



## CITY OF ALEXANDRIA, VA

BROOKFIELD DEL. RAY LLC

COMMONWEALTH OF VIRGINIA  
 JOSEPH J. PLUMPE  
 Lic.No.000802  
 04.26.16  
 LANDSCAPE ARCHITECT

PLAN REVISION	08.17.1
PLAN REVISION	10.07.1
CITY COMMENT	
PLAN REVISIONS	11.18.1
CITY COMMENT	
PLAN REVISIONS	01.29.2

SCALE: 1" = 10'

0 5 10

PROJECT NO: 150

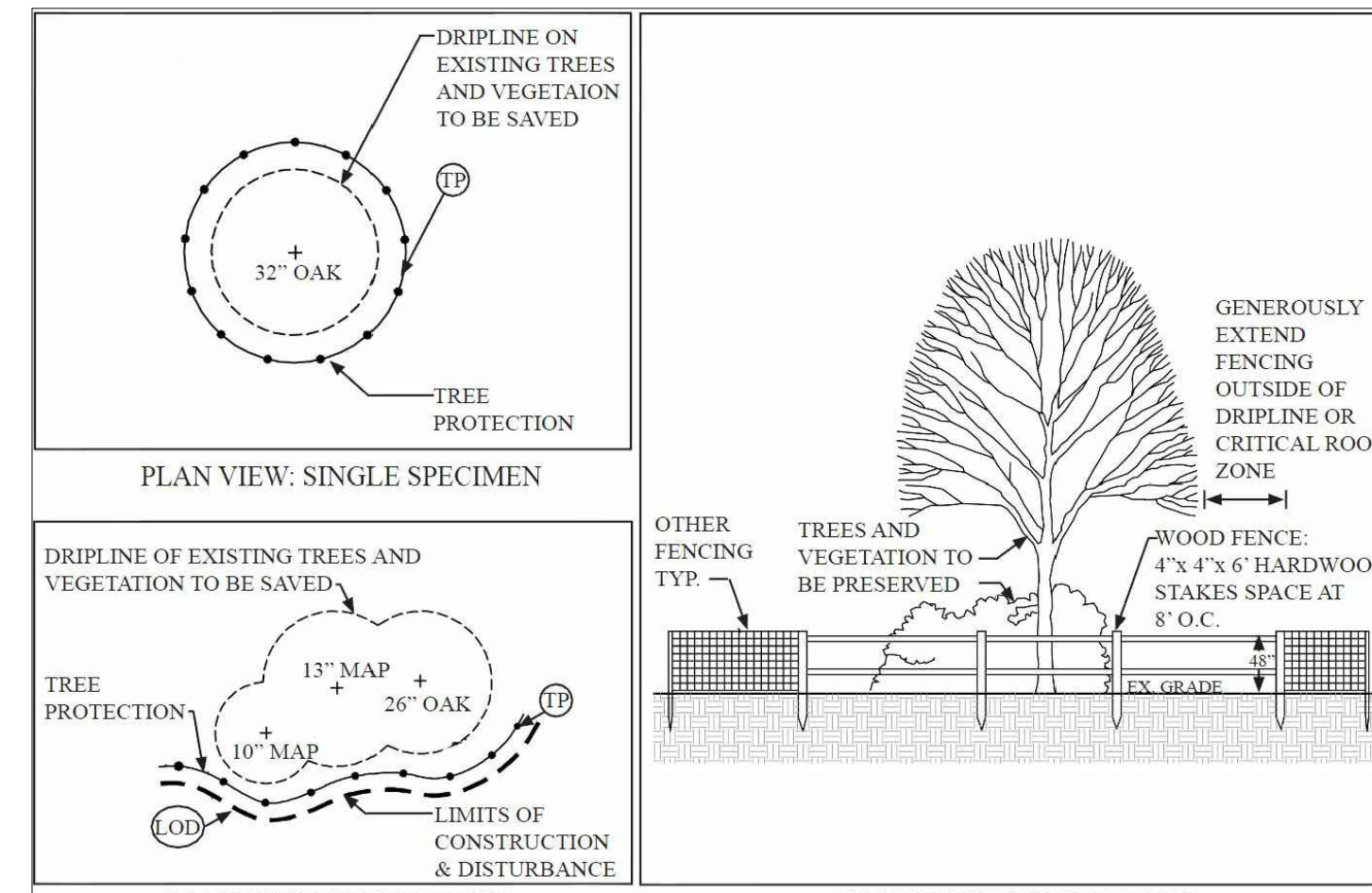
DATE: 04.26.

# L1.01

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FINAL SITE PLAN



Scale: NTS

The diagram illustrates five types of paving, each with a cross-section view and a plan view with details:

- H-1 ALEXANDRIA STANDARD PAVING:** The cross-section shows a single layer of paving stones. The plan view shows a grid of squares with details L2.01 and L3.01.
- H-2 CONCRETE PAVING:** The cross-section shows a single layer of concrete paving stones. The plan view shows a grid of squares with details L2.01 and L3.01.
- H-3 ACCENT PAVING:** The cross-section shows a single layer of paving stones. The plan view shows a grid of squares with details L2.01 and L3.01.
- H-4 PATIO PAVING:** The cross-section shows a single layer of paving stones. The plan view shows a grid of squares with details L2.01 and L3.01.
- H-5 WALKWAY PAVING:** The cross-section shows a single layer of paving stones. The plan view shows a grid of squares with details L2.01 and L3.01.

1. ALL PROTECTION AND PRESERVATION MEASURES FOR EXISTING VEGETATION, INCLUDING MAINTENANCE SHALL BE APPROVED BY THE CITY ARBORIST IN-FIELD PRIOR TO COMMENCEMENT OF ANY SITE DISTURBING ACTIVITY.

2. SPECIFICATION FOR ALL PLANTINGS SHALL BE IN ACCORDANCE WITH THE CURRENT AND MOST UP TO DATE EDITION OF ANSI-Z60.1, THE AMERICAN STANDARD FOR NURSERY STOCK AS PRODUCED BY THE AMERICAN ASSOCIATION OF NURSERYMEN; WASHINGTON, DC.

3. THE APPLICANT HAS MADE SUITABLE ARRANGEMENTS FOR PRE-SELECTION TAGGING, PRE-CONTRACT GROWING, OR IS UNDERTAKING SPECIALIZED PLANTING STOCK DEVELOPMENT WITH A NURSERY OR GROWER THAT IS CONVENIENTLY LOCATED TO THE PROJECT SITE. OTHER PROCEDURES THAT ENSURE AVAILABILITY OF SPECIFIED MATERIALS. IN THE EVENT THAT ANY OF THE SPECIFIED MATERIALS OR SPECIES OF PLANTINGS OCCURS, REMEDIAL EFFORTS INCLUDING SPECIES CHANGES, ADDITIONAL PLANTINGS AND MODIFICATION TO THE LANDSCAPE PLAN SHALL BE UNDERTAKEN BY THE APPLICANT. ALL REMEDIAL EFFORTS SHALL, WITH PRIOR APPROVAL BY THE CITY, BE PERFORMED TO THE SATISFACTION OF THE DIRECTORS OF PLANNING AND ZONING, RECREATION, PARKS & CULTURAL ACTIVITIES AND TRANSPORTATION & ENVIRONMENTAL SERVICES.

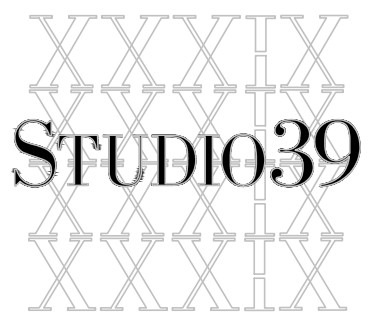
4. IN LIEU OF MORE STRENUOUS SPECIFICATIONS, ALL LANDSCAPE RELATED WORK SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT AND MOST UP TO DATE EDITION (AT TIME OF CONSTRUCTION) OF THE LATEST SPECIFICATION GUIDELINES AS PRODUCED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF MARYLAND, DISTRICT OF COLUMBIA AND VIRGINIA; GAITHERSBURG, MD.

5. PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION/ PLANTING OPERATIONS, A PRE INSTALLATION/ CONSTRUCTION MEETING WILL BE SCHEDULED WITH THE CITY'S ARBORIST AND PLANNING AND ZONING LANDSCAPE ARCHITECTS TO REVIEW THE SCOPE OF INSTALLATION PROCEDURES AND PROCESSES.
6. MAINTENANCE OF ALL TREES AND LANDSCAPE MATERIALS SHALL CONFORM TO ACCEPTED INDUSTRY STANDARDS SET FORTH BY THE LANDSCAPE CONTRACTORS ASSOCIATION, AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS, THE INTERNATIONAL SOCIETY OF ARBORICULTURE, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE.
7. A CERTIFICATION LETTER FOR TREE WELLS, TREE TRENCHES AND PLANTING ABOVE STRUCTURE SHALL BE PROVIDED BY THE PROJECT'S LANDSCAPE ARCHITECT. THE LETTER SHALL CERTIFY THAT ALL BELOW GRADE CONSTRUCTION IS IN COMPLIANCE WITH THE APPROVED DRAWINGS AND SPECIFICATIONS. THE LETTER SHALL BE SUBMITTED TO THE CITY ARBORIST AND APPROVED PRIOR TO APPROVAL OF THE LAST AND FINAL CERTIFICATE OF OCCUPANCY FOR THE PROJECT. THE LETTER SHALL BE SUBMITTED BY THE OWNER/APPLICANT/SUCCESSOR AND SEALED AND DATED AS APPROVED BY THE PROJECT'S LANDSCAPE ARCHITECT.
8. AS-BUILT DRAWINGS FOR THIS LANDSCAPE AND/OR IRRIGATION/WATER MANAGEMENT SYSTEM WILL BE PROVIDED IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES. AS-BUILT DRAWINGS SHALL INCLUDE CLEAR IDENTIFICATION OF ALL VARIATION(S) AND CHANGES FROM APPROVED DRAWINGS INCLUDING LOCATION, QUANTITY AND SPECIFICATION OF ALL PROJECT ELEMENTS.
9. THE WORK TO BE PERFORMED UNDER EXISTING TREE CANOPY ALONG THE WEST PROPERTY LINE IS TO BE PERFORMED BY HAND. WORK INCLUDES, PAVEMENT REMOVAL AND PLANT MATERIAL, FENCE POST AND PAVEMENT REPAIRS. THE CITY OF ALEXANDRIA LANDSCAPE GUIDELINES PERMIT ONE PERCENT TREE REMOVAL. THE CITY GUIDELINES, THE NEED FOR ROOT PRUNING SHALL BE DETERMINED IN THE FIELD.

1. CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (FOUNDATIONS, WELLS, PIPES, CISTERS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
2. THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAYS.
3. ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED IN COMPLIANCE WITH SECTION 11-411 OF THE ZONING ORDINANCE.

p:\2015\15030 1800 mt vermon\6.0 cad files\FSP\L1.01 HARDSCAPE PLAN.dwg

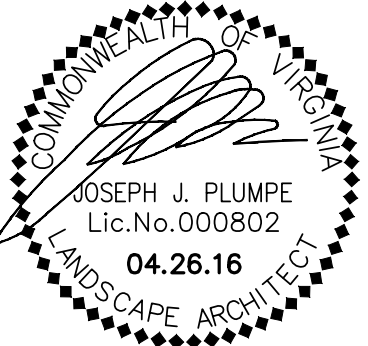




Landscape Architecture, P.C.  
6416 Grovedale Drive, Suite 100-A  
Alexandria, Virginia 22310  
Tel: 703.719.6500 Fax: 703.719.6503  
Email: frontdesk@studio39.com

1800 MOUNT VERNON AVENUE  
CITY OF ALEXANDRIA, VA  
BROOKFIELD DEL RAY, LLC

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REVISIONS:  
PLAN REVISION 08.17.18  
PLAN REVISION 10.07.19  
CITY COMMENT  
PLAN REVISIONS 11.18.19

HARDSCAPE  
DETAILS

DESIGN: DD  
DRAWN: TF  
CHECKED: DD

SCALE: AS SHOWN

PROJECT NO: 15030  
DATE: 04.26.16

L2.02

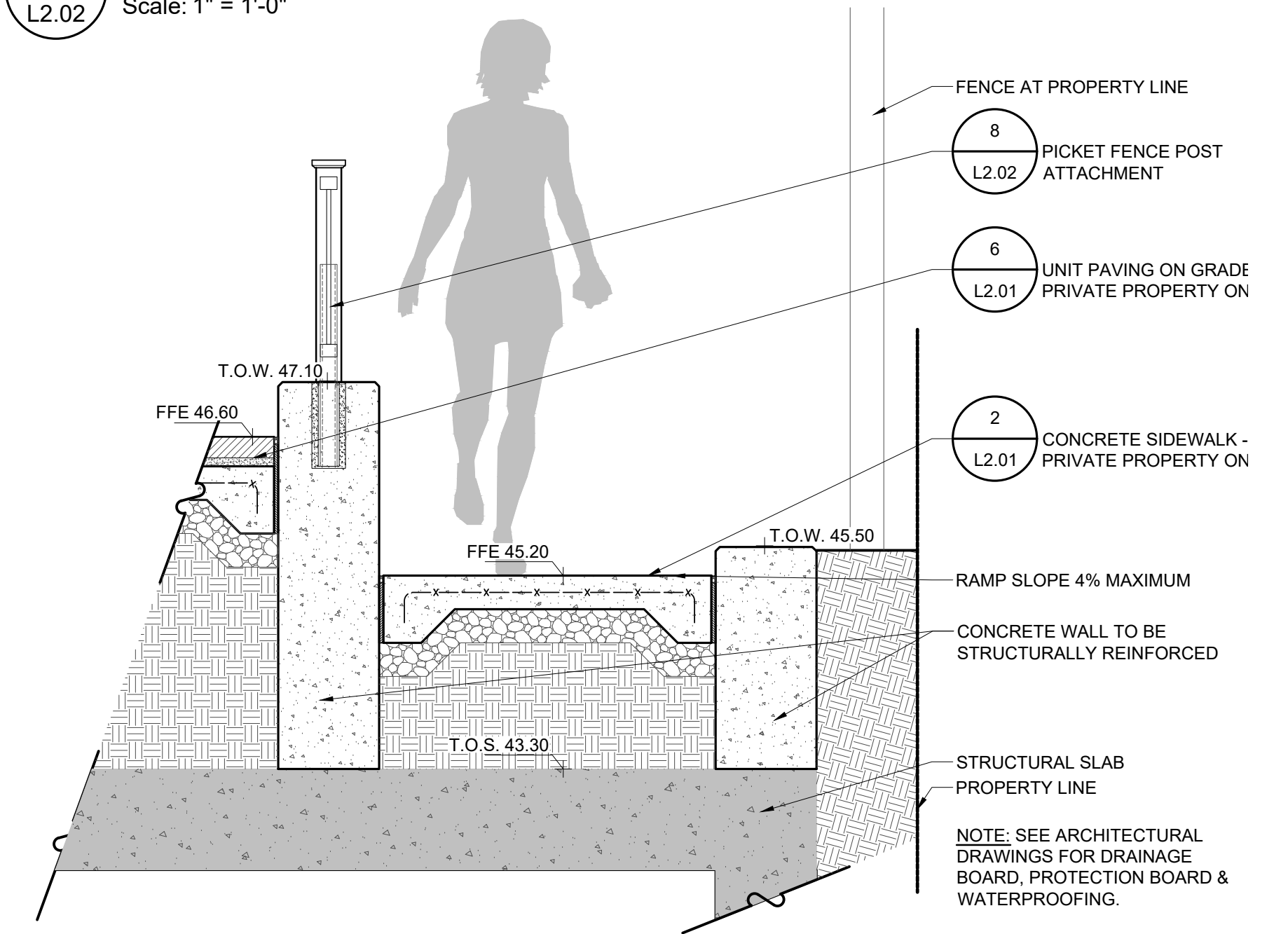
FINAL SITE PLAN

REMOVED FROM PLANS

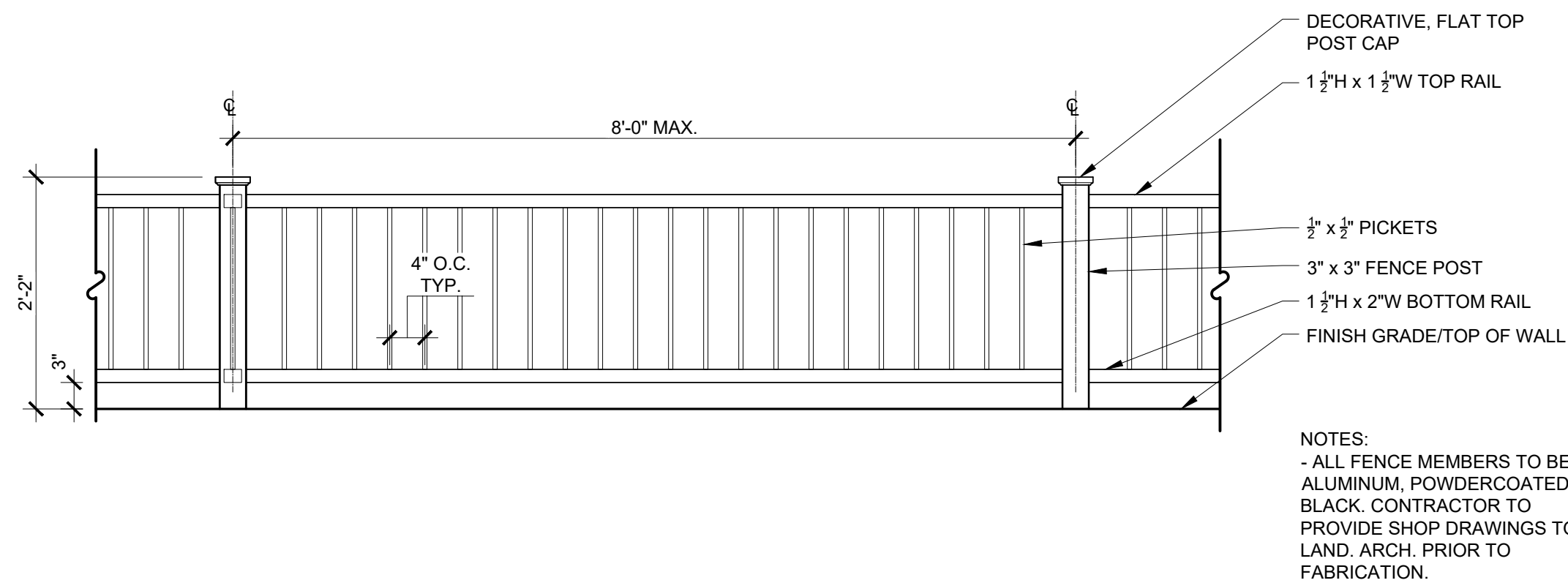
REMOVED FROM PLANS

REMOVED FROM PLANS

1 BAR COUNTER  
L2.02 Scale: 1" = 1'-0" SECTION

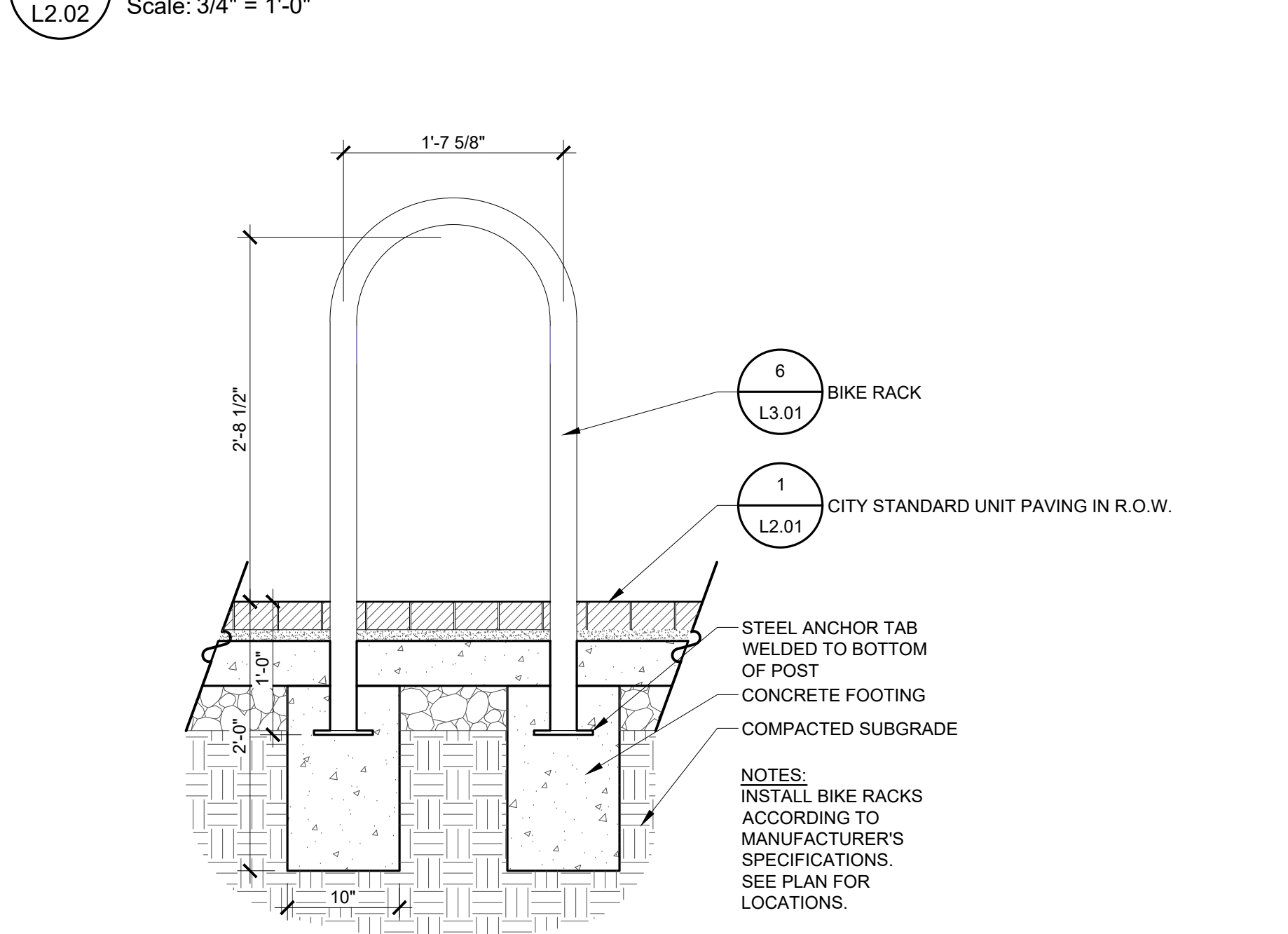


4 RAMP  
L2.02 Scale: 3/4" = 1'-0" SECTION

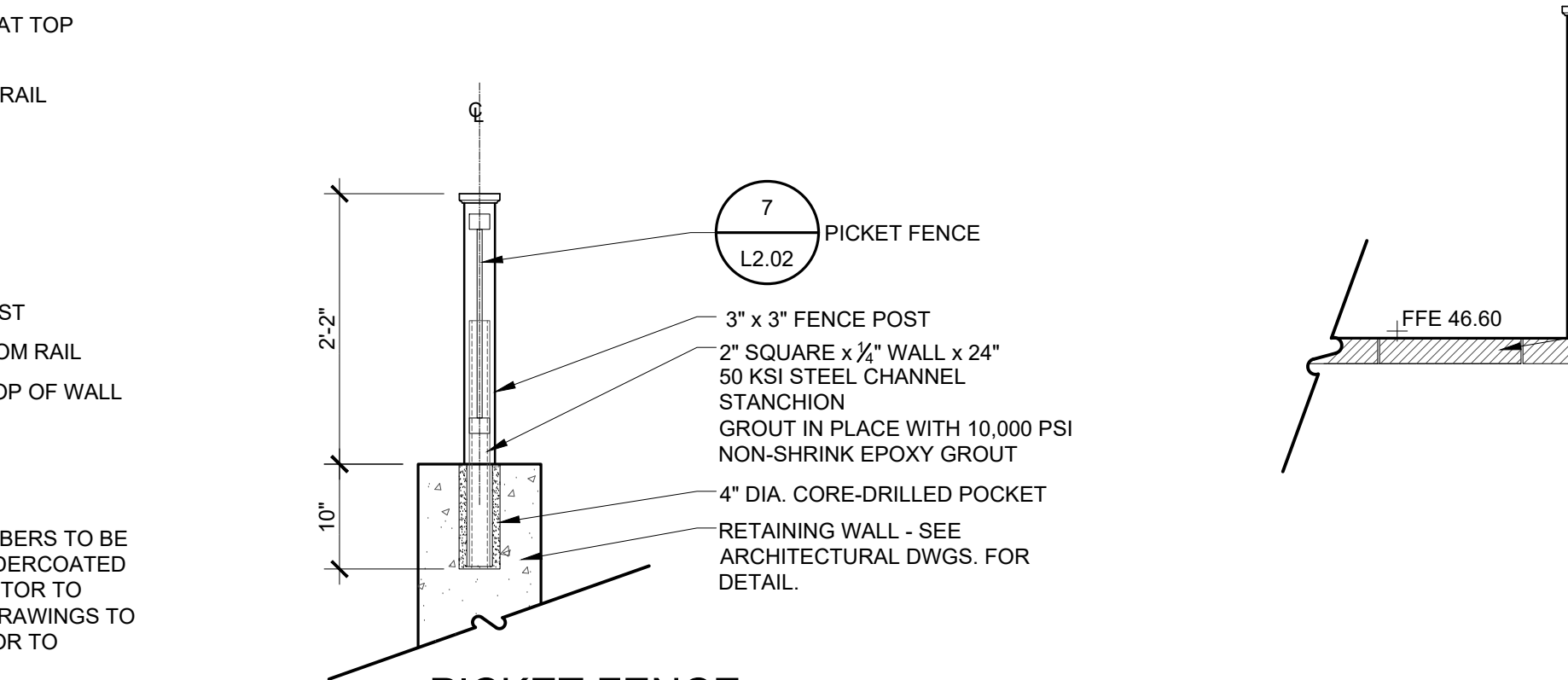


7 PICKET FENCE  
L2.02 Scale: 3/4" = 1'-0" ELEVATION

2 GRILL  
L2.02 Scale: 3/4" = 1'-0" SECTION

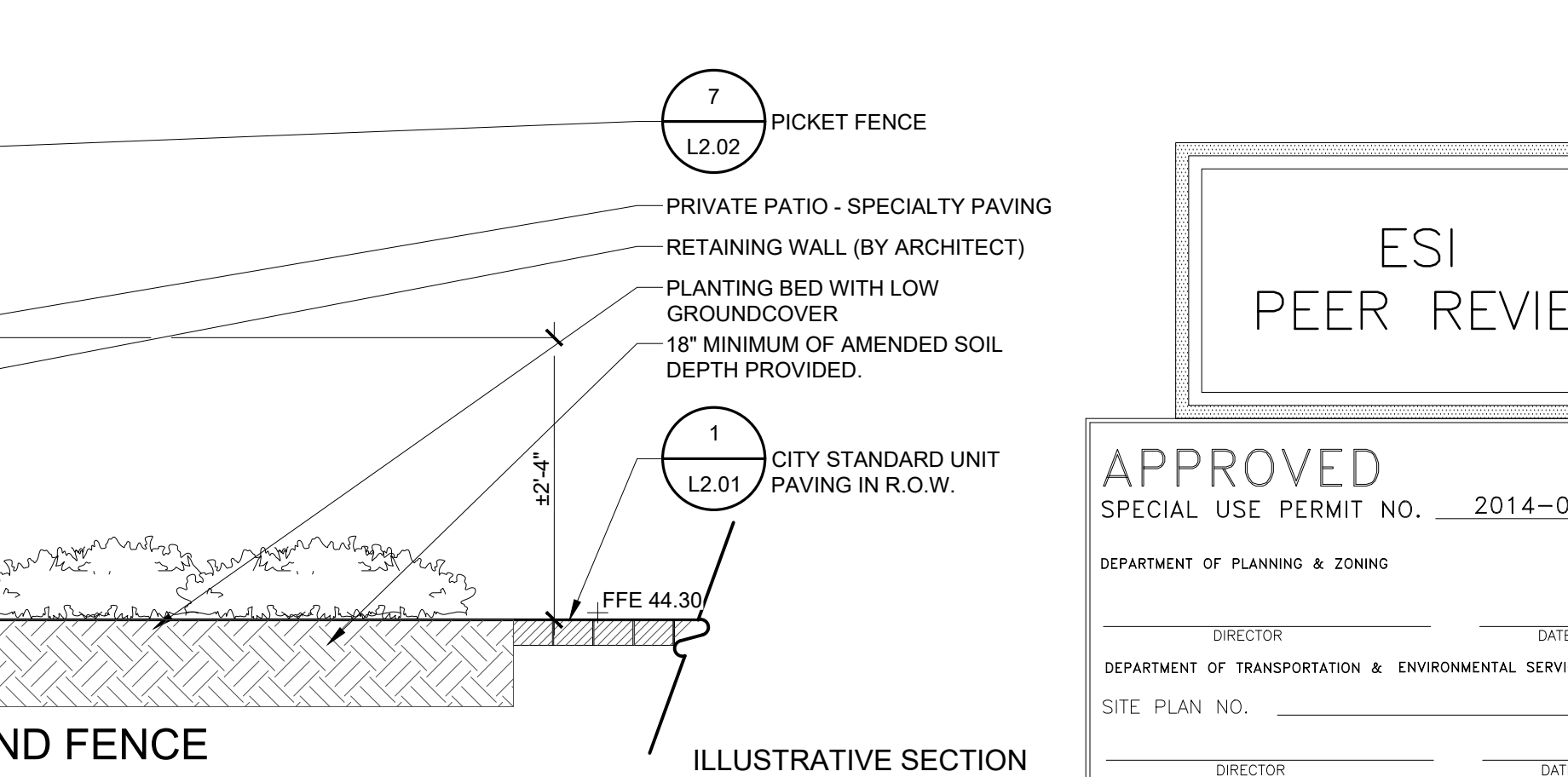


5 BIKE RACK  
L2.02 Scale: 1" = 1'-0" SECTION



8 PICKET FENCE POST ATTACHMENT  
L2.02 Scale: 3/4" = 1'-0" SECTION

6 CATENARY POST  
L2.02 Scale: 3/4" = 1'-0" SECTION



9 PATIO WALL AND FENCE  
L2.02 Scale: 3/4" = 1'-0" SECTION

ESI  
PEER REVIEW

APPROVED  
SPECIAL USE PERMIT NO. 2014-0019

DEPARTMENT OF PLANNING & ZONING

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

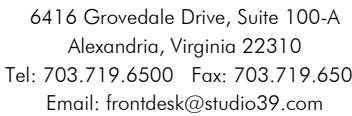
SITE PLAN NO. \_\_\_\_\_

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

DATE RECORDED \_\_\_\_\_


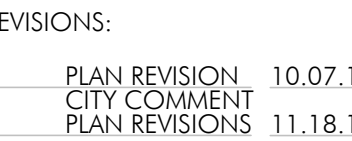
INSTRUMENT NO. \_\_\_\_\_ DEED BOOK NO. \_\_\_\_\_ DATE \_\_\_\_\_



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DESIGN: D

DRAWN:

CHECKED: D

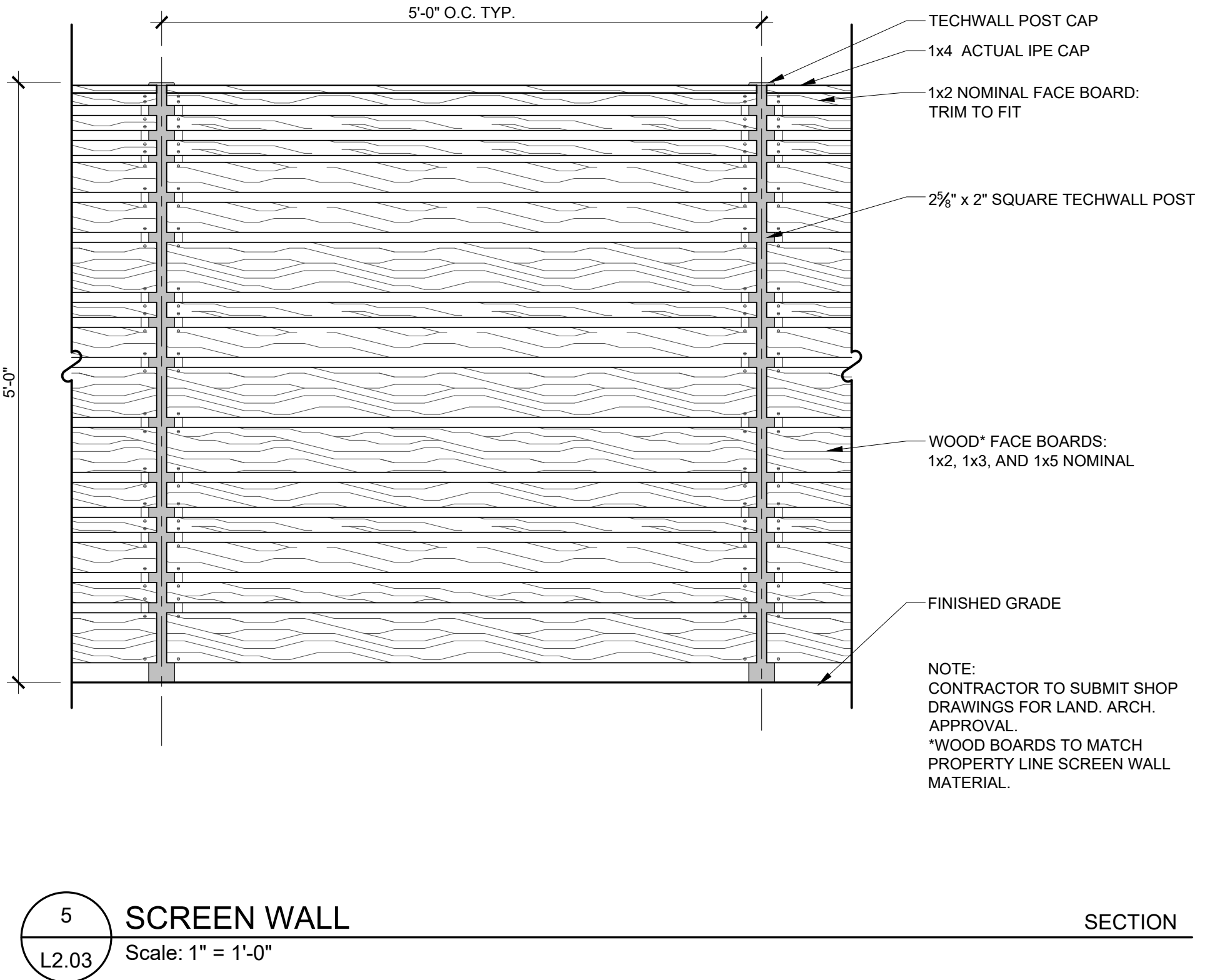
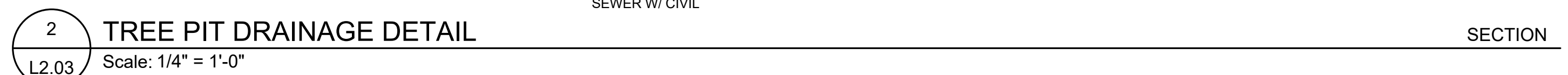
SCALE: AS SHOWN

PROJECT NO: 1503

DATE: 04.26.

# L2.03

## FINAL SITE PLAN



\\12015\15030 1800 mt vemon\6.0 cad files\FSP\2.03 HARDSCAPE DETAILS.dwg



P:\2015\15030 - 1800 mt vernon\6.0 cad files\SP\L3.01 PRODUCT INFORMATION.dwg



MODEL: UNI-DECOR  
DESCRIPTION: CONCRETE PAVES  
COLOR: MATCH CITY STANDARD  
QUANTITY: PER PLAN  
COMPANY: BELGARD  
ODENTON, MD  
(T) 410.721.1900  
WWW.BELGARD.COM  
CONTACT: KATHY WALSH  
(T)304.533.7512  
NOTES:  
1) INSTALL PER MANUF.  
INSTRUCTIONS  
2) SEE PLAN FOR LOCATIONS  
AND QUANTITY  
3) OR APPROVED EQUAL



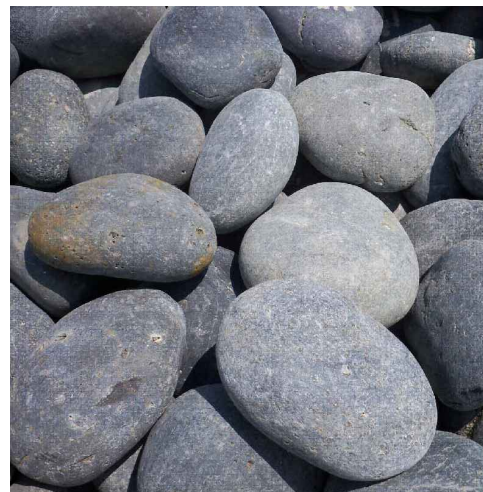
MODEL: 12" X 24" X 2 1/2" PREST PAVES  
W/TUDOR FINISH  
COLOR: 50% - LIMESTONE GRAY  
50% - MATRIX 1064  
QUANTITY: PER PLAN  
COMPANY: HANOVER ARCHITECTURAL  
PRODUCTS  
HANOVER, PA 17331  
WWW.HANOVERPAVERS.COM  
CONTACT: HAROLD HENRY  
O: 717.637.0500  
hhenry@hanoverpavers.com  
NOTES:  
1) INSTALL PER MANUF.  
INSTRUCTIONS  
2) SEE PLAN FOR LOCATIONS  
AND QUANTITY  
3) LEVEL W/ LEVELING  
SCREWS TO BE PLUMB  
4) OR APPROVED EQUAL



MODEL: 18" X 18" X 2 1/2" PREST PAVES  
W/TUDOR FINISH  
COLOR: LIMESTONE GRAY  
QUANTITY: PER PLAN  
COMPANY: HANOVER ARCHITECTURAL  
PRODUCTS  
HANOVER, PA 17331  
WWW.HANOVERPAVERS.COM  
CONTACT: HAROLD HENRY  
O: 717.637.0500  
hhenry@hanoverpavers.com  
NOTES:  
1) INSTALL PER MANUF.  
INSTRUCTIONS  
2) SEE PLAN FOR LOCATIONS  
AND QUANTITY  
3) LEVEL W/ LEVELING  
SCREWS TO BE PLUMB  
4) OR APPROVED EQUAL



MODEL: 24" X 36" X 2 1/2" PREST PAVES  
W/TUDOR FINISH  
COLOR: CHARCOAL  
QUANTITY: PER PLAN  
COMPANY: HANOVER ARCHITECTURAL  
PRODUCTS  
HANOVER, PA 17331  
WWW.HANOVERPAVERS.COM  
CONTACT: HAROLD HENRY  
O: 717.637.0500  
hhenry@hanoverpavers.com  
NOTES:  
1) INSTALL PER MANUF.  
INSTRUCTIONS  
2) SEE PLAN FOR LOCATIONS  
AND QUANTITY  
3) LEVEL W/ LEVELING  
SCREWS TO BE PLUMB  
4) OR APPROVED EQUAL



MODEL: MEXICAN BEACH PEBBLE 2-3"  
SIZE: 2" - 3"  
QUANTITY: PER PLAN  
COMPANY: CHARLES LUCK STONE  
STERLING, VA 20164  
(P) 888.644.5825  
www.luckstonecenter.com  
CONTACT: JOHN BLEKICKI  
(P) 202.944.2345  
jblekicki@charlesluck.com  
COLOR: BLACK  
NOTES:  
CONTRACTOR TO VERIFY  
QUANTITIES  
INSTALL PER MANUFACTURER'S  
RECOMMENDATION AND  
GOVERNING MUNICIPAL  
REQUIREMENTS  
OR APPROVED EQUAL

1

L3.01

CITY STANDARD  
UNI-DECOR PAVES

PROD. INFO.

Scale: NTS

2

L3.01

PAVES 'A'

PROD. INFO.

Scale: NTS

3

L3.01

PAVES 'B'

PROD. INFO.

Scale: NTS

4

L3.01

PAVES 'C'

PROD. INFO.

Scale: NTS

5

L3.01

ACCENT STONE

PROD. INFO.

Scale: NTS



MODEL: BRWS-101 SURFACE MOUNTED  
MANUFACTURER: VICTOR STANLEY  
DUNKIRK, MD 20754  
WWW.VICTORSTANLEY.COM  
CONTACT: CLAIRE McFARLAND  
301.855.8300  
clairem@victorstanley.com  
SIZE: 36"H x 22"L x 2 3/8" O.D.  
QUANTITY: PER PLAN  
COLOR: BLACK  
NOTE:  
CONTRACTOR TO VERIFY  
QUANTITIES  
INSTALL PER MANUFACTURER'S  
RECOMMENDATION AND  
GOVERNING MUNICIPAL  
REQUIREMENTS  
OR APPROVED EQUAL



MODEL: LEX 730 RSBI  
DESCRIPTION: PROPANE GAS GRILL OUTDOOR  
KITCHEN CABINET  
MANUFACTURER: NAPOLEON APPLIANCE CORP.  
(P) 1.866.820.8686  
www.napoleon.com  
SIZE: 75"W x 27"D x 49"H  
QUANTITY: 1  
COLOR: STAINLESS STEEL  
NOTE:  
INSTALL WITH PROPANE  
CONVERSION KIT AND PROVIDE  
PROPANE SUPPLY.  
INSTALL PER MANUFACTURER'S  
RECOMMENDATION AND  
GOVERNING MUNICIPAL  
REQUIREMENTS  
OR APPROVED EQUAL



MODEL: 36PCL  
DESCRIPTION: PORTABLE PROPANE GAS GRILL  
MANUFACTURER: AMERICAN OUTDOOR GRILL  
CITY OF INDUSTRY, CA 91746  
800.332.3973  
www.americanoutdoorgrill.com  
QUANTITY: PER PLAN  
COLOR: STAINLESS STEEL  
NOTE:  
CONTRACTOR TO VERIFY  
QUANTITIES  
INSTALL PER MANUFACTURER'S  
RECOMMENDATION AND  
GOVERNING MUNICIPAL  
REQUIREMENTS  
AFFIX GRILL TO ROOF TOP TO  
PREVENT MOVING AND FALLING  
HAZARD.  
OR APPROVED EQUAL

6

L3.01

BIKE RACK

PROD. INFO.

Scale: NTS

7

L3.01

GRILL

PROD. INFO.

Scale: NTS

8

L3.01

GRILL ACCESS PANEL

PROD. INFO.

Scale: NTS

9

L3.01

GRILL - ROOFTOP

PROD. INFO.

Scale: NTS

10

L3.01

WALL CLADDING #1

PROD. INFO.

Scale: NTS

11

L3.01

WALL CLADDING #2

PROD. INFO.

Scale: NTS

12

L3.01

COUNTER TOP

PROD. INFO.

Scale: NTS

13

L3.01

ROOF SURFACE FINISH #1

PROD. INFO.

Scale: NTS

14

L3.01

ROOF SURFACE FINISH #2

PROD. INFO.

Scale: NTS

15

L3.01

PLANTER

PROD. INFO.

Scale: NTS



MODEL: CUSTOM RECTANGLE  
SIZE: 84"L x 42"W x 24"H  
MANUFACTURER: ORE INC.  
NORTH SALT LAKE, UT 84054  
WWW.ORECONTAINERS.COM  
CONTACT: KRIS REYNOLDS  
801.936.0499  
sales@orecontainers.com  
QUANTITY: PER PLAN  
MATERIAL: ALUMINIUM  
COLOR: STAINLESS STEEL  
NOTE:  
CONTRACTOR TO VERIFY  
QUANTITIES  
INSTALL PER MANUFACTURER'S  
RECOMMENDATION AND  
GOVERNING MUNICIPAL  
REQUIREMENTS  
OR APPROVED EQUAL



MODEL: CUSTOM TAPER CUBE  
SIZE: 42"SQ x 48"H  
MANUFACTURER: ORE INC.  
NORTH SALT LAKE, UT 84054  
WWW.ORECONTAINERS.COM  
CONTACT: KRIS REYNOLDS  
801.936.0499  
sales@orecontainers.com  
QUANTITY: PER PLAN  
MATERIAL: ALUMINIUM  
COLOR: STAINLESS STEEL  
NOTE:  
CONTRACTOR TO VERIFY  
QUANTITIES  
INSTALL PER MANUFACTURER'S  
RECOMMENDATION AND  
GOVERNING MUNICIPAL  
REQUIREMENTS  
OR APPROVED EQUAL

16

L3.01

ROOF PLANTER #1

PROD. INFO.

Scale: NTS

17

L3.01

ROOF PLANTER #2

PROD. INFO.

Scale: NTS



MODEL: PORCELAIN PAVES -  
WOODSIDE  
SIZE: 48" x 16" x 3/4" THICK  
QUANTITY: PER PLAN  
COMPANY: HANDY DECK  
WASHINGTON, DC 20009  
(P) 886.206.8316  
www.handydeck.com  
COLOR: EBANO - WOODGRAIN  
NOTES:  
CONTRACTOR TO VERIFY  
QUANTITIES  
INSTALL PER MANUFACTURER'S  
RECOMMENDATION AND  
GOVERNING MUNICIPAL  
REQUIREMENTS  
OR APPROVED EQUAL  
\*\*FINAL SURFACE SELECTION MAY DIFFER  
BASED ON CLEARANCE PROVIDED IN FINAL  
STRUCTURAL ENGINEERING DRAWINGS.



MODEL: RESIDECK COMPOSITE DECK  
TILES  
SIZE: 12" x 12" x 1" THICK  
QUANTITY: PER PLAN  
COMPANY: HANDY DECK  
WASHINGTON, DC 20009  
(P) 886.206.8316  
www.handydeck.com  
COLOR: TOBACCO  
NOTES:  
CONTRACTOR TO VERIFY  
QUANTITIES  
INSTALL PER MANUFACTURER'S  
RECOMMENDATION AND  
GOVERNING MUNICIPAL  
REQUIREMENTS  
OR APPROVED EQUAL  
\*\*FINAL SURFACE SELECTION MAY DIFFER  
BASED ON CLEARANCE PROVIDED IN FINAL  
STRUCTURAL ENGINEERING DRAWINGS.



MODEL: ROOT AND STOCK BELMONT  
RECTANGLE PLANTER BOX  
SIZE: 48"L x 18"W x 20"H  
MANUFACTURER: ROOT AND STOCK CO.  
ROOTANDSTOCKCO.COM  
CONTACT: help@rootandstockco.com  
QUANTITY: PER PLAN  
MATERIAL: FIBERGLASS  
COLOR: BLACK  
NOTE:  
CONTRACTOR TO VERIFY  
QUANTITIES  
INSTALL PER MANUFACTURER'S  
RECOMMENDATION AND  
GOVERNING MUNICIPAL  
REQUIREMENTS  
OR APPROVED EQUAL

ESI  
PEER REVIEW

APPROVED  
SPECIAL USE PERMIT NO. 2014-0019

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

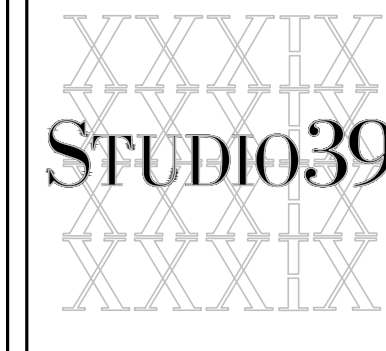
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. DATE



Landscape Architecture, P.C.

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

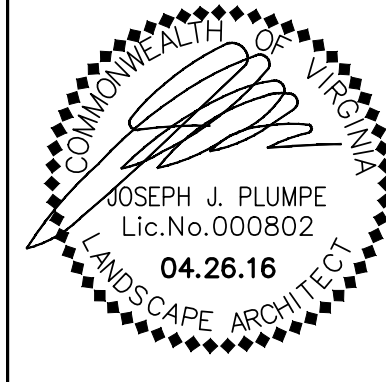
1800 MOUNT VERNON AVENUE

CITY OF ALEXANDRIA, VA

BROOKFIELD DEL RAY, LLC

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STUDIO 39 LANDSCAPE ARCHITECTURE, P.C.

© STUDIO 39 LANDSCAPE ARCHITECTURE, P.C.



REVISIONS:

PLAN REVISION	08.17.18
PLAN REVISION	10.07.19
CITY COMMENT	PLAN REVISIONS
11.18.19	

PRODUCT  
INFORMATION

DESIGN: DD  
DRAWN: TF  
CHECKED: DD

SCALE: NTS

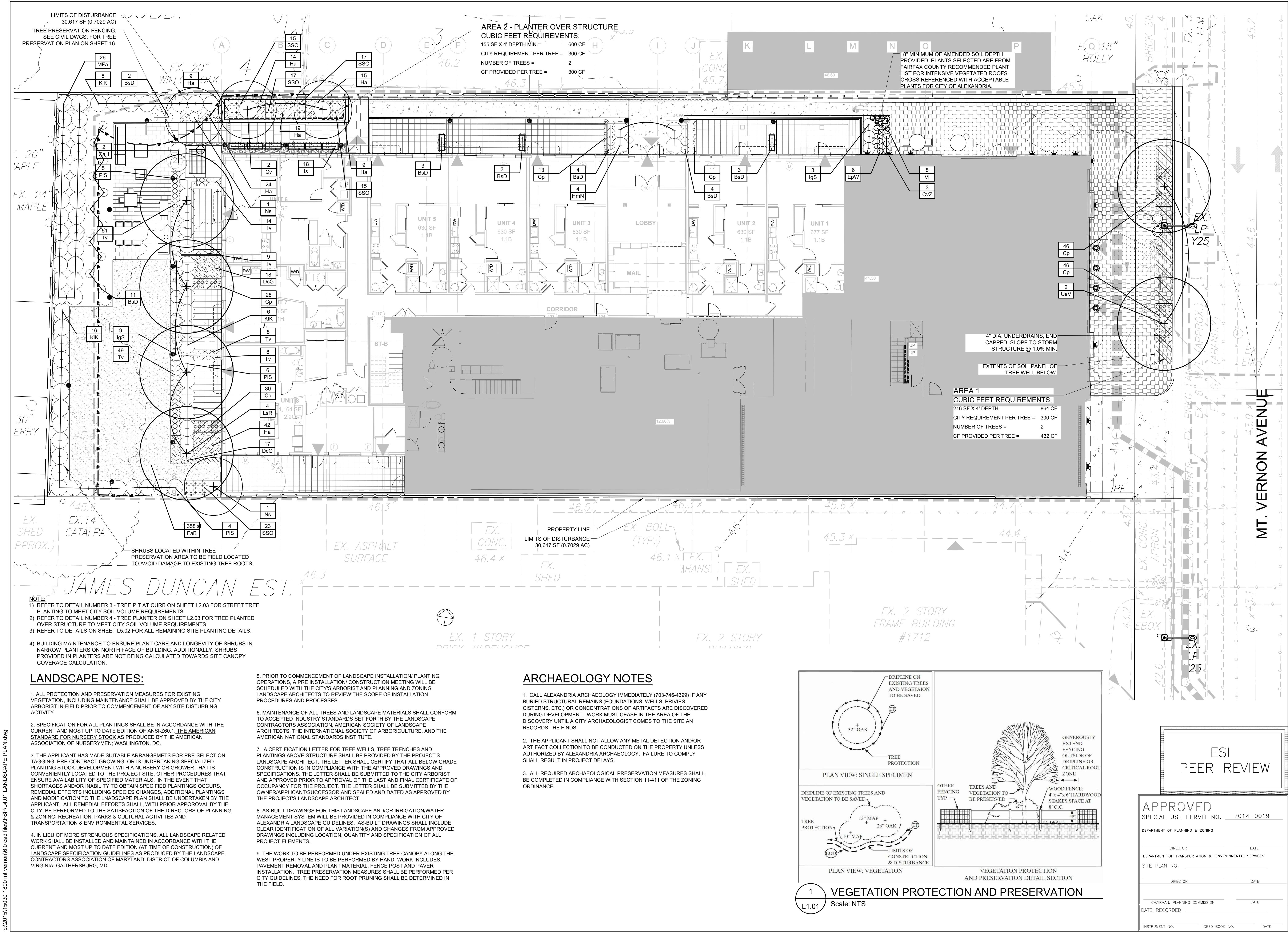
PROJECT NO: 15030

DATE: 04.26.16

L3.01

FINAL SITE PLAN





P:\2015\15030 - 1800 mt vernon\6.0 cad files\SP.L4.01 LANDSCAPE PLAN.dwg

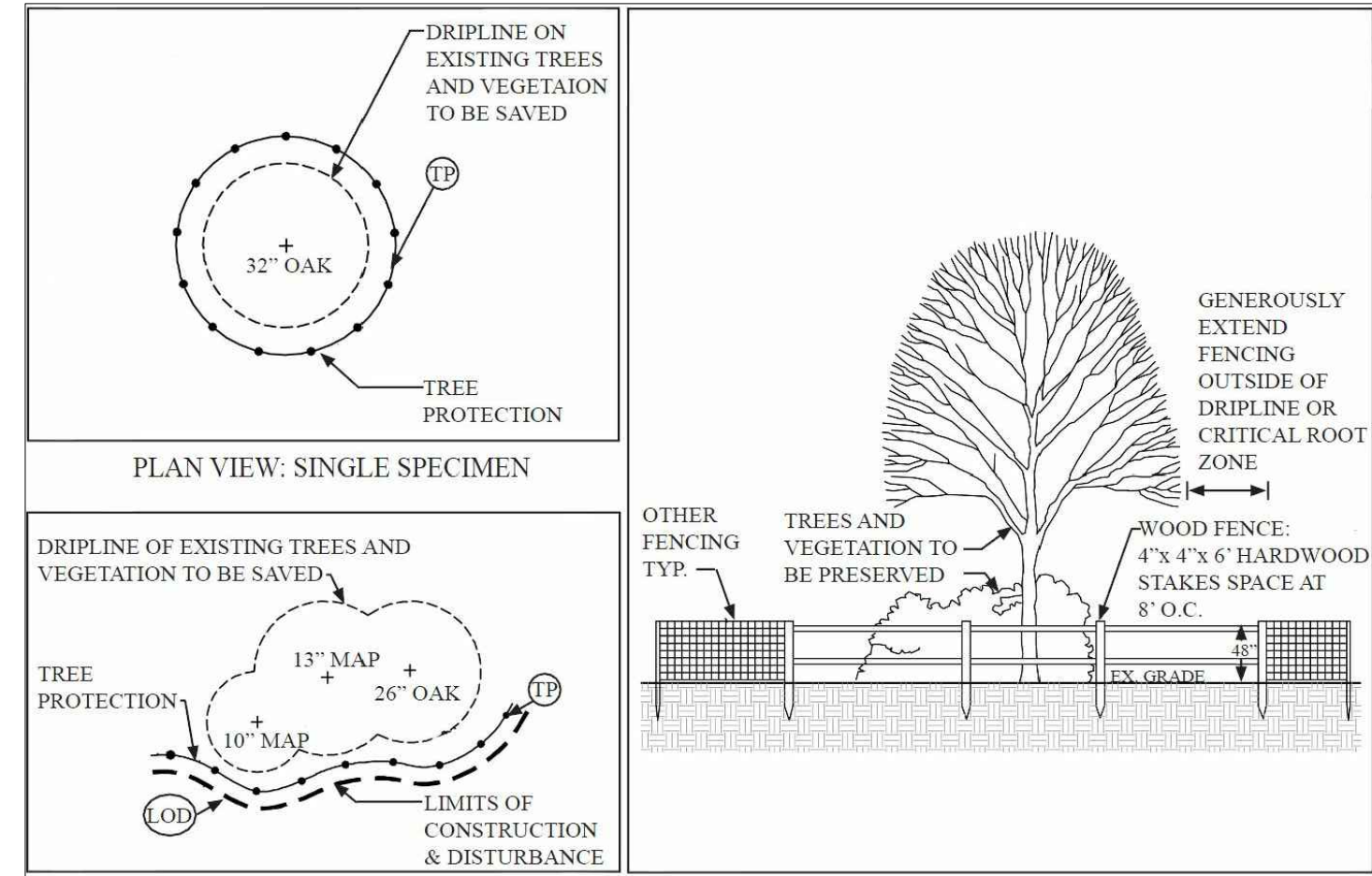
- NOTE:
- REFER TO DETAIL NUMBER 3 - TREE PIT AT CURB ON SHEET L2.03 FOR STREET TREE PLANTING TO MEET CITY SOIL VOLUME REQUIREMENTS.
  - REFER TO DETAIL NUMBER 4 - TREE PLANTER ON SHEET L2.03 FOR TREE PLANTED OVER STRUCTURE TO MEET CITY SOIL VOLUME REQUIREMENTS.
  - REFER TO DETAILS ON SHEET L5.02 FOR ALL REMAINING SITE PLANTING DETAILS.
  - BUILDING MAINTENANCE TO ENSURE PLANT CARE AND LONGEVITY OF SHRUBS IN NARROW PLANTERS ON NORTH FACE OF BUILDING. ADDITIONALLY, SHRUBS PROVIDED IN PLANTERS ARE NOT BEING CALCULATED TOWARDS SITE CANOPY COVERAGE CALCULATION.

### LANDSCAPE NOTES:

- ALL PROTECTION AND PRESERVATION MEASURES FOR EXISTING VEGETATION, INCLUDING MAINTENANCE SHALL BE APPROVED BY THE CITY ARBORIST IN-FIELD PRIOR TO COMMENCEMENT OF ANY SITE DISTURBING ACTIVITY.
- SPECIFICATION FOR ALL PLANTINGS SHALL BE IN ACCORDANCE WITH THE CURRENT AND MOST UP TO DATE EDITION OF ANSI-Z60.1, THE AMERICAN STANDARD FOR NURSERY STOCK AS PRODUCED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, WASHINGTON, DC.
- THE APPLICANT HAS MADE SUITABLE ARRANGEMENTS FOR PRE-SELECTION TAGGING, PRE-CONTRACT GROWING, OR IS UNDERTAKING SPECIALIZED PLANTING STOCK DEVELOPMENT WITH A NURSERY OR GROWER THAT IS CONVENIENTLY LOCATED TO THE PROJECT SITE, OTHER PROCEDURES THAT ENSURE AVAILABILITY OF SPECIFIED MATERIALS. IN THE EVENT THAT SHORTAGES AND/OR INABILITY TO OBTAIN SPECIFIED PLANTINGS OCCURS, REMEDIAL EFFORTS INCLUDING SPECIES CHANGES, ADDITIONAL PLANTINGS AND MODIFICATION TO THE LANDSCAPE PLAN SHALL BE UNDERTAKEN BY THE APPLICANT. ALL REMEDIAL EFFORTS SHALL, WITH PRIOR APPROVAL BY THE CITY, BE PERFORMED TO THE SATISFACTION OF THE DIRECTORS OF PLANNING & ZONING, RECREATION, PARKS & CULTURAL ACTIVITIES AND TRANSPORTATION & ENVIRONMENTAL SERVICES.
- IN LIEU OF MORE STRENUOUS SPECIFICATIONS, ALL LANDSCAPE RELATED WORK SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT AND MOST UP TO DATE EDITION (AT TIME OF CONSTRUCTION) OF LANDSCAPE SPECIFICATION GUIDELINES AS PRODUCED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF MARYLAND, DISTRICT OF COLUMBIA AND VIRGINIA; GAITHERSBURG, MD.
- PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION/ PLANTING OPERATIONS, A PRE INSTALLATION/ CONSTRUCTION MEETING WILL BE SCHEDULED WITH THE CITY'S ARBORIST AND PLANNING AND ZONING LANDSCAPE ARCHITECTS TO REVIEW THE SCOPE OF INSTALLATION PROCEDURES AND PROCESSES.
- MAINTENANCE OF ALL TREES AND LANDSCAPE MATERIALS SHALL CONFORM TO ACCEPTED INDUSTRY STANDARDS SET FORTH BY THE LANDSCAPE CONTRACTORS ASSOCIATION, AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS, THE INTERNATIONAL SOCIETY OF ARBORICULTURE, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE.
- A CERTIFICATION LETTER FOR TREE WELLS, TREE TRENCHES AND PLANTINGS ABOVE STRUCTURE SHALL BE PROVIDED BY THE PROJECT'S LANDSCAPE ARCHITECT. THE LETTER SHALL CERTIFY THAT ALL BELOW GRADE CONSTRUCTION IS IN COMPLIANCE WITH THE APPROVED DRAWINGS AND SPECIFICATIONS. THE LETTER SHALL BE SUBMITTED TO THE CITY ARBORIST AND APPROVED PRIOR TO APPROVAL OF THE LAST AND FINAL CERTIFICATE OF OCCUPANCY FOR THE PROJECT. THE LETTER SHALL BE SUBMITTED BY THE OWNER/APPLICANT/SUCCESSOR AND SEALED AND DATED AS APPROVED BY THE PROJECT'S LANDSCAPE ARCHITECT.
- AS-BUILT DRAWINGS FOR THIS LANDSCAPE AND/OR IRRIGATION/WATER MANAGEMENT SYSTEM WILL BE PROVIDED IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES. AS-BUILT DRAWINGS SHALL INCLUDE CLEAR IDENTIFICATION OF ALL VARIATION(S) AND CHANGES FROM APPROVED DRAWINGS INCLUDING LOCATION, QUANTITY AND SPECIFICATION OF ALL PROJECT ELEMENTS.
- THE WORK TO BE PERFORMED UNDER EXISTING TREE CANOPY ALONG THE WEST PROPERTY LINE IS TO BE PERFORMED BY HAND. WORK INCLUDES, PAVEMENT REMOVAL AND PLANT MATERIAL, FENCE POST AND PAYER INSTALLATION. TREE PRESERVATION MEASURES SHALL BE PERFORMED PER CITY GUIDELINES. THE NEED FOR ROOT PRUNING SHALL BE DETERMINED IN THE FIELD.

### ARCHAEOLOGY NOTES

- CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
- THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAYS.
- ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED IN COMPLIANCE WITH SECTION 11-411 OF THE ZONING ORDINANCE.



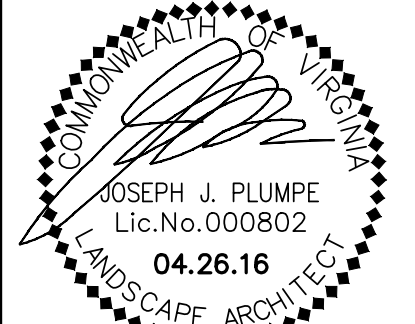
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1800 MOUNT VERNON AVENUE  
CITY OF ALEXANDRIA, VA  
BROOKFIELD DEL RAY, LLC

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REVISIONS:	
PLAN REVISION	08.17.18
CITY COMMENT	10.07.19
PLAN REVISIONS	11.18.19
CITY COMMENT	01.29.20
PLAN REVISIONS	

### LANDSCAPE PLAN

DESIGN: DD  
DRAWN: TF  
CHECKED: DD

SCALE: 1" = 10'-0"

PROJECT NO: 15030

DATE: 04.26.16

L4.01

FINAL SITE PLAN



P:\2015\15030 - 1800 mt vernon\6.0 cad files\SP\5.01 PLANT SCHEDULE.dwg

GROUND LEVEL

PLANT SCHEDULE SITE									CANOPY (S.F.)	
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD		REMARKS	EACH (S.F.)	SUBTOTAL
Cv	2	Chionanthus virginicus	White Fringetree	8'-10'	2 1/2" min.			B&B, uniform branching, full specimen	125*	250
Ns	2	Nyssa sylvatica	Sour Gum	12'-14'	2 1/2" min.			B&B, full uniform crown, symmetrical branching, full specimen	750	1,500

SHADE TREES	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD		REMARKS	EACH (S.F.)	SUBTOTAL
LsR	4	Liquidambar styraciflua 'Rotundiloba'	Round-Lobed Sweet Gum	14'-16'	3" - 3 1/2"			B&B, full uniform crown, symmetrical branching, full specimen	1,250	5,000
UaV	2	Ulmus americana 'Valley Forge'	American Elm	14'-16'	3" - 3 1/2"			B&B, full uniform crown, symmetrical branching, full specimen	1,250	--

TOTAL	6,750
-------	-------

\*CCA CREDIT SHALL BE FIFTY (50) PERCENT OF THE DESIGNATED ALLOWANCE FOR ANY PLANTINGS ABOVE STRUCTURE.

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SIZE	SPACING	REMARKS	EACH (S.F.)	SUBTOTAL
BsD	30	Buxus sempervirens 'Derunk'	American Boxwood 'Dee Runk'	36 - 42"	18"-24"	#3 cont.	2' o.c.	healthy vigorous, well-rooted & established	2	26" QUALIFIED
CaH	2	Clethra alnifolia 'Hummingbird'	Summersweet	18"-24"	18"-24"	#3 cont.	4' o.c.	healthy, vigorous, well-rooted & established	2	4
HmN	4	Hydrangea macrophylla 'Nikko Blue'	Nikko Blue Hydrangea	24"-36"	24"-36"	#3 cont.	5' o.c.	healthy vigorous, well-rooted & established	2	N/A*
Is	18	Ilex glabra 'Shamrock'	Inkberry	18"-24"	18"-24"	#3 cont.	2' o.c.	healthy, vigorous, well-rooted & established in container	2	N/A*
IgS	9	Ilex glabra 'Shamrock'	Inkberry	24"-30"	18"-24"	#3 cont.	3' o.c.	healthy, vigorous, well-rooted & established in container	2	18
KIK	30	Kalmia latifolia 'Kaleidoscope'	Kaleidoscope Mountain Laurel	24"-36"	24"-36"	#3 cont.	4' o.c.	healthy vigorous, well-rooted & established in container	2	60
MFa	26	Myrica cerifera 'Fairfax'	Fairfax Wax Myrtle	30"-36"	30"-36"	#7 cont.	4' o.c.	healthy vigorous, well-rooted & established	2	52
PIS	15	Prunus laurocerasus 'Schipkaensis'	Schipka Laurel	24"-30"	18"-24"	B&B	4' o.c.	healthy vigorous, well-rooted & established	2	30

\*SHRUBS PLANTED IN MOVABLE POTS OR OVER STRUCTURE NOT CALCULATED TOWARDS SITE CANOPY COVERAGE.

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	COLOR	SPACING	REMARKS
Cp	174	Carex pensylvanica	Pennsylvania Sedge	#1 cont.		10" o.c.	full specimen, healthy, vigorous, well-rooted and established
DcG	35	Deschampsia cespitosa 'Goldtau'	Gold Dew Tufted Hair Grass	1 gal		18" o.c.	full specimen, healthy, vigorous, well-rooted and established
FaB	1,290 sf	Festuca Blend	Tall Fescue Blend	sod			Shade tolerant blend, selection to be approved by Land. Arch.
Ha	132	Heuchera americana	Coral Bells	1 qt.		12" o.c.	full specimen, healthy, vigorous, well-rooted and established
SSO	87	Schizachyrium scoparium 'Standing Ovation'	Little Bluestem Grass	#1 cont.		12" o.c.	full specimen, healthy, vigorous, well-rooted and established
Tv	139	Tradescantia virginiana	Virginia Spiderwort	1 qt.		12" o.c.	full specimen, healthy, vigorous, well-rooted and established

PLANT SCHEDULE - PLANTING BED GREENROOF

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SIZE	SPACING	REMARKS	EACH (S.F.)	SUBTOTAL
IgS	3	Ilex glabra 'Shamrock'	Inkberry	24"-30"	18"-24"	#3 cont.	3' o.c.	healthy, vigorous, well-rooted & established in container	2	N/A*

\*SHRUBS PLANTED OVER STRUCTURE NOT CALCULATED TOWARDS SITE CANOPY COVERAGE.

PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SIZE	SPACING	REMARKS
CvZ	3	Coreopsis verticillata 'Zagreb'	Threadleaf Coreopsis	-		#1 cont.	1.5' o.c.	full specimen, healthy, vigorous, well-rooted and established
EpW	6	Echinacea purpurea 'PowWow White'	Purple Coneflower	-		#1 cont.	1.5' o.c.	full specimen, healthy, vigorous, well-rooted and established
VI	8	Veronica liwanensis	Speedwell	-		#1 cont.	1.5' o.c.	full specimen, healthy, vigorous, well-rooted and established

CANOPY COVER ANALYSIS

	SUBTOTAL (S.F.)
TOTAL SITE AREA	26,793 (.6151 acres)
TREE COVER EXISTING	2,834
TREE COVER REQUIRED (25%)	6,688
TREE COVER PROVIDED	6,750
SHRUB COVER PROVIDED	190
TOTAL COVER PROVIDED	6,940(25.9%)
STREET TREE CANOPY (NOT INCLUDED)	2,500

ROOF TOP

PLANT SCHEDULE								
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SIZE	SPACING	REMARKS
IgS	10	Ilex glabra 'Shamrock'	Inkberry	24"-30"	18"-24"	#3 cont.	3' o.c.	healthy, vigorous, well-rooted & established in container
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	COLOR	SPACING		REMARKS
PaH	36	Pennisetum alopecuroides 'Hameln'	Hameln Dwarf Fountain Grass	#3 cont.		18" o.c.		full specimen, healthy, vigorous, well-rooted and established



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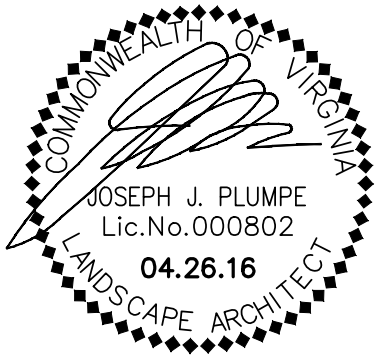
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CITY COMMENT 10.07.19  
PLAN REVISIONS 11.18.19  
CITY COMMENT 01.29.20

PLANT SCHEDULE & TREE CALCULATIONS

DESIGN: DD  
DRAWN: TF  
CHECKED: DD

SCALE: N/A

PROJECT NO: 15030  
DATE: 04.26.16

L5.01

FINAL SITE PLAN

ESI  
PEER REVIEW

APPROVED

SPECIAL USE PERMIT NO. 2014-0019

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. DATE



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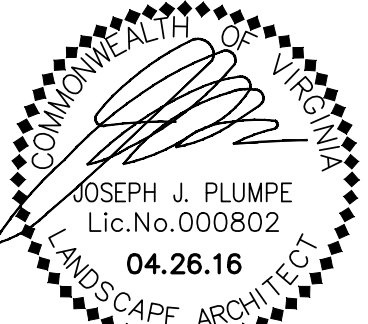
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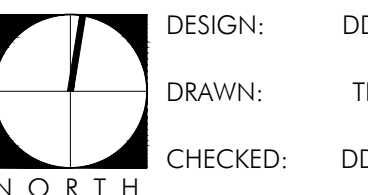
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REVISIONS:

PLAN REVISION 08.17.18  
PLAN REVISION 10.07.19  
CITY COMMENT  
PLAN REVISIONS 11.18.19

LIGHTING PLAN



SCALE: 1" = 10'-0"

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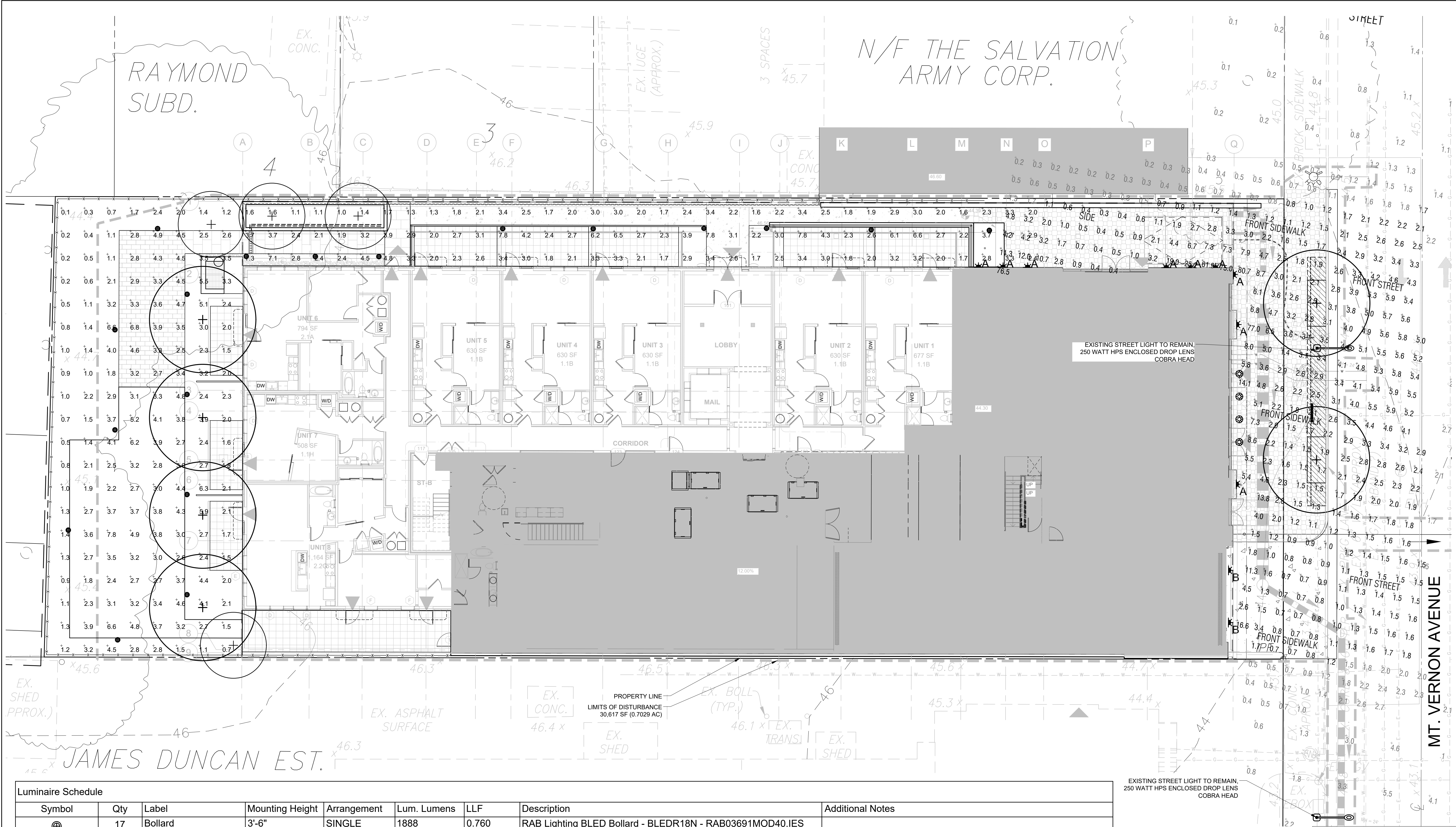
PROJECT NO: 15030

DATE: 04.26.16

L6.01

FINAL SITE PLAN

N/F THE SALVATION  
ARMY CORP.



Luminaire Schedule

Symbol	Qty	Label	Mounting Height	Arrangement	Lum. Lumens	LLF	Description	Additional Notes
⊙	17	Bollard	3'-6"	SINGLE	1888	0.760	RAB Lighting BLED Bollard - BLEDR18N - RAB03691MOD40.IES	
⊙	225	String Lights	40'-0"	SINGLE	45	0.760	UD EX_2400K_G40_F - Spacing between lamps 1.25 inches	
⊙	2	EX Street Pole Light	24'-0"	SINGLE	18805	0.760	Existing Enclosed Drop Lens 250 watt (HPSOVZ25SXX3EG)	
⊙	4	Recessed Downlight	8'-0"	SINGLE	348	0.760	BK Lighting Versa Star 8 watt LED Medium Flood	Provide photovoltaic switch, Confirm compatibility with BK Lighting
⊙ A	8	Wall Sconce	7'-0"	SINGLE	2486	0.760	BK Lighting Olympus MH PAR 20-30° Flood	Provide photovoltaic switch, Confirm compatibility with BK Lighting
⊙ B	2	Wall Sconce	12'-0"	SINGLE	652	0.760	BK Lighting LED surface wall sconce 18w spot (CK-LED-X23-SP-	Provide photovoltaic switch, Confirm compatibility with BK Lighting

Calculation Summary

Label	CalcType	Units	Avg.	Max	Min	Max/Min
Front (sidewalk)	Illuminance	Fc	4.24	80.7	0.7	115.28
Front (street to centerline)	Illuminance	Fc	2.72	5.9	0.9	6.56
Rear & Side	Illuminance	Fc	2.67	7.8	0.1	78.00

DIRECTOR OF T&ES LIGHTING NOTE:

IF THE CITY RECEIVES COMPLAINTS REGARDING SITE LIGHTING LEVELS PRIOR TO PROJECT COMPLETION (RELEASE OF THE PERFORMANCE BOND), THEN THE APPLICANT SHALL MAKE ADDITIONAL IMPROVEMENTS TO SATISFACTION OF THE DIRECTOR OF T&ES.

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