

**SANITARY SEWER OUTFALL MAP**  
 APPROX. SCALE: 1" = 200'  
 0' 100' 200'

**LEGEND**  
 (A) DENOTES SANITARY SEWER MANHOLE  
 [ ] DENOTES NUMBER OF BUILDING OR USE OUTLINED IN THE FLOW GENERATION ANALYSIS

**SANITARY SEWER FLOW CALCULATIONS:**

BLD #	USE	DESIGN FLOW	UNIT	SIZE	GAL/DAY	GAL/HR	CFS	PEAK CFS (x4)	FLOWS TO
230-244	Single Family Townhouses	350	Unit	15	5,250	219	0.0081	0.0325	A
245	Office/Retail	200	1000 SF	47,836	9,567	399	0.0148	0.0592	A
246	Office/Retail	200	1000 SF	104,931	20,986	874	0.0325	0.1299	A
SITE	Hotel Restaurant/Meeting Room	50	Seat	60	3,000	125	0.0046	0.0186	PR
SITE	Hotel Rooms	130	Room	104	13,520	563	0.0209	0.0837	PR
1-52	Single Family Townhouses	350	Unit	52	18,200	758	0.0282	0.1126	B
53	Office/Retail	200	1000 SF	39,543	7,909	330	0.0122	0.0489	B
54-60	Single Family Townhouses	350	Unit	7	2,450	102	0.0038	0.0152	B
61-180	Multi-Family Condos	350	Unit	120	42,000	1,750	0.0650	0.2599	B
181-229	Single Family Townhouses	350	Unit	49	17,150	715	0.0265	0.1061	B
<b>TOTAL</b>					<b>140,032</b>	<b>5835</b>	<b>0.2166</b>	<b>0.8666</b>	

**SANITARY SEWER OUTFALL CALCULATIONS:**

THE AVERAGE DAY AND PEAK HOUR WASTEWATER DISCHARGE FLOW CALCULATIONS WERE COMPUTED USING THE METHOD PROVIDED BY THE CITY OF ALEXANDRIA IN MEMORANDUM TO INDUSTRY NO. 06-14. THE PROPOSED USE FOR THIS PROJECT WILL BE 104 HOTEL ROOMS AND A RESTAURANT/MEETING ROOM WITH 60 SEATS. THE AVERAGE DAILY FLOW IS DESCRIBED BELOW:

HOTEL:  $\frac{130 \text{ GPD}}{\text{ROOM}} \times 104 \text{ ROOMS} = 13,520 \text{ GPD OR } 0.0209 \text{ CFS}$

RESTAURANT/MEETING ROOM:  $\frac{50 \text{ GPD}}{\text{SEAT}} \times 60 \text{ SEATS} = 3,000 \text{ GPD OR } 0.0046 \text{ CFS}$

**TOTAL AVERAGE DAILY FLOW = 16,520 GPD OR 0.0256 CFS**

TO ACCOUNT FOR THE DAILY PEAK PERIOD, THE ABOVE FLOW IS MULTIPLIED BY A FACTOR OF 4:

$16,520 \text{ GPD} \times 4 = 66,080 \text{ GPD}$   
 $0.0256 \text{ CFS} \times 4 = 0.1022 \text{ CFS}$

**TOTAL PEAK FLOW = 66,080 GPD OR 0.1022 CFS**

**SANITARY SEWER OUTFALL NOTE:**

THIS PROJECT IS ANTICIPATED TO GENERATE AN EXCESS OF 10,000 GPD IN SANITARY WASTE OUTFLOW. A FLOW OF APPROXIMATELY 16,520 GPD IS EXPECTED FOR THIS DEVELOPMENT RESULTING IN A PEAK FLOW OF 66,080 GPD. THEREFORE, THE PROJECT IS SUBJECT TO A SANITARY SEWER OUTFALL ANALYSIS. THIS SANITARY SEWER OUTFALL ANALYSIS SHOWS ADEQUACY OF SANITARY SEWER OUTFALL IN ACCORDANCE WITH MEMO TO INDUSTRY 06-14. THE GENERAL AREA IS NOT KNOWN TO HAVE SANITARY SEWER CAPACITY PROBLEMS.

THIS PROJECT SHALL CONNECT TO THE 12" SANITARY SEWER IN THE PRIVATE DRIVE AISLE EAST OF THE HOTEL. THE SANITARY SEWER FLOWS SOUTH WEST TOWARDS SECOND STREET WHERE IT JOINS A 52"x42" COMBINED TRUNK SEWER.

**SANITARY SEWER OUTFALL CALCULATIONS:**

STRUCTURE		FACILITY ID		INCREMENTAL "q" (CFS)	ACCUMULATED "q" (CFS)	PIPE DIAMETER (IN)	SLOPE (%)	MATERIAL	"n"	MAXIMUM "Q" (CFS)	MAXIMUM VELOCITY (FPS)	LENGTH OF RUN (FT)	UPPER INVERT	LOWER INVERT	FALL (FT)	NORMAL VELOCITY (FPS)	NORMAL DEPTH
FROM	TO	FROM	TO														
A	PR	005082SSMH	N/A	0.2216	<b>0.2216</b>	12	1.76%	DIP	0.013	4.94	6.04	281.50	26.83	21.87	4.96	2.79	0.16
PR	B	N/A	005086SSMH	0.1022	<b>0.3238</b>	12	1.79%	DIP	0.013	4.97	6.08	61.03	21.77	20.68	1.09	3.13	0.19
B	C	005086SSMH	005087SSMH	0.5428	<b>0.8666</b>	12	2.90%	RCP	0.015	5.49	6.72	146.70	20.38	16.12	4.26	4.96	0.27

**SURVEY NOTE:** STRUCTURE INFORMATION FOR STRUCTURES A-C OBTAINED FROM FIELD SURVEY. ALL OTHER STRUCTURE INFORMATION OBTAIN FROM ALEXANDRIA GIS.

DATE REVISION

CHECKED: ACS  
 DESIGN: AWB  
 SCALE: 1" = 200'  
 DATE: AUG 2015  
 SHEET 12 OF 13  
 FILE: 12-109

**APPROVED**  
 SPECIAL USE PERMIT NO. 2014-0043  
 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 \_\_\_\_\_

THIS DRAWING IS A SERVICE DOCUMENT OF R.C. FIELDS & ASSOCIATES, INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER AND /OR LAND SURVEYOR.

EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.

LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF CITY OF ALEXANDRIA, VIRGINIA © 2015 R.C. FIELDS & ASSOCIATES, INC.

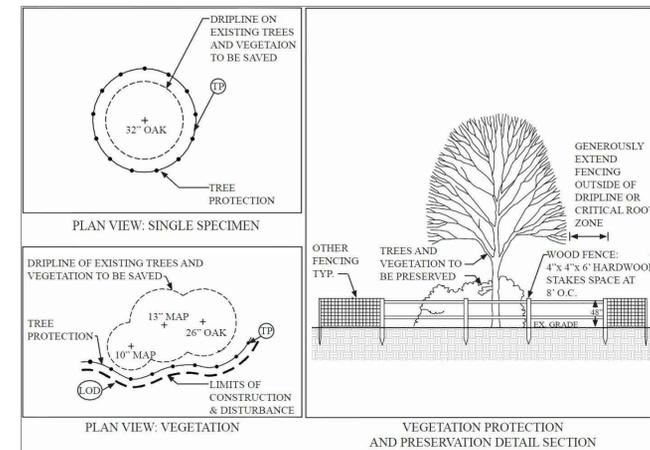


## LANDSCAPE GUIDELINES

- 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.

## ARCHAEOLOGY NOTES

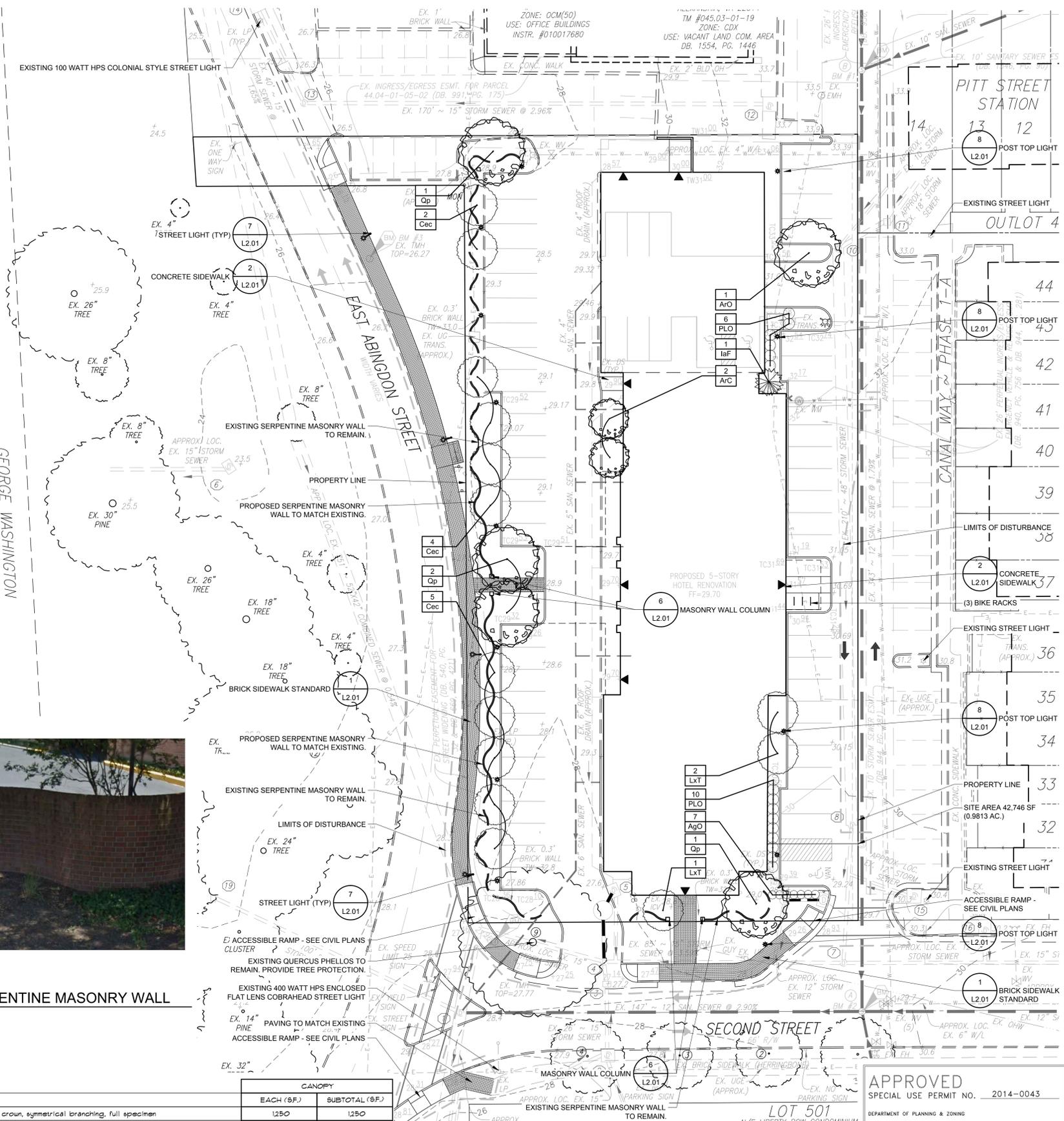
- CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALLS WELL, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
- 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.



P:\2015\15031 1101 N. Washington St\6.0 CAD Files\CURRENT PHASE1.01 HARDSCAPE PLAN.dwg

### PLANT LIST

SHADE TREES										
QTY	KEY	GENUS	SPECIES	VARIETY	COMMON NAME	HEIGHT	CALIFER	REMARKS	CANOPY	
									EACH (SF.)	SUBTOTAL (SF.)
1	ArO	Acer	rubrum	'October Glory'	Red Maple	14 - 16'	3 - 3 1/2"	B4B, full uniform crown, symmetrical branching, full specimen	1250	1250
2	Arc	Acer	rubrum	'Columare'	Columnar Red Maple	14 - 16'	3 - 3 1/2"	B4B, full uniform crown, symmetrical branching, full specimen	500	1,000
4	Qp	Quercus	phellos		Willow Oak	14 - 16'	3 - 3 1/2"	B4B, full uniform crown, symmetrical branching, full specimen	1250	5,000
ORNAMENTAL/EVERGREEN TREES										
11	Cec	Cercis	canadensis	'Northern Strain'	Eastern Redbud	10 - 12'	2 1/2" min.	B4B, Multi-trunk, 3 trunk minimum, symmetrical branching, full specimen	500	5,500
3	LxT	Lagerstroemia	indica	'Tuscarora'	Tuscarora Crape Myrtle	10 - 12'	2 1/2" min.	B4B, Multi-trunk, 3 trunk minimum, symmetrical branching, full specimen	250	750
1	laF	Ilex	x attenuata	'Fosteri'	Foster's Holly	8 - 10'	3 - 5'	B4B, Uniform crown, symmetrical branching, full specimen	250	250
SHRUBS										
16	PLO	Prunus	laurocerasus	'Otto Luykens'	Otto Luykens Cherry Laurel	18 - 24"	18 - 24"	#3 cont., healthy vigorous, well-rooted & established in container	2	32
7	AgO	Abelia	x grandiflora	'Rose Creek'	Rose Creek Abelia	12 - 15"	18 - 24"	#2 cont., healthy vigorous, well-rooted & established in container	2	14



### CANOPY COVER ANALYSIS

		SUBTOTAL (SF.)
TOTAL SITE AREA		42,746
TREE COVER REQUIRED (25%)		10,687
TREE COVER PROVIDED		13,750
SHRUB COVER PROVIDED		46
TOTAL COVER PROVIDED		13,796 (32.3%)

### APPROVED

SPECIAL USE PERMIT NO. 2014-0043

DEPARTMENT OF PLANNING & ZONING

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

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

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

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

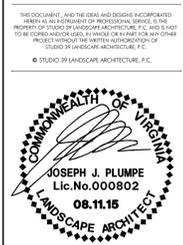
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Landscape Architecture, P.C.  
6416 Greenhills Drive, Suite 100-A  
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Tel: 703.719.6500 Fax: 703.719.6503  
Email: frank@studio39.com

1101 N. WASHINGTON STREET  
CITY OF ALEXANDRIA, VIRGINIA

CAPITOL INVESTMENTS



REVISIONS:

### HARDSCAPE PLAN

DESIGN: DD  
DRAWN: KZ  
CHECKED: DD

SCALE: 1" = 20'-0"

PROJECT NO: 15031  
DATE: 08.11.15

# L1.01

DSUP

NOT RELEASED FOR CONSTRUCTION

REVISIONS:


HARDSCAPE DETAILS

DESIGN:	DD
DRAWN:	KZ
CHECKED:	DD

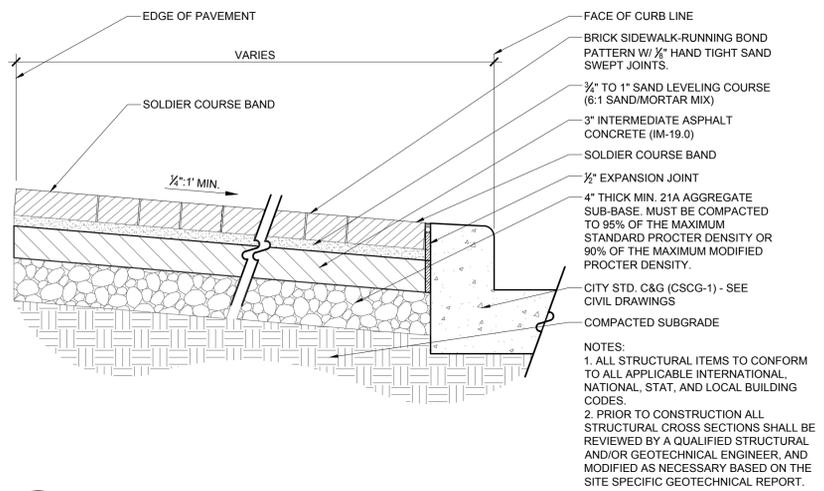
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PROJECT NO: 15031  
DATE: 08.11.15

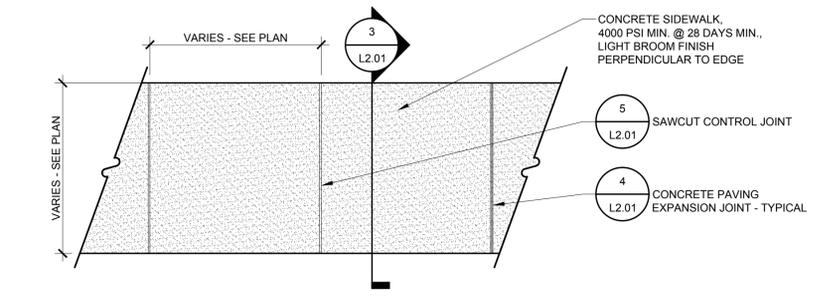
L2.01

DSUP

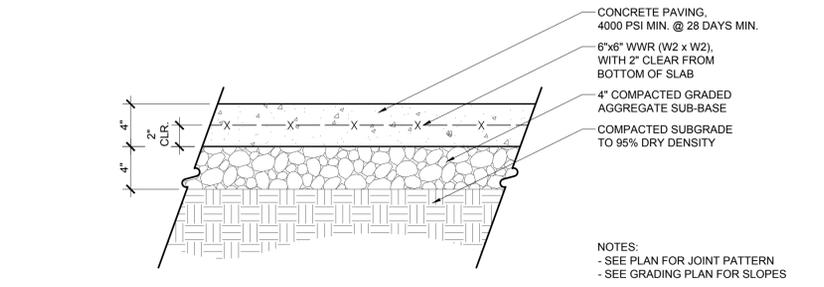
NOT RELEASED FOR CONSTRUCTION



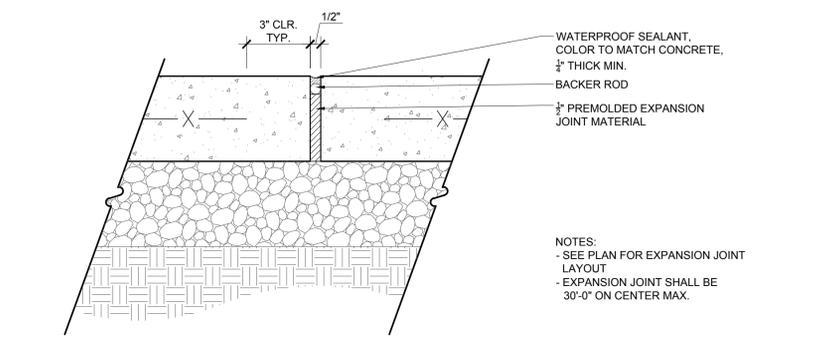
1 BRICK SIDEWALK STANDARD SECTION  
L2.01 Scale: 1 1/2" = 1'-0"



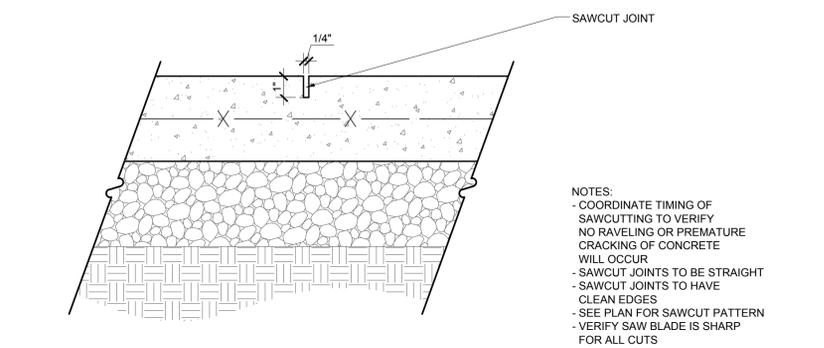
2 CONCRETE SIDEWALK PLAN  
L2.01 Scale: 1/2" = 1'-0"



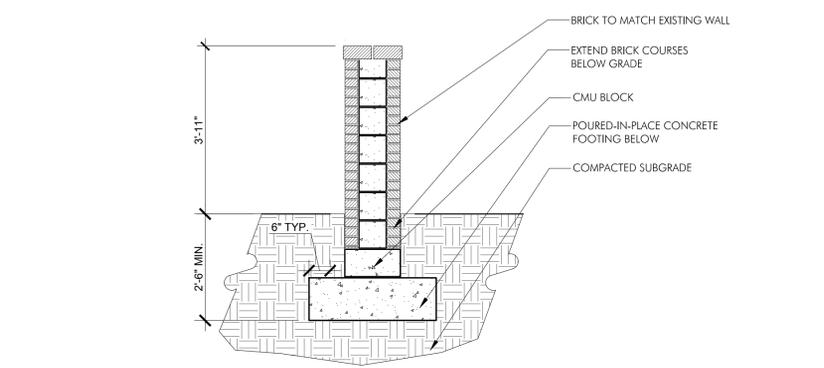
3 CONCRETE PAVING - PEDESTRIAN RATED SECTION  
L2.01 Scale: 1 1/2" = 1'-0"



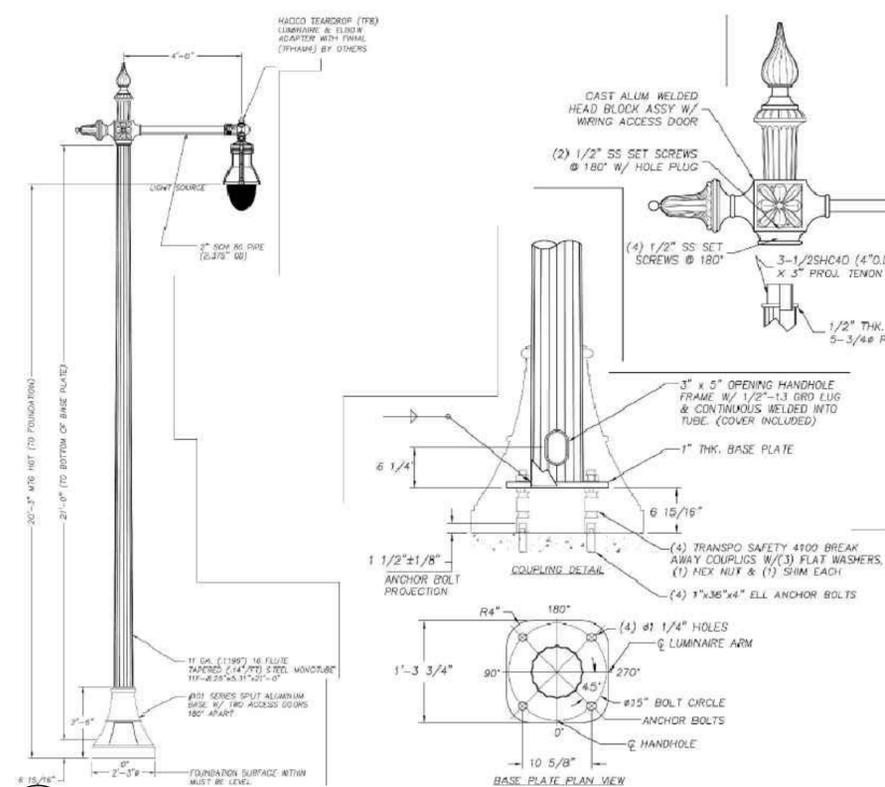
4 CONCRETE PAVING EXPANSION JOINT - TYPICAL SECTION  
L2.01 Scale: 3" = 1'-0"



5 SAWCUT CONTROL JOINT SECTION  
L2.01 Scale: 3" = 1'-0"



6 MASONRY WALL COLUMN SECTION  
L2.01 Scale: 1/2" = 1'-0"



7 STREET LIGHT SECTION  
L2.01 Scale: NTS



8 POST TOP LIGHT PROD. INFO.  
L2.01 Scale: NTS



9 POST TOP LIGHT POLE PROD. INFO.  
L2.01 Scale: NTS

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DEPARTMENT OF PLANNING & ZONING

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

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

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

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

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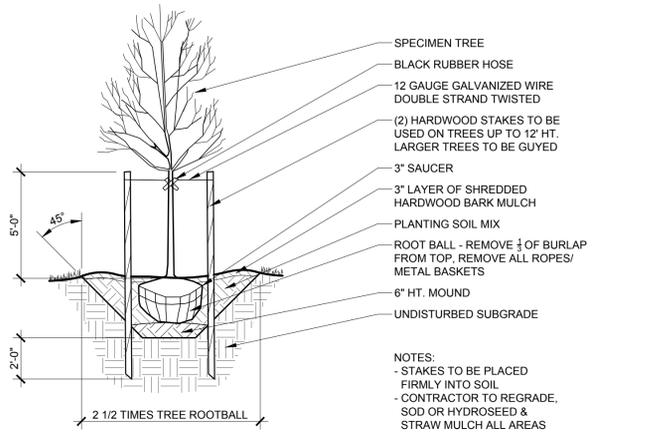
P:\2015\15031\1101 N. Washington St\6.0 CAD Files\CURRENT PHASE\2.01 HARDSCAPE DETAILS.dwg

# PLANTING NOTES:

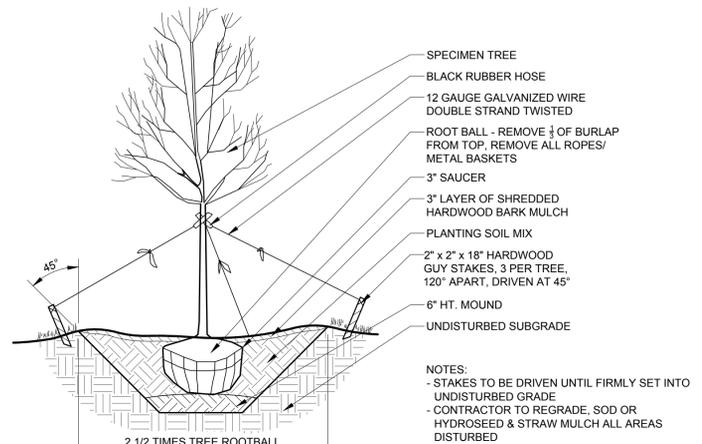
1. PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED, INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS, AND CLEAN-UP.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT TO BE APPROVED BY OWNERS' REPRESENTATIVE PRIOR TO INSTALLATION.
3. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS, WELL-DEVELOPED DENSELY FOLIATED BRANCHES, AND VIGOROUS ROOT SYSTEMS; AND BE FREE FROM DEFECTS AND INJURIES.
4. CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO GROWTH OF PLANT MATERIAL.
5. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISION SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST ONE YEAR FROM THE DATE OF ACCEPTANCE FOR TREES, SHRUBS, GROUND COVER AND PERENNIALS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
6. PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY IF/WHEN PRACTICAL. IN THE EVENT THAT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE-DAY PERIOD AFTER DELIVERY. ANY PLANTS NOT INSTALLED DURING THIS PERIOD SHALL BE REJECTED, UNLESS OWNER AND CONTRACTOR PROVIDE OTHERWISE BY WRITTEN AGREEMENT.
7. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF ROOT BALL SHALL BE IN ACCORDANCE WITH THE MOST RECENT VERSION OF ANSI Z60 "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN, INC.
8. ALL PLANTS SHALL BE PLANTED IN AMENDED TOP SOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACK-FILLING PROCESSES. PLANTING MIX TO BE AS SHOWN ON PLANTING DETAILS. LARGE PLANTING AREAS TO INCORPORATE FERTILIZER AND SOIL CONDITIONERS AS STATED IN PLANTING SPECIFICATIONS.
9. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE BALL ONLY.
10. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOP SOIL THAT IS IN A MUDDY OR FROZEN CONDITION. ALL PLANT MATERIAL SHALL BE SPRAYED WITH "WILT-PRUF" OR EQUAL AS PER MANUFACTURER'S INSTRUCTIONS.
11. NO PLANT, EXCEPT GROUND COVERS, SHALL BE PLANTED LESS THAN TWO FEET FROM EXISTING STRUCTURES AND SIDEWALKS.
12. SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT A NORMAL OR NATURAL RELATIONSHIP TO THE GROUND IF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE THE PLANT IN THE CENTER OF THE PIT.
13. ALL INJURED ROOTS SHALL BE PRUNED TO MAKE CLEAN ENDS BEFORE PLANTING UTILIZING CLEAN, SHARP TOOLS. IT IS ADVISABLE TO PRUNE APPROXIMATELY 1/3 OF THE GROWTH OF LARGE TREES (2" CALIPER AND GREATER) BY THE REMOVAL OF SUPERFLUOUS BRANCHES, THOSE WHICH CROSS, THOSE WHICH RUN PARALLEL, ETC. MAIN LEADER OF TREES SHALL NOT BE CUT BACK. LONG SIDES BRANCHES SHALL BE SHORTENED.
14. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE THE NATURAL CHARACTER OF PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
15. TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING. ALL TREES 6" AND GREATER IN CALIPER SHALL BE GUYED. SMALLER TREES SHALL BE STAKED. GUYING WIRES AND STAKES SHALL BE INSTALLED AS INDICATED. THE LANDSCAPE CONTRACTOR SHALL REMOVE STAKING, GUYING AND TREE WRAP AT THE END OF ONE YEAR MAINTENANCE AND GUARANTEE PERIOD.
16. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" LAYER OF MULCH.
17. NEW PLANTING AREAS AND SOD SHALL BE ADEQUATELY WATERED TO ESTABLISH THE PROPOSED PLANTS AND LAWN.
18. ALL PLANTS SHOWN ON THE APPROVED LANDSCAPE PLAN SHALL BE INSTALLED, INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE. THE LANDSCAPE ARCHITECT SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD. TREES, SHRUBS, VINES AND GROUNDCOVER AS REQUIRED BY OR ASSOCIATED WITH A SUBDIVISION OR SITE PLAN APPROVED BY THE PLANNING AUTHORITIES SHALL BE INSTALLED DURING THE FOLLOWING PLANTING SEASONS: LAWNS: 03/15 TO 06/15 AND 09/15 TO 12/01. THE FOLLOWING TREE VARIETIES SHALL NOT BE PLANTED DURING THE FALL PLANTING SEASON DUE TO THE HAZARDS ASSOCIATED WITH PLANTING THESE TREES IN THIS SEASON: ACER RUBRUM POPULUS SPP.; BETULA SPP.; PRUNUS SPP.; CARPINUS SPP.; PYRUS SPP.; CRATECUS SPP.; QUERCUS SPP.; KOELREUTERIA PANICULATA SALIX SPP.; LIQUIDAMBAR STYRACIFLUA TILIA TOMENTOSA; LIRIODENDRON TULIPIFERA ZELKOVA PLATANUS. ANY PLANTING INSTALLED IN CONFLICT WITH THIS REQUIREMENT MUST RECEIVE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. FAILURE TO COMPLY WITH THESE REQUIREMENTS WILL REQUIRE THE REMOVAL OF THE PLANTING IN QUESTION. THIS REQUIREMENT DOES NOT APPLY TO SEEDING OR SODDING OR PLANTINGS SPECIFICALLY FOR SOIL STABILIZATION PURPOSES. PLANTINGS ASSOCIATED WITH ANY LOT GIVEN A CERTIFICATE OF OCCUPANCY OUTSIDE THESE PERIODS SHALL BE PROVIDED DURING THE PREVIOUS OR NEXT APPROPRIATE SEASON.
19. ALL DISTURBED AREAS SHALL BE TREATED WITH 4" TOP SOIL SODDED OR SEEDED AS NOTED IN ACCORDANCE WITH PERMANENT STABILIZATION METHODS INDICATED ON SOIL EROSION AND SEDIMENT CONTROL SHEET.
20. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL PLANT MAINTENANCE, INCLUDING SHRUBS AND GROUND COVER, AND SHALL MAINTAIN AREA IN A WEED AND DEBRIS FREE CONDITION THROUGHOUT THE ONE-YEAR GUARANTEE PERIOD, UNLESS OTHERWISE SPECIFIED.
21. CONTRACTOR SHALL LAYOUT AND CLEARLY STAKE ALL PROPOSED IMPROVEMENTS INCLUDED ON THIS PLAN.
22. CONTRACTOR TO VERIFY PLANT LIST TOTALS WITH QUANTITIES SHOWN ON PLAN. LANDSCAPE ARCHITECT SHALL BE ALERTED BY CONTRACTOR OF ANY DISCREPANCIES PRIOR TO FINAL BID NEGOTIATION. UNIT PRICES FOR ALL MATERIAL SHALL BE SUPPLIED TO THE OWNER AT BIDDING TIME.
23. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT. OWNER SHALL RECEIVE TAG FROM EACH PLANT SPECIES AND A LIST OF PLANT SUPPLIERS. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL MEET THE NORMAL REQUIREMENTS FOR THE VARIETY PER THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN (AAN). PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
24. SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE JUDGED. FAILURE TO MEET MINIMUM SIZE ON ANY PLANT WILL RESULT IN REJECTION OF THAT PLANT.
25. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED, FREE OF DISEASE, INSECT EGGS, AND LARVAE, AND SHALL HAVE ADEQUATE ROOT SYSTEMS.
26. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
27. GROUPS OF SHRUBS SHALL BE PLACED IN A CONTINUOUS MULCH BED WITH SMOOTH CONTINUOUS LINES. ALL MULCHED BED EDGES SHALL BE CURVILINEAR IN SHAPE FOLLOWING THE CONTOUR OF THE PLANT MASS. TREES LOCATED WITHIN FOUR FEET OF SHRUB BEDS SHALL SHARE SAME MULCH BED.
28. TREES SHALL BE LOCATED A MINIMUM OF 3' - 4' FROM WALLS AND WALKS WITHIN THE PROJECT. IF CONFLICTS ARISE BETWEEN ACTUAL SIZE OF AREA AND PLANS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER OR LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE MATERIALS.
29. TREE STAKING AND GUYING SHALL BE DONE PER DETAILS. CONTRACTOR SHALL ENSURE THAT TREES REMAIN VERTICAL AND UPRIGHT FOR THE DURATION OF THE GUARANTEE PERIOD.
30. CROWN OF ROOT BALL SHALL BE HIGHER (AFTER SETTLING) THAN ADJACENT SOIL.
31. TAGS AND TWINE ARE TO BE REMOVED AND BURLAP IS TO BE ROLLED BACK ONE-THIRD ON ALL B&B PLANT MATERIAL. REMOVE BURLAP IF IT IS NON-BIODEGRADABLE. FOR STREET TREES TAGS, TWINE, CORD, BURLAP AND WIRE BASKET TO BE CUT 12" DOWN SIDE OF ROOT BALL AND REMOVED FROM PROJECT SITE.
32. SHRUBS AND GROUND COVERS SHALL BE TRIANGULARLY SPACED AT SPACING SHOWN ON PLANTING PLANS.
33. SHADE TREES: HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT BALL TO THE TOP OF MATURE GROWTH. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION. SHRUBS: HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH.
34. ALL SUBSTITUTIONS OF PLANT MATERIAL ARE TO BE REQUESTED IN WRITING TO THE LANDSCAPE ARCHITECT AND APPROVED BY THE OWNER. IF CONTRACTOR FAILS TO SUBMIT A WRITTEN REQUEST, IT WILL RESULT IN LIABILITY TO THE CONTRACTOR.
35. ALL CONTRACTORS SHALL BE REQUIRED TO COMPLETELY REMOVE ALL TRASH, DEBRIS AND EXCESS MATERIALS FROM THE WORK AREA AND THE PROPERTY, ESPECIALLY AT ALL CURB, GUTTERS AND SIDEWALKS DAILY DURING INSTALLATION.
36. DEAD PLANTS ARE TO BE REMOVED FROM THE JOB BY THE CONTRACTOR WEEKLY. CONTRACTOR SHALL MAINTAIN AN UPDATED, COMPREHENSIVE LIST OF ALL DEAD MATERIALS REMOVED FROM THE JOB SITE. A COPY OF THE LIST IS TO BE SUBMITTED TO THE OWNER AT THE END OF EVERY MONTH DURING THE CONTRACT PERIOD.
37. TOPSOIL REQUIRED FOR SOIL MIXES AND SPECIAL SEEDING AREAS SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR. CONTRACTOR MUST LOAD, HAUL, MIX, AND SPREAD ALL TOPSOIL AND OTHER SOIL ADDITIVES ARE REQUIRED.
38. CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE IMPROVEMENTS, INCLUDING SEEDING, FOR ONE FULL YEAR AS REQUIRED BY THE SPECIFICATIONS. CONTRACTOR MUST CONTACT THE OWNER AT LEAST TEN WORKING DAYS IN ADVANCE TO SCHEDULE ACCEPTANCE INSPECTION(S). CONTRACTOR MUST REPLACE ALL DEAD OR UNACCEPTABLE PLANTS DURING THE FOLLOWING RECOMMENDED PLANTING SEASON.
39. THE SPECIFICATIONS FOR ALL WORK INCLUDED IN THIS CONTRACT SHALL BE LANDSCAPE SPECIFICATIONS GUIDELINES FOR CITY OF ALEXANDRIA VIRGINIA, CURRENT EDITION, UNLESS OTHERWISE NOTED ON THESE PLANS.

# PLANTING MIX NOTES:

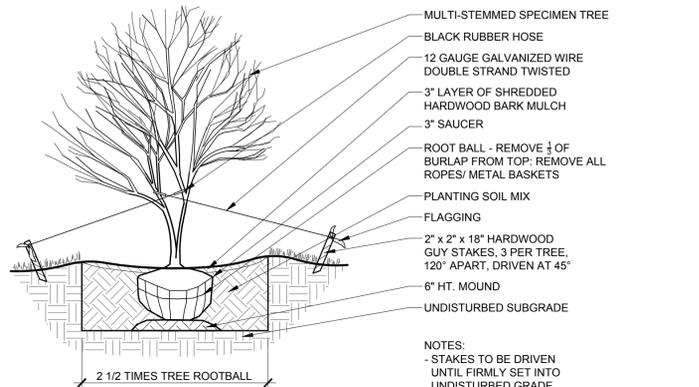
1. THE RECOMMENDED PLANTING MEDIUM SHOULD CONTAIN GOOD TOP SOIL THAT WILL SUSTAIN PLANT GROWTH.
2. THE TOP SOIL SHALL NOT BE LACKING IN POTASSIUM, PHOSPHORUS, MAGNESIUM OR CALCIUM. THE TOP SOIL SHALL NOT CONTAIN ANY MATERIALS TOXIC TO PLANT GROWTH.
3. THE TOP SOIL SHALL BE A SANDY CLAY LOAM OR A SILTY CLAY LOAM WITH WELL AGGREGATED CLAYS AND A MINIMUM OF 4% (FOUR PERCENT) ORGANIC MATTER.
4. THE SOILS PH RANGE SHOULD BE WITHIN 5.5 TO 7.0 AND ADJUSTED AS NECESSARY FOR INDIVIDUAL PLANT SPECIES REQUIREMENTS.
5. A SOIL TEST SHALL BE PERFORMED BY A FULL-SERVICE TESTING COMPANY AND THE RESULTS SHALL BE PROVIDED TO THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF PLANTING MEDIUM.
6. IF A LOCAL, REPUTABLE TESTING COMPANY CANNOT BE EMPLOYED, A&L LABS IS AVAILABLE TO CONDUCT THE TESTING. CONTACT THEM AT:  
A&L ANALYTICAL LABORATORIES, INC.  
2790 WHITTEN ROAD  
MEMPHIS, TN 38133  
1-800-264-4522
7. THE LAB SHALL PERFORM AN S1A TEST AND SUBMIT THE RESULTS TO STUDIO 39 LANDSCAPE ARCHITECTURE, PC.



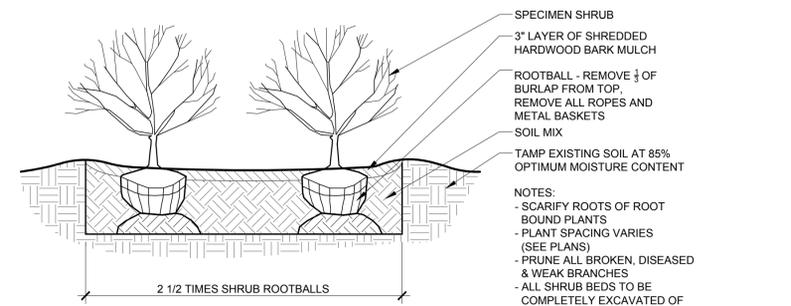
**1 TREE PLANTING** SECTION  
Scale: 1/4" = 1'-0"  
LD-002



**2 TREE GUYING PLANTING - SPECIMEN TREE** SECTION  
Scale: 1/4" = 1'-0"  
LD-001



**3 TREE GUYING PLANTING - MULTI-STEMMED** SECTION  
Scale: 1/4" = 1'-0"  
LD-003



**4 SHRUB PLANTING** SECTION  
Scale: 1/2" = 1'-0"  
LD-004



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**1101 N. WASHINGTON STREET**  
CITY OF ALEXANDRIA, VIRGINIA  
CAPITOL INVESTMENTS

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\_\_\_\_\_

## LANDSCAPE NOTES AND DETAILS

DESIGN: DD  
DRAWN: KZ  
CHECKED: DD  
NORTH

SCALE: As Shown  
PROJECT NO: 15031  
DATE: 08.11.15

**L3.01**

DSUP

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SPECIAL USE PERMIT NO. 2014-0043

DEPARTMENT OF PLANNING & ZONING

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

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

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

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

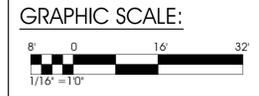
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DATE RECORDED \_\_\_\_\_

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

P:\2015\15031 1101 N. Washington St\6.0 CAD Files\CURRENT PHASE\L3.01 LANDSCAPE NOTES AND DETAILS.dwg

NOT RELEASED FOR CONSTRUCTION



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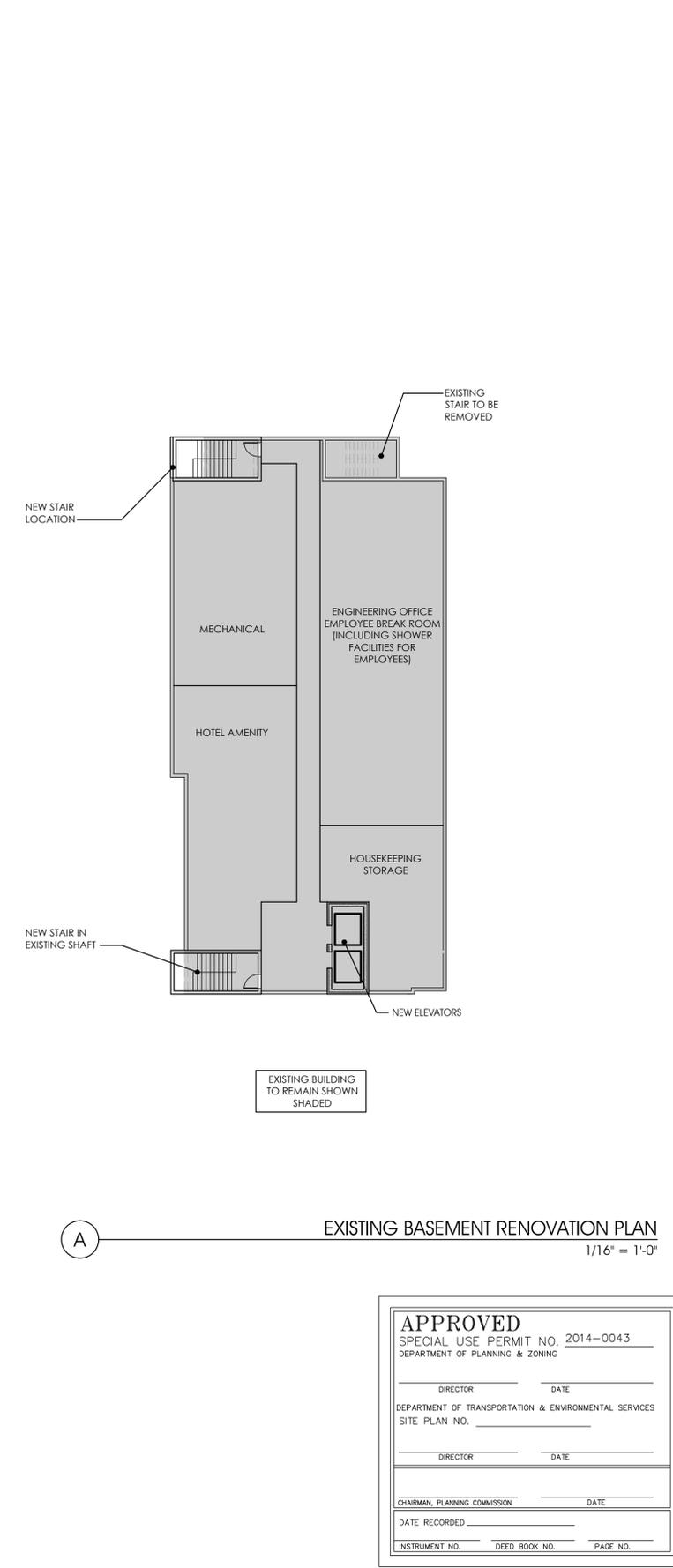
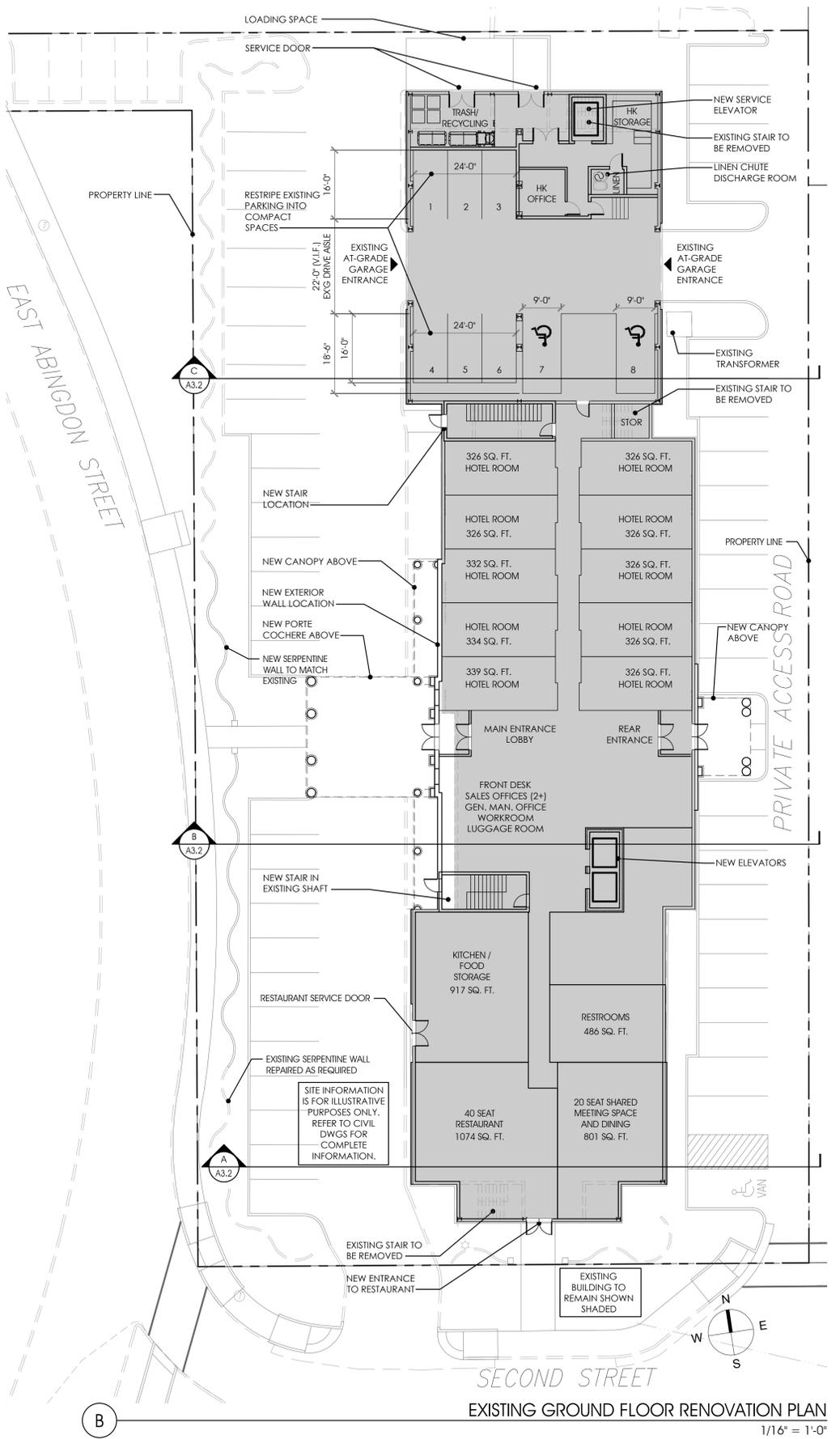
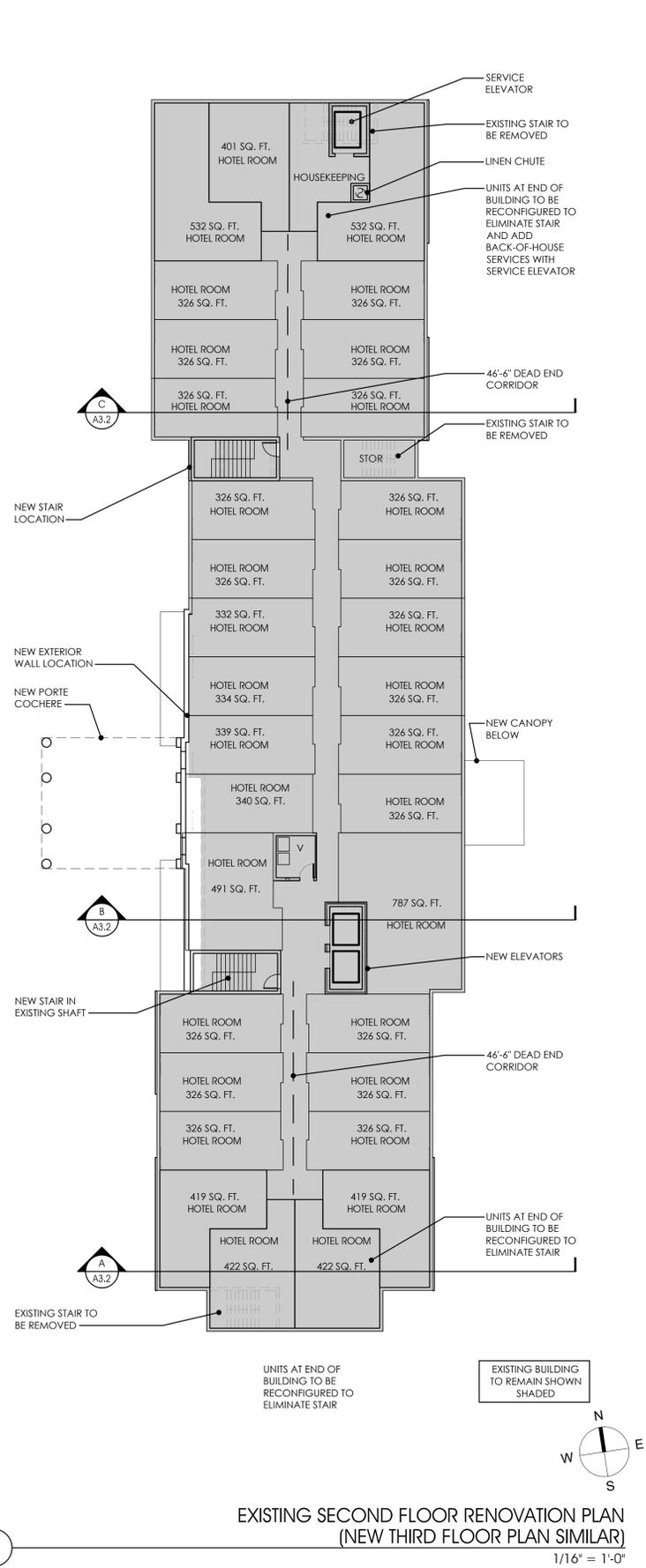
DATE	DESCRIPTION

PRELIMINARY  
SITE PLAN  
08.14.15

1ST FLOOR,  
2ND, & 3RD  
FLOOR PLANS

SHEET NO.

**A1.1**

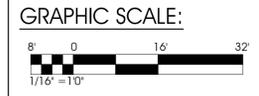


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DATE RECORDED \_\_\_\_\_  
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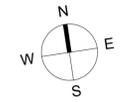
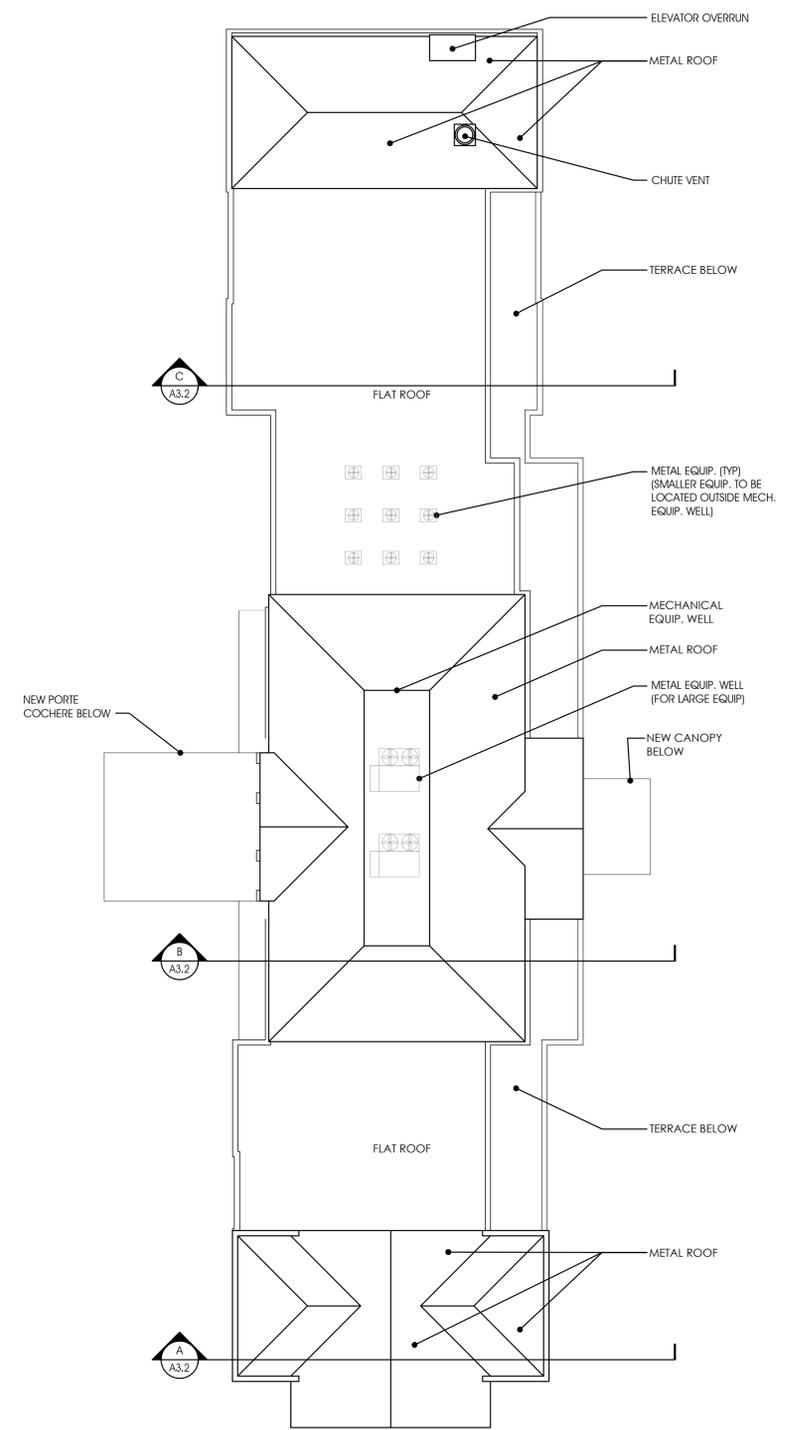
DATE	DESCRIPTION

PRELIMINARY  
SITE PLAN  
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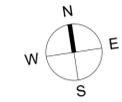
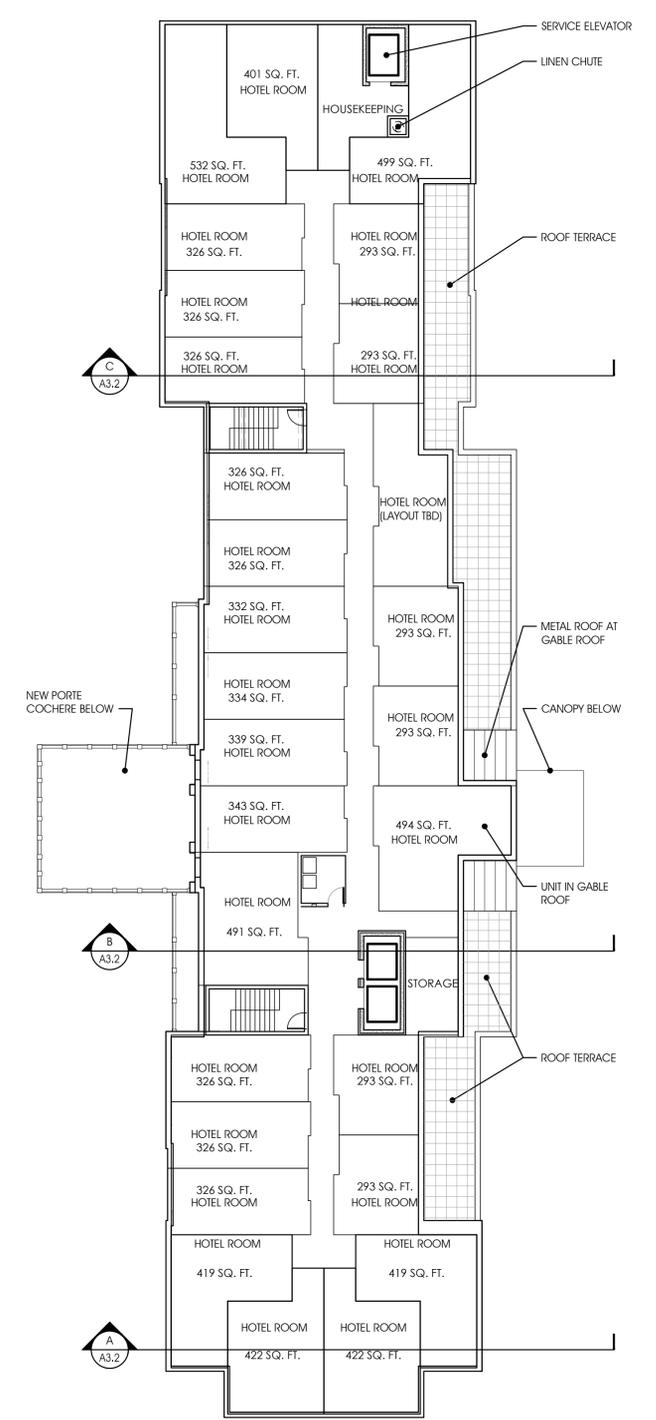
4TH FLOOR PLAN  
AND ROOF PLAN

SHEET NO.

**A1.2**



**B** NEW ROOF PLAN  
1/16" = 1'-0"



**A** NEW FOURTH FLOOR PLAN  
1/16" = 1'-0"

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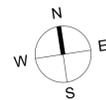
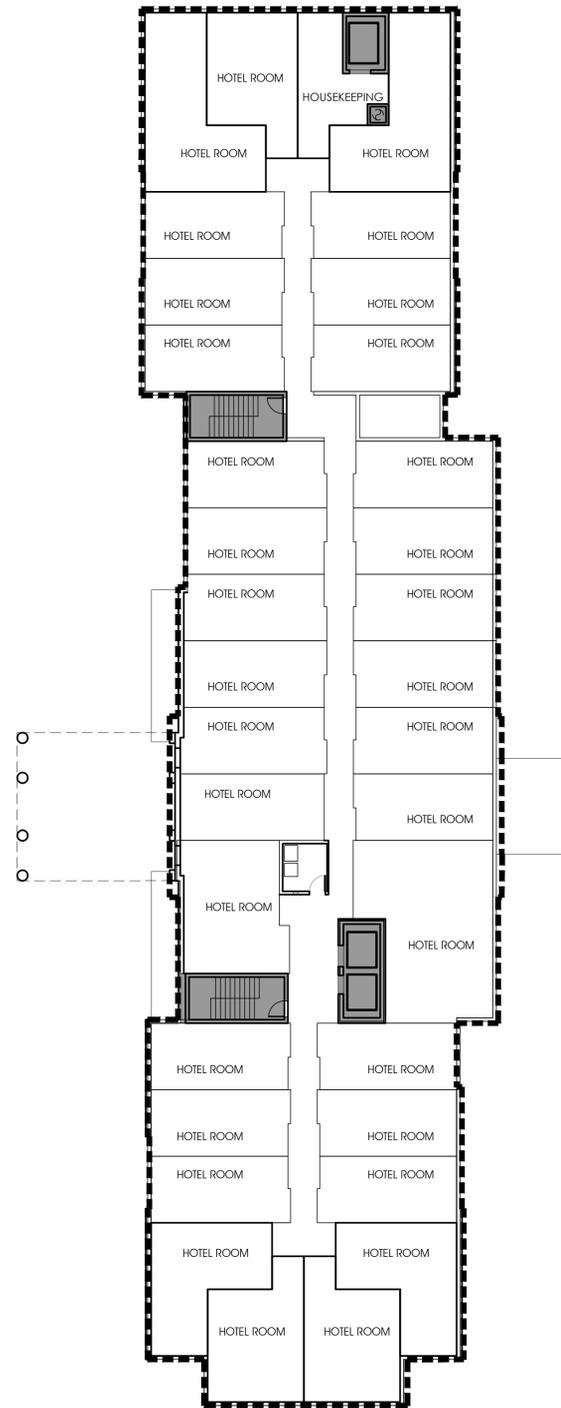
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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES  
SITE PLAN NO. \_\_\_\_\_

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

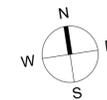
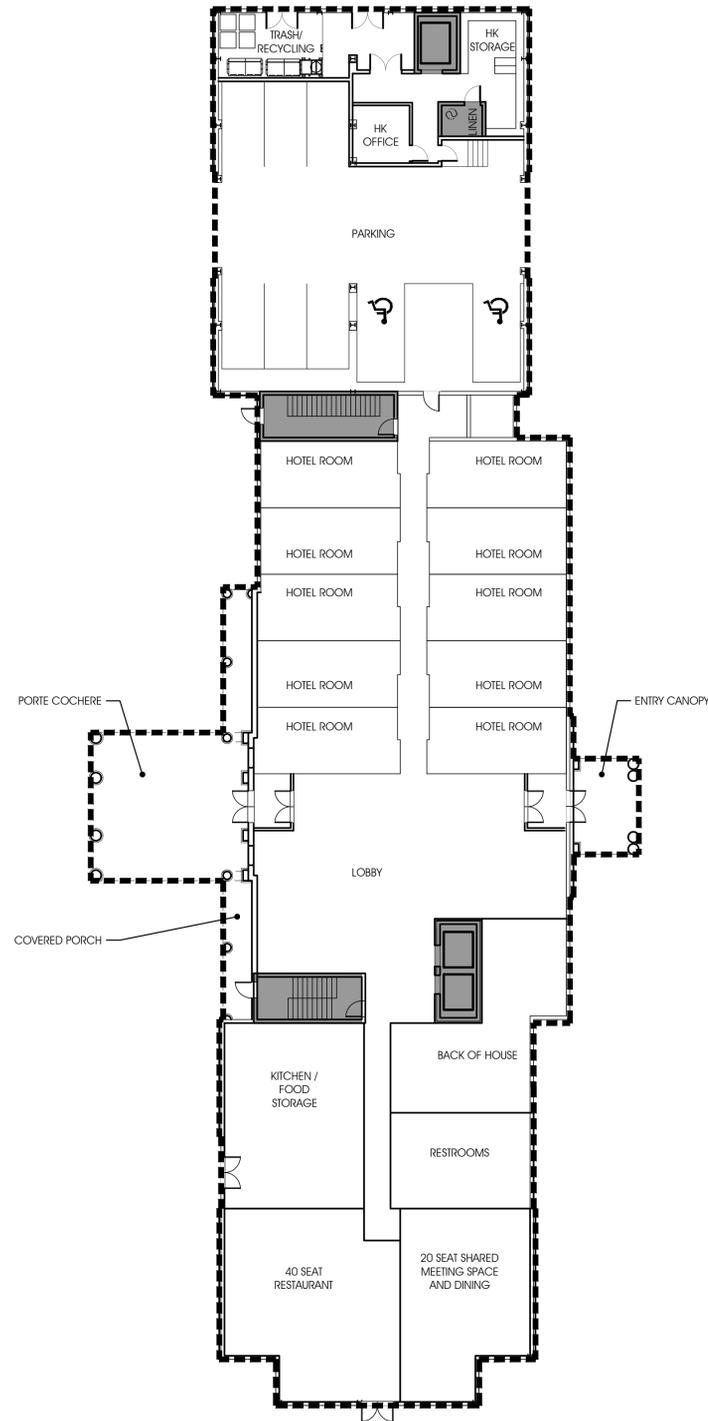
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TYP. UPPER LEVEL FLOOR PLAN AREA DEDUCTIONS  
1/16" = 1'-0"



GROUND FLOOR PLAN AREA DEDUCTIONS  
1/16" = 1'-0"



FAR CALCULATIONS	
CORE DEDUCTIONS (FLOORS 2-4)	1,923
CORE DEDUCTIONS (GROUND FLOOR)	641
GROSS FLOOR AREA	61,717
TOTAL DEDUCTIONS	2,623
PROPOSED DEDUCTIONS AS % OF GROSS FLOOR AREA	4.25%

PLAN LEGEND

- GROSS FLOOR AREA
- AREAS DEDUCTED FROM GROSS FLOOR AREA TO DETERMINE FAR:
  - STAIRWAYS
  - MECHANICAL SPACES
  - ELEVATOR SHAFTS / VERTICAL CHASES
  - CEILING HEIGHT BELOW 7'-6"



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PRELIMINARY  
SITE PLAN  
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FAR DIAGRAMS

SHEET NO.

A1.3

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

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

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DATE	DESCRIPTION

PRELIMINARY  
SITE PLAN  
08.14.15

EXTERIOR  
ELEVATIONS

SHEET NO.

**A2.1**



WASHINGTON STREET ELEVATION (CURRENT)  
3/32" = 1'-0"

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

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

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

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INSTRUMENT NO. \_\_\_\_\_ DEED BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_

A

GRAPHIC SCALE:



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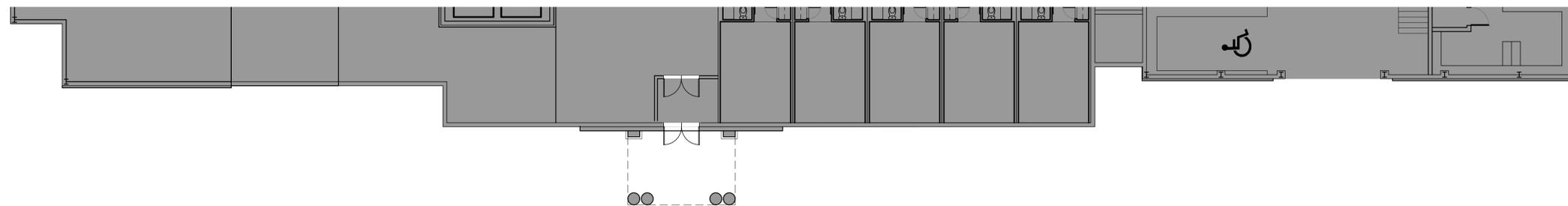
DATE	DESCRIPTION

PRELIMINARY  
SITE PLAN  
08.14.15

EXTERIOR  
ELEVATIONS

SHEET NO.

**A2.2**



ALLEY ELEVATION (CURRENT)  
3/32" = 1'-0"

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

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

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DATE	DESCRIPTION

PRELIMINARY  
SITE PLAN  
08.14.15

EXTERIOR  
ELEVATIONS

SHEET NO.  
**A2.3**



SECOND STREET (SOUTH) ELEVATION  
3/32" = 1'-0"

B



NORTH ELEVATION  
3/32" = 1'-0"

A

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

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

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

PRELIMINARY  
SITE PLAN  
08.14.15

STREETSCAPES

SHEET NO.

**A3.1**



EXISTING BUILDING TO BE RENOVATED

WASHINGTON STREET STREETSCAPE  
1" = 25'-0"

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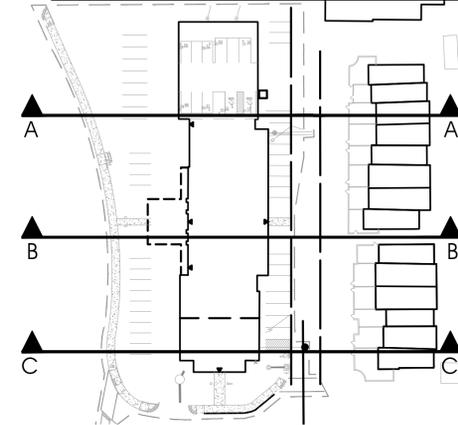
DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
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SITE PLAN NO. \_\_\_\_\_

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

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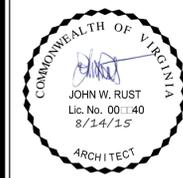
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KEY PLAN

(D)



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SITE PLAN  
08.14.15

BUILDING SECTION

SHEET NO.

**A3.2**

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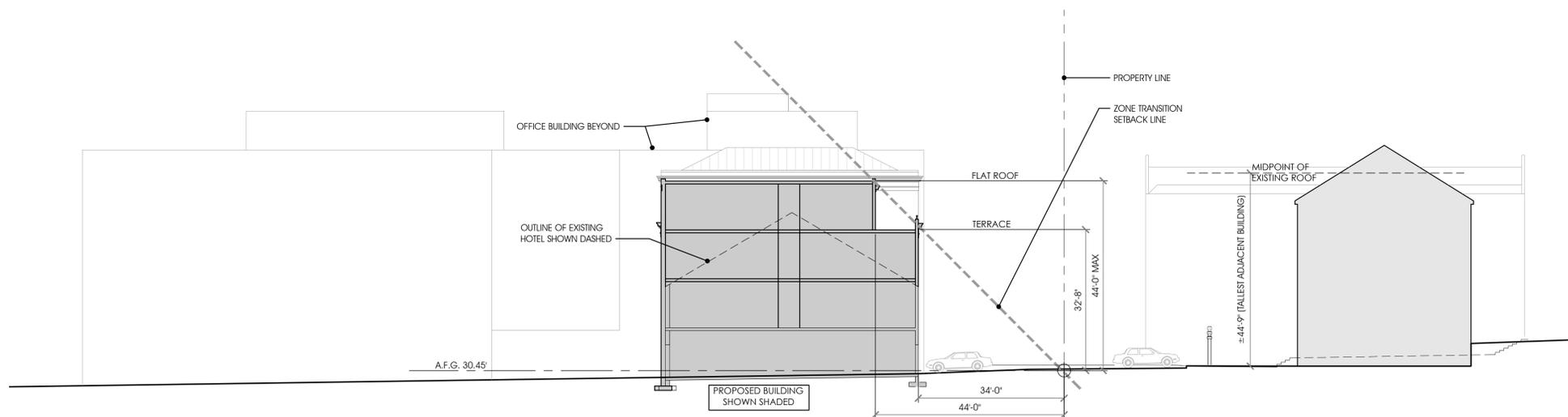
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 DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES  
 SITE PLAN NO. \_\_\_\_\_

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

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

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

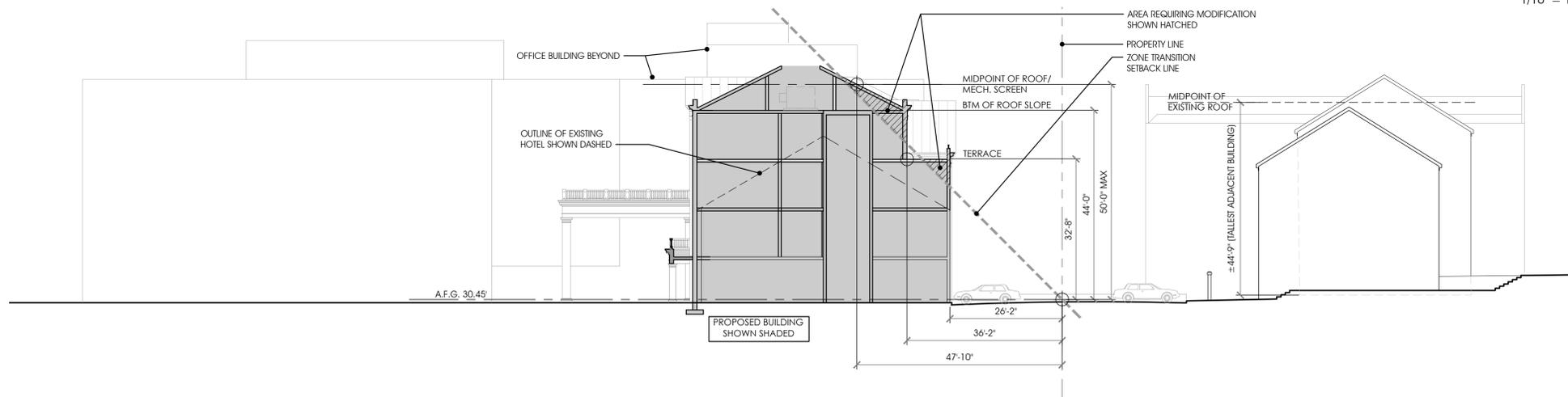
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BUILDING SECTION A-A

1/16" = 1'-0"

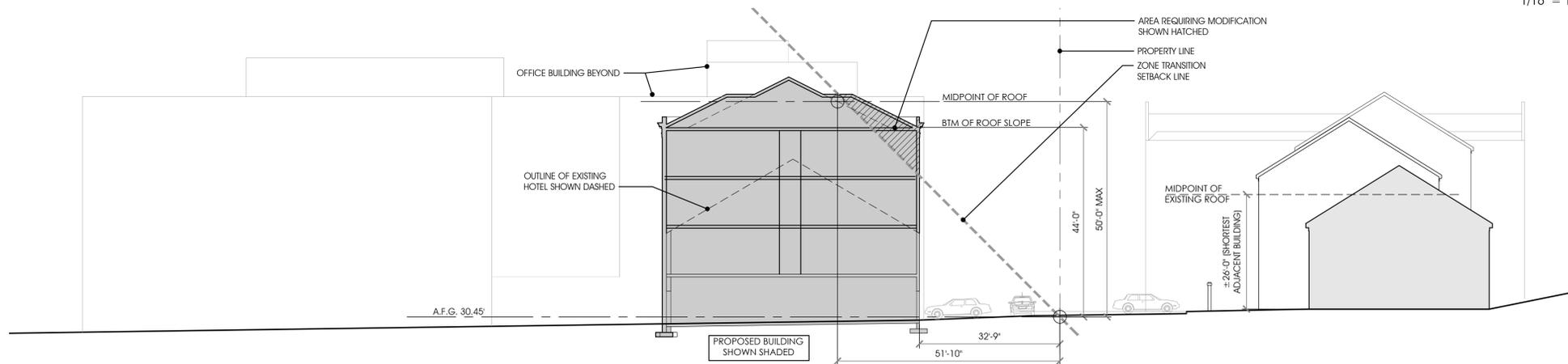
(A)



BUILDING SECTION B-B

1/16" = 1'-0"

(B)



BUILDING SECTION C-C

1/16" = 1'-0"

(C)



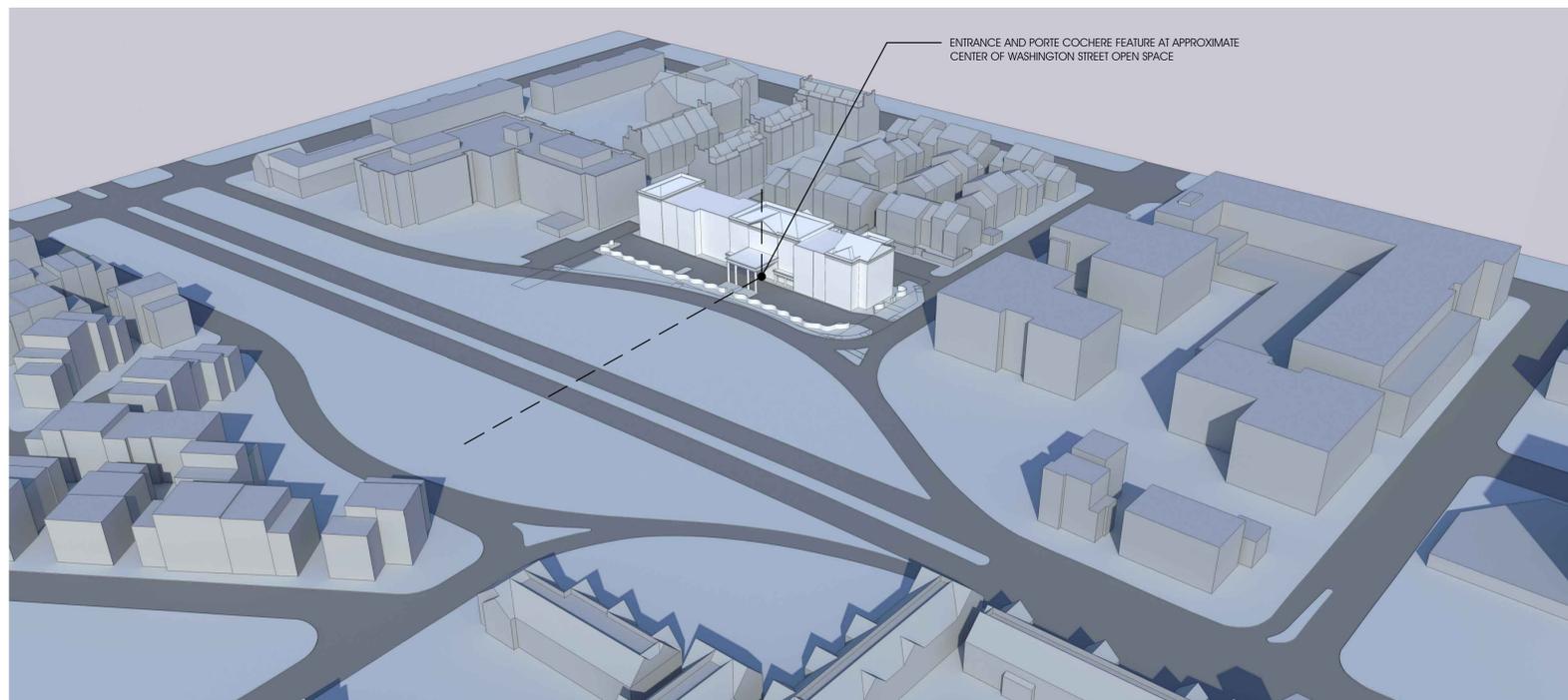
VIEW FROM SOUTH  
N.T.S.

C



VIEW FROM EAST  
N.T.S.

B



AERIAL VIEW  
N.T.S.

A



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1101 North  
Washington  
Street

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Washington Street  
Alexandria, VA  
22314

14.059

REVISIONS

DATE	DESCRIPTION

PRELIMINARY  
SITE PLAN  
08.14.15

MASSING MODEL

SHEET NO.

**A4.1**

**APPROVED**  
SPECIAL USE PERMIT NO. 2014-0043  
DEPARTMENT OF PLANNING & ZONING

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES  
SITE PLAN NO. \_\_\_\_\_

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

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

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

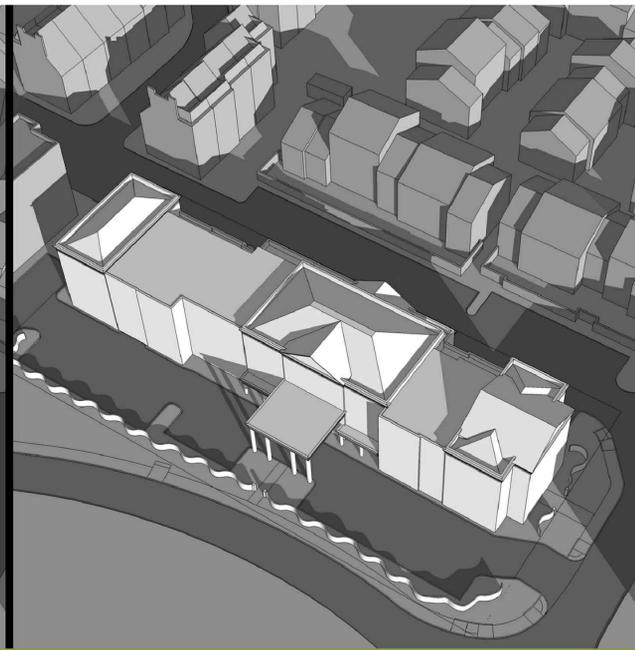
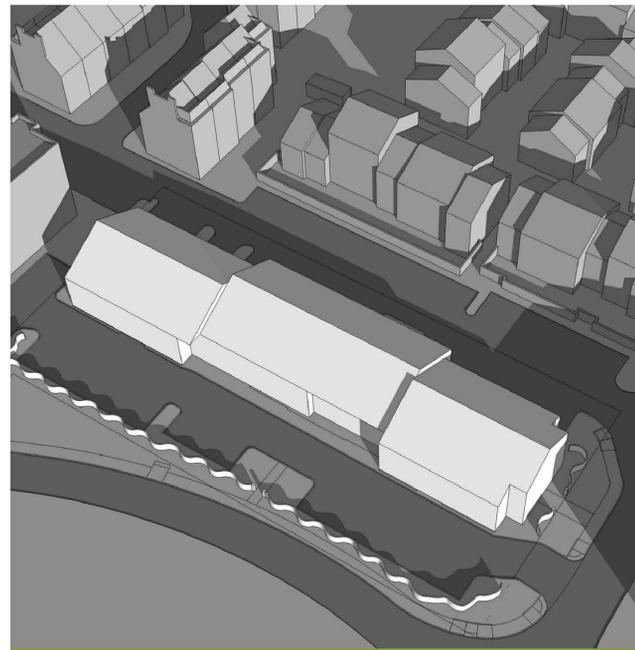
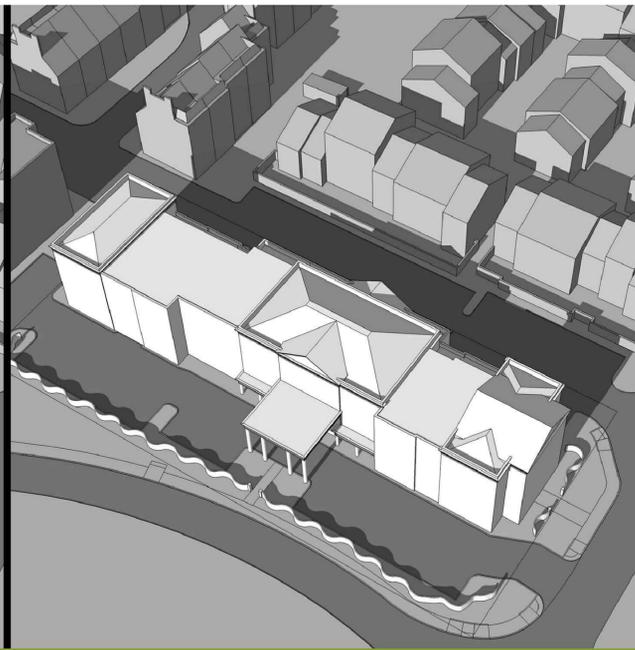
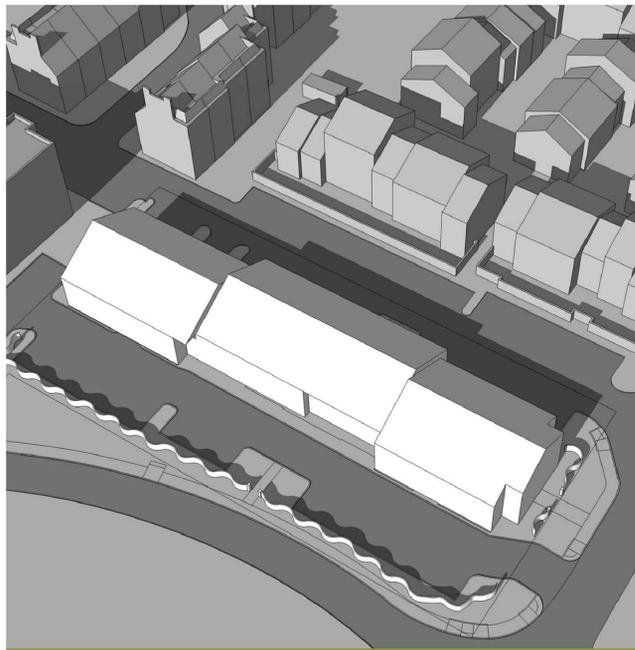
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EXISTING

PROPOSED

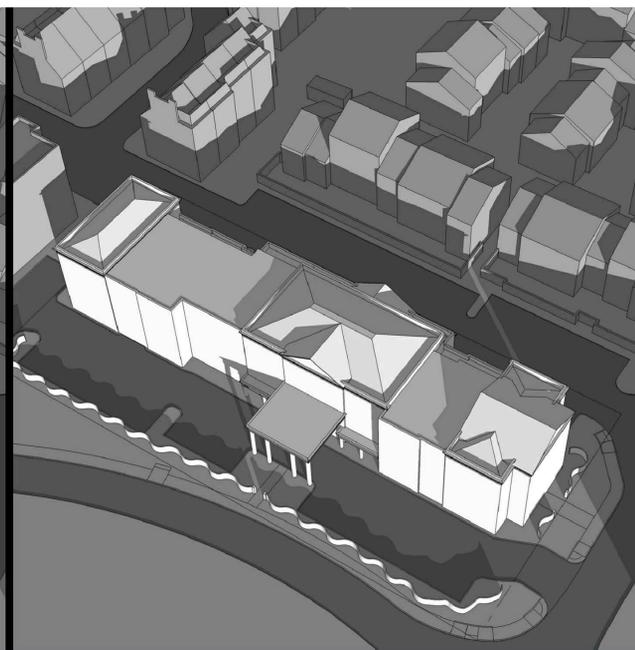
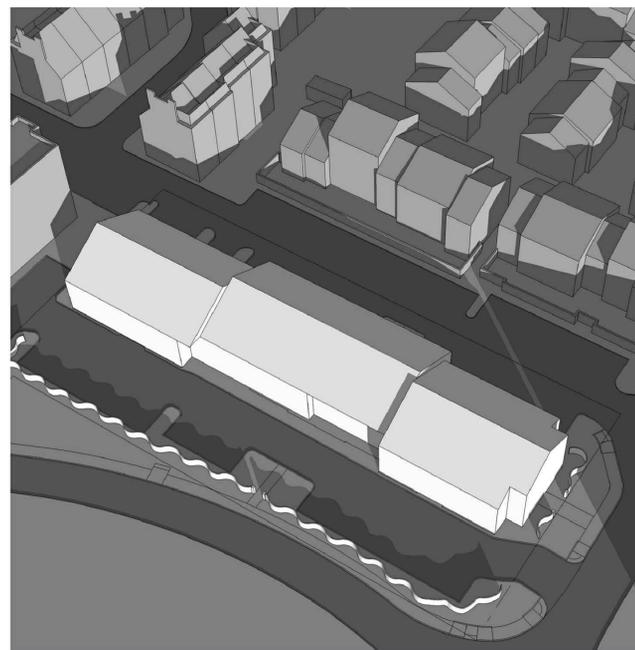
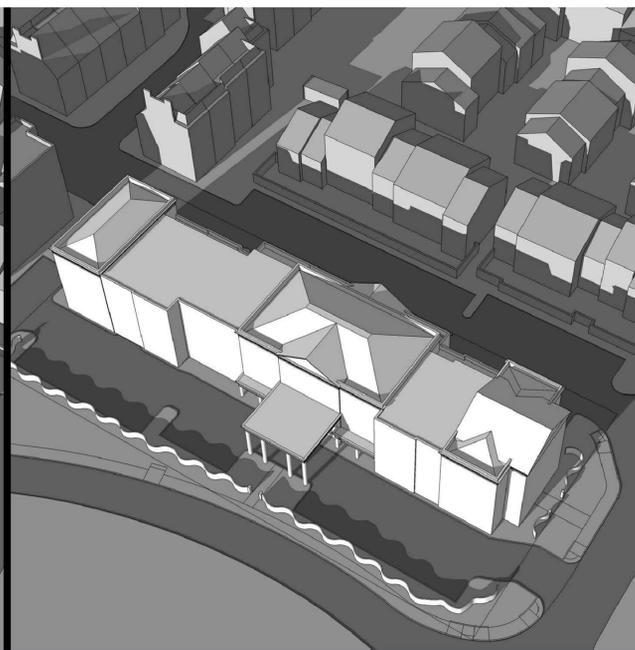
EXISTING

PROPOSED



5:50 P.M.

2:50 P.M.



6:50 P.M.

3:30 P.M.

SUMMER

WINTER



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ARCHITECTURE

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14.059

REVISIONS

DATE	DESCRIPTION

PRELIMINARY  
SITE PLAN  
08.14.15

SHADOW STUDY

SHEET NO.

A4.2

A

AERIAL VIEW  
N.T.S.

**APPROVED**  
SPECIAL USE PERMIT NO. 2014-0043  
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. \_\_\_\_\_ PAGE NO. \_\_\_\_\_