

ST. PAUL'S TOWNHOUSE PARCEL

WASHINGTON, D.C.

BZA SUBMISSION

MAY 9, 2018

CLIENT

ELM STREET DEVELOPMENT
1355 BEVERLY ROAD, SUITE 240
MCLEAN, VA 22101
TEL: 703.734.9730
CONTACT: STEVE HORNE

BOUNDARY COMPANIES
4445 WILLARD AVE. #400
CHEVY CHASE, MD 20815
CONTACT: JOHN WILKINSON

ZONING ATTORNEY

GOULSTON & STORRS
1999 K STREET, NW
WASHINGTON, D.C. 20006
TEL: 202.721.0011
CONTACT: JEFF UTZ

ARCHITECT

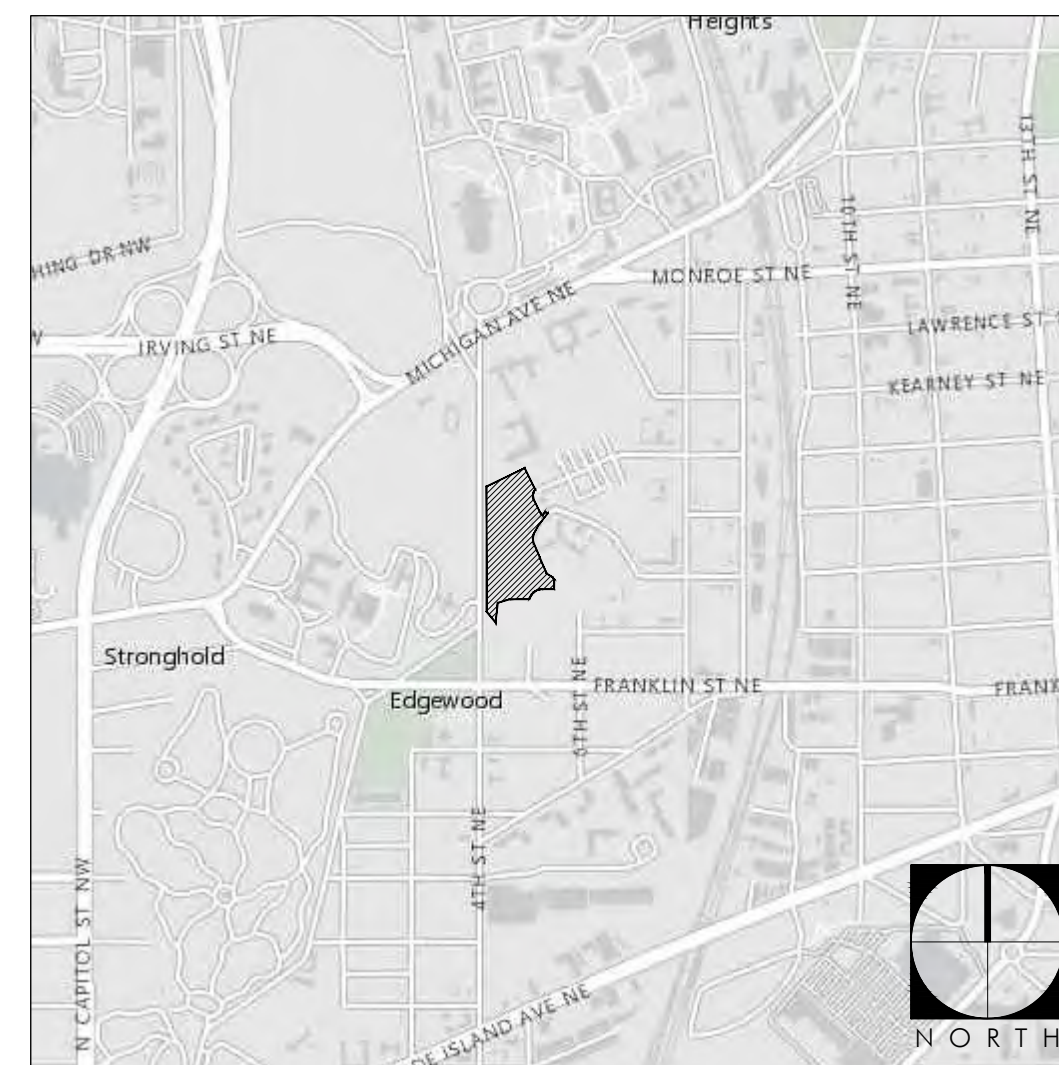
W.C. RALSTON
3684 CENTERVIEW DRIVE, SUITE 110A
CHANTILLY, VA 20151
TEL: 703.667.7861
CONTACT: MATT TOWLE

CIVIL ENGINEER

VKA
8180 GREENSBORO DRIVE, SUITE 100
TYSONS, VA 22102
TEL: 703.442.7800
CONTACT: GHASSAN KHOURI

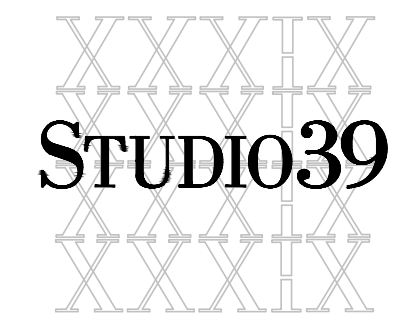
TRAFFIC CONSULTANT

GOROVE/SLADE
1140 CONNECTICUT AVE. NW
WASHINGTON, D.C. 20036
TEL: 202.296.8625
CONTACT: DAN VANPELT



VICINITY MAP
NOT TO SCALE

LANDSCAPE ARCHITECT



Landscape Architecture, P.C.

6416 GROVEDALE DRIVE, SUITE 100-A
ALEXANDRIA, VIRGINIA 22310
TEL: (703) 719-6500
FAX: (703) 719-6503
CONTACT: LH

Sheet List Table

Sheet Number	Sheet Title
L0.0	COVER
L0.1	GENERAL NOTES
L0.2	OVERALL PLAN
L1.01	HARDSCAPE PLAN 01
L2.01	HARDSCAPE DETAILS
L3.01	PRODUCT INFORMATION
L4.01	LANDSCAPE PLAN 01
L4.02	BIO-RETENTION ENLARGEMENT
L5.01	LANDSCAPE DETAILS
L6.01	STREETSCAPE SECTIONS - 01
L6.02	STREETSCAPE SECTIONS - 02
L6.03	STREETSCAPE SECTIONS - 03

REVISION INDEX

REVISION DATE	REVISED ITEM DESCRIPTION

THIS DOCUMENT, AND THE DESIGN AND DESIGN INCORPORATED HEREIN IS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF STUDIO 39 LANDSCAPE ARCHITECTURE, P.C. AND IS NOT TO BE REPRODUCED OR USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF STUDIO 39 LANDSCAPE ARCHITECTURE, P.C.

© STUDIO 39 LANDSCAPE ARCHITECTURE, P.C.

COMMON ABBREVIATIONS

Table with 3 columns: Abbreviation, Description, and another Abbreviation/Description. Includes categories A through H with various construction and landscape terms.

PROFESSIONAL TITLES

Table listing professional titles and their corresponding abbreviations: ARCH (ARCHITECT), CIVIL (CIVIL ENGINEER), ENGR (ENGINEER), GC (GENERAL CONTRACTOR), ID (INTERIOR DESIGNER), MEP (MECHANICAL/ELECTRICAL/PLUMBING), LA (LANDSCAPE ARCHITECT), LC (LANDSCAPE CONTRACTOR), STR (STRUCTURAL ENGINEER).

MATERIAL GRAPHICS

Table of material graphics showing patterns for concrete, compacted aggregate sub-base, sand, mortar, brick/paver, drainage gravel, soil, structural/planting/lightweight soil, expansion joint w/ backer rod, rebar, stone, asphalt concrete w/ neoprene tack coat, fabric separator, steel/iron, aluminum, brass/bronze/copper, wood, mulch, plastic, architectural precast, welded wire reinforcement, CMU, rigid insulation w/ open joints for drainage, brick/concrete paver running bond, brick/concrete paver herringbone.

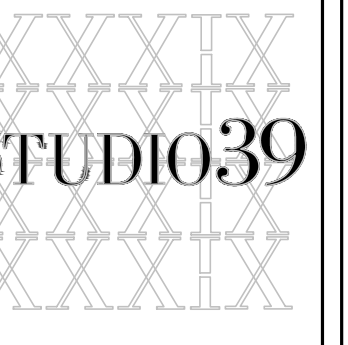
LEGEND

Legend table defining symbols for contours (existing and proposed), spot grades, elevations, station points, easements, center lines, property lines, right of way, lot lines, swale center lines, expansion joints, steps, lights (existing, proposed pole, pedestrian, wall), bollards, fountain lights, floodlights, uplights, step lights, slab drains, surface drains, trench drains, plant callouts, material/detail callouts, elevation callouts, and section callouts.

GENERAL NOTES

GENERAL LAYOUT NOTES:

- 1. BASE TOPOGRAPHICAL AND EXISTING CONDITIONS TAKEN FROM DRAWING FURNISHED BY VIKI...
2. DRAWINGS PREPARED FROM CIVIL AND ARCHITECTURAL DRAWINGS, NOT AS-BUILT DATA...
3. UTILITY WORK IS NOT INDICATED ON THIS DRAWING...
4. DO NOT SCALE THESE DRAWINGS.
5. DIMENSIONS ARE FROM BACK OF CURB, TO FACE OF WALL, TO OUTSIDE EDGE OF PAVEMENTS...
6. ALL CURVES TO BE TRUE RADII WITHOUT STRAIGHT SEGMENTS.
7. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
8. CHANGES IN LAYOUT MAY BE MADE AT THIS TIME TO ACCOMMODATE DESIGN INTENT OR FIELD CONDITIONS...
9. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES...
10. QUANTITIES REFERENCED IN PLANS ARE SHOWN AS A COURTESY ONLY...
11. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
12. ALL WALLS, SIDEWALKS, PATHWAYS, FENCES, AND STAIRWAYS SHALL BE COMPLETELY LAID OUT...
13. CONTRACTOR IS RESPONSIBLE FOR ALL WIRING, CONDUIT, FOOTINGS, PERMITS, ETC. NECESSARY...
14. BENCH AND LITTER RECEPTACLE LAYOUT SHOWN IS APPROXIMATE. LAYOUT TO BE APPROVED IN THE FIELD BY LANDSCAPE ARCHITECT.



Landscape Architecture, P.C.

6416 Greenfield Drive, Suite 100-A
Alexandria, Virginia 22310
Tel: 703.719.6500 Fax: 703.719.6503
Email: frontdesk@studio39.com

ST. PAUL'S TOWNHOUSE PARCEL
WASHINGTON, D.C.

THIS DOCUMENT AND THE IDEAS AND DESIGN INCORPORATED HEREIN ARE THE PROPERTY OF PROFESSIONAL SERVICE 39, INC. TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT OR ANY OTHER PROJECT OF STUDIO 39 LANDSCAPE ARCHITECTURE, P.C. MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF STUDIO 39 LANDSCAPE ARCHITECTURE, P.C.

REVISIONS:

GENERAL NOTES

DESIGN: LH
DRAWN: PT
CHECKED: LH

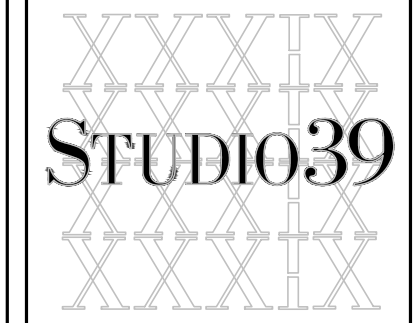
SCALE: Viewport Scale

PROJECT NO: 15074

DATE: 05.09.2018

L0.1

BZA SUBMISSION



Landscape Architecture, P.C.

6416 Greenfield Drive, Suite 100-A
Alexandria, Virginia 22310
Tel: 703.719.6500 Fax: 703.719.6503
Email: frontdesk@studio39.com

ST. PAUL'S TOWNHOUSE PARCEL
WASHINGTON, D.C.
ELM STREET DEVELOPMENT, INC.

THIS DOCUMENT AND THE IDEAS AND DESIGN INCORPORATED HEREIN ARE THE PROPERTY OF PROFESSIONAL SERVICE TO THE PROPERTY OF STUDIO 39 LANDSCAPE ARCHITECTURE, P.C. AND ARE TO BE USED ONLY AS SHOWN ON THE DRAWINGS AND FOR THE PROJECT SPECIFICALLY IDENTIFIED ON THE DRAWINGS. NO OTHER PROJECTS OR OTHER USES ARE PERMITTED WITHOUT THE WRITTEN AUTHORIZATION OF STUDIO 39 LANDSCAPE ARCHITECTURE, P.C.
© STUDIO 39 LANDSCAPE ARCHITECTURE, P.C.

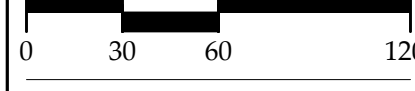
REVISIONS:

OVERALL PLAN

DESIGN: LH
DRAWN: PT
CHECKED: LH

NORTH

SCALE: 1" = 60'-0"

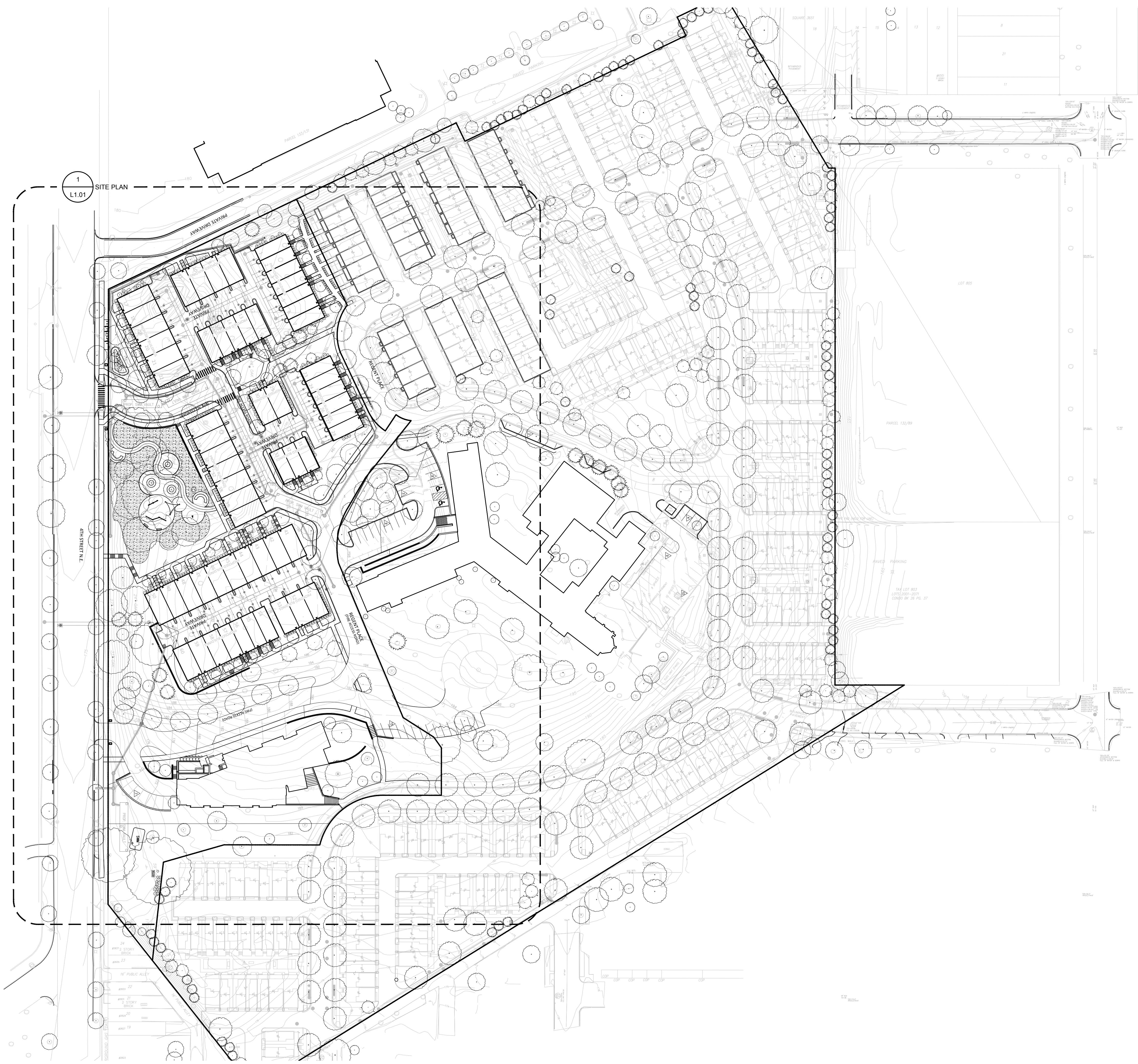


PROJECT NO: 15074
DATE: 05.09.2018

L0.2

BZA SUBMISSION

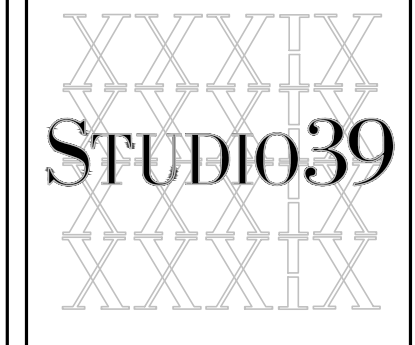
NOT RELEASED FOR CONSTRUCTION



1
L0.2
OVERALL PLAN
Scale: 1" = 60'-0"

PLAN

p:\2015\15074 saritt pauls\6.0 cad files\6.0 submission\OVERALL PLAN.dwg



Landscape Architecture, P.C.

6416 Greenhills Drive, Suite 100-A
Alexandria, Virginia 22310
Tel: 703.719.6500 Fax: 703.719.6503
Email: frontdesk@studio39.com

ST. PAUL'S TOWNHOUSE PARCEL
WASHINGTON, D.C.

ELM STREET DEVELOPMENT, INC.

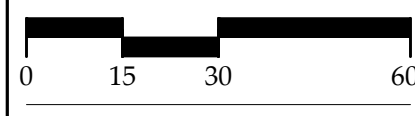
THIS DOCUMENT AND THE IDEAS AND DESIGN INCORPORATED HEREIN ARE THE PROPERTY OF PROFESSIONAL SERVICE 39, INC. NO PART OF THIS DOCUMENT OR ANY INFORMATION CONTAINED HEREIN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF STUDIO 39 LANDSCAPE ARCHITECTURE, P.C.

REVISIONS:

HARDSCAPE PLAN 01

DESIGN:	LH
DRAWN:	PT
CHECKED:	LH

SCALE: 1" = 30'-0"



PROJECT NO: 15074
DATE: 05.09.2018

L1.01

BZA SUBMISSION

NOT RELEASED FOR CONSTRUCTION



1 SITE PLAN
L1.01 Scale: 1" = 30'-0"

PLAN

p:\2015\15074 sarit pauls\6.0 cad files\l1.01 HARDSCAPE PLAN 01.dwg

REVISIONS:

HARDSCAPE DETAILS

DESIGN: LH
DRAWN: PT
CHECKED: LH

SCALE: Viewport Scale

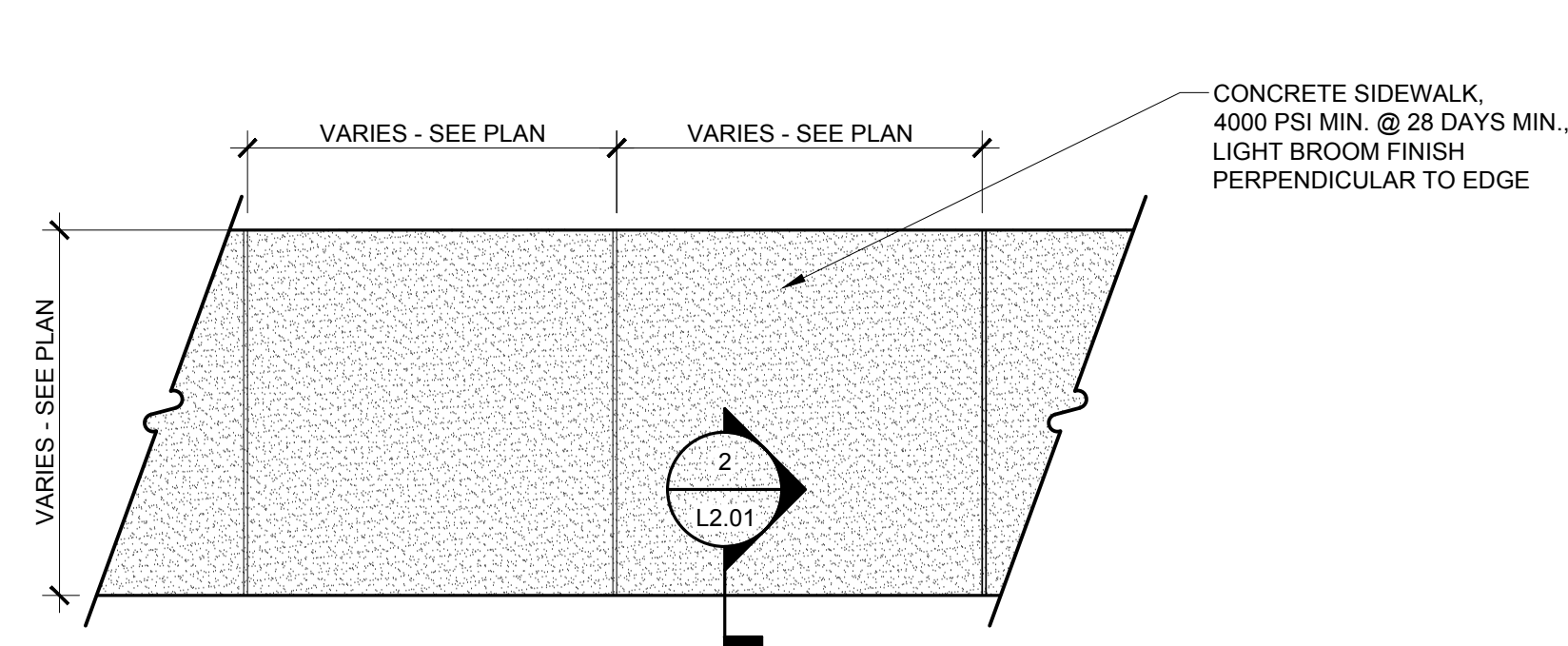
PROJECT NO: 15074

DATE: 05.09.2018

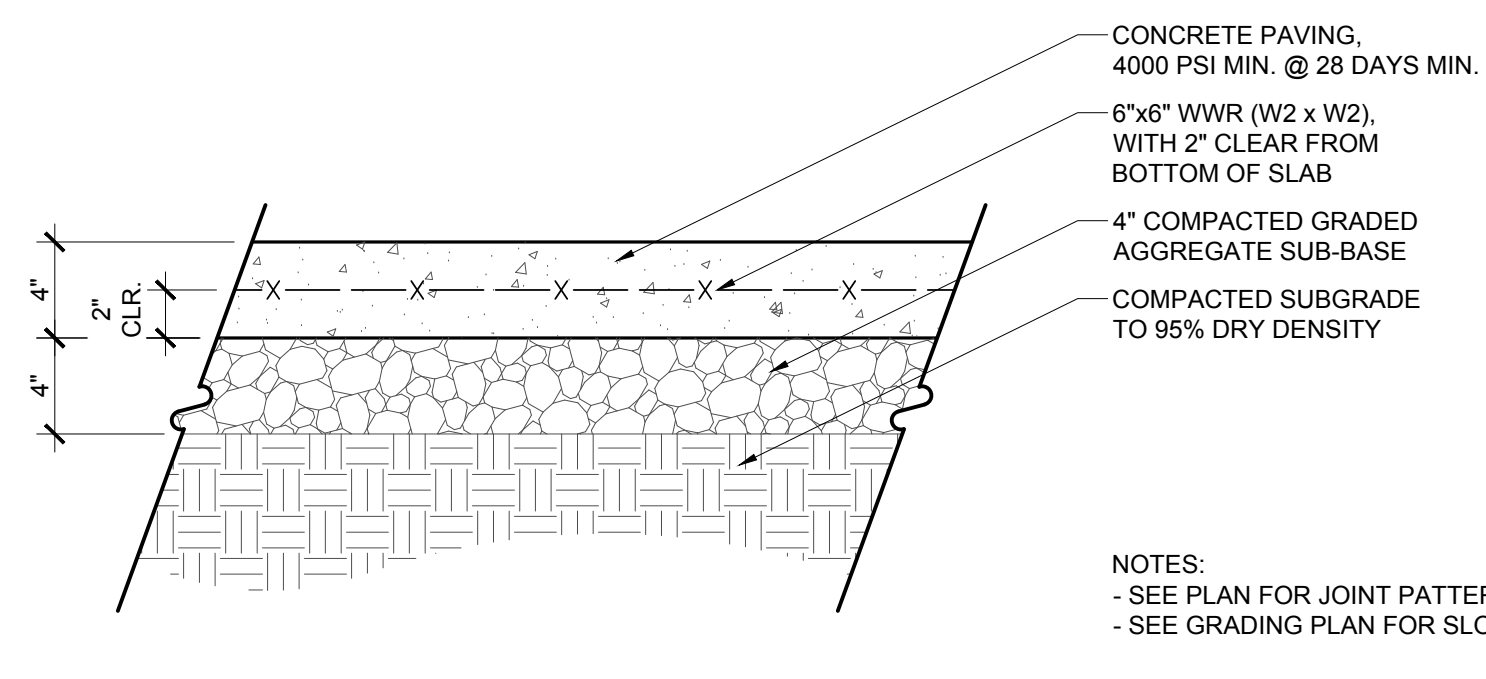
L2.01

BZA SUBMISSION

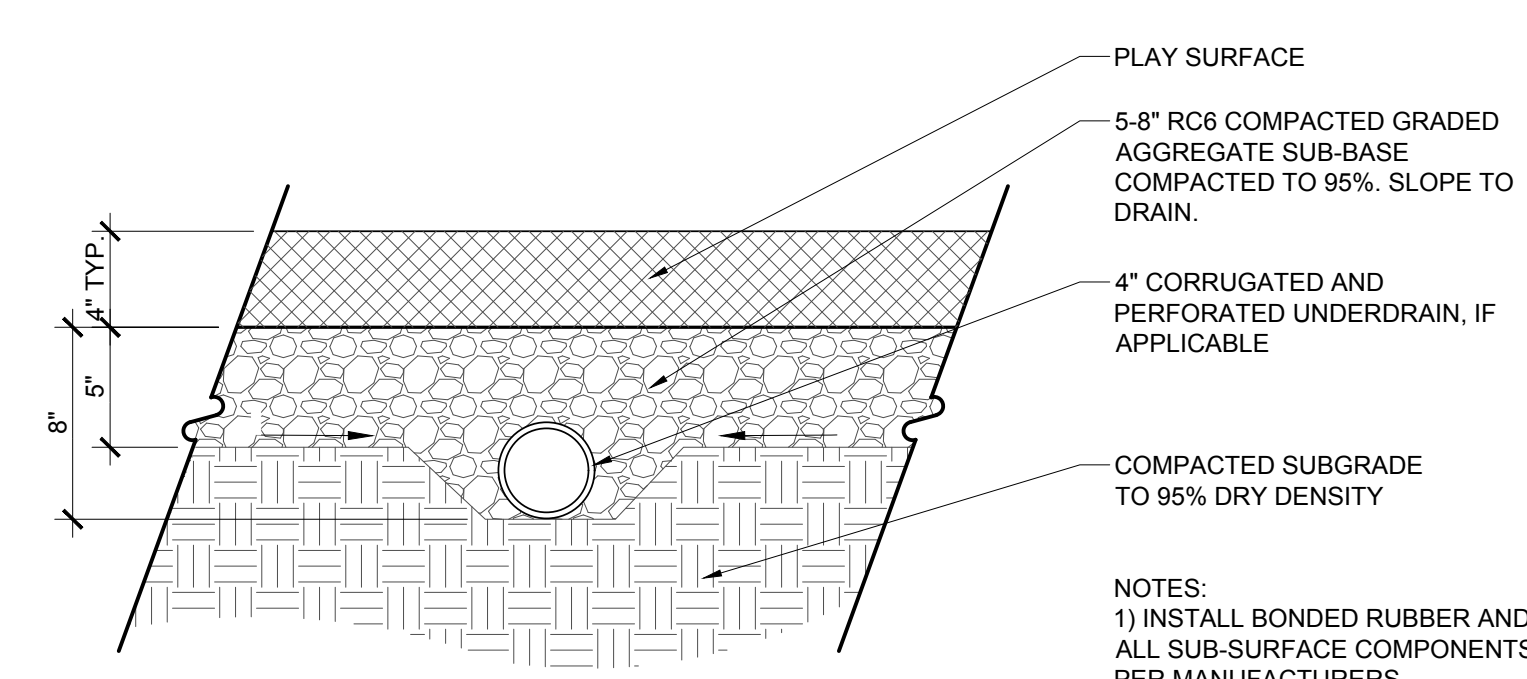
NOT RELEASED FOR CONSTRUCTION



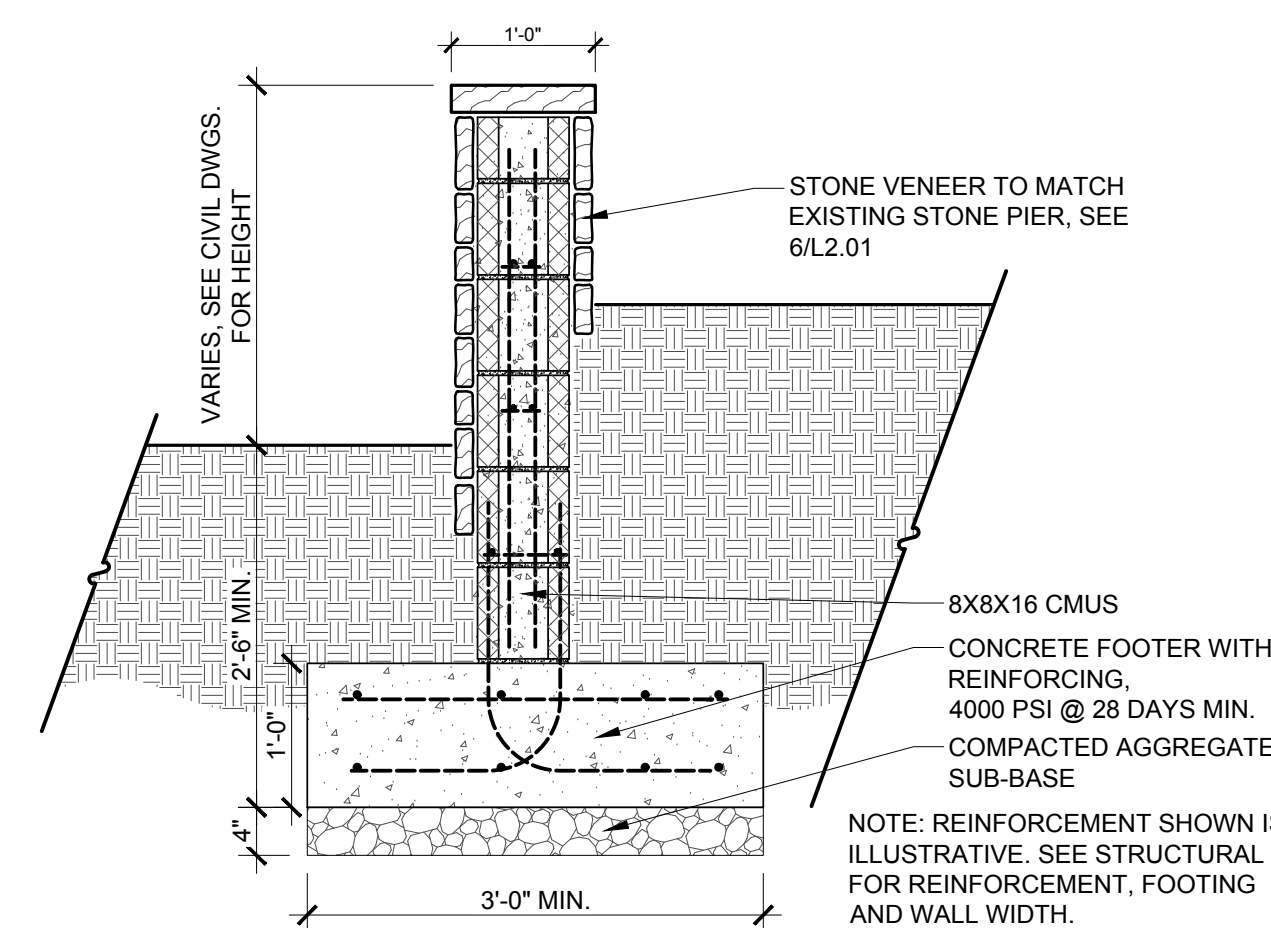
1 CONCRETE SIDEWALK
L2.01 Scale: 1/2" = 1'-0"



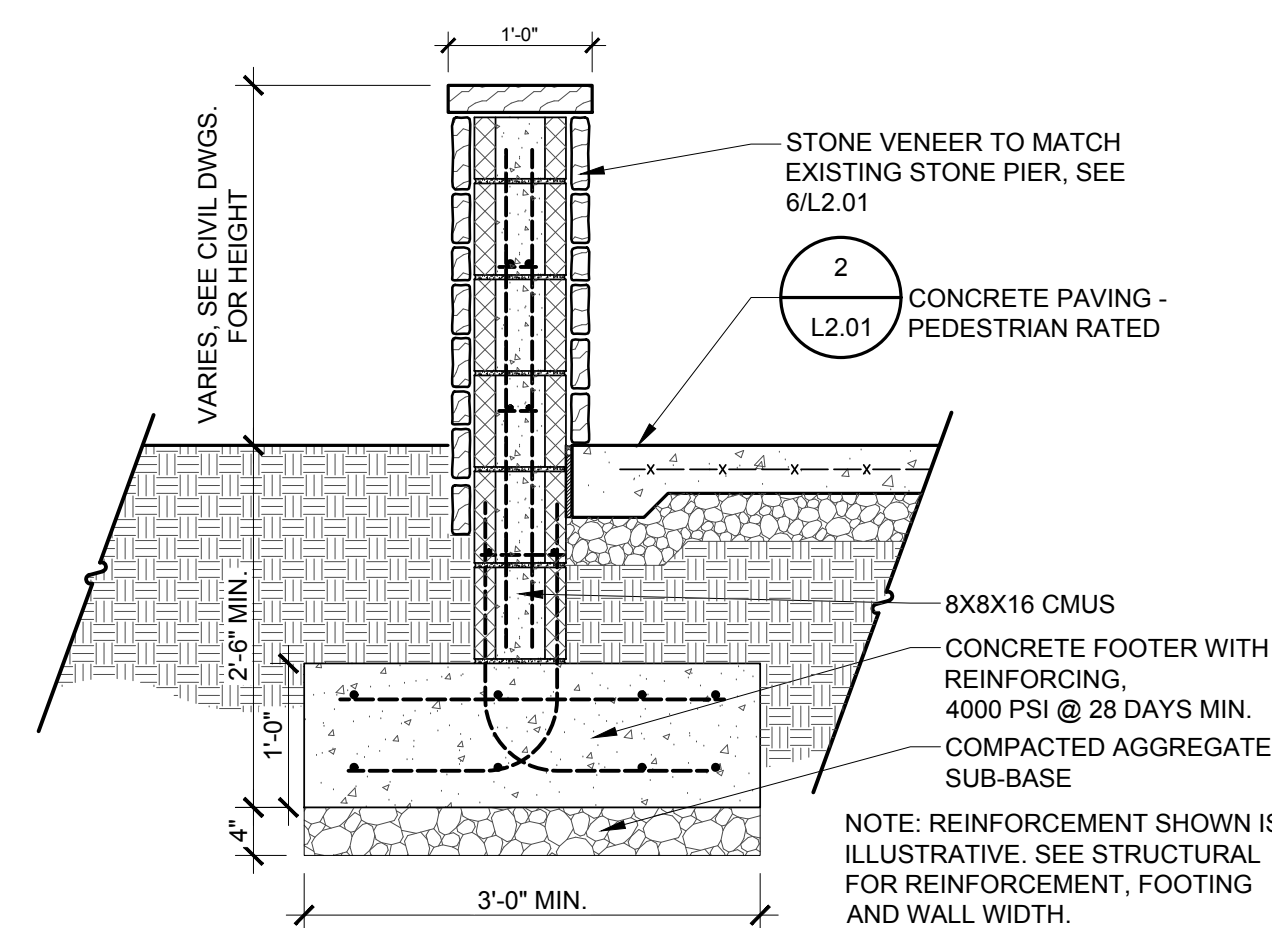
2 CONCRETE PAVING - PEDESTRIAN RATED
L2.01 Scale: 1 1/2" = 1'-0"



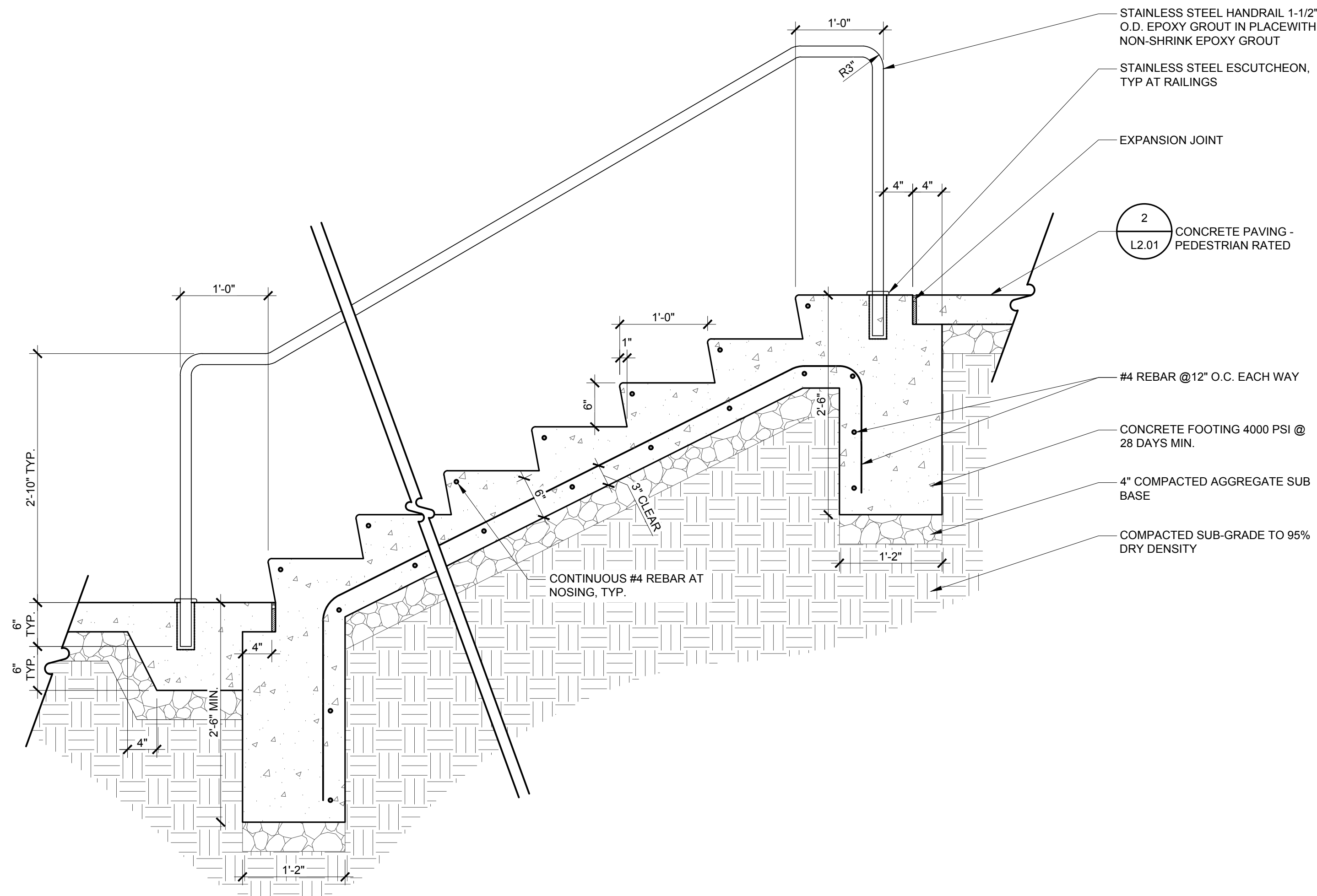
3 PLAY AREA SURFACING
L2.01 Scale: 1 1/2" = 1'-0"



4 RETAINING WALL AT PLANTING AREA
L2.01 Scale: 3/4" = 1'-0"



5 RETAINING WALL AT CONCRETE PAVING
L2.01 Scale: 3/4" = 1'-0"



7 CONCRETE STAIRS
L2.01 Scale: 1" = 1'-0"



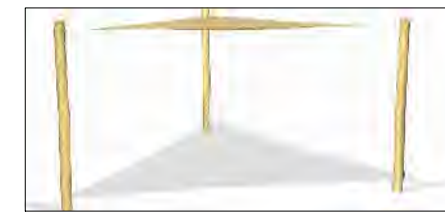
6 EXISTING STONE PIER
L2.01 Scale: NTS



MODEL: OGDEN COLLECTION
 COLOR: WOOD
 MANUFACTURER: MACLIN SITE FURNITURE
 999 18TH STREET, SUITE 3000
 DENVER, CO 80202
 (P) 800.716.5506
 CONTACT: SARAH MCKELLAR
 smckellar@maglin.com
 (P) 800.716.5506 X 265
 QUANTITY: PER PLAN
 SIZE: TBD
 NOTES: CONTRACTOR TO VERIFY QUANTITIES.
 INSTALL PER MANUFACTURERS
 RECOMMENDATION. OR APPROVED
 EQUAL.



MODEL: TRIPLE BALANCE BEAM
 QUANTITY: PER PLAN
 COMPANY: KOMPAN INC.
 821 GRAND AVENUE PARKWAY
 PFLUGERVILLE, TX 78660
 (P) 800.426.9788
 CONTACT: PAGE CASTLE
 pagcas@kompan.com
 FINISH: TBD
 COLOR: TBD
 NOTES: CONTRACTOR TO VERIFY QUANTITIES.
 INSTALL PER MANUFACTURERS
 RECOMMENDATION.



MODEL: TRIANGULAR SUNSHADE
 QUANTITY: PER PLAN
 COMPANY: KOMPAN INC.
 821 GRAND AVENUE PARKWAY
 PFLUGERVILLE, TX 78660
 (P) 800.426.9788
 CONTACT: PAGE CASTLE
 pagcas@kompan.com
 FINISH: TBD
 COLOR: TBD
 NOTES: CONTRACTOR TO VERIFY QUANTITIES.
 INSTALL PER MANUFACTURERS
 RECOMMENDATION.



MODEL: SEESAW FOR 2 PEOPLE
 QUANTITY: PER PLAN
 COMPANY: KOMPAN INC.
 821 GRAND AVENUE PARKWAY
 PFLUGERVILLE, TX 78660
 (P) 800.426.9788
 CONTACT: PAGE CASTLE
 pagcas@kompan.com
 FINISH: TBD
 COLOR: TBD
 NOTES: CONTRACTOR TO VERIFY QUANTITIES.
 INSTALL PER MANUFACTURERS
 RECOMMENDATION.



MODEL: MULE
 QUANTITY: PER PLAN
 COMPANY: KOMPAN INC.
 821 GRAND AVENUE PARKWAY
 PFLUGERVILLE, TX 78660
 (P) 800.426.9788
 CONTACT: PAGE CASTLE
 pagcas@kompan.com
 FINISH: TBD
 COLOR: TBD
 NOTES: CONTRACTOR TO VERIFY QUANTITIES.
 INSTALL PER MANUFACTURERS
 RECOMMENDATION.

1 RING BENCH
 L3.01 Scale: NTS

PROD. INFO.

2 TRIPLE BALANCE BEAM
 L3.01 Scale: NTS

PROD. INFO.

3 SUNSHADE
 L3.01 Scale: NTS

PROD. INFO.

4 SEESAW
 L3.01 Scale: NTS

PROD. INFO.

5 SPRINGER
 L3.01 Scale: NTS

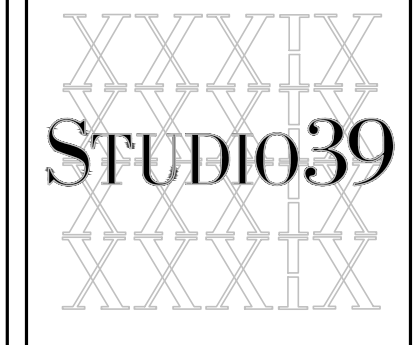
PROD. INFO.



MODEL: RBW-28
 COLOR: TBD
 OPTIONS: IPE SLATS
 QUANTITY: PER PLAN
 MANUFACTURER: VICTOR STANLEY
 PO DRAWER 330
 DUNKIRK, MD 20754
 CONTACT: GEORGE BLEVINS
 (P) 800.368.2573
 (C) 301.855.8300 X 368
 www.victorstanley.com
 NOTES: CONTRACTOR TO VERIFY
 QUANTITIES.
 INSTALL PER MANUFACTURERS
 RECOMMENDATION.

6 BENCH
 L3.01 Scale: NTS

PROD. INFO.



Landscape Architecture, P.C.

6416 Grandville Drive, Suite 100-A
 Alexandria, Virginia 22310
 Tel: 703.719.6500 Fax: 703.719.6503
 Email: frontdesk@studio39.com

ST. PAUL'S TOWNHOUSE PARCEL
 WASHINGTON, D.C.
 ELM STREET DEVELOPMENT, INC.

THIS DOCUMENT AND THE IDEAS AND DESIGN INCORPORATED
 HEREIN ARE THE PROPERTY OF PROFESSIONAL SERVICE, THE
 PROPERTY OF STUDIO 39 LANDSCAPE ARCHITECTURE, P.C. AND ARE
 TO BE KEPT AND USED AS A MODEL OR A REFERENCE FOR ANY OTHER
 PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF
 STUDIO 39 LANDSCAPE ARCHITECTURE, P.C.
 © STUDIO 39 LANDSCAPE ARCHITECTURE, P.C.

REVISIONS:

PRODUCT INFORMATION

DESIGN: LH
 DRAWN: PT
 CHECKED: LH

SCALE: Viewport Scale

PROJECT NO: 15074

DATE: 05.09.2018

L3.01

BZA SUBMISSION

p:\2018\15074_saint_pauls\6.0_cad_files\l3.01 PRODUCT INFORMATION.dwg

NOT RELEASED FOR CONSTRUCTION