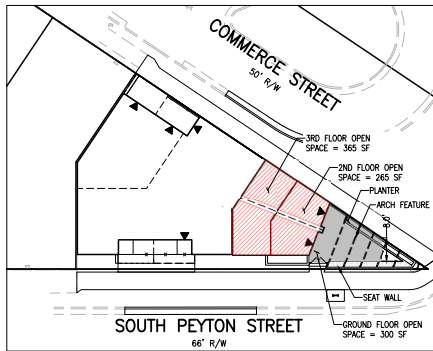
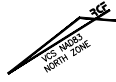
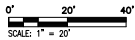
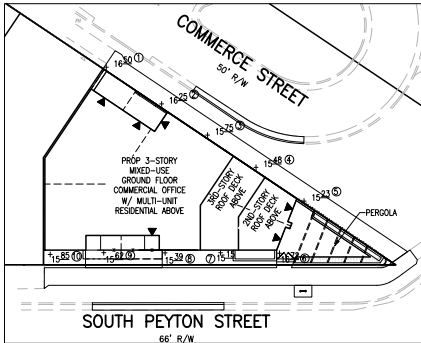




OPEN SPACE EXHIBIT
SCALE= 1" = 20'



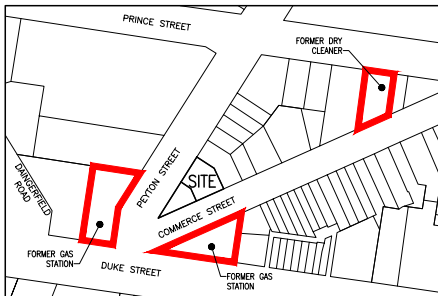
OPEN SPACE FOR SITE
 = PRIVATE GROUND LEVEL OPEN SPACE (300 SF)
 = PRIVATE ABOVE GROUND OPEN SPACE (630 SF)
 TOTAL = 930 SF (21.2%)



AVERAGE FINISHED GRADE DETAIL
SCALE= 1" = 20'



Spot	Proposed Elevation
1	36.50
2	36.25
3	35.75
4	35.48
5	35.23
6	36.72
7	35.15
8	35.39
9	35.62
10	35.85
AFG:	35.79

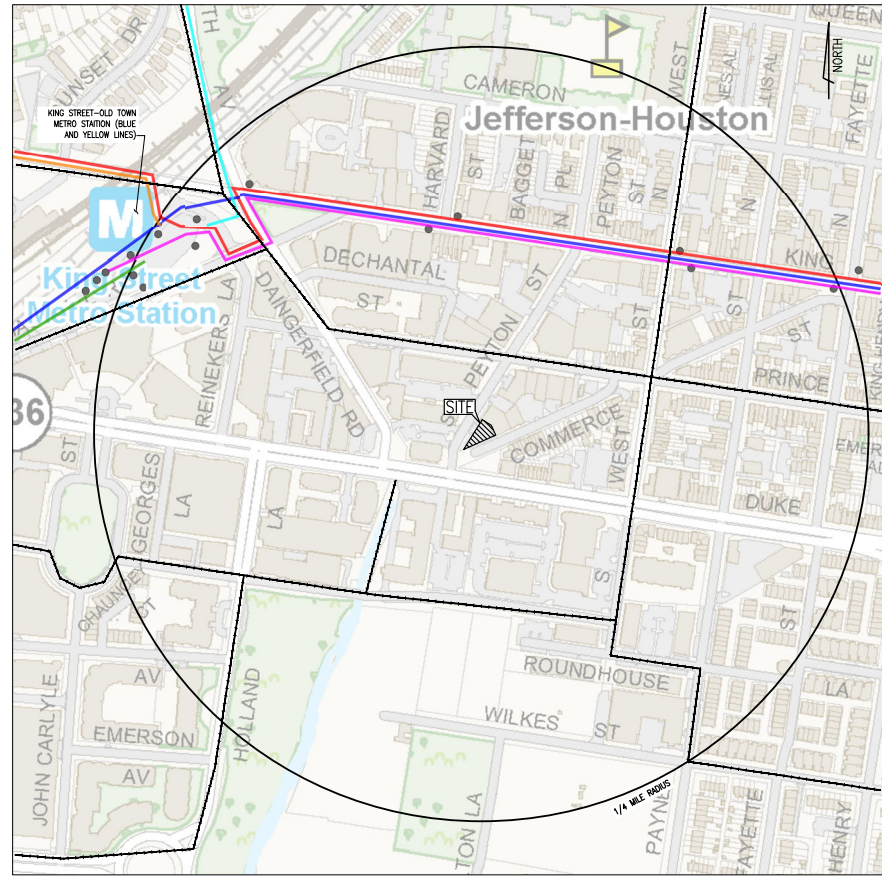
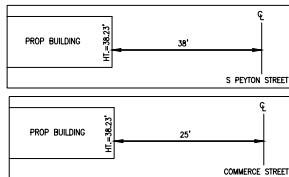


SOIL CONTAMINATION MAP
SCALE 1" = 200'

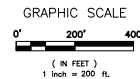
LEGEND:
 = POTENTIAL SOIL CONTAMINATION

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



CONTEXTUAL MAP
SCALE: 1" = 200'



LEGEND:
 ● BUS STOP
 DASH 31
 DASH 30
 DASH KST
 M METRO STATION (KING STREET)
 WMATA A71
 WMATA F20, F23, F24, F1X, P90, DASH 32
 DASH 33
 BIKE ROUTES

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

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PRELIMINARY DEVELOPMENT PLAN
S PEYTON STREET MIXED USE BUILDING
 (220 & 224 S PEYTON STREET)
 CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: DJM
 CHECKED: VMM
 SCALE: AS NOTED
 DATE: OCT 7, 2025

CONTEXTUAL
 PLAN

SHEET **02** OF **15**
 FILE: **25-085**

GENERAL NOTES:

1. TAX MAP: #073.02-05-12 (LOTS 14 & 16)
#073.02-05-13 (LOT 15)
2. ZONE: CD
3. OWNER: WINDMILL HILL, LLC
2401 W. VERNON AVENUE, UNIT B
ALEXANDRIA, VA 22301
INSTR #250006812
4. TOPOGRAPHIC SURVEY WAS FIELD RUN BY THIS FIRM. VERTICAL DATUM = NAVD 83. PER FIELD GPS DATA REFERENCED TO THE RTK NETWORK LEICA SMARTNET.
5. TITLE REPORT FURNISHED BY STEWARD TITLE GUARANTY COMPANY. COMMITMENT NUMBER LOT 25-540P DATED APRIL 15, 2025 AND IS RELIED UPON AS ACCURATE BY THE SURVEYOR.
6. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
7. TOTAL SITE AREA = 4,382 S.F. OR 0.1006 ACRES
8. TOTAL NUMBER OF EXISTING PARKING SPACES: 5 COMPACT
11 SUBSTANDARD
16 TOTAL SPACES
9. THERE ARE NO RESOURCE PROTECTION AREAS (RPA'S), TIDAL WETLANDS, SHORES, TRIBUTARY STREAMS, OR BUFFER AREAS FOR SHORES, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS OR HIGHLY ERODIBLE/PERMEABLE SOILS LOCATED ON THIS SITE.
10. THE PROPERTY IS LOCATED IN ZONE DESIGNATED AS OTHER AREAS ZONE X (AREAS OF MINIMAL FLOOD HAZARD), PER FLOOD INSURANCE RATE MAP, CITY OF ALEXANDRIA, VA, INDEPENDENT CITY, PANEL 41 OF 45, MAP NUMBER 515219041F, WITH A REVISED DATE OF JANUARY 11, 2024. THERE IS NO 100-YEAR FLOODPLAIN ON SITE.
11. AN ENVIRONMENTAL SITE ASSESSMENT (ESA) PHASE 1 HAS BEEN COMPLETED, WHICH IDENTIFIED POTENTIAL PRESENCE OF CONTAMINATION ON THE PROPERTY DUE TO HISTORICAL PRESENCE OF GAS STATIONS ON ADJACENT SITES. A PHASE 1 REPORT WILL BE PROVIDED WITH SUBSEQUENT SUBMISSIONS.
12. THE "GENERALIZED ALEXANDRIA SOILS MAP" IDENTIFIES THE SOILS FOR THIS SITE AS KEYPORT SILT LOAM.
13. THE SITE DOES NOT CONTAIN AREAS PREVIOUSLY MAP AS MARINE CLAYS.
14. THE PROJECT IS LOCATED IN THE OLD AND HISTORIC ALEXANDRIA DISTRICT. THERE ARE NO DESIGNATED 100-YEAR OLD BUILDINGS ON THIS SITE.

EXISTING TREE TABLE:

- | |
|--------------|
| 1) 11" TREE |
| 2) 4" TREE |
| 3) 11" TREE |
| 4) 16" TREE |
| 5) 13" TREE |
| 6) 11" TREE |
| 7) 11" TREE |
| 8) 10" TREE |
| 9) 7" TREE |
| 10) 13" TREE |
| 11) 13" TREE |
| 12) 11" TREE |
| 13) 5" TREE |
| 14) 11" TREE |
| 15) 16" TREE |
| 16) 12" TREE |
| 17) 16" TREE |

SYMBOLS LEGEND

ITEM	EXISTING	PROPOSED
FIRE HYDRANT		
AIR CONDITIONING UNIT		
UTILITY POLE		
FIRE DEPARTMENT CONNECTION		
STORM STRUCTURE IDENTIFIER		
STORM MANHOLE		
STORM SEWER LAYOUT		
SANITARY STRUCTURE IDENTIFIER		
SANITARY MANHOLE		
SANITARY SEWER LAYOUT		
SIDEWALK		
SIGN		
SIGN (DOUBLE POST)		
GAS VALVE		
GAS LINE		
GAS METER		
IRRIGATION VALVE		
BOLLARD		
CLEANOUT		
WELL		
WATERLINE		
WATER VALVE		
WATER METER		
TRANSFORMER		
ELECTRIC MANHOLE		
ELECTRIC METER		
ELEC. BOX/STRUCTURE		
ELECTRIC LINE		
TELECOMMUNICATION LINE		
CABLE LINE		
CABLE/ELECTRIC/TELECOMMUNICATION LINE		
TELECOMMUNICATION MANHOLE		
TELECOMMUNICATION STRUCTURE		
OVERHEAD STREET LIGHT		
LANDSCAPE LIGHT		
FENCES		
GRADING SURF		
GRADING CONTROL		
BUILDING ENTRANCE		
PAVING		
GUARDRAIL		
CURB AND GUTTER		
PROPOSED SPILL CURB		
PROPOSED TRANSITION/NOISE DUNE CURB		
LIMITS OF DISTURBANCE		
ZONING BOUNDARY LINE		
HISTORIC DISTRICT BOUNDARY LINE		

TEXT LEGEND:

- = DEGREES
- ' = MINUTES (OR FEET)
- " = SECONDS (OR INCHES)
- % = PERCENT
- # = NUMBER
- @ = AT
- lbs = POUNDS
- AC = ACRE
- ADA = AMERICANS W/ DISABILITIES ACT
- APPROX = APPROXIMATE
- BC = BOTTOM OF CURB
- BLF = BASEMENT FLOOR
- BLD = BASE FLOOR ELEVATION
- BUILD = BUILDING
- BM = BENCHMARK
- BSMT = BASEMENT
- BOL = BOLLARD
- BM = BOTTOM OF WALL
- CATV = CABLE UTILITY
- CL = CLASS
- C/L = CENTERLINE
- CLR = CLEARANCE
- C/LF = CHAIN LINK FENCE

- CMF = CORRUGATED METAL PIPE
- CI = CURB INLET
- CO = HEDGER CURB
- CONC = CONCRETE
- CMB = CUMB & GUTTER
- COV = COVER
- DB = DEED BOOK
- DIF = DRILL HOLE FOUND
- DIP = DUCTILE IRON PIPE
- DOM = DOMESTIC
- DU = DOWELING UNIT
- E = EAST
- ESMT = EASEMENT
- EP = EDGE OF PAVEMENT
- EV = EMERGENCY VEHICLE EASEMENT
- EX = EXISTING
- FDC = FIRE DEPT. CONNECTION
- LF = LANDSCAPE LIGHT
- LOC = LOCATION
- LP = LANDSCAPE POLE
- MAX = MAXIMUM
- ME = MATCH EXISTING
- MIN = MINIMUM
- MON = MONUMENT
- MPI = MILES PER HOUR
- G/S = GAS SERVICE

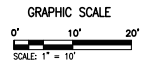
- GV = GAS VALVE
- GUY = GUY WIRE
- H = HEDGER CURB
- HOPE = HIGH DENSITY POLYETHYLENE
- HP = HIGH POINT
- HPS = HIGH PRESSURE SODIUM
- IP = IRON PIPE FOUND
- IN = INVERT
- INSTR = INSTRUMENT
- INTX = INTERSECTION
- IR = IRON ROD FOUND
- IS = INTERSECTION
- LAT = LATERAL
- LED = LIGHT EMITTING DIODE
- LI = LANDSCAPE LIGHT
- LOC = LOCATION
- LP = LANDSCAPE POLE
- MAX = MAXIMUM
- ME = MATCH EXISTING
- MIN = MINIMUM
- MON = MONUMENT
- MPI = MILES PER HOUR
- G/S = GAS SERVICE

- MW = MONITORING WELL
- N = NORTH
- OW = OVERHEAD WIRE
- PEP = PEDESTAL
- PH = PANEL
- PG = PILE
- PP = POWER POLE
- PROP = PROPOSED
- INV = INVERT
- PVC = POLYVINYL CHLORIDE
- R = RADIOS
- RCP = REINFORCED CONCRETE PIPE
- RELOC = RELOCATED
- RETN = RETAINING
- RESID = RESIDENTIAL
- REQ = REQUIRED
- REV = WATER SURFACE ELEVATION
- W = WEST
- W/L = WATER LINE
- W/S = WATER SERVICE
- WV = WATER VALVE
- WV = WINDOW WELL
- XING = CROSSING

- TRS = TO BE SAVED
- TM = TAX MAP
- TM = TELEPHONE MANHOLE
- TC = TOP OF CURB
- TM = TOP OF WALL
- TRF = TRAFFIC SIGNAL
- TYP = TYPICAL
- USE = UNDERGROUND ELECTRIC
- UTP = UTILITY POLE
- VCS = VIRGINIA COORDINATE SYSTEM
- VPO = VEHICLES PER DAY
- W = WEST
- W/L = WATER LINE
- W/S = WATER SERVICE
- WV = WATER VALVE
- WV = WINDOW WELL
- XING = CROSSING

TOPOGRAPHY NOTE:

THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF WIM DE GUTTER, LS FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION. THE MASTERY AND/OR ORIGINAL DATA WAS OBTAINED ON MAY 14, 2025, AND THIS PLAT, MAP OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.



APPROVED
SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHIEF PLANNING OFFICER _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

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ALEXANDRIA, VA 22304
703.548.6422
www.rcfields.com

R.C. FIELDS & ASSOCIATES, INC.
ENGINEERING • LAND SURVEYING • PLANNING

HEALTH OF VA
VINCENT M. BISHOP
LIC. NO. 0402060162
OCTOBER 24, 2025
PROFESSIONAL SEAL

PRELIMINARY DEVELOPMENT PLAN
S PEYTON STREET MIXED USE BUILDING
(220 & 224 S PEYTON STREET)
CITY OF ALEXANDRIA, VIRGINIA

DATE _____ REVISION _____

DESIGN: DJM
CHECKED: WJM
SCALE: 1" = 10'
DATE: OCT 7, 2025

EXISTING
CONDITIONS
PLAN

SHEET 03 of 15
FILE: 25-085



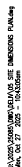
UTILITY UNDERGROUNDING NOTE:
EXISTING OVERHEAD UTILITIES ALONG THE SOUTH PEYTON STREET FRONTAGE SHALL BE PLACED UNDERGROUND. UTILITY DESIGN WILL BE PROVIDED BY OTHERS. THE SURFACE FEATURES OF UTILITY SYSTEMS AND ELEVATIONS ARE SHOWN ON THIS PLAN PER THE PRELIMINARY CHECKLIST. ADDITIONAL DETAILS AND FINAL UTILITY DESIGN WILL BE COMPLETED AND SUBMITTED WITH THE FINAL SITE PLAN.

SHEET 04 OF 15
FILE: 25-085

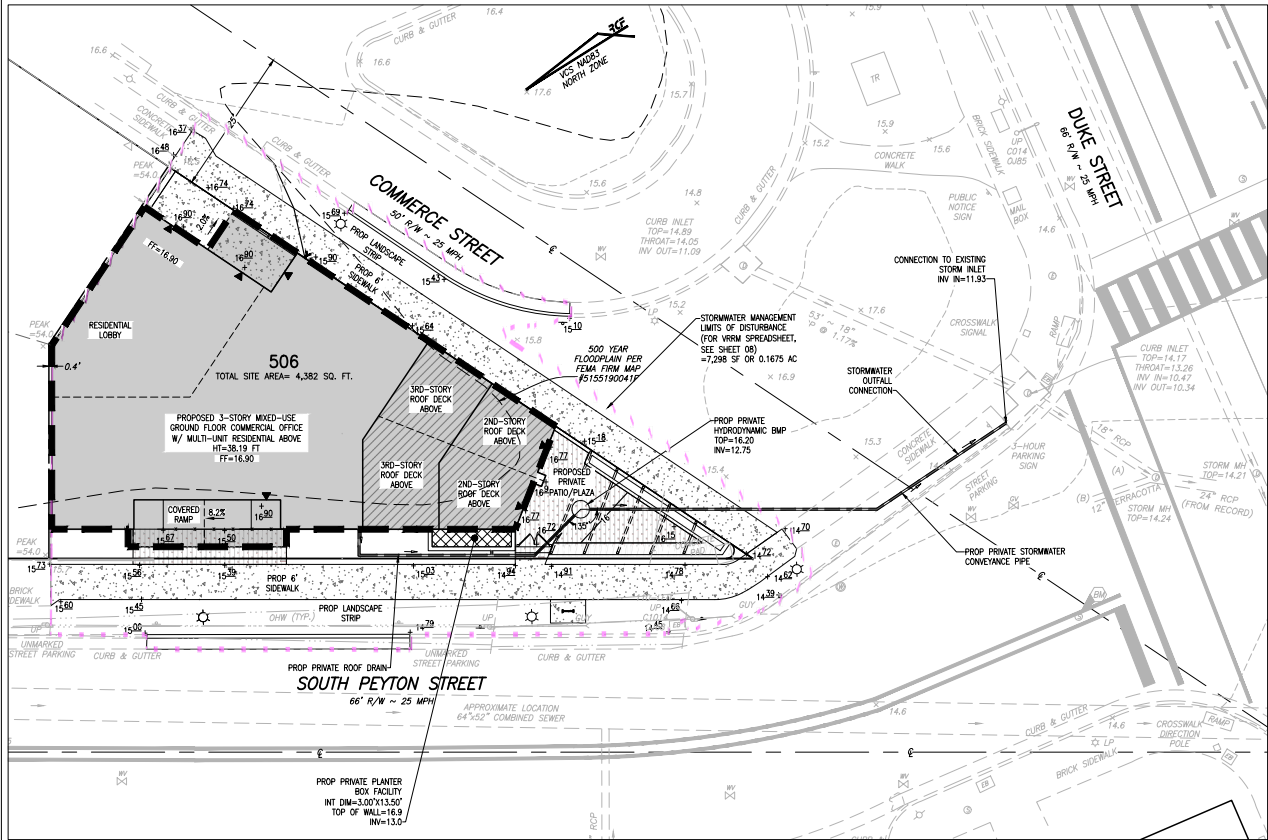
PRELIMINARY DEVELOPMENT PLAN
N STREET MIXED USE BUILDING
(220 & 224 S. PEYTON STREET)
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

SHEET 04 OF 15
FILE: 25-085



5



PROPOSED STORMWATER MANAGEMENT PLAN
SCALE: 1" = 10'

STORMWATER MANAGEMENT NOTE:

THE STORMWATER BEST MANAGEMENT PRACTICES (BMP) REQUIRED FOR THIS PROJECT SHALL BE CONSTRUCTED AND INSTALLED UNDER THE DIRECT SUPERVISION OF THE DESIGN ENGINEER OR HIS DESIGNATED REPRESENTATIVE. THE DESIGN ENGINEER SHALL MAKE A WRITTEN CERTIFICATION TO THE CITY THAT THE BMPs ARE CONSTRUCTED AND INSTALLED AS DESIGNED AND IN ACCORDANCE WITH THE APPROVED SITE PLAN AND ARE CLEAN AND FREE OF DEBRIS, SOIL, AND LITTER BY HAVING BEEN INSTALLED OR BROUGHT INTO SERVICE AFTER THE SITE WAS STABILIZED. IN ADDITION, AGGREGATE LAYERS AND COLLECTOR PIPES MAY NOT BE INSTALLED UNLESS THE DESIGN ENGINEER OR HIS REPRESENTATIVE IS PRESENT.

THE APPLICANT SHALL ENTER A BMP MAINTENANCE AGREEMENT WITH THE CITY THAT SHALL BE RECORDED BEFORE RELEASE OF THE FINAL SITE PLAN. THE CONTRACTOR SHALL FURNISH THE CITY WITH AN OPERATION AND MAINTENANCE MANUAL FOR ALL BMPs ON THE PROJECT. THE MANUAL SHALL INCLUDE AN EXPLANATION OF THE FUNCTIONS AND OPERATIONS OF EACH BMP AND ANY SUPPORTING UTILITIES, CATALOG CUTS ON ANY MECHANICAL OR ELECTRICAL EQUIPMENT AND A SCHEDULE OF ROUTINE MAINTENANCE FOR THE BMPs AND SUPPORTING EQUIPMENT.

PRIOR TO RELEASE OF THE PERFORMANCE BOND, THE APPLICANT IS REQUIRED TO SUBMIT A CERTIFICATION BY A QUALIFIED PROFESSIONAL, TO THE SATISFACTION OF THE DIRECTOR OF TIES THAT ANY EXISTING STORMWATER MANAGEMENT FACILITIES ADJACENT TO THE PROJECT AND ASSOCIATED CONVEYANCE SYSTEMS WERE NOT ADVERSELY AFFECTED BY CONSTRUCTION OPERATIONS. IF MAINTENANCE OF THE FACILITY OR SYSTEMS WERE REQUIRED IN ORDER TO MAKE THIS CERTIFICATION, PROVIDE A DESCRIPTION OF THE MAINTENANCE MEASURES PERFORMED.

THE APPLICANT/OWNER SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING STORMWATER BEST MANAGEMENT PRACTICES (BMPs). THE APPLICANT/OWNER SHALL EXECUTE A MAINTENANCE SERVICE CONTRACT WITH A QUALIFIED PRIVATE CONTRACTOR FOR A MINIMUM OF THREE YEARS AND DEVELOP AN OWNER'S OPERATION AND MAINTENANCE MANUAL FOR ALL BEST MANAGEMENT PRACTICES (BMPs) ON THE PROJECT. THE MANUAL SHALL INCLUDE AT A MINIMUM: AN EXPLANATION OF THE FUNCTIONS AND OPERATIONS OF THE BMP(S); DRAWINGS AND DIAGRAMS OF THE BMP(S) AND ANY SUPPORTING UTILITIES; CATALOG CUTS ON MAINTENANCE REQUIREMENTS INCLUDING MECHANICAL OR ELECTRICAL EQUIPMENT; MANUFACTURER CONTACT NAMES AND PHONE NUMBERS; A COPY OF THE EXECUTED MAINTENANCE SERVICE CONTRACT; AND A COPY OF THE MAINTENANCE AGREEMENT WITH THE CITY. A COPY OF THE CONTRACT SHALL ALSO BE PLACED IN THE BMP OPERATION AND MAINTENANCE MANUAL. A COPY OF THE MAINTENANCE CONTRACT SHALL BE SUBMITTED TO THE CITY PRIOR TO RELEASE OF THE PERFORMANCE BOND.

PRIOR TO RELEASE OF THE PERFORMANCE BOND, THE APPLICANT IS REQUIRED TO SUBMIT A CERTIFICATION BY A QUALIFIED PROFESSIONAL, TO THE SATISFACTION OF THE DIRECTOR OF TIES THAT ANY EXISTING STORMWATER MANAGEMENT FACILITIES ADJACENT TO THE PROJECT AND ASSOCIATED CONVEYANCE SYSTEMS WERE NOT ADVERSELY AFFECTED BY CONSTRUCTION OPERATIONS. IF MAINTENANCE OF THE FACILITY OR SYSTEMS WERE REQUIRED IN ORDER TO MAKE THIS CERTIFICATION, PROVIDE A DESCRIPTION OF THE MAINTENANCE MEASURES PERFORMED.

STORMWATER BMP NOTE:

THE PROPOSED STORMWATER MANAGEMENT BMP(S) PROPOSED WITH THIS PLAN ARE TO BE PRIVATELY OWNED AND MAINTAINED. A STORMWATER QUALITY BMP MAINTENANCE AGREEMENT, INCLUDING BMP SCHEDULE AND GUIDELINES ARE TO BE PROVIDED WITH FINAL SITE PLAN SUBMISSION.

BMP FACILITY	AREA TREATED (ACRES)	IMPERVIOUS AREA TREATED (ACRES)	PERVIOUS AREA TREATED (ACRES)	TP REMOVAL EFFICIENCY (%)	PHOSPHORUS REMOVED (LBS)	GEOGRAPHIC COORDINATES	MAINTENANCE
URBAN BIORETENTION	0.02	0.02	0.00	25%	0.01	38.804388 -77.607026	PRIVATELY MAINTAINED
HYDRODYNAMIC	0.08	0.08	0.00	20%	0.01	38.8043284 -77.607477	PRIVATELY MAINTAINED

LEGEND

DRAINAGE DIVIDE



CONTRIBUTING AREA TO HYDRODYNAMIC BMP
3,453 SF OR 0.0793 AC



CONTRIBUTING AREA TO URBAN BIORETENTION FILTER
742 SF OR 0.0170 AC



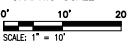
URBAN BIORETENTION FILTER
(3.0'X13.5' INTERNAL DIMENSIONS)



STORMWATER MANAGEMENT LIMITS OF DISTURBANCE



GRAPHIC SCALE



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STORMWATER MANAGEMENT (CITY CODE SECTION 13-109F COMPLIANCE) NARRATIVE

PRE-DEVELOPMENT CONDITIONS:

THIS 0.10-ACRE PARCEL IS LOCATED WITHIN THE COMBINED SEWER SYSTEM WATERSHED; HOWEVER, THERE IS NEARBY STORM AND SANITARY SEWER INFRASTRUCTURE THAT PROVIDES A SEPARATED STORM AND SANITARY SEWER SYSTEM, WHICH IS PART OF THE HOOFF'S RUN WATERSHED. UNDER EXISTING CONDITIONS, THE SITE CONSISTS OF A VACANT PARCEL USED AS AN ASPHALT SURFACE PARKING AREA FOR ADJACENT USES. THE RUNOFF GENERATED ONSTE IS DIRECTIONED IN A SOUTHERLY AND EASTERLY DIRECTION TOWARD THE COMMERCE STREET AND SOUTH PEYTON STREET RIGHTS-OF-WAY, WHERE FLOW IS CONVEYED VIA CURBS AND GUTTER SYSTEMS IN A SOUTHERLY DIRECTION ALONG COMMERCE STREET AND TOWARD THE INTERSECTION OF DUKE STREET AND SOUTH PEYTON STREET, RESPECTIVELY. AT THESE LOCATIONS, RUNOFF IS COLLECTED BY CITY OF ALEXANDRIA-MAINTAINED CURB INLETS. THE RUNOFF IS THEN CONVEYED IN A SOUTHWESTERLY DIRECTION THROUGH THE CITY-MAINTAINED INFRASTRUCTURE TO THE OUTFALL POINT AT HOOFF'S RUN.

POST-DEVELOPMENT CONDITIONS:

THIS PROJECT PROPOSES THE CONSTRUCTION OF A MIXED-USE OFFICE AND MULTI-UNIT RESIDENTIAL BUILDING ALONG WITH ASSOCIATED SITE IMPROVEMENTS. A PORTION OF THE BUILDING ROOF RUNOFF WILL BE DIRECTIONED TO A PROPOSED ONSITE URBAN BIORETENTION FACILITY. A 4-INCH UNDERDRAIN WILL BE INSTALLED TO CONVEY THE FILTERED RUNOFF TO THE OUTFALL CONNECTION POINT, AS SHOWN ON THE STORMWATER MANAGEMENT PLAN ON THIS SHEET. THE REMAINING PORTION OF THE ROOF RUNOFF WILL BE PIPED TO A HYDRODYNAMIC BMP FOR FILTRATION BEFORE BEING RELEASED TO THE SAME OUTFALL POINT. A SMALL PORTION OF THE RUNOFF GENERATED FROM NON-ROOF AREAS WILL SURFACE FLOW AS UNCONTROLLED SHEET FLOW TO THE COMMERCE STREET AND SOUTH PEYTON STREET CURBS AND GUTTER SYSTEMS AND WILL BE COLLECTED BY THE SAME CURB INLETS DESCRIBED IN THE PRE-DEVELOPMENT CONDITIONS. AS IN EXISTING CONDITIONS, RUNOFF WILL THEN BE CONVEYED THROUGH THE EXISTING CITY OF ALEXANDRIA-MAINTAINED STORM SEWER SYSTEM, ULTIMATELY OUTFALLING TO HOOFF'S RUN. THERE WILL BE A NET DECREASE IN IMPERVIOUS AREA COMPARED TO PRE-DEVELOPMENT CONDITIONS, RESULTING IN A REDUCTION IN RUNOFF VOLUMES FOR THE 2-YEAR AND 10-YEAR, 24-HOUR STORM EVENTS. THIS REDUCTION IS DUE TO BOTH THE DECREASED IMPERVIOUS AREA AND THE PROPOSED URBAN BIORETENTION FACILITY, WHICH WILL STORE AND RELEASE RUNOFF AT A SLOWER RATE DURING SUCH EVENTS.

CONCLUSION:

SINCE THERE IS A DECREASE IN THE SITE'S IMPERVIOUS AREA AND A PORTION OF THE RUNOFF WILL BE TREATED BY THE PROPOSED URBAN BIORETENTION FACILITY, THERE IS NO INCREASE IN POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2-YEAR AND 10-YEAR, 24-HOUR STORM EVENTS COMPARED TO PRE-DEVELOPMENT CONDITIONS (SEE COMPUTATIONS PROVIDED ON THIS SHEET). ADDITIONALLY, THE MAJORITY OF THE STORMWATER GENERATING ONSTE WILL BE PIPED DIRECTLY INTO THE EXISTING STORM SEWER INFRASTRUCTURE, WITH A REDUCED VOLUME OF UNCONTROLLED RUNOFF LEAVING THE SITE VIA SHEET FLOW TO THE ADJACENT RIGHTS-OF-WAY. IN THE POST-DEVELOPMENT CONDITION, THE RUNOFF WILL HAVE NO ADVERSE IMPACT ON DOWNSTREAM PROPERTIES OR RESOURCES, BASED ON THE ABOVE JUSTIFICATIONS AND SUPPORTING COMPUTATIONS. THE STORMWATER MANAGEMENT STRATEGY FOR THE PROPOSED DEVELOPMENT COMPLIES WITH THE CHANNEL PROTECTION AND FLOOD PROTECTION REQUIREMENTS IN ACCORDANCE WITH CITY CODE SECTION 13-109F.

STORMWATER RUNOFF COMPUTATIONS

WATER QUALITY VOLUME DEFAULT: LAND DISTURBANCE = PARCEL AREA = 4,382 SF OR 0.101 ACRES

OUTFALL #1: HOOFF'S RUN

- CONTRIBUTING AREA = 4,382 SF OR 0.101 ACRES
EXISTING ONSITE IMPERVIOUS AREA = 4,300 SF OR 0.099 ACRES (ONSTE)
PROPOSED ONSITE IMPERVIOUS AREA = 4,100 SF OR 0.094 ACRES (ONSTE)

VIRGINIA RUNOFF REDUCTION METHOD (PER TR-20, TYPE II, 24-HOUR STORM, USING CLASS D SOILS):

- WEIGHTED CURVE NUMBER (CN) CALCULATIONS:
CN PRE-DEVELOPMENT = $(0.099 \times 98 + 0.002 \times 80) \div 0.101 = 98$
CN POST-DEVELOPMENT = $(0.094 \times 98 + 0.007 \times 80) \div 0.101 = 97$
REDUCED CN DUE TO URBAN PLANTER BOX FACILITY = 96 (SEE VROM ON SHEET 08)
- PRE-DEVELOPMENT PEAK DISCHARGES ($T_c = 5$ MINS.):
PEAK Q_p PRE-DEVELOPMENT = 0.31 CFS
PEAK Q_p PRE-DEVELOPMENT = 0.51 CFS
- POST-DEVELOPMENT PEAK DISCHARGES ($T_c = 5$ MINS.):
PEAK Q_p POST-DEVELOPMENT = 0.30 CFS
PEAK Q_p POST-DEVELOPMENT = 0.50 CFS
 Q_p DECREASE = 0.01 CFS
 Q_p DECREASE = 0.01 CFS

PROJECT DESCRIPTION:

REDEVELOPMENT

DRAINAGE AREA	IMPERVIOUS	PERVIOUS	TOTAL
PROJECT AREA	0.09 AC	0.01 AC	0.10 AC
ON-SITE TREATED	0.08 AC	0.00 AC	0.08 AC
OFF-SITE TREATED	0.01 AC	0.00 AC	0.01 AC
TOTAL TREATED	0.08 AC	0.00 AC	0.08 AC
ON-SITE IMPERVIOUS AREAS DISCONNECTED BY A VEGETATIVE BUFFER	N/A		
TOTAL TREATED OR DISCONNECTED			0.08 AC

WATER QUALITY VOLUME DEFAULT:

PROPOSED IMPERVIOUS: 0.09 AC
TREATMENT OF FIRST HALF INCH OF RUNOFF: $1,815 \times 0.09 = 163.4$ CU. FT. WQV REQUIRED
TOTAL WQV TREATED: NO
WATER QUALITY VOLUME REQUIRED = 163.4 CU. FT.
WATER QUALITY VOLUME TREATED = $1,815 \times 0.08 = 145.2$ CU. FT.
PERCENT OF WATER QUALITY VOLUME TREATED = 88.9%
DETENTION ON SITE: YES
PROJECT IS WITHIN WHICH WATERSHED? HOOFF'S RUN, COMBINED SEWER
PROJECT DISCHARGES TO WHICH BODY OF WATER? HOOFF'S RUN RUN/POTOMAC RIVER

WATER QUALITY IMPROVEMENT FUND FEE:

ONSTE IMPERVIOUS AREA UNTREATED: 647 SF
WATER QUALITY IMPROVEMENT FUND FEE: $647 \text{ SF} \times \$2.00/\text{SF} = \$1,294$

UNTREATED IMPERVIOUS AREA JUSTIFICATION:

THE TOTAL IMPERVIOUS AREA PROPOSED FOR THE SITE IS 4,100 SQUARE FEET, OF WHICH 647 SF IS NOT BEING TREATED THROUGH THE STORMWATER MANAGEMENT BMPs. UNTREATED PORTIONS CONSIST OF THE SOUTHEAST UPPER LEVEL BALCONIES, WHICH IS NOT FEASIBLE DUE TO LACK OF DRAINAGE FALL AND OF ON-GRADE IMPERVIOUS SURFACES. IN ADDITION, THESE AREAS ARE COPEPED THROUGHOUT THE SITE AND DO NOT CONCENTRATE RUNOFF, MAKING THEM PARTICULARLY CHALLENGING TO CAPTURE WITHOUT THE USE OF MULTIPLE AREA DRAINS AND DOWNSTREAM CONVEYANCE INFRASTRUCTURE.

ATTEMPTING TO COLLECT AND TREAT THIS RELATIVELY SMALL AREA WOULD REQUIRE THE INSTALLATION OF ADDITIONAL INFRASTRUCTURE, LEADING TO UNNECESSARY CONSTRUCTION COSTS AND CONFLICT WITH EXISTING INFRASTRUCTURE. IT WOULD ALSO INTERFERE WITH THE PLANNED VEGETATION AND LANDSCAPING, AND COULD LEAD TO CONCENTRATED RUNOFF AND PONDING ON SITE, WHICH THE CURRENT DESIGN AVOIDS BY MAINTAINING SHEET FLOW CONDITIONS OF UNTREATED AREAS.

THE PROJECT IS TREATING APPROXIMATELY 84.2% OF THE TOTAL IMPERVIOUS AREA, WHICH MEETS THE MAJORITY OF THE CITY OF ALEXANDRIA'S DEFAULT WATER QUALITY VOLUME (WQV) REQUIREMENTS.

THE UNTREATED 647 SQUARE FEET OF IMPERVIOUS AREA IS MINIMAL, POSES NO ADVERSE IMPACT, AND EXISTS THE SITE IN A SHEETFLOW MANNER AND AT A REDUCED VOLUME COMPARED TO PRE-DEVELOPMENT CONDITIONS. THE EXCLUSION OF THESE AREAS FROM TREATMENT IS JUSTIFIED BY ITS SCALE AND INFEASIBILITY OF CAPTURE, AND THE FACT THAT OVERALL WATER QUALITY GOALS FOR THE SITE HAVE BEEN MET.

APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____ DATE _____

DIRECTOR _____ DATE _____

CHIEF PLANNING COMMISSIONER _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ REEF BOOK NO. _____ DATE _____

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HEALTH OF THE
VIRGINIA
REGISTERED PROFESSIONAL
VINCENT M. BISHOP
LIC. NO. 0402060162
OCTOBER 24, 2025

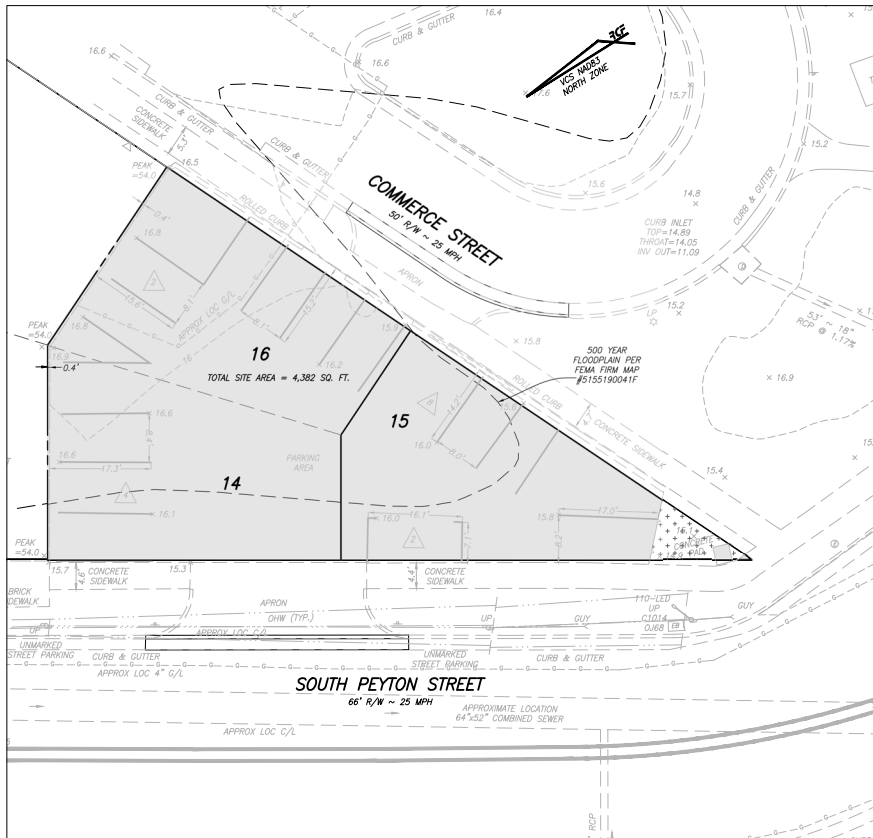
PRELIMINARY DEVELOPMENT PLAN
S PEYTON STREET MIXED USE BUILDING
(220 & 224 S PEYTON STREET)
CITY OF ALEXANDRIA, VIRGINIA

DATE REVISION

DESIGN: DJM
CHECKED: VMM
SCALE: 1" = 10'
DATE: OCT 7, 2025

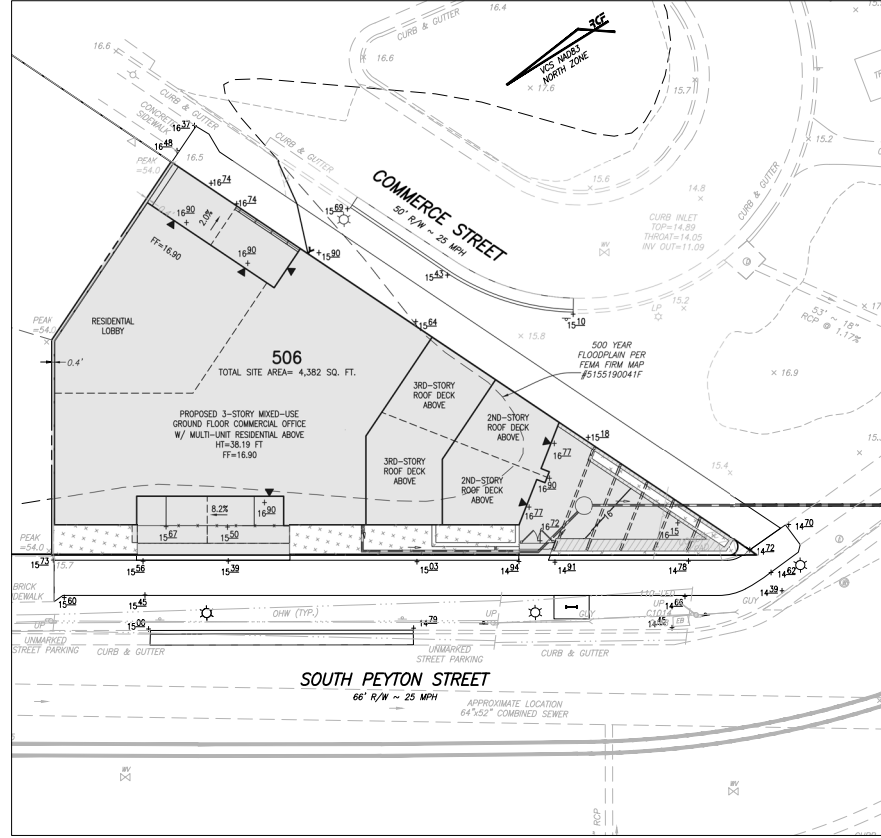
STORMWATER
MANAGEMENT
PLAN

SHEET 06 of 15
FILE: 25-085



EXISTING IMPERVIOUS AREA MAP
SCALE: 1" = 10'

- LEGEND:
- EXISTING ONSITE IMPERVIOUS AREA = 4,300 SF = 0.0987 AC
 - EXISTING ONSITE PERVIOUS AREA = 82 SF = 0.0019 AC



PROPOSED IMPERVIOUS AREA MAP
SCALE: 1" = 10'

- LEGEND:
- PROPOSED ONSITE IMPERVIOUS AREA = 4,100 SF = 0.0941 AC
 - PROPOSED ONSITE PERVIOUS AREA = 282 SF = 0.0065 AC

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SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____
SITING PLAN NO. _____
DIRECTOR _____ DATE _____

CHIEF PLANNING COMMISSIONER _____ DATE _____
DATE RECORDED _____
INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

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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 THE CITY OF ALEXANDRIA.

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DATE	REVISION

DESIGN: DJM
CHECKED: VMM
SCALE: 1" = 10'
DATE: OCT 7, 2025

DRAINAGE
AND
IMPERVIOUS
AREA PLAN

SHEET 07 OF 15
FILE: 25-085

Project Name: 220 S Peyton Street
Date: 7/28/2025
Linear Development Project? No

CLEAR ALL
(Ctrl+Shift+F)

data input cells
constant values
calculation cells
final results

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area (acres) → 0.17

Maximum reduction required: 10%
The site's net increase in impervious cover (acres) is: 0
Post-Development TP Load Reduction for Site (lb/yr): 0.01

Pre-Re-Development Land Cover (acres)	A Soils	B Soils	C Soils	D Soils	Totals
Forest (acres) -- undisturbed, protected forest or reforested land					0.00
Mixed Open (acres) -- undisturbed/inrequently maintained grass or shrub land					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed				0.02	0.02
Impervious Cover (acres)				0.15	0.15
					0.17

Post-Development Land Cover (acres)	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest or reforested land					0.00
Mixed Open (acres) -- undisturbed/inrequently maintained grass or shrub land					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed				0.03	0.03
Impervious Cover (acres)				0.13	0.13
					0.17

Post-Development Requirement for Site Area
TP Load Reduction Required (lb/yr) 0.01

Nitrogen Loads (Informational Purposes Only)

Pre-Development TN Load (lb/yr) 1.89

Final Post-Development TN Load 1.85

LAND COVER SUMMARY -- PRE-REDEVELOPMENT		
Pre-ReDevelopment	Unaltered	Adjusted*
Forest Cover (acres)	0.00	0.00
Weighted Rf(forest)	0.00	0.00
Weighted Loading Rate(forest)	0.00	0.00
% Forest	0%	0%
Mixed Open Cover (acres)	0.00	0.00
Weighted Rf(mixed)	0.00	0.00
Weighted Loading Rate(mixed)	0.00	0.00
% Mixed Open	0%	0%
Managed Turf Cover (acres)	0.02	0.02
Weighted Rf(turf)	0.25	0.25
Weighted Loading Rate(turf)	0.85	0.85
% Managed Turf	13%	13%
Impervious Cover (acres)	0.15	0.15
Rf(impervious)	0.95	0.95
Weighted Loading Rate(impervious)	0.86	0.86
% Impervious	87%	87%
Total Site Area (acres)	0.17	0.17
Site Rf	0.86	0.86

Treatment Volume and Nutrient Load		
Pre-ReDevelopment Treatment Volume (acre-ft)	0.0120	0.0120
Pre-ReDevelopment Treatment Volume (cubic feet)	521	521
Pre-ReDevelopment TP Load (lb/yr)	0.14	0.14
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	0.81	0.81
Runoff TP Load (lb/yr) (0.25 lb/acre/yr applied to pre-redevelopment area excluding previous land prepared for new impervious cover)		0.04

*Adjusted Land Cover Summary:
Pre-ReDevelopment land cover minus previous land cover (forest, mixed open or managed turf) change proposed for new impervious cover.

Adjusted total acreage is consistent with Post-ReDevelopment acreage (increase or new impervious cover).

Column 1 shows land reduction requirement for new impervious cover (based on new development land loss, 0.25 lb/acre/yr).

LAND COVER SUMMARY -- POST DEVELOPMENT		
Post Development	Post ReDevelopment	Unaltered
Forest Cover (acres)	0.00	0.00
Weighted Rf(forest)	0.00	0.00
Weighted Loading Rate(forest)	0.00	0.00
% Forest	0%	0%
Mixed Open Cover (acres)	0.00	0.00
Weighted Rf(mixed)	0.00	0.00
Weighted Loading Rate(mixed)	0.00	0.00
% Mixed Open	0%	0%
Managed Turf Cover (acres)	0.03	0.03
Weighted Rf(turf)	0.25	0.25
Weighted Loading Rate(turf)	0.85	0.85
% Managed Turf	20%	20%
Impervious Cover (acres)	0.13	0.13
Rf(impervious)	0.95	0.95
Weighted Loading Rate(imperv.)	0.86	0.86
% Impervious	80%	80%
Total Site Area (acres)	0.17	0.17
Final Post Dev Site Rf	0.81	

Treatment Volume and Nutrient Load		
Final Post-Development Treatment Volume (acre-ft)	0.0113	
Final Post-Development Treatment Volume (cubic feet)	492	
Final Post-Development TP Load (lb/yr)	0.14	
Final Post-Development TP Load per acre (lb/acre/yr)	0.81	
New Reduction Required (Before Pre-Development Load)	10%	
TP Load Reduction Required for New Impervious Area (lb/yr)	0.01	
TP Load Reduction Required for New Impervious Area (lb/yr)	0	

Drainage Area A

Drainage Area A Land Cover (acres)	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rf	Composite Loading R
Forest (acres)					0.00	0.00	0.00
Mixed Open (acres)					0.00	0.00	0.00
Managed Turf (acres)				0.01	0.01	0.25	0.85
Impervious Cover (acres)				0.09	0.09	0.95	0.86
Total				0.10	0.10		

Stormwater Best Management Practices (RR = Runoff Reduction)

Practice	Runoff Reduction Credit (%)	Mixed Open Credit Area (acres)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft³)	Runoff Reduction (ft³)	Remaining Runoff Volume (ft³)	Total BMP Runoff Reduction Volume (ft³)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practice (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
6. Bio-retention (Bt)	40			0.02	0	73	35	38	75	0.00	0.01	0.01	0.01	16.4 MTD - Hydrodynamic
6.4 Bio-retention #1 or Micro Bio-retention #1 or Other Bio-retention #1 or #2														
16. Manufactured Treatment Device (see 88)	9			0.06	35	0	250	250	20	0.01	0.05	0.01	0.05	
16.4 Manufactured Treatment Device Hydrodynamic														

VRRM 4.1, 2024

CLEAR BMP AREAS

Total Phosphorus Available for Removal in D.A. A (lb/yr) 0.09
Post-Development Treatment Volume (D.A. A) (ft³) 330

Composite Loading R
0.00
0.00
9.01
12.33

Nitrogen Removal Efficiency (%)	Nitrogen Load from Upstream Practices (lb)	Untreated Nitrogen Load to Practice (lb)	Nitrogen Removed By Practice (lb)	Remaining Nitrogen Load (lb)
40	0.00	0.21	0.13	0.08
0	0.08	0.77	0.00	0.84

Site Results (Water Quality Compliance) VRRM 4.1, 2024

Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST (ac)	0.00	0.00	0.00	0.00	0.00	OK
MIXED OPEN AREA TREATED (ac)	0.00	0.00	0.00	0.00	0.00	OK
MIXED OPEN AREA TREATED (ac)	0.00	0.00	0.00	0.00	0.00	OK
MANAGED TURF AREA TREATED (ac)	0.01	0.00	0.00	0.00	0.00	OK
MANAGED TURF AREA TREATED (ac)	0.00	0.00	0.00	0.00	0.00	OK
IMPERVIOUS COVER (ac)	0.09	0.00	0.00	0.00	0.00	OK
IMPERVIOUS COVER TREATED (ac)	0.08	0.00	0.00	0.00	0.00	OK
AREA CHECK	OK	OK	OK	OK	OK	

Site Treatment Volume (ft³) 492

Runoff Reduction Volume and TP by Drainage Area

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft³)	23	0	0	0	0	23
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	0.09	0.00	0.00	0.00	0.00	0.09
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.02	0.00	0.00	0.00	0.00	0.02
TP LOAD REMAINING (lb/yr)	0.07	0.00	0.00	0.00	0.00	0.07
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	0.13	0.00	0.00	0.00	0.00	0.13

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	0.14
TP LOAD REDUCTION REQUIRED (lb/yr)	0.01
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.02
TP LOAD REMAINING (lb/yr)	0.12
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr)	0.00 **

** TARGET TP REDUCTION EXCEEDED BY 0.01 LB/HR **

Total Nitrogen (For Information Purposes)

POST-DEVELOPMENT LOAD (lb/yr)	1.95
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	0.13
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	1.82

1-year storm	2-year storm	10-year storm
2.70	3.20	5.20

Drainage Area A		A Soils	B Soils	C Soils	D Soils	Total Area (acres): 0.10
Forest -- undisturbed, protected forest or reforested land	Area (acres)	0.00	0.00	0.00	0.00	Runoff Reduction Volume (ft³): 23
	CN	30	55	70	77	
Mixed Open -- undisturbed/inrequently maintained grass or shrub land	Area (acres)	0.00	0.00	0.00	0.00	
	CN	34	59	72	79	
Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed	Area (acres)	0.00	0.00	0.00	0.01	
	CN	39	61	74	80	
Impervious Cover	Area (acres)	0.00	0.00	0.00	0.09	
	CN	98	98	98	98	
		CN(D.A. A) 97				

	1-year storm	2-year storm	10-year storm
RV _{developed} (watershed-inch) with no Runoff Reduction*	2.36	2.86	4.85
RV _{developed} (watershed-inch) with Runoff Reduction*	2.30	2.79	4.78
Adjusted CN*	96	96	96

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

THE PROPOSED REDEVELOPMENT (0.17 ACRES OF DISTURBANCE) GENERATES A NET DECREASE IN IMPERVIOUS AREA FROM PRE-DEVELOPMENT CONDITIONS. PER CITY ZONING ORDINANCE SECTION 13-109E-(5)(i), DEVELOPMENT OF PRIOR DEVELOPED LANDS RESULTING IN NO NET INCREASE IN IMPERVIOUS AREA AND DISTURBING LESS THAN 1 ACRE, MUST RESULT IN A 10% DECREASE IN PHOSPHORUS LOADINGS FROM THE PRE-DEVELOPMENT TOTAL PHOSPHORUS LOAD.

THE VIRGINIA RUNOFF REDUCTION METHOD WAS UTILIZED TO DETERMINE THE STORM WATER QUALITY MANAGEMENT REQUIREMENTS FOR THIS PROJECT. A LEVEL 1 URBAN BIORETENTION FACILITY AND A HYDRODYNAMIC BMP ARE PROPOSED TO PROVIDE WATER QUALITY TREATMENT. THIS WILL RESULT IN A REDUCTION OF 0.02 LB/YR PHOSPHORUS LOAD. THUS, THE WATER QUALITY MANAGEMENT REQUIREMENTS FOR THE PROPOSED DEVELOPMENT PER CITY CODE SECTION 13-109E-(5)(i) HAVE BEEN MET.

IN ADDITION, APPROXIMATELY 84.2% OF ON-SITE IMPERVIOUS AREA IS PROPOSED TO BE TREATED WITH THIS DEVELOPMENT, WHICH MEETS THE MAJORITY OF THE WATER QUALITY DEFAULT VOLUME TREATMENT STANDARDS IN SECTION 13-110 OF THE ZONING ORDINANCE. 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.

LASTLY, ALL OF THE TOTAL TP LOAD REDUCTION REQUIRED OF 0.01 LB/YR IS ACHIEVED VIA THE URBAN BIORETENTION FACILITY IN COMPLIANCE WITH MEMO TO INDUSTRY 01-18. THE URBAN BIORETENTION FACILITY IS TO BE CONSTRUCTED PER THE VIRGINIA STORMWATER BMP CLEARINGHOUSE GUIDELINES.

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DEPARTMENT OF PLANNING & ZONING

SUBMITTER: _____ DATE: _____

SITE PLAN NO. _____

REVISION: _____ DATE: _____

DRAWING: _____

DATE RECORDED: _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE: _____

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PROFESSIONAL ENGINEER
G. VINCENT H. BISHOP
Lic. No. 042060162
OCTOBER 24, 2025

PRELIMINARY DEVELOPMENT PLAN
S PEYTON STREET MIXED USE BUILDING
(220 & 224 S PEYTON STREET)
CITY OF ALEXANDRIA, VIRGINIA

DATE REVISION

DESIGN: DJM
CHECKED: VMM
SCALE: NO SCALE
DATE: OCT 7, 2025

STORMWATER
QUALITY
CALCULATIONS

SHEET 08 of 15

FILE: 25-085

SANITARY SEWER OUTFALL CALCULATIONS:

THE EXISTING USE (VACANT, PARKING LOT) DOES NOT PRODUCE ANY AVERAGE DAILY FLOW. THIS PROJECT PROPOSES THE CONSTRUCTION OF A MIXED-USE DEVELOPMENT INCLUDING OFFICE AND RESIDENTIAL UNITS. 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 AVERAGE DAILY FLOW IS DESCRIBED BELOW:

EXISTING: VACANT = 0 GPD OR 0.000 CFS
 PROPOSED: OFFICE/RETAIL - (200 GPD / 1000 SF) X 2,900 SF = 580 GPD OR 0.001 CFS
 MULTI-FAMILY - 300 GPD X 8 UNITS = 2,400 GPD OR 0.004 CFS
 TOTAL = 2,980 GPD OR 0.005 CFS

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

EXISTING: 0 GPD X 4 = 0 GPD
 PROPOSED: 2,980 GPD X 4 = 11,920 GPD
 TOTAL PEAK FLOW = 11,920 GPD OR 0.018 CFS

SANITARY SEWER OUTFALL NOTE:

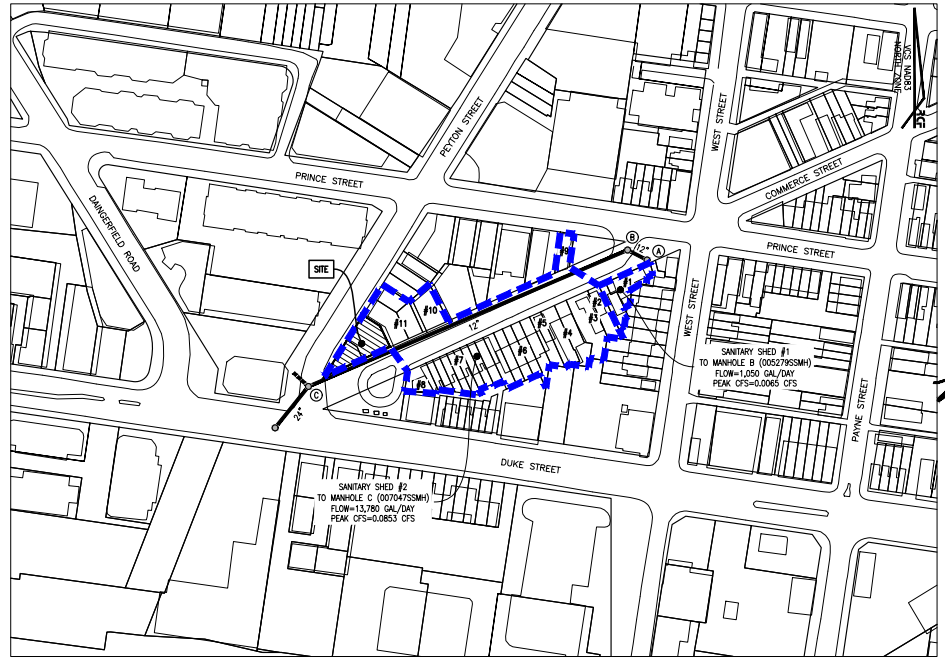
THIS PROJECT IS ANTICIPATED TO GENERATE AN INCREASE IN EXCESS OF 10,000 GPD IN SANITARY WASTE OUTFLOW. A FLOW OF APPROXIMATELY 2,980 GPD IS EXPECTED FOR THIS DEVELOPMENT RESULTING IN A PEAK FLOW OF 11,920 GPD. THEREFORE, THE PROJECT IS SUBJECT TO A SANITARY SEWER OUTFALL ANALYSIS. THIS SANITARY SEWER 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 PROPOSES A 6" PVC SANITARY LATERAL THAT CONNECTS INTO AN EXISTING 12" SANITARY SEWER MAIN BENEATH COMMERCE STREET, SOUTH OF THE SITE (SEE SHEET 04). THE SANITARY FLOW IS THEN CONVEYED SOUTHWEST UNTIL IT ENTERS AN EXISTING 24" SANITARY SEWER AT STRUCTURE "C". PER MEMORANDUM TO INDUSTRY NO. 06-14, THE LIMITS OF ANALYSIS FOR THE SANITARY SEWER ADEQUATE OUTFALL IS AT A POINT WHERE THE DOWNSIDE SEWER HAS A MINIMUM DIAMETER GREATER THAN 24". THEREFORE, THE SANITARY SEWER ANALYSIS CONCLUDES AT STRUCTURE "C".

SANITARY SEWER DATA NOTE:

INVERTS, MATERIALS, AND SIZE INFORMATION OBTAINED FROM AS-BUILT DATA FROM ALEXANDRIA GIS SEWER VIEWER AND IS RELIED UPON AS ACCURATE BY THE ENGINEER.

PIPE INVERTS AND SIZES FOR SEGMENTS B-C HAVE BEEN SURVEYED BY THIS FIRM.



SANITARY OUTFALL MAP

SCALE: 1" = 200'

SANITARY OUTFALL COMPUTATIONS

STRUCTURE		FACILITY ID			HYDRAULIC GRADE LINE COMPUTATIONS																
FROM	TO	FROM	TO		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	
A	B	005279SSMH	005279SSMH		0.0065	0.0065	12	8.31%	DUCTILE IRON	0.013	10.712	13.12	37.28	21.30	18.20	3.10	3.17	0.06			
B	C	005279SSMH	007047SSMH		0.0083	0.0091	12	1.81%	VITRIFIED CLAY	0.013	5.0091	6.13	595.05	17.47	6.67	10.80	1.25	0.12			

HYDRAULIC GRADE LINE COMPUTATIONS																					
INLET ID	OUTLET WSE	D _o (in)	Q _o	L _o	S _o %	H _i	JUNCTION LOSS										FINAL H	INLET WSE	RIM ELEV	FREE BOARD	
							V _o	H _o	Q _i	V _i	Q _i /V _i ⁵	H _i	ANGLE	H _o	H _i	1.3 H _o					0.5 H _i
B	7.47	12	0.062	595.05	0.0000	0.00	1.25	0.006	0.006	3.17	0.02	0.055	50	0.0121	0.073	-	0.04	0.04	7.51	10.51	3.00
A	19.00	12	0.006	37.28	0.0000	0.00	3.17	0.039	-	-	-	-	-	0.039	-	0.02	0.02	0.02	19.02	22.02	3.00

BLD #	USE	DESIGN FLOW	UNIT	SIZE	GAL/DAY	GAL/HR	CFS	PEAK CFS (x4)	FLows TO
1	SINGLE FAMILY	350	UNIT	3	1,050	44	0.0016	0.0065	B
2	SINGLE FAMILY	350	UNIT	1	350	15	0.0005	0.0022	C
3	SINGLE FAMILY	350	UNIT	1	350	15	0.0005	0.0022	C
4	SINGLE FAMILY	350	UNIT	2	700	29	0.0011	0.0043	C
5	SINGLE FAMILY	350	UNIT	1	350	15	0.0005	0.0022	C
6	SINGLE FAMILY	350	UNIT	5	1,750	73	0.0027	0.0108	C
7	SINGLE FAMILY	350	UNIT	9	3,150	131	0.0049	0.0195	C
8	SINGLE FAMILY	350	UNIT	1	350	15	0.0005	0.0022	C
9	SINGLE FAMILY	350	UNIT	1	350	15	0.0005	0.0022	C
10	OFFICE/RETAIL	200	SF	5,995	1,199	50	0.0019	0.0074	C
11	PUBLIC SCHOOL	200	SF	11,253	2,251	94	0.0035	0.0139	C
SITE	OFFICE/RETAIL	200	SF	2,900	580	24	0.0009	0.0036	C
SITE	RESIDENTIAL	300	UNIT	8	2,400	100	0.0037	0.0149	C
TOTAL					14,830	618	0.0229	0.0918	

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

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APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHIEF PLANNING COMMISSIONER _____ DATE _____

DATE RECORDED _____

RECORDING NO. _____ DEED BOOK NO. _____ DATE _____

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 ALEXANDRIA, VA 22304
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SEAL OF PROFESSIONAL ENGINEER
 VINCENT M. BISHOP
 LIC. NO. 0402060162
 OCTOBER 24, 2025

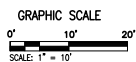
PRELIMINARY DEVELOPMENT PLAN
 S PEYTON STREET MIXED USE BUILDING
 (220 & 224 S PEYTON STREET)
 CITY OF ALEXANDRIA, VIRGINIA

DATE _____ REVISION _____

DESIGN: DJM
 CHECKED: VMM
 SCALE: 1" = 200'
 DATE: OCT 7, 2025

SANITARY SEWER
 ADEQUATE
 OUTFALL
 ANALYSIS

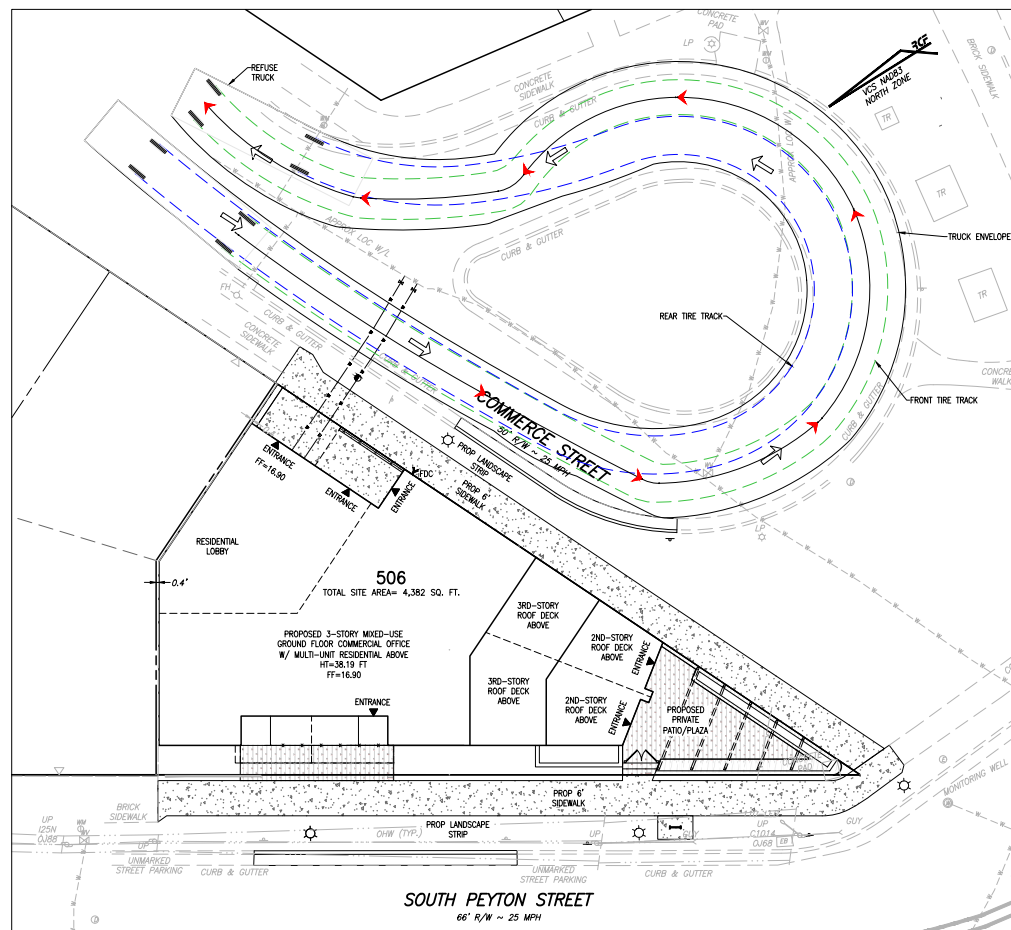
SHEET 10 OF 15
 FILE: 25-085



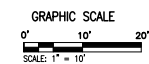
2	20	999
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REFUSE TRUCK DETAIL
(NTS)

REFUSE TRUCK NOTE:
TRASH CONTAINERS WILL BE STORED ON PRIVATE PROPERTY
INSIDE THE BUILDING AND ROLLED OUT TO COMMERCE STREET
CURB FOR TRASH PICK UP. SEE ARCHITECTURAL PLAN SHEETS
FOR STORAGE LOCATION.

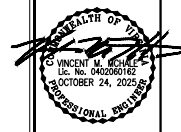


REFUSE TRUCK TURNING MOVEMENTS
SCALE: 1" = 10'



APPROVED	
SPECIAL USE PERMIT NO. _____	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
CHURCHMAN, PLANNING COMMISSION	
DATE RECORDED _____	
INSTRUMENT NO. _____	SEED BOOK NO. _____
DATE _____	

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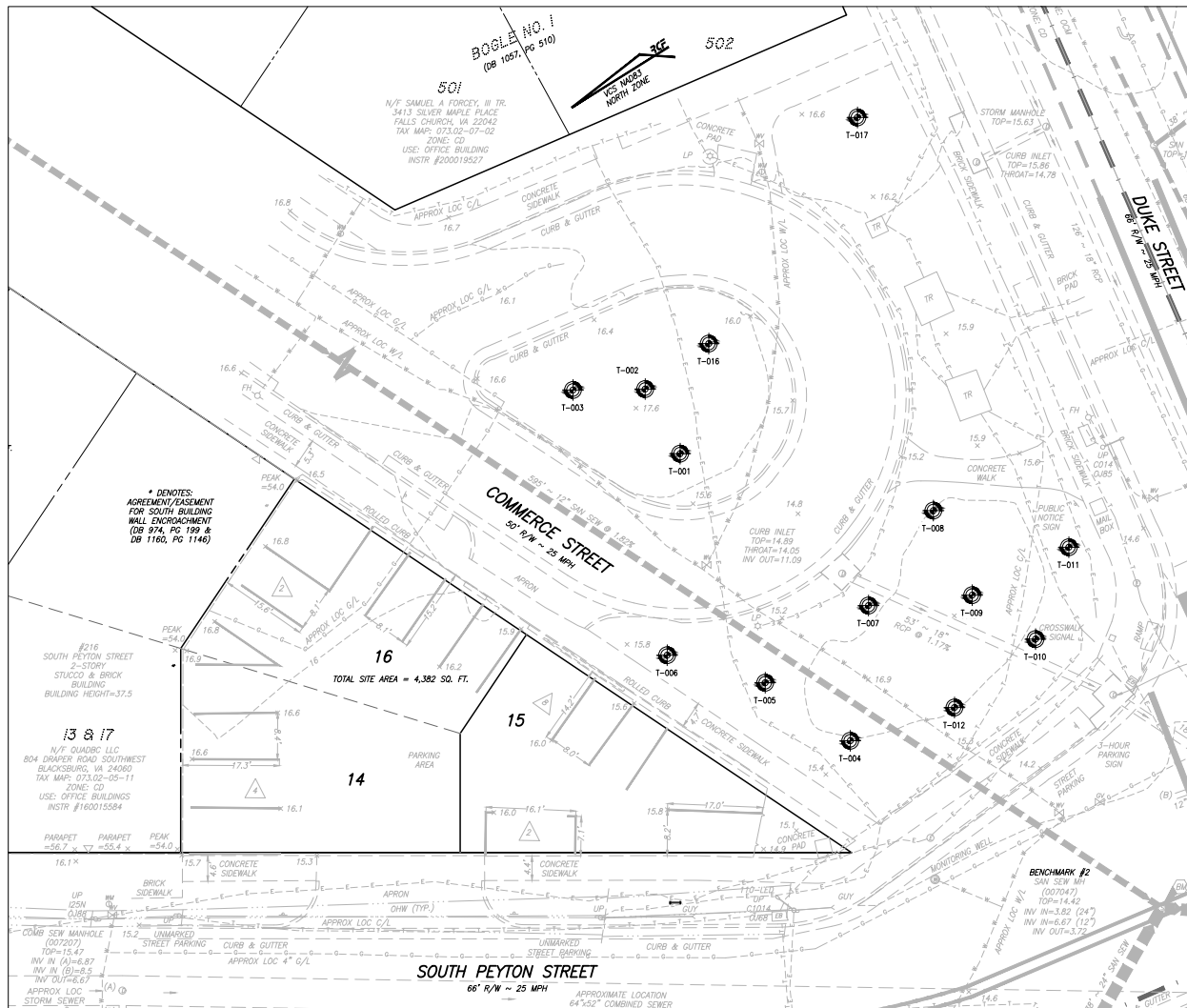
PRELIMINARY DEVELOPMENT PLAN
S PEYTON STREET MIXED USE BUILDING
(220 & 224 S PEYTON STREET)
CITY OF ALEXANDRIA, VIRGINIA

[illegible]

DESIGN: DJM
CHECKED: VMM
SCALE: 1" = 10'
DATE: OCT 7, 2025

TURNING
MOVEMENTS

SHEET 12 OF 15
FILE: 25-085



LEGEND

T-000	EXISTING TREE
-------	---------------

Tree #	Common Name	DBH (Inches)	CRZ (Feet)	Condition Rating %	Owner	Field Notes
001	Honeylocust	11.4	11.4	80%	ROW	compacted soil
002	Honeylocust	6.8	8.0	40%	ROW	significant trunk damage and cavity, compacted soil, slight lean
003	Honeylocust	13.3	13.3	80%	ROW	planted slightly too deep, compacted soil
004	Honeylocust	17.6	17.6	40%	X ROW	dead branches overhanging sidewalk, crown dieback, fair structure
005	Honeylocust	15.1	15.1	50%	ROW	dead branches, crown dieback
006	Honeylocust	13	13.0	60%	X ROW	crown dieback at branch tips
007	Honeylocust	13.4	13.4	45%	ROW	dead branches, crown dieback, fair structure
008	Honeylocust	13.1	13.1	50%	ROW	dead branches, crown dieback
009	Honeylocust	8.9	8.9	35%	ROW	one of main leaders is dead, codominant stems, epicormic sprouts
010	Honeylocust	16.7	16.7	40%	ROW	dead branches overhanging sidewalk, crown dieback, epicormic sprouts, many leaders at one union
011	Honeylocust	15.3	15.3	60%	ROW	crown dieback, compacted soil
012	Honeylocust	13.8	13.8	40%	ROW	dead branches overhanging sidewalk, crown dieback, signs of grinding roots
015	Honeylocust	12.2	12.2	30%	ROW	thin crown with dieback, compacted soil, high presence of fungi indicate possible basal and root decay
017	Honeylocust	18	18.0	80%	ROW	ivy in lower canopy, four large leaders at one union

- TREE INVENTORY NOTES:**
- TREE INVENTORY AND TREE ANALYSIS CONDUCTED BY CHARLES D. ELMER ISA CERTIFIED ARBORIST (IL-102254).
- OFF SITE TREES WERE VISUALLY INSPECTED AND THE DBH WAS ESTIMATED WHEN NOT GIVEN EXPLICIT PERMISSION TO ACCESS NEIGHBORS PROPERTIES.
 - TREES TO BE REMOVED IN PROTECTED AREAS SHALL BE DONE BY HAND TO NOT IMPACT THE CRZ OF TREES TO BE PRESERVED.
 - TREES LOCATED WITHIN OR ON THE LIMITS OF DISTURBANCE, OR RATED AS BEING "POOR" IN CONDITION, ARE RECOMMENDED FOR REMOVAL DUE TO THE LIKELIHOOD OF TREE FAILURE. HOWEVER, AT THE DISCRETION OF THE APPLICANT, SOME OF THESE MAY BE PRESERVED DURING CONSTRUCTION WITH THE APPROVAL OF URBAN FORESTRY.
 - NO OFF SITE OR SHARED TREES SHALL BE REMOVED WITHOUT THE PERMISSION OF THE PROPERTY OWNER.
 - A LETTER SHALL BE SENT TO NEIGHBORS WHERE THE PROJECTED LIMITS OF DISTURBANCE SHALL IMPACT A SHARED TREE OR A NEIGHBORING PROPERTIES TREE.
- NOTES:**
- PROPERTY: 220 S PEYTON ST, ALEXANDRIA, VA 22314
 - BOUNDARY AND TOPOGRAPHIC INFORMATION FROM FIELD SURVEY BY THIS FIRM
 - CRZ CALCULATIONS IN RADIUS PER CITY OF ALEXANDRIA DETAIL EXISTING
 - CANOPY COVERAGE: 0 SF
 - TOTAL SITE AREA: 4,382 SF
 - PERCENT OF SITE COVERED: 0%
 - CANOPY COVERAGE TO BE PRESERVED: 0 SF

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SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

DESIGN: DJM
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SCALE: 1"=10'
DATE: OCT 7, 2025

EXISTING VEGETATION MAP

SHEET **13** OF **15**
FILE: **25-085**

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HEALTH OF VA
VIRGINIA
VIRGINIA
OCTOBER 24, 2025
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT PLAN
S PEYTON STREET MIXED USE BUILDING
(220 & 224 S PEYTON STREET)
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

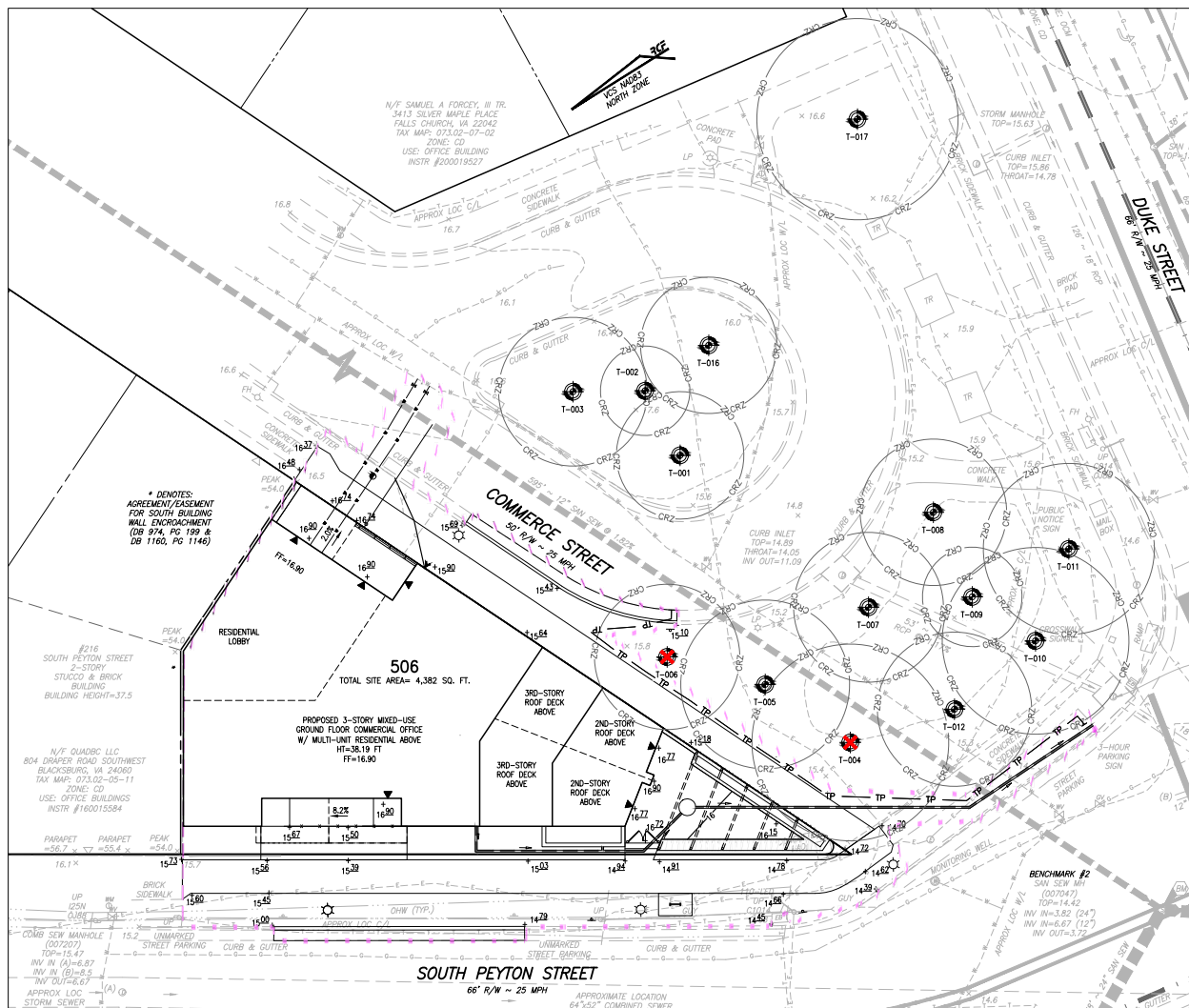
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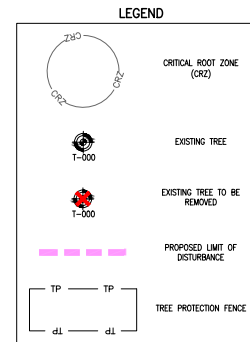
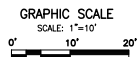
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TREE PROTECTION AND PRESERVATION PLAN



Tree #	Common Name	DBH (Inches)	CRZ (Feet)	Condition Rating %	Remove?	Owner	Field Notes
001	Honeylocust	11.4	11.4	80%		ROW	compacted soil
002	Honeylocust	6.8	8.0	40%		ROW	significant trunk damage and cavity, compacted soil, slight lean
003	Honeylocust	13.3	13.3	80%		ROW	planted slightly too deep, compacted soil
004	Honeylocust	17.6	17.6	40%	X	ROW	dead branches overhanging sidewalk, crown dieback, fair structure
005	Honeylocust	15.1	15.1	50%		ROW	dead branches, crown dieback
006	Honeylocust	13	13.0	60%	X	ROW	crown dieback at branch tips
007	Honeylocust	13.4	13.4	45%		ROW	dead branches, crown dieback, fair structure
008	Honeylocust	13.1	13.1	55%		ROW	dead branches, crown dieback
009	Honeylocust	8.9	8.9	35%		ROW	epicormic sprouts, one of main leaders is dead, codominant stems, dead branches overhanging sidewalk, crown dieback, epicormic sprouts, many leaders at one union
010	Honeylocust	16.7	16.7	40%		ROW	dead branches overhanging sidewalk, crown dieback, signs of girdling roots
011	Honeylocust	15.3	15.3	60%		ROW	dead branches overhanging sidewalk, crown dieback, signs of girdling roots
012	Honeylocust	13.8	13.8	40%		ROW	thin crown with dieback, compacted soil, high presence of fungi indicate possible basal and root decay
016	Honeylocust	12.2	12.2	30%		ROW	ivy in lower canopy, four large leaders at one union
017	Honeylocust	18	18.0	80%		ROW	

TREE INVENTORY NOTES:

1. TREE INVENTORY AND TREE ANALYSIS CONDUCTED BY CHARLES D. ELMER ISA CERTIFIED ARBORIST (L-10225A).
2. OFF SITE TREES WERE VISUALLY INSPECTED AND THE DBH WAS ESTIMATED WHEN NOT GIVEN EXPLICIT PERMISSION TO ACCESS NEIGHBORS PROPERTIES.
3. TREES TO BE REMOVED IN PROTECTED AREAS SHALL BE DONE BY HAND TO NOT IMPACT THE CRZ OF TREES TO BE PRESERVED.
4. TREES LOCATED WITHIN OR ON THE LIMITS OF DISTURBANCE, OR RATED AS BEING "POOR" IN CONDITION, ARE RECOMMENDED FOR REMOVAL DUE TO THE LIKELIHOOD OF TREE FAILURE. HOWEVER, AT THE DISCRETION OF THE APPLICANT, SOME OF THESE MAY BE PRESERVED DURING CONSTRUCTION WITH THE APPROVAL OF URBAN FORESTRY.
5. NO OFF SITE OR SHARED TREES SHALL BE REMOVED WITHOUT THE PERMISSION OF THE PROPERTY OWNER.
6. A LETTER SHALL BE SENT TO NEIGHBORS WHERE THE PROTECTED LIMITS OF DISTURBANCE SHALL IMPACT A SHARED TREE OR A NEIGHBORING PROPERTIES TREE.

T-005 NOTES:

1. T-005 IS TO BE PRESERVED TO THE MAXIMUM EXTENT PRACTICAL AT THE REQUEST OF THE CITY OF ALEXANDRIA. IF T-005 CANNOT BE PRESERVED DUE TO CONSTRUCTION ACTIVITY, THEN IT SHALL BE REPLACED ON A 1:1 BASIS WITH A SPECIES APPROVED BY THE CITY PRIOR TO RELEASE OF THE LANDSCAPE MAINTENANCE BOND.

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SIT PLAN NO. _____ DATE _____
CHIEF PLANNING COMMISSIONER _____ DATE _____
DATE RECORDED _____
RECORDING NO. _____ DEED BOOK NO. _____ DATE _____

DESIGN: DJM
CHECKED: VMM
SCALE: 1"=10'
DATE: OCT 7, 2025

TREE PROTECTION AND PRESERVATION PLAN

SHEET 14 OF 15
FILE: 25-085

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PROFESSIONAL SEAL
VINCENT M. BISHOP
LIC. NO. 040260162
OCTOBER 24, 2025

PRELIMINARY DEVELOPMENT PLAN
S PEYTON STREET MIXED USE BUILDING
(220 & 224 S PEYTON STREET)
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

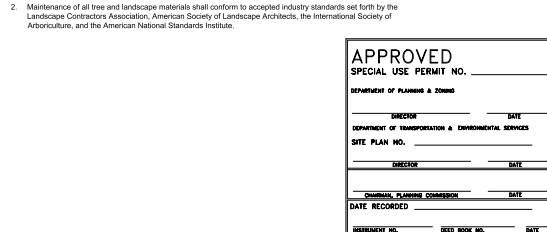
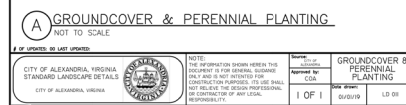
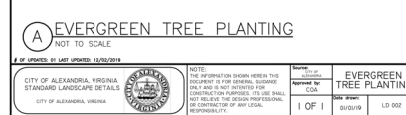
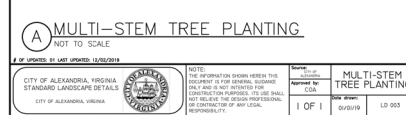
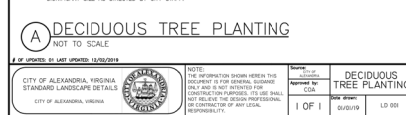
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PLANT TYPE	PLAN INFORMATION		BOTANIC/Common Name				SIZE	NOTES	CROWN COVER ALLOWANCE (CCA)		NATIVE PLANTS PROVIDED				
PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTVARI/HYBRID	COMMON NAME	CALIPER/HEIGHT	LOCAL/ EASTERN U.S.	NOTES	CCA PER TREE (SF)	TOTAL CROWN COVER (SF)	NATIVE	LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL	
STREET TREES/ URBAN TREES	CO	2	Celtis	occidentalis	Hackberry	2"-3" cal./12-14 ft. ht.	B&B; symmetrical, single leader		1,250	2,500	Local	3	0	2	
	NS	2	Nyssa	sylvatica	Wildfire	2"-3" cal./12-14 ft. ht.	B&B; symmetrical, single leader		750	1,500	Local	2	0	2	
	LSR	1	Liquidambar	styraciflua	Sweetgum	2"-3" cal./12-14 ft. ht.	B&B; symmetrical, single leader		1,250	1,250	Local	1	0	1	
	QF	2	Quercus	falcata	Southern Red Oak	2"-3" cal./12-14 ft. ht.	B&B; symmetrical, single leader		1,250	2,500	Local	2	0	2	
	QI	1	Quercus	imbricaria	Shingle Oak	2"-3" cal./12-14 ft. ht.	B&B; symmetrical, single leader		1,250	1,250	Region	1	0	1	
	TOTALS	8										8	0	8	
												100.0%	0.0%	100.0%	
STANDARD TREES	PLAN KEY	QUANTITY	GENUS	SPECIES	COMMON NAME	CALIPER/HEIGHT	NOTES	CCA PER TREE (SF)	TOTAL CROWN COVER (SF)	NATIVE	LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL		
	TO	2	Thuja	occidentalis	'Degroot's Spire'	Degroot's Spire Arborvitae	6 ft ht./ 3 ft. spread	B&B; full to ground, good seasonal flush	250	500	Region	2	0	2	
	TOTALS	2										2	0	2	
EVERGREEN SHRUBS	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTVARI/HYBRID	COMMON NAME	HEIGHT/CONT.	NOTES	CCA PER SHRUB (SF)	TOTAL CROWN COVER (SF)	NATIVE	LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL	
	lbb	2	Ilex	glabra	'Gem Box'	Gem Box Inkberry	18"-24"/#3 cont.	healthy vigorous, well-rooted & established	2	4	Region	2	0	2	
	TOTALS	2										2	0	2	
DECIDUOUS SHRUBS	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTVARI/HYBRID	COMMON NAME	HEIGHT/CONT.	NOTES	CCA PER SHRUB (SF)	TOTAL CROWN COVER (SF)	NATIVE	LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL	
	Aph	3	Anoniba	melanocarpa	'Ground Hug'	Ground Hug Chokeberry	15"-18"/#3 cont.	healthy vigorous, well-rooted & established	0	10	Region	3	0	3	
	lv	3	Itea	virginiana	'Little Henry'	Dwarf Sweetspice	18"-24"/#3 cont.	healthy vigorous, well-rooted & established	2	6	Local	3	0	3	
GROUNDCOVERS	Rag	3	Rhus	aromatica	'Gro-Low Sumac'	Gro-Low Sumac	15"-18"/#3 cont.	healthy vigorous, well-rooted & established	10	30	Local	3	0	3	
	TOTALS	9										9	0	9	
												100.0%	0.0%	100.0%	
PERENNIALS, FERNS, OR GRASSES	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTVARI/HYBRID	COMMON NAME	SIZE/CONT.	NOTES	CCA PER TREE (SF)	TOTAL CROWN COVER (SF)	NATIVE	LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL	
	Cak	9	Calamagrostis	x acutiflora	'Karl Foerster'	Feather Reed Grass	#1 cont. @ 24" o.c.	healthy, vigorous, well-rooted & established				No	0	0	0
	Ccb	8	Carex	ambiploba		Creek Sedge	#1 cont. @ 12" o.c.	healthy, vigorous, well-rooted & established					#	#	%
PERENNIALS, FERNS, OR GRASSES	Coa	38	Coreopsis	x	'Creme Brulee'	Creme Brulee Tickseed	#1 cont. @ 12" o.c.	healthy, vigorous, well-rooted & established				Local	38	0	38
	Eco	8	Eupatorium	(Conoclinium)	coelestinum	Blue Mist Flower	#1 cont. @ 18" o.c.	healthy, vigorous, well-rooted & established				Local	8	0	8
	Lik	10	Liatris	pennsylvanica	'Kobold'	Spike Gayfeather	#1 cont. @ 24" o.c.	healthy, vigorous, well-rooted & established				Local	10	0	10
	Ncp	13	Nepeta		'Cat's Pajamas'	Cat's Pajamas Catmint	#1 cont. @ 20" o.c.	healthy, vigorous, well-rooted & established				No	0	0	0
	Sso	12	Schizanthus	scaberrimus	'Standing Ovation'	Standing Ovation	#1 cont. @ 15" o.c.	healthy, vigorous, well-rooted & established				Local	12	0	12
	Rlg	13	Rudbeckia	fulgens	'Goldsturm'	Black-eyed Susan	#1 cont. @ 18" o.c.	healthy, vigorous, well-rooted & established				Region	13	0	13
	TOTALS	111											89	0	89
												80.2%	0.0%	80.2%	

CROWN COVER TABULATIONS	
TOTAL SITE AREA (SF)	4,382
25% CROWN COVER REQUIRED (SF)	1,096
EXISTING CROWN COVER (SF)	0
REMOVED CROWN COVER (SF)	0
PRESERVED CROWN COVER (SF)	0
Crown Cover from Preserved Trees	0
Crown Cover from Preserved Shrubs	0
PROPOSED CROWN COVER (SF)	
Crown Cover from Proposed Trees	500
Crown Cover from Proposed Shrubs	70
TOTAL CROWN COVER PROVIDED (%)	13.0%
TOTAL CROWN COVER PROVIDED (SF)	570
CROWN COVER DEFICIENT (SF)	526
REQUIRED TREE FUND CONTRIBUTION	\$1,052

NATIVE PLANT TABULATIONS						
		BEGINNING JANUARY 2, 2024				
PLANT TYPE	QUANTITY	NATIVE TYPE	REQUIRED		PROVIDED	
			%	QTY.	%	
Urban Trees	8	Regional/Local	20%	8	100.0%	
		Total Natives	50%	8	100.0%	
Standard Trees	2	Regional/Local	40%	2	100.0%	
		Total Natives	80%	2	100.0%	
Evergreen Shrubs	2	Regional/Local	40%	2	100.0%	
		Total Natives	40%	2	100.0%	
Deciduous Shrubs	9	Regional/Local	20%	9	100.0%	
		Total Natives	80%	9	100.0%	
Groundcovers		Regional/Local	10%			
		Total Natives	20%			
Perennials, Ferns, Ornamental Grasses	111	Regional/Local	25% (perennials)			
			30% (ferns & grasses)	89	80.2%	
			46% (perennials)			
Vines		Total Natives	80% (ferns & grasses)	89	80.2%	
			100%			
TOTALS						
TOTAL PLANTS SPECIFIED		TOTAL SUM OF REGIONAL/LOCAL NATIVE PLANTS		TOTAL SUM OF NATIVE PLANTS		
132	110	110	83.3%	110	83.3%	
NOTES:						
1) Percentages apply to the total quantity of each plant type specified on Completeness/Preliminary Plans and Final 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)							
GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED*	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED*
Celtis	2	20.0%	50%	occidentalis	2	20.0%	35%
Nyssa	2	20.0%	50%	sylvatica	2	20.0%	35%
Liquidambar	1	10.0%	50%	styraciflua	1	10.0%	35%
Quercus	3	30.0%	50%	falcata	2	20.0%	35%
				imbricaria	1	10.0%	35%
Thuja	2	20.0%	50%	occidentalis	2	20.0%	35%
10	TOTAL NUMBER OF TREES PROPOSED				10		

SHRUBS							
GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED*	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED*
Aronia	3	27.3%	33%	melanocarpa	3	27.3%	10%
Ilex*	2	18.2%	33%	glabra*	2	18.2%	10%
Ilex*	3	27.3%	33%	virginica	3	27.3%	10%
Rhus	3	27.3%	33%	copallina	3	27.3%	10%
11	TOTAL NUMBER OF SHRUBS PROPOSED				11		

According to the 2019 *Alexandria Landscape Guidelines*, Chapter 1.1 Biodiversity Standards:

* Where ten (10) trees or less are provided on a site, the maximum percentage of tree species may be thirty-five (35) percent and the maximum percentage (30%) of the genus may be fifty (50) percent. (exceptions 0.1.2.b and 0.1.2.c)

* Shrubs in plantations areas are not required to meet biodiversity standards (exception 1.1.2.c)

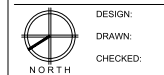
URBAN TREE TABULATIONS					
PLAN KEY	QUANTITY	PLAN LOCATION	PROJECTED 20 YR. CANOPY* (SF PER TREE)	IMPERVIOUS AREA UNDER CANOPY (SF PER TREE)	IMPERVIOUS AREA GREATER THAN 50% OF PROJECTED 20 YR. CANOPY* (%YN)
LSR	1	STREET TREE 1	1,250	1,063	Y
GTI	1	STREET TREE 2 (REPLACEMENT)	750	410	Y
QF	1	STREET TREE 3	1,250	939	Y
CO	1	STREET TREE 4	1,250	920	Y
QF	1	STREET TREE 5	1,250	1,045	Y
CO	1	STREET TREE 6	1,250	1,046	Y
QF	1	STREET TREE 7	1,250	1,062	Y
GTI	1	STREET TREE 8 (REPLACEMENT)	750	110	N
TOTAL URBAN TREES					
7					

**Refer to Landscape Guidelines Chapter 3 Canopy Coverage*

APPROVED SPECIAL USE PERMIT NO. _____			
DEPARTMENT OF PLANNING & ZONING			
DIRECTOR _____	DATE _____		
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES			
SITE PLAN NO. _____			
DIRECTOR _____	DATE _____		
CHAIRMAN, PLANNING COMMISSION _____			
DATE RECORDED _____			
APPLICANT NAME _____	FEES BOOK NO. _____	_____	DATE _____

REVISIONS:

PLANT SCHEDULE AND CALCULATIONS



SCALE: 

PROJECT NO: 25

DATE: 10.24.20

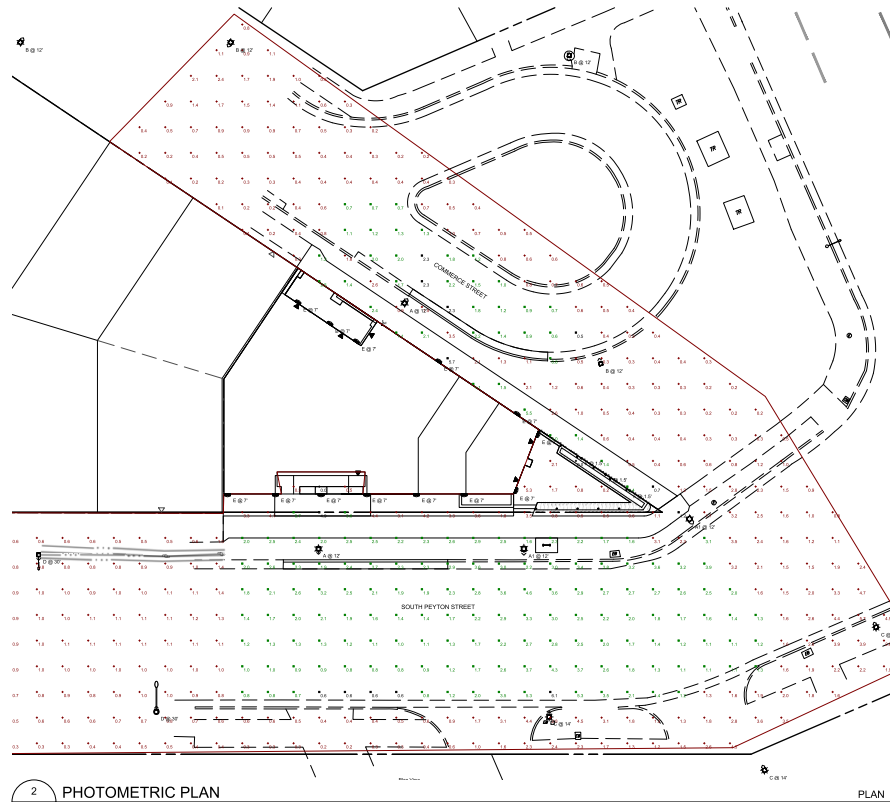
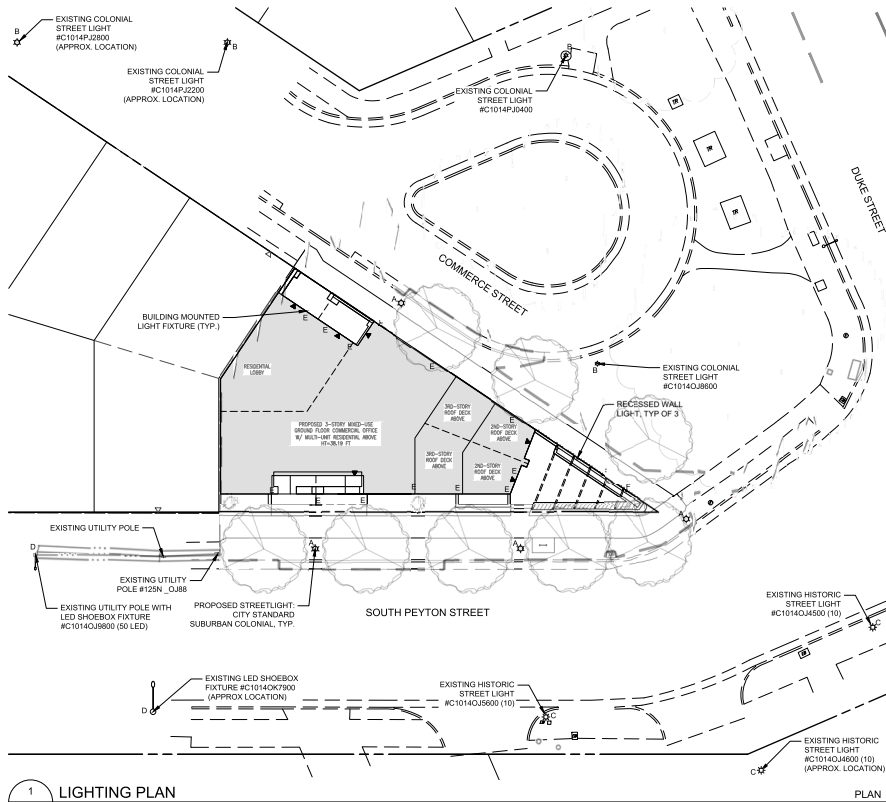
L202

PRELIMINARY PLAN

AVENS + HEATH
LANDSCAPE ARCHITECTURAL SERVICES
AVENS + HEATH, LLC
707 BEALL AVE, ROCKVILLE, MD 20850
(202) 776-3449



220 SOUTH PEYTON STREET
CITY OF ALEXANDRIA, VIRGINIA



2 PHOTOMETRIC PLAN
Scale: 1/16" = 1'-0"

Symbol	Label	QTY	Catalog Number	Description	Number Lamps	Lumens per Lamp	LLF	Wattage
	A	2	LXF LXT-PA1-SD-730-L T-3A	DECORATIVE POST TOP LUMINAIRE (1) TO CIP, 300K, 370W LIGHT ENGINE WITH 24 LED AND TYPE III OPTICS AND REFLECTOR PANELS	24	140	0.92	31
	A1	2	LXF LXT-PA1-SD-730-L T-3A	DECORATIVE POST TOP LUMINAIRE (1) TO CIP, 300K, 370W LIGHT ENGINE WITH 24 LED AND TYPE III OPTICS AND REFLECTOR PANELS	24	233	0.92	54
	B	4	LXF LXT-PA1-SD-730-L T-3A	DECORATIVE POST TOP LUMINAIRE (1) TO CIP, 300K, 370W LIGHT ENGINE WITH 24 LED AND TYPE III OPTICS AND REFLECTOR PANELS	24	140	0.92	31
	C	3	V98785-G3-F-3W3	Sawgrass Post Top LED (V98711) Between LED and top lamp (V98785) 80 LED, 300W CCT: TYPE 3 OPTIC, REFLECTOR PANELS	1	8018	0.92	84,861.40
	D	2	ATMBC P102 R3 3K	Aurora Mini P102 Package Roadway Type 1 300W	1	3725	0.92	29
	E	13	24119K3	Selected as equivalent to Sunline Fluor 3- Light 27" with (2) 4W A19 E26 lamps	1	1842	0.92	18
	F	3	24029K3	Recessed wall light with street light distribution, 200W	1	266	0.92	5

SEE SHEET L302 FOR ADDITIONAL FIXTURE INFORMATION

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Cable Zone #1	+	1.5 fc	6.1 fc	0.0 fc	N/A	N/A
Commerce St Roadway	+	1.4 fc	2.3 fc	0.0 fc	4.6:1	2.8:1
Commerce St Sidewalk	+	2.0 fc	5.7 fc	0.7 fc	8.1:1	2.9:1
Peyton St Roadway	+	2.1 fc	6.1 fc	0.6 fc	10.2:1	3.5:1
Peyton St Sidewalk	+	2.5 fc	4.9 fc	1.2 fc	4.1:1	2.1:1

DISCLAIMER: This photometric plan was generated by an application designer using Visual8 lighting application software and is not a professional engineering drawing, and the design, including specified data and calculated results, is for informational purposes only, without any warranty as to accuracy, considerations, liability or otherwise. Such design is the result of calculations made using the Visual8 software, photometric data and other data entered in a laboratory, and certain assumptions and modeling assumptions.

Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

APPROVED SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DESIGNER: _____ DATE: _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO.: _____

DIRECTOR: _____ DATE: _____

CITY PLANNING COMMISSION: _____ DATE: _____

REPRESENTATIVE NO.: _____ DEED BOOK NO.: _____ DATE: _____

AVENS + HEATH
LANDSCAPE ARCHITECTURAL SERVICES
AVENS + HEATH, LLC
707 BEALL AVE, ROCKVILLE, MD 20850
(301)76-3449



220 SOUTH PEYTON STREET
CITY OF ALEXANDRIA, VIRGINIA

REVISIONS:

LIGHTING PLAN

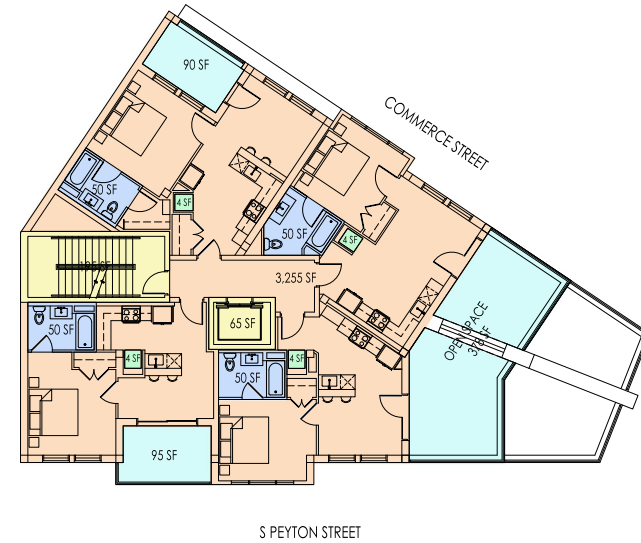
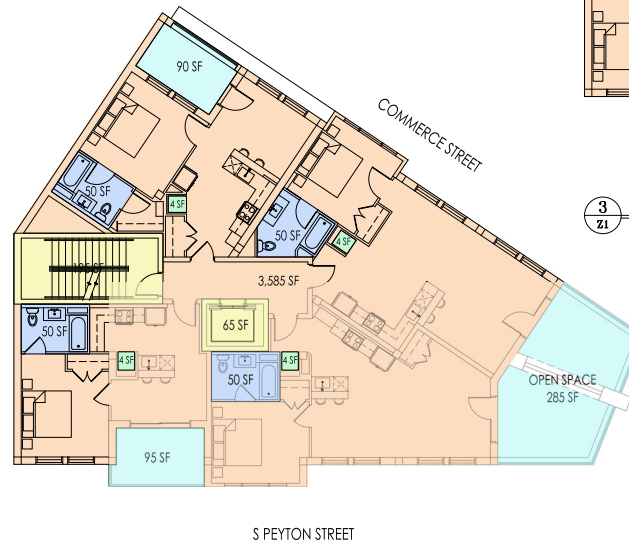
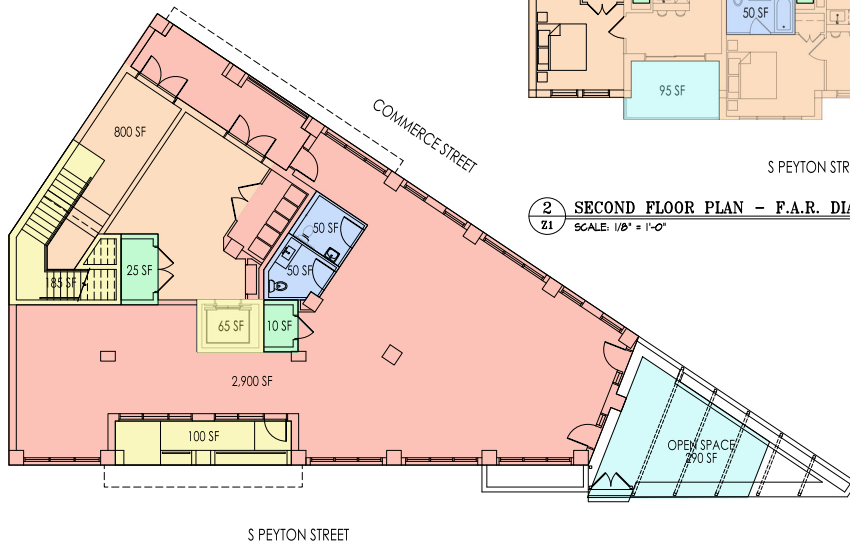
DESIGN: CO
DRAWN: SS
CHECKED: CO

SCALE: 1/16" = 1'-0"

PROJECT NO.: 25019
DATE: 10.24.2020

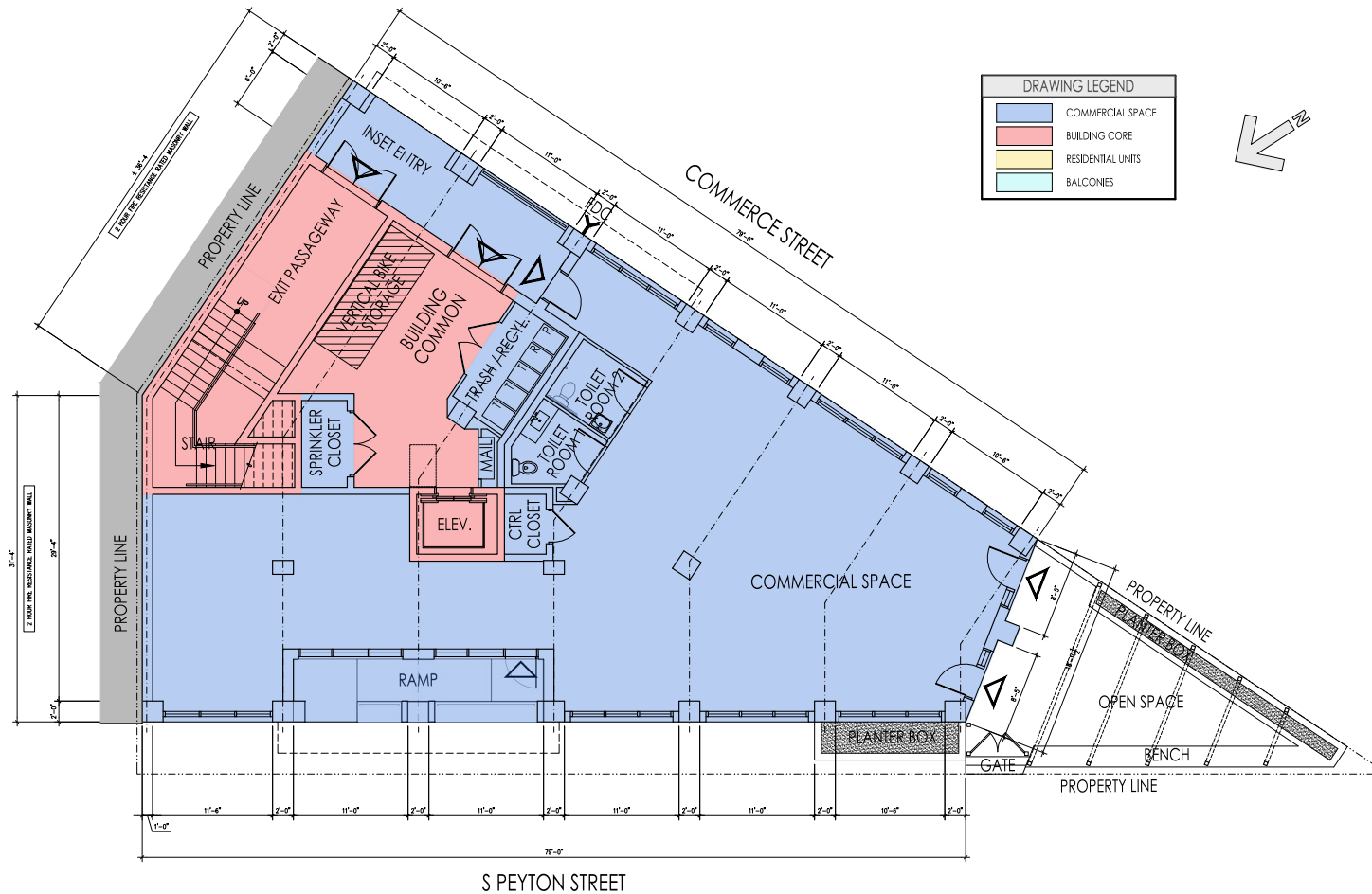
L301
PRELIMINARY PLAN

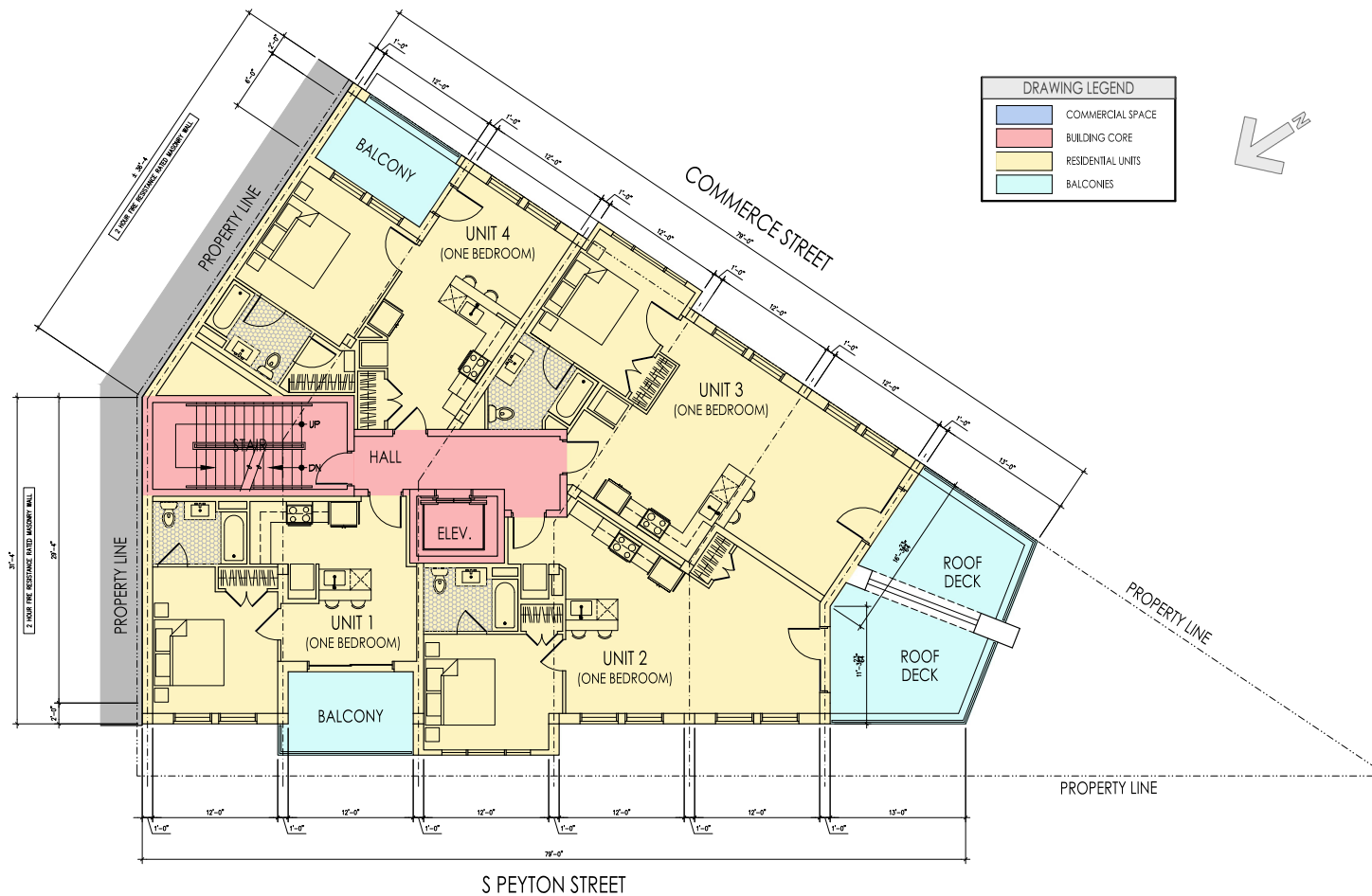
PROPOSED BUILDING FLOOR AREAS							
LOT AREA	4,381.5						
FLOOR	GROSS FLOOR AREA (SF)	EXCLUDED AREAS PER 2-145(B)					RESIDENTIAL FLOOR AREA (SF)
		STAIRS	ELEVATOR	LAVATORIES	MECH / UTILITIES	BALCONIES / OVERHANGS	
GROUND FLOOR	3,700 SF	185 SF	65 SF	100 SF	35 SF		615 SF
2ND FLOOR	3,585 SF	195 SF	65 SF	200 SF	16 SF	470 SF	2,639 SF
3RD FLOOR	3,255 SF	195 SF	65 SF	200 SF	16 SF	563 SF	2,216 SF
TOTALS	10,540 SF	575 SF	195 SF	500 SF	67 SF	1,033 SF	5,470 SF
TOTAL FAR AREA (COMMERCIAL + RESIDENTIAL)						8,170 SF	

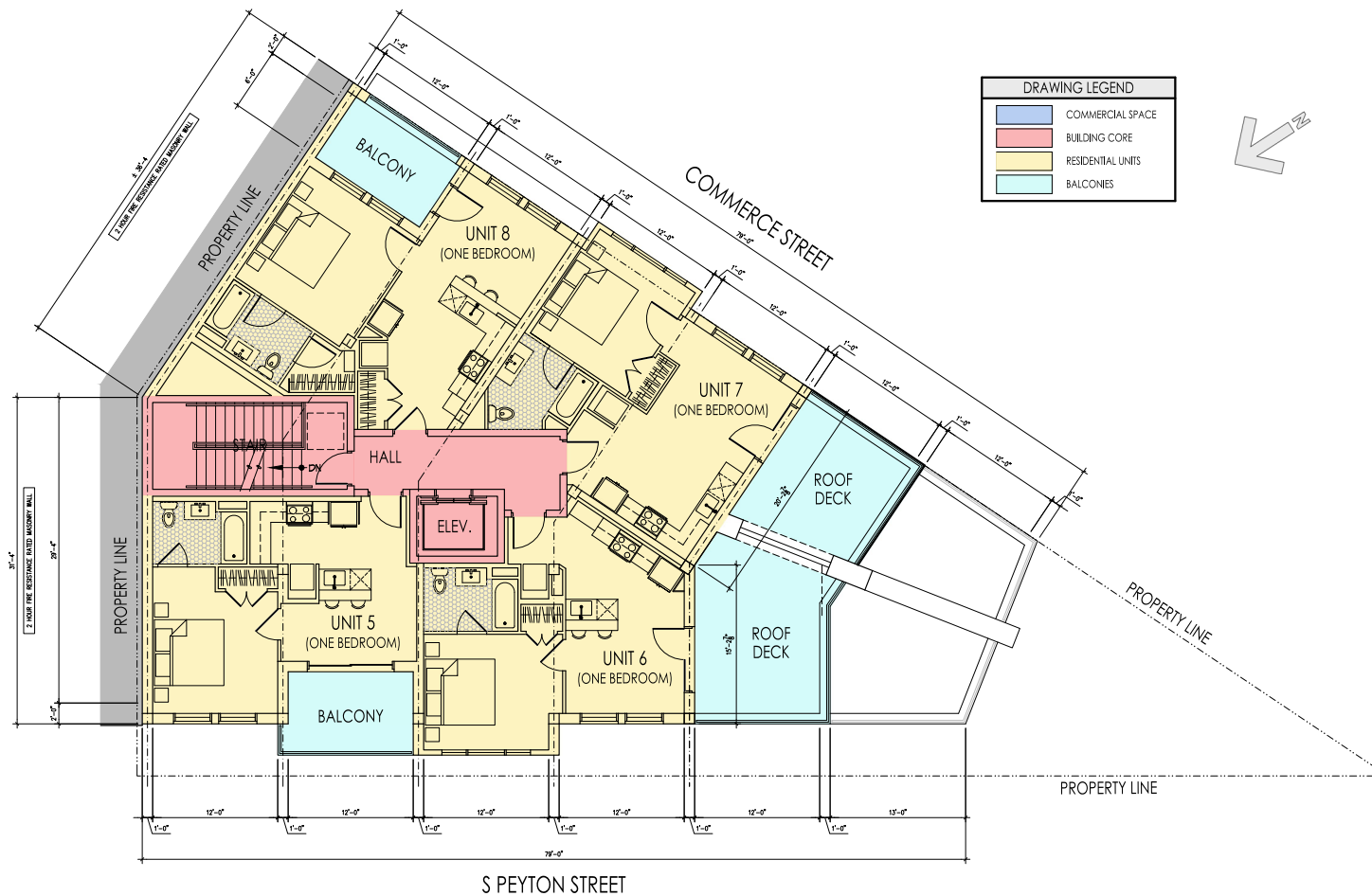


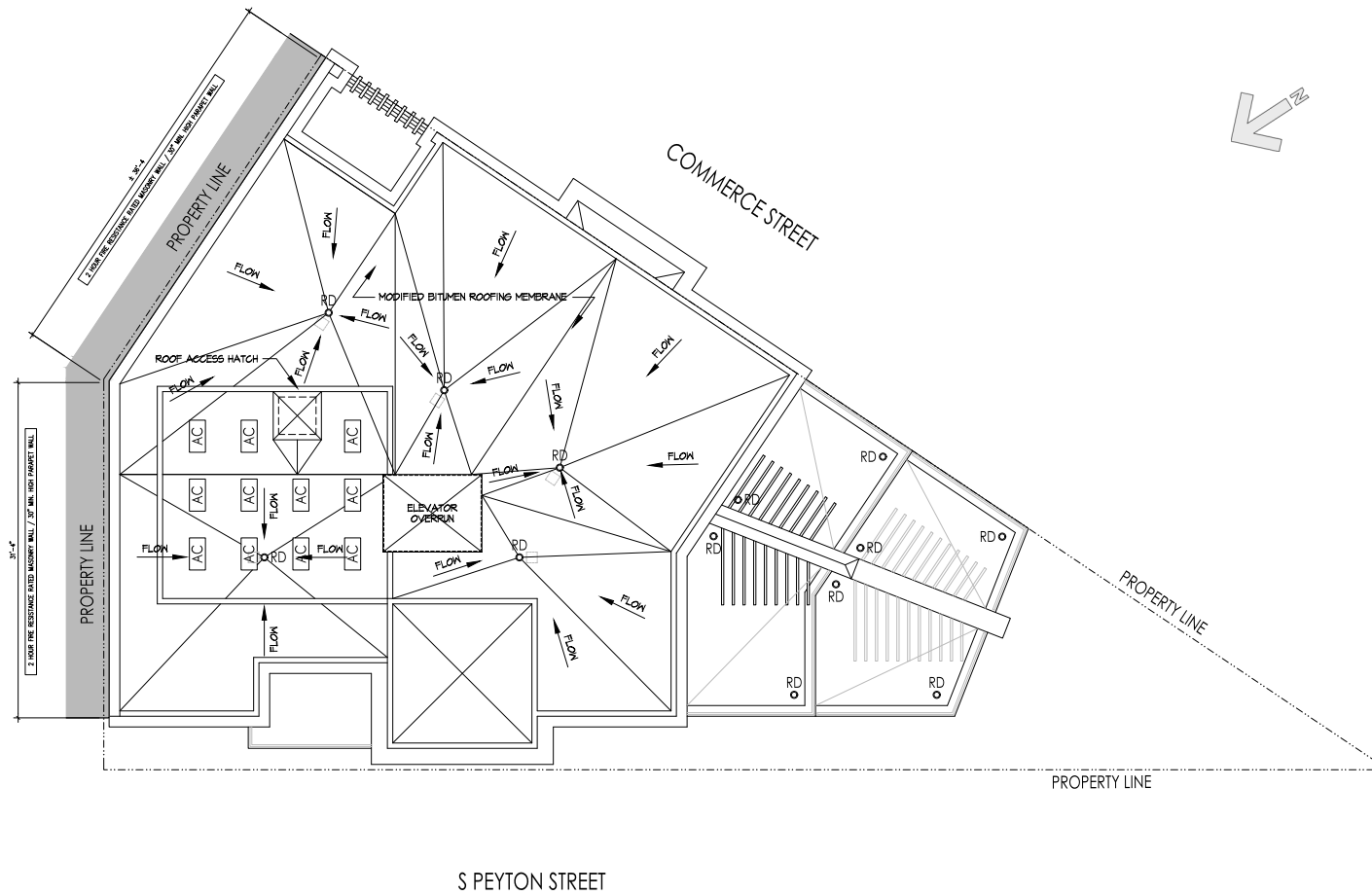
DRAWING LEGEND	
	COMMERCIAL SPACE
	RESIDENTIAL SPACE
	BATHROOM
	STAIR / RAMP / ELEV.
	PORCH / BALCONY
	MECH / UTILITY

BUILDING UNIT MIX	
FLOOR	1 BED 1 BATH
GROUND FLOOR	0
2ND FLOOR	4
3RD FLOOR	4
TOTAL	8









ROOF PLAN

SCALE: 3/16" = 1'-0"

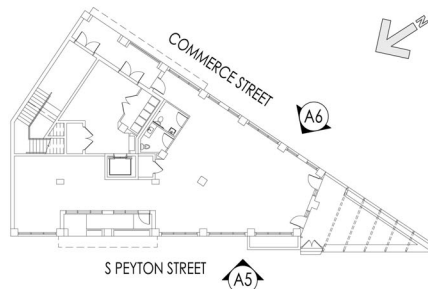
DRAWING KEY - MATERIAL TAGS			
(A) ALUMINUM CLAD DOOR	(F) BRICK ACCENT BAND	(K) SYNTHETIC TRIM HVAC SCREEN	(P) 6'-0" TALL METAL GATE
(B) ALUMINUM CLAD WINDOW	(G) CAST STONE ACCENT BAND	(L) METAL WIRE MESH SCREEN	(Q) METAL WIRE
(C) METAL CORNICE	(H) SYNTHETIC TRIM	(M) SYNTHETIC CORBEL / BRACKET	(R) METAL OVERHEAD FRAMES
(D) BRICK VENEER	(I) WALL HUNG SCONCE LIGHT	(N) CORRUGATED METAL PANELS	(S) WOOD PRIVACY SCREEN
(E) CAST STONE VENEER	(J) STEEL DOOR	(O) METAL RAIL	(T) BRICK CORNICE

ALL SYNTHETIC TRIM TO BE SMOOTH TEXTURE, SOLID CORE AND PAINTABLE



FRONT / S PEYTON STREET ELEVATION

SCALE: 3/16" = 1'-0"



KEY PLAN - ELEVATION VIEW LOCATION

SCALE: 1/16" = 1'-0"

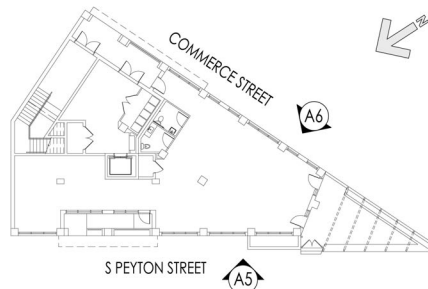
DRAWING KEY - MATERIAL TAGS			
(A) ALUMINUM CLAD DOOR	(F) BRICK ACCENT BAND	(K) SYNTHETIC TRIM HVAC SCREEN	(P) 6'-0" TALL METAL GATE
(B) ALUMINUM CLAD WINDOW	(G) CAST STONE ACCENT BAND	(L) METAL WIRE MESH SCREEN	(Q) METAL WIRE
(C) METAL CORNICE	(H) SYNTHETIC TRIM	(M) SYNTHETIC CORBEL / BRACKET	(R) METAL OVERHEAD FRAMES
(D) BRICK VENEER	(I) WALL HUNG SCONCE LIGHT	(N) CORRUGATED METAL PANELS	(S) WOOD PRIVACY SCREEN
(E) CAST STONE VENEER	(J) STEEL DOOR	(O) METAL RAIL	(T) BRICK CORNICE

ALL SYNTHETIC TRIM TO BE SMOOTH TEXTURE, SOLID CORE AND PAINTABLE



REAR / COMMERCE STREET ELEVATION

SCALE: 3/16" = 1'-0"



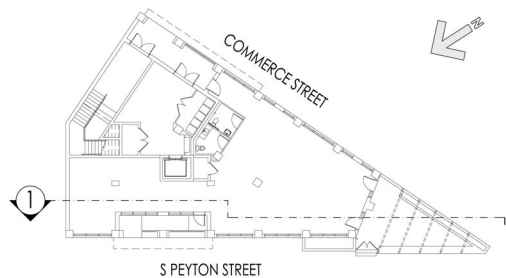
KEY PLAN - ELEVATION VIEW LOCATION

SCALE: 1/16" = 1'-0"



BUILDING SECTION / BUILDING HEIGHT DIAGRAM
NOTE: FULLY SPRINKLERED NFPA 13

SCALE: 3/16" = 1'-0"



KEY PLAN - SECTION CUT LOCATION
SCALE: 1/16" = 1'-0"

DRAWING LEGEND	
	1 HR VERTICAL FIRE RESISTANCE
	2 HR HORIZONTAL FIRE RESISTANCE
	1/2 HR VERTICAL FIRE RESISTANCE
	1/2 HR HORIZONTAL FIRE RESISTANCE

KULINSKI GROUP ARCHITECTS P.C.
KULINSKIGROUP.COM | 703.834.7243

WINDMILL HILL - 220 S PEYTON STREET
220 S PEYTON STREET
ALEXANDRIA, VA 22314

BUILDING SECTION / BUILDING HEIGHT DIAGRAM

PROJECT NUMBER
2520

DATE
10/01/2025

SCALE
1/8" = 1'-0"

DRAWN
KGA

DESIGNED
KGA

APPROVED
KGA

SHEET NUMBER
A7

MODEL VIEWS ARE INTENDED TO REPRESENT ARCHITECTURAL BUILDING FORMS, FEATURES, AND MATERIALS. LANDSCAPE AND SITE DESIGN ELEMENTS ARE ILLUSTRATIVE ONLY.



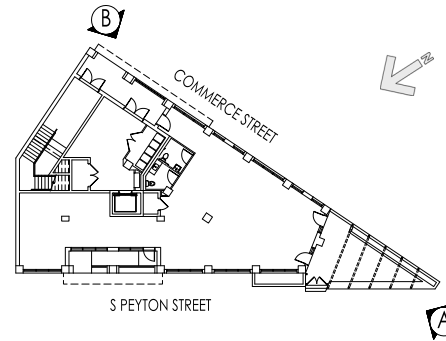
VIEW A - LOOKING NORTHEAST FROM S PEYTON STREET
NOT TO SCALE



VIEW B - LOOKING SOUTHWEST FROM COMMERCE STREET
NOT TO SCALE



VIEW FROM ABOVE - FROM THE CORNER OF S PEYTON STREET AND COMMERCE STREET
NOT TO SCALE



KEY PLAN - MODEL VIEW LOCATIONS
SCALE: 1/16" = 1'-0"