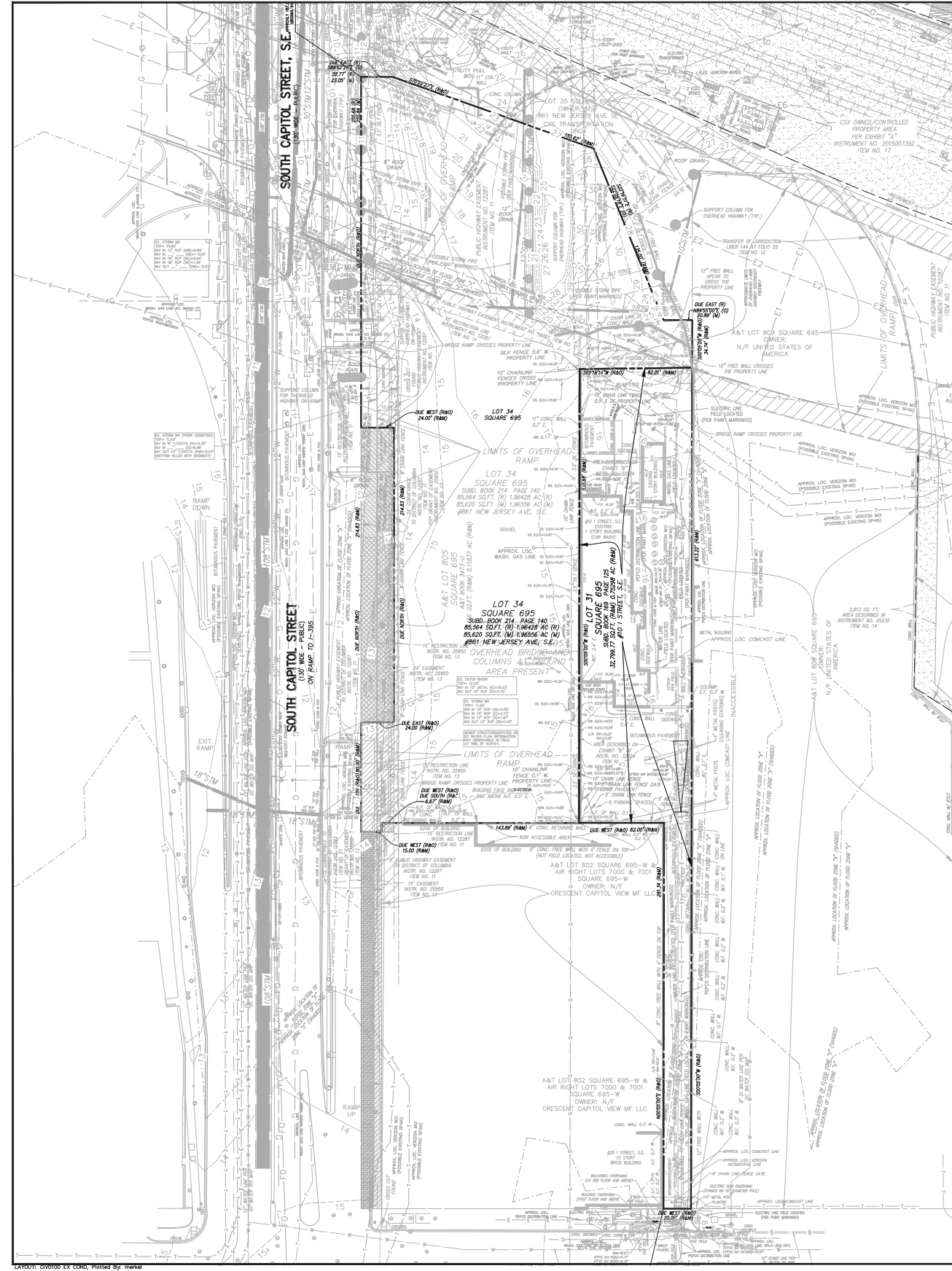
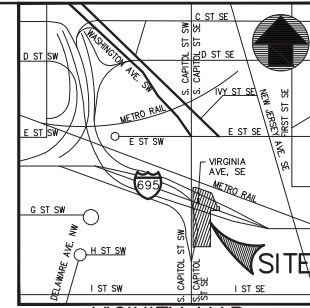


CIVIL EXISTING CONDITIONS PLAN



UTILITY NOTE:

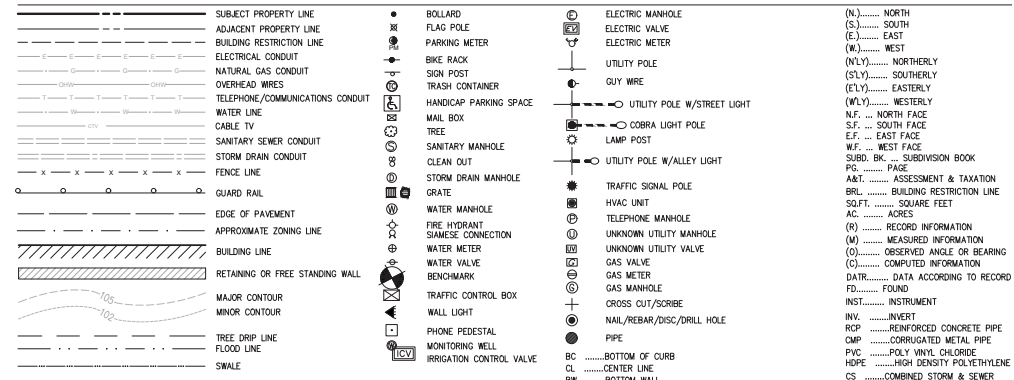
Table listing utility companies and their contact information, including Verizon, Comcast, Pepco, and AT&T.



AREA TABULATION

Table showing area tabulation for Lot 34 and Lot 31, including square feet and acreage.

LEGEND



NOTES:

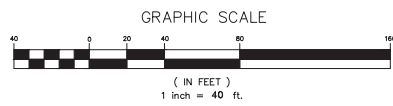
- List of seven notes providing details about the survey, datum, and property boundaries.

DC BOUNDARY NOTE

Boundary information shown hereon was obtained from official city records and verified in the field insofar as possible.

ZONING NOTE:

Information regarding zoning regulations for the project area, including references to D-5 permits.



Project information including the name 'Vika Capitol', project coordinator 'Soneil Charles', and contact details.

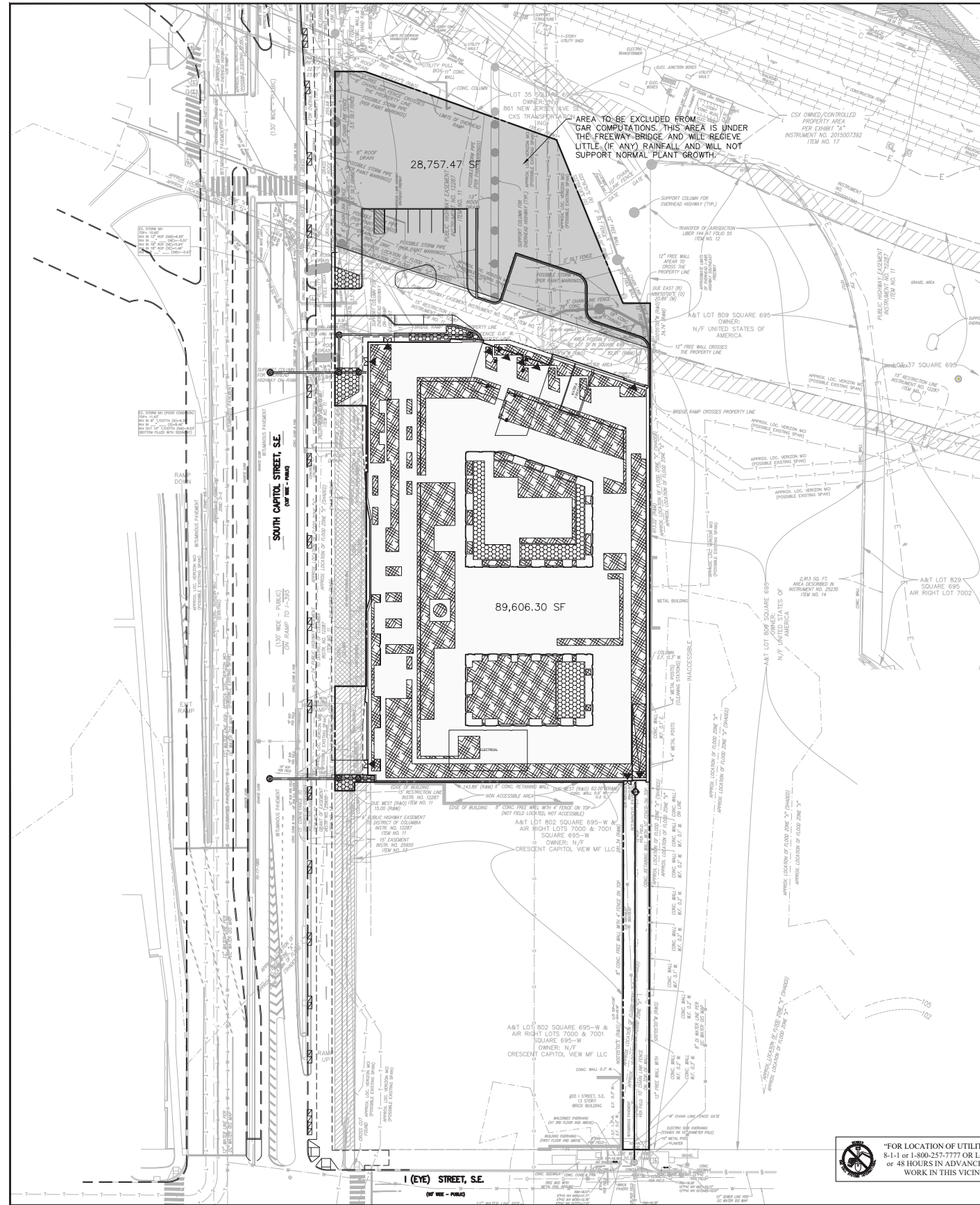
861 NEW JERSEY AVENUE, SE SQUARE 695, LOTS 31 & 34 WASHINGTON, D.C.

EXISTING CONDITIONS PLAN

Table for Vika Capitol Revisions, including columns for date and description.

NOTING COMMISSION District of Columbia CASE NO.21-12 EXHIBIT NO.20A

CIVIL GREEN AREA RATIO (GAR) PLAN



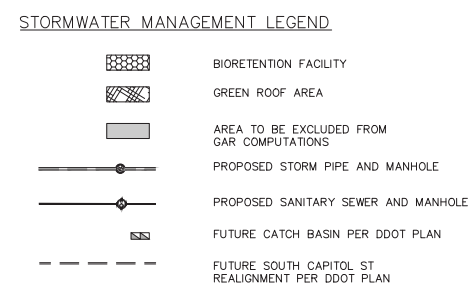
Green Area Ratio Scoresheet

Address: 820 SOUTH CAPITOL ST, SE
 Square: 695
 Lot: 34 & 31
 Zone District: D-S

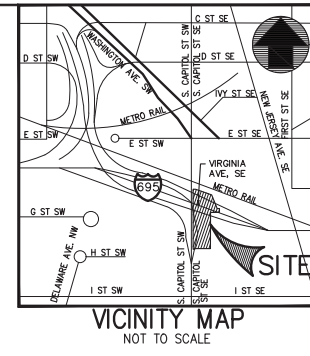
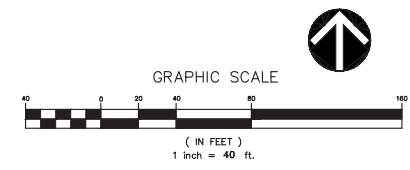
other [Minus area under the existing bridge]
 Lot area (sf): 89,606
 Minimum Score: 0.2
 Multiplier: 0.200
 Score: 0.200

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"		0.30	-
2 Landscaped areas with a soil depth ≥ 24"		0.60	-
3 Bioretention facilities	3,932	0.40	1,572.8
B Plantings (credit for plants in landscaped areas from Section A)			
1 Groundcovers, or other plants < 2' height		0.20	-
2 Plants ≥ 2' height at maturity - calculated at 9-sf per plant		0.30	-
3 New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree		0.50	-
4 New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree		0.60	-
5 Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree		0.70	-
6 Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree		0.70	-
7 Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree		0.70	-
8 Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree		0.80	-
9 Vegetated wall, plantings on a vertical surface		0.60	-
C Vegetated or "green" roofs			
1 Over at least 2" and less than 8" of growth medium	25,815	0.60	15,489.0
2 Over at least 8" of growth medium		0.80	-
D Permeable Paving***			
1 Permeable paving over 6" to 24" of soil or gravel		0.40	-
2 Permeable paving over at least 24" of soil or gravel		0.50	-
E Other			
1 Enhanced tree growth systems***		0.40	-
2 Renewable energy generation		0.50	-
3 Approved water features		0.20	-
F Bonuses			
1 Native plant species	8,150	0.10	815.0
2 Landscaping in food cultivation		0.10	-
3 Harvested stormwater irrigation		0.10	-
Green Area Ratio numerator			17,877

*** 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: -



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.



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

PROJECT COORDINATOR:
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 charles@vikacapitol.com
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861 NEW JERSEY AVENUE, SE SQUARE 695, LOTS 31 & 34 WASHINGTON, D.C.

GREEN AREA RATIO (GAR) 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. CIV0650