DSUP2015-00018 (extension)

FINAL SITE PLAN

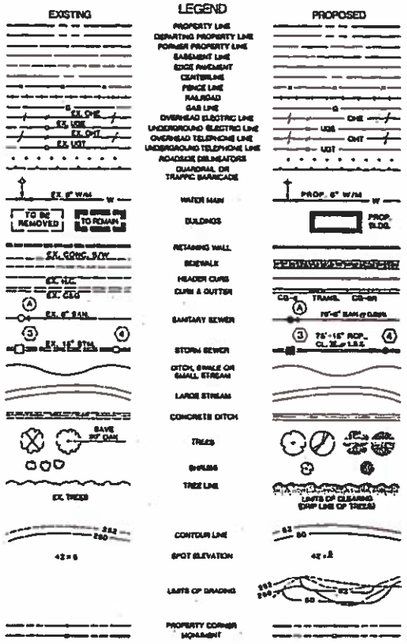
KING STREET EXCHANGE

PHASE II

CITY OF ALEXANDRIA, VIRGINIA

SITE PLAN NO. 88-044

VICINITY MAP
NOT TO SCALE



OWNER/DEVELOPER
UPPER KING STREET ASSOCIATES, L.P.
c/o THE OLIVER CARR CO.
1700 PENNSYLVANIA AVENUE NW.
SUITE 900
WASHINGTON, D.C. 20006

ARCHITECT
MICHAEL & MICHAEL, INC.
801 NORTH FAIRFAX STREET
ALEXANDRIA, VIRGINIA 22314

PREPARED BY

Gordon Associates
CIVIL ENGINEERS • LAND PLANNERS • SURVEYORS
1806 ROBERT FULTON DRIVE
RESTON, VIRGINIA 22091
TELEPHONE: 703-860-3600 / 703-620-6250

PROJECT MANAGER: JOHN HO
PROJECT ENGINEER: JIM WEBBER
GA PROJECT NO. 930-0001

RECEIVED
JUN 5 2015
PLANNING & ZONING

Released
OSB
8/4/89

LIST OF DRAWINGS

1 COVER SHEET
2 GENERAL NOTES, APPROVED VARIANCES
3 PARKING PLAN LOWER LEVEL
4 SITE PLAN GRADE LEVEL
5 SITE PLAN PLAZA LEVEL
6 DETAILS AND COMPUTATIONS
7 STORM SEWER PLAN AND PROFILE
8 WATERMAIN AND SANITARY SEWER PLAN AND PROFILE
9 EROSION AND SEDIMENTATION CONTROL PLAN
10 LANDSCAPE PLAN

APPROVED
DEPT. OF TRANSPORTATION AND ENVIRONMENTAL SERVICES
ALEXANDRIA, VIRGINIA
CHAIRMAN, PLANNING COMMISSION
(DATE)
DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES

COMMONWEALTH OF VIRGINIA
RICHARD F. GEISHOLD
PROFESSIONAL ENGINEER

88-044

SHEET 1 OF 10

930-0001

DRAWING NUMBER

88-044 1 OF 10
KING ST. EXCHANGE
PHASE II
COVER SHEET

DRAWING NUMBER

DRAWING NUMBER

88-044 2 OF 10
KING ST. EXCHANGE
PHASE II
GEN. NOTES, VARIANCES

DRAWING NUMBER
88-044

VARIANCES

BZA CASE 5710

REQUESTED VARIANCES:

Section 7-6-44(b)(2) Vision Clearance: The applicant requests a variance from Section 7-6-44(b)(2) of the Zoning Ordinance, which prohibits structures, fences, shrubbery or other obstructions to vision more than 3 1/2 feet above curb level within the area enclosed by the centerline of intersecting streets and a line joining points on such center lines 75 feet from their intersection. A variance from this vision clearance setback requirement is requested for a portion of proposed Building 4 (as shown on the attached plans) to be located at the intersection of Prince Street and the narrow right-of-way formed by an L-shaped extension of Dechantal Street. Approximately 15 feet of the office building projects into the vision clearance setback area.

Section 7-6-42(f)(2) Building Setback Ratio from Street: The applicant requests a variance from the application of Section 7-6-42(f)(2) of the Zoning Ordinance, which provides that the allowable height of a building at any point shall not exceed twice the distance from the face of the building at that point to the centerline of the street facing such building. This variance is requested for Buildings 2 and 4, as shown on the attached plans.

(A) Building #2 as shown on the applicant's plan, is 55 feet high. Based on this height, a setback of 27.50 feet from the centerline of Dechantal Street is required. The proposed building setback is 18.00 feet. Therefore, a variance of 9.50 feet is requested.

(B) Building #4, as shown on the applicant's plan, is 43 feet and 7 inches high. Based on this height, a setback of 21 feet and 9 1/2 inches from the centerline of the "L" shaped extension of Dechantal Street is required. The proposed building setback is approximately 15 feet. Therefore, a variance of approximately 6 feet and 9 1/2 inches is requested.

DOCKET ITEM #34 BZA CASE #5710

BOARD OF ZONING APPEALS
THURSDAY, SEPTEMBER 8, 1988

ADDRESS: 156-A, 156-B & 156-C DAINGERFIELD ROAD
1625 & 1625-A PRINCE STREET
(Between Dechantal St., Prince St. & Daingerfield Rd.)
ZONE: C-3, COMMERCIAL

CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED APPEAL
7-6-42(f)(2)	Setback Ratio	(see staff report)		
7-6-44(b)(2)	Vision Clearance	(see staff report)		

DISCUSSION:

The property in question is composed of five (5) lots of record located within the block bounded by Dechantal Street, Dangerfield Road, Prince Street and an "L" shaped extension of Dechantal Street.

MAJOR THOROUGHFARE PLAN:

Dechantal, Dangerfield Streets: Local Streets
Prince Street: Residential Collector

ZONING HISTORY:

The subject property has been zoned C-3 since adoption of the Third Revised Zoning Map in 1951.

APPLICANT'S PROPOSAL:

The applicant proposes to construct four (4) five-story office buildings as the subject property. A site plan for the office buildings will be required.

VARIANCES APPROVED SEPTEMBER 14, 1988
BY CITY OF ALEXANDRIA BOARD OF ZONING APPEALS.

BENCHMARK

EXISTING SANITARY SEWER MANHOLE #1 LOCATED AT INTERSECTION OF PRINCE STREET AND DAINGERFIELD ROAD, INVERT OUT (EX. 24") =4.98.

ZONING REGULATIONS

ZONE: C-3
PLANNING DISTRICT: I
HEIGHT DISTRICT: 3
USE: OFFICES, STRUCTURED PARKING

MINIMUM YARD REQUIREMENTS:
FRONT YARD - NO REQUIREMENT
SIDE YARD - NO REQUIREMENT
REAR YARD - NO REQUIREMENT

OPEN SPACE: NO REQUIREMENT

PARKING TABULATION

PARKING REQUIRED: (KING STREET METRO PARKING DISTRICT)

ONE SPACE PER 600 SQ. FT. OF NFA WITH APPROVAL OF A TRANSPORTATION MANAGEMENT PLAN (T.M.P.) (APPROVED 1/5/89 - S.U.P. #2202)

WITH APPROVED T.M.P., REQUIRED PARKING = 170,400/600 = 284.2 = 284 SPACES

PARKING SPACES PROVIDED:

PARKING LEVEL	STANDARD	CARPOOL	COMPACT	HANDICAP	TOTAL
GRADE	12	14	78	4	108
LOWER	79	0	86	3	168
TOTAL	91	14	164	7	276

CREDITED CARPOOL SPACES = 28

TOTAL PARKING SPACES PROVIDED = 276 + 28 = 304

SEWER TABULATION

EXISTING SANITARY SEWER

EX. M.H. 1	TOP	= 12.31
	INV. IN (24")	= 4.99
	INV. IN (12")	= 9.01
	INV. OUT (24")	= 4.98
EX. M.H. 11	TOP	= 13.09
	INV. IN (6")	= 6.32
	INV. IN (6")	= 7.27
	INV. IN (24")	= 5.69
	INV. OUT (24")	= 5.64
EX. M.H. 13	TOP	= 12.54
	INV. IN (6")	= 6.62
	INV. IN (6")	= 6.54
	INV. OUT (6")	= 6.52
EX. M.H. 17	TOP	= 12.36
	INV. IN (6")	= 6.77
	INV. OUT (6")	= 6.72
EX. M.H. 18	TOP	= 12.74
	INV. IN (12")	= 6.79
	INV. OUT (6")	= 6.75

EXISTING STORM SEWER

EX. M.H. 6	TOP	= 12.14
	INV(BOX CULVERT)	= 5.06
EX. C.B. 7	TOP	= 12.45
	INV. IN (12")	= 10.10
	INV. IN (12")	= 10.37
	INV. IN (15")	= 9.05 (FROM 10)
	INV. OUT (18")	= 8.65
EX. C.B. 6	TOP	= 12.43
	INV. IN (12")	= 10.06
	INV. IN (12")	= 10.77
	INV. IN (12")	= 10.60
	INV. OUT (15")	= 9.70 (TO 9)
EX. M.H. 14	TOP	= 11.93
	INV. IN (12")	= 7.92
	INV. IN (12")	= 9.43
	INV. OUT (12")	= 7.77
EX. M.H. 19	TOP	= 12.76
	INV. IN (12")	= 11.46
	INV. IN (18")	= 7.16
	INV. OUT (18")	= 6.91
EX. C.B. 20	TOP	= 13.01
	INV. OUT (12")	= 9.21

GENERAL NOTES:

1. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON CITY OF ALEXANDRIA ASSESSMENT MAP NUMBER 63.04-09, PARCELS 6 & 7, AND 73.02-04 PARCELS 2, 3, 4, 5, & 6.
2. THE PROPERTY IS ZONED C-3 AND IS LOCATED WITHIN THE KING STREET METRO PARKING DISTRICT.
3. THE PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT.
4. BOUNDARY AND TOPOGRAPHIC SURVEY BY WILLIAM H. GORDON ASSOCIATES, INC. CONTOUR INTERVAL 2'.
5. ALL CONSTRUCTION SHALL CONFORM TO CITY OF ALEXANDRIA AND DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
6. THE PERMITTEE SHALL PROVIDE ADEQUATE MEANS OF CLEANING TRUCKS AND/OR OTHER EQUIPMENT OF MUD PRIOR TO ENTERING THE VDOT RIGHT-OF-WAY, AND IT IS THE PERMITTEE'S RESPONSIBILITY TO CLEAN STREETS OF MUD AND/OR ALLAY DUST AND TO TAKE WHATEVER MEASURES NECESSARY TO INSURE THAT THE STREETS ARE KEPT IN A CLEAN AND DUST FREE CONDITION AT ALL TIMES. SILTATION AND EROSION CONTROL PRACTICES ARE SHOWN ON SHEET 8
7. SITE TO BE SERVICED BY PUBLIC WATER AND SANITARY SEWER SYSTEMS.
8. ALL UTILITIES SERVING THIS SITE ARE TO BE PLACED UNDERGROUND.
9. LOCATION OF EXISTING UNDERGROUND UTILITIES TAKEN FROM AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS BEFORE STARTING CONSTRUCTION. FURTHER, THIS FIRM IS NOT RESPONSIBLE FOR ANY UNDERGROUND CONDITIONS WHICH WOULD IN ANY WAY INTERFERE WITH CONSTRUCTION.
10. IMPROVED STREETSCAPE IS COMPLETE AT THIS PORTION OF DAINGERFIELD ROAD (I.E., "GADSBY" LIGHTS, STREET TREES, BRICK SIDEWALK). THE EXISTING STREET TREES ARE TO BE RELOCATED AND ADDITIONAL STREET TREES ADDED TO THE DAINGERFIELD ROAD FRONTAGE. THE STREETSCAPE FOR THE PRINCE STREET FRONTAGE IS TO BE CONSTRUCTED PER THE LANDSCAPE PLAN. ADDITIONAL STREET TREES HAVE BEEN ADDED TO THE PRINCE STREET AND DAINGERFIELD ROAD FRONTAGES IN ORDER TO ACHIEVE THE COVERAGE REQUIREMENTS IN ACCORDANCE WITH THE CITY CODE. STREET TREES HAVE BEEN ADDED TO MEET THE REQUIREMENTS FOR DIAGONAL ROAD. ALL STREET TREES, BRICK SIDEWALK, AND "GADSBY" LIGHTS WILL BE INSTALLED TO CITY STANDARDS. SEE LANDSCAPE PLAN FOR DETAILS.
11. EXISTING PARKING METERS ON PRINCE STREET TO REMAIN.
12. STORMWATER MANAGEMENT NOTE: DUE TO THE FACT THAT THE SITE IS AN EXISTING PARKING LOT, THE RUNOFF COEFFICIENT ("C" FACTOR) WILL NOT BE INCREASED BY THE PROPOSED DEVELOPMENT OF THIS SITE. THIS, ALONG WITH THE FACT THAT THE SITE IS NEAR THE BOTTOM OF THE HOOFFS RUN WATERSHED WOULD NEGATE THE NEED FOR STORMWATER MANAGEMENT ON THE SITE.
13. DECHANTEL STREET TO BE KEPT OPEN TO THROUGH TRAFFIC AT ALL TIMES.
14. A SEPERATE BUILDING PERMIT WILL BE REQUIRED FOR SHEETING AND SHORING.
15. ALEXANDRIA ARCHAEOLOGY (703-838-4399) TO BE CONTACTED AT LEAST ONE MONTH PRIOR TO ANY GROUND DISTURBANCE. IF SIGNIFICANT ARCHAEOLOGICAL RESOURCES ARE DISCOVERED, ARCHAEOLOGISTS NEED TO BE ON-SITE, MAY REQUIRE ASSISTANCE OF MACHINERY AND OPERATORS, AND MAY REQUIRE CHANGES IN SITE ALTERATION. THE ARCHAEOLOGICAL WORK SHALL NOT CAUSE DELAYS TO CONSTRUCTION SCHEDULE.
16. A TRAFFIC MANAGEMENT PLAN WAS APPROVED JANUARY 5, 1989 (SPECIAL USE PERMIT #2202).
17. ANY UTILITY POLES TO BE RELOCATED WILL BE DONE AT THE DEVELOPER'S EXPENSE.
18. A CHECK PAYABLE TO THE CITY OF ALEXANDRIA IN THE AMOUNT OF $3000.00 SHALL BE SUBMITTED TO ENSURE THAT THE PUBLIC RIGHT-OF-WAY WILL BE KEPT CLEAR OF ALL MUD, DIRT, AND DEBRIS DURING CONSTRUCTION. ANY UNUSED PORTION WILL BE RETURNED.

APPROVED
DEPT. OF TRANSPORTATION AND ENVIRONMENTAL SERVICES
ALEXANDRIA, VIRGINIA
CHAIRMAN OF PLANNING COMMISSION
26 July '89
DATE
DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES

BUILDING AREA TABULATION:

BUILDING NUMBER	GROSS FLOOR AREA (SQ. FT.)	NET FLOOR AREA* (SQ. FT.)
1	26,117	22,385
2	49,576	46,093
3	60,827	47,234
4	50,002	54,787
TOTAL	186,522	170,499*

BUILDING #	1,2,3,4	1	2,3,4
SITE AREA	68,578 SQ. FT.	7,463 SQ. FT.	61,115 SQ. FT.
TOTAL BUILDING GROSS FLOOR AREA	187,195 SQ. FT.	26,117 SQ. FT.	160,406 SQ. FT.
TOTAL BUILDING NET FLOOR AREA	172,072 SQ. FT.	22,385 SQ. FT.	148,114 SQ. FT.
ALLOWABLE FLOOR AREA RATIO (F.A.R.)	3.0	3.0	3.0
ACTUAL FLOOR AREA RATIO (F.A.R.)	2.4862 (170,499/68,578)	2.9995 (22,385/7,463)	2.4236 (148,114/61,115)

* NET FLOOR AREA PER CITY CODE FOR F.A.R. CALCULATION

Released GSB 8/4/89

COMMONWEALTH OF VIRGINIA
RICHARD J. GRISWOLD
19098
4-18-89
PROFESSIONAL ENGINEER

Revisions	GENERAL NOTES, APPROVED VARIANCES
	KING STREET EXCHANGE PHASE II
	CITY OF ALEXANDRIA, VIRGINIA

Survey WHGA
Design J. WEBBER
Drawn D. HILL
Checked S. HINCKLEY
Scale Horz Vert
Date MARCH 31,1989

Gordon Associates
CIVIL ENGINEERS • LAND PLANNERS • SURVEYORS
1806 Robert Fulton Drive
Reston, Virginia 22091
703-860-3600

Sheet 2 of 10
930-0001

88-044

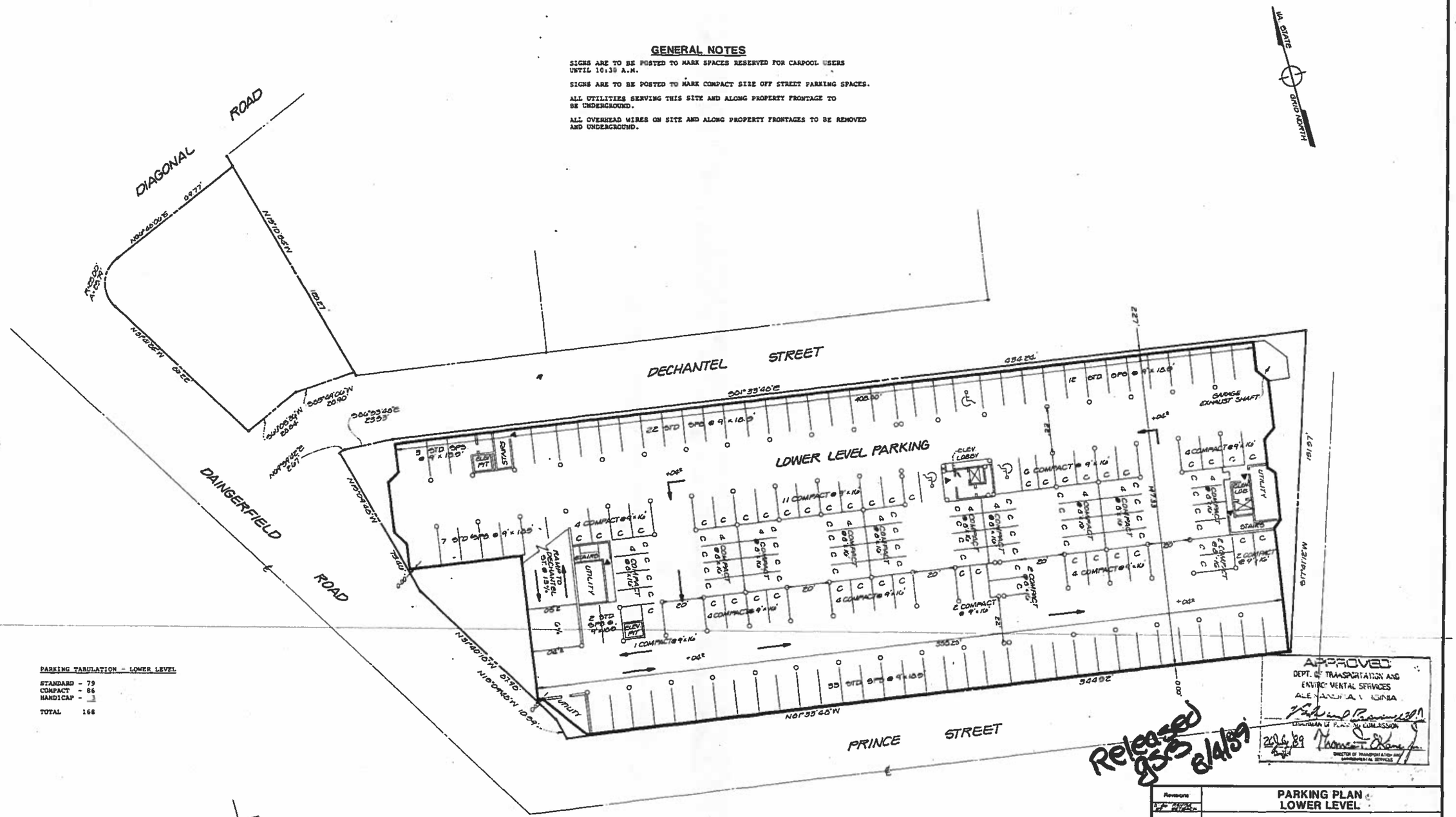
GENERAL NOTES

SIGNS ARE TO BE POSTED TO MARK SPACES RESERVED FOR CARPOOL USERS UNTIL 10:30 A.M.

SIGNS ARE TO BE POSTED TO MARK COMPACT SIZE OFF STREET PARKING SPACES.

ALL UTILITIES SERVING THIS SITE AND ALONG PROPERTY FRONTAGE TO BE UNDERGROUND.

ALL OVERHEAD WIRES ON SITE AND ALONG PROPERTY FRONTAGES TO BE REMOVED AND UNDERGROUND.



PARKING TABULATION - LOWER LEVEL

STANDARD - 79
COMPACT - 86
HANDICAP - 3

TOTAL 168

UNDERGROUND PARKING SHALL BE EQUIPPED WITH SPRINKLER SYSTEMS.

▲ PEDESTRIAN ENTRANCE TO ELEVATOR/STAIRS

APPROVED
DEPT. OF TRANSPORTATION AND ENVIRONMENTAL SERVICES
ALEXANDRIA, VIRGINIA
CHAIRMAN OF PLANNING COMMISSION
DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES

Released gsm 8/4/89

COMMONWEALTH OF VIRGINIA
RICHARD E. GRIFFITH
PROFESSIONAL ENGINEER

88-044

Revisions	PARKING PLAN LOWER LEVEL
	KING STREET EXCHANGE PHASE II
	CITY OF ALEXANDRIA, VIRGINIA
Survey: WHGA	Scale: Horz 1" = 20' Vert
Design: J. WEBBER	
Drawn: D. HILL	Date MARCH 31, 1989
Checked: S. HUNDLEY	

Gordon Associates
CIVIL ENGINEERS • LAND PLANNERS • SURVEYORS
1806 Robert Fulton Drive
Reston, Virginia 22091
703-860-3600

Sheet 3 of 10
930-0001

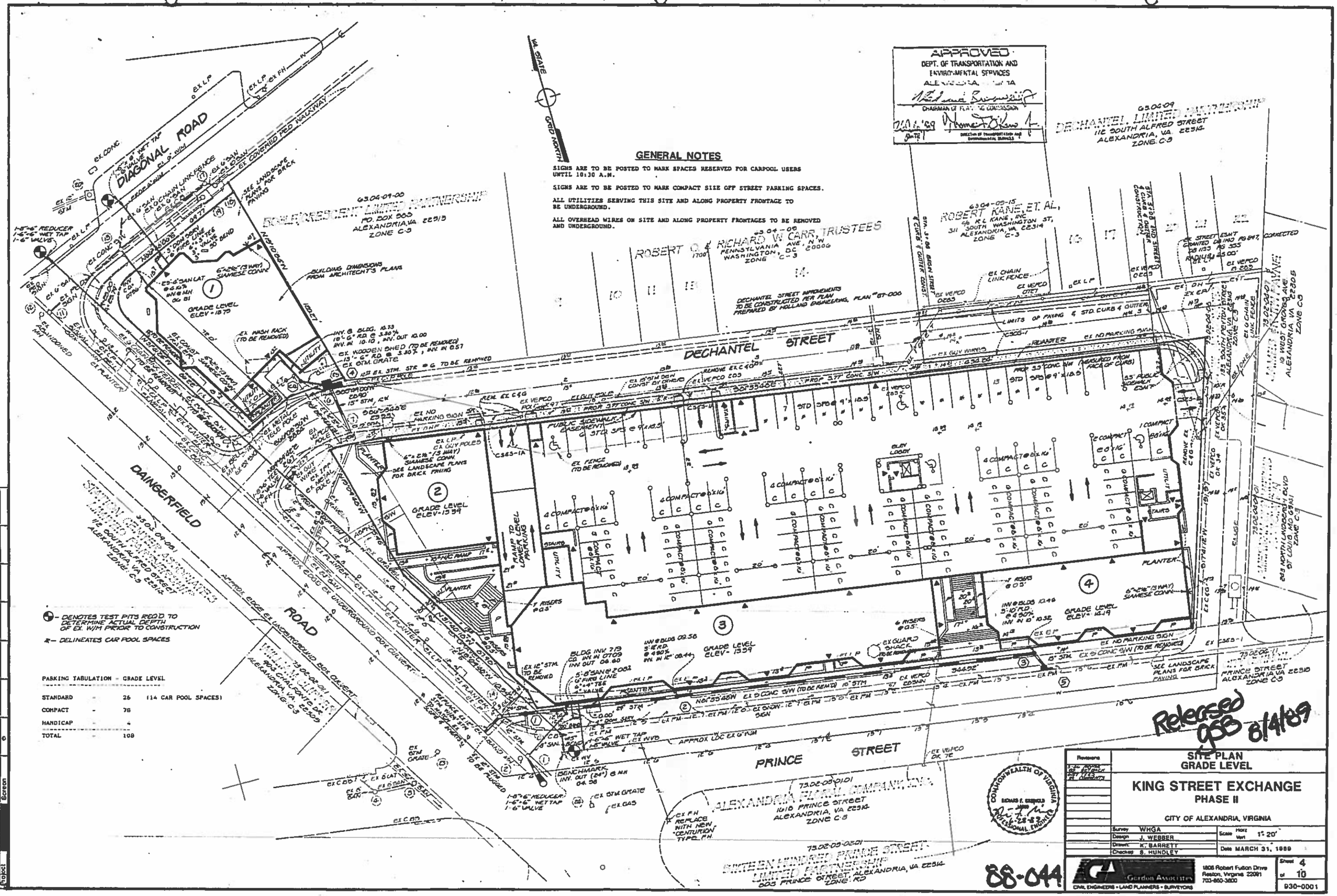
DRAWING NUMBER

DRAWING NUMBER 88-044

DRAWING NUMBER

Composite	6CDMT-3
Overlay Identification	6CDMT-3
Scribe	
Project	

3 OF 10
KING ST. EXCHANGE
PHASE II
PARKING - LOWER LEVEL



GENERAL NOTES

SIGNS ARE TO BE POSTED TO MARK SPACES RESERVED FOR CARPOOL USERS UNTIL 10:30 A.M.

SIGNS ARE TO BE POSTED TO MARK COMPACT SIZE OFF STREET PARKING SPACES.

ALL UTILITIES SERVING THIS SITE AND ALONG PROPERTY FRONTAGE TO BE UNDERGROUND.

ALL OVERHEAD WIRES ON SITE AND ALONG PROPERTY FRONTAGES TO BE REMOVED AND UNDERGROUND.

PARKING TABULATION - GRADE LEVEL

STANDARD	-	26	(14 CAR POOL SPACES)
COMPACT	-	78	
HANDICAP	-	4	
TOTAL	-	108	

SITE PLAN
GRADE LEVEL

KING STREET EXCHANGE
PHASE II

CITY OF ALEXANDRIA, VIRGINIA

Survey	WHGA	Scale Horz	1" 20'
Design	J. WEBBER	Vert	
Drawn	K. BARRETT	Date	MARCH 31, 1989
Checked	S. HUNDLEY		

GORDON ASSOCIATES
CIVIL ENGINEERS • LAND PLANNERS • SURVEYORS
1808 Robert Fulton Drive
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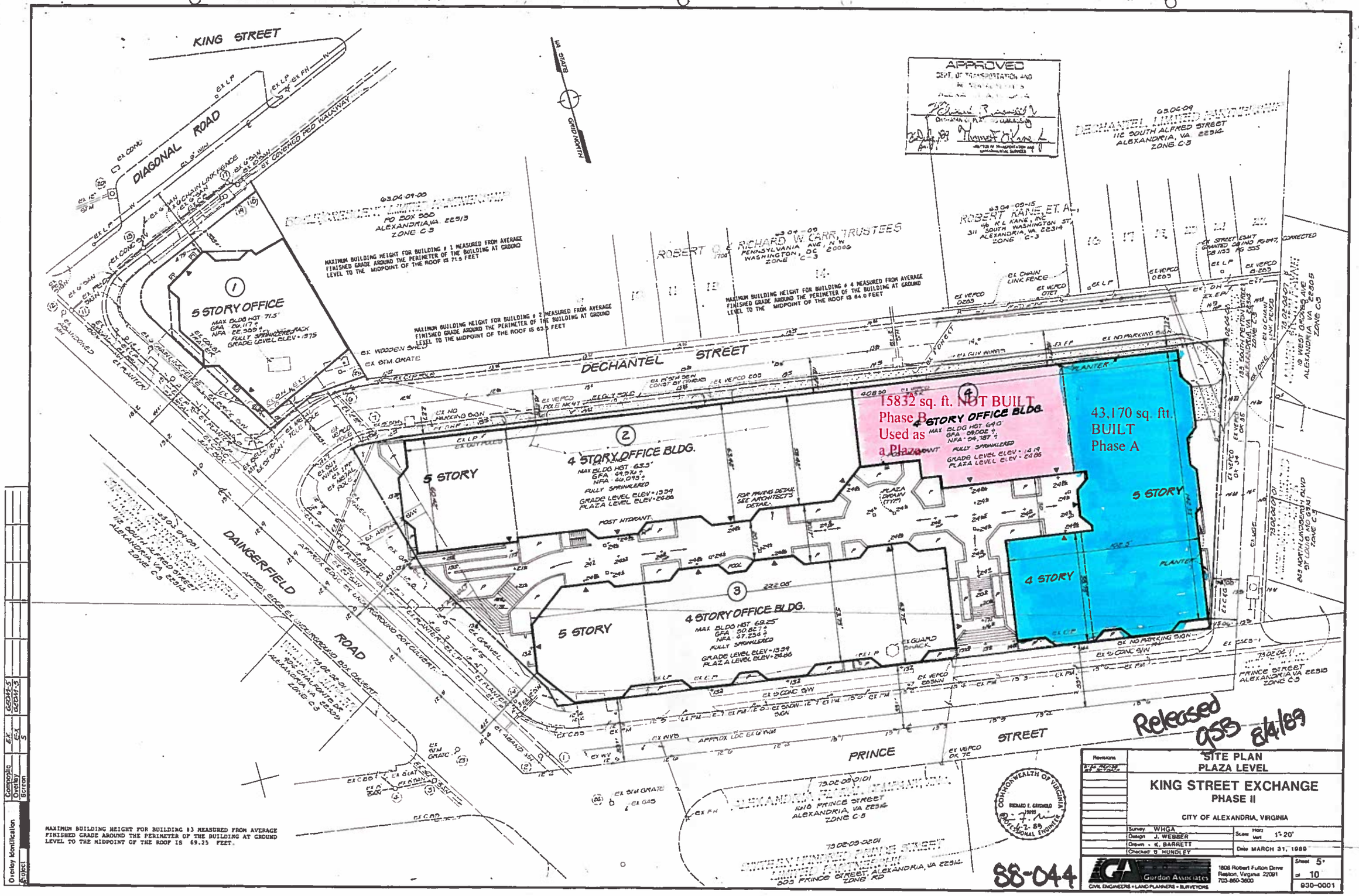
Sheet 4 of 10
930-0001

DRAWING NUMBER 88-044


KING STREET
DIAGONAL ROAD
DAINGERFIELD ROAD
DECHANTEL STREET
PRINCE STREET
5 STORY OFFICE
4 STORY OFFICE BLDG.
5 STORY
4 STORY OFFICE BLDG.
5 STORY
4 STORY OFFICE BLDG.
5 STORY
4 STORY
15832 sq. ft. NOT BUILT
Phase B
Used as
a Plaza
43,170 sq. ft.
BUILT
Phase A
APPROVED
ROBERT & RICHARD W. CARR, TRUSTEES
ROBERT KANE, ET AL.
DECHANTEL LIMITED PARTNERSHIP
MAXIMUM BUILDING HEIGHT FOR BUILDING # 3 MEASURED FROM AVERAGE FINISHED GRADE AROUND THE PERIMETER OF THE BUILDING AT GROUND LEVEL TO THE MIDPOINT OF THE ROOF IS 69.25 FEET.
Released
QSB 8/4/89
88-044
SITE PLAN
PLAZA LEVEL
KING STREET EXCHANGE
PHASE II
CITY OF ALEXANDRIA, VIRGINIA
Survey WHGA
Design J. WEBBER
Drawn K. BARRETT
Checked B. MUNDLEY
Scale Horz 1"=20'
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1806 Robert Fulton Drive
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Sheet 5 of 10
930-0001
DRAWING NUMBER
F1088
88-044
KING ST EXCHANGE
PHASE II
SITE PLAN PLAZA LEVEL

STORM SEWER DESIGN COMPUTATIONS

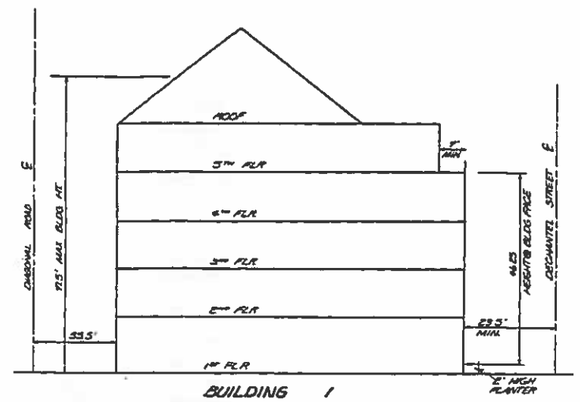
FROM	TO	TYPE STR.	DRAIN AREA (ACRES)	RUNOFF COEF. C	C x A IN CU.	C x A ACCUM.	TIME OF CONCENTRATION IN FLOW TO PIPE	TIME IN PIPE	ACCUM. TIME	I	PIPE (cm) DIAM.	PIPE (cm) ACCUM.	PIPE DIA.	SLOPE (%)	"n"	MAX. Q	VEL. FT./SEC.	PROFILE LENGTH	FALL	UPPER INV.	LOWER INV.	LOSSES	STATION	TOP ELEV.
3		JB	0.51	0.90	0.46	0.65			5	7.27	63	67	18"	0.90	0.015	66	3.6	187	0.93	0.00				12.80
	2																				8.07	0.42		
2		JB	0.60	0.90	0.72	1.37					5.C	10.0	24"	0.50		41	4.0	81	0.40	0.53				13.00
	1																				8.15	0.10		
1		JB	—	—	—	1.79					—	13.0	24"	1.05		65.5	7.4	13	0.21	8.05				12.75
	EX. MH	EX. MH		0.42	FROM ex. CB																7.84	0.07		
EX. MH		EX. MH	—	—	—	1.79					—	13.0	24"					11		7.77				11.93
	OUT													REPLACE EX. 12" STM w/ 11" x 19" RCP TO										
														MATCH EX. SLOPE & INVERTS										
EX. CB			0.47	0.90	0.42	0.42					30	30	18"	1.0		31	3.9	7	0.07	8.24				12.20
	1																				8.27	0.27		12.75
RD		MOD. Inlet	0.13	0.90	0.12	0.12					0.9	0.9	6"	3.90		0.9	4.3	13	0.53	10.73				
	CO																				10.10			
CO		CO	—	—	—	0.12					—	0.9	6"	3.50		0.9	4.3	13	0.45	10.00				
	4																				9.37			
4		CSD-1	0.22	0.90	0.20	0.32					1.3	2.3	12"	1.00		5.6	4.3	23	0.23	9.20				12.63
	EX 7																				9.21			
EX 7			0.13	0.90	0.14	0.46					1.0	3.3								8.63				12.03
	OUT											7.26	(INCLUDING 3.96 CFS FROM EX. 15" STM)											
5		CBDE-1	0.26	0.90	0.23	0.23					1.6	1.6	15"	0.50		4.0	3.25	10	0.05	10.20				12.45
	3																				10.25	0.25		
																					10.15			

DECHANTEL STREET ELEVATIONS

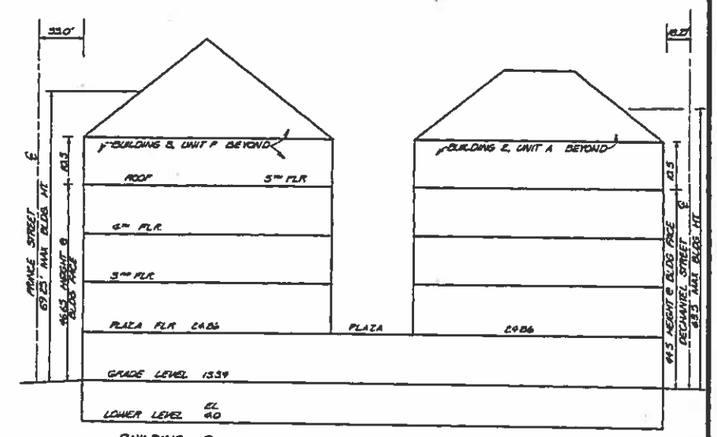
STA	DESCRIPTION	TOP OF CURB LEFT	CL	TOP OF CURB RIGHT
3+88	BEGIN CONSTRUCTION	14.21	14.05	14.21
4+00		14.27	14.11	14.27
4+25		14.40	14.24	14.40
4+50		14.52	14.36	14.52
4+75		14.65	14.49	14.65
5+00		14.77	14.61	14.77
5+08	PCCR RT, END CONSTRUCTION	14.81	14.65	14.81

TYPICAL BUILDING SECTIONS

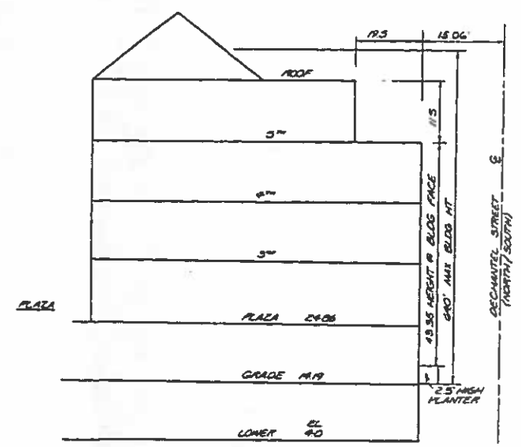
N.T.S.



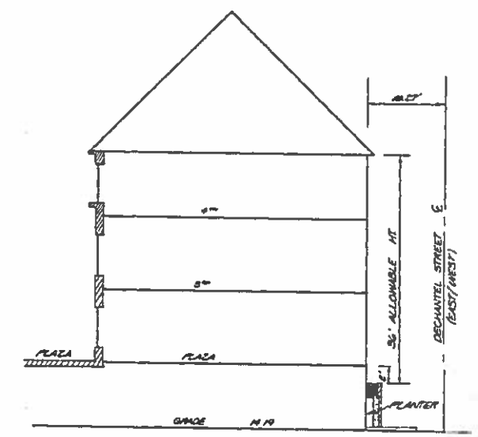
BUILDING 1



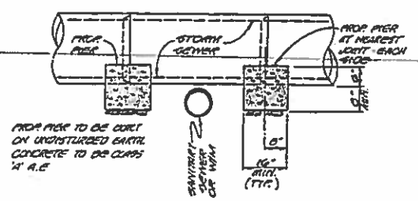
BUILDING 3 BUILDING 2

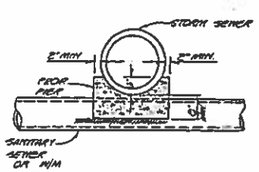


BUILDING 4

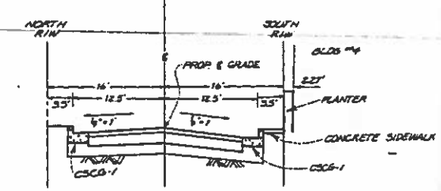


BUILDING 4 SECTION





CONCRETE PIER FOR STORM SEWER PIPE



TYPICAL SECTION (32' R/W)
DECHANTEL STREET STA 3+88 - STA 5+08

1" S-5 ASPHALT
2" I-2 ASPHALT
RC 250 EMULSION
9" SOIL CEMENT (5% BY WEIGHT)
95% COMPACTED SUBGRADE

BUILDING HEIGHT TABULATION

SETBACK REQUIREMENT

BLDG #	STREET	DIST. FROM CENTERLINE TO FACE OF BLDG. (FT)	2 x DISTANCE x ALLOWABLE HEIGHT FOR SETBACK REQUIREMENTS (FT)	ACTUAL BLDG. HEIGHT (FT)	MAX BLDG. HEIGHT (FT)
1	DIAGONAL	35.5	71.0	59.96	71.5
1	DAINGERFIELD	41.0	82.0	59.96	71.5
1	DECHANTEL	23.5	47.0	46.25	71.5
2	DECHANTEL *	18.27	36.54	* 55.0	63.5
2	DAINGERFIELD	45.0	90.0	55.0	63.5
3	DAINGERFIELD	41.0	82.0	57.15	69.25
3	PRINCE	33.0	66.0	57.15	69.25
4	DECHANTEL (E/W)	18.27	36.54	36.0	64.0
4	DECHANTEL (N/S) **	15.06	30.12	** 43.55	64.0
4	PRINCE	33.0	66.0	45.25	64.0

* VARIANCE APPROVED FOR 9.50 FT
55.0 FT / 2 = 27.50 FT
27.50 FT - 18.27 FT = 9.23

** VARIANCE APPROVED FOR 6' 9 1/2" = 6.79 FT
43.55 FT / 2 = 21.67 FT
21.67 FT - 15.06 = 6.61 FT

MAXIMUM ALLOWABLE BUILDING HEIGHT PER ZONING 77 FEET

APPROVED
DEPT. OF TRANSPORTATION AND ENVIRONMENTAL SERVICES
ALEXANDRIA, VIRGINIA
Director
26 May '89 Date
Director of Transportation and Environmental Services

Released
GSB 8/4/89

COMMONWEALTH OF VIRGINIA
RICHARD F. GROSWALD
No. 7 1989
5-18-89
PROFESSIONAL ENGINEER

Revisions	DETAILS AND COMPUTATIONS
	KING STREET EXCHANGE PHASE II
	CITY OF ALEXANDRIA, VIRGINIA
	Survey: WHGA — Scale: N/A
	Design: J. WEBBER
	Drawn: D. DIFRANGO / D. HILL — Date: MARCH 31, 1989
	Checked: S. HUNDLEY

Garden Associates
CIVIL ENGINEERS • LAND PLANNERS • SURVEYORS
1906 Robert Fulton Drive, Reston, Virginia 22091, (703) 860 3600

Sheet 6 of 10
930 - 0001

DRAWING NUMBER

DRAWING NUMBER 88-044

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88-044

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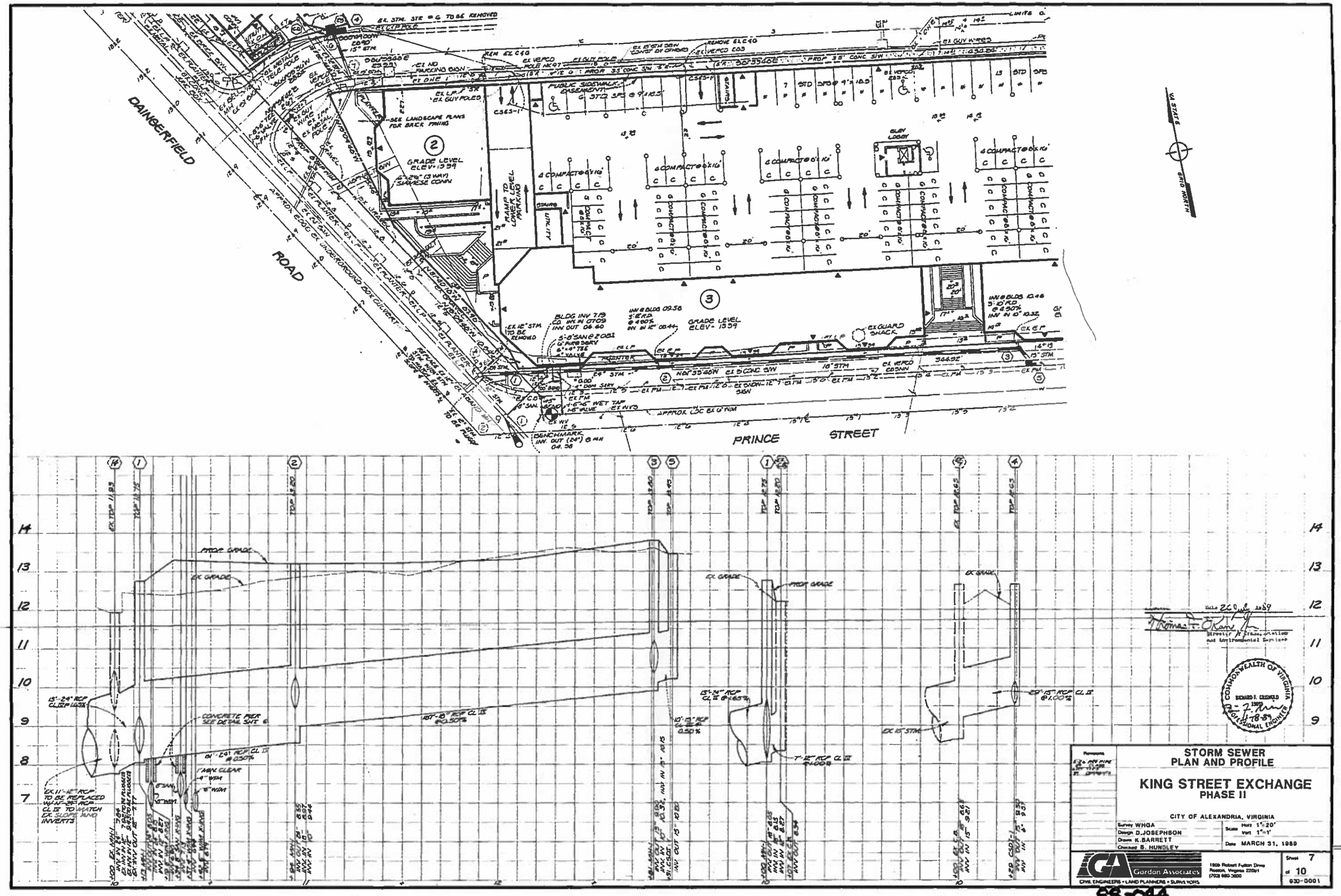
88-044



Revisions	**STORM SEWER PLAN AND PROFILE**
	KING STREET EXCHANGE PHASE II
	CITY OF ALEXANDRIA, VIRGINIA
Survey WHGA	Scale Horz 1"=20' Vert 1"=1'
Design D.JOSEPHSON	
Drawn K.BARRETT	Date MARCH 31, 1989
Checked S. HUNDLEY	
Gordon Associates — CIVIL ENGINEERS • LAND PLANNERS • SURVEYORS — 1908 Robert Fulton Drive Reston, Virginia 22091 (703) 860-3600	Sheet 7 of 10 — 930-0001

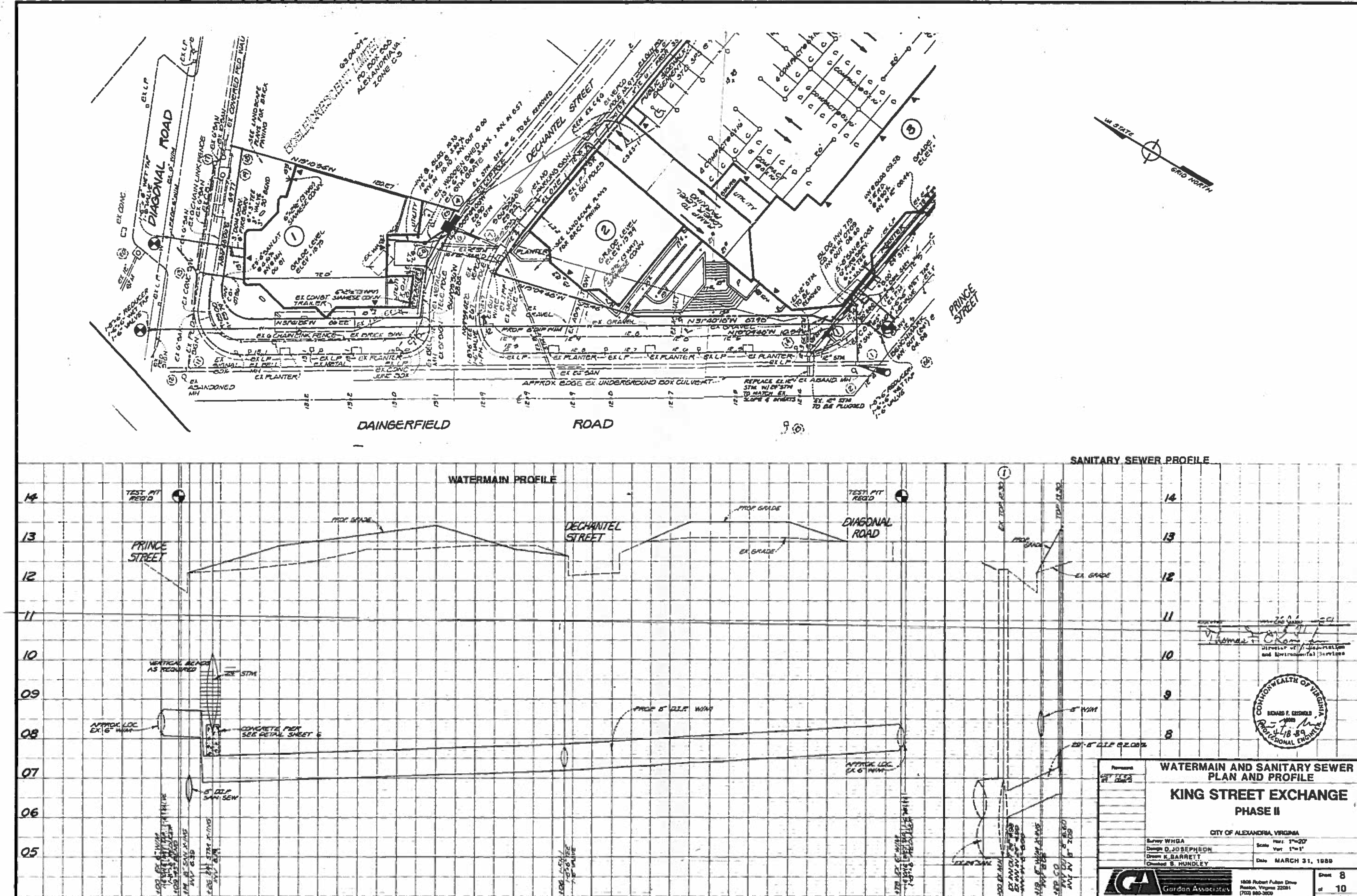
7 OF 10
-044
ING ST. EXCHANGE
PHASE II
STORM SEWER PLAN

88-044

DRAWING NUMBER

DRAWING NUMBER

88-044 KING ST. EXCHANGE PHASE II WATERMAIN & SANITARY 8 OF 10



APPROVED
Thomas F. O'Kane
Director of Transportation and Environmental Services

COMMONWEALTH OF VIRGINIA
RICHARD F. GRISWOLD
PROFESSIONAL ENGINEER
4-18-89

WATERMAIN AND SANITARY SEWER PLAN AND PROFILE

KING STREET EXCHANGE

PHASE II

CITY OF ALEXANDRIA, VIRGINIA

Survey WHGA	Scale Horz 1"=20' Vert 1"=1'
Design D. JOSEPHSON	
Drawn K. BARRETT	Date MARCH 31, 1989
Checked S. HUNDLEY	

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1809 Robert Fulton Drive, Reston, Virginia 22091

Sheet 8 of 10

930-0001

88-044

PRELIMINARY LANDSCAPE SCHEDULE

LANDSCAPE TABULATION:

TOTAL SITE AREA - 68,578 SQ. FT.
LANDSCAPED REQUIRED (25%) - 17,144 SQ. FT.
LANDSCAPED PROVIDED - 23,715 SQ. FT.

STREET TREES ALONG DAINGERFIELD ROAD TO BE TILIA TOMENTOSA, SILVER LINDEN.

STREET TREES ALONG PRINCE STREET TO BE GINKGO BILOBA, GINKGO.

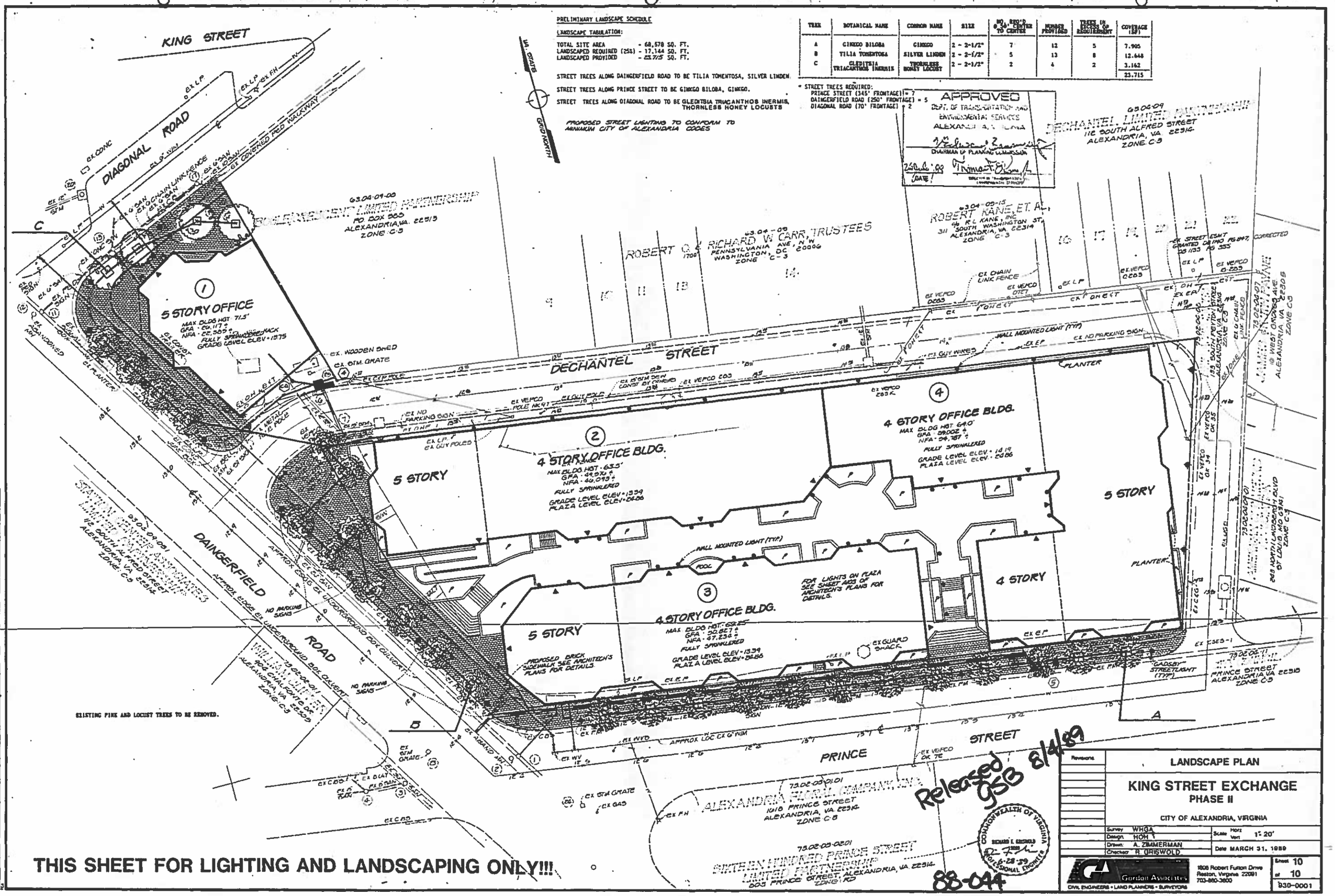
STREET TREES ALONG DIAGONAL ROAD TO BE GLEDITSIA TRIACANTHOS INERMIS, THORNLESS HONEY LOCUSTS

PROPOSED STREET LIGHTING TO CONFORM TO MINIMUM CITY OF ALEXANDRIA CODES

TREE	BOTANICAL NAME	COMMON NAME	SIZE	NO. REQ'D 0.34 CENTER TO CENTER	NUMBER PROVIDED	TREES IN EXCESS OF REQUIREMENT	COVERAGE (SF)
A	GINKGO BILOBA	GINKGO	2 - 2-1/2"	7	12	5	7.905
B	TILIA TOMENTOSA	SILVER LINDEN	2 - 2-1/2"	5	13	8	12.648
C	GLEDITSIA TRIACANTHOS INERMIS	THORNLESS HONEY LOCUST	2 - 2-1/2"	2	4	2	3.162
							23.715

* STREET TREES REQUIRED:
PRINCE STREET (345' FRONTAGE) = 7
DAINGERFIELD ROAD (250' FRONTAGE) = 5
DIAGONAL ROAD (70' FRONTAGE) = 2

APPROVED
DEPT. OF TRANSPORTATION AND ENVIRONMENTAL SERVICES
ALEXANDRIA, VIRGINIA
CHAIRMAN OF PLANNING COMMISSION
DATE



THIS SHEET FOR LIGHTING AND LANDSCAPING ONLY!!!

Revisions

LANDSCAPE PLAN

KING STREET EXCHANGE
PHASE II

CITY OF ALEXANDRIA, VIRGINIA

Survey: WHGA
Design: HOM
Drawn: A. ZIMMERMAN
Checked: R. GRISWOLD
Scale: Horz 1" 20' Vert
Date: MARCH 31, 1989

Gordon Associates
CIVIL ENGINEERS • LAND PLANNERS • SURVEYORS
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Reston, Virginia 22091
703-860-3600

Sheet 10 of 10
930-0001

DRAWING NUMBER 88-044

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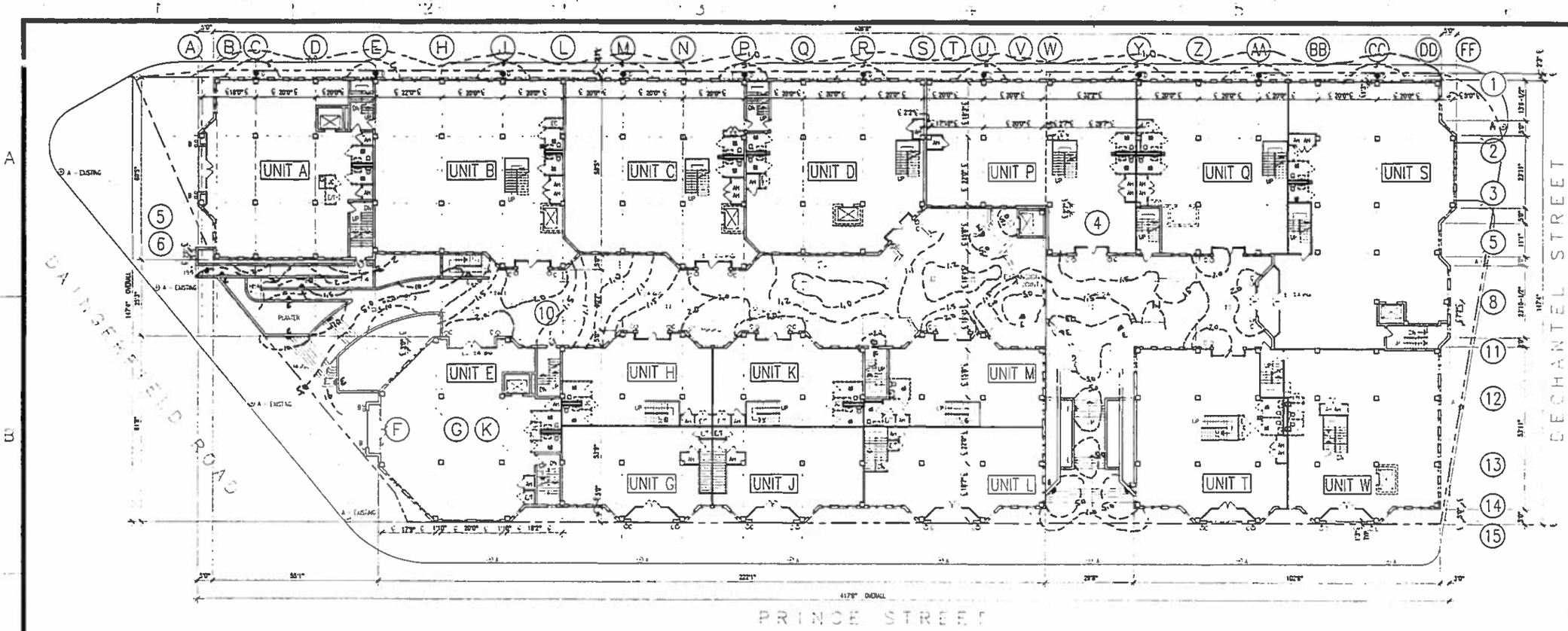
KING ST. EXCHANGE
PHASE II
LANDSCAPE



PRELIMINARY
LIGHT FIXTURE SCHEDULE

A	"TRADITIONAL" TYPE POLE LIGHT
B	STERNBERG FAIN 3147B, 35 WATT HPS, WALL SCONCE WALL MOUNT – 9'0" ABOVE GRADE
C	STERNBERG 3147B BB, 35 WATT HPS, WALL SCONCE WALL MOUNT – 9'0" ABOVE GRADE
D	BEGA 4945, 50 WATT HPS, DOWN LIGHT WALL MOUNT – 16'0" ABOVE GRADE
E	MOLDCAST [illegible], 50 WATT HPS, STEP LIGHT WALL MOUNT – 2'0" ABOVE PAVING
	MOLDCAST [illegible], 100 WATT, WALL CYLINDER WALL MOUNT – ABOVE DOOR
G	MOLDCAST [illegible]2709, 100 WATT, RECESSED DOWN LIGHT RECESS IN CEILING

APPROVED
DEPT. OF TRANSPORTATION AND
ENVIRONMENTAL SERVICES
ALEXANDRIA, VIRGINIA
DIRECTOR OF PLANNING & ZONING
26 Oct '89

Released
GSB 8/4/89

88-044

MICHAEL & MICHAEL AIA
801 NORTH FAIRFAX STREET
ALEXANDRIA, VIRGINIA 22314

KING STREET EXCHANGE
PLAZA LEVEL
1/16" = 1'0" ■ 17 FEB 89

A 103

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DRAWING NUMBER
PLAN HOLD CORPORATION • PALO ALTO, CALIFORNIA

88-044 10 OF 10
KING ST EXCHANGE
PHASE II
LIGHTING - PLAZA LEVEL
PLAN HOLD CORPORATION • PALO ALTO, CALIFORNIA