

OLD TOWN POOL REPLACEMENT

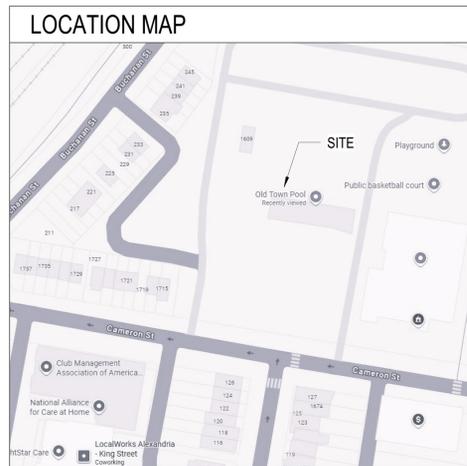
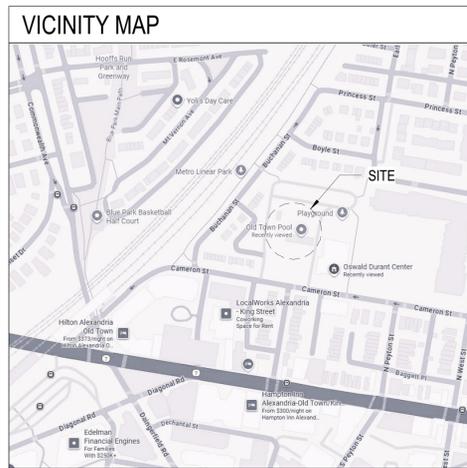
CITY OF ALEXANDRIA, VA
RRMM ARCHITECTS, PC

DSUP2026-10003

P&Z COMPLETENESS / DESIGN DEVELOPMENT SUBMITTAL - 2/6/2026

ARCHITECTURE / PLANNING / INTERIORS

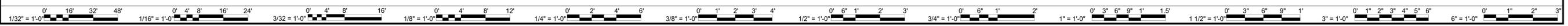
2900 South Quincy Street, Suite 710
Arlington, VA 22206
(703) 998-0101



CONSULTANTS	
IMEG CIVIL ENGINEERING 4035 Ridge Top Road, Suite 601 Fairfax, VA 22030 703.766.3922 Kevin.M.Washington@imegcorp.com	COUNSILMAN HUNSAKER POOL CONSULTANT 12851 Manchester Rd, Suite 120 St Louis, MO 63131 314.894.1245 carydennis@chh2o.com
GPI STRUCTURAL / MEP ENGINEERING 4035 Ridge Top Road, Suite 300 Fairfax, VA 22030 703.764.7030 mzegarelli@gpinet.com	FROEHLING & ROBERTSON GEOTECHNICAL ENGINEERING 833 Professional Pl W Chesapeake, VA 23320 703.996.0123 PSafarian@fandr.com
AXIAS COST ESTIMATING 225 Reinekers Lane, Suite 615 Alexandria, VA 22314 703.819.6787 mjacobs@axiasinc.com	FACILITY DYNAMICS ENGINEERING COMMISSIONING AGENT 6760 Alexander Bell Dr # 200 Columbia, MD 21046 443.472.6978 davidr@facilitydynamics.com
SUSTAINABLE BUILDING PARTNERS SUSTAINABILITY CONSULTANT 2701 Prosperity Ave Fairfax, VA 20598 703.713.2150 marisa.britton@sustainbdgs.com	
OWNER CITY OF ALEXANDRIA Contact: Qiaojue Yu Technical Project Manager 703.746.4691 qiaojue.yu@alexandriava.gov	

GENERAL NOTES

- THE CONTRACTOR SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703.746.4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
- THE CONTRACTOR SHALL NOT ALLOW ANY METAL DETECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY.
- ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED IN COMPLIANCE WITH SECTION 11-411 OF THE ZONING ORDINANCE.



DATE	PROJECT	DESIGNED	DRAWN	CHECKED	MARK	DATE	BY	DES
2/6/2026	20116-07	STZ	STZ	KDL				

DATE	PROJECT	DESIGNED	DRAWN	CHECKED	MARK	DATE	BY	DES
2/6/2026	20116-07	STZ	STZ	KDL				



PROJECT OLD TOWN POOL
 CITY OF ALEXANDRIA
 1609 CAMERON ST.
 ALEXANDRIA, VA, 22314
 DRAWING TITLE SHEET

SHEET
G-001

2/6/2026 4:25:01 PM Autodesk Docs://20116-07 COA Old Town Pool/20116-07 v24 COA Old Town Pool - ARCH.rvt

SHEET INDEX

Sheet Number	Sheet Title
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PROJECT TITLE SHEET

G-001	TITLE SHEET
G-002	SHEET INDEX

CIVIL

C-000	CIVIL COVER SHEET
C-100	NOTES AND TABULATIONS
C-200	CONTEXTUAL PLAN
C-201	EXISTING CONDITIONS
C-202	DEMOLITION PLAN
C-300	SITE PLAN
C-301	DIMENSION PLAN
C-400	OPEN SPACE PLAN
C-401	GRADING PLAN
C-500	STORMWATER MANAGEMENT PLAN
C-501	DSUP STORMWATER MANAGEMENT PLAN
C-502	STORMWATER MANAGEMENT PLAN
C-600	TURNING MOVEMENTS

LANDSCAPE

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L-102	TREE VEGETATION PROTECTION PLAN NOTES AND DETAILS
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LIFE SAFETY	
LS101	LIFE SAFETY PLAN

ARCHITECTURAL

A-001	ARCHITECTURAL GENERAL INFORMATION
A-002	ARCHITECTURAL SITE PLAN
A-003	ENLARGED ARCHITECTURAL SITE PLAN
A-006	LEED SCORECARD
A-007	RENDERINGS
A-008	BUILDING MASSING ILLUSTRATIONS
A-101	FIRST FLOOR PLAN
A-103	REFLECTED CEILING PLAN
A-104	REFLECTED CEILING CLERESTORY PLAN
A-105	ROOF PLAN
A-201	EXTERIOR ELEVATIONS
A-301	BUILDING SECTIONS
A-302	BUILDING SECTIONS
A-303	BUILDING SECTIONS

POOL

AQ-200	POOL PLAN
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	BY	DES
	MARK	DATE
		REVISIONS

DATE	2/6/2026	PROJECT	20116-07	STZ	STZ	KDL
		DESIGNED		DRAWN		CHECKED



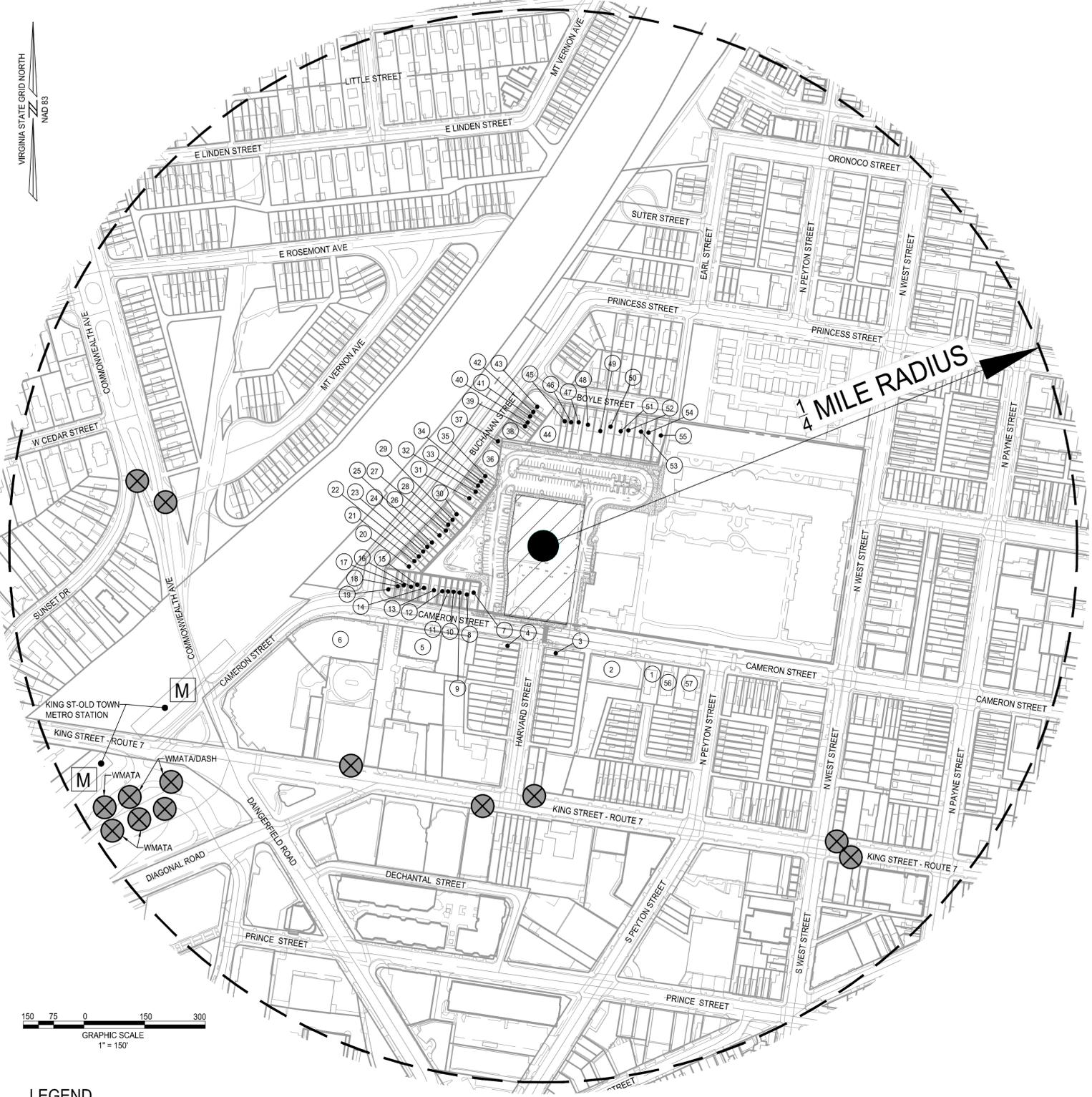
RRMM
ARCHITECTS, PC
2900 South Quincy Street, Suite 710
Arlington, Virginia 22206
(703)998-0101



PROJECT
OLD TOWN POOL
CITY OF ALEXANDRIA
1609 CAMERON ST.
ALEXANDRIA, VA, 22314
DRAWING
SHEET INDEX

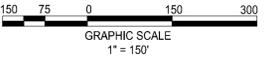
SHEET
G-002





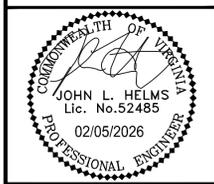
OWNERSHIP INFORMATION

- 1. HARRIS BORNSTEIN DA LYNN TR 1504 CAMERON STREET ALEXANDRIA, VA 22314-2703 USE: DETACHED HOUSE (100) ZONE: RB
2. TRANSPORTATION FEDERAL CREDIT UNION PO BOX 25947 ALEXANDRIA, VA 22313-9809 USE: OFFICE BUILDINGS (487) ZONE: CD
...
45. HOWE DANA M 1620 BOYLE ST ALEXANDRIA, VA 22314-2101 USE: ROW (TOWNHOUSE) (120) ZONE: RB



LEGEND
PROJECT SITE (hatched box)
BUS STOP (black circle)
METRO STATION (M in a square)
1/4 MILE RADIUS (dashed line)

NOTE: ALL BUS STOPS SHOWN ARE EXISTING. ALL BUS STOPS SHOWN ARE DASH STOPS UNLESS NOTED OTHERWISE. THE EXISTING METRO STATION SHOWN IS THE KING ST-OLD TOWN METRO STATION.

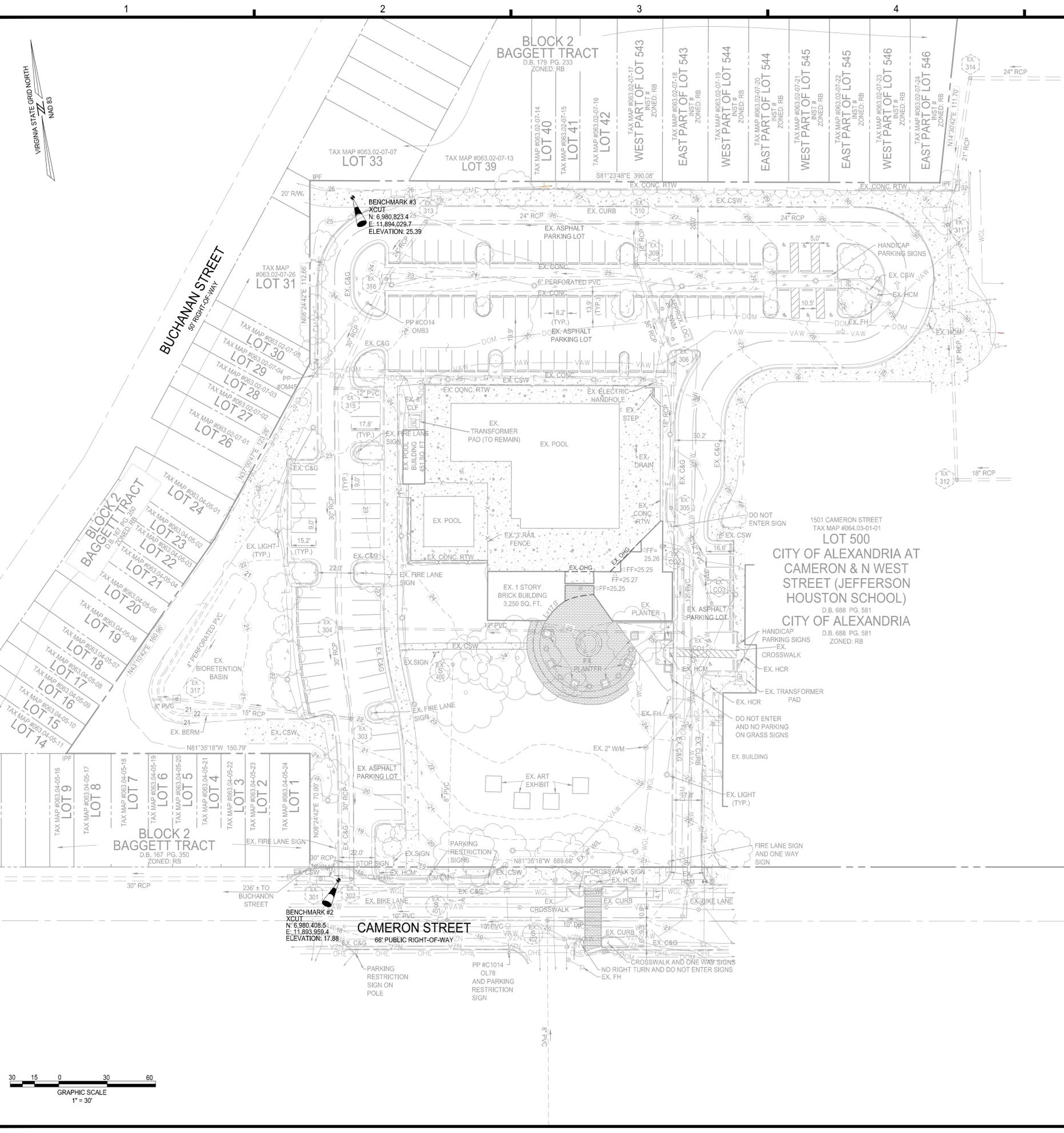


OLD TOWN POOL REPLACEMENT PRELIMINARY PLAN CITY OF ALEXANDRIA, VIRGINIA

Table with 2 columns: 1ST SUBMISSION, DESCRIPTION. Row 1: 02/05/26, 1

APPROVED SPECIAL USE PERMIT NO. 2026-10003 DEPARTMENT OF PLANNING & ZONING. Includes fields for Director, Date, and Instrument No.

PROJECT No.: 25003815.00 DRAWING No.: 109632 DATE: 01/29/2026 SCALE: 1"=30' DESIGN: JH DRAWN: AN CHECKED: JH SHEET TITLE: CONTEXTUAL PLAN SHEET No. C200



STORM AS-BUILT	
300	TOP=14.57' INV IN=9.99' (30" RCP #301) INV OUT=8.95' (30" RCP WEST)
301	TOP=17.75' INV IN=12.70' (30" RCP #302) INV OUT=12.66' (30" RCP #300)
302	TOP=17.74' INV IN=12.99' (30" RCP #303) INV OUT=12.94' (30" RCP #301)
303	TOP=21.97' INV IN=13.59' (30" RCP #304) INV IN=15.63' (15" RCP #317) INV OUT=13.55' (30" RCP #302)
304	TOP=22.49' INV IN=13.70' (30" RCP #315) INV IN=14.44' (12" PVC #C01) INV OUT=13.66' (30" RCP #303)
305	TOP=24.63' INV IN=20.28' (12" PVC #C03) INV OUT=19.71' (18" RCP #306)
306	TOP=26.61' INV IN=19.26' (18" RCP #305) INV OUT=19.21' (36" RCP #309)
307	TOP=25.87' BMP INV=14.68 BMP INV=14.15
308	TOP=26.04' BMP INV=11.64'
309	TOP=25.61' INV IN=18.01' (36" RCP #306) INV OUT=17.98' (18" RCP #310)
310	TOP=26.45' INV IN=17.85' (18" RCP #309) INV IN=17.85' (24" RCP #311) INV OUT=17.83' (24" RCP #313)

STORM AS-BUILT	
311	TOP=31.04' INV IN=21.03' (21" RCP #314) INV IN=21.04' (18" RCP #312) INV OUT=21.00' (24" RCP #310)
312	TOP=29.54' INV IN=24.26' (18" RCP EAST) INV OUT=24.21' (18" RCP #311)
313	TOP=24.88' INV IN=15.79' (24" RCP #310) INV OUT=15.75' (24" RCP #316)
314	TOP=34.91' INV IN=24.98' (24" RCP EAST) INV OUT=21.82' (21" RCP #311)
315	TOP=23.37' INV IN=14.57' (30" RCP #316) INV IN=16.59' (12" PVC EAST) INV OUT=14.52' (30" RCP #304)
316	TOP=23.45' INV IN=15.30' (24" RCP #313) INV OUT=15.25' (30" RCP #315)
317	TOP=21.82' INV IN=19.26' (18" PVC WEST) INV OUT=16.94' (15" RCP #303)
CO1	TOP=24.95' INVERT NOT ACCESSIBLE
CO2	TOP=25.36' INVERT NOT ACCESSIBLE
CO3	TOP=101.02' INVERT NOT ACCESSIBLE

SANITARY AS-BUILT	
400	TOP=23.78' INV OUT=15.65' (8" PVC #401)
401	TOP=19.12' INV IN=14.73' (10" PVC #402) INV IN=13.50' (8" PVC #400) INV OUT=13.32' (10" PVC WEST)
402	TOP=20.19' INV IN=15.89' (8" PVC #403) INV IN=16.04' (10" DIP EAST) INV OUT=15.13' (10" PVC #401)
403	TOP=18.31' INV OUT=8" PVC #402 NOT ACCESSIBLE

LEGEND

- Utilities - Storm
 - SMALL STORM GRATE
 - STORM DRAIN INLET
- Utilities - Sanitary
 - SANITARY MANHOLE
 - SANITARY CLEAN-OUT
- Utilities - Water
 - WATER VALVE
 - WATER METER
 - IRRIGATION VALVE
 - FIRE HYDRANT
- Utilities - Gas
 - GAS METER
 - GAS VALVE
- Utilities - Electric
 - LIGHT POLE
 - UTILITY POLE
 - GUY WIRE
 - ELECTRIC BOX
 - ELECTRIC MANHOLE
- Misc. Symbols
 - SPOT ELEVATION
 - DECIDUOUS TREE
 - SIGN
 - DOOR LOCATION
 - BOLLARD
 - HANDICAP PARKING
 - TRAFFIC DIRECTION ARROW

Abbreviations

- EX. CSW
- CLF
- HCM
- HCR
- C&G
- C&G
- RTW
- FF
- RCP
- PVC
- IPF

Surfaces

- ASPHALT AREA
- CONCRETE AREA
- BRICK AREA

Linetypes

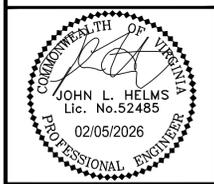
- INDEX CONTOUR (5')
- INT. CONTOUR (1')
- PROPERTY LINE
- ADJOINER LINE
- OVERHEAD UTILITY WIRE
- SANITARY PIPE
- STORM PIPE

UTILITY LEGEND

- Utilities - Electric
 - UTILITY POLE
 - LIGHT POLE
 - TRANSFORMER
 - ELECTRIC VAULT
 - ELECTRIC MANHOLE
 - GROUND LIGHT
- Utilities - Communication
 - COMMUNICATION VAULT
- Utilities - Water
 - WATER VALVE
 - FIRE HYDRANT
 - WATER METER
- Utilities - Water
 - GAS VALVE
 - GAS METER
 - TEST STATION
- Utilities - Miscellaneous
 - END OF INFORMATION
 - CAPPED LINE

Linetypes

- Quality Level B - Field Located (Underground)
 - DOM - DOMINION ELECTRIC MARKING
 - PEM - PRIVATE ELECTRIC MARKING
 - VZN - VERIZON COMMUNICATION MARKING
 - CCM - COMCAST COMMUNICATION MARKING
 - PCM - PRIVATE COMMUNICATION MARKING
 - VAW - VAW WATER MARKING
 - W - PRIVATE WATER MARKING
 - WGL - WASHINGTON GAS MARKING
- Quality Level D - From Records and Observations (Underground)
 - DOM - DOMINION
 - VAW - VAW WATER
 - WGL - WASHINGTON GAS



**OLD TOWN POOL REPLACEMENT
PRELIMINARY PLAN**

CITY OF ALEXANDRIA, VIRGINIA

NO.	DATE	DESCRIPTION
1	02/05/26	1ST SUBMISSION
2		
3		
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PROJECT No.: 25003815.00
DRAWING No.: 109632
DATE: 01/29/2026
SCALE: 1"=30'
DESIGN: JH
DRAWN: AN
CHECKED: JH

SHEET TITLE:

**EXISTING
CONDITIONS**

SHEET No.
C201

APPROVED
SPECIAL USE PERMIT NO. 2026-10003
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

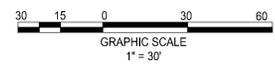
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

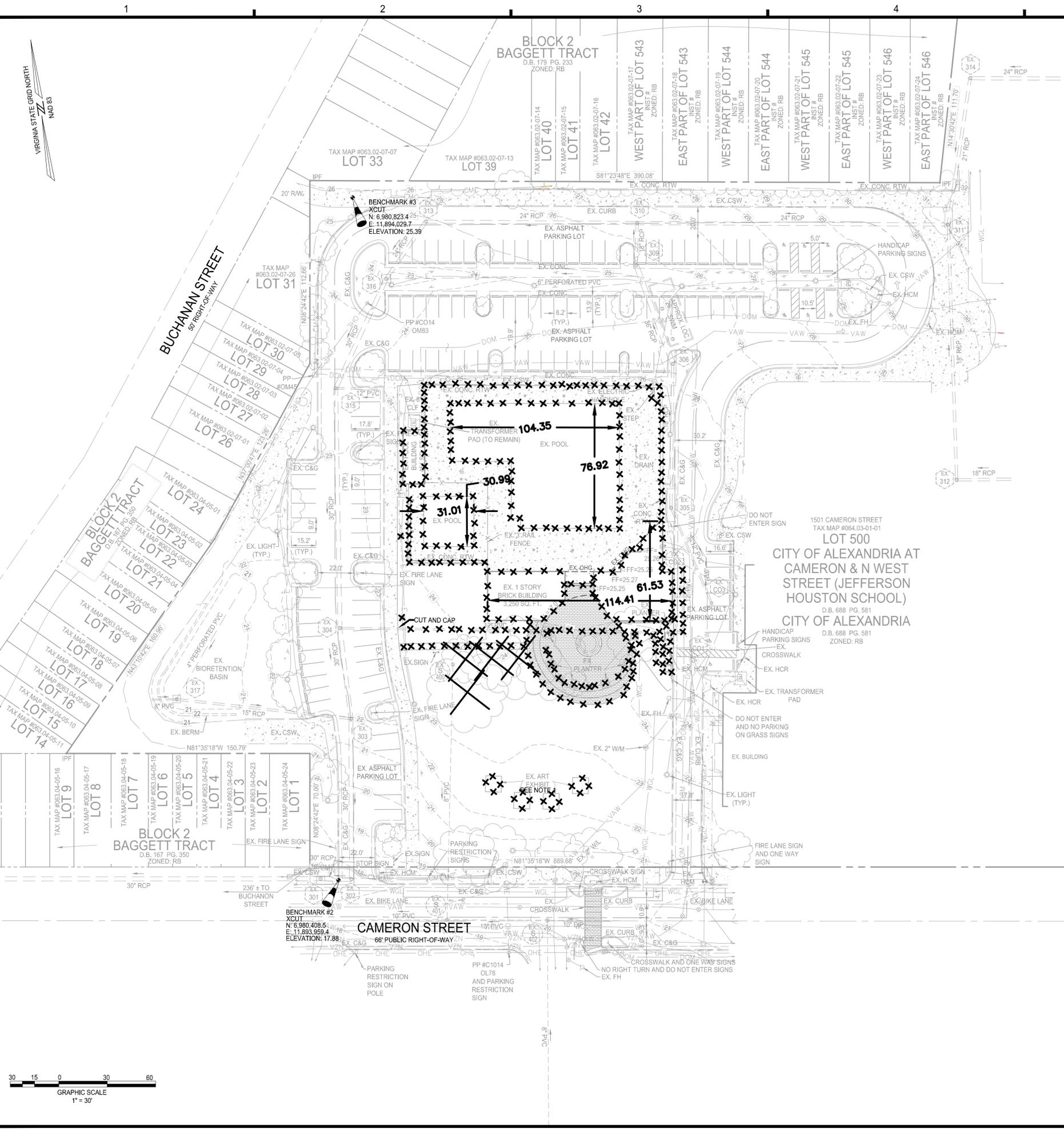
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____



G:\2025\0503815.00\Design\Civil\CD\Plot\051P\C201 EXISTING CONDITIONS.dwg, 2/9/2026 8:01:27 AM, Amy R. Neuhoff



BLOCK 2 BAGGETT TRACT
D.B. 179 PG. 233
ZONED: RB



LEGEND

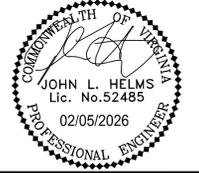
- EX. TREE TO BE REMOVED
- TO BE DEMOLISHED

NOTES:

- EXISTING ARTWORKS SHALL BE RELOCATED OFFSITE BY OTHERS PRIOR TO CONTRACTOR MOBILIZATION TO PERFORM THE WORK OF THIS CONTRACT.
- DEMOLISH EXISTING POOLS, POOL DECK, BATH HOUSE AND POOL PUMP BUILDING IN THEIR ENTIRETY, INCLUDE ALL FOUNDATION WALKS, FOOTINGS AND UTILITIES SERVING THEM.



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**OLD TOWN POOL REPLACEMENT
PRELIMINARY PLAN**

CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	02/05/26	1ST SUBMISSION
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3		
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PROJECT No.: 25003815.00
DRAWING No.: 109632
DATE: 01/29/2026
SCALE: 1"=30'
DESIGN: JH
DRAWN: AN
CHECKED: JH

SHEET TITLE:
DEMOLITION PLAN

SHEET No.
C202

APPROVED
SPECIAL USE PERMIT NO. 2026-10003
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

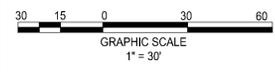
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. ____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

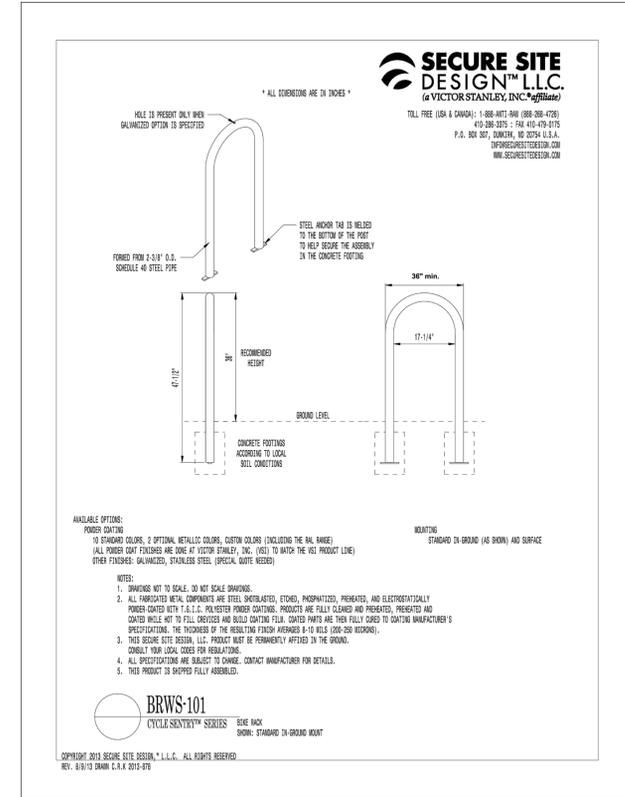
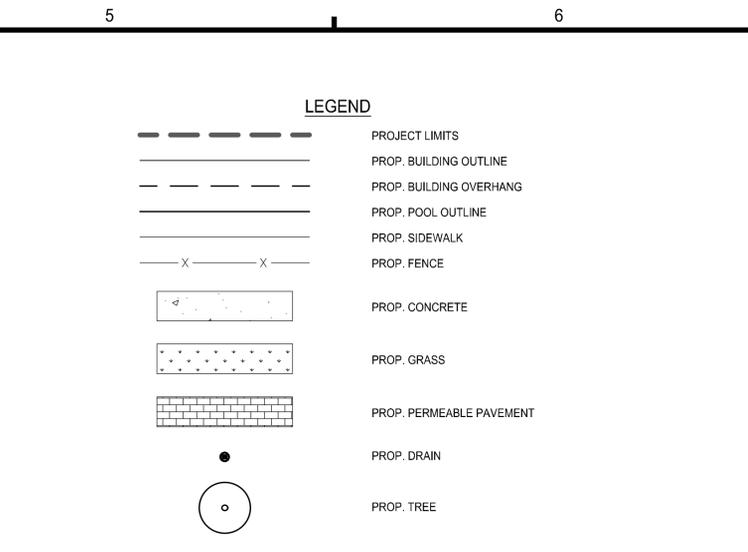
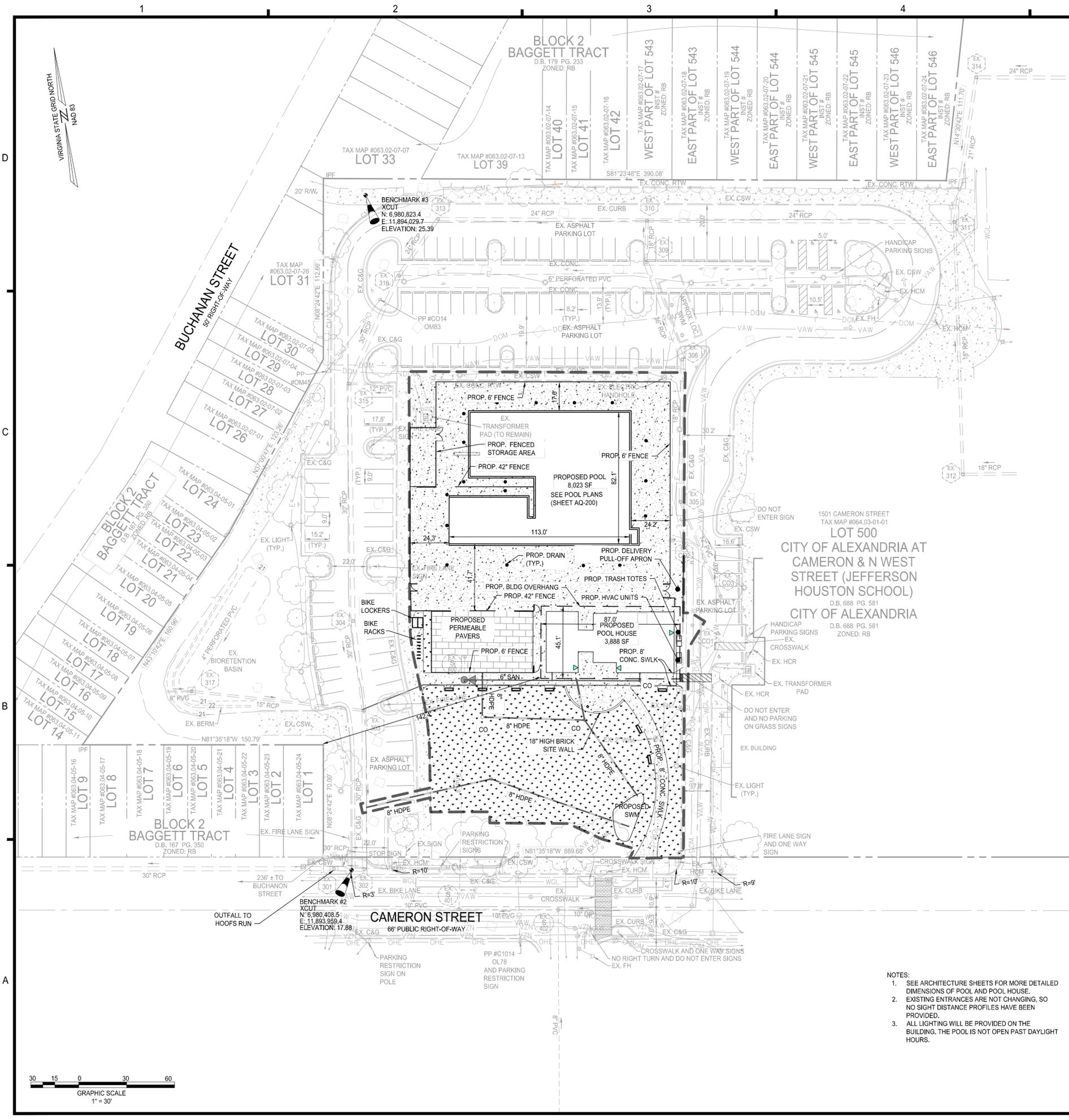
DATE RECORDED: _____

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



G:\2025\0503815.00\Design\Civil\CD\Plot\05\UP\C202 DEMOLITION PLAN.dwg, 1/29/2026 8:01:59 AM, Amy K. Neuberg

G:\2025\303815.00\Design\Civil\CD\Plot\0501\C300 CONCEPT SITE PLAN.dwg, 2/9/2026 6:02:38 AM, Amy R. Neidberg.



- NOTES:
- SEE ARCHITECTURE SHEETS FOR MORE DETAILED DIMENSIONS OF POOL AND POOL HOUSE.
 - EXISTING ENTRANCES ARE NOT CHANGING, SO NO SIGHT DISTANCE PROFILES HAVE BEEN PROVIDED.
 - ALL LIGHTING WILL BE PROVIDED ON THE BUILDING. THE POOL IS NOT OPEN PAST DAYLIGHT HOURS.

APPROVED
SPECIAL USE PERMIT NO. 2026-10003
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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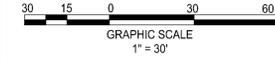
**OLD TOWN POOL REPLACEMENT
PRELIMINARY PLAN**
CITY OF ALEXANDRIA, VIRGINIA

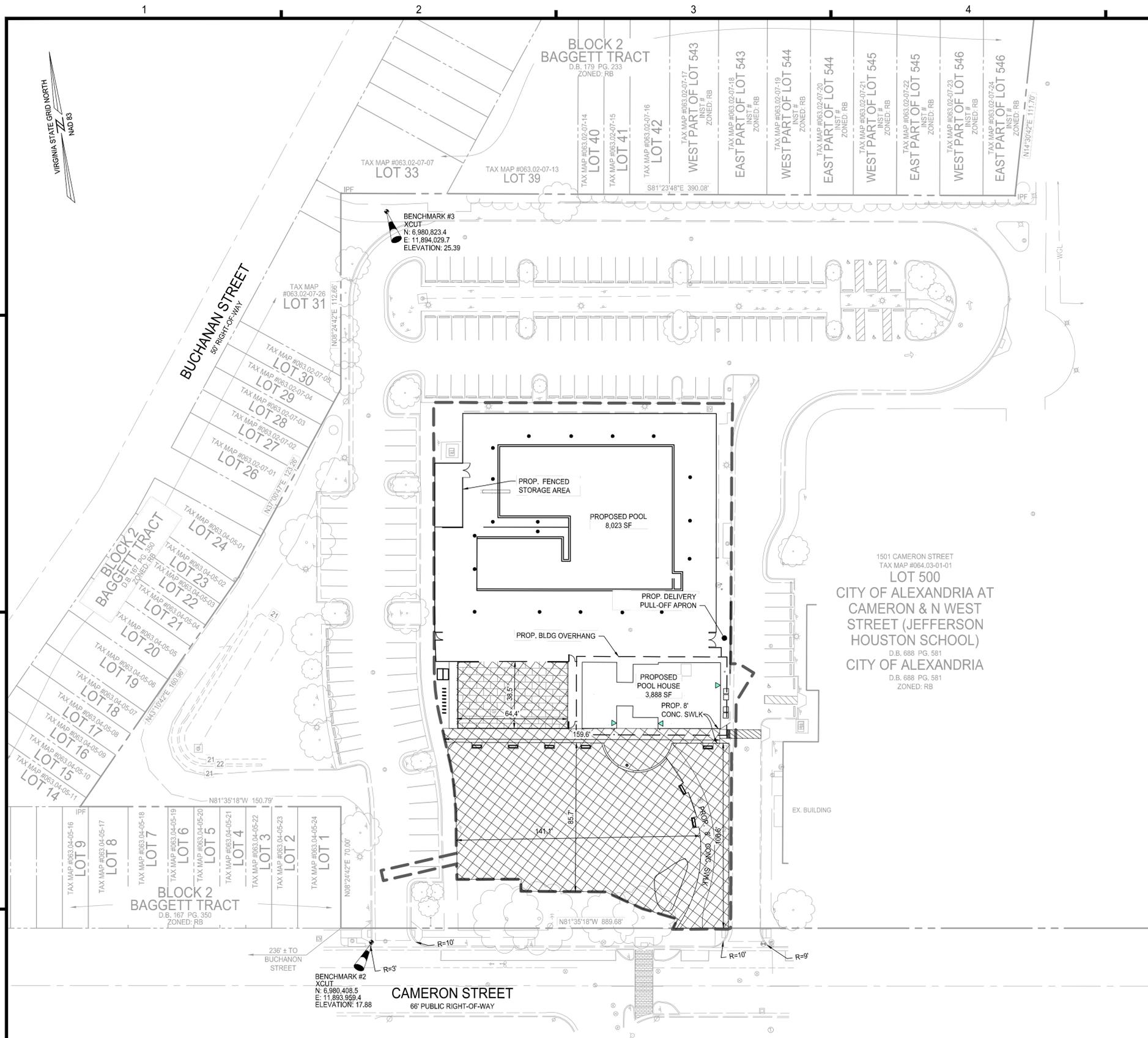
1ST SUBMISSION	DATE	DESCRIPTION
02/05/26		
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PROJECT No.: 25003815.00
DRAWING No.: 109632
DATE: 01/29/2026
SCALE: 1"=30'
DESIGN: NL
DRAWN: JL
CHECKED: JH

SHEET TITLE:
SITE PLAN

SHEET No.
C300





LEGEND

OPEN SPACE

PROJECT LIMITS

OPEN SPACE CALCULATION

OPEN SPACE REQUIRED: N/A

OPEN SPACE PROVIDED WITHIN THE PROJECT LIMITS:

AT-GRADE = 18,045 SF
ABOVE GRADE = 0 SF

TOTAL = 18,045 SF (0.41 AC)

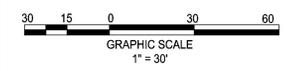
OPEN SPACE PROVIDED ON ENTIRE PARCEL:

EXISTING OPEN SPACE ON ENTIRE PARCEL = 244,002 SF (5.60 AC.)
EXISTING OPEN SPACE WITHIN THE PROJECT LIMITS = 24,568 SF (0.61 AC.)

OVERALL TOTAL OPEN SPACE PROVIDED = [EXISTING OPEN SPACE ON ENTIRE PARCEL]
- [EXISTING OPEN SPACE WITHIN THE PROJECT LIMITS]
+ [OPEN SPACE PROVIDED WITHIN THE PROJECT LIMITS]

OVERALL TOTAL OPEN SPACE PROVIDED = [244,002 SF] - [24,568 SF] + [18,045 SF]
= 237,479 SF (5.45 AC.)

NOTE: THERE IS NO EXISTING ABOVE GRADE OPEN SPACE ON THIS PARCEL.



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DIRECTOR _____ DATE _____

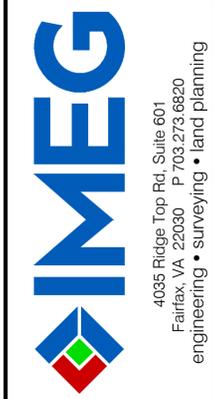
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. ---

DIRECTOR _____ DATE _____

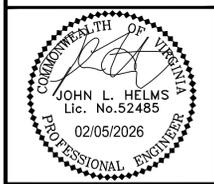
CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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



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SHEET TITLE:
OPEN SPACE PLAN

SHEET No.
C400



BLOCK 2 BAGGETT TRACT
D.B. 179 PG. 233
ZONED: RB

LOT 40
TAX MAP #063.02-07-14

LOT 41
TAX MAP #063.02-07-15

LOT 42
TAX MAP #063.02-07-16

WEST PART OF LOT 543
TAX MAP #063.02-07-17

EAST PART OF LOT 543
TAX MAP #063.02-07-18

WEST PART OF LOT 544
TAX MAP #063.02-07-19

EAST PART OF LOT 544
TAX MAP #063.02-07-20

WEST PART OF LOT 545
TAX MAP #063.02-07-21

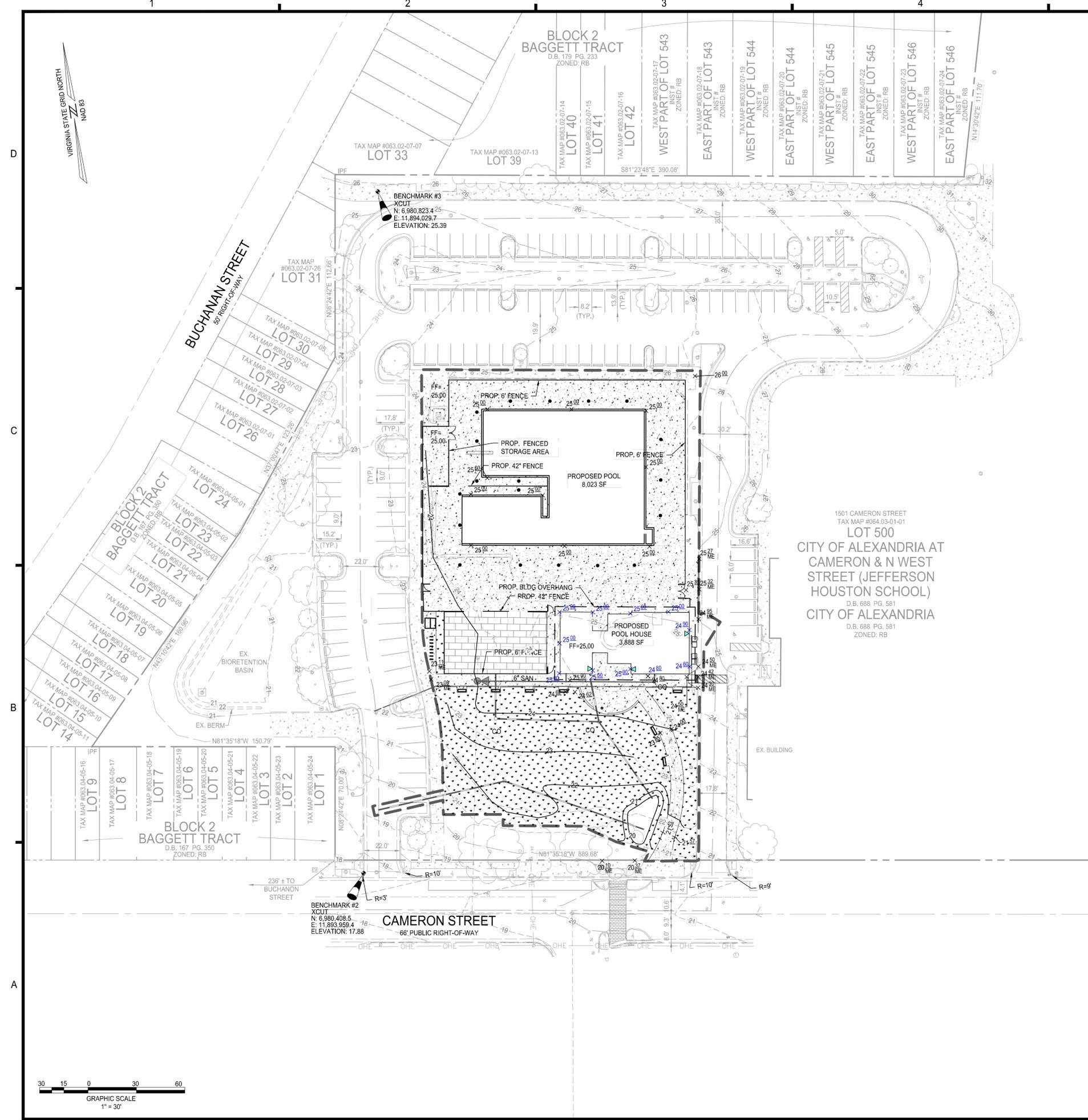
EAST PART OF LOT 545
TAX MAP #063.02-07-22

WEST PART OF LOT 546
TAX MAP #063.02-07-23

EAST PART OF LOT 546
TAX MAP #063.02-07-24

D
C
B
A

1 2 3 4 5 6

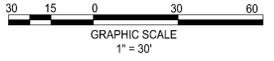


LEGEND

- 25 — CONTOUR LINE
- × 25.00 SPOT ELEVATION (BLUE REPRESENTS AFG SPOT)
- ME MATCH EXISTING
- FF FINISHED FLOOR

Old Town Pool AFG Calculation	
Spot	Elev.
1	25.00
2	25.00
3	25.00
4	25.00
5	25.00
6	25.00
7	24.90
8	24.60
9	24.80
10	25.00
11	25.00
AFG =	24.94

NOTE: Start in SW corner and move clockwise. Intervals are spaced 20 feet apart.



OLD TOWN POOL REPLACEMENT PRELIMINARY PLAN
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1		
2		
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9		

PROJECT No.: 25003815.00
DRAWING No.: 109632
DATE: 01/29/2026
SCALE: 1"=30'
DESIGN: JH
DRAWN: AN
CHECKED: JH

GRADING PLAN

SHEET No. **C401**

APPROVED
SPECIAL USE PERMIT NO. 2026-10003
DEPARTMENT OF PLANNING & ZONING

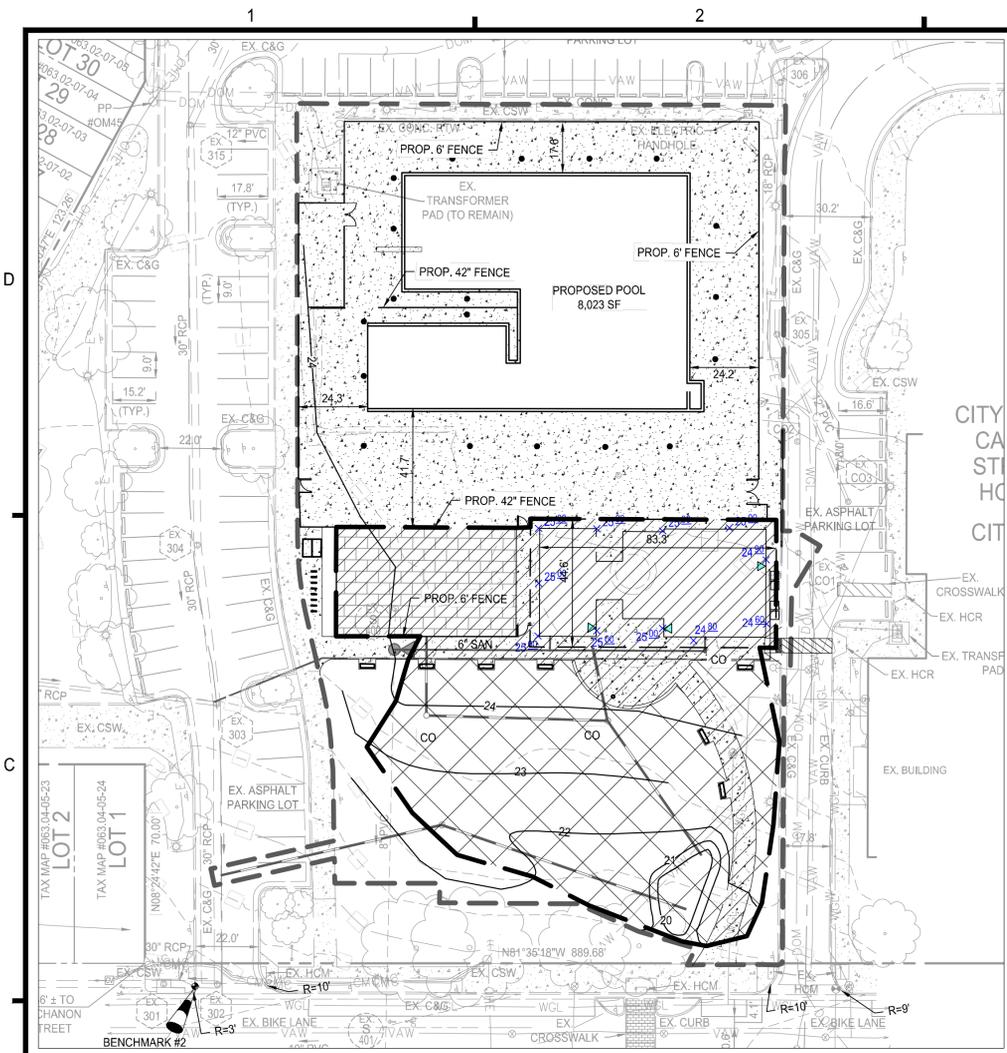
DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. ____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

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



Bioretention #1		Storage Depth for Sizing- Bioretention	
Impervious DA (AC)	0.18	6" PONDING	0.5FT x 1.0Vr
Managed DA (AC)	0.18	42" MEDIA	3.5FT x 0.25Vr
Treatment Volume (CF)	675	18" STONE	1.5FT x 0.4Vr
Minimum Area (SF)	342	Storage Depth	1.975
Actual Area (SF)	350		
Upstream BMP	Permeable Pavement		
Downstream BMP	None		

NORTHING: 11894138
EASTING: 6980413

Drainage Area A Land Cover (acres)						
	A Soils	B Soils	C Soils	D Soils	Totals	Composite Loading P
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Mixed Open (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres)	0.37	0.37	0.25	0.85		
Impervious Cover (acres)	0.80	0.80	0.95	0.86		
Total	1.17					

Practice	Runoff Reduction Credit (%)	Mixed Open Credit Area (acres)	Managed Turf Credit 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
5. Permeable Pavement (PR)														
3.a. Permeable Pavement #1 (P-FI-05)	45			0.07	0	109	133	241	25	0.00	0.06	0.04	0.02	6.b. Bioretention #2
6. Bioretention (BR)														
6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (B-FI-05)	40				0	0	0	0	25	0.00	0.00	0.00	0.00	
6.b. Bioretention #2 or Micro-Bioretention #2 (P-FI-05)	80		0.18	0.11	133	540	135	675	50	0.02	0.25	0.24	0.03	

TOTAL IMPERVIOUS COVER TREATED (ac)	0.18	AREA CHECK: OK
TOTAL MIXED OPEN TREATED (ac)	0.00	AREA CHECK: OK
TOTAL MANAGED TURF AREA TREATED (ac)	0.18	AREA CHECK: OK
TOTAL RUNOFF REDUCTION IN D.A. A (ft ³)	649	
TOTAL PHOSPHORUS AVAILABLE FOR REMOVAL IN D.A. A (lb/yr)	1.00	
TOTAL PHOSPHORUS REMOVED WITH RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)	0.28	
TOTAL PHOSPHORUS REMAINING AFTER APPLYING RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)	0.72	

SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS

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

Project Name: Old Town Pool
Date: 12/13/2025
Linear Development Project? No

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area (acres) → 1.17

Maximum reduction required: 20%
The site's net increase in impervious cover (acres) is: 0.17
Post-Development TP Load Reduction for Site (lb/yr): 0.27

Pre-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest (acres) - undisturbed, protected forest or reference forest	0.00	0.00	0.00	0.00	0.00
Mixed Open (acres) - undisturbed (frequently mowed grass or shrub bed)	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) - mowed, graded for sports or other turf to be mowed/managed	0.37	0.37	0.25	0.85	1.05
Impervious Cover (acres)	0.80	0.80	0.95	0.86	1.17

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) - undisturbed, protected forest or reference forest	0.00	0.00	0.00	0.00	0.00
Mixed Open (acres) - undisturbed (frequently mowed grass or shrub bed)	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) - mowed, graded for sports or other turf to be mowed/managed	0.37	0.37	0.25	0.85	1.05
Impervious Cover (acres)	0.80	0.80	0.95	0.86	1.17
Area Check	OK	OK	OK	OK	1.17

Post-Development Requirement for Site Area
TP Load Reduction Required (lb/yr) 0.27

Nitrogen Loads (Informational Purposes Only)

	Pre-Development TN Load (lb/yr)	Final Post-Development TN Load (lb/yr)
	12.04	13.20

LAND COVER SUMMARY - PRE-REDEVELOPMENT

Land Cover Summary Pre	Land Cover Summary Post
Forest Cover (acres)	0.00
Weighted Runoff (acres)	0.00
Wgt. Lo. Runoff (acres)	0.00
% Forest	0%
Mixed Open Cover (acres)	0.00
Weighted Runoff (acres)	0.00
Wgt. Lo. Runoff (acres)	0.00
% Mixed Open	0%
Managed Turf Cover (acres)	0.37
Weighted Runoff (acres)	0.25
Wgt. Lo. Runoff (acres)	0.25
% Managed Turf	46%
Impervious Cover (acres)	0.80
Runoff (acres)	0.95
Weighted Loading Factor (acres)	0.86
% Impervious	68%
Total Site Area (acres)	1.17
Site Area	0.63

Treatment Volume and Nutrient Load

Pre-Development Treatment Volume (acres-ft)	Pre-Development Treatment Volume (cubic feet)	Pre-Development TP Load (lb/yr)	Pre-Development TP Load per acre (lb/acre-yr)	Residue TP Load (lb/yr)
0.0611	0.0576	2.663	2.508	0.26

LAND COVER SUMMARY - POST DEVELOPMENT

Land Cover Summary Post	Land Cover Summary Post-Development New Impervious
Forest Cover (acres)	0.00
Weighted Runoff (acres)	0.00
Wgt. Lo. Runoff (acres)	0.00
% Forest	0%
Mixed Open Cover (acres)	0.00
Weighted Runoff (acres)	0.00
Wgt. Lo. Runoff (acres)	0.00
% Mixed Open	0%
Managed Turf Cover (acres)	0.37
Weighted Runoff (acres)	0.25
Wgt. Lo. Runoff (acres)	0.25
% Managed Turf	37%
Impervious Cover (acres)	0.80
Runoff (acres)	0.95
Weighted Loading Factor (acres)	0.86
% Impervious	68%
Total Site Area (acres)	1.00
Site Area	0.69

Treatment Volume and Nutrient Load

Post-Development Treatment Volume (acres-ft)	Post-Development Treatment Volume (cubic feet)	Post-Development TP Load (lb/yr)	Post-Development TP Load per acre (lb/acre-yr)	Max. Reduction Required (lb/acre-yr)
0.0710	0.0576	3.055	2.508	20%

TP Load Reduction Required for New Impervious Area (lb/yr) 0.17

TP Load Reduction Required for New Impervious Area (lb/yr) 0.10

Site Results (Water Quality Compliance) VRRM 4.1, 2024

Area Checks

Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST	0.00	0.00	0.00	0.00	0.00	OK
MIXED OPEN	0.00	0.00	0.00	0.00	0.00	OK
MIXED OPEN AREA TREATED	0.00	0.00	0.00	0.00	0.00	OK
MANAGED TURF AREA	0.37	0.00	0.00	0.00	0.00	OK
MANAGED TURF AREA TREATED	0.38	0.00	0.00	0.00	0.00	OK
IMPERVIOUS COVER	0.80	0.00	0.00	0.00	0.00	OK
IMPERVIOUS COVER TREATED	0.18	0.00	0.00	0.00	0.00	OK

Site Treatment Volume (ft³) 3.055

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)	0.80	0	0	0	0	0.80
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	1.00	0.00	0.00	0.00	0.00	1.00
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.72	0.00	0.00	0.00	0.00	0.72
TP LOAD REMAINING (lb/yr)	0.28	0.00	0.00	0.00	0.00	0.28
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	3.57	0.00	0.00	0.00	0.00	3.57

Total Phosphorus

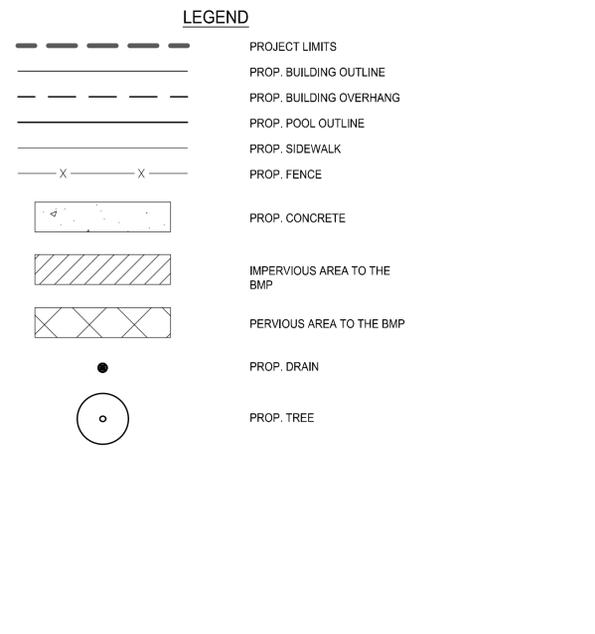
	FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	TP LOAD REDUCTION REQUIRED (lb/yr)	TP LOAD REDUCTION ACHIEVED (lb/yr)	TP LOAD REMAINING (lb/yr)
	1.00	0.27	0.72	0.28

REMAINING TP LOAD REDUCTION REQUIRED (lb/yr) 0.00

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

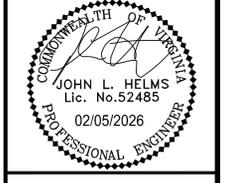
Total Nitrogen (For Informational Purposes)

	POST-DEVELOPMENT LOAD (lb/yr)	NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)
	13.20	3.57	9.63



BMP / SWM NOTES:

- ALL SWM AND BMP COMPUTATIONS FOR THIS SITE HAVE ASSUMED A HYDROLOGIC SOIL GROUP D. A GEOTECHNICAL REPORT HAS BEEN SUBMITTED TO THE CITY.



OLD TOWN POOL REPLACEMENT
PRELIMINARY PLAN
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	02/05/26	1ST SUBMISSION
2		
3		
4		
5		
6		
7		
8		
9		

PROJECT No.: 25003815.00
DRAWING No.: 109632
DATE: 01/29/2026
SCALE: 1"=30'
DESIGN: JH
DRAWN: AN
CHECKED: JH

SHEET TITLE:
STORMWATER MANAGEMENT PLAN

SHEET No.
C500

APPROVED

SPECIAL USE PERMIT NO. 2026-10003

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. _____

BIORETENTION TYPICAL DETAIL (LEVEL 2)
NOT TO SCALE

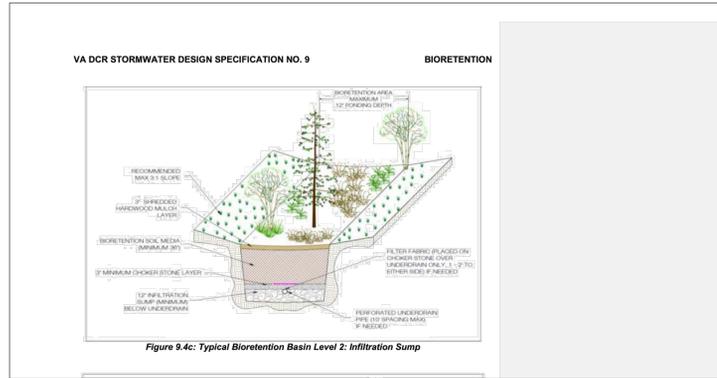


Figure 9.4c: Typical Bioretention Basin Level 2: Infiltration Sump

VA DCR STORMWATER DESIGN SPECIFICATION NO. 9 BIORETENTION

Table 9.4. Bioretention Filter and Basin Design Criteria

Level 1 Design (RR 40 TP: 25)	Level 2 Design (RR: 80 TP: 50)
Size (Section 6.1): $V_{size} = [(1.49)(V/A) / 12] + \text{any remaining volume from upstream BMP}$	Size (Section 6.1): $V_{size} = [(1.49)(V/A) / 12] + \text{any remaining volume from upstream BMP}$
Surface Area (sq. ft.) = $(V_{size}) / \text{the volume reduced by an upstream BMP} / \text{Storage Depth}^1$	Surface Area (sq. ft.) = $(V_{size}) / \text{the volume reduced by an upstream BMP} / \text{Storage Depth}^1$
Recommended maximum contributing drainage area = 2.5 acres, or with local approval up to 5 acres and a maximum of 50% impervious.	Recommended maximum contributing drainage area = 2.5 acres, or with local approval up to 5 acres and a maximum of 50% impervious.
Maximum Ponding Depth = 6 to 12 inches²	Maximum Ponding Depth = 6 to 12 inches²
Filter Media Depth minimum = 24 inches; recommended maximum = 48 inches² feet	Filter Media Depth minimum = 36 inches; recommended maximum = 48 inches² feet
Media & Surface Cover (Section 6.6) = supplied by vendor; tested for acceptable hydraulic conductivity (or permeability) and phosphorus content	Media & Surface Cover (Section 6.6) = supplied by vendor; tested for acceptable hydraulic conductivity (or permeability) and phosphorus content
Sub-soil Testing (Section 6.2): not needed if an underdrain used; Min infiltration rate > 1/2 inch/hour in order to remove the underdrain requirement.	Sub-soil Testing (Section 6.2): one soil profile and two infiltration tests per facility (up to 2,500 ft² of filter surface); Min infiltration rate > 1/2 inch/hour in order to remove the underdrain requirement.
Underdrain (Section 6.7) = Schedule 40 PVC with clean-outs	Underdrain & Underground Storage Layer (Section 6.7) = Schedule 40 PVC with clean outs, and a minimum 12-inch stone sump below the invert. OR, none, if soil infiltration requirements are met (Section 6.2)
Inflow: sheetflow, curb cuts, trench drains, concentrated flow, or the equivalent	Inflow: sheetflow, curb cuts, trench drains, concentrated flow, or the equivalent
Geometry (Section 6.3): Length of shortest flow path/Overall length = 0.3; OR, other design methods used to prevent short-circuiting; a one-cell design (not including the pre-treatment cell).	Geometry (Section 6.3): Length of shortest flow path/Overall length = 0.8; OR, other design methods used to prevent short-circuiting; a two-cell design (not including the pre-treatment cell).
Pre-treatment (Section 6.4): a pretreatment cell, grass filter strip, gravel diaphragm, gravel flow spreader, or another approved (manufactured) pre-treatment structure.	Pre-treatment (Section 6.4): a pretreatment cell plus one of the following: a grass filter strip, gravel diaphragm, gravel flow spreader, or another approved (manufactured) pre-treatment structure.
Conveyance & Overflow (Section 6.5)	Conveyance & Overflow (Section 6.5)
Planting Plan (Section 6.8): a planting template to include turf, herbaceous vegetation, shrubs, and/or trees to achieve surface area coverage of at least 75% within 2 years.	Planting Plan (Section 6.8): a planting template to include turf, herbaceous vegetation, shrubs, and/or trees to achieve surface area coverage of at least 90% within 2 years. If using turf, must combine with other types of vegetation.³
Building Setbacks (Section 6.9): 10 feet if down-gradient from building or level (coastal plain); 50 feet if up-gradient. (Refer to additional setback criteria in Section 5)	Building Setbacks (Section 6.9): 10 feet if down-gradient from building or level (coastal plain); 50 feet if up-gradient. (Refer to additional setback criteria in Section 5)
Storage depth is the sum of the Void Ratio (VR) of the soil media and gravel layers multiplied by their respective depths, plus the surface ponding depth. (Section 6.1).	Storage depth is the sum of the Void Ratio (VR) of the soil media and gravel layers multiplied by their respective depths, plus the surface ponding depth. (Section 6.1).
A ponding depth of 6 inches is preferred. Ponding depths greater than 6 inches will require a specific planting plan to ensure appropriate plant selection (Section 6.8).	A ponding depth of 6 inches is preferred. Ponding depths greater than 6 inches will require a specific planting plan to ensure appropriate plant selection (Section 6.8).
These are recommendations for simple building foundations. If an in-ground basement or other special conditions exist, the design should be reviewed by a licensed engineer. Also, a special footing or drainage design may be used to justify a reduction of the setbacks noted above.	These are recommendations for simple building foundations. If an in-ground basement or other special conditions exist, the design should be reviewed by a licensed engineer. Also, a special footing or drainage design may be used to justify a reduction of the setbacks noted above.

Version 2.0, January 1, 2013 Page 6 of 62

LEGEND

	PROJECT LIMITS
	PROP. BUILDING OUTLINE
	PROP. BUILDING OVERHANG
	PROP. POOL OUTLINE
	PROP. SIDEWALK
	PROP. FENCE
	PROP. CONCRETE
	IMPERVIOUS AREA TO THE BMP
	PERVIOUS AREA TO THE BMP
	PROP. DRAIN
	PROP. TREE

Project Description

Development or Redevelopment

Drainage Area	Impervious	Pervious	Total
Site Area	0.80	0.37	1.17
On-Site Treated	0.18	0.18	0.36
Off-Site Treated	0	0	0
Total Treated	0	0	0
Any On-Site Disconnected by a Vegetated Buffer (25 ft)	0		
Total On-Site Treated or Disconnected			0.36

Water Treatment on site

BMP Type	Area treated by BMP (acres)	Impervious area treated by BMP (acres)	BMP efficiency (%)
BIORETENTION #2	0.36	0.18	50%

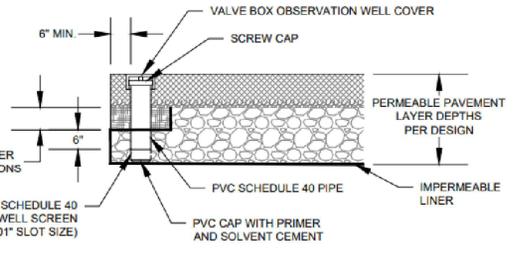
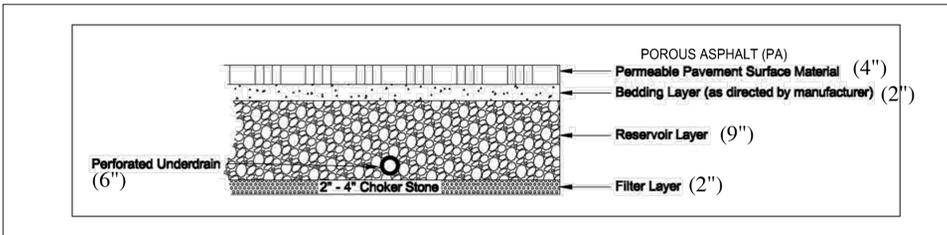
Miscellaneous

Total WQV treated: yes no
 Detention on site: yes no

Project is within which watershed? _____ HOOFS RUN

Project discharges to which body of water? _____ HOOFS RUN

PERMEABLE PAVEMENT TYPICAL DETAIL (LEVEL 1)
NOT TO SCALE



20-1 OBSERVATION WELL IN PERMEABLE PAVED SURFACE



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SPECIAL USE PERMIT NO. 2026-10003
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

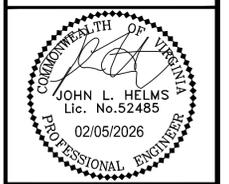
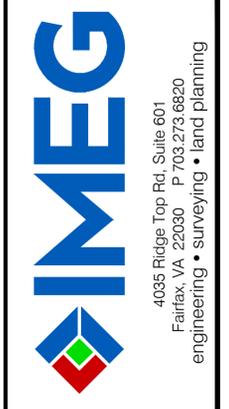
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

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



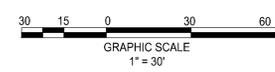
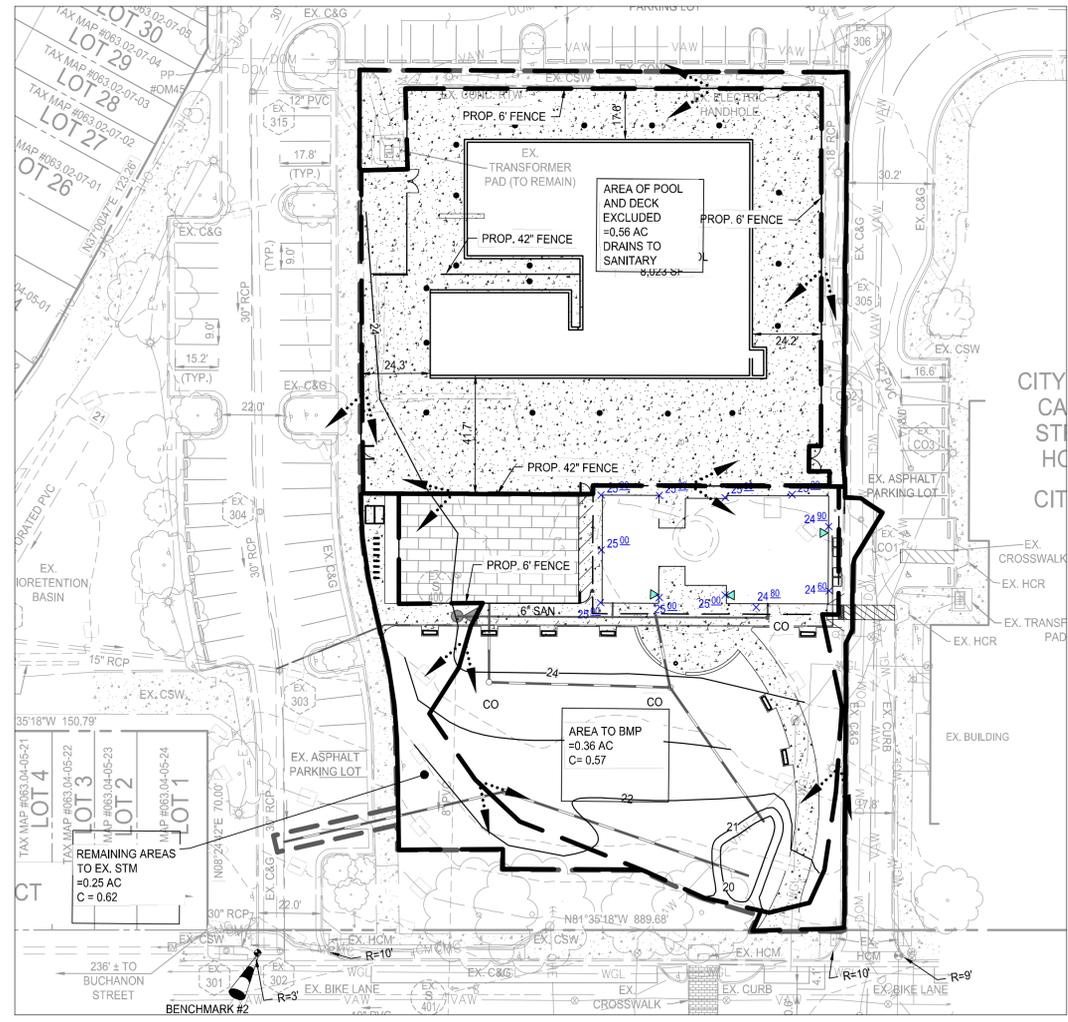
OLD TOWN POOL REPLACEMENT PRELIMINARY PLAN
CITY OF ALEXANDRIA, VIRGINIA

1ST SUBMISSION	DATE	DESCRIPTION
1	02/05/26	
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PROJECT No.: 25003815.00
 DRAWING No.: 109632
 DATE: 01/29/2026
 SCALE: 1"=30'
 DESIGN: JH
 DRAWN: AN
 CHECKED: JH

SHEET TITLE:
DSUP STORMWATER MANAGEMENT PLAN

SHEET No.
C501



WATER QUANTITY NARRATIVE:
 THIS SITE DRAINS TO ONE OUTFALL LOCATED TO THE SOUTHWEST, WHICH IS SHOWN ON THE GRADING SHEET AND LABELED "OUTFALL TO HOOPS RUN". THE OUTFALL MEETS THE CHANNEL AND FLOOD PROTECTION REQUIREMENTS BY REDUCING THE AREA OF RUNOFF TO THE EXISTING STORM SYSTEM AND BMP RUNOFF REDUCTION METHODS. RUNOFF FROM THE DRAINAGE AREA FLOWS THROUGH THE EXISTING STORM SYSTEM, DISCHARGING INTO HOOPS RUN.

Water Quantity Computations Outfall #1			
1-Year			
Pre Q	2.56		
Pre Rv	7.18		
Post Rv	2.91		
Allowable Release	5.05	Post Q	1.06
2-Year			
Pre Q	3.31		
Pre Rv	9.38		
Post Rv	3.96	Post Q	1.43
10-Year			
Pre Q	5.62		
Pre Rv	16.43		
Post Rv	7.42	Post Q	2.63

OUTFALL #1:
CHANNEL PROTECTION -
 STORMWATER FROM THIS DEVELOPMENT IS DISCHARGED TO THE EXISTING STORM SYSTEM, HOWEVER THE PEAK DISCHARGE REQUIREMENTS FOR CONCENTRATED STORMWATER FLOW TO NATURAL STORMWATER CONVEYANCE SYSTEMS FOR SUBSECTION (C) WILL BE MET. THE MAXIMUM PEAK FLOW RATE FROM THE POST DEVELOPMENT ONE-YEAR 24-HOUR STORM HAS BEEN CALCULATED IN ACCORDANCE WITH THE FOLLOWING METHODOLOGY:
 $Q_{DEVELOPED} \leq I.F. * (Q_{PRE-DEVELOPED} * R_{VPRE-DEVELOPED}) / R_{VDEVELOPED}$
 WHERE I.F. (IMPROVEMENT FACTOR) EQUALS 0.8
 THE Q_{PRE-DEVELOPED} = 2.56 CFS
 THE R_{VPRE-DEVELOPED} = 7.18 CF
 THE R_{VDEVELOPED} = 2.91 CF
 AND Q_{DEVELOPED} = 1.06 CFS
 $1.06 \text{ CFS} \leq 0.8 * (2.56 \text{ CFS} * 7.18 \text{ CF}) / 2.91 \text{ CF}$
 $1.06 \text{ CFS} \leq 5.05 \text{ CFS}$
 THE ALLOWABLE RELEASE FOR THE 1-YEAR 24 HR. STORM AT THE OUTFALL IS 5.05 CFS AND THE PROPOSED 1-YEAR 24 HR. STORM RUNOFF IS 1.06 CFS. THEREFORE, THE CHANNEL PROTECTION REQUIREMENTS HAVE BEEN MET.

FLOOD PROTECTION -
 CONCENTRATED STORMWATER FLOW WILL BE RELEASED INTO THE EXISTING STORM SYSTEM THAT CURRENTLY DOES NOT EXPERIENCE FLOODING DURING THE 10-YR 24 HR. STORM EVENT AND MEETS THE CRITERIA OF F(2) (A) (i) AND (ii). THE POINT OF DISCHARGE RELEASES STORMWATER INTO A CONVEYANCE SYSTEM THAT CONFINES POST DEVELOPMENT PEAK FLOW FOR THE 10-YEAR 24 HOUR STORM WITHIN THE STORMWATER CONVEYANCE SYSTEM (i), AND THE POST DEVELOPMENT PEAK FLOW FOR THE 10-YEAR 24 HOUR STORM IS LESS THAN THE PRE DEVELOPMENT PEAK FLOW FROM THE 10-YEAR 24 HOUR STORM EVENT (ii).
 PRE Q_{10-YR} = 5.62 CFS
 POST Q_{10-YR} = 2.63 CFS
 THEREFORE, THE FLOOD PROTECTION REQUIREMENTS HAVE BEEN MET.



**OLD TOWN POOL REPLACEMENT
 PRELIMINARY PLAN**
 CITY OF ALEXANDRIA, VIRGINIA

1ST SUBMISSION	DATE	DESCRIPTION
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PROJECT No.: 25003815.00
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 CHECKED: JH

**STORMWATER
 MANAGEMENT PLAN**

SHEET No.
C502

APPROVED
 SPECIAL USE PERMIT NO. 2026-10003
 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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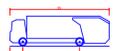
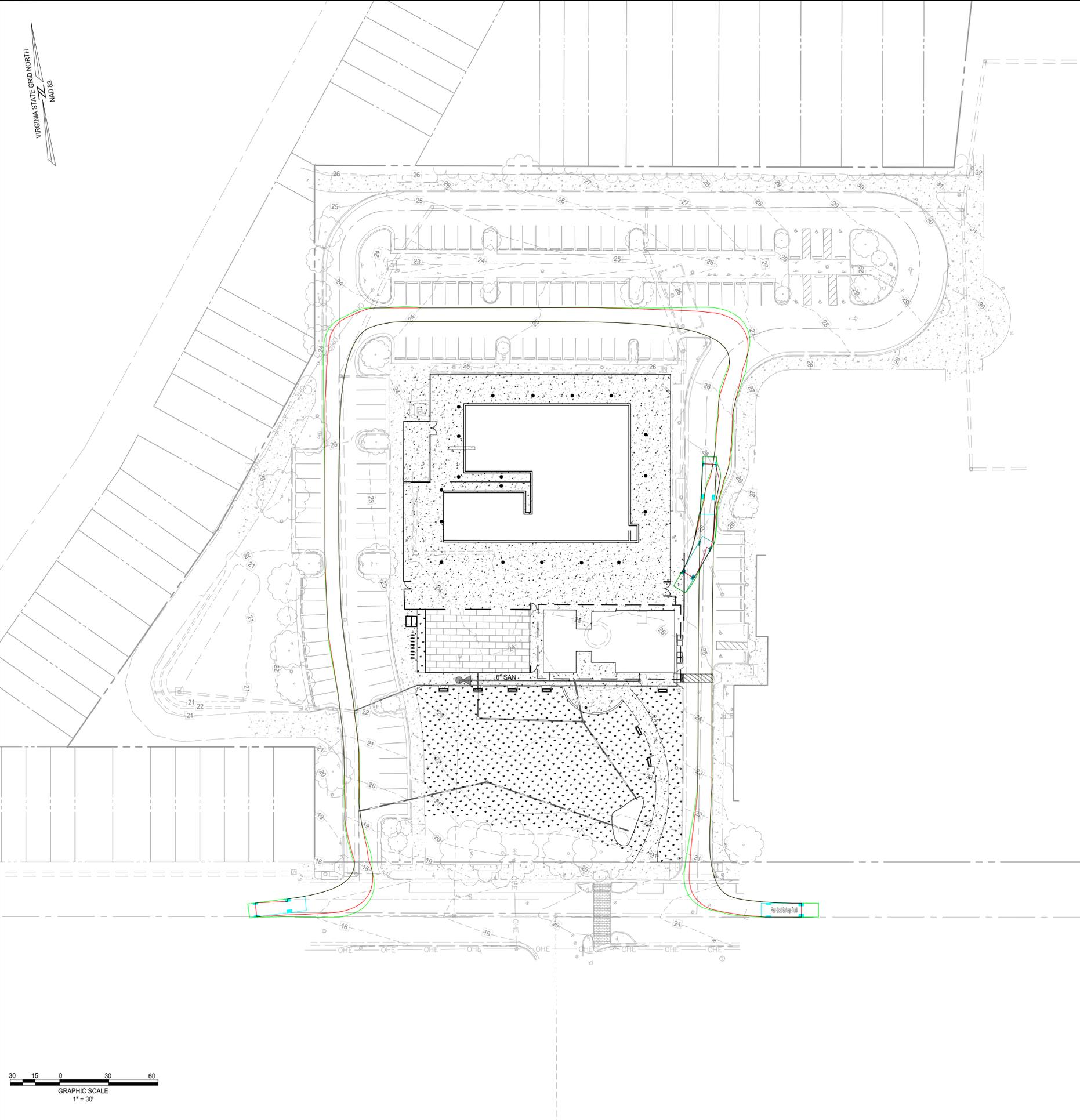
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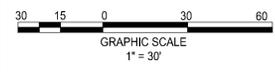
C

B

A



Near Level Garbage Truck
Overall Length 25.00'
Overall Body Height 10.50'
Overall Body Width 10.00'
Min Body Ground Clearance 1.50'
Track Width 8.50'
Lock-to-lock time 8.50'
Curb to Curb Turning Radius 29.50'



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SPECIAL USE PERMIT NO. 2026-10003
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

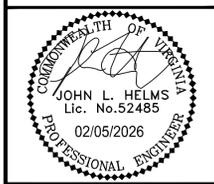
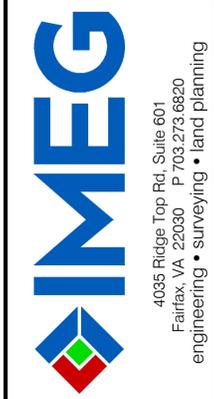
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. ____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.



**OLD TOWN POOL REPLACEMENT
PRELIMINARY PLAN**
CITY OF ALEXANDRIA, VIRGINIA

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PROJECT No.: 25003815.00
DRAWING No.: 109632
DATE: 01/29/2026
SCALE: 1"=30'
DESIGN: JH
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CHECKED: JH

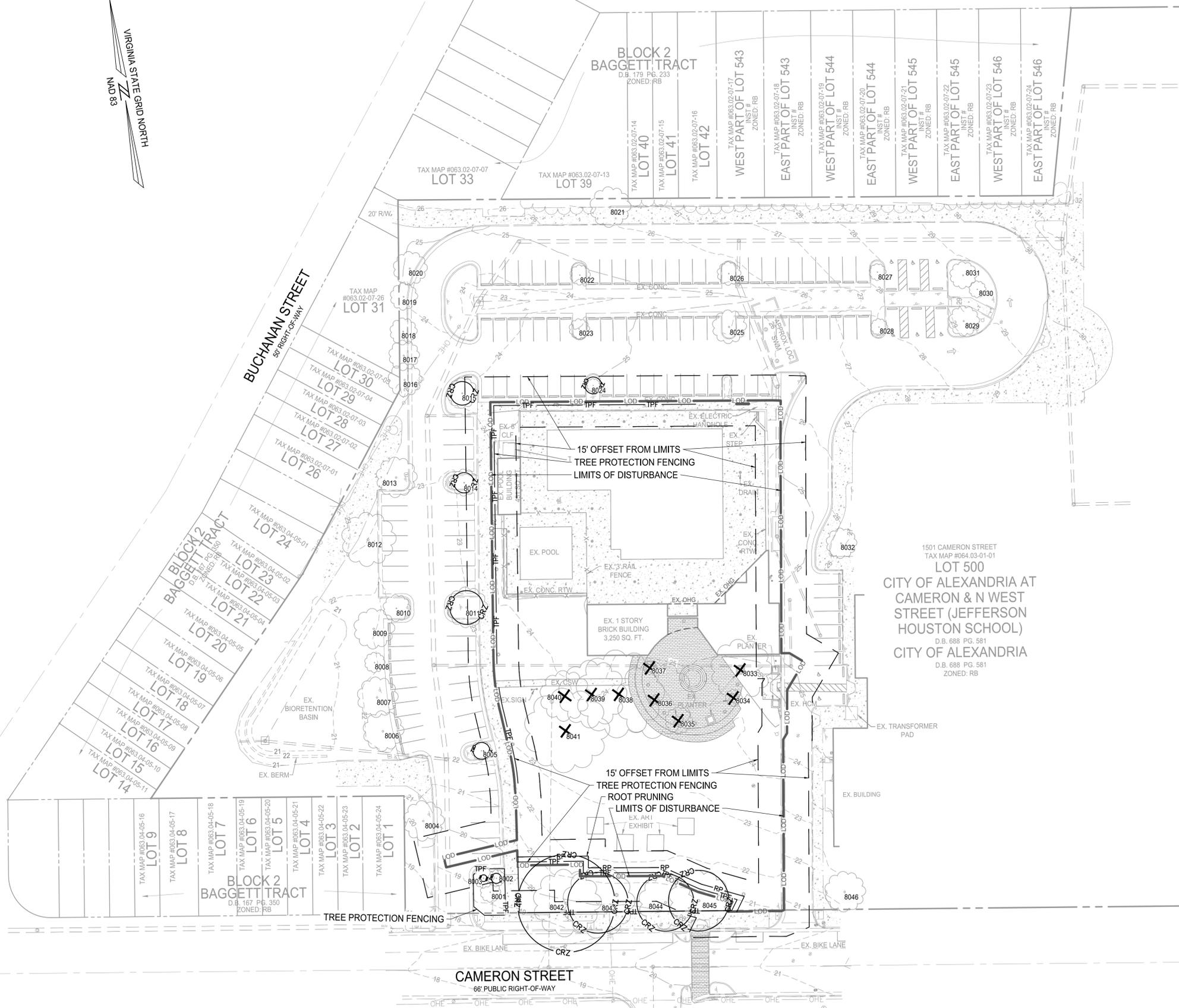
SHEET TITLE:
**TURNING
MOVEMENTS**

SHEET No.
C600

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LEGEND:

- LOD : PROP. LIMITS OF DISTURBANCE
- 15' OFFSET FROM LIMITS
- RP : ROOT PRUNING
- TPF : TREE PROTECTION FENCING
- CRZ : CRITICAL ROOT ZONE AROUND TREE TO REMAIN
- X : TREE TO REMOVE

ISA CERTIFIED ARBORIST APPROVAL:

Quinn Nolan
ISA Certified Arborist, NE-7474A
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Date: 02-03-2026

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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. ---

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.



**OLD TOWN POOL REPLACEMENT
PRELIMINARY PLAN**
CITY OF ALEXANDRIA, VIRGINIA

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PROJECT No.: 25003815.00
DRAWING No.: 114298
DATE: 12/04/2025
SCALE: 1"=30'
DESIGN: QCN
DRAWN: QCN
CHECKED: JM

**TREE VEGETATION
PROTECTION PLAN**

SHEET No.
L100

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TREE PRESERVATION SCHEDULE

TREE #	BOTANICAL NAME	COMMON NAME	TRUNK DIAMETER (INCHES) / CRITICAL ROOT ZONE RADIUS (FEET)	SURVEYED DRIPLINE RADIUS (FEET)	CONDITION RATING	LOCATION	PROCEDURE	REMOVAL COMMENT	COMMENTS
8001	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	2	6	72	ON SITE	PRESERVE	N/A	MULTISTEMMED WITH 10 LEADERS.
8003	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	2	6	69	ON SITE	PRESERVE	N/A	MULTISTEMMED WITH 7 LEADERS. 2 SMALL OLD WOUNDS ON MID-TRUNK OF 2 LEADERS. SMALL OLD WOUND ON ROOT FLARE. SCAFFOLD BRANCHES POORLY PRUNED AND STUBBED OFF FOR CLEARANCE.
8002	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	3	5	72	ON SITE	PRESERVE	N/A	MULTISTEMMED WITH 7 LEADERS. STUBS REMAINING FROM POORLY PRUNED DEAD BRANCHES.
8004	QUERCUS PHELLOS	WILLOW OAK	10	12	69	ON SITE	PRESERVE	N/A	UNEVEN CANOPY STRUCTURE. SCAFFOLD BRANCHES ONLY ON 1 SIDE OF TRUNK. ADJACENT MULBERRY SCAFFOLD BRANCH GROWING THROUGH CANOPY.
8005	QUERCUS PHELLOS	WILLOW OAK	5	6	72	ON SITE	PRESERVE	N/A	
8006	QUERCUS PHELLOS	WILLOW OAK	12	12	72	ON SITE	PRESERVE	N/A	LAWN MOWER DAMAGE TO SURFACE ROOT.
8007	QUERCUS PHELLOS	WILLOW OAK	12	12	72	ON SITE	PRESERVE	N/A	LAWN MOWER DAMAGE TO SURFACE ROOTS EXPOSING HEART WOOD.
8008	QUERCUS PHELLOS	WILLOW OAK	7	6	69	ON SITE	PRESERVE	N/A	
8009	QUERCUS PHELLOS	WILLOW OAK	13	12	72	ON SITE	PRESERVE	N/A	INCLUDED BARK IN TERMINAL SCAFFOLD BRANCH UNION. CANOPY NEEDS TO BE REDUCED/SUBJUGATED TO DEVELOP CENTRAL LEADER.
8010	QUERCUS PHELLOS	WILLOW OAK	9	8	69	ON SITE	PRESERVE	N/A	ROOT FLARE BURIED.
8011	QUERCUS PHELLOS	WILLOW OAK	10	12	72	ON SITE	PRESERVE	N/A	ROOT FLARE BURIED. LOWER SCAFFOLD BRANCHES TOUCHING PARKED CARS.
8012	QUERCUS PHELLOS	WILLOW OAK	12	16	72	ON SITE	PRESERVE	N/A	
8013	QUERCUS PHELLOS	WILLOW OAK	11	12	69	ON SITE	PRESERVE	N/A	ROOT FLARE BURIED. SMALL OLD WOUNDS ON TRUNK HEALING OVER. SMALL BLEEDING CANKOR PRESENT ON TRUNK.
8014	QUERCUS PHELLOS	WILLOW OAK	6	8	66	ON SITE	PRESERVE	N/A	UNUSUAL CANOPY STRUCTURE. TERMINAL LEADERS APPEAR TO HAVE BEEN REMOVED OR BROKE RESULTING IN VERY SHORT/FLAT CROWN. LOWER SCAFFOLD BRANCHES POORLY PRUNED AND STUBBED OFF FOR CLEARANCE.
8015	QUERCUS PHELLOS	WILLOW OAK	7	9	72	ON SITE	PRESERVE	N/A	
8016	ACER RUBRUM	RED MAPLE	11	10	69	ON SITE	PRESERVE	N/A	OLD WOUNDS ON STREET SIDE SCAFFOLD BRANCHES FROM VEHICAL DAMAGE.
8017	ACER RUBRUM	RED MAPLE	10	9	69	ON SITE	PRESERVE	N/A	MULCH PILED UP ON FENCE SIDE OF ROOT FLARE.
8018	ACER RUBRUM	RED MAPLE	7	8	72	ON SITE	PRESERVE	N/A	SUPERFICIAL DAMAGE TO BARK AROUND ROOT FLARE FROM WEED WACKER.
8019	ACER RUBRUM	RED MAPLE	7	8	69	ON SITE	PRESERVE	N/A	MULCH PILED UP ON FENCE SIDE OF ROOT FLARE. INCLUDED BARK IN TERMINAL SCAFFOLD BRANCH UNION.
8020	ACER RUBRUM	RED MAPLE	8	10	69	ON SITE	PRESERVE	N/A	UNEVEN CANOPY STRUCTURE. SCAFFOLD BRANCHES ONLY ON 1 SIDE OF TRUNK. ADJACENT PHOTINIA SCAFFOLD BRANCHES GROWING THROUGH CROWN AND RUBBING TRUNK CREATING WOUNDS.
8021	ULMUS PUMILA	SIBERIAN ELM	10	12	63	ON SITE	PRESERVE	N/A	GROWING THROUGH EXISTING PHOTINIA HEDGE. INCLUDED BARK IN MAIN TRUNK UNION WITH BLEEDING CANKOR PRESENT. 2 LARGE GIRDLING ROOTS.
8022	NYSSA SYLVATICA	BLACKGUM	4	6	66	ON SITE	PRESERVE	N/A	STUBS REMAINING FROM LOWER BRANCHES BEING REMOVED. TERMINAL LEADER APPEARS TO HAVE BEEN BROKEN OR TOPPED AS CROWN HAS VERY FLAT/ SHORT HABIT. OLD WOUND HEALED OVER AT BASE OF TRUNK.
8023	NYSSA SYLVATICA	BLACKGUM	4	6	69	ON SITE	PRESERVE	N/A	
8024	NYSSA SYLVATICA	BLACKGUM	5	4	69	ON SITE	PRESERVE	N/A	1 SMALL GIRDLING ROOT. STUBS REMAINING FROM LOWER BRANCHES BEING REMOVED.
8025	GLEDITSIA TRIACANTHOS	HONEYLOCUST	7	10	69	ON SITE	PRESERVE	N/A	STUBS REMAINING FROM LOWER BRANCHES BEING REMOVED AND LATERAL BRANCHES BEING PRUNED FOR CLEARANCE.
8026	GLEDITSIA TRIACANTHOS	HONEYLOCUST	6	7	72	ON SITE	PRESERVE	N/A	
8027	NYSSA SYLVATICA	BLACKGUM	3	5	69	ON SITE	PRESERVE	N/A	WEED WACKER DAMAGE TO ROOT FLARE.
8028	NYSSA SYLVATICA	BLACKGUM	4	5	75	ON SITE	PRESERVE	N/A	
8029	GLEDITSIA TRIACANTHOS	HONEYLOCUST	8	9	72	ON SITE	PRESERVE	N/A	ROOT FLARE BURIED.
8030	AMELANCHIER ARBOREA	DOWNY SERVICEBERRY	2	5	75	ON SITE	PRESERVE	N/A	MULTISTEMMED.
8031	GLEDITSIA TRIACANTHOS	HONEYLOCUST	6	8	72	ON SITE	PRESERVE	N/A	ROOT FLARE BURIED.
8032	GLEDITSIA TRIACANTHOS	HONEYLOCUST	7	9	66	ON SITE	PRESERVE	N/A	ROOT FLARE BURIED. CENTRAL/TERMINAL LEADER HAS BEEN REMOVED. STUB REMAINING. TIP DIE BACK IN UPPER PORTION OF CROWN.
8033	PYRUS CALLERYANA	CALLERY PEAR	16	18	63	ON SITE	REMOVE	LOCATED INSIDE THE LOD	LOCATED IN PLANTER. TREE APPEARS TO BE ROOT BOUND WITH NUMEROUS GIRDLING ROOTS. ROOT FLARE BURIED. INTERNAL CANOPY OVER PRUNED.
8034	LAGERSTROEMIA INDICA	CRAPE MYRTLE	2	5	72	ON SITE	REMOVE	LOCATED INSIDE THE LOD	
8035	PYRUS CALLERYANA	CALLERY PEAR	7	8	59	ON SITE	REMOVE	LOCATED INSIDE THE LOD	LARGE OLD WOUND ON MID-TRUNK EXPOSING HEART WOOD. CANOPY DEFOLIATING WITH ABOUT 1/2 OF CANOPY DEAD.

TREE PRESERVATION SCHEDULE

TREE #	BOTANICAL NAME	COMMON NAME	TRUNK DIAMETER (INCHES) / CRITICAL ROOT ZONE RADIUS (FEET)	SURVEYED DRIPLINE RADIUS (FEET)	CONDITION RATING	LOCATION	PROCEDURE	REMOVAL COMMENT	COMMENTS
8036	PYRUS CALLERYANA	CALLERY PEAR	15	23	69	ON SITE	REMOVE	LOCATED INSIDE THE LOD	GROWING IN PLANTER. UNEVEN CANOPY STRUCTURE. LEANING TOWARDS COURTYARD.
8037	LAGERSTROEMIA INDICA	CRAPE MYRTLE	2	4	75	ON SITE	REMOVE	LOCATED INSIDE THE LOD	
8038	PYRUS CALLERYANA	CALLERY PEAR	28	26	63	ON SITE	REMOVE	LOCATED INSIDE THE LOD	4 LARGE GIRDLING ROOTS AND 5 MEDIUM SIZED GIRDLING ROOTS. 2 LARGE OLD WOUNDS ON TRUNK FROM IMPROPER PRUNING AND CUTTING BRANCH CALLAR FLAT WITH TRUNK. 4 DEAD BRANCHES.
8039	TILIA CORDATA	LITTLELEAF LINDEN	22	20	63	ON SITE	REMOVE	LOCATED INSIDE THE LOD	2 LARGE GIRDLING ROOTS AND LAWNMOWER DAMAGE TO SURFACE ROOTS. LARGE CENTRAL SCAFFOLD BRANCH BROKE IN HALF AND IS HUNG UP IN CROWN. 2 OLD WOUNDS ON TRUNK EXPOSING CAVITY IN TRUNK.
8040	TILIA CORDATA	LITTLELEAF LINDEN	17	15	59	ON SITE	REMOVE	LOCATED INSIDE THE LOD	2 LARGE GIRDLING ROOTS. LAWN MOWER DAMAGE TO SURFACE ROOTS. 5 OLD WOUNDS ON TRUNK EXPOSING HEART ROT AND CAVITY. 2 DEAD BRANCHES. UNEVEN CANOPY STRUCTURE. LEANING TOWARDS PARKING LOT.
8041	TILIA CORDATA	LITTLELEAF LINDEN	22	25	63	ON SITE	REMOVE	LOCATED INSIDE THE LOD	NUMEROUS GIRDLING ROOTS. LAWN MOWER DAMAGE TO SURFACE ROOTS. 3 SMALL OLD WOUNDS ON TRUNK EXPOSING HEART ROT AND A CAVITY. 5 LARGE DEAD BRANCHES.
8042	TILIA CORDATA	LITTLELEAF LINDEN	29	20	59	ON SITE	PRESERVE	N/A	1 LARGE GIRDLING ROOT. LAWN MOWER DAMAGE TO SURFACE ROOTS. LARGE OLD WOUND ON TRUNK EXPOSING HEART ROT. DECAY APPEARS TO BE SPREADING UP TRUNK AND ALONG LOWEST SCAFFOLD BRANCH. 3 LARGE DEAD BRANCH.
8043	TILIA CORDATA	LITTLELEAF LINDEN	18	21	69	ON SITE	PRESERVE	N/A	3 LARGE GIRDLING ROOTS. 3 LARGE DEAD BRANCHES.
8044	TILIA CORDATA	LITTLELEAF LINDEN	17	16	66	ON SITE	PRESERVE	N/A	LAWN MOWER DAMAGE TO SURFACE ROOTS. INCLUDED BARK IN MAIN TRUNK UNION. 3 LRGE DEAD BRANCHES.
8045	TILIA CORDATA	LITTLELEAF LINDEN	18	18	59	ON SITE	PRESERVE	N/A	NUMEROUS GIRDLING ROOTS AND LAWN MOWER DAMAGE TO SURFACE ROOTS. OLD WOUND ON TRUNK EXPOSING HEART ROT. 2 LARGE DEAD BRANCHES. LARGE OLD WOUND AT BASE OF CENTRAL SCAFFOLD LEADER EXPOSING HEART ROT IN MAIN UNION. DECAY APPEARS TO BE SPREADING UP THROUGH LEADERS.
8046	PLATANUS x ACERIFOLIA	LONDON PLANETREE	10	12	72	ON SITE	PRESERVE	N/A	

ISA CERTIFIED ARBORIST APPROVAL:
 Date: 12-04-2025

 Quinn Nolan
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 703.234.1551
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APPROVED
 SPECIAL USE PERMIT NO. 2026-10003
 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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OLD TOWN POOL REPLACEMENT
 PRELIMINARY PLAN
 CITY OF ALEXANDRIA, VIRGINIA

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PROJECT No.: 25003815.00
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 DATE: 12/04/2025
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SHEET TITLE:
TREE VEGETATION PROTECTION TABULATIONS

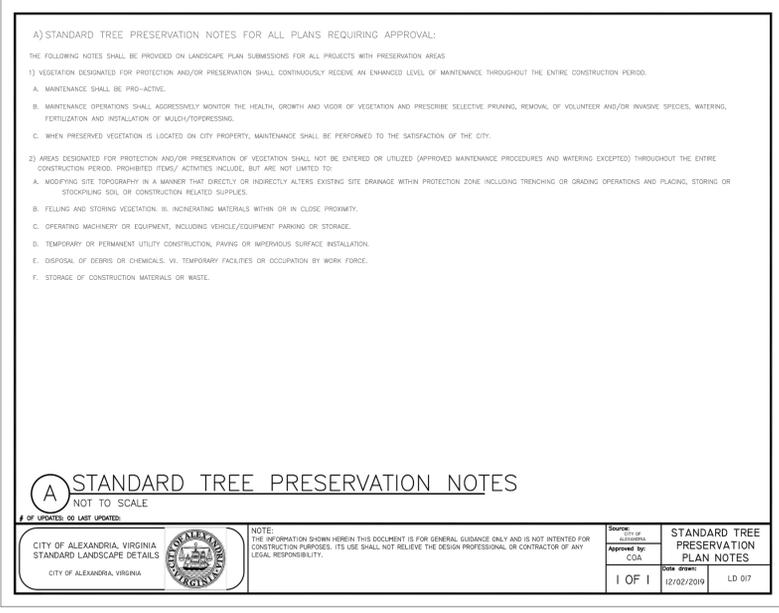
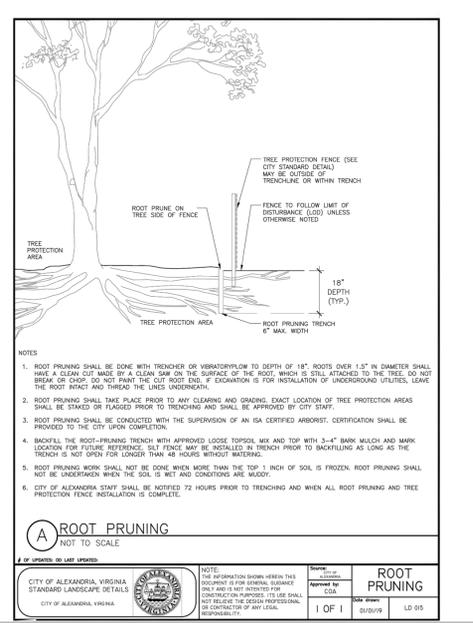
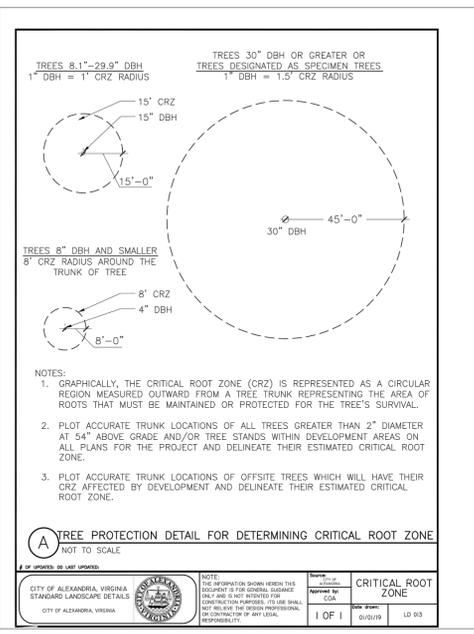
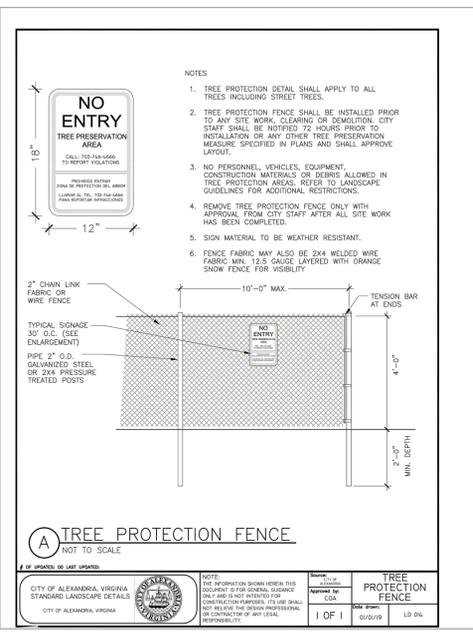
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L101

GENERAL NOTES:

- CONTRACTOR IS RESPONSIBLE FOR CONTACTING MISS UTILITY PRIOR TO BEGINNING ANY WORK.
- ALL CONSTRUCTION ACTIVITY BEYOND THE LIMITS OF CLEARING AND GRADING SHOWN WITHIN THIS PLAN SET SHALL BE PROHIBITED UNLESS PREVIOUSLY APPROVED BY CITY OF ALEXANDRIA.

TREE PRESERVATION NOTES

- PROJECT NOTES
 - ALL TREE WORK SHALL BE PROHIBITED UNLESS APPROVED BY CITY ARBORIST. THIS INCLUDES TREE REMOVAL, REGARDLESS OF WHETHER THE TREE STUMP IS LEFT INTACT AND/OR NO GROUND DISTURBANCE OCCURS.
 - ALL WORK PERFORMED SHALL MEET OR EXCEED THE MOST RECENT INDUSTRY STANDARDS, AS PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA), IN THE EVENT CULTURAL TREATMENTS PRESCRIBED ARE NOT COVERED BY AN EXISTING STANDARD, ALL WORK PERFORMED SHALL MEET OR EXCEED STANDARDS APPROVED BY THE CITY ARBORIST.
 - THE REQUIREMENTS OF THE CITY OF ALEXANDRIA LANDSCAPE GUIDELINES, TREE AND VEGETATION PROTECTION PLAN, SHALL BE FOLLOWED.
 - ALL TREE PRESERVATION ACTIVITIES SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF AN ISA CERTIFIED ARBORIST.
- PRE-CONSTRUCTION
 - PRIOR TO THE PRE-CONSTRUCTION MEETING, THE CONTRACTOR SHALL HAVE THE LIMITS OF CLEARING AND GRADING CLEARLY MARKED IN THE FIELD WITH FLAGGING. THESE LIMITS SHALL NOT EXCEED THOSE SHOWN ON THE APPROVED PLANS.
 - AFTER LIMITS HAVE BEEN STAKED, THE CONTRACTOR SHALL REQUEST A PRE-CONSTRUCTION MEETING WITH THE CITY ARBORIST.
 - DURING THE PRE-CONSTRUCTION MEETING, THE LIMITS MAY BE ADJUSTED TO BETTER PRESERVE OR REMOVE TREES IMPACTED BY CONSTRUCTION ACTIVITIES.
- INSTALLATION OF TREE PROTECTION MEASURES
 - ALL ROOT PRUNING AND TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO DEMOLITION OF THE SITE OR STRUCTURES, DELIVERY OF MATERIALS (STOCKPILING), AND/OR PLACEMENT OR OPERATION OF HEAVY MACHINERY ON THE SITE.
 - ROOT PRUNING: PRIOR TO CONSTRUCTION, ROOT PRUNING SHALL BE COMPLETED AT THE LIMITS, WHERE SHOWN. ROOT PRUNING SHALL BE TO THE DEPTH OF EIGHTEEN (18) INCHES AND SHALL BE ACCOMPLISHED BY USING A TRENCHER, VIBRATING PLOW OR BY HAND. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH REMOVED SOIL. WHEN EXCAVATING, ALL TREE ROOTS GREATER THAN 1 INCH IN DIAMETER THAT ARE EXPOSED AND/OR DAMAGED SHALL BE TRIMMED CLEANLY, AND COVERED WITH ORGANIC MULCH, TOPSOIL, OR OTHER SUITABLE MATERIAL TO PREVENT THE EXPOSED ROOTS FROM DRYING OUT.
 - TREE PROTECTION FENCING: IMMEDIATELY FOLLOWING ROOT PRUNING, TREE PROTECTION FENCING SHALL BE COMPLETED AT THE LIMITS. TREE PROTECTION FENCING TYPE SHALL BE INSTALLED PER TREE MANAGEMENT PLAN AND SHALL CONSIST OF EITHER OF THE FOLLOWING MATERIALS:
 - FOURTEEN (14) GAUGE WELDED WIRE MESH OR 2" CHAIN LINK FABRIC THAT IS A MINIMUM OF FOUR (4) FOOT TALL. THE MESH SHALL BE ATTACHED TO SIX (6) FOOT TALL, TWO-INCH (2") STEEL U-CHANNEL ANCHOR POSTS TWENTY FOUR (24) INCHES INTO THE GROUND. THE POSTS SHALL BE PLACED NO FURTHER THAN TEN (10) FEET APART.
 - SUPER SILT FENCE TO THE EXTENT THAT REQUIRED TRENCHING FOR SUPER SILT FENCE DOES NOT SEVER OR WOUND COMPRESSION ROOTS OF TREES TO BE PRESERVED. THIS CAN LEAD TO STRUCTURAL FAILURE AND/OR UPROOTING OF TREES.
 - TREE PROTECTION SIGNAGE: BILINGUAL SIGNS STATING "TREE PRESERVATION AREA - KEEP OUT" SHALL BE AFFIXED TO THE TREE PROTECTION FENCE AT LEAST EVERY 50 FEET IMMEDIATELY FOLLOWING TREE PROTECTION FENCING INSTALLATION.
 - THE CITY ARBORIST SHALL BE NOTIFIED AND GIVEN THE OPPORTUNITY TO INSPECT THE SITE TO ASSURE THAT ALL TREE PROTECTION DEVICES HAVE BEEN CORRECTLY INSTALLED. IF IT IS DETERMINED THAT THE FENCING HAS NOT BEEN INSTALLED CORRECTLY, NO CONSTRUCTION ACTIVITIES SHALL OCCUR UNTIL THE FENCING IS INSTALLED CORRECTLY, AS DETERMINED BY THE CITY ARBORIST.
 - TREES BEING REMOVED SHALL NOT BE FELLED, PUSHED OR PULLED INTO TREE PRESERVATION AREAS. EQUIPMENT OPERATORS SHALL NOT CLEAN ANY PART OF THEIR EQUIPMENT BY SLAMMING AGAINST THE TRUNKS OF TREES TO BE RETAINED.
 - TREES ON THE EDGE OF THE LIMITS OF CLEARING AND GRADING SHALL BE CUT DOWN BY HAND WITH A CHAIN SAW. REMAINING STUMPS SHALL EITHER BE LEFT IN PLACE OR GROUND DOWN WITH A STUMP GRINDER.
- CONSTRUCTION
 - DURING CLEARING AND GRADING OPERATIONS AND THROUGHOUT CONSTRUCTION, NO ACTIVITY SHALL BE PERMITTED IN TREE PRESERVATION AREAS WITHOUT AUTHORIZATION FROM OWNER, ARBORIST/FORESTER, AND CITY ARBORIST. PRECLUDED ACTIVITIES INCLUDE:
 - FELLING OF TREES INTO PRESERVATION AREAS OR OPERATION OF HEAVY MACHINERY IN PRESERVATION AREAS TO FELL TREES ON THE PERIMETER OF PRESERVATION AREAS.
 - OPERATION OF HEAVY EQUIPMENT OR MACHINERY OF ANY KIND IN PRESERVATION AREAS FOR ANY PURPOSE-INCLUDING REMOVAL OF TREES ADJACENT TO SAVE AREAS.
 - PLACEMENT OF EXCESS SOIL, FILL, OR MATERIALS OF ANY KIND IN PRESERVATION AREAS.
 - PLACEMENT OF ANY CONSTRUCTION MATERIALS OF ANY KIND IN PRESERVATION AREAS.
 - PARKING OR STORING EQUIPMENT OR VEHICLES IN PRESERVATION AREAS.
 - DUMPING CHEMICALS OR CONCRETE WASHOUT IN PRESERVATION AREAS.
 - BURNING OF ANY MATERIAL OR DEBRIS IN PRESERVATION AREAS OR WITHIN TWO HUNDRED (200') FEET OF PRESERVATION AREAS.
 - TRENCHING, GRADING, EXCAVATING FOR ANY PURPOSE IN PRESERVATION AREAS.
 - INSTALLATION OF LANDSCAPING, IRRIGATION, TURF, DRAINAGE SYSTEMS, ETC.
 - ALL EXISTING TRASH AND/OR DEBRIS ON SITE SHALL BE REMOVED AT THE TIME OF DISTURBANCE. INDIVIDUAL TREES AND FORESTED AREAS DESIGNATED TO BE PRESERVED SHALL BE PROTECTED AND MANAGED IN A WAY THAT ENSURES TREE SURVIVAL DURING ALL PHASES OF DEMOLITION, CLEARING AND GRADING, AND CONSTRUCTION. IN ADDITION TO PROTECTING TREES, ALL UNDERSTORY PLANTS, LEAF LITTER, AND SOIL CONDITIONS THAT ARE FOUND IN "FORESTED AREAS DESIGNATED TO BE LEFT PRESERVED" SHALL BE PROTECTED.
 - TREES TO REMAIN LOCATED ALONG THE LIMITS OF CLEARING AND GRADING SHALL BE PRUNED DURING CLEARING OPERATIONS TO AVOID MECHANICAL DAMAGE. THIS SHALL BE ADMINSTRATED UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST.
 - ANY DAMAGE INFLICTED TO THE ABOVE OR BELOW-GROUND PORTIONS OF THE TREES SHOWN TO BE PRESERVED SHALL BE REPAIRED IMMEDIATELY.
 - ALL PRUNING SHALL CONFORM TO THE LATEST EDITION OF ANSI A300 (PART 1) PRUNING STANDARDS. DISEASED LIMBS SHALL BE REMOVED OR TREATED AT THE DISCRETION OF THE ARBORIST. WHILE PRUNING, THE ARBORIST SHALL MAKE NOTE OF ANY CONDITIONS WHICH AFFECT THE HEALTH OR CONDITION OF THE TREE AND RECOMMEND CORRECTIVE TREATMENT FOR THESE CONDITIONS. WINE REMOVAL SHALL BE INCLUDED IN ALL PRUNING ACTIVITIES. UNDER NO CIRCUMSTANCES SHALL THE INTERIOR OF TREES BE STRIPPED OF FOLIAGE, SUCKERS, EPICORMIC BRANCHING, OR OTHER LIVE GROWTH. INTERIOR GROWTH MAY BE THINNED AS NECESSARY TO REMOVE BRANCHES DAMAGED DURING OPERATIONS. DEBRIS FROM PRUNING SHALL BE CHIPPED AND DEPOSITED INTO THE TREE SAVE AREA AND SPREAD BY HAND TO A UNIFORM THICKNESS OR BE REMOVED FROM SITE.



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DANIEL P. LANGSTON
Lic. No. 0406001996
2/9/2026
LANDSCAPE ARCHITECT

**OLD TOWN POOL REPLACEMENT
PRELIMINARY PLAN**
CITY OF ALEXANDRIA, VIRGINIA

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PROJECT No.: 25003815.00
DRAWING No.: 114298
DATE: 12/04/2025
SCALE: NOT TO SCALE
DESIGN: QCN
DRAWN: QCN
CHECKED: JM

SHEET TITLE:
**TREE VEGETATION
PROTECTION PLAN
NOTES AND DETAILS**

SHEET No.
L102

ISA CERTIFIED ARBORIST APPROVAL:

Quinn Nolan 12-04-2025
Date: _____

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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. _____

IMEG Corp. General Landscape Specification Summary

Specification: This is a summary of IMEG, Corp. general landscape specification. All work shall follow the procedures outlined in the specifications and details contained herein, which are designed to exceed current industry standards. Should there exist a discrepancy between this specification and the included construction details, the written specification shall take precedence.

References: In lieu of providing comprehensive proprietary specifications, the following are referenced to be general default specifications with the following modifications. These modifications and the construction details shown in this plan set shall take precedence over the general referenced specifications.

- "Landscape Specification Guidelines" Landscape Contractors Association of MD, DC, VA - Most current edition.
- "American Standard for Nursery Stock - ANSI Z60.1" by AmericanHort - Most Current Edition
- "TT-77 Recommended Turfgrass Cultivars for Certified Sod Production in Maryland" - Maryland Turfgrass Council
- "Landscape Architecture/Design Specifications for Compost Use" - US Composting Council

If there are discrepancies or contradictions in specification sections or details, the stricter specification shall take precedence. A Request for Information (RFI) can also be submitted for clarification.

List of Plant Material: The contractor will verify plant quantities prior to bidding and any discrepancies shall be brought to the attention of the Owner's Representative. The Contractor shall furnish and install all plant materials required to complete the work as shown on the drawings. Quantities in the planting schedule shall take precedence over quantities graphically shown on the plan. Substitutions shall not be made without the written approval of the Owner's Representative.

Plant Identification: All trees shall be true to name as on plant schedule or shown on planting plans and shall be correctly labeled individually or in groups by genus, species, variety and cultivar. Labels are to remain intact until site is approved through agency inspection, substantial completion approval, or per Owner's Representative's instruction.

Plant Quality: All plant materials shall conform to the size and form standards set forth in the latest edition of AmericanHort's "American Standard for Nursery Stock - ANSI Z60.1". Above Ground: Trees shall be healthy with the color, shape, size, and distribution of trunk, stems, branches, buds and leaves typical of the plant specified. Any signs of stress, improper handling (wounds or broken branches), insect or disease damage, or dead/distorted branches should not be present.

Inspection: Plants are to be inspected upon delivery to contractor by a contractor's representative and/or owner's representative. Trees not presenting proper form, incorrect variety, signs of poor health or over-stress, and girdling roots are to be rejected.

Storage & Transport: Plant materials should be protected from desiccation during transport via breathable fabric covering the canopy and by watering rootball/pot thoroughly immediately prior to transport. Plant materials should be installed on day of delivery to site. If that is not possible, a temporary storage area can be constructed on-site.

Planting: Plantings shall be installed in accordance with details and specifications on this sheet. Details and specifications for other specific landscape items, such as tree preservation or erosion control will be found elsewhere in this drawing set on their own respective sheet.

Trees: The planting hole diameter is to be a minimum three times the diameter of the root ball. The depth of the planting hole shall be dug so that the shoulder of the root ball is level with the existing grade leaving the root flare slightly higher. When planting on a slope, the depth of the hole shall be dug so that the bottom of the root flare is at the level of the existing grade at the sides of the hole.

Staking: Staking (if any) is to be installed per the accompanying details, utilizing tree webbing straps with grommets to prevent wire from coming in contact with the tree. While not preferred, full tree webbing systems are also permissible if approved through submittal, and installed per manufacturer's instructions.

Irrigation: For permanent systems, irrigation should be largely installed prior to plant installation to avoid having to disturb planting beds or move plants to accommodate the installation of the irrigation system. For sites with no permanent irrigation system, trees are to be irrigated until established by the use of temporary water bags through one growing year or until established.

Shrubs: For container shrubs, the planting hole is to be dug 3 times the width of the intact container. The container is to be completely removed and the sides of the soil/root clump scarified with a sterile sharp knife. They shall be planted so that the top of the soil level of the container is no more than 1.5" above the original grade.

Ground Covers/Perennials: Beds are to be prepared by tilling well to a minimum depth of 6", and soils shall be amended by incorporating 1" of compost meeting the US Composting Council reference specification, 1" of worm castings and/or well decomposed commercially produced compost, or a Class A biosolid also meeting the referenced US Composting Council specification prior to planting.

Compacted or Poorly Drained Soils: For sites with heavily compacted or poorly draining soils, alternate planting methods will need to be employed. Contact project Landscape Architect for additional planting details and specifications should either unforeseen condition be encountered.

Conflicts with Existing Roots: Proposed landscape may be shown to be planted in the Critical Root Zones of existing large trees. Should, in the course of planting, large woody roots be discovered belonging to adjacent large trees that are to be preserved, shift the planting location of the tree to be planted to avoid cutting the woody root.

Irrigation: New plant materials are to be watered as necessary to maintain health. If no permanent irrigation system is installed, trees are to be watered until established through the use of temporary water bags. Shrubs, perennials, and ground covers shall be hand-watered.

Lawn Areas:

Seeded Lawn Area: Areas to be seeded shall have planting soil tilled to a depth of 6" and free of stones greater than 1" diameter or length. Any amendments that are to be added should be tilled into soil prior to seeding. A seed mix composition chart shall be submitted for review prior to installation.

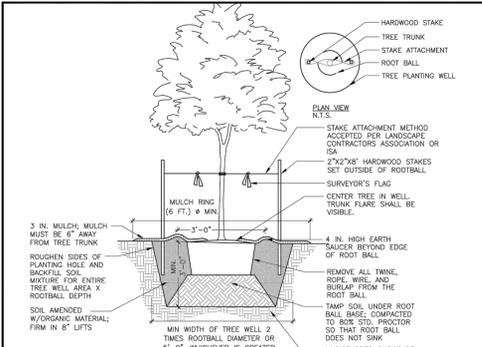
Sodded Lawn Area: Unless a proprietary sod is specified by the Owner's Representative, sod must be of a Maryland or Virginia certified variety suited to the specific growing requirements of where it is to be installed. Grower and variety to be submitted to Owner's Representative for review prior to ordering.

Invasive Species: Existing invasive species are to be removed utilizing appropriate approved methods including in the invasive species management plan (if applicable) prior to the installation of new plant materials, and is subject to inspection, and is a factor in the Certification of Installation.

NOTE: These specifications and details are based on those developed by the Urban Tree Foundation, and have been improved to reflect current research and in planting. The ISA has also accepted and reference the UTF details in place of their own. The specifications and details illustrated in this plan set exceed the standards set in the ISA, LCA, and local jurisdictional planting details and specifications.

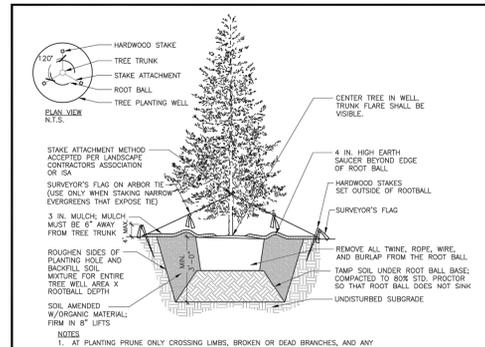
CITY OF ALEXANDRIA STANDARD LANDSCAPE PLAN NOTES:

- 1. THE PROPERTY OWNER AND/OR APPLICANT, SPECIFIER, CONTRACTOR AND INSTALLER OF PLANT MATERIAL ARE RESPONSIBLE FOR UNDERSTANDING AND ADHERING TO THE STANDARDS SET FORTH IN THE MOST RECENT VERSION OF THE CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND APPLICABLE CONDITIONS OF APPROVAL. ALL QUESTIONS REGARDING APPLICATION OF, OR ADHERENCE TO, THE STANDARDS AND/OR CONDITIONS OF APPROVAL SHALL BE DIRECTED TO THE CITY PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION, OR ANY LAND DISTURBING ACTIVITY.
2. THE CITY-APPROVED CITY-APPROVED LANDSCAPE PLAN SUBMISSION, INCLUDING PLANT SCHEDULE, NOTES AND DETAILS SHALL BE THE DOCUMENT USED FOR INSTALLATION PURPOSES AND ALL PROCEDURES SET FORTH IN THE LANDSCAPE GUIDELINES MUST BE FOLLOWED.
3. THE CONTRACTOR SHALL NOT INTERFERE WITH ANY TREE PROTECTION MEASURES OR IMPACT ANY EXISTING VEGETATION IDENTIFIED TO BE PRESERVED PER THE APPROVED TREE AND VEGETATION PROTECTION PLAN.
4. ANY CHANGES, ALTERATIONS OR MODIFICATIONS TO THE SITE CONDITIONS THAT AFFECT VEGETATION PROTECTION ZONES WILL REQUIRE AN AMENDMENT TO THE APPROVED TREE AND VEGETATION PROTECTION PLAN AND/OR DETAILS.
5. INSTALLATION OF PLANT MATERIAL MAY ONLY OCCUR DURING THE PLANTING SEASONS IDENTIFIED IN THE LANDSCAPE GUIDELINES.
6. 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.
7. SUBSTITUTIONS TO THE APPROVED PLANT MATERIAL SHALL NOT OCCUR UNTIL WRITTEN APPROVAL IS PROVIDED BY THE CITY.
8. MAINTENANCE FOR THIS PROJECT SHALL BE PERFORMED BY THE OWNER, APPLICANT, SUCCESSOR(S) AND/OR ASSIGN(S) IN PERPETUITY AND IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND AS CONDITIONED BY PROJECT APPROVAL, AS APPLICABLE.
9. THE APPROVED METHOD(S) OF PROTECTION MUST BE IN PLACE FOR ALL VEGETATION TO BE PRESERVED ON-SITE AND ADJACENT TO THE PROJECT SITE PURSUANT TO THE APPROVED TREE AND VEGETATION PROTECTION PLAN AND DETAILS PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION, OR ANY LAND DISTURBANCE. THE APPLICANT SHALL NOTIFY THE PLANNING & ZONING (P&Z) PROJECT MANAGER ONCE THE TREE PROTECTION METHODS ARE IN PLACE. NO DEMOLITION, CONSTRUCTION, OR LAND DISTURBANCE MAY OCCUR UNTIL AN INSPECTION IS PERFORMED BY THE CITY WHICH VERIFIES CORRECT INSTALLATION OF THE TREE PROTECTION MEASURES.
10. THE APPLICANT MUST CONTACT THE P&Z PROJECT MANAGER PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION/PLANTING OPERATION TO SCHEDULE A PRE-INSTALLATION MEETING. THE MEETING SHOULD BE HELD BETWEEN THE APPLICANT'S GENERAL CONTRACTOR, LANDSCAPE CONTRACTOR, LANDSCAPE ARCHITECT, THE P&Z PROJECT MANAGER AND THE CITY ARBORIST (AS APPLICABLE) TO REVIEW THE SCOPE OF INSTALLATION PROCEDURES AND PROCESSES DURING AND AFTER INSTALLATION.
11. THE FOLLOWING INFORMATION SHALL BE PROVIDED TO THE P&Z PROJECT MANAGER AT LEAST FIVE (5) BUSINESS DAYS PRIOR TO THE LANDSCAPE PRE-INSTALLATION MEETING: 1) A LETTER THAT CERTIFIES THAT THE PROJECT LANDSCAPE ARCHITECT PERFORMED PRE-SELECTION TAGGING FOR ALL TREES PROPOSED WITHIN THE PUBLIC RIGHT OF WAY AND ON PUBLIC LAND PRIOR TO INSTALLATION. THIS LETTER MUST BE SIGNED AND SEALED BY THE PROJECT LANDSCAPE ARCHITECT, AND 2) A COPY OF THE SOIL BULK DENSITY TEST REPORT VERIFYING THAT MAXIMUM COMPRESSION RATES ARE MET.
12. ALL CONSTRUCTION WASTE SHALL BE REMOVED PRIOR TO PLANTING.
13. AS-BUILT DRAWINGS FOR THIS LANDSCAPE AND/OR IRRIGATION/WATER MANAGEMENT SYSTEM WILL BE PROVIDED IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES, THE CITY CODE OF ORDINANCES, AND ALL APPLICABLE LAND PREPARATION CHECKLISTS. 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.
14. AREAS OF BARE SOIL WILL NOT BE ACCEPTED. MULCHED AREAS AND PLANTING AREAS SHALL BE WEED FREE UPON ACCEPTANCE OF THE PROJECT BY THE CITY.



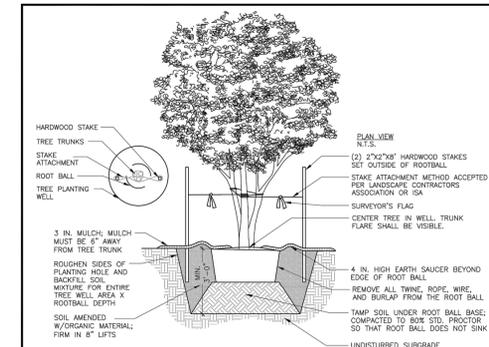
- NOTES: 1. AT PLANTING PRUNE ONLY CROSSING LIMBS, BROKEN OR DEAD BRANCHES, AND ANY BRANCHES THAT POSE A HAZARD TO PEDESTRIANS PER ANSI STANDARDS A300. DO NOT PRUNE INTO OLD WOOD ON EVERGREENS.
2. CONTRACTOR SHALL MAXIMIZE EXCAVATED AREA FOR TREE WELL WITHOUT ADVERSELY IMPACTING ADJACENT SITE FEATURES.
3. UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS OR CITY STAFF, SOIL MIXTURE SHALL BE CLEANED OF DEBRIS, AND MEET SOIL COMPOSITION REQUIREMENTS OF CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.
4. UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS OR CITY STAFF, SOIL MIXTURE SHALL BE CLEANED OF DEBRIS, AND MEET SOIL COMPOSITION REQUIREMENTS OF CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.
5. TREES PLANTED WITHOUT THE TRUNK FLARE VISIBLE WILL BE REJECTED.
6. ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION. ESTABLISHMENT WATERING SHALL BE PER THE SPECIFICATIONS ON ALL DETAILS.
7. STAKES WILL BE INSTALLED USING ARBORICULTURE PRACTICES. TREES SHALL STAND PLUM AFTER STAKING.
8. INSTALLATION WILL INCLUDE THE REMOVAL OF ALL STAKING MATERIAL ONE YEAR AFTER INSTALLATION. ANY HOLES LEFT BY REMOVING STAKING SHALL BE FILLED WITH APPROVED TOPSOIL / BACKFILL MIXTURE.
9. CONTRACTOR SHALL USE GALVANIZED EYESCREW & TURNBUCKLE INSTEAD OF ARBOR TIE ONLY FOR TREES OF SIGNIFICANT SIZE AS DIRECTED BY CITY STAFF.

DECIDUOUS TREE PLANTING NOT TO SCALE. CITY OF ALEXANDRIA, VIRGINIA STANDARD LANDSCAPE DETAILS. DATE: 01/01/19. LD 001.



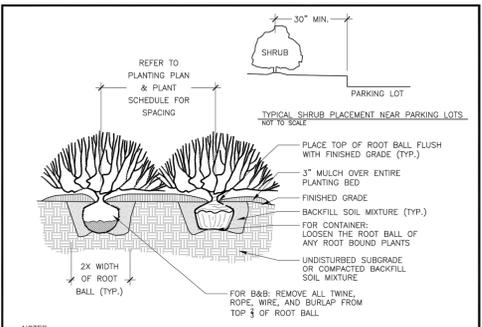
- NOTES: 1. AT PLANTING PRUNE ONLY CROSSING LIMBS, BROKEN OR DEAD BRANCHES, AND ANY BRANCHES THAT POSE A HAZARD TO PEDESTRIANS PER ANSI STANDARDS A300. DO NOT PRUNE INTO OLD WOOD ON EVERGREENS.
2. CONTRACTOR SHALL MAXIMIZE EXCAVATED AREA FOR TREE WELL WITHOUT ADVERSELY IMPACTING ADJACENT SITE FEATURES.
3. UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS OR CITY STAFF, SOIL MIXTURE SHALL BE CLEANED OF DEBRIS, AND MEET SOIL COMPOSITION REQUIREMENTS OF CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.
4. UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS OR CITY STAFF, SOIL MIXTURE SHALL BE CLEANED OF DEBRIS, AND MEET SOIL COMPOSITION REQUIREMENTS OF CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.
5. TREES PLANTED WITHOUT THE TRUNK FLARE VISIBLE WILL BE REJECTED.
6. ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION. ESTABLISHMENT WATERING SHALL BE PER THE SPECIFICATIONS ON ALL DETAILS.
7. STAKES WILL BE INSTALLED USING ARBORICULTURE PRACTICES. TREES SHALL STAND PLUM AFTER STAKING.
8. INSTALLATION WILL INCLUDE THE REMOVAL OF ALL STAKING MATERIAL ONE YEAR AFTER INSTALLATION. ANY HOLES LEFT BY REMOVING STAKING SHALL BE FILLED WITH APPROVED TOPSOIL / BACKFILL MIXTURE.
9. CONTRACTOR SHALL USE GALVANIZED EYESCREW & TURNBUCKLE INSTEAD OF ARBOR TIE ONLY FOR TREES OF SIGNIFICANT SIZE AS DIRECTED BY CITY STAFF.

EVERGREEN TREE PLANTING NOT TO SCALE. CITY OF ALEXANDRIA, VIRGINIA STANDARD LANDSCAPE DETAILS. DATE: 01/01/19. LD 002.



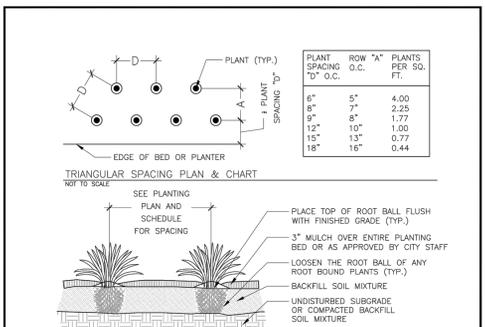
- NOTES: 1. AT PLANTING PRUNE ONLY CROSSING LIMBS, BROKEN OR DEAD BRANCHES, AND ANY BRANCHES THAT POSE A HAZARD TO PEDESTRIANS PER ANSI STANDARDS A300. DO NOT PRUNE INTO OLD WOOD ON EVERGREENS.
2. CONTRACTOR SHALL MAXIMIZE EXCAVATED AREA FOR TREE WELL WITHOUT ADVERSELY IMPACTING ADJACENT SITE FEATURES.
3. UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS OR CITY STAFF, SOIL MIXTURE SHALL BE CLEANED OF DEBRIS, AND MEET SOIL COMPOSITION REQUIREMENTS OF CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.
4. UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS OR CITY STAFF, SOIL MIXTURE SHALL BE CLEANED OF DEBRIS, AND MEET SOIL COMPOSITION REQUIREMENTS OF CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.
5. TREES PLANTED WITHOUT THE TRUNK FLARE VISIBLE WILL BE REJECTED.
6. ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION. ESTABLISHMENT WATERING SHALL BE PER THE SPECIFICATIONS ON ALL DETAILS.
7. STAKES WILL BE INSTALLED USING ARBORICULTURE PRACTICES. TREES SHALL STAND PLUM AFTER STAKING.
8. INSTALLATION WILL INCLUDE THE REMOVAL OF ALL STAKING MATERIAL ONE YEAR AFTER INSTALLATION. ANY HOLES LEFT BY REMOVING STAKING SHALL BE FILLED WITH APPROVED TOPSOIL / BACKFILL MIXTURE.
9. CONTRACTOR SHALL USE GALVANIZED EYESCREW & TURNBUCKLE INSTEAD OF ARBOR TIE ONLY FOR TREES OF SIGNIFICANT SIZE AS DIRECTED BY CITY STAFF.

MULTI-STEM TREE PLANTING NOT TO SCALE. CITY OF ALEXANDRIA, VIRGINIA STANDARD LANDSCAPE DETAILS. DATE: 01/01/19. LD 003.



- NOTES: 1. AT PLANTING, PRUNE ONLY BROKEN OR DEAD BRANCHES PER ANSI 300 STANDARD.
2. PLANTING WELL / TRENCH SHALL BE DUG TO ALLOW TOP OF ROOT BALL TO SET FLUSH WITH EXISTING GRADE.
3. SET PLANTS IN ERECT, STABLE, AND UNIFORM POSITIONS. ORIENT BEST FACE OF PLANT TO BE MOST VISIBLE.
4. UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS OR CITY STAFF, SOIL MIXTURE SHALL BE CLEANED OF DEBRIS, AND MEET SOIL COMPOSITION REQUIREMENTS OF CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.
5. DO NOT PLACE MULCH IN CONTACT WITH STEM OF PLANTS.
6. ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION. ESTABLISHMENT WATERING SHALL BE PER THE SPECIFICATIONS ON ALL DETAILS.

SHRUB PLANTING NOT TO SCALE. CITY OF ALEXANDRIA, VIRGINIA STANDARD LANDSCAPE DETAILS. DATE: 01/01/19. LD 009.



- NOTES: 1. PLANTING WELL / TRENCH SHALL BE DUG TO ALLOW TOP OF ROOT BALL TO SET FLUSH WITH EXISTING GRADE.
2. SET PLANTS IN ERECT, STABLE, AND UNIFORM POSITIONS. ORIENT BEST FACE OF PLANT TO BE MOST VISIBLE.
3. GROUND COVERS AND PERENNIALS SHALL BE INSTALLED WITH TRIANGULAR SPACING. REFER TO CHART.
4. UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS OR CITY STAFF, SOIL MIXTURE SHALL BE CLEANED OF DEBRIS, AND MEET SOIL COMPOSITION REQUIREMENTS OF CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.
5. DO NOT PLACE MULCH IN CONTACT WITH STEM OR CROWN OF PLANTS.
6. ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION, PER THE SPECIFICATIONS.

GROUNDCOVER & PERENNIAL PLANTING NOT TO SCALE. CITY OF ALEXANDRIA, VIRGINIA STANDARD LANDSCAPE DETAILS. DATE: 01/01/19. LD 010.



OLD TOWN POOL REPLACEMENT PRELIMINARY PLAN CITY OF ALEXANDRIA, VA

Table with 10 columns: 1ST SUBMISSION, 02/05/26, 1, 2, 3, 4, 5, 6, 7, 8, 9, MARK, DESCRIPTION.

PROJECT No.: 25003815.00
DRAWING No.: 109632
DATE: 12/12/2025
SCALE: 1"=30'
DESIGN: QN
DRAWN: DL
CHECKED: ON

SHEET TITLE: LANDSCAPE NOTES AND DETAILS

SHEET No. L202

APPROVED SPECIAL USE PERMIT NO. 2026-10003 DEPARTMENT OF PLANNING & ZONING. Includes signature lines for Director, Chairman, Planning Commission, and Date Recorded.

BUILDING CODE ANALYSIS

PROJECT BASIC DESCRIPTION

THIS IS A CLASS B POOL. THE SCOPE OF WORK IS TO DEMOLISH THE EXISTING POOLS, EQUIPMENT BUILDING AND BATHHOUSE AND REPLACE WITH A NEW, SINGLE BODY OF WATER POOL AND A NEW BATHHOUSE.

APPLICABLE CODES

2021 VIRGINIA UNIFORM STATEWIDE BUILDING CODE
 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN PUBLISHED SEPTEMBER 15, 2010
 ICC A117.1 2009 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
 JULY 2025 ALEXANDRIA AQUATICS CODE
 2021 INTERNATIONAL SWIMMING POOL AND SPA CODE

GROSS BUILDING AREAS

-BUILDING, POOL AND DECK - A-5 ASSEMBLY

CHEMICALS TO BE STORED

200 GALLON BULK LIQUID CHLORINE TANK AND USING 50 LB CARBON DIOXIDE CANISTERS - QTY OF TWO ON SITE.
 -1 HOUR RATED WALLS, CEILING AND A 45 MINUTE LABELED DOOR HAVE BEEN PROVIDED AT THE CHEMICAL STORAGE ROOM

GENERAL BUILDING HEIGHTS AND AREAS

CONSTRUCTION CLASSIFICATION - VB NON-SPRINKLERED
 TABLE 504 ALLOWABLE HEIGHT - UNLIMITED (A-5 ASSEMBLY), ACTUAL HEIGHT = 1 STORY = OK
 TABLE 506 ALLOWABLE AREA - UNLIMITED SF (A-5 ASSEMBLY),
 ACTUAL ENCLOSED AREA = 2,798 SF
 ACTUAL AREA UNDER ROOF = 3,888 SF

FIRE RESISTANCE RATING REQUIREMENTS

BUILDING ELEMENT	REQUIRED RATING
PRIMARY STRUCTURAL FRAME	0 HOURS
EXTERIOR BEARING WALLS	0 HOURS
INTERIOR BEARING WALLS	0 HOURS
EXTERIOR NON BEARING WALLS & PARTITIONS	0 HOURS
INTERIOR NON BEARING WALLS & PARTITIONS	0 HOURS
FLOOR CONSTRUCTION & SECONDARY MEMBERS	0 HOURS
ROOF CONSTRUCTION & SECONDARY MEMBERS	0 HOURS

*ALL ADJACENT BUILDINGS OR STRUCTURES ARE GREATER THAN 30'-0" FROM THIS BUILDING THEREFORE THE FIRE RESISTANCE RATING FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE PER TABLE 705 IS (0) ZERO HOUR.

FIRE AND SMOKE PROTECTION FEATURES

-NONE

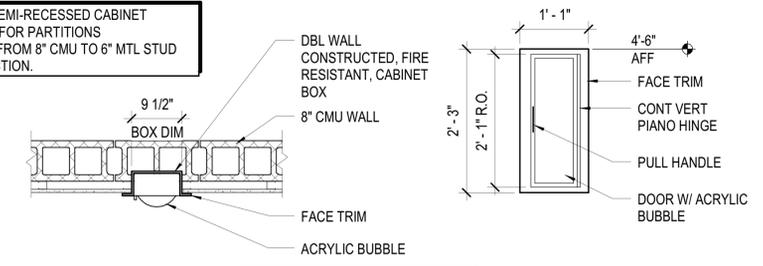
FIRE PROTECTION SYSTEMS

-FIRE EXTINGUISHERS SHALL BE PROVIDED IN LOCATIONS SHOWN ON THIS PLAN.
 FEC = FIRE EXTINGUISHER CABINET
 -NO SPRINKLER SYSTEM IS BEING PROVIDED.

MEANS OF EGRESS

THE OCCUPANT LOAD WILL BE DETERMINED BY PART 11-11-70 OF THE ALEXANDRIA AQUATIC HEALTH ORDINANCE - JULY 2025. THIS IS IN ACCORDANCE WITH THE EXCEPTION TO VCC 1004.1.2. -OCCUPANT LOAD = 8,023 SF POOL / 27 = 286 OCCUPANTS
 -RP & CA WILL NOT OPERATE THE FACILITY WITH GREATER THAN THIS NUMBER OF OCCUPANTS PRESENT. THEIR OPERATING PROCEDURE IS TO TURN PEOPLE AWAY WHEN THIS NUMBER IS REACHED. THE TOTAL OCCUPANCY OF THE FACILITY IS 286, INCLUDING THE 48 OCCUPANTS THAT MAXIMALLY COULD BE IN THE POOL HOUSE AT ANY GIVEN TIME.
 CALCULATING OCCUPANCY ROOM BY ROOM YIELDS THE TOTAL SHOWN IN THE LOAD TABULATION SHOWN ON THIS SHEET THIS IS FAR BELOW THE NUMBER DETERMINED ABOVE. TO BE SAFE ALL MEANS OF EGRESS COMPONENTS IN THE BUILDING WILL BE SIZED AS IF ALL OCCUPANTS ARE IN THE BUILDING AND NEED TO EXIT.
 TABLE 1006.2.1 - COMMON PATH OF EGRESS TRAVEL - THE BUILDING IS AN A-5 OCCUPANCY WITHOUT A SPRINKLER SYSTEM AND HAS AN OCCUPANCY GREATER THAN 30 SO THE LIMIT IS 75'-0". SINCE THE BUILDING IS ONLY 48'-0" AT ITS WIDEST THIS NEVER COMES INTO PLAY.
 THE TOTAL EGRESS OCCUPANCY USED WAS THE BATHER LOAD OF 286 WITH ONE THIRD OF THE TOTAL OCCUPANTS EXITING OUT OF EACH EGRESS GATE, AND THE REMAINING ONE THIRD OF OCCUPANTS BEING SPLIT BETWEEN THE MALE AND FEMALE LOCKER ROOMS EGRESS PATHS.

PROVIDE SEMI-RECESSED CABINET TO MATCH FOR PARTITIONS CHANGED FROM 8" CMU TO 6" MTL STUD CONSTRUCTION.



PLAN DETAIL

ELEVATION

IDENTIFY THE FIRE EXTINGUISHER AS REQUIRED PER THE SPECIFICATIONS. TYPICAL AT ALL LOCATIONS.

D4 FIRE EXTINGUISHER CABINET - RECESSED CMU

LS101 SCALE: 3/4" = 1'-0"

BATH HOUSE OCCUPANCY LOAD TABULATION

ROOM NO.	ROOM NAME	FUNCTION	FLOOR AREA	ALLOWABLE AREA	AREA TYPE	OCCUPANT LOAD
101	MEN'S	Locker Rooms	444 SF	50 SF / OCC	GROSS	9
102	UNIVERSAL CHANGING ROOM	Locker Rooms	79 SF	50 SF / OCC	GROSS	2
103	ENTRY	Assembly	42 SF	15 SF / OCC	NET	3
104	JANITOR	Accessory	22 SF	300 SF / OCC	GROSS	1
105	ENTRY	Assembly	51 SF	15 SF / OCC	NET	4
106	UNIVERSAL CHANGING ROOM	Locker Rooms	120 SF	50 SF / OCC	GROSS	3
107	LIFEGUARD	Business Areas	137 SF	150 SF / OCC	GROSS	1
108	FIRST AID ROOM	Business Areas	109 SF	150 SF / OCC	GROSS	1
109	CHECK-IN	Business Areas	125 SF	150 SF / OCC	GROSS	1
110	WOMEN'S	Locker Rooms	444 SF	50 SF / OCC	GROSS	9
111	ENTRY	Assembly	42 SF	15 SF / OCC	NET	3
112	JANITOR	Accessory	22 SF	300 SF / OCC	GROSS	1
113	ENTRY	Assembly	51 SF	15 SF / OCC	NET	4
114	ELECTRICAL / IT ROOM	Accessory	41 SF	300 SF / OCC	GROSS	1
115	WATER ROOM	Accessory	41 SF	300 SF / OCC	GROSS	1
116	CHLORINE ROOM	Accessory	54 SF	300 SF / OCC	GROSS	1
117	ACID CONTROL	Accessory	36 SF	300 SF / OCC	GROSS	1
118	POOL EQUIPMENT ROOM	Accessory	470 SF	300 SF / OCC	GROSS	2
						48 OCC

2900 - PLUMBING FIXTURE CALCULATIONS - TABLE 2901.1 - A-5 OCCUPANCY CLASSIFICATION

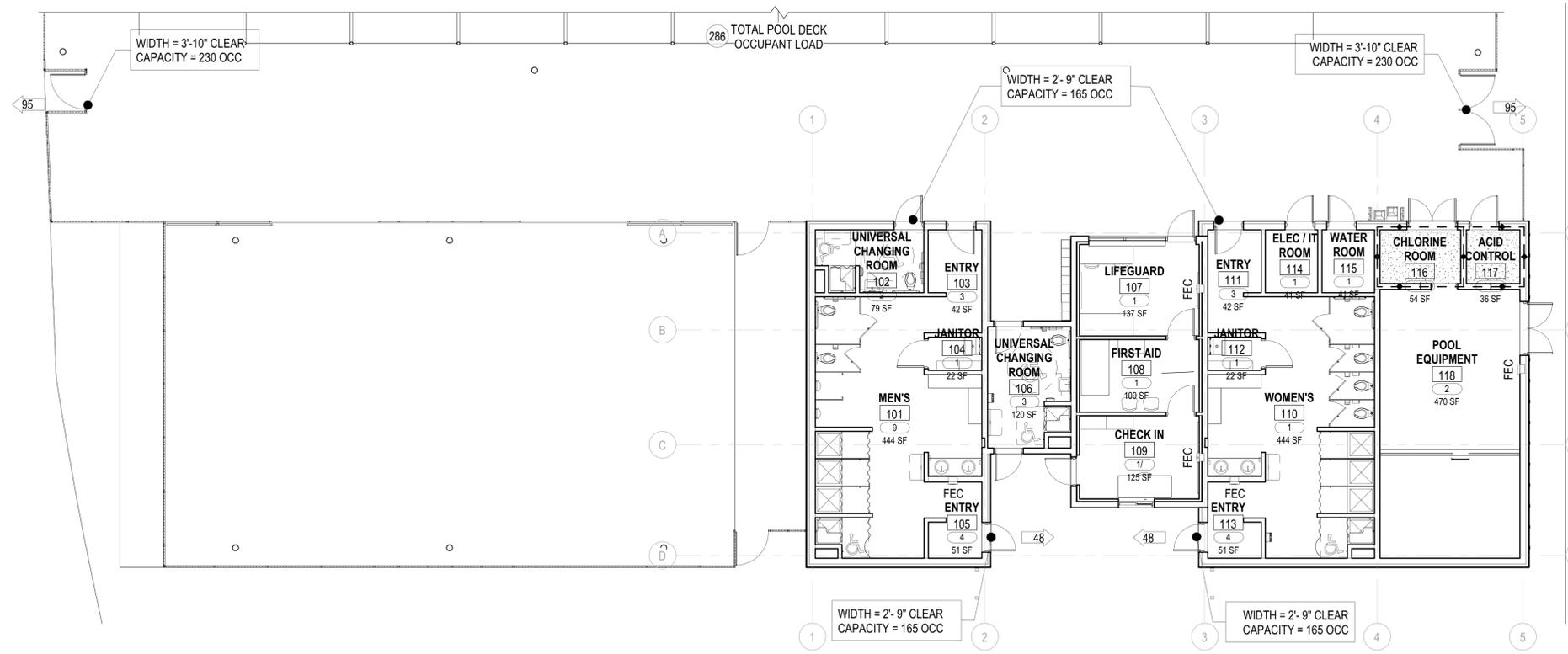
286 POOL OCCUPANTS - 143 MALE & 143 FEMALE

FIXTURE TYPE	CRITERIA	# REQUIRED	# PROVIDED	OK?
MALE WC	1 PER 75	2	2	OK
FEMALE WC	1 PER 40	4	4	OK
MALE LAV	1 PER 200	1	1	OK
FEMALE LAV	1 PER 150	1	1	OK
TUB / SHOWER*	1 PER 40	8	8	OK
DRINKING FOUNTAINS	1 PER 1,000	1	2	OK
SERVICE SINK	1	1	1	OK

*WHILE TABLE 2901.1 REQUIRES NO SHOWERS THE ALEXANDRIA AQUATIC CODE REQUIRES SHOWERS AT 1 PER EVERY 40 OCCUPANTS.

LIFE SAFETY PLAN LEGEND

- — — ONE HOUR FIRE BARRIER
- 440 EGRESS CAPACITY IN PERSONS FOR OPENING SHOWN
- 54 CALCULATED OCCUPANCY LOAD AT EXIT LOCATION
- EWC - ELECTRIC WATER COOLER
- NON-FIRE RATED PARTITION, REFER TO SHEET A-003 FOR PARTITION TYPES LEGEND.
- XXX XXX SF OCCUPANT LOAD
- FEC RECESSED FIRE EXTINGUISHER & CABINET- REFER TO DETAILS, SHEET LS101 - AND SPECIFICATIONS
- 1-HOUR FIRE RATED FLOOR/ CEILING ASSEMBLY (UL DESIGN NO.) REF. SECTIONS & DETAILS



LIFE SAFETY PLAN

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



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2/6/2026	20116-07	STZ	STZ	KDL
		BY	MARK	DATE
		DES		

DATE	PROJECT	DESIGNED	DRAWN	CHECKED
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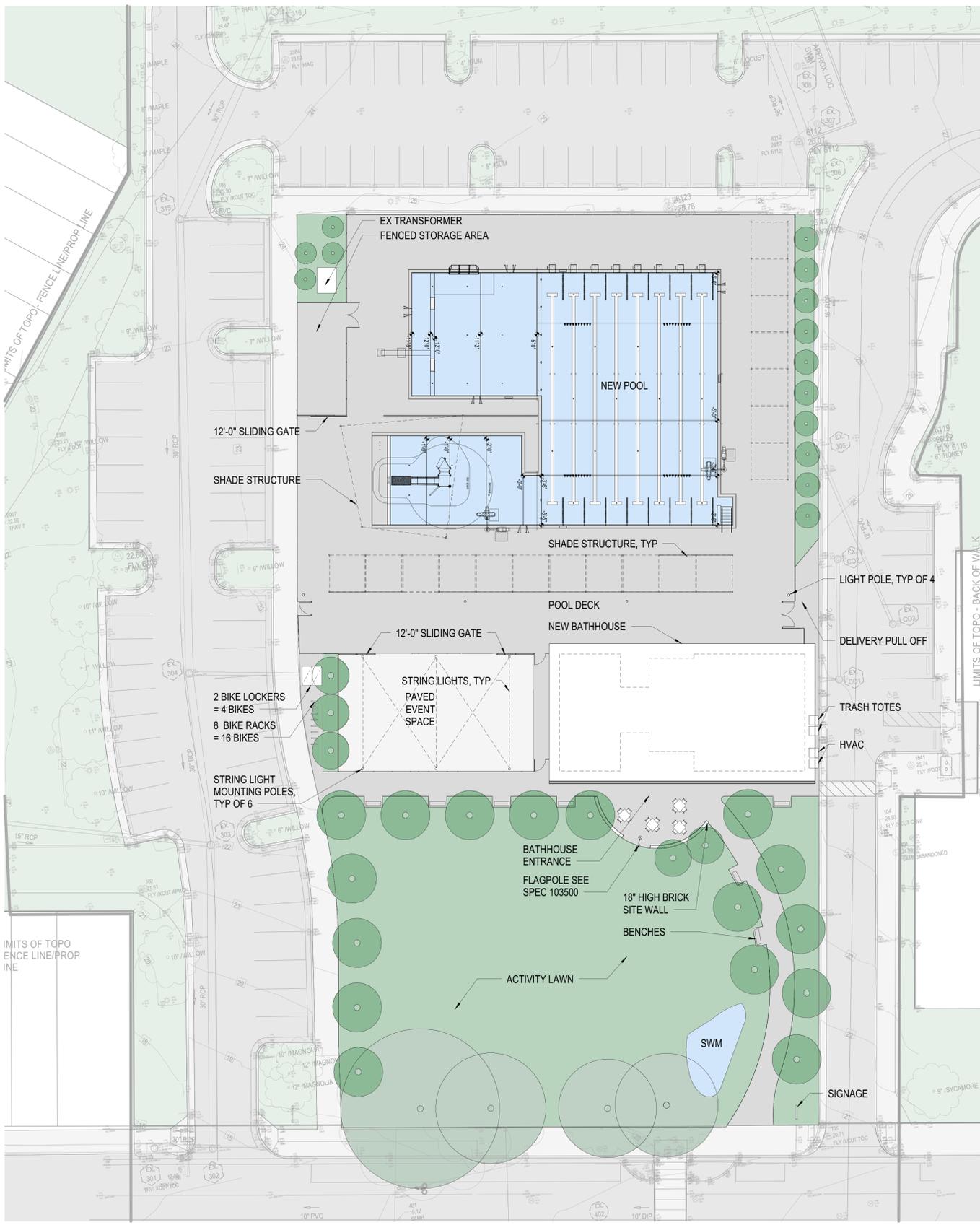
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 (703)998-0101



PROJECT OLD TOWN POOL
 CITY OF ALEXANDRIA
 1609 CAMERON ST.
 ALEXANDRIA, VA, 22314
 DRAWING LIFE SAFETY PLAN

SHEET
LS101

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LEGEND

-  EXISTING TREE
-  NEW TREE

A1 ARCHITECTURAL SITE PLAN
 A-002 SCALE: 1" = 20'-0"



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PROJECT **OLD TOWN POOL**
CITY OF ALEXANDRIA
 1609 CAMERON ST.
 ALEXANDRIA, VA, 22314

DRAWING **ARCHITECTURAL SITE PLAN**

SHEET
A-002

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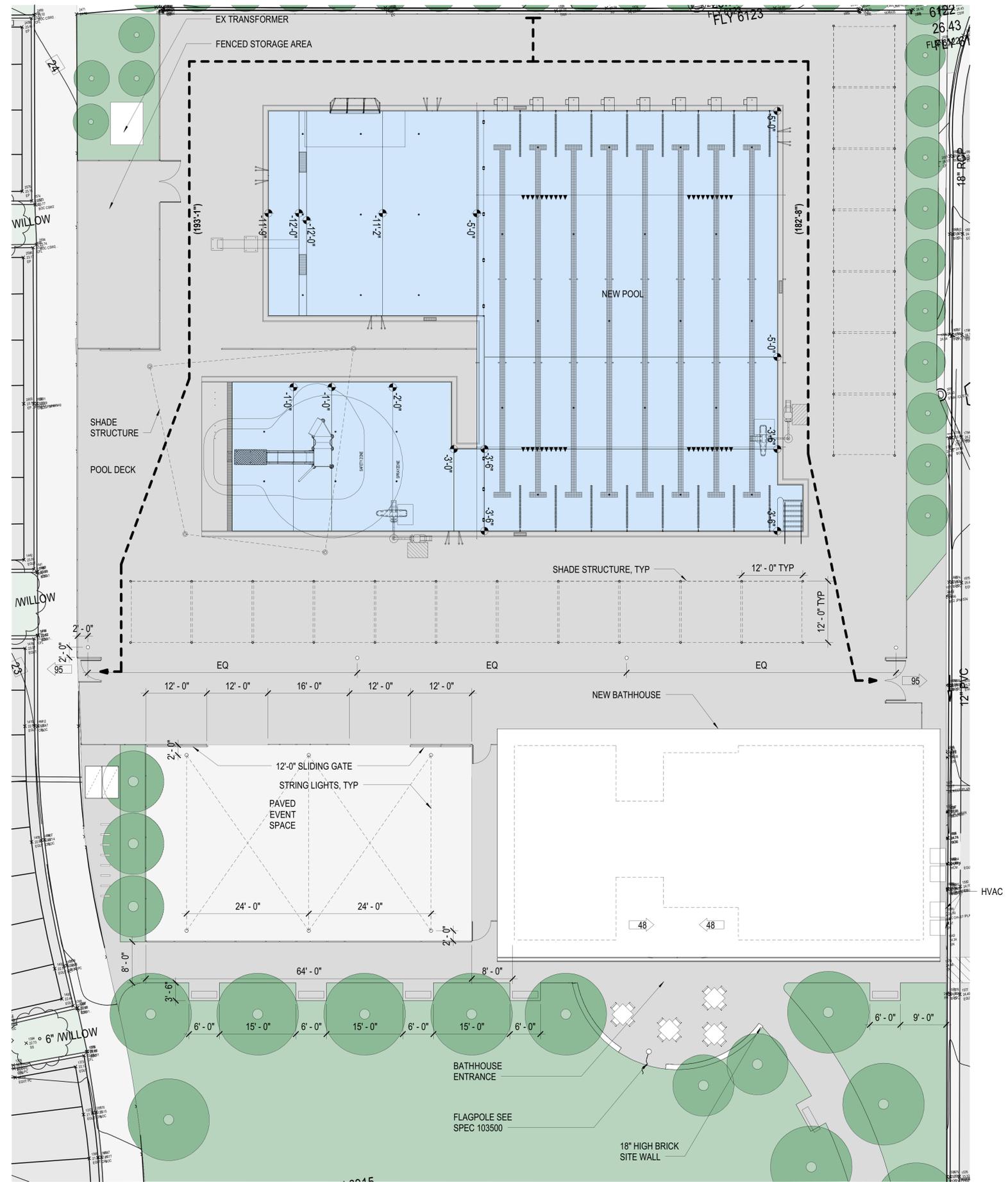
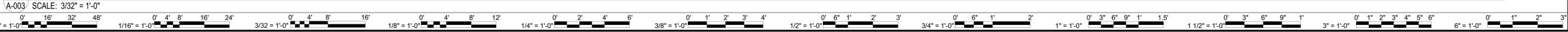
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LEGEND

- EXISTING TREE
- NEW TREE



ENLARGED ARCHITECTURAL SITE PLAN



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PROJECT
OLD TOWN POOL
CITY OF ALEXANDRIA
 1609 CAMERON ST.
 ALEXANDRIA, VA, 22314

DRAWING
ENLARGED ARCHITECTURAL SITE PLAN

SHEET
A-003



LEED v4 for BD+C New Construction

Old Town Alexandria Pool

January 12, 2026

City of Alexandria 2019 Green Building Policy Requirements



SUSTAINABILITY

THE PROJECT WILL COMPLY WITH THE REQUIREMENTS OF THE CITY OF ALEXANDRIA 2019 GREEN BUILDING POLICY. THE PROJECT WILL PURSUE A LEED GOLD CERTIFICATION. THE BUILDING WAS DESIGNED TO USE PASSIVE STRATEGIES IN ORDER TO REDUCE ENERGY USE. LARGE OVERHANGS SHADE THE BUILDING, WITH SCREENED OPENINGS ON THE NORTH AND SOUTH SIDES TO PASSIVELY VENTILATE THE LOCKER ROOMS, AS WELL AS ALLOWING NATURAL LIGHT INTO THE SPACES. THESE LARGE OPENINGS ALLOW FOR THE ELECTRICALLY LIT AND MECHANICALLY VENTILATED AREAS OF THE BUILDING TO BE LIMITED TO THE CENTRAL BUILDING SPINE CONSISTING OF THE LIFEGUARD, FIRST AID AND CHECK-IN ROOMS. THE BUILDING WILL ALSO INCLUDE ROOFTOP SOLAR PANELS, WHICH WILL LIKELY GENERATE MORE POWER THAN IS REQUIRED BY THE BUILDING- ALLOWING THE BUILDING TO BE NET ZERO. THE BUILDING WILL NOT USE NATURAL GAS OR OTHER FOSSIL FUEL SOURCES FOR HEATING AND COOLING. LOW FLOW FIXTURES FOR THE LOCKER ROOMS WILL REDUCE THE BUILDING WATER USAGE. NATIVE PLANTINGS THAT REQUIRE NO IRRIGATION ONCE ESTABLISHED WILL BE USED, WHICH MINIMIZES SITE WATER USAGE. THE STORMWATER MANAGEMENT SYSTEMS WILL BE DESIGNED TO TREAT 100% OF REQUIRED STORMWATER TREATMENT THROUGH GREEN INFRASTRUCTURE.

COMPLIANCE OPTION #4: SMALL PROJECTS BY ATTAINING THE REQUIRED STANDARDS FOR:

- 1) WATER CONSERVATION
- 2) NO OR LOW FLOW IRRIGATION
- 3) ENERGY EFFICIENT APPLIANCES
- 4) ELECTRIC VEHICLE CHARGING INFRASTRUCTURE
- 5) SOLAR READY ROOF AND ELECTRICAL DESIGN

REQUIREMENTS FOR PUBLIC PROJECTS

- 1) STORMWATER: 100% OF THE REQUIRED STORMWATER TREATMENT WILL BE THROUGH GREEN INFRASTRUCTURE.
- 2) NET-ZERO ENERGY: THE ACTUAL ENERGY CONSUMED IS LESS THAN OR EQUAL TO THE RENEWABLE ENERGY PRODUCED EITHER ON SITE AT THE PROPERTY, OR AT ANOTHER SITE OWNED BY THE APPLICANT.
- 3) LEED GOLD CERTIFICATION.

0 0 1 Integrative Process Possible Points: 1

Y	?	N			
			1	Credit 1	Integrative Process (v4.1)

13 0 3 Location and Transportation Possible Points: 16

Y	?	N			
			16	Credit 1	LEED for Neighborhood Development
1				Credit 2	Sensitive Land Protection
1			1	Credit 3	High Priority Site
5				Credit 4	Surrounding Density & Diverse Uses
5				Credit 5	Access to Quality Transit (v4.1)
1				Credit 6	Bicycle Facilities (v4.1)
			1	Credit 7	Reduced Parking Footprint (v4.1)
			1	Credit 8	Electric Vehicles (v4.1)

PATH 1	POINTS
PATH 1	16
PATH 2	1
	2
	5
	5
	1
	1
	1

2 1 7 Sustainable Sites Possible Points: 10

Y	?	N			
Y				Prereq 1	Construction Activity Pollution Prevention
1				Credit 1	Site Assessment
			2	Credit 2	Site Development - Protect or Restore Habitat (v4.1)
1				Credit 3	Open Space
			3	Credit 4	Rainwater Management (v4.1)
			2	Credit 5	Heat Island Reduction
			1	Credit 6	Light Pollution Reduction

7 0 4 Water Efficiency Possible Points: 11

Y	?	N			
Y				Prereq 1	Outdoor Water Use Reduction
Y				Prereq 2	Indoor Water Use Reduction
Y				Prereq 3	Building-Level Water Metering
2				Credit 1	Outdoor Water Use Reduction (GBP min. requirement: 1 pt)
4			2	Credit 2	Indoor Water Use Reduction (GBP min. requirement: 4 pts)
			2	Credit 3	Cooling Tower Water Use (v4.1)
1				Credit 4	Water Metering

25 3 5 Energy and Atmosphere Possible Points: 33

Y	?	N			
Y				Prereq 1	Fundamental Commissioning and Verification
Y				Prereq 2	Minimum Energy Performance
Y				Prereq 3	Building-Level Energy Metering
Y				Prereq 4	Fundamental Refrigerant Management
3			3	Credit 1	Enhanced Commissioning. (GBP min. requirement: 3 pts)
15			3	Credit 2	Optimize Energy Performance (GBP min. requirement: 5 pts)
1				Credit 3	Advanced Energy Metering
			2	Credit 4	Demand Response (v4.1)
5				Credit 5	Renewable Energy Production (v4.1) (GBP min. requirement: 2 pts)
1				Credit 6	Enhanced Refrigerant Management

5 0 8 Materials and Resources Possible Points: 13

Y	?	N			
Y				Prereq 1	Storage and Collection of Recyclables
Y				Prereq 2	Construction and Demolition Waste Management Planning
1			4	Credit 1	Building Life-Cycle Impact Reduction (v4.1)
1			2	Credit 2	Product Disclosure & Optimization - EPDs (v4.1)
			2	Credit 3	Product Disclosure & Optimization - Sourcing of Raw Materials (v4.1)
1			1	Credit 4	Product Disclosure & Optimization - Material Ingredients (v4.1)
2				Credit 5	Construction and Demolition Waste Management (v4.1)

10 1 5 Indoor Environmental Quality Possible Points: 16

Y	?	N			
Y				Prereq 1	Minimum Indoor Air Quality Performance
Y				Prereq 2	Environmental Tobacco Smoke Control (v4.1)
			2	Credit 1	Enhanced Indoor Air Quality Strategies
3				Credit 2	Low-Emitting Materials (v4.1) (GBP min. requirement: 1 pt)
1				Credit 3	Construction Indoor Air Quality Management Plan (GBP requirement)
1	1			Credit 4	Indoor Air Quality Assessment (v4.1). (GBP min. requirement: 1 pt)
1				Credit 5	Thermal Comfort. (GBP requirement)
1			1	Credit 6	Interior Lighting (v4.1)
2			1	Credit 7	Daylight (v4.1) (GBP min. requirement: 2 pts)
1				Credit 8	Quality Views
			1	Credit 9	Acoustic Performance (v4.1)

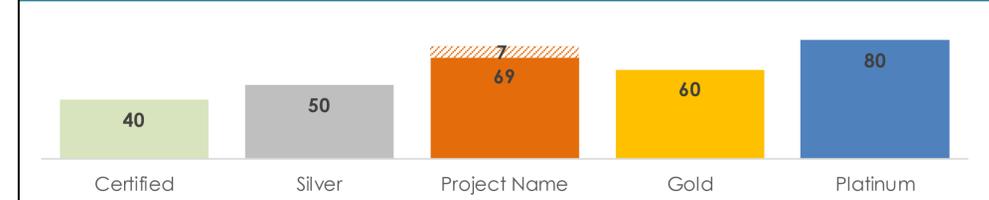
6 0 0 Innovation Possible Points: 6

Y	?	N			
1				Credit 1.1	Innovation Credit: Low-Mercury Lamps
1				Credit 1.2	Innovation Credit: Green Building Education
1				Credit 1.3	Pilot Credit: Assessments and Planning For Resilience
1				Credit 1.4	Pilot Credit: Enhanced Resilience (Extreme Heat)
1				Credit 1.5	EP: Renewable Energy OR Integrative Analysis of Building Materials
1				Credit 2	LEED Accredited Professional

1 2 1 Regional Priority Credits Possible Points: 4

Y	?	N			
			1	Credit 1	Regional Priority: Electric Vehicles (threshold 1 pt)
1				Credit 2	Regional Priority: Access to Transit (threshold 4 pts)
			1	Credit 3	Regional Priority: Protect & Restore (threshold 2 pts)
			1	Credit 4	Regional Priority: Rainwater (threshold 3 pts)

69 7 34 Possible Points: 110



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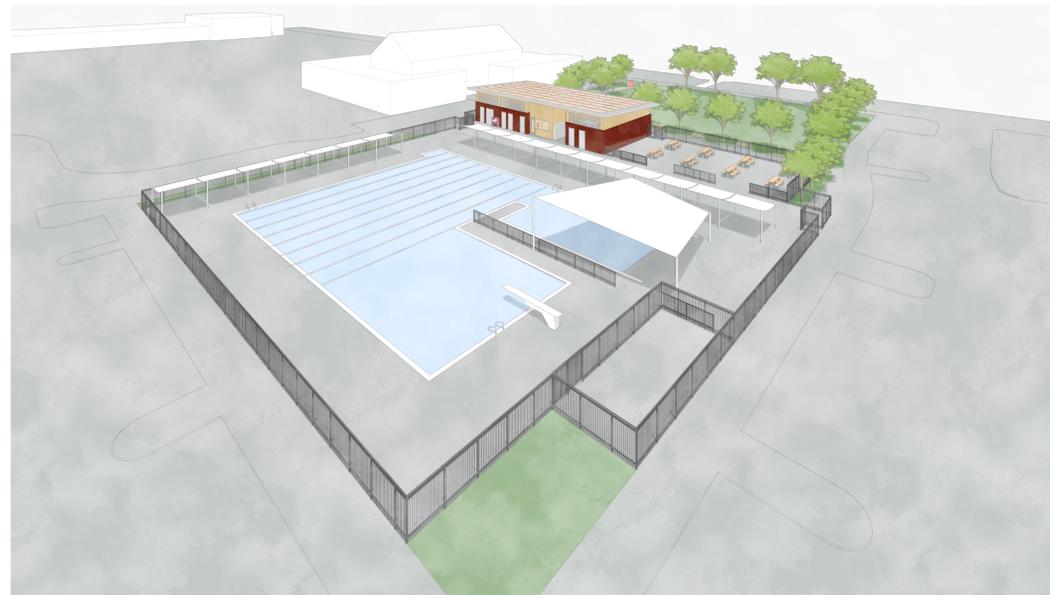
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PROJECT
OLD TOWN POOL
CITY OF ALEXANDRIA
 1609 CAMERON ST.
 ALEXANDRIA, VA, 22314
 DRAWING
LEED SCORECARD

SHEET
A-006





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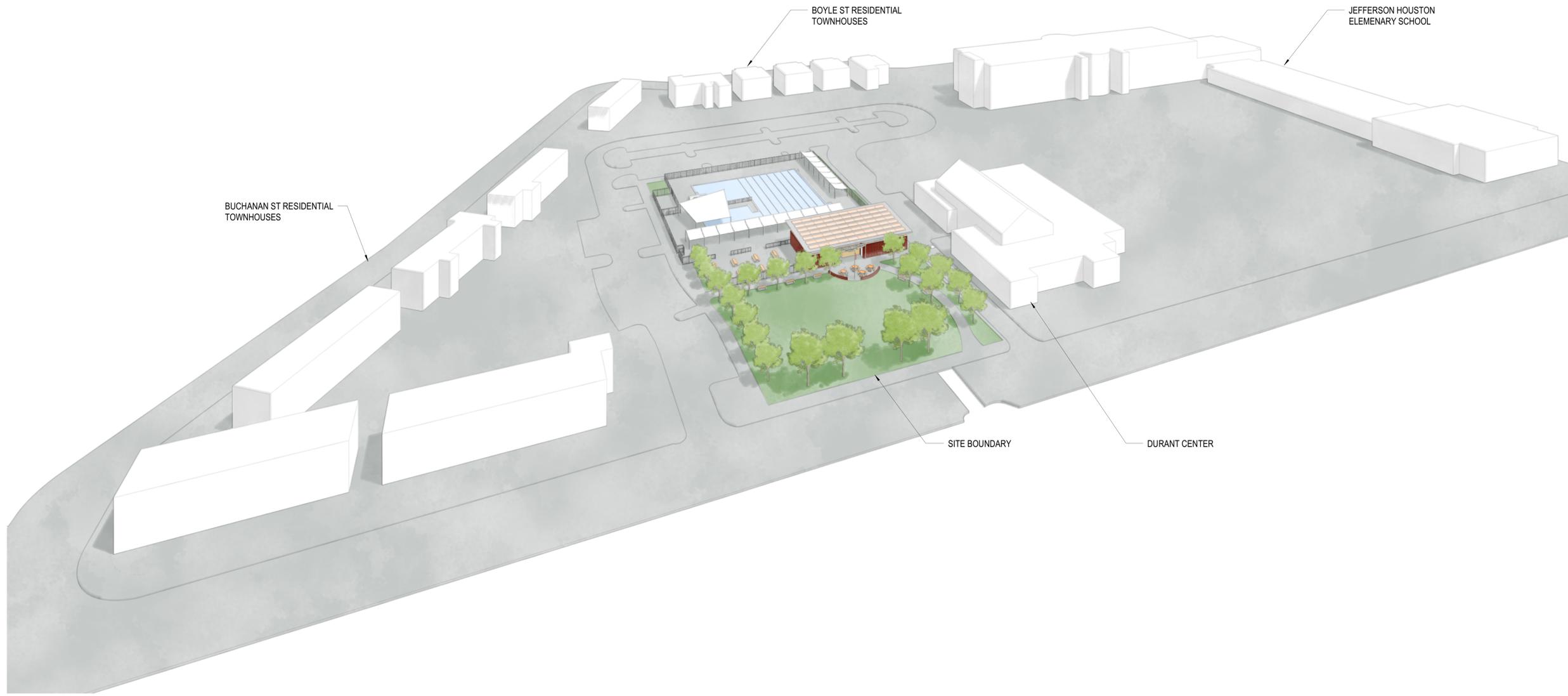


PROJECT **OLD TOWN POOL**
CITY OF ALEXANDRIA
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ALEXANDRIA, VA, 22314
DRAWING **RENDERINGS**

SHEET
A-007

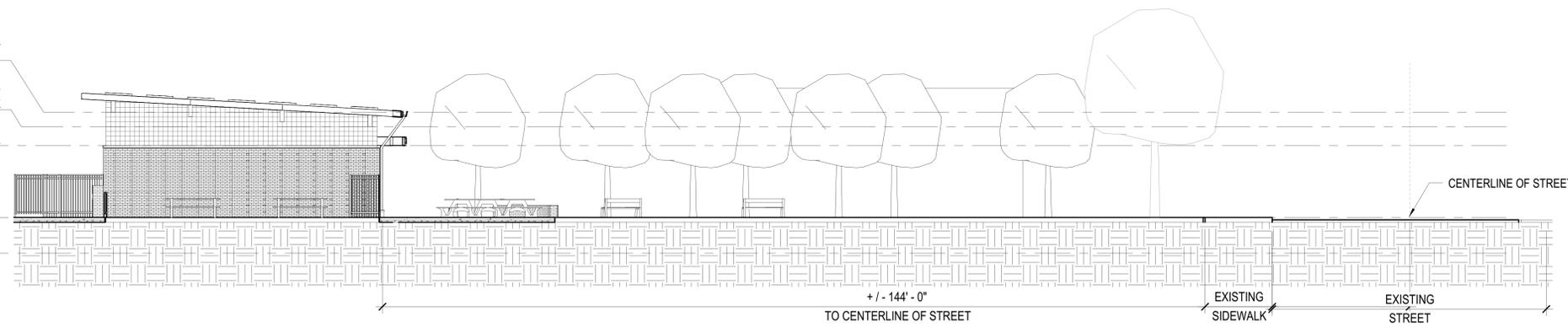
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A2 BUILDING MASSING ILLUSTRATION
A-008 NOT TO SCALE

- GLU-LAM BEARING @ A LINE - HIGH SIDE
14' - 8"
- GLU-LAM BEARING @ D LINE - LOW SIDE
12' - 8"
- TOP OF BRICK VENEER
10' - 0"
- FIRST FLOOR
0' - 0"
- PUMP PIT FLOOR
-5' - 0"



A1 BUILDING SECTION - HEIGHT SETBACK
A-008 SCALE: 1" = 10'-0"



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DRAWING: BUILDING MASSING ILLUSTRATIONS

SHEET
A-008

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GENERAL NOTES

1. SEE SHEET **A-402** FOR INTERIOR ELEVATIONS.

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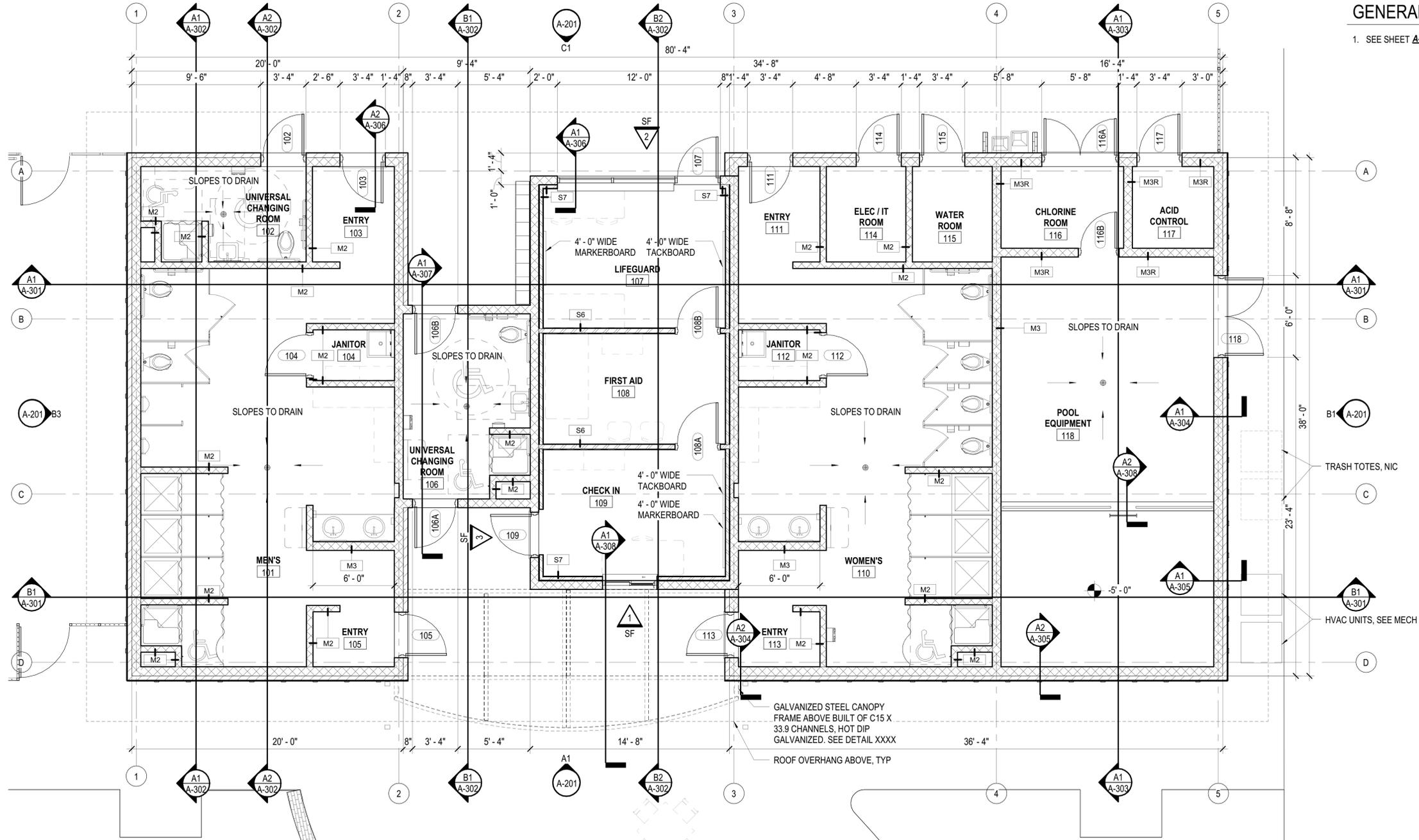
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PROJECT **OLD TOWN POOL**
CITY OF ALEXANDRIA
 1609 CAMERON ST.
 ALEXANDRIA, VA, 22314
 DRAWING **FIRST FLOOR PLAN**

SHEET
A-101

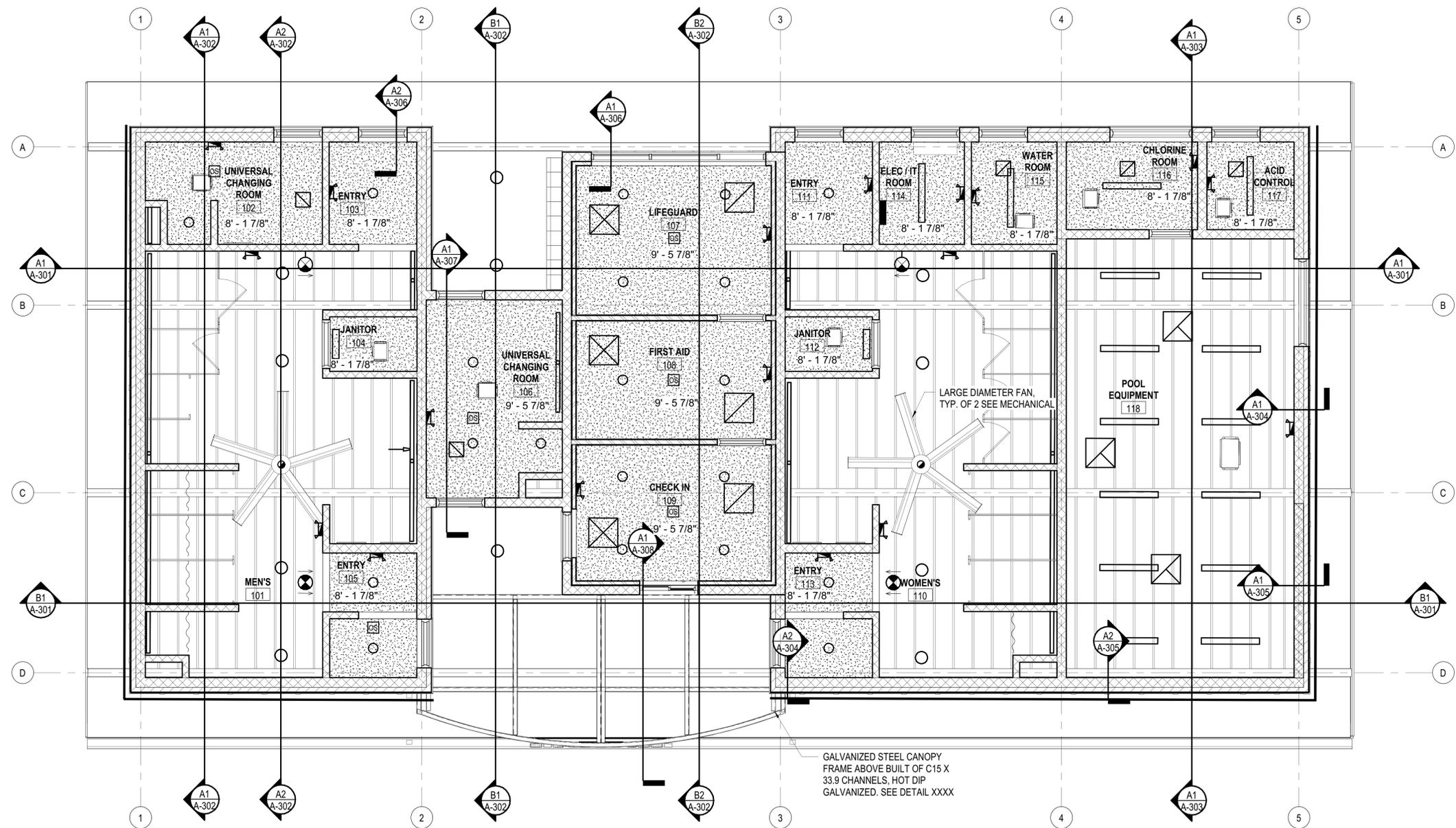


A1 FIRST FLOOR PLAN
 A-101 SCALE: 1/4" = 1'-0"



REFLECTED CEILING PLAN LEGEND

	GYPSUM BOARD CEILING OR BULKHEAD		DOWN LIGHT
	2'-0" x 2'-0" LAY-IN ACOUSTICAL TILE CEILING IN SUSPENDED GRID		CEILING PROJECTOR MOUNT
	2'-0" x 4'-0" LAY-IN ACOUSTICAL TILE CEILING IN SUSPENDED GRID		SUPPLY DIFFUSER
	EXIT LIGHT		RETURN AIR GRILLE
	TRACK LIGHT, NUMBER INDICATES LENGTH IN FEET		CEILING HEIGHT
	LIGHT FIXTURES		WIRELESS ACCESS DEVICE - REF ELECTRICAL DWGS
			OCCUPANCY SENSOR - REF ELECTRICAL DWGS
			CEILING SPEAKER - REF ELECTRICAL DWGS



GALVANIZED STEEL CANOPY
 FRAME ABOVE BUILT OF C15 X
 33.9 CHANNELS, HOT DIP
 GALVANIZED. SEE DETAIL XXXX



A1 REFLECTED CEILING PLAN
 SCALE: 1/4" = 1'-0"

KEY PLAN - RCP
 NOT TO SCALE



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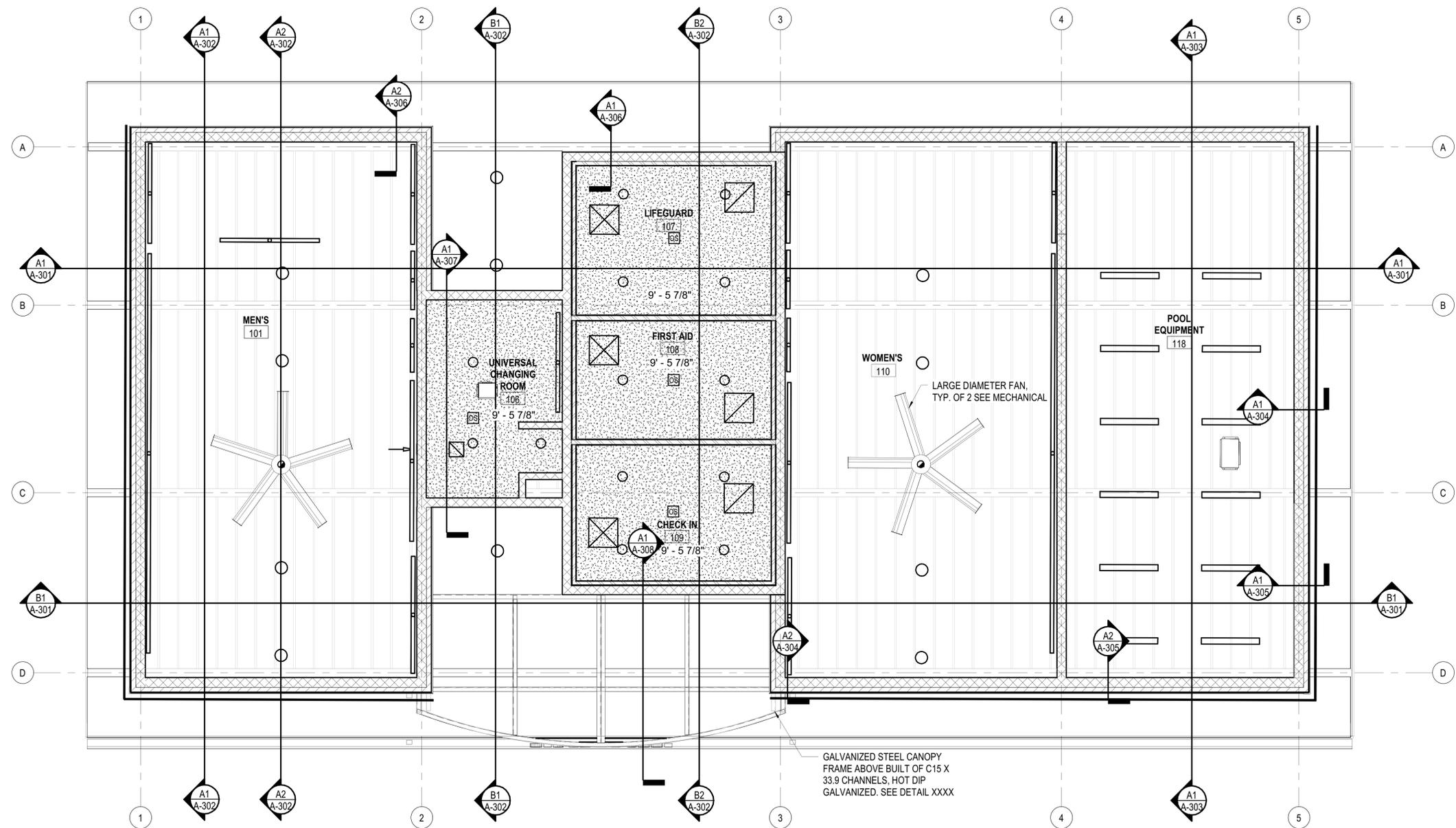
DRAWING: **REFLECTED CEILING PLAN**

SHEET
A-103

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REFLECTED CEILING PLAN LEGEND

	GYPSUM BOARD CEILING OR BULKHEAD		DOWN LIGHT
	2'-0" x 2'-0" LAY-IN ACOUSTICAL TILE CEILING IN SUSPENDED GRID		CEILING PROJECTOR MOUNT
	2'-0" x 4'-0" LAY-IN ACOUSTICAL TILE CEILING IN SUSPENDED GRID		SUPPLY DIFFUSER
	EXIT LIGHT		RETURN AIR GRILLE
	TRACK LIGHT, NUMBER INDICATES LENGTH IN FEET		CEILING HEIGHT
	LIGHT FIXTURES		WIRELESS ACCESS DEVICE - REF ELECTRICAL DWGS
			OCCUPANCY SENSOR - REF ELECTRICAL DWGS
			CEILING SPEAKER - REF ELECTRICAL DWGS



GALVANIZED STEEL CANOPY FRAME ABOVE BUILT OF C15 X 33.9 CHANNELS, HOT DIP GALVANIZED. SEE DETAIL XXXX



KEY PLAN - RCP
NOT TO SCALE

REFLECTED CEILING CLERESTORY PLAN
SCALE: 1/4" = 1'-0"



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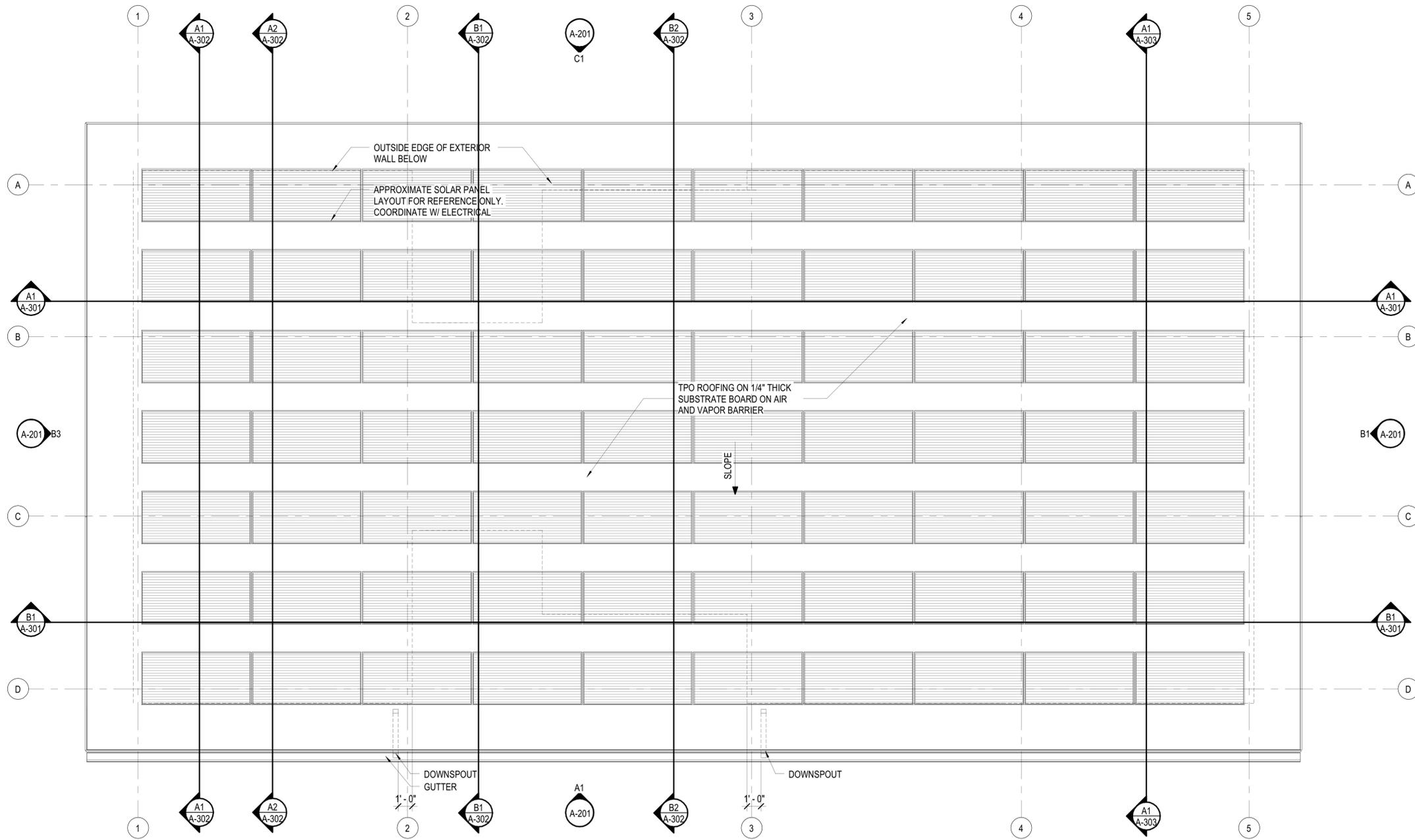
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DRAWING: REFLECTED CEILING CLERESTORY PLAN

SHEET
A-104

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ROOF PLAN LEGEND

DS	DOWNSPOUT	RTU-X	ROOF TOP UNIT - REF. MECHANICAL DRAWINGS
	EF EXHAUST FAN - REF CURB DETAIL		PRE-FIN STANDING SEAM MTL ROOF SYSTEM - SLOPE AS INDICATED
	VTR PLUMBING VENT THROUGH ROOF (VTR) - REF DTLs ON A-123	---	DASHED LINE INDICATES LOCATION OF WALL BELOW
	X:12 SLOPED ROOF STRUCTURE AS INDICATED	RV	ROOF VENT - REF MECHANICAL DWGS AND CURB DTL
		OU	OUTDOOR UNIT - REF MECHANICAL DWGS
		CU	CONDENSING UNIT - REF MECHANICAL DWGS



DES	
BY	
MARK	
DATE	
REVISIONS	

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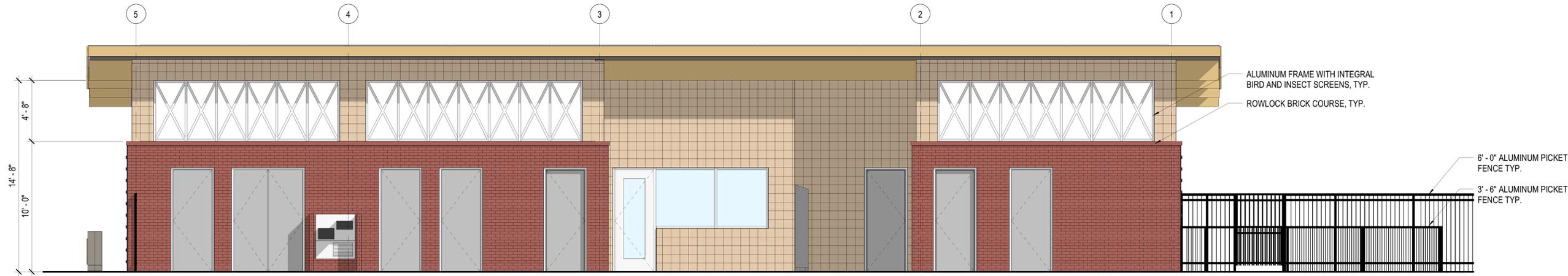
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 DRAWING: ROOF PLAN

SHEET
A-105

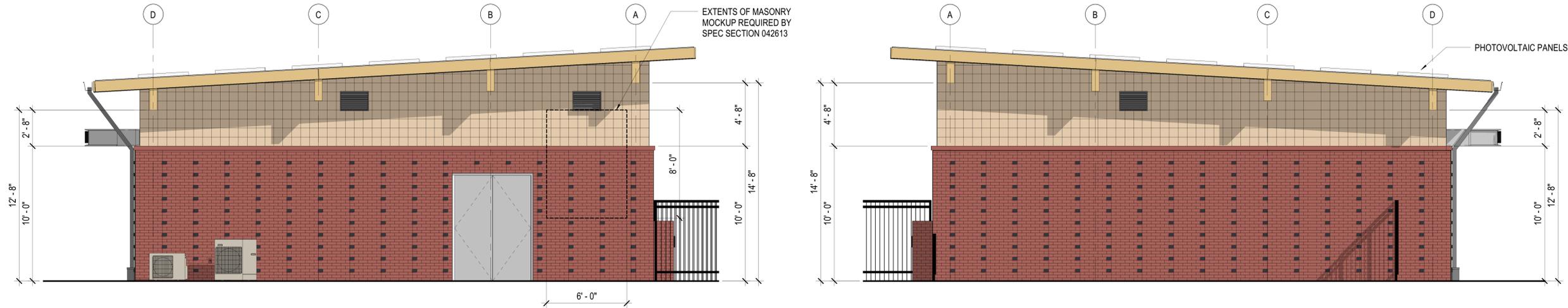
ROOF PLAN
 SCALE: 1/4" = 1'-0"



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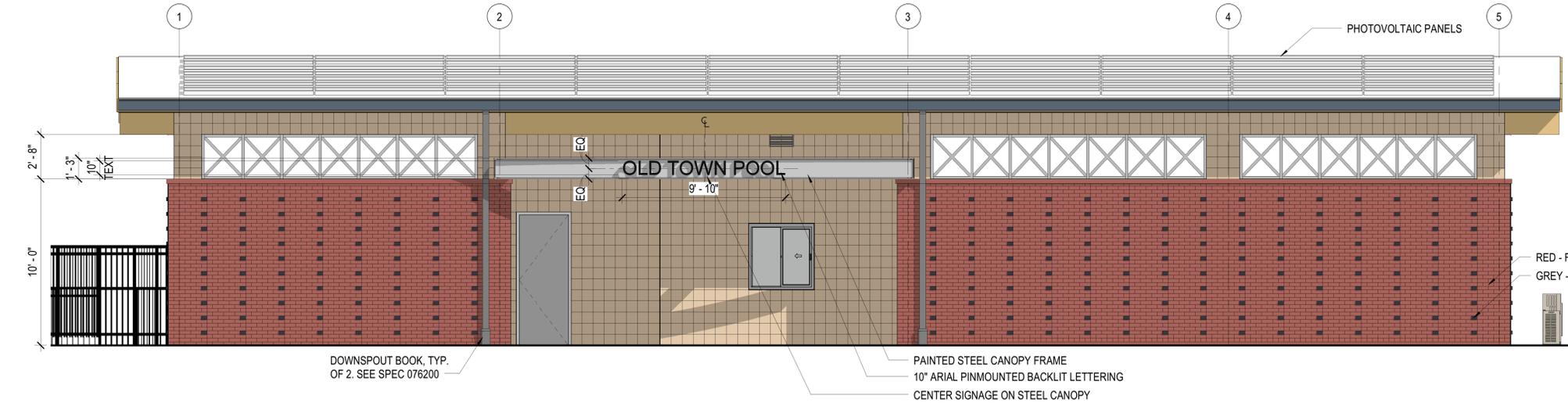


C1 EXTERIOR ELEVATION - NORTH
A-201 SCALE: 1/4" = 1'-0"



B1 EXTERIOR ELEVATION - EAST
A-201 SCALE: 1/4" = 1'-0"

B3 EXTERIOR ELEVATION - WEST
A-201 SCALE: 1/4" = 1'-0"



A1 EXTERIOR ELEVATION - SOUTH
A-201 SCALE: 1/4" = 1'-0"

MATERIALS LEGEND

- TPO ROOFING ON 1/4" THICK SUBSTRATE BOARD ON AIR AND VAPOR BARRIER
- EXTERIOR CMU - YORK BUILDING PRODUCTS GEMSTONE POLISHED FACE MASONRY - COLOR TO BE "CAMEL". BLOCK SIZE TO BE 8"x8" MORTAR - WR 232
- BRICK COLOR 1 (FIELD) - BELDEN MODULAR BUCKINGHAM FULL RANGE. 23-22, OTHER. MORTAR - WR 2259 COCOA
- BRICK COLOR 2 (ACCENT) - ENDICOTT CLAY PRODUCTS - MANGANESE IRONSPOT SMOOTH MODULAR. MORTAR - WR 2259 COCOA
- RED - FIELD BRICK, TYP.
- GREY - ACCENT BRICK, TYP.



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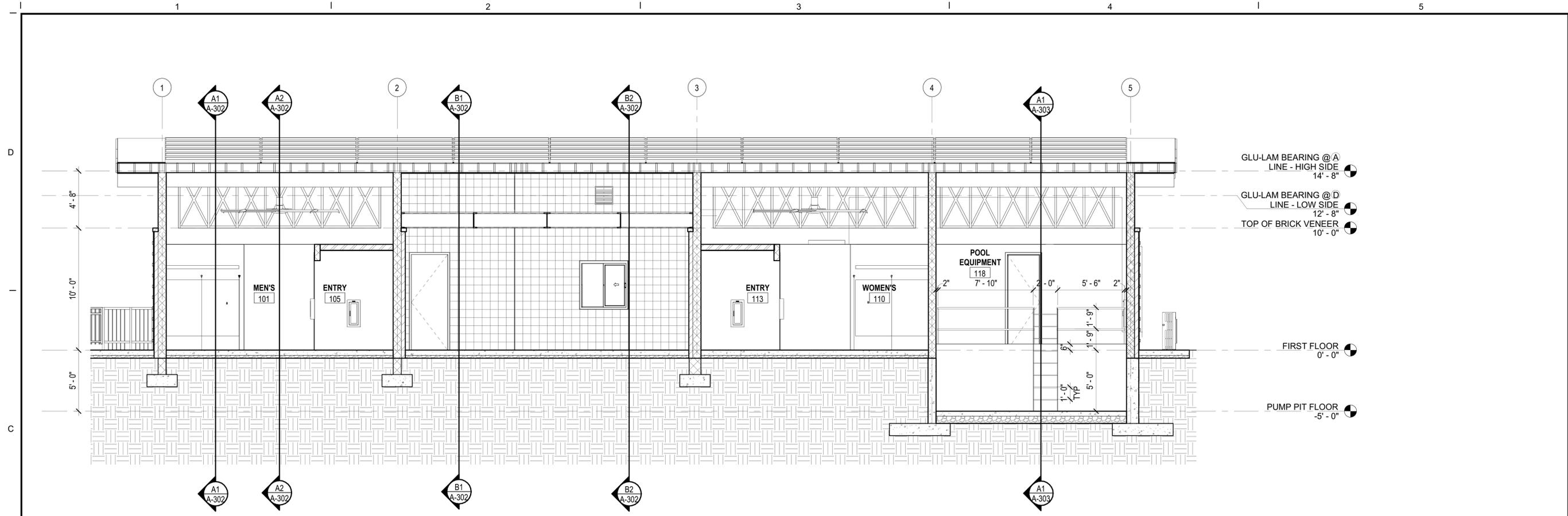
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 DRAWING: EXTERIOR ELEVATIONS

SHEET
A-201

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GLU-LAM BEARING @ A
LINE - HIGH SIDE
14' - 8"

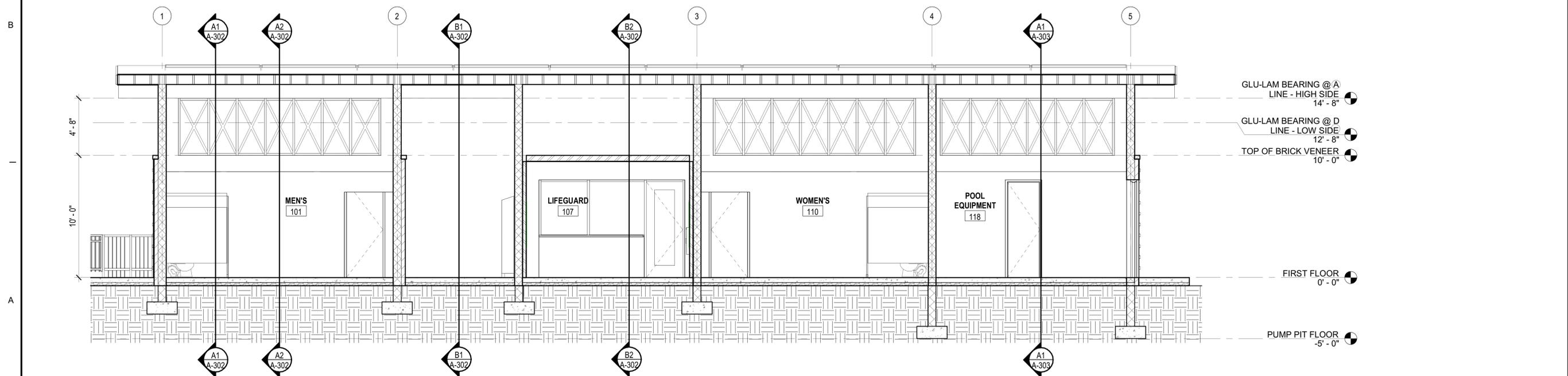
GLU-LAM BEARING @ D
LINE - LOW SIDE
12' - 8"

TOP OF BRICK VENEER
10' - 0"

FIRST FLOOR
0' - 0"

PUMP PIT FLOOR
-5' - 0"

B1 BUILDING SECTION
SCALE: 1/4" = 1'-0"



GLU-LAM BEARING @ A
LINE - HIGH SIDE
14' - 8"

GLU-LAM BEARING @ D
LINE - LOW SIDE
12' - 8"

TOP OF BRICK VENEER
10' - 0"

FIRST FLOOR
0' - 0"

PUMP PIT FLOOR
-5' - 0"

A1 BUILDING SECTION
SCALE: 1/4" = 1'-0"



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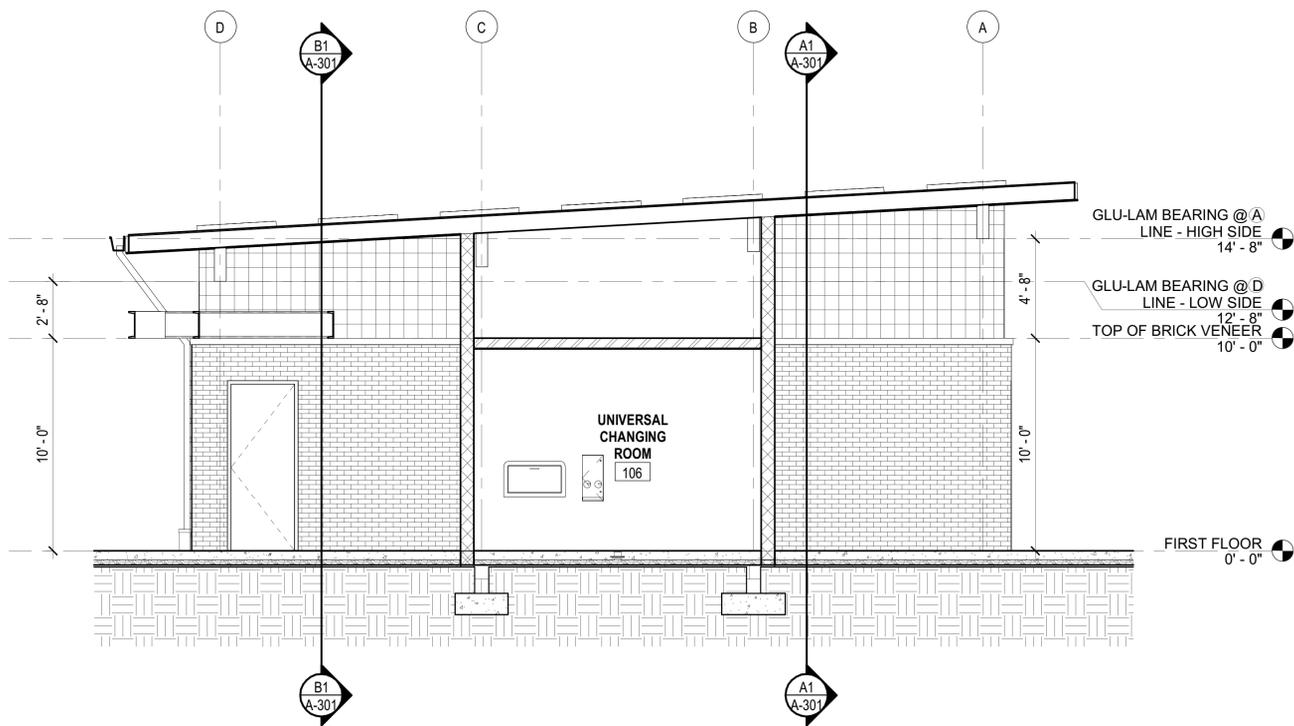
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Arlington, Virginia 22206
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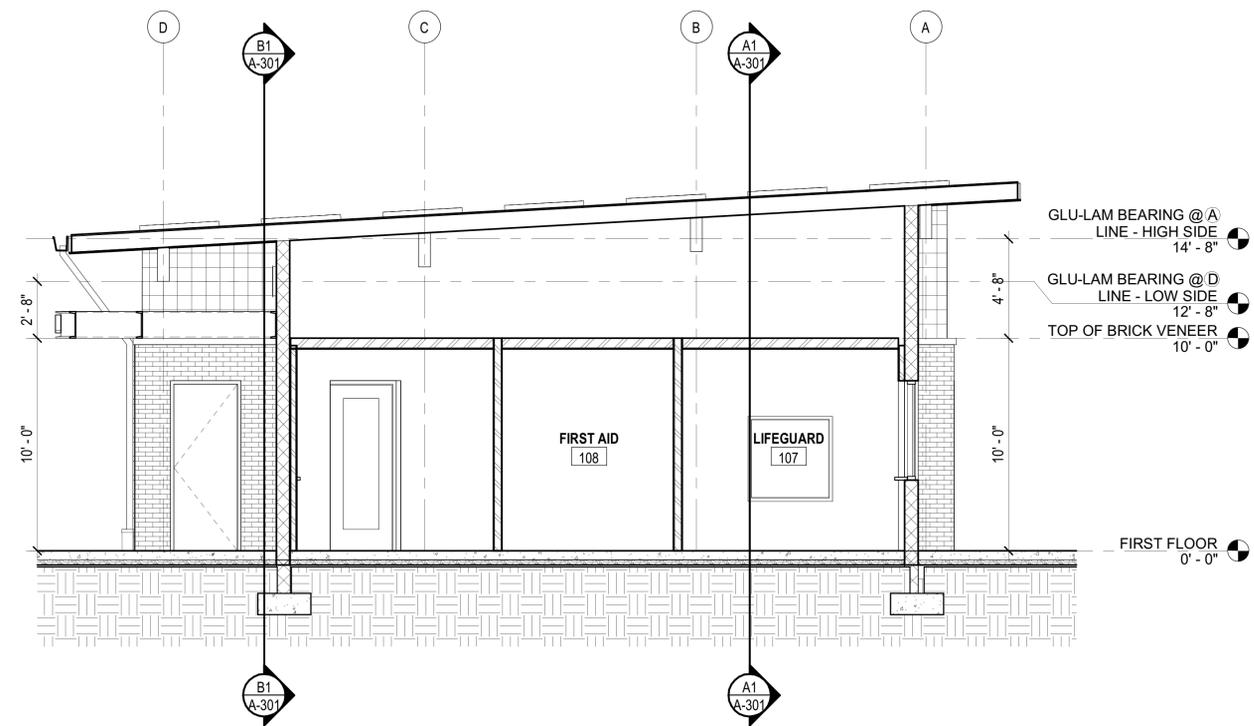
PROJECT OLD TOWN POOL
CITY OF ALEXANDRIA
1609 CAMERON ST.
ALEXANDRIA, VA, 22314
DRAWING BUILDING SECTIONS

SHEET
A-301

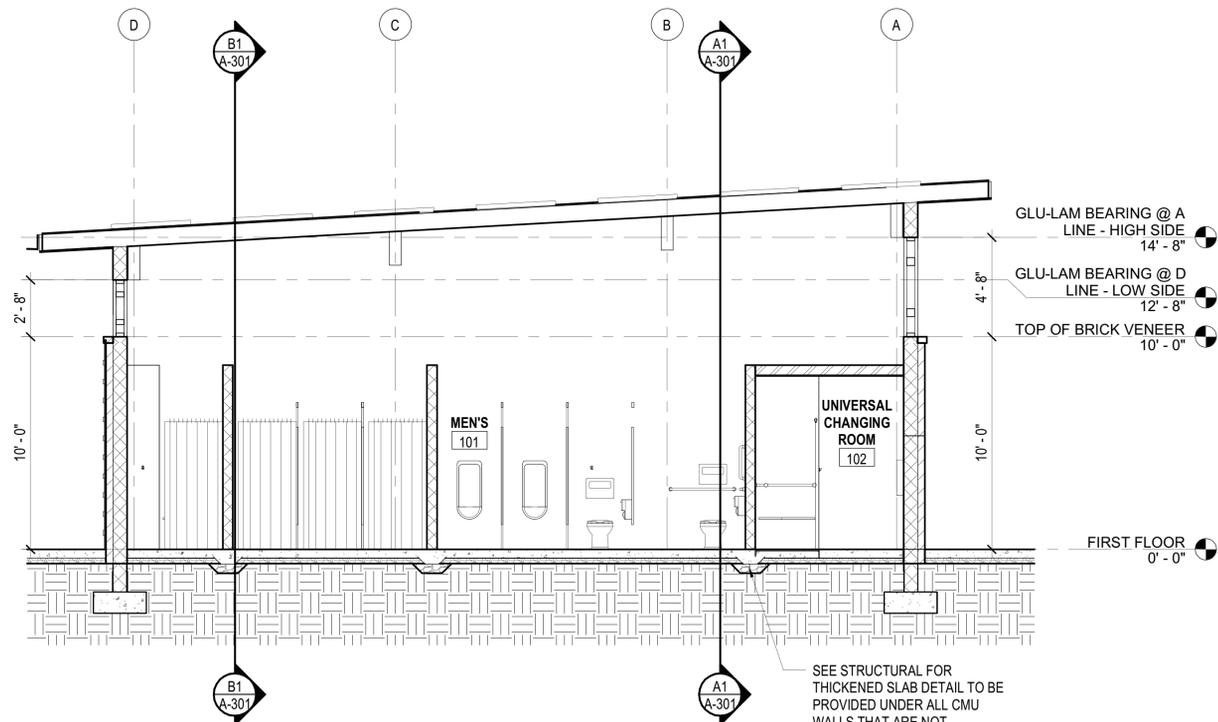
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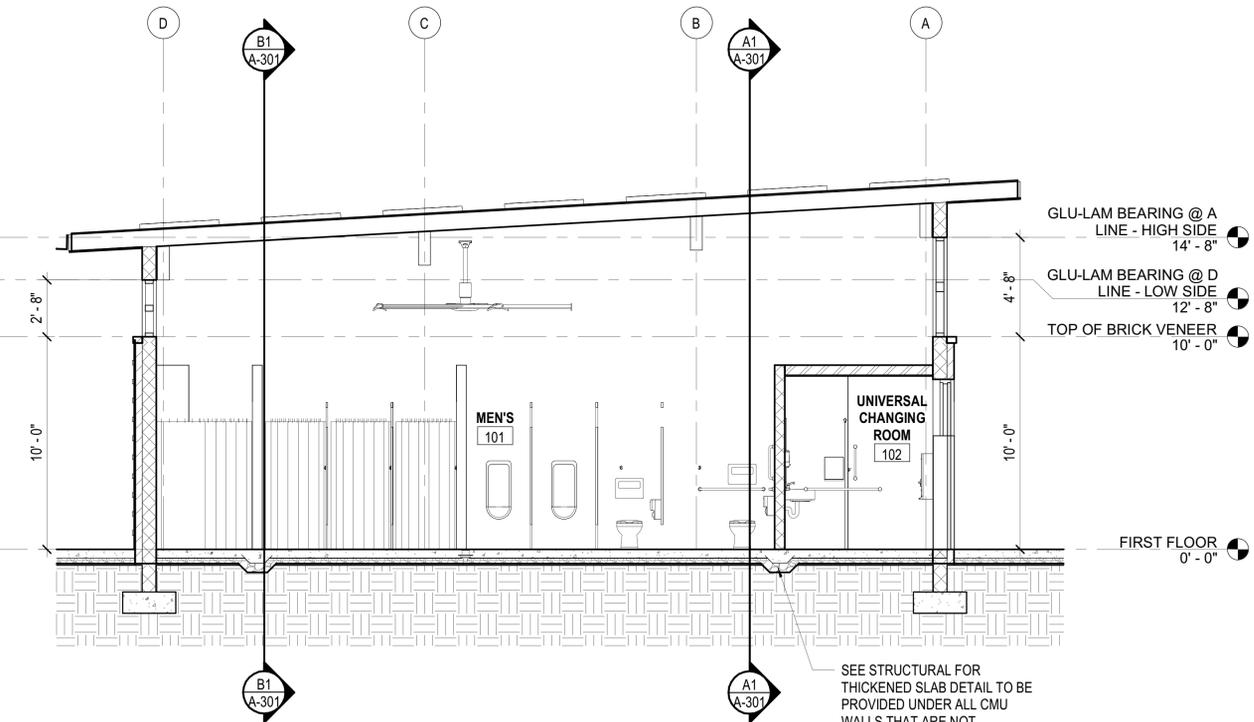
B1 BUILDING SECTION
A-302 SCALE: 1/4" = 1'-0"



B2 BUILDING SECTION
A-302 SCALE: 1/4" = 1'-0"



A1 BUILDING SECTION
A-302 SCALE: 1/4" = 1'-0"



A2 BUILDING SECTION
A-302 SCALE: 1/4" = 1'-0"



DATE	PROJECT	DESIGNED	DRAWN	CHECKED
2/6/2026	20116-07	STZ	STZ	KDL
MARK	DATE	REVISIONS	BY	DES

DATE	PROJECT	DESIGNED	DRAWN	CHECKED
2/6/2026	20116-07	STZ	STZ	KDL

RRMM ARCHITECTS, PC
2900 South Quincy Street, Suite 710
Arlington, Virginia 22206
(703)998-0101

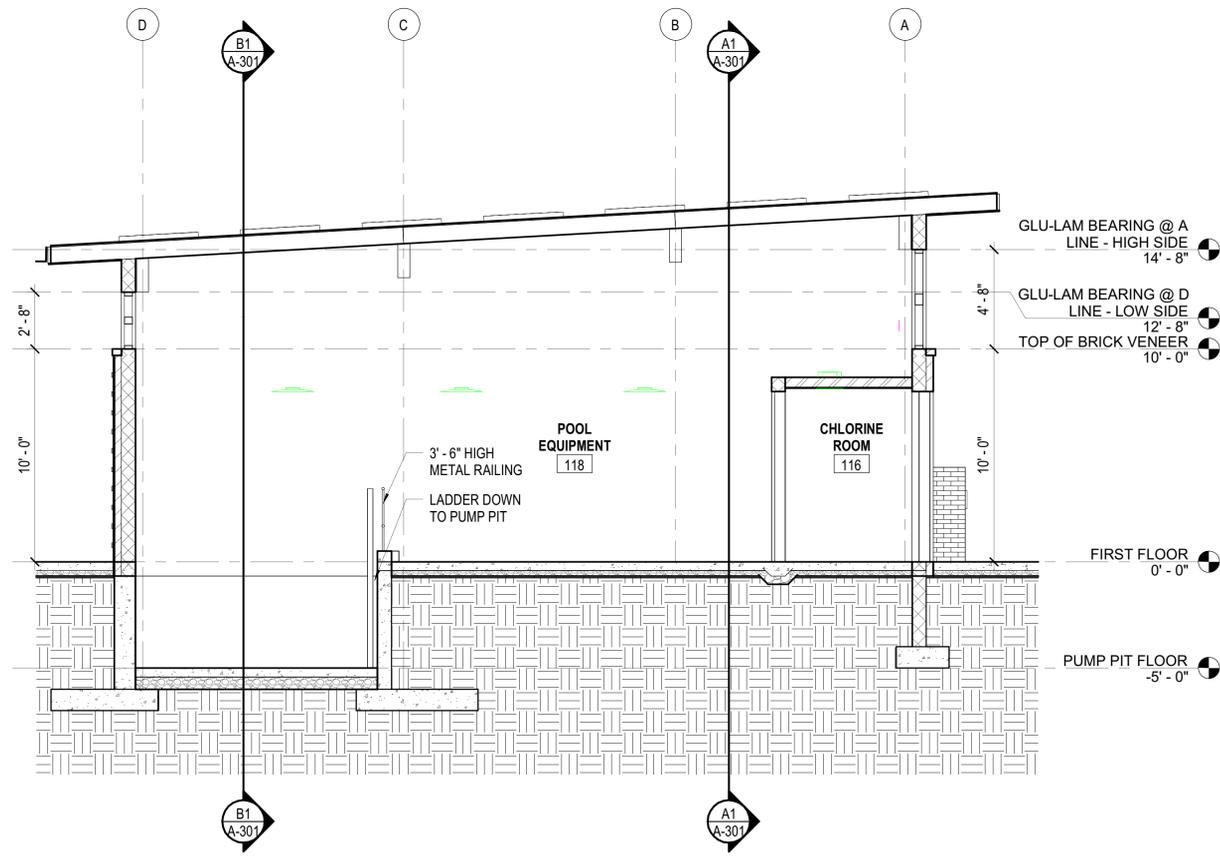


PROJECT **OLD TOWN POOL**
CITY OF ALEXANDRIA
1609 CAMERON ST.
ALEXANDRIA, VA, 22314
DRAWING **BUILDING SECTIONS**

SHEET
A-302

Autodesk Docs://201116-07 COA Old Town Pool/201116-07 v24 COA Old Town Pool - AFCH.rvt

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A1
A-303 BUILDING SECTION
SCALE: 1/4" = 1'-0"



DATE	PROJECT	DESIGNED	DRAWN	CHECKED	MARK	DATE	BY	DES
2/6/2026	20116-07	STZ	STZ	KDL				

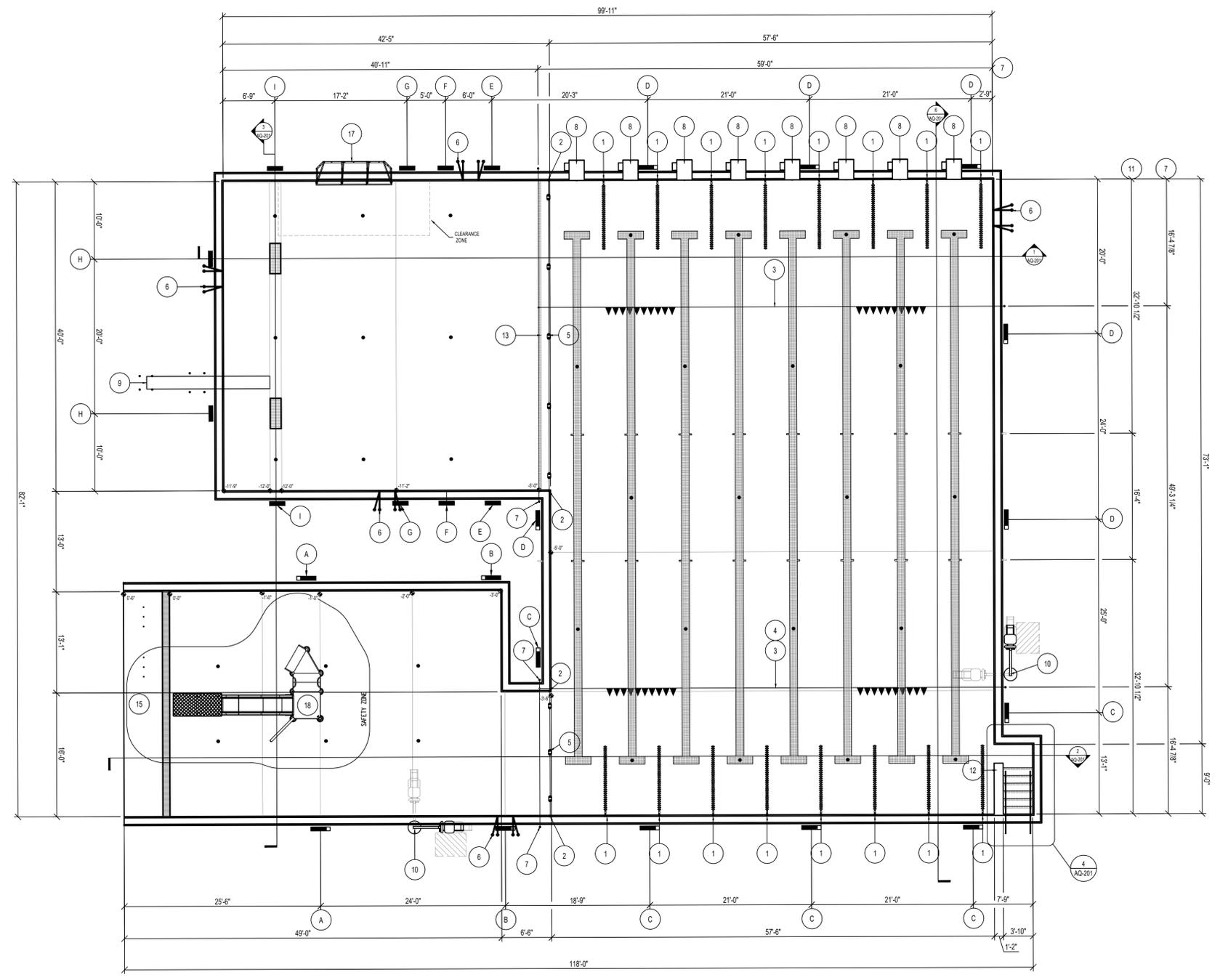
DATE	PROJECT	DESIGNED	DRAWN	CHECKED	MARK	DATE	BY	DES
2/6/2026	20116-07	STZ	STZ	KDL				

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PROJECT **OLD TOWN POOL**
CITY OF ALEXANDRIA
1609 CAMERON ST.
ALEXANDRIA, VA, 22314
DRAWING **BUILDING SECTIONS**

SHEET
A-303



EQUIPMENT SCHEDULE	
ID	ITEM
1	LANE ROPE CUP ANCHOR REFER:
2	SAFETY ROPE CUP ANCHOR REFER:
3	BACKSTROKE PENNANT
4	FALSE START ROPE ASSEMBLY
5	SAFETY ROPE
6	GRAB RAILS & RECESSED STEPS REFER:
7	STANCHION POST & ANCHOR REFER:
8	DECK MOUNTED STARTING BLOCK & ANCHOR REFER:
9	ONE METER DIVING PLATFORM & MOUNT REFER:
10	POOL LIFT & ANCHOR REFER:
11	RESURFACING MARKER REFER:
12	WING WALL REFER:
13	4" CONTRASTING TILE BAND COLOR BY ARCHITECT
14	WALL TARGET REFER:
15	ZERO ENTRY REFER:
16	POOL COVE REFER:
17	AQUACLIMB REFER:
18	VORTEX PLAYNUK NO1 REFER:

DEPTH & WARNING SIGNAGE SCHEDULE	
ID	SIGNAGE
A	1 FT 0 IN
B	3 FT 0 IN
C	3 FT 6 IN
D	5 FT 0 IN
E	7 FT 0 IN
F	9 FT 0 IN
G	11 FT 0 IN
H	11 FT 9 IN
I	12 FT 0 IN

NOTE:
 1. REFER: X/SPX.X FOR DETAIL.
 2. "Y" DENOTES VERTICAL DEPTH MARKERS AND WARNING SIGNS ONLY.

1 POOL PLAN
 AQ-200
 1/8" = 1'-0"

