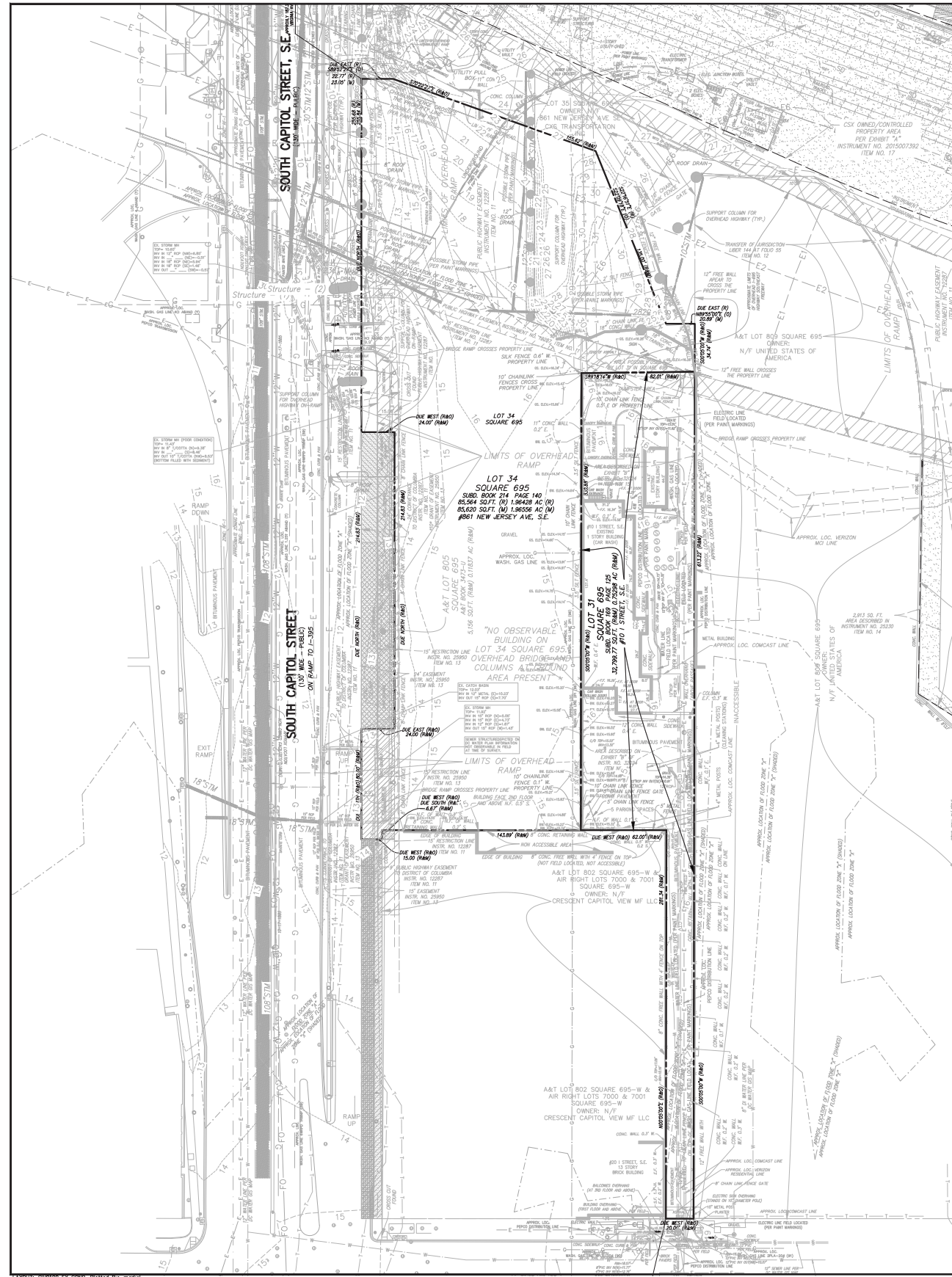


CIVIL EXISTING CONDITIONS PLAN



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 GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA...

Table with 2 columns: UTILITY COMPANY and PLAN # / SHEET #. Lists companies like Verizon, Comcast, AT&T, and their respective utility information.

THE OWNER/DEVELOPER OF THE SUBJECT PROPERTY IS RESPONSIBLE FOR OBTAINING INFORMATION AND COORDINATING WITH ALL OTHER UTILITIES NOT LISTED IN THE TABLE ABOVE...

LEGEND

Legend defining symbols for property lines, utility lines (water, gas, electric), manholes, poles, and other site features.

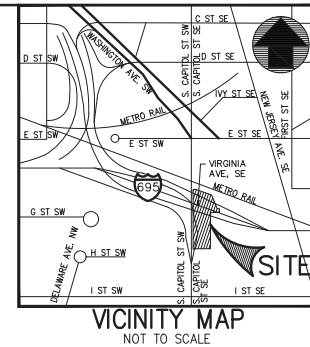
NOTES:

- 1. THE SUBJECT PROPERTY IS IDENTIFIED FOR TAXATION & ASSESSMENT AS: 0695 0034 (8991 NEW JERSEY AVE SE)
2. THE HORIZONTAL DATUM IS BASED ON PLANS FROM THE OFFICE OF THE SURVEYOR OF THE DISTRICT OF COLUMBIA.
3. THE VERTICAL DATUM IS BASED ON DISTRICT OF COLUMBIA DEPARTMENT OF PUBLIC WORKS (DCDPW) DC50 BENCH MARKS XXX USED & CHECKED.

ZONING NOTE:

THE FOLLOWING INFORMATION WAS TAKEN FROM DCOZ.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)

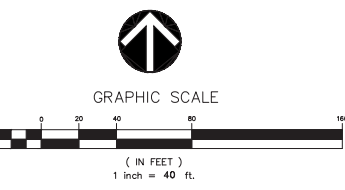
THIS INFORMATION DOES NOT CONSTITUTE A 'ZONING OPINION' AND IS NOT SUBJECT TO THE SURVEYOR'S CERTIFICATION SHOWN HEREON.



AREA TABULATION

Table with 2 columns: AREA and SQUARE FEET. Lists areas for Lot 34, Lot 805, and a total area.

Project information block including Vika Capitol logo, project name (861 NEW JERSEY AVENUE, SE), square number (SQUARE 695, LOTS 31 & 34), and a table for Vika Capitol Revisions.



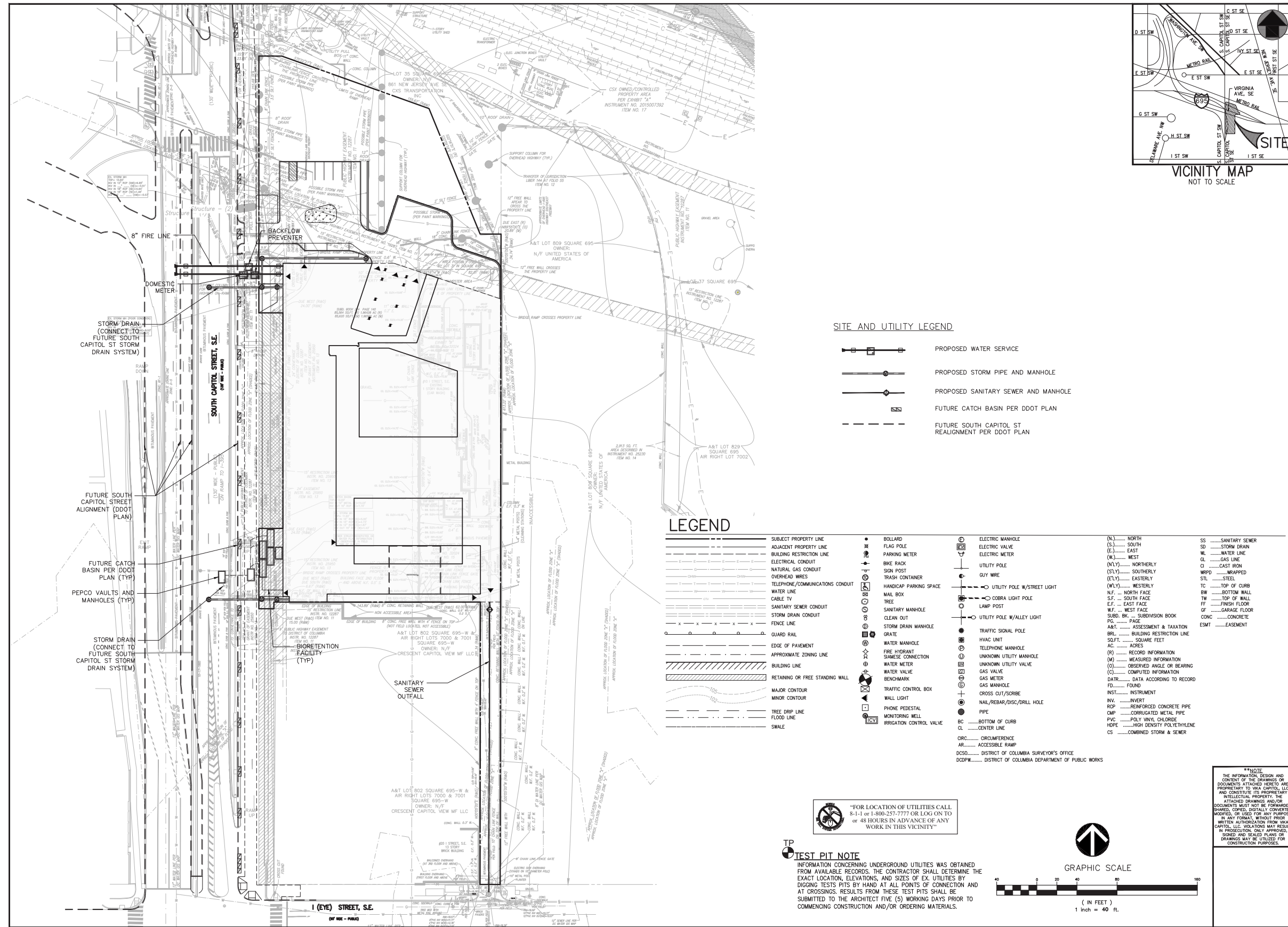
NOTE: THE INFORMATION, DESIGN AND CONTENT OF THE DRAWINGS OR DOCUMENTS ATTACHED HERETO ARE PROPRIETARY TO VIKI CAPITOL, LLC AND CONSTITUTE ITS PROPRIETARY INTELLECTUAL PROPERTY...

Table with 2 columns: DATE and DESCRIPTION. Lists revision dates and descriptions for the project.

ZONING COMMISSION District of Columbia CASE NO.21-12 EXHIBIT NO.3D3



# CIVIL SITE & UTILITY PLAN



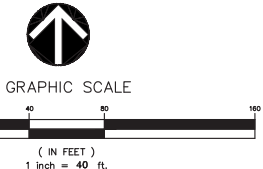
- ### SITE AND UTILITY LEGEND
- PROPOSED WATER SERVICE
  - PROPOSED STORM PIPE AND MANHOLE
  - PROPOSED SANITARY SEWER AND MANHOLE
  - FUTURE CATCH BASIN PER DDOT PLAN
  - FUTURE SOUTH CAPITOL ST REALIGNMENT PER DDOT PLAN

### LEGEND

- |  |                                  |  |   |  |                                    |  |                        |
|--|----------------------------------|--|---|--|------------------------------------|--|------------------------|
|  | SUBJECT PROPERTY LINE            |  | BOLLARD   |  | (N)..... NORTH                     |  | SS..... SANITARY SEWER |
|  | ADJACENT PROPERTY LINE           |  | FLAG POLE                                       |  | (S)..... SOUTH                     |  | SD..... STORM DRAIN    |
|  | BUILDING RESTRICTION LINE        |  | PARKING METER                                   |  | (E)..... EAST                      |  | WL..... WATER LINE     |
|  | ELECTRICAL CONDUIT               |  | BIKE RACK                                       |  | (W)..... WEST                      |  | GL..... GAS LINE       |
|  | NATURAL GAS CONDUIT              |  | SIGN POST                                       |  | (NW)..... NORTHWEST                |  | CI..... CAST IRON      |
|  | OVERHEAD WIRES                   |  | TRASH CONTAINER                                 |  | (SE)..... SOUTHEAST                |  | WRPD..... WRAPPED      |
|  | TELEPHONE/COMMUNICATIONS CONDUIT |  | HANDICAP PARKING SPACE                          |  | (E)..... EASTERLY                  |  | STL..... STEEL         |
|  | WATER LINE                       |  | MAIL BOX  |  | (W)..... WESTERLY                  |  | TC..... TOP OF CURB    |
|  | CABLE TV                         |  | TREE  |  | N.F. ... NORTH FACE                |  | BW..... BOTTOM WALL    |
|  | SANITARY SEWER CONDUIT           |  | SANITARY MANHOLE                                |  | S.F. ... SOUTH FACE                |  | TW..... TOP OF WALL    |
|  | STORM DRAIN CONDUIT              |  | CLEAN OUT                                       |  | W.F. ... WEST FACE                 |  | FF..... FINISH FLOOR   |
|  | FENCE LINE                       |  | STORM DRAIN MANHOLE                             |  | SUBD. BK. ... SUBDIVISION BOOK     |  | GF..... GARAGE FLOOR   |
|  | GUARD RAIL                       |  | TRAFFIC SIGNAL POLE                             |  | FG..... FACE                       |  | CONC..... CONCRETE     |
|  | EDGE OF PAVEMENT                 |  | HVAC UNIT                                       |  | A&T..... ASSESSMENT & TAXATION     |  | ESMT..... EASEMENT     |
|  | APPROXIMATE ZONING LINE          |  | TELEPHONE MANHOLE                               |  | BRL..... BUILDING RESTRICTION LINE |  |                        |
|  | BUILDING LINE                    |  | UNKNOWN UTILITY MANHOLE                         |  | SQ.FT..... SQUARE FEET             |  |                        |
|  | RETAINING OR FREE STANDING WALL  |  | GAS VALVE                                       |  | AC..... ACRES                      |  |                        |
|  | MAJOR CONTOUR                    |  | GAS METER                                       |  | (R)..... RECORD INFORMATION        |  |                        |
|  | MINOR CONTOUR                    |  | GAS MANHOLE                                     |  | (M)..... MEASURED INFORMATION      |  |                        |
|  | TREE DRIP LINE                   |  | CROSS CUT/SCRIBE                                |  | (O)..... OBSERVED ANGLE OR BEARING |  |                        |
|  | FLOOD LINE                       |  | NAIL/REBAR/DISC/DRILL HOLE                      |  | (C)..... COMPUTED INFORMATION      |  |                        |
|  | SWALE                            |  | PIPE  |  | DATR..... DATA ACCORDING TO RECORD |  |                        |
|  |                                  |  | BOTTOM OF CURB                                  |  | FD..... FOUND                      |  |                        |
|  |                                  |  | CENTER LINE                                     |  | INST..... INSTRUMENT               |  |                        |
|  |                                  |  | ACCESSIBLE RAMP                                 |  | INV..... INVERT                    |  |                        |
|  |                                  |  | DISTRICT OF COLUMBIA SURVEYOR'S OFFICE          |  | ROP..... REINFORCED CONCRETE PIPE  |  |                        |
|  |                                  |  | DISTRICT OF COLUMBIA DEPARTMENT OF PUBLIC WORKS |  | CMP..... CORRUGATED METAL PIPE     |  |                        |

**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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**VICINITY MAP**  
NOT TO SCALE

**VIA CAPITOL**  
 ENGINEER \* PLANNERS \* LANDSCAPE ARCHITECTS \* SURVEYORS \* GEOMETRICS  
 PROJECT COORDINATOR: SONEIL CHARLES  
 charles@vikacapitol.com  
 \* VIKI 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.D.M.

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

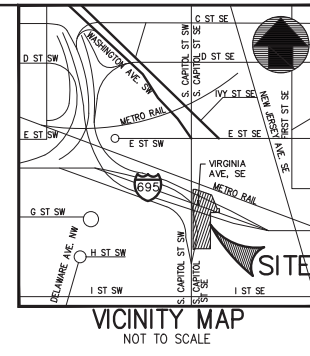
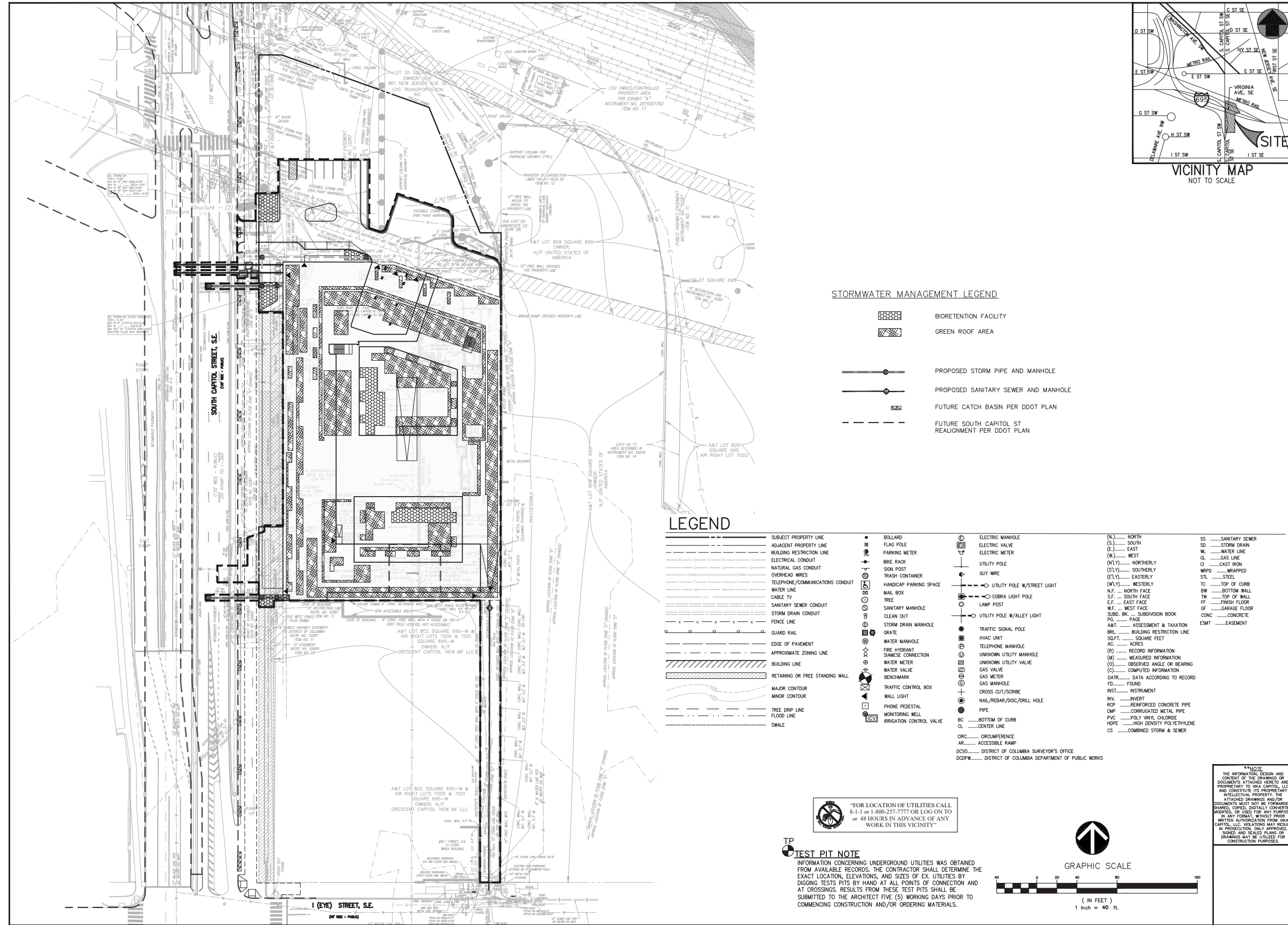
## SITE AND UTILITY PLAN

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. CIV0300	

**\*\*NOTE\*\***  
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PLAN01: CIV0300 SHL, Plotted by: msa

# CIVIL STORMWATER MANAGEMENT PLAN



### STORMWATER MANAGEMENT LEGEND

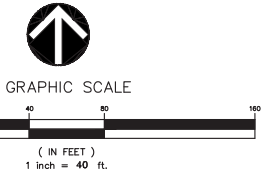
- BIORETENTION FACILITY
- GREEN ROOF AREA
- PROPOSED STORM PIPE AND MANHOLE
- PROPOSED SANITARY SEWER AND MANHOLE
- FUTURE CATCH BASIN PER DDOT PLAN
- FUTURE SOUTH CAPITOL ST REALIGNMENT PER DDOT PLAN

### LEGEND

- |                                  |                          |  |                                    |                       |
|----------------------------------|--------------------------|--|------------------------------------|-----------------------|
| SUBJECT PROPERTY LINE            | BOLLARD                  | ELECTRIC MANHOLE   | (N)..... NORTH                     | SS.....SANITARY SEWER |
| ADJACENT PROPERTY LINE           | FLAG POLE                | ELECTRIC VALVE   | (S)..... SOUTH                     | SD.....STORM DRAIN    |
| BUILDING RESTRICTION LINE        | PARKING METER            | ELECTRIC METER   | (E)..... EAST                      | WL.....WATER LINE     |
| ELECTRICAL CONDUIT               | BIKE RACK                | UTILITY POLE   | (W)..... WEST                      | GL.....GAS LINE       |
| NATURAL GAS CONDUIT              | SIGN POST                | GUY WIRE   | (NLY)..... NORTHERLY               | CI.....CAST IRON      |
| OVERHEAD WIRES                   | TRASH CONTAINER          | UTILITY POLE W/STREET LIGHT                                | (SLY)..... SOUTHERLY               | WRPD.....WRAPPED      |
| TELEPHONE/COMMUNICATIONS CONDUIT | HANDICAP PARKING SPACE   | COBRA LIGHT POLE   | (ELY)..... EASTERLY                | STL.....STEEL         |
| WATER LINE                       | MAIL BOX                 | LAMP POST  | (WLY)..... WESTERLY                | TC.....TOP OF CURB    |
| CABLE TV                         | TREE                     | UTILITY POLE W/ALLEY LIGHT                                 | N.F. ... NORTH FACE                | BW.....BOTTOM WALL    |
| SANITARY SEWER CONDUIT           | SANITARY MANHOLE         | TRAFFIC SIGNAL POLE  | S.F. ... SOUTH FACE                | TW.....TOP OF WALL    |
| STORM DRAIN CONDUIT              | CLEAN OUT                | HYVAC UNIT   | E.F. ... EAST FACE                 | FF.....FINISH FLOOR   |
| FENCE LINE                       | STORM DRAIN MANHOLE      | TELEPHONE MANHOLE  | W.F. ... WEST FACE                 | GF.....GARAGE FLOOR   |
| GUARD RAIL                       | WATER MANHOLE            | UNKNOWN UTILITY MANHOLE                                    | SUBD. BK. ... SUBDIVISION BOOK     | CONC.....CONCRETE     |
| EDGE OF PAVEMENT                 | FIRE HYDRANT             | GAS VALVE  | PG. .... PAGE                      | ESMT.....EASEMENT     |
| APPROXIMATE ZONING LINE          | WATER METER              | GAS METER  | A&T. .... ASSESSMENT & TAXATION    |                       |
| BUILDING LINE                    | WATER VALVE              | GAS MANHOLE  | BRL..... BUILDING RESTRICTION LINE |                       |
| RETAINING OR FREE STANDING WALL  | BENCHMARK                | CROSS CUT/SORIBE   | SOFT. .... SQUARE FEET             |                       |
| MAJOR CONTOUR                    | TRAFFIC CONTROL BOX      | NAIL/REBAR/DISC/DRILL HOLE                                 | AC..... ACRES                      |                       |
| MINOR CONTOUR                    | WALL LIGHT               | PIPE   | (R)..... RECORD INFORMATION        |                       |
| TREE DRIP LINE                   | PHONE PEDESTAL           | BOTTOM OF CURB   | (M)..... MEASURED INFORMATION      |                       |
| FLOOD LINE                       | MONITORING WELL          | CENTER LINE  | (O)..... OBSERVED ANGLE OR BEARING |                       |
| SWALE                            | IRRIGATION CONTROL VALVE | ACCESSIBLE RAMP  | (C)..... COMPUTED INFORMATION      |                       |
|                                  |                          | CONC..... CONCURRENCE                                      | DATR..... DATA ACCORDING TO RECORD |                       |
|                                  |                          | AR..... ACCESSIBLE RAMP                                    | FD..... FOUND                      |                       |
|                                  |                          | DCSD..... DISTRICT OF COLUMBIA SURVEYOR'S OFFICE           | INST..... INSTRUMENT               |                       |
|                                  |                          | DCDPW..... DISTRICT OF COLUMBIA DEPARTMENT OF PUBLIC WORKS | INV..... INVERT                    |                       |
|                                  |                          |  | ROP.....REINFORCED CONCRETE PIPE   |                       |
|                                  |                          |  | OMP.....CORRUGATED METAL PIPE      |                       |
|                                  |                          |  | PHC.....POLY VINYL CHLORIDE        |                       |
|                                  |                          |  | HOPE.....HIGH DENSITY POLYETHYLENE |                       |
|                                  |                          |  | CS.....COMBINED STORM & SEWER      |                       |

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

PROJECT COORDINATOR:  
**SONEIL CHARLES**  
charles@vikacapitol.com  
\* 4910 MASSACHUSETTS AVENUE, NW SUITE 16 \*  
\* WASHINGTON, DC 20016 \* PHONE: 202.244.4440 \*  
\* P. O. BOX 1111 \* F.T.C. P.A.T.I.O.L. \* C.D.M.

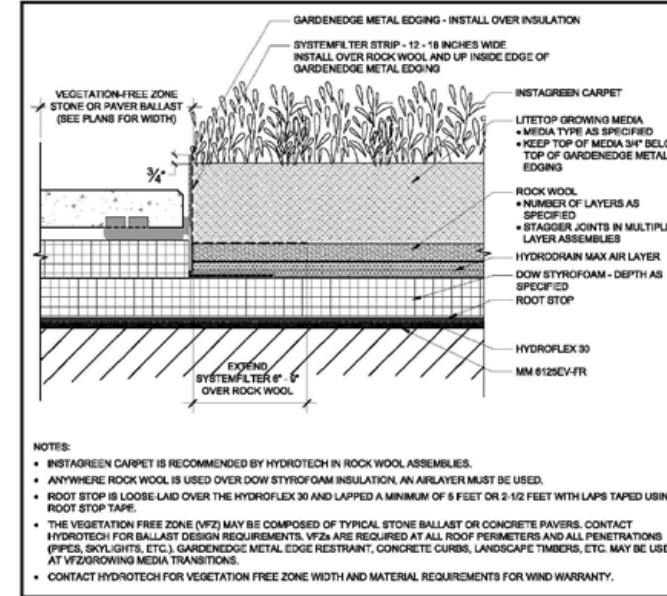
**861 NEW JERSEY AVENUE, S.E.**  
**SQUARE 695, LOTS 31 & 34**  
WASHINGTON, D.C.

## STORMWATER MANAGEMENT PLAN

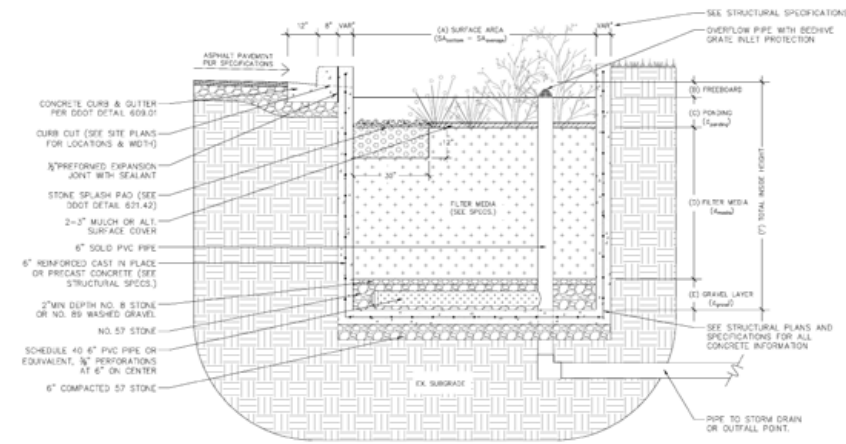
VIKA CAPITOL REVISIONS	
DATE	DESCRIPTION
1 03/19/21	DDOT SUBMISSION
DATE: 03/15/21	
DES. SC	DWN. VEM
SCALE: AS SHOWN	
PROJECT/FILE NO. VC0642B	
SHEET NO. CIV0600	

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TYPICAL GREEN ROOF SECTION DETAIL\*



TYPICAL BIO-RETENTION SECTION DETAIL\*

STORMWATER MANAGEMENT CALCULATIONS

SWRv		
Total Area of Site =	118,364	
Post-project Land Cover		
Major Substantial Improvement =	0	
Natural Cover =	0	
Compacted Cover =	0	
Impervious Cover =	75,931	
BMP Cover =	25,069	
Total Disturbed Area =	101,000	
SWRv =	9,595 CF	
	71,771 Gallons	
On-site Retention Achieved =	9,896 CF	103.1%
	74,021 Gallons	
SRC Eligibility =	2,251 Gallons	
Storage Volume of BMP's =	17,795 CF	

\*NOTE: DETAILS ARE SCHEMATIC AND SUBJECT TO CHANGE BASED ON FINAL ENGINEERING CALCULATIONS

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

STORMWATER MANAGEMENT DETAILS

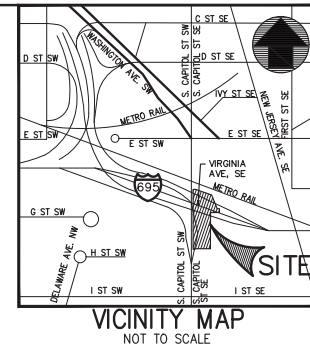
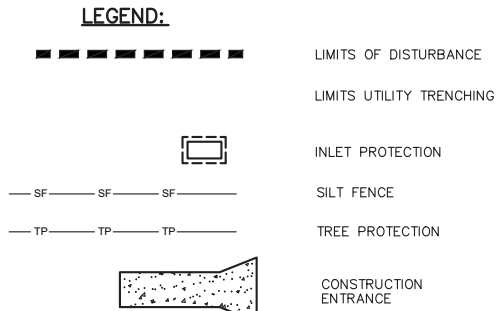
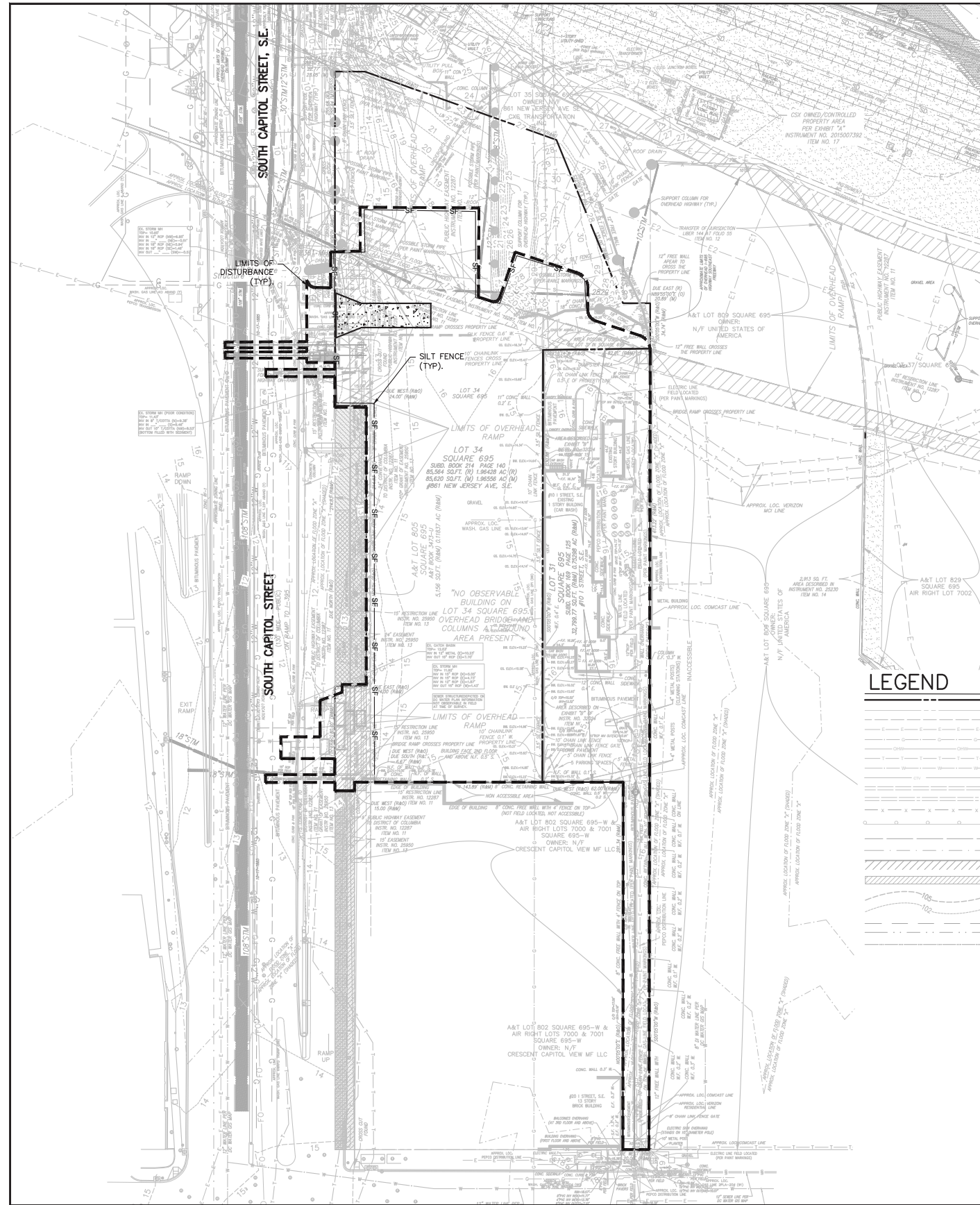
Vika CAPITOL REVISIONS

#	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. CIV0610

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# CIVIL SEDIMENT AND EROSION CONTROL PLAN



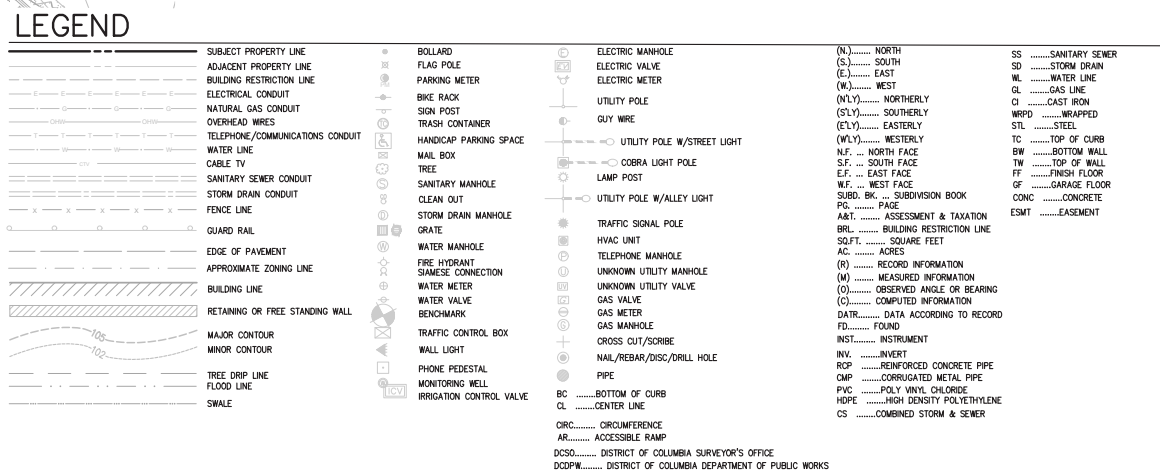
**SEDIMENT AND EROSION CONTROL NARRATIVE**  
 AREA OF SITE = 118,364 SQ. FT. (2.71 ACRES)  
 APPROX. QUANTITY OF DISTURBED AREA (SITE) = 91,605 SQ. FT.

**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.

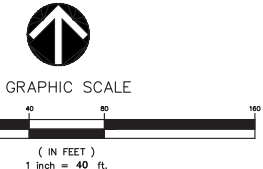
**DEWATERING NOTE:**  
 OUR SEDIMENT AND EROSION CONTROL PLANS SHOW THE STANDARD DEWATERING DESIGN THAT IS NEEDED AFTER A RAINFALL EVENT TO REMOVE SEDIMENT LADEN STORM WATER FROM THE BOTTOM OF THE EXCAVATION AREA. ANY OTHER TEMPORARY OR PERMANENT DEWATERING DESIGN FOR GROUNDWATER WILL NEED TO COME FROM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

THIS SHEET IS FOR SEDIMENT AND EROSION CONTROL ONLY



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 PROJECT COORDINATOR: SONEIL CHARLES  
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 \* VKA CAPITOL, LLC \* 4910 MASSACHUSETTS AVENUE, NW SUITE 16 \* WASHINGTON, DC 20016 \* PHONE: 202.244.4440 \* FAX: 202.244.4440 \* V.P.A.C.A.P.T.I.C.O.D.M.

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

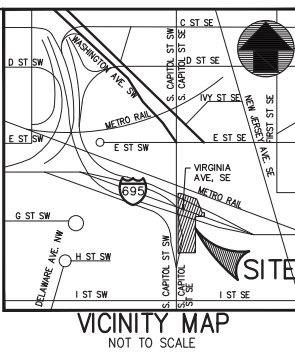
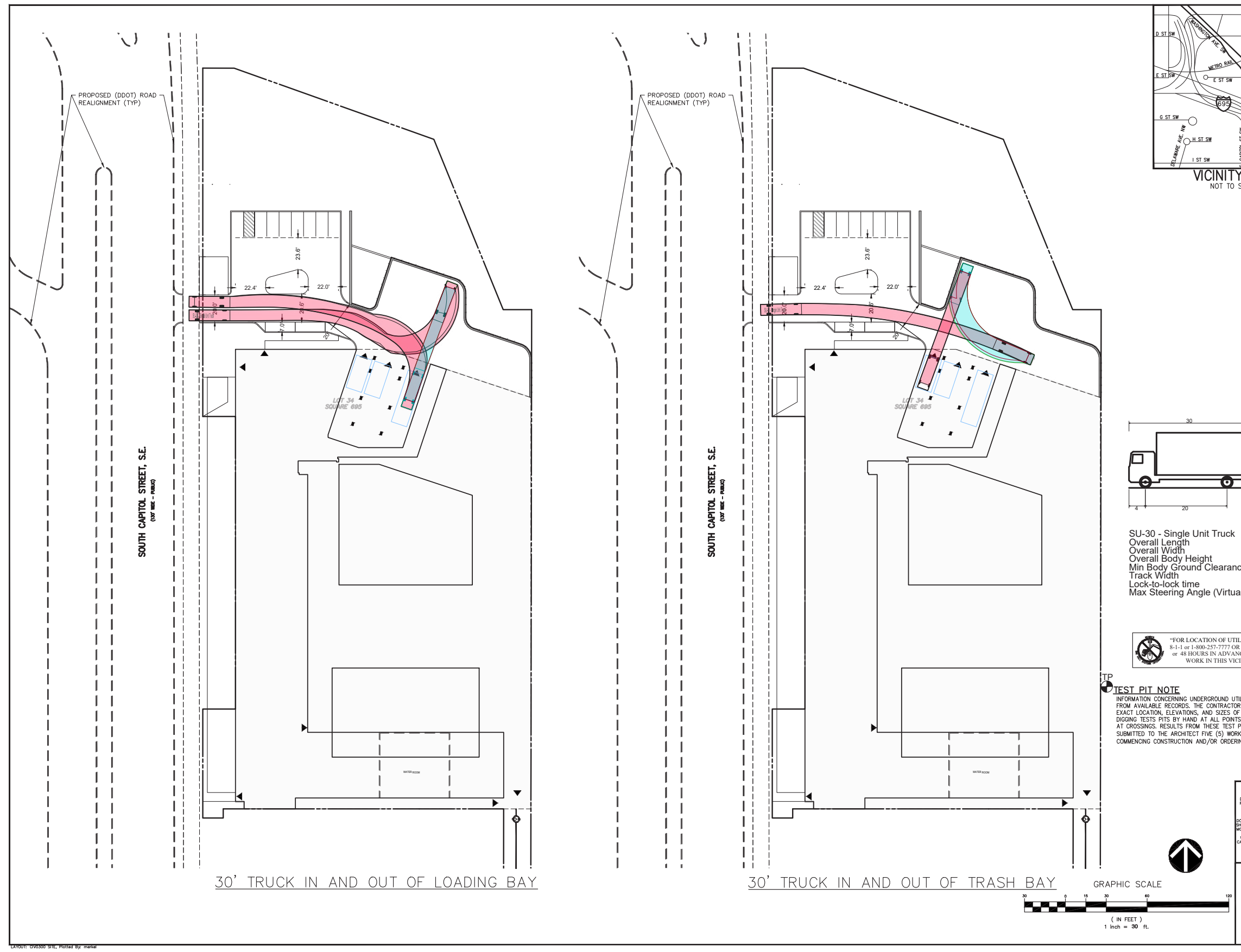
SEDIMENT AND EROSION CONTROL PLAN

VKA CAPITOL REVISIONS

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



# CIVIL TRUCK TURN ANALYSIS



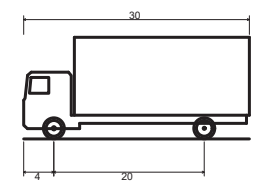
**VIKA CAPITOL**  
ENGINEERS \* PLANNERS \* LANDSCAPE ARCHITECTS \* SURVEYORS \* GEOMATICS

PROJECT COORDINATOR: **SONEIL CHARLES**  
charles@vikacapitol.com

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\* WASHINGTON, DC 20016 \* PHONE: 202.244.4140 \*  
\* P. E. N. E. \* I. F. A. C. A. P. T. I. O. L. \* C. O. M. \*

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

## TRUCK TURN ANALYSIS

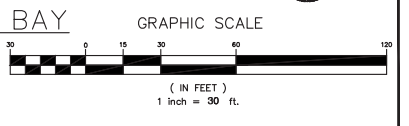


- SU-30 - Single Unit Truck
- Overall Length 30.000ft
- Overall Width 8.000ft
- Overall Body Height 13.500ft
- Min Body Ground Clearance 1.367ft
- Track Width 8.000ft
- Lock-to-lock time 5.00s
- Max Steering Angle (Virtual) 31.80°

**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™**

**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.

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



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: mscw

S:\2021\60642B - 861 New Jersey Ave. SE, Washington DC\2021-07-30-21 TRUCK TURN ANALYSIS\WORKSET\ANALYSIS\TRUCK TURN ANALYSIS.dwg - 17.29.2021 11:13:17 AM

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:

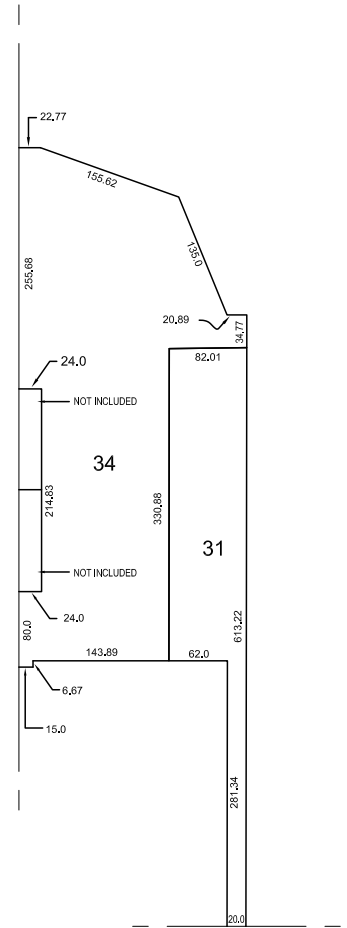
- 1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;
  - 2) there is no elevation change exceeding ten feet measured between lot lines; or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application;
  - 3) I have ~~have not~~ (circle one) filed a subdivision application with the Office of the Surveyor;
  - 4) I ~~have 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)

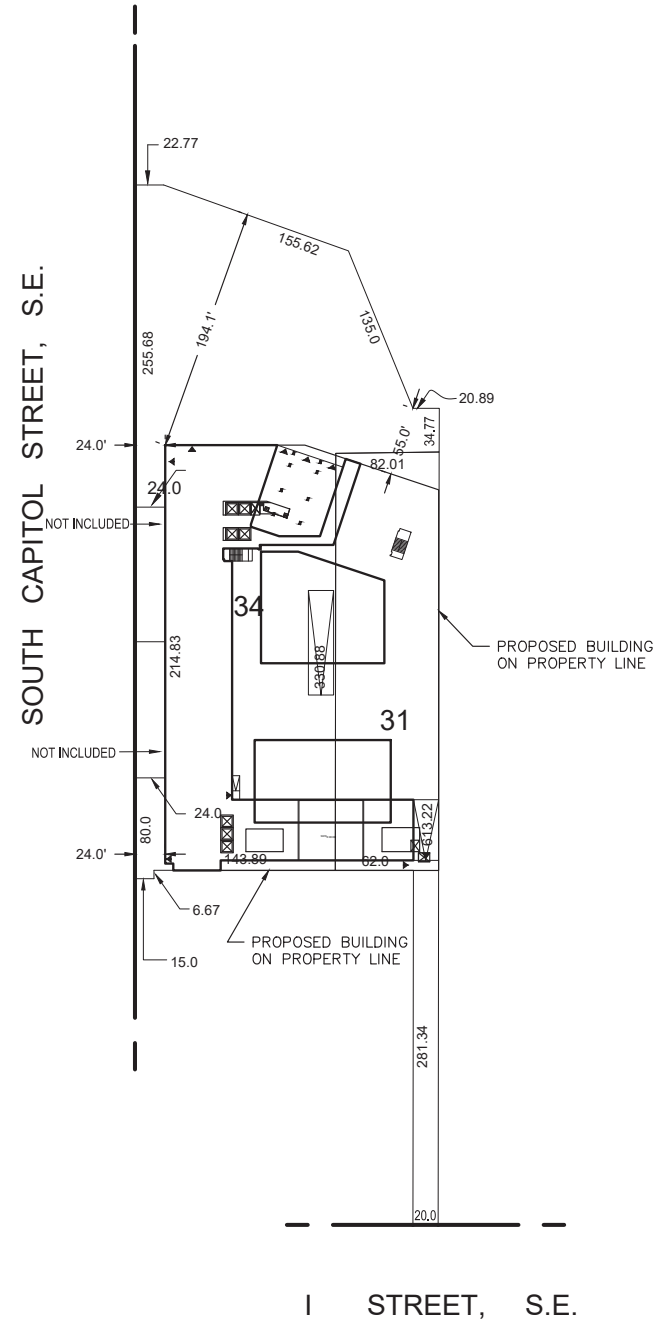
Receipt No. 21-06637 Drawn by: A.S.

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



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;
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- 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;
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- 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.

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



SR-21-06637(2021)



# LEED PRELIMINARY SCORECARD



LEED for Homes v4: Multifamily Mid-Rise  
 Square 695  
 July 21, 2021  
 Zoning Submission



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

5	3	4	Water Efficiency		Possible Points: 12
Y	?	N			
Y			Prereq	Water Metering	Required
5	3	4	Credit	Total Water Use	12

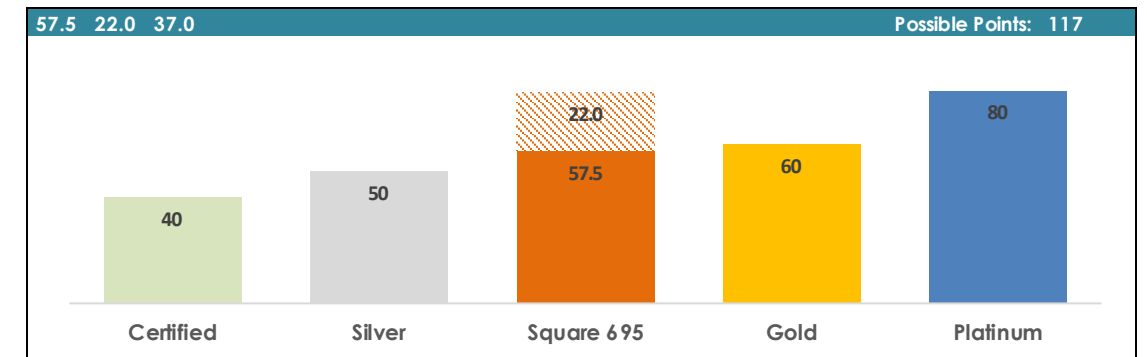
18.5	6	19	Energy and Atmosphere		Possible Points: 37
Y	?	N			
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Energy Metering	Required
Y			Prereq	Education of the Homeowner, Tenant or Building Manager	Required
18.5	5	13	Credit	Annual Energy Use	30
		5	Credit	Efficient Hot Water Distribution	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

5	4.5	8.5	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	2		Credit	Enhanced Garage Pollutant Protection	1
1	2		Credit	Low Emitting Products (v4.1)	3
1			Credit	No Environmental Tobacco Smoke	1

3	3	0	Innovation		Possible Points: 6
Y	?	N			
2	3		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