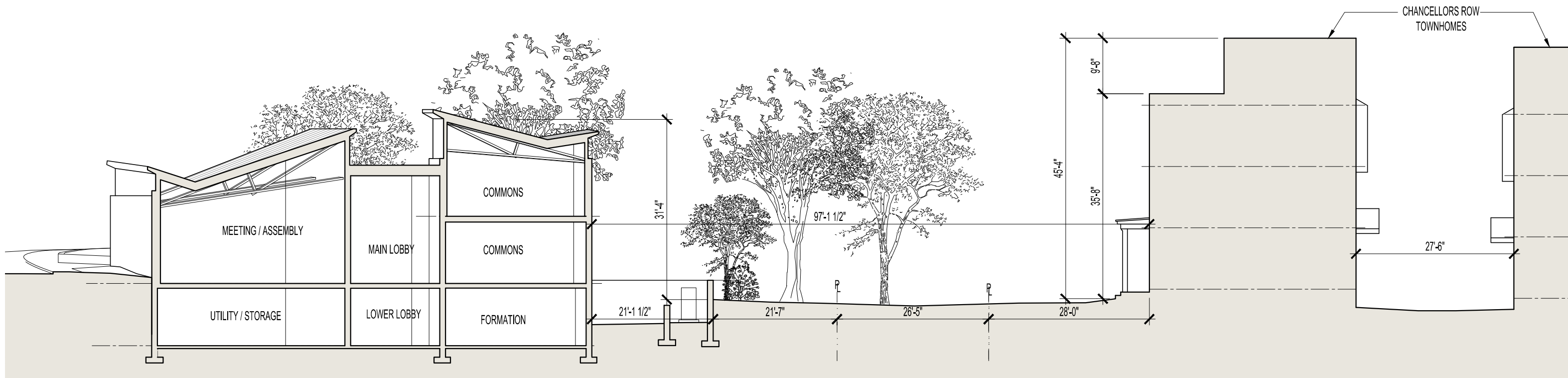


SECTION A



SECTION B

SCHEMATIC DESIGN

27 June 2018

85% 1:6 cbgltUp<LFYgll b'5 fW 11W1g

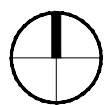
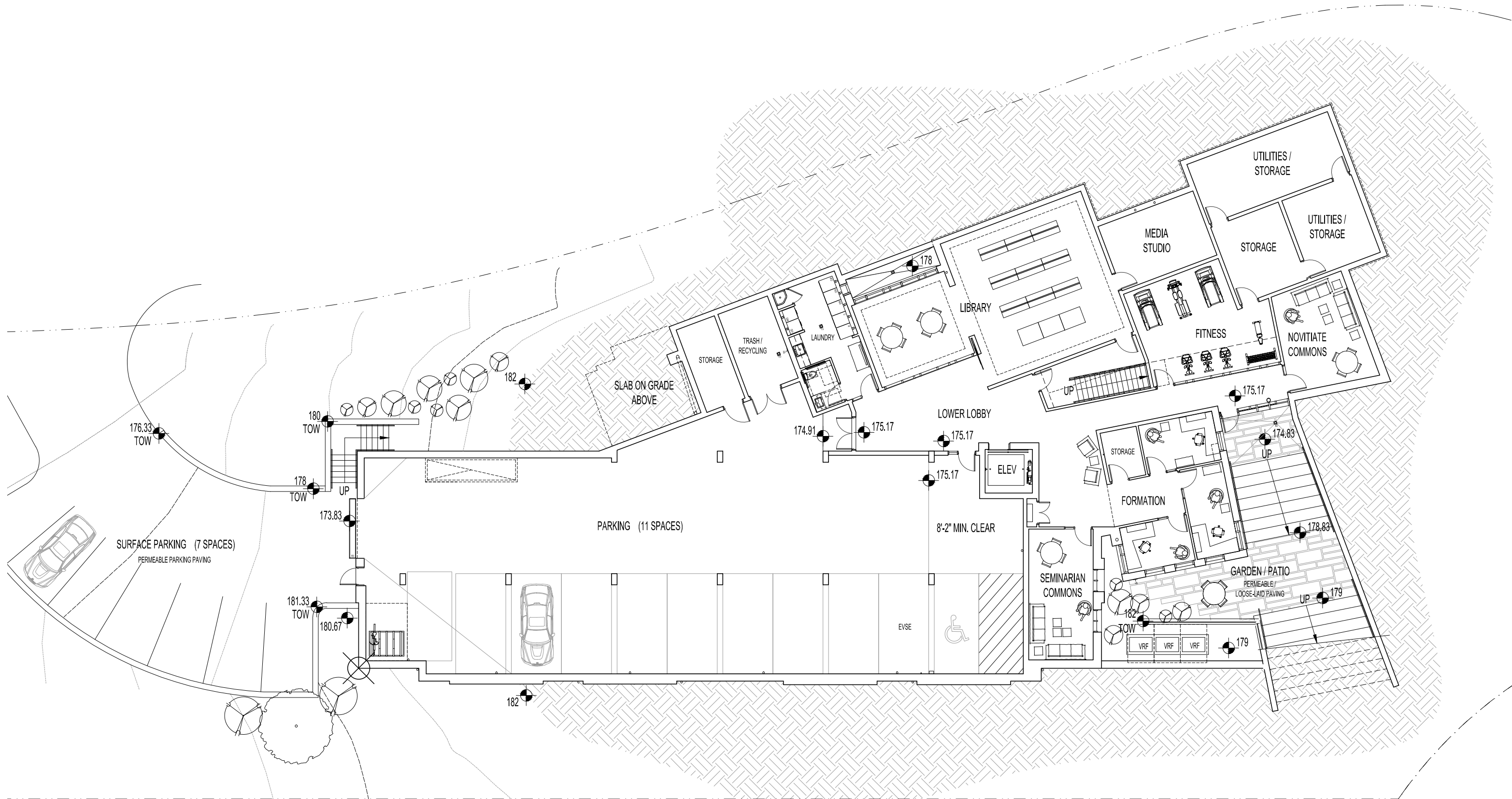
SITE SECTIONS

1:200

PAULIST FATHERS RESIDENCE AND MISSION HOUSE

Board of Zoning Adjustment
District of Columbia

B-5 Board of Zoning Adjustment
CASE NO. 19377
EXHIBIT NO. 19283
Bonstra Haresign
ARCHITECTS



Note: The garage layout and number of parking spaces over the required minimum, interior partition locations and the number, size, and locations of rooms are preliminary and shown for illustrative purposes only. Final layouts may vary.

SCHEMATIC DESIGN

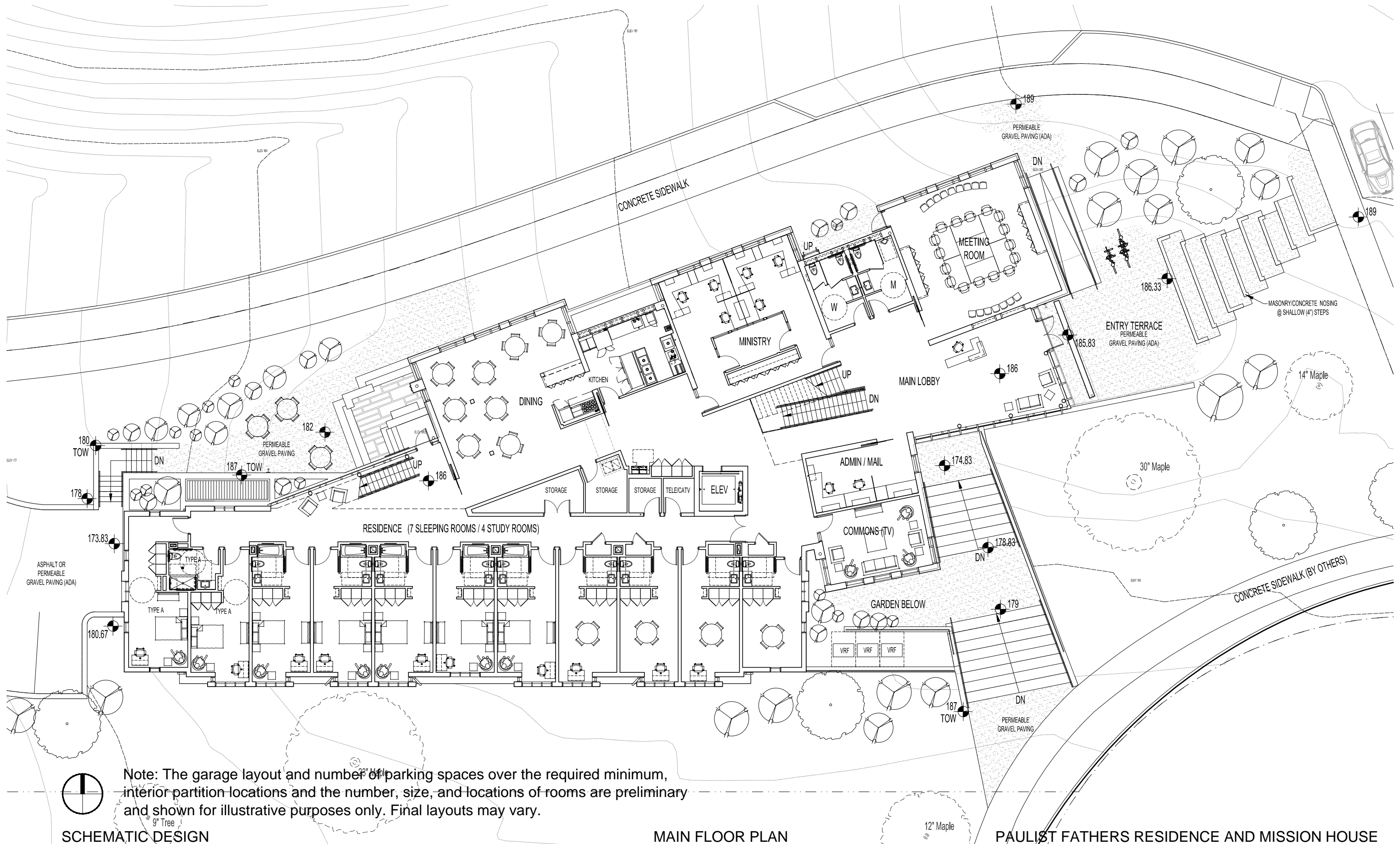
27 June 2018

W 88% 116 cbgHUp-c-UYgI b 5 fW JHWg

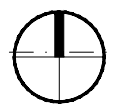
LOWER LEVEL PLAN

1:200

PAULIST FATHERS RESIDENCE AND MISSION HOUSE



Note: The garage layout and number of parking spaces over the required minimum, interior partition locations and the number, size, and locations of rooms are preliminary and shown for illustrative purposes only. Final layouts may vary.



SCHEMATIC DESIGN

MAIN FLOOR PLAN

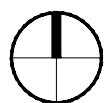
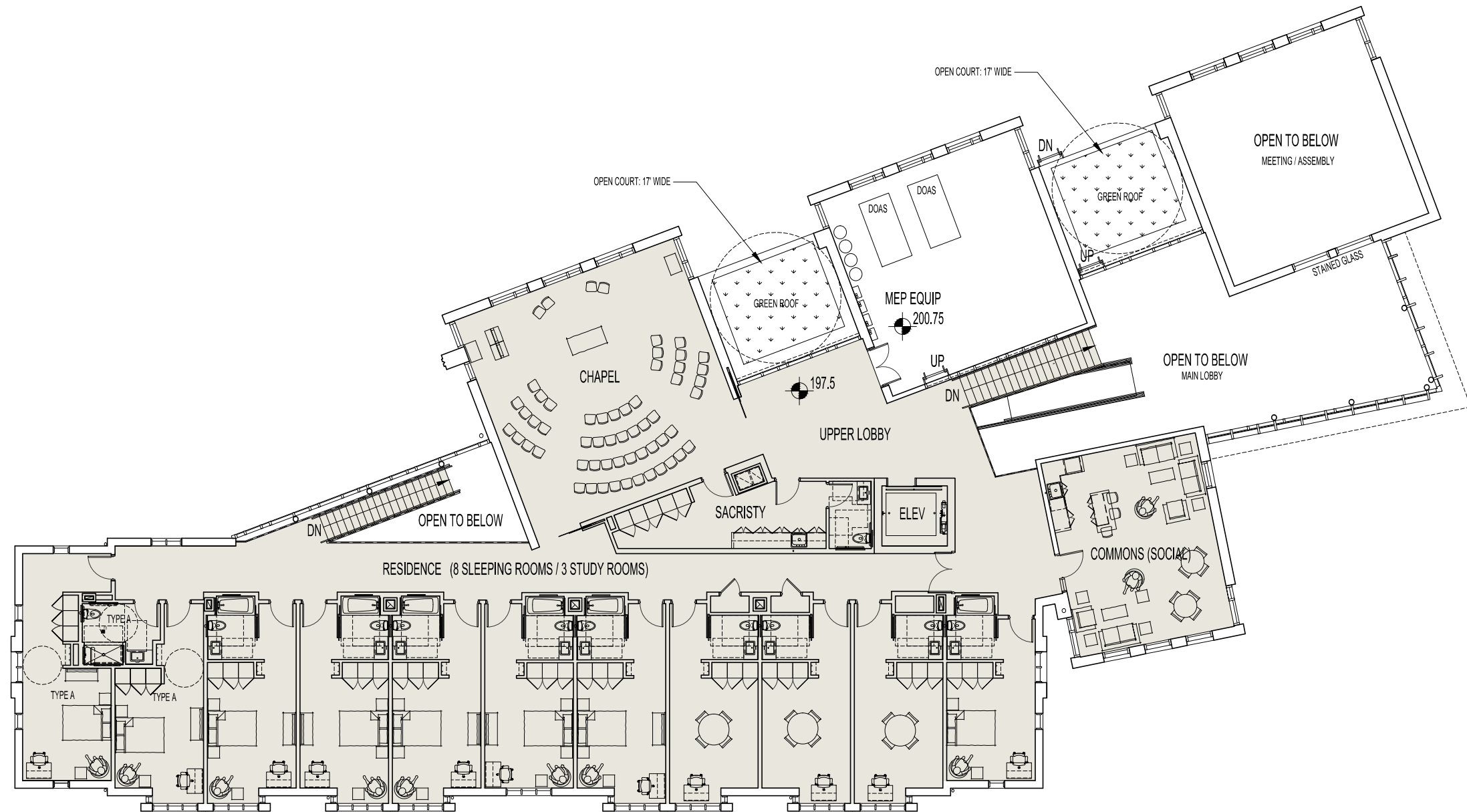
PAULIST FATHERS RESIDENCE AND MISSION HOUSE

27 June 2018

1:200

B-7 Bonstra | Haresign ARCHITECTS

W: 85% T: 6 cbgflUp-c-UYgll b 5 RW jvwg



Note: The garage layout and number of parking spaces over the required minimum, interior partition locations and the number, size, and locations of rooms are preliminary and shown for illustrative purposes only. Final layouts may vary.

SCHEMATIC DESIGN

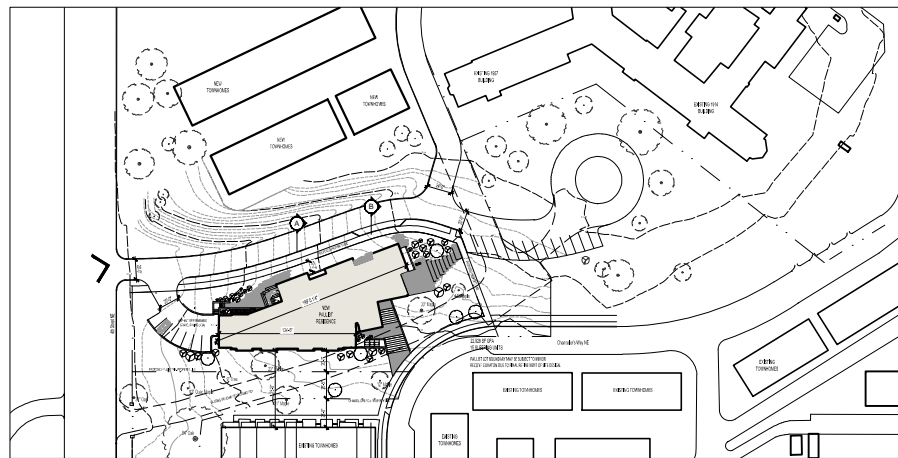
UPPER FLOOR PLAN

PAULIST FATHERS RESIDENCE AND MISSION HOUSE

27 June 2018

1:200

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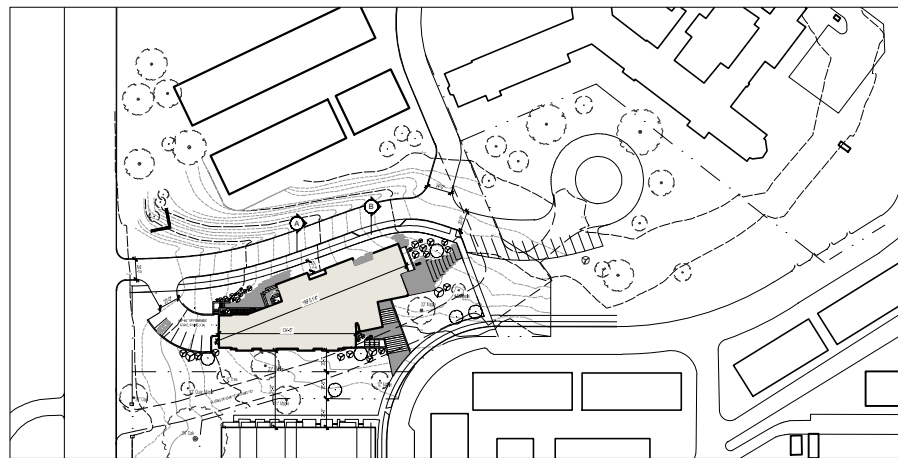
SCHEMATIC DESIGN

27 June 2018

W: 85% T: 6 cbgffUj-c-UFYgE b 5 fVW jNwWg

MASSING VIEW FROM 4TH STREET

PAULIST FATHERS RESIDENCE AND MISSION HOUSE



SCHEMATIC DESIGN

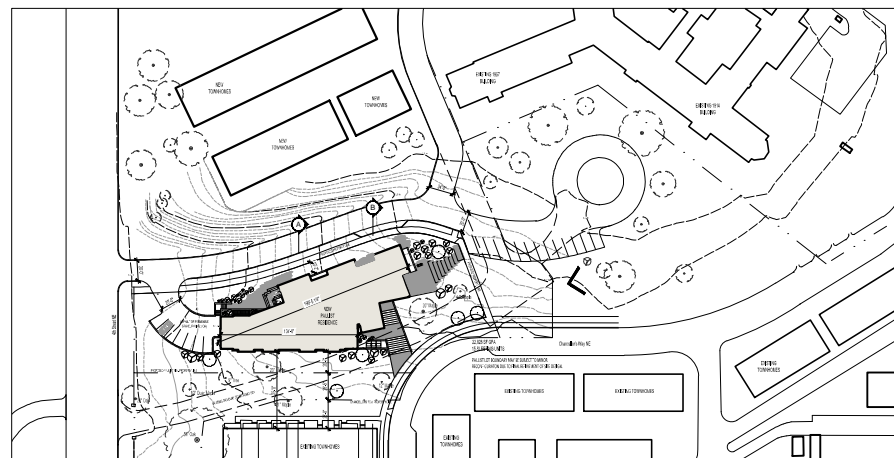
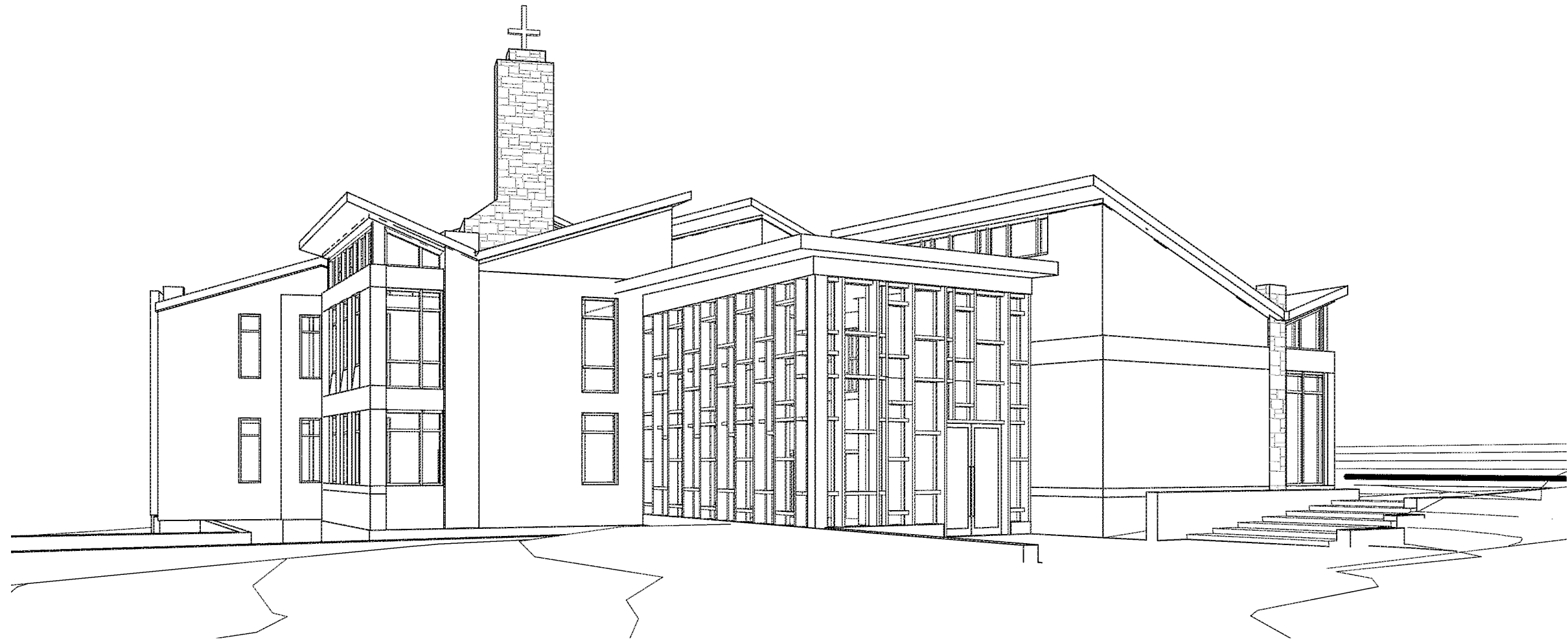
27 June 2018

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PERSPECTIVE VIEW ACROSS ENTRY DRIVE

PAULIST FATHERS RESIDENCE AND MISSION HOUSE

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ARCHITECTS



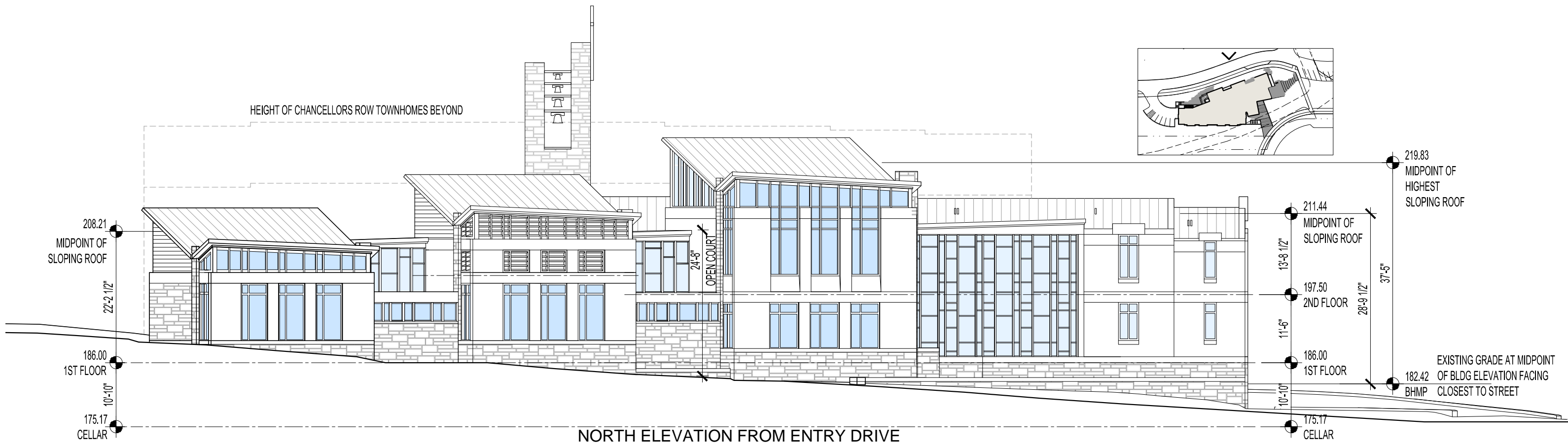
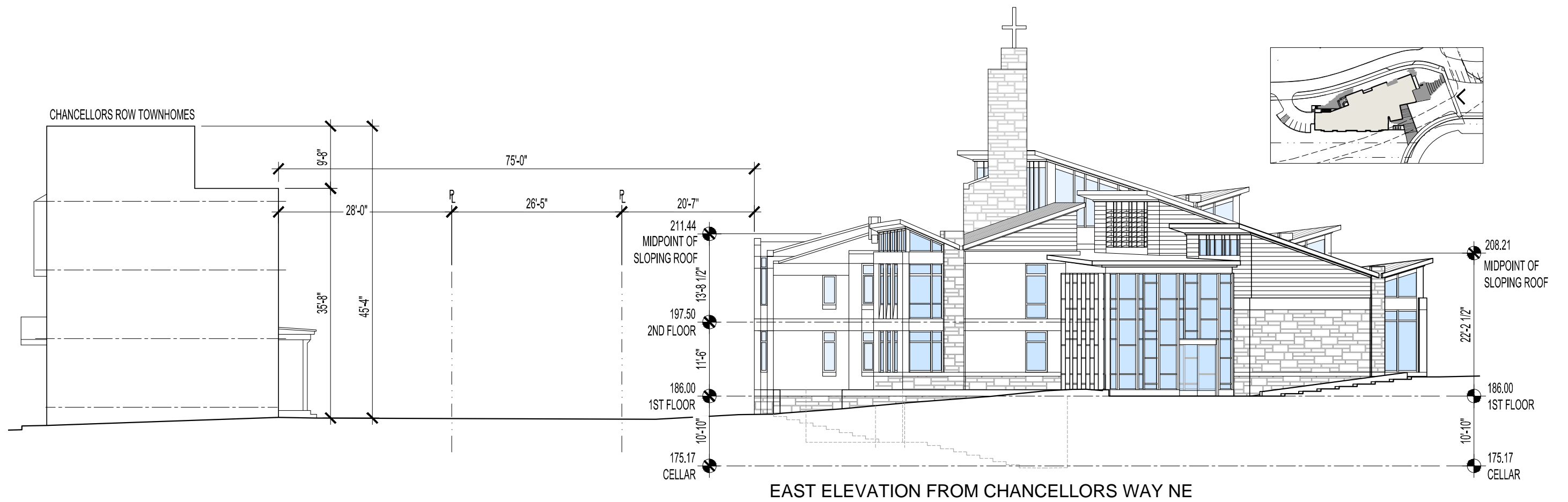
SCHEMATIC DESIGN

27 June 2018

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PERSPECTIVE VIEW ACROSS ENTRY TERRACE

PAULIST FATHERS RESIDENCE AND MISSION HOUSE



SCHEMATIC DESIGN

27 June 2018

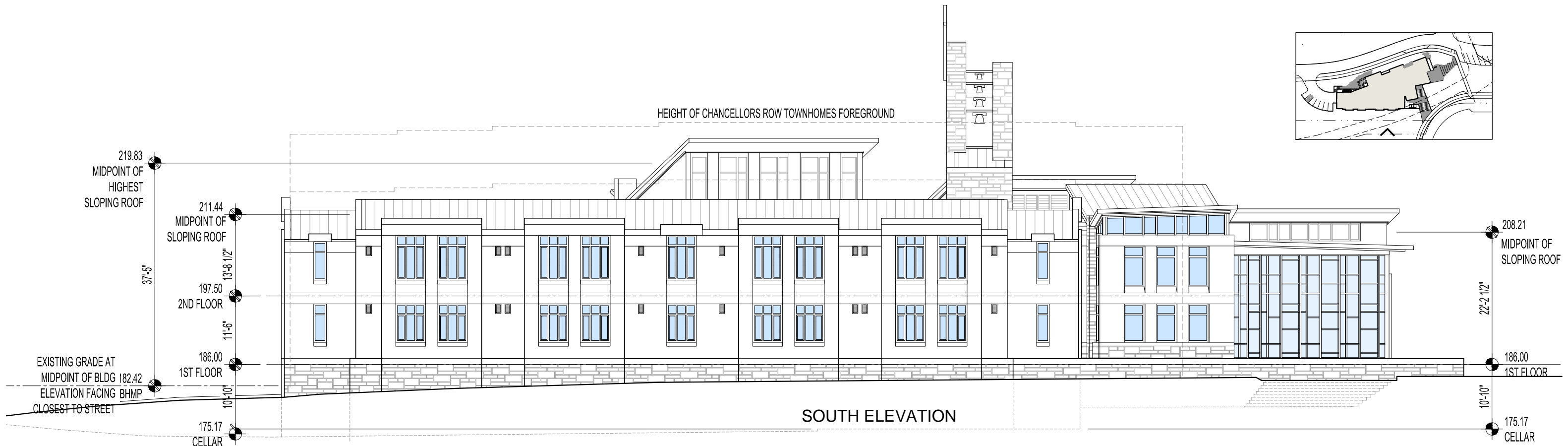
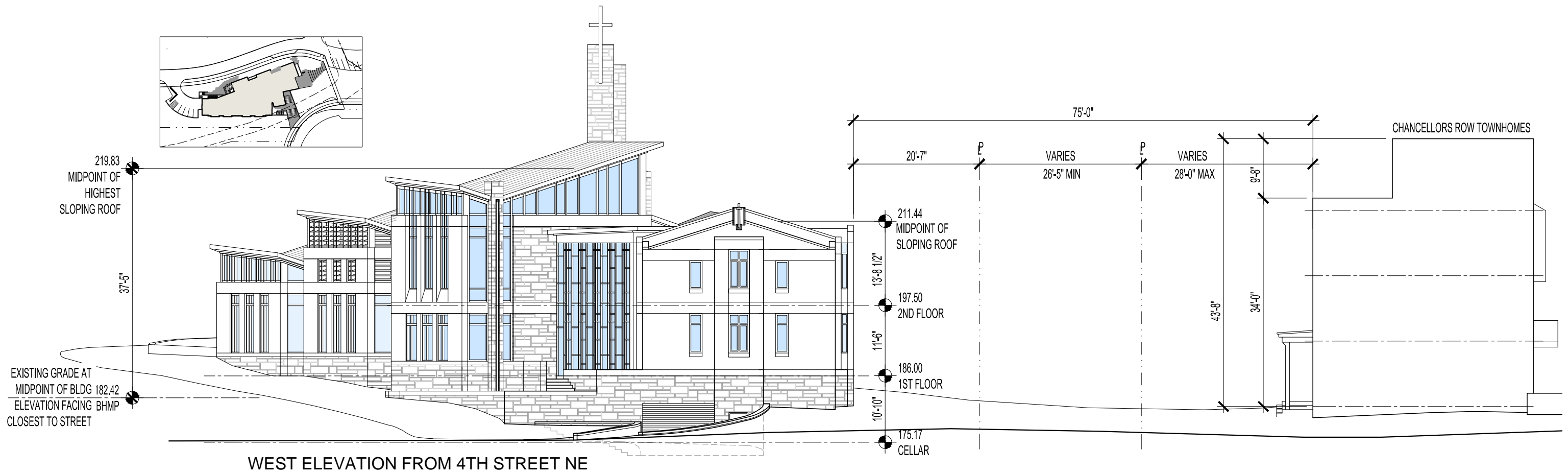
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ELEVATIONS

1/16" = 1'-0"

PAULIST FATHERS RESIDENCE AND MISSION HOUSE

B-12 Bonstra | Haresign
ARCHITECTS



SCHEMATIC DESIGN

27 June 2018

* 88% 1'6" cbgHfUj<-LrYgE b 5'rw jHwWg

ELEVATIONS

1/16" = 1'-0"

PAULIST FATHERS RESIDENCE AND MISSION HOUSE

B-13 Bonstra | Haresign ARCHITECTS

ST. PAUL'S TOWNHOMES AND PAULIST FATHERS' BUILDING PARCEL

LANDSCAPE PLANS

BZA SUBMISSION

JUNE 27, 2018

CLIENT
 ERM STREET DEVELOPMENT
 1355 BEVERLY ROAD, SUITE 240
 MCGLEAN, VA 22101
 TEL: 703.734.9730
 CONTACT: STEVE HORNE

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

ZONING ATTORNEY
 GOULESTON & 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
 VICA
 8180 GREENSBORO DRIVE, SUITE 100
 TYSONS, VA 22102
 TEL: 703.442.7800
 CONTACT: GHASSAN KHOURI

TRAFFIC CONSULTANT
 GROUPE SEANE
 1140 CONNECTICUT AVE. NW
 WASHINGTON, D.C. 20036
 TEL: 202.298.8625
 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

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REVISION DATE	REVISED ITEM DESCRIPTION

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COMMON ABBREVIATIONS

A	A/C	AIR CONDITIONING	I	ID	INSIDE DIAMETER
	AASHTO	AMERICAN ASSOCIATION OF STATE HWY & TRANSPORTATION OFFICIALS		INSTL	INSTALLATION
	AB	ANCHOR BOLT		INV	IRON PIPE
	ABRSV	ABOVE		IP	IRON PIPE
	ABV	ABOVE	J	JST	JOIST
	ACD	ACCESS DOOR	JT	JT	JOINT
	AD	AREA DRAIN	L	LAM	LAMINATED
	ADA	AMERICAN WITH DISABILITIES ACT	LB	LB	LUMBER
	ADEN	ADDENDA, ADDENDUM	LH	LH	LEFT HAND
	ADD	ADDITIONAL	LLOD	LLOD	LIMITS OF DISTURBANCE
	ADM	ADVERSE	LOS	LOS	LIMITS OF SIGHT
	ADJ	ADJACENT	LPL	LPL	LIMITS OF WORK
	ADJT	ADJUSTABLE	LTP	LTP	LOW POINT
	A/E	ARCHITECT-ENGINEER	LS	LS	LANDSCAPE
	AFF	ABOVE FINISH FLOOR	LT	LT	LIGHT
	AFG	ABOVE FINISH GRADE	LTG	LTG	LIGHTING
	AGGR	AGGREGATE	LVL	LVL	LEVEL
	ALUM	ALUMINUM	M	MAS	MASONRY
	ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	MATL	MATL	MATERIAL
	APPROX	APPROXIMATE	MAX	MAX	MAXIMUM
	APT	APARTMENT	MED	MED	MEDIUM
	ASPH	ASPHALT	MET	MET	METAL
	ASTM	AMERICAN SOCIETY FOR TESTING & MATERIALS	METB	METB	METAL BASE
	AVE	AVENUE	MFG	MFG	MANUFACTURING
B	B&B	BALL AND BURLAP	MH	MH	MANKHOLE
	BC	BOTTOM OF CURB, BOTTOM OF COLUMN	MN	MN	MINIMUM
	BEAM	BEAM	MISCA	MISCA	MISCELLANEOUS
	BITUM	BITUMINOUS	MLDG	MLDG	MOLDING
	BL	BASLINE	MTG	MTG	MOUNTING
	BLDG	BUILDING	MUL	MUL	MULLION
	BLK	BLOCK	MUTCD	MUTCD	MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES
	BVD	BOWLEAVARD	N	NA	NORTH
	BM	BENCHMARK		NO	NOT APPLICABLE
	BMP	BEST MANAGEMENT PRACTICES		NIC	NOT IN CONTRACT
	BOC	BACK OF CURB		NO	NOT IN CONTRACT
	BP	BREAK POINT		NOM	NOMINAL
	BRK	BRICK		NOT	NOT TO SCALE
	BRKT	BRACKET	O	OC	OVERALL ON CENTER
	BRL	BUILDING RESTRICTION LINE	OD	OD	OUTSIDE DIAMETER
	BS	BOTTOM OF STEP	OPG	OPG	OPENING
	BSMT	BASEMENT	OPT	OPT	OPTIONAL
	BTWN	BETWEEN	ORIG	ORIG	ORIGINAL
	BW	BOTTOM OF WALL	P	PAR	PARALLEL
	BEV	BEVEL	PERP	PERP	PERPENDICULAR
C	CB	CATCH BASIN	PI	PI	POINT OF INTERSECTION
	CC	CENTER TO CENTER	PIE	PIE	PUBLIC IMPROVEMENT EASEMENT
	CEM	CEMENT	PKWY	PKWY	PARKWAY
	CI	CAST IRON	PL	PL	PROPERTY LINE
	CIP	CAST IRON PIPE	PLBG	PLBG	PLUMBING
	CJ	CAST-IN-PLACE CONCRETE CONTROL JOINT	PLWD	PLWD	PLYWOOD
	CL	CENTER LINE	PNT	PNT	PANEL
	CLO	CLOSET	PNT	PNT	PAINT
	CL&R	CLEAR	POB	POB	POINT OF BEGINNING
	CMU	CONCRETE MASONRY UNIT	PR	PR	PAIR
	COL	COLUMN	PRCST	PRCST	PRECAST
	CONC	CONCRETE	PRELIM	PRELIM	PRELIMINARY
	CONN	CONNECTION	PRIC	PRIC	PARKING
	CONST	CONSTRUCTION	PROP	PROP	PROPOSED
	CONT	CONTINUOUS	PSF	PSF	POUNDS PER SQUARE FOOT
	COORD	COORDINATE	PSI	PSI	POUNDS PER SQUARE INCH
D	DF	DRAWING FOUNTAIN	PT	PT	PRESSURE TREATED
	DIA	DIAMETER	PNTD	PNTD	PAINTED
	DM	DIMENSION	PUE	PUE	PUBLIC UTILITY EASEMENT
	DI	DROP INLET	PVMT	PVMT	PAVEMENT
	DIST	DISTANCE	R	R	RISER, RADIUS
	DR	DRIVE	RC	RC	REINFORCED CONCRETE
	DRN	DRAIN	RD	RD	ROAD
	DWG	DRAWING	ROWY	ROWY	ROADWAY
	DEMO	DEMOLITION	REC	REC	RECESSED
	DET	DETAIL	REF	REF	REFERENCE
	DI	DROP INLET	REDD	REDD	REQUIRED
	DN	DOWN	ROFD	ROFD	ROOF DRAIN
	DS	DOWNSPOUT	RH	RH	RIGHT HAND
	DT	DRAIN TILE	RLG	RLG	DRAIN INLET RIM ELEVATION
	DWL	DOWEL	RM	RM	ROOM
E	E	EAST	RLNG	RLNG	RAILING
	EAC	EACH	RM	RM	ROOM
	ELEC	ELECTRICAL	ROW	ROW	RIGHT OF WAY
	ELEC P	ELECTRICAL PANEL	RWP	RWP	RADIUS POINT
	ELEV	ELEVATION	RPA	RPA	RESOURCE PROTECTION AREA
	ENCL	ENCLOSURE	ROUTE	ROUTE	ROUTE
	ENTR	ENTRANCE	S	S	SOUTH
	EP	EDGE OF PAVEMENT	SD	SD	SURFACE DRAIN
	EQ	EQUAL	SECT	SECT	SECTION
	EQ SP	EQUALLY SPACED	SG	SG	SINGLE
	EQUIP	EQUIPMENT	SGL	SGL	SINGLE
	ESMT	EASEMENT	SJ	SJ	SCORED JOINT
	ETD	EXISTING TO BE DEMOLISHED	SLP	SLP	SLOPE
	ETR	EXISTING TO REMAIN	SM	SM	SMOOTH
	ETRL	EXISTING TO BE RELOCATED	SPEC	SPEC	SPECIFICATION
	ETRP	EXISTING TO BE REPLACED	SQ FT	SQ FT	SQUARE FOOT
	EW	EACH WAY	SQ IN	SQ IN	SQUARE INCH
	EX	EXISTING	SST	SST	STAINLESS STEEL
	EXP	EXPANSION	ST	ST	STREET
	EXT	EXTERIOR	STA	STA	STATION POINT
F	FAR	FLOOR AREA RATIO	STD	STD	STANDARD
	FBD	FIBER BOARD	STL	STL	STEEL
	FD	FLOOR DRAIN	STM	STM	STORM DRAIN
	FDN	FOUNDATION	SW	SW	SIDEWALK
	FTE	FINISHED FLOOR ELEVATION	SWM	SWM	STORM WATER MANAGEMENT
	FIN	FINISH	T	T&G	TONGUE AND GROOVE
	FIN FL	FINISH FLOOR	TC	TC	TOP OF CURB, TOP OF COLUMN
	FIN GR	FINISH GRADE	TD	TD	TRENCH DRAIN
	FN	FENCE	TEMP	TEMP	TEMPORARY
	FOC	FRONT OF CURB	TS	TS	TOP OF STEP
	FT	FOOT/FEET	TW	TW	TOP OF WALL
	FTS	FOOTING	TXT	TXT	TEXT
	FUT	FUTURE	TYP	TYP	TYPICAL
	FXTR	FIXTURE	U	UNFIN	UNFINISHED
G	GA	GAUGE	V	VERT	VERTICAL
	G&B	GRADED AGGREGATE BASE	W	W	WEST
	GALV	GALVANIZED	WD	WD	WOOD
	GC	GENERAL CONTRACTOR	WLD	WLD	WELDED
	GDR	GUARD RAIL	WP	WP	WATER PROOFING
	GFA	GROSS FLOOR AREA	WR	WR	WATER RESISTANT
	GP	GALVANIZED IRON PIPE	WWM	WWM	WELDED WIRE MESH
	GL	GLASS	WWR	WWR	WELDED WIRE REINFORCEMENT
	GP	GUTTER PAN	Y	YD	YARD DRAIN
	GV	GRAVEL			
H	HB	HOSE BIBB			
	HC	HANDICAP PARKING SPACE			
	HOPE	HIGH DENSITY POLYETHYLENE PIPE			
	HW	HARDWOOD			
	HW	HARDWARE			
	HT	HEIGHT			
	HNDL	HANDRAIL			
	HORZ	HORIZONTAL			
	HP	HIGH POINT			
	HS	HARDSCAPE			

PROFESSIONAL TITLES

ARCH	ARCHITECT
CIVL ENGR	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

	CONCRETE		FABRIC SEPARATOR
	COMPACTED AGGREGATE SUB-BASE		STEEL / IRON
	SAND		ALUMINUM
	MORTAR		BRASS / BRONZE / COPPER
	MORTAR NEXT TO SAND SETTING BED		WOOD
	BRICK / PAVER		MULCH
	DRAINAGE GRAVEL		PLASTIC
	SOIL / COMPACTED SOIL / UNDISTURBED SUBGRADE		ARCHITECTURAL PRECAST
	STRUCTURAL / PLANTING / LIGHTWEIGHT SOIL		WELDED WIRE REINFORCEMENT
	EXPANSION JOINT W/ BACKER ROD		CMU
	REBAR		RIGID INSULATION W/ OPEN JOINTS FOR DRAINAGE
	STONE		BRICK / CONCRETE PAVER RUNNING BOND
	ASPHALT CONCRETE W/ NEOPRENE TACK COAT		BRICK / CONCRETE PAVER HERRINGBONE

LEGEND

	EXISTING INTERMEDIATE CONTOUR
	EXISTING INDEX CONTOUR
	PROPOSED INTERMEDIATE CONTOUR
	PROPOSED INDEX CONTOUR
	EXISTING SPOT GRADE
	PROPOSED SPOT GRADE
	ELEVATION
	STATION POINT
	EASEMENT (PUE, PIE, ETC.)
	CENTER LINE
	PROPERTY LINE
	RIGHT OF WAY
	LOT LINE
	CENTER LINE OF SWALE
	EXPANSION JOINT
	STEP
	EXISTING LIGHT
	PROPOSED POLE LIGHT
	PROPOSED PEDESTRIAN LIGHT
	PROPOSED WALL LIGHT
	PROPOSED BOLLARD
	PROPOSED FOUNTAIN LIGHT
	PROPOSED FLOODLIGHT
	PROPOSED UPLIGHT
	PROPOSED STEP LIGHT
	SLAB DRAIN
	SURFACE DRAIN / YARD DRAIN
	TRENCH DRAIN
	PLANT CALLOUT
	MATERIAL OR DETAIL CALLOUT
	ELEVATION CALLOUT
	SECTION CALLOUT

GENERAL NOTES

- GENERAL LAYOUT NOTES:**
- BASE TOPOGRAPHICAL AND EXISTING CONDITIONS TAKEN FROM DRAWING FURNISHED BY VIBA.
 - DRAWINGS PREPARED FROM CIVIL AND ARCHITECTURAL DRAWINGS, NOT AS-BUILT DATA PREPARED BY VIBA, DATED 2018.01.23 AND PREPARED BY W.G. RALSTON, DATED 2018.01.23.
 - UTILITY WORK IS NOT INDICATED ON THIS DRAWING. REFER TO CIVIL DRAWINGS FOR WORK RELATED TO UTILITIES.
 - DO NOT SCALE THESE DRAWINGS.
 - DIMENSIONS ARE FROM BACK OF CURB, TO FACE OF WALL, TO OUTSIDE EDGE OF PAVEMENTS; FROM COLUMN CENTERLINES TO HARDSCAPE CENTERLINES; TO CENTERLINE OF PAVEMENTS, TO OUTSIDE EDGE OF PAVEMENTS; TO CENTERLINES OF STAIRS; FROM EDGE OF PAVEMENT TO FACE OF WALL UNLESS OTHERWISE SPECIFIED.
 - ALL CURVES TO BE TRUE RADI WITHOUT STRAIGHT SEGMENTS.
 - ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
 - CHANGES IN LAYOUT MAY BE MADE AT THIS TIME TO ACCOMMODATE DESIGN INTENT OR FIELD CONDITIONS. NO ADDITIONAL PAYMENT WILL BE MADE TO THE CONTRACTOR FOR THIS WORK.
 - CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES FOUND IN PLANS AND ANY CONFLICTS ENCOUNTERED IN FIELD.
 - CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
 - ALL WALLS, SIDEWALKS, PATHWAYS, FENCES, AND STAIRWAYS SHALL BE COMPLETELY LAID OUT AND STAKED WITH VISIBLE MARKERS. THE STAKES SHALL BE APPROVED IN THE FIELD BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT 48 HOURS PRIOR TO SITE VISIT.
 - CONTRACTOR IS RESPONSIBLE FOR ALL WIRING, CONDUIT, FOOTINGS, PERMITS, ETC. NECESSARY TO COMPLETE SITE LIGHTING INSTALLATION. CONTRACTOR TO COORDINATE POWER CONNECTIONS WITH ELECTRICAL ENGINEER AND OWNER.
 - BENCH AND LITTER RECEPTACLE LAYOUT SHOWN IS APPROXIMATE. LAYOUT TO BE APPROVED IN THE FIELD BY LANDSCAPE ARCHITECT.



Landscape Architecture, P.C.
 6416 Greenbush Drive, Suite 100A
 Herndon, Virginia 22151
 Tel: 703.719.6000 Fax: 703.719.6503
 Email: herndon@viba39.com

ST. PAUL'S TOWNHOMES AND PAULIST FATHERS' BUILDING PARCEL
 LANDSCAPE PLANS
 ELM STREET DEVELOPMENT, INC. - WASHINGTON D.C.

PROJECT NO. 15074
 DATE: 06.27.18

REVISIONS:

GENERAL NOTES

DESIGN: LH
 DRAWN: PT
 CHECKED: LH
 SCALE: Nearest Scale

PROJECT NO: 15074
 DATE: 06.27.18

L0.1

BAZ SUBMISSION



Landscpe Architecture, P.C.
 6416 Greenbelt Drive, Suite 100A
 Alexandria, Virginia 22319
 Tel: 703.719.6000 Fax: 703.719.6503
 Email: hordstahl@studio39.com

**ST. PAUL'S TOWNHOMES AND PAULIST
 FATHERS' BUILDING PARCEL**
 LANDSCAPE PLANS
 ELM STREET DEVELOPMENT, INC. - WASHINGTON D.C.

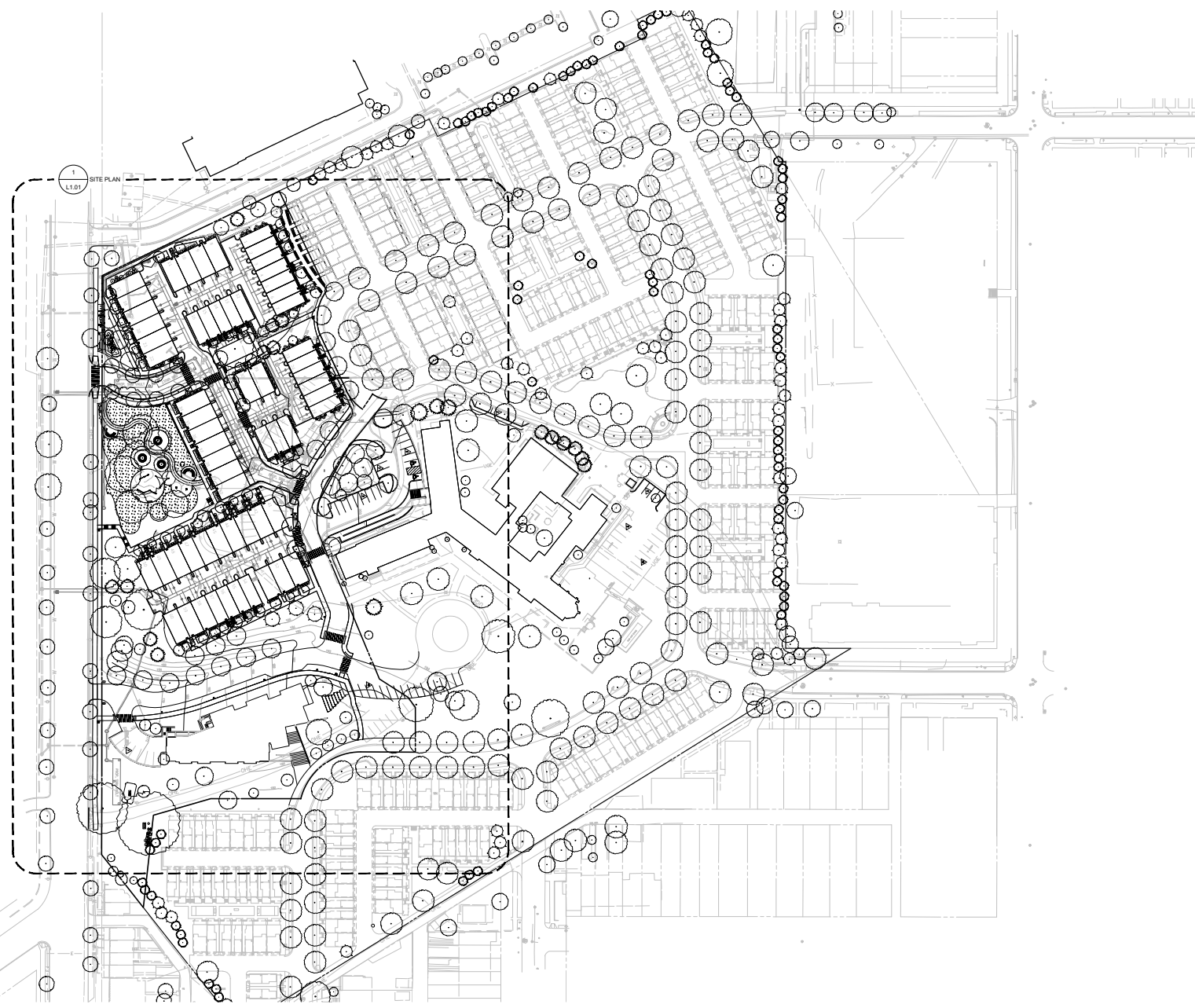
THESE PLANS AND SPECIFICATIONS SHALL BE CONSIDERED TO BE THE SOLE AGREEMENT BETWEEN THE CLIENT AND THE LANDSCAPE ARCHITECT. ANY CHANGES TO THESE PLANS SHALL BE MADE BY A WRITTEN AMENDMENT TO THESE PLANS. THE LANDSCAPE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHER PROFESSIONALS OR AGENCIES. THE LANDSCAPE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHER PROFESSIONALS OR AGENCIES.

REVISIONS:

OVERALL PLAN

DESIGN:	LH
DRAWN:	PT
CHECKED:	LH
SCALE:	1" = 60'-0"
PROJECT NO.:	15074
DATE:	06.27.18

L0.2
 BZA SUBMISSION



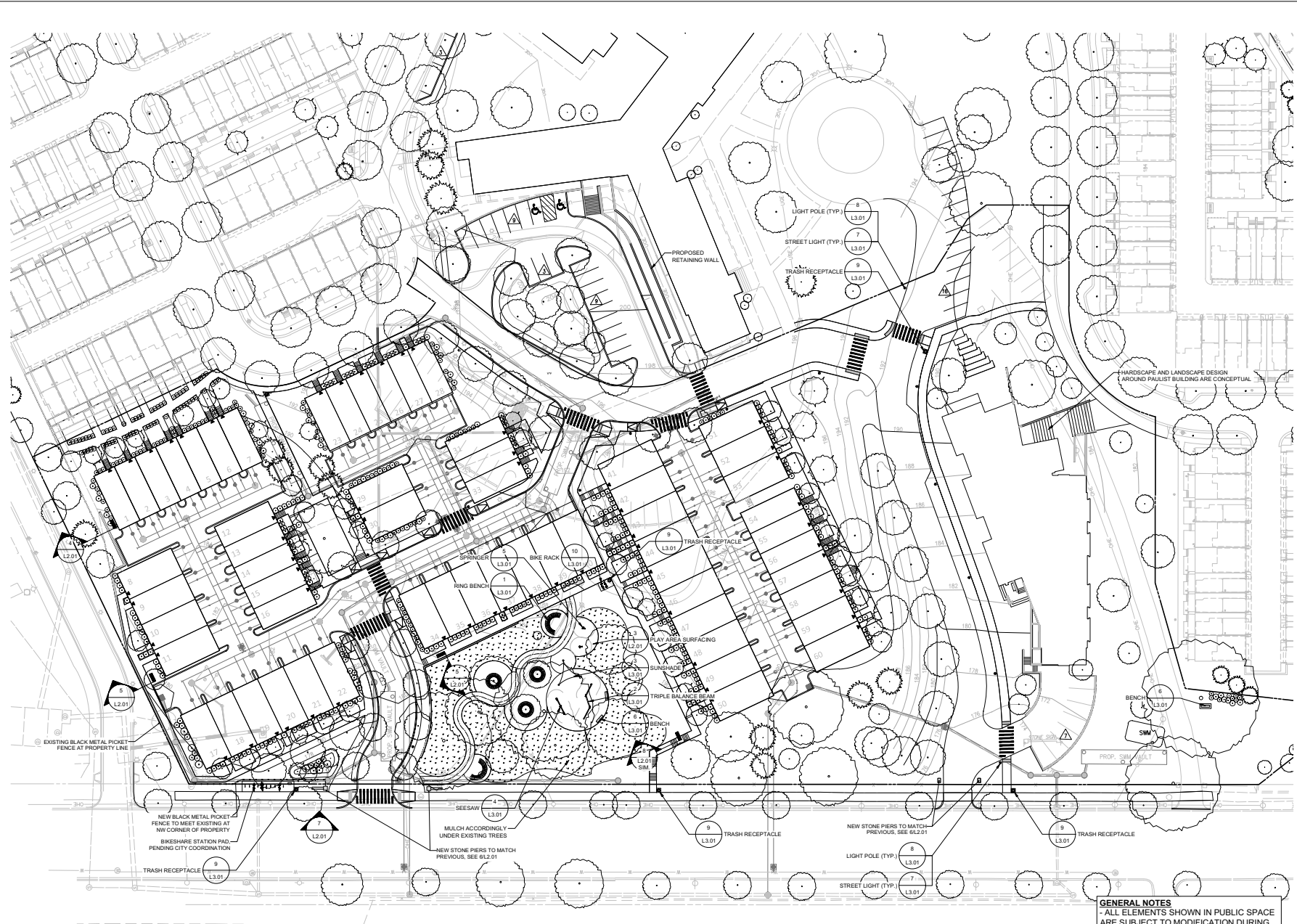
1 OVERALL PLAN
 L0.2 Scale: 1" = 60'-0"

PLAN

©2018/15074.su01.paulist01.dwg File: bza_submission/overall_plan.dwg

NOT RELEASED FOR CONSTRUCTION

0301161074.dwg:stpaullandscapesubmissionL1.01 HARDSCAPE PLAN 01.dwg



GENERAL NOTES
- ALL ELEMENTS SHOWN IN PUBLIC SPACE ARE SUBJECT TO MODIFICATION DURING THE PUBLIC SPACE PERMITTING PROCESS.

1 SITE PLAN
Scale: 1" = 30'-0"

PLAN



Studio 39
Landscape Architecture, P.C.
6416 Greenbelt Drive, Suite 100A
Alexandria, Virginia 22310
Tel: 703.719.6000 Fax: 703.719.6003
Email: hardscape@studio39.com

ST. PAUL'S TOWNHOMES AND PAULIST FATHERS' BUILDING PARCEL
LANDSCAPE PLANS
ELM STREET DEVELOPMENT, INC. - WASHINGTON D.C.

REVISIONS:
1. 08/27/18

HARDSCAPE PLAN 01

DESIGN:	LH
DRAWN:	PT
CHECKED:	LH
SCALE:	1" = 30'-0"
PROJECT NO.:	15074
DATE:	08.27.18

L1.01

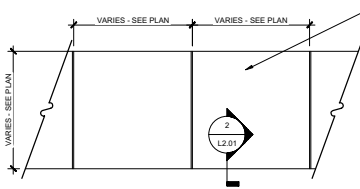
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NOT RELEASED FOR CONSTRUCTION

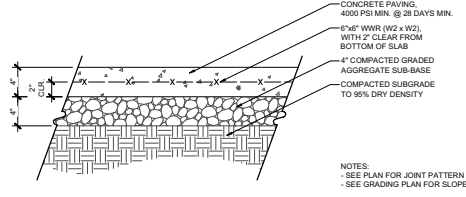


Landscape Architecture, P.C.
 6416 Greenfield Drive, Suite 100A
 Alexandria, Virginia 22315
 Tel: 703.719.6000 Fax: 703.719.6503
 Email: hardscape@studio39.com

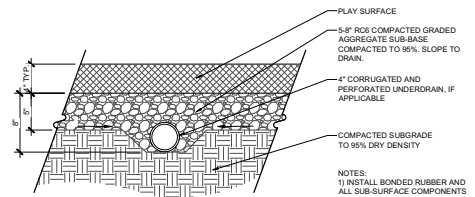
ST. PAUL'S TOWNHOMES AND PAULIST
 FATHERS' BUILDING PARCEL
 LANDSCAPE PLANS
 ELM STREET DEVELOPMENT, INC. - WASHINGTON D.C.



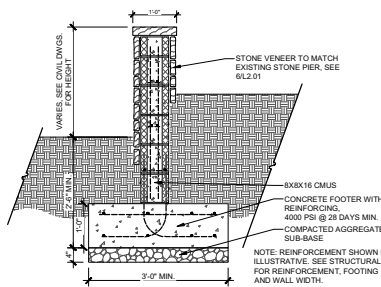
1 CONCRETE SIDEWALK
 SECTION
 Scale: 1/2" = 1'-0"



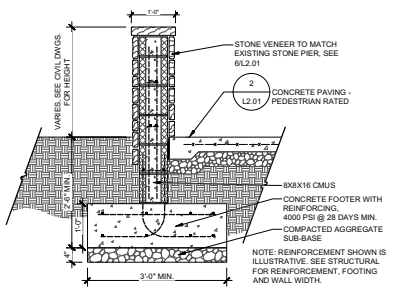
2 CONCRETE PAVING - PEDESTRIAN RATED
 SECTION
 Scale: 1 1/2" = 1'-0"



3 PLAY AREA SURFACING
 SECTION
 Scale: 1 1/2" = 1'-0"



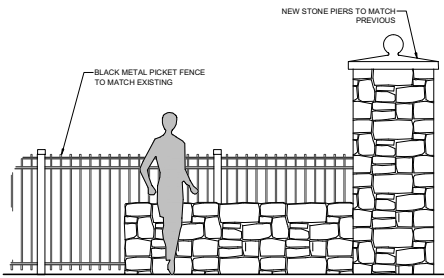
4 RETAINING WALL AT PLANTING AREA
 SECTION
 Scale: 3/4" = 1'-0"



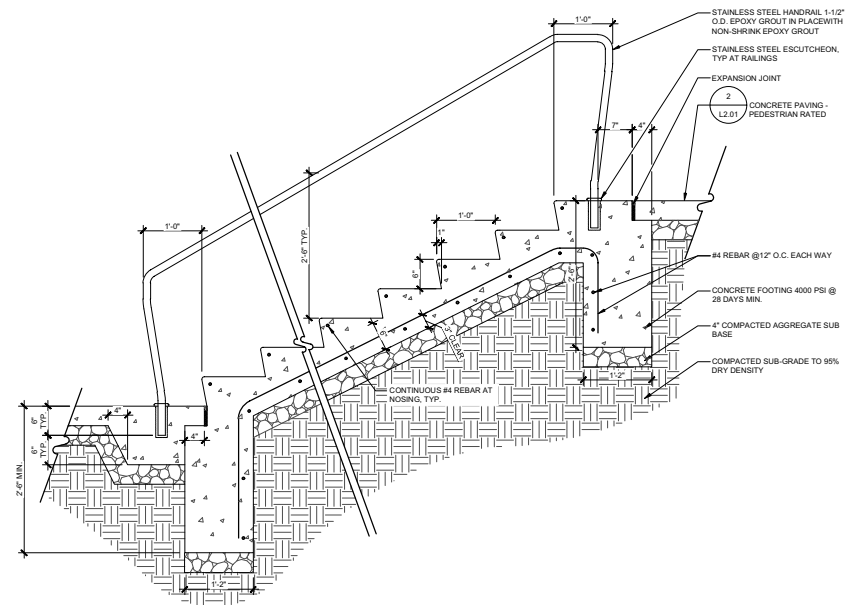
5 RETAINING WALL AT CONCRETE PAVING
 SECTION
 Scale: 3/4" = 1'-0"



6 PREVIOUS STONE PIERS
 SECTION
 Scale: NTS



7 FENCE AT STONE PIER
 SECTION
 Scale: 1/2" = 1'-0"



8 CONCRETE STAIRS
 SECTION
 Scale: 1" = 1'-0"

NOT TO SCALE
 ALL DIMENSIONS ARE IN FEET AND INCHES
 UNLESS OTHERWISE SPECIFIED
 ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE AS SHOWN OR AS NOTED
 ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION
 ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS
 ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH ALL NATIONAL AND LOCAL CODES AND REGULATIONS TO APPLY.

REVISIONS:

HARDSCAPE DETAILS

DESIGN: LH
 DRAWN: PT
 CHECKED: LH
 1/2" = 1' 11"

SCALE: Viewport Scale

PROJECT NO: 15074
 DATE: 06.27.18

L2.01

BAZ SUBMISSION

p:\2015\15074\st.pauls\l2.01 hardscape\submission\L2.01 HARDSCAPE DETAILS.dwg

NOT RELEASED FOR CONSTRUCTION



MODEL: OGDEN COLLECTION
 COLOR: WOOD
 MANUFACTURER: MAGLIN SITE FURNITURE
 999 18TH STREET, SUITE 3000
 DENVER, CO 80202
 (P) 800.716.5504
 CONTACT: SARAH MCKELLAR
 smckellar@maglin.com
 (P) 800.716.5504 X 285
 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
 FLLUGERVILLE, TX 78660
 (P) 800.424.9788
 CONTACT: PAGE CASTLE
 pageca@kompn.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
 FLLUGERVILLE, TX 78660
 (P) 800.424.9788
 CONTACT: PAGE CASTLE
 pageca@kompn.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
 FLLUGERVILLE, TX 78660
 (P) 800.424.9788
 CONTACT: PAGE CASTLE
 pageca@kompn.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
 FLLUGERVILLE, TX 78660
 (P) 800.424.9788
 CONTACT: PAGE CASTLE
 pageca@kompn.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

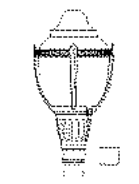
PROD. INFO.

5 SPRINGER
 L3.01 Scale: NTS

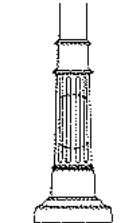
PROD. INFO.



MODEL: RBW-28 (OR APPROVED EQUAL)
 COLOR: TBD
 OPTIONS: IPE SLATS
 QUANTITY: PER PLAN
 MANUFACTURER: VICTOR STANLEY
 PO DRAWER 330
 GUNNERS, MD 20254
 CONTACT: GEORGE BEVINS
 (P) 800.368.2573
 (C) 301.855.8200 X 368
 www.victorstn.com
 NOTES: CONTRACTOR TO VERIFY
 QUANTITIES.
 INSTALL PER MANUFACTURERS
 RECOMMENDATION.



MODEL: S5AC1-55W/180V/120-120-
 DWG/SF58C-RT4800BA-BKTX
 (OR APPROVED EQUAL)
 COLOR: BLACK (TEXTURED)
 OPTIONS: HOUSE SIDE SHIELD (AS NECESSARY)
 QUANTITY: PER PLAN
 MANUFACTURER: PHILIPS LIGHTING-NORTH AMERICA
 200 FRANKLIN SQUARE DRIVE
 SCHMIDT, NJ 08873
 885-486-2216
 CONTACT: LIGHTING ENVIRONMENTS
 173 W. OSTEND STREET, SUITE A-2
 BALTIMORE, MD 21220
 WWW.LIGHTENVRONMENTS.COM
 410.712.0239
 NOTES: CONTRACTOR TO VERIFY
 QUANTITIES.
 INSTALL PER MANUFACTURERS
 RECOMMENDATION.



MODEL: RT4800-BA (OR APPROVED EQUAL)
 COLOR: BLACK (TEXTURED)
 OPTIONS: PH-7 PHOTOCELL
 QUANTITY: PER PLAN
 MANUFACTURER: PHILIPS LIGHTING-NORTH AMERICA
 200 FRANKLIN SQUARE DRIVE
 SCHMIDT, NJ 08873
 885-486-2216
 CONTACT: LIGHTING ENVIRONMENTS
 173 W. OSTEND STREET, SUITE A-2
 BALTIMORE, MD 21220
 WWW.LIGHTENVRONMENTS.COM
 410.712.0239
 NOTES: CONTRACTOR TO VERIFY
 QUANTITIES.
 INSTALL PER MANUFACTURERS
 RECOMMENDATION.



MODEL: RB-36 (OR APPROVED EQUAL)
 COLOR: TBD
 OPTIONS: TBD
 QUANTITY: PER PLAN
 MANUFACTURER: VICTOR STANLEY
 PO DRAWER 330
 GUNNERS, MD 20254
 CONTACT: GEORGE BEVINS
 (P) 800.368.2573
 (C) 301.855.8200 X 368
 www.victorstn.com
 NOTES: CONTRACTOR TO VERIFY
 QUANTITIES.
 INSTALL PER MANUFACTURERS
 RECOMMENDATION.



MODEL: BRBS-103 (OR APPROVED EQUAL)
 COLOR: TBD
 OPTIONS: IN-GROUND MOUNT
 QUANTITY: PER PLAN
 MANUFACTURER: VICTOR STANLEY
 PO DRAWER 330
 GUNNERS, MD 20254
 CONTACT: GEORGE BEVINS
 (P) 800.368.2573
 (C) 301.855.8200 X 368
 www.victorstn.com
 NOTES: CONTRACTOR TO VERIFY
 QUANTITIES.
 INSTALL PER MANUFACTURERS
 RECOMMENDATION.

6 BENCH
 L3.01 Scale: NTS

PROD. INFO.

7 STREET LIGHT
 L3.01 Scale: NTS

PROD. INFO.

8 LIGHT POLE
 L3.01 Scale: NTS

PROD. INFO.

9 TRASH RECEPTACLE
 L3.01 Scale: NTS

PROD. INFO.

10 BIKE RACK
 L3.01 Scale: NTS

PROD. INFO.



Landscape Architecture, P.C.
 6416 Greenfield Drive, Suite 100A
 Alexandria, Virginia 22310
 Tel: 703.719.6000 Fax: 703.719.6003
 Email: hontel@studio39.com

ST. PAUL'S TOWNHOMES AND PAULIST
 FATHERS' BUILDING PARCEL
 LANDSCAPE PLANS
 ELM STREET DEVELOPMENT, INC. - WASHINGTON D.C.

REVISIONS:

PRODUCT INFORMATION

DESIGN: LH
 DRAWN: PT
 CHECKED: LH
 1/8" = 1'-0" = 1" = 11"

SCALE: Viewport Scale
 0 0 0 0

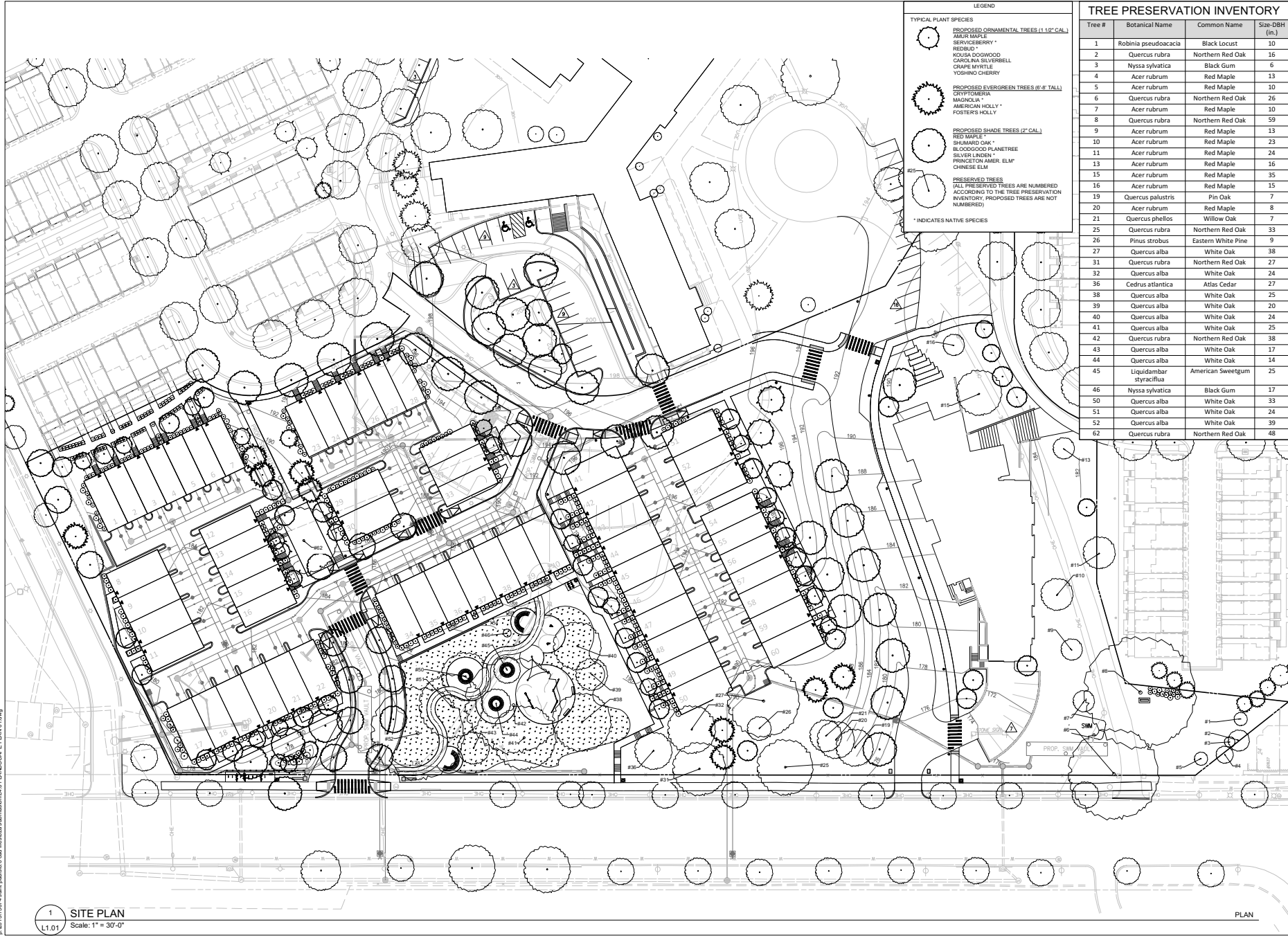
PROJECT NO: 15074
 DATE: 06.27.18

L3.01

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LEGEND

TYPICAL PLANT SPECIES

PROPOSED ORNAMENTAL TREES (1 1/2" CAL.)

- AMERICAN MAPLE
- SERVICE BERRY
- REDBUD
- KOUSA DOGWOOD
- CAROLINA SILVERBELL
- CRAPE MYRTLE
- YOSHINO CHERRY

PROPOSED EVERGREEN TREES (6" H' TALL)

- SPYR FOLIARA
- MAGNOLIA
- AMERICAN HOLLY
- FOSTER'S HOLLY

PROPOSED SHADE TREES (2" CAL.)

- RED MAPLE
- SHIMARD OAK
- BLOODGOOD PLANETREE
- SILVER LINDEN
- PRINCETON AMER. ELM
- CHINESE ELM

PRESERVED TREES

ALL PRESERVED TREES ARE NUMBERED ACCORDING TO THE TREE PRESERVATION INVENTORY. PROPOSED TREES ARE NOT NUMBERED.

* INDICATES NATIVE SPECIES

TREE PRESERVATION INVENTORY

Tree #	Botanical Name	Common Name	Size-DBH (in.)
1	Robinia pseudoacacia	Black Locust	10
2	Quercus rubra	Northern Red Oak	16
3	Nyssa sylvatica	Black Gum	6
4	Acer rubrum	Red Maple	13
5	Acer rubrum	Red Maple	10
6	Quercus rubra	Northern Red Oak	26
7	Acer rubrum	Red Maple	10
8	Quercus rubra	Northern Red Oak	59
9	Acer rubrum	Red Maple	13
10	Acer rubrum	Red Maple	23
11	Acer rubrum	Red Maple	24
13	Acer rubrum	Red Maple	16
15	Acer rubrum	Red Maple	35
16	Acer rubrum	Red Maple	15
19	Quercus palustris	Pin Oak	7
20	Acer rubrum	Red Maple	8
21	Quercus phellos	Willow Oak	7
25	Quercus rubra	Northern Red Oak	33
26	Pinus strobus	Eastern White Pine	9
27	Quercus alba	White Oak	38
31	Quercus rubra	Northern Red Oak	27
32	Quercus alba	White Oak	24
36	Cedrus atlantica	Atlas Cedar	27
38	Quercus alba	White Oak	25
39	Quercus alba	White Oak	20
40	Quercus alba	White Oak	24
41	Quercus alba	White Oak	25
42	Quercus rubra	Northern Red Oak	38
43	Quercus alba	White Oak	17
44	Quercus alba	White Oak	14
45	Liquidambar styraciflua	American Sweetgum	25
46	Nyssa sylvatica	Black Gum	17
50	Quercus alba	White Oak	33
51	Quercus alba	White Oak	24
52	Quercus alba	White Oak	39
62	Quercus rubra	Northern Red Oak	48

STUDIO 39

Landscape Architecture, P.C.

6416 Greenbelt Drive, Suite 100A
Alexandria, Virginia 22310
Tel: 703.714.6000 Fax: 703.714.6003
Email: hordland@studio39.com

LANDSCAPE PLANS

LANDSCAPE DEVELOPMENT, INC. - WASHINGTON D.C.

ELM STREET DEVELOPMENT, INC. - WASHINGTON D.C.

ST. PAUL'S TOWNHOMES AND PAULIST FATHERS' BUILDING PARCEL

REVISIONS:

LANDSCAPE PLAN 01

DESIGN: LH
DRAWN: PT
CHECKED: LH

SCALE: 1" = 30'-0"

PROJECT NO: 15074
DATE: 06.27.18

L4.01

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1 SITE PLAN
Scale: 1" = 30'-0"

PLAN



Landscape Architecture, P.C.

5415 Greenbelt Drive, Suite 100A
Alexandria, Virginia 22310
Tel: 703-719-6800 Fax: 703-719-6802
e-mail: info@studio39.com

ST. PAUL'S TOWNHOMES AND PAULIST
FATHERS' BUILDING PARCEL
LANDSCAPE PLANS
ELIX STREET DEVELOPMENT, INC. - WASHINGTON, D.C.

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REVISIONS:

BIO-RETENTION ENLARGEMENT

DESIGN: IH
DRAWN: PT
CHECKED: IH
N O S T I I

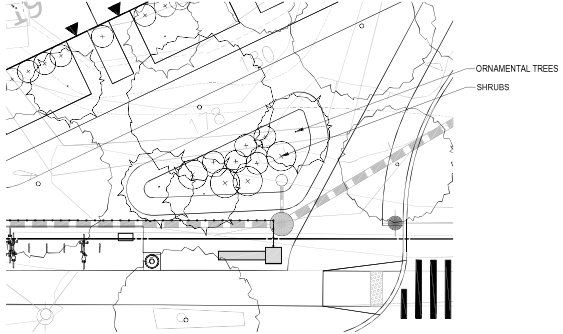
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PROJECT NO: 15074
DATE: 06.27.18

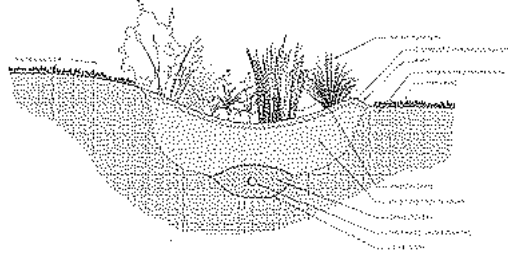
L4.02

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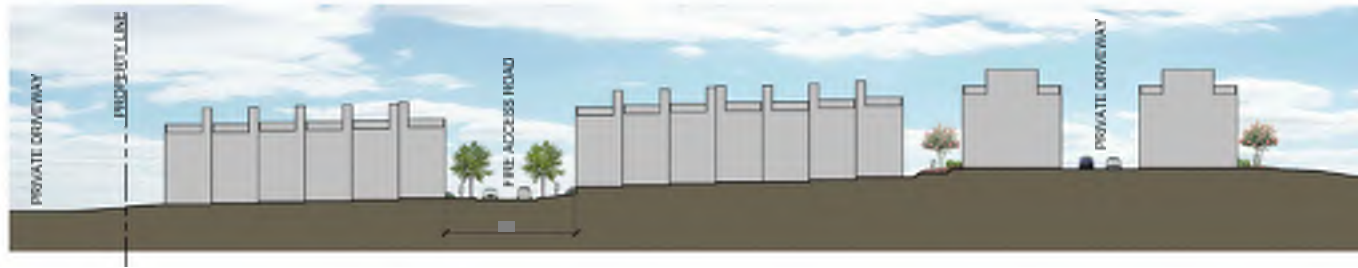
1 BIO-RETENTION ENLARGEMENT PLAN
Scale: 1"=10'
L4.02



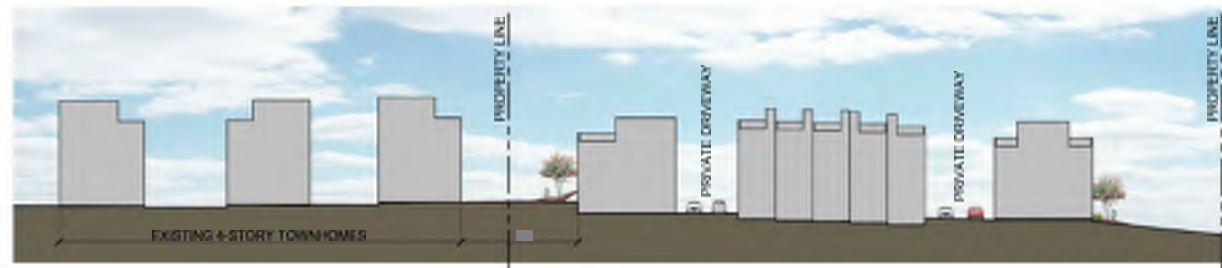
2 BIO-RETENTION DETAIL SECTION
Scale: 3/8" = 1'-0"
L4.02

BIO-RETENTION GARDEN
TYPICAL PLANT SPECIES

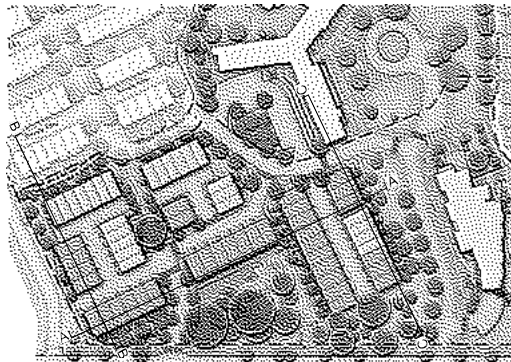
- VERBENA
- AMERICAN ARBORSVITAE
- EASTERN RED CEDAR
- FRINGE TREE
- SERVICE BERRY
- SWEETBAY MAGNOLIA
- SLACK OILM
- SHRUBS
- RED CHOCHEBERRY
- BLACK CHOCHEBERRY
- BUTTON BURSH
- RED TWRIG DOGWOOD
- WITCH HAZEL
- ST. JOE WOOD
- WINTERBERRY
- VIRGINIA SWEET SPINE
- SPICE BURSH
- WAX MYRTLE
- DAISYBERRY
- SWEET AZALEA
- SWAMP AZALEA
- PERENNIALS
- NEW ENGLAND ASH
- MARSH MARIGOLD
- JOE PYE WEED
- SWAMP SUNFLOWER
- SENSITIVE FERN
- CINNAMON FERN
- ROYAL FERN
- SWITCH GRASS
- ORNITHOGLOSSUM
- WRINKLE LEAF GULLERPOD
- WILLOW LEAF BLUESTAR
- COLUMBINE
- SWAMP MILKWEED
- ASTILBE
- RIVER OATS
- DAWGLY
- MALTED LILIES
- VIRGINIA BLUE BELLS



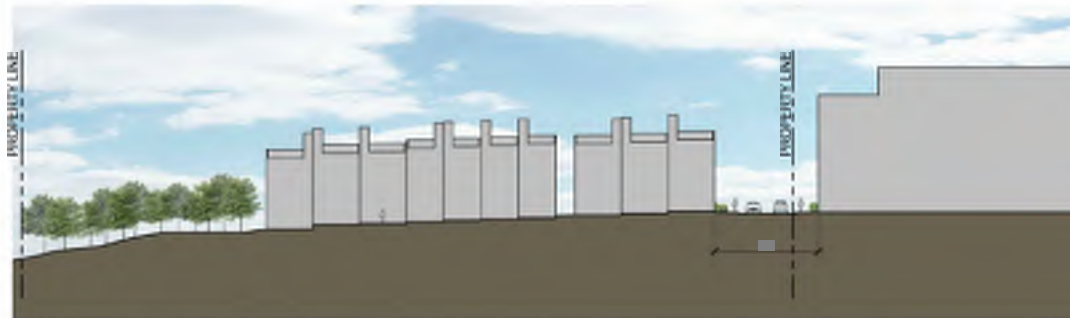
SECTION A-A
1/64" = 1'-0"



SECTION B-B
1/64" = 1'-0"



KEY PLAN



SECTION C-C
1/64" = 1'-0"

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REVISIONS:

STREETSCAPE
SECTIONS - 01

DESIGN: IH
DRAWN: PT
CHECKED: IH
11/08/11

SCALE: Viewport Scale

PROJECT NO: 15074
DATE: 06/27/18

L6.01

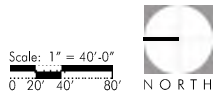
BZA SUBMISSION

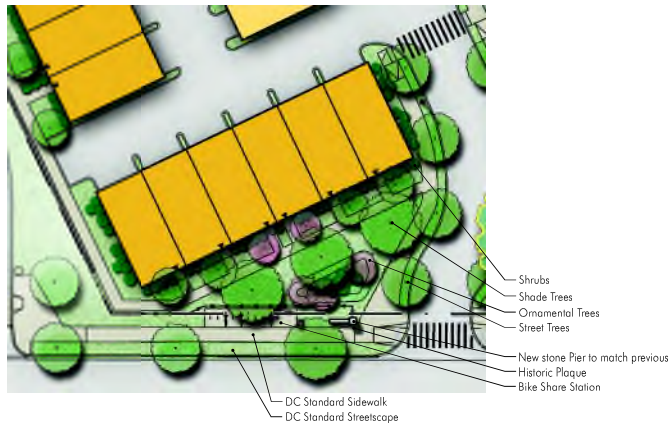


PROPOSED SITE PLAN, JUNE 27, 2018

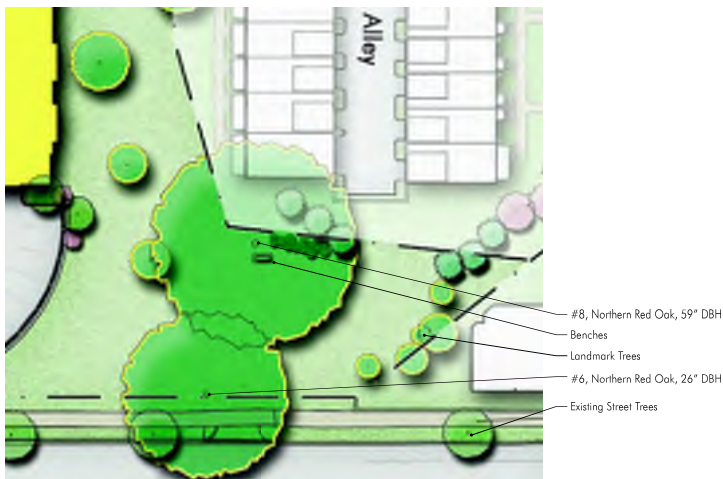


St. Paul's Townhomes and Paulist Fathers' Building Parcel Site Plan





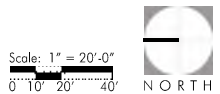
Ⓓ Corner Park - Public Amenity

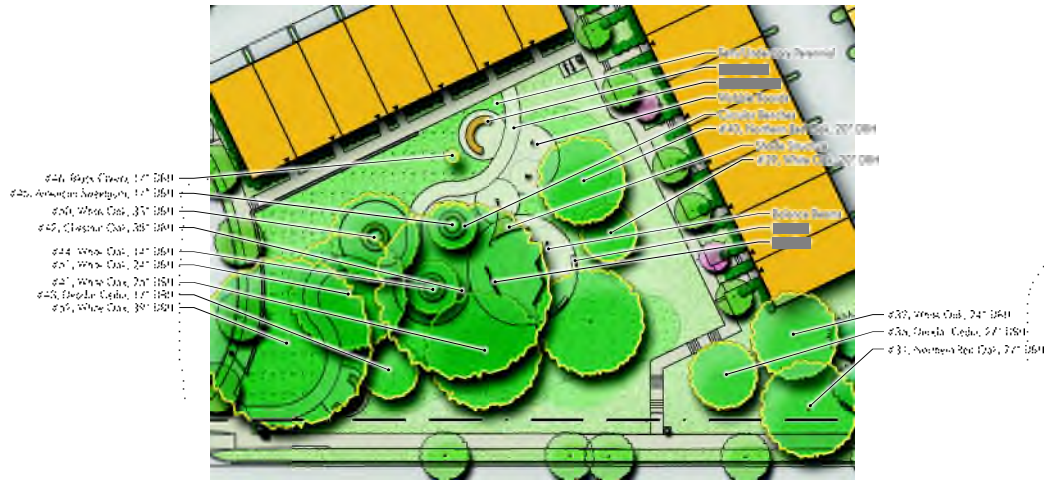


Ⓒ The Verge



St. Paul's Townhomes and Paulist Fathers' Building Parcel Open Space Concepts





⑤ Sylvan Grove - Immersive Recreation



St. Paul's Townhomes and Paulist Fathers' Building Parcel Open Space Concepts

