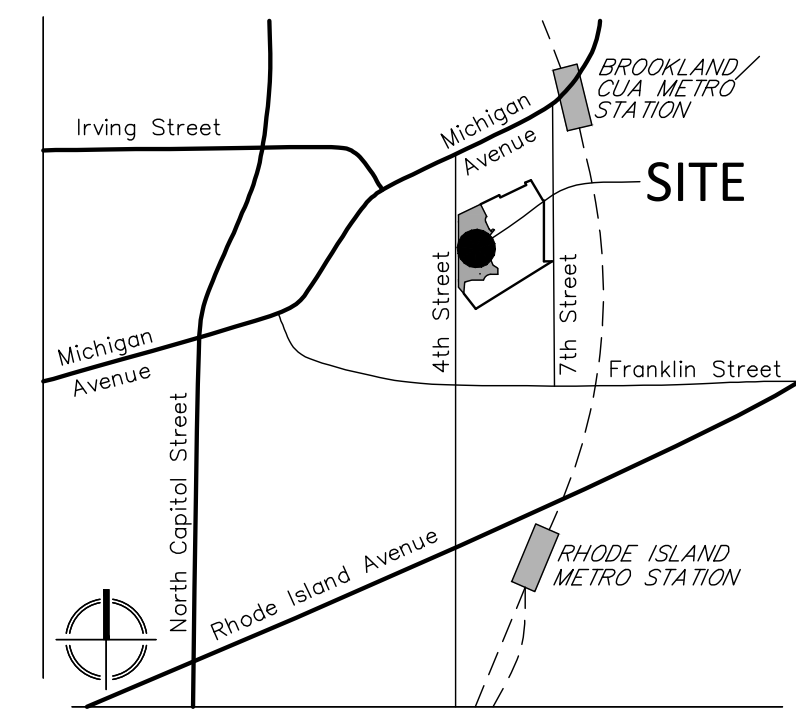




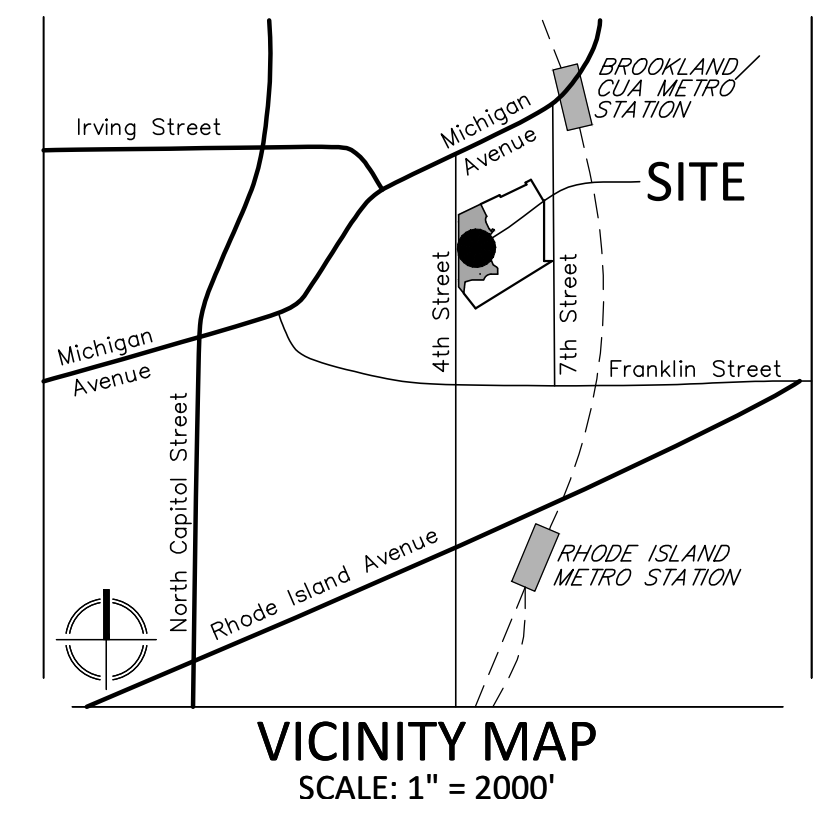
PREPARED FOR:
**ELM STREET
DEVELOPMENT, INC.
175 Admiral Cochrane Dr.
SUITE 112
Annapolis, MD, 21401
P. 410-266-9700
Mr. Stephen M. Horne
shorne@elmstreetdev.com**



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/o 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	62%	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	73%	80%	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%	2.76	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	16.00	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																



- 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
 ENGINEERS PLANNERS
 LANDSCAPE ARCHITECTS SURVEYORS
 VIKI MARYLAND, LLC
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 GERMANTOWN, MARYLAND 20874
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 FAX: (301) 916-2262
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PREPARED FOR:
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 175 Admiral Cochrane Dr.
 SUITE 112
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 Mr. Stephen M. Horne
 shorne@elmstreetdev.com

REVISIONS	DATE

PROFESSIONAL SEAL

HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE DISTRICT OF COLUMBIA. JEFFREY B. AMATEAU LICENSE NO. 905527 EXPIRATION DATE JULY 14, 2018

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

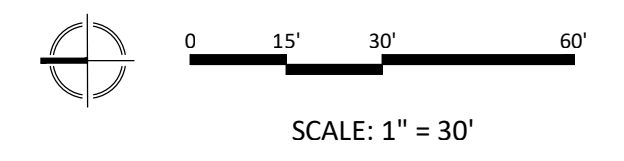
SITE PLAN

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

VKA PROJECT VM1453 G
 DRAWING NO.

SHEET NO. **C-06**

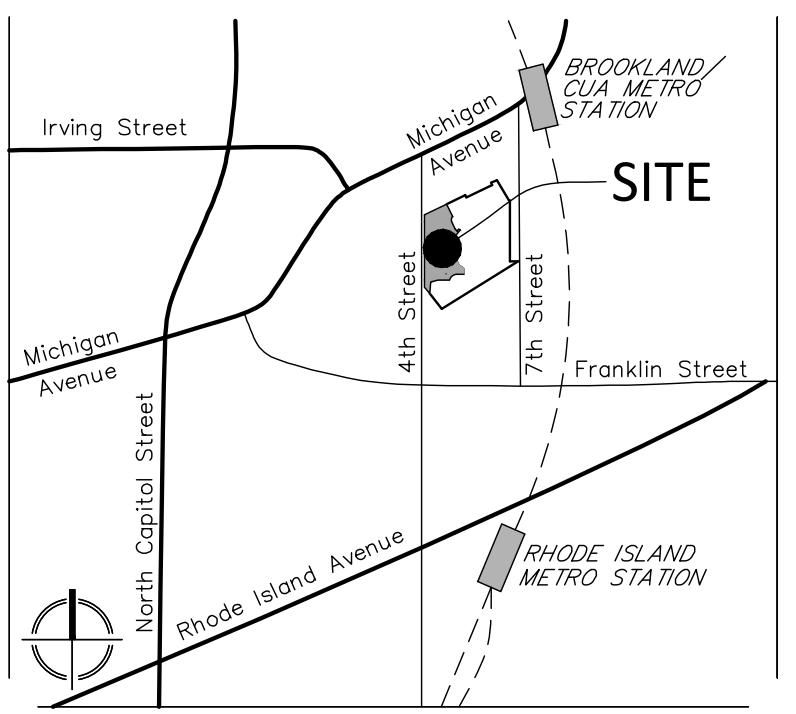
FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY





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 SUITE 112
 Annapolis, MD, 21401
 P. 410-266-9700
 Mr. Stephen M. Horne
 shorne@elmstreetdev.com



VICINITY MAP
 SCALE: 1" = 2000'



REVISIONS	DATE

PROFESSIONAL SEAL

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
 PREPARED OR APPROVED BY ME, AND THAT I AM A
 DULY LICENSED PROFESSIONAL ENGINEER UNDER
 THE LAWS OF THE DISTRICT OF COLUMBIA.
 JEFFREY B. AMATEAU LICENSE NO. 905527
 EXPIRATION DATE JULY 14, 2018

**ST. PAUL'S
 TOWNHOUSE
 AND PAULIST
 FATHERS'
 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: FEBRUARY 2018

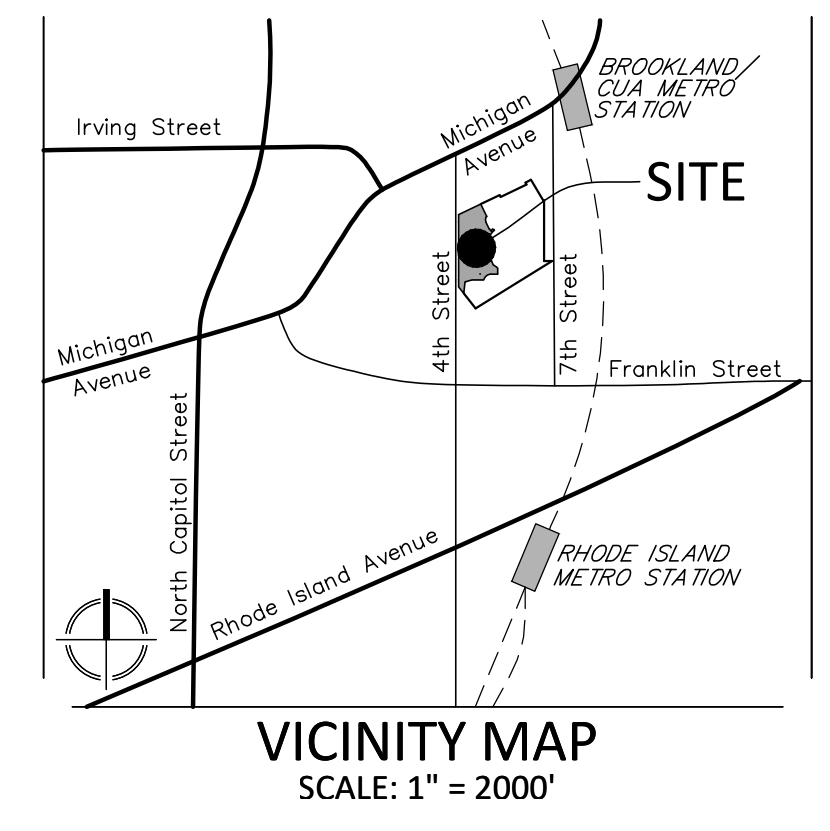
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 PROJECT VM1453 G
 DRAWING NO.

SHEET NO. **C-07**

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SCALE: 1" = 30'



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 Mr. Stephen M. Horne
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REVISIONS	DATE

PROFESSIONAL SEAL

HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE DISTRICT OF COLUMBIA. JEFFREY B. AMATEAU LICENSE NO. 905527 EXPIRATION DATE JULY 14, 2018.

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

UTILITY PLAN

- 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.

“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.

