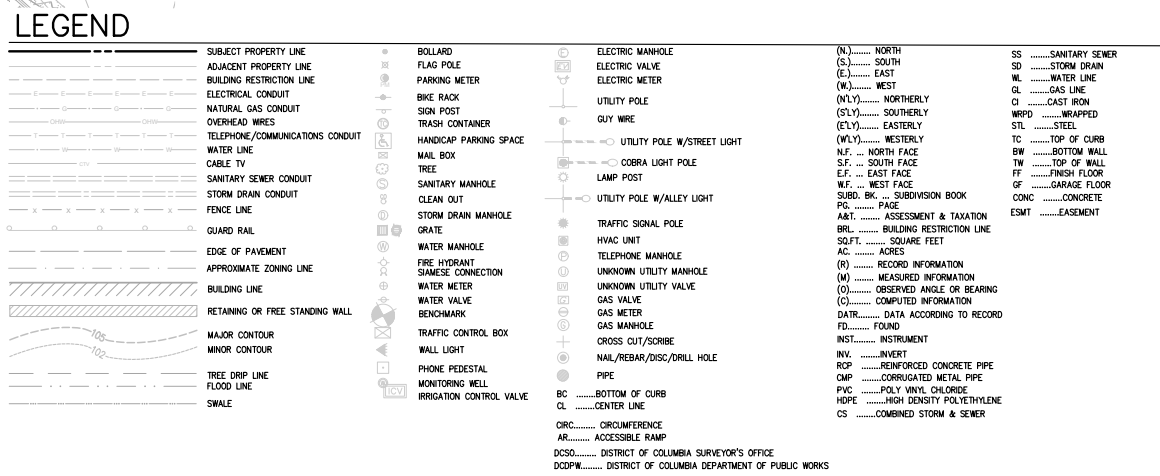
**SEDIMENT AND EROSION CONTROL NARRATIVE**  
 AREA OF SITE = 118,364 SQ. FT. (2.71 ACRES)  
 APPROX. QUANTITY OF DISTURBED AREA (SITE) = 91,605 SQ. FT.

**SITE STABILIZATION NOTE**  
 FOLLOWING INITIAL LAND DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR INTERIM STABILIZATION SHALL BE COMPLETED WITHIN SEVEN (7) CALENDAR DAYS FOR THE SURFACE OF ALL PERIMETER CONTROLS, DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES GREATER THAN THREE (3) HORIZONTAL TO ONE (1) VERTICAL (3:1); AND FOURTEEN (14) DAYS FOR ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE. THE REQUIREMENTS OF THIS PARAGRAPH DO NOT APPLY TO THOSE AREAS WHICH ARE SHOWN ON THE PLAN AND ARE BEING USED FOR MATERIAL STORAGE OTHER THAN STOCKPILING, OR FOR THOSE AREAS ON WHICH ACTUAL CONSTRUCTION ACTIVITIES ARE BEING PERFORMED. MAINTENANCE SHALL BE PERFORMED AS NECESSARY SO THAT STABILIZED AREAS CONTINUOUSLY MEET THE APPROPRIATE REQUIREMENTS OF THE DISTRICT OF COLUMBIA STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

**SITE AND EROSION CONTROL NARRATIVE**  
 SEDIMENT AND EROSION CONTROLS TO MEET DOEE STANDARD CRITERIA SHALL BE PROVIDED FOR THE WORK ASSOCIATED WITH THE SITE IMPROVEMENT ACTIVITIES. DUE TO THE COST AND SCOPE OF THE SITE IMPROVEMENTS.

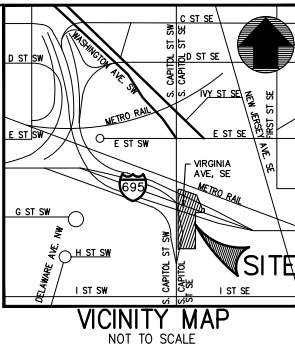
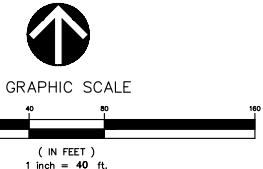
**DEWATERING NOTE:**  
 OUR SEDIMENT AND EROSION CONTROL PLANS SHOW THE STANDARD DEWATERING DESIGN THAT IS NEEDED AFTER A RAINFALL EVENT TO REMOVE SEDIMENT LADEN STORM WATER FROM THE BOTTOM OF THE EXCAVATION AREA. ANY OTHER TEMPORARY OR PERMANENT DEWATERING DESIGN FOR GROUNDWATER WILL NEED TO COME FROM THE GEOTECHNICAL ENGINEER OR ANOTHER CONSULTANT.

THIS SHEET IS FOR SEDIMENT AND EROSION CONTROL ONLY



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"

**TEST PIT NOTE**  
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**VKA CAPITOL**  
 ENGINEER \* PLANNERS \* LANDSCAPE ARCHITECTS \* SURVEYORS \* GEOMETRIC DESIGNERS  
 PROJECT COORDINATOR: SONEIL CHARLES  
 charles@vikacapitol.com  
 \* VKA CAPITOL, LLC \* 4910 MASSACHUSETTS AVENUE, NW SUITE 16 \* WASHINGTON, DC 20016 \* PHONE: 202.244.4400 \* FAX: 202.244.4400 \* WWW.VKACAPITOL.COM

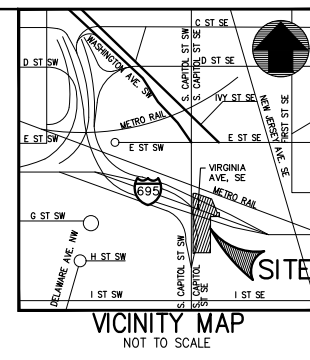
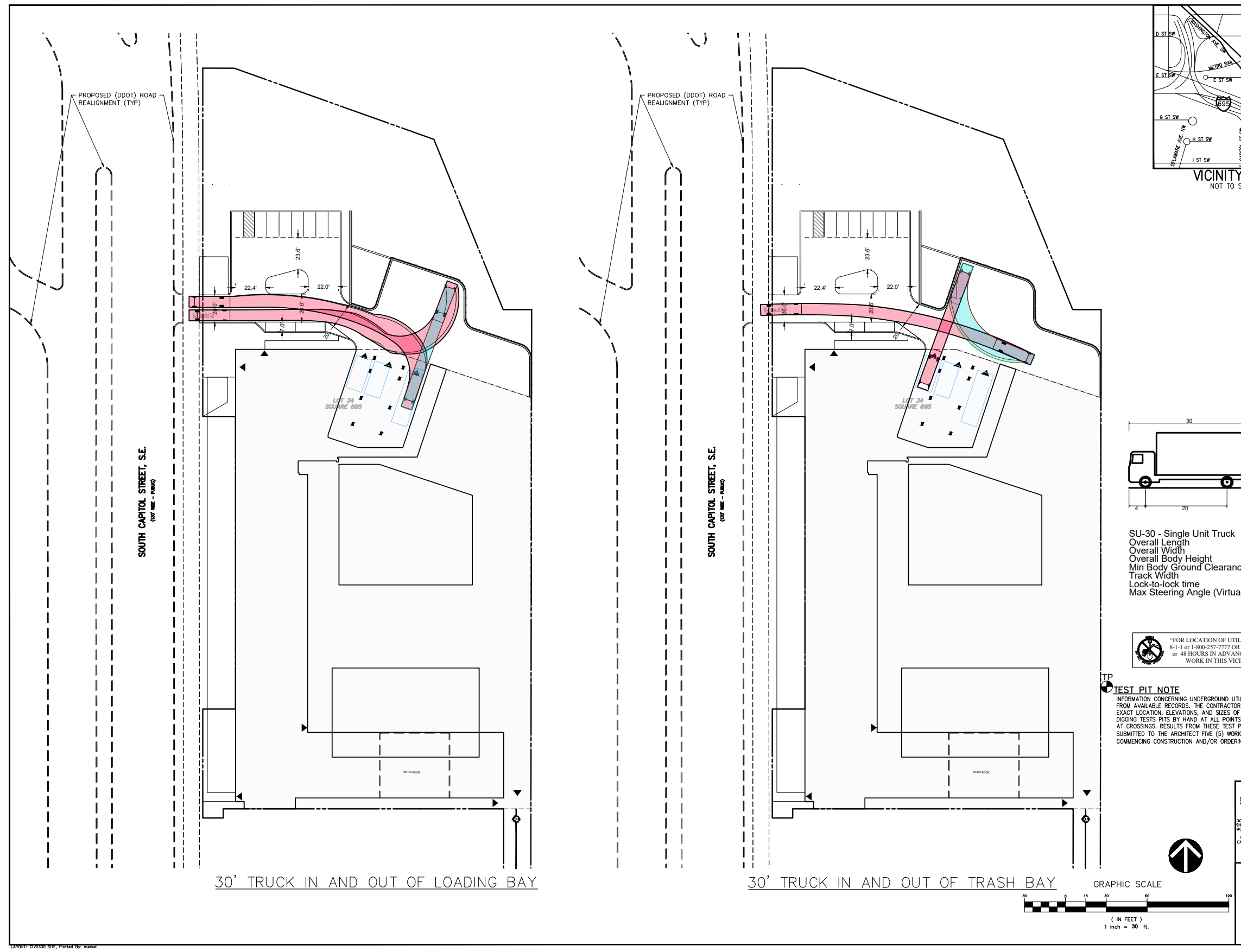
861 NEW JERSEY AVENUE, SE  
 SQUARE 695, LOTS 31 & 34  
 WASHINGTON, D.C.

SEDIMENT AND EROSION CONTROL PLAN

VKA CAPITOL REVISIONS

DATE	DESCRIPTION
1 03/19/21	DDOT SUBMISSION
DATE: 03/15/21	
DES. SC	DWN. VEM
SCALE: AS SHOWN	
PROJECT/FILE NO. VC0642B	
SHEET NO. CIV0700	

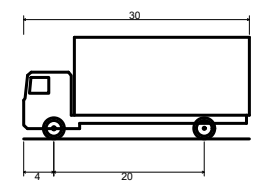
# CIVIL TRUCK TURN ANALYSIS



**VIKA CAPITOL**  
 ENGINEERS \* PLANNERS \* LANDSCAPE ARCHITECTS \* SURVEYORS \* GEOMATICS  
 PROJECT COORDINATOR: **SONEIL CHARLES**  
 charles@vikacapitol.com  
 \* VIKA CAPITOL, LLC \* 4910 MASSACHUSETTS AVENUE, NW SUITE 16 \*  
 \* WASHINGTON, DC 20016 \* PHONE: 202.244.4440 \*  
 \* P. O. BOX 1114 \* C. A. P. I. T. O. L. \* C. O. D. M.

**861 NEW JERSEY AVENUE, SE SQUARE 695, LOTS 31 & 34 WASHINGTON, D.C.**

## TRUCK TURN ANALYSIS

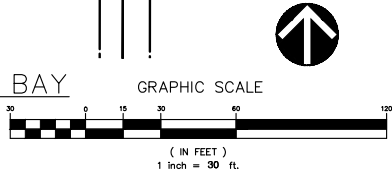


- SU-30 - Single Unit Truck
- Overall Length 30.000ft
- Overall Width 8.000ft
- Overall Body Height 13.500ft
- Min Body Ground Clearance 1.367ft
- Track Width 8.000ft
- Lock-to-lock time 5.00s
- Max Steering Angle (Virtual) 31.80°

"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"

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VIKA CAPITOL REVISIONS	
DATE	DESCRIPTION
03/19/21	DDOT SUBMISSION
03/15/21	
SC	DWN. VEM
SCALE: AS SHOWN	
PROJECT/FILE NO. VC0642B	
SHEET NO. CIV0330	

CAD001: DWG300 SHL, Plotted by: mase



DISTRICT OF COLUMBIA GOVERNMENT  
OFFICE OF THE SURVEYOR

Washington, D.C., June 14, 2021

Plat for Building Permit of: SQUARE 695 Lots 31 & 34

Scale: 1 Inch = 80 feet

Recorded in Book 189 Page 125 (Lot 31)  
Book 214 Page 140 (Lot 34)

Receipt No. Z1-05907 Drawn by: A.S.

Furnished to: FREDA HOBAR

"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 previous 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:

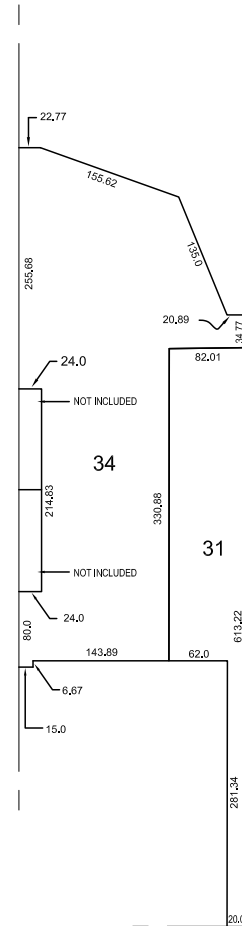
- 1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;
  - 2) there is no elevation change exceeding ten feet measured between lot lines; or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application;
  - 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.

SOUTH CAPITOL STREET, S.E.



I STREET, S.E.



SR-21-05907(2021)

Washington, D.C., July 16, 2021

Plat for Building Permit of: SQUARE 695 Lots 31 & 34

Scale: 1 inch = 80 feet

Recorded in Book 169 Page 125 (Lot 31)  
Book 214 Page 140 (Lot 34)

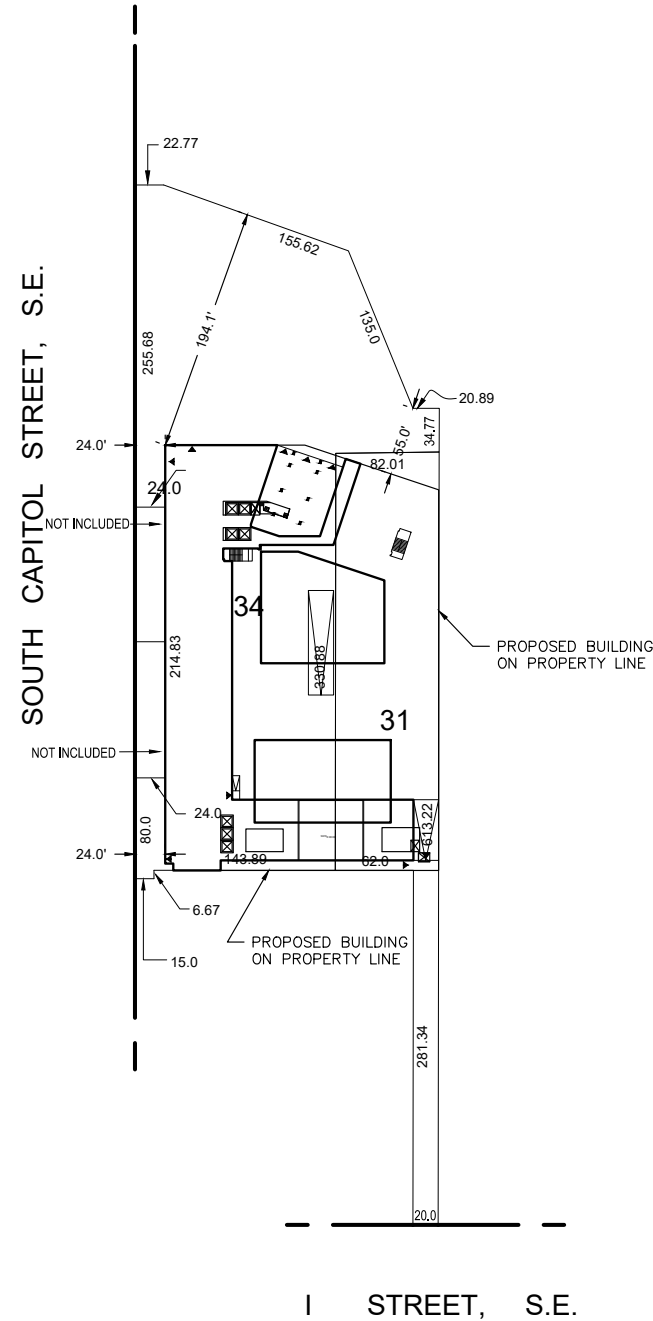
Receipt No. 21-06637 Drawn by: A.S.

Furnished to: ERIC SCHWARTZ

"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.

DISTRICT OF COLUMBIA GOVERNMENT  
OFFICE OF THE SURVEYOR



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- 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:

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

