

PRELIMINARY DEVELOPMENT SITE PLAN 415 N ALFRED STREET TOWNS

415 NORTH ALFRED STREET
CITY OF ALEXANDRIA, VIRGINIA

AREA TABULATIONS

EXISTING AREA OF TAX PARCELS = 0.26 AC 11,342 SF
TOTAL DISTURBED AREA = 0.30 AC 13,469 SF
STORMWATER MANAGEMENT LIMITS = 0.27 AC 11,852 SF
EXISTING IMPERVIOUS AREA = 0.26 AC 11,137 SF
PROPOSED IMPERVIOUS AREA = 0.23 AC 10,152 SF

ENVIRONMENTAL SITE ASSESSMENT

- THERE ARE NO TIDAL WETLANDS, TIDAL SHORES, TRIBUTARY STREAMS, FLOODPLAINS, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS, OR BUFFER AREAS ASSOCIATED WITH SHORES, STREAMS OR WETLANDS LOCATED ON THIS SITE. FURTHER THERE ARE NO WETLANDS PERMITS REQUIRED FOR THIS DEVELOPMENT PROJECT. ADDITIONALLY, THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS, AREAS OF SOIL OR GROUNDWATER CONTAMINATION, NOR AREAS WITH THE POTENTIAL FOR GENERATING COMBUSTIBLE GASES ON THE SITE.
- THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, DIVISION OF ENVIRONMENTAL QUALITY MUST BE NOTIFIED IF UNUSUAL OR UNANTICIPATED CONTAMINATION OR UNDERGROUND STORAGE TANKS, DRUMS AND CONTAINERS ARE ENCOUNTERED AT THE SITE. IF THERE IS ANY DOUBT TO PUBLIC SAFETY OR A RELEASE TO THE ENVIRONMENT, THE ALEXANDRIA FIRE DEPARTMENT MUST BE CONTACTED IMMEDIATELY BY CALLING 911. THE TANK OR CONTAINERS REMOVAL, ITS CONTENTS, ANY SOIL CONTAMINATION AND RELEASES TO THE ENVIRONMENT WILL BE HANDLED IN ACCORDANCE WITH FEDERAL, STATE AND CITY REGULATIONS.
- ALL WELLS TO BE DEMOLISHED IN THIS PROJECT, INCLUDING MONITORING WELLS, MUST BE CLOSED IN ACCORDANCE WITH VIRGINIA STATE WATER CONTROL BOARD (VSWCB) REQUIREMENTS. CONTACT ENVIRONMENTAL HEALTH SPECIALIST AND COORDINATE WITH THE ALEXANDRIA HEALTH DEPARTMENT AT 703-838-4400 EXT 267/255.
- ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE ALEXANDRIA NOISE CONTROL CODE TITLE 11, CHAPTER 5, WHICH PERMITS CONSTRUCTION ACTIVITIES TO OCCUR BETWEEN THE FOLLOWING HOURS:
 - MONDAY THROUGH FRIDAY FROM 7am TO 6pm AND
 - SATURDAYS FROM 9am TO 6pm
 - NO CONSTRUCTION ACTIVITIES ARE PERMITTED ON SUNDAYSPILE DRIVING IS FURTHER RESTRICTED TO THE FOLLOWING HOURS:
 - MONDAY THROUGH FRIDAY FROM 9am TO 6pm AND
 - SATURDAYS FROM 10am TO 4pm

ENVIRONMENTAL PERMITS NOTES

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

THIS PROJECT PROPOSES CONSTRUCTION ACTIVITIES WHICH DISTURB LESS THAN 1 ACRE, THEREFORE A VPDES PERMIT IS NOT REQUIRED.

ARCHAEOLOGY NOTES

CALL ALEXANDRIA ARCHAEOLOGY (703/746-4399) TWO (2) WEEK BEFORE THE STARTING DATE OF ANY GROUND DISTURBANCE SO THAT AN INSPECTION OR MONITORING SCHEDULE FOR CITY ARCHAEOLOGIST CAN BE ARRANGED.

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

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

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

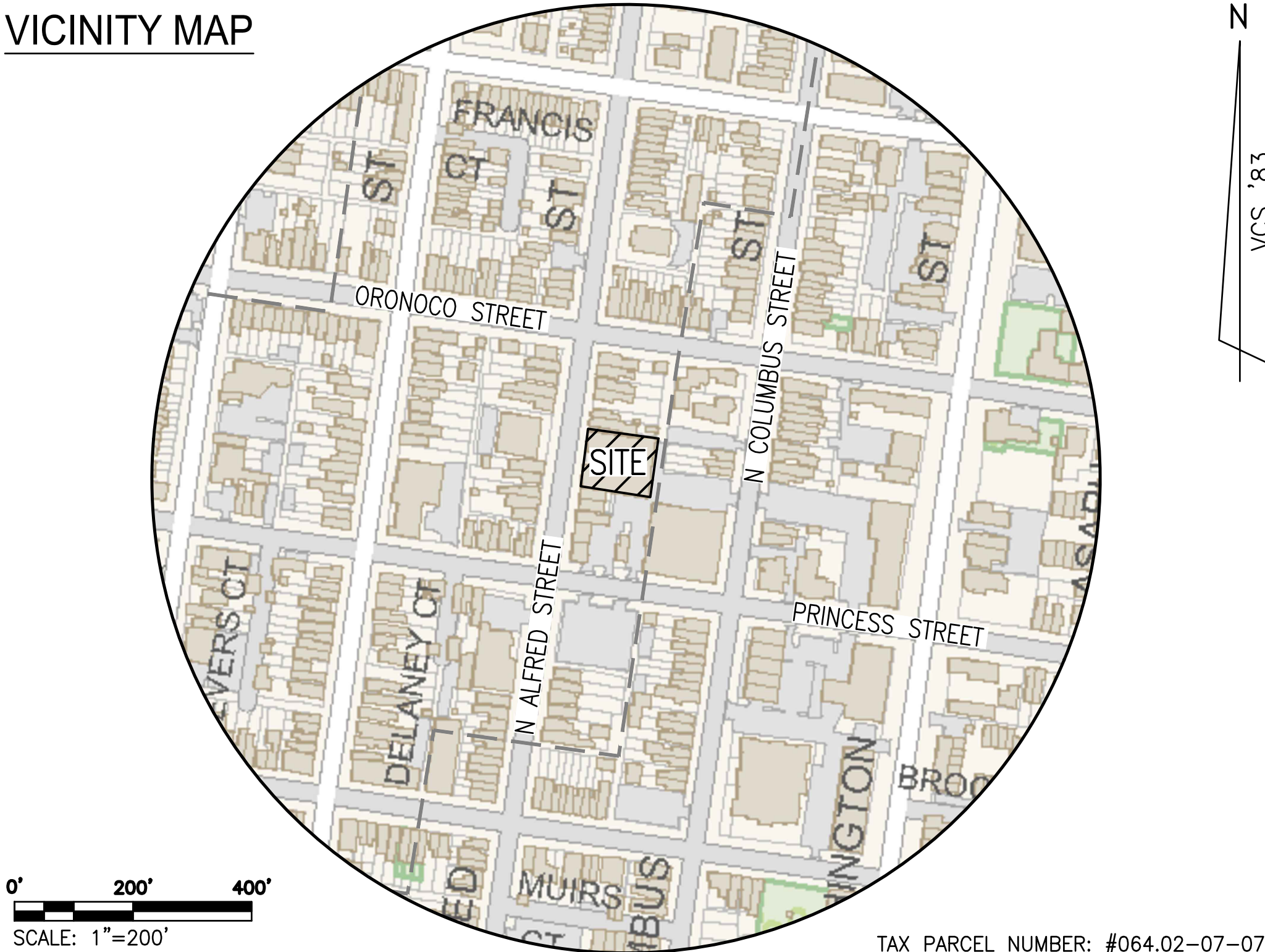
BUILDING CODE ANALYSIS:

USE:	RESIDENTIAL
USE GROUP:	R5
TYPE OF CONSTRUCTION:	VB
NUMBER OF STORIES:	3
	LOTS 501-502, 504-505 LOT 503
FLOOR AREA COMBINED (GROSS):	4,068 SF 4,068 SF
FIRST FLOOR AREA (GROSS):	996 SF 990 SF
GARAGE AREA (GROSS):	479 SF 478 SF
SECOND FLOOR AREA (GROSS):	996 SF 990 SF
ADU AREA (GROSS):	440 SF 439 SF
THIRD FLOOR AREA (GROSS):	996 SF 990 SF
ROOF DECK AREA (GROSS):	161 SF 161 SF
BUILDING FOOT PRINT AREA:	996 SF 990 SF
	LOT 501 LOT 502 LOT 503 LOT 504 LOT 505
BUILDING HEIGHT:	33.47' 32.92' 32.97' 33.00' 33.03'
FIRE SUPPRESSION/DETECTION:	PER NFPA 13R

GENERAL NOTES:

CODE MODIFICATION TO PERMIT GREATER THAN 100' BETWEEN FIRE ACCESS AND PRINCIPAL ENTRANCE TO ADUS SHALL BE SUBMITTED UNDER A SEPARATE COVER.

VICINITY MAP



TAX PARCEL NUMBER: #064.02-07-07

PROJECT DESCRIPTION NARRATIVE

THE APPLICANT REQUESTS A DEVELOPMENT SITE PLAN (DSP) TO PERMIT THE DEVELOPMENT OF FIVE (5) FEE SIMPLE TOWNHOUSES ALONG WITH THE SUBDIVISION OF THE EXISTING PARCEL INTO FIVE PROPOSED LOTS. PROPOSED VEHICULAR SITE ACCESS IS OFF OF BUTTS ALLEY.

REQUESTED APPLICATIONS AND MODIFICATIONS:

- DEVELOPMENT SITE PLAN TO CONSTRUCT FIVE (5) TOWNHOUSE DWELLINGS WITH DETACHED GARAGES AND ACCESSORY DWELLING UNITS AND SITE IMPROVEMENTS.
- SUBDIVISION TO SUBDIVIDE THE EXISTING ONE (1) PARCEL INTO FIVE (5) FEE-SIMPLE LOTS.
- MODIFICATION TO PERMIT PARKING IN THE REQUIRED REAR YARD PURSUANT TO SECTION 7-1600 OF THE ZONING ORDINANCE.
- MODIFICATION TO PERMIT REDUCE FRONTAGE ON LOT 501 TO LESS THAN 26.0' REQUIRED.*

OWNER/DEVELOPER

OWNER:
AMERICAN SOCIETY OF MILITARY COMPTROLLERS
415 N ALFRED ST
ALEXANDRIA, VA 22314
INSTRUMENT #: 040006319

DEVELOPER:
PT BLOOMS DEVELOPMENT
7905-C CESSNA AVE.
GAITHERSBURG, MD 20879
PAT@PTBLOOMSLLC.COM
(301) 520-6213

CIVIL ENGINEER:
R.C. FIELDS & ASSOCIATES, INC.
625 N WASHINGTON STREET, SUITE 250
ALEXANDRIA, VA 22314
(703) 549-6422
CONTACT: TAYLOR DOYLE
TDOYLE@RCFASDOC.COM

ATTORNEY:
WIRE GILL LLP
700 NORTH FAIRFAX STREET, SUITE 600
ALEXANDRIA, VA 22314
836-5757
CONTACT: KEN WIRE
KWIRE@WIREGILL.COM

ARCHITECT:
JONATHAN KUHN ARCHITECT
508 KENNEDY STREET NW, #313
WASHINGTON, DC 20011
(202) 494-5061
CONTACT: JONATHAN KUHN
JONATHAN@KUHNARCHITECT.COM

LANDSCAPE ARCHITECT:
PARKER RODRIGUEZ, INC.
211 N UNION ST, SUITE 320
ALEXANDRIA, VA 22314
(703) 548-5010
CONTACT: SUHANG LIU
SLIU@PARKERRODRIGUEZ.COM

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ZONING TABULATIONS

- TAX MAP #: #064.02-07-07
- ZONE OF SITE: EXISTING: CL PROPOSED: CL
- USE: EXISTING: OFFICE
PROPOSED: FEE-SIMPLE TOWNHOMES
- EXISTING LOT AREA: 11,342 SF (0.26 AC)
REQUIRED: 1,980 SF
PROPOSED: LOT 501: 2,543 SF LOT 502: 2,202 SF LOT 503: 2,193 SF
LOT 504: 2,202 SF LOT 505: 2,202 SF
- LOT WIDTH AND FRONTAGE:
REQUIRED: 18.0' (INTERIOR LOTS) 26.0' (END LOTS)
EXISTING: 100.00'
PROPOSED: *LOT 501 19.42' LOT 502 19.42' LOT 503 19.33' LOT 504 19.42' LOT 505 19.42'
- NUMBER OF UNITS: 5
- PROPOSED UNITS PER ACRE: 19.2
- FLOOR AREA AND FLOOR AREA RATIO:
EXISTING: FLOOR AREA = 11,104 SF FAR = 0.98 AT GRADE FAR = 0.98 ABOVE GRADE FAR = 0.00
PROPOSED:

	ALLOWABLE FLOOR AREA	ALLOWABLE FAR	GROSS FLOOR AREA	NET FLOOR AREA	FAR	AT GRADE FAR	ABOVE GRADE FAR
LOT 501	3,814 SF	1.50	4,068 SF	3,238 SF	1.47	0.57	0.90
ADU (501)	350 SF	N/A	440 SF	348 SF*	N/A	N/A	N/A
LOT 502	3,303 SF	1.50	4,068 SF	3,238 SF	1.47	0.57	0.90
ADU (502)	350 SF	N/A	440 SF	348 SF*	N/A	N/A	N/A
LOT 503	3,289 SF	1.50	4,048 SF	3,220 SF	1.47	0.57	0.90
ADU (503)	350 SF	N/A	439 SF	348 SF*	N/A	N/A	N/A
LOT 504	3,303 SF	1.50	4,068 SF	3,238 SF	1.47	0.57	0.90
ADU (504)	350 SF	N/A	440 SF	348 SF*	N/A	N/A	N/A
LOT 505	3,303 SF	1.50	4,068 SF	3,238 SF	1.47	0.57	0.90
ADU (505)	350 SF	N/A	440 SF	348 SF*	N/A	N/A	N/A

*NET FLOOR AREA FOR ADUS ARE INCLUDED IN THE FLOOR AREA FOR THE OVERALL LOT

	REQ. PRIVATE OPEN SPACE	AT GRADE OPEN SPACE*	ABOVE GRADE OPEN SPACE*	TOTAL
LOT 501	890 SF (35%)	440 SF	450 SF	890 SF
LOT 502	770 SF (35%)	320 SF	450 SF	770 SF
LOT 503	767 SF (35%)	317 SF	450 SF	767 SF
LOT 504	770 SF (35%)	320 SF	450 SF	770 SF
LOT 505	770 SF (35%)	320 SF	450 SF	770 SF

*PRIVATE OPEN SPACE

- TREE CROWN COVERAGE: REQUIRED: 25% (PER LOT) PROPOSED: 2,856 PER LOT (25.0%)
(SEE SHEETS L-211 THROUGH L-213 FOR INDIVIDUAL CANOPY COVERAGE)
- AVG FINISHED GRADE (DWELLING): LOT 501: 42.08' LOT 502: 42.63' LOT 503: 42.58' LOT 504: 42.55' LOT 505: 42.52'
- AVG FINISHED GRADE (ADU): LOT 501: 43.74' LOT 502: 44.50' LOT 503: 44.50' LOT 504: 44.50' LOT 505: 44.50'
- HEIGHT: TOWNHOUSE:
ALLOWED: 35 FT
PROPOSED: LOT 501: 33.47' LOT 502: 32.92' LOT 503: 32.97' LOT 504: 33.00' LOT 505: 33.03'
(EXCLUDING PENTHOUSE PER SECTION 6-403(B)(3) OF THE ZONING ORDINANCE)
- ADU:
ALLOWED: 20 FT
PROPOSED: LOT 501: 19.76' LOT 502: 19.00' LOT 503: 19.00' LOT 504: 19.00' LOT 505: 19.00'

	REQUIRED	LOT 501	LOT 502	LOT 503	LOT 504	LOT 505
FRONT	0'	0'	0.1'	0.2'	0.3'	0.4'
SIDE	0'	0'	0'	0'	0'	0'
REAR	35.0'	61.1'	61.0'	60.9'	60.8'	60.7'
	REQUIRED	LOT 501	LOT 502	LOT 503	LOT 504	LOT 505
FRONT	N/A	N/A	N/A	N/A	N/A	N/A
SIDE	0'	3'	0'	0'	0'	0'
REAR	5.0'	12.4'	12.3'	12.2'	12.1'	12.0'

- PARKING TABULATION:
REQUIRED: NO MINIMUM REQUIREMENT WITHIN ENHANCED TRANSIT AREA
PROVIDED: 10 COMPACT PARKING SPACES (AT GRADE)
- LOADING SPACES: REQUIRED: N/A PROPOSED: N/A
- TRIP GENERATION: EXISTING AM PEAK 22 AVT PROPOSED AM PEAK 4 AVT
EXISTING PM PEAK 77 AVT PROPOSED PM PEAK 5 AVT
EXISTING VPD 114 VPD PROPOSED VPD 37 VPD
(PER ITE STANDARDS) (PER ITE STANDARDS)
- BICYCLE PARKING TABULATIONS:
REQUIRED: SHORT TERM = 1 SPACE PER 50 UNITS = 0 SPACES LONG TERM = 3 SPACES PER 10 UNITS = 2 SPACES
PROPOSED: SHORT TERM = 2 LONG TERM = 5 SPACES (WITHIN GARAGES)

APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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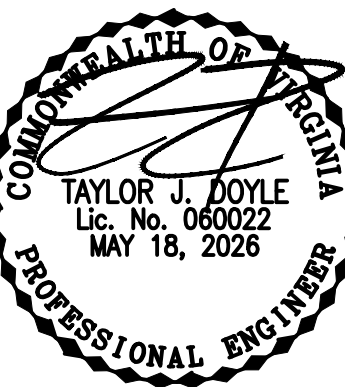
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SUITE 250
ALEXANDRIA, VA 22314
703.549.6422
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PRELIMINARY DEVELOPMENT SITE PLAN
ON THE PROPERTY OF
415 N ALFRED STREET
CITY OF ALEXANDRIA, VIRGINIA

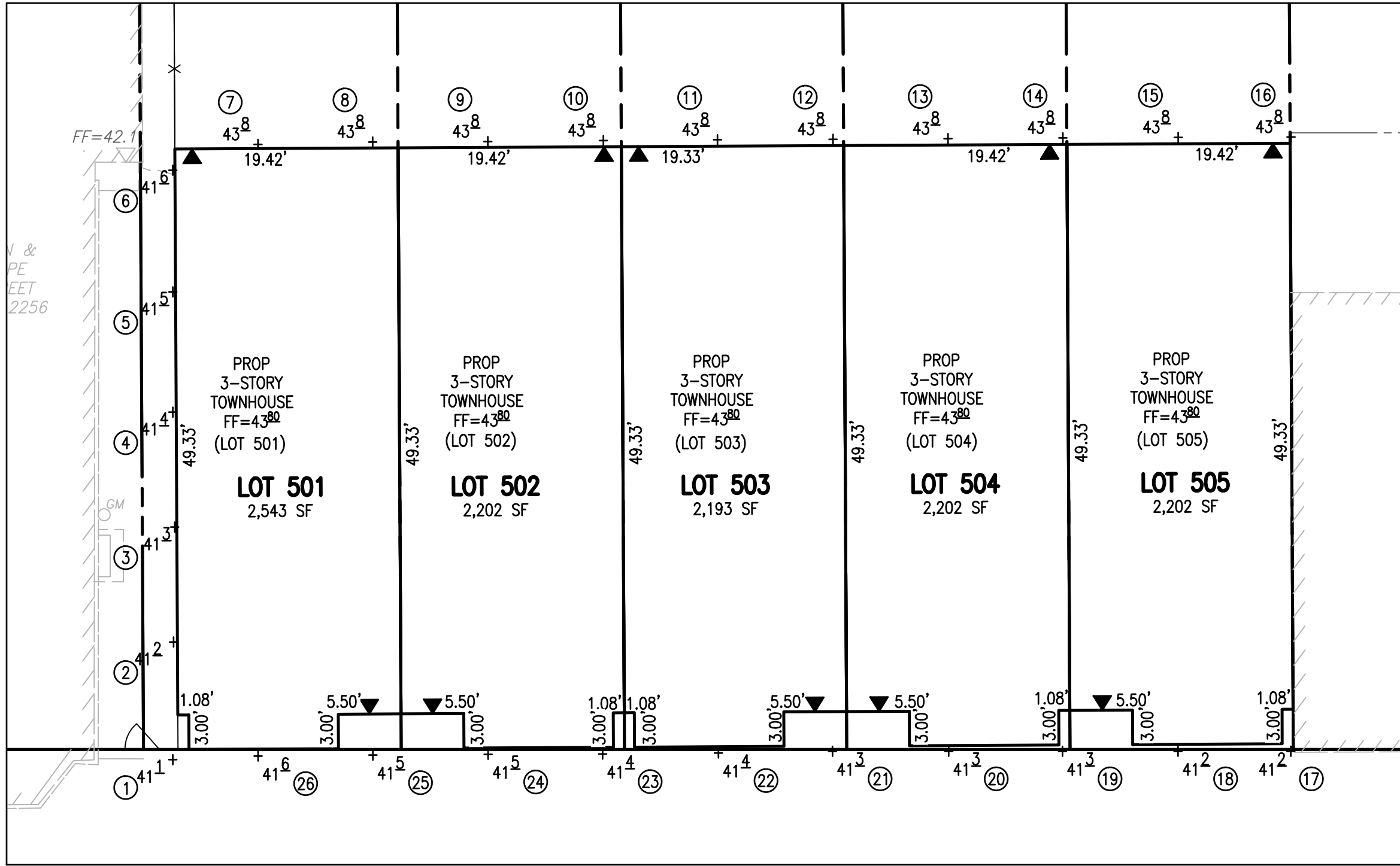
DATE REVISION

DESIGN: BMC
CHECKED: TJD
SCALE: 1"=200'
DATE: MAY 18, 2026

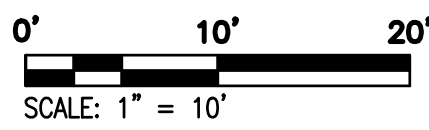
COVER SHEET

SHEET 1 OF 19

FILE: 25-201



AVERAGE FINISHED GRADE & BUILDING DIMENSIONS GRAPHIC
SCALE: 1" = 10'



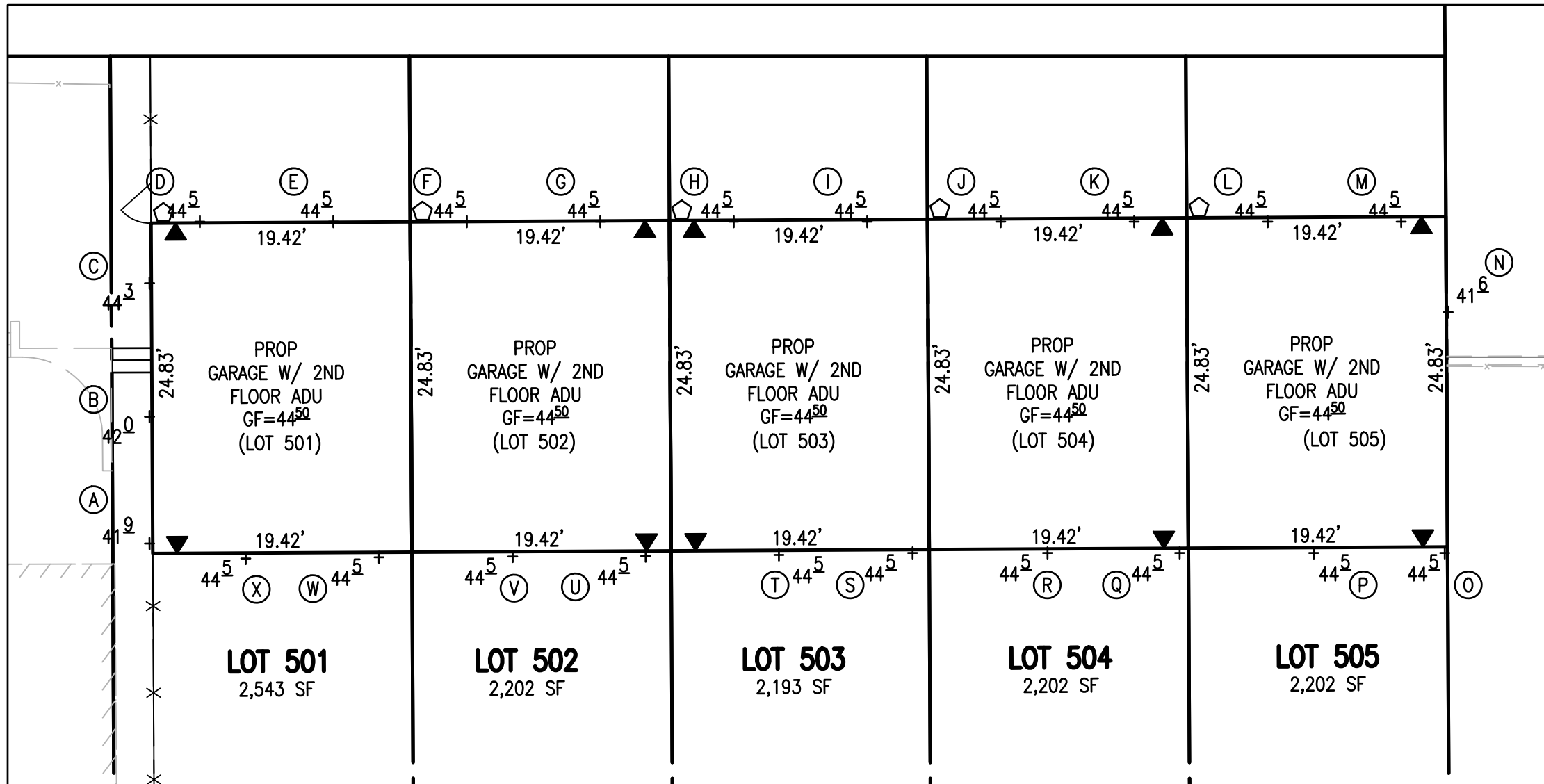
LOT 501			
SPOT	ELEV.	SPOT	ELEV.
1	41.1	6	41.6
2	41.2	7	43.8
3	41.3	8	43.8
4	42.4	25	41.5
5	42.5	26	41.6
AVERAGE		42.08	

LOT 502			
SPOT	ELEV.	SPOT	ELEV.
25	41.5	10	43.8
8	43.8	23	41.4
9	43.8	24	41.5
AVERAGE		42.63	

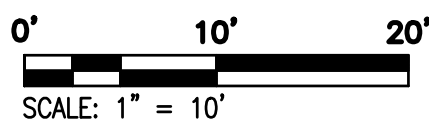
LOT 503			
SPOT	ELEV.	SPOT	ELEV.
23	41.4	12	43.8
10	43.8	21	41.3
11	43.8	22	41.4
AVERAGE		42.58	

LOT 504			
SPOT	ELEV.	SPOT	ELEV.
21	41.3	14	43.8
12	43.8	19	41.3
13	43.8	20	41.3
AVERAGE		42.55	

LOT 505			
SPOT	ELEV.	SPOT	ELEV.
19	41.3	16	43.8
14	43.8	17	41.2
15	43.8	18	41.2
AVERAGE		42.52	



AVERAGE FINISHED GRADE & GARAGE DIMENSIONS GRAPHIC
SCALE: 1" = 10'



LOT 501			
SPOT	ELEV.	SPOT	ELEV.
A	41.9	E	44.5
B	42.0	W	44.5
C	44.3	X	44.5
D	44.5		
AVERAGE		43.74	

LOT 502			
SPOT	ELEV.	SPOT	ELEV.
W	44.5	U	44.5
F	44.5	V	44.5
G	44.5		
AVERAGE		44.50	

LOT 503			
SPOT	ELEV.	SPOT	ELEV.
U	44.5	S	44.5
H	44.5	T	44.5
I	44.5		
AVERAGE		44.50	

LOT 504			
SPOT	ELEV.	SPOT	ELEV.
S	44.5	Q	44.5
J	44.5	R	44.5
K	44.5		
AVERAGE		44.50	

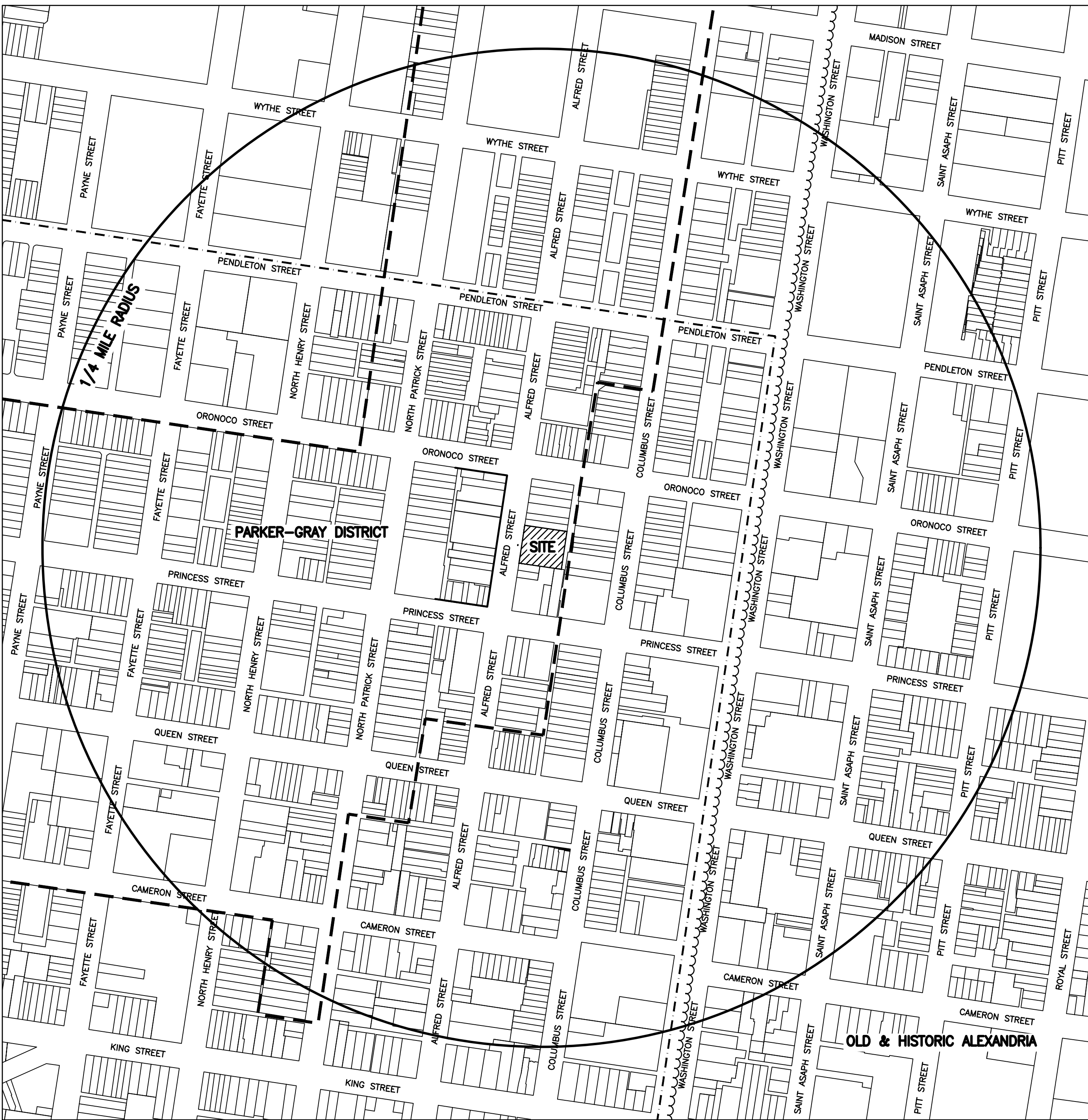
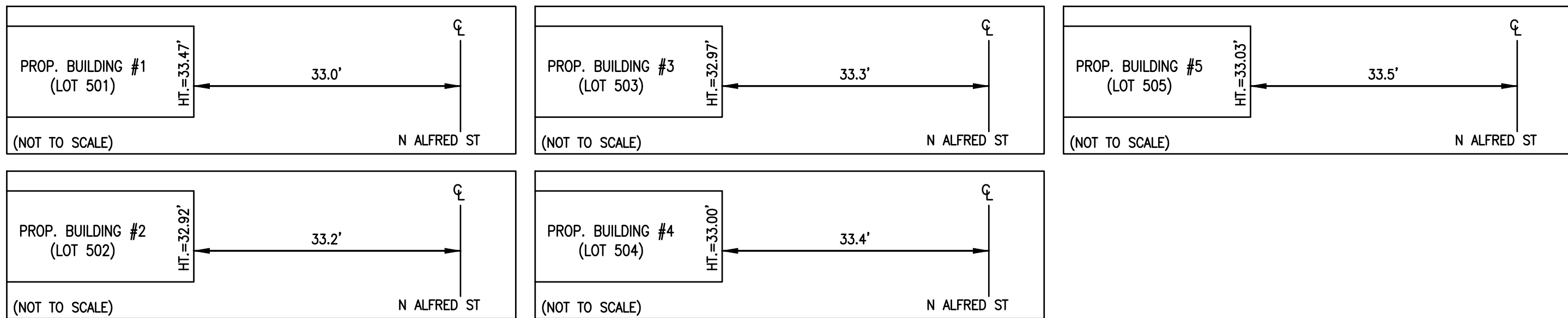
LOT 505			
SPOT	ELEV.	SPOT	ELEV.
Q	44.5	N	44.5
L	44.5	O	44.5
M	44.5	P	44.5
AVERAGE		44.50	

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

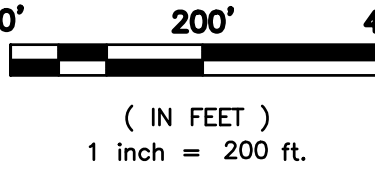


CONTEXTUAL MAP

SCALE: 1" = 200'

- LEGEND:**
- BUS STOP
 - - - DASH ROUTE A11/A12
 - ~~~~~ DASH ROUTE F19
 - - - PARKER-GRAY DISTRICT BOUNDARY

GRAPHIC SCALE



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DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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ON THE PROPERTY OF
415 N ALFRED STREET
CITY OF ALEXANDRIA, VIRGINIA

DATE _____ REVISION _____

DESIGN: BMC
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SCALE: AS NOTED
DATE: MAY 18, 2026

CONTEXTUAL
PLAN

SHEET 2 OF 19

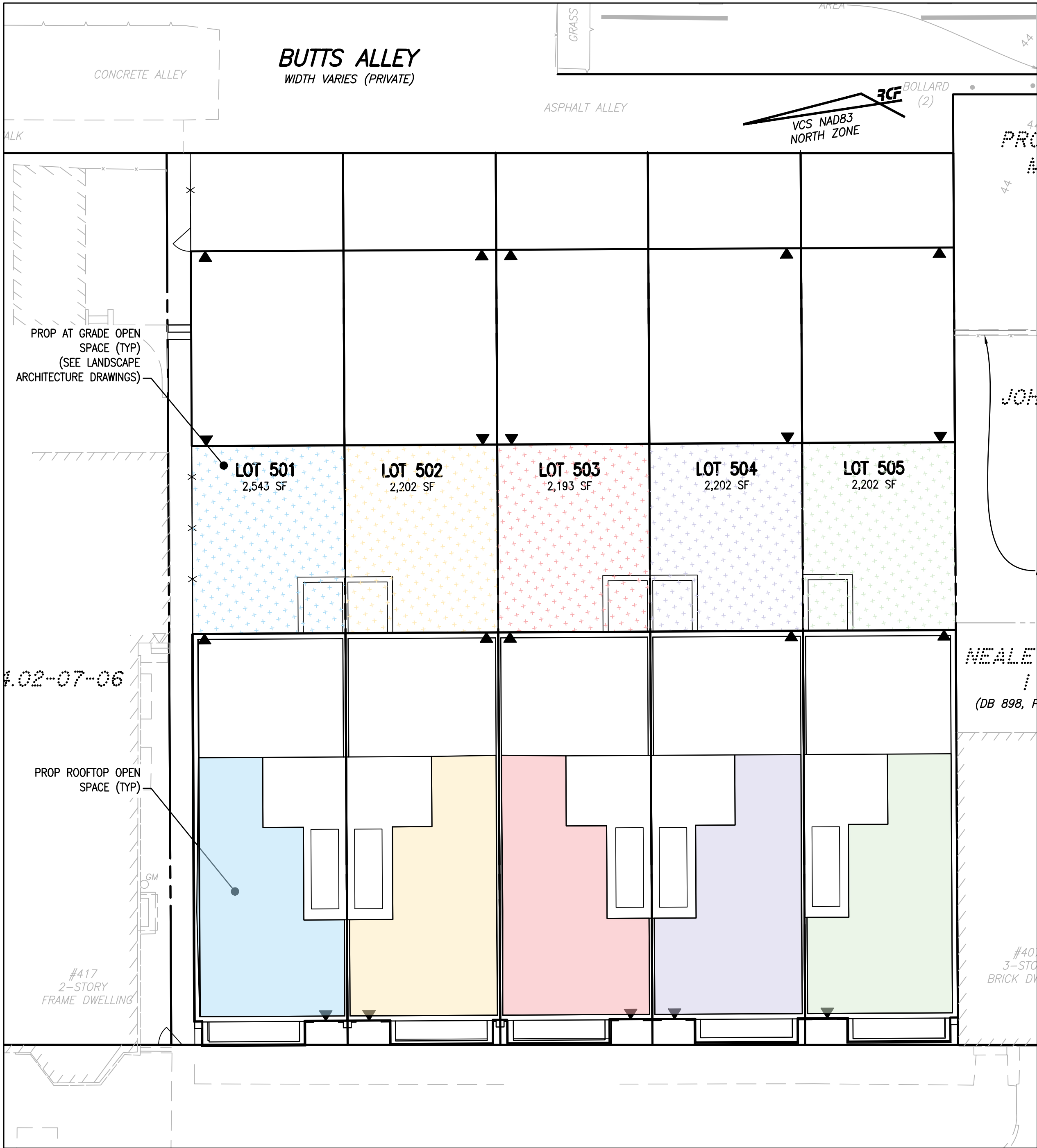
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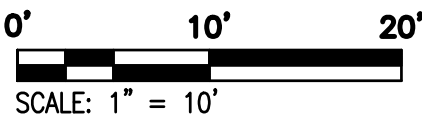
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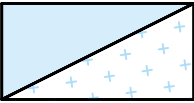


OPEN SPACE EXHIBIT
SCALE: 1" = 10'

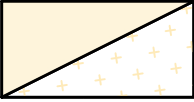


LEGEND

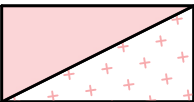
ABOVE GRADE/AT GRADE PRIVATE OPEN SPACE
(LOT 501)



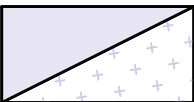
ABOVE GRADE/AT GRADE PRIVATE OPEN SPACE
(LOT 502)



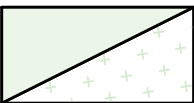
ABOVE GRADE/AT GRADE PRIVATE OPEN SPACE
(LOT 503)



ABOVE GRADE/AT GRADE PRIVATE OPEN SPACE
(LOT 504)



ABOVE GRADE/AT GRADE PRIVATE OPEN SPACE
(LOT 505)



	REQ. PRIVATE OPEN SPACE	AT GRADE OPEN SPACE*	ABOVE GRADE OPEN SPACE*	TOTAL
LOT 501	890 SF (35%)	440 SF	450 SF	890 SF
LOT 502	770 SF (35%)	320 SF	450 SF	770 SF
LOT 503	767 SF (35%)	317 SF	450 SF	767 SF
LOT 504	770 SF (35%)	320 SF	450 SF	770 SF
LOT 505	770 SF (35%)	320 SF	450 SF	770 SF

*PRIVATE OPEN SPACE

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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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APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

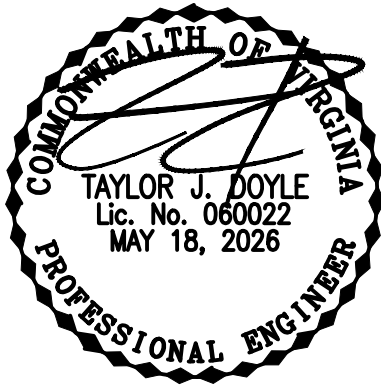
DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

625 N. WASHINGTON ST
SUITE 250
ALEXANDRIA, VA 22314
703.549.6422
www.rcfassoc.com

RCF

ENGINEERING LAND SURVEYING PLANNING



PRELIMINARY DEVELOPMENT SITE PLAN
ON THE PROPERTY OF
415 N ALFRED STREET
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: BMC
CHECKED: TJD
SCALE: 1"=10'
DATE: MAY 18, 2026

OPEN SPACE
EXHIBIT

TEXT LEGEND:

'= DEGREES
''= MINUTES (OR FEET)
"= SECONDS (OR INCHES)
%= PERCENT
#= NUMBER
@= AT
lbs.= POUNDS
A= ARC
AC.= ACRE
ADA = AMERICANS W/ DISABILITIES ACT
APPROX=APPROXIMATE
BC=BOTTOM OF CURB
BF= BASEMENT FLOOR
BLDG.= BUILDING
BM= BENCHMARK
BOL= BOLLARD
CATV= CABLE UTILITY
CL= CLASS
CLEAR= CLEARANCE
CLF= CHAIN LINK FENCE
CMP = CORRUGATED METAL PIPE
C.I.= CURB INLET
C.O.= CLEAN OUT
CONC.= CONCRETE
C&G= CURB & GUTTER
DB= DEED BOOK
DIP= DUCTILE IRON PIPE
DOM= DOMESTIC
DSP= DEVELOPMENT SITE PLAN
DSUP= DEVELOPMENT SPECIAL USE PERMIT
DU= DWELLING UNIT
E= EAST
EBOX= ELECTRICAL BOX

ESMT.= EASEMENT
EP= EDGE OF PAVEMENT
EVE= EMERGENCY VEHICLE EASEMENT
EX=EXISTING
FDC= FIRE DEPT. CONNECTION
FF= FINISH FLOOR
FH= FIRE HYDRANT
FT.= FEET
GL = GROUND LIGHT
G/V= GAS VALVE
G/M= GAS METER
G.I.= GRATE INLET
H.C.= HEADER CURB
HDCP.= HANDICAP
HDPE= HIGH DENSITY POLYETHYLENE
HPS= HIGH PRESSURE SODIUM
IPF= IRON PIPE FOUND
INV.= INVERT
INSTR.= INSTRUMENT
L= LUMENS
LOC.= LOCATION
LP= LIGHT POLE
MAX.= MAXIMUM
ME= MATCH EXISTING
MH= MANHOLE
MIN.= MINIMUM
MPH= MILES PER HOUR
MW= MONITORING WELL
N= NORTH
OHW= OVERHEAD WIRE
PN = PANEL
PG= PACE
PP= POWER POLE

PROP= PROPOSED
PVC= POLYVINYL CHLORIDE
R= RADIUS
RCP= RE-ENFORCED CONCRETE PIPE
RELOC. = RELOCATED
RET.= RETAINING
RESID.= RESIDENTIAL
R/W= RIGHT-OF-WAY
S= SOUTH
SAN.= SANITARY SEWER
S.F.= SQUARE FEET
SQ.FT.= SQUARE FEET
STM.= STORM SEWER
STR.= STRUCTURE
SUB= SUBDIVISION PLAN
TBR = TO BE REMOVED
TBS = TO BE SAVED
T.M.= TAX MAP
TMH= TELEPHONE MANHOLE
TC= TOP OF CURB
TW = TOP OF WALL
TRAF.SIG= TRAFFIC SIGNAL
TYP= TYPICAL
UGE= UNDERGROUND ELECTRIC
UP= UTILITY POLE
VCS= VIRGINIA COORDINATE SYSTEM
VPD= VEHICLES PER DAY
W= WATT
W.= WEST
W.S.E= WATER SURFACE ELEVATION
WV= WATER VALVE
WM= WATER METER
W.W.= WINDOW WELL

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		
LIGHT POLE		
LANDSCAPE LIGHT		
FENCES		
GRADING SPOT		
GRADING CONTOUR		
BUILDING ENTRANCE		
PAVING		
GUARDRAIL		
CURB AND GUTTER		
PROPOSED SPILL CURB		
PROPOSED TRANSITION/NOSE DOWN CURB		
LIMITS OF DISTURBANCE		

GENERAL NOTES:

- TAX MAP: #064.02-07-07
- ZONE: CL
- OWNER: AMERICAN SOCIETY OF MILITARY COMPTROLLERS
415 NORTH ALFRED STREET
ALEXANDRIA, VA 22314
INSTR #040006319

CLIENT: PT BLOOMS DEVELOPMENT
- TOPOGRAPHIC SURVEY WAS FIELD RUN BY THIS FIRM. VERTICAL DATUM = NAVD '88 PER FIELD GPS DATA REFERENCED TO THE RTK NETWORK LEICA, SMARTNET.
- THE PLAT OF THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 1983), NORTH ZONE, US SURVEY FOOT UNITS AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS BOUNDARY TO THE RTK NETWORK OF LEICA SMARTNET.
- TITLE REPORT FURNISHED BY COUNSELORS TITLE, LLC, DATED NOVEMBER 13, 2025, CASE #CT0135295-SER AND IS RELIED UPON AS ACCURATE BY THE SURVEYOR.
- PLAT SUBJECT TO RESTRICTIONS OF RECORD.
- TOTAL SITE AREA = 11,342 SQ. FT. OR 0.2604 ACRES.
- THERE IS NO RESOURCE PROTECTION AREAS (RPAs), TIDAL WETLANDS, SHORES, TRIBUTARY STREAMS, FLOOD PLAINS, OR BUFFER AREAS FOR SHORES, WETLANDS, ISOLATED WETLAND, OR HIGHLY ERODIBLE/PERMEABLE SOILS LOCATED ON THIS SITE.
- THERE ARE NO KNOWN CONTAMINATED AREAS, CONTAMINATED SOILS OR ENVIRONMENTAL ISSUES ASSOCIATED WITH THIS SITE.
- THE "GENERALIZED ALEXANDRIA SOILS MAP" GENERALLY IDENTIFIES THE SOILS FOR THE SITE AS ARELL CLAY.
- PRIOR TO THE APPLICATION FOR NEW CERTIFICATE OF OCCUPANCY, THE APPLICANT SHALL SUBMIT A BUILDING PERMIT FOR A CHANGE OF USE. DRAWINGS PREPARED BY A LICENSED ARCHITECT OR PROFESSIONAL ENGINEER SHALL ACCOMPANY THE PERMIT APPLICATION. THE PLANS SHALL SHOW PROPOSED CONDITIONS AND PROVIDE DATA BY THE DESIGN PROFESSIONAL WHICH DETAILS HOW THE PROPOSED USE WILL COMPLY WITH THE CURRENT EDITION OF THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE FOR THE NEW USE IN THE AREA OF STRUCTURAL STRENGTH, MEANS OF EGRESS, PASSIVE AND ACTIVE FIRE PROTECTION, HEATING AND VENTILATING SYSTEMS, HANDICAPPED ACCESSIBILITY AND PLUMBING FACILITIES.
- NEW CONSTRUCTION MUST COMPLY WITH THE CURRENT EDITION OF THE UNIFORM STATEWIDE BUILDING CODE (USBC).
- A CERTIFICATE OF OCCUPANCY SHALL BE OBTAINED PRIOR TO ANY OCCUPANCY OF THE BUILDING OR PORTION THEREOF.
- REQUIRED EXITS, PARKING, AND ACCESSIBILITY WITHIN THE BUILDING FOR PERSONS WITH DISABILITIES MUST COMPLY WITH USBC CHAPTER 11. HANDICAPPED ACCESSIBLE BATHROOMS SHALL ALSO BE PROVIDED.
- TOILET FACILITIES FOR PERSONS WITH DISABILITIES: LARGER, DETAILED, DIMENSIONED DRAWINGS ARE REQUIRED TO CLARIFY SPACE LAYOUT AND MOUNTING HEIGHTS OF AFFECTED ACCESSORIES. INFORMATION ON DOOR HARDWARE FOR THE TOILET STALL IS REQUIRED (USBC 1109.2.2).
- ELECTRICAL WIRING METHODS AND OTHER ELECTRICAL REQUIREMENTS MUST COMPLY WITH NFPA 70, 2008.
- THIS PROJECT IS LOCATED IN A COMBINED SEWER AREA.
- THE ENTIRE SUBJECT LOT IS WITHIN THE PARKER GRAY HISTORIC DISTRICT.
- THIS SITE DOES NOT CONTAIN AREAS PREVIOUSLY MAPPED AS MARINE CLAYS.
- THIS SITE IS NOT LOCATED WITHIN 1,000 FEET OF A FORMER LANDFILL OR OTHER DUMP SITE.

UTILITY OWNERSHIP NOTE:

GAS: ALL GAS LINES SHOWN ON THIS PLAN ARE OWNED AND MAINTAINED BY WASHINGTON GAS COMPANY. CONTACT: KEN McCONKEY 703-750-4756; ADDRESS: WASHINGTON GAS, 6801 INDUSTRIAL ROAD, SPRINGFIELD, VA 22151.

ELECTRIC: ALL ELECTRIC UTILITIES SHOWN ON THIS PLAN ARE OWNED AND MAINTAINED BY DOMINION VIRGINIA POWER. ANY RELOCATION OF EXISTING POLES AND LINES WILL BE COORDINATED WITH DOMINION VIRGINIA POWER. CONTACT: 1-866-366-4357; ADDRESS: DOMINION POWER, P.O. BOX 26666, RICHMOND, VA 23261.

WATER: ALL EXISTING WATER MAINS, SERVICE LINES, AND FIRE HYDRANTS SHOWN ON THIS PLAN OUTSIDE THE PUBLIC RIGHT-OF-WAY ARE OWNED AND MAINTAINED BY THE PROPERTY OWNER. ALL PROPOSED WATER MAINS AND WATER SERVICES SHOWN ON THIS PLAN OUTSIDE THE PUBLIC RIGHT-OF-WAY WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER. PROPOSED WATER SERVICES FROM METERS TO THE PROPOSED BUILDINGS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER. CONTACT: NETWORK SUPERVISOR FOR THE SOUTHEAST REGION HAO (STEVEN) CHEN 703-706-3889; ADDRESS: VIRGINIA AMERICAN WATER COMPANY, 2223 DUKE STREET, ALEXANDRIA, VA 22314.

SANITARY SEWER: ALL EXISTING SANITARY SEWER MAINS SHOWN ON THIS PLAN OUTSIDE THE PUBLIC RIGHT-OF-WAY ARE OWNED AND MAINTAINED BY THE PROPERTY OWNER. ALL PROPOSED SANITARY MAINS AND LATERALS SHOWN OUTSIDE THE PUBLIC RIGHT-OF-WAY, OR AS SPECIFICALLY NOTED WITHIN THIS PLAN SET, WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER. CONTACT: PUBLIC WORKS SERVICES, 2900 BUSINESS CENTER DRIVE, ALEXANDRIA, VA. TELEPHONE: 703-746-4357.

STORM SEWER: ALL EXISTING STORM SEWERS SHOWN ON THIS PLAN LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY ARE OWNED AND MAINTAINED BY THE PROPERTY OWNER. ALL PROPOSED STORM SEWER AND ROOF DRAINS SHOWN OUTSIDE THE PUBLIC RIGHT-OF-WAY ARE TO BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER. CONTACT: PUBLIC WORKS SERVICES, 2900 BUSINESS CENTER DRIVE, ALEXANDRIA, VA. TELEPHONE: 703-746-4357.

TELEPHONE: ALL TELEPHONE LINES ARE OWNED BY VERIZON. CONTACT: SECTION MANAGER MIKE TYSINGER 804-772-6625; ADDRESS: VERIZON VIRGINIA, INC., 3011 HUNGARY SPRING ROAD, 2ND FLOOR, RICHMOND, VA 23228.

ALEX RENEW NOTES:

- CONTRACTOR SHALL ENSURE ALL DISCHARGES ARE IN ACCORDANCE WITH CITY OF ALEXANDRIA CODE TITLE 5, CHAPTER 6, ARTICLE B.
- DEWATERING AND OTHER CONSTRUCTION RELATED DISCHARGE LIMITS TO THE SEWER SYSTEM ARE REGULATED BY ALEXRENEW PRETREATMENT. CONTRACTOR IS REQUIRED TO CONTACT ALEXRENEW'S PRETREATMENT COORDINATOR AT 703-721-3500 X2020.

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DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

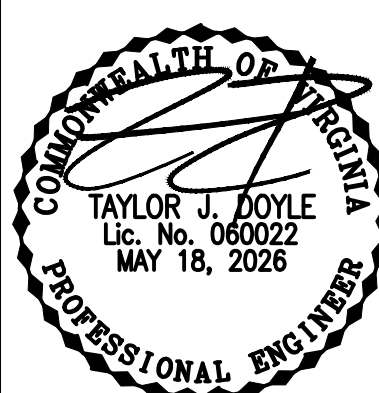
DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

625 N. WASHINGTON ST
SUITE 250
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PRELIMINARY DEVELOPMENT SITE PLAN
ON THE PROPERTY OF
415 N ALFRED STREET
CITY OF ALEXANDRIA, VIRGINIA

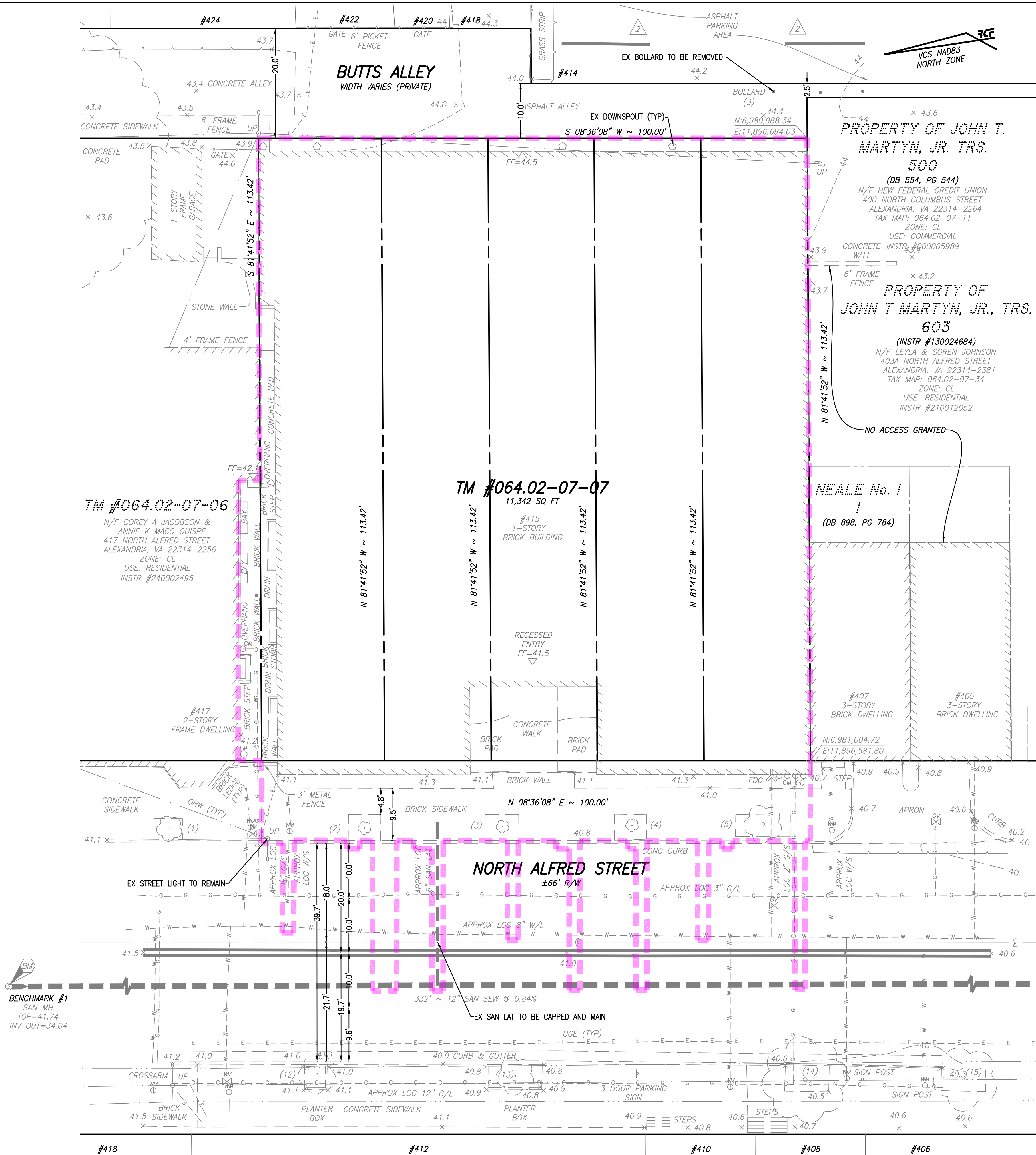
DATE	REVISION

DESIGN: BMC
CHECKED:TJD
SCALE: NO SCALE
DATE: MAY 18, 2026

GENERAL
INFORMATION
AND NOTES

SHEET 4 OF 19

FILE: 25-201



GENERAL PLAN INFORMATION NOTE:
SEE PROJECT GENERAL NOTES AND LEGEND ON SHEET 4.

ADDITIONAL ADJOINERS :

#418

N/F EDWARD H. LUCKETT, TRS.
418 NORTH ALFRED STREET
ALEXANDRIA, VA 22314
TM #064.02-06-16
ZONE: RB
USE: RESIDENTIAL
INSTR #220013467

#410

N/F ALLEN DANIEL PEREIRA &
DEVA ASHLEY KYLE
410 NORTH ALFRED STREET
ALEXANDRIA, VA 22314
TM #064.02-06-18
ZONE: RB
USE: RESIDENTIAL
INSTR #180016126

#406

N/F CHARLES L. &
DOROTHY E. TAYLOR
406 NORTH ALFRED STREET
ALEXANDRIA, VA 22314
TM #064.02-06-20
ZONE: RB
USE: RESIDENTIAL
DB 277 PG 598

NORTH COLUMBUS STREET

#424

N/F AMERICAN SOCIETY OF
MILITARY COMPTROLLERS
415 NORTH ALFRED STREET
ALEXANDRIA, VA 22314
TM #064.02-07-14
ZONE: CL
USE: VACANT
INSTR #040006319

#420

N/F JOHN S. &
BRITANNY E. POWELL
420 NORTH COLUMBUS STREET
ALEXANDRIA, VA 22314
TM #064.02-07-16
ZONE: CL
USE: RESIDENTIAL
INSTR #200012257

#414

N/F NORTH WASHINGTON REALTY LC
46 WOODCLIFF LAKE ROAD
SADDLE RIVER, NJ 07458
TM #064.02-07-18
ZONE: CL
USE: COMMERCIAL
DB 1569, PG 672

#412

N/F CATALPA COURT CONDOMINIUM
412 NORTH ALFRED STREET
ALEXANDRIA, VA 22314
TM #064.02-0A-00
ZONE: RB
USE: RESIDENTIAL
DB 765, PG 49

#408

N/F JUSTIN W. & NATALIE M. OSGOOD
408 NORTH ALFRED STREET
ALEXANDRIA, VA 22314
TM #064.02-06-19
ZONE: RB
USE: RESIDENTIAL
INSTR #160007445

#407

N/F STEVEN ADAM GOLDMAN &
ANNA IGOREVNA SHPITSBERG
407 NORTH ALFRED STREET
ALEXANDRIA, VA 22314
TM #064.02-07-29
ZONE: CL
USE: RESIDENTIAL
INSTR #170013467

#422

N/F WILLIAM E. OLSON
422 NORTH COLUMBUS STREET
ALEXANDRIA, VA 22314
TM #064.02-07-15
ZONE: CL
USE: RESIDENTIAL
INSTR #040011543

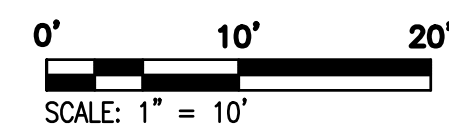
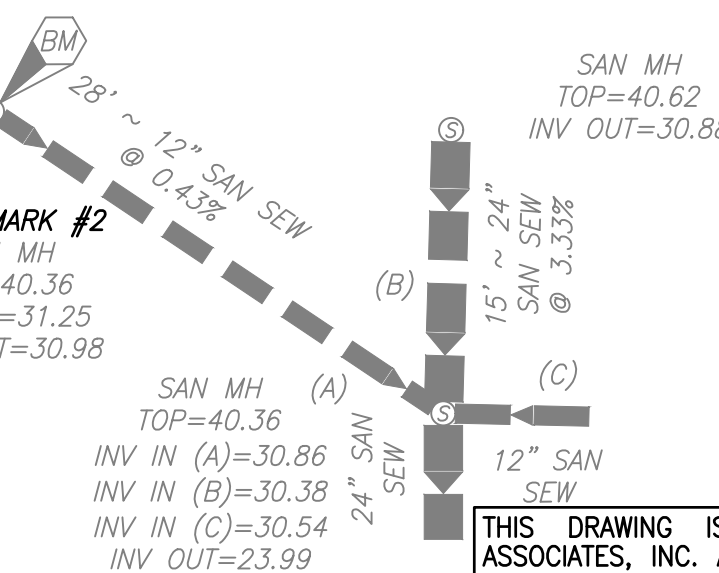
#418

N/F ROBERT M. FAIRFAX &
STACY C. WELLER
418 NORTH COLUMBUS STREET
ALEXANDRIA, VA 22314
TM #064.02-07-17
ZONE: CL
USE: RESIDENTIAL
INSTR #160013418

EXISTING TREE TABLE:

- 1) 2" TREE
- 2) 2" TREE
- 3) 2" TREE
- 4) 2" TREE
- 5) 16" TREE
- 6) 8" TREE
- 7) 13.5" TREE
- 8) 3" TREE
- 9) 1" TREE
- 10) 10.7" TREE
- 11) 9.7" TREE
- 12) 3" TREE CLUSTER
- 13) 3" TREE CLUSTER
- 14) 9" TREE
- 15) 5" TREE

CONSULT TREE PRESERVATION AND PROTECTION PLAN ON
SHEET 17 FOR SPECIES OF EXISTING TREES.



APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____

DEED BOOK NO. _____

DATE _____

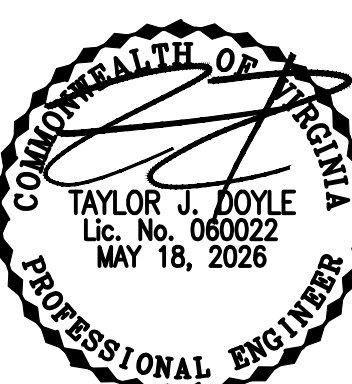
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PRELIMINARY DEVELOPMENT SITE PLAN
ON THE PROPERTY OF
415 N ALFRED STREET
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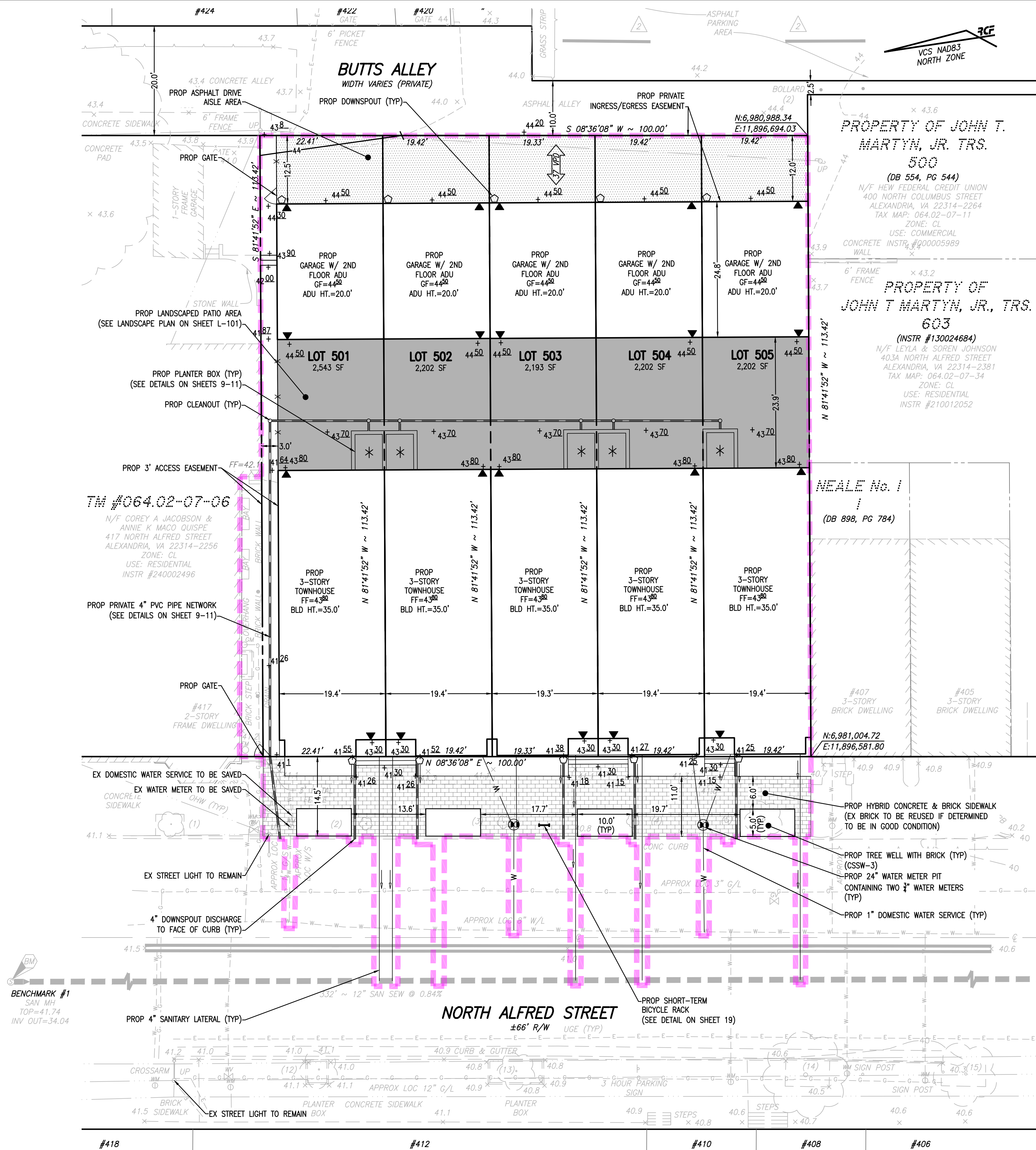
DATE	REVISION

DESIGN: BMC
CHECKED: TJD
SCALE: 1"=10'
DATE: MAY 18, 2026

EXISTING
CONDITIONS

SHEET 5 OF 19
FILE: 25-201

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Mon, May 18, 2026 - 4:25:46pm



ARCHEOLOGY NOTES:

THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIMES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.

THE APPLICANT/DEVELOPER SHALL NOT ALLOW ANY METAL DETECTION TO BE CONDUCTED ON THE PROPERTY, OR ALLOW INDEPENDENT PARTIES TO COLLECT OR EXCAVATE ARTIFACTS, UNLESS AUTHORIZED BY ALEXANDRIA ARCHEOLOGY.

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

SANITARY SEWER OUTFALL CALCULATIONS:

THE AVERAGE PEAK WASTEWATER DISCHARGE FLOW CALCULATIONS WERE COMPUTED USING THE METHOD PROVIDED IN MEMORANDUM TO INDUSTRY NO. 06-14. THE EXISTING USE FOR THIS PROPERTY IS OFFICE/RETAIL AND THE PROPOSED USE WILL BE RESIDENTIAL. THE AVERAGE DAILY FLOW IS DESCRIBED BELOW:

EXISTING USE: OFFICE/RETAIL = (200 GPD/1,000 SF) X AREA OF OFFICE/RETAIL SPACE X 4 PFF = (200 GPD/1,000 SF) * 11,105 SF * 4 = 8,884 GPD

PROPOSED USE: RESIDENTIAL = (350 GPD X # OF UNITS X 4 PFF) = (350 X 5) X 4 = 7,000 GPD

SANITARY SEWER OUTFALL NARRATIVE:

SINCE THE TOTAL FLOW FROM THE THE PROPOSED USE DOES NOT EXCEED 10,000 GPD, A DETAILED SANITARY SEWER OUTFALL ANALYSIS IS NOT REQUIRED.

GREEN BUILDING NARRATIVE:

A DRAFT EARTHCRAFT CHECKLIST IS PROVIDED WITH THIS SUBMISSION UNDER SEPARATE COVER. THE PROJECT IS PLANNING TO ATTAIN EARTHCRAFT CERTIFICATION. THE BUILDING WILL COMPLY WITH THE CITY'S CURRENT GREEN BUILDING POLICY AND WILL INCORPORATE SUSTAINABLE STRATEGIES CONSISTENT WITH THE DRAFT EARTHCRAFT CHECKLIST AND THE CITY'S ENVIRONMENTAL GOALS. SUSTAINABILITY ELEMENTS WILL BE REFINED DURING THE DEVELOPMENT OF THE BUILDING PERMIT AND CONSTRUCTION DRAWINGS.

ENERGY

THE DRAFT SUSTAINABLE ENERGY AND BUILDING ENVELOPE ELEMENTS INCLUDE: CONTINUOUS THICK ROOF AND WALL INSULATION, HIGH EFFICIENCY LED LIGHT FIXTURES, AND ENERGY EFFICIENT AND ENERGY RECOVERING HVAC EQUIPMENT. THE ELECTRICAL ENGINEERING DESIGN FOR THE BUILDING IS NOT COMPLETE AT THIS TIME, THEREFORE, ELECTRICAL LOADS WILL BE PROVIDED WITH FUTURE SUBMISSIONS. THE PROJECT'S DEVELOPMENT DOES NOT INCLUDE RENEWABLE ENERGY PRODUCTION; THE PROJECT IS NOT REQUIRED TO BE NET ZERO ENERGY CERTIFIED. HVAC DESIGN AND ENERGY MODELING WILL BE PROVIDED TO ATTAIN EARTHCRAFT CERTIFICATION; HOWEVER, A THIRD-PARTY COMMISSIONING CONSULTANT WILL NOT BE CONTRACTED. METERING WITHIN THE PROPOSED BUILDING MAY RESULT IN ENERGY MANAGEMENT, ANALYSIS, AND INTERPRETATION OF DATA THAT SAVES APPROXIMATELY 5% OF ENERGY. HOWEVER, THESE ARE ONLY ESTIMATES AS THE ELECTRICAL ENGINEERING DESIGN FOR THE BUILDING HAS NOT BEEN COMPLETED AT THIS TIME.

WATER

THE DRAFT SUSTAINABLE WATER USAGE ELEMENTS INCLUDE: LOW FLOW WATER FIXTURES AND WATERLESS LANDSCAPING. STORMWATER WILL BE MANAGED UTILIZING THE ON-SITE BMPs. THERE WILL BE NO PLANT IRRIGATION SYSTEM, THEREFORE, THE EXTERIOR WATER USAGE WILL BE ZERO. THE INTERIOR WATER REDUCTION ESTIMATES WILL BE PROVIDED WITH A FUTURE SUBMISSION AS THE PLUMBING ENGINEERING DESIGN FOR THE BUILDING HAS NOT BEEN COMPLETED YET.

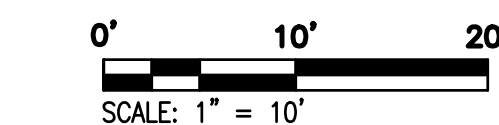
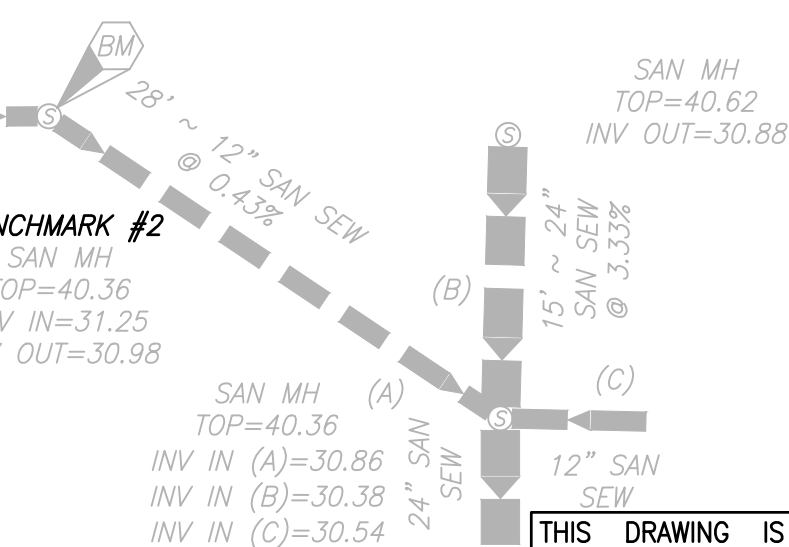
INDOOR ENVIRONMENTAL QUALITY

THE DRAFT SUSTAINABLE INDOOR ENVIRONMENTAL QUALITY ELEMENTS INCLUDE: INDOOR AIR QUALITY PLAN DURING CONSTRUCTION, LOW VOC MATERIALS, ADHESIVES, AND PAINTS, AND HVAC FILTRATION AND FRESH OUTSIDE AIR. ENERGY REDUCTION STRATEGIES WILL BE AT THE FOREFRONT OF THE BUILDING'S MECHANICAL AND ELECTRICAL ENGINEERING DESIGN AND WILL BE PROVIDED WITH FUTURE SUBMISSIONS.

ACCESSIBLE ACCESS NOTE:

ACCESSIBLE ACCESS TO THE PROPOSED TOWNHOUSES WILL BE PROVIDED VIA THE GARAGE AND THROUGH THE PROPOSED PATIO AREA, WHICH SHALL BE PERMITTED VIA A CODE MODIFICATION.

- PROPOSED DRIVE AISLE
- PROPOSED LANDSCAPED PATIO
- PROPOSED HYBRID CONCRETE & BRICK SIDEWALK
- * DENOTES PLANTER BOX LOCATION



APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

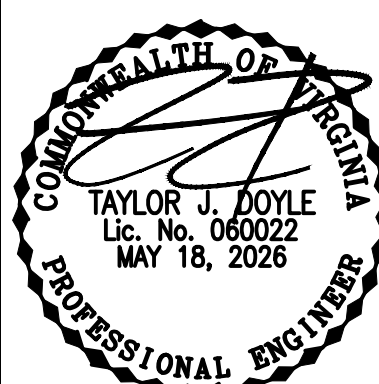
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ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA.
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PRELIMINARY DEVELOPMENT SITE PLAN
ON THE PROPERTY OF
415 N ALFRED STREET
CITY OF ALEXANDRIA, VIRGINIA

DATE REVISION

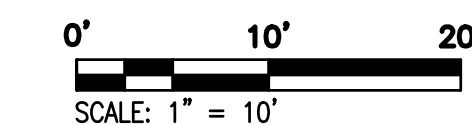
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DATE: MAY 18, 2026

PRELIMINARY
PLAN

SHEET 6 OF 19

FILE: 25-201



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

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DIMENSIONS
PLAN

SHEET 7 OF 19
FILE: 25-201



PRELIMINARY DEVELOPMENT SITE PLAN
ON THE PROPERTY OF
415 N ALFRED STREET
CITY OF ALEXANDRIA, VIRGINIA

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ENGINEERING LAND SURVEYING PLANNING



THE PROPOSED REDEVELOPMENT OF THE SUBJECT PARCEL INCLUDES 0.30 ACRES OF TOTAL DISTURBED AREA. 0.03 ACRES OF THAT TOTAL DISTURBED AREA IS PRINCIPALLY RELATED TO THE INSTALLATION OF UTILITIES. THEREFORE, PER INTERIM GUIDANCE DATED 1/11/2021 PROVIDED BY THE CITY OF ALEXANDRIA, STORMWATER MANAGEMENT CALCULATIONS FOR THIS DEVELOPMENT SHALL UTILIZE THE STORMWATER ANALYSIS LIMITS OF DISTURBANCE OF 0.27 ACRES. ALL STORMWATER MANAGEMENT RELATED CALCULATIONS ON THIS SHEET AND OTHER SHEETS UTILIZE THE STORMWATER ANALYSIS LIMITS OF DISTURBANCE.

THIS 0.27 ACRE PARCEL IS LOCATED IN THE COMBINED SEWER SYSTEM REGION OF ALEXANDRIA. IN EXISTING CONDITIONS, THE SITE CONSISTS OF SINGLE STORY OFFICES, CONCRETE PADS, AND ASPHALT PAVING. RUNOFF FROM A PORTION OF THE PARCEL DRAINS ONTO BUTTS ALLEY WHERE IT IS CONVEYED IN A NORTHERLY DIRECTION TOWARD THE ORONOCO ST RIGHT-OF-WAY. IT IS THEN CONVEYED IN A WESTERLY DIRECTION AND COLLECTED BY AN EXISTING CURB INLET WHERE IT EVENTUALLY OUTFALLS TO THE COMBINED SEWER SYSTEM. THE REMAINING RUNOFF FROM THE PARCEL DRAINS ONTO A PRIVATE ALLEY ADJACENT TO THE EXISTING BUILDING WHERE THE RUNOFF IS COLLECTED BY AREA DRAINS AND CONVEYED INTO THE COMBINED SEWER SYSTEM.

THIS PROJECT PROPOSES THE CONSTRUCTION OF FIVE (5) TOWNHOUSE DWELLINGS, DETACHED GARAGES WITH ACCESSORY DWELLING SPACE, PAVED PATIO AREAS, AND ASSOCIATED SITE IMPROVEMENTS. RUNOFF FROM APPROXIMATELY HALF OF EACH TOWNHOUSE FOOTPRINT WILL OUTFALL VIA DOWNSPOUTS AND FLOW INTO EACH RESPECTIVE PLANTER BOX WHERE IT IS TREATED AND DETAINED VIA A CONTROL STRUCTURE. FOLLOWING TREATMENT, THE RUNOFF FROM THE PLANTER BOXES WILL BE CONVEYED THROUGH A PRIVATE UNDERGROUND PVC PIPE SYSTEM THAT WILL TRAVEL THROUGH A CURB OUTLET INTO THE ALFRED STREET RIGHT-OF-WAY. FROM THERE IT WILL TRAVEL IN A SOUTHERLY DIRECTION UNTIL IT IS COLLECTED BY A CITY OF ALEXANDRIA STORM SEWER INLET. THE REMAINING STORMWATER RUNOFF FROM THE ADUS AND DRIVE AISLES WILL SHEET FLOW ONTO BUTTS ALLEY WHERE IT WILL FOLLOW THE SAME PATH AS IS IN EXISTING CONDITIONS.

DUE TO AN OVERALL DECREASE OF SITE IMPERVIOUS AREA WITHIN THE STORMWATER ANALYSIS LIMITS OF DISTURBANCE, DETENTION IS NOT REQUIRED FOR THIS DEVELOPMENT. HOWEVER, SINCE THIS SITE IS LOCATED IN THE COMBINED SEWER AREA A 10% REDUCTION IN PEAK RUNOFF FOR THE FULL SITE IS REQUIRED. ADDITIONAL RUNOFF REDUCTION IS BEING PROVIDED BY THE PROPOSED PLANTER BOXES ON EACH OF THE FIVE LOTS. THERE IS NO RUNOFF VOLUME INCREASE IN THE FORM OF STREET FLOW RESULTING FROM Pervious AREAS, DISCONNECTED IMPERVIOUS AREAS, OR PHYSICAL SPREADING OF CONCENTRATED FLOW ASSOCIATED WITH THE REDEVELOPMENT OF THIS SITE. THEREFORE, THE PORTION OF THE RUNOFF THAT EXITS THE SITE IN THE FORM OF SHEET FLOW WILL HAVE NO ADVERSE IMPACTS ON DOWN-GRADIENT PROPERTIES OR RESOURCES.

A DRAINAGE SHED BOUNDARY ANALYSIS OF THE SITE OUTFALL IS PROVIDED ON SHEET 11 PER SECTION 13-109-2-(c)i, THIS WILL CONSTITUTE THE LIMITS OF ANALYSIS FOR THE PROJECT.

BASED ON THE ABOVE MENTIONED JUSTIFICATIONS AND COMPUTATIONS, THE STORMWATER MANAGEMENT CRITERIA FOR THE PROPOSED DEVELOPMENT COMPLIES WITH THE CHANNEL PROTECTION AND FLOOD PROTECTION REQUIREMENTS PER CITY ZONING ORDINANCE SECTION 13-109F. NO NATURAL STREAMS ARE LOCATED WITHIN THE STORMWATER ANALYSIS AREA, THEREFORE, PER CITY ZONING ORDINANCE CHAPTER 13, 1-YR STORM CALCULATIONS ARE NOT REQUIRED.

I. PROJECT AREA = 11,852 SQ.FT. OR 0.2721 ACRES
EXISTING IMPERVIOUS AREA = 11,502 SQ.FT. OR 0.2640 ACRES (WITHIN STORMWATER LIMITS OF ANALYSIS)
PROPOSED IMPERVIOUS AREA = 10,263 SQ.FT. OR 0.2356 ACRES (WITHIN STORMWATER LIMITS OF ANALYSIS)

II. WEIGHTED CURVE NUMBER (CN) CALCULATIONS:
 CN PRE-DEVELOPMENT = $(0.2640 \times 98 + 0.0080 \times 80) \div 0.2746 = 97$
 CN POST-DEVELOPMENT = $(0.2356 \times 98 + 0.0365 \times 80) \div 0.2746 = 96$
 CN POST-DEVELOPMENT FROM VRRM = 96

PEAK Q_2 PRE-DEVELOPMENT = 1.14 CFS
PEAK Q_{10} PRE-DEVELOPMENT = 1.88 CFS

PEAK Q_2 POST-DEVELOPMENT (WITH DETENTION) = 0.99 CFS
PEAK Q_{10} POST-DEVELOPMENT (WITH DETENTION) = 1.67 CFS

Q₂ DECREASE = 0.15 CFS (13.2% DECREASE)*
Q₁₀ DECREASE = 0.119 CFS (11.2% DECREASE)

*THE PROPOSED PLANTER BOXES PROVIDE A DECREASE IN PEAK 2 AND 10-YEAR RUNOFF THAT EXCEEDS 10%. THEREFORE, NO ADDITIONAL DETENTION IS REQUIRED FOR THIS DEVELOPMENT AND THE REQUIRED FLOW REDUCTION HAS BEEN MET. SEE DEVELOPMENT REQUIREMENTS FOR THE COMBINED SEWER SERVICE AREA NARRATIVE ON SHEET 9.

NOTE: SINCE THE LIMITS OF ANALYSIS DO NOT INCLUDE A NATURAL STORMWATER CONVEYANCE CHANNEL, 1-YEAR STORMWATER COMPUTATIONS ARE NOT REQUIRED/PROVIDED.

DRAINAGE AREA	IMPERVIOUS	PERVIOUS	TOTAL
PROJECT AREA	0.2356 AC	0.0390 AC	0.2746 AC
ON-SITE TREATED	0.0584 AC	0.0000 AC	0.0584 AC
OFF-SITE TREATED	0.0000 AC	0.0000 AC	0.0000 AC
TOTAL TREATED	0.0584 AC	0.0000 AC	0.0584 AC
ON-SITE IMPERVIOUS AREAS DISCONNECTED BY A VEGETATIVE BUFFER	N/A		
TOTAL TREATED OR DISCONNECTED			0.0584 AC

TREATMENT OF FIRST HALF INCH OF RUNOFF: $1,815 \times 0.2356 = 427.6$ CU. FT. WQV REQUIRED

TOTAL WQV TREATED: NO
WATER QUALITY VOLUME REQUIRED = 427.6 CU. FT.
WATER QUALITY VOLUME TREATED = $1,815 \times 0.0584 = 106.0$ CU. FT.
PERCENT OF WATER QUALITY VOLUME TREATED = 24.8%
DETENTION ON SITE: YES
PROJECT IS WITHIN WHICH WATERSHED? COMBINED SEWER SYSTEM
PROJECT DISCHARGES TO WHICH BODY OF WATER? POTOMAC RIVER

BMP FACILITY	AREA TREATED (ACRES)	IMPERVIOUS AREA TREATED (ACRES)	PERVIOUS AREA TREATED (ACRES)	TP REMOVAL EFFICIENCY	PHOSPHORUS REMOVED (LBS)	GEOGRAPHIC COORDINATES	
						LATITUDE	LONGITUDE
PLANTER BOX#1	0.0117	0.0117	0.0000	25%	0.008	38.809386	-77.04798
PLANTER BOX#2	0.0117	0.0117	0.0000	25%	0.008	38.809383	-77.047894
PLANTER BOX#3	0.0118	0.0118	0.0000	25%	0.008	38.809335	-77.047987
PLANTER BOX#4	0.0117	0.0117	0.0000	25%	0.008	38.809297	-77.047858
PLANTER BOX#5	0.0117	0.0117	0.0000	25%	0.008	38.80922	-77.048028
TOTAL	0.0584	0.0584	0.0000		0.03		

DATE RECORDED _____

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

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DATE: MAY 18, 2026

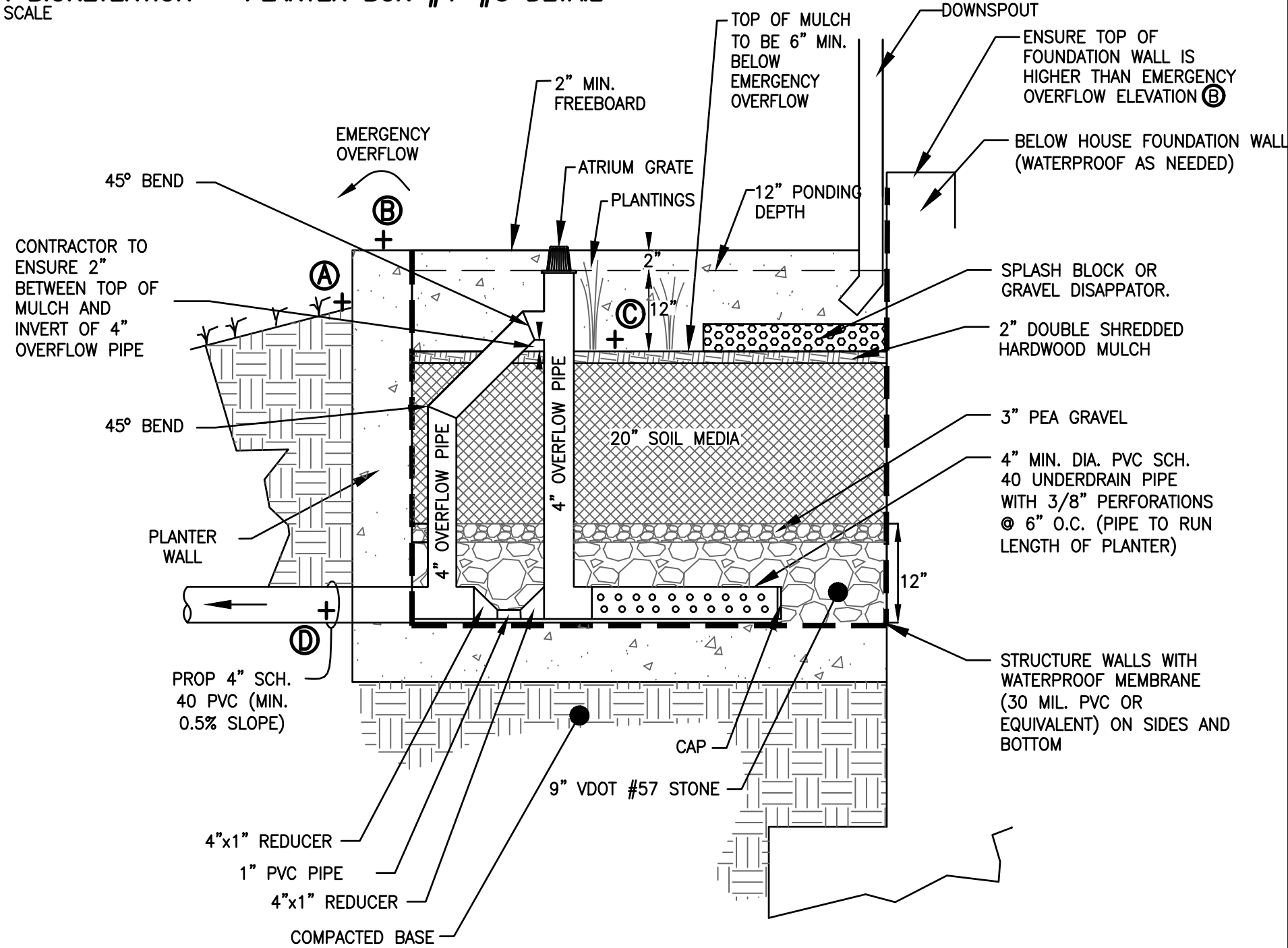
STORMWATER MANAGEMENT PLAN

SHEET 8 OF 19

FILE: 25-201

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Mon, May 18, 2026 - 4:25:47pm

URBAN BIORETENTION - PLANTER BOX #1-#5 DETAIL
NOT TO SCALE



OVERFLOW PIPE TO BE PLACED AWAY FROM DOWNSPOUTS AT THE OPPOSITE END OF THE PLANTER.

PLANTER MAY BE ABOVE OR BELOW EXISTING OR PROPOSED GRADE PROVIDED MINIMUM COVER OVER OUTLET PIPE IS MET; 6" UNDER GRASS, 24" UNDER CONCRETE OR ASPHALT, OR UNDERDRAIN OUTFALL EXITS THE PLANTER AT GRADE

PLANTER WALLS AND BOTTOM MAY BE PRE-CAST CONCRETE, CAST IN PLACE CONCRETE, OR ANOTHER MATERIAL TO DEFINE THE PLANTER LIMITS AND MAINTAIN THE WATERPROOF MEMBRANE.

THE OUTLET PIPE OF THE UNDERDRAIN SHALL HAVE POSITIVE SLOPE AND CONNECT TO THE PROPOSED STORMWATER CONVEYANCE SYSTEM.

WATERPROOFING STATEMENT:

THE CITY OF ALEXANDRIA DOES NOT REVIEW THE WATERPROOFING DESIGN AND THE OWNER/DEVELOPER AGREES TO HOLD THE CITY OF ALEXANDRIA HARMLESS IN THE EVENT OF FAILURE.

DEVELOPMENT REQUIREMENTS FOR THE COMBINED SEWER SERVICE AREA NARRATIVE:
THE PROPOSED PLANTER BOXES PROVIDE A DECREASE IN PEAK 2 AND 10-YEAR RUNOFF THAT EXCEEDS 10%. THEREFORE, THIS PLAN COMPLIES WITH THE REQUIREMENTS STATED IN MEMO TO INDUSTRY 07-14 AND NO ADDITIONAL DETENTION IS REQUIRED FOR THIS DEVELOPMENT.

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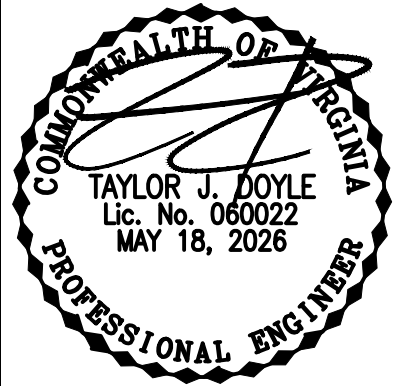
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DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
DATE _____	

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ENGINEERING LAND SURVEYING PLANNING



PRELIMINARY DEVELOPMENT SITE PLAN
ON THE PROPERTY OF
415 N ALFRED STREET
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

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DATE: MAY 18, 2026

STORMWATER
MANAGEMENT
DETAILS AND
NOTES

SHEET **9** OF **19**

FILE: **25-201**

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Mon, May 18 2026 - 4:25:41pm

DEQ Virginia Runoff Reduction Method Re-Development Compliance Spreadsheet - Version 4.1

Project Name: 415 N Alfred St
Date: 11/11/2025
Linear Development Project? No

CLEAR ALL
(Ctrl+Shift+H)

data input cells
constant values
calculation cells
final results

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area (acres) → 0.27

Check:

BMP Design Specifications List: 2024 Stds & Specs

Linear project? No
Land cover areas entered correctly? ✓
Total disturbed area entered? ✓

Total disturbed area > Post-Development area!

Maximum reduction required: The site's net increase in impervious cover (acres) is: Post-Development TP Load Reduction for Site (lb/yr):					
10%					
0					
0.02					

Pre-ReDevelopment 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			0.01	0.01	
Impervious Cover (acres)			0.26	0.26	
				0.27	

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			0.04	0.04	
Impervious Cover (acres)			0.24	0.24	
Area Check				OK.	OK.
				OK.	OK.
				OK.	OK.
				OK.	OK.
				0.27	

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr) 0.02

Nitrogen Loads (Informational Purposes Only)

Pre-ReDevelopment TN Load (lb/yr) 3.33

Final Post-Development TN Load 3.23

LAND COVER SUMMARY – PRE-REDEVELOPMENT		
Land Cover Summary-Pre		
Pre-ReDevelopment	Listed	Adjusted ¹
Forest Cover (acres)	0.00	0.00
Weighted Re(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 Re(mixed)	0.00	0.00
Weighted Loading Rate(mixed)	0.00	0.00
% Mixed Open	0%	0%
Managed Turf Cover (acres)	0.01	0.01
Weighted Re(turf)	0.25	0.25
Weighted Loading Rate(turf)	0.85	0.85
% Managed Turf	3%	3%
Impervious Cover (acres)	0.26	0.26
Re(impervious)	0.95	0.95
Weighted Loading Rate(impervious)	0.86	0.86
% Impervious	97%	97%
Total Site Area (acres)	0.27	0.27
Site Rv	0.93	0.93

Treatment Volume and Nutrient Load		
Pre-ReDevelopment Treatment Volume (acre-ft)	0.0211	0.0211
Pre-ReDevelopment Treatment Volume (cubic feet)	918	918
Pre-ReDevelopment TP Load (lb/yr)	0.23	0.23
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	0.86	0.86
Baseline TP Load (lb/yr) @ 2.6 lb/acre/yr applied to pre-redevelopment area excluding pervious land proposed for new impervious cover		
		0.07

¹ Adjusted Land Cover Summary:
Pre-ReDevelopment land cover minus pervious land cover (forest, mixed open or managed turf) acreage proposed for new impervious cover.

Adjusted total acreage is consistent with Post-ReDevelopment acreage (minus acreage of new impervious cover).

Column 1 shows load reduction requirement for new impervious cover (based on new development load limit, 0.26 lb/acre/year).

Drainage Area A

Drainage Area A Land Cover (acres)							
A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv	Composite Loading P	
Forest (acres)				0.00	0.00	0.00	
Mixed Open (acres)				0.00	0.00	0.00	
Managed Turf (acres)			0.04	0.04	0.25	0.85	
Impervious Cover (acres)			0.24	0.24	0.95	0.86	
Total				0.27			

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 Treatment Volume (ft³)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
6. Bioretention (RR)														
6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (P-FIL-05)	40			0.06	0	80	121	201	25	0.00	0.05	0.03	0.02	

Nitrogen Removal Efficiency (%)	Nitrogen Load from Upstream Practices (lbs)	Untreated Nitrogen Load to Practice (lbs)	Nitrogen Removed By Practice (lbs)	Remaining Nitrogen Load (lbs)
6. Bioretention (RR)				
40	0.00	0.72	0.46	0.26

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 (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 (ac)	0.04	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)	0.24	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	0.06	0.00	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft³) 846

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)	80	0	0	0	0	80
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	0.23	0.00	0.00	0.00	0.00	0.23
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.03	0.00	0.00	0.00	0.00	0.03
TP LOAD REMAINING (lb/yr)	0.21	0.00	0.00	0.00	0.00	0.21

NITROGEN LOAD REDUCTION ACHIEVED (lb/yr) 0.46

Total Phosphorus	
FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	0.23
TP LOAD REDUCTION REQUIRED (lb/yr)	0.02
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.03
TP LOAD REMAINING (lb/yr)	0.21

REMAINING TP LOAD REDUCTION REQUIRED (lb/yr): 0.00 **

**No further TP load reduction required

Total Nitrogen (For Information Purposes)	
POST-DEVELOPMENT LOAD (lb/yr)	3.23
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	0.46
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	2.77

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): 0.27
Forest -- undisturbed, protected forest or reforested land	Area (acres)	0.00	0.00	0.00	0.00	Runoff Reduction Volume (ft³): 80
	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	0.04	
	CN	39	61	74	80	
Impervious Cover	Area (acres)	0.00	0.00	0.00	0.24	
	CN	98	98	98	98	
		CN (D.A. A)				
		96				
RV _{Developed} (watershed-inch) with no Runoff Reduction*		1-year storm	2-year storm	10-year storm		
		2.26	2.75	4.73		
RV _{Developed} (watershed-inch) with Runoff Reduction*		2.18	2.67	4.65		
Adjusted CN*		95	95	95		

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

THE VIRGINIA RUNOFF REDUCTION METHOD WAS UTILIZED TO DETERMINE THE STORMWATER QUALITY MANAGEMENT PERFORMANCE REQUIREMENTS FOR THIS PROJECT. FIVE (5) LEVEL 1 PLANTER BOXES DRIVE ARE PROPOSED AS BMPs TO PROVIDE WATER QUALITY TREATMENT. THIS BMP RESULTS IN A 13.0% [(0.03/0.23)*100 = 13.0%] REDUCTION OF PHOSPHOROUS LOAD FROM THE SITE WHICH IS GREATER THAN THE MINIMUM REQUIREMENT OF 10% (SEE SPREADSHEET ON THIS SHEET). THEREFORE, THE WATER QUALITY MANAGEMENT PERFORMANCE REQUIREMENTS FOR THE PROPOSED DEVELOPMENT PER CITY CODE SECTION 13–109E–(5)(a) HAVE BEEN MET.

MEMO TO INDUSTRY 01–18 REQUIRES 65% OF THE TOTAL PHOSPHORUS REMOVAL REQUIRED BY THE VIRGINIA STORMWATER MANAGEMENT PROGRAM MUST BE ACHIEVED USING NON PROPRIETARY SURFACE BMPs APPROVED BY THE VIRGINIA STORMWATER BMP CLEARINGHOUSE. 100.0% OF THE REQUIRED PHOSPHORUS REMOVAL HAS BEEN ACHIEVED THROUGH THE USE OF ALL FIVE (5) PLANTER BOX FACILITIES.

IN ADDITION, 0.0584 ACRES OF THE 0.2356 ACRES (24.8%) OF ON–SITE IMPERVIOUS AREA (WITHIN THE STORMWATER ANALYSIS LIMITS) IS PROPOSED TO BE TREATED WITH THIS DEVELOPMENT. SINCE THERE IS NO STORM SEWER IN THE IMMEDIATE VICINITY OF THE PROPOSED DEVELOPMENT AND THERE IS NO SPACE TO PLACE ADDITIONAL STORMWATER MANAGEMENT PRACTICES THAT CAN OUTFALL TO A FEASIBLE DOWNSTREAM LOCATION, A MAJORITY OF THE PROPOSED ON–SITE IMPERVIOUS AREA HAS NOT BE TREATED. THE FIVE (5) PLANTER BOX FACILITIES ARE TREATING APPROXIMATELY HALF OF EACH OF THE PROPOSED TOWNHOMES. SITE TOPOGRAPHY PREVENTS THE FEASIBILITY OF THE REMAINDER OF THE SITE TO BOTH BE TREATED AND CONVEYED TO THE STORM SEWER WITHIN THE RIGHT–OF–WAY. TO COMPLY WITH 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.

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 T&ES THAT ANY EXISTING STORM WATER 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 T&ES 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.

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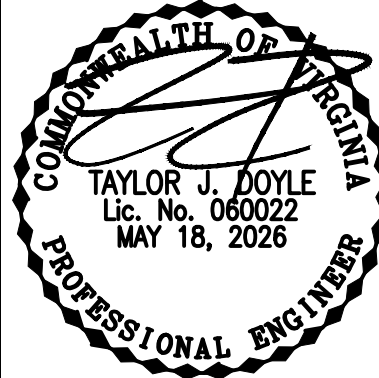
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DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR _____ DATE _____
CHAIRMAN, PLANNING COMMISSION _____ DATE _____
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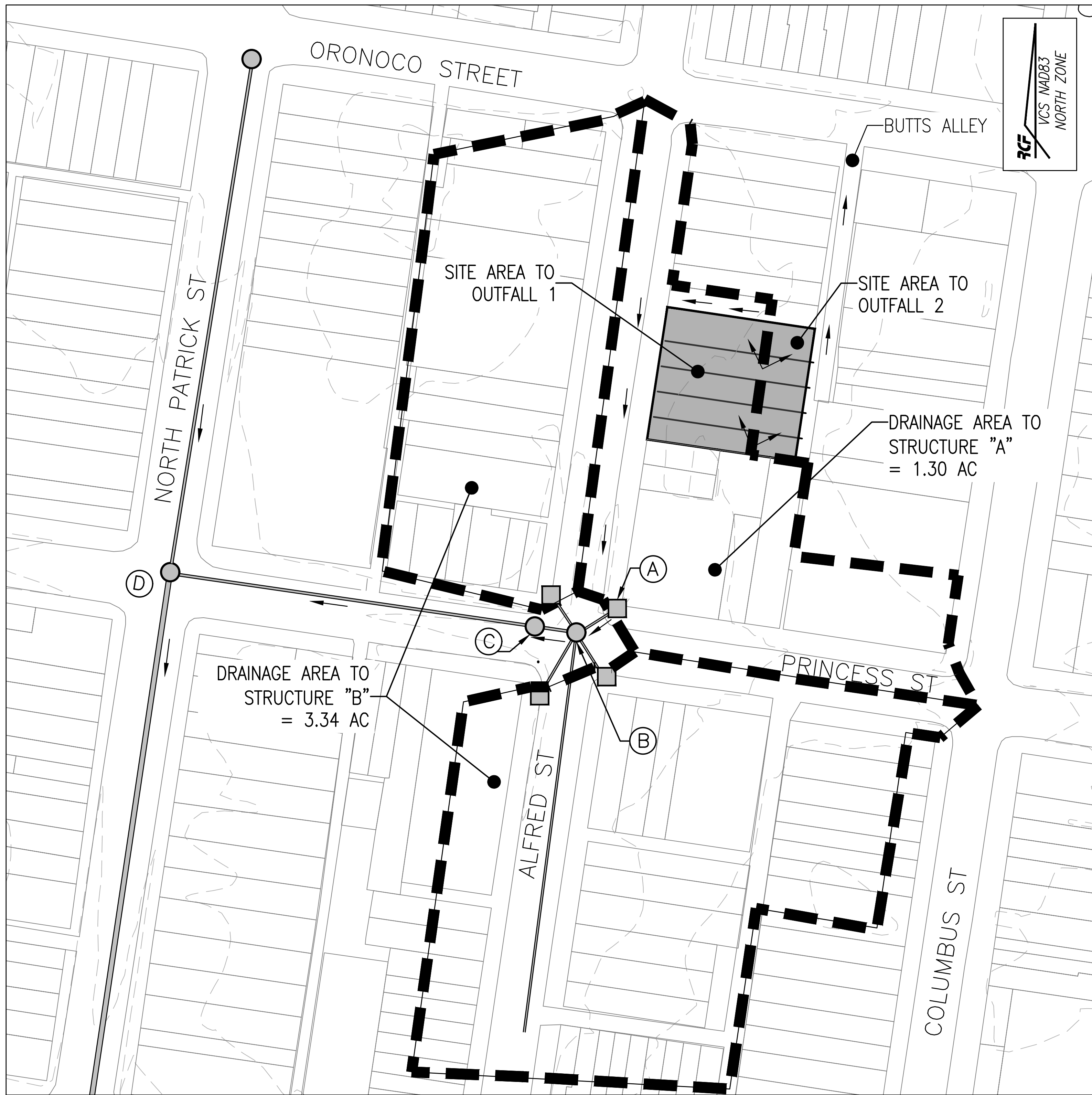
PRELIMINARY DEVELOPMENT SITE PLAN
ON THE PROPERTY OF
415 N ALFRED STREET
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: BMC
CHECKED: TJD
SCALE: NO SCALE
DATE: MAY 18, 2026

STORMWATER
QUALITY
COMPUTATIONS

SHEET 10 OF 19
FILE: 25–201



COMBINED STORM SEWER OUTFALL MAP
SCALE: 1"=50'

- LEGEND:
- STORM INLET
 - STORM MANHOLE
 - DRAINAGE AREA TO LIMITS OF ANALYSIS
 - FLOW ARROW

OUTFALL NARRATIVE:

PRE-DEVELOPMENT CONDITIONS:

THIS 0.27 ACRE PARCEL IS LOCATED IN THE COMBINED SEWER SYSTEM WATERSHED OF THE CITY OF ALEXANDRIA. IN EXISTING CONDITIONS, THE SITE CONSISTS OF SINGLE STORY OFFICES, CONCRETE PADS, AND ASPHALT PAVING.

IN EXISTING CONDITIONS, RUNOFF FROM A PORTION OF THE PARCEL DRAINS ONTO BUTTS ALLEY WHERE IT IS CONVEYED IN A NORTHERLY DIRECTION TOWARD THE ORONOCO STREET RIGHT-OF-WAY. IT IS THEN CONVEYED IN A WESTERLY DIRECTION AND COLLECTED BY AN EXISTING CURB INLET WHERE IT EVENTUALLY OUTFALLS TO THE COMBINED SEWER SYSTEM. THE REMAINING RUNOFF FROM THE PARCEL DRAINS ONTO A PRIVATE ALLEY ADJACENT TO THE EXISTING BUILDING WHERE THE RUNOFF FLOWS TO THE NORTH ALFRED STREET RIGHT-OF-WAY AND CONVEYED INTO THE COMBINED SEWER SYSTEM.

POST-DEVELOPMENT CONDITIONS:

THIS PROJECT PROPOSES THE CONSTRUCTION OF FIVE (5) TOWNHOUSE DWELLINGS, DETACHED GARAGES WITH ACCESSORY DWELLING SPACE, PAVED PATIO AREAS, AND ASSOCIATED SITE IMPROVEMENTS.

OUTFALL 1: RUNOFF FROM APPROXIMATELY HALF OF EACH TOWNHOUSE WILL BE COLLECTED VIA DOWNSPOUTS AND FLOW INTO EACH RESPECTIVE PLANTER BOX WHERE IT IS TREATED AND DETAINED. FOLLOWING TREATMENT, THE RUNOFF FROM THE PLANTER BOXES WILL BE SLOWLY RELEASED AND CONVEYED THROUGH A PRIVATE UNDERGROUND PVC PIPE SYSTEM THAT WILL OUTLET INTO THE ALFRED STREET RIGHT-OF-WAY. FROM THERE IT WILL TRAVEL IN A SOUTHERLY DIRECTION WITHIN THE CURB AND CUTTER UNTIL IT IS COLLECTED BY A CITY OF ALEXANDRIA STORM SEWER INLET (STRUCTURE A). THE REMAINING ROOF AREA OF THE TOWNHOUSES WILL BE COLLECTED VIA DOWNSPOUTS AND CONVEYED THROUGH PVC PIPE SYSTEMS AND RELEASED INTO THE NORTH ALFRED STREET RIGHT-OF-WAY WHERE IT WILL FOLLOW THE SAME SOUTHERLY PATH TOWARD STRUCTURE (A). THE STORMWATER RUNOFF FOR BOTH THE PROPOSED 3' ACCESS WAY AND REAR PATIO AREAS WILL SHEET FLOW OFF OF THE PROPERTY IN A NORTH WESTERLY DIRECTION UNTIL IT IS CONVEYED INTO THE N ALFRED STREET RIGHT-OF-WAY AND DIRECTED IN A SOUTHERLY DIRECTION TOWARD STRUCTURE (A). FROM STRUCTURE (A), THE FLOW ENTERS THE COMBINED SEWER SYSTEM AND IS CONVEYED TO STRUCTURE (B) COMBINING WITH AN ADDITIONAL 3.34 AC OF RUNOFF. AT THIS POINT, THE RECEIVING PIPE HAS BEEN JOINED BY A DRAINAGE AREA (3.34 AC) THAT IS AT LEAST 90% OF THE FIRST DRAINAGE AREA (1.30 AC) AT THE POINT OF CONFLUENCE (STRUCTURE A); THEREFORE, THE LIMITS OF ANALYSIS WILL BE MET 150 FT DOWNSTREAM OF STRUCTURE B. ADEQUATE OUTFALL ANALYSIS HAS BEEN PROVIDED FOR PIPE RUNS A-B, AND B-C, AND DEMONSTRATES ADEQUATE CAPACITY MEETING THE FLOOD PROTECTION CRITERIA PER SECTION 13-109-(F2)(d)ii.

OUTFALL 2: THE ENTIRETY OF THE ADU ROOF AREAS WILL BE COLLECTED VIA DOWNSPOUTS AND OUTFALL TO GRADE ON THE DRIVEWAYS BEFORE EXITING THE SITE AS SHEET FLOW INTO BUTTS ALLEY. THE RUNOFF VOLUME, AND VELOCITY ARE BEING REDUCED FROM PRE-DEVELOPMENT CONDITIONS, AND THERE IS NO INCREASE IN THE PEAK RUNOFF FOR THE 10-YR, 24 HR STORM TOWARDS OUTFALL 2, SEE CALCULATIONS PROVIDED ON SHEET 12. THE SHEET FLOW COMPUTATIONS DEMONSTRATE THAT NO EROSION OR FLOODING WILL OCCUR DOWNSTREAM OF OUTFALL 2; THEREFORE, THE FLOOD PROTECTION CRITERIA HAVE BEEN MET PER SECTION 13-109-F(3).

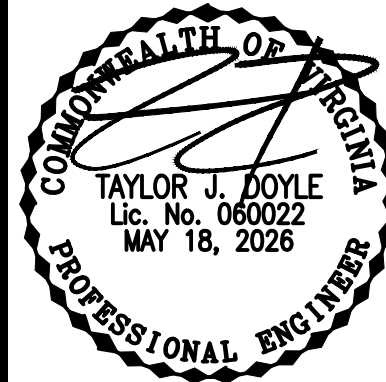
CONCLUSION

THE COMPUTATIONS PROVIDED ON THIS SHEET AND SHEET 12 DEMONSTRATE THAT THE EXISTING STORMWATER DRAINAGE SYSTEM IS ADEQUATE AND DOES NOT EXPERIENCE EROSION OR FLOODING WITHIN THE LIMITS OF ANALYSIS. PLANTER BOXES WITH CONTROL STRUCTURES HAVE BEEN PROVIDED TO DECREASE THE OVERALL PEAK RUNOFF FOR THE 2-YR AND 10-YR, 24-HR STORM BY AT LEAST 10% AS REQUIRED IN THE COMBINED SEWER SYSTEM. THEREFORE, THE FLOOD PROTECTION AND CHANNEL PROTECTION FOR THIS SITE IS IN COMPLIANCE WITH SECTION 13-109F(2)(d)ii AND 13-109F(1)(a); FOR OUTFALL 1.

IN ADDITION, THERE IS NO RUNOFF VOLUME INCREASE IN THE FORM OF SHEET FLOW RESULTING FROM PERVIOUS AREAS, DISCONNECTED IMPERVIOUS AREAS OR FROM PHYSICAL SPREADING OF CONCENTRATED FLOW ASSOCIATED WITH THE REDEVELOPMENT OF THIS SITE. THEREFORE, THE RUNOFF IN OUTFALL 2 THAT EXITS THE SITE AS SHEET FLOW WILL HAVE NO ADVERSE IMPACTS ON DOWN-GRADIENT PROPERTIES OR RESOURCES, THUS PER SECTION 13-109-F(3) OUTFALL 2 IS ADEQUATE.

OUTFALL COMPUTATIONS:

ADEQUATE OUTFALL COMPUTATIONS																						
STRUCTURE																						
FROM	TO	INC. DRAINAGE AREA (AC)	ACCUM. DRAINAGE AREA (AC)	"C" COEFFICIENT	INCREMENTAL CA	ACCUMULATED CA	TIME TO INLET (MIN)	"I" (IN/HR)	INCREMENTAL "Q" (CFS)	ACCUMULATED "Q" (CFS)	PIPE DIAMETER (IN)	SLOPE (%)	"n"	MAXIMUM "Q" (CFS)	MAXIMUM VELOCITY (FPS)	LENGTH OF RUN (FT)	UPPER INVERT	LOWER INVERT	FALL (FT)	NORMAL VELOCITY (FPS)	NORMAL DEPTH	FLOW AREA (SF)
A	B	1.30	1.30	0.65	0.845	0.845	5.0	9.00	7.61	7.61	12	14.62%	0.013	14.21	17.39	39.00	36.99	31.29	5.70	17.86	0.53	0.4300
B	C	3.34	4.64	0.65	2.171	3.016	10.0	7.00	15.20	22.80	24	3.33%	0.013	43.10	13.18	15.00	30.88	30.38	0.50	13.49	1.06	1.6900
C	D	0.00	4.64	0.65	0.000	3.016	10.0	7.00	0.00	22.80	24	0.99%	0.013	23.48	7.18	280.00	30.38	27.61	2.77	8.19	1.66	2.7900



PRELIMINARY DEVELOPMENT SITE PLAN
ON THE PROPERTY OF
415 N ALFRED STREET
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: BMC
CHECKED: TJD
SCALE: 1"=50'
DATE: MAY 18, 2026

OUTFALL
ANALYSIS

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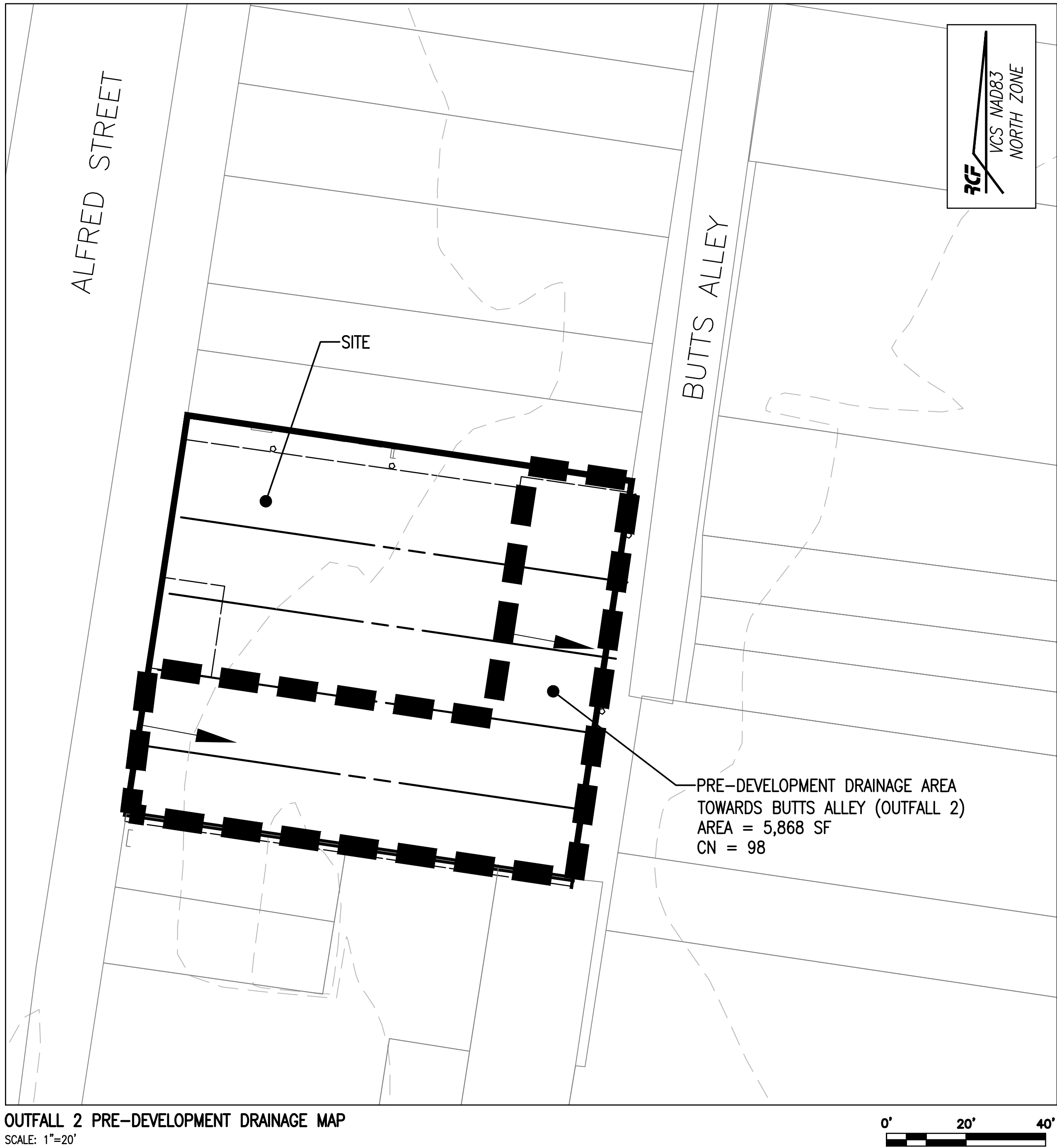
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OUTFALL 2 PRE-DEVELOPMENT DRAINAGE MAP
SCALE: 1"=20'

PRE-DEVELOPMENT
STORMWATER RUNOFF CALCULATIONS
(2 & 10-YEAR STORM, $T_c = 5$ MIN.)

I. TOTAL OUTFALL 2 AREA = 5,868 SF OR 0.1347 ACRES

VIRGINIA RUNOFF REDUCTION METHOD (PER TR-20, TYPE II, 24-HOUR STORM)

- II. WEIGHTED CURVE NUMBER (CN):
PRE-DEVELOPMENT "CN" = 98
- III. PRE-DEVELOPMENT PEAK DISCHARGES: ($T_c = 5$ MINS.)
PEAK Q2 PRE-DEVELOPMENT = 0.57 CFS
- IV. PRE-DEVELOPMENT PEAK DISCHARGES: ($T/c = 5$ MINS.)
PEAK Q10 PRE-DEVELOPMENT = 0.93 CFS



OUTFALL 2 POST-DEVELOPMENT DRAINAGE MAP
SCALE: 1"=20'

POST-DEVELOPMENT
STORMWATER RUNOFF CALCULATIONS
(2 & 10-YEAR STORM, $T_c = 5$ MIN.)

I. TOTAL OUTFALL 2 AREA = 3,608 SF OR 0.0828 ACRES

VIRGINIA RUNOFF REDUCTION METHOD (PER TR-20, TYPE II, 24-HOUR STORM)

- II. WEIGHTED CURVE NUMBER (CN):
PRE-DEVELOPMENT "CN" = 98
- III. PRE-DEVELOPMENT PEAK DISCHARGES: ($T_c = 5$ MINS.)
PEAK Q2 PRE-DEVELOPMENT = 0.35 CFS
- IV. PRE-DEVELOPMENT PEAK DISCHARGES: ($T/c = 5$ MINS.)
PEAK Q10 PRE-DEVELOPMENT = 0.57 CFS

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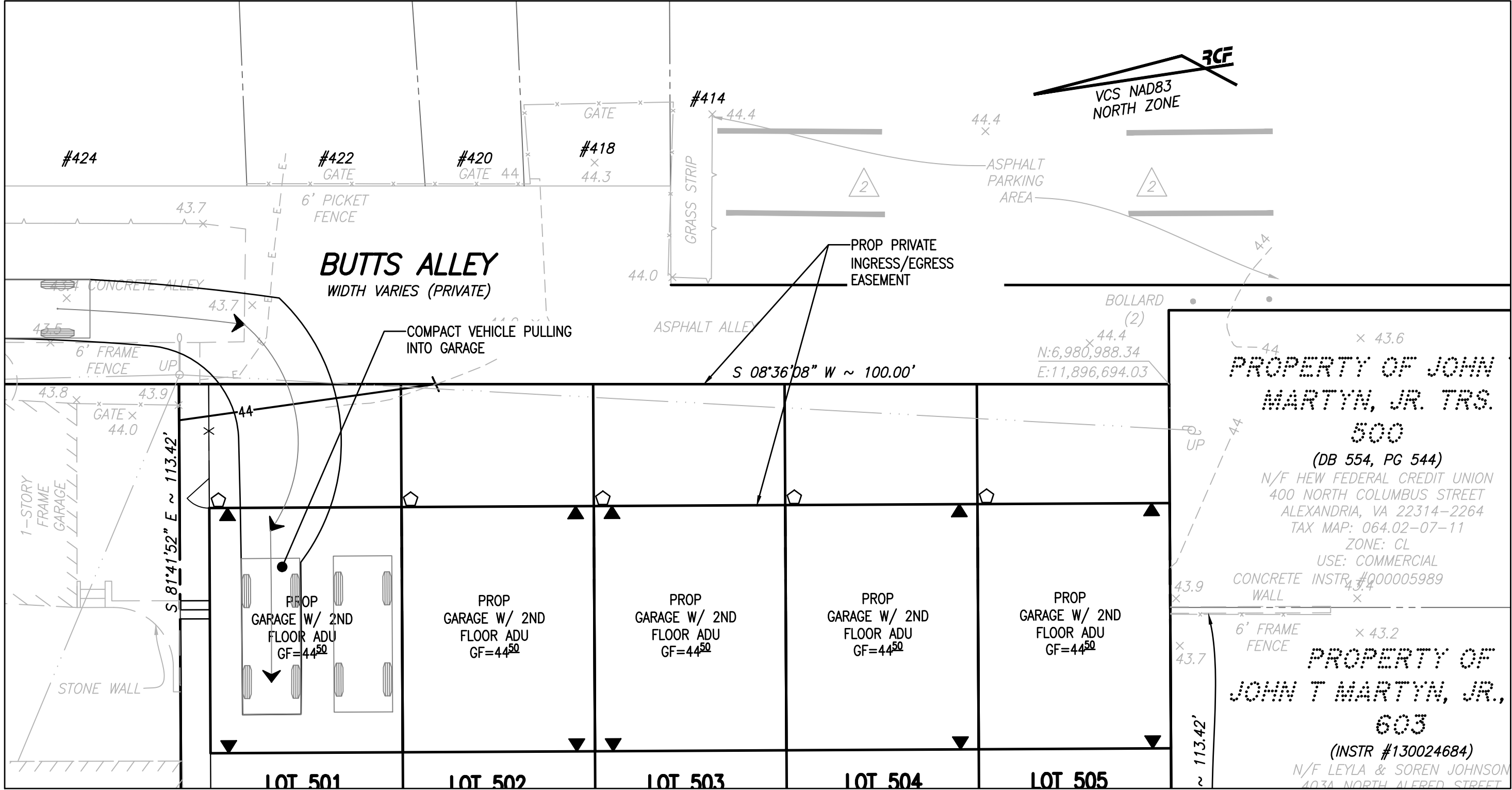
PRELIMINARY DEVELOPMENT SITE PLAN
ON THE PROPERTY OF
415 N ALFRED STREET
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

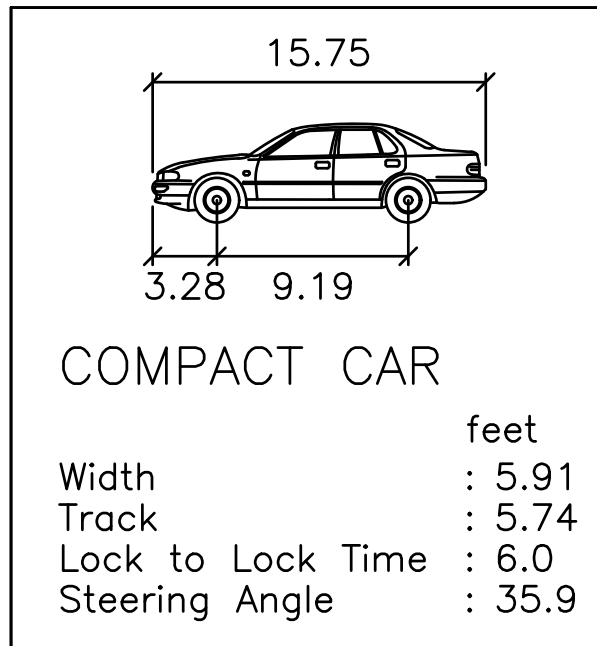
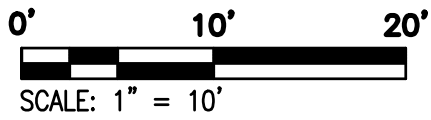
DESIGN: BMC
CHECKED: TJD
SCALE: 1"=20'
DATE: MAY 18, 2026

OUTFALL
ANALYSIS

A:\2025\2501\DWG\DEVIA11 - TURNING MOVEMENTS.dwg
Mon, May 18 2026 - 4:25:39pm



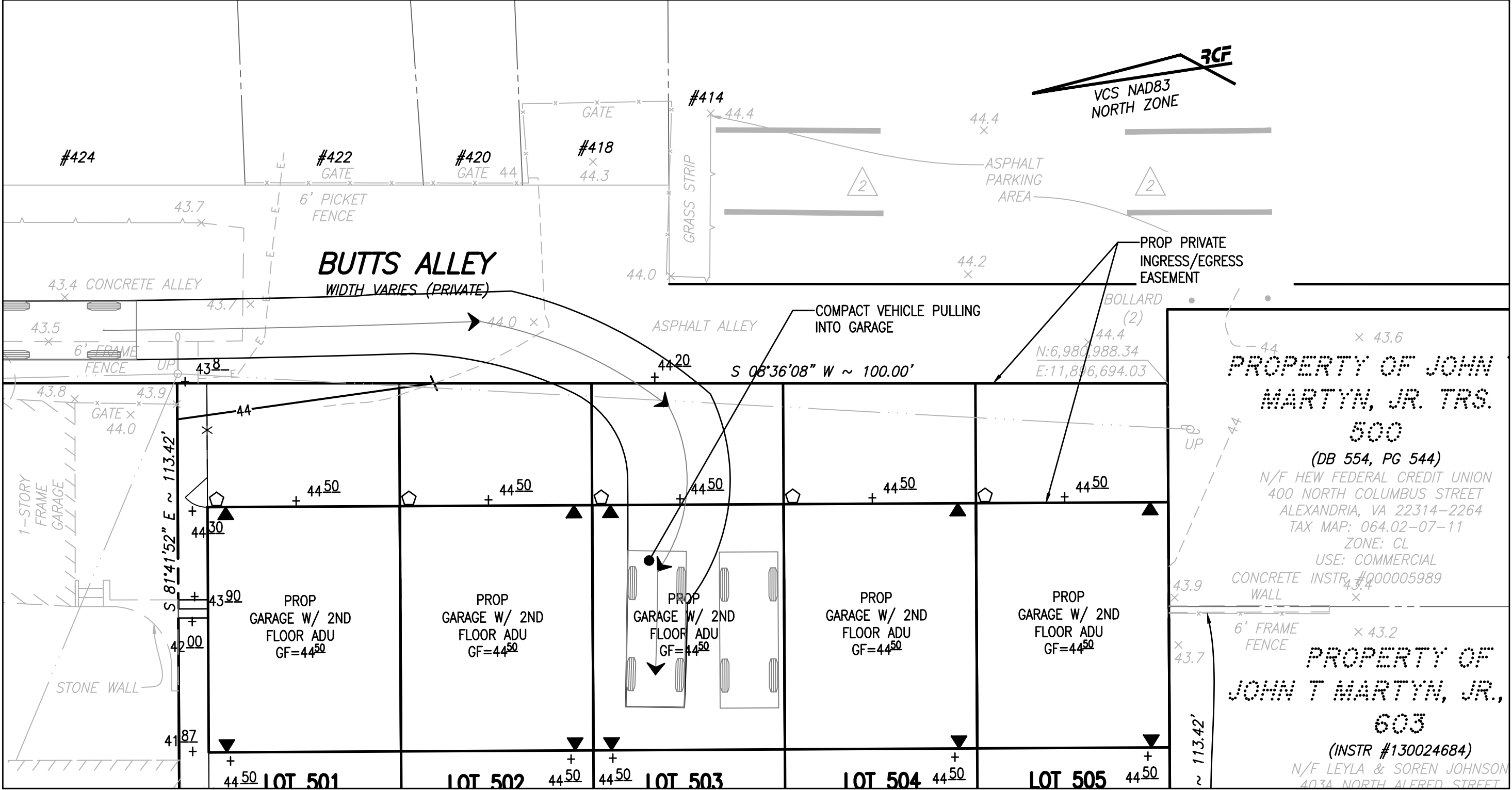
TURNING MOVEMENT EXHIBIT (LOT 501):
SCALE: 1" = 10'



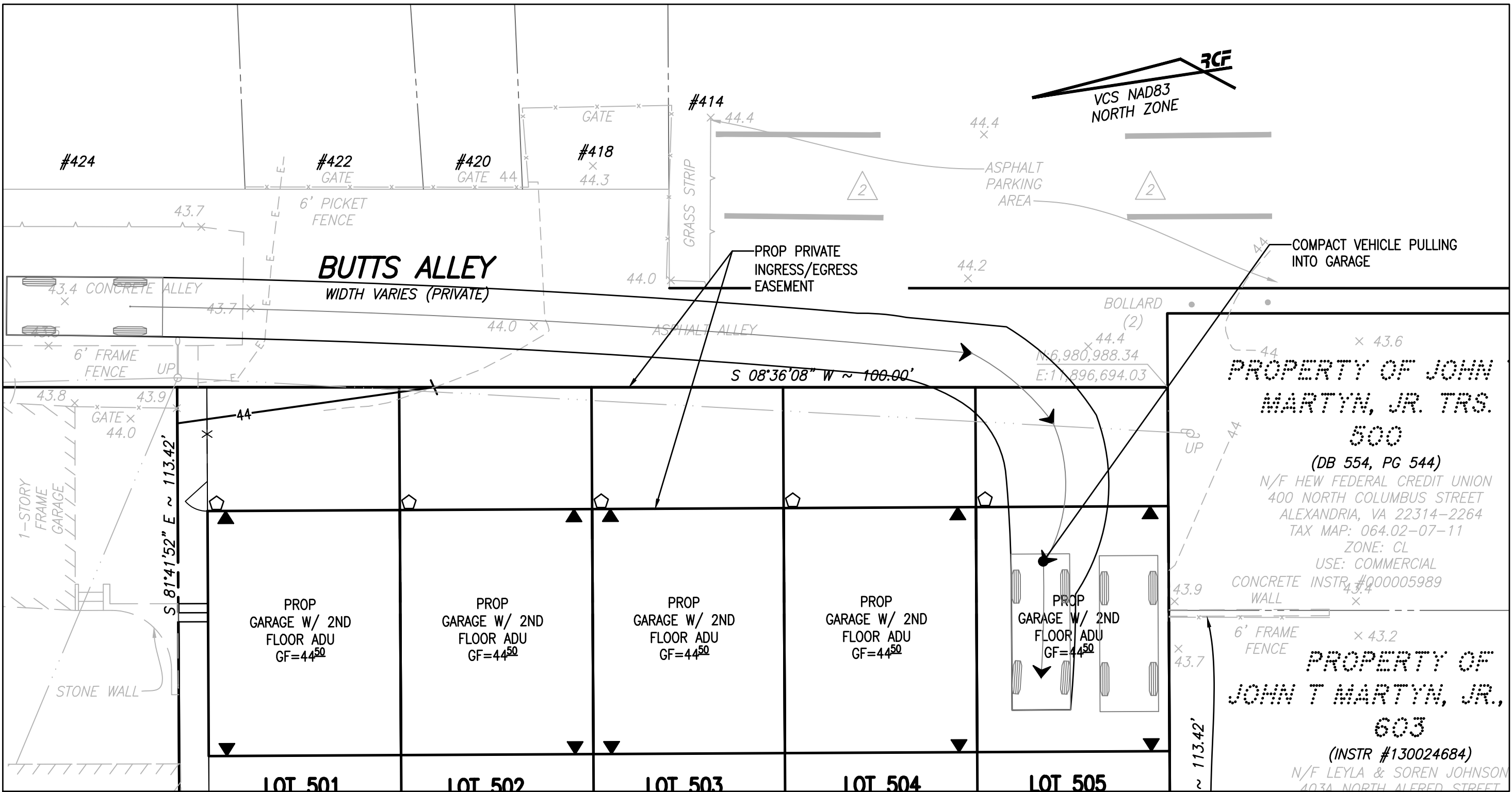
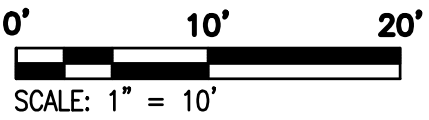
COMPACT CAR

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Track	: 5.74
Lock to Lock Time	: 6.0
Steering Angle	: 35.9

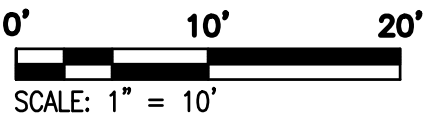
COMPACT CAR DETAIL
(NTS)



TURNING MOVEMENT EXHIBIT (LOT 503):
SCALE: 1" = 10'



TURNING MOVEMENT EXHIBIT (LOT 505):
SCALE: 1" = 10'



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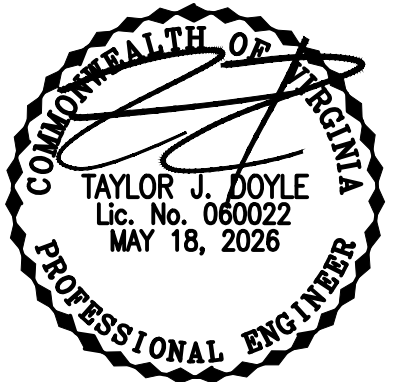
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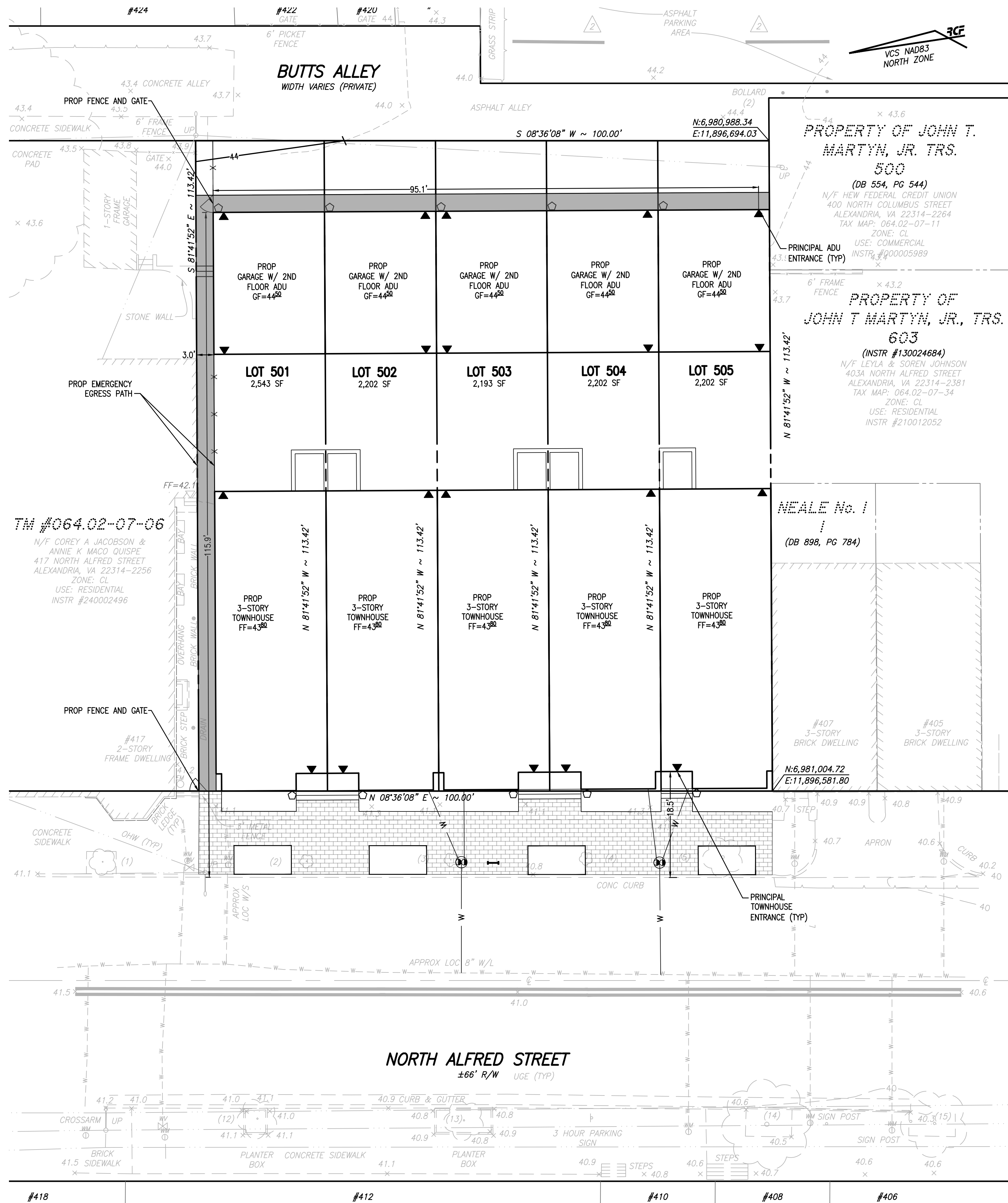
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DATE: MAY 18, 2026

TURNING
MOVEMENTS

SHEET 14 OF 19
FILE: 25-201

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Mon, May 18, 2026 - 4:25:48pm



GENERAL PLAN INFORMATION NOTE:
SEE PROJECT GENERAL NOTES AND LEGEND ON SHEET 4.

FIRE PROTECTION INFORMATION:
ALL NEW CONSTRUCTION SHALL COMPLY WITH THE CURRENT EDITION OF THE UNIFORM STATEWIDE BUILDING CODE (USBC).

1. A FIRE PREVENTION CODE PERMIT IS REQUIRED FOR THE PROPOSED OPERATION.
2. THE PROPOSED BUILDINGS ARE TO BE FULLY SPRINKLERED.
3. A FINAL FIRE FLOW ANALYSIS REPORT, IN ACCORDANCE WITH CITY STANDARDS AND PREPARED BY A LICENSED ENGINEER, WILL BE SUBMITTED AND APPROVED BY THE CITY OF ALEXANDRIA FIRE/EMS DEPARTMENT PRIOR TO RELEASE OF THE FINAL SITE PLAN. VERIFICATION THAT THE PROPOSED INFRASTRUCTURE IS CAPABLE OF PROVIDING THE REQUIRED FIRE FLOW WILL BE PROVIDED IN THE REPORT.

EMERGENCY ACCESS NOTE:
ACCESS TO THE MAIN BUILDINGS IN CASE OF EMERGENCY IS PROVIDED ALONG N ALFRED STREET. A 3' PATHWAY IS PROVIDED TO THE REAR ADJUS FOR ACCESS DURING AN EMERGENCY.

FIRE HYDRANT NOTE:
AN EXISTING FIRE HYDRANT IS LOCATED AT THE INTERSECTION OF N ALFRED STREET AND ORONOCO STREET ON THE NORTH EAST CORNER. THE FIRE HYDRANT IS LOCATED 189' FROM THE NEAREST PROPERTY LINE OF THIS DEVELOPMENT.

100' ACCESS NOTE:
MEASUREMENTS SHOWING THE DISTANCE FROM THE EMERGENCY VEHICLE ACCESS PATH TO THE MAIN OR PRINCIPAL ENTRANCE OF THE MAIN BUILDING HAVE BEEN PROVIDED ON THIS SHEET. A CODE MODIFICATION SHALL BE SUBMITTED FOR THE ADUS WHICH ARE LOCATED TO THE REAR OF THE PROPERTY. THE LONGEST PATH IS 211' FROM THE PUBLIC WAY THROUGH A 3' ACCESS EASEMENT LOCATED ON THE NORTHERN SIDE OF THE PROPERTY. THE ADUS WILL BE FULLY SPRINKLERED TO OFFSET THE ADDITIONAL DISTANCE.

BUILDING CODE ANALYSIS:	
USE:	RESIDENTIAL
USE GROUP:	R5
TYPE OF CONSTRUCTION:	VB
NUMBER OF STORIES:	3
FLOOR AREA COMBINED (GROSS):	4,068 SF
FIRST FLOOR AREA (GROSS):	996 SF
GARAGE AREA (GROSS):	479 SF
SECOND FLOOR AREA (GROSS):	996 SF
ADU AREA (GROSS):	440 SF
THIRD FLOOR AREA (GROSS):	996 SF
ROOF DECK AREA (GROSS):	161 SF
BUILDING FOOT PRINT AREA:	996 SF
BUILDING HEIGHT:	35'
FIRE SUPPRESSION/DETECTION:	PER NFPA 13R

HATCH LEGEND:	
	EMERGENCY EGRESS PATH
	BRICK SIDEWALK

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

625 N. WASHINGTON ST
SUITE 250
ALEXANDRIA, VA 22314
703.543.6422
www.rcfieldsoc.com

PRELIMINARY DEVELOPMENT SITE PLAN
ON THE PROPERTY OF
415 N ALFRED STREET
CITY OF ALEXANDRIA, VIRGINIA

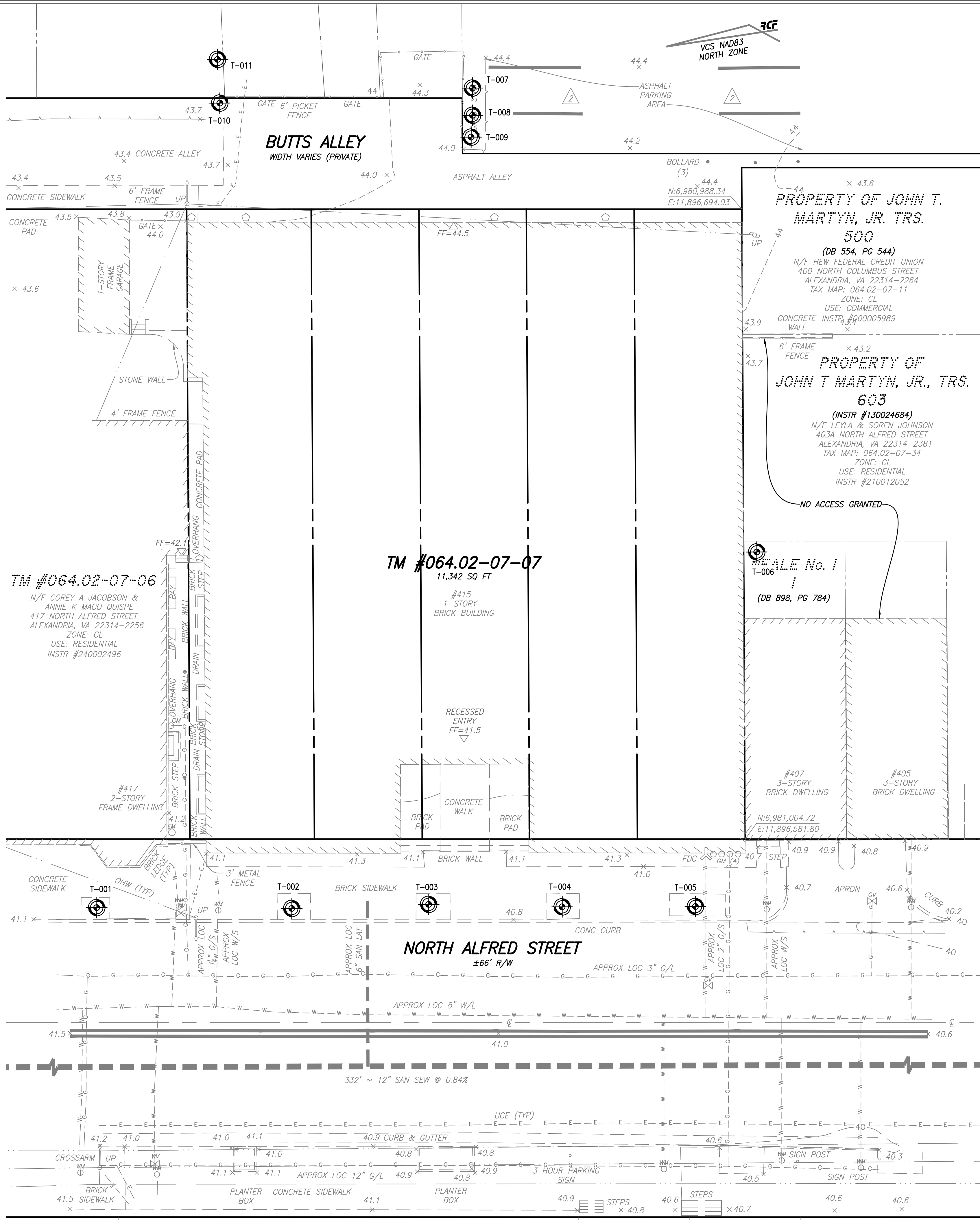
DATE	REVISION

DESIGN: BMC
CHECKED: TJD
SCALE: 1"=10'
DATE: MAY 18, 2026

FIRE SAFETY
PLAN

SHEET 15 OF 19
FILE: 25-201

A:\2023\2501\UNDO\DEVA\13 - TREE AND VEGETATION SURVEY & PROTECTION PLAN.dwg
Mon, May 18, 2026 - 4:28:04pm



Tree #	Common Name	DBH (Inches)	CRZ (Feet)	Condition Rating %	Remove?	Owner	Field Notes
001	London plane	1.5	8.0	80%		ROW	Planted too deep
002	Black gum	2	8.0	80%	X	ROW	Planted too deep
003	Black gum	1.5	8.0	70%	X	ROW	Codominant at 4.5', planted too deep
004	London plane	1.5	8.0	80%	X	ROW	Planted too deep
005	Sweetgum	6	8.0	90%		ROW	
006	Redbud	8	8.0	90%		Off	
007	Tree of heaven	13.5	13.5	70%	Off	Off	Girdling root, lantern fly
008	Rose of sharon	3.2	8.0	90%		Off	
009	Northern red oak	1	8.0	90%		Off	
010	Black oak	10.7	10.7	60%		ROW	Limited growing space
011	American elm	9.7	9.7	60%		Off	Limited growing space

TREE INVENTORY NOTES:

- TREE INVENTORY AND TREE ANALYSIS CONDUCTED BY NATE GROVES ISA CERTIFIED ARBORIST (MA-7022A).
- OFF SITE TREES WERE VISUALLY INSPECTED AND THE DBH WAS ESTIMATED WHEN NOT GIVEN EXPLICIT PERMISSION TO ACCESS NEIGHBORING 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: 415 N ALFRED STREET, 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: 11,342 SF
- PERCENT OF SITE COVERED: 0%

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SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____

DEED BOOK NO. _____

DATE _____

PRELIMINARY DEVELOPMENT SITE PLAN
ON THE PROPERTY OF
415 N ALFRED STREET
CITY OF ALEXANDRIA, VIRGINIA

DATE REVISION

DESIGN: BMC
CHECKED: TJD
SCALE: 1"=10'
DATE: MAY 18, 2026

EXISTING
VEGETATION MAP

SHEET 16 OF 19

FILE: 25-201

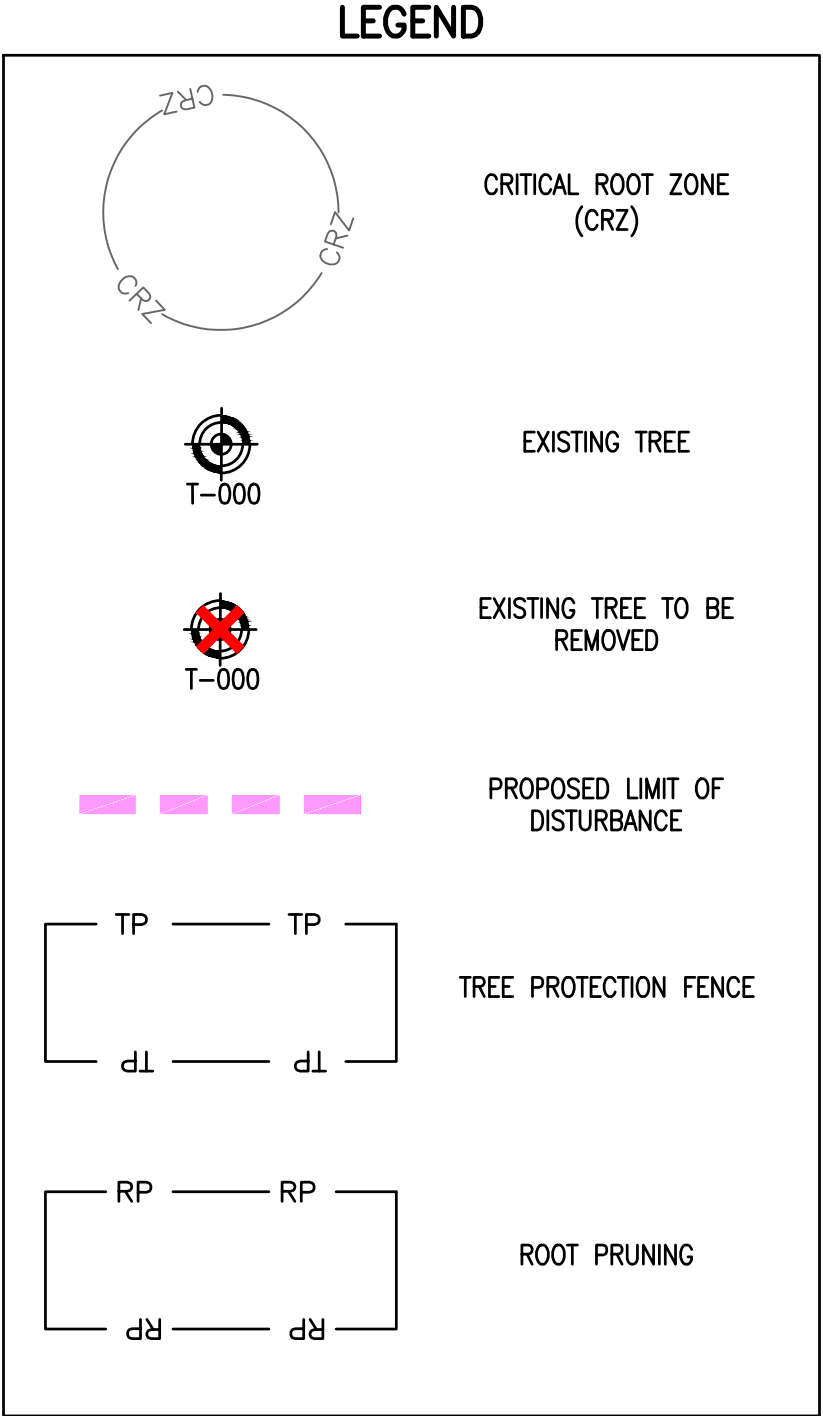
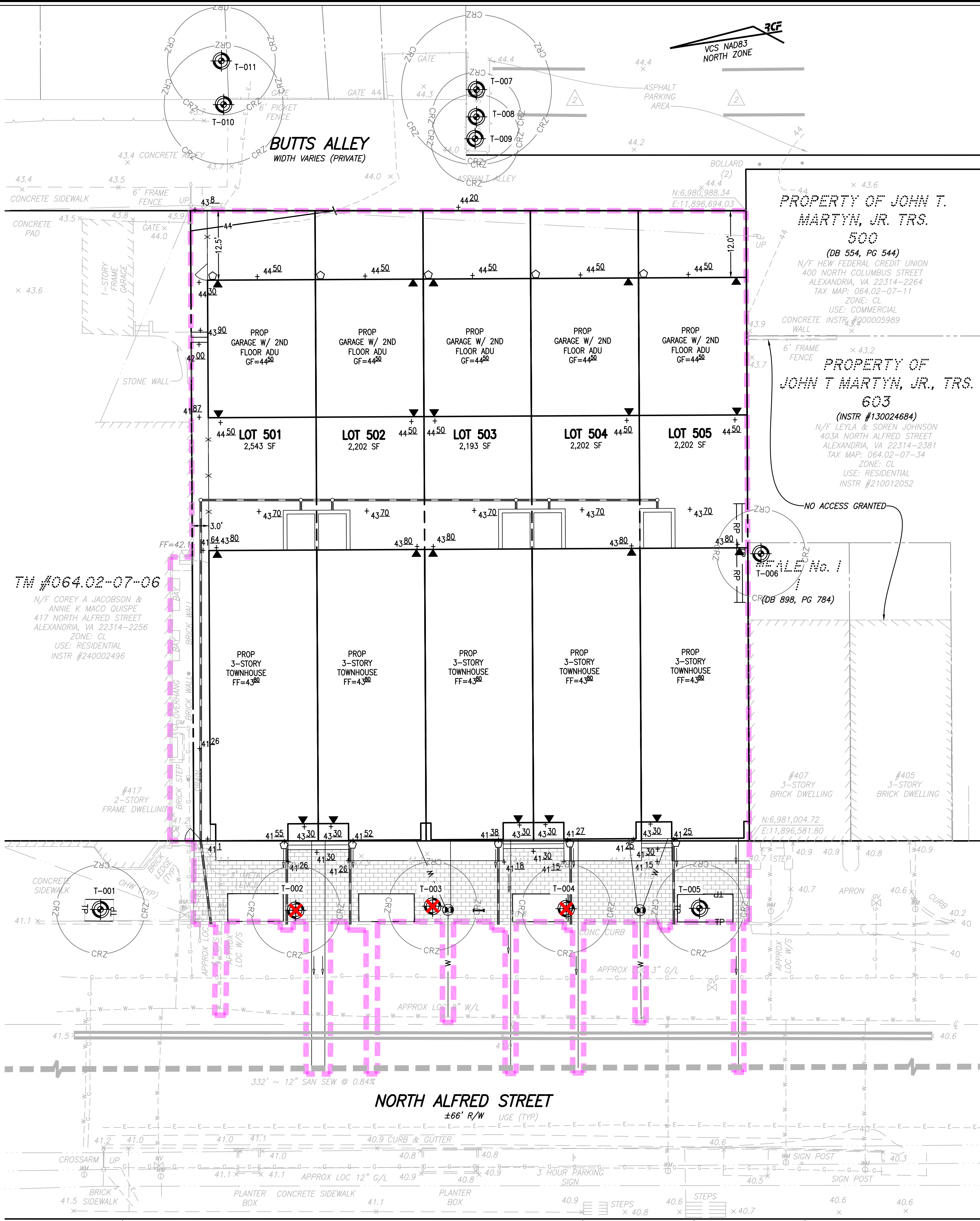
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ALEXANDRIA, VA 22314
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R.C. FIELDS & ASSOCIATES, INC.

ENGINEERING LAND SURVEYING PLANNING



A:\2025\2501\UNO\DEVA\13 - TREE AND VEGETATION SURVEY & PROTECTION PLAN.dwg
Mon, May 18, 2026 - 4:25:57pm



Tree #	Common Name	DBH (Inches)	CRZ (Feet)	Condition Rating %	Remove?	Owner	Field Notes
001	London plane	1.5	8.0	80%		ROW	Planted too deep
002	Black gum	2	8.0	80%	X	ROW	Planted too deep
003	Black gum	1.5	8.0	70%	X	ROW	Codominant at 4.5', planted too deep
004	London plane	1.5	8.0	80%	X	ROW	Planted too deep
005	Sweetgum	6	8.0	90%		ROW	
006	Redbud	8	8.0	90%		Off	
007	Tree of heaven	13.5	13.5	70%		Off	Girdling root, lantern fly
008	Rose of sharon	3.2	8.0	90%		Off	
009	Northern red oak	1	8.0	90%		Off	
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RCF

ENGINEERING LAND SURVEYING PLANNING

COMMONWEALTH OF VIRGINIA
TAYLOR J. DOYLE
Lic. No. 060022
MAY 18, 2026
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT SITE PLAN
ON THE PROPERTY OF
415 N ALFRED STREET
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

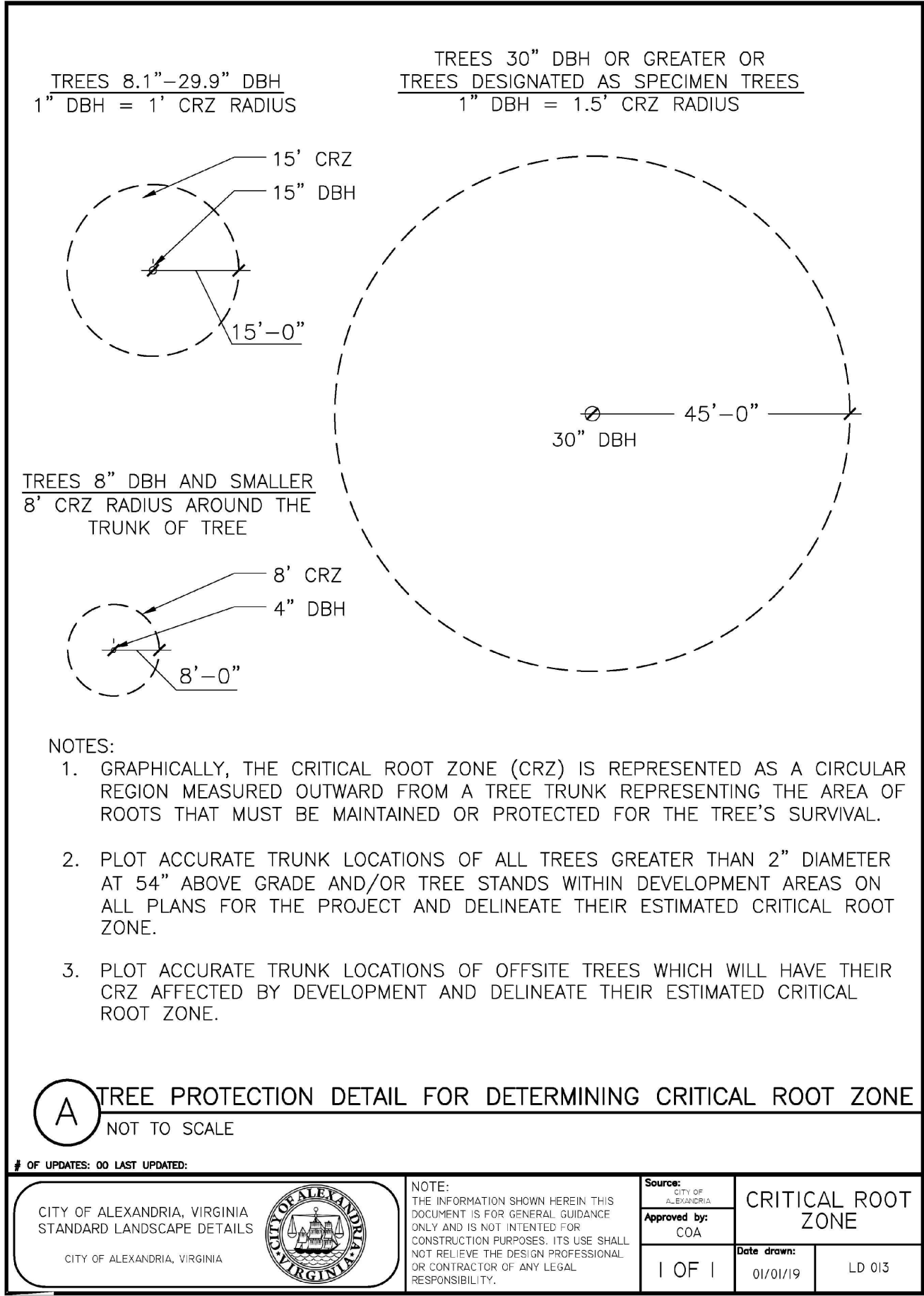
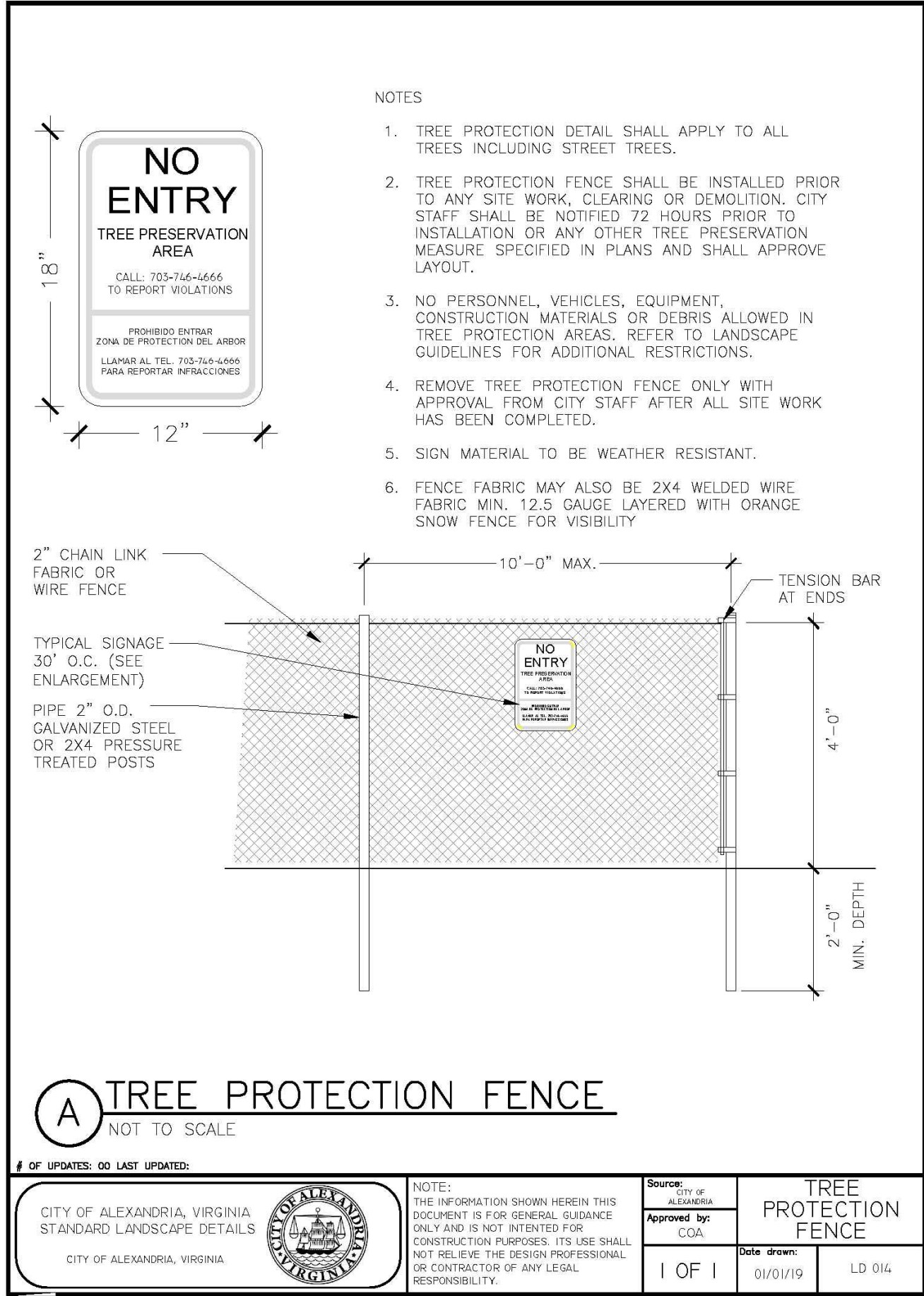
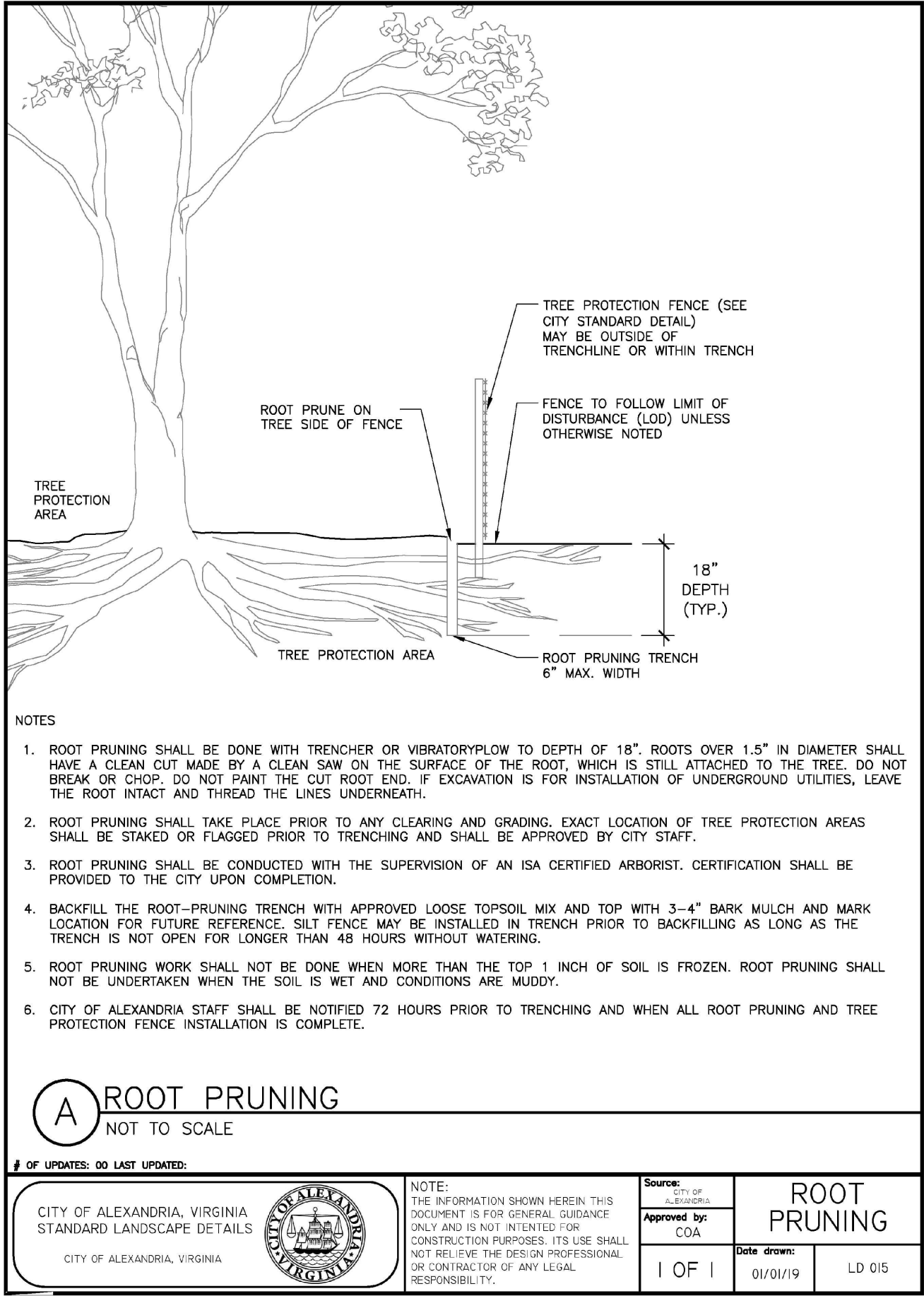
DESIGN: BMC
CHECKED: TJD
SCALE: 1"=10'
DATE: MAY 18, 2026

TREE PROTECTION AND PRESERVATION PLAN

SHEET 17 OF 19

FILE: 25-201

A:\2025\25011\UNID\DELVA\13 - TREE AND VEGETATION SURVEY & PROTECTION PLAN.dwg
Mon, May 18, 2026 - 4:28:09pm



- A) STANDARD TREE PRESERVATION NOTES FOR ALL PLANS REQUIRING APPROVAL:
- THE FOLLOWING NOTES SHALL BE PROVIDED ON LANDSCAPE PLAN SUBMISSIONS FOR ALL PROJECTS WITH PRESERVATION AREAS
- 1) VEGETATION DESIGNATED FOR PROTECTION AND/OR PRESERVATION SHALL CONTINUOUSLY RECEIVE AN ENHANCED LEVEL OF MAINTENANCE THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD.
- A. MAINTENANCE SHALL BE PRO-ACTIVE.
- B. MAINTENANCE OPERATIONS SHALL AGGRESSIVELY MONITOR THE HEALTH, GROWTH AND VIGOR OF VEGETATION AND PRESCRIBE SELECTIVE PRUNING, REMOVAL OF VOLUNTEER AND/OR INVASIVE SPECIES, WATERING, FERTILIZATION AND INSTALLATION OF MULCH/TOPDRESSING.
- C. WHEN PRESERVED VEGETATION IS LOCATED ON CITY PROPERTY, MAINTENANCE SHALL BE PERFORMED TO THE SATISFACTION OF THE CITY.
- 2) AREAS DESIGNATED FOR PROTECTION AND/OR PRESERVATION OF VEGETATION SHALL NOT BE ENTERED OR UTILIZED (APPROVED MAINTENANCE PROCEDURES AND WATERING EXCEPTED) THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. PROHIBITED ITEMS/ ACTIVITIES INCLUDE, BUT ARE NOT LIMITED TO:
- A. MODIFYING SITE TOPOGRAPHY IN A MANNER THAT DIRECTLY OR INDIRECTLY ALTERS EXISTING SITE DRAINAGE WITHIN PROTECTION ZONE INCLUDING TRENCHING OR GRADING OPERATIONS AND PLACING, STORING OR STOCKPILING SOIL OR CONSTRUCTION RELATED SUPPLIES.
- B. FELLING AND STORING VEGETATION. H. INCORPORATING MATERIALS WITHIN OR IN CLOSE PROXIMITY.
- C. OPERATING MACHINERY OR EQUIPMENT, INCLUDING VEHICLE/EQUIPMENT PARKING OR STORAGE.
- D. TEMPORARY OR PERMANENT UTILITY CONSTRUCTION, PAVING OR IMPERVIOUS SURFACE INSTALLATION.
- E. DISPOSAL OF DEBRIS OR CHEMICALS. VI. TEMPORARY FACILITIES OR OCCUPATION BY WORK FORCE.
- F. STORAGE OF CONSTRUCTION MATERIALS OR WASTE.

STANDARD TREE PRESERVATION NOTES
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS

CITY OF ALEXANDRIA, VIRGINIA

NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.

Source: City of Alexandria
Approved by: COA
Date drawn: 12/02/2019
LD 017

STANDARD TREE PRESERVATION PLAN NOTES

1 OF 1

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DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____



PRELIMINARY DEVELOPMENT SITE PLAN
ON THE PROPERTY OF
415 N ALFRED STREET
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: BMC
CHECKED: TJD
SCALE: NO SCALE
DATE: MAY 18, 2026

TREE
PRESERVATION
PLAN DETAILS

A:\2025\2501\000\061\A-20 - SITE DETAILS.dwg
Mon, May 18, 2026 - 4:25:51 pm

Appendix B

"Inverted-U" Bicycle Racks

"Inverted-U" Bicycle Rack (In-Ground)

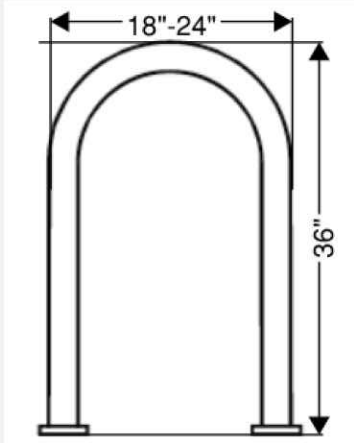
1. Legs must be anchored 9" deep in new concrete within minimum dimensions, including a minimum of 3" of concrete encasement on all sides.
2. Legs must be fitted with anchor pins to prevent lift-out.

"Inverted-U" Base Rail Array Alternate (Surface/ Flange Mount)

1. Must be installed on cured concrete sidewalk or continuous concrete subbase.
2. Legs must have a minimum of two fasteners per flange.
3. Concrete sidewalk must be minimum 4" thick and conform to City standards.
4. Anchors must be frictions, mechanically expanded, or adhesive bonded, and may be treated for driven; if threaded, they must be fixed with tamper-resistant nuts as approved by City.
5. Rack may not be bolted to unit pavers; however, unit pavers may be installed over flanges mounted to concrete.
 - a. Pavers must be neatly cut and fit around flanges, fasteners, and legs of rack while maintaining the minimum height from finished grade.

Installation on a sloped sidewalk

1. Ensure the legs of the rack are vertical (plumb) in two planes.
2. Preferred method is using in-ground racks.
3. For surface-mounted racks, the use of shims may accomplish this task.



The Inverted U's shall be fabricated from 1.5" inner diameter (I.D.) (1.9" outer diameter (O.D.)) to - 2.0" I.D. (2.375" O.D.) Schedule 40 Steel Pipe. The bicycle racks shall not be welded in sections. Only the baseplate shall be welded to the steel pipe with two (2) 1/8" vent holes - one on the inside of each upright where the pipe is welded to the baseplate. After fabrication, the rack shall be coated with a Thermoplastic (polyethylene copolymer based) powder coating (polyarmor) to a thickness 200-250 micrometers (8 -12 mils).

BIKE RACK DETAIL
NOT TO SCALE



BICYCLE RACK DETAIL
NOT TO SCALE

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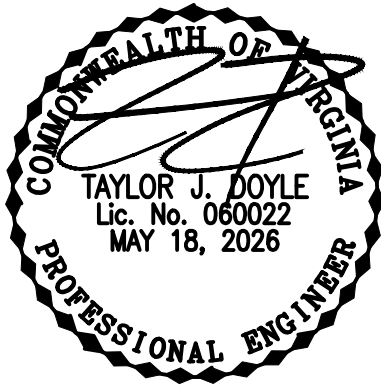
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DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____



PRELIMINARY DEVELOPMENT SITE PLAN
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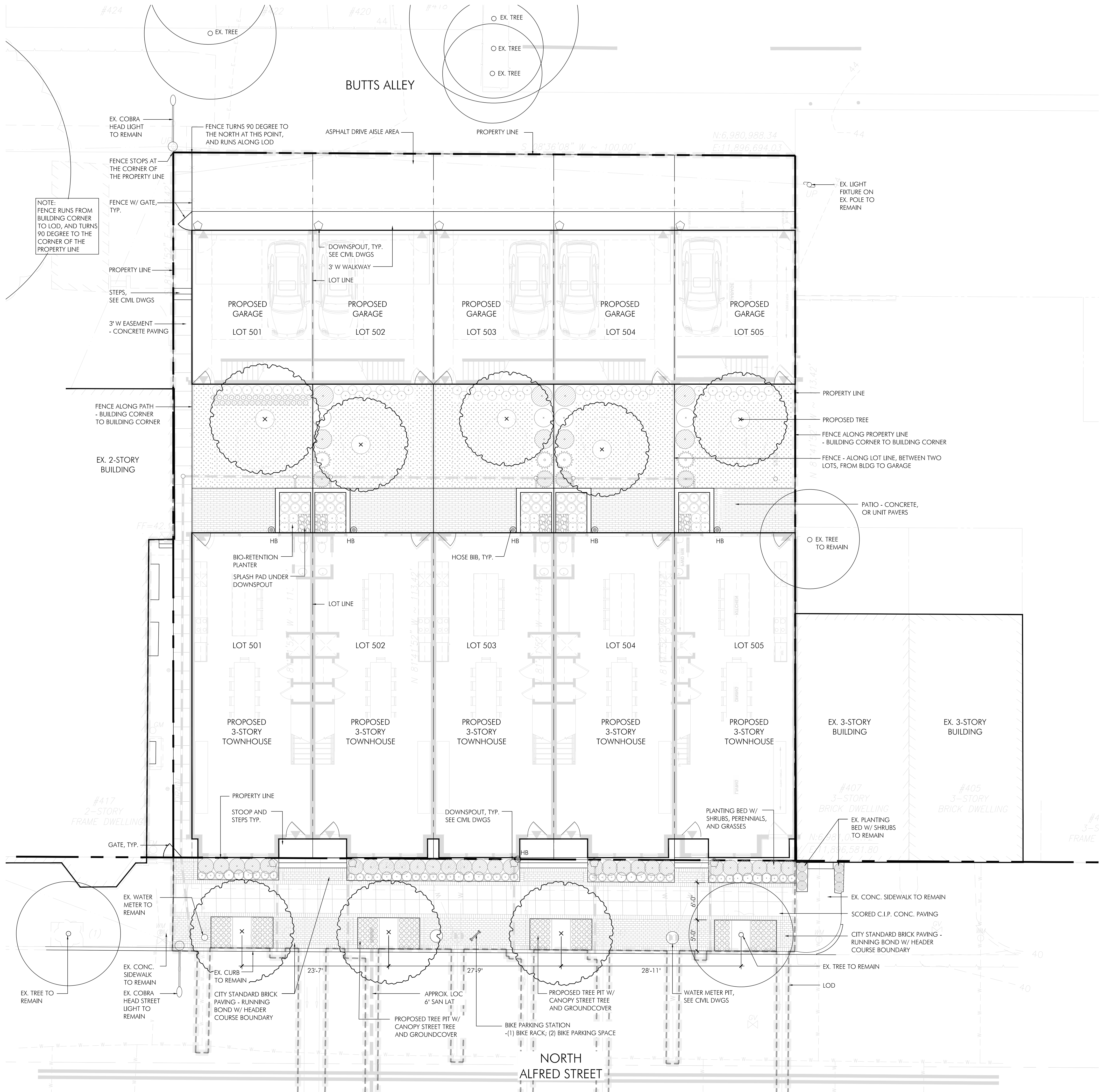
DATE	REVISION

DESIGN: BMC
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SCALE: NO SCALE
DATE: MAY 18, 2026

SITE DETAILS

SHEET 19 OF 19

FILE: 25-201



LANDSCAPE PLAN

SCALE: 1/8" = 1'-0"

LANDSCAPE DRAWING INDEX

- L-101 LANDSCAPE PLAN
- L-201 PLANTING PLAN
- L-211 PLANTING NOTES & SCHEDULES
- L-212 PLANTING NOTES & SCHEDULES
- L-213 PLANTING NOTES & SCHEDULES
- L-214 PLANTING DETAILS
- L-221 SOIL VOLUME PLAN
- L-222 LANDSCAPE WATER MANAGEMENT PLAN

415 N ALFRED ST

City of Alexandria
Alexandria, Virginia

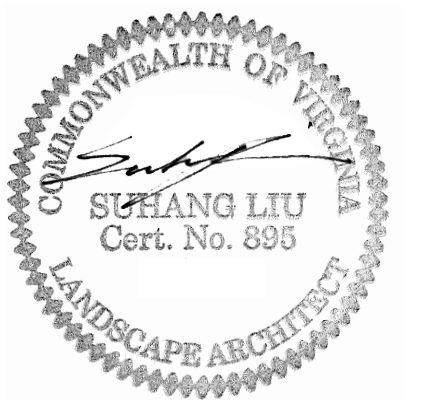
PARKER RODRIGUEZ, INC
PLANNING, URBAN DESIGN, LANDSCAPE ARCHITECTURE
211 North Union St., #220
Alexandria, VA 22314
703.548.5010

Owner
American Society of Military Comptrollers
415 N Alfred St
Alexandria, VA 22314

Developer
PT Blooms Development
7905-C Cessna Ave.
Gaithersburg, MD 20879
301.520.6213

Civil
RC Fields & Associates
625 N. Washington St, Suite 250
Alexandria, VA 22314
703.549.6422

Architect
Jonathan Kuhn Architect
508 Kennedy St NW, #313
Washington, DC 20011
202.494.5061



REVISIONS	
CONCEPT 2	11.26.25
POSUP	01.27.26
POSUP	04.07.26
POSUP	05.08.26

LANDSCAPE PLAN

ORIGINAL ISSUE DATE

DESIGNED BY
SL

DRAWN BY
VT, SL

CHECKED BY
SL

NORTH

SCALE
1/8" = 1'-0"

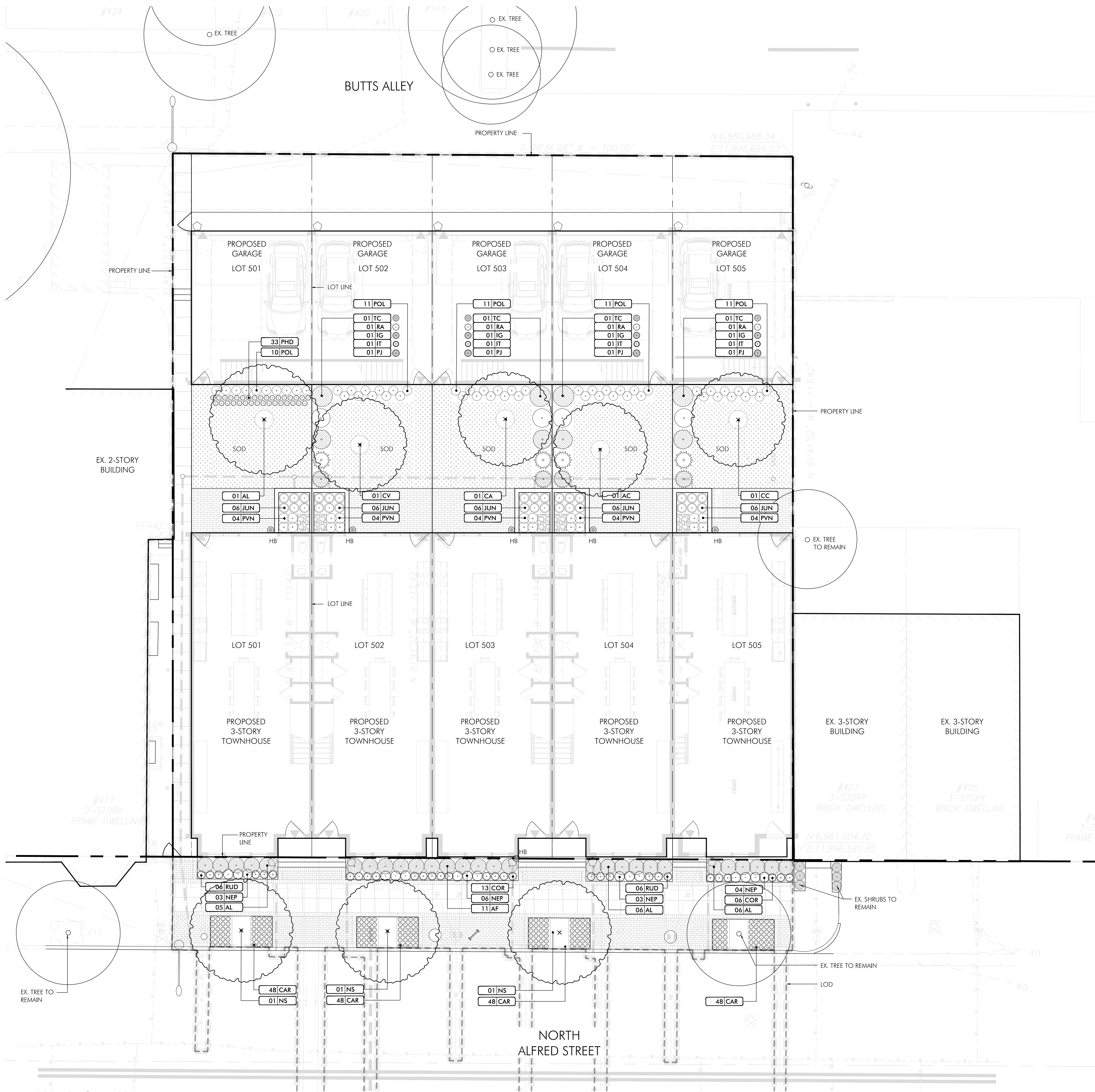
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FEET

L-101

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CHAIRMAN, PLANNING COMMISSION	
DATE	
DATE RECORDED	
INSTRUMENT NO.	DEED BOOK NO.
PAGE NO.	

ESI
Peer Review



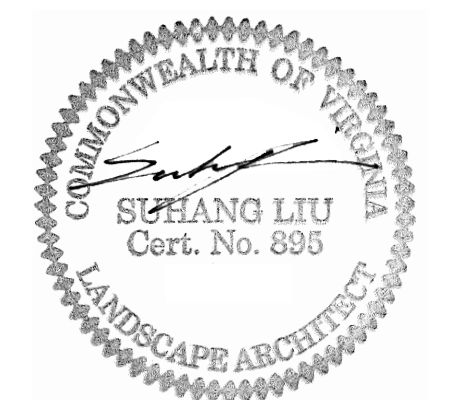
PLANTING PLAN

SCALE: 1/8" = 1'-0"

415 N ALFRED ST

City of Alexandria
Alexandria, Virginia
PARKER RODRIGUEZ, INC
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PLANNING, URBAN DESIGN
211 North Union St., #220
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PD SUP	01.27.26
PD SUP	04.07.26
PD SUP	05.08.26

PLANTING PLAN

ORIGINAL ISSUE DATE	
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DRAWN BY	VT, SL
CHECKED BY	SL
NORTH	
SCALE 1/8" = 1'-0"	
0 4 8 16 FEET	

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DATE RECORDED	DATE
INSTRUMENT NO.	DEED BOOK NO.
PAGE NO.	

ESI
Peer Review

STREETSCAPE PLANT SCHEDULE									
PLANT TYPE			BOTANIC/COMMON NAME				SIZE	NOTES	LOCATION
STANDARD TREES	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/ HYBRID	COMMON NAME	CAULP/HEIGHT/SIZE		
	NS	3	Nyssa	syriatica		Black Gum	2.5-3" cal.	B&B, single stem; full branching	at public R.O.W. tree pit
	TOTALS	3							
EVERGREEN SHRUBS	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/ HYBRID	COMMON NAME	HEIGHT		
	AL	17	Abelia	x grandiflora	Funtshine	Funtshine Abelia	18-24" ht.	Cont., full branching to ground	along front building façade
	AF	11	Abelia	x grandiflora	Little Richard	Little Richard Abelia	18-24" ht.	Cont., full branching to ground	along front building façade
	TOTALS	28							
PERENNIALS, FERNS, ORNAMENTAL GRASSES	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/ HYBRID	COMMON NAME	SIZE/CONT.		
	CAR	192	Carex	pennsylvanica		Pennsylvania sedge	1 gal.	Cont.	at public R.O.W. tree pit
	COR	19	Coreopsis	vericillata		Whorled tickseed	1 gal.	Cont.	along front building façade
	NEP	16	Nepeta	x foassonii	Walker's Low	Walker's Low Catmint	1 gal.	Cont.	along front building façade
	RUD	12	Rudbeckia	fulgida	sulchantii 'Goldstrum'	Goldstrum rudbeckia	1 gal.	Cont.	along front building façade
	TOTALS	239							

LOT 501 PLANT SCHEDULE																
PLANT TYPE			BOTANIC/COMMON NAME				SIZE		NOTES		CROWN COVER ALLOWANCE (CCA)		NATIVE PLANTS PROVIDED			
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		Smooth Serviceberry	2" cal.			B&B, single stem; full branching		750	750	1	0
		TOTALS	1									STANDARD TREE CCA:	750	100.0%	0.0%	100.0%
PERENNIALS, FERNS, ORNAMENTAL GRASSES	PLAN KEY QUANTITY		GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	SIZE/CONT.				N/A		LOCAL/REGIONAL (#)	EASTERN U.S. (#)	TOTAL	
	JUN	6	Juncus	effusus		Soft rush	1 gal.						Cont.	Fern /grass	6	0
	PHD	33	Phlox	divaricata			1 gal.		Cont.	Perennials			33	0	33	
	POL	10	Polytaichum	acrostichoides		Christmas fern	1 gal.		Cont.	Fern /grass			10	0	10	
	PVN	4	Panicum	virgatum		Switchgrass	1 gal.		Cont.	Fern /grass			4	0	4	
													53	0	53	
		TOTALS	53											100.0%	0.0%	100.0%

LOT 501 BIODIVERSITY TABULATIONS							
TREES (URBAN AND STANDARD)							
TOTAL NUMBER OF TREES PROPOSED: 1							
GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED
Amelanchier	1	100.0%	33%	laevis	1	100.0%	10%

LOT 501 CROWN COVER TABULATIONS	
TOTAL SITE AREA (SF)	2,543
25% CROWN COVER REQUIRED (SF)	636
EXISTING CROWN COVER (SF)	0
REMOVED CROWN COVER (SF)	0
PRESERVED CROWN COVER (SF)	
Crown Cover from Preserved Trees	0
Crown Cover from Preserved Shrubs	0
PROPOSED CROWN COVER (SF)	
Crown Cover from Proposed Trees	750
Crown Cover from Proposed Shrubs	0
TOTAL CROWN COVER PROVIDED (%)	29.5%
TOTAL CROWN COVER PROVIDED (SF)	750

LOT 502 PLANT SCHEDULE																	
PLANT TYPE			BOTANIC/Common Name						Size		Notes		Crown Cover Allowance (CCA)		Native Plants Provided		
STANDARD TREES	Plan Key/Quantity		Genus	Species	Var./Cultivar/Hybrid	Common Name	Caliper/Height				CCA per Tree (\$F)		Total Crown Cover (\$F)	Local/Regional (#)	Eastern U.S. (#)	Total	
	CV	1	Chionanthus	virginicus		White Fringe Tree	1.5" cal.		B&B, single stem; full branching		500		500	1	0	1	
	TOTALS	1									STANDARD TREE CCA:		500	1	0	100.0%	
EVERGREEN SHRUBS	Plan Key/Quantity		Genus	Species	Var./Cultivar/Hybrid	Common Name	Height				CCA per Shrub (\$F)		Total Crown Cover (\$F)	Local/Regional (#)	Eastern U.S. (#)	Total	
	IG	1	Ilex	glabra	Shamrock	Shamrock Inkberry Holly	30-36" ht.		Cont., full branching to ground		25		25	1	0	1	
	PJ	1	Pieris	japonica	Cavatine	Cavatine Pieris	18" ht.		Cont., full branching to ground		25		25	1	0	0	
	TC	1	Taxus	canadensis		American Yew	30-36" ht.		Cont., full branching to ground		25		25	1	0	1	
	TOTALS	3									EVERGREEN SHRUB CCA:		75	2	0	66.7%	
DECIDUOUS SHRUBS	Plan Key/Quantity		Genus	Species	Var./Cultivar/Hybrid	Common Name	Height				CCA per Shrub (\$F)		Total Crown Cover (\$F)	Local/Regional (#)	Eastern U.S. (#)	Total	
	IT	1	Itea	virginica	Little Henry	Virginia Sweetpire	2' ht.		Cont., full branching		10		10	1	0	1	
	RA	1	Rhododendron	atlanticum		Dwarf Azalea	2' ht.		Cont., full branching		10		10	1	0	1	
	TOTALS	2									DECIDUOUS SHRUB CCA:		20	2	0	100.0%	
TOTAL SHRUBS			5								TOTAL PROPOSED CCA (\$F):		595				
PERENNIALS, FERNS, ORNAMENTAL GRASSES	Plan Key/Quantity		Genus	Species	Var./Cultivar/Hybrid	Common Name	Size/Cont.				N/A		Local/Regional (#)	Eastern U.S. (#)	Total		
	JUN	6	Juncus	effusus		Soft rush	1 gal.		Cont.		Fern /grass		6	0	6		
	POL	11	Polystichum	acrostichoides		Christmas fern	1 gal.		Cont.		Fern /grass		11	0	11		
	PVN	4	Panicum	virgatum		Switchgrass	1 gal.		Cont.		Fern /grass		4	0	4		
	TOTALS	21											21	0	21		
													100.0%	0.0%	100.0%		

LOT 502 BIODIVERSITY TABULATIONS							
TREES (URBAN AND STANDARD)							
TOTAL NUMBER OF TREES PROPOSED: 1							
GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED
Chionanthus	1	100.0%	33%	virginica	1	100.0%	10%
SHRUBS							
TOTAL NUMBER OF SHRUBS PROPOSED: 5							
GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED
Ilex	1	20.0%	33%	glabra	1	20.0%	10%
Itea	1	20.0%	33%	virginica	1	20.0%	10%
Pieris	1	20.0%	33%	japonica	1	20.0%	10%
Rhododendron	1	20.0%	33%	atlanticum	1	20.0%	10%
Taxus	1	20.0%	33%	canadensis	1	20.0%	10%

LOT 502 CROWN COVER TABULATIONS	
TOTAL SITE AREA (SF)	2,202
25% CROWN COVER REQUIRED (SF)	551
EXISTING CROWN COVER (SF)	0
REMOVED CROWN COVER (SF)	0
PRESERVED CROWN COVER (SF)	
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	95
TOTAL CROWN COVER PROVIDED (%)	27.0%
TOTAL CROWN COVER PROVIDED (SF)	595

LOT 501 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.	%	%	QTY.	%	%	%	QTY.	%	%			
Urbn Trees	0	Regional/Local	10%	-	-	15%	-	-	20%	-	-											
		Total Natives	25%	-	-	25%	-	-	50%	-	-											
Standard Trees	1	Regional/Local	15%	-	-	25%	-	-	40%	-	-	1	100.0%									
		Total Natives	40%	-	-	60%	-	-	80%	-	-	1	100.0%									
Evergreen Shrubs	0	Regional/Local	5%	-	-	8%	-	-	10%	-	-	-	-	-	-	-	-	-	-	-		
		Total Natives	20%	-	-	30%	-	-	40%	-	-	-	-	-	-	-	-	-	-	-		
Deciduous Shrubs	0	Regional/Local	10%	-	-	15%	-	-	20%	-	-	-	-	-	-	-	-	-	-	-		
		Total Natives	40%	-	-	60%	-	-	80%	-	-	-	-	-	-	-	-	-	-	-		
Groundcovers	0	Regional/Local	5%	-	-	10%	-	-	10%	-	-	-	-	-	-	-	-	-	-	-		
		Total Natives	10%	-	-	20%	-	-	20%	-	-	-	-	-	-	-	-	-	-	-		
Perennials, Ferns, Ornamental Grasses	53	Regional/Local	10%	-	-	15%		-	-	25% (perennials) 30% (ferns & grasses)		-	-	40% (perennials) 80% (ferns & grasses)		-	-	-	-	Perennials	33	62.3%
																				Ferns & grasses	20	37.7%
		Total Natives	25%	-	-	40%		-	-	-	-	-	-	-	-	-	-	-	-	Perennials	33	62.3%
																				Ferns & grasses	20	37.7%

TOTALS		
TOTAL PLANTS SPECIFIED	TOTAL SUM OF REGIONAL/LOCAL NATIVE PLANTS	TOTAL SUM OF NATIVE PLANTS
54	54	54
	100.0%	100.0%

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.

LOT 502 NATIVE PLANT TABULATIONS														
MARCH 2, 2019 – JANUARY 1, 2020			JANUARY 2, 2020 – JANUARY 1, 2024				BEGINNING JANUARY 2, 2024							
PLANT TYPE	QUANTITY	NATIVE TYPE	REQUIRED		PROVIDED		REQUIRED		PROVIDED		REQUIRED		PROVIDED	
			%	QTY.	%	QTY.	%	QTY.	%	QTY.	%	QTY.	%	
Urban Trees	0	Regional/Local	10%	-	-	15%	-	-	20%	-	-	-	-	-
		Total Natives	25%	-	-	25%	-	-	50%	-	-	-	-	-
Standard Trees	1	Regional/Local	15%	-	-	25%	-	-	40%	1	100.0%	-	-	-
		Total Natives	40%	-	-	60%	-	-	80%	1	100.0%	-	-	-
Evergreen Shrubs	3	Regional/Local	5%	-	-	8%	-	-	10%	2	66.7%	-	-	-
Deciduous Shrubs	2	Total Natives	20%	-	-	30%	-	-	40%	2	66.7%	-	-	-
		Regional/Local	10%	-	-	15%	-	-	20%	2	200.0%	-	-	-
		Total Natives	40%	-	-	60%	-	-	80%	2	100.0%	-	-	-
Groundcovers	0	Regional/Local	5%	-	-	10%	-	-	10%	-	-	-	-	-
		Total Natives	10%	-	-	20%	-	-	20%	-	-	-	-	-
Perennials, Ferns, Ornamental Grasses	21	Regional/Local	10%	-	-	15%	-	-	25% (perennials) 30% (ferns & grasses)	Perennials	-	-	-	-
										Ferns & grasses	21	100.0%	-	-
										Perennials	1	-	-	-
										Ferns & grasses	21	100.0%	-	-
		Total Natives	25%	-	-	40%	-	-	60% (perennials) 80% (ferns & grasses)	Perennials	1	-	-	-
Ferns & grasses	21	100.0%	-	-										

TOTALS		
TOTAL PLANTS SPECIFIED	TOTAL SUM OF REGIONAL/LOCAL NATIVE PLANTS	TOTAL SUM OF NATIVE PLANTS
27	26	26
	96.3%	96.3%

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 Native 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.

City of Alexandria
Alexandria, Virginia

PARKER RODRIGUEZ, INC.
PLANNING URBAN DESIGN LANDSCAPE ARCHITECTURE

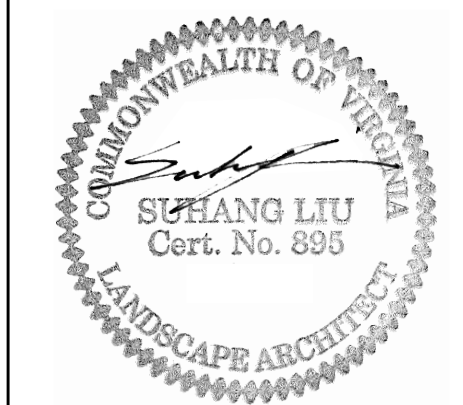
211 North Union St. #320
Alexandria, VA 22314
703.548.5010

Owner
American Society of Military Comptrollers
415 N Allred St
Alexandria, VA 22314

Developer
PT Blooms Development
7905-C Cessna Ave
Gaithersburg, MD 20879
301.520.6213

Civil
RC Fields & Associates
625 N. Washington St., Suite 250
Alexandria, VA 22314
703.549.6422

Architect
Jonathan Kuhn Architect
508 Kennedy St NW, #313
Washington, DC 20011
202.494.5061



	REVISIONS
CONCEPT 2	11.26.25
PDSUP	01.27.26
PDSUP	04.07.26
PDSUP	05.08.26

PLANTING NOTES & SCHEDULES

ORIGINAL ISSUE DATE

DESIGNED BY
SL

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VT. SL

CHECKED BY
SI

SCALE

11

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CITY OF
TRANSPORTATION

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SERVICES

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AGE NO.

**ESI
Peer Review**

LOT 503

LOT 503 PLANT SCHEDULE																
Plant Type			Botanic/Common Name				Size	Notes		Crown Cover Allowance (CCA)		Native Plants Provided				
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		
	CA	1	Cornus	alternifolia		Alternateleaf Dogwood	1.5" cal.	B&B, single stem; full branching		500	500	1	0	1		
	TOTALS	1								STANDARD TREE CCA:	500	100.0%	0.0%	100.0%		
EVERGREEN SHRUBS	Plan Key	Quantity	Genus	Species	Var./Cultivar/ Hybrid	Common Name	Height			CCA per Shrub (SF)	Total Crown Cover (SF)	Local/ Regional (#)	Eastern U.S. (#)	Total		
	IJ	1	Ilex	glabra		Shamrock Inkberry Holly	30-36" ht.	Cont., full branching to ground		25	25	1		1		
	PJ	1	Pieris	japonica		Cavatine Pieris	18" ht.	Cont., full branching to ground		25	25			0		
	TC	1	Taxus	canadensis		American Yew	30-36" ht.	Cont., full branching to ground		25	25	1		1		
	TOTALS	3								EVERGREEN SHRUB CCA:	75	66.7%	0.0%	66.7%		
DECIDUOUS SHRUBS	Plan Key	Quantity	Genus	Species	Var./Cultivar/ Hybrid	Common Name	Height			CCA per Shrub (SF)	Total Crown Cover (SF)	Local/ Regional (#)	Eastern U.S. (#)	Total		
	IT	1	Itea	virginica		Little Henry	2' ht.	Cont., full branching		10	10	1		1		
	RA	1	Rhododendron	atlanticum		Dwarf Azalea	2' ht.	Cont., full branching		10	10	1		1		
	TOTALS	2								DECIDUOUS SHRUB CCA:	20	2	0	2		
TOTAL SHRUBS		5									TOTAL PROPOSED CCA (SF):		595			
PERENNIALS, FERNS, ORNAMENTAL GRASSES	Plan Key	Quantity	Genus	Species	Var./Cultivar/ Hybrid	Common Name	Size/Cont.			N/A		Local/ Regional (#)	Eastern U.S. (#)	Total		
	JUN	6	Juncus	effusus		Soft rush	1 gal.	Cont.	Fern /grass			6 <td></td> <td>6</td>		6		
	POL	11	Polyetichum	acrostichoides		Christmas fern	1 gal.	Cont.	Fern /grass			11 <td></td> <td>11</td>		11		
	PVN	4	Panicum	virgatum		Switchgrass	1 gal.	Cont.	Fern /grass			4 <td></td> <td>4</td>		4		
	TOTALS	21										21	0	21		
												100.0%	0.0%	100.0%		

LOT 503 BIODIVERSITY TABULATIONS							
TREES (URBAN AND STANDARD)							
TOTAL NUMBER OF TREES PROPOSED: 1							
GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED
Cornus	1	100.0%	33%	alternifolia	1	100.0%	10%
SHRUBS							
TOTAL NUMBER OF SHRUBS PROPOSED: 5							
GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED
Ilex	1	20.0%	33%	glabra	1	20.0%	10%
Itea	1	20.0%	33%	virginica	1	20.0%	10%
Pieris	1	20.0%	33%	japonica	1	20.0%	10%
Rhododendron	1	20.0%	33%	atlanticum	1	20.0%	10%
Taxus	1	20.0%	33%	canadensis	1	20.0%	10%

LOT 503 CROWN COVER TABULATIONS	
TOTAL SITE AREA (SF)	2,193
25% CROWN COVER REQUIRED (SF)	548
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	95
TOTAL CROWN COVER PROVIDED (%)	27.1%
TOTAL CROWN COVER PROVIDED (SF)	595

LOT 504

LOT 504 PLANT SCHEDULE														
PLANT TYPE			BOTANIC/COMMON NAME				SIZE	NOTES		CROWN COVER ALLOWANCE (CCA)		NATIVE PLANTS PROVIDED		
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
	AC	1	Amelanchier	canadensis		Canadian Serviceberry	1.5' cal.	B&B, single stem; full branching		500	500	1	0	1
	TOTALS	1								STANDARD TREE CCA:	500	100.0%	0.0%	100.0%
EVERGREEN SHRUBS	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/ HYBRID	COMMON NAME	HEIGHT			CCA PER SHRUB (SF)	TOTAL CROWN COVER (SF)	LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL
	IJ	1	Ilex	glabra		Shamrock Inkberry Holly	30-36" ht.	Cont., full branching to ground		25	25	1		1
	PJ	1	Pieris	japonica		Covatine Pieris	18" ht.	Cont., full branching to ground		25	25			0
	TC	1	Taxus	canadensis		American Yew	30-36" ht.	Cont., full branching to ground		25	25	1		1
	TOTALS	3								EVERGREEN SHRUB CCA:	75	66.7%	0.0%	66.7%
	DECIDUOUS SHRUBS	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/ HYBRID	COMMON NAME	HEIGHT			CCA PER SHRUB (SF)	TOTAL CROWN COVER (SF)	LOCAL/ REGIONAL (#)	EASTERN U.S. (#)
IT		1	Itea	virginica		Little Henry	2' ht.	Cont., full branching		10	10	1		1
RA		1	Rhododendron	atlanticum		Dwarf Azelea	2' ht.	Cont., full branching		10	10	1		1
TOTALS		2								DECIDUOUS SHRUB CCA:	20	100.0%	0.0%	100.0%
TOTAL SHRUBS		5												
										TOTAL PROPOSED CCA (SF):	595			
PERENNIALS, FERNS, ORNAMENTAL GRASSES	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/ HYBRID	COMMON NAME	SIZE/CNT.			N/A				
	JUN	6	Juncus	effusus		Soft rush	1 gal.	Cont.	Fern /grass		6		6	
	POL	11	Polyetichum	sacrotilchoides		Christmas fern	1 gal.	Cont.	Fern /grass		11		11	
	PVN	4	Panicum	virgatum		Switchgrass	1 gal.	Cont.	Fern /grass		4		4	
	TOTALS	21									21	0	21	
											100.0%	0.0%	100.0%	

LOT 504 BIODIVERSITY TABULATIONS							
TREES (URBAN AND STANDARD)							
TOTAL NUMBER OF TREES PROPOSED: 1							
GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED
Amelanchier	1	100.0%	33%	canadensis	1	100.0%	10%
SHRUBS							
TOTAL NUMBER OF SHRUBS PROPOSED: 5							
GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED
Ilex	1	20.0%	33%	glabra	1	20.0%	10%
Itea	1	20.0%	33%	virginica	1	20.0%	10%
Pieris	1	20.0%	33%	japonica	1	20.0%	10%
Rhododendron	1	20.0%	33%	atlanticum	1	20.0%	10%
Taxus	1	20.0%	33%	canadensis	1	20.0%	10%

LOT 504 CROWN COVER TABULATIONS	
TOTAL SITE AREA (SF)	2,202
25% CROWN COVER REQUIRED (SF)	551
EXISTING CROWN COVER (SF)	0
REMOVED CROWN COVER (SF)	0
PRESERVED CROWN COVER (SF)	
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	95
TOTAL CROWN COVER PROVIDED (%)	27.0%
TOTAL CROWN COVER PROVIDED (SF)	595

LOT 503 NATIVE PLANT TABULATIONS									
		MARCH 2, 2019 – JANUARY 1, 2020			JANUARY 2, 2020 – JANUARY 1, 2024			BEGINNING JANUARY 2, 2024	
PLANT TYPE	QUANTITY	NATIVE TYPE	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	
			%	QTY. %	%	QTY. %	%	QTY. %	
Urban Trees	0	Regional/Local	10%	-	-	15%	-	-	20%
		Total Natives	25%	-	-	25%	-	-	50%
Standard Trees	1	Regional/Local	15%	-	-	25%	-	-	40%
		Total Natives	40%	-	-	60%	-	-	80%
Evergreen Shrubs	3	Regional/Local	5%	-	-	8%	-	-	10%
		Total Natives	20%	-	-	30%	-	-	40%
Deciduous Shrubs	2	Regional/Local	10%	-	-	15%	-	-	20%
		Total Natives	40%	-	-	60%	-	-	80%
Groundcovers	0	Regional/Local	5%	-	-	10%	-	-	10%
		Total Natives	10%	-	-	20%	-	-	20%
Perennials, Ferns, Ornamental Grasses	21	Regional/Local	10%	-	-	15%	-	-	25% (perennials) 30% (Ferns & grasses)
			-	-	-	-	-	-	Ferns & grasses
			-	-	-	-	-	-	21 100.0%
		Total Natives	25%	-	-	40%	-	-	60% (perennials) 80% (Ferns & grasses)
			-	-	-	-	-	-	Ferns & grasses
TOTALS									
TOTAL PLANTS SPECIFIED		TOTAL SUM OF REGIONAL/LOCAL NATIVE PLANTS				TOTAL SUM OF NATIVE PLANTS			
27		26				26			
		96.3%				96.3%			
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.									

LOT 504 NATIVE PLANT TABULATIONS														
		MARCH 2, 2019 – JANUARY 1, 2020						JANUARY 2, 2020 – JANUARY 1, 2024		BEGINNING JANUARY 2, 2024				
PLANT TYPE	QUANTITY	NATIVE TYPE	REQUIRED		PROVIDED		REQUIRED		PROVIDED		REQUIRED		PROVIDED	
			%	QTY.	%	QTY.	%	QTY.	%	QTY.	%	QTY.	%	
Urban Trees	0	Regional/Local	10%	-	-	15%	-	-	20%	-	-	-	-	-
		Total Natives	25%	-	-	25%	-	-	50%	-	-	-	-	-
Standard Trees	1	Regional/Local	15%	-	-	25%	-	-	40%	1	100.0%	-	-	-
		Total Natives	40%	-	-	60%	-	-	80%	1	100.0%	-	-	-
Evergreen Shrubs	3	Regional/Local	5%	-	-	8%	-	-	10%	2	66.7%	-	-	-
		Total Natives	20%	-	-	30%	-	-	40%	2	66.7%	-	-	-
Deciduous Shrubs	2	Regional/Local	10%	-	-	15%	-	-	20%	2	100.0%	-	-	-
		Total Natives	40%	-	-	60%	-	-	80%	2	100.0%	-	-	-
Groundcovers	0	Regional/Local	5%	-	-	10%	-	-	10%	-	-	-	-	-
		Total Natives	10%	-	-	20%	-	-	20%	-	-	-	-	-
Perennials, Ferns, Ornamental Grasses	21	Regional/Local	10%	-	-	15%	-	-	25% (perennials) 30% (ferns & grasses)	-	-	Perennials	-	-
			-	-	-	-	-	-	-	-	-	Ferns & grasses	-	-
			-	-	-	-	-	-	-	-	-	21	100.0%	
			-	-	-	-	-	-	-	-	-	Perennials	-	-
		Total Natives	25%	-	-	40%	-	-	60% (perennials) 80% (ferns & grasses)	-	-	Ferns & grasses	21	100.0%
TOTALS														
TOTAL PLANTS SPECIFIED		TOTAL SUM OF REGIONAL/LOCAL NATIVE PLANTS					TOTAL SUM OF NATIVE PLANTS							
27		26					26							
		96.3%					96.3%							

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.

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City of Alexandria
Alexandria, Virginia

PARKER RODRIGUEZ, INC.
PLANNING URBAN DESIGN LANDSCAPE ARCHITECTURE

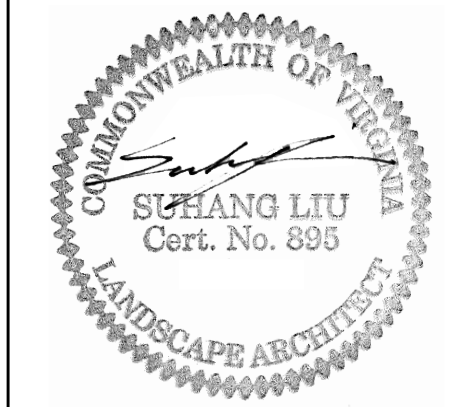
211 North Arthur St. # 320
Alexandria, VA 22314
703.548.5010

Owner
American Society of Military Commanders
415 N Allred St
Alexandria, VA 22314

Developer
PT Blooms Development
7905-C Cessna Ave.
Gaithersburg, MD 20879
301.520.6213

Civil
RC Fields & Associates
625 N. Washington St, Suite 250
Alexandria, VA 22314
703.549.6422

Architect
Jonathan Kuhn Architect
508 Kennedy St NW, #313
Washington, DC 20011
202.494.5061



	REVISIONS
CONCEPT 2	11.26.25
PDSUP	01.27.26
PDSUP	04.07.26
PDSUP	05.08.26

[illegible]

PLANTING NOTES & SCHEDULES

ORIGINAL ISSUE DATE

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SL

DRAWN BY
VT, SL

CHECKED BY
SL

SCALE



L-212

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

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

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LOT 505

LOT 505 PLANT SCHEDULE									
PLANT TYPE	BOTANIC/Common NAME					SIZE	NOTES		CROWN COVER ALLOWANCE (CCA)
STANDARD TREES	PLAN KEY QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	CALIPER/HEIGHT			CCA PER TREE (SF)
	CC	1	Cercis	canadensis		Eastern Redbud	1.5" cal.	B&B, single stem; full branching	500
	TOTALS	1							500
EVERGREEN SHRUBS	PLAN KEY QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	HEIGHT			CCA PER SHRUB (SF)
	IG	1	Ilex	glabra	Shamrock	30-36" ht.	Cont., full branching to ground		25
	PJ	1	Pieris	japonica	Cavatine	18" ht.	Cont., full branching to ground		25
	TC	1	Taxus	canadensis	American Yew	30-36" ht.	Cont., full branching to ground		25
	TOTALS	3							75
DECIDUOUS SHRUBS	PLAN KEY QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	HEIGHT			CCA PER SHRUB (SF)
	IT	1	Itea	virginica	Little Henry	2' ht.	Cont., full branching		10
	RA	1	Rhododendron	atlanticum		2' ht.	Cont., full branching		10
	TOTALS	2							20
	TOTAL SHRUBS	5							95
PERENNIALS, FERNS, ORNAMENTAL GRASSES	PLAN KEY QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	SIZE/CONT.			N/A
	JUN	6	Juncus	effusus		1 gal.	Cont.	Fern /grass	
	POL	11	Polystichum	acrostichoides		1 gal.	Cont.	Fern /grass	
	PVN	4	Panicum	virgatum		1 gal.	Cont.	Fern /grass	
	TOTALS	21							

LOT 505 BIODIVERSITY TABULATIONS							
TREES (URBAN AND STANDARD)							
TOTAL NUMBER OF TREES PROPOSED:		1					
GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED
Cercis	1	100.0%	33%	canadensis	1	100.0%	10%
SHRUBS							
TOTAL NUMBER OF SHRUBS PROPOSED:		5					
GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED
Ilex	1	20.0%	33%	glabra	1	20.0%	10%
Itea	1	20.0%	33%	virginica	1	20.0%	10%
Pieris	1	20.0%	33%	japonica	1	20.0%	10%
Rhododendron	1	20.0%	33%	atlanticum	1	20.0%	10%
Taxus	1	20.0%	33%	canadensis	1	20.0%	10%

LOT 505 CROWN COVER TABULATIONS	
TOTAL SITE AREA (SF)	2,202
25% CROWN COVER REQUIRED (SF)	551
EXISTING CROWN COVER (SF)	0
REMOVED CROWN COVER (SF)	0
PRESERVED CROWN COVER (SF)	
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	95
TOTAL CROWN COVER PROVIDED (%)	27.0%
TOTAL CROWN COVER PROVIDED (SF)	595

LOT 505 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	0	Regional/Local	10%	-	-	15%	-	-	20%			
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Standard Trees	1	Regional/Local	15%	-	-	25%	-	-	40%	1	100.0%	
		Total Natives	40%	-	-	60%	-	-	80%	1	100.0%	
Evergreen Shrubs	3	Regional/Local	5%	-	-	8%	-	-	10%	2	66.7%	
		Total Natives	20%	-	-	30%	-	-	40%	2	66.7%	
Deciduous Shrubs	2	Regional/Local	10%	-	-	15%	-	-	20%	2	100.0%	
		Total Natives	40%	-	-	60%	-	-	80%	2	100.0%	
Groundcovers	0	Regional/Local	5%	-	-	10%	-	-	10%	-	-	
		Total Natives	10%	-	-	20%	-	-	20%	-	-	
Perennials, Ferns, Ornamental Grasses	21		10%	-	-	15%	-	-	25% (perennials) 30% (ferns & grasses)	Perennials	-	-
		Regional/Local								Ferns & grasses	21	100.0%
										Perennials		
			25%	-	-	40%	-	-	60% (perennials) 80% (ferns & grasses)	Ferns & grasses	21	100.0%
TOTALS												
TOTAL PLANTS SPECIFIED			TOTAL SUM OF REGIONAL/LOCAL NATIVE PLANTS				TOTAL SUM OF NATIVE PLANTS					
27			26				26					
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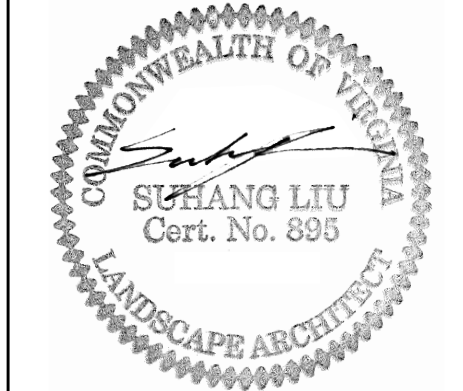
PARKER RODRIGUEZ, INC.
PLANNING, URBAN DESIGN, LANDSCAPE ARCHITECTURE
211 North Union St., #320
Alexandria, VA 22314
703.548.5010

Owner
American Society of Military Comptrollers
415 N Alfred St
Alexandria, VA 22314

Developer
PT Blooms Development
7905-C Cessna Ave.
Gaithersburg, MD 20879
301.520.6213

Civil
RC Fields & Associates
625 N. Washington St, Suite 250
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Architect
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202.494.5061



REVISIONS	
CONCEPT 2	11.26.25
PDSUP	01.27.26
PDSUP	04.07.26
PDSUP	05.08.26

PLANTING
NOTES
& SCHEDULES

ORIGINAL ISSUE DATE

DESIGNED BY
SL

DRAWN BY
VT, SL

CHECKED BY
SL

SCALE
NTS
0' 1' 2' 3' 4' 5' 6' 7' 8' 9' 10' 11' 12' 13' 14' 15' 16' 17' 18' 19' 20' 21' 22' 23' 24' 25' 26' 27' 28' 29' 30' 31' 32' 33' 34' 35' 36' 37' 38' 39' 40' 41' 42' 43' 44' 45' 46' 47' 48' 49' 50' 51' 52' 53' 54' 55' 56' 57' 58' 59' 60' 61' 62' 63' 64' 65' 66' 67' 68' 69' 70' 71' 72' 73' 74' 75' 76' 77' 78' 79' 80' 81' 82' 83' 84' 85' 86' 87' 88' 89' 90' 91' 92' 93' 94' 95' 96' 97' 98' 99' 100'

L-213

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

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING

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

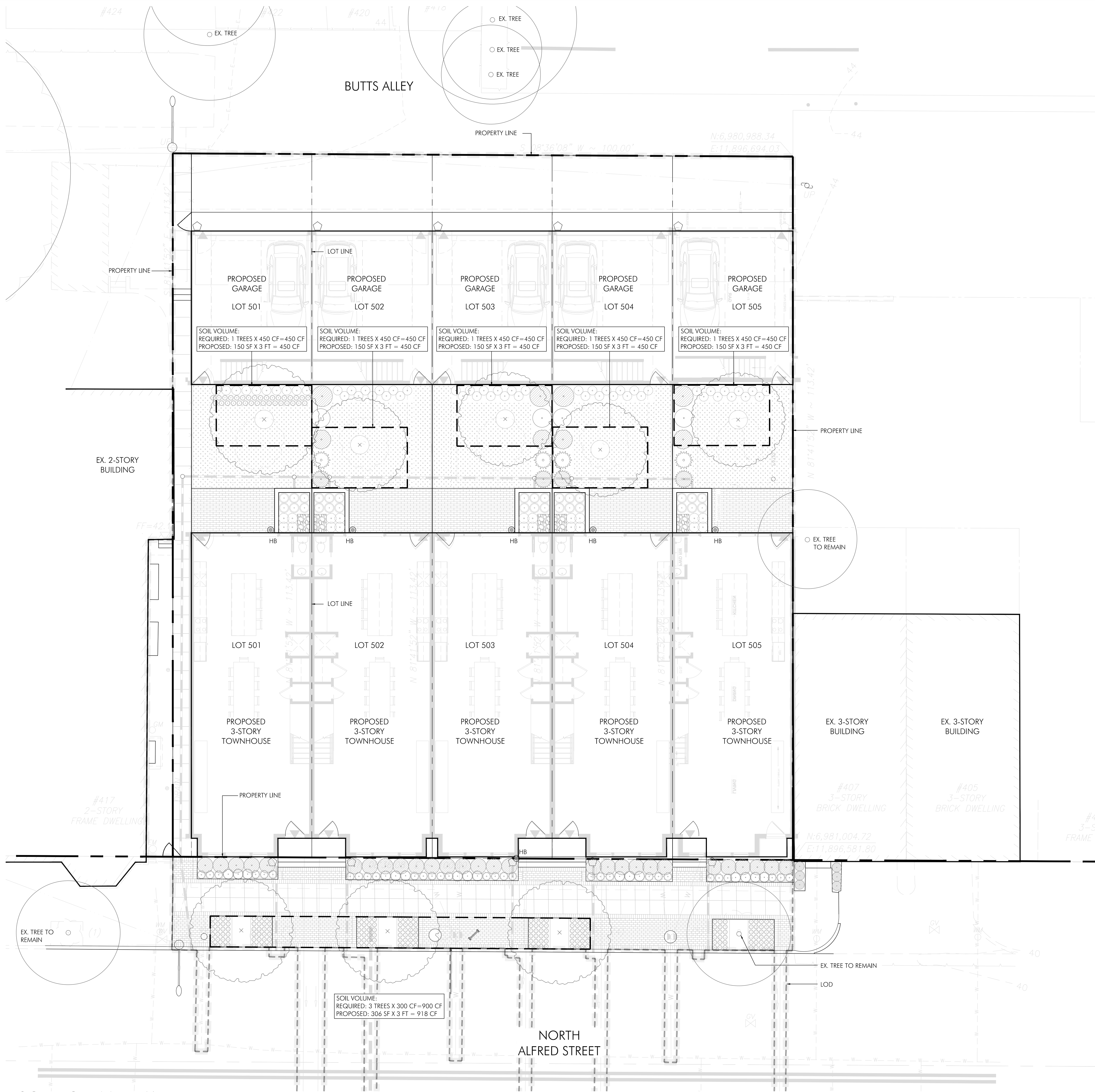
DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

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SOIL VOLUME PLAN

SCALE: 1/8" = 1'-0"

415 N ALFRED ST

City of Alexandria
Alexandria, Virginia

PARKER RODRIGUEZ, INC
LANDSCAPE ARCHITECTS
211 North Union St., #220
Alexandria, VA 22314
703.548.5010

Owner
American Society of Military Comptrollers
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Alexandria, VA 22314

Developer
PT Blooms Development
7905-C Cessna Ave.
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REVISIONS	
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PD SUP	01.27.26
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SOIL VOLUME
PLAN

ORIGINAL ISSUE DATE

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VT, SL

CHECKED BY
SL

NORTH

SCALE
1/8" = 1'-0"

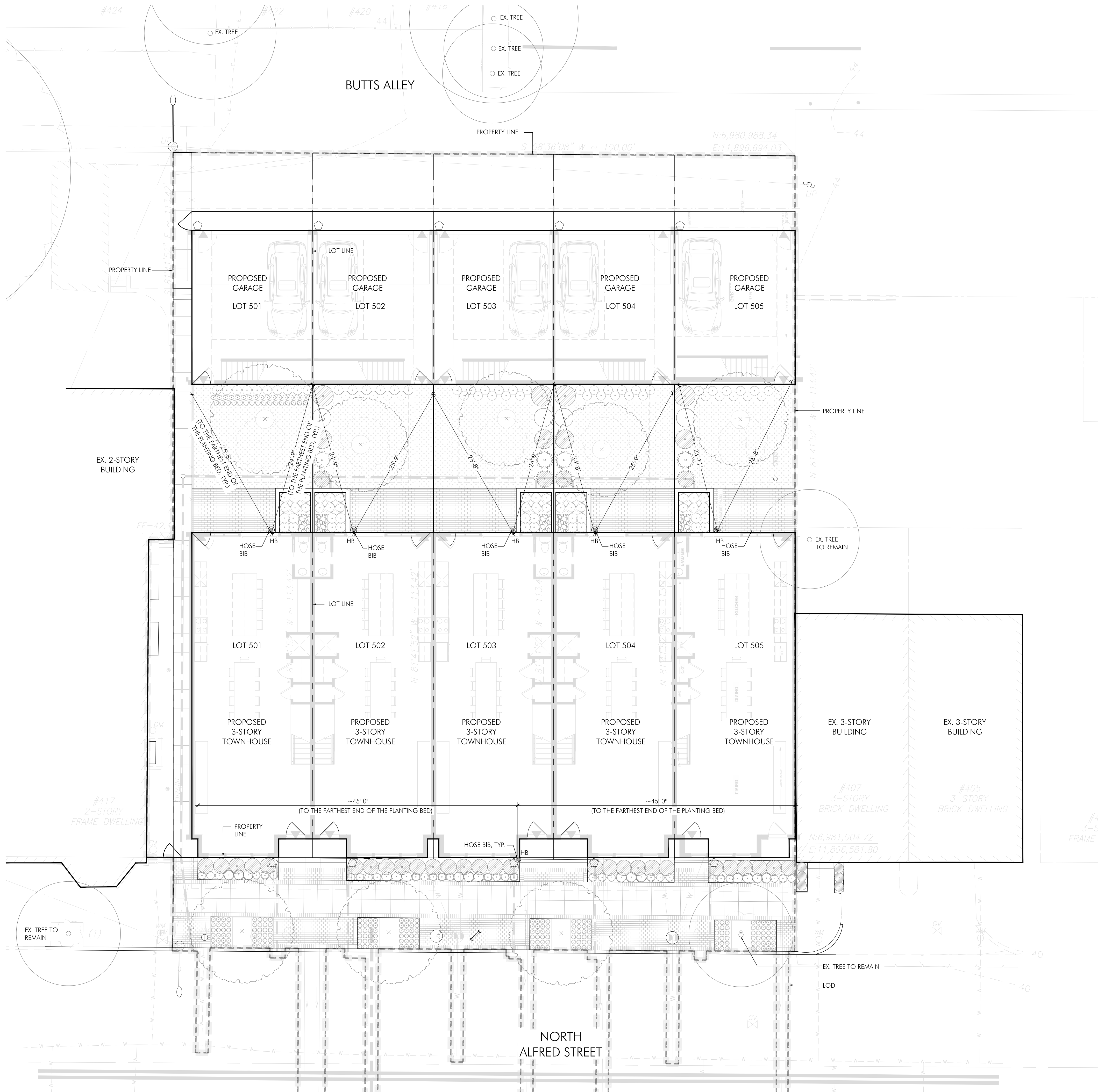
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L-221

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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	DATE
INSTRUMENT NO.	DEED BOOK NO.
PAGE NO.	

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- IRRIGATION METHOD NOTES:
1. IRRIGATION TO BE HAND (MANUAL) WATERING WITH HOSE. PROVIDE HOSE BIBS ALONG THE BUILDING PERIMETERS WITH 90" (MAX) ON-CENTER SPACING.
 2. IF THE OWNER DECIDES TO USE AUTOMATED IRRIGATION SYSTEM, CONTRACTOR TO PROVIDE DESIGN-BUILT SHOP DRAWINGS AND SPECIFICATIONS PREPARED AND SEALED BY CERTIFIED IRRIGATION DESIGNER FOR THE OWNER AND PROJECT LANDSCAPE ARCHITECT TO REVIEW AND APPROVAL.

LANDSCAPE WATER MANAGEMENT PLAN

SCALE: 1/8" = 1'-0"

415 N ALFRED ST

City of Alexandria
Alexandria, Virginia

PARKER RODRIGUEZ, INC
PLANNING, URBAN DESIGN, LANDSCAPE ARCHITECTURE

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REVISIONS	
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POSUP	01.27.26
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LANDSCAPE
WATER
MANAGEMENT
PLAN

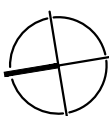
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NORTH



SCALE

1/8" = 1'-0"



L-222

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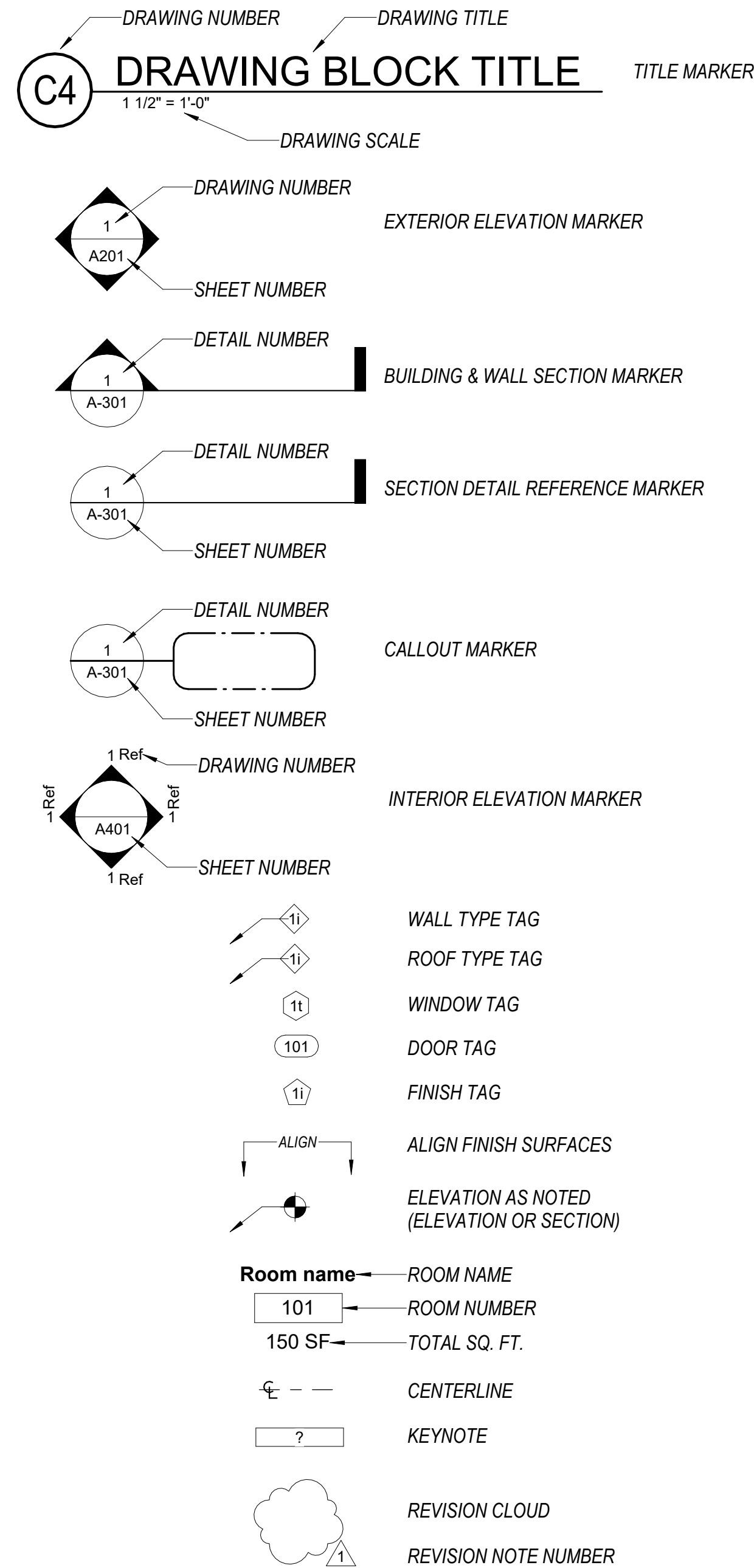
LIST OF ABBREVIATIONS

<	Angle	MFR	Manufacturer(S)
@	At	MIN	Minimum
#	Number	MISC	Miscellaneous
f	Centerline	MO	Masonry Opening
1X	Diameter	MTL	Metal
2X	One-inch nominal thickness	MTD	Mounted
ABV	Two-inch nominal thickness	MTG	Mounting
AC	Above	MW	Microwave Oven
ACOUNT	Air Conditioning	N	North
ACT	Acoustical	NIC	Not in Contract
ADJ	Acoustical Ceiling Tile	NO	Number
AFF	Adjacent, Adjustable	NTS	Not to Scale
AHU	Above Finish Floor	OA	Overall
ALT	Air Handler Unit	OD	Outside Diameter
ALUM	Alternate	OC	On Center
ANOD	Aluminum	OFCI	Owner Furnished, Contractor Installed
APPROX	Anodized	OFF	Office
BD	Approximate	OH	Opposite Hand
BTWN	Board (or Bead, if applicable)	OPNG	Opening
BLDG	Between	OPP	Opposite
BLKG	Building	PART	Partition
BLT	Blocking	PERF	Perforated
BM	Bolt	PL	Plate/Property Line
BOT	Beam	PLAM	Plastic Laminate
BRG	Bottom	PLEX	Plexiglass
BSMT	Bearing	PLYWD	Plywood
CAB	Basement	POLY	Polyethylene
CER	Cabinet	PR	Pair
CH	Ceramic	PSF	Pound Per Square Foot
CJ	Ceiling Height	PSI	Pound Per Square Inch
CLG	Control Joint	PT	Pressure Treated
CLAD	Ceiling	PTD	Painted
CLO	Cladding	PVC	Polyvinyl Chloride
CLU	Closet	QT	Quarry Tile
COL	Clear	QTY	Quantity
CONC	Concrete Masonry Unit	R	Riser(s)
CONST	Column	RO	Rough Opening
CONT	Concrete	R=	Radius
CORR	Construction	RCP	Reflected Ceiling Plan
CPT	Continuous	RECPT	Receptacle
CS	Corrugated	REF	Refrigerator
CSK	Carpel	REG	Register
CSMT	Cast Stone	REINF	Reinforcing
CT	Countersink	REQD	Required
CTR	Casement	RESIL	Resilient
CTRD	Ceramic Tile	REV	Revision
CW	Center/Counter	RL	Rain Leader
DBL	Centered	RM	Room
DEMO	Cold Water	RTU	Roof Top Unit
DET	Double	S	South
DH	Demolish, Demolition	S4S	Surface Four Sides
DIA	Detail	SC	Solid Core
DIM	Drinking Fountain	SCHED	Schedule(d)
DN	Double Hung	SECT	Section
DR	Diameter	SHT	Sheet
DS	Dimension	SIM	Similar
DWG	Down	SF	Square Feet
E	Door	SPEC	Specification
EA	Downspout	SQ	Square
EJ	Dishwasher	SS	Stainless Steel
EL	Drawing	STD	Standard
ELEC	East	STL	Steel
ELEV	Each	STOR	Storage
EMER	Expansion Joint	STRUCT	Structure
EQ	Elevation	SURF	Surface
EQUIP	Electric(al)	SUSP	Suspend
EWC	Elevator	T	Tread(s)
EXIST	Emergency	T&G	Tongue and Groove
EXP	Equal	TBD	To Be Determined
EXT	Equipment	TEL	Telephone
FA	Electric Water Cooler	TEMP	Temperature
FBO	Existing	THK	Thick
FD	Exhaust	TOIL	Toilet
FND	Expansion, Exposed	TO	Top of (____)
FEC	Exterior	TYP	Typical
FF	Fire Alarm	UL	Underwriters Laboratories, Inc.
FGL	Furnished by Owner	UNFIN	Unfinished
FIN	Floor Drain	UNO	Unless Noted Otherwise
FLASH	Foundation	U/S	Underside
FL	Fire Extinguisher Cabinet	UTIL	Utility
FLUOR	Finish Floor	VB	Vapor Barrier
FOM	Fiberglass	VCT	Vinyl Composition Tile
FOS	Finish	VENT	Ventilate(or)
FRP	Flashing	VERT	Vertical
FRT	Floor	VEST	Vestibule
FRMG	Fluorescent	VIF	Verify in Field
FTG	Face of Masonry	VNR	Veneer
FURN	Face of Structure (or Face of Stud, where applicable)	W	West
FVC	Fiberglass reinforced plastic	WC	Water Closet
GALV	Fire Retardant Treated	WD	Wood
GC	Framing	WF	Wide Flange
GFI	Feet	WH	Water Heater
GL	Footing	WP	Waterproofing
GWB	Furniture/Furnish	W/	With
GYP	Furring	W/O	Without
HB	Fire Valve Cabinet	WT	Weight
HC	Gauge	WWM	Welded Mire Mesh
HD	Galvanized		
HDWE	General Contractor		
HORIZ	Ground Fault Interrupter		
HT	Glass		
HTR	Gypsum Wall Board		
HVAC	Gypsum		
HW	Hollow Core/Handicappd		
IG	Head		
IN	Hardware		
INCAN	Hollow Metal		
INCL	Horizontal		
INSUL	Height		
INT	Heater		
JAN	Heating/Ventilation/Air-Conditioning		
JT	Hot Water		
KIT	Isolated Ground		
LAV	Inch		
LEV	Incandescent		
MAS	Include(d)		
MAX	Insulation		
MDF	Interior		
MDO	Janitor		
MECH	Joint		
MEZZ	Kitchen		
	Kitchen		
	Lavatory		
	Level		
	Masonry		
	Maximum		
	Medium Density Fiberboard		
	Medium Density Overlay		
	Mechanical		
	Mezzanine		

GENERAL NOTES

- OMISSIONS OR CONFLICTS IN THE DRAWINGS AND ANY RESTRICTIONS RELATED TO THE EXECUTION OF THE WORK. IN THE CASE OF CONFLICTS BETWEEN DRAWINGS, OR NOTES AND DRAWINGS, IT SHALL BE ASSUMED THE STRICTEST CONDITION OR REQUIREMENT HAS BEEN INCLUDED IN THE COST AND SCOPE OF THE WORK.
- ISSUE COMPLETE SETS OF THE CONTRACT DOCUMENTS TO EACH OF THE SUBCONTRACTORS FOR COORDINATION OF THEIR WORK WITH OTHER TRADES AND DESCRIPTION OF SCOPE.
- APPLY FOR, OBTAIN AND PAY FOR ALL PERMITS, FEES, INSPECTIONS AND APPROVALS BY LOCAL AUTHORITIES HAVING JURISDICTIONS OVER THE PROJECT. PROVIDE COPIES OF ALL CODES IN FORCE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PROVIDING PROTECTION FOR ALL NEW AND EXISTING WORK IN PLACE WHEN SUBJECT TO POTENTIAL DAMAGE BY WORK OF OTHER TRADES. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL ABOVE CEILING WORK AND SHALL DURING LAYOUT, SUBMIT COORDINATION SHOP DRAWINGS OF ALL CEILING HEIGHT, FIXTURES, CONDUIT, PIPING, SPRINKLER LINES AND DUCT WORK IDENTIFYING ANY POTENTIAL CONFLICTS. CONTRACTOR SHALL REROUTE ITEMS AS REQUIRED. CONTRACTOR SHALL BE RESPONSIBLE FOR MINOR RELOCATIONS OF ITEMS, TO AVOID CONFLICTS WHILE MAINTAINING THE DESIGN INTENT.
- GC SHALL DEFINE SCOPE, SCHEDULE AND COST IMPLICATIONS WITH OWNER REGARDING ANY WORK BEING DONE BY OUTSIDE CONTRACTORS AND SUBCONTRACTORS.
- COORDINATE SCHEDULING PROVISIONS FOR INSTALLATION, LOCATIONS AND THE ACTUAL INSTALLATION OF ITEMS FURNISHED BY OWNER OR BY OTHERS. FACILITATE WORK WITH ALL TRADES ON THE PROJECT NOT UNDER CONTRACT TO THE CONTRACTOR (I.E., TELEPHONE, COMPUTER INSTALLERS, ETC.).
- VERIFY DIMENSIONS IN THE FIELD. TO THE EXTENT THAT DIMENSIONS CANNOT BE VERIFIED OR THE VERIFICATION OF DIMENSIONS WOULD CAUSE A DELAY IN THE PROGRESS OF THE WORK, CONTRACTOR SHALL GUARANTEE DIMENSIONS TO HIS SUBCONTRACTOR FOR COORDINATION. DO NOT SCALE DRAWINGS.
- SUBMIT FOR CONSIDERATION SAMPLES AND PRODUCT LITERATURE AND OTHER PERTINENT DATA OF ANY PROPOSED SUBSTITUTIONS.
- PERFORM ALL WORK AND INSTALL MATERIALS IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS AND IN A MANNER CONSISTENT WITH INDUSTRY STANDARDS OF WORKMANSHIP.
- EXAMINE ALL SURFACES TO DETERMINE THAT THEY ARE SOUND, DRY, CLEAN AND READY TO RECEIVE FINISHES OR MILLWORK PRIOR TO INSTALLATION. START OF INSTALLATION SHALL IMPLY ACCEPTANCE OF SUBSTRATE AND SHALL NOT BE GROUNDS FOR CLAIMS AGAINST IMPROPER PERFORMANCE OF INSTALLED MATERIALS.
- INSTALL AND MAINTAIN ALL NECESSARY COVERINGS, PROTECTIVE ENCLOSURES, TEMPORARY DOORS AND PARTITIONS AND DUST BARRIERS TO PROTECT ALL OCCUPANTS AND EXISTING WORK AND FINISHES TO REMAIN. REPAIR AND REPLACE ANY DAMAGES CAUSED BY IMPROPER PROTECTION AT NO ADDITIONAL COST TO OWNER.
- PROVIDE TO OWNER ANY MANUFACTURER/ PRODUCT LITERATURE, MAINTENANCE REQUIREMENTS AND/OR SCHEDULES.

SYMBOLS LEGEND



PROJECT TEAM

OWNER:

PT BLOOMS
415 N Alfred St
Alexandria, VA

Contact: pat@ptbloomsllc.com

MEP ENGINEER:

Capitol Engineering Group, LLC
1825 K Street NW
Suite 375 Washington, DC 20006

Contact: Alex Shojaei 202.465.3133

ARCHITECT:

Jonathan Kuhn Architect
508 Kennedy Street NW #313
Washington, DC 20011

Contact: Jonathan Kuhn 202.494.5061

STRUCTURAL ENGINEER:

BEL Engineering, LLC.,
4542 Beech Road,
Temple Hills, MD 20748

Contact: Wondwosen Ali 240.830.2555

Lots 501-502-504-505						
415 N Alfred St - Proposed FAR Calculations						
Description	Gross Building Area	Non FAR - Circulation	FAR Deductions Non FAR - Bathrooms	Non FAR - MECH	Non FAR Total	Net Floor Area
First Floor	996.00	63.66	16.36	7.83	87.85	908.15
Garage	479	129	-	-	129	350.00
Second Floor	996.00	95.23	50.00	-	145.23	850.77
ADU	440	42	50.00	-	92	348.00
Third Floor	996.00	95.23	100.00	19.82	215.05	780.95
Roof Deck	160.93	160.93	-	-	160.93	0.00
Total Gross Building Area	4,067.93			Total SF:	850	3,237.87
Lot Area:	2,202					
Proposed Net Floor Area :	3,237.87					
Proposed FAR:	1.470422343					

ADU						
Description	Gross Building Area	Non FAR - Circulation	FAR Deductions Non FAR - Bathrooms	Non FAR - MECH	Non FAR Total	Net Floor Area
ADU	440.45	42	50.00	-	92	348.45
ADU - Balcony / Open Space	42.5					
				Total SF:	105.08	348.45
Proposed ADU SF						
Total SF:	348.45					

Lot 503						
415 N Alfred St - Proposed FAR Calculations						
Description	Gross Building Area	Non FAR - Circulation	FAR Deductions Non FAR - Bathrooms	Non FAR - MECH	Non FAR Total	Net Floor Area
First Floor	990.00	63.66	16.36	7.83	87.85	902.15
Garage	478	128	-	-	128	350.00
Second Floor	990.00	95.23	50.00	-	145.23	844.77
ADU	439	41	50.00	-	91	348.00
Third Floor	990.00	95.23	100.00	19.82	215.05	774.95
Roof Deck	160.93	160.93	-	-	160.93	0.00
Total Gross Building Area	4,047.93			Total SF:	828	3,219.87
Lot Area:	2,193					
Proposed Net Floor Area :	3,219.87					
Proposed FAR:	1.468248974					

ADU						
Description	Gross Building Area	Non FAR - Circulation	FAR Deductions Non FAR - Bathrooms	Non FAR - MECH	Non FAR Total	Net Floor Area
ADU	439	41	50.00	-	91	348.00
ADU - Balcony / Open Space	42.5					
				Total SF:	91	348
Proposed ADU SF						
Total SF:	348					

APPROVED SITE PLAN NO. _____		
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. _____

OFFICIAL STAMPS

JK_A

JONATHAN KUHN ARCHITECT

508 KENNEDY STREET NW, #313
WASHINGTON DC 20011
T: 202.494.5061
JONATHAN@KUHNARCHITECT.COM
WWW.KUHNARCHITECT.COM

DSP SUBMISSION

415 N Alfred ST
Alexandria, VA

ISSUE RECORD

05/08/2026

DSP SUBMISSION

REVISION SCHEDULE
NO. _____ DATE _____
1

SEAL

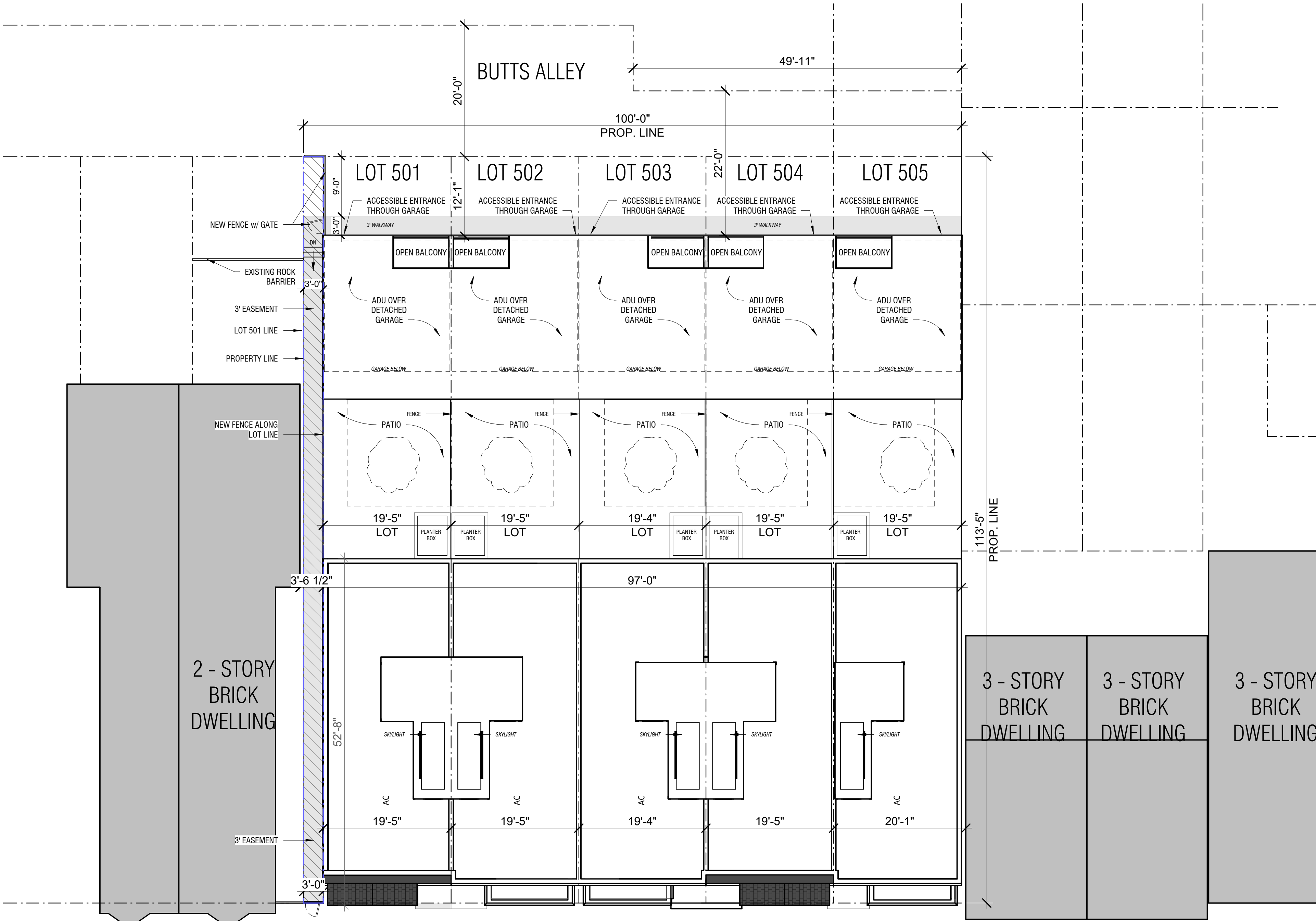
SHEET NAME

PROJECT INFO

SCALE
1/4" = 1'-0"

SHEET NO.

A100



Lots 501-502-504-505						
415 N Alfred St - Proposed FAR Calculations						
Description	Gross Building Area	FAR Deductions			Non FAR Total	Net Floor Area
		Non FAR - Circulation	Non FAR - Bathrooms	Non FAR - MECH		
First Floor	996.00	63.66	16.36	7.83	87.85	908.15
Garage	479	129	-	-	129	350.00
Second Floor	996.00	95.23	50.00	-	145.23	850.77
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Third Floor	996.00	95.23	100.00	19.82	215.05	780.95
Roof Deck	160.93	160.93	-	-	160.93	0.00
Total Gross Building Area	4,067.93	Total SF:			830	3,237.87
Lot Area:	2,202					
Proposed Net Floor Area :	3,237.87					
Proposed FAR:	1.470422343					

ADU						
Description	Gross Building Area	FAR Deductions			Non FAR Total	Net Floor Area
		Non FAR - Circulation	Non FAR - Bathrooms	Non FAR - MECH		
ADU	440.45	42	50.00	-	92	348.45
ADU - Balcony / Open Space	42.5	Total SF:			105.08	348.45

Proposed ADU SF Total SF: 348.45

Lot 503						
415 N Alfred St - Proposed FAR Calculations						
Description	Gross Building Area	FAR Deductions			Non FAR Total	Net Floor Area
		Non FAR - Circulation	Non FAR - Bathrooms	Non FAR - MECH		
First Floor	990.00	63.66	16.36	7.83	87.85	902.15
Garage	478	128	-	-	128	350.00
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Third Floor	990.00	95.23	100.00	19.82	215.05	774.95
Roof Deck	160.93	160.93	-	-	160.93	0.00
Total Gross Building Area	4,047.93	Total SF:			828	3,219.87
Lot Area:	2,193					
Proposed Net Floor Area :	3,219.87					
Proposed FAR:	1.468248974					

ADU						
Description	Gross Building Area	FAR Deductions			Non FAR Total	Net Floor Area
		Non FAR - Circulation	Non FAR - Bathrooms	Non FAR - MECH		
ADU	439	41	50.00	-	91	348.00
ADU - Balcony / Open Space	42.5	Total SF:			91	348

Proposed ADU SF Total SF: 348

OFFICIAL STAMPS

JK_A

JONATHAN KUHN ARCHITECT

508 KENNEDY STREET NW, #313
WASHINGTON DC 20011
T: 202.494.5061
JONATHAN@KUHNARCHITECT.COM
WWW.KUHNARCHITECT.COM

DSP SUBMISSION

415 N Alfred ST
Alexandria, VA

ISSUE RECORD

05/08/2026
DSP SUBMISSION

REVISION SCHEDULE
NO. DATE

SEAL

SHEET NAME

ARCHITECTURAL
SITE PLAN

SCALE
1" = 10'-0"

SHEET NO.

A101

1 PROPOSED SITE PLAN
1" = 10'-0"

SCALE: 1/4" = 1'-0"



DSP SUBMISSION

415 N Alfred ST
Alexandria, VA

ISSUE RECORD

DATE _____

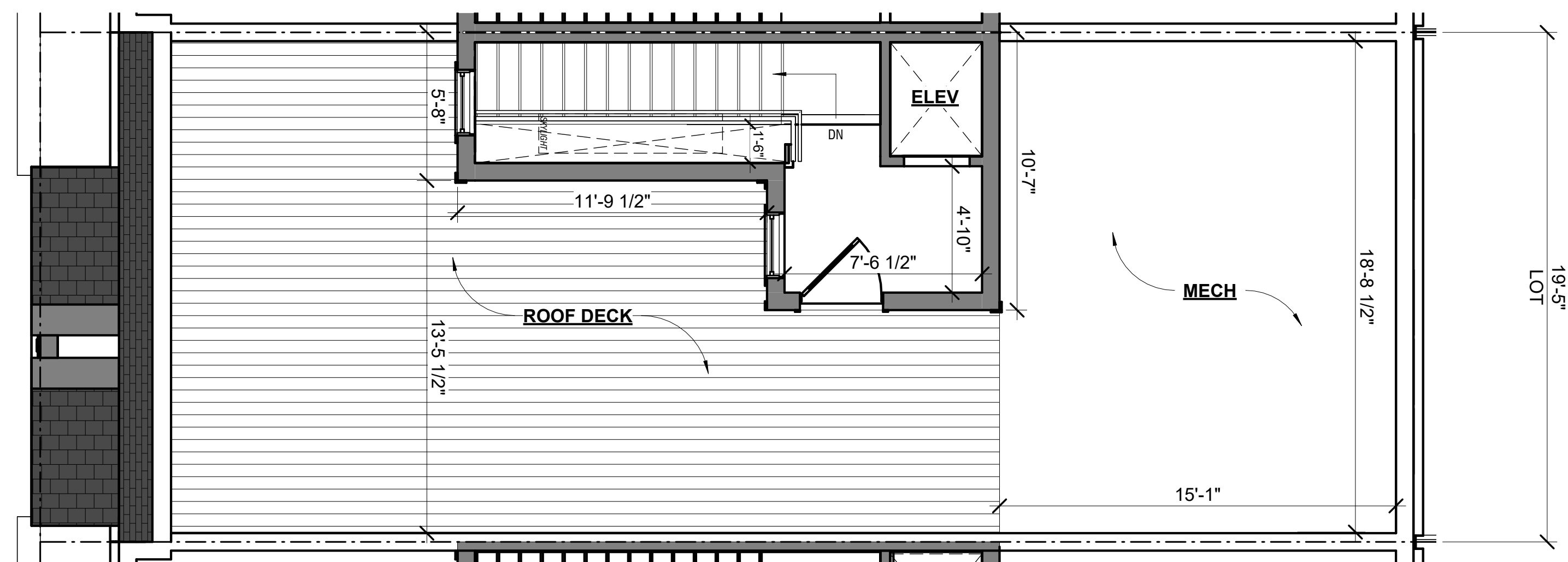
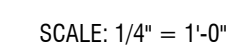
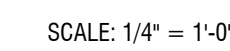
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SCALE
= 1'-0"

ET NO.

AI 02

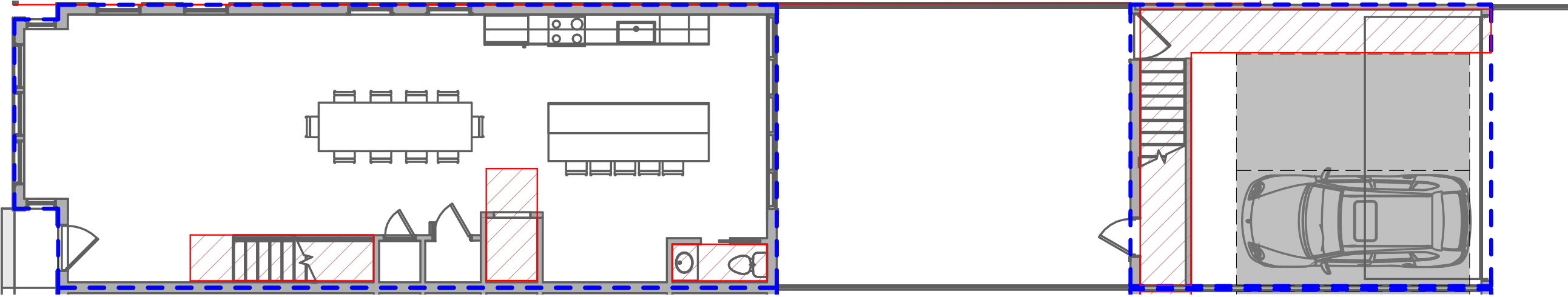
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APPROVED SITE PLAN NO. _____		
DEPARTMENT OF PLANNING & ZONING DIRECTOR _____ DATE _____ DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN No. _____		
DIRECTOR _____ DATE _____		
CHAIRMAN, PLANNING COMMISSION _____ DATE _____		
DATE RECORDED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

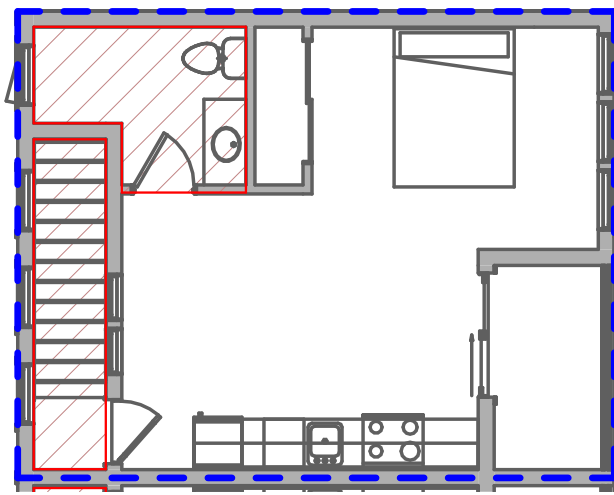
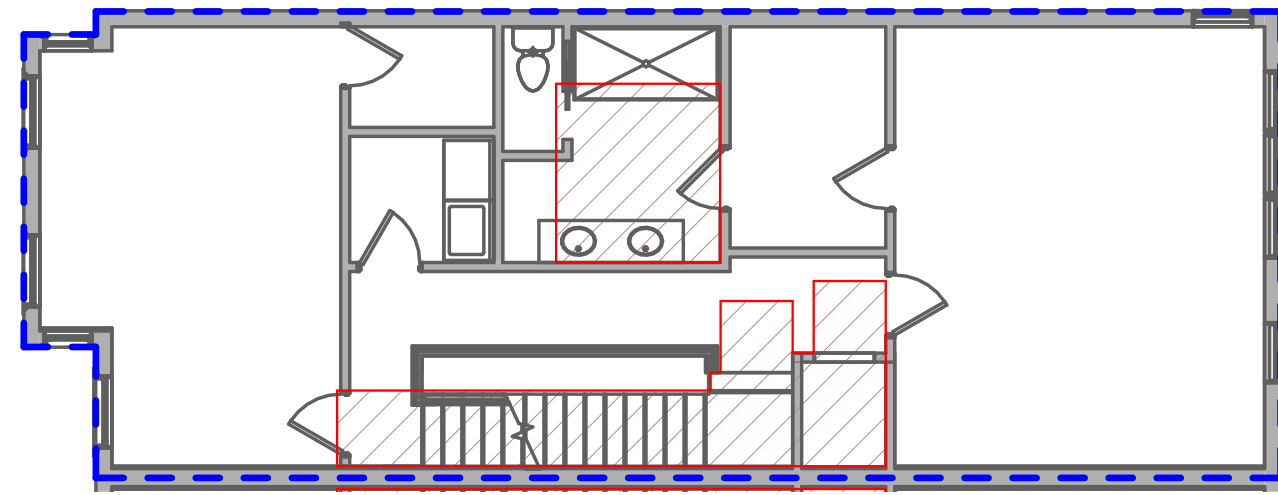
UNIT 1:
FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



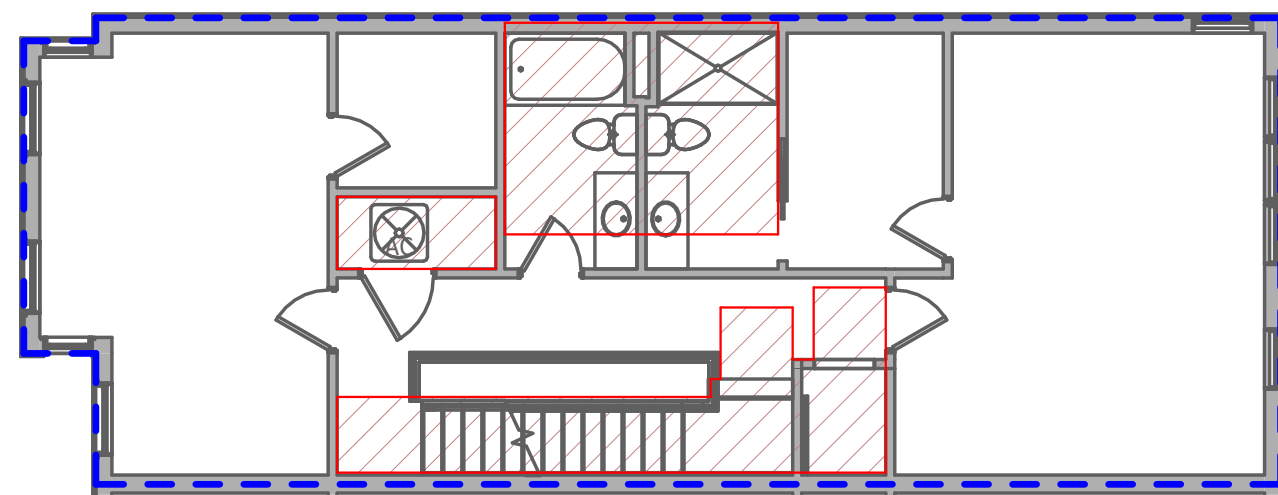
SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



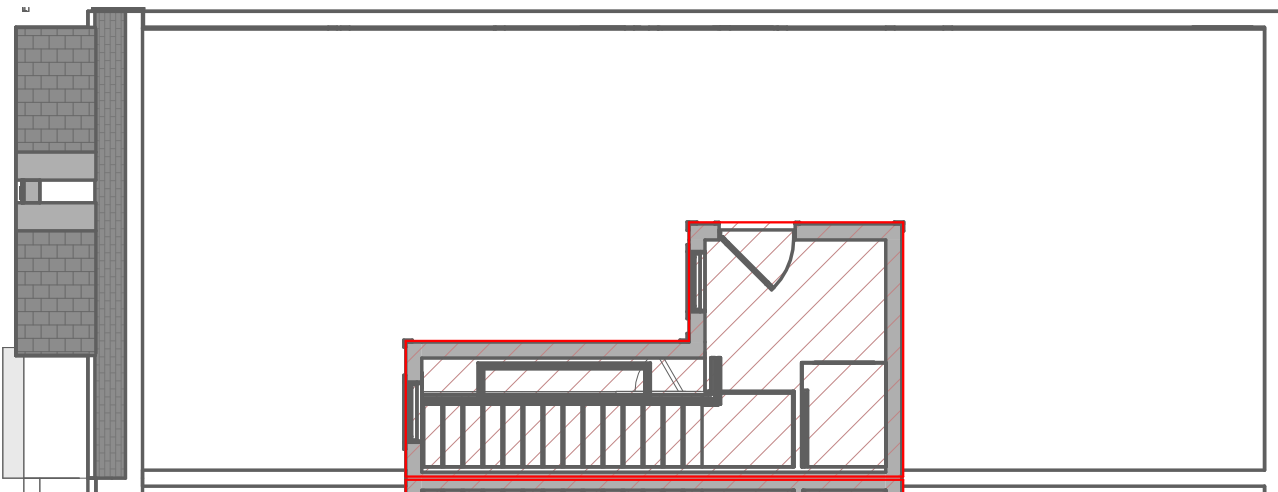
THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"



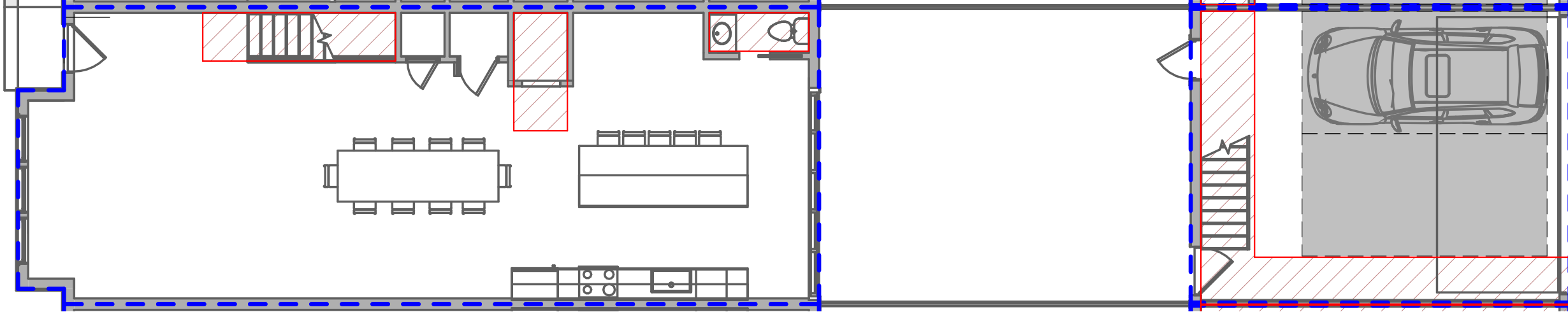
PH FLOOR PLAN

SCALE: 1/8" = 1'-0"



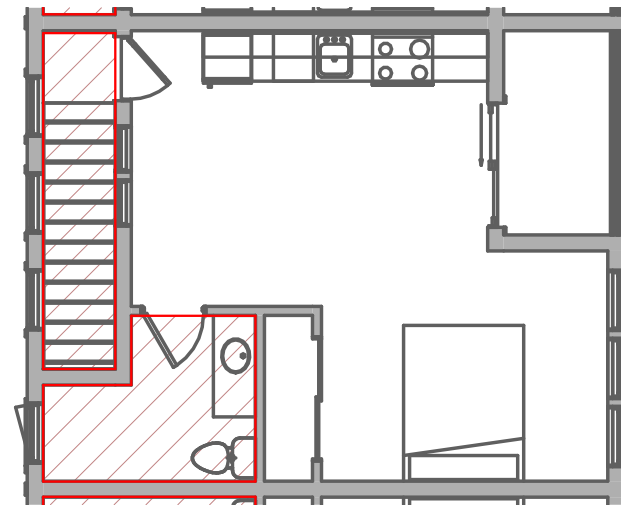
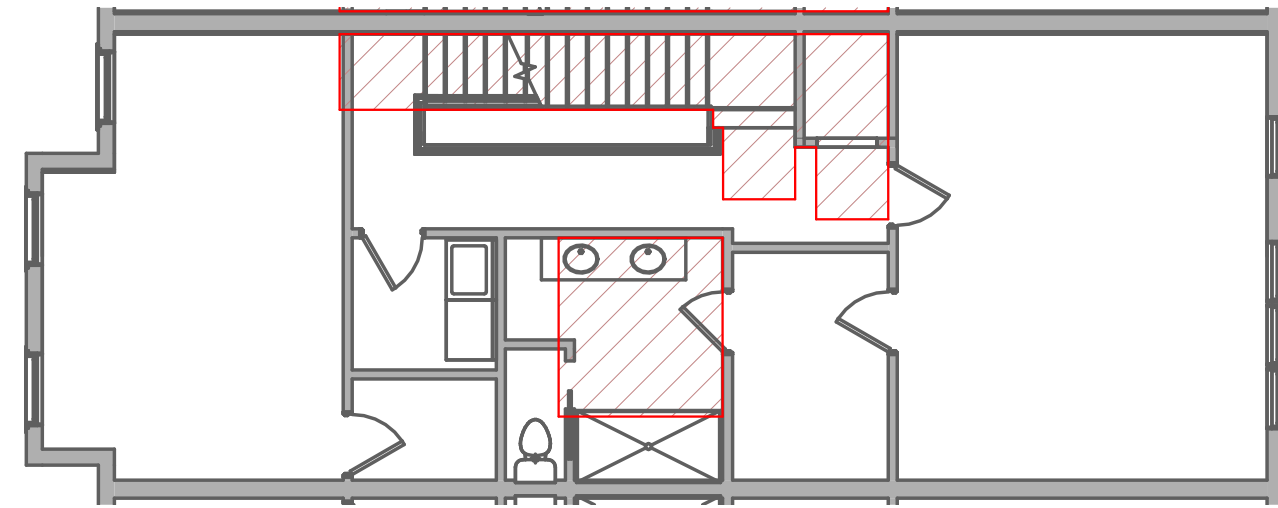
UNIT 2:
FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



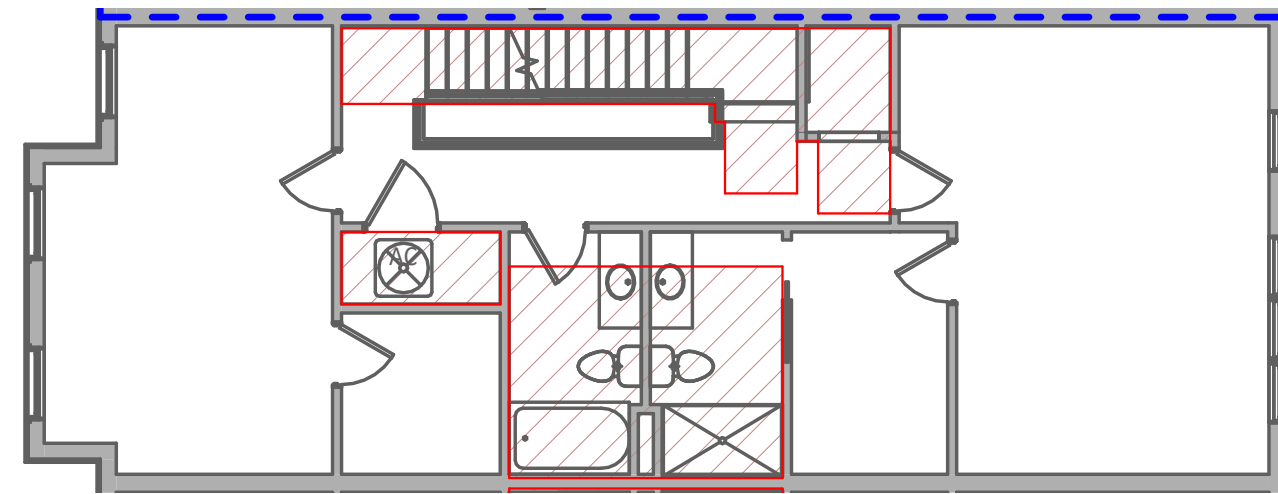
SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



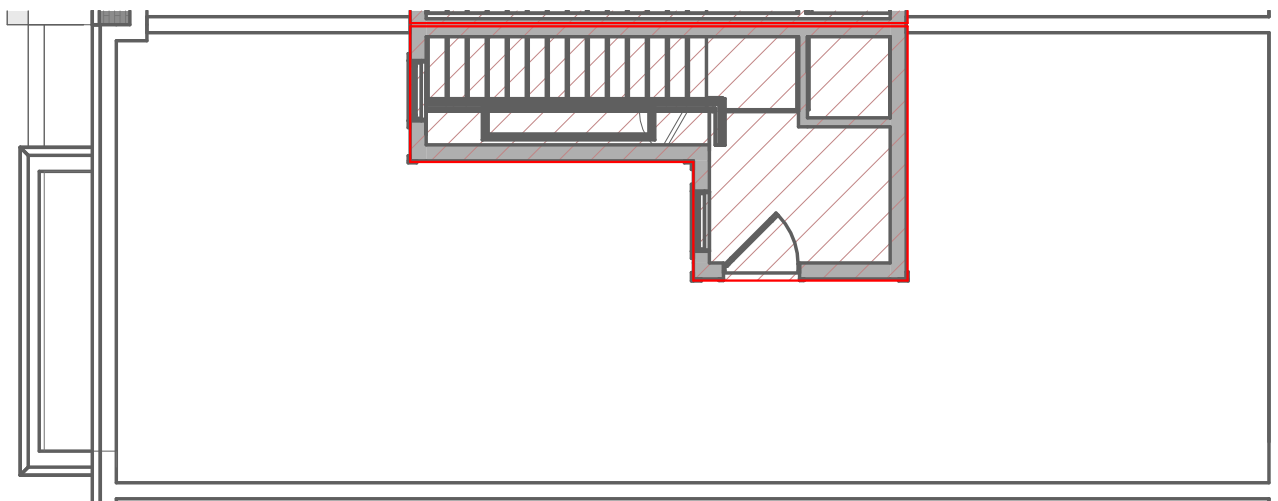
THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"



PH FLOOR PLAN

SCALE: 1/8" = 1'-0"



EXCLUDED FROM FAR
GROSS BUILDING AREA

Lots 501-502-504-505						
415 N Alfred St - Proposed FAR Calculations						
Description	Gross Building Area	Non FAR - Circulation	Non FAR - Bathrooms	Non FAR - MECH	Non FAR Total	Net Floor Area
First Floor	996.00	63.66	16.36	7.83	87.85	908.15
Garage	479	129	-	-	129	350.00
Second Floor	996.00	95.23	50.00	-	145.23	850.77
ADU	440	42	50.00	-	92	348.00
Third Floor	996.00	95.23	100.00	19.82	215.05	780.95
Roof Deck	160.93	160.93	-	-	160.93	0.00
Total Gross Building Area	4,067.93				830	3,237.87
Lot Area:	2,202					
Proposed Net Floor Area :	3,237.87					
Proposed FAR:	1.470422343					

ADU						
Description	Gross Building Area	Non FAR - Circulation	Non FAR - Bathrooms	Non FAR - MECH	Non FAR Total	Net Floor Area
ADU	440.45	42	50.00	-	92	348.45
ADU - Balcony / Open Space	42.5					
Total SF:					105.08	348.45
Proposed ADU SF	Total SF: 348.45					

APPROVED
SITE PLAN NO. _____
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. _____



JONATHAN KUHN ARCHITECT
508 KENNEDY STREET NW, #313
WASHINGTON DC 20011
T: 202.494.5061
JONATHAN@KUHNARCHITECT.COM
WWW.KUHNARCHITECT.COM

DSP SUBMISSION
415 N Alfred ST
Alexandria, VA

ISSUE RECORD
05/08/2026
DSP SUBMISSION
REVISION SCHEDULE
NO. DATE

SEAL

SHEET NAME
FAR CALCULATIONS
UNIT 1 & 2

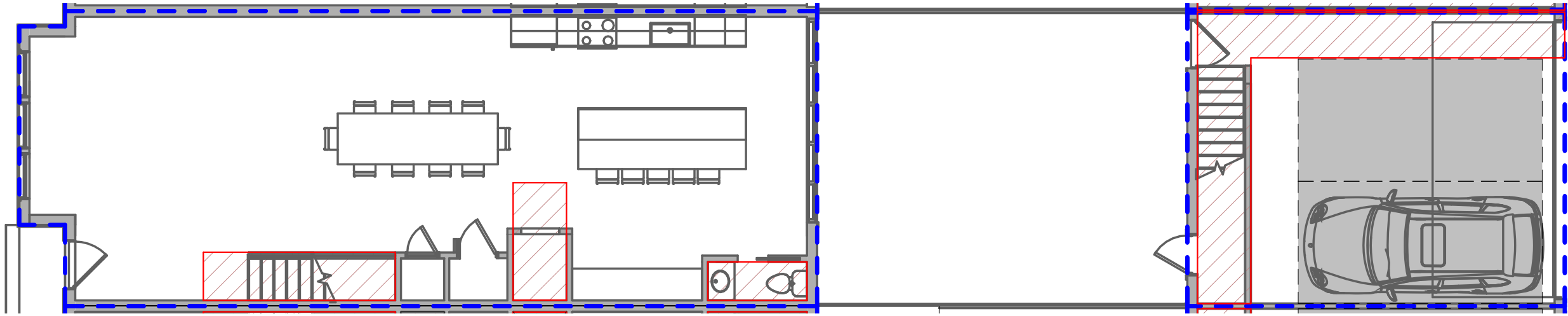
SCALE
As indicated

SHEET NO.

A103

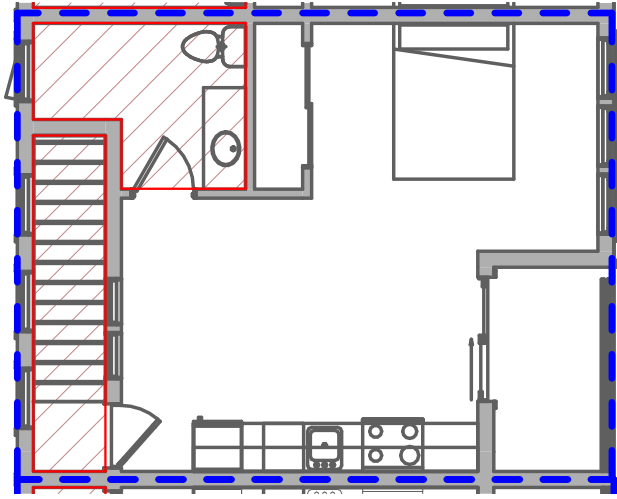
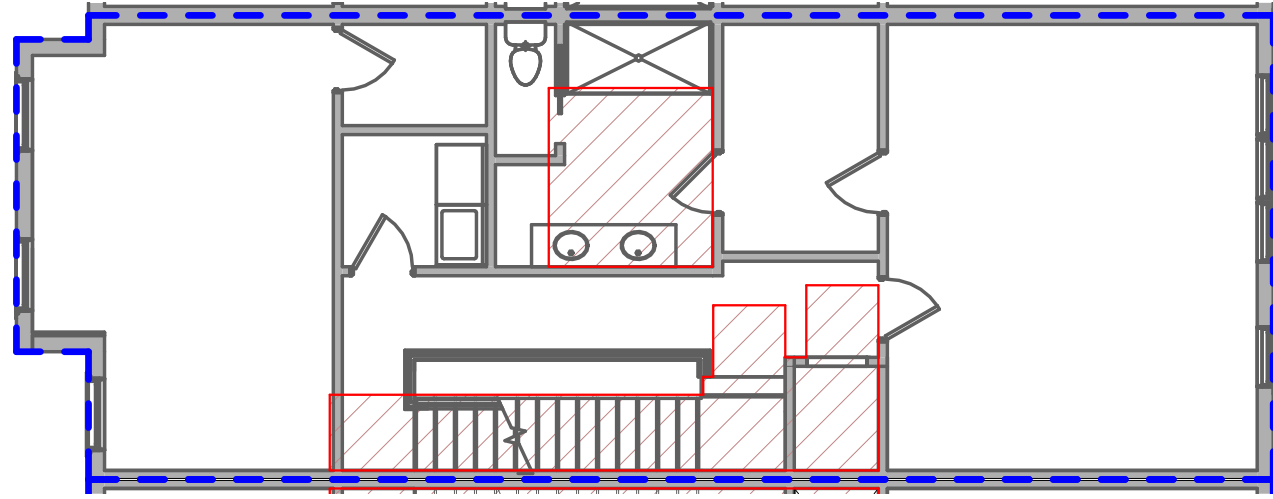
UNIT 3:
FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



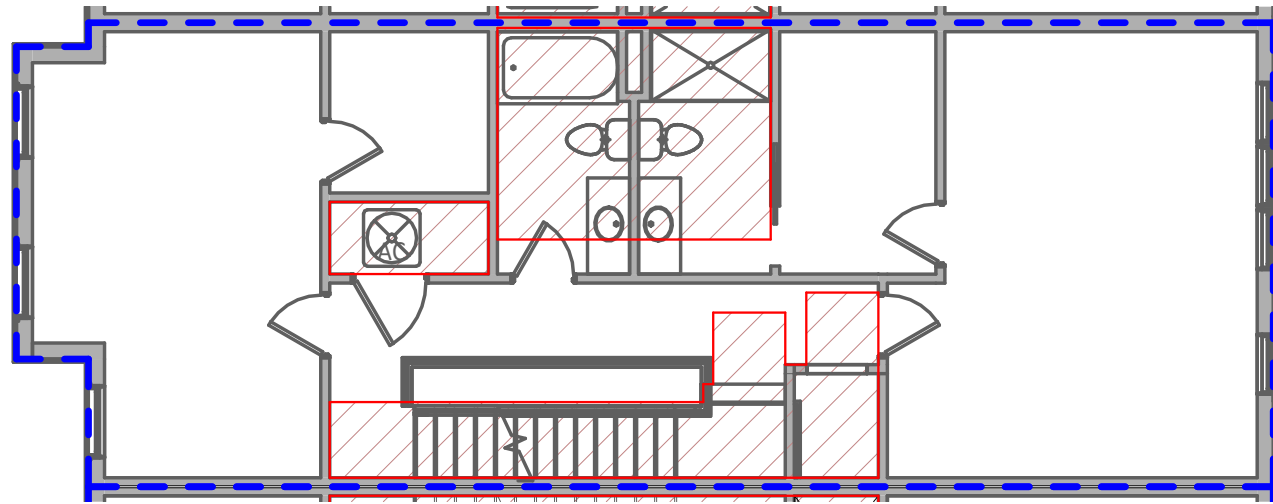
SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



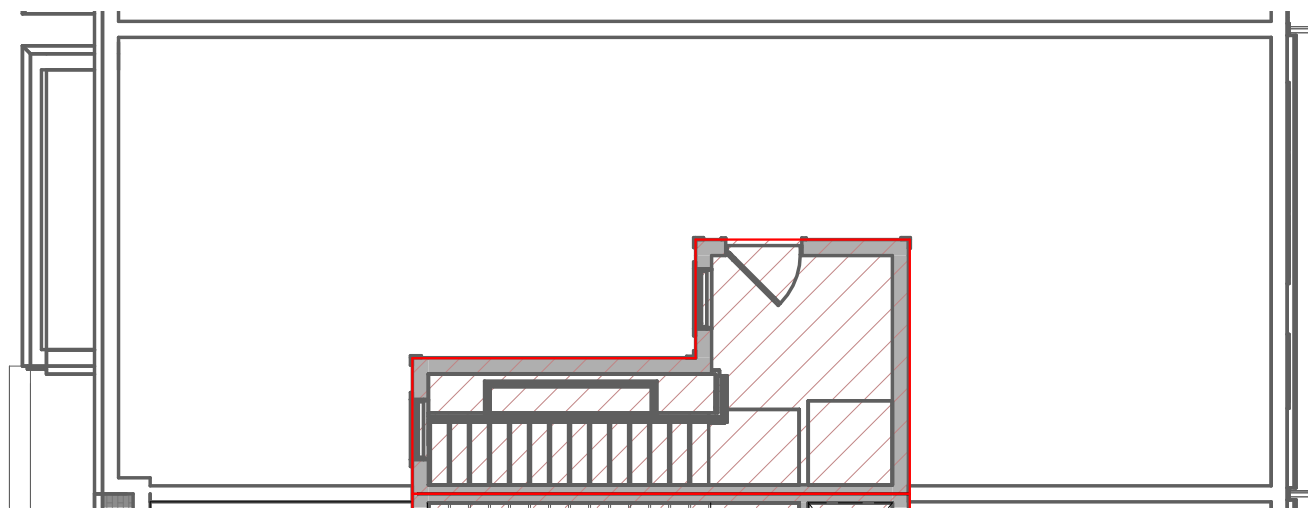
THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"



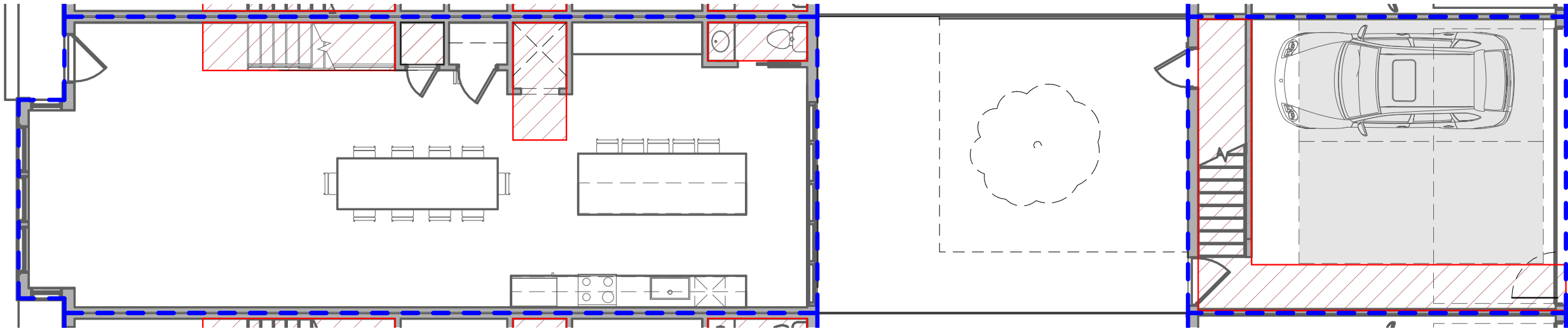
PH FLOOR PLAN

SCALE: 1/8" = 1'-0"



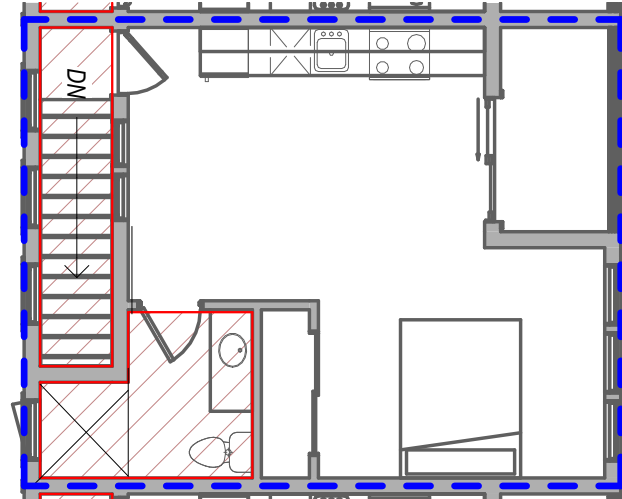
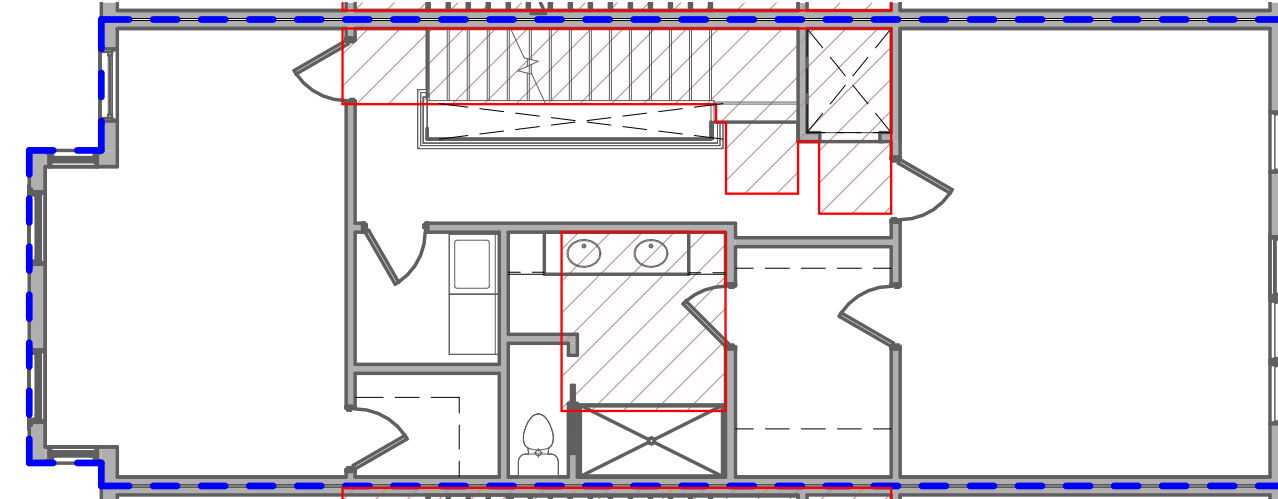
UNIT 4:
FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



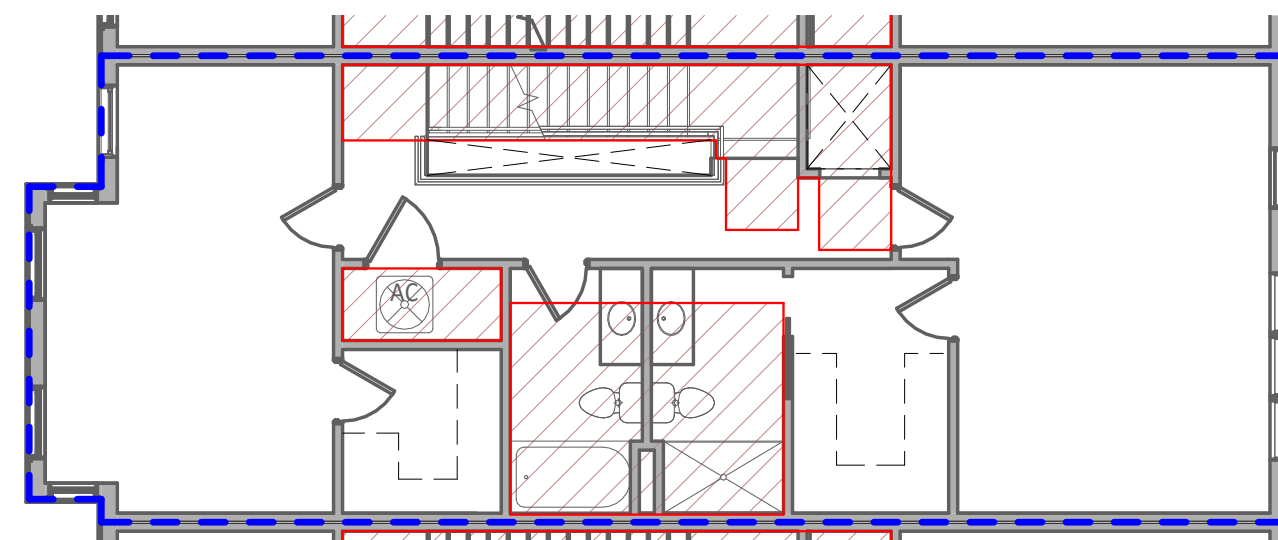
SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



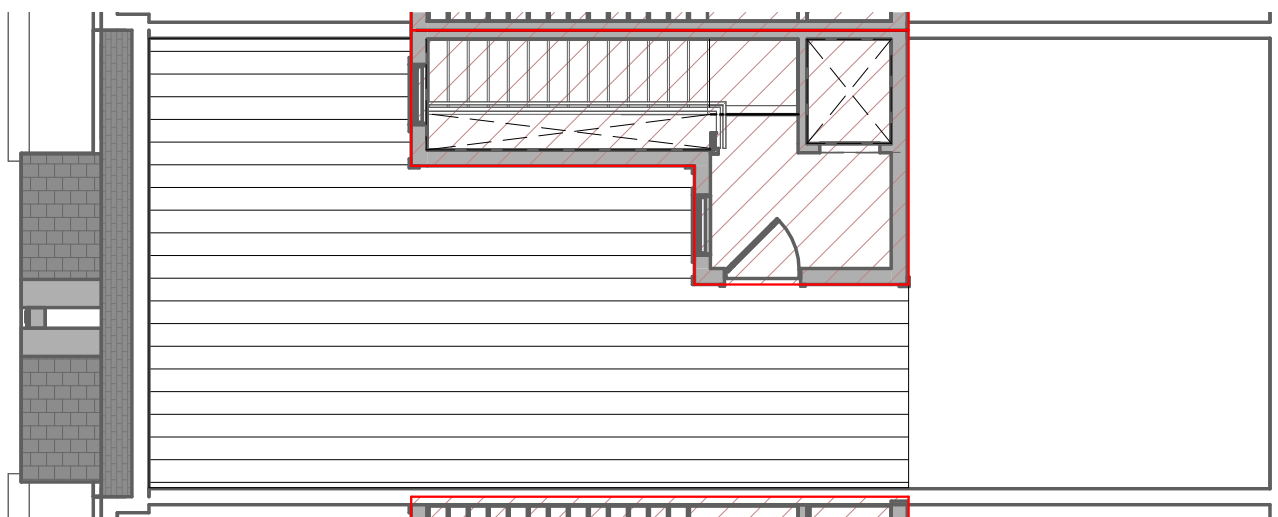
THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"



PH FLOOR PLAN

SCALE: 1/8" = 1'-0"



Lot 503						
415 N Alfred St - Proposed FAR Calculations						
Description	Gross Building Area	Non FAR - Circulation	FAR Deductions Non FAR - Bathrooms	Non FAR - MECH	Non FAR Total	Net Floor Area
First Floor	990.00	63.66	16.36	7.83	87.85	902.15
Garage	479	129	-	-	129	350.00
Second Floor	990.00	95.23	50.00	-	145.23	844.77
ADU	439	41	50.00	-	91	348.00
Third Floor	990.00	95.23	100.00	19.82	215.05	774.95
Roof Deck	160.93	160.93	-	-	160.93	0.00
Total Gross Building Area	4,047.93				828	3,219.87
Lot Area:	2,193					
Proposed Net Floor Area :	3,219.87					
Proposed FAR:	1.468248972					

ADU						
Description	Gross Building Area	Non FAR - Circulation	FAR Deductions Non FAR - Bathrooms	Non FAR - MECH	Non FAR Total	Net Floor Area
ADU	439	41	50.00	-	91	348.00
ADU - Balcony / Open Space	42.5					
					91	348
Proposed ADU SF	Total SF: 348					

Lots 501-502-504-505						
415 N Alfred St - Proposed FAR Calculations						
Description	Gross Building Area	Non FAR - Circulation	FAR Deductions Non FAR - Bathrooms	Non FAR - MECH	Non FAR Total	Net Floor Area
First Floor	996.00	63.66	16.36	7.83	87.85	908.15
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Third Floor	996.00	95.23	100.00	19.82	215.05	780.95
Roof Deck	160.93	160.93	-	-	160.93	0.00
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Lot Area:	2,202					
Proposed Net Floor Area :	3,237.87					
Proposed FAR:	1.470422343					

ADU						
Description	Gross Building Area	Non FAR - Circulation	FAR Deductions Non FAR - Bathrooms	Non FAR - MECH	Non FAR Total	Net Floor Area
ADU	440.45	42	50.00	-	92	348.45
ADU - Balcony / Open Space	42.5					
					105.08	348.45
Proposed ADU SF	Total SF: 348.45					

APPROVED
SITE PLAN NO. _____
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. _____

SHEET NAME
FAR CALCULATIONS
UNITS 3 & 4

SCALE
1/8" = 1'-0"

SHEET NO.

A104

OFFICIAL STAMPS

JK_A

JONATHAN KUHN ARCHITECT

508 KENNEDY STREET NW, #313
WASHINGTON DC 20011
T: 202.494.5061
JONATHAN@KUHNARCHITECT.COM
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DSP SUBMISSION
415 N Alfred ST
Alexandria, VA

ISSUE RECORD

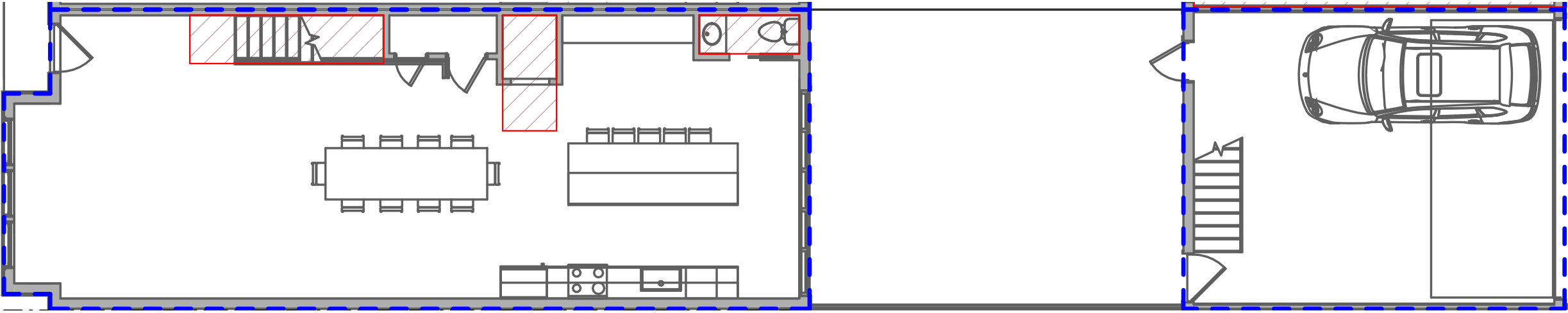
05/08/2026
DSP SUBMISSION

REVISION SCHEDULE
NO. DATE

SEAL

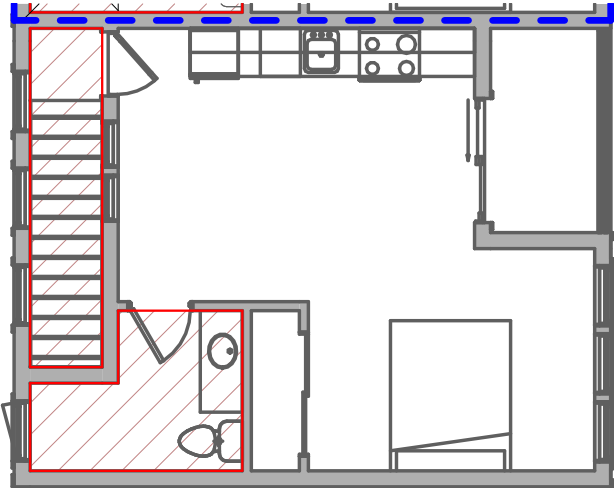
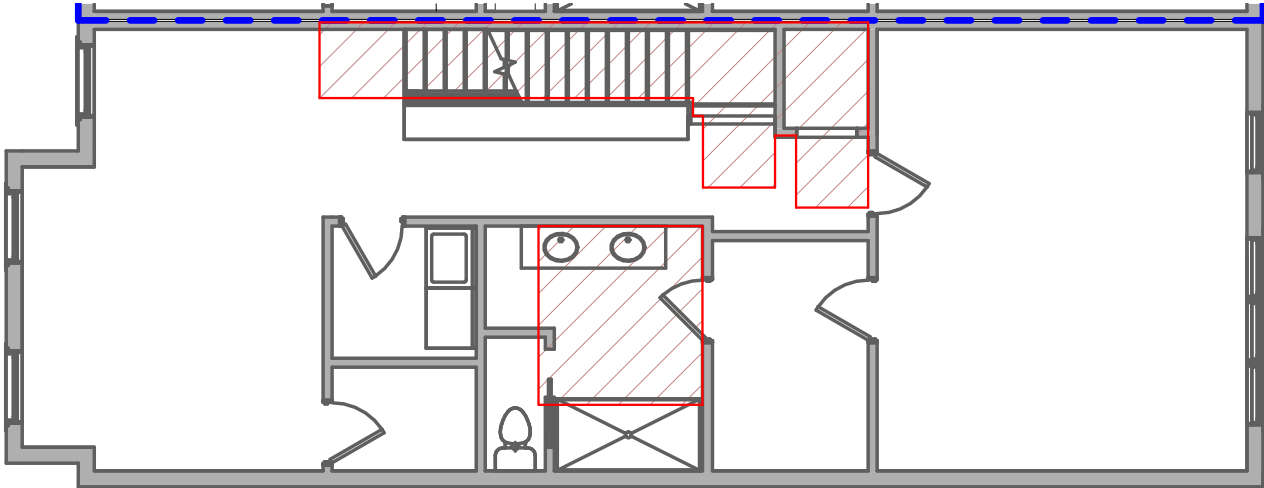
UNIT 5:
FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



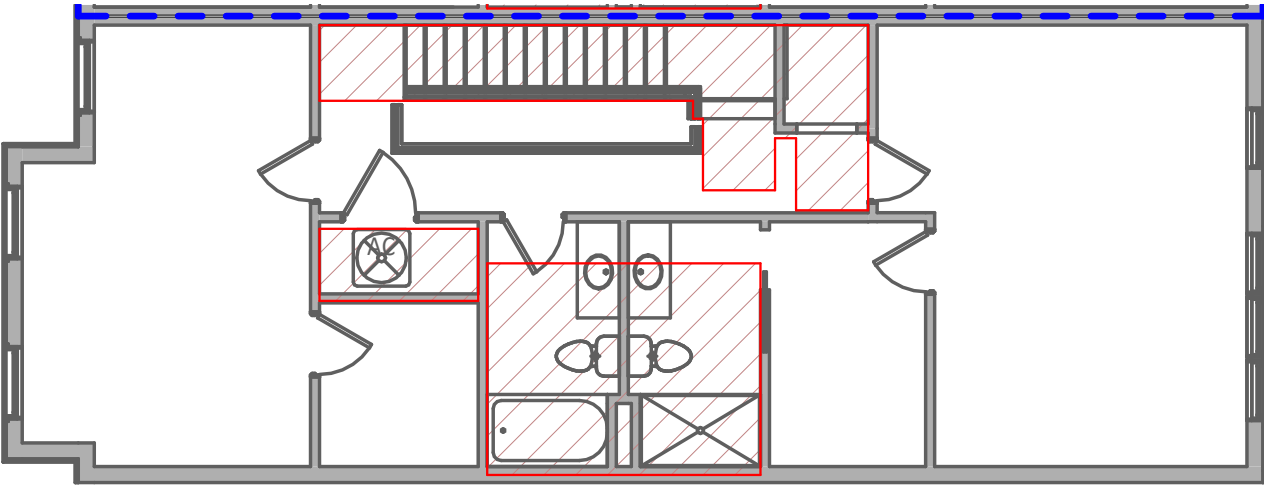
SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



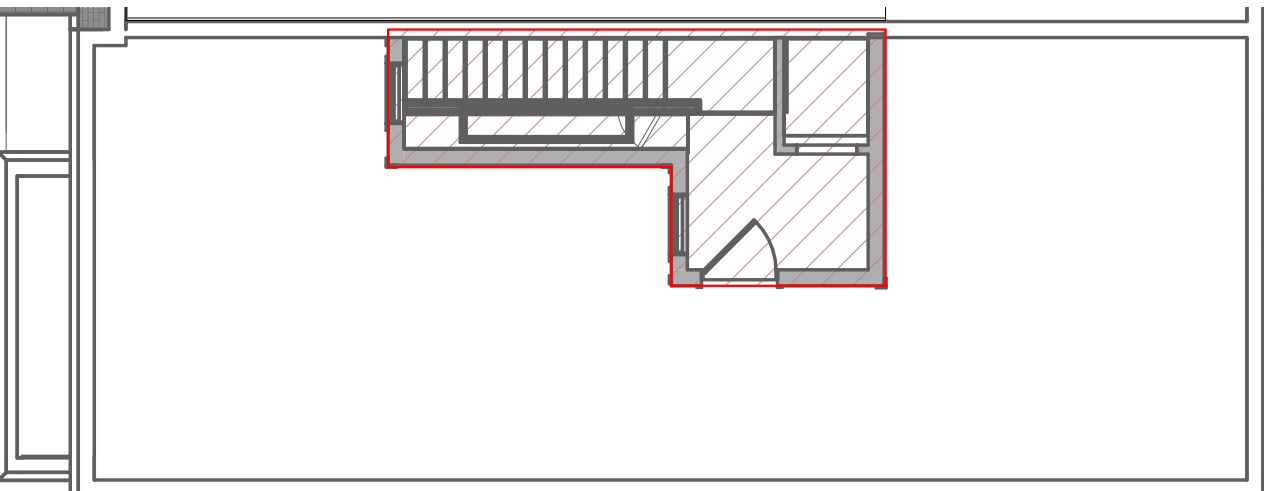
THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"



PH FLOOR PLAN

SCALE: 1/8" = 1'-0"



Lots 501-502-504-505						
415 N Alfred St - Proposed FAR Calculations						
Description	Gross Building Area	Non FAR - Circulation	Non FAR - Bathrooms	Non FAR - MECH	Non FAR Total	Net Floor Area
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Roof Deck	160.93	160.93	-	-	160.93	0.00
Total Gross Building Area	4,067.93	Total SF:			830	3,237.87
Lot Area:	2,202					
Proposed Net Floor Area :	3,237.87					
Proposed FAR:	1.470422343					

ADU						
Description	Gross Building Area	Non FAR - Circulation	Non FAR - Bathrooms	Non FAR - MECH	Non FAR Total	Net Floor Area
ADU	440.45	42	50.00	-	92	348.45
ADU - Balcony / Open Space	42.5	Total SF:			105.08	348.45
Proposed ADU SF	Total SF: 348.45					

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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED: _____

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

SHEET NAME
FAR CALCULATIONS -
UNIT 5

SCALE
1/8" = 1'-0"

SHEET NO.
A105

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JONATHAN KUHN ARCHITECT
508 KENNEDY STREET NW, #313
WASHINGTON DC 20011
T: 202.494.5061
JONATHAN@KUHNARCHITECT.COM
WWW.KUHNARCHITECT.COM

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WASHINGTON DC 20011
T: 202.494.5061
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WWW.KUHNARCHITECT.COM

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SEAL

SHEET NAME
MASING STUDY -
STREET ELEVATION

SCALE
1/8" = 1'-0"

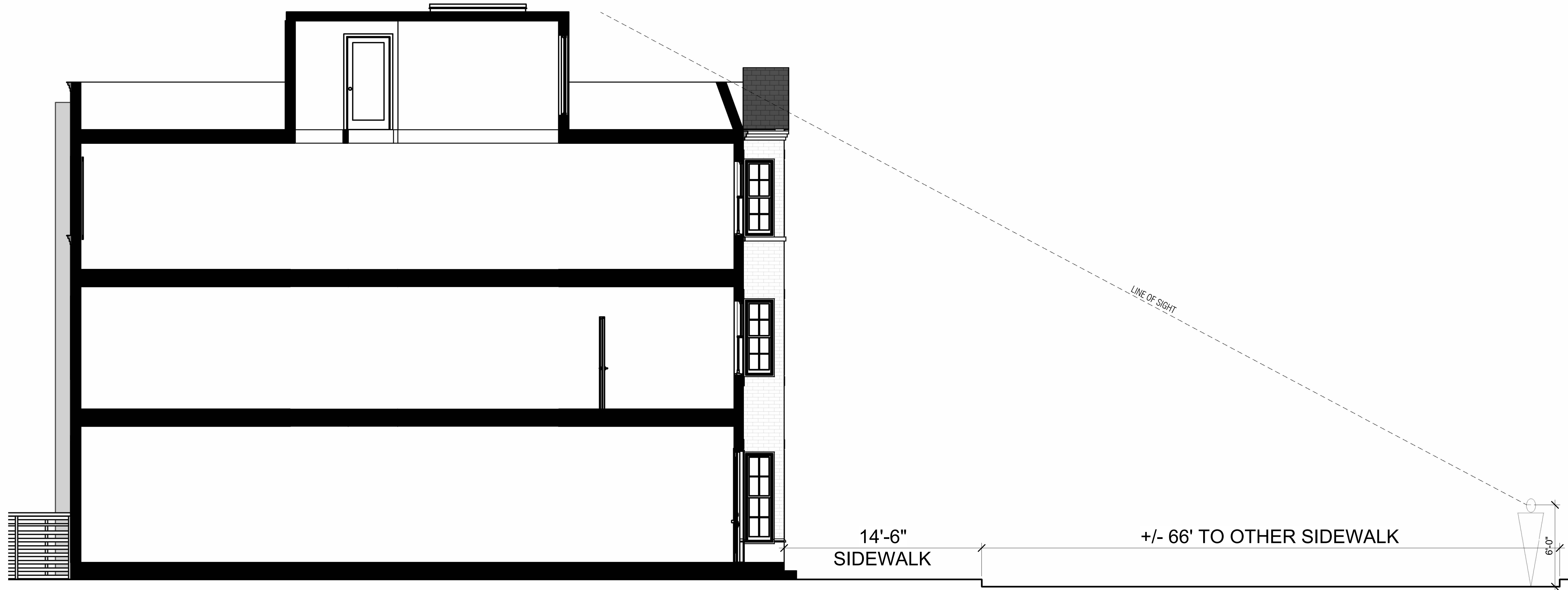
SHEET NO.

A106



2 MASSING STUDY - STREET ELEVATION
1/8" = 1'-0"

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



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WASHINGTON DC 20011
T: 202.494.5061
JONATHAN@KUHNARCHITECT.COM
WWW.KUHNARCHITECT.COM

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SHEET NAME
MASSING STUDY -
AXON VIEW

SCALE
1/4" = 1'-0"

SHEET NO.
A107

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WASHINGTON DC 20011
T: 202.494.5061
NATHAN@KUHNARCHITECT.COM
WWW.KUHNARCHITECT.COM

415 N Alfred St
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DATE

PROPOSED FRONT
ELEVATION

AI 08


$$\frac{1}{4}'' = 1'-0''$$

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

PROPOSED FRONT
ELEVATION

NO.



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SEAL

SHEET NAME

PROPOSED REAR
ELEVATION

SCALE
1/4" = 1'-0"

SHEET NO.

A109



1 PROPOSED REAR ELEVATIONS TOWNHOUSES

1/4" = 1'-0"

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508 KENNEDY STREET NW, #313
WASHINGTON DC 20011
T: 202.494.5061
JONATHAN@KUHNARCHITECT.COM
WWW.KUHNARCHITECT.COM

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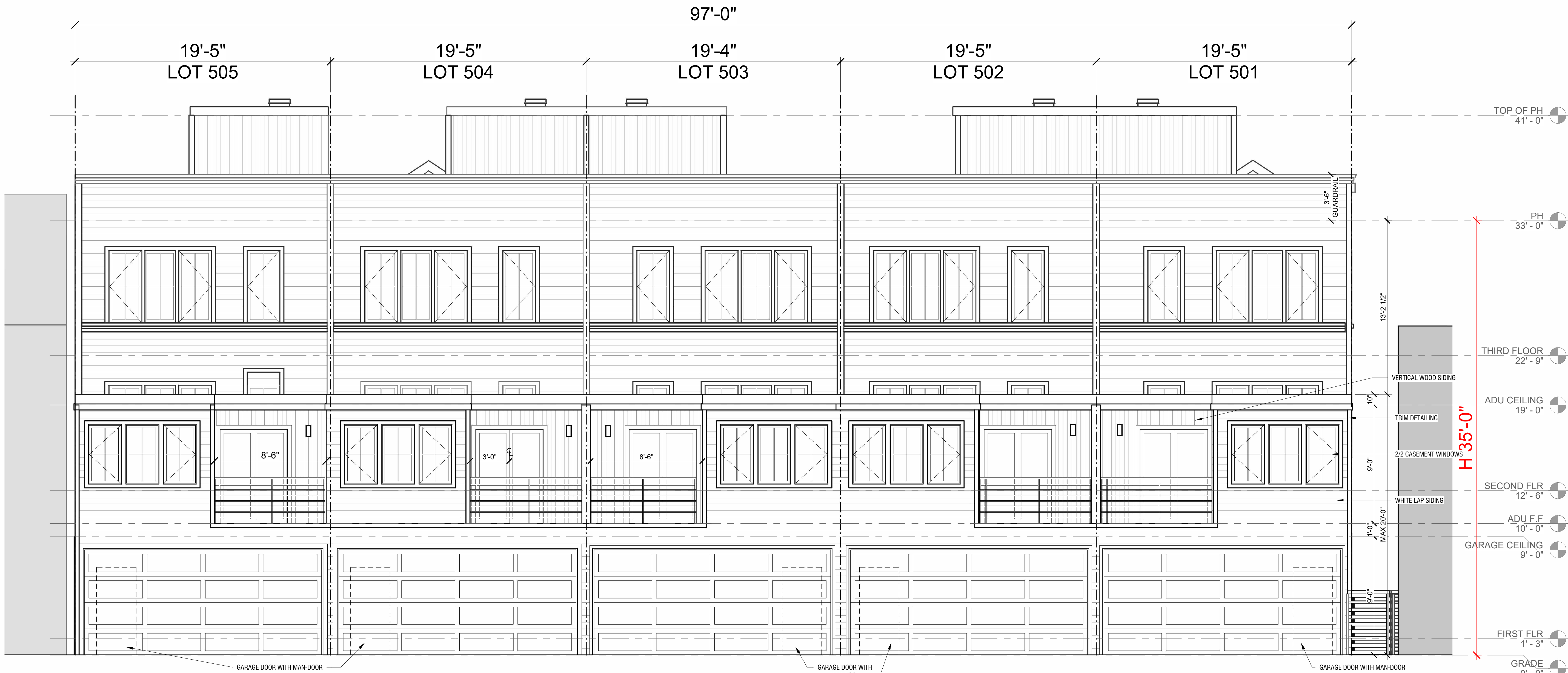
SEAL

SHEET NAME
PROPOSED REAR
ELEVATION

SCALE
1/4" = 1'-0"

SHEET NO.

A110



1 PROPOSED REAR ELEVATION
1/4" = 1'-0"

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JONATHAN KUHN ARCHITECT
508 KENNEDY STREET NW, #313
WASHINGTON DC 20011
T: 202.494.5061
JONATHAN@KUHNARCHITECT.COM
WWW.KUHNARCHITECT.COM

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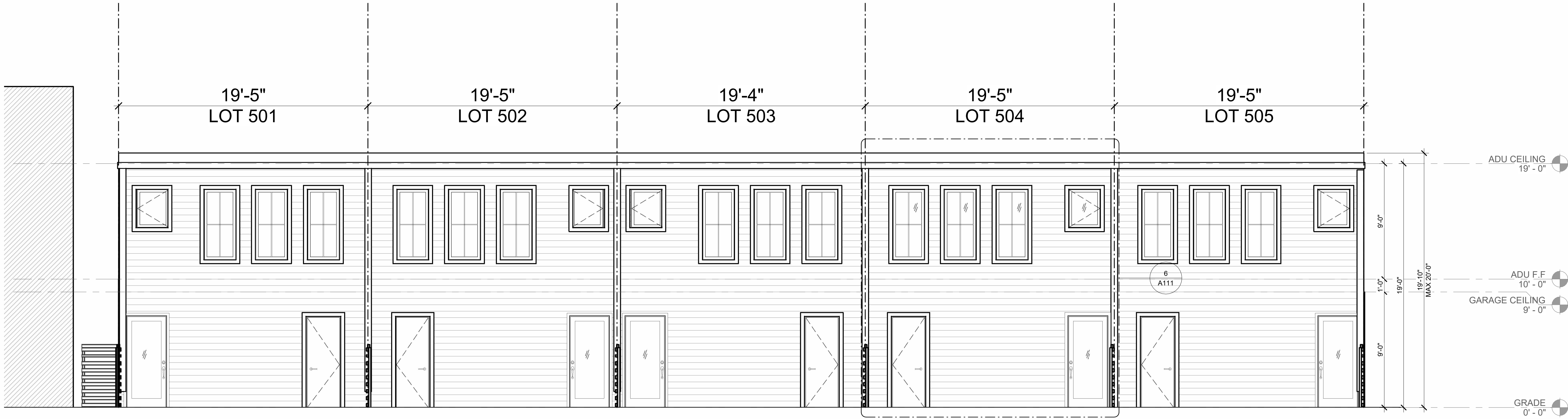
SEAL

SHEET NAME
PROPOSED REAR
ELEVATIONS - ADU

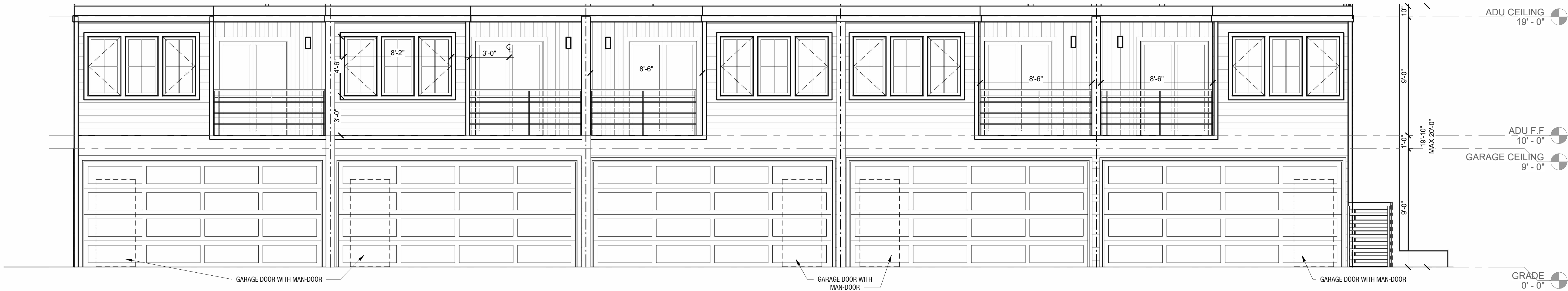
SCALE
1/4" = 1'-0"

SHEET NO.

A111

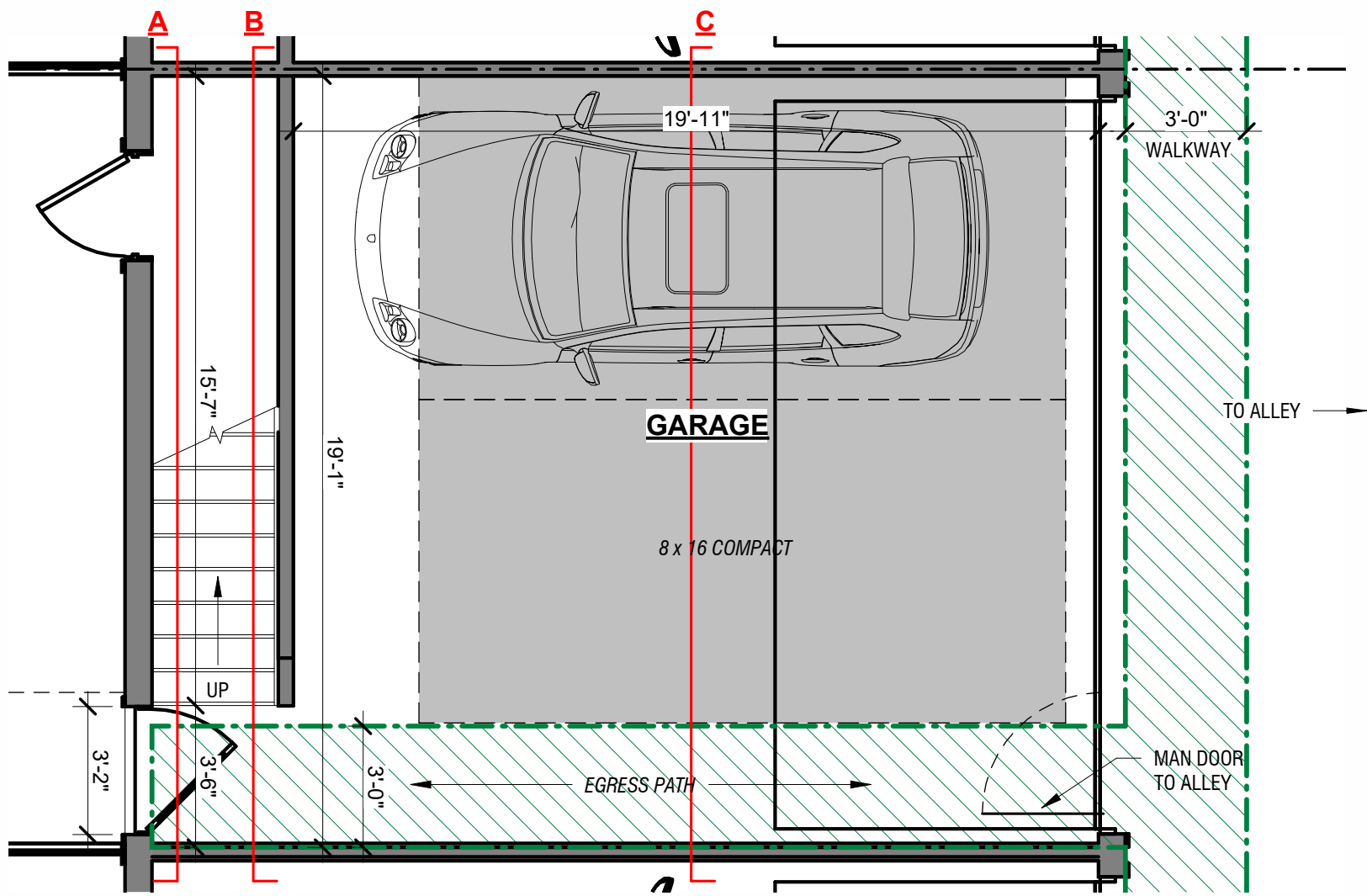


1 PROPOSED FRONT ELEVATION ADU
1/4" = 1'-0"

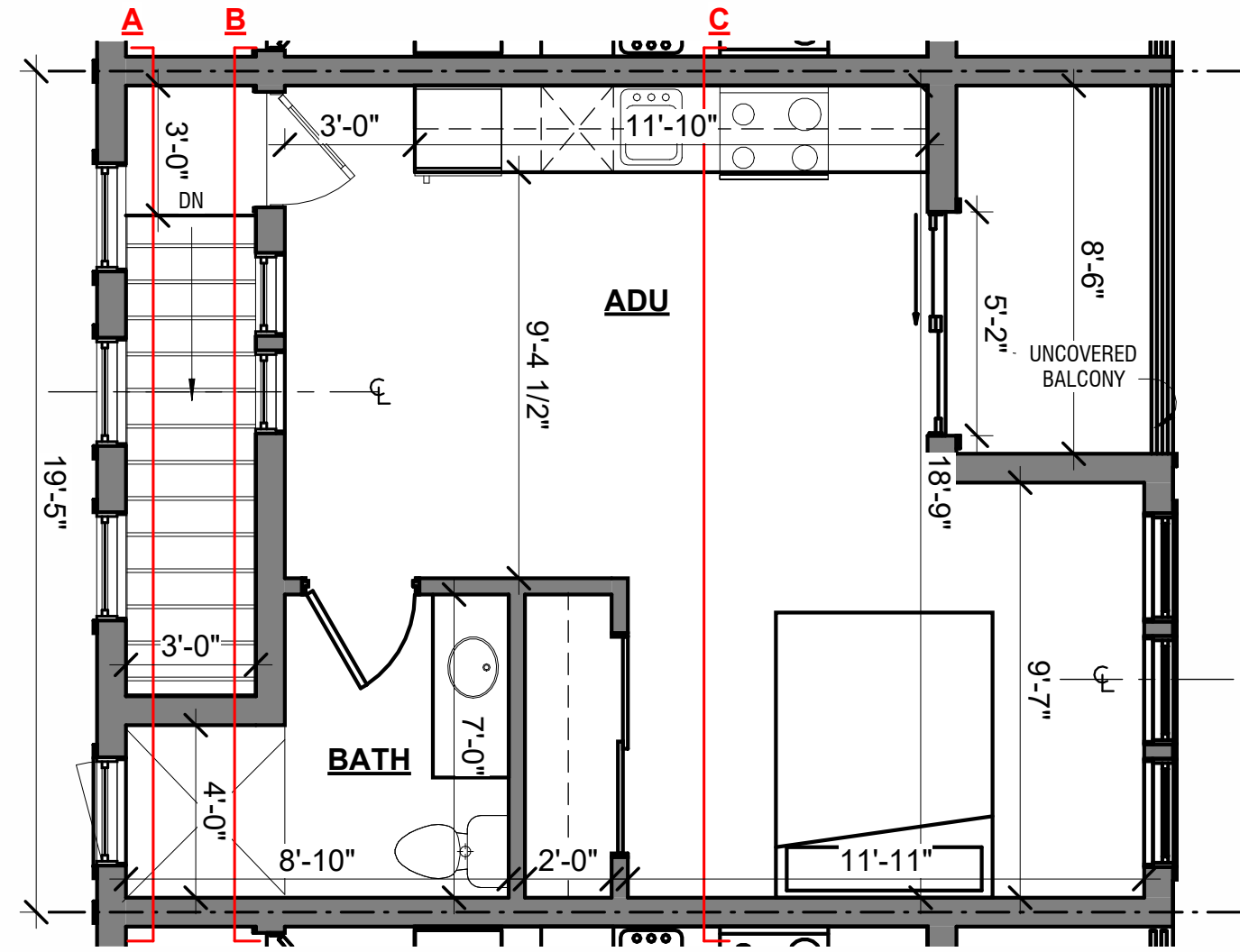


2 PROPOSED REAR ELEVATION ADU
1/4" = 1'-0"

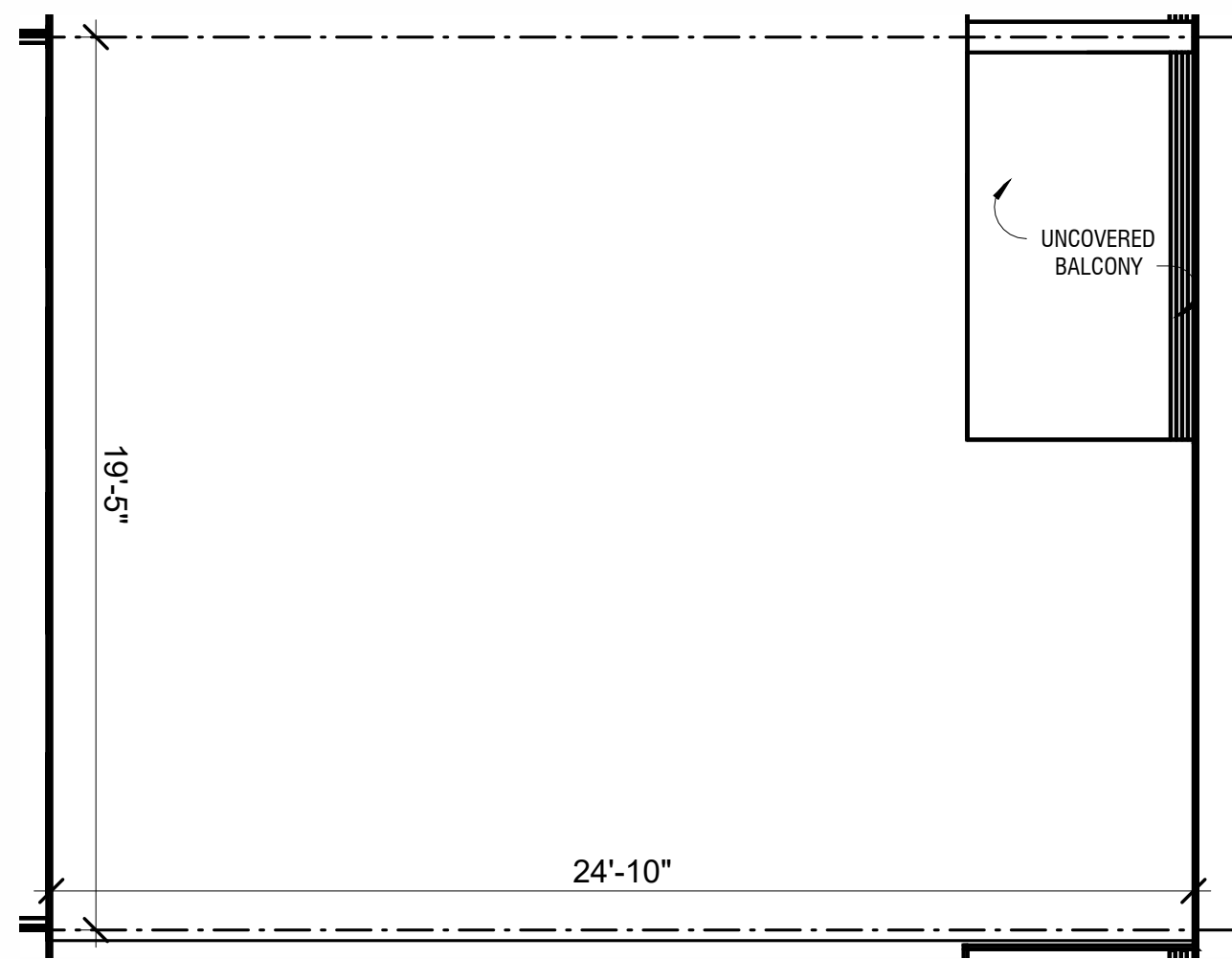
APPROVED SITE PLAN NO. _____	
DEPARTMENT OF PLANNING & ZONING	
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INSTRUMENT NO. _____	DEED BOOK NO. _____
PAGE NO. _____	



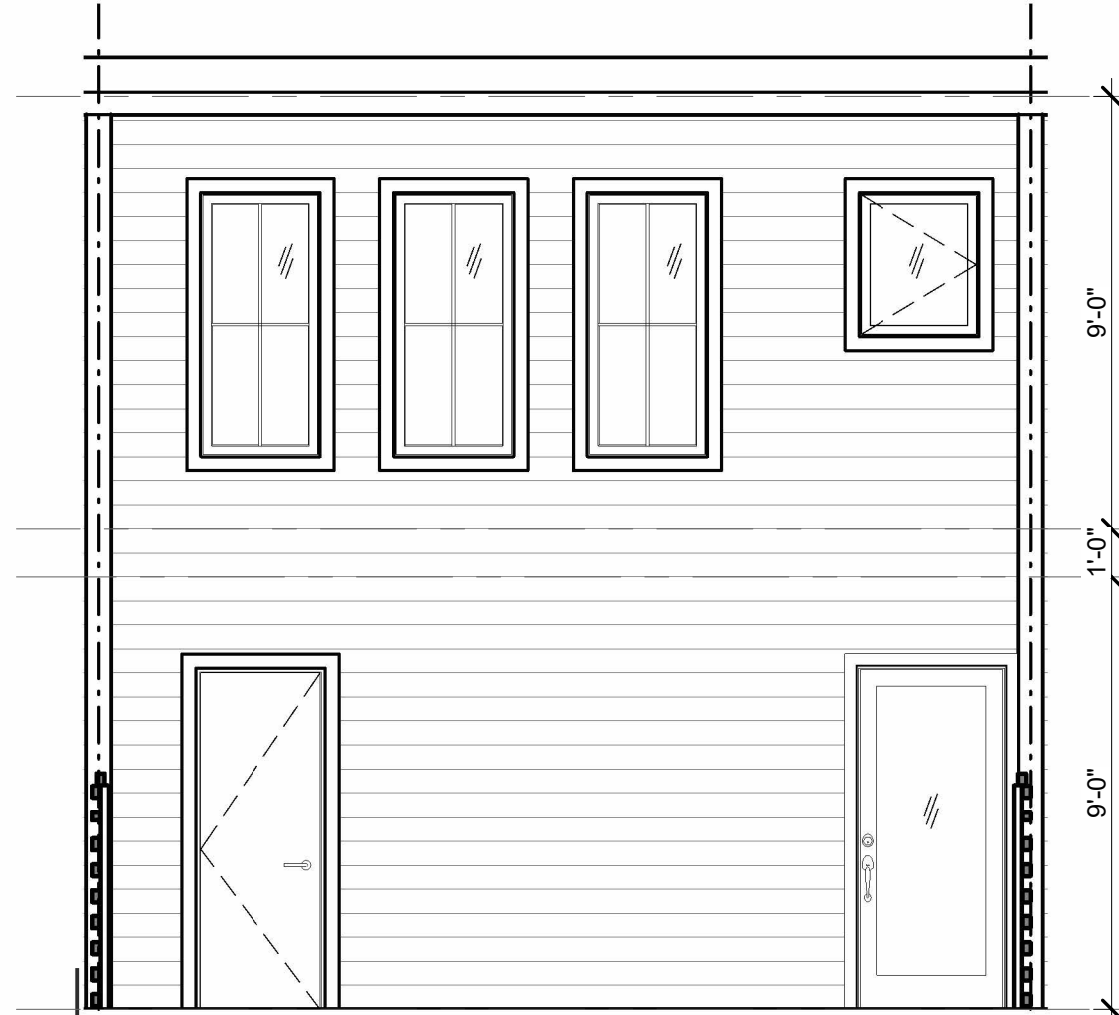
GARAGE FLOOR PLAN



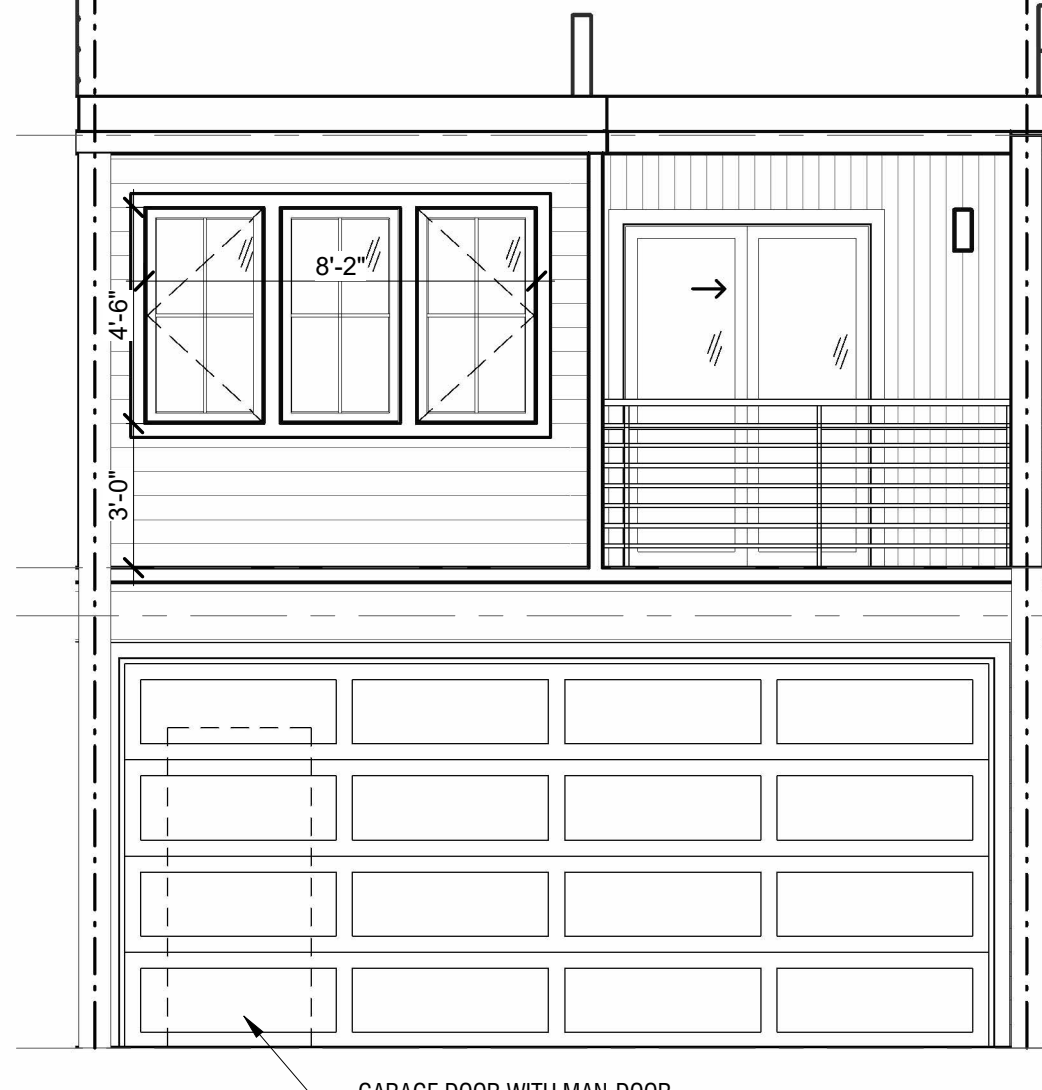
ADU - FLOOR PLAN



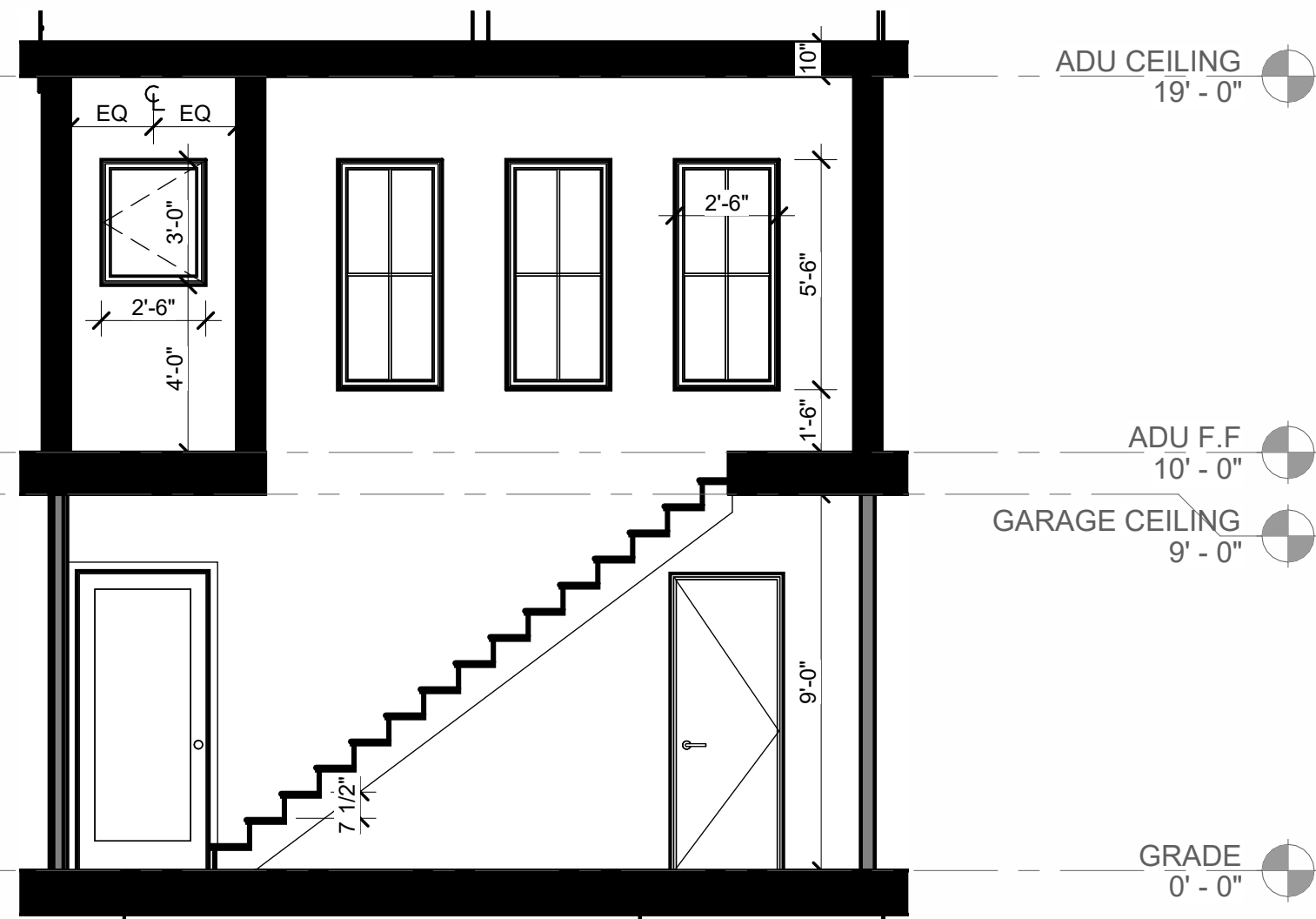
ADU - ROOF PLAN



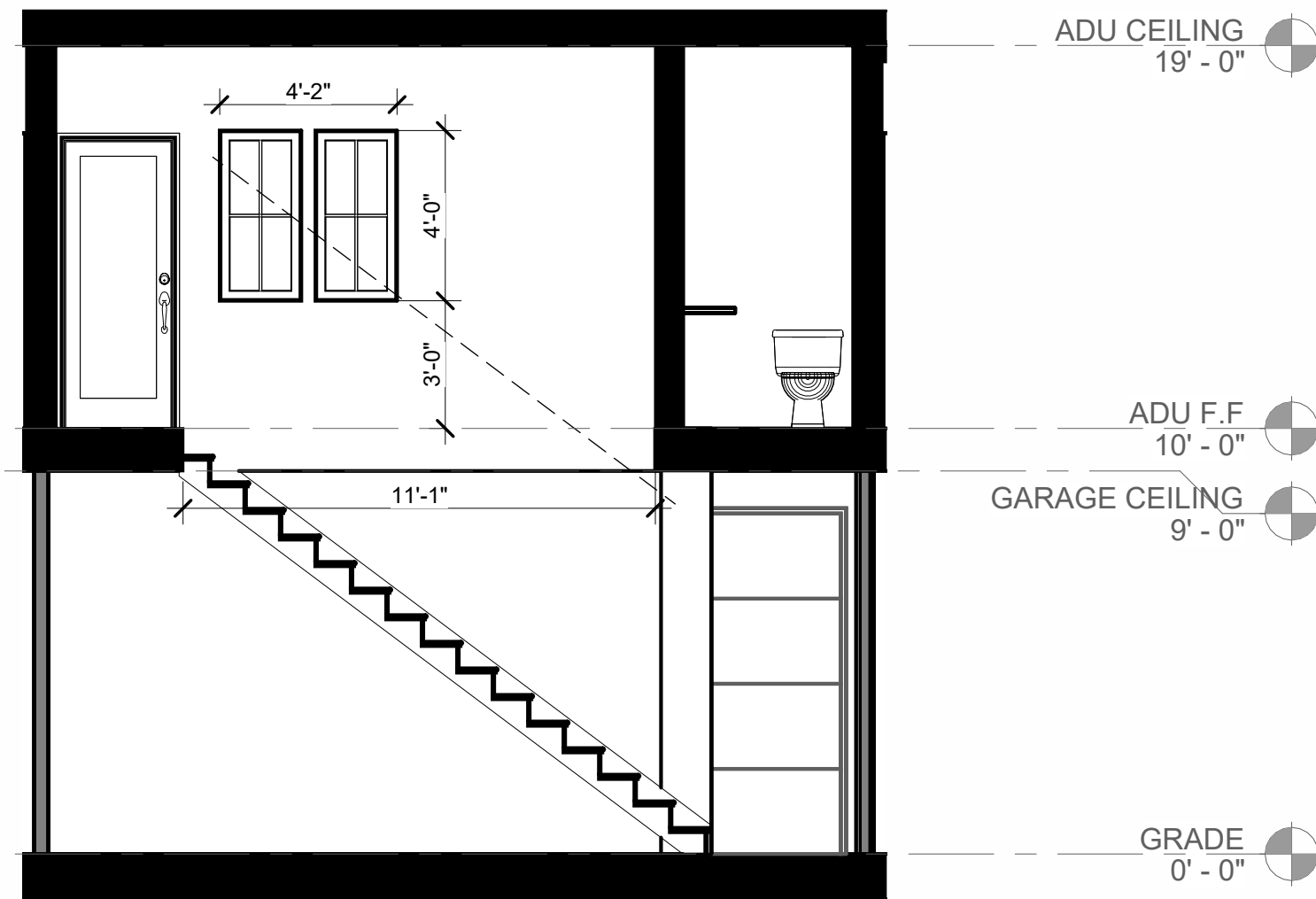
ADU - FRONT ELEVATION (PATIO)



ADU - REAR ELEVATION (ALLEY)



ADU - SECTION DIAGRAM A



ADU - SECTION DIAGRAM B



ADU - SECTION DIAGRAM C

APPROVED SITE PLAN NO. _____	
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JONATHAN KUHN ARCHITECT

508 KENNEDY STREET NW, #313
WASHINGTON DC 20001
T: 202.494.5061
JONATHAN@KUHNARCHITECT.COM
WWW.KUHNARCHITECT.COM

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PROPOSED ADU -
DETAILS

SCALE

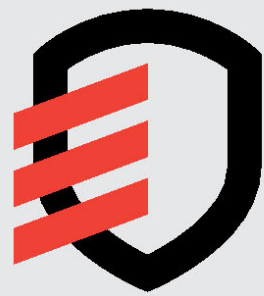
1/4" = 1'-0"

SHEET NO.

A112

ADA Compliant Pass Door

COMMERCIAL | RESIDENTIAL



OVERHEAD DOOR MODELS

CUSTOM OPTIONS

FINISH OPTIONS

MOTOR OPTIONS

COLLECTIONS

ArmRLite's exclusive ADA Compliant Pass Door is unique since it contains no step-over bottom rail.

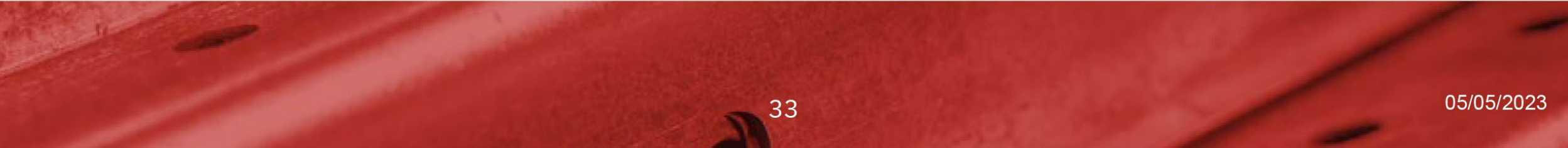
The ADA Compliant Pass Door is built to the height and width as required by ADA guidelines and local codes. Some requirements include either a solid bottom panel or 10" high "kick plate." ADA Compliant Pass Doors are not available on projects with sloped or uneven floors. The ADA Pass Door comes with standard hardware, however, custom hardware or panic bar upgrades are available. The ADA Pass Door is located in the center of the door assembly and designed to swing out only. The Pass Door can contain solid aluminum panels, 1/8" tempered glass or a lightweight glazing alternative. The overhead door must be motorized with a pass door interlock switch. The ADA Compliant Pass Door is available on our Titan®.

- No Step-Over Bottom Rail
- Standard, Vertical or High Lift
- 5-Year Welded Frame Warranty*

*Except the top section when trolley operated.
**If two or more overhead doors are located next to each other, a minimum column of 12" is required between the doors.

OVERHEAD DOOR REQUIREMENTS

MINIMUM WIDTH	8'-0"
MAXIMUM WIDTH	10'-0"
MINIMUM HEIGHT	9'-0"
MAXIMUM HEIGHT	14'-0"
HEADROOM	24" minimum
SIDEROOM	5½" minimum sideroom of each side opening**



33

05/05/2023

APPROVED	
SITE PLAN NO. _____	
J K V G X Z S K T Z A U L A V R G T T A M A - A ' U T A M	
J O K I Z U X	J O Z K
J F V G X Z S K T Z A U L A X G T Y V U X Z G Z D T A -	K T \ X U T S K T Z O R A Y K X \ A K Y
Y O Z K A V R G T A T U 4 _____	
J O K I Z U X	J G Z K
I N G O X S G T A V R G T T A M A I U S S Q Y Q W T A A A A A J G Z K	
J G Z K A X K I U X J K J _____	
A Y Z X [S K T Z A T U A A A A A A J U X K J A H U U Q A T U A A A A A A A A A V G M E A T U 4	

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JONATHAN KUHN ARCHITECT

508 KENNEDY STREET NW, #313
WASHINGTON DC 20011
T: 202.494.5061
JONATHAN@KUHNARCHITECT.COM
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GARAGE DOOR SPEC

SCALE

SHEET NO.

AI I2 B



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508 KENNEDY STREET NW, #313
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T: 202.494.5061
JONATHAN@KUHNARCHITECT.COM
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SHEET NAME
PROPOSED FRONT
ELEVATIONS -
COLORED

SCALE

SHEET NO.

A113

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JONATHAN KUHN ARCHITECT
508 KENNEDY STREET NW, #313
WASHINGTON DC 20011
T: 202.494.5061
JONATHAN@KUHNARCHITECT.COM
WWW.KUHNARCHITECT.COM

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SHEET NAME
PROPOSED REAR
ELEVATIONS -
COLORED

SCALE

SHEET NO.

A114

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DEPARTMENT OF PLANNING & ZONING	
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