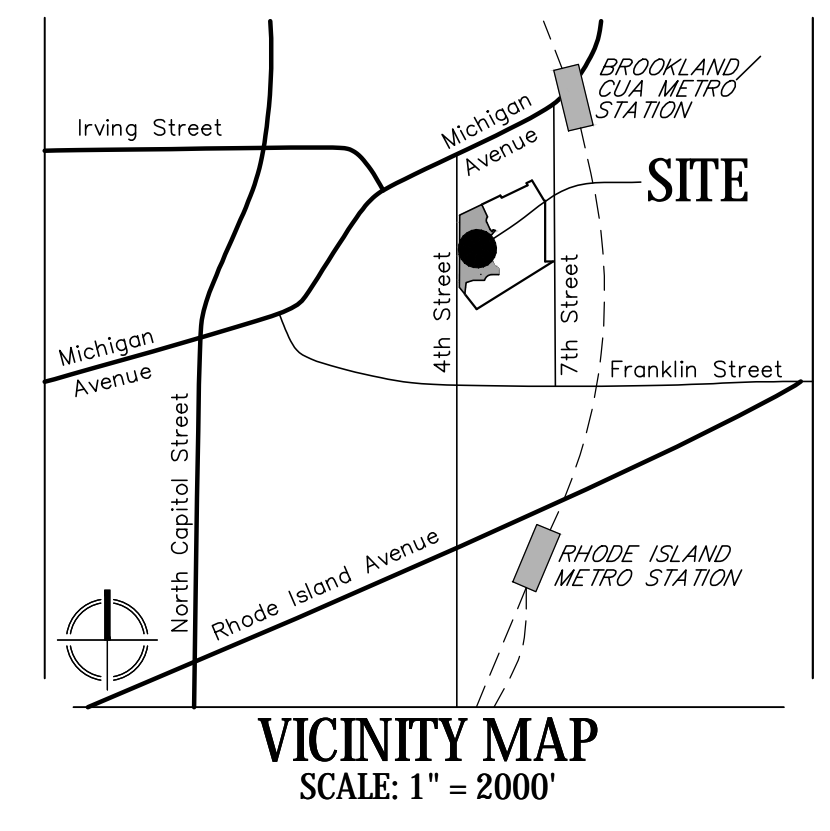


VICINITY MAP
 SCALE: 1" = 2000'

Lot #	Type of Unit	Zoning	Unit Description	Floors	Unit Length	Unit Width	Unit Footprint Area	Deck Area	Total Unit Footprint (With Deck)	Total Unit SF (Gross Floor Area or GFA) w/o Deck	Total Unit SF (Gross Floor Area or GFA) w/ Deck	Lot Length	Lot Width	Lot Area	Lot Occupancy (Unit Footprint Area as % of Unit Lot Area w/o Deck)	Lot Occupancy (Unit Footprint Area as % of Unit Lot Area with Deck)	FAR w/o Deck (Floor Area Ratio)	FAR w/ Deck (Floor Area Ratio)	Side Yard Required (FT)	Side Yard Provided (SF)	Rear Yard Required (FT)	Rear Yard Provided w/ deck (FT)	Rear Yard Provided w/o deck (FT)	Garage Spaces
1	16'	RA-1	16' - 2 Story Front + Loft	3	42.83	16.33	699	60	759	2309	2369	61.36	20.00	1227	57%	62%	1.88	1.93	10	3.67	20	0	4.67	1
2	16'	RA-1	16' - 2 Story Front + Loft	3	42.5	16	680	60	740	2309	2369	61.36	16.00	982	69%	75%	2.35	2.41	N/A	N/A	20	0	5	1
3	16'	RA-1	16' - 2 Story Front + Loft	3	42.5	16	680	60	740	2309	2369	61.36	16.00	982	69%	75%	2.35	2.41	N/A	N/A	20	0	5	1
4	16'	RA-1	16' - 2 Story Front + Loft	3	42.5	16	680	60	740	2309	2369	61.36	16.00	982	69%	75%	2.35	2.41	N/A	N/A	20	0	5	1
5	16'	RA-1	16' - 2 Story Front + Loft	3	42.5	16	680	60	740	2309	2369	61.36	16.00	982	69%	75%	2.35	2.41	N/A	N/A	20	0	5	1
6	16'	RA-1	16' - 2 Story Front + Loft	3	42.5	16	680	60	740	2309	2369	61.36	16.00	982	69%	75%	2.35	2.41	N/A	N/A	20	0	5	1
7	16'	RA-1	16' - 2 Story Front + Loft	3	42.83	16.33	699	60	759	2309	2369	61.36	20.00	1227	57%	62%	1.88	1.93	10	3.67	20	0	4.67	1
8	20'	RA-1	20' x 42' Unit	3	42.66	20.33	867	80	947	2592	2672	VARIES	VARIES	1334	65%	71%	1.94	2.00	10	1.67	20	1.67	6.67	2
9	20'	RA-1	20' x 42' Unit	3	42.33	20	847	80	927	2592	2672	60.67	20.00	1213	70%	76%	2.14	2.20	N/A	N/A	20	2	7	2
10	20'	RA-1	20' x 42' Unit	3	42.33	20	847	80	927	2592	2672	60.67	20.00	1213	70%	76%	2.14	2.20	N/A	N/A	20	2	7	2
11	20'	RA-1	20' x 42' Unit	3	42.66	20.33	867	80	947	2592	2672	VARIES	VARIES	1355	64%	70%	1.91	1.97	10	2.05	20	1.52	6.52	2
12	16'	RA-1	16' - 3 Story Front	3	42.66	16.33	697	60	757	2645	2705	VARIES	VARIES	1038	67%	73%	2.55	2.61	10	1.67	20	1.67	6.67	1
13	16'	RA-1	16' - 3 Story Front	3	42.33	16	677	60	737	2645	2705	57.78	16.00	924	73%	80%	2.86	2.93	N/A	N/A	20	2	7	1
14	16'	RA-1	16' - 3 Story Front	3	42.33	16	677	60	737	2645	2705	57.78	16.00	924	73%	80%	2.86	2.93	N/A	N/A	20	2	7	1
15	16'	RA-1	16' - 3 Story Front	3	42.33	16	677	60	737	2645	2705	57.78	16.00	924	73%	80%	2.86	2.93	N/A	N/A	20	2	7	1
16	16'	RA-1	16' - 3 Story Front	3	42.66	16.33	697	60	757	2645	2705	VARIES	VARIES	1050	66%	72%	2.52	2.58	10	2.05	20	1.52	6.52	1
17	20'	RA-1	20' x 42' Unit	3	42.66	20.33	867	80	947	2592	2672	VARIES	VARIES	1375	63%	69%	1.89	1.94	10	3.67	20	1.67	6.67	2
18	20'	RA-1	20' x 42' Unit	3	42.33	20	847	80	927	2592	2672	59.00	20.00	1180	72%	79%	2.20	2.26	N/A	N/A	20	2	7	2
19	20'	RA-1	20' x 42' Unit	3	42.33	20	847	80	927	2592	2672	59.00	20.00	1180	72%	79%	2.20	2.26	N/A	N/A	20	2	7	2
20	20'	RA-1	20' x 42' Unit	3	42.33	20	847	80	927	2592	2672	59.00	20.00	1180	72%	79%	2.20	2.26	N/A	N/A	20	2	7	2
21	20'	RA-1	20' x 42' Unit	3	42.33	20	847	80	927	2592	2672	59.00	20.00	1180	72%	79%	2.20	2.26	N/A	N/A	20	2	7	2
22	20'	RA-1	20' x 42' Unit	3	42.66	20.33	867	80	947	2592	2672	VARIES	VARIES	1417	61%	67%	1.83	1.89	10	2.08	20	1.67	6.67	2
23	16'	RA-1	16' - 2 Story Front + Loft	3	42.83	16.33	699	60	759	2309	2369	52.00	20.00	1040	67%	73%	2.22	2.28	10	3.67	20	0	3.67	1
24	16'	RA-1	16' - 2 Story Front + Loft	3	42.5	16	680	60	740	2309	2369	52.00	20.00	832	82%	89%	2.78	2.85	N/A	N/A	20	0	4	1
25	16'	RA-1	16' - 2 Story Front + Loft	3	42.5	16	680	60	740	2309	2369	52.00	20.00	832	82%	89%	2.78	2.85	N/A	N/A	20	0	4	1
26	16'	RA-1	16' - 2 Story Front + Loft	3	42.5	16	680	60	740	2309	2369	52.00	20.00	832	82%	89%	2.78	2.85	N/A	N/A	20	0	4	1
27	16'	RA-1	16' - 2 Story Front + Loft	3	42.5	16	680	60	740	2309	2369	52.00	20.00	832	82%	89%	2.78	2.85	N/A	N/A	20	0	4	1
28	16'	RA-1	16' - 2 Story Front + Loft	3	42.83	16.33	699	60	759	2309	2369	52.00	20.00	1040	67%	73%	2.22	2.28	10	3.67	20	0	3.67	1
29	20'	RA-1	20' x 42' Unit	3	42.66	20.33	867	80	947	2592	2672	VARIES	VARIES	1442	60%	66%	1.80	1.85	10	4.67	20	1.67	6.67	2
30	20'	RA-1	20' x 42' Unit	3	42.66	20.33	867	80	947	2592	2672	57.77	24.00	1386	63%	68%	1.87	1.93	10	3.67	20	1.67	6.67	2
31	16'	RA-1	16' - 3 Story Front	3	42.83	16.33	699	60	759	2645	2705	VARIES	VARIES	1254	56%	61%	2.11	2.16	10	3.97	20	1.67	6.67	1
32	16'	RA-1	16' - 3 Story Front	3	42.5	16	680	60	740	2645	2705	60.00	16.00	960	71%	77%	2.82	2.82	N/A	N/A	20	2	7	1
33	16'	RA-1	16' - 3 Story Front	3	42.83	16.33	699	60	759	2645	2705	VARIES	VARIES	1074	65%	71%	2.46	2.52	10	1.55	20	1.67	6.67	1
34	20'	RA-1	20' x 42' Unit	3	42.66	20.33	867	80	947	2592	2672	VARIES	VARIES	1319	66%	72%	1.97	2.03	10	3.67	20	1.67	6.67	2
35	20'	RA-1	20' x 42' Unit	3	42.33	20	847	80	927	2592	2672	55.00	20.00	1100	77%	84%	2.36	2.43	N/A	N/A	20	2	7	2
36	20'	RA-1	20' x 42' Unit	3	42.33	20	847	80	927	2592	2672	55.00	20.00	1100	77%	84%	2.36	2.43	N/A	N/A	20	2	7	2
37	20'	RA-1	20' x 42' Unit	3	42.33	20	847	80	927	2592	2672	55.00	20.00	1100	77%	84%	2.36	2.43	N/A	N/A	20	2	7	2
38	20'	RA-1	20' x 42' Unit	3	42.33	20	847	80	927	2592	2672	55.00	20.00	1100	77%	84%	2.36	2.43	N/A	N/A	20	2	7	2
39	20'	RA-1	20' x 42' Unit	3	42.33	20	847	80	927	2592	2672	55.00	20.00	1100	77%	84%	2.36	2.43	N/A	N/A	20	2	7	2
40	20'	RA-1	20' x 42' Unit	3	42.66	20.33	867	80	947	2592	2672	55.00	20.00	1100	79%	86%	2.36	2.43	10	0	20	1.67	6.67	2
41	20'	RA-1	20' x 42' Unit	3	42.66	20.33	867	80	947	2592	2672	VARIES	VARIES	1514	57%	63%	1.71	1.76	10	3.67	20	1.67	6.67	2
42	20'	RA-1	20' x 42' Unit	3	42.33	20	847	80	927	2592	2672	65.00	20.00	1300	65%	71%	1.99	2.06	N/A	N/A	20	2	7	2
43	20'	RA-1	20' x 42' Unit	3	42.33	20	847	80	927	2592	2672	65.00	20.00	1300	65%	71%	1.99	2.06	N/A	N/A	20	2	7	2
44	20'	RA-1	20' x 42' Unit	3	42.33	20	847	80	927	2592	2672	65.00	20.00	1300	65%	71%	1.99	2.06	N/A	N/A	20	2	7	2
45	20'	RA-1	20' x 42' Unit	3	42.33	20	847	80	927	2592	2672	65.00	20.00	1300	65%	71%	1.99	2.06	N/A	N/A	20	2	7	2
46	20'	RA-1	20' x 42' Unit	3	42.33	20	847	80	927	2592	2672	65.00	20.00	1300	65%	71%	1.99	2.06	N/A	N/A	20	2	7	2
47	20'	RA-1	20' x 42' Unit	3	42.33	20	847	80	927	2592	2672	65.00	20.00	1300	65%	71%	1.99	2.06	N/A	N/A	20	2	7	2
48	20'	RA-1	20' x 42' Unit	3	42.33	20	847	80	927	2592	2672	65.00	20.00	1300	65%	71%	1.99	2.06	N/A	N/A	20	2	7	2
49	20'	RA-1	20' x 42' Unit	3	42.33	20	847	80	927	2592	2672	65.00	20.00	1300	65%	71%	1.99	2.06	N/A	N/A	20	2	7	2
50	20'	RA-1	20' x 42' Unit	3	42.66	20.33	867	80	947	2592	2672	65.00	24.00	1560	56%	61%	1.66	1.71	10	3.67	20	1.67	6.67	2
51	20'	RA-1	20' x 42' Unit	3	42.66	20.33	867	80	947	2592	2672	VARIES	VARIES	1438	60%	66%	1.80	1.86	10	3.67	20	1.67	6.67	2
52	20'	RA-1	20' x 42' Unit	3	42.33	20	847	80	927	2592	2672	60.00	20.00	1200	71%	77%	2.16	2.23	N/A	N/A	20	2	7	2
53	20'	RA-1	20' x 42' Unit	3	42.66	20.33	867	80	947	2592	2672	60.00	24.00	1440	60%	66%	1.80	1.86	10	3.67	20	1.67	6.67	2
54	16'	RA-1	16' - 3 Story Front	3	42.66	16.33	697	60	757	2645	2705	60.00	20.00	1200	58%	63%	2.20	2.25	10	3.67	20	1.67	6.67	1
55	16'	RA-1	16' - 3 Story Front	3	42.33	16	677	60	737	2645	2705	60.00	16.00	960	71%	77%	2.76	2.82	N/A	N/A	20	2	7	1
56	16'	RA-1	16' - 3 Story Front	3	42.33	16	677	60	737	2645	2705	60.00	16.00	960	71%	77%	2.76	2.82	N/A	N/A	20	2	7	1
57	16'	RA-1	16' - 3 Story Front	3	42.33	16	677	60	737															



- NOTES:**
1. SEE ARCHITECTURAL PLANS FOR LAYOUTS, STOOP SIZES AND ENTRY LOCATIONS.
 2. ALL GRADING, FINISH FLOOR AND GARAGE ELEVATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE.
 3. UTILITY LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE.
 4. GEOMETRIC LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE.



VKA CAPITOL
ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
VKA CAPITOL LLC
4910 MASSACHUSETTS AVE NW, SUITE #214
WASHINGTON, DC 20016
PHONE: (202) 244-4140

PREPARED FOR:
ELM STREET DEVELOPMENT, INC.
175 Admiral Cochrane Dr.
SUITE 112
Annapolis, MD 21401
P. 410-266-9700
Mr. Stephen M. Home
shome@elmstreetdev.com

REVISIONS	DATE
PER HEARING COMMENTS	09-MAY-2018

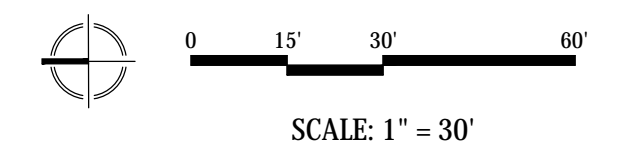
PROFESSIONAL SEAL

ST. PAUL'S TOWNHOUSE AND PAULIST FATHERS' BUILDING PARCEL
LOT 1067
SQUARE 3648
3015 4th STREET N.E.
WASHINGTON, D.C.

SITE PLAN

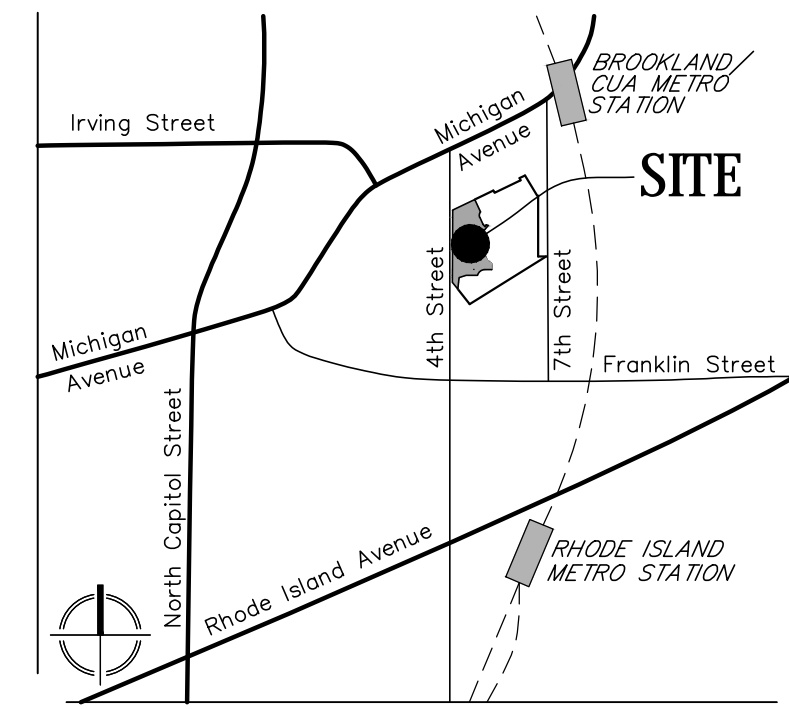
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DESIGNED BY: IK
DATE ISSUED: APRIL 2018

VKA PROJECT: VM1453 G
DRAWING NO. _____



FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation.



VICINITY MAP
SCALE: 1" = 2000'

REVISIONS	DATE
PER HEARING COMMENTS	09-MAY-2018

PROFESSIONAL SEAL

**ST. PAUL'S
TOWNHOUSE
AND PAULIST
BUILDING
PARCEL**
LOT 1067
SQUARE 3648
3015 4th STREET N.E.
WASHINGTON, D.C.

**GEOMETRIC
LAYOUT
PLAN**

DRAWN BY: CAD
DESIGNED BY: LK
DATE ISSUED: APRIL 2018

VKA
PROJECT VMI1453 G
DRAWING
NO.

SHEET NO. **C-07**

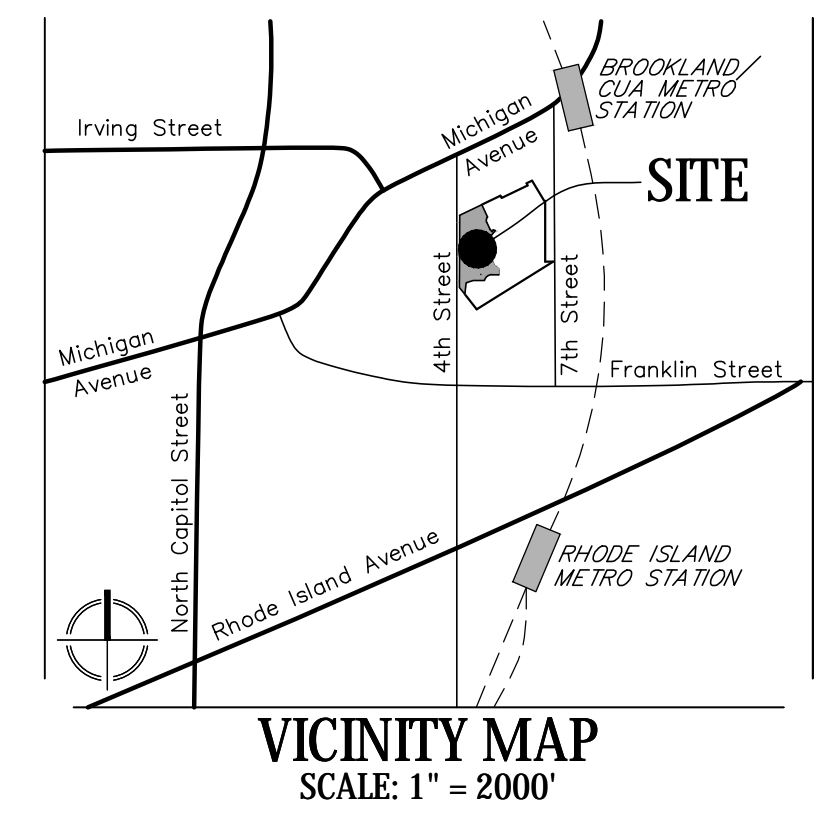
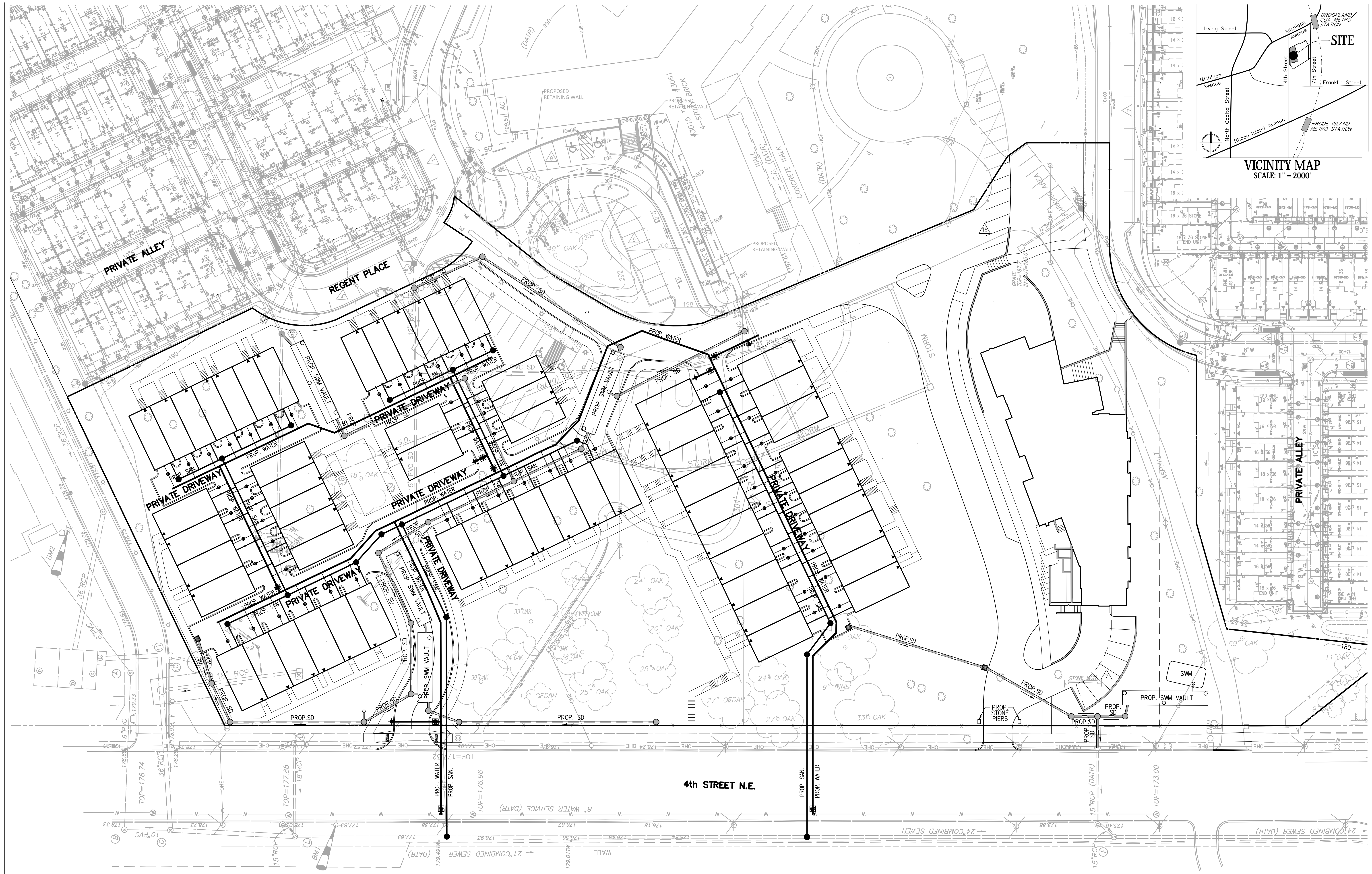


FOR LOCATION OF UTILITIES CALL
8-1-1 or 1-800-257-7777 OR LOG ON TO
www.call811.com or http://www.missutility.net
48 HOURS IN ADVANCE OF ANY
WORK IN THIS VICINITY

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SCALE: 1" = 30'



VIA CAPITOL
 ENGINEERS PLANNERS
 LANDSCAPE ARCHITECTS SURVEYORS
 VIKI CAPITOL, LLC
 4910 MASSACHUSETTS AVE NW, SUITE #214
 WASHINGTON, DC 20016
 PHONE: (202) 244-4140

PREPARED FOR:
ELM STREET DEVELOPMENT, INC.
 175 Admiral Cochrane Dr.
 SUITE 112
 Annapolis, MD, 21401
 P. 410-266-9700
 Mr. Stephen M. Home
 shome@elmstreetdev.com

REVISIONS	DATE
PER HEARING COMMENTS	09-MAY-2018

PROFESSIONAL SEAL

ST. PAUL'S TOWNHOUSE AND PAULIST FATHERS' BUILDING PARCEL
 LOT 1067
 SQUARE 3648
 3015 4th STREET N.E.
 WASHINGTON, D.C.

UTILITY PLAN

DRAWN BY: CAD
 DESIGNED BY: IK
 DATE ISSUED: APRIL 2018

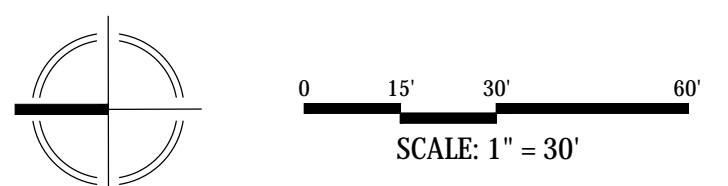
VIA PROJECT VMI1453 G
 DRAWING NO.

SHEET NO. **C-10**

“FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY”

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation.

- NOTES:**
- SEE ARCHITECTURAL PLANS FOR LAYOUTS, STOOP SIZES AND ENTRY LOCATIONS.
 - ALL GRADING, FINISH FLOOR AND GARAGE ELEVATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE.
 - UTILITY LAYOUT SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE. WATER METERING IS STILL TO BE DETERMINED. STORM DRAINAGE LAYOUT STILL TO BE COMPLETED. FOR STORMWATER MANAGEMENT, A DEVICE(S) FOR QUALITY CONTROL AND A DETENTION FACILITIES SHALL BE PROVIDED ON SITE.
 - GEOMETRIC LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE.



Washington, D.C., February 7, 2018

Plat for Building Permit of SQUARE 3648 LOT 1067

Scale: 1 inch = 40 feet Recorded in Book A & T Page 3873 - R

Receipt No. XX-XXXXX

Furnished to: XXXX XXXXXX

Surveyor, D.C.

By: X.X.

I hereby certify that all existing improvements shown thereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat, and that by reason of the proposed improvements to be erected as shown hereon, the size of any adjoining Lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified that all Lot divisions or combinations pending at the Office of Tax & Revenue are correctly depicted, and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and private restricted property.) Owner/Agent shall indemnify, defend, and hold the District, its officers, employees and agents harmless from and against any and all losses, costs, claims, damages, liabilities, and causes of action (including reasonable attorneys' fees and court costs) arising out of death of or injury to any person or damage to any property occurring on or adjacent to the Property and directly or indirectly caused by any acts done thereon or any acts or omissions of Owner/Agent; provided however, that the foregoing indemnity shall not apply to any losses, costs, claims, damages, liabilities, and causes of action due solely to the gross negligence or willful misconduct of District or its officers, employees or agents.

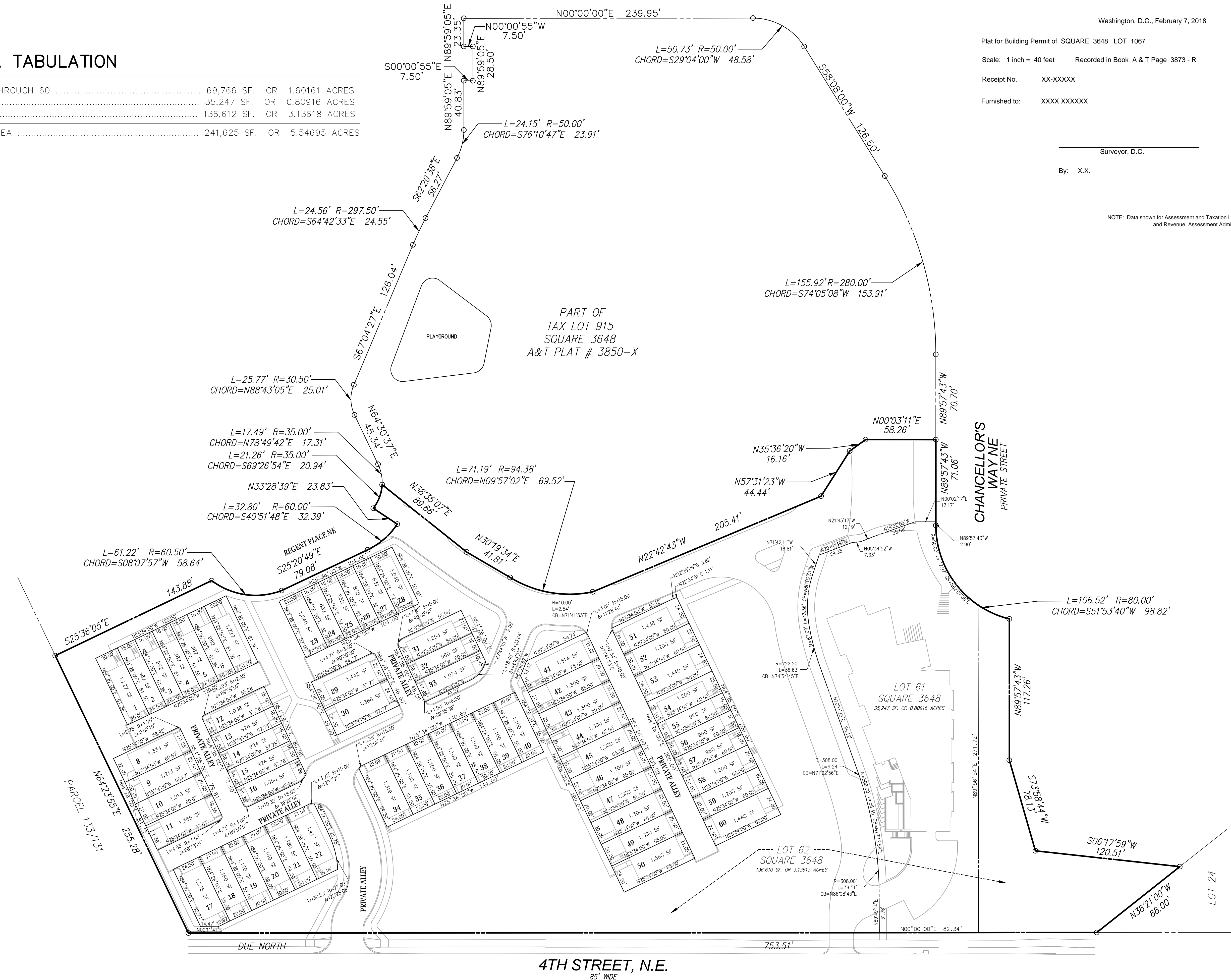
Date: _____

(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.

AREA TABULATION

LOTS 1 THROUGH 60	69,766 SF.	OR	1.60161 ACRES
LOT 61	35,247 SF.	OR	0.80916 ACRES
LOT 62	136,610 SF.	OR	3.13618 ACRES
TOTAL AREA	241,625 SF.	OR	5.54695 ACRES



**BUILDING
PLAT AND
PROPOSED
A&T LOTS**

NOTE: LOT 62 IS INTENDED TO INCLUDE ALL OPEN SPACE AND COMMON AREAS NOT OTHERWISE INCLUDED IN LOTS 1-61. LOT 62 MAY BE COMPRISED OF ADDITIONAL A+T LOTS BUT WILL REMAIN OPEN SPACE/Common Areas/Roadways AS SHOWN ON THE PLANS.

