BLOCK "A1" PRELIMINARY PLAN

OAKVILLE

ALEXANDRIA, VIRGINIA

NARRATIVE DESCRIPTION OF DEVELOPMENT

THIS SITE IS BORDERED TO THE NORTH BY SWANN AVENUE; TO THE SOUTH BY BLOCK A2 (FANNON STREET IS TO THE SOUTH OF BLOCK A2); TO THE EAST BY JEFFERSON DAVIS HIGHWAY; AND TO THE WEST BY OAKVILLE STREET, THE SITE HAS BEEN REZONED TO A COORDINATED DEVELOPMENT DISTRICT (CDD #24).

THE EXISTING SITE CONSITS OF INDUSTRIAL/COMMERCIAL WAREHOUSE BUILDINGS.

THIS PROJECT CALLED "BLOCK A1" PROPOSES A MIXED-USE BUILDING WITH OFFICE ABOVE RETAIL AND AN AT-GRADE PLAZA. IT IS PART OF THE LARGER OAKVILLE DEVELOPMENT THAT PROPOSES TWO PHASES OF CONSTRUCTION. THIS BLOCK WILL BE DEVELOPED WITH PHASE I OF THE PROJECT ALONG WITH THE INFRASTRUCTURE WORK AND BLOCKS B & D. A SEPARATE PHASING PLAN HAS BEEN SUBMITTED FOR THIS PROJECT WHICH PROVIDES ADDITIONAL DETAILS/BREAKDOWN ON PHASING.

ACCESS TO THE SITE WILL BE FROM OAKVILLE STREET.

SPECIAL USE PERMITS/ZONING MODIFICATIONS/WAIVERS

1. DEVELOPMENT SPECIAL USE PERMIT WITH SITE PLAN
2. ENCROACHMENT APPLICATION
3. MECHANICAL PENTHOUSE HEIGHT MODIFICATION

COMPLETE STREETS

	New	Upgraded
Crosswalks (number)		
Standard	N/A	0
High Visibility	N/A	0
Curb Ramps	N/A	0
Sidewalks (LF)	675	0
Bicycle Parking (number of spaces)		
Public/Visitor	X	0
Private/Garage	X	0
Bicycle Paths (LF)	N/A	0
Pedestrian Signals	N/A	0

PREPARED BY:

christopher consultants

engineering · surveying · land planning

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9900 main street (fourth floor) · fairfax, va 22031-3907
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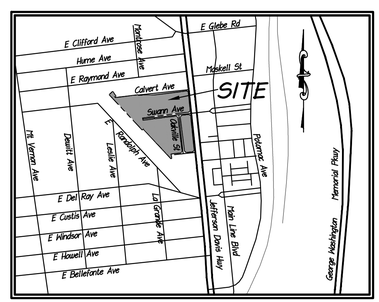

VICINITY MAP

SCALE 1"= 1000'

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COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
9/16/2016
PROFESSIONAL ENGINEER

DATE	REVISION
8/15/16	COMPLETENESS COMMENTS
8/30/16	COMPLETENESS COMMENTS #2
8/15/16	COMPLETENESS VERIFICATION

APPLICANT
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SUITE 200
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ASSOCIATES, INC.
11400 COMMERCE PARK DRIVE
RESTON, VA 20191
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ESI PEER REVIEW

APPROVED
SPECIAL USE PERMIT NO. 2015-00026
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.

C100

106978

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ZONING TABULATIONS

SITE ADDRESSES & TAX MAP NUMBERS: 025.03-02-20 (2412 JEFFERSON DAVIS HIGHWAY), 025.03-02-19 (2514 JEFFERSON DAVIS HIGHWAY), 025.03-02-18 (2500 OAKVILLE ST), 025.03-02-17 (400 FANNON ST.), 025.03-02-16 (405 SWANN AV), 025.03-02-15 (403 SWANN AV), 025.03-02-14 (300 SWANN AV), 025.03-02-13 (420 SWANN AV), 025.03-02-12 (2610 JEFFERSON DAVIS HY), AND 025.03-02-06 (400 CALVERT AV)

EXISTING ZONE: COORDINATED DEVELOPMENT DISTRICT (CDD #24)

PROPOSED ZONE: COORDINATED DEVELOPMENT DISTRICT (CDD #24)

SMALL AREA PLAN DISTRICT: POTOMAC WEST

EXISTING SITE AREA:

025.03-02-20 -	38,379 S.F. OR 0.881 AC.	(±80% IMPERVIOUS)	
025.03-02-19 -	24,084 S.F. OR 0.553 AC.	(±75% IMPERVIOUS)	
025.03-02-18 -	84,967 S.F. OR 1.95 AC.	(±95% IMPERVIOUS)	
025.03-02-17 -	15,540 S.F. OR 0.357 AC.	(±100% IMPERVIOUS)	
025.03-02-16 -	54,045 S.F. OR 1.24 AC.	(±95% IMPERVIOUS)	
025.03-02-15 -	34,339 S.F. OR 0.788 AC.	(±90% IMPERVIOUS)	
025.03-02-14 -	90,254 S.F. OR 2.07 AC.	(±98% IMPERVIOUS)	
025.03-02-13 -	86,998 S.F. OR 2.00 AC.	(±90% IMPERVIOUS)	
025.03-02-12 -	107,420 S.F. OR 2.47 AC.	(±95% IMPERVIOUS)	
025.03-02-06 -	24,384 S.F. OR 0.560 AC.	(±98% IMPERVIOUS)	
SUB-TOTAL	560,410 S.F. OR 12.87 AC.	(EXCLUDES RIGHT-OF-WAY)	(±95% IMPERVIOUS)
STREET VACATION	58,893 S.F. OR 1.32 AC.		
TOTAL	619,303 S.F. OR 14.22 AC.		

PROPOSED SITE AREA:

BLOCK A*	116,775 S.F. OR 2.68 AC.	(±90% IMPERVIOUS)	
BLOCK B	57,641 S.F. OR 1.32 AC.	(±90% IMPERVIOUS)	
BLOCK C	87,509 S.F. OR 2.01 AC.	(±80% IMPERVIOUS)	
BLOCK D	177,181 S.F. OR 4.07 AC.	(±85% IMPERVIOUS)	
025.03-02-06	24,384 S.F. OR 0.56 AC.	(±98% IMPERVIOUS)	
025.03-02-14 **	824 S.F. OR 0.02 AC.		
025.03-02-17 **	424 S.F. OR 0.01 AC.		
NN PARCEL **	5,826 S.F. OR 0.13 AC.	(±50% IMPERVIOUS)	
SUB-TOTAL	470,564 S.F. OR 10.803 AC.	(EXCLUDES RIGHT-OF-WAY)	(±85% IMPERVIOUS)
STREET DEDICATION	148,739 S.F. OR 3.41 AC.		
TOTAL	619,303 S.F. OR 14.22 AC.		

* BLOCK A1 IS PROPOSED WITH THIS PLAN AND CONTAINS 57,389 SF OR 1.32 AC.

* BLOCK A1 = 57,389 S.F. OR 1.32 AC., BLOCK A2 = 59,386 S.F. OR 1.36 AC.
** PARCEL DEDICATED TO THE CITY OF ALEXANDRIA

EXISTING USE:
025.03-02-20 - VACANT LAND-INDUSTRIAL
025.03-02-19 - AUTO DEALERSHIP
025.03-02-18 - OFFICE/COMM WHSE
025.03-02-17 - OFFICE/COMM WHSE
025.03-02-16 - OFFICE/COMM WHSE
025.03-02-15 - OFFICE/COMM WHSE
025.03-02-14 - OFFICE/COMM WHSE
025.03-02-13 - OFFICE/COMM WHSE
025.03-02-12 - OFFICE/COMM WHSE
025.03-02-06 - OFFICE/COMM WHSE

PROPOSED USE: RETAIL AND OFFICE

OPEN SPACE PROVIDED:

AT GRADE	13,338 S.F. (100 %)	NOTE: SEE LANDSCAPE SHEET L1.0 FOR DETAILED BREAKDOWN OF OPEN SPACE.
ABOVE GRADE	0 S.F. (0 %)	
TOTAL	13,338 S.F. (100 %)	

AVERAGE FINISHED GRADE: BLOCK A1 = 46.2'

SETBACK REQUIRED: N/A

SETBACK PROVIDED: 1' (WEST), 2' (NORTH), ±13' (EAST)

FRONTAGE REQUIRED: N/A

FRONTAGE PROVIDED: 94' (WEST), 228' (NORTH), 94' (EAST)

MAXIMUM BUILDING HEIGHT PROPOSED: 100' (SEE ARCHITECTURAL SHEET A6.00 FOR MORE INFORMATION)

PARKING REQUIRED: SEE PARKING TABULATIONS CHART ON THIS SHEET

PARKING PROVIDED: SEE PARKING TABULATIONS CHART ON THIS SHEET

PROPOSED STREET PARKING: SEE PARKING TABULATIONS CHART ON THIS SHEET

APPROXIMATE TOTAL AREA DISTURBED: 1.60 AC OR 69,500 SF

EXISTING AVG. DAILY TRIPS: 2100**

PROPOSED AVG. DAILY TRIPS: 6561**

** ADT FOR ENTIRE OAKVILLE DEVELOPMENT

NOTES:

1.) TO THE BEST OF OUR KNOWLEDGE THERE ARE AREAS ONSITE CONTAINING CONTAMINATED SOILS OR CONTAMINATED GROUNDWATER. A SITE CHARACTERIZATION REPORT WILL BE PROVIDED WITH THE FINAL SITE PLAN DUE TO THE SITE'S INDUSTRIAL HISTORY. A GROUNDWATER CONTAMINATION ANALYSIS AND ASSOCIATED MANAGEMENT PLAN WILL BE PROVIDED WITH SUBSEQUENT PLAN SUBMISSIONS AFTER THE COMPLETION OF THE PHASE II ENVIRONMENTAL REPORT.

2.) TO THE BEST OF OUR KNOWLEDGE THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS CURRENTLY LOCATED AT THE PROPERTY OR AREAS LOCATED WITHIN 1,000 FEET OF A SANITARY LANDFILL. RESIDUAL CONCENTRATIONS OF PETROLEUM HYDROCARBONS FROM UNDERGROUND STORAGE TANKS FORMERLY PRESENT AT THE PROPERTY ARE LIKELY TO BE ENCOUNTERED DURING EXCAVATION. APPROPRIATE PROCEDURES FOR THE HANDLING AND DISPOSAL OF PETROLEUM IMPACTED SOIL WILL BE ADDRESSED IN A SOIL MANAGEMENT PLAN. SHOULD ANY UNANTICIPATED UNDERGROUND STORAGE TANKS OR DRUMS BE ENCOUNTERED AT THE SITE, THE APPLICANT SHALL IMMEDIATELY NOTIFY THE CITY OF ALEXANDRIA FIRE DEPARTMENT AND DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, OFFICE OF ENVIRONMENTAL QUALITY.

3.) IN ACCORDANCE WITH THE CITY OF ALEXANDRIA'S MARINE CLAY AREAS MAP DATED NOVEMBER 1976, THERE ARE NO AREAS OF MARINE CLAY LOCATED IN THE VICINITY OF THIS SITE.

4.) THIS PROJECT IS NOT LOCATED WITHIN A COMBINED SEWER AREA.

5.) AN ARCHAEOLOGICAL CONSULTANT HAS BEEN ADDED TO THE TEAM TO COORDINATE WITH THE CITY. A SCOPE OF WORK REQUEST HAS BEEN SUBMITTED TO ALEXANDRIA ARCHAEOLOGY AND A RESPONSE IS PENDING.

6.) THIS SITE IS LOCATED IN THE POTOMAC RIVER WATERSHED.

SANITARY OUTFALL NARRATIVE:

SEE SHEET C800.

STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICE (BMP) NARRATIVE:

SEE SHEETS C700 - C704.

EXISTING TREE INVENTORY - ONSITE

TREE #	SPECIES	SIZE (in)
141	PECAN	10
142	WILLOW OAK	16
143	WILLOW OAK	20
144	HONEY LOCUST	8
145	RED MAPLE	12
146	RED MAPLE	10
147	HONEY LOCUST	10
148	ELM	14
149	SILVER MAPLE	20
150	KWANZAN CHERRY	10
151	KWANZAN CHERRY	10
152	KWANZAN CHERRY	14
153	KWANZAN CHERRY	12
154	HONEY LOCUST	10
155	HONEY LOCUST	10
156	HONEY LOCUST	8
157	HONEY LOCUST	14
158	HONEY LOCUST	12
159	HONEY LOCUST	12
160	KWANZAN CHERRY	12
161	HONEY LOCUST	10
162	HONEY LOCUST	10
163	HONEY LOCUST	10
164	KWANZAN CHERRY	10
165	KWANZAN CHERRY	4
166	WILLOW OAK	10
167	HONEY LOCUST	8
168	KWANZAN CHERRY	8
169	HONEY LOCUST	8
170	KWANZAN CHERRY	8
171	HONEY LOCUST	8
172	HONEY LOCUST	4
173	HONEY LOCUST	8
174	HONEY LOCUST	10
175	KWANZAN CHERRY	10
176	KWANZAN CHERRY	8
177	KWANZAN CHERRY	8
178	KWANZAN CHERRY	10
179	PURPLE PLUM	10
180	GINKGO	8
181	DOGWOOD	5
182	DOGWOOD	3
183	DOGWOOD	5
184	DOGWOOD	5
185	DOGWOOD	5
186	GINKGO	5
187	PURPLE PLUM	10
188	HONEY LOCUST	8
189	HONEY LOCUST	12
190	KWANZAN CHERRY	5
191	WILLOW OAK	5
192	KWANZAN CHERRY	12
193	HONEY LOCUST	10
194	HONEY LOCUST	10
195	HONEY LOCUST	5
196	HONEY LOCUST	8
197	HONEY LOCUST	5
198	HONEY LOCUST	4
199	HONEY LOCUST	5
200	GINKGO	4
201	WILLOW OAK	5 (x2)
202	WILLOW OAK	11
203	WILLOW OAK	10
204	WILLOW OAK	8

DATE	REVISION
8-15-16	COMPLETENESS COMMENTS
8-30-16	COMPLETENESS COMMENTS #2
9-16-16	COMPLETENESS VERIFICATION

PARKING TABULATIONS

	A	B	D	E	F	G	H	I	J	K	L	M	N	O
	PARKING TABULATIONS													
1	BLOCK	GROSS FLOOR AREA (SF)	NO. UNITS	COMPACT PARKING	HANDICAP PARKING	STANDARD PARKING	ABOVE GRADE PARKING	BELOW GRADE PARKING	PARKING PROVIDED[2]	MIN PARKING REQUIRED	BIKE PARKING (spaces)	REQUIRED LOADING	PROVIDED LOADING	COMMENTS
2	A													
3	COMMERCIAL [1] [3]	17,230	0							61	4	1		
4	OFFICE [1]	131,609	0							264	25	1		
5	SERVICE/BOH	7,194	0											
6	PENTHOUSE	1,258								3	1			
7	ABOVE GRADE GARAGE	2,261				38								
8	BELOW GRADE GARAGE	102,533		74	4	145								
9	**Gross Floor Area BlockTotal**	262,085	0	74	4	183	SEE SHEET A1.01	SEE SHEET A1.10, A.1.11	261	328	30	2	2	Loading shared amongst uses. This indicated the number of overall bays. See sheet A1.01 for further details.

10 [1] Required parking will be satisfied through shared parking with Blocks B and D at the previously detailed and approved rate per CDD #2014-0002. See shared parking table below for ratios.
11 [2] On-street parking for entire CDD #2014-0002 is 65 spaces. These will be shared throughout Blocks A1, B and D in Phase 1.
12 [3] Commercial is defined as Primary Retail that includes retail, restaurant, professional service and other community serving uses as envisioned in the Oakville Triangle And Route 1 Corridor Vision Plan.

Land Use	Parking Ratio
Retail	3.5 sp/1,000 SF
Restaurant	3.5 sp/1,000 SF
Office	2.0 sp/1,000 SF
Hotel	0.7sp/key
Residential:	
Multi-Family Market	0.8 sp/bedroom
Multi-Family Affordable	0.75 sp/unit
Townhouse	2.0 sp/unit

ZONING TABULATIONS

	A	B	C	E	F	G	H	I	J	K	L	M
	Zoning Tabulations											
1	YIELD TYPE	GROSS FLOOR AREA (SF)	NET SQUARE FEET (NSF)	NO. UNITS	BLOCK AREA	UNITS PER ACRE	BLOCK FAR	FLOORS	BUILDING HEIGHT	AVERAGE FINISHED GRADE	SETBACK	Frontage
2	A1											
3	COMMERCIAL [1]	17,230	16,554					1 FLOOR				
4	OFFICE	131,609	127,756					6 FLOORS	100'			
5	SERVICE/BOH	7,194	3,856									
6	PENTHOUSE	1,258	1,201									
7	ABOVE GRADE GARAGE	2,261	1,546									
8	BELOW GRADE GARAGE	102,533										
9	BLOCK TOTAL	262,085	150,913	-	57,389	0	2.63			46.17'	See sheet A6.06	See sheet A1.01 - A.1.07

10	**Grand total**	**262,085**	**150,913**
11	**Proposed FAR**		**2.63**

12 [1] Commercial is defined as Primary Retail that includes retail, restaurant, professional service and other community serving uses as envisioned in the Oakville Triangle And Route 1 Corridor Vision Plan.

ESI PEER REVIEW

APPROVED
SPECIAL USE PERMIT NO. 2015-00026
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.

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COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
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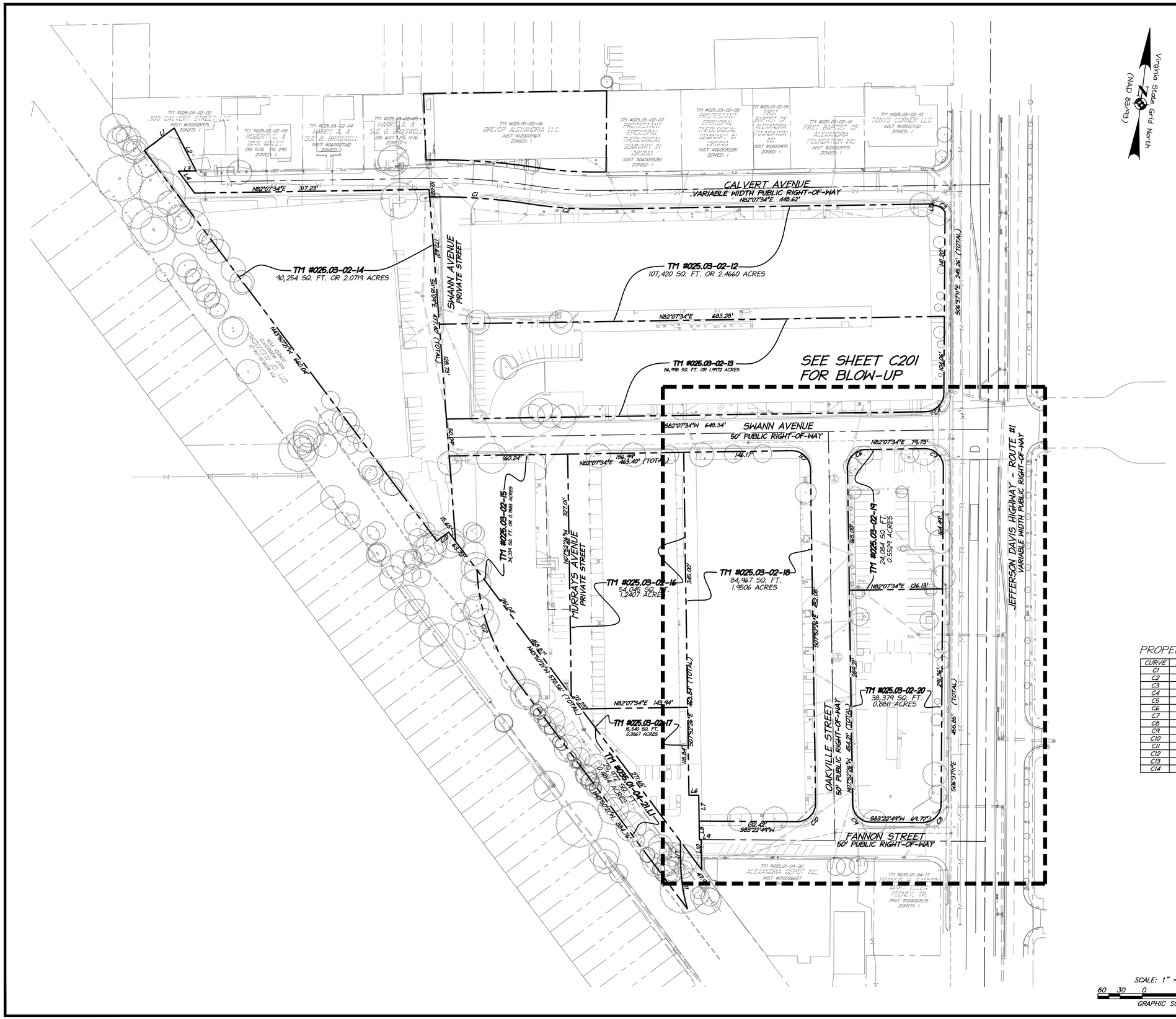
9/16/2016
PROFESSIONAL ENGINEER

NOTES AND TABULATIONS

BLOCK "A1" PRELIMINARY PLAN
CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO:14007.400.00
SCALE: 1"=30'
DATE: 08/15/16
DESIGN: EG
DRAWN: JS
CHECKED: EG
SHEET No.
C101

106978



DATE	REVISION
8-15-16	COMPLETENESS COMMENTS
8-30-16	COMPLETENESS COMMENTS #2
9-16-16	COMPLETENESS VERIFICATION

LEGEND

- 20 : EX. CONTOUR
- : EX. DECIDUOUS TREE
- : EX. STREET CENTER LINE
- : EX. BOUNDARY
- OHU : EX. OVERHEAD UTILITY LINE
- : EX. STORM SEWER
- : EX. CURB & GUTTER
- : EX. SANITARY SEWER
- W : EX. WATER LINE (W/L)
- : EX. SIGN
- : EX. STORM MANHOLE
- : EX. STORM GRATE
- : EX. SANITARY MANHOLE
- : EX. FIRE HYDRANT
- : EX. WATER VALVE
- : EX. WATER METER (W/M)
- : EX. SANITARY STRUCTURE NUMBER
- : EX. STORM STRUCTURE NUMBER
- : EX. UTILITY POLE
- : EX. LIGHT POLE
- : EX. POWER UTILITY POLE
- : EX. GUY WIRE

PROPERTY LINE TABLE

LINE	BEARING	DISTANCE
L1	N46°29'39"E	50.62'
L2	S34°01'59"E	65.00'
L3	S82°07'34"W	24.16'
L4	S43°50'21"E	37.06'
L5	S07°52'26"E	2.01'
L6	N83°22'49"E	13.24'
L7	S07°52'26"E	34.99'
L8	S07°52'26"E	25.01'
L9	N83°22'49"E	2.36'
L10	S07°52'26"E	40.68'
L11	S07°47'12"E	28.65'
L12	S46°09'39"W	19.99'

PROPERTY CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	BEARING	CHORD
C1	800.00'	136.51'	9°46'35"	68.42'	N87°02'09"E	136.34'
C2	567.14'	96.98'	9°47'50"	48.61'	N87°01'30"E	96.86'
C3	18.00'	19.10'	60°47'51"	10.56'	S67°33'05"E	18.22'
C4	25.00'	38.70'	88°41'18"	24.43'	S37°42'15"W	34.95'
C5	25.00'	39.28'	90°00'54"	25.01'	S52°52'26"E	35.36'
C6	25.00'	39.27'	90°00'00"	25.00'	N37°07'34"E	35.36'
C7	25.00'	39.82'	91°15'15"	25.55'	S52°14'49"E	35.74'
C8	25.00'	39.27'	90°00'00"	25.00'	S38°22'49"W	35.36'
C9	25.00'	38.72'	88°44'45"	24.46'	N52°14'49"W	34.97'
C10	25.00'	39.76'	91°06'50"	25.49'	S37°49'05"W	35.70'
C11	242.81'	63.53'	14°59'29"	31.95'	S15°16'56"E	63.35'
C12	271.56'	162.43'	34°16'12"	83.72'	N26°42'15"W	160.02'
C13	850.00'	145.04'	9°46'35"	72.70'	N87°02'09"E	144.86'
C14	517.14'	88.43'	9°47'50"	44.32'	N87°01'30"E	88.32'

ESI PEER REVIEW

APPROVED
SPECIAL USE PERMIT NO. 2015-00026
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.

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COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
9/16/2016
PROFESSIONAL ENGINEER

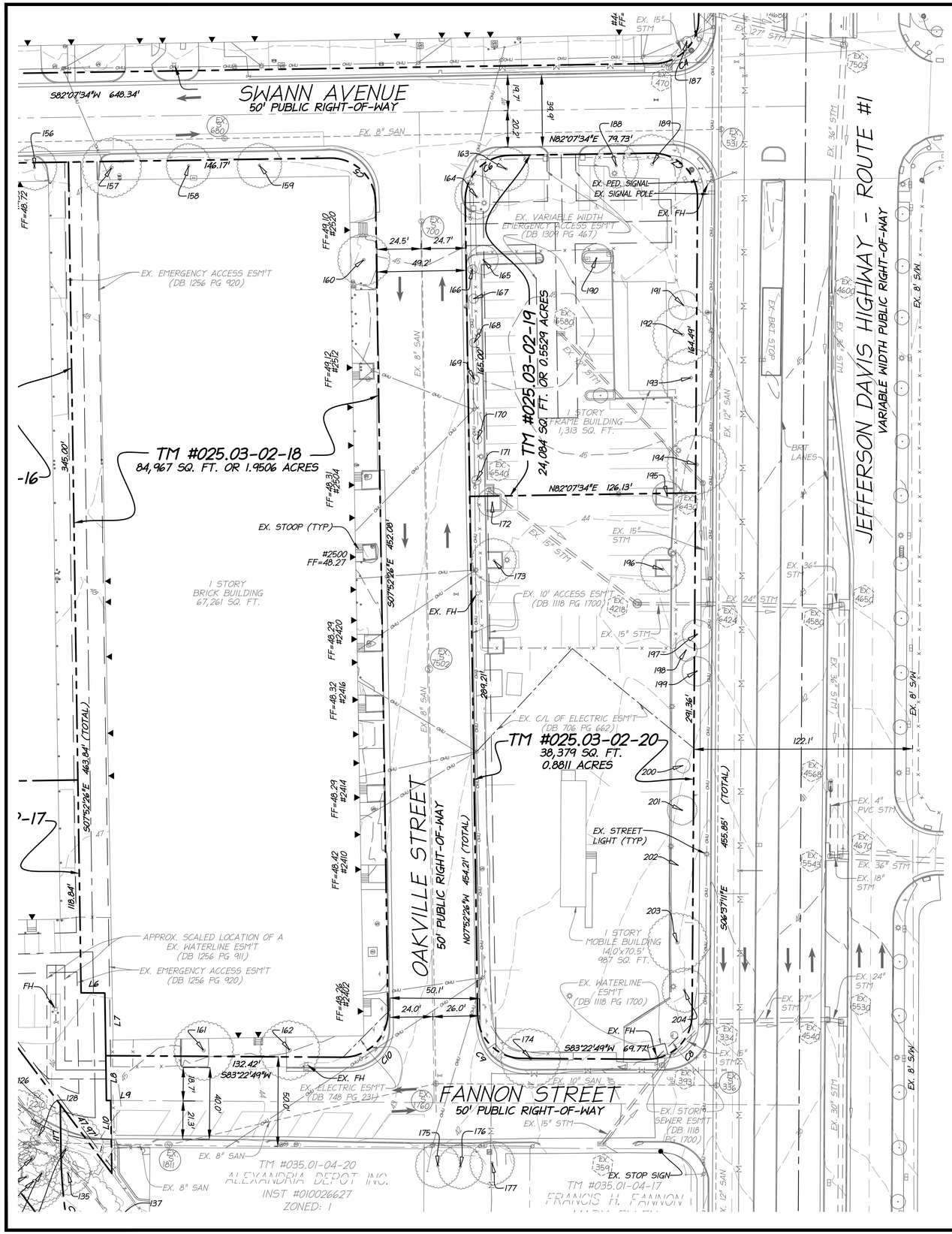
OVERALL EXISTING CONDITIONS PLAN

BLOCK "A1" PRELIMINARY PLAN

CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO:14007.400.00
SCALE: 1"=60'
DATE: 08/15/16
DESIGN: EG
DRAWN: JS
CHECKED: EG
SHEET No.
C200

106978



GRAPHIC SCALE
1" = 30'

Virginia State Grid North (NAD 83/93)

PROPERTY LINE TABLE

LINE	BEARING	DISTANCE
L1	N46°09'39"E	50.62'
L2	S34°01'59"E	65.00'
L3	S82°07'34"W	24.16'
L4	S43°50'21"E	37.06'
L5	S07°52'26"E	2.01'
L6	N83°22'49"E	13.24'
L7	S07°52'26"E	34.99'
L8	S07°52'26"E	25.01'
L9	N83°22'49"E	2.36'
L10	S07°52'26"E	40.68'
L11	S07°47'12"E	28.65'
L12	S46°09'39"W	19.99'

PROPERTY CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	BEARING	CHORD
C1	800.00'	136.51'	9°46'35"	68.42'	N87°02'09"E	136.34'
C2	567.14'	96.98'	9°47'50"	48.61'	N87°01'30"E	96.86'
C3	18.00'	19.10'	60°47'51"	10.56'	S67°33'05"E	18.22'
C4	25.00'	38.70'	88°41'18"	24.43'	S37°42'15"W	34.95'
C5	25.00'	39.28'	90°00'54"	25.01'	S52°52'26"E	35.36'
C6	25.00'	39.27'	90°00'00"	25.00'	N37°07'34"E	35.36'
C7	25.00'	39.82'	91°15'15"	25.55'	S52°14'49"E	35.74'
C8	25.00'	39.27'	90°00'00"	25.00'	S38°22'49"W	35.36'
C9	25.00'	38.72'	88°44'45"	24.46'	N52°14'49"W	34.97'
C10	25.00'	39.76'	91°06'50"	25.49'	S37°49'05"W	35.70'
C11	242.81'	63.53'	14°59'29"	31.95'	S15°16'56"E	63.35'
C12	271.56'	162.43'	34°16'12"	83.72'	N26°42'15"W	160.02'
C13	850.00'	145.04'	9°46'35"	72.70'	N87°02'09"E	144.86'
C14	517.14'	88.43'	9°47'50"	44.32'	N87°01'30"E	88.32'

DATE	REVISION
8-15-16	COMPLETENESS COMMENTS
8-30-16	COMPLETENESS COMMENTS #2
9-16-16	COMPLETENESS VERIFICATION

NOTE:
SEE SHEET C101 FOR EXISTING TREE DATA.

SANITARY SEWER STRUCTURE DATA

SAN MH 336
TOP=38.48
IN=30.10 12" PVC FR 531
IN=30.78 10" PVC FR 1760
OUT=30.07 12" PVC TO 7505

SAN MH 531
TOP=45.57
IN=35.02 10" PVC FR 5322
IN=35.52 8" PVC FR 680
OUT=34.92 12" PVC TO 336

SAN MH 680
TOP=46.71
IN=38.91 8" PVC FR 1440
OUT=38.88 8" PVC TO 531

SAN MH 700
TOP=45.40
OUT=39.72 8" PVC TO 7502

SAN MH 1440
TOP=45.68
NOT ACCESSIBLE

SAN MH 1760
TOP=42.63
IN=37.23 LAT FR S
IN=37.13 8" PVC FR 7502
IN=37.13 8" PVC FR 1811
OUT=37.03 10" PVC TO 336

SAN MH 1811
TOP=44.81
IN=38.12 8" PVC FR 2220
OUT=38.10 8" PVC TO 1760
OUT IS FILLED WITH DEBRIS

SAN MH 2220
TOP=51.05
IN=41.65 8" PVC FR 2580
OUT=41.55 8" PVC TO 1811

SAN MH 2580
TOP=45.18
IN=42.53 8" PVC FR N
OUT=42.51 8" PVC TO 2220

SAN MH 5322
TOP=46.27
NOT ACCESSIBLE
WITHOUT TRAFFIC CONTROL

SAN MH 5990
TOP=45.55
OUT=41.85 8" PVC TO 5322

SAN MH 6785
TOP=43.87
IN=33.97 FR E
IN=33.97 FR W
IN=33.97 FR S
OUT=33.77 TO N

SAN MH 7502
TOP=43.65
IN=38.90 LAT FR E
IN=38.53 8" PVC FR 700
OUT=38.50 8" PVC TO 1760

SAN MH 7505
TOP=37.00
IN=27.55 8" PVC FR W
IN=27.30 12" PVC FR 336
OUT=27.25 12" PVC TO 7506

SAN MH 7506
TOP=37.86
NOT ACCESSIBLE
WITHOUT TRAFFIC CONTROL

SAN MH 7509
TOP=38.79
NOT ACCESSIBLE
WITHOUT TRAFFIC CONTROL

SAN MH 7511
TOP=38.76
IN=21.66 12" PVC FR 7514
OUT=21.56 12" PVC TO 7512

SAN MH 7512
TOP=39.76
IN=20.65 12" PVC FR 7515
OUT=20.57 12" PVC TO 7511

SAN MH 7514
TOP=37.40
IN=22.90 12" PVC FR 7518
OUT=22.80 12" PVC TO 7511

SAN MH 7515
TOP=40.26
IN=20.40 12" PVC FR 7512
OUT=20.30 12" PVC TO 7516

SAN MH 7518
TOP=38.48
IN=24.18 12" PVC FR 7509
OUT=24.08 12" PVC TO 7514

STORM STRUCTURE DATA

STM CB 334
TOP=39.36
IN=34.36 15" RCP FR 393
OUT=32.67 27" RCP TO 4540

STM MH 359
TOP=40.01
FULL OF DEBRIS
NOT ACCESSIBLE

STM CB 393
TOP=39.56
IN=36.51 15" RCP FR 359
OUT=35.76 15" RCP TO 334

STM MH 425
TOP=46.09
COVERED
NOT ACCESSIBLE

STM CB 470
TOP=45.73
OUT=41.78 15" RCP TO 550

STM CB 550
TOP=45.95
IN=39.51 15" RCP FR 470
IN=38.50 24" RCP FR 425
OUT=38.46 27" RCP TO 7503

STM DI 2210
TOP=47.19
BOTTOM= 40.14
FULL OF DEBRIS

STM GI 2581
TOP=43.47
BOTTOM= 41.07
FULL OF DEBRIS

STM CB 2828
TOP=43.47
IN=39.81 15" RCP FR 2829
IN=39.89 15" RCP FR 2890
OUT=39.82 24" RCP TO 6220

STM MH 2829
TOP=43.69
IN=39.79 15" RCP FR 4150
OUT=39.72 15" RCP TO 2828

STM GI 2890
TOP=43.22
IN=40.07 12" PVC FR 2920
OUT=39.92 24" RCP TO 2828

STM CB 2920
TOP=44.00
IN=41.50 12" PVC FR 3070
OUT=41.45 12" PVC TO 2890

STM GI 2590
TOP=44.07
OUT=41.97 10" PVC TO 2581

STM GI 3070
TOP=43.60
OUT=42.35 12" PVC TO 2920

STM GI 4150
TOP=42.70
IN=40.55 12" RCP FR 4300
OUT=40.50 12" RCP TO 2829

STM GI 4215
TOP=42.18
IN=39.69 15" RCP FR 6540
OUT=39.51 15" RCP TO 6424

HEADWALL 4300
INV IN = 42.23 12" PVC TO 4150

STM CB 4540
TOP=39.14
IN=32.14 15" RCP FR 334
OUT=32.04 15" RCP TO 5530

STM MH 4568
TOP=41.33
FILTERRA TREEWELL
NOT ACCESSIBLE

STM CB 4580
TOP=43.04
IN=35.84 36" RCP FR 4600
IN=34.94 15" RCP FR 6424
OUT=34.89 42" RCP TO 4650

STM GI 4600
TOP=44.99
UNDER CONSTRUCTION
INACCESSIBLE

STM CB 4650
TOP=43.30
IN=34.90 42" RCP FR 4580
OUT=34.80 42" RCP TO 4670

STM CB 4670
TOP=40.90
IN=34.30 36" RCP FR 4650
IN=35.90 18" RCP FR 6543
OUT=34.20 36" RCP TO 7504

STM MH 4680
TOP=46.04
OUT=43.34 15" RCP TO 4870

STM MH 4810
TOP=46.82
FILTERRA TREEWELL
NOT ACCESSIBLE

STM MH 4820
TOP=46.65
IN=42.75 4" PVC FR 4810
OUT=42.60 15" RCP TO 4840

STM MH 4840
TOP=46.27
IN=42.17 15" RCP FR 4820
IN=42.37 4" PVC FR 4850
OUT=42.15 15" RCP TO 4900

STM CB 4850
TOP=46.30
FILTERRA TREEWELL
NOT ACCESSIBLE

STM CB 4870
TOP=46.33
IN=42.68 15" RCP FR 4680
OUT=42.63 15" RCP TO 4920

STM CB 4891
TOP=46.71
OUT=42.61 15" RCP TO 4900

STM CB 4900
TOP=46.53
IN=42.08 15" RCP FR 4891
IN=42.08 15" RCP FR 4840
OUT=42.02 15" RCP TO 4910

STM CB 4910
TOP=46.67
IN=41.62 15" RCP FR 4900
OUT=41.52 15" RCP TO 4920

STM CB 4920
TOP=46.39
IN=40.39 15" RCP FR 4910
IN=38.43 15" RCP FR 4870
OUT=40.33 18" RCP TO 7503

STM CB 5090
TOP=46.23
OUT=41.75 18" RCP TO 5320

STM MH 5320
TOP=46.18
IN=40.83 18" RCP FR 5350
IN=40.83 18" RCP FR 5330
IN=40.83 18" RCP FR 5090
OUT=40.78 18" RCP TO 425

STM CB 5330
TOP=46.35
OUT=41.75 18" RCP TO 5320

STM MH 5330
TOP=46.67
COVERED
INACCESSIBLE

STM CB 5502
TOP=36.84
FILTERRA TREEWELL
NOT ACCESSIBLE

STM CB 5510
TOP=37.35
IN=30.65 30" RCP FR 5530
IN=32.45 18" RCP FR 5640
OUT=30.55 30" RCP TO 5502

STM CB 5530
TOP=39.28
IN=32.01 24" RCP FR 4540
OUT=31.90 30" RCP TO 5510

STM CB 5543
TOP=40.73
IN=36.73 4" PVC FR 4568
OUT=36.08 18" RCP TO 4670

STM CB 5640
TOP=37.15
IN=33.15 4" PVC FR 5650
OUT=32.75 15" RCP TO 5510

STM CB 5650
TOP=37.51
FILTERRA TREEWELL
NOT ACCESSIBLE

STM GI 6220
TOP=42.23
IN=39.31 24" RCP FR 2828
IN=39.73 15" RCP FR 6240
OUT=39.23 24" RCP TO N

STM GI 6240
TOP=43.91
OUT=39.91 12" PVC TO 6220

STM GI 6424
TOP=43.10
IN=38.89 15" RCP FR 6430
IN=38.96 15" RCP FR 4218
OUT=38.56 24" RCP TO 4580

STM MH 6430
TOP=44.43
IN=39.18 15" RCP FR 6580
OUT=39.16 15" RCP TO 6424

STM MH 6540
TOP=44.69
COVERED
NOT ACCESSIBLE

STM MH 6580
TOP=43.97
COVERED
NOT ACCESSIBLE

STM CB 6763
TOP=46.69
OUT=43.54 TO N

STM CB 6842
TOP=46.68
OUT=43.73 TO S

STM DI 6974
TOP=44.76
OUT=41.76 18" CMP TO 7353

STM DI 7353
TOP=44.97
IN=40.94 18" CMP FR 6974
IN=42.27 15" CMP FR W
OUT=40.89 18" CMP TO 7400

STM DI 7400
TOP=45.94
IN=39.54 18" CMP FR 7353
OUT=39.44 18" CMP TO 7501

HEADWALL 7483
FULL OF DEBRIS
PIPE NOT VISIBLE

STM DI 7501
TOP=45.77
IN=38.32 18" CMP FR 7400
OUT=38.27 18" CMP TO S

STM MH 7503
TOP=45.83
IN=39.78 18" RCP FR 4920
IN=37.93 27" RCP FR 550
OUT=37.88 36" RCP TO 4600

STM MH 7504
TOP=40.79
IN=32.79 36" RCP FR 4670
OUT=29.69 36" RCP TO E

STM CB 7507
TOP=35.96
IN=29.06 30" RCP FR 5502
OUT=28.96 30" RCP TO S

ESI PEER REVIEW

APPROVED
SPECIAL USE PERMIT NO. 2015-00026
DEPARTMENT OF PLANNING & ZONING
DIRECTOR — DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR — DATE
CHAIRMAN, PLANNING COMMISSION — DATE
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INSTRUMENT NO. — DEED BOOK NO. — PAGE NO.

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COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
9/16/2016
PROFESSIONAL ENGINEER

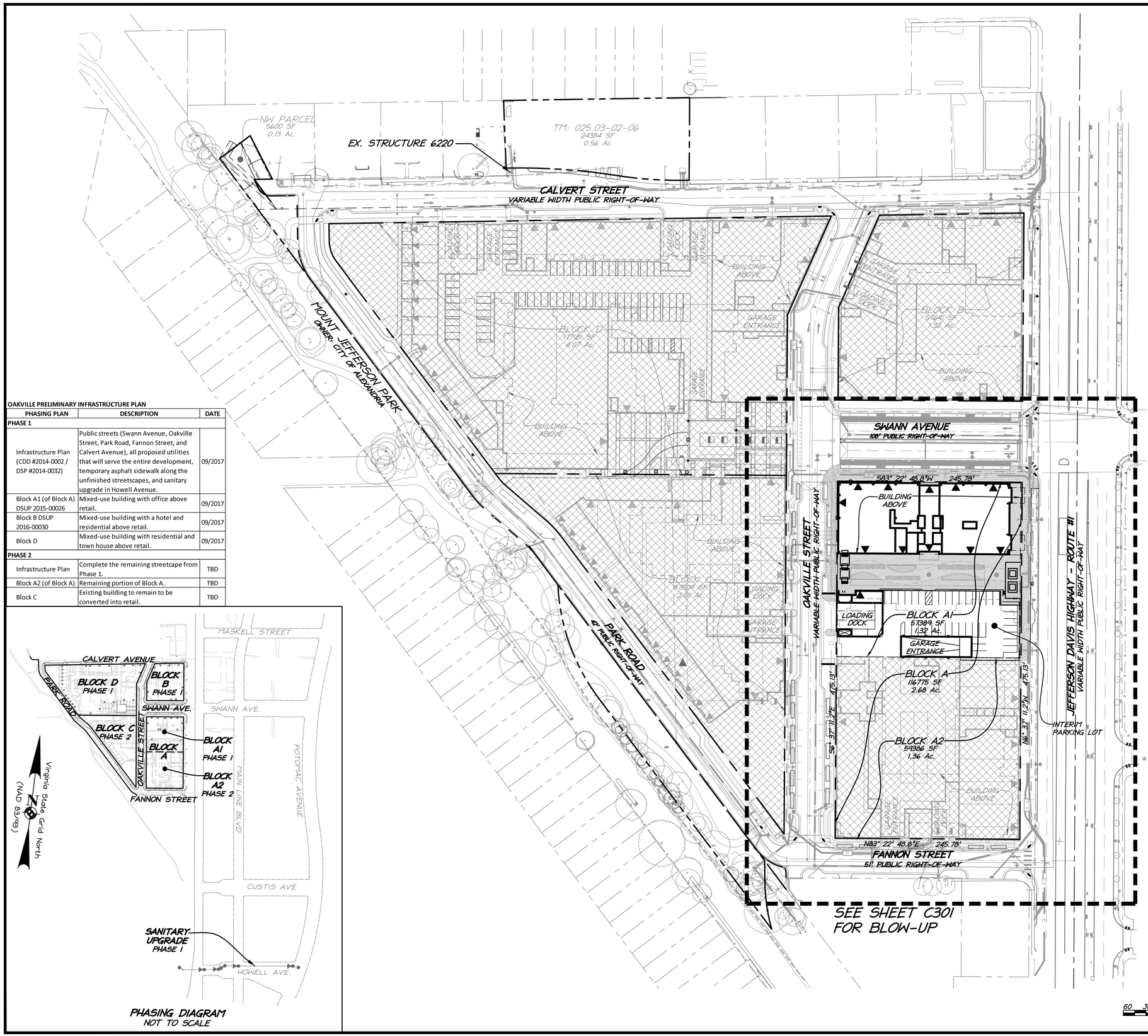
EXISTING CONDITIONS PLAN

BLOCK "A" PRELIMINARY PLAN

CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO:14007.400.00
SCALE: 1"=30'
DATE: 08/15/16
DESIGN: EG
DRAWN: JS
CHECKED: EG
SHEET No.
C201

106978



OAKVILLE PRELIMINARY INFRASTRUCTURE PLAN

PHASING PLAN	DESCRIPTION	DATE
PHASE 1		
Infrastructure Plan (CDD #2014-0002 / DSP #2014-0032)	Public streets (Swann Avenue, Oakville Street, Park Road, Fannon Street, and Calvert Avenue), all proposed utilities that will serve the entire development, temporary asphalt sidewalk along the unfinished streetscapes, and sanitary upgrade in Howell Avenue.	09/2017
Block A1 (of Block A) DSUP 2015-00026	Mixed-use building with office above retail.	09/2017
Block B DSUP 2016-00030	Mixed-use building with a hotel and residential above retail.	09/2017
Block D	Mixed-use building with residential and town house above retail.	09/2017
PHASE 2		
Infrastructure Plan	Complete the remaining streetcape from Phase 1.	TBD
Block A2 (of Block A)	Remaining portion of Block A.	TBD
Block C	Existing building to remain to be converted into retail.	TBD

PHASING DIAGRAM
NOT TO SCALE

DATE	REVISION
8-15-16	COMPLETENESS COMMENTS
8-30-16	COMPLETENESS COMMENTS #2
9-16-16	COMPLETENESS VERIFICATION

DEVELOPMENT NARRATIVE:

THIS BLOCK A1 PRELIMINARY PLAN IS PART OF THE LARGER OAKVILLE DEVELOPMENT THAT INCLUDES TWO PHASES. PHASE 1 INCLUDES THE INFRASTRUCTURE, BLOCK A1, BLOCK B AND BLOCK D. INCLUDED IN THE INFRASTRUCTURE IS THE CONSTRUCTION OF SWANN AVENUE, OAKVILLE STREET, PARK ROAD, FANNON STREET AND CALVERT AVENUE. ALSO INCLUDED ARE ALL OF THE PROPOSED UTILITIES THAT WILL SERVE THIS ENTIRE DEVELOPMENT. PHASE 2 INCLUDES BLOCK A2 AND BLOCK C.

A CDD (#2014-0002) AND PRELIMINARY INFRASTRUCTURE PLAN HAS BEEN APPROVED BY CITY COUNCIL AND PLANNING COMMISSION IN JANUARY OF 2016. INDIVIDUAL CONCEPTUAL AND PRELIMINARY DSUPs WILL BE FILLED FOR EACH OF THE REMAINING BLOCK IN CONFORMANCE TO THE APPROVED CDD..

NOTES:
1. ON STREET PARALLEL PARKING SPACES TO BE 8' x 22'.
2. ALL SURROUNDING STREETS ARE PUBLIC AND MEET STANDARD WIDTHS FOR EMERGENCY VEHICLES.
3. BUILDING ENTRANCES ARE SCHEMATIC AND WILL BE FURTHER REFINED WITH THE DSUP.

Oakville DSUP Plan Status		
Plan	**DSUP #**	**Status**
SWMMP	2016-00034	Pending Approval
Infrastructure Plan	2014-00032	Pending Approval
Block A1	2015-00026	Pending Approval
Block B	2016-00030	Pending Approval
Block D	2016-00033	Pending Approval
Block C	-	-
Block A2	-	-

LEGEND

- CURB AND GUTTER
- HEADER CURB
- CENTERLINE OF STREET
- PROPERTY BOUNDARY
- PROPOSED BUILDING OUTLINE
- PROPOSED BUILDING ENTRANCE
- BY OTHERS

ESI PEER REVIEW

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SPECIAL USE PERMIT NO. 2015-00026
DEPARTMENT OF PLANNING & ZONING
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COMMONWEALTH OF VIRGINIA
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9/16/2016
PROFESSIONAL ENGINEER

OVERALL PRELIMINARY SITE PLAN

BLOCK "A1" PRELIMINARY PLAN

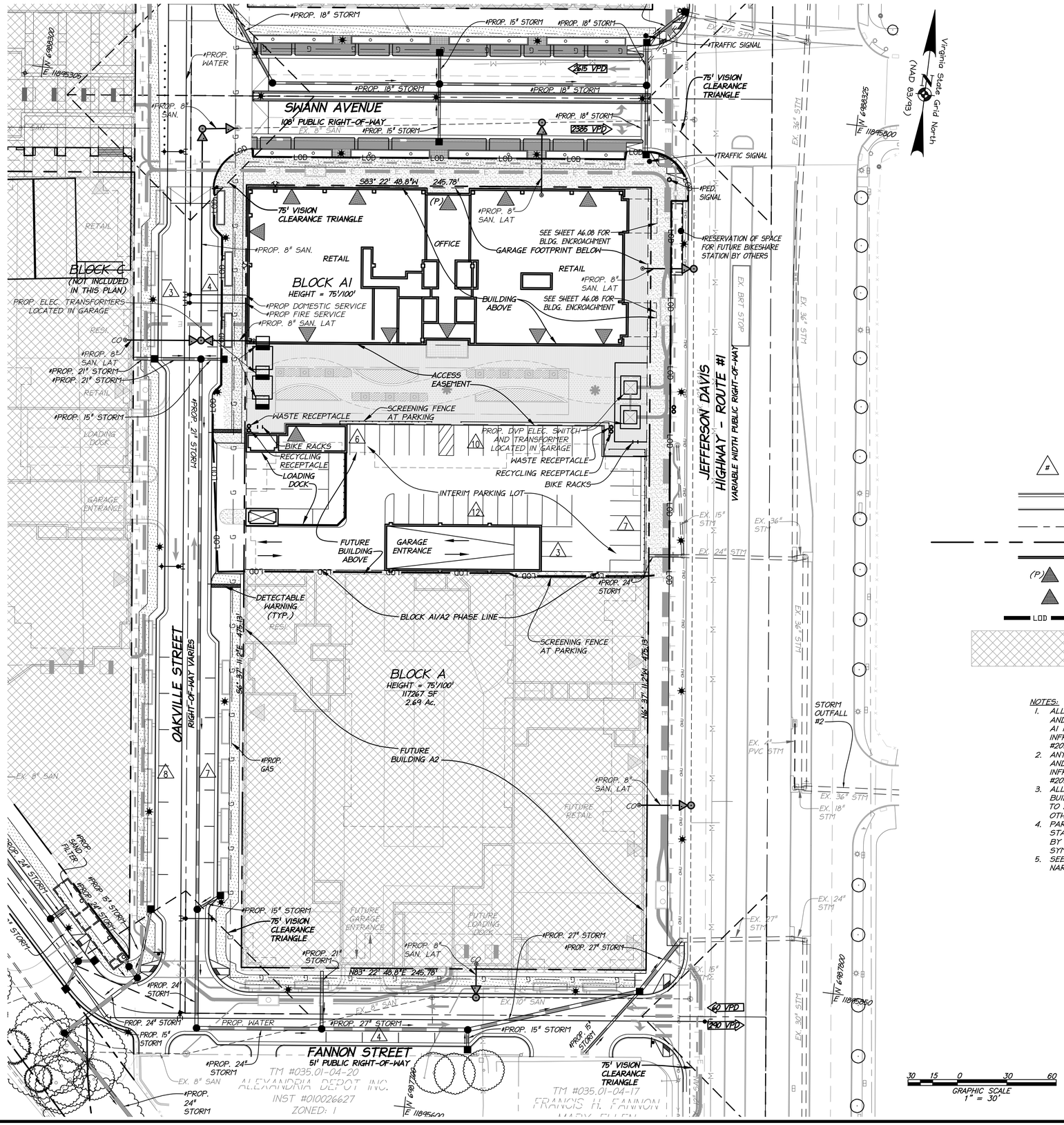
CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO:14007.400.00
SCALE: 1"=60'
DATE: 08/15/16
DESIGN: EG
DRAWN: JS
CHECKED: EG
SHEET No.
C300

106978

UTILITY OWNER INFORMATION:

1. STORM SEWER WITHIN PUBLIC RIGHTS-OF-WAY AND SHOWN WITHIN PUBLIC EASEMENTS ARE OWNED AND MAINTAINED BY THE CITY OF ALEXANDRIA UNLESS OTHERWISE NOTED. STORM SEWERS NOT WITHIN PUBLIC RIGHTS-OF-WAY OR PUBLIC EASEMENTS ARE PRIVATELY MAINTAINED.
2. SANITARY SEWERS WITHIN PUBLIC RIGHTS-OF-WAY AND SHOWN WITHIN PUBLIC EASEMENTS ARE OWNED AND MAINTAINED BY THE CITY OF ALEXANDRIA UNLESS OTHERWISE NOTED. SANITARY SEWERS NOT WITHIN PUBLIC RIGHTS-OF-WAY OR PUBLIC EASEMENTS ARE PRIVATELY MAINTAINED.
3. WATER LINES, FIRE LINES, AND FIRE HYDRANTS ARE MAINTAINED BY VIRGINIA AMERICAN WATER (VAW).
4. GAS LINES ARE OWNED AND MAINTAINED BY WASHINGTON GAS.
5. ELECTRIC LINES ARE OWNED AND MAINTAINED BY DOMINION VIRGINIA POWER.
6. CABLE LINES ARE OWNED AND MAINTAINED BY COMCAST.
7. TELEPHONE LINES ARE OWNED AND MAINTAINED BY COMCAST.



DATE	REVISION
8-15-16	COMPLETENESS COMMENTS
8-30-16	COMPLETENESS COMMENTS #2
9-16-16	COMPLETENESS VERIFICATION

LEGEND

- DENOTES NUMBER OF STANDARD PARKING SPACES
- CURB AND GUTTER
- HEADER CURB
- CENTERLINE OF STREET
- PROPERTY BOUNDARY
- PROPOSED BUILDING OUTLINE
- (P) PROPOSED BUILDING ENTRANCE (PRIMARY)
- PROPOSED BUILDING ENTRANCE
- LOD LIMITS OF DISTURBANCE
- BY OTHERS

NOTES:

1. ALL INFRASTRUCTURE WORK (ROADS AND UTILITIES) SHOWN AROUND BLOCK A1 IS PROPOSED WITH THE OAKVILLE INFRASTRUCTURE FINAL SITE PLAN, DSP #2014-00032.
2. ANY LABEL WITH AN '*' IS BY OTHERS AND IS PROPOSED WITH THE OAKVILLE INFRASTRUCTURE FINAL SITE PLAN, DSP #2014-00032.
3. ALL DIMENSIONS NEAR THE BUILDING/PROPERTY LINE ARE ASSUMED TO BE TO THE PROPERTY LINE UNLESS OTHERWISE NOTED BY A 'BLDG' LABEL.
4. PARKING SPACES ARE ASSUMED TO BE STANDARD UNLESS OTHERWISE NOTED BY 'C' FOR COMPACT, AND HANDICAP SYMBOL FOR HANDICAP.
5. SEE SHEET C300 FOR DEVELOPMENT NARRATIVE.

ESI PEER REVIEW

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SPECIAL USE PERMIT NO. 2015-00026
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COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
9/16/2016
PROFESSIONAL ENGINEER

PRELIMINARY SITE PLAN

BLOCK "A1" PRELIMINARY PLAN

CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO:14007.400.00
SCALE: 1"=30'
DATE: 08/15/16
DESIGN: EG
DRAWN: JS
CHECKED: EG
SHEET No.
C301

106978

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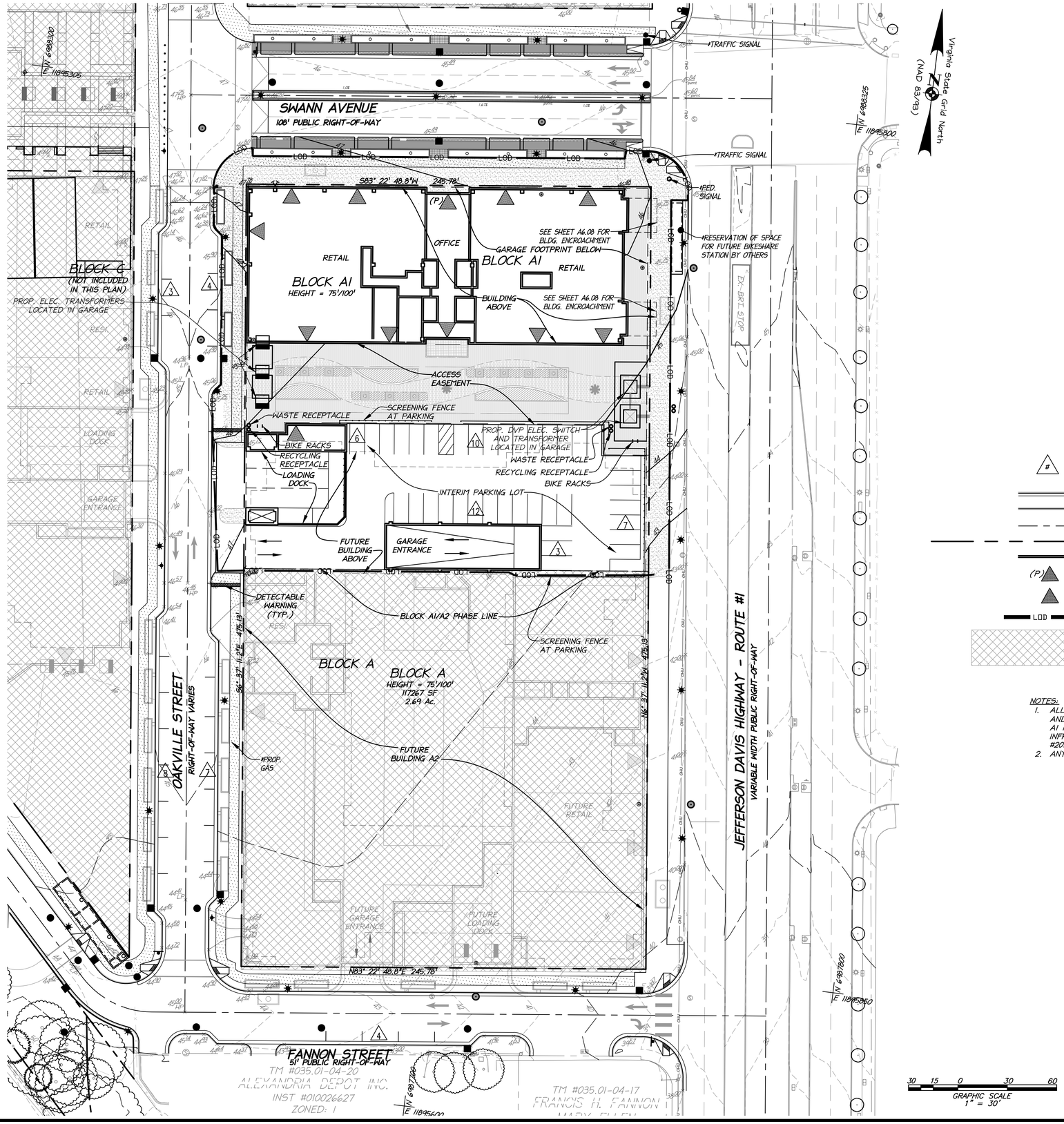

DATE	REVISION
8-15-16	COMPLETENESS COMMENTS
8-30-16	COMPLETENESS COMMENTS #2
9-16-16	COMPLETENESS VERIFICATION

LEGEND

- # — DENOTES NUMBER OF STANDARD PARKING SPACES
- CURB AND GUTTER
- HEADER CURB
- CENTERLINE OF STREET
- PROPERTY BOUNDARY
- PROPOSED BUILDING OUTLINE
- (P) PROPOSED BUILDING ENTRANCE (PRIMARY)
- PROPOSED BUILDING ENTRANCE
- LOD — LIMITS OF DISTURBANCE
- BY OTHERS

NOTES:

1. ALL INFRASTRUCTURE WORK (ROADS AND UTILITIES) SHOWN AROUND BLOCK A1 IS PROPOSED WITH THE OAKVILLE INFRASTRUCTURE FINAL SITE PLAN, DSP #2014-00032.
2. ANY LABEL WITH AN '#' IS BY OTHERS.

ESI PEER REVIEW

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SPECIAL USE PERMIT NO. 2015-00026
DEPARTMENT OF PLANNING & ZONING
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COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
9/16/2016
PROFESSIONAL ENGINEER

GRADING PLAN

BLOCK "A1" PRELIMINARY PLAN

CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO:14007.400.00
SCALE: 1"=30'
DATE: 08/15/16
DESIGN: EG
DRAWN: JS
CHECKED: EG
SHEET No.
C302

106978

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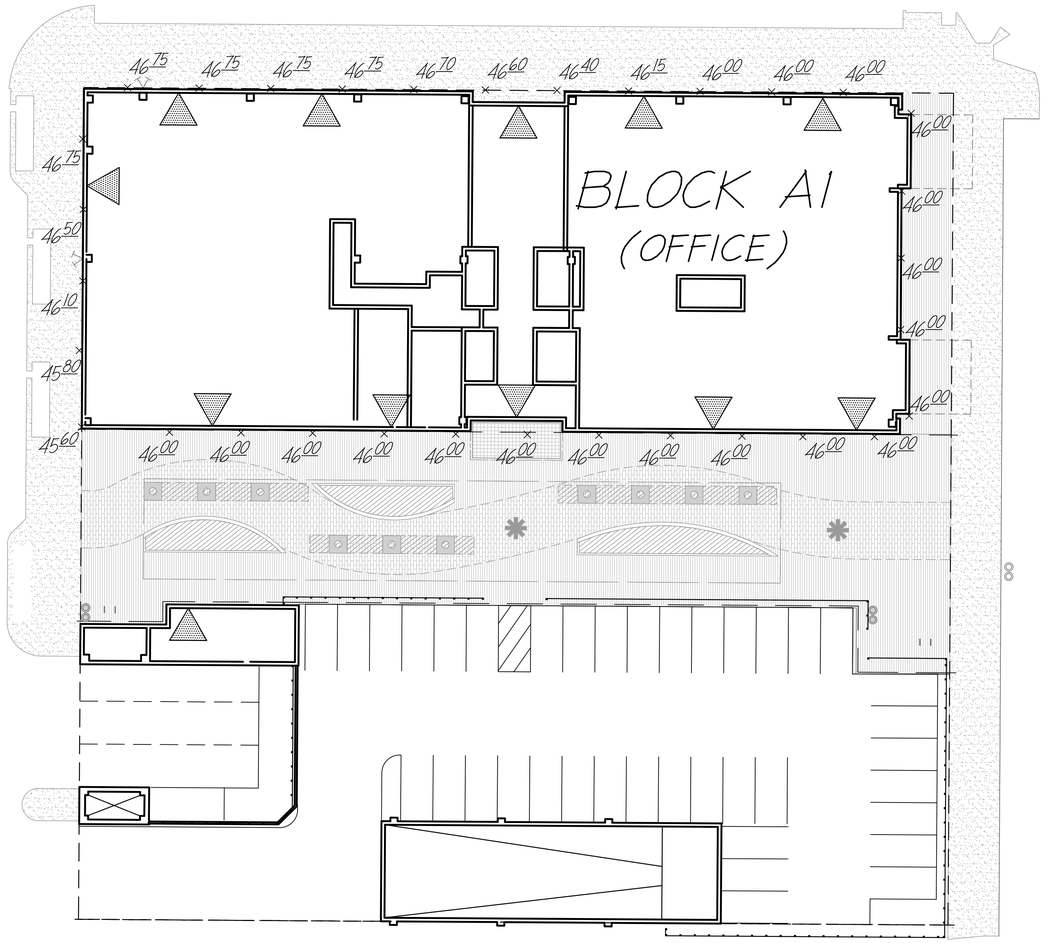
DATE	REVISION
8-15-16	COMPLETENESS COMMENTS
8-30-16	COMPLETENESS COMMENTS #2
9-16-16	COMPLETENESS VERIFICATION



BUILDING B	
#	GRADE
1	46.75
2	46.75
3	46.75
4	46.75
5	46.70
6	46.60
7	46.40
8	46.15
9	46.00
10	46.00
11	46.00
12	46.00
13	46.00
14	46.00
15	46.00
16	46.00
17	46.00
18	46.00
19	46.00
20	46.00
21	46.00
22	46.00
23	46.00
24	46.00
25	46.00
26	46.00
27	46.00
28	45.60
29	45.80
30	46.10
31	46.50
32	46.75
AFG	46.2

NOTE: THE AFG WAS COMPUTED EVERY 20', STARTING IN THE NORTHWEST CORNER OF THE BUILDING, GOING CLOCKWISE.

20 10 0 20 40
HORIZONTAL GRAPHIC SCALE
1" = 20'

ESI PEER REVIEW

APPROVED
SPECIAL USE PERMIT NO. 2015-00026
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.

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COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
9/16/2016
PROFESSIONAL ENGINEER

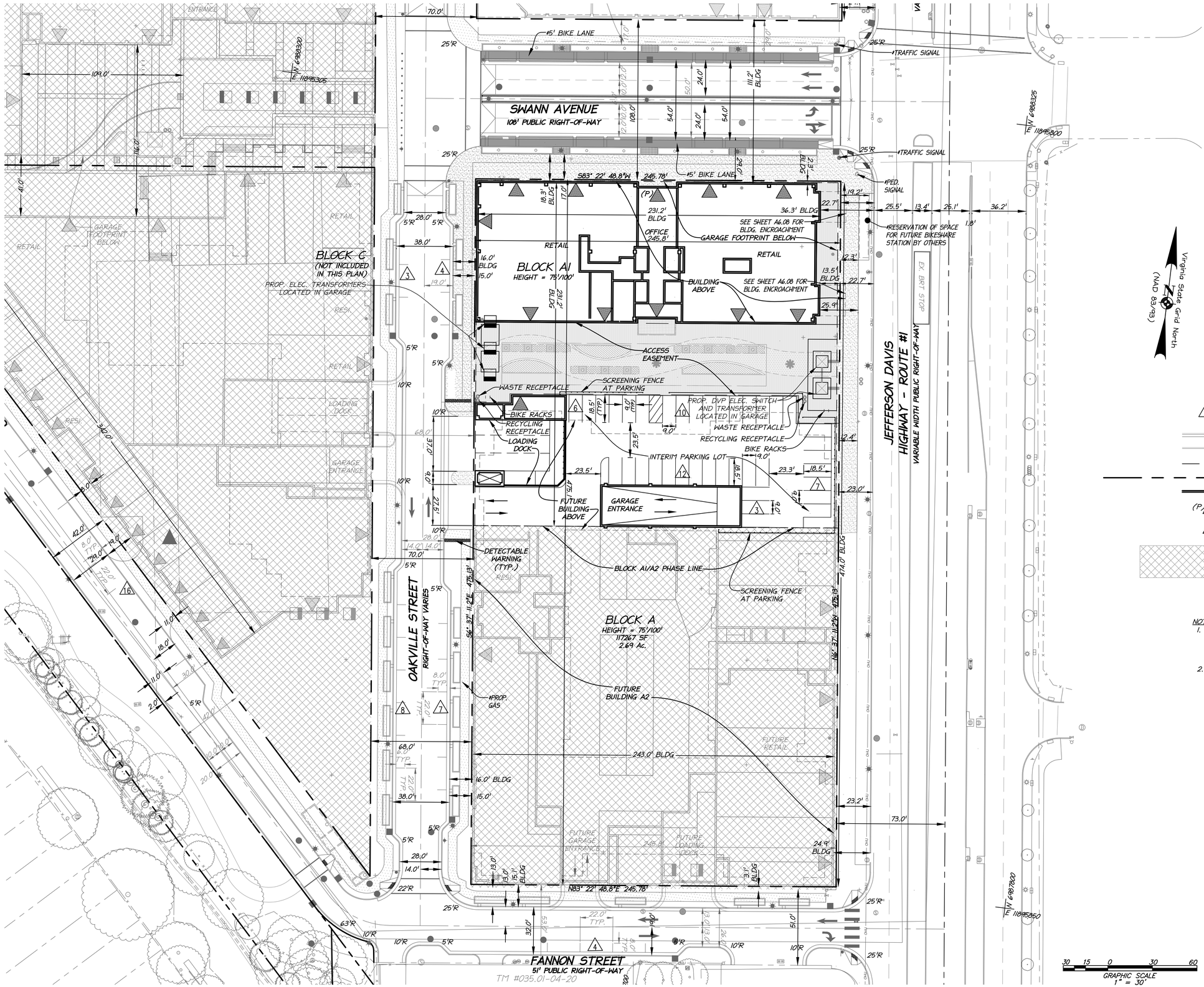
AVERAGE FINISH GRADE EXHIBIT

BLOCK "A1" PRELIMINARY PLAN

CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO:14007.400.00
SCALE: 1"=20'
DATE: 08/15/16
DESIGN: EG
DRAWN: JS
CHECKED: EG
SHEET No.
C303
106978

DATE	REVISION
8-15-16	COMPLETENESS COMMENTS
8-30-16	COMPLETENESS COMMENTS #2
9-16-16	COMPLETENESS VERIFICATION



LEGEND

- # — DENOTES NUMBER OF STANDARD PARKING SPACES
- CURB AND GUTTER
- HEADER CURB
- CENTERLINE OF STREET
- PROPERTY BOUNDARY
- PROPOSED BUILDING OUTLINE
- (P) PROPOSED BUILDING ENTRANCE (PRIMARY)
- PROPOSED BUILDING ENTRANCE
- BY OTHERS

NOTES:

1. ALL INFRASTRUCTURE WORK (ROADS AND UTILITIES) SHOWN AROUND BLOCK A1 IS PROPOSED WITH THE OAKVILLE INFRASTRUCTURE FINAL SITE PLAN, DSP #2014-00032.
2. ALL DIMENSIONS NEAR THE BUILDING/PROPERTY LINE ARE ASSUMED TO BE TO THE PROPERTY LINE UNLESS OTHERWISE NOTED BY A 'BLDG' LABEL.

ESI PEER REVIEW

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9/16/2016
PROFESSIONAL ENGINEER

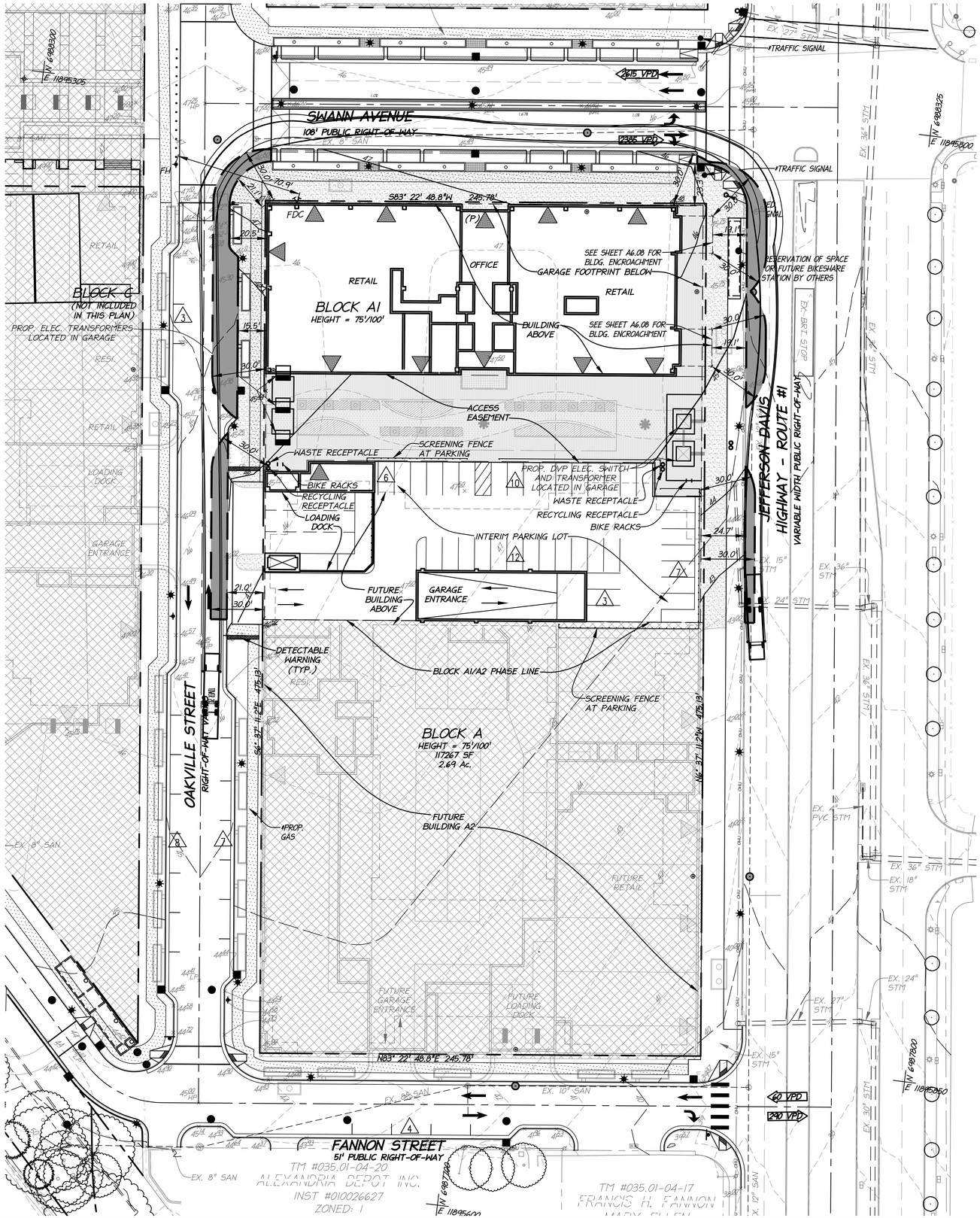
DIMENSION PLAN

BLOCK "A1" PRELIMINARY PLAN

CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO:14007.400.00
SCALE: 1"=30'
DATE: 08/15/16
DESIGN: EG
DRAWN: JS
CHECKED: EG
SHEET No.
C304

106978



DATE	REVISION
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8-30-16	COMPLETENESS COMMENTS #2
9-16-16	COMPLETENESS VERIFICATION

LEGEND

- : PROPOSED R.O.W.
- (P) : BUILDING ENTRANCE (PRIMARY)
- : BUILDING ENTRANCE
- FH : FIRE HYDRANT
- FDC : PROPOSED FIRE DEPARTMENT CONNECTION
- : FIRE TRUCK ACCESS ENVELOPE
- : BY OTHERS

BUILDING CODE DATA:

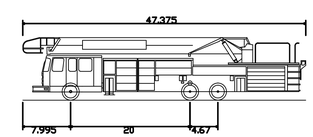
1. USE GROUP:

BUSINESS GROUP B:	PRIMARY USE
ASSEMBLY GROUP A:	ACCESSORY USE
ASSEMBLY GROUP A-2:	GROUND LEVEL
MERCANTILE GROUP M:	ROUND LEVEL
STORAGE GROUP S-2:	BASEMENT

2. NUMBER OF STORIES: 7 STORIES
3. TYPE OF CONSTRUCTION: I-A
4. TOTAL FLOOR AREA PER FLOOR:

GROUND LEVEL:	28,175 SF
SECOND LEVEL:	21,306 SF
THIRD LEVEL:	21,323 SF
FOURTH LEVEL:	21,421 SF
FIFTH LEVEL:	21,524 SF
SIXTH LEVEL:	21,624 SF
SEVENTH LEVEL:	20,250 SF
ROOF LEVEL:	(TBC) SF
GARAGE LEVEL 1:	55,144 SF
GARAGE LEVEL 2:	55,067 SF

5. FULLY SPRINKLED (NFPA-13)



TOWER 203

Overall Length	47.375ft
Overall Width	8.200ft
Overall Body Height	10.467ft
Min Body Ground Clearance	0.897ft
Track Width	8.200ft
Lock-to-lock time	6.00s
Wall to Wall Turning Radius	54.980ft

30 15 0 30 60
GRAPHIC SCALE
1" = 30'

ESI PEER REVIEW

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Lic. No.55868
9/16/2016
PROFESSIONAL ENGINEER

FIRE SAFETY PLAN

BLOCK "A1" PRELIMINARY PLAN

CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO:14007.400.00
SCALE: 1"=30'
DATE: 08/15/16
DESIGN: EG
DRAWN: JS
CHECKED: EG
SHEET No.
C400

106978

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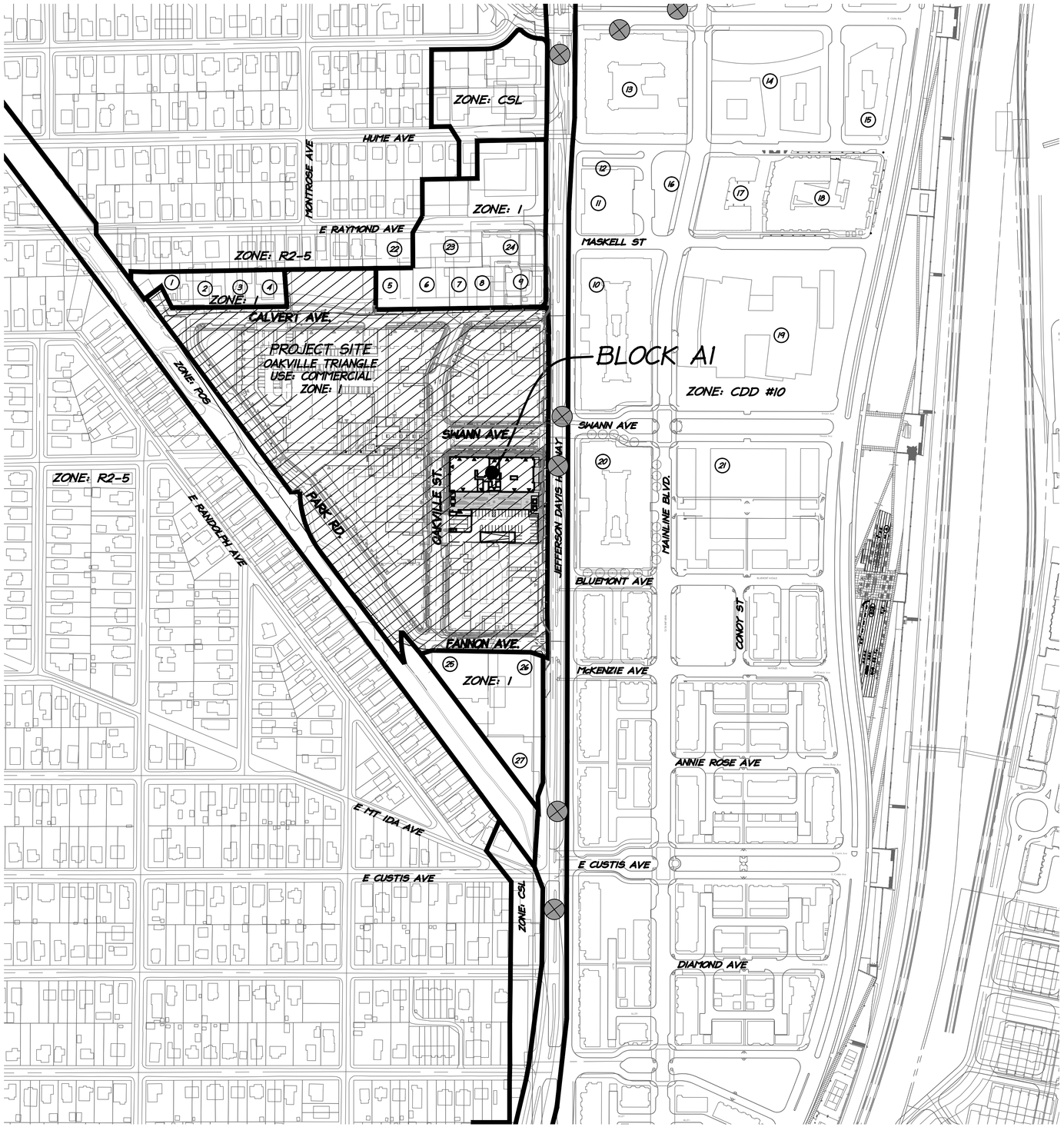

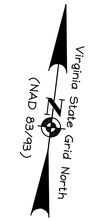

LEGEND

- SITE
- OWNER INFORMATION NUMBER
- BUS STOP (BRT)
- PROPERTY LINE
- STREET CENTER LINE
- ZONING LINE

DATE	REVISION
8-15-16	COMPLETENESS COMMENTS
8-30-16	COMPLETENESS COMMENTS #2
9-16-16	COMPLETENESS VERIFICATION

OWNERSHIP INFORMATION

1. 300 CALVERT STREET LLC
   300 CALVERT AVE E
   USE: GENERAL COMMERCIAL
   ZONE: I
2. MALEY ROBERT C III OR GINA
   304 CALVERT AVE
   USE: GENERAL COMMERCIAL
   ZONE: I
3. BRASWELL HARRY A OR SUE B
   308 CALVERT AVE
   USE: OFFICE/COMMERCIAL WAREHOUSE
   ZONE: I
4. BRASWELL HARRY A OR SUE B
   312 CALVERT AVE
   USE: OFFICE/COMMERCIAL WAREHOUSE
   ZONE: I
5. 410-420 CALVERT AVENUE LLC
   410 CALVERT AVE
   USE: OFFICE COMMERCIAL WAREHOUSE
   ZONE: I
6. 410-420 CALVERT AVENUE LLC
   420 CALVERT AVE
   USE: OFFICE COMMERCIAL WAREHOUSE
   ZONE: I
7. FIRST BAPTIST OF ALEXANDRIA FOUNDATION INC
   434 CALVERT AVE
   USE: VACANT LANE-INDUSTRIAL
   ZONE: I
8. FIRST BAPTIST OF ALEXANDRIA FOUNDATION INC
   446 CALVERT AVE
   USE: OFFICE/COMMERCIAL WAREHOUSE
   ZONE: I
9. TONYS CORNER LLC
   2700 JEFFERSON DAVIS HY
   USE: VACANT LAND COMMERCIAL
   ZONE: I
10. POTOMAC YARD DEVELOPMENT LLC
    2600 MAIN LINE BV
    USE: VACANT LAND COMMERCIAL
    ZONE: CDD #10
11. STATION AT POTOMAC YARD CONDOMINIUM
    2801 JEFFERSON DAVIS HY
    USE: CONDO MASTER CARDS
    ZONE: CDD #10
12. LBG PARCEL H LLC
    601 SEATON AV
    USE: VACANT LAND COMMERCIAL
    ZONE: CDD #10
13. NOTCH 8 RESIDENTIAL LLC
    2900 MAIN LINE BV
    USE: MED RISE ELEV (4-6S)
    ZONE: CDD#10
14. LBG PARCEL E LLC
    2901 MAIN LINE BV
    USE: VACANT LAND COMMERCIAL
    ZONE: CDD #10
15. LBG PARCEL B LLC
    2900 POTOMAC AV
    USE: VACANT LAND COMMERCIAL
    ZONE: CDD #10
16. POTOMAC YARD HOMEOWNERS ASSOCIATION INC
    2802 MAIN LINE BV
    USE: VACANT LAND COMMERCIAL
    ZONE: CDD #10
17. GATEWAY RESIDENCES AT EXCHANGE LLC
    701 SEATON AV
    USE: MED RISE ELEV (4-6S)
    ZONE: CDD #10
18. GATEWAY RESIDENCES AT EXCHANGE LLC
    731 SEATON AV
    USE: MED RISE ELEV (4-6S)
    ZONE: CDD #10
19. POTOMAC YARD DEVELOPMENT LLC
    2601 MAIN LINE BV
    USE: VACANT LAND COMMERCIAL
    ZONE: CDD #10
20. POTOMAC YARD APARTMENTS LLC
    2500 MAIN LINE BV
    USE: MED RISE ELEV (4-6S)
    ZONE: CDD #10
21. POTOMAC YARD DEVELOPMENT LLC
    MAIN LINE BV
    USE: VACANT LAND-RESID
    ZONE: CDD #10
22. POTOMAC FLATS CONDOMINIUM
    409 E RAYMOND AV
    USE: CONDO MASTER CARDS
    ZONE: R 2-5
23. SKINKER THOMAS C AND MARJORIE B TR
    415 E RAYMOND AV
    USE: OFFICE/COMMERCIAL WAREHOUS
    ZONE: I
24. TONYS CORNER LLC
    2706 JEFFERSON DAVIS HY
    USE: SUB-PARCEL
    ZONE: I
25. ALEXANDRIA DEPOT INC
    405 FANNON ST
    USE: OFFICE/COMMERCIAL WAREHOUSE
    ZONE: I
26. FANNON FRANCIS H III FEENEY MARY
    2320 JEFFERSON DAVIS HY
    USE: REPAIR SERVICES
    ZONE: I

NOTE:
1.) TRANSIT STOPS FOR THE BRT ARE LOCATED IN THE MIDDLE OF ROUTE 1.
2.) THE PROPOSED COMPLETE STREET TYPOLOGY FOR THE FOLLOWING STREETS ARE:
SHANN AVENUE: MIXED-USE BOULEVARD
OAKVILLE STREET: MAIN STREET
PARK ROAD: PARK ROAD
CALVERT AVENUE: NEIGHBORHOOD CONNECTOR
FANNON AVENUE: NEIGHBORHOOD CONNECTOR

150 75 0 150 300
GRAPHIC SCALE
1" = 150'

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COMMONWEALTH OF VIRGINIA
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9/16/2016
PROFESSIONAL ENGINEER

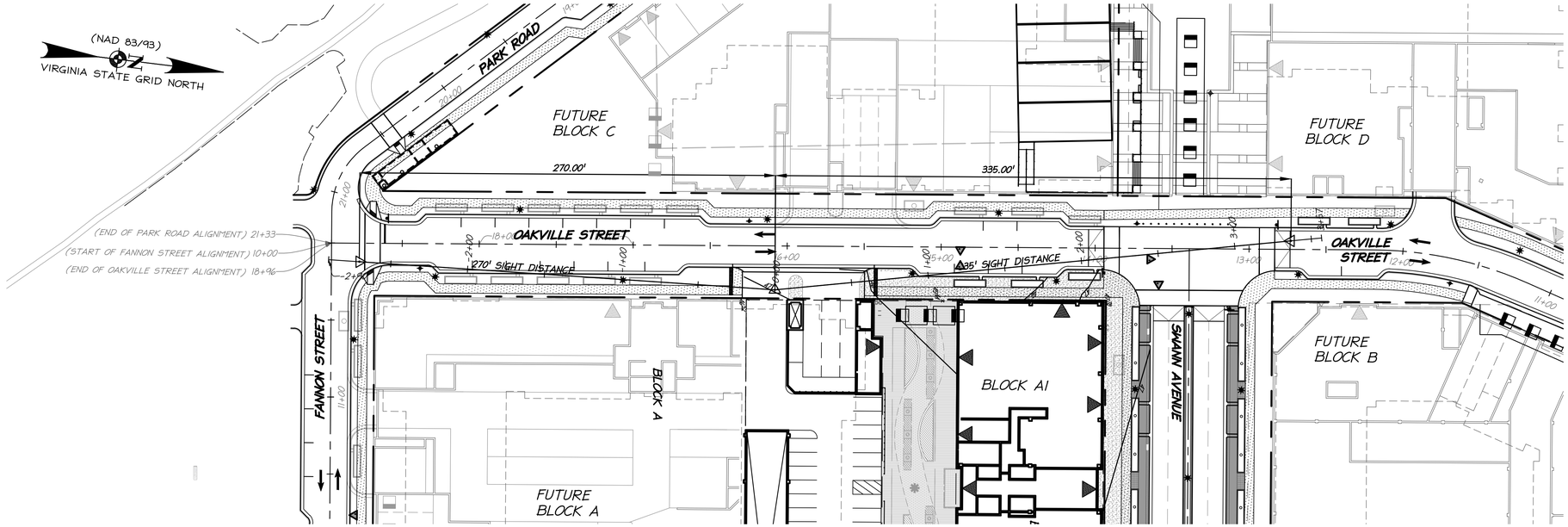
CONTEXTUAL PLAN

BLOCK "A1" PRELIMINARY PLAN

CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO:14007.400.00
SCALE: 1"=150'
DATE: 08/15/16
DESIGN: EG
DRAWN: JS
CHECKED: EG
SHEET No.
C500
106978

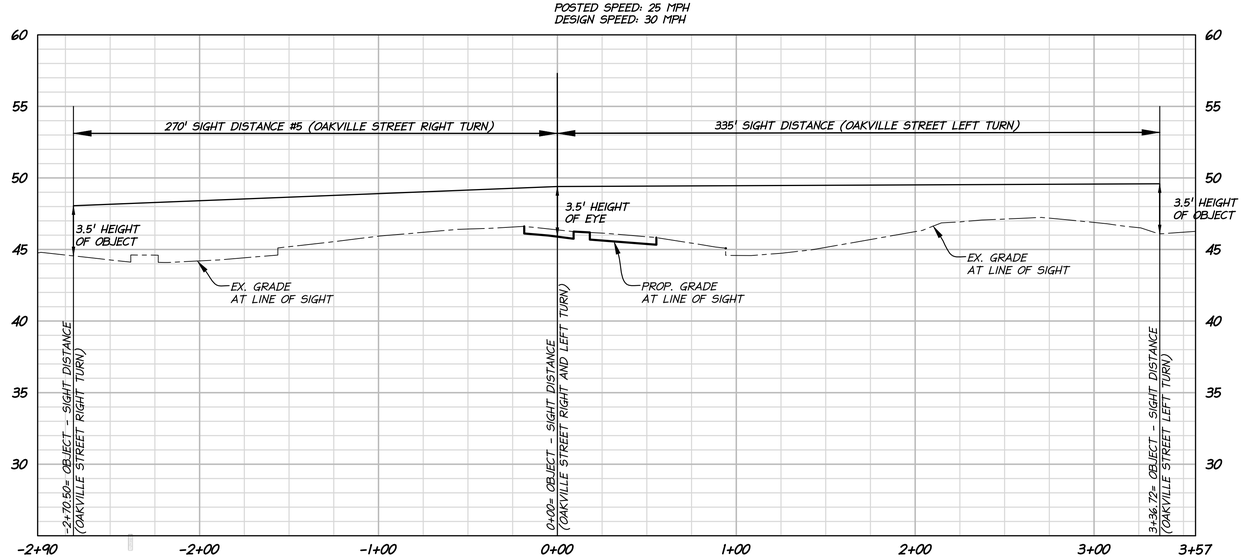
DATE	REVISION
8-15-16	COMPLETENESS COMMENTS
8-30-16	COMPLETENESS COMMENTS #2
9-16-16	COMPLETENESS VERIFICATION



40 20 0 40 80
GRAPHIC SCALE
1" = 40'

OAKVILLE STREET SIGHT DISTANCE

POSTED SPEED: 25 MPH
DESIGN SPEED: 30 MPH



5 2.5 0 5 10
VERTICAL GRAPHIC SCALE
1" = 5'

40 20 0 40 80
HORIZONTAL GRAPHIC SCALE
1" = 40'

ESI PEER REVIEW

APPROVED
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COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
9/16/2016
PROFESSIONAL ENGINEER

SIGHT DISTANCE

BLOCK "A1"
PRELIMINARY PLAN
CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO:14007.400.00
SCALE: SEE DRAWING
DATE: 08/15/16
DESIGN: EG
DRAWN: JS
CHECKED: EG
SHEET No.
C600
106978

P:\Projects\14007\00400\106978 Bldg A Prelim\C600 SIGHT DISTANCE.dwg, 9/14/2016 2:21:14 PM, DWG To PDF.pc3

EXISTING CONDITION SITE NARRATIVE

THE PRELIMINARY INFRASTRUCTURE (CDD #2014-0002) IS 12.86 ACRES (EXCLUDING RIGHT-OF-WAYS) AND IS A LIGHT INDUSTRIAL PARK CONSISTING OF A VARIETY OF USES. THE SITE IS LOCATED ON THE WEST SIDE OF ROUTE 1, BETWEEN FANNON STREET AND CALVERT AVENUE, WITH MOUNT JEFFERSON PARK ON THE WEST BOUNDARY.

REVIEW OF EXISTING TOPOGRAPHY INDICATES THAT THE PROPERTY DRAINS TO THE NORTH AND TO THE EAST. THE NORTHWEST PORTION OF THE SITE DRAINS TO EXISTING STORM STRUCTURE 6220 (REFER TO SHEET C300 FOR LOCATION) AND THEN OFFSITE TO THE NORTH. SOME OF THE EXISTING BUILDINGS ALONG THE WEST DRAIN DIRECTLY TO MOUNT JEFFERSON PARK. THE REST OF THE SITE, INCLUDING THIS PROJECT (BLOCK A1) DRAINS TO THE STORM SYSTEM IN ROUTE 1, TOWARDS POTOMAC YARD.

THERE ARE NO RESOURCE PROTECTION AREAS ON THIS PROPERTY.

PROPOSED CONDITION SITE NARRATIVE

THIS PROJECT (BLOCK A1) PROPOSES AN OFFICE BUILDING WITH GROUND FLOOR RETAIL. THERE WILL BE TWO LEVELS OF BELOW GRADE GARAGE WITH A HYDRODYNAMIC SEPARATOR AND A SWM DETENTION VAULT. THE STREETSCAPES FRONTING BLOCK A1 WILL ALSO BE CONSTRUCTED WITH THIS PHASE.

WATER QUALITY TREATMENT (BMP) NARRATIVE

TO COMPLY WITH THE CHESAPEAKE BAY ACT (CBA) AND ARTICLE XIII OF THE ZONING ORDINANCE, THE PROJECT WILL PROVIDE WATER QUALITY TREATMENT THROUGH THE USE OF HYDRODYNAMIC SEPARATORS AND SWM DETENTION VAULT. BOTH DEVICES WILL BE FINALIZED WITH THE FINAL SITE PLAN.

REFER TO THE OAKVILLE STORMWATER MANAGEMENT MASTER PLAN FOR OVERALL, PHASE 1, AND PHASE 2 STORMWATER MANAGEMENT COMPLIANCE.

SITE AREA
THE LIMITS OF THE BMP ANALYSIS WILL BE DA "B" (SEE SHEET C701). THE AREA WITHIN THESE LIMITS IS 1.32 ACRES. THIS AREA WILL BE USED FOR COMPUTING THE STATE AND CITY BMP REQUIREMENT.

REFER TO THE OAKVILLE STORMWATER MANAGEMENT MASTER PLAN FOR OVERALL, PHASE 1, AND PHASE 2 BMP DRAINAGE AREAS.

WQV TREATMENT
THE WQV TO BE TREATED AS PER THE CITY OF ALEXANDRIA SUPPLEMENT TO THE NORTHERN VIRGINIA BMP HANDBOOK IS 1816 CU FT/ ACRE OF IMPERVIOUS SURFACE. THEREFORE WQV REQUIRED = 1.20 x 1816 = 2,179 CU FT.

BMP TREATMENT PROVIDED
FOR THIS PROJECT, 1.20 AC OF ON-SITE IMPERVIOUS COVER IS TREATED WITH THE BMP HYDRODYNAMIC SEPARATORS.

STORM WATER MANAGEMENT / BEST MANAGEMENT PRACTICES NARRATIVE

BEST MANAGEMENT PRACTICES (BMP) - STORMWATER QUALITY
TO MEET THE STATE REQUIREMENTS FOR STORMWATER QUALITY, THE VIRGINIA RUNOFF REDUCTION METHOD SPREADSHEET FOR RE-DEVELOPMENT MUST BE FILLED OUT AND MEET ALL POLLUTANT LOAD REDUCTION REQUIREMENTS. THE CITY REQUIREMENT IS MORE STRINGENT IN THIS CASE, THE ENTIRE SITE'S WATER QUALITY VOLUME (WQV) NEEDS TO BE TREATED (13-109-E-1). SINCE THERE IS A NET DECREASE IN IMPERVIOUS AREA FOR THE SITE (BLOCK A1), A 20% REDUCTION OF PHOSPHORUS FROM THE PRE-DEVELOPMENT LOAD WILL BE REQUIRED TO BE MET. THE SITE IS BEING DESIGNED TO CAPTURE AND TREAT AS MUCH WATER AS POSSIBLE WITH HYDRODYNAMIC SEPARATORS AND SWM DETENTION VAULT.

STORMWATER QUANTITY (CHANNEL PROTECTION / FLOOD PROTECTION)
REFER TO SHEETS C702 FOR NARRATIVE AND COMPUTATIONS.

VIRGINIA VRRM SPREADSHEET DRAINAGE AREAS
THE FOLLOWING DRAINAGE AREAS WERE USED TO FOR THE VRRM SPREADSHEET:
- DA B: OUTFALL 2

BMP MAINTENANCE AGREEMENT NOTE:

THE APPLICANT SHALL EXECUTE A MAINTENANCE SERVICE CONTRACT WITH A PRIVATE CONTRACTOR FOR A MINIMUM OF THREE YEARS. A COPY OF THE CONTRACT SHALL BE PLACED IN THE BMP OPERATION AND MAINTENANCE MANUAL. PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, A COPY OF THE CONTRACT SHALL BE SUBMITTED TO THE CITY. THE APPLICANT SHALL PREPARE AN OWNER'S OPERATION AND MAINTENANCE MANUAL FOR ALL THE BEST MANAGEMENT PRACTICES (BMPS) USED ON SITE. THE MANUAL SHALL INCLUDE AT A MINIMUM: AN EXPLANATION OF THE FUNCTIONS AND OPERATIONS OF THE BMP(S); DRAWINGS AND DIAGRAMS OF THE BMP(S) AND ANY SUPPORTING UTILITIES; CATALOG CUTS ON MAINTENANCE REQUIREMENTS; MANUFACTURER CONTACT NAMES AND PHONE NUMBERS; A COPY OF THE EXECUTED MAINTENANCE SERVICE CONTRACT; AND A COPY OF THE MAINTENANCE AGREEMENT WITH THE CITY. PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, A COPY OF THE OPERATION AND MAINTENANCE MANUAL SHALL BE SUBMITTED TO THE CITY ON A DIGITAL MEDIA.

DESIGN PROFESSIONAL INSPECTION NOTE

THE STORMWATER BEST MANAGEMENT PRACTICES (BMPS) REQUIRED FOR THIS PROJECT SHALL BE CONSTRUCTED AND INSTALLED UNDER THE DIRECT SUPERVISION OF THE DESIGN PROFESSIONAL OR HIS DESIGNATED REPRESENTATIVE. PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, THE DESIGN PROFESSIONAL SHALL SUBMIT A WRITTEN CERTIFICATION TO THE DIRECTOR OF T&ES THAT THE BMPS ARE:
A. CONSTRUCTED AND INSTALLED AS DESIGNED AND IN ACCORDANCE WITH THE APPROVED FINAL SITE PLAN.
B. CLEAN AND FREE OF DEBRIS, SOIL AND LITTER BY EITHER HAVING BEEN INSTALLED OR BROUGHT INTO SERVICE AFTER SITE WAS STABILIZED.

SITE DATA: BLOCK A1

Virginia Runoff Reduction Method ReDevelopment Worksheet - v2.8 - June 2014
To be used w/ DRAFT 2013 BMP Standards and Specifications
Site Data

Project Name: Oakville - Phase 1 - Block A1	
Date: 8/7/16	

data input cells
calculation cells
constant values

Post-ReDevelopment Project & Land Cover Information

Total Disturbed Acreage 1.32

Constants

Annual Rainfall (inches)	43		
Target Rainfall Event (inches)	1.00		
Phosphorus EMC (mg/L)	0.26	Nitrogen EMC (mg/L)	1.86
Target Phosphorus Target Load (lb/acre/yr)	0.41		
Pj	0.90		

Pre-ReDevelopment Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	0.04	0.04
Impervious Cover (acres)	0.00	0.00	0.00	1.28	1.28
				Total	1.32

Post-ReDevelopment Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	0.12	0.12
Impervious Cover (acres)	0.00	0.00	0.00	1.20	1.20
				Total	1.32
Area Check	Okay	Okay	Okay	Okay	

Rv Coefficients

	A soils	B Soils	C Soils	D Soils
Forest/Open Space	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

Land Cover Summary Pre-ReDevelopment

	Listed	Adjusted[1]
Forest/Open Space Cover (acres)	0.00	0.00
Composite Rv(forest)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	0.04	0.04
Composite Rv(turf)	0.25	0.25
% Managed Turf	3%	3%
Impervious Cover (acres)	1.28	1.28
Rv(impervious)	0.95	0.95
% Impervious	97%	97%
Total Site Area (acres)	1.32	1.32
Site Rv	0.93	0.93
Pre-Development Treatment Volume (acre-ft)	0.1022	0.1022
Pre-Development Treatment Volume (cubic feet)	4,450	4,450
Pre-Development Load (TP) (lb/yr)	2.80	2.80

[1] *Adjusted* **Land Cover Summary** reflects the pre redevelopment land cover minus the pervious land cover (forest/open space or managed turf) acreage proposed for new impervious cover. The adjusted total acreage is consistent with the Post Redevelopment acreage (minus the acreage of new impervious cover). The load reduction requirement for the new impervious cover to meet the new development load limit is computed in **Column I**.

Land Cover Summary Post-ReDevelopment

Forest/Open Space Cover	0.00
Composite Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	0.12
Composite Rv(turf)	0.25
% Managed Turf	9%
ReDev. Impervious Cover (acres)	1.20
Rv(impervious)	0.95
% Impervious	91%
Total ReDev. Site Area (acres)	1.32
ReDev. Site Rv	0.89
Post-ReDevelopment Treatment Volume (acre-ft)	0.0975
Post-ReDevelopment Treatment Volume (cubic feet)	4,247
Post-ReDevelopment Load (TP) (lb/yr)	2.67

Land Cover Summary Post-ReDevelopment New Impervious

New Impervious Cover (acres)	0.00
Rv(impervious)	0.95
% Impervious	Check Area
Total New Dev. Site Area (acres)	0.00
New Dev. Site Rv	0.95
Post-Development Treatment Volume (acre-ft)	0.0000
Post-Development Treatment Volume (cubic feet)	0
Post-Development Load (TP) (lb/yr)	0.00

Maximum % Reduction Required Below Pre-ReDevelopment Load	20%
TP Load Reduction Required for Redeveloped Area (lb/yr)	0.43
Total Load Reduction Required (lb/yr)	**0.43**

TP Load Reduction Required for New Impervious Area (lb/yr)	0.00

Pre-Development Load (TN) (lb/yr)	20.00
Post-Development Load (TN) (lb/yr)	19.09

WATER QUALITY SUMMARY: BLOCK A1

Site Results

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
IMPERVIOUS COVER	0.00	1.20	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED	0.00	1.19	0.00	0.00	0.00	OK.
TURF AREA	0.00	0.12	0.00	0.00	0.00	OK.
TURF AREA TREATED	0.00	0.12	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Phosphorous

TOTAL PHOSPHOROUS LOAD REDUCTION REQUIRED (LB/YEAR)	0.43
RUNOFF REDUCTION (cf)	0
PHOSPHOROUS LOAD REDUCTION ACHIEVED (LB/YR)	0.53
ADJUSTED POST-DEVELOPMENT PHOSPHOROUS LOAD (TP) (lb/yr)	2.14
REMAINING PHOSPHOROUS LOAD REDUCTION (LB/YR) NEEDED	CONGRATULATIONS!! YOU EXCEEDED THE TARGET REDUCTION BY 0.1 LB/YEAR!!

Nitrogen (for information purposes)

RUNOFF REDUCTION (cf)	0
NITROGEN LOAD REDUCTION ACHIEVED (LB/YR)	0.00
ADJUSTED POST-DEVELOPMENT NITROGEN LOAD (TP) (lb/yr)	19.09

Miscellaneous Information

Total WQV treated	yes	no
Detention on Site	yes	no
Project is within which watershed?	FOUR MILE RUN / POTOMAC RIVER	
Project Discharges to which body of water?	FOUR MILE RUN / POTOMAC RIVER	

WQVD CALCULATIONS

REQUIRED = (1816 CU FT/ACRE) * (1.20 ACRES) = 2,179 CU FT

NOT CAPTURED WQVD = 0.0 CU FT

IMPERVIOUS AREA COVERAGE

TOTAL IMPERVIOUS AREA = 1.20 ACRES

TOTAL IMPERVIOUS AREA AREA TREATED TREATED = 1.20

NOTE: THIS PLAN PROPOSES A HYDRODYNAMIC SEPARATOR FOR STORMWATER QUALITY TREATMENT AND A STORMWATER VAULT FOR STORMWATER QUANTITY CONTROL. BOTH DEVICES WILL BE LOCATED IN THE GARAGE OF BLOCK A1.

THIS PLAN IS PART OF THE 'PHASE 1' BMP & SWM COMPUTATIONS. REFER TO THE OAKVILLE STORMWATER MANAGEMENT MASTER PLAN FOR COMPLETE BMP & SWM COMPUTATIONS.

PORTIONS OF THE 'PHASE 1' PLAN ARE BEING PROPOSED AND APPROVED IN SEPARATE DSUPs AND FINAL SITE PLANS, BUT WILL ALL BE CONSTRUCTED AS A SINGLE PHASE. THE 'PHASE 2' PORTION WILL BE CONSTRUCTED SEPARATE FROM THE 'PHASE 1' AT A LATER DATE.

DATE	REVISION
8-15-16	COMPLETENESS COMMENTS
8-30-16	COMPLETENESS COMMENTS #2
9-16-16	COMPLETENESS VERIFICATION

SITE DATA SUMMARY: BLOCK A1

Site Data Summary
Total Rainfall = 43 inches

Print

Site Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.00	0.00	0.00	0.12	0.12	9.09
Impervious (acres)	0.00	0.00	0.00	1.20	1.20	90.91
					1.32	100.00

Site Rv	0.89
Post Development Treatment Volume (ft³)	4247
Post Development TP Load (lb/yr)	2.67
Post Development TN Load (lb/yr)	19.09
Total TP Load Reduction Required (lb/yr)	0.43

Total Runoff Volume Reduction (ft³)	0
Total TP Load Reduction Achieved (lb/yr)	1
Total TN Load Reduction Achieved (lb/yr)	0.00
Adjusted Post Development TP Load (lb/yr)	2.14
Remaining Phosphorous Load Reduction (Lb/yr) Required	0.00

Drainage Area Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.00	0.12	0.00	0.00	0.00	0.12
Impervious (acres)	0.00	1.20	0.00	0.00	0.00	1.20
						1.32

Drainage Area Compliance Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
TP Load Red. (lb/yr)	0.00	0.53	0.00	0.00	0.00	0.53
TN Load Red. (lb/yr)	0.00	0.00	0.00	0.00	0.00	0.00

PROJECT SITE (BLOCK A1) RUNOFF COMPUTATIONS:

PRE-DEVELOPMENT

A = 1.32 ACRES

$C = \frac{(0.04)(0.35) + (1.28)(0.90)}{1.32}$

C = 0.88

T = 5 MINUTES
I_2 = 6.2 INCHES/HOUR
I_{10} = 9.0 INCHES/HOUR

Q_2 = (0.88)(6.2)(1.32)= 7.20 CFS
Q_{10} = (0.88)(9.0)(1.32)= 10.45 CFS

POST-DEVELOPMENT

A = 1.32 ACRES

$C = \frac{(0.12)(0.35) + (1.20)(0.90)}{1.32}$

C = 0.85

T_C = 5 MINUTES
I_2 = 6.2 INCHES/HOUR
I_{10} = 9.0 INCHES/HOUR

Q_2 = (0.85)(6.2)(1.32)= 6.96 CFS
Q_{10} = (0.84)(9.0)(13.78)= 10.10 CFS

NET DECREASE IN RUNOFF

Q_2 = 7.20 CFS - 6.96 CFS = 0.24 CFS
Q_{10} = 10.45 CFS - 10.10 CFS = 0.35 CFS

ESI PEER REVIEW

APPROVED
SPECIAL USE PERMIT NO. 2015-00026
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.

christopher consultants
9900 main street (suite 400) · fairfax, va 22031
phone 703.273.6820 · fax 703.273.6820

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
9/16/2016
PROFESSIONAL ENGINEER

SWM WATER QUALITY (BLOCK A1)

BLOCK "A1" PRELIMINARY PLAN
CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO:14007.400.00
SCALE: N/A
DATE: 08/15/16
DESIGN: EG
DRAWN: JS
CHECKED: EG
SHEET No.
C700

106978

Drainage Area B

Drainage Area B Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	0.12	0.12	0.25
Impervious Cover (acres)	0.00	0.00	0.00	1.20	1.20	0.95
			Total		1.32	

Post Development Treatment Volume (cf) 4247

Credit	Unit	Description of Credit	Credit	Credit Area (acres)	Volume from Upstream RR Practice (cf)	Runoff Reduction (cf)	Remaining Runoff Volume (cf)	Phosphorus Efficiency (%)	Phosphorus Load from Upstream RR Practices (lbs)	Untreated Phosphorus Load to Practice (lbs.)	Phosphorus Removed By Practice (lbs.)	Remaining Phosphorus Load (lbs.)	Downstream Treatment to be Employed	Nitrogen Efficiency (%)	Nitrogen Load from Upstream RR Practices	Untreated Nitrogen Load to Practice (lbs.)	Nitrogen Removed By Practice (lbs.)	Remaining Nitrogen Load (lbs.)
14. Hydrodynamic Separator	impervious acres draining to device	0% runoff volume reduction	0.00	1.19	0.00	0	4104	20	0.00	2.58	0.52	2.06		0	0.00	18.42	0.00	18.42
	turf acres draining to device	0% runoff volume reduction	0.00	0.12	0.00	0	414	20	0.00	0.07	0.01	0.05		0	0.00	0.49	0.00	0.49

NOTE: THIS PLAN PROPOSES A HYDRODYNAMIC SEPARATOR FOR STORMWATER QUALITY TREATMENT AND A STORMWATER VAULT FOR STORMWATER QUANTITY CONTROL. BOTH DEVICES WILL BE LOCATED IN THE GARAGE OF BLOCK A1.

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WQVD CALCULATIONS

REQUIRED = (1816 CU FT/ACRE) * (1.20 ACRES) = 2,179 CU FT

NOT CAPTURED WQVD = 0.0 CU FT

IMPERVIOUS AREA COVERAGE

TOTAL IMPERVIOUS AREA = 1.20 ACRES

TOTAL IMPERVIOUS AREA AREA TREATED TREATED = 1.20

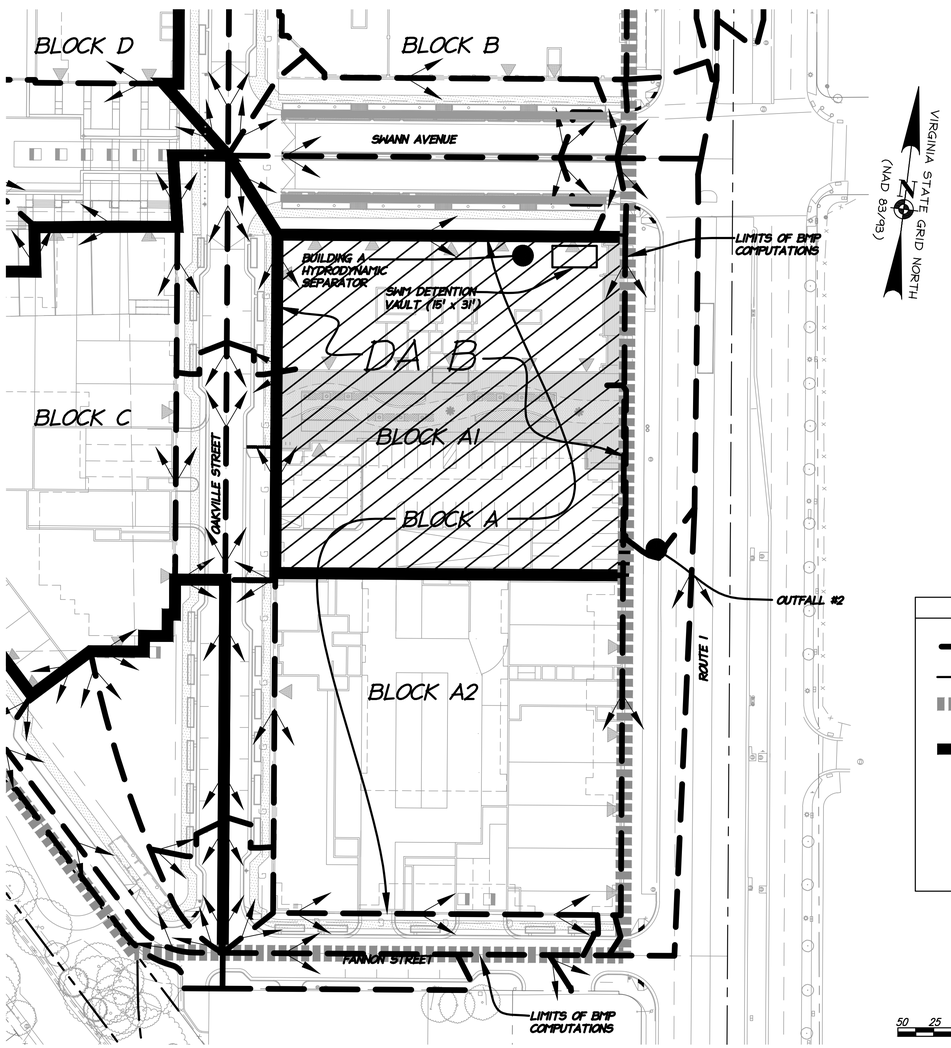
BMP VRRM Drainage Area Breakdown

Drainage Area 'B'					
BMP Device	Total Area Treated	Impervious Area Treated	Pervious Area Treated	Phase	Notes
Building A Hydrodynamic Separator (Ph1)	1.32	1.20	0.12	1	
Total Treated	**1.32**	**1.20**	**0.12**		

Hydrodynamic Separator Sizing (V2B1)

Location	Impervious Area (Ac.)	V2B1 Model
A1	1.20	3

Note: Depending on final building outfall locations, flows can be split up and smaller hydrodynamic separators may be used.

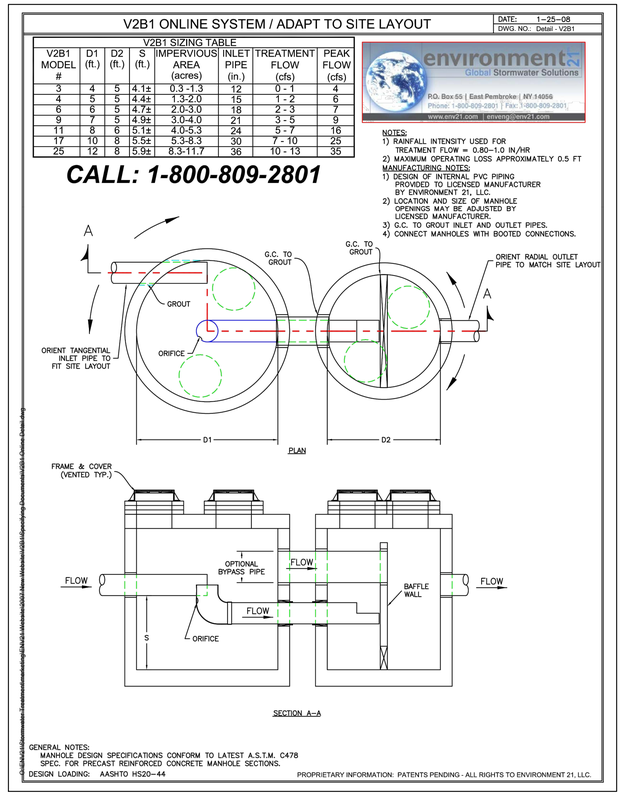


LEGEND

SYMBOL	TITLE
	: POST-DEVELOPMENT DRAINAGE DIVIDE
	: PROPERTY LIMITS
	: BMP LIMITS FOR ENTIRE STORMWATER MANAGEMENT MASTER PLAN (13.78 Ac.)
	: VRRM DRAINAGE AREA DIVIDE
	: POST-DEVELOPMENT DIVIDE ARROW
	: PHASE 1 HYDRODYNAMIC SEPARATOR ON-SITE RUNOFF TREATED - 1.32 Ac (1.20 Ac. IMP.)

50 25 0 50 100
GRAPHIC SCALE
1" = 50'

HYDRODYNAMIC SEPARATOR DETAIL



ESI PEER REVIEW

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SITE PLAN NO.
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9-16-16	COMPLETENESS VERIFICATION

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COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
9/16/2016
PROFESSIONAL ENGINEER

SWM WATER QUALITY, BMP DA MAP, & BMP DETAILS (BLOCK A1)

BLOCK "A1" PRELIMINARY PLAN
CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO:14007.400.00
SCALE: 1"=50'
DATE: 08/15/16
DESIGN: EG
DRAWN: JS
CHECKED: EG
SHEET No.
C701
106978

DATE	REVISION
8-15-16	COMPLETENESS COMMENTS
8-30-16	COMPLETENESS COMMENTS #2
9-16-16	COMPLETENESS VERIFICATION

HYDRAFLOW HYDROGRAPHS EXTENSION FOR AUTOCAD COMPUTATIONS - OUTFALL 2 PRE

Hydrograph Report *(1-YEAR)* — 3

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2014 by Autodesk, Inc. v10.3 — Friday, 08 / 19 / 2016

Hyd. No. 2

Outfall 2 - Pre

Hydrograph type	= SCS Runoff	Peak discharge	= 3.821 cfs
Storm frequency	= 1 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 8,487 cuft
Drainage area	= 1.090 ac	Curve number	= 96.3
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 2.70 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

Hydrograph Report *(2-YEAR)* — 14

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2014 by Autodesk, Inc. v10.3 — Friday, 08 / 19 / 2016

Hyd. No. 2

Outfall 2 - Pre

Hydrograph type	= SCS Runoff	Peak discharge	= 4.587 cfs
Storm frequency	= 2 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 10,316 cuft
Drainage area	= 1.090 ac	Curve number	= 96.3
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 3.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

Hydrograph Report *(10-YEAR)* — 25

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2014 by Autodesk, Inc. v10.3 — Friday, 08 / 19 / 2016

Hyd. No. 2

Outfall 2 - Pre

Hydrograph type	= SCS Runoff	Peak discharge	= 7.620 cfs
Storm frequency	= 10 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 17,678 cuft
Drainage area	= 1.090 ac	Curve number	= 96.3
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 5.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

HYDRAFLOW HYDROGRAPHS EXTENSION FOR AUTOCAD COMPUTATIONS - OUTFALL 2 POST

Hydrograph Report *(1-YEAR)* — 8

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2014 by Autodesk, Inc. v10.3 — Friday, 08 / 19 / 2016

Hyd. No. 7

Outfall 2 - Post

Hydrograph type	= SCS Runoff	Peak discharge	= 5.672 cfs
Storm frequency	= 1 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 12,521 cuft
Drainage area	= 1.630 ac	Curve number	= 96
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 2.70 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

Hydrograph Report *(2-YEAR)* — 19

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2014 by Autodesk, Inc. v10.3 — Friday, 08 / 19 / 2016

Hyd. No. 7

Outfall 2 - Post

Hydrograph type	= SCS Runoff	Peak discharge	= 6.821 cfs
Storm frequency	= 2 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 15,250 cuft
Drainage area	= 1.630 ac	Curve number	= 96
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 3.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

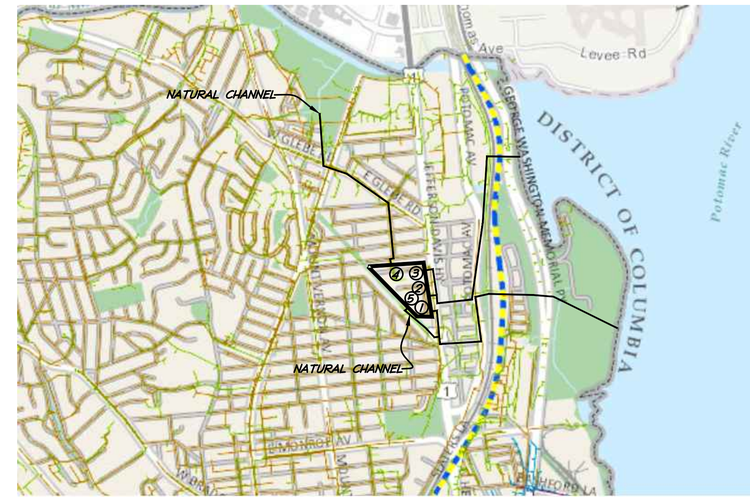
Hydrograph Report *(10-YEAR)* — 30

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2014 by Autodesk, Inc. v10.3 — Friday, 08 / 19 / 2016

Hyd. No. 7

Outfall 2 - Post

Hydrograph type	= SCS Runoff	Peak discharge	= 11.37 cfs
Storm frequency	= 10 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 26,245 cuft
Drainage area	= 1.630 ac	Curve number	= 96
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 5.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



STORM WATER MANAGEMENT NARRATIVE

TO MEET THE CITY STORMWATER MANAGEMENT REQUIREMENTS FOR CHANNEL PROTECTION AND FLOOD PROTECTION, OUTFALL #2 WAS ANALYZED. THE CHANNEL PROTECTION FOR OUTFALL 2 IS MET BECAUSE THE STORM SYSTEMS ARE PIPED TO THE OUTFALLS. THE FLOOD PROTECTION IS MET BY THE POST-DEVELOPMENT 10-YEAR 24-HOUR STORM EVENT BEING LOWER THAN THE PRE-DEVELOPMENT. A STORMWATER VAULT FOR OUTFALL 2 (BUILDING A1) IS REQUIRED TO REDUCE THE PEAK FLOW LOWER THAN THE PRE-DEVELOPMENT CONDITION.

STORMWATER QUANTITY (CHANNEL PROTECTION / FLOOD PROTECTION)

OUTFALL 2
CHANNEL PROTECTION - PIPED TO THE POTOMAC RIVER (REQUIREMENT SATISFIED)
FLOOD PROTECTION - THE POST-DEVELOPMENT PEAK FLOW RATE FOR THE 10-YEAR 24-HOUR STORM EVENT IS GREATER THAN THE PREDEVELOPMENT PEAK FLOW RATE FROM THE 10-YEAR 24-HOUR STORM EVENT (DETENTION REQUIRED)

DETENTION VAULT SIZING

OUTFALL 2
A STORMWATER DETENTION VAULT WILL BE LOCATED IN THE GARAGE OF BUILDING A1. THIS VAULT WILL BE SIZED TO DETAIN 2,244 CF TO DECREASE THE OUTFALL'S MAXIMUM PEAK DISCHARGE FROM 11.37 CFS TO 7.62 CFS.

AREA AND CURVE NUMBER SUMMARY CHART (BLOCK A1 - OUTFALL 2)

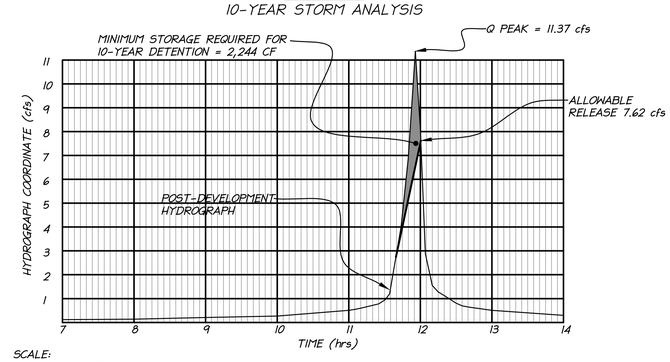
Outfall	Pre				Post				Notes
	Area	Imp	Perv	CN	Area	Imp	Perv	CN	
2	1.09	0.99	0.10	96.3	1.63	1.45	0.18	96.0	Half of Block A

PEAK DISCHARGE AND RUNOFF VOLUME SUMMARY CHART (BLOCK A1 - OUTFALL 2)

Outfall	Pre						Post					
	1-Year		2-Year		10-Year		1-Year		2-Year		10-Year	
	Q	Rv	Q	Rv	Q	Rv	Q	Rv	Q	Rv	Q	Rv
2	3.82	8,487	4.59	10,316	7.62	17,678	5.67	12,521	6.82	15,250	11.37	26,245

ALLOWABLE RELEASE

OUTFALL 2
10-YEAR STORM ANALYSIS



SCALE:
H: 1 UNIT = 5 MIN
V: 1 UNIT = 1 CFS

1 S.U. = 1 CF / 5 * 5 M * 60 S = 300 CF

AREA = 7.48 S.U.
ESTIMATED STORAGE REQUIRED = 7.48 x 300 = 2,244 CF
APPROXIMATE VAULT SIZE = 6 x 10 x 45

ESI PEER REVIEW

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COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
9/16/2016
PROFESSIONAL ENGINEER

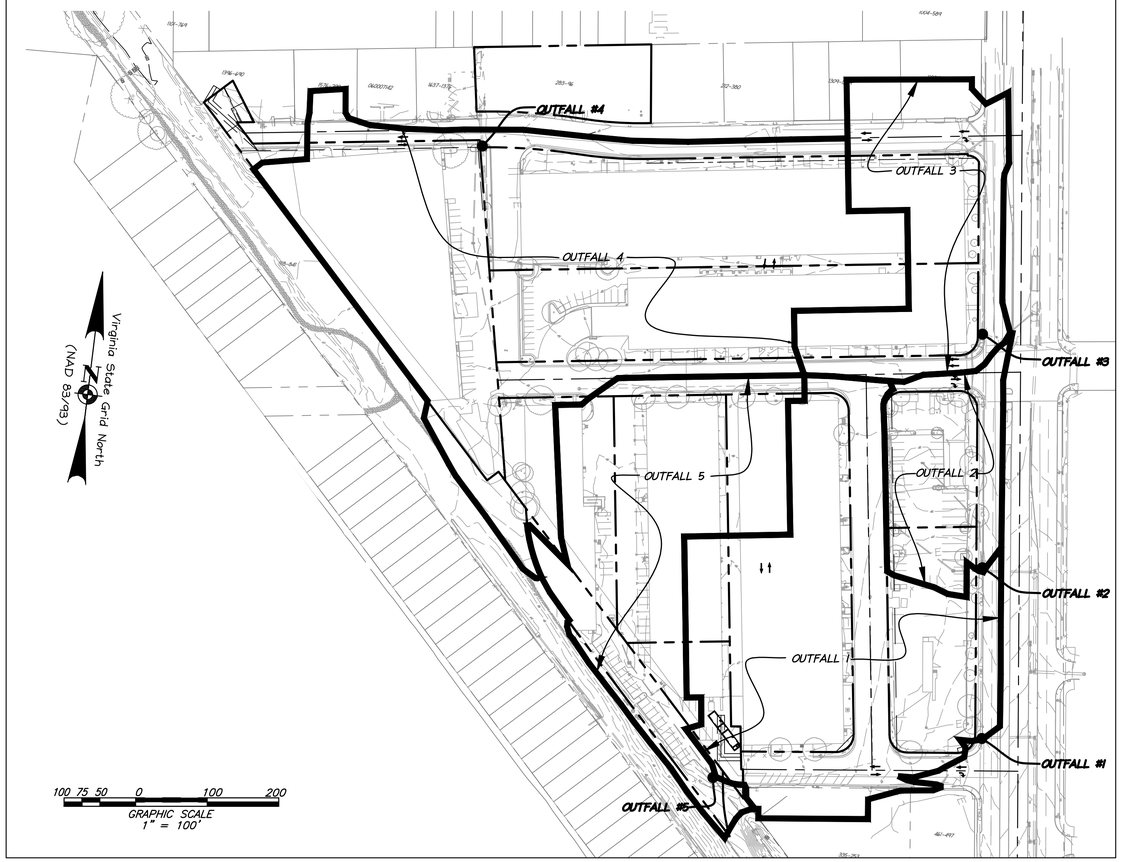
SWM WATER QUANTITY & OUTFALL COMPUTATIONS (BLOCK A1)

BLOCK "A1" PRELIMINARY PLAN
CITY OF ALEXANDRIA, VIRGINIA

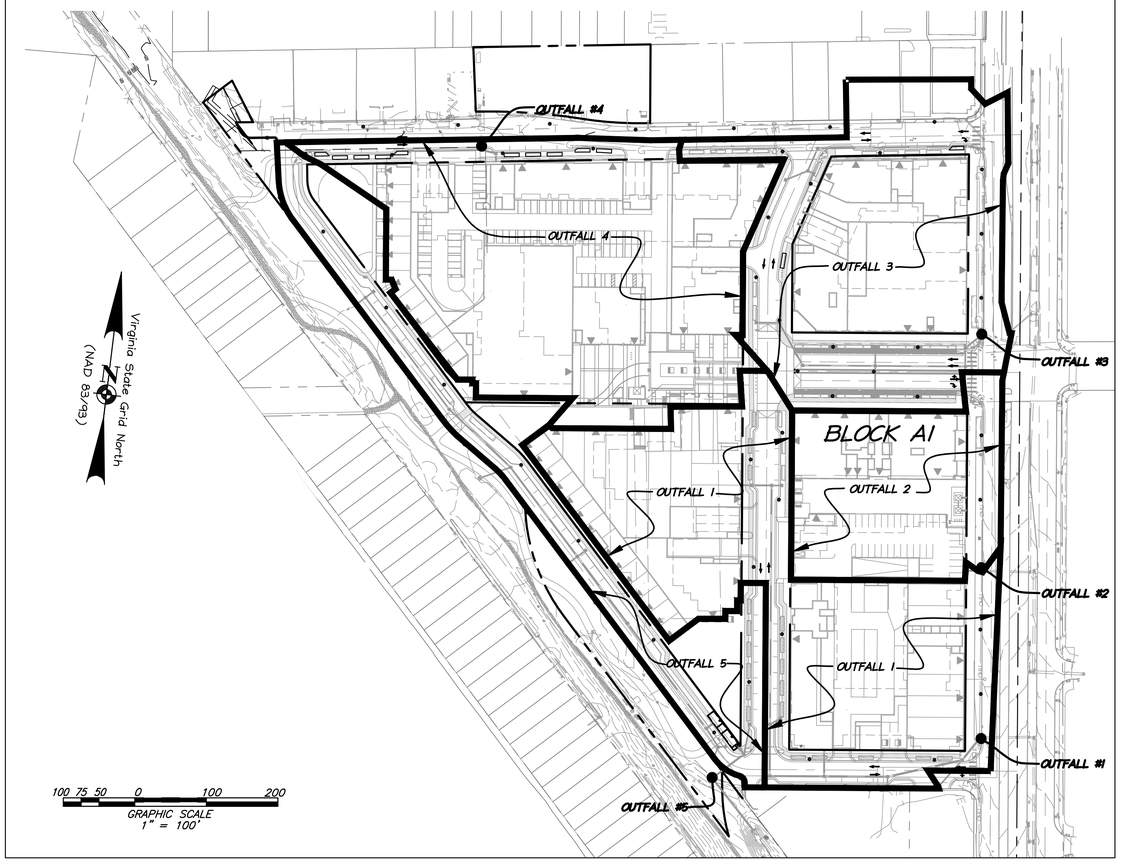
PROJECT NO:14007.400.00
SCALE: -
DATE: 08/15/16
DESIGN: EG
DRAWN: JS
CHECKED: EG
SHEET No.
C702
106978

DATE	REVISION
8-15-16	COMPLETENESS COMMENTS
8-30-16	COMPLETENESS COMMENTS #2
9-16-16	COMPLETENESS VERIFICATION

PRE-DEVELOPMENT OUTFALL MAP



POST-DEVELOPMENT OUTFALL MAP



AREA AND CURVE NUMBER SUMMARY CHART (BLOCK A1 - OUTFALL 2)

Outfall	Pre				Post				Notes
	Area	Imp	Perv	CN	Area	Imp	Perv	CN	
2	1.09	0.99	0.10	96.3	1.63	1.45	0.18	96.0	Half of Block A

PEAK DISCHARGE AND RUNOFF VOLUME SUMMARY CHART (BLOCK A1 - OUTFALL 2)

Outfall	Pre						Post					
	1-Year		2-Year		10-Year		1-Year		2-Year		10-Year	
	Q	Rv	Q	Rv	Q	Rv	Q	Rv	Q	Rv	Q	Rv
2	3.82	8,487	4.59	10,316	7.62	17,678	5.67	12,521	6.82	15,250	11.37	26,245

ESI PEER REVIEW

APPROVED
SPECIAL USE PERMIT NO. 2015-00026
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COMMONWEALTH OF VIRGINIA
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Lic. No.55868
9/16/2016
PROFESSIONAL ENGINEER

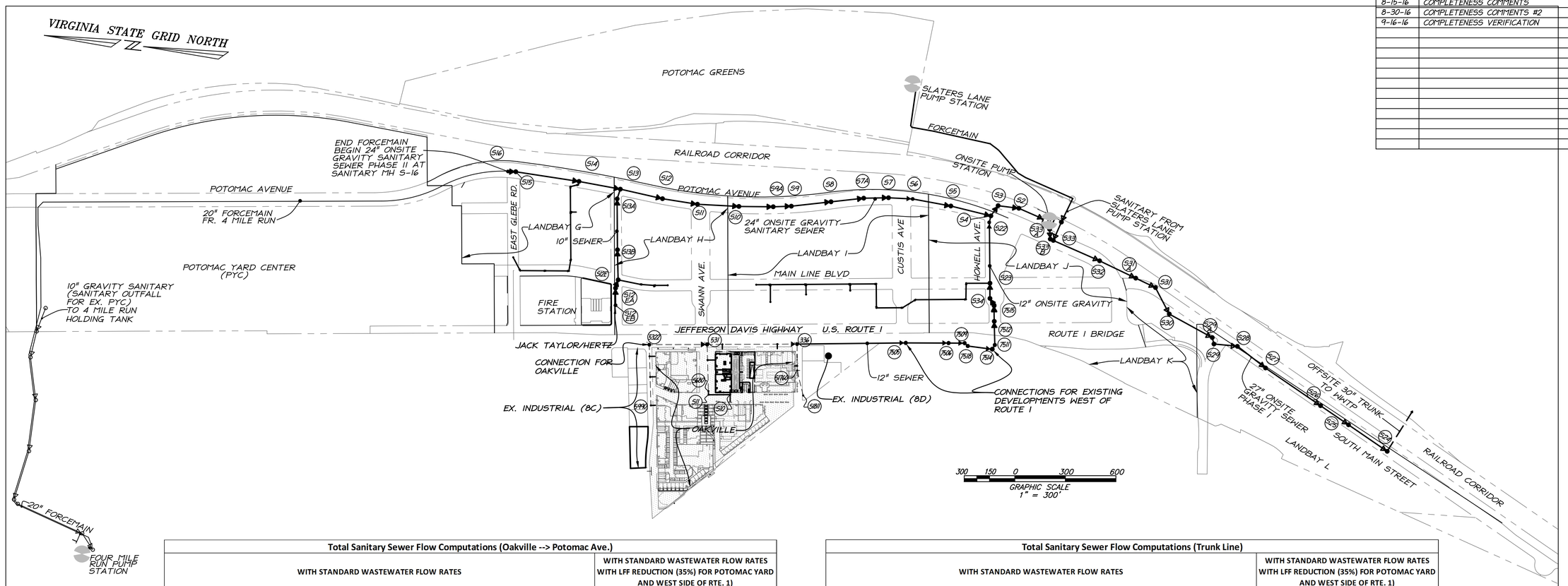
BLOCK "A1" PRELIMINARY PLAN

SWM OUTFALL MAP

CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO:14007.400.00
SCALE: 1"=100'
DATE: 08/15/16
DESIGN: EG
DRAWN: JS
CHECKED: EG
SHEET No.
C703
106978

DATE	REVISION
8-15-16	COMPLETENESS COMMENTS
8-30-16	COMPLETENESS COMMENTS #2
9-16-16	COMPLETENESS VERIFICATION



Total Sanitary Sewer Flow Computations (Oakville --> Potomac Ave.)

	FLOWS FROM	TO MANHOLE NUMBER	WITH STANDARD WASTEWATER FLOW RATES: AVERAGE DAILY FLOW RATE (MGD)	WITH STANDARD WASTEWATER FLOW RATES: FLOW RATE (PEAKED) MGD	WITH STANDARD WASTEWATER FLOW RATES WITH LFF REDUCTION (35%) FOR POTOMAC YARD AND WEST SIDE OF RTE. 1): AVERAGE DAILY FLOW RATE (MGD)	WITH STANDARD WASTEWATER FLOW RATES WITH LFF REDUCTION (35%) FOR POTOMAC YARD AND WEST SIDE OF RTE. 1): FLOW RATE (PEAKED) MGD
1	FOUR MILE RUN PUMP STATION	S16	-	-	-	-
2	POTOMAC AVENUE REDEVELOPMENT (POTOMAC VILLAGE)	S15	-	-	-	-
3	POTOMAC YARD WITH DENSITY TRANSFER LANDBAYS H,I AND J - Peaked at 4.0	7512 / S23	0.5019	2.0076	N/A	2.0076
4	Landbay G (MPA# 2012-0004)	S15	-	-	-	-
5	POTOMAC YARD FIRE STATION	S13	-	-	-	-
6	EAST HOWELL STREET (PREVIOUSLY RIVER ROAD PUMP STATION)	7511	0.1300	0.5200	N/A	0.5200
7	SLATER'S LANE PUMP STATION	S33	-	-	-	-
8	LANDBAYS K & L WITH DENSITY TRANSFER	S27	-	-	-	-
9a	JACK TAYLOR/HERTZ (WEST SIDE RTE. 1)	S12EB	-	-	-	-
9b	OAKVILLE TRIANGLE (WEST SIDE RTE. 1)	5322 / 531	0.3924	1.5696	N/A	1.5696
9c	EXISTING INDUSTRIAL (WEST SIDE RTE. 1) N. OF SITE	5322	0.0130	0.0520	N/A	0.0520
9d	EXISTING INDUSTRIAL (WEST SIDE RTE. 1) S. OF SITE	336	0.0070	0.0280	N/A	0.0280
	TOTAL			4.18		4.18

Total Sanitary Sewer Flow Computations (Trunk Line)

	FLOWS FROM	TO MANHOLE NUMBER	WITH STANDARD WASTEWATER FLOW RATES: AVERAGE DAILY FLOW RATE (MGD)	WITH STANDARD WASTEWATER FLOW RATES: FLOW RATE (PEAKED) MGD	WITH STANDARD WASTEWATER FLOW RATES WITH LFF REDUCTION (35%) FOR POTOMAC YARD AND WEST SIDE OF RTE. 1): AVERAGE DAILY FLOW RATE (MGD)	WITH STANDARD WASTEWATER FLOW RATES WITH LFF REDUCTION (35%) FOR POTOMAC YARD AND WEST SIDE OF RTE. 1): FLOW RATE (PEAKED) MGD
1	FOUR MILE RUN PUMP STATION	S16	N/A	4.0000	N/A	4.0000
2	POTOMAC AVENUE REDEVELOPMENT (POTOMAC VILLAGE)	S15	2.1433	5.3583	1.3931	3.4829
3	POTOMAC YARD WITH DENSITY TRANSFER LANDBAYS G,H,I AND J - Peaked at 2.5 *	S15	0.9276	2.3190	0.9276	2.3190
4	Landbay G (MPA# 2012-0004) - included in #3	-	-	-	-	-
5	POTOMAC YARD FIRE STATION	S13	0.0263	0.0658	0.0263	0.0658
6	EAST HOWELL STREET (PREVIOUSLY RIVER ROAD PUMP STATION)	7511	N/A	0.5200	N/A	0.5200
7	SLATER'S LANE PUMP STATION	S33	N/A	0.7500	N/A	0.7500
8	LANDBAYS K & L WITH DENSITY TRANSFER	S27	0.1500	0.3750	0.1500	0.3750
9a	JACK TAYLOR/HERTZ (WEST SIDE RTE. 1)	S12EB	0.2420	0.6050	0.1573	0.3933
9b	OAKVILLE TRIANGLE (WEST SIDE RTE. 1)	5322 / 531	0.3924	0.9810	0.2551	0.6377
9c	EXISTING INDUSTRIAL (WEST SIDE RTE. 1) N. OF SITE	5322	0.0130	0.0325	N/A	0.0325
9d	EXISTING INDUSTRIAL (WEST SIDE RTE. 1) S. OF SITE	336	0.0070	0.0175	N/A	0.0175
	TOTAL			15.02		12.59

Proposed Oakville Sanitary Flows (per approve CDD 2014-0002)

Block	Retail / Office	Multi-Family (unit)			Hotel (room)		Townhouse (unit)		Total Flows (gpd)
A	179795	.2 gpd / 1 sf	305	300 gpd / unit	0	130 gpd / unit	0	350 gpd/unit	127459
B	34048	.2 gpd / 1 sf	112	300 gpd / unit	189	130 gpd / unit	0	350 gpd/unit	64980
C	32978	.2 gpd / 1 sf	159	300 gpd / unit	0	130 gpd / unit	13	350 gpd/unit	58846
D	80205	.2 gpd / 1 sf	403	300 gpd / unit	0	130 gpd / unit	12	350 gpd/unit	141141
Total	**327026**		**979**		**189**		**25**		**392425**

Total Flow (MGD) =	**0.39**
Total Flow Peaked @ 4.0 (MGD)=	**1.57**

Proposed Oakville Sanitary Flows (running tally)

Block	Retail / Office	Multi-Family (unit)			Hotel (room)		Townhouse (unit)		Total Flows (gpd)
A1	154725	.2 gpd / 1 sf		300 gpd / unit		130 gpd / unit		350 gpd/unit	30945
A2		.2 gpd / 1 sf		300 gpd / unit		130 gpd / unit		350 gpd/unit	0
B		.2 gpd / 1 sf		300 gpd / unit		130 gpd / unit		350 gpd/unit	0
C		.2 gpd / 1 sf		300 gpd / unit		130 gpd / unit		350 gpd/unit	0
D		.2 gpd / 1 sf		300 gpd / unit		130 gpd / unit		350 gpd/unit	0
Total	**154725**		**0**		**0**		**0**		**30945**

Total Flow (MGD) =	**0.03**
Total Flow Peaked @ 4.0 (MGD)=	**0.12**

SANITARY OUTFALL NARRATIVE:

PER MEMO TO INDUSTRY 06-14, THIS OUTFALL ANALYSIS SHALL ANALYZE THE SEWER SYSTEM TO A TRUNK SEWER DOWNSTREAM WITH A MINIMUM DIAMETER OF 24-INCHES OR TO A POINT AS DIRECTED BY T&ES STAFF. PER THE DIRECTION OF T&ES STAFF, THE ANALYSIS WAS COMPLETED TO THE ALEXRENEW TREATMENT PLAN. THIS ANALYSIS TOOK INTO ALL FUTURE FLOWS OF CONTRIBUTING AREAS AGREED UPON WITH CITY STAFF.

THE OAKVILLE SITE WILL TIE INTO THE EXISTING 12" SEWER MAIN RUNNING NORTH TO SOUTH ALONG ROUTE 1. FROM THE INTERSECTION OF ROUTE 1 AND EAST HOWELL AVENUE, THE SEWER GOES EAST UNTIL IT CONNECTS TO THE 24" SEWER IN POTOMAC AVENUE. THE 24" SEWER THEN TIES TO THE 27" AND THEN THE 30" OFF SITE GRAVITY SEWER BEFORE FLOWING TO THE TREATMENT PLANT.

A COMPREHENSIVE SANITARY SEWER OUTFALL ANALYSIS HAS BEEN COMPLETED WITH THE PRELIMINARY INFRASTRUCTURE PLAN (CDD 2014-0002) AND PROVIDED IN THE OAKVILLE INFRASTRUCTURE FINAL SITE PLAN DSP 2014-00032. THIS ANALYSIS IDENTIFIED SEVERAL RUNS OF PIPE THAT ARE UNDER CAPACITY IN THE 30" GRAVITY SEWER. A DEVELOPER CONTRIBUTION WILL BE PAID TOWARDS THOSE UPGRADES PER CONDITION 96.
ADDITIONALLY, THE 12" SEWER LOCATED IN EAST HOWELL AVENUE IS UNDER CAPACITY. THE OFFSITE WORK REQUIRED TO UPSIZE THIS SEWER TO AN 18" SEWER, REFER TO SHEET C604 OF THE DSP #2014-00032 OAKVILLE INFRASTRUCTURE FINAL SITE PLAN (PHASE 1) FOR THE SANITARY RUN TO BE UPGRADED PER CONDITION 97.

ESI PEER REVIEW

APPROVED
SPECIAL USE PERMIT NO. 2015-00026
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.

christopher consultants
9900 main street (suite 400) · fairfax, va 22031
phone 703.273.6820 · fax 703.273.6820

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
9/16/2016
PROFESSIONAL ENGINEER

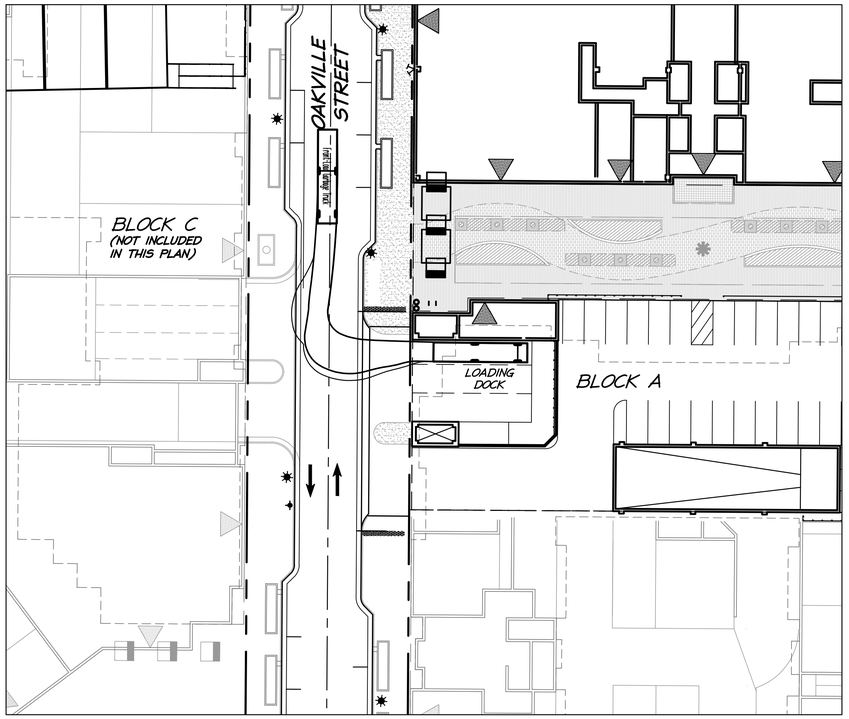
SANITARY SEWER OUTFALL

BLOCK "A1"
PRELIMINARY PLAN
CITY OF ALEXANDRIA, VIRGINIA

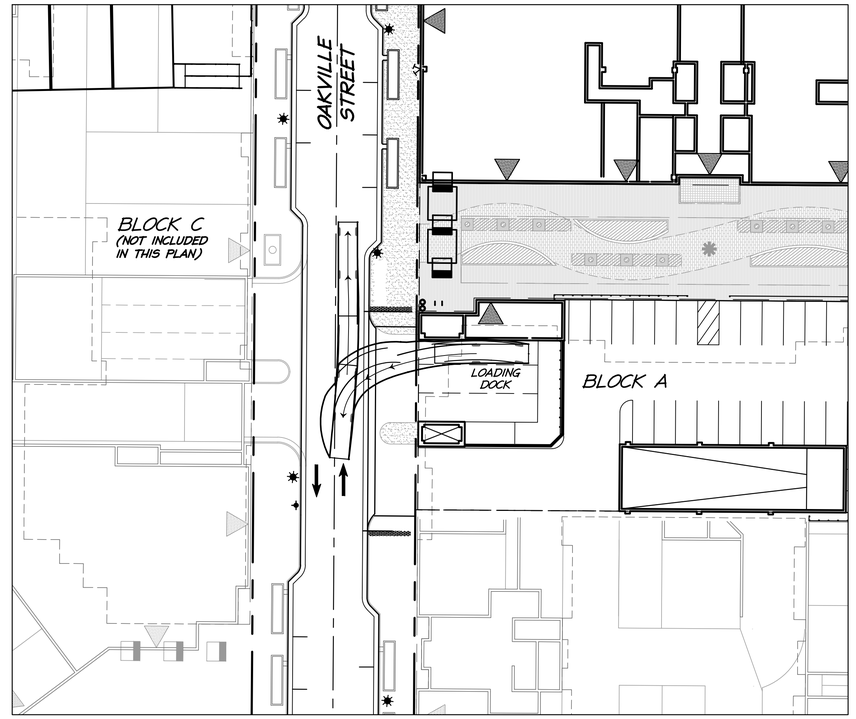
PROJECT NO:14007.400.00
SCALE: 1"=300'
DATE: 08/15/16
DESIGN: EG
DRAWN: JS
CHECKED: EG
SHEET No.
C800

DATE	REVISION
8-15-16	COMPLETENESS COMMENTS
8-30-16	COMPLETENESS COMMENTS #2
9-16-16	COMPLETENESS VERIFICATION

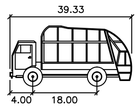
TRASH TRUCK ENTERING LOADING BAY:



TRASH TRUCK EXITING LOADING BAY:



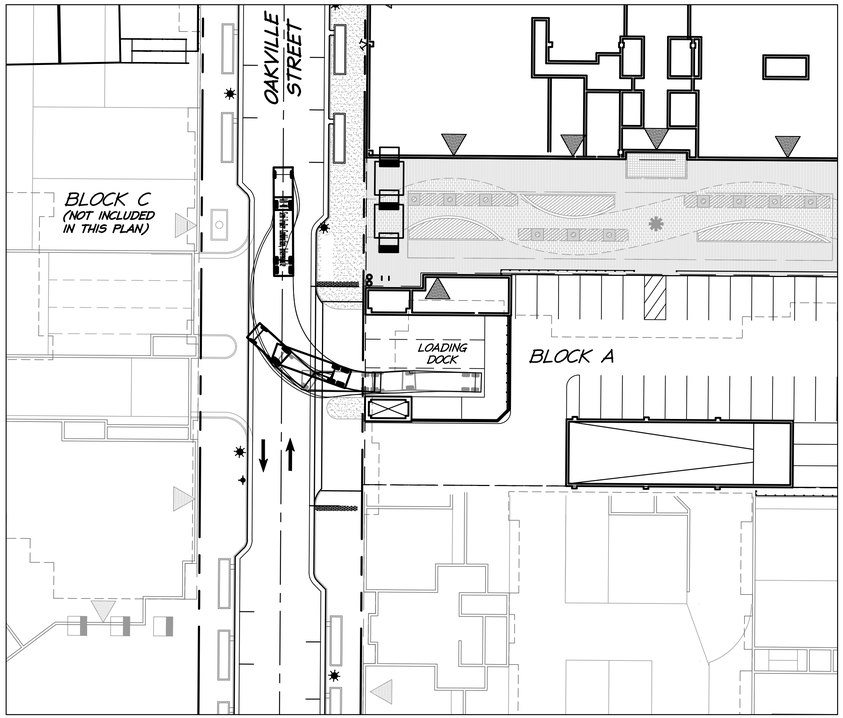
Virginia State Grid North (NAD 83/93)



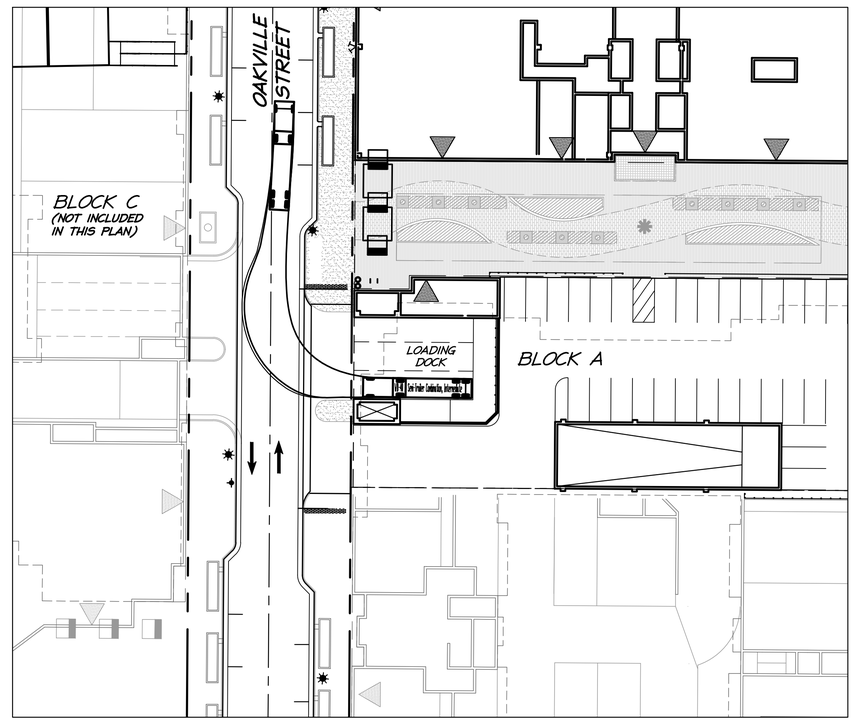
FRONT LOAD GARBAGE TRUCK

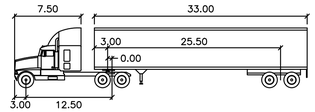
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.00
Steering Angle	: 26.30

WB-40 ENTERING LOADING BAY:



WB-40 EXITING LOADING BAY:





WB-40 feet

Tractor Width	: 8.00	Lock to Lock Time	: 6.00
Trailer Width	: 8.00	Steering Angle	: 20.30
Tractor Track	: 8.00	Articulating Angle	: 70.00
Trailer Track	: 8.00		

30 15 0 30 60
GRAPHIC SCALE
1" = 30'

ESI PEER REVIEW

APPROVED
SPECIAL USE PERMIT NO. 2015-00026
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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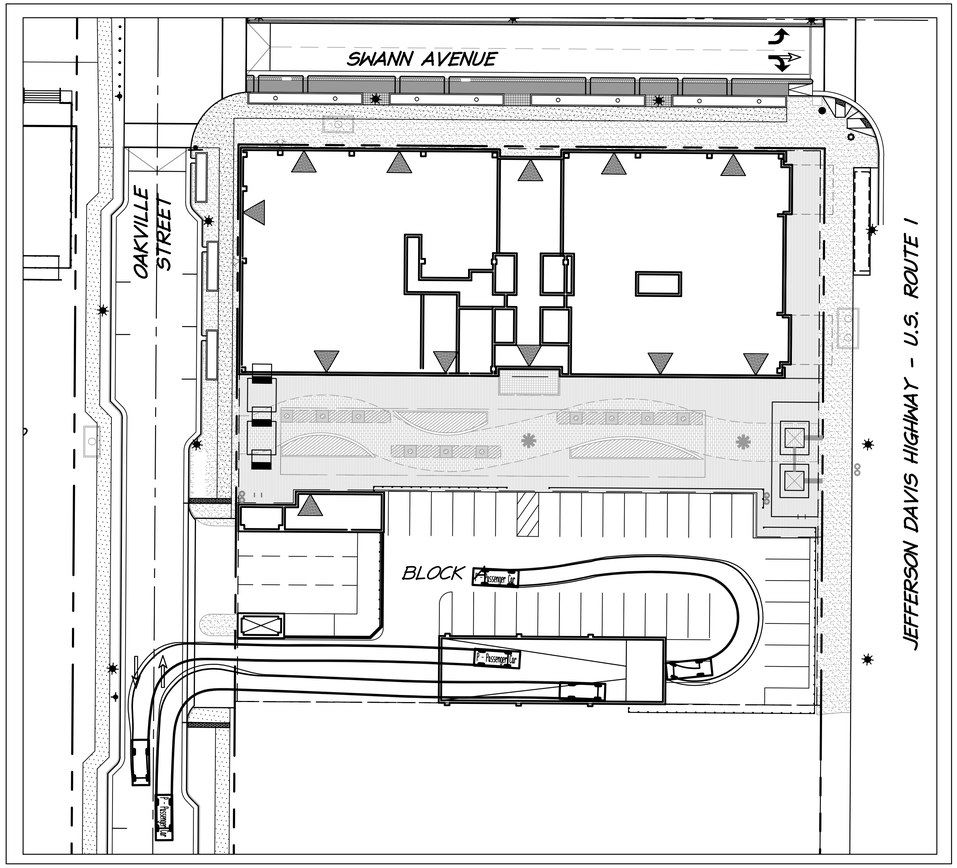
COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
9/16/2016
PROFESSIONAL ENGINEER

TURNING MOVEMENT ANALYSIS

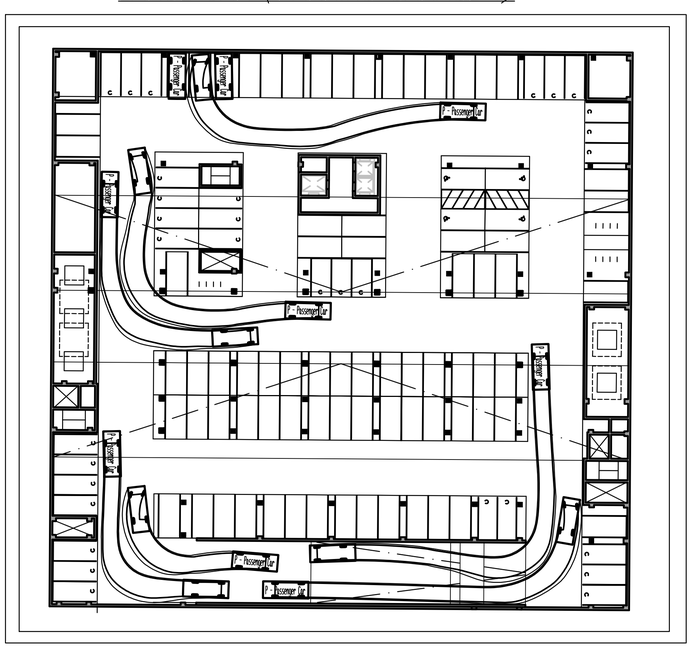
BLOCK "A1"
PRELIMINARY PLAN
CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO:14007.400.00
SCALE: 1"=30'
DATE: 08/15/16
DESIGN: EG
DRAWN: JS
CHECKED: EG
SHEET No.
C900
106978

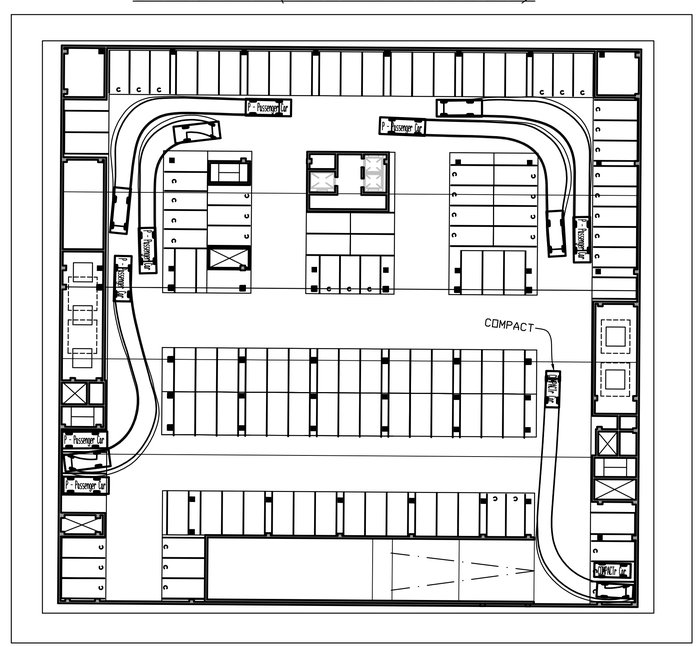
LARGE CAR (PARKING AT-GRADE)



LARGE CAR (PARKING GARAGE 1)

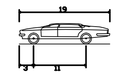


LARGE CAR (PARKING GARAGE 2)



DATE	REVISION
8-15-16	COMPLETENESS COMMENTS
8-30-16	COMPLETENESS COMMENTS #2
9-16-16	COMPLETENESS VERIFICATION

Virginia State Grid North (NAD 83/93)



P - Passenger Car

Overall Length	19.000ft
Overall Width	7.000ft
Overall Body Height	4.300ft
Min Body Ground Clearance	1.115ft
Track Width	6.000ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	23.800ft

COMPACTr Car

Overall Length	15.200ft
Overall Width	5.830ft
Overall Body Height	4.300ft
Min Body Ground Clearance	1.115ft
Max Track Width	6.000ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	23.800ft

NOTE:
1. PARKING SPACES ARE ASSUMED TO BE STANDARD (9' x 18.5') UNLESS OTHERWISE NOTED BY 'C' FOR COMPACT (8.5' x 18'), AND HANDICAP SYMBOL FOR HANDICAP (9' x 18.5').
2. SEE SHEETS A1.10 TO A1.11 FOR MORE DETAILS PLANS OF THE GARAGE LAYOUT.

30 15 0 30 60
GRAPHIC SCALE
1" = 30'

ESI PEER REVIEW

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COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
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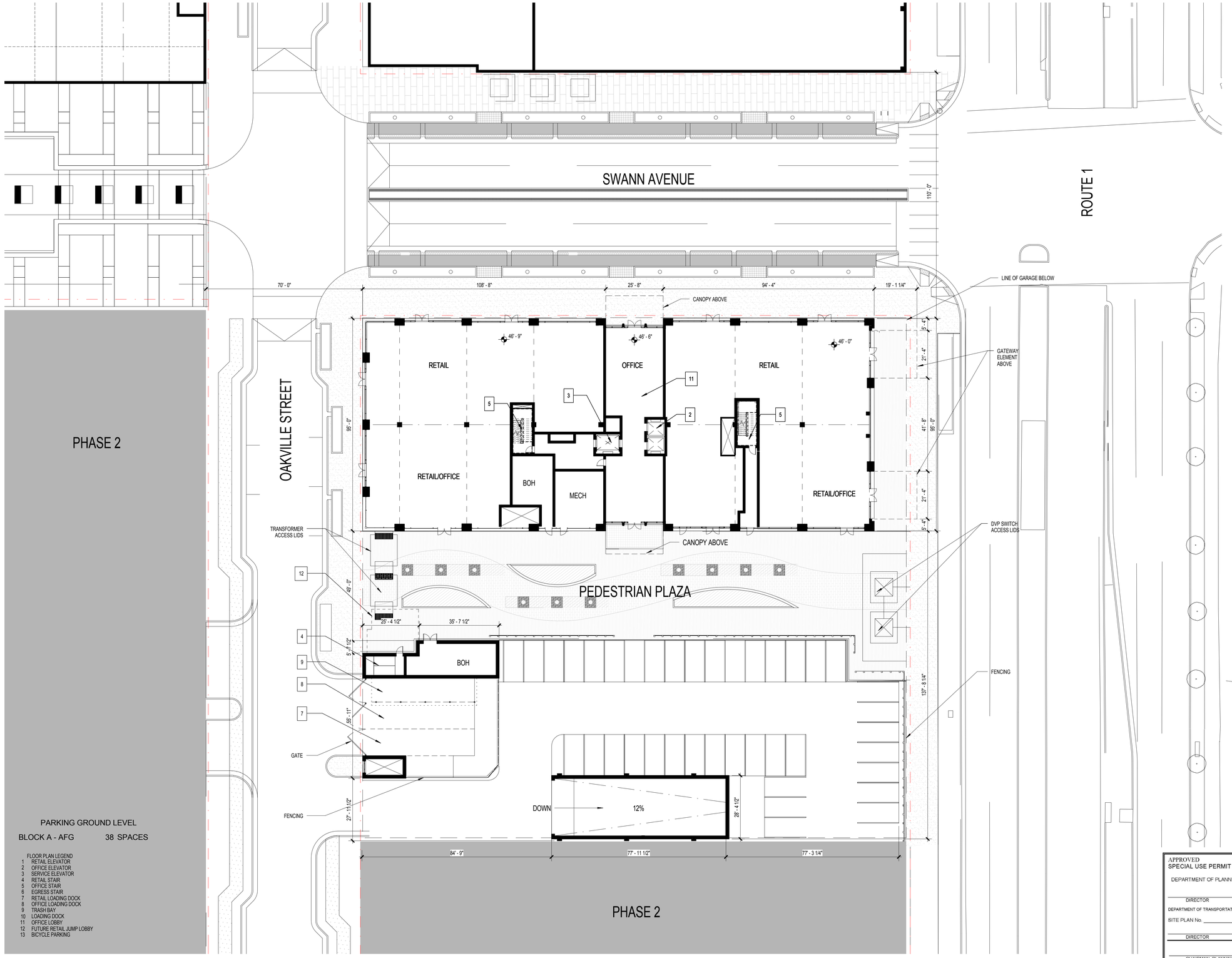
9/16/2016
PROFESSIONAL ENGINEER

TURNING MOVEMENT ANALYSIS

BLOCK "A1" PRELIMINARY PLAN

CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO:14007.400.00
SCALE: 1"=30'
DATE: 08/15/16
DESIGN: EG
DRAWN: JS
CHECKED: EG
SHEET No.
C901
106978



PARKING GROUND LEVEL

BLOCK A - AFG 38 SPACES

FLOOR PLAN LEGEND
1 RETAIL ELEVATOR
2 OFFICE ELEVATOR
3 SERVICE ELEVATOR
4 RETAIL STAIR
5 OFFICE STAIR
6 EGRESS STAIR
7 RETAIL LOADING DOCK
8 OFFICE LOADING DOCK
9 TRASH BAY
10 LOADING DOCK
11 OFFICE LOBBY
12 FUTURE RETAIL JUMP LOBBY
13 BICYCLE PARKING

1 / A1.01 FLOOR PLAN - LEVEL 1
SCALE: 1" = 20'-0"

APPROVED
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DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES
SITE PLAN No.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
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COOPER CARRY
THE CENTER FOR CONNECTIVE ARCHITECTURE
625 North Washington Street
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Alexandria, VA 22314
(703) 519-6152
coopercarry.com
ATLANTA NEW YORK WASHINGTON

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SCOPE DOCUMENTS

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ISSUANCES

No.	Drawing Issue Description	Date
1	OAKVILLE - BLOCK A1 - CONCEPT II	04/08/2016
2	OAKVILLE - BLOCK A1 - COMPLETENESS PLAN	07/12/2016
3	OAKVILLE - BLOCK A1 - COMPLETENESS II PLAN	08/15/2016
4	OAKVILLE - BLOCK A1 - COMPLETENESS VERIFICATION	09/16/2016

COMMONWEALTH OF VIRGINIA
DAVID W. KITCHENS
Lic. No. 014736
09.16.2016
ARCHITECT

OAKVILLE
OAKVILLE

StonebridgeCarras

ALEXANDRIA, VIRGINIA

FLOOR PLAN - LEVEL 1

DAVID KITCHENS	20140051
Principal-In-Charge	Project No.
ABBEY OKLAK	09/16/16
Project Manager	Date
LAYTON GOLDING	
Project Architect	
STEPHANIE SMID	
Staff Architect	

A1.01
Drawing No.

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20140051 PROJECT NAME: OAKVILLE
BLOCK A1 - CONCEPT II (DRAWING: LEVEL 1 revit\users\block a1_all glass 10 degree tower\20140051_2015_block a1_elevation_all glass 10 degree tower_oklaka.rvt
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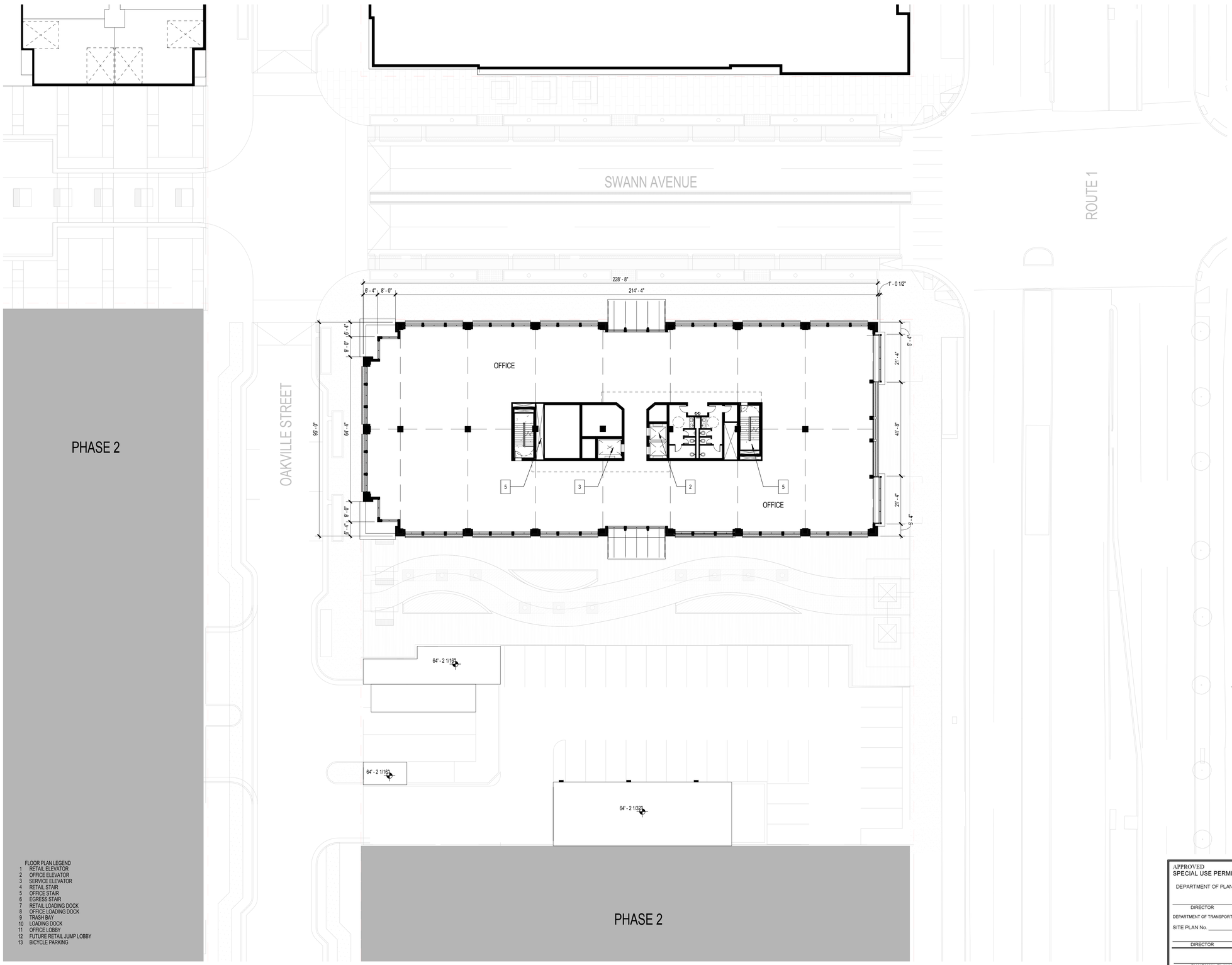

FLOOR PLAN LEGEND

1 RETAIL ELEVATOR
2 OFFICE ELEVATOR
3 SERVICE ELEVATOR
4 RETAIL STAIR
5 OFFICE STAIR
6 EGRESS STAIR
7 RETAIL LOADING DOCK
8 OFFICE LOADING DOCK
9 TRASH BAY
10 LOADING DOCK
11 OFFICE LOBBY
12 FUTURE RETAIL JUMP LOBBY
13 BICYCLE PARKING

1 / A1.02 FLOOR PLAN - LEVEL 2
SCALE: 1" = 20'-0"

APPROVED
SPECIAL USE PERMIT NO. DSUP2015 - 00026

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES

SITE PLAN No.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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ISSUANCES

No.	Drawing Issue Description	Date
1	OAKVILLE - BLOCK A1 - CONCEPT II	04/08/2016
2	OAKVILLE - BLOCK A1 - COMPLETENESS PLAN	07/12/2016
3	OAKVILLE - BLOCK A1 - COMPLETENESS II PLAN	08/15/2016
4	OAKVILLE - BLOCK A1 - COMPLETENESS VERIFICATION	09/16/2016

COMMONWEALTH OF VIRGINIA
DAVID W. KITCHENS
Lic. No. 014736
09.16.2016
ARCHITECT

OAKVILLE
OAKVILLE

StonebridgeCarras

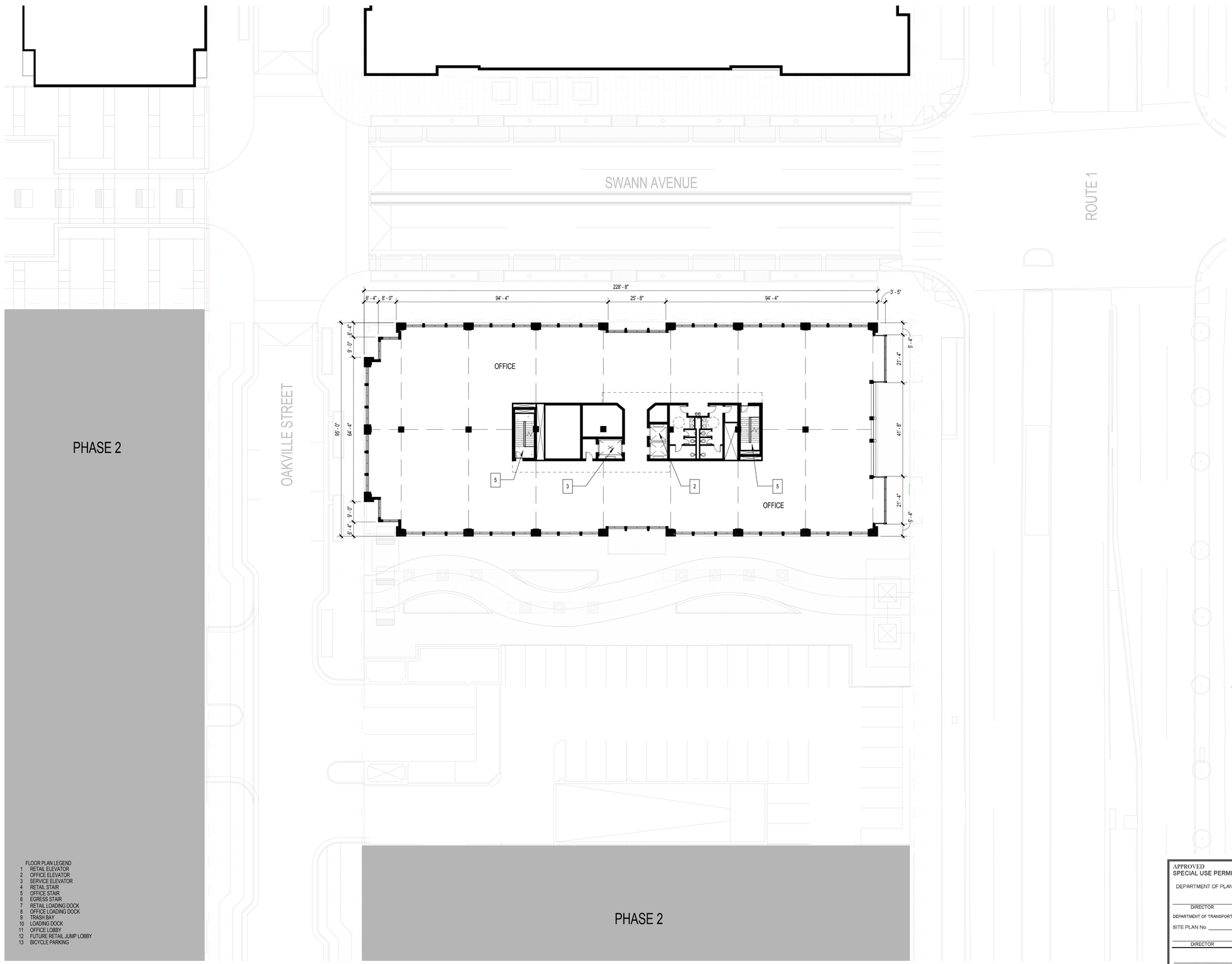
ALEXANDRIA, VIRGINIA

FLOOR PLAN - LEVEL 2

DAVID KITCHENS	20140051
Principal-in-Charge	Project No.
ABBEY OKLAK	09/16/16
Project Manager	Date
LAYTON GOLDING	
Project Architect	
STEPHANIE SMID	
Staff Architect	
	A1.02
	Drawing No.

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20140051 PROJECT NAME: OAKVILLE
SHEET NUMBER: A1.02 SHEET NAME: FLOOR PLAN - LEVEL 2
C:\Users\ldg\Desktop\revit\users\block a1_all glass 10 degree tower\20140051_2015_block a1_elevation_all glass 10 degree tower_oklaka.rvt
8/12/2016 6:50:12 PM



FLOOR PLAN LEGEND

1 RETAIL ELEVATOR
2 OFFICE ELEVATOR
3 SERVICE ELEVATOR
4 RETAIL STAIR
5 OFFICE STAIR
6 EGRESS STAIR
7 RETAIL LOADING DOCK
8 OFFICE LOADING DOCK
9 TRASH BAY
10 LOADING DOCK
11 OFFICE LOBBY
12 FUTURE RETAIL JUMP LOBBY
13 BICYCLE PARKING

1 / A1.03 FLOOR PLAN - LEVEL 3
SCALE: 1" = 20'-0"

APPROVED
SPECIAL USE PERMIT NO. DSUP2015 - 00026

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES

SITE PLAN No.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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ISSUANCES

No.	Drawing Issue Description	Date
1	OAKVILLE - BLOCK A1 - CONCEPT II	04/08/2016
2	OAKVILLE - BLOCK A1 - COMPLETENESS PLAN	07/12/2016
3	OAKVILLE - BLOCK A1 - COMPLETENESS II PLAN	08/15/2016
4	OAKVILLE - BLOCK A1 - COMPLETENESS VERIFICATION	09/16/2016

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DAVID W. KITCHENS
Lic. No. 011736
09.16.2016
ARCHITECT

OAKVILLE
OAKVILLE

StonebridgeCarras

ALEXANDRIA, VIRGINIA

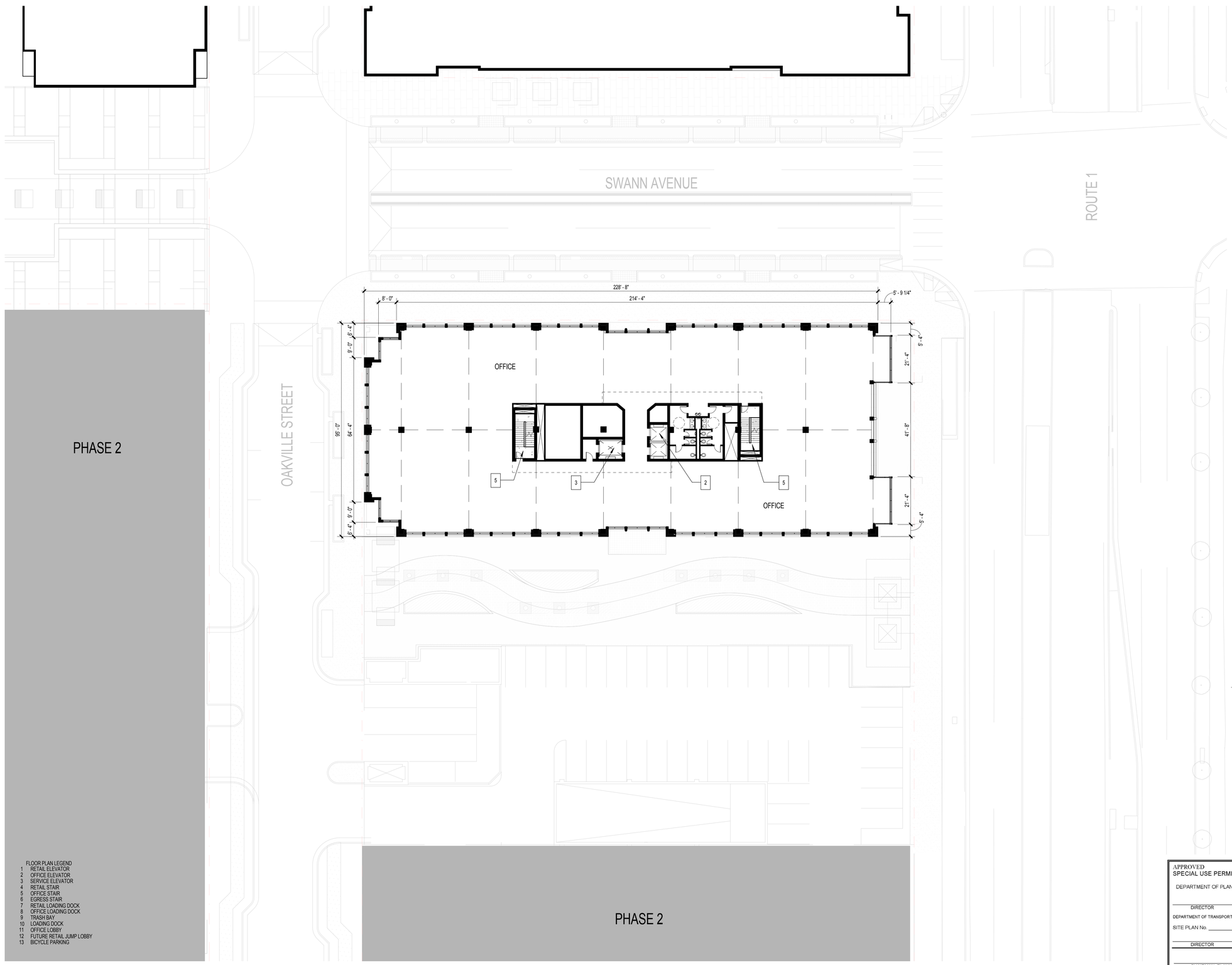
FLOOR PLAN - LEVEL 3

DAVID KITCHENS	20140051
Principal-in-Charge	Project No.
ABBEY OKLAK	09/16/16
Project Manager	Date
LAYTON GOLDING	
Project Architect	
STEPHANIE SMID	
Staff Architect	

A1.03
Drawing No.

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20140051 PROJECT NAME: OAKVILLE
Revit Version: 2016.0.0.0 Date: 8/12/2016 User: sevitusers
Filename: C:\Revit Local Files\block a1_all glass 10 degree tower\20140051_2015_block a1_elevation_all glass 10 degree tower_oklaka.rvt
8/12/2016 6:50:23 PM



FLOOR PLAN LEGEND

1 RETAIL ELEVATOR
2 OFFICE ELEVATOR
3 SERVICE ELEVATOR
4 RETAIL STAIR
5 OFFICE STAIR
6 EGRESS STAIR
7 RETAIL LOADING DOCK
8 OFFICE LOADING DOCK
9 TRASH BAY
10 LOADING DOCK
11 OFFICE LOBBY
12 FUTURE RETAIL JUMP LOBBY
13 BICYCLE PARKING

1 / A1.04 FLOOR PLAN - LEVEL 4
SCALE: 1" = 20'-0"

APPROVED
SPECIAL USE PERMIT NO. DSUP2015 - 00026

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES

SITE PLAN No.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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No.	Drawing Issue Description	Date
1	OAKVILLE - BLOCK A1 - CONCEPT II	04/08/2016
2	OAKVILLE - BLOCK A1 - COMPLETENESS PLAN	07/12/2016
3	OAKVILLE - BLOCK A1 - COMPLETENESS II PLAN	08/15/2016
4	OAKVILLE - BLOCK A1 - COMPLETENESS VERIFICATION	09/16/2016

COMMONWEALTH OF VIRGINIA
DAVID W. KITCHENS
Lic. No. 011736
09.16.2016
ARCHITECT

OAKVILLE
OAKVILLE

StonebridgeCarras

ALEXANDRIA, VIRGINIA

FLOOR PLAN - LEVEL 4

DAVID KITCHENS	20140051
Principal-in-Charge	Project No.
ABBEY OKLAK	09/16/16
Project Manager	Date
LAYTON GOLDING	
Project Architect	
STEPHANIE SMID	
Staff Architect	
	A1.04
	Drawing No.

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20140051 PROJECT NAME: OAKVILLE
SHEET NUMBER: A1.04 SHEET NAME: FLOOR PLAN - LEVEL 4
a1_elevation_all glass 10 degree tower_oklaka.rvt
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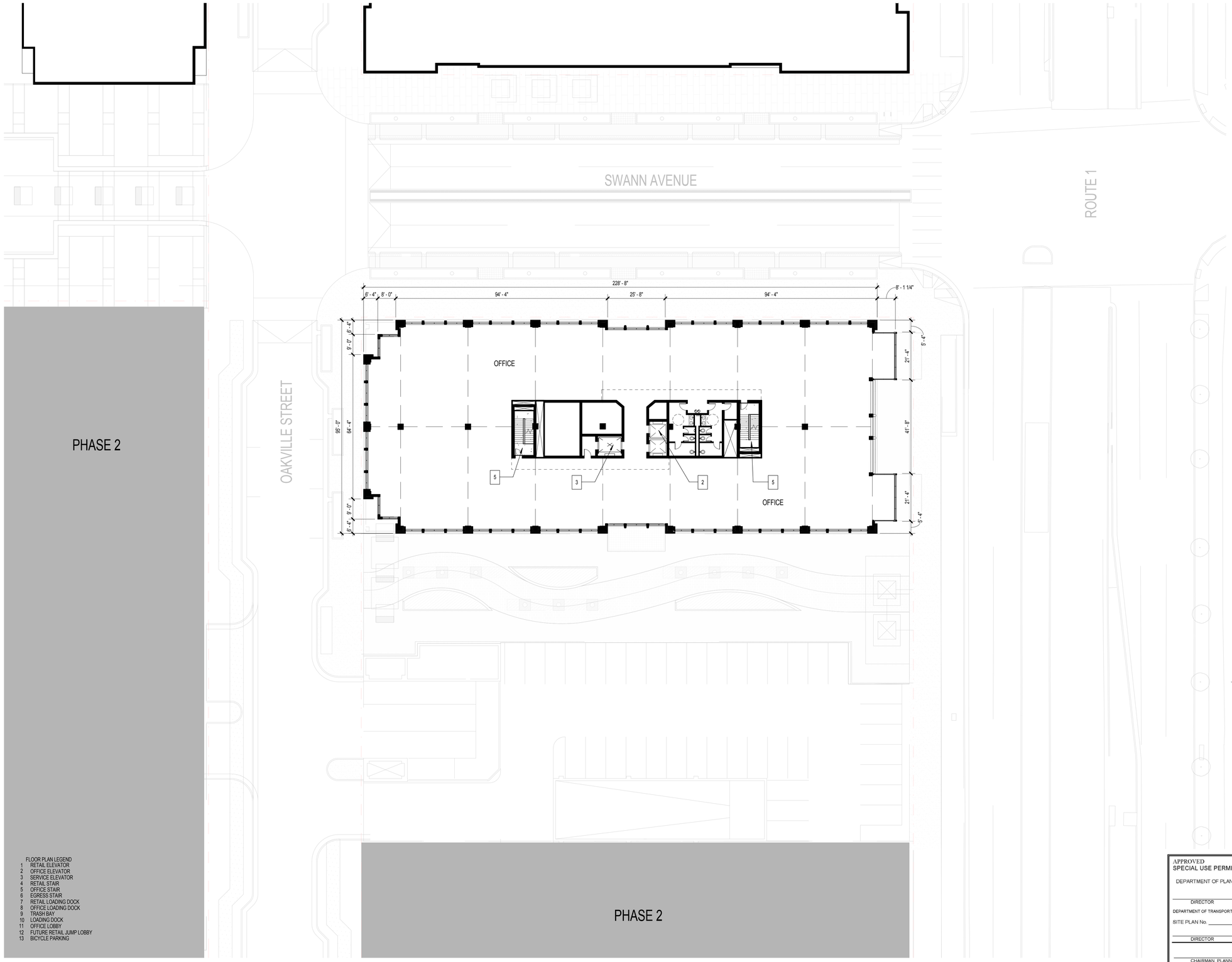

1 / A1.05 FLOOR PLAN - LEVEL 5
SCALE: 1" = 20'-0"

APPROVED
SPECIAL USE PERMIT NO. DSUP2015 - 00026

DEPARTMENT OF PLANNING & ZONING

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ISSUANCES

No.	Drawing Issue Description	Date
1	OAKVILLE - BLOCK A1 - CONCEPT II	04/08/2016
2	OAKVILLE - BLOCK A1 - COMPLETENESS PLAN	07/12/2016
3	OAKVILLE - BLOCK A1 - COMPLETENESS II PLAN	08/15/2016
4	OAKVILLE - BLOCK A1 - COMPLETENESS VERIFICATION	09/16/2016

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Lic. No. 011736
09.16.2016
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OAKVILLE
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ALEXANDRIA, VIRGINIA

FLOOR PLAN - LEVEL 5

DAVID KITCHENS	20140051
Principal-in-Charge	Project No.
ABBEY OKLAK	09/16/16
Project Manager	Date
LAYTON GOLDING	
Project Architect	
STEPHANIE SMID	
Staff Architect	

A1.05
Drawing No.

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20140051 | PROJECT NAME: OAKVILLE
Model name: 20140051_block a1_all glass 10 degree tower.rvt | Drawing name: LEVEL 5
a1_elevation_all glass 10 degree tower_oklaka.rvt
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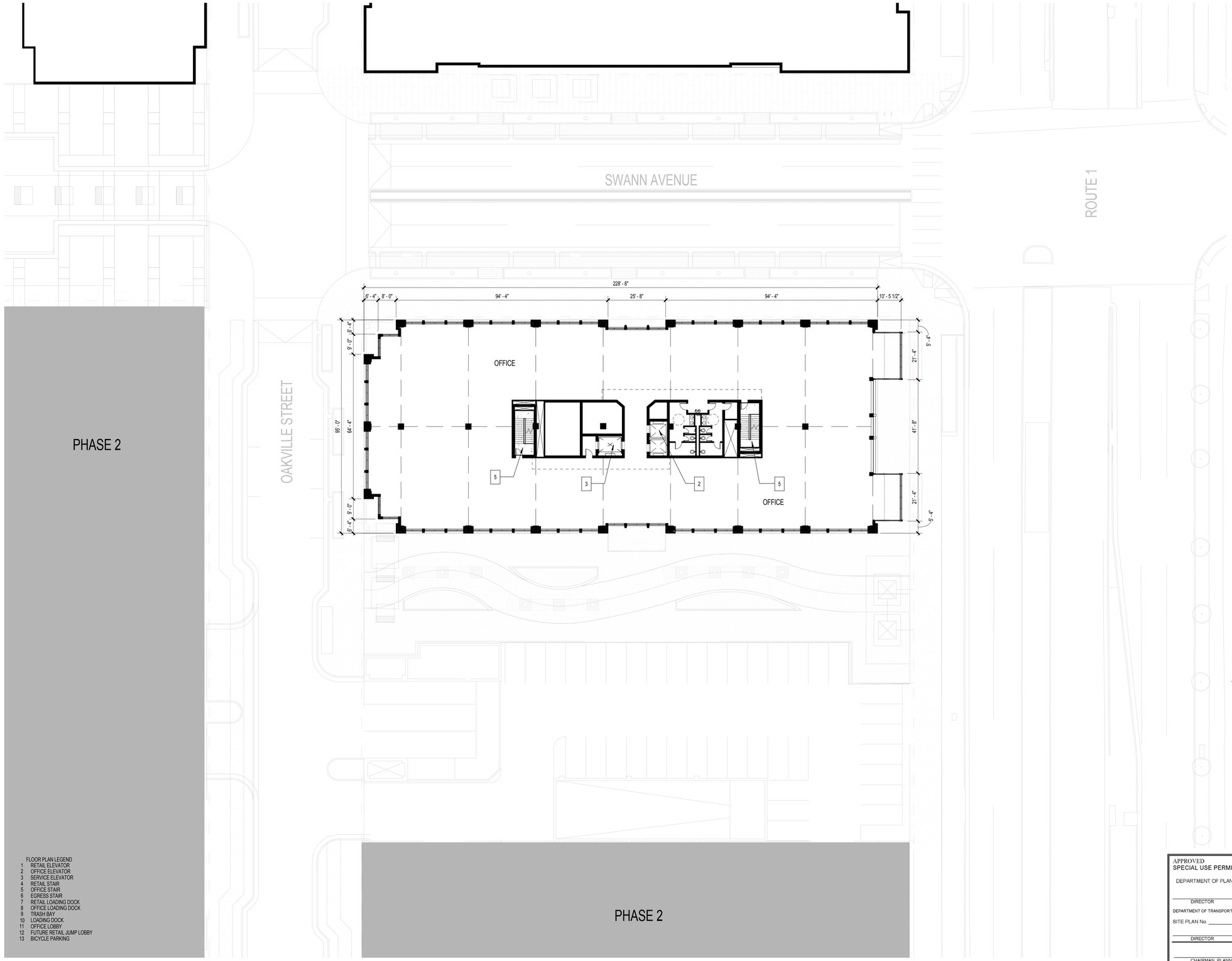

1 / A1.06 FLOOR PLAN - LEVEL 6
SCALE: 1" = 20'-0"

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ISSUANCES

No.	Drawing Issue Description	Date
1	OAKVILLE - BLOCK A1 - CONCEPT II	04/08/2016
2	OAKVILLE - BLOCK A1 - COMPLETENESS PLAN	07/12/2016
3	OAKVILLE - BLOCK A1 - COMPLETENESS II PLAN	08/15/2016
4	OAKVILLE - BLOCK A1 - COMPLETENESS VERIFICATION	09/16/2016

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09.16.2016
ARCHITECT

OAKVILLE
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ALEXANDRIA, VIRGINIA

FLOOR PLAN - LEVEL 6

DAVID KITCHENS	20140051
Principal-in-Charge	Project No.
ABBEY OKLAK	09/16/16
Project Manager	Date
LAYTON GOLDING	
Project Architect	
STEPHANIE SMID	
Staff Architect	

A1.06
Drawing No.

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20140051 PROJECT NAME: OAKVILLE
Entered: 8/12/2016 6:50:49 PM Author: abbey.oklak@coopercarry.com
Model: C:\Users\abbey.oklak\Desktop\revit\users\block a1_all glass 10 degree tower\20140051_2015_block a1_elevation_all glass 10 degree tower_oklaka.rvt
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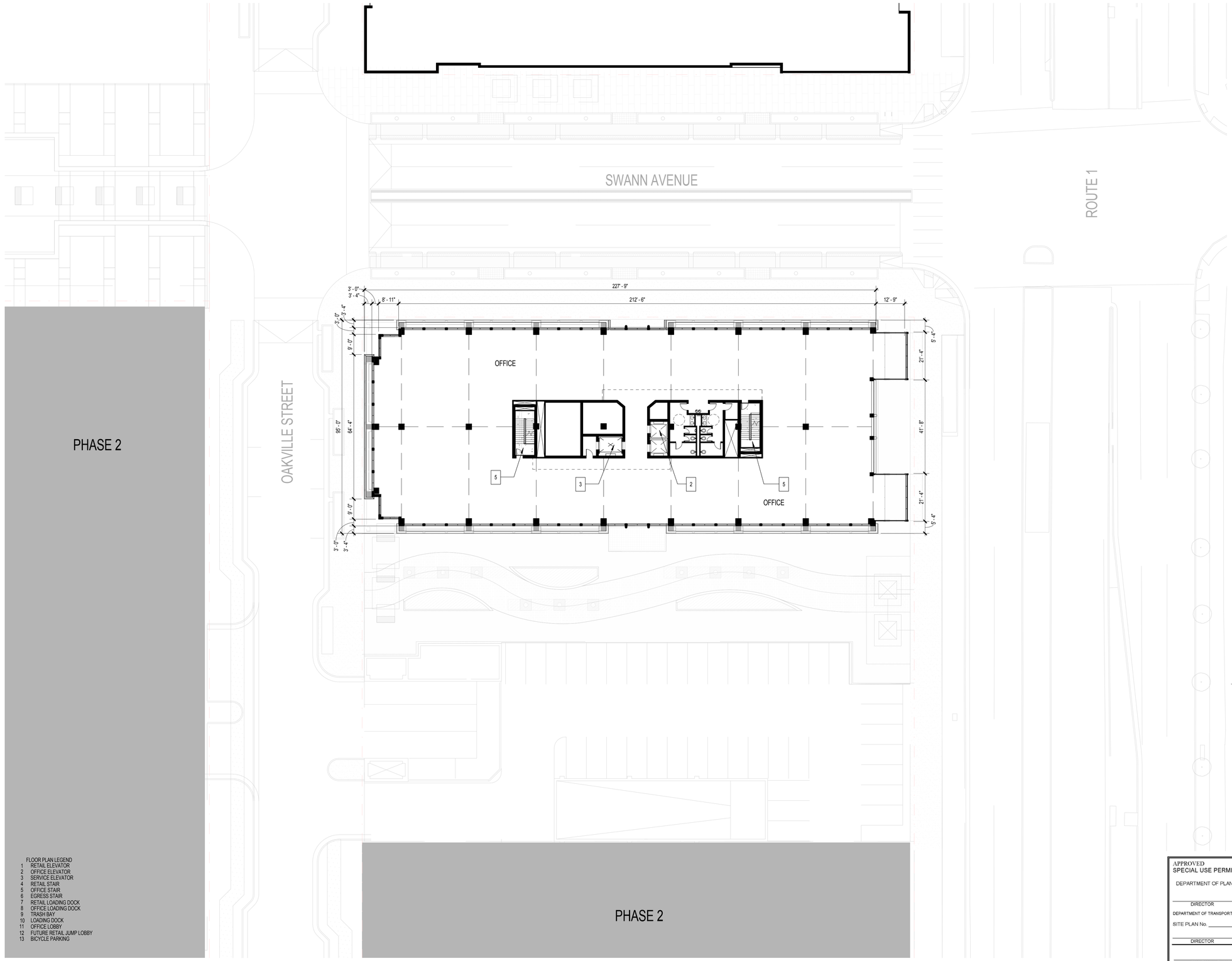

FLOOR PLAN LEGEND
1 RETAIL ELEVATOR
2 OFFICE ELEVATOR
3 SERVICE ELEVATOR
4 RETAIL STAIR
5 OFFICE STAIR
6 EGRESS STAIR
7 RETAIL LOADING DOCK
8 OFFICE LOADING DOCK
9 TRASH BAY
10 LOADING DOCK
11 OFFICE LOBBY
12 FUTURE RETAIL JUMP LOBBY
13 BICYCLE PARKING

1 / A1.07 FLOOR PLAN - LEVEL 7
SCALE: 1" = 20'-0"

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1	OAKVILLE - BLOCK A1 - CONCEPT II	04/08/2016
2	OAKVILLE - BLOCK A1 - COMPLETENESS PLAN	07/12/2016
3	OAKVILLE - BLOCK A1 - COMPLETENESS II PLAN	08/15/2016
4	OAKVILLE - BLOCK A1 - COMPLETENESS VERIFICATION	09/16/2016

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Lic. No. 011736
09.16.2016
ARCHITECT

OAKVILLE
OAKVILLE

StonebridgeCarras

ALEXANDRIA, VIRGINIA

FLOOR PLAN - LEVEL 7

DAVID KITCHENS	20140051
Principal-in-Charge	Project No.
ABBEY OKLAK	09/16/16
Project Manager	Date
LAYTON GOLDING	
Project Architect	
STEPHANIE SMID	
Staff Architect	

A1.07
Drawing No.

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20140051 PROJECT NAME: OAKVILLE
Revit Model: C:\Users\dkitchens\Desktop\block a1_all glass 10 degree tower.rvt
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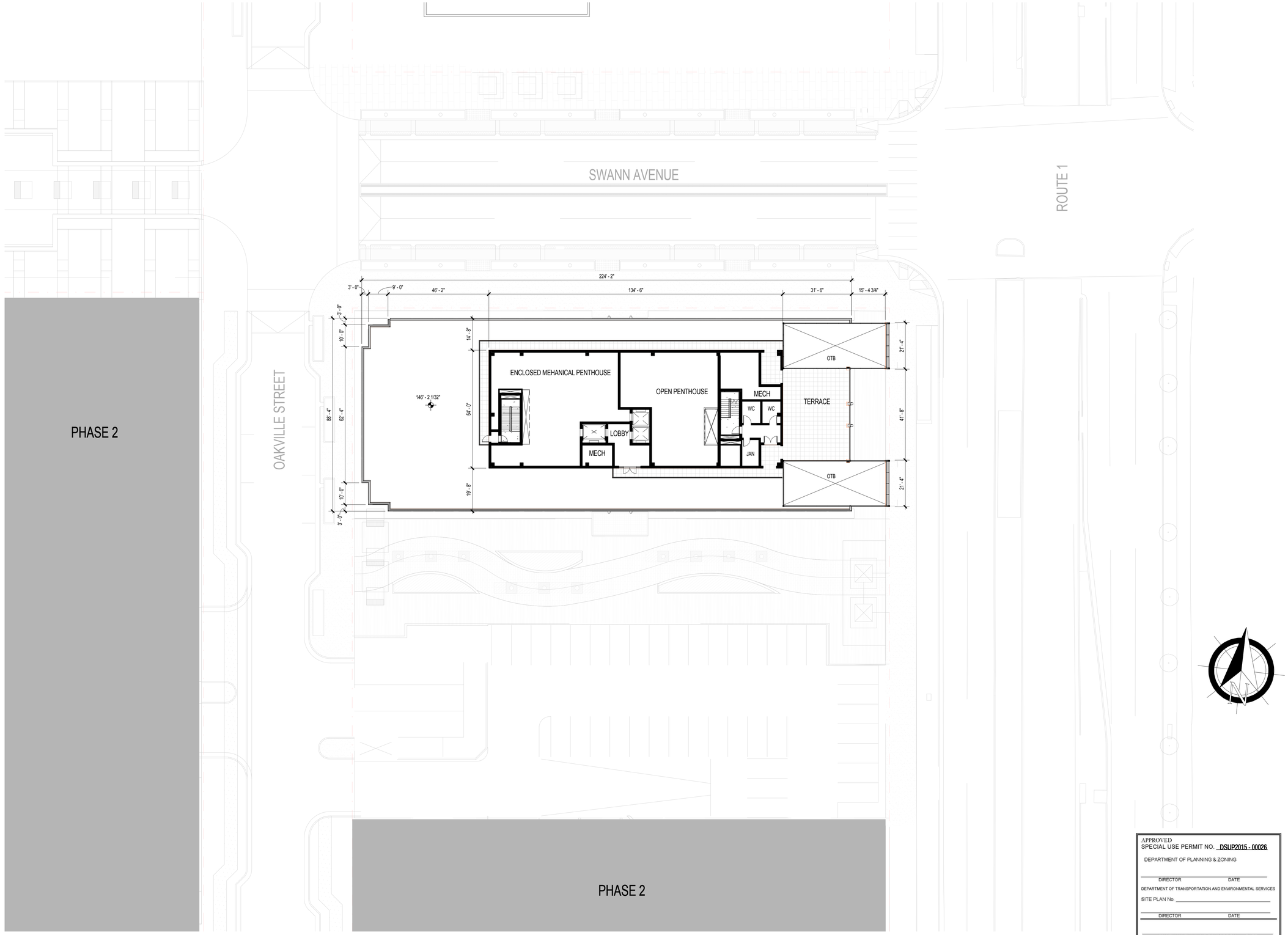

1 A1.08 FLOOR PLAN - ROOF LEVEL
SCALE: 1" = 20'-0"

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SPECIAL USE PERMIT NO. DSUP2015 - 00026

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2	OAKVILLE - BLOCK A1 - COMPLETENESS PLAN	07/12/2016
3	OAKVILLE - BLOCK A1 - COMPLETENESS II PLAN	08/15/2016
4	OAKVILLE - BLOCK A1 - COMPLETENESS VERIFICATION	09/16/2016

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09.16.2016
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OAKVILLE
OAKVILLE

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ALEXANDRIA, VIRGINIA

FLOOR PLAN - ROOF LEVEL

DAVID KITCHENS	20140051
Principal-in-Charge	Project No.
ABBEY OKLAK	09/16/16
Project Manager	Date
LAYTON GOLDING	
Project Architect	
STEPHANIE SMID	
Staff Architect	

A1.08
Drawing No.

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20140051 PROJECT NAME: OAKVILLE
Sheet Number: A1.08 Sheet Name: FLOOR PLAN - ROOF LEVEL
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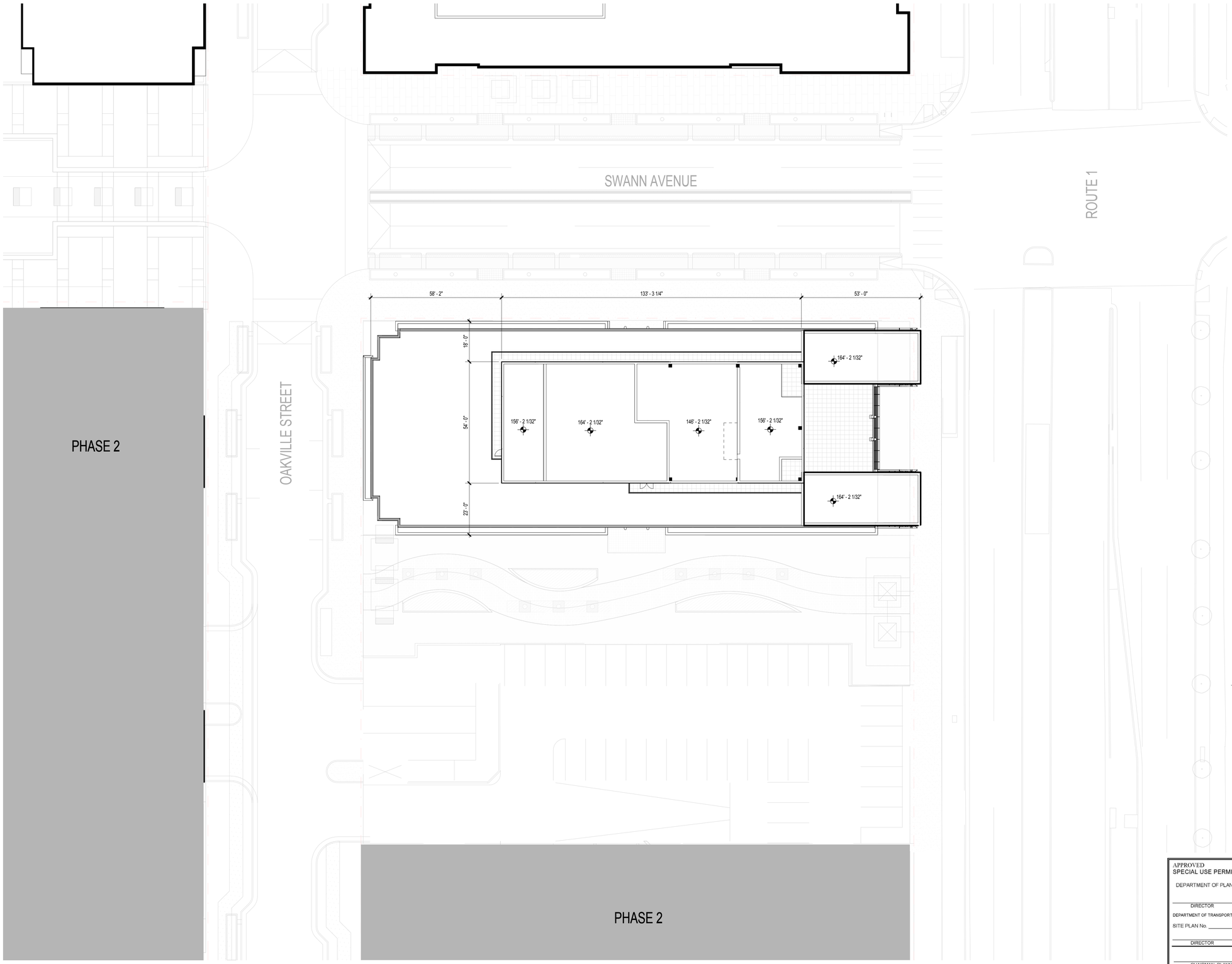

1 / A1.09 FLOOR PLAN - ROOF PLAN
SCALE: 1" = 20'-0"

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No.	Drawing Issue Description	Date
1	OAKVILLE - BLOCK A1 - CONCEPT II	04/08/2016
2	OAKVILLE - BLOCK A1 - COMPLETENESS PLAN	07/12/2016
3	OAKVILLE - BLOCK A1 - COMPLETENESS II PLAN	08/15/2016
4	OAKVILLE - BLOCK A1 - COMPLETENESS VERIFICATION	09/16/2016

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DAVID W. KITCHENS
Lic. No. 011736
09.16.2016
ARCHITECT

OAKVILLE
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ALEXANDRIA, VIRGINIA

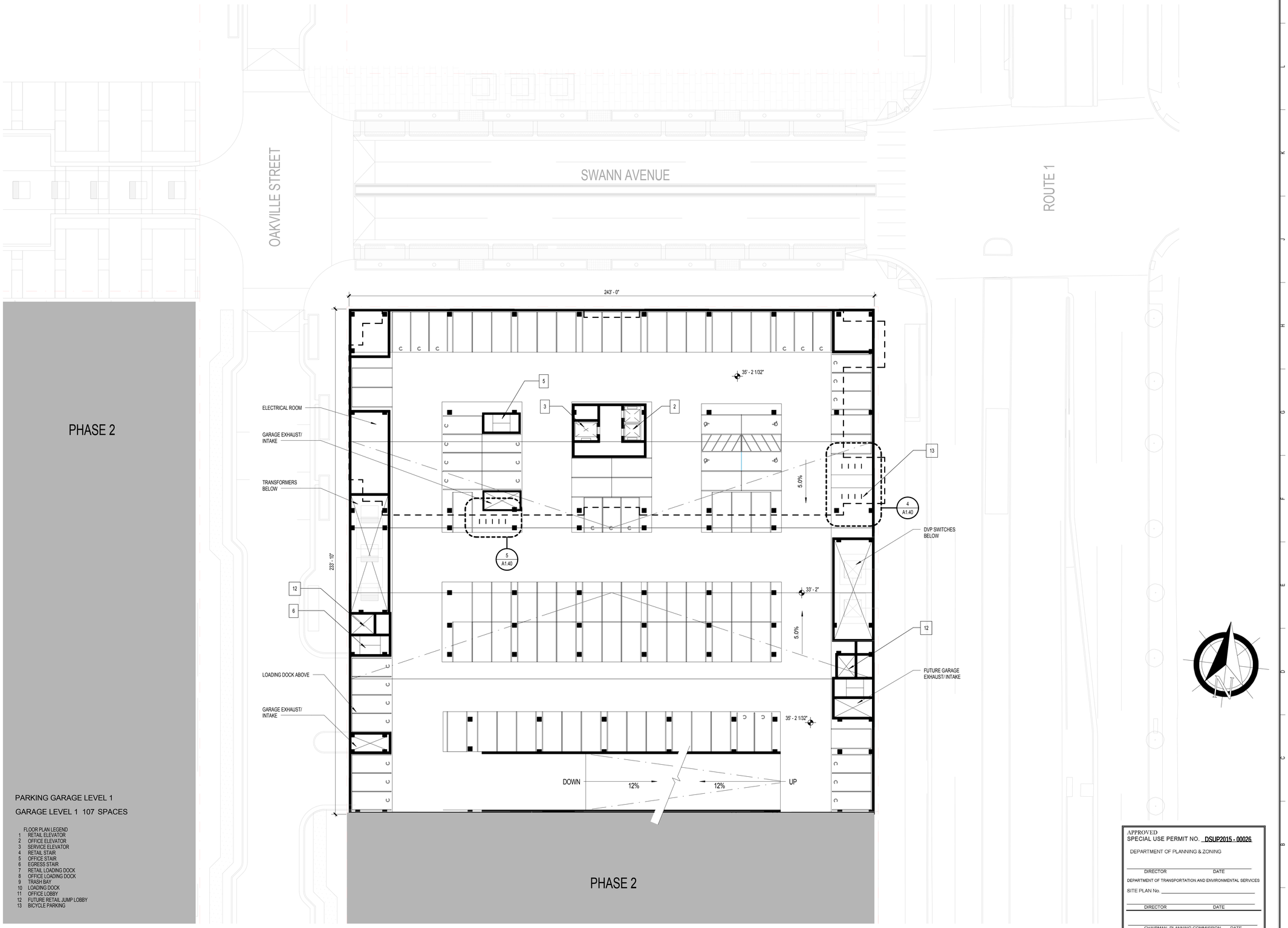
FLOOR PLAN - ROOF PLAN

DAVID KITCHENS	20140051
Principal-in-Charge	Project No.
ABBEY OKLAK	09/16/16
Project Manager	Date
LAYTON GOLDING	
Project Architect	
STEPHANIE SMID	
Staff Architect	

A1.09
Drawing No.

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20140051 PROJECT NAME: OAKVILLE
Author: ABBEY OKLAK Date: 8/12/2016 Time: 7:38:33 PM
Model: C:\Users\abbey.oklak\Desktop\temp\20140051_2015_block a1_all glass 10 degree tower_oklaka.rvt
Layout: A1.09 - FLOOR PLAN - ROOF PLAN View: a1_elevation_all glass 10 degree tower
8/12/2016 7:38:33 PM



PARKING GARAGE LEVEL 1

GARAGE LEVEL 1 107 SPACES

FLOOR PLAN LEGEND
1 RETAIL ELEVATOR
2 OFFICE ELEVATOR
3 SERVICE ELEVATOR
4 RETAIL STAIR
5 OFFICE STAIR
6 EGRESS STAIR
7 RETAIL LOADING DOCK
8 OFFICE LOADING DOCK
9 TRASH BAY
10 LOADING DOCK
11 OFFICE LOBBY
12 FUTURE RETAIL JUMP LOBBY
13 BICYCLE PARKING

1 / A1.10 FLOOR PLAN - GARAGE LEVEL 1
SCALE: 1" = 20'-0"

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DEPARTMENT OF PLANNING & ZONING
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DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES
SITE PLAN No.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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1	OAKVILLE - BLOCK A1 - CONCEPT II	04/08/2016
2	OAKVILLE - BLOCK A1 - COMPLETENESS PLAN	07/12/2016
3	OAKVILLE - BLOCK A1 - COMPLETENESS II PLAN	08/15/2016
4	OAKVILLE - BLOCK A1 - COMPLETENESS VERIFICATION	09/16/2016

COMMONWEALTH OF VIRGINIA
DAVID W. KITCHENS
Lic. No. 041736
09.16.2016
ARCHITECT

OAKVILLE
OAKVILLE

StonebridgeCarras

ALEXANDRIA, VIRGINIA

FLOOR PLAN - GARAGE LEVEL 1

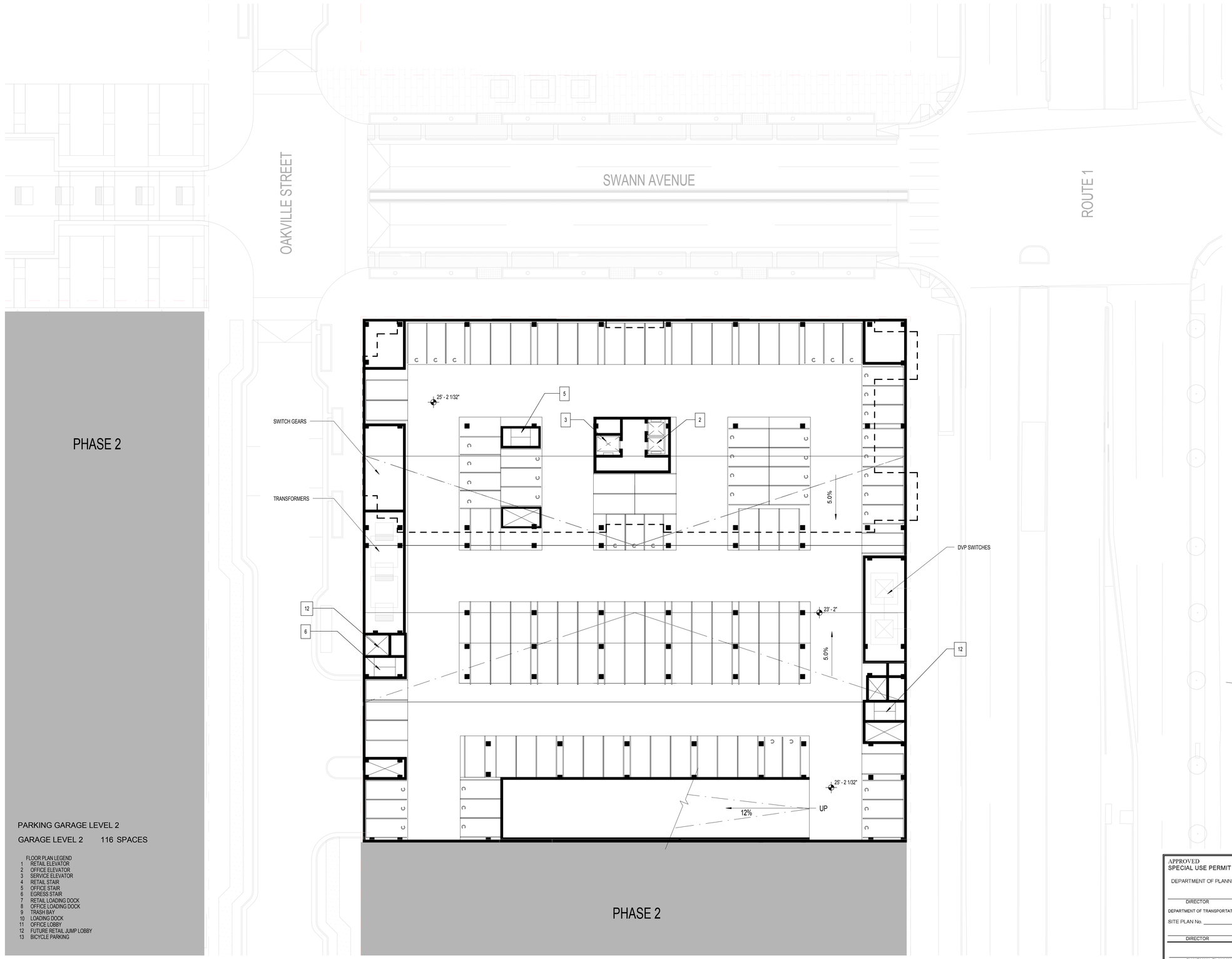
DAVID KITCHENS	20140051
Principal-in-Charge	Project No.
ABBEY OKLAK	09/16/16
Project Manager	Date
LAYTON GOLDING	
Project Architect	
STEPHANIE SMID	
Staff Architect	

A1.10

Drawing No.

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20140051 PROJECT NAME: OAKVILLE
SHEET NUMBER: A1.10 SHEET NAME: FLOOR PLAN - GARAGE LEVEL 1
a1_elevation_all glass 10 degree tower_oklaka.rvt
8/12/2016 6:51:16 PM



PARKING GARAGE LEVEL 2

GARAGE LEVEL 2 116 SPACES

FLOOR PLAN LEGEND
1 RETAIL ELEVATOR
2 OFFICE ELEVATOR
3 SERVICE ELEVATOR
4 RETAIL STAIR
5 OFFICE STAIR
6 EGRESS STAIR
7 RETAIL LOADING DOCK
8 OFFICE LOADING DOCK
9 TRASH BAY
10 LOADING DOCK
11 OFFICE LOBBY
12 FUTURE RETAIL JUMP LOBBY
13 BICYCLE PARKING

1 / A1.11 FLOOR PLAN - GARAGE LEVEL 2
SCALE: 1" = 20'-0"

APPROVED
SPECIAL USE PERMIT NO. DSUP2015 - 00026

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES

SITE PLAN No.

DIRECTOR DATE

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No.	Drawing Issue Description	Date
1	OAKVILLE - BLOCK A1 - CONCEPT II	04/08/2016
2	OAKVILLE - BLOCK A1 - COMPLETENESS PLAN	07/12/2016
3	OAKVILLE - BLOCK A1 - COMPLETENESS II PLAN	08/15/2016
4	OAKVILLE - BLOCK A1 - COMPLETENESS VERIFICATION	09/16/2016

COMMONWEALTH OF VIRGINIA
DAVID W. KITCHENS
Lic. No. 011736
09.16.2016
ARCHITECT

OAKVILLE
OAKVILLE

StonebridgeCarras

ALEXANDRIA, VIRGINIA

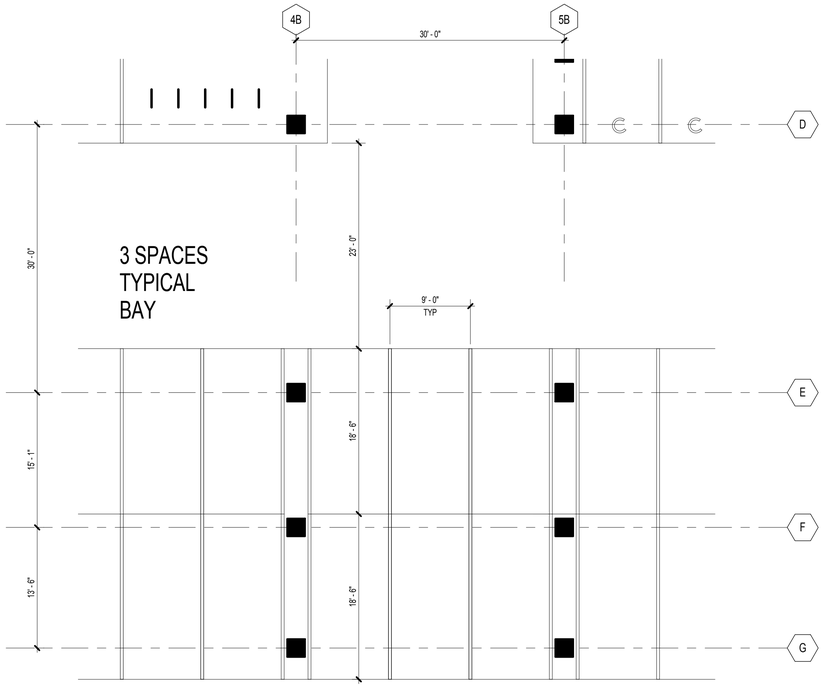
FLOOR PLAN - GARAGE LEVEL 2

DAVID KITCHENS	20140051
Principal-in-Charge	Project No.
ABBEY OKLAK	09/16/16
Project Manager	Date
LAYTON GOLDING	
Project Architect	
STEPHANIE SMID	
Staff Architect	

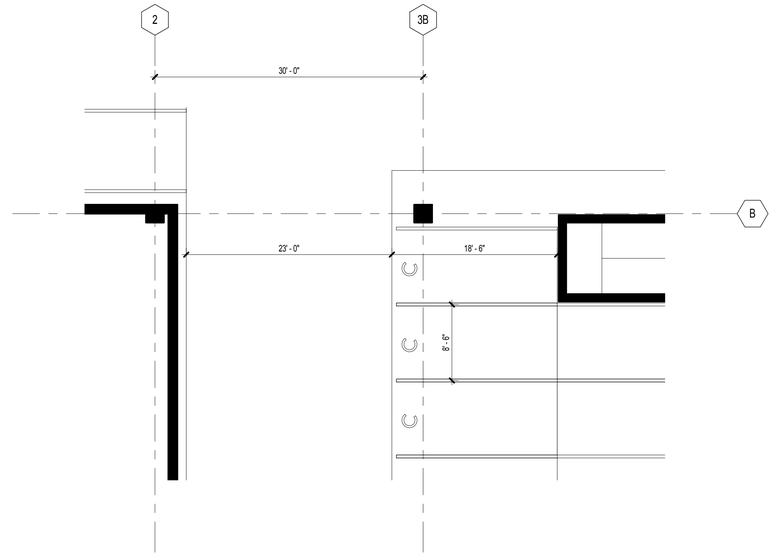
A1.11
Drawing No.

NOT ISSUED FOR CONSTRUCTION

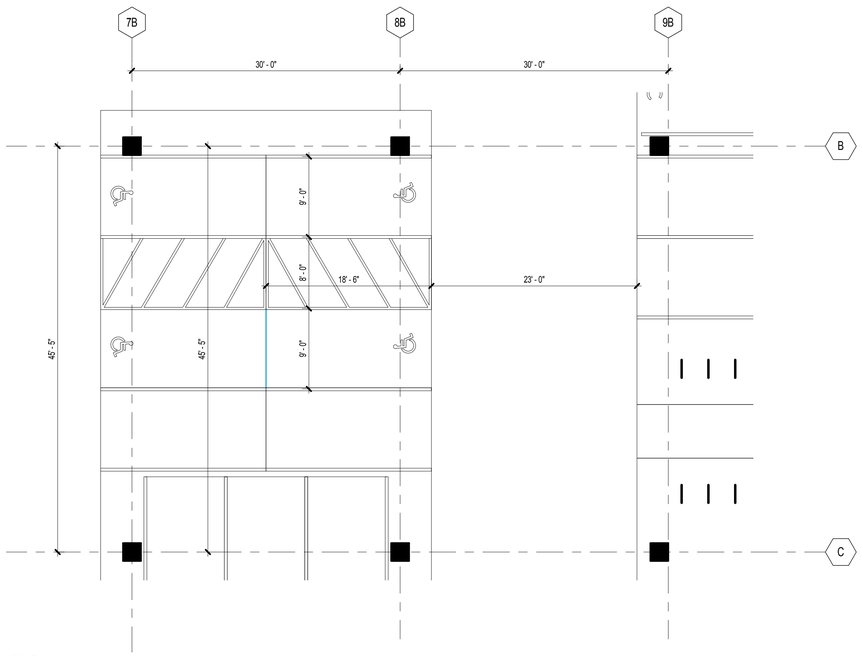
PROJECT NUMBER: 20140051 PROJECT NAME: OAKVILLE
PROJECT NUMBER: 20140051 PROJECT NAME: OAKVILLE
a1_elevation_all glass 10 degree tower_oklaka.rvt
8/12/2016 6:51:24 PM



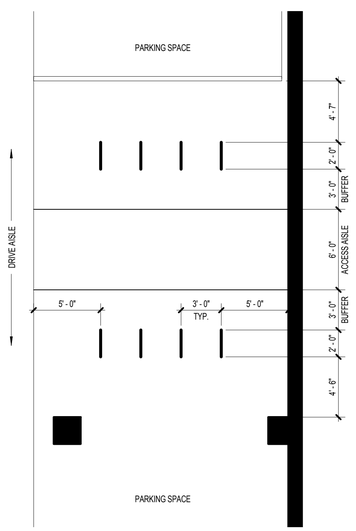
1 A1.40 TYPICAL PARKING SPACES
SCALE: 1/8" = 1'-0"



3 A1.40 COMPACT PARKING SPACES
SCALE: 1/8" = 1'-0"

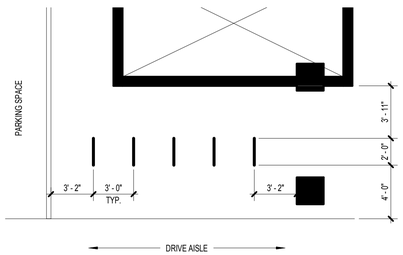


2 A1.40 ADA PARKING SPACES
SCALE: 1/8" = 1'-0"



4 A1.40 BICYCLE PARKING - GARAGE LEVEL 1 - EAST
SCALE: 3/16" = 1'-0"

BICYCLE PARKING			
USE	CLASS	REQUIRED	PROVIDED
OFFICE	2	26 SPACES	26 SPACES
RETAIL	3	7 SPACES	8 SPACES



5 A1.40 BICYCLE PARKING - GARAGE LEVEL 1 - WEST
SCALE: 3/16" = 1'-0"

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SPECIAL USE PERMIT NO. DSUP2015 - 00026
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES
SITE PLAN No.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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ISSUANCES

No.	Drawing Issue Description	Date
1	OAKVILLE - BLOCK A1 - CONCEPT II	04/08/2016
2	OAKVILLE - BLOCK A1 - COMPLETENESS PLAN	07/12/2016
3	OAKVILLE - BLOCK A1 - COMPLETENESS II PLAN	08/15/2016
4	OAKVILLE - BLOCK A1 - REVISION	08/29/2016
5	OAKVILLE - BLOCK A1 - COMPLETENESS VERIFICATION	09/16/2016

COMMONWEALTH OF VIRGINIA
DAVID W. KITCHENS
Lic. No. 014736
09.16.2016
ARCHITECT

OAKVILLE
OAKVILLE

StonebridgeCarras

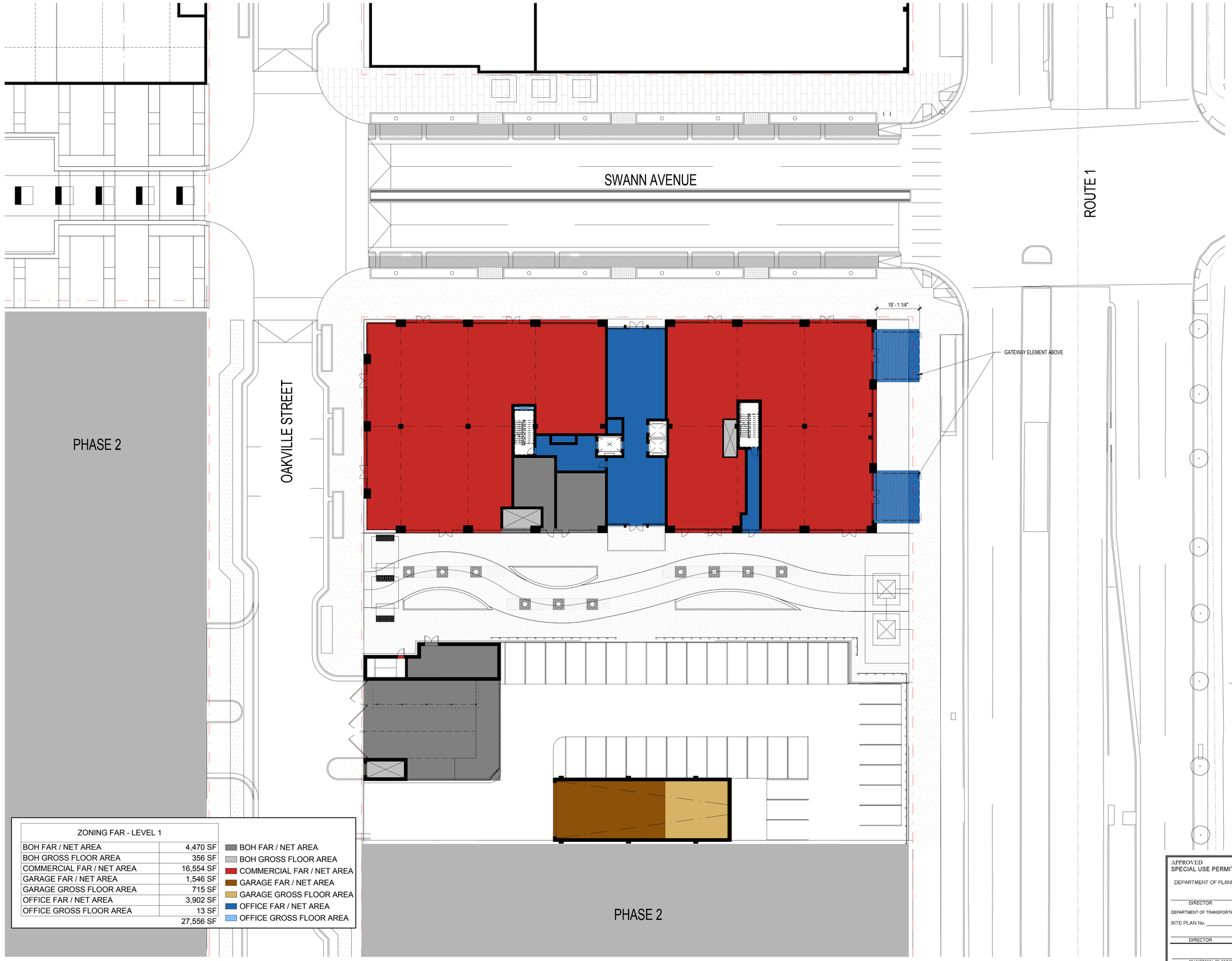
ALEXANDRIA, VIRGINIA

ENLARGED PLAN - PARKING SPACES

DAVID KITCHENS Principal-In-Charge	20140051 Project No.
ABBEY OKLAK Project Manager	09/16/16 Date
LAYTON GOLDING Project Architect	
STEPHANIE SMID Staff Architect	A1.40 Drawing No.

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20140051 PROJECT NAME: OAKVILLE
BLOCK A1 - PARKING LEVEL 1 - 7 PARKING SPACES
C:\Users\stephanie.smid\Desktop\20140051_block a1_all glass 10 degree tower\20140051_2015_block a1_elevation_all glass 10 degree tower_oklaka.rvt
8/29/2016 2:35:18 PM



ZONING FAR - LEVEL 1	
BOH FAR / NET AREA	4,470 SF
BOH GROSS FLOOR AREA	356 SF
COMMERCIAL FAR / NET AREA	16,554 SF
GARAGE FAR / NET AREA	1,546 SF
GARAGE GROSS FLOOR AREA	715 SF
OFFICE FAR / NET AREA	3,902 SF
OFFICE GROSS FLOOR AREA	13 SF
	27,556 SF

- BOH FAR / NET AREA
- BOH GROSS FLOOR AREA
- COMMERCIAL FAR / NET AREA
- GARAGE FAR / NET AREA
- GARAGE GROSS FLOOR AREA
- OFFICE FAR / NET AREA
- OFFICE GROSS FLOOR AREA

1 / A1.81 FAR PLAN - LEVEL 1
SCALE: 1" = 20'-0"

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SPECIAL USE PERMIT NO. DSUP2015 - 00026

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES

SITE PLAN No.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

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No.	Drawing Issue Description	Date
1	OAKVILLE - BLOCK A1 - CONCEPT II	04/08/2016
2	OAKVILLE - BLOCK A1 - COMPLETENESS PLAN	07/12/2016
3	OAKVILLE - BLOCK A1 - COMPLETENESS II PLAN	08/15/2016
4	OAKVILLE - BLOCK A1 - REVISION	08/29/2016
5	OAKVILLE - BLOCK A1 - COMPLETENESS VERIFICATION	09/16/2016

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DAVID W. KITCHENS
Lic. No. 011736
09.16.2016
ARCHITECT

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ALEXANDRIA, VIRGINIA

FAR PLAN - LEVEL 1

DAVID KITCHENS Principal-in-Charge	20140051 Project No.
ABBEY OKLAK Project Manager	09/16/16 Date
LAYTON GOLDING Project Architect	
STEPHANIE SMID Staff Architect	A1.81 Drawing No.

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20140051 PROJECT NAME: OAKVILLE
SHEET NUMBER: A1.81 SHEET NAME: FAR PLAN - LEVEL 1
a1_elevation_all glass 10 degree tower_oklaka.rvt
8/29/2016 3:58:21 PM

ZONING FAR - LEVEL 2	
BLOCK A FAR / NET AREA	20,607 SF
BLOCK A GROSS FLOOR AREA	233 SF
	20,839 SF

BLOCK A FAR / NET AREA
BLOCK A GROSS FLOOR AREA

1 / A1.82 FAR PLAN - LEVEL 2
SCALE: 1" = 20'-0"

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DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

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No.	Drawing Issue Description	Date
1	OAKVILLE - BLOCK A1 - CONCEPT II	04/08/2016
2	OAKVILLE - BLOCK A1 - COMPLETENESS PLAN	07/12/2016
3	OAKVILLE - BLOCK A1 - COMPLETENESS II PLAN	08/15/2016
4	OAKVILLE - BLOCK A1 - COMPLETENESS VERIFICATION	09/16/2016

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Lic. No. 014736
09.16.2016
ARCHITECT

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ALEXANDRIA, VIRGINIA

FAR PLAN - LEVEL 2

DAVID KITCHENS	20140051
Principal-in-Charge	Project No.
ABBEY OKLAK	09/16/16
Project Manager	Date
LAYTON GOLDING	
Project Architect	
STEPHANIE SMID	
Staff Architect	

A1.82
Drawing No.

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20140051 PROJECT NAME: OAKVILLE
BUILDING NAME: OAKVILLE
CREATED BY: dkitchens@coopercarry.com
a1_elevation_all glass 10 degree tower_oklaka.rvt
8/12/2016 6:51:41 PM

ZONING FAR - LEVEL 3	
BLOCK A FAR / NET AREA	20,621 SF
BLOCK A GROSS FLOOR AREA	236 SF
	20,856 SF

BLOCK A FAR / NET AREA
BLOCK A GROSS FLOOR AREA

1 / A1.83 FAR PLAN - LEVEL 3
SCALE: 1" = 20'-0"

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SPECIAL USE PERMIT NO. DSUP2015 - 00026

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DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES

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CHAIRMAN, PLANNING COMMISSION DATE

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No.	Drawing Issue Description	Date
1	OAKVILLE - BLOCK A1 - CONCEPT II	04/08/2016
2	OAKVILLE - BLOCK A1 - COMPLETENESS PLAN	07/12/2016
3	OAKVILLE - BLOCK A1 - COMPLETENESS II PLAN	08/15/2016
4	OAKVILLE - BLOCK A1 - COMPLETENESS VERIFICATION	09/16/2016

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DAVID W. KITCHENS
Lic. No. 011736
09.16.2016
ARCHITECT

OAKVILLE
OAKVILLE

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ALEXANDRIA, VIRGINIA

FAR PLAN - LEVEL 3

DAVID KITCHENS (Principal-in-Charge)	20140051 (Project No.)
ABBEY OKLAK (Project Manager)	09/16/16 (Date)
LAYTON GOLDING (Project Architect)	
STEPHANIE SMID (Staff Architect)	A1.83 (Drawing No.)

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20140051 PROJECT NAME: OAKVILLE
SHEET NUMBER: A1.83 SHEET NAME: FAR PLAN - LEVEL 3
a1_elevation_all glass 10 degree tower_oklaka.rvt
8/12/2016 6:51:49 PM

ZONING FAR - LEVEL 4	
BLOCK A FAR / NET AREA	20,721 SF
BLOCK A GROSS FLOOR AREA	236 SF
	20,957 SF

BLOCK A FAR / NET AREA
BLOCK A GROSS FLOOR AREA

1 / A1.84 FAR PLAN - LEVEL 4
SCALE: 1" = 20'-0"

APPROVED
SPECIAL USE PERMIT NO. DSUP2015 - 00026

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES

SITE PLAN No.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

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No.	Drawing Issue Description	Date
1	OAKVILLE - BLOCK A1 - CONCEPT II	04/08/2016
2	OAKVILLE - BLOCK A1 - COMPLETENESS PLAN	07/12/2016
3	OAKVILLE - BLOCK A1 - COMPLETENESS II PLAN	08/15/2016
4	OAKVILLE - BLOCK A1 - COMPLETENESS VERIFICATION	09/16/2016

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FAR PLAN - LEVEL 4

DAVID KITCHENS	20140051
Principal-in-Charge	Project No.
ABBEY OKLAK	09/16/16
Project Manager	Date
LAYTON GOLDING	
Project Architect	
STEPHANIE SMID	
Staff Architect	

A1.84
Drawing No.

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20140051 PROJECT NAME: OAKVILLE
SHEET NUMBER: A1.84 SHEET NAME: FAR PLAN - LEVEL 4
a1_elevation_all glass 10 degree tower_oklaka.rvt
8/12/2016 6:51:56 PM

ZONING FAR - LEVEL 5	
BLOCK A FAR / NET AREA	20,821 SF
BLOCK A GROSS FLOOR AREA	236 SF
	21,057 SF

BLOCK A FAR / NET AREA
BLOCK A GROSS FLOOR AREA

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CHAIRMAN, PLANNING COMMISSION DATE

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1 / A1.85 FAR PLAN - LEVEL 5
SCALE: 1" = 20'-0"

PROJECT NUMBER: 20140051 PROJECT NAME: OAKVILLE
SHEET NUMBER: A1.85 SHEET NAME: FAR PLAN - LEVEL 5
Revit File: C:\Users\dwk\Desktop\20140051 revitusers\block a1_all glass 10 degree tower\20140051_2015_block a1_elevation_all glass 10 degree tower_oklaka.rvt
8/12/2016 6:52:01 PM

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No.	Drawing Issue Description	Date
1	OAKVILLE - BLOCK A1 - CONCEPT II	04/08/2016
2	OAKVILLE - BLOCK A1 - COMPLETENESS PLAN	07/12/2016
3	OAKVILLE - BLOCK A1 - COMPLETENESS II PLAN	08/15/2016
4	OAKVILLE - BLOCK A1 - COMPLETENESS VERIFICATION	09/16/2016

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DAVID W. KITCHENS
Lic. No. 011736
09.16.2016
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OAKVILLE
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ALEXANDRIA, VIRGINIA

FAR PLAN - LEVEL 5

DAVID KITCHENS Principal-in-Charge	20140051 Project No.
ABBEY OKLAK Project Manager	09/16/16 Date
LAYTON GOLDING Project Architect	
STEPHANIE SMID Staff Architect	A1.85 Drawing No.

NOT ISSUED FOR CONSTRUCTION

ZONING FAR - LEVEL 6	
BLOCK A FAR / NET AREA	20,921 SF
BLOCK A GROSS FLOOR AREA	236 SF
	21,158 SF

BLOCK A FAR / NET AREA
BLOCK A GROSS FLOOR AREA

1 A1.86 FAR PLAN - LEVEL 6
SCALE: 1" = 20'-0"

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SITE PLAN No.

DIRECTOR DATE

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No.	Drawing Issue Description	Date
1	OAKVILLE - BLOCK A1 - CONCEPT II	04/08/2016
2	OAKVILLE - BLOCK A1 - COMPLETENESS PLAN	07/12/2016
3	OAKVILLE - BLOCK A1 - COMPLETENESS II PLAN	08/15/2016
4	OAKVILLE - BLOCK A1 - COMPLETENESS VERIFICATION	09/16/2016

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Lic. No. 011736
09.16.2016
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ALEXANDRIA, VIRGINIA

FAR PLAN - LEVEL 6

DAVID KITCHENS	20140051
Principal-in-Charge	Project No.
ABBEY OKLAK	09/16/16
Project Manager	Date
LAYTON GOLDING	
Project Architect	
STEPHANIE SMID	
Staff Architect	

A1.86
Drawing No.

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20140051 PROJECT NAME: OAKVILLE
SHEET NUMBER: A1.86 SHEET NAME: FAR PLAN - LEVEL 6
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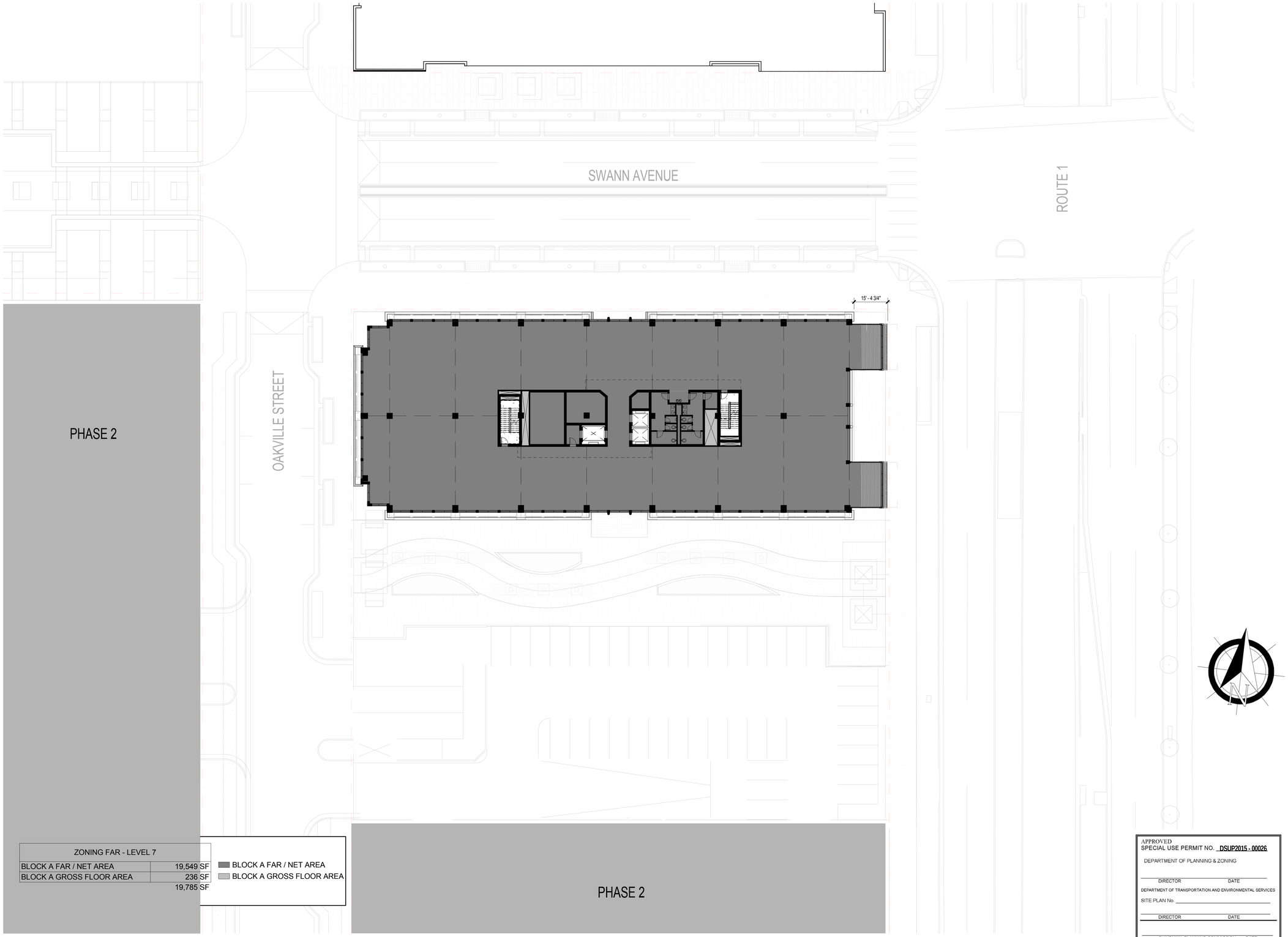
8/12/2016 6:52:09 PM



ZONING FAR - LEVEL 7	
BLOCK A FAR / NET AREA	19,549 SF
BLOCK A GROSS FLOOR AREA	236 SF
	19,785 SF

BLOCK A FAR / NET AREA
BLOCK A GROSS FLOOR AREA

1 / A1.87 FAR PLAN - LEVEL 7
SCALE: 1" = 20'-0"

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SPECIAL USE PERMIT NO. DSUP2015 - 00026

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DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES

SITE PLAN No.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

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No.	Drawing Issue Description	Date
1	OAKVILLE - BLOCK A1 - CONCEPT II	04/08/2016
2	OAKVILLE - BLOCK A1 - COMPLETENESS PLAN	07/12/2016
3	OAKVILLE - BLOCK A1 - COMPLETENESS II PLAN	08/15/2016
4	OAKVILLE - BLOCK A1 - COMPLETENESS VERIFICATION	09/16/2016

COMMONWEALTH OF VIRGINIA
DAVID W. KITCHENS
Lic. No. 011736
09.16.2016
ARCHITECT

OAKVILLE
OAKVILLE

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ALEXANDRIA, VIRGINIA

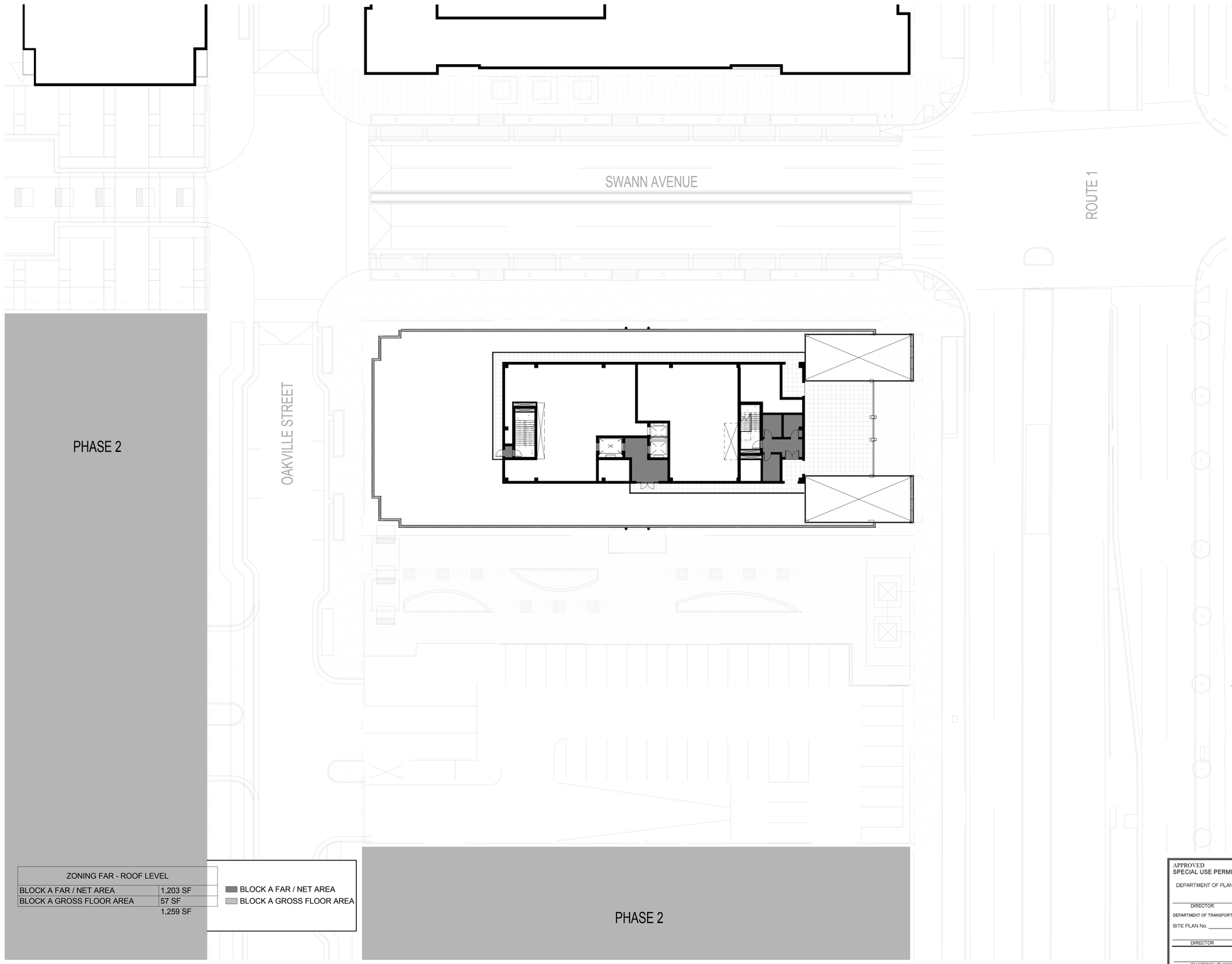
FAR PLAN - LEVEL 7

DAVID KITCHENS	20140051
Principal-in-Charge	Project No.
ABBEY OKLAK	09/16/16
Project Manager	Date
LAYTON GOLDING	
Project Architect	
STEPHANIE SMID	
Staff Architect	

A1.87
Drawing No.

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20140051 PROJECT NAME: OAKVILLE
SHEET NUMBER: A1.87 SHEET NAME: FAR PLAN - LEVEL 7
a1_elevation_all glass 10 degree tower_oklaka.rvt
8/12/2016 6:52:17 PM



ZONING FAR - ROOF LEVEL	
BLOCK A FAR / NET AREA	1,203 SF
BLOCK A GROSS FLOOR AREA	57 SF
	1,259 SF

BLOCK A FAR / NET AREA
BLOCK A GROSS FLOOR AREA

1 / A1.88 FAR PLAN - ROOF LEVEL
SCALE: 1" = 20'-0"

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DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES
SITE PLAN No.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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SCOPE DOCUMENTS

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ISSUANCES

No.	Drawing Issue Description	Date
1	OAKVILLE - BLOCK A1 - CONCEPT II	04/08/2016
2	OAKVILLE - BLOCK A1 - COMPLETENESS PLAN	07/12/2016
3	OAKVILLE - BLOCK A1 - COMPLETENESS II PLAN	08/15/2016
4	OAKVILLE - BLOCK A1 - COMPLETENESS VERIFICATION	09/16/2016

COMMONWEALTH OF VIRGINIA
DAVID W. KITCHENS
Lic. No. 011736
09.16.2016
ARCHITECT

OAKVILLE
OAKVILLE

StonebridgeCarras

ALEXANDRIA, VIRGINIA

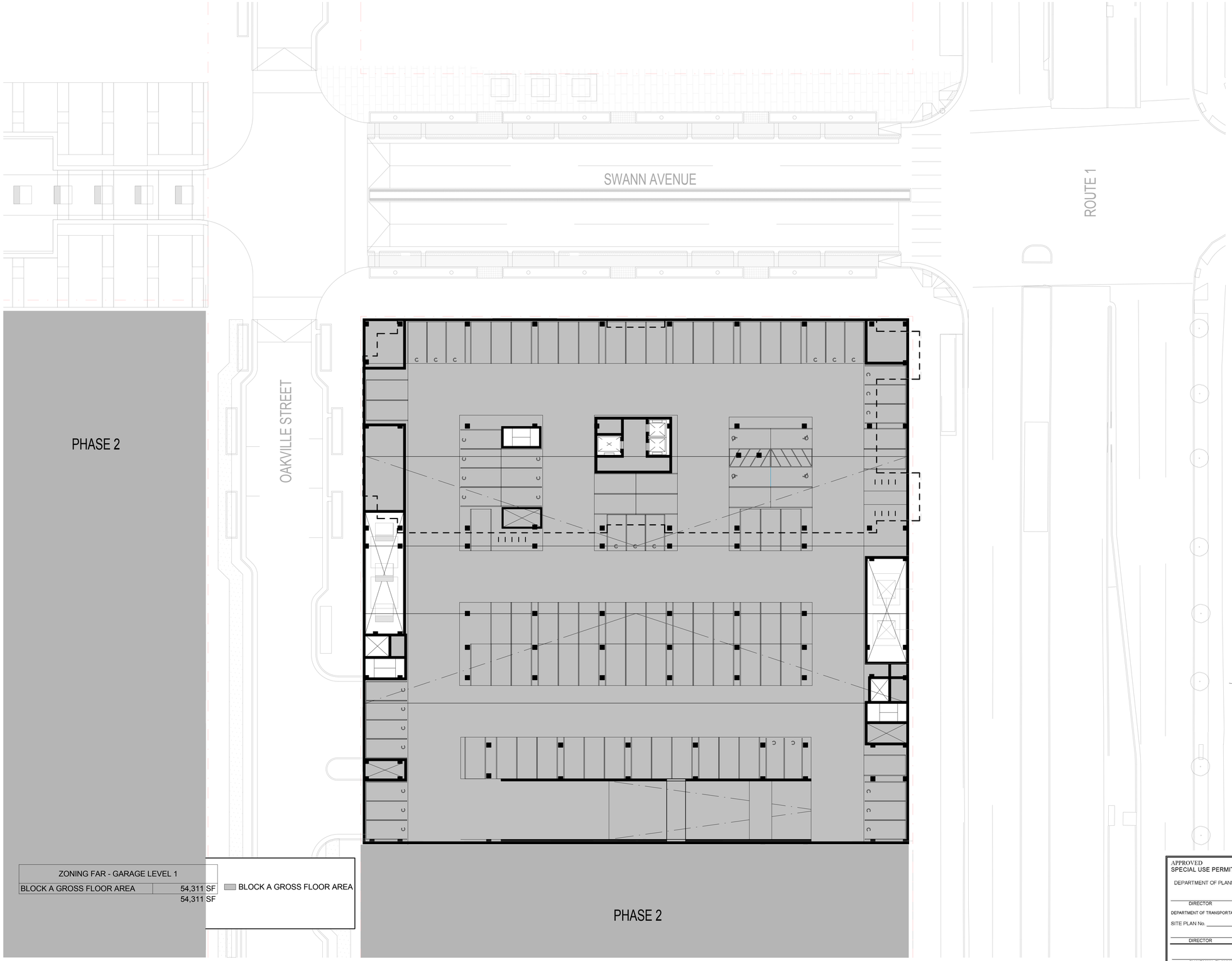
FAR PLAN - ROOF LEVEL

DAVID KITCHENS	20140051
Principal-in-Charge	Project No.
ABBEY OKLAK	09/16/16
Project Manager	Date
LAYTON GOLDING	
Project Architect	
STEPHANIE SMID	
Staff Architect	

A1.88
Drawing No.

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20140051 PROJECT NAME: OAKVILLE
a1_elevation_all glass 10 degree tower_oklaka.rvt
8/12/2016 6:52:24 PM



ZONING FAR - GARAGE LEVEL 1	
BLOCK A GROSS FLOOR AREA	54,311 SF
	54,311 SF

BLOCK A GROSS FLOOR AREA

1 / A1.89 FAR PLAN - GARAGE LEVEL 1
SCALE: 1" = 20'-0"

APPROVED
SPECIAL USE PERMIT NO. DSUP2015 - 00026

DEPARTMENT OF PLANNING & ZONING

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DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES

SITE PLAN No.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

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ISSUANCES

No.	Drawing Issue Description	Date
1	OAKVILLE - BLOCK A1 - COMPLETENESS PLAN	07/12/2016
2	OAKVILLE - BLOCK A1 - COMPLETENESS II PLAN	08/15/2016
3	OAKVILLE - BLOCK A1 - COMPLETENESS VERIFICATION	09/16/2016

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Lic. No. 014736
09.16.2016
ARCHITECT

OAKVILLE
OAKVILLE

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ALEXANDRIA, VIRGINIA

FAR PLAN - GARAGE LEVEL 1

DAVID KITCHENS	20140051
Principal-in-Charge	Project No.
ABBEY OKLAK	09/16/16
Project Manager	Date
LAYTON GOLDING	
Project Architect	
STEPHANIE SMID	
Staff Architect	

A1.89
Drawing No.

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20140051 PROJECT NAME: OAKVILLE
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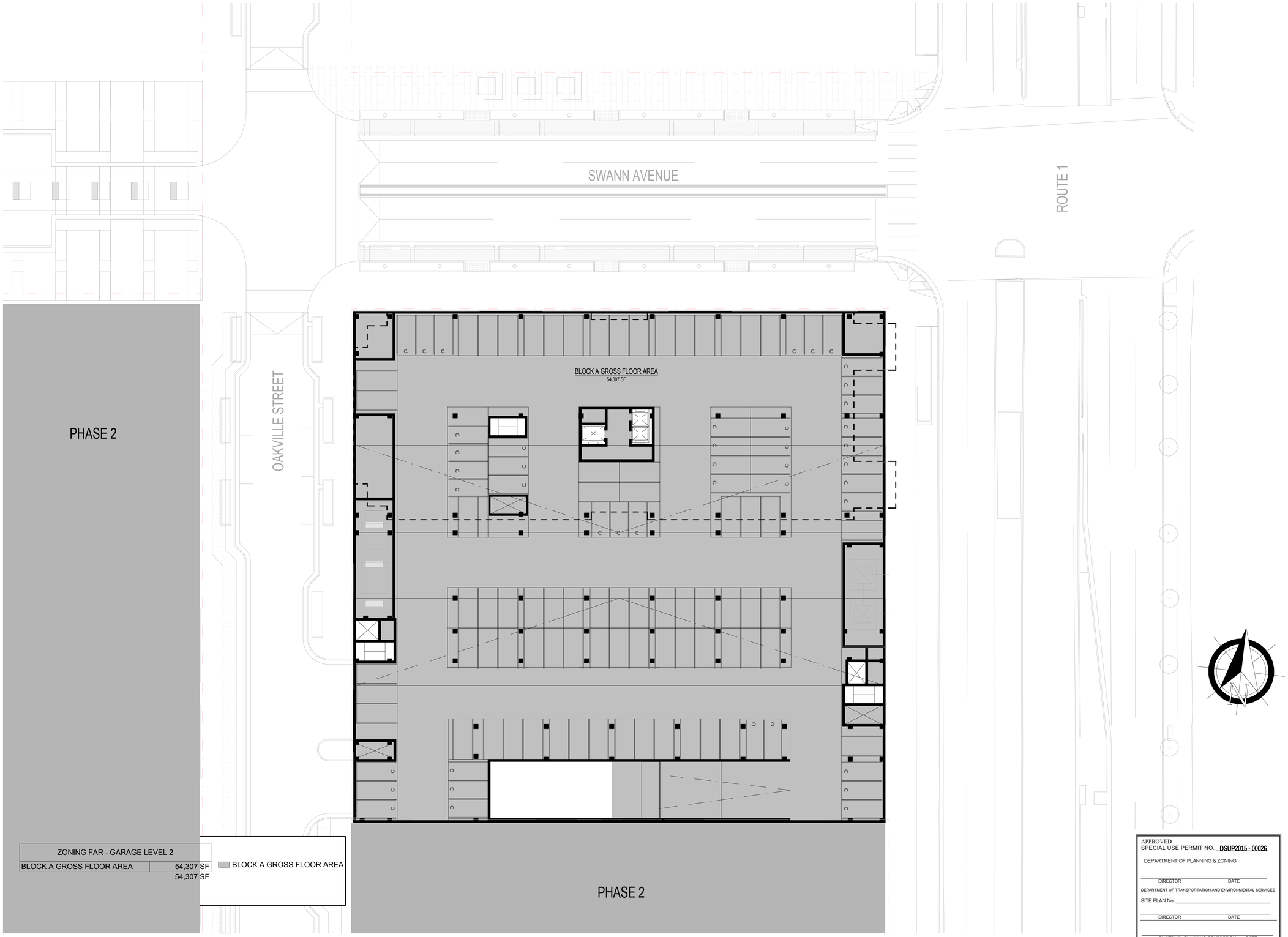

ZONING FAR - GARAGE LEVEL 2	
BLOCK A GROSS FLOOR AREA	54,307 SF
	54,307 SF

BLOCK A GROSS FLOOR AREA

1 / A1.90 FAR PLAN - GARAGE LEVEL 2
SCALE: 1" = 20'-0"

APPROVED
SPECIAL USE PERMIT NO. DSUP2015 - 00026
DEPARTMENT OF PLANNING & ZONING
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DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES
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1	OAKVILLE - BLOCK A1 - COMPLETENESS PLAN	07/12/2016
2	OAKVILLE - BLOCK A1 - COMPLETENESS II PLAN	08/15/2016
3	OAKVILLE - BLOCK A1 - COMPLETENESS VERIFICATION	09/16/2016

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DAVID W. KITCHENS
Lic. No. 014736
09.16.2016
ARCHITECT

OAKVILLE
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ALEXANDRIA, VIRGINIA

FAR PLAN - GARAGE LEVEL 2

DAVID KITCHENS	20140051
Principal-in-Charge	Project No.
ABBEY OKLAK	09/16/16
Project Manager	Date
LAYTON GOLDING	
Project Architect	
STEPHANIE SMID	
Staff Architect	

A1.90
Drawing No.

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20140051 PROJECT NAME: OAKVILLE
SHEET NUMBER: A1.90 SHEET NAME: FAR PLAN - GARAGE LEVEL 2
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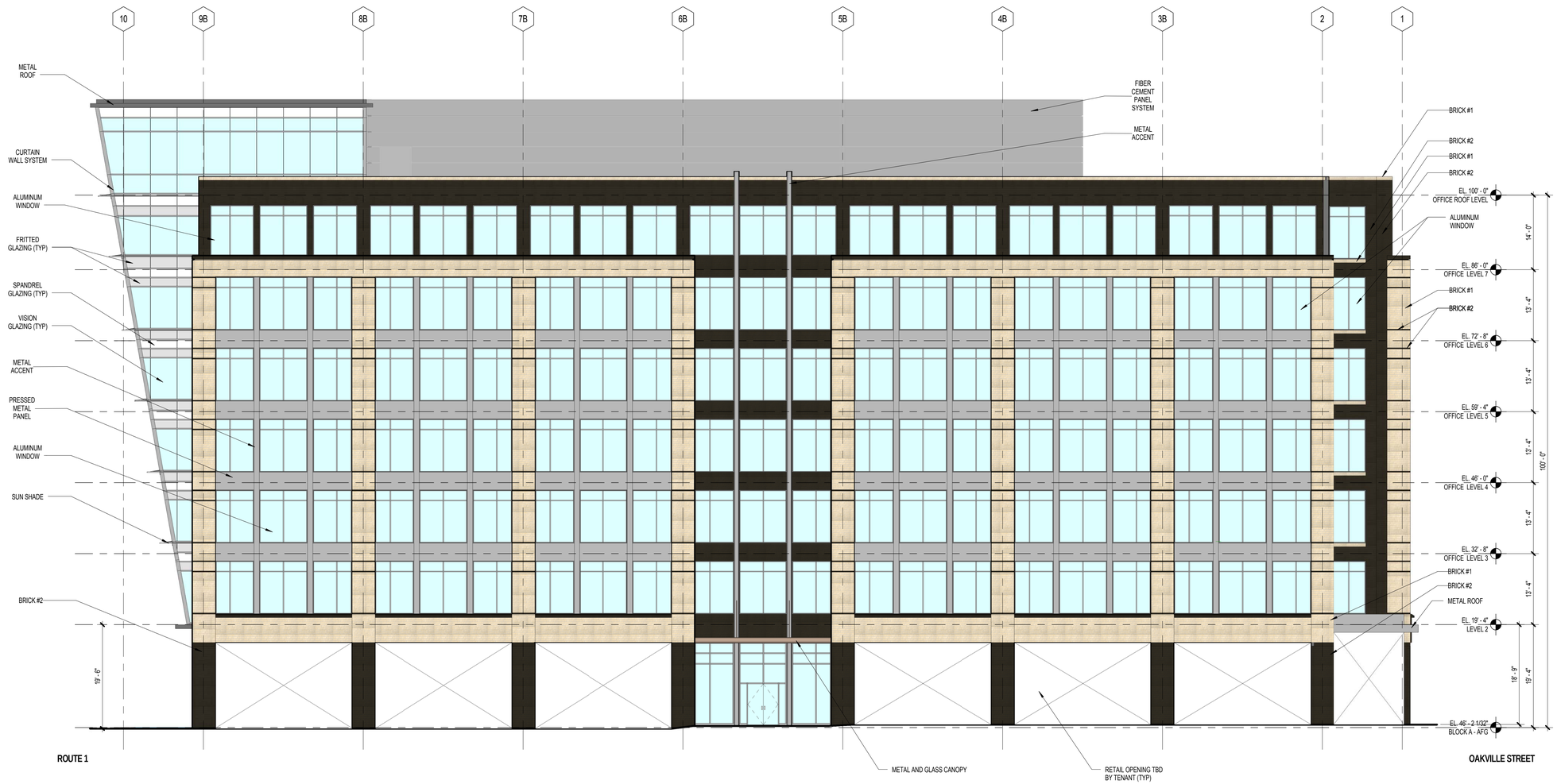

1 / A2.01 OFFICE ELEVATION - SWANN
SCALE: 3/32" = 1'-0"

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SPECIAL USE PERMIT NO. DSUP2015 - 00026

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No.	Drawing Issue Description	Date
1	OAKVILLE - BLOCK A1 - CONCEPT II	04/08/2016
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4	OAKVILLE - BLOCK A1 - COMPLETENESS VERIFICATION	09/16/2016

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09.16.2016
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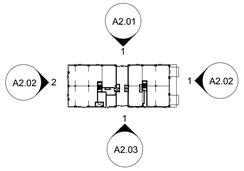

OAKVILLE
OAKVILLE

StonebridgeCarras

ALEXANDRIA, VIRGINIA

SWANN ELEVATION

DAVID KITCHENS Principal-in-Charge	20140051 Project No.
ABBEY OKLAK Project Manager	09/16/16 Date
LAYTON GOLDING Project Architect	
STEPHANIE SMID Staff Architect	A2.01 Drawing No.

NOT ISSUED FOR CONSTRUCTION

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Sheet Name: A2.01 - SWANN ELEVATION
Sheet Number: A2.01 Revit file: C:\Users\block a1_all glass 10 degree tower\20140051_2015_block a1_elevation_all glass 10 degree tower_oklaka.rvt
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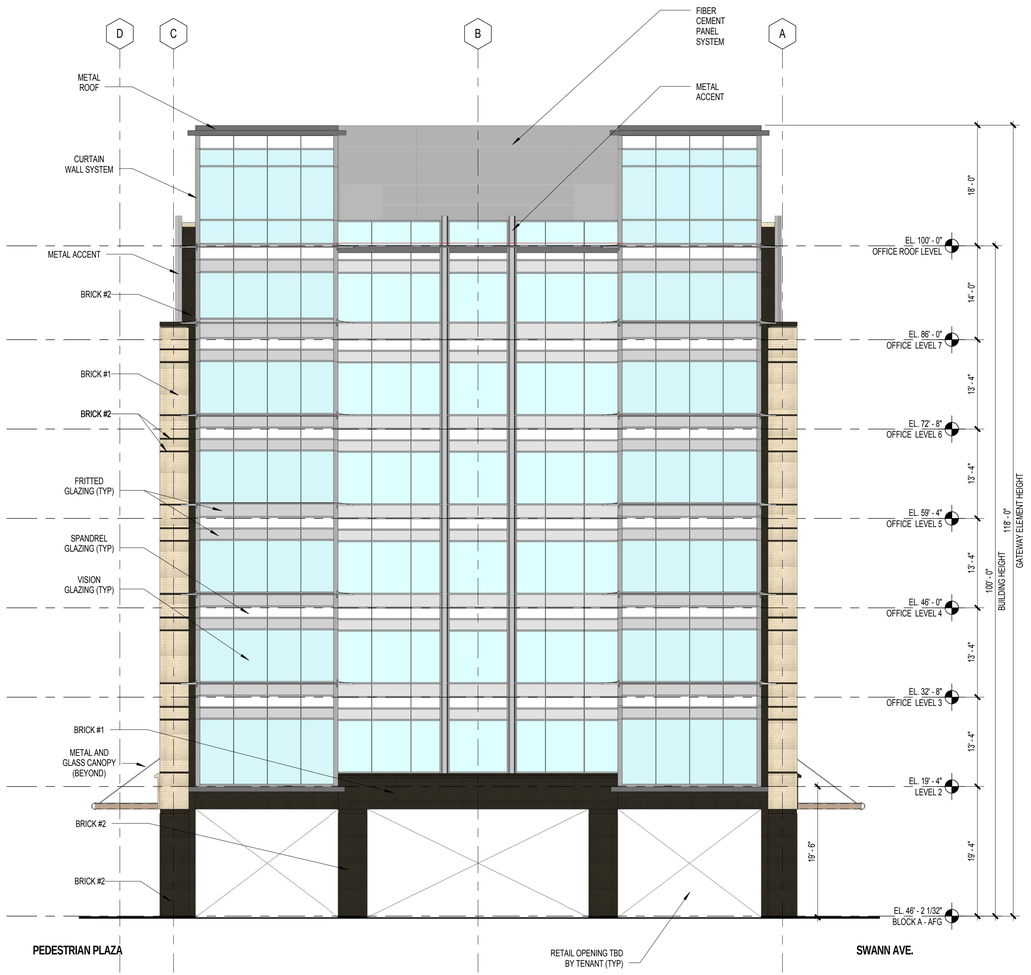
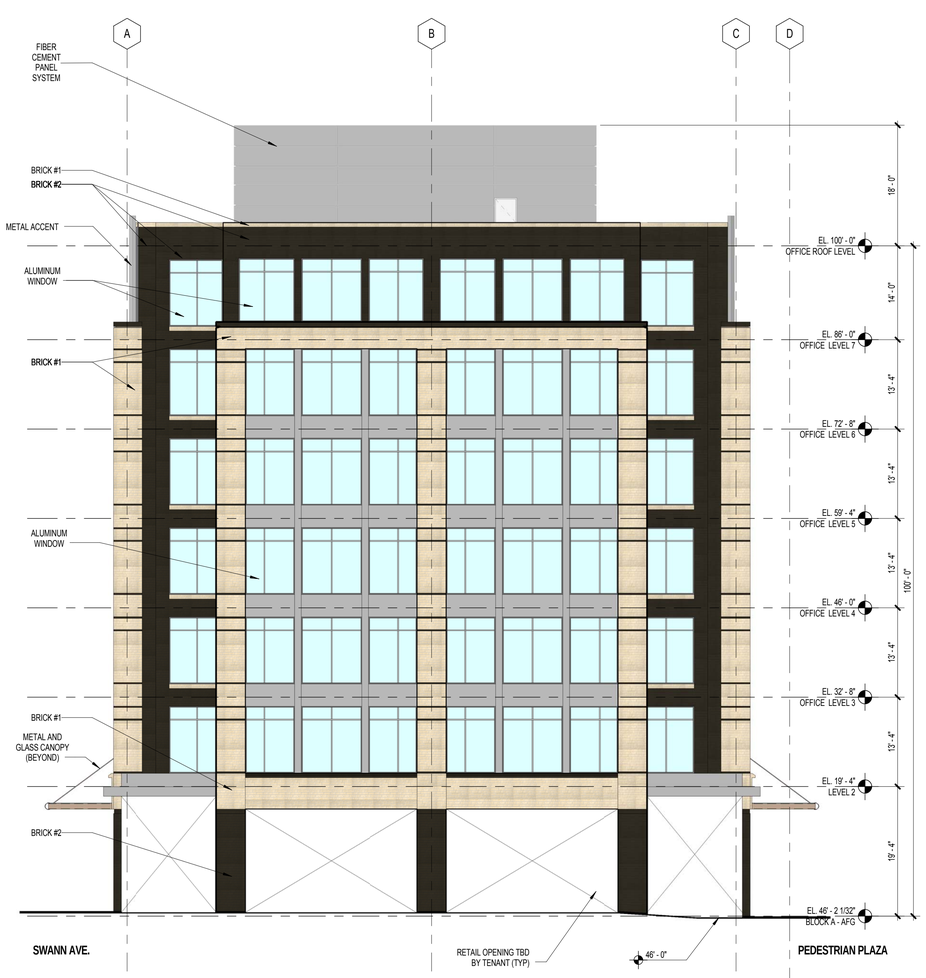


1 A2.02 OFFICE ELEVATION - ROUTE 1
SCALE: 3/32" = 1'-0"



2 A2.02 OFFICE ELEVATION - OAKVILLE
SCALE: 3/32" = 1'-0"

APPROVED
SPECIAL USE PERMIT NO. DSUP2015 - 00026

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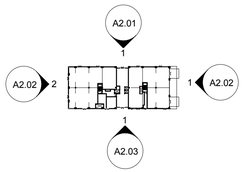

OAKVILLE
OAKVILLE

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ALEXANDRIA, VIRGINIA

OAKVILLE / ROUTE 1
ELEVATIONS

DAVID KITCHENS	20140051
Principal-in-Charge	Project No.
ABBEY OKLAK	09/16/16
Project Manager	Date
LAYTON GOLDING	
Project Architect	
STEPHANIE SMID	
Staff Architect	
	A2.02
	Drawing No.

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20140051 PROJECT NAME: OAKVILLE
Sheet Number: A2.02 Sheet Name: OFFICE ELEVATIONS
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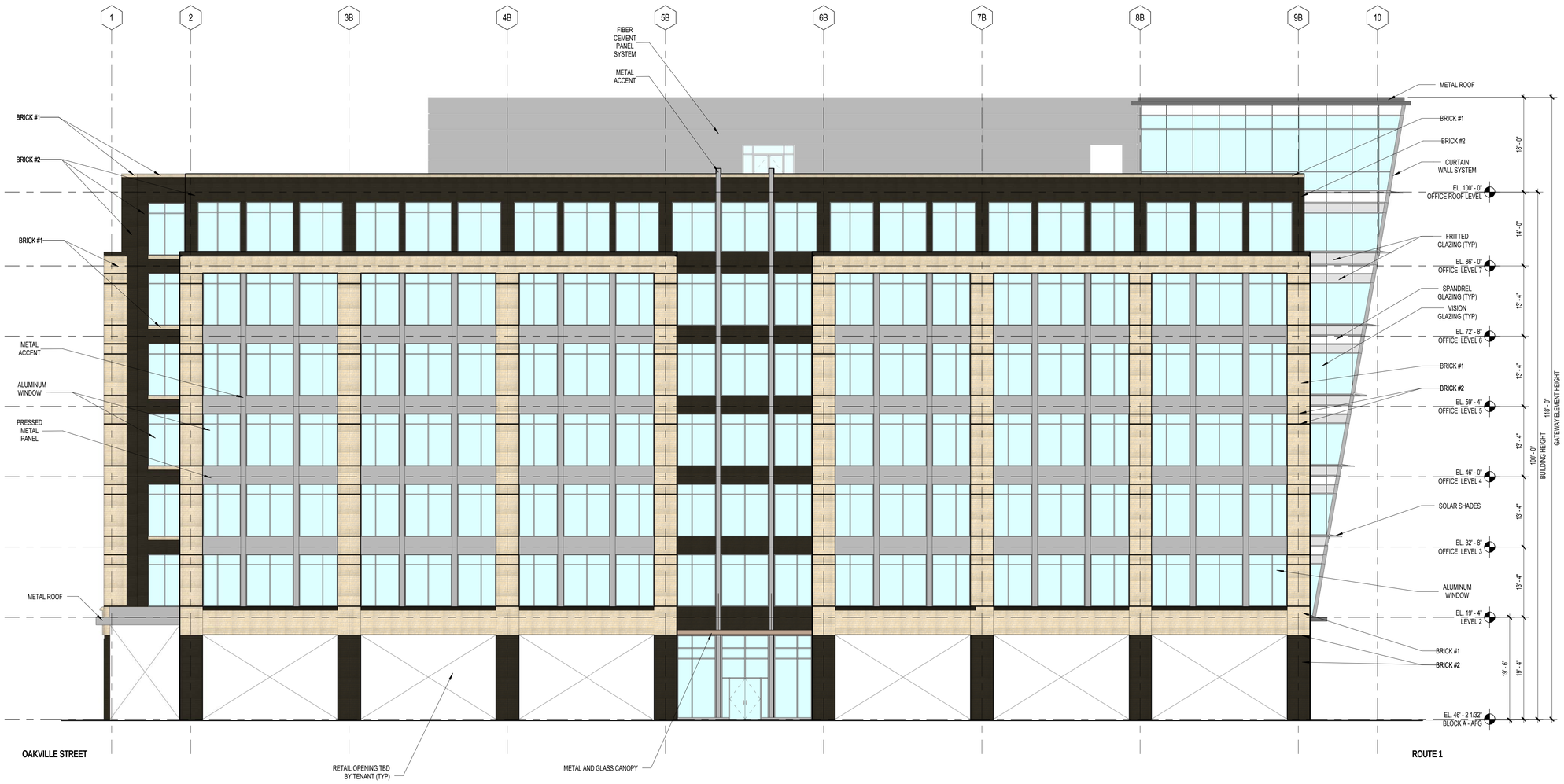

1 / A2.03 OFFICE ELEVATION - PLAZA

SCALE: 3/32" = 1'-0"

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No.	Drawing Issue Description	Date
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2	OAKVILLE - BLOCK A1 - COMPLETENESS PLAN	07/12/2016
3	OAKVILLE - BLOCK A1 - COMPLETENESS II PLAN	08/15/2016
4	OAKVILLE - BLOCK A1 - COMPLETENESS VERIFICATION	09/16/2016

COMMONWEALTH OF VIRGINIA
DAVID W. KITCHENS
Lic. No. 014736
09.16.2016
ARCHITECT

A2.01 1
A2.02 2
1 A2.02
1
A2.03

OAKVILLE
OAKVILLE

StonebridgeCarras

ALEXANDRIA, VIRGINIA

PLAZA ELEVATION

DAVID KITCHENS	20140051
Principal-in-Charge	Project No.
ABBEY OKLAK	09/16/16
Project Manager	Date
LAYTON GOLDING	
Project Architect	
STEPHANIE SMID	
Staff Architect	

A2.03

Drawing No.

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20140051 PROJECT NAME: OAKVILLE
SHEET NUMBER: A2.03 SHEET NAME: OFFICE
a1_elevation_all glass 10 degree tower.rvt
8/12/2016 6:53:43 PM

1 / A2.04 OFFICE ELEVATION RENDERING - SWANN

SCALE: 3/32" = 1'-0"

APPROVED
SPECIAL USE PERMIT NO. DSUP2015 - 00026

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SITE PLAN No.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

PROJECT NUMBER: 20140051 PROJECT NAME: OAKVILLE
SHEET NUMBER: A2.04 SHEET NAME: OFFICE ELEVATION RENDERING
a1_elevation_all glass 10 degree tower_yehs.rvt
8/12/2016 6:43:16 PM

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2	OAKVILLE - BLOCK A1 - COMPLETENESS II PLAN	08/15/2016
3	OAKVILLE - BLOCK A1 - COMPLETENESS VERIFICATION	09/16/2016

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DAVID W. KITCHENS
Lic. No. 014736
09.16.2016
ARCHITECT

A2.04
1
A2.05 2
1 A2.05
1
A2.06

OAKVILLE
OAKVILLE

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ALEXANDRIA, VIRGINIA

SWANN ELEVATION RENDERING

DAVID KITCHENS	20140051
Principal-in-Charge	Project No.
ABBEY OKLAK	09/16/16
Project Manager	Date
LAYTON GOLDING	
Project Architect	
STEPHANIE SMID	A2.04
Staff Architect	Drawing No.

NOT ISSUED FOR CONSTRUCTION

1 A2.05 OFFICE ELEVATION RENDERING - ROUTE 1
SCALE: 3/32" = 1'-0"

2 A2.05 OFFICE ELEVATION RENDERING - OAKVILLE
SCALE: 3/32" = 1'-0"

APPROVED
SPECIAL USE PERMIT NO. DSUP2015 - 00026

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No.	Drawing Issue Description	Date
1	OAKVILLE - BLOCK A1 - COMPLETENESS PLAN	07/12/2016
2	OAKVILLE - BLOCK A1 - COMPLETENESS II PLAN	08/15/2016
3	OAKVILLE - BLOCK A1 - COMPLETENESS VERIFICATION	09/16/2016

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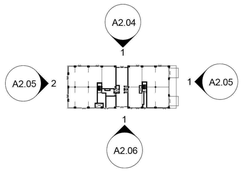
DAVID W. KITCHENS
Lic. No. 011736
09.16.2016
ARCHITECT



OAKVILLE
OAKVILLE

StonebridgeCarras

ALEXANDRIA, VIRGINIA

OAKVILLE / ROUTE 1
ELEVATION RENDERINGS

DAVID KITCHENS Principal-in-Charge	20140051 Project No.
ABBEY OKLAK Project Manager	09/16/16 Date
LAYTON GOLDING Project Architect	
STEPHANIE SMID Staff Architect	A2.05 Drawing No.

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20140051 PROJECT NAME: OAKVILLE
Project Number: 20140051 Project Name: OAKVILLE
Sheet Number: A2.05 Sheet Name: OFFICE ELEVATION RENDERING - ROUTE 1
a1_elevation_all glass 10 degree tower_yehs.rvt
8/12/2016 6:43:28 PM

1 / A2.06 OFFICE ELEVATION RENDERING - PLAZA
SCALE: 3/32" = 1'-0"

APPROVED
SPECIAL USE PERMIT NO. DSUP2015 - 00026

DEPARTMENT OF PLANNING & ZONING

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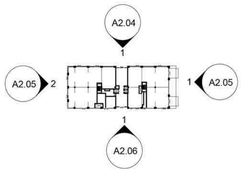
ISSUANCES

No.	Drawing Issue Description	Date
1	OAKVILLE - BLOCK A1 - COMPLETENESS PLAN	07/12/2016
2	OAKVILLE - BLOCK A1 - COMPLETENESS II PLAN	08/15/2016
3	OAKVILLE - BLOCK A1 - COMPLETENESS VERIFICATION	09/16/2016

COMMONWEALTH OF VIRGINIA
DAVID W. KITCHENS
Lic. No. 011736
09.16.2016
ARCHITECT



OAKVILLE
OAKVILLE

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ALEXANDRIA, VIRGINIA

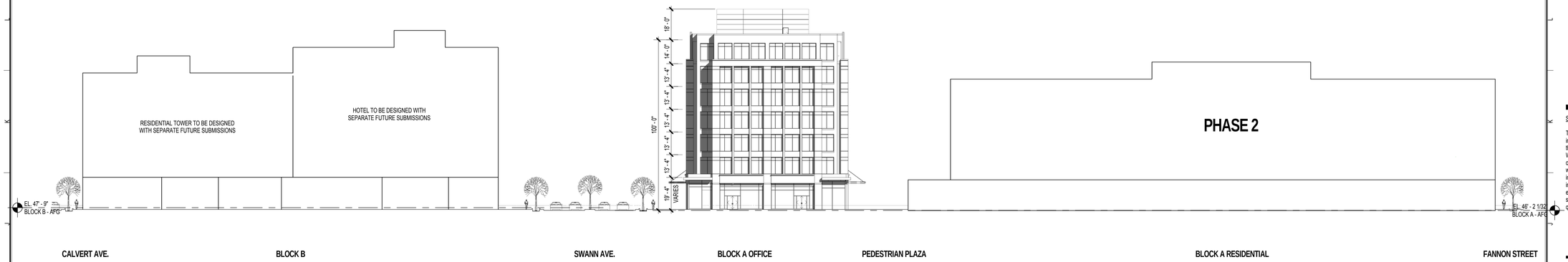
PLAZA ELEVATION RENDERING

DAVID KITCHENS Principal-in-Charge	20140051 Project No.
ABBEY OKLAK Project Manager	09/16/16 Date
LAYTON GOLDING Project Architect	
STEPHANIE SMID Staff Architect	A2.06 Drawing No.

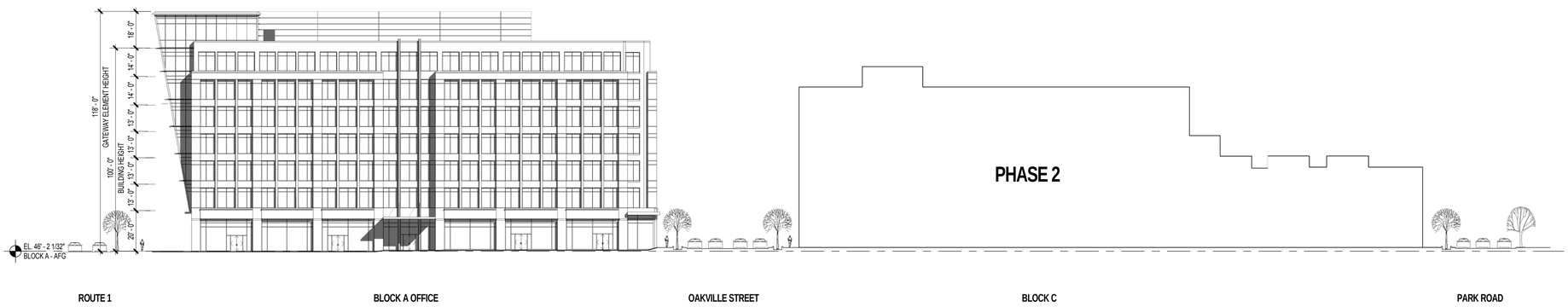
NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20140051 PROJECT NAME: OAKVILLE
Sheet Number: A2.06 Sheet Name: PLAZA ELEVATION RENDERING
a1_elevation_all glass 10 degree tower_yehs.rvt
8/12/2016 6:43:32 PM

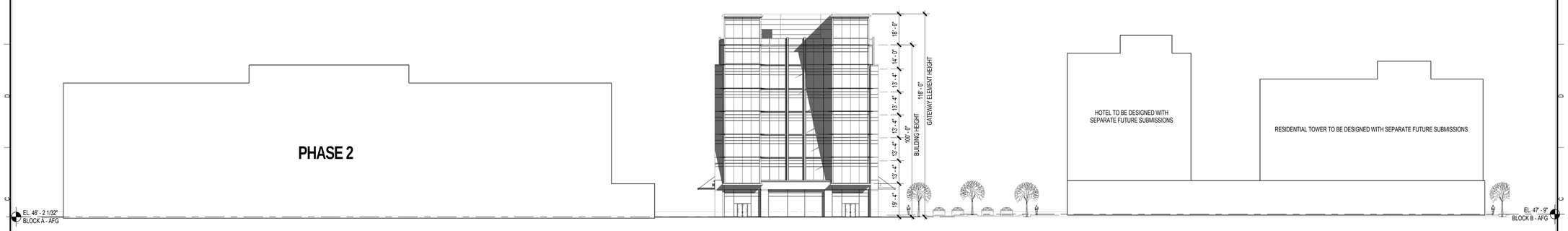
NOTE: FINAL MATERIALS AND LOCATIONS ARE UNDER DEVELOPMENT AND WILL BE IN ACCORDANCE WITH THE DESIGN GUIDELINES.



3 A2.10 SITE ELEVATION - OAKVILLE ST - E
SCALE: 1" = 30'-0"



2 A2.10 SITE ELEVATION - SWANN AVE - S
SCALE: 1" = 30'-0"



1 A2.10 SITE ELEVATION - ROUTE 1
SCALE: 1" = 30'-0"

APPROVED
SPECIAL USE PERMIT NO. DSUP2015 - 00026

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES

SITE PLAN No.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

SUBJECT TO CHANGE WITH SUBSEQUENT DSUP SUBMISSIONS

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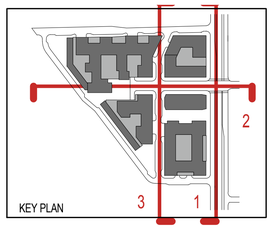
ISSUANCES

No.	Drawing Issue Description	Date
1	OAKVILLE - BLOCK A1 - CONCEPT II	04/08/2016
2	OAKVILLE - BLOCK A1 - COMPLETENESS PLAN	07/12/2016
3	OAKVILLE - BLOCK A1 - COMPLETENESS II PLAN	08/15/2016
4	OAKVILLE - BLOCK A1 - COMPLETENESS VERIFICATION	09/16/2016

COMMONWEALTH OF VIRGINIA
DAVID W. KITCHENS
Lic. No. 011736
09.16.2016
ARCHITECT



OAKVILLE
OAKVILLE

StonebridgeCarras

ALEXANDRIA, VIRGINIA

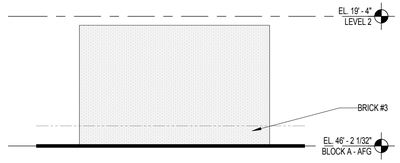
STREET SECTIONS

DAVID KITCHENS	20140051
Principal-in-Charge	Project No.
ABBEY OKLAK	09/16/16
Project Manager	Date
LAYTON GOLDING	
Project Architect	
STEPHANIE SMID	
Staff Architect	

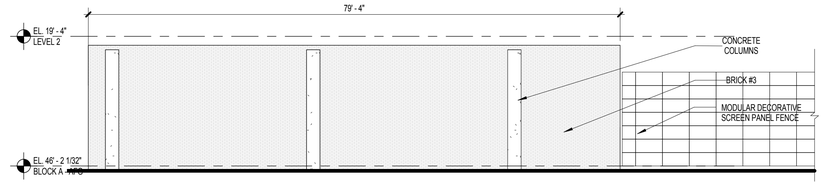
A2.10
Drawing No.

NOT ISSUED FOR CONSTRUCTION

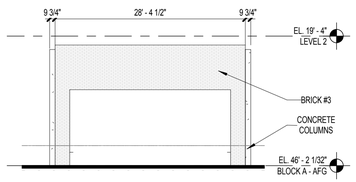
PROJECT NUMBER: 20140051 PROJECT NAME: OAKVILLE
PROJECT MODEL: C:\Users\jlindsey\Desktop\20140051_2015_block a1_elevation_all glass 10 degree tower_oklaka.rvt
8/12/2016 6:54:22 PM



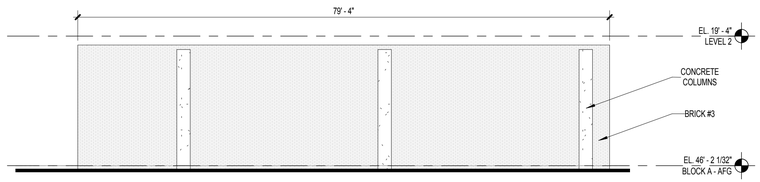
7 A2.11 RAMP - EAST ELEVATION
SCALE: 3/32" = 1'-0"



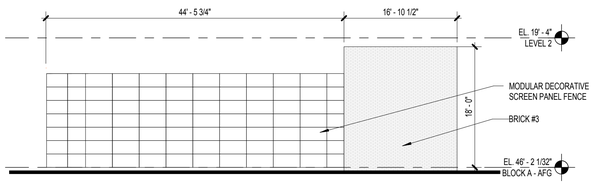
8 A2.11 RAMP - SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



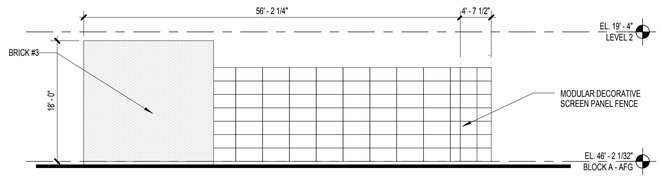
5 A2.11 RAMP - WEST ELEVATION
SCALE: 3/32" = 1'-0"



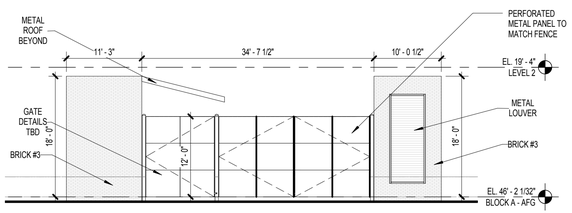
6 A2.11 RAMP - NORTH ELEVATION
SCALE: 3/32" = 1'-0"



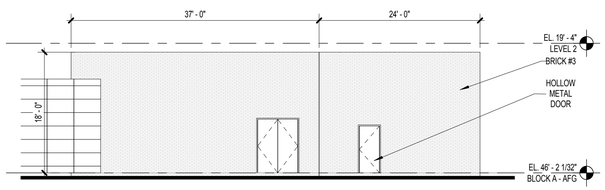
3 A2.11 LOADING DOCK - EAST ELEVATION
SCALE: 3/32" = 1'-0"



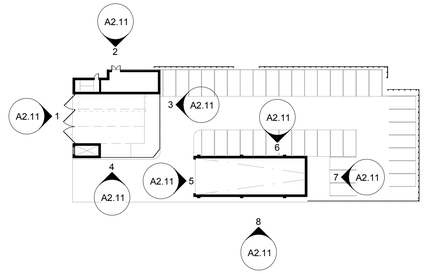
4 A2.11 LOADING DOCK - SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



1 A2.11 LOADING DOCK - OAKVILLE ELEVATION
SCALE: 3/32" = 1'-0"



2 A2.11 LOADING DOCK - NORTH ELEVATION
SCALE: 3/32" = 1'-0"



NOTE: FENCING DETAILS ON SHEET L4.1

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DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
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SITE PLAN No.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
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No.	Drawing Issue Description	Date
1	OAKVILLE - BLOCK A1 - CONCEPT II	04/08/2016
2	OAKVILLE - BLOCK A1 - COMPLETENESS PLAN	07/12/2016
3	OAKVILLE - BLOCK A1 - COMPLETENESS II PLAN	08/15/2016
4	OAKVILLE - BLOCK A1 - COMPLETENESS VERIFICATION	09/16/2016

COMMONWEALTH OF VIRGINIA
DAVID W. KITCHENS
Lic. No. 014736
09.16.2016
ARCHITECT

OAKVILLE
OAKVILLE

StonebridgeCarras

ALEXANDRIA, VIRGINIA

TEMPORARY ELEVATIONS - PHASE 1

DAVID KITCHENS	20140051
Principal-In-Charge	Project No.
ABBEY OKLAK	09/16/16
Project Manager	Date
LAYTON GOLDING	
Project Architect	
STEPHANIE SMID	
Staff Architect	

A2.11
Drawing No.

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20140051 PROJECT NAME: OAKVILLE
BLOCK NUMBER: A1 PHASE: DSUP
FILE NAME: 20140051\dwg\Elevations\block a1_all glass 10 degree tower\20140051_2015_block a1_elevation_all glass 10 degree tower_oklaka.rvt
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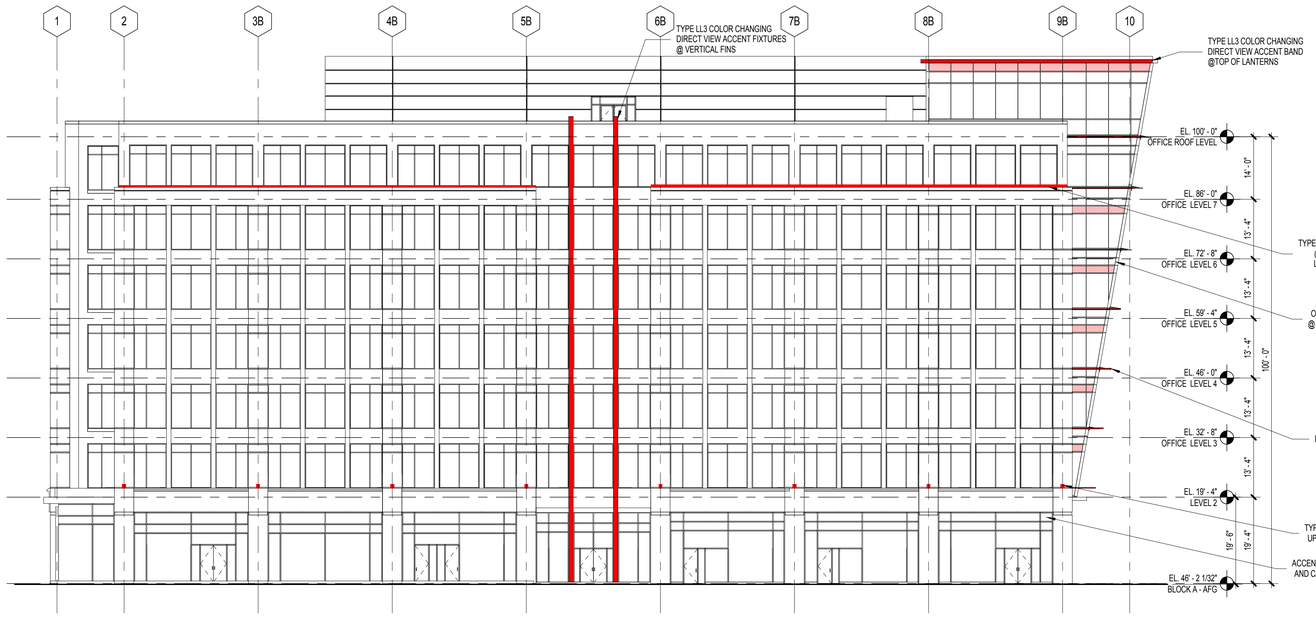
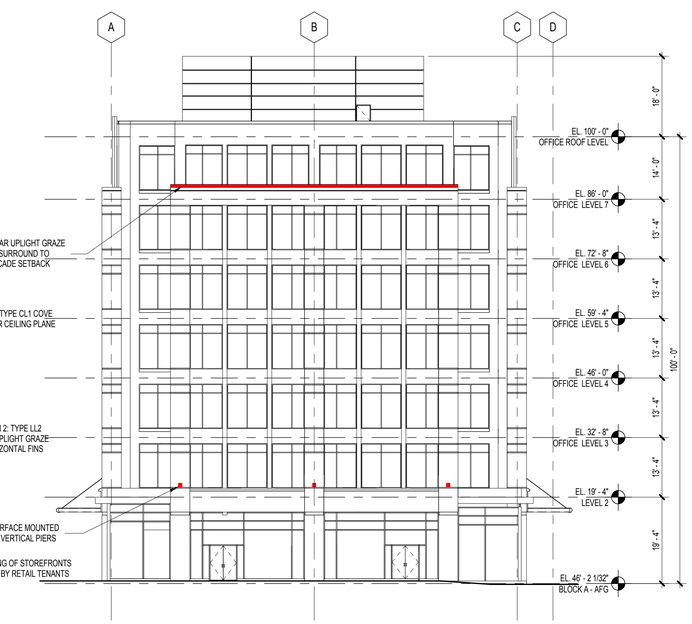
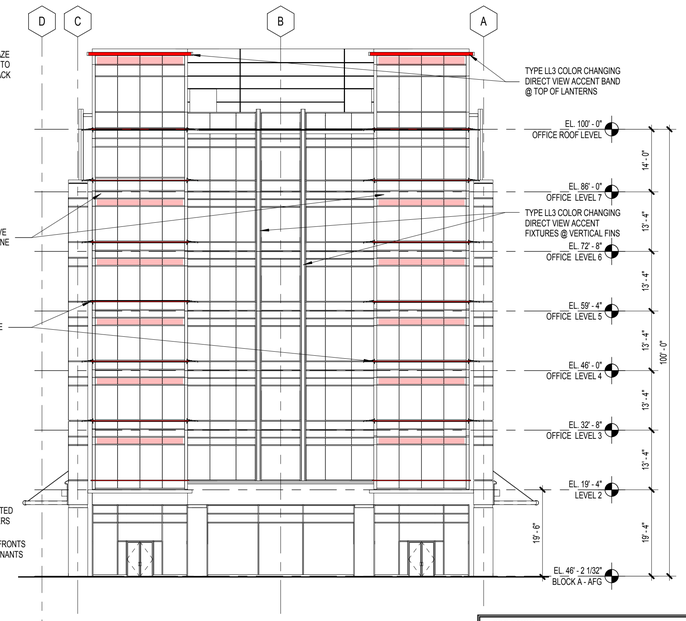


3 A2.20 OFFICE LIGHTING - PLAZA
SCALE: 1/16" = 1'-0"



4 A2.20 OFFICE LIGHTING - OAKVILLE
SCALE: 1/16" = 1'-0"

1 A2.20 OFFICE LIGHTING - SWANN
SCALE: 1/16" = 1'-0"



2 A2.20 OFFICE LIGHTING - ROUTE 1
SCALE: 1/16" = 1'-0"

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SPECIAL USE PERMIT NO. DSUP2015 - 00026
DEPARTMENT OF PLANNING & ZONING
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COMMONWEALTH OF VIRGINIA
DAVID W. KITCHENS
Lic. No. 014736
09.16.2016
ARCHITECT

OAKVILLE
OAKVILLE

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ALEXANDRIA, VIRGINIA

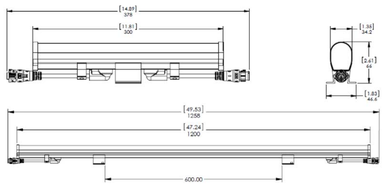
OFFICE LIGHTING

DAVID KITCHENS	20140051
Principal-in-Charge	Project No.
ABBEY OKLAK	09/16/16
Project Manager	Date
LAYTON GOLDING	
Project Architect	
STEPHANIE SMID	
Staff Architect	

A2.20
Drawing No.

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20140051 PROJECT NAME: OAKVILLE
Sheet Number: A2.20 Sheet Name: OFFICE LIGHTING
a1_elevation_all glass 10 degree tower_oklaka.rvt
8/12/2016 6:54:37 PM



VAYA TUBE

WIDTH	47 MM INCLUDING MOUNTING BRACKET
HEIGHT	66 MM (2.4IN), INCLUDING MOUNTING BRACKET
LENGTH	300 MM (1 FT) 1200 MM (4 FT)
MOUNTING	FRONT-SERVICEABLE SURFACE MOUNT BRACKETS
LENS	TRANSLUCENT COVER LENS
HOUSING	UV-STABILIZED POLYCARBONATE, DARK GREY FINISH
WEIGHT	<0.5 KG (I LBS) < I .OKG (2 LBS)
INPUT VOLTAGE	24V DC

MANUFACTURER
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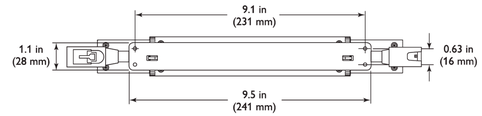
3 BURLINGTON WOODS DRIVE
BURLINGTON, MA 01803

TEL 888 385 5742
FAX 617 338 0454

www.colorkinetics.com

1 A2.21 COLORED ACCENT BAND
SCALE: 3" = 1'-0"



EW COVE MX POWERCORE

WIDTH	39 MM (1.5 IN)
HEIGHT	42 MM (1.64 IN)
LENGTH	305 MM (12 IN)
LENS	POLYCARBONATE
HOUSING	DIE-CAST ALUMINUM, WHITE POWDER-COATED FINISH
WEIGHT	372 G (0.82 LBS)
INPUT VOLTAGE	100 - 277 VAC

MANUFACTURER
PHILIPS COLOR KINETICS
3 BURLINGTON WOODS DRIVE
BURLINGTON, MA 01803

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FAX 617 338 0454

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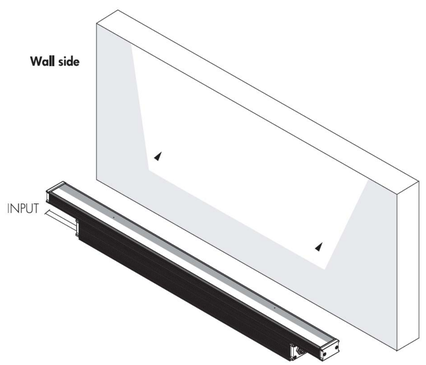
2 A2.21 COVE AT INTERIOR CEILING PLANE
SCALE: 3" = 1'-0"



WWLF
Asymmetric Wallwash Optic, Left Feed

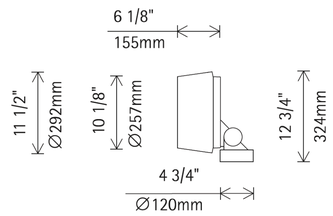
LUMENFACADE

LENGTH	AVAILABLE IN 1', 2', 3', OR 4' SECTIONS
FINISH	ELECTRO-STATICALLY APPLIED POLYESTER POWDER COAT
POWER	100, 120, 208, 220, 240, 277
MOUNTING	SLIM ADJUSTABLE MOUNTING

MANUFACTURER
LUMENPULSE
1751 RICHARDSON, SUITE 1505
MONTREAL (QUEBEC) CANADA
H3K 1G6

TEL 514 937 3003
www.lumenpulse.com

3 A2.21 LINEAR UPLIGHT AT HORIZONTAL FIN
SCALE: 3" = 1'-0"



KONA PROJECTOR LED

MOUNTING	SURFACE MOUNT OR SINGLE POLE TOP
HOUSING	CORROSION-RESISTANT CAST ALUMINUM, DOUBLE POWDER-COATED
GASKETING	UV AND OZONE-RESISTANT SILICONE GASKET
FINISH	DOUBLE POWDER COATED
VOLTAGE	18, 32, 42, 48, 72, 96
LENS	SPHEROLIT LENS, SPOT

MANUFACTURER
ERCO LIGHTING

TEL 732 225 8856
FAX 732 225 8857
www.erco.com

4 A2.21 SURFACE MOUNTED UPLIGHT
SCALE: 3" = 1'-0"

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SPECIAL USE PERMIT NO. DSUP2015 - 00026

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES

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CHAIRMAN, PLANNING COMMISSION DATE

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INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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ISSUANCES

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4	OAKVILLE - BLOCK A1 - COMPLETENESS VERIFICATION	09/16/2016

COMMONWEALTH OF VIRGINIA
DAVID W. KITCHENS
Lic. No. 014736
09.16.2016
ARCHITECT

OAKVILLE
OAKVILLE

StonebridgeCarras

ALEXANDRIA, VIRGINIA

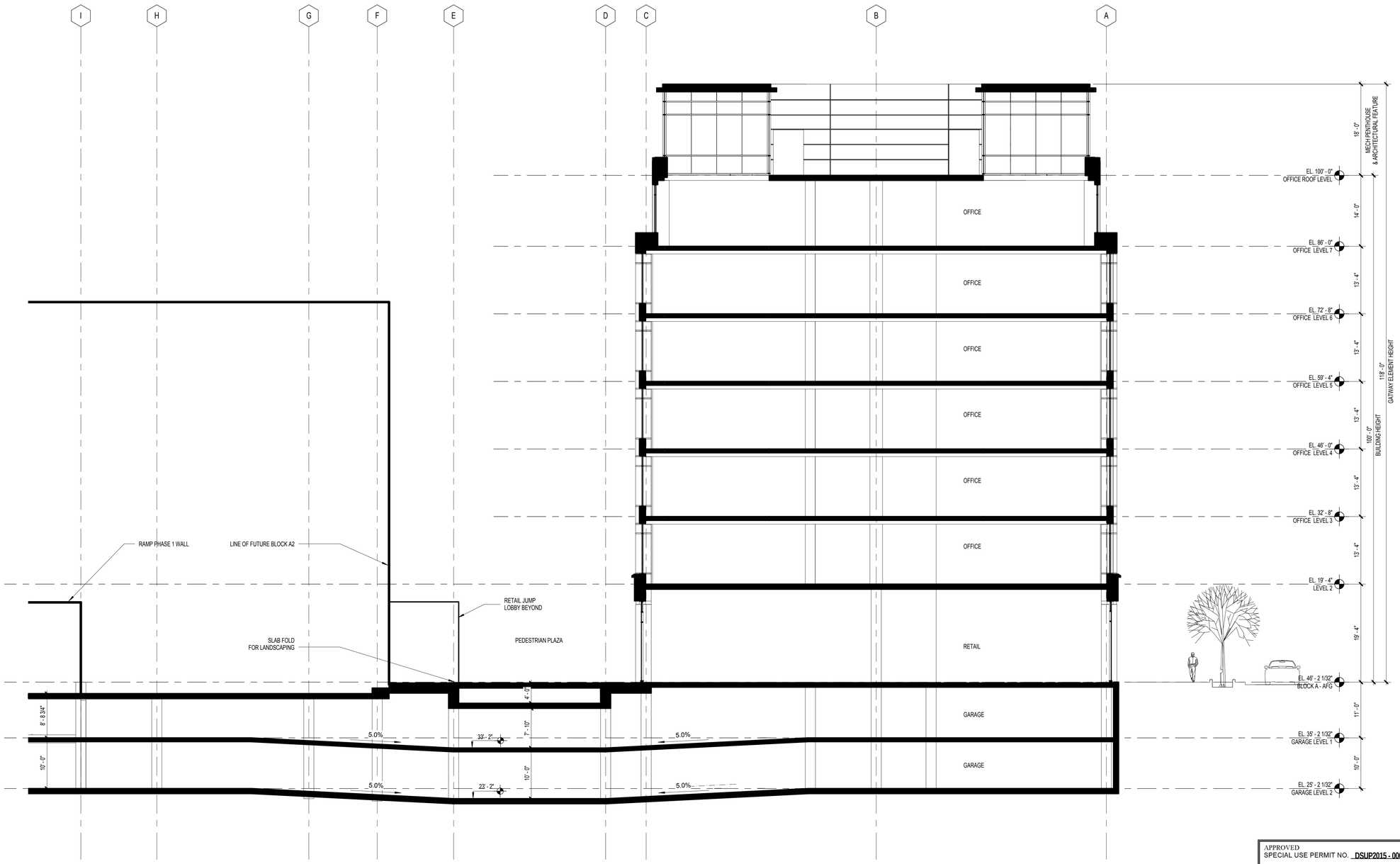
OFFICE FIXTURES

DAVID KITCHENS	20140051
Principal-in-Charge	Project No.
ABBEY OKLAK	09/16/16
Project Manager	Date
LAYTON GOLDING	
Project Architect	
STEPHANIE SMID	
Staff Architect	

A2.21
Drawing No.

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20140051 PROJECT NAME: OAKVILLE
PROJECT MODEL: C:\Users\dkitchens\Desktop\20140051_2015_block a1_all glass 10 degree tower-1.rvt
VIEW NAME: a1_elevation_all glass 10 degree tower_oklaka.rvt
8/12/2016 6:54:39 PM



1
A3.01

BUILDING SECTION - BLOCK A1 - NORTH SOUTH

SCALE: 1" = 10'-0"

APPROVED
SPECIAL USE PERMIT NO. DSUP2015 - 00026

DEPARTMENT OF PLANNING & ZONING

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DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES

SITE PLAN No.

DIRECTOR DATE

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3	OAKVILLE - BLOCK A1 - COMPLETENESS II PLAN	08/15/2016
4	OAKVILLE - BLOCK A1 - COMPLETENESS VERIFICATION	09/16/2016

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DAVID W. KITCHENS
Lic. No. 014736
09.16.2016
ARCHITECT

OAKVILLE
OAKVILLE

StonebridgeCarras

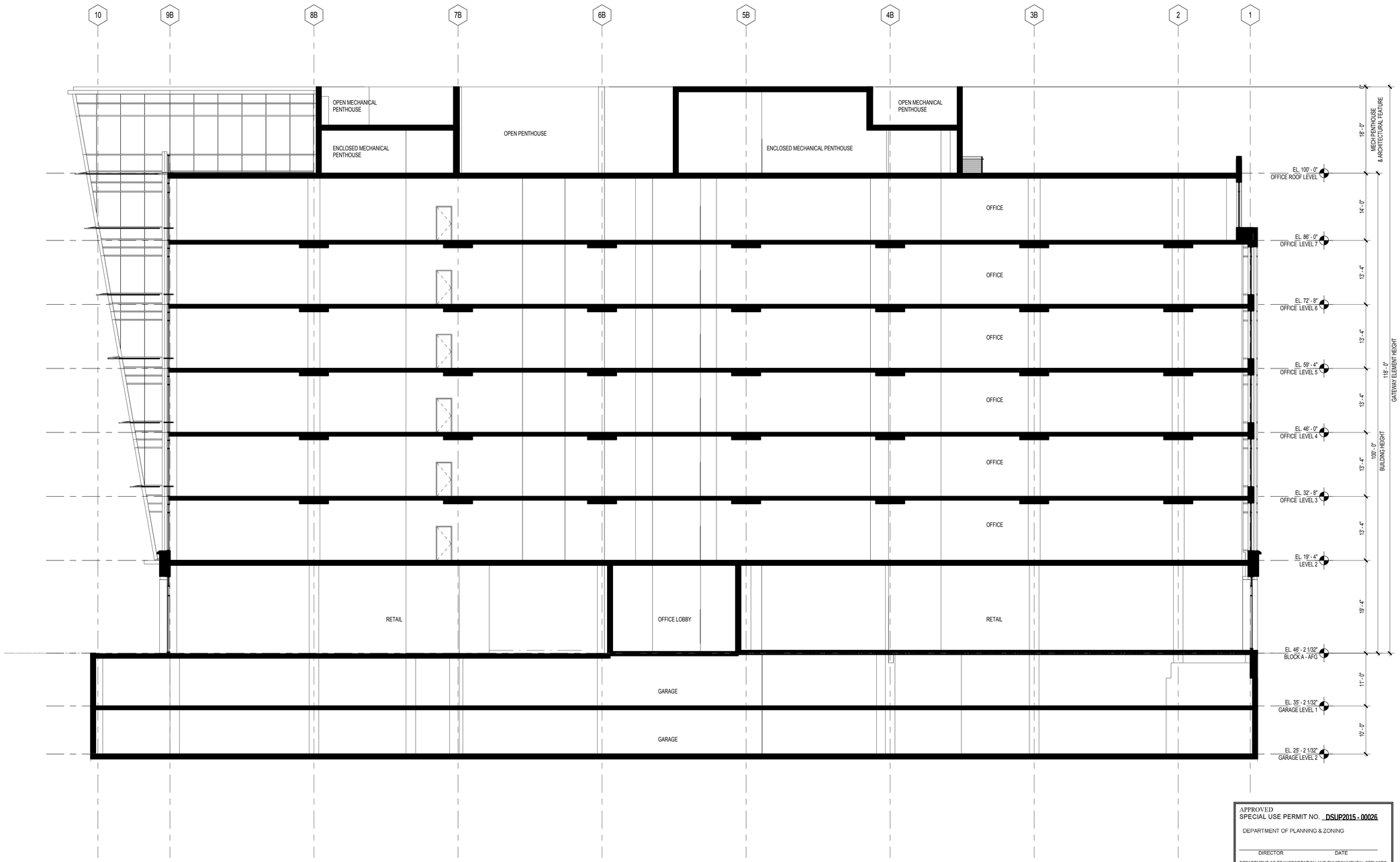
ALEXANDRIA, VIRGINIA

BUILDING SECTION 1

DAVID KITCHENS Principal-in-Charge	20140051 Project No.
ABBEY OKLAK Project Manager	09/16/16 Date
LAYTON GOLDING Project Architect	
STEPHANIE SMID Staff Architect	A3.01 Drawing No.

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20140051 PROJECT NAME: OAKVILLE
PLOT NAME: 20140051_block a1_elevation_all glass 10 degree tower.dwg PLOT DATE: 8/12/2016 6:54:41 PM
a1_elevation_all glass 10 degree tower_okiaka.rvt



1
A3.02
BUILDING SECTION - BLOCK A1 - EAST WEST
SCALE: 1" = 10'-0"

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SCOPE DOCUMENTS

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ISSUANCES

No.	Drawing Issue Description	Date
1	OAKVILLE - BLOCK A1 - CONCEPT II	04/08/2016
2	OAKVILLE - BLOCK A1 - COMPLETENESS PLAN	07/12/2016
3	OAKVILLE - BLOCK A1 - COMPLETENESS II PLAN	08/15/2016
4	OAKVILLE - BLOCK A1 - COMPLETENESS VERIFICATION	09/16/2016

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DAVID W. KITCHENS
Lic. No. 011736
09.16.2016
ARCHITECT

OAKVILLE
OAKVILLE

StonebridgeCarras

ALEXANDRIA, VIRGINIA

BUILDING SECTION 2

DAVID KITCHENS	20140051
Principal-in-Charge	Project No.
ABBEY OKLAK	09/16/16
Project Manager	Date
LAYTON GOLDING	
Project Architect	
STEPHANIE SMID	
Staff Architect	

A3.02
Drawing No.

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20140051 PROJECT NAME: OAKVILLE
SHEET NUMBER: A3.02 SHEET NAME: BUILDING SECTION 2
C:\Users\ldgolding\Desktop\Temp\Revit\revitusers\block a1_all glass 10 degree tower\20140051_2015_block a1_elevation_all glass 10 degree tower_oklaka.rvt
8/12/2016 6:54:43 PM

APPROVED
SPECIAL USE PERMIT NO. DSUP2015 - 00026

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES

SITE PLAN No.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

SUBJECT TO CHANGE WITH DSUP SUBMISSION

PROJECT NUMBER 20140051 PROJECT NAME: OAKVILLE
Project Model: 20140051_2015_block
Project Location: Alexandria, Virginia
Sheet Number: A3.10 Sheet Name: SITE MASSING - VIEW 1 - LOOKING NORTHWEST
a1_elevation_all glass 10 degree tower_oklaka.rvt
8/12/2016 6:55:16 PM

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4	OAKVILLE - BLOCK A1 - COMPLETENESS VERIFICATION	09/16/2016

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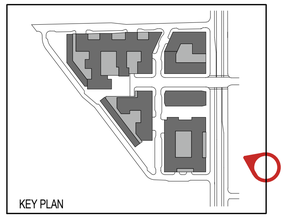
DAVID W. KITCHENS
Lic. No. 011736
09.16.2016
ARCHITECT



OAKVILLE
OAKVILLE

StonebridgeCarras

ALEXANDRIA, VIRGINIA

SITE MASSING - VIEW 1 - LOOKING NORTHWEST

DAVID KITCHENS	20140051
Principal-in-Charge	Project No.
ABBEY OKLAK	09/16/16
Project Manager	Date
LAYTON GOLDING	
Project Architect	
STEPHANIE SMID	
Staff Architect	

A3.10

Drawing No.

NOT ISSUED FOR CONSTRUCTION

APPROVED
SPECIAL USE PERMIT NO. DSUP2015 - 00026

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SITE PLAN No.

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CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

SUBJECT TO CHANGE WITH DSUP SUBMISSION

PROJECT NUMBER: 20140051 PROJECT NAME: OAKVILLE
SHEET NUMBER: A3.11 SHEET NAME: SITE MASSING - VIEW 2 - LOOKING SOUTHWEST
a1_elevation_all glass 10 degree tower_oklaka.rvt
8/12/2016 6:55:50 PM

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2	OAKVILLE - BLOCK A1 - COMPLETENESS PLAN	07/12/2016
3	OAKVILLE - BLOCK A1 - COMPLETENESS II PLAN	08/15/2016
4	OAKVILLE - BLOCK A1 - COMPLETENESS VERIFICATION	09/16/2016

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09.16.2016
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OAKVILLE
OAKVILLE

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ALEXANDRIA, VIRGINIA

SITE MASSING - VIEW 2 - LOOKING SOUTHWEST

DAVID KITCHENS
Principal-in-Charge

ABBEY OKLAK
Project Manager

LAYTON GOLDING
Project Architect

STEPHANIE SMID
Staff Architect

20140051
Project No.

09/16/16
Date

A3.11
Drawing No.

NOT ISSUED FOR CONSTRUCTION

SUBJECT TO CHANGE WITH DSUP SUBMISSION

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SPECIAL USE PERMIT NO. DSUP2015 - 00026

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SITE PLAN No.

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No.	Drawing Issue Description	Date
1	OAKVILLE - BLOCK A1 - CONCEPT II	04/08/2016
2	OAKVILLE - BLOCK A1 - COMPLETENESS PLAN	07/12/2016
3	OAKVILLE - BLOCK A1 - COMPLETENESS II PLAN	08/15/2016
4	OAKVILLE - BLOCK A1 - COMPLETENESS VERIFICATION	09/16/2016

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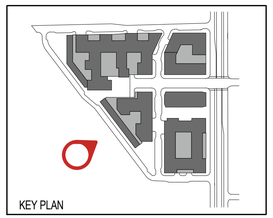
DAVID W. KITCHENS
Lic. No. 011736
09.16.2016
ARCHITECT



KEY PLAN

OAKVILLE
OAKVILLE

StonebridgeCarras

ALEXANDRIA, VIRGINIA

SITE MASSING - VIEW 3 - LOOKING NORTHEAST

DAVID KITCHENS Principal-in-Charge	20140051 Project No.
ABBEY OKLAK Project Manager	09/16/16 Date
LAYTON GOLDING Project Architect	
STEPHANIE SMID Staff Architect	A3.12 Drawing No.

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20140051 PROJECT NAME: OAKVILLE
Sheet number: A3.12 Sheet name: 3D Views
View template: 3D Views - Working Worksheet
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a1_elevation_all glass 10 degree tower_oklaka.rvt
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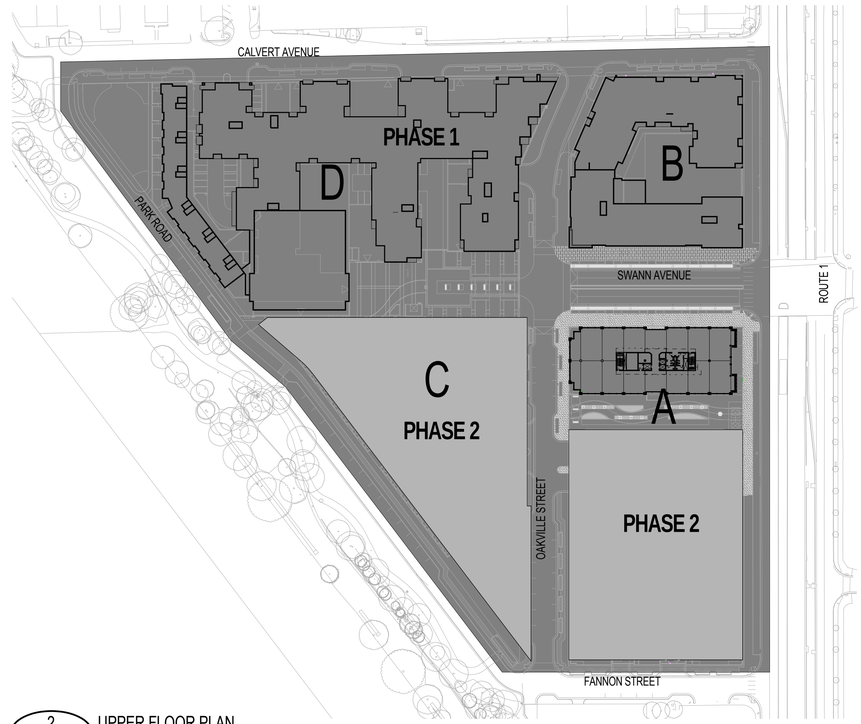
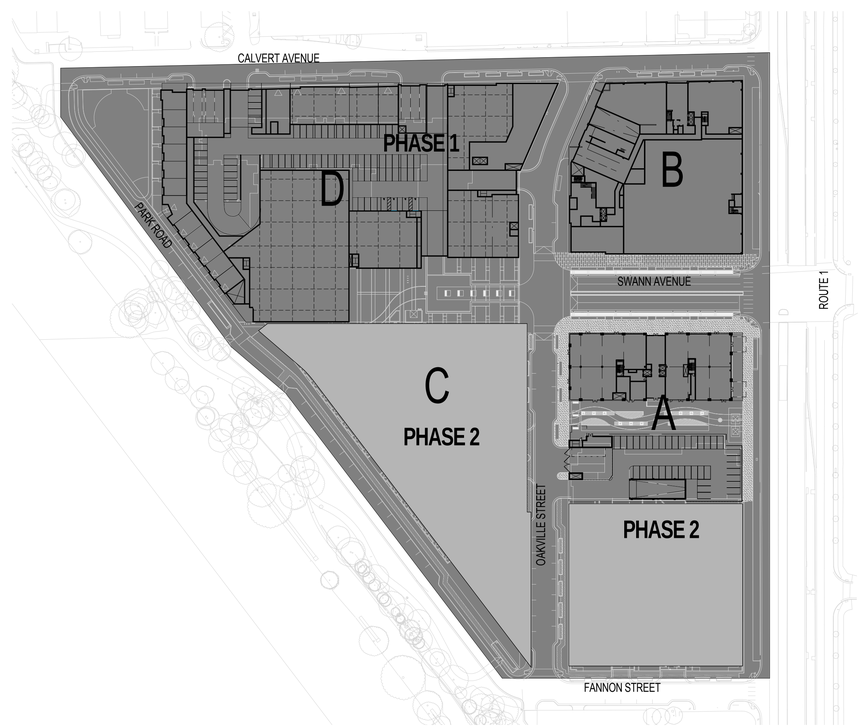


2 / A4.00 UPPER FLOOR PLAN
SCALE: 1" = 100'-0"



1 / A4.00 GROUND FLOOR PLAN
SCALE: 1" = 100'-0"

APPROVED
SPECIAL USE PERMIT NO. DSUP2015 - 00026

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

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SITE PLAN No.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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ISSUANCES

No.	Drawing Issue Description	Date
1	OAKVILLE - BLOCK A1 - COMPLETENESS PLAN	07/12/2016
2	OAKVILLE - BLOCK A1 - COMPLETENESS II PLAN	08/15/2016
3	OAKVILLE - BLOCK A1 - COMPLETENESS VERIFICATION	09/16/2016

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09.16.2016
ARCHITECT

OAKVILLE
OAKVILLE

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ALEXANDRIA, VIRGINIA

PHASING PLAN

DAVID KITCHENS	20140051
Principal-in-Charge	Project No.
ABBEY OKLAK	09/16/16
Project Manager	Date
LAYTON GOLDING	
Project Architect	
STEPHANIE SMID	
Staff Architect	

A4.00
Drawing No.

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20140051 PROJECT NAME: OAKVILLE
BUILDING NAME: OAKVILLE
SHEET NAME: A4.00 SHEET NUMBER: U-7-1 revit\users\block a1_all glass 10 degree tower\20140051_2015_block a1_elevation_all glass 10 degree tower_oklaka.rvt
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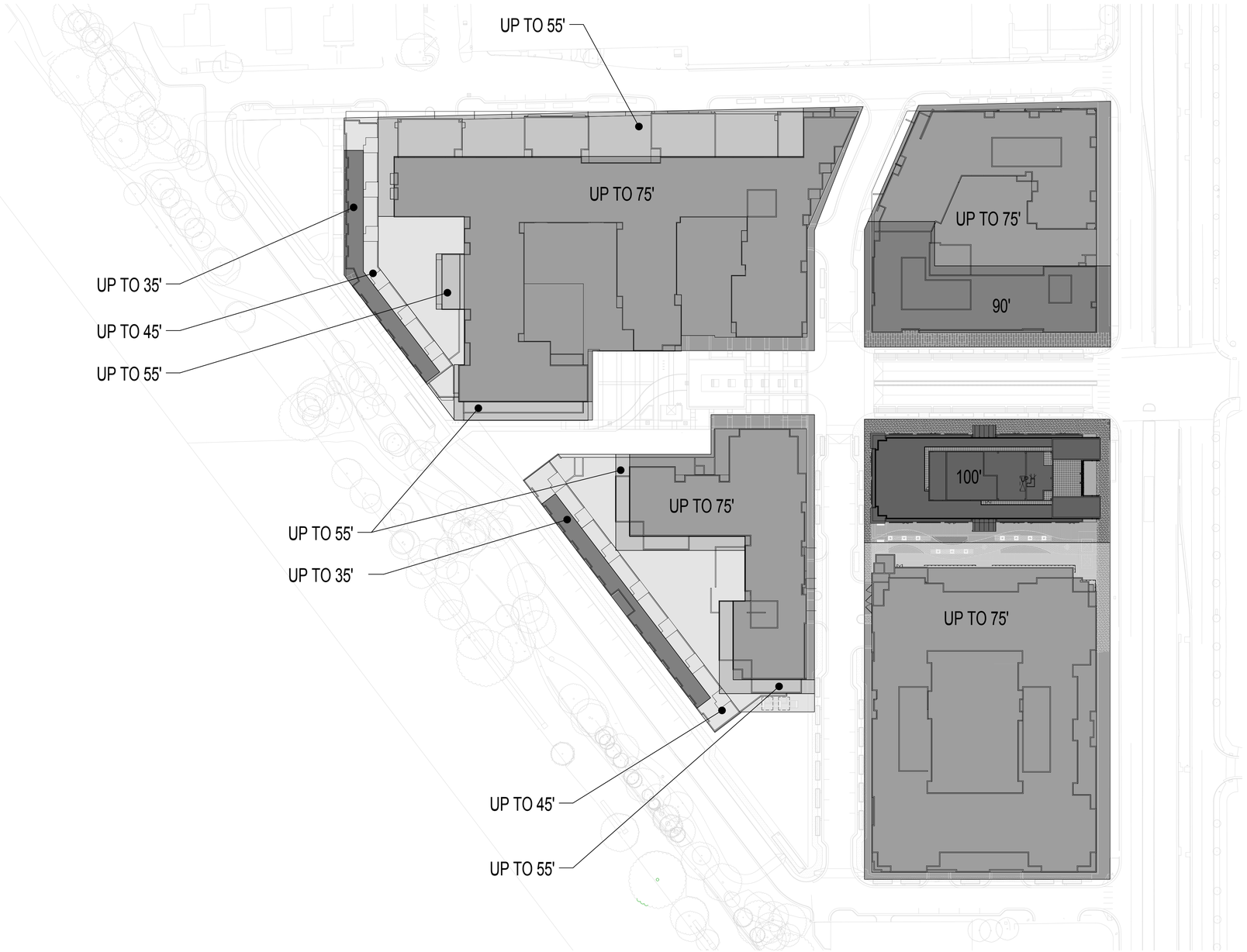

1 A6.00 SITE HEIGHTS
SCALE: 1" = 60'-0"

APPROVED
SPECIAL USE PERMIT NO. DSUP2015 - 00026

DEPARTMENT OF PLANNING & ZONING

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4	OAKVILLE - BLOCK A1 - COMPLETENESS VERIFICATION	09/16/2016

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OAKVILLE
OAKVILLE

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ALEXANDRIA, VIRGINIA

HEIGHT MAP

DAVID KITCHENS	20140051
Principal-in-Charge	Project No.
ABBEY OKLAK	09/16/16
Project Manager	Date
LAYTON GOLDING	
Project Architect	
STEPHANIE SMID	A6.00
Staff Architect	Drawing No.

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20140051 PROJECT NAME: OAKVILLE
Block A1 Model: 20140051-Block A1-Drawings\d-7-1 revit\users\block a1_all glass 10 degree tower\20140051_2015_block a1_elevation_all glass 10 degree tower_oklaka.rvt
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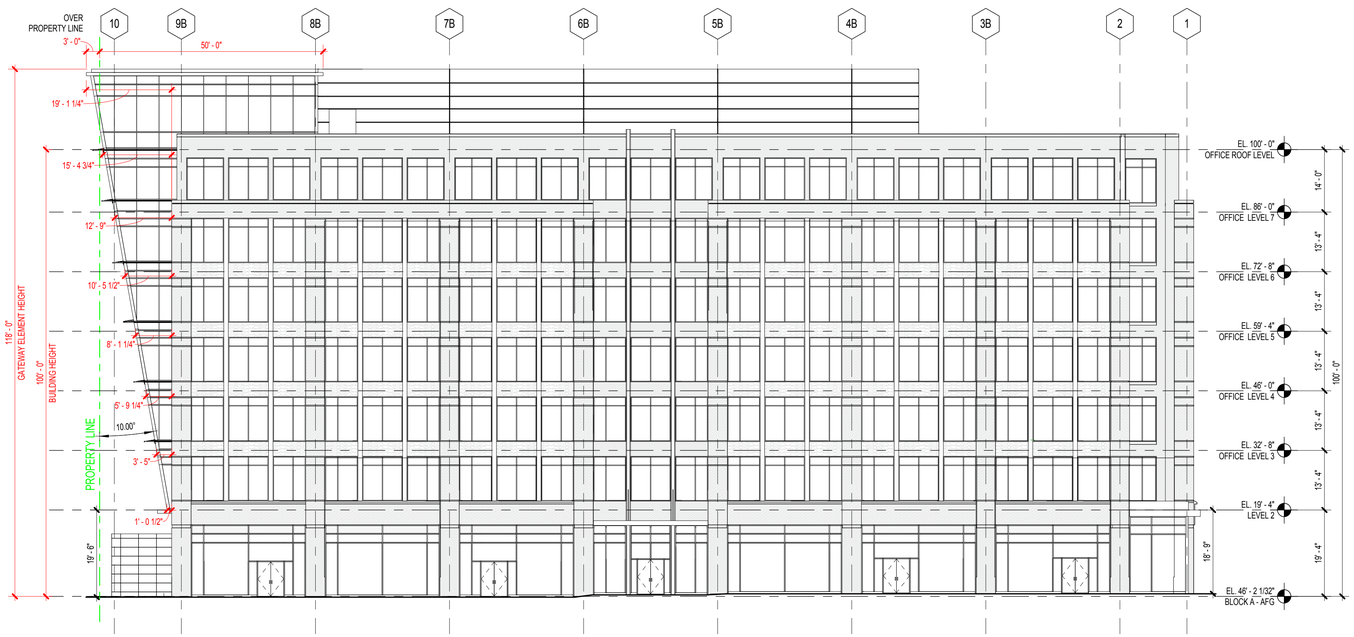
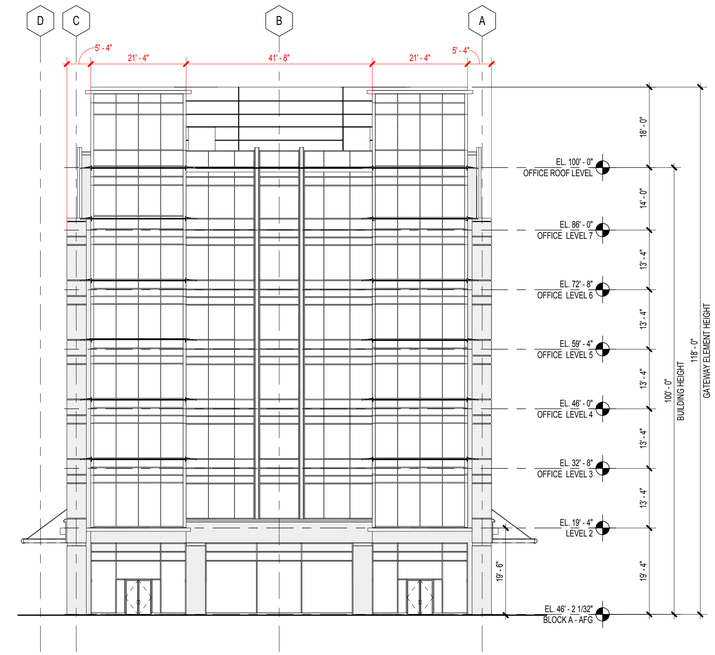


1 A6.01 GATEWAY ANALYSIS - SWANN
SCALE: 1/16" = 1'-0"



2 A6.01 GATEWAY ANALYSIS- ROUTE 1
SCALE: 1/16" = 1'-0"

3 A6.01 GATEWAY ANALYSIS - PERSEPCTIVE
SCALE:

GATEWAY MATERIAL

CURTAIN WALL SYSTEM - KAWNEER 1600 UT

FRITTED SPANDREL PANEL - SIMILAR TO VIRASPAN V175

VISION GLASS - LOW-E SIMILAR TO VIRACON VE 1-2M

MULLIONS AND FINS - SMOKE GREY FINISH

NOTE:
SEE A6.03 FOR TYPICAL GATEWAY PIER PLAN DETAILS

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3	OAKVILLE - BLOCK A1 - COMPLETENESS II PLAN	08/15/2016
4	OAKVILLE - BLOCK A1 - COMPLETENESS VERIFICATION	09/16/2016

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DAVID W. KITCHENS
Lic. No. 041736
09.16.2016
ARCHITECT

OAKVILLE
OAKVILLE

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GATEWAY ELEMENT

DAVID KITCHENS	20140051
Principal-in-Charge	Project No.
ABBEY OKLAK	09/16/16
Project Manager	Date
LAYTON GOLDING	
Project Architect	
STEPHANIE SMID	
Staff Architect	

A6.01
Drawing No.

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20140051 PROJECT NAME: OAKVILLE
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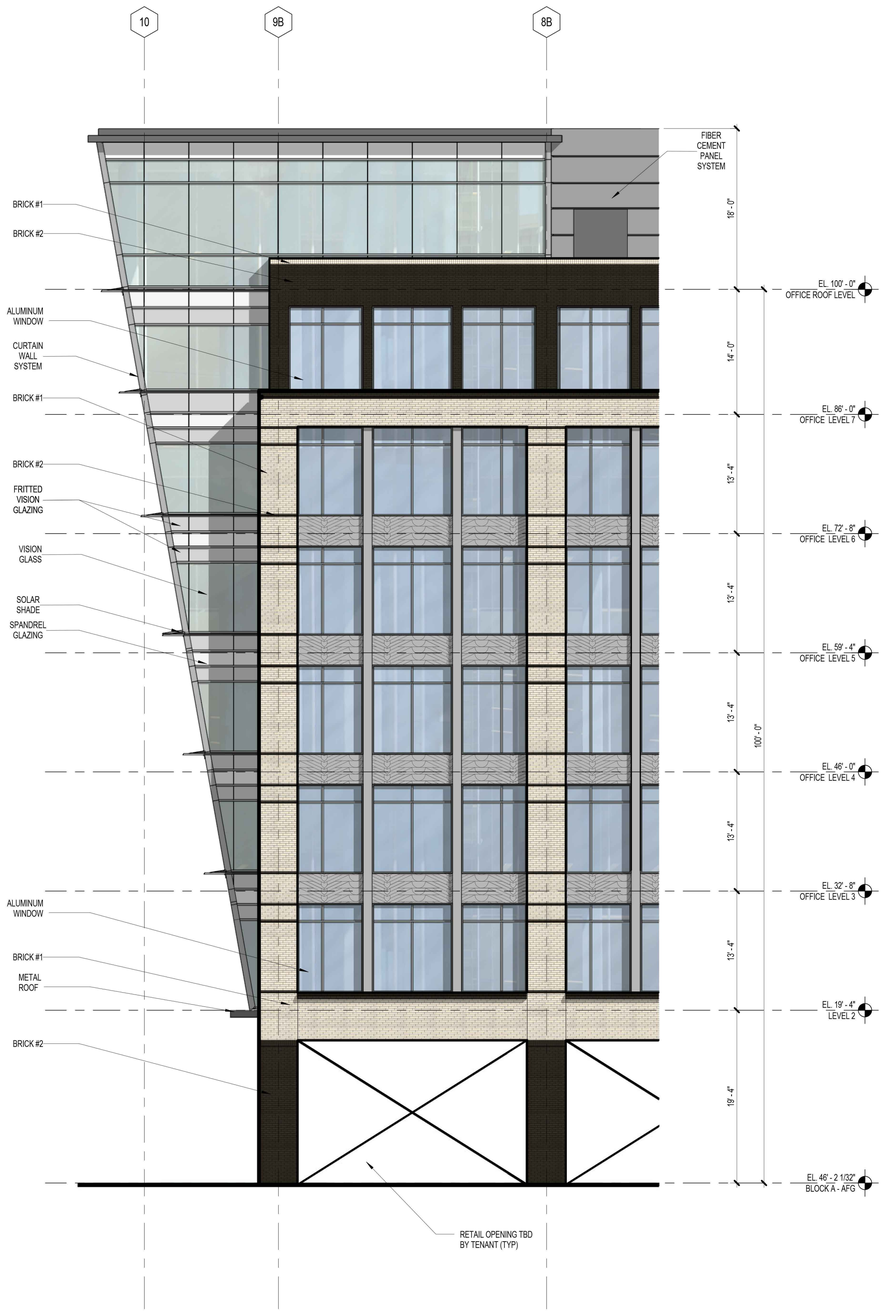
8/12/2016 8:06:13 PM



1 / A6.02 OFFICE BAY DETAIL - SWANN
SCALE: 1/8" = 1'-0"

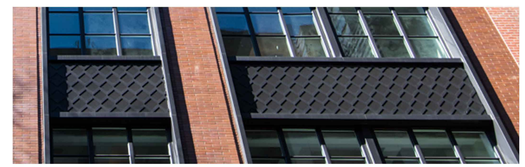
BRICKS

BRICK #1 - BLEND OF TAYLOR 319 GRAY & PEARL GRAY BRICK

BRICK #2 - BELDEN EBONY BLACK SMOOTH BRICK

METAL PANEL

STAMPED METAL PANEL- SIMILAR TO PATTERN SHOWN IN SMOKE GREY FINISH



WINDOWS

ALUMINIM WINDOWS WITH LOW-E GLASS AND SMOKE GREY FINISH MULLIONS

WINDOW WALL

FRITTED SPANDREL PANEL- SIMILAR TO VIRASPAN V175

VISION GLASS - LOW-E SIMILAR TO VIRACON VE 1-2M

MULLIONS AND FINS - SMOKE GREY FINISH

STOREFRONT

ALUMINUM RETAIL STOREFRONT WITH CLEAR VISION GLASS AND SMOKE GREY FINISH MULLIONS

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DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES
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DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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4	OAKVILLE - BLOCK A1 - COMPLETENESS VERIFICATION	09/16/2016

COMMONWEALTH OF VIRGINIA
DAVID W. KITCHENS
Lic. No. 014736
09.16.2016
ARCHITECT

OAKVILLE
OAKVILLE

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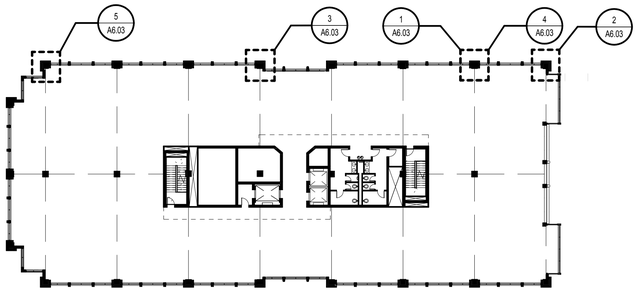
ALEXANDRIA, VIRGINIA

TYPICAL BAY DETAILS

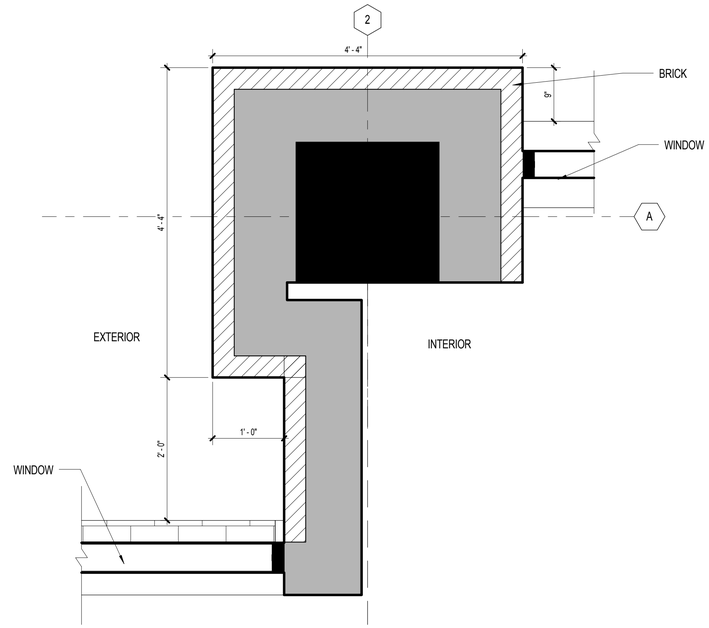
DAVID KITCHENS, Principal-in-Charge	20140051, Project No.
ABBEY OKLAK, Project Manager	09/16/16, Date
LAYTON GOLDING, Project Architect	
STEPHANIE SMID, Staff Architect	A6.02, Drawing No.

NOT ISSUED FOR CONSTRUCTION

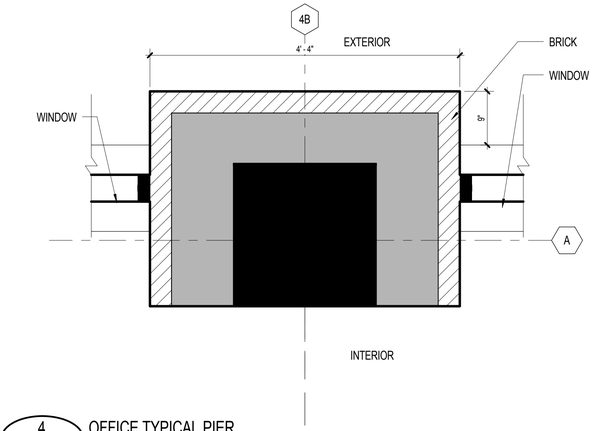
PROJECT NUMBER: 20140051 PROJECT NAME: OAKVILLE
a1_elevation_all glass 10 degree tower_yehs.rvt
8/12/2016 6:43:35 PM



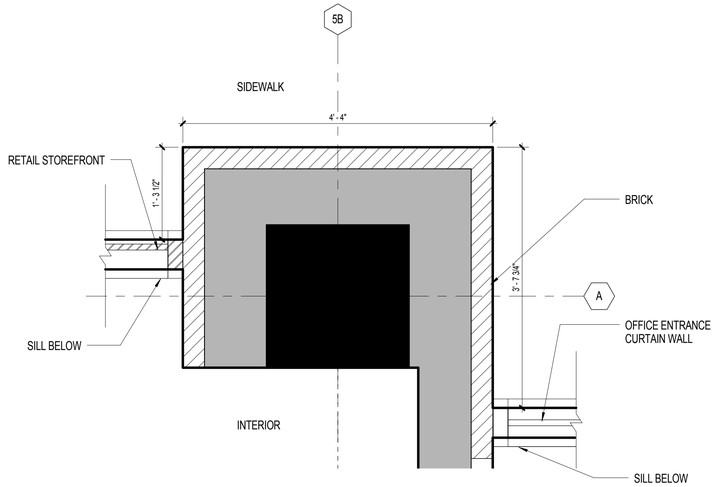
TYP. FLOOR PLAN



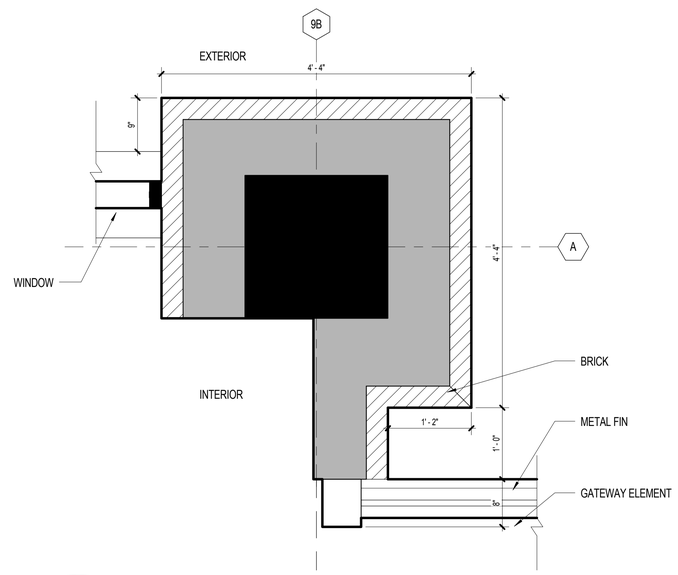
5 A6.03 OFFICE CORNER TYPICAL PIER
SCALE: 1" = 1'-0"



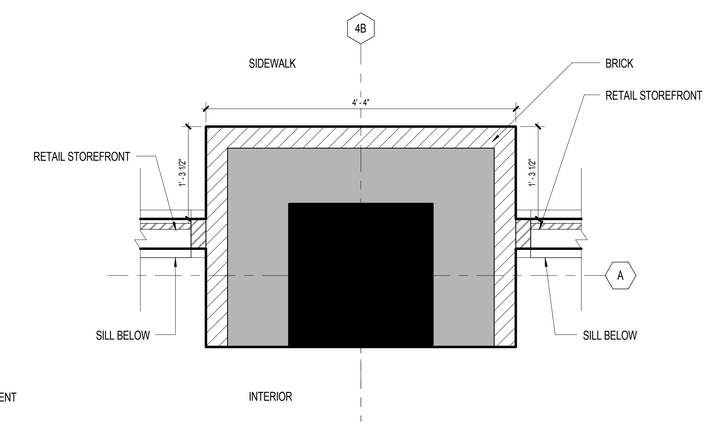
4 A6.03 OFFICE TYPICAL PIER
SCALE: 1" = 1'-0"



3 A6.03 OFFICE ENTRANCE TYPICAL PIER
SCALE: 1" = 1'-0"



2 A6.03 ENTRY GATEWAY TYPICAL PIER - TYPICAL
SCALE: 1" = 1'-0"



1 A6.03 A6.03 RETAIL TYPICAL PIER
SCALE: 1" = 1'-0"

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SPECIAL USE PERMIT NO. DSUP2015 - 00026

DEPARTMENT OF PLANNING & ZONING

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INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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SCOPE DOCUMENTS

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ISSUANCES

No.	Drawing Issue Description	Date
1	OAKVILLE - BLOCK A1 - CONCEPT II	04/08/2016
2	OAKVILLE - BLOCK A1 - COMPLETENESS PLAN	07/12/2016
3	OAKVILLE - BLOCK A1 - COMPLETENESS II PLAN	08/15/2016
4	OAKVILLE - BLOCK A1 - COMPLETENESS VERIFICATION	09/16/2016

COMMONWEALTH OF VIRGINIA
DAVID W. KITCHENS
Lic. No. 011736
09.16.2016
ARCHITECT

OAKVILLE
OAKVILLE

StonebridgeCarras

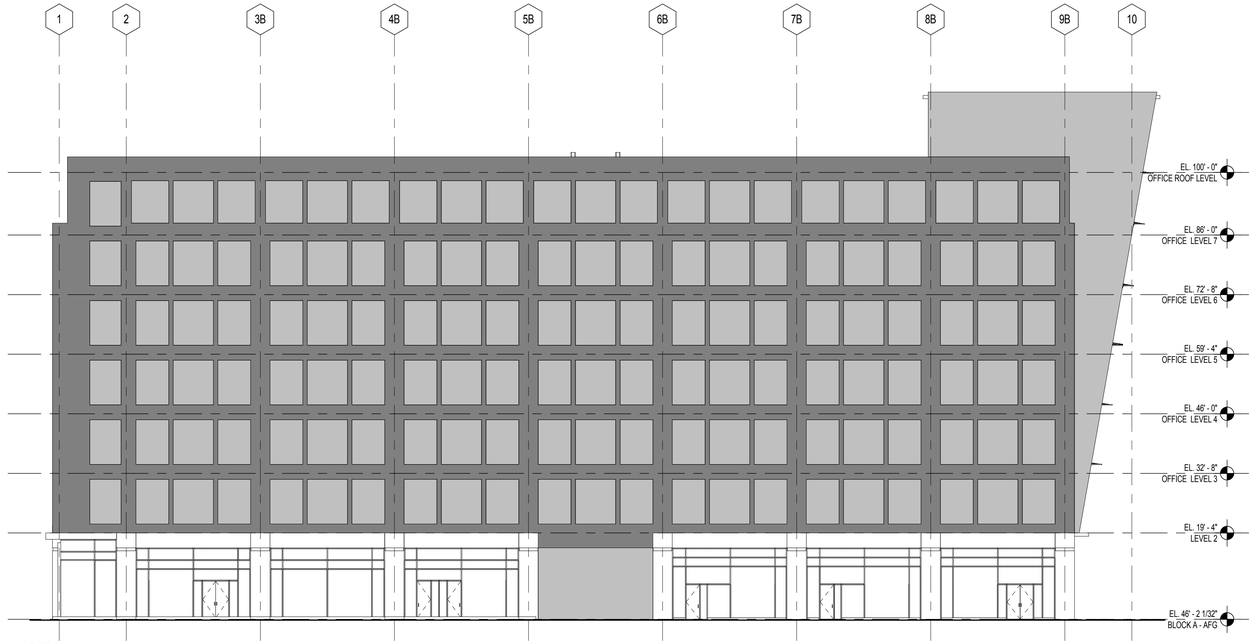
ALEXANDRIA, VIRGINIA

TYPICAL PLAN DETAILS

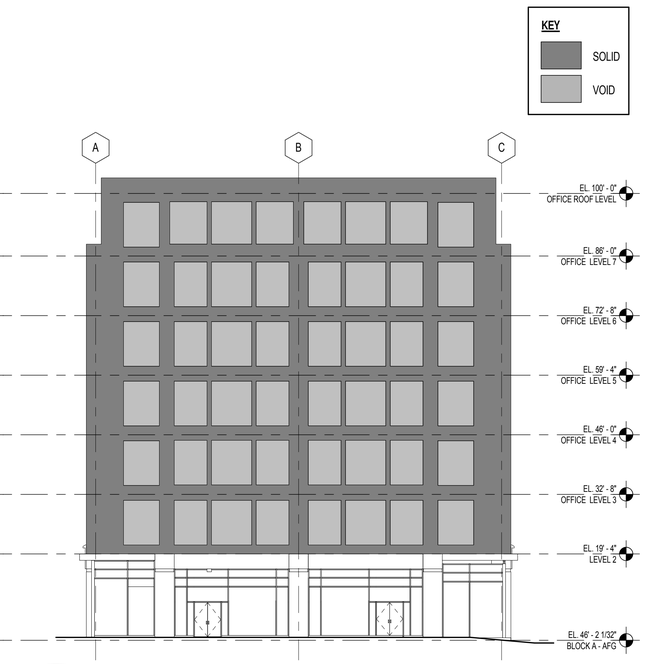
DAVID KITCHENS Principal-in-Charge	20140051 Project No.
ABBEY OKLAK Project Manager	09/16/16 Date
LAYTON GOLDING Project Architect	
STEPHANIE SMID Staff Architect	A6.03 Drawing No.

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20140051 PROJECT NAME: OAKVILLE
SHEET NUMBER: A6.03 SHEET NAME: TYPICAL PLAN DETAILS
Revit file: a1_elevation_all glass 10 degree tower_oklaka.rvt
8/12/2016 7:18:29 PM

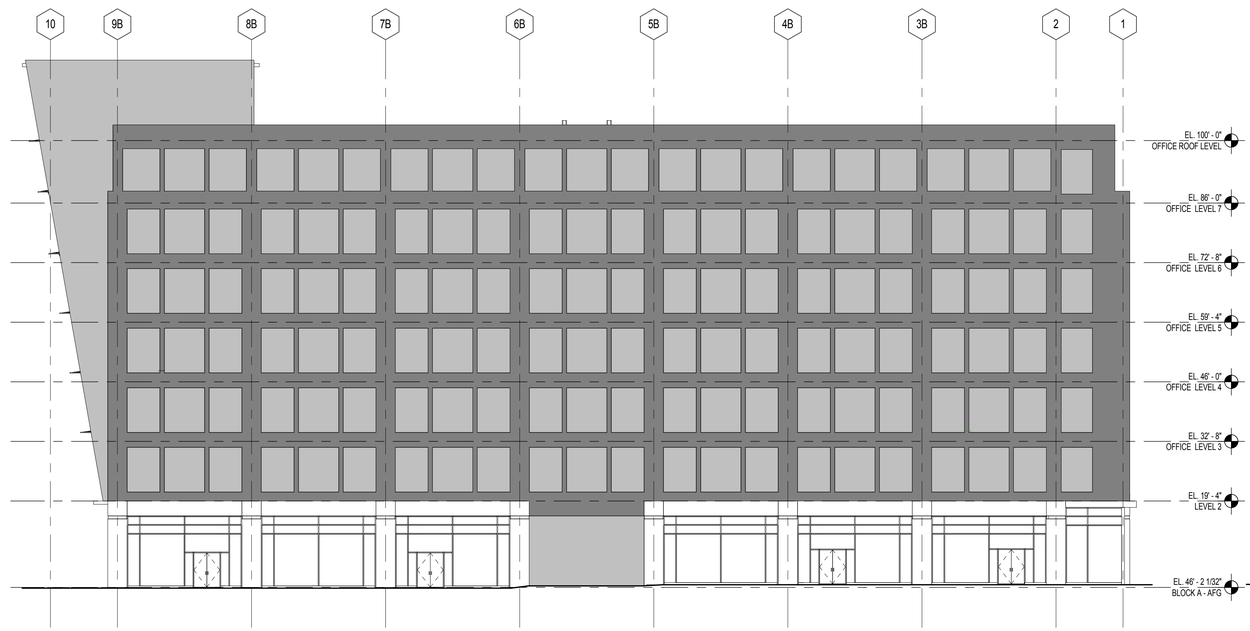


3 A6.04 VOID CALCULATION - OFFICE - PLAZA
SCALE: 1/16" = 1'-0"

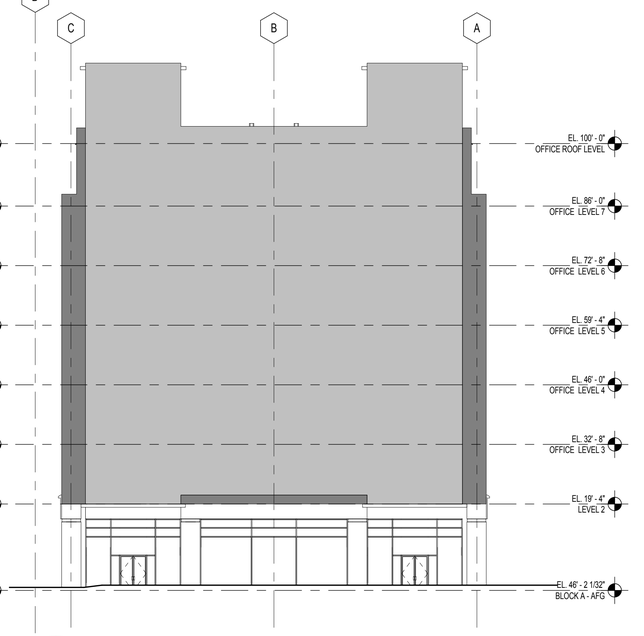


4 A6.04 VOID CALCULATION - OFFICE - OAKVILLE
SCALE: 1/16" = 1'-0"

OFFICE - VOID CALCULATION		
wt	Area	PERCENTAGE
OAKVILLE		
TOTAL SOLID	4,083 SF	52%
TOTAL VOID	3,814 SF	48%
	7,897 SF	100%
PLAZA		
TOTAL SOLID	8,856 SF	42%
TOTAL VOID	12,274 SF	58%
	21,130 SF	100%
ROUTE 1		
TOTAL SOLID	882 SF	10%
TOTAL VOID	7,647 SF	90%
	8,530 SF	100%
SWANN		
TOTAL SOLID	8,856 SF	42%
TOTAL VOID	12,275 SF	58%
	21,131 SF	100%
TOTAL SOLID	22,677 SF	39%
TOTAL VOID	36,010 SF	61%
Grand total	58,687 SF	100%



1 A6.04 VOID CALCULATION - OFFICE - SWANN
SCALE: 1/16" = 1'-0"



2 A6.04 VOID CALCULATION - OFFICE - ROUTE 1
SCALE: 1/16" = 1'-0"

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COMMONWEALTH OF VIRGINIA
DAVID W. KITCHENS
Lic. No. 014736
09.16.2016
ARCHITECT

OAKVILLE
OAKVILLE

StonebridgeCarras

ALEXANDRIA, VIRGINIA

OFFICE VOID PERCENTAGE CALULATION

DAVID KITCHENS	20140051
Principal-in-Charge	Project No.
ABBEY OKLAK	09/16/16
Project Manager	Date
LAYTON GOLDING	
Project Architect	
STEPHANIE SMID	
Staff Architect	

A6.04
Drawing No.

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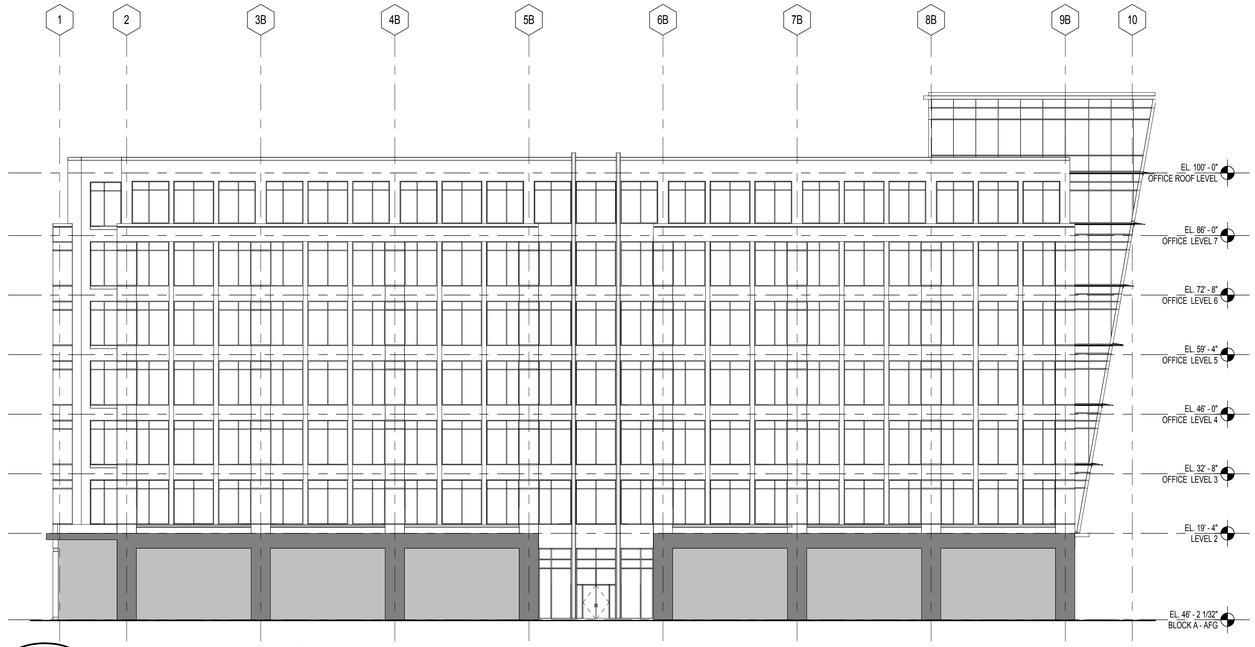
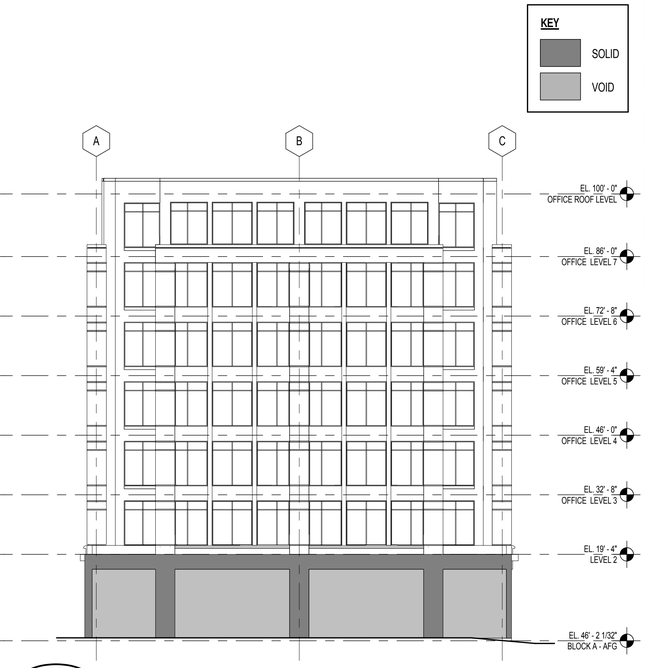
PROJECT NUMBER: 20140051 PROJECT NAME: OAKVILLE
8/12/2016 7:29:26 PM

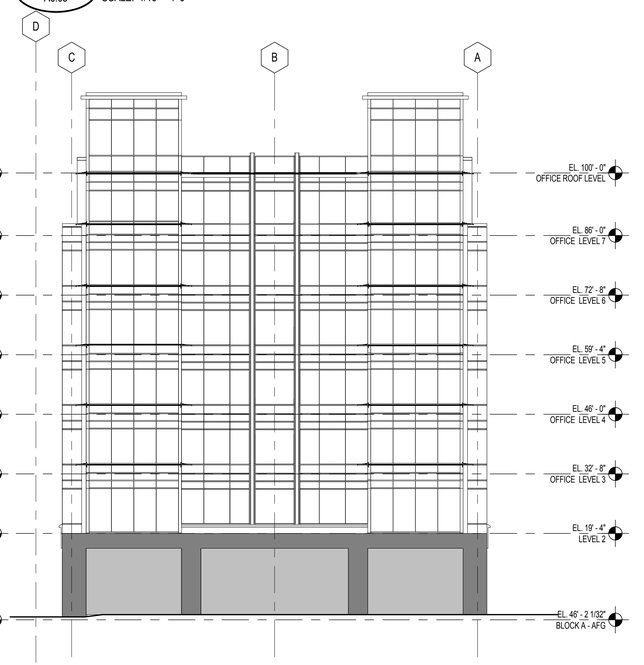


3 A6.05 VOID CALCULATION - RETAIL - PLAZA
SCALE: 1/16" = 1'-0"



4 A6.05 VOID CALCULATION - RETAIL - OAKVILLE
SCALE: 1/16" = 1'-0"

1 A6.05 VOID CALCULATION - RETAIL - SWANN
SCALE: 1/16" = 1'-0"



2 A6.05 VOID CALCULATION - RETAIL - ROUTE 1
SCALE: 1/16" = 1'-0"

KEY

SOLID

VOID

RETAIL - VOID CALCULATION		
CATEGORY	Area	PERCENTAGE
OAKVILLE		
TOTAL SOLID	561 SF	31%
TOTAL VOID	1,223 SF	69%
	1,785 SF	100%
PLAZA		
TOTAL SOLID	1,206 SF	31%
TOTAL VOID	2,700 SF	69%
	3,906 SF	100%
ROUTE 1		
TOTAL SOLID	606 SF	35%
TOTAL VOID	1,123 SF	65%
	1,729 SF	100%
SWANN		
TOTAL SOLID	1,200 SF	31%
TOTAL VOID	2,660 SF	69%
	3,861 SF	100%
TOTAL SOLID	3,574 SF	32%
TOTAL VOID	7,706 SF	68%
Grand total	11,281 SF	100%

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DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
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4	OAKVILLE - BLOCK A1 - COMPLETENESS VERIFICATION	09/16/2016

COMMONWEALTH OF VIRGINIA
DAVID W. KITCHENS
Lic. No. 014736
09.16.2016
ARCHITECT

OAKVILLE
OAKVILLE

StonebridgeCarras

ALEXANDRIA, VIRGINIA

RETAIL VOID PERCENTAGE CALCULATION

DAVID KITCHENS	20140051
Principal-in-Charge	Project No.
ABBEY OKLAK	09/16/16
Project Manager	Date
LAYTON GOLDING	
Project Architect	
STEPHANIE SMID	
Staff Architect	

A6.05
Drawing No.

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20140051 PROJECT NAME: OAKVILLE
a1_elevation_all glass 10 degree tower_oklaka.rvt
8/12/2016 6:58:05 PM

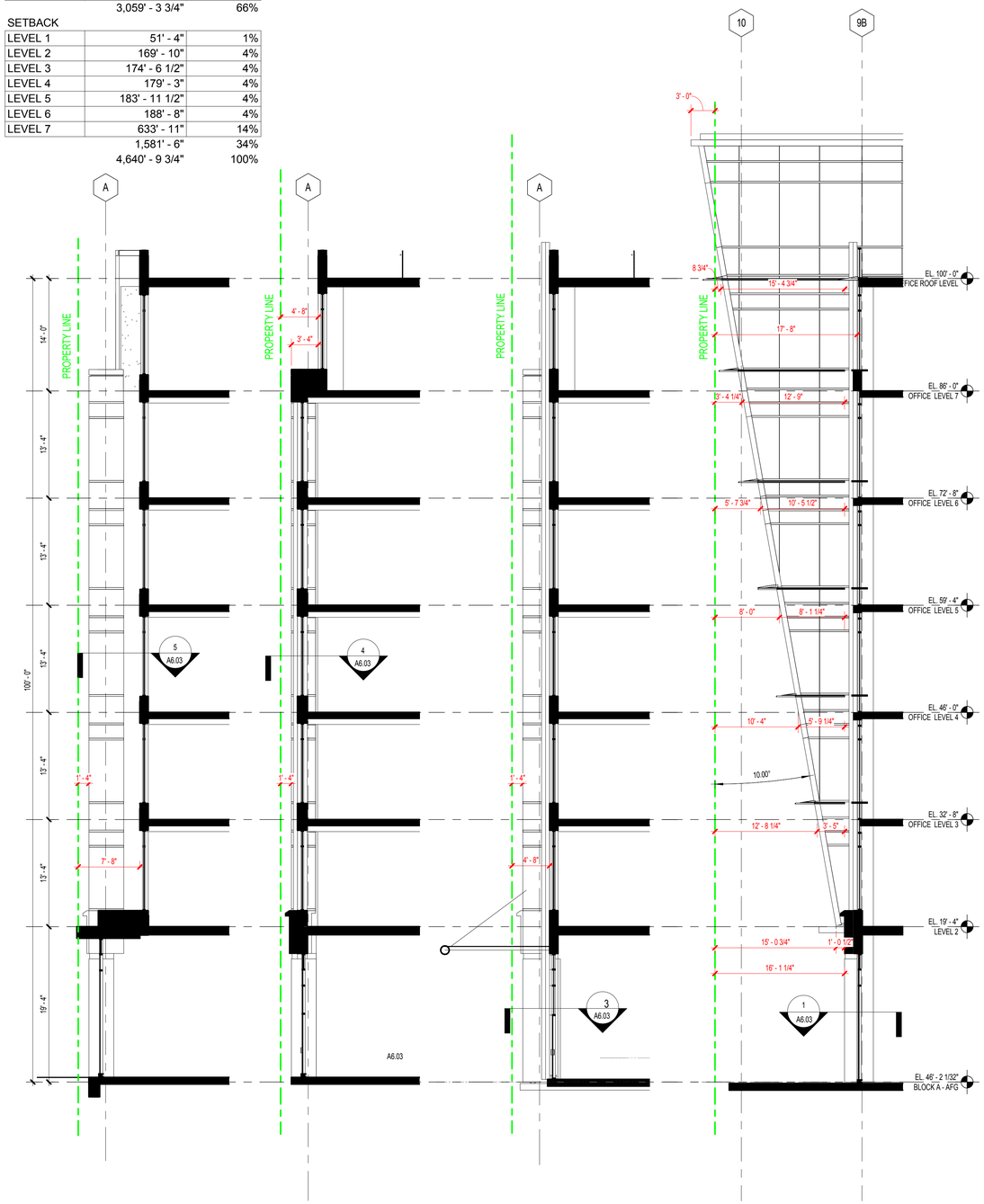
SETBACK PERCENTAGE - TOTAL BUILDING		
WL_LEVEL	PERIMETER	TOTAL SETBACK

NOT SETBACK

LEVEL 1	596' - 0"	13%
LEVEL 2	484' - 4"	10%
LEVEL 3	481' - 11 3/4"	10%
LEVEL 4	484' - 4"	10%
LEVEL 5	484' - 4"	10%
LEVEL 6	484' - 4"	10%
LEVEL 7	44' - 0"	1%
	3,059' - 3 3/4"	66%

SETBACK

LEVEL 1	51' - 4"	1%
LEVEL 2	169' - 10"	4%
LEVEL 3	174' - 6 1/2"	4%
LEVEL 4	179' - 3"	4%
LEVEL 5	183' - 11 1/2"	4%
LEVEL 6	188' - 8"	4%
LEVEL 7	633' - 11"	14%
	1,581' - 6"	34%
	4,640' - 9 3/4"	100%

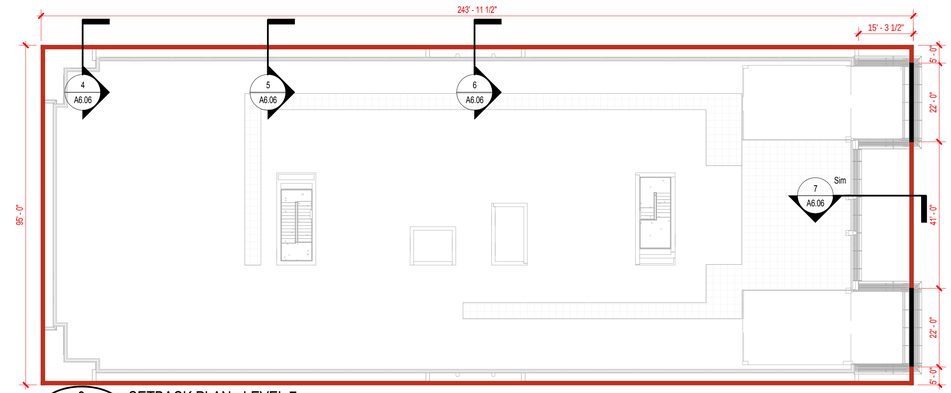


4 A6.06 TYP. CORNER
SCALE: 1/8" = 1'-0"

5 A6.06 TYP. GRID SECTION
SCALE: 1/8" = 1'-0"

6 A6.06 OFFICE ENTR. TYP. SECTION
SCALE: 1/8" = 1'-0"

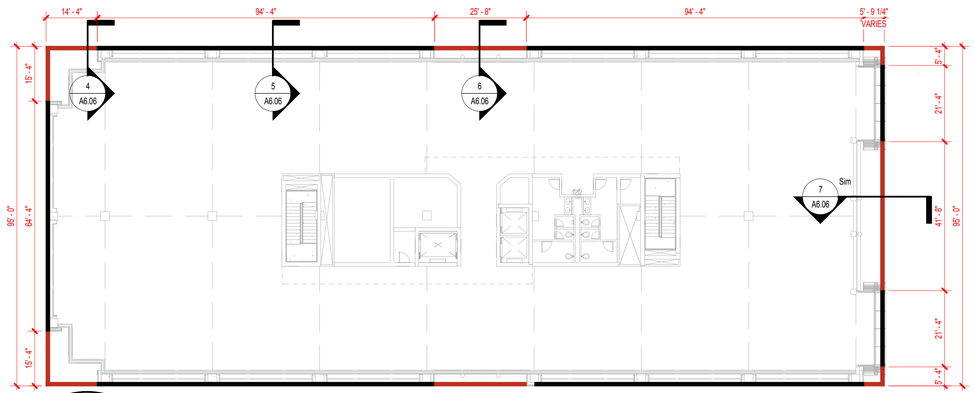
7 A6.06 GATEWAY ELEMENT SECTION
SCALE: 1/8" = 1'-0"



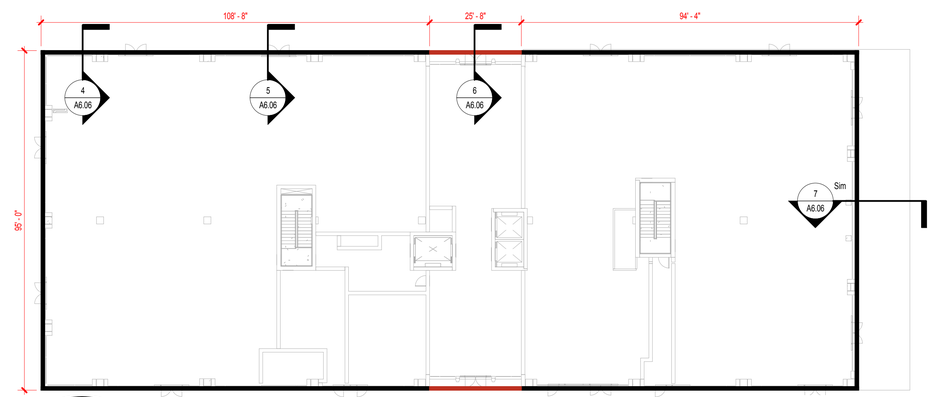
3 A6.06 SETBACK PLAN - LEVEL 7
SCALE: 1" = 20'-0"

SETBACK PERCENTAGE -LEVEL 7		
SETBACK 2' -0" +	Length	TOTAL SETBACK
NOT SETBACK	44' - 0"	6%
SETBACK	633' - 11"	94%
	677' - 11"	100%

SETBACK PERCENTAGE - LEVELS 2-6		
SETBACK 2' -0" +	Length	TOTAL SETBACK
NOT SETBACK	481' - 11 3/4"	73%
SETBACK	174' - 6 1/2"	27%
	656' - 6 1/4"	100%



2 A6.06 SETBACK PLAN - LEVELS 2-6
SCALE: 1" = 20'-0"



1 A6.06 SETBACK PLAN - GROUND
SCALE: 1" = 20'-0"

SETBACK PERCENTAGE -LEVEL 1		
SETBACK 2' -0" +	Length	TOTAL SETBACK
NOT SETBACK	596' - 0"	92%
SETBACK	51' - 4"	8%
	647' - 4"	100%

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COMMONWEALTH OF VIRGINIA
DAVID W. KITCHENS
Lic. No. 011736
09.16.2016
ARCHITECT

OAKVILLE
OAKVILLE

StonebridgeCarras

ALEXANDRIA, VIRGINIA

BUILDING SETBACK PERCENTAGE

DAVID KITCHENS	20140051
Principal-in-Charge	Project No.
ABBEY OKLAK	09/16/16
Project Manager	Date
LAYTON GOLDING	
Project Architect	
STEPHANIE SMID	
Staff Architect	

A6.06
Drawing No.

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PROJECT NUMBER: 20140051 PROJECT NAME: OAKVILLE
Sheet Number: A6.06 Sheet Name: SETBACK PERCENTAGE
a1_elevation_all glass 10 degree tower_oklaka.rvt
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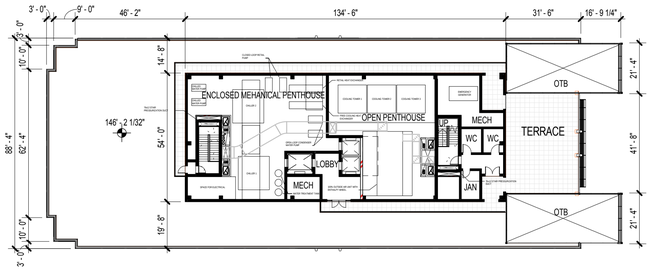
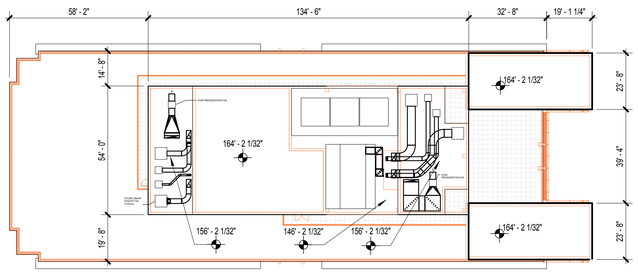
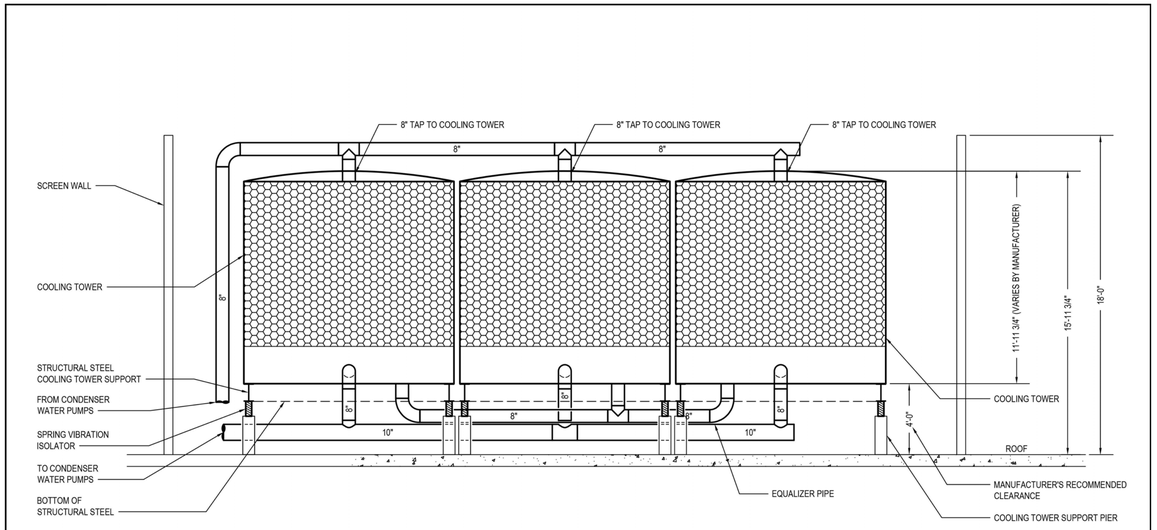


1 A6.07 FLOOR PLAN - ROOF LEVEL KEY
SCALE: 1" = 30'-0"



2 A6.07 FLOOR PLAN - ROOF PLAN KEY
SCALE: 1" = 30'-0"



1 SECTION THROUGH COOLING TOWER ENCLOSURE
NOT TO SCALE

J·S·E Jordan & Skala Engineers
11440 Commerce Park Drive, Suite 300
Reston, VA 20191
V: (703) 483-3730 F: (703) 483-3726
Project Number - 1550383 Drawn By: SDW Checked By: SDW

OAKVILLE
ALEXANDRIA, VA

REFERENCE DWG: --	SCALE: 1/4"=1'-0"
	DATE: 2016.07.11
REVISION: --	

SK-M1

Baltimore Aircoil Company, Inc.

Cooling Tower Selection Program

Version: 8.7.3 NA
Product data correct as of: June 30, 2016

Project Name:	Oakville
Selection Name:	3 cell tower under 13'
Project State/Province:	Maryland
Project Country:	United States
Date:	July 06, 2016

Model Information

Product Line:	New Series 1500
Model:	S15E-1212-07JN
Number of Units:	3
Fan Type:	Whisper Quiet Fan
Fan Motor:	(2) 7.50 = 15.00 HP/Unit
Total Standard Fan Power:	Full Speed, 15.00 BHP/Unit
Intake Option:	None
Internal Option:	None
Discharge Option:	None

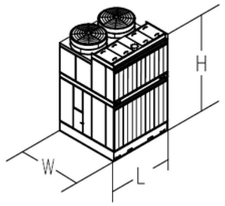
Design Conditions

Flow Rate:	1,700.00	USGPM
Hot Water Temp.:	98.00	°F
Cold Water Temp.:	83.00	°F
Wet Bulb Temp.:	78.00	°F
Tower Pumping Head:	4.85	psi
Reserve Capability:	0.13	%

Thermal performance at design conditions and standard total fan motor power is certified by the Cooling Technology Institute (CTI).

Engineering Data, per Unit

Unit Length:	11' 11.75"	
Unit Width:	11' 10.00"	
Unit Height:	12' 00.50"	
Air Flow:	66,220	CFM
Approximate Shipping Weight:	6,640	pounds
Heaviest Section:	6,640	pounds
Approximate Operating Weight:	14,490	pounds
Heater kW Data (Optional)		
0°F (-17.8°C) Ambient Heaters:	(1) 12	kW
-20°F (-28.9°C) Ambient Heaters:	(1) 16	kW



Minimum Distance Required for Single Unit:
(For multiple units, refer to Layout Guidelines)

From Solid Wall:	6.5	ft.
From 50% Open Wall:	3	ft.

Energy Rating:
66.79 per ASHRAE 90.1, ASHRAE 189 and CA Title 24.

Note: These unit dimensions account for the selected fan type for the standard cataloged drive configuration, but they do not account for other options/accessories. Please contact your local BAC sales representative for dimensions of units with other options/accessories.

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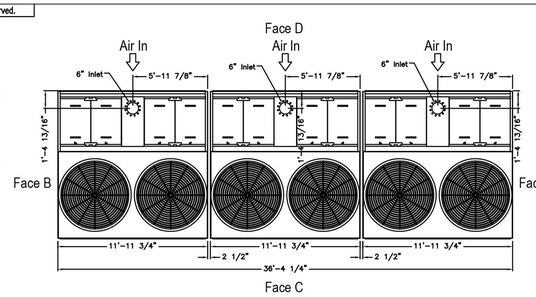
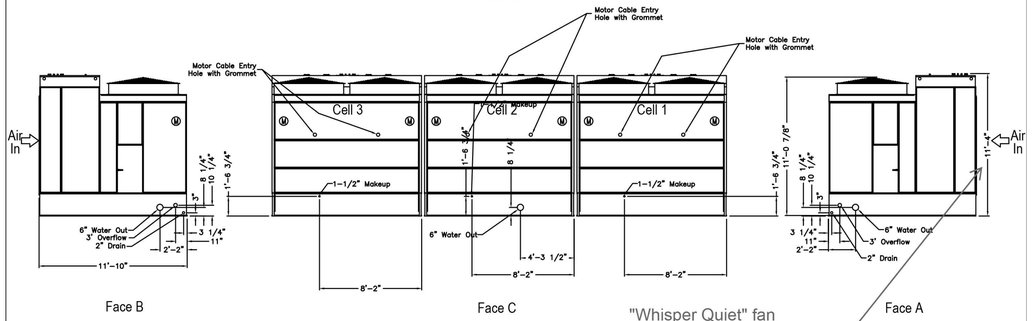
Data Version 0.00
DWG Version 1.70

Notes
1) All dimensions are in feet and inches. Weights are in pounds and include options and accessories.
2) Unless otherwise indicated, pan connections 3" and smaller are MPT. Pan Connections 4" and larger are grooved to suit a mechanical coupling and beveled for welding. Inlet is Studded Bolt Circle for mating to a 150# class ASME Flange. Make-Up connection is FPT.
3) Field piping should be fabricated at time of installation. Pre-fabrication of pipe work is not recommended.
4) Do not support piping from unit connections. All necessary piping supports to be supplied by others.
5) For weight loadings and support requirements, refer to the suggested unit support drawing.
6) The area above the fan discharge must be unobstructed.
7) Due to height limitations on truck shipments, some items shown may ship loose for field installation.
8) Dimension to the top of the fan guard reflect all additional cowl extensions.
9) Conduit must be water tight and pitched downward to allow condensation to drain away from fan motor conduit box. Therefore, do not run the conduit through fan deck.





"Whisper Quiet" fan option adds 8.5" for a total height of 12'-0 1/2".

Model Number	Shipping Weight	Operating Weight	Heaviest Section
S15E-1212-07JN-3	18930	42480	6310

RH&LH

ORDER NO: 27736_S15E-1212-07JN-3
DATE: 7/6/2016 4:33:28 PM

BALTIMORE AIRCOIL COMPANY

Series 1500 3 Cell Unit Print
DRAWING NUMBER: UP-27736_S15E-1212-07JN-3

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SCOPE DOCUMENTS

The Construction Documents have not been completed therefore this drawing may be incomplete or not coordinated. The documents issued indicate the general scope of the Project. The Contractor is responsible for complete and coordinated pricing and Work, and shall include all items necessary for the proper execution and completion of the Project, whether indicated or not. All components of the Project shall comply with any and all requirements of national, state, and local codes. The Contractor shall inform the Owner and Architect of any omissions, inconsistencies or errors in the information provided. If no notice is given and any omissions, inconsistencies or errors are discovered, the Architect's decisions on items of Work included in the scope shall be binding on the Contractor, when consistent with the general scope and quality of the Project.

ISSUANCES

No.	Drawing Issue Description	Date
1	OAKVILLE - BLOCK A1 - COMPLETENESS PLAN	07/12/2016
2	OAKVILLE - BLOCK A1 - COMPLETENESS II PLAN	08/15/2016
3	OAKVILLE - BLOCK A1 - COMPLETENESS VERIFICATION	09/16/2016

COMMONWEALTH OF VIRGINIA
DAVID W. KITCHENS
Lic. No. 014736
09.16.2016
ARCHITECT

OAKVILLE
OAKVILLE

StonebridgeCarras

ALEXANDRIA, VIRGINIA

PENTHOUSE HEIGHT

DAVID KITCHENS (Principal-in-Charge)	20140051 (Project No.)
ABBEY OKLAK (Project Manager)	09/16/16 (Date)
LAYTON GOLDING (Project Architect)	
STEPHANIE SMID (Staff Architect)	

A6.07
Drawing No.

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20140051 PROJECT NAME: OAKVILLE
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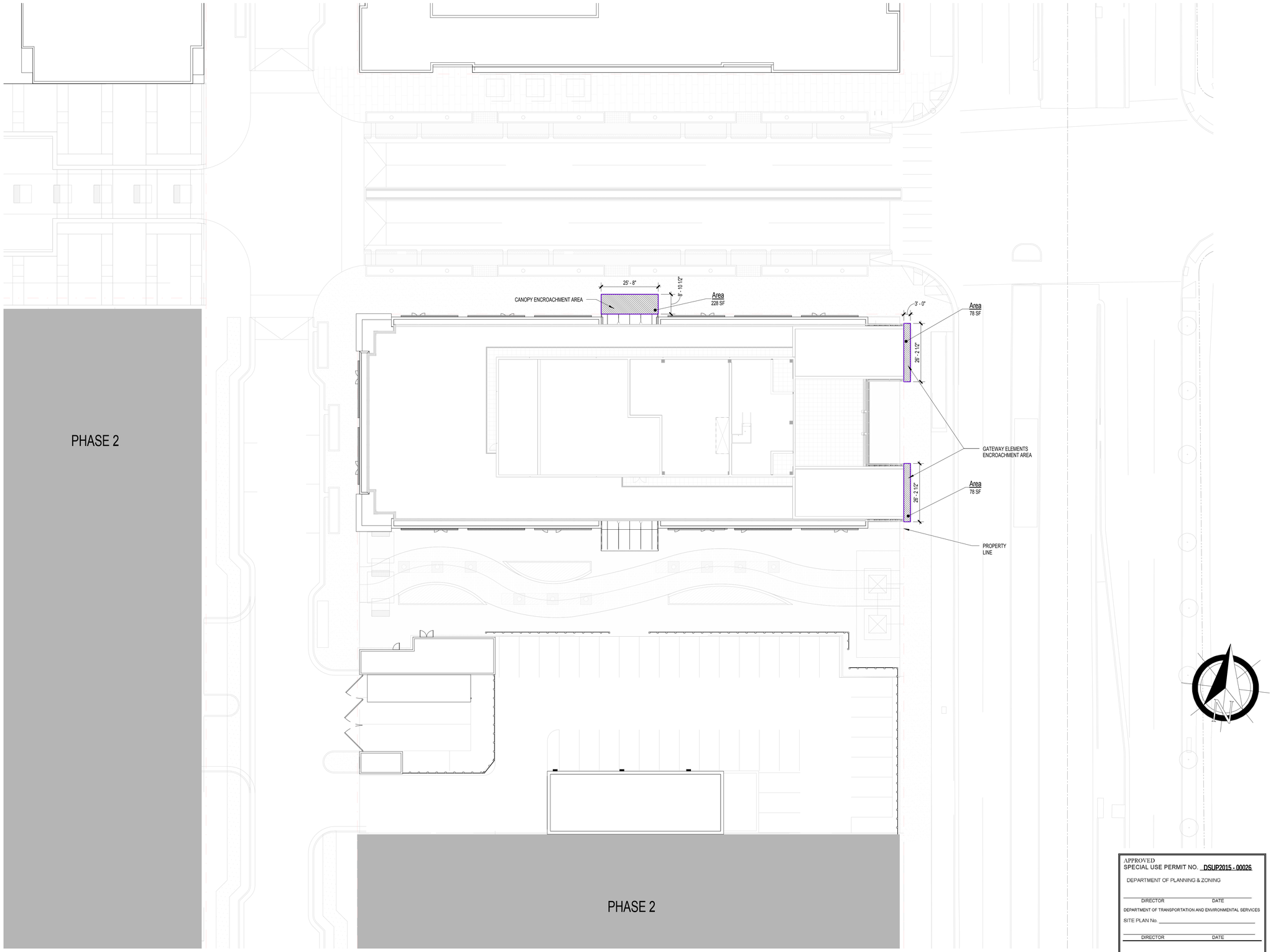

1 A6.08 ENCROACHMENT PLAN
SCALE: 1" = 20'-0"

APPROVED
SPECIAL USE PERMIT NO. DSUP2015 - 00026

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES

SITE PLAN No.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

COOPER CARRY
THE CENTER FOR CONNECTIVE ARCHITECTURE

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Alexandria, VA 22314
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SCOPE DOCUMENTS

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ISSUANCES

No.	Drawing Issue Description	Date
1	OAKVILLE - BLOCK A1 - COMPLETENESS PLAN	07/12/2016
2	OAKVILLE - BLOCK A1 - COMPLETENESS II PLAN	08/15/2016
3	OAKVILLE - BLOCK A1 - REVISION	08/29/2016
4	OAKVILLE - BLOCK A1 - COMPLETENESS VERIFICATION	09/16/2016

COMMONWEALTH OF VIRGINIA
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OAKVILLE
OAKVILLE

StonebridgeCarras

ALEXANDRIA, VIRGINIA

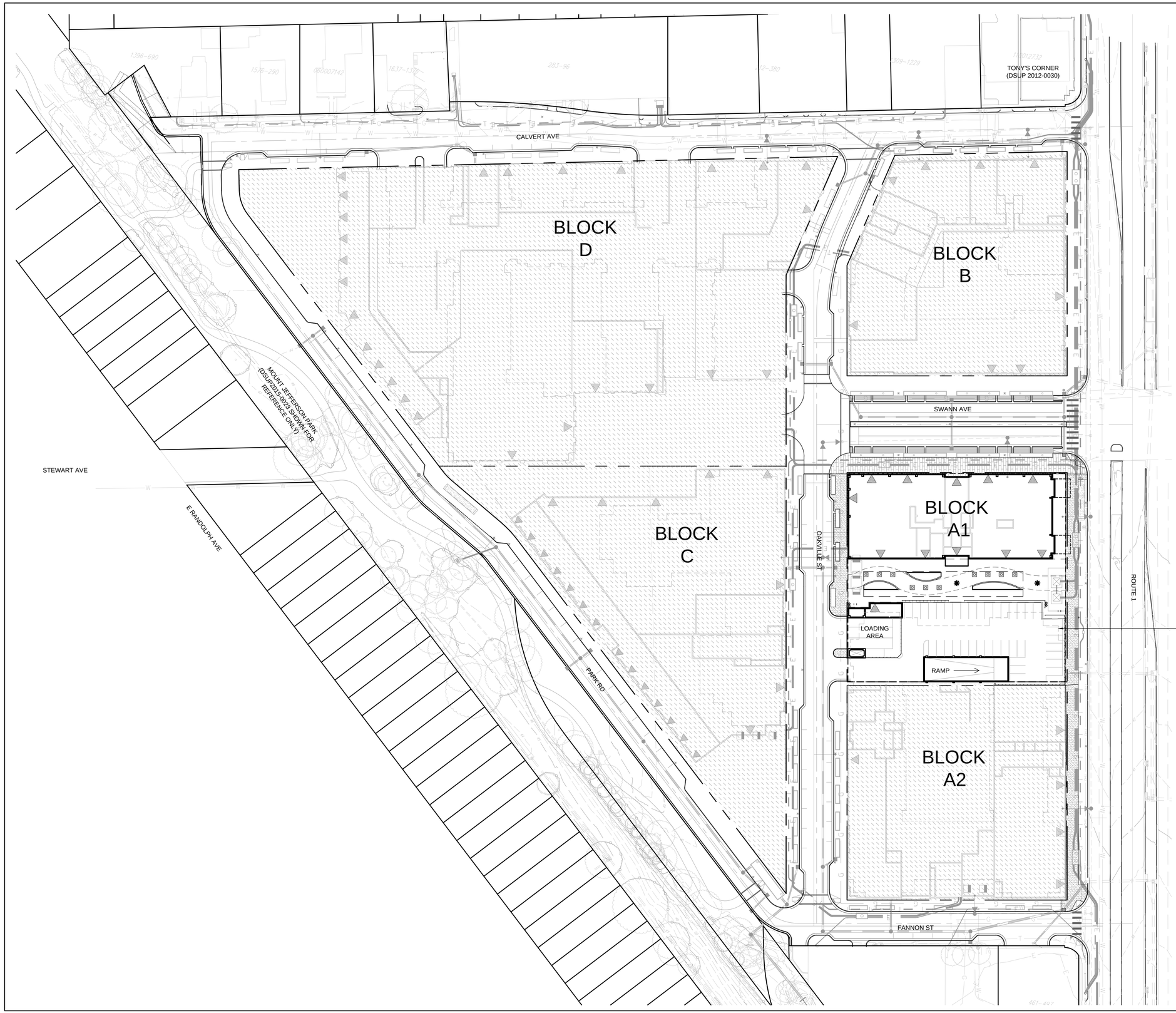
ENCROACHMENT PLAN

DAVID KITCHENS	20140051
Principal-in-Charge	Project No.
ABBEY OKLAK	09/16/16
Project Manager	Date
LAYTON GOLDING	
Project Architect	
STEPHANIE SMID	
Staff Architect	

A6.08
Drawing No.

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20140051 PROJECT NAME: OAKVILLE
Block 1 Model Checked By: Checked By: Checked By:
Block 1 Model Checked By: Checked By: Checked By:
a1_elevation_all glass 10 degree tower_oklaka.rvt
8/29/2016 3:48:32 PM



FUTURE BLOCK TO BE DEVELOPED

NOTES:
1. SEE DSUP #2015-0077 FOR INFRASTRUCTURE AND ROADWAYS.
2. THIS SHEET FOR REFERENCE ONLY.

NORTH

25 0' 25 50 100

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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.

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COMMONWEALTH OF VIRGINIA
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09/16/2016
LANDSCAPE ARCHITECT

OAKVILLE - BLOCK AI
PRELIMINARY PLAN
StonebridgeCarras; City of Alexandria, VA
REFERENCE PLAN

REVISIONS:
04/08/2016 CONCEPT 1.1
07/22/2016 COMPLETENESS PLAN
08/15/2016 COMPLETENESS PLAN
09/16/2016 COMPLETENESS VERIFICATION

DATE: 09/16/2016
DESIGNED BY: GC
DRAWN BY: GC, MLB
CHECKED BY: MC
Q.C. BY: MC
SCALE: 1"=50'
PROJECT #: 2016023

SHEET NUMBER:
LI.0

1.0 GENERAL NOTES:

1.1 THIS PLAN IS FOR LANDSCAPE AND HARDSCAPE ONLY.

1.2 UTILITIES: THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS, AND NOTIFY MISS UTILITY OR EQUIVALENT UTILITY LOCATION COMPANY OF THE PROPOSED CONSTRUCTION. IN ADDITION, THE CONTRACTOR IS TO BE NOTIFIED WHICH UTILITIES, INCLUDING STORM AND SANITARY SEWERS ARE LOCATED IN THE VICINITY OF THE PROPOSED WORK. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND STAKING THE LOCATION OF ALL EXISTING UTILITIES AND PROTECTING THEM DURING THE WORK AND SHALL BEAR ANY COSTS TO REPAIR UTILITIES DAMAGED AS A CONSEQUENCE OF HIS WORK.

1.3 REQUIREMENTS: ALL WORK SHALL MEET OR EXCEED THE REQUIREMENTS OF ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, ORDINANCES AND REQUIREMENTS.

1.4 PROTECTION OF EXISTING WORK: IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM ALL WORK IN A MANNER THAT PROTECTS COMPLETED WORK BY OTHERS, SUCH AS CURBS, UTILITIES, STORM DRAINAGE, FENCES, DRIVEWAY APRONS, DRIVES, VEGETATION, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF SATISFACTORY REPAIR OF ALL DAMAGE IN KIND RESULTING FROM HIS FAILURE TO COMPLY.

1.5 APPLICABLE STANDARDS: ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT. THE OWNER SHALL RECEIVE TAGS 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 OR CULTIVAR PER THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN). PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.

ALL LANDSCAPING AND TREE PLANTINGS REQUIRED BY THIS PLAN SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1) AS PRODUCED BY THE AMERICAN ASSOCIATION FOR NURSERYMEN; WASHINGTON, DC. ALL LANDSCAPING SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED AS NEEDED.

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH LANDSCAPE SPECIFICATIONS GUIDELINES CURRENT (5TH) EDITION AS PRODUCED BY THE LANDSCAPE CONTRACTORS ASSOCIATION (LCA) OF MARYLAND, THE DISTRICT OF COLUMBIA AND VIRGINIA; GAITHERSBURG, MARYLAND.

1.6 SUBSTITUTIONS: NO SUBSTITUTIONS OF PRODUCTS, PLANT TYPES OR SIZES SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE OWNER, LANDSCAPE ARCHITECT AND THE CITY OF ALEXANDRIA. REQUESTS FOR SUBSTITUTION SHALL BE IN WRITING, AND SHALL STATE THE REASONS FOR THE SUBSTITUTION REQUEST, THE SUGGESTED ALTERNATIVE, AND THE CHANGES IN COST.

1.7 QUANTITIES: QUANTITIES OF PLANTS AS SHOWN BY PLANT SYMBOLS ON THE PLAN SHALL GOVERN OVER THE QUANTITIES SHOWN IN THE PLANT LIST. THE CONTRACTOR IS TO VERIFY PLANT LIST TOTALS WITH QUANTITIES SHOWN ON PLAN. THE LANDSCAPE ARCHITECT SHALL BE ALERTED BY THE CONTRACTOR OF ANY DISCREPANCIES PRIOR TO FINAL BID NEGOTIATION.

1.8 PLANTING SEASON: PLANTING SHALL ONLY OCCUR DURING SPECIFIED PLANTING SEASONS. SPRING SEASON SHALL BE FROM MARCH 15 TO JUNE 15. FALL PLANTING SEASON SHALL BE FROM SEPTEMBER 15 THROUGH NOVEMBER 15. NO PLANTING SHALL OCCUR WHEN THE GROUND IS FROZEN.

1.9 GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE IMPROVEMENTS, INCLUDING GRASSING, FOR ONE FULL YEAR. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL PLANT MAINTENANCE DURING THE GUARANTEE PERIOD.

1.10 DEAD PLANTS: DEAD PLANTS ARE TO BE REMOVED FROM THE SITE IMMEDIATELY BY THE CONTRACTOR, REGARDLESS OF THE SEASON. THE CONTRACTOR SHALL MAINTAIN AN UPDATED, COMPREHENSIVE LIST OF ALL DEAD MATERIALS REMOVED AND PRESENT A COPY OF THE LIST TO THE OWNER AT THE END OF EVERY MONTH DURING THE CONTRACT PERIOD.

1.11 PLANT MATERIAL REMOVAL: NO EXISTING TREES SHALL BE REMOVED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER EXCEPT WHERE NOTED ON PLANS. NO GRUBBING SHALL OCCUR WITHIN EXISTING TREE AREAS UNLESS SPECIFICALLY NOTED ON PLANS.

2.0 PLANTS:

2.1 ALL PLANTS WILL BE NURSERY GROWN. THEY SHALL BE TYPICAL OF THEIR SPECIES, CULTIVAR OR VARIETY. THEY SHALL BE SOUND, HEALTHY, AND VIGOROUS, AND SHALL BE FREE OF DISEASE AND ANY EVIDENCE OF INSECTS. IF IN LEAF, THEY SHALL BE DENSELY FOLIATED, WITHOUT LEAF SPOTS, DISCOLORATION, CURL, WILTING, CHLOROSIS OR DAMAGE. THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS. UNLESS SPECIFIED ON THE PLANT LIST, TREES WITH BROKEN, CROOKED OR MULTIPLE LEADERS WILL NOT BE ACCEPTED. TREES WILL BE REJECTED IF THEY HAVE BARK ABRASIONS, SUN SCALD DAMAGE, DISFIGURING KNOTS OR PRUNING CUTS MORE THAN 1-1/4 INCHES IN DIAMETER WHICH HAVE NOT COMPLETELY GROWN OVER.

2.2 BALLED AND BURLAPPED (B&B) MATERIAL: BALLED AND BURLAPPED PLANTS SHALL BE DUG WITH FIRM NATURAL BALLS OF EARTH, OF DIAMETER AND DEPTH TO INCLUDE MOST OF THE FIBROUS ROOTS, AND MEET THE MINIMUM AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS, LATEST EDITION. ROOT BALLS OF PLANTS SHALL BE ADEQUATELY PROTECTED AT ALL TIMES FROM SUN AND DRYING WINDS OR FROST.

2.3 CONTAINER GROWN MATERIAL: ROOTBALL MASS WHICH IS LOOSE WITHIN CONTAINER, OR WHICH IS SMALLER THAN THE CONTAINER WHEN REMOVED, SHALL BE REJECTED. PEAT OR FIBER POTTED PLANTS SHALL BE ROOTED THROUGH ALL SIDES AND BOTTOM OF THE POTS.

2.4 SHADE TREES: CALIPER SHALL BE MEASURED AT SIX (6") INCHES ABOVE THE ROOTBALL. 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. WHERE TREES ARE PLANTED IN ROWS, THEY SHALL BE UNIFORM IN SIZE AND SHAPE.

2.5 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.

2.6 MINIMUM SIZES: SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE JUDGED.

2.7 MULCH: IS TO BE DOUBLE SHREDDED HARDWOOD BARK.

2.8 TOPSOIL: ACCEPTABLE TOPSOIL SHALL BE A FERTILE, FRIABLE NATURAL LOAM, UNIFORM IN COMPOSITION, FREE OF STONES, LIMBS, PLANTS AND THEIR ROOTS, DEBRIS AND OTHER EXTRANEOUS MATTER OVER 1 INCH IN DIAMETER. THE SOIL SHALL BE CAPABLE OF SUSTAINED PLANT GROWTH AND HAVE A 5% MINIMUM ORGANIC CONTENT.

2.9 ORGANIC AMENDMENTS: IF ADDITIONAL ORGANIC MATERIAL IS REQUIRED, COMPOST, LEAF MOLD, ECOLOGY - A LOW PH COMPOSED SEWAGE SLUDGE PRODUCT, OR OTHER APPROVED ORGANIC MATERIAL SHALL BE THOROUGHLY DISCED INTO THE TOPSOIL AREA.

3.0 INSTALLATION

3.1 VERIFY GRADES: PRIOR TO PLANTING, THE CONTRACTOR SHALL VERIFY THAT CONSTRUCTED GRADES ARE AS INDICATED ON PLANS. THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT IF ADJUSTMENTS TO PLANT PLACEMENT MAY BE REQUIRED DUE TO FIELD CONDITIONS AND FINAL GRADING.

3.2 STAKE PLANT LOCATIONS: PRIOR TO PLANTING, THE CONTRACTOR SHALL LAY OUT THE EXTENT OF PLANT BEDS, AND THE PROPOSED LOCATIONS FOR B&B PLANTS FOR REVIEW BY OWNER AND LANDSCAPE ARCHITECT.

3.3 PLANTING FIELD ADJUSTMENTS: THE CONTRACTOR IS TO SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SWALES AND UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED SO AS NOT TO IMPEDE DRAINAGE AWAY FROM BUILDINGS.

3.4 TOPSOIL INSTALLATION: TOPSOIL SHALL BE SPREAD TO FINISH GRADE OVER THE ENTIRE ROUGH GRADED AREA TO BE LANDSCAPED. TOPSOIL SHALL BE SPREAD TO A MINIMUM DEPTH OF 6" AND WORKED INTO THE TOP 12" OF SOIL. AFTER TOPSOIL IS APPLIED, THE SOIL SHALL BE SCARIFIED AS NEEDED TO BREAK UP ANY REMAINING COMPACTION.

3.5 PLANTING: BACKFILL THE PLANTING HOLES WITH PLANTING BACKFILL MIX. REMOVE ALL STONES, ROOTS AND OTHER DEBRIS GREATER THAN 1-1/2" IN DIAMETER. FOLLOWING THE BACKFILLING, WATER TO THE POINT OF SOIL SATURATION AND TAMP TO COMPACT THE BACKFILL MIXTURE. ADD EXISTING SOIL TO BRING THE FINAL GRADE IN THE PLANTING HOLE TO THE SURROUNDING SOIL SURFACE. RAKE THE UNUSED EXISTING SOIL OUTSIDE THE PLANTING HOLES, TAKING CARE NOT TO MOUND THE SOIL OR TO SIGNIFICANTLY ALTER THE EXISTING GRADES AND THEN PLACE MULCH ATOP ENTIRE PLANTING HOLE. (SEE APPLICABLE PLANTING DETAILS FOR THICKNESS.)

3.6 WATERING: ALL PLANTS SHALL BE WATERED IMMEDIATELY AFTER PLANTING UNTIL THE SOIL IS SATURATED. PLANTS SHALL BE WATERED A MINIMUM OF EVERY TWO WEEKS, SHOULD THE SOILS DRY, UNTIL ACCEPTANCE BY THE OWNER. DURING DRY CONDITIONS WATER AS REQUIRED TO MAINTAIN PLANTS IN A WILT FREE CONDITION.

3.7 EROSION CONTROL: ALL DISTURBED, NON-VEGETATED SLOPES SHALL BE PLANTED WITH AN ANNUAL RYE SOD BEFORE INSTALLATION AT THE RECOMMENDED RATE TO STABILIZE AREA, OR OTHER EQUIVALENT EROSION CONTROL PRACTICE.

3.8 FIELD ADJUSTMENTS: LARGE GROWING PLANTS ARE NOT TO BE PLANTED IN DRAINAGE SWALES.

3.9 TREE STAKING AND GUYING: SHALL BE DONE PER DETAILS IN THIS SET OF LANDSCAPE PLANS. THE CONTRACTOR SHALL ENSURE THAT TREES REMAIN VERTICAL AND UPRIGHT FOR THE DURATION OF THE GUARANTEE PERIOD.

3.10 BURLAP, TAGS AND TWINE: ARE TO BE REMOVED AND BURLAP IS TO BE ROLLED BACK ONE-THIRD ON ALL B&B PLANT MATERIAL. ANY SYNTHETIC BURLAP SHALL BE COMPLETELY REMOVED FROM ANY PLANT MATERIAL.

3.11 PLANT SPACING: SHRUBS, BULBS AND GROUNDCOVERS SHALL BE TRIANGULARLY SPACED AT SPACING SHOWN ON PLANTING PLANS AND IN APPLICABLE PLANTING DETAILS.

3.12 SOIL EXCAVATION: ALL TREE PITS, SHRUB BEDS AND PREPARED PLANTING BEDS ARE TO BE COMPLETELY EXCAVATED IN ACCORDANCE WITH THE PLANTING DETAILS IN THIS SET OF LANDSCAPE PLANS.

3.13 INSPECTIONS: THE CONTRACTOR MUST CONTACT THE OWNER AT LEAST 10 WORKING DAYS IN ADVANCE TO SCHEDULE ACCEPTANCE INSPECTION(S). THE CONTRACTOR MUST REPLACE ALL DEAD OR UNACCEPTABLE PLANTS AND PLANT ANY MISSING PLANTS.

3.14 TREE SPACING MINIMUMS: TREES SHALL BE LOCATED A MINIMUM OF(2) FEET FROM WALLS AND WALKS WITHIN THE PROJECT. IF CONFLICTS ARISE BETWEEN ACTUAL SIZE OF AREA AND PLANS, THE CONTRACTOR SHALL CONTACT THE 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.

3.15. MAINTENANCE: 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.

4.0 CITY OF ALEXANDRIA REQUIRED NOTES ON DRAWING SUBMISSIONS:

4.1 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.

4.2 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. ALL MATERIALS' SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE INDUSTRY STANDARD FOR GRADING PLANT MATERIAL - THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).

4.3 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 WILL 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.

4.4 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 LANDSCAPE SPECIFICATION GUIDELINES AS PRODUCED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF MARYLAND, DISTRICT OF COLUMBIA AND VIRGINIA; GAITHERSBURG, MARYLAND.

4.5 PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION/PLANTING OPERATIONS, A PRE-INSTALLATION/CONSTRUCTION MEETING WILL BE SCHEDULED WITH THE CITY'S ARBORIST AND LANDSCAPE ARCHITECTS TO REVIEW THE SCOPE OF INSTALLATION PROCEDURES AND PROCESSES.

4.6 MAINTENANCE FOR THIS PROJECT SHALL BE PERFORMED IN PERPETUITY, IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND/OR AS CONDITIONED BY PROJECT APPROVAL.

4.7 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 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.

4.8 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.

5.0 ARCHAEOLOGY

5.1 THE FINAL SITE PLAN, GRADING PLAN, OR ANY OTHER PERMITS INVOLVING GROUND DISTURBING ACTIVITIES (SUCH AS CORING, GRADING, FILLING, VEGETATION REMOVAL, UNDERGROUNDING UTILITIES, PILE DRIVING, LANDSCAPING AND OTHER EXCAVATIONS AS DEFINED IN SECTION 2-151 OF THE ZONING ORDINANCE) SHALL NOT BE RELEASED UNTIL THE CITY ARCHAEOLOGIST CONFIRMS THAT ALL ARCHAEOLOGICAL FIELD WORK HAS BEEN COMPLETED OR THAT AN APPROVED RESOURCE MANAGEMENT PLAN IS IN PLACE TO RECOVER SIGNIFICANT RESOURCES IN CONCERT WITH CONSTRUCTION ACTIVITIES. TO CONFIRM, CALL ALEXANDRIA ARCHAEOLOGY AT 703-746-4399.

5.2. THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL 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.

5.3. THE APPLICANT/DEVELOPER 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.

6.0 STREET TREES

6.1 THE SIZE OF THE STREET TREES SHALL BE 3 - 3 $\frac{1}{2}$ INCH CALIPER AT THE TIME OF PLANTING.
6.2 TREES SHALL BE LIMBED UP TO 6 FT AS THEY MATURE TO ALLOW NATURAL SURVEILLANCE.
6.3 PROPOSED SHRUBS SHALL BE A MAXIMUM HEIGHT OF 3 FT TO ALLOW NATURAL SURVEILLANCE.
6.4 ALL PRIVATE LOT GRASS AREAS TO BE SOD. OPEN SPACE GRASS AREAS TO BE GRASS.
6.5 REGARDLESS OF QUANTITIES INDICATED ON DRAWINGS, ALL DESIGNATED AREAS SHALL BE FILLED WITH PLANTS AT THE APPROVED SPACING.

7.0 PROTECTION AND PRESERVATION OF EXISTING VEGETATION:

7.1. PROTECTION AND PRESERVATION METHODS
VEGETATION DESIGNATED FOR PROTECTION AND/OR PRESERVATION SHALL BE ENCLOSED IN A PROTECTION ZONE WHICH ESTABLISHES LIMITS OF CONSTRUCTION DISTURBANCE TO THE ROOT AREA OF DESIGNATED PLANT MATERIAL. ALL PROTECTION ZONES AND MEASURES SHALL BE ESTABLISHED TO THE SATISFACTION OF THE DIRECTOR OF RECREATION, PARKS AND CULTURAL AFFAIRS. FENCING SHALL BE INSTALLED AT THE PERIMETER OF ALL PROTECTION ZONES. FENCING SHALL BE INSTALLED IN ACCORDANCE WITH THE MOST RECENT PUBLICATION OF THE 'CITY OF ALEXANDRIA VEGETATION PROTECTION/PRESERVATION DETAIL' APPROVED MATERIALS FOR FENCING SHALL BE IN ACCORDANCE WITH THE FOLLOWING MINIMUM REQUIREMENTS:
1) WITHIN 15 FEET OF VEGETATION TO BE PROTECTED/PRESERVED: PROVIDE CHAIN LINK OR WOOD FENCE.
2) EXCEEDING 15 FEET OF VEGETATION TO BE PROTECTED/PRESERVED: PROVIDE PLASTIC OR WOOD 'SNOW-FENCE.'
3) VEGETATION OF SPECIMEN QUALITY, HISTORIC DESIGNATION OR CULTURAL VALUE. PROVIDE EXTRAORDINARY MEASURES TO ENSURE COMPLETE PROTECTION/PRESERVATION.
* TYPE OF MATERIAL SPECIFIED MAY VARY DUE TO SITE DISTURBANCE LIMITS AND PROXIMITY TO DESIGNATED VEGETATION, SPECIAL OR PAVED AREAS. SILT, EROSION CONTROL OR GEOTECHNICAL FABRIC MATERIALS ARE NOT ACCEPTABLE FOR USE AS VEGETATION PROTECTION FENCE MATERIALS. AREAS WHICH ENCOMPASS GROUPINGS, OR INDIVIDUAL SPECIMEN VEGETATION DESIGNATED FOR PROTECTION AND/OR PRESERVATION SHALL NOT BE VIOLATED THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD BY ACTIONS INCLUDING, BUT NOT LIMITED TO:
1) PLACING, STORING OR STOCKPILING BACKFILL OR CONSTRUCTION RELATED SUPPLIES.
2) FELLING TREES INTO THE DESIGNATED AREA.
3) BURNING WITHIN OR IN CLOSE PROXIMITY.
4) MODIFYING SITE TOPOGRAPHY IN A MANNER WHICH CAUSES DAMAGE BY COLLECTION/PONDING OR FLOW CHARACTERISTICS OF SITE DRAINAGE.
5) TRENCHING OR GRADING OPERATIONS.
6) OPERATING EQUIPMENT OR MACHINERY.
7) PARKING OF CONSTRUCTION VEHICLES.
8) TEMPORARY OR PERMANENT PAVING OR IMPERVIOUS SURFACE INSTALLATION.
9) TEMPORARY OR PERMANENT UTILITY CONSTRUCTION INSTALLATION.
10) DISPOSAL OF CONSTRUCTION DEBRIS OR CHEMICAL POLLUTANTS.
WORK OR CONSTRUCTION RELATED ACTIVITIES WITHIN AREAS DESIGNATED FOR PROTECTION AND/OR PRESERVATION OF EXISTING VEGETATION SHALL BE ACCOMPLISHED ONLY WITH PRIOR APPROVAL OF THE DIRECTOR OF RECREATION, PARKS AND CULTURAL ACTIVITIES.

7.2 MAINTENANCE
VEGETATION DESIGNATED FOR PROTECTION AND/OR PRESERVATION SHALL RECEIVE AN ENHANCED LEVEL OF MAINTENANCE THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, ITEMS SUCH AS: MONITORING HEALTH, GROWTH AND VIGOR OF VEGETATION, SELECTIVE PRUNING, WATERING, FERTILIZATION, INSTALLATION OF MULCH AND IN-LIKE REPLACEMENT OF SEVERELY OR TERMINALLY DAMAGED VEGETATION. MAINTENANCE SHALL BE TO THE SATISFACTION OF THE DIRECTOR OF RECREATION, PARKS AND CULTURAL ACTIVITIES.
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.

7.3 REPLACEMENT OF DAMAGED VEGETATION
IN-KIND REPLACEMENT OF DAMAGED EXISTING VEGETATION SHALL BE LOCATED ON PRIVATE OR PUBLIC LANDS TO THE SATISFACTION OF THE DIRECTOR OF RECREATION, PARKS AND CULTURAL ACTIVITIES.* IN-KIND REPLACEMENT OF DAMAGED VEGETATION SHALL AT A MINIMUM BE PERFORMED AT A RATIO OF ONE TREE (IN ACCORDANCE WITH SECTION IV. SPECIFICATION OF PLANT MATERIAL BELOW) PER INCH OF THE SUM TOTAL CALIPER INCH MEASUREMENT OF TREE(S) OR GROUPING OF VEGETATION WHICH ARE DEEMED SEVERELY OR TERMINALLY DAMAGED.* APPLICANT, OWNER OR SUCCESSOR LIABILITY FOR IN-KIND REPLACEMENT OF DAMAGED VEGETATION SHALL EXTEND FOR A PERIOD OF TWO CALENDAR YEARS FROM DATE OF CERTIFICATE OF OCCUPANCY.
* FOR THE PURPOSES OF THIS INFORMATION, 'IN-KIND' REFERENCES THE SPECIES, CHARACTER AND PROJECTED MATURE SIZE OF SUBJECT VEGETATION. REMEDY REQUIREMENTS SHALL BE DETERMINED BY THE DIRECTOR OF RECREATION, PARKS AND CULTURAL AFFAIRS AND BASED UPON SEVERITY OF DAMAGE

7.4 TREE PROTECTION NOTE:
THE CONTRACTOR AND/OR THE APPLICANT SHALL FOLLOW RECOMMENDED HORTICULTURAL PRACTICES TO INSURE THE HEALTH AND VITALITY OF THE TREES DESIGNATED FOR PROTECTION PRIOR TO, DURING AND AFTER CONSTRUCTION OF THE PROPOSED HOUSES. IN THE EVENT TREES WHICH ARE PROTECTED, ARE DAMAGED OR DIE, OTHER THAN AS THE RESULT OF DISEASE OR ACTS OF GOD, REPLACEMENT TREES MEASURING 2 1/2" IN CALIPER SHALL BE PLANTED FOR EACH INCH OF CALIPER THAT IS LOST.
NO CONSTRUCTION MATERIALS OR EQUIPMENT SHALL BE STORED OR STAGED WITHIN THE DRIP LINES OF TREES DESIGNATED FOR PROTECTION. ANY REQUIRED CONSTRUCTION OCCURRING WITHIN THE DRIP LINE OF TREES DESIGNATED FOR SAVING SHALL FOLLOW THE CITY LANDSCAPE GUIDELINES AS ESTABLISHED BY THE CITY ARBORIST. A COPY OF THE CITY ARBORIST REPORT SHALL BE PROVIDED TO THE CONTRACTOR PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES.

7.5 EXISTING STREET NOTE:
EXTRA CARE MUST BE TAKEN WHILE OPERATING CONSTRUCTION EQUIPMENT IN CLOSE PROXIMITY TO THE EXISTING STREET TREES TO BE SAVED.

8.0 SITE SPECIFIC NOTES

8.1 ALL SIDEWALKS ARE CONCRETE UNLESS OTHERWISE NOTED.

8.2 REFER TO PLANS BY CHRISTOPHER CONSULTANTS AND/OR COOPER CARRY FOR ANY ADDITIONAL INFORMATION.

8.3 WHERE STREET TREES CONFLICT WITH UTILITY LINES, UTILITY LINES WILL BE A MINIMUM OF 4' DEEP.

8.4 STREETLIGHT LOCATIONS AND SPECIFICATIONS TO BE FINALIZED BASED ON A PHOTOMETRIC ANALYSIS PERFORMED BY OTHERS FOR FINAL SITE PLAN SUBMISSION.

8.5 TREE CANOPIES TO BE MAINTAINED AT LEAST 6-FEET ABOVE GRADE LEVEL AS THEY MATURE TO ALLOW FOR NATURAL SURVEILLANCE AND SAFETY.

9.0 BMP TREE WELL NOTES

9.1 ALL BMP TREE WELL DETAILS DEPICTED IN THIS SUBMISSION, INCLUDING DESIGN, MATERIALS AND SPECIFICATIONS SHALL BE PER THE CITY OF ALEXANDRIA "GREEN SIDEWALKS BMP DESIGN GUIDELINES".

9.2 SOIL SPECIFICATIONS FOR BMP TREE WELLS TO MEET SPECIFICATIONS OUTLINED IN THE CITY OF ALEXANDRIA GREEN SIDEWALKS BMP DESIGN GUIDELINES, AS FOLLOWS:
- A. THE CONTRACTOR SHALL EITHER:
  - I. PROVIDE SOIL FROM THE MIX SPECIFIED IN THE PREFERRED SUPPLIERS LIST (AVAILABLE FROM THE DEPARTMENTS OF PLANNING AND ZONING OR TRANSPORTATION AND ENVIRONMENTAL SERVICES). CERTIFICATION FROM THE SUPPLIER SHALL BE PROVIDED TO THE CITY VERIFYING THE MIX, OR
  - II. PROVIDE SOIL WHICH MEETS THE SPECIFICATIONS BELOW. SOIL TESTING REPORTS SHALL BE PROVIDED TO THE CITY WHICH DEMONSTRATES THAT THE MIX SPECIFICALLY MEETS THE APPROVED SPECIFICATION.
- B. SPECIFICATIONS WHICH SHALL BE MET ARE:
  - I. PH BETWEEN 5.5-6.5
  - II. PARTICLE SIZE ANALYSIS SHOWING BETWEEN 2-4% FINES IN THE SAND MIXTURE
  - III. P INDEX BETWEEN 10%-30%
  - IV. SOIL DRAINAGE RATE BETWEEN 2-3.5 INCHES PER HOUR
  - V. ORGANIC CONTENT OF THE ENTIRE MIX BETWEEN 3-5%. A HIGHER ORGANIC CONTENT MAY BE APPROVED BY THE SATISFACTION OF THE DIRECTORS OF PLANNING AND ZONING AND TRANSPORTATION AND ENVIRONMENTAL SERVICES.
- C. SOIL MEDIA SHALL BE PLACED TO MINIMIZE THE COMPACTION IN LIFTS OF 8 TO 12 INCHES. THE SOIL MEDIA SHOULD BE OVERFILLED BY UP TO 20% TO ALLOW FOR NATURAL SETTLEMENT.
- D. SOIL COMPACTION SHALL BE 75-80% BY PROCTOR.

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APPROVED
SPECIAL USE PERMIT NO. DSUP2015-00026
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.

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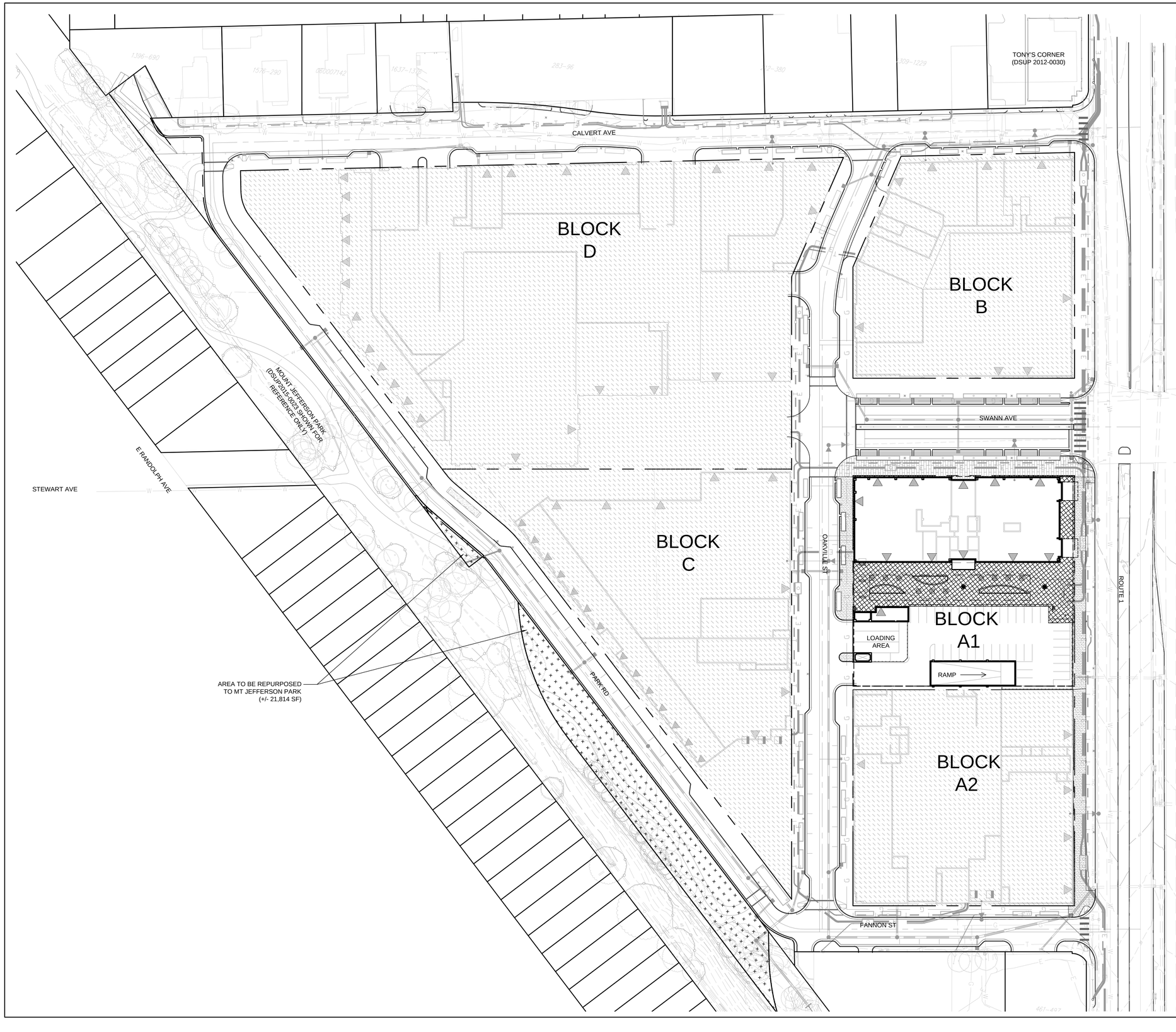
COMMONWEALTH OF VIRGINIA
MATTHEW V. CLARK
lic. No. 952
09/16/2016
LANDSCAPE ARCHITECT

OAKVILLE - BLOCK A1
PRELIMINARY PLAN
StonebridgeCarras; City of Alexandria, VA
GENERAL NOTES

REVISIONS:
04/08/2016 CONCEPT II
07/12/2016 COMPLETENESS PLAN
08/15/2016 COMPLETENESS PLAN
09/16/2016 COMPLETENESS VERIFICATION

DATE: 09/16/2016
DESIGNED BY: GC
DRAWN BY: MB/LB
CHECKED BY: MC
Q.C. BY: MC
SCALE: N/A
PROJECT #: 2016023

SHEET NUMBER:
L1.1



OPEN SPACE CALCULATION

A. OAKVILLE SITE OPEN SPACE CALCULATION

TOTAL SITE AREA (Excluding Public ROW):	469,809 SF (10.785 Ac.)
TOTAL REQUIRED OPEN SPACE (At Grade + Above Grade):	187,924 SF (40%)
TOTAL REQUIRED OPEN SPACE (At Grade):	70,471 SF (15%)

B. OAKVILLE BLOCK A1 OPEN SPACE TABULATION

TOTAL SITE AREA (Block A1/Excluding Public ROW):	22,965 SF (4.9% of total site)
OPEN SPACE PROVIDED (At Grade):	13,338 SF
OPEN SPACE PROVIDED (Above Grade):	0 SF
TOTAL OPEN SPACE PROVIDED (At Grade + Above Grade):	13,338 SF

C. OAKVILLE SITE OPEN SPACE SUMMARY
(NOTE: To be included/updated on each individual block DSUP submission)

TOTAL REQUIRED OPEN SPACE (40%)	AT GRADE(15% Min.)	ABOVE GRADE
ALL BLOCKS (A-D)	70,471 SF	117,453 SF

PROVIDED OPEN SPACE	AT GRADE	ABOVE GRADE
BLOCK A - Phase 1	13,338 SF	0 SF
BLOCK A - Phase 2	TBD	TBD
BLOCK B	TBD	TBD
BLOCK C	TBD	TBD
BLOCK D	TBD	TBD
TOTAL PROVIDED OPEN SPACE	13,338 SF	0 SF

NOTES:
1. A TOTAL OF 21,814 SF OF GROUND LEVEL OPEN SPACE THAT IS TO BE RE-PURPOSED TO MT. JEFFERSON PARK IS NOT INCLUDED IN TOTAL OPEN SPACE CALCULATIONS.
2. OPEN SPACE CALCULATIONS FOR ALL OTHER BLOCKS ARE TO BE PROVIDED IN FUTURE BLOCK-SPECIFIC DSUP SUBMISSIONS.
3. THIS PLAN IS FOR BLOCK A1 DSUP SUBMISSION ONLY. ALL OTHER INFORMATION IS SHOWN FOR REFERENCE ONLY.

SYMBOL	NOTES	QTY
	AT GRADE OPEN SPACE PROVIDED IN THIS SUBMISSION	13,338 SF
	ABOVE GRADE OPEN SPACE PROVIDED IN THIS SUBMISSION	0 SF
	AREA TO BE RE-PURPOSED TO MT JEFFERSON PARK DSUP2015-0023	+/- 21,814 SF

FUTURE BLOCK TO BE DEVELOPED

NORTH
25 0' 25 50 100

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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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MATTHEW V. CLARK
lic. No. 952
09/16/2016
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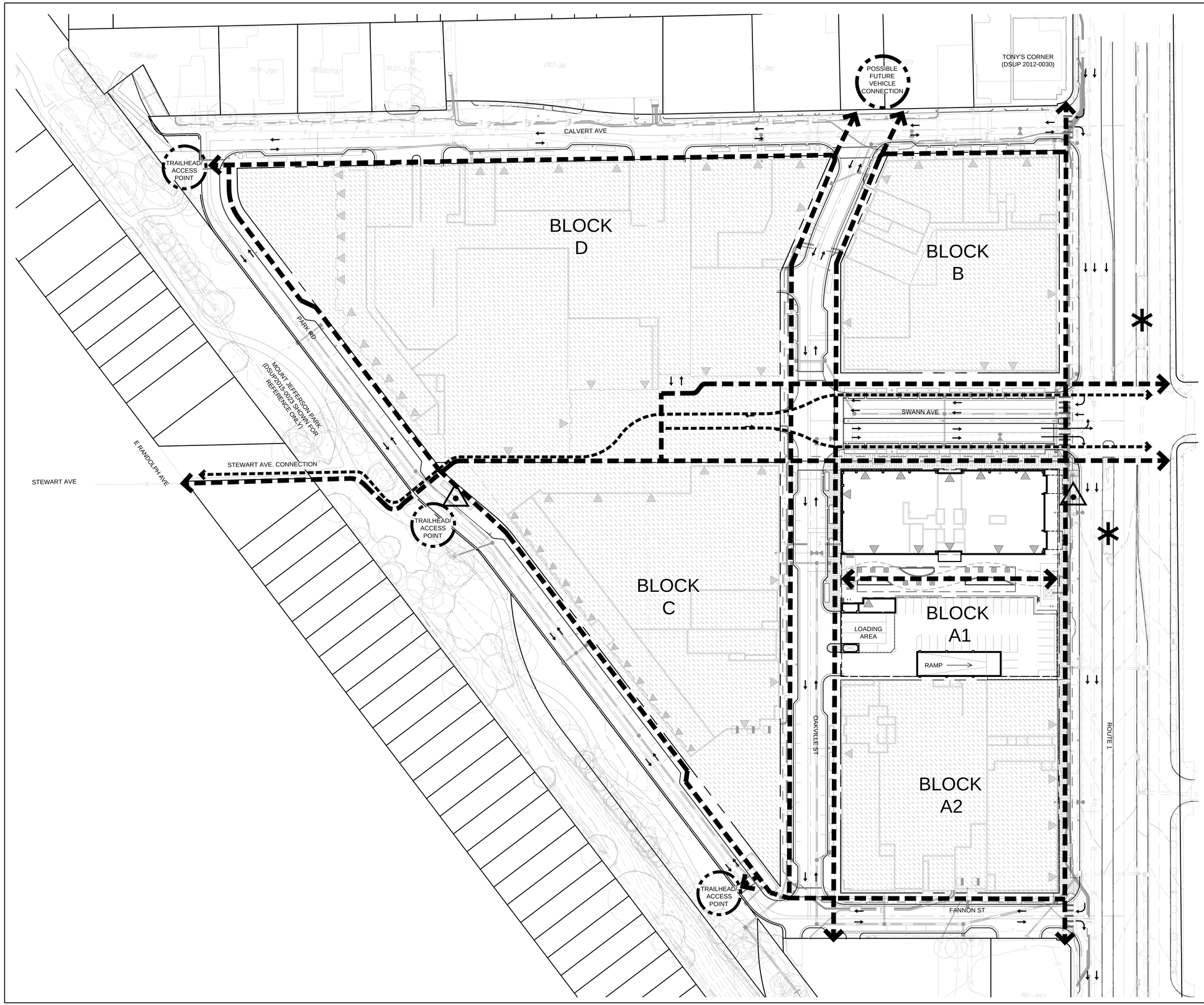
OAKVILLE - BLOCK A1
PRELIMINARY PLAN
StonebridgeCarras; City of Alexandria, VA
OPEN SPACE EXHIBIT

REVISIONS:
04/08/2016 CONCEPT 11
07/07/2016 COMPLETENESS PLAN
08/15/2016 COMPLETENESS PLAN
09/16/2016 COMPLETENESS VERIFICATION

DATE: 09/16/2016
DESIGNED BY: GC
DRAWN BY: MGB
CHECKED BY: MC
Q.C. BY: MC
SCALE: 1"=50'
PROJECT #: 2016023

SHEET NUMBER:
L1.2



LEGEND

SYMBOL	NOTES
	DIRECTION OF EXISTING & PROPOSED TRAFFIC FLOW
	PEDESTRIAN CIRCULATION
	BIKE CIRCULATION
	BUILDING ENTRY
	BUS STOP ON TRANSIT LINE
	CAPITAL BIKESHARE LOCATION

NOTES:
1. BIKE ROUTE SIGNAGE LOCATIONS WILL BE COORDINATED IN FUTURE SUBMISSIONS. BIKE ROUTE SIGNAGE WILL BE CONSISTENT WITH CITY OF ALEXANDRIA WAYFINDING PLAN.
2. THIS PLAN IS FOR BLOCK A1 DSUP SUBMISSION ONLY. ALL OTHER INFORMATION IS SHOWN FOR REFERENCE ONLY.

FUTURE BLOCK TO BE DEVELOPED

NORTH

25 0' 25 50 100

APPROVED
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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.

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MATTHEW V. CLARK
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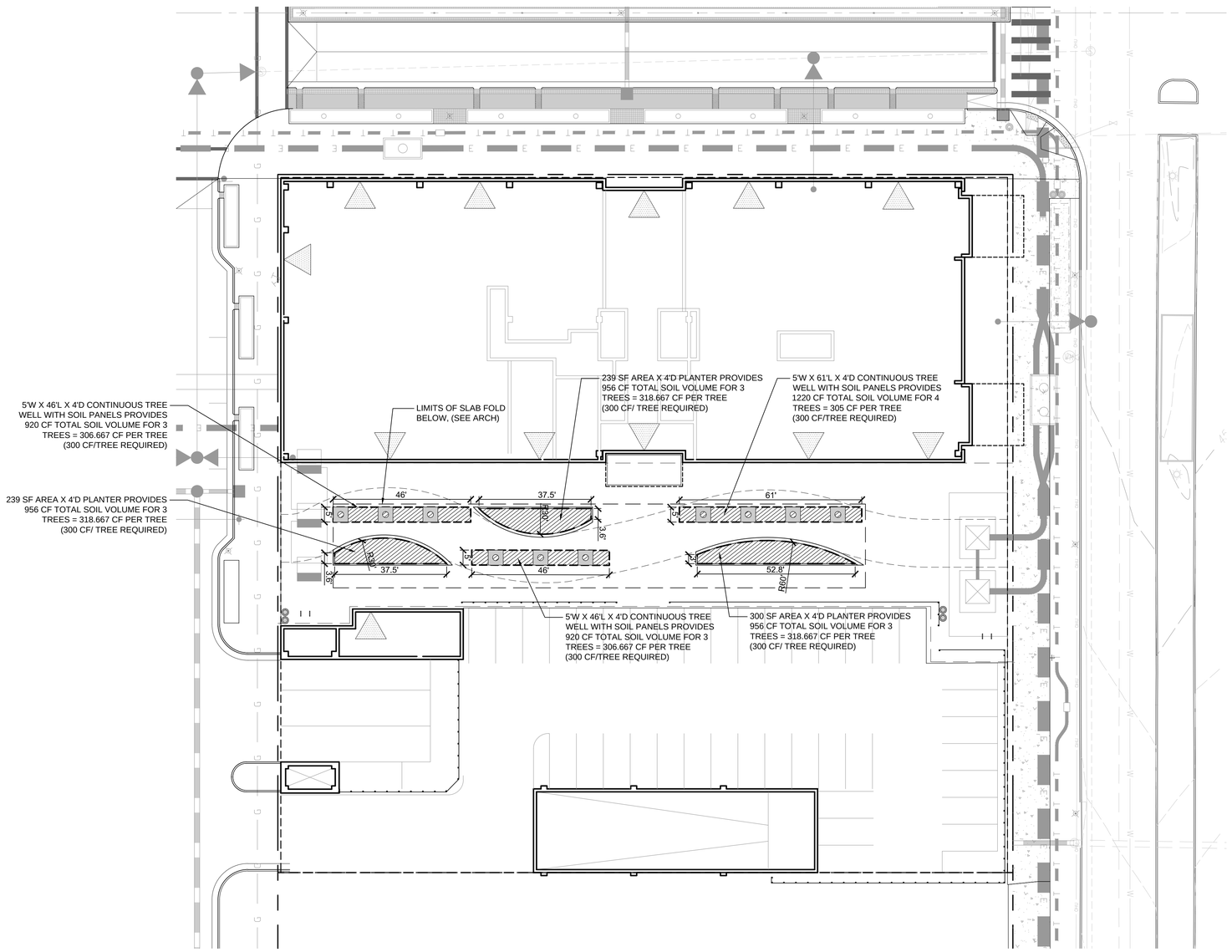
09/16/2016
LANDSCAPE ARCHITECT

OAKVILLE - BLOCK A1
PRELIMINARY PLAN
StonebridgeCarras; City of Alexandria, VA
CIRCULATION EXHIBIT

REVISIONS:
04/08/2016 CONCEPT 11
07/17/2016 COMPLETENESS PLAN
08/15/2016 COMPLETENESS PLAN
09/16/2016 COMPLETENESS VERIFICATION

DATE: 09/16/2016
DESIGNED BY: GC
DRAWN BY: MWB/LB
CHECKED BY: MC
Q.C. BY: MC
SCALE: 1"=50'
PROJECT #: 2016023

SHEET NUMBER:
LI.3



LEGEND

LIMITS OF UNCOMPACTED SOIL VOLUME IN TREE WELLS

NOTES:

1. THIS PLAN IS FOR BLOCK A DSUP SUBMISSION ONLY. ALL OTHER INFORMATION IS SHOWN FOR REFERENCE ONLY.
2. TREES SHOWN WITHIN PLAZA ARE ON TOP OF PARKING DECK STRUCTURE.

NORTH

10 0' 10 20 40

APPROVED
SPECIAL USE PERMIT NO. DSUP2015-00026

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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lic. No. 952
09/16/2016
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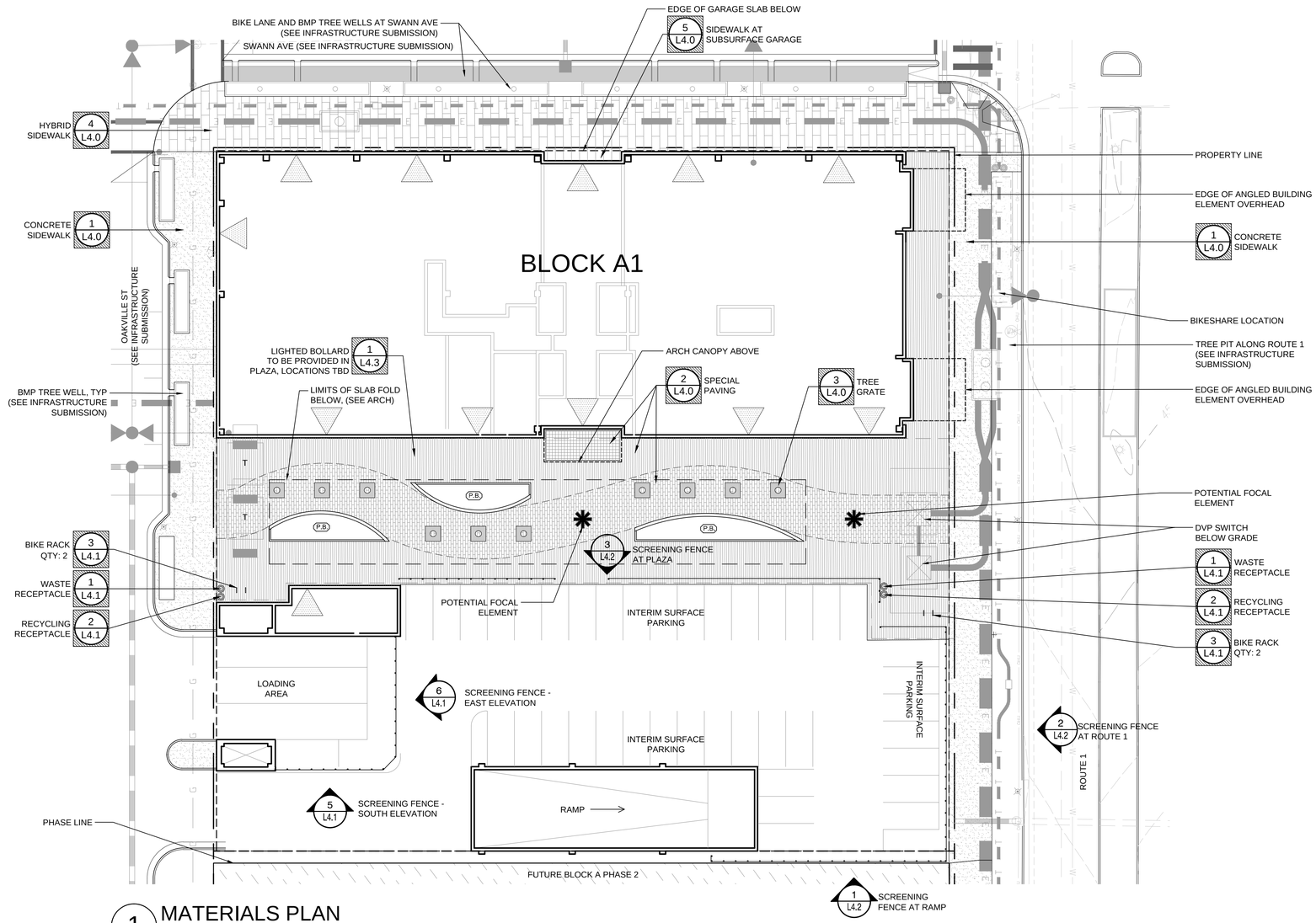
OAKVILLE - BLOCK A1
PRELIMINARY PLAN
StonebridgeCarras; City of Alexandria, VA
SOIL VOLUME EXHIBIT

REVISIONS:
04/08/2016 CONCEPT 1.1
07/07/2016 COMPLETENESS PLAN
08/15/2016 COMPLETENESS PLAN
09/16/2016 COMPLETENESS VERIFICATION

DATE: 09/16/2016
DESIGNED BY: GC
DRAWN BY: WLB
CHECKED BY: MC
Q.C. BY: MC
SCALE: 1"=20'
PROJECT #: 2016023

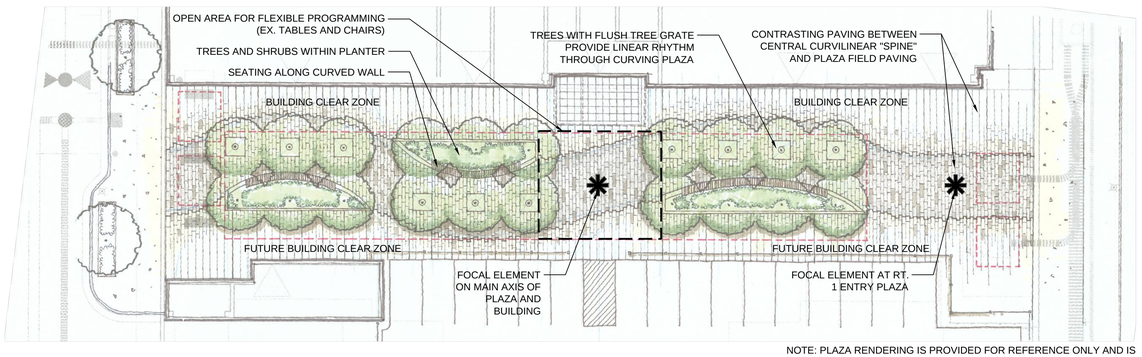
SHEET NUMBER:
LI.4



1 MATERIALS PLAN

PLAN

1" = 20'



NOTE: PLAZA RENDERING IS PROVIDED FOR REFERENCE ONLY AND IS CONCEPTUAL IN NATURE TO ILLUSTRATE DESIGN INTENT ONLY.

2 PLAZA RENDERING

PLAN

1" = 20'

BUILDING ENTRANCE

T TRANSFORMER

WASTE / RECYCLING RECEPTACLES

POTENTIAL FOCAL ELEMENT

STREETLIGHT (SEE INFRASTRUCTURE SUBMISSION)

BIKE RACK

P.B. PLANT BED

SYMBOL	NOTES
	FUTURE BLOCK TO BE DEVELOPED

NOTES:
1. SPECIAL PAVING SELECTIONS TBD AT FINAL DESIGN.
2. THIS PLAN IS FOR BLOCK A1 DSUP SUBMISSION ONLY. ALL OTHER INFORMATION IS SHOWN FOR REFERENCE ONLY.

NORTH

10 0' 10 20 40

APPROVED
SPECIAL USE PERMIT NO. _____
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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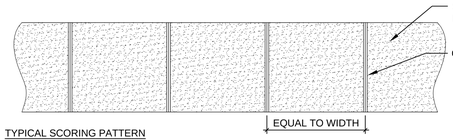
08/15/2016
LANDSCAPE ARCHITECT

OAKVILLE - BLOCK A1
DSUP SUBMISSION
StonebridgeCarras; City of Alexandria, VA
MATERIALS PLAN

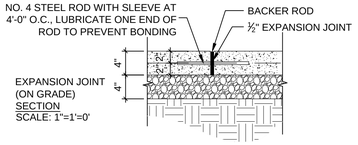
REVISIONS:

DATE: 08/15/2016
DESIGNED BY: GC
DRAWN BY: GC, MGB
CHECKED BY: MC
Q.C. BY: MC
SCALE: 1"=20'
PROJECT #: 2016023

SHEET NUMBER:
L2.0

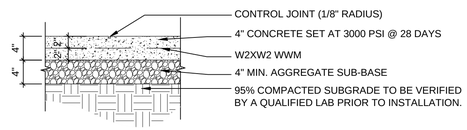


TYPICAL SCORING PATTERN
SCALE: 1/4"=1'=0'



EXPANSION JOINT
(ON GRADE)
SECTION
SCALE: 1"=1'=0'

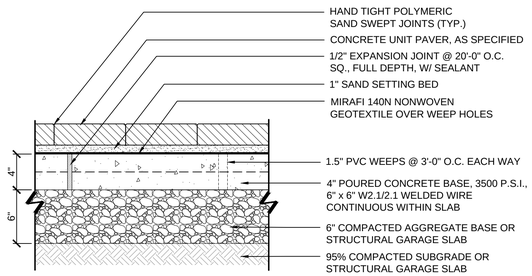
NOTES:
1. ALL STRUCTURAL ITEMS TO CONFORM TO ALL APPLICABLE INTERNATIONAL, NATIONAL, STATE, AND LOCAL BUILDING CODES.
2. PRIOR TO CONSTRUCTION, ALL STRUCTURAL CROSS SECTIONS SHALL BE REVIEWED BY A QUALIFIED STRUCTURAL AND/OR GEOTECHNICAL ENGINEER, AND MODIFIED AS NECESSARY BASED ON THE SITE SPECIFIC GEOTECHNICAL REPORT.
3. PROVIDE 1/2" BIT. EXPANSION JOINTS @ 15' O.C. AND WHEN CONCRETE ABUTS A RIGID SURFACE (I.E. WALLS, CURBS, OR A CHANGE OF MATERIALS).
4. CONTROL JOINTS SHALL BE NO WIDER THAN 5' APART.



CONTROL JOINT
SECTION
SCALE: 1"=1'=0'

1 L4.0 CONCRETE SIDEWALK

SCHEMATIC PLAN / SECTION — AS NOTED

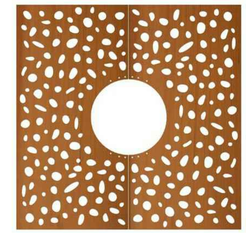


CONCRETE UNIT PAVER
FINAL SIZE, COLOR, AND LAYING
PATTERN TBD

NOTES:
1. OR APPROVED EQUAL
2. INSTALL PER MANUFACTURER'S SPECIFICATIONS
3. ALL PAVEMENT DESIGN AND CROSS SECTIONS TO BE REVIEWED BY A QUALIFIED ENGINEER AND MODIFIED AS NECESSARY BASED ON A SITE SPECIFIC GEOTECHNICAL REPORT.
4. THE 28 DAY COMPRESSIVE STRENGTH FOR THE CONCRETE BASE SHALL BE 3500 P.S.I.

2 L4.0 SPECIAL PAVING

SECTION/PICTORAL — 1-1/2" = 1'-0"



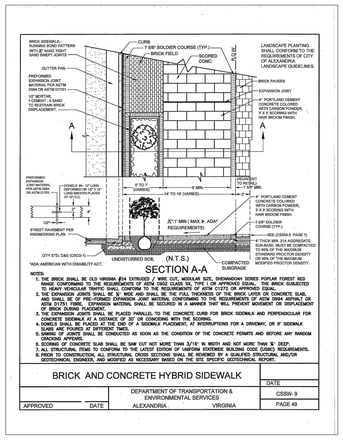
CORTEN TREE GRID PEBBLES SQUARE
MODEL: PEBBLES
DIMENSIONS: 59" X 59"

MANUFACTURER:
STREETLIFE
OUDE SINGEL 144
2312 RG LEIDEN, THE Netherlands
PH: 31(0)71 524 68 46
www.streetlife.nl

NOTES:
1. OR APPROVED EQUAL
2. INSTALL PER MANUFACTURER'S INSTRUCTIONS

3 L4.0 TREE GRATE

PICTORIAL — NTS



SECTION A-A
(N.T.S.)

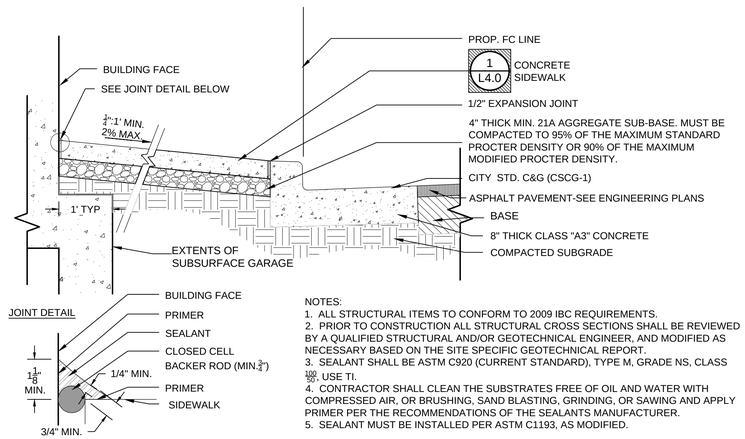
NOTES:
1. THE BRICK SHALL BE OLD VIRGINIA #34 EXTRUDED / WIRE CUT, MODULAR SIZE, SHENANDOAH SERIES POPLAR FOREST RED RANGE CONFORMING TO THE REQUIREMENTS OF ASTM C902 CLASS SX, TYPE I OR APPROVED EQUAL. THE BRICK SUBJECTED TO HEAVY VEHICULAR TRAFFIC SHALL CONFORM TO THE REQUIREMENTS OF ASTM C1272 OR APPROVED EQUAL.
2. THE EXPANSION JOINTS SHALL BE ½" WIDE AND SHALL BE THE FULL THICKNESS OF THE BRICK LAYER OR CONCRETE SLAB, AND SHALL BE OF PRE-FORMED EXPANSION JOINT MATERIAL CONFORMING TO THE REQUIREMENTS OF ASTM D994 ASPHALT OR ASTM D1751 FIBER. EXPANSION MATERIAL SHALL BE SECURED IN A MANNER THAT WILL PREVENT MOVEMENT OR DISPLACEMENT OF BRICK DURING PLACEMENT.
3. THE EXPANSION JOINTS SHALL BE PLACED PARALLEL TO THE CONCRETE CURB FOR BRICK SIDEWALK AND PERPENDICULAR FOR CONCRETE SIDEWALK AT A DISTANCE OF 20' OR COINCIDING WITH THE SCORING.
4. DOWELS SHALL BE PLACED AT THE END OF A SIDEWALK PLACEMENT, AT INTERRUPTIONS FOR A DRIVEWAY, OR IF SIDEWALK SLABS ARE POURED AT DIFFERENT TIMES.
5. SCORING OF CONCRETE SHALL BE CONDUCTED AS SOON AS THE CONDITION OF THE CONCRETE PERMITS AND BEFORE ANY RANDOM CRACKING APPEARS.
6. SCORING OF CONCRETE SLAB SHALL BE SAW CUT NOT MORE THAN 3/16" IN WIDTH AND NOT MORE THAN 3/4" DEEP.
7. ALL STRUCTURAL ITEMS TO CONFORM TO THE LATEST EDITION OF THE UNIFORM STATEWIDE BUILDING CODE (USBC) REQUIREMENTS.
8. PRIOR TO CONSTRUCTION, ALL STRUCTURAL CROSS SECTIONS SHALL BE REVIEWED BY A QUALIFIED STRUCTURAL AND/OR GEOTECHNICAL ENGINEER, AND MODIFIED AS NECESSARY BASED ON THE SITE SPECIFIC GEOTECHNICAL REPORT.

BRICK AND CONCRETE HYBRID SIDEWALK		
		DATE
APPROVED DATE	DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES ALEXANDRIA VIRGINIA	CSBW- 9
		PAGE #9

NOTES:
1. PER CITY STANDARDS
2. SEE PLANS FOR LOCATION

4 L4.0 HYBRID SIDEWALK

DETAIL — NTS



NOTES:
1. ALL STRUCTURAL ITEMS TO CONFORM TO 2009 IBC REQUIREMENTS.
2. PRIOR TO CONSTRUCTION ALL STRUCTURAL CROSS SECTIONS SHALL BE REVIEWED BY A QUALIFIED STRUCTURAL AND/OR GEOTECHNICAL ENGINEER, AND MODIFIED AS NECESSARY BASED ON THE SITE SPECIFIC GEOTECHNICAL REPORT.
3. SEALANT SHALL BE ASTM C920 (CURRENT STANDARD), TYPE M, GRADE NS, CLASS 100/50, USE TI.
4. CONTRACTOR SHALL CLEAN THE SUBSTRATES FREE OF OIL AND WATER WITH COMPRESSED AIR, OR BRUSHING, SAND BLASTING, GRINDING, OR SAWING AND APPLY PRIMER PER THE RECOMMENDATIONS OF THE SEALANTS MANUFACTURER.
5. SEALANT MUST BE INSTALLED PER ASTM C1193, AS MODIFIED.

5 L4.0 SIDEWALK AT SUBSURFACE GARAGE

TYP. SECTION — 3/4" = 1'-0"

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DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
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MATTHEW V. CLARK
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09/16/2016
LANDSCAPE ARCHITECT

OAKVILLE - BLOCK A1
PRELIMINARY PLAN
StonebridgeCarras; City of Alexandria, VA
HARDSCAPE DETAILS - PAVING

REVISIONS:
04/08/2016 CONCEPT 11
07/07/2016 COMPLETENESS PLAN
08/15/2016 COMPLETENESS PLAN
09/16/2016 COMPLETENESS VERIFICATION

DATE: 09/16/2016
DESIGNED BY: GC
DRAWN BY: MWLB
CHECKED BY: MIC
Q.C. BY: MIC
SCALE: SEE DETAIL
PROJECT #: 2016023

SHEET NUMBER:
L4.0

WASTE RECEPTACLE MODEL:
IRONSITES MODEL NUMBER SD-42
(36 GAL.)
LID: DOME LID
FRAME COLOR: BLACK

SUPPLIER:
VICTOR STANLEY INC.
P.O. BOX DRAWER 330
DUNKIRK, MARYLAND 20754
PH: (301) 855-8300
PH: (800) 368-2573

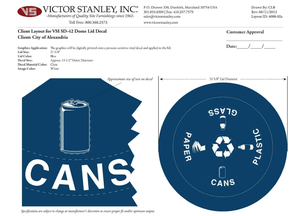
NOTES:
1. RECEPTACLE TO BE MOUNTED IN GROUND PER MANUFACTURERS INSTRUCTIONS.
2. SEE PLAN FOR QUANTITY AND LOCATIONS.
3. USE TAMPER RESISTANT HARDWARE.

1 / L4.1 WASTE RECEPTACLE
PICTORIAL — 05F-422 — NTS

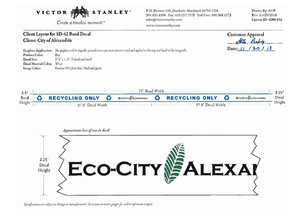
RECYCLING RECEPTACLE MODEL:
IRONSITES MODEL NUMBER SD-42
(36 GAL.)
LID: DOME LID
FRAME COLOR: BLACK
FRAME COLOR: BLUE
CITY OF ALEXANDRIA STANDARD DECALS:
- DOME LID: SEE VICTOR STANLEY, LAYOUT ID 4088-02A
- BAND: SEE VICTOR STANLEY, LAYOUT ID 4088-01E

SUPPLIER:
VICTOR STANLEY INC.
P.O. BOX DRAWER 330
DUNKIRK, MARYLAND 20754
PH: (301) 855-8300
PH: (800) 368-2573

NOTES:
1. RECEPTACLE TO BE MOUNTED IN GROUND PER MANUFACTURERS INSTRUCTIONS.
2. SEE PLAN FOR QUANTITY AND LOCATIONS.
3. USE TAMPER RESISTANT HARDWARE.
4. RECYCLING RECEPTACLES TO INCLUDE CITY OF ALEXANDRIA STANDARD DECALS AS NOTED.



REQUIRED DOME LID DECAL FOR RECYCLING RECEPTACLE



REQUIRED BAND DECAL FOR RECYCLING RECEPTACLE

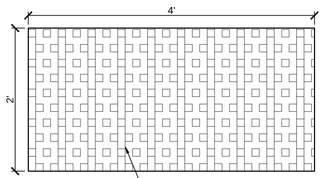
2 / L4.1 RECYCLING RECEPTACLE
PICTORIAL — NTS

35: LOOP BIKE RACK
COLOR: POWDERCOATED METAL STORMCLOUD
SURFACE MOUNT

MANUFACTURER:
LANDSCAPE FORMS
431 LAWNDALE AVE
KALAMAZOO, MI 49048
PH: 800-430-6209
www.landscapeforms.com

NOTES:
1. OR APPROVED EQUAL
2. SEE MATERIALS PLAN FOR LOCATION AND QUANTITY
3. INSTALL PER MANUFACTURERS INSTRUCTIONS
4. SEE C101 FOR BIKE PARKING TABULATION REQUIREMENTS

3 / L4.1 BIKE RACK
PICTORAL — NTS



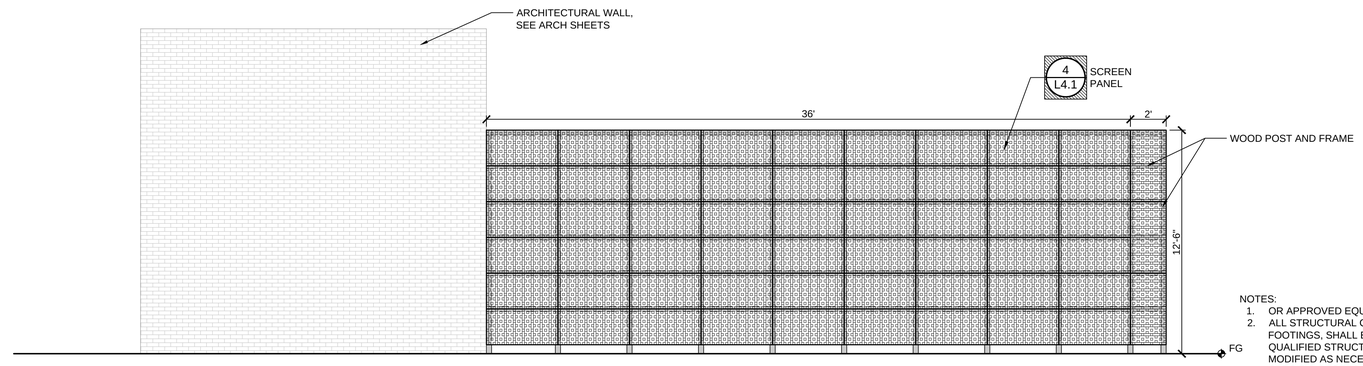
MODULAR DECORATIVE SCREEN PANEL
PANEL PATTERN DESIGN: TBD
SIZE: 4' L X 2' W X 5/16" D
COLOR: TBD
PRIVACY OPACITY: 90%

PANELS BY:

OUTDECO
6300 YARROW DRIVE
SUITE 101
CARLSBAD, CA 92011
PHONE: (760) 444-4193
EMAIL: INFO@OUTDECOUSA.COM

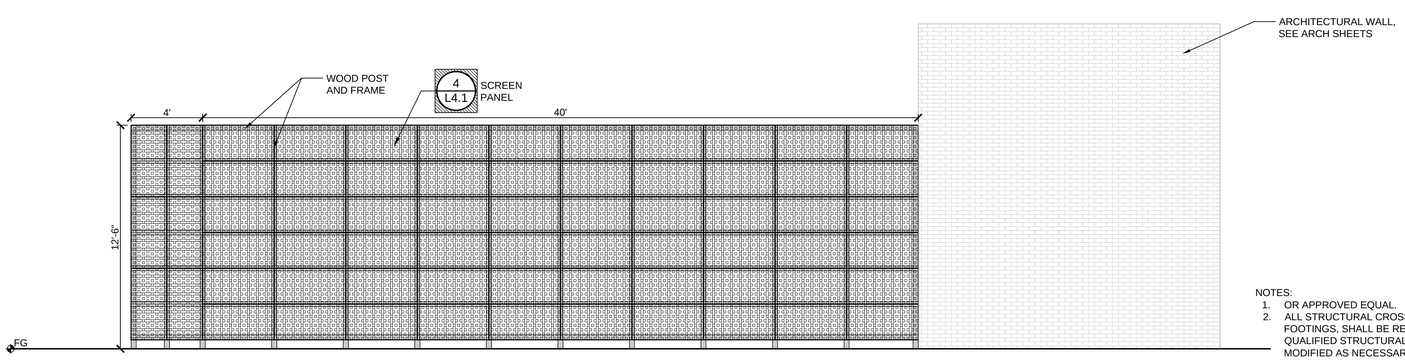
NOTES:
1. OR APPROVED EQUAL.
2. INSTALL PER MANUFACTURER'S INSTRUCTIONS.

4 / L4.1 SCREEN PANEL
DETAIL — 1" = 1'-0"



NOTES:
1. OR APPROVED EQUAL.
2. ALL STRUCTURAL CROSS SECTIONS, INCLUDING FOOTINGS, SHALL BE REVIEWED BY A QUALIFIED STRUCTURAL ENGINEER AND MODIFIED AS NECESSARY BASED ON THE SITE SPECIFIC GEOTECHNICAL REPORT.
3. ALL STRUCTURAL ITEMS TO CONFORM TO ALL APPLICABLE NATIONAL, STATE AND LOCAL BUILDING CODES.
4. THIS DETAIL IS SCHEMATIC ONLY AND SUBJECT TO CHANGE DURING FINAL DESIGN.

5 / L4.1 SCREENING FENCE - SOUTH ELEVATION
ELEVATION — 1/4" = 1'-0"



NOTES:
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3. ALL STRUCTURAL ITEMS TO CONFORM TO ALL APPLICABLE NATIONAL, STATE AND LOCAL BUILDING CODES.
4. THIS DETAIL IS SCHEMATIC ONLY AND SUBJECT TO CHANGE DURING FINAL DESIGN.

6 / L4.1 SCREENING FENCE - EAST ELEVATION
ELEVATION — 1/4" = 1'-0"

APPROVED
SPECIAL USE PERMIT NO. DSUP2015-00026
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.

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200 S. Peyton St., Alexandria, VA 22314
V: 703.549.7784 F: 703.549.4984
www.LandDesign.com

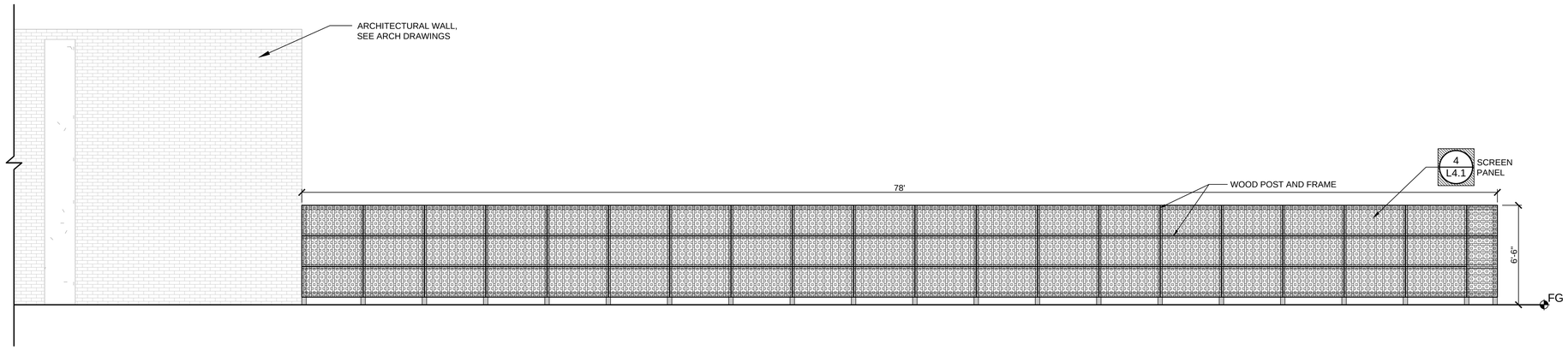
COMMONWEALTH OF VIRGINIA
Matthew V. Clark
MATTHEW V. CLARK
lic. No. 952
09/16/2016
LANDSCAPE ARCHITECT

OAKVILLE - BLOCK A1
PRELIMINARY PLAN
StonebridgeCarras; City of Alexandria, VA
HARDSCAPE DETAILS - SITE FURNISHINGS

REVISIONS:
04/08/2016 CONCEPT 1.1
07/7/2016 COMPLETENESS PLAN
08/15/2016 COMPLETENESS PLAN
09/16/2016 COMPLETENESS VERIFICATION

DATE: 09/16/2016
DESIGNED BY: GC
DRAWN BY: MGLB
CHECKED BY: MC
Q.C. BY: MC
SCALE: SEE DETAIL
PROJECT #: 2016023

SHEET NUMBER:
L4.1



NOTES:
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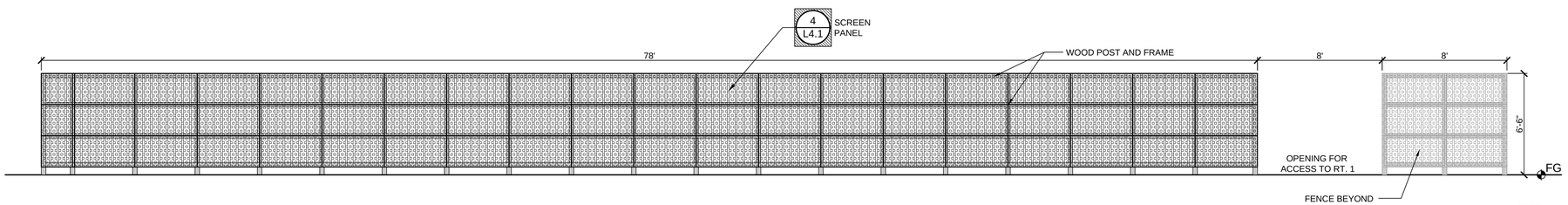
3. ALL STRUCTURAL ITEMS TO CONFORM TO ALL APPLICABLE NATIONAL, STATE AND LOCAL BUILDING CODES.
4. THIS DETAIL IS SCHEMATIC ONLY AND SUBJECT TO CHANGE DURING FINAL DESIGN.

1 / L4.2 SCREENING FENCE AT RAMP

ELEVATION

1/4" = 1'-0"



NOTES:
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2. ALL STRUCTURAL CROSS SECTIONS, INCLUDING FOOTINGS, SHALL BE REVIEWED BY A QUALIFIED STRUCTURAL ENGINEER AND MODIFIED AS NECESSARY BASED ON THE SITE SPECIFIC GEOTECHNICAL REPORT.
3. ALL STRUCTURAL ITEMS TO CONFORM TO ALL APPLICABLE NATIONAL, STATE AND LOCAL BUILDING CODES.
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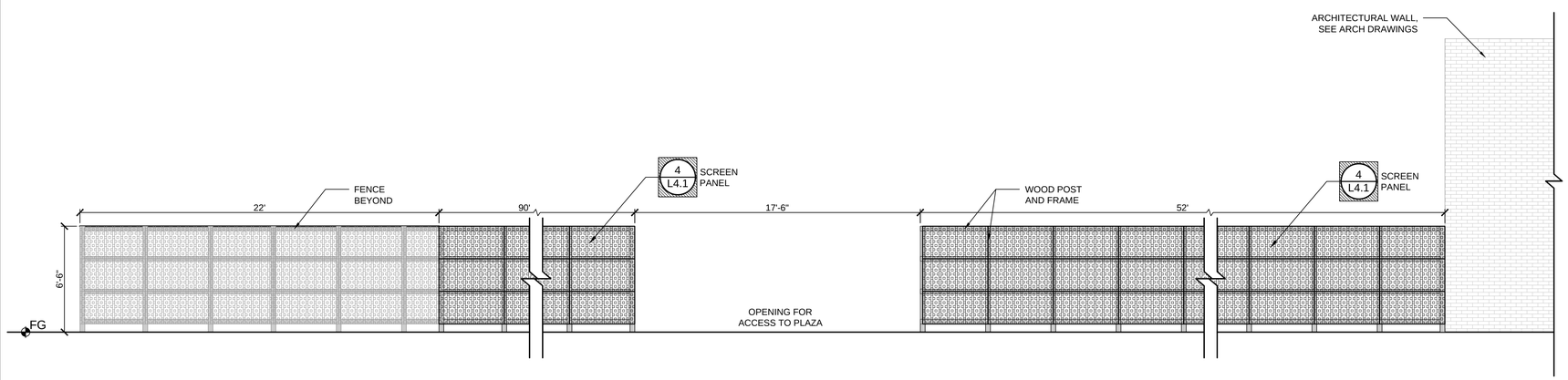
2 / L4.2 SCREENING FENCE AT ROUTE 1

ELEVATION

1/4" = 1'-0"



NOTES:
1. OR APPROVED EQUAL.
2. ALL STRUCTURAL CROSS SECTIONS, INCLUDING FOOTINGS, SHALL BE REVIEWED BY A QUALIFIED STRUCTURAL ENGINEER AND MODIFIED AS NECESSARY BASED ON THE SITE SPECIFIC GEOTECHNICAL REPORT.
3. ALL STRUCTURAL ITEMS TO CONFORM TO ALL APPLICABLE NATIONAL, STATE AND LOCAL BUILDING CODES.
4. THIS DETAIL IS SCHEMATIC ONLY AND SUBJECT TO CHANGE DURING FINAL DESIGN.

3 / L4.2 SCREENING FENCE AT PLAZA

ELEVATION

1/4" = 1'-0"

APPROVED
SPECIAL USE PERMIT NO. DSUP2015-00026

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.

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COMMONWEALTH OF VIRGINIA
MATTHEW V. CLARK
lic. No. 952
09/16/2016
LANDSCAPE ARCHITECT

OAKVILLE - BLOCK A1
PRELIMINARY PLAN
StonebridgeCarras; City of Alexandria, VA
HARDSCAPE DETAILS - SITE FURNISHINGS

REVISIONS:
04/08/2016 CONCEPT 1
07/01/2016 COMPLETENESS PLAN
08/15/2016 COMPLETENESS PLAN
09/16/2016 COMPLETENESS VERIFICATION

DATE: 09/16/2016
DESIGNED BY: GC
DRAWN BY: GC, GB
CHECKED BY: MC
Q.C. BY: MC
SCALE: SEE DETAIL
PROJECT #: 2016023

SHEET NUMBER:
L4.2

35: GUIDE ILLUMINATED BOLLARD
COLOR: POWDERCOATED METAL STORMCLOUD
SURFACE MOUNT WITH LED LIGHTING
POWER SUPPLY: 100V-277V

MANUFACTURER:
LANDSCAPE FORMS
431 LAWNDALE AVE
KALAMAZOO, MI 49048
PH: 800-430-6209
www.landscapeforms.com

NOTES:
1. OR APPROVED EQUAL
2. SEE MATERIALS PLAN FOR LOCATION AND QUANTITY
3. ALL STRUCTURAL CROSS SECTIONS SHALL BE REVIEWED BY A QUALIFIED ENGINEER AND MODIFIED AS NECESSARY BASED ON THE SITE SPECIFIC GEOTECHNICAL REPORT
4. INSTALL PER MANUFACTURERS INSTRUCTIONS

1 / L4.3 LIGHTED BOLLARD
PICTORAL NTS

APPROVED
SPECIAL USE PERMIT NO. DSUP2015-00026
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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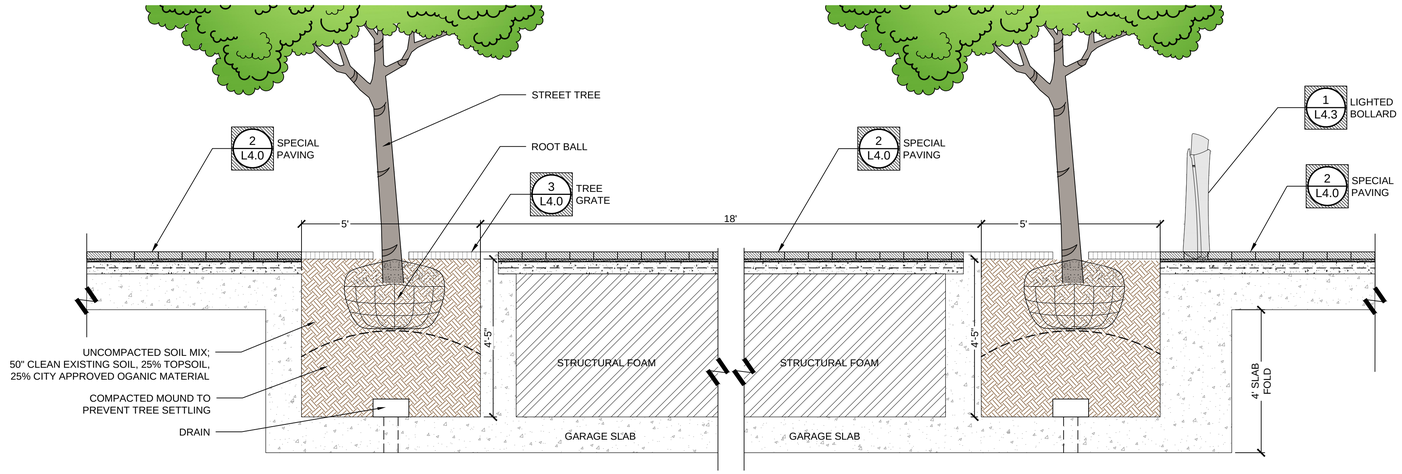
COMMONWEALTH OF VIRGINIA
MATTHEW V. CLARK
lic. No. 952
09/16/2016
LANDSCAPE ARCHITECT

OAKVILLE - BLOCK A1
PRELIMINARY PLAN
StonebridgeCarras; City of Alexandria, VA
HARDSCAPE DETAILS - LIGHTING

REVISIONS:
04/08/2016 CONCEPT 1
07/07/2016 COMPLETENESS PLAN
08/15/2016 COMPLETENESS PLAN
09/16/2016 COMPLETENESS VERIFICATION

DATE: 09/16/2016
DESIGNED BY: GC
DRAWN BY: MG/LB
CHECKED BY: MC
Q.C. BY: MC
SCALE: SEE DETAIL
PROJECT #: 2016023

SHEET NUMBER:
L4.3



1 / L4.4 BLOCK A1 PLAZA

SECTION

NOTE: PRELIMINARY SECTION SUBJECT TO CHANGE

1/2" = 1'-0"

APPROVED
SPECIAL USE PERMIT NO. DSUP2015-00026

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.

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COMMONWEALTH OF VIRGINIA
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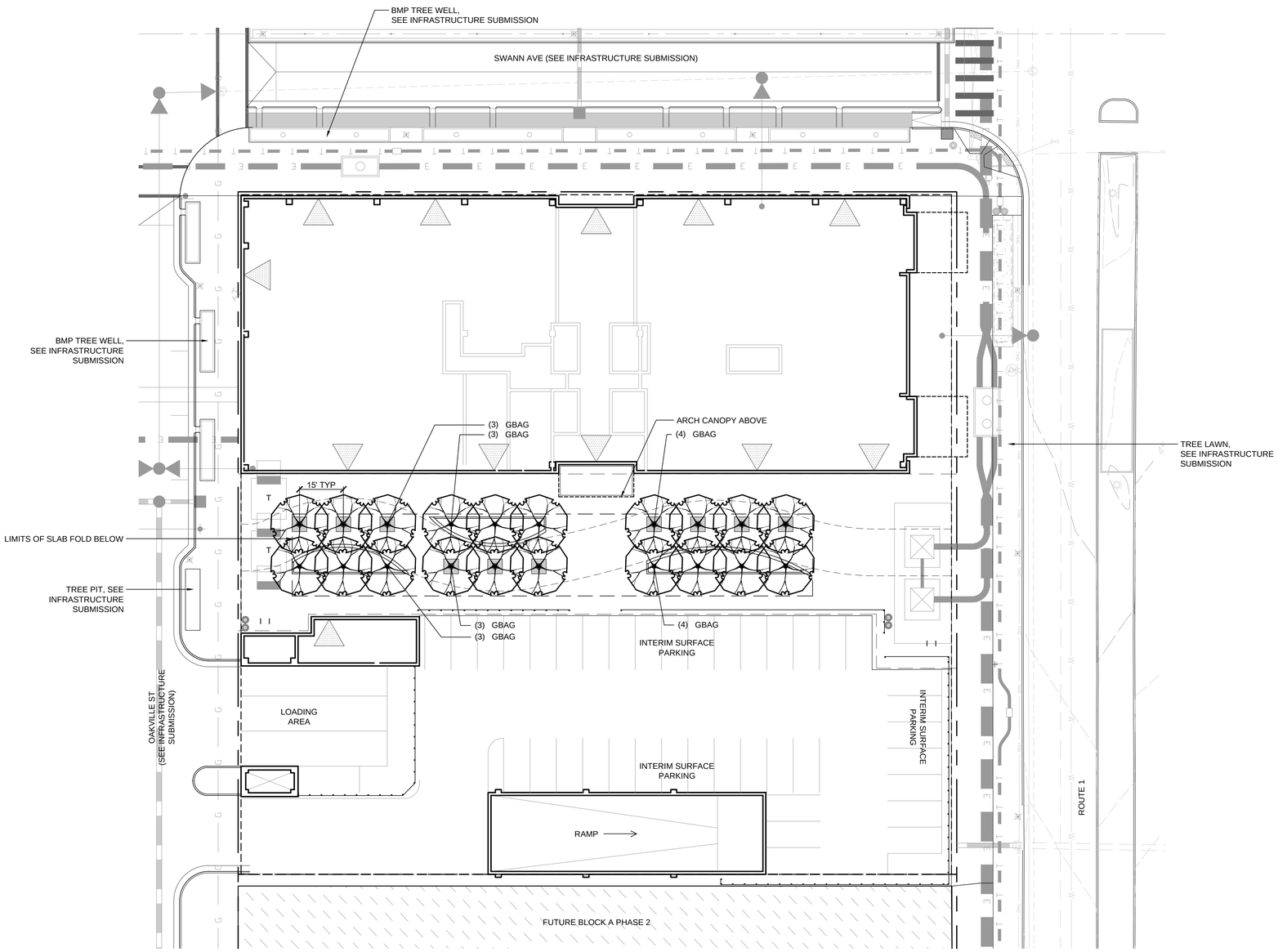
lic. No. 952
09/16/2016
LANDSCAPE ARCHITECT

OAKVILLE - BLOCK A1
PRELIMINARY PLAN
StonebridgeCarras; City of Alexandria, VA
HARDSCAPE DETAILS

REVISIONS:
04/08/2016 CONCEPT 1
07/07/2016 COMPLETENESS PLAN
08/15/2016 COMPLETENESS PLAN
09/16/2016 COMPLETENESS VERIFICATION

DATE: 09/16/2016
DESIGNED BY: GC
DRAWN BY: MGB
CHECKED BY: MC
Q.C. BY: MC
SCALE: AS NOTED
PROJECT #: 2016023

SHEET NUMBER:
L4.4



SYMBOL	NOTES
	FUTURE BLOCK TO BE DEVELOPED

NORTH

10 0' 10 20 40

APPROVED
SPECIAL USE PERMIT NO. DSUP2015-00026

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.

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www.LandDesign.com

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MATTHEW V. CLARK
lic. No. 952
09/16/2016
LANDSCAPE ARCHITECT

OAKVILLE - BLOCK A1
PRELIMINARY PLAN
StonebridgeCarras; City of Alexandria, VA
PLANTING PLAN

REVISIONS:
04/08/2016 CONCEPT 1
07/07/2016 COMPLETENESS PLAN
08/15/2016 COMPLETENESS PLAN
09/16/2016 COMPLETENESS VERIFICATION

DATE: 09/16/2016
DESIGNED BY: GC
DRAWN BY: WLB
CHECKED BY: MC
Q.C. BY: MC
SCALE: 1"=20'
PROJECT #: 2016023

SHEET NUMBER:
L5.0

PLANT SCHEDULE

TREES	CCA	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	HT.	REMARKS
	7,500	GBAG	20	GINKGO BILOBA `AUTUMN GOLD` TM / MAIDENHAIR TREE	B & B	2"-2 1/2"	12`-14`	MALE ONLY. ON STRUCTURE: 375 SF.

TOTAL CCA:
7,500 SF

CROWN COVERAGE ALLOWANCE (CCA) CALCULATIONS

A. OAKVILLE SITE CCA CALCULATION

TOTAL SITE AREA (Excluding Public ROW): 469,809 SF. (10.785 AC.)
CCA REQUIRED (25%): 117,453 SF.

B. OAKVILLE BLOCK A PHASE 1 CCA TABULATION

BLOCK A PHASE 1 - ON GRADE:
0 LARGE SHADE TREES (1,250 SF) = 0 SF
0 MEDIUM SHADE TREES (750 SF) = 0 SF
0 MEDIUM ORNAMENTAL AND EVERGREEN TREES (500 SF) = 0 SF
0 SMALL ORNAMENTAL AND EVERGREEN TREES (250 SF) = 0 SF
0 SHRUBS (2 SF) = 0 SF
TOTAL: 0 SF

BLOCK A PHASE 1 - ON STRUCTURE (PLANTING ON STRUCTURE COUNTS FOR $\frac{1}{2}$ CCA):
0 LARGE SHADE TREES (625 SF) = 0 SF
20 MEDIUM SHADE TREES (375 SF) = 7,500 SF
0 MEDIUM ORNAMENTAL AND EVERGREEN TREES (250 SF) = 0 SF
0 SMALL ORNAMENTAL AND EVERGREEN TREES (125 SF) = 0 SF
0 SHRUBS (1 SF) = 0 SF
TOTAL: 7,500 SF

C. OAKVILLE SITE CCA SUMMARY
(NOTE: To be included/updated on each individual block DSUP submission)

TOTAL REQUIRED CCA (BLOCKS A-D): 117,453 SF. (25%)

BLOCK	CCA PROVIDED
BLOCK A - Phase 1	7,500 SF (1.9%)
BLOCK A - Phase 2	TBD
BLOCK B	TBD
BLOCK C	TBD
BLOCK D	TBD
TOTAL PROVIDED CCA	7,500 SF

APPROVED
SPECIAL USE PERMIT NO. DSUP2015-00026
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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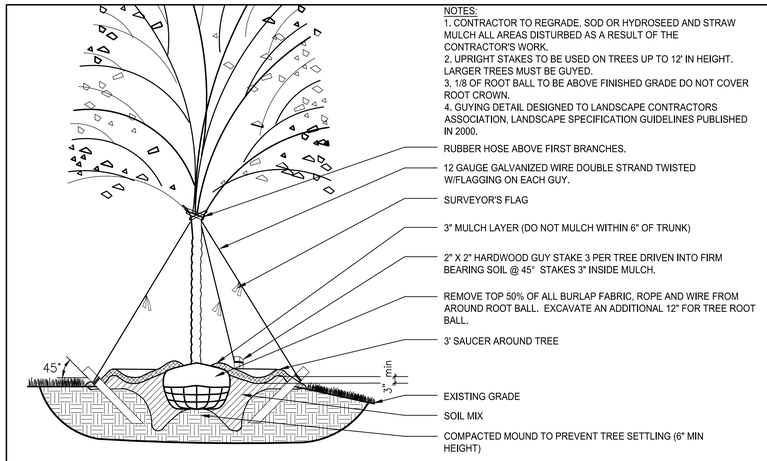
09/16/2016
LANDSCAPE ARCHITECT

OAKVILLE - BLOCK A1
PRELIMINARY PLAN
StonebridgeCarras; City of Alexandria, VA
PLANT SCHEDULE

REVISIONS:
04/08/2016 CONCEPT 1
07/07/2016 COMPLETENESS PLAN
08/15/2016 COMPLETENESS PLAN
09/16/2016 COMPLETENESS VERIFICATION

DATE:09/16/2016
DESIGNED BY:GC
DRAWN BY:MB/LB
CHECKED BY: MC
Q.C. BY: MC
SCALE: 1"=20'
PROJECT #: 2016023

SHEET NUMBER:
L6.0

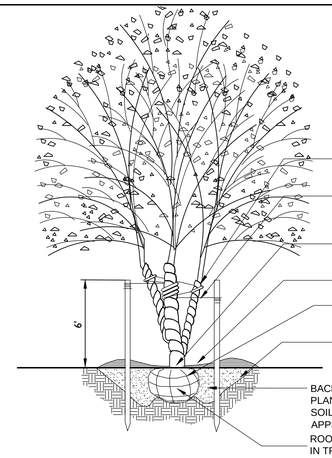


NOTES:
1. CONTRACTOR TO REGRADE, SOD OR HYDROSEED AND STRAW MULCH ALL AREAS DISTURBED AS A RESULT OF THE CONTRACTOR'S WORK.
2. UPRIGHT STAKES TO BE USED ON TREES UP TO 12' IN HEIGHT. LARGER TREES MUST BE GUYED.
3. 1/8 OF ROOT BALL TO BE ABOVE FINISHED GRADE DO NOT COVER ROOT CROWN.
4. GUYING DETAIL DESIGNED TO LANDSCAPE CONTRACTORS ASSOCIATION, LANDSCAPE SPECIFICATION GUIDELINES PUBLISHED IN 2000.

1 / L7.0 STANDARD DECIDUOUS TREE PLANTING

08A-003

SECTION — NTS



PRUNE ONLY TO REMOVE DAMAGED DISEASED OR BROKEN BRANCHES DO NOT REMOVE MORE THAN 1/5 OF BRANCH SYSTEM.

DO NOT CUT LEADERS.

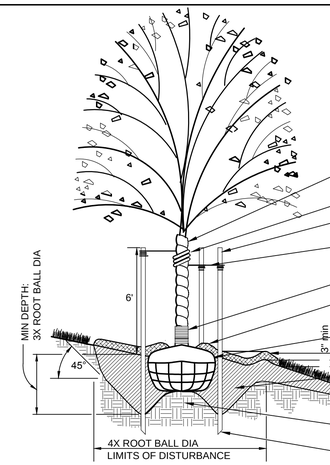
TREE MUST RETAIN NATURAL CROWN SHAPE. REMOVE ALL STAKES WITHIN THE FIRST YEAR'S PLANTING.

NOTE: ALL TREE PLANTING METHODS SHALL BE PER LANDSCAPE CONTRACTORS ASSOC. MD/DC/VA LANDSCAPE SPECIFICATIONS GUIDELINES CURRENT EDITION

2 / L7.0 MULTI TRUNK TREE PLANTING

08A-144

SECTION — NTS



NOTES:
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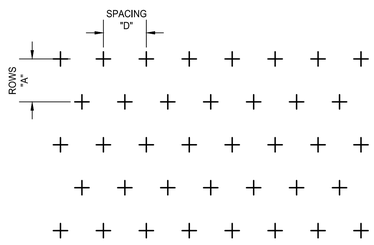
2. UPRIGHT STAKES TO BE USED ON TREES UP TO 12' IN HEIGHT. LARGER TREES MUST BE GUYED.
3. 1/8 OF ROOT BALL TO BE ABOVE FINISHED GRADE
4. DO NOT COVER ROOT CROWN.

3 / L7.0 TREE PLANTING ON A SLOPE

08A-144

SECTION — NTS



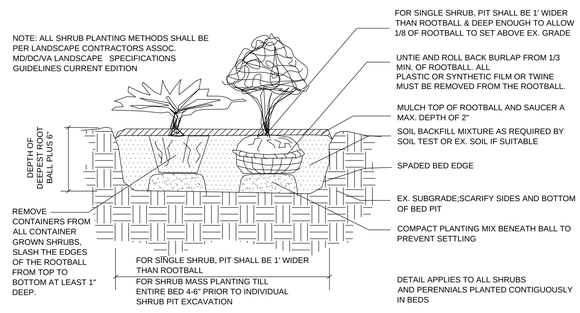
PLANT SPACING CHART

SPACING "D"	ROW "A"	PLANTS / S.F.
6" O.C.	5.20" O.C.	4.61
8" O.C.	6.93" O.C.	2.60
10" O.C.	8.66" O.C.	1.66
12" O.C.	10.40" O.C.	1.15
15" O.C.	13.00" O.C.	0.73
18" O.C.	15.60" O.C.	0.51
24" O.C.	20.80" O.C.	0.29

4 / L7.0 TRIANGULAR SPACING FOR SHRUBS AND GROUNDCOVERS

08A-233

PLAN — N.T.S.

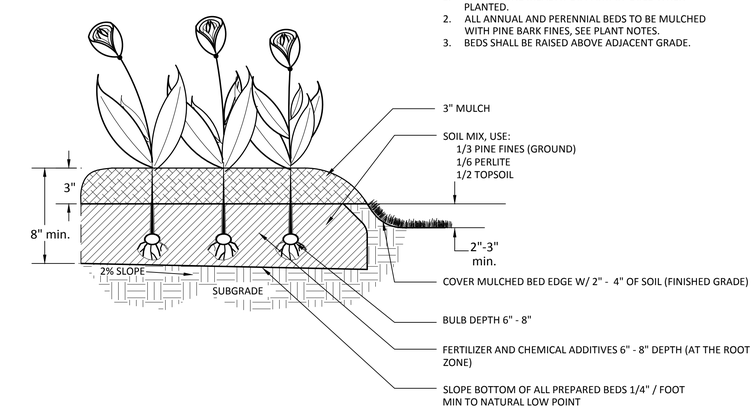


NOTE: ALL SHRUB PLANTING METHODS SHALL BE PER LANDSCAPE CONTRACTORS ASSOC. MD/DC/VA LANDSCAPE SPECIFICATIONS GUIDELINES CURRENT EDITION

5 / L7.0 SHRUB PLANTING BED

08A-145

SECTION — NTS

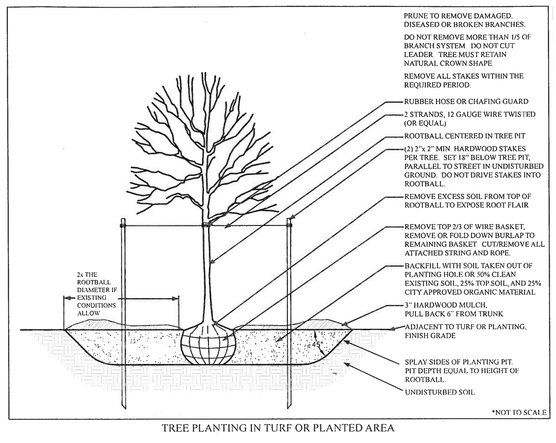


NOTES:
1. MIX IN BONE MEAL AT BOTTOM OF BULB WHEN PLANTED.
2. ALL ANNUAL AND PERENNIAL BEDS TO BE MULCHED WITH PINE BARK FINES, SEE PLANT NOTES.
3. BEDS SHALL BE RAISED ABOVE ADJACENT GRADE.

6 / L7.0 PLANTING BED FOR ANNUALS AND PERENNIALS

08A-089

SECTION — NTS

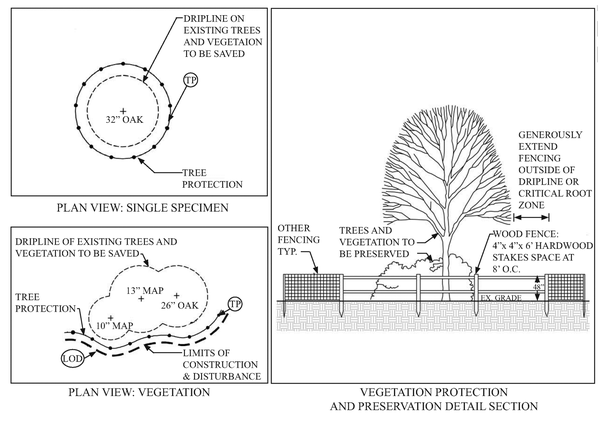


TREE PLANTING IN TURF OR PLANTED AREA

7 / L7.0 TREE PLANTING IN TURF OR PLANTED AREA

08A-152

SECTION — NTS



8 / L7.0 VEGETATION PROTECTION

08B-010

ELEVATION — NTS

APPROVED
SPECIAL USE PERMIT NO. DSUP2015-00026

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.

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COMMONWEALTH OF VIRGINIA
MATTHEW V. CLARK
lic. No. 952
09/16/2016
LANDSCAPE ARCHITECT

OAKVILLE - BLOCK A1
PRELIMINARY PLAN
StonebridgeCarras; City of Alexandria, VA
PLANTING DETAILS

REVISIONS:
04/08/2016 CONCEPT 11
07/17/2016 COMPLETENESS PLAN
08/15/2016 COMPLETENESS PLAN
09/16/2016 COMPLETENESS VERIFICATION

DATE:09/16/2016
DESIGNED BY: GC
DRAWN BY: MWB
CHECKED BY: MC
Q.C. BY: MC
SCALE: SEE DETAIL
PROJECT #: 2016023

SHEET NUMBER:
L7.0