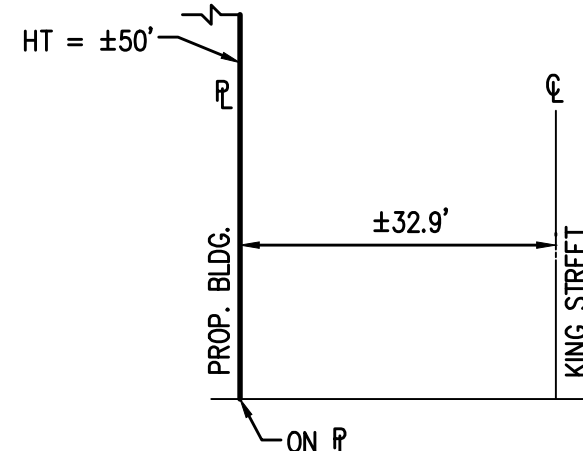
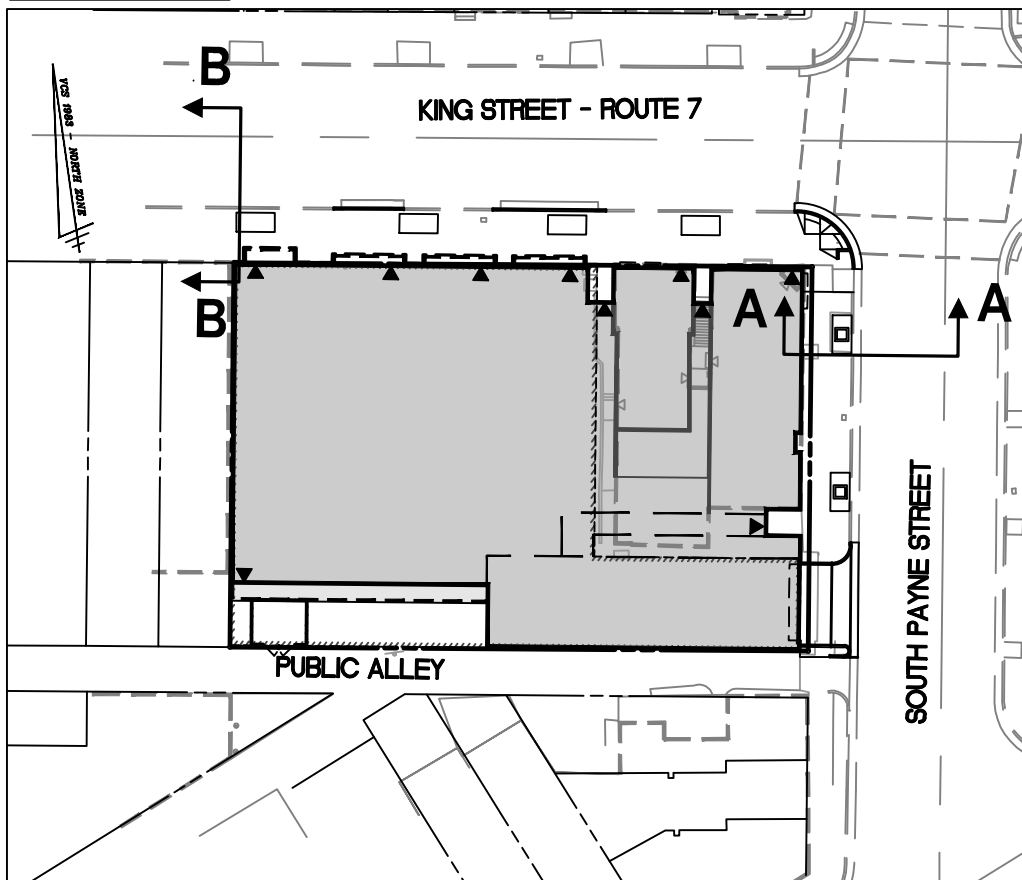


SECTION A-A
NOT TO SCALE



SECTION B-B
NOT TO SCALE

KEY MAP



SCALE: 1"=50'

NOTE:
SECTIONS PROVIDED TO
SHOW COMPLIANCE WITH
SECTION 6-403 OF THE
ZONING ORDINANCE

RESOURCE PROTECTION AREA NOTE

THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE CITY OF ALEXANDRIA RESOURCE PROTECTION AREA (RPA) AND THERE ARE NO MAPPED RPA'S ON THIS PROPERTY.

FLOOD PLAIN NOTE

THE SITE DOES NOT LIE WITHIN 100-YEAR FLOOD PLAIN WATER SURFACE ELEVATION (WSE) PER THE DEMARCATION OF THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

CEMETERY AND/OR BURIAL

GROUND

TO THE BEST OF OUR KNOWLEDGE, THERE IS NO OBSERVABLE, HISTORICAL OR ARCHAEOLOGICAL EVIDENCE OF CEMETERIES OR BURIAL GROUND ON THIS PROPERTY.

UTILITY CONTACTS

ELECTRIC:
VIRGINIA DOMINION POWER
C/O KEN HOLMES
907 WEST GLEBE ROAD
ALEXANDRIA, VA 22305
(703) 838-2437

TELEPHONE:
VERIZON
C/O VAL FISHER
2980 FAIRVIEW PARK N., 6TH FLOOR
FALLS CHURCH, VA 22042
(703) 204-5068

NATURAL GAS:
WASHINGTON GAS
C/O RAY BAKER
6801 INDUSTRIAL ROAD
SPRINGFIELD, VA 22151
(703) 750-5953

CATV/HS INTERNET:
COMCAST
C/O BRIAN SHADE
3900 WHEELER AVENUE
ALEXANDRIA, VA 22304
(703) 567-4449

WATER:
VIRGINIA AMERICAN WATER COMPANY
C/O HAO (STEVE) CHEN
2223 DUKE STREET
ALEXANDRIA, VA 22314
(703) 706-3889

COMBINED SEWER NARRATIVE

STORMWATER RUNOFF FROM THE SITE CURRENTLY FLOWS PRIMARILY NORTH AND WEST, WHICH ULTIMATELY DISCHARGES INTO THE COMBINED SEWER SYSTEM THAT TRAVELS WEST ALONG KING STREET. THIS DEVELOPMENT IS SUBJECT TO THE COMBINED SEWER SYSTEM MANAGEMENT POLICY PER MEMO TO INDUSTRY 07-14.

THE APPLICANT MET WITH STAFF ON DECEMBER 6, 2018 AND TO DISCUSS DEVELOPMENT – INCLUDING THE PROPOSED STORMWATER SEPARATION STRATEGY AND MITIGATION PLAN.

DISCUSSION WITH CITY STAFF AND AN ANALYSIS OF THE EXISTING STORM SEWER INFRASTRUCTURE HAS FOUND THAT A CONNECTION TO AN EXISTING SEPARATED SEWER FACILITY WITHIN THE LIMITS OF GRAVITY FLOW FROM THE PROPOSED DEVELOPMENT IS NOT FEASIBLE. THE POSSIBILITY OF RETAINING 50% OF THE GENERATED STORMWATER RUNOFF FROM A 1" RAINFALL DEPTH ON SITE WAS EXPLORED AND WHILE THE ENTIRE 50% DOES NOT APPEAR FEASIBLE DUE TO THE PROPOSED SITE LAYOUT, THE APPLICANT MAY CONSTRUCT A RUNOFF REDUCTION FACILITY ONSITE IN THE FORM OF AN EXTENSIVE GREEN ROOF WITH THE HOPE THAT IT PROVIDES ±16% OF THE RUNOFF REDUCTION GOALS.

THERE IS ONE STORMWATER OUTFALL PROPOSED FOR THIS DEVELOPMENT, WHICH DRAINS NORTH DIRECTLY INTO THE EXISTING COMBINED SEWER SYSTEM LOCATED WITHIN KING STREET.

AN ANALYSIS OF THE EXISTING SANITARY SEWER INFRASTRUCTURE HAS FOUND THAT THE SITE WILL BE SERVED BY THE EXISTING SEPARATED SANITARY SEWER LOCATED WITHIN KING STREET. ADDITIONAL COMBINED SEWER MITIGATION IS NOT REQUIRED FOR SANITARY SEWER.

STORMWATER MANAGEMENT & BEST MANAGEMENT PRACTICES NARRATIVE

NEARLY THE ENTIRE SITE DRAINS INTO A COMBINED SEWER SYSTEM WHICH RUNS WEST WITHIN KING STREET. THERE IS NO INCREASE IN IMPERVIOUS AREA FROM THE PRE TO POST-DEVELOPMENT. THE PROPOSED EXTENSIVE GREEN ROOF IS DESIGNED TO PROVIDE ENOUGH RUNOFF REDUCTION THAT IT WILL SATISFY THE SITE'S WATER QUANTITY CONTROL REQUIREMENTS WITH AN OVERALL DECREASE IN THE SITE'S CURVE NUMBER TO ENSURE POST-DEVELOPMENT PEAK RUNOFF IS LESS THAN PRE-DEVELOPMENT PEAK RUNOFF.

THE REQUIREMENTS OF CHANNEL PROTECTION AND FLOOD PROTECTION SHALL BE MET WITHIN THEIR RESPECTIVE LIMITS OF ANALYSIS. SEE SHEET P-0701 FOR PRELIMINARY OUTFALL ANALYSIS.

THE WATER QUALITY REQUIREMENTS OF THE ZONING ORDINANCE SHALL BE MET THROUGH THE USE OF AN EXTENSIVE GREEN ROOF. ANY PORTION OF THE WATER QUALITY VOLUME (WQV) NOT TREATED SHALL BE MITIGATED FOR ANY CONTRIBUTING TO THE WATER QUALITY EQUIVALENCY FUND.

GREEN BUILDING NARRATIVE

THE PROPOSED BUILDING WILL BE IN COMPLIANCE WITH THE CITY'S GREEN BUILDING POLICY.

GEOTECHNICAL REPORT NOTE

A SITE SPECIFIC GEOTECHNICAL REPORT HAS BEEN PREPARED FOR THIS PROPERTY AND PROVIDED UNDER SEPARATE COVER.

SANITARY SEWER OUTFALL NARRATIVE

THE SUBJECT SITE IS CURRENTLY SERVED BY A SEPARATE SANITARY SEWER SYSTEM ACCORDING TO THE CITY OF ALEXANDRIA GIS SEWER VIEWER. THE SANITARY FLOW FROM THIS DEVELOPMENT SHALL CONNECT TO THE EXISTING SEWER NETWORK IN KING STREET.

IT IS ANTICIPATED THAT THE SANITARY FLOW RESULTING FROM THIS DEVELOPMENT WILL BE APPROXIMATELY:

MULTIFAMILY RESIDENTIAL: 300 GPD x 31 UNITS = 9,300 GPD
RETAIL: 6,393 SF x 200 GPD/1000 SF = 1,279 GPD

10,579 GPD x 4 (PEAK FACTOR) = 42,316 GPD

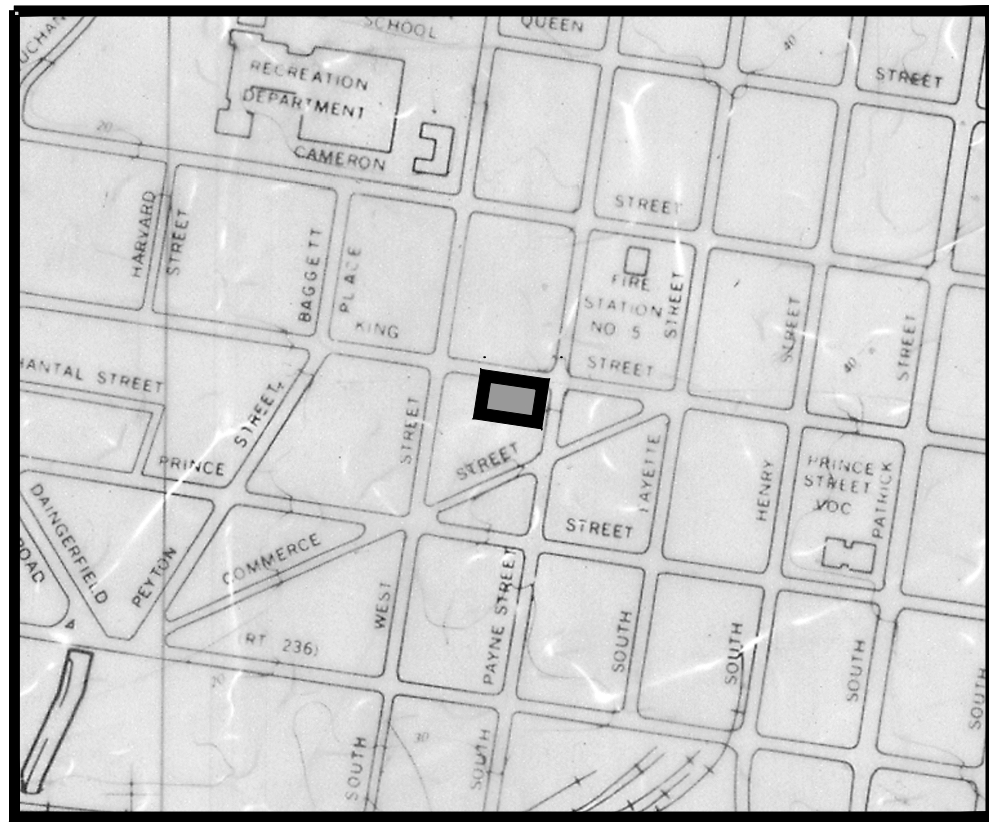
42,316 GPD EXCEEDS 10,000 GPD, THEREFORE A PRELIMINARY STUDY OF THE DOWNSTREAM SEWER SYSTEM IS PROVIDED ON SHEET P-0901 TO ENSURE THE ADEQUACY OF THE OUTFALL IN ACCORDANCE WITH MEMO TO INDUSTRY NO. 06-14.

ALEXRENEW NOTES

- CONTRACTOR SHALL ENSURE ALL DISCHARGES 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. APPLICANT REQUIRED TO CONTACT ALEXRENEW'S PRETREATMENT COORDINATOR AT (703) 549-3382.

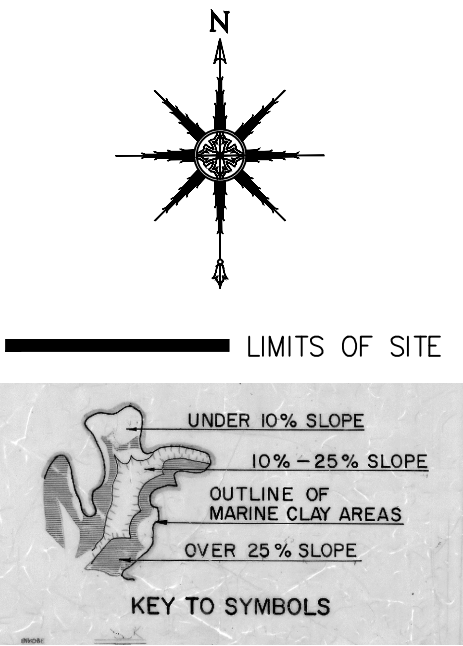
MASTER LEGEND		
PROPOSED	DESCRIPTION	EXISTING
EP	EDGE OF PAVEMENT	EP.
MH	MANHOLE	MH
WV	WATER VALVE	WV
WM	WATER METER	WM
GM	GAS METER	GM
GV	GAS VALVE	GV
RD	ROOF DRAIN	RD
TCB	TRAFFIC CONTROL BOX	TCB
LP	LIGHT POLE	LP
TRLP	LIGHT POLE WITH SIGNALS	TRLP
TC	TOP OF CURB	TC
BC	BOTTOM OF CURB	BC
TW	TOP OF WALL	TW
BW	BOTTOM OF WALL	BW
HP	HIGH POINT	H.P.
CG-2	CURB & GUTTER	CG-2
CG-6R	TRANSITION FROM CG-6 TO CG-6R	CG-6R
SL	SANITARY SEWER	S
C.O.	SANITARY LATERAL	SL
	CLEAN OUT	C.O.
	STORM SEWER	
	COMBINED SEWER	
	FLOW DIRECTION	
W	WATER MAIN	W
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
T	COMMUNICATION	T
G	GAS MAIN	G
E	UNDERGROUND ELECTRIC	E
	TRANSFORMER	
	HANDICAP RAMP	
	GUARDRAIL	
	FENCE	
	TRAFFIC FLOW	
	TEST PIT	
	LIGHT	
	DOOR	
	TREES	
	LIMITS OF CLEARING AND GRADING	
40	CONTOURS	40
44		44
+44 50	SPOT ELEVATION	+44 50
	DRAINAGE FLOW DIRECTION	
	BELOW GRADE GARAGE	
	BUILDING	

MARINE CLAY SOILS MAP



* THERE ARE NO KNOWN AREA OF MARINE CLAY DEPOSITS ONSITE, ACCORDING TO THE CITY'S MARINE CLAY MAP

SCALE: 1"=500'



WALTER L. PHILLIPS

INCORPORATED

ESTABLISHED 1945

Engineers • Surveyors • Planners • Landscape Architects • Arborists

207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046

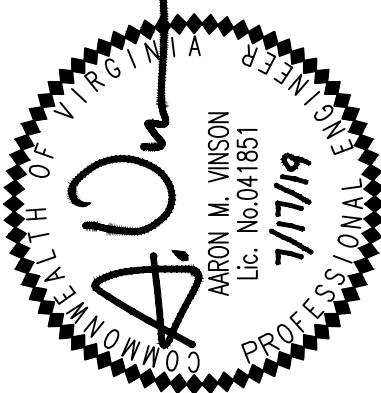
(703) 532-6163 Fax (703) 533-1301 www.WLPINC.com

CHECKED: AV

DRAWN: DP

DATE: 07/17/2019

PLAN STATUS	
DATE	DESCRIPTION
07/04/19	CONCEPT 1/I SUBMISSION
06/18/19	DISP SUBMISSION #2
05/07/19	DISP SUBMISSION #1



REVISION APPROVED BY		DATE	APPROVED
REV. BY	DATE		
DESCRIPTION			
NO.			

1300 KING STREET
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

GENERAL NOTES

APPROVED
SPECIAL USE PERMIT NO. 2019-0001
DEPARTMENT OF PLANNING & ZONING

DIRECTOR

DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN No.

DIRECTOR

DATE

CHAIRMAN, PLANNING COMMISSION

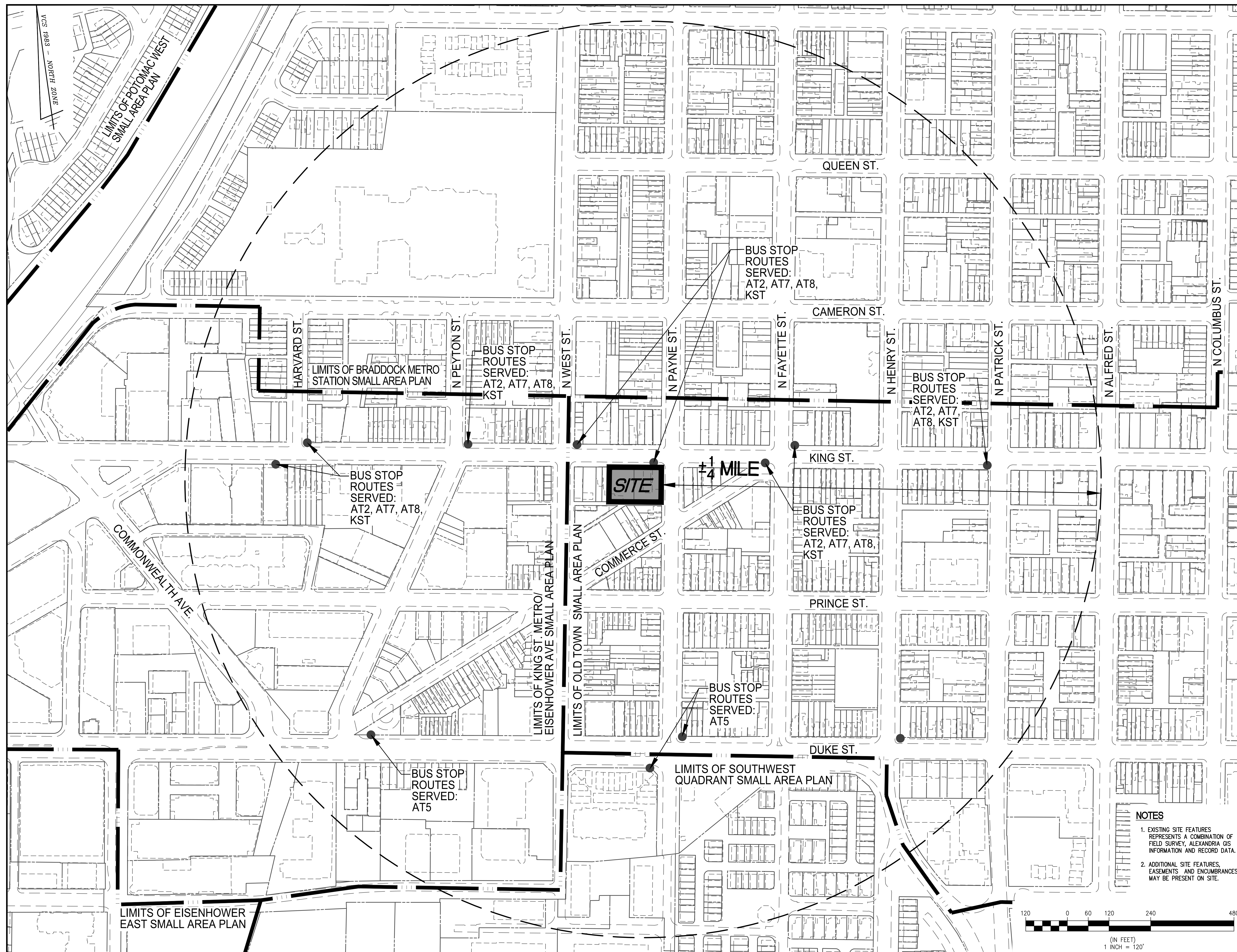
DATE


DATE RECORDED

INSTRUMENT NO.

DEED BOOK NO.

PAGE NO.






WALTER L. PHILLIPS

INCORPORATED

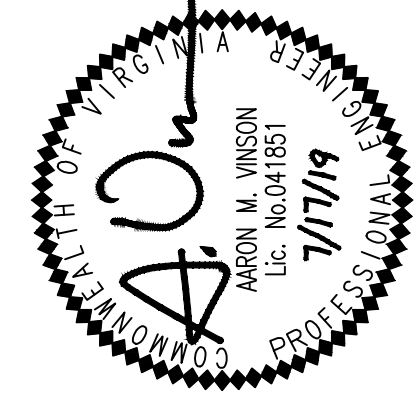
ESTABLISHED 1945



Engineers • Surveyors • Planners • Landscape Architects • Arborists

207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046

703.552-6163 Fax (703) 533-3001 www.WLPINC.com

[illegible]

**1300 KING STREET
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA
SITE CONTEXT PLAN**

APPROVED	
SPECIAL USE PERMIT NO.	2019-0001
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN No.	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	
DATE RECORDED	
INSTRUMENT NO.	DEED BOOK NO.
PAGE NO.	

SHEET: P-0301



1. EXISTING ON-STREET PARKING ADJACENT TO THE SITE IS LIMITED TO 3-HOUR PAY PARKING MONDAY THROUGH SATURDAY.

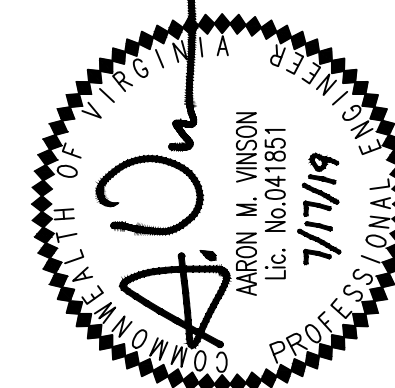
OWNER: 1225 KING STREET ASSOCIATES LLC
LOT: 064.03-09-25.C
ADDR: 1225 KING ST, 22314
ZONE: KR

WALTER L. PHILLIPS
INCORPORATED

Engineers • Surveyors • Planners • Landscape Architects • Arborists
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax: (703) 533-1301 www.wlphinc.com

SCALE: 1" = 10'	DATE: 07/17/2019	DRAWN: DP	CHECKED: AV
-----------------	------------------	-----------	-------------

PLAN STATUS			
ITE	DESCRIPTION	DATE	DESCRIPTION
/04/19	CONCEPT 1/I	06/18/19	DSUP SUBMISSION #2
/07/19	DSUP SUBMISSION #1		

[illegible]

1300 KING STREET
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

EXISTING CONDITIONS PLAN

APPROVED		
SPECIAL USE PERMIT NO. _____		2019-0001
DEPARTMENT OF PLANNING & ZONING		
DIRECTOR _____		DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
SITE PLAN No. _____		
DIRECTOR _____		DATE _____
CHAIRMAN, PLANNING COMMISSION _____		
DATE RECORDED _____		
INSTRUMENT NO. _____	DEED BOOK NO. _____	PAGE NO. _____

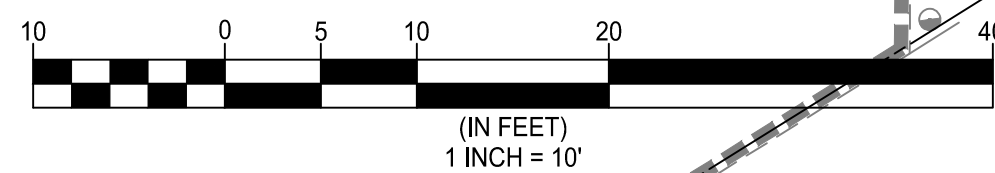


1. DRY UTILITY LAYOUT AND DESIGN IS FOR INFORMATION ONLY AND IS TO BE PROVIDED BY OTHERS.



1300 KING STREET
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

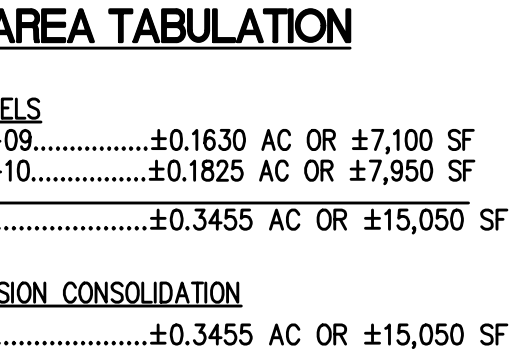
PRELIMINARY LAYOUT PLAN

APPROVED		
SPECIAL USE PERMIT NO. _____		2019-0001
DEPARTMENT OF PLANNING & ZONING		
DIRECTOR _____		DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
SITE PLAN No. _____		
DIRECTOR _____		DATE _____
CHAIRMAN, PLANNING COMMISSION _____		
DATE RECORDED _____		
INSTRUMENT NO. _____	DEED BOOK NO. _____	PAGE NO. _____



SHEET: P-0402

<div style="text-align: center;">  <p>WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945 Engineers • Surveyors • Planners • Landscape Architects • Arborists 207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046 (703) 532-6163 Fax (703) 533-1301 www.WLPINC.com</p> </div>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%; text-align: center;">SCALE: 1" = 10'</td> <td style="width: 30%; text-align: center;">DATE: 07/17/2019</td> <td style="width: 40%; text-align: center;"> DRAWN: _____ CHECKED: _____ DP: _____ AV: _____ </td> </tr> <tr> <td colspan="3"> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2">PLAN STATUS</th> </tr> <tr> <td style="width: 50%;">DATE</td> <td style="width: 50%;">DESCRIPTION</td> </tr> <tr> <td>07/04/19</td> <td>CONCEPT 1/II SUBMISSION</td> </tr> <tr> <td>05/07/19</td> <td>DSUP SUBMISSION #1</td> </tr> <tr> <td>06/18/19</td> <td>DSUP SUBMISSION #2</td> </tr> </table> </td> </tr> </table>	SCALE: 1" = 10'	DATE: 07/17/2019	DRAWN: _____ CHECKED: _____ DP: _____ AV: _____	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2">PLAN STATUS</th> </tr> <tr> <td style="width: 50%;">DATE</td> <td style="width: 50%;">DESCRIPTION</td> </tr> <tr> <td>07/04/19</td> <td>CONCEPT 1/II SUBMISSION</td> </tr> <tr> <td>05/07/19</td> <td>DSUP SUBMISSION #1</td> </tr> <tr> <td>06/18/19</td> <td>DSUP SUBMISSION #2</td> </tr> </table>			PLAN STATUS		DATE	DESCRIPTION	07/04/19	CONCEPT 1/II SUBMISSION	05/07/19	DSUP SUBMISSION #1	06/18/19	DSUP SUBMISSION #2																				
SCALE: 1" = 10'	DATE: 07/17/2019	DRAWN: _____ CHECKED: _____ DP: _____ AV: _____																																			
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2">PLAN STATUS</th> </tr> <tr> <td style="width: 50%;">DATE</td> <td style="width: 50%;">DESCRIPTION</td> </tr> <tr> <td>07/04/19</td> <td>CONCEPT 1/II SUBMISSION</td> </tr> <tr> <td>05/07/19</td> <td>DSUP SUBMISSION #1</td> </tr> <tr> <td>06/18/19</td> <td>DSUP SUBMISSION #2</td> </tr> </table>			PLAN STATUS		DATE	DESCRIPTION	07/04/19	CONCEPT 1/II SUBMISSION	05/07/19	DSUP SUBMISSION #1	06/18/19	DSUP SUBMISSION #2																									
PLAN STATUS																																					
DATE	DESCRIPTION																																				
07/04/19	CONCEPT 1/II SUBMISSION																																				
05/07/19	DSUP SUBMISSION #1																																				
06/18/19	DSUP SUBMISSION #2																																				
<div style="text-align: center;">  </div>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="4">REVISION APPROVED BY</th> </tr> <tr> <th style="width: 15%;">NO.</th> <th style="width: 25%;">DESCRIPTION</th> <th style="width: 15%;">DATE</th> <th style="width: 45%;">REV. BY</th> </tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </table>	REVISION APPROVED BY				NO.	DESCRIPTION	DATE	REV. BY																												
REVISION APPROVED BY																																					
NO.	DESCRIPTION	DATE	REV. BY																																		
<h1 style="margin: 0;">1300 KING STREET</h1> <h2 style="margin: 0;">DEVELOPMENT SPECIAL USE PERMIT</h2> <p style="margin: 0;">CITY OF ALEXANDRIA, VIRGINIA</p>	<h1 style="margin: 0;">PRELIMINARY GEOMETRIC PLAN</h1>																																				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" style="padding: 5px;"> APPROVED SPECIAL USE PERMIT NO. _____ 2019-0001 DEPARTMENT OF PLANNING & ZONING </td> </tr> <tr> <td style="width: 50%; padding: 5px;">DIRECTOR _____</td> <td style="width: 50%; padding: 5px;">DATE _____</td> </tr> <tr> <td colspan="2" style="padding: 5px;"> DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO. _____ </td> </tr> <tr> <td style="padding: 5px;">DIRECTOR _____</td> <td style="padding: 5px;">DATE _____</td> </tr> <tr> <td colspan="2" style="padding: 5px;">CHAIRMAN, PLANNING COMMISSION _____</td> </tr> <tr> <td colspan="2" style="padding: 5px;">DATE RECORDED _____</td> </tr> <tr> <td style="padding: 5px;">INSTRUMENT NO. _____</td> <td style="padding: 5px;">PAGE NO. _____</td> </tr> </table>		APPROVED SPECIAL USE PERMIT NO. _____ 2019-0001 DEPARTMENT OF PLANNING & ZONING		DIRECTOR _____	DATE _____	DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO. _____		DIRECTOR _____	DATE _____	CHAIRMAN, PLANNING COMMISSION _____		DATE RECORDED _____		INSTRUMENT NO. _____	PAGE NO. _____																						
APPROVED SPECIAL USE PERMIT NO. _____ 2019-0001 DEPARTMENT OF PLANNING & ZONING																																					
DIRECTOR _____	DATE _____																																				
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO. _____																																					
DIRECTOR _____	DATE _____																																				
CHAIRMAN, PLANNING COMMISSION _____																																					
DATE RECORDED _____																																					
INSTRUMENT NO. _____	PAGE NO. _____																																				



1. THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE CITY OF ALEXANDRIA RESOURCE PROTECTION AREA (RPA) AND THERE ARE NO MAPPED RPA'S ON THIS PROPERTY.

1. THE SITE DOES NOT LIE WITHIN 100-YEAR FLOOD PLAIN
WATER SURFACE ELEVATION (WSE) PER THE DEMARCATION OF
THE CURRENT FLOOD INSURANCE RATE MAP (FIRM)
PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY
(FEMA).

I HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE
PROPERTY DELINEATED BY THIS PLAT, AND THAT IT IS
CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT
THIS IS A SUBDIVISION OF PART (OR ALL) THE LAND
CONVEYED BY _____ TO _____ BY DEED DATED
_____ AND RECORDED AMONG THE LAND RECORDS OF
_____ IN DEED BOOK _____ AT PAGE
_____ AND IS WITHIN THOSE BOUNDARIES; AND THAT
ALL REQUIRED MONUMENTS HAVE BEEN INSTALLED AT THE
LATER DATE BUT BEFORE COMPLETION OF THE PROJECT.

1300 KING STREET

APPLICANT/DEVELOPER
1300 KING LLC
4909 CORDELL AVENUE
BETHESDA, MD 20814
(202)-754-0705

RECORD OWNER
1300 KING LLC
4909 CORDELL AVENUE
BETHESDA, MD 20814
(202)-754-0705

EXISTING: 2
PROPOSED: 1

ZONING

CURRENT: KR
PROPOSED: KR

THIS PLAN IS BASED ON A FIELD SURVEY PERFORMED BY WALTER L. PHILLIPS, INC.

THIS PROPERTY IS LOCATED IN A COMBINED SEWER AREA.

NO FLOODPLAINS, RPAS OR EXISTING SWM FACILITIES ARE CURRENTLY KNOWN TO EXIST ON THIS PROPERTY.

APPLICANT PROPOSES A CONSOLIDATION OF LOTS 064.03-12-09 & 064.03-12-10.

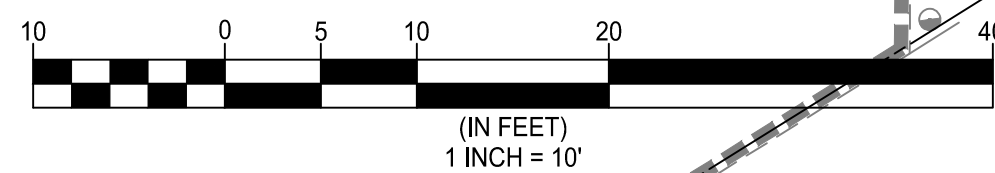
FOR INFORMATION ONLY

[illegible]

1300 KING STREET
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY SUBDIVISION PLAT

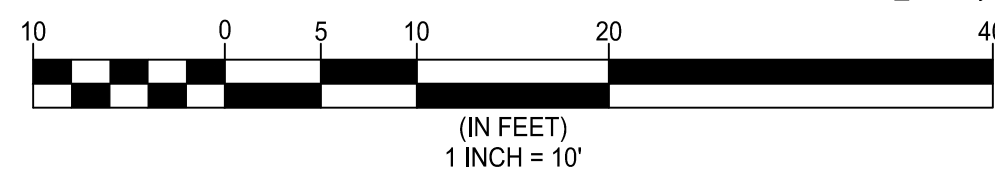
APPROVED		
SPECIAL USE PERMIT NO. _____		2019--0001
DEPARTMENT OF PLANNING & ZONING		
DIRECTOR		DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
SITE PLAN No. _____		
DIRECTOR		DATE
CHAIRMAN, PLANNING COMMISSION		DATE
DATE RECORDED _____		
INSTRUMENT NO. _____	DEED BOOK NO. _____	PAGE NO. _____



SHEET: P-0501

**1300 KING STREET
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA
PRELIMINARY GRADING PLAN**

APPROVED		
SPECIAL USE PERMIT NO. _____		2019-0001
DEPARTMENT OF PLANNING & ZONING		
DIRECTOR _____		DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
SITE PLAN No. _____		
DIRECTOR _____		DATE _____
CHAIRMAN, PLANNING COMMISSION _____		
DATE RECORDED _____		_____
INSTRUMENT NO. _____	DEED BOOK NO. _____	PAGE NO. _____



ROOF LINE ELEVATION=	±78.32
AVERAGE FINISHED GRADE=	±28.32
<u>BUILDING HEIGHT=</u>	<u>±50.00 FT</u>

NOTES:

1. EXTERIOR GRADE AT APPROXIMATELY 20' INTERVALS.
2. AVERAGE FINISHED GRADE IS APPROXIMATE AND SUBJECT TO CHANGE AT FINAL SITE PLAN.

A circular professional engineer seal for the Commonwealth of Virginia. The outer ring contains the text "COMMONWEALTH OF VIRGINIA" on the left and "PROFESSIONAL ENGINEER" on the right. In the center, the name "AARON M. VINSON" is printed above the license number "Lic. No. 041851". To the right of the license number, the date "7/17/19" is stamped. A large, stylized "A" is drawn over the center of the seal, and a vertical line is drawn through the top of the seal.

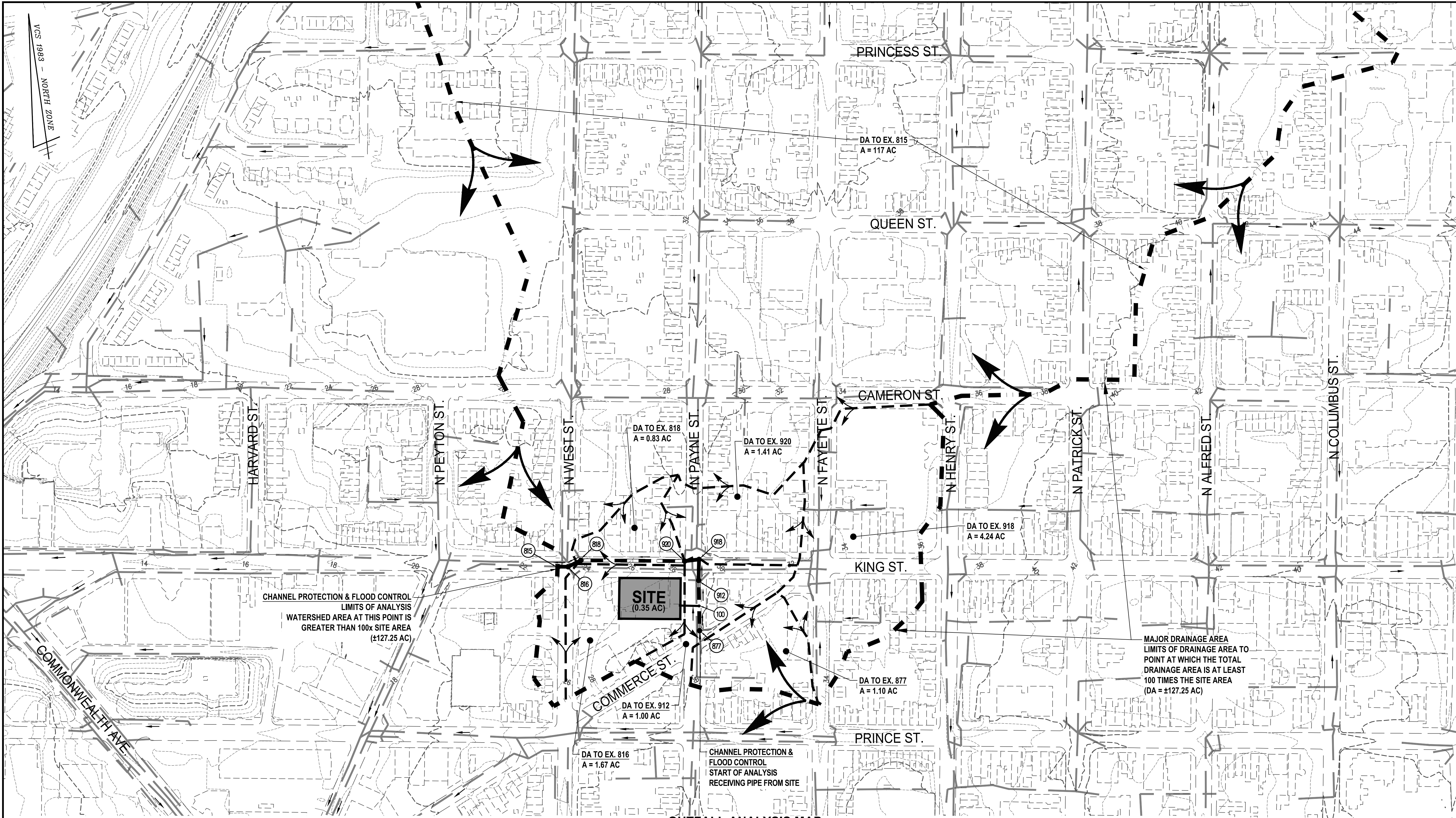
[illegible]

1300 KING STREET
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY AVERAGE FINISH GRADE

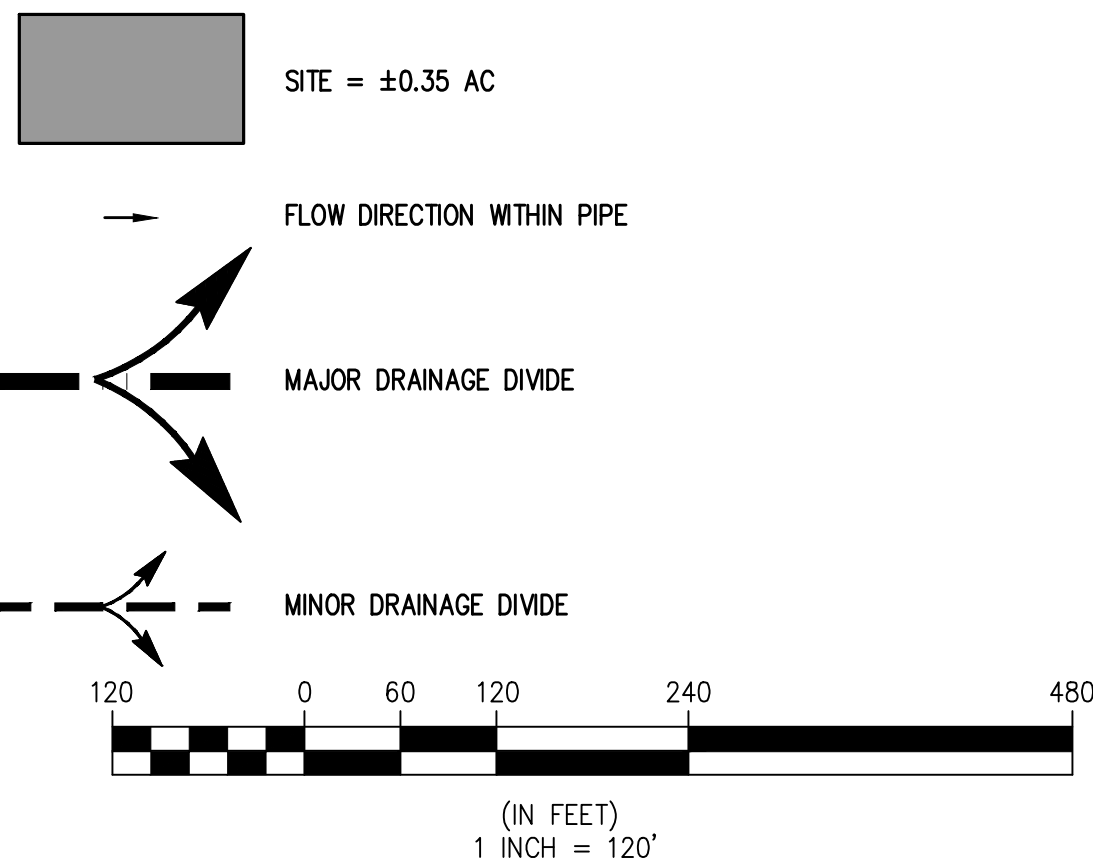
APPROVED	
SPECIAL USE PERMIT NO.	2019--0001
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN No. _____	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	
DATE RECORDED _____	
INSTRUMENT NO.	DEED BOOK NO.
PAGE NO.	



NOTES

- * THERE ARE NO NATURAL STREAMS WITHIN DEVELOPMENT'S WATERSHED WITH A LAND AREA EQUAL TO 100 TIMES THE CONTRIBUTING AREA.

LEGEND



CHANNEL PROTECTION ANALYSIS

BASED ON THE OUTFALL ANALYSIS MAP SHOWN, CONCENTRATED FLOW FROM THE SITE IS CONVEYED BY A MAN MADE SYSTEM, WHICH HAS BEEN ANALYZED TO A POINT WHERE THE WATERSHED IS AT LEAST 100 TIMES THE SITE AREA. DUE TO THE THE EXISTING PIPE DIAMETER AND SLOPE OF DOWNSTREAM PIPES AND BASED ON THE EXPECTED EXISTING AND PROPOSED FLOWS AS SHOWN IN THE PRELIMINARY CALCULATIONS BELOW, IT IS ESTIMATED THAT THE EXISTING DOWNSTREAM COMBINED SEWER SYSTEM DOES NOT EXPERIENCE EROSION VELOCITIES DURING THE 2-YR STORM EVENT. THEREFORE, THE ONSITE 2-YEAR, 24-HOUR PEAK FLOW RATE WILL BE REDUCED BELOW THE PRE-DEVELOPMENT RATE IN ACCORDANCE WITH Z.O. 13-109(F)(2)(c)(i). IT IS THE ENGINEER'S OPINION THAT THE OUTFALL IS ADEQUATE FOR CHANNEL PROTECTION WITHIN THE LIMITS OF ANALYSIS.

FROM POINT	TO POINT	*A* ACRES	AREA ACCUMULATED	RUN-OFF COEF. C	CA INCRE-MENT	INLET TIME MIN	RAIN FALL IN/HR	RUNOFF Q ACCUMULATED C.F.S.	LENGTH FT.	SLOPE FT./FT.	MANNING'S 'n'	DIA. IN.	VEL. F.P.S.
877	912	1.10	1.10	0.60	0.66	5.00	6.00	3.96*	123	0.0123	0.015	18	2.24
912	918	1.00	2.10	0.60	0.60	15.00	4.10	5.166	47	0.0206	0.015	15	4.21
918	920	4.24	6.34	0.60	2.54	20.00	3.50	13.31	36	0.0111	0.015	24	4.24
920	818	1.41	7.75	0.60	0.85	20.00	3.50	16.28	347	0.0143	0.015	24	5.18
818	816	0.83	8.58	0.60	0.50	20.00	3.50	18.02	36	0.0850	0.015	21	7.49
816	815	1.67	10.25	0.60	1.00	20.00	3.50	21.53	24	0.0658	0.015	21	8.95
815	WEST	117.00	127.25										

NOTES
* INCLUDES ASSUMED PEAK RELEASE FROM SITE

EX. PIPES DO NOT EXPERIENCE EROSION VELOCITIES WITHIN LIMITS OF ANALYSIS

FLOOD CONTROL ANALYSIS

BASED ON A PRELIMINARY ANALYSIS OF THE EXISTING SEWER DOWNSTREAM OF THE SITE'S DISCHARGE POINT, IT IS EXPECTED THAT THE DOWNSTREAM SYSTEM DOES NOT EXPERIENCE LOCALIZED FLOODING. THEREFORE, THE ONSITE 10 YEAR-24 HOUR PEAK FLOW RATE WILL BE RELEASED BELOW THE PRE-DEVELOPMENT RATE IN ACCORDANCE WITH Z.O. 13-109(F)(2)(c)(i) & (i).

BASED ON THE OUTFALL ANALYSIS MAP SHOWN, CONCENTRATED FLOW FROM THE SITE IS CONVEYED BY A MAN MADE SYSTEM, WHICH HAS BEEN ANALYZED TO A POINT WHERE THE WATERSHED IS AT LEAST 100 TIMES THE SITE AREA IN ACCORDANCE WITH THE LIMITS OF ANALYSIS DESCRIBED IN Z.O. SECTION 13-(F)(2)(c)(i). IT IS THE ENGINEER'S OPINION THAT THE OUTFALL IS ADEQUATE FOR FLOOD CONTROL WITHIN THE LIMITS OF ANALYSIS.

FROM POINT	TO POINT	*A* ACRES	AREA ACCUMULATED	RUN-OFF COEF. C	CA INCRE-MENT	INLET TIME MIN	RAIN FALL IN/HR	RUNOFF Q ACCUMULATED C.F.S.	LENGTH FT.	SLOPE FT./FT.	MANNING'S 'n'	DIA. IN.	CAPACITY C.F.S.
877	912	1.10	1.10	0.60	0.66	5.00	9.02	5.95*	123	0.0123	0.015	18	10.05
912	918	1.00	2.10	0.60	0.60	15.00	5.90	7.43	47	0.0206	0.015	15	8.01
918	920	4.24	6.34	0.60	2.54	20.00	5.00	19.02	36	0.0111	0.015	24	20.61
920	818	1.41	7.75	0.60	0.85	20.00	5.00	23.25	347	0.0143	0.015	24	23.35
818	816	0.83	8.58	0.60	0.50	20.00	5.00	25.74	36	0.0850	0.015	21	39.90
816	815	1.67	10.25	0.60	1.00	20.00	5.00	30.75	24	0.0658	0.015	21	35.12
815	WEST	117.00	127.25										

NOTES
* INCLUDES ASSUMED PEAK RELEASE FROM SITE

EX. PIPES HAVE THE CAPACITY TO CONVEY 10 YEAR-24 HOUR STORM WITHIN LIMITS OF ANALYSIS

WALTER L. PHILLIPS INCORPORATED

ESTABLISHED 1945

Engineers • Surveyors • Planners • Landscape Architects • Arborists

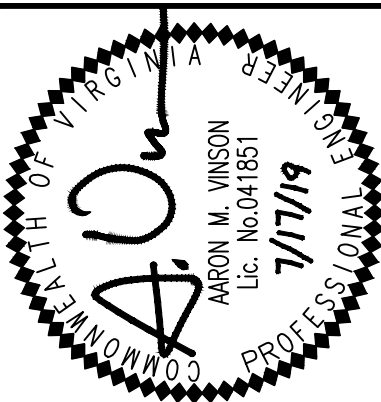
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046

(703) 532-6163 Fax (703) 533-1301 www.WLPINC.com

SCALE: 1" = 120'

CHECKED: AV
DRAWN: DP
DATE: 07/17/2019

PLAN STATUS
DATE: 07/04/19
DESCRIPTION: CONCEPT / I SUBMISSION
DATE: 06/18/19
SUBMISSION #2



REVISION APPROVED BY

1300 KING STREET DEVELOPMENT SPECIAL USE PERMIT CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY OUTFALL ANALYSIS

APPROVED
SPECIAL USE PERMIT NO. 2019-0001
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.

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area (acres) →		0.46	Check: BMP Design Specifications List: 2013 Draft Stds & Specs	
Maximum reduction required:		10%	Linear project?	No
The site's net increase in impervious cover (acres) is:		0	Land cover areas entered correctly?	✓
Post-Development TP Load Reduction for Site (lb/yr):		0.10	Total disturbed area entered?	✓

Pre-ReDevelopment Land Cover (acres)					
	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				0.01	0.01
Impervious Cover (acres)				0.45	0.45
					0.46

Post-Development Land Cover (acres)					
	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				0.01	0.01
Impervious Cover (acres)				0.45	0.45
Area Check	OK.	OK.	OK.	OK.	0.46

Constants	
Annual Rainfall (inches)	43
Target Rainfall Event (inches)	1.00
Total Phosphorus (TP) EMC (mg/L)	0.26
Total Nitrogen (TN) EMC (mg/L)	1.86
Target TP Load (lb/acre/yr)	0.41
Pj (unitless correction factor)	0.90

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

LAND COVER SUMMARY -- PRE-REDEVELOPMENT			
Land Cover Summary-Pre			
Pre-Redevelopment	Used	Adjusted ^d	
Forest/Open Space Cover (acres)	0.00	0.00	
Weighted Rv(forest)	0.00	0.00	
% Forest	0%	0%	
Managed Turf Cover (acres)	0.01	0.01	
Weighted Rv(turf)	0.25	0.25	
% Managed Turf	2%	2%	
Impervious Cover (acres)	0.45	0.45	
Rv(impervious)	0.95	0.95	
% Impervious	98%	98%	
Total Site Area (acres)	0.46	0.46	
Site Rv	0.93	0.93	

Treatment Volume and Nutrient Load		
Pre-ReDevelopment Treatment Volume (acre-ft)	0.0358	0.0358
Pre-ReDevelopment Treatment Volume (cubic feet)	1,561	1,561
Pre-ReDevelopment TP Load (lb/yr)	0.98	0.98
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	2.13	2.13
Baseline TP Load (lb/yr) (0.41 lb/acre/yr applied to pre-redevelopment area excluding perennial land proposed for new impervious cover)	0.19	

LAND COVER SUMMARY -- POST DEVELOPMENT

Land Cover Summary-Post (Final)	
Post-Devel. & New Impervious	
Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	0.01
Weighted Rv (turf)	0.25
% Managed Turf	2%
Impervious Cover (acres)	0.45
Rv(imperivious)	0.95
% Impervious	98%
Final Site Area (acres)	0.46
Final Post Dev Site Rv	0.93

Land Cover Summary-Post	
Post-Development	
Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	0.01
Weighted Rv (turf)	0.25
% Managed Turf	2%
ReDevel. Impervious Cover (acres)	0.45
Rv(imperivious)	0.95
% Impervious	98%
Total ReDevel. Site Area (acres)	0.46
ReDev Site Rv	0.93

Land Cover Summary-Post	
Post-Development New Impervious	
New Impervious Cover (acres)	0.00
Rv(imperivious)	--

Treatment Volume and Nutrient Load

Final Post-Development Treatment Volume (acre-ft)	0.0358
Final Post-Development Treatment Volume (cubic feet)	1,561
Final Post-Development TP Load (lb/yr)	0.98
Final Post-Development TP load per acre (lb/acre/yr)	2.13

Post-Post-Development Treatment Volume (acre-ft)	0.0358
Post-Post-Development Treatment Volume (cubic feet)	1,561
Post-Post-Development TP Load (TP) (lb/yr)*	0.98
Post-Post-Development TP load per acre (lb/acre/yr)	2.13

Post-Development Treatment Volume (acre-ft)	--
Post-Development Treatment Volume (cubic feet)	--
Post-Development TP Load (lb/yr)	--

Max. Reduction Required (Below Pre-Development Load)	10%
--	-----

¹ *Adjusted Land Cover Summary:*
Pre ReDevelopment land cover minus pervious land cover (forest/open space 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 I shows load reduction requirement for new impervious cover (based on new development load limit, 0.41 lbs/acre/year).

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)	0.10
------------------------------------	------

PHOSPHOROUS REDUCTION REQUIRED

Drainage Area A (OUTFALL 1)

Drainage Area A Land Cover (acres)						
	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)					0.00	0.00
Managed Turf (acres)				0.01	0.01	0.25
Impervious Cover (acres)				0.45	0.45	0.95
				Total	0.46	

CLEAR BMP AREAS

Total Phosphorus Available for Removal in D.A. A (lb/yr)	0.98
Post Development Treatment Volume in D.A. A (ft ³)	1,561

Stormwater Best Management Practices (RR = Runoff Reduction)

Practice	Runoff Reduction Credit (%)	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
1. Vegetated Roof (RR)													
1.a. Vegetated Roof #1 (Spec #5)	45				0	0	0	0		0.00	0.00	0.00	
1.b. Vegetated Roof #2 (Spec #5)	60		0.06		124	83	207	0		0.13	0.08	0.05	14.a. MTD - Hydrodynamic
14. Manufactured Treatment Devices (no RR)													
14.a. Manufactured Treatment Device- Hydrodynamic	0	0.00	0.26	83	0	979	979	20	0.05	0.56	0.12	0.49	

TOTAL IMPERVIOUS COVER TREATED (ac)	0.32	AREA CHECK: OK.
TOTAL MANAGED TURF AREA TREATED (ac)	0.00	AREA CHECK: OK.
TOTAL PHOSPHORUS REMOVAL REQUIRED ON SITE (lb/yr)		0.10
TOTAL PHOSPHORUS AVAILABLE FOR REMOVAL IN D.A. A (lb/yr)		0.98
TOTAL PHOSPHORUS REMOVED WITHOUT RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)		0.12
TOTAL PHOSPHORUS REMOVED WITH RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)		0.08
TOTAL PHOSPHORUS LOAD REDUCTION ACHIEVED IN D.A. A (lb/yr)		0.20
TOTAL PHOSPHORUS REMAINING AFTER APPLYING BMP LOAD REDUCTIONS IN D.A. A (lb/yr)		0.78

SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS

PHOSPHORUS REDUCTION ACHIEVED

WATER QUALITY COMPLIANCE

Site Results (Water Quality Compliance)							
Area Checks		D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST/OPEN SPACE (ac)		0.00	0.00	0.00	0.00	0.00	OK
IMPERVIOUS COVER (ac)		0.45	0.00	0.00	0.00	0.00	OK
IMPERVIOUS COVER TREATED (ac)		0.32	0.00	0.00	0.00	0.00	OK
MANAGED TURF AREA (ac)		0.01	0.00	0.00	0.00	0.00	OK
MANAGED TURF AREA TREATED (ac)		0.00	0.00	0.00	0.00	0.00	OK
AREA CHECK		OK.	OK.	OK.	OK.	OK.	
Site Treatment Volume (ft³)		1,561					
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 (ft ³ /yr)	124	0	0	0	0	124	
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	0.98	0.00	0.00	0.00	0.00	0.98	
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.20	0.00	0.00	0.00	0.00	0.20	
TP LOAD REMAINING (lb/yr)	0.78	0.00	0.00	0.00	0.00	0.78	
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	0.56	0.00	0.00	0.00	0.00	0.56	
Total Phosphorus							
FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	0.98						
TP LOAD REDUCTION REQUIRED (lb/yr)	0.10						
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.20						
TP LOAD REMAINING (lb/yr)	0.78						
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):	0.00	**					

PROJECT DESCRIPTION

DEVELOPMENT OR REDEVELOPMENT

DRAINAGE AREA	IMPERVIOUS	PERVIOUS	TOTAL
SITE AREA	0.35	0.00	0.35
ON-SITE TREATED	0.26	0.00	0.06
OFF-SITE TREATED	0.00	0.00	0.00
TOTAL IMPERVIOUS AREA TREATED	0.26		
ON-SITE IMPERVIOUS AREAS DISCONNECTED BY A VEGETATED BUFFER	0.00		
TOTAL IMPERVIOUS AREA TREATED OR DISCONNECTED	0.26		

WATER TREATMENT ON SITE

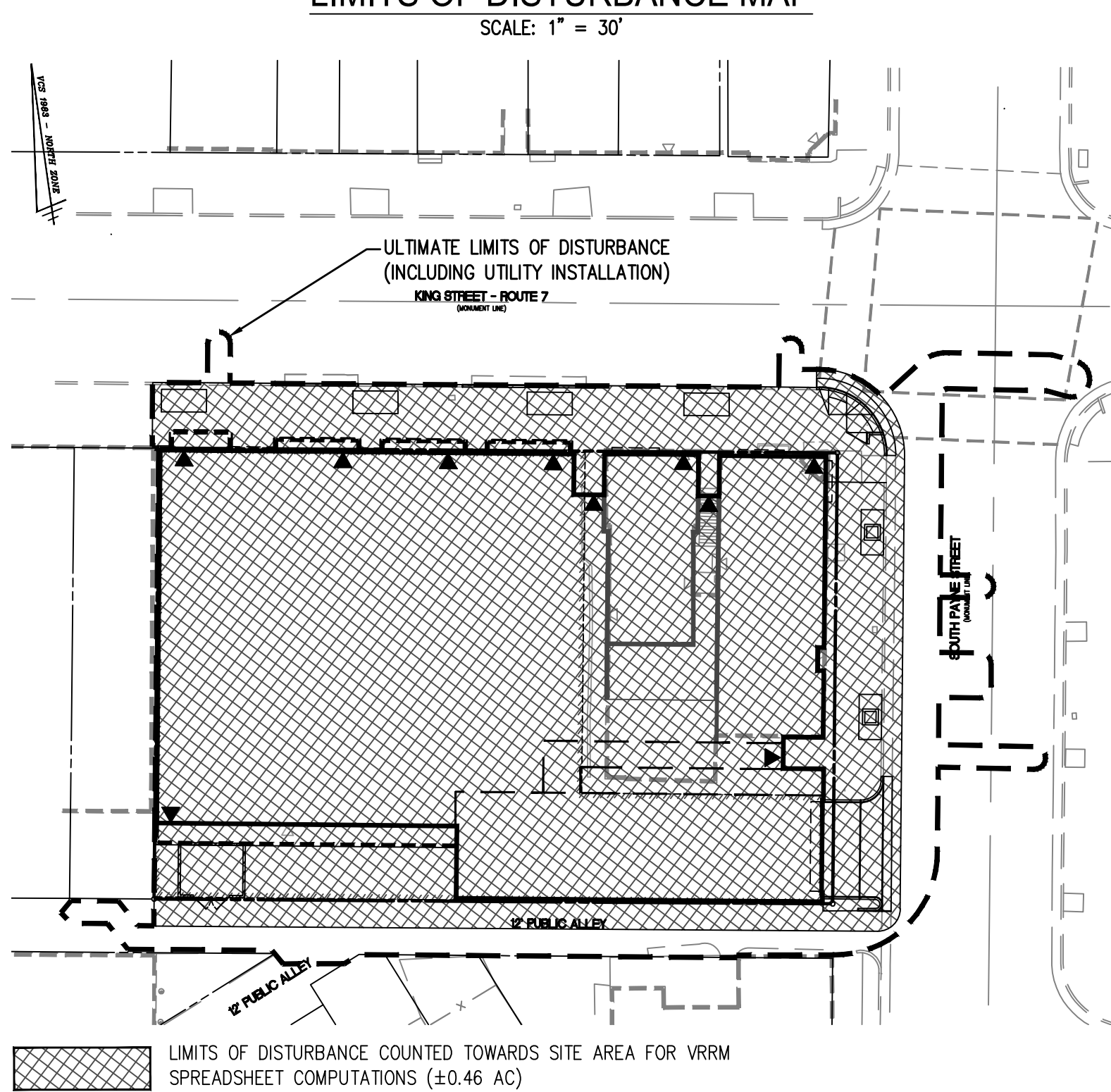
BMP TYPE	AREA TREATED BY BMP (ACRES)	IMPERVIOUS AREA TREATED BY BMP (ACRES)	BMP EFFICIENCY (%)	LATITUDE	LONGITUDE
GREENROOF (LEVEL 2)	0.06	0.06	60%	38.805705°	-77.054118°
HYDRODYNAMIC SEPARATOR	0.26	0.26	20%	38.805655°	-77.053758°


MISCELLANEOUS

TOTAL QWV TREATED:	YES	<input type="checkbox"/>	NO	<input checked="" type="checkbox"/>
DETENTION ON SITE:	<input checked="" type="checkbox"/>	YES	NO	<input type="checkbox"/>
(DETENTION PROVIDED VIA GREEN ROOF)				
PROJECT IS WITHIN WHICH WATERSHED? CAMERON RUN				
DISCHARGES TO WHICH BODY OF WATER? CAMERON RUN				
QWV TREATMENT REQUIRED=	1,816 CF/AC OF IMPERVIOUS AREA			
	= 1,816 X 0.35 AC			
	= 636 CF (0.015 AC*FT)			
% QWV PROVIDED=	1,816 CF/AC X 0.26 AC			
	= 485 CF (0.011 AC*FT) = 76.3% QWV PROVIDED			

* A MONETARY CONTRIBUTION MAY BE MADE FOR THE REMAINDER OF WATER QUALITY VOLUME IF FULL WATER QUALITY TREATMENT IS NOT PROVIDED AT THE TIME OF FINAL SITE PLAN

LIMITS OF DISTURBANCE MAP





WALTER L. PHILLIPS

INCORPORATED

ESTABLISHED 1945

Engineers • Surveyors • Planners • Landscape Architects • Arborists

207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046

(703) 532-6163 Fax (703) 533-1301 www.WLPINC.com

SCALE: NONE

DATE: 07/17/2019

DRAWN: CHECKED:

DP AV

PLAN STATUS

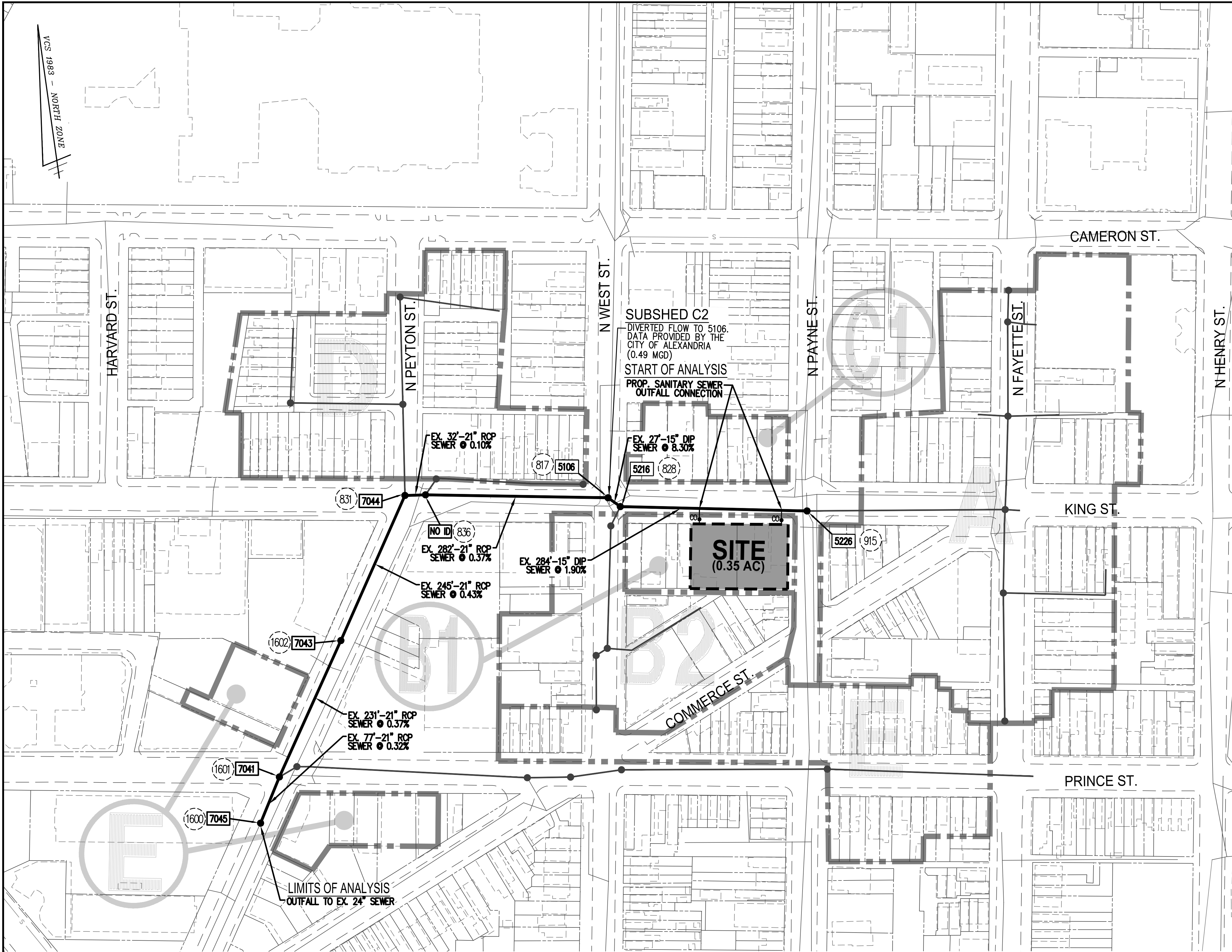
DATE	DESCRIPTION	DATE	DESCRIPTION
05/07/19	CONCEPT / JLI SUBMISSION	06/19/19	DISP. SUBMISSION #2
05/07/19	DISP. SUBMISSION #1		

[illegible]

1300 KING STREET
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY BMP COMPUTATIONS

APPROVED _____	
SPECIAL USE PERMIT NO. _____ 2019--0001	
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. _____

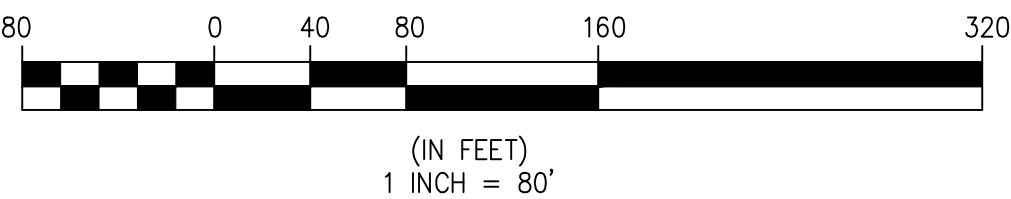


NOTES

- PIPE NETWORK OBTAINED FROM A MIX OF FIELD VERIFIED SURVEY BY WALTER L. PHILLIPS, INC. AND CITY OF ALEXANDRIA GIS/RECORD INFORMATION AND IS DEPICTED TO THE BEST OF THE ENGINEER'S KNOWLEDGE. SEE SHEET P-0303 FOR AS-BUILT TABLE.
- SEE SHEET P-0201 FOR SANITARY SEWER ADEQUATE OUTFALL NARRATIVE.
- PIPE SIZE, LENGTH, SLOPE AND MATERIAL LISTED BASED ON A MIX OF FIELD SURVEY AND AVAILABLE CITY RECORDS.

SANITARY SEWER OUTFALL MAP

SCALE: 1" = 80'



SANITARY SEWER FLOW COMPUTATIONS

FROM	TO	INCREMENTAL CONTRIBUTING	MODELED FLOW FROM CITY (GPD)	INCREMENTAL FLOW (GPD)	CUMULATIVE (GPD)	PEAK FLOW FACTOR	CUMULATIVE PEAK FLOW (GPD)	(CFS)	INVERTS		PIPE SIZE (IN)	AREA (SF)	PIPE LENGTH (FT)	PIPE SLOPE (FT)	MANNINGS n	MATERIAL	CAPACITY (CFS)	VELOCITY AT PEAK (FPS)	FLOW DEPTH (IN)
5226	5216	SUBSHED A, B1	67,944	67,944	67,944	4	271,778	0.420	19.11	13.71	15	1.23	284	0.0190	0.015	DIP	7.69	3.37	2.37
5216	5106	SUBSHED B2, C1	20,200	20,200	88,144	4	352,578	0.546	13.15	10.91	15	1.23	27	0.0830	0.015	DIP	16.05	6.11	1.89
5106	836	SUBSHED C2	490,000	490,000	578,144	4	2,312,578	3.578	8.81	7.76	21	2.40	282	0.0037	0.015	RCP	8.35	3.35	9.57
836	7044		0	0	578,144	4	2,312,578	3.578	7.66	7.63	21	2.40	32	0.0009	0.015	RCP	4.19	1.97	14.85
7044	7043	SUBSHED D	18,978	18,978	597,122	4	2,388,490	3.695	7.18	6.13	21	2.40	245	0.0043	0.015	RCP	8.96	3.56	9.37
7043	7041		0	0	597,122	4	2,388,490	3.695	6.12	5.26	21	2.40	231	0.0037	0.015	RCP	8.35	3.38	9.75
7041	7045	SUBSHED E	32,352	32,352	629,475	4	2,517,898	3.896	5.25	5.00	21	2.40	77	0.0032	0.015	RCP	7.80	3.26	10.46

* CONFIRMATION OF PIPE MATERIAL NOT AVAILABLE THROUGH STANDARD SURVEYING METHODS. WHEN MATERIAL INFORMATION IS UNAVAILABLE, A MANNING'S N FACTOR OF 0.015 WAS USED TO BE CONSERVATIVE.

SANITARY SEWER SUBSHED FLOWS

Subshed A, B1				
STR	USE	DESIGN FLOW (GPD)	UNITS	TOTAL FLOW (GPD)
5226	SINGLE FAMILY RESIDENTIAL	350	16	5,600
	OFFICE/RETAIL (SF)*	200	256,222	51,244
	MULTIFAMILY RESIDENTIAL*	300	37	11,100
TOTAL SUBSHED A, B1 =				67,944

*PROPOSED WITH THIS DEVELOPMENT

Subshed B2, C1				
STR	USE	DESIGN FLOW (GPD)	UNITS	TOTAL FLOW (GPD)
5216	SINGLE FAMILY RESIDENTIAL	350	2	700
	OFFICE/RETAIL (SF)	200	90000	18,000
	MULTIFAMILY RESIDENTIAL	300	5	1,500
TOTAL SUBSHED B2, C1 =				20,200

Subshed C2				
STR	USE	DESIGN FLOW (GPD)	UNITS	TOTAL FLOW (GPD)
5106	DIVERTED FLOW PROVIDED BY CITY			490,000
TOTAL SUBSHED C2 =				490,000

Subshed D				
STR	USE	DESIGN FLOW (GPD)	UNITS	TOTAL FLOW (GPD)
7044	SINGLE FAMILY RESIDENTIAL	350	33	11,550
	OFFICE/RETAIL (SF)	200	37,140	7,428
TOTAL SUBSHED D =				18,978

Subshed E				
STR	USE	DESIGN FLOW (GPD)	UNITS	TOTAL FLOW (GPD)
7041	SINGLE FAMILY RESIDENTIAL	350	33	11,550
	OFFICE/RETAIL (SF)	200	104,011	20,802
TOTAL SUBSHED E =				32,352

SANITARY SEWER OUTFALL NARRATIVE

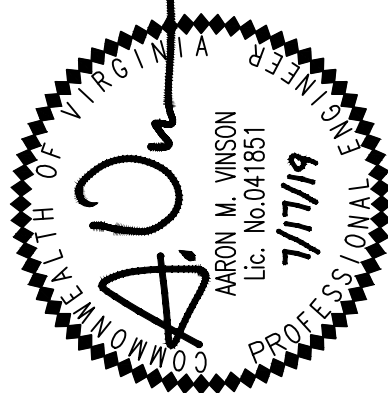
THIS APPLICATION SHALL DISCHARGE INTO AN ADEQUATE SANITARY SEWER SYSTEM. ADDITIONAL DOWNSTREAM IMPROVEMENTS ARE NOT REQUIRED. SEE SHEET P-0201 FOR PLANNED DEVELOPMENT FLOWS.

LEGEND

- EX. SEWER SYSTEM (NOT INCLUDED IN ANALYSIS)
- EX. SEWER SYSTEM SUBJECT TO OUTFALL ANALYSIS
- SITE AREA
- SUBSHEDS CONTRIBUTING TO SANITARY SEWER OUTFALL ANALYSIS
- WLP STRUCTURE NUMBER
- ALEXANDRIA GIS STRUCTURE NUMBER

WALTER L. PHILLIPS INCORPORATED

Engineers • Surveyors • Planners • Landscape Architects • Arborists
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301 www.WLPINC.com



REVISION APPROVED BY				PLAN STATUS			
NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE	DESCRIPTION	DATE
						CONCEPT I/I SUBMISSION	06/18/19
						DSUP SUBMISSION #2	05/07/19

1300 KING STREET
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY SANITARY SEWER
OUTFALL ANALYSIS

APPROVED
SPECIAL USE PERMIT NO. 2019-0001
DEPARTMENT OF PLANNING & ZONING

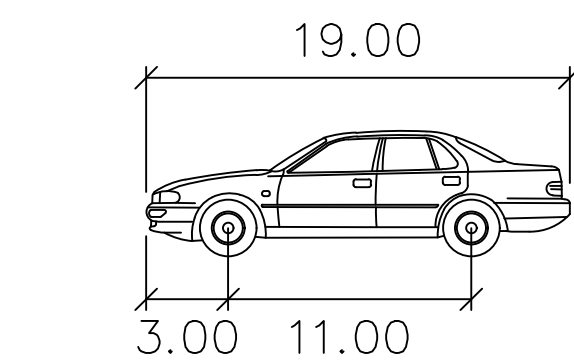
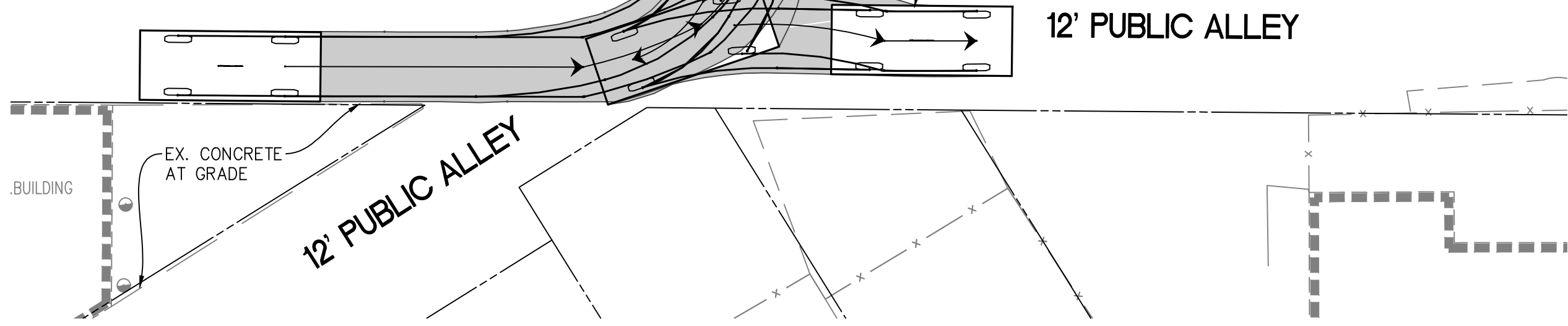
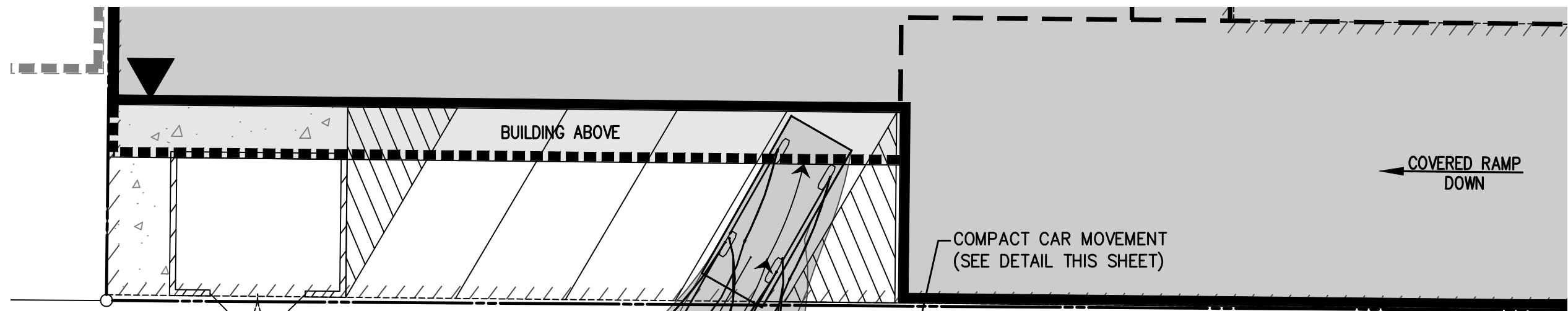
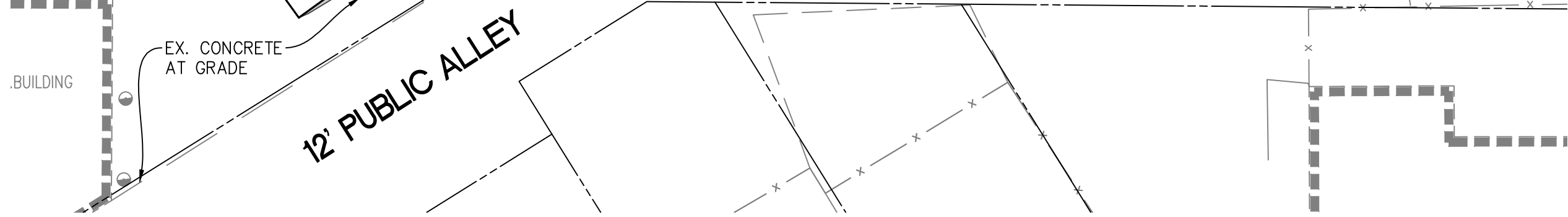
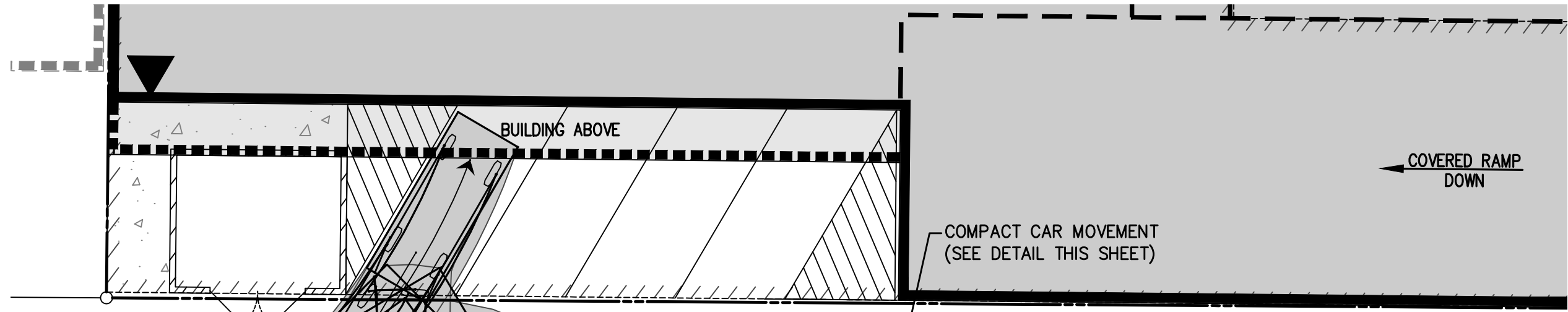
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

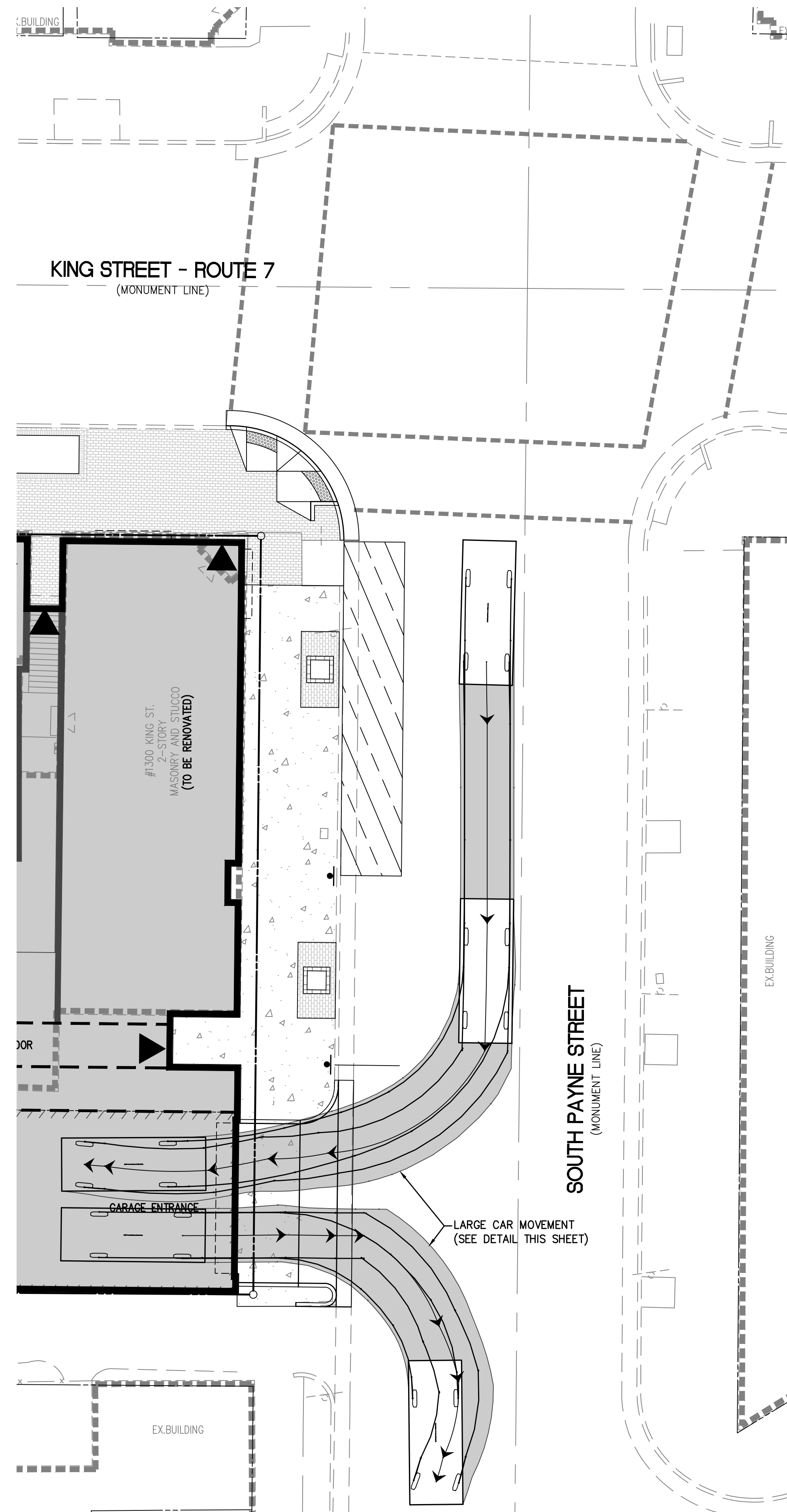
DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.



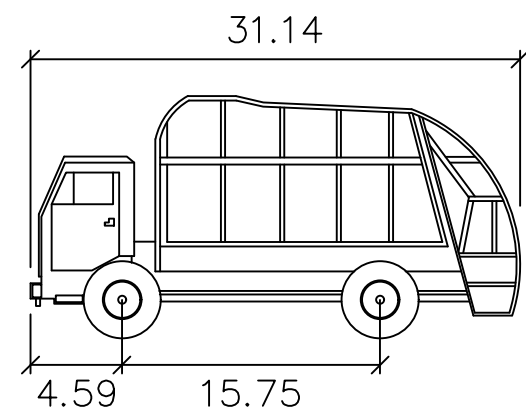
A side-view diagram of a car. Above the car, a dimension line indicates a total length of 15.20. Below the car, two dimension lines are shown: one from the front wheel to the start of the door labeled 3.00, and another from the front wheel to the rear wheel labeled 9.00.

NOTE
MOVEMENTS CREATED USING AUTOTURN MODELING
SOFTWARE FOR AUTOCAD. ACTUAL TURNING MOVEMENTS
MAY VARY.

[illegible]

PRELIMINARY VEHICULAR MOVEMENT PLAN

APPROVED		
SPECIAL USE PERMIT NO. _____		2019-0001
DEPARTMENT OF PLANNING & ZONING		
DIRECTOR _____		DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
SITE PLAN No. _____		
DIRECTOR _____		DATE _____
CHAIRMAN, PLANNING COMMISSION _____		
DATE RECORDED _____		
INSTRUMENT NO. _____	DEED BOOK NO. _____	PAGE NO. _____



GARBAGE TRUCK

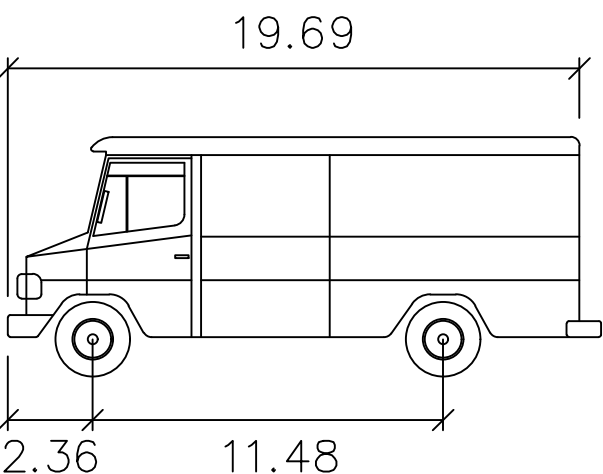
feet

Width : 8.17

Track : 8.17

Lock to Lock Time : 6.0

Steering Angle : 46.4



LIGHT TRUCK

feet

Width : 7.55

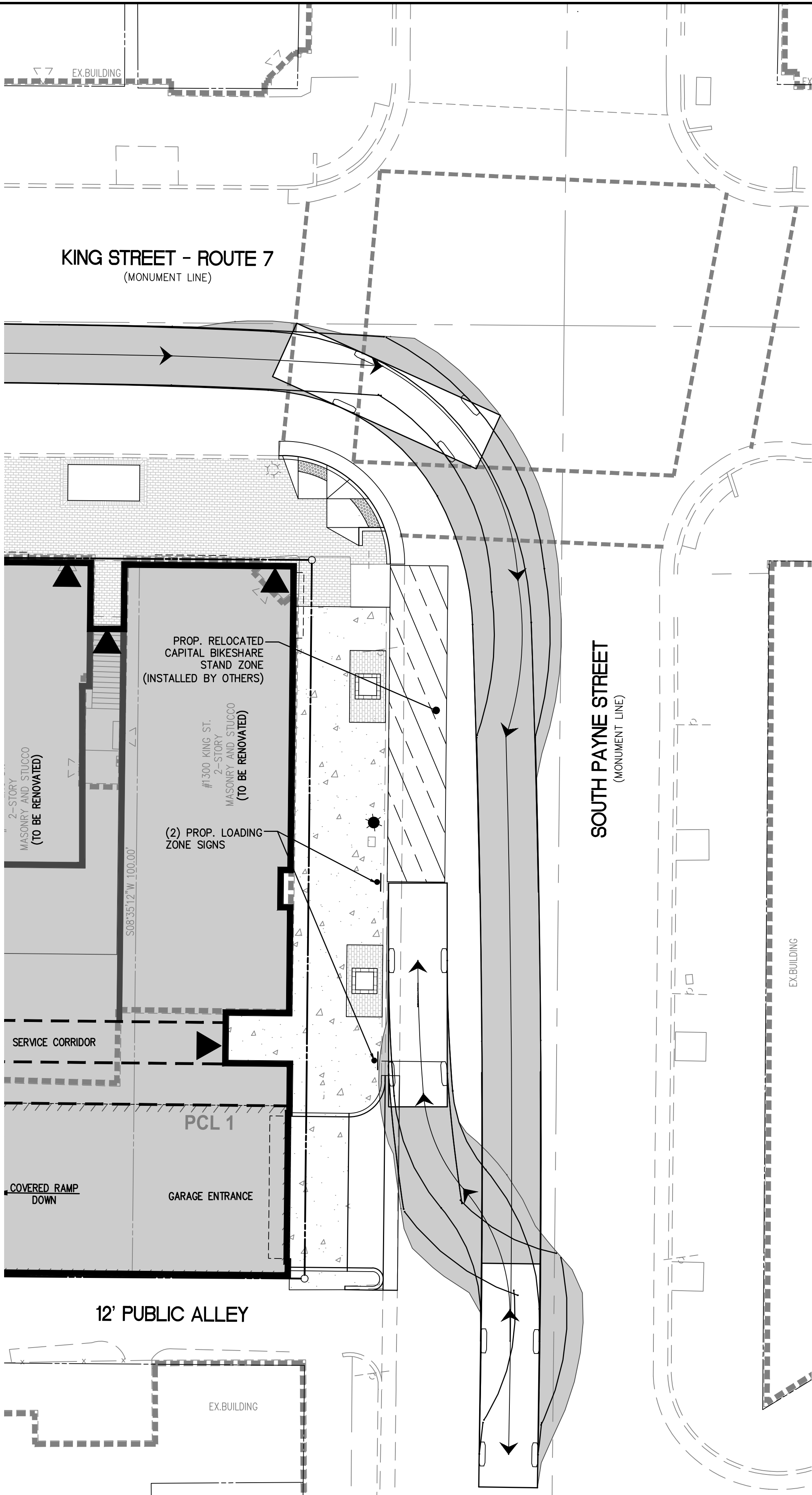
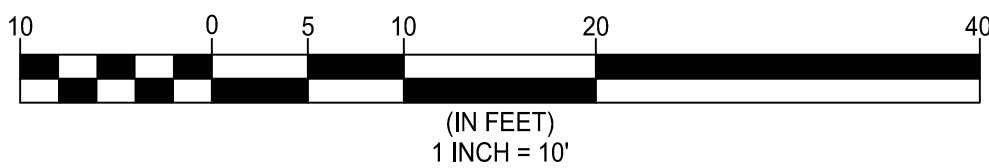
Track : 7.55

Lock to Lock Time : 6.0

Steering Angle : 22.4

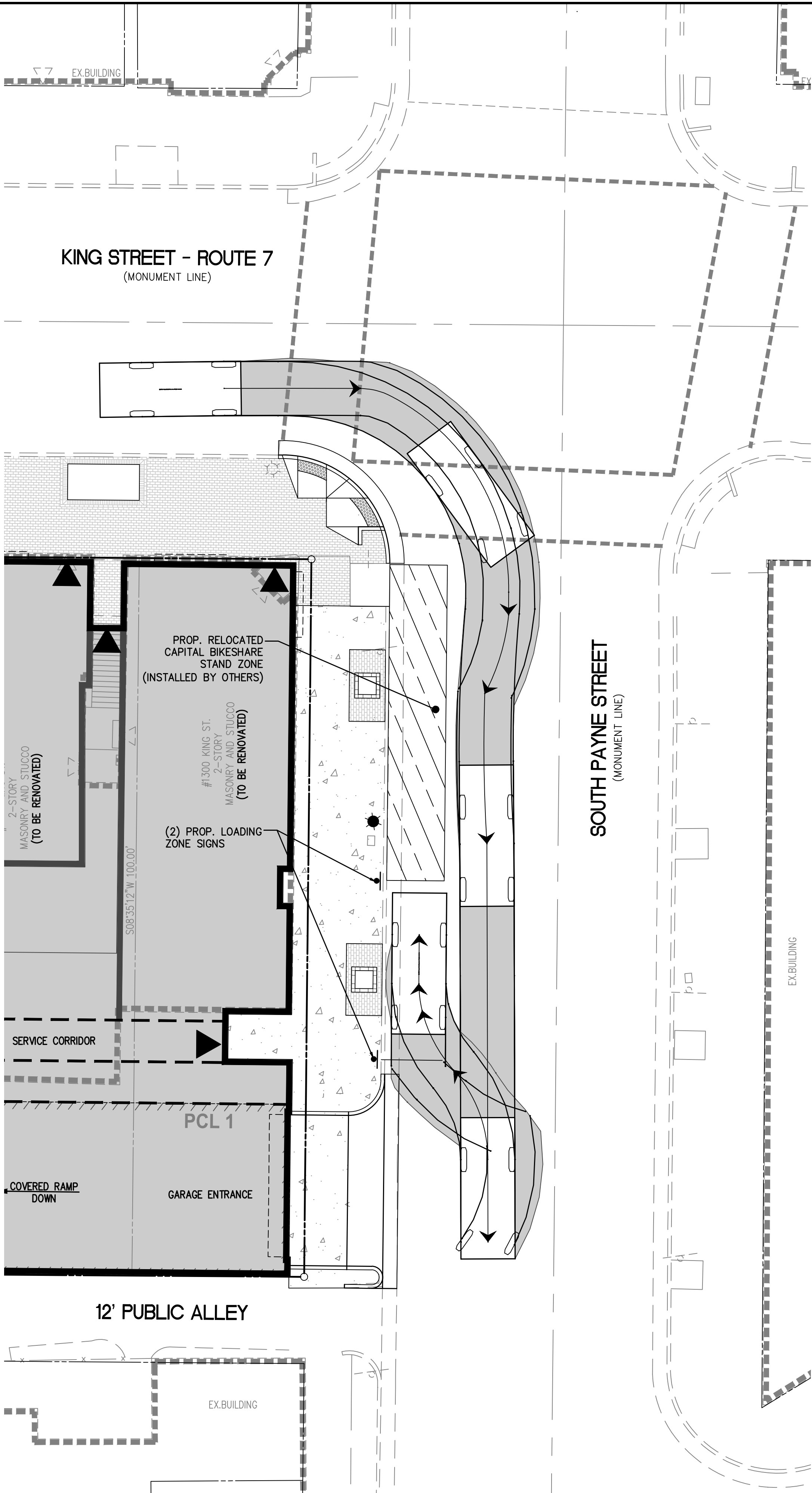
- NOTES**
- TRUCK MOVEMENTS CREATED USING AUTOTURN MODELING SOFTWARE FOR AUTOCAD. ACTUAL TURNING MOVEMENTS MAY VARY.
 - SOLID WASTE & RECYCLABLE MATERIAL CONTAINERS TO BE STORED WITHIN THE BUILDING AND WHEELED THE ON-STREET LOADING SPACE DURING SCHEDULED PICKUP.

VCS 1983 - NORTH ZONE



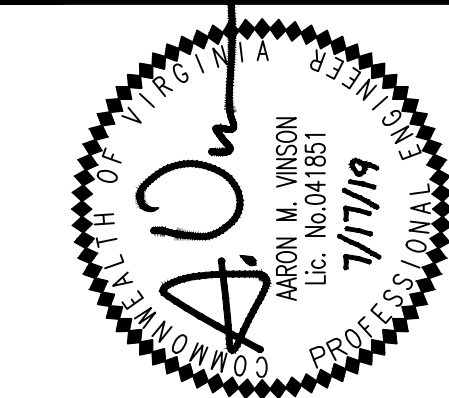
GARBAGE TRUCK TURNING MOVEMENT

SCALE: 1" = 20'



LOADING TRUCK TURNING MOVEMENT

SCALE: 1" = 20'



REVISION APPROVED BY			
NO.	DESCRIPTION	DATE	APPROVED

1300 KING STREET

DEVELOPMENT SPECIAL USE PERMIT

CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY GARBAGE TRUCK

MOVMENT PLAN

APPROVED

SPECIAL USE PERMIT NO. 2019-0001

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.

WALTER L. PHILLIPS

INCORPORATED

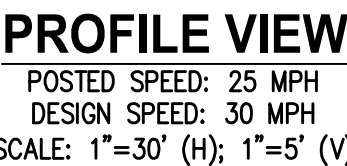
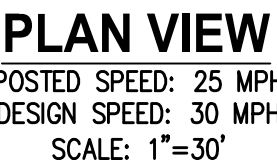
ESTABLISHED 1945

Engineers • Surveyors • Planners • Landscape Architects • Arborists

207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046

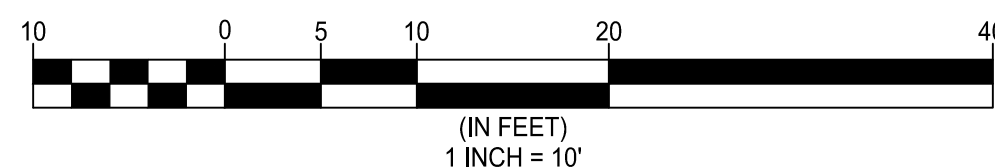
(703) 532-6163 Fax (703) 533-1301 www.WLPINC.com

PLAN STATUS		DESCRIPTION	
DATE	DESCRIPTION	DATE	DESCRIPTION
01/04/19	CONCEPT / I SUBMISSION	06/18/19	DSUP SUBMISSION #2
05/07/19	DSUP SUBMISSION #1		



(IN FEET)
1 INCH = 30'

APPROVED		
SPECIAL USE PERMIT NO. _____		2019-0001
DEPARTMENT OF PLANNING & ZONING		
DIRECTOR _____		DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
SITE PLAN No. _____		
DIRECTOR _____		DATE _____
CHAIRMAN, PLANNING COMMISSION _____		
DATE RECORDED _____		
INSTRUMENT NO. _____	DEED BOOK NO. _____	PAGE NO. _____

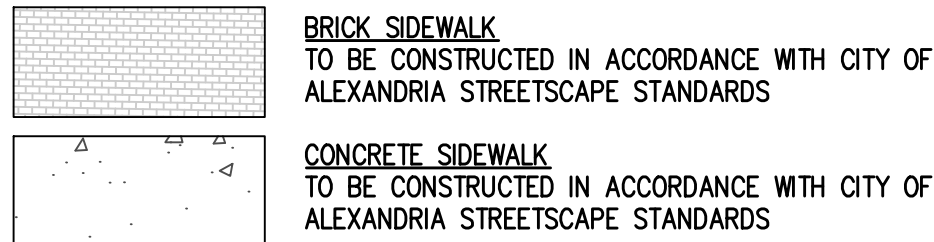


PLANT MATERIALS STANDARDS

PER THE 2019 CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.

1. Specification for all plantings shall be in accordance with the current and most up to date edition of ANSI-260.1, The American Standard for Nursery Stock as produced by AmericanHort (formerly American Nursery & Landscape Association).
2. All plant material shall be meet the following criteria:
 - a. Provenance of plant material shall be from within the following states:
 - i. Virginia, Maryland, District of Columbia, Pennsylvania, Delaware, New Jersey, West Virginia, North Carolina, and eastern Tennessee (east of Knoxville)
 - b. Wild-collected plant material is not acceptable except in the case of transplanted material within the project site.
3. Trees shall be specified according to the following requirements:
 - a. Category I and II Trees:
 - i. Ornamental trees shall be planted at a caliper size between 1.5 inches and 1.75 inches and between six (6) feet and ten (10) feet in height.
 - ii. Multi-stem trees shall be planted at a minimum height of six (6) feet.
 - iii. Evergreen trees shall be planted at a minimum height of six (6) feet.
 - b. Category III and IV Trees:
 - i. Shall be planted at a minimum caliper size between two (2.0) inches and three (3.0) inches and between twelve (12) feet and fourteen (14) feet in height.
4. Shrubs and Ornamental Grasses:
 - a. Minimum shrub height at time of installation shall be eighteen (18) inches.
 - b. Ornamental grasses shall be a minimum size of one (1) quart at the time of installation.
 - c. Shrubs and ornamental grasses planted within the public ROW shall not exceed a mature height of thirty (30) inches.
5. Groundcover and Perennials:
 - a. Specify and install at a spacing and size to achieve seventy-five (75) percent uniform coverage of the overall design intent prior to the end of the Maintenance Bond period.
 - b. Species planted within the public ROW shall not exceed a mature height of thirty (30) inches
6. Turfgrass specification (sod and seed) shall be of superior specification as approved and certified by the Virginia Department of Agriculture, Virginia Cooperative Extension Service and/or University of Maryland.
 - a. Sod:
 - i. Of a uniform non-varying density and continuous texture quality capable of growth and development immediately upon installation.
 - ii. Specified from varieties listed on the current Virginia Turfgrass Variety Recommendations from the Virginia Cooperative Extension or University of Maryland Recommended Turfgrass Varieties
 - b. Seed:
 - i. Procure from new of the year seed crops, free of foreign material or weed seeds
 - ii. Replacement or overseeding mixes shall match or complement original installation.
 - iii. Provide continuous uniform and consistent coverage.
 - iv. Shall be "blue tag" certified by the Virginia Crop Improvement Association (V CIA) to be free of noxious weeds, non-turfgrass plants, unspecified growth, and soil borne insects and diseases
 - v. Shall be listed on the current Virginia Turfgrass Variety Recommendations from the Virginia Cooperative Extension or the Maryland Recommended Turfgrass Varieties.

MATERIALS LEGEND



PLANTING LEGEND

ALL PLANTING TO BE IN ACCORDANCE WITH THE
LANDSCAPE GUIDELINES OF THE CITY OF ALEXANDRIA.



PLANT SCHEDULE

NOTE: THE FOLLOWING PLANT LISTS HAVE BEEN DEVELOPED TO REFLECT DESIGN INTENT ONLY. PLANT SPECIES ARE SUBJECT TO SUBSTITUTION AND REFINEMENT AT TIME OF FINAL SITE PLAN.

KEY	BOTANICAL / COMMON NAME	CROWN COVERAGE ALLOWANCE (EACH)	QTY. TOTAL
-----	-------------------------	------------------------------------	---------------

TREES

QR	QUERCUS RUBRA / NORTHERN RED OAK	1,250	1
QW	QUERCUS PHELLOS / WILLOW OAK	1,250	1
AR	ACER RUBRUM / RED MAPLE	1,250	1
TA	TILIA AMERICANA / AMERICAN BASSWOOD	1,250	1

NOTE: SHOULD EXISTING TREES #101 & #102 NEED TO BE REPLACED DURING CONSTRUCTION, THE APPLICANT SHALL PLANT ONE (1) NORTHERN RED OAK AND ONE (1) WILLOW OAK (OR APPROVED ALTERNATIVES) AS REPLACEMENTS AS NOTED ON THESE PLANS.

CROWN COVERAGE CALCULATIONS

CROWN COVERAGE REQUIRED = 3,763 SF (25%)
CROWN COVERAGE PROVIDED = 0 SF (0%)*

*A MODIFICATION TO THE CROWN COVERAGE REQUIREMENT IS REQUESTED. PROPOSED STREET TREES ARE NOT INCLUDED IN CROWN COVERAGE CALCULATIONS

STREET TREE NOTE

1. STREET TREE WELLS ON KING STREET SHALL BE PLANTED WITH NON-INVASIVE GRASSES. STREET TREE WELLS ON S. PAYNE STREET SHALL BE LINED WITH GRANITE BLOCK
2. SOIL pH READINGS FOR EXISTING SOIL AT LOCATIONS OF EXISTING AND PROPOSED STREET TREES SHALL BE PROVIDED WITH FINAL SITE PLAN SUBMISSION #1.

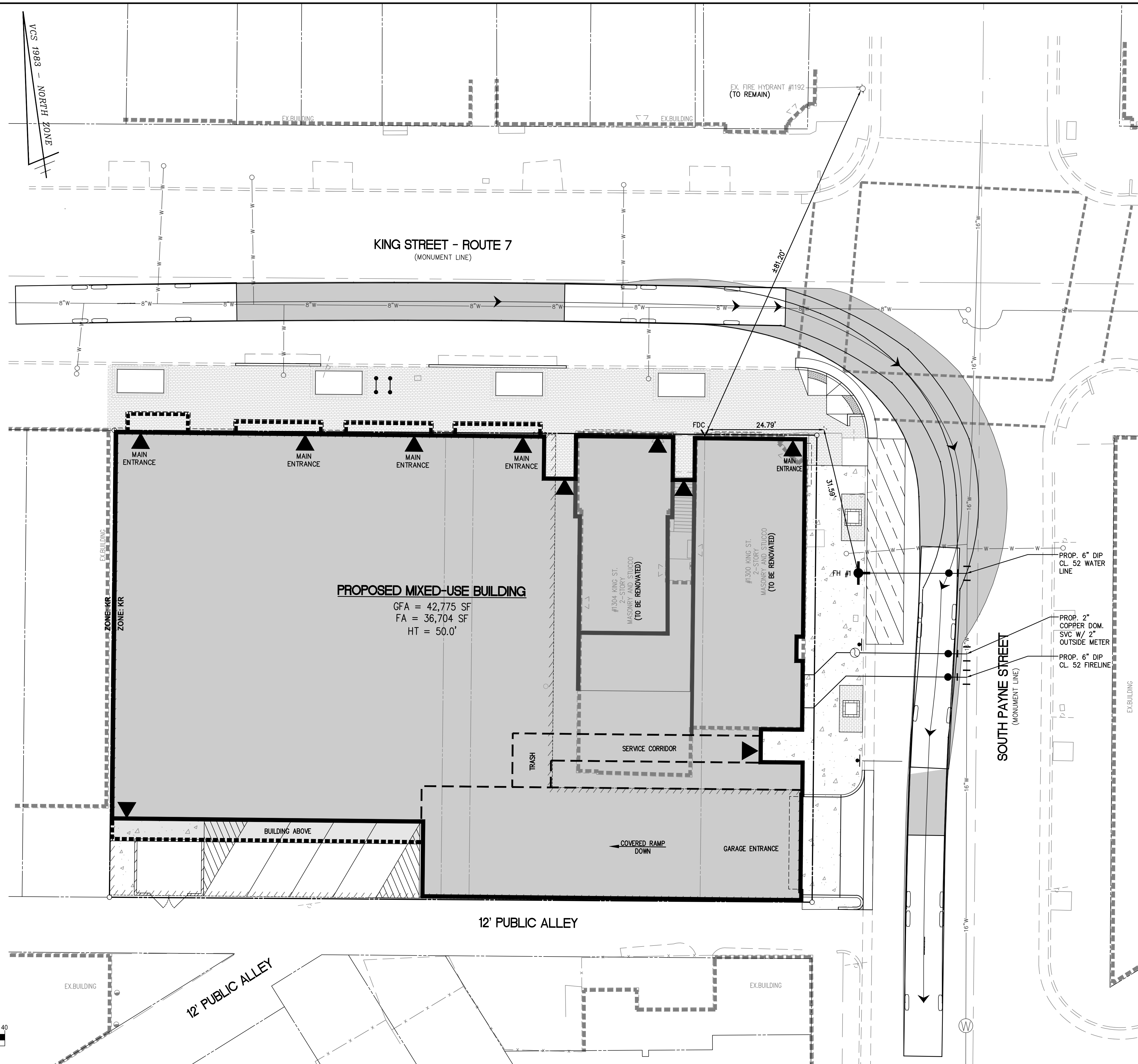
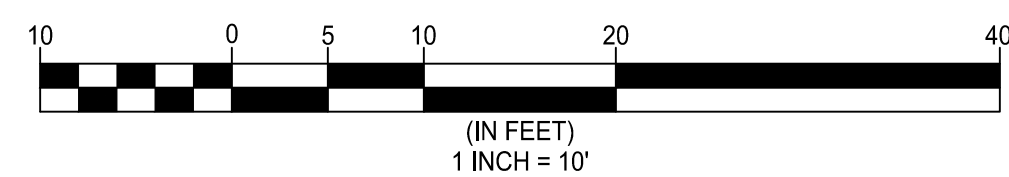
LIGHTING NOTE

1. EXISTING LIGHT FIXTURE TO BE UPGRADED AND MODIFIED TO DIRECT LIGHT TOWARDS THE SIDEWALK IN ACCORDANCE WITH KING STREET RETAIL STRATEGY LIGHTING GUIDELINES. EXISTING POLES TO BE REMOVED AND REPLACED WITH ALEXANDRIA HISTORIC STREET LIGHT POLES.

<h1 style="margin: 0;">1300 KING STREET</h1> <h2 style="margin: 0;">DEVELOPMENT SPECIAL USE PERMIT</h2> <p style="margin: 0;">CITY OF ALEXANDRIA, VIRGINIA</p>		<h1 style="margin: 0;">PRELIMINARY LANDSCAPE & SITE LIGHTING PLAN</h1>	
APPROVED SPECIAL USE PERMIT NO. _____ 2019-0001 DEPARTMENT OF PLANNING & ZONING			
DIRECTOR _____ DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		DATE _____ SITE PLAN No. _____	
DIRECTOR _____		DATE _____	
CHAIRMAN, PLANNING COMMISSION _____		DATE _____	
DATE RECORDED _____			
INSTRUMENT NO. _____		DEED BOOK NO. _____ PAGE NO. _____	


```
Width           : 8.17
Track           : 8.00
Lock to Lock Time : 6.00
Steering Angle  : 28.5
```

TRUCK MOVEMENTS CREATED USING AUTOTURN MODELING SOFTWARE FOR AUTOCAD. ACTUAL TURNING MOVEMENTS MAY VARY.



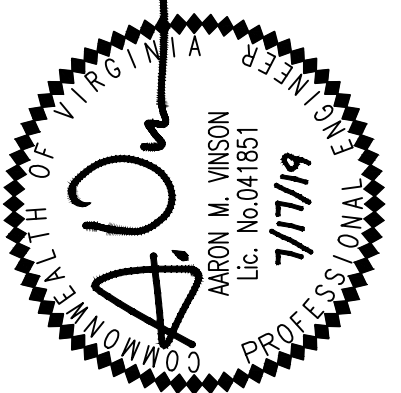
**WALTER L.
PHILLIPS**

Engineers • Surveyors • Planners • Landscape Architects • Arborists
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301 www.WLPINC.com

SCALE: 1" = 10'	DATE: 07/17/2019	DRAWN: DP	CHECKED: AV
-----------------	------------------	-----------	-------------

PLAN STATUS		
DATE	DESCRIPTION	DATE

DATE	DESCRIPTION	DATE	DESCRIPTION
01/04/19	CONCEPT 1/I	06/18/19	DSUP SUBMISSION #2
05/07/19	DSUP SUBMISSION #1		

[illegible]

1300 KING STREET
DEVELOPMENT SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA

PRELIMINARY FIRE SERVICE PLAN

APPROVED
SPECIAL USE PERMIT NO. 2019-0001
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.
----------------	---------------	----------

F

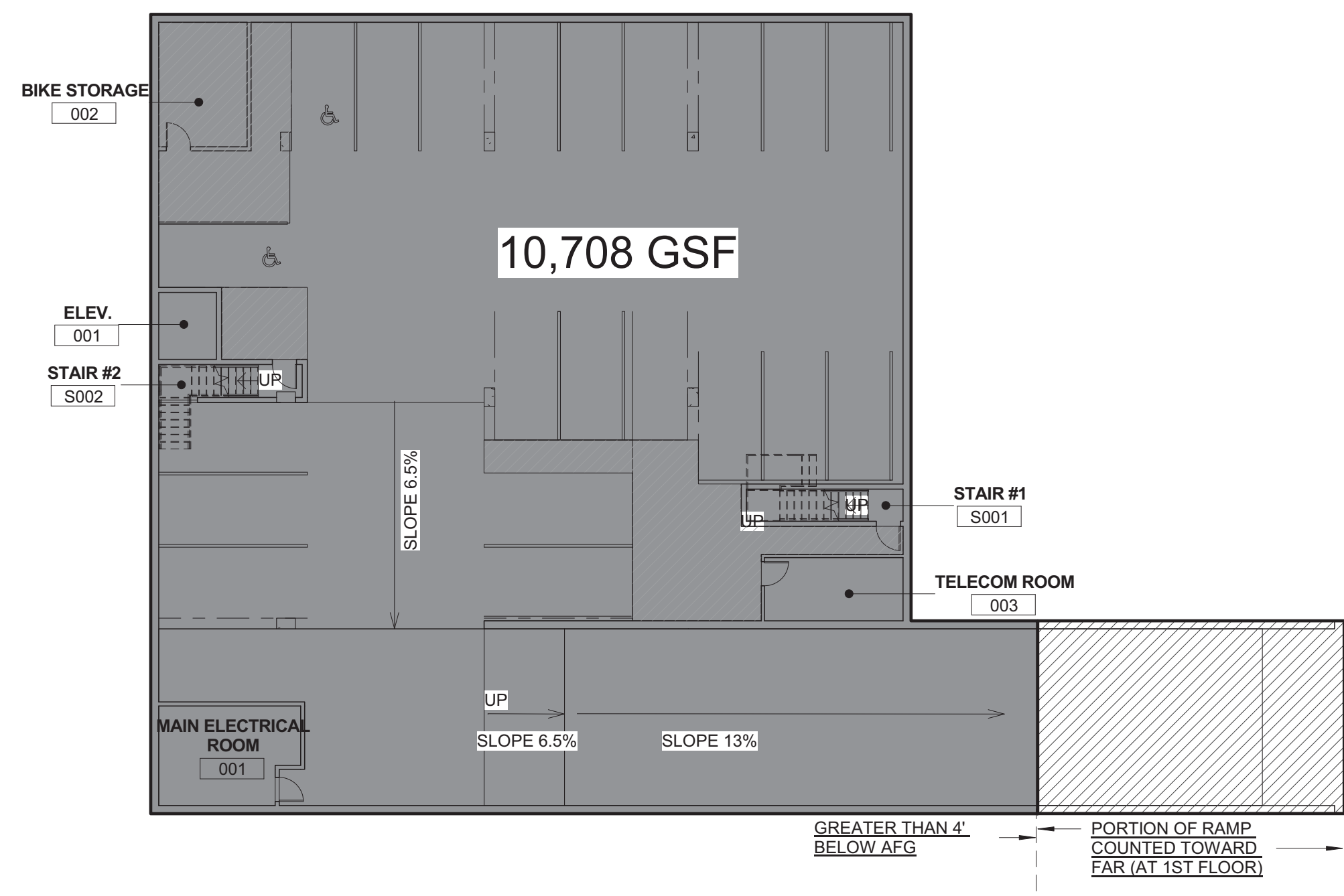
E

D

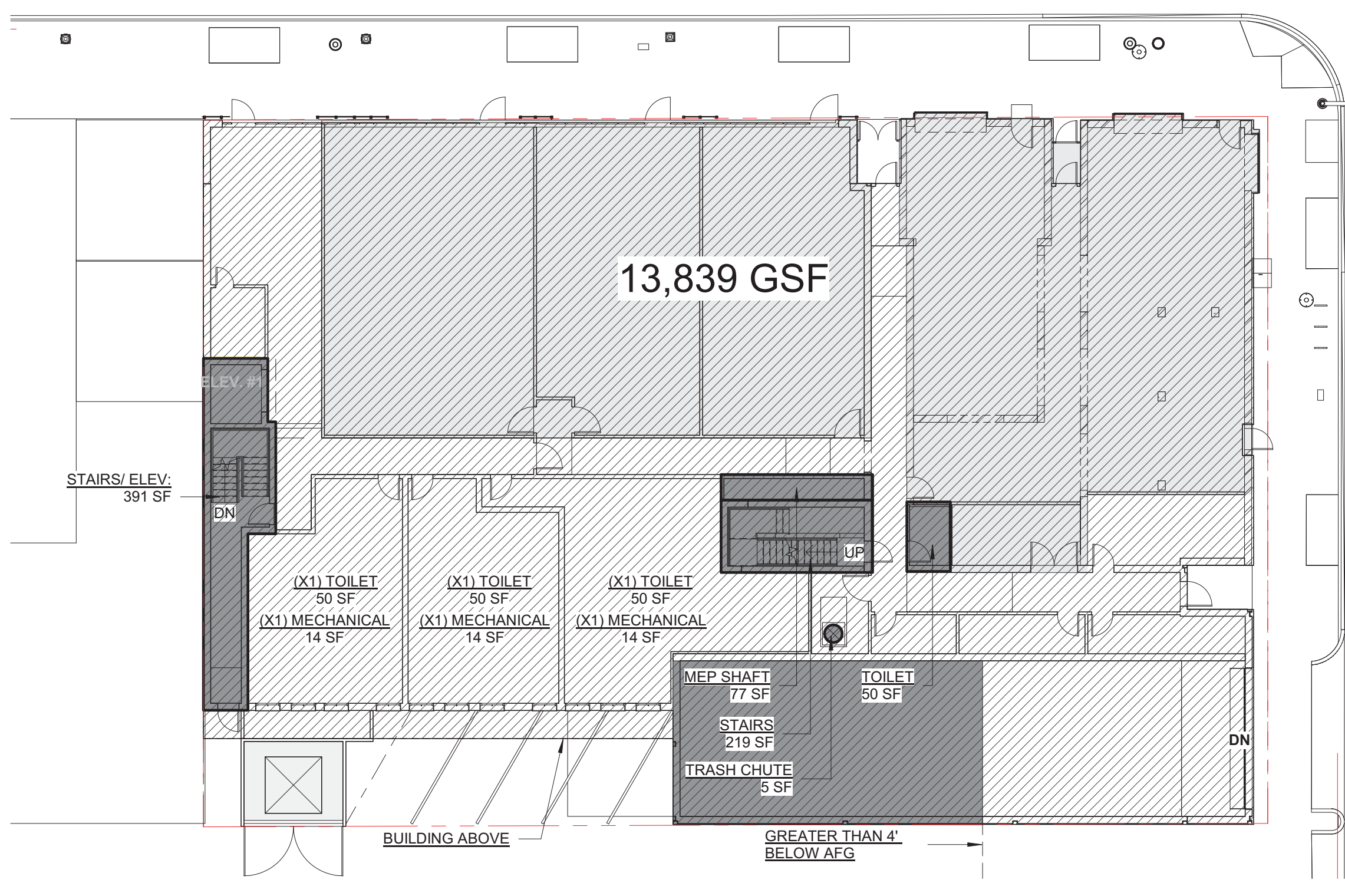
C

B

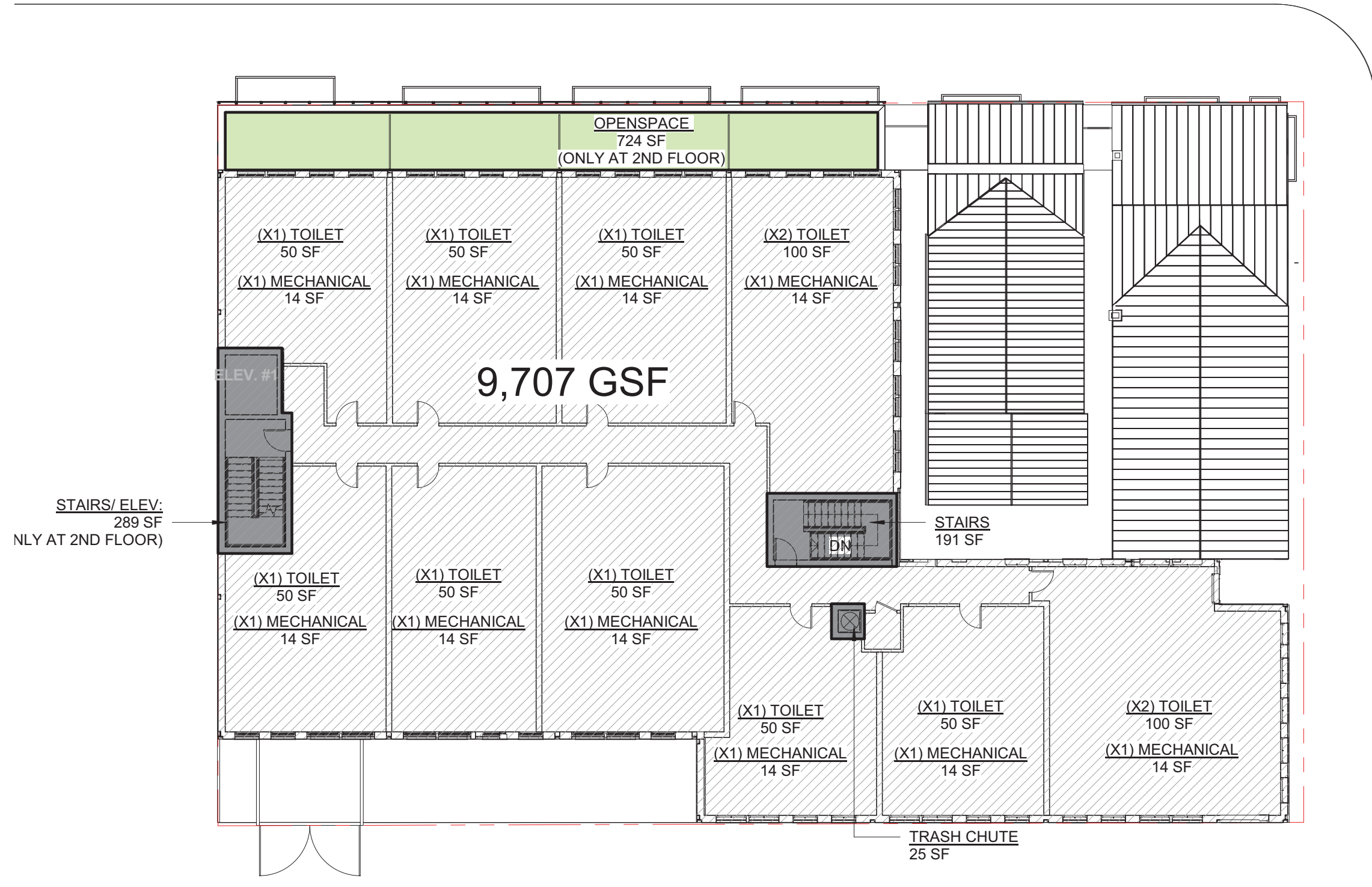
A



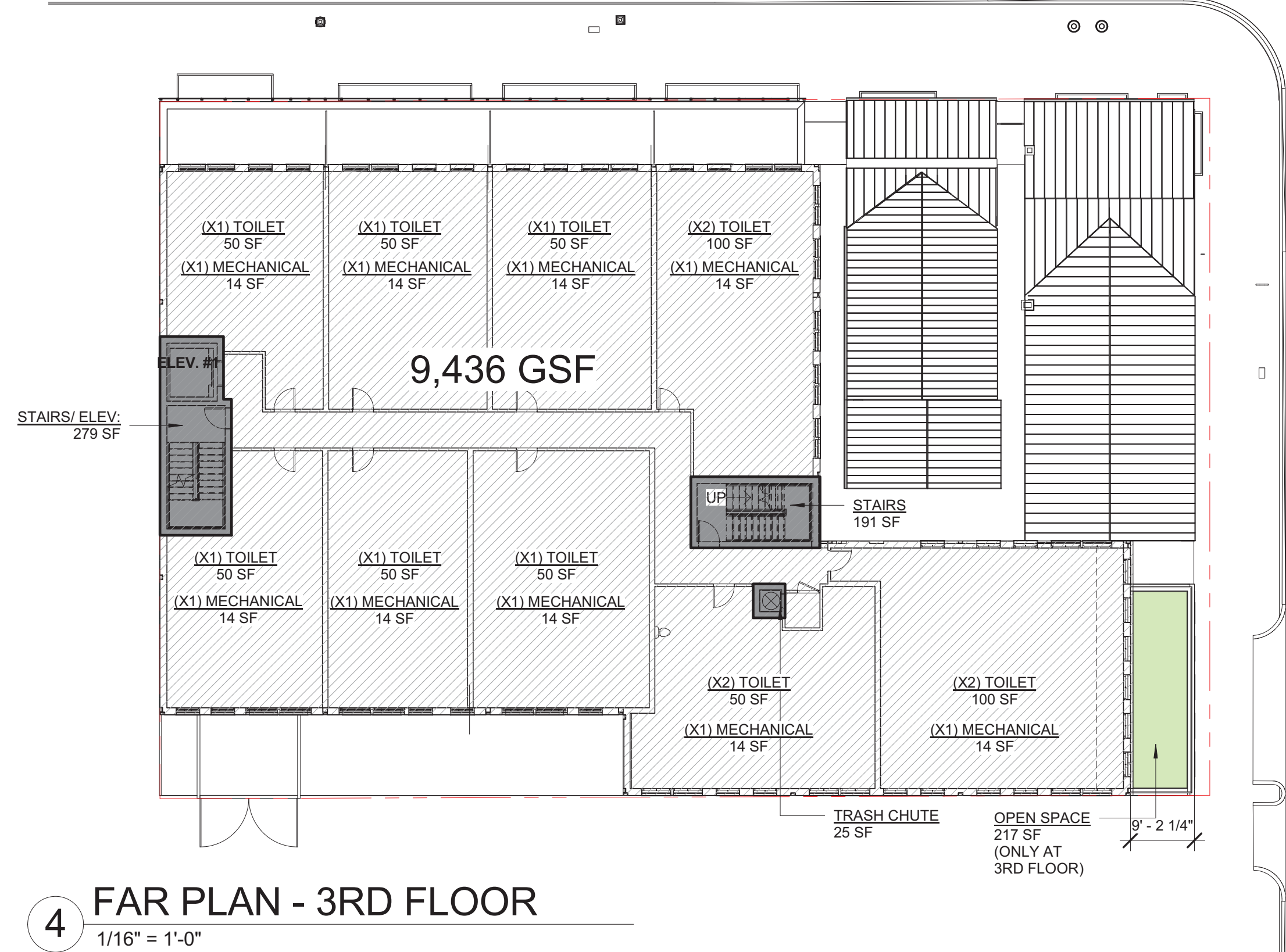
1 FAR PLAN - BASEMENT LEVEL
1/16" = 1'-0"



2 FAR PLAN - 1ST FLOOR
1/16" = 1'-0"



3 FAR PLAN - 2ND FLOOR
1/16" = 1'-0"



4 FAR PLAN - 3RD FLOOR
1/16" = 1'-0"



1300 KING STREET
Alexandria, VA 22314

MICHAEL WINSTANLEY
ARCHITECTS & PLANNERS

Professional Certification.
I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the state of Virginia, license number 0401012577, expiration date 08/31/2020.



REGISTRATION:

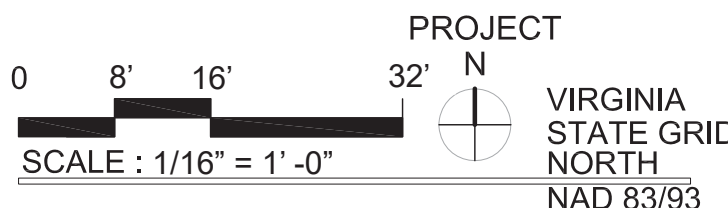
NO.	DATE	ISSUE DESCRIPTION
	01/04/2019	STAGE I & II CONCEPT PLAN
	02/25/2019	BAR DEMOLITION/ ENCAPSULATION PERMIT
	02/25/2019	BAR CONCEPT REVIEW
	03/18/2019	CONCEPT REVIEW
	04/01/2019	BAR CONCEPT II REVIEW
	05/07/2019	DEVELOPMENT SPECIAL USE PERMIT
	06/18/2019	VERIFICATION OF COMPLETENESS SUBMISSION
	07/17/2019	COMPLETENESS SUBMISSION

A/E PROJECT NO:

DRAWN BY:

CHECKED BY:

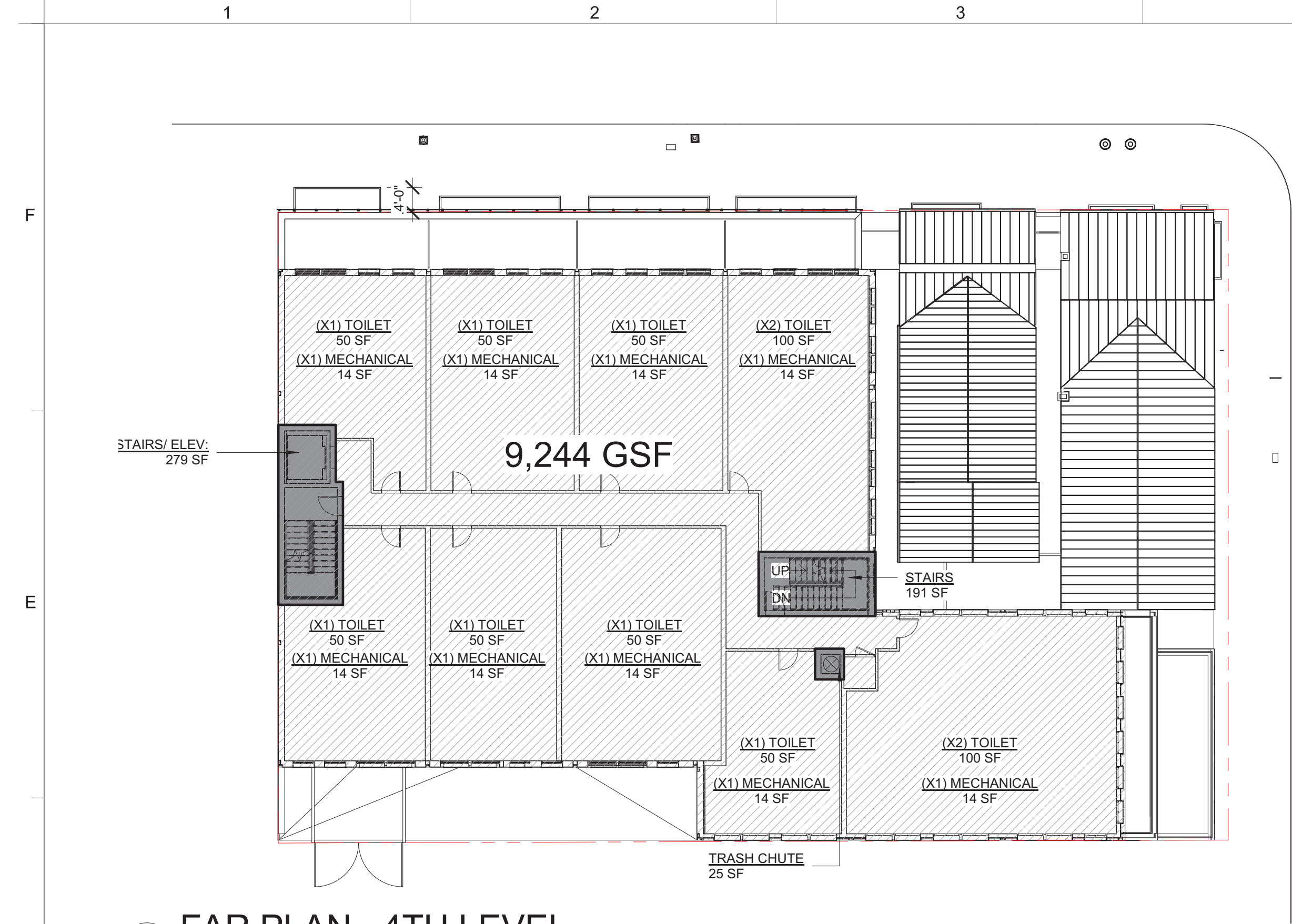
APPROVED SPECIAL USE PERMIT NO. _____ DEPARTMENT OF PLANNING & ZONING		
DIRECTOR	DATE	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
SITE PLAN No. _____		
DIRECTOR	DATE	
CHAIRMAN, PLANNING COMMISSION		
DATE RECORDED	DATE	
INSTRUMENT NO.	DEED BOOK NO.	PAGE NO.



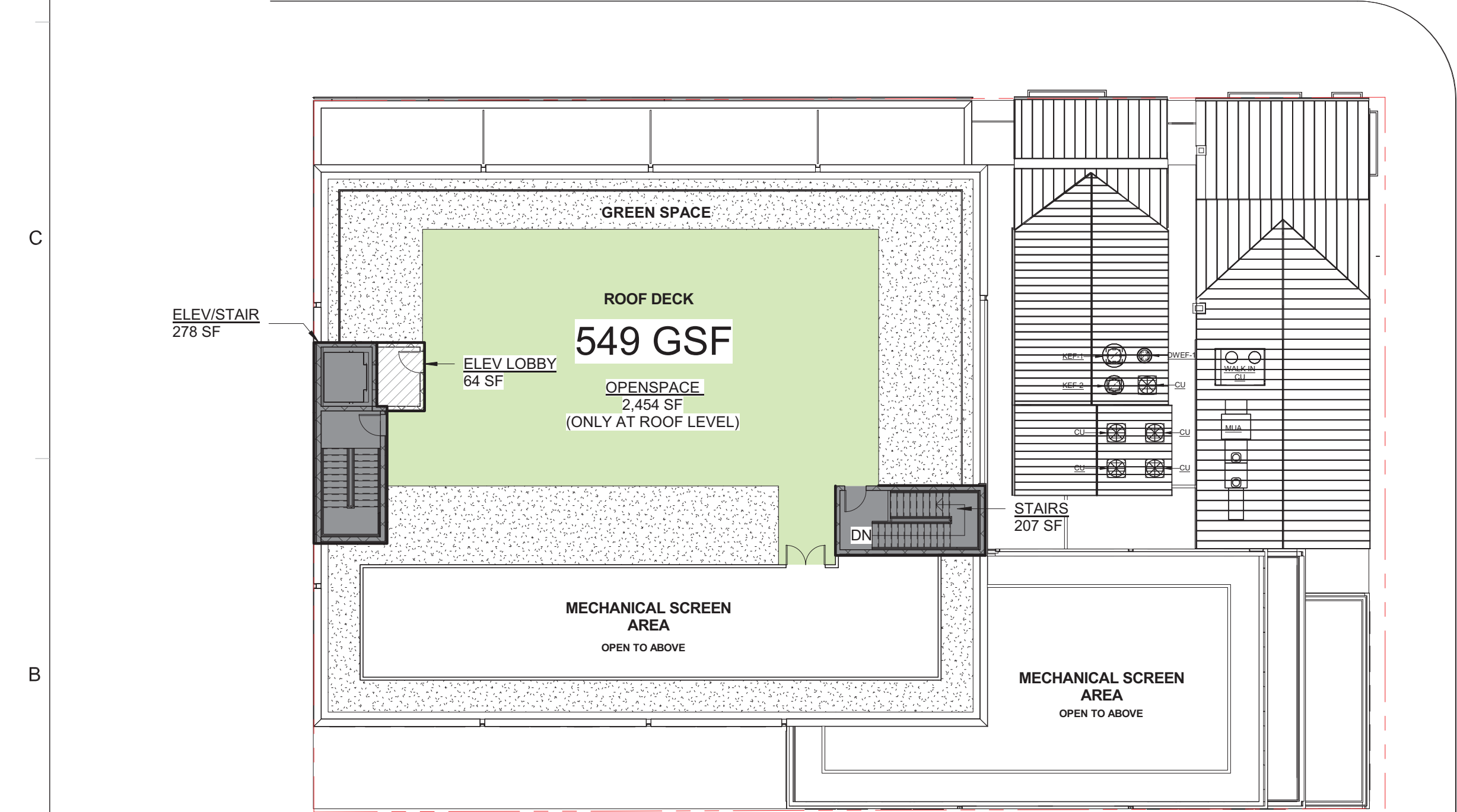
FAR & OPEN SPACE
PLANS

SHEET NUMBER:

A-010



1 FAR PLAN - 4TH LEVEL
1/16" = 1'-0"



2 FAR PLAN - ROOF LEVEL
1/16" = 1'-0"

LVL	HEIGHTS	GSF		FAR DEDUCTIONS	FAR SF
		FLOOR	OPENSOURCE		
* Basement	10'-0"	10,708	0	10,708	0.00
1st	15'-6"	13,839	0	1,949	11,890.00
2nd	11'-1 1/2"	9,707	724	1,245	8,462.00
3rd	11'-1 1/2"	9,436	217	1,221	8,215.00
4th	13'-6" / 10'-9 1/2"	9,244	0	1,171	8,073.00
Roof	9'	549	2,454	485	64.00
Total	0.00	42775.00	3,395	6,071	36,704.00

* Not counted towards FAR
MAX. HEIGHT 50'-0" ABOVE AFG - SEE ELEVATION

LVL	FAR DEDUCTIONS			TOTAL
	STAIRS/ ELEV.	SHAFTS/ UTILITY	PARKING	
* Basement			10,708	10,708
1st	610	324	1,015	1,949
2nd	480	765	-	1,245
3rd	470	751	-	1,221
4th	470	701	-	1,171
Roof	485	0	-	485
Total	2515	2541	11723	16,779

SITE	15,050.00
ALLOWABLE FAR (2.5)	37,625.00
PROPOSED FAR	36,704.00
REMAINING FAR	921.00
UNITS	31.00
REQUIRED OPEN SPACE	4,650.00
PROPOSED OPENSOURCE	3,395.00
ALLOWABLE HEIGHT ABOVE AFG	50'-0"
PROPOSED HEIGHT ABOVE AFG	50'-0"



1300 KING STREET
Alexandria, VA 22314

Professional Certification.
I certify that these documents were
prepared or approved by me, and that I am
a duly licensed architect under the laws of
the state of Virginia, license
number 0401012577, expiration date 08/31/2020.

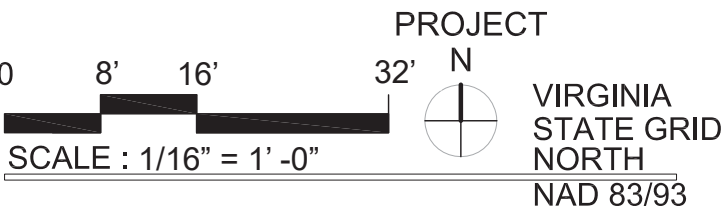


REGISTRATION:

NO.	DATE	ISSUE DESCRIPTION
	01/04/2019	STAGE I & II CONCEPT PLAN
	02/25/2019	BAR DEMOLITION/ ENCAPSULATION PERMIT
	02/25/2019	BAR CONCEPT REVIEW
	03/18/2019	CONCEPT REVIEW
	04/01/2019	BAR CONCEPT II REVIEW
	05/07/2019	DEVELOPMENT SPECIAL USE PERMIT
	06/18/2019	VERIFICATION OF COMPLETENESS SUBMISSION
	07/17/2019	COMPLETENESS SUBMISSION

A/E PROJECT NO:
DRAWN BY:
CHECKED BY:

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.

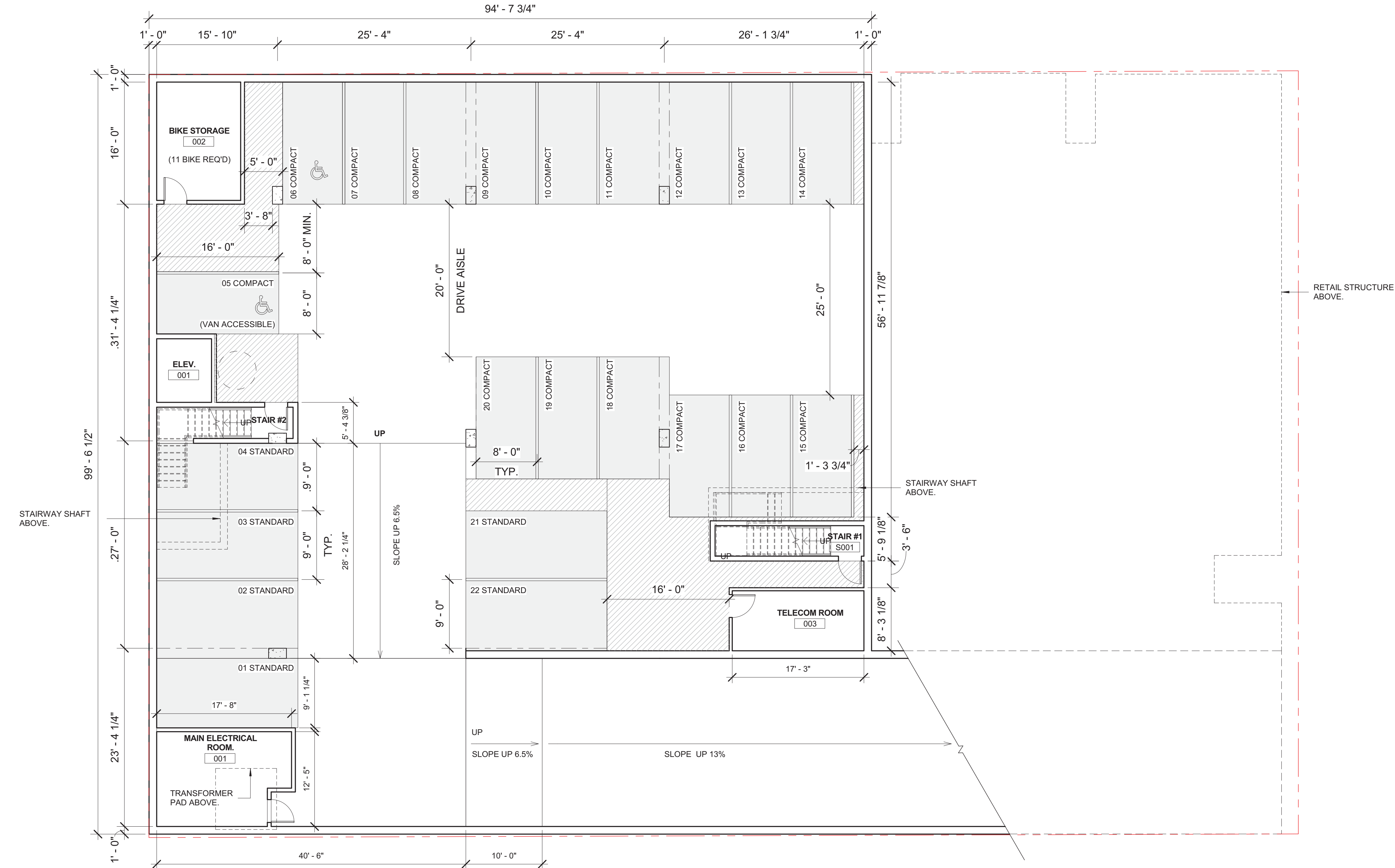


FAR & OPEN SPACE
PLANS

SHEET NUMBER:

A-011

BASEMENT PLAN



THE
FOUNDRY
COMPANIES



1300 KING STREET
Alexandria, VA 22314

MICHAEL WINSTANLEY
ARCHITECTS & PLANNERS

Professional Certification.
I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the state of Virginia, license number 0401012577, expiration date 08/31/2020.

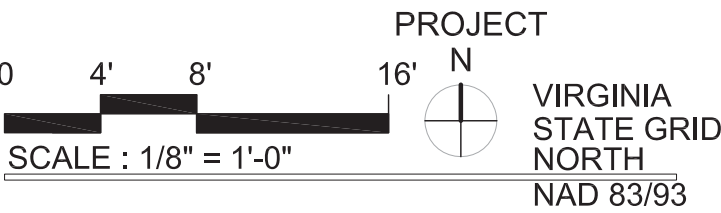


REGISTRATION:

NO.	DATE	ISSUE DESCRIPTION
	01/04/2019	STAGE I & II CONCEPT PLAN
	02/25/2019	BAR DEMOLITION/ ENCAPSULATION PERMIT
	02/25/2019	BAR CONCEPT REVIEW
	03/18/2019	CONCEPT REVIEW
	04/01/2019	BAR CONCEPT II REVIEW
	05/07/2019	DEVELOPMENT SPECIAL USE PERMIT
	06/18/2019	VERIFICATION OF COMPLETENESS SUBMISSION
	07/17/2019	COMPLETENESS SUBMISSION

A/E PROJECT NO:
DRAWN BY:
CHECKED BY:

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



CONSTRUCTION PLAN -
BASEMENT

SHEET NUMBER:

A-110



1300 KING STREET
Alexandria, VA 22314

MICHAEL WINSTANLEY
ARCHITECTS & PLANNERS

Professional Certification.
I certify that these documents were
prepared or approved by me, and that I am
a duly licensed architect under the laws of
the state of Virginia, license
number 0401012577, expiration date 08/31/2020.

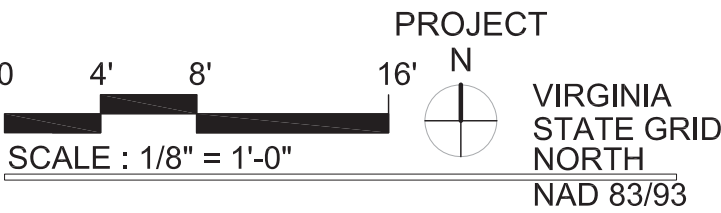


REGISTRATION:

NO.	DATE	ISSUE DESCRIPTION
	01/04/2019	STAGE I & II CONCEPT PLAN
	02/25/2019	BAR DEMOLITION/ENCAPSULATION PERMIT
	02/25/2019	BAR CONCEPT REVIEW
	03/18/2019	CONCEPT REVIEW
	04/01/2019	BAR CONCEPT II REVIEW
	05/07/2019	DEVELOPMENT SPECIAL USE PERMIT
	06/18/2019	VERIFICATION OF COMPLETENESS SUBMISSION
	07/17/2019	COMPLETENESS SUBMISSION

A/E PROJECT NO:
DRAWN BY:
CHECKED BY:

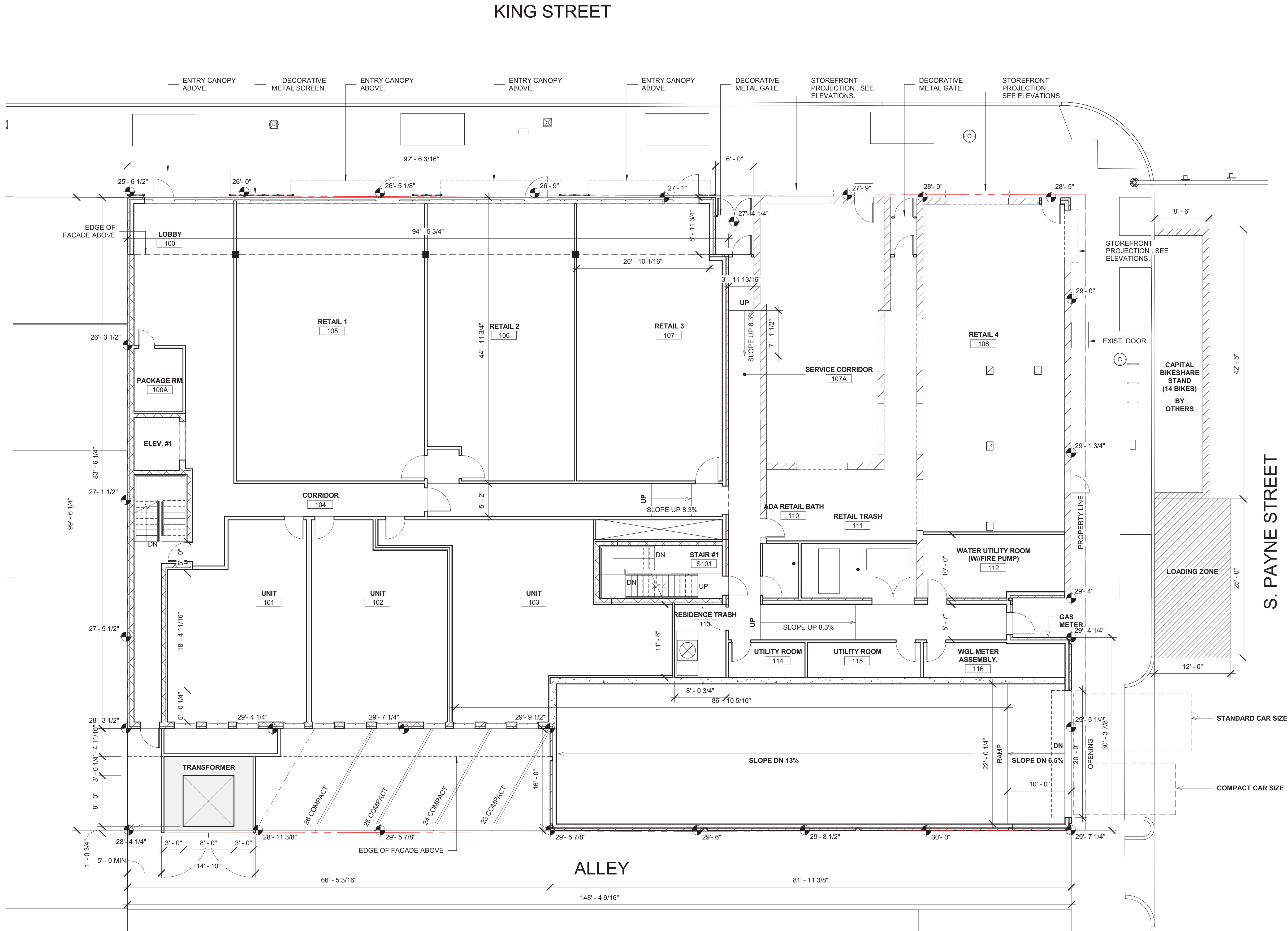
APPROVED SPECIAL USE PERMIT NO. _____	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN No. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
PAGE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



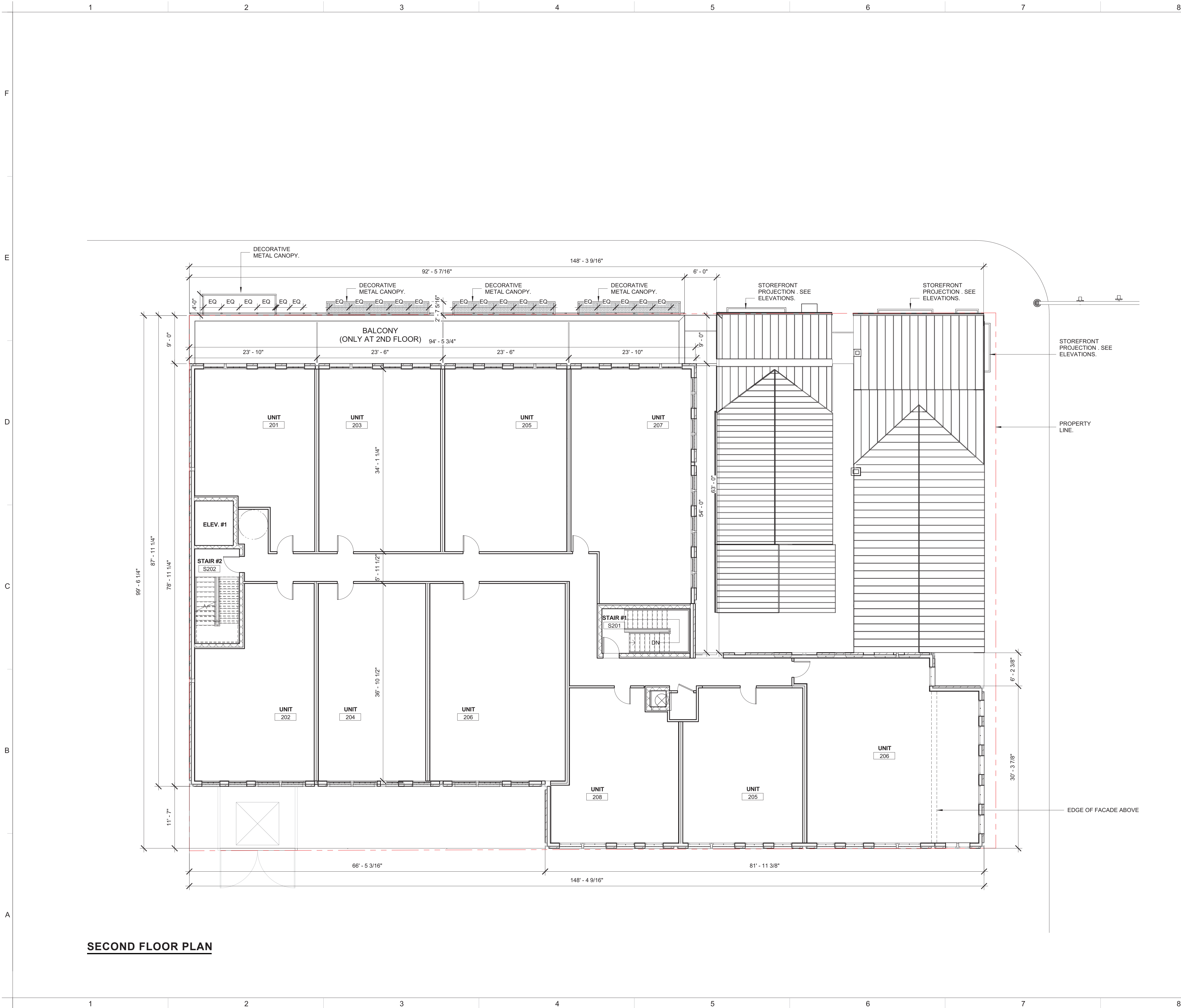
CONSTRUCTION PLAN -
FIRST FLOOR

SHEET NUMBER:

A-111



FIRST FLOOR PLAN



SECOND FLOOR PLAN



1300 KING STREET
Alexandria, VA 22314

MICHAEL WINSTANLEY
ARCHITECTS & PLANNERS

Professional Certification.
I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the state of Virginia, license number 0401012577, expiration date 08/31/2020.

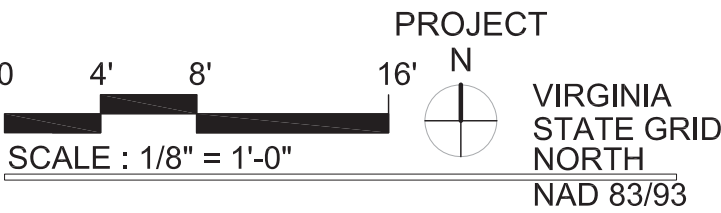


REGISTRATION:

NO.	DATE	ISSUE DESCRIPTION
	01/04/2019	STAGE I & II CONCEPT PLAN
	02/25/2019	BAR DEMOLITION/ ENCAPSULATION PERMIT
	02/25/2019	BAR CONCEPT REVIEW
	03/18/2019	CONCEPT REVIEW
	04/01/2019	BAR CONCEPT II REVIEW
	05/07/2019	DEVELOPMENT SPECIAL USE PERMIT
	06/18/2019	VERIFICATION OF COMPLETENESS SUBMISSION
	07/17/2019	COMPLETENESS SUBMISSION

A/E PROJECT NO:
DRAWN BY:
CHECKED BY:

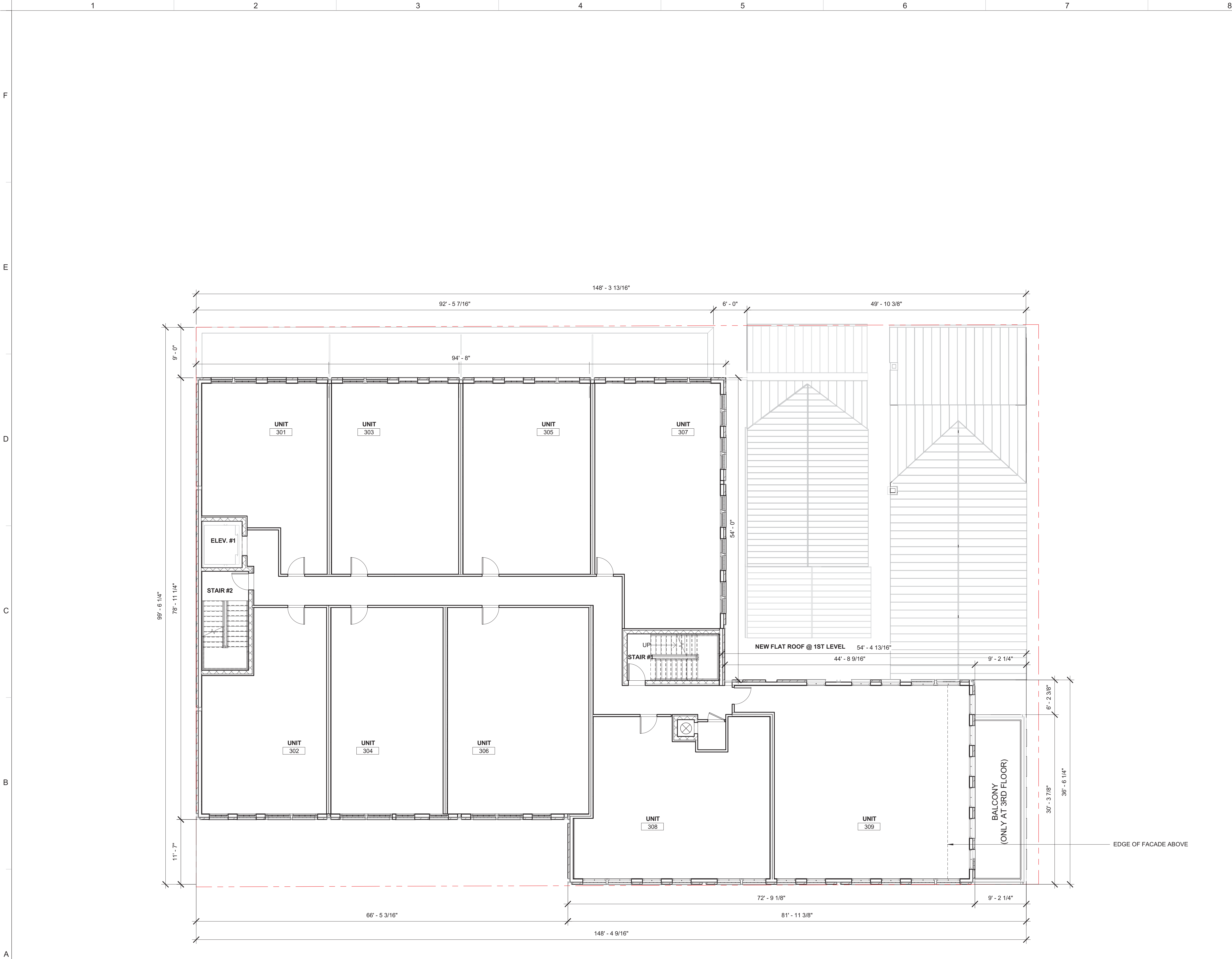
APPROVED SPECIAL USE PERMIT NO. _____		
DEPARTMENT OF PLANNING & ZONING		
DIRECTOR	DATE	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
SITE PLAN No. _____		
DIRECTOR	DATE	
CHAIRMAN, PLANNING COMMISSION		
DATE RECORDED	DATE	
INSTRUMENT NO.	DEED BOOK NO.	PAGE NO.



CONSTRUCTION PLAN -
SECOND FLOOR

SHEET NUMBER:

A-112



THIRD FLOOR PLAN



1300 KING STREET
Alexandria, VA 22314



Professional Certification.
I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the state of Virginia, license number 0401012577, expiration date 08/31/2020.

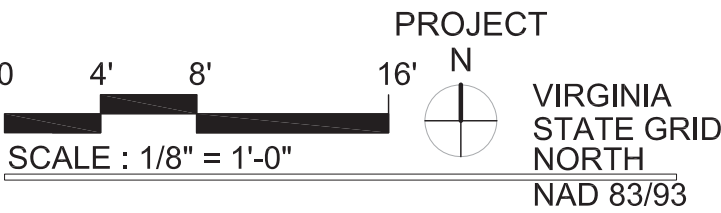


REGISTRATION:

NO.	DATE	ISSUE DESCRIPTION
	01/04/2019	STAGE I & II CONCEPT PLAN
	02/25/2019	BAR DEMOLITION/ ENCAPSULATION PERMIT
	02/25/2019	BAR CONCEPT REVIEW
	03/18/2019	CONCEPT REVIEW
	04/01/2019	BAR CONCEPT II REVIEW
	05/07/2019	DEVELOPMENT SPECIAL USE PERMIT
	06/18/2019	VERIFICATION OF COMPLETENESS SUBMISSION
	07/17/2019	COMPLETENESS SUBMISSION

A/E PROJECT NO:
DRAWN BY:
CHECKED BY:

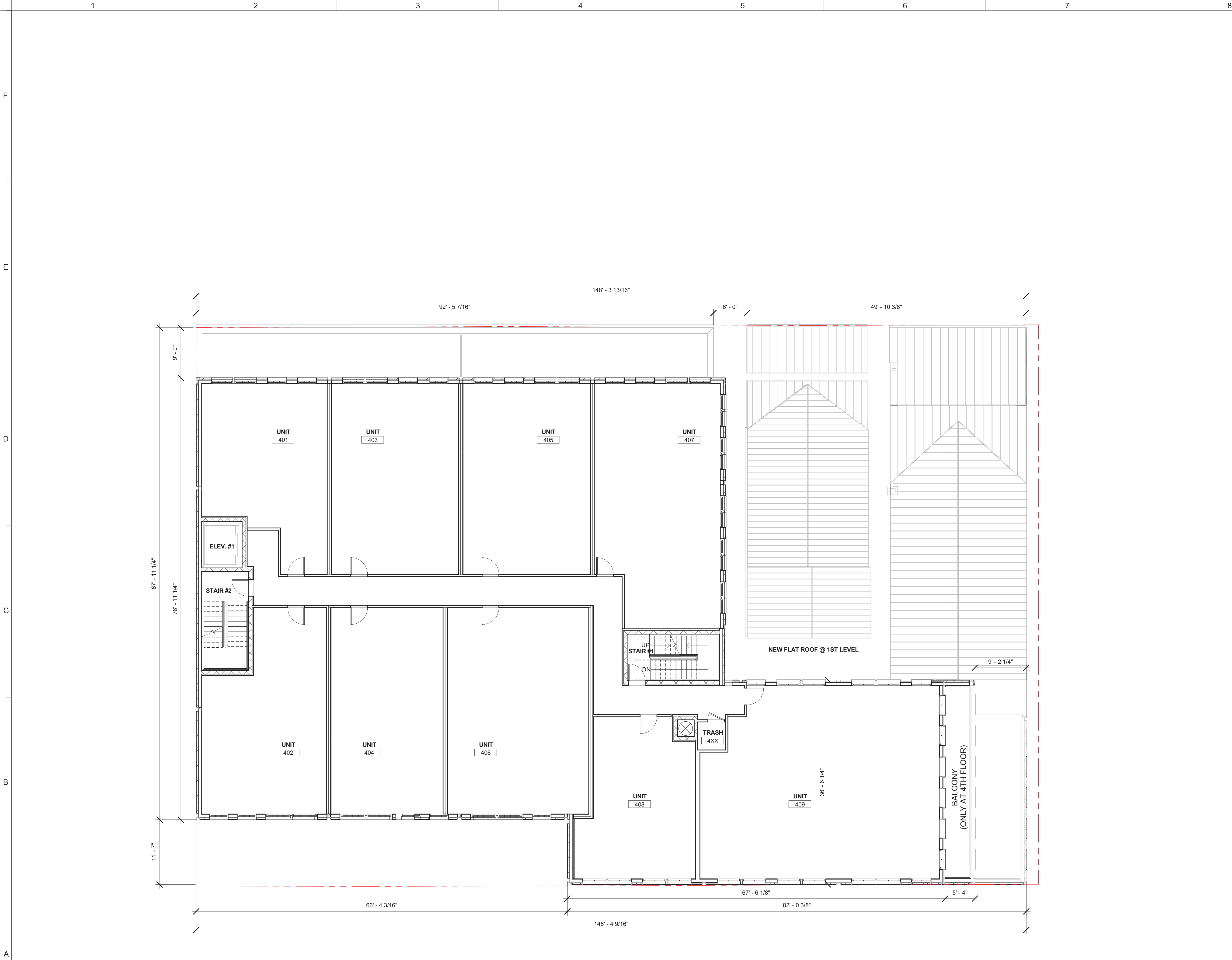
APPROVED	
SPECIAL USE PERMIT NO. _____	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN No. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
PAGE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



CONSTRUCTION PLAN -
THIRD FLOOR

SHEET NUMBER:

A-113



FOURTH FLOOR PLAN



1300 KING STREET
Alexandria, VA 22314



Professional Certification.
I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the state of Virginia, license number 0401012577, expiration date 08/31/2020.



REGISTRATION:

NO.	DATE	ISSUE DESCRIPTION
	01/04/2019	STAGE I & II CONCEPT PLAN
	02/25/2019	BAR DEMOLITION/ ENCAPSULATION PERMIT
	02/25/2019	BAR CONCEPT REVIEW
	03/18/2019	CONCEPT REVIEW
	04/01/2019	BAR CONCEPT II REVIEW
	05/07/2019	DEVELOPMENT SPECIAL USE PERMIT
	06/18/2019	VERIFICATION OF COMPLETENESS SUBMISSION
	07/17/2019	COMPLETENESS SUBMISSION

A/E PROJECT NO:
DRAWN BY:
CHECKED BY:

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

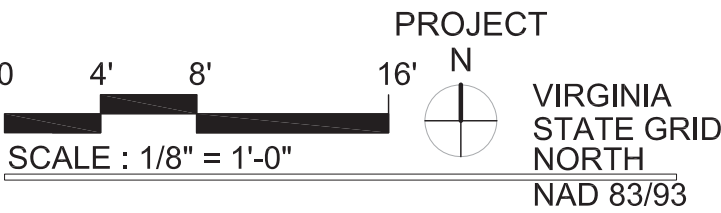
DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

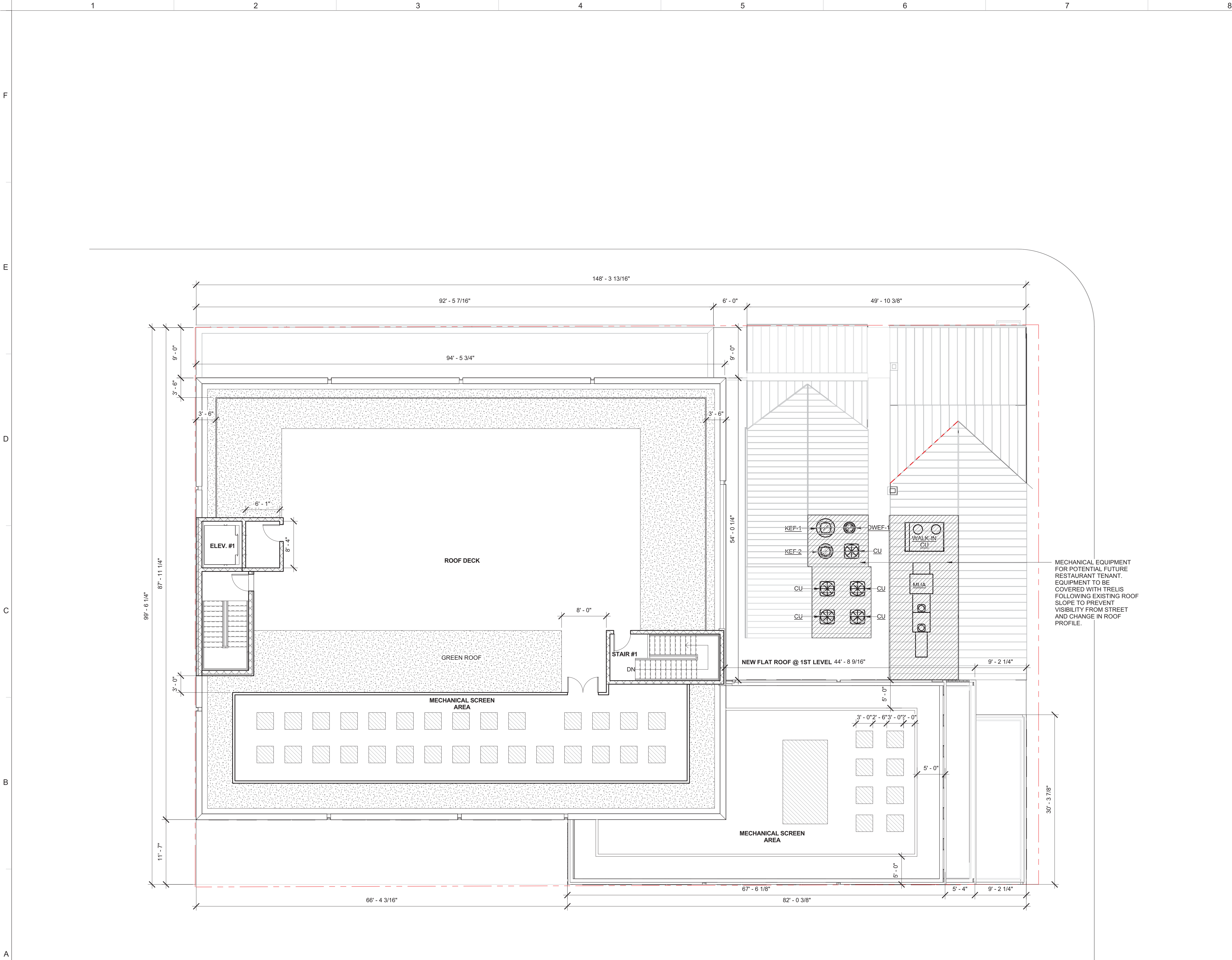
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____



CONSTRUCTION PLAN -
FOURTH FLOOR

SHEET NUMBER:

A-114



1300 KING STREET
Alexandria, VA 22314

MICHAEL WINSTANLEY
ARCHITECTS & PLANNERS

Professional Certification.
I certify that these documents were
prepared or approved by me, and that I am
a duly licensed architect under the laws of
the state of Virginia, license
number 0401012577, expiration date 08/31/2020.

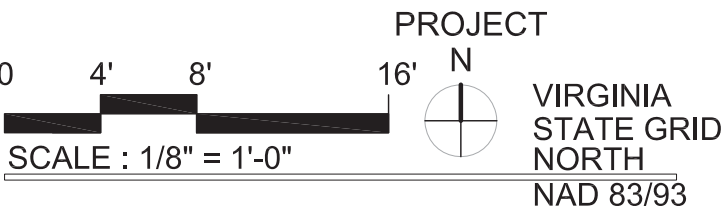


REGISTRATION:

NO.	DATE	ISSUE DESCRIPTION
	01/04/2019	STAGE I & II CONCEPT PLAN
	02/25/2019	BAR DEMOLITION/ENCAPSULATION PERMIT
	02/25/2019	BAR CONCEPT REVIEW
	03/18/2019	CONCEPT REVIEW
	04/01/2019	BAR CONCEPT II REVIEW
	05/07/2019	DEVELOPMENT SPECIAL USE PERMIT
	06/18/2019	VERIFICATION OF COMPLETENESS SUBMISSION
	07/17/2019	COMPLETENESS SUBMISSION

A/E PROJECT NO:
DRAWN BY:
CHECKED BY:

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



CONSTRUCTION PLAN -
ROOF

SHEET NUMBER:

A-115

KING STREET



PAYNE STREET



THE
FOUNDRY
COMPANIES



1300 KING STREET
Alexandria, VA 22314

MICHAEL WINSTANLEY
ARCHITECTS & PLANNERS

Professional Certification.
I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the state of Virginia, license number 0401012577, expiration date 08/31/2020.



REGISTRATION:

NO.	DATE	ISSUE DESCRIPTION
	01/04/2019	STAGE I & II CONCEPT PLAN
	02/25/2019	BAR DEMOLITION/ ENCAPSULATION PERMIT
	02/25/2019	BAR CONCEPT REVIEW
	03/18/2019	CONCEPT REVIEW
	04/01/2019	BAR CONCEPT II REVIEW
	05/07/2019	DEVELOPMENT SPECIAL USE PERMIT
	06/18/2019	VERIFICATION OF COMPLETENESS SUBMISSION
	07/17/2019	COMPLETENESS SUBMISSION

A/E PROJECT NO:
DRAWN BY:
CHECKED BY:

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.

0 8' 16' 32'
SCALE 1/16" = 1'-0"

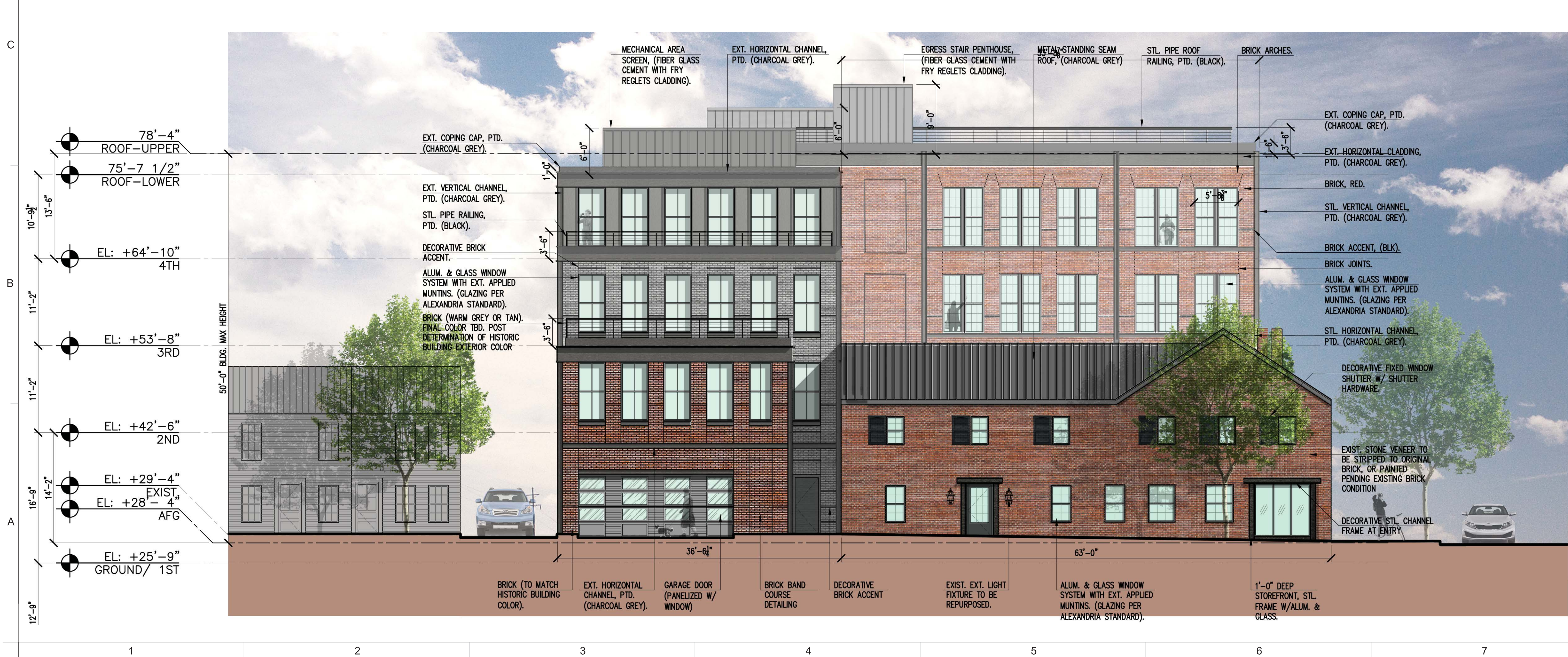
STREET ELEVATION -
NORTH & EAST

SHEET NUMBER:
A-200

NORTH ELEVATION (KING STREET)



EAST ELEVATIO (PAYNE STREET)



THE
FOUNDRY
COMPANIES



1300 KING STREET
Alexandria, VA 22314

MICHAEL WINSTANLEY
ARCHITECTS & PLANNERS

Professional Certification.
I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the state of Virginia, license number 0401012577, expiration date 08/31/2020.



REGISTRATION:

NO.	DATE	ISSUE DESCRIPTION
	01/04/2019	STAGE I & II CONCEPT PLAN
	02/25/2019	BAR DEMOLITION/ ENCAPSULATION PERMIT
	02/25/2019	BAR CONCEPT REVIEW
	03/18/2019	CONCEPT REVIEW
	04/01/2019	BAR CONCEPT II REVIEW
	05/07/2019	DEVELOPMENT SPECIAL USE PERMIT
	06/18/2019	VERIFICATION OF COMPLETENESS SUBMISSION
	07/17/2019	COMPLETENESS SUBMISSION

A/E PROJECT NO:

DRAWN BY:

CHECKED BY:

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 _____	
INSTRUMENT NO.	DEED BOOK NO.
PAGE NO.	

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

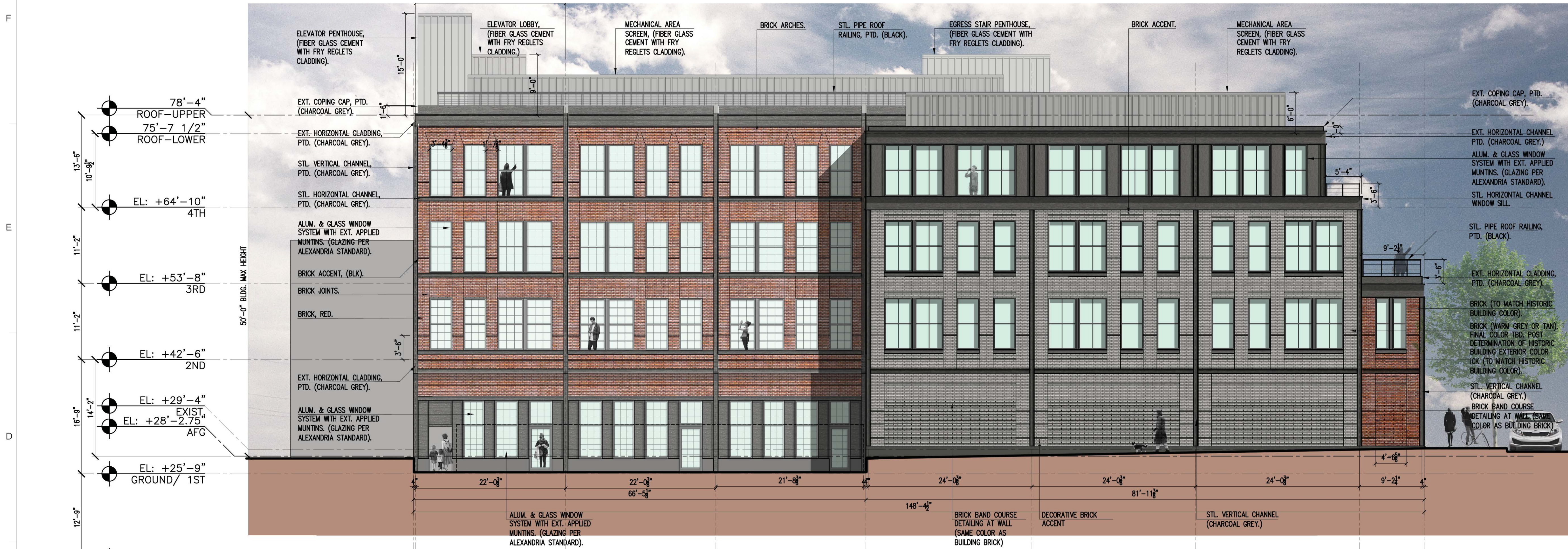
EXTERIOR ELEVATION -
NORTH & EAST

SHEET NUMBER:

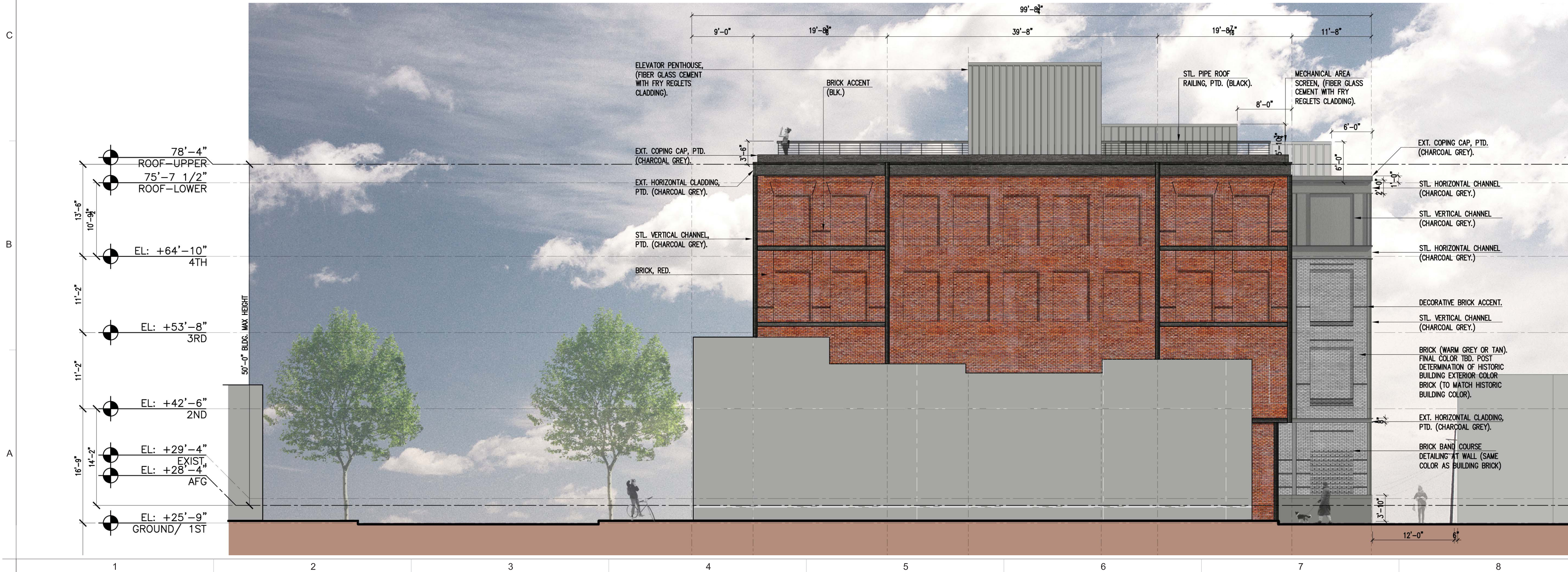
A-201

Original drawing is 24" x 36". Scale entries accordingly if reduced.

SOUTH ELEVATION (ALLEY)



WEST ELEVATION



THE
FOUNDRY
COMPANIES



1300 KING STREET
Alexandria, VA 22314

MICHAEL WINSTANLEY
ARCHITECTS & PLANNERS

Professional Certification.
I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the state of Virginia, license number 0401012577, expiration date 08/31/2020.



REGISTRATION:

NO.	DATE	ISSUE DESCRIPTION
	01/04/2019	STAGE I & II CONCEPT PLAN
	02/25/2019	BAR DEMOLITION/ ENCAPSULATION PERMIT
	02/25/2019	BAR CONCEPT REVIEW
	03/18/2019	CONCEPT REVIEW
	04/01/2019	BAR CONCEPT II REVIEW
	05/07/2019	DEVELOPMENT SPECIAL USE PERMIT
	06/18/2019	VERIFICATION OF COMPLETENESS SUBMISSION
	07/17/2019	COMPLETENESS SUBMISSION

A/E PROJECT NO:
DRAWN BY:
CHECKED BY:

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.

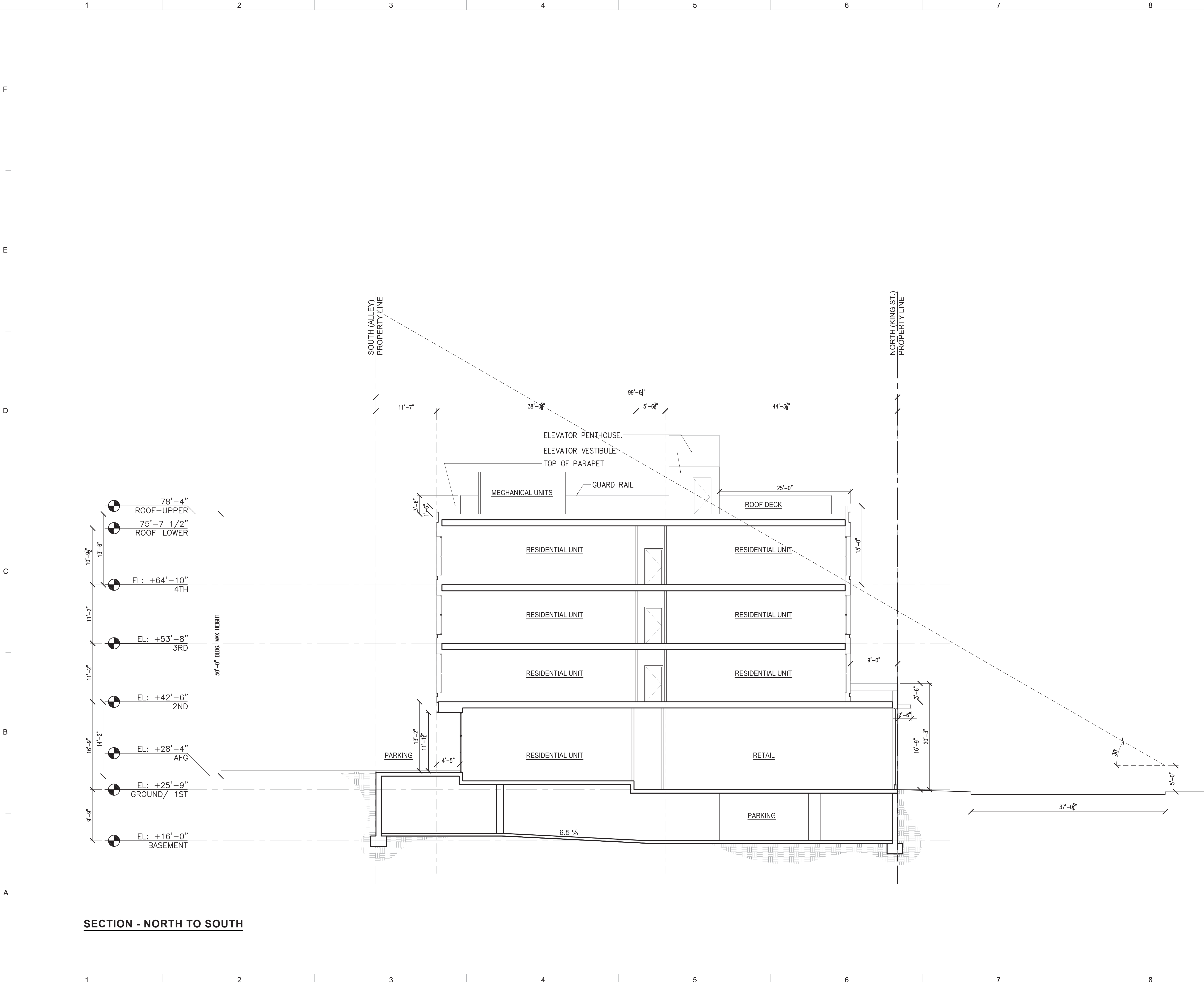
0 4' 8' 16'
SCALE : 1/8" = 1'-0"

EXTERIOR ELEVATION -
SOUTH & WEST

SHEET NUMBER:

A-202

Original drawing is 24" x 36". Scale entries accordingly if reduced.



SECTION - NORTH TO SOUTH



1300 KING STREET
Alexandria, VA 22314



Professional Certification.
I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the state of Virginia, license number 0401012577, expiration date 08/31/2020.

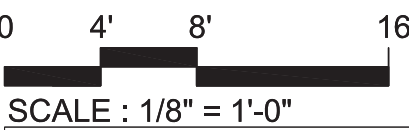


REGISTRATION:

NO.	DATE	ISSUE DESCRIPTION
	01/04/2019	STAGE I & II CONCEPT PLAN
	02/25/2019	BAR DEMOLITION/ ENCAPSULATION PERMIT
	02/25/2019	BAR CONCEPT REVIEW
	03/18/2019	CONCEPT REVIEW
	04/01/2019	BAR CONCEPT II REVIEW
	05/07/2019	DEVELOPMENT SPECIAL USE PERMIT
	06/18/2019	VERIFICATION OF COMPLETENESS SUBMISSION
	07/17/2019	COMPLETENESS SUBMISSION

A/E PROJECT NO:
DRAWN BY:
CHECKED BY:

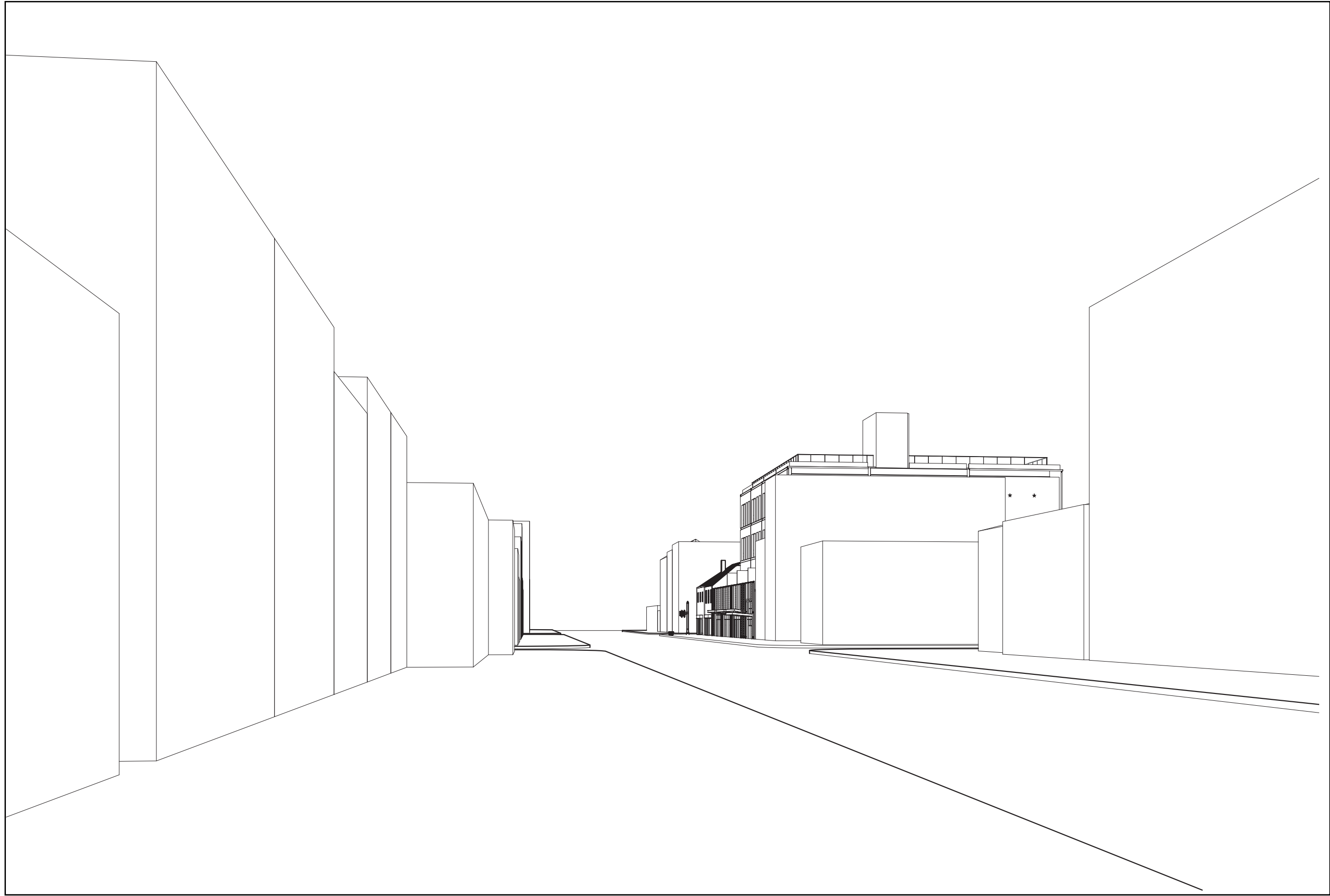
APPROVED	
SPECIAL USE PERMIT NO. _____	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN No. _____	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	
DATE RECORDED _____	
INSTRUMENT NO.	DEED BOOK NO.
PAGE NO.	



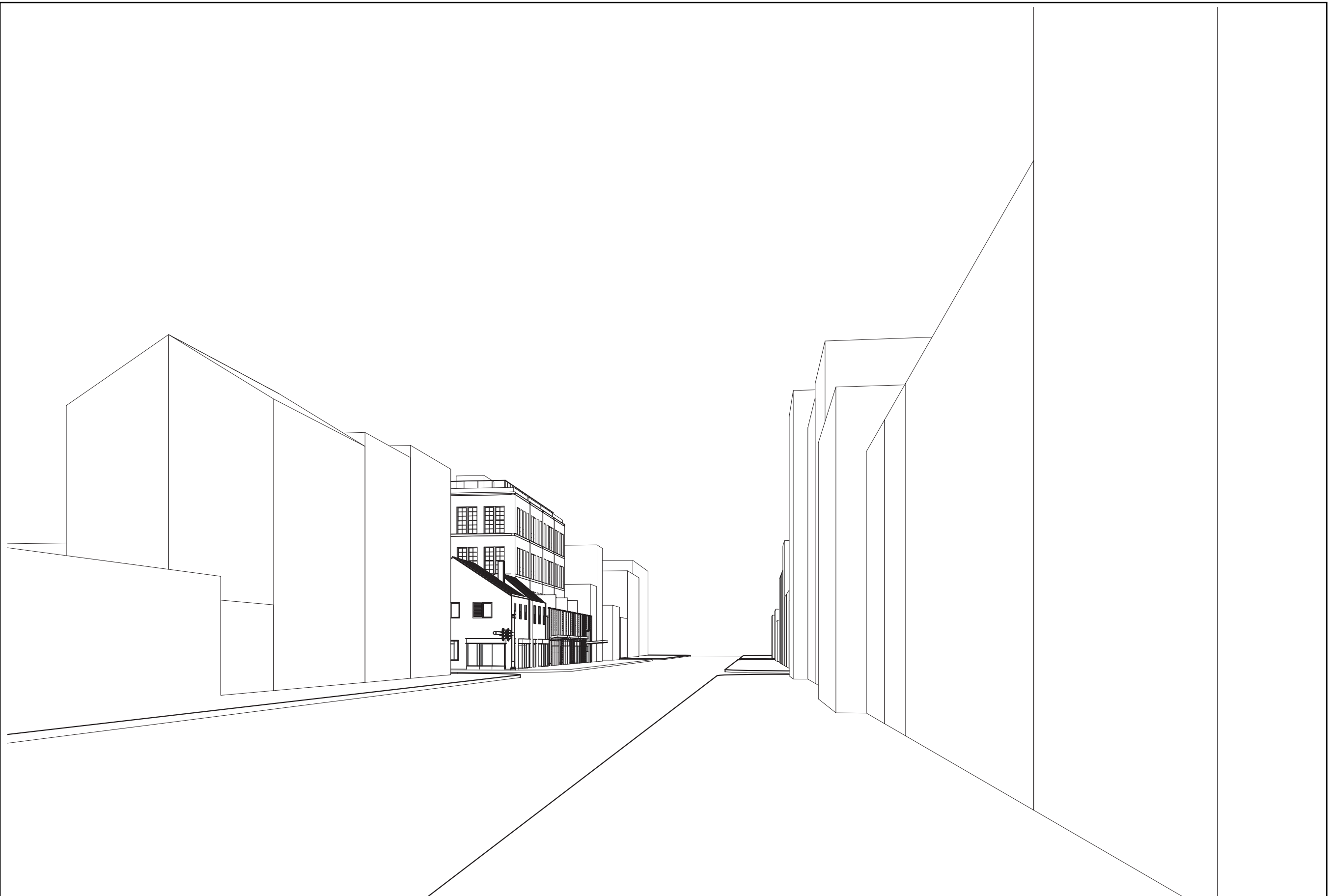
BUILDING SECTION

SHEET NUMBER:

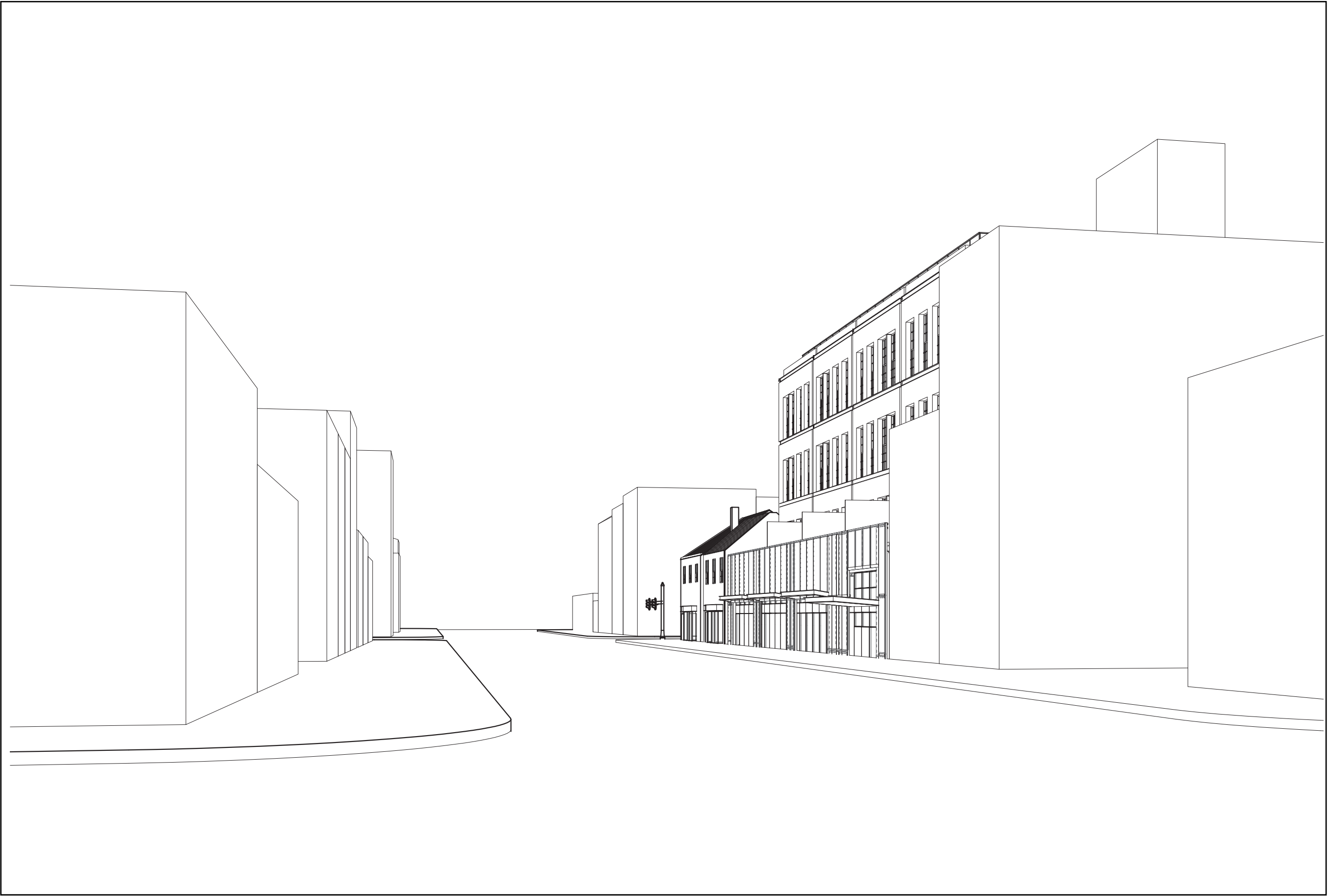
A-301



STREET VIEW - KING ST. FACING EAST
NTS



STREET VIEW - KING ST. FACING WEST
NTS



STREET VIEW - KING ST. & N. WEST ST.
NTS



STREET VIEW - KING ST. & N. PAYNE ST.
NTS

THE
FOUNDRY
COMPANIES



1300 KING STREET
Alexandria, VA 22314

MICHAEL WINSTANLEY
ARCHITECTS & PLANNERS

Professional Certification.
I certify that these documents were
prepared or approved by me, and that I am
a duly licensed architect under the laws of
the state of Virginia, license
number 0401012577, expiration date 08/31/2020.



REGISTRATION:

NO.	DATE	ISSUE DESCRIPTION
	01/04/2019	STAGE I & II CONCEPT PLAN
	02/25/2019	BAR DEMOLITION/ ENCAPSULATION PERMIT
	02/25/2019	BAR CONCEPT REVIEW
	03/18/2019	CONCEPT REVIEW
	04/01/2019	BAR CONCEPT II REVIEW
	05/07/2019	DEVELOPMENT SPECIAL USE PERMIT
	06/18/2019	VERIFICATION OF COMPLETENESS SUBMISSION
	07/17/2019	COMPLETENESS SUBMISSION

A/E PROJECT NO:
DRAWN BY:
CHECKED BY:

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	_____	
INSTRUMENT NO.	DEED BOOK NO.	PAGE NO.

0 4' 8' 16'
SCALE : 1/8" = 1'-0"

MASSING STUDIES

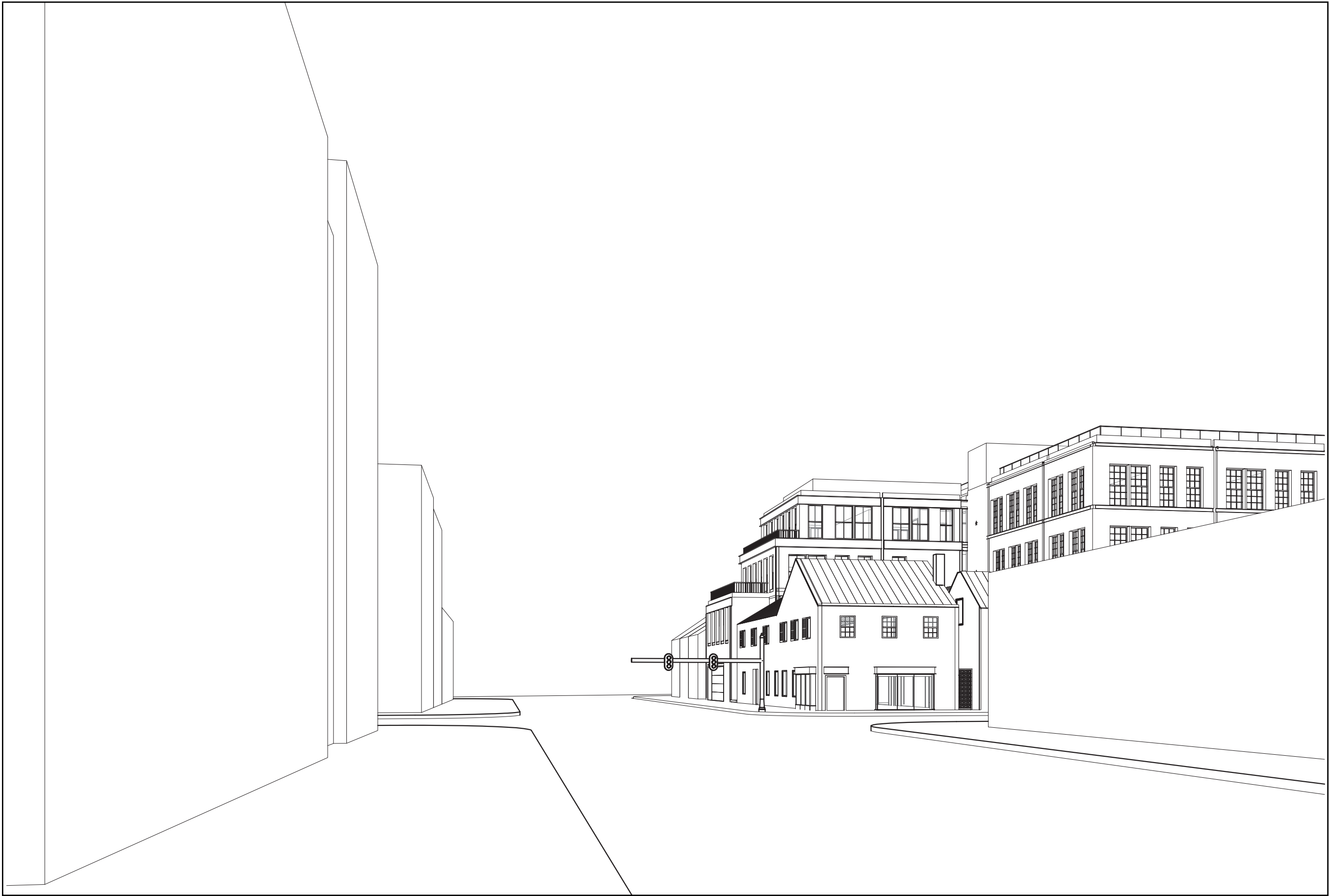
SHEET NUMBER:

A-801

F

E

D



STREET VIEW - N. PAYNE STREET FACING SOUTH
NTS

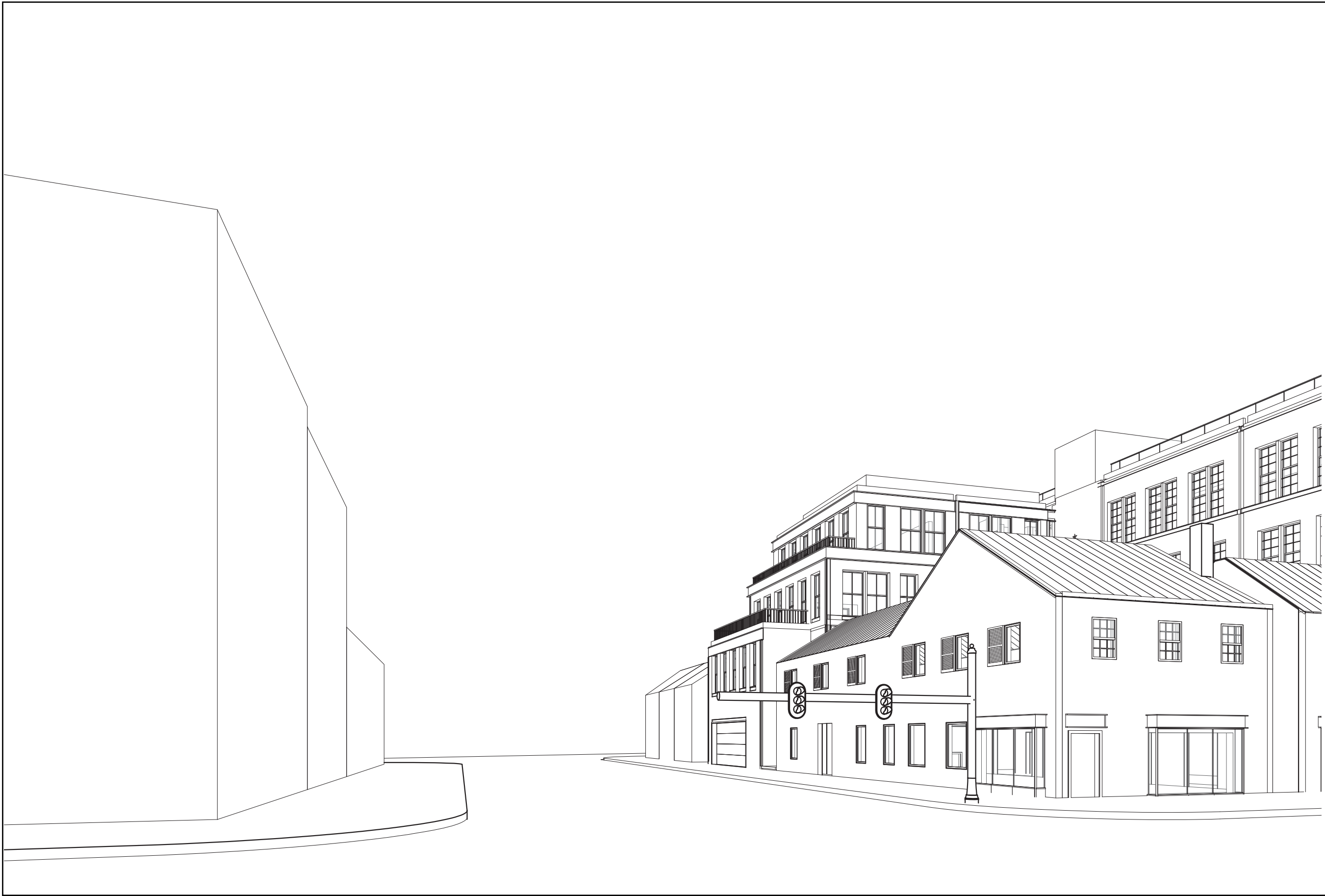
C

B

A



STREET VIEW - COMMERCE ST. & S. PAYNE ST.
NTS



STREET VIEW - KING ST. & PAYNE ST.
NTS



STREET VIEW - S. PAYNE ST. FACING NORTH
NTS

THE
FOUNDRY
COMPANIES



1300 KING STREET
Alexandria, VA 22314

MICHAEL WINSTANLEY
ARCHITECTS & PLANNERS

Professional Certification.
I certify that these documents were
prepared or approved by me, and that I am
a duly licensed architect under the laws of
the state of Virginia, license
number 0401012577, expiration date 08/31/2020.



REGISTRATION:

NO.	DATE	ISSUE DESCRIPTION
	01/04/2019	STAGE I & II CONCEPT PLAN
	02/25/2019	BAR DEMOLITION/ ENCAPSULATION PERMIT
	02/25/2019	BAR CONCEPT REVIEW
	03/18/2019	CONCEPT REVIEW
	04/01/2019	BAR CONCEPT II REVIEW
	05/07/2019	DEVELOPMENT SPECIAL USE PERMIT
	06/18/2019	VERIFICATION OF COMPLETENESS SUBMISSION
	07/17/2019	COMPLETENESS SUBMISSION

A/E PROJECT NO:
DRAWN BY:
CHECKED BY:

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.

0 4' 8' 16'
SCALE : 1/8" = 1'-0"

MASSING STUDIES

SHEET NUMBER:

A-802