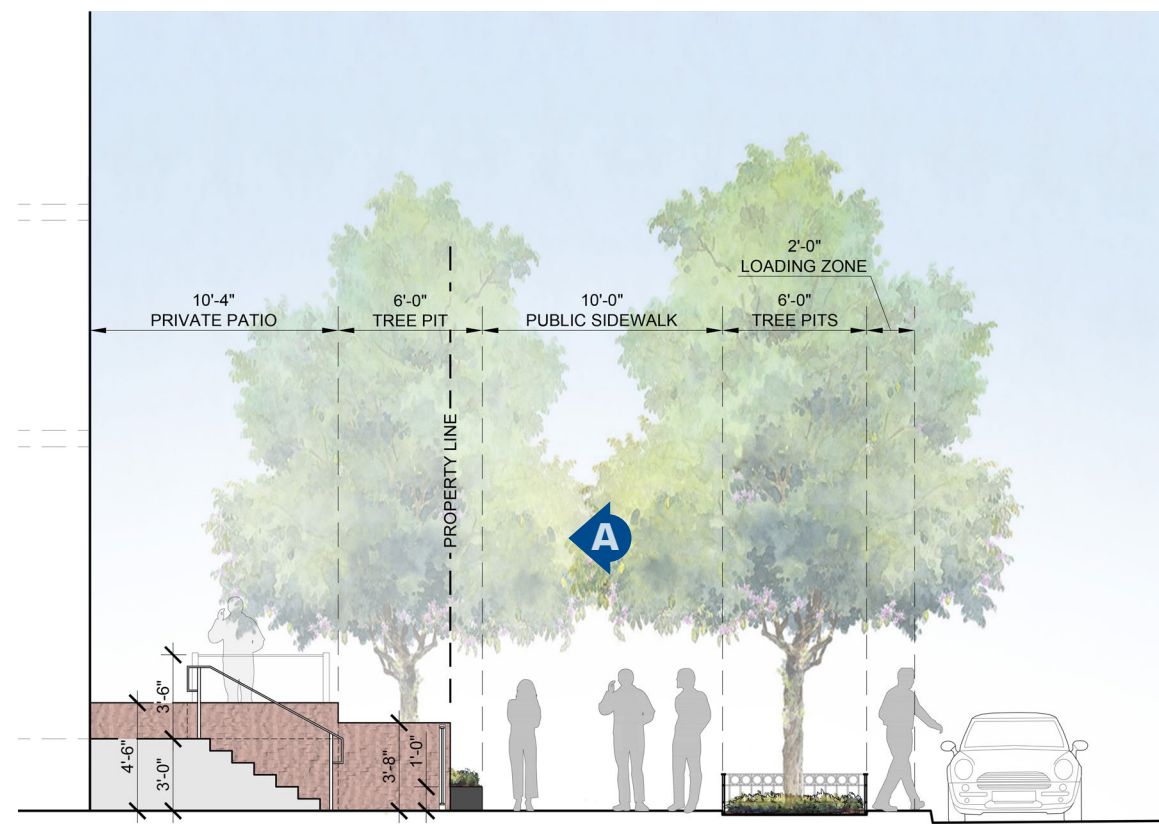


A S. CAPITOL STREET TOWNHOMES - ELEVATION
1/8" = 1'-0"



B S. CAPITOL STREET TOWNHOMES - SECTION
1/8" = 1'-0"

STUDIO39

NOTE: DESIGN OF PUBLIC SPACE, INCLUDING ALLEY, SUBJECT TO PUBLIC SPACE PERMITTING PROCESS

NOTE: LANDSCAPING AND PUBLIC SPACE DESIGN MAY BE MODIFIED DURING DETAILED DESIGN PHASES OF WORK IN ORDER TO CONFORM TO APPLICABLE DESIGN AND PERMITTING STANDARDS AND, WHERE APPLICABLE, DUE TO THE PUBLIC SPACE APPROVAL PROCESS

**BEYER
BLINDER
BELLE**

1319 SOUTH CAPITOL STREET SW
24 JULY 2020

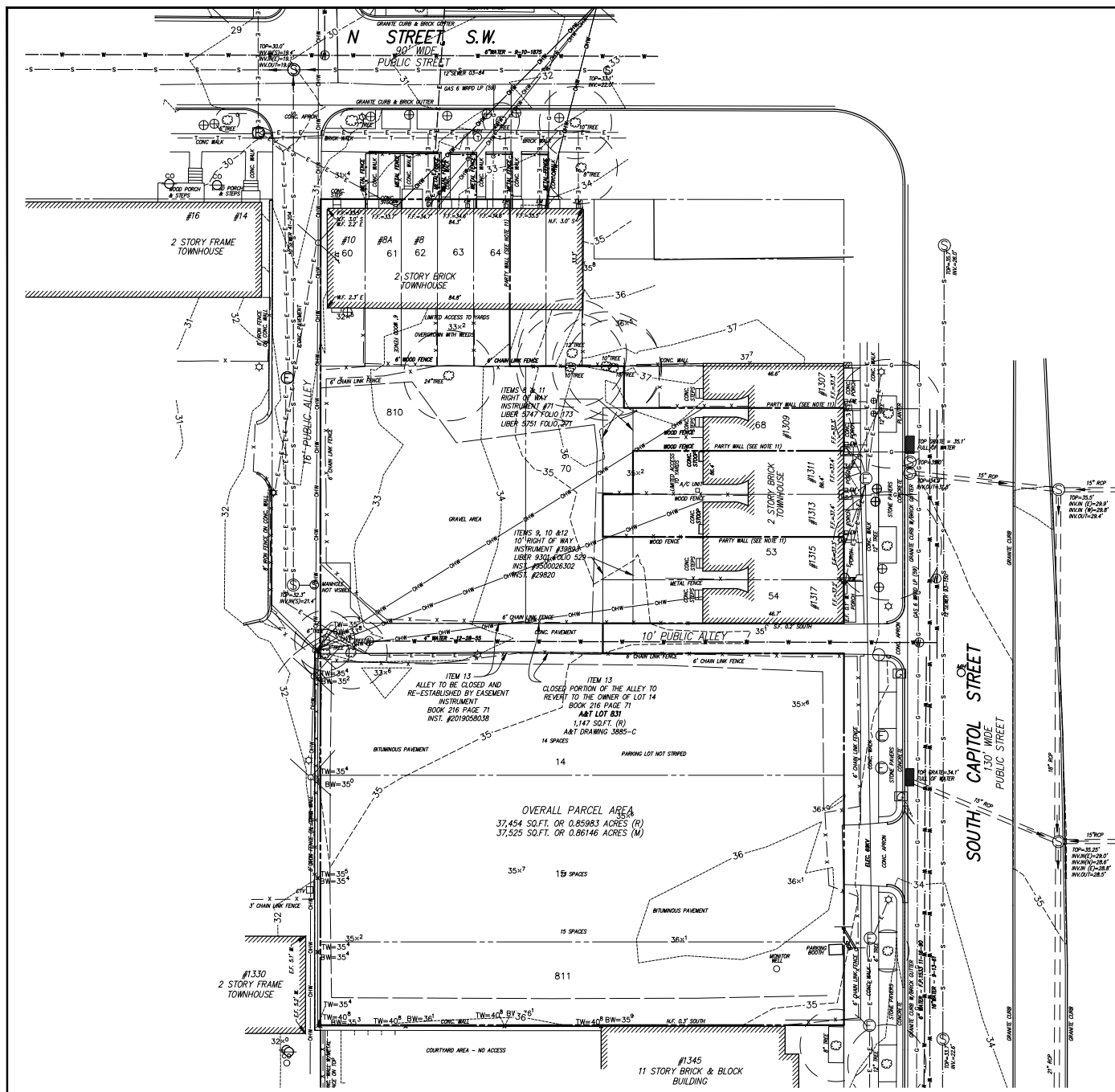
S. CAPITOL STREETSCAPE DESIGN **35**

ZONING COMMISSION
District of Columbia
CASE NO.20-18
EXHIBIT NO.3F5



LOADING TURNS
1" = 40'-0"

CIVIL. GAR. LEED.



LEGEND

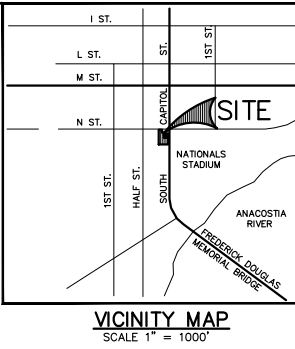
--- SUBJECT PROPERTY LINE	• BOLLARD	⊕ ELECTRIC MANHOLE	(N) ... NORTH	INV. ... INVERT
- - - ADJACENT PROPERTY LINE	○ SIGN POST	⊕ ELECTRIC VALVE	(S) ... SOUTH	ROP ... REINFORCED CONCRETE PIPE
--- BUILDING RESTRICTION LINE	□ MAIL BOX	⊕ ELECTRIC METER	(E) ... EAST	OMP ... CORRUGATED METAL PIPE
--- ELECTRICAL CONDUIT	○ TREE	--- UTILITY POLE	(W) ... WEST	PVC ... POLY VINYL CHLORIDE
--- NATURAL GAS CONDUIT	⊕ SANITARY MANHOLE	--- UTILITY POLE W/STREET LIGHT	N.F. ... NORTH FACE	SS ... SANITARY SEWER
--- OVERHEAD WIRES	⊕ STORM DRAIN MANHOLE	--- GUY WIRE	S.F. ... SOUTH FACE	SD ... STORM DRAIN
--- TELEPHONE/COMMUNICATIONS CONDUIT	⊕ GRATE	--- UTILITY POLE W/ALLEY LIGHT	E.F. ... EAST FACE	WL ... WATER LINE
--- WATER LINE	⊕ WATER MANHOLE	--- COBRA LIGHT POLE	W.F. ... WEST FACE	GL ... GAS LINE
--- CABLE TV	⊕ FIRE HYDRANT	--- LIGHT POLE	SUBD. BK ... SUBDIVISION BOOK	CI ... CAST IRON
--- SANITARY SEWER CONDUIT	⊕ SAMESSE CONNECTION	--- UTILITY POLE W/ALLEY LIGHT	ASST. ... ASSESSMENT & TAXATION	WRPD ... WRAPPED
--- STORM DRAIN CONDUIT	⊕ WATER METER	--- UTILITY POLE W/ALLEY LIGHT	BRG. ... BUILDING RESTRICTION LINE	TC ... TOP OF CURB
--- FENCE LINE	⊕ WATER VALVE	--- UTILITY POLE W/ALLEY LIGHT	SQ.FT. ... SQUARE FEET	BC ... BOTTOM OF CURB
--- APPROXIMATE ZONING LINE	⊕ TRAFFIC CONTROL BOX	--- UTILITY POLE W/ALLEY LIGHT	AC. ... ACRES	CL ... CENTER LINE
--- BUILDING LINE	⊕ WALL LIGHT	--- UTILITY POLE W/ALLEY LIGHT	(R) ... RECORD INFORMATION	BW ... BOTTOM WALL
--- RETAINING OR FREE STANDING WALL	⊕ IRRIGATION CONTROL VALVE	--- UTILITY POLE W/ALLEY LIGHT	(M) ... MEASURED INFORMATION	FT ... FINISH FLOOR
--- MAJOR CONTOUR	⊕ CLEAN OUT	--- UTILITY POLE W/ALLEY LIGHT	(O) ... OBSERVED ANGLE OR BEARING	CONC. ... CONCRETE
--- MINOR CONTOUR	⊕ ROOF LEADER	--- UTILITY POLE W/ALLEY LIGHT	DATR. ... DATA ACCORDING TO RECORD	ESMT ... EASEMENT
	⊕ WHEEL STOP	--- UTILITY POLE W/ALLEY LIGHT	DDCPM ... DISTRICT OF COLUMBIA DEPARTMENT OF PUBLIC WORKS	DCSO ... DISTRICT OF COLUMBIA SURVEYOR'S OFFICE
		--- UTILITY POLE W/ALLEY LIGHT	ED. ... END OF INFORMATION	CRG ... CIRCUMFERENCE

ZONING NOTE:
 THE FOLLOWING INFORMATION WAS TAKEN FROM THE ZONING MAP OF THE DISTRICT OF COLUMBIA.
 THE SUBJECT PROPERTY IS ZONED: C-2-C
 THIS INFORMATION DOES NOT CONSTITUTE A "ZONING OPINION" AND IS NOT SUBJECT OF THE SURVEYOR'S CERTIFICATION SHOWN HEREON.

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, 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 (Conduit Group, Lower Level) 13101 Columbia Pike Silver Spring, Maryland 20904	POSSIBLE SERVICE IN NORTH SIDE OF N STREET OTHERWISE NO SERVICE
COMCAST 8098 Sand Piper Circle Whitmarsh, Maryland 21236	UNDERGROUND LINES LOCATED JUST WEST OF THE SUBJECT PROPERTY
WASHINGTON GAS/MD REPLACEMENT SECTION 6801 Industrial Road Springfield, VA 22151	SERVICE TO SOME OF THE TOWNHOUSE UNITS AS SHOWN
MCI WORLDCOM 2400 N. Grenville Richardson, TX 75082	NO FACILITIES IN THIS AREA
PEPCO 701 8TH Street, N.W. Washington, DC 20068	UNDERGROUND SERVICE LOCATED ALONG SOUTH CAPITOL ST. AND IN ALLEY
AT & T 4800 Winchester Blvd. Frederick, MD 21703	NO FACILITIES IN THIS AREA
FiberOpte, Inc. 6076-C Franconia Road Alexandria, VA 22310	NO REPLY AT THIS TIME
Level 3 Communications (email to Level3.networkrelocations@level3.com)	NO FACILITIES IN THIS AREA
Zayo Group (On line maps at www.zayo.com/fiber-network-maps)	NO FACILITIES IN THIS AREA
DC WATER - WATER & SEWER, DC PUBLIC WORKS	DC WATER PLANS



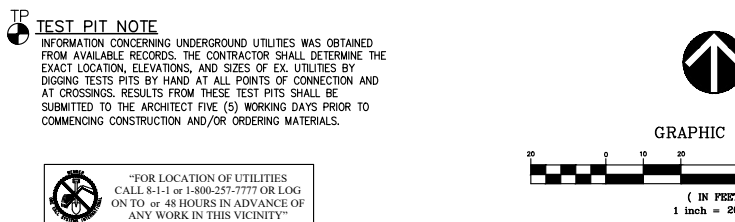
- NOTES:**
- THE SUBJECT PROPERTY IS IDENTIFIED AS TAX ASSESSMENT NO: 0653 0014, 0653 0015, 0653 0053, 0653 0054, 0653 0060, 0653 0061, 0653 0062, 0653 0063, 0653 0064, 0653 0068, 0653 0070, 0653 0810, 0653 0811, 0831 0653 (#1309, 1315-1323 SOUTH CAPITOL STREET, SW AND #6-10 N STREET, SW)
 - THE HORIZONTAL DATUM IS BASED ON PLAN FROM THE OFFICE OF THE SURVEYOR, DISTRICT OF COLUMBIA.
 - THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 1100010057C, FOR THE DISTRICT OF COLUMBIA, DATED SEPTEMBER 27, 2010.
 - THIS ALTA/NSPS LAND TITLE SURVEY IS FOR THE USE OF THE SPECIFIC ENTITIES LISTED IN THE SURVEYOR'S CERTIFICATION FOR ACQUISITION/LENDING/REFINANCING PURPOSES AND IS NOT INTENDED FOR DESIGN OR CONSTRUCTION PURPOSES, INCLUDING THE INSTALLATION OF FENCES OR CONSTRUCTION OF OTHER IMPROVEMENTS. UTILITY LINES MAY NOT BE SHOWN AS ACTUAL WIDTHS AND/OR SIZES.
 - THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
 - THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.
 - THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
 - THERE IS NO OBSERVED EVIDENCE OF WETLAND MARKINGS, AS DELINEATED BY OTHER, ON THE SUBJECT PROPERTY.
 - THE ONLY BUILDINGS ON SITE ARE LOCATED ON LOTS 60 THRU 64, 53, 54 AND 68.
 - LOTS 14, 15 70, 810 AND 811 ARE BEING USED FOR PARKING BUT THERE IS NO STRIPING IN THESE AREAS.
 - BASED ON FIELD OBSERVATIONS AND OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA SURVEY PAPERS, IT APPEARS THAT A PARTY WALL EXISTS IN THESE AREAS.

AREA TABULATION

NORTH PARCEL	14,908 SQ.FT. OR 0.34219 ACRES (R)
SOUTH PARCEL	21,402 SQ.FT. OR 0.49132 ACRES (R)
A&T LOT 831	1,147 SQ.FT. OR 0.02633 ACRES (R)
TOTAL AREA	37,457 SQ.FT. OR 0.85984 ACRES (R)
NORTH PARCEL	14,944 SQ.FT. OR 0.34307 ACRES (M)
SOUTH PARCEL	21,439 SQ.FT. OR 0.49217 ACRES (M)
A&T LOT 831	1,151 SQ.FT. OR 0.02642 ACRES (M)
TOTAL AREA	37,534 SQ.FT. OR 0.86167 ACRES (M)

PARKING NOTE
 THERE ARE NO STRIPED PARKING SPACES LOCATED ON THE SUBJECT PROPERTY.

D.C. BOUNDARY NOTE
 BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM OFFICIAL CITY RECORDS, AND VERIFIED IN THE FIELD INSOFAR AS POSSIBLE. PROPERTY LINE DIMENSIONS FROM OFFICIAL RECORDS MAY NOT NECESSARILY AGREE WITH THE ACTUAL MEASURED DIMENSIONS. ALL PROPERTY LINES IN THE DISTRICT OF COLUMBIA ARE SUBJECT TO REVIEW AND APPROVAL BY THE OFFICE OF THE SURVEYOR, DISTRICT OF COLUMBIA. A "SURVEY TO MARK" PREPARED BY DISTRICT OF COLUMBIA REGISTERED LAND SURVEYOR AND VERIFIED BY THE OFFICE OF THE SURVEYOR IS REQUIRED TO ESTABLISH A FINAL BOUNDARY DETERMINATION AND CONFIGURATION FOR THIS PROPERTY. THIS SURVEY DOES NOT REFLECT A "SURVEY TO MARK". THE PROPERTY LINE REFLECTED ON THIS SURVEY IS NOT TO BE USED FOR ANY CONSTRUCTION STAKEOUT PURPOSES. A "SURVEY TO MARK" MUST BE APPROVED BY THE OFFICE OF THE SURVEYOR PRIOR TO BEGINNING ANY BUILDING DEMOLITION OR CONSTRUCTION OPERATIONS.



VIKA CAPITOL
 ENGINEERS * PLANNERS * LANDSCAPE ARCHITECTS * SURVEYORS * GEOMETRICS

PROJECT COORDINATOR:
SONEIL CHARLES
 charles@vikacapitol.com

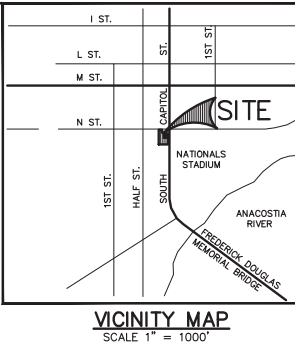
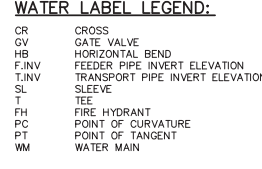
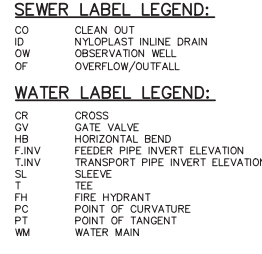
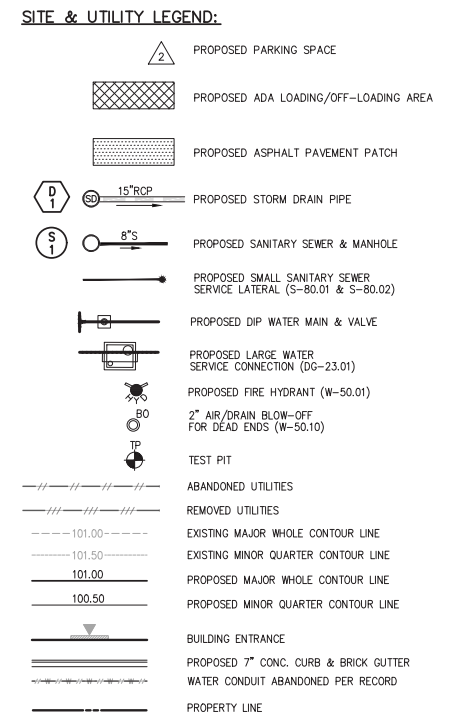
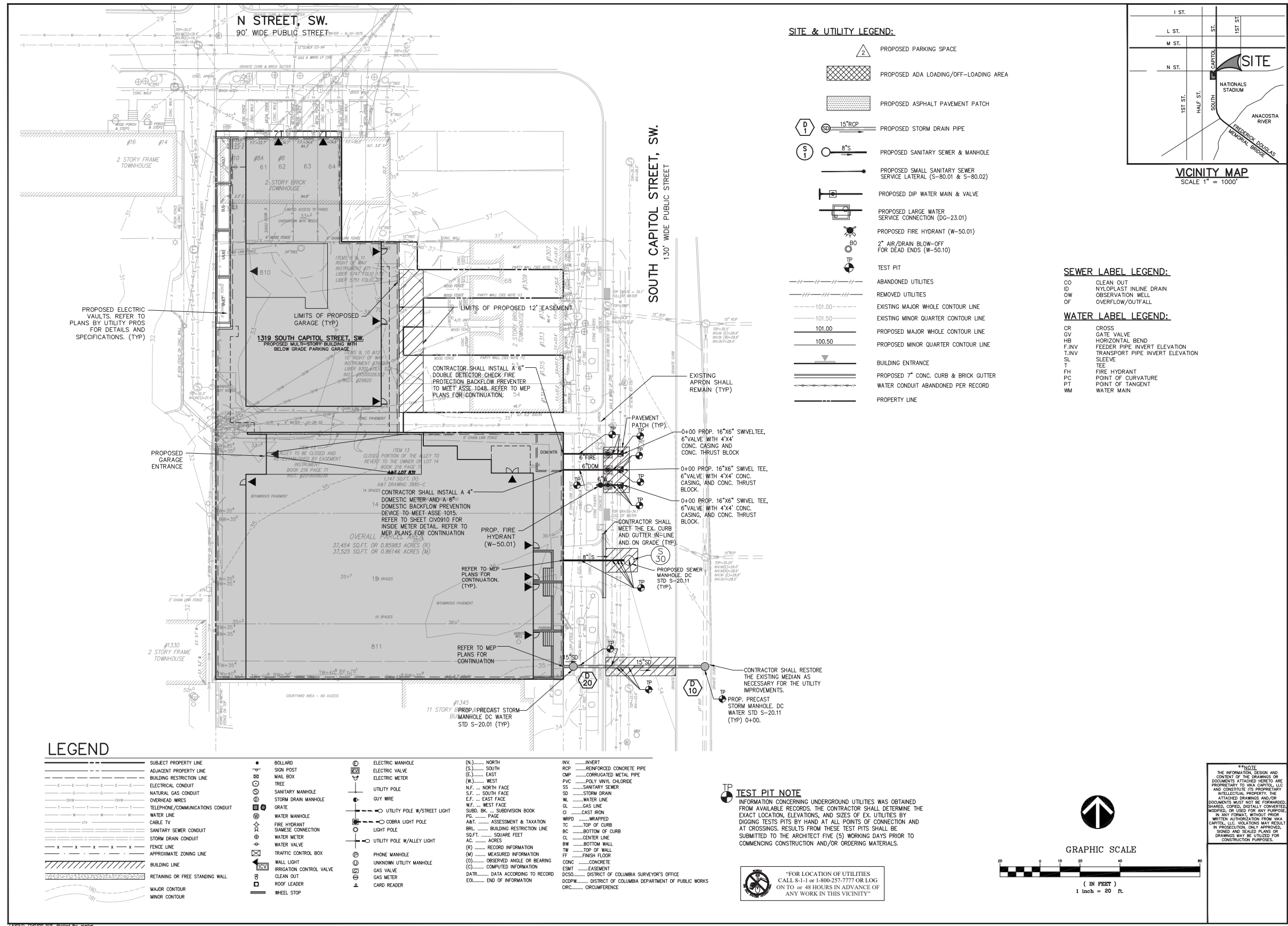
* VIKA CAPITOL, LLC * 4810 MASSACHUSETTS AVENUE, NW SUITE 18 * WASHINGTON, DC 20016 * PHONE: 202.244.4140 * FAX: 202.244.4141 * WWW.VIKACAPITOL.COM

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

EXISTING CONDITIONS PLAN

VIKA CAPITOL REVISIONS

#	DATE	DESCRIPTION
1	04/24/20	DATE: 04/24/20
2		DES. KUO DWN. VEM
3		SCALE: AS SHOWN
4		PROJECT/FILE NO. VC0277E
5		SHEET NO. CIV0100

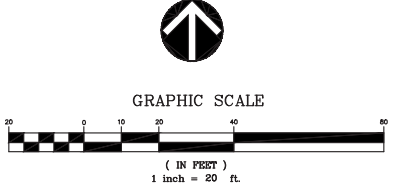


LEGEND

<ul style="list-style-type: none"> --- 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 - - - APPROXIMATE ZONING LINE - - - BUILDING LINE - - - RETAINING OR FREE STANDING WALL - - - MAJOR CONTOUR - - - MINOR CONTOUR 	<ul style="list-style-type: none"> • BOLLARD □ SIGN POST □ MAIL BOX ○ TREE ○ SANITARY MANHOLE ○ STORM DRAIN MANHOLE ○ GRATE ○ WATER MANHOLE ○ FIRE HYDRANT ○ SIAMASE CONNECTION ○ WATER METER ○ WATER VALVE ○ TRAFFIC CONTROL BOX ○ LIGHT W/LL ○ IRRIGATION CONTROL VALVE ○ CLEAN OUT ○ ROOF LEADER ○ WHEEL STOP 	<ul style="list-style-type: none"> ○ ELECTRIC MANHOLE ○ ELECTRIC VALVE ○ ELECTRIC METER ○ UTILITY POLE ○ GUY WIRE ○ UTILITY POLE W/STREET LIGHT ○ COBRA LIGHT POLE ○ LIGHT POLE ○ UTILITY POLE W/WALLEY LIGHT ○ PHONE MANHOLE ○ UNKNOWN UTILITY MANHOLE ○ GAS VALVE ○ GAS METER ○ CARD READER 	<ul style="list-style-type: none"> (N)..... NORTH (S)..... SOUTH (E)..... EAST (W)..... WEST N.F. ... NORTH FACE S.F. ... SOUTH FACE E.F. ... EAST FACE W.F. ... WEST FACE SUBD. BK ... SUBDIVISION BOOK PG. ... PAGE ASST. ... ASSESSMENT & TAXATION BRL ... BUILDING RESTRICTION LINE SQFT. ... SQUARE FEET AC. ... ACRES (R) ... RECORD INFORMATION (M) ... MEASURED INFORMATION (O) ... OBSERVED ANGLE OR BEARING (C) ... COMPUTED INFORMATION DATR. ... DATA ACCORDING TO RECORD ED. ... END OF INFORMATION INV. ... INVERT ROP ... REINFORCED CONCRETE PIPE OMP ... CORRUGATED METAL PIPE PVC ... POLY VINYL CHLORIDE SS ... SANITARY SEWER SD ... STORM DRAIN WL ... WATER LINE CL ... GAS LINE CI ... CAST IRON WRPD ... WRAPPED TC ... TOP OF CURB BC ... BOTTOM OF CURB CL ... CENTER LINE BW ... BOTTOM WALL TW ... TOP OF WALL FF ... FINISH FLOOR CONC. ... CONCRETE ESMT ... EASEMENT DCSD. ... DISTRICT OF COLUMBIA SURVEYOR'S OFFICE DCDPR. ... DISTRICT OF COLUMBIA DEPARTMENT OF PUBLIC WORKS CRG. ... CIRCUMFERENCE
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TEST PIT NOTE
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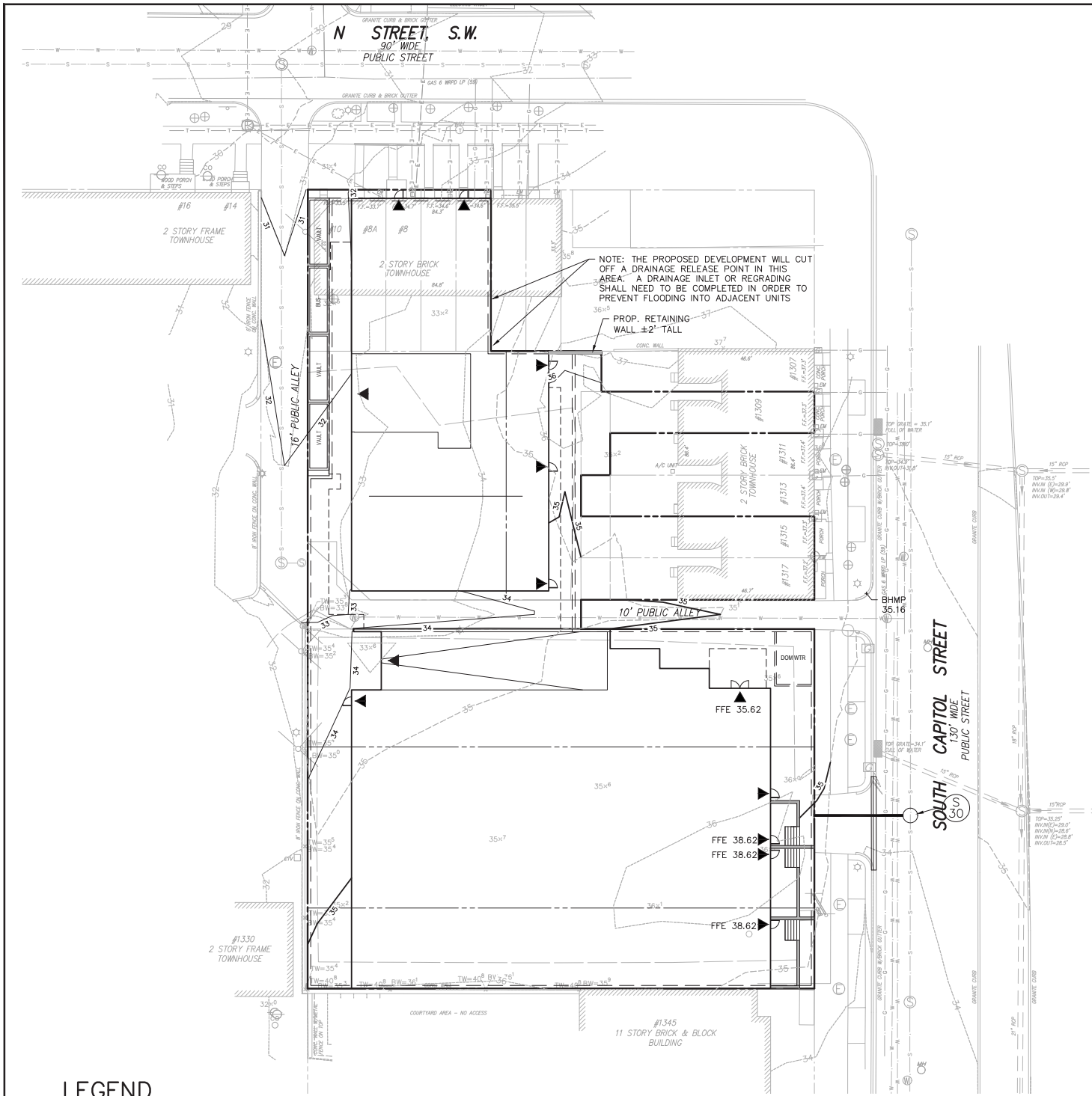
SOUTH CAPITOL STREET
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 1319 SOUTH CAPITOL STREET, SW
 WASHINGTON, D.C. 20024

SITE UTILITY PLAN

VKA CAPITOL REVISIONS

#	DATE	DESCRIPTION

DATE: 04/24/20
 DES. KUO DWN. VEM
 SCALE: AS SHOWN
 PROJECT/FILE NO. VC0277E
 SHEET NO. CIV0300



SITE & UTILITY LEGEND:

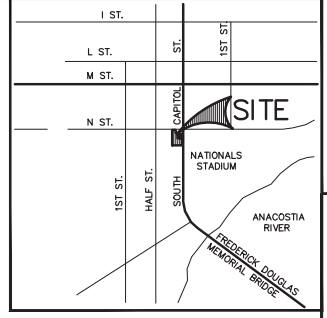
- PROPOSED PARKING SPACE
- PROPOSED ADA LOADING/OFF-LOADING AREA
- PROPOSED ASPHALT PAVEMENT PATCH
- PROPOSED STORM DRAIN PIPE
- PROPOSED SANITARY SEWER & MANHOLE
- PROPOSED SMALL SANITARY SEWER SERVICE LATERAL (S-80.01 & S-80.02)
- PROPOSED DIP WATER MAIN & VALVE
- PROPOSED LARGE WATER SERVICE CONNECTION (DG-23.01)
- PROPOSED FIRE HYDRANT (W-50.01)
- 2" AIR/RAIN BLOW-OFF FOR DEAD ENDS (W-50.10)
- TEST PIT
- ABANDONED UTILITIES
- REMOVED UTILITIES
- EXISTING MAJOR WHOLE CONTOUR LINE
- EXISTING MINOR QUARTER CONTOUR LINE
- PROPOSED MAJOR WHOLE CONTOUR LINE
- PROPOSED MINOR QUARTER CONTOUR LINE
- BUILDING ENTRANCE
- PROPOSED 7" CONC. CURB & BRICK GUTTER
- WATER CONDUIT ABANDONED PER RECORD
- PROPERTY LINE

SEWER LABEL LEGEND:

- CO CLEAN OUT
- ID NYLOPLAST INLINE DRAIN
- OW OBSERVATION WELL
- OF OVERFLOW/OUTFALL

WATER LABEL LEGEND:

- CR CROSS
- GV GATE VALVE
- HB HORIZONTAL BEND
- F.INV FEEDER PIPE INVERT ELEVATION
- T.INV TRANSPORT PIPE INVERT ELEVATION
- SL SLEEVE
- T TEE
- FH FIRE HYDRANT
- PC POINT OF CURVATURE
- PT POINT OF TANGENT
- WM WATER MAIN



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charles@vikacapitol.com

PROJECT COORDINATOR
* 4010 MESSERSCHMIDT AVENUE, NW SUITE 16 *
* WASHINGTON, DC 20008 * PHONE: 202.244.4140 *
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GRADING PLAN OVERALL

VKA CAPITOL REVISIONS

#	DATE	DESCRIPTION

DATE: 04/24/20

DES. KUO DWN. VEM

SCALE: AS SHOWN

PROJECT/FILE NO. VC0277E

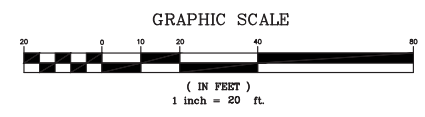
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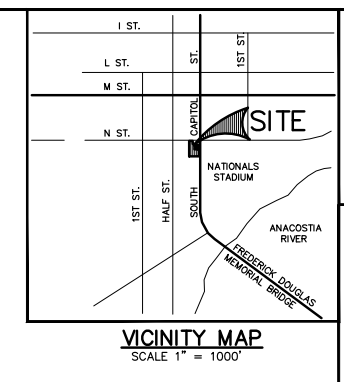
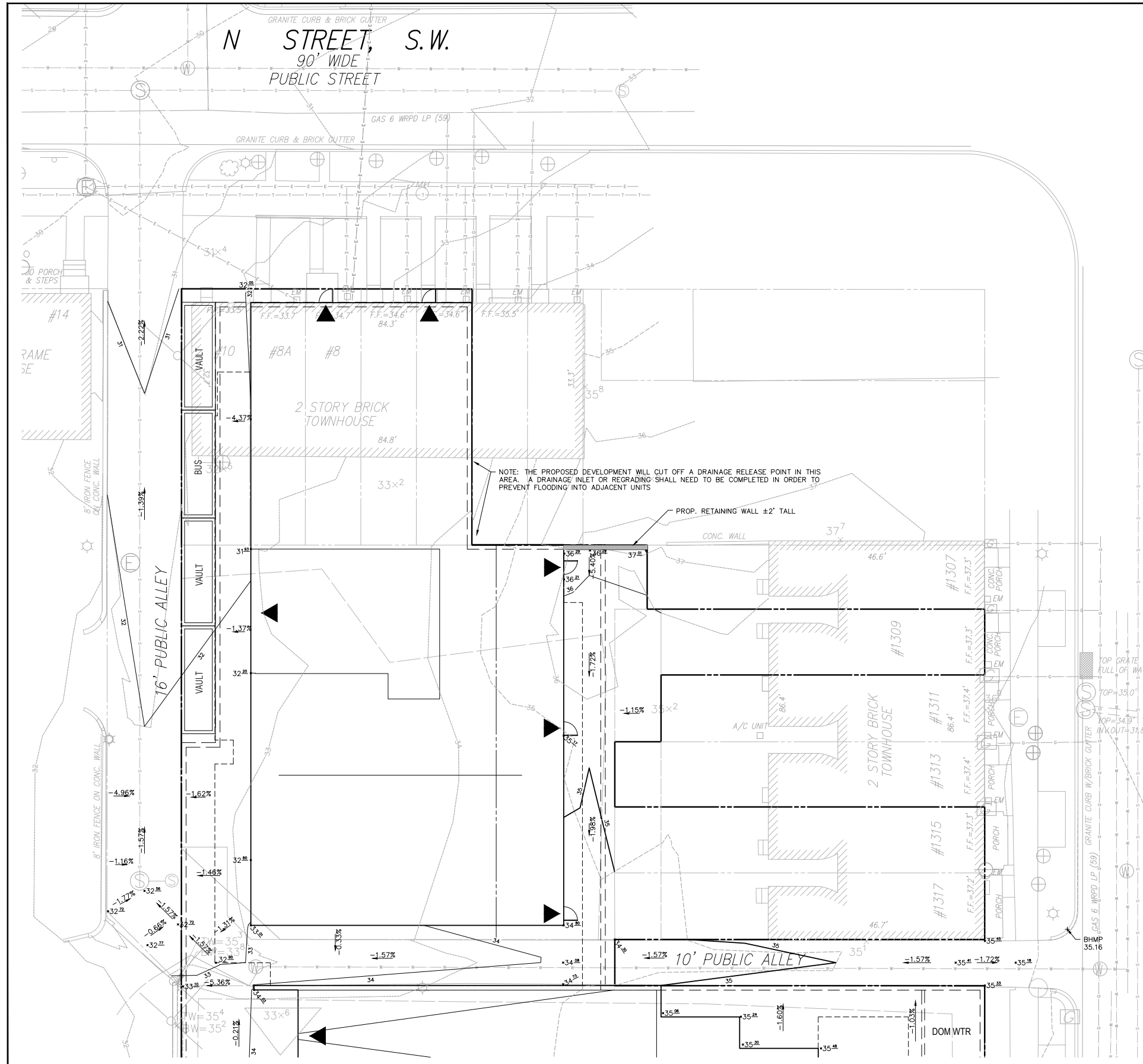
LEGEND

- SUBJECT PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - BUILDING RESTRICTION LINE
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 - NATURAL GAS CONDUIT
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 - RETAINING OR FREE STANDING WALL
 - MAJOR CONTOUR
 - MINOR CONTOUR
-
- BOLLARD
 - SIGN POST
 - MAIL BOX
 - TREE
 - SANITARY MANHOLE
 - STORM DRAIN MANHOLE
 - GRATE
 - WATER MANHOLE
 - FIRE HYDRANT
 - SWAMESE CONNECTION
 - WATER METER
 - WATER VALVE
 - TRAFFIC CONTROL BOX
 - WALL LIGHT
 - IRRIGATION CONTROL VALVE
 - CLEAN OUT
 - ROOF LEADER
 - WHEEL STOP
-
- ELECTRIC MANHOLE
 - ELECTRIC VALVE
 - ELECTRIC METER
 - UTILITY POLE
 - GUY WIRE
 - UTILITY POLE W/STREET LIGHT
 - COBRA LIGHT POLE
 - LIGHT POLE
 - UTILITY POLE W/ALLEY LIGHT
 - PHONE MANHOLE
 - UNKNOWN UTILITY MANHOLE
 - GAS VALVE
 - GAS METER
 - CARD READER
-
- (N) NORTH
 - (S) SOUTH
 - (E) EAST
 - (W) WEST
 - N.F. NORTH FACE
 - S.F. SOUTH FACE
 - E.F. EAST FACE
 - W.F. WEST FACE
 - W.F. WEST FACE
 - SUBD. BK. SUBDIVISION BOOK
 - P.G. PAGE
 - ABT. 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
 - DATR. DATA ACCORDING TO RECORD
 - EQ. END OF INFORMATION
 - INV. INVERT
 - ROP. REINFORCED CONCRETE PIPE
 - CMP. CORRUGATED METAL PIPE
 - PVC. POLY VINYL CHLORIDE
 - SS. SANITARY SEWER
 - SD. STORM DRAIN
 - WL. WATER LINE
 - GL. GAS LINE
 - CI. CAST IRON
 - WRPD. WRAPPED
 - TC. TOP OF CURB
 - BC. BOTTOM OF CURB
 - CL. CENTER LINE
 - BW. BOTTOM WALL
 - TW. TOP OF WALL
 - FF. FINISH FLOOR
 - CONC. CONCRETE
 - ESMT. EASEMENT
 - DCSD. DISTRICT OF COLUMBIA SURVEYOR'S OFFICE
 - DDPDM. DISTRICT OF COLUMBIA DEPARTMENT OF PUBLIC WORKS
 - CR. CIRCUMFERENCE

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GRADING PLAN ENLARGED

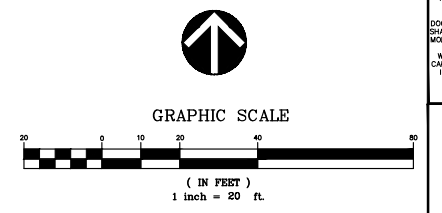
VKA CAPITOL REVISIONS

#	DATE	DESCRIPTION

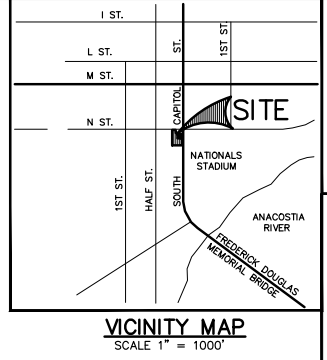
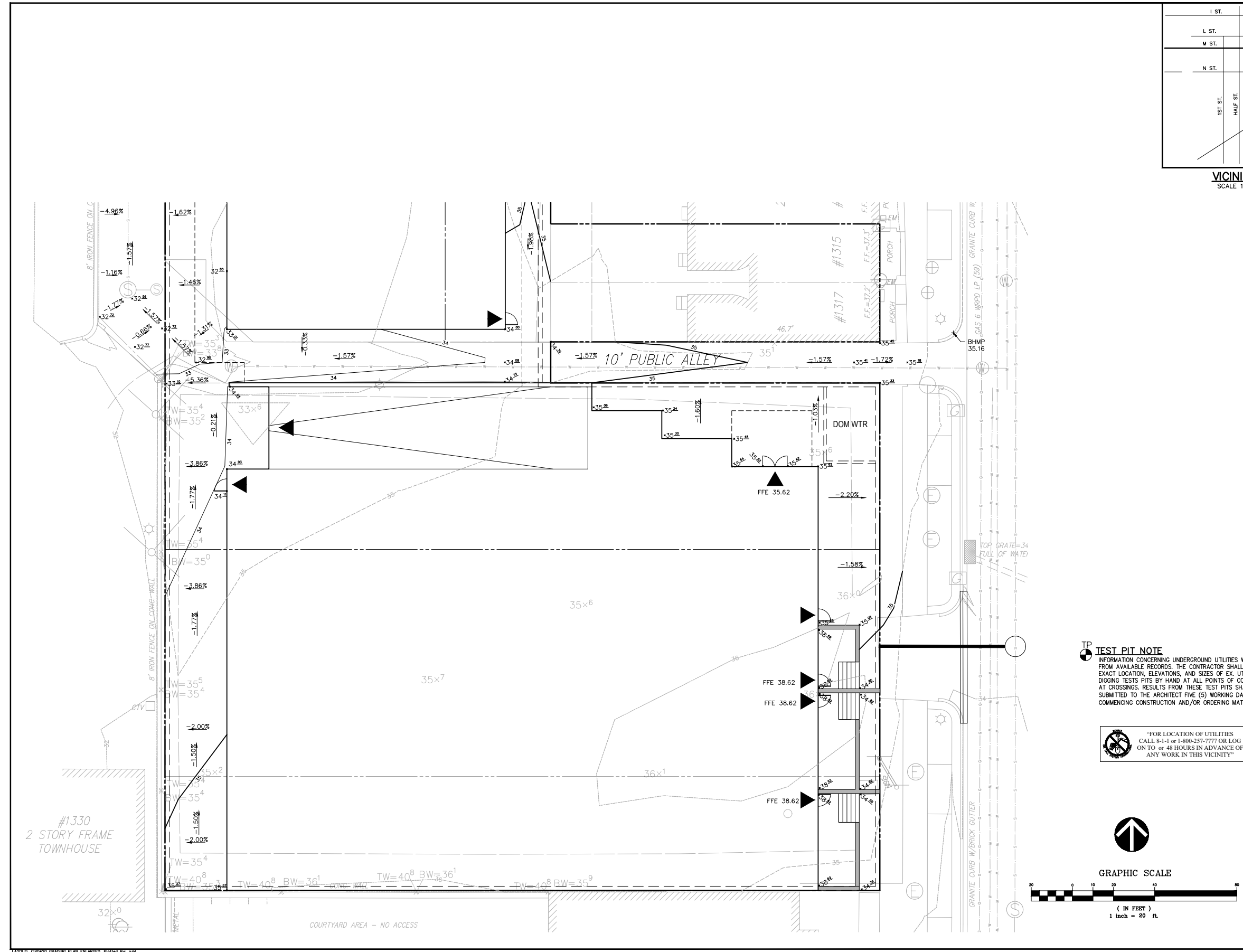
DATE: 04/24/20
DES. KUO DWN. VEM
SCALE: AS SHOWN
PROJECT/FILE NO. VC0277E
SHEET NO. CIV0410

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 www.dc.gov 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 COPIERED, MODIFIED, OR USED FOR ANY PURPOSE IN ANY FORM, 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.



ENGINEERS * PLANNERS * LANDSCAPE ARCHITECTS * SURVEYORS * GEOMATICS

SONEIL CHARLES
 COORDINATOR
 charles@vikacapitol.com

PROJECT: 4510 MASSACHUSETTS AVENUE, NW, SUITE 16 *
 * WASHINGTON, DC 20016 * PHONE: 202.244.4140 *
 WWW.VIKACAPITOL.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**

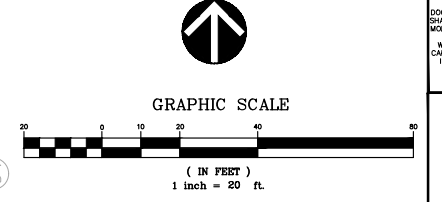
VIKA CAPITOL REVISIONS	
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Green Area Ratio Scoresheet

★ ★ ★ Address:

Other:

Square XXX	Lot XX	Zone District CG-2
Lot area (sf) 37,453	Minimum Score 0.30	Multiplier SCORE: 0.311

Lot size (enter this value first) *

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 <input type="text" value="0"/>	0.30	-
2	Landscaped areas with a soil depth ≥ 24"	square feet <input type="text" value="5,203"/>	0.60	3,121.8
3	Bioretention facilities	square feet <input type="text" value="0"/>	0.40	-
B Plantings (credit for plants in landscaped areas from Section A)				
1	Groundcovers, or other plants < 2' height	square feet <input type="text" value="3,582"/>	0.20	Native Bonus square feet <input type="text" value="1,000"/>
2	Plants ≥ 2' height at maturity - calculated at 9-sf per plant	# of plants <input type="text" value="275"/>	2475 0.30	# of plants <input type="text" value="130"/>
3	New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	# of trees <input type="text" value="21"/>	1050 0.50	# of trees <input type="text" value="14"/>
4	New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	# of trees <input type="text" value="3"/>	750 0.60	# of trees <input type="text" value="3"/>
5	Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	# of trees <input type="text" value="0"/>	0 0.70	# of trees <input type="text" value="0"/>
6	Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	# of trees <input type="text" value="0"/>	0 0.70	# of trees <input type="text" value="0"/>
7	Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	# of trees <input type="text" value="0"/>	0 0.70	# of trees <input type="text" value="0"/>
8	Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	# of trees <input type="text" value="0"/>	0 0.80	# of trees <input type="text" value="0"/>
9	Vegetated wall, plantings on a vertical surface	square feet <input type="text" value="500"/>	0.60	square feet <input type="text" value="0"/>
C Vegetated or "green" roofs				

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



1319 South Capitol Street
LEED v4 NC
July 15, 2020



0 0 1 Integrated Process Possible Points: 1

		1	Credit 1	Integrated Process	1
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14 2 0 Location and Transportation Possible Points: 16

		16	Credit 1	LEED for Neighborhood Development	PATH 1	16
1			Credit 2	Sensitive Land Protection	PATH 2	1
1	1		Credit 3	High Priority Site		2
5			Credit 4	Surrounding Density and Diverse Uses		5
5			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

4 5 1 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	2		Credit 4	Rainwater Management	3
1	1		Credit 5	Heat Island Reduction	2
1			Credit 6	Light Pollution Reduction	1

6 1 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

7 7 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
4	4	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

6 5 5 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

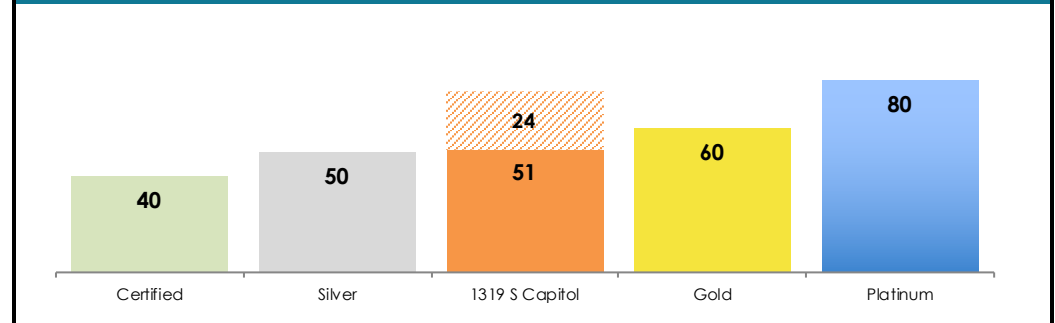
6 0 0 Innovation Possible Points: 6

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

2 2 0 Regional Priority Credits (20003) 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	1
1			Credit 1.3	Regional Priority: Green Vehicles	1
	1		Credit 1.4	Regional Priority: Rainwater Management (Threshold: 3 pts)	1

51 24 35 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.