PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

1101 NORTH WASHINGTON STREET

CITY OF ALEXANDRIA, VIRGINIA

AREA TABULATIONS

TOTAL SITE AREA = 0.9813 AC 42,746 SF

TOTAL AREA OF TAX PARCELS = 0.9813 AC 42,746 SF

TOTAL EXISTING IMPERVIOUS AREA = 0.8453 AC 36,821 SF

TOTAL PROPOSED IMPERVIOUS AREA = 0.8441 AC 36,768 SF

TOTAL DISTURBED AREA = 1.0962 AC 47,750 SF

ENVIRONMENTAL SITE ASSESSMENT

1. THERE ARE NO RESOURCE PROTECTION AREAS (RPA'S), TIDAL WETLANDS, SHORES, TRIBUTARY STREAMS, FLOOD PLAINS, OR BUFFER AREAS FOR SHORES, WETLANDS, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS OR HIGHLY ERODIBLE/PERMEABLE SOILS LOCATED ON THIS SITE. THERE ARE NO WETLAND PERMITS REQUIRED FOR THE DEVELOPMENT ON THIS PROPERTY.
2. THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, DIVISION OF ENVIRONMENTAL QUALITY MUST BE NOTIFIED IF UNUSUAL OR UNANTICIPATED CONTAMINATION OR UNDERGROUND STORAGE TANKS, DRUMS AND CONTAINERS ARE ENCOUNTERED AT THE SITE. IF THERE IS ANY DOUBT ABOUT PUBLIC SAFETY OR A RELEASE TO THE ENVIRONMENT, THE ALEXANDRIA FIRE DEPARTMENT MUST BE CONTACTED IMMEDIATELY BY CALLING 911. THE TANK OR CONTAINER'S REMOVAL, ITS CONTENTS, ANY SOIL CONTAMINATION AND RELEASE TO THE ENVIRONMENT WILL BE HANDLED IN ACCORDANCE WITH FEDERAL, STATE, AND CITY REGULATIONS.
3. ALL WELLS TO BE DEMOLISHED ON THIS PROJECT, INCLUDING MONITORING WELLS, MUST BE CLOSED IN ACCORDANCE WITH STATE WELL REGULATION. CONTACT THE ALEXANDRIA HEALTH DEPARTMENT AT 703-746-4866.
4. THERE ARE NO KNOWN CONTAMINATED AREAS, CONTAMINATED SOILS OR ENVIRONMENTAL ISSUES ASSOCIATED WITH THIS SITE.

ENVIRONMENTAL PERMITS NOTES

ALL REQUIRED PERMITS FROM VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY, ENVIRONMENTAL PROTECTION AGENCY, ARMY CORPS OF ENGINEERS, VIRGINIA MARINE RESOURCES MUST BE IN PLACE FOR ALL PROJECT CONSTRUCTION AND MITIGATION WORK PRIOR TO RELEASE OF THE FINAL SITE PLAN.

THIS PROJECT PROPOSES CONSTRUCTION ACTIVITIES THAT DISTURB AN AREA GREATER THAN 1 ACRE, THEREFORE A VPDES PERMIT IS REQUIRED.

ARCHAEOLOGY NOTES

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.

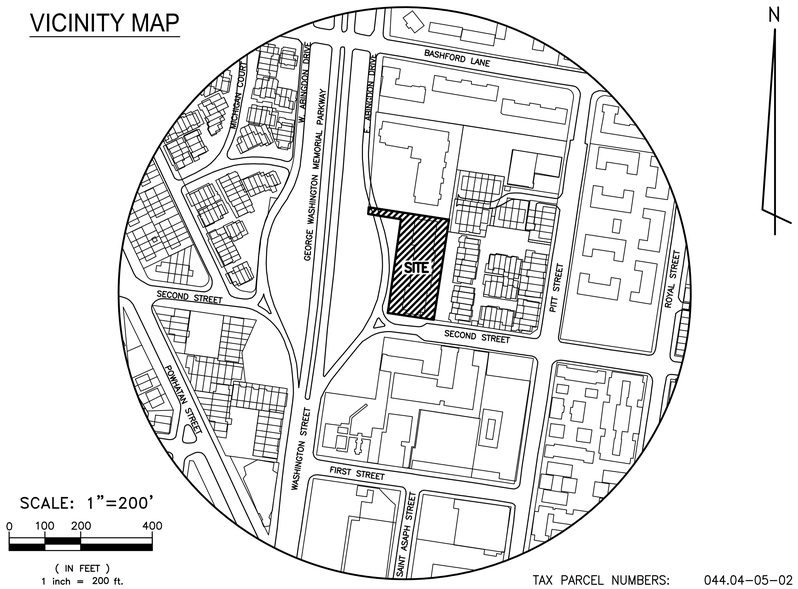
THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAYS.

ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED IN COMPLIANCE WITH SECTION 11-411 OF THE ZONING ORDINANCE.

GENERAL NOTES

1. PRIOR TO THE APPLICATION FOR NEW CERTIFICATE OF OCCUPANCY, THE APPLICANT SHALL SUBMIT A BUILDING PERMIT FOR A CHANGE OF USE. DRAWINGS PREPARED BY A LICENSED ARCHITECT OR PROFESSIONAL ENGINEER SHALL ACCOMPANY THE PERMIT APPLICATION. THE PLANS SHALL SHOW PROPOSED CONDITIONS AND PROVIDE DATA BY THE DESIGN PROFESSIONAL WHICH DETAILS HOW THE PROPOSED USE WILL COMPLY WITH THE CURRENT EDITION OF THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE FOR THE NEW USE IN THE AREA OF STRUCTURAL STRENGTH, MEANS OF EGRESS, PASSIVE AND ACTIVE FIRE PROTECTION, HEATING AND VENTILATING SYSTEMS, HANDICAPPED ACCESSIBILITY AND PLUMBING FACILITIES.
2. NEW CONSTRUCTION MUST COMPLY WITH THE CURRENT EDITION OF THE UNIFORM STATEWIDE BUILDING CODE (USBC).
3. BEFORE A BUILDING PERMIT CAN BE ISSUED ON ANY PROPOSED FUTURE ALTERATIONS, A CERTIFICATION IS REQUIRED FROM THE OWNER OR OWNER'S AGENT THAT THE BUILDING HAS BEEN INSPECTED BY A LICENSED ASBESTOS INSPECTOR FOR THE PRESENCE OF ASBESTOS.
4. A CERTIFICATE OF OCCUPANCY SHALL BE OBTAINED PRIOR TO ANY OCCUPANCY OF THE BUILDING OR PORTION THEREOF.
5. REQUIRED EXITS, PARKING, AND ACCESSIBILITY WITHIN THE BUILDING FOR PERSONS WITH DISABILITIES MUST COMPLY WITH USBC CHAPTER 11. HANDICAPPED ACCESSIBLE BATHROOMS SHALL ALSO BE PROVIDED.
6. TOILET FACILITIES FOR PERSONS WITH DISABILITIES: LARGER, DETAILED, DIMENSIONED DRAWINGS ARE REQUIRED TO CLARIFY SPACE LAYOUT AND MOUNTING HEIGHTS OF AFFECTED ACCESSORIES. INFORMATION ON DOOR HARDWARE FOR THE TOILET STALL IS REQUIRED (USBC 1109.2.2).
7. IF APPLICABLE, ENCLOSED PARKING GARAGES MUST BE VENTILATED IN ACCORDANCE WITH USBC 406.4.2. THE REQUIRED MECHANICAL VENTILATION RATE FOR AIR IS 0.75 CFM PER SQUARE FOOT OF THE FLOOR AREA (USBC 2801.1). IN AREAS WHERE MOTOR VEHICLES OPERATE FOR A PERIOD OF TIME EXCEEDING 10 SECONDS, THE VENTILATION RETURN AIR MUST BE EXHAUSTED. AN EXHAUST SYSTEM MUST BE PROVIDED TO CONNECT DIRECTLY TO THE MOTOR VEHICLE EXHAUST (USBC 2801.1).
8. ELECTRICAL WIRING METHODS AND OTHER ELECTRICAL REQUIREMENTS MUST COMPLY WITH NFPA 70, 2008.
9. IF APPLICABLE, THE PUBLIC PARKING GARAGE FLOOR MUST COMPLY WITH USBC 406.2.6 AND DRAIN THROUGH OIL SEPARATORS OR TRAPS TO AVOID ACCUMULATION OF EXPLOSIVE VAPORS IN BUILDING DRAINS OR SEWERS AS PROVIDED FOR IN THE PLUMBING CODE (USBC 2901). THIS PARKING GARAGE IS CLASSIFIED AS AN S-2, GROUP 2, PUBLIC GARAGE.
10. THIS PROJECT IS LOCATED IN A COMBINED SEWER AREA.
11. THIS SITE DOES NOT CONTAIN ANY AREAS PREVIOUSLY MAPPED AS MARINE CLAYS.

VICINITY MAP



SCALE: 1"=200'

0 100 200 400

(IN FEET)
1 inch = 200 ft.

TAX PARCEL NUMBERS: 044.04-05-02

PROJECT DESCRIPTION NARRATIVE

THE APPLICANT REQUESTS A DEVELOPMENT SPECIAL USE PERMIT WITH SITE PLAN (DSUP) TO RENOVATE AND EXPAND AN EXISTING HOTEL AND TO ADD A RESTAURANT. THE PROJECT PROPOSES A 4-STORY HOTEL WITH RESTAURANT AREA, RENOVATED SURFACE PARKING LAYOUT AND IMPROVED STREETSCAPE/OPEN SPACE. SITE ACCESS WILL REMAIN AS IN EXISTING CONDITIONS.

REQUESTED APPLICATIONS AND MODIFICATIONS:

THIS DEVELOPMENT IS REQUESTING A:

- DEVELOPMENT SPECIAL USE PERMIT TO CONSTRUCT A HOTEL AND RESTAURANT
- TRANSPORTATION MANAGEMENT PLAN SPECIAL USE PERMIT
- PARKING REDUCTION SPECIAL USE PERMIT FOR PARKING AND LOADING REDUCTION
- MODIFICATION FOR THE ZONE TRANSITION LINE SETBACK FOR THE EAST PROPERTY LINE
- MODIFICATION FOR PARKING LOT LANDSCAPE ISLAND RATIO

BUILDING CODE ANALYSIS:

USE GROUP(S):	R-1 (HOTEL)
	A-2 (RESTAURANT)
	A-3 (HOTEL AMENITIES)
	S-2 (PARKING/SERVICE)
TYPE OF CONSTRUCTION:	IIB
NUMBER OF STORIES:	4
FLOOR AREA (GROSS):	62,403 SQ. FT.
BUILDING HEIGHT:	50.0'
FIRE SUPRESSION/DETECTION:	SPRINKLERED

COMPLETE STREETS INFORMATION:

	NEW	UPGRADED
CROSSWALKS (NUMBER)	3	N/A
STANDARD	3	N/A
HIGH VISIBILITY	N/A	N/A
CURB RAMPS	N/A	7
SIDEWALKS (LF)	N/A	446
BICYCLE PARKING (NUMBER SPACES)	6	N/A
PUBLIC/VISITOR	6	N/A
PRIVATE/GARAGE	N/A	N/A
BICYCLE PATHS (LF)	N/A	N/A
PEDESTRIAN SIGNALS	N/A	N/A

ZONING TABULATIONS

1. ZONE OF SITE: CD (COMMERCIAL DOWNTOWN)
2. USE: EXISTING HOTEL PROPOSED HOTEL/RESTAURANT
3. LOT AREA: 42,746 SF (0.9813 AC) MINIMUM LOT AREA: N/A
4. NUMBER OF DWELLING UNITS: 0
5. NUMBER OF HOTEL ROOMS: EXISTING 49 PROPOSED 95
   NUMBER OF MEETING ROOM SEATS: EXISTING 49 PROPOSED 20
   NUMBER OF RESTAURANT SEATS: EXISTING 0 PROPOSED 40
6. UNITS PER ACRE: ALLOWED N/A PROPOSED N/A
7. FLOOR AREA:

GROSS		NET	
HOTEL:	59,214 SF	HOTEL:	55,350 SF
RESTAURANT/MEETING ROOM:	1,839 SF	RESTAURANT/MEETING ROOM:	1,839 SF
CANOPY:	1,350 SF	CANOPY:	1,350 SF
TOTAL:	62,403 SF	TOTAL:	58,539 SF
BASEMENT:	6,710 SF		

8. FLOOR AREA RATIO: EXISTING: 0.64
   ALLOWED: 1.50
   PROPOSED: 1.37
9. OPEN SPACE: REQUIRED: N/A
   PROPOSED:
   GROUND LEVEL: 5,050 SF (11.8%)
   ABOVE GRADE: 600 SF (1.4%)
   TOTAL: 5,650 SF (13.2%)
10. AVERAGE FINISHED GRADE: 30.57
11. HEIGHT: PERMITTED 50' PROPOSED 50'
12. YARDS: REQUIRED: N/A
    PROPOSED:
    FRONT (E ABINGDON): 48.9'
    FRONT (SECOND): 8.8'
    SIDE (NORTH): 12.9'
    SIDE (EAST) 25.5'
13. FRONTAGE: REQUIRED: N/A
    PROPOSED:
    E ABINGDON DRIVE: 268.4'
    SECOND STREET: 142.5'

*14. PARKING: EXISTING: 69 SPACES

REQUIRED (PER OLD TOWN NORTH AREA PLAN):

HOTEL = 67 SPACES
0.7 SPACES/ROOM = 0.7 x (95) = 66.5 SPACES
RESTAURANT/MEETING ROOM = 8 SPACES
0.125 SPACES/SEAT = 0.125 x (60) = 7.5 SPACES
TOTAL = 75 SPACES

PROVIDED:

STANDARD SIZE PARKING: 13 SPACES
COMPACT SIZE PARKING: 46 SPACES
ACCESSIBLE SIZE PARKING: 3 SPACES
TOTAL PARKING: 62 SPACES

*15. LOADING SPACES: REQUIRED 4 PROPOSED 1

16. TRIP GENERATION: EXISTING 400 VPD PROPOSED 850 VPD (PER ITE STANDARDS)
    AM PEAK 26 AVTE AM PEAK 55 AVTE
    PM PEAK 29 AVTE PM PEAK 62 AVTE

* SEE REQUESTED APPLICATIONS/MODIFICATIONS FOR DETAILED INFORMATION (THIS SHEET)

OWNER/DEVELOPER

OWNER:
CIA COLONY INN LLC
3147 WOODLAND LANE
ALEXANDRIA, VA 22309
INSTRUMENT #120027595

ARCHITECT:
RUST ORLING ARCHITECTS
1215 CAMERON STREET
ALEXANDRIA, VA 22314
(703) 836-3205
CONTACT: SCOTT FLEMING

ATTORNEY:
WALSH, COLUCCI, LUBELEY & WALSH, P.C
2200 CLARENDON BLVD, SUITE 1300
ARLINGTON, VIRGINIA 22201
(703) 528-4700
CONTACT: M. CATHARINE PUSKAR

DEVELOPER:
CIA COLONY INN LLC
800 SLATERS LANE
ALEXANDRIA, VA 22314
(703) 909-6888
CONTACT: STEVE BANNISTER

PLAN PREPARED BY:
R.C. FIELDS & ASSOCIATES, INC.
730 S. WASHINGTON STREET
ALEXANDRIA, VA 22314
(703) 549-6422
CONTACT: ANDREA SPRUCH

LANDSCAPE ARCHITECTURE:
STUDIO 39 LANDSCAPE ARCHITECTURE, P.C.
6416 GROVEDALE DRIVE, SUITE 100-A
ALEXANDRIA, VA 22310
(703) 719-6500 X106
CONTACT: DAN DOVE

SHEET INDEX:

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PROJ. MANAGER: ANDREA SPRUCH
EMAIL: ASPRUCH@RCFASSOC.COM

SCALE: AS NOTED DATE: AUG 2015 REV: DRAWN: MG

COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047863
DECEMBER 21, 2015
PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
1101 NORTH WASHINGTON STREET
CITY OF ALEXANDRIA, VIRGINIA

COVER SHEET

APPROVED
SPECIAL USE PERMIT NO. 2014-0043

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

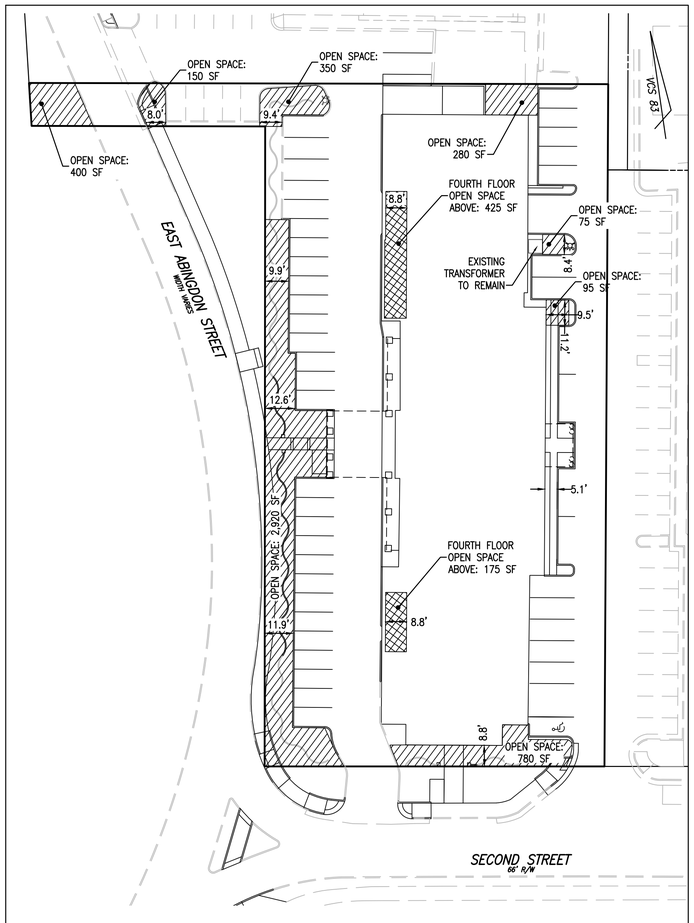
SITE PLAN NO.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. DATE



GROUND LEVEL OPEN SPACE*

ABOVE GRADE OPEN SPACE

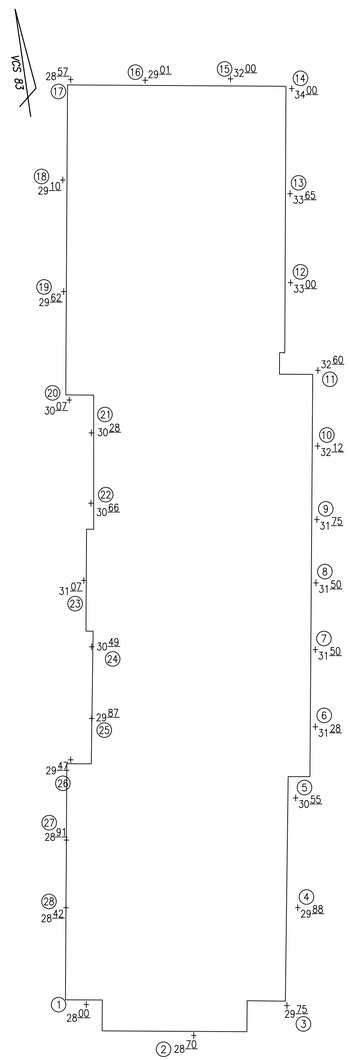
GROUND LEVEL OPEN SPACE REQUIRED:	0 SF
ABOVE GRADE OPEN SPACE REQUIRED:	0 SF
GROUND LEVEL OPEN SPACE PROVIDED:	5,050 SF (11.8%)
ABOVE GRADE OPEN SPACE PROVIDED:	600 SF (1.4%)
TOTAL OPEN SPACE PROVIDED:	5,650 SF (13.2%)

*ALL GROUND LEVEL OPEN SPACE IS USEABLE OPEN SPACE.

0' 30' 60'

OPEN SPACE GRAPHIC

SCALE: 1" = 30'



SPOT	ELEVATION
1	28.00
2	28.70
3	29.75
4	29.88
5	30.55
6	31.28
7	31.50
8	31.50
9	31.75
10	32.12
11	32.60
12	33.00
13	33.65
14	34.00
15	32.00
16	29.01
17	28.57
18	29.10
19	29.62
20	30.07
21	30.28
22	30.66
23	31.07
24	30.49
25	29.87
26	29.47
27	28.91
28	28.42
SUM:	855.82
AVERAGE:	30.57

AVERAGE FINISHED GRADE

SCALE: 1" = 20'

0' 20' 40'

CONTEXTUAL MAP

SCALE: 1" = 200'

LEGEND:

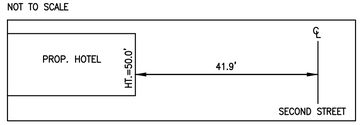
- BUS STOP
- DASH ROUTE AT2
- DASH ROUTE AT4
- DASH ROUTE AT5
- WMATA ROUTE 11Y

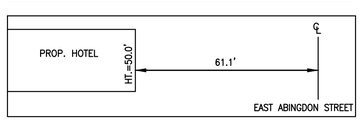
SECTION 6-403 COMPLIANCE NOTE:

SECTION 6-403 STATES "IN ALL HEIGHT DISTRICTS, THE ALLOWABLE HEIGHT OF A BUILDING AT ANY POINT SHALL NOT EXCEED TWICE THE DISTANCE FROM THE FACE OF THE BUILDING AT THAT POINT TO THE CENTERLINE OF THE STREET FACING SUCH BUILDING." SEE DETAILS BELOW FOR SECTION SHOWING COMPLIANCE.

SECTION 6-403 DETAILS:

NOT TO SCALE





GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

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

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

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF CITY OF ALEXANDRIA, VIRGINIA

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APPROVED
SPECIAL USE PERMIT NO. 2014-0043

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. DATE

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COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047063
DECEMBER 21, 2015
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
1101 NORTH WASHINGTON STREET
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

CONTEXTUAL PLAN

CHECKED: ACS
DESIGN: AWB
SCALE: AS NOTED
DATE: AUG 2015
SHEET 2 OF 13
FILE: 12-109

J:\2012\12109\DWG\DELA\Preliminary Plan\02 CONTEXTUAL PLAN.dwg
Mon, Dec 21 2015 - 8:15:55am

TEXT LEGEND:

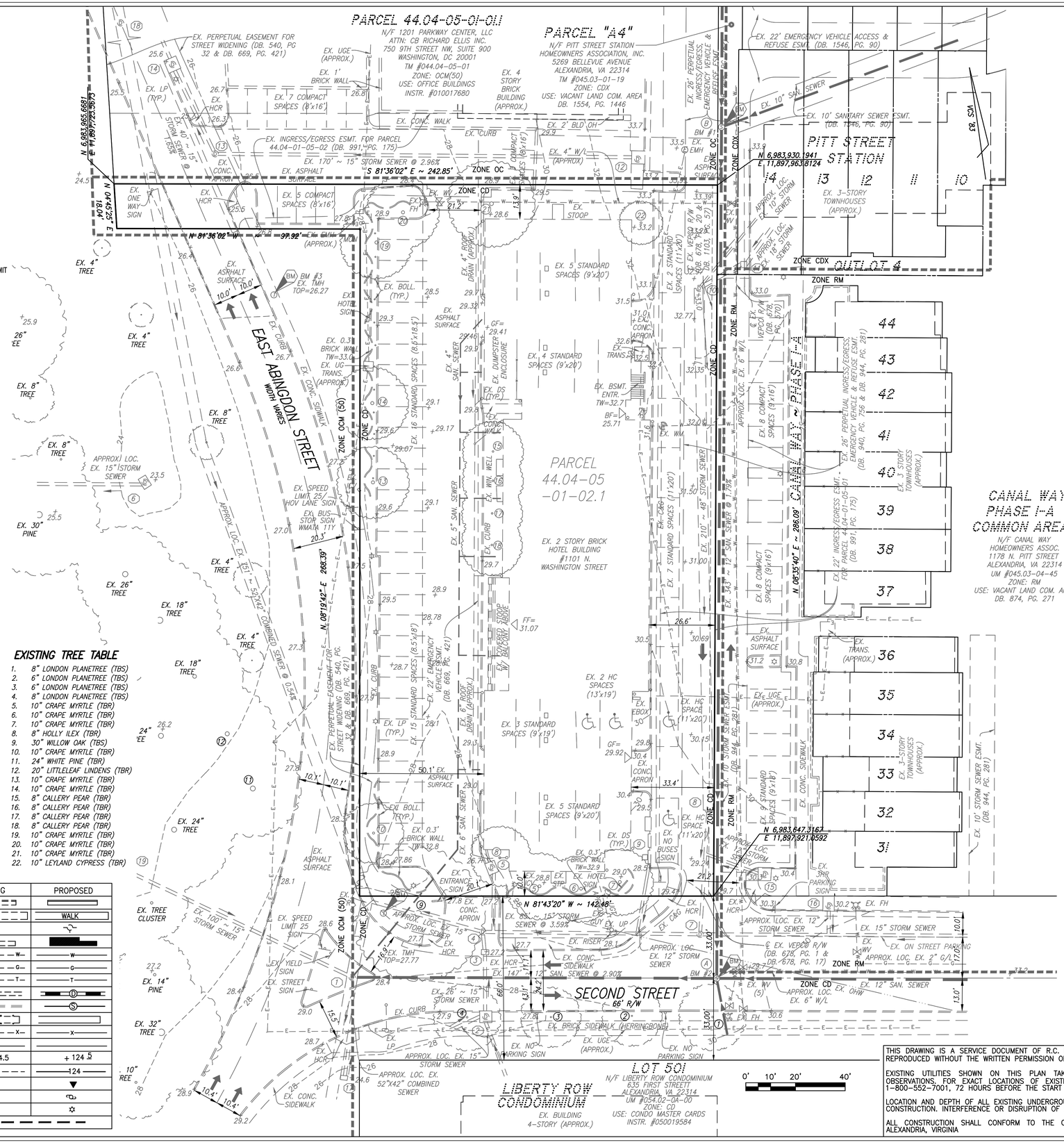
'= DEGREES
'= MINUTES (OR FEET)
"= SECONDS (OR INCHES)
%= PERCENT
#= NUMBER
@= AT
lbs.= POUNDS
A= ARC
AC.= ACRE
ADA = AMERICANS W/ DISABILITIES ACT
APPROX=APPROXIMATE
BC=BOTTOM OF CURB
BF= BASEMENT FLOOR
BLDG.= BUILDING
BM= BENCHMARK
BOL.= BOLLARD
CATV= CABLE UTILITY
CL= CLASS
CLEAR= CLEARANCE
CLF= CHAIN LINK FENCE
CMP = CORRUGATED METAL PIPE
C.I.= CURB INLET
C.O.= CLEAN OUT
CONC.= CONCRETE
C&G= CURB & GUTTER
DB= DEED BOOK
DIP= DUCTILE IRON PIPE
DOM= DOMESTIC
DSP= DEVELOPMENT SITE PLAN
DSUP= DEVELOPMENT SPECIAL USE PERMIT
DU= DWELLING UNIT
E= EAST
EBOX= ELECTRICAL BOX
ESMT.= EASEMENT
EP= EDGE OF PAVEMENT
EVE= EMERGENCY VEHICLE EASEMENT
EX=EXISTING
FDC= FIRE DEPT. CONNECTION
FF= FINISH FLOOR
FH= FIRE HYDRANT
FT.= FEET
GL = GROUND LIGHT
G/V= GAS VALVE
G/M= GAS METER
G.I.= GRATE INLET
H.C.= HEADER CURB
HCR= HANDICAP RAMP
HDCP.= HANDICAP
HDPE= HIGH DENSITY POLYETHYLENE
HPS= HIGH PRESSURE SODIUM
ICV= IRRIGATION CONTROL VALVE
IPF= IRON PIPE FOUND
INV.= INVERT
INSTR.= INSTRUMENT
L= LUMENS
LOC.= LOCATION
LP= LIGHT POLE
MAX.= MAXIMUM
MH= MANHOLE
MIN.= MINIMUM
MPH= MILES PER HOUR
MW= MONITORING WELL
N= NORTH
OHW= OVERHEAD WIRE
PN = PANEL
PG= PAGE
PP= POWER POLE
PROP= PROPOSED
PVC= POLYVINYL CHLORIDE
R= RADIUS
RCP= RE-ENFORCED CONCRETE PIPE
RELOC. = RELOCATED
RET.= RETAINING
RESID.= RESIDENTIAL
R/W= RIGHT-OF-WAY
S= SOUTH
SAN.= SANITARY SEWER
S.F.= SQUARE FEET
SQ.FT.= SQUARE FEET
STM.= STORM SEWER
STR.= STRUCTURE
SUB= SUBDIVISION PLAN
TBR = TO BE REMOVED
TBS = TO BE SAVED
T.M.= TAX MAP
TMH= TELEPHONE MANHOLE
TC= TOP OF CURB
TOW = TOP OF WALL
TRAF.SIG.= TRAFFIC SIGNAL
TYP= TYPICAL
UGE = UNDERGROUND ELECTRIC
UGT = UNDERGROUND TELECOMM
UP= UTILITY POLE
VCS= VIRGINIA COORDINATE SYSTEM
VPD= VEHICLES PER DAY
W= WATT
W= WEST
W.S.E.= WATER SURFACE ELEVATION
WV= WATER VALVE
WM= WATER METER
W.W.= WINDOW WELL

EXISTING TREE TABLE

1. 8" LONDON PLANETREE (TBS)
2. 6" LONDON PLANETREE (TBS)
3. 6" LONDON PLANETREE (TBS)
4. 8" LONDON PLANETREE (TBS)
5. 10" CRAPE MYRTLE (TBR)
6. 10" CRAPE MYRTLE (TBR)
7. 10" CRAPE MYRTLE (TBR)
8. 8" HOLLY ILEX (TBR)
9. 30" WILLOW OAK (TBS)
10. 10" CRAPE MYRTLE (TBR)
11. 24" WHITE PINE (TBR)
12. 20" LITTLELEAF LINDENS (TBR)
13. 10" CRAPE MYRTLE (TBR)
14. 10" CRAPE MYRTLE (TBR)
15. 8" CALLERY PEAR (TBR)
16. 8" CALLERY PEAR (TBR)
17. 8" CALLERY PEAR (TBR)
18. 8" CALLERY PEAR (TBR)
19. 10" CRAPE MYRTLE (TBR)
20. 10" CRAPE MYRTLE (TBR)
21. 10" CRAPE MYRTLE (TBR)
22. 10" LEYLAND CYPRESS (TBR)

CIVIL LEGEND:

ITEM	EXISTING	PROPOSED
CURB & GUTTER		
CONC. WALK	WALK	WALK
FIRE HYDRANT		
STRUCTURES		
WATER MAINS	W	W
GAS MAINS	G	G
TELEPHONE LINES	T	T
STORM SEWER	D	D
SANITARY SEWER	S	S
PAVING		
FENCES	X	X
POWER LINES		
SPOT ELEVATIONS	+124.5	+124.5
CONTOURS	124	124
BUILDING ENTRANCES		
UTILITY POLE		
LIGHT POLE		
LIMITS OF DISTURBANCE		



GENERAL NOTES:

1. TAX MAP: #044.04-05-02
2. ZONE: CD
3. OWNER: CIA COLONY INN LLC
   3147 WOODLAND LANE
   ALEXANDRIA, VA 22309
4. TOPOGRAPHIC SURVEY WAS RUN BY THIS FIRM. VERTICAL DATUM USED = NAVD '88
   MONUMENT = CITY OF ALEXANDRIA GPS 44. ELEVATION = 29.43'

   BOUNDARY REFERENCED TO VIRGINIA COORDINATE SYSTEM, 1983. MONUMENTS USED:
   CITY OF ALEXANDRIA GPS #44. N = 6,983,605.74 E = 11,897,590.11
   CITY OF ALEXANDRIA GPS #500. N = 6,983,871.31 E = 11,898,947.54
5. TITLE COMMITMENT FURNISHED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 192001411, EFFECTIVE DATE AUGUST 1, 2012 AND IS RELIED UPON AS ACCURATE BY THE SURVEYOR.
6. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
7. TOTAL SITE AREA = 42,746 S.F. OR 0.9813 AC.
8. THERE ARE NO RESOURCE PROTECTION AREAS (RPA'S), TIDAL WETLANDS, SHORES, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS OR HIGHLY ERODIBLE/PERMEABLE SOILS LOCATED ON THIS SITE.
9. THERE ARE NO KNOWN CONTAMINATED AREAS, CONTAMINATED SOILS OR ENVIRONMENTAL ISSUES ASSOCIATED WITH THIS SITE.
10. THE "GENERALIZED ALEXANDRIA SOILS MAP" IDENTIFIES THE SOILS FOR THIS SITE AS KEYPORT SILT LOAM. THE KEYPORT SILT LOAM OCCURS IN THE LOW, SMOOTH TERRACES ALONG THE POTOMAC RIVER. IT IS GENTLY UNDULATING WITH FAIRLY WELL ESTABLISHED DRAINAGE.
11. THIS SITE DOES NOT CONTAIN ANY AREAS PREVIOUSLY MAPPED AS MARINE CLAYS.
12. THIS PROJECT IS LOCATED WITHIN 1000' OF A FORMER SANITARY LANDFILL.

TOPOGRAPHIC NOTE:

THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF R.J. KELLER, LS FROM AN ACTUAL GROUND AIRBORNE SURVEY MADE UNDER MY SUPERVISION; THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON AUGUST 8, 2012; AND THIS PLAT, MAP OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

EXISTING CONDITIONS SURVEY NOTES:

1. UTILITY INFORMATION, AS SHOWN ON THIS PLAN, IS TAKEN FROM THE RECORDS AND/OR FIELD SURVEY COMPLETED AND CANNOT BE GUARANTEED. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.

2. LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR/ENGINEER SHOULD DIG TEST PITS BY HAND AT ALL UTILITY CROSSINGS TO VERIFY EXACT LOCATION.

UTILITY OWNERSHIP NOTE:

– GAS: ALL GAS LINES SHOWN ON THIS PLAN ARE OWNED AND MAINTAINED BY WASHINGTON GAS COMPANY. CONTACT: KEN McCONKEY 703-750-4756; ADDRESS: WASHINGTON GAS, 6801 INDUSTRIAL ROAD, SPRINGFIELD, VA 22151.
– ELECTRIC: ALL ELECTRIC UTILITIES SHOWN ON THIS PLAN ARE OWNED AND MAINTAINED BY DOMINION VIRGINIA POWER. ANY RELOCATION OF EXISTING POLES AND LINES WILL BE COORDINATED WITH DOMINION VIRGINIA POWER. CONTACT: 1-866-366-4357; ADDRESS: DOMINION POWER, P.O. BOX 26666, RICHMOND, VA 23261.
– WATER: ALL EXISTING WATER LINES AND FIRE HYDRANTS SHOWN ON THIS PLAN ARE OWNED AND MAINTAINED BY VIRGINIA AMERICAN WATER COMPANY (V.A.W.C.). EXISTING WATER SERVICES FROM METERS TO THE EXISTING BUILDINGS ARE OWNED AND MAINTAINED BY THE PROPERTY OWNER. PROPOSED WATER SERVICES FROM METERS TO THE PROPOSED BUILDINGS ARE OWNED AND MAINTAINED BY THE PROPERTY OWNER. CONTACT: NETWORK SUPERVISOR FOR THE SOUTHEAST REGION HAO (STEVEN) CHEN 703-706-3889; ADDRESS: VIRGINIA AMERICAN WATER COMPANY, 2223 DUKE STREET, ALEXANDRIA, VA 22314.
– SANITARY SEWER: ALL EXISTING AND PROPOSED SANITARY SEWER MAINS SHOWN ON THIS PLAN ARE OWNED AND MAINTAINED BY THE CITY OF ALEXANDRIA. THE PROPOSED SANITARY LATERALS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER. CONTACT: PUBLIC WORKS SERVICES, 2900 BUSINESS CENTER DRIVE, ALEXANDRIA, VA. TELEPHONE: 703-746-4357.
– STORM SEWER: ALL EXISTING AND PROPOSED STORM SEWER LOCATED IN THE PUBLIC RIGHT-OF-WAY SHOWN ON THIS PLAN IS OWNED AND MAINTAINED BY THE CITY OF ALEXANDRIA. ANY PROPOSED ON-SITE STORM SEWER WILL BE MAINTAINED BY THE PROPERTY OWNER. CONTACT: PUBLIC WORKS SERVICES, 2900 BUSINESS CENTER DRIVE, ALEXANDRIA, VA. TELEPHONE: 703-746-4357.
– TELEPHONE: ALL TELEPHONE LINES ARE OWNED BY VERIZON. CONTACT: SECTION MANAGER MIKE TYSINGER 804-772-6625; ADDRESS: VERIZON VIRGINIA, INC., 3011 HUNGARY SPRING ROAD, 2ND FLOOR, RICHMOND, VA 23228.

EXISTING SEWER SCHEDULE

(A) BENCHMARK #1
EX. SAN. MH
TOP=29.38
INV.IN=20.98(10",S)
INV.IN=20.68(12",N)
INV.IN=20.48(12",E)
INV.OUT=20.38(12")

(B) BENCHMARK #2
EX. SAN. MH
TOP=33.83
INV.IN=26.93(10",NE)
INV.IN=26.83(12",N)
INV.OUT=26.83(12")

(1) EX. COMB. MH
TOP=28.52
INV.IN=21.52(15",W)
INV.IN=16.12(12",E)
INV.IN=14.72(52",N)
INV.OUT=14.67(52"x42")

(2) EX. CURB INLET
TOP=27.61
INV.IN=22.31(15",S)
INV.IN=21.71(15",W)
INV.OUT=21.31(15")

(3) EX. GRATE INLET
TOP=27.16
INV.IN=22.06(15",N)
INV.OUT=20.96(15",S)

(4) EX. STORM MH
TOP=27.39
INV.IN=20.39(15",S)
INV.IN=19.39(15",E)
INV.OUT=19.29(15")

(5) EX. CURB INLET
TOP=26.96
INV.IN=22.76(8")
INV.OUT=22.46(15")

(6) EX. STORM INLET
TOP=23.54
INV.OUT=17.04(15")

(7) EX. STORM MH
TOP=29.31
INV.IN=22.61(15",E)
INV.IN=22.61(15",N)
INV.OUT=22.51(15")

(8) EX. STORM MH
TOP=29.92
PIPES BLOCKED

EX. CURB INLET
TOP=28.85
INV.OUT=25.55(12")

EX. STORM MH
TOP=32.99
INV.IN=27.39(18",NE)
INV.IN=24.69(10",N)
INV.OUT=24.59(48")

(9) EX. CURB INLET
TOP=32.45
INV.IN=27.55(18")
INV.OUT=27.45(18")

(10) EX. CURB INLET
TOP=33.49
INV.OUT=26.79(15")

(11) EX. STORM MH
TOP=25.65
INV.IN=21.75(15")
INV.OUT=21.65(15")

(12) EX. CURB INLET
TOP=25.64
INV.IN=20.99(15")
INV.OUT=20.94(15")

(13) EX. CURB INLET
TOP=30.31
INV.OUT=26.31(12")

(14) EX. CURB INLET
TOP=30.29
INV.OUT=26.49(15")

(15) EX. GRATE INLET
TOP=24.61
INV.OUT=21.51(15")

(16) EX. COMB. MH
TOP=27.48
INV.IN=19.18(52")
INV.OUT=18.78(52")

(17) EX. GRATE INLET
TOP=25.10

LEGEND

ZONING DISTRICT BOUNDARY LINE

APPROVED
SPECIAL USE PERMIT NO. 2014-0043
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. DATE

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

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

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF CITY OF ALEXANDRIA, VIRGINIA

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R.C. FIELDS & ASSOCIATES, INC.
ENGINEERING • LAND SURVEYING • PLANNING
730 S. Washington Street
Alexandria, Virginia 22314
www.rcfassoc.com
(703) 549-6422

COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047863
DECEMBER 21, 2015
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
1101 NORTH WASHINGTON STREET
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

CHECKED: ACS
DESIGN: AWB
SCALE: 1" = 20'
DATE: AUG 2015
SHEET 3 OF 13
FILE: 12-109

EXISTING CONDITIONS

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Wed, Dec 21 2015 - 8:16:07am

TEXT LEGEND:

- °= DEGREES
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- DSP= DEVELOPMENT SITE PLAN
- DSUP= DEVELOPMENT SPECIAL USE PERMIT
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- FDC= FIRE DEPT. CONNECTION
- FF= FINISH FLOOR
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- FT.= FEET
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- G/V= GAS VALVE
- G/M= GAS METER
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- ICV= IRRIGATION CONTROL VALVE
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- INV.= INVERT
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- MPH= MILES PER HOUR
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- VCS= VIRGINIA COORDINATE SYSTEM
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- W= WATT
- W= WEST
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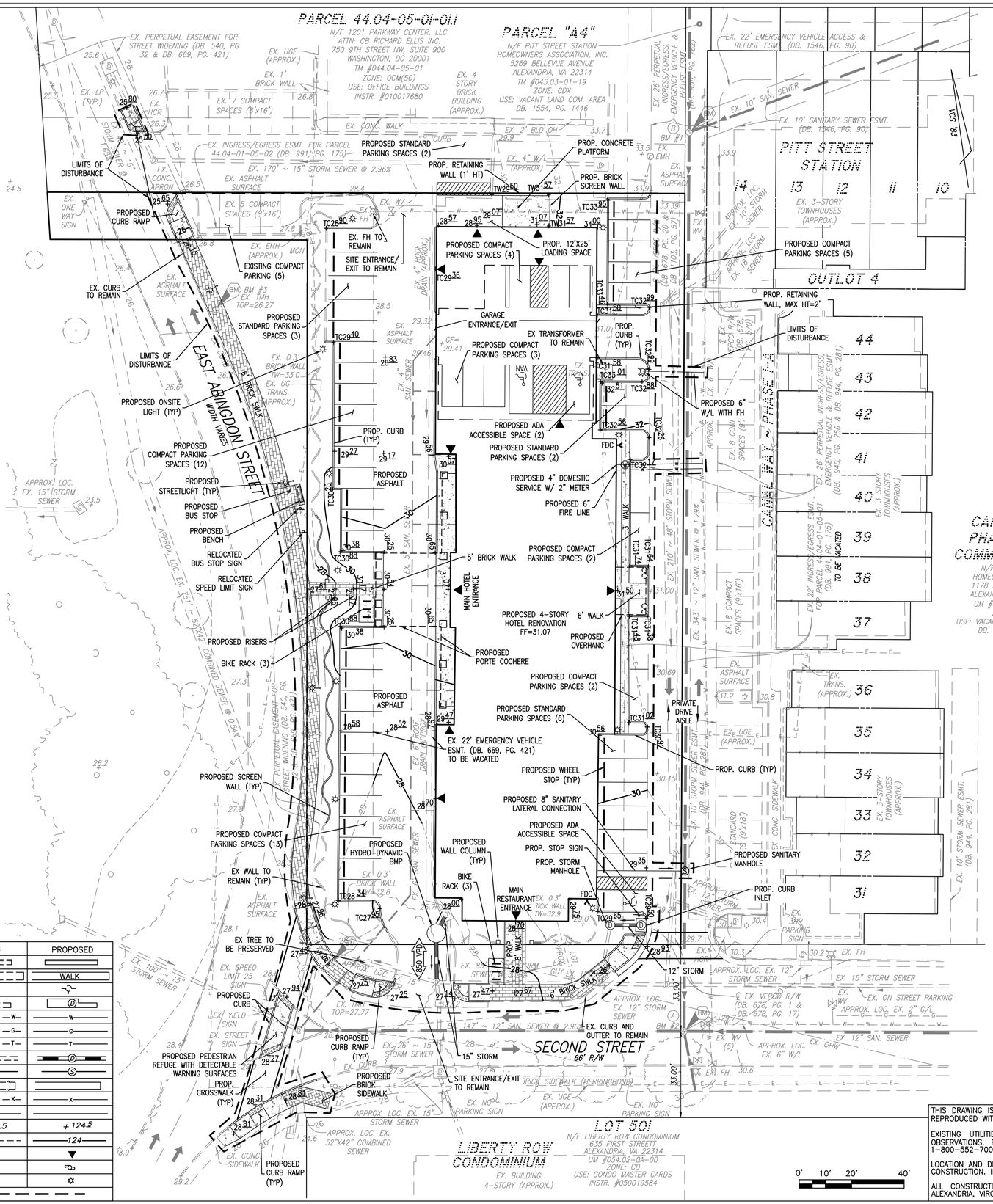
CIVIL LEGEND:

ITEM	EXISTING	PROPOSED
CURB & GUTTER		
CONC. WALK	WALK	WALK
FIRE HYDRANT		
STRUCTURES		
WATER MAINS	W	W
GAS MAINS	G	G
TELEPHONE LINES	T	T
STORM SEWER	D	D
SANITARY SEWER	S	S
PAVING		
FENCES	X	X
POWER LINES		
SPOT ELEVATIONS	+124.5	+124.5
CONTOURS	124	124
BUILDING ENTRANCES	▽	▼
UTILITY POLE		
LIGHT POLE	☼	☼
LIMITS OF DISTURBANCE		



GENERAL NOTES:

1. TAX MAP: #044.04-05-02
2. ZONE: CD
3. USE: HOTEL/RESTAURANT
4. OWNER: CIA COLONY INN LLC
   3147 WOODLAND LANE
   ALEXANDRIA, VA 22309
5. TOPOGRAPHIC SURVEY WAS RUN BY THIS FIRM. VERTICAL DATUM USED = NAVD '88
   MONUMENT = CITY OF ALEXANDRIA GPS 44. ELEVATION = 29.43'

   BOUNDARY REFERENCED TO VIRGINIA COORDINATE SYSTEM, 1983. MONUMENTS USED:
   CITY OF ALEXANDRIA GPS #44. N = 6,983,605.74 E = 11,897,590.11
   CITY OF ALEXANDRIA GPS #500. N = 6,983,871.31 E = 11,898,947.54
6. TITLE COMMITMENT FURNISHED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 192001411, EFFECTIVE DATE AUGUST 1, 2012 AND IS RELIED UPON AS ACCURATE BY THE SURVEYOR.
   PLAT SUBJECT TO RESTRICTIONS OF RECORD.
7. TOTAL SITE AREA = 42,746 S.F. OR 0.9813 AC.

STORM OUTFALL

SEE SHEETS 6, 7 AND 8 FOR STORM SEWER, WATER QUALITY CONTROL MEASURES AND PROPOSED OUTFALL ANALYSIS, RESPECTIVELY.

SANITARY SEWER OUTFALL NARRATIVE

THE EXISTING USE (HOTEL) PRODUCES AN AVERAGE DAILY FLOW OF APPROXIMATELY 25,480 GALLONS PER DAY (130 GPD/ROOM X 49 ROOMS X 4.0 PEAK FACTOR). THE PROPOSED USE (HOTEL & RESTAURANT) PRODUCES 61,400 GALLONS PER DAY (130 GPD/ROOM X 95 ROOMS X 4.0 PEAK FACTOR + 50 GPD/SEAT X 60 SEATS X 4.0 PEAK FACTOR). THE TOTAL FLOW FROM THE THE PROPOSED USED EXCEEDS 10,000 GPD; A DETAILED SANITARY SEWER OUTFALL ANALYSIS IS SHOWN ON SHEET 12.

GREEN BUILDING NARRATIVE

THIS PROJECT WILL COMPLY WITH THE CITY'S GREEN BUILDING POLICY. ADDITIONAL INFORMATION TO BE PROVIDED WITH THE FINAL SITE PLAN SUBMISSION.

FIRE HYDRANT FLOW INFORMATION

(PROVIDED BY VIRGINIA AMERICAN WATER)
HYDRANT NUMBER: 1274 (SECOND STREET AND EAST ABINGDON STREET)

STATIC	=	49 PSI
RESIDUAL	=	39 PSI
FLOW	=	1,488 GPM
Q_{20}	=	2,644 GPM

FIRE SERVICE NOTE:

FIRE TRUCK ACCESS AND TURNING MOVEMENTS ARE SHOWN ON SHEET 11. THE EXISTING FIRE HYDRANT LOCATED ON SECOND STREET AND THE PROPOSED FIRE HYDRANT AT THE NORTHEAST BUILDING CORNER MAY BE USED TO SERVE THE PROPOSED DEVELOPMENT. SEE FLOW INFORMATION, THIS SHEET. A DETAILED FIRE SAFETY PLAN WILL BE INCLUDED WITH FINAL SITE PLAN SUBMISSION.

ARCHAEOLOGY NOTES:

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.

THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAYS.

ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED IN COMPLIANCE WITH SECTION 11-411 OF THE ZONING ORDINANCE.

LEGEND

- BRICK SIDEWALK (WASHINGTON STREET GUIDELINES)
- BRICK SIDEWALK (HERRINGBONE)
- CONCRETE PAVEMENT
- ZONING DISTRICT BOUNDARY LINE

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APPROVED
SPECIAL USE PERMIT NO. 2014-0043

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. DATE

R.C. FIELDS & ASSOCIATES, INC.
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COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047863
DECEMBER 21, 2015
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
1101 NORTH WASHINGTON STREET
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

CHECKED: ACS
DESIGN: AWB
SCALE: 1" = 20'
DATE: AUG 2015
SHEET 4 OF 13
FILE: 12-109

PRELIMINARY SITE PLAN

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Wed, Dec 21 2015 - 8:16:12am

TEXT LEGEND:

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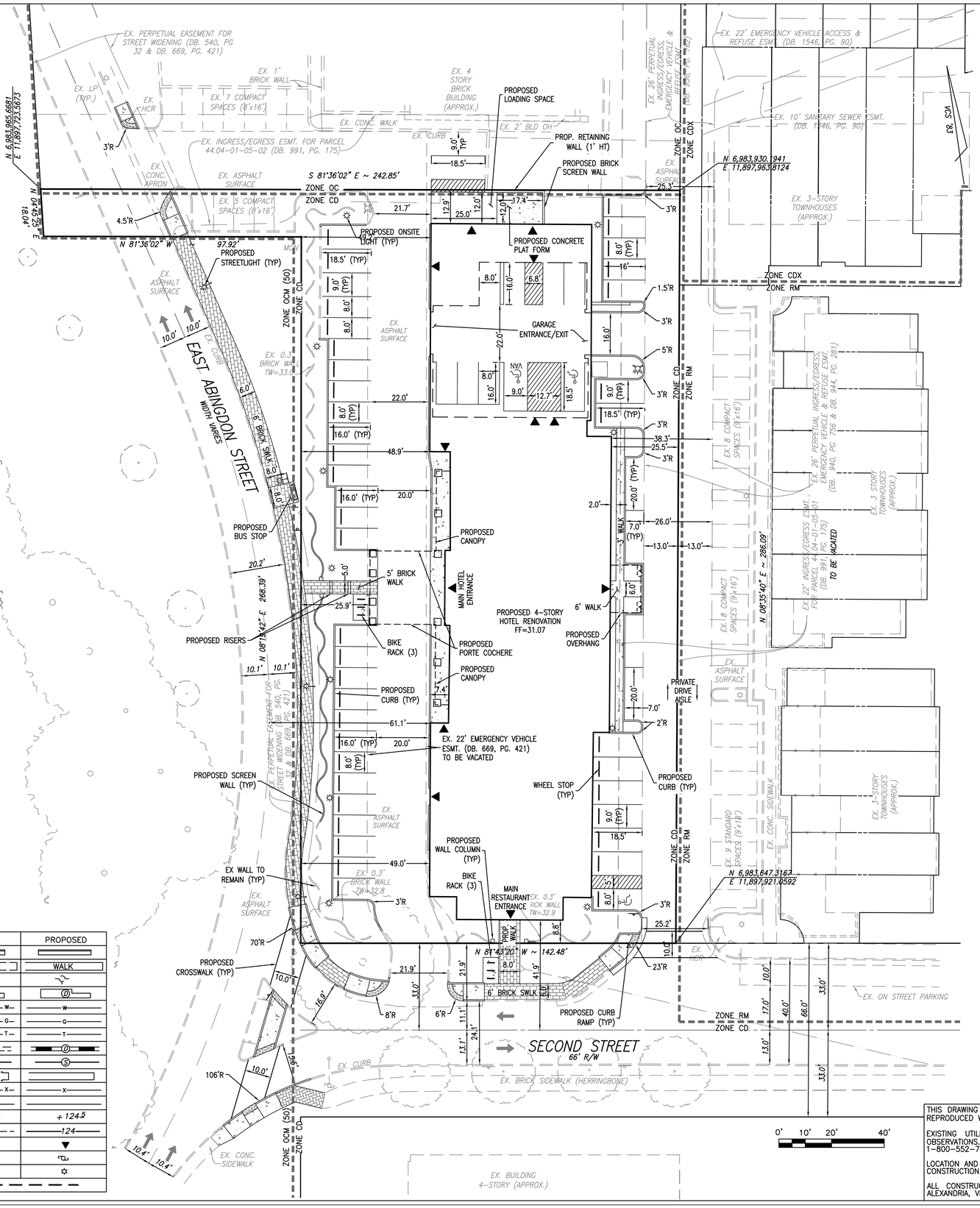
CIVIL LEGEND:

ITEM	EXISTING	PROPOSED
CURB & GUTTER		
CONC. WALK	WALK	WALK
FIRE HYDRANT		
STRUCTURES		
WATER MAINS	—W—W—W—W—	—W—
GAS MAINS	—G—G—G—	—G—
TELEPHONE LINES	—T—T—T—	—T—
STORM SEWER	—D—	—D—
SANITARY SEWER	—S—	—S—
PAVING		
FENCES	—X—X—X—	—X—
POWER LINES		
SPOT ELEVATIONS	+124.5	+124.5
CONTOURS	—124—	—124—
BUILDING ENTRANCES	▽	▼
UTILITY POLE		
LIGHT POLE		
LIMITS OF DISTURBANCE		



ARCHAEOLOGY NOTES:

THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY (703/746-4399) TWO WEEKS BEFORE THE STARTING DATE OF ANY GROUND DISTURBANCE SO THAT A MONITORING AND INSPECTION SCHEDULE FOR CITY ARCHAEOLOGISTS CAN BE ARRANGED.

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.

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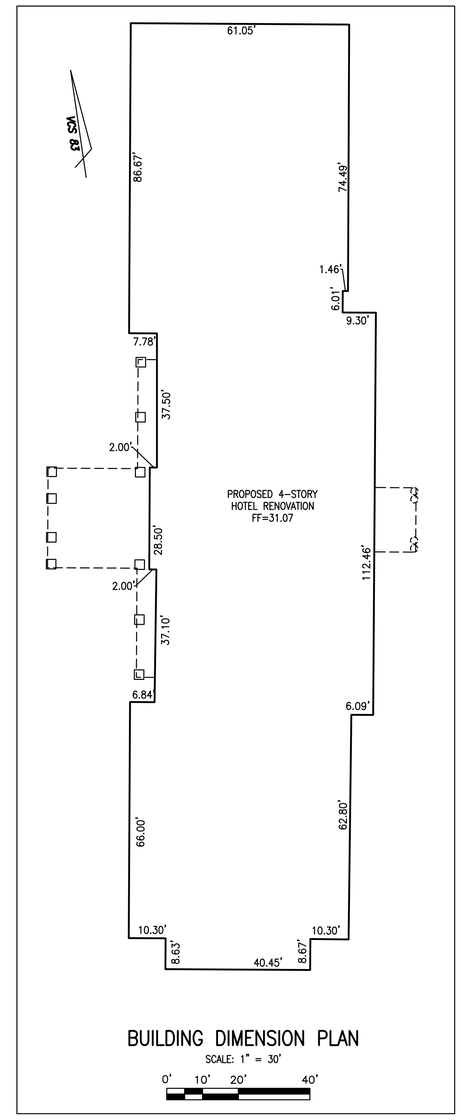

BUILDING DIMENSION PLAN
SCALE: 1" = 30'

LEGEND

- BRICK SIDEWALK (WASHINGTON STREET GUIDELINES)
- BRICK SIDEWALK (HERRINGBONE)
- CONCRETE PAVEMENT
- ZONING DISTRICT BOUNDARY LINE

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APPROVED
SPECIAL USE PERMIT NO. 2014-0043
DEPARTMENT OF PLANNING & ZONING
DIRECTOR — DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR — DATE
CHAIRMAN, PLANNING COMMISSION — DATE
DATE RECORDED
INSTRUMENT NO. — DEED BOOK NO. — DATE

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COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047863
DECEMBER 21, 2015
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
1101 NORTH WASHINGTON STREET
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

CHECKED: ACS
DESIGN: AWB
SCALE: 1" = 20'
DATE: AUG 2015
SHEET 5 OF 13
FILE: 12-109

SITE DIMENSION PLAN

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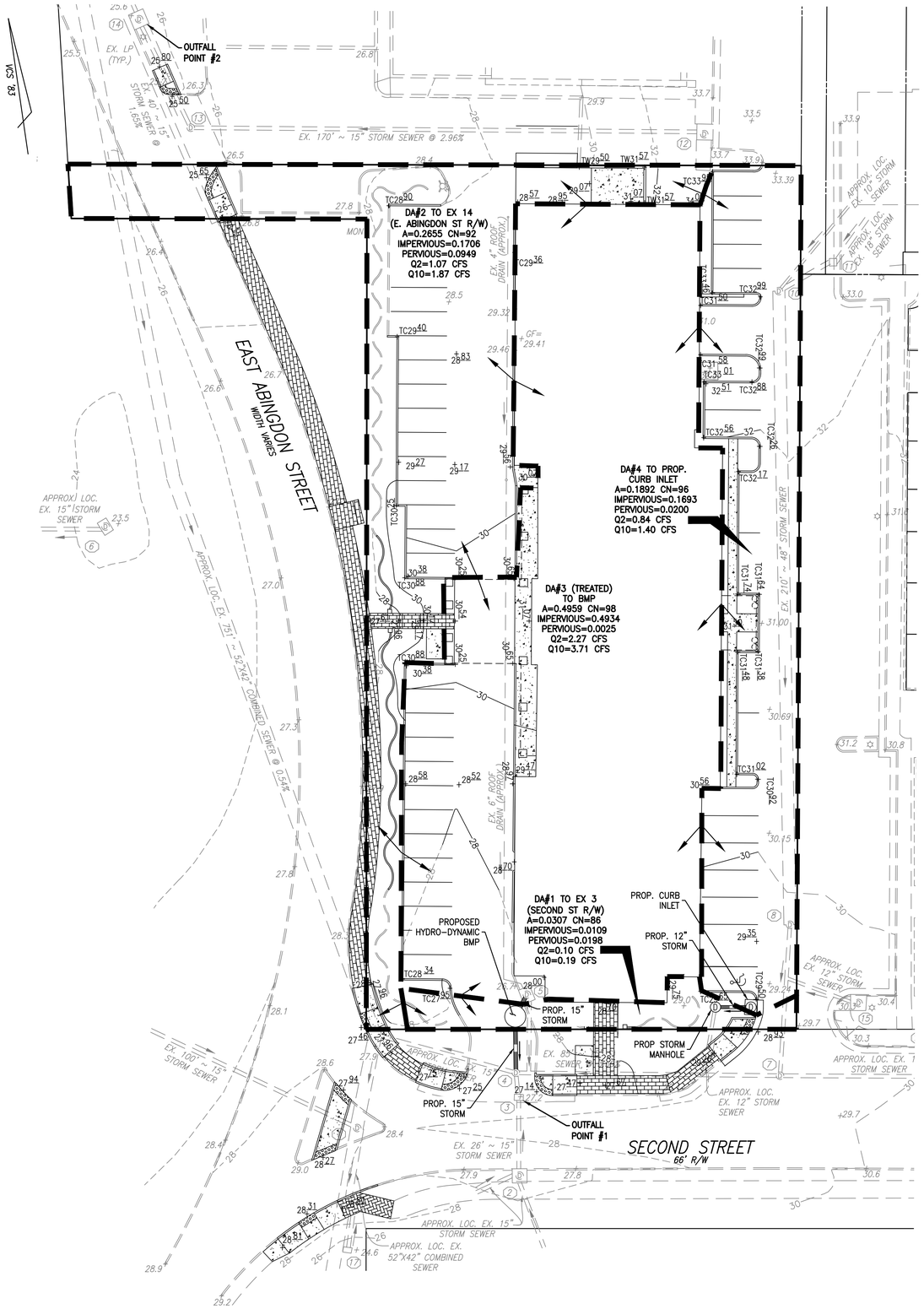
Mon, Dec 21, 2015 - 8:18:20am



WATER QUALITY/QUANTITY COMPLIANCE NARRATIVE:

PRE-DEVELOPMENT CONDITIONS:
THIS 0.98 ACRE SITE IS LOCATED IN THE POTOMAC RIVER WATERSHED. THE SITE IS CURRENTLY OCCUPIED BY A HOTEL ACCOMPANIED BY PARKING AND SPARSELY LANDSCAPED OPEN SPACE. THE SUBJECT PROPERTY HAS TWO POINTS OF OUTFALL. THE MAJORITY OF THE SITE DRAINS SOUTH TO BE COLLECTED BY AN EXISTING UNDERGROUND STORM SEWER SYSTEM WHICH THEN CONVEYS STORMWATER RUNOFF TOWARDS THE SECOND STREET RIGHT-OF-WAY. THE REMAINING PORTION OF THE SITE SHEETS FLOWS TOWARDS THE NORTH TO BE COLLECTED BY AN EXISTING CURB INLET LOCATED NEAR THE EAST ABINGDON STREET RIGHT-OF-WAY.

POST-DEVELOPMENT CONDITIONS:
THE REDEVELOPMENT OF THE PROJECT PROPOSES A 5-STORY HOTEL AND RESTAURANT, A RENOVATED SURFACE PARKING LAYOUT AND IMPROVED STREETSCAPE/OPEN SPACE. IN PROPOSED CONDITIONS THE POINTS OF OUTFALL REMAIN THE SAME WITH THE MAJORITY OF THE SITE CONTINUING TO DRAIN SOUTH TO AN UNDERGROUND STORM SEWER SYSTEM WHICH THEN CONVEYS RUNOFF TOWARDS THE SECOND STREET RIGHT-OF-WAY. THE REMAINING PORTION OF THE SITE CONTINUES TO SHEET FLOW IN A NORTHERLY DIRECTION TO BE COLLECTED BY AN EXISTING CURB INLET LOCATED NEAR THE EAST ABINGDON STREET RIGHT-OF-WAY.

STORMWATER QUANTITY:
THIS PLAN PROPOSES A DECREASE IN THE OVERALL IMPERVIOUS AREA ON THE SUBJECT SITE WHICH RESULTS IN A DECREASE OF THE PEAK RATE OF RUNOFF ASSOCIATED WITH THE 10 YEAR 24 HOUR (SEE STORMWATER RUNOFF COMPUTATIONS, THIS SHEET). DUE TO THE REDUCTION IN RUNOFF, NO DETENTION IS REQUIRED FOR THIS PROJECT PER SECTION 13-109F(2)(b)(ii) OF THE CITY OF ALEXANDRIA ZONING ORDINANCE.

STORMWATER QUALITY:
A BEST MANAGEMENT PRACTICE (BMP) FACILITY IS PROPOSED TO TREAT THE MAJORITY OF RUNOFF FROM PROPOSED IMPERVIOUS AREAS OF THE SITE. A CONTRIBUTION TO THE ALEXANDRIA WATER QUALITY IMPROVEMENT FUND WILL BE MADE FOR THE REMAINDER OF THE WATER QUALITY VOLUME NOT TREATED FOR THIS SITE. COMPLIANCE NARRATIVES AND COMPUTATIONS PER CITY CODE SECTION 13-109E ARE PROVIDED ON SHEET 6.

STORMWATER RUNOFF COMPUTATIONS:

I. PROJECT AREA = 42,746 SQ.FT. OR 0.9813 ACRES

EXISTING IMPERVIOUS AREA = 36,821 SQ.FT. OR 0.8453 ACRES
PROPOSED IMPERVIOUS AREA = 36,768 SQ.FT. OR 0.8441 ACRES

II. WEIGHTED "CN" FACTOR CALCULATION

PRE-DEVELOPMENT "CN" = (80 X 0.1360 + 98 X 0.8453) ÷ 0.9813 = 96
POST-DEVELOPMENT "CN" = (80 X 0.1372 + 98 X 0.8441) ÷ 0.9813 = 95

III. PEAK DISCHARGE FOR DESIGN STORMS (Tc = 5 MIN)
PEAK DISCHARGE FLOWS WERE CALCULATED USING HYDROCAD SOFTWARE/SCS TR-20 METHOD.

PRE-DEVELOPMENT
Q_2 PRE = 4.35 CFS
Q_{10} PRE = 7.24 CFS

POST-DEVELOPMENT
Q_2 POST = 4.26 CFS
Q_{10} POST = 7.17 CFS

IV. POST-DEVELOPMENT DECREASES

Q_2 DECREASE = 0.09 CFS
Q_{10} DECREASE = 0.07 CFS

V. DETENTION VOLUME
DETENTION VOLUME ESTIMATES DECREASE IN RUNOFF, THEREFORE NO DETENTION IS REQUIRED.

EXISTING SEWER SCHEDULE

(A) *BENCHMARK #1*
EX. SAN. MH
TOP=29.38
INV.IN=20.98(10",S)
INV.IN=20.68(12",N)
INV.IN=20.48(12",E)
INV.OUT=20.38(12")

(B) *BENCHMARK #2*
EX. SAN. MH
TOP=33.83
INV.IN=26.93(10",NE)
INV.IN=26.83(12",N)
INV.OUT=26.83(12")

(1) *EX. COMB. MH*
TOP=28.52
INV.IN=21.52(15",W)
INV.IN=16.12(12",E)
INV.IN=14.72(52",N)
INV.OUT=14.67(52"x42")

(2) *EX. CURB INLET*
TOP=27.61
INV.IN=22.31(15",S)
INV.IN=21.71(15",W)
INV.OUT=21.31(15")

(3) *EX. GRATE INLET*
TOP=27.16
INV.IN=22.06(15",N)
INV.OUT=20.96(15",S)

(4) *EX. STORM MH*
TOP=27.39
INV.IN=20.39(15",S)
INV.IN=19.39(15",E)
INV.OUT=19.29(15")

(5) *EX. CURB INLET*
TOP=26.96
INV.IN=22.76(8")
INV.OUT=22.46(15")

(6) *EX. STORM INLET*
TOP=23.54
INV.OUT=17.04(15")

(7) *EX. STORM MH*
TOP=29.31
INV.IN=22.61(15",E)
INV.IN=22.61(15",N)
INV.OUT=22.51(15")

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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STORMWATER MANAGEMENT PLAN

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Mon, Dec 21, 2015 - 8:16:22am

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

Project Name: 1101 North Washington Street
Date: May 2015

data input cells
calculation cells
constant values

Post-ReDevelopment Project & Land Cover Information

Total Disturbed Acreage 1.15

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	0.14	0.14
Impervious Cover (acres)	0.00	0.00	0.00	0.85	0.85
				Total	0.98

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	0.14	0.14
Impervious Cover (acres)	0.00	0.00	0.00	0.84	0.84
				Total	0.98
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)	0.14	0.14
Composite Rv(turf)	0.25	0.25
% Managed Turf	14%	14%
Impervious Cover (acres)	0.85	0.85
Rv(impervious)	0.95	0.95
% Impervious	86%	86%
Total Site Area (acres)	0.98	0.98
Site Rv	0.85	0.85
Pre-Development Treatment Volume (acre-ft)	0.0698	0.0698
Pre-Development Treatment Volume (cubic feet)	3,038	3,038
Pre-Development Load (TP) (lb/yr)	1.91	1.91
Pre-Development Load (TN) (lb/yr)	13.66	

Land Cover Summary Post-ReDevelopment	
Forest/Open Space Cover	0.00
Composite Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	0.14
Composite Rv(turf)	0.25
% Managed Turf	14%
ReDev. Impervious Cover (acres)	0.84
Rv(impervious)	0.95
% Impervious	86%
Total ReDev. Site Area (acres)	0.98
ReDev. Site Rv	0.85
Post-ReDevelopment Treatment Volume (acre-ft)	0.0697
Post-ReDevelopment Treatment Volume (cubic feet)	3,035
Post-ReDevelopment Load (TP) (lb/yr)	1.91
Post-Development Load (TN) (lb/yr)	13.64

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

[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 requriement for the new impervious cover to meet the new development load limit is computed in **Column I**.

Maximum % Reduction Required Below Pre-ReDevelopment Load	20%
TP Load Reduction Required for Redeveloped Area (lb/yr)	0.38
Total Load Reduction Required (lb/yr)	**0.38**
TP Load Reduction Required for New Impervious Area (lb/yr)	0.00
Post-Development Load (TN) (lb/yr)	13.64

Drainage Area A

Drainage Area A 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	0.00	0.00	0.25
Impervious Cover (acres)	0.00	0.00	0.00	0.49	0.49	0.95
				Total	0.50	

Post Development Treatment Volume (cf) 1704

Apply Practices that Remove Pollutants but Do Not Reduce Runoff Volume

Practice	Unit	Description of Credit	Credit	Area (excluding areas treated by upstream practices)	Runoff from Upstream RR Practices (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.)
14. Manufactured BMP												
14. Manufactured BMP Facility	impervious acres draining to device	0% runoff volume reduction	0.00	0.49	0.00	0	1701	40	0.00	1.07	0.43	0.64
	turf acres draining to device	0% runoff volume reduction	0.00	0.00	0.00	0	9	40	0.00	0.00	0.00	0.00

Phosphorous

TOTAL PHOSPHOROUS LOAD REDUCTION REQUIRED (LB/YEAR)	0.38
RUNOFF REDUCTION (cf)	0
PHOSPHOROUS LOAD REDUCTION ACHIEVED (LB/YR)	0.43
ADJUSTED POST-DEVELOPMENT PHOSPHOROUS LOAD (TP) (lb/yr)	1.48
REMAINING PHOSPHOROUS LOAD REDUCTION (LB/YR) NEEDED	CONGRATULATIONS!! YOU EXCEEDED THE TARGET REDUCTION BY 0 LB/YEAR!!

STORM WATER QUALITY NARRATIVE (CITY CODE SECTION 13-109E COMPLIANCE):

THE PROPOSED REDEVELOPMENT (APPROXIMATELY 1.15 ACRES OF DISTURBANCE) GENERATES A NET DECREASE OF IMPERVIOUS AREA FROM PRE-DEVELOPMENT CONDITIONS. PER CITY CODE SECTION 13-109E-(2)(a), DEVELOPMENT OF PRIOR DEVELOPED LANDS DISTURBING GREATER THAN 1 ACRE AND RESULTING IN NO NET INCREASE IN IMPERVIOUS AREA MUST RESULT IN A 20% DECREASE IN PHOSPHORUS LOADING FROM THE PRE-DEVELOPMENT TOTAL PHOSPHORUS LOAD.

THE VIRGINIA RUNOFF REDUCTION METHOD WAS UTILIZED TO DETERMINE THE STORM WATER QUALITY MANAGEMENT PERFORMANCE REQUIREMENTS FOR THIS PROJECT. COMPUTATIONS PROVIDED ON SHEET 6 DEMONSTRATE A NET DECREASE OF IMPERVIOUS AREA. A BMP FACILITY IS ALSO PROPOSED WITH THIS DEVELOPMENT. THIS WILL RESULT IN A 22.5% ([1-(1.48/1.91)]*100% = 22.5%) REDUCTION OF PHOSPHOROUS LOAD FROM THE SITE WHICH IS GREATER THAN THE MINIMUM REQUIREMENT OF 20% (SEE SPREADSHEET ON THIS SHEET). THEREFORE, THE WATER QUALITY MANAGEMENT PERFORMANCE REQUIREMENTS FOR THE PROPOSED DEVELOPMENT PER CITY CODE SECTION 13-109E-(4)(a) HAVE BEEN MET.

A CONTRIBUTION TO THE ALEXANDRIA WATER QUALITY IMPROVEMENT FUND WILL BE MADE FOR THAT PORTION OF THE WATER QUALITY VOLUME NOT TREATED IN COMPLIANCE WITH CITY CODE SECTION 13-109E-(5) AND SECTION 13-110.

PROJECT DESCRIPTION

REDEVELOPMENT - HOTEL

DRAINAGE AREA	IMPERVIOUS	PERVIOUS	TOTAL
PROJECT AREA	0.8441	0.1372	0.9813
ON-SITE TREATED	0.4934	0.0025	0.4959
OFF-SITE TREATED	0.0000	0.0000	0.0000
TOTAL TREATED	0.4934	0.0025	0.4959
ON-SITE IMPERVIOUS AREAS DISCONNECTED BY A VEGETATIVE BUFFER	N/A		
TOTAL TREATED OR DISCONNECTED			0.4959

WATER QUALITY VOLUME DEFAULT

PROPOSED IMPERVIOUS: 0.8441 AC
TREATMENT OF FIRST HALF INCH OF RUNOFF: 1,815 X 0.8441 = 1,532 CU. FT. WQV REQUIRED

WATER TREATMENT ON-SITE

BMP TYPE	AREA TREATED BY BMP (ACRES)	IMPERVIOUS AREA TREATED BY BMP (ACRES)	BMP EFFICIENCY (%)
HYDRO-DYNAMIC	0.4959	0.4934	40%

TOTAL WQV TREATED: NO
WATER QUALITY VOLUME REQUIRED = 1,532 CU. FT.
WATER QUALITY VOLUME TREATED = 1,815 X 0.4934 = 896 CU. FT.
PERCENT OF WATER QUALITY VOLUME TREATED = 58%
DETENTION ON SITE: NO
PROJECT IS WITHIN WHICH WATERSHED? POTOMAC RIVER
PROJECT DISCHARGES TO WHICH BODY OF WATER? POTOMAC RIVER

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STORMWATER MANAGEMENT PLAN

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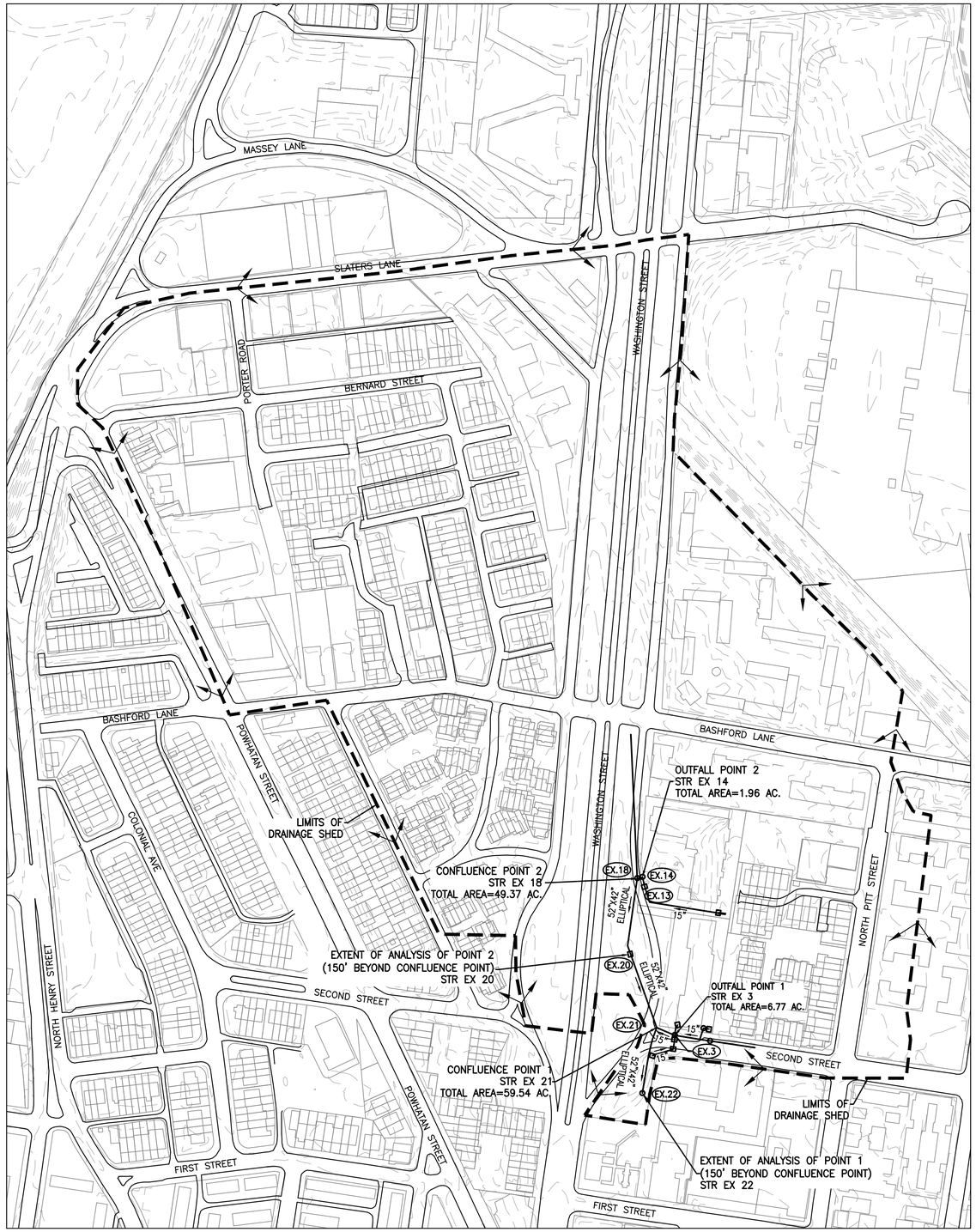

OUTFALL MAP
SCALE: 1" = 150'

STORMWATER OUTFALL NARRATIVE:

PRE-DEVELOPMENT CONDITIONS:
THE 0.98 ACRE SITE IS LOCATED IN THE POTOMAC RIVER WATERSHED. IN EXISTING CONDITIONS, THE SITE CONSISTS OF A HOTEL WITH ASSOCIATED PARKING AND VERY LITTLE LANDSCAPED OPEN SPACE. THE PROJECT SITE HAS TWO OUTFALL POINTS.

OUTFALL #1: THE MAJORITY OF THE PROJECT SITE DRAINS TO THE EXISTING STORM SYSTEM IN THE SECOND STREET RIGHT-OF-WAY. RUNOFF FROM THE BUILDING AND THE MAJORITY OF THE SURFACE PARKING IS COLLECTED IN AN UNDERGROUND STORM SEWER SYSTEM THAT CONNECTS TO THE CITY MAINTAINED STORM SEWER SYSTEM LOCATED IN THE SECOND STREET RIGHT-OF-WAY. DRAINAGE IS CONVEYED WEST WHERE IS JOINS THE COMBINED SEWER SYSTEM WITHIN 15' OF THE PROJECT SITE. AT THIS POINT THE RUNOFF CONTINUES SOUTH IN THE EXISTING 52" X 42" COMBINED SEWER AND OUTFALLS TO THE POTOMAC RIVER.

OUTFALL #2: THE REMAINDER OF THE RUNOFF FROM THE PROJECT SITE EXITS THE PROPERTY AS NON-CONCENTRATED SHEET FLOW. A PORTION OF THE RUNOFF FROM THE PARKING LOT AND LANDSCAPED AREA FLOWS NORTHWEST TO THE EAST ABINGDON STREET RIGHT-OF-WAY AND IS COLLECTED BY STRUCTURE EX. 14. RUNOFF IS THEN CONVEYED NORTH VIA THE CITY MAINTAINED STORM SYSTEM WHERE IT JOINS AN EXISTING COMBINED SEWER SYSTEM APPROXIMATELY 75' FROM THE PROJECT SITE. DRAINAGE IS THEN CONVEYED SOUTH TO JOIN THE RUNOFF DESCRIBED IN OUTFALL #1 WHICH EVENTUALLY OUTFALLS TO THE POTOMAC RIVER.

POST-DEVELOPMENT CONDITIONS:
THE REDEVELOPMENT OF THE PROJECT PROPOSES A 4-STORY HOTEL WITH RESTAURANT AREA, RENOVATED SURFACE PARKING LAYOUT AND IMPROVED STREETSCAPE/OPEN SPACE. OVERALL IMPERVIOUS AREA WILL DECREASE WITH THE PROPOSED CONSTRUCTION. THE SITE WILL MAINTAIN TWO OUTFALL POINTS AS IN PRE-DEVELOPMENT CONDITIONS.

OUTFALL #1: AS IN EXISTING CONDITIONS, RUNOFF FROM THE BUILDING AND THE MAJORITY OF THE SURFACE PARKING IS COLLECTED IN AN UNDERGROUND STORM SEWER SYSTEM THAT CONNECTS TO THE CITY MAINTAINED STORM SEWER SYSTEM LOCATED IN THE SECOND STREET RIGHT-OF-WAY. DRAINAGE IS CONVEYED WEST WHERE IS JOINS THE COMBINED SEWER SYSTEM WITHIN 15' OF THE PROJECT SITE. AT THIS POINT THE RUNOFF CONTINUES SOUTH IN THE EXISTING 52" X 42" COMBINED SEWER AND OUTFALLS TO THE POTOMAC RIVER.

OUTFALL #2: A SMALL PORTION OF RUNOFF FROM THE FRONT SURFACE PARKING LOT AND LANDSCAPED OPEN SPACE EXITS THE SITE AS SHEET FLOW AND IS CAPTURED BY AN EXISTING CURB INLET (STRUCTURE EX. 14) WITHIN THE EAST ABINGDON STREET RIGHT-OF WAY. THIS SYSTEM CONTINUES SOUTH VIA THE CITY MAINTAINED COMBINED SEWER TO JOIN THE RUNOFF FROM OUTFALL #1 AS IN EXISTING CONDITIONS.

CONCLUSION:
THE POINT OF OUTFALL FOR OUTFALL #1 IS THE EXISTING GRATE INLET (EX 3) LOCATED SOUTH OF THE PROPERTY WITHIN SECOND STREET. THE POINT OF OUTFALL FOR OUTFALL #2 IS THE EXISTING CURB INLET (EX 14) LOCATED NORTHWEST OF THE PROPERTY WITHIN EAST ABINGDON DRIVE. THE LIMITS OF ANALYSIS INCLUDES ANALYZING THE OUTFALL SYSTEM 150' BEYOND THE POINT WHERE THE OUTFALL DRAINAGE AREA IS JOINED BY ANOTHER WATERSHED GREATER THAN 90% OF THE OUTFALL DRAINAGE AREA (POINT OF CONFLUENCE). FOR OUTFALL #1 THE END OF ANALYSIS IS THE EXISTING MANHOLE (EX 22) LOCATED SOUTH OF SECOND STREET AND FOR OUTFALL #2 IS THE EXISTING MANHOLE (EX 20) LOCATED IN THE GRASS FIELD BETWEEN WASHINGTON STREET AND EAST ABINGDON DRIVE. OUTFALL ANALYSIS COMPUTATIONS AND DRAINAGE AREA MAP WILL BE PROVIDED WITH THE FINAL SITE PLAN SUBMISSION.

COMPUTATIONS, TO BE PROVIDED WITH THE FINAL SITE PLAN SUBMISSION, WILL DEMONSTRATE THAT THE EXISTING SYSTEM EXPERIENCES LOCALIZED FLOODING IN EXISTING CONDITIONS AND THAT THE PEAK FLOW RATE IS BEING REDUCED WITH THE PROPOSED DEVELOPMENT. THE FLOOD PROTECTION FOR THIS SITE IS THEREFORE IN COMPLIANCE WITH SECTION 13-109F(2)(b)(ii). DUE TO SITE DRAINAGE OUTFALLING TO AN EXISTING UNDERSIZED STORM SEWER SYSTEM, NO OFFSITE IMPROVEMENTS TO THE SYSTEM ARE REQUIRED.

PER THE LIMITS OF ANALYSIS PER CITY CODE SECTION 13-109F-2(d)(i) AND REDUCED POST-DEVELOPMENT RUNOFF RATE FOR THE 10-YEAR, 24-HOUR STORM, THE PROJECT POST-DEVELOPMENT RUNOFF WILL NOT EXACERBATE ANY EXISTING DOWNSTREAM CAPACITY CONDITIONS.

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SPECIAL USE PERMIT NO. 2014-0043
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. DATE

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COMMONWEALTH OF VIRGINIA
ANDREA SPRUCH
Lic. No. 047863
DECEMBER 21, 2015
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
1101 NORTH WASHINGTON STREET
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

CHECKED: ACS
DESIGN: AWB
SCALE: 1" = 150'
DATE: AUG 2015
SHEET 8 OF 13
FILE: 12-109

OUTFALL ANALYSIS

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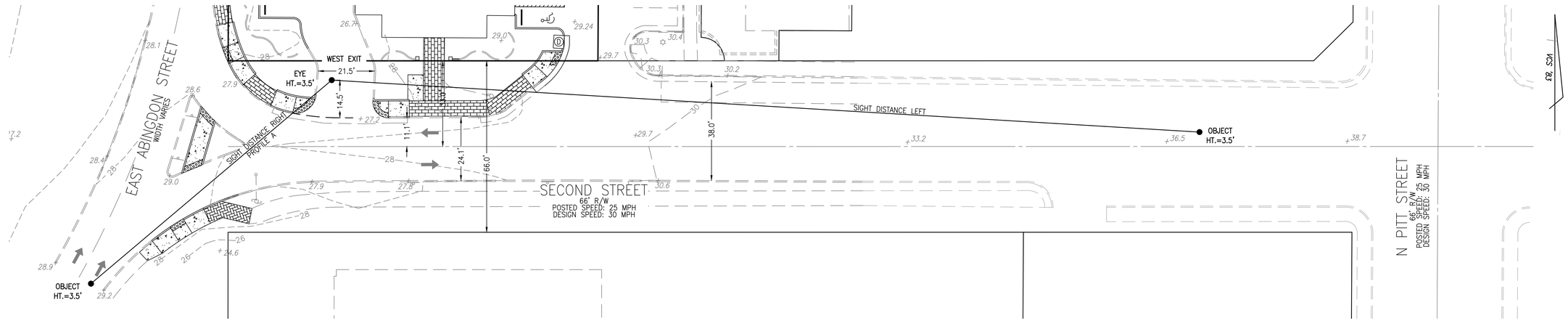


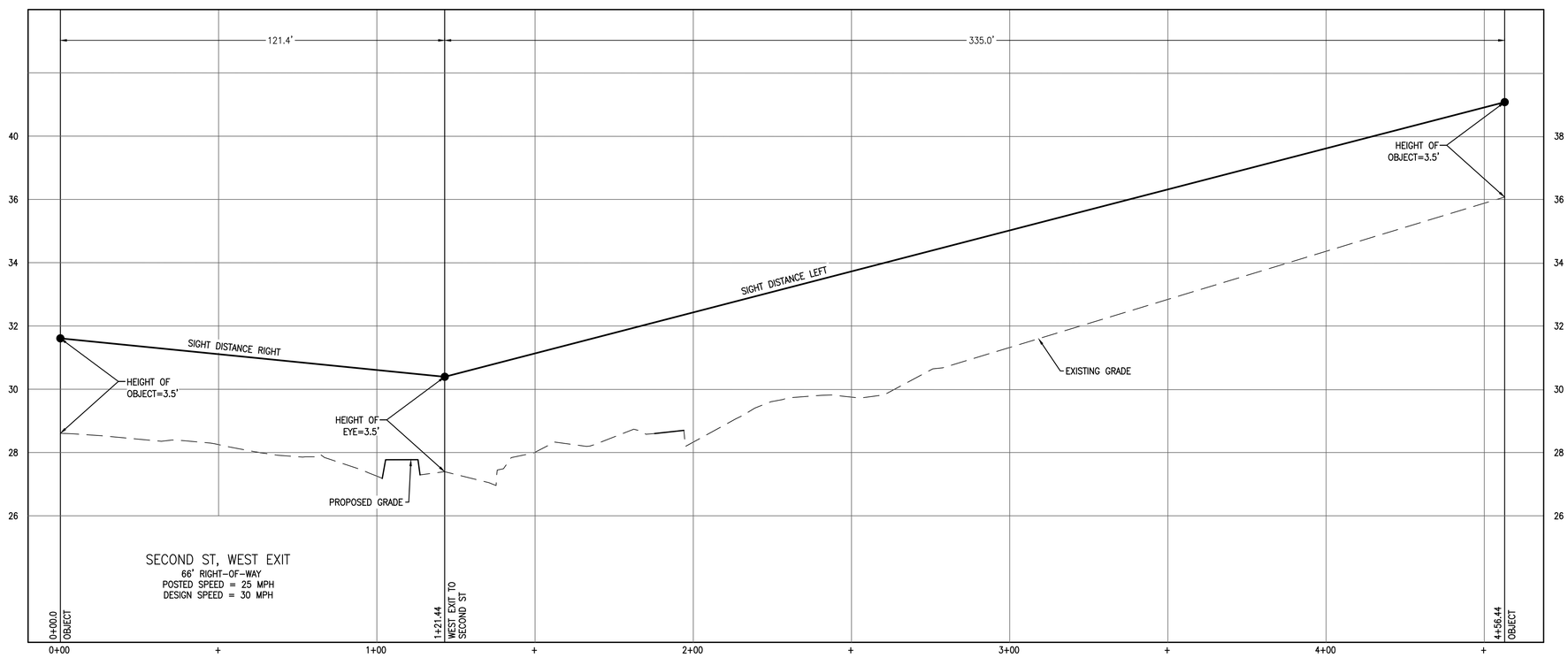
SIGHT DISTANCE PLAN

SCALE: 1" = 20'

PLAN VIEW SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



SIGHT DISTANCE PROFILE A

SCALE: HORIZONTAL: 1" = 20'
VERTICAL: 1" = 2'

HORIZ. PROFILE SCALE

20 0 10 20

(IN FEET)
1 inch = 20 ft.

VERT. PROFILE SCALE

2 0 1 2

(IN FEET)
1 inch = 2 ft.

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SHEET 9 OF 13
FILE: 12-109

SIGHT DISTANCE PLAN AND PROFILE

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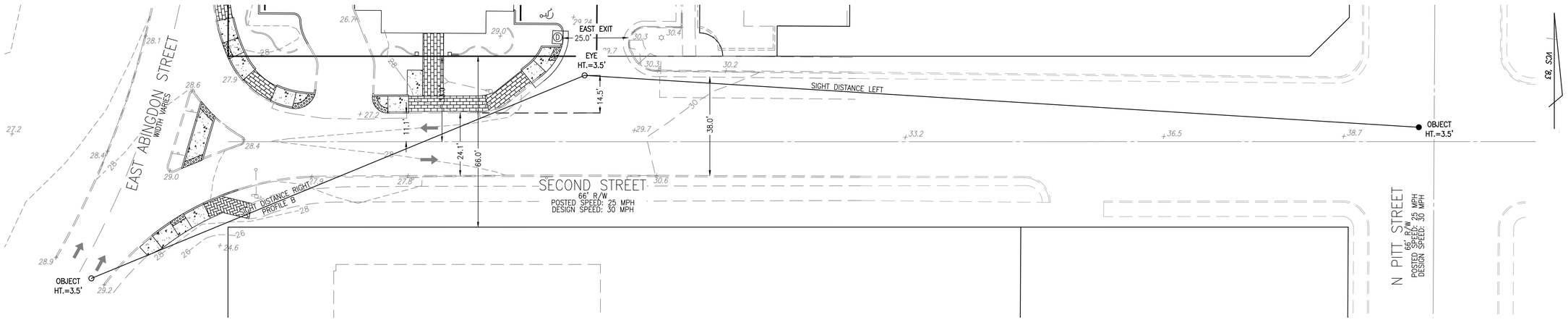


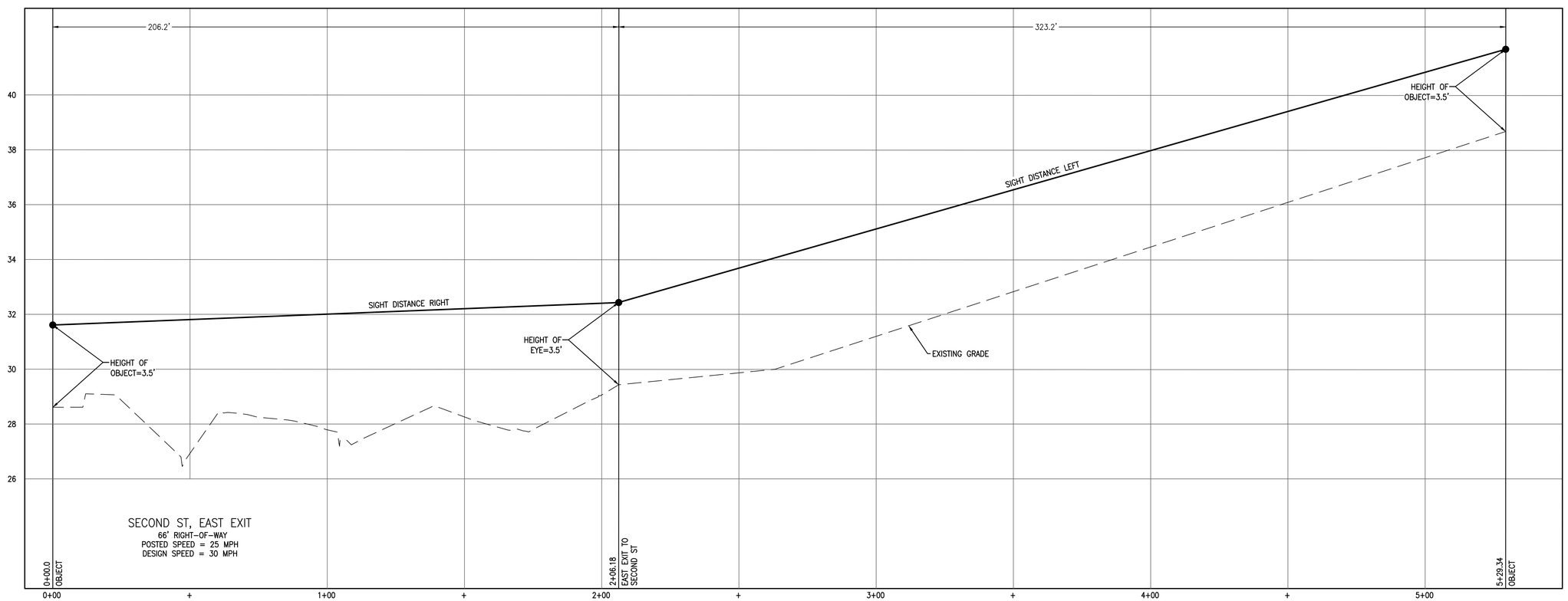
SIGHT DISTANCE PLAN

SCALE: 1" = 20'

PLAN VIEW SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



SIGHT DISTANCE PROFILE B

SCALE: HORIZONTAL: 1" = 20'
VERTICAL: 1" = 2'

HORIZ. PROFILE SCALE

20 0 10 20

(IN FEET)
1 inch = 20 ft.

VERT. PROFILE SCALE

2 0 1 2

(IN FEET)
1 inch = 2 ft.

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SIGHT DISTANCE PLAN AND PROFILE

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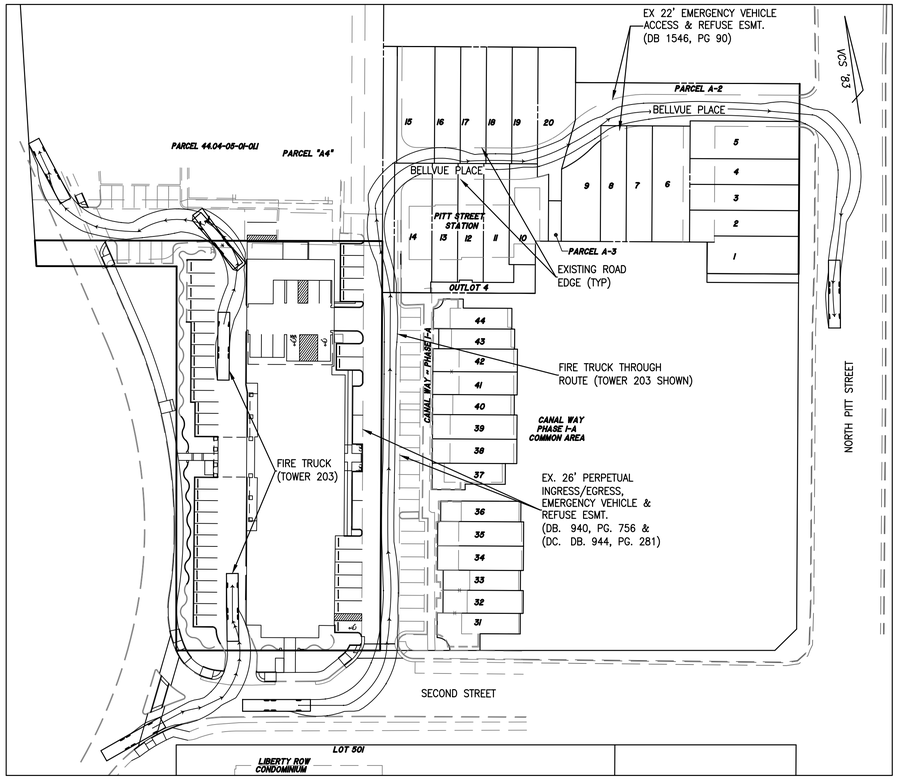
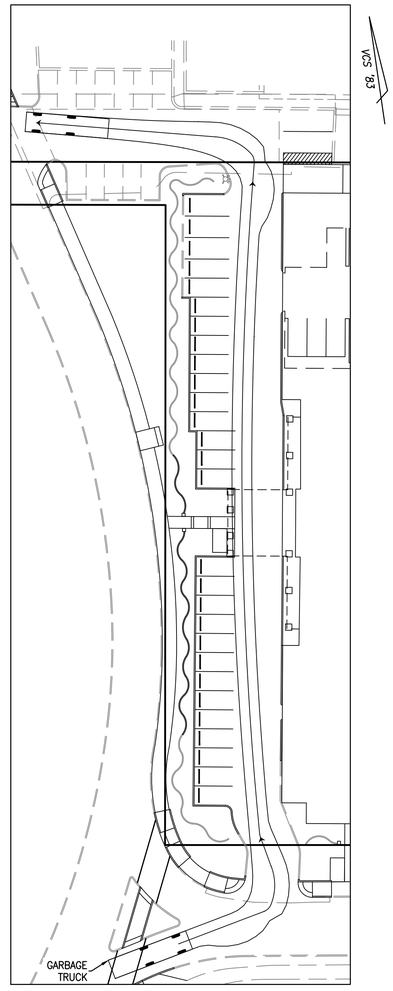
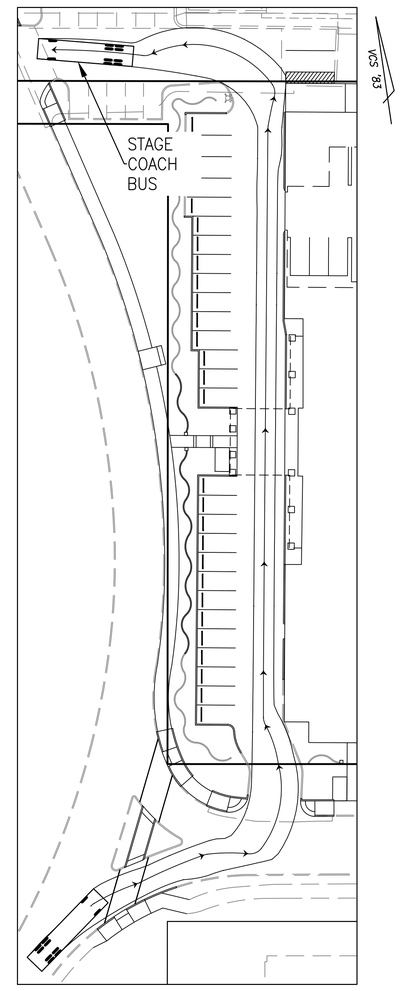


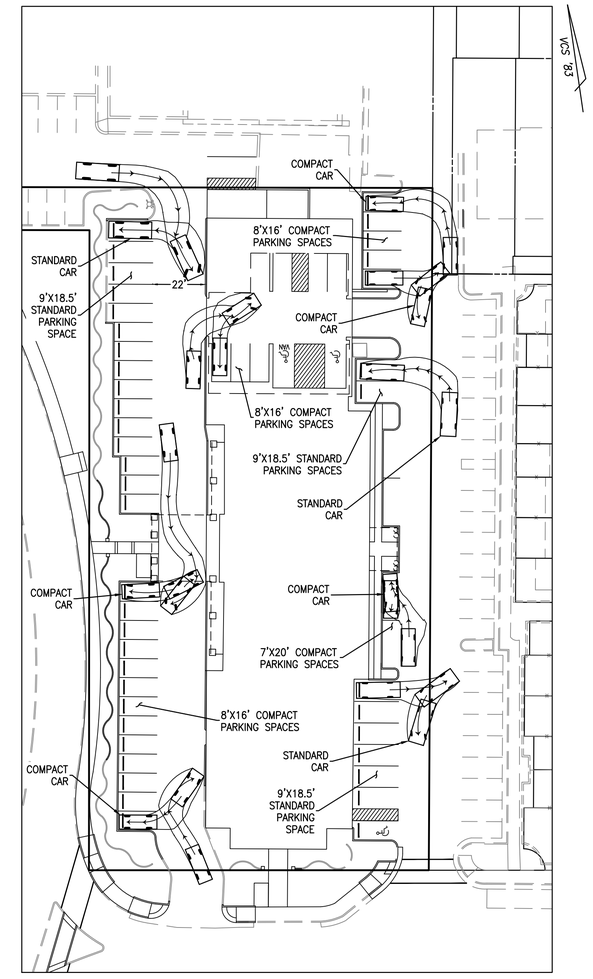
FIRE TRUCK ROUTE GRAPHIC
SCALE: 1"=50'
0 50 100



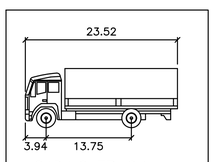
GARBAGE TRUCK TURNING MOVEMENT
SCALE: 1"=30'
0 30 60



STAGE BUS COACH TURNING MOVEMENT
SCALE: 1"=30'
0 30 60



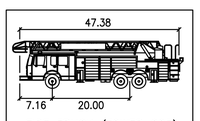
STANDARD AND COMPACT CAR TURNING MOVEMENTS
SCALE: 1"=30'
0 30 60



LOADING TRUCK

	feet
Width	: 7.55
Track	: 7.55
Lock to Lock Time	: 6.0
Steering Angle	: 43.2

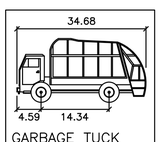
LOADING TRUCK DETAIL
(NTS)



FIRE TRUCK (TOWER 203)

	feet
Width	: 8.17
Track	: 8.17
Lock to Lock Time	: 6.0
Steering Angle	: 24.6

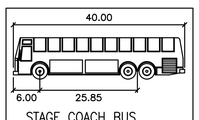
FIRE TRUCK DETAIL
(NTS)



GARBAGE TUCK

	feet
Width	: 8.20
Track	: 7.84
Lock to Lock Time	: 6.0
Steering Angle	: 41.8

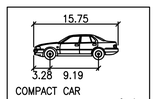
GARBAGE TRUCK DETAIL
(NTS)



STAGE COACH BUS

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 39.3

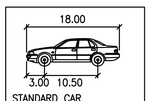
STAGE COACH DETAIL
(NTS)



COMPACT CAR

	feet
Width	: 5.91
Track	: 5.74
Lock to Lock Time	: 6.0
Steering Angle	: 35.9

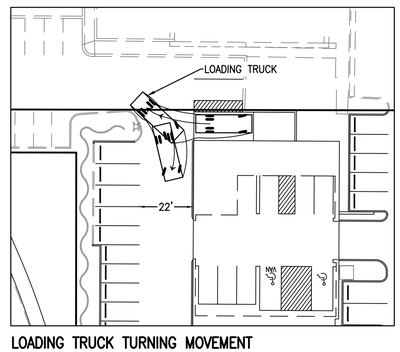
COMPACT CAR DETAIL
(NTS)



STANDARD CAR

	feet
Width	: 7.00
Track	: 7.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6

STANDARD CAR DETAIL
(NTS)



LOADING TRUCK TURNING MOVEMENT
SCALE: 1"=30'
0 30 60

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FILE: 12-109

TURNING MOVEMENTS

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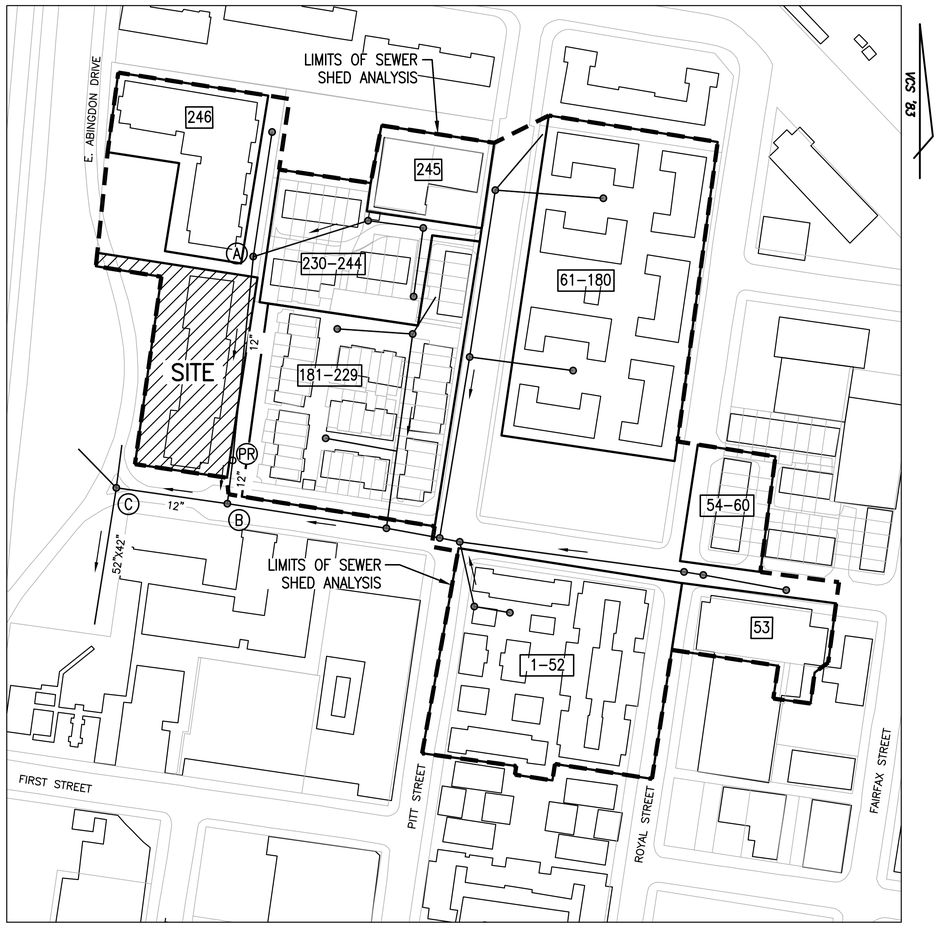

SANITARY SEWER OUTFALL MAP

APPROX. SCALE: 1" = 200'

0' 100' 200'

LEGEND

Ⓐ DENOTES SANITARY SEWER MANHOLE

1 DENOTES NUMBER OF BUILDING OR USE OUTLINED IN THE FLOW GENERATION ANALYSIS

SANITARY SEWER FLOW CALCULATIONS:

BLD #	USE	DESIGN FLOW	UNIT	SIZE	GAL/DAY	GAL/HR	CFS	PEAK CFS (x4)	FLOWS TO
230-244	Single Family Townhouses	350	Unit	15	5,250	219	0.0081	0.0325	A
245	Office/Retail	200	1000 SF	47,836	9,567	399	0.0148	0.0592	A
246	Office/Retail	200	1000 SF	104,931	20,986	874	0.0325	0.1299	A
SITE	Hotel Restaurant/Meeting Room	50	Seat	60	3,000	125	0.0046	0.0186	PR
SITE	Hotel Rooms	130	Room	95	12,350	515	0.0191	0.0764	PR
1-52	Single Family Townhouses	350	Unit	52	18,200	758	0.0282	0.1126	B
53	Office/Retail	200	1000 SF	39,543	7,909	330	0.0122	0.0489	B
54-60	Single Family Townhouses	350	Unit	7	2,450	102	0.0038	0.0152	B
61-180	Multi-Family Condos	350	Unit	120	42,000	1,750	0.0650	0.2599	B
181-229	Single Family Townhouses	350	Unit	49	17,150	715	0.0265	0.1061	B
	TOTAL				**138,862**	**5786**	**0.2148**	**0.8593**	

SANITARY SEWER OUTFALL CALCULATIONS:

THE AVERAGE DAY AND PEAK HOUR WASTEWATER DISCHARGE FLOW CALCULATIONS WERE COMPUTED USING THE METHOD PROVIDED BY THE CITY OF ALEXANDRIA IN MEMORANDUM TO INDUSTRY NO. 06-14. THE PROPOSED USE FOR THIS PROJECT WILL BE 95 HOTEL ROOMS AND A RESTAURANT/MEETING ROOM WITH 60 SEATS. THE AVERAGE DAILY FLOW IS DESCRIBED BELOW:

HOTEL: $\frac{130 \text{ GPD}}{\text{ROOM}}$ X 95 ROOMS = 12,350 GPD OR 0.0191 CFS

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

TOTAL AVERAGE DAILY FLOW = 15,350 GPD OR 0.0237 CFS

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

15,350 GPD X 4 = 61,400 GPD
0.0237 CFS X 4 = 0.0948 CFS

TOTAL PEAK FLOW = 61,400 GPD OR 0.0948 CFS

SANITARY SEWER OUTFALL NOTE:

THIS PROJECT IS ANTICIPATED TO GENERATE AN EXCESS OF 10,000 GPD IN SANITARY WASTE OUTFLOW. A FLOW OF APPROXIMATELY 15,350 GPD IS EXPECTED FOR THIS DEVELOPMENT RESULTING IN A PEAK FLOW OF 61,400 GPD. THEREFORE, THE PROJECT IS SUBJECT TO A SANITARY SEWER OUTFALL ANALYSIS. THIS SANITARY SEWER OUTFALL ANALYSIS SHOWS ADEQUACY OF SANITARY SEWER OUTFALL IN ACCORDANCE WITH MEMO TO INDUSTRY 06-14. THE GENERAL AREA IS NOT KNOWN TO HAVE SANITARY SEWER CAPACITY PROBLEMS.

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

SANITARY SEWER OUTFALL CALCULATIONS:

STRUCTURE		FACILITY ID		INCREMENTAL "Q" (CFS)	ACCUMULATED "Q" (CFS)	PIPE DIAMETER (IN)	SLOPE (%)	MATERIAL	"n"	MAXIMUM "Q" (CFS)	MAXIMUM VELOCITY (FPS)	LENGTH OF RUN (FT)	UPPER INVERT	LOWER INVERT	FALL (FT)	NORMAL VELOCITY (FPS)	NORMAL DEPTH
FROM	TO	FROM	TO														
A	PR	005082SSMH	N/A	0.2216	**0.2216**	12	1.76%	DIP	0.013	4.94	6.04	281.50	26.83	21.87	4.96	3.09	0.15
PR	B	N/A	005086SSMH	0.0950	**0.3166**	12	1.79%	DIP	0.013	4.97	6.08	61.03	21.77	20.68	1.09	3.46	0.18
B	C	005086SSMH	005087SSMH	0.5428	**0.8593**	12	2.90%	RCP	0.015	5.49	6.72	146.70	20.38	16.12	4.26	4.97	0.28

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

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SANITARY SEWER OUTFALL ANALYSIS

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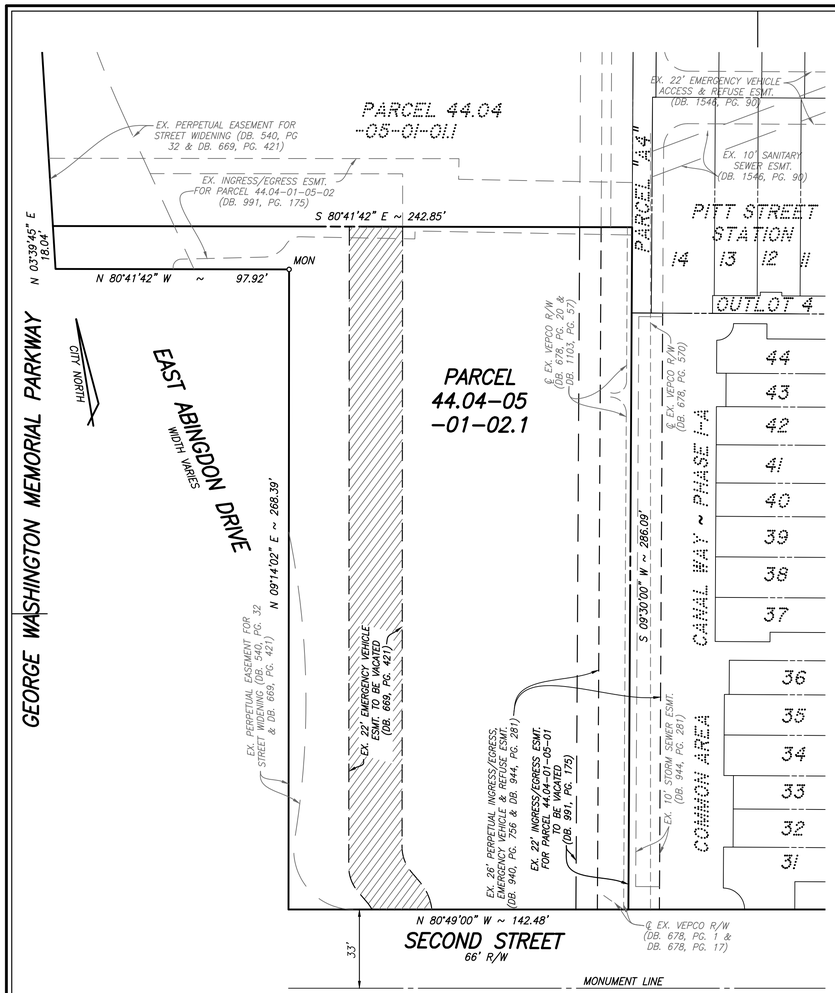
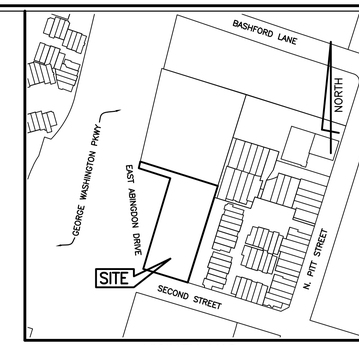




VICINITY MAP
SCALE: 1" = 500'

GENERAL NOTES

1. TAX ASSESSMENT MAP #044.04-05-02
2. ZONE: CD
3. SITE AREA = 42,746 SQ. FT. OR 0.9813 AC.
4. OWNER = CIA COLONY INN, LLC.
   800 SLATERS LANE
   ALEXANDRIA, VA 22314
   INSTR. #120027595
5. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
6. TITLE REPORT FURNISHED BY CHICAGO TITLE INSURANCE COMPANY, FILE # 192001411, DATED NOVEMBER 30, 2012 AND IS RELIED UPON BY THE SURVEYOR TO BE ACCURATE.
7. PROPERTY LOCATED IN FEMA FLOOD ZONE 'X' AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM, PANEL 0033E, MAP NUMBER 51555190033E, REVISED JUNE 16, 2011.

COMMONWEALTH OF VIRGINIA
DRAFT
RONALD J. KELLER
Lic. No. 1457-B
DECEMBER 18, 2015
LAND SURVEYOR

APPROVED
CITY PLANNING COMMISSION
ALEXANDRIA, VA

CHAIRMAN

DATE DIRECTOR OF PLANNING

PUBLIC IMPROVEMENT BOND(S) APPROVED

DATE DIRECTOR T.&E.S.

PLAT

SHOWING VACATION OF EMERGENCY VEHICLE EASEMENTS ON
PARCEL 44.05-05-01-02.1, BEING A PART OF THE RESUBDIVISION OF
PARCELS 44.04-01-05-01 AND 44.04-01-05-02
(AS RECORDED IN DB. 1112, PG. 674)
ALSO KNOWN AS THE PROPERTY OF

CIA COLONY INN, LLC

(INSTRUMENT #120027595)

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 30' DATE: AUGUST 13, 2015

RCF FIELDS & ASSOCIATES, INC.
ENGINEERING ● LAND SURVEYING ● PLANNING
730 S. Washington Street Alexandria, Virginia 22314 (703) 549-6422

COMP.	WDS
DRAWN	WDS
CHECKED	RJK

FILE NO. 12-109
SHEET 1 OF 1

PRELIMINARY ONLY. NOT FOR RECORDATION !!

PRELIMINARY ONLY. NOT FOR RECORDATION !!

LANDSCAPE GUIDELINES

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

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

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

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

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

6. MAINTENANCE OF ALL TREES AND LANDSCAPE MATERIALS SHALL CONFORM TO ACCEPTED INDUSTRY STANDARDS SET FORTH BY THE LANDSCAPE CONTRACTORS ASSOCIATION, AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS, THE INTERNATIONAL SOCIETY OF ARBORICULTURE, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE.

7. A CERTIFICATION LETTER FOR TREE WELLS, TREE TRENCHES AND PLANTINGS ABOVE STRUCTURE SHALL BE PROVIDED BY THE PROJECT'S LANDSCAPE ARCHITECT. THE LETTER SHALL CERTIFY THAT ALL BELOW GRADE CONSTRUCTION IS IN COMPLIANCE WITH THE APPROVED DRAWINGS AND SPECIFICATIONS. THE LETTER SHALL BE SUBMITTED TO THE CITY ARBORIST AND APPROVED PRIOR TO APPROVAL OF THE LAST AND FINAL CERTIFICATE OF OCCUPANCY FOR THE PROJECT. THE LETTER SHALL BE SUBMITTED BY THE OWNER/APPLICANT/SUCCESSOR AND SEALED AND DATED AS APPROVED BY THE PROJECT'S LANDSCAPE ARCHITECT.

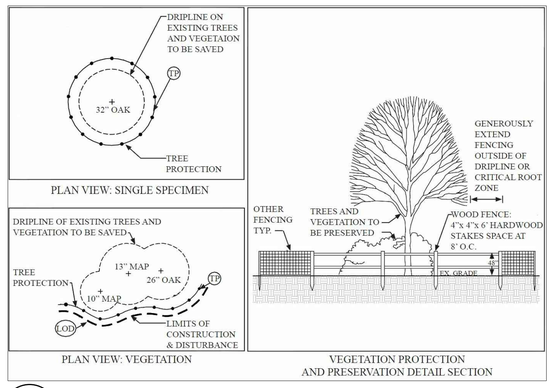
8. AS-BUILT DRAWINGS FOR THIS LANDSCAPE AND/OR IRRIGATION/WATER MANAGEMENT SYSTEM WILL BE PROVIDED IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES. AS-BUILDT DRAWINGS SHALL INCLUDE CLEAR IDENTIFICATION OF ALL VARIATION(S) AND CHANGES FROM APPROVED DRAWINGS INCLUDING LOCATION, QUIANTITY AND SPECIFICATION OF ALL PROJECT ELEMENTS.

ARCHAEOLOGY NOTES

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

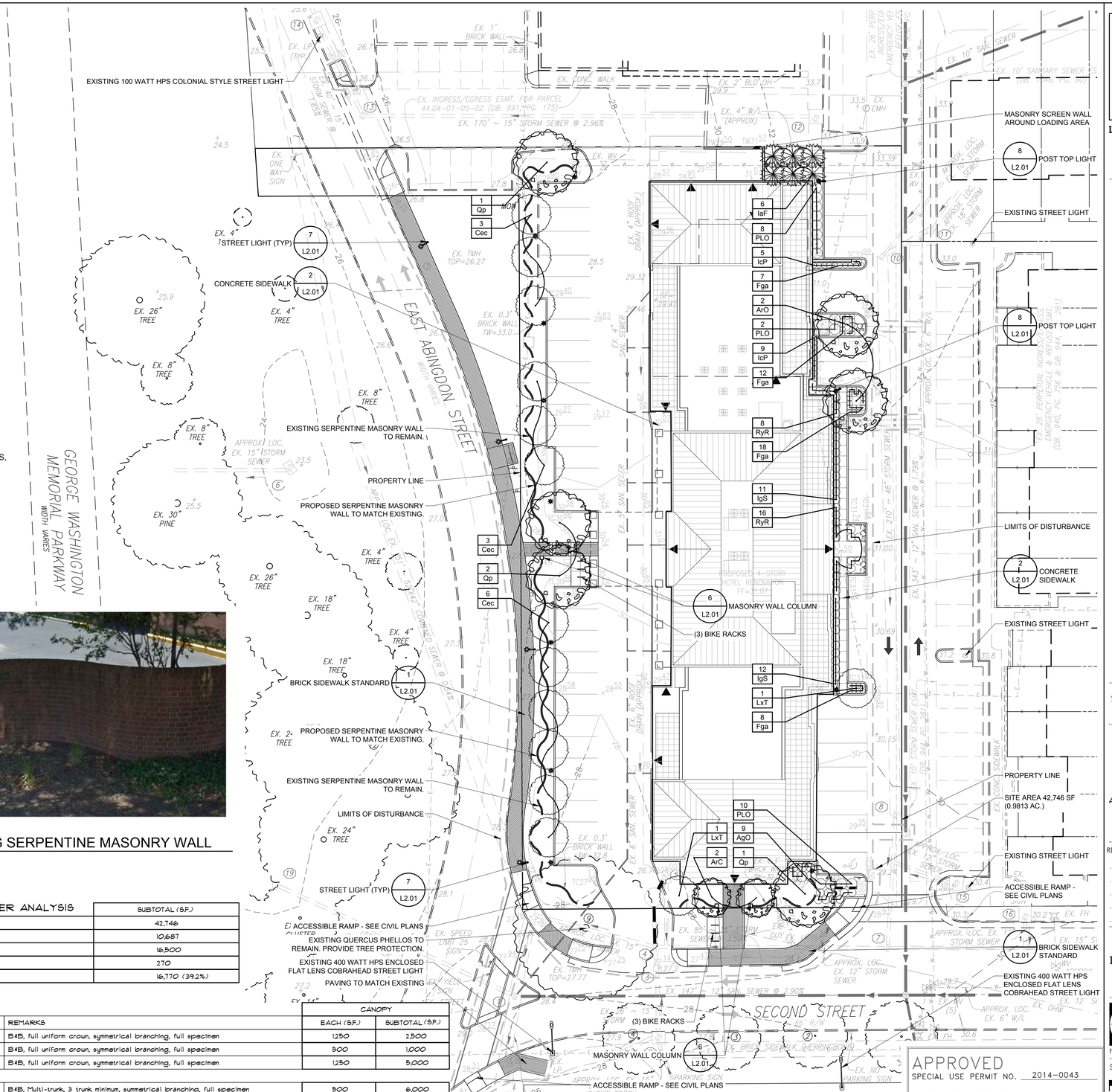
2. THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAYS.

3. ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED IN COMPLIANCE WITH SECTION 11-411 OF THE ZONING ORDINANCE.



1 / L1.01 VEGETATION PROTECTION AND PRESERVATION DETAIL
Scale: NTS

2 / L1.01 EXISTING SERPENTINE MASONRY WALL
Scale: NTS



EXISTING SITE CANOPY COVER ANALYSIS	SUBTOTAL (S.F.)
TOTAL SITE AREA	42,746
EXISTING SITE TREE COVER	7,182.54
EXISTING SITE TREE COVER SAVED	0
EXISTING OFF SITE TREE CANOPY OVERHANG (SAVED)	732

PROPOSED CANOPY COVER ANALYSIS	SUBTOTAL (S.F.)
TOTAL SITE AREA	42,746
TREE COVER REQUIRED (25%)	10,687
TREE COVER PROVIDED	16,500
SHRUB COVER PROVIDED	270
TOTAL COVER PROVIDED	16,770 (39.2%)

PLANT LIST

SHADE TREES

QTY	KEY	GENUS	SPECIES	VARIETY	COMMON NAME	HEIGHT	CALIPER	REMARKS	CANOPY EACH (S.F.)	CANOPY SUBTOTAL (S.F.)
2	ArO	Acer	rubrum	'October Glory'	Red Maple	14 - 16'	3 - 3 1/2"	B&B, full uniform crown, symetrical branching, full specimen	1,250	2,500
2	ArC	Acer	rubrum	'Columnare'	Columnar Red Maple	14 - 16'	3 - 3 1/2"	B&B, full uniform crown, symetrical branching, full specimen	500	1,000
4	Qp	Quercus	phellos		Willow Oak	14 - 16'	3 - 3 1/2"	B&B, full uniform crown, symetrical branching, full specimen	1,250	5,000

ORNAMENTAL/EVERGREEN TREES

QTY	KEY	GENUS	SPECIES	VARIETY	COMMON NAME	HEIGHT	CALIPER	REMARKS	CANOPY EACH (S.F.)	CANOPY SUBTOTAL (S.F.)
12	Cec	Cercis	canadensis	'Northern Strain'	Eastern Redbud	10 - 12'	2 1/2" min.	B&B, Multi-trunk, 3 trunk minimum, symetrical branching, full specimen	500	6,000
2	LxT	Lagerstoemia	indica	'Tuscarora'	Tuscarora Crape Myrtle	10 - 12'	2 1/2" min.	B&B, Multi-trunk, 3 trunk minimum, symetrical branching, full specimen	250	500
6	IaF	Ilex	x attenuata	'Foster'	Foster's Holly	8 - 10'	3 - 5'	B&B, Uniform crown, symetrical branching, full specimen	250	1,500

SHRUBS

QTY	KEY	GENUS	SPECIES	VARIETY	COMMON NAME	HEIGHT	CALIPER	REMARKS	CANOPY EACH (S.F.)	CANOPY SUBTOTAL (S.F.)
20	PLO	Prunus	laurocerasus	'Otto Luykens'	Otto Luykens Cherry Laurel	18 - 24"	18 - 24"	#3 cont., healthy, vigorous, well-rooted & established in container	2	40
9	AgO	Abelia	x grandiflora	'Rose Creek'	Rose Creek Abelia	12 - 15"	18 - 24"	#2 cont., healthy, vigorous, well-rooted & established in container	2	18
45	Fga	Fothergilla	gardenii		Dwarf Fothergilla	15-18"	18 - 24"	#3 cont., healthy, vigorous, well-rooted & established in container	2	90
14	IcP	Ilex	crenata	'Sky Pencil'	Sky Pencil Japanese Holly	24-30"	18 - 24"	#3 cont., healthy, vigorous, well-rooted & established in container	2	28
23	IgS	Ilex	glabra	'Shamrock'	Inkberry	24-30"	18 - 24"	#3 cont., healthy, vigorous, well-rooted & established in container	2	46
24	RyR	Rhododendron	yakusimanum	'Prince"	Yaku Prince Rhododendron	18-24"	18 - 24"	#3 cont., healthy, vigorous, well-rooted & established in container	2	48

APPROVED
SPECIAL USE PERMIT NO. 2014-0043
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. DATE

STUDIO39
Landscape Architecture, P.C.
6416 Grovedale Drive, Suite 100-A
Alexandria, Virginia 22310
Tel: 703.719.6500 Fax: 703.719.6503
Email: frontdesk@studio39.com

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

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COMMONWEALTH OF VIRGINIA
JOSEPH J. PLUMPE
Lic.No.000802
12.21.15
LANDSCAPE ARCHITECT

REVISIONS:

HARDSCAPE & LANDSCAPE PLAN

NORTH

DESIGN: DD
DRAWN: KZ
CHECKED: DD

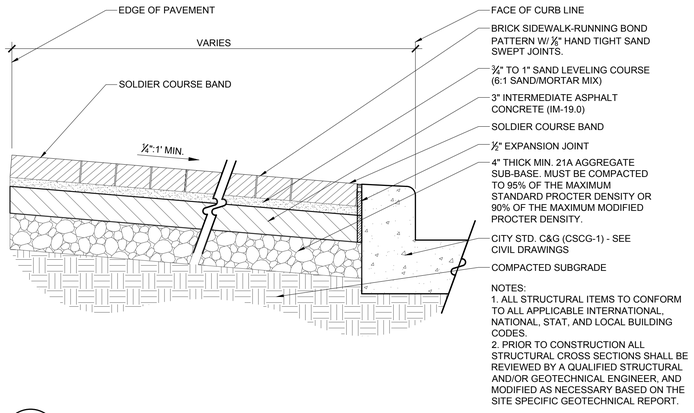
SCALE: 1" = 20'-0"
0 10 20 40

PROJECT NO: 15031
DATE: 12.21.15

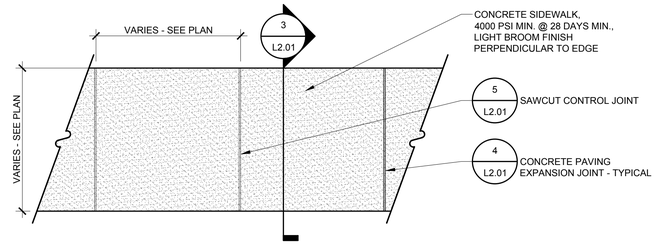
L1.01

DSUP

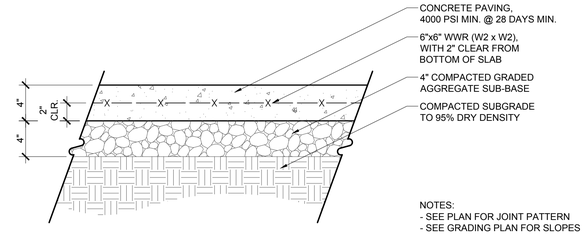
p:\2015\15031 1101 n. washington st\6.0 cad files\current phase\L1.01 HARDSCAPE & LANDSCAPE PLAN.dwg



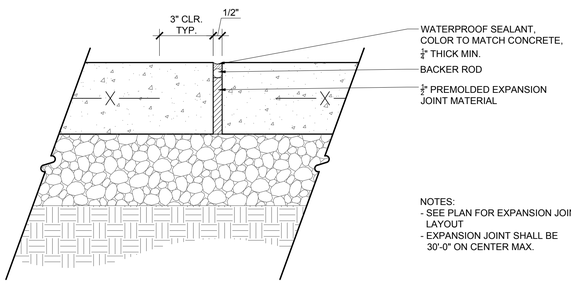
1 / L2.01 BRICK SIDEWALK STANDARD — SECTION
Scale: 1 1/2" = 1'-0"



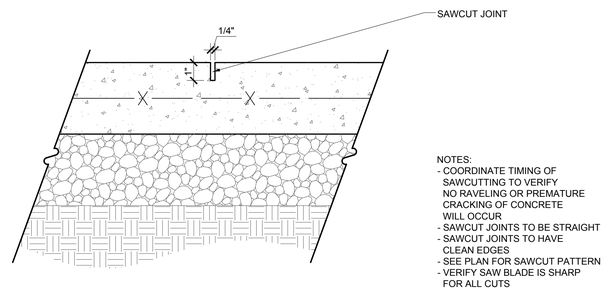
2 / L2.01 CONCRETE SIDEWALK — PLAN
Scale: 1/2" = 1'-0"



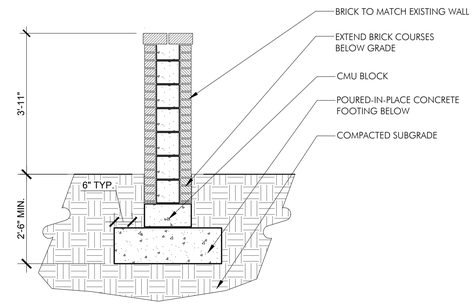
3 / L2.01 CONCRETE PAVING - PEDESTRIAN RATED — SECTION
Scale: 1 1/2" = 1'-0"



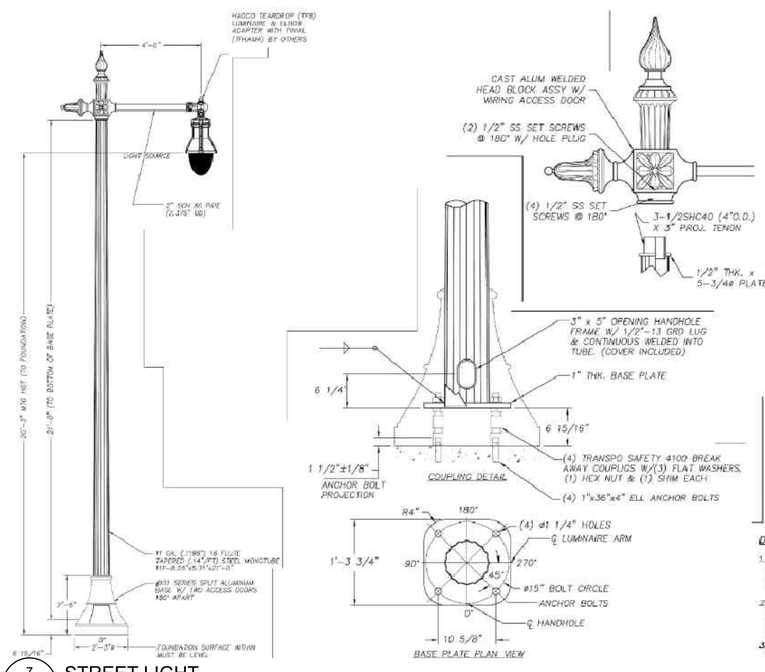
4 / L2.01 CONCRETE PAVING EXPANSION JOINT - TYPICAL — SECTION
Scale: 3" = 1'-0"



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



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



ITEM # N5318-101-B2

AVAILABLE FROM:
UNION METAL CORPORATION
1432 Maple Ave NE,
Canton, OH 44705
(330) 456-7653

MATERIAL SPECIFICATIONS
MONOTUBE: CHEM & PHYSICAL PROPERTIES OF A595 GRA
PLATE,BAR: ASTM A36
ANCHOR BOLTS: ASTM F1554 GR55 GALV TO A153
ANCHOR BOLT NUTS: ASTM A563 GR. A GALV. TO A153
MISC. HDWE: (STN. STL) AISI 300 SERIES (18-8).
MISC. HDWE: (STEEL) ASTM A307 H.D. GALV TO ASTM A153.
SPLIT BASE: CAST ALUM ASTM B26 356.0F
STEEL PIPE: ASTM A53 GRB
ARM CASTING: CAST ALUMINUM ASTM B26 356-T6
ALUM PIPE: ASTM B209 6063
WELDED ASSEMBLIES: HEAT TREATED TO T6 TEMPER
FINISH: POWDER COATED 27038 BLACK

DESIGN CRITERIA:
1. DESIGNED IN ACCORDANCE WITH 2009 AASHTO "STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINAIRES, AND TRAFFIC SIGNALS" FOR 90 M.P.H. WIND ZONE.
2. ANCHOR BOLTS ANALYZED FOR STEEL STRENGTH ONLY. THE ANCHOR BOLT EMBEDMENT LENGTH SHOWN ON THIS DRAWING SHALL BE VERIFIED BY THE FOUNDATION ENGINEER.
3. CUSTOMER TO CONFIRM ALL DIMENSIONS & ORIENTATIONS BEFORE RELEASING ORDER FOR MANUFACTURING.

7 / L2.01 STREET LIGHT — PROD. INFO.
Scale: NTS

MODEL: R54BANN1AGRD W/ LED MODULE -SS669H
DESCRIPTION: LIGHT FIXTURE W/ 80 LED's MODULE - TYPE III DISTRIBUTION
COLOR: BLACK
QUANTITY: PER PLAN
COMPANY: HADCO
100 CRAFTWAY
LITTLESTOWN, PA 17340
(P) 703.530.9255
CONTACT: DAVE DEPORTER
(P) 410.905.3861
NOTES: 1) INSTALL PER MANUF. INSTRUCTIONS
2) SEE PLAN FOR LOCATIONS AND QUANTITY
3) LEVEL W/ LEVELING SCREWS TO BE PLUMB
4) OR APPROVED EQUAL

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

MODEL: XF45-D3M
DESCRIPTION: 14' MOUNTING HEIGHT, FIBERGLASS ANCHOR BASE
COLOR: BLACK
QUANTITY: PER PLAN
COMPANY: W.J. WHATLEY, INC
3550 ODESSA WAY STE A
AURORA, CO 80011
(P) 301.621.1650
CONTACT: DON HOFFMAN
NOTES: 1) INSTALL PER MANUF. INSTRUCTIONS
2) SEE PLAN FOR LOCATIONS AND QUANTITY
3) OR APPROVED EQUAL

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

APPROVED
SPECIAL USE PERMIT NO. 2014-0043
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. DATE

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1101 N. WASHINGTON STREET
CITY OF ALEXANDRIA, VIRGINIA

CAPITOL INVESTMENTS

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COMMONWEALTH OF VIRGINIA
JOSEPH J. PLUMPE
Lic.No.000802
12.21.15
LANDSCAPE ARCHITECT

REVISIONS:

HARDSCAPE DETAILS

NORTH
DESIGN: DD
DRAWN: KZ
CHECKED: DD
SCALE: As Shown

PROJECT NO: 15031
DATE: 12.21.15

L2.01

DSUP

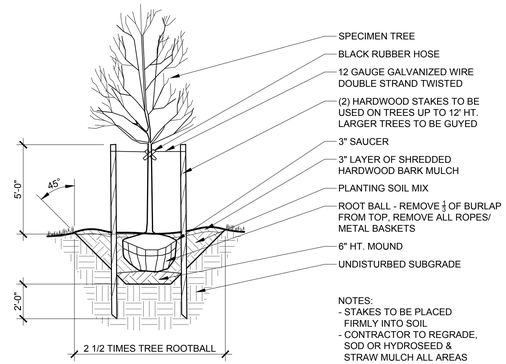
p:\2015\15031 1101 n. washington st\6.0 cad files\current phase\L2.01 HARDSCAPE DETAILS.dwg

PLANTING NOTES:

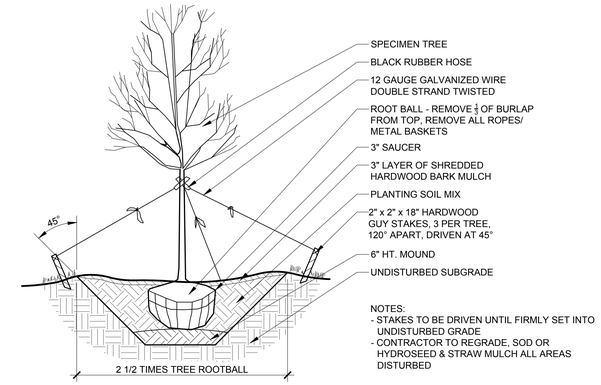
1. PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED, INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS, AND CLEAN-UP.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT TO BE APPROVED BY OWNERS' REPRESENTATIVE PRIOR TO INSTALLATION.
3.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

PLANTING MIX NOTES:

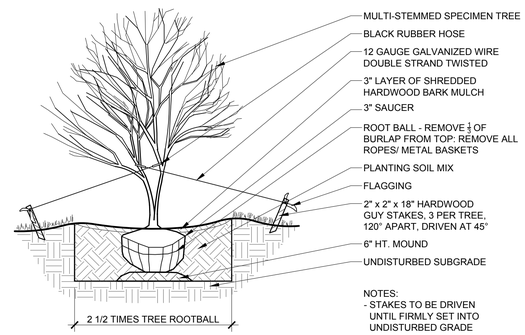
1. THE RECOMMENDED PLANTING MEDIUM SHOULD CONTAIN GOOD TOP SOIL THAT WILL SUSTAIN PLANT GROWTH.
2. THE TOP SOIL SHALL NOT BE LACKING IN POTASSIUM, PHOSPHORUS, MAGNESIUM OR CALCIUM. THE TOP SOIL SHALL NOT CONTAIN ANY MATERIALS TOXIC TO PLANT GROWTH.
3. THE TOP SOIL SHALL BE A SANDY CLAY LOAM OR A SILTY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



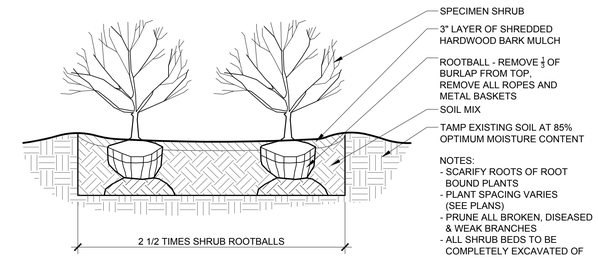
1 L3.01 TREE PLANTING SECTION
Scale: 1/4" = 1'-0" LD-002



2 L3.01 TREE GUYING PLANTING - SPECIMEN TREE SECTION
Scale: 1/4" = 1'-0" LD-001



3 L3.01 TREE GUYING PLANTING - MULTI-STEMMED SECTION
Scale: 1/4" = 1'-0" LD-003



4 L3.01 SHRUB PLANTING SECTION
Scale: 1/2" = 1'-0" LD-004

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DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. DATE

STUDIO39
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6416 Grovedale Drive, Suite 100-A
Alexandria, Virginia 22310
Tel: 703.719.6500 Fax: 703.719.6503
Email: frontdesk@studio39.com

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

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COMMONWEALTH OF VIRGINIA
JOSEPH J. PLUMPE
Lic.No.000802
12.21.15
LANDSCAPE ARCHITECT

REVISIONS:

LANDSCAPE NOTES AND DETAILS

NORTH
DESIGN: DD
DRAWN: KZ
CHECKED: DD
SCALE: As Shown
PROJECT NO: 15031
DATE: 12.21.15

L3.01

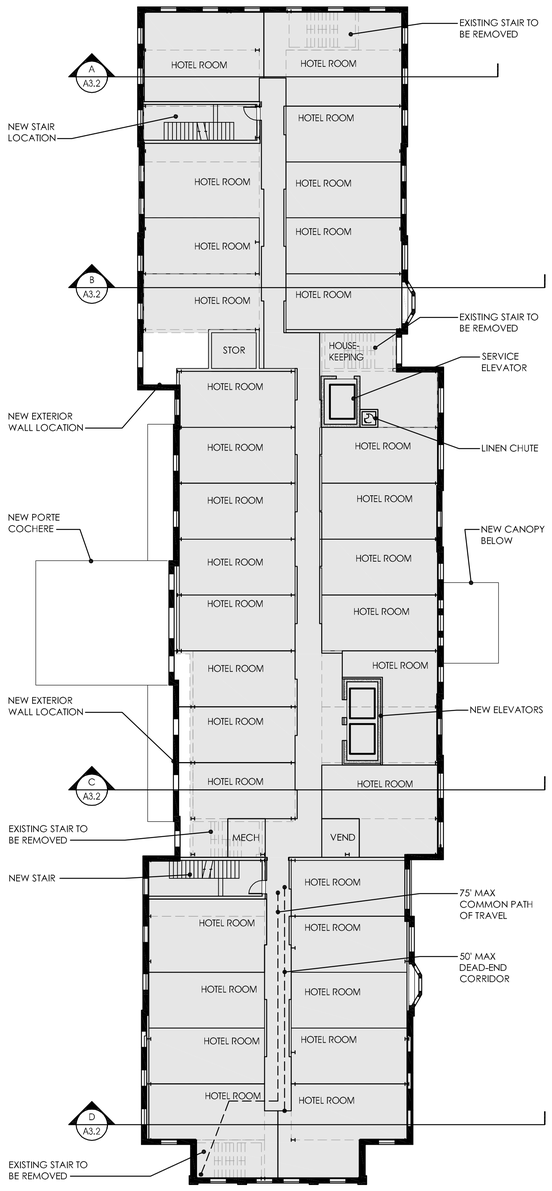
DSUP

p:\2015\15031 1101 n. washington st\6.0 cad files\current phase\L3.01 LANDSCAPE NOTES AND DETAILS.dwg

GRAPHIC SCALE:

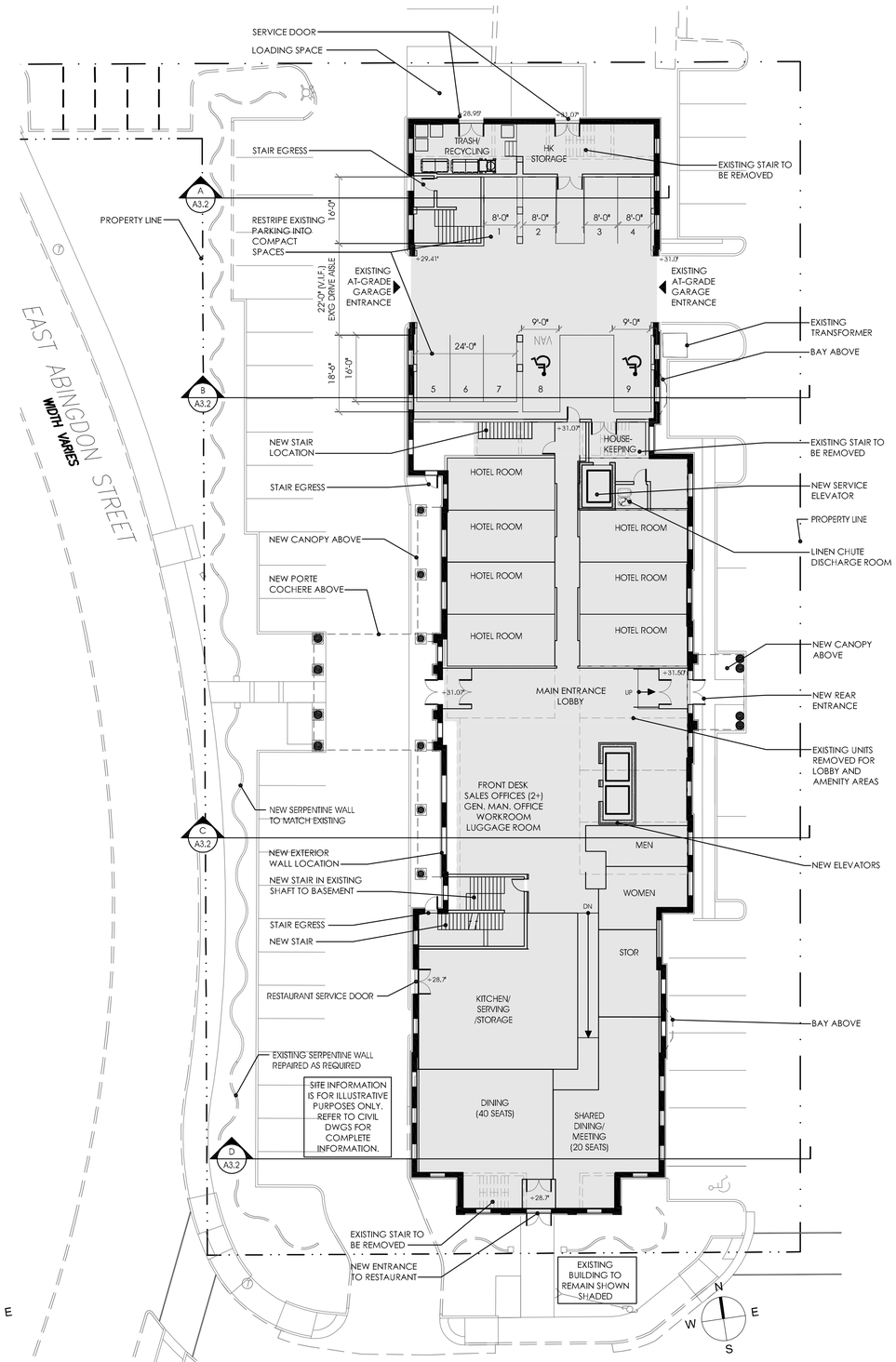
8' 0 16' 32'

1/16" =1'0"



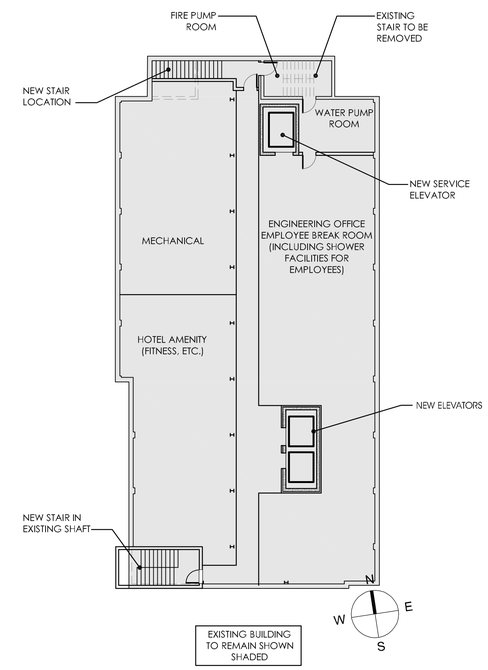
C EXISTING SECOND FLOOR RENOVATION PLAN (NEW THIRD FLOOR PLAN SIMILAR)

1/16" = 1'-0"



B EXISTING GROUND FLOOR RENOVATION PLAN

1/16" = 1'-0"



A EXISTING BASEMENT RENOVATION PLAN

1/16" = 1'-0"

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PRELIMINARY SITE PLAN
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1ST FLOOR, 2ND, & 3RD FLOOR PLANS

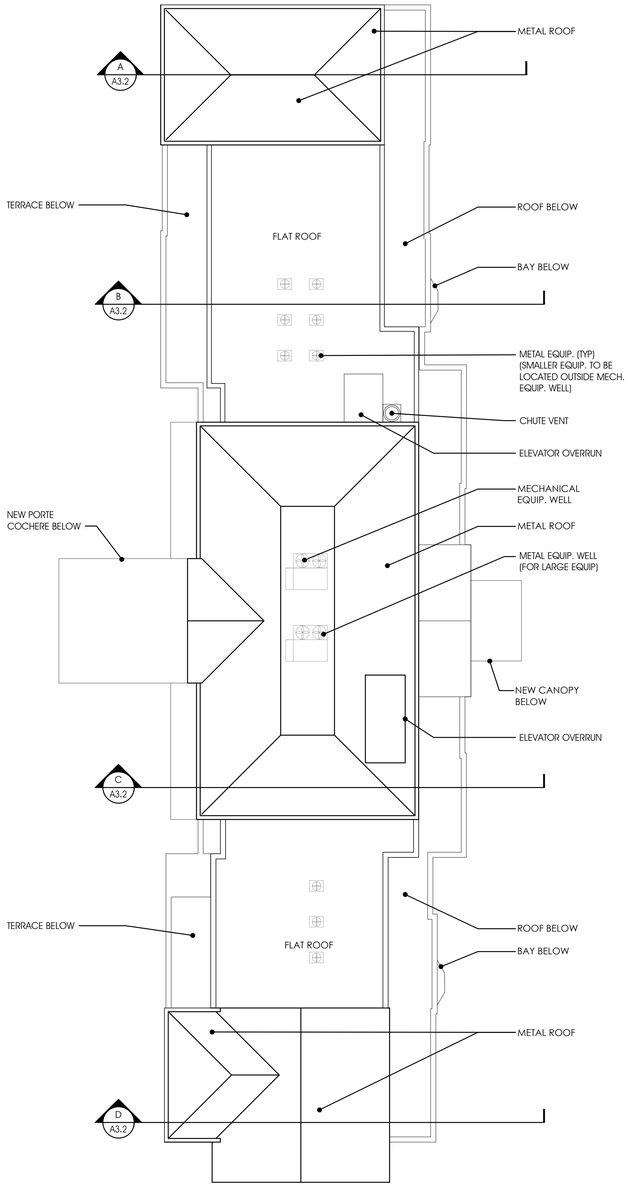
SHEET NO.

A1.1

GRAPHIC SCALE:

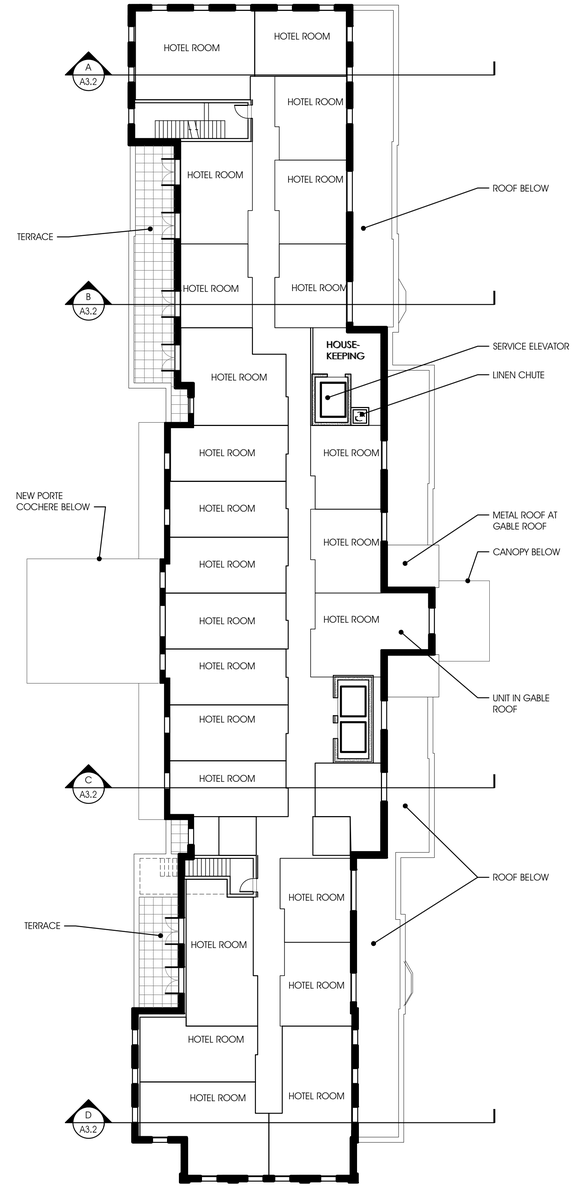
8' 0 16' 32'

1/16" = 1'0"



B NEW ROOF PLAN

1/16" = 1'-0"



A NEW FOURTH FLOOR PLAN

1/16" = 1'-0"

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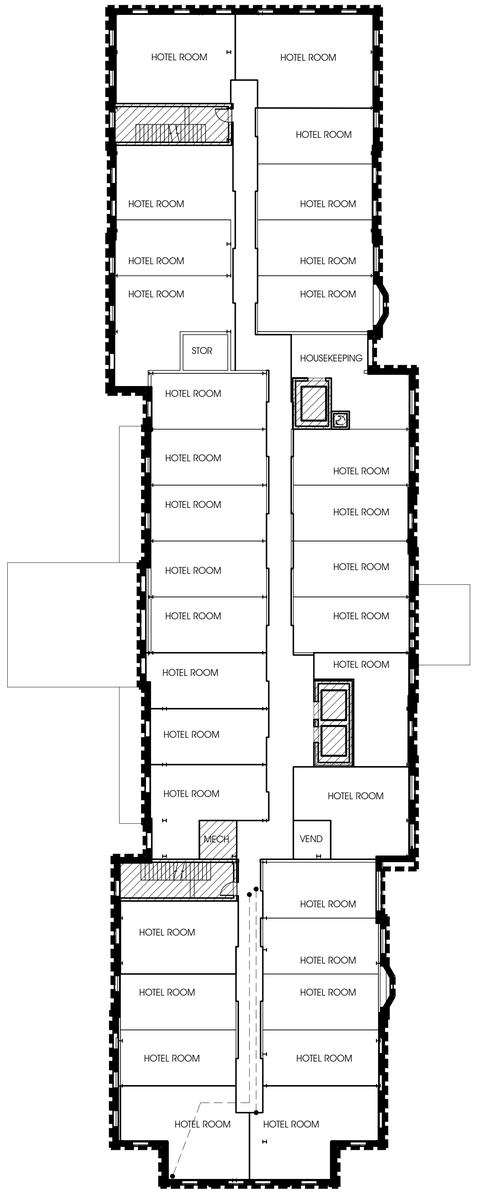
4TH FLOOR PLAN AND ROOF PLAN

SHEET NO.

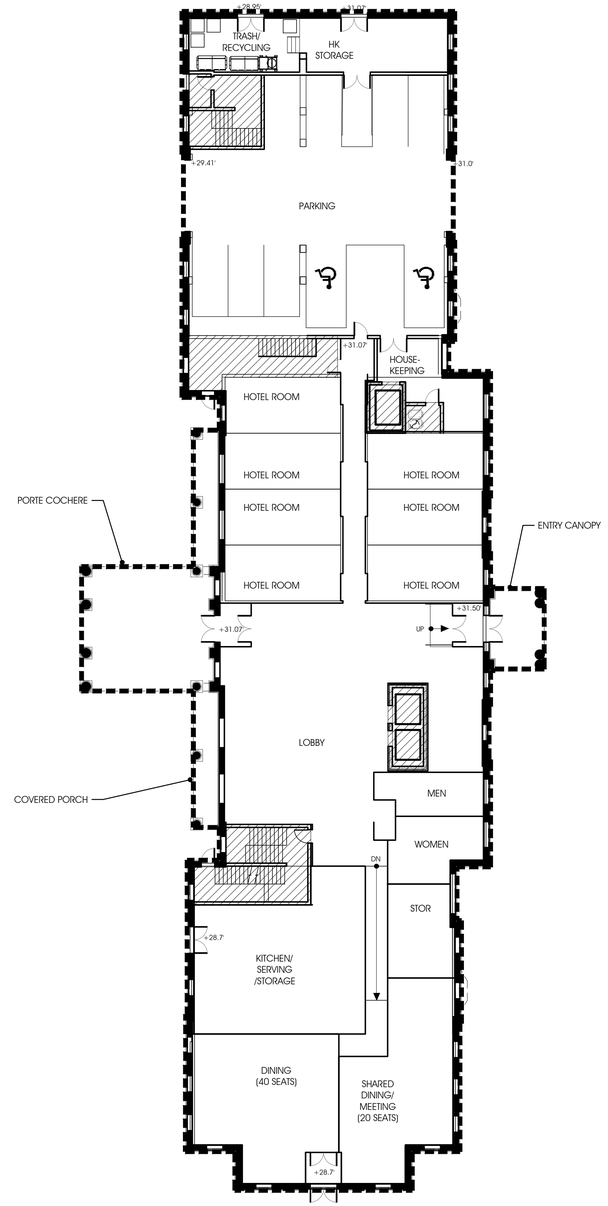
A1.2



B FOR ILLUSTRATIVE PURPOSES ONLY

TYP. UPPER LEVEL FLOOR PLAN AREA DEDUCTIONS

1/16" = 1'-0"



A FOR ILLUSTRATIVE PURPOSES ONLY

GROUND FLOOR PLAN AREA DEDUCTIONS

1/16" = 1'-0"

GRAPHIC SCALE:

8' 0 16' 32'

1/16" = 1'0"

FAR CALCULATIONS	
CORE DEDUCTIONS (TOTAL FLOORS 2-4)	2,526
CORE DEDUCTIONS (GROUND FLOOR)	1,338
GROSS FLOOR AREA	62,403
TOTAL DEDUCTIONS	3,864
PROPOSED DEDUCTIONS AS % OF GROSS FLOOR AREA	6.19%

PLAN LEGEND

GROSS FLOOR AREA

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

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PRELIMINARY
SITE PLAN
12.21.15

FAR DIAGRAMS

SHEET NO.

A1.3

GRAPHIC SCALE:

4' 0 16' 32'

A

WASHINGTON STREET ELEVATION (CURRENT)

3/32" = 1'-0"

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PRELIMINARY SITE PLAN
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EXTERIOR ELEVATIONS

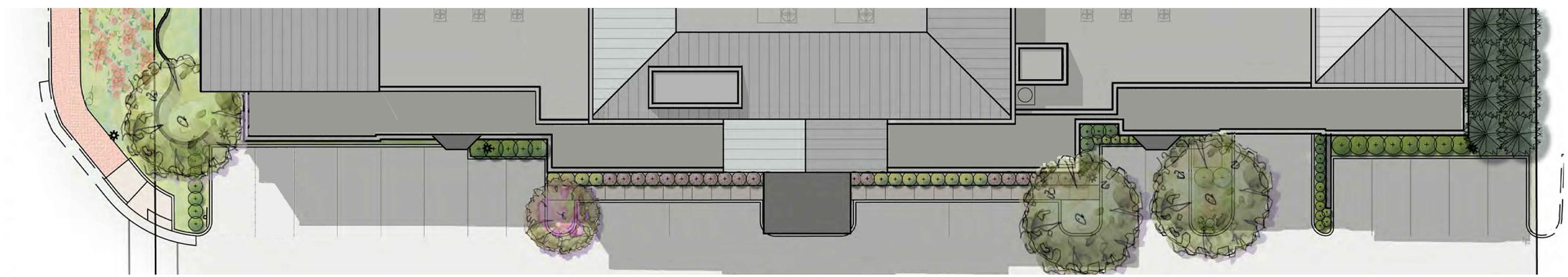
SHEET NO.

A2.1

GRAPHIC SCALE:

4' 0 16' 32'

3/32" = 1'0"



A

ALLEY ELEVATION (CURRENT)

3/32" = 1'-0"

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PRELIMINARY SITE PLAN 12.21.15

EXTERIOR ELEVATIONS

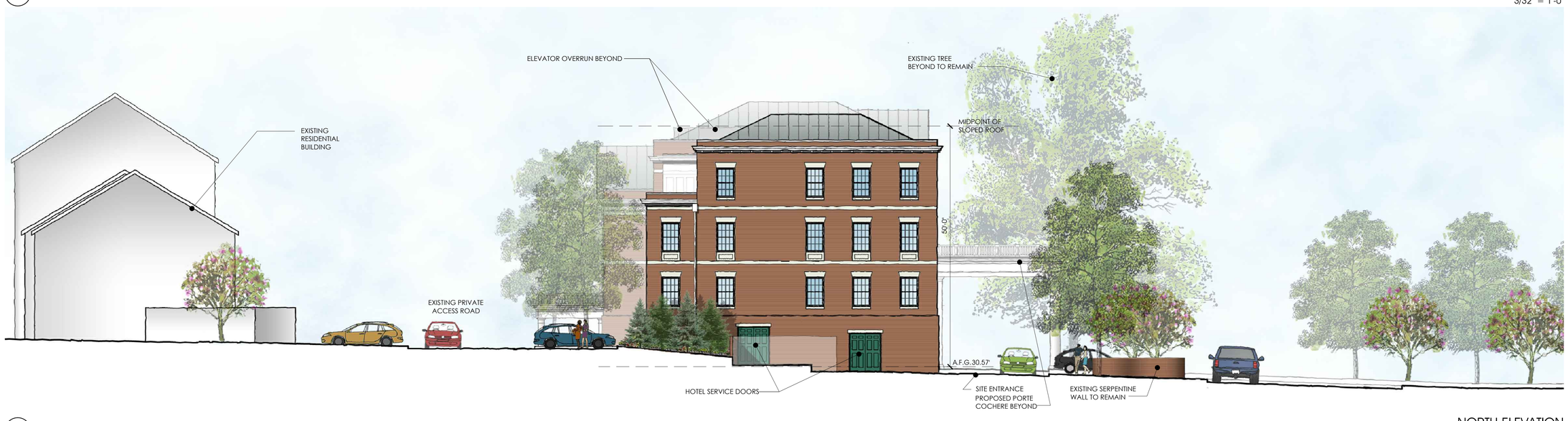
SHEET NO.

A2.2

B

SECOND STREET (SOUTH) ELEVATION

3/32" = 1'-0"



A

NORTH ELEVATION

3/32" = 1'-0"

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SITE PLAN NO.

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PRELIMINARY SITE PLAN
12.21.15

EXTERIOR ELEVATIONS

SHEET NO.

A2.3

GRAPHIC SCALE:

5' 0 25' 50'

1" = 25'

C

WASHINGTON STREET STREETSCAPE

1" = 25'-0"

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DEPARTMENT OF PLANNING & ZONING

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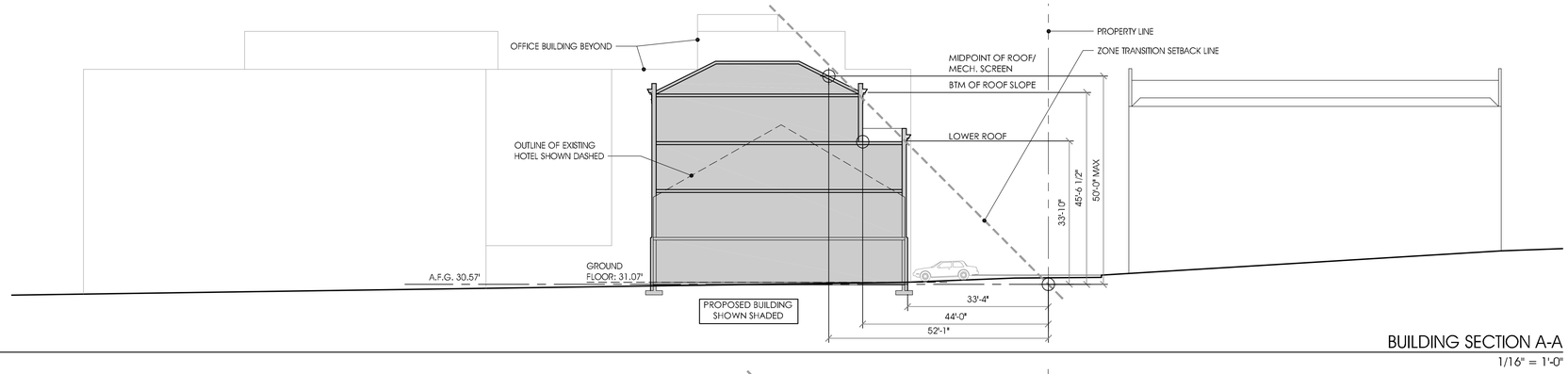
PRELIMINARY SITE PLAN

12.21.15

STREETSCAPES

SHEET NO.

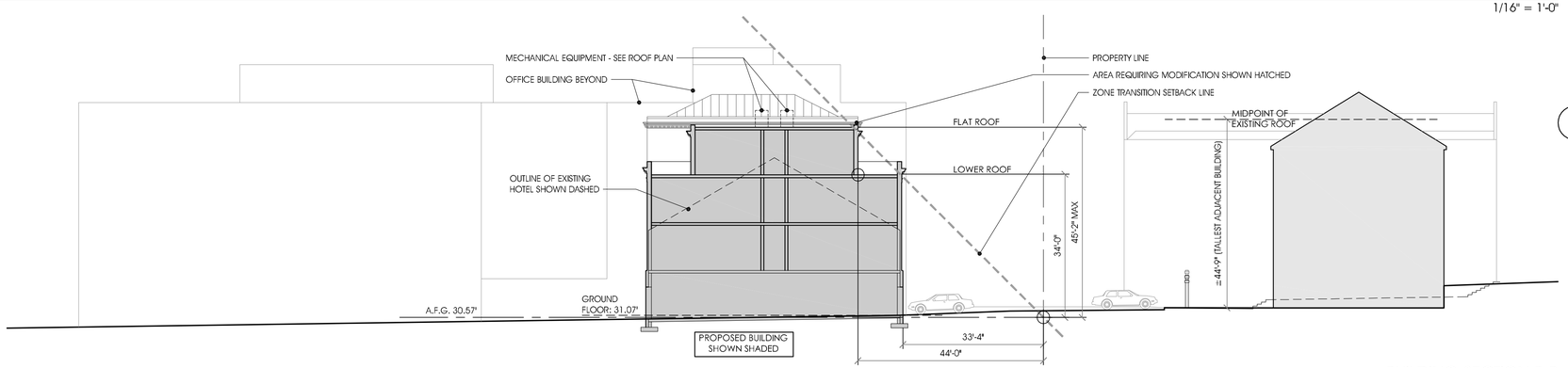
A3.1



A

BUILDING SECTION A-A

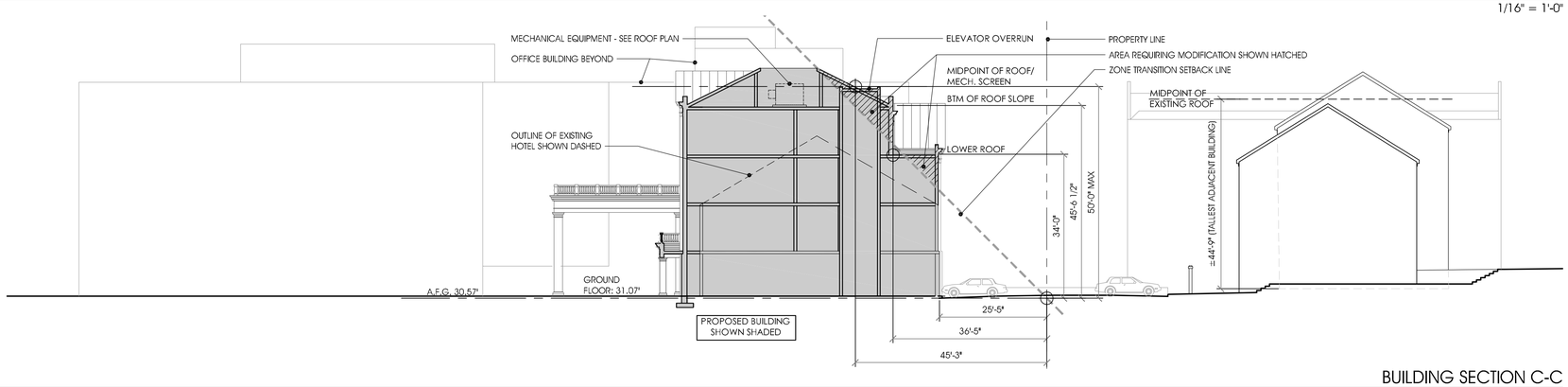
1/16" = 1'-0"



B

BUILDING SECTION B-B

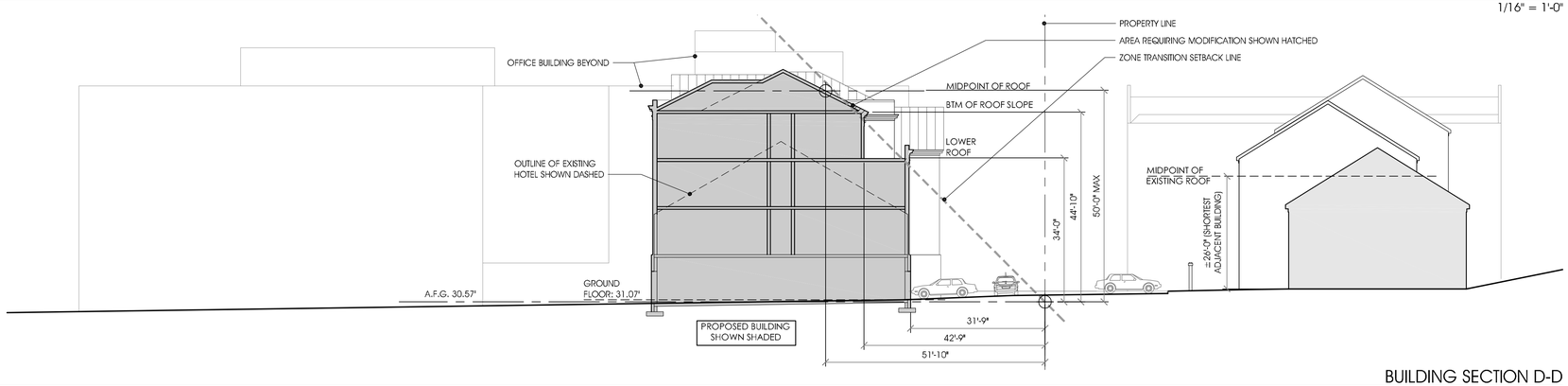
1/16" = 1'-0"



C

BUILDING SECTION C-C

1/16" = 1'-0"



D

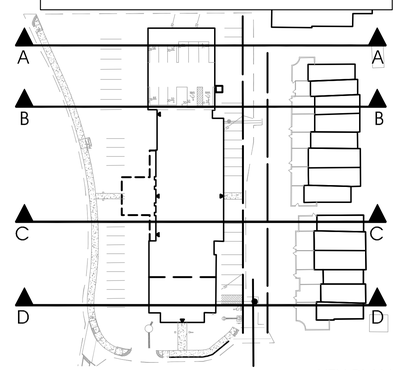
BUILDING SECTION D-D

1/16" = 1'-0"

GRAPHIC SCALE:

8' 0 16' 32'

1/16" = 1'0"



E

KEY PLAN

COMMONWEALTH OF VIRGINIA
JOHN W. RUST
Lic. No. 003940
12/21/15
ARCHITECT

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Washington Street
Alexandria, VA
22314

14.059

REVISIONS

DATE	DESCRIPTION

PRELIMINARY
SITE PLAN
12.21.15

BUILDING
SECTIONS

SHEET NO.

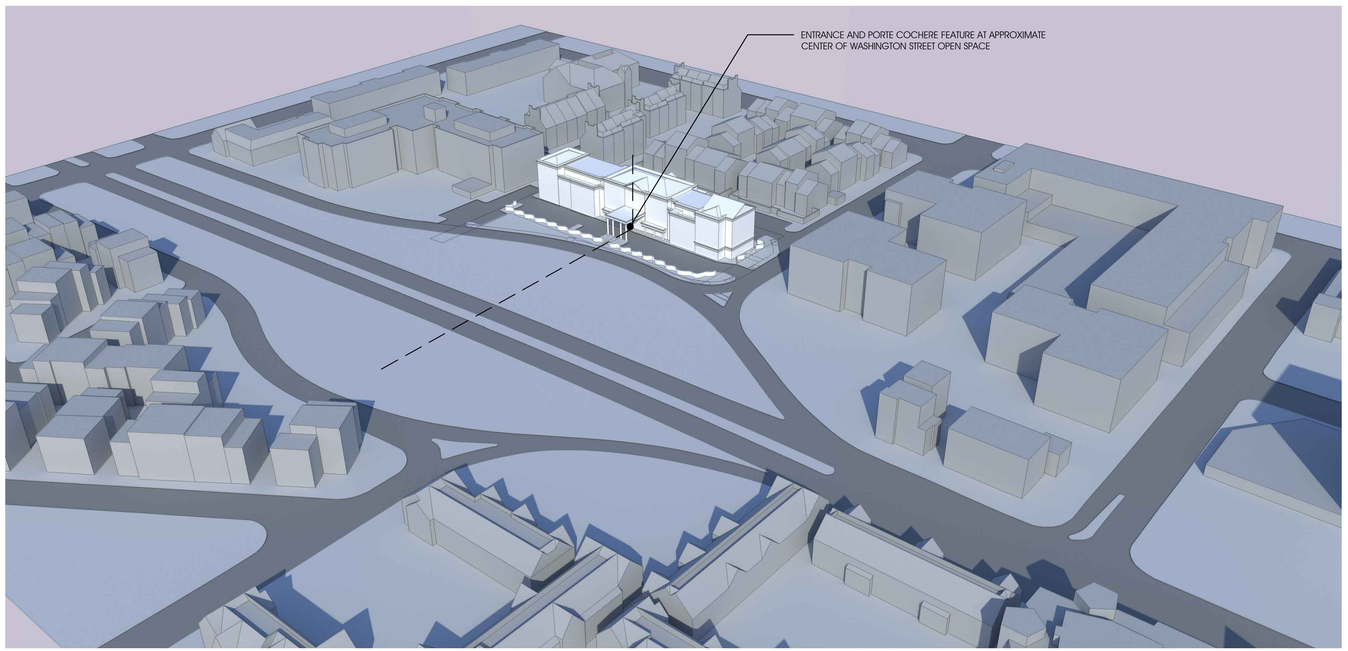
A3.2

C

VIEW FROM SOUTH
N.T.S.

B

VIEW FROM EAST
N.T.S.



A

AERIAL VIEW
N.T.S.

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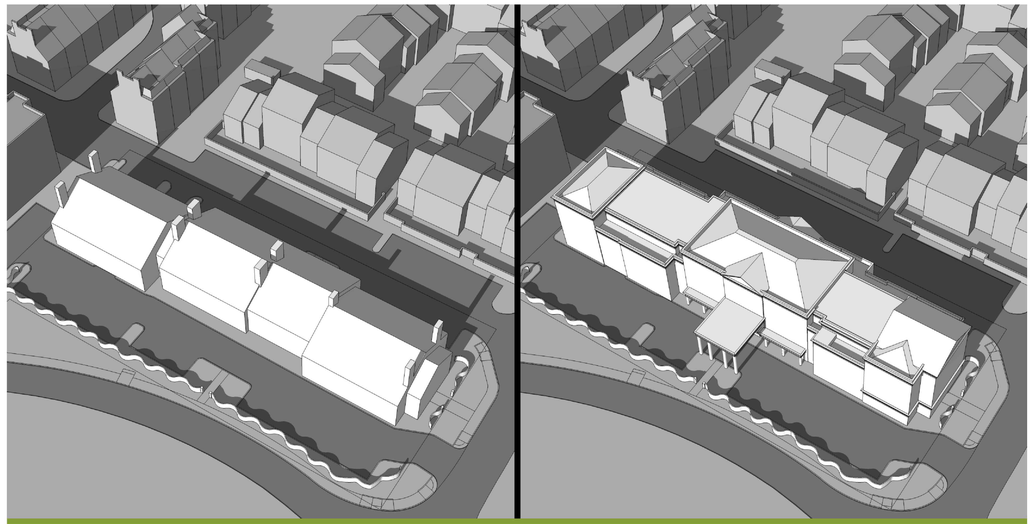
MASSING MODEL

SHEET NO.

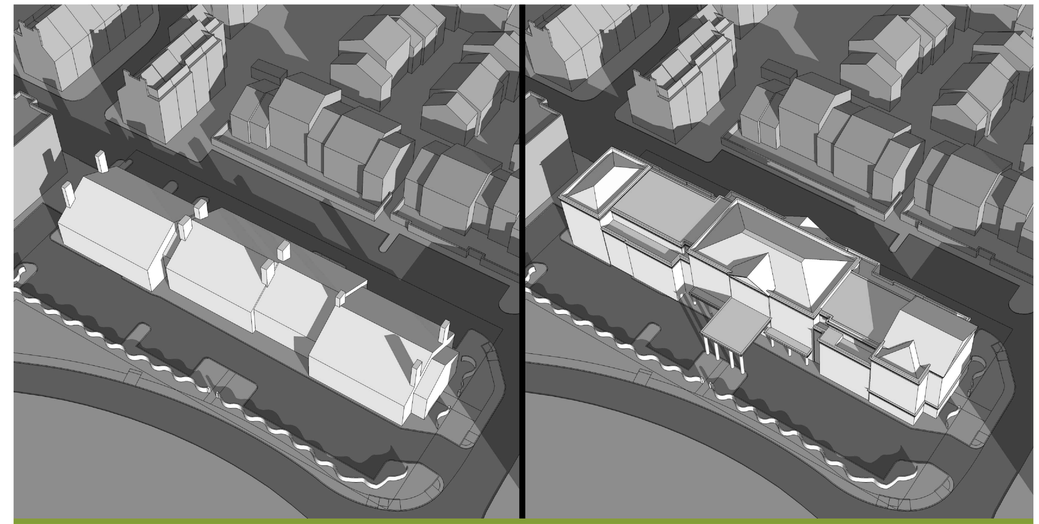
A4.1

EXISTING PROPOSED

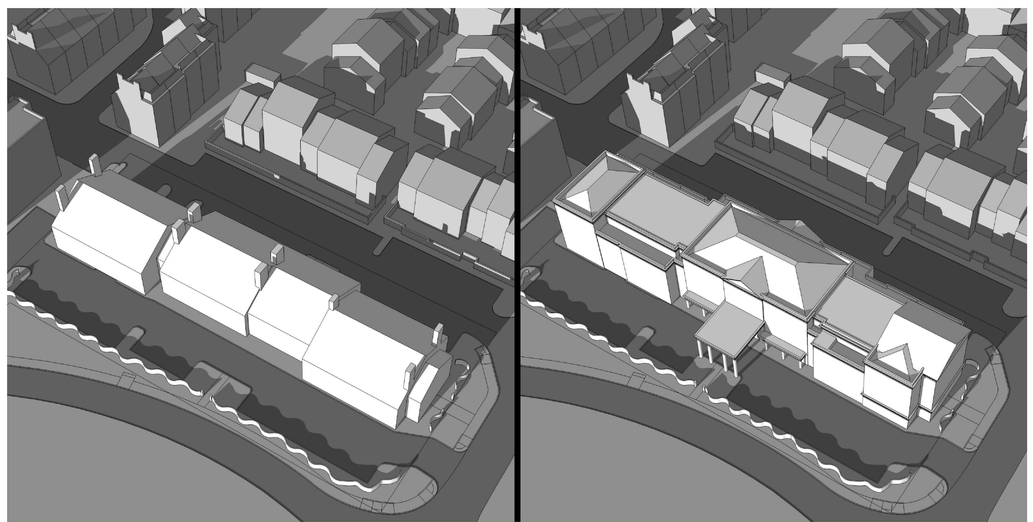


5:50 P.M.

EXISTING PROPOSED

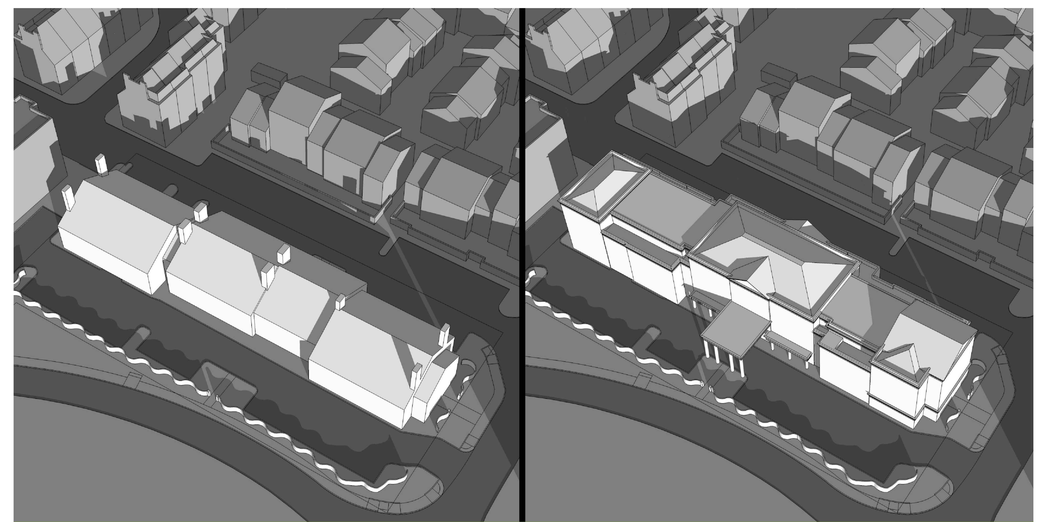


2:50 P.M.



6:50 P.M.

SUMMER



3:30 P.M.

WINTER

A

AERIAL VIEW
N.T.S.

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

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

COMMONWEALTH OF VIRGINIA
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REVISIONS

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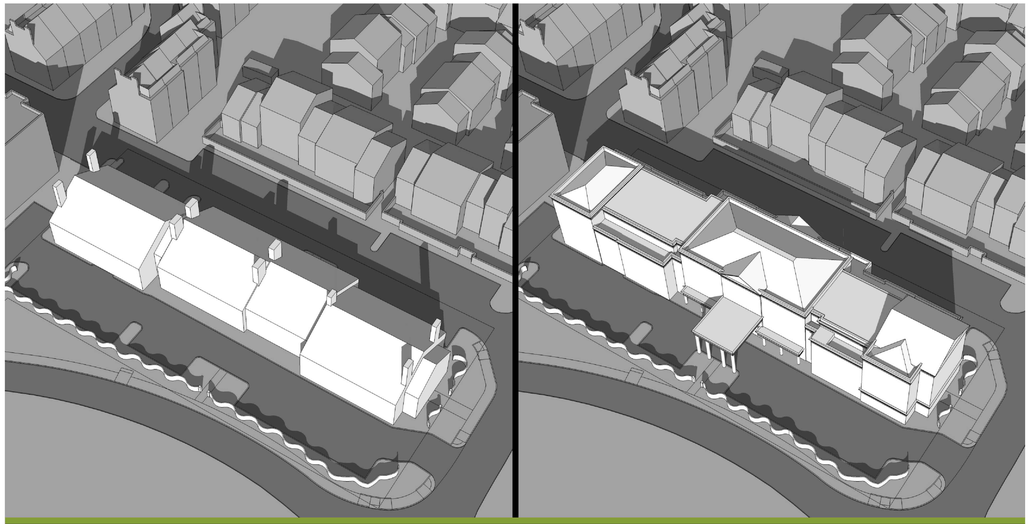
PRELIMINARY SITE PLAN
12.21.15

SHADOW STUDY

SHEET NO.

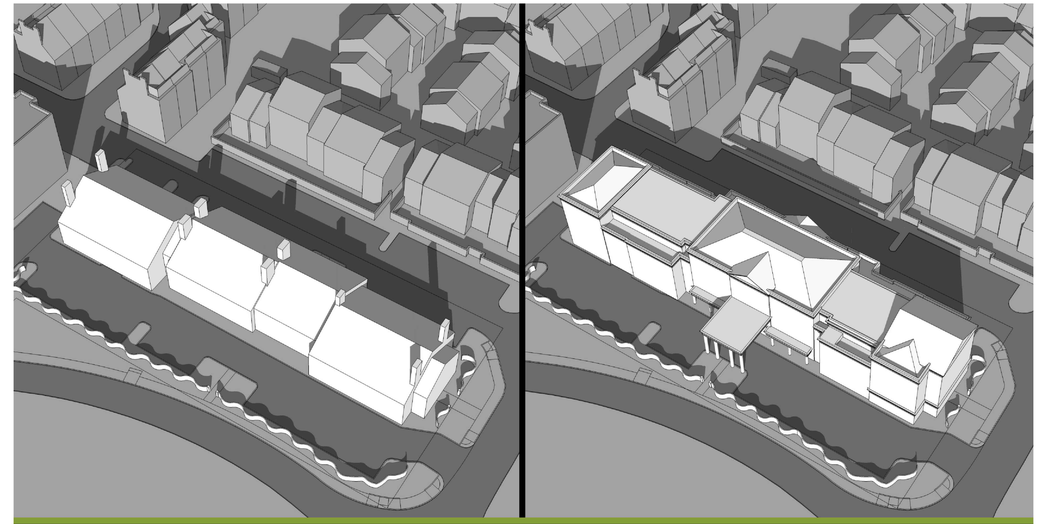
A4.2

EXISTING PROPOSED

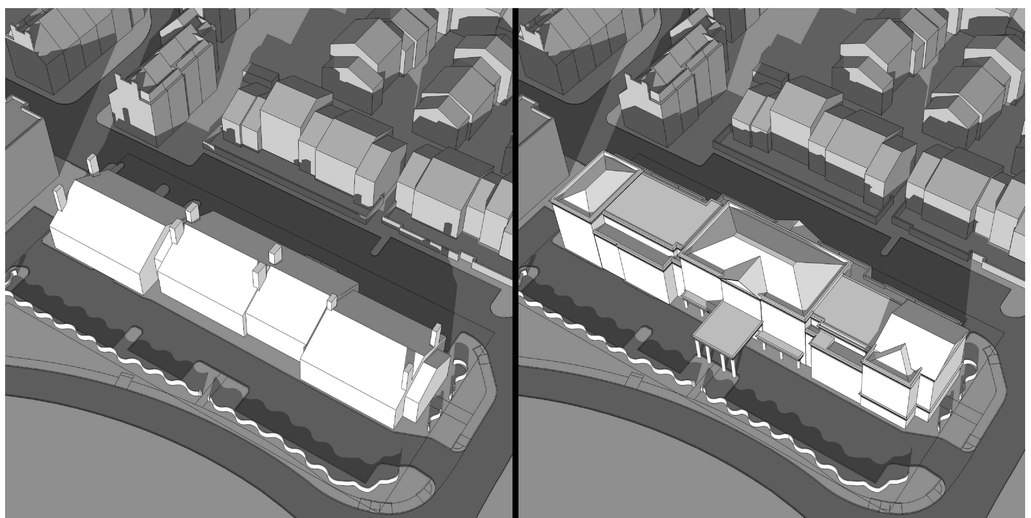


5:00 P.M.

EXISTING PROPOSED



4:45 P.M.



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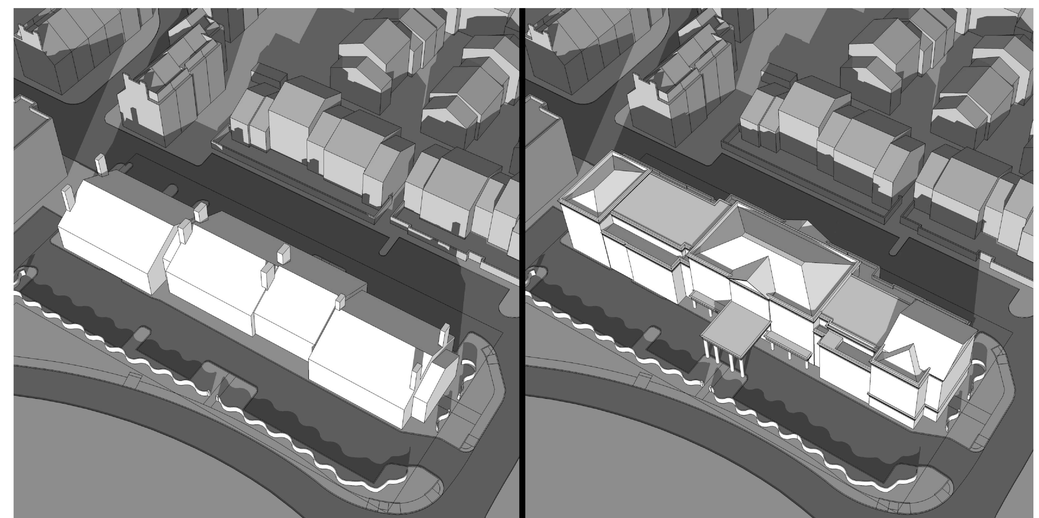
SPRING



5:30 P.M.

AUTUMN

A

AERIAL VIEW
N.T.S.

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

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

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SHADOW STUDY

SHEET NO.

A4.3