

PRELIMINARY DSUP SITE PLAN

901 N. FAIRFAX

ALEXANDRIA, VIRGINIA

TAX MAP # 055.01-04-05, AND 055.01-04-06

SHEET INDEX

CIVIL PLAN SHEETS

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NARRATIVE DESCRIPTION OF DEVELOPMENT

THE SITE IS BORDERED TO THE NORTH BY CANAL CENTER PLAZA; TO THE EAST BY THE MT VERNON TRAIL; TO THE WEST BY NORTH FAIRFAX STREET AND TO THE SOUTH BY MONTGOMERY STREET. THE CURRENT USE ON THE SITE IS THE CROWNE PLAZA HOTEL, AND IS CURRENTLY ZONED OFFICE COMMERCIAL MEDIUM (50) ZONE - OCM(50). THERE IS NO FLOODPLAIN LOCATED ON SITE. THERE ARE NO STEEP SLOPES ON THE PROPERTY. THE PROPERTY WILL BE REZONED FROM OCM(50) TO CRMU-X. THIS WILL ALLOW FOR MULTIFAMILY AND TOWNHOMES ON THE SITE.

THE APPLICANT PROPOSES TO REDEVELOP THE PROPERTY AS RECOMMENDED IN THE DRAFT OLD TOWN NORTH SMALL AREA PLAN. THE APPLICANT PROPOSES TO REZONE THE PROPERTY TO THE CRMU-X ZONE AND UTILIZE THE DENSITY BONUS INCENTIVE TO PROVIDE A NEW ARTS SPACE ALONG NORTH FAIRFAX STREET ACROSS FROM THE PUBLIC PARK. THE PROJECT WILL SUBSTANTIALLY RENOVATE THE EXISTING HOTEL BUILDING FOR REUSE AS A MULTIFAMILY BUILDING. THE PROJECT WILL DEMOLISH THE EXISTING SECOND FLOOR BALLROOM / CONFERENCE CENTER SPACE, AND SURFACE PARKING LOTS, AND REPLACE THEM WITH URBAN TOWN HOMES FACING THE ADJACENT PUBLIC STREETS. THE PROJECT WILL ALSO INCLUDE NEW URBAN OPEN SPACE PLAZAS ON THE NORTHERN AND SOUTHERN SIDES OF THE MULTIFAMILY BUILDING.

THIS PROJECT MEETS THE PRIMARY GOALS AND OBJECTIVES OF THE OLD TOWN NORTH SMALL AREA PLAN BY REMOVING EXISTING SURFACE PARKING LOTS, ACTIVATING STREET FRONTAGES, INCREASING BLOCK POROSITY AND PROVIDING A NEW DEDICATED ARTS SPACE.

SITE ACCESS: THE PRIMARY ACCESS TO THIS SITE WILL BE FROM NORTH FAIRFAX STREET.

THE ARTS SPACE WOULD TAKE APPROXIMATELY 3,000-5,000 S.F. OF THE DEVELOPMENT AND WOULD NOT HAVE ANY ON SITE PARKING PROVIDED. PARKING WILL BE PROVIDED BY NEARBY PRIVATE PARKING GARAGES. THE PARCEL ON THE BLOCK CONTAINING THE PERFECT PITA RESTAURANT IS NOT PART OF THIS PROJECT AND IS TO REMAIN.

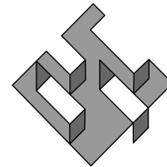
SPECIAL USE PERMITS/ZONING MODIFICATIONS

1. MASTER PLAN AMENDMENT TO THE OLD TOWN NORTH SMALL AREA PLAN TO AMEND THE HEIGHT MAP TO ALLOW DEVELOPMENT UP TO THE EXISTING HEIGHT OF THE BUILDING (142').
2. DEVELOPMENT USE PERMIT TO CONVERT AN EXISTING 13 STORY HOTEL INTO A MULTIFAMILY BUILDING AND CONSTRUCT 41 TOWNHOUSE-STYLE MULTIFAMILY UNITS AND A LIVE THEATER (AMUSEMENT ENTERPRISE).
3. SUP FOR AN AMUSEMENT ENTERPRISE (LIVE THEATER).
4. REZONING FROM OCM (50) TO CRMU-X
5. SUP FOR INCREASE TO 2.5 FOR RESIDENTIAL USE
6. SUP TO UTILIZE 30 PERCENT DENSITY BONUS FOR ARTS-RELATED USE IN OLD TOWN NORTH SMALL AREA PLAN.
7. PARKING REDUCTION SUP TO PARK THE ART CENTER USE OFF-SITE.
8. MODIFICATIONS TO THE CROWN COVERAGE REQUIREMENT
9. VISION CLEARANCE AT N FAIRFAX ST AND MONTGOMERY ST.
10. MODIFICATION TO THE HEIGHT TO SETBACK RATIO.

COMPLETE STREETS:

Complete Streets Criteria

	New	Upgraded
Crosswalks (number)		
Standard	4	0
High Visibility	0	0
Curb Ramps	4	0
Sidewalks (LF)	0	882
Bicycle Parking (number of spaces)		
Public/Visitor	0	5
Private/Garage	0	66
Bicycle Paths (LF)	0	N/A
Pedestrian Signals	0	0



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LOCATION MAP

SCALE 1" = 500'

OWNER/APPLICANT
CP ALEXANDRIA OWNER LLC

1455 PENNSYLVANIA AVE, NW
SUITE 200
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(202) 349-9047

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LESSARD DESIGN, INC.

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SEVENTH FLOOR
VIENNA, VA 22182
(571) 830-1800

CIVIL ENGINEER
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9900 MAIN STREET
FOURTH FLOOR
FAIRFAX, VIRGINIA 22031
(703) 273-6820

ATTORNEY
MCGUIRE WOODS

1750 TYSONS BLVD, SUITE 1800
MCLEAN, VA 22102
(703) 712-5000

PROFESSIONAL SEAL AND SIGNATURE	DATE	REVISION

LANDSCAPE SHEETS

L1.01	OVERALL LANDSCAPE PLAN
L1.02	ILLUSTRATIVE LANDSCAPE PLAN
L1.03	LANDSCAPE PLAN OPTION B
L1.03A	ILLUSTRATIVE LANDSCAPE PLAN OPTION B
L1.03B	TRAIL TREATMENT ELEVATION
L1.04	ROOF TERRACE LANDSCAPE PLAN
L1.05	STREET SECTIONS
L1.06	PLANTING SCHEDULE AND NOTES
L1.07	SITE LIGHTING PLAN

APPROVED	
SPECIAL USE PERMIT NO. 2017-0011	
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.

C000

STORM STRUCTURE DATA

- 1269 RIM EL. = 32.07
INV IN (18" RCP FROM 2765) = 23.52
INV OUT (18" RCP TO 905) = 23.47
- 1906 RIM EL. = 25.72
INV OUT (12" RCP TO 905) = 23.42
- 1904 RIM EL. = 25.74
INV OUT (15" DIP TO 905) = 23.64
- 1905 RIM EL. = 25.50
INV IN (15" RCP FROM 2766) = 23.26
INV IN (12" RCP FROM 906) = 23.26
INV IN (15" RCP FROM 904) = 23.26
INV OUT (15" RCP TO 901) = 23.19
- 1902 RIM EL. = 24.49
INV OUT (12" RCP TO 901) = 31.39
- 1901 RIM EL. = 23.99
INV IN (15" RCP FROM 905) = 21.35
INV IN (15" RCP FROM 902) = 21.35
INV OUT (15" RCP TO NORTH) = 21.24
- 1037 RIM EL. = 24.11
INV IN (15" DIP FROM NORTH) = 21.37
INV OUT (15" RCP TO 1038) = 21.36
- 1039 RIM EL. = 23.79
INV IN (15" RCP FROM 1037) = 20.80
INV OUT (15" RCP TO 1567) = 20.18
- 1565 RIM EL. = 27.69
INV IN (8" RCP FROM EAST) = 19.36
INV IN (15" RCP FROM 1564) = 19.17
INV OUT (15" RCP TO 1567) = 19.13
- 1561 RIM EL. = 27.05
INV IN (15" RCP FROM 1038) = 19.28
INV IN (15" RCP FROM 1565) = 18.94
INV OUT (15" RCP TO 1568) = 18.87
- 1568 RIM EL. = 27.05
INV IN (10" RCP FROM EAST) = 17.66
INV IN (18" RCP FROM 1567) = 18.21
INV OUT (18" RCP TO 1494) = 17.59
- 1494 RIM EL. = 25.49
INV IN (12" RCP FROM WEST) = 15.89
INV IN (18" RCP FROM 1568) = 15.90
INV OUT (18" RCP TO 1357) = 15.84
- 1557 RIM EL. = 23.28
INV IN (18" RCP FROM 1494) = 14.54
INV OUT (21" RCP TO 1116) = 14.38
- 1116 RIM EL. = 22.97
INV IN (21" RCP FROM 1357) = 11.23
INV OUT (24" RCP TO 1115) = 11.02
- 1117 RIM EL. = 23.37
INV OUT (15" RCP TO 1115) = 19.07
- 1113 RIM EL. = 23.09
INV OUT (15" RCP TO 1115) = 19.05
- 1115 RIM EL. = 23.14
INV IN (15" RCP FROM 1117) = 18.64
INV IN (15" RCP FROM 1113) = 18.72
INV IN (21" RCP FROM 1116) = 10.85
INV OUT (24" RCP TO 1118) = 10.53
- 1118 RIM EL. = 21.54
INV IN (15" DIP FROM NORTHWEST) = 15.91
INV IN (24" RCP FROM 1115) = 9.41
INV OUT (24" RCP TO 1753) = 9.31
- 1267 RIM EL. = 25.32
- 1493 RIM EL. = 25.02
- 1293 RIM EL. = 24.99
- 1247 RIM EL. = 24.60
- 1240 RIM EL. = 23.52
- 1197 RIM EL. = 21.80
- 2765 RIM EL. = 31.93

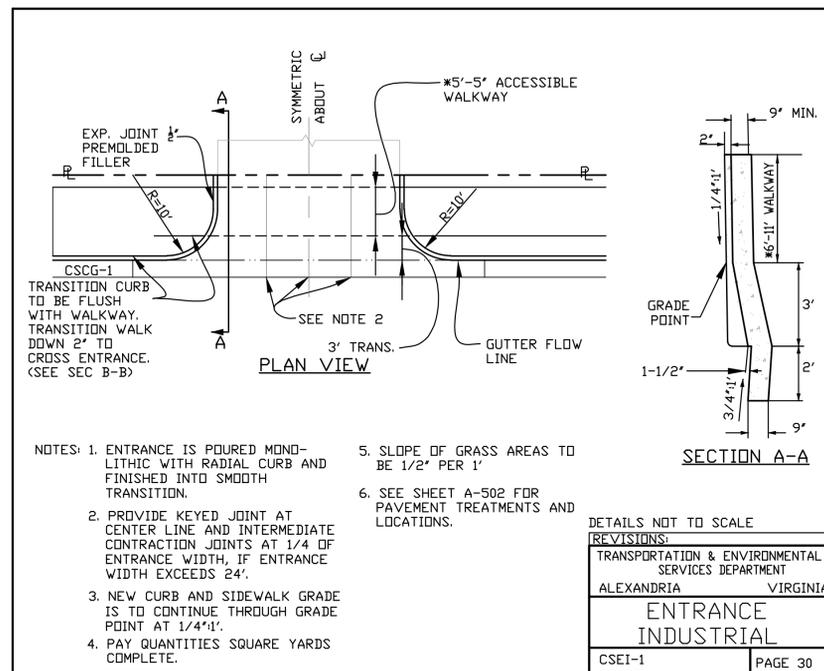
STORM STRUCTURE DATA (GARAGE DRAINS)

- 2647 RIM EL. = 27.95
- 2654 RIM EL. = 27.91
- 2654 RIM EL. = 28.06
- 2654 RIM EL. = 27.87
- 2652 RIM EL. = 27.80
- 2704 RIM EL. = 27.81
- 2705 RIM EL. = 27.68
- 2718 RIM EL. = 27.99
- 2649 RIM EL. = 27.86
- 2234 RIM EL. = 27.79
- 2251 RIM EL. = 27.76
- 2261 RIM EL. = 27.82
- 1863 RIM EL. = 27.89
- 1883 RIM EL. = 27.90
- 1882 RIM EL. = 27.82
- 1861 RIM EL. = 27.75
- 1864 RIM EL. = 27.74
- 1863 RIM EL. = 27.87

SANITARY STRUCTURE DATA

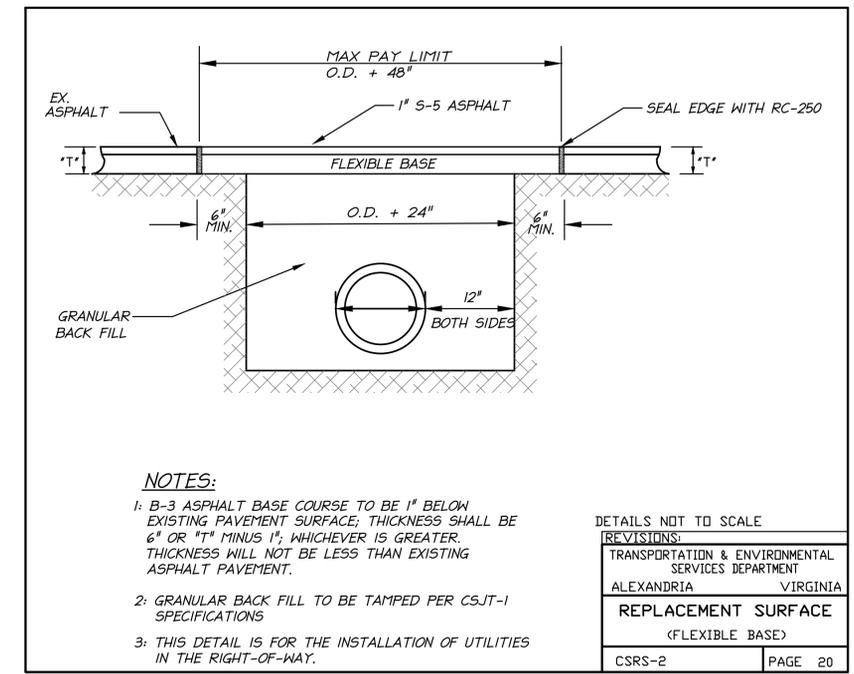
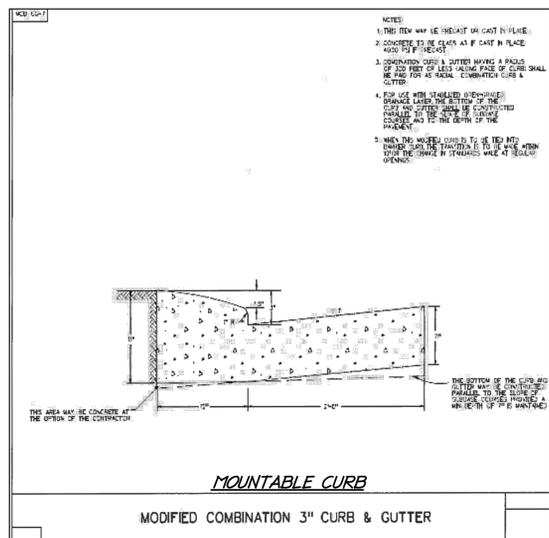
- 118 RIM EL. = 25.21
INV IN (12" RCP FROM NORTH) = 7.30
INV OUT (24" RCP TO 1119) = 7.27
- 119 RIM EL. = 22.06
INV IN (24" RCP FROM 1263) = 6.80
INV OUT (15" RCP TO 1754) = 6.95
INV OUT (12" RCP TO 1120) = 6.76
- 154 RIM EL. = 21.26
INV IN (15" RCP FROM 1119) = 5.58
INV IN (8" RCP FROM EAST) = 6.36
INV OUT (12" RCP TO SOUTH) = 5.57
- 5020 RIM EL. = 22.55
INV IN (15" RCP FROM NORTH (4194SEWP)) = 6.81
INV IN (12" RCP FROM 1119) = 6.89
INV OUT (18" RCP TO 1114 (4193SEWP)) = 6.80
- 5019 RIM EL. = 23.13
INV IN (18" RCP FROM 1120 (4193SEWP)) = 6.63
INV IN (21" RCP FROM NORTH) = 6.66
INV OUT (15" RCP TO 4021 (4285SEWP)) = 6.60
- 5142 RIM EL. = 19.06
INV IN (15" RCP FROM 1114 (4285SEWP)) = 5.62
INV OUT (18" RCP TO 6308 (5949SEWP)) = 5.60
- 5690 RIM EL. = 15.55
INV IN (18" RCP FROM 4027 (5949SEWP)) = 4.82
INV OUT (18" RCP TO 6309 (5945SEWP)) = 4.79
- 5688 RIM EL. = 12.58
INV IN (15" RCP FROM WEST (5946SEWP)) = 5.19
INV IN (18" RCP FROM 6308 (5945SEWP)) = 4.55
INV OUT (18" RCP TO 6310 (5947SEWP)) = 4.57
- 5683 RIM EL. = 10.66
INV IN (18" RCP FROM 6309 (5947SEWP)) = 3.83
INV OUT (18" RCP TO 6311 (5945SEWP)) = 3.76
- 5682 RIM EL. = 10.47
INV IN (18" RCP FROM 6310 (5941SEWP)) = 3.55
INV OUT (18" RCP TO 6312 (5940SEWP)) = 3.61
- NOT AVAILABLE RIM EL. = 11.29
INV IN (18" RCP FROM 6311 (5940SEWP)) = 3.21
INV OUT (18" RCP TO 6319 (5939SEWP)) = 2.79
- 5684 RIM EL. = 10.58
INV IN (18" RCP FROM 6312 (5939SEWP)) = 1.98
INV IN (27" RCP FROM NORTH (GIS ID NOT AVAILABLE)) = 0.78
** INV OUT (BLOCKED)
- 2392 RIM EL. = 23.92
INV IN (18" RCP FROM NORTH) = 12.93
INV OUT (18" RCP TO 899) = 12.83
- 2542 RIM EL. = 25.42
INV IN (12" RCP FROM WEST) = 14.95
INV OUT (10" RCP TO 899) = 14.92

- 290 RIM EL. = 24.90
INV IN (8" DIP FROM SOUTHWEST) = 13.55
INV IN (10" RCP FROM 903) = 13.63
INV IN (18" RCP FROM 900) = 12.88
INV OUT (18" RCP TO 1566) = 12.87
- 899 RIM EL. = 27.26
INV IN (18" RCP FROM 899) = 12.16
INV OUT (12" RCP TO 1356) = 12.25 REVERSE FLOW (DOUBLE CHECKED)
- 5333 RIM EL. = 24.21
INV IN (12" RCP FROM 1566) = 7.45
INV IN (10" DIP FROM BUILDING) = 10.58
INV OUT (18" RCP TO EAST) = 7.24 (STRUCTURE NOT FOUND)



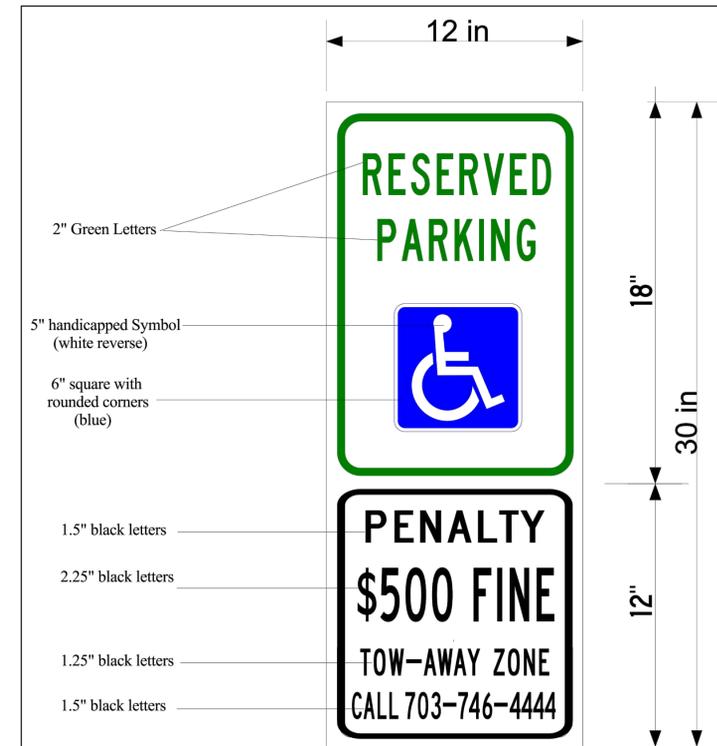
NOTES: 1. ENTRANCE IS POURED MONOLITHIC WITH RADIAL CURB AND FINISHED INTO SMOOTH TRANSITION.
2. PROVIDE KEYED JOINT AT CENTER LINE AND INTERMEDIATE CONTRACTION JOINTS AT 1/4 OF ENTRANCE WIDTH, IF ENTRANCE WIDTH EXCEEDS 24'.
3. NEW CURB AND SIDEWALK GRADE IS TO CONTINUE THROUGH GRADE POINT AT 1/4" PER 1'.
4. PAY QUANTITIES SQUARE YARDS COMPLETE.
5. SLOPE OF GRASS AREAS TO BE 1/2" PER 1'.
6. SEE SHEET A-502 FOR PAVEMENT TREATMENTS AND LOCATIONS.

REVISIONS:
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ALEXANDRIA VIRGINIA
ENTRANCE INDUSTRIAL
CSEI-1 PAGE 30

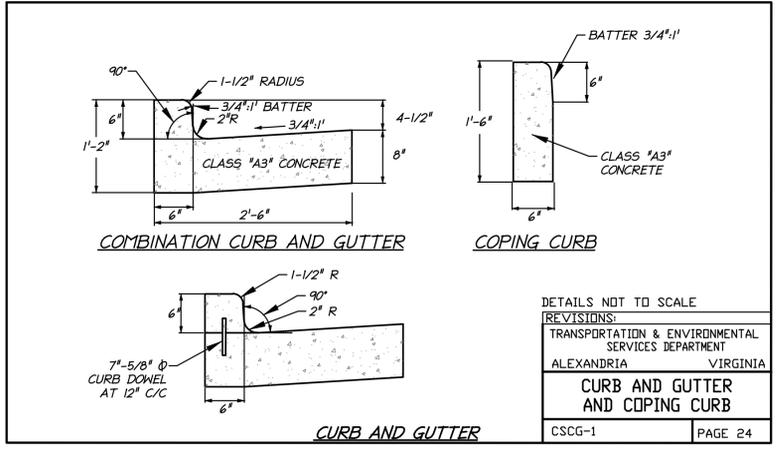


NOTES:
1: B-3 ASPHALT BASE COURSE TO BE 1" BELOW EXISTING PAVEMENT SURFACE; THICKNESS SHALL BE 6" OR 1" MINUS 1", WHICHEVER IS GREATER. THICKNESS WILL NOT BE LESS THAN EXISTING ASPHALT PAVEMENT.
2: GRANULAR BACK FILL TO BE TAMPED PER CSJT-1 SPECIFICATIONS
3: THIS DETAIL IS FOR THE INSTALLATION OF UTILITIES IN THE RIGHT-OF-WAY.

REVISIONS:
TRANSPORTATION & ENVIRONMENTAL SERVICES DEPARTMENT
ALEXANDRIA VIRGINIA
REPLACEMENT SURFACE (FLEXIBLE BASE)
CSRS-2 PAGE 20



* INVERTS AT STRUCTURE 1120 INDICATE REVERSE FLOW BETWEEN STRUCTURES 1119 AND 1120.
** OBSERVATION MADE BY CREW UTILIZING A SEWER CAMERA.
NOTES:
1. GIS FACILITY ID IS PROVIDED ONLY FOR STRUCTURES STUDIED FOR ADEQUATE OUTFALL ANALYSIS. GIS PIPE ID'S ARE PROVIDED IN PARENTHESES NEXT TO PIPE DESCRIPTION.
2. STRUCTURES ARE LABELED WITH CITY GIS IDENTIFIERS ON ADEQUATE OUTFALL ANALYSIS, C505.



REVISIONS:
TRANSPORTATION & ENVIRONMENTAL SERVICES DEPARTMENT
ALEXANDRIA VIRGINIA
CURB AND GUTTER AND COPING CURB
CSCG-1 PAGE 24

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

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COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No. 52485
01/23/2018
PROFESSIONAL ENGINEER

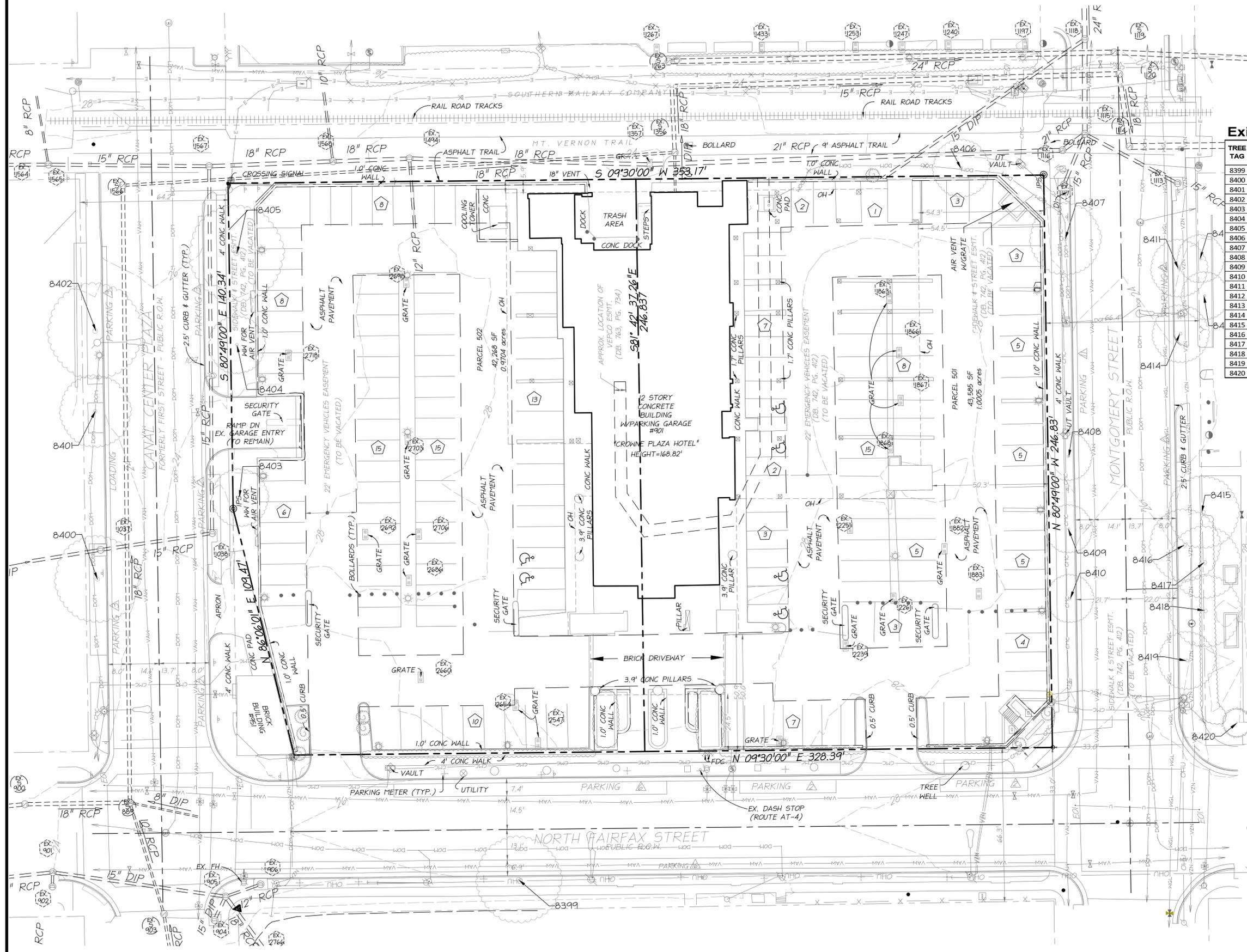
SITE DETAILS

901 N FAIRFAX
PRELIMINARY DSUP SITE PLAN
CITY OF ALEXANDRIA, VA

PROJECT NO:17041.001.00
SCALE: N/A
DATE: 10/13/17
DESIGN: JLH
DRAWN: JRW
CHECKED: K'W
SHEET No.
C200

VIRGINIA STATE GRID NORTH
NAD 83

DATE	REVISION
11/28/17	DSUP 2ND SUBM.
12/21/17	DSUP 3RD SUBM.
01/23/17	DSUP 4TH SUBM.

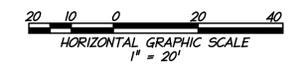


Existing Tree Data

TREE TAG	BOTANICAL NAME	COMMON NAME	TRUNK CALIPER (INCHES)	CROWN RADIUS (FEET)
8399	MALUS SP.	CRABAPPLE	12, 10, 8	18
8400	QUERCUS PALUSTRIS	PIN OAK	18	18
8401	QUERCUS PALUSTRIS	PIN OAK	12	15
8402	QUERCUS PALUSTRIS	PIN OAK	18	20
8403	QUERCUS PALUSTRIS	PIN OAK	15	12
8404	QUERCUS PALUSTRIS	PIN OAK	15	12
8405	QUERCUS PALUSTRIS	PIN OAK	21	20
8406	ACER PALMATUM	JAPANESE MAPLE	6, 6, 5, 5	12
8407	PLATANUS x ACERIFOLIA	LONDON PLANE TREE	12	15
8408	ACER RUBRUM	RED MAPLE	6	10
8409	ACER RUBRUM	RED MAPLE	6	10
8410	ACER RUBRUM	RED MAPLE	6	10
8411	PLATANUS x ACERIFOLIA	LONDON PLANE TREE	12	12
8412	PRUNUS CERASIFERA	PURPLE LEAF PLUM	6, 3, 3, 3	10
8413	PRUNUS CERASIFERA	PURPLE LEAF PLUM	10, 4	10
8414	ACER RUBRUM	RED MAPLE	10, 6	12
8415	ACER RUBRUM	RED MAPLE	15	15
8416	ACER RUBRUM	RED MAPLE	10	15
8417	ACER RUBRUM	RED MAPLE	12	15
8418	ACER RUBRUM	RED MAPLE	15	15
8419	ACER RUBRUM	RED MAPLE	12	12
8420	LEX x ATTENUATA 'FOSTERI'	FOSTER'S HOLLY	6, 4, 3	6

NOTES:

- SEE SHEET C100 FOR LEGEND
- ALL ON SITE VEGETATION TO BE REMOVED.
- SEE SHEET C200 FOR STORM AND SANITARY STRUCTURE DATA.



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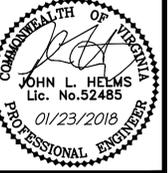
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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____
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EXISTING CONDITIONS

901 N FAIRFAX
PRELIMINARY DSUP SITE PLAN
CITY OF ALEXANDRIA, VA

PROJECT NO: 17041.001.00
SCALE: 1"=20'
DATE: 10/13/17
DESIGN: JLH
DRAWN: JRW
CHECKED: K1W
SHEET No.

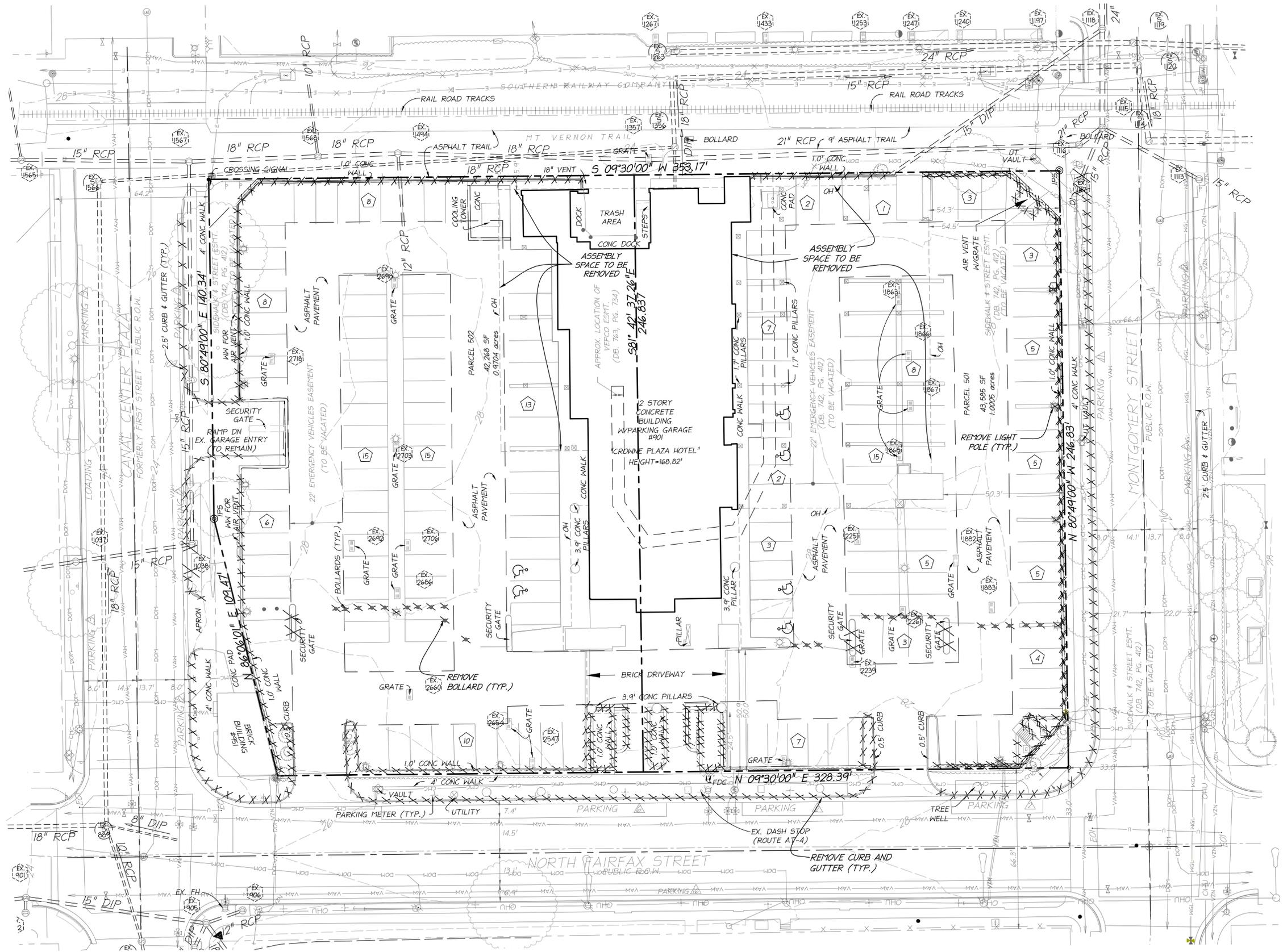
C300
107883

VIRGINIA STATE GRID NORTH
NAD 83

DATE	REVISION
11/28/17	DSUP 2ND SUBMN.
12/21/17	DSUP 3RD SUBMN.
01/23/17	DSUP 4TH SUBMN.

APPROXIMATE TOTAL AREA DISTURBED: 118,642 S.F. OR 2.72 AC.

- NOTES:
- ALL STRIPING TO BE REMOVED FROM DECK.
 - SEE SHEET C100 FOR LEGEND.
 - X X X DENOTES FEATURES TO BE DEMOLISHED.



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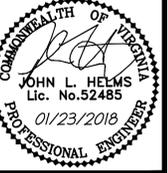
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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHARMAN, PLANNING COMMISSION _____ DATE _____

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DEMOLITION PLAN

**901 N FAIRFAX
PRELIMINARY DSUP SITE PLAN**
CITY OF ALEXANDRIA, VA

PROJECT NO: 17041.001.00
SCALE: 1"=20'
DATE: 10/13/17
DESIGN: JLH
DRAWN: JRW
CHECKED: K1W
SHEET No.

C302
107883

VIRGINIA STATE GRID NORTH
NAD 83

DATE	REVISION
11/28/17	DSUP 2ND SUBMN.
12/21/17	DSUP 3RD SUBMN.
01/23/17	DSUP 4TH SUBMN.

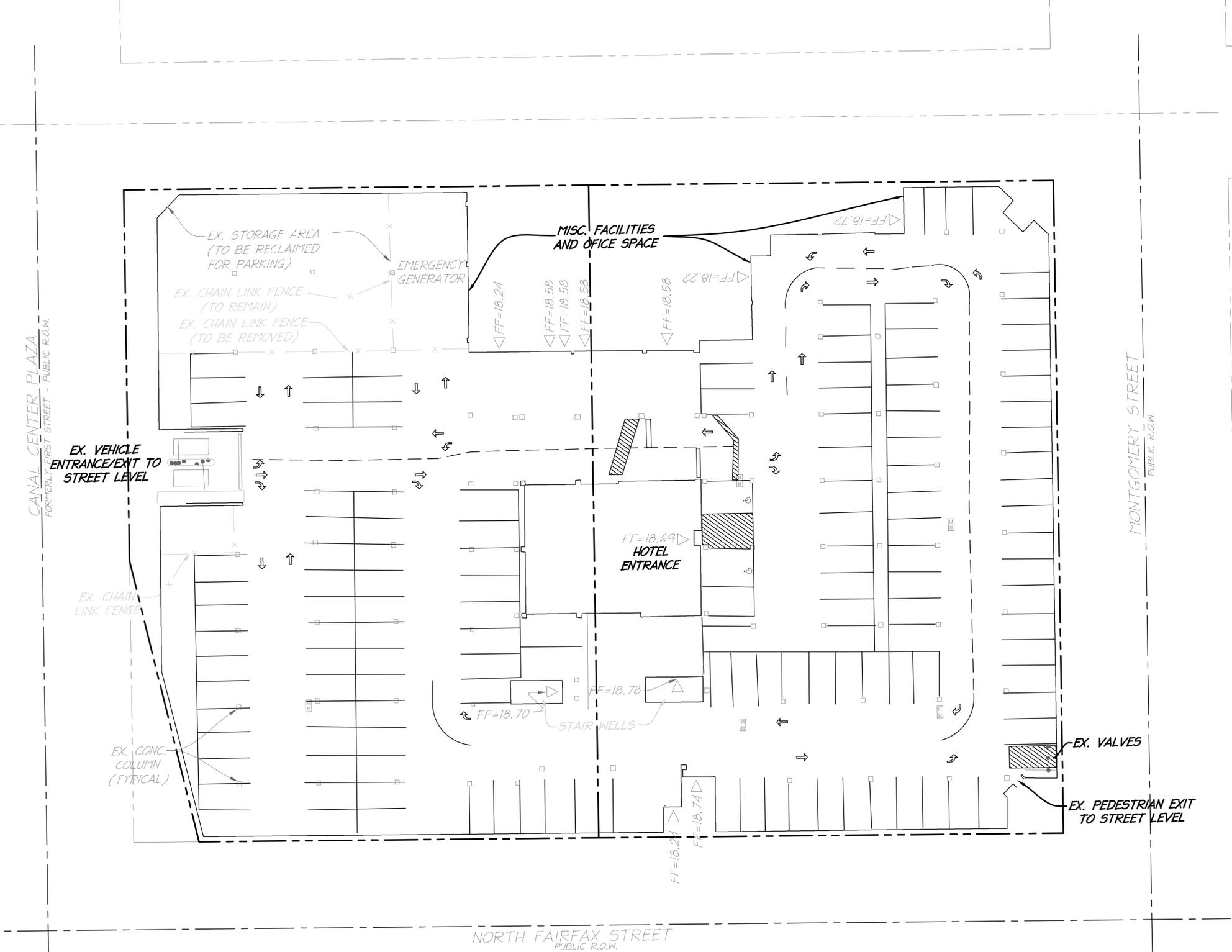
APPROXIMATE TOTAL AREA DISTURBED: 118,642 S.F. OR 2.72 AC.

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EXISTING GARAGE CONDITIONS

901 N FAIRFAX
PRELIMINARY DSUP SITE PLAN
CITY OF ALEXANDRIA, VA



- NOTES:**
1. SEE SHEET C100 FOR LEGEND
 2. SEE SHEET C200 FOR STORM AND SANITARY STRUCTURE DATA.
 3. SEE ARCHITECTURAL DRAWINGS FOR PR. GARAGE LAYOUT.

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SITE PLAN NO. _____

DIRECTOR _____ DATE _____
CHARMAN, PLANNING COMMISSION _____ DATE _____

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

PROJECT NO: 17041.001.00
SCALE: 1"=20'
DATE: 10/13/17
DESIGN: JLH
DRAWN: JRW
CHECKED: K1W
SHEET No.



C303
107883

VIRGINIA STATE GRID NORTH
NAD 83

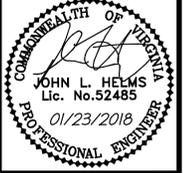
DATE	REVISION
11/28/17	DSUP 2ND SUBM.
12/21/17	DSUP 3RD SUBM.
01/23/17	DSUP 4TH SUBM.

APPROXIMATE TOTAL AREA DISTURBED: 118,642 S.F. OR 2.72 AC.

- NOTES:
- ALL INTERIOR LIGHTS TO BE SHOWN ON THE ARCHITECTURAL AND LANDSCAPE DRAWINGS.
 - SEE SHEET C100 FOR LEGEND.
 - THE AVERAGE DAILY TRAFFIC (ADT) PROVIDED ON THIS SHEET ARE FOR SITE DRIVEWAYS ASSUMING THE EXISTING STRUCTURE IS CONVERTED TO APARTMENTS. SHOULD THEY INSTEAD BE CONVERTED TO CONDOS, THE ADT ESTIMATES ARE AS FOLLOWS:

GARAGE DRIVEWAY: 550 ADT
MONTGOMERY ACCESS: 150 ADT
N. FAIRFAX ACCESS: 146 ADT
 - THE EXISTING WATER SERVICE AND FDC TO BE REUSED FOR THE EXISTING TOWER.
 - THE JELLYFISH STRUCTURE WILL BE ACCESSIBLE FROM THE SURFACE LEVEL VIA A RISER.
 - THE OPTION SHOWN HERE HAS A MID-BLOCK CONNECTION BETWEEN N. FAIRFAX STREET AND MT. VERNON TRAIL, PROVIDING THIS CONNECTION IS THE PREFERRED OPTION. HOWEVER, SUCH A CONNECTION IS CONTINGENT ON THE OWNER OF MT. VERNON TRAIL PROVIDING AN EASEMENT.
 - SEE LANDSCAPE SHEETS FOR GRADING OF RAMP AND RISERS SHOWN ON THIS PLAN.
 - THE PREFERRED LOCATION OF THE BIKE SHARE IS ON MOUNT VERNON TRAIL, BUT AN EASEMENT IS STILL NEEDED.

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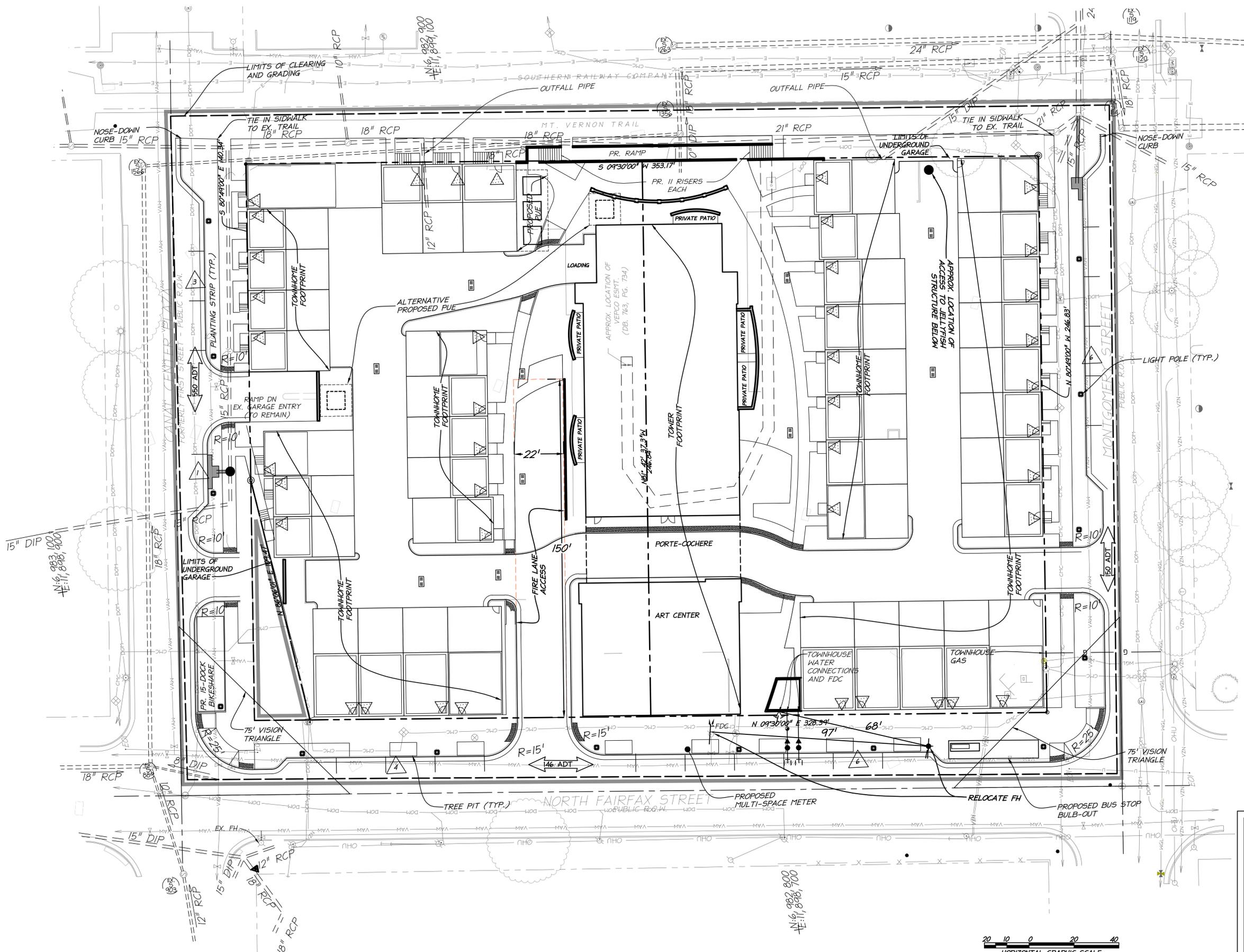


PRELIMINARY SITE PLAN
- CONNECTION TO TRAIL
- OPTION A

901 N FAIRFAX
PRELIMINARY DSUP SITE PLAN
CITY OF ALEXANDRIA, VA

PROJECT NO: 17041.001.00
SCALE: 1"=20'
DATE: 10/13/17
DESIGN: JLH
DRAWN: JRW
CHECKED: KTW
SHEET No.

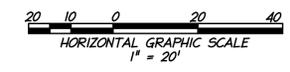
C400
107883



APPROVED
SPECIAL USE PERMIT NO. 2017-0011
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. _____



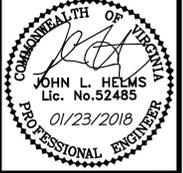
VIRGINIA STATE GRID NORTH
NAD 83

DATE	REVISION
11/28/17	DSUP 2ND SUBM.
12/21/17	DSUP 3RD SUBM.
01/23/17	DSUP 4TH SUBM.

APPROXIMATE TOTAL AREA DISTURBED: 118,642 S.F. OR 2.72 AC.

- NOTES:
- ALL INTERIOR LIGHTS TO BE SHOWN ON THE ARCHITECTURAL AND LANDSCAPE DRAWINGS.
 - SEE SHEET C100 FOR LEGEND.
 - THE AVERAGE DAILY TRAFFIC (ADT) PROVIDED ON THIS SHEET ARE FOR SITE DRIVEWAYS ASSUMING THE EXISTING STRUCTURE IS CONVERTED TO APARTMENTS. SHOULD THEY INSTEAD BE CONVERTED TO CONDOS, THE ADT ESTIMATES ARE AS FOLLOWS:
GARAGE DRIVEWAY: 550 ADT
MONTGOMERY ACCESS: 150 ADT
N. FAIRFAX ACCESS: 146 ADT
 - THE EXISTING WATER SERVICE AND FDC TO BE REUSED FOR THE EXISTING TOWER.
 - THE JELLYFISH STRUCTURE WILL BE ACCESSIBLE FROM THE SURFACE LEVEL VIA A RISER.
 - OPTION A IS PREFERRED TO OPTION B, SHOWN ON THIS SHEET. OPTION B WILL ONLY BE CONSIDERED IF THE OWNER OF MOUNT VERNON TRAIL WILL NOT PROVIDE A PEDESTRIAN ACCESS EASEMENT.
 - THE PREFERRED LOCATION OF THE BIKE SHARE IS ON MOUNT VERNON TRAIL, BUT AN EASEMENT IS STILL NEEDED.

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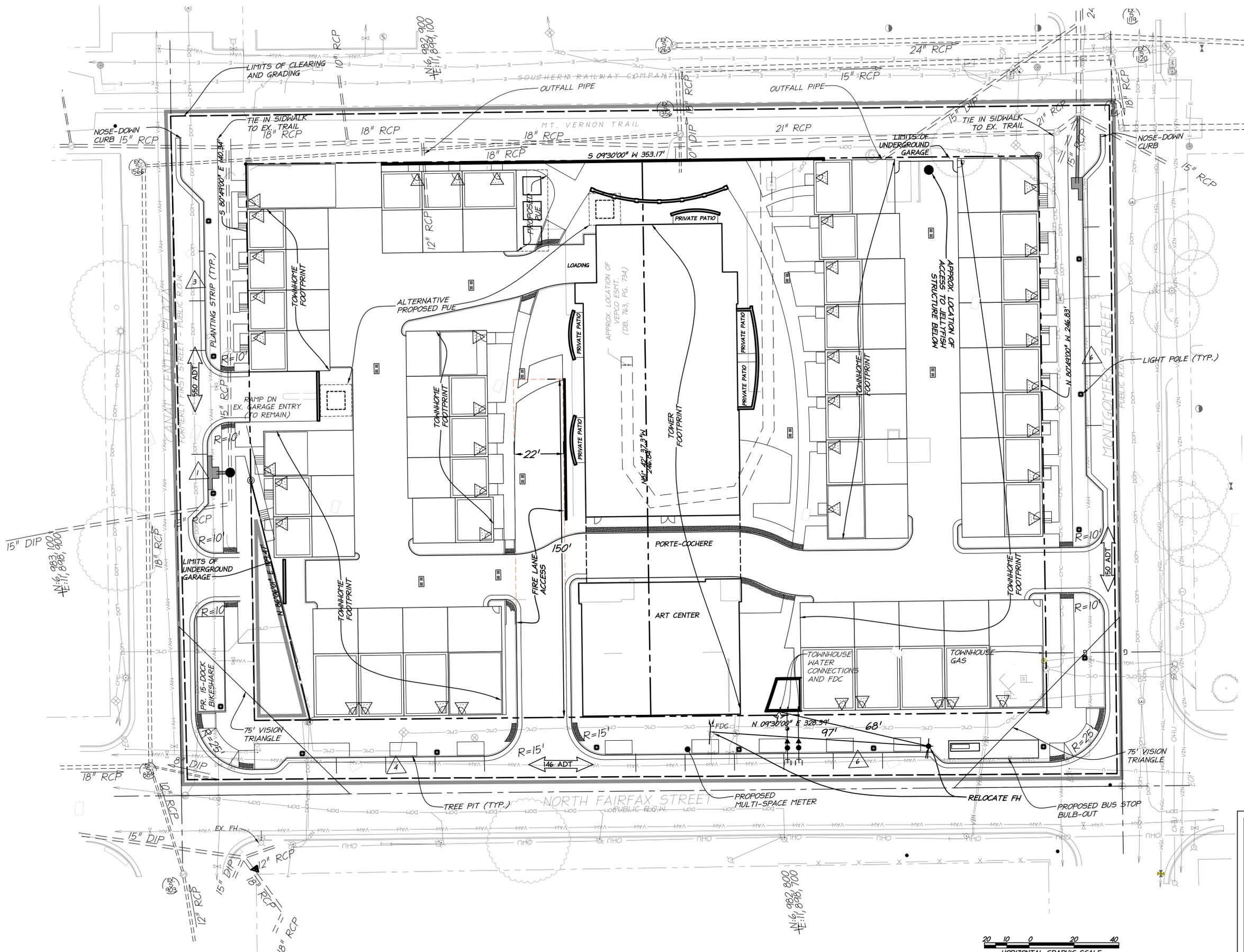
PRELIMINARY SITE PLAN
- NO CONNECTION TO
TRAIL - OPTION B

901 N FAIRFAX
PRELIMINARY DSUP SITE PLAN
CITY OF ALEXANDRIA, VA

PROJECT NO: 17041.001.00
SCALE: 1"=20'
DATE: 10/13/17
DESIGN: JLH
DRAWN: JRW
CHECKED: KYW

SHEET No.
C400A

107883



APPROVED
SPECIAL USE PERMIT NO. 2017-0011
DEPARTMENT OF PLANNING & ZONING

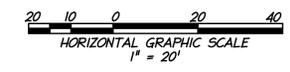
DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

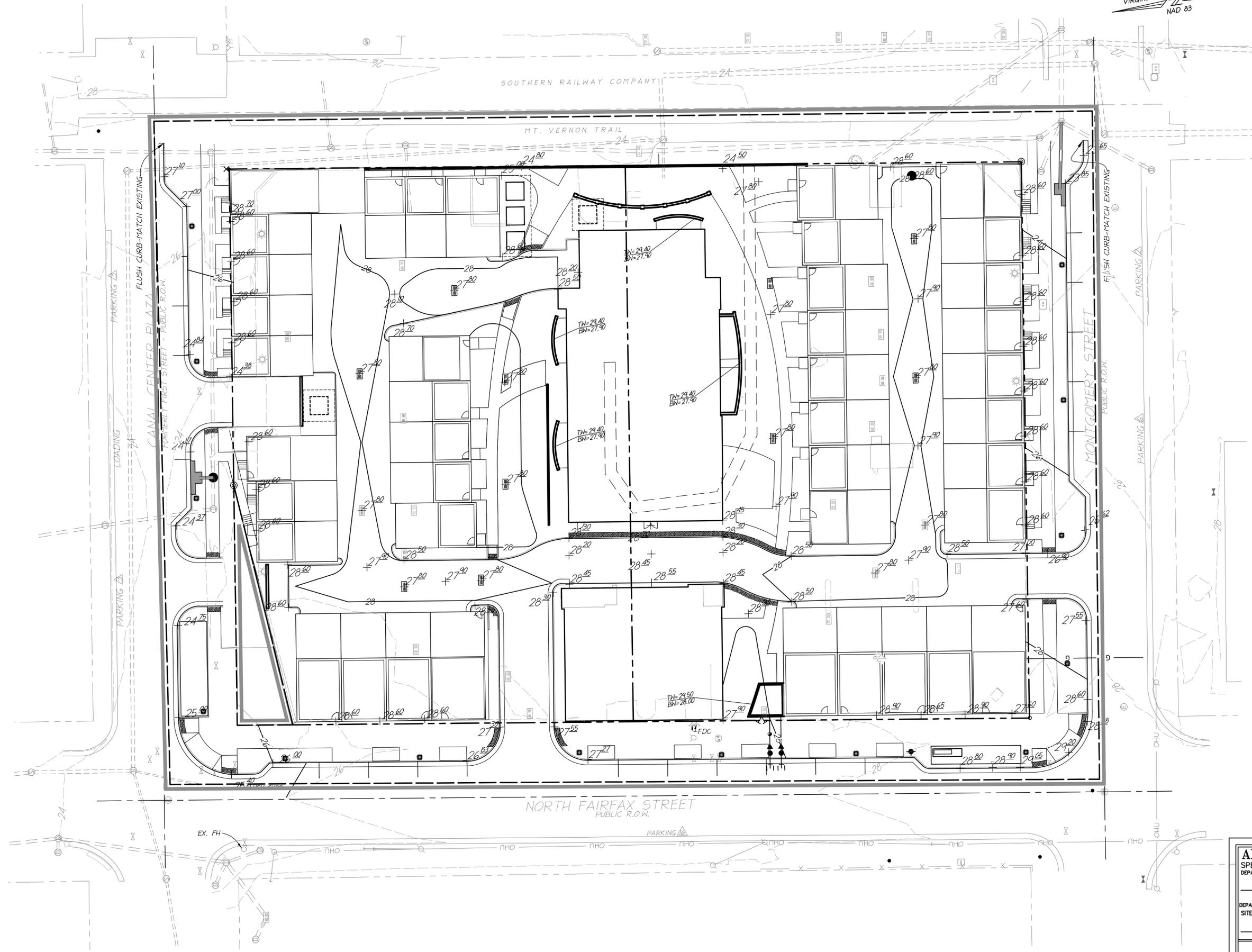
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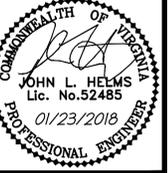
VIRGINIA STATE GRID NORTH
NAD 83

DATE	REVISION
11/28/17	DSUP 2ND SUBMN.
12/21/17	DSUP 3RD SUBMN.
01/23/17	DSUP 4TH SUBMN.

APPROXIMATE TOTAL AREA DISTURBED: 118,642 S.F. OR 2.72 AC.



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PRELIMINARY SITE GRADING PLAN

901 N FAIRFAX
 PRELIMINARY DSUP SITE PLAN
 CITY OF ALEXANDRIA, VA

APPROVED
 SPECIAL USE PERMIT NO. 2017-0011
 DEPARTMENT OF PLANNING & ZONING

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

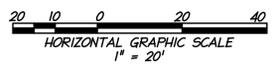
DIRECTOR _____ DATE _____

CHARMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

PROJECT NO: 17041.001.00
 SCALE: 1"=20'
 DATE: 10/13/17
 DESIGN: JLH
 DRAWN: JRW
 CHECKED: K1W
 SHEET No.



CA01
 107883

VIRGINIA STATE GRID NORTH
NAD 83

AVERAGE FINISHED GRADE:
AROUND DECK PERIMETER

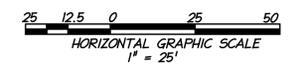
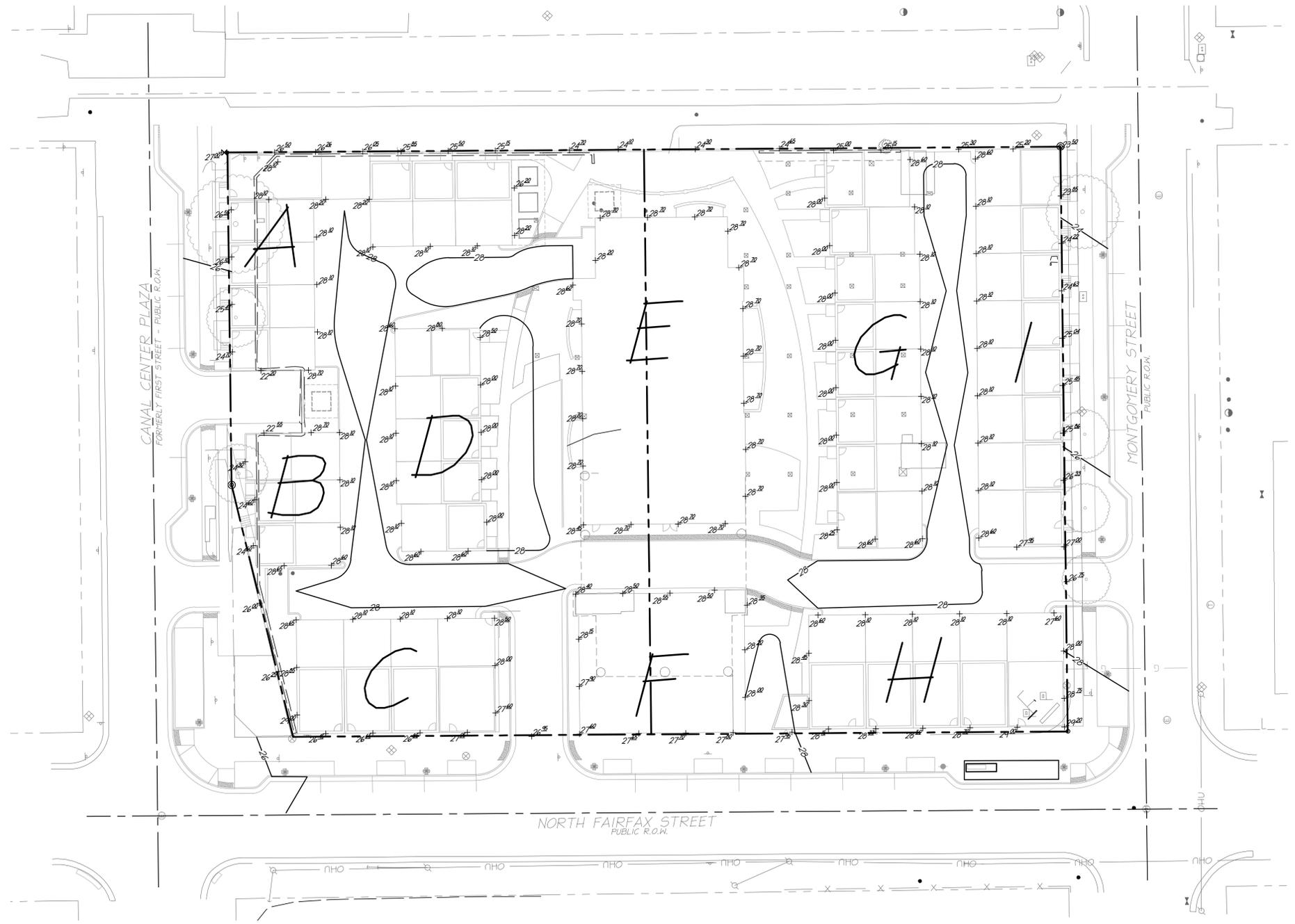
DATE	REVISION
11/28/17	DSUP 2ND SUBMN.
12/21/17	DSUP 3RD SUBMN.
01/23/17	DSUP 4TH SUBMN.

APPROXIMATE TOTAL AREA DISTURBED: 118,642 S.F. OR 2.72 AC.

AFG

- 23.50
- 23.85
- 24.22
- 24.63
- 25.04
- 25.45
- 25.86
- 26.33
- 27.00
- 26.75
- 27.60
- 28.00
- 28.75
- 29.20
- 29.00
- 28.70
- 28.50
- 28.33
- 28.15
- 27.95
- 27.80
- 27.70
- 27.65
- 27.60
- 26.95
- 27.05
- 26.85
- 27.15
- 27.05
- 26.85
- 26.65
- 26.45
- 26.00
- 24.60
- 24.60
- 24.30
- 24.70
- 25.47
- 26.10
- 26.55
- 27.00
- 26.50
- 26.26
- 26.05
- 25.85
- 25.50
- 25.15
- 24.70
- 24.10
- 24.30
- 24.65
- 25.00
- 25.15
- 25.30
- 25.20

AFG=26.28



AVERAGE FINISHED GRADE: INDIVIDUAL BUILDING STRINGS

A - ELEVATION	B - ELEVATION	C - ELEVATION	D - ELEVATION	E - ELEVATION	F - ELEVATION	G - ELEVATION	H - ELEVATION	I - ELEVATION
24.7	22.55	29.00	28.6	28.45	28.4	28	28.6	28.6
25.47	28.7	28.85	28.8	28.7	28.5	25.15	28.1	28.1
26.1	28.1	28.65	28.5	28.7	28.5	28.6	28.1	28.1
26.42	28.1	28.10	28	28.7	28.5	28.1	28.1	28.1
28.1	28.1	28.10	28	28.7	28.35	28.1	28.1	28.1
28.1	28.6	28.10	28	28.6	28.2	28.1	27.6	28.1
26.26	28.65	28.50	28	28.2	28	28.1	28	28.1
26.05	24.6	28.00	28.6	27.8	27.8	28.1	28.75	28.1
25.85	24.6	27.60	28.6	28.7	27.7	28.1	29.2	28.6
25.5	24.3	27.05	28.1	28.7	27.65	28.1	29	25.2
25.15	AVE=26.63'	26.85	28.1	28.7	27.6	28.6	28.7	23.5
26.2		26.65	28.1	28.7	27.9	28.6	28.5	23.85
28.2		26.45	28.1	28.7	28.15	28.25	28.33	24.22
28.1		AVE=27.84'	AVE=28.27'	28.7	28.7	28	28.15	24.63
28.1				28.7	28.7	28	28.3	25.04
28.2				28.7	28.7	28	28.45	25.45
28.2				28.7	28.45	28	28	25.86
28.1				28.7	28.7	28	28	26.33
28.1				28.7	28.7	28	27	27
28.1				28.7	28.7	28	28	27.95
28.7				AVE=28.65'	AVE=28.10'	AVE=28.00'		AVE=26.65'
22.2								
AVE=26.87								

APPROVED
SPECIAL USE PERMIT NO. 2017-0011
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. _____

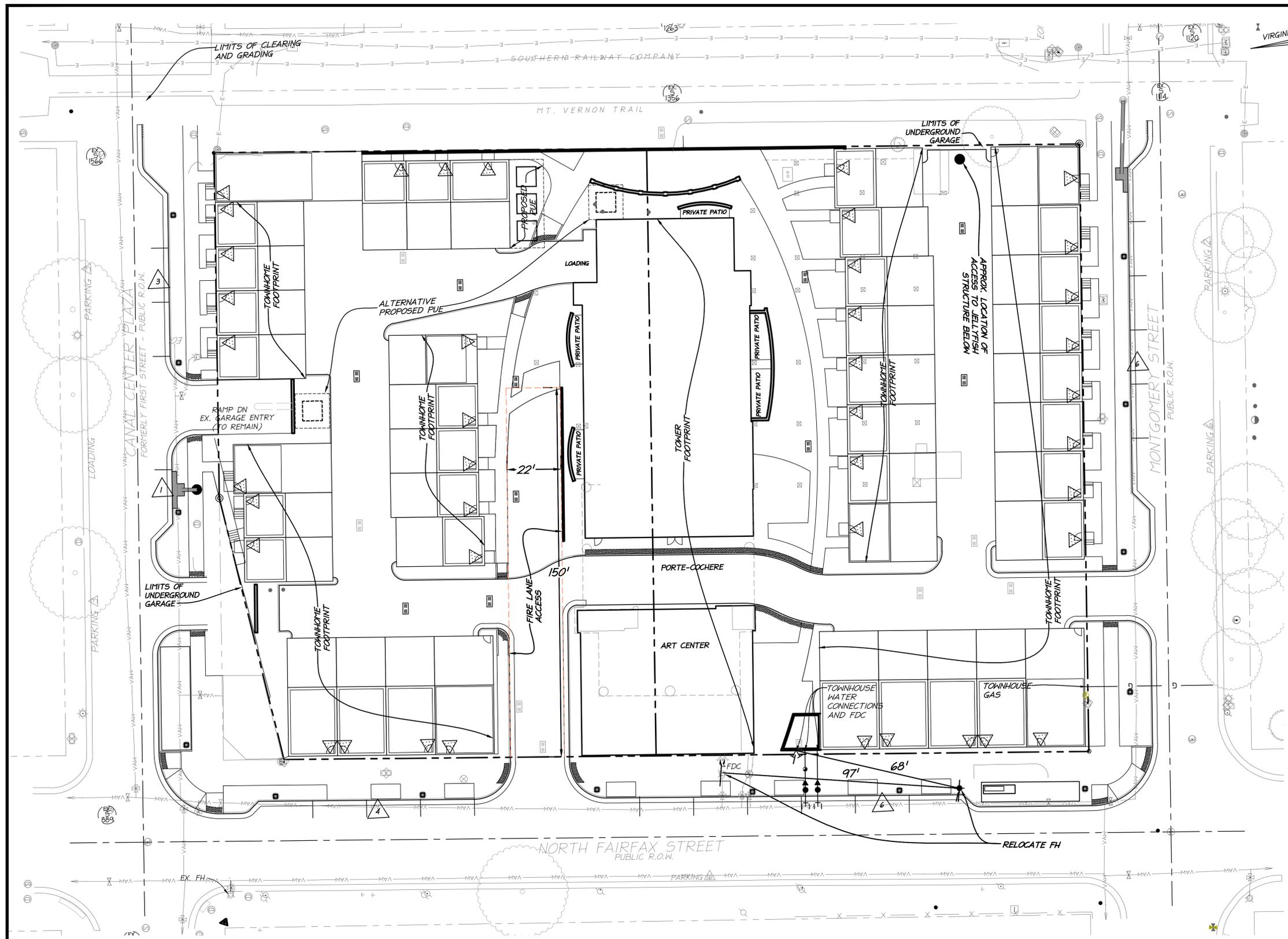
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COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No. 52485
01/23/2018
PROFESSIONAL ENGINEER

AVERAGE FINISHED GRADE

901 N FAIRFAX
PRELIMINARY DSUP SITE PLAN
CITY OF ALEXANDRIA, VA

PROJECT NO: 17041.001.00
SCALE: 1" = 25'
DATE: 10/13/17
DESIGN: JLH
DRAWN: JRW
CHECKED: KTW
SHEET No.
C402
107883



VIRGINIA STATE GRID NORTH
NAD 83

DATE	REVISION
11/28/17	DSUP 2ND SUBMN.
12/21/17	DSUP 3RD SUBMN.
01/23/17	DSUP 4TH SUBMN.

APPROXIMATE TOTAL AREA DISTURBED: 118,642 S.F. OR 2.72 AC.

NOTE: SEE A-001 FOR BUILDING CODE ANALYSIS.

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PRELIMINARY FIRE SERVICE PLAN

901 N FAIRFAX
 PRELIMINARY DSUP SITE PLAN
 CITY OF ALEXANDRIA, VA

APPROVED
 SPECIAL USE PERMIT NO. 2017-0011
 DEPARTMENT OF PLANNING & ZONING

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

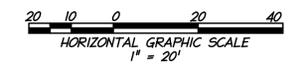
DIRECTOR _____ DATE _____

CHARMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

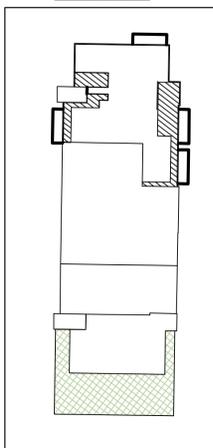
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

PROJECT NO: 17041.001.00
 SCALE: 1"=20'
 DATE: 10/13/17
 DESIGN: JLH
 DRAWN: JRW
 CHECKED: KTW
 SHEET No.



CA04
 107883

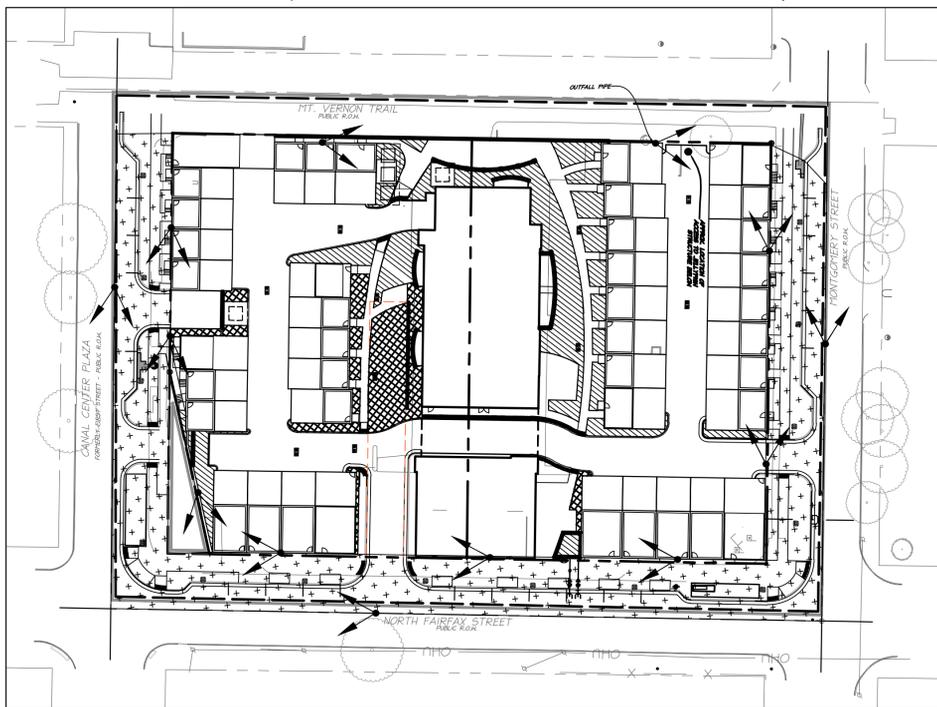
ROOF PLAN



LEGEND:



DECK PLAN (SEE C501 FOR BLOW-UP AND LOCATION OF EX. UTILITIES)



DRAINAGE AREA: ONSITE

Drainage Area A Land Cover (acres)

Land Cover	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres)	0.01	0.01	0.25		0.27	
Impervious Cover (acres)	1.96	1.96	0.95		4.87	
Total	1.97				5.14	

CLEAR BMP AREAS

Total Phosphorus Available for Removal in D.A. A (lb/yr)	4.25
Post Development Treatment Volume in D.A. A (ft ³)	6,768

Stormwater Best Management Practices (RR = Runoff Reduction)

Practice	Runoff Reduction Credit (%)	Managed Turf Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft ³)	Runoff Reduction (ft ³)	Remaining Runoff Volume (ft ³)	Total BMP Treatment Volume (ft ³)	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	0.12	0.12	186	228	414	0	0	0.26	0.12	0.14	1.02	14.b. MTD - Filtering
1.b. Vegetated Roof #2 (Spec #5)	60	0.18	0.18	372	248	621	0	0	0.39	0.23	0.16	1.11	14.b. MTD - Filtering
14. Manufactured Treatment Devices (no RR)													
14.a. Manufactured Treatment Device - Hydrodynamic	0	0	0	0	0	0	20	0.00	0.00	0.00	0.00	0.00	
14.b. Manufactured Treatment Device - Filtering	0	1.66	1.66	476	0	6,200	6,200	50	0.30	3.59	1.95	1.95	
14.c. Manufactured Treatment Device - Generic	0	0	0	0	0	0	20	0.00	0.00	0.00	0.00	0.00	

TOTAL IMPERVIOUS COVER TREATED (ac)	1.96	AREA CHECK: OK
TOTAL MANAGED TURF AREA TREATED (ac)	0.00	AREA CHECK: OK
TOTAL PHOSPHORUS REMOVAL REQUIRED ON SITE (lb/yr)	0.84	
TOTAL PHOSPHORUS AVAILABLE FOR REMOVAL IN D.A. A (lb/yr)	4.25	
TOTAL PHOSPHORUS REMOVED WITHOUT RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)	1.95	
TOTAL PHOSPHORUS REMOVED WITH RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)	0.35	
TOTAL PHOSPHORUS LOAD REDUCTION ACHIEVED IN D.A. A (lb/yr)	2.30	
TOTAL PHOSPHORUS REMAINING AFTER APPLYING BMP LOAD REDUCTIONS IN D.A. A (lb/yr)	1.96	

SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS

NITROGEN REMOVED WITH RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)	2.51
NITROGEN REMOVED WITHOUT RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)	0.00
TOTAL NITROGEN REMOVED IN D.A. A (lb/yr)	2.51

SITE RESULTS: ONSITE

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)	1.96	0.00	0.00	0.00	0.00	OK
IMPERVIOUS COVER TREATED (ac)	1.96	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 (ft ³)	6,768
--	-------

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)	559	0	0	0	0	559
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	4.25	0.00	0.00	0.00	0.00	4.25
TP LOAD REDUCTION ACHIEVED (lb/yr)	2.30	0.00	0.00	0.00	0.00	2.30
TP LOAD REMAINING (lb/yr)	1.96	0.00	0.00	0.00	0.00	1.96

NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	2.51	0.00	0.00	0.00	0.00	2.51
--	------	------	------	------	------	------

Total Phosphorus	
FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	4.25
TP LOAD REDUCTION REQUIRED (lb/yr)	0.84
TP LOAD REMAINING (lb/yr)	2.30
TP LOAD REMAINING (lb/yr)	1.96
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr)	0.00
** TARGET TP REDUCTION EXCEEDED BY 1.46 LB/YEAR **	

Total Nitrogen (For Informational Purposes)	
POST-DEVELOPMENT LOAD (lb/yr)	30.42
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	2.51
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	27.91

BMP MAINTENANCE AGREEMENT NOTE:
 THE APPLICANT SHALL EXECUTE A MAINTENANCE SERVICE CONTRACT WITH A PRIVATE CONTRACTOR FOR A MINIMUM OF THREE YEARS, A COPY OF THE CONTRACT SHALL BE PLACED IN THE BMP OPERATION AND MAINTENANCE MANUAL PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, A COPY OF THE CONTRACT SHALL BE SUBMITTED TO THE CITY. THE APPLICANT SHALL PREPARE AN OWNER'S OPERATION AND MAINTENANCE MANUAL FOR ALL THE BEST MANAGEMENT PRACTICES (BMPs) USED ON SITE. 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; MANUFACTURER CONTACT NAMES AND PHONE NUMBERS; A COPY OF THE EXECUTED MAINTENANCE SERVICE CONTRACT; AND A COPY OF THE MAINTENANCE AGREEMENT WITH THE CITY. PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, A COPY OF THE OPERATION AND MAINTENANCE MANUAL SHALL BE SUBMITTED TO THE CITY ON A DIGITAL MEDIA.

DESIGN PROFESSIONAL INSPECTION NOTE
 THE STORMWATER BEST MANAGEMENT PRACTICES (BMPs) REQUIRED FOR THIS PROJECT SHALL BE CONSTRUCTED AND INSTALLED UNDER THE DIRECT SUPERVISION OF THE DESIGN PROFESSIONAL OR HIS DESIGNATED REPRESENTATIVE. PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, THE DESIGN PROFESSIONAL SHALL SUBMIT A WRITTEN CERTIFICATION TO THE DIRECTOR OF TIES THAT THE BMPs ARE:
 A. CONSTRUCTED AND INSTALLED AS DESIGNED AND IN ACCORDANCE WITH THE APPROVED FINAL SITE PLAN.
 B. CLEAN AND FREE OF DEBRIS, SOIL, AND LITTER BY EITHER HAVING BEEN INSTALLED OR BROUGHT INTO SERVICE AFTER SITE WAS STABILIZED.

VIRGINIA STATE GRID NORTH
 NAD 83

DATE	REVISION
11/28/17	DSUP 2ND SUBM.
12/21/17	DSUP 3RD SUBM.
01/23/17	DSUP 4TH SUBM.

APPROXIMATE TOTAL AREA DISTURBED: 118,642 S.F. OR 2.72 AC.

SITE DATA: ONSITE

Project Name: 901 N. Fairfax
 Date: 10/13/2017

Site Information
 Post-Development Project (Treatment Volume and Loads)
 Enter Total Disturbed Area (acres): 1.97
 Maximum reduction required: 20%
 The site's net increase in impervious cover (Forest) is 0.00
 Post-Development TP Load Reduction for Site (lb/yr): 0.84

Pre-Development Land Cover (acres)

Land Cover	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) - undisturbed, protected for open space or agriculture	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) - disturbed, graded for fields or other turf to be reseeded/changed	0.01	0.01	0.25		0.27
Impervious Cover (acres)	1.97	1.97			1.97

Post-Development Land Cover (acres)

Land Cover	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) - undisturbed, protected for open space or agriculture	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) - disturbed, graded for fields or other turf to be reseeded/changed	0.01	0.01	0.25		0.27
Impervious Cover (acres)	1.96	1.96			1.96

Area Check: OK

Constants

Adjusted Land Cover	4.1
Target TP Load (lb/acre/yr)	0.43
Target TP Load (lb/acre/yr)	0.43
TP Load Remaining (lb/yr)	2.30

Runoff Coefficients (Rv)

Forest/Open Space	0.05	0.05	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.90	0.90	0.95

LAND COVER SUMMARY - PRE-DEVELOPMENT

Land Cover Summary-Pre	Pre-Development	Adjusted
Forest/Open Space Cover (acres)	0.00	0.00
Managed Turf Cover (acres)	0.00	0.00
Impervious Cover (acres)	1.97	1.97
Total Site Area (acres)	1.97	1.97

LAND COVER SUMMARY - POST-DEVELOPMENT

Land Cover Summary-Post	Post-Development	Post-Development New Impervious
Forest/Open Space Cover (acres)	0.00	0.00
Managed Turf Cover (acres)	0.01	0.01
Impervious Cover (acres)	1.96	1.96
Total Site Area (acres)	1.97	1.97

Treatment Volume and Nutrient Load

Pre-Development Treatment Volume (acre-ft)	Post-Development Treatment Volume (acre-ft)	Post-Development New Impervious Treatment Volume (acre-ft)
0.1550	0.1554	0.1554

Pre-Development TP Load (lb/yr): 4.27
 Post-Development TP Load (lb/yr): 4.25

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)	0.84
------------------------------------	------

Nitrogen Loads (Informational Purposes Only)

Pre-Development TN Load (lb/yr)	30.54
Final Post-Development TN Load (Post-Development & New Impervious) (lb/yr)	30.42

Project Description (Redevelopment)

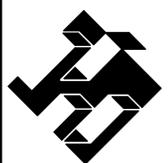
Drainage Area	Impervious	Pervious	Total
Site Area	1.96	0.01	1.97
On-Site Treated (BMP #1)	0.30	0.00	0.30
On-Site Treated (BMP #2)	1.66	0.00	1.66
Off-Site Treated	0.58	0.12	0.70
Total Treated	2.54	0.12	2.66
On-Site Impervious Areas Disconnected by Vegetated Buffer	0.00		
Total Treated or Disconnected	2.54	0.12	2.66

Water Treatment On-Site

BMP Type	Area Treated by BMP	Impervious Area treated by BMP	BMP Efficiency (%)
VEGETATIVE ROOF	0.30 AC	0.30 AC	0%
M.T.D.-JELLYFISH	1.66 AC	1.66 AC	50%
BMP TREE WELLS	0.70 AC	0.58 AC	12.5%

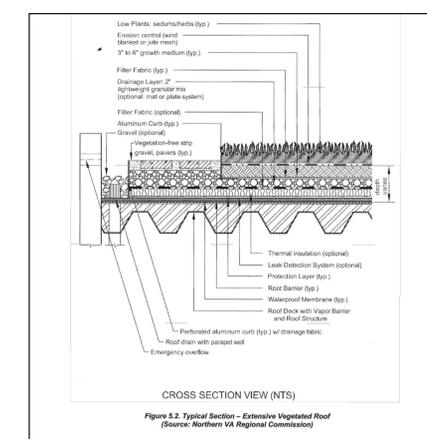
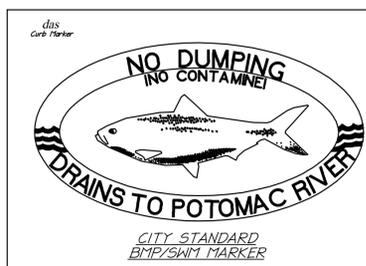
Miscellaneous
 Total MGV treated Detention on Site: yes no
 Project is within which watershed? POTOMAC RIVER
 Project Discharges to which body of water? POTOMAC RIVER

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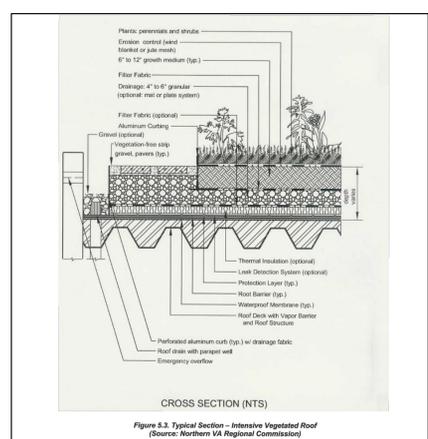


BMP NOTES AND COMPUTATIONS

901 N FAIRFAX
 PRELIMINARY DSUP SITE PLAN
 CITY OF ALEXANDRIA, VA



LEVEL 1 GREEN ROOF DETAIL



LEVEL 2 GREEN ROOF DETAIL

APPROVED
 SPECIAL USE PERMIT NO. 2017-0011
 DEPARTMENT OF PLANNING & ZONING

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

DIRECTOR DATE
 CHARMAN, PLANNING COMMISSION DATE

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

PROJECT NO: 17041.001.00
 SCALE: N/A
 DATE: 10/13/17
 DESIGN: J.L.H
 DRAWING: J.R.W
 CHECKED: K.Y.W
 SHEET No.
 C500
 107883

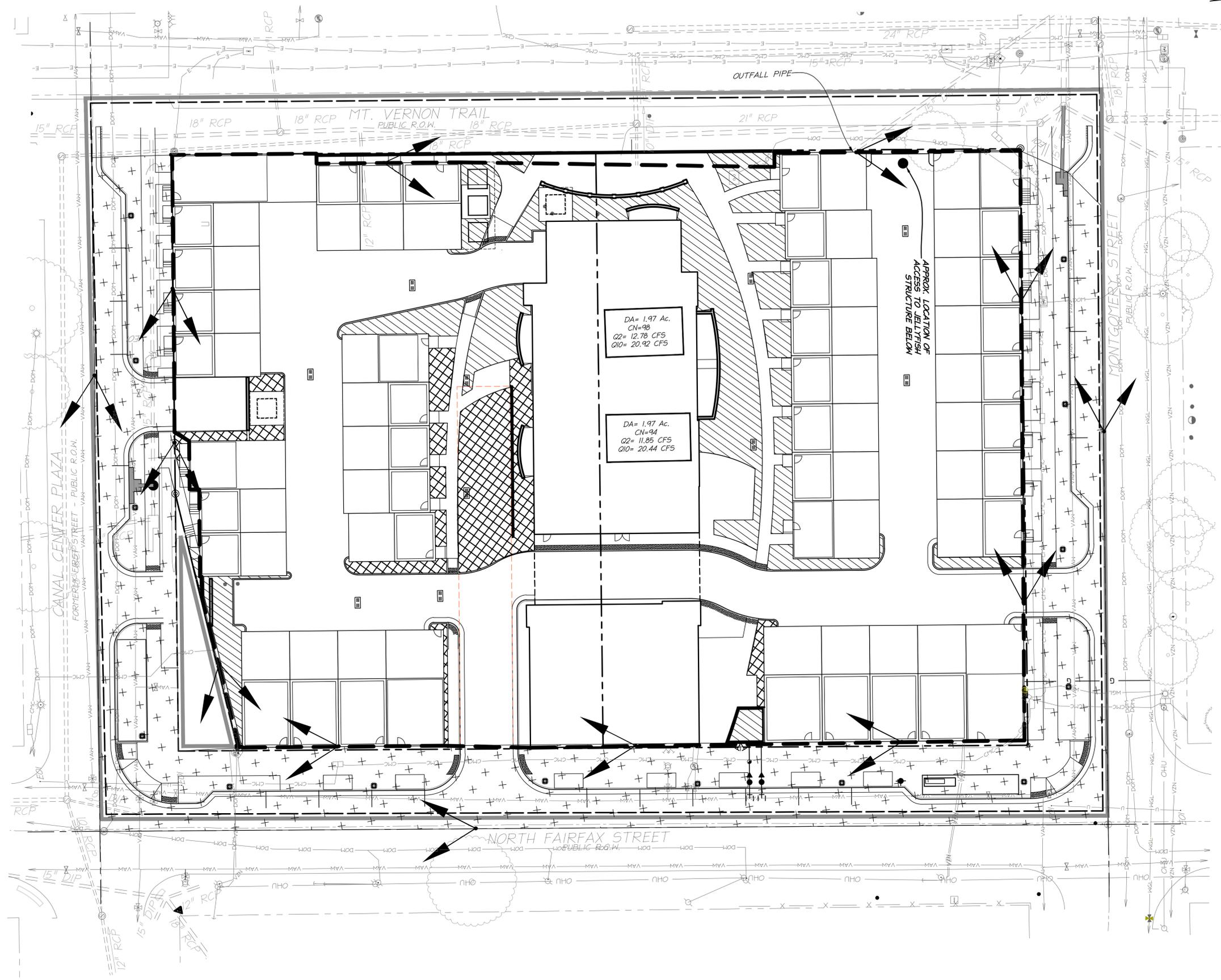
DECK PLAN

VIRGINIA STATE GRID NORTH
NAD 83

DATE	REVISION
11/28/17	DSUP 2ND SUBMN.
12/21/17	DSUP 3RD SUBMN.
01/23/17	DSUP 4TH SUBMN.

APPROXIMATE TOTAL AREA DISTURBED: 118,642 S.F. OR 2.72 AC.

- LEGEND:
-  LEVEL 2 GREEN ROOF
 -  LEVEL 1 GREEN ROOF
 -  AREA TO TREE WELLS

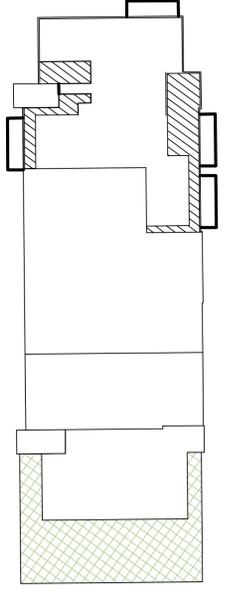


DA= 1.97 Ac.
CN=98
Q2= 12.78 CFS
Q10= 20.92 CFS

DA= 1.97 Ac.
CN=94
Q2= 11.85 CFS
Q10= 20.44 CFS

APPROX. LOCATION OF ACCESS TO JELLYFISH STRUCTURE BELOW

ROOF PLAN



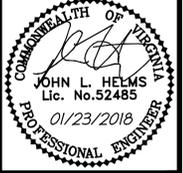
APPROVED
SPECIAL USE PERMIT NO. 2017-0011
DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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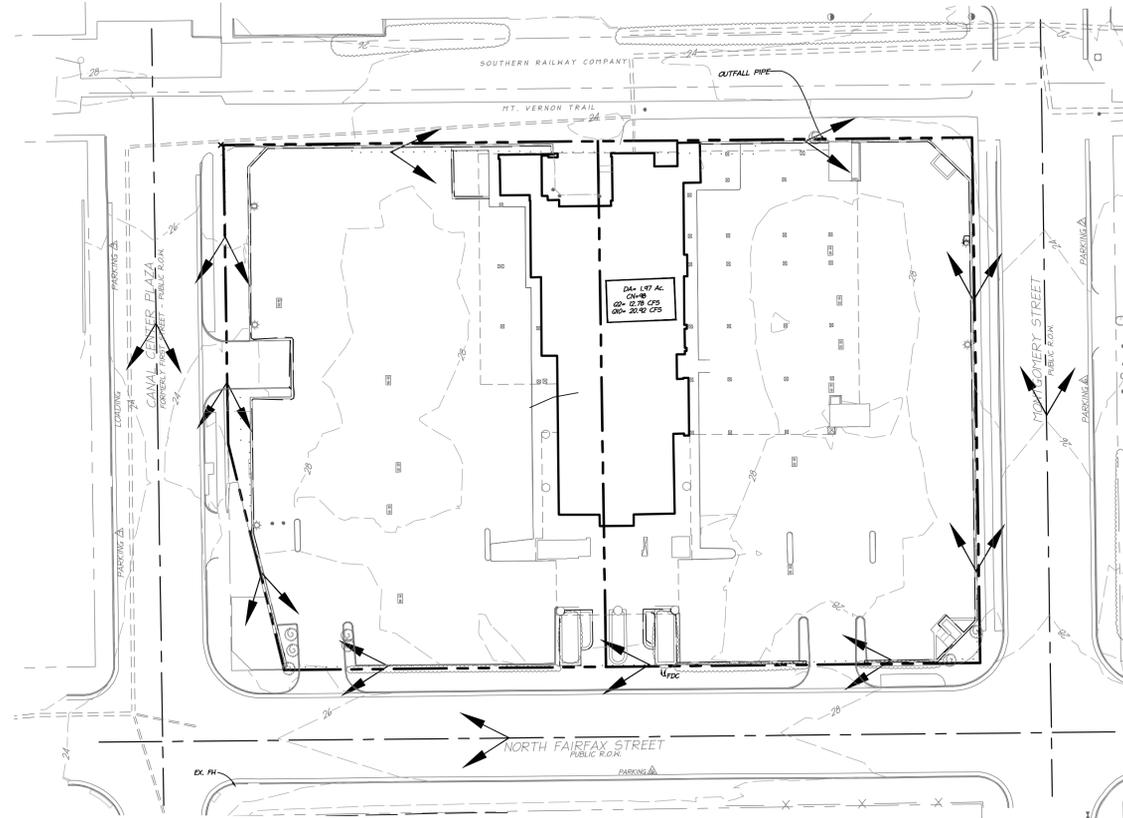
SWM & BMP PLAN

**901 N FAIRFAX
PRELIMINARY DSUP SITE PLAN**
CITY OF ALEXANDRIA, VA

PROJECT NO: 17041.001.00
SCALE: N/A
DATE: 10/13/17
DESIGN: JLH
DRAWN: JRW
CHECKED: KTW
SHEET No.

C501
107883

PRE-DEVELOPMENT DRAINAGE MAP:



LEGEND

SYMBOL	TITLE
.....	: PRE-DEVELOPMENT DRAINAGE DIVIDE
---	: PROPERTY LIMITS
↗	: PRE-DEVELOPMENT DIVIDE ARROW
□	: ONSITE IMPERVIOUS AREA (PRE TOTAL = 1.97 ac.)

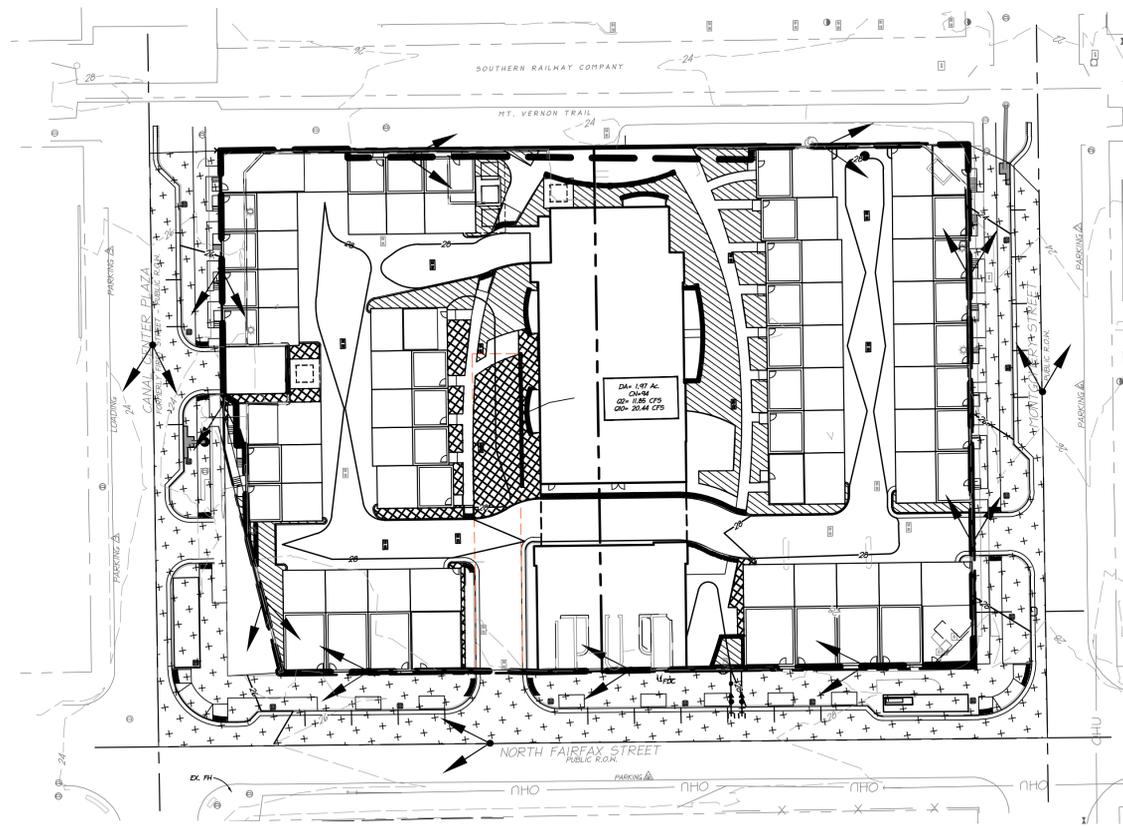
VIRGINIA STATE GRID NORTH
NAD 83

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12/21/17	DSUP 3RD SUBMN.
01/23/17	DSUP 4TH SUBMN.

APPROXIMATE TOTAL AREA DISTURBED: 118,642 S.F. OR 2.72 AC.

- NOTES:**
- 1.) ALL BMPs ARE IN THE VICINITY OF COORDINATES: 38°48'50.2"N 77°02'23.0"W
 - 2.) THE DEVELOPMENT SITS ON THE TOP OF A PARKING DECK. ALL DRAINAGE WILL BE OFF OF THE DECK TOWARDS THE STREET FOR THE OVERLAND RELIEF.
 - 3.) SEE PROPOSED GARAGE LAYOUT ON SHEET A-101.

POST-DEVELOPMENT/BMP DRAINAGE MAP:



LEGEND

SYMBOL	TITLE
---	: POST-DEVELOPMENT DRAINAGE DIVIDE
---	: PROPERTY LIMITS
↗	: POST-DEVELOPMENT DIVIDE ARROW
□	: ONSITE IMPERVIOUS AREA TO THE JELLYFISH FILTER (POST TOTAL = 1.66 ac.)
▨	: LEVEL 1 GREEN ROOF (ON PARKING GARAGE AND ROOF OF TOWER) (POST TOTAL = 0.12 ac.)
▩	: LEVEL 2 GREEN ROOF (ON PARKING GARAGE) (POST TOTAL = 0.18 ac.)
+	: AREA TO BMP TREE WELLS (POST TOTAL = 0.70 ac.)

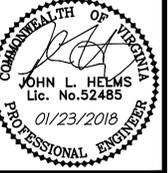
40 20 0 40 80
GRAPHIC SCALE
SCALE: 1" = 40'

APPROVED
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DEPARTMENT OF PLANNING & ZONING

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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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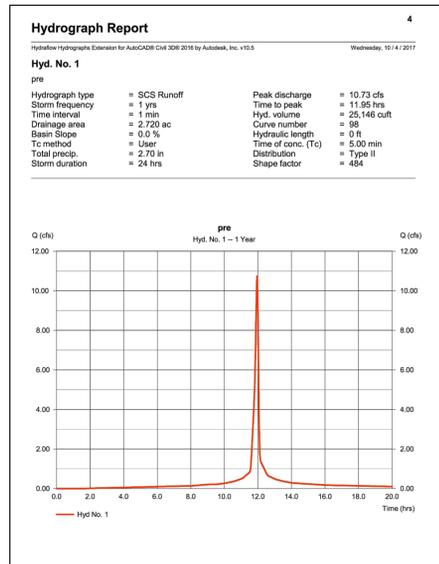
PRELIMINARY BMP DRAINAGE DIVIDE MAP

901 N FAIRFAX
PRELIMINARY DSUP SITE PLAN
CITY OF ALEXANDRIA, VA

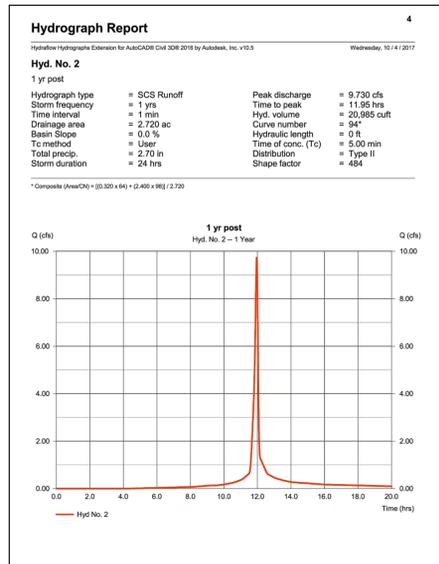
PROJECT NO: 17041.001.00
SCALE: 1" = 40'
DATE: 10/13/17
DESIGN: JLH
DRAWN: JRW
CHECKED: K1W
SHEET No.

C502
107883

1 YEAR PRE-DEVELOPMENT:



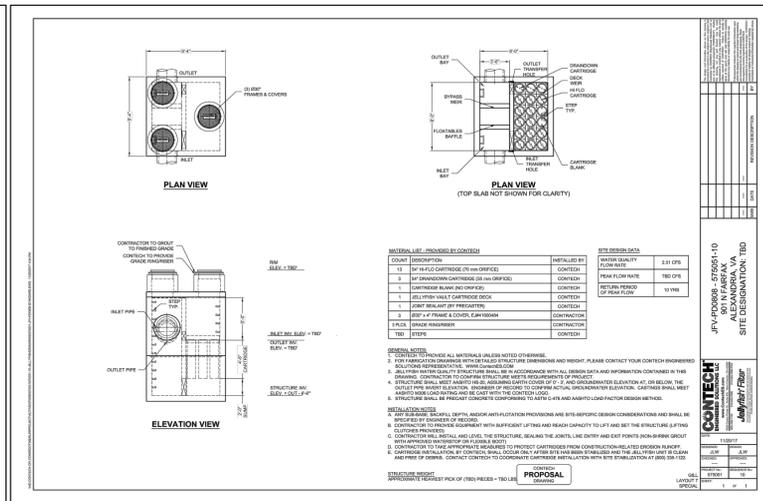
1 YEAR POST-DEVELOPMENT:



JELLYFISH FILTERING SIZING:

CONTECH ENGINEERED SOLUTIONS	
Project Name:	901 N Fairfax
Site Designation:	Alexandria
County or Independent City:	VA
Date:	11/2/17
Design Engineer:	JRW
Mass Loading Calculations:	
Peak Design Flow (cfs)	10.73
Water Quality Flow (cfs)	2.14
Annual Rainfall (inches)	43
Year Drainage Area, A (ac)	1.09
Post-Development Impervious Area, A _i (ac)	1.09
Percolation Area, A _p (ac)	0.00
Impervious Runoff Coefficient, R _i	0.95
Percolation Runoff Coefficient, R _p	0.00
% Impervious	100%
Runoff Coefficient, R _c	0.95
TSS Removal by Pre-treatment	0%
Agency Required TSS % Removal	80%
Required TSS Removal Efficiency of Filter	80%
Percent Runoff Capture	90%
Mean Annual Rainfall, R _a (in)	33.542
Event Mean Concentration of Pollutant, C _m (mg/L)	50
Annual Mass Load, M _{load} (lbs)	844.31
Flow Based Filter Sizing:	
Mass to be Captured by System (lbs)	875.85
Filter Type	Jellyfish
Structure Type	Peak Diversion
Cartridge Length	36"
Allowable Load Per Draindown Cartridge (lb)	63
# 4-in Cartridges Required	13
# Draindown Cartridges Required	3
Recommended Model	8x8 Peak Diversion
TSS Treatment Capacity (lb)	1834.00
Maximum Water Quality Flow	2.14 cfs

JELLYFISH FILTERING SYSTEM:



VIRGINIA STATE GRID NORTH
NAD 83

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12/21/17	DSUP 3RD SUBM.
01/23/17	DSUP 4TH SUBM.

APPROXIMATE TOTAL AREA DISTURBED: 118,642 S.F. OR 2.72 AC.

EXISTING CONDITION SITE NARRATIVE

THIS DEVELOPMENT CONSISTS OF APPROXIMATELY 1.97 ACRES OF LAND IN THE CITY OF ALEXANDRIA, AND IS CURRENTLY OCCUPIED BY AN EXISTING HOTEL, AND A 2 LEVEL GARAGE WITH 1 LEVEL OF UNDERGROUND PARKING. THE SITE IS BORDERED TO THE NORTH BY CANAL CENTER PLAZA; TO THE EAST BY THE MOUNT VERNON TRAIL; TO THE WEST BY NORTH FAIRFAX STREET AND TO THE SOUTH BY A MONTGOMERY STREET. THERE ARE NO STEEP SLOPES ON THE PROPERTY.

REVIEW OF EXISTING TOPOGRAPHY INDICATES THAT MAJORITY OF THE PROPERTY SLOPES FROM THE WEST TO THE EAST TOWARDS THE POTOMAC RIVER. THE EXISTING PARKING GARAGE AND HOTEL DRAINS TO AN EXISTING CLOSED CONDUIT STORM SYSTEM. THE STORM SYSTEM OUTFALLS INTO THE POTOMAC RIVER, WHICH IS ONE BLOCK TO THE EAST.

THERE ARE NO RESOURCE PROTECTION AREAS ON THIS PROPERTY.

PROPOSED CONDITION SITE NARRATIVE

THIS PROJECT CONSISTS OF THE REDEVELOPMENT OF THE SUBJECT SITE. THE EXISTING HOTEL WILL BE REPURPOSED FOR A RESIDENTIAL BUILDING WHILE REMOVING THE EXISTING ASSEMBLY SPACE. THE TOWER WILL THEN BE WRAPPED WITH 41 TOWNHOMES THAT WILL SIT ON TOP THE EXISTING GARAGE DECK. GARAGE ACCESS WILL BE PROVIDED BY THE EXISTING ENTRANCE ON CANAL CENTER DRIVE.

WATER QUALITY TREATMENT (BMP) NARRATIVE

TO COMPLY WITH THE CHESAPEAKE BAY ACT (CBA) AND ARTICLE XIII OF THE ZONING ORDINANCE, THE PROJECT WILL PROVIDE WATER QUALITY TREATMENT THROUGH GREEN ROOF AND A MANUFACTURED TREATMENT DEVICE. THIS TREATMENT FACILITY IS CAPABLE OF TREATING NECESSARY VOLUME TO MEET THE STATE WATER QUALITY REQUIREMENT FOR THE RE-DEVELOPED PROPERTY.

THE BMP WILL TREAT APPROXIMATELY 1.9% ACRES OF IMPERVIOUS RUNOFF. THE SITE INCREASES THE PERVIOUS AREA, AND THEREFORE HAS MET THE STATE PHOSPHORUS REMOVAL REQUIREMENTS.

WQV TREATMENT:
THE WQV TO BE TREATED AS PER THE CITY OF ALEXANDRIA SUPPLEMENT TO THE NORTHERN VIRGINIA BMP HANDBOOK IS 1816 CU FT/ ACRE OF IMPERVIOUS SURFACE. THEREFORE WQV REQUIRED = 1.9% x 1816 = 3577.52 CU FT.

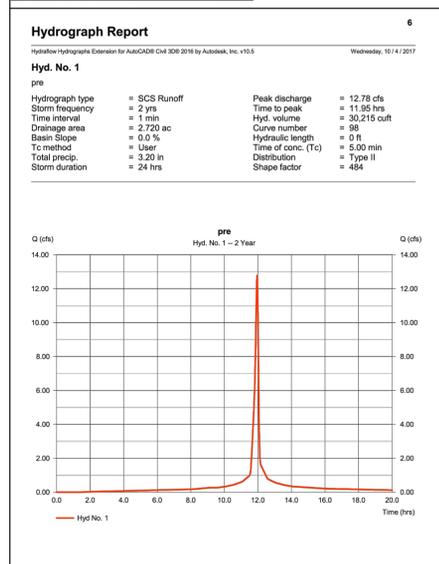
BMP TREATMENT PROVIDED:
FOR THIS PROJECT, 1.9% AC OF ON-SITE IMPERVIOUS COVER IS TREATED WITH THE GREEN ROOF AND A MANUFACTURED FILTERING SYSTEM.

WATER QUANTITY TREATMENT (SNM) NARRATIVE

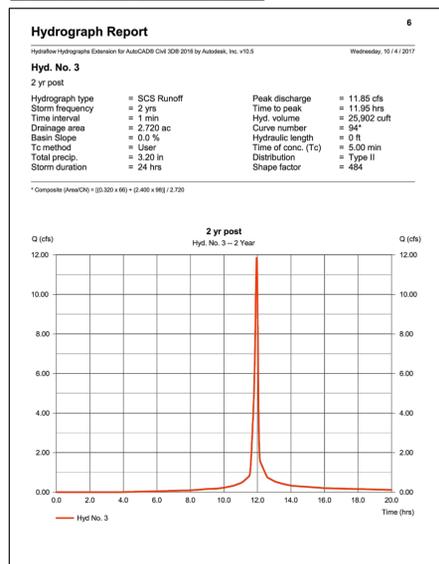
DUE TO THE DECREASE IN IMPERVIOUS COVER FOR THE SITE THROUGH REDEVELOPMENT, THE POST-DEVELOPMENT PEAK RUNOFF FOR THE TWO AND TEN YEAR STORMS WILL NOT EXCEED THE PRE-DEVELOPMENT RATES.

BECAUSE OF THE SITE'S DECREASE IN RUNOFF AND AND ITS CLOSE PROXIMITY TO THE POTOMAC RIVER, STORMWATER MANAGEMENT WILL NOT BE PROVIDED.

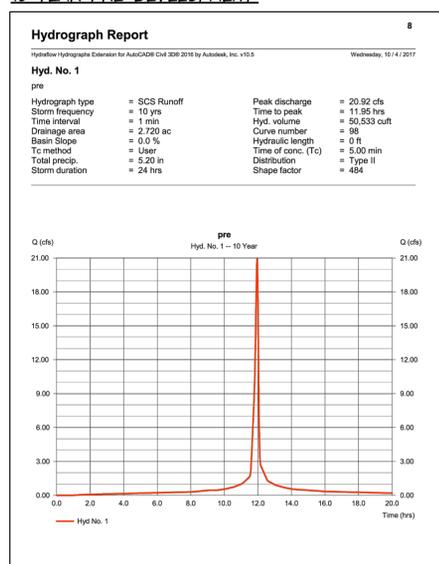
2 YEAR PRE-DEVELOPMENT:



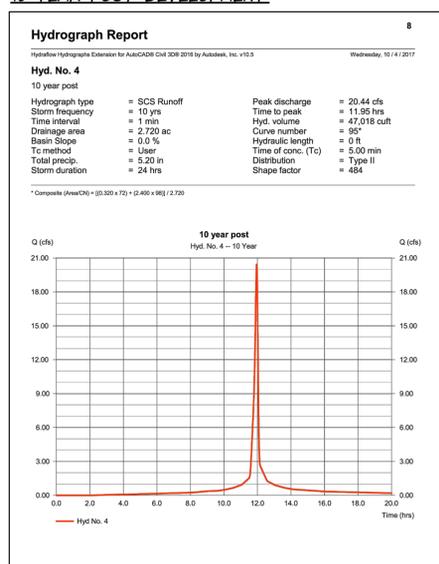
2 YEAR POST-DEVELOPMENT:



10 YEAR PRE-DEVELOPMENT:

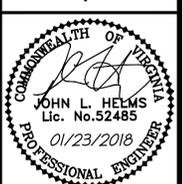


10 YEAR POST-DEVELOPMENT:



DECREASE IN RUNOFF FOR 1 YEAR EVENT:
10.73 CFS - 9.73 CFS = 1.0 CFS
DECREASE IN RUNOFF FOR 2 YEAR EVENT:
12.78 CFS - 11.85 CFS = 0.93 CFS
DECREASE IN RUNOFF FOR 10 YEAR EVENT:
20.92 CFS - 20.44 CFS = 0.48 CFS

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SWM NOTES AND COMPUTATIONS

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PRELIMINARY DSUP SITE PLAN
CITY OF ALEXANDRIA, VA

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DIRECTOR DATE

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DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

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PROJECT NO: 17041.001.00
SCALE: N/A
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DESIGN: JLH
DRAWN: JRW
CHECKED: K1W
SHEET No.

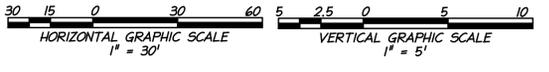
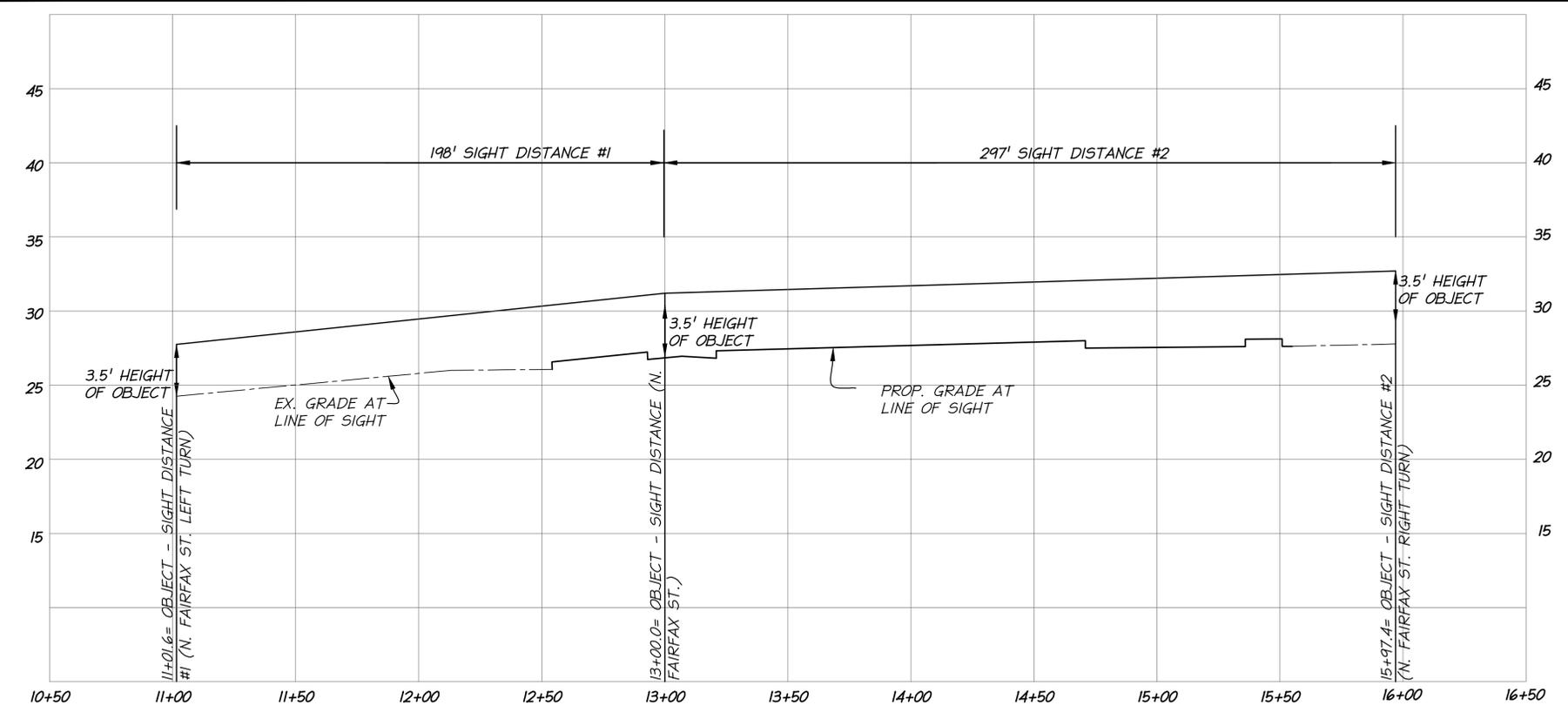
C503
107883

VIRGINIA STATE GRID NORTH
NAD 83

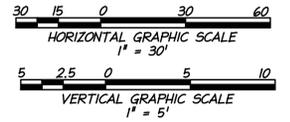
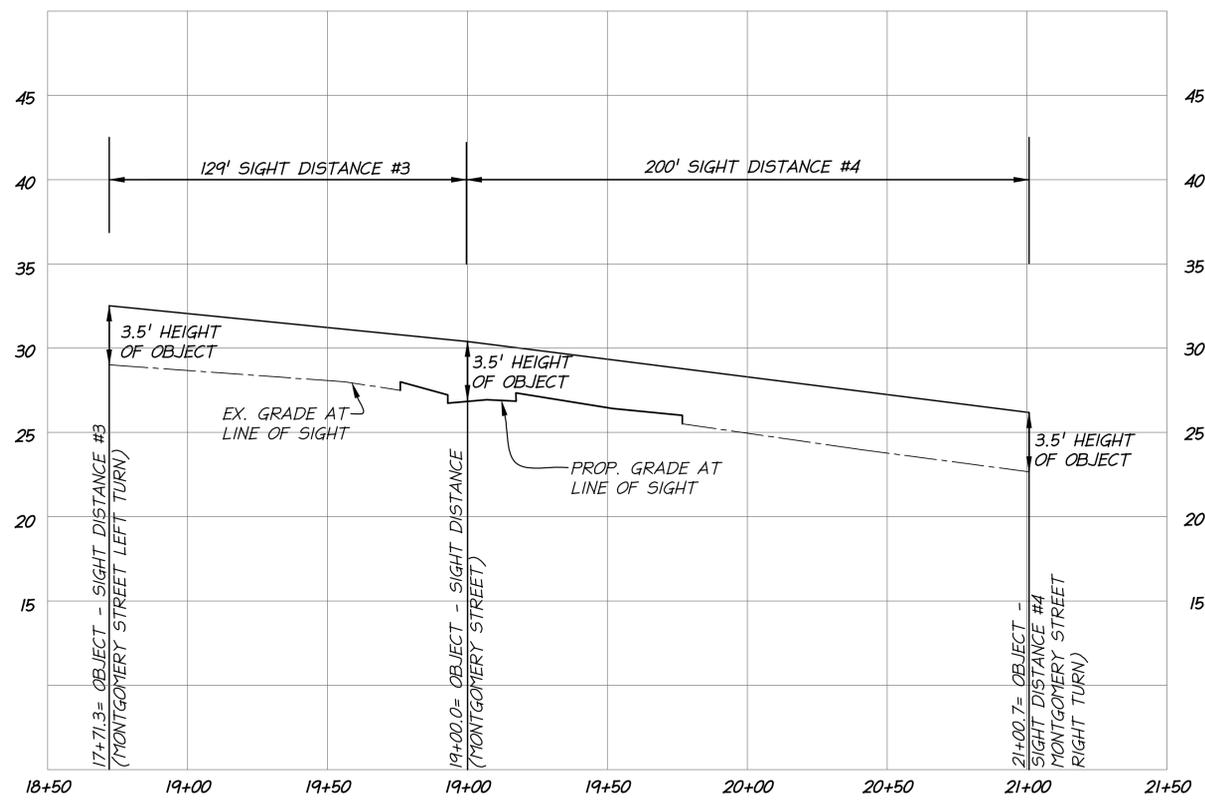
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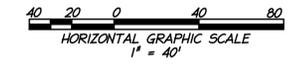
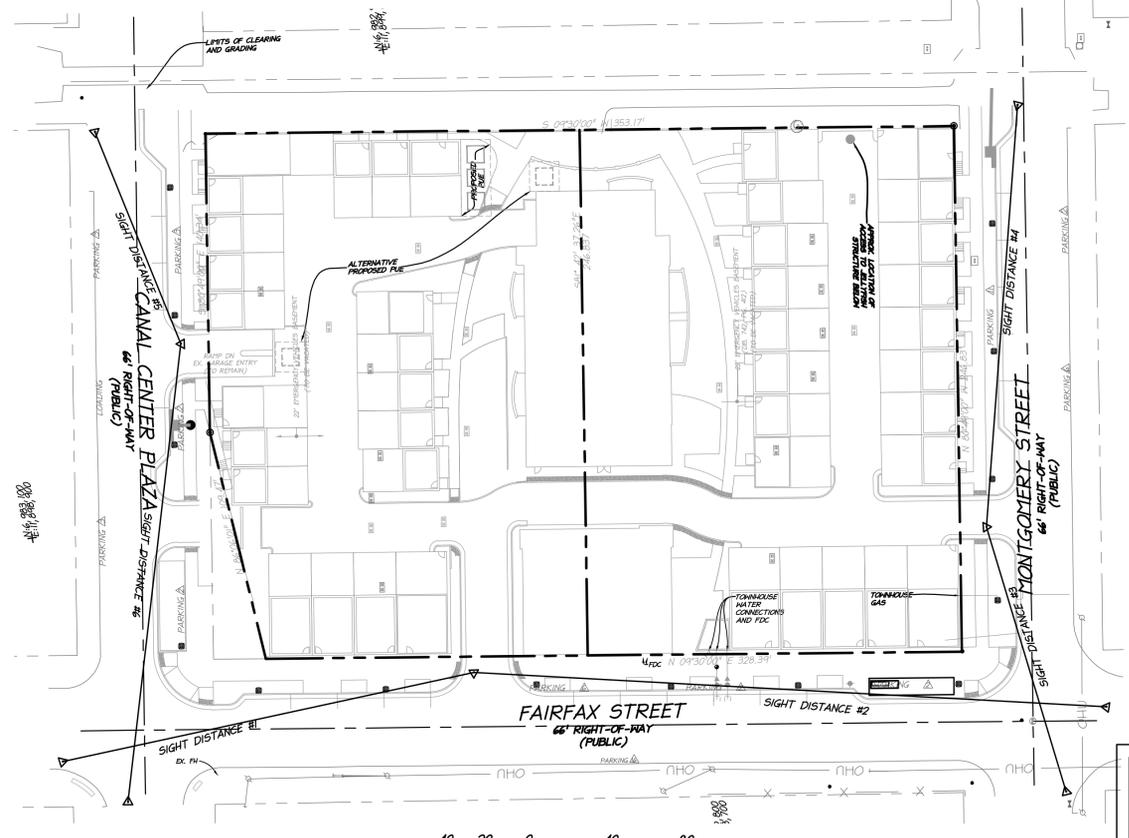
NOTE:
ALL INTERSECTIONS ARE 4-WAY STOPS.



N. FAIRFAX STREET



MONTGOMERY STREET



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SPECIAL USE PERMIT NO. 2017-0011
DEPARTMENT OF PLANNING & ZONING

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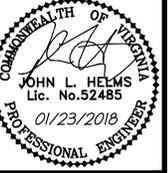
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SIGHT DISTANCE PROFILES

901 N FAIRFAX
PRELIMINARY DSUP SITE PLAN
CITY OF ALEXANDRIA, VA

PROJECT NO: 17041.001.00
SCALE: SEE DRAWING
DATE: 10/13/17
DESIGN: JLH
DRAWN: JRW
CHECKED: KTW
SHEET No.

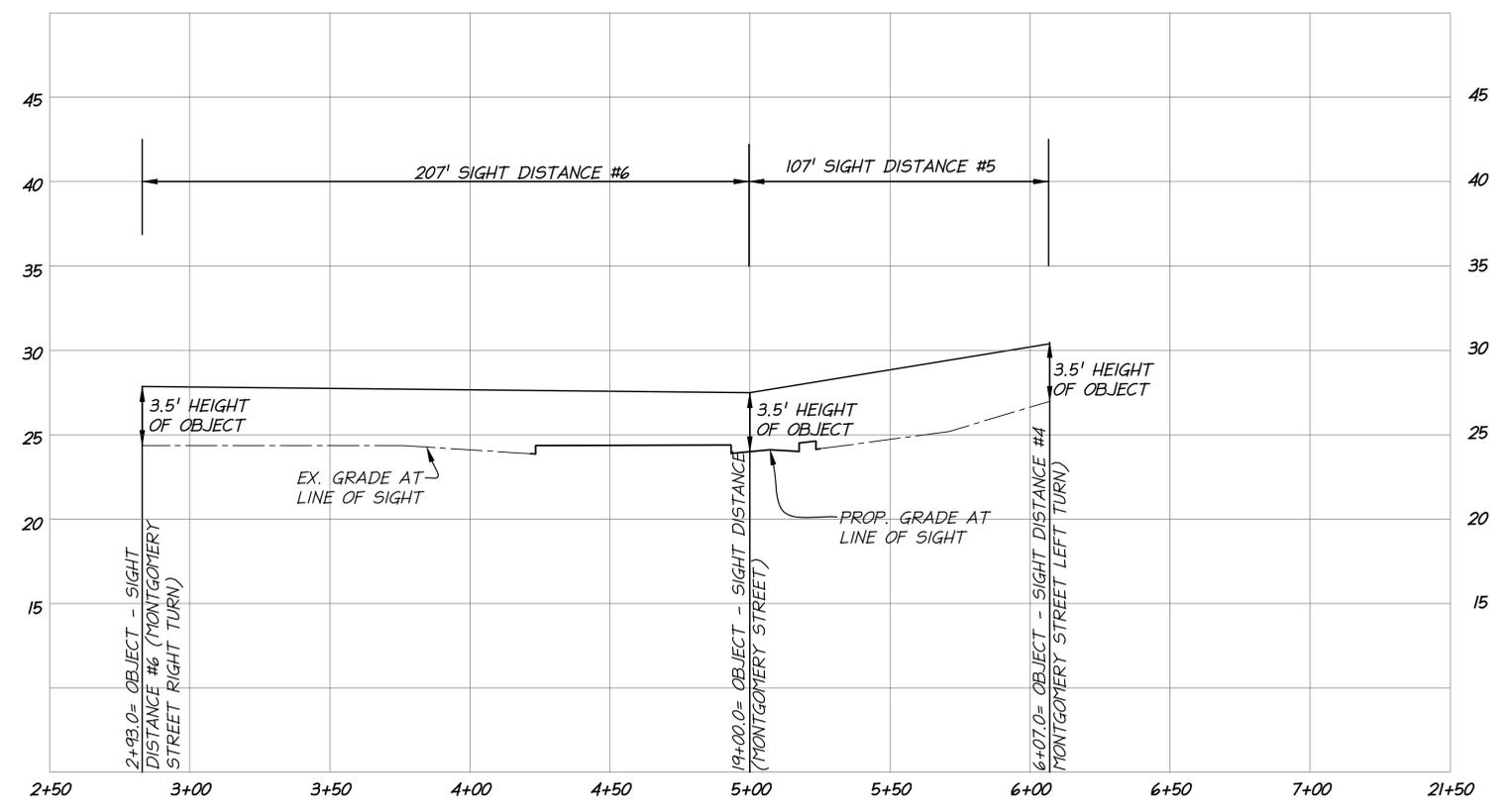
C600
107883

VIRGINIA STATE GRID NORTH
NAD 83

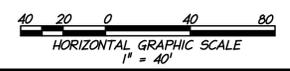
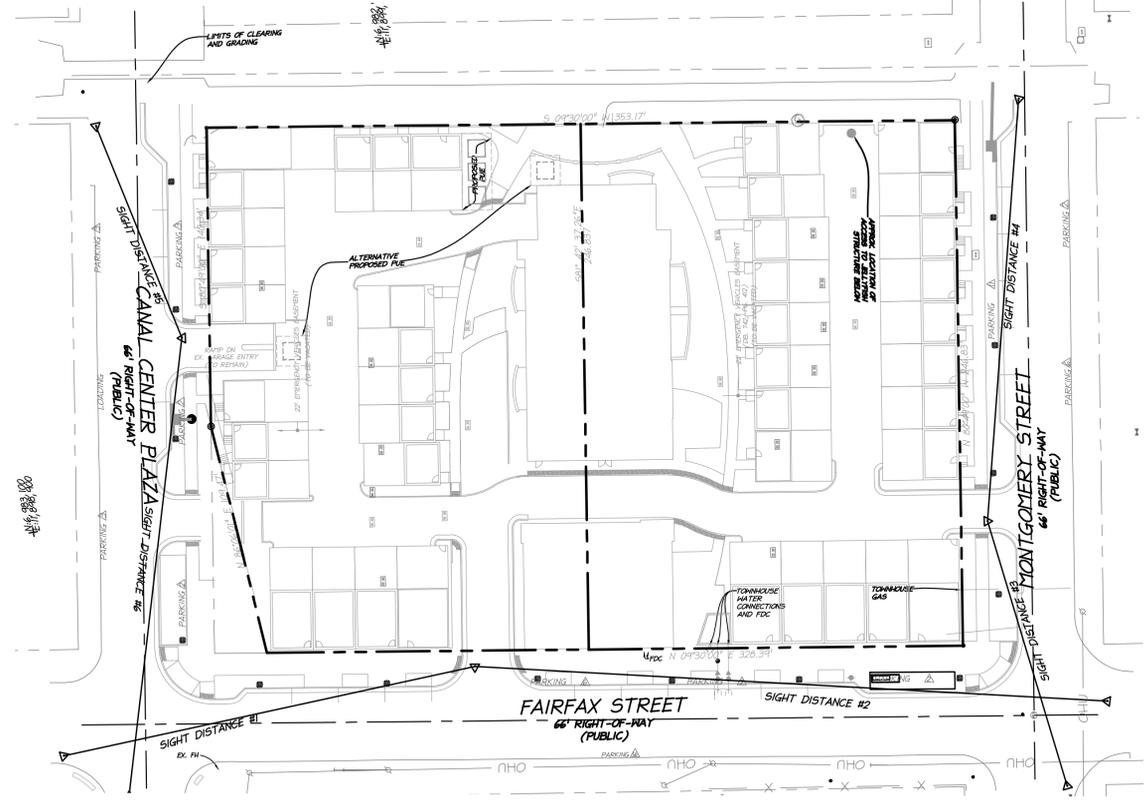
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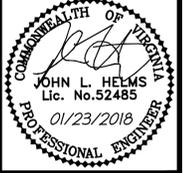
NOTE:
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CANAL CENTER PLAZA



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SIGHT DISTANCE PROFILES

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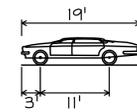
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SHEET No.

C601
107883

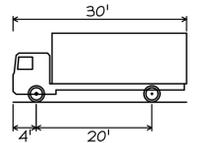
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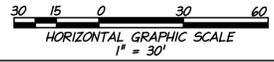
P - Passenger Car
 Overall Length 19.000ft
 Overall Width 7.000ft
 Overall Body Height 4.300ft
 Min Body Ground Clearance 1.115ft
 Track Width 6.000ft
 Lock-to-lock time 4.00s
 Max Steering Angle (Virtual) 31.60°

PASSENGER CAR DETAIL (N.T.S.)

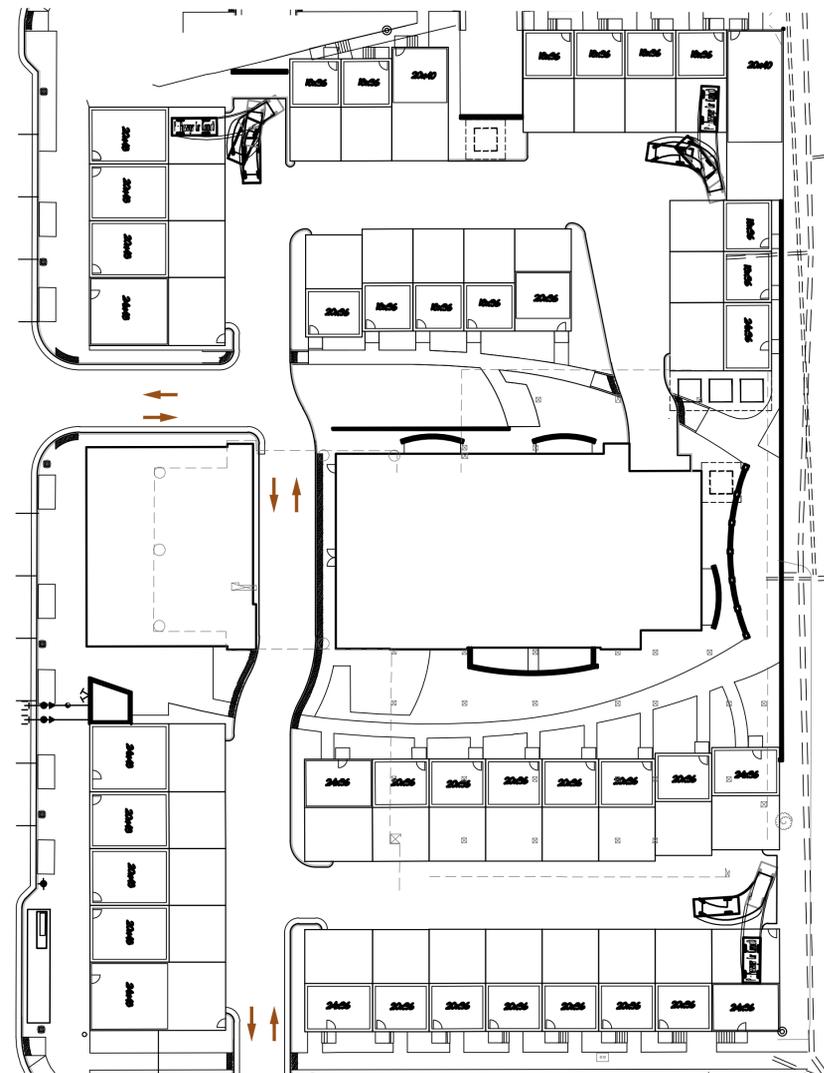


SU - Single Unit Truck
 Overall Length 30.000ft
 Overall Width 8.000ft
 Overall Body Height 11.88ft
 Min Body Ground Clearance 1.367ft
 Track Width 6.000ft
 Lock-to-lock time 5.00s
 Max Steering Angle (Virtual) 31.70°

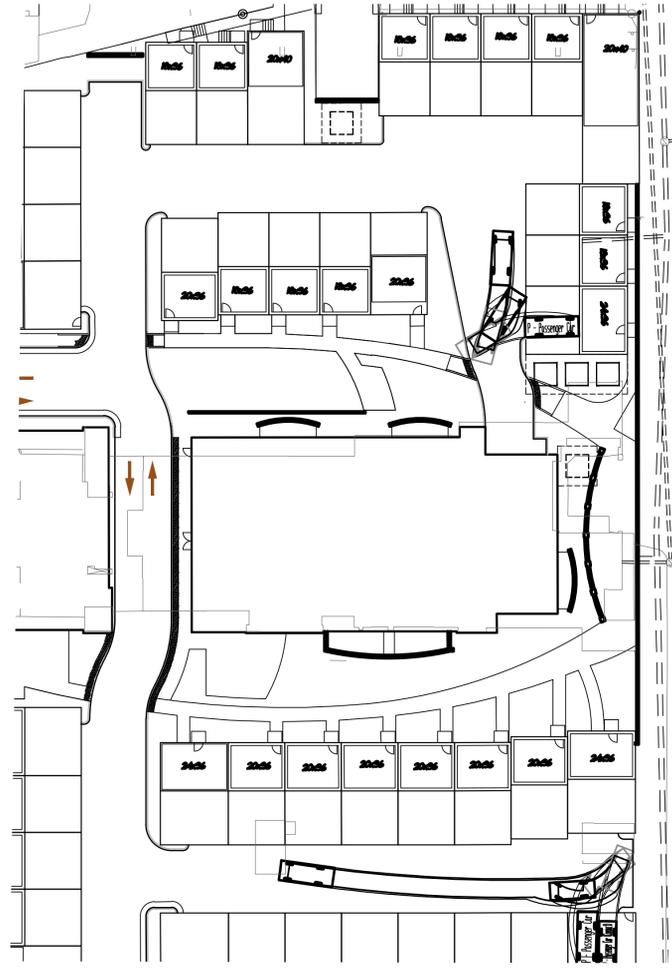
BOX TRUCK DETAIL (N.T.S.)



APPROVED	
SPECIAL USE PERMIT NO. 2017-0011	
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. _____	



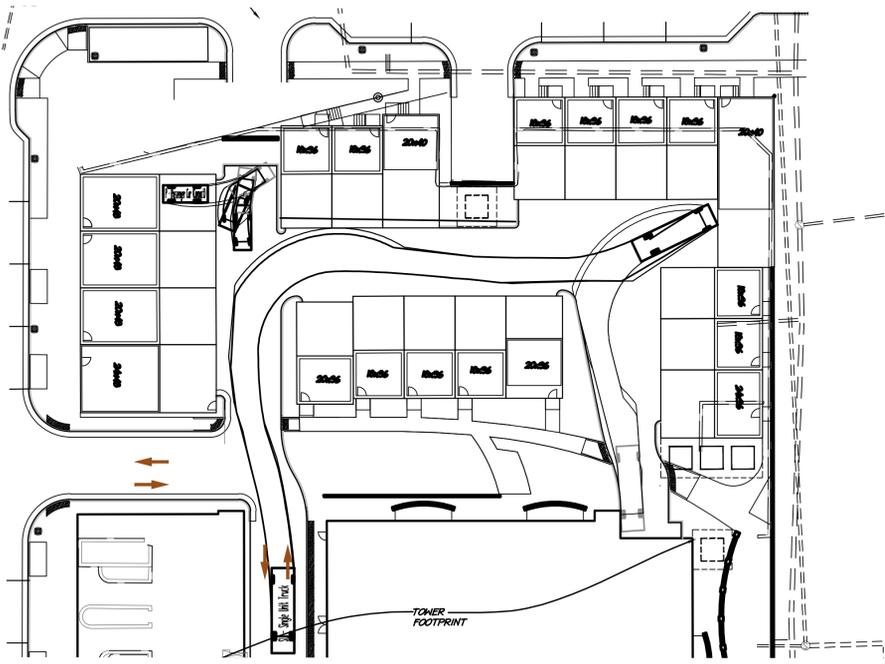
PASSENGER CAR EXITING CORNER UNITS (COMPACT CARS ONLY IN THESE BAYS)



PASSENGER CAR EXITING CORNER UNITS

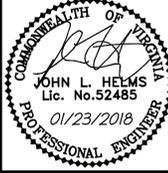


BOX TRUCK EXITING LOADING BAY



BOX TRUCK ENTERING LOADING BAY

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TURNING MOVEMENTS

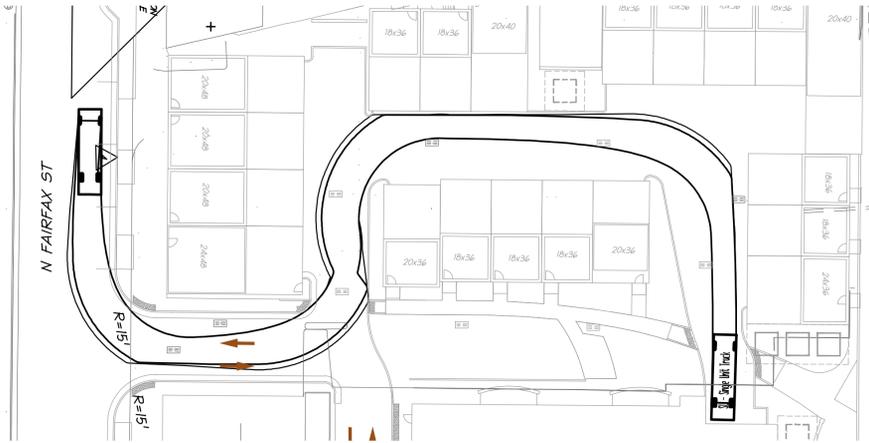
901 N FAIRFAX
PRELIMINARY DSUP SITE PLAN
 CITY OF ALEXANDRIA, VA

PROJECT NO: 17041.001.00
 SCALE: 1"=30'
 DATE: 10/13/17
 DESIGN: JLH
 DRAWN: JRW
 CHECKED: K1W
 SHEET No.

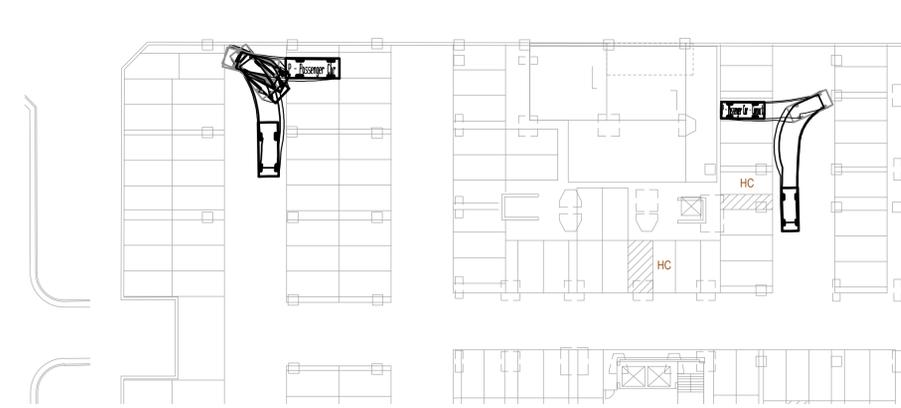
C700
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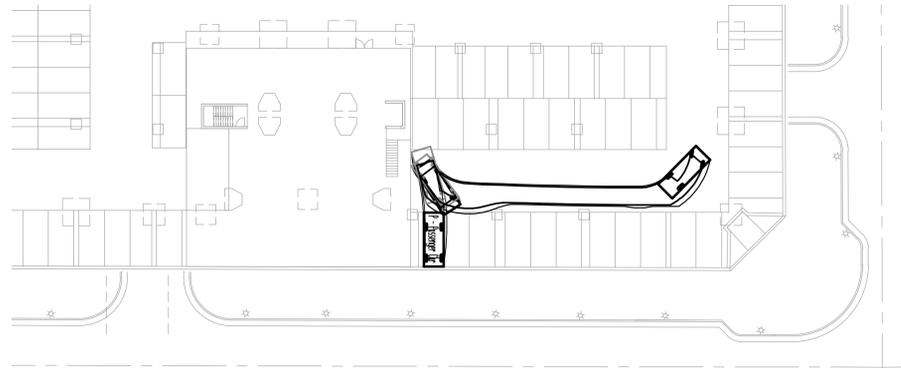
TRASH TRUCK ENTERING FROM N FAIRFAX STREET



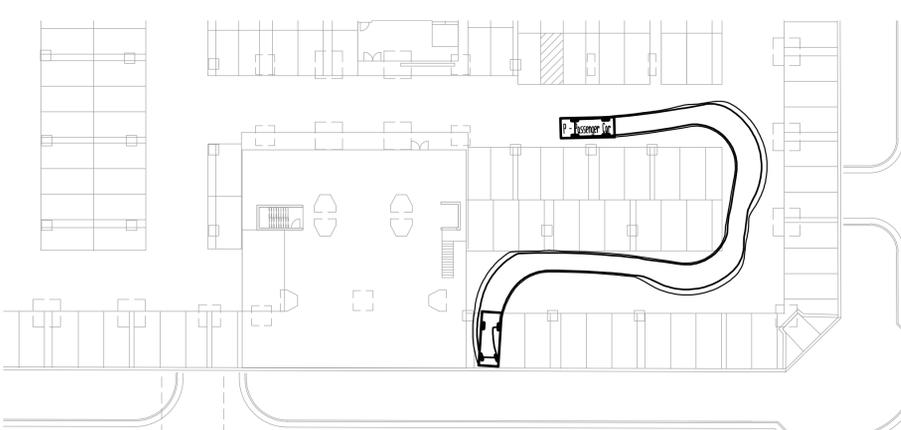
TRASH TRUCK LEAVING USING N FAIRFAX STREET



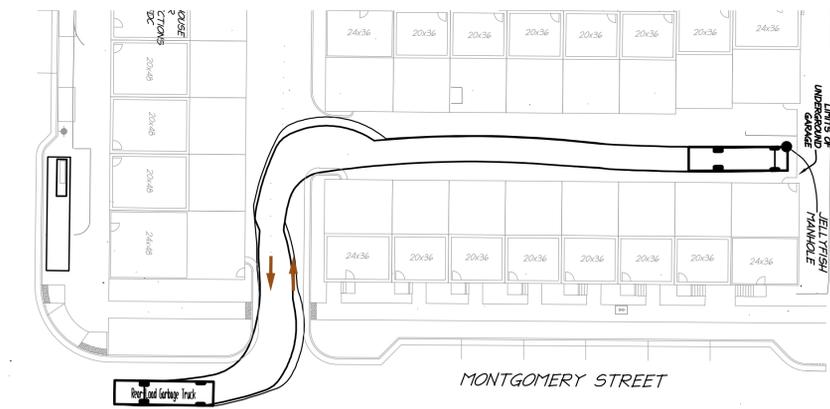
PASSENGER CAR EXITING SPACE; COMPACT CAR EXITING COMPACT SPACE - EAST SIDE OF GARAGE



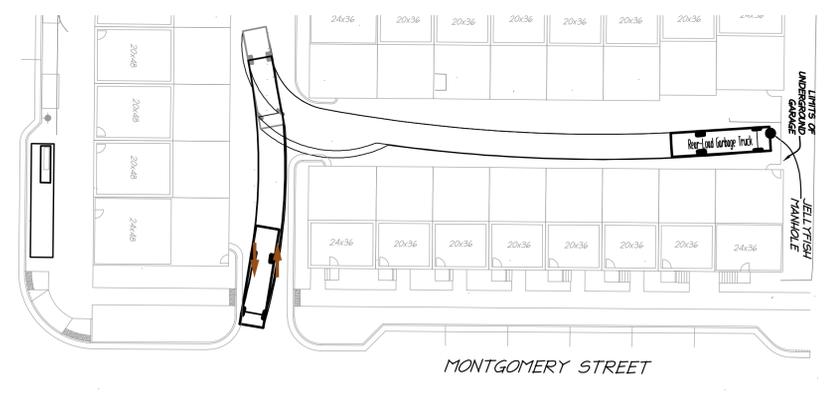
PASSENGER CAR EXITING SPACE - SW CORNER OF GARAGE



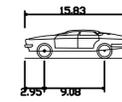
PASSENGER CAR ENTERING SPACE - SW CORNER OF GARAGE



VACUUM TRUCK ENTERING FROM MONTGOMERY STREET

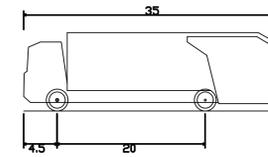


VACUUM TRUCK EXITING ONTO MONTGOMERY STREET



P - Passenger Car (Compact)
 Overall Length 15.830ft
 Overall Width 7.950ft
 Overall Body Height 4.265ft
 Min Body Ground Clearance 1.115ft
 Track Width 5.230ft
 Lock-to-lock time 3.00s
 Curb to Curb Turning Radius 19.500ft

COMPACT CAR DETAIL (N.T.S.)



Rear-Load Garbage Truck
 Overall Length 35.000ft
 Overall Width 8.375ft
 Overall Body Height 10.546ft
 Min Body Ground Clearance 1.000ft
 Track Width 8.375ft
 Lock-to-lock time 6.00s
 Curb to Curb Turning Radius 29.300ft

REAR-LOAD GARBAGE TRUCK DETAIL (N.T.S.)

DATE	REVISION
11/28/17	DSUP 2ND SUBMN.
12/21/17	DSUP 3RD SUBMN.
01/23/17	DSUP 4TH SUBMN.

APPROXIMATE TOTAL AREA DISTURBED: 118,642 S.F. OR 2.72 AC.

NOTES:
 1. TRASH TRUCK SERVING AS PROXY FOR VACUUM TRUCK USED TO SERVICE JELLYFISH MANUFACTURED TREATMENT DEVICE.



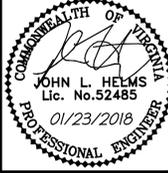
APPROVED
 SPECIAL USE PERMIT NO. 2017-0011
 DEPARTMENT OF PLANNING & ZONING

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

DIRECTOR _____ DATE _____
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TURNING MOVEMENTS

901 N FAIRFAX
 PRELIMINARY DSUP SITE PLAN
 CITY OF ALEXANDRIA, VA

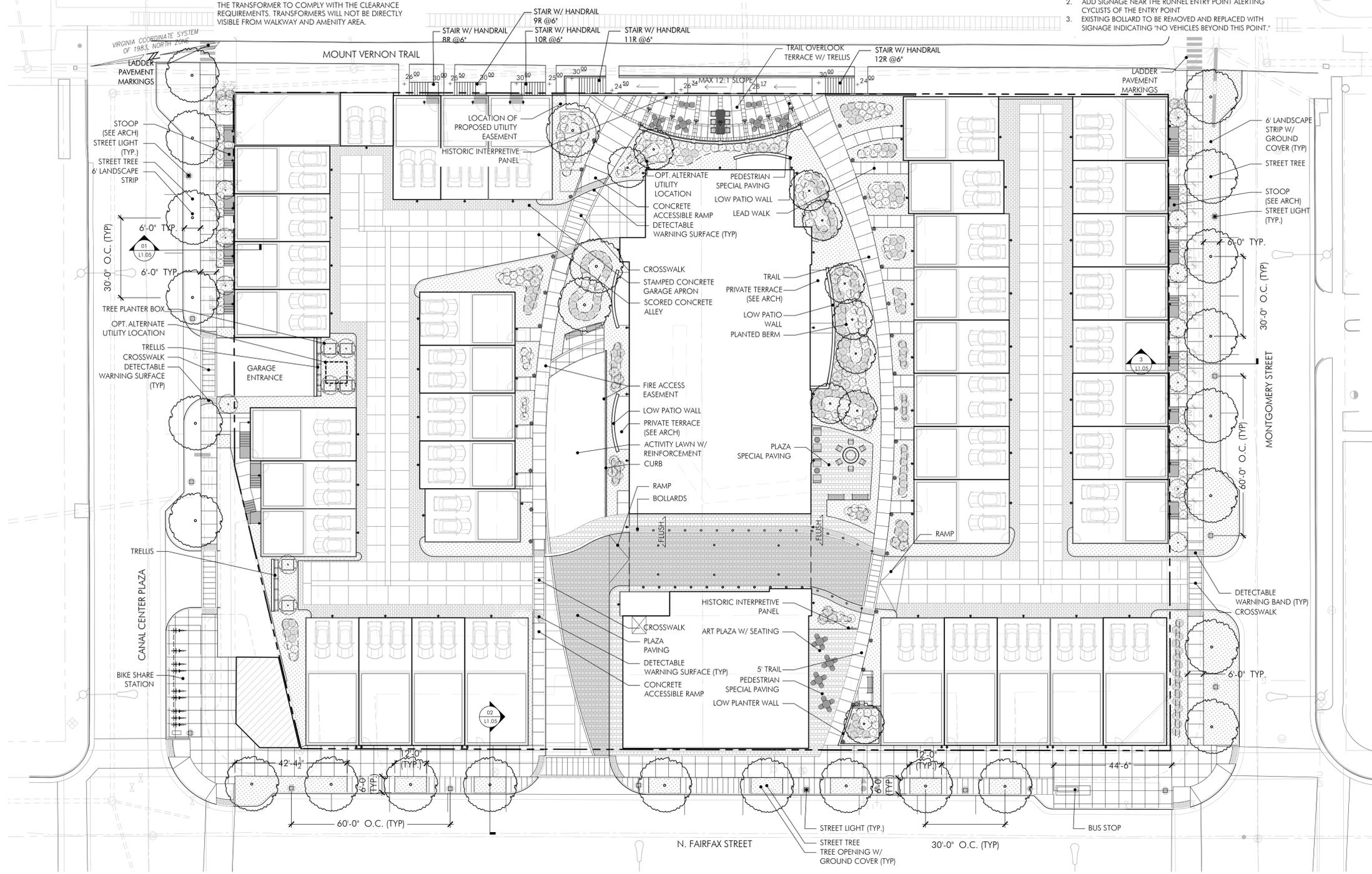
PROJECT NO:17041.001.00
 SCALE: 1"=30'
 DATE: 10/13/17
 DESIGN: JLH
 DRAWN: JRW
 CHECKED: K1W
 SHEET No.
C701

LANDSCAPE ARCHITECTURE
DRAWING LIST

- L1.01 - OVERALL LANDSCAPE PLAN - OPTION A
- L1.02 - ILLUSTRATIVE LANDSCAPE PLAN - OPTION A
- L1.03 - LANDSCAPE PLAN - OPTION B
- L1.03A - ILLUSTRATIVE LANDSCAPE PLAN - OPTION B
- L1.03B - TRAIL TREATMENT ELEVATION
- L1.04 - ROOF TERRACE LANDSCAPE PLAN
- L1.05 - STREET SECTIONS
- L1.06 - PLANTING SCHEDULE AND NOTES
- L1.07 - LIGHTING PLAN

TRANSFORMER SCREENING NOTE:
TRANSFORMERS TO BE SCREENED BY EVERGREEN SHRUBS WITH 5' TO 6' INSTALLED HEIGHT AND/OR 6' HIGH SCREEN FENCE WITH ACCESSIBLE GATE. SHRUBS AND FENCE WILL BE INSTALLED 10' FROM THE FRONT AND 3' FROM THE SIDES OF THE TRANSFORMER TO COMPLY WITH THE CLEARANCE REQUIREMENTS. TRANSFORMERS WILL NOT BE DIRECTLY VISIBLE FROM WALKWAY AND AMENITY AREA.

- NOTES:**
- PROPOSED FINAL CONDITION CONTINGENT ON THE OWNER OF THE PROPERTY PROVIDING AN EASEMENT.
 - ADD SIGNAGE NEAR THE RUNNEL ENTRY POINT ALERTING CYCLISTS OF THE ENTRY POINT.
 - EXISTING BOLLARD TO BE REMOVED AND REPLACED WITH SIGNAGE INDICATING "NO VEHICLES BEYOND THIS POINT."



HARDSCAPE LEGEND

- SCORED CONCRETE - STREETSCAPE
- SCORED CONCRETE - ALLEY
- PLAZA PAVERS - PEDESTRIAN
- PLAZA PAVERS - VEHICULAR
- STAMPED CONCRETE - GARAGE APRON
- PEDESTRIAN SPECIAL PAVING
- DETECTABLE WARNING SURFACE

SITE FURNISHING LEGEND

- BENCH
- TABLE AND CHAIRS
- BOLLARD
- HISTORIC INTERPRETIVE PANEL

LIGHTING LEGEND

- BOLLARD LIGHT
- CEILING LIGHT
- DOWN LIGHT
- STREET LIGHT
- WALL LIGHT

PLANTING LEGEND

- LARGE CANOPY TREE
- MEDIUM CANOPY TREE
- SMALL ORNAMENTAL TREE
- SHRUBS
- GROUNDCOVER BED
- TREE PLANTER BOX

PARKER RODRIGUEZ, INC.
PLANNING URBAN DESIGN LANDSCAPE ARCHITECTURE
101 North Union St. #320
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703.548.5010

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CP Alexandria Owner LLC

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REVISIONS

DSUP	DATE
DSUP	10.13.17
DSUP	11.27.17
DSUP	12.21.17
DSUP	01.23.18

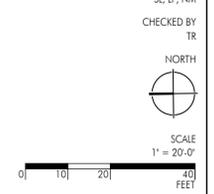
OVERALL LANDSCAPE PLAN
OPTION A

ORIGINAL ISSUE DATE
October 13, 2017

DESIGNED BY
TR

DRAWN BY
SL, LP, NM

CHECKED BY
TR



L1.01

OVERALL LANDSCAPE PLAN - OPTION A - WITH CONNECTION TO THE TRAIL

SCALE: 1" = 20'-0"

- NOTES:**
- STREET TREES ON GRADE SHALL HAVE 4' MIN. SOIL DEPTH.
 - TREES ON STRUCTURE WILL HAVE 3' MIN. SOIL DEPTH.
 - PROPOSED TREE PITS ARE BMP TREE WELLS AND THE DEPTH AND MEDIA MEET THE GREEN SIDEWALKS BMP DESIGN GUIDELINES

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

APPROVED
SPECIAL USE PERMIT NO. DSUP#
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. _____

NOTE:
PROPOSED FINAL CONDITION CONTINGENT ON THE OWNER
OF THE PROPERTY PROVIDING AN EASEMENT.



OPTION A - WITH CONNECTION TO THE TRAIL

NOTE: DETAILS IN THIS SHEET ARE INTENDED TO DEPICT THE GENERAL QUALITY AND CHARACTER OF INTENDED HARDSCAPE AND LANDSCAPE ELEMENTS. FINAL SELECTIONS MAY DIFFER FROM THOSE DEPICTED.

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

ARKER RODRIGUEZ, INC.

101 North Union St. #320
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703.273.6820



REVISIONS	
DSUP	10.13.17
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DSUP	12.21.17
DSUP	01.23.18

ILLUSTRATIVE
LANDSCAPE
PLAN
OPTION A

ORIGINAL ISSUE DATE
October 13, 2017

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NORTH



SCALE
1" = 20'-0"



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LANDSCAPE PLAN OPTION B

ORIGINAL ISSUE DATE
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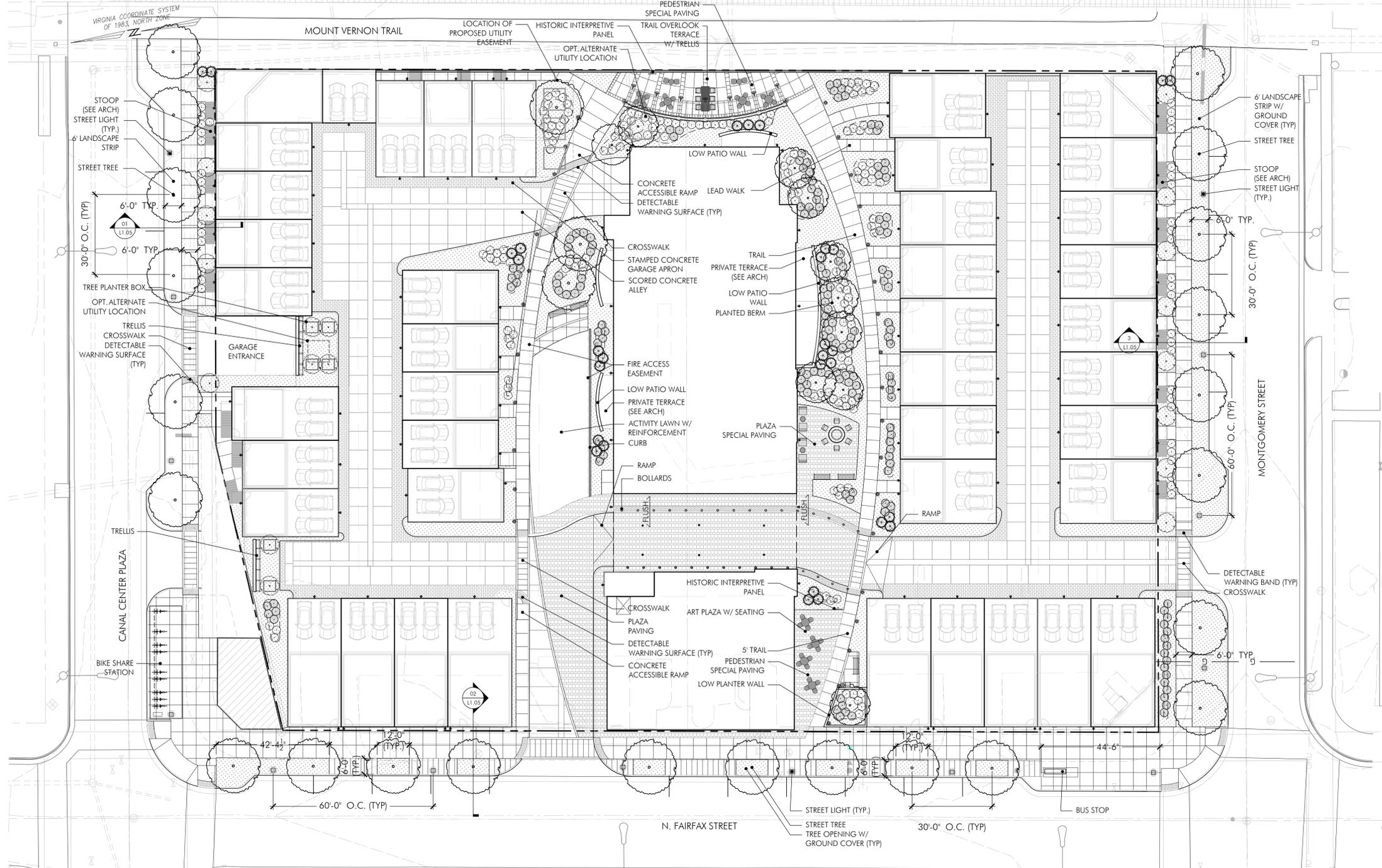
SCALE
1" = 20'-0"

0' 10' 20' 40' FEET

L1.03

TRANSFORMER SCREENING NOTE:
TRANSFORMERS TO BE SCREENED BY EVERGREEN SHRUBS WITH 5' TO 6' INSTALLED HEIGHT AND/OR 6' HIGH SCREEN FENCE WITH ACCESSIBLE GATE. SHRUBS AND FENCE WILL BE INSTALLED 10' FROM THE FRONT AND 3' FROM THE SIDES OF THE TRANSFORMER TO COMPLY WITH THE CLEARANCE REQUIREMENTS. TRANSFORMERS WILL NOT BE DIRECTLY VISIBLE FROM WALKWAY AND AMENITY AREA.

NOTES:
1. ADD SIGNAGE NEAR THE RUNNEL ENTRY POINT ALERTING CYCLISTS OF THE ENTRY POINT
2. EXISTING BOLLARD TO BE REMOVED AND REPLACED WITH SIGNAGE INDICATING "NO VEHICLES BEYOND THIS POINT."



HARDSCAPE LEGEND

- SCORED CONCRETE - STREETScape
- SCORED CONCRETE - ALLEY
- PLAZA PAVERS - PEDESTRIAN
- PLAZA PAVERS - VEHICULAR
- STAMPED CONCRETE - GARAGE APRON
- PEDESTRIAN SPECIAL PAVING
- DETECTABLE WARNING SURFACE

SITE FURNISHING LEGEND

- BENCH
- TABLE AND CHAIRS
- BOLLARD
- HISTORIC INTERPRETIVE PANEL

LIGHTING LEGEND

- BOLLARD LIGHT
- CEILING LIGHT
- DOWN LIGHT
- STREET LIGHT
- WALL LIGHT

PLANTING LEGEND

- LARGE CANOPY TREE
- MEDIUM CANOPY TREE
- SMALL ORNAMENTAL TREE
- SHRUBS
- GROUND COVER BED
- TREE PLANTER BOX

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SPECIAL USE PERMIT NO. DSUP#
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DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

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

02 LANDSCAPE PLAN - OPTION B - WITH NO CONNECTION TO THE TRAIL
SCALE: 1" = 20'-0"

NOTES:
1. STREET TREES ON GRADE SHALL HAVE 4' MIN. SOIL DEPTH.
2. TREES ON STRUCTURE WILL HAVE 3' MIN. SOIL DEPTH.
3. PROPOSED TREE PITS ARE BMP TREE WELLS AND THE DEPTH AND MEDIA MEET THE GREEN SIDEWALKS BMP DESIGN GUIDELINES

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



REVISIONS

DSUP	10.13.17
DSUP	11.27.17
DSUP	12.21.17
DSUP	01.23.18

ILLUSTRATIVE
LANDSCAPE
PLAN
OPTION B

ORIGINAL ISSUE DATE
October 13, 2017

DESIGNED BY
TR

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TR

NORTH



SCALE

1" = 20'-0"



L1.03A

- NOTES:
1. ADD SIGNAGE NEAR THE RUNNEL ENTRY POINT ALERTING CYCLISTS OF THE ENTRY POINT
 2. EXISTING BOLLARD TO BE REMOVED AND REPLACED WITH SIGNAGE INDICATING "NO VEHICLES BEYOND THIS POINT."



OPTION B - WITH NO CONNECTION TO THE TRAIL

NOTE: DETAILS IN THIS SHEET ARE INTENDED TO DEPICT THE GENERAL QUALITY AND CHARACTER OF INTENDED HARDSCAPE AND LANDSCAPE ELEMENTS. FINAL SELECTIONS MAY DIFFER FROM THOSE DEPICTED.

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SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____ DATE _____	
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INSTRUMENT NO. _____	DEED BOOK NO. _____ PAGE NO. _____



3 Mt. Vernon Trail

01

OPTION A - ELEVATION - WITH CONNECTION TO THE TRAIL

SCALE: 1" = 20'-0"

NOTE:
1. PROPOSED FINAL CONDITION CONTINGENT ON THE OWNER OF THE PROPERTY PROVIDING AN EASEMENT.



3 Mt. Vernon Trail

02

OPTION B - ELEVATION - WITH NO CONNECTION TO THE TRAIL

SCALE: 1" = 20'-0"



REVISIONS	
DSUP	10.13.17
DSUP	11.27.17
DSUP	12.21.17
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TRAIL
TREATMENT
ELEVATION

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SCALE

1" = 20'-0"



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

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

L1.03B



REVISIONS

DSUP	10.13.17
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DSUP	12.21.17
DSUP	01.23.18

ROOF TERRACE
LANDSCAPE
PLAN

ORIGINAL ISSUE DATE
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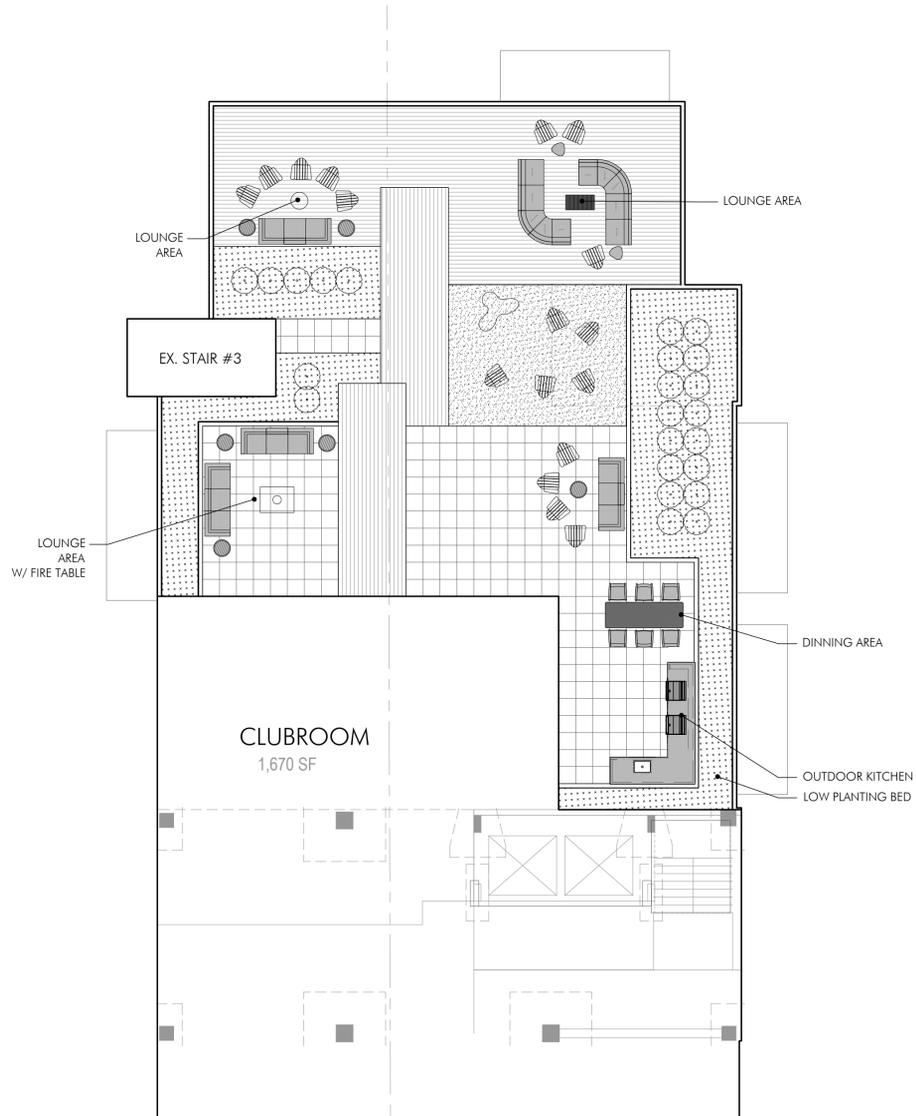


SCALE

1" = 20'-0"



L1.04



01 OVERALL ROOF LEVEL
SCALE: 1" = 10'-0"



02 ROOF TERRACE - CLUBROOM
SCALE: 1" = 10'-0"

NOTE: DETAILS IN THIS SHEET ARE INTENDED TO DEPICT THE GENERAL QUALITY AND CHARACTER OF INTENDED HARDSCAPE AND LANDSCAPE ELEMENTS. FINAL SELECTIONS MAY DIFFER FROM THOSE DEPICTED.

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STREET SECTIONS

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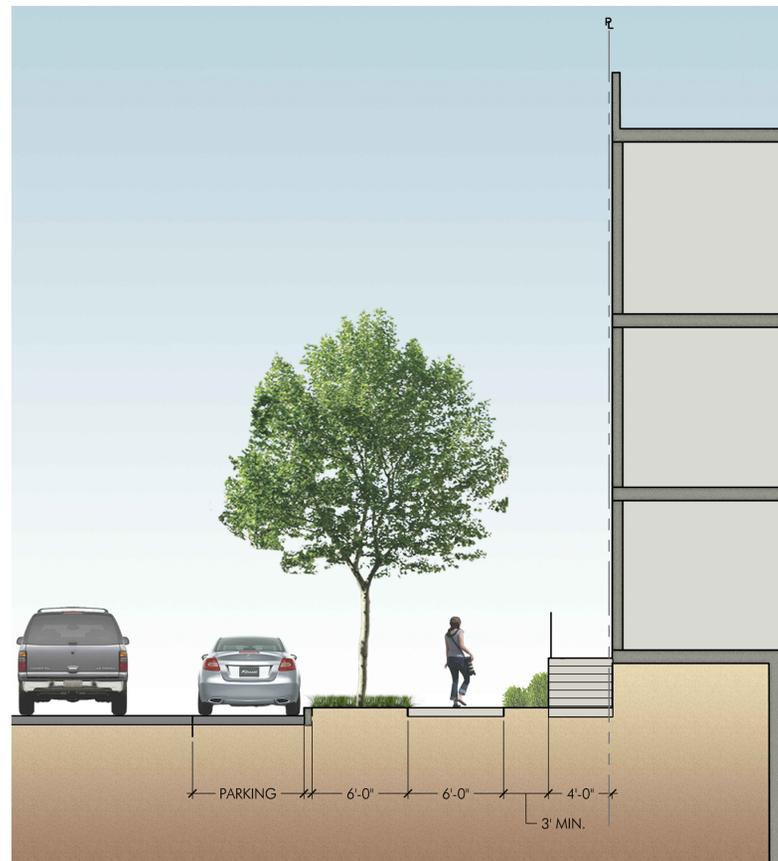
NORTH



SCALE
NA



L1.05



01 STREETScape SECTION - CANAL CENTER PLAZA

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



03 STREETScape SECTION - MONTGOMERY STREET

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



02 STREETScape SECTION - N. FAIRFAX STREET

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

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PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COND.	COMMENTS
CANOPY TREES						
AR		Acer rubrum 'October Glory'	October Glory Red Maple	3 1/2" - 4" cal.	B&B	single leader; full branching
GB		Ginkgo biloba	Ginkgo	2-2 1/2" cal.	B&B	single leader; full branching; males only
GT		Gleditsia triacanthos inermis 'Halka'	Halka Honeylocust	3 1/2" - 4" cal.	B&B	single leader; full branching
LS		Liquidambar styraciflua 'Happidaze'	Sweetgum	3 1/2" - 4" cal.	B&B	single leader; full branching
PA		Platanus x acaifolia 'Bloodgood'	London Planetree	3 1/2" - 4" cal.	B&B	single leader; full branching
QP		Quercus phellos	Willow Oak	3 1/2" - 4" cal.	B&B	single leader; full branching
ORNAMENTAL TREES						
AC		Amelanchier canadensis	Serviceberry	10-12' ht.	B&B	multistem - 3 stems min; full branching
CC		Cercis canadensis	Eastern Redbud	10-12' ht.	B&B	single stem; full branching
LI		Lagerstroemia x lauriei 'Muskogee'	Muskogee Crape Myrtle	6'-8' ht.	B&B	specimen, 3-4 stems
MV		Magnolia virginiana	Sweetbay Magnolia	6'-8' ht.	B&B	specimen
EVERGREEN TREES						
IF		Ilex x attenuata 'Foster's Holly'	Foster's Holly	8-10' ht.	B&B	heavy; matched; symmetrical
SHRUBS						
CA		Clethra alnifolia 'Hummingbird'	Summersweet	18" - 24" ht.	B&B	full branching;
CS		Cornus sericea	Red Twig Dogwood	18" - 24" ht.	Cont.	full branching;
DG		Desfontainia gracilis 'Nikko'	Sleender Dogwood	18" - 24" ht.	Cont.	full branching;
FG		Fothergilla gardenii	Dwarf Fothergilla	24" - 30" ht.	B&B	full branching;
HQ		Hydrangea quercifolia 'Alice'	Oakleaf Hydrangea	36" - 42" ht.	B&B	full branching;
IV		Ilex verticillata 'Sparkleberry & Apollo'	Winterberry (female and male)	30 - 36" ht.	B&B	full branching;
IT		Itea virginica 'Henry's Garnet'	Virginia Sweetpire	24-30" ht.	Cont.	full branching;
MP		Myrica pensylvanica	Norham Bayberry	30 - 36" ht.	B&B	full branching;
ND		Nandina domestica 'Harbor Dwarf'	Harbor Dwarf Nandina	18" - 24" ht.	Cont.	full branching;
PL		Prunus laurocerasus 'Schipkaensis'	Schipkaensis Cherry Laurel	30 - 36" ht.	B&B	full branching;
RO		Rosa 'Knockout'	Knockout Rose	18"-24" ht.	Cont.	full branching; 24" o.c.
ORNAMENTAL GRASSES AND HERBACEOUS PERENNIALS & GROUND COVERS						
ANP		Aster novae-angliae 'Purple Dome'	Purple Dome New England Aster	1 gal.	Cont.	18" o.c.
CVM		Carex spicata 'Moonbeam'	Moonbeam Carex	1 gal.	Cont.	24" o.c.
CAK		Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.	Cont.	24" o.c.
DCG		Deshampsia cespitosa 'Goldtau'	Gold Daw Tufted Hair Grass	1 gal.	Cont.	24" o.c.
DCS		Deshampsia cespitosa 'Schotland'	Tufted Hair Grass	1 gal.	Cont.	24" o.c.
DFL		Deshampsia flexuosa	Wavy Hair Grass	1 gal.	Cont.	24" o.c.
EPM		Echinacea purpurea 'Magnus'	Magnus Purple Coneflower	1 gal.	Cont.	24" o.c.
LMB		Liriope muscari 'Big Blue'	Big Blue Liriope	1 qt.	Cont.	12" o.c.
LSK		Liatris spicata	Gayleather	1 gal.	Cont.	24" o.c.
MCA		Muhlenbergia capillaris	Pink Muhly	1 gal.	Cont.	24" o.c.
MCE		Molinia caerulea	Purple Moor Grass	1 gal.	Cont.	24" o.c.
NTE		Nassella tenuissima	Mexican Feather Grass	1 gal.	Cont.	18" o.c.
NFW		Nepeta 'Walker's Low'	Walker's Low Catmint	1 gal.	Cont.	24" o.c.
PAH		Pennisetum alopecuroides 'Hamel'	Dwarf Fountain Grass	1 gal.	Cont.	24" o.c.
RFF		Rudbeckia fulgida 'Fulgida'	Fulgida Rudbeckia	1 gal.	Cont.	24" o.c.
SAJ		Sedum spectabile 'Autumn Joy'	Autumn Joy Sedum	1 gal.	Cont.	24" o.c.
BULBS						
AGI		Allium giganteum	Ornamental Onion	bulbs		accent
NAR		Narcissus 'Single Compemalle', 'Tripartite', 'Pistachio'	Yellow Daffodils mixture	bulbs		accent
CRO		Crocus Autumn Blue	Autumn Blue Crocus: Fall	bulbs		accent

NOTE: All plant material layouts, selections, sizes and quantities are subject to revision and refinement after the submission of the Preliminary Site Plan and prior to the submission of the Final Site Plan.

CANOPY COVERAGE TABULATION

QTY.	CATEGORY	SIZE	COND.	COMMENTS	CANOPY COVERAGE CALCULATIONS				
					sf coverage	# on grade	50% coverage	# on-structure	TOTAL
CANOPY TREES									
3	Large Shade Tree	3 1/2" - 4" cal.	B&B	single leader; full branching	1250	0	625	3	1,875
13	Medium Shade Tree	3 1/2" - 4" cal.	B&B	single leader; full branching	750	0	375	13	4,875
					Total canopy tree coverage 6,750				
ORNAMENTAL TREES									
12	Small Ornamental	10'-12' ht.	B&B	multistem - 3 stems min; full branching	500	0	250	12	3000
					Total ornamental tree coverage 3,000				
SHRUBS									
323	Shrubs	18" - 24" ht.	B&B	full branching;	2	0	1	323	323
					Total shrub coverage 323				
					TOTAL CANOPY COVERAGE 10,073				
OFF-SITE CANOPY PROVIDED									
CANOPY TREES									
0	Large Shade Tree	3 1/2" - 4" cal.	B&B	single leader; full branching	1250	0	625	0	0
					Total canopy tree coverage 0				
ORNAMENTAL TREES									
13	Small Ornamental	10'-12' ht.	B&B	multistem - 3 stems min; full branching	500	13	250	0	6500
					Total ornamental tree coverage 6,500				
SHRUBS									
54	Shrubs	18" - 24" ht.	B&B	full branching;	2	54	1	0	108
					Total shrub coverage 108				
					TOTAL CANOPY COVERAGE 6,608				

CANOPY COVERAGE SUMMARY

Site Area = 85,853 Sq. Ft.
 Landscape Coverage Required (25% of Site Area) = 21,464 Sq. Ft.
 Total Area of Existing Trees to Remain = 0 Sq. Ft.
 On-site Landscape Coverage Provided = 10,073 Sq. Ft.
 Off-site Landscape Coverage Provided = 6,608 Sq. Ft.
 Total Landscape Coverage Provided (19.4%) = 16,681 Sq. Ft.

PLANTING NOTES

- Contractor shall be responsible for becoming familiar with all underground utilities, pipes, and structures. Contractor shall take sole responsibility for any cost incurred due to damage of said utilities.
- Procedures and specifications of work shall conform to the "Landscape Specifications Guideline for the Baltimore-Washington Metropolitan Area" (Latest Edition, published jointly by the Landscape Contractors Association of Metropolitan Washington and the American Society of Landscape Architects, Potomac Chapter.
- Size and standards of plant materials shall conform to the latest edition of "USA Standards for Nursery Stock" by the American Association of Nurserymen, Inc. (AAN)
- Final location of plant material shall be subject to the approval of the Landscape Architect. Contractor is to notify Landscape Architect for inspection after layout is complete and before installation.
- No substitutions will be allowed without approval by the Landscape Architect.
- All disturbed areas not planted with trees, shrubs or ground cover shall be sodded lawn unless otherwise noted.
- All materials' specifications shall be in accordance with the industry standard for grading plant material- The American Standard for Nursery Stock (ANSI Z60.1) as produced by the American Association of Nurseryman; Washington, D.C.
- In lieu of more strenuous specifications, all landscape related work shall be installed and maintained in accordance with the current and most up-to-date edition (at time of construction) of Landscape Specification Guidelines as produced by the Landscape Contractors Association of Maryland, District of Columbia and Virginia; Gaithersburg, Maryland; the American Society of Landscape Architects, the International Society of Arboriculture, and the American National Standards Institute.
- Prior to commencement of landscape installation / planting operations, a pre-installation / construction meeting will be scheduled and held with the City's Arborist and Landscape Architects to review plant installation procedures and processes.
- All protection and preservation measures for existing vegetation, including maintenance shall be approved by the City Arborist in-field prior to commencement of any site disturbing activity.
- Specification for all plantings shall be in accordance with the current and most up to date edition of ANSI-Z60.1, The American Standard for Nursery Stock as produced by the American Association of Nurserymen; Washington, DC.
- The applicant has made suitable arrangements for pre-selection tagging, pre-contract growing, or is undertaking specialized planting stock development with a nursery or grower that is conveniently located to the project site, other procedures that will ensure availability of specified materials. In the event that shortages and/or inability to obtain specified plantings occurs, remedial efforts including species changes, additional plantings and modification to the landscape plan shall be undertaken by the applicant. All remedial efforts shall, with prior approval by the city, be performed to the satisfaction of the Directors of Planning & Zoning, Recreation, Parks & Cultural Activities and Transportation & Environmental Services.
- In lieu of more strenuous specifications, all landscape related work shall be installed and maintained in accordance with the current and most up-to-date edition (at time of construction) of Landscape Specification Guidelines as produced by the Landscape Contractors Association of Maryland, District of Columbia and Virginia; Gaithersburg, Maryland.
- Prior to commencement of landscape installation/planting operations, a pre-installation/construction meeting will be scheduled with the City's Arborist and Landscape Architects to review the scope of installation procedures and processes.
- Maintenance for this project shall be performed in perpetuity, in compliance with City of Alexandria Landscape Guidelines and/or as conditioned by project approval.
- A certification letter for tree wells, tree trenches and plantings above structure shall be provided by the project's Landscape Architect. The letter shall certify that all below grade construction is in compliance with approved drawings and specifications. The letter shall be submitted to the City Arborist and approved prior to approval of the last and final Certificate of Occupancy for the project. The letter shall be submitted by the owner/applicant/successor and sealed and dated as approved by the project's Landscape Architect.
- As-built drawings for this landscape and/or irrigation/water management system will be provided in compliance with City of Alexandria Landscape Guidelines. As-built drawings shall include clear identification of all variation(s) and changes from approved drawings including location, quantity and specification of all project elements.

HISTORICAL INTERPRETATION

The historical interpretation exhibit is detailed in the site plan and includes several key components:

- Site Plan:** Shows the location of the exhibit relative to the 'Building to Remain' and the 'Potential Art center' (3,431 SF at grade, 3,869 SF below grade, +7,300 SF total).
- Historical Photos:** A black and white photograph of a large industrial building with a tall chimney, likely a historical site related to the project.
- Interpretive Elements:**
 - Glass Aggregate:** A large, light-colored, textured area.
 - Historical Content:** A large, dark, textured area.
 - Informational Signs:** Several signs, including one that reads "I think I think I think I'm learning, 'The Sky is the Limit'" and another that says "Water".
 - Architectural Details:** Close-up photos of stone paving and brickwork.

POTENTIAL LOCATION

NOTE: THE ABOVE EXHIBIT IS INTENDED TO DEMONSTRATE A POTENTIAL AREA FOR AN HISTORICAL INTERPRETATION INSTALLATION. THE INSTALLATION DOES NOT NEED TO BE CONFINED TO OR FULLY INTEGRATED AT THE ABOVE LOCATION.

NOTE: DETAILS IN THIS SHEET ARE INTENDED TO DEPICT THE GENERAL QUALITY AND CHARACTER OF INTENDED ELEMENTS. FINAL SELECTIONS MAY DIFFER FROM THOSE DEPICTED.

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

APPROVED
 SPECIAL USE PERMIT NO. DSUP#
 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. _____

PARKER RODRIGUEZ, INC.
 PLANNING URBAN DESIGN LANDSCAPE ARCHITECTURE
 101 North Union St. #320
 Alexandria VA 22314
 703.548.5010

Owner
 CP Alexandria Owner LLC

Architect
 Lessard Design
 8521 Leesburg Pike
 Suite 700
 Vienna, VA 22182
 571.830.1800

Civil Engineer
 Christopher Consultants
 9900 Main St.
 # 400
 Fairfax, VA 22031
 703.273.6820



REVISIONS

DSUP	10.13.17
DSUP	11.27.17
DSUP	12.21.17
DSUP	01.23.18

PLANTING SCHEDULE AND NOTES

ORIGINAL ISSUE DATE
 October 13, 2017

DESIGNED BY
 TR

DRAWN BY
 SL, LP, NM

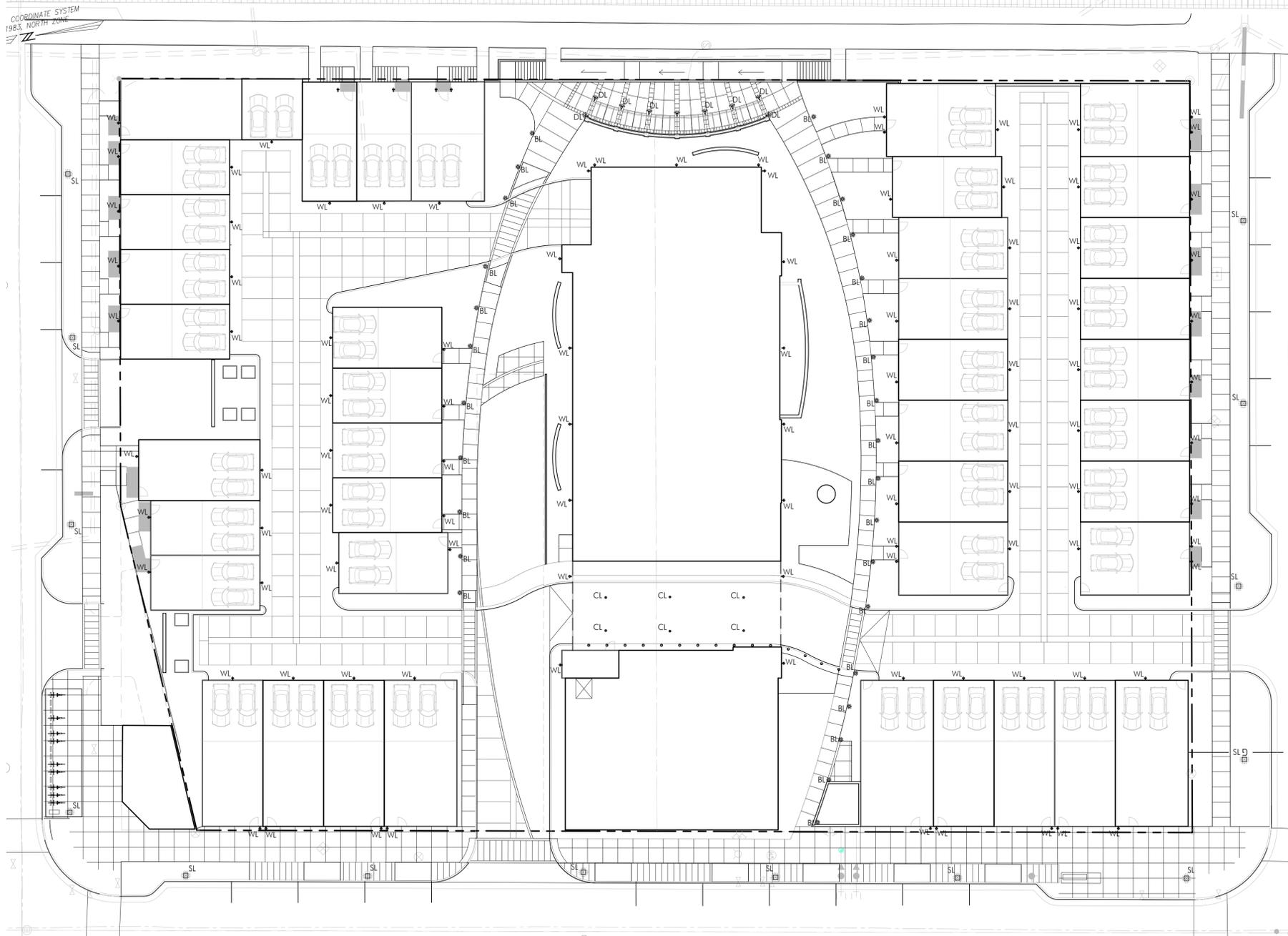
CHECKED BY
 TR

NORTH

SCALE
 NA

0' 10' 20' 40' FEET

L1.06



DEKSEL™ SURFACE DOWNLIGHT

CATALOG NUMBER LOGIC

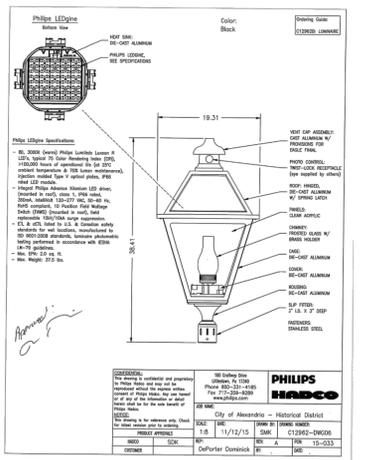
Example: SM 3 DE LED X58 SP BLP 9 11 C

SM: Size (3) | DE: Beam (DE) | LED: LED | X58: Finish (X58) | SP: Mount (SP) | BLP: Color (BLP) | 9: Voltage (9) | 11: Length (11) | C: Option (C)

MANUFACTURER: BEGA
 Model: 88657
 Color: BLACK
 Website: <http://www.bega-us.com>

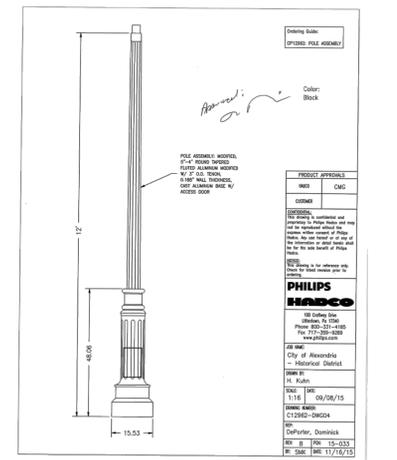
BOLLARD LIGHT
 SCALE: NTS

DOWNLIGHT
 SCALE: NTS



MANUFACTURER: PHILIPS HADCO
 Model: C12962B; LUMINAIRE
 Color: BLACK
 Website: N/A

STREET LIGHT
 SCALE: NTS



LIGHTING PLAN

SCALE: 1" = 20'-0"

KICHLER

1 Light LED Wall Up and Downlight - BKT

11251BKT

MANUFACTURER: KICKHLER
 Model: 11251BKT
 Color: TEXTURED BLACK
 Website: <http://www.kickhler.com>

WALL LIGHT
 SCALE: NTS

RECESSED ceiling downlights with symmetrical light distribution - narrow beam

MANUFACTURER: BEGA
 Model: LUMINAIRE LUMINAIRE
 Color: BLACK
 Website: <http://www.bega-us.com>

CEILING LIGHT
 SCALE: NTS

QTY	KEY	SYMBOL	TYPE	MANUFACTURER	COLOR	PRODUCT #	INSTALLATION NOTES
29	BL		BOLLARD LIGHT	BEGA	BLACK	88657	SEE MANUFACTURER INSTALLATION NOTES
6	CL		CEILING LIGHT	BEGA	BLACK	55927	SEE MANUFACTURER INSTALLATION NOTES
9	DL		DOWNLIGHT	B-K LIGHTING	BLACK SATIN	SM-3-DE-LED-X58-SP-BLP-9-11-C	SEE MANUFACTURER INSTALLATION NOTES
14	SL		STREET LIGHT	PHILIPS HADCO	BLACK	C12962B; LUMINAIRE	SEE MANUFACTURER INSTALLATION NOTES
104	WL		WALL LIGHT	KICKHLER	TEXTURED BLACK	11251BKT	SEE MANUFACTURER INSTALLATION NOTES

NOTE: FIXTURES IN THIS SHEET ARE INTENDED TO DEPICT THE GENERAL QUALITY AND CHARACTER OF INTENDED ELEMENTS. FINAL SELECTIONS MAY DIFFER FROM THOSE DEPICTED.

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APPROVED
 SPECIAL USE PERMIT NO. DSUP#
 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. _____



REVISIONS

DSUP	10.13.17
DSUP	11.27.17
DSUP	12.21.17
DSUP	01.23.18

SITE LIGHTING PLAN

ORIGINAL ISSUE DATE: October 13, 2017
 DESIGNED BY: TR
 DRAWN BY: SL, LP, NM
 CHECKED BY: TR
 NORTH
 SCALE: 1" = 20'-0"
 0' 10' 20' 40' FEET

901 N. Fairfax Street



Narrative Description of the project

Old Town North is approximately 145 acres beginning at Oronoco Street running north to the base of Daingerfield Island, with an eastern boundary at the River running west to Washington Street. Each block has a unique history. At the turn of the 20th century, the production of glass, cotton, fertilizer, beer, and leather were common in this area. The old Alexandria Canal ran up to 901 N Fairfax Street (the Site), where Old Dominion Glass Company, with furnaces, sand pits, stables and warehousing occupied the site from 1901 to 1925.

In the late 20th Century Old Town North changed its focus to commercial uses, leveraging its proximity to Washington DC and the Pentagon. The Site is currently occupied by the 13 story Crowne Plaza Hotel, wrapped with a two-story banquet facility. The City's Old Town North Small Area Plan Update of 2017 identifies the site for potential major redevelopment. Carr City Center's goal is to redevelop the site for residential use and the inclusion of an arts space.

Buildings are the largest user of energy in the US. Substantial amounts of energy are required for building construction, including energy imbedded in the manufacture and delivery of building components, systems and finishes. Responsible development and/or redevelopment begins with recognizing the potential to reuse as much of an existing structure as is practical given its intended use. This is an effective approach to reducing energy use and greenhouse gas emissions.

The adaptive re-use of the Crowne Plaza Hotel as a Multi-Family residential building will reuse the existing tower's concrete structure, and concrete parking garage. The existing two-story banquet facility will be demolished making way for a new arts center at the base of the tower, and 41 new townhomes. The existing tower's stucco façade and single pane glass windows will be replaced with insulated composite panels and insulated low-e glass windows, optimizing the envelope's energy performance. The outmoded mechanical system will be replaced with high-efficiency VRF systems. Energy Star Appliances will be used throughout.

The new townhomes will be constructed on the parking garage grade level deck, transforming the entire block of surface parking into an activated streetscape and providing a landscaped pedestrian connection from Montgomery Park to the Mount Vernon Trail. Each new townhome will contain garages. The existing structure will be modified as required to accommodate the new loads.

The design will celebrate the history of the Site. Front and center is the jewel box, the arts center that connects the Site to the community through its prominent location along the "Arts Corridor" directly across from Montgomery Park, which serves as the town square of Old Town North. At a lower scale and surrounding the Site, glass lanterns will anchor the townhomes, while the glass tower floats above.

The Project Team is planning with the goal to achieve LEED Homes Mid Rise Certification for the Tower, and LEED Homes for the Townhomes.

Multi-Family Code Analysis

901 North Fairfax Street - CODE ANALYSIS	
11/27/2017	
APPLICABLE CODES	
Building Code:	Virginia 2012 USBC (2012 International Building Code)
Structural Code:	Virginia 2012 USBC (2012 International Building Code)
Accessibility Code:	Virginia 2012 USBC (2012 International Building Code)
Mechanical Code:	Virginia 2012 USBC (2012 International Mechanical Code)
Electrical Code:	Virginia 2012 USBC (2011 NFPA 70)
Plumbing Code:	Virginia 20012 USBC (2012 International Plumbing Code)
Fire / Life Safety Code:	2012 Virginia Statewide Fire Prevention Code
Energy Code:	Virginia 2012 USBC (2012 International Energy Conservation Code)
Fuel Gas Code:	Virginia 2012 USBC (2012 International Fuel Gas Code)
BUILDING INFORMATION	
Name of Project:	901 North Fairfax Street
Location:	City of Alexandria, VA
Description:	The project concept comprises the renovation and re-skinning of an existing hotel into a multi-family unit tower, the addition of an arts use at the base of the tower, and the renovation of a below grade parking garage.
USE & OCCUPANCY CLASSIFICATION - CHAPTER 3	
Use Group:	Garage - S-2
	Residential - R-2
	Assembly Area - A-3
SPECIAL DETAILED REQUIREMENTS BASED ON THE USE AND OCCUPANCY - CHAPTER 4	
Section 403:	High-rise building
Section 403.2.1:	Type IA construction
Section 403.3:	NFPA 13 Dry/Wet Sprinkler provided, Standpipes in stairwells
Section 403.4.6:	Fire Command Center provided per section 911
Section 403.4.8:	Standby power provided
Section 403.5.4:	Smoke proof Exit Enclosures provided (pressurized stairway)
Section 406.4:	Parking garages - Min. clear height 7', van parking space 1, guard above 30", 2' 9" high vehicle barriers where the height difference is greater than 1'.
GENERAL BUILDING HEIGHTS AND AREAS - CHAPTER 5	
Table 503:	
Construction Type:	IA(Podium)
Stories permitted:	Unlimited
Stories provided:	1 Below Grade
Allowed area per floor:	Unlimited
Area provided for largest floor:	Ref. to A-401
Height permitted:	Unlimited
Height provided:	140' - 1 1/2"
Section 506.3.3:	Nonseparated occupancies
Construction Type:	1B(Tower)
Stories permitted:	Unlimited
Stories provided:	13 Above Grade
Allowed area per floor:	Unlimited
Area provided for largest floor:	Ref. to A-401
Height permitted:	Unlimited
Height provided:	140' - 1 1/2"
Section 506.3.3:	Nonseparated occupancies
Section 510:	3 hour separation at podium
TYPES OF CONSTRUCTION - CHAPTER 6	
Table 601 - Fire resistance Rating Requirements for Building Elements	
Structural Frame:	1A/1B 3 hour / 2 hour
Bearing Wall Partition (exterior & interior)	3 hour / 2 hour
Non Bearing Walls & Partition(Interior)	0 hour
Non Bearing Walls & Partition(Exterior)	X* - fire separation distance
Table 602:	
X < 5' (use groups: A, R, S-2)	1 hour
5' < X < 10'	1 hour
10' < X < 30' 0"	1 hour
X > 30'	None
Floor Construction:	2 hour
Roof Construction:	1 hour
FIRE AND SMOKE PROTECTION FEATURES - CHAPTER 7	
Table 705.8:	20' min. prov. Around bldg = no limit
Section 706.1:	Unit Demising walls 1 hour
Section 706.3:	Fire Partitions per table 1018.1 - Corridor walls 30 min. for R use group, 0 for A and S
Section 713:	Shaft enclosures - 2 hour where connecting more than 4 stories, 1 hour where connecting less than 4 stories
Section 713.14.1:	Elevator lobby
Table 716.5:	Fire Door Protection Ratings
INTERIOR FINISHES - CHAPTER 8	
Wall & Ceiling Finishes:	Section 803
Interior Floor Finishes:	Section 804
FIRE PROTECTION SYSTEMS - CHAPTER 9	
Section 903:	NFPA 11
Section 905:	Standpipe provided at stairs
Section 906:	Portable Fire Extinguishers provided @ 75' travel distance
Section 907:	Fire Alarm and Detection System provided
Section 911:	Fire Command Center - 200 if with a minimum dimension of 10 feet

Townhouse Code Analysis

901 North Fairfax Street - CODE ANALYSIS	
11/27/2017	
APPLICABLE CODES	
Building Code:	Virginia 2012 USBC (2012 International Building Code)
Structural Code:	Virginia 2012 USBC (2012 International Building Code)
Accessibility Code:	Virginia 2012 USBC (2012 International Building Code)
Mechanical Code:	Virginia 2012 USBC (2012 International Mechanical Code)
Electrical Code:	Virginia 2012 USBC (2011 NFPA 70)
Plumbing Code:	Virginia 20012 USBC (2012 International Plumbing Code)
Fire / Life Safety Code:	2012 Virginia Statewide Fire Prevention Code
Energy Code:	Virginia 2012 USBC (2012 International Energy Conservation Code)
Fuel Gas Code:	Virginia 2012 USBC (2012 International Fuel Gas Code)
BUILDING INFORMATION	
Name of Project:	901 North Fairfax Street
Location:	City of Alexandria, VA
Description:	The project concept comprises the construction of new townhomes proposed at the base of the renovated and re-skinned tower. The four (4) story for-sale units are approximately 1,972 SF - 3,834 SF and include roof-terraces, two car garages, and some units will incorporate elevators.
USE & OCCUPANCY CLASSIFICATION - CHAPTER 3	
Use Group:	Residential - R-3
SPECIAL DETAILED REQUIREMENTS BASED ON THE USE AND OCCUPANCY - CHAPTER 4	
Section 420:	Residential
Section 420.2:	Fire Separation walls provided between units
Section 420.5:	NFPA 13-R Dry/Wet Sprinkler provided
Section 420.6:	Smoke Alarms provided
GENERAL BUILDING HEIGHTS AND AREAS - CHAPTER 5	
Table 503:	
Construction Type:	5B
Stories permitted:	3 (4 allowed with Automatic Sprinkler System per 504.2)
Stories provided:	4
Allowed area per floor:	Unlimited
Area provided for largest floor:	Ref. to A-501
Height permitted:	40' (60' allowed with Automatic Sprinkler System per 504.3)
Height provided:	45'-8"
TYPES OF CONSTRUCTION - CHAPTER 6	
Table 601 - Fire resistance Rating Requirements for Building Elements	
Structural Frame:	5B 0
Bearing Wall Partition (exterior & interior)	0
Floor Construction:	0
Roof Construction:	0
FIRE AND SMOKE PROTECTION FEATURES - CHAPTER 7	
Table 705.8:	Exception 705.8.1 - No Limit with 0-hour exterior bearing walls
Table 706.4:	2-hour Party wall
Section 706:	Fire Walls
INTERIOR FINISHES - CHAPTER 8	
Wall & Ceiling Finishes:	Section 803
Interior Floor Finishes:	Section 804
FIRE PROTECTION SYSTEMS - CHAPTER 9	
Section 903:	NFPA 13-R
Section 907:	Fire Alarm and Detection System provided

Site Summary

Lot Area:	85,853 SF
Existing FAR: 2.17	
Proposed FAR: 2.5:	214,633 SF
Density Bonus for Provision of Art Space:	64,390 SF
Total Allowed:	279,023 SF
Potential Art Center(above grade):	+ 3,431 SF
Potential Development:	282,454 SF

Existing Building Area:	186,341 SF
Proposed Demo Area:	- 32,421 SF
Area Add to Building:	14,483 SF
(Projected 13th floor Area & Balconies):	
Building Total Area:	168,427 SF
(Existing Hotel Tower)	
New Townhouse Area:	119,403 SF
Proposed Development:	287,830 SF
Shaft / Stair @ Townhouse:	-11,235 SF
Shaft / Stair @ Tower:	- 9,528 SF
Net Development:	267,067 SF

List of Drawings

- A-001 Cover Sheet, Narrative Description, Code Analysis
- A-002 Existing Condition
- A-003 Site Plan
- A-004 Open Space Exhibit
- A-101 Garage Layout
- A-102 First Floor Plan
- A-103 Second Floor Plan
- A-104 3rd - 12th Floor Plan
- A-105 13th Floor plan
- A-106 Roof Plan
- A-201 Penthouse Massing
- A-202 2D Massing
- A-203 3D Massing
- A-211 Tower Elevations
- A-212 Streetscape-1
- A-213 Streetscape-2

- A-221 Townhouse Elevations
- A-222 Townhouse Elevations
- A-223 Townhouse Elevations
- A-224 Townhouse Elevations
- A-225 Townhouse Elevations
- A-226 Townhouse Elevations
- A-227 Townhouse Elevations
- A-301 Longitudinal Section
- A-302 Cross Section
- A-401 Tower Floor Area Analysis
- A-501 Townhouse Floor Area Analysis
- A-502 Townhouse Floor Area Analysis

Submission	Date
1ST DSUP	10/17/2017
2ND DSUP	11/21/2017
3RD DSUP	12/21/2017
4TH DSUP	01/23/2018

APPROVED
SPECIAL USE PERMIT NO. DSUP-2017-0011
DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN No. _____

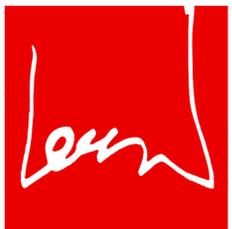
DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

ARCHITECT:



lessard
DESIGN

8521 Leesburg Pike | Suite 700 | Vienna, VA 22182
P: 571.830.1800 | F: 571.830.1801

www.Lessarddesign.com

SEAL & SIGNATURE:



JAN 23 2018

OWNER:

CP Alexandria Owner LLC
1455 Pennsylvania Avenue NW, Suite 200
Washington, DC 20004

PROJECT NAME:

901 North Fairfax Street
City of Alexandria, VA

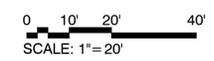
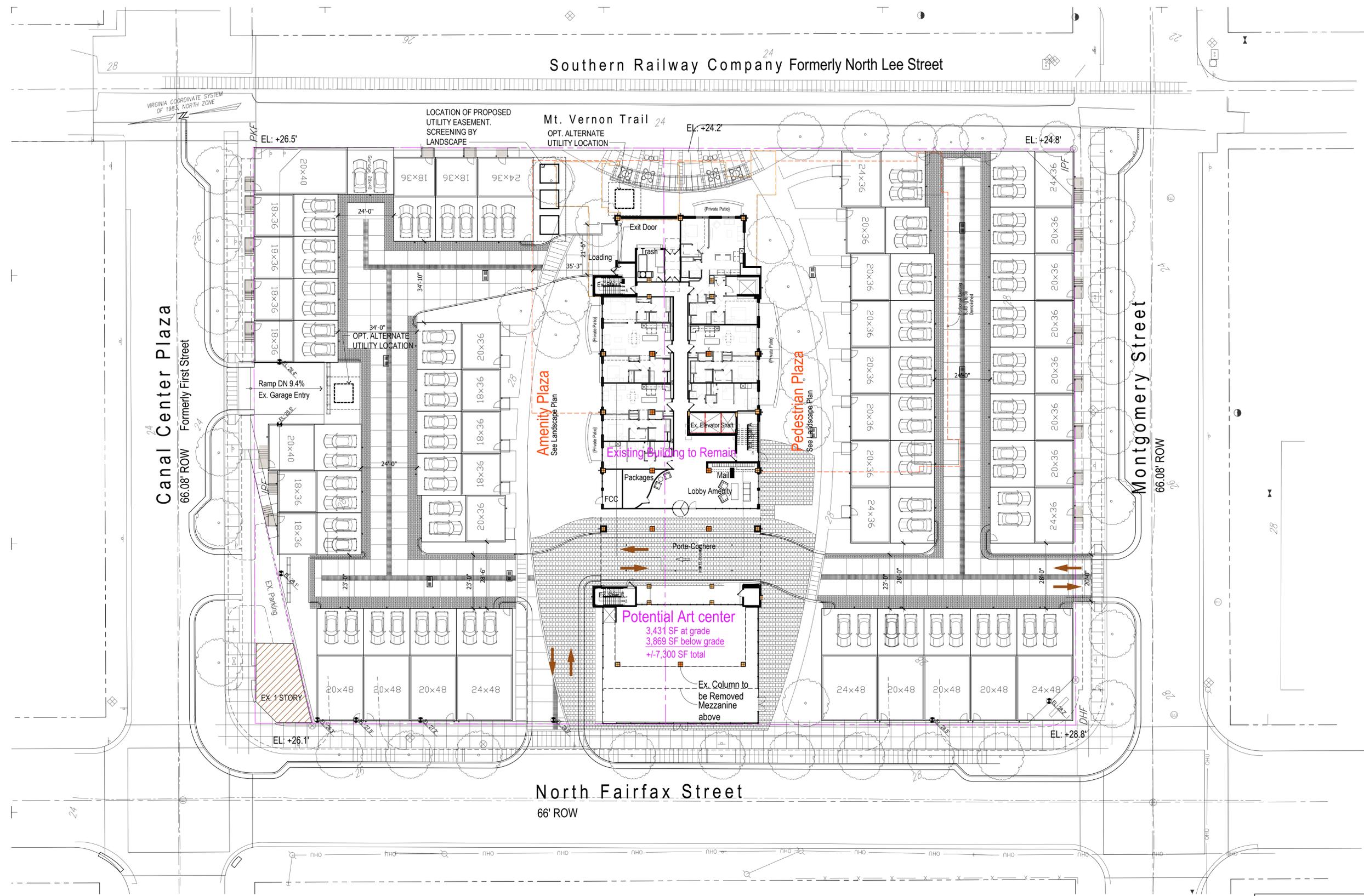
DSUP Submission

SHEET TITLE:

NO.	DESCRIPTION	DATE
	DSUP FOURTH SUBMISSION	01/23/18
	DSUP THIRD SUBMISSION	12/21/17
	DSUP SECOND SUBMISSION	11/21/17
	DSUP FIRST SUBMISSION	10/17/17

PROJECT No: CCC-0028
DRAWN BY: JS
CHECKED BY: JS
PLOT DATE: 1.24.2018
FILE NAME: CCC0028-901Nfr-DSUP

A-001



APPROVED
SPECIAL USE PERMIT NO. DSUP-2017-0011
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. _____

ARCHITECT:

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SEAL & SIGNATURE:

JAN 23 2018

OWNER:
CP Alexandria Owner LLC
1455 Pennsylvania Avenue NW, Suite 200
Washington, DC 20004

PROJECT NAME: 901 North Fairfax Street
City Of Alexandria, VA

DSUP Submission
Site Plan

SHEET TITLE:

NO.	DESCRIPTION	DATE
DSUP FOURTH SUBMISSION	01/23/18	
DSUP THIRD SUBMISSION	12/21/17	
DSUP SECOND SUBMISSION	11/21/17	
DSUP FIRST SUBMISSION	10/17/17	

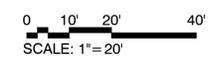
PROJECT No: CCC-0028
DRAWN BY: JS
CHECKED BY: JS
PLOT DATE: 1.24.2018
FILE NAME: CCC0028-901Nfx-DSUP

A-003



Open Space Break Down

Amenity Plaza	13,716	16.0%	
Tower Roof Terrace	3,850	4.5%	
Small Open Space	420	0.5%	
Townhouse Roof Amenity			
Type	Area*	Units	Total
18x36	232	11	2,552
20x36	236	10	2,360
20x36(R)	204	4	816
20x40	237	1	237
24x36	167	5	835
20x60	674	1	674
20x48	366	6	2,196
24x48	370	3	1,110
TH Total	41	10,780	12.6%
Open Space Required	21,463		25%
Total Open Space Provided	28,766		33.5%
Lot Size: 85,853			Ratio



APPROVED
SPECIAL USE PERMIT NO. DSUP-2017-0011
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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OWNER:
CP Alexandria Owner LLC
1455 Pennsylvania Avenue NW, Suite 200
Washington, DC 20004

PROJECT NAME:
901 North Fairfax Street
City of Alexandria, VA

SHEET TITLE:
DSUP Submission
Open Space Plan

DSUP FOURTH SUBMISSION	01/23/18
DSUP THIRD SUBMISSION	12/21/17
DSUP SECOND SUBMISSION	11/21/17
DSUP FIRST SUBMISSION	10/17/17

PROJECT No: CCC-0028
DRAWN BY: JS
CHECKED BY: JS
PLOT DATE: 1.24.2018
FILE NAME: CCC0028-901Nfx-DSUP

A-004

Southern Railway Company Formerly North Lee Street

VIRGINIA COORDINATE SYSTEM
OF 1982 - NORTH ZONE

Mt. Vernon Trail

Canal Center Plaza
Formerly First Street

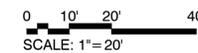
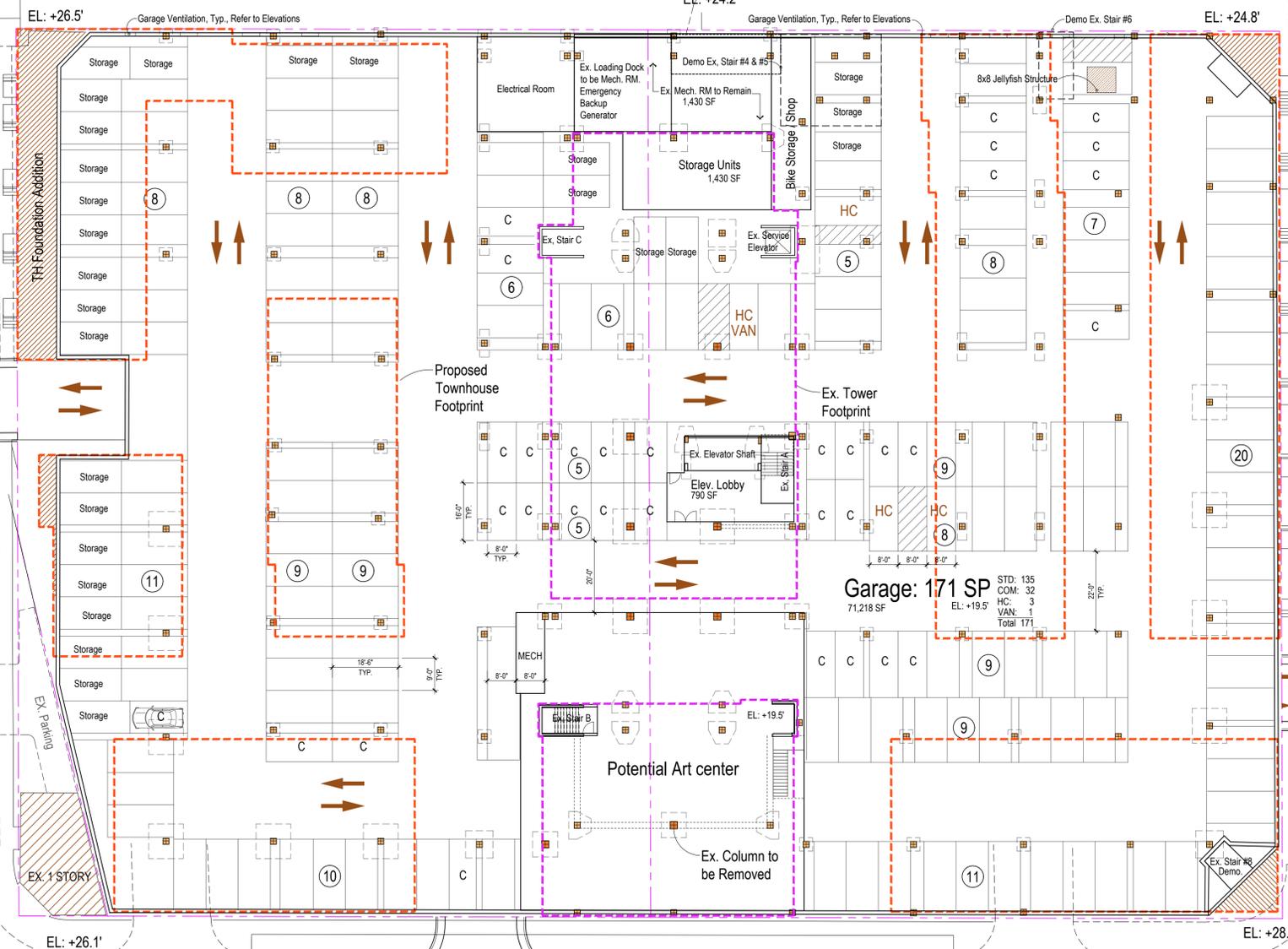
66.08' ROW

Montgomery Street

66.08' ROW

North Fairfax Street

66' ROW



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SPECIAL USE PERMIT NO. DSUP-2017-0011
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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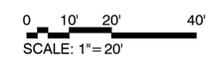
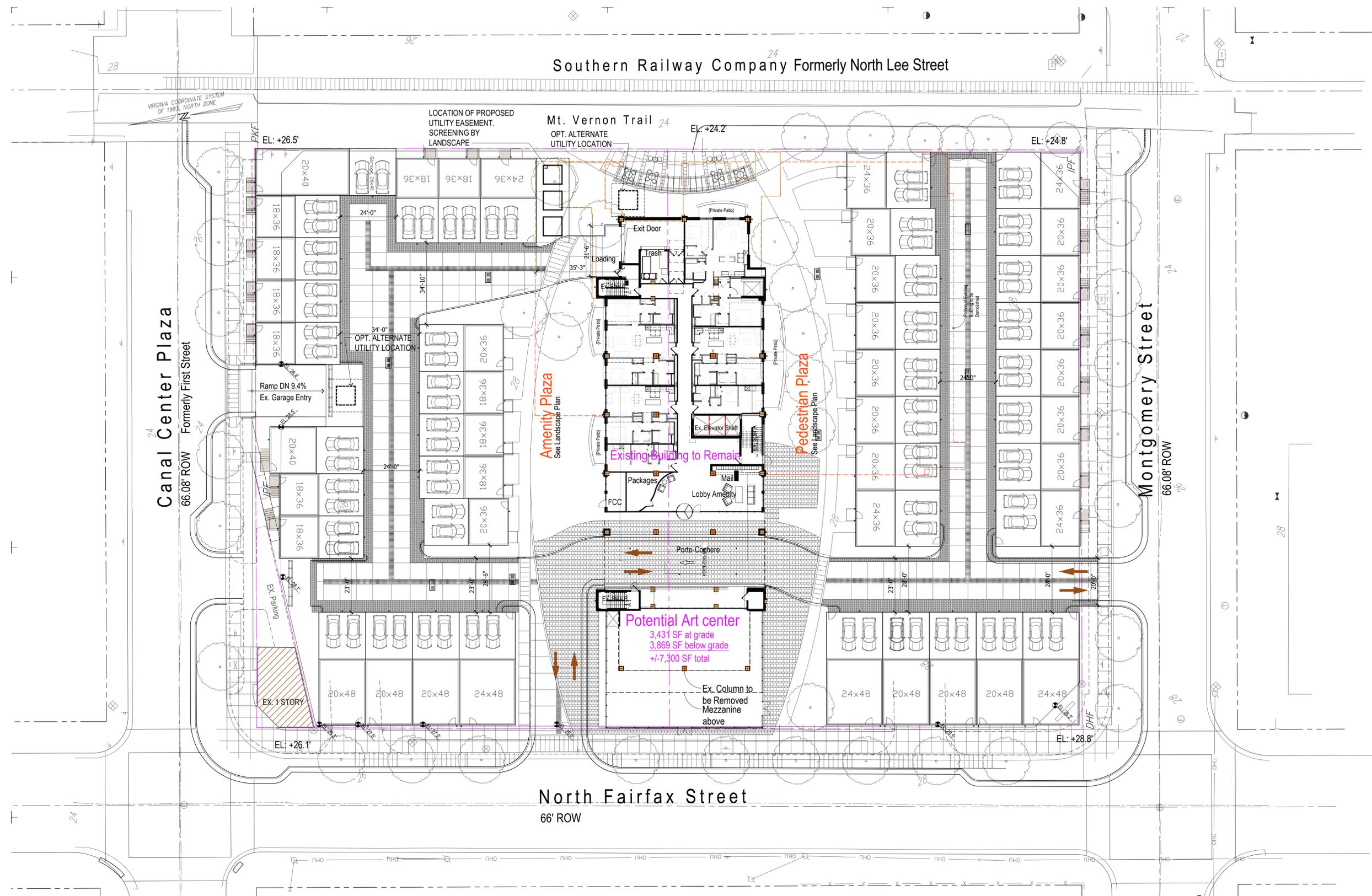
PROJECT NAME:
901 North Fairfax Street
City of Alexandria, VA

SHEET TITLE:
DSUP Submission
Garage Layout

NO.	DESCRIPTION	DATE
DSUP FOURTH SUBMISSION	01/23/18	
DSUP THIRD SUBMISSION	12/21/17	
DSUP SECOND SUBMISSION	11/21/17	
DSUP FIRST SUBMISSION	10/17/17	

PROJECT No: CCC-0028
DRAWN BY: JS
CHECKED BY: JS
PLOT DATE: 1.24.2018
FILE NAME: CCC0028-901Nfx-DSUP

A-101



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SPECIAL USE PERMIT NO. DSUP-2017-0011
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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OWNER:
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1455 Pennsylvania Avenue NW, Suite 200
Washington, DC 20004

PROJECT NAME: 901 North Fairfax Street
City Of Alexandria, VA

DSUP Submission
First Floor Plan

NO.	DESCRIPTION	DATE
DSUP FOURTH SUBMISSION	01/23/18	
DSUP THIRD SUBMISSION	12/21/17	
DSUP SECOND SUBMISSION	11/21/17	
DSUP FIRST SUBMISSION	10/17/17	

PROJECT No: CCC-0028
DRAWN BY: JS
CHECKED BY: JS
PLOT DATE: 1.24.2018
FILE NAME: CCC0028-901Nfx-DSUP

A-102



VIRGINIA COORDINATE SYSTEM
OF 1983 - NORTH ZONE

Canal Center Plaza
Formerly First Street
66.08' ROW

Montgomery Street
66.08' ROW

Southern Railway Company Formerly North Lee Street

Mt. Vernon Trail

North Fairfax Street
66' ROW

EL: +26.5'

EL: +24.2'

EL: +24.8'

EL: +26.1'

EL: +28.8'

EX. 1 STORY
EX. Parking

Conforance Center
to be Demolished

5 Townhouses

3 Townhouses

3 Townhouses

5 Townhouses

4 Townhouses

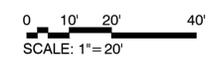
8 Townhouses

8 Townhouses

5 Townhouses

Gym
728 sf

Office
474 sf



APPROVED
SPECIAL USE PERMIT NO. DSUP-2017-0011
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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OWNER:

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PROJECT NAME:

901 North Fairfax Street
City Of Alexandria, VA

DSUP Submission
Second Floor Plan

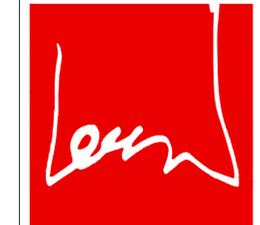
NO.	DESCRIPTION	DATE
DSUP FOURTH SUBMISSION	01/23/18	
DSUP THIRD SUBMISSION	12/21/17	
DSUP SECOND SUBMISSION	11/21/17	
DSUP FIRST SUBMISSION	10/17/17	

PROJECT No: CCC-0028
DRAWN BY: JS
CHECKED BY: JS
PLOT DATE: 1.24.2018
FILE NAME: CCC0028-901Nfx-DSUP

A-103



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PROJECT NAME:
901 North Fairfax Street
City Of Alexandria, VA

SHEET TITLE:
DSUP Submission
3rd - 12th Floor Plan

APPROVED
SPECIAL USE PERMIT NO. DSUP-2017-0011
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

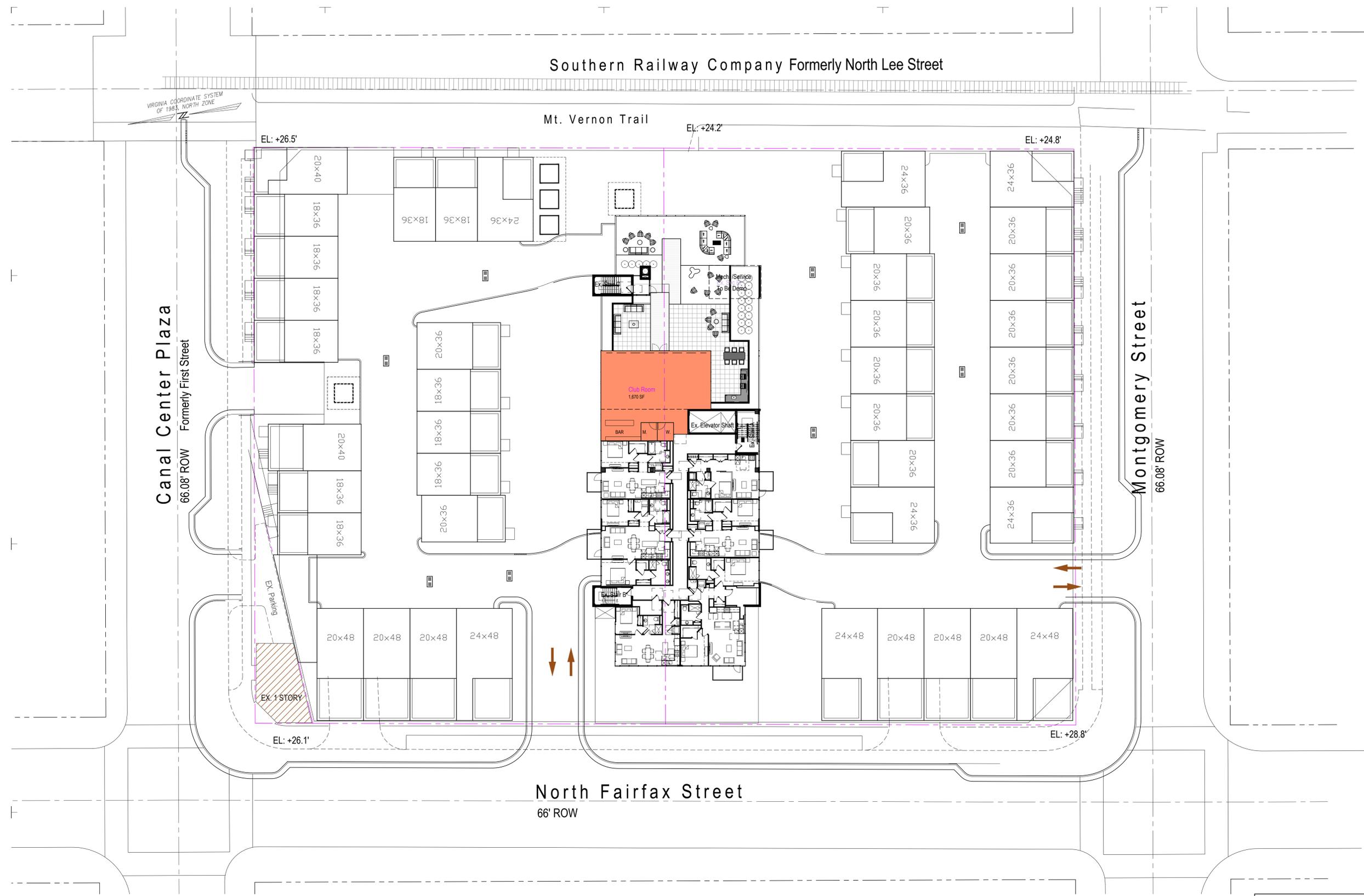
DATE RECORDED _____

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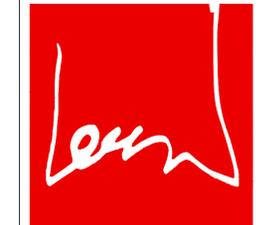
NO.	DESCRIPTION	DATE
DSUP FOURTH SUBMISSION	01/23/18	
DSUP THIRD SUBMISSION	12/21/17	
DSUP SECOND SUBMISSION	11/21/17	
DSUP FIRST SUBMISSION	10/17/17	

PROJECT No: CCC-002B
DRAWN BY: JS
CHECKED BY: JS
PLOT DATE: 1.24.2018
FILE NAME: CCC002B-901Nfx-DSUP

A-104



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SHEET TITLE:
DSUP Submission
13th Floor Plan

APPROVED
SPECIAL USE PERMIT NO. DSUP-2017-0011
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

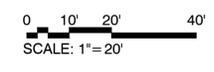
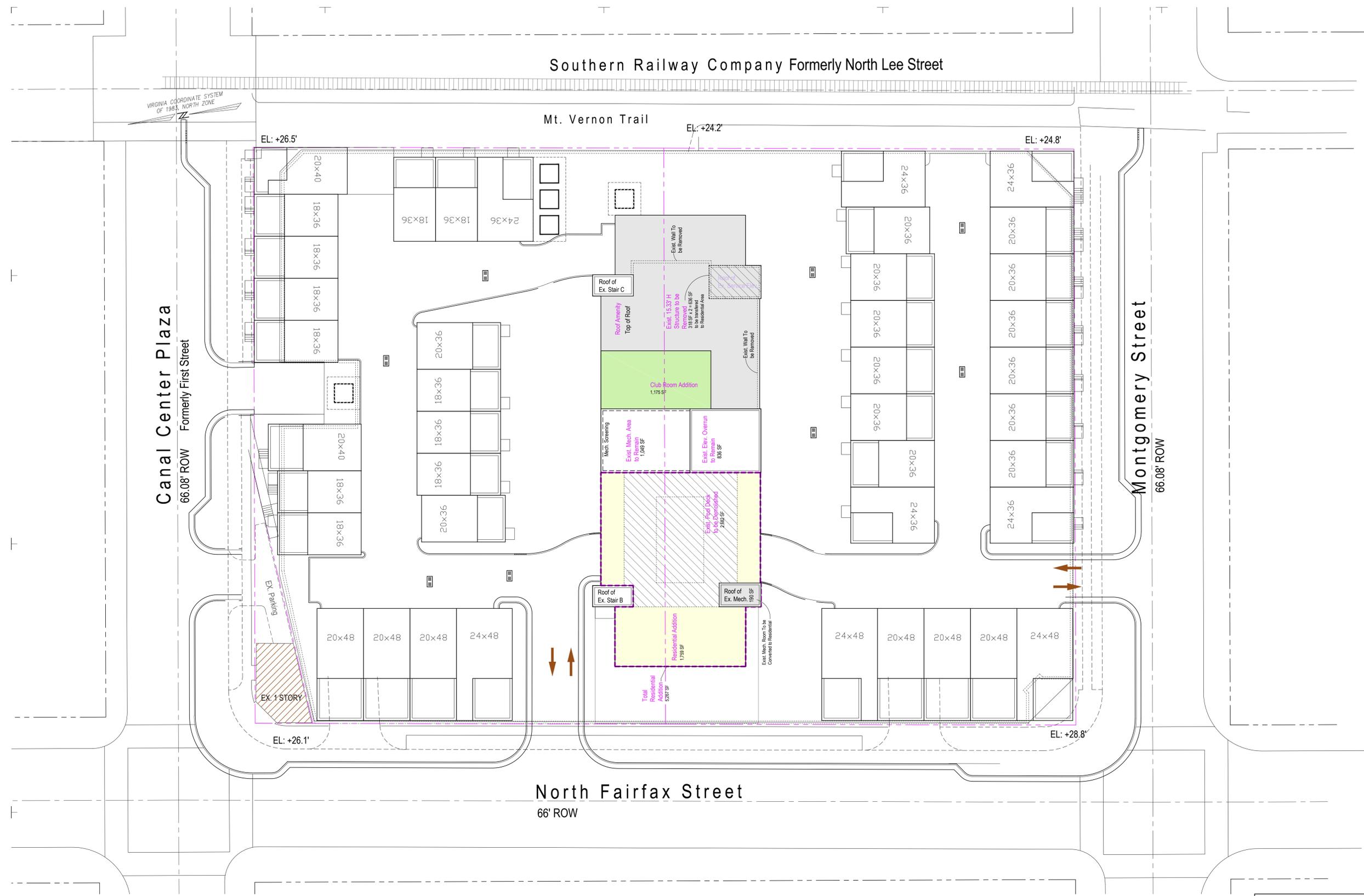
DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

NO.	DESCRIPTION	DATE
DSUP FOURTH SUBMISSION	01/23/18	
DSUP THIRD SUBMISSION	12/21/17	
DSUP SECOND SUBMISSION	11/21/17	
DSUP FIRST SUBMISSION	10/17/17	

PROJECT No: CCC-0028
DRAWN BY: JS
CHECKED BY: JS
PLOT DATE: 1.24.2018
FILE NAME: CCC0028-901Nfx-DSUP

A-105



APPROVED
 SPECIAL USE PERMIT NO. DSUP-2017-0011
 DEPARTMENT OF PLANNING & ZONING

 DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN No. _____

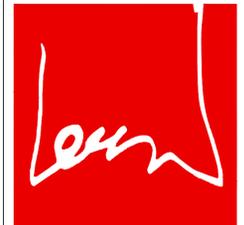
 DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

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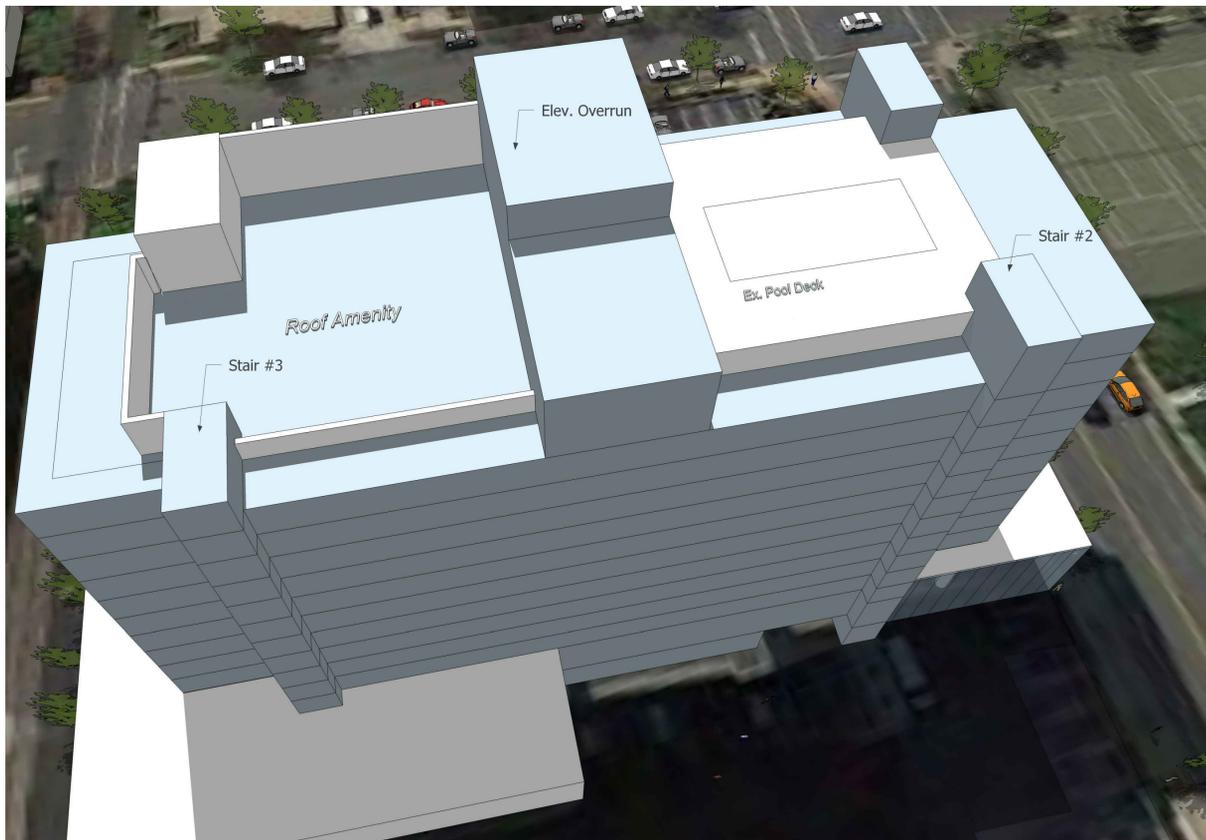
OWNER:
 CP Alexandria Owner LLC
 1455 Pennsylvania Avenue NW, Suite 200
 Washington, DC 20004

PROJECT NAME:
 901 North Fairfax Street
 City Of Alexandria, VA

SHEET TITLE:
 DSUP Submission
 Roof Plan

NO.	DESCRIPTION	DATE
DSUP FOURTH SUBMISSION	01/23/18	
DSUP THIRD SUBMISSION	12/21/17	
DSUP SECOND SUBMISSION	11/21/17	
DSUP FIRST SUBMISSION	10/17/17	

PROJECT No: CCC-0028
 DRAWN BY: JS
 CHECKED BY: JS
 PLOT DATE: 1.24.2018
 FILE NAME: CCC0028-901Nfx-DSUP



3D IMAGERY IS CONCEPTUAL, REFER TO A-211 BUILDING ELEVATIONS

Existing Condition



3D IMAGERY IS CONCEPTUAL, REFER TO A-211 BUILDING ELEVATIONS

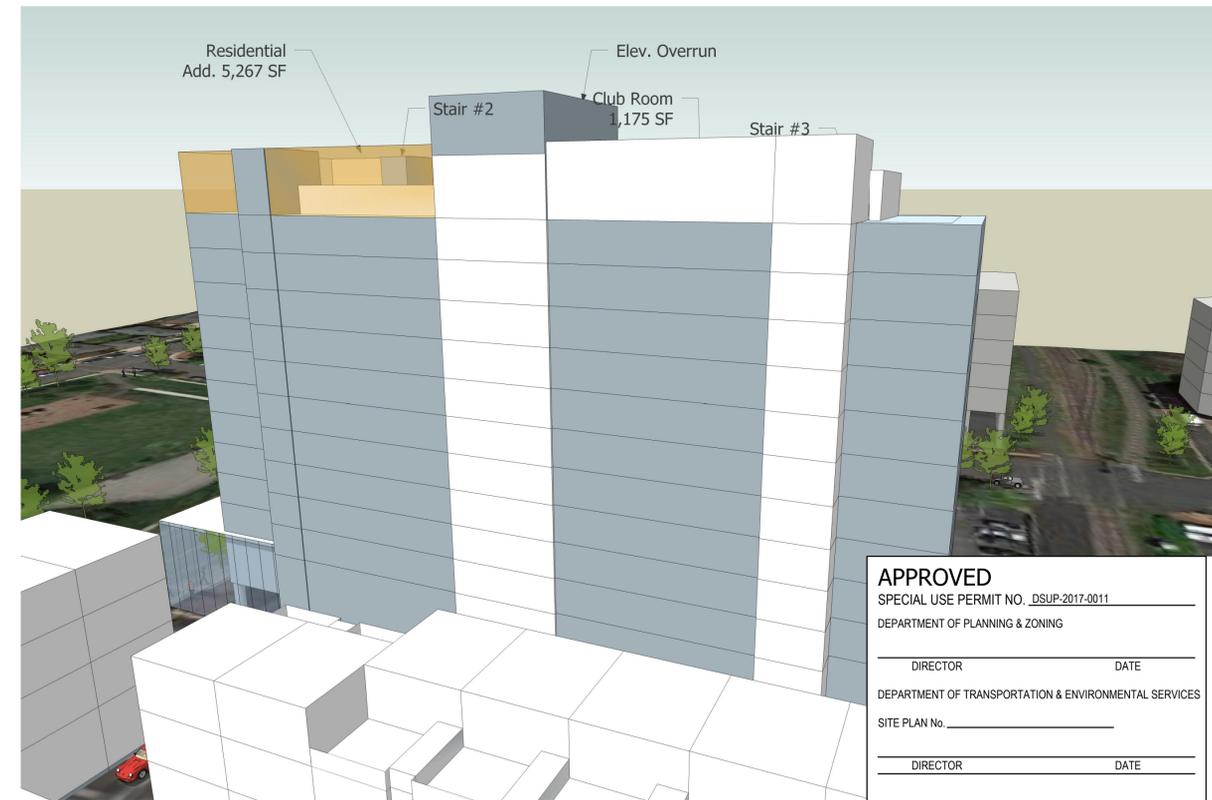
Proposed

Viewing South



3D IMAGERY IS CONCEPTUAL, REFER TO A-211 BUILDING ELEVATIONS

Existing Condition



3D IMAGERY IS CONCEPTUAL, REFER TO A-211 BUILDING ELEVATIONS

Proposed

Viewing North

APPROVED
 SPECIAL USE PERMIT NO. DSUP-2017-0011
 DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN No. _____

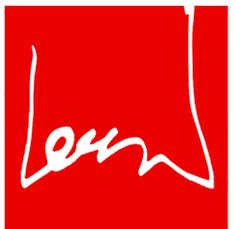
DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

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PROJECT NAME:

901 North Fairfax Street
 City Of Alexandria, VA

DSUP Submission
 Penthouse Massing

NO.	DESCRIPTION	DATE
DSUP FOURTH SUBMISSION		01/23/18
DSUP THIRD SUBMISSION		12/21/17
DSUP SECOND SUBMISSION		11/21/17
DSUP FIRST SUBMISSION		10/17/17

PROJECT No: CCC-0028
 DRAWN BY: JS
 CHECKED BY: JS
 PLOT DATE: 1.24.2018
 FILE NAME: CCC0028-901NfK-DSUP

A-201



East Elevation

North Elevation

East Elevation

South Elevation

Existing Condition



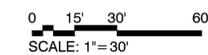
East Elevation

North Elevation

East Elevation

South Elevation

Proposed



APPROVED
 SPECIAL USE PERMIT NO. DSUP-2017-0011
 DEPARTMENT OF PLANNING & ZONING

 DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

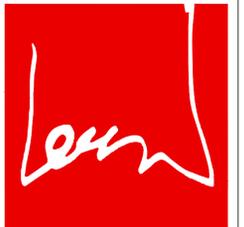
 DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

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PROJECT NAME:

901 North Fairfax Street
 City of Alexandria, VA

DSUP Submission
 2D Massing

NO.	DESCRIPTION	DATE
DSUP FOURTH SUBMISSION	01/23/18	
DSUP THIRD SUBMISSION	12/21/17	
DSUP SECOND SUBMISSION	11/21/17	
DSUP FIRST SUBMISSION	10/17/17	

PROJECT No: CCC-0028
 DRAWN BY: JS
 CHECKED BY: JS
 PLOT DATE: 1.24.2018
 FILE NAME: CCC0028-901Nfx-DSUP

A-202



3D IMAGERY IS CONCEPTUAL, REFER TO A-211 BUILDING ELEVATIONS

North East



3D IMAGERY IS CONCEPTUAL, REFER TO A-211 BUILDING ELEVATIONS

North West



3D IMAGERY IS CONCEPTUAL, REFER TO A-211 BUILDING ELEVATIONS

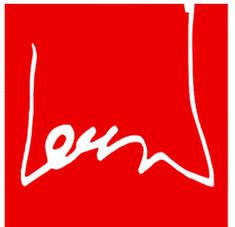
South East



3D IMAGERY IS CONCEPTUAL, REFER TO A-211 BUILDING ELEVATIONS

South West

ARCHITECT:



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OWNER:

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PROJECT NAME:

901 North Fairfax Street
City Of Alexandria, VA

SHEET TITLE:
DSUP Submission
3D Massing

APPROVED
SPECIAL USE PERMIT NO. DSUP-2017-0011
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

NO.	DESCRIPTION	DATE
DSUP FOURTH SUBMISSION	01/23/18	
DSUP THIRD SUBMISSION	12/21/17	
DSUP SECOND SUBMISSION	11/21/17	
DSUP FIRST SUBMISSION	10/17/17	

PROJECT No: CCC-0028
DRAWN BY: JS
CHECKED BY: JS
PLOT DATE: 1.24.2018
FILE NAME: CCC0028-901Nfx-DSUP

A-203



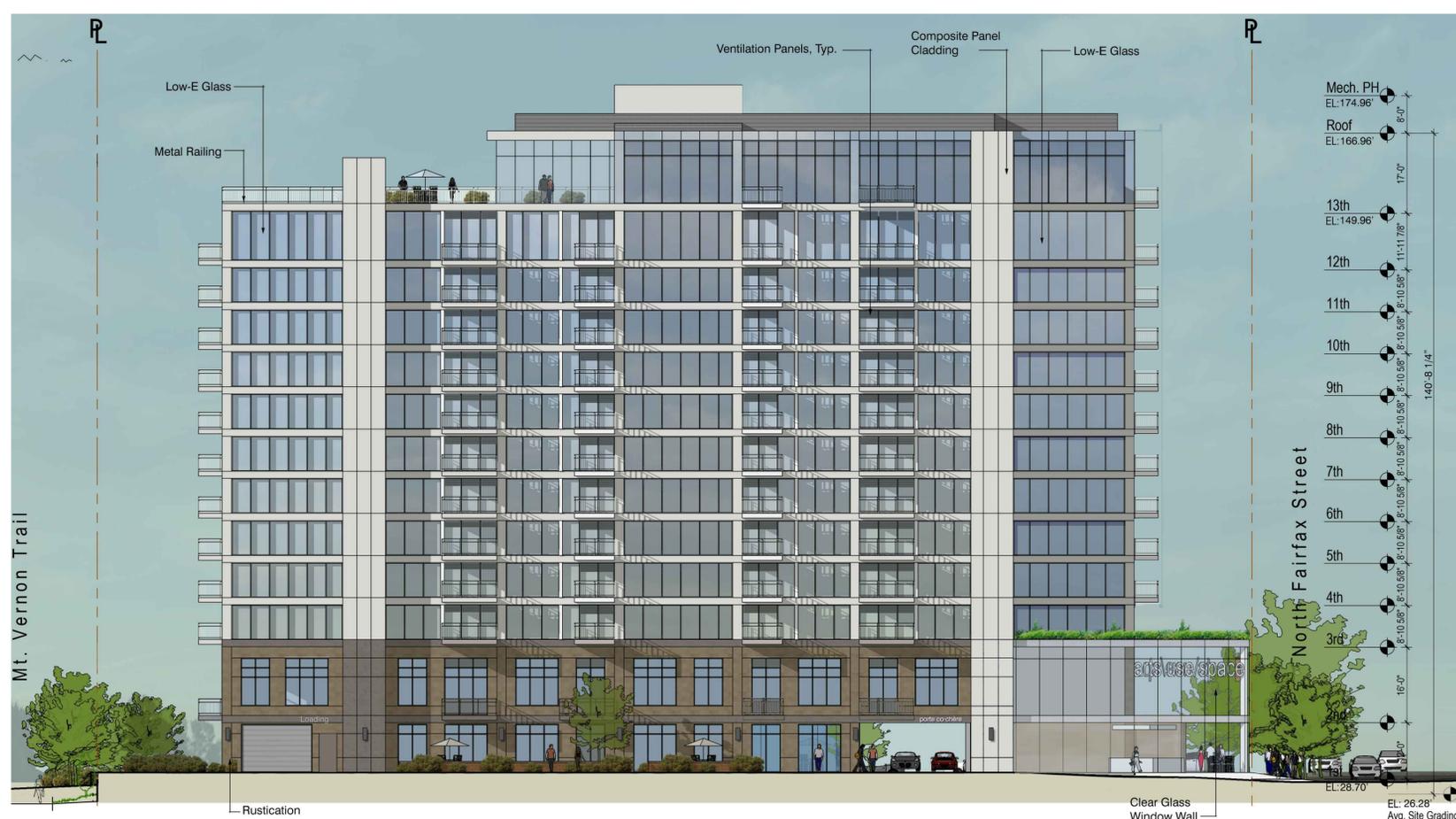
4. West Elevation



1. South Elevation



3. East Elevation



2. North Elevation

APPROVED
 SPECIAL USE PERMIT NO. DSUP-2017-0011
 DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

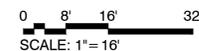
SITE PLAN No. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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OWNER:

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 Washington, DC 20004

PROJECT NAME: 901 North Fairfax Street
 City Of Alexandria, VA

SHEET TITLE: DSUP Submission Tower Elevations

NO.	DESCRIPTION	DATE
DSUP FOURTH SUBMISSION	01/23/18	
DSUP THIRD SUBMISSION	12/21/17	
DSUP SECOND SUBMISSION	11/21/17	
DSUP FIRST SUBMISSION	10/17/17	

PROJECT No: CCC-0028
 DRAWN BY: JH
 CHECKED BY: JS
 PLOT DATE: 1.24.2018
 FILE NAME: CCC0028-901Nfx-DSUP

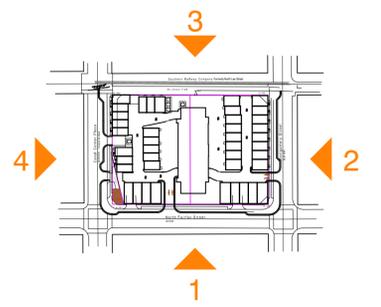
A-211



1 North Fairfax Street



2 Montgomery Street



0 8' 16' 32'
SCALE: 1" = 16'

APPROVED
SPECIAL USE PERMIT NO. DSUP-2017-0011
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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JAN 23 2018

OWNER:
CP Alexandria Owner LLC
1455 Pennsylvania Avenue NW, Suite 200
Washington, DC 20004

PROJECT NAME:
901 North Fairfax Street
City Of Alexandria, VA

SHEET TITLE:
DSUP Submission
Streetscape - 1

NO.	DESCRIPTION	DATE
DSUP FOURTH SUBMISSION	01/23/18	
DSUP THIRD SUBMISSION	12/21/17	
DSUP SECOND SUBMISSION	11/21/17	
DSUP FIRST SUBMISSION	10/17/17	

PROJECT NO.: CCC-0028
DRAWN BY: J.S.
CHECKED BY: J.S.
PLOT DATE: 1.24.2018
FILE NAME: CCC0028-901Nfx-DSUP

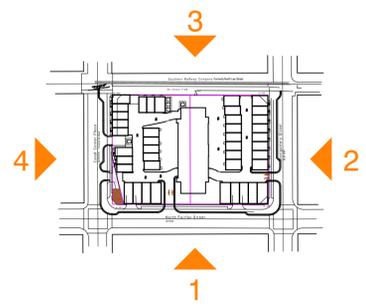
A-212



3 Mt. Vernon Trail



4 Canal Center Plaza



0 8' 16' 32'
SCALE: 1" = 16'

APPROVED
SPECIAL USE PERMIT NO. DSUP-2017-0011
DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN No. _____

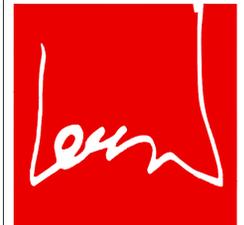
DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

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OWNER:
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Washington, DC 20004

PROJECT NAME:
901 North Fairfax Street
City Of Alexandria, VA

SHEET TITLE:
DSUP Submission
Streetscape - 2

NO.	DESCRIPTION	DATE
DSUP FOURTH SUBMISSION	01/23/18	
DSUP THIRD SUBMISSION	12/21/17	
DSUP SECOND SUBMISSION	11/21/17	
DSUP FIRST SUBMISSION	10/17/17	

PROJECT No: CCC-0028
DRAWN BY: JS
CHECKED BY: JS
PLOT DATE: 1.24.2018
FILE NAME: CCC0028-901Nfx-DSUP

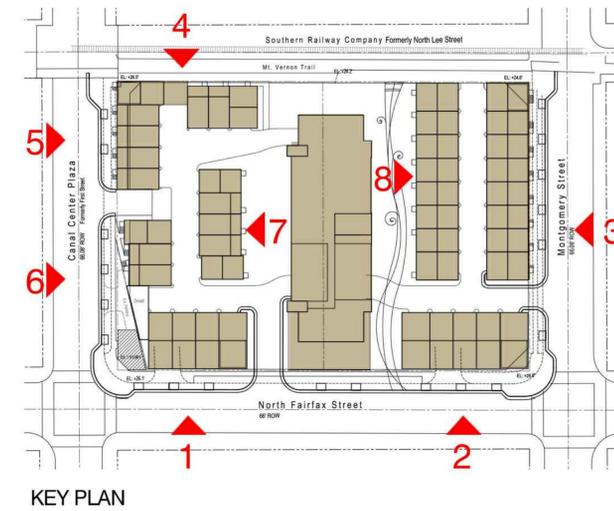
A-213



4. MT. VERNON TRAIL



5. CANAL CENTER PLAZA



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

APPROVED
SPECIAL USE PERMIT NO. DSUP-2017-0011
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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JAN 23 2018

OWNER:

CP Alexandria Owner LLC
1455 Pennsylvania Avenue NW, Suite 200
Washington, DC 20004

PROJECT NAME:

901 North Fairfax Street
City of Alexandria, VA

DSUP Submission
Townhouse Elevations

NO.

DESCRIPTION DATE

PROJECT No: CCC-0028

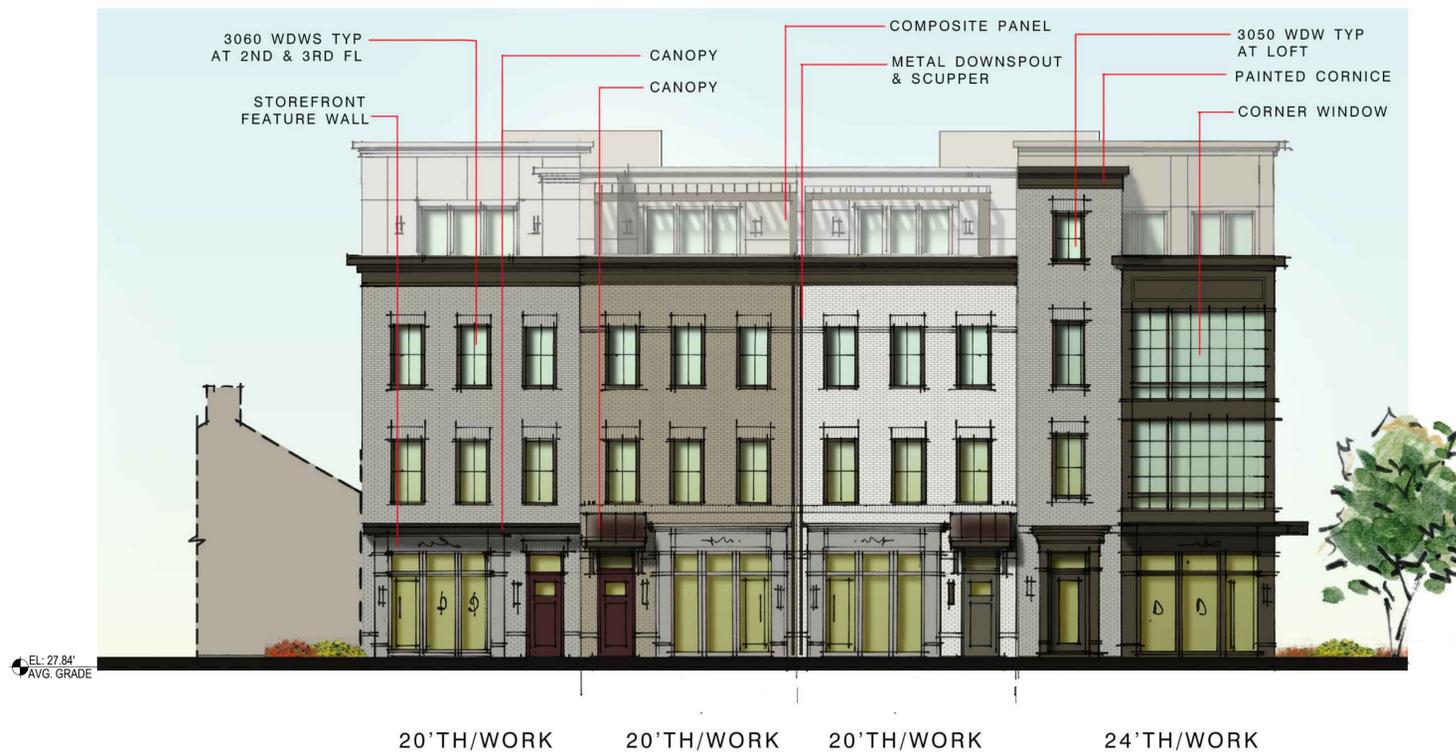
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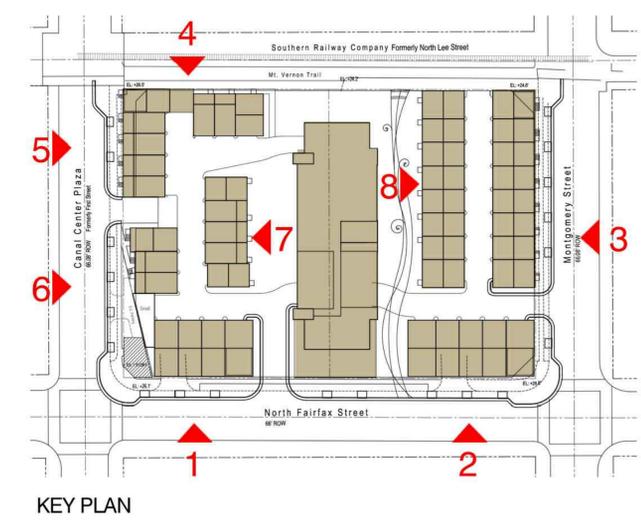
PILOT DATE: 1.24.2018

FILE NAME: CCC0028-901Nfx-DSUP

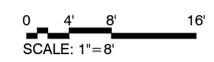
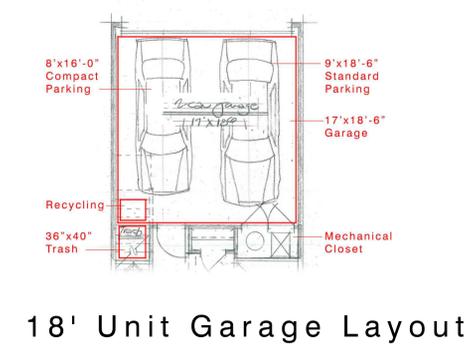
A-221



1. NORTH FAIRFAX ST.



6. CANAL CENTER PLAZA



APPROVED
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DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

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OWNER:

CP Alexandria Owner LLC
1455 Pennsylvania Avenue NW, Suite 200
Washington, DC 20004

PROJECT NAME: 901 North Fairfax Street
City Of Alexandria, VA

SHEET TITLE: DSUP Submission
Townhouse Elevations

NO.	DESCRIPTION	DATE
DSUP FOURTH SUBMISSION	01/23/18	
DSUP THIRD SUBMISSION	12/21/17	
DSUP SECOND SUBMISSION	11/21/17	
DSUP FIRST SUBMISSION	10/17/17	

PROJECT No: CCC-0028
DRAWN BY: JS
CHECKED BY: JS
PLOT DATE: 1.24.2018
FILE NAME: CCC0028-901Nfx-DSUP

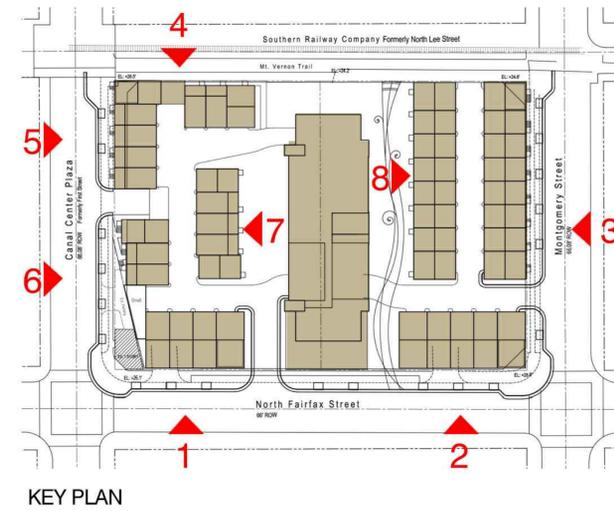
A-222



3. MONTGOMERY ST.



2. NORTH FAIRFAX STREET



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

APPROVED
SPECIAL USE PERMIT NO. DSUP-2017-0011
DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN No. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

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PROJECT NAME:
901 North Fairfax Street
City of Alexandria, VA

SHEET TITLE:
DSUP Submission
Townhouse Elevations

NO.	DESCRIPTION	DATE
1	DSUP FOURTH SUBMISSION	01/23/18
2	DSUP THIRD SUBMISSION	12/21/17
3	DSUP SECOND SUBMISSION	11/21/17
4	DSUP FIRST SUBMISSION	10/17/17

PROJECT No: CCC-0028
DRAWN BY: JS
CHECKED BY: JS
PLOT DATE: 1.24.2018
FILE NAME: CCC0028-901Nfx-DSUP

A-223



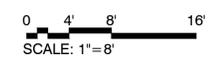
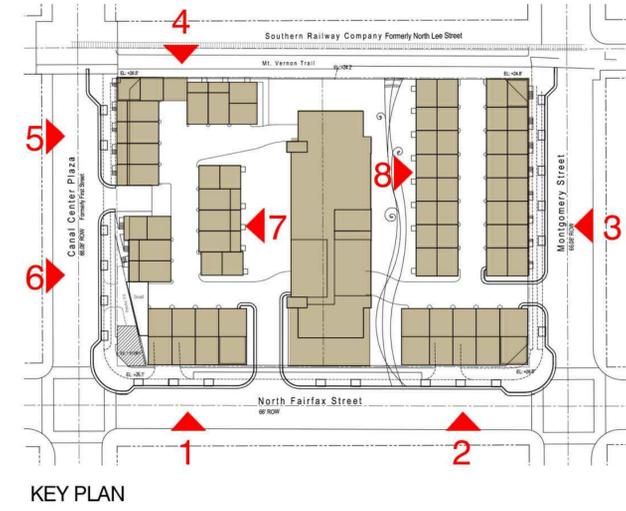
24'TH 20'TH 20'TH 20'TH 20'TH 20'TH 20'TH 24'TH

8. INTERIOR ST.



20'TH 18'TH 18'TH 18'TH 20'TH

7. INTERIOR STREET



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 DIRECTOR DATE

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CHAIRMAN, PLANNING COMMISSION DATE

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 Washington, DC 20004

PROJECT NAME:
 901 North Fairfax Street
 City of Alexandria, VA

SHEET TITLE:
 DSUP Submission
 Townhouse Elevations

NO.	DESCRIPTION	DATE
DSUP FOURTH SUBMISSION	01/23/18	
DSUP THIRD SUBMISSION	12/21/17	
DSUP SECOND SUBMISSION	11/21/17	
DSUP FIRST SUBMISSION	10/17/17	

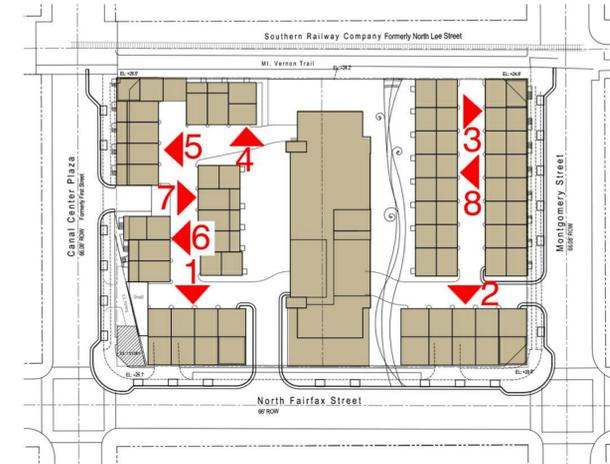
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 DRAWN BY: JS
 CHECKED BY: JS
 PLOT DATE: 1.24.2018
 FILE NAME: CCC0028-901Nfx-DSUP

A-224

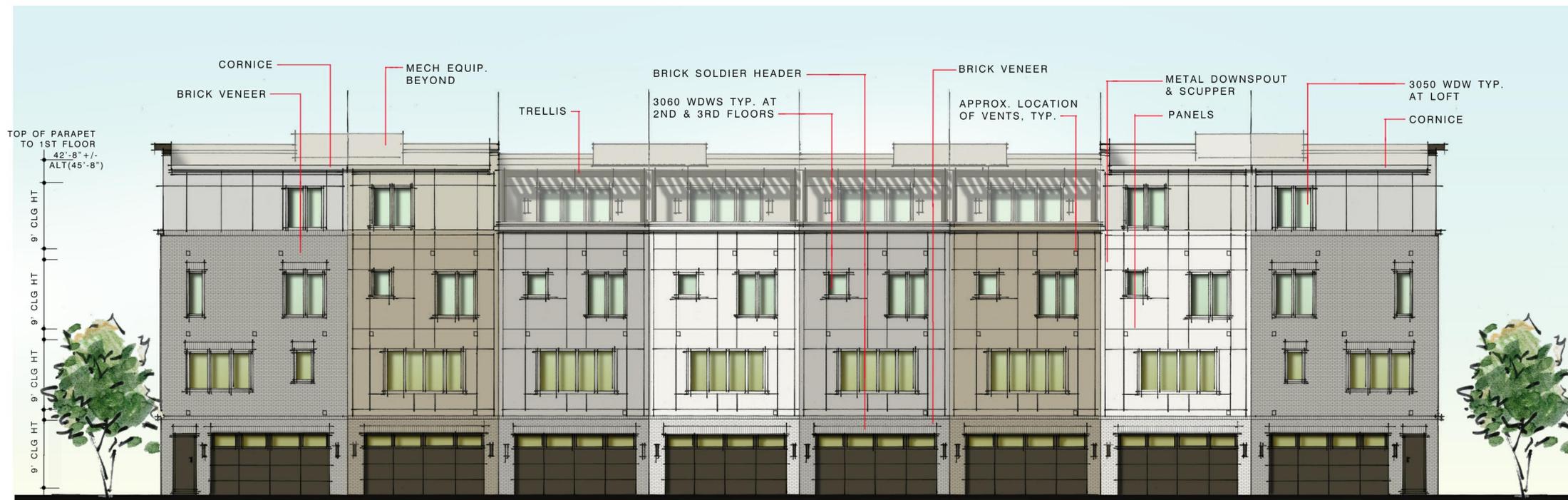


24'X48' (HIGH-VISIBILITY) 20'X48' 20'X48' 20'X48' 24'X48'

2. REAR



KEY PLAN



24'X36' 20'X36' 20'X36' 20'X36' 20'X36' 20'X36' 20'X36' 24'X36'

8. REAR

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

APPROVED
SPECIAL USE PERMIT NO. DSUP-2017-0011
DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN No. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

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PROJECT NAME:

901 North Fairfax Street
City Of Alexandria, VA

DSUP Submission
Townhouse Elevations

NO.	DESCRIPTION	DATE
DSUP FOURTH SUBMISSION	01/23/18	
DSUP THIRD SUBMISSION	12/21/17	
DSUP SECOND SUBMISSION	11/21/17	
DSUP FIRST SUBMISSION	10/17/17	

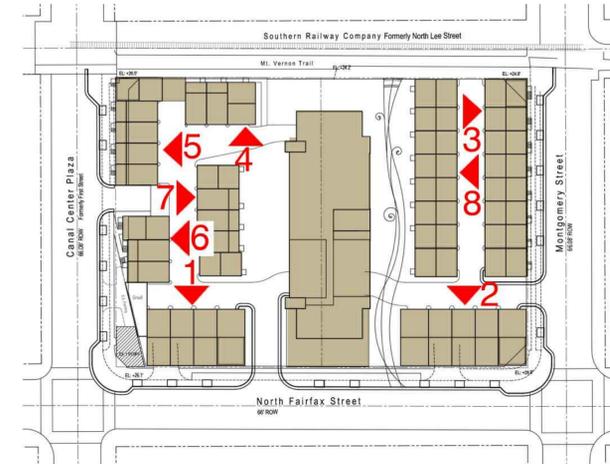
PROJECT No: CCC-0028
DRAWN BY: JH
CHECKED BY: JS
PLOT DATE: 1.24.2018
FILE NAME: CCC0028-901Nfx-DSUP

A-225



20'X36' 18'X36' 18'X36' 18'X36' 20'X36'

7. REAR



KEY PLAN



24'X36' 20'X36' 20'X36' 20'X36' 20'X36' 20'X36' 20'X36' 24'X36'

3. REAR

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

APPROVED
SPECIAL USE PERMIT NO. DSUP-2017-0011
DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN No. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

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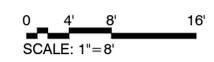
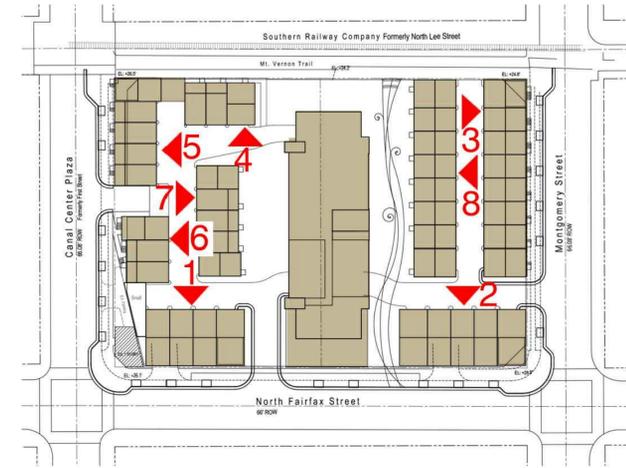
PROJECT NAME:
901 North Fairfax Street
City Of Alexandria, VA

SHEET TITLE:
DSUP Submission
Townhouse Elevations

NO.	DESCRIPTION	DATE
DSUP FOURTH SUBMISSION	01/23/18	
DSUP THIRD SUBMISSION	12/21/17	
DSUP SECOND SUBMISSION	11/21/17	
DSUP FIRST SUBMISSION	10/17/17	

PROJECT No: CCC-0028
DRAWN BY: JS
CHECKED BY: JS
PLOT DATE: 1.24.2018
FILE NAME: CCC0028-901Nfx-DSUP

A-226



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 SPECIAL USE PERMIT NO. DSUP-2017-0011
 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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OWNER:
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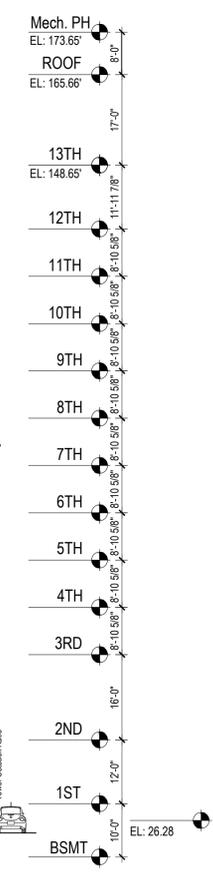
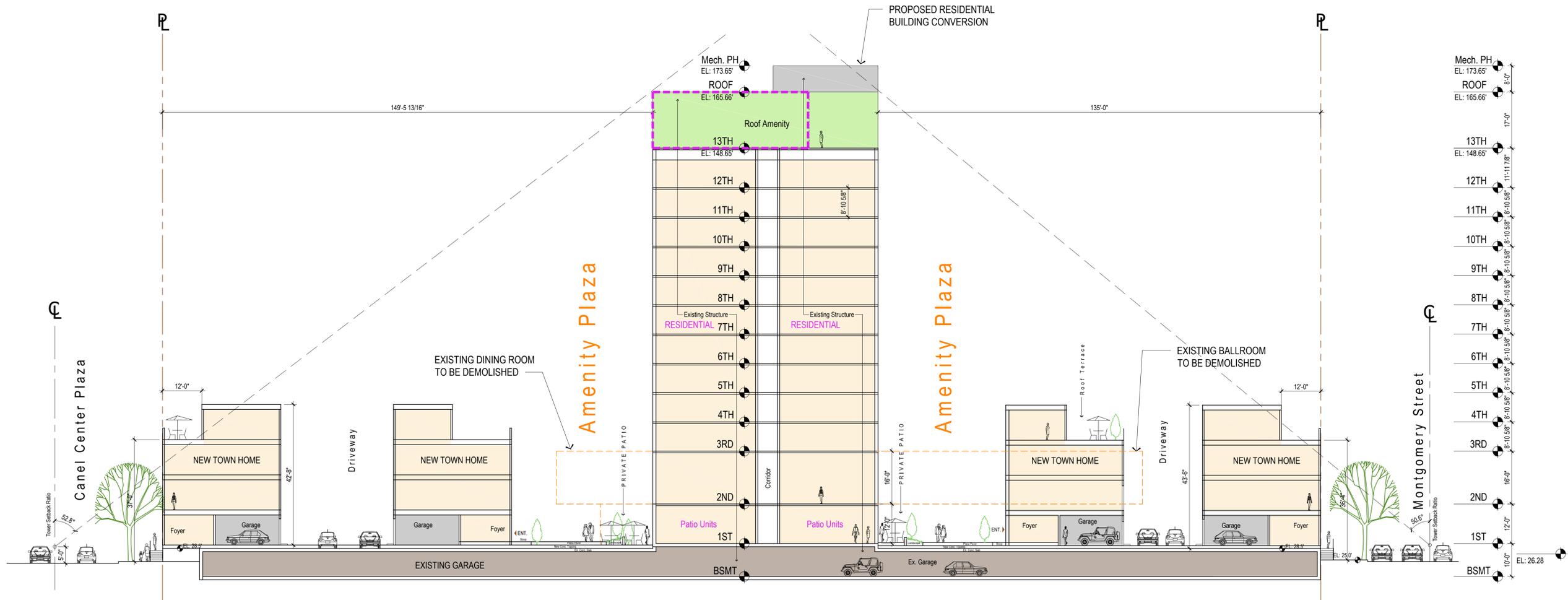
PROJECT NAME:
 901 North Fairfax Street
 City Of Alexandria, VA

SHEET TITLE:
 DSUP Submission
 Townhouse Elevations

DSUP FOURTH SUBMISSION	01/23/18
DSUP THIRD SUBMISSION	12/21/17
DSUP SECOND SUBMISSION	11/21/17
DSUP FIRST SUBMISSION	10/17/17

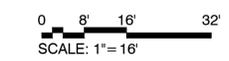
PROJECT No: CCC-0028
 DRAWN BY: JS
 CHECKED BY: JS
 PLOT DATE: 1.24.2018
 FILE NAME: CCC0028-901Nfx-DSUP

A-227



Legend

- Roof Amenity
- Existing Garage
- Residential Units
- Proposed Addition
- Proposed Demolition



APPROVED
 SPECIAL USE PERMIT NO. DSUP-2017-0011
 DEPARTMENT OF PLANNING & ZONING

 DIRECTOR DATE

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PROJECT NAME:
901 North Fairfax Street
 City Of Alexandria, VA

SHEET TITLE:
DSUP Submission
Cross Section

NO.	DESCRIPTION	DATE
1	DSUP FIRST SUBMISSION	10/17/17
2	DSUP SECOND SUBMISSION	11/21/17
3	DSUP THIRD SUBMISSION	12/21/17
4	DSUP FOURTH SUBMISSION	01/23/18

PROJECT No: CCC0028
 DRAWN BY: JS
 CHECKED BY: JS
 PLOT DATE: 1.24.2018
 FILE NAME: CCC0028-901Nfx-DSUP

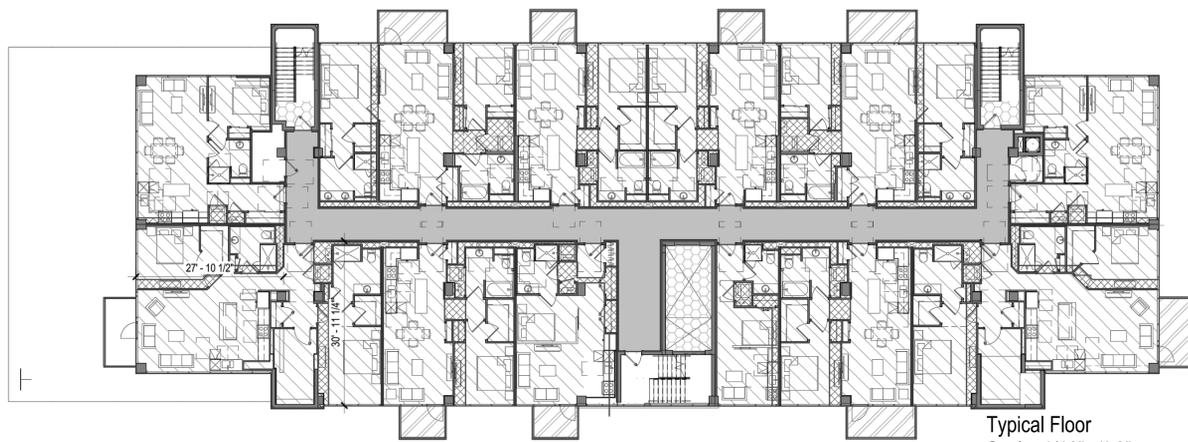
A-302



Thirteenth Floor
Scale: 1/16"=1'-0"



Second Floor
Scale: 1/16"=1'-0"



Typical Floor
Scale: 1/16"=1'-0"



First Floor
Scale: 1/16"=1'-0"

901 North Fairfax FAR Calculation
City Center Tower Renovation 12/21/2017

Floor	RENTAL								FAR			Total FAR	Eff. Factor
	Gross Plate	Amenity	Corridor	Balcony	Rental	Utility	Porte-Co	Art center	Shaft	Soffit			
15T	14,003	1,559	511	4,088	686	2,259	3,431	799	669	10.48%	33.971%		
	100.00%	11.14%	3.65%	29.20%	4.90%	16.13%	24.50%	5.71%	4.77%				
25T	12,470	1,482	1,660	7,378				806	1,144	15.64%	68.340%		
	100.00%	11.88%	13.31%	59.16%				6.47%	9.17%				
Typical X	13,329	1,285	762	9,210				735	1,336	15.54%	84.838%		
10	100.00%	9.64%	5.72%	69.10%				5.52%	10.02%				
Typ Total	133,286	12,854	7,618	92,105				7,354	13,355				
13th	8,668	1,674	803	246	4,692			568	683	14.43%	65.020%		
	100.00%	19.32%	9.27%	2.84%	54.13%			6.55%	7.88%				
Total	168,426	4,716	15,829	7,865	108,263	686	2,259	9,527	15,851		78.371%		
	100.00%	2.80%	9.40%	4.67%	64.28%	0.41%	1.34%	5.66%	9.41%		15.07%		

Floor	CONDOMINIUM								FAR			Total FAR	Eff. Factor
	Gross Plate	Amenity	Corridor	Balcony	Condo	Utility	Porte-Co	Art center	Shaft	Soffit			
15T	14,003	1,559	511	4,088	686	2,259	3,431	799	669	10.48%	33.971%		
	100.00%	11.14%	3.65%	29.20%	4.90%	16.13%	24.50%	5.71%	4.77%				
25T	12,447	1,482	1,660	7,378				806	1,144	15.48%	68.340%		
	100.00%	11.90%	13.34%	59.28%				6.48%	9.00%				
Typical X	13,296	1,285	762	9,210				735	1,303	15.33%	84.838%		
10	100.00%	9.67%	5.73%	69.27%				5.53%	9.80%				
Typ Total	132,964	12,854	7,618	92,105				7,354	13,033				
13th	8,439	1,674	803	246	4,692			545	478	12.12%	65.020%		
	100.00%	19.84%	9.52%	2.92%	55.60%			6.46%	5.66%				
Total	167,853	4,716	15,829	7,865	108,263	686	2,259	9,504	15,300		78.371%		
	100.00%	2.81%	9.43%	4.69%	64.50%	0.41%	1.35%	5.66%	9.12%		14.78%		

FAR

- Amenity
- Balcony
- Corridor
- FAR
- FLOOR AREA
- Porte-Cochere
- Rental
- SHAFT
- Utility

RENTAL UNIT TABULATION

Label	Unit S1	Unit S2	Unit S3	Unit S4	Unit A1	Unit A2	Unit A3	Unit A4	Unit C1	Unit C3	TOTAL
Type	Studio	Studio	Studio	1BR/1BA	1BR/1BA	1BR/1BA	1BR/1BA	2BR/2BA	2BR/2BA	2BR/2.5BA	153
Total	12	1	1	10	48	10	22	12	24	13	153
Mix	7.8%	0.7%	0.7%	6.5%	31.4%	6.5%	14.4%	7.8%	15.7%	8.5%	100.00%

CONDO UNIT TABULATION (ALT)

Label	Unit S1	Unit A1	Unit C1	Unit C2	Unit C3	Unit D1	Unit E1	TOTAL
Type	Guest	1BR/1BA	2BR/2BA	2BR/2BA	2BR/2.5BA	2BR+D/2.5BA	3BR/3.5BA	
Size (NSF)	364	772	1,145	1,378	1,370	2,066	2,097	
Roof								
13th/PH		1	1	1		1		4
12th		2	3	1		1	1	8
11th		2	3	1		1	1	8
10th		2	3	1		1	1	8
9th		2	3	1		1	1	8
8th		2	3	1		1	1	8
7th		2	3	1		1	1	8
6th		2	3	1		1	1	8
5th		2	3	1		1	1	8
4th		2	3	1		1	1	8
3rd		2	3	1		1	1	8
2nd		3	4				1	8
1st	1	1	2		1			5
Bsmt*								
Total	1	25	37	11	1	11	11	97
Mix	1.0%	25.8%	38.1%	11.3%	1.0%	11.3%	11.3%	100.00%
	1.0%	25.8%	50.5%			11.3%	11.3%	100.00%

Note: Condo Unit mix is not represented in plan layout

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DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

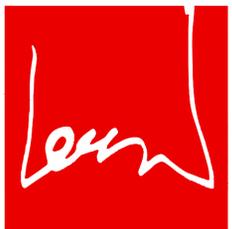
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

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

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OWNER:

CP Alexandria Owner LLC
1455 Pennsylvania Avenue NW, Suite 200
Washington, DC 20004

PROJECT NAME:

901 North Fairfax Street
City of Alexandria, VA

DSUP Submission
Tower Plan Floor Area Analysis

NO.

DESCRIPTION DATE

PROJECT NO: CCC-0028

DRAWN BY: JH

CHECKED BY: JS

PLOT DATE: 1.24.2018

FILE NAME: CCC0028-901NFA-DSUP

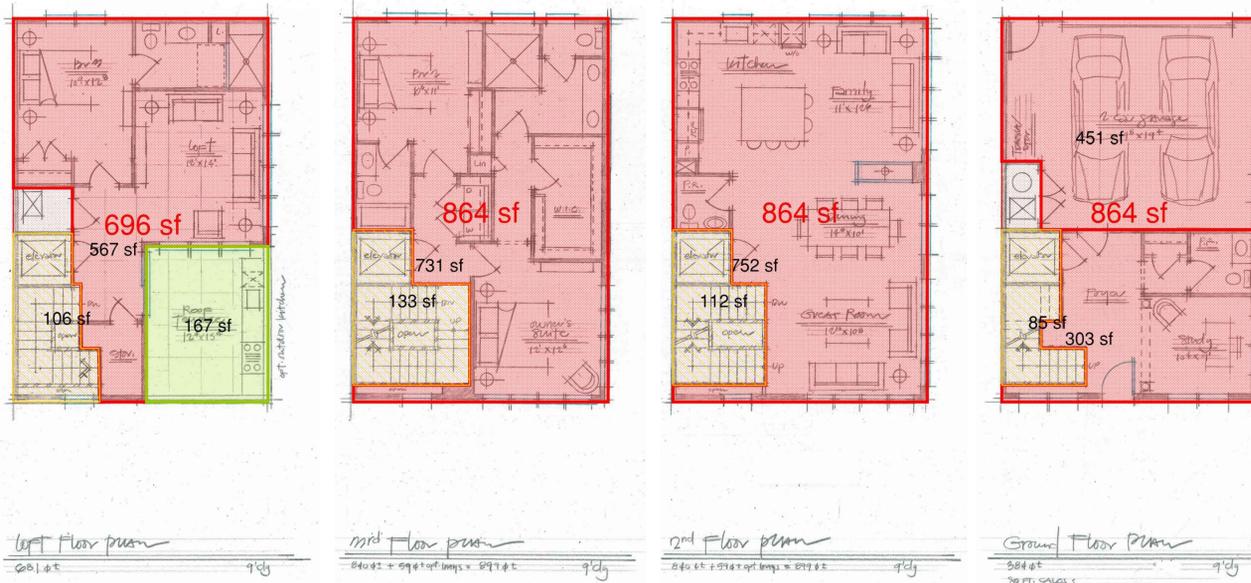
A-401



18'x36' Townhouses



20'x36' Townhouses



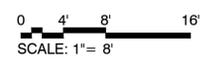
24'x36' Townhouses



20'x60' Townhouses



20'x40' Townhouses



APPROVED
SPECIAL USE PERMIT NO. DSUP-2017-0011
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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OWNER:
CP Alexandria Owner LLC
1455 Pennsylvania Avenue NW, Suite 200
Washington, DC 20004

PROJECT NAME:
901 North Fairfax Street
City of Alexandria, VA

SHEET TITLE:
DSUP Submission
Townhouse Floor Area Analysis

NO.	DESCRIPTION	DATE
1	DSUP FOURTH SUBMISSION	01/23/18
2	DSUP THIRD SUBMISSION	12/21/17
3	DSUP SECOND SUBMISSION	11/21/17
4	DSUP FIRST SUBMISSION	10/17/17

PROJECT No: CCC0028
DRAWN BY: JH
CHECKED BY: JS
PLOT DATE: 1.24.2018
FILE NAME: CCC0028-901Nfx-DSUP

A-501



24'x48' Townhouses



20'x48' Townhouses

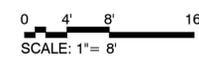
Carr City Centers - 901 Fairfax
Floor Area Analysis

	18x36 THs	20x36 THs	20x36 THs (Rear Terrace)	24x36 THs	20x60 THs	20x40 THs	24x48 THs	20x48 THs	
No. of Units	11	10	4	5	1	1	3	6	
Footprint	648	720	720	864	1200	800	1152	960	
Garage	339	412	412	451	423	412	480	391	
Ground Floor	251	246	246	303	702	328	593	473	
Second Floor	588	653	653	752	753	718	1043	858	
Third Floor	595	656	656	731	729	736	1043	865	
Loft	354	416	448	567	459	480	694	490	
Shaft ¹	197	224	224	436	221	243	384	356	
Roof Terrace	232	236	204	167	674	237	370	366	
Net Floor Area	2,127 SF	2,383 SF	2,415 SF	2,804 SF	3,066 SF	2,674 SF	3,853 SF	3,077 SF	
Gross Floor Area	2,360 SF	2,645 SF	2,677 SF	3,288 SF	3,323 SF	2,964 SF	4,238 SF	3,474 SF	
Total Net All Units	23,397 SF	23,830 SF	9,660 SF	14,020 SF	3,066 SF	2,674 SF	11,559 SF	18,462 SF	106,668
Total Gross All Units	25,960 SF	26,450 SF	10,708 SF	16,440 SF	3,323 SF	2,964 SF	12,714 SF	20,844 SF	119,403
Total Roof Terrace	2,552	2,360	816	835	674	237	1,110	2,196	10,780
Total Shaft All Units	2,167	2,240	896	2,180	221	243	1,152	2,136	11,235

NET FLOOR AREA excludes:

- 1 Elevator shafts and stairwells at each floor
- 2 Floor space used for Water tanks and Heating & Cooling equipment
- 3 Open Porches or Porticos in accordance with zoning regulations

Square footage calculations are based on schematic design drawings and may change



APPROVED
SPECIAL USE PERMIT NO. DSUP-2017-0011
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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JAN 23 2018

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PROJECT NAME:
901 North Fairfax Street
 City Of Alexandria, VA

SHEET TITLE:
DSUP Submission
Townhouse Floor Area Analysis

DSUP FOURTH SUBMISSION	01/23/18
DSUP THIRD SUBMISSION	12/21/17
DSUP SECOND SUBMISSION	11/21/17
DSUP FIRST SUBMISSION	10/17/17

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