

598 SOUTH ALFRED STREET

THE APPLICANT PROPOSES DEMOLISHING THE EXISTING TOWNHOUSES TO BUILD A MULTI-FAMILY DEVELOPMENT WITH 145 AFFORDABLE HOUSING UNITS WITH ONE LEVEL OF BELOW GRADE PARKING.

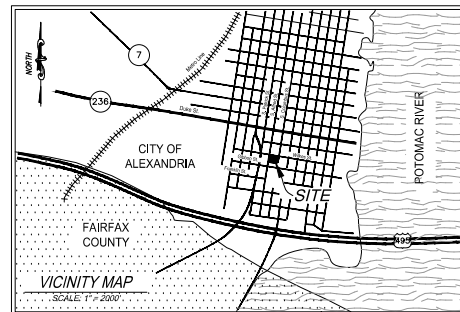
THIS SITE IS BORDERED TO THE NORTH BY A CONCRETE WALKWAY; TO THE SOUTH BY A BUILDING AND ITS ASSOCIATED PARKING LOT; TO THE EAST BY SOUTH COLUMBUS STREET; AND TO THE WEST BY SOUTH ALFRED STREET.

SITE ACCESS: THE PRIMARY ACCESS TO THE SITE WILL BE FROM SOUTH ALFRED STREET.

1. REZONING FROM RB TO RMF
2. DEVELOPMENT SPECIAL USE PERMIT WITH PRELIMINARY SITE PLAN.
3. SPECIAL USE PERMIT TO INCREASE ALLOWABLE FAR UP TO 3.0 IN THE RMF ZONE FOR THE PROVISION OF ON-SITE AFFORDABLE HOUSING IN ACCORDANCE WITH SECTION 3-1406(B)



engineering • surveying • land planning
4035 Ridge Top Rd., Suite 601, Fairfax, VA 22030
phone 703.273.6820 fax 703.273.7636



	New	Upgraded
Crosswalks (number)	0	0
Standard	0	0
High Visibility	0	0
Curb Ramps	0	0
Sidewalks (LF)	158'	790'
Bicycle Parking (number of spaces)		
Public/Visitor	8	N/A
Private/Garage	44	N/A
Bicycle Paths (LF)	0	N/A
Pedestrian Signals	0	0

SHEET INDEX	
Sheet Number	Sheet Title
C100	COVER
C101	NOTES AND TABULATIONS
C102	EXISTING CONDITION PLAN
C201	TREE PRESERVATION PLAN
C202	TREE PRESERVATION TABULATION
C203	TREE PRESERVATION NOTES AND DETAILS
C210	CONTEXTUAL SITE PLAN
C300	PRELIMINARY SITE PLAN
C400	PRELIMINARY GRADING
C401	ADJUSTED FINISHED GRADE
C402	PRELIMINARY DIMENSION PLAN
C403	FIRE SAFETY PLAN
C500	OPEN SPACE PLAN
C700	PRELIMINARY BMP MAP
C701	PRELIMINARY BMP COMPUTATIONS
C702	BMP DETAILS
C703	BMP DE TAILS
C720	PRELIMINARY SWM AND OUTFALL ANALYSIS
C721	PRELIMINARY SANITARY OUTFALL ANALYSIS
C900	TURNING MOVEMENTS
C901	TURNING MOVEMENTS
C902	TURNING MOVEMENTS
C903	TURNING MOVEMENTS
C904	TURNING MOVEMENTS
C905	TURNING MOVEMENTS
C906	TURNING MOVEMENTS
C907	TURNING MOVEMENTS
C908	TURNING MOVEMENTS
C909	TURNING MOVEMENTS
C910	PRELIMINARY SIGHT DISTANCE
C920	PHOTOMETRIC PLAN
L100	LANDSCAPE PLAN
L101	LANDSCAPE PLAN, COURTYARD
L200	LANDSCAPE SCHEDULE AND CALCULATIONS
L300	LANDSCAPE SPECIFICATIONS AND DETAILS
A-100	CODE ANALYSIS
A-200	GARAGE LEVEL P1 PLAN
A-201	LEVEL 1 PLAN
A-202	LEVEL 2 PLAN
A-203	LEVEL 3 PLAN
A-204	LEVEL 4 PLAN
A-205	ROOF PLAN
A-206	AREA PLAN
A-301	BUILDING ELEVATIONS
A-302	ELEVATIONS MATERIALS
A-401	BUILDING SECTIONS
A-501	AERIAL VIEW
A-602	SUN-SHADE STUDY
A-602	PERSPECTIVE

	<u>DATE</u>	<u>REVISION</u>
	07/11/25	PRELIMINARY ODSIP SUBMISSION
	09/16/25	COMPLETENESS SUBMISSION
	10/03/25	VERIFICATION RESUBMISSION

**ATTORNEY
WIRE GILL**
700 N. FAIRFAX STREET, SUITE 600
ALEXANDRIA, VA 22314
(703) 835-1922

APPROVED		
SPECIAL USE PERMIT NO. <u>XXXX-XXXXXX</u>		
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. _____

P:\Projects\10405\10.0\10405001\10405_001_Preliminary\10405_Preliminary.dwg, 10/03/2025, 7:41:14 AM, August Hines Inc.

TREE PRESERVATION SCHEDULE

TREE #	BOTANICAL NAME	COMMON NAME	TRUNK DIAMETER (INCHES) / CRITICAL ROOT ZONE RADIUS (FEET)	SURVEYED DRIFLINE RADIUS (FEET)	CONDITION RATING	LOCATION	PROCEDURE	COMMENTS
7845	STYPHNOLOBIUM JAPONICUM	SOPHORA	16	18	66	OFFSITE	PRESERVE	NUMEROUS GIRDLING ROOTS. PLASTIC ROPE COMING OUT OF ROOT FLARE. OLD PRUNING CUTS HEALING OVER. 3 LARGE DEAD SCAFFOLD BRANCHES. 4 DEAD MEDIUM SIZED BRANCHES THROUGHOUT CROWN.
7846	STYPHNOLOBIUM JAPONICUM	SOPHORA	22	20	69	OFFSITE	REMOVE	2 SMALL GIRDLING ROOTS. BASE OF MAIN LEADERS RUBBING. SMALL DEAD BRANCHES THROUGHOUT CROWN.
7847	FRAXINUS PENNSYLVANICA	GREEN ASH	20	15	56	OFFSITE	REMOVE	1 LARGE GIRDLING ROOT. BARK SHOWING SLIGHT SIGNS OF BLONDING. INSECT EXIT HOLE PRESENT ON TRUNK. HIGH DENSITY OF EPICORMIC SPROUTS GROWING THROUGHOUT CANOPY. CROWN IS 20 DEAD EXCEPT FOR EXISTING EPICORMIC GROWTH. OLD PRUNING CUT EXPOSING HEART ROT IN TRUNK.
7848	FRAXINUS PENNSYLVANICA	GREEN ASH	21	23	69	OFFSITE	REMOVE	LARGE OLD WOUND ON LOWER TRUNK EXPOSING HEART ROT. HIGH DENSITY OF EPICORMIC GROWTH THROUGHOUT CROWN. 6 DEAD BRANCHES.
7849	QUERCUS PHELLOS	WILLOW OAK	26	20	72	OFFSITE	PRESERVE	1 SMALL GIRDLING ROOT. INCLUDED BARK IN MAIN LEADER UNION.
7850	PISTACIA CHINENSIS	CHINESE PISTACHE	10	8	75	OFFSITE	PRESERVE	
7851	GINKGO BILOBA	GINKGO	15	15	69	OFFSITE	PRESERVE	SMALL SECTION OF PLASTIC CORRUGATED PIPE COMING OUT AT ROOT FLARE. 1 LARGE BROKEN SCAFFOLD BRANCH. LAWN MOWER DAMAGE TO SURFACE ROOTS.
7852	GINKGO BILOBA	GINKGO	12	10	69	OFFSITE	PRESERVE	SMALL OLD WOUND ON LOWER TRUNK. OLD WOUND HEALED OVER AT LOWER MID-TRUNK. TIPS OF SMALLER SCAFFOLD BRANCHES BROKEN AND STUBS REMAINING.
7853	GINKGO BILOBA	GINKGO	16	15	75	OFFSITE	PRESERVE	
7854	GINKGO BILOBA	GINKGO	14	15	72	OFFSITE	PRESERVE	4 SCAFFOLD BRANCHES PREVIOUSLY BROKE AND LARGE STUBS REMAINING.
7855	GINKGO BILOBA	GINKGO	17	16	72	OFFSITE	PRESERVE	INCLUDED BARK IN MAIN CROWN LEADER UNION.
7856	GINKGO BILOBA	GINKGO	18	15	75	OFFSITE	PRESERVE	
7857	GINKGO BILOBA	GINKGO	9	8	69	OFFSITE	PRESERVE	3 BROKEN BRANCHES WITH STUBS REMAINING. 1 BROKEN BRANCH STILL ATTACHED AND HANGING.
7883	ZELKOVA SERRATA	JAPANESE ZELKOVA	20	18	69	OFFSITE	REMOVE	LAWN MOWER DAMAGE TO SURFACE ROOTS EXPOSING ROT. 4 DEAD BRANCHES IN CROWN INTERIOR.
7884	PLATANUS * ACERIFOLIA	LONDON PLANETREE	16	18	63	OFFSITE	REMOVE	SEVERE LAWN MOWER DAMAGE TO ROOTS. ROOTS AT ROOT FLARE BROKEN AND EXPOSING HEART ROT AS A RESULT OF DAMAGE. OLD WOUND AT ROOT FLARE EXPOSING DECAY. 6 DEAD SCAFFOLD BRANCHES.
7885	QUERCUS PHELLOS	WILLOW OAK	30	26	69	OFFSITE	PRESERVE	LARGE OLD WOUND ON ROOT FLARE EXPOSING HEART WOOD WITH FUNGAL FRUITING BODIES PRESENT.
7886	ZELKOVA SERRATA	JAPANESE ZELKOVA	19	18	69	OFFSITE	PRESERVE	3 LARGE GIRDLING ROOTS.
7887	TILIA AMERICANA	BASSWOOD	15	12	69	OFFSITE	PRESERVE	LAWN MOWER DAMAGE TO SURFACE ROOTS. 1 LARGE GIRDLING ROOT.
7888	QUERCUS PHELLOS	WILLOW OAK	27	24	69	OFFSITE	PRESERVE	TREE HAS CUT GROWN TREE PIT. ROOTS GROWING AROUND EXISTING MAN HOLE. DAMAGE TO ROOT FLARE ALONG ROAD EXPOSING DECAY.
7889	TILIA AMERICANA	BASSWOOD	15	12	69	OFFSITE	PRESERVE	OLD WOUND ON TRUNK EXPOSING HEART ROT. PRUNING CUTS HEALING OVER. UNEVEN CANOPY STRUCTURE.
9300	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	8	18	66	ONSITE	REMOVE	MULTI-STEMMED WITH 4 TRUNKS. DBH AVERAGE OF TRUNKS. TRUNKS RUBBING CREATING WOUND. OLD WOUNDS ON 2 TRUNKS. UNEVEN CANOPY STRUCTURE FROM OVER PRUNING FOR CLEARANCE. SMALL BRANCHES AND SCAFFOLD BRANCHES STUBBED OFF AS A RESULT.
9906	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	8	15	66	ONSITE	REMOVE	MULTI-STEMMED WITH 3 TRUNKS. DBH IS AN AVG OF TRUNKS. CHRISTMAS LIGHT WRAPPED AROUND TRUNK AND BEGINNINGS TO GIRDLE TREE. OLD WOUND FROM LEADER BEING REMOVED EXPOSING HEART ROT. ALL THREE TRUNKS RUBBING. UNEVEN CANOPY STRUCTURE FROM OVER PRUNING.
9293	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	10	15	69	ONSITE	REMOVE	DBH AVERAGE OF 3 TRUNKS. CAVITY WITH DECAY IN MAIN TRUNK UNION. TRUNKS APPEAR TO BE SEPARATING. LARGE POCKET OF DECAY IN CENTRAL LEADER APPEARS TO BE SPREADING.
9996	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	10	12	69	ONSITE	REMOVE	HEART ROT PRESENT IN UPPER HALF OF TRUNK. OLD PRUNING WOUND HEALING OVER.
9415	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	11	14	66	ONSITE	REMOVE	UNEVEN CANOPY STRUCTURE LEANING TOWARDS PARKING LOT. TENSION CRACKS IN ROOT FLARE EXPOSING HEART WOOD. HEART ROT WITHIN INTERIOR TRUNKS FROM POOR PRUNING CUTS.
9902	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	9	10	69	ONSITE	REMOVE	SMALL OLD WOUNDS ON TRUNK EXPOSING HEART WOOD. 2 LARGE DEAD SCAFFOLD BRANCH. 1 DEAD BRANCH.
9498	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	13	12	72	ONSITE	REMOVE	UNEVEN CANOPY STRUCTURE.

TREE PRESERVATION SCHEDULE

TREE #	BOTANICAL NAME	COMMON NAME	TRUNK DIAMETER (INCHES) / CRITICAL ROOT ZONE RADIUS (FEET)	SURVEYED DRIFLINE RADIUS (FEET)	CONDITION RATING	LOCATION	PROCEDURE	COMMENTS
9997	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	10	13	69	ONSITE	REMOVE	DBH AVERAGE OF 2 LEADERS. UNEVEN CANOPY STRUCTURE. GROWN ON BUILDING SIDE HAS BEEN OVER PRUNED. SMALL OLD WOUNDS FROM PRUNING CUTS EXPOSING HEART WOOD. STUBS LEFT FROM POOR PRUNING CUTS THROUGHOUT CANOPY.
9402	MALUS SPP.	CRAB APPLE	11	13	66	ONSITE	REMOVE	UNEVEN CANOPY STRUCTURE. OLD WOUND ON ROOT FLARE FROM MECHANICAL DAMAGE. OLD PRUNING CUTS EXPOSING HEART WOOD. SMALL OLD CAVITY IN TRUNK.
9260	ACER SACCHARINUM	SILVER MAPLE	36	26	69	ONSITE	REMOVE	LAWN MOWER DAMAGE TO SURFACE ROOTS EXPOSING HEART WOOD. 1 DEAD SCAFFOLD BRANCH. SMALL DEAD BRANCHES THROUGHOUT CROWN.
9294	MALUS SPP.	CRAB APPLE	8	9	69	ONSITE	REMOVE	LARGE CAVITY PRESENT IN LOWER HALF OF TRUNK.
9291	MALUS SPP.	CRAB APPLE	8	9	69	ONSITE	REMOVE	LARGE OLD CAVITY IN THE BASE OF TRUNK AND SMALL CAVITY IN MIDDLE OF TRUNK. TRUNK LEANING TOWARDS BUILDING.
9295	MALUS SPP.	CRAB APPLE	9	10	66	ONSITE	REMOVE	OLD WOUNDS ON TRUNK EXPOSING HEART ROT. POOR PRUNING CUTS STUBBED OFF BRANCHES. LARGE OLD WOUND ON SCAFFOLD BRANCH EXPOSING HEART ROT.
9901	ACER RUBRUM	RED MAPLE	13	13	72	ONSITE	REMOVE	POOR PRUNING CUTS STUBBED BRANCHES ON BUILDING SIDE.
9392	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	19	13	69	ONSITE	REMOVE	UNEVEN CANOPY STRUCTURE. LARGE DEAD STUBS THROUGHOUT CANOPY. SMALL DEAD BRANCHES THROUGHOUT CANOPY.
9481	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	10	15	66	ONSITE	REMOVE	DBH AVERAGE TWO STEMS. OLD WOUND ON TRUNK EXPOSING HEART ROT. STUBS THROUGHOUT CANOPY FROM POOR PRUNING. DEAD BRANCHES THROUGHOUT CANOPY. UNEVEN CANOPY STRUCTURE.
9259	MALUS SPP.	CRAB APPLE	6	9	63	ONSITE	REMOVE	DBH IS AVERAGE OF 2 LEADERS. 1 LEADER IS HOLLOW WITH CAVITY PRESENT AT MID ELBOW. OLD WOUND EXPOSING HEART ROT AT ELBOW OF SECOND LEADER. SMALL CAVITY PRESENT AT MAIN TRUNK UNION. STUB REMAIN FROM SCAFFOLD BRANCH FAILING.
9904	AILANTHUS ALTISSIMA	TREE OF HEAVEN	28	21	63	OFFSITE	REMOVE	EXTENSIVE VINES ON TRUNK AND THROUGHOUT CANOPY. CUTS INTO BARK AND CAMBIUM FROM VINE REMOVAL. SMALL DEAD BRANCHES THROUGHOUT CROWN. OLD WOUND ON UPPER TRUNK EXPOSING DECAY.
9258	UNIDENTIFIED	DEAD TREE	11	10	25	ONSITE	REMOVE	DEAD
9261	TILIA AMERICANA	BASSWOOD	14	15	63	ONSITE	REMOVE	1 GIRDLING ROOT. LARGE OLD WOUND ON MID TRUNK EXPOSING HEART ROT FROM PREVIOUS BRANCH FAILURE. 3 DEAD BRANCHES. SMALL DEAD BRANCHES THROUGHOUT CROWN. OLD WOUND AT BASE OF TRUNK EXPOSING DECAY WHICH IS SPREADING UP TRUNK FROM ROOT FLARE.

ISA CERTIFIED ARBORIST APPROVAL:


Quinn Nolan
ISA Certified Arborist, NE-74744
4035 Ridge Top Road, Suite 601
Fairfax, VA 22030
703.234.1551
quinn.nolan@megacorp.com

Date: 07-03-2025

APPROVED SPECIAL USE PERMIT NO. 10000-XXXXXX DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
SUBMITTAL PLANNING COMMISSION _____ DATE _____	
DATE RECORDED _____	
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____	



4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning



OLDE TOWNE WEST AFFORDABLE
HOUSING DEVELOPMENT
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

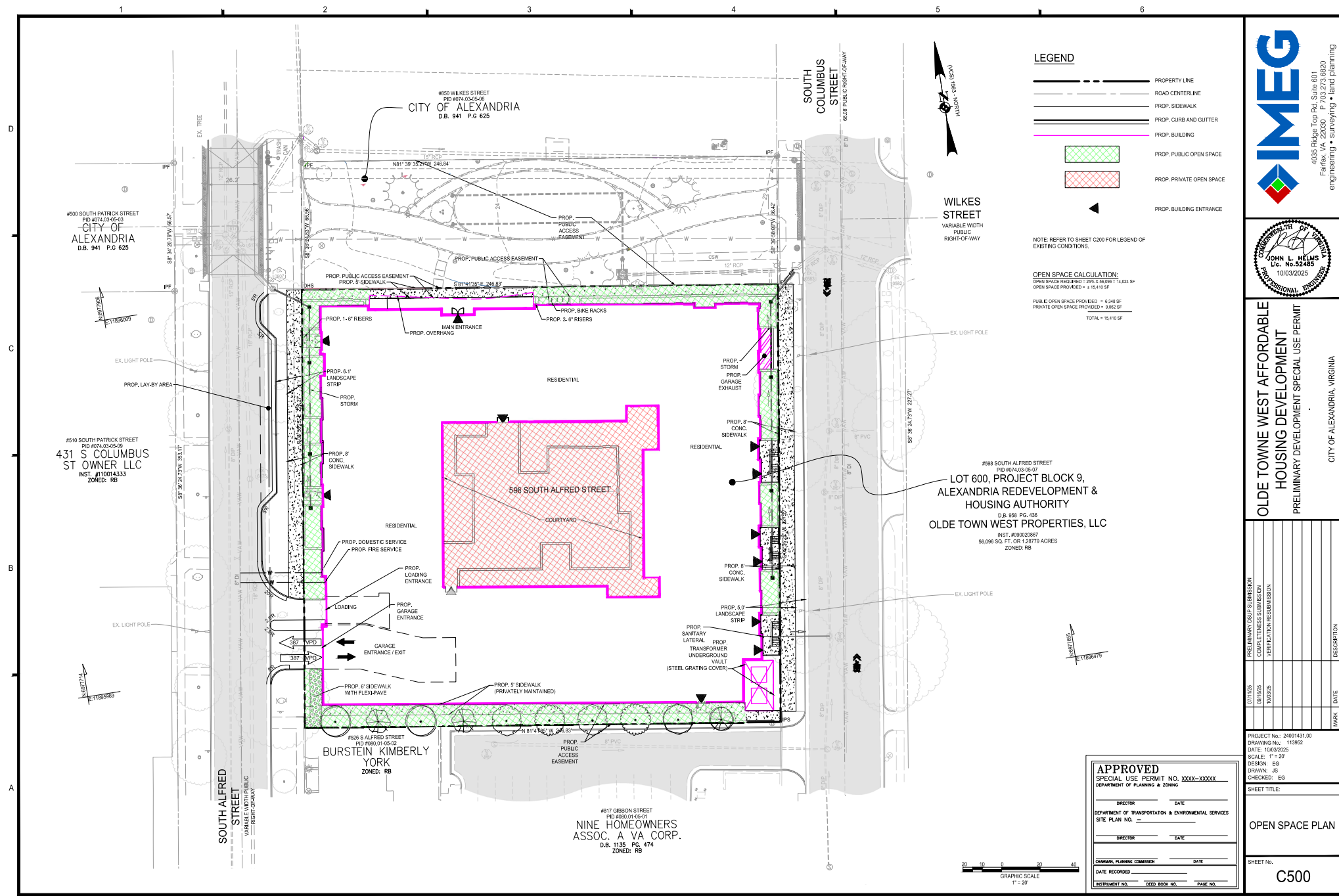
DATE	DESCRIPTION
07/03/25	PRELIMINARY SUBMITTAL
08/03/25	COMPLETENESS SUBMISSION
09/03/25	VERIFICATION SUBMISSION

PROJECT NO.: 28011431-00
DRAWING NO.: 113952
SCALE: NOT TO SCALE
DATE: 10/03/2025
DESIGN: GCN
DRAWN: GCN
CHECKED: EGM

SHEET TITLE:
**TREE
PRESERVATION
TABS**

SHEET No.
C202

[illegible]C203





4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning



JOHN L. HELMS
Lic. No. 52485
10/03/2025

OLDE TOWNE WEST AFFORDABLE
HOUSING DEVELOPMENT
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

DATE	DESCRIPTION
10/03/2025	PRELIMINARY SUBMISSION
10/03/2025	COMPLETENESS SUBMISSION
10/03/2025	VERIFICATION SUBMISSION

PROJECT NO.: 28001431.00
DRAWING NO.: 113952
DATE: 10/03/2025
SCALE: 1" = 20'
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:
OPEN SPACE PLAN

SHEET NO.:
C500

APPROVED
SPECIAL USE PERMIT NO. XXXXX-XXXXX
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR _____ DATE _____
DATE RECORDED _____
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

BIORETENTION A

VA DEQ STORMWATER DESIGN SPECIFICATION NO. 9

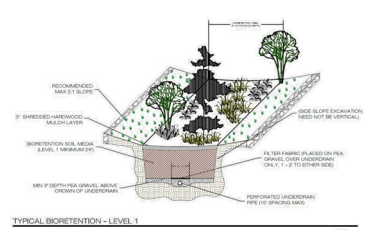


Figure 9.4a: Typical Detail of Bioretention Basin Level 1 Design

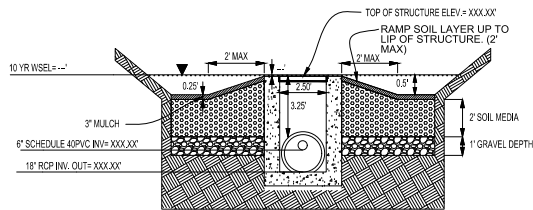
VA DEQ STORMWATER DESIGN SPECIFICATION NO. 9

Material	Specification	Notes
Filter Media Composition	Filter Media to contain: • 65%-80% sand • 15%-25% soil fines • 3%-5% organic matter in the form of leaf compost	The volume of filter media based on 110% of the plan volume, to account for settling or compaction.
Filter Media Testing	P-Index range = 15-30, OR Between 7 and 21 mg/g of P in the soil media.	The media must be procured from approved filter media vendors.
Mulch Layer	Use aged, shredded hardwood bark mulch.	Lay a 2 to 3 inch layer on the surface of the filter bed.
Alternative Surface Cover	Use river stone or pea gravel, cor and jute matting, or turf cover.	Lay a 2 to 3 inch layer of to suppress weed growth.
Top Soil For Turf Cover	Loamy sand or sandy loam texture, with less than 5% clay content, pH corrected to between 6 and 7, and an organic matter content of at least 2%.	3 inch surface depth.
Geotextile Liner	Use a non-woven geotextile fabric with a flow rate of > 110 gal/min/ft ² (e.g., Geotex 351 or equivalent).	Apply only to the sides and above the underdrain. For hotspots and certain karst sites only, use an appropriate liner on bottom.
Choking Layer	Lay a 2 to 4 inch layer of sand over a 2 inch layer of choker stone (typically #8 or #10 washed gravel), which is laid over the underdrain stone.	12 inches for the underdrain; 12 to 18 inches for the stone storage layer, if needed.
Stone Jacket for Underdrain and/or Storage Layer	Use 6 inch rigid schedule 40 PVC pipe for equivalent corrugated HDPE for micro-bioretenion, with 3/8-inch perforations at 6 inches on center, position each underdrain on a 1% or 2% slope located not more than 20 feet from the next pipe.	12 inches for the underdrain; 12 to 18 inches for the stone storage layer, if needed.
Underdrains, Cleanouts, and Observation Wells	Plant one tree per 250 square feet (15 feet on-center, minimum 1 inch caliper). Shrubs a minimum of 30 inches high planted a minimum of 10 feet on-center. Plant ground cover plugs at 12 to 18 inches on-center. Plant container-grown plants at 18 to 24 inches on-center, depending on the initial plant size and how large it will grow.	In general, plant spacing must be sufficient to ensure the plant material achieves 80% cover in the proposed planting areas within a 5-year period. If seed mixes are used, they should be from a qualified supplier, should be appropriate for stormwater basin applications, and should consist of native species (unless the seeding is to establish maintained turf).
Plant Materials		

Version 1.0, March 1, 2011

Page 31 of 54

RISER DETAIL STRUCTURE



* SEE STANDARD DROP INLET VDOT DETAIL FOR FURTHER SPECIFICATIONS

VA DCR STORMWATER DESIGN SPECIFICATION NO. 9

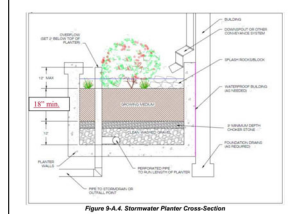


Figure 9.4.4: Stormwater Planter Cross-Section

MICRO-BIORETENTION A - CALCULATIONS

STORAGE DEPTH
SOIL MEDIA V = 0.25
GRAVEL V = 0.40
SURFACE STORAGE V = 1.0
(2 X 0.25) + (1 X 0.4) + (1 X 0.5) = 1.4 FT

MEGA DEPTH = 2 FT
GRAVEL DEPTH = 1 FT
PONDING DEPTH = 0.5 FT

SURFACE AREA = TV / STORAGE DEPTH
TV = 1.067 CF
STORAGE DEPTH = 1.4 FT.

SURFACE AREA REQUIRED = 1.067 / 1.4 = 776 SF

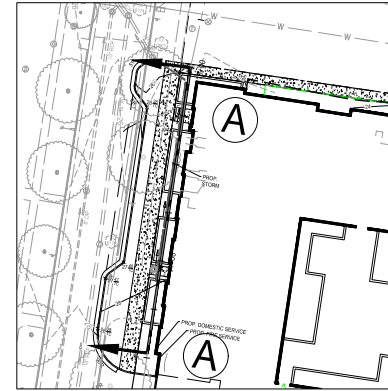
SURFACE AREA PROVIDED MICRO-BIORETENTION A = 832 SF

832 SF > 776 SF SURFACE AREA REQUIREMENT SATISFIED

TABLE 9.2 MICRO-BIORETENTION

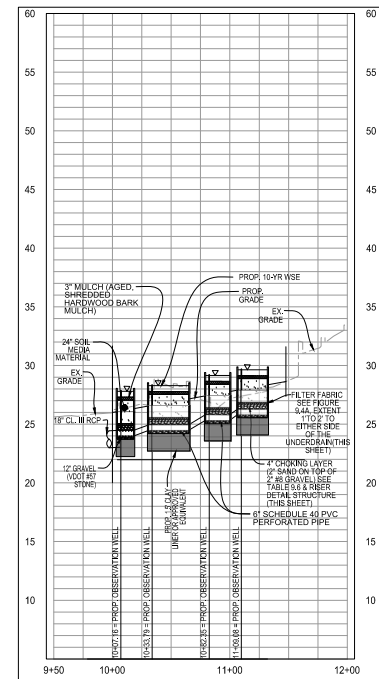
LEVEL 1 DESIGN (RR 40 TP-25) CRITERIA	BIORETENTION A
SIZING: FILTER SURFACE AREA (SQ. FT.) = 5% OF THE CONTRIBUTING DRAINAGE AREA (CDA) FROM DOWNSPUTS	1,067 SF (SEE SHEET #C701)
MAXIMUM CONTRIBUTION AREA = 0.5 AC	0.33 AC
MAXIMUM PONDING DEPTH = 6 INCHES	6 INCHES
MAXIMUM FILTER MEDIA DEPTH = 18 INCHES	24 INCHES
SUB-SOIL TESTING: NOT NEEDED IF AN UNDERDRAIN IS USED.	NOT NEEDED
UNDERDRAIN = CORRUGATED HDPE OR EQUIVALENT	YES
PRE-TREATMENT: EXTERNAL LEAF SCREENS, GRASS FILTER STRIP, ENERGY DISSIPATER, ETC.	LEAF SCREEN
VEGETATION: TURF, HERBACEOUS, OR SHRUBS (MIN = 1 CUP OF THOSE 3 CHOICES)	SHRUBS
GEOGRAPHIC COORDINATES (NAD83)	(6,977,893.91, 11,896,116.32)

NOTE: BIORETENTION TO BE PRIVATELY MAINTAINED.



PLAN VIEW
SCALE: 1"=50'(H); 1"=5'(V)

BIORETENTION A-A' CROSS SECTION
SCALE: 1"=50'(H); 1"=5'(V)



APPROVED
SPECIAL USE PERMIT NO. XXXX-XXXXXX
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DATE RECORDED _____
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SHEET TITLE: _____
BMP DETAILS
SHEET No. _____
C702



OLDE TOWNE WEST AFFORDABLE HOUSING DEVELOPMENT
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
07/17/25		PRELIMINARY SUBMITTAL
08/16/25		COMPLETION SUBMITTAL
10/02/25		VERIFICATION SUBMITTAL

PROJECT NO.: 2801431.00
DRAWING NO.: 113952
DATE: 10/02/2025
SCALE: NONE
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE: _____
BMP DETAILS

SHEET No. _____
C702

BIORETENTION B

VA DEG STORMWATER DESIGN SPECIFICATION NO. 9

BIORETENTION

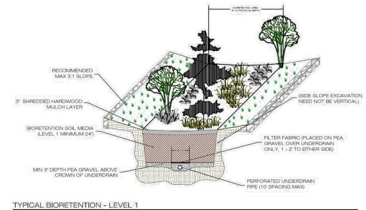


Figure 9.4a: Typical Detail of Bioretention Basin Level 1 Design

VA DCR STORMWATER DESIGN SPECIFICATION NO. 9

BIORETENTION

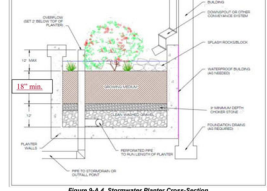


Figure 9.4.4: Stormwater Planter Cross-Section

VA DEG STORMWATER DESIGN SPECIFICATION NO. 9

BIORETENTION

Table 9.6: Bioretention Material Specifications

Material	Specification	Notes
Filter Media Composition	Filter Media to contain: 65%-80% sand 8%-12% soil fines 3%-5% organic matter in the form of leaf compost	The volume of filter media based on 110% of the plan volume, to account for settling or compaction.
Filter Media Testing	P-Index range = 15-30, OR Between 7 and 21 mg/kg of P in the soil media.	The media must be procured from approved filter media vendors.
Mulch Layer	Use aged, shredded hardwood bark mulch.	Lay a 2 to 3 inch layer on the surface of the filter bed.
Alternative Surface Cover	Use river stone or pea gravel, cor and jute matting, or turf cover.	Lay a 2 to 3 inch layer of to suppress weed growth.
Top Soil For Turf Cover	Loamy sand or sandy loam texture, with less than 5% clay content, pH corrected to between 6 and 7, and an organic matter content of at least 2%.	3 inch surface depth.
Geotextile/Liner	Use a non-woven geotextile fabric with a flow rate of > 110 gal/min/ft ² (e.g., Geotex 351 or equivalent).	Apply only to the sides and above the underdrain. For hotspots and certain karst sites only, use an appropriate liner on bottom.
Choking Layer	Lay a 2 to 4 inch layer of sand over a 2 inch layer of choker stone (typically #8 or #88 washed gravel), which is laid over the underdrain stone.	12 inches for the underdrain; 12 to 18 inches for the stone storage layer, if needed.
Stone Jacket for Underdrain and/or Storage Layer	Use 6 inch rigid schedule 40 PVC pipe for equivalent corrugated HDPE for micro-bioretentation, with 3/8-inch perforations at 6 inches on center; position each underdrain on a 1% or 2% slope located not more than 20 feet from the plant pipe.	12 inches for the underdrain; 12 to 18 inches for the stone storage layer, if needed.
Underdrains, Cleanouts, and Observation Wells	Plant one tree per 250 square feet (10 feet on-center, minimum 1 inch caliper). Shrubs a minimum of 30 inches high planted a minimum of 10 feet on-center. Plant ground cover plugs at 12 to 18 inches on-center. Plant container-grown plants at 18 to 24 inches on-center, depending on the initial plant size and how large it will grow.	Establish plant materials as specified in the landscaping plan and the recommended plant list. In general, plant spacing must be sufficient to ensure the plant material achieves 80% cover in the proposed planting areas within a 5-year period. If seed mixes are used, they should be from a qualified supplier, should be appropriate for stormwater basin applications, and should consist of native species (unless the seeding is to establish maintained turf).
Plant Materials		

MICRO-BIORETENTION B - CALCULATIONS

STORAGE DEPTH
SOIL MEDIA V = 0.25
GRAVEL V = 0.40
SURFACE STORAGE V = 1.0
(4 X 0.25) + (1 X 0.4) + (1 X 0.5) = 1.9 FT

SURFACE AREA = TV / STORAGE DEPTH
TV = 1,993 CF
STORAGE DEPTH = 1.9 FT.

SURFACE AREA REQUIRED = 1,993 / 1.9 = 1048 SF

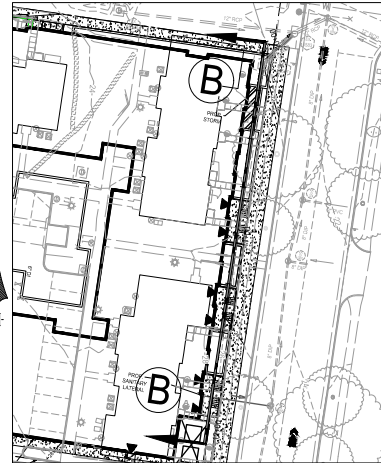
SURFACE AREA PROVIDED MICRO-BIORETENTION A = 1,056 SF

1,056 SF > 1,048 SF SURFACE AREA REQUIREMENT SATISFIED

TABLE 9.2 MICRO-BIORETENTION

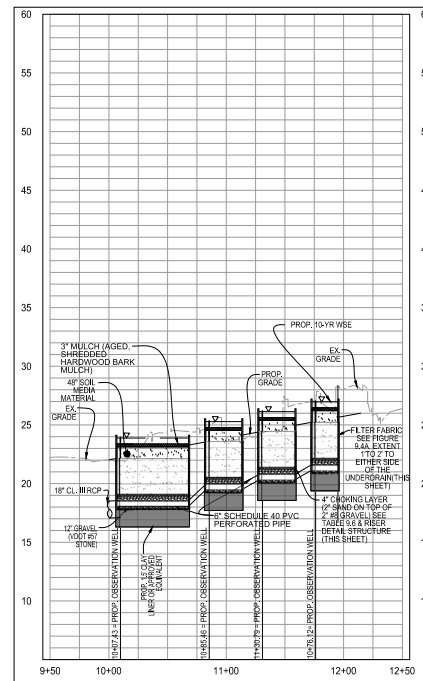
LEVEL 1 DESIGN (RR 40 TP-25) CRITERIA	BIORETENTION B
SIZING: FILTER SURFACE AREA (SQ. FT.) = 5% OF THE CONTRIBUTING DRAINAGE AREA (CDA) FROM DOWNSPOUTS	1,993 SF (SEE SHEET #C701)
MAXIMUM CONTRIBUTION AREA = 0.5 AC	0.60 AC
MAXIMUM PONDING DEPTH = 6 INCHES	6 INCHES
FILTER MEDIA DEPTH MINIMUM = 18 INCHES; MAXIMUM = 36 INCHES	24 INCHES
SUB-SOIL TESTING: NOT NEEDED IF AN UNDERDRAIN IS USED.	NOT NEEDED
UNDERDRAIN = CORRUGATED HDPE OR EQUIVALENT	YES
PRE-TREATMENT: EXTERNAL LEAF SCREENS, GRASS FILTER STRIP, ENERGY DISSIPATER, ETC.	LEAF SCREEN
VEGETATION: TURF, HERBACEOUS, OR SHRUBS (MIN = 1 OUR OF THOSE 3 CHOICES)	SHRUBS
GEOGRAPHIC COORDINATES (NAD83)	(6,977,860.41, 11,896,351.22)

NOTE: BIORETENTION TO BE PRIVATELY MAINTAINED.



PLAN VIEW
SCALE: 1"=30'

BIORETENTION B-B' CROSS SECTION SCALE: 1"=50'(H); 1"=5'(V)



APPROVED SPECIAL USE PERMIT NO. XXXXX-XXXXX

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

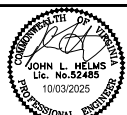
DIRECTOR _____ DATE _____

DIRECTOR _____ DATE _____

JURISDICTION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____



OLDE TOWNE WEST AFFORDABLE HOUSING DEVELOPMENT
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

DATE	DESCRIPTION
07/11/25	PRELIMINARY SUBMISSION
08/19/25	COMPLETENESS SUBMISSION
10/03/25	VERIFICATION SUBMISSION

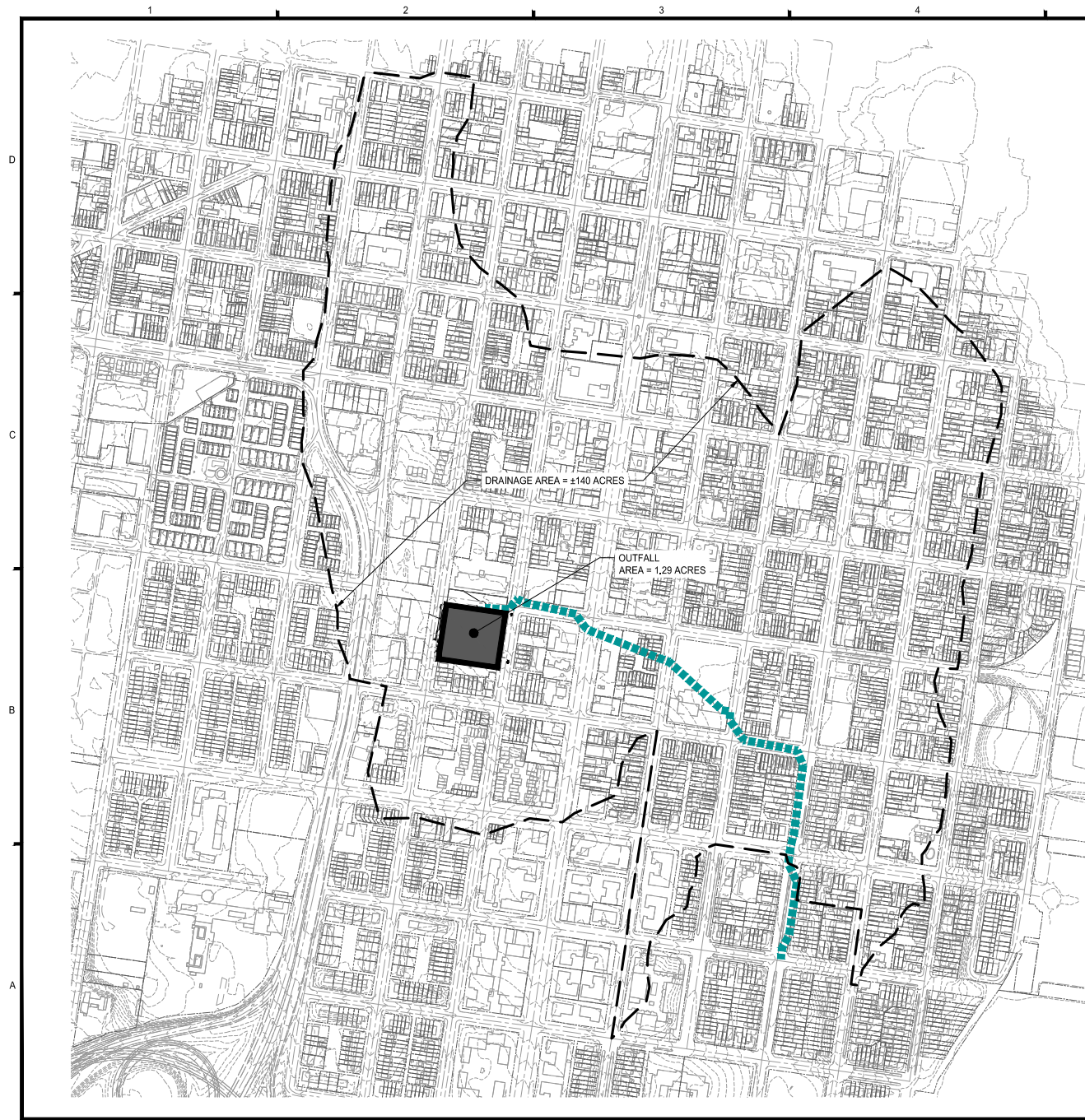
PROJECT NO.: 24001431.00
DRAWING NO.: 113952
DATE: 10/03/2025
SCALE: NONE
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:

BMP DETAILS

SHEET No.

C703



CONCEPTUAL STORM WATER MANAGEMENT NARRATIVE

TO MEET THE CITY STORMWATER MANAGEMENT REQUIREMENTS FOR CHANNEL PROTECTION AND FLOOD PROTECTION, THE CHANNEL PROTECTION IS MET BY BEING PIPED THE ENTIRE DURATION OF THE EXTENT OF THE REVIEW (13-1054-F-144). BY USING THIS EQUATION IT WAS DETERMINED NO DETENTION IS REQUIRED FOR THE 1-YEAR 24-HOUR STORM. THE FLOOD PROTECTION IS MET BY THE POST-DEVELOPMENT 10-YEAR 24-HOUR STORM EVENT BEING LOWER THAN THE PRE-DEVELOPMENT. THE 10-YEAR 24-HOUR STORM EVENT IS REDUCED FOR ALL THREE OUTFALLS. THEREFORE NO DETENTION IS REQUIRED.

STORMWATER QUANTITY (CHANNEL PROTECTION / FLOOD PROTECTION)

THE SITE WAS ANALYZED FOR BOTH CHANNEL PROTECTION AND FLOOD PROTECTION.

CHANNEL PROTECTION - EQUATION 13-1094-F-144 IN THE CITY CODE WAS USED TO DETERMINE THAT THE POST-DEVELOPMENT 2-YEAR 24-HOUR STORM DOES NOT CAUSE ANY EROSION TO THE SYSTEM SINCE IT IS PIPE FOR THE DURATION OF THE EXTENT OF REVIEW.

FLOOD PROTECTION - THE POST-DEVELOPMENT PEAK FLOW RATE FOR THE 10-YEAR 24-HOUR STORM EVENT IS REQUIRED TO BE LESS THAN THE PRE-DEVELOPMENT PEAK FLOW RATE OF THE SAME STORM EVENT. THE PRE-DEVELOPMENT FLOW RATE AT THIS OUTFALL WAS 16.81 CFS AND THE POST-DEVELOPMENT FLOW RATE IS 14.87 CFS. SINCE THE POST-DEVELOPMENT RATE IS LESS THAN THE PRE-DEVELOPMENT, NO DETENTION IS REQUIRED.

NOTE: THIS NARRATIVE AND COMPUTATIONS ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE, AS THE PLAN PROGRESSES FURTHER INTO THE CITY'S DEVELOPMENT REVIEW PROCESS, ADDITIONAL COMPUTATIONS AND NARRATIVES WILL BE PROVIDED PER CITY STANDARDS.

PRE AND POST CN

PRE:

FOR 1-YR, 2-YR, AND 10-YR:
TOTAL = 1.29 AC, (MT = 0.46, IMP = 0.83), AVE, CN = 92

POST:

FOR 1-YR, 2-YR, AND 10-YR:
DA=8 FOR BIORETENTION = 0.35 AC (MT = 0.32, IMP = 0.31) (CN = 94)
DA=8 FOR BIORETENTION = 0.60 AC (MT = 0.32, IMP = 0.57) (CN = 94)
UNCONTROLLED = 0.35 AC (MT = 0.36, IMP = 0.30) (CN = 94)
TOTAL = 1.29 AC, AVE, CN = 94

PRE-DEVELOPMENT

A = 1.29 ACRES
CN = 92

$T_c = 5$ MINUTES
 $I_2 = 6.2$ INCHES/HOUR
 $I_{10} = 9.0$ INCHES/HOUR
 $Q_2 = 11.32$ CFS
 $Q_{10} = 16.81$ CFS

POST-DEVELOPMENT

A = 1.29 ACRES
CN = 94

$T_c = 5$ MINUTES
 $I_2 = 6.2$ INCHES/HOUR
 $I_{10} = 9.0$ INCHES/HOUR
 $Q_2 = 10.51$ CFS
 $Q_{10} = 15.55$ CFS

NET DECREASE IN RUNOFF

$Q_2 = 11.32$ CFS - 10.51 CFS = 0.81 CFS (DECREASE)
 $Q_{10} = 16.81$ CFS - 15.55 CFS = 1.26 CFS (DECREASE)

Hydrograph Return Period Recap

Hyd. No.	Hydrograph type (origin)	Inflow (cfs)	Peak Outflow (cfs)								Hydrograph Description
			1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
1	SCB Runoff	---	2,689	---	---	3,977	---	---	---	---	BIO A AREA
2	SCB Runoff	---	4,889	---	---	7,231	---	---	---	---	BIO B AREA
3	SCB Runoff	---	2,933	---	---	4,338	---	---	---	---	C AREA
4	Reservoir	1	2,621	---	---	3,935	---	---	---	---	BIO A
5	Reservoir	2	4,675	---	---	6,994	---	---	---	---	BIO B
6	SCB Runoff	---	11.32	---	---	16.81	---	---	---	---	PRE
7	Combine	3, 4, 5,	10.51	---	---	15.55	---	---	---	---	POST

LEGEND

--- DRAINAGE DIVIDE
--- OUTFALL PIPE
■ SITE

0 100 200 300 400
GRAPHIC SCALE
1" = 200'

APPROVED

SPECIAL USE PERMIT NO. XXXXX-XXXXX

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. ---

DIRECTOR DATE

DIRECTOR DATE

CIVIL ENGINEER DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.



4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning



OLDE TOWNE WEST AFFORDABLE
HOUSING DEVELOPMENT
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

DATE	DESCRIPTION
10/03/2025	PRELIMINARY SWM SUBMISSION
10/03/2025	COMPLETENESS SUBMISSION
10/03/2025	VERIFICATION SUBMISSION

PROJECT NO.: 28001431.00

DRAWING NO.: 113952

DATE: 10/03/2025

SCALE: 1" = 200'

DESIGN: EG

DRAWN: JS

CHECKED: EG

SHEET TITLE:

PRELIMINARY SWM

AND OUTFALL

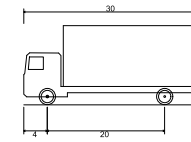
ANALYSIS

SHEET NO.

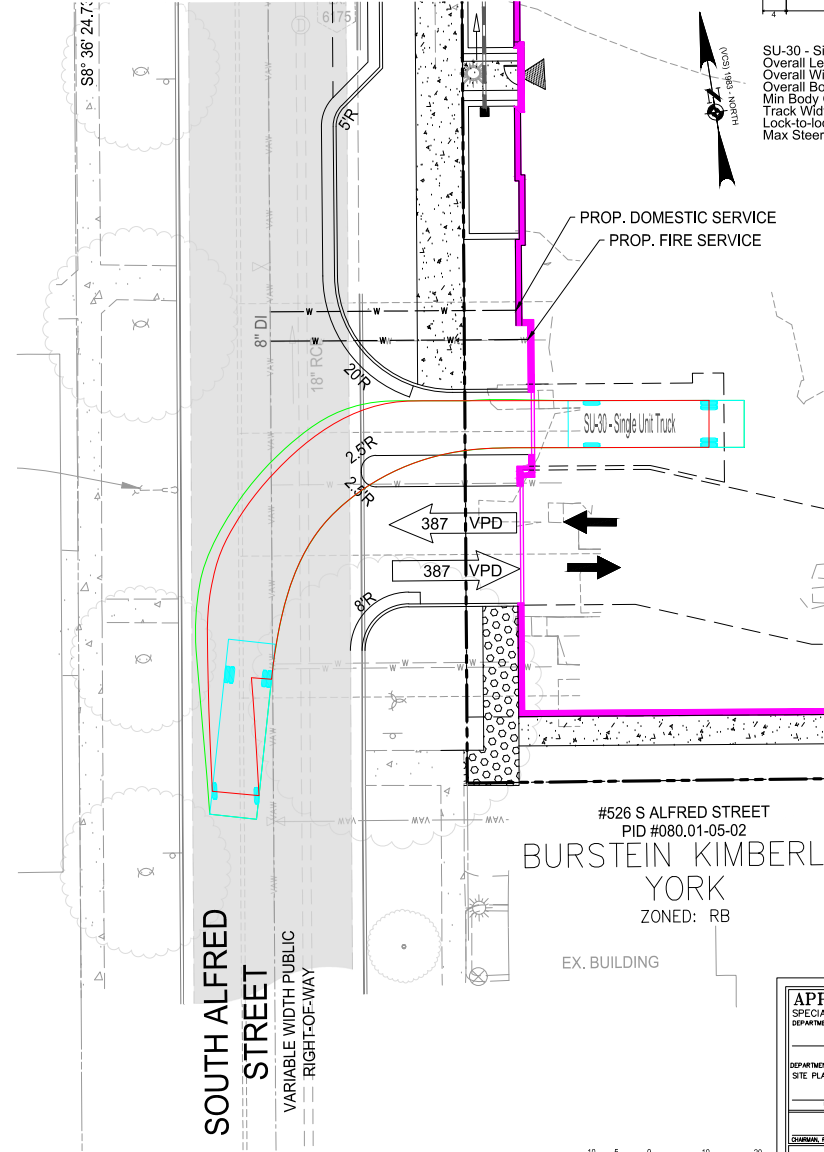
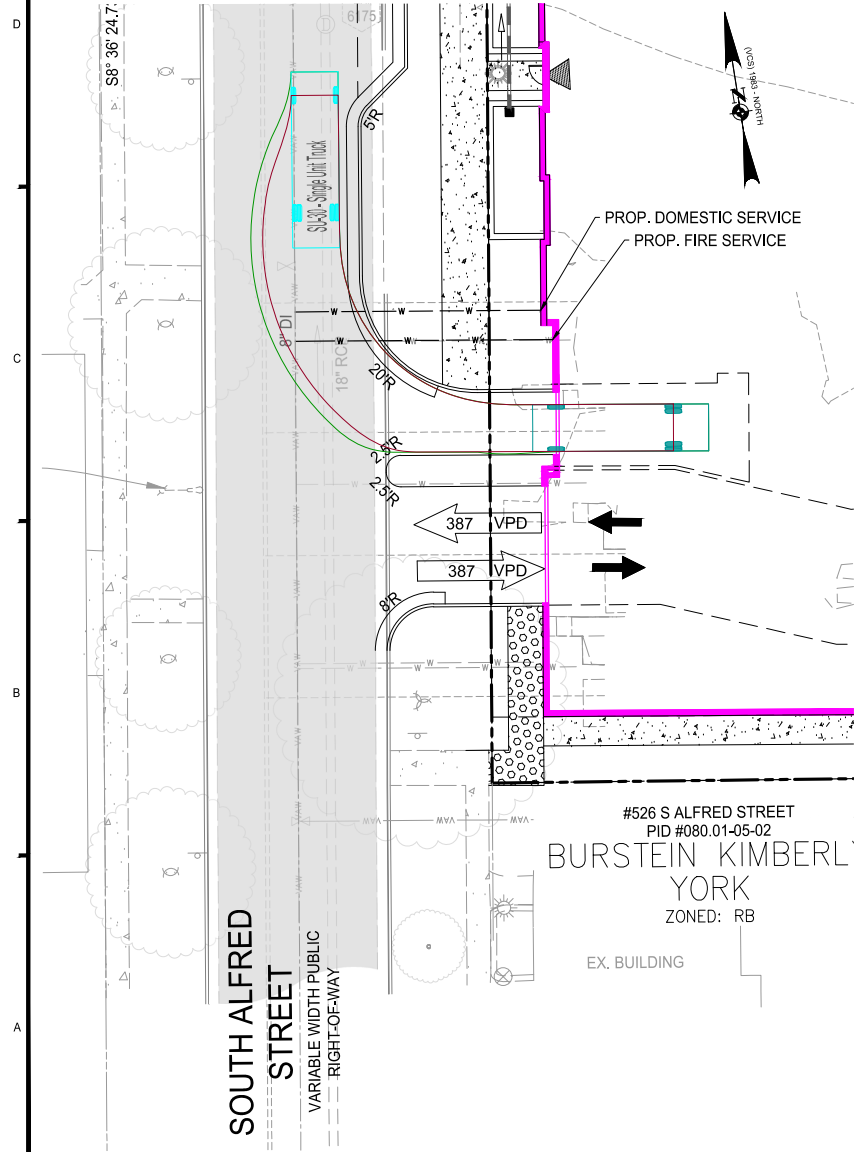
C720

SU-30 INBOUND

SU-30 OUTBOUND



SU-30 - Single Unit Truck
 Overall Length 30.000ft
 Overall Width 8.000ft
 Overall Body Height 13.500ft
 Min Body Ground Clearance 1.36ft
 Track Width 8.000ft
 Lock-to-lock time 5.00s
 Max Steering Angle (Virtual) 31.80°



#526 S ALFRED STREET
 PID #080.01-05-02
 BURSTEIN KIMBERL
 YORK
 ZONED: RB

#526 S ALFRED STREET
 PID #080.01-05-02
 BURSTEIN KIMBERL
 YORK
 ZONED: RB

APPROVED
 SPECIAL USE PERMIT NO. 10000-XXXXXX
 DEPARTMENT OF PLANNING & ZONING

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

JURISDICTION PLANNING COMMISSION _____ DATE _____
 DATE RECORDED _____
 INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

4035 Ridge Top Rd, Suite 601
 Fairfax, VA 22030 P 703.273.6820
 engineering • land planning

OLDE TOWNE WEST AFFORDABLE HOUSING DEVELOPMENT
 PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

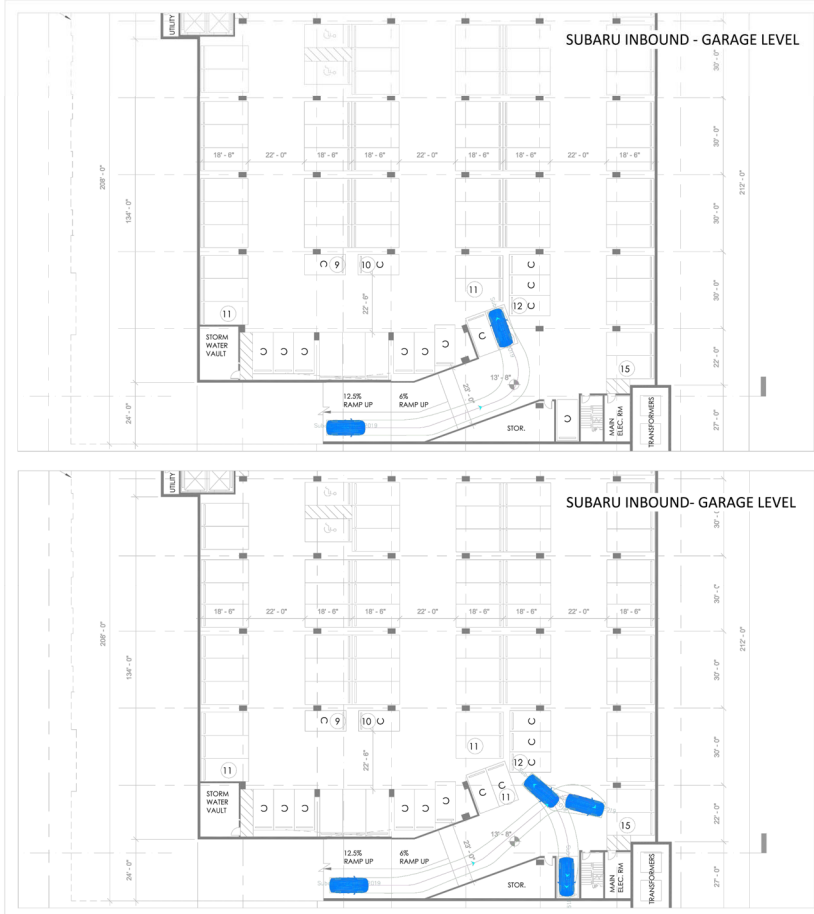
CITY OF ALEXANDRIA, VIRGINIA

DATE	DESCRIPTION
10/03/2025	PRELIMINARY SUBMISSION
10/03/2025	COMPLETENESS SUBMISSION
10/03/2025	VERIFICATION SUBMISSION

PROJECT No.: 2801431.00
 DRAWING No.: 113952
 DATE: 10/03/2025
 SCALE: 1" = 10'
 DESIGN: EG
 DRAWN: JS
 CHECKED: EG

SHEET TITLE:
TURNING MOVEMENTS

SHEET No. **C900**



GOROVE SLADE
Transportation Planners and Engineers

598 S Alfred Street: Vehicle Garage Maneuvers
The Community Builders
September 11, 2025
Sheet 1 of 7

V:\2265-002 Alfred Street Redevelopment (7301-3933)\CAD\598 S Alfred Street Autolum 8.27.2025.dwg - 9/11/2025 1:02 PM

City of Alexandria, VA



APPROVED
SPECIAL USE PERMIT NO. XXXX-XXXXXX
DEPARTMENT OF PLANNING & ZONING

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

CURRAN, PLANNING COMMISSION _____ DATE _____
DATE RECORDED _____
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

MARK	DATE	DESCRIPTION
07/17/25		PRELIMINARY SUBMISSION
09/10/25		COMPLETENESS SUBMISSION
10/03/25		VERIFICATION SUBMISSION

PROJECT NO.: 24001431-00
DRAWING NO.: 113952
DATE: 10/03/2025
SCALE: 1" = 10'
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:
TURNING MOVEMENTS

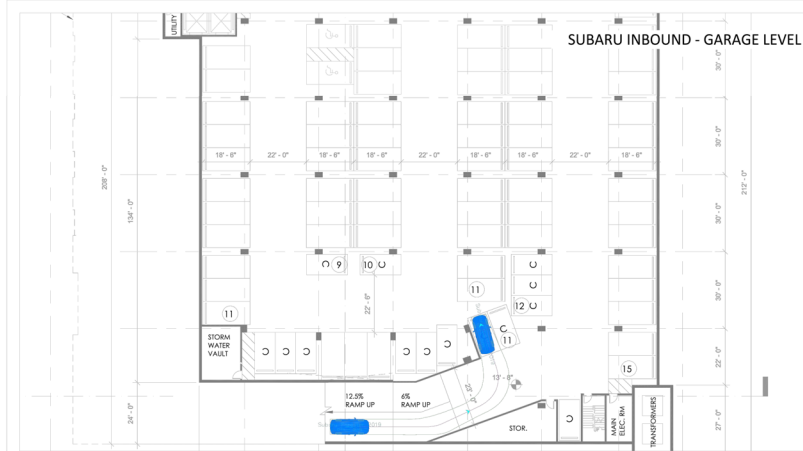
SHEET No.
C902

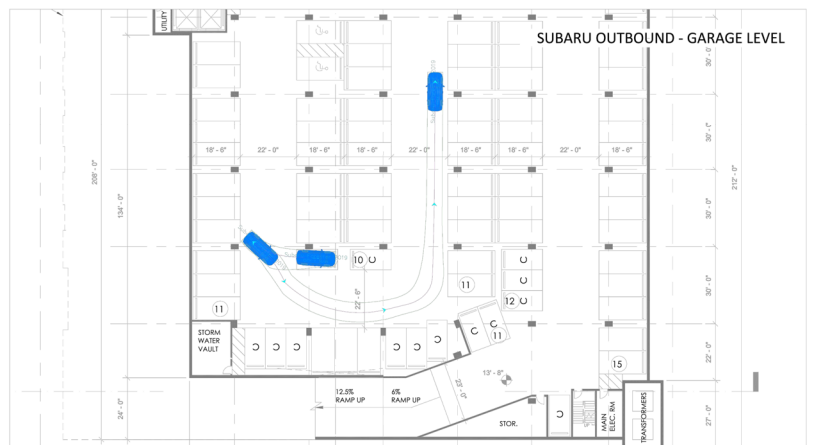
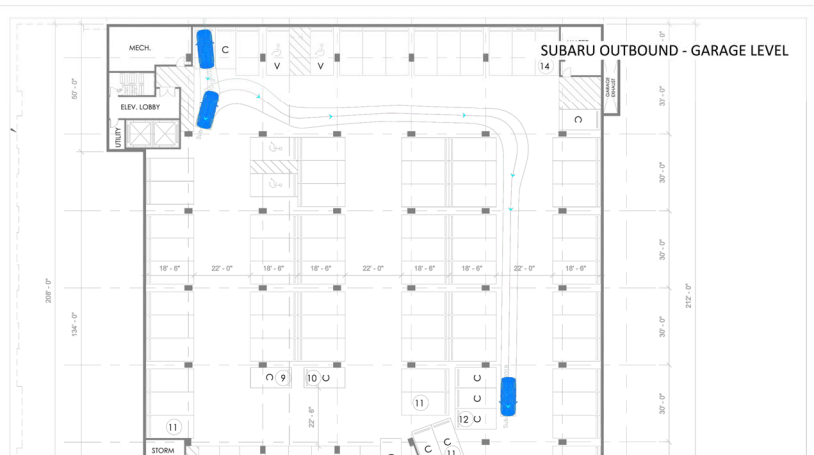
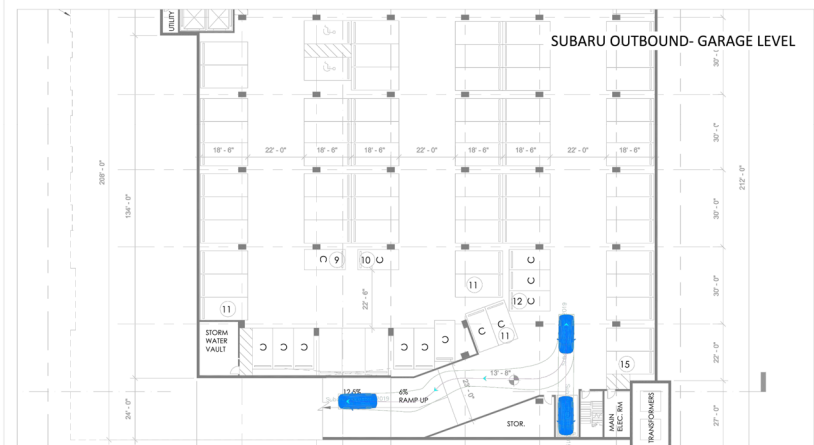
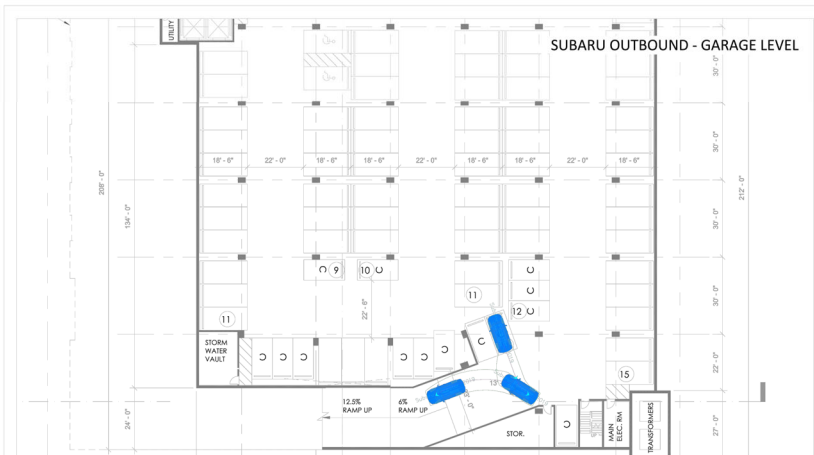
OLDE TOWNE WEST AFFORDABLE HOUSING DEVELOPMENT
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

JOHN L. HELMS
Lic. No. 52485
10/03/2025
PROFESSIONAL ENGINEER

CITY OF ALEXANDRIA, VIRGINIA





GOROVE SLADE
Transportation Planners and Engineers

598 S Alfred Street: Vehicle Garage Maneuvers
The Community Builders
September 11, 2025
Sheet 3 of 7

City of Alexandria, VA



V:\2265-002 Alfred Street Redevelopment (7301-3833)\CAD\598 S Alfred Street Autolum 8.27.2025.dwg - 9/11/2025 1:02 PM

APPROVED	
SPECIAL USE PERMIT NO. XXXX-XXXXX	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
CIVILIAN PLANNING COMMISSION _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
PAGE NO. _____	

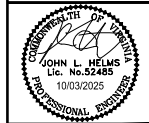
MARK	DATE	DESCRIPTION
07/17/25		PRELIMINARY DESIG SUBMISSION
09/16/25		COMPLETENESS SUBMISSION
10/03/25		VERIFICATION SUBMISSION

PROJECT No.: 24001431.00
DRAWING No.: 113952
DATE: 10/03/2025
SCALE: 1" = 10'
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:
TURNING MOVEMENTS

SHEET No.:
C904

OLDE TOWNE WEST AFFORDABLE HOUSING DEVELOPMENT
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT



IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

CITY OF ALEXANDRIA, VIRGINIA



GOROVE SLADE
Transportation Planners and Engineers

598 S Alfred Street: Vehicle Garage Maneuvers
The Community Builders
September 11, 2025
Sheet 4 of 7

V:\2265-002 Alfred Street Redevelopment (7301-3833)\CAD\598 S Alfred Street Autolum 8.27.2025.dwg - 9/11/2025 1:02 PM

City of Alexandria, VA



APPROVED
SPECIAL USE PERMIT NO. XXXX-XXXXXX
DEPARTMENT OF PLANNING & ZONING

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

JOURNAL PLANNING COMMISSION _____ DATE _____
DATE RECORDED _____
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

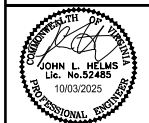
MARK	DATE	DESCRIPTION
07/1/25		PRELIMINARY CSUP SUBMISSION
08/10/25		COMPLETENESS SUBMISSION
10/03/25		VERIFICATION RESUBMISSION

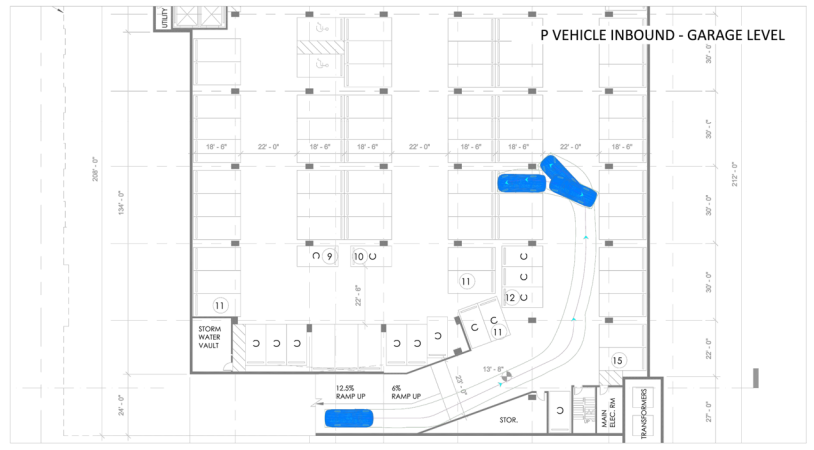
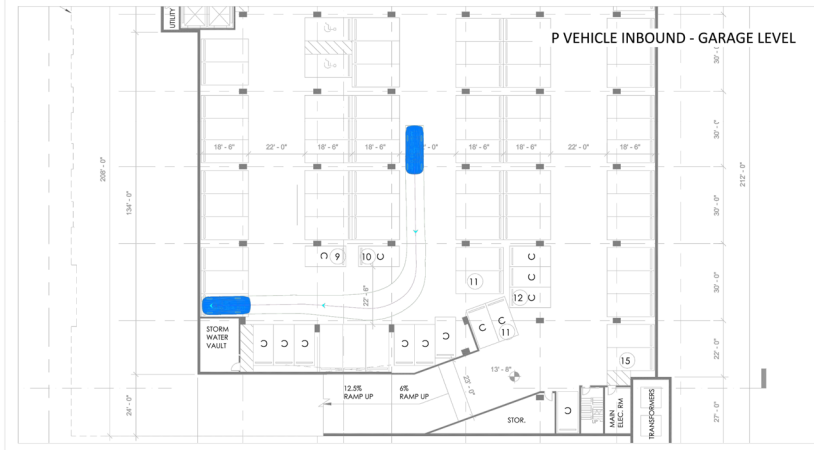
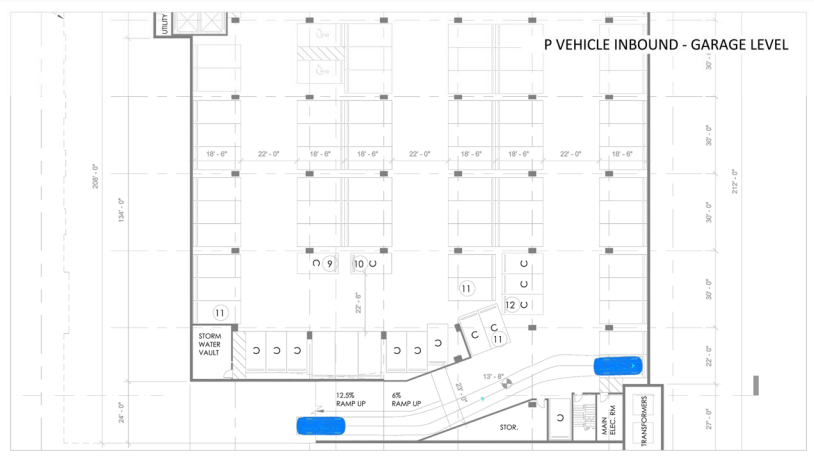
PROJECT No.: 2401431.00
DRAWING No.: 113952
DATE: 10/03/2025
SCALE: 1" = 10'
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:
TURNING MOVEMENTS

SHEET No.
C905

OLDE TOWNE WEST AFFORDABLE HOUSING DEVELOPMENT
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA





GOROVE SLADE
Transportation Planners and Engineers

598 S Alfred Street: P-Vehicle Garage Maneuvers
The Community Builders
September 11, 2025
Sheet 5 of 7

City of Alexandria, VA



V:\2265-002 Alfred Street Redevelopment (7301-3933)\CAD\598 S Alfred Street Autolum 8.27.2025.dwg - 9/11/2025 1:52 PM

APPROVED
SPECIAL USE PERMIT NO. 1000X-XXXXX
DEPARTMENT OF PLANNING & ZONING

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

CIRCUIT PLANNING COMMISSION _____ DATE _____
DATE RECORDED _____
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

MARK	DATE	DESCRIPTION
07/1/25		PRELIMINARY SUBMISSION
09/10/25		COMPLETENESS SUBMISSION
10/03/25		VERIFICATION SUBMISSION

PROJECT No.: 24001431-00
DRAWING No.: 113952
DATE: 10/03/2025
SCALE: 1" = 10'
DESIGN: EG
DRAWN: JS
CHECKED: EG
SHEET TITLE:
TURNING MOVEMENTS

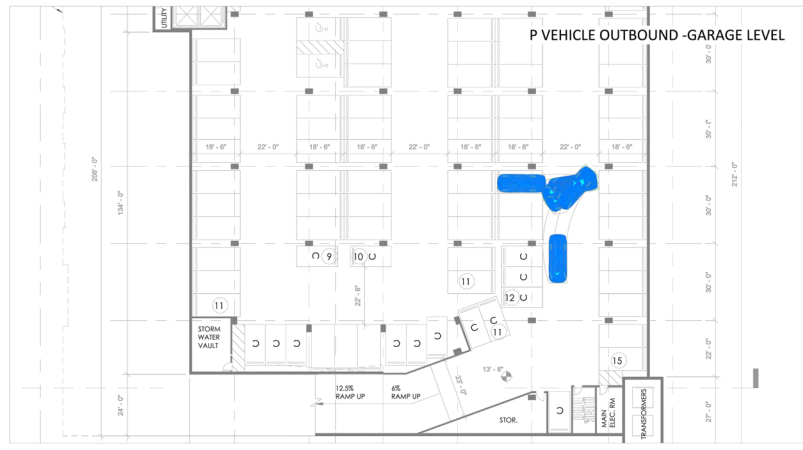
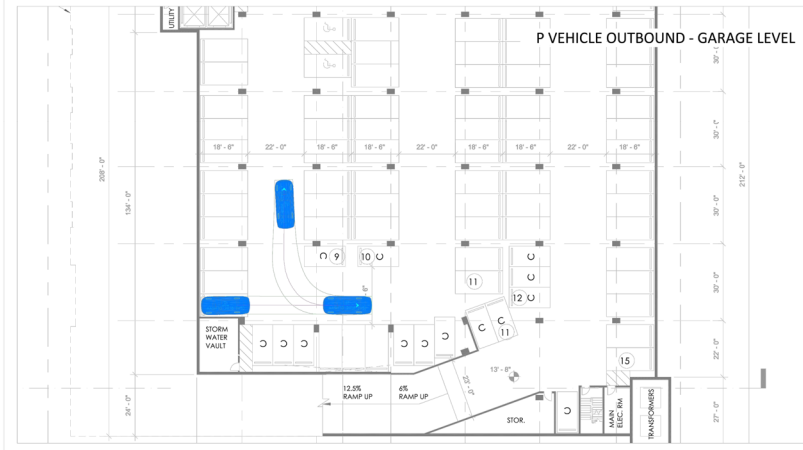
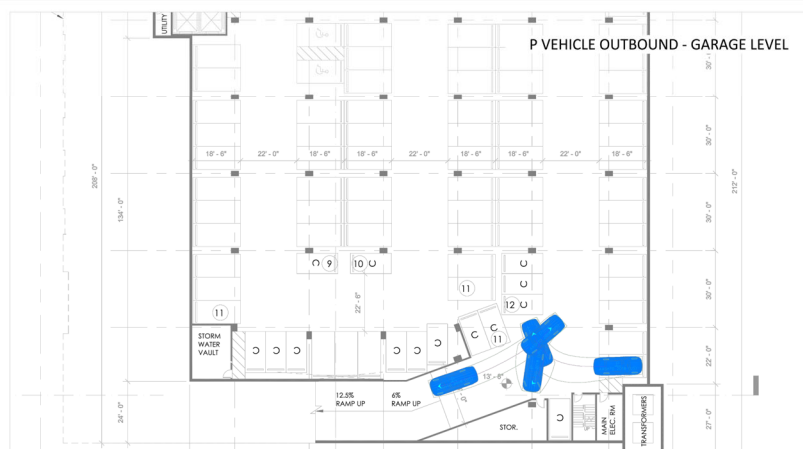
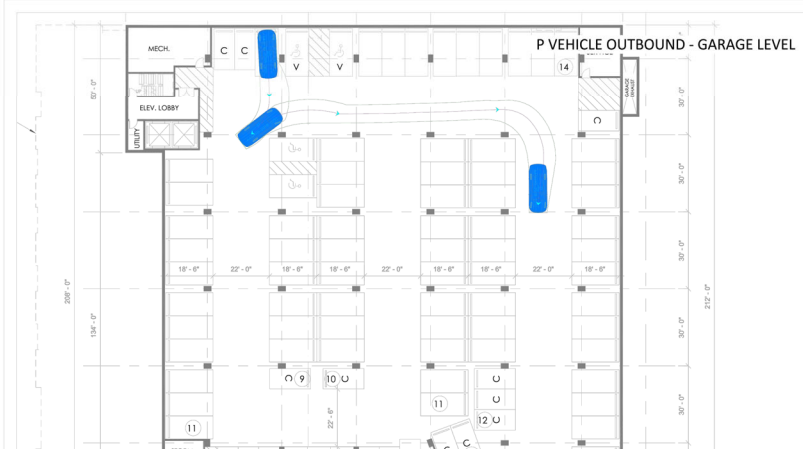
SHEET No.: **C906**

OLDE TOWNE WEST AFFORDABLE HOUSING DEVELOPMENT
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

JOHN L. HELMS
Lic. No. 52485
10/03/2025
PROFESSIONAL ENGINEER

CITY OF ALEXANDRIA, VIRGINIA



GOROVE SLADE
Transportation Planners and Engineers

598 S Alfred Street: P-Vehicle Garage Maneuvers
The Community Builders
September 11, 2025
Sheet 6 of 7

City of Alexandria, VA



V:\2265-002 Alfred Street Redevelopment (7301-3933)\CAD\598 S Alfred Street Autolum 8.27.2025.dwg - 9/11/2025 1:02 PM

APPROVED
SPECIAL USE PERMIT NO. XXXX-XXXXX
DEPARTMENT OF PLANNING & ZONING

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

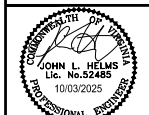
CURRENT PLANNING COMMISSION _____ DATE _____
DATE RECORDED _____
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

MARK	DATE	DESCRIPTION
07/1/25		PRELIMINARY SUBMISSION
09/02/25		COMPLETENESS SUBMISSION
10/03/25		VERIFICATION SUBMISSION

PROJECT No.: 24001431.00
DRAWING No.: 113952
DATE: 10/03/2025
SCALE: 1" = 10'
DESIGN: EG
DRAWN: JS
CHECKED: EG
SHEET TITLE:
TURNING MOVEMENTS

SHEET No.
C907

OLDE TOWNE WEST AFFORDABLE HOUSING DEVELOPMENT
PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA



IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

D

PLANT SCHEDULE															
PLANT TYPE	PLAN INFORMATION		BOTANIC/COMMON NAME				SIZE	NOTES	CROWN COVER ALLOWANCE (CCA)		NATIVE PLANTS PROVIDED				
URBAN TREES	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	CALIPER/HEIGHT			CCA PER TREE (SF)	TOTAL CROWN COVER (SF)	LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL	
	NS	2	Nyssa	sylvatica		Black Gum	2.5" cal./12-14 ft. ht.	Symmetrical, single leader (ROW tree)		750	1,500	2	2	2	
	TOTALS	2									URBAN TREE CCA:	1,500	2	2	2
STANDARD TREES	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	CALIPER/HEIGHT			CCA PER TREE (SF)	TOTAL CROWN COVER (SF)	LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL	
	AL	1	Amelanchier	laevis	Spring Flurry	Smooth Serviceberry	2.5" cal./12-14 ft. ht.	Multi-trunk		750	750	1	1	1	
	LS	1	Liquidambar	styraciflua		Sweet Gum	2.5" cal./12-14 ft. ht.	Symmetrical, single leader		1,250	1,250	1	1	1	
	PS	2	Prunus	serotina		Black Cherry	2.5" cal./12-14 ft. ht.	Symmetrical, single leader		750	1,500	2	2	2	
	QC	2	Quercus	coccinea		Scarlet Oak	2.5" cal./12-14 ft. ht.	Symmetrical, single leader		1,250	2,500	2	2	2	
	OP	2	Quercus	palastris		Pink Oak	2.5" cal./12-14 ft. ht.	Symmetrical, single leader		1,250	2,500	2	2	2	
	TA	2	Tilia	americana	Redmond	American Linden	2.5" cal./12-14 ft. ht.	Symmetrical, single leader		1,250	2,500	2	2	2	
TOTALS	10									STANDARD TREE CCA:	11,000	10	10	10	
												100.0%	100.0%	100.0%	
										TOTAL PROPOSED CCA (SF):	12,500				
EVERGREEN SHRUBS	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	SIZE/CONT.			CCA PER SHRUB(SF)	TOTAL CROWN COVER (SF)	LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL	
	ABG	12	Abelia	x grandiflora	Radiance	Radiance Glossy Abelia	18" HT			10	120	0	0	0	
	CHO	4	Chamaecyparis	obtusata	Confucius	Confucius Hinoki Falsecypress	18" HT			50	200	0	0	0	
	EUA	20	Euonymus	americanus		American Strawberry-bush	18" HT			10	200	20	20	20	
	ILG	16	Ilex	glabra	Gem Box	Gem Box Inkberry Holly	18" HT			10	160	16	16	16	
	ILV	11	Ilex	vomitaria	Schillings	Dwarf Yaupon Holly	18" HT			10	110	11	11	11	
	ILF	13	Illicium	floridum		Florida Anise	18" HT			10	130	0	13	13	
	JUC	21	Juniperus	communis		Common Juniper	18" HT			10	210	21	21	21	
	TAX	15	Taxus	canadensis		American Yew	18" HT			10	150	15	15	15	
	TOTALS	112									1280	83	96	96	
													74.1%	85.7%	85.7%
											TOTAL PROPOSED CCA (SF):	1280			
	DECIDUOUS SHRUBS	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	SIZE/CONT.			CCA PER SHRUB(SF)	TOTAL CROWN COVER (SF)	LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL
ARM		12	Aronia	melanocarpa		Black Chokeberry	18" HT			10	120	12	12	12	
COS		18	Cornus	sericea	Kelvey	Red Twig Dogwood	18" HT			25	450	18	18	18	
HVA		11	Hydrangea	quercifolia	Ruby Slippers	Oakleaf Hydrangea	18" HT			25	275	0	11	11	
ITV		23	Itea	virginica	Little Henry	American Sweetgum	18" HT			10	230	23	23	23	
LEA		17	Leucothoe	axillaris		Coastal Leucothoe	18" HT			10	170	17	17	17	
RHA		12	Rhododendron	atlanticum		Dwarf Azalea	18" HT			10	120	12	12	12	
RAG		20	Rhus	aromatica	Gro-Low	Gro-Low Fragrant Sumac	18" HT			25	500	20	20	20	
ROS		19	Rosa	palastris		Swamp Rose	18" HT			10	190	19	19	19	
TOTALS		132									2055	121	132	132	
												91.7%	100.0%	100.0%	
										TOTAL PROPOSED CCA (SF):	2055				
PERENNIALS, FERNS, ORNAMENTAL GRASSES	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	SIZE/CONT.	SPACING		CCA PER PLANT (SF)	TOTAL CROWN COVER (SF)	LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL	
	AND	51	Andropogon	virginicus		Broomsedge	1 quart	@24" o.c.		51	51	51	51	51	
	CAR	28	Carex	stricta		Tussock Sedge	1 quart	@24" o.c.		28	28	28	28	28	
	PAN	41	Panicum	virgatum		Switchgrass	1 quart	@24" o.c.		41	41	41	41	41	
	SCH	26	Schizachyrium	scoparium		Little Bluestem	1 quart	@24" o.c.		26	26	26	26	26	
	ASB	86	Asitibe	x arendsi	Bridal Veil	Bridal Veil Asitibe	1 quart	@18" o.c.		86	86	86	86	86	
	ECP	111	Echinacea	purpurea		Purple Coneflower	1 quart	@18" o.c.		111	111	111	111	111	
	EUD	61	Eurybia	divaricata		White Wood Aster	1 quart	@18" o.c.		61	61	61	61	61	
	HAG	64	Heuchera	americana	Green Spice	Green Spice Heuchera	1 quart	@24" o.c.		64	64	64	64	64	
	HPT	62	Hosta	fortunei		Fortune's Hosta	1 quart	@24" o.c.		0	0	0	0	0	
	LMB	78	Liriope	muscarif	Big Blue	Big Blue Lilyturf	1 quart	@18" o.c.		0	0	0	0	0	
	PHD	115	Phlox	divaricata		Woodland Phlox	1 quart	@15" o.c.		115	115	115	115	115	
	RUH	78	Rudbeckia	hirta		Black-eyed Susan	1 quart	@18" o.c.		78	78	78	78	78	
TOTALS	801									661	661	661	661	661	
												82.5%	82.5%	82.5%	

CROWN COVER TABULATIONS	
TOTAL SITE AREA (SF)	56,096
25% CROWN COVER REQUIRED (SF)	14,024
PRESERVED CROWN COVER (SF)	0
Crown Cover from Preserved Trees:	0
PROPOSED CROWN COVER (SF)	11,000
Crown Cover from Proposed Trees:	11,000
Crown Cover from Proposed Shrubs:	3,335
TOTAL CROWN COVER PROVIDED (%)	25.6%
TOTAL CROWN COVER PROVIDED (SF)	14,335

NOTE:
PER APPROVED LANDSCAPE GUIDELINES CHAPTER 3, CANOPY COVERAGE STANDARDS 8, STREET TREES OR OTHER PLANTINGS IN PUBLIC R.O.W. DO NOT APPLY TOWARD CROWN COVERAGE ALLOWANCES.

C

B

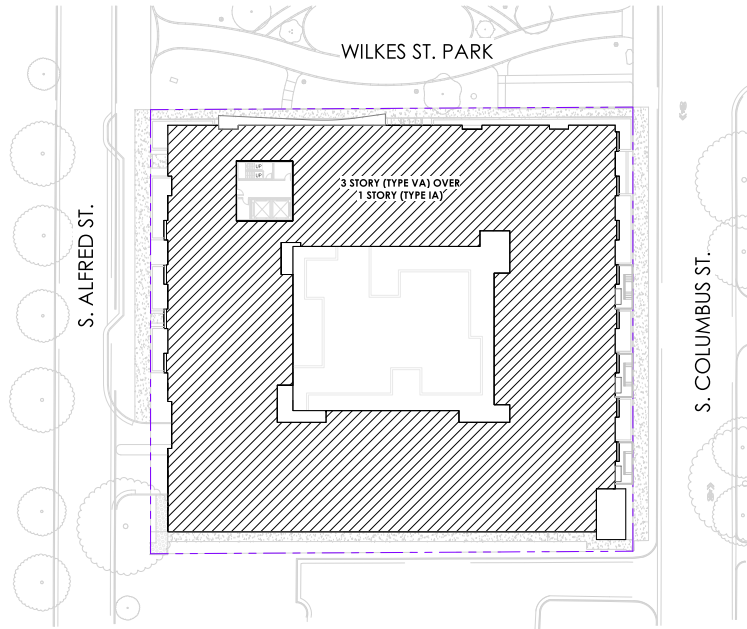
A

NATIVE PLANT TABULATIONS											
PLANT TYPE	QUANTITY	NATIVE TYPE	MARCH 2, 2019 – JANUARY 1, 2020			JANUARY 2, 2020 – JANUARY 1, 2024			BEGINNING JANUARY 2, 2024		
			REQUIRED	PROVIDED		REQUIRED	PROVIDED		REQUIRED	PROVIDED	
			%	QTY.	%	%	QTY.	%	%	QTY.	%
Urban Trees	2	Regional/Local	10%			15%			20%	2	100.0%
		Total Natives	25%			25%			50%	2	100.0%
		Regional/Local	15%			25%			40%	10	100.0%
Standard Trees	10	Regional/Local	40%			60%			80%	10	100.0%
		Total Natives	5%			10%			83	74.1%	
		Regional/Local	20%			30%			40%	96	85.7%
Evergreen Shrubs	112	Regional/Local	10%			15%			20%	123	91.7%
		Total Natives	40%			60%			80%	132	100.0%
		Regional/Local	5%			10%			10%		
Deciduous Shrubs	132	Regional/Local	10%			15%			20%	123	91.7%
		Total Natives	40%			60%			80%	132	100.0%
		Regional/Local	5%			10%			10%		
Groundcovers		Total Natives	10%			20%			20%		
		Regional/Local	10%			15%			20%		
		Total Natives	25%			40%			100%		
Regional/Local		80%			100%			100%			
TOTALS											
TOTAL PLANTS SPECIFIED			TOTAL SUM OF REGIONAL/LOCAL NATIVE PLANTS			TOTAL SUM OF NATIVE PLANTS					
1057			877			901					
			83.0%			85.2%					

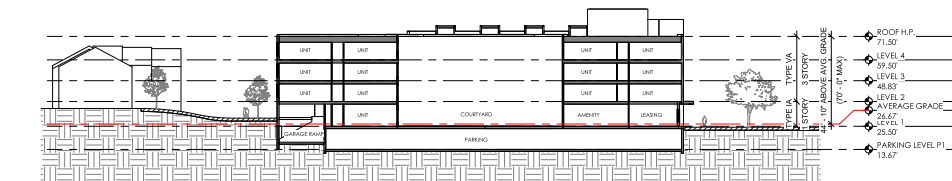
NOTES:
1) Percentages apply to the total quantity of each plant type specified on Completeness/Preliminary Plans and Final #1 Grading Plans submitted during the listed time frames.
2) Total Natives is the sum of Eastern U.S. Native, Regionally Native, and Locally Native vegetation specified on the plans for each plant type.
3) Non-native vegetation for the purposes of providing edible fruits, seeds, or nuts may be planted and shall not be calculated in the above-stated requirements for native species regardless of plant type.

BIODIVERSITY TABULATIONS									
TREES (URBAN AND STANDARD)									
TOTAL NUMBER OF TREES PROPOSED: 12									
GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED		
Amelanchier	1	8.3%	33%	laevis 'Spring Flurry'	1	8.3%	10%		
Nyssa	2	16.7%	33%	sylvatica	2	16.7%	10%		
Liquidambar	1	8.3%	33%	styraciflua	1	8.3%	10%		
Prunus	2	16.7%	33%	serotina	2	16.7%	10%		
Quercus	4	33.3%	33%	coccinea	2	16.7%	10%		
				palustris	2	16.7%	10%		
Tilia	2	16.7%	33%	americana 'Redmond'	2	16.7%	10%		
SHRUBS									
TOTAL NUMBER OF SHRUBS PROPOSED: 244									
GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED		
Abelia	12	4.9%	33%	x grandiflora 'Radiance'	12	4.9%	10%		
Aronia	12	4.9%	33%	melanocarpa	12	4.9%	10%		
Chamaecyparis	4	1.6%	33%	obtusata 'Confucius'	4	1.6%	10%		
Cornus	18	7.4%	33%	sericea 'Kelley'	18	7.4%	10%		
Eucymus	20	8.2%	33%	americanus	20	8.2%	10%		
Hydrangea	11	4.5%	33%	quercifolia 'Ruby Slippers'	11	4.5%	10%		
Ilex	27	11.1%	33%	glabra 'Gem Box'	16	6.6%	10%		
				vomitifolia 'Schillings'	11	4.5%	10%		
Illicium	13	5.3%	33%	floridanum	13	5.3%	10%		
Itea	23	9.4%	33%	virginica 'Little Henry'	23	9.4%	10%		
Juniperus	21	8.6%	33%	communis	21	8.6%	10%		
Leucothoe	17	7.0%	33%	axillaris	17	7.0%	10%		
Rhododendron	12	4.9%	33%	atlanticum	12	4.9%	10%		
Rhus	20	8.2%	33%	aromatica 'Gro-Low'	20	8.2%	10%		
Rosa	19	7.8%	33%	palustris	19	7.8%	10%		
Taxus	15	6.1%	33%	canadensis	15	6.1%	10%		

L300



1 BUILDING CODE DIAGRAM
SCALE: 1" = 30'-0"



2 BUILDING CODE SECTION
SCALE: 1" = 30'-0"

APPLICABLE CODES (City of Alexandria)
2021 VIRGINIA UNIFORM STATEWIDE BUILDING CODE (2021 International Code Council Family of Codes w/incorporated USBC amendments)

Floor	Area (SF)	Use Group	Type(s) of Construction	Allowable No. of Stories	Allowable Height (FT)	Allowable Area Per Floor (SF)*	Fire Protection
LEVEL 4	37,813	R2	VA	4	70	36,000 / 50,720	NFPA 13
LEVEL 3	38,111	R2	VA	4	70	36,000 / 50,720	NFPA 13
LEVEL 2	36,982	R2	VA	4	70	36,000 / 50,720	NFPA 13
LEVEL 1	37,942	R2/S2/A3	IA	1	UL	UL	NFPA 13
GARAGE LEVEL	36,617	S2	IA	1	UL	UL	NFPA 13

***506.2.1 Single-occupancy buildings.**
The total allowable area of a single-occupancy building more than three stories above grade plane shall be determined in accordance with Equation 5-2:
 $A_s = [A_f + (NS \times J)] \times S_s$
[Equation 5-2]
where:
A_s = Allowable area (square feet).
A_f = Tabular allowable area factor (NS, S13R, S13D or SM value, as applicable) in accordance with Table 506.2.
NS = Tabular allowable area factor in accordance with Table 506.2 for a nonsprinklered building (regardless of whether the building is sprinklered).
J = Area factor increase due to frontage (percent) as calculated in accordance with Section 506.3.
S_s = 3 where the actual number of stories above grade plane exceeds three, or
S_s = 4 where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.2.
The actual area of any individual floor shall not exceed the allowable area per Equation 5-1.

506.3 Frontage Increase.
Every building shall adjoin or have access to a public way to receive an area factor increase based on frontage. Area factor increase shall be determined in accordance with Sections 506.3.1 through 506.3.3.

506.3.1 Minimum percentage of perimeter.
To qualify for an area factor increase based on frontage, a building shall have not less than 25 percent of its perimeter on a public way or open space. Such open space shall be either on the same lot or dedicated for public use and shall be accessed from a street or approved fire lane.

506.3.3 Amount of increase.
The area factor increase based on frontage shall be determined in accordance with Table 506.3.3.

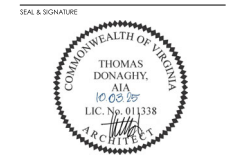
TABLE 506.3.3 FRONTAGE INCREASE FACTOR*

PERCENTAGE OF BUILDING PERIMETER	OPEN SPACE (feet)			
	0 to less than 20	20 to less than 25	25 to less than 30	30 or greater
0 to less than 25	0	0	0	0
25 to less than 50	0	0.17	0.21	0.25
50 to less than 75	0	0.33	0.42	0.50
75 to 100	0	0.50	0.62	0.75

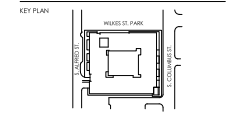
Allowable Maximum Area For Building: $A_a = (36,000 + 12,000 \times 0.17) \times 4 = 152,160 \text{ SF}$
Allowable Maximum Area Per Floor: $A_a / 4 = 38,040 \text{ SF}$

*Horizontal Building Separations located above the below grade garage (Type IA construction) and a portion of level 1 (Type IA construction) below the upper three stories of the Type VA construction.

BUILDING USE AND OCCUPANCY
Separated Mixed Uses
R2 Residential
A3 Assembly
S2 Storage (Loading)
Non-Separated Mixed Uses
S2 Storage (Parking Garage Uses)



ALFRED STREET BAPTIST CHURCH HOUSING
598 SOUTH ALFRED STREET
ALEXANDRIA, VA 22314
THE COMMUNITY BUILDERS, INC.
ALFRED STREET BAPTIST CHURCH



REVISIONS

NO	DATE	DESCRIPTION

ISSUE

DATE	DESCRIPTION
07/1/25	ISSUE SUBMISSION
09/16/25	COMPLETION SUBMISSION
10/03/25	VERIFICATION SUBMISSION

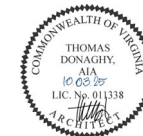
PROJECT NUMBER 24001431.00
DATE 10/03/2025

SCALE As Indicated
DRAWING TITLE

CODE ANALYSIS

A-100

DRAWING NUMBER
10/03/2025 A-MCH-PA



**ALFRED STREET BAPTIST
CHURCH HOUSING**

598 SOUTH ALFRED STREET
ALEXANDRIA, VA 22314

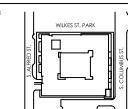
VALENTIEN, VA 22314

THE COMMUNITY BUILDERS, INC.

ALFRED STREET BAPTIST CHURCH

© 1998 LISA GORDON DAVILA. All rights reserved. It is expressly acknowledged that all other persons' rights in these plans are not to be reproduced, stored, or copied in whole or in any substantial form or means, without the express written permission of the copyright owner. All other persons are hereby notified that the copyright owner does not warrant the accuracy or completeness of the information contained herein, and that the user of the information is solely responsible for its use.

KEY PLAN



REVISION

NO	DATE	DESCRIPTION
----	------	-------------

ISSUE

DATE	DESCRIPTION
07.11.25	DSUP SUBMISSION
09.16.25	COMPLETENESS SUBMISSION
10.03.25	VERIFICATION RESUBMISSION

PROJECT NUMBER 34001431.00

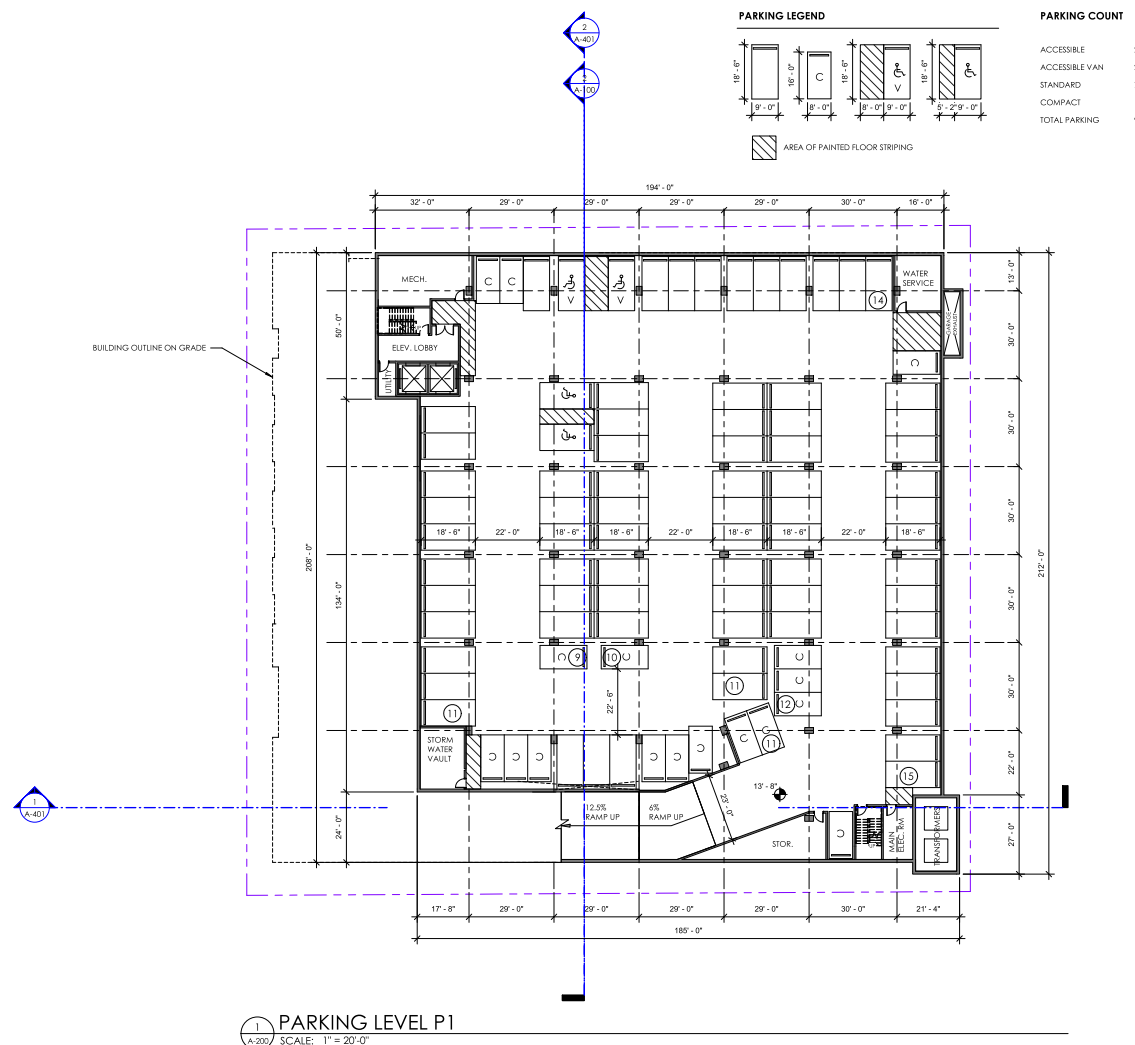
DATE 10/03/2025

SCALE As Indicated

CARAGE LEVEL R1 PLAN

GARAGE LEVEL P1 PLAN

A 000

DRAWING NUMBER **A-200**

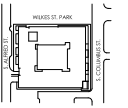
SEAL & SIGNATURE



ALFRED STREET BAPTIST CHURCH HOUSING

598 SOUTH ALFRED STREET
ALEXANDRIA, VA 22314
THE COMMUNITY BUILDERS, INC.
ALFRED STREET BAPTIST CHURCH

KEY PLAN



REVISIONS

NO DATE DESCRIPTION

ISSUE

DATE DESCRIPTION
07/11/25 DESIGN SUBMISSION
09/16/25 COMPLETION SUBMISSION
10/03/25 VERIFICATION SUBMISSION

PROJECT NUMBER

24001431.00

DATE

10/03/2025

SCALE

As Indicated

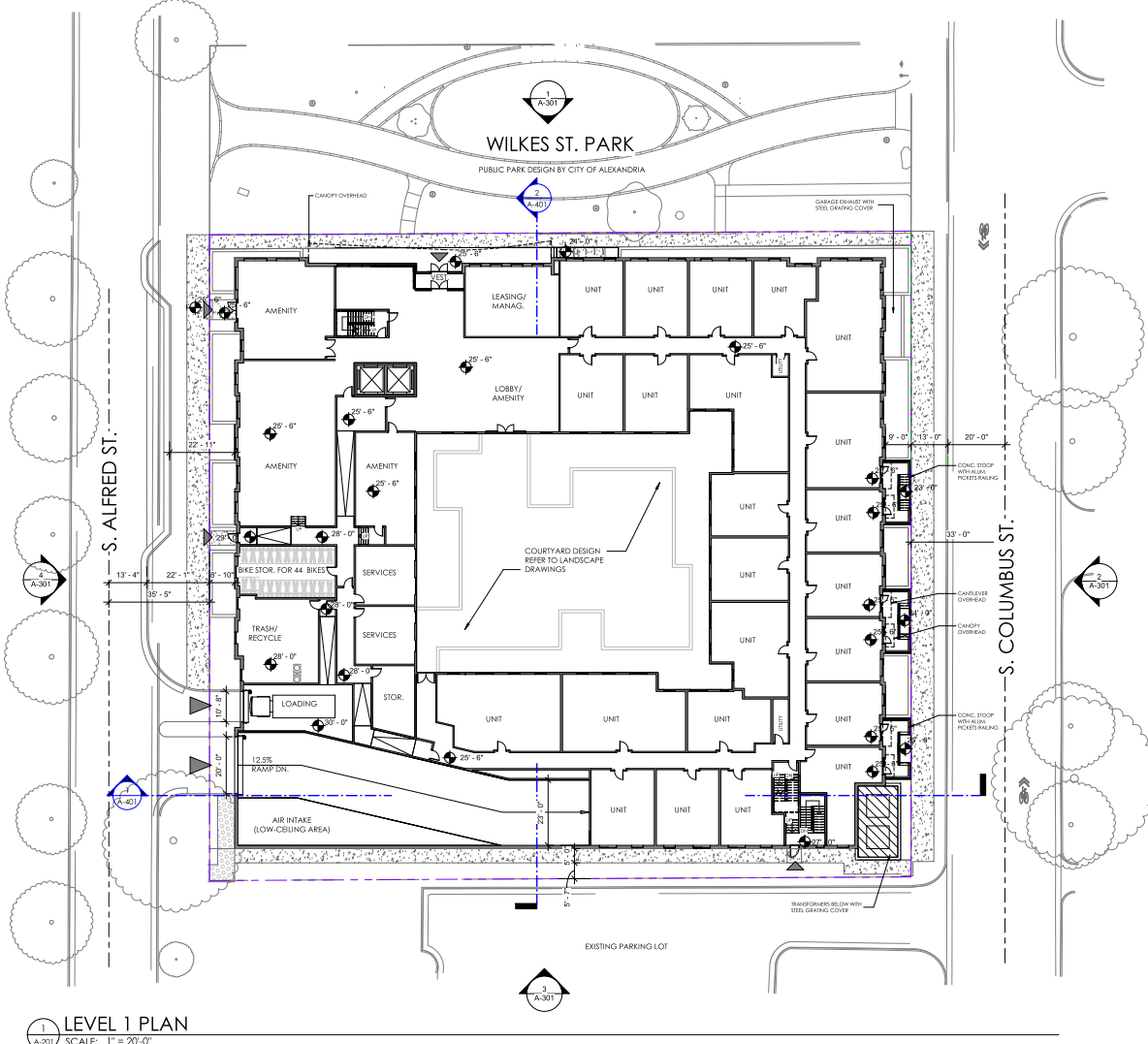
DRAWING TITLE

LEVEL 1 PLAN

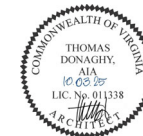
DRAWING NUMBER

A-201

10/03/2025 4:45:11 PM



1 LEVEL 1 PLAN
A-201 SCALE: 1" = 20'-0"



**ALFRED STREET BAPTIST
CHURCH HOUSING**

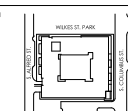
598 SOUTH ALFRED STREET
ALEXANDRIA, VA 22314

ALEXANDRIA, VA 22314

THE COMMUNITY BUILDERS, INC.

ALFRED STREET BAPTIST CHURCH

KEY PLAN



REVISIONS		
NO	DATE	DESCRIPTION

ISSUE	DESCRIPTION
DATE	DSUP SUBMISSION
07.11.25	
09.16.25	COMPLETENESS SUBMISSION
10.03.25	VERIFICATION RESUBMISSION

PROJECT NUMBER 24001431.00

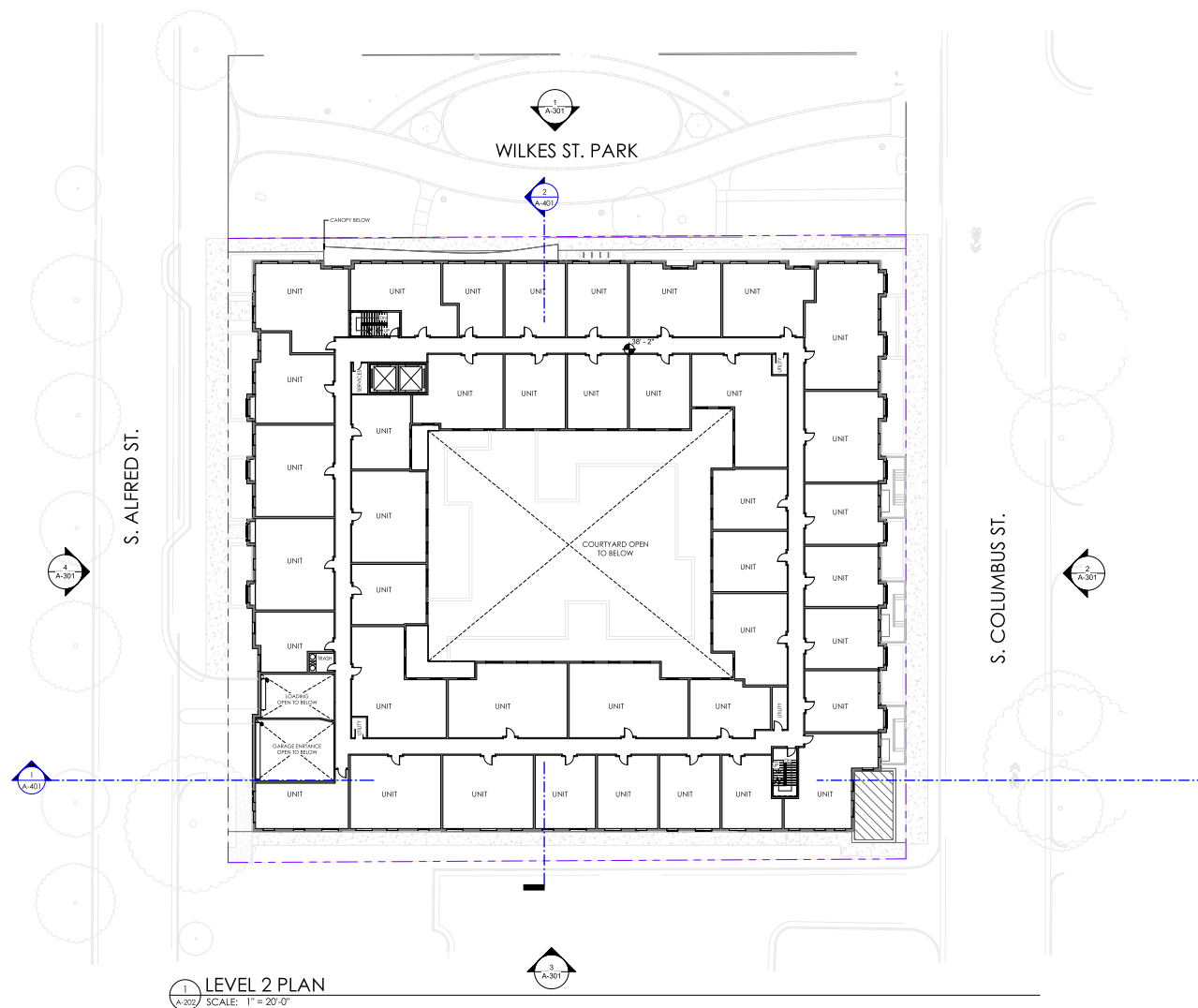
DATE 10/03/2025

SCALE	As Indicated
DRAWING TITLE	

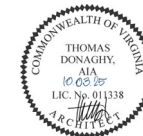
LEVEL 2 PLAN

A-202

DRAWING NUMBER
3170026-6-5402 BA



SEAL & SIGNATURE

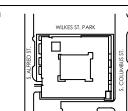


ALFRED STREET BAPTIST CHURCH HOUSING

598 SOUTH ALFRED STREET
ALEXANDRIA, VA 22314
THE COMMUNITY BUILDERS, INC.
ALFRED STREET BAPTIST CHURCH

THESE DOCUMENTS ARE THE PROPERTY OF KGD ARCHITECTS, P.C. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION OF KGD ARCHITECTS, P.C.

KEY PLAN



REVISIONS
NO. DATE DESCRIPTION

ISSUE
DATE DESCRIPTION
07.11.25 ISSUE SUBMISSION
09.16.25 COMPLETENESS SUBMISSION
10.03.25 VERIFICATION SUBMISSION

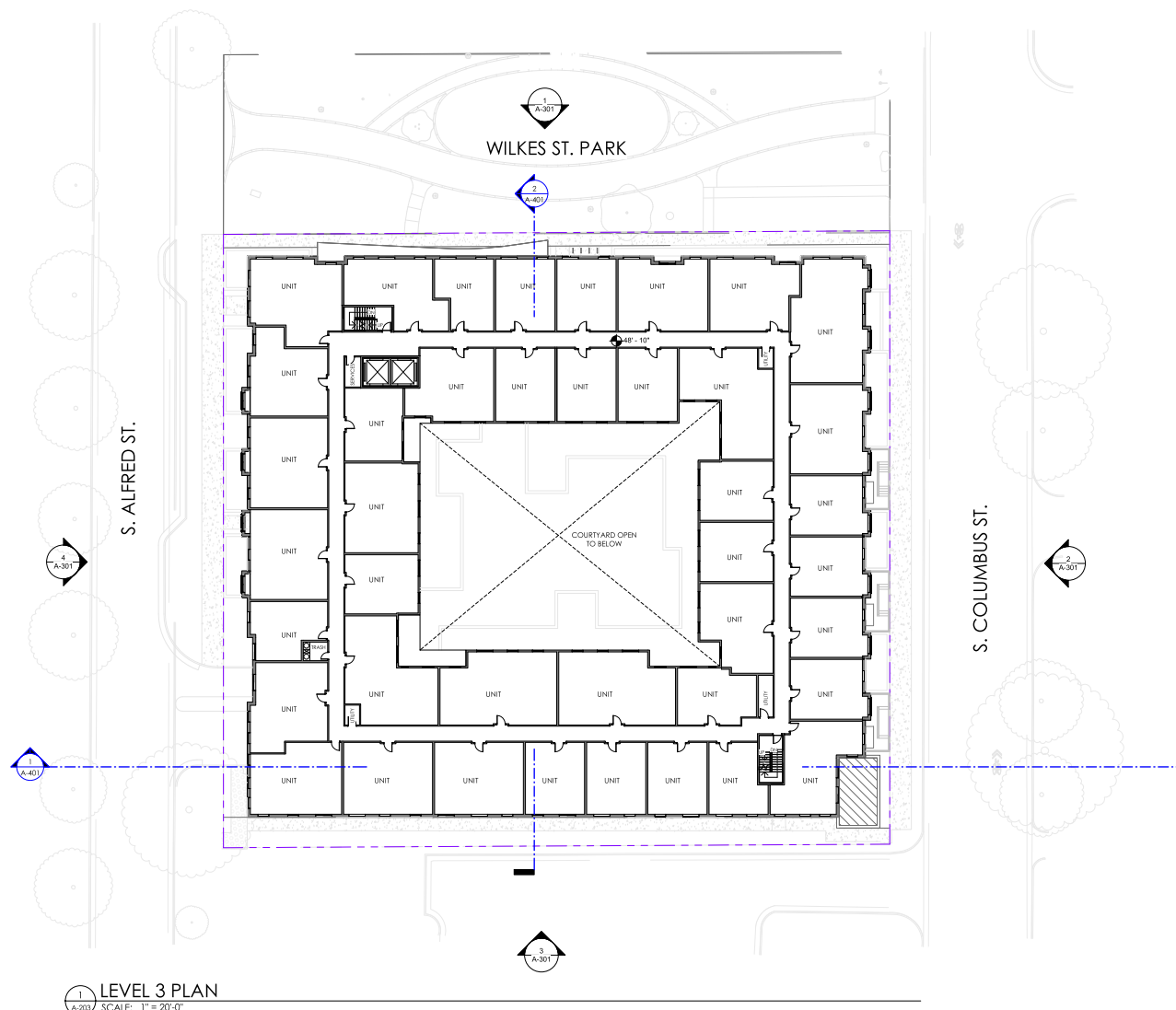
PROJECT NUMBER 24001431.00
DATE 10/03/2025

SCALE As Indicated
DRAWING TITLE

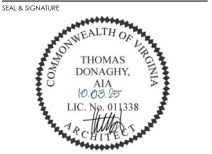
LEVEL 3 PLAN

A-203

DRAWING NUMBER
10/03/2025 A-203.PIA



1 LEVEL 3 PLAN
A-203 SCALE: 1" = 20'-0"

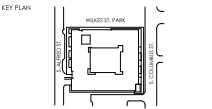


**ALFRED STREET BAPTIST
CHURCH HOUSING**

598 SOUTH ALFRED STREET
ALEXANDRIA, VA 22314

THE COMMUNITY BUILDERS, INC.
ALFRED STREET BAPTIST CHURCH

DESIGNED BY COMMUNITY BUILDERS, INC. (CBI) FOR THE ALFRED STREET BAPTIST CHURCH. CBI IS A 501(C)(3) NON-PROFIT ORGANIZATION. THE CHURCH IS THE OWNER OF THE PROJECT. CBI HAS BEEN RETAINED BY THE CHURCH TO PROVIDE ARCHITECTURAL SERVICES FOR THE PROJECT. CBI IS NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE PROJECT. THE CHURCH IS THE OWNER OF THE PROJECT. CBI HAS BEEN RETAINED BY THE CHURCH TO PROVIDE ARCHITECTURAL SERVICES FOR THE PROJECT. CBI IS NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE PROJECT.



REVISIONS	NO	DATE	DESCRIPTION
-----------	----	------	-------------

ISSUE	DATE	DESCRIPTION
01	07/1/25	ISSUE SUBMISSION
02	09/16/25	COMPLETENESS SUBMISSION
03	10/03/25	VERIFICATION SUBMISSION

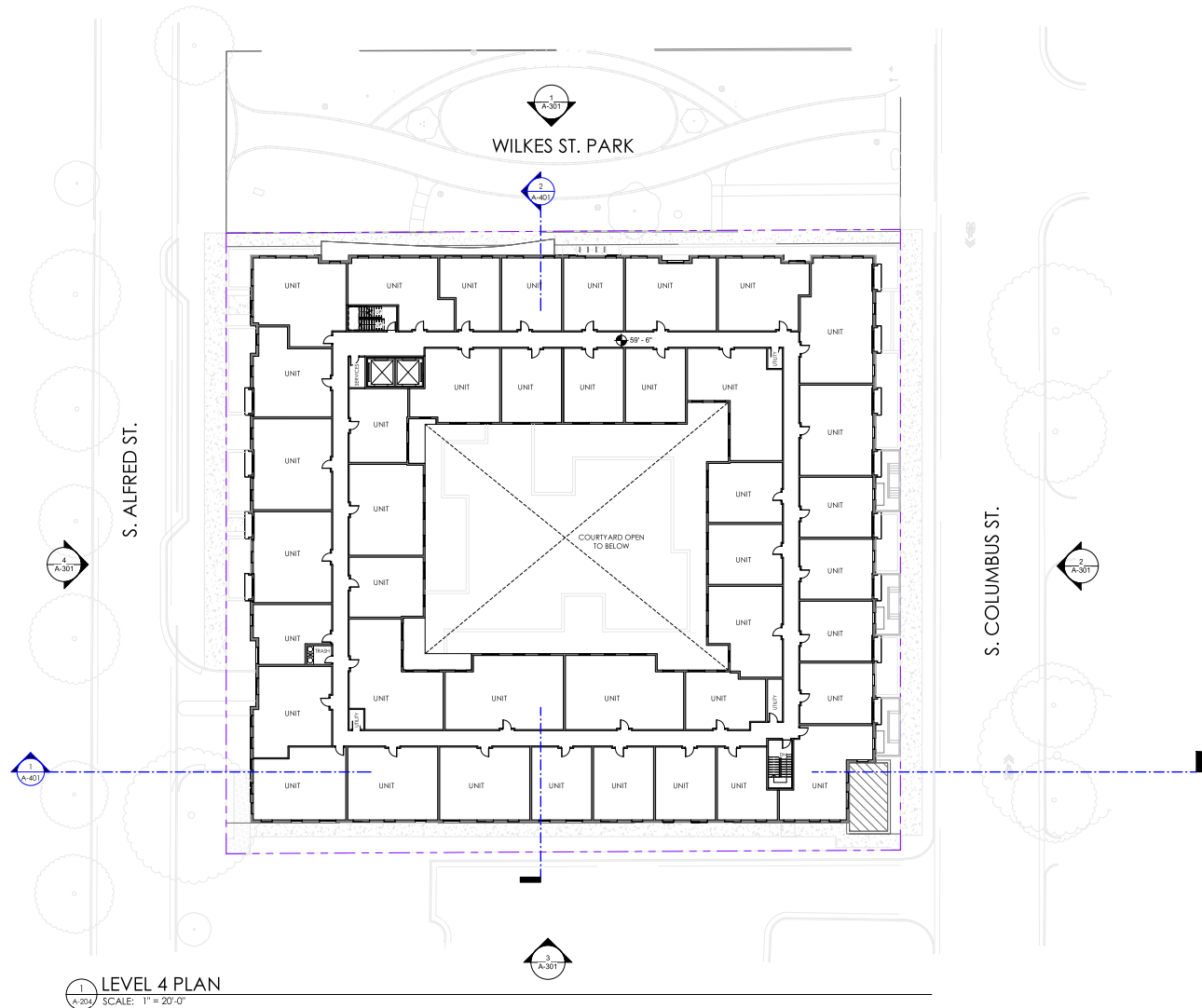
PROJECT NUMBER **24001431.00**
DATE **10/03/2025**

SCALE **As Indicated**
DRAWING TITLE

LEVEL 4 PLAN

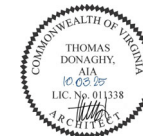
A-204

DRAWING NUMBER
10/03/2025 A-204.PVA



LEVEL 4 PLAN
SCALE: 1" = 20'-0"

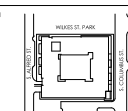
SEAL & SIGNATURE



ALFRED STREET BAPTIST CHURCH HOUSING

598 SOUTH ALFRED STREET
ALEXANDRIA, VA 22314
THE COMMUNITY BUILDERS, INC.
ALFRED STREET BAPTIST CHURCH

KEY PLAN



REVISIONS

NO	DATE	DESCRIPTION
1	07/11/25	ISSUE
2	09/16/25	COMPLETION SUBMISSION
3	10/03/25	VERIFICATION SUBMISSION

ISSUE

DATE	DESCRIPTION
07/11/25	ISSUE
09/16/25	COMPLETION SUBMISSION
10/03/25	VERIFICATION SUBMISSION

PROJECT NUMBER

24001431.00

DATE

10/03/2025

SCALE

As Indicated

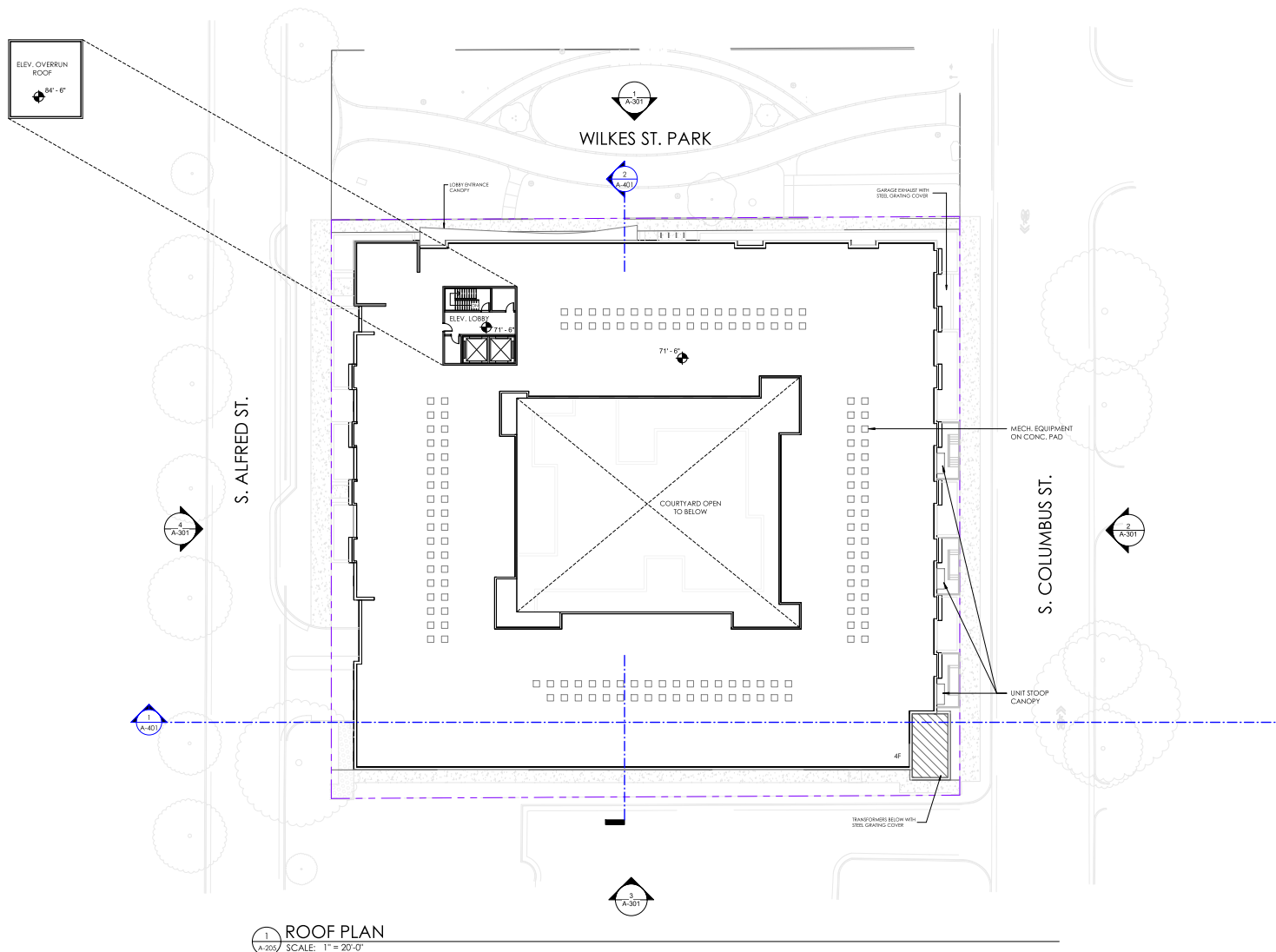
DRAWING TITLE

ROOF PLAN

DRAWING NUMBER

A-205

10/03/2025 4:54 PM



1 ROOF PLAN
A-205 SCALE: 1" = 20'-0"

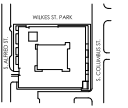
SEAL & SIGNATURE



ALFRED STREET BAPTIST CHURCH HOUSING

598 SOUTH ALFRED STREET
ALEXANDRIA, VA 22314
THE COMMUNITY BUILDERS, INC.
ALFRED STREET BAPTIST CHURCH

KEY PLAN



REVISIONS
NO. DATE DESCRIPTION

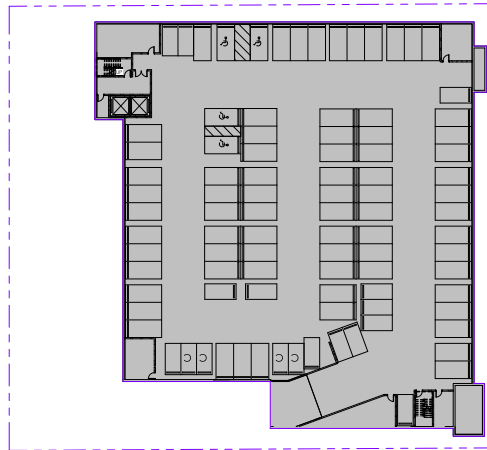
ISSUE
DATE DESCRIPTION
07/1/22 SUBMITTAL
09/16/22 COMPLETION SUBMISSION
10/03/22 VERIFICATION SUBMISSION

PROJECT NUMBER 24001431.00
DATE 10/03/2025

SCALE As Indicated
DRAWING TITLE

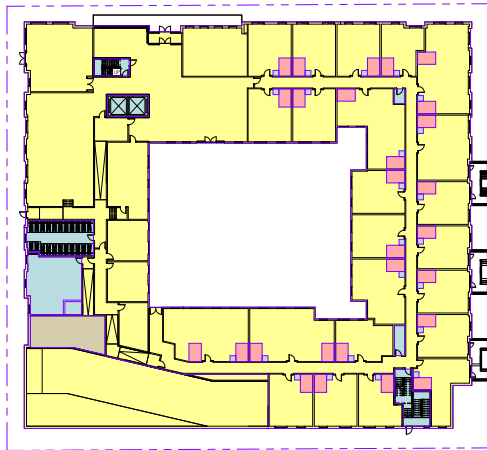
DRAWING NUMBER AREA PLAN
A-206

10/03/2025 4:54 PM



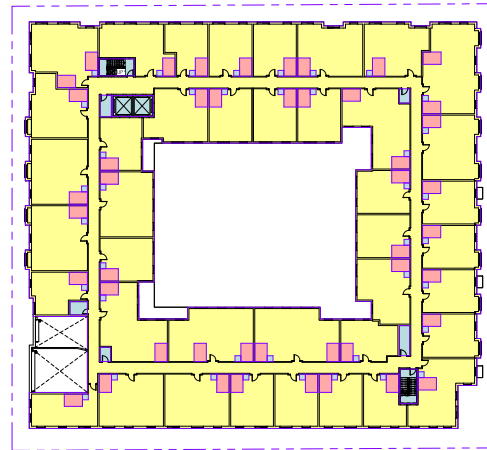
TOTAL BASEMENT GROSS AREA = 36,617 SF
(not included in Total Gross Area or Net Floor Area)

5 PARKING LEVEL P1
A-206 SCALE: 1" = 30'-0"



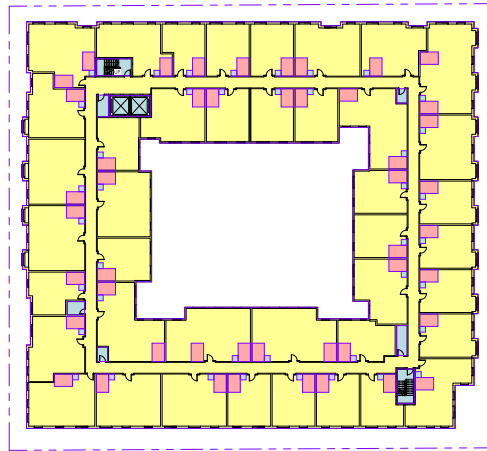
GROUND LEVEL GROSS AREA	
AREA EXCLUSION - Circulation, Shaft & Mechanical	2,497 SF
AREA EXCLUSION - Lavatory	1,094 SF
AREA EXCLUSION - Loading Space	655 SF
NET FLOOR AREA	33,214 SF
TOTAL GROSS AREA	37,742 SF

1 LEVEL 1
A-206 SCALE: 1" = 30'-0"



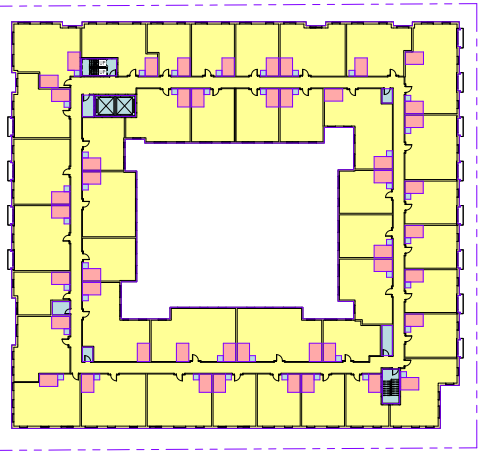
LEVEL 2 GROSS AREA	
AREA EXCLUSION - Circulation, Shaft & Mechanical	1,183 SF
AREA EXCLUSION - Lavatory	2,719 SF
NET FLOOR AREA	33,079 SF
TOTAL GROSS AREA	36,982 SF

2 LEVEL 2
A-206 SCALE: 1" = 30'-0"



LEVEL 3 GROSS AREA	
AREA EXCLUSION - Circulation, Shaft & Mechanical	1,192 SF
AREA EXCLUSION - Lavatory	2,778 SF
NET FLOOR AREA	34,140 SF
TOTAL GROSS AREA	36,111 SF

3 LEVEL 3
A-206 SCALE: 1" = 30'-0"



LEVEL 4 GROSS AREA	
AREA EXCLUSION - Circulation, Shaft & Mechanical	1,192 SF
AREA EXCLUSION - Lavatory	2,778 SF
NET FLOOR AREA	33,843 SF
TOTAL GROSS AREA	37,813 SF

4 LEVEL 4
A-206 SCALE: 1" = 30'-0"

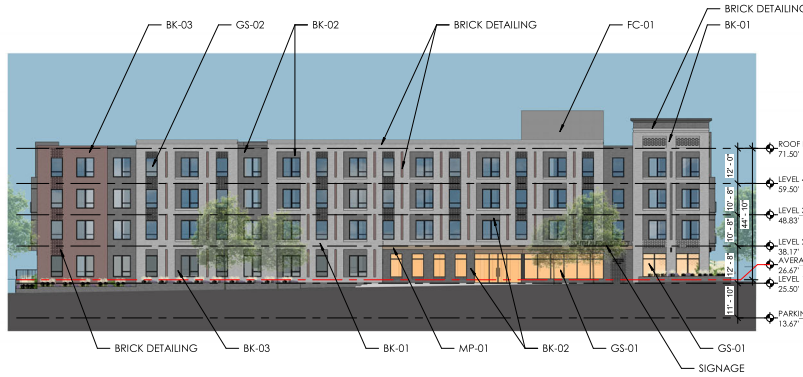
BUILDING TOTAL GROSS AREA	
AREA EXCLUSION - Circulation, Shaft & Mechanical	6,045 SF
AREA EXCLUSION - Lavatory	9,872 SF
AREA EXCLUSION - Loading Space	655 SF
NET FLOOR AREA	134,276 SF
TOTAL GROSS AREA	150,867 SF

- BASEMENT, Area exclusions per City of Alexandria Zoning Ordinance 2-145
- CIRCULATION & SHAFTS & MECHANICAL ROOMS, Area exclusions per City of Alexandria Zoning Ordinance 2-145
- LAVATORY, Area exclusions per City of Alexandria Zoning Ordinance 2-145
- LOADING, Area exclusions per City of Alexandria Zoning Ordinance 2-145
- REMAINING NET FLOOR AREA, Area exclusions per City of Alexandria Zoning Ordinance 2-145

NOTE: Basement garage levels not counted towards GFA or Floor Area Ratio

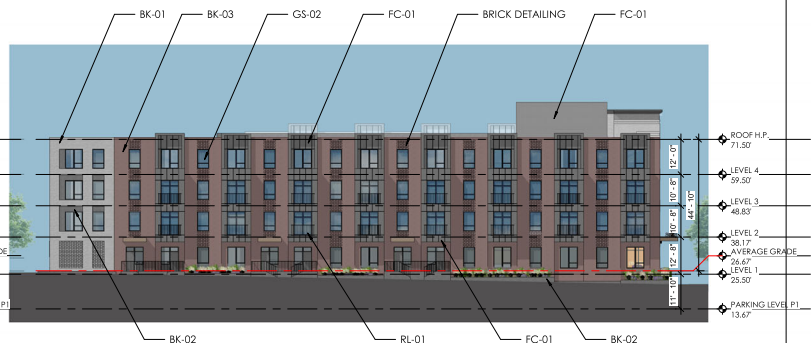
UNIT MIX					
LEVEL	1 - BR	2 - BR	3 - BR	4 - BR	UNIT/LEVEL
1ST	17	2	3	1	23
2ND	21	13	5	1	40
3RD	20	15	5	1	41
4TH	20	15	5	1	41
TOTAL	78	45	18	4	145

NOTE: THE UNIT COUNT AND MIX IS SUBJECT TO CHANGES BASED ON FUTURE PROGRAM REVISIONS



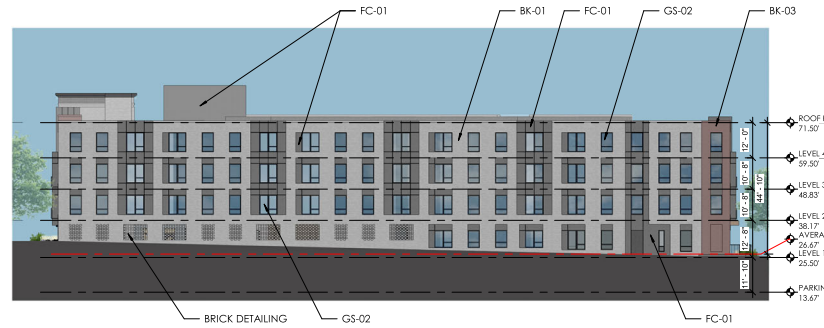
1 OVERALL ELEVATION 01 - NORTH ELEVATION
SCALE: 1" = 20'-0"

FIBER CEMENT RATIO: 0%



2 OVERALL ELEVATION 2 - EAST ELEVATION
SCALE: 1" = 20'-0"

FIBER CEMENT RATIO: 20%



3 OVERALL ELEVATION 3 - SOUTH ELEVATION
SCALE: 1" = 20'-0"

FIBER CEMENT RATIO: 20%

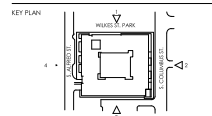


4 OVERALL ELEVATION 3 - WEST ELEVATION
SCALE: 1" = 20'-0"

FIBER CEMENT RATIO: 12%

EXTERIOR ELEVATION KEYNOTE LEGEND	
BK-01	BRICK VENEER - TYPE 1
BK-02	BRICK VENEER - TYPE 2
BK-03	BRICK VENEER - TYPE 3
MP-01	METAL CANOPY
MP-02	METAL LOUVER SYSTEM
RL-01	ALUM. PICKETS RAILING
FC-01	FIBER CEMENT PANEL - TYPE 1
GS-01	ALUM. AND GLASS STOREFRONT
GS-02	UNIT WINDOWS
DR-01	OVERHEAD ROLLING DOOR
SIGNAGE	PROPOSED SIGNAGE LOCATION

ALFRED STREET BAPTIST CHURCH HOUSING
598 SOUTH ALFRED STREET
ALEXANDRIA, VA 22314
THE COMMUNITY BUILDERS, INC.
ALFRED STREET BAPTIST CHURCH



REVISIONS	NO	DATE	DESCRIPTION
-----------	----	------	-------------

ISSUE	DATE	DESCRIPTION
01	07.12.25	DSR SUBMISSION
02	09.16.25	COMPLETION SUBMISSION
03	10.03.25	VERIFICATION SUBMISSION

PROJECT NUMBER 24001431.00
DATE 10/03/2025

SCALE As Indicated

DRAWING TITLE

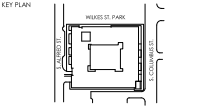
BUILDING ELEVATIONS

A-301

DRAWING NUMBER 10/03/2025 4:04PM

ALFRED STREET BAPTIST CHURCH HOUSING

598 SOUTH ALFRED STREET
ALEXANDRIA, VA 22314
THE COMMUNITY BUILDERS, INC.
ALFRED STREET BAPTIST CHURCH



REVISIONS	NO	DATE	DESCRIPTION
-----------	----	------	-------------

ISSUE	DATE	DESCRIPTION
01	07/12/25	DSR SUBMISSION
02	09/16/25	COMPLETION SUBMISSION
03	10/03/25	VERIFICATION SUBMISSION

PROJECT NUMBER 24001431.00
DATE 10/03/2025

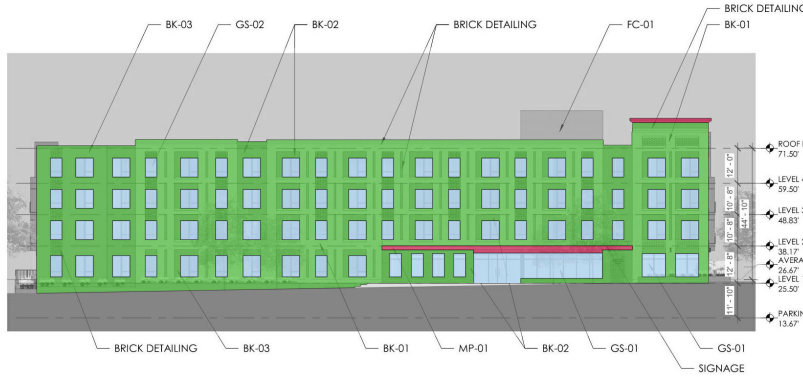
SCALE As Indicated

DRAWING TITLE

ELEVATIONS MATERIALS

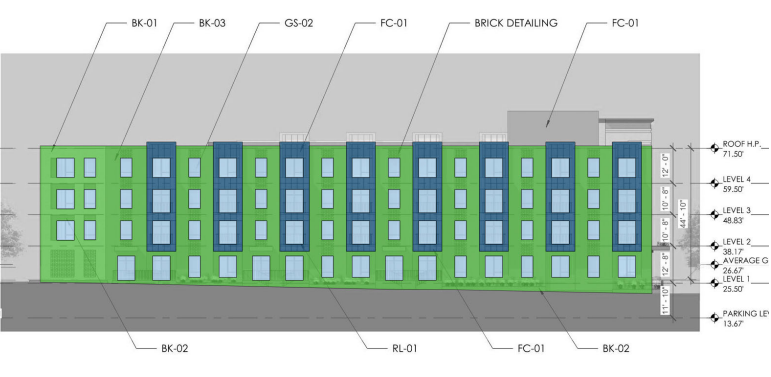
DRAWING NUMBER A-302

10/03/2025 4:04PM



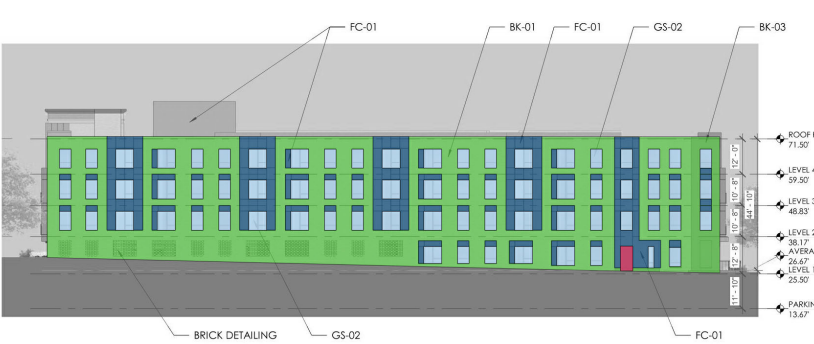
1 OVERALL ELEVATION 01 - NORTH ELEVATION
SCALE: 1" = 20'-0"

FIBER CEMENT RATIO: 0%



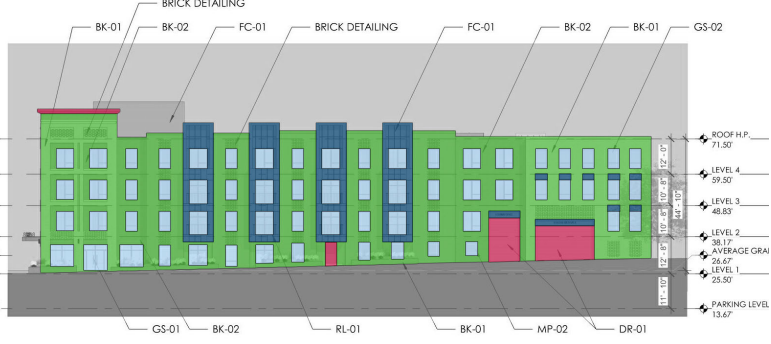
2 OVERALL ELEVATION 2 - EAST ELEVATION
SCALE: 1" = 20'-0"

FIBER CEMENT RATIO: 20%



3 OVERALL ELEVATION 3 - SOUTH ELEVATION
SCALE: 1" = 20'-0"

FIBER CEMENT RATIO: 20%



4 OVERALL ELEVATION 3 - WEST ELEVATION
SCALE: 1" = 20'-0"

FIBER CEMENT RATIO: 12%

EXTERIOR ELEVATION KEYNOTE LEGEND	
BK-01	BRICK VENEER - TYPE 1
BK-02	BRICK VENEER - TYPE 2
BK-03	BRICK VENEER - TYPE 3
MP-01	METAL CANOPY
MP-02	METAL COVER SYSTEM
RL-01	ALUM. PICKET RAILING
FC-01	FIBER CEMENT PANEL - TYPE 1
GS-01	ALUM. AND GLASS STOREFRONT
GS-02	UNIT WINDOWS
DR-01	OVERHEAD ROLLING DOOR
SIGNAGE	PROPOSED SIGNAGE LOCATION

MATERIALS

- METAL PANEL
- BRICK / MASONRY
- CEMENTITIOUS PANEL
- FENESTRATION

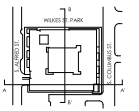
SEAL & SIGNATURE



ALFRED STREET BAPTIST CHURCH HOUSING

598 SOUTH ALFRED STREET
ALEXANDRIA, VA 22314
THE COMMUNITY BUILDERS, INC.
ALFRED STREET BAPTIST CHURCH

KEY PLAN



REVISIONS
NO. DATE DESCRIPTION

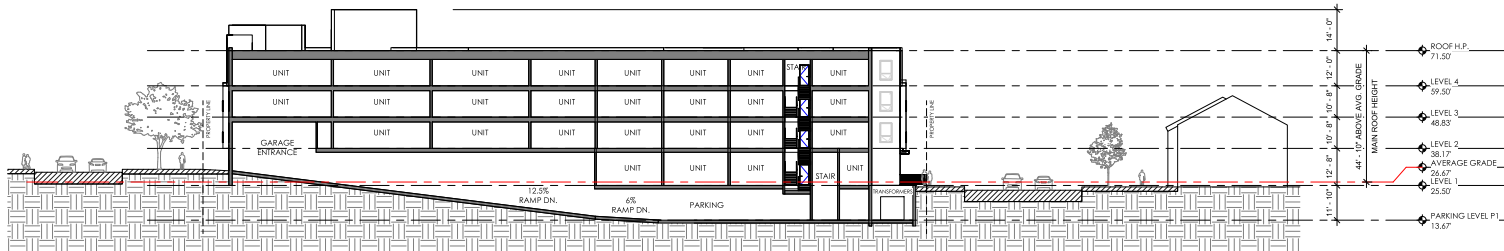
ISSUE
DATE DESCRIPTION
07/11/25 SUBMITTAL
09/16/25 COMPLETION SUBMISSION
10/03/25 VERIFICATION SUBMISSION

PROJECT NUMBER 24001431.00
DATE 10/03/2025

SCALE As Indicated
DRAWING TITLE

BUILDING SECTIONS

DRAWING NUMBER **A-401**
10/03/2025 4:54 PM



1 BUILDING SECTION A - A'
A-401 SCALE: 1" = 20'-0"



2 BUILDING SECTION B - B'
A-401 SCALE: 1" = 20'-0"



1 NE AERIAL - WILKES ST. & S. COLUMBUS ST.



2 NW AERIAL - WILKES ST. & S. ALFRED ST.

KGD

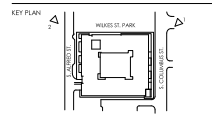
1101 13th Street NW
Suite 200
Washington, DC 20005
CONSULTANT

SEAL & SIGNATURE



**ALFRED STREET BAPTIST
CHURCH HOUSING**
598 SOUTH ALFRED STREET
ALEXANDRIA, VA 22314
THE COMMUNITY BUILDERS, INC.
ALFRED STREET BAPTIST CHURCH

THIS DOCUMENT IS THE PROPERTY OF KGD ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM KGD ARCHITECTS.



REVISIONS

NO.	DATE	DESCRIPTION

ISSUE

DATE	DESCRIPTION
07.11.25	ISSUE SUBMISSION
09.16.25	COMPLETENESS SUBMISSION
10.03.25	VERIFICATION SUBMISSION

PROJECT NUMBER 24001431.00
DATE 10/03/2025

SCALE As Indicated
DRAWING TITLE

AERIAL VIEW

DRAWING NUMBER **A-501**
10/03/2025 4:54:46 PM

SEAL & SIGNATURE

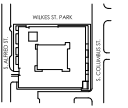


ALFRED STREET BAPTIST CHURCH HOUSING

598 SOUTH ALFRED STREET
ALEXANDRIA, VA 22314
THE COMMUNITY BUILDERS, INC.
ALFRED STREET BAPTIST CHURCH

DESIGNATED CONSULTANT (DMC) HEREBY AGREES TO EXERCISE THE COPYRIGHT AND OTHER RIGHTS IN THE DESIGN DOCUMENTS PREPARED BY THE CONSULTANT FOR THE PROJECT, AND TO WAIVE ANY RIGHTS OF THE CONSULTANT IN THE DESIGN DOCUMENTS PREPARED BY THE CONSULTANT FOR THE PROJECT, IN FAVOR OF THE CLIENT, WHO SHALL BE THE OWNER OF THE PROJECT.

KEY PLAN



REVISIONS

NO	DATE	DESCRIPTION

ISSUE

DATE	DESCRIPTION
07/11/25	ISSUE SUBMISSION
09/16/25	COMPLETION SUBMISSION
10/03/25	VERIFICATION SUBMISSION

PROJECT NUMBER

24001431.00

DATE

10/03/2025

SCALE

As Indicated

DRAWING TITLE

SUN-SHADE STUDY

DRAWING NUMBER

A-502

10/03/2025 4:40:00 PM

SPRING
MARCH 22ND



10: 00 AM



1: 00 PM

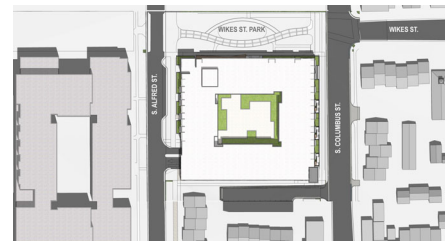


5: 00 PM

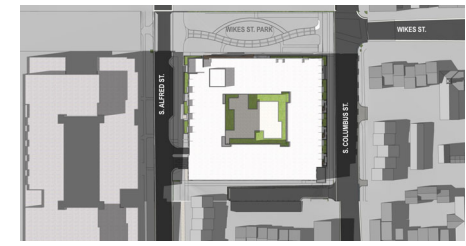
SUMMER
JUNE 22ND



10: 00 AM



1: 00 PM



5: 00 PM

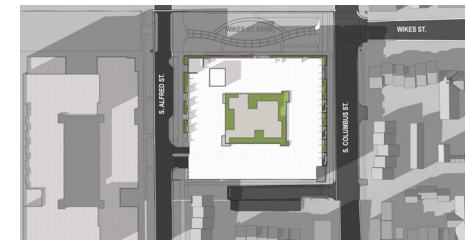
FALL
SEPTEMBER 22ND



10: 00 AM



1: 00 PM

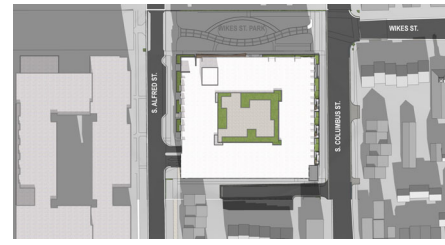


5: 00 PM

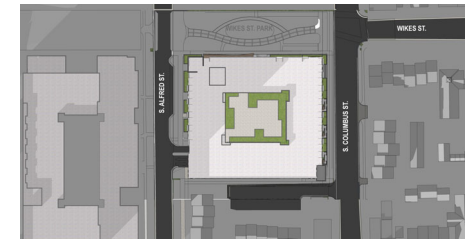
WINTER
DECEMBER 22ND



10: 00 AM



1: 00 PM



5: 00 PM



1 NW CORNER - WILKES ST. & S. ALFRED ST.



2 NE CORNER PERSPECTIVE - S. ALFRED ST.



3 NE CORNER PERSPECTIVE - WILKES ST. & S. COLUMBUS ST.



4 SE CORNER PERSPECTIVE - S. COLUMBUS ST.