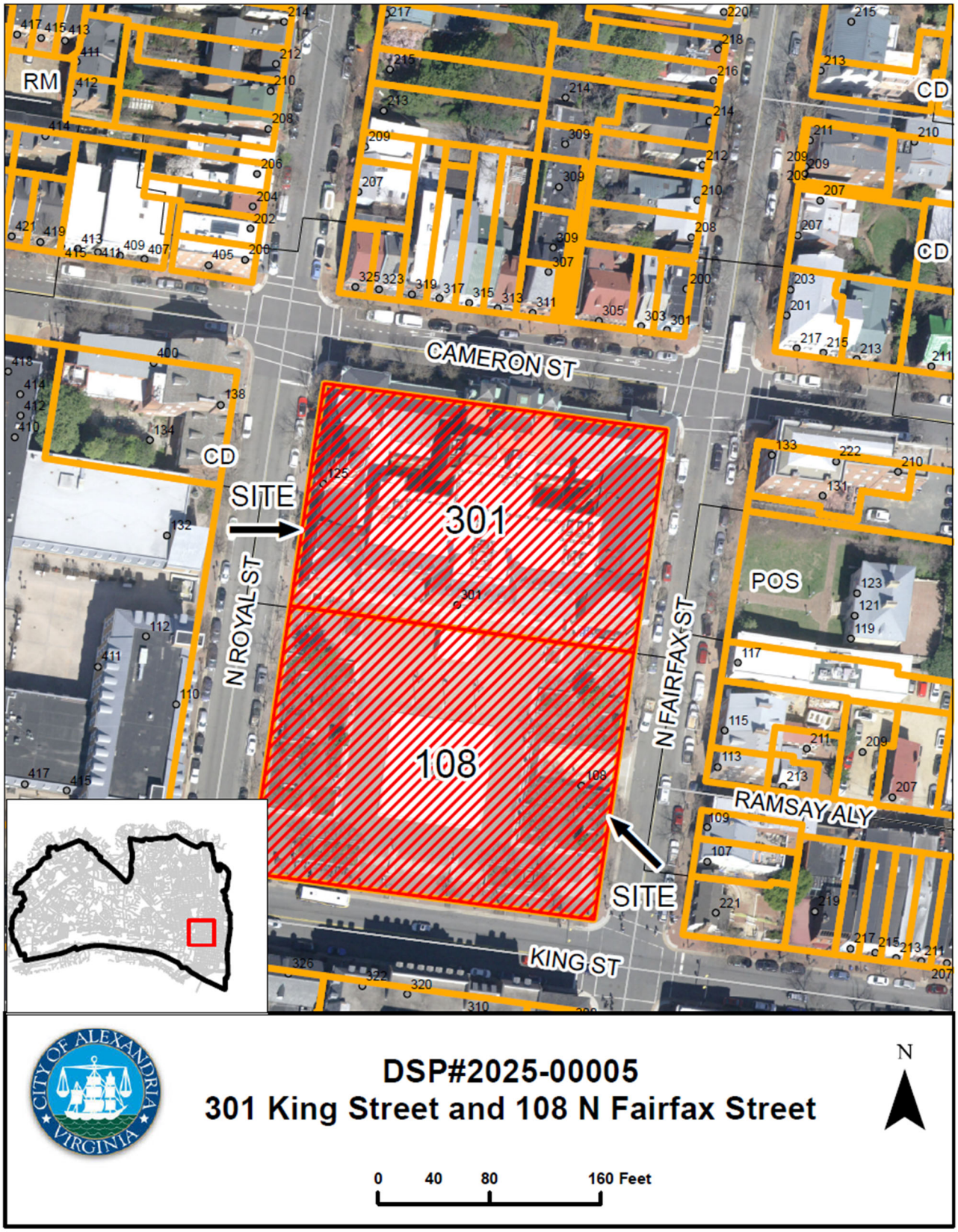
DOCKET ITEM #6
Development Site Plan #2025-00005
301 King Street and 108 N Fairfax Street
City Hall, Market Square Plaza and Garage Renovation

Application	**General Data**	
Project Name: City Hall, Market Square Plaza and Garage Renovation	PC Hearing:	June 23, 2025
	If approved, DSP Expiration:	June 23, 2028
	Plan Acreage:	84,965 SF | 1.95 Acres
Location: 301 King Street (City Hall) 108 N. Fairfax Street (Market Square/Garage)	Current Zones:	KR King Street Retail CD Commercial Downtown
	Proposed Uses:	Public Building, Civic Open Space, and Parking
	Proposed Net Floor Area:	City Hall: 106,969 SF Market Square: 1,906 SF
Applicant: Department of General Services, City of Alexandria	Small Area Plan:	Old Town
	Historic District:	Old & Historic Alexandria District
	Green Building:	LEED Gold (Potentially LEED Platinum, exceeding 2019 Green Building Policy)

Purpose of Application
Consideration of a request to renovate and expand City Hall, renovate Market Square plaza and replace the existing below-grade parking garage with a new below-grade parking garage.
Development Approval Requested
Development Site Plan (DSP), pursuant to Zoning Ordinance Section 11-403(A and B).

Staff Recommendation: APPROVAL
Staff Reviewers: Robert Kerns AICP, Division Chief, Planning & Zoning, robert.kerns@alexandriava.gov Dirk H. Geratz, AICP, Principal Planner, Planning & Zoning, dirk.geratz@alexandriava.gov Abigail Harwell, Urban Planner, Planning & Zoning, abigail.harwell@alexandriava.gov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DSP#2025-00005
301 King Street and 108 N Fairfax Street
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I. SUMMARY

A. Recommendation

City Staff recommend approval of the request for a development site plan (DSP) for the renovation and an approximately 10,304 square foot expansion of City Hall through infill of existing interior courtyards and fifth floor addition, renovation of Market Square and the demolition and reconstruction of the below grade parking garage.

B. Project Benefits

The proposal provides a range of public benefits for the City and surrounding community including:

- Updated City Hall with increased capacity and modern facilities;
- Pursuing LEED Platinum certification with a focus on sustainability;
- New and enhanced streetscape along all four street frontages including wider sidewalks and new street trees;
- More flexible area for the Farmers Market;
- Renewed community open space with new fountain;
- Better wayfinding signage in the Plaza and the building;
- Added community spaces on the ground floor of City Hall;
- Potential revenue generating space on the expanded fifth floor;
- Improved and expanded ADA access through all four corners of the site from King Street, Royal Street, Cameron Street and Fairfax Street;
- Public restrooms accessible from the Market Square

C. Project Request and General Project Description

Construction of this project will require the following land use approval:

- Development Site Plan (DSP) pursuant to Zoning Ordinance Section 11-403(A and B) – Construction of a new structure and Enlargement of a building.

The City of Alexandria is proposing a complete modernization and minor expansion of City Hall, a newly constructed below grade parking garage and a renovated public plaza above the garage. The renovation will adhere to the 2019 Green Building Policy and utilize many environmentally sustainable elements. The enhanced interior will provide a new Council Chamber and public meeting rooms along with new working spaces for all City Departments that currently occupy the building. Market Square Plaza and the below grade parking garage will also see significant enhancements making them more user friendly and accessible.

D. Site Context

The subject site consists of an entire city block in the historic district. The historic City Hall occupies the northern part of the block and Market Square with the associated below grade parking garage occupy the southern half of the block. The site is bounded by King Street to the south, Royal Street to the west, Fairfax Street to the east and Cameron Street to the north.

This block is located in the heart of Old Town and is in the commercial hub of the King Street corridor. In addition to the recognizable City Hall, Market Square is home to the popular Saturday farmer's market. The block is surrounded by office and commercial buildings as well as several museum houses and residential areas.

City Hall is a five-story building with over 100,000 net square feet. City Hall was built in 1871 and was designed by architect Adolph Cluss. City Hall received a substantial addition in 1961that filled in the space of the original market. In 1965 the below grade garage with 226 spaces opened along with Market Square Plaza above. Today, offices of the City Manager, Mayor and several City Departments are located in the building. The Council Chamber and several meeting rooms, available for public meetings, are located throughout the building.

E. Procedural Background

This project was initiated with the purpose of replacing the outdated and past their life cycle heating, ventilation, and air conditioning systems (HVAC), life safety systems and perform necessary structural repairs. This work requires the demolition of the ceilings and lighting, and disruption of the HVAC and life safety systems in the work areas, therefore requiring the temporary relocation of the employees to a swing space for the duration of the work. Since the HVAC, life safety and structural work will have a significant impact in disrupting the workspace and building operations, and requiring the expense of temporary swing spaces, it is reasonable to be performed at the same time with the newly proposed space planning and reconfiguration.

The goal for space planning and reconfiguration will be to resolve the inefficiencies of the building layout, improve circulation and wayfinding, improve workflow between various departments, and create a modern, healthy, safe and sustainable environment for the employees to work in and for the residents to do business in. The goal of this project will be to provide a modern facility, with energy efficient and environmentally friendly systems, where the incorporation of green materials and improved space efficiency will create a work and business place that is attractive and welcoming, and in line with the City of Alexandria strategic planning and goals, including the Facilities Strategic Plan adopted in 2018.

A feasibility study was completed in spring 2014 and an architectural and engineering firm was engaged to provide design documents and construction estimates to address the immediate and priority repairs required for City Hall before FY 2020. It should be noted that the cost of outfitting a swing space for City Hall functions is included in a separate City Hall Swing Space project budget.

In addition, the Market Square Plaza was constructed in 1965 including the multi-story underground garage and the fountain. The entire plaza and garage will be reconstructed to address structural issues, water leakage at the fountain, drainage issues causing infiltrations at the garage and improvements to the plaza stairs and pavers. Prior funding was used to assess the current conditions and address immediate health and safety concerns.

II. ZONING COMPLIANCE

A. Zoning

Staff has completed a zoning review and finds the proposed work at City Hall, Market Square and the below grade garage will comply with the applicable zoning regulations of the site. A summary of the applicable regulations are provided in the table #1 below.

Zoning Ordinance Section, 11-403(B) – *Enlargement of buildings*, requires approval of a site plan for existing buildings where the square footage of the building will be increased in excess of 3,000 square feet. Similarly, Section 11-403(A) – Construction of Buildings, requires a site plan for the construction of the new parking garage structure.

Furthermore, staff finds that this project complies with Zoning Ordinance Section, 11-1505(A) - *Miscellaneous actions requiring planning commission approval*. This section states,

No street, square, park or other public way, ground or open space, or public building or structure shall be authorized or constructed in the city unless and until the general location, character and extent thereof has been submitted to and approved by the commission as being substantially in accord with the master plan.

This requirement for approval by the Planning Commission is included as part of the DSP review and approval.

Table 1: Zoning Information

Property Addresses:	City Hall | 301 King Street Market Square & Garage |108 N. Fairfax Street
Total Site Area:	84,965 square feet (1.95 acres)*
Current Zones:	CD – Commercial Downtown (City Hall) KR – King Street Retail (Market Square & Garage)
Current Use: Proposed Use:	Public Building (Office), Civic Open Space and Parking Public Building (Office), Civic Open Space and Parking

	Existing	Permitted / Required	Proposed
FAR (Net)	1.17	1.5	1.28*
Setbacks	None	N/A for Non-residential uses	No change
Vehicular Parking	226	N/A	234 spaces
Bicycle Parking	16	21	72
Loading space(s)	None on-site	N/A	1 on-street space for loading 1 on-street space for trash
Open Space	+/- 46,504 SF | 1.1 AC	N/A	51,984 SF | 1.2 AC
Tree Canopy**	38%	25%	25.3%
Height	+/-75 feet	75 feet***	62 feet

* Based on recent lot consolidation of two parcels.
** Canopy calculation includes site and street trees
*** Pursuant to Section 4-506(C).

B. Historic Preservation

Section 10-100 of the Zoning Ordinance establishes the requirement for a Certificate of Appropriateness (COA) for both the renovation and expansion of the City Hall as well as the new Market Square Plaza. This process requires a public hearing before the Board of Architectural Review (BAR) for approval of the COA.

To date one Concept Review took place on April 16, 2025, before the BAR and a second one is scheduled for later this June. At the April Concept Review, there was a variety of comments from the Board regarding the proposed design but in general the Board was supportive of the proposed project and comments were related to the details of the proposed design. Some comments from the Board included the following:

- Board members expressed an interest in the design for the proposed fifth floor but noted that additional information will be required before useful feedback can be given on the proposed design.
- Board members stated that the proposal for the main entrance facing Market Square needs additional refinement and that it should have more of a presence on the façade.
- There was widespread support for the extent of restoration work to be performed on the 1871 section of the existing building.

- There were mixed comments regarding the proposed changes to the first-floor loggias with some Board members preferring less change to the roof and others open to a simplification of what is being proposed.
- There was support for the proposed glazed hyphens between the 1961 addition and the 1871 portion of the building but Board members asked for additional information regarding the glazing and the roof configuration.
- Board members supported the proposed design for Market Square, and the community engagement process, but encouraged the designer to include additional open space. Board members also supported the option showing the location of the elevator lobby behind the stage rather than at the corner of the plaza.

Upon approval of the DSUP, the BAR will be scheduled to have a final public hearing to approved the Certificate of Appropriateness.

III. STAFF ANALYSIS

A. Lot Consolidation

City Hall and Market Square were previously located on separate deeded parcels.
As part of the review of this project, the City combined the two parcels that made up the block as they were both under City ownership. Consolidation of parcels under the same ownership has been standard practice when under a single development proposal.

B. Conformity with the Small Area Plan and other City Plans

Old Town Small Area Plan (1992):

The site proposal is consistent with the goals and objectives of the Old Town Small Area Plan chapter of the Master Plan. The predominant land uses recommended for this small area plan (SAP) consist of commercial and institutional. In addition, the Old Town SAP identifies the following relevant goals: (1) *protecting buildings and areas of historic and architectural value and encourage their tourist potential, and* (2) *encourage maximum use of transit facilities*. These goals are being met by proposing to repair and restore exterior elements of City Hall and making City Hall more accessible to residents and tourists alike. Transit service will be enhanced and made safer by relocating the DASH bus and King Street Trolley to King Street, where a dedicated lane will be provided for these busses. Similarly, tourist motor coaches will have a dedicated lane on N. Royal Street in addition to a space on King Street.

King Street Retail Strategy:

The Market Square portion of the property is located within the King Street Retail Strategy area. This project supports the following goals:

a. "Establish seating areas along King Street at approximately three-block intervals in the locations suggested... (Page 4-9);
b. "In conjunction with the repair of the Market Square fountain, explore opportunities to create a more active public space that better accommodates public events, musical concerts, informal public seating and perhaps kiosks or street vending... (Page 4-18)"
c. "Enhance the music festival and the regular concerts at Market Square or the waterfront... (Page 9-10)".

C. Conformity with City Policies

Green Building Policy:

The renovation of City Hall will meet the City's 2019 Green Building Policy by reducing energy use and greenhouse gas emissions, improving water efficiency and the building's indoor environmental quality.

The renovated City Hall will pursue LEED V4 certification with the goal of achieving LEED Platinum, exceeding the requirement of the Green Building Policy for City-owned buildings. The project intends to achieve the priority performance points, where possible. Should these priority points be impossible to achieve due to limiting circumstance of the historic City Hall and site conditions, exemptions may be required. These will not limit the project's ability to achieve the Green Building Policy's requirement of at least LEED Gold. Note that this project will pursue a single LEED certification for the entire City Hall, Market Square Plaza and parking garage rather than three distinct certifications.

The replacement of the parking garage structure will enable the installation of geothermal boreholes on site, by locating the boreholes below the garage. Use of geothermal is a major component of making the renovated City Hall a more energy efficient green building.

The project's energy use intensity (EUI) is expected to be 27 KBTU/SF (which indicates a generally good to very good energy-efficient building) per year before any onsite renewable energy generation is accounted for.

Onsite and offsite renewable energy is planned for the project to achieve Net Zero Energy. Onsite photo-voltaic (PV) is planned for a portion of the building's rooftop only. Preliminary estimates of the proposed onsite PV include a 57 KW traditional rooftop PV array on the building, resulting in an EUI of 26 KBTU/SF. With on-site PV estimated to offset 6% of the building's annual energy consumption, the project plans to offset its remaining annual energy consumption with off-site PV to achieve its Net Zero Energy and LEED goals. The renovated parking garage will include electric vehicle charging for use by the City's fleet vehicles.

The project will also meet the Green Building Policy requirement for stormwater, managing 100% of the requirement stormwater treatment with green infrastructure, including the use of a green roof on the building and plaza and bioretention street trees.

Public Art Policy:

The City Of Alexandria's Office of the Arts is leading the process, in collaboration with the design teams, to integrate public art into the exterior and interior public spaces as part of the redesign of Market Square and City Hall. In accordance with the City's approved policy for public art, the Office of the Arts will convene a community task force to guide the projects and ensure community engagement throughout. Installation of the public art is expected to align with the overall project construction.

Affordable Housing Policy:

City facilities are exempt from the City's Affordable Housing Policy.

D. Site & Building Design

Site Design – Market Square

The proposed site redesign is the result of a collaborative design process with input from the greater community as part of an extensive outreach effort. Through the design process, four initial site plan concepts were refined into two options, and ultimately into one proposal that combined the strengths of all options. The proposed design carefully balances a series of site/programmatic requirements and design priorities as identified through the community process. A summary of some of the key factors and how the proposed site design meets these priorities is provided below:

Enhanced Space for the Farmers' Market: With the removal of the large basin fountain and proposed hardscape design, there is greater flexible space for the Farmer's Market tents on Market Day. The market vendors will also benefit from increased access at-grade or via ramps, simplifying setup and cleanup with carts and dollies.

Fountain as Central Feature: The central water element is vital to the placemaking and grandeur of Market Square. The proposed design maintains a central water feature while proposing a more flexible pop-jet style. With the removal of the large basin and introduction of the flush pop-jets, Market Square has the flexibility to turn on and off the fountain to cater to the events of the day and to improve accessibility.

Promoting Accessibility: One of the biggest priorities of the project is increased accessibility. The proposed design provides ADA access from each of the four corners of the Market Square. Previously only the N. Royal Street corners had accessible entries.

Increased shade: One of the goals conveyed from the community is increased shade on the plaza. The proposed design provides large canopy trees along the King Street entries as well as throughout the plaza in both raised planters and flush tree grates. The design also weaves ornamental trees around some of the seating areas, providing additional shaded seating. Flexible seating with umbrellas will also be incorporated.

Multi-modal Accessibility: Pedestrian, bicycle, and bus accessibility and safety were a high priority throughout the design process. Sidewalks will be widened, where possible, and made more accessible for all users. A marked crosswalk is planned between Market Square and Tavern Square to provide a safe mid-block crossing for pedestrians. Additional bike racks are proposed with a new and more functional design as well as providing more bike parking for the site. Benches have been added along King Street to accommodate DASH and King Street Trolley bus riders adjacent to a larger curb lane for busses to pull fully out of the traffic lanes.

Landscaping and Tree Canopy

A landscape plan is part of the overall improvements to the site. The landscaping will include several planter beds in Market Square and individual trees. The planter beds will include a mix of plants and seasonal plantings. Approximately 29 street trees will be planted along the four street frontages. Another approximately 28 trees will be planted in Market Square. The total crown coverage from the 28 on-site trees will be approximately 25.3 of the site. A green roof totaling about 6,000 square feet is planned for the fifth-floor terrace as part of the City Hall renovation.

Building Architecture – City Hall

City Hall is planning to undergo a significant rehabilitation and modernization of the interior. Much of the work will be limited to the interior, each floor being reconfigured to better suit the needs of a modern workspace for city staff. Exterior work will prioritize repair and restoration to the original 1871 construction. The 1960s infill building will be repaired and partially reconstructed to add approximately 3,100 square feet of area to the building and a rooftop photovoltaic array. All exterior design enhancements are being concurrently reviewed for compatibility by the Board of Architectural Review.

Interior Layout and Programing

The importance of a unified and welcoming civic space extends from the redesigned Market Square through the building with the ground floor being reprogrammed to be dedicated to public civic functions including a central concierge and security checkpoint, an expanded council chamber and much-needed support spaces, multi-purpose meeting rooms and public-facing functions of City Hall. Stairs and elevators will be reconfigured to improve accessibility and safety throughout the building.

Upper floors are dedicated to staff uses providing modern workspaces, meeting spaces and centralized amenities intended to improve staff efficiency and productivity. Intact historic

features will be celebrated such as the historic courtyard masonry walls and views to the dome and clocktower.

The current 5th floor will be expanded to capitalize on space currently dedicated to mechanical units for additional City space and terraces with views overlooking Market Square. A clean design and use of compatible materials will make the fifth floor will fit seamlessly with the existing historic building. Furthermore, the addition is setback from the edges of the of the existing building making it nearly invisible from street level.

E. Open Space

The amount, location, programing, and overall design of the Market Square open space has been a central focus of the multi-year design effort. Collaborative input from a wide range of stakeholders has cultivated a diverse set of design options to meet the needs of both the farmers market and the wider community. From the beginning, maximizing the amount of open space on the site was a priority, but usability and arrangement were equally important. The proposed design allows for a large contiguous Market Square area at the southern half of the overall site. This contiguous open space is uninterrupted by vehicular travel lanes or parking spaces and is directly accessible to City Hall and the surrounding streets.

Table 2: Public Open Space provided on site

	Proposed
Ground-Level Public Open Space	46,504 SF
Above-Grade Public Open Space (5^{th} Floor Terrace)	5,480 SF
Total	**51,984 SF | 1.19 AC | (61%)**

F. Stormwater Management

Stormwater from the project will be treated using a combination of non-proprietary Best Management Practices (BMPs), including bioretention tree wells in the public right-of-way, bioretention planters within the plaza, and a combination of Level 1 and Level 2 green roofs. These green infrastructure elements are designed to treat a combined 0.73 acres of the impervious area onsite. A rainwater harvesting system is also proposed and will capture runoff from 0.27 acres of rooftop area, although design details are pending as the plan continues to evolve. Together, these BMPs are expected to remove 0.43 pounds of phosphorus annually through non-proprietary means, significantly exceeding the minimum removal requirement of 0.12 pounds.

G. Pedestrian, Bicycle, Bus stop and Streetscape Improvements

Pedestrian and bicycle accessibility and safety have been a consistent focus in designing the new Market Square. The proposed site design includes a range of improvements over the existing

conditions that reflect these priorities and create a safer, more accessible facility for the users of both Market Square and City Hall.

The sidewalks along the entire frontage of the property will be widened where possible. Associated with these improvements is series of new flush crosswalks that will be located at each street crossing as well as enhancing accessibility with new ramps into Market Square. A mid-block crossing at Royal Street will create a safer connection between City Hall / Market Square and Tavern Square, which is home to several City departments and agencies.

Improvements for bicycle parking include 24 long-term spaces in the garage (16 for City Hall employees and 8 for public use) and 48 short-term spaces will be provided at grade throughout the block. In addition to these spaces, two locations, one on Cameron Street and another on North Royal Street, have been identified for Capitol Bikeshare stations.

To address safety and congestion with the current location of bus stops on N. Fairfax Street near King Street, the stops and trolley service will be shifted to King Street. Designated curb space for motor coaches has also been included in the design. Motor coaches will continue to have designated space on King Street, abutting Market Square.

H. Parking, Vehicular Access and Loading

Section 8-300(B) states that City Hall is not subject to providing parking.

Though parking is not required, the below grade parking garage will be rebuilt and continue to function as a public garage open to visitors, residents and city employees. The two-level garage will provide approximately 234 parking spaces. Of those spaces 12 will be equipped with electric charging for city vehicles and 5 spaces will be accessible spaces. The new garage will provide a direct staff pedestrian connection to City Hall via a new below grade hallway. Two stairways and an elevator will provide pedestrian access to Market Square.

Vehicular access to the garage will be maintained at the same location and no other new curb cut is planned, leaving this as the only curb cut in the entire block. Curb extensions will be completed abutting this entry to make exiting safer for both motorists and pedestrians crossing the driveway.

Curbside loading and trash pickup will be jointly located. This is currently proposed on the east side of North Royal Street immediately adjacent to City Hall just north of a new mid-block pedestrian crossing. This loading zone is intended for deliveries and daily trash pick-up for City Hall and Market Square. Trash will be stored in a designated location on the ground floor of City Hall with easy access to the loading area.

I. Budget and Construction

The most recent budget adoption for fiscal year 2026 increased the overall project budget to $162,252,143. Construction is anticipated to begin in Winter 2026 with an estimated overall

duration of 30 months. The phasing and construction approach will assume early demolition work to begin the garage demolition ahead of the final site plan approval. City Hall construction is anticipated to begin in January 2026 once all departments currently occupying the building have moved to their temporary space. The Farmers Market will also be temporarily relocated across the street to the courtyard of Tavern Square.

IV. COMMUNITY

Community engagement and outreach have been a priority throughout the design process. Outreach has been on-going since September of 2024. This outreach included in-person and virtual public meetings, pop-up events, and open houses for City Employees. Additionally, a focus group was created to engage with the farmers market vendors. Below is a summary of the engagement and outreach:

	Series #1 Listen & Envision	Series #2 Discovery to Design	Series #3 Design to Refine	Series #4 City Hall Design
In-Person & Virtual Events	17	11	7	6
Engaged Individuals	530	700	727	360
Ongoing Online and Social Media Presence	486,159 Online Views	32,448 Online Views	124,910 Online Views	16,750 Online Views

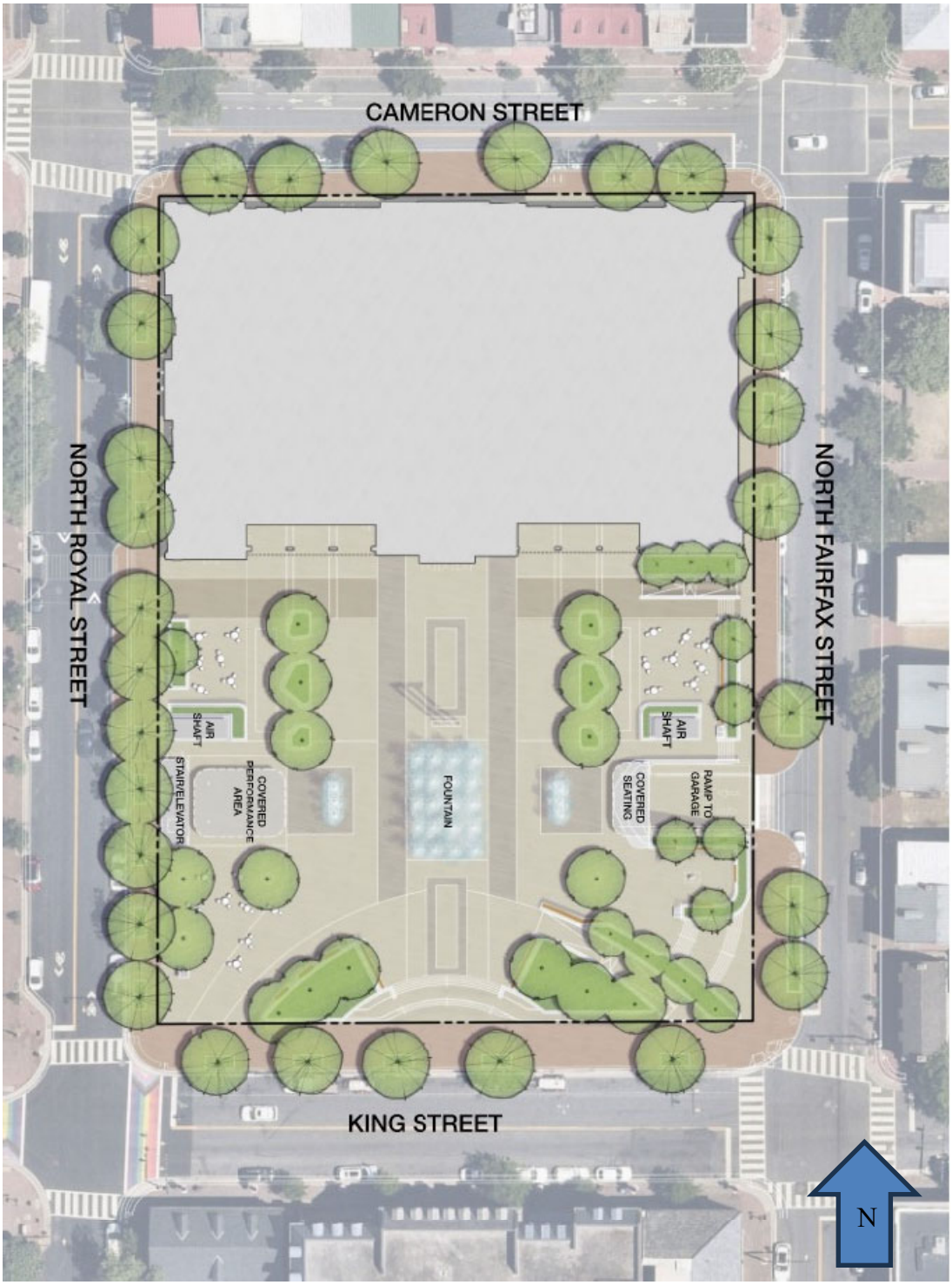
Information gathered as of 4/15/2025

V. CONCLUSION

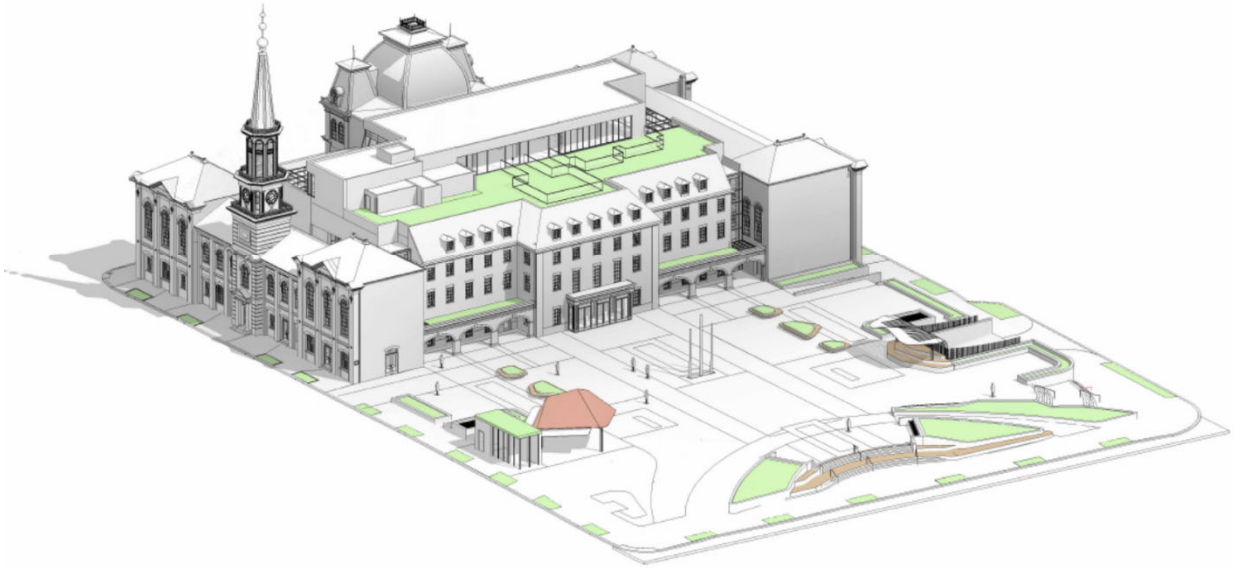
Staff recommends **approval** of the Development Site Plan subject to compliance with City codes, ordinances and standards.

City Staff:
Jeremy McPike, Director, General Services
Karl Moritz, Director, Planning and Zoning
Jenine Kotob, Assistant Director of Capital Projects, General Services
Robert Kerns, AICP, Chief, Planning and Zoning
Sylvie Emanuel, Manager, Capital Projects, General Services
Dirk H. Geratz, AICP, Principal Planner, Planning and Zoning
Abigail Harwell, Urban Planner, Planning and Zoning
Gavin Pellitteri, Principal Planner, Stormwater Management, T&ES
Daphne Kott, Project Director, Department of Project Implementation
Dustin Smith, Green Building Manager, Office of Climate Action

VI. GRAPHICS



Graphic #1 – Proposed Site Plan



Graphic #2: Aerial View of Site and Building

Graphic #3 – Proposed Market Square Plaza and Update King Street Elevation of City Hall

APPLICATION

DEVELOPMENT SITE PLAN

DSP # _____ Project Name: City Hall, Market Square Plaza and Garage

PROPERTY LOCATION: 301 King Street, 108 N. Fairfax Street

TAX MAP REFERENCE: 075.01-01-01, 075.01-01-02 ZONE: CD, KR

APPLICANT

Name: City of Alexandria

Address: 301 King Street

PROPERTY OWNER

Name: City of Alexandria

Address: 301 King Street

PROPOSED USE: Civic plaza space and parking garage (accessory use to a public building)

THE UNDERSIGNED hereby applies for Development Site Plan approval in accordance with the provisions of Section 11-400 of the Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his/her knowledge and belief.

Alfred Coleman
Print Name of Applicant or Agent

Alfred Coleman
Signature

[redacted]
Mailing/Street Address

[redacted] [redacted]
Telephone # Fax #

[redacted]
City and State Zip Code

alfred.coleman@alexandriava.gov
Email address

2/14/2025
Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____ Received Plans for Completeness: _____

Fee Paid and Date: _____ Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION: _____

application devt site plan.pdf
11/2019 Pnz\Applications, Forms, Checklists\Planning Commission

Development Site Plan (DSP) # _____

ALL APPLICANTS MUST COMPLETE THIS FORM.

The applicant is: (check one)

◉ The Owner ○ Contract Purchaser ○ Lessee or ○ Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than three percent.

City of Alexandria
301 King Street
Alexandria, VA 22314
(100%)

If property owner or applicant is being represented by an authorized agent, such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

✔ Yes. Provide proof of current City business license.
No. The agent shall obtain a business license prior to filing application, if required by the City Code.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. City of Alexandria	301 King Street	100
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 301 King Street, Alexandria, VA 22314 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. City of Alexandria	301 King Street	100
2.		
3.		

3. BusinessorFinancialRelationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.		
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

2/14/2025	Alfred Coleman	Alfred Coleman
Date	Printed Name	Signature

PRELIMINARY DEVELOPMENT SITE PLAN

CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION

ALEXANDRIA, VIRGINIA

NARRATIVE DESCRIPTION OF DEVELOPMENT

THE ALEXANDRIA CITY HALL SITE IS LOCATED AT 301 KING STREET AND THE ASSOCIATED MARKET SQUARE SITE IS LOCATED AT 108 NORTH FAIRFAX STREET. THE SCOPE OF THIS PROJECT IS TO COMPLETELY DEMOLISH AND RE-BUILD THE PARKING GARAGE WITH A NEW PLAZA ABOVE IT. ALSO INCLUDED IN THE SCOPE OF THIS PROJECT IS UPDATING THE STREETSCAPE/SIDEWALKS AROUND THE ENTIRE BLOCK OF MARKET SQUARE AND CITY HALL. A RENOVATION OF CITY HALL IS ALSO INCLUDED IN THE SCOPE OF THIS PROJECT.

THIS SITE IS BORDERED TO THE NORTH BY CAMERON STREET; TO THE SOUTH BY KING STREET; TO THE EAST BY NORTH FAIRFAX STREET; AND TO THE WEST BY CITY HALL AND NORTH ROYAL STREET.

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

SPECIAL USE PERMITS/ZONING MODIFICATIONS/WAIVER

A. DEVELOPMENT SITE PLAN (DSP) FOR THE DEMOLITION AND RECONSTRUCTION OF MARKET SQUARE, BELOW GRADE PARKING GARAGE AND RENOVATION AND EXPANSION OF CITY HALL, AS APPLICABLE.

COMPLETE STREETS:

	New	Upgraded
Crosswalks (number)	**1**	**0**
Standard	**0**	**0**
High Visibility	**1**	**0**
Curb Ramps	**2**	**8**
Sidewalks (LF)	**0**	**1175**
Bicycle Parking (number of spaces)		
Public/Visitor	**48**	**N/A**
Private/Garage	**24**	**N/A**
Bicycle Paths (LF)	**0**	**N/A**
Pedestrian Signals	**0**	**0**

PREPARED BY:

IMEG

engineering · surveying · land planning

4035 Ridge Top Rd., Suite 601, Fairfax, VA 22030

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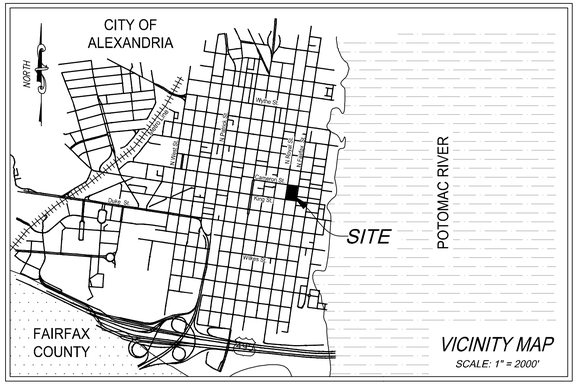

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COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
06/04/2025
PROFESSIONAL ENGINEER

DATE	REVISION
02/17/25	PRELIMINARY DSP SUBMISSION
04/10/25	COMPLETENESS DSP SUBMISSION
06/04/25	VERIFICATION DSP SUBMISSION

OWNER / APPLICANT
CITY OF ALEXANDRIA
301 KING STREET
ALEXANDRIA, VA 22314
(703) 746-4357

LANDSCAPE ARCHITECT
LANDDESIGN
200 SOUTH PEYTON STREET
ALEXANDRIA, VA 22314
(703) 549-7784

CIVIL ENGINEER
IMEG
4035 RIDGE TOP ROAD
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ARCHITECT
LEO A DALY
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TRANSPORTATION ENGINEER
GOROVE SLADE
225 REINEKERS LANE, SUITE 750
ALEXANDRIA, VA 22314
(703) 721-3044

APPROVED
DEVELOPMENT SITE PLAN NO. DSP2025-00005
DEPARTMENT OF PLANNING & ZONING

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

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

C100

GENERAL NOTES

NOTE:
- THE TWO PARCELS FOR THIS SITE WILL BE CONSOLIDATED INTO A SINGLE PARCEL WITH THIS PLAN.
- THE TAX PARCEL NUMBER IS PENDING

1. THE SUBJECT SITE IS LOCATED ON THE CITY OF ALEXANDRIA, VIRGINIA GEOGRAPHIC INFORMATION SYSTEM AS #XXX.XX-XX-XX AND IS ZONED CD RESPECTIVELY.
2. THE UTILITY DESIGNATION / MARKINGS, PHYSICAL IMPROVEMENTS AND TOPOGRAPHY SHOWN HEREON ARE BASED UPON A FIELD SURVEY CONDUCTED BY THIS FIRM ON BETWEEN THE DATES OF SEPTEMBER 4, 2024 AND OCTOBER 21, 2024.
3. THE PROPERTIES SHOWN HEREON ARE LOCATED ON FLOOD INSURANCE RATE MAPS (FIRM) COMMUNITY PANEL NUMBER 515519 0041 E, REVISED JUNE 16, 2011. ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
4. OWNER: CITY OF ALEXANDRIA (INSTRUMENT # 250005362)
5. IN ACCORDANCE WITH THE CITY OF ALEXANDRIA'S MARINE CLAY AREAS MAP DATED NOVEMBER 1976, THERE ARE NO AREAS OF MARINE CLAY LOCATED IN THE VICINITY OF THESE SITES.
6. IN ACCORDANCE WITH THE RESOURCE PROTECTION AREAS MAP ADOPTED JUNE 12, 2004 BY THE CITY COUNCIL OF ALEXANDRIA, THERE ARE NO RESOURCE PROTECTION AREAS LOCATED ON THESE PROPERTIES.
7. THIS PROJECT IS NOT LOCATED IN A COMBINED SEWER AREA.
8. TO THE BEST OF OUR KNOWLEDGE THERE IS ONE ABANDONED FUEL TANK LOCATED NEAR THE CITY HALL BASEMENT, NO OTHER TANKS ARE KNOWN.
9. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO AREAS ON-SITE CONTAINING CONTAMINATED SOILS OR CONTAMINATED GROUNDWATER.
10. NO TITLE REPORT FURNISHED. ALL UNDERLYING TITLE LINES, EASEMENTS, SERVITUDES AND OTHER MATTERS OF TITLE MAY NOT BE SHOWN HEREON.
11. DURING THE PROCESS OF OUR PHYSICAL SURVEY NO INDICATIONS OF A CEMETERY WERE FOUND. NO FURTHER INSPECTION OF THIS PROPERTY HAS BEEN MADE FOR POSSIBLE CEMETERIES.
12. THE ENTIRE SUBJECT SITE CONSIST OF SOIL TYPE 98 URBAN LAND - GRIST MILL.
13. A.) HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE VIRGINIA STATE GRID NORTH AS ESTABLISHED FROM A CURRENT GPS SURVEY.

    B.) THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) GEOID-12B (GEOID-18) AS ESTABLISHED FROM A CURRENT GPS SURVEY.

ENVIRONMENTAL SITE ASSESSMENT

THERE ARE NO RPA'S, TIDAL WETLANDS, SHORES, TRIBUTARY STREAMS, FLOODPLAINS, CONNECTED WETLANDS, ISOLATED WETLANDS, HIGHLY ERODIBLE/PERMEABLE SOILS OR BUFFER AREAS ASSOCIATED WITH SHORES, STREAMS OR WETLANDS LOCATED ON THIS SITE.

ARCHAEOLOGY NOTES

1. THE APPLICANT/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.
2. THE APPLICANT/CONTRACTOR SHALL NOT ALLOW ANY METAL DETECTION TO BE CONDUCTED ON THE PROPERTY , UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY.

SANITARY SEWER OUTFALL NARRATIVE

DUE TO THE SCOPE OF THE PROJECT OF NOT SUBSTAINTIALLY INCREASING DENSITY FOR THE SITE, IT IS ESTIMATED THE NET SANITARY SEWER FLOW INCREASE WILL BE LESS THAN 10,000 GPD PER CITY OF ALEXANDRIA MEMO TO INDUSTRY 06-14, AN ADEQUATE ANALYSIS IS NOT REQUIRED. REFER TO CALCULATIONS BELOW.

SANITARY DESIGN FLOWS CALCULATIONS

EXISTING: 100,007 SF OFFICE SPACE
PROPOSED: 105,934 SF OFFICE SPACE

CITY OF ALEXANDRIA RECOMMENDED AVERAGE DESIGN FLOWS:
200 GPD/1,000 SF (FOR OFFICE/RETAIL SPACE)

EXISTING FLOW
(200 GPD/1,000 SF) X 100,007 SF =20,001 GPD
Q = (20,001 GPD / 7.48 GAL/CF) X (DAY/86,400 SEC) = 0.031 CFS

PEAK FACTOR FOR LATERALS = 4.0
DESIGN FLOW = 0.031 CFS X 4.0 = 0.124 CFS (80,143 GPD OR 0.80 MGD)

PROPOSED FLOW
(200 GPD/1,000 SF) X 105,934 SF = 21,187 GPD
Q = (21,187GPD / 7.48 GAL/CF) X (DAY/86,400 SEC) = 0.033 CFS

PEAK FACTOR FOR LATERALS = 4.0
DESIGN FLOW = 0.033 CFS X 4.0 = 0.132 CFS (85,314 GPD OR 0.85 MGD)

NET INCREASE IN FLOW = 85,314 GPD - 80,143 GPD = 5,171 GPD (0.05 MGD)

NOTE: SINCE THE NET INCREASE IN FLOW IS LESS THAN 10,000 GPD, NO SANITARY SEWER ANALYSIS WILL BE REQUIRED.

ZONING TABULATIONS

SITE LOCATIONS/ADDRESSES & TAX MAP NUMBERS:	075.01-01-01 (301 KING STREET) 075.01-01-02 (108 N FAIRFAX STREET)
EXISTING ZONING:	CD (COMMERCIAL DOWNTOWN) - 075.01-01-01 KR (KING STREET URBAN RETAIL ZONE) - 075.01-01-02
PROPOSED ZONING:	CD (COMMERCIAL DOWNTOWN) / KR (KING STREET URBAN RETAIL ZONE)
EXISTING SITE AREA:	37,185 S.F. OR 1.10 AC - 075.01-01-01 47,780 S.F. OR 1.10 AC - 075.01-01-02
PROPOSED SITE AREA:	84,965 S.F. OR 1.95 AC
EXISTING USE:	PUBLIC BUILDING (OFFICE), CIVIL OPEN SPACE, AND PARKING
PROPOSED USE:	PUBLIC BUILDING (OFFICE), CIVIL OPEN SPACE, AND PARKING
PROPOSED NUMBER OF UNITS:	0 UNITS
UNITS PER ACRE REQUIRED: UNITS PER ACRE PROVIDED:	N/A N/A
GROSS FLOOR AREA EXISTING:	CITY HALL (075.01-01-01) 122,792 SF MARKET SQUARE PLAZA (075.01-01-02) PLAZA = 303 SF GARAGE = 91,562 SF SUB-TOTAL = 91,865 SF TOTAL = 214,657 SF
GROSS FLOOR AREA PROPOSED:	CITY HALL 152,072 SF MARKET SQUARE PLAZA PLAZA = 1,928 SF GARAGE = 91,562 SF SUB-TOTAL = 93,490 SF TOTAL = 245,562 SF
NET FLOOR AREA EXISTING:	CITY HALL (075.01-01-01) 100,028 SF MARKET SQUARE PLAZA (075.01-01-02) 0 SF TOTAL = 100,028 SF
NET FLOOR AREA PROPOSED:	CITY HALL 104,808 SF MARKET SQUARE PLAZA PLAZA = 1,675 SF GARAGE = 0 SF SUB-TOTAL = 1,675 SF TOTAL = 106,483 SF
PERMITTED FAR:	1.5
PROPOSED FAR:	1.28
MAXIMUM BUILDING HEIGHT:	75'
PROPOSED BUILDING HEIGHT:	65'-1" AT ELEVATOR OVERRUN
PROPOSED AVERAGE FINISH GRADE:	32.4'
FRONTAGE REQUIRED:	NO REQUIREMENT (4-505(A))
FRONTAGE PROVIDED:	151' (N FAIRFAX AND N ROYAL), 247' (CAMERON)
LOT REQUIRED:	NO REQUIREMENT (4-505(A))
LOT PROVIDED:	84,965 S.F. OR 1.95 AC
YARDS REQUIRED:	NO REQUIREMENT (4-506(A))
YARDS PROVIDED:	NORTH = 2.7' SOUTH = 194.3' WEST = 2.2' EAST = 4.8'
PARKING REQUIRED:	NO REQUIREMENT (SEC. 8-33(B))
PARKING PROVIDED:	234 SPACES (160 STANDARD, 54 COMPACT, 12 EV, 3 OVERSIZED, 5 ACCESSIBLE) NOTE: INFRASTRUCTURE SHALL BE PROVIDED FOR 8 EV MAKE-READY SPACES FOR CITY STAFF AND FOR 50% OF THE PUBLIC SPACES.
LOADING REQUIRED: LOADING PROVIDED:	0 SPACES 0 SPACES
EXISTING AVG. DAILY TRIPS:	1,301 VPD
PROPOSED AVG. DAILY TRIPS:	1,301 VPD
APPROXIMATE AREA OF DISTURBANCE:	49,135 SF OR 1.13 ACRES
OPEN SPACE REQUIRED:	NO REQUIREMENT (4-506(A))
OPEN SPACE PROVIDED:	51,984 SF (1.19 AC.)
BIKE PARKING REQUIRED:	LONG TERM = 1 SPACE / 7,500 SF X (105,934 SF) = 15 SPACES SHORT TERM = 1 SPACE / 20,000 SF X (105,934 SF) = 6 SPACES
BIKE PARKING PROVIDED:	LONG TERM = 24 SPACES (IN THE GARAGE) [16 FOR CITY HALL EMPLOYEES AND 8 FOR PUBLIC] SHORT TERM = 48 SPACES (AT GRADE) NOTE: LONG TERM BIKE PARKING ARE FOR SPACES LOCATED IN THE GARAGE FOR THE CITY HALL EMPLOYEES TO USE. SHORT TERM BIKE PARKING IS FOR AT-GRADE BIKE SPACES FOR VISITORS OF CITY HALL AND THE PLAZA AND DOES NOT INCLUDE THE BIKESHARE SPACES.

NOTE:
- THE TWO PARCELS FOR THIS SITE WILL BE CONSOLIDATED INTO A SINGLE PARCEL WITH THIS PLAN.
- THE TAX PARCEL NUMBER IS PENDING

GREEN BUILDING NARRATIVE

CITY OF ALEXANDRIA GREEN BUILDING POLICY

THE PROJECT INTENDS TO MEET THE REQUIREMENTS OF THE CITY OF ALEXANDRIA 2019 GREEN BUILDING POLICY TO TARGET THE REDUCTION OF ENERGY USE AND GREENHOUSE GAS EMISSIONS, INCREASED WATER EFFICIENCY, AND IMPROVED INDOOR ENVIRONMENTAL QUALITY.

GREEN BUILDING CERTIFICATIONS

THE PROJECT WILL PURSUE LEED V4 CERTIFICATION PER CITY OF ALEXANDRIA 2019 GREEN BUILDING POLICY. THE PROJECT SHALL ACHIEVE LEED GOLD, AT A MINIMUM, IN COMPLIANCE WITH THE CITY'S GREEN BUILDING POLICY REQUIREMENTS FOR ALL NEW PUBLIC (CITY-OWNED BUILDINGS) PROJECTS. ADDITIONALLY, THE PROJECT INTENDS TO ACHIEVE THE PRIORITY PERFORMANCE POINTS, WHERE POSSIBLE. SHOULD THESE PRIORITY POINTS BE IMPOSSIBLE TO ACHIEVE DUE TO LIMITING CIRCUMSTANCES OF THE EXISTING SITE AND BUILDING, EXEMPTIONS WILL BE REQUIRED FROM THE CITY. THESE WILL NOT LIMIT THE PROJECT'S ABILITY TO ACHIEVE LEED GOLD AT A MINIMUM. NOTE THAT THIS PROJECT WILL PURSUE A SINGLE LEED CERTIFICATION FOR THE ENTIRE CITY HALL, MARKET SQUARE, AND GARAGE SCOPE RATHER THAN DISTINCT CERTIFICATIONS FOR EACH.

ENERGY

LOAD REDUCTION STRATEGIES:

- BUILDING MASSING AND ORIENTATION: THE BUILDING, PLAZA, AND GARAGE MASSING AND ORIENTATION ARE ALREADY ESTABLISHED AND NO SIGNIFICANT CHANGES THAT IMPACT ENERGY CONSUMPTION ARE EXPECTED. THE EXPECTED SCOPE OF REPLACING THE GARAGE STRUCTURE ENABLES EASIER INSTALLATION AND INCREASED QUANTITY OF GEOTHERMAL BOREHOLES ON SITE.
- BASIC ENVELOPE ATTRIBUTES: THE PROJECT AIMS TO IMPROVE THE EXISTING ROOF ASSEMBLY AND ITS PERFORMANCE TO CODE (ASHRAE 90.1-2019) MINIMUM, U-0.32. THE PROJECT TEAM ALSO AIMS TO IMPROVE THE EXISTING GLAZING ASSEMBLY TO CODE MINIMUM OR BETTER, U-0.35 AND SHGC-0.36. THE PROPOSED DESIGN INTENDS TO PRESERVE THE EXISTING EXTERIOR WALL INTEGRITY, WHILE INCREASING INSULATION IN THE EXISTING WALL TO ACHIEVE A PERFORMANCE VALUE OF U-0.066 AND ALL NEW EXTERIOR WALLS TO HAVE A PERFORMANCE VALUE OF U-0.050. THIS IMPROVEMENT IS EXPECTED TO REDUCE THE LOAD.
- LIGHTING: THE PROJECT TEAM IS TARGETING A LIGHTING POWER DENSITY (LPD) OF APPROXIMATELY 20% LOWER THAN CODE (ASHRAE 90.1-2019). IN ADDITION TO ALL LIGHTING CONTROL COMPLYING WITH CODE, THE PROJECT TEAM ALSO PLANS TO INCLUDE ADVANCED LIGHTING CONTROLS AND SENSORS IN ADDITIONAL SPACES. THESE STRATEGIES WILL HELP REDUCE THE INTERNAL LOAD GENERATED BY EXCESSIVE LIGHTING IN THE BUILDING AND REDUCE THE ENERGY CONSUMED BY LIGHTING.
- PLUG AND PROCESS LOADS: THE PROJECT TEAM IS TARGETING A RELATIVELY LOW PLUG DENSITY. NO SINGLE SPACE SHALL HAVE A PLUG DENSITY HIGHER THAN 1W/SF, EXCEPT CRITICAL SPACES LIKE THE MECHANICAL AND IT ROOMS. THIS APPROACH WILL REDUCE THE COOLING REQUIRED FOR THE BUILDING, THUS REDUCING COOLING ENERGY.

PRELIMINARY ENERGY SAVINGS ESTIMATES: PRELIMINARY ENERGY MODEL RESULTS REFLECT PERFORMANCE OF THE WHOLE BUILDING DESIGN INCLUSIVE OF THE MARKET SQUARE SITE LIGHTING. THESE RESULTS SHOW THE PROJECT'S ENERGY USE INTENSITY (EUI) IS ESTIMATED TO BE 27 KBTU/SF-YR BEFORE ANY ONSITE RENEWABLE ENERGY GENERATION IS ACCOUNTED FOR. THIS EQUATES TO 34% ENERGY AND ENERGY COST SAVINGS RELATIVE TO THE LEED BASELINE, 45 KBTU/SF-YR, WHEN 112,600 KWH OF ON-SITE SOLAR PV IS ACCOUNTED FOR, RESULTS SHOW AN ADDITIONAL 6% OF TOTAL SITE ENERGY AND COST SAVINGS, RESULTING IN A TOTAL OF 40% SITE ENERGY AND ENERGY COST SAVINGS.

RENEWABLE ENERGY PRODUCTION: ON-SITE AND OFF-SITE RENEWABLE ENERGY WILL BE INCLUDED IN THE DESIGN TO OFFSET 100% OF THE PROJECT'S ENERGY USE. ON-SITE RENEWABLE ENERGY GENERATION WILL BE PRIORITIZED BY MAXIMIZING SOLAR PV ON-SITE TO THE EXTENT IT MAKES SENSE FOR THE PROJECT. PRELIMINARY CONSIDERATIONS FOR LOCATION OF PV ARRAYS ON-SITE INCLUDE THE BUILDING'S ROOFTOP AND MARKET SQUARE. THE PROJECT PLANS TO INCLUDE TRADITIONAL PV ON A PORTION OF THE ROOFTOP AND PV CANOPIES FOR PORTIONS OF MARKET SQUARE, WITH POTENTIAL TO PROVIDE SHADE, REDUCE HEAT ISLAND EFFECT AND DOUBLE AS PERMANENT STRUCTURES FOR THE MARKET SQUARE WEEKLY FARMER'S MARKET. PRELIMINARY ESTIMATES OF THE PROPOSED ON-SITE ARRAYS INCLUDE A 57 KW TRADITIONAL ROOFTOP ARRAY ON THE NEW, FLAT ROOF AND A TOTAL CAPACITY OF 41 KW OF CANOPY PV AT MARKET SQUARE, OFFSETTING 10% OF THE PROJECT'S ANNUAL ENERGY USE ON-SITE, RESULTING IN A REDUCED EUI OF 24 KBTU/SF-YR. THE PROJECT HAS SITE CONSTRAINTS THAT MAKE PRODUCING 100% OF THE BUILDING'S ANNUAL ENERGY CONSUMPTION VIA ON-SITE RENEWABLE ENERGY VERY DIFFICULT. THE CITY WILL THEREFORE ALSO CONSIDER OPTIONS TO GENERATE RENEWABLE ENERGY OFF-SITE, WITH PREFERENCE FOR A NEARBY LOCATION WITHIN THE COMMUNITY.

NET ZERO ENERGY: THE PROJECT WILL BE DESIGNED USING NET ZERO STRATEGIES TO THE EXTENT POSSIBLE BUT WILL NOT PURSUE FORMAL NET ZERO ENERGY CERTIFICATION. BASED ON THE PRELIMINARY ENERGY ANALYSIS REPORT AND ON-SITE RENEWABLE ENERGY CAPACITY, 1,075,000 KWH OF RENEWABLE ENERGY WILL NEED TO BE GENERATED OFF-SITE AND DEDICATED TO THIS PROJECT TO OFFSET OVER 100% OF THE PROJECT'S ANNUAL ENERGY CONSUMPTION AND ACHIEVE TRUE NET-ZERO.

COMMISSIONING: CONTRACTING OF THE COMMISSIONING AGENT AS THE OWNER'S PROJECT CONSULTANT IS ANTICIPATED, BUT NOT YET IN PLACE. THE PROJECT PLANS TO INCLUDE FUNDAMENTAL AND ENHANCED COMMISSIONING SCOPE IN LINE WITH LEED STANDARDS, REQUIREMENT THE COMMISSIONING AGENT TO BE BROUGHT ON BOARD BY MID-DD PHASE.

WATER

OUTDOOR WATER EFFICIENCY STRATEGIES: MARKET SQUARE WILL USE NATIVE PLANTINGS AND PLANTINGS THAT REQUIRE MINIMAL IRRIGATION SO THAT NO PERMANENT IRRIGATION IS NEEDED BEYOND THE ESTABLISHMENT PERIOD. RAINWATER HARVESTING IS INCLUDED IN THE PROPOSED DESIGN, WITH THE INTENT OF USING RECLAIMED WATER FOR FIXTURE FLUSHING IN THE BUILDING AND SUPPLEMENTAL IRRIGATION AS NEEDED ON-SITE. ADDITIONALLY, THE DESIGN IS MEETING THE GREEN BUILDING POLICY REQUIREMENTS FOR STORMWATER MANAGEMENT WITH GREEN INFRASTRUCTURE, INCLUDING THE USE OF A MIX OF BIORETENTION ON THE PLAZA, GREEN ROOF ON THE PLAZA, AND BIORETENTION STREET TREES.

INDOOR WATER EFFICIENCY STRATEGIES: THE GARAGE AND MARKET SQUARE WILL HAVE MINIMAL INDOOR WATER USE, BUT RESTROOMS IN CITY HALL WILL SUPPORT THESE OUTDOOR SPACES. FOR THAT SCOPE, ALL NEWLY INSTALLED TOILETS, URINALS, LAVATORY FAUCETS, AND SHOWERHEADS WILL BE WATERSENSE LABELED. EFFICIENT LOW-FLOW AND FLUSH FIXTURES WILL BE PROVIDED FOR LOW FLOW AND LOW FLUSH FIXTURES. TO MAXIMIZE WATER SAVINGS FOR THE PROJECT, THE PROPOSED DESIGN INCLUDES RECLAMATION, STORAGE AND TREATMENT OF RAINWATER AND HVAC CONDENSATE FOR FLUSHING OF WATER CLOSETS AND URINALS IN THE BUILDING.

INDOOR ENVIRONMENTAL QUALITY

DAYLIGHTING: THE PROJECT IS LIMITED TO SOME CONSTRAINTS ASSOCIATED WITH PRESERVATION OF AN EXISTING, HISTORIC BUILDING, SUCH AS AREAS WITH LIMITED GLAZING. THE EXISTING PLACEMENT OF GLAZING, QUANTITY AND DENSITY OF OFFICES, AND DEEP FLOOR PLAN. HOWEVER, THE PROJECT WILL CONTINUE TO DESIGN FOR MAXIMUM NATURAL DAYLIGHTING IN ALL OCCUPIED SPACES TO THE EXTENT POSSIBLE. TO DO SO, THE PROPOSED DESIGN INCLUDES STRATEGIES SUCH AS STRATEGIC PROGRAMMING AND IMPLEMENTATION OF SKYLIGHTS IN INTERIOR SPACES THAT ARE DEEPER IN THE FLOORPLATE. ADDITIONAL STRATEGIES SUCH AS FURNITURE LAYOUTS WILL BE CONSIDERED AND IMPLEMENTED AS THE DESIGN PROGRESSES AND WILL BE INFORMED BY DAYLIGHT ANALYSES THAT WILL BE PERFORMED IN LATER PHASES OF THE PROJECT.

INTERIOR AIR QUALITY: THE PROJECT WILL BE DESIGNED USING HEALTHY AND SUSTAINABLE MATERIALS, INCLUDING INTERIOR PRODUCTS WITH LOW VOCS TO REDUCE CHEMICAL EMISSIONS IN OCCUPIED SPACES. ADDITIONALLY, THE PROJECT PLANS TO CONDUCT INDOOR AIR QUALITY TESTING AHEAD OF OCCUPANCY TO VERIFY PERFORMANCE AND ENSURE THE INDOOR AIR QUALITY IS ACCEPTABLE FOR OCCUPANTS.

CONSTRUCTION IAQ: THE PROJECT WILL DEVELOP AND IMPLEMENT A CONSTRUCTION IAQ MANAGEMENT PLAN TO ALIGN THE TEAM ON ROLES, RESPONSIBILITIES, AND PROCEDURES THAT SHOULD BE FOLLOWED DURING CONSTRUCTION. THE IAQ MANAGEMENT PLAN, IN LINE WITH LEED STANDARDS WILL HELP THE PROJECT MEET AND EXCEED THE CONTROL MEASURES OF THE SMACNA IAQ GUIDELINES FOR BUILDINGS UNDER CONSTRUCTION, INCLUDING HVAC PROTECTION, SOURCE CONTROL, PATHWAY INTERRUPTION, HOUSEKEEPING, AND SCHEDULING STRATEGIES.

OCCUPANT THERMAL COMFORT: OCCUPANT COMFORT IN THE INTERIOR SPACE IS A PRIORITY FOR THE PROJECT. TO ENSURE OCCUPANTS ARE COMFORTABLE WITH THEIR INTERIOR THERMAL ENVIRONMENTS, THE PROJECT WILL BE DESIGNED TO INCLUDE THERMAL COMFORT CONTROLLABILITY FOR OCCUPANTS IN REGULARLY OCCUPIED SPACES, INCLUDING STRATEGIES SUCH AS THERMOSTAT CONTROLLABILITY.

[NARRATIVE PROVIDED BY: R.G. VANDERWEIL ENGINEERS, LLP]

STORM STRUCTURE DATA

EX 605 — RIM ELEV: 26.91 (GIS #005319IN)
INV IN = 23.59 (8" PVC FROM WEST)
INV OUT = 23.17 (15" RCP TO 600)

EX 600 — RIM ELEV: 27.12 (GIS #005318IN)
INV IN = 22.03 (12" DIP FROM WEST)
INV IN = 22.30 (15" RCP FROM 605)
INV OUT 20.30 (15" RCP TO 5035)

EX 5135 — RIM ELEV: 26.00 (GIS #002960SMH)
INV IN = 18.48 (15" RCP FROM 600)
INV IN = 18.71 (18" RCP FROM 2575)
INV IN = 18.59 (15" RCP FROM 2578)
INV OUT = 18.09 (18" RCP TO EAST)

EX 2576 — RIM ELEV: 26.21 (GIS #002959SMH)
INV IN = 18.83 (15" RCP FROM NORTHWEST)
INV IN = 20.04 (10" RCP FROM 2579)
INV IN = 18.61 (15" RCP FROM SOUTH)
INV IN = 20.51 (12" RCP FROM 2504)
INV OUT = 18.55 (15" RCP TO 5135)

EX 2579 — RIM ELEV: 24.87 (GIS #005293IN)
INV IN = 21.51 (12" RCP FROM 2581)
INV OUT = 21.21 (12" RCP TO 2578)

EX 2581 — RIM ELEV: 25.09 (NO GIS #)
INV OUT 21.59 (12" RCP TO 2579)

EX 2504 — RIM ELEV: 26.97 (GIS #005316IN)
INV IN = 23.37 (6" PVC ROOF DRAIN FROM SOUTH)
INV IN = 23.01 (15" RCP FROM 2516)
INV OUT = 22.60 (12" RCP TO 2578)

EX 2516 — RIM ELEV: 27.18 (GIS #005317IN)
INV IN = 23.89 (6" ROOF DRAIN FROM WEST)
INV OUT = 23.44 (15" RCP TO 2504)

EX 2575 — RIM ELEV: 27.83 (GIS #002961SMH)
INV IN = 21.28 (18" RCP FROM WEST)
INV IN = 21.75 (??? FROM SOUTH)
INV OUT 21.13 (18" RCP TO 5135)

EX 2577 — RIM ELEV: 26.63 (GIS #5890SSMH)
INV IN = 17.28 (12" DIP FROM 2576)
INV OUT = 17.28 (10" DIP TO EAST)

EX 2576 — RIM ELEV: 26.76 (GIS #005889SSMH)
INV IN = 17.43 (12" DIP FROM 2569)
INV IN = 20.34 (12" DIP FROM SOUTH)
INV OUT = 17.34 (12" DIP TO 2577)

EX 2569 — RIM ELEV: 28.37 (GIS #005783SSMH)
INV IN = 19.31 (12" DIP FROM SOUTH (BLDG))
INV IN = 18.79 (12" DIP FROM WEST)
INV IN = 18.82 (12" DIP FROM NORTHWEST)
INV OUT 18.78 (12" DIP TO 2576)

EX 5132 — RIM ELEV: 30.06 (GIS #002962SMH)
INV IN 24.58 (15" RCP FROM 2142)
INV OUT 24.53 (15" RCP TO EAST)

EX 2142 — RIM ELEV: 30.65 (GIS #005296IN)
INV IN = 25.44 (15" RCP FROM 1962)
INV IN = 25.60 (6" DIP FROM NORTHEAST)
INV IN = 25.58 (4" DIP FROM EAST)
INV OUT = 24.98 (15" RCP TO 5132)

EX 1962 — RIM ELEV: 30.69 (GIS #002963SMH)
INV IN = 25.77 (15" RCP FROM 5133)
INV OUT = 25.75 (15" RCP TO 2142)

EX 5133 — RIM ELEV: 31.03 (GIS #002964SMH)
INV IN = 26.61 (10" DIP FROM WEST)
INV OUT = 25.94 (15" RCP TO 1962)

EX 1892 — RIM ELEV: 31.76 (GIS #000449CIN)
INV OUT = 29.31 (10" DIP TO 2177)

EX 2177 — RIM ELEV: 32.06 (GIS #000448CIN)
INV IN = 27.41 (10" DIP FROM 1892)
INV OUT = 27.36 (15" RCP TO 1850)

EX 1850 — RIM ELEV: 32.13 (GIS #000447SCIN)
INV IN = 27.10 (15" RCP FROM 2177)
INV OUT = INACCESSIBLE

EX 1867 — RIM ELEV: 31.74 (GIS #005423SSMH)
INV IN = 26.05 (15" RCP FROM 1850)
INV IN = 25.00 (15" RCP FROM EAST)
INV OUT = 24.63 (15" RCP TO 5130)

EX 5130 — RIM ELEV: 32.56 (GIS #005124SSMH)
INV IN = 23.30 (15" RCP FROM EAST)
INV IN = 23.27 (15" RCP FROM 1867)
INV OUT = 23.13 (15" RCP TO WEST)

EX 2242 — RIM ELEV: 32.01 (GIS #000446SCIN)
INV IN = 28.96

EX 5129 — RIM ELEV: 31.82 (GIS #005113SSMH)
INV IN = 27.84 (10" DIP FROM NORTH)
INV OUT = 27.71 (10" DIP TO 1531)

EX 1531 — RIM ELEV: 29.63 (GIS #005112SSMH)
INV IN = 25.17 (10" DIP FROM 5129
INV IN = 27.10 (? FROM SOUTH)
INV OUT = 25.17 (? TO EAST)

EX 1520 — RIM ELEV: 29.89 (GIS #002398SMH)
INV IN = 26.52 (15" RCP FROM 1530)
INV IN = 26.99 (15" RCP FROM 1584)
INV OUT = 26.25 (15" RCP TO 1517)

EX 1517 — RIM ELEV: 29.45 (GIS #002399SMH)
INV IN = 25.43 (15" RCP FROM 1520)
INV OUT = 22.51 (15" RCP TO EAST)

EX 1584 — RIM ELEV: 30.31 (GIS #005259IN)
INV IN = 27.51 (15" RCP FROM 1653)
INV OUT = INACCESSIBLE

EX 1653 — RIM ELEV: 29.76 (GIS #005260IN)
INV OUT = 27.58 (15" RCP TO 1584)

EX 1530 — RIM ELEV: 29.94 (GIS #005258IN)
INV IN = 27.15 (15" RCP FROM NE)
INV OUT = 26.82 (15" RCP TO 1520)

SANITARY STRUCTURE DATA

SAN 1725 — RIM ELEV: 29.91 (GIS #005883SSMH)
INV IN = 21.62 (12" RCP(PVC?) FROM BLDG.)
INV OUT = 21.40 (12" RCP TO 1376)

SAN 1723 — RIM ELEV: 30.19 (GIS #005852SSMH)
INV IN = 20.95 (12" RCP FROM 1723)
INVOUT = 20.95 (12" RCP TO 203)

SAN 1376 — RIM ELEV: 28.86 (GIS #005881SSMH)
INV IN = 20.42 (12" RCP FROM 1376)
INV IN = 21.20 12" RCP FROM WEST)
INV OUT = 20.05 (12" RCP TO 204)

SAN 204 — RIM ELEV: 28.56 (GIS #005880SSMH)
INV IN = 19.41 (12" RCP FROM 204)
INV OUT = 19.32 (12" RCP OUT TO EAST)

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COMMONWEALTH OF VIRGINIA
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06/04/2025
PROFESSIONAL ENGINEER

CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION
PRELIMINARY DEVELOPMENT SITE PLAN
CITY OF ALEXANDRIA, VIRGINIA

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	04/10/25	VERIFICATION DSP SUBMISSION
	06/04/25	

PROJECT No.: 24005031.00
DRAWING No.: 113942
DATE: 06/04/2025
SCALE: 1" = 20'
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:
NOTES AND TABULATIONS

SHEET No.
C101

P:\Projects\24005031.00\113942 Market Square Plaza DSUP\C101 NOTES AND TABULATIONS.dwg, 6/9/2025 10:43:31 AM, August Himmelsamp,

BENCHMARK #1
SURVEY POINT
N: 6,979,339.44
E: 11,898,244.02
ELEVATION: 26.00

NORTH FAIRFAX STREET
66' PUBLIC RIGHT-OF-WAY

CAMERON STREET
66' PUBLIC RIGHT-OF-WAY

KING STREET
66' PUBLIC RIGHT-OF-WAY

NORTH ROYAL STREET
66' PUBLIC RIGHT-OF-WAY

#301 KING STREET
INST. #250005362
LOT #500
CITY OF ALEXANDRIA
ZONED: CD

2-STORY
BRICK\MASONRY
BUILDING

1-STORY BRICK
BUILDING
FF=32.77

EX. RAMP TO PARKING GARAGE

NOTE: EXISTING PARKING SIGN WITH REAL-TIME DATA TO BE RELOCATED

EX. BENCHES (TYP.)

EX. BRICK PLAZA

EX. WOODEN STAGE

EX. FOUNTAIN AREA

EX. SANDSTONE WALL

EX. BIKESHARE

EX. INFO KIOSK

EX. BUS STOP

EX. BUS STOP SIGN

EX. SCOOTER RACK

EX. SCOOTER RACK AND BIKE PARKING ZONE

EX. BIKE RACK

EX. MAILBOX

EX. TCV

EX. CV

EX. TP

EX. AIR VENT

EX. METAL VENT GRATE

EX. BRICK PLANTER

EX. BRICK RTW

ABANDONED LIGHT POLE

COMCAST PEDESTAL

COMCAST VAULT

ALEXANDRIA VAULT

ALEXANDRIA MANHOLE

DOMINION MANHOLE

VERIZON MANHOLE

N 6,979,718.83
E 11,898,262.96

N 6,979,753.72
E 11,898,018.61

354.21' S08° 32' 32"W

N08° 32' 32"E

246.83'

COMMUNICATION LINE FROM CITY HALL TO TAVERN SQUARE

ELECTRIC FEED FROM THE GENERATOR TO TAVERN SQUARE

BENCHMARK #2
SURVEY POINT
N: 6,979,785.33
E: 11,897,996.01
ELEVATION: 31.74

VIRGINIA STATE GRID NORTH
(SEE NOTE 3A)

GRAPHIC SCALE
1" = 20'

LEGEND

Utilities - Storm
- STORM MANHOLE
- STORM DRAIN INLET
- SMALL STORM GRATE
- STORM DRAIN CATCH BASIN

Utilities - Sanitary
- SANITARY MANHOLE
- SANITARY CLEAN-OUT

Utilities - Water
- WATER VALVE
- WATER METER
- SIAMESE CONNECTION
- FIRE HYDRANT
- WATER MANHOLE
- IRRIGATION VALVE

Utilities - Gas
- GAS METER
- GAS VALVE
- GAS MARKER

Utilities - Electric
- LIGHT POLE
- TRAFFIC LIGHT POLE
- CROSSWALK LIGHT
- ELECTRIC MANHOLE
- ELECTRIC VAULT

Utilities - Communication
- TELEPHONE PEDESTAL
- COMMUNICATIONS VAULT
- CABLE TV PEDESTAL

Linetypes
- INDEX CONTOUR (5')
- INT. CONTOUR (1')
- SANITARY PIPE
- STORM PIPE
- EXISTING ROAD CENTERLINE

Surfaces
- ASPHALT AREA
- CONCRETE AREA
- BRICK AREA

Abbreviations
- EX. EXISTING
- CONC. CONCRETE
- S/W SIDEWALK
- C&G CURB AND GUTTER
- EP EDGE OF PAVEMENT
- BSW BRICK SIDEWALK
- RTW RETAINING WALL
- TCV TRAFFIC CONTROL VAULT
- CV COMMUNICATIONS VAULT

Misc. Symbols
- 150.0 SPOT ELEVATION
- DECIDUOUS TREE
- SIGN
- BOLLARD
- MAILBOX
- UNIDENTIFIED MANHOLE
- FLAG POLE
- FLOW DIRECTION
- PROPERTY CORNER

LEGEND

Utilities - Electric
- LIGHT POLE
- ELECTRIC MANHOLE
- ELECTRIC BOX
- TRAFFIC SIGNAL POLE
- ELECTRIC VAULT
- CROSSWALK SIGNAL

Utilities - Electric
- COMMUNICATION VAULT
- COMMUNICATION MANHOLE
- COMMUNICATION PEDESTAL

Utilities - Water
- FIRE HYDRANT
- WATER VALVE
- WATER METER

Utilities - Gas
- GAS LIGHT POLE
- GAS VALVE
- TEST STATION

Utilities - Miscellaneous
- END OF INFORMATION
- CAPPED LINE LOCATION

SUE Level B - Field Located (Underground)
- DOM DOMINION ELECTRIC MARKING
- ALX ALEXANDRIA TRAFFIC MARKING
- E PRIVATE ELECTRIC MARKING
- VZN VERIZON COMMUNICATION MARKING
- CMC COMCAST COMMUNICATION MARKING
- ALX CITY OF ALEXANDRIA COMMUNICATION MARKING
- T PRIVATE COMMUNICATION MARKING
- VAW VAW WATER MARKING
- W PRIVATE OR UNIDENTIFIED WATER MARKING
- WGL WASHINGTON GAS MARKING
- U UNIDENTIFIED UTILITY MARKING

SUE Level D - From Observations or Records (Underground)
- VAW VAW WATER
- W PRIVATE OR UNIDENTIFIED WATER
- WGL WASHINGTON GAS

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CHECKED: EG

SHEET TITLE:
EXISTING CONDITION PLAN

SHEET No.
C200

APPROVED
DEVELOPMENT SITE PLAN NO. DSP2025-00005
DEPARTMENT OF PLANNING & ZONING

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DIRECTOR DATE

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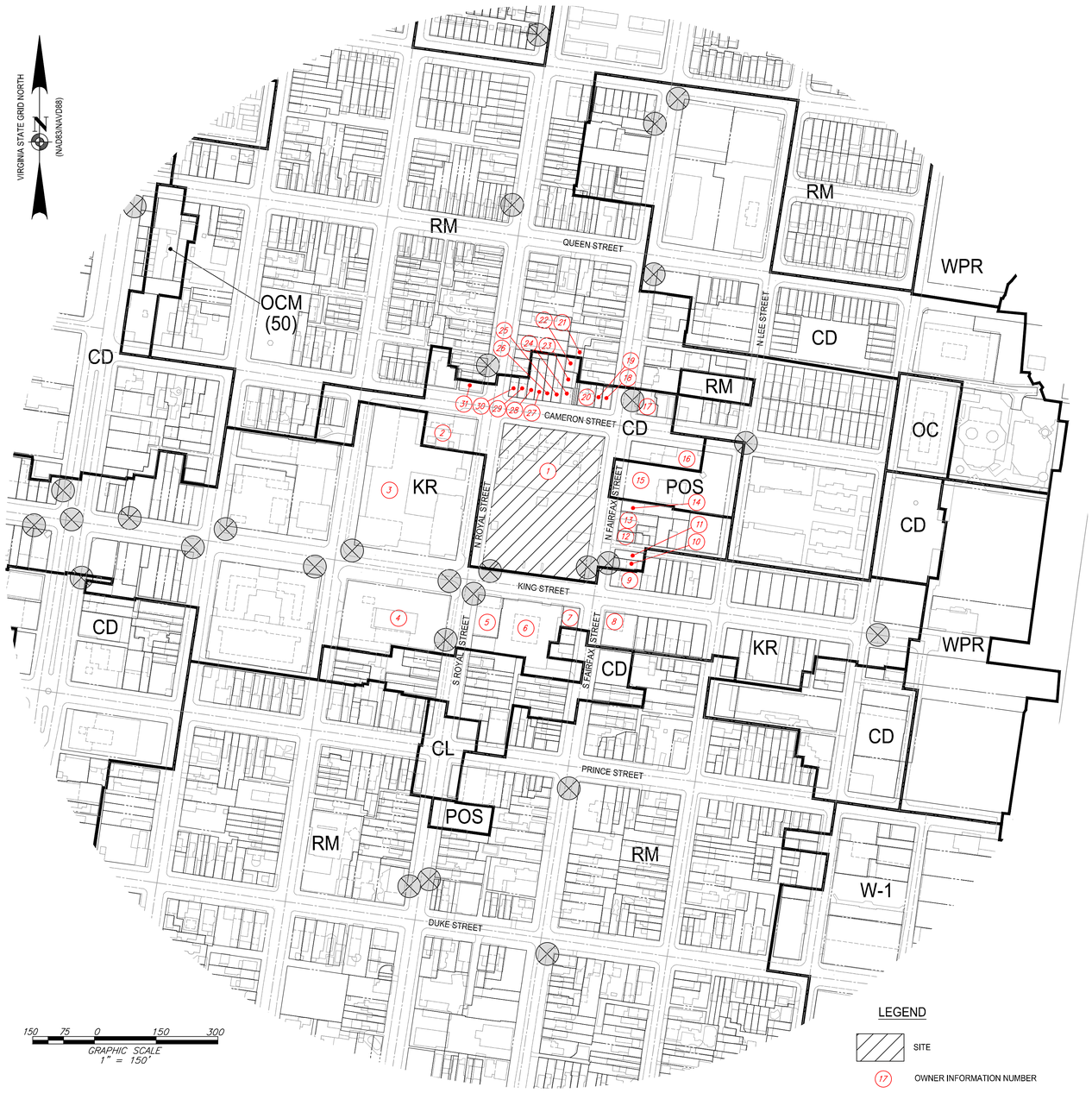
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

P:\Projects\24005031.00\113942 Market Square Plaza DSUP\C200 EXISTING CONDITION PLAN.dwg, 6/9/2025 10:44:03 AM, August Himenkamp,



OWNERSHIP INFORMATION

1. CITY OF ALEXANDRIA
301 KING ST
USE: CITY GOVT BLDGS (730)
ZONE: CD

2. CITY OF ALEXANDRIA
134 N ROYAL ST
USE: CITY LEASED TO OTHER (736)
ZONE: KR

3. WG TAVERN SQUARE VENTURE LLC
411 KING ST
USE: OFFICE BUILDINGS (487)
ZONE: KR

4. AB FH ALEXANDRIAN HOTEL OWNER LLC
480 KING ST
USE: HOTEL AND MOTEL (470)
ZONE: KR

5. HIGH ST RETAIL LLC
326 KING ST
USE: GENERAL COMMERCIAL (400)
ZONE: KR

7. 320 KING STREET LC
320 KING ST
USE: OFFICE BUILDING (487)
ZONE: KR

8. JADJOOD LLC
302 KING ST
USE: RESTAURANT/FST FOOD (474)
ZONE: KR

9. BURKE & HERBERT BANK & TRUST COMPANY
110 FAIRFAX ST
USE: FINANCIAL INST (481)
ZONE: KR

10. CITY OF ALEXANDRIA
221 KING ST
USE: CITY REC/CUL/CENTERS (732)
ZONE: KR

11. CHEZ & FAIRY LLC
107 N FAIRFAX ST
USE: GENERAL COMMERCIAL (400)
ZONE: CD

12. 109 NORTH FAIRFAX LLC
109 N FAIRFAX ST
USE: GENERAL COMMERCIAL (400)
ZONE: CD

13. DAY H TALMAGE JR
113 N FAIRFAX ST
USE: GENERAL COMMERCIAL (400)
ZONE: CD

14. 115 LLC
115 N FAIRFAX ST
USE: JR OFFICE BUILDING (489)
ZONE: CD

15. COOPERPRIEST 117 LLC
117 N FAIRFAX ST
USE: JR OFFICE BUILDING (489)
ZONE: CD

16. NORTHEN VIRGINIA REGIONAL PARK AUTH
121 N FAIRFAX ST
USE: REGIONAL/GENERAL (720)
ZONE: POS

17. HISTORIC BOA BUILDING LLC
C/O OXFORD FINANCE LLC
133 N FAIRFAX ST
USE: DETACHED HOUSE (100)
ZONE: CD

18. MANNING FAMILY LP THE
201 N FAIRFAX ST
USE: JR OFFICE BUILDING (489)
ZONE: CD

19. HEISER PROPERTIES LLC
200 N FAIRFAX ST
USE: GENERAL COMMERCIAL (400)
ZONE: CD

20. ABBRUZZETTI CATHERINE C
ABBRUZZETTI FRANCESCO
303 CAMERON ST
USE: GENERAL COMMERCIAL (400)
ZONE: CD

21. MARZILLI CHRISTOPHER OR
NANCY L TRS
305 CAMERON ST
USE: GENERAL COMMERCIAL (400)
ZONE: CD

22. KIM BEUM S
309C CAMERON ST
USE: GENERAL COMMERCIAL (400)
ZONE: RM

23. OLSEN ADRIAN J
309B CAMERON ST
USE: GENERAL COMMERCIAL (400)
ZONE: CD

24. CALEBS LIMITED PARTNERSHIP
309A CAMERON ST
USE: GENERAL COMMERCIAL (400)
ZONE: CD

25. EARLS TERRACE LLC
307 CAMERON ST
USE: GENERAL COMMERCIAL (400)
ZONE: CD

26. TARKY CYROUS ABEDI
313 CAMERON ST
USE: GENERAL COMMERCIAL (400)
ZONE: CD

27. 315 CAMERON ST LLC
315 CAMERON ST
USE: GENERAL COMMERCIAL (400)
ZONE: CD

28. HEMMENDINGEER NOEL TR
317 CAMERON ST
USE: GENERAL COMMERCIAL (400)
ZONE: CD

29. HOUSE OF PHI LLC
319 CAMERON ST
USE: GENERAL COMMERCIAL (400)
ZONE: CD

30. ABEDI CYROUS TARKY
323 CAMERON ST
USE: GENERAL COMMERCIAL (400)
ZONE: CD

31. LASKER AMANDA BROWN TR
325 CAMERON ST
USE: GENERAL COMMERCIAL (400)
ZONE: CD

32. 200 NR LLC
200 N ROYAL ST
USE: JR OFFICE BUILDING (489)
ZONE: CD

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06/04/2025

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DESIGN: EG
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CHECKED: EG

SHEET TITLE:
CONTEXTUAL PLAN

SHEET No.
C201

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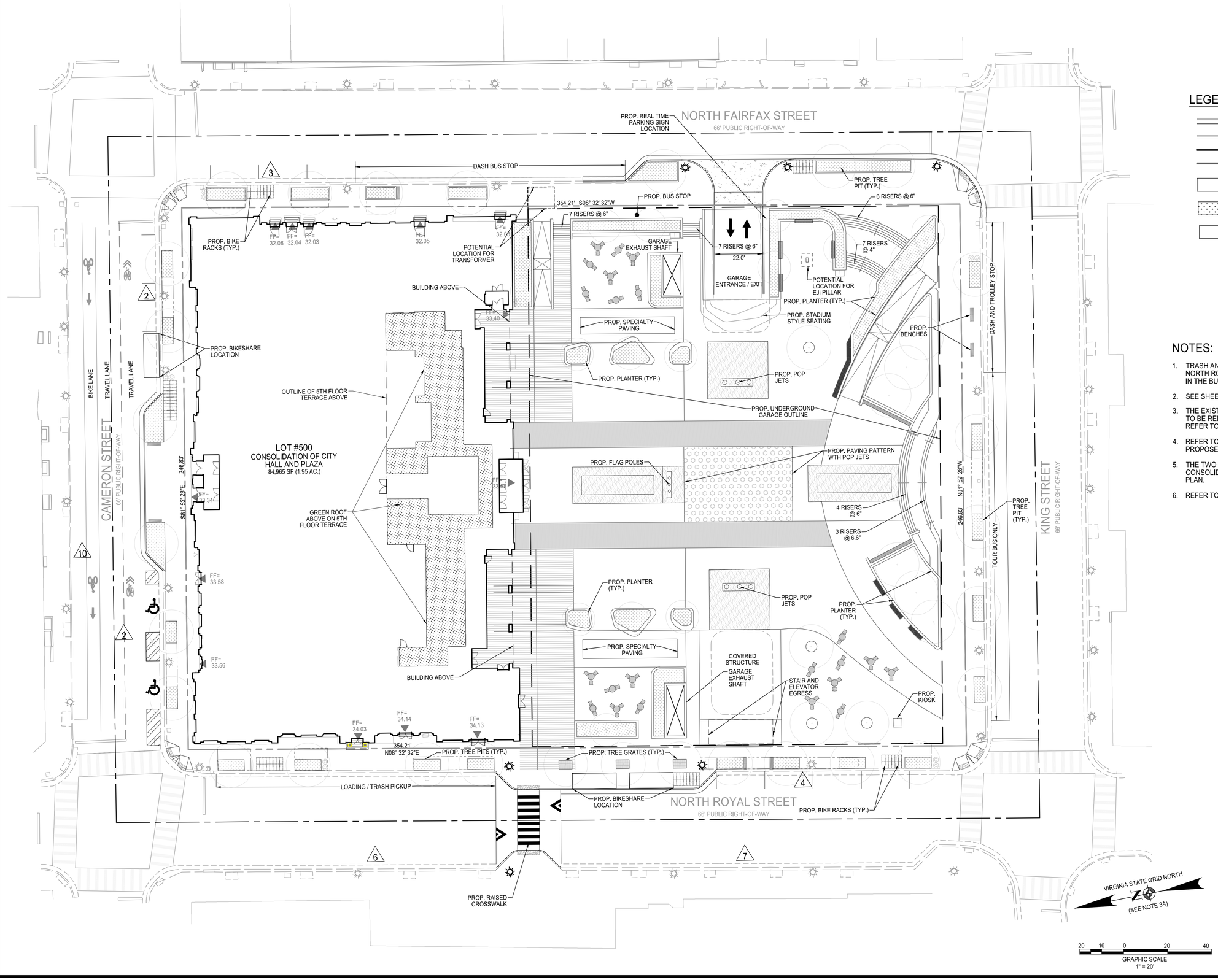

LEGEND:

- CURB AND GUTTER (CSCG-3)
- HEADER CURB
- PROPERTY LINE
- GARAGE FOOTPRINT BELOW
- VEGETATION
- GREEN ROOF
- BMP TREE WELL

NOTES:

1. TRASH AND RECYCLING PICKUP WILL OCCUR ALONG NORTH ROYAL STREET. THE BINS WILL BE STORED IN THE BUILDING AND WHEELED OUT FOR PICKUP.
2. SEE SHEET C402 FOR ALL UTILITIES INFORMATIONS.
3. THE EXISTING PARKING SIGN WITH REAL-TIME DATA TO BE RELOCATED NEAR THE GARAGE ENTRANCE, REFER TO SHEET C200 FOR LOCATION OF THE SIGN.
4. REFER TO LANDSCAPE SHEET L101 FOR ALL PROPOSED PAVING MATERIALS.
5. THE TWO PARCELS FOR THIS SITE WILL BE CONSOLIDATED INTO A SINGLE PARCEL WITH THIS PLAN.
6. REFER TO SHEET C400 FOR LIMITS OF DISTURBANCE.

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SHEET TITLE:
PRELIMINARY SITE PLAN

SHEET No.
C300

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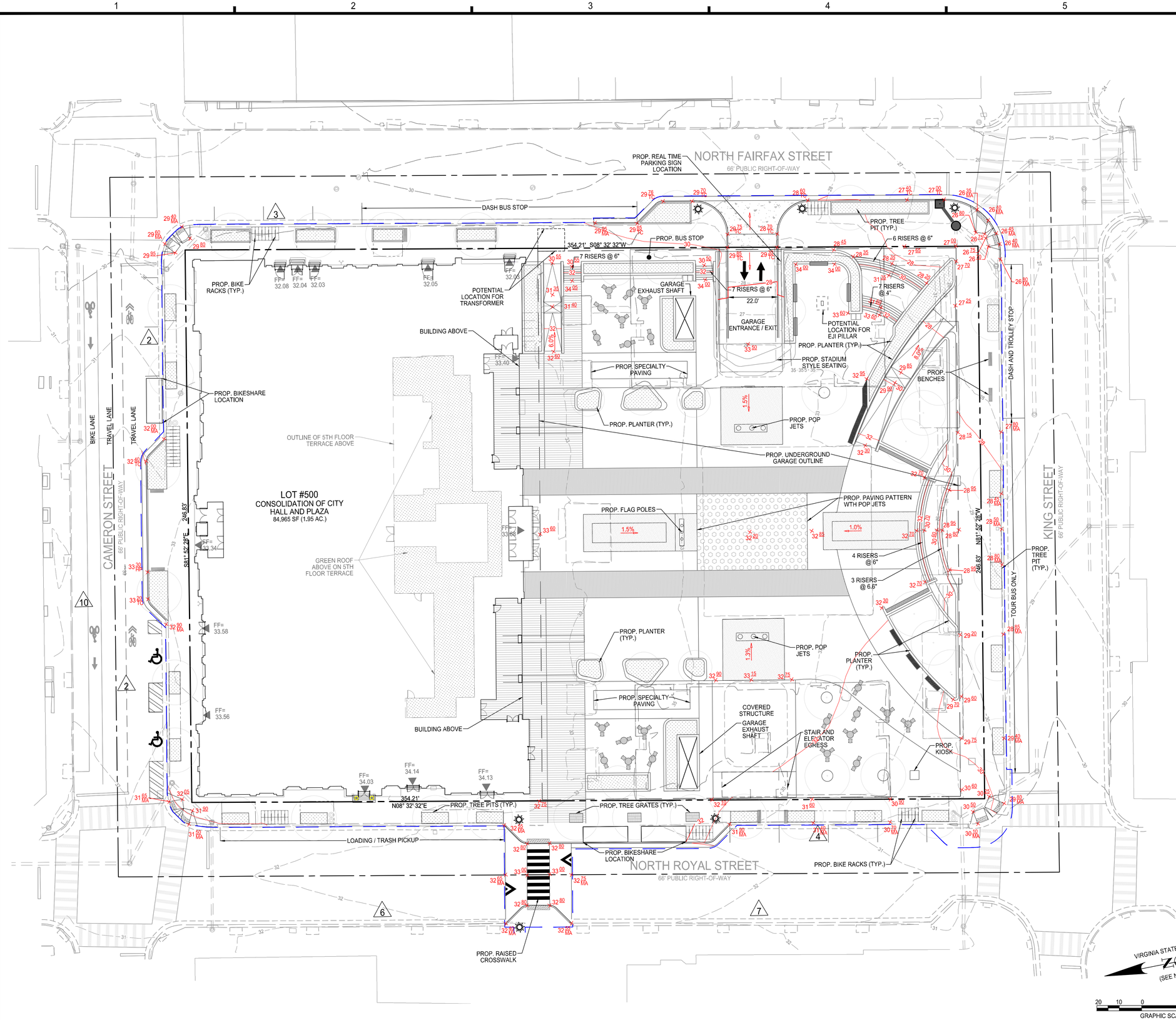

LEGEND:

33.55	SPOT SHOT
MA	MATCH EXISTING
TC	TOP OF CURB
HP	HIGH POINT
LP	LOW POINT
30	CONTOUR
	LIMITS OF IMPROVEMENTS

NOTE: GRADING SHOWN IS FOR PRELIMINARY PURPOSES ONLY AND WILL BE FURTHER DEVELOPED AS THE PROJECT PROGRESSES.

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SHEET TITLE:

PRELIMINARY GRADING PLAN

SHEET No.

C400

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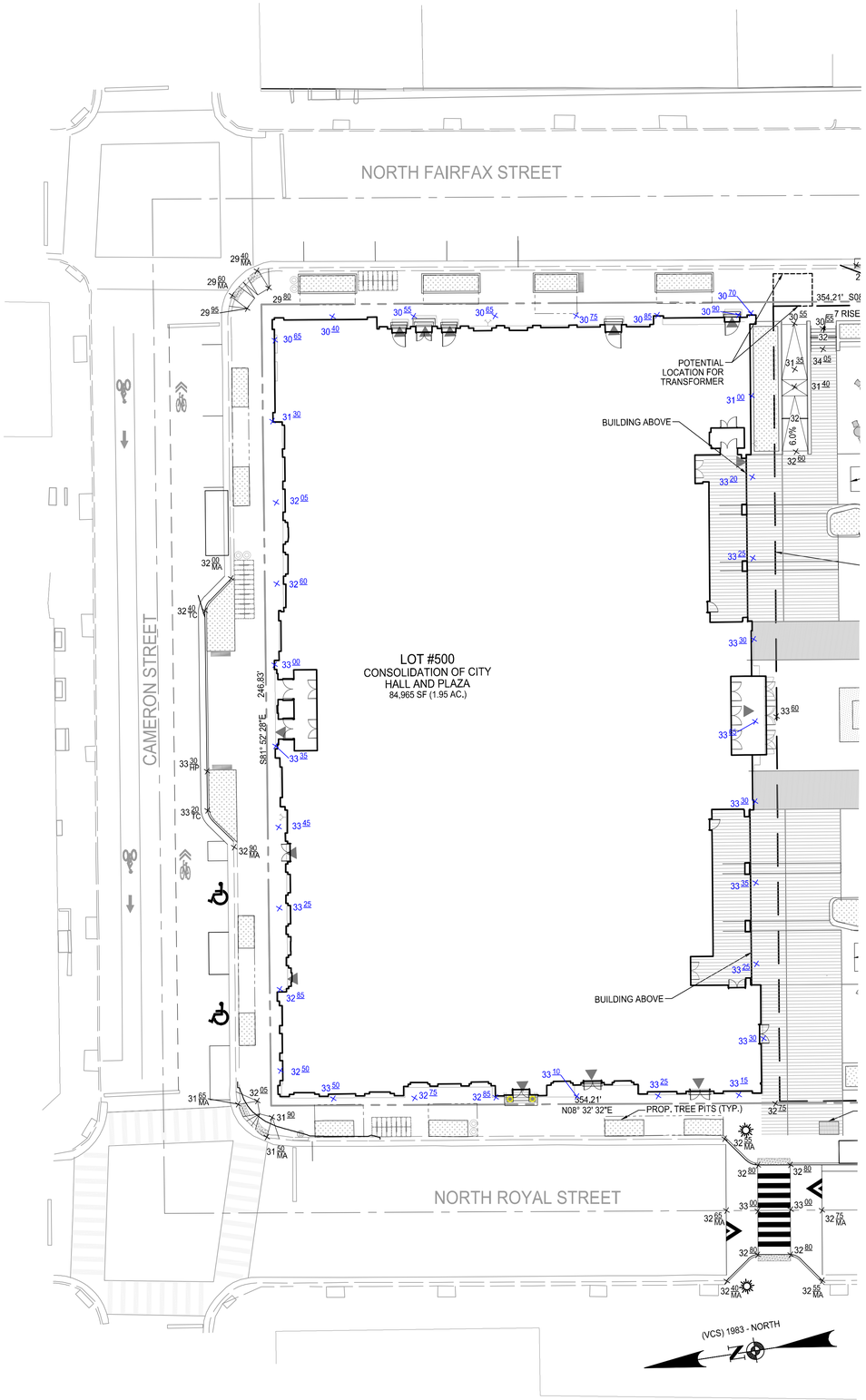

*** starts at northwest corner and goes Counterclockwise**

AFG Point	Elevation
1	30.70
2	31.00
3	33.20
4	33.25
5	33.30
6	33.65
7	33.30
8	33.35
9	33.25
10	33.30
11	33.15
12	33.25
13	33.10
14	32.85
15	32.75
16	33.50
17	32.50
18	32.85
19	33.25
20	33.45
21	33.35
22	33.00
23	32.60
24	32.05
25	31.30
26	30.65
27	30.40
28	30.55
29	30.65
30	30.75
31	30.85
32	30.90
AFG =	**32.4**

20 10 0 20 40
GRAPHIC SCALE
1" = 20'

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DATE RECORDED
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COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
06/04/2025
PROFESSIONAL ENGINEER

CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION
PRELIMINARY DEVELOPMENT SITE PLAN

CITY OF ALEXANDRIA, VIRGINIA

MARK	DESCRIPTION	DATE
	PRELIMINARY DSP SUBMISSION	02/17/25
	COMPLETENESS DSP SUBMISSION	04/10/25
	VERIFICATION DSP SUBMISSION	06/04/25

PROJECT No.: 24005031.00
DRAWING No.: 113942
DATE: 06/04/2025
SCALE: 1" = 20'
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:

AVERAGE FINISHED GRADE EXHIBIT

SHEET No.

C401

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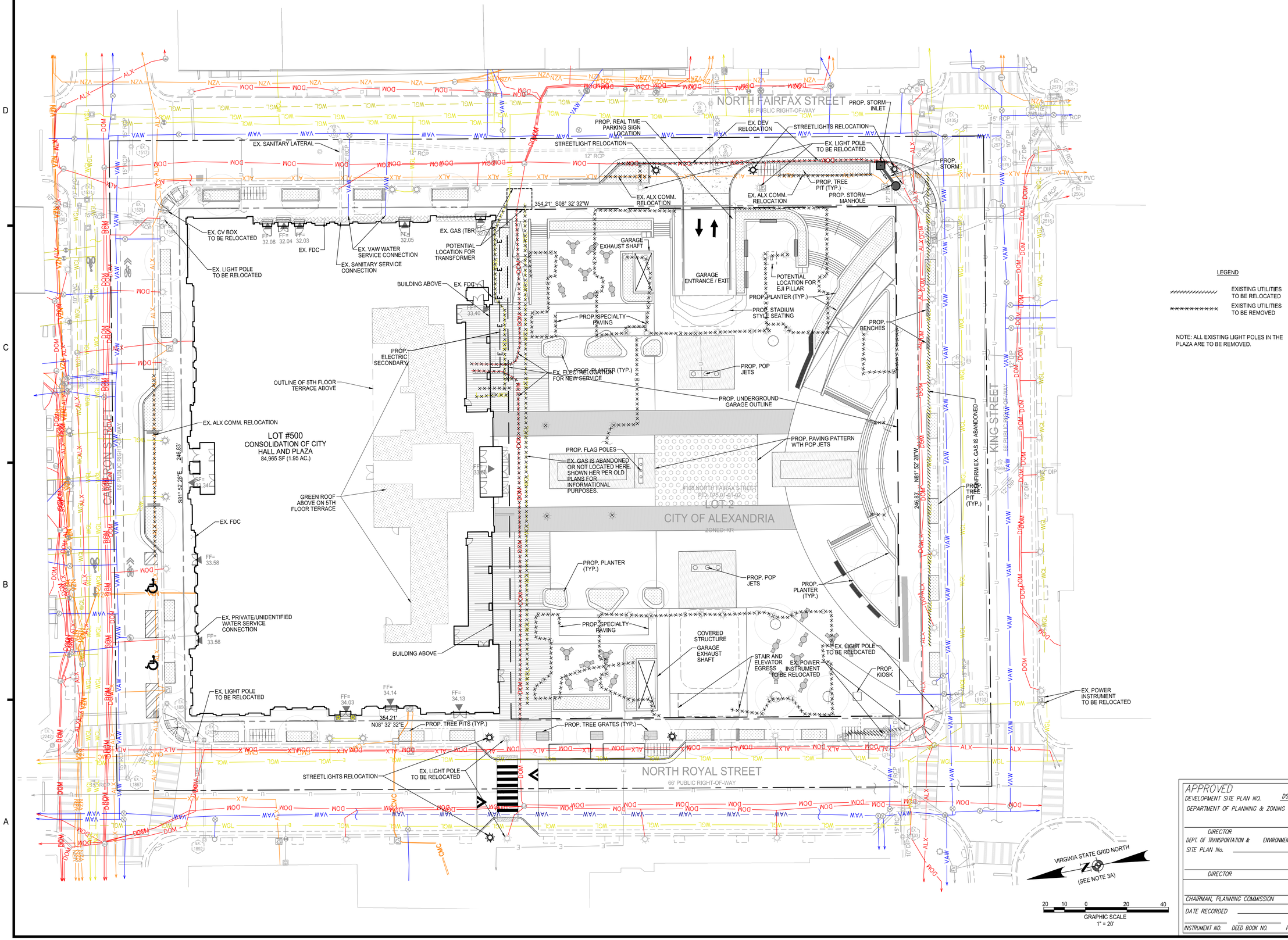

LEGEND

EXISTING UTILITIES TO BE RELOCATED

EXISTING UTILITIES TO BE REMOVED

NOTE: ALL EXISTING LIGHT POLES IN THE PLAZA ARE TO BE REMOVED.

APPROVED
DEVELOPMENT SITE PLAN NO. DSP2025-00005
DEPARTMENT OF PLANNING & ZONING

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

DIRECTOR DATE

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CITY OF ALEXANDRIA, VIRGINIA

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SHEET TITLE:

PRELIMINARY UTILITY PLAN

SHEET No.

C402

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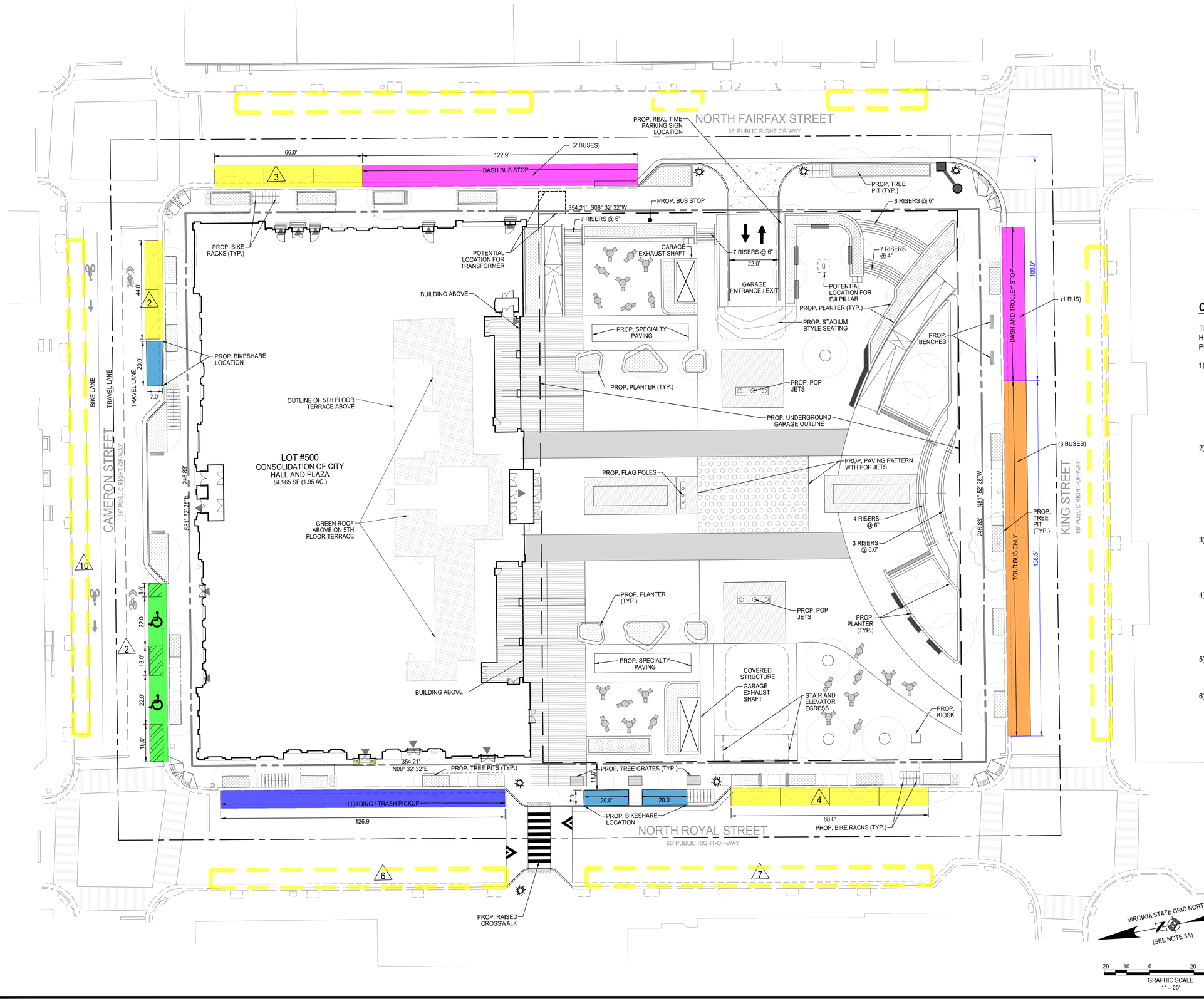

LEGEND:

- CURB AND GUTTER (CSCG-3)
- HEADER CURB
- PROPERTY LINE
- PARKING (STANDARD)
- PARKING (HANDICAP)
- BUS AND TROLLEY PARKING
- MOTORCOACH LOADING (TOUR BUS)
- LOADING SPACES
- BIKESHARE
- LOADING/TRASH PICK-UP
- EXISTING PARKING (STANDARD)

CURBSIDE MANAGEMENT SUMMARY:

THE CURBSIDE MANAGEMENT FOR THE BLOCK AROUND CITY HALL AND MARKET SQUARE PLAZA HAS BEEN DESIGNED IN PRIORITY IN THIS ORDER:

1) MOTOR COACHES - THE LOCATION OF THE MOTOR COACH (TOUR BUSES) IS ALONG KING STREET AS IT CURRENTLY FUNCTIONS IN THE EXISTING CONDITION. THIS WILL ALLOW THE TOUR GROUPS TO UTILIZE THE CRESCENT AREA OF THE PLAZA THAT WAS CARVED OUT TO ALLOW THEM TO GATHER WITHOUT BLOCKING THE KING STREET SIDEWALK. THERE IS ENOUGH ROOM AT THIS LOCATION FOR THREE BUSES.

2) DASH BUS / TROLLEY - THE MAIN BUS STOP IS PROPOSED TO BE LOCATED ALONG NORTH FAIRFAX STREET, NORTH OF THE GARAGE ENTRANCE. THERE WILL BE A COVERED BUS SHELTER INTEGRATED INTO THE PLAZA AT THIS LOCATION. THERE IS ROOM FOR TWO BUSES TO PARK IN THIS AREA. THERE WILL ALSO BE A BUS STOP ON KING STREET, EAST OF THE MOTOR COACH LOADING ZONE. THERE WILL BE A SINGLE BENCH AT THIS LOCATION AND ROOM FOR ONE BUS.

3) TRASH / LOADING - THE TRASH AND LOADING AREA IS PROPOSED TO BE LOCATED ALONG NORTH ROYAL STREET, ADJACENT TO CITY HALL. THIS WILL ALLOW FOR THE DUMPSTERS TO BE WHEELED OUT OF THE BUILDING TO THE TRASH TRUCKS.

4) BIKESHARES ARE SPLIT BETWEEN TWO LOCATIONS OF VARYING SIZE. THE LARGER BIKESHARE LOCATION IS PROPOSED TO BE AT THE SIDEWALK GRADE JUST SOUTH OF THE MID-BLOCK CROSSING OF NORTH ROYAL STREET. THE SMALLER LOCATION IS AT THE STREET GRADE ALONG CAMERON STREET.

5) HANDICAP PARKING SPACES ARE LOCATED ALONG CAMERON STREET, ADJACENT TO THE MAIN ENTRANCE OF CITY HALL.

6) STANDARD PARKING SPACES ARE LOCATED IN THE REMAINING AVAILABLE CURBSIDE SPACES LOCATED IN NORTH ROYAL STREET, NORTH FAIRFAX STREET AND CAMERON STREET.

APPROVED
DEVELOPMENT SITE PLAN NO. DSP2025-00005
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DIRECTOR *DATE*
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CHAIRMAN, PLANNING COMMISSION *DATE*
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	06/04/25	VERIFICATION DSP SUBMISSION

PROJECT No.: 24005031.00
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SHEET TITLE:
CURBSIDE MANAGEMENT PRELIMINARY

SHEET No.
C403

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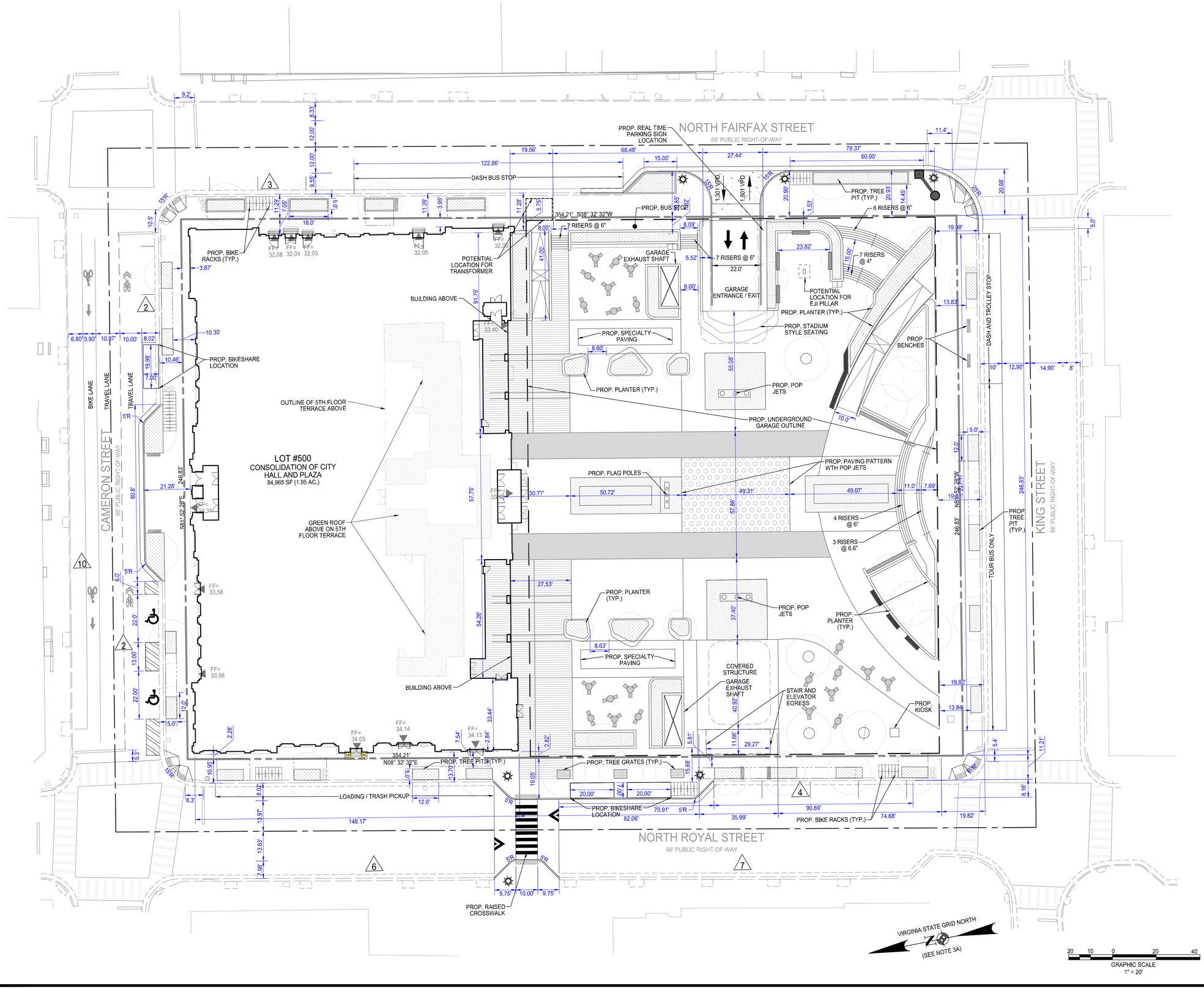

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CHECKED: EG

SHEET TITLE:
PRELIMINARY DIMENSION PLAN

SHEET No.
C404

APPROVED
DEVELOPMENT SITE PLAN NO. DSP2025-00005
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DIRECTOR DATE
DEPT. 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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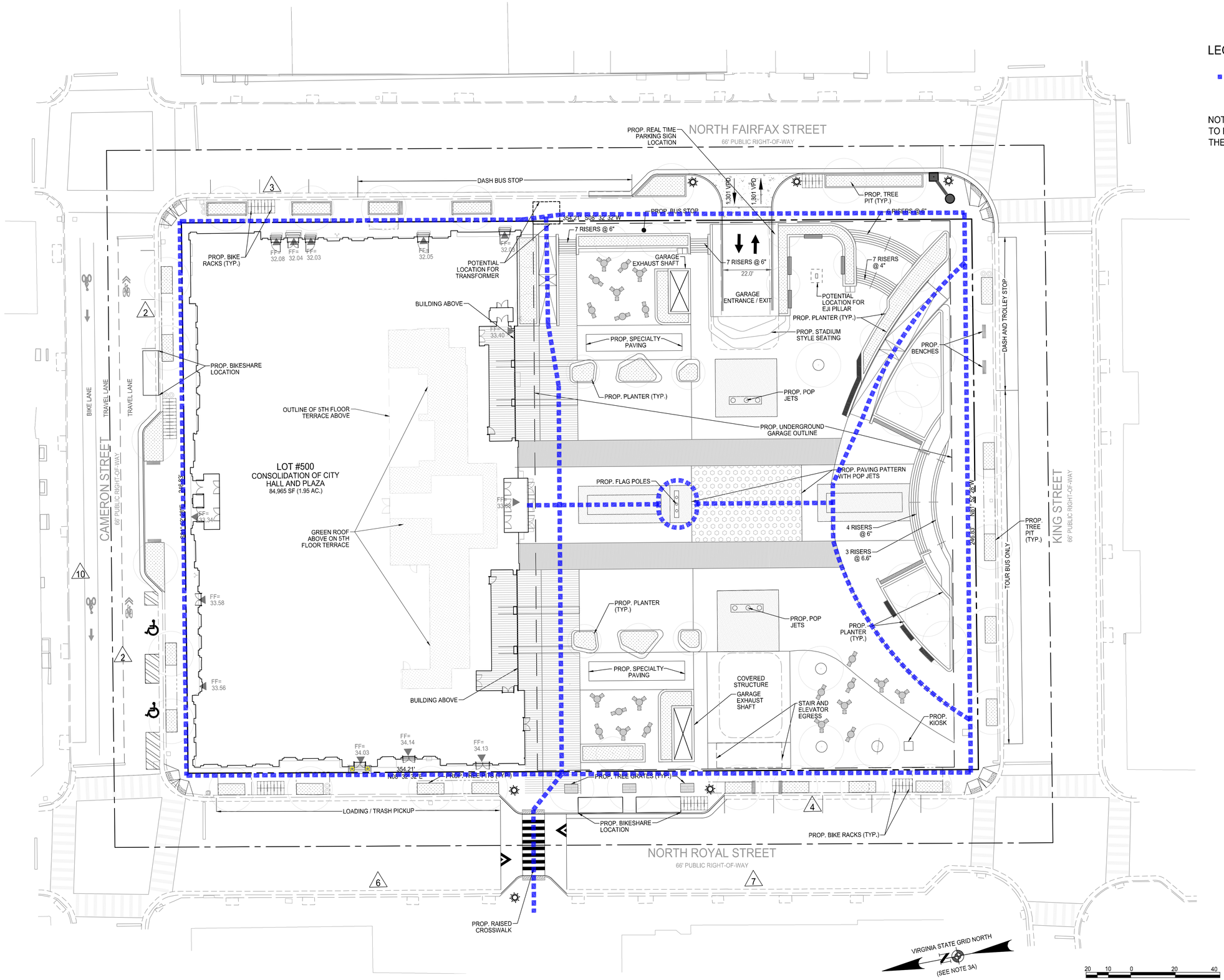

LEGEND:

ADA ACCESSIBLE

NOTE: ADA ROUTES SHOWN ARE INTENDED TO BE FOR ACCESS TO/FROM THE PLAZA. THE PLAZA ITSELF WILL BE ADA ACCESSIBLE.

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CITY OF ALEXANDRIA, VIRGINIA

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DRAWN: JS
CHECKED: EG

SHEET TITLE:

PEDESTRIAN DIMENSION PLAN

SHEET No.

C405

APPROVED
DEVELOPMENT SITE PLAN NO. DSP2025-00005
DEPARTMENT OF PLANNING & ZONING

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INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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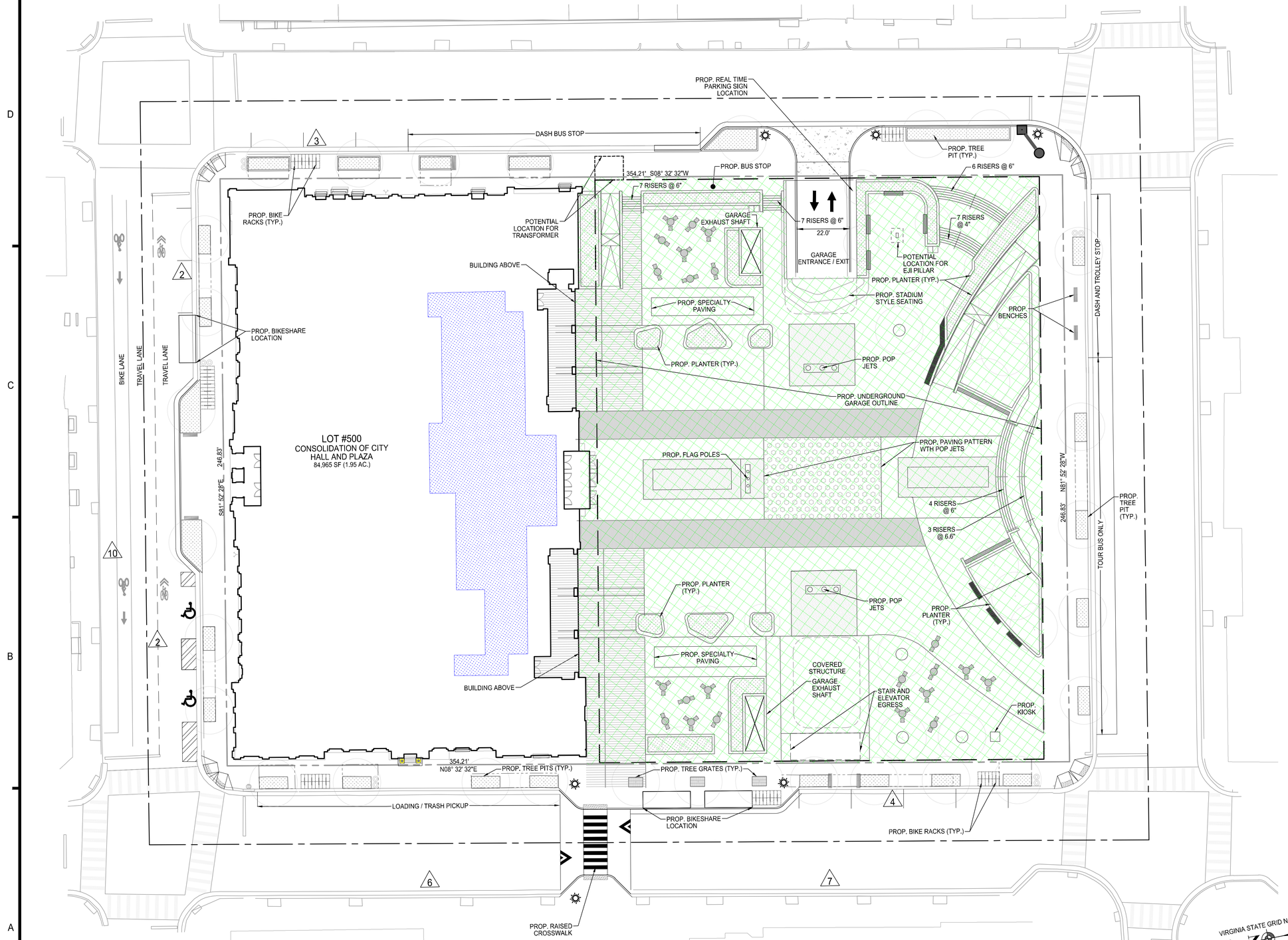

LEGEND

PROP. OPEN SPACE (AT GRADE)

PROP. OPEN SPACE (ABOVE GRADE)

OPEN SPACE CALCULATION:

OPEN SPACE REQUIRED = 0 SF (NO REQUIREMENT)

OPEN SPACE PROVIDED:

AT GRADE	= 46,504 SF
ABOVE GRADE	= 5,480 SF
TOTAL	= 51,984 SF (1.19 AC.)

APPROVED
DEVELOPMENT SITE PLAN NO. DSP2025-00005
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CHECKED: EG

SHEET TITLE:

OPEN SPACE EXHIBIT

SHEET No.

C500

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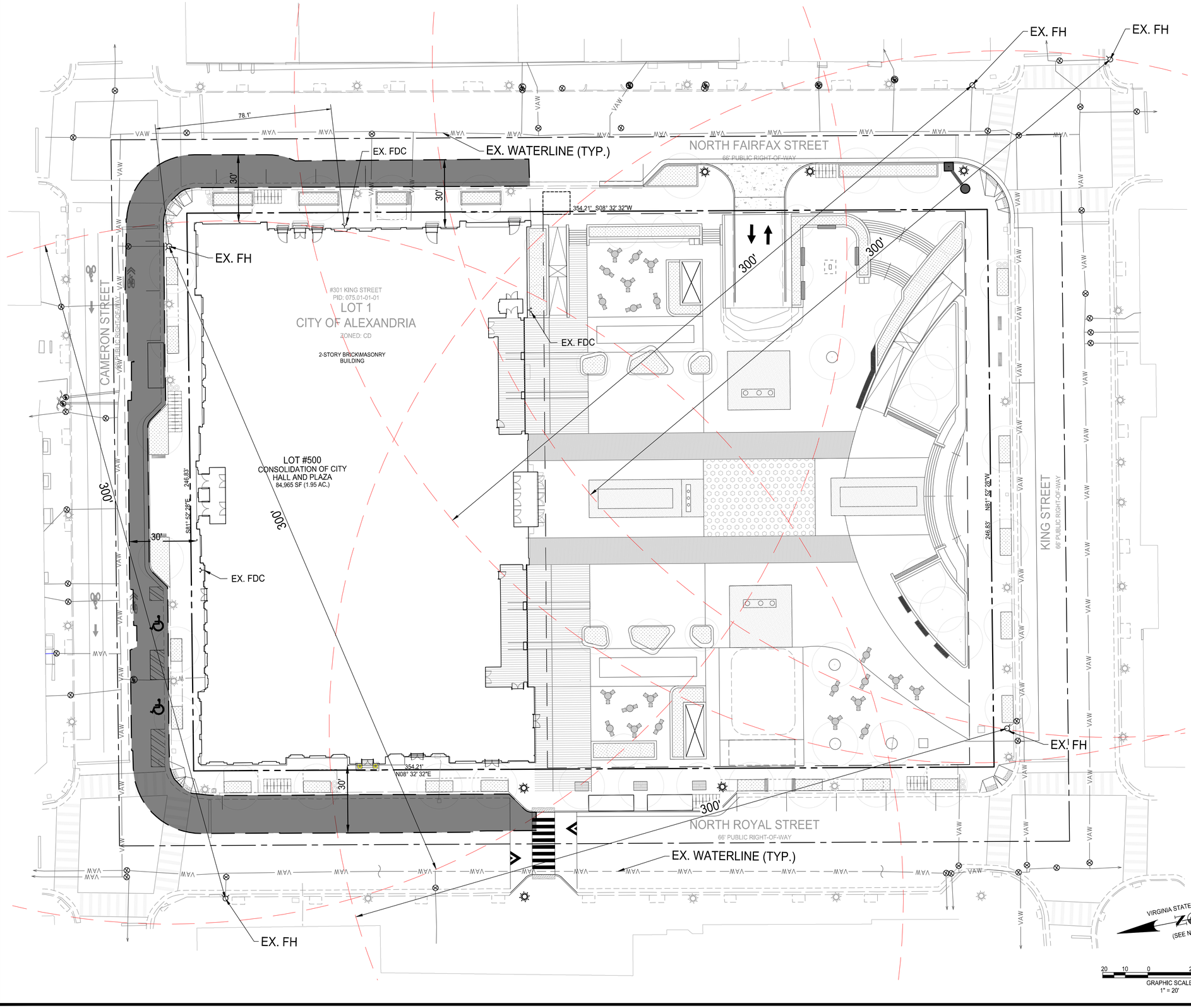

LEGEND

- PROPERTY LINE
- EX. FIRE HYDRANT
- EX. FIRE DEPARTMENT CONNECTION
- VAW — EX. WATERLINE
- FIRE TRUCK ACCESS ENVELOPE

CITY HALL BUILDING CODE ANALYSIS

USE GROUP:	GROUP B / GROUP A-3
NUMBER OF STORIES:	5 STORIES (PLUS MEZZANINE)
TYPE OF CONSTRUCTION:	TYPE IIIA
FLOOR AREA PER FLOOR:	
GARAGE LOWER LEVEL	= 623 SF
BASEMENT	= 9,052 SF
FIRST FLOOR	= 33,971 SF
SECOND FLOOR	= 32,787 SF
THIRD FLOOR	= 29,406 SF
FOURTH FLOOR	= 17,709 SF
FIFTH FLOOR	= 10,038 SF
MEZZANINE	= 1,380 SF
FIRE PROTECTION PLAN:	FULLY SPRINKLERED WITH FIRE ALARM SYSTEM.

PARKING GARAGE BUILDING CODE ANALYSIS:

USE GROUP:	GROUP S-2
NUMBER OF STORIES:	3 STORIES (2 BELOW GRADE)
TYPE OF CONSTRUCTION:	TYPE IIB
FLOOR AREA PER FLOOR:	
LOWER LEVEL	= 45,781 SF
UPPER LEVEL	= 45,781 SF
PLAZA LEVEL	= 162 SF
FIRE PROTECTION PLAN:	FULLY SPRINKLERED WITH FIRE ALARM SYSTEM.

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SHEET TITLE:

FIRE SAFETY PLAN

SHEET No.

C600

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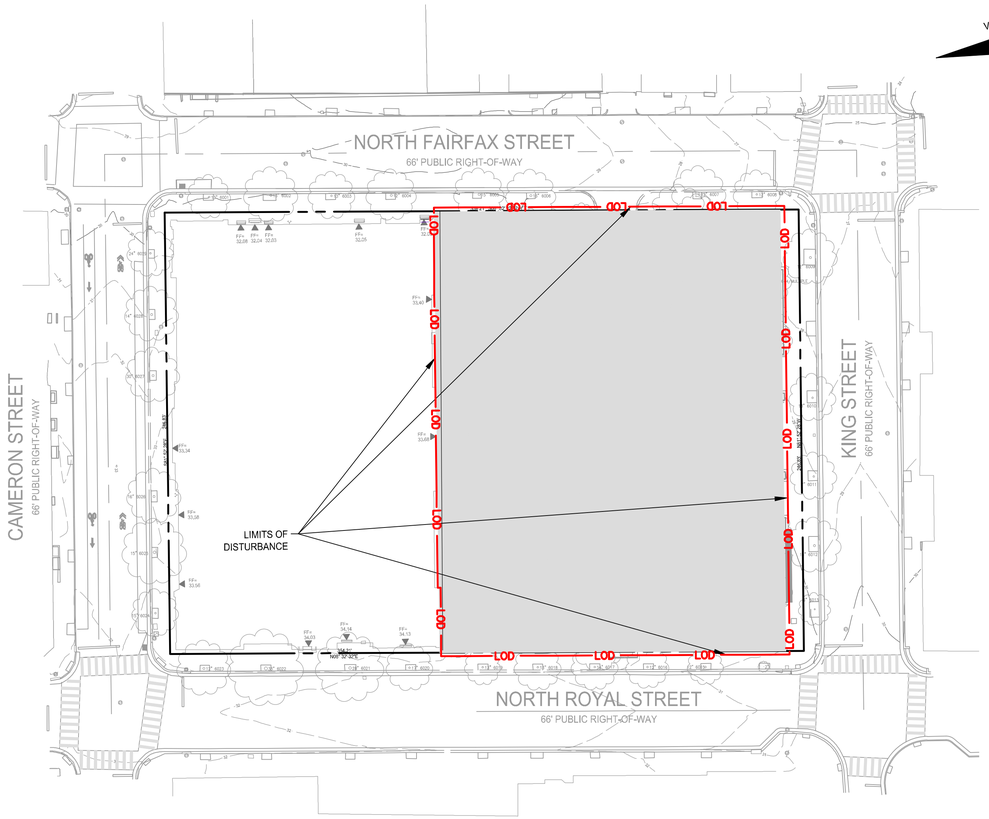
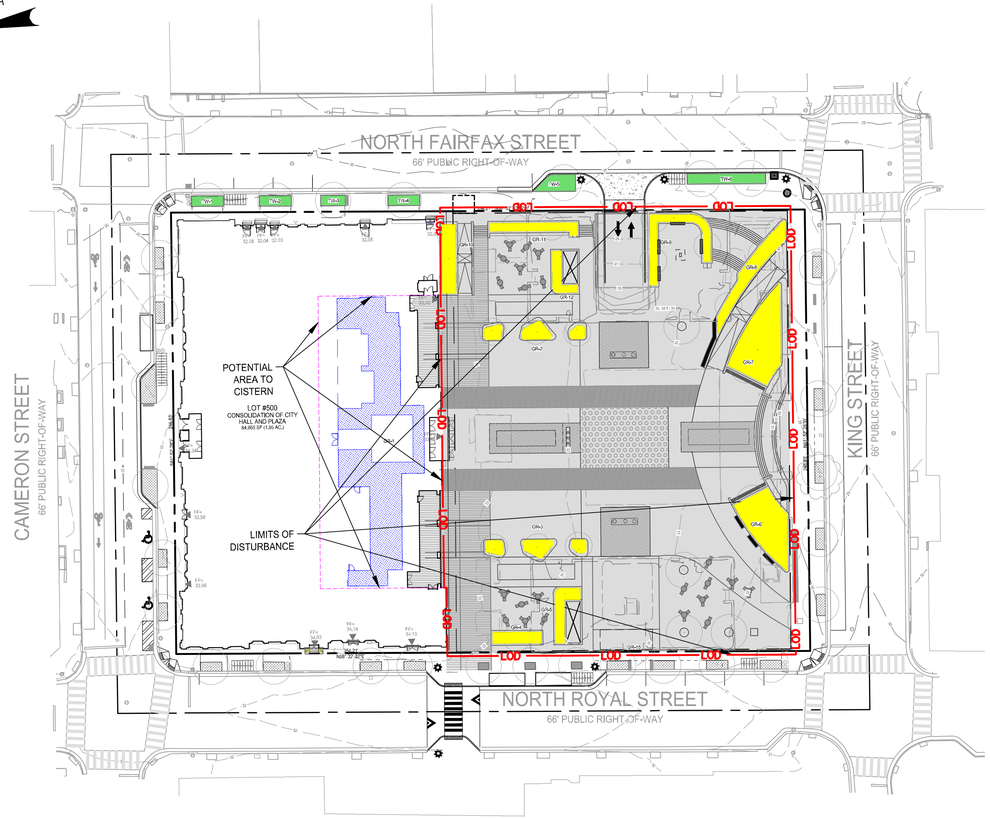
PRE-DEVELOPMENT



POST-DEVELOPMENT



LEGEND

EX. IMPERVIOUS COVER, AREA = 47,780 SF (1.10 AC.)

EX. MANAGED TURF (NO HATCH), AREA = 0.0 SF (0.0 AC.)

PROPERTY LINE

LOD — LIMITS OF DISTURBANCE

LEGEND

EX. IMPERVIOUS COVER, AREA = 47,780 SF (1.10 AC.)

EX. MANAGED TURF (NO HATCH), AREA = 0.0 SF (0.0 AC.)

PROPERTY LINE

LOD — LIMITS OF DISTURBANCE

BMP TREE WELL LOCATION

GREEN ROOF ON PLAZA LOCATION (INTENSIVE GREEN ROOF)

GREEN ROOF ON CITY HALL

BMP VRRM Drainage Area Breakdown

Drainage Area 'A' (ON-SITE)

BMP Device	Total Area Treated	Impervious Area Treated	Pervious Area Treated	TP Removal Efficiency	TP Removed	TP Removed (nonproprietary)	Coordinates	Notes
1.a. Vegetated Roof #1 (P-FIL-02)	0.06	0.06	0.00	0%	0.02	0.02	See BMP Coordinates Table for GR-1	0.06 Ac. impervious to (1.a. Vegetated Roof #1 (P-FIL-02))
1.b. Vegetated Roof #2 (P-FIL-02)	0.11	0.11	0.00	0%	0.06	0.06	See BMP Coordinates Table for GR-2 through GR-	0.11 Ac. impervious to (1.b. Vegetated Roof #2 (P-FIL-02))
2.f. To Rain Garden #1, Micro-Bioretention #1 (P-FIL-05)	0.32	0.32	0.00	25%	0.15	0.15	See BMP Coordinates Table for TW-1 through TW-	0.32 Ac. impervious to (2.f. To Rain Garden #1, Micro-Bioretention #1 (P-FIL-05))
2.h. To Rainwater Harvesting (P-BAS-04)	0.24	0.24	0.00	0%	0.20	0.20	N/A	0.24 Ac. impervious to (2.h. To Rainwater Harvesting (P-BAS-04))
Total Treated	**0.73**	**0.73**	**0.00**		**0.43**	**0.43**		
Untreated	0.00	0.00	0.00					
Total	**0.73**	**0.73**	**0.00**					
				Grand Total Phosphorus Removed	**0.43**	**0.43**		
				Total Phosphorus Requirement	0.19	0.12		

BMP Coordinates Table

Label	X	Y
GR-1	11898119	6979616
GR-2	11898165	6979527
GR-3	11898046	6979545
GR-4	11897998	6979564
GR-5	11898018	6979534
GR-6	11898041	6979419
GR-7	11898137	6979407
GR-8	11898182	6979404
GR-9	11898217	6979442
GR-10	11898214	6979570
GR-11	11898222	6979520
GR-12	11898205	6979507
TW-1	11898226	6979698
TW-2	11898261	6979660
TW-3	11898256	6979628
TW-4	11898250	6979589
TW-5	11898246	6979504
TW-6	11898234	6979409

40 20 0 40 80

GRAPHIC SCALE
1" = 40'

NOTE: THE GREEN ROOF ON PLAZA (INTENSIVE GREEN ROOF) IS EQUIVALENT TO TYPICAL LANDSCAPE PLANTING ON TOP OF THE PARKING GARAGE STRUCTURE AND WILL COMPLY WITH DEQ REQUIREMENTS FOR GREEN ROOF).

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SHEET TITLE:

PRE AND POST BMP

SHEET No.

C700

P:\Projects\24005031.00\113942 Market Square Plaza DSUP\C700 PRE AND POST BMP.dwg, 6/9/2025 10:48:52 AM, August Himmelsamo,

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

CLEAR ALL *(Ctrl+Shift+R)*

data input cells
constant values
calculation cells
final results

Project Name: City Hall
Date: 2/17/2025
Linear Development Project? No

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area *(acres)* → 1.10

Maximum reduction required:	*20%*
The site's net increase in impervious cover (acres) is:	*0*
Post-Development TP Load Reduction for Site (lb/yr):	*0.19*

Check:
BMP Design Specifications List: 2024 Stds & Specs
Linear project? No
Land cover areas entered correctly? ✓
Total disturbed area entered? ✓

Pre-ReDevelopment Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest (acres) -- undisturbed, protected forest or reforested land					0.00
Mixed Open (acres) -- undisturbed/infrequently maintained grass or shrub land					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed					0.00
Impervious Cover (acres)				1.10	1.10
					1.10

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest or reforested land					0.00
Mixed Open (acres) -- undisturbed/infrequently maintained grass or shrub land					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed					0.00
Impervious Cover (acres)				1.10	1.10
Area Check	**OK.**	**OK.**	**OK.**	**OK.**	1.10

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)	**0.19**

Nitrogen Loads (Informational Purposes Only)

Pre-ReDevelopment TN Load (lb/yr)	13.57
Final Post-Development TN Load	13.57

LAND COVER SUMMARY -- PRE-REDEVELOPMENT

Land Cover Summary-Pre

Pre-ReDevelopment	Listed	Adjusted[1]
Forest Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
Weighted Loading Rate(forest)	0.00	0.00
% Forest	0%	0%
Mixed Open Cover (acres)	0.00	0.00
Weighted Rv(mixed)	0.00	0.00
Weighted Loading Rate(mixed)	0.00	0.00
% Mixed Open	0%	0%
Managed Turf Cover (acres)	0.00	0.00
Weighted Rv(turf)	0.00	0.00
Weighted Loading Rate(turf)	0.00	0.00
% Managed Turf	0%	0%
Impervious Cover (acres)	1.10	1.10
Rv(impervious)	0.95	0.95
Weighted Loading Rate(impervious)	0.86	0.86
% Impervious	100%	100%
Total Site Area (acres)	**1.10**	**1.10**
Site Rv	**0.95**	**0.95**

LAND COVER SUMMARY -- POST DEVELOPMENT

Land Cover Summary-Post (Final)

Post ReDev. & New Impervious	
Forest Cover (acres)	0.00
Weighted Rv(forest)	0.00
Wgt. Ld. Rate(forest)	0.00
% Forest	0%
Mixed Open Cover (acres)	0.00
Weighted Rv(mixed)	0.00
Wgt. Ld. Rate(mixed)	0.00
% Mixed Open	0%
Managed Turf Cover (acres)	0.00
Weighted Rv (turf)	0.00
Wgt. Ld. Rate(turf)	0.00
% Managed Turf	0%
Impervious Cover (acres)	1.10
Rv(impervious)	0.95
Wgt. Ld. Rate(imperv.)	0.86
% Impervious	100%
Final Site Area (acres)	**1.10**
Final Post Dev Site Rv	**0.95**

Land Cover Summary-Post

Post-ReDevelopment	
Forest Cover (acres)	0.00
Weighted Rv(forest)	0.00
Wgt. Ld. Rate(forest)	0.00
% Forest	0%
Mixed Open Cover (acres)	0.00
Weighted Rv(mixed)	0.00
Wgt. Ld. Rate(mixed)	0.00
% Mixed Open	0%
Managed Turf Cover (acres)	0.00
Weighted Rv (turf)	0.00
Wgt. Ld. Rate(turf)	0.00
% Managed Turf	0%
ReDev. Impervious Cover (acres)	1.10
Rv(impervious)	0.95
Wgt. Ld. Rate(imperv.)	0.86
% Impervious	100%
Total ReDev. Site Area (acres)	**1.10**
ReDev Site Rv	**0.95**

Land Cover Summary-Post

Post-Development New Impervious	
New Impervious Cover (acres)	0.00
Rv(impervious)	--

Treatment Volume and Nutrient Load

Pre-ReDevelopment Treatment Volume (acre-ft)	0.0871	0.0871
Pre-ReDevelopment Treatment Volume (cubic feet)	3,793	3,793
Pre-ReDevelopment TP Load (lb/yr)	**0.94**	**0.94**
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	0.86	0.86
Baseline TP Load (lb/yr) (0.26 lbs/acre/yr applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)		*0.29*

Treatment Volume and Nutrient Load

Final Post-Development Treatment Volume (acre-ft)	0.0871
Final Post-Development Treatment Volume (cubic feet)	3,793
Final Post-Development TP Load (lb/yr)	**0.94**
Final Post-Development TP Load per acre (lb/acre/yr)	0.86

Treatment Volume and Nutrient Load

Post-ReDevelopment Treatment Volume (acre-ft)	0.0871
Post-ReDevelopment Treatment Volume (cubic feet)	3,793
Post-ReDevelopment Load (TP) (lb/yr)*	**0.94**
Post-ReDevelopment TP Load per acre (lb/acre/yr)	0.86
Max. Reduction Required (below Pre-ReDevelopment Load)	**20%**

TP Load Reduction Required for Redeveloped Area (lb/yr)	**0.19**

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

TP Load Reduction Required for New Impervious Area (lb/yr) **0**

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

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

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

Drainage Area Curve Numbers and Runoff Depths*

Drainage Area A		A Soils	B Soils	C Soils	D Soils
Forest -- undisturbed, protected forest or reforested land	Area (acres)	0.00	0.00	0.00	0.00
	CN	30	55	70	77
Mixed Open -- undisturbed/infrequently maintained grass or shrub land	Area (acres)	0.00	0.00	0.00	0.00
	CN	34	59	72	79
Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed	Area (acres)	0.00	0.00	0.00	0.00
	CN	39	61	74	80
Impervious Cover	Area (acres)	0.00	0.00	0.00	1.10
	CN	98	98	98	98
					$CN_{(D.A. A)}$ 98

	1-year storm	2-year storm	10-year storm
$RV_{Developed}$ *(watershed-inch)* with no Runoff Reduction*	2.47	2.97	4.96
$RV_{Developed}$ *(watershed-inch)* with Runoff Reduction*	2.13	2.63	4.62
Adjusted CN*	95	95	95

Total Area (acres):	1.10
Runoff Reduction Volume (ft^3):	1,355

WQVD CALCULATIONS

REQUIRED = (1816 CU FT/ACRE) * (1.10 ACRES) = 1,998 CU FT

PROVIDED (ON-SITE) = (1816 CU FT/ACRE) * (0.73 ACRES) = 1,326 CU FT

TOTAL WQVD REMAINING = 1,998 CU FT - 1,326 CU FT = 627 CU FT

IMPERVIOUS AREA COVERAGE

TOTAL IMPERVIOUS AREA = 1.10 ACRES

TOTAL IMPERVIOUS TREATED (ON-SITE) = 0.73 ACRES

TOTAL IMPERVIOUS AREA UNTREATED = 1.10 AC - 0.73 AC = 0.37 AC

NOTE: A CONTRIBUTION TO THE WQIF IS BEING REQUESTED FOR THE UNTREATED IMPERVIOUS AREA (0.37 AC OR 16,117 SF) OF THE SITE.

Drainage Area A

VRRM 4.1, 2024

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv	Composite Loading P
Forest (acres)					0.00	0.00	0.00
Mixed Open (acres)					0.00	0.00	0.00
Managed Turf (acres)					0.00	0.00	0.00
Impervious Cover (acres)				1.10	1.10	0.95	0.86
				Total	1.10		

NOTE: THE BMP PRACTICES ABOVE CORRESPOND TO THE FOLLOWING:

CLEAR BMP AREAS

1.A. GREEN ROOF ON THE BUILDING
1.B: GREEN ROOF ON THE PLAZA
2.F: BIORETENTION FOR PUBLIC ROW (BMP TREE WELLS)
2.H: RAINWATER HARVESTING

Total Phosphorus Available for Removal in D.A. A (lb/yr)	0.94
Post Development Treatment Volume in D.A. A (ft^3)	3,793

Stormwater Best Management Practices (RR = Runoff Reduction)

--Select from dropdown lists--

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
1. Vegetated Roof (RR)														
1.a. Vegetated Roof #1 (P-FIL-02)	45			0.08		124	152	276	0		0.07	0.03	0.04	2.h. To Train Barrel, Rain Tank, or Cistern
1.b. Vegetated Roof #2 (P-FIL-02)	60			0.09		186	124	310	0		0.08	0.05	0.03	
2. Rooftop Disconnection (RR)														
2.f. To Rain Garden #1, Micro-Bioretention #1 (P-FIL-05)	40			0.29	0	400	600	1,000	25	0.00	0.25	0.14	0.11	
2.h. To Rainwater Harvesting (P-BAS-04)	85			0.22	152	645	114	759	0	0.04	0.19	0.19	0.03	

Site Results (Water Quality Compliance) VRRM 4.1, 2024

Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST (ac)	0.00	0.00	0.00	0.00	0.00	OK.
MIXED OPEN (ac)	0.00	0.00	0.00	0.00	0.00	OK.
MIXED OPEN AREA TREATED(ac)	0.00	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA (ac)	0.00	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA TREATED (ac)	0.00	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER (ac)	1.10	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	0.68	0.00	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft^3) 3,793

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)	1,355	0	0	0	0	1,355
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	0.94	0.00	0.00	0.00	0.00	0.94
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.41	0.00	0.00	0.00	0.00	0.41
TP LOAD REMAINING (lb/yr)	0.54	0.00	0.00	0.00	0.00	0.54
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	6.17	0.00	0.00	0.00	0.00	6.17

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	0.94
TP LOAD REDUCTION REQUIRED (lb/yr)	0.19
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.41
TP LOAD REMAINING (lb/yr):	0.54
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):	0.00 **

** TARGET TP REDUCTION EXCEEDED BY 0.22 LB/YEAR **

Total Nitrogen (For Information Purposes)

POST-DEVELOPMENT LOAD (lb/yr)	13.57
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	6.17
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	7.40

EXISTING CONDITION SITE NARRATIVE

FOR THE PURPOSES OF BMP/SWM FOR THIS PROJECT, THE SITE IS DEFINED AS THE DISTURBED AREA ASSOCIATED WITH THE DEMOLITION OF THE EXISTING PARKING GARAGE AND CONSTRUCTION OF THE NEW ONE. ALL OTHER WORK IS CONSIDERED MAINTENANCE WORK AND DOES NOT CHANGE DRAINAGE CHARACTERISTICS OR INCREASE RUNOFF. THE SITE AREA FOR BMP/SWM IS 1.10 ACRES. THE SITE IS LOCATED NORTH OF KING STREET, WEST OF NORTH FAIRFAX STREET, SOUTH OF CAMERON STREET AND TO THE EAST OF NORTH ROYAL STREET.

REVIEW OF EXISTING TOPOGRAPHY INDICATES THAT THE PROPERTY DRAINS FROM NORTH TO SOUTH. THE SITE DRAINS TO AN EXISTING STORM SYSTEM THAT RUNS EAST DOWN KING STREET AND THEN OUTFALLS INTO THE POTOMAC RIVER.

THERE ARE NO RESOURCE PROTECTION AREAS ON THIS PROPERTY.

PROPOSED CONDITION SITE NARRATIVE

THIS PROJECT PROPOSES A RENNOVATION TO CITY HALL, CONSTRUCTION OF A NEW PARKING GARAGE (WITH A NEW PLAZA ON TOP OF IT) AND STREETSCAPE IMPROVEMENT ALONG ALL SIDES OF THE BLOCK.

WATER QUALITY TREATMENT (BMP) NARRATIVE

TO COMPLY WITH THE CHESAPEAKE BAY ACT (CBA) AND ARTICLE XIII OF THE ZONING ORDINANCE, THE PROJECT WILL PROVIDE WATER QUALITY TREATMENT THROUGH THE USE OF BMP TREE WELLS, GREEN ROOF (LEVEL 1), GREEN ROOF (LEVEL 2) AND RAINWATER HARVEST.

THE BMP TREE WELLS WILL TREAT APPROXIMATELY 0.29 ACRES OF IMPERVIOUS RUNOFF FROM THE SIDEWALKS. THE GREEN ROOF (LEVEL 2) WILL TREAT APPROXIMATELY 0.09 ACRES OF RUNOFF FROM THE PLAZA. THE GREEN ROOF (LEVEL 1) WILL TREAT APPROXIMATELY 0.08 ACRES OF RUNOFF FROM THE BUILDING. THE CISTERN FOR THE RAINWATER HARVEST WILL TREAT 0.22 ACRES OF RUNOFF FROM THE BUILDING (THE DESIGN/DETAILS FOR THE RAINWATER HARVEST SYSTEM WILL BE DEVELOPED AS THE PLAN PROGRESSES FURTHER.

WQV TREATMENT
THE WQV TO BE TREATED AS PER THE CITY OF ALEXANDRIA SUPPLEMENT TO THE NORTHERN VIRGINIA BMP HANDBOOK IS 1816 CU FT/ ACRE OF IMPERVIOUS SURFACE.
THEREFORE WQV REQUIRED = 1.10 x 1816 = 1,998 CU FT. SEE WQV CALCULATIONS ON THIS SHEET.

MEMO TO INDUSTRY 01-18 REQUIREMENT:
THIS CITY REQUIREMENT IF FOR THE TREATMENT OF 65% OF THE STATE'S REQUIREMENT BY NON-PROPRIETARY BMP FACILITIES. THIS REQUIRES A TOTAL OF 0.12 LBS OF PHOSPHORUS BE REMOVED PER YEAR. THIS REQUIREMENT IS MET AND EXCEEDED, WITH A TOTAL OF 0.41 LBS OF PHOSPHORS REMOVED WITH NON-PROPRIETARY BMP FACILITIES.

BMP MAINTENANCE AGREEMENT NOTE:

THE APPLICANT SHALL EXECUTE A MAINTENANCE SERVICE CONTRACT WITH A PRIVATE CONTRACTOR FOR A MINIMUM OF THREE YEARS. A COPY OF THE CONTRACT SHALL BE PLACED IN THE BMP OPERATION AND MAINTENANCE MANUAL. PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, A COPY OF THE CONTRACT SHALL BE SUBMITTED TO THE CITY. THE APPLICANT SHALL PREPARE AN OWNER'S OPERATION AND MAINTENANCE MANUAL FOR ALL THE BEST MANAGEMENT PRACTICES (BMPS) USED ON SITE. THE MANUAL SHALL INCLUDE AT A MINIMUM: AN EXPLANATION OF THE FUNCTIONS AND OPERATIONS OF THE BMP(S); DRAWINGS AND DIAGRAMS OF THE BMP(S) AND ANY SUPPORTING UTILITIES; CATALOG CUTS ON MAINTENANCE REQUIREMENTS; MANUFACTURER CONTACT NAMES AND PHONE NUMBERS; A COPY OF THE EXECUTED MAINTENANCE SERVICE CONTRACT; AND A COPY OF THE MAINTENANCE AGREEMENT WITH THE CITY. PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, A COPY OF THE OPERATION AND MAINTENANCE MANUAL SHALL BE SUBMITTED TO THE CITY ON A DIGITAL MEDIA.

DESIGN PROFESSIONAL INSPECTION NOTE

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

APPROVED
DEVELOPMENT SITE PLAN NO. DSP2025-00005
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

IMEG
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COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
06/04/2025
PROFESSIONAL ENGINEER

CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION
PRELIMINARY DEVELOPMENT SITE PLAN
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
	02/17/25	PRELIMINARY DSP SUBMISSION
	04/10/25	COMPLETENESS DSP SUBMISSION
	06/04/25	VERIFICATION DSP SUBMISSION

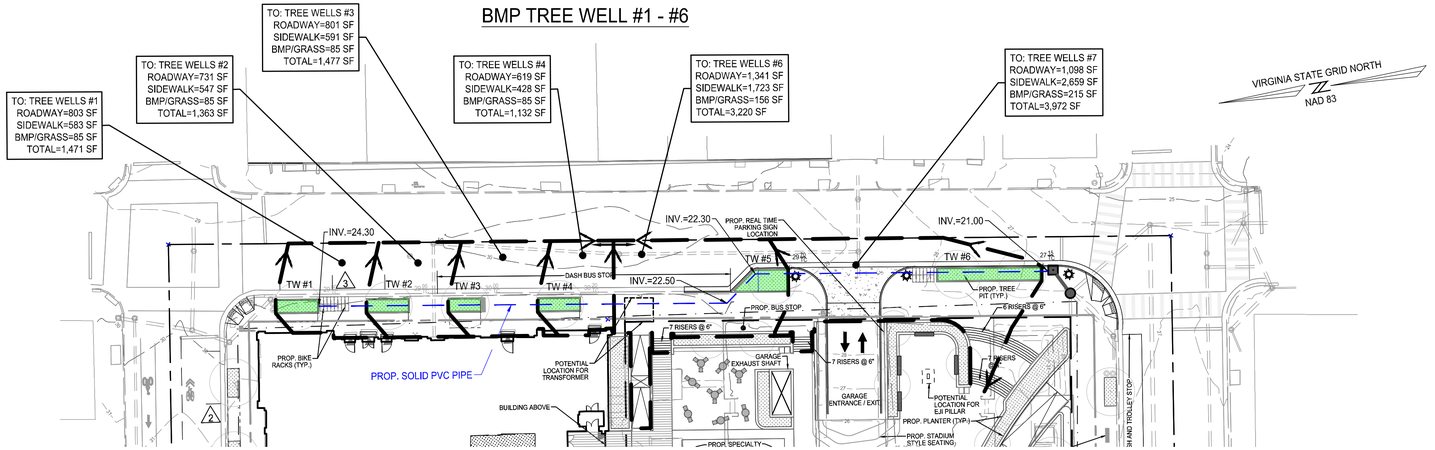
PROJECT No.: 24005031.00
DRAWING No.: 113942
DATE: 06/04/2025
SCALE: 1" = 20'
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:
PRELIMINARY BMP CALCULATIONS

SHEET No.
C701

P:\Projects\24005031.00\113942 Market Square Plaza DSUP\C701 PRELIMINARY BMP CALCULATIONS.dwg, 6/9/2025 10:49:07 AM, August Hilmen\amp;

BMP TREE WELL #1 - #6



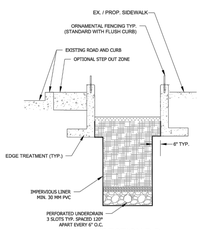
BMP TREE WELL COMPUTATIONS

		BMP Tree Well					
		#1	#2	#3	#4	#5	#7
Drainage Area (sf)	Road (Imp)	803	731	801	619	1,341	1,098
	Sidewalk (Imp)	583	547	591	427	1,723	2,659
	Landscape (Perv)	85	85	85	85	156	215
	Total	1,471	1,363	1,477	1,131	3,220	3,972
	TV Required	**110**	**102**	**110**	**83**	**242**	**298**
Storage (ft)	Ponding Depth (N=1.0)	0.5	0.5	0.5	0.5	0.5	0.5
	Media Depth (N=0.25)	2	2	3	2	2.5	2
	Stone Depth (N=0.40)	1.25	1.25	1.25	1.25	1.25	1.25
	Equivalent Storage Depth	1.5	1.5	1.75	1.5	1.625	1.5
	Length of Tree Well (ft)	17	17	13	17	17.8	43
	Width of Tree Well (ft)	5	5	5	5	8.7	5
	Surface/Ponding Area Provided (sf)	85	85	65	85	155	215
	Additional TV from Soil Panel	N/A	N/A	N/A	N/A	N/A	N/A
	TV Provided	**128**	**128**	**114**	**128**	**252**	**323**
	TV provided > TV Required	**YES**	**YES**	**YES**	**YES**	**YES**	**YES**

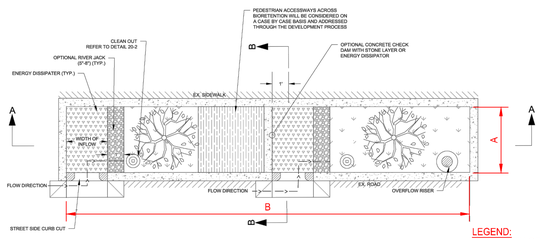
*#5 has total 155 surface area and #6 has total 215 surface area (not rectangular)

BMP TREE WELL ELEVATION.PROFILE DIMENSIONS												
Tree Well #	A	B	ELEV. 1	ELEV. 2	ELEV. 3	ELEV. 4	ELEV. 5	ELEV. 6	ELEV. 7	ELEV. 8	ELEV. 9	ELEV. 10
1	5.00	17.00	25.30	25.55	26.30	26.55	28.55	28.80	29.30	29.30	29.80	30.30
2	5.00	17.00	25.45	25.70	26.45	26.70	28.70	28.95	29.45	29.45	29.95	30.45
3	5.00	13.00	24.50	24.75	25.50	25.75	28.75	29.00	29.50	29.50	30.00	30.50
4	5.00	17.00	25.70	25.95	26.70	26.95	28.95	29.20	29.70	29.70	30.20	30.70
5	8.70	17.93	24.70	24.95	25.70	25.95	28.45	28.70	29.20	29.20	29.70	30.20
6	5.00	43.00	22.65	22.90	23.65	23.90	25.90	26.15	26.65	26.65	27.15	27.65

Assumptions:
1) Calculations based on DEQ Specification #9, table 9-A.3.
2) Design calculations do not take into account the additional soil volume that is located between the tree wells or the mulch layer. This is a conservative approach in these design
3) The treatement volume is calculated per tree well and based on a square footage equivalent of 0.078 per impervious SF and 0.021 per pervious SF. To calculate these values, the TV for 0.01 acres is divided by 435.6 SF.



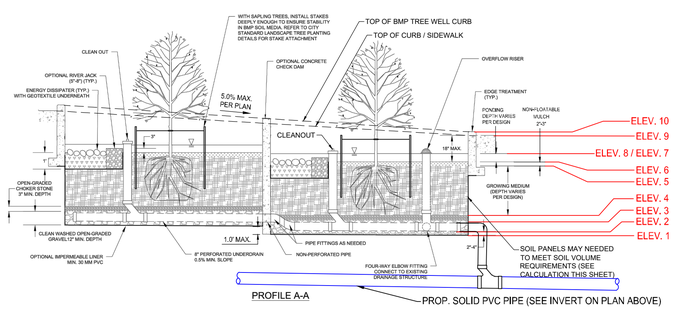
SECTION B-B



PLAN VIEW

LEGEND:
A = LENGTH OF TREE WELL
B = WIDTH OF TREE WELL

LEGEND
ELEV. 10 = TOP OF BMP TREE WELL CURB
ELEV. 9 = TOP OF CURB / SIDEWALK ELEVATION
ELEV. 8 = FLOW LINE
ELEV. 7 = PONDING ELEVATION/OVERFLOW DRAIN
ELEV. 6 = TOP OF MULCH
ELEV. 5 = TOP OF MEDIA
ELEV. 4 = TOP OF CHOKER STONE
ELEV. 3 = TOP OF #57 STONE
ELEV. 2 = INV. OF 4" UNDERDRAIN
ELEV. 1 = BOTTOM OF TREE WELL



PROFILE A-A

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COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
06/04/2025
PROFESSIONAL ENGINEER

MARK	DATE	DESCRIPTION
	02/17/25	PRELIMINARY DSP SUBMISSION
	04/10/25	COMPLETENESS DSP SUBMISSION
	06/04/25	VERIFICATION DSP SUBMISSION

PROJECT No.:
DRAWING No.:
DATE:
SCALE:
DESIGN:
DRAWN:
CHECKED:

SHEET TITLE:

SHEET No.

APPROVED
DEVELOPMENT SITE PLAN NO. DSP2025-00005
DEPARTMENT OF PLANNING & ZONING

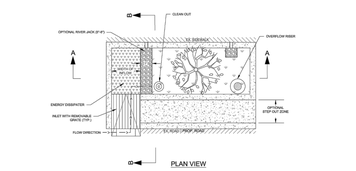
DIRECTOR DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No. _____

DIRECTOR DATE

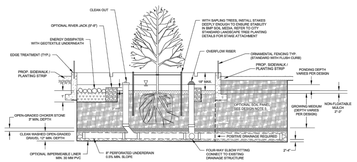
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

P:\Projects\2400S031.00\113942 Market Square Plaza DSUP/C702 BMP TREE WELLS CALCULATIONS AND BMP DETAILS.dwg, 6/9/2025 10:49:44 AM, August Himmelkamp,

BMP TREE WELL TYPICAL DETAIL

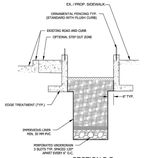


PLAN VIEW



PROFILE A-A

DETAIL 1
INDIVIDUAL TREE WELL



SECTION B-B

DESIGN NOTES

BMP DIMENSIONS
1. THE WIDTH OF THE BMP SHALL BE THE LENGTH OF THE SHORTEST FLOW PATH TO THE OVERALL LENGTH OF THE BMP SHOULD BE AT LEAST 2:1.
2. LONGITUDINAL SLOPE OF THE BMP SURFACE SHALL BE LEVEL TO PROVIDE A CONSISTENT PONDING DEPTH.
3. WEIR ELEVATION(S) SHALL BE DESIGNED SUCH THAT WATER FROM A 10-YR STORM CANNOT REACH THE SIDEWALK AND THE PONDING DEPTH OF THE DOWNSTREAM SIDE OF THE BIORETENTION CANNOT EXCEED 6 INCHES.
4. CLEAN OUTS SHOULD BE A MIN. OF 3' AWAY FROM THE EDGE OF THE TREE'S ROOT BALL.
5. PROVIDE MIN. 400 CUBIC FEET OF SOIL FOR EACH INDIVIDUAL, ISOLATED TREE WITHIN A MAXIMUM 3 FOOT DEEP PLANTING AREA. PLANTING AREA SHALL BE CONTINUOUS WITH NO CURBS OR OTHER BARRIERS TO ROOT GROWTH. VOLUME REQUIREMENTS FOR TREES IN ACCORDANCE WITH THE BMP SPECIFIC GUIDANCE. TREES PLANTED IN CONTINUOUS PLANTING AREAS WITH OTHER TREES OR SHRUBS OR IN BIORETENTION SYSTEMS WILL BE CONSIDERED ON A CASE-BY-CASE BASIS (REFER TO DETAIL 3A). IF A SOIL PANEL WILL NOT BE CONSTRUCTED, TE-IN WITH EXCAVATED LINER AS INDICATED IN DETAIL 3A/B/C.
6. IF THE TREE WELL IS LOCATED WITHIN THE SIDEWALK, THE SIDEWALK SHALL BE DESIGNED TO ALLOW FOR CONSTRUCTABILITY OF THE TREE WELL. THE TREE WELL MAY NOT BE FENCED OR HAVE BUILDING SURFACE WITHIN 1'-0" OF IT.

BMP MATERIALS
7. REFER TO VA DEQ STORMWATER DESIGN SPECIFICATION NO. 9 (BIORETENTION) FOR DESIGN AND MATERIAL SPECIFICATIONS.
8. THE AMENDED SOIL LAYER SHALL BE MIN. 36 DEEP TOTAL IF APPLYING PENTION PRACTICES ARE USED, CONSULT THE VIRGINIA DRAINAGE MANUAL FOR STRUCTURAL SPECIFICATIONS. WHERE INFILTRATION IS DESIRED, AN IMPERMENABLE LAYER WILL NOT BE REQUIRED.
9. UNDERDRAIN PIPE SHALL BE PERFORATED HDPE OR PVC SCHEDULE 40 WITH 2' PERFORATIONS AT 6" ON CENTER.
10. ACCEPTABLE ENERGY DISSIPATERS MAY INCLUDE:
   • 6 STONES, DIAPHRAGM WITH AN OPTIONAL TOP LAYER OF DECORATIVE RIVER ROCK
   • RIP-RAP APRON
   • MIN.8IN BLOCK SURROUNDED BY 9"-9" RIVER JACK, OR
   • AN ACCEPTABLE ALTERNATIVE PER THE VIRGINIA BMP CLEARINGHOUSE.
11. MATERIAL SHALL BE AT MINIMUM 85% OF THE AVERAGE DRY DENSITY FOR COMPACTION IN ACCORDANCE WITH ASTM D698 TEST METHOD OF ORIGINAL SUIT SECTION FOR SOILS AND AGGREGATE COMPACTION STANDARDS.

SITE PLANNING
12. MINIMUM SET BACKS TO BMPS FROM EXISTING INFRASTRUCTURE WILL APPLY.
13. WHEN STEP SIZE ZONE IS INCLUDED, MINIMUM WIDTH OF STEP OUT ZONE IS 2'-0. PREFERRED WIDTH IS 3'. IF STEP OUT ZONE IS NOT INCLUDED, MINIMUM WIDTH OF FLAT AREA AT TOP OF BMP IS 5'-0" MIN.
14. THE OUTLET PIPE FROM THE OVERFLOW RISER SHALL BE SIZED TO CONVEY THE 10-YR STORM WITH A MINIMUM DEPTH OF COVER OF 2 FEET. THE OUTLET PIPE SHALL BE A MIN0 MINIMUM DIAMETER SCHEDULE 40 PVC WITH A MINIMUM SLOPE OF 0.5%. IF A LARGER OUTLET PIPE IS REQUIRED, CONNECT UNDERDRAIN AND OUTLET PIPE TO THE OVERFLOW RISER WITH A TEE.
15. PLACE A GEOTEXT WARBRORE THE UNDERDRAIN CONNECTS TO THE EXISTING STORM DRAIN TO FACILITATE MAINTENANCE.
16. LATERAL BRACINGS SHALL BE INCLUDED TO WITHSTAND ANTICIPATED LOADING. REFER TO DETAIL 3E.

CONSTRUCTION INFORMATION
1. BACKFILL SOIL MIXTURE BENEATH ROOTBALL MUST BE COMPACTED SUCH THAT ROOT BALL DOES NOT SINK.

DETAIL 1
INDIVIDUAL TREE WELL (continued)

EXTENSIVE GREEN ROOF TYPICAL DETAIL

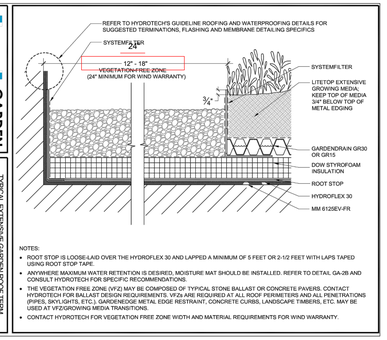
AMERICAN HYDROTECH, INC.

GARDEN ROOF ASSEMBLY

TYPICAL EXTENSIVE GARDEN ROOF TERM SECTION (STANDARD WATER RETENTION)

NO SCALE

GA-2A



NOTES:
- ROOT STOP IS LOOSE-LAID OVER THE HYDROFLEX 30 AND LAPPED A MINIMUM OF 5 FEET OR 2-1/2 FEET WITH LAPS TAPED USING ROOT STOP TAPE.
- ANYWHERE MAXIMUM WATER RETENTION IS DESIRED, MOISTURE MAT SHOULD BE INSTALLED. REFER TO DETAIL GA-2B AND CONSULT HYDROTECH FOR SPECIFIC RECOMMENDATIONS.
- THE VEGETATION FREE ZONE (VFZ) MAY BE COMPOSED OF TYPICAL STONE BALLAST OR CONCRETE PAVERS. CONTACT HYDROTECH FOR BALLAST DESIGN REQUIREMENTS. VFZs ARE REQUIRED AT ALL ROOF PERIMETERS AND ALL PENETRATIONS (PIPES, SKYLIGHTS, ETC.). GARDENEDGE METAL EDGE RESTRAINT, CONCRETE CURBS, LANDSCAPE TIMBERS, ETC. MAY BE USED AT VFZ/GROWING MEDIA TRANSITIONS.
- CONTACT HYDROTECH FOR VEGETATION FREE ZONE WIDTH AND MATERIAL REQUIREMENTS FOR WIND WARRANTY.

INTENSIVE GREEN ROOF DETAIL

REFER TO LANDSACPE SHEETS FOR TYPICAL PLANTING ON THE PARKING GARAGE STRUCTURE. PER DEQ, THIS LANDSACPING ON STRUCTURE COUNTS AS A LEVEL 2 (INTENSIVE) GREEN ROOF.

APPROVED
DEVELOPMENT SITE PLAN NO. DSP2025-00005
DEPARTMENT OF PLANNING & ZONING

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

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
06/04/2025
PROFESSIONAL ENGINEER

CITY HALL, MARKET SQUARE
PLAZA AND GARAGE RENOVATION
PRELIMINARY DEVELOPMENT SITE PLAN
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
	02/17/25	PRELIMINARY DSP SUBMISSION
	04/10/25	COMPLETENESS DSP SUBMISSION
	06/04/25	VERIFICATION DSP SUBMISSION

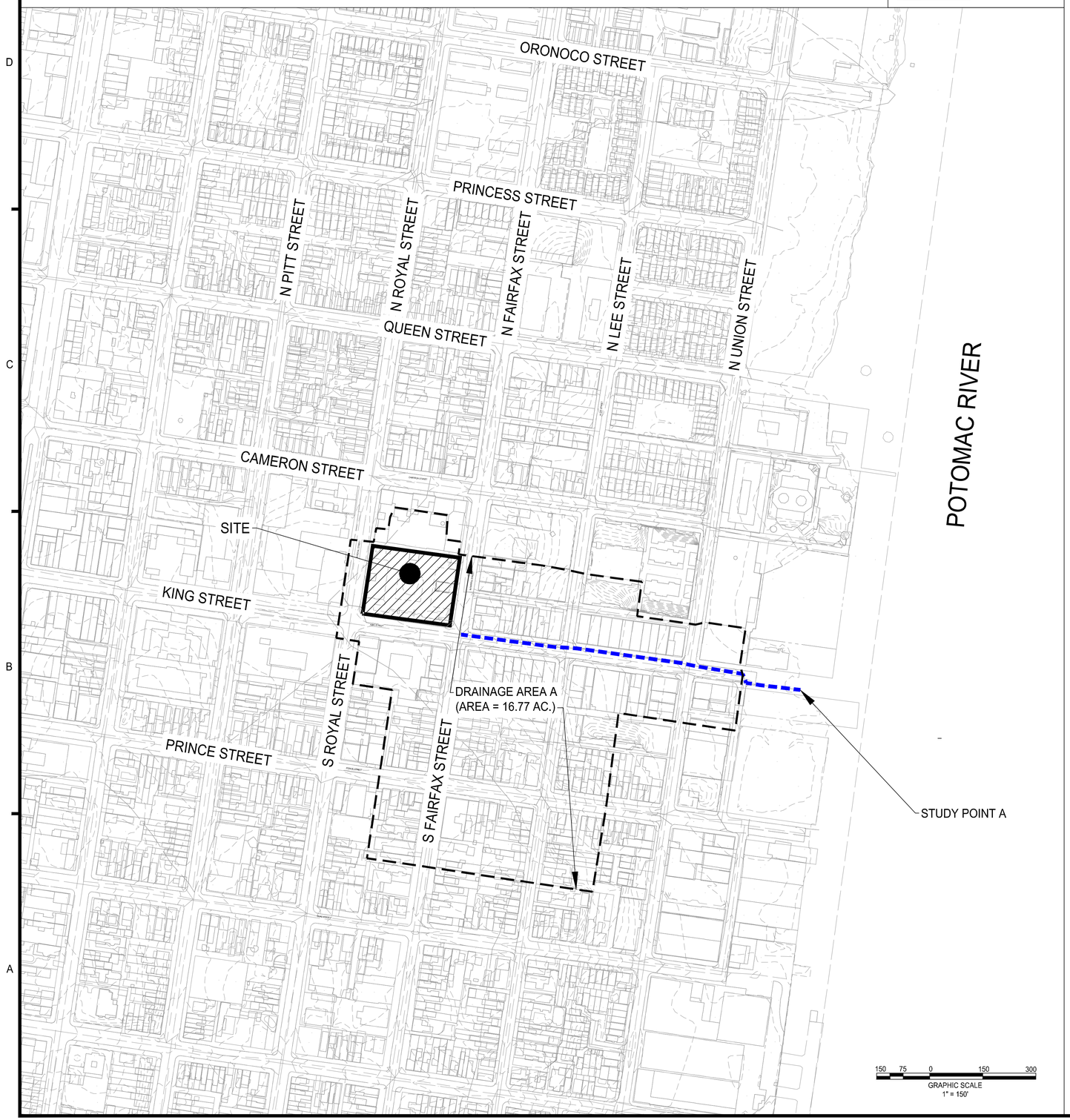
PROJECT No.: 24005031.00
DRAWING No.: 113942
DATE: 06/04/2025
SCALE: 1" = 20'
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:
BMP DETAILS

SHEET No.
C703

P:\Projects\24005031.001\113942 Market Square Plaza DSUP\C703 BMP DETAILS.dwg, 6/9/2025 10:50:07 AM, August Himenkamp,

STORM OUTFALL EXHIBIT



PRELIMINARY STORM WATER MANAGEMENT NARRATIVE

TO MEET THE CITY STORMWATER MANAGEMENT REQUIREMENTS FOR CHANNEL PROTECTION AND FLOOD PROTECTION, OUTFALLS WAS ANALYZED. THE CHANNEL PROTECTION IS MET BY USING THE ENERGY BALANCE EQUATION WITH THE IMPROVEMENT FACTOR (13-109-F-1-c-i). BY USING THIS EQUATION IT WAS DETERMINED A DETENTION IS REQUIRED FOR THE 1-YEAR 24-HOUR STORM. THE FLOOD PROTECTION IS MET BY THE POST-DEVELOPMENT 10-YEAR 24-HOUR STORM EVENT BEING LOWER THAN THE PRE-DEVELOPMENT.

CHANNEL PROTECTION - THE ENERGY BALANCE EQUATION, 13-109-F-1-c-i IN THE CITY CODE, WAS USED TO DETERMINE THAT THE POST-DEVELOPMENT 1-YEAR 24-HOUR STORM MEETS THE REQUIREMENTS. THE 1-YEAR 24-HOUR POST DEVELOPMENT RUNOFF IS 3.94 CFS, WHICH IS BELOW THE 4.16 CFS REQUIREMENT OF THE ENERGY BALANCE EQUATION. THE REDUCED RUNOFF IS A RESULT OF THE REDUCED CN FROM THE GREEN INFRASTRUCTURE PRACTICES, REFER TO THE VRRM SPREADSHEET ON SHEET C701 FOR THE CALCULATIONS OF THE REDUCED CN VALUES.

FLOOD PROTECTION - THE CONCENTRATED STORMWATER FLOW IS RELEASED INTO A STORMWATER CONVEYANCE SYSTEM THAT IS CURRENTLY EXPERIENCING FLOODING. THE POST-DEVELOPMENT PEAK FLOW RATE FOR THE 10-YEAR 24-HOUR STORM EVENT IS REQUIRED TO BE LESS THAN THE PREDEVELOPMENT PEAK FLOW RATE OF THE SAME STORM EVENT, IF THE PEAK FLOW IS REDUCED, FROM 8.46 CFS TO 8.27 CFS, THUS MEETING 13-109-F-2-9-II. THE LIMITS OF ANALYSIS IS COMPLETED AND END IN THE POTOMAC RIVER. THE REDUCED RUNOFF IS A RESULT OF THE REDUCED CN FROM THE GREEN INFRASTRUCTURE PRACTICES, REFER TO THE VRRM SPREADSHEET ON SHEET C701 FOR THE CALCULATIONS OF THE REDUCED CN VALUES.

ADEQUATE OUTFALL NARRATIVE

THE POST-DEVELOPMENT RUNOFF FOR THE ENTIRE SITE HAS BEEN REDUCED FOR THE 1-YEAR, 2-YEAR AND 10-YEAR DESIGN STORMS AND MEETS THE POTOMAC RIVER WATERSHED REQUIREMENT OF HAVING THE POST-DEVELOPMENT LESS THAN THE PRE-DEVELOPMENT RUNOFF CONDITION. THE CHANNEL PROTECTION AND FLOOD PROTECTION REQUIREMENTS ARE ALSO MET, BASED ON THE REDUCTION IN RUNOFF FROM THE SITE , IT IS THE OPINION OF THE ENGINEER THAT THIS CONSTITUTES AS AN ADEQUATE OUTFALL.

	On-Site			
	Q1	RV1	Q10	RV10
Pre	4.34	10,169	8.46	20,436
Post	3.94	8,487	8.27	19,015

Channel Protection

Qdev < IF (Qpre*Rvpre)/Rvdev

< 0.80 (4.341 * 10169)/ 8487

3.94 < 4.16

Detention required: None

Flood Protection

Q10 post < Q10 pre

8.27 < 8.46

Detention required: None

NOTE:

REFER TO SHEET C705 FOR HYDROGRAPH REPORT CALCULATIONS.

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DRAWING No.: 113942
DATE: 06/04/2025
SCALE: 1" = 20'
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:

PRELIMINARY SWM AND OUTFALL ANALYSIS

SHEET No.

C704

APPROVED
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DEPARTMENT OF PLANNING & ZONING

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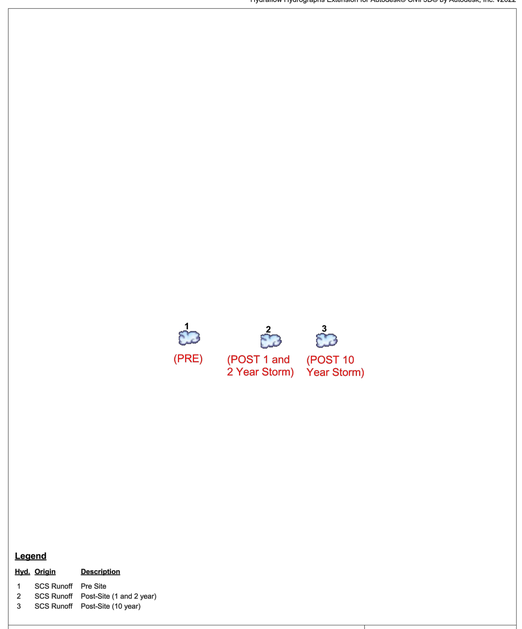
1

Watershed Model Schematic

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022



Legend

Hyd.	Origin	Description
1	SCS Runoff	Pre Site
2	SCS Runoff	Post-Site (1 and 2 year)
3	SCS Runoff	Post-Site (10 year)

Project: City Hall - Concept - Pre-Post.gpw | Sunday, 02 / 16 / 2025

9

2

Hydrograph Return Period Recap

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Hyd. No.	Hydrograph type (origin)	Inflow hyd(s)	Peak Outflow (cfs) 1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	Hydrograph Description
1	SCS Runoff	-------	4.341	5.168	--------	--------	8.459	--------	--------	--------	Pre Site
2	SCS Runoff	-------	3.935	4.791	--------	--------	~~8.174~~	--------	--------	--------	Post-Site (1 and 2 year)
3	SCS Runoff	-------	~~4.955~~	~~4.996~~	--------	--------	8.266	--------	--------	--------	Post-Site (10 year)

Proj. file: City Hall - Concept - Pre-Post.gpw | Sunday, 02 / 16 / 2025

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4

Hydrograph Report

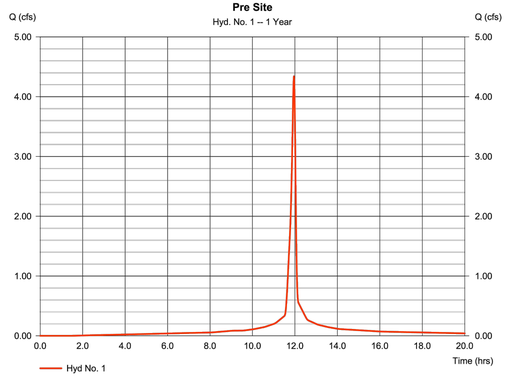
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 | Sunday, 02 / 16 / 2025

Hyd. No. 1

Pre Site

Hydrograph type	= SCS Runoff	Peak discharge	= 4.341 cfs
Storm frequency	= 1 yrs	Time to peak	= 11.95 hrs
Time interval	= 1 min	Hyd. volume	= 10,169 cuft
Drainage area	= 1.100 ac	Curve number	= 98*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 2.70 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.550 x 98) + (0.660 x 80)] / 1.100



5

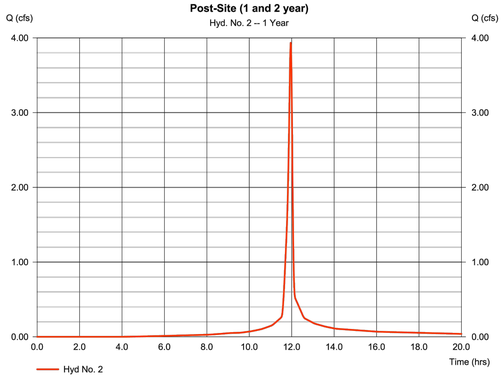
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 | Sunday, 02 / 16 / 2025

Hyd. No. 2

Post-Site (1 and 2 year)

Hydrograph type	= SCS Runoff	Peak discharge	= 3.935 cfs
Storm frequency	= 1 yrs	Time to peak	= 11.95 hrs
Time interval	= 1 min	Hyd. volume	= 8,487 cuft
Drainage area	= 1.100 ac	Curve number	= 94
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 2.70 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



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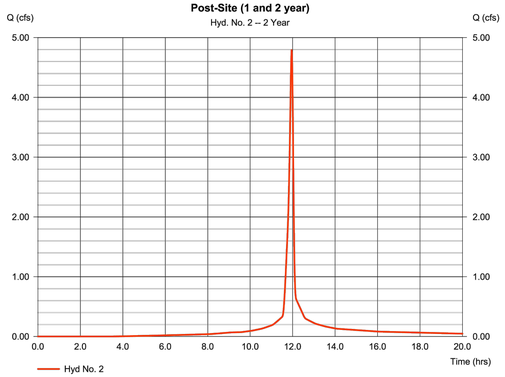
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 | Sunday, 02 / 16 / 2025

Hyd. No. 2

Post-Site (1 and 2 year)

Hydrograph type	= SCS Runoff	Peak discharge	= 4.791 cfs
Storm frequency	= 2 yrs	Time to peak	= 11.95 hrs
Time interval	= 1 min	Hyd. volume	= 10,475 cuft
Drainage area	= 1.100 ac	Curve number	= 94
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 3.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



8

Hydrograph Report

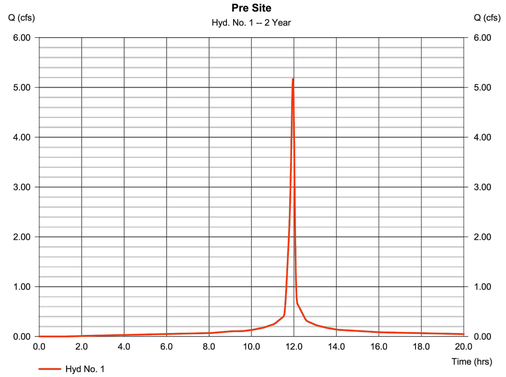
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 | Sunday, 02 / 16 / 2025

Hyd. No. 1

Pre Site

Hydrograph type	= SCS Runoff	Peak discharge	= 5.168 cfs
Storm frequency	= 2 yrs	Time to peak	= 11.95 hrs
Time interval	= 1 min	Hyd. volume	= 12,219 cuft
Drainage area	= 1.100 ac	Curve number	= 98*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 3.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.550 x 98) + (0.660 x 80)] / 1.100



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Hydrograph Report

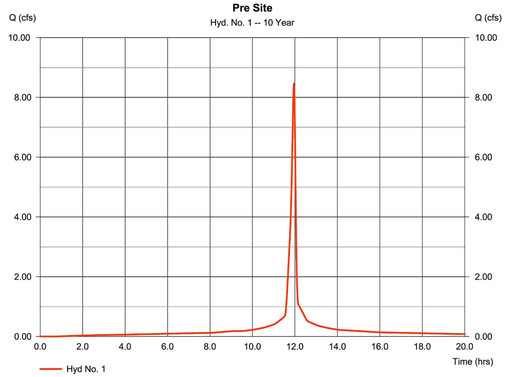
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 | Sunday, 02 / 16 / 2025

Hyd. No. 1

Pre Site

Hydrograph type	= SCS Runoff	Peak discharge	= 8.459 cfs
Storm frequency	= 10 yrs	Time to peak	= 11.95 hrs
Time interval	= 1 min	Hyd. volume	= 20,436 cuft
Drainage area	= 1.100 ac	Curve number	= 98*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 5.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.550 x 98) + (0.660 x 80)] / 1.100



14

Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022 | Sunday, 02 / 16 / 2025

Hyd. No. 3

Post-Site (10 year)

Hydrograph type	= SCS Runoff	Peak discharge	= 8.266 cfs
Storm frequency	= 10 yrs	Time to peak	= 11.95 hrs
Time interval	= 1 min	Hyd. volume	= 19,015 cuft
Drainage area	= 1.100 ac	Curve number	= 95
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
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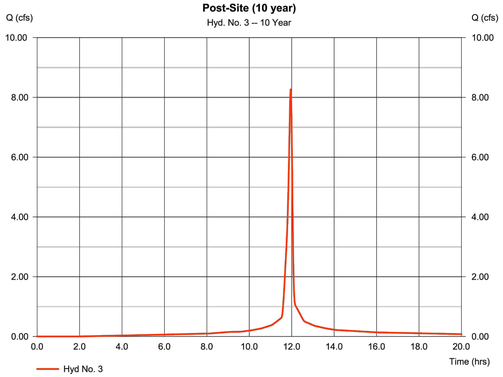
Total precip.	= 5.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



APPROVED
DEVELOPMENT SITE PLAN NO. DSP2025-00005
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COMMONWEALTH OF VIRGINIA
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CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION
PRELIMINARY DEVELOPMENT SITE PLAN

CITY OF ALEXANDRIA, VIRGINIA

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DRAWING No.: 113942
DATE: 06/04/2025
SCALE: 1" = 20'
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:

SWM COMPUTATIONS

SHEET No.

C705

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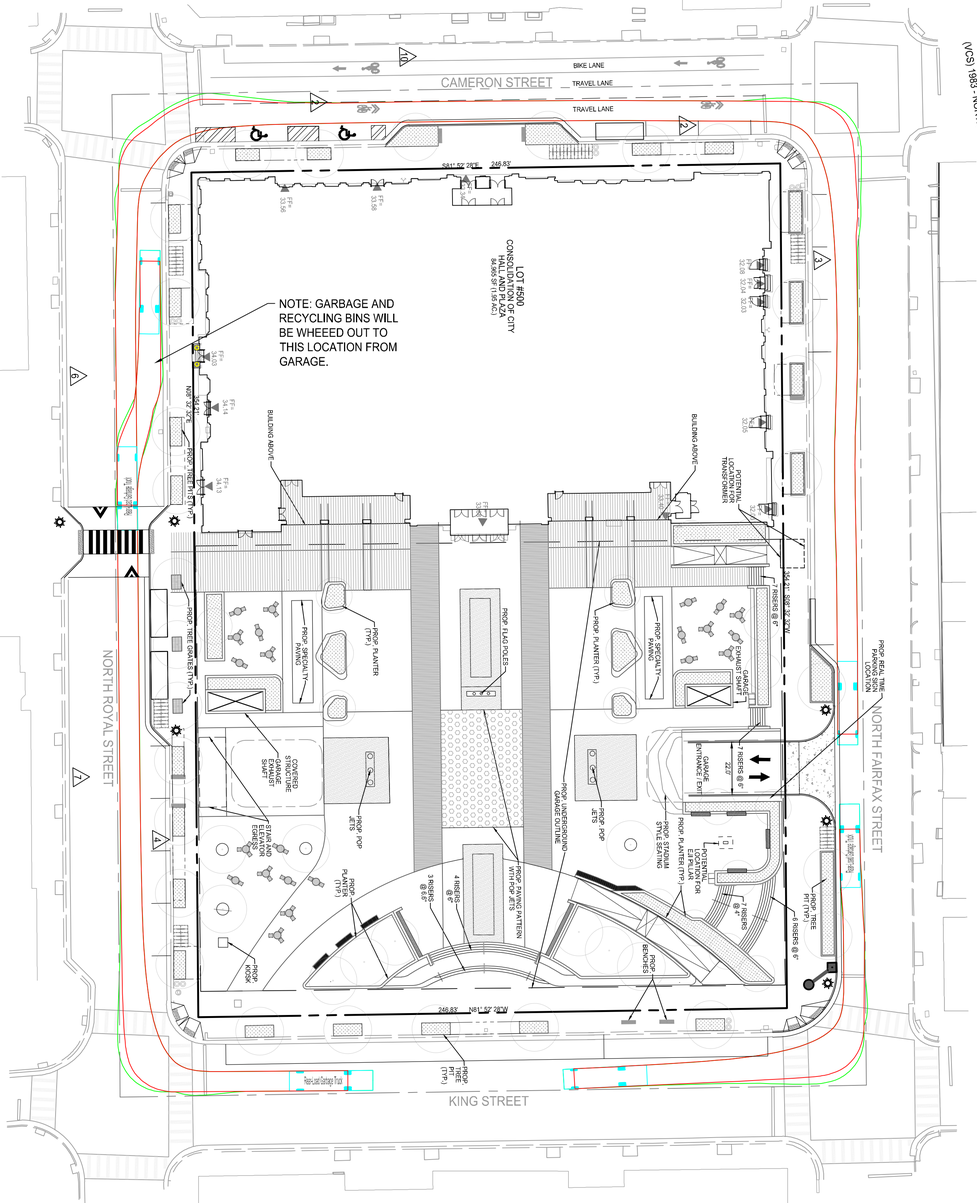
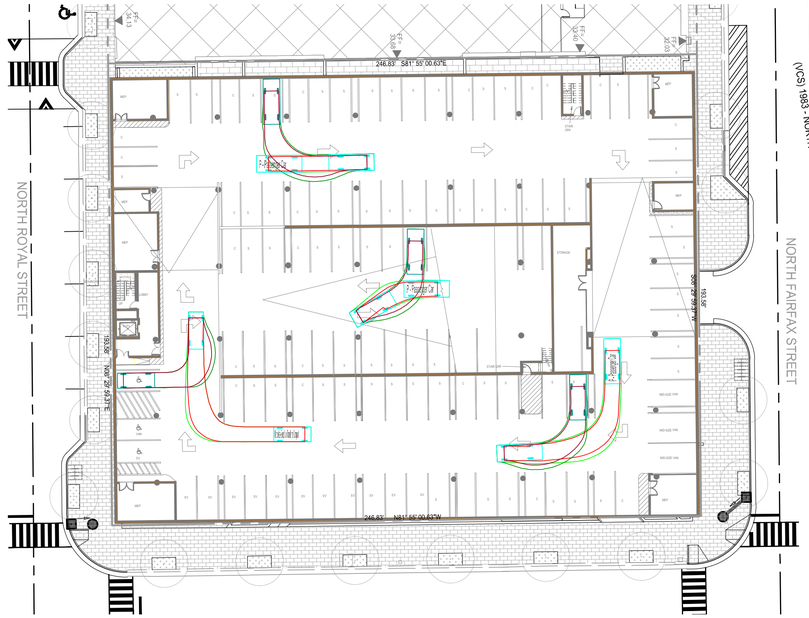
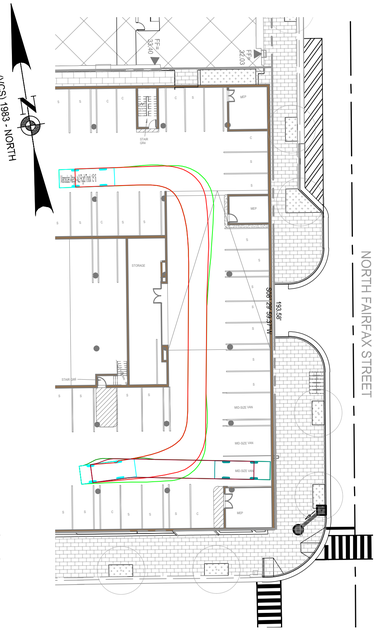


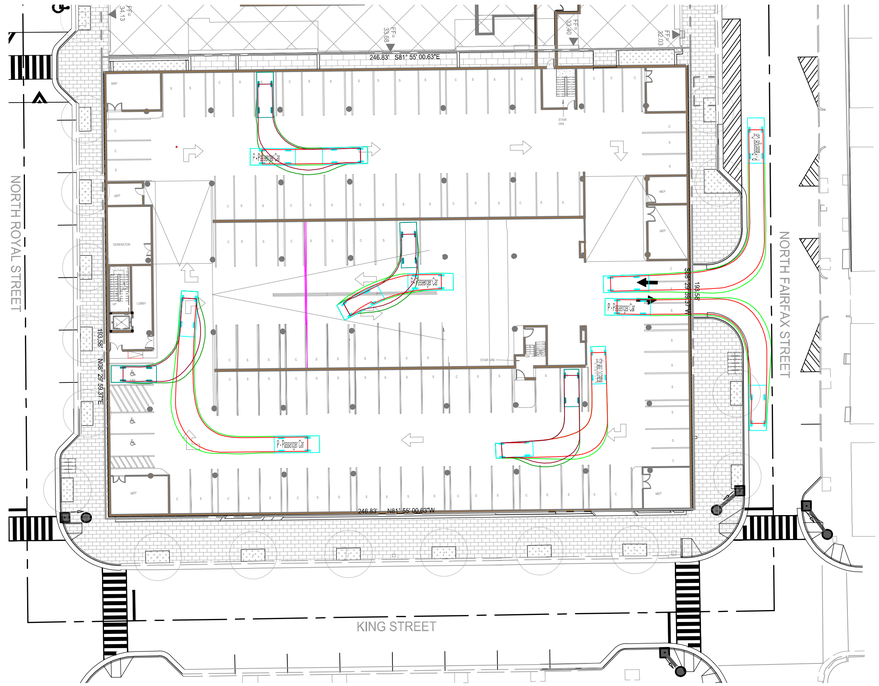
GARBAGE TRUCK



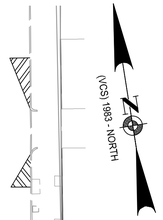
G2 PARKING LEVEL
(PASSENGER CAR)

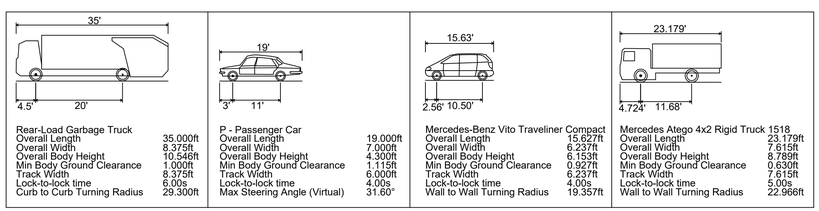


G2 PARKING LEVEL
(MID-SIZE TRUCK)



G1 PARKING LEVEL
(PASSENGER CAR)





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

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

Mercedes-Benz Vito Traveliner Compact	
Overall Length	15.627ft
Overall Width	6.237ft
Overall Body Height	6.153ft
Min Body Ground Clearance	0.927ft
Track Width	6.237ft
Lock-to-lock time	4.00s
Wall to Wall Turning Radius	19.357ft

Mercedes Atego 4x2 Rigid Truck 1518	
Overall Length	23.179ft
Overall Width	7.615ft
Overall Body Height	8.789ft
Min Body Ground Clearance	0.630ft
Track Width	7.615ft
Lock-to-lock time	5.00s
Wall to Wall Turning Radius	22.966ft

30 15 0 30 60
GRAPHIC SCALE
1" = 30'

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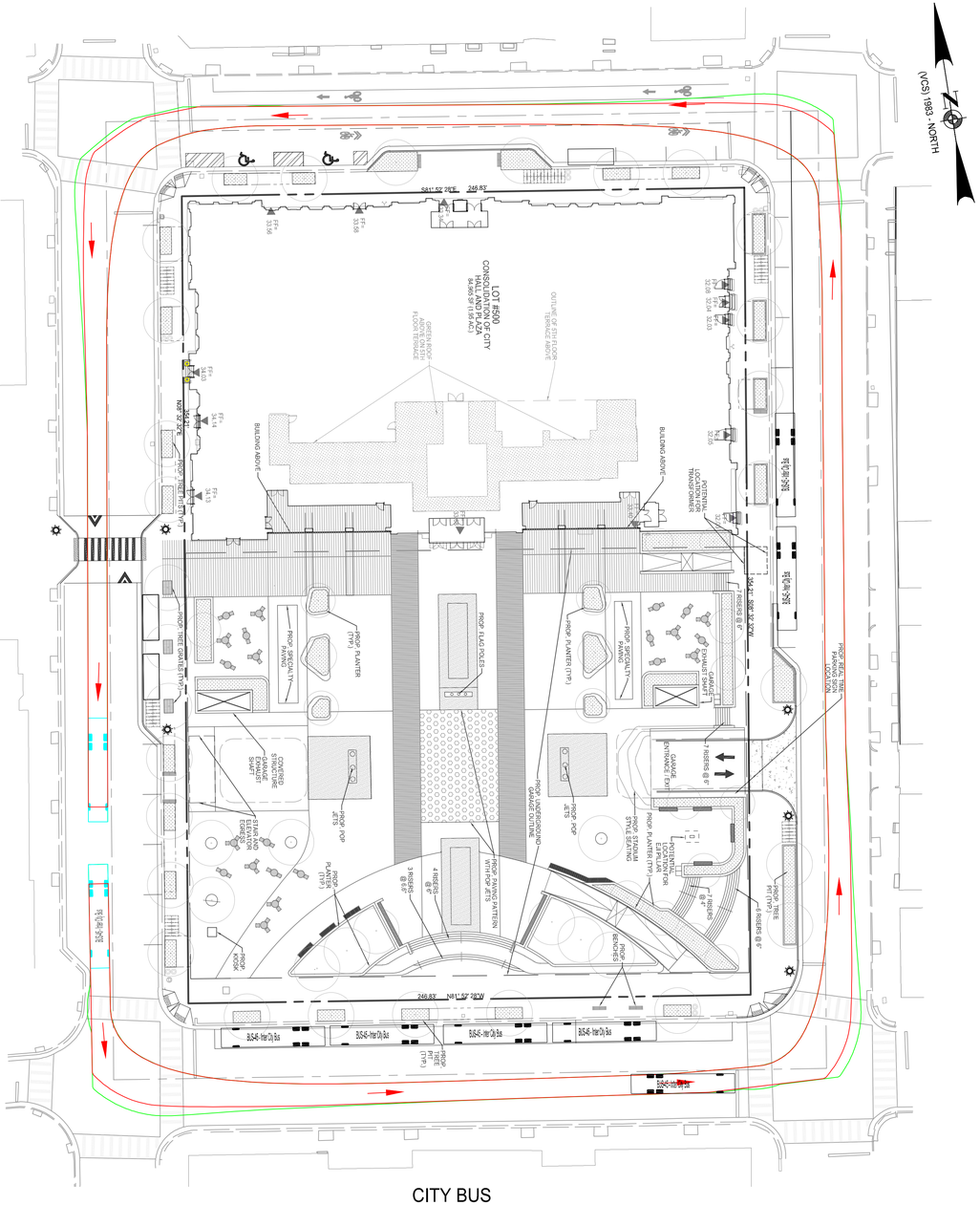
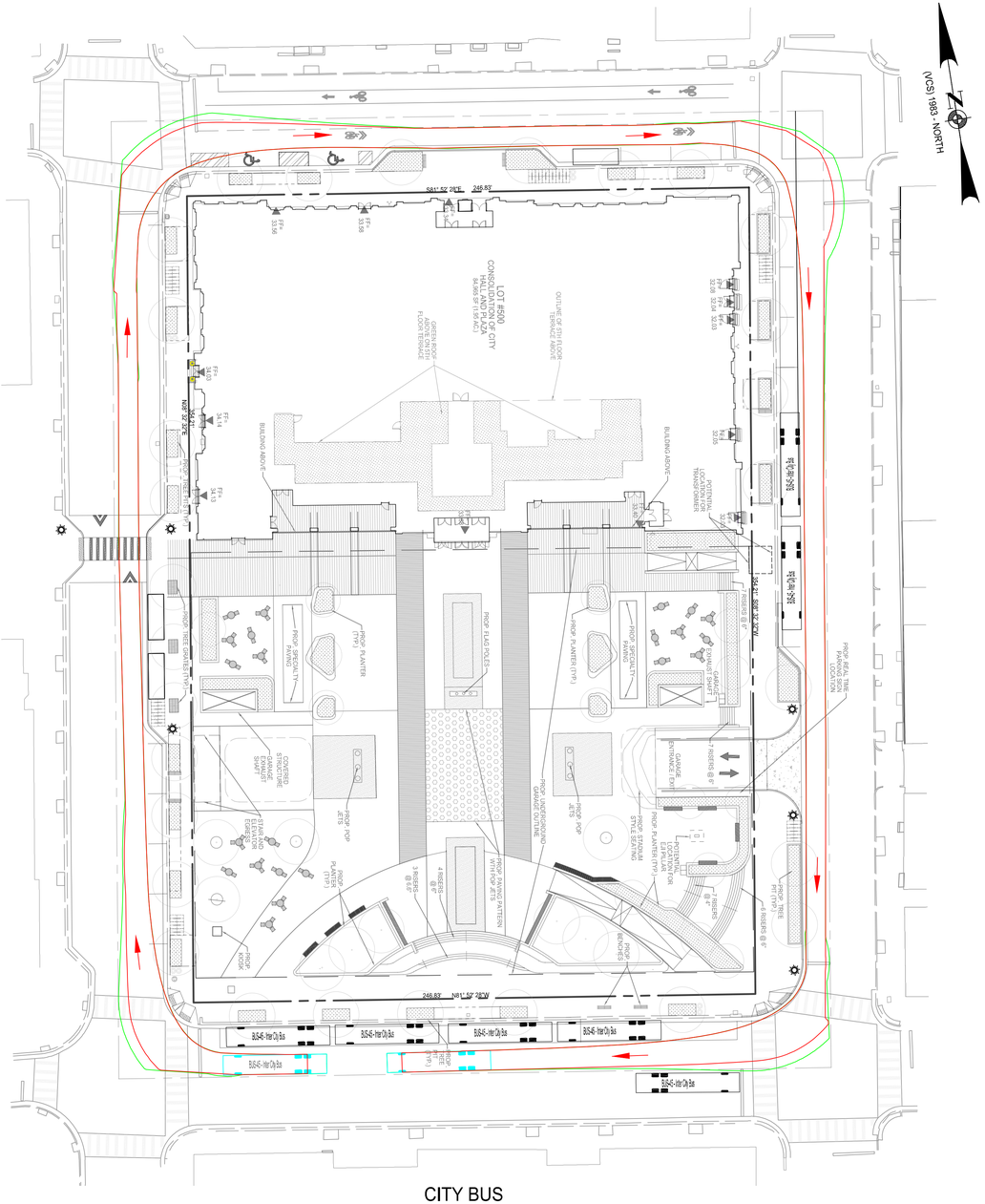
SHEET TITLE:
TURNING MOVEMENTS

SHEET No.
C900

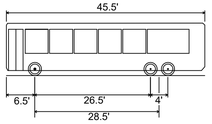
P:\Projects\24005031.00\113942 Market Square Plaza DSUP\C900 TURNING MOVEMENTS.dwg, 6/9/2025 10:51:32 AM, August Himmelsamp,



CITY BUS
(TURNING AROUND THE SITE IN COUNTER-CLOCKWISE DIRECTION)



CITY BUS
(TURNING AROUND THE SITE IN CLOCKWISE DIRECTION)



BUS-45 - Inter City Bus	
Overall Length	45.500ft
Overall Width	8.500ft
Overall Body Height	12.008ft
Min Body Ground Clearance	1.158ft
Track Width	8.500ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	45.20°

30 15 0 30 60
GRAPHIC SCALE
1" = 30'

APPROVED
DEVELOPMENT SITE PLAN NO. DSP2025-00005
DEPARTMENT OF PLANNING & ZONING

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

DIRECTOR DATE

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

IMEG
4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
06/04/2025
PROFESSIONAL ENGINEER

CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION
PRELIMINARY DEVELOPMENT SITE PLAN
CITY OF ALEXANDRIA, VIRGINIA

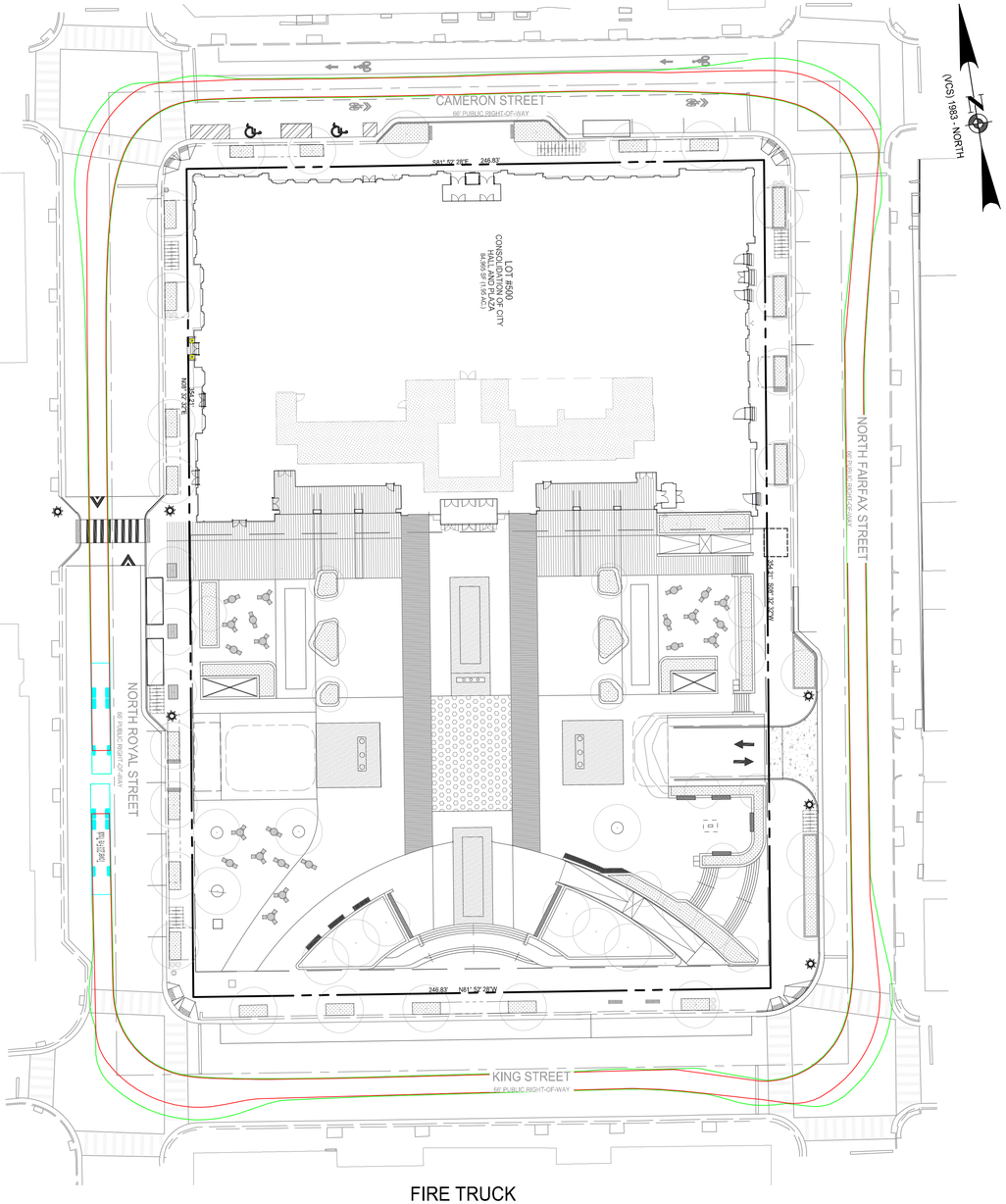
MARK	DATE	DESCRIPTION
	02/17/25	PRELIMINARY DSP SUBMISSION
	04/10/25	COMPLETENESS DSP SUBMISSION
	06/04/25	VERIFICATION DSP SUBMISSION

PROJECT No.: 24005031.00
DRAWING No.: 113942
DATE: 06/04/2025
SCALE: 1" = 20'
DESIGN: EG
DRAWN: JS
CHECKED: EG

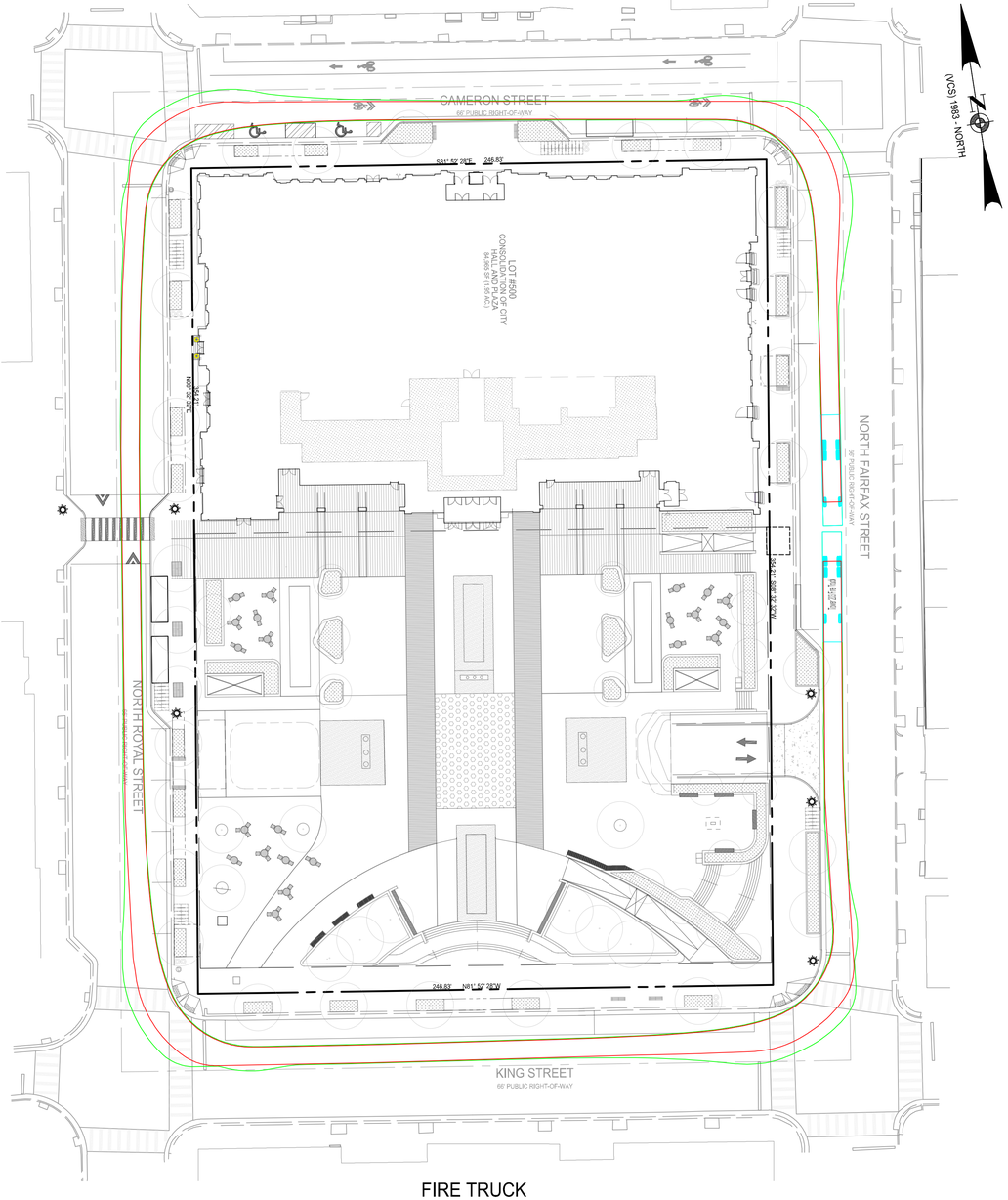
SHEET TITLE:
TURNING MOVEMENTS

SHEET No.
C901

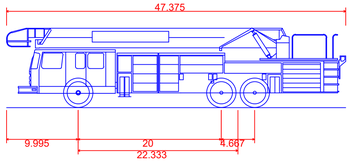
P:\Projects\24005031.00\113942 Market Square Plaza DSUP\C901 TURNING MOVEMENTS.dwg, 6/9/2025 10:51:57 AM, August Hinnenkamp,



FIRE TRUCK
(TURNING AROUND THE SITE IN COUNTER-CLOCKWISE DIRECTION)



FIRE TRUCK
(TURNING AROUND THE SITE IN CLOCKWISE DIRECTION)



Tower 203 Fire Truck	
Overall Length	47.375ft
Overall Width	8.167ft
Overall Body Height	11.082ft
Min Body Ground Clearance	1.512ft
Track Width	7.667ft
Lock-to-lock time	4.00s
Wall to Wall Turning Radius	54.980ft

30 15 0 30 60
GRAPHIC SCALE
1" = 30'

APPROVED
DEVELOPMENT SITE PLAN NO. DSP2025-00005
DEPARTMENT OF PLANNING & ZONING

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

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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COMMONWEALTH OF VIRGINIA
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06/04/2025
PROFESSIONAL ENGINEER

CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION
PRELIMINARY DEVELOPMENT SITE PLAN
CITY OF ALEXANDRIA, VIRGINIA

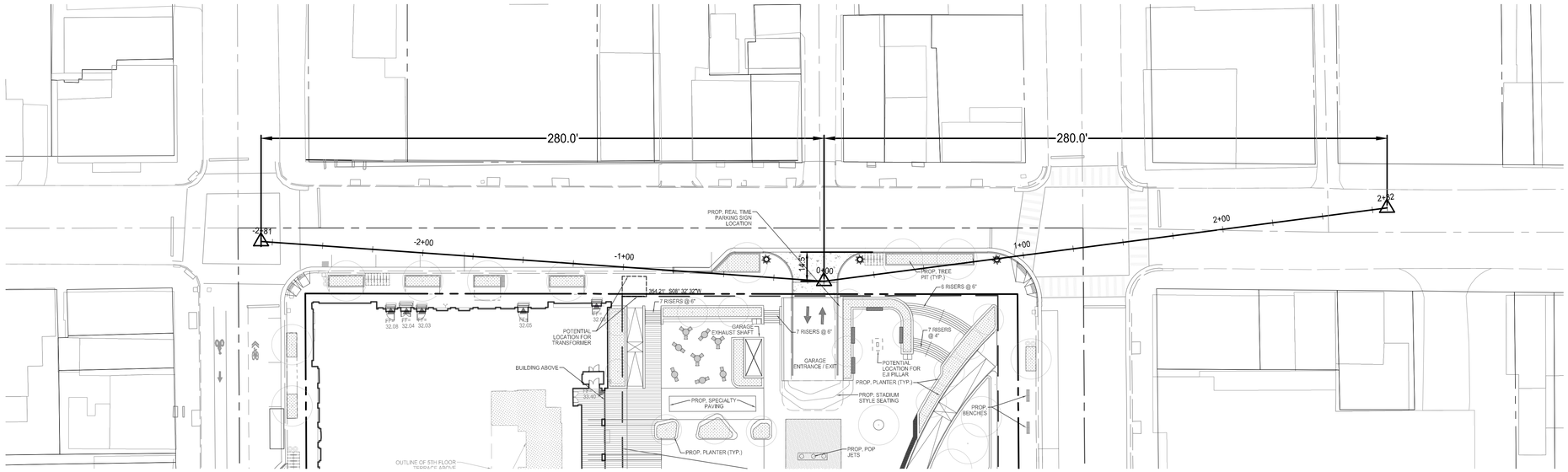
MARK	DATE	DESCRIPTION
	02/17/25	PRELIMINARY DSP SUBMISSION
	04/10/25	COMPLETENESS DSP SUBMISSION
	06/04/25	VERIFICATION DSP SUBMISSION

PROJECT No.: 24005031.00
DRAWING No.: 113942
DATE: 06/04/2025
SCALE: 1" = 20'
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:
FIRE TRUCK TURNING MOVEMENTS

SHEET No.
C902

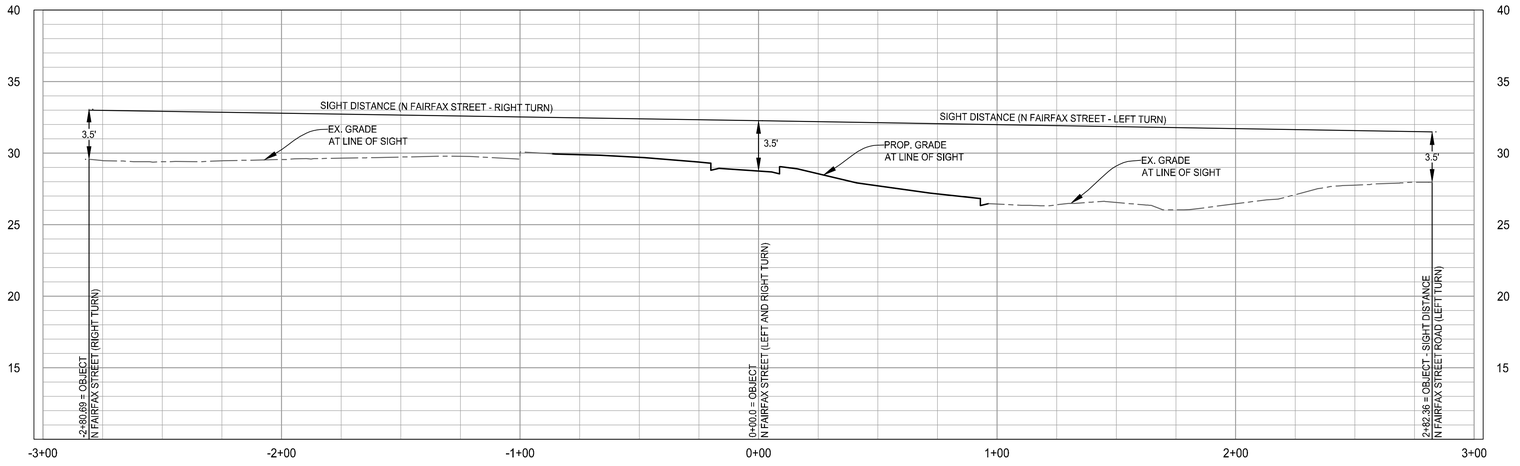
P:\Projects\24005031.00\113942 Market Square Plaza DSUP\C902 FIRE TRUCK TURNING MOVEMENTS.dwg, 6/9/2025 10:52:20 AM, August Himmelsamp,



SIGHT DISTANCE - PLAN

SCALE: 1" = 30'

NOTE: THE SIGHT DISTANCE ON THIS SHEET IS SHOWN PER VDOT STANDARDS WITH THE 14.5' SETBACK OF THE STUDY POINT. REFER TO SHEET C904 FOR ACTUAL SIGHT DISTANCE AROUND PARKED BUSES NORTH OF THE ENTRANCE.



SIGHT DISTANCE - PROFILE

HORIZONTAL SCALE: 1" = 30'

VERTICAL SCALE: 1" = 5'

5 2.5 0 5 10
VERTICAL GRAPHIC SCALE
1" = 5'

30 15 0 30 60
HORIZONTAL GRAPHIC SCALE
1" = 30'

APPROVED
DEVELOPMENT SITE PLAN NO. DSP2025-00005
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPT. 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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06/04/2025
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CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION
PRELIMINARY DEVELOPMENT SITE PLAN

CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
	02/17/25	PRELIMINARY DSP SUBMISSION
	04/10/25	COMPLETENESS DSP SUBMISSION
	06/04/25	VERIFICATION DSP SUBMISSION

PROJECT No.: 24005031.00
DRAWING No.: 113942
DATE: 06/04/2025
SCALE: 1" = 20'
DESIGN: EG
DRAWN: JS
CHECKED: EG

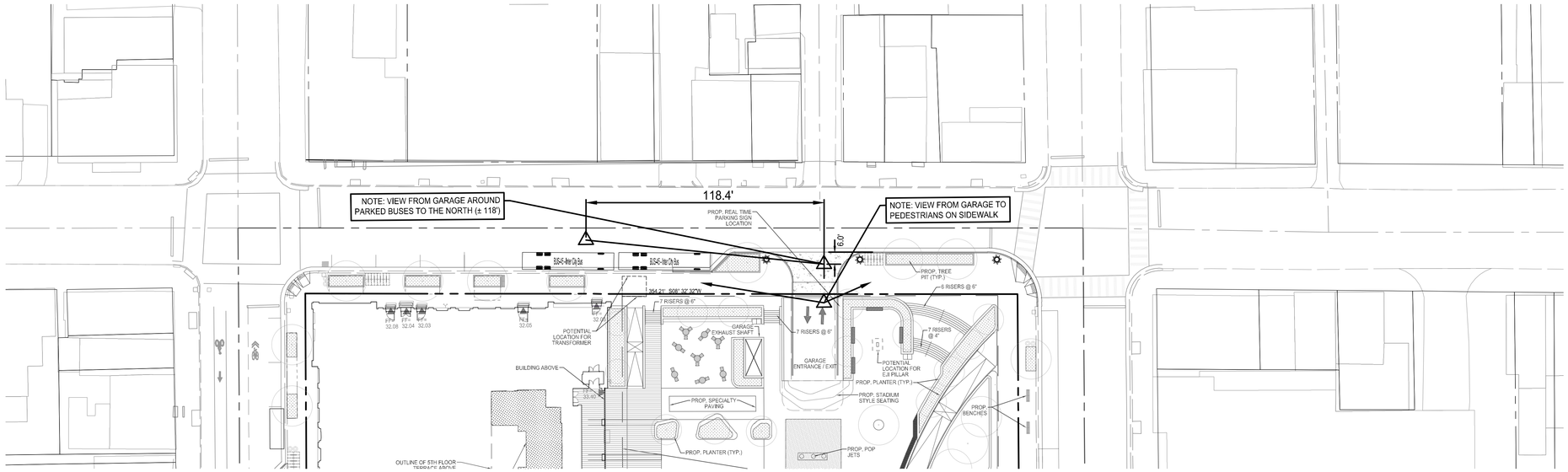
SHEET TITLE:

SIGHT DISTANCE

SHEET No.

C903

P:\Projects\24005031.001\113942 Market Square Plaza DSUP (903 SIGHT DISTANCE.dwg, 6/9/2025 10:53:02 AM, August Himmelsamp,



SIGHT DISTANCE - PLAN
SCALE: 1" = 30'

30 15 0 30 60
GRAPHIC SCALE
1" = 30'

NOTE: THE SIGHT DISTANCE ON THIS SHEET IS SHOWN PER ACTUAL CONDITIONS. VEHICLES WILL HAVE TO SEE AROUND PARKED BUSES. REFER TO SHEET C903 FOR SIGHT DISTANCE PER VDOT STANDARDS.

APPROVED
DEVELOPMENT SITE PLAN NO. DSP2025-00005
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
DEPT. 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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JOHN L. HELMS
Lic. No.52485
06/04/2025
PROFESSIONAL ENGINEER

CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION
PRELIMINARY DEVELOPMENT SITE PLAN

CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
	02/17/25	PRELIMINARY DSP SUBMISSION
	04/10/25	COMPLETENESS DSP SUBMISSION
	06/04/25	VERIFICATION DSP SUBMISSION

PROJECT No.: 24005031.00
DRAWING No.: 113942
DATE: 06/04/2025
SCALE: 1" = 20'
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:
SIGHT DISTANCE

SHEET No.
C904

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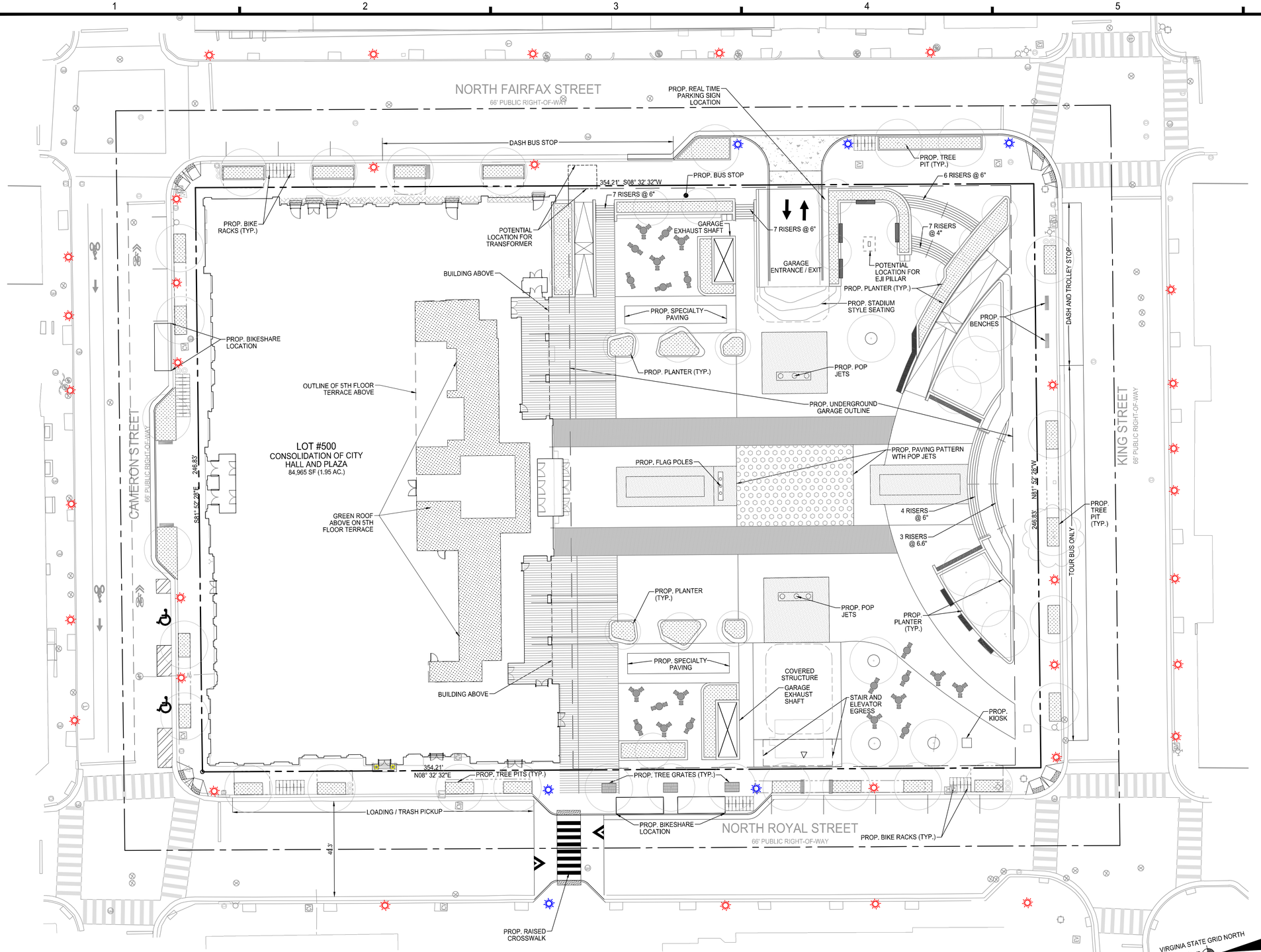

LEGEND

- EXISTING LIGHT POLE
- RELOCATED LIGHT POLE

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JOHN L. HELMS
Lic. No.52485
06/04/2025
PROFESSIONAL ENGINEER

CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION
PRELIMINARY DEVELOPMENT SITE PLAN

CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
	02/17/25	PRELIMINARY DSP SUBMISSION
	04/10/25	COMPLETENESS DSP SUBMISSION
	06/04/25	VERIFICATION DSP SUBMISSION

APPROVED
DEVELOPMENT SITE PLAN NO. DSP2025-00005
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

PROJECT No.: 24005031.00
DRAWING No.: 113942
DATE: 06/04/2025
SCALE: 1" = 20'
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:
PRELIMINARY LIGHTING PLAN

SHEET No.
C905

P:\Projects\24005031.00\113942 Market Square Plaza DSUP\C905 PRELIMINARY LIGHTING PLAN.dwg, 6/9/2025 10:54:06 AM, August Himmelsbach,

A) STANDARD LANDSCAPE PLAN NOTES FOR ALL PLANS REQUIRING APPROVAL:

THE FOLLOWING NOTES SHALL BE PROVIDED ON LANDSCAPE PLAN SUBMISSIONS FOR ALL PROJECTS THAT REQUIRE APPROVAL BY THE CITY AS OUTLINED IN CHAPTER 3 OF THE CITY'S 2019 LANDSCAPE GUIDELINES:

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 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.

B) STANDARD LANDSCAPE PLAN NOTES FOR DEVELOPMENT SITE PLANS:

IN ADDITION TO THE NOTES PROVIDED ABOVE, THE FOLLOWING NOTES SHALL BE PROVIDED ON LANDSCAPE PLAN SUBMISSIONS FOR ALL DSP/DSUP PROJECTS:

1) 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 AND WRITTEN CONFIRMATION IS PROVIDED BY THE CITY WHICH VERIFIES CORRECT INSTALLATION OF THE TREE PROTECTION MEASURES.

2) 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.

3) 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.

4) ALL CONSTRUCTION WASTE SHALL BE REMOVED PRIOR TO PLANTING.

5) 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 PLAN 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.

6) 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.

A STANDARD LANDSCAPE PLAN NOTES

NOT TO SCALE

OF UPDATES: 01 LAST UPDATED: 12/02/2019

CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS

CITY OF ALEXANDRIA, VIRGINIA

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

Source: CITY OF ALEXANDRIA	STANDARD LANDSCAPE PLAN NOTES
Approved by: COA	
1 OF 1	Date drawn: 01/01/19
	LD 016

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

_____ _____
DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

_____ _____
DIRECTOR DATE

_____ _____
CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

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

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL

COMMONWEALTH OF VIRGINIA
GABRIELA CAÑAMAR CLARK
Lic. No. 958
06/04/2025
LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

PROJECT

CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION

06/04/2025

PRELIMINARY DEVELOPMENT SITE PLAN

LANDDESIGN PROJ.#
2023165

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
01	PRELIMINARY DSP SUBMISSION	02/17/2025
02	COMPLETENESS DSP SUBMISSION	04/10/2025
03	VERIFICATION SUBMISSION	06/04/2025

SCALE NORTH

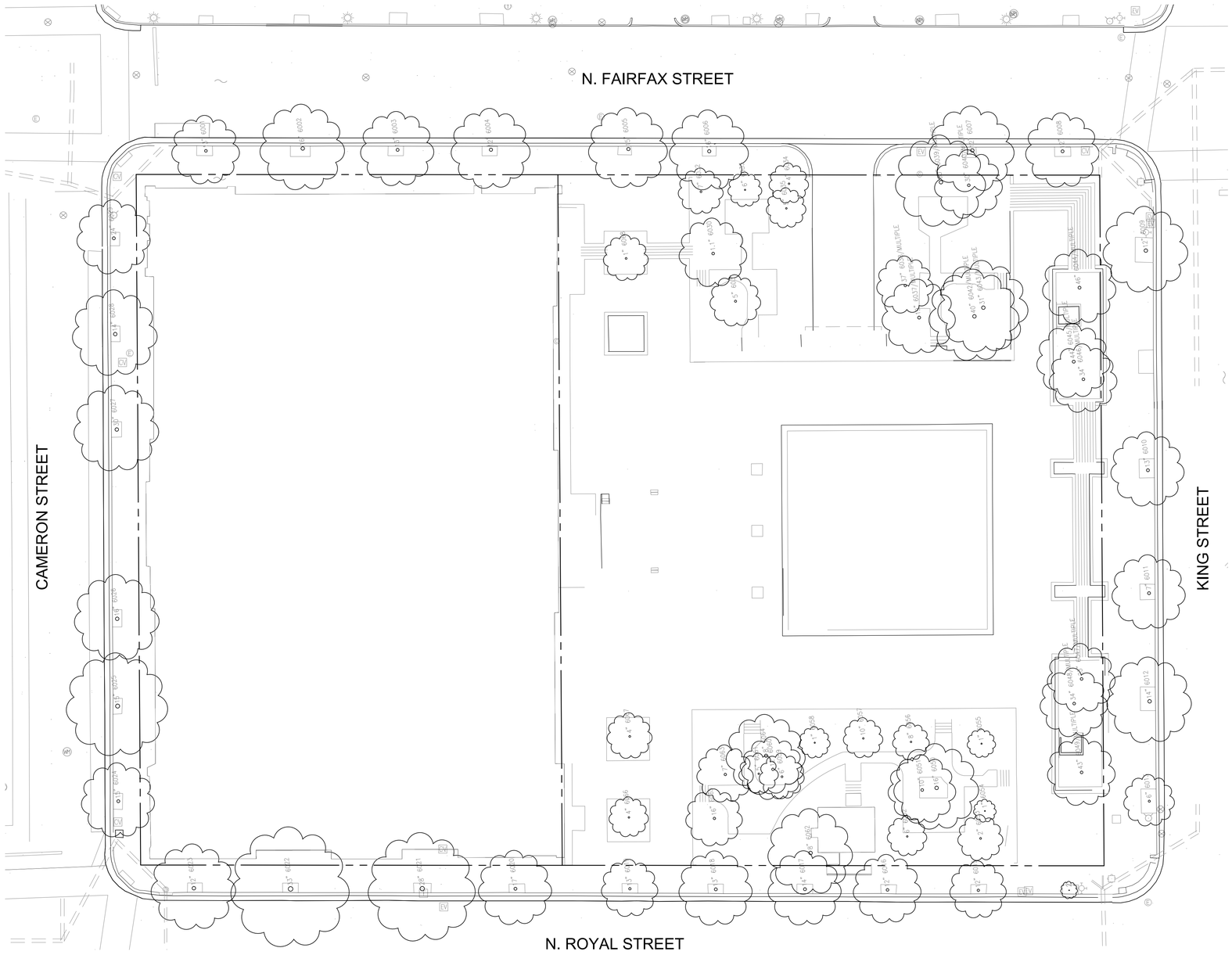
VERT: N/A
HORZ:

SHEET TITLE

GENERAL NOTES

SHEET NUMBER

L001



TREE INVENTORY - ALEXANDRIA MARKET SQUARE					
Tree #	Species	Size	CRZ	Native Status	Status
		dbh (Diameter at Breast Height)	Critical Root Zone (radius ft)	Native / Non - Native	
6001	STYPHNOLOBIUM JAPONICUM / JAPANESE PAGODA TREE	13	13	Non- Native	POOR
6002	STYPHNOLOBIUM JAPONICUM / JAPANESE PAGODA TREE	16	16	Non- Native	POOR
6003	STYPHNOLOBIUM JAPONICUM / JAPANESE PAGODA TREE	13	13	Non- Native	POOR
6004	STYPHNOLOBIUM JAPONICUM / JAPANESE PAGODA TREE	12	12	Non- Native	POOR
6005	STYPHNOLOBIUM JAPONICUM / JAPANESE PAGODA TREE	16	16	Non- Native	POOR
6006	STYPHNOLOBIUM JAPONICUM / JAPANESE PAGODA TREE	16	16	Non- Native	POOR
6007	STYPHNOLOBIUM JAPONICUM / JAPANESE PAGODA TREE	12	12	Non- Native	FAIR
6008	STYPHNOLOBIUM JAPONICUM / JAPANESE PAGODA TREE	12	12	Non- Native	POOR
6009	QUERCUS PHELLOS / WILLOW OAK	12	12	Native	GOOD
NO TAG	QUERCUS ALBA / WHITE OAK	1	8	Native	GOOD
6010	QUERCUS PHELLOS / WILLOW OAK	13	13	Native	GOOD
6011	QUERCUS PALUSTRIS / PIN OAK	7	8	Native	FAIR
6012	QUERCUS RUBRA / RED OAK	14	14	Native	POOR
6013	QUERCUS PALUSTRIS / PIN OAK	6	8	Native	POOR
6014	QUERCUS PHELLOS / WILLOW OAK	2	8	Non- Native	FAIR
6015	STYPHNOLOBIUM JAPONICUM / JAPANESE PAGODA TREE	12	12	Non- Native	POOR
6016	STYPHNOLOBIUM JAPONICUM / JAPANESE PAGODA TREE	12	12	Non- Native	POOR
6017	STYPHNOLOBIUM JAPONICUM / JAPANESE PAGODA TREE	14	14	Non- Native	FAIR
6018	STYPHNOLOBIUM JAPONICUM / JAPANESE PAGODA TREE	13	13	Non- Native	POOR
6019	STYPHNOLOBIUM JAPONICUM / JAPANESE PAGODA TREE	13	13	Non- Native	POOR
6020	STYPHNOLOBIUM JAPONICUM / JAPANESE PAGODA TREE	17	17	Non- Native	FAIR
6021	STYPHNOLOBIUM JAPONICUM / JAPANESE PAGODA TREE	28	28	Non- Native	FAIR
6022	STYPHNOLOBIUM JAPONICUM / JAPANESE PAGODA TREE	33	49.5	Non- Native	FAIR
6023	STYPHNOLOBIUM JAPONICUM / JAPANESE PAGODA TREE	12	12	Non- Native	FAIR
6024	STYPHNOLOBIUM JAPONICUM / JAPANESE PAGODA TREE	15	15	Non- Native	POOR
6025	STYPHNOLOBIUM JAPONICUM / JAPANESE PAGODA TREE	15	15	Non- Native	FAIR
6026	STYPHNOLOBIUM JAPONICUM / JAPANESE PAGODA TREE	16	16	Non- Native	POOR
6027	STYPHNOLOBIUM JAPONICUM / JAPANESE PAGODA TREE	30	45	Non- Native	FAIR
6028	STYPHNOLOBIUM JAPONICUM / JAPANESE PAGODA TREE	14	14	Non- Native	FAIR
6029	STYPHNOLOBIUM JAPONICUM / JAPANESE PAGODA TREE	24	24	Non- Native	POOR
6030	MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA	11	11	Non- Native	FAIR
6031	LAGERSTROEMIA INDICA / CRAPE MYRTLE	5	8	Non- Native	GOOD
6032	LAGERSTROEMIA INDICA / CRAPE MYRTLE	7	8	Non- Native	GOOD
6033	MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA	6	8	Non- Native	FAIR
6034	LAGERSTROEMIA INDICA / CRAPE MYRTLE	4	8	Non- Native	GOOD
6035	LAGERSTROEMIA INDICA / CRAPE MYRTLE	5	8	Non- Native	GOOD
6036	LAGERSTROEMIA INDICA / CRAPE MYRTLE	15	15	Non- Native	FAIR
6037	LAGERSTROEMIA INDICA / CRAPE MYRTLE	19	19	Non- Native	GOOD
6038	LAGERSTROEMIA INDICA / CRAPE MYRTLE	37	55.5	Non- Native	FAIR
6039	LAGERSTROEMIA INDICA / CRAPE MYRTLE	60	90	Non- Native	GOOD
6040	LAGERSTROEMIA INDICA / CRAPE MYRTLE	30	45	Non- Native	GOOD
6041	AMELANCHIER ARBOREA / SERVICEBERRY	5	8	Native	GOOD
6042	LAGERSTROEMIA INDICA / CRAPE MYRTLE	40	60	Non- Native	GOOD
6043	LAGERSTROEMIA INDICA / CRAPE MYRTLE	31	46.5	Non- Native	GOOD
6044	LAGERSTROEMIA INDICA / CRAPE MYRTLE	46	69	Non- Native	GOOD
6045	LAGERSTROEMIA INDICA / CRAPE MYRTLE	44	66	Non- Native	GOOD
6046	LAGERSTROEMIA INDICA / CRAPE MYRTLE	34	51	Non- Native	GOOD
6047	LAGERSTROEMIA INDICA / CRAPE MYRTLE	25	25	Non- Native	GOOD
6048	LAGERSTROEMIA INDICA / CRAPE MYRTLE	34	51	Non- Native	GOOD
6049	LAGERSTROEMIA INDICA / CRAPE MYRTLE	43	64.5	Non- Native	GOOD
6050	LAGERSTROEMIA INDICA / CRAPE MYRTLE	16	16	Non- Native	GOOD
6051	LAGERSTROEMIA INDICA / CRAPE MYRTLE	10	10	Non- Native	GOOD
6052	LAGERSTROEMIA INDICA / CRAPE MYRTLE	6	8	Non- Native	GOOD
6053	AMELANCHIER ARBOREA / SERVICEBERRY	2	8	Native	GOOD
6054	CORNUS FLORIDA / FLOWERING DOGWOOD	1	8	Native	FAIR
6055	LAGERSTROEMIA INDICA / CRAPE MYRTLE	1	8	Non- Native	GOOD
6056	LAGERSTROEMIA INDICA / CRAPE MYRTLE	8	8	Non- Native	FAIR
6057	MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA	10	10	Non- Native	FAIR
6058	AMELANCHIER ARBOREA / SERVICEBERRY	1	8	Native	GOOD
6059	LAGERSTROEMIA INDICA / CRAPE MYRTLE	6	8	Non- Native	FAIR
6060	LAGERSTROEMIA INDICA / CRAPE MYRTLE	12	12	Non- Native	GOOD
6061	LAGERSTROEMIA INDICA / CRAPE MYRTLE	5	8	Non- Native	FAIR
6062	LAGERSTROEMIA INDICA / CRAPE MYRTLE	8	8	Non- Native	GOOD
6063	LAGERSTROEMIA INDICA / CRAPE MYRTLE	7	8	Non- Native	GOOD
6064	LAGERSTROEMIA INDICA / CRAPE MYRTLE	8	8	Non- Native	FAIR
6065	MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA	16	16	Non- Native	UNSAFE
6066	AMELANCHIER ARBOREA / SERVICEBERRY	4	8	Native	GOOD
6067	AMELANCHIER ARBOREA / SERVICEBERRY	4	8	Native	FAIR
6068	AMELANCHIER ARBOREA / SERVICEBERRY	1	8	Native	FAIR

Tree Survey Information Completed by LandDesign - Arborist Andrea Crossett - ISA #MA-5499A

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

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

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LandDesign.
200 S. PEYTON STREET
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703.549.7784
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KEY MAP

SEAL

COMMONWEALTH OF VIRGINIA
GABRIELA CANAMAR CLARK
Lic. No. 958
06/04/2025
LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

PROJECT

CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION

06/04/2025

PRELIMINARY DEVELOPMENT SITE PLAN

LANDDESIGN PROJ.#
2023165

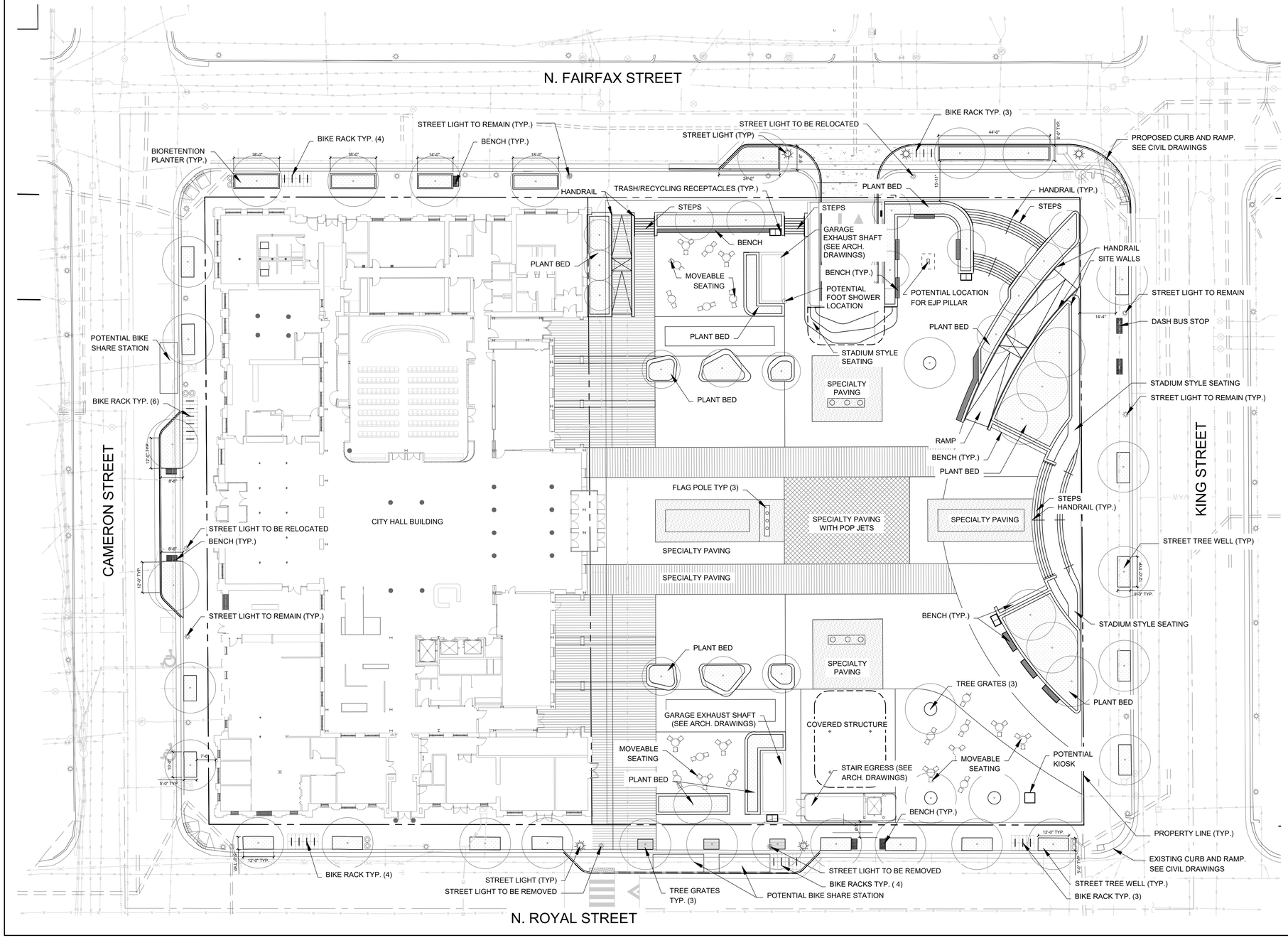
REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
01	PRELIMINARY DSP SUBMISSION	02/17/2025
02	COMPLETENESS DSP SUBMISSION	04/10/2025
03	VERIFICATION SUBMISSION	06/04/2025

SCALE NORTH
VERT: N/A
HORZ: 1"=20'
0 10' 20' 40'

SHEET TITLE
EXISTING TREE SURVEY

SHEET NUMBER
L002



SPECIALTY PAVING

SPECIALTY PAVING

NOTES:

1. PAVING PATTERNS ARE PRELIMINARY AND ARE INTENDED TO SHOW CHANGES IN MATERIALS. PATTERNS DO NOT DEPICT FINAL PAVING PATTERN OR LAYOUT.
2. MOVABLE FURNISHING AREAS TO BE DETERMINED
3. OVERHEAD STRUCTURES AND AIRSHAFT MATERIALS / FINISHES BY ARCHITECTS
4. LIGHTS WITHIN PROPERTY LINE IN PLAZA TO BE REMOVED
5. SKATEBOARD DETERRENTS TO BE STUDIED AND EVALUATED DURING CONSTRUCTION DOCUMENTATION.

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SCALE
VERT: N/A
HORZ: 1"=20'
0 10' 20' 40'

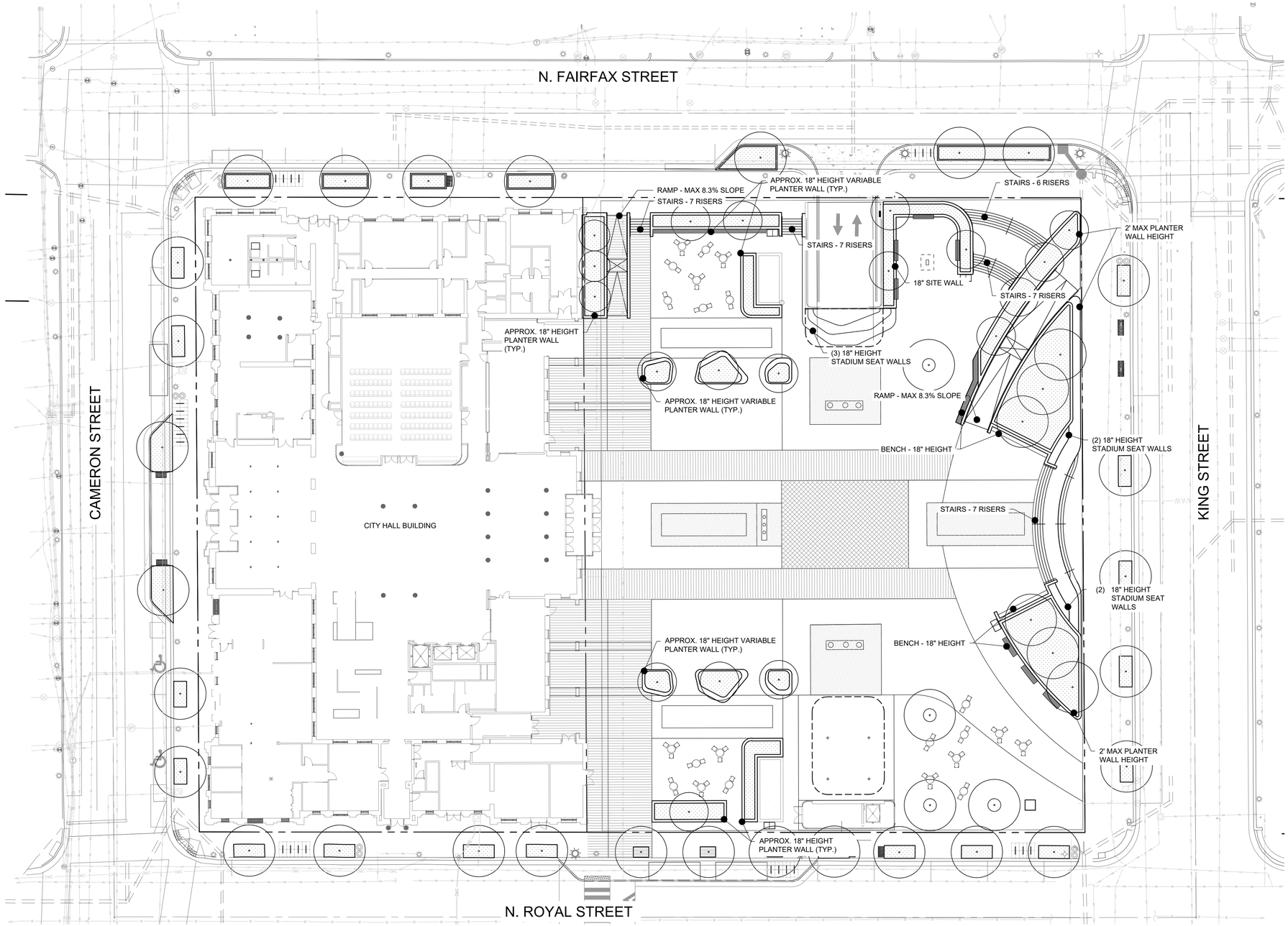
NORTH

SHEET TITLE

MATERIALS PLAN

SHEET NUMBER

L101



NOTES:

1. FOR FINE GRADING PLAN, REFER TO CIVIL DRAWINGS

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SCALE
VERT: N/A
HORZ: 1"=20'
0 10' 20' 40'

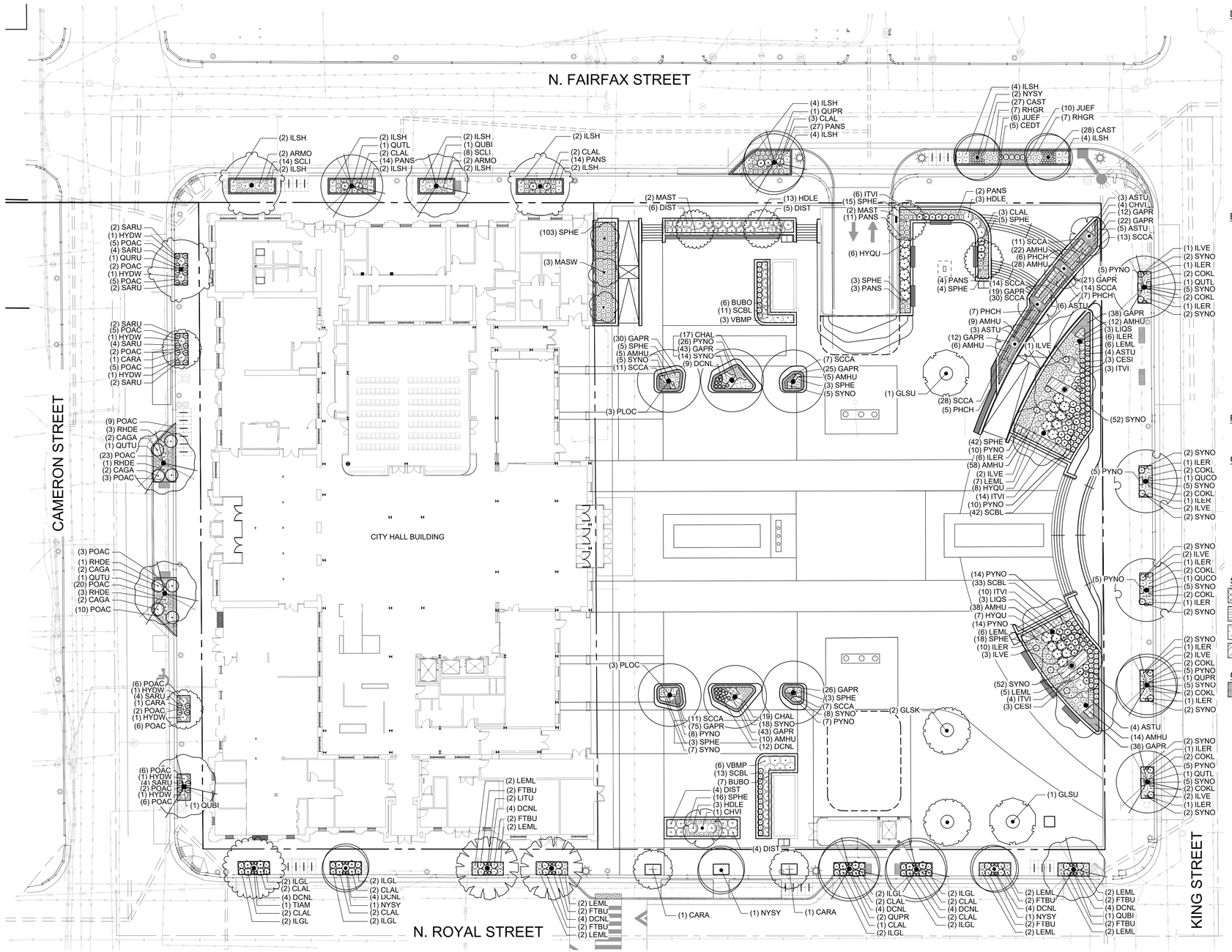
NORTH

SHEET TITLE
GRADING PLAN

SHEET NUMBER
L301

PLANT LEGEND

SYMBOL	CODE	BOTANICAL / COMMON NAME
DECIDUOUS TREES		
	CARA	CARPINUS CAROLINIANA / AMERICAN HORNBEAM
	GLSK	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' / SKYLINE® HONEY LOCUST
	GLSU	GLEDITSIA TRIACANTHOS INERMIS 'SUNCOLE' / SUNBURST® HONEY LOCUST
	LIQS	LIQUIDAMBAR STYRACIFLUA / SWEET GUM
	LITU	LIRIODENDRON TULIPIFERA / TULIP POPLAR
	NYSY	NYSSA SYLVATICA / BLACK GUM
	PLOC	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE
	QUBI	QUERCUS BICOLOR / SWAMP WHITE OAK
	QUCO	QUERCUS COCCINEA / SCARLET OAK
	QUTU	QUERCUS LYRATA `QLR510` / RESILIENCE™ OVERCUP OAK
	QUTL	QUERCUS NUTTALLII `QNSTC` / ESPLANADE® NUTTALL OAK
	QURU	QUERCUS RUBRA / NORTHERN RED OAK
	QUPR	QUERCUS SHUMARDII `QSSTH` / PROMINENCE® SHUMARD OAK
	QURB	QUERCUS X 'QREP20' / EPIC™ RED OAK
ORNAMENTAL TREES		
	CHVI	CHIONANTHUS VIRGINICUS / WHITE FRINGETREE
	MAST	MAGNOLIA STELLATA / STAR MAGNOLIA
	MASW	MAGNOLIA VIRGINIANA / SWEETBAY MAGNOLIA



BIORETENTION

	ARMO	ARONIA MELANOCARPA `MORTON` / IROQUOIS BEAUTY™ BLACK CHOKEBERRY
	CAST	CAREX STRICTA / TUSSOCK SEDGE
	CEDT	CEANOTHUS OVATUS / INLAND CEANOTHUS
	CLAL	CLETHRA ALNIFOLIA `HUMMINGBIRD` / SUMMERSWEET
	ILSH	ILEX GLABRA 'SHAMROCK' / SHAMROCK INKBERRY HOLLY
	JUEF	JUNCUS EFFUSUS / SOFT RUSH
	PANS	PANICUM VIRGATUM 'SHENANDOAH' / SHENANDOAH SWITCH GRASS
	RHGR	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC
	SCLI	SCHIZACHYRIUM SCOPARIUM / LITTLE BLUESTEM

DECIDUOUS SHRUBS

	CESI	CEPHALANTHUS OCCIDENTALIS 'SUGAR SHACK' TM / SUGAR SHACK BUTTONBUSH
	COKL	CORNUS SERICEA 'KELSEYI' / KELSEY'S DWARF RED TWIG DOGWOOD
	FTBU	FOTHERGILLA GARDENII 'BLUE MIST' / BLUE MIST FOTHERGILLA
	HYDW	HYDRANGEA ARBORESCENS / HYDRANGEA
	HDLE	HYDRANGEA PANICULATA 'LITTLE LIME' / LITTLE LIME PANICLE HYDRANGEA
	HYQU	HYDRANGEA QUERCIFOLIA / OAKLEAF HYDRANGEA
	ITVI	ITEA VIRGINICA / VIRGINIA SWEETSPIRE
	PHCH	PHYSOCARPUS OPULIFOLIUS 'DARTS GOLD' / DARTS GOLD NINEBARK
	VBMP	VIBURNUM ACERIFOLIUM / MAPLELEAF VIBURNUM

EVERGREEN SHRUBS

	BUBO	BUXUS MICROPHYLLA / LITTLELEAF BOXWOOD
	CAGA	CAMELLIA SASANQUA 'SHISHI GASHIRA' / SHISHI GASHIRA CAMELLIA
	DIST	DISTYLIUM X 'PIIDIST-II' TM / BLUE CASCADE DISTYLIUM
	ILGL	ILEX GLABRA / INKBERRY HOLLY
	ILVE	ILEX VERTICILLATA `JIM DANDY` / JIM DANDY WINTERBERRY
	ILER	ILEX VERTICILLATA 'RED SPRITE' / RED SPRITE WINTERBERRY
	LEML	LEUCOTHOE AXILLARIS 'COMPACTA' / DWARF COASTAL LEUCOTHOE
	RHDE	RHODODENDRON X 'DELAWARE VALLEY WHITE' / DELAWARE VALLEY WHITE AZALEA
	SARU	SARCOCOCCA HOOKERIANA HUMILIS / SWEETBOX

FERN

	POAC	POLYSTICHUM ACROSTICHOIDES / CHRISTMAS FERN

ORNAMENTAL GRASSES

	CHAL	CHASMANTHIUM LATIFOLIUM / NORTHERN SEA OATS
	DCNL	DESCHAMPSIA CESPITOSA `NORTHERN LIGHTS` / NORTHERN LIGHTS TUFTED HAIR GRASS
	SCBL	SCHIZACHYRIUM SCOPARIUM 'BLAZE' / BLAZE LITTLE BLUESTEM
	SCCA	SCHIZACHYRIUM SCOPARIUM 'CAROUSEL' / CAROUSEL LITTLE BLUESTEM
	SPHE	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED

SHRUB AREAS

	AMHU	AMSONIA HUBRICHTII / ARKANSAS BLUESTAR
	ASTU	ASCLEPIAS TUBEROSA / BUTTERFLY MILKWEED
	PYNO	PYCNANTHEMUM TENUIFOLIUM / NARROW-LEAF MOUNTAIN MINT
	SYNO	SYMPHYOTRICHUM NOVAE-ANGLIAE / NEW ENGLAND ASTER

GROUND COVERS

	GAPR	GAULTHERIA PROCUMBENS / WINTERGREEN

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SPECIAL USE PERMIT NO. _____
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KEY MAP

SEAL

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NOT FOR CONSTRUCTION

PROJECT

CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION

06/04/2025

PRELIMINARY DEVELOPMENT SITE PLAN

LANDDESIGN PROJ.# 2023165

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
01	PRELIMINARY DSP SUBMISSION	02/17/2025
02	COMPLETENESS DSP SUBMISSION	04/10/2025
03	VERIFICATION SUBMISSION	06/04/2025

SCALE
VERT: N/A
HORZ: 1"=20'
0 10' 20' 40'

NORTH

SHEET TITLE

PLANTING PLAN

SHEET NUMBER

L401

PLANT SCHEDULE - FULL SITE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CAL	HT.	REMARKS
DECIDUOUS TREES							
	CARA	4	CARPINUS CAROLINIANA / AMERICAN HORNBEAM	B & B	2"-3"	12` - 14`	FULL SUN TO PART SHADE; CCA: 500 SF;LOCALLY ,EASTERN U.S. REGIONALLY NATIVE; SYMMETRICAL, SINGLE LEADER
	GLSK	2	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' / SKYLINE® HONEY LOCUST	B & B	2"-3"	12` - 14`	FULL SUN TO PART SHADE; CCA: 1250 SF;LOCALLY ,EASTERN U.S. REGIONALLY NATIVE; SYMMETRICAL, SINGLE LEADER
	GLSU	2	GLEDITSIA TRIACANTHOS INERMIS 'SUNCOLE' / SUNBURST® HONEY LOCUST	B & B	2"-3"	12` - 14`	FULL SUN TO PART SHADE; CCA: 1250 SF;LOCALLY ,EASTERN U.S. REGIONALLY NATIVE; SYMMETRICAL, SINGLE LEADER
	LIQS	6	LIQUIDAMBAR STYRACIFLUA / SWEET GUM	B & B	2"-3"	12` - 14`	FULL SUN TO PART SHADE; CCA: 1250 SF;EASTERN U.S., REGIONALLY NATIVE; SYMMETRICAL, SINGLE LEADER
	LITU	2	LIRIODENDRON TULIPIFERA / TULIP POPLAR	B & B	2"-3"	6` - 10`	FULL SUN TO PART SHADE; CCA: 1250 SF;LOCALLY ,EASTERN U.S. REGIONALLY NATIVE; SYMMETRICAL, SINGLE LEADER
	NYSY	5	NYSSA SYLVATICA / BLACK GUM	B & B	2"-3"	8` - 12`	FULL SUN TO PART SHADE; CCA: 750 SF;LOCALLY ,EASTERN U.S. REGIONALLY NATIVE; SYMMETRICAL, SINGLE LEADER
	PLOC	6	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE	B & B	2"-3"	12`-14`	FULL SUN ; CCA: 1250 SF ; LOCAL, REGIONAL, EASTERN U.S. NATIVE; SYMMETRICAL SINGLE LEADER
	QUBI	3	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	2"-3"	12` - 14`	CCA: 1250 SF; LOCAL, REGIONAL, EASTERN U.S. NATIVE
	QUCO	2	QUERCUS COCCINEA / SCARLET OAK	B & B	2"-3"	12` - 14`	FULL SUN ; CCA: 1250 SF ; LOCAL, REGIONAL, EASTERN U.S. NATIVE; SYMMETRICAL SINGLE LEADER
	QUTU	2	QUERCUS LYRATA `QLR510` / RESILIENCE™ OVERCUP OAK	B & B	2"-3"	8` - 10`	CCA: 1250 SF; EASTERN U.S. REGIONALLY NATIVE; SYMMETRICAL, SINGLE LEADER
	QUTL	3	QUERCUS NUTTALLII `QNSTC` / ESPLANADE® NUTTALL OAK	B & B	2"-3"	12`-14`	FULL SUN TO PART SHADE; CCA: 1250 SF;LOCALLY ,EASTERN U.S. REGIONALLY NATIVE; SYMMETRICAL, SINGLE LEADER
	QURU	2	QUERCUS RUBRA / NORTHERN RED OAK	B & B	2"-3"	12`-14`	CCA: 1250 SF; LOCAL, REGIONAL, EASTREN U.S, NATIVE; SYMMETRICAL, SINGLE LEADER
	QUPR	4	QUERCUS SHUMARDII `QSSTH` / PROMINENCE® SHUMARD OAK	B & B	2"-3"	14` - 16`	FULL SUN ; CCA: 1250 SF; LOCAL, REGIONAL , EASTREN U.S; NATIVE ; ROUNDED CROWN; SINGLE LEADER
	QURB	1	QUERCUS X 'QREP20' / EPIC™ RED OAK	B & B	2"-3"		
	TIAM	1	TILIA AMERICANA / AMERICAN BASSWOOD	B & B	2"-3"	12`-14`	CCA: 1250 EASTERN AND REGIONAL NATIVE; SYMMETRICAL, SINGLE LEADER
ORNAMENTAL TREES							
	CHVI	5	CHIONANTHUS VIRGINICUS / WHITE FRINGETREE	15 GAL	1.5" - 1.75"	6` - 10`	FULL SUN ; CCA: 500 SF ; LOCAL, REGIONAL, EASTERN U.S. NATIVE; SINGLE LEADER
	MAST	4	MAGNOLIA STELLATA / STAR MAGNOLIA	15 GAL	1.5"-1.75"	6` - 10`	FULL SUN TO PART SHADE; CCA: 500 SF; NATIVE; MULTISTEM, FULL BRANCHING
	MASW	3	MAGNOLIA VIRGINIANA / SWEETBAY MAGNOLIA	15 GAL	1.5"-2" CAL	6` - 10`	CCA: 250 SF;LOCALLY ,EASTERN U.S. REGIONALLY NATIVE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD	REMARKS
BIORETENTION							
	ARMO	4	ARONIA MELANOCARPA `MORTON` / IROQUOIS BEAUTY™ BLACK CHOKEBERRY	-	18" - 24"		FULL SUN TO PART SHADE; CCA: 10 SF; REGIONAL, EASTREN NATIVE; MUTISTEM; ROUNDED SPREADING
	CAST	55	CAREX STRICTA / TUSSOCK SEDGE	3 GAL			FULL TO PART SUN; LOCAL, REGIONAL, AND EASTERN U.S. NATIVE; SPACING 24" O.C.
	CEDT	5	CEANOTHUS OVATUS / INLAND CEANOTHUS	-	18" - 24"		FULL TO PART SUN; LOCAL, REGIONAL, AND EASTERN U.S. NATIVE
	CLAL	26	CLETHRA ALNIFOLIA `HUMMINGBIRD` / SUMMERSWEET	-	18" - 24"		FULL SUN TO PART SHADE; CCA; 10 SF; MUTISTEM; REGIONAL, EASTREN U.S NATIVE ALT: SIXTEEN CANDLES VARIETY
	ILSH	32	ILEX GLABRA 'SHAMROCK' / SHAMROCK INKBERRY HOLLY	-	18" - 24"		REGIONALLYAND EASTERN US NATIVE; CCA: 25 SF
	JUEF	12	JUNCUS EFFUSUS / SOFT RUSH	3 GAL			LOCAL, REGIONAL, AND EASTERN U.S. NATIVE; SPACING 24" O.C.
	PANS	75	PANICUM VIRGATUM 'SHENANDOAH' / SHENANDOAH SWITCH GRASS	3 GAL			LOCAL, REGIONAL, EASTREN U.S NATIVE
	RHGR	14	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	-	18" - 24"		LOCAL, REGIONAL, EASTERN U.S. NATIVE
	SCLI	22	SCHIZACHYRIUM SCOPARIUM / LITTLE BLUESTEM	-	18" - 24"		LOCAL, REGIONAL, EASTREN U.S NATIVE
DECIDUOUS SHRUBS							
	CESI	6	CEPHALANTHUS OCCIDENTALIS 'SUGAR SHACK' TM / SUGAR SHACK BUTTONBUSH	-	24" - 36"		LOCAL, REGIONAL, AND EASTERN U.S. NATIVE; SPACING 48" O.C.
	COKL	20	CORNUS SERICEA 'KELSEYI' / KELSEY'S DWARF RED TWIG DOGWOOD	-	18" - 24"		REGIONAL AND EASTERN U.S. NATIVE; SPACING 30" O.C.
	FTBU	16	FOTHERGILLA GARDENII 'BLUE MIST' / BLUE MIST FOTHERGILLA	-	18" - 24"		FULL SUN TO PART SHADE ; CCA; 10 SF; MUTISTEM; SLOW GROWING CULTIVAR
	HYDW	8	HYDRANGEA ARBORESCENS / HYDRANGEA	-	18" - 24"		LOCAL, REGIONAL, EASTERN U.S. NATIVE
	HDLE	18	HYDRANGEA PANICULATA 'LITTLE LIME' / LITTLE LIME PANICLE HYDRANGEA	-	24" - 30"		FULL SUN TO PART SHADE ; CCA; 50 SF; MUTISTEM; ROUNDED; ARCHING
	HYQU	21	HYDRANGEA QUERCIFOLIA / OAKLEAF HYDRANGEA	-	18" - 24"		LOCAL, REGIONAL, EASTREN U.S NATIVE
	ITVI	37	ITEA VIRGINICA / VIRGINIA SWEETSPIRE	-	18" - 24"		FULL SUN TO PART SHADE ; CCA; 25 SF; MUTISTEM; MULTI-TRUNKED; LOCAL, REGIONAL, EASTREN U.S NATIVE; ROUNDED, CLUMPING GROWTH
	PHCH	25	PHYSOCARPUS OPULIFOLIUS 'DARTS GOLD' / DARTS GOLD NINEBARK	-	18" - 24"		NATIVE; CCA: 10 SF
	VBMP	9	VIBURNUM ACERIFOLIUM / MAPLELEAF VIBURNUM	CONTAINER	30" - 36"		PART SHADE ;CCA: 25 SF ;LOCAL, REGIONAL, EASTREN U.S NATIVE; ERECT, ROUNDED CROWN

	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	HEIGHT	REMARKS
EVERGREEN SHRUBS						
	BUBO	13	BUXUS MICROPHYLLA / LITTLELEAF BOXWOOD	CONTAINER	18" - 24"	FULL SUN TO PART SHADE ;CCA; 2 SF ; ROUNDED AND DENSE GROWTH ;EASTREN U.S NATIVE;
	CAGA	8	CAMELLIA SASANQUA 'SHISHI GASHIRA' / SHISHI GASHIRA CAMELLIA	-	18" - 24"	
	DIST	19	DISTYLIUM X 'PIIDIST-II' TM / BLUE CASCADE DISTYLIUM	-	24" - 30"	FULL SUN TO PART SHADE ;CCA; 10 SF ; ROUNDED AND DENSE GROWTH
	ILGL	16	ILEX GLABRA / INKBERRY HOLLY	-	18" - 24"	REGIONAL AND EASTERN US NATIVE; CCA: 25 SF
	ILVE	16	ILEX VERTICILLATA `JIM DANDY` / JIM DANDY WINTERBERRY	-	18" - 24"	REGIONAL. EASTERN U.S. NATIVE; CCA 25
	ILER	32	ILEX VERTICILLATA 'RED SPRITE' / RED SPRITE WINTERBERRY	-	18" - 24"	LOCAL, REGIONAL, EASTERN U.S. NATIVE ; CCA 25 SF
	LEML	40	LEUCOTHOE AXILLARIS 'COMPACTA' / DWARF COASTAL LEUCOTHOE	-	18" - 24"	LOCAL, REGIONAL, AND EASTERN U.S. NATIVE; SPACING 36" O.C.
	RHDE	8	RHODODENDRON X 'DELAWARE VALLEY WHITE' / DELAWARE VALLEY WHITE AZALEA	-	18" - 24"	PART SHADE; REGIONALLY, EASTREN U.S NATIVE; CCA : - SF
	SARU	24	SARCOCOCCA HOOKERIANA HUMILIS / SWEETBOX	-	18" - 24"	PART SHADE TI FULL SHADE, ON CITY OF ALEXANDRIA LIST BUT NOT NATIVE
FERN						
	POAC	120	POLYSTICHUM ACROSTICHOIDES / CHRISTMAS FERN	2 GAL		LOCAL, REGIONAL, AND EASTERN U.S. NATIVE; SPACING 18" O.C.
ORNAMENTAL GRASSES						
	CHAL	36	CHASMANTHIUM LATIFOLIUM / NORTHERN SEA OATS	3 GAL		
	DCNL	53	DESCHAMPSIA CESPITOSA `NORTHERN LIGHTS` / NORTHERN LIGHTS TUFTED HAIR GRASS	3 GAL		NORTH AMERICA NATIVE; SPACING 18" O.C.
	SCBL	99	SCHIZACHYRIUM SCOPARIUM 'BLAZE' / BLAZE LITTLE BLUESTEM	-		
	SCCA	145	SCHIZACHYRIUM SCOPARIUM 'CAROUSEL' / CAROUSEL LITTLE BLUESTEM	3 GAL		
	SPHE	220	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED	3 GAL		

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	REMARKS
PERENNIALS				
	AMHU	207	AMSONIA HUBRICHTII / ARKANSAS BLUESTAR	EASTERN US NATIVE
	ASTU	25	ASCLEPIAS TUBEROSA / BUTTERFLY MILKWEED	LOCAL, REGIONAL, AND EASTERN U.S. NATIVE; SPACING 24" O.C.
	PYNO	114	PYCNANTHEMUM TENUIFOLIUM / NARROW-LEAF MOUNTAIN MINT	LOCAL, REGIONAL, EASTREN U.S NATIVE
	SYNO	206	SYMPHYOTRICHUM NOVAE-ANGLIAE / NEW ENGLAND ASTER	LOCAL, REGIONAL, EASTERN U.S. NATIVE, SPACING 36"
GROUND COVERS				
	GAPR	402	GAULTHERIA PROCUMBENS / WINTERGREEN	

NOTE:
ALL PLANT SUBSTATIONS MUST BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT. SPECIFIED VARIETIES TO BE PROVIDED AS NOTED.

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

_____ _____
DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

_____ _____
DIRECTOR DATE

_____ _____
CHAIRMAN, PLANNING COMMISSION DATE

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

LandDesign.
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KEY MAP

SEAL

COMMONWEALTH OF VIRGINIA
GABRIELA CAÑAMAR CLARK
Lic. No. 958
06/04/2025
LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

PROJECT

CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION

06/04/2025

PRELIMINARY DEVELOPMENT SITE PLAN

LANDDESIGN PROJ.#
2023165

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
01	PRELIMINARY DSP SUBMISSION	02/17/2025
02	COMPLETENESS DSP SUBMISSION	04/10/2025
03	VERIFICATION SUBMISSION	06/04/2025

SCALE NORTH

VERT: N/A
HORZ:

SHEET TITLE

PLANTING SCHEDULE

SHEET NUMBER

L402

PLANT SCHEDULE ROW

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
DECIDUOUS TREES			
	CARA	4	CARPINUS CAROLINIANA / AMERICAN HORNBEAM
	LITU	2	LIRIODENDRON TULIPIFERA / TULIP POPLAR
	NYSY	5	NYSSA SYLVATICA / BLACK GUM
	QUBI	3	QUERCUS BICOLOR / SWAMP WHITE OAK
	QUCO	2	QUERCUS COCCINEA / SCARLET OAK
	QUTU	2	QUERCUS LYRATA `QLR510` / RESILIENCE™ OVERCUP OAK
	QUTL	3	QUERCUS NUTTALLII `QNSTC` / ESPLANADE® NUTTALL OAK
	QURU	2	QUERCUS RUBRA / NORTHERN RED OAK
	QUPR	4	QUERCUS SHUMARDII `QSSTH` / PROMINENCE® SHUMARD OAK
	QURB	1	QUERCUS X 'QREP20' / EPIC™ RED OAK
	TIAM	1	TILIA AMERICANA / AMERICAN BASSWOOD
BIORETENTION			
	ARMO	4	ARONIA MELANOCARPA `MORTON` / IROQUOIS BEAUTY™ BLACK CHOKEBERRY
	CAST	55	CAREX STRICTA / TUSSOCK SEDGE
	CEDT	5	CEANOTHUS OVATUS / INLAND CEANOTHUS
	CLAL	23	CLETHRA ALNIFOLIA `HUMMINGBIRD` / SUMMERSWEET
	ILSH	32	ILEX GLABRA 'SHAMROCK' / SHAMROCK INKBERRY HOLLY
	JUEF	12	JUNCUS EFFUSUS / SOFT RUSH
	PANS	55	PANICUM VIRGATUM 'SHENANDOAH' / SHENANDOAH SWITCH GRASS
	RHGR	14	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC
	SCLI	22	SCHIZACHYRIUM SCOPARIUM / LITTLE BLUESTEM
DECIDUOUS SHRUBS			
	COKL	20	CORNUS SERICEA 'KELSEYI' / KELSEY'S DWARF RED TWIG DOGWOOD
	FTBU	16	FOTHERGILLA GARDENII 'BLUE MIST' / BLUE MIST FOTHERGILLA
	HYDW	8	HYDRANGEA ARBORESCENS / HYDRANGEA
EVERGREEN SHRUBS			
	CAGA	8	CAMELLIA SASANQUA 'SHISHI GASHIRA' / SHISHI GASHIRA CAMELLIA
	ILGL	16	ILEX GLABRA / INKBERRY HOLLY
	ILVE	10	ILEX VERTICILLATA `JIM DANDY` / JIM DANDY WINTERBERRY
	ILER	10	ILEX VERTICILLATA 'RED SPRITE' / RED SPRITE WINTERBERRY
	LEML	16	LEUCOTHOE AXILLARIS 'COMPACTA' / DWARF COASTAL LEUCOTHOE
	RHDE	8	RHODODENDRON X 'DELAWARE VALLEY WHITE' / DELAWARE VALLEY WHITE AZALEA
	SARU	24	SARCOCOCCA HOOKERIANA HUMILIS / SWEETBOX
FERN			
	POAC	120	POLYSTICHUM ACROSTICHOIDES / CHRISTMAS FERN
ORNAMENTAL GRASSES			
	DCNL	32	DESCHAMPSIA CESPITOSA `NORTHERN LIGHTS` / NORTHERN LIGHTS TUFTED HAIR GRASS
PERENNIALS			
	PYNO	25	PYCNANTHEMUM TENUIFOLIUM / NARROW-LEAF MOUNTAIN MINT
	SYNO	45	SYMPHYOTRICHUM NOVAE-ANGLIAE / NEW ENGLAND ASTER

CROWN COVER TABULATIONS: TOTAL SITE (EXCLUDING R.O.W)	
TOTAL SITE AREA (SF)	84,965
25% CROWN COVER REQUIRED (SF)	21,241
EXISTING CROWN COVER (SF)	N/A
REMOVED CROWN COVER (SF)	N/A
PRESERVED CROWN COVER (SF)	
Crown Cover from Preserved Trees	0
PROPOSED CROWN COVER (SF)	
Crown Cover from Proposed Trees	21,500
TOTAL CROWN COVER PROVIDED (%)	25.3%
TOTAL CROWN COVER PROVIDED (SF)	21,500

NOTE:

CROWN COVERAGE DOES NOT INCLUDE TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY. STREET TREES NOT COUNTED.

NATIVE PLANT TABULATIONS

PLANT TYPE	QUANTITY	NATIVE TYPE	MARCH 2, 2019 – JANUARY 1, 2020 REQUIRED %	MARCH 2, 2019 – JANUARY 1, 2020 PROVIDED QTY.	MARCH 2, 2019 – JANUARY 1, 2020 PROVIDED %	JANUARY 2, 2020 – JANUARY 1, 2024 REQUIRED %	JANUARY 2, 2020 – JANUARY 1, 2024 PROVIDED QTY.	JANUARY 2, 2020 – JANUARY 1, 2024 PROVIDED %	BEGINNING JANUARY 2, 2024 REQUIRED %	BEGINNING JANUARY 2, 2024 PROVIDED QTY.	BEGINNING JANUARY 2, 2024 PROVIDED %
Urban Trees	n/a	Regional/Local	10%			15%			20%	n/a	n/a
		Total Natives	25%			25%			50%	n/a	n/a
Standard Trees	57	Regional/Local	15%			25%			40%	57	100%
		Total Natives	40%			60%			80%	57	100%
Evergreen Shrubs	181	Regional/Local	5%			8%			10%	136	75%
		Total Natives	20%			30%			40%	144	80%
Deciduous Shrubs	228	Regional/Local	10%			15%			20%	154	68%
		Total Natives	40%			60%			80%	191	84%
Groundcovers	402	Regional/Local	5%			10%			10%	402	100%
		Total Natives	10%			20%			20%	402	100%
Perennials, Ferns, Ornamental Grasses	1389	Regional/Local	10%			15%			25% (perennials) 30% (ferns & grasses)	909	65%
		Total Natives	25%			40%			60% (perennials) 80% (ferns & grasses)	1116	80%
Vines	n/a	Total Natives	80%			100%			100%	n/a	n/a

TOTALS

TOTAL PLANTS SPECIFIED	TOTAL SUM OF REGIONAL/LOCAL NATIVE PLANTS	TOTAL SUM OF NATIVE PLANTS
2257	1658	1910
	73.5%	84.6%

NOTES:

1) Percentages apply to the total quantity of each plant type specifed on Completeness/Preliminary Plans and Final #1 Grading Plans submitted during the listed time frames.
2) Total Natives is the sum of Eastern U.S. Native, Regionally Native, and Locally Native vegetation specifed on the plans for each plant type.
3) Non-native vegetation for the purposes of providing edible fruits, seeds, or nuts may be planted and shall not be calculated in the above-stated requirements for native species regardless of plant type.

NOTES:

1. ALL MATERIALS' SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE INDUSTRY STANDARD FOR GRADING PLANT MATERIALS- THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1)
2. MAINTENANCE OF ALL TREES AND LANDSCAPE MATERIALS SHALL CONFORM TO ACCEPTED INDUSTRY STANDARDS SET FORTH BY THE LANDSCAPE CONTRACTORS ASSOCIATION, AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS, THE INTERNATIONAL SOCIETY OF ARBORICULTURE, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE
3. CROWN COVERAGE DOES NOT INCLUDE TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY.

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_____ DIRECTOR _____ DATE

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SITE PLAN NO. _____

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_____ CHAIRMAN, PLANNING COMMISSION _____ DATE

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SCALE NORTH

VERT: N/A
HORZ:

SHEET TITLE

PLANTING SCHEDULE + TABULATIONS

SHEET NUMBER

L403

TREES CCA BREAKDOWN - TOTAL SITE

PLAN INFORMATION		BOTANIC/COMMON NAME				SIZE		NOTES	CROWN COVER ALLOWANCE (CCA)		NATIVE PLANTS PROVIDED	
PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	CALIPER	HEIGHT		CCA PER TREE (SF)	CCA WITHIN PL (SF)	LOCAL/REGIONAL (#)	EASTERN U.S. (#)
DECID TREES												
CARA	4	CARPINUS	CAROLINIANA		AMERICAN HORNBEAM	2"-3"	12` - 14`	B&B	500		X	X
GLSK	2	GLEDITSIA	TRIACANTHOS	SKYLINE	SKYLINE HONEY LOCUST	2"-3"	12` - 14`	B&B	750	1500	X	X
GLSU	2	GLEDITSIA	TRIACANTHOS	SUNBURST	SUNBURST HONEY LOCUST	2"-3"	12` - 14`	B&B	750	1500	X	X
LIQS	6	LIQUIDAMBAR	STRACIFLUA		SWEET GUM	2"-3"	12` - 14`	B&B	1250	7500		
LITU	2	LIRIODENDRON	TULIPIFERA		TULIP POPLAR	2"-3"	6' - 10'	B&B	1250		X	X
NYSY	5	NYSSA	SYLVATICA		BLACK GUM	2"-3"	8' - 12`	B&B	750		X	X
PLOC	6	PLATANUS	OCCIDENTALIS		AMERICAN SYCAMORE	2"-3"	12` - 14`	B&B	1250	7500	X	X
QUBI	3	QUERCUS	BICOLOR		SWAMP WHITE OAK	2"-3"	12` - 14`	B&B	1250		X	X
QUCO	2	QUERCUS	COCCINEA		SCARLET OAK	2"-3"	12` - 14`	B&B	1250		X	X
QUTU	2	QUERCUS	LYRATA	QLR510	RESILIANCE OVERCUP OAK	2"-3"	12` - 14`	B&B	1250		X	X
QUTL	3	QUERCUS	NUTTALLI	QNSTC	ESPLANADE NUTTALL OAK	2"-3"	12` - 14`	B&B	1250		X	X
QURU	2	QUERCUS	RUBRA		NORTHERN RED OAK	2"-3"	12` - 14`	B&B	1250		X	X
QUPR	4	QUERCUS	SHUMARDII	QSSTH	PROMINANCE SHUMARD OAK	2"-3"	12` - 14`	B&B	1250		X	X
QURB	1	QUERCUS	X	QREP20	EPIC RED OAK	2"-3"	12` - 14`	B&B	1250			
TIAM	1	TILIA	AMERICANA		AMERICAN BASSWOOD	2"-3"	12` - 14`	B&B	1250		X	X
ORN TREES												
CHVI	5	CHIONANTHUS	VIRGINICUS		WHITE FRINGETREE	1.5" - 1.75"	6`- 10'	15 GAL	500	2500	X	X
MAST	4	MAGNOLIA	STELLATA		STAR MAGNOLIA	1.5" - 2" CAL	6` - 10'	15 GAL	250	250	X	X
MASW	3	MAGNOLIA	VIRGINIANA		SWEETBAY MAGNOLIA	1.5" - 2" CAL	6` - 10'	15 GAL	250	750	X	X
TOTAL TREES:	57											
TOTAL TREE CCA:	**21500**											

URBAN RIGHT-OF-WAY TREES

PLAN INFORMATION	
PLAN KEY	QUANTITY
DECID ROW	
CARA	4
LITU	2
NYSY	5
QUBI	3
QUCO	2
QUTU	2
QUTL	3
QURU	2
QUPR	4
QURB	1
TIAM	1
TOTAL:	29

URBAN ROW NATIVES	29

SHRUBS CCA BREAKDOWN - TOTAL SITE

DECID SHRUB	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	HEIGHT/SPREAD	CCA PER SHRUB	TOTAL CCA	LOCAL/REGIONAL	EASTERN U.S.
ARMO	4	ARONIA	MELANOCARPA	MORTON'	IROQUOIS BEAUTY TM BLACK CHOKEBERRY	30" - 36"	10		X	X
CESI	6	CEPHALANTHUS	OCCIDENTALIS	SUGAR SHACK' TM	SUGAR SHACK BUTTONBUSH	18" - 24"	10	60	X	X
CEDT	5	CEANOTHUS	OVATUS		INLAND CEANOTHUS	18" - 24"	10		X	X
CLAL	26	CLETHRA	ALNIFOLIA	HUMMINGBIRD'	SUMMERSWEET	18" - 24"	10		X	X
COKL	20	CORNUS	SERICEA	KELSEYI'	KELSEY'S DWARF RED TWIG DOGWOOD	18" - 24"	25		X	X
FTBU	16	FOTHERGILLA	GARDENII	BLUE MIST'	BLUE MIST FOTHERGILLA	18" - 24"	2			X
HYDW	8	HYDRANGEA	ARBORESCENS		SMOOTH HYDRANGEA	18" - 24"	10		X	X
HDLE	18	HYDRANGEA	PANICULATA	LITTLE LIME'	LITTLE LIME PANICLE HYDRANGEA	18" - 24"	25	450		
HYQU	21	HYDRANGEA	QUERCIFOLIA		OAKLEAF HYDRANGEA	18" - 24"	25	525		X
ITVI	37	ITEA	VIRGINICA		VIRGINIA SWEETSPIRE	30"	10	370	X	X
PHCH	25	PHYSOCARPUS	OPULIFOLIUS	DARTS GOLD'	DARTS GOLD NINEBARK	18" - 24"	10	250	X	X
RHGR	14	RHUS	AROMATICA	GRO LOW'	GRO-LOW FRAGRANT SUMAC	18" - 24"	25		X	X
VBMP	9	VIBURNUM	ACERIFOLIUM		MAPLELEAF VIBURNUM	30"-36"	10	90	X	X
EVER SHRUB	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	HEIGHT/SPREAD	CCA PER SHRUB	TOTAL CCA	LOCAL/REGIONAL	EASTERN U.S.
BUBO	13	BUXUS	MICROPHYLLA		LITTLELEAF BOXWOOD	18"-24"	2	26		
CAGA	8	CAMELLIA	SASANQUA	SHISHI GASHIRA'	SHISHI GASHIRA CAMELLIA	18"-24"	25			
DIST	19	DISTYLLIUM	X	PIIDIST - II'	BLUE CASCADE DISTYLIUM	18"-24"	10	190		
ILGL	16	ILEX	GLABRA		INKBERRY HOLLY	21" - 24"	25		X	X
ILSH	32	ILEX	GLABRA	'SHAMROCK'	SHAMROCK INKBERRY HOLLY	18" - 24"	25		X	X
ILVE	16	ILEX	VERTICILLATA	JIM DANDY'	JIM DANDY WINTERBERRY	18" - 24"	25		X	X
ILER	32	ILEX	VERTICILLATA	RED SPRITE'	RED SPRITE WINTERBERRY	18" - 24"	25	550	X	X
LEML	40	LEUCOTHOE	AXILLARIS	'COMPACTA'	DWARF COASTAL LEUCOTHOE	24" - 36"	10		X	X
RHDE	8	RHODODENDRON	X	DELAWARE VALLEY WHITE'	DELAWARE VALLEY WHITE AZALEA	24" - 30"				X
ARU	24	SARCOCOCCA	HOOKERIANA		SWEETBOX	12" - 18"	10			
	417									
TOTAL SHRUB CCA:	**2511**	**TOTAL:**	**24011**							

URBAN RIGHT-OF-WAY SHRUBS

PLAN INFORMATION	
PLAN KEY	QUANTITY
ARMO	4
CEDT	5
CLAL	23
ILSH	32
RHGR	14
COKL	20
CAGA	8
FTBU	16
HYDW	8
ILGL	16
ILVE	10
ILER	10
LEML	16
RHDE	8
SARU	24
TOTAL:	214

URBAN ROW NATIVES	214

BIODIVERSITY TABULATIONS - ALEXANDRIA CITY HALL MARKET SQUARE PLAZA - TOTAL SITE

TREES (URBAN AND STANDARD)
TOTAL NUMBER OF TREES PROPOSED

GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED
LIQUIDAMBAR	6	11%	33%	STYRACIFLUA 'ROTUNDILOBA'	6	11% *	10%
CHIOANTHUS	4	7%	33%	VIRGINICUS	4	7%	10%
CARPINUS	4	7%	33%	CAROLINIANA	4	7%	10%
GLEDITSIA	3	5%	33%	TRIACANTHOS I. I. 'SKYCOLE'	2	4%	10%
				TRIACANTHOS I. 'SUNCOLE'	1	2%	10%
LIRIODENDRON	2	4%	33%	TULIPIFERA	2	4%	10%
NYSSA	5	9%	33%	SYLVATICA	5	9%	10%
PLATANUS	12	21%	33%	OCCIDENTALIS	12	21% *	10%
QUERCUS	17	30%	33%	BICOLOR	3	5%	10%
				COCCINEA	2	4%	10%
				QSSTH"P.P.#19,8554	4	7%	10%
				RUBRA	2	4%	10%
				QNSTC' P.P. #16,401	3	5%	10%
				QREP20' PPAF	1	2%	10%
				LYRATA 'QLR510'	2		
TILIA	1	3%	33%	AMERICANA	1	2%	10%
MAGNOLIA	3	5%	33%	STELLATA	2	4%	10%
		0%	33%	VIRGINIANA	1	2%	10%
TOTAL	**57**						

NOTE:
1. BIODIVERSITY IS PROVIDED THROUGHOUT THE PLAZA AND STREETSCAPE. THE CITY HALL PLAZA PLANTINGS WERE DESIGNED WITH THE FORMALITY OF THE SPACE IN MIND AND THEREFORE DEVIATE FROM THE OVERALL SITE BIODIVERSITY GOALS.

* NUMBERS ADJUSTED TO ACCOMMODATE THE ARCHITECTURAL SYMMETRY OF THE PLAZA

BIODIVERSITY - SHRUBS - TOTAL SITE

TOTAL NUMBER OF SHRUBS PROPOSED:

GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED
ARONIA	4	1%	33%	MELANOCARPA	4	1%	10%
BUXUS	13	3%	33%	MICROPHYLLIA	13	3%	10%
CEPHALANTHUS	6	1%	33%	OCCIDENTALIS	6	1%	10%
CEANOTHUS	5	1%	33%	OVATUS	5	1%	10%
CLETHRA	26	6%	33%	ALNIFOLIA	26	6%	10%
CORNUS	20	5%	33%	SERICEA	20	5%	10%
DISTYLIUM	19	5%	33%	X 'PIIDIST - II'	19	5%	10%
FOTHERGILLA	16	4%	33%	GARDENII	16	4%	10%
HYDRANGEA	47	11%	33%	ARBORESCENS	8	2%	10%
			33%	PANICULATA 'LITTLE LIME'	18	2%	10%
			33%	QUERCIFOLIA	21	5%	10%
ITEA	37	9%	33%	VIRGINICA	37	9%	10%
PHYSOCARPUS	25	6%	33%	OPULIFOLIUS	25	6%	10%
RHUS	14	3%	33%	AROMATICA	14	3%	10%
CAMILLIA	8	2%	33%	SASANSQUA	8	2%	10%
ILEX	96	23%	33%	GLABRA	16	4%	10%
			33%	GLABRA 'SHAMROCK'	32	8%	10%
			33%	VERTICILLATA 'JIM DANDY'	16	4%	10%
			33%	VERTICILLATA 'RED SPRITE'	32	8%	10%
LEUCOTHOE	40	10%	33%	ACXILLARIS 'COMPACTA'	40	10%	10%
RHODODENDRON	8	2%	33%	X 'DELAWARE VALLEY WHITE'	8	2%	10%
SARCOCOCCA	24	6%	33%	HOOKERIANA	24	6%	10%
VIBURNUM	9	2%	33%	ACERIFOLIUM	9	2%	10%
TOTAL	**417**						

TOTAL DECID	**228**
TOTAL EVERGREEN	**181**

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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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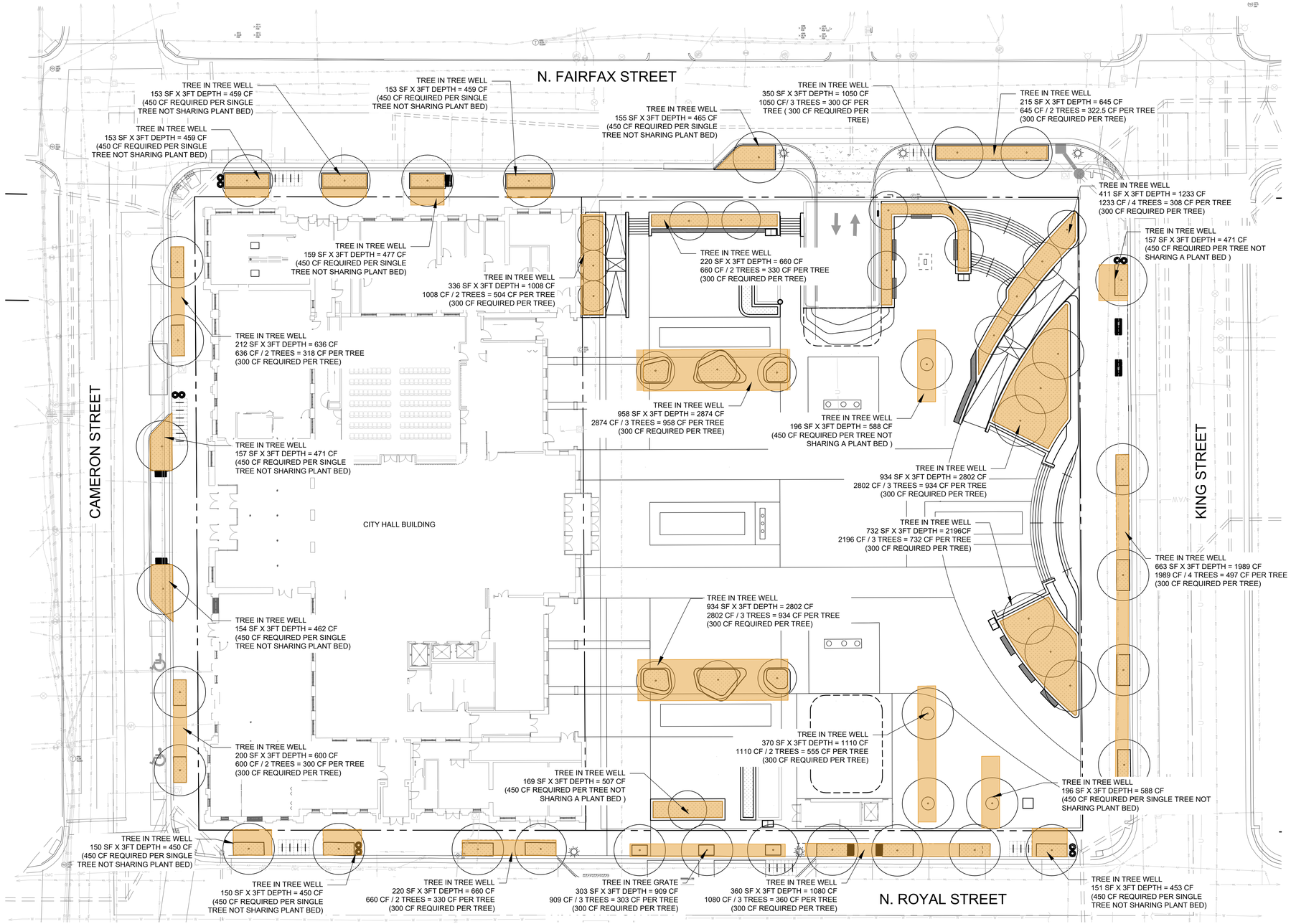
SCALE NORTH
VERT: N/A
HORZ:

SHEET TITLE
PLANTING TABULATIONS

SHEET NUMBER
L404



STREETSCAPE SOIL VOLUME

EXTENTS OF UNCOMPACTED SOIL VOLUME

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703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL

COMMONWEALTH OF VIRGINIA
GABRIELA CANAMAR CLARK
Lic. No. 958
06/04/2025
LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

PROJECT

CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION

06/04/2025

PRELIMINARY DEVELOPMENT SITE PLAN

LANDDESIGN PROJ.#
2023165

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
01	PRELIMINARY DSP SUBMISSION	02/17/2025
02	COMPLETENESS DSP SUBMISSION	04/10/2025
03	VERIFICATION SUBMISSION	06/04/2025

SCALE NORTH

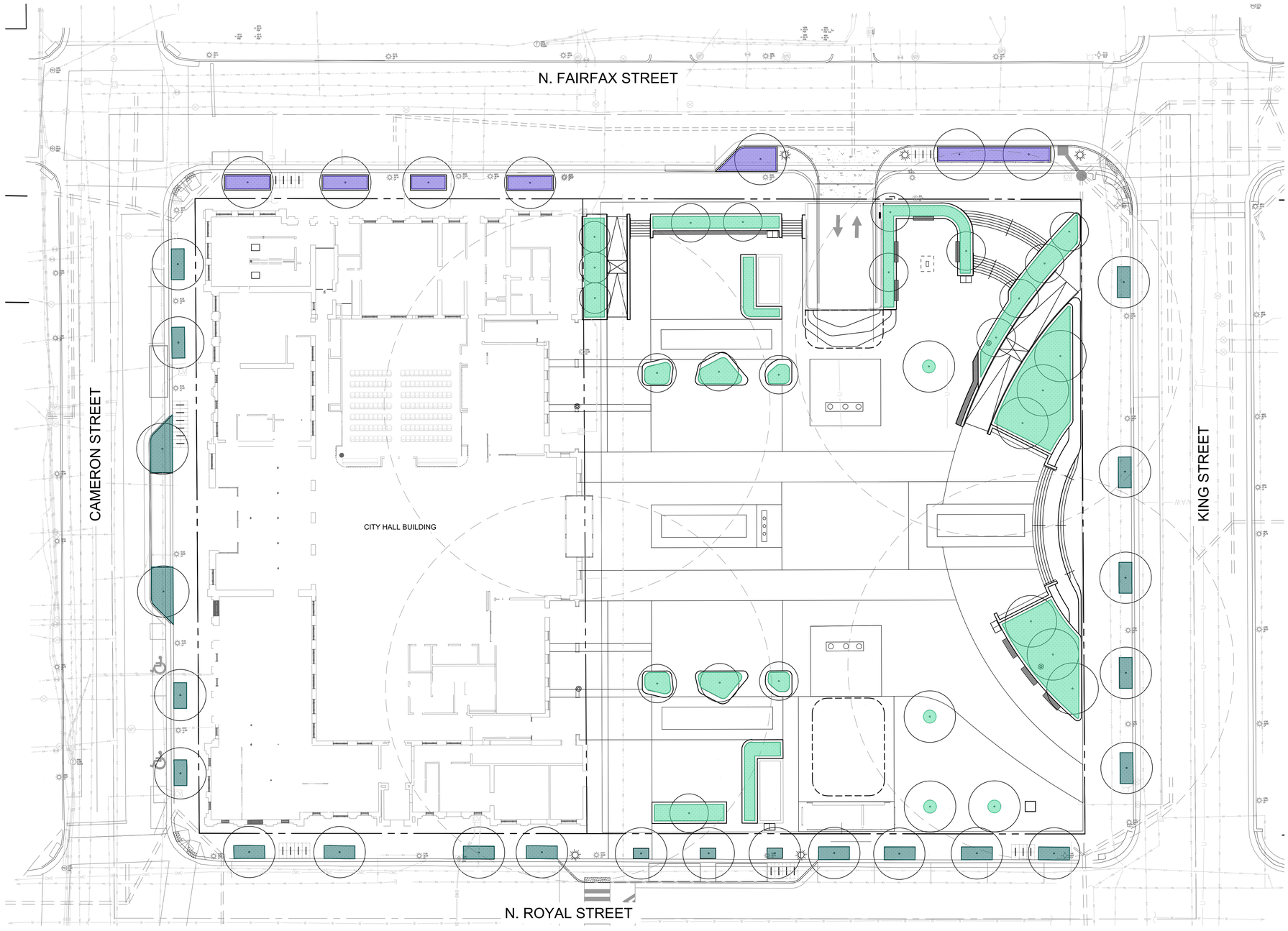
VERT: N/A
HORZ: 1"=20'
0 10' 20' 40'

SHEET TITLE

SOILS PLAN

SHEET NUMBER

L501



LEGEND

SYMBOL	DESCRIPTION
◎	HOSE BIB
	75' SPRAY HEAD MAINTENANCE HOSE RADIUS

LIMITS OF IRRIGATION

- LIMITS OF AREA WITH NO PERMANENT IRRIGATION / SPRAY (TO BE HAND-WATERED/WATER TRUCK)
- LIMITS OF AREA WITH DRIP IRRIGATION
- LIMITS OF AREA WITH BMP IRRIGATION (TO BE HAND IRRIGATED UNTIL ESTABLISHMENT)

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

_____ _____
DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

_____ _____
DIRECTOR DATE

_____ _____
CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

LandDesign.
200 S. PEYTON STREET
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KEY MAP

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SCALE
VERT: N/A
HORZ: 1"=20'
0 10' 20' 40'

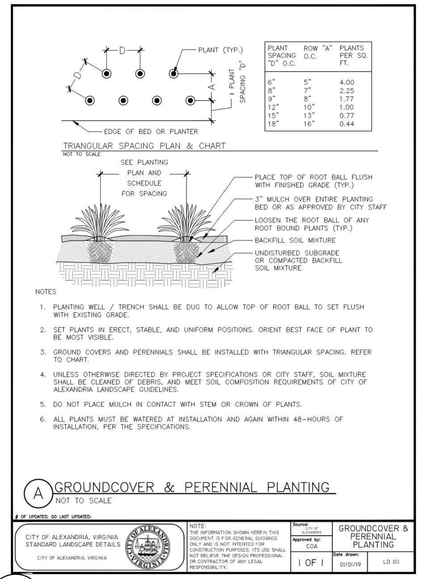
NORTH

SHEET TITLE

IRRIGATION PLAN

SHEET NUMBER

L601



PLANT SPACING "D" O.C.	ROW "A" O.C.	PLANTS PER SQ. FT.
6"	5"	4.00
8"	7"	2.25
9"	8"	1.77
12"	10"	1.00
15"	13"	0.77
18"	16"	0.44

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.

A GROUNDCOVER & PERENNIAL PLANTING
NOT TO SCALE

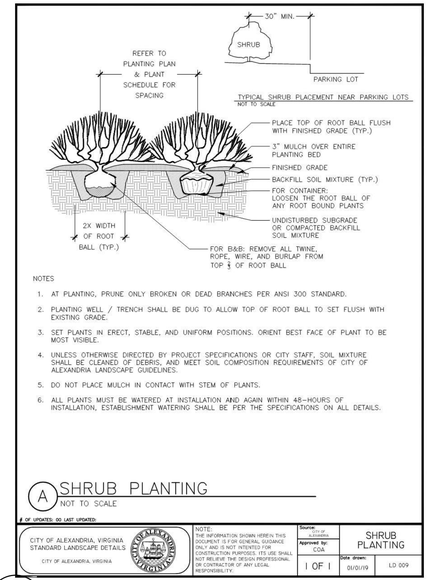
OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

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

Source: City of Alexandria
Approved by: COA
Date drawn: 01/01/19
| 1 OF 1 | LD 011 |
GROUNDCOVER & PERENNIAL PLANTING

1 L701 SECTION NTS



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.

A SHRUB PLANTING
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

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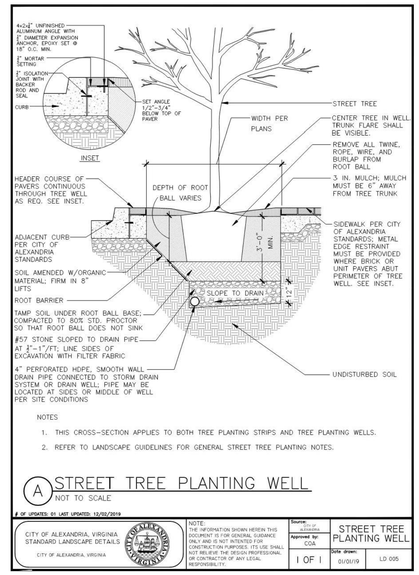
Source: City of Alexandria
Approved by: COA
Date drawn: 01/01/19
| 1 OF 1 | LD 009 |
SHRUB PLANTING

2 L701 SECTION NTS



NOTES

1. THIS CROSS-SECTION APPLIES TO BOTH TREE PLANTING STRIPS AND TREE PLANTING WELLS.
2. REFER TO LANDSCAPE GUIDELINES FOR GENERAL STREET TREE PLANTING NOTES.

A STREET TREE PLANTING WELL
NOT TO SCALE

OF UPDATES: 01 LAST UPDATED: 10/03/2019

CITY OF ALEXANDRIA, VIRGINIA STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

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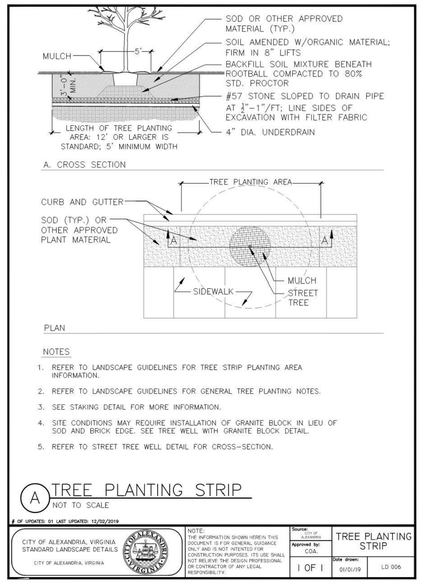
Source: City of Alexandria
Approved by: COA
Date drawn: 01/01/19
| 1 OF 1 | LD 005 |
STREET TREE PLANTING WELL

3 L701 SECTION NTS



NOTES

1. REFER TO LANDSCAPE GUIDELINES FOR TREE STRIP PLANTING AREA INFORMATION.
2. REFER TO LANDSCAPE GUIDELINES FOR GENERAL TREE PLANTING NOTES.
3. SEE STAKING DETAIL FOR MORE INFORMATION.
4. SITE CONDITIONS MAY REQUIRE INSTALLATION OF GRANITE BLOCK IN LIEU OF SOD AND BRICK EDGE. SEE TREE WELL WITH GRANITE BLOCK DETAIL.
5. REFER TO STREET TREE WELL DETAIL FOR CROSS-SECTION.

A TREE PLANTING STRIP
NOT TO SCALE

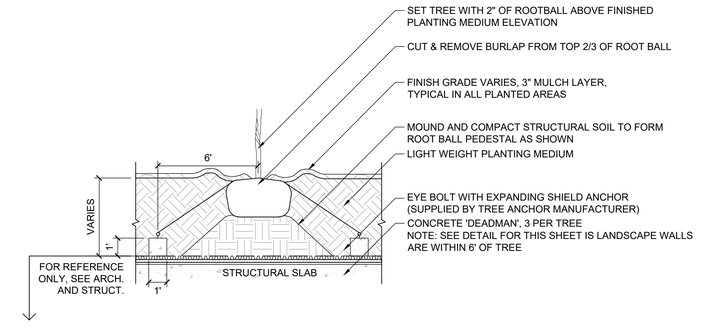
OF UPDATES: 01 LAST UPDATED: 10/03/2019

CITY OF ALEXANDRIA, VIRGINIA STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

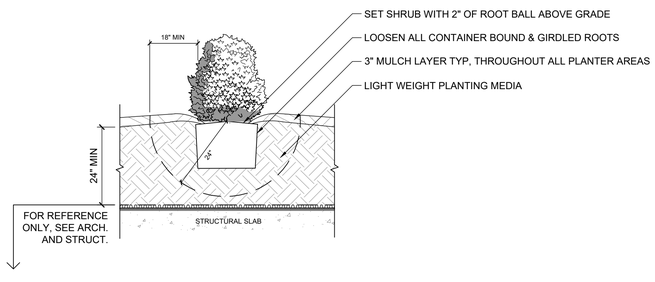
NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENTED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.

Source: City of Alexandria
Approved by: COA
Date drawn: 01/01/19
| 1 OF 1 | LD 006 |
TREE PLANTING STRIP

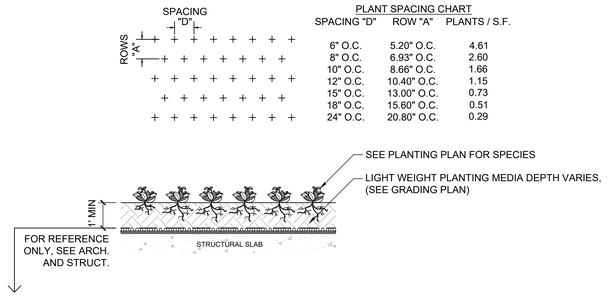
4 L701 SECTION NTS



5 TREE PLANTING ON STRUCTURE
L701 SECTION 1/4" = 1'-0"



6 SHRUB PLANTING ON STRUCTURE
L701 SECTION 1/2" = 1'-0"



PLANT SPACING CHART

SPACING "D"	ROW "A"	PLANTS / S.F.
6" O.C.	5.20" O.C.	4.61
8" O.C.	6.93" O.C.	2.60
10" O.C.	8.66" O.C.	1.66
12" O.C.	10.40" O.C.	1.15
15" O.C.	13.00" O.C.	0.73
18" O.C.	15.60" O.C.	0.51
24" O.C.	20.80" O.C.	0.29

7 GROUNDCOVER PLANTING ON STRUCTURE
L701 SECTION 1/2" = 1'-0"

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

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

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KEY MAP

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GABRIELA CANAMAR CLARK
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NOT FOR CONSTRUCTION

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06/04/2025

PRELIMINARY DEVELOPMENT SITE PLAN

LANDDESIGN PROJ.#
2023165

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
01	PRELIMINARY DSP SUBMISSION	02/17/2025
02	COMPLETENESS DSP SUBMISSION	04/10/2025
03	VERIFICATION SUBMISSION	06/04/2025

SCALE NORTH

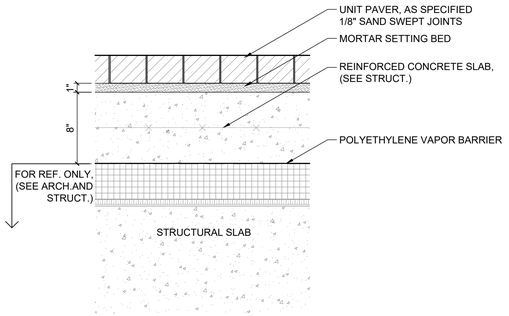
VERT: N/A
HORZ: AS NOTED

SHEET TITLE

DETAILS - PLANTING

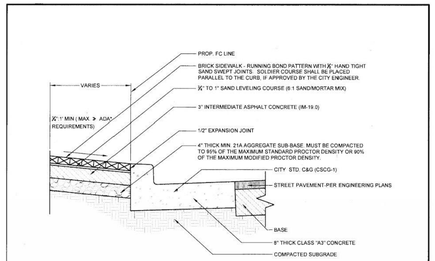
SHEET NUMBER

L701



1 L702 SECTION — SPECIALTY PAVING

1 1/2" = 1'-0"



*ADA: AMERICAN WITH DISABILITY ACT.

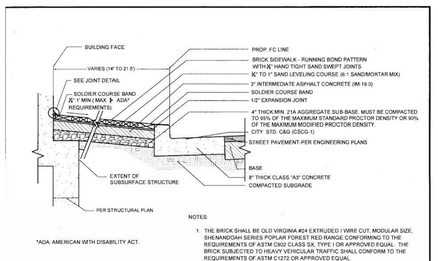
NOTES

1. THE BRICK SHALL BE OLD VIRGINIA #24 EXTRUDED / WIRE CUT, MODULAR SIZE, SHENANDOAH SERIES POPLAR FOREST RED RANGE CONFORMING TO THE REQUIREMENTS OF ASTM C902 CLASS SX, TYPE I OR APPROVED EQUAL. THE BRICK SUBJECTED TO HEAVY VEHICULAR TRAFFIC SHALL CONFORM TO THE REQUIREMENTS OF ASTM C1272 OR APPROVED EQUAL.
2. THE EXPANSION JOINTS SHALL BE ½" WIDE AND SHALL BE THE FULL THICKNESS OF THE BRICK LAYER, AND SHALL BE OF PRE-FORMED EXPANSION JOINT MATERIAL CONFORMING TO THE REQUIREMENTS OF ASTM D994 ASPHALT OR ASTM D1751 FIBRE. EXPANSION MATERIAL SHALL BE SECURED IN A MANNER THAT WILL PREVENT MOVEMENT OR DISPLACEMENT OF BRICK DURING PLACEMENT.
3. THE EXPANSION JOINTS SHALL BE PLACED PARALLEL TO THE CONCRETE CURB.
4. ALL STRUCTURAL ITEMS TO CONFORM TO THE LATEST EDITION OF UNIFORM STATEWIDE BUILDING CODE (USBC) REQUIREMENTS.
5. PRIOR TO CONSTRUCTION, ALL STRUCTURAL CROSS SECTIONS SHALL BE REVIEWED BY A QUALIFIED STRUCTURAL AND/OR GEOTECHNICAL ENGINEER, AND MODIFIED AS NECESSARY BASED ON THE SITE SPECIFIC GEOTECHNICAL REPORT.

(N.T.S.)

BRICK SIDEWALK		DATE
APPROVED DATE	DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES ALEXANDRIA VIRGINIA	CSSW-3 PAGE X

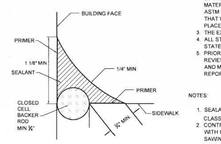
2 L702 SECTION — NTS



*ADA: AMERICAN WITH DISABILITY ACT.

NOTES:

1. THE BRICK SHALL BE OLD VIRGINIA #24 EXTRUDED / WIRE CUT, MODULAR SIZE, SHENANDOAH SERIES POPLAR FOREST RED RANGE CONFORMING TO THE REQUIREMENTS OF ASTM C902 CLASS SX, TYPE I OR APPROVED EQUAL. THE BRICK SUBJECTED TO HEAVY VEHICULAR TRAFFIC SHALL CONFORM TO THE REQUIREMENTS OF ASTM C1272 OR APPROVED EQUAL.
2. THE EXPANSION JOINTS SHALL BE ½" WIDE AND SHALL BE THE FULL THICKNESS OF THE BRICK LAYER, AND SHALL BE OF PRE-FORMED EXPANSION JOINT MATERIAL CONFORMING TO THE REQUIREMENTS OF ASTM D994 ASPHALT OR ASTM D1751 FIBRE. EXPANSION MATERIAL SHALL BE SECURED IN A MANNER THAT WILL PREVENT MOVEMENT OR DISPLACEMENT OF BRICK DURING PLACEMENT.
3. THE EXPANSION JOINTS SHALL BE PLACED PARALLEL TO THE CONCRETE CURB.
4. ALL STRUCTURAL ITEMS TO CONFORM TO THE LATEST EDITION OF UNIFORM STATEWIDE BUILDING CODE (USBC) REQUIREMENTS.
5. PRIOR TO CONSTRUCTION, ALL STRUCTURAL CROSS SECTIONS SHALL BE REVIEWED BY A QUALIFIED STRUCTURAL AND/OR GEOTECHNICAL ENGINEER, AND MODIFIED AS NECESSARY BASED ON THE SITE SPECIFIC GEOTECHNICAL REPORT.



JOINT DETAIL
(REF.: GDBEC)

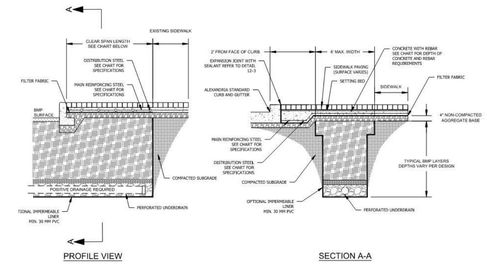
NOTES:

1. SEALANT SHALL BE ASTM C920 (CURRENT STANDARD), TYPE M, GRADE NS, CLASS 25, USE T1.
2. CONTRACTOR SHALL CLEAN THE SUBSTRATES FREE OF OIL AND WATER WITH COMPRESSED AIR, OR BRUSHING, SAND BLASTING, GRINDING, OR SAWING AND APPLY PRIMER PER THE RECOMMENDATIONS OF THE SEALANT'S MANUFACTURER.
3. SEALANT MUST BE INSTALLED PER ASTM C1193, AS MODIFIED.

(N.T.S.)

BRICK SIDEWALK AT SUBSURFACE STRUCTURE		DATE
APPROVED DATE	DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES ALEXANDRIA VIRGINIA	CSSW-2 PAGE X

3 L702 SECTION — NTS



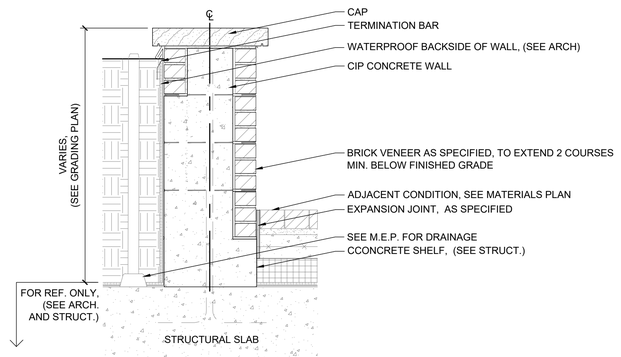
SUSPENDED SIDEWALK CONCRETE BASE DESIGN SPECIFICATIONS				
CLEAR SPAN LENGTH	DESIGN LOAD	SLAB THICKNESS	MAIN REINFORCING STEEL	DISTRIBUTION STEEL
6 Ft.	H 20	6 IN.	#6 @ 6 IN. O.C.	#4 @ 12 IN. O.C.
6 Ft.	H 20	6 IN.	#5 @ 6 IN. O.C.	#4 @ 12 IN. O.C.
6 Ft.	85 PSF; PEDESTRIAN LL	6 IN.	#4 @ 6 IN. O.C.	#4 @ 12 IN. O.C.
8 Ft.	H 20	7 IN.	#7 @6 IN. O.C.	#4 @ 12 IN. O.C.
8 Ft.	H 20	8 IN.	#6 @ 6 IN. O.C.	#4 @ 12 IN. O.C.
8 Ft.	85 PSF; PEDESTRIAN LL	6 IN.	#4 @ 6 IN. O.C.	#4 @ 12 IN. O.C.

DESIGN NOTES

1. THE SIDE WALLS OF BMP FACILITIES SHALL BE DESIGNED TO SUPPORT THE EDGE OF THE WELLTRENCH-SUSPENDED SIDEWALK. THE SIDE WALLS OF THE BMP FACILITIES SHALL BE DESIGNED BY A PE. DESIGN OF SIDE WALLS MAY INCLUDE ALTERNATIVES WHICH MEET THESE REQUIREMENTS AND MAY INCLUDE FULL DEPTH CONCRETE WALLS, BENCHED WALLS, AND BATTERED WALLS. ALL STRUCTURED ELEMENTS SHALL BE CERTIFIED BY A STRUCTURAL ENGINEER.
2. PEDESTRIAN LOADING SHALL BE USED ONLY IN CASES WHERE SIDEWALK IS NOT ACCESSIBLE TO ANY FORM OF VEHICULAR TRAFFIC.
3. SOIL PANELS SHALL BE USED TO MEET SOIL VOLUME REQUIREMENTS FOR VEGETATION PLANTED IN A BMP, PARTICULARLY FOR TREE PLANTINGS. REFER TO ALEXANDRIA'S MOST RECENT LANDSCAPE GUIDELINES FOR SOIL VOLUME REQUIREMENTS.
4. EXISTING UTILITY LINES IN PROXIMITY TO THE BMP MUST BE SLEEVED OR RELOCATED. PROPOSED UTILITY LINES SHALL BE LOCATED OUTSIDE THE BMP.

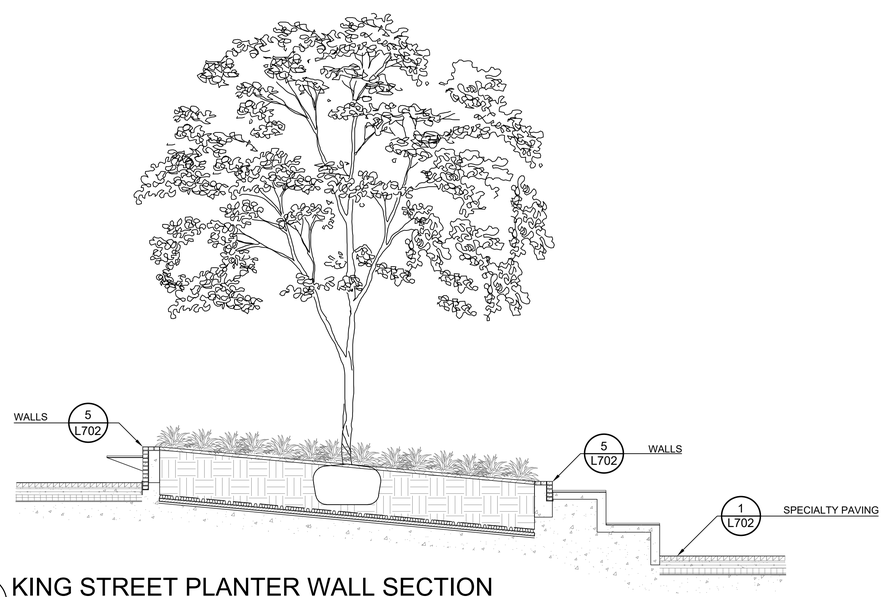
DETAIL 23
SUSPENDED SIDEWALK

4 L702 SECTION — NTS



5 L702 SECTION — WALLS

1" = 1' - 0"



6 L702 SECTION — KING STREET PLANTER WALL SECTION

1/4" = 1'-0"

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

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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06/04/2025
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SCALE NORTH

VERT: N/A
HORZ: AS NOTED

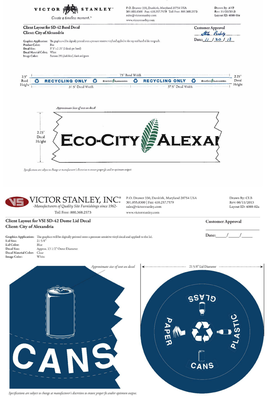
SHEET TITLE

DETAILS - PAVING

SHEET NUMBER

L702

RECYCLING RECEPTACLE,
AS SPECIFIED

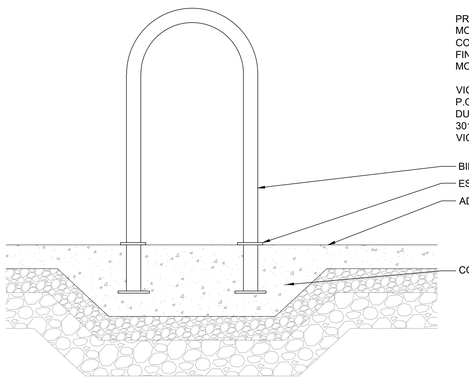


REQUIRED BAND DECAL FOR RECYCLING RECEPTACLE

NOTES:
1. RECEPTACLE TO BE MOUNTED IN GROUND PER MANUFACTURERS INSTRUCTIONS.
2. SEE PLAN FOR QUANTITY AND LOCATIONS.
3. USE TAMPER RESISTANT HARDWARE.
4. RECYCLING RECEPTACLES TO INCLUDE CITY OF ALEXANDRIA STANDARD DECALS AS NOTED.
5. RECYCLING RECEPTACLE PER CITY OF ALEXANDRIA, EISENHOWER EAST DESIGN GUIDELINES.
6. OR CITY AND OWNER APPROVED EQUAL.

1 L703 RECYCLING RECEPTACLE - CITY STANDARD

SECTION — NTS



3 L703 BIKE RACK - CITY STANDARD

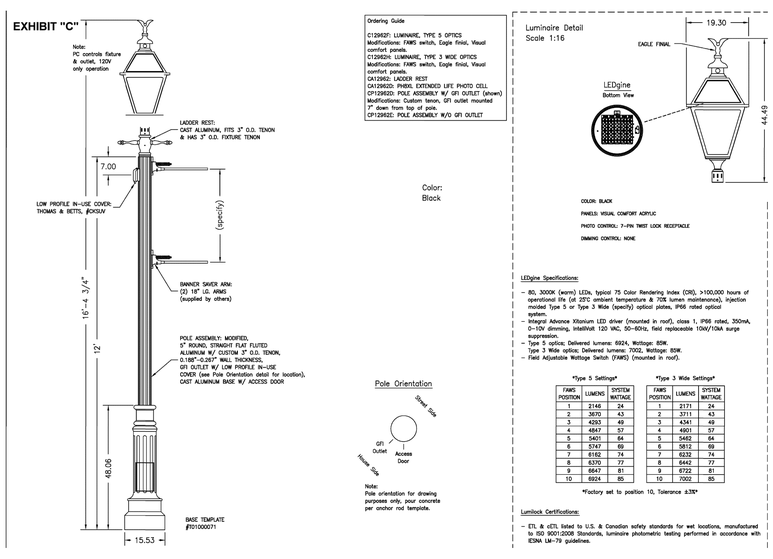
SECTION — 1" = 1'-0"

WASTE RECEPTACLE,
AS SPECIFIED

NOTES:
1. RECEPTACLE TO BE MOUNTED IN GROUND PER MANUFACTURERS INSTRUCTIONS.
2. SEE PLAN FOR QUANTITY AND LOCATIONS.
3. USE TAMPER RESISTANT HARDWARE.
4. TRASH RECEPTACLE PER CITY OF ALEXANDRIA, EISENHOWER EAST DESIGN GUIDELINES.
5. OR CITY AND OWNER APPROVED EQUAL.

2 L703 WASTE RECEPTACLE - CITY STANDARD

SECTION — NTS



4 L703 STREET LIGHT - CITY STANDARD

SECTION — NTS

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DIRECTOR — DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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DIRECTOR — DATE

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KEY MAP

SEAL

COMMONWEALTH OF VIRGINIA
GABRIELA CAÑAMAR CLARK
Lic. No. 958
06/04/2025
LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

PROJECT

CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION

06/04/2025

PRELIMINARY DEVELOPMENT SITE PLAN

LANDDESIGN PROJ.#
2023165

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
01	PRELIMINARY DSP SUBMISSION	02/17/2025
02	COMPLETENESS DSP SUBMISSION	04/10/2025
03	VERIFICATION SUBMISSION	06/04/2025

SCALE — NORTH

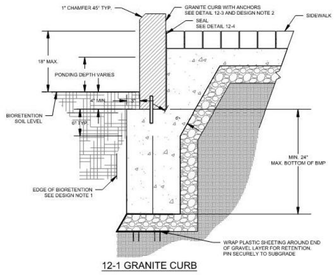
VERT: N/A
HORZ: AS NOTED

SHEET TITLE

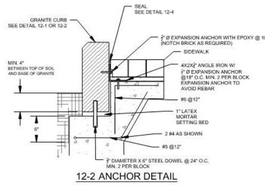
DETAILS - FURNISHING

SHEET NUMBER

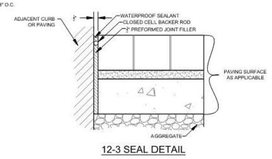
L703



12-1 GRANITE CURB



12-2 ANCHOR DETAIL



12-3 SEAL DETAIL

DESIGN NOTES

1. THE SIDE WALLS OF THE BMP FACILITIES SHALL BE DESIGNED TO SUPPORT THE EDGE OF THE BMP, STRUCTURALLY SUPPORT THE COPING CURB AND IN MANY CASES TO PROVIDE A ROOT BARRIER. THE DESIGN OF SIDE WALLS MAY INCLUDE ALTERNATIVES WHICH MEET THESE REQUIREMENTS, AND MAY INCLUDE FULL DEPTH CONCRETE, MASONRY, OR PRECAST CONCRETE. ALL SUCH STRUCTURED ELEMENTS SHALL BE CERTIFIED BY A STRUCTURAL ENGINEER.
2. SHALLOW ALTERNATIVE DETAIL MAY BE USED WHERE EITHER A SLOPED PROFILE OR A SHALLOW PONDING DEPTH ALLOWS.
3. JOINTS SHALL BE SPACED 3' O.C.

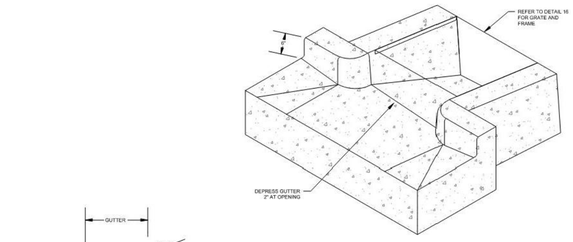
CONSTRUCTION INFORMATION

1. ALL STRUCTURAL SHAPES AND PLATES SHALL BE ASTM A36.
2. STRUCTURAL STEEL SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM123. HARDWARE SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A153.
3. AN INFORMATIONAL PLAQUE MAY BE INSTALLED ON THE TOP FACE OF EDGE RESTRAINT.

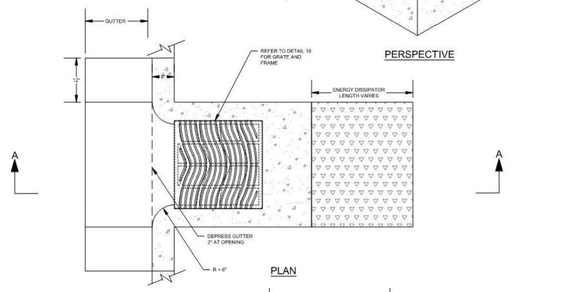
DETAIL 12

EDGE TREATMENTS

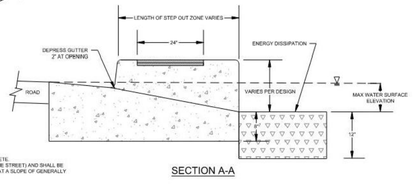
1 / L704 SECTION — 1 1/2" = 1'-0"



PERSPECTIVE



PLAN



SECTION A-A

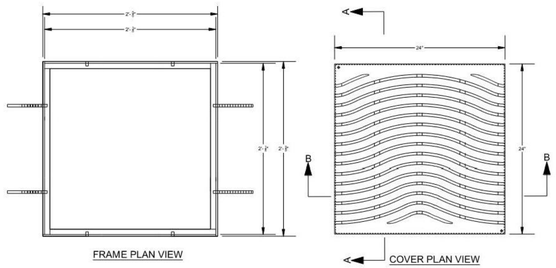
CONSTRUCTION INFORMATION

1. CONCRETE INLET SHALL BE 4" THICK CLASS A3 CONCRETE.
2. THE OPEN FLUME SHALL BE 22" LONG (PARALLEL TO THE STREET) AND SHALL BE CONSTRUCTED FROM THE BACK OF THE GUTTER PAN AT A SLOPE OF GENERALLY 25 - 30%.

DETAIL 15

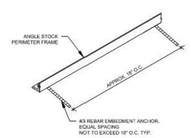
TRENCH DRAIN INLET

2 / L704 SECTION — 1 1/2" = 1'-0"



FRAME PLAN VIEW

COVER PLAN VIEW



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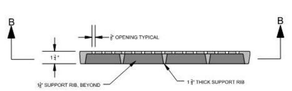
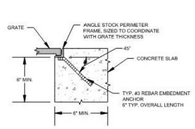
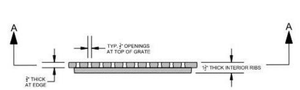


SECTION B-B



ELEVATION



SECTION A-A

CONSTRUCTION INFORMATION

1. FRAME MATERIAL SHALL BE MILD STEEL ASTM A36 ANGLE IRON. ALL WELDS SHALL BE GROUND SMOOTH ON THE OUTSIDE EDGES. THE FINISH SHALL BE NATURAL PATINA OF RAW STEEL.
2. THE GRATE MATERIAL SHALL BE HIGH QUALITY, DUCTILE IRON. ASTM A536 CLASS 65-45-12. THE FINISH SHALL BE NATURAL WEATHERED DUCTILE IRON.
3. THE GAP BETWEEN THE GRATE AND FRAME SHALL BE ¼ INCH.
4. THE GRATE AND FRAME SHALL BE RATED FOR H20 LOADING WITH A NON-SLIP SURFACE HAVING A STATIC COEFFICIENT OF FRICTION BETWEEN 0.8 - 1.0 PER ASTM C1028. GRATES ON INCLINES SHALL HAVE A COEFFICIENT OF 0.8 - 10.
5. THE GRATE AND FRAME SHALL BE ADA COMPLIANT. FRAMES WILL BE TRUE TO SQUARE, AND THE TOP OF THE GRATE WILL BE FLUSH WITH THE GRADE OF THE SURROUNDING PAVING.
6. ALL STRUCTURAL SHAPES AND PLATES SHALL BE ASTM A36.
7. STRUCTURAL STEEL SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM123. HARDWARE SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A153.

DETAIL 16

GRATE AND FRAME

3 / L704 SECTION — 1 1/2" = 1'-0"

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06/04/2025
LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

PROJECT

CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION

06/04/2025

PRELIMINARY DEVELOPMENT SITE PLAN

LANDDESIGN PROJ.#
2023165

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02	COMPLETENESS DSP SUBMISSION	04/10/2025
03	VERIFICATION SUBMISSION	06/04/2025

SCALE NORTH

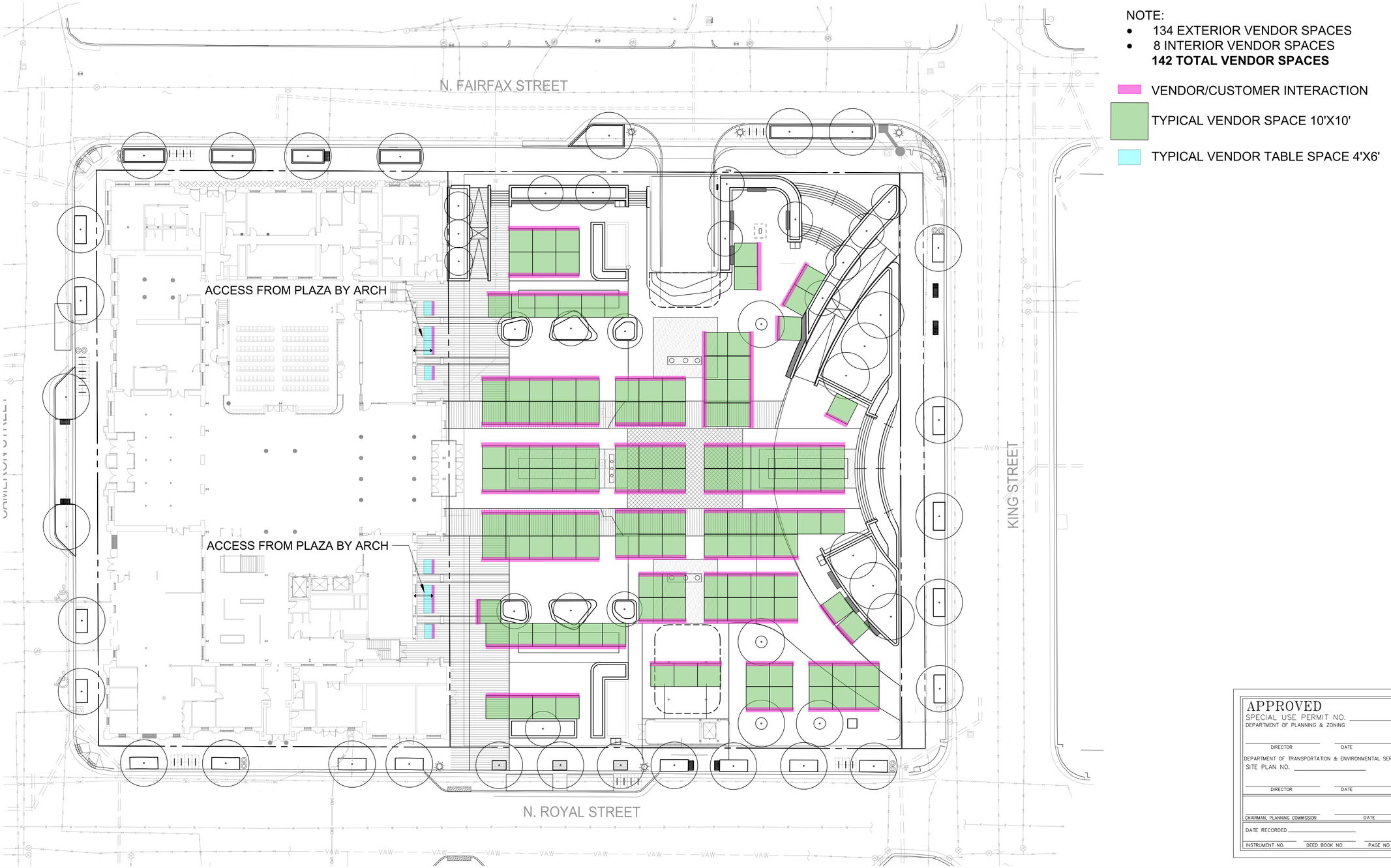
VERT: N/A
HORZ: AS NOTED

SHEET TITLE

DETAILS - DRAINAGE AND GRATES

SHEET NUMBER

L704



NOTE:
- 134 EXTERIOR VENDOR SPACES
- 8 INTERIOR VENDOR SPACES

142 TOTAL VENDOR SPACES

VENDOR/CUSTOMER INTERACTION

TYPICAL VENDOR SPACE 10'X10'

TYPICAL VENDOR TABLE SPACE 4'X6'

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03	VERIFICATION SUBMISSION	06/04/2025
	GCC	
	SW/AM/LK	
	GCC	

SCALE NORTH

VERT/N/A
HORZ:

SHEET TITLE

MARKET LAYOUT

SHEET NUMBER

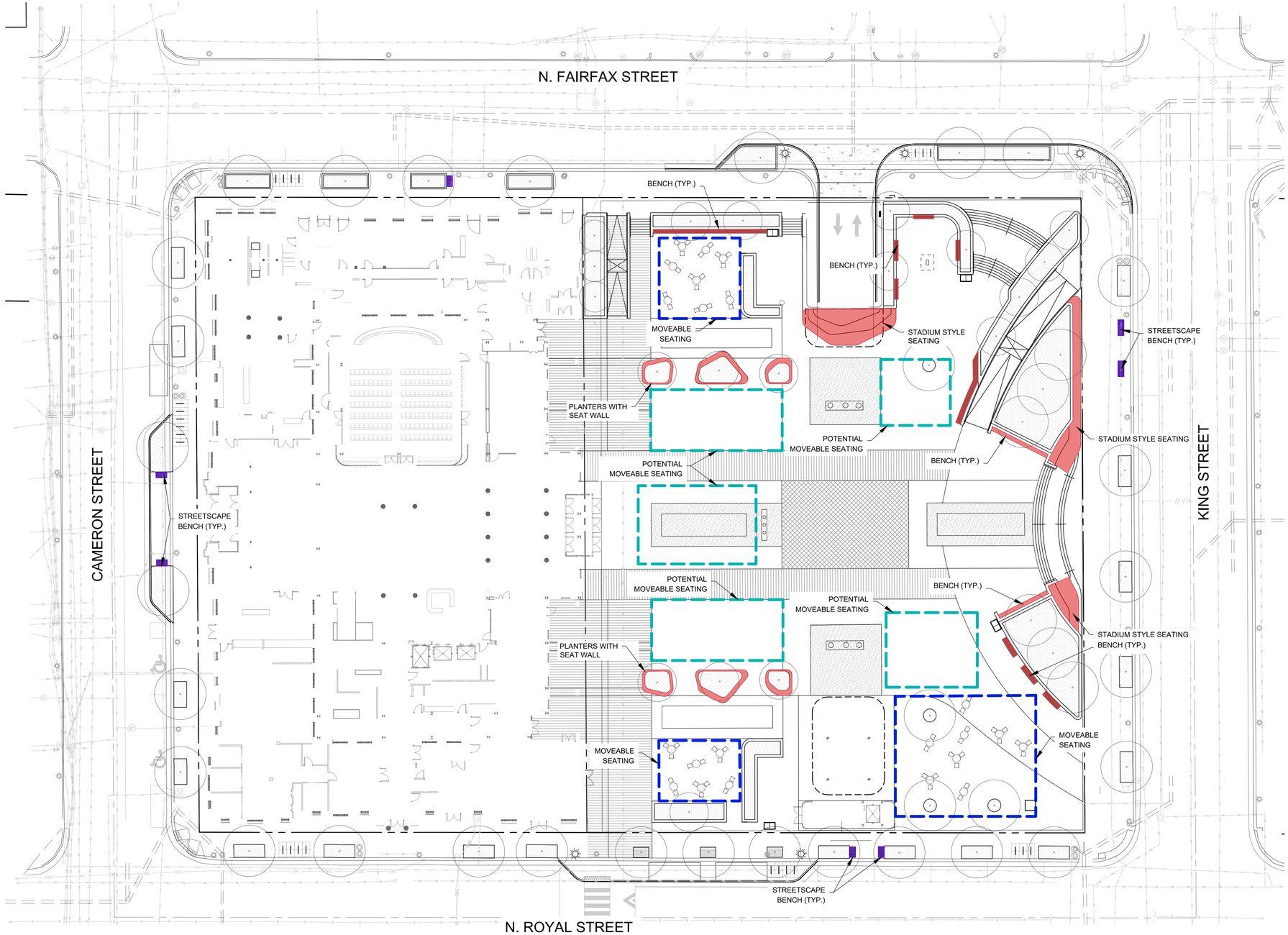
L801

MOVEABLE SEATING AREA

FIXED SEATING

FIXED STREETSCAPE BENCHES

POTENTIAL MOVEABLE SEATING AREA



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03	VERIFICATION SUBMISSION	06/04/2025

SCALE NORTH

VERT: N/A
HORZ: 1"=20'

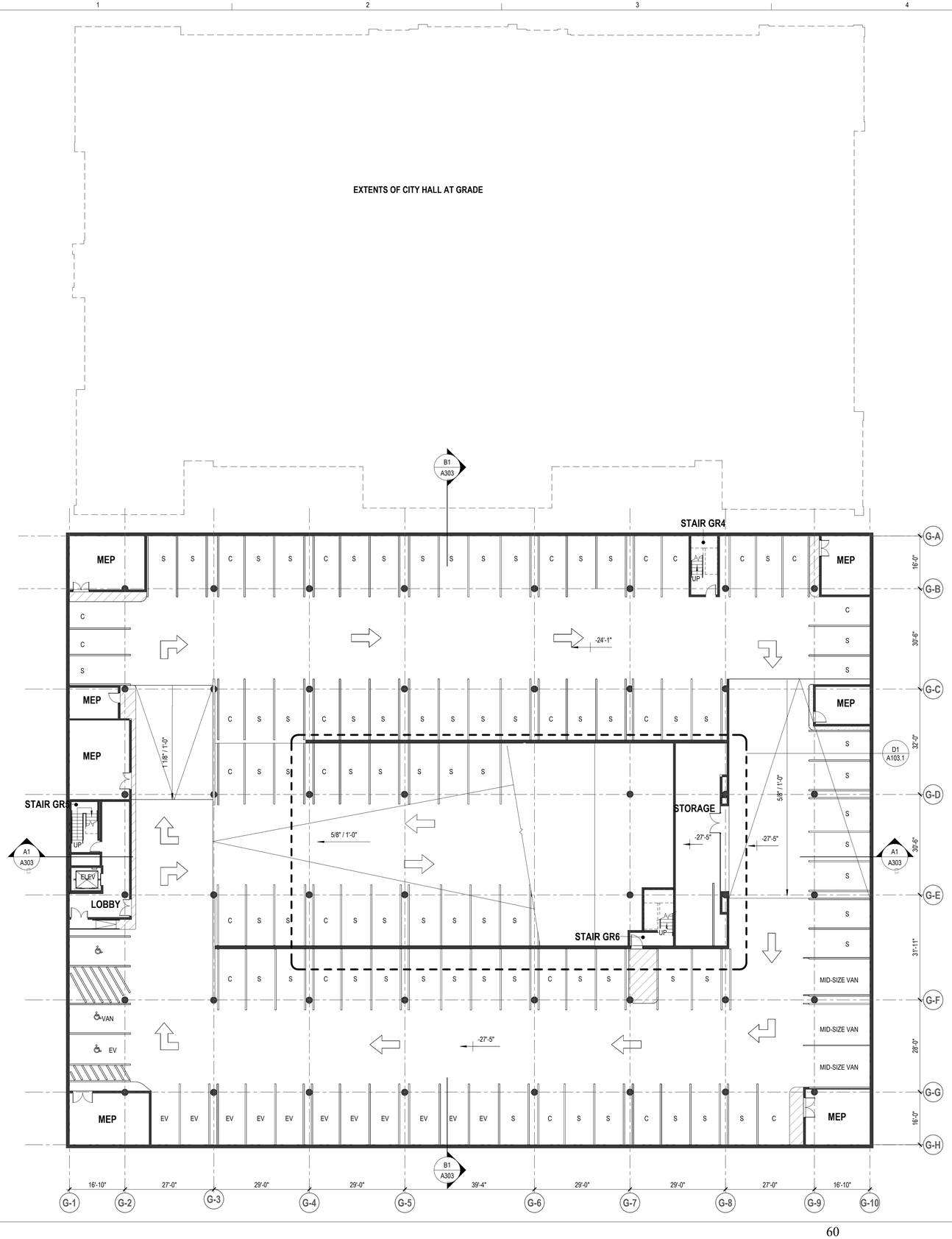
0 10' 20' 40'

SHEET TITLE

SEATING EXHIBIT

SHEET NUMBER

L802



GENERAL FLOOR PLAN NOTES

1. HISTORIC REHABILITATION WORK TO BE DEVELOPED BASED ON ALEXANDRIA OLD AND HISTORIC DISTRICT DESIGN GUIDELINES.
2. ARCHITECTURAL PLAN ORIENTATION DIFFERS FROM CIVIL AND LANDSCAPE PLANS. REFER TO THIS PLAN FOR BUILDING SPACE PLANNING AND LAYOUT.
3. EXISTING MARKET SQUARE GARAGE TO BE DEMOLISHED. NEW GARAGE TO BE CONSTRUCTED IN IT'S PLACE AS PART OF THIS PROJECT.
4. ELEVATION OF 0'-0" ON ARCH IS EQUAL TO 33.68 ON CIVIL PLANS.

PARKING COUNT

PARKING TYPE	COUNT
STANDARD - "S"	152
COMPACT - "C"	56
ELECTRIC VEHICLE (INCLUDES 1 EV ACCESSIBLE SPACE, 2 COMPACT SPACES) - "EV"	12
MID-SIZE VAN/ OVERSIZED PARKING	3
ACCESSIBLE - HC SYMBOL	5
TOTAL	**228**

NOTE: INFRASTRUCTURE SHALL BE PROVIDED FOR 8 EV MAKE-READY SPACES FOR CITY STAFF AND FOR 50% OF THE PUBLIC SPACES

PLAN LEGEND

- EXISTING TO REMAIN
- NEW WORK
- BASEMENT ADDITION
- NEW PMMA COLD-FLUID APPLIED ROOF SYSTEM WITH PAVERS
- NEW PMMA COLD-FLUID APPLIED GREEN ROOF SYSTEM
- NEW LOW-SLOPE COLD-FLUID MODIFIED BITUMEN ROOF SYSTEM
- EXTENT OF REHABILITATED PRE-1945 EXISTING COPPER STANDING SEAM AND FLAT SEAM ROOF. REFER TO GENERAL FLOOR PLAN NOTES FOR HISTORIC REHABILITATION WORK
- EXTENT OF REHABILATED PRE-1945 EXISTING SLATE ROOF. REFER TO GENERAL FLOOR PLAN NOTES FOR HISTORIC REHABILITATION WORK
- EXTENT OF REHABILITATED 1960+ EXISTING ROOF. REFER TO GENERAL FLOOR PLAN NOTES FOR HISTORIC REHABILITATION WORK

A1 G-2 (GARAGE) LEVEL FLOOR PLAN
SCALE: 1/16" = 1'-0"

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_____ DIRECTOR _____ DATE
_____ CHAIRMAN, PLANNING COMMISSION _____ DATE
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CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION
ALEXANDRIA, VA

CITY OF ALEXANDRIA, VIRGINIA DEPARTMENT OF GENERAL SERVICES
421 KING STREET, SUITE 220,
ALEXANDRIA, VA 22314

LEO A DALY
ARCHITECTURE, HISTORIC PRESERVATION
1200 19TH STREET NW, SUITE 220
WASHINGTON DC 20036
P: 202.861.4600

IMEG The FUTURE. Built Smarter.
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P: 703.836.3205

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Washington, DC 20001
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KEY PLAN

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PRELIMINARY
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REVISIONS

NO.	DESCRIPTION	DATE
1	CONCEPT I / II	01/08/2025
2	DEVELOPMENT PRELIMINARY SITE PLAN	02/17/2025
3	COMPLETENESS DSP SUBMISSION	04/10/2025
4	VERIFICATION SUBMISSION	06/04/2025

FILE LOG

ACTIVITY	BY
Manager	
Design	Designer
Draw	Author
Check	Checker

STAMP

COMMONWEALTH OF VIRGINIA
ANDREW J. GRAHAM
Lic. No. 040102178
ARCHITECT

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

Project No. 058-10046-000
05.01.2025

G-2 (GARAGE) LEVEL FLOOR PLAN

A101

VERIFICATION SUBMISSION

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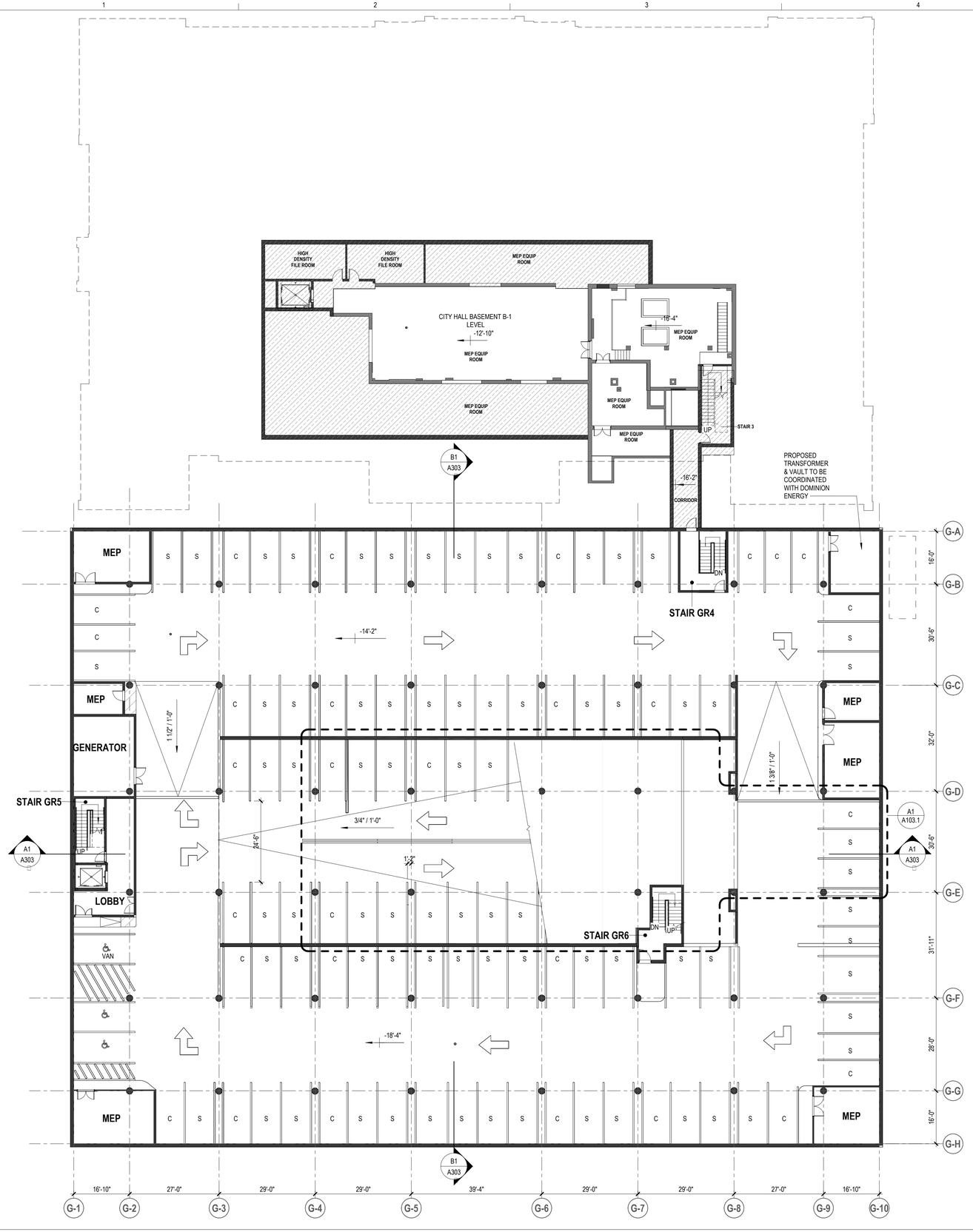

GENERAL FLOOR PLAN NOTES

1. HISTORIC REHABILITATION WORK TO BE DEVELOPED BASED ON ALEXANDRIA OLD AND HISTORIC DISTRICT DESIGN GUIDELINES.
2. ARCHITECTURAL PLAN ORIENTATION DIFFERS FROM CIVIL AND LANDSCAPE PLANS. REFER TO THIS PLAN FOR BUILDING SPACE PLANNING AND LAYOUT.
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- EXTENT OF REHABILITATED 1960+ EXISTING ROOF. REFER TO GENERAL FLOOR PLAN NOTES FOR HISTORIC REHABILITATION WORK

A1 G-1 (GARAGE) AND B-1 (BASEMENT) LEVEL FLOOR PLAN
SCALE: 1/16" = 1'-0"

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DEPARTMENT OF PLANNING & ZONING
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CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION
ALEXANDRIA, VA

CITY OF ALEXANDRIA, VIRGINIA DEPARTMENT OF GENERAL SERVICES
421 KING STREET, SUITE 220,
ALEXANDRIA, VA 22314

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KEY PLAN

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REVISIONS

NO.	DESCRIPTION	DATE
1	CONCEPT I / II	01/08/2025
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FILE LOG

ACTIVITY	BY
Manager	
Design	Designer
Draw	Author
Check	Checker

STAMP

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

Project No. 058-10046-000
05.01.2025

G-1 (GARAGE) AND B-1 LEVEL FLOOR PLAN

A102

VERIFICATION SUBMISSION

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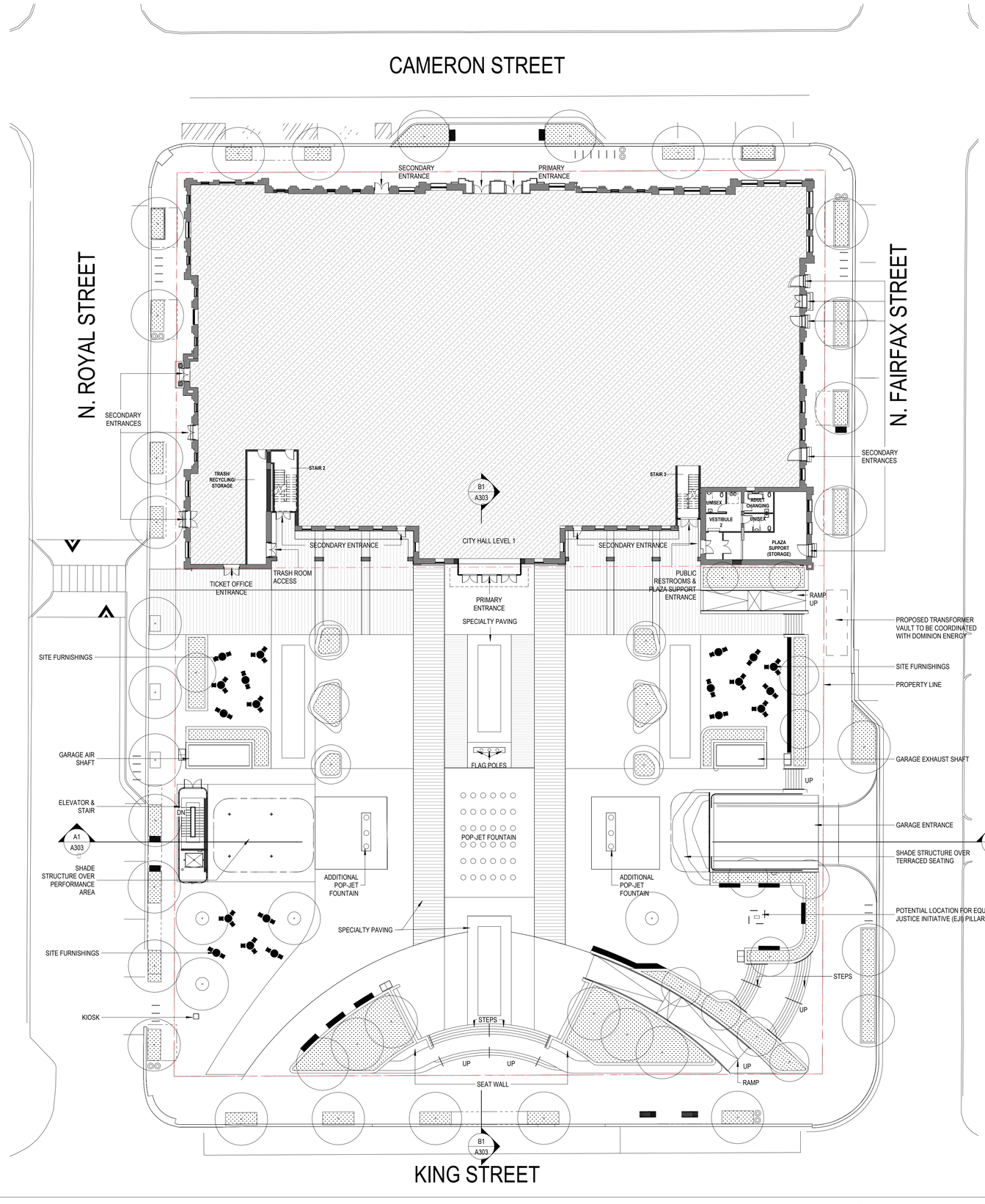

A1 ARCHITECTURAL SITE PLAN - LEVEL P0 FLOOR PLAN
SCALE: 1" = 20'-0"

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Manager	
Design	Designer
Draw	Author
Check	Checker

STAMP

COMMONWEALTH OF VIRGINIA
ANDREW J. GRAHAM
Lic. No. 0401020178
ARCHITECT

0 10' 20' 40'
SCALE : 1" = 20'-0"

Project No. 058-10046-000
05.01.2025

P0 (PLAZA) AND 01 LEVEL FLOOR PLAN

A103

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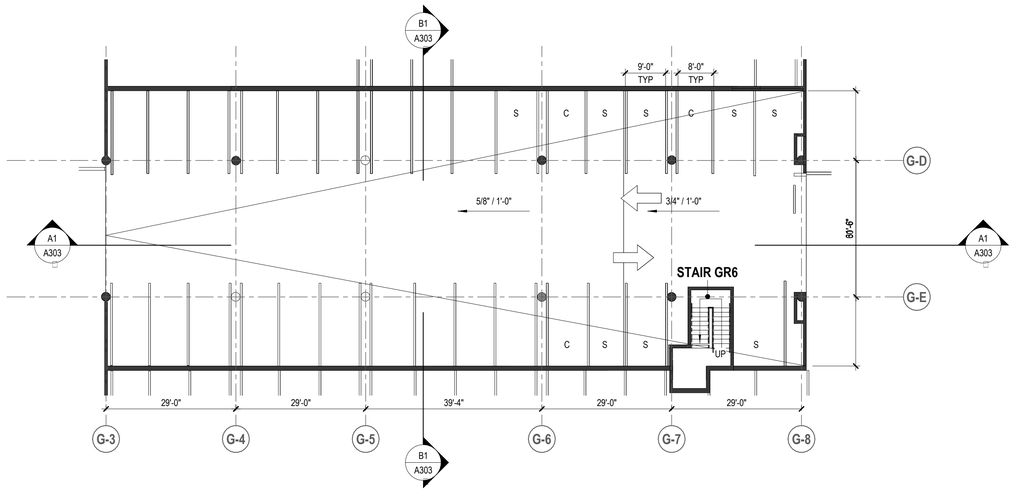
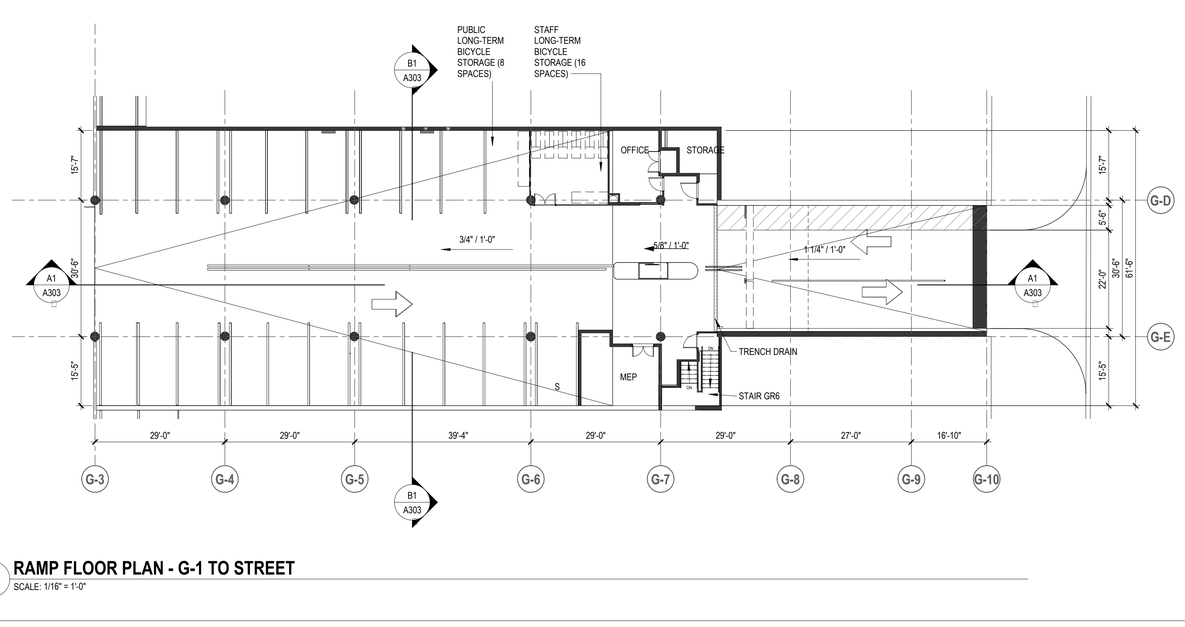


B1 RAMP FLOOR PLAN - G-2 TO G-1 LEVEL

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



A1 RAMP FLOOR PLAN - G-1 TO STREET

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

GENERAL FLOOR PLAN NOTES

1. HISTORIC REHABILITATION WORK TO BE DEVELOPED BASED ON ALEXANDRIA OLD AND HISTORIC DISTRICT DESIGN GUIDELINES.
2. ARCHITECTURAL PLAN ORIENTATION DIFFERS FROM CIVIL AND LANDSCAPE PLANS. REFER TO THIS PLAN FOR BUILDING SPACE PLANNING AND LAYOUT.
3. EXISTING MARKET SQUARE GARAGE TO BE DEMOLISHED. NEW GARAGE TO BE CONSTRUCTED IN IT'S PLACE AS PART OF THIS PROJECT.
4. ELEVATION OF 0'-0" ON ARCH IS EQUAL TO 33.68 ON CIVIL PLANS.

PARKING COUNT	
PARKING TYPE	COUNT
STANDARD - "S"	152
COMPACT - "C"	56
ELECTRIC VEHICLE (INCLUDES 1 EV ACCESSIBLE SPACE, 2 COMPACT SPACES) - "EV"	12
MID-SIZE VAN/ OVERSIZED PARKING	3
ACCESSIBLE - HC SYMBOL	5
TOTAL	**228**

NOTE: INFRASTRUCTURE SHALL BE PROVIDED FOR 8 EV MAKE-READY SPACES FOR CITY STAFF AND FOR 50% OF THE PUBLIC SPACES

PLAN LEGEND

- EXISTING TO REMAIN
- NEW WORK
- BASEMENT ADDITION
- NEW PMMA COLD-FLUID APPLIED ROOF SYSTEM WITH PAVERS
- NEW PMMA COLD-FLUID APPLIED GREEN ROOF SYSTEM
- NEW LOW-SLOPE COLD-FLUID MODIFIED BITUMEN ROOF SYSTEM
- EXTENT OF REHABILITATED PRE-1945 EXISTING COPPER STANDING SEAM AND FLAT SEAM ROOF. REFER TO GENERAL FLOOR PLAN NOTES FOR HISTORIC REHABILITATION WORK
- EXTENT OF REHABILATED PRE-1945 EXISTING SLATE ROOF. REFER TO GENERAL FLOOR PLAN NOTES FOR HISTORIC REHABILITATION WORK
- EXTENT OF REHABILITATED 1960+ EXISTING ROOF. REFER TO GENERAL FLOOR PLAN NOTES FOR HISTORIC REHABILITATION WORK

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

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION

ALEXANDRIA, VA

CITY OF ALEXANDRIA, VIRGINIA DEPARTMENT OF GENERAL SERVICES
421 KING STREET, SUITE 220,
ALEXANDRIA, VA 22314

LEO A DALY
ARCHITECTURE, HISTORIC PRESERVATION
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440 Massachusetts Avenue NW
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KEY PLAN

PRELIMINARY
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REVISIONS

NO.	DESCRIPTION	DATE
1	CONCEPT I / II	01/08/2025
2	DEVELOPMENT PRELIMINARY SITE PLAN	02/17/2025
3	COMPLETENESS DSP SUBMISSION	04/10/2025
4	VERIFICATION SUBMISSION	06/04/2025

FILE LOG

ACTIVITY	BY
Manager	
Design	Designer
Draw	Author
Check	Checker

STAMP

COMMONWEALTH OF VIRGINIA
ANDREW J. GRAHAM
Lic. No. 040102078
ARCHITECT

0 8' 16' 24'
SCALE : 3/32" = 1'-0"

Project No. 058-10046-000
05.01.2025

RAMP FLOOR PLANS

A104

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GENERAL FLOOR PLAN NOTES

1. HISTORIC REHABILITATION WORK TO BE DEVELOPED BASED ON ALEXANDRIA OLD AND HISTORIC DISTRICT DESIGN GUIDELINES.
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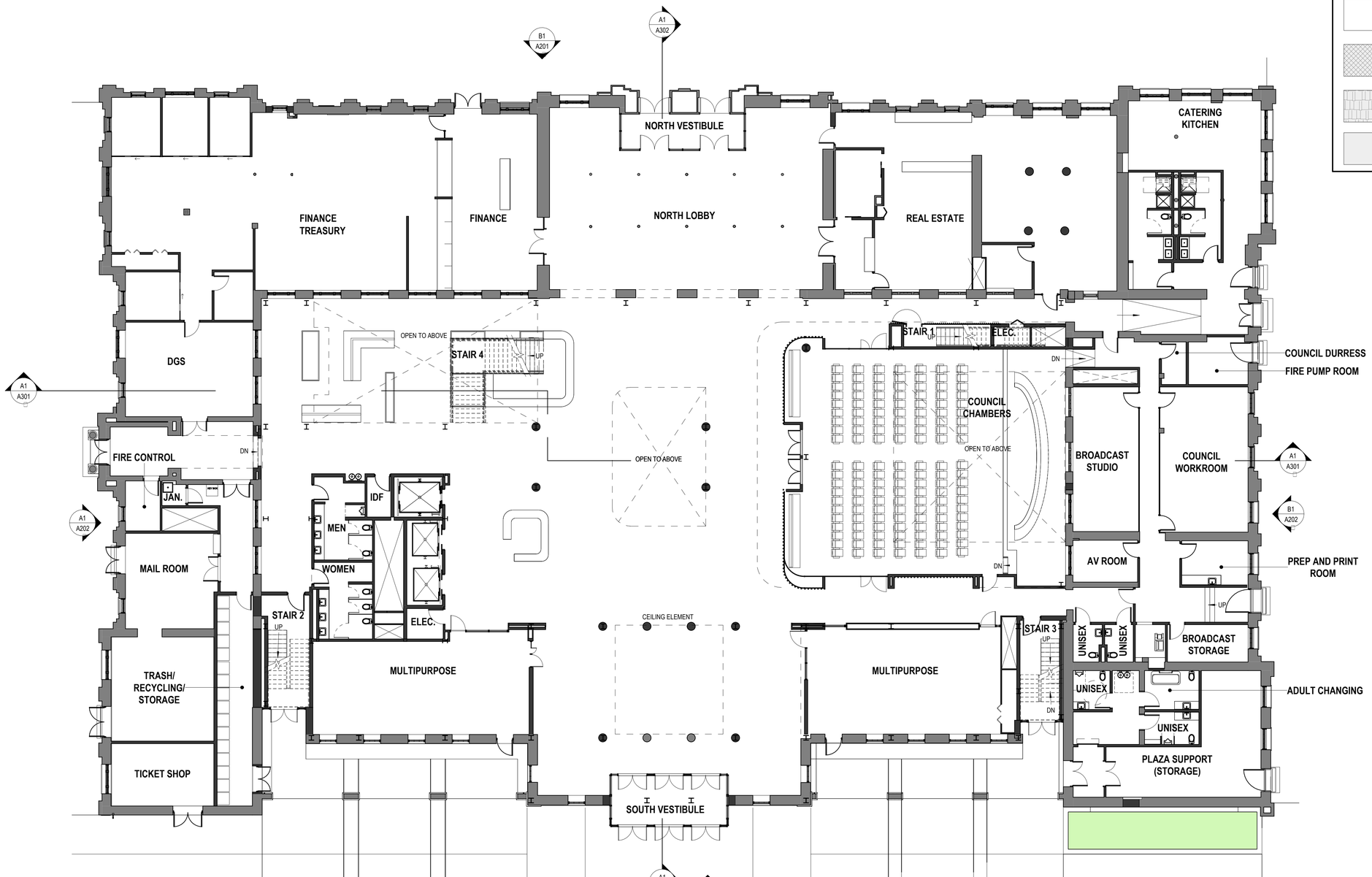

A1 LEVEL 1 FLOOR PLAN
SCALE: 3/32" = 1'-0"

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DEPARTMENT OF PLANNING & ZONING

_____ DIRECTOR _____ DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

_____ DIRECTOR _____ DATE

_____ CHAIRMAN, PLANNING COMMISSION _____ DATE

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CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION
ALEXANDRIA, VA

CITY OF ALEXANDRIA, VIRGINIA DEPARTMENT OF GENERAL SERVICES
421 KING STREET, SUITE 220,
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KEY PLAN

N

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REVISIONS

NO	DESCRIPTION	DATE
1	DEVELOPMENT PRELIMINARY SITE PLAN	02/17/2025
2	COMPLETENESS DSP SUBMISSION	04/10/2025
3	VERIFICATION SUBMISSION	06/04/2025

FILE LOG

ACTIVITY	BY
Manager	
Design	Designer
Draw	Author
Check	Checker

STAMP

COMMONWEALTH OF VIRGINIA
ANDREW J. GRAHAM
Lic. No. 0401020178
ARCHITECT

0 8' 16' 24'
SCALE : 3/32" = 1'-0"

Project No. 058-10046-000
05.01.2025

LEVEL 1 FLOOR PLAN

A105

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GENERAL FLOOR PLAN NOTES

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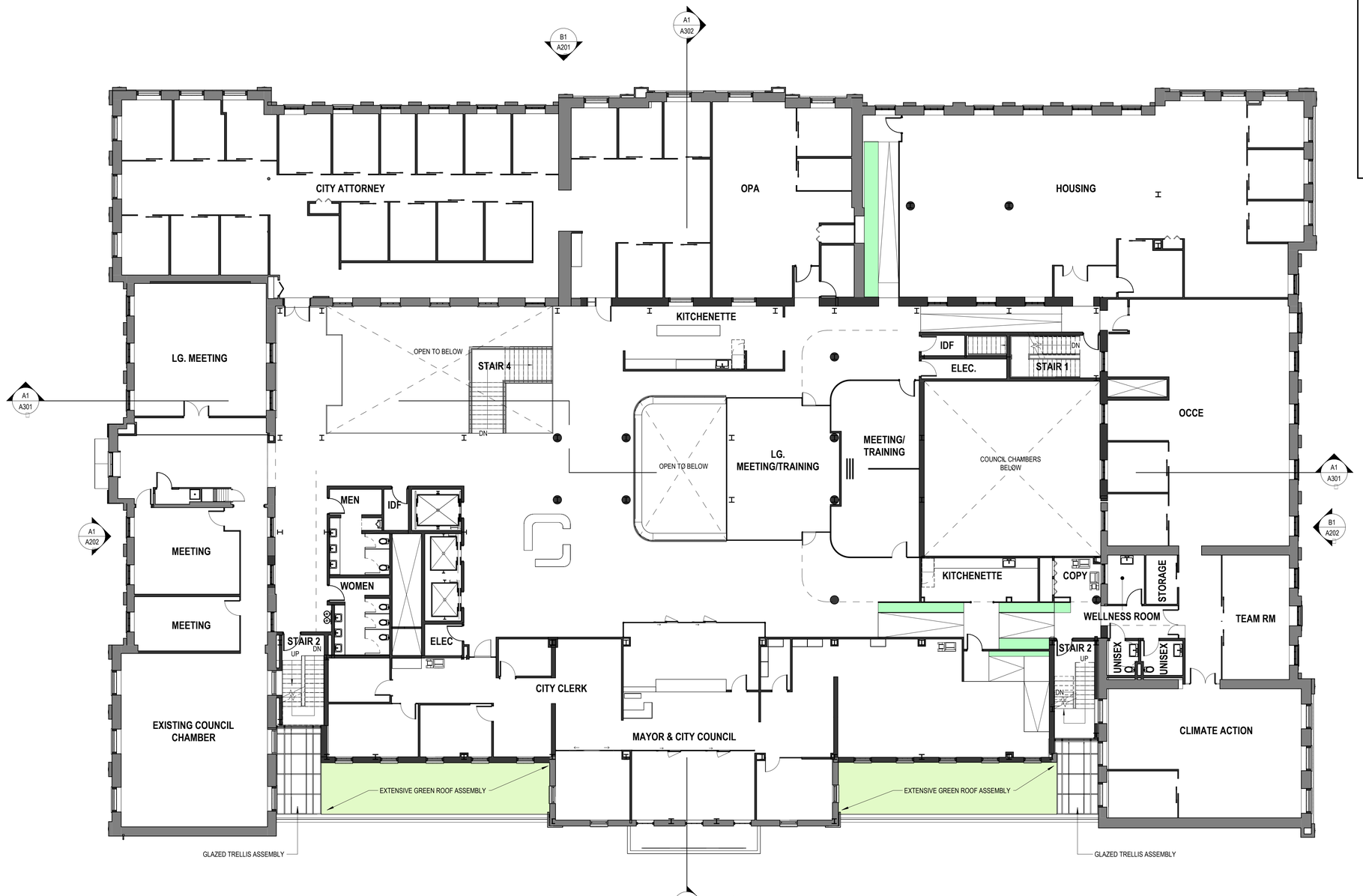

A1 LEVEL 2 FLOOR PLAN
SCALE: 3/32" = 1'-0"

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SITE PLAN NO. _____

_____ DIRECTOR _____ DATE

_____ CHAIRMAN, PLANNING COMMISSION _____ DATE

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

CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION
ALEXANDRIA, VA

CITY OF ALEXANDRIA, VIRGINIA DEPARTMENT OF GENERAL SERVICES
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1	DEVELOPMENT PRELIMINARY SITE PLAN	02/17/2025
2	COMPLETENESS DSP SUBMISSION	04/10/2025
3	VERIFICATION SUBMISSION	06/04/2025

FILE LOG

ACTIVITY	BY
Manager	
Design	Designer
Draw	Author
Check	Checker

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COMMONWEALTH OF VIRGINIA
ANDREW J. GRAHAM
Lic. No. 0401020178
ARCHITECT

0 8' 16' 24'
SCALE : 3/32" = 1'-0"

Project No. 058-10046-000
05.01.2025

LEVEL 2 FLOOR PLAN

A106

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GENERAL FLOOR PLAN NOTES

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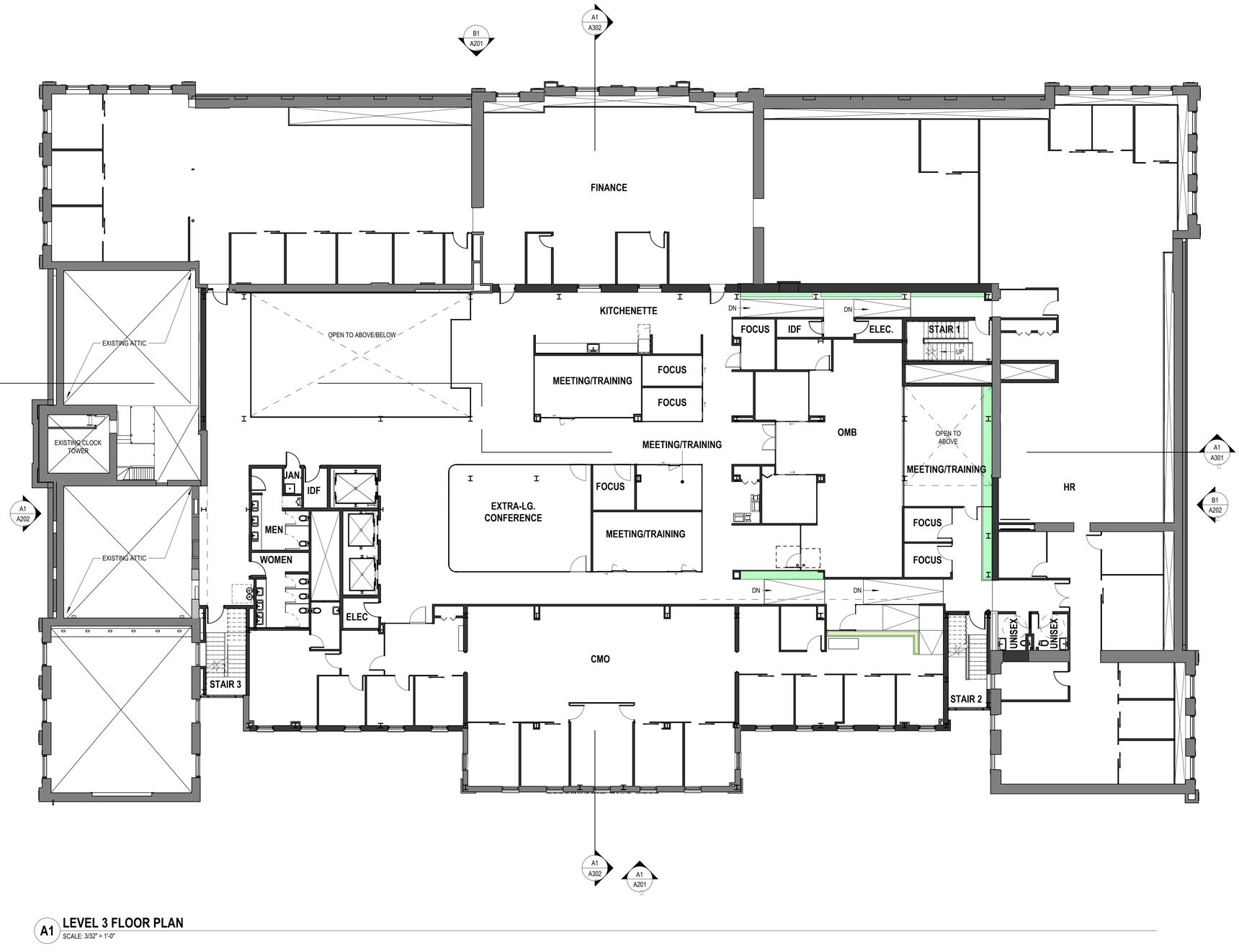

A1 LEVEL 3 FLOOR PLAN
SCALE: 3/32" = 1'-0"

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_____ CHAIRMAN, PLANNING COMMISSION _____ DATE

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CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION

ALEXANDRIA, VA

CITY OF ALEXANDRIA, VIRGINIA DEPARTMENT OF GENERAL SERVICES
421 KING STREET, SUITE 220,
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KEY PLAN

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1	DEVELOPMENT PRELIMINARY SITE PLAN	02/17/2025
2	COMPLETENESS DSP SUBMISSION	04/10/2025
3	VERIFICATION SUBMISSION	06/04/2025

FILE LOG

ACTIVITY	BY
Manager	
Design	Designer
Draw	Author
Check	Checker

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COMMONWEALTH OF VIRGINIA
ANDREW J. GRAHAM
Lic. No. 0401020178
ARCHITECT

0 8' 16' 24'
SCALE : 3/32" = 1'-0"

Project No. 058-10046-000
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LEVEL 3 FLOOR PLAN

A107

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GENERAL FLOOR PLAN NOTES

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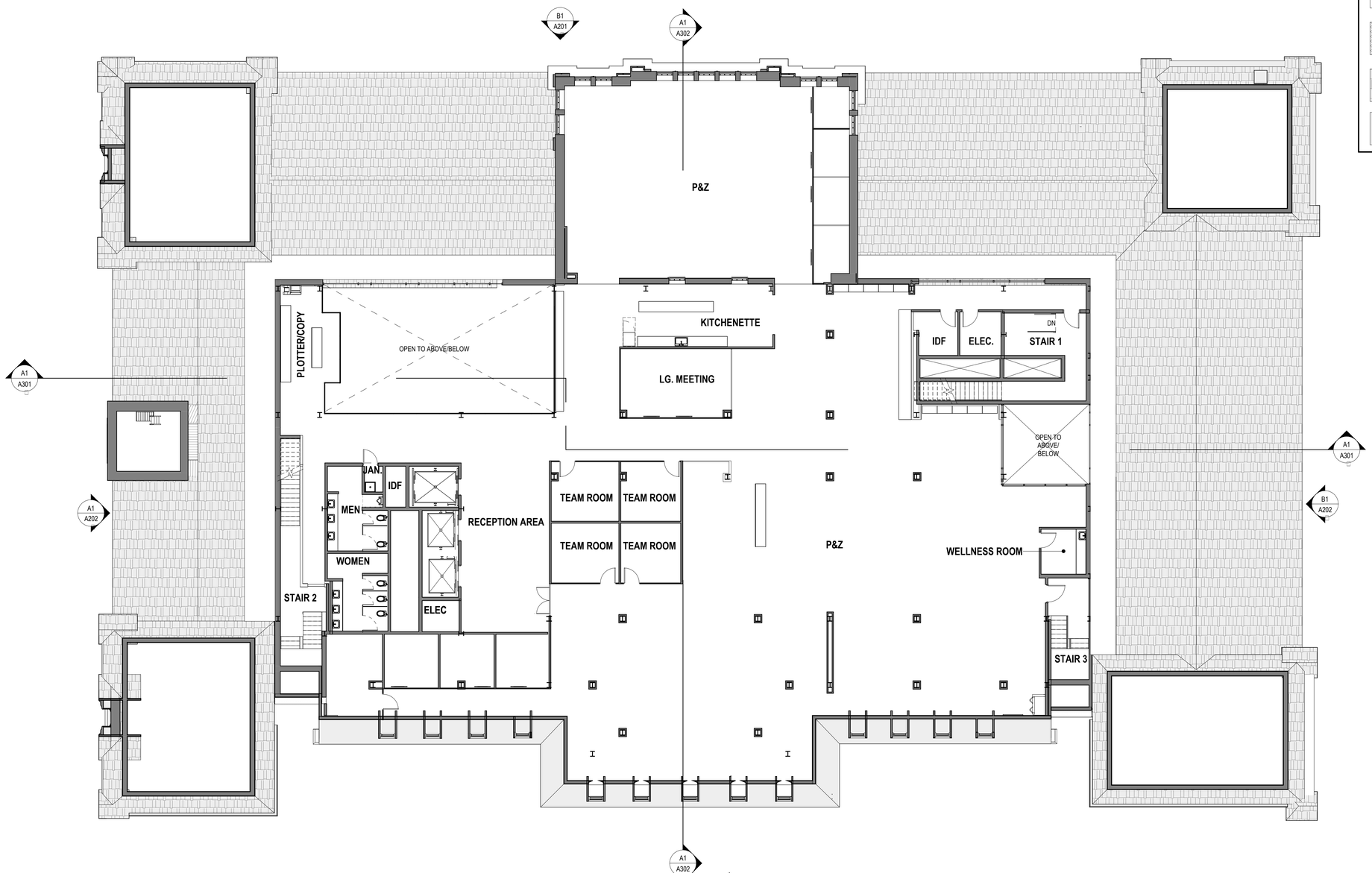

A1 LEVEL 4 FLOOR PLAN
SCALE: 3/32" = 1'-0"

CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION
ALEXANDRIA, VA

CITY OF ALEXANDRIA, VIRGINIA DEPARTMENT OF GENERAL SERVICES
421 KING STREET, SUITE 220,
ALEXANDRIA, VA 22314

LEO A DALY
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KEY PLAN

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REVISIONS

NO.	DESCRIPTION	DATE
1	DEVELOPMENT PRELIMINARY SITE PLAN	02/17/2025
2	COMPLETENESS DSP SUBMISSION	04/10/2025
3	VERIFICATION SUBMISSION	06/04/2025

FILE LOG

ACTIVITY	BY
Manager	
Design	Designer
Draw	Author
Check	Checker

STAMP

COMMONWEALTH OF VIRGINIA
ANDREW J. GRAHAM
Lic. No. 040102017
ARCHITECT

0 8" 16" 24"
SCALE : 3/32" = 1'-0"

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DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

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SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

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LEVEL 4 FLOOR PLAN

A108

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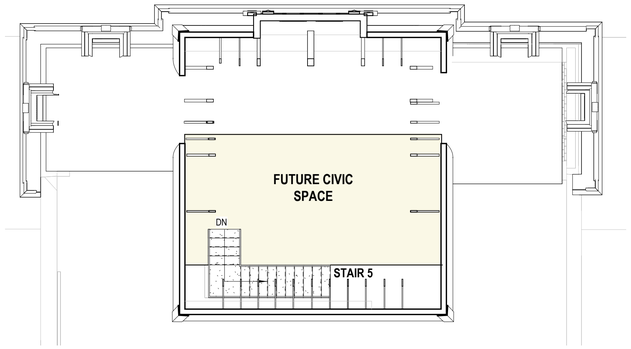

GENERAL FLOOR PLAN NOTES

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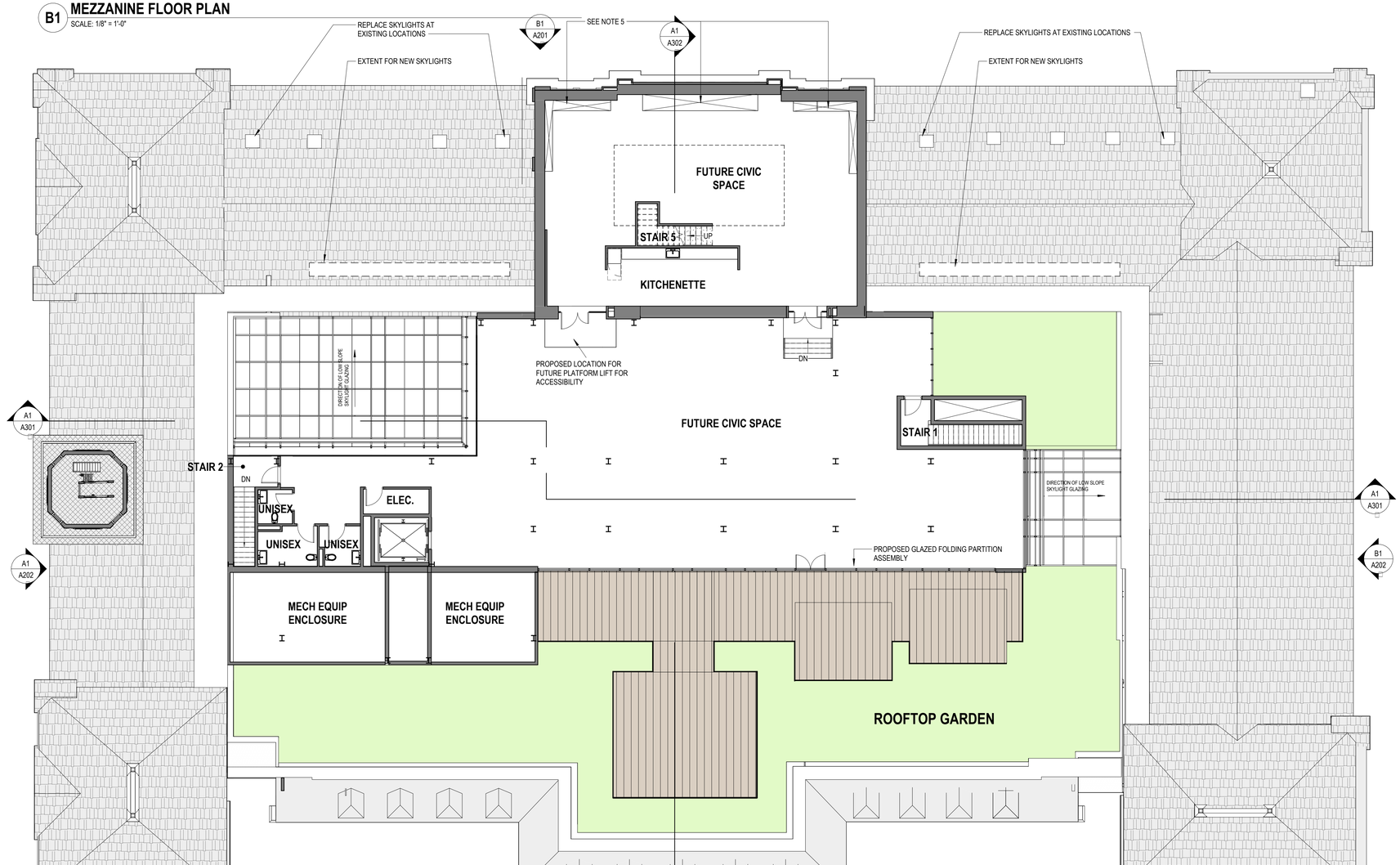
B1 MEZZANINE FLOOR PLAN

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



A1 LEVEL 5 FLOOR PLAN

SCALE: 3/32" = 1'-0"

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DEPARTMENT OF PLANNING & ZONING

_____ _____
DIRECTOR DATE

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SITE PLAN NO. _____

_____ _____
DIRECTOR DATE

_____ _____
CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

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

CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION

ALEXANDRIA, VA

CITY OF ALEXANDRIA, VIRGINIA DEPARTMENT OF GENERAL SERVICES
421 KING STREET, SUITE 220,
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KEY PLAN

N

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REVISIONS

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1	DEVELOPMENT PRELIMINARY SITE PLAN	02/17/2025
2	COMPLETENESS DSP SUBMISSION	04/10/2025
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FILE LOG

ACTIVITY	BY
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Design	Designer
Draw	Author
Check	Checker

STAMP

COMMONWEALTH OF VIRGINIA
ANDREW J. GRAHAM
Lic. No. 0401020178
ARCHITECT

0 8' 16' 24'
SCALE : 3/32" = 1'-0"

Project No. 058-10046-000
05.01.2025

LEVEL 5 FLOOR PLAN

A109

VERIFICATION SUBMISSION

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GENERAL FLOOR PLAN NOTES

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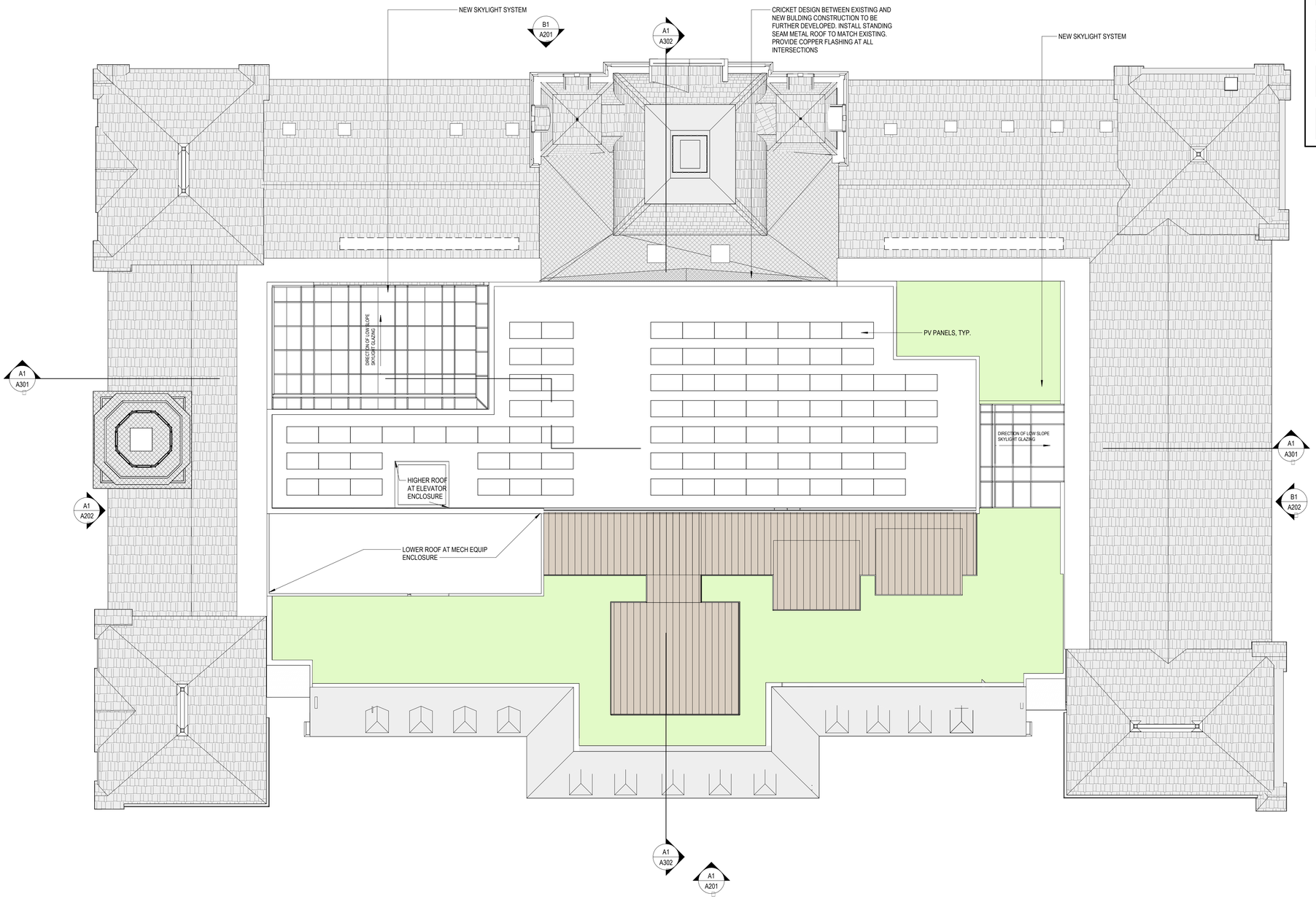
- EXTENT OF REHABILITATED PRE-1945 EXISTING COPPER STANDING SEAM AND FLAT SEAM ROOF. REFER TO GENERAL FLOOR PLAN NOTES FOR HISTORIC REHABILITATION WORK
- EXTENT OF REHABILATED PRE-1945 EXISTING SLATE ROOF. REFER TO GENERAL FLOOR PLAN NOTES FOR HISTORIC REHABILITATION WORK
- EXTENT OF REHABILITATED 1960+ EXISTING ROOF. REFER TO GENERAL FLOOR PLAN NOTES FOR HISTORIC REHABILITATION WORK



A1 ROOF PLAN
SCALE: 3/32" = 1'-0"

CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION
ALEXANDRIA, VA

CITY OF ALEXANDRIA, VIRGINIA DEPARTMENT OF GENERAL SERVICES
421 KING STREET, SUITE 220,
ALEXANDRIA, VA 22314

LEO A DALY
ARCHITECTURE, HISTORIC PRESERVATION
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WASHINGTON DC 20036
P: 202.861.4600

IMEG The FUTURE. Built Smarter.
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KEY PLAN

N

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE
1	CONCEPT SUBMISSION	01/30/2025
2	COMPLETENESS DSP SUBMISSION	04/10/2025
3	VERIFICATION SUBMISSION	06/04/2025

FILE LOG

ACTIVITY	BY
Manager	
Design	Designer
Draw	Author
Check	Checker

STAMP

COMMONWEALTH OF VIRGINIA
ANDREW J. GRAHAM
Lic. No. 0401020178
ARCHITECT

0 8' 16' 24'
SCALE : 3/32" = 1'-0"

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

Project No. 058-10046-000
05.01.2025

ROOF PLAN

A110

VERIFICATION SUBMISSION

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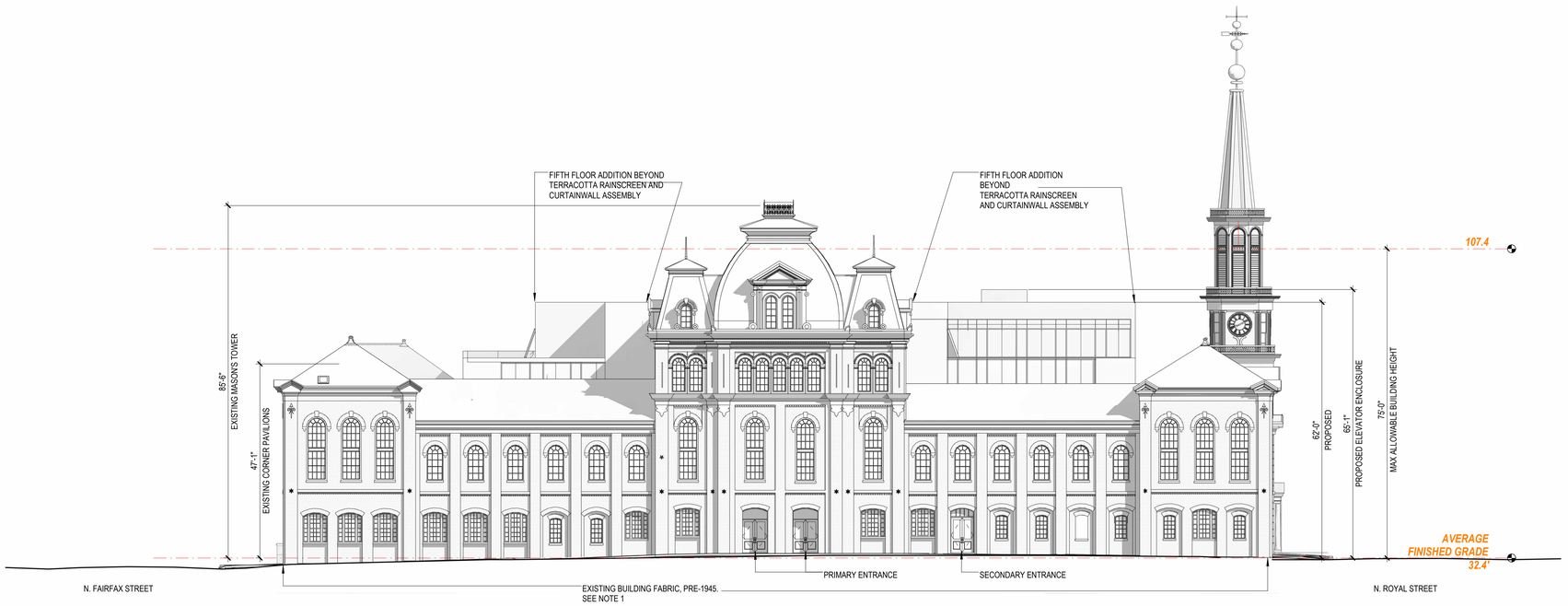
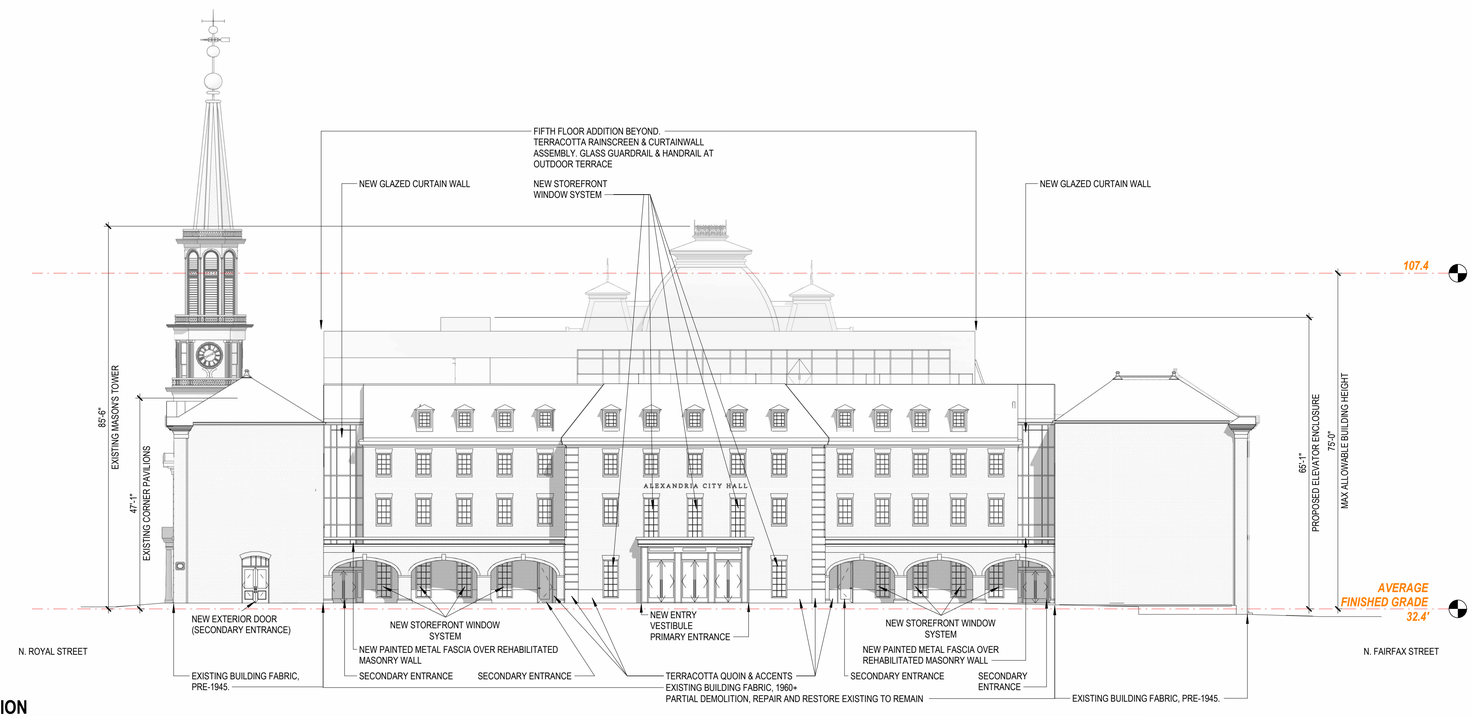
GENERAL NOTES

1. EXTANT HISTORIC BUILDING FABRIC FROM PERIOD SIGNIFICANCE (1871-1945) TO BE RETAINED AND PRESERVED IN ACCORDANCE WITH SOI STANDARDS AND THE ALEXANDRIA OLD AND HISTORIC DISTRICT DESIGN GUIDELINES.
2. ALTERATIONS TO NON-CONTRIBUTING ELEMENTS (POST- 1945) TO BE DEVELOPED BASED ON ALEXANDRIA OHD DESIGN GUIDELINES.
3. WORK ON DRAWINGS STILL IN DEVELOPMENT. DRAWINGS DO NOT REFLECT ALL PROPOSED CONDITIONS.



B1 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



A1 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

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DEPARTMENT OF PLANNING & ZONING	
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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.

CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION
ALEXANDRIA, VA

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KEY PLAN

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REVISIONS

NO.	DESCRIPTION	DATE
1	DEVELOPMENT PRELIMINARY SITE PLAN	02/17/2025
2	COMPLETENESS DSP SUBMISSION	04/10/2025
3	VERIFICATION SUBMISSION	06/04/2025

FILE LOG

ACTIVITY	BY
Manager	
Design	Designer
Draw	Author
Check	Checker

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COMMONWEALTH OF VIRGINIA
ANDREW J. GRAHAM
Lic. No. 0401020178
ARCHITECT

0 8' 16' 32'
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Project No. 058-10046-000
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BUILDING ELEVATIONS

A201

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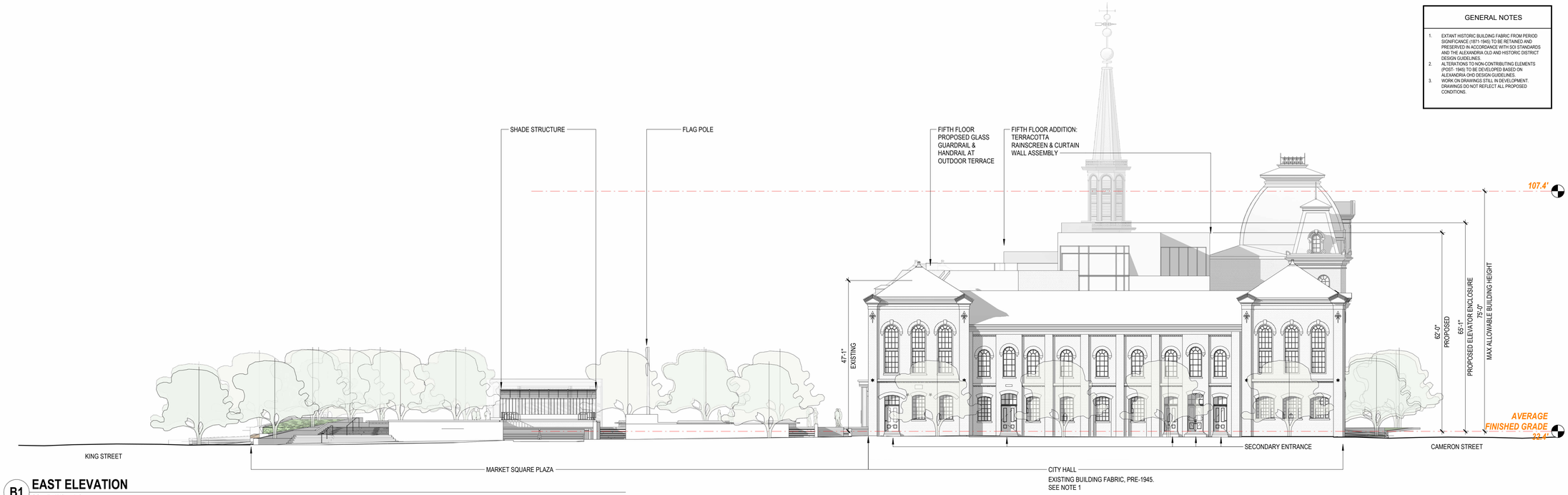
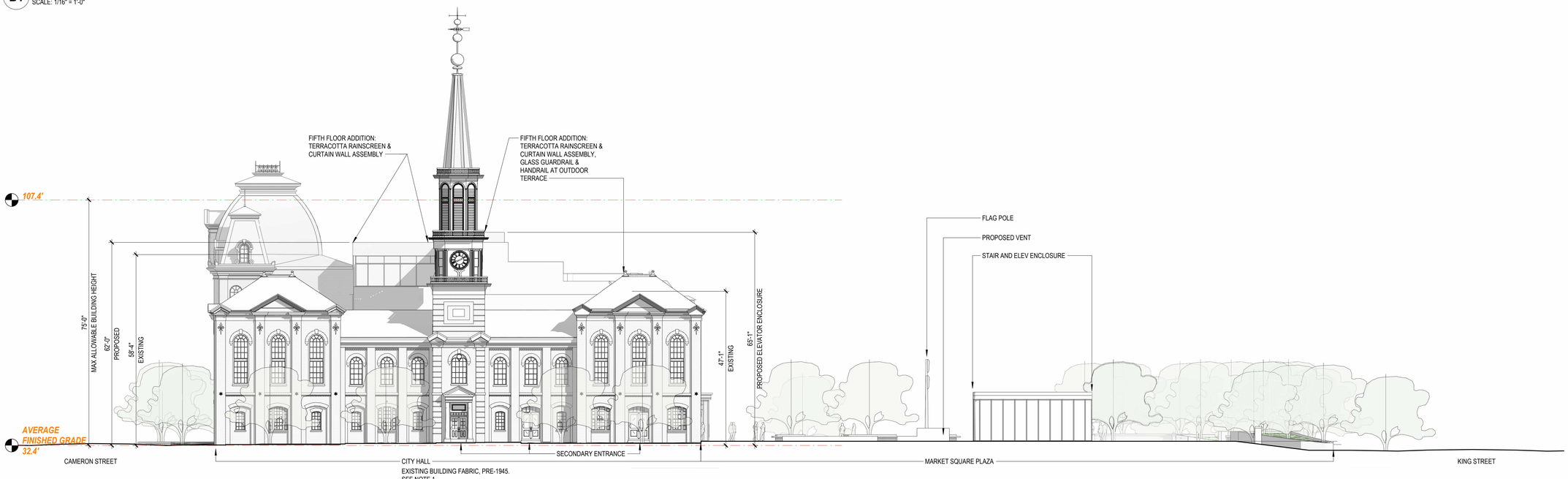


B1 EAST ELEVATION
SCALE: 1/16" = 1'-0"



A1 WEST ELEVATION
SCALE: 1/16" = 1'-0"

GENERAL NOTES

1. EXTANT HISTORIC BUILDING FABRIC FROM PERIOD SIGNIFICANCE (1871-1945) TO BE RETAINED AND PRESERVED IN ACCORDANCE WITH SOI STANDARDS AND THE ALEXANDRIA OLD AND HISTORIC DISTRICT DESIGN GUIDELINES.
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CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION
ALEXANDRIA, VA

CITY OF ALEXANDRIA, VIRGINIA DEPARTMENT OF GENERAL SERVICES
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KEY PLAN

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1	DEVELOPMENT PRELIMINARY SITE PLAN	02/17/2025
2	COMPLETENESS DSP SUBMISSION	04/10/2025
3	VERIFICATION SUBMISSION	06/04/2025

FILE LOG

ACTIVITY	BY
Manager	
Design	Designer
Draw	Author
Check	Checker

STAMP

COMMONWEALTH OF VIRGINIA
ANDREW J. GRAHAM
Lic. No. 0401020178
ARCHITECT

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

Project No. 058-10046-000
05.01.2025

BUILDING ELEVATIONS

A202

VERIFICATION SUBMISSION

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
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SITE PLAN NO. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
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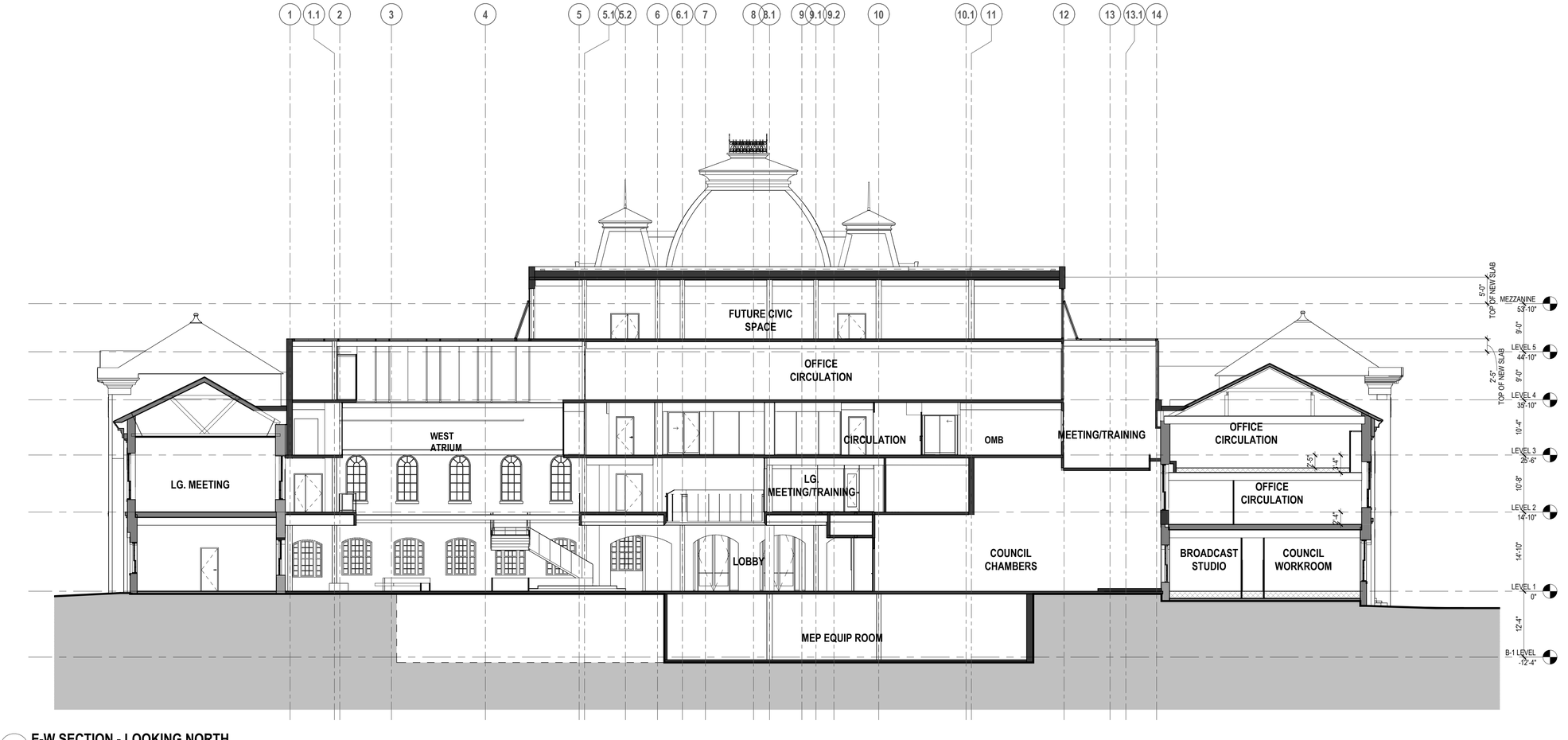

A1 E-W SECTION - LOOKING NORTH
SCALE: 3/32" = 1'-0"

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DEPARTMENT OF PLANNING & ZONING

_____ _____
DIRECTOR DATE

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_____ _____
DIRECTOR DATE

_____ _____
CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION
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421 KING STREET, SUITE 220,
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KEY PLAN

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REVISIONS

NO.	DESCRIPTION	DATE
1	DEVELOPMENT PRELIMINARY SITE PLAN	02/17/2025
2	COMPLETENESS DSP SUBMISSION	04/10/2025
3	VERIFICATION SUBMISSION	06/04/2025

FILE LOG

ACTIVITY	BY
Manager	
Design	Designer
Draw	Author
Check	Checker

STAMP

COMMONWEALTH OF VIRGINIA
ANDREW J. GRAHAM
Lic. No. 0401020178
ARCHITECT

0 8' 16' 24'
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05.01.2025

BUILDING SECTIONS - ACH

A301

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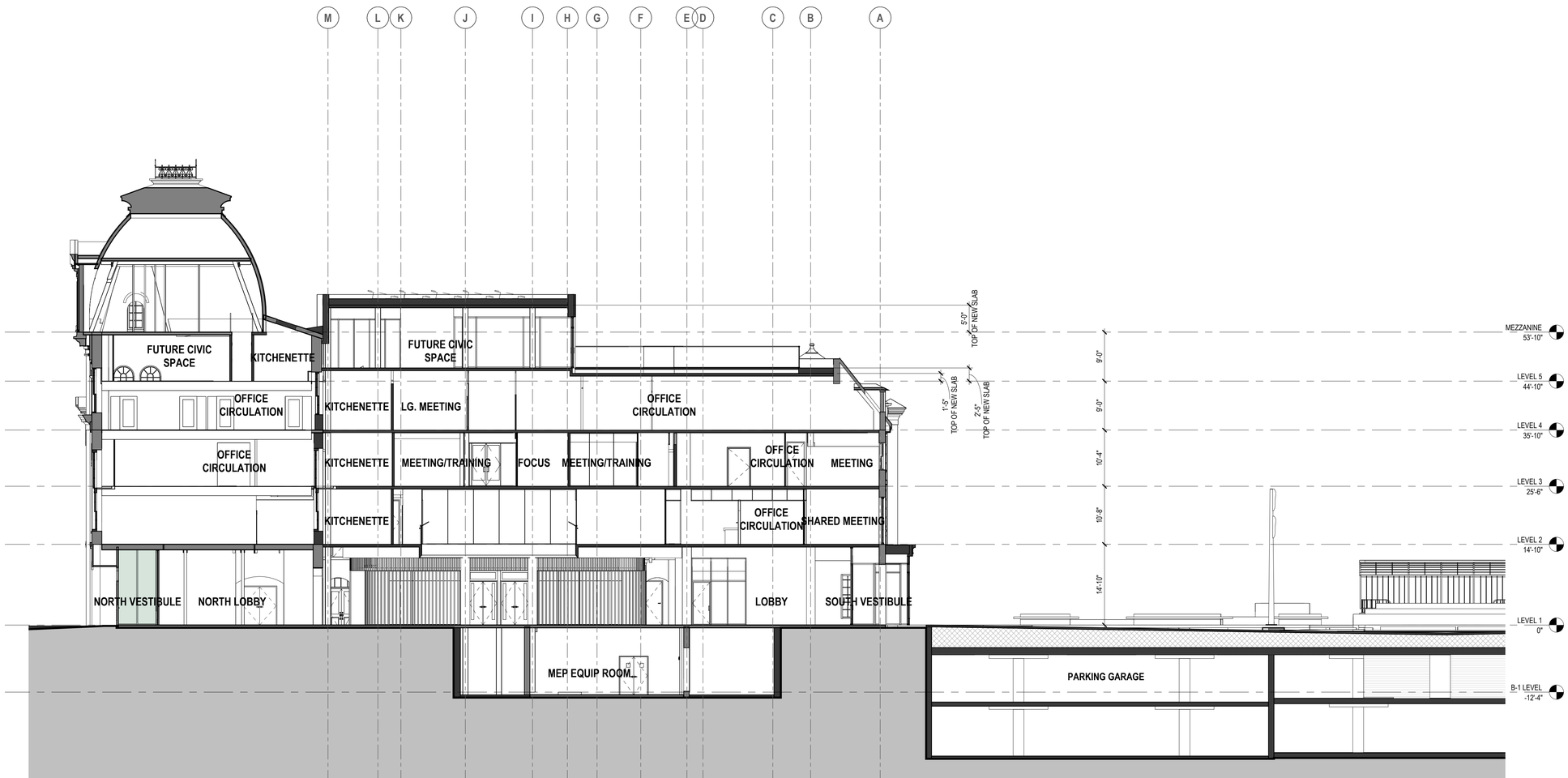

A1 **N-S SECTION - LOOKING EAST**
SCALE: 3/32" = 1'-0"

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

_____ _____
DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

_____ _____
DIRECTOR DATE

_____ _____
CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

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

CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION
ALEXANDRIA, VA

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421 KING STREET, SUITE 220,
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KEY PLAN

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REVISIONS

NO.	DESCRIPTION	DATE
1	DEVELOPMENT PRELIMINARY SITE PLAN	02/17/2025
2	COMPLETENESS DSP SUBMISSION	04/10/2025
3	VERIFICATION SUBMISSION	06/04/2025

FILE LOG

ACTIVITY	BY
Manager	
Design	Designer
Draw	Author
Check	Checker

STAMP

COMMONWEALTH OF VIRGINIA
ANDREW J. GRAHAM
Lic. No. 0401020178
ARCHITECT

0 8' 16' 24'
SCALE : 3/32" = 1'-0"

Project No. 058-10046-000
05.01.2025

BUILDING SECTIONS - ACH

A302

VERIFICATION SUBMISSION

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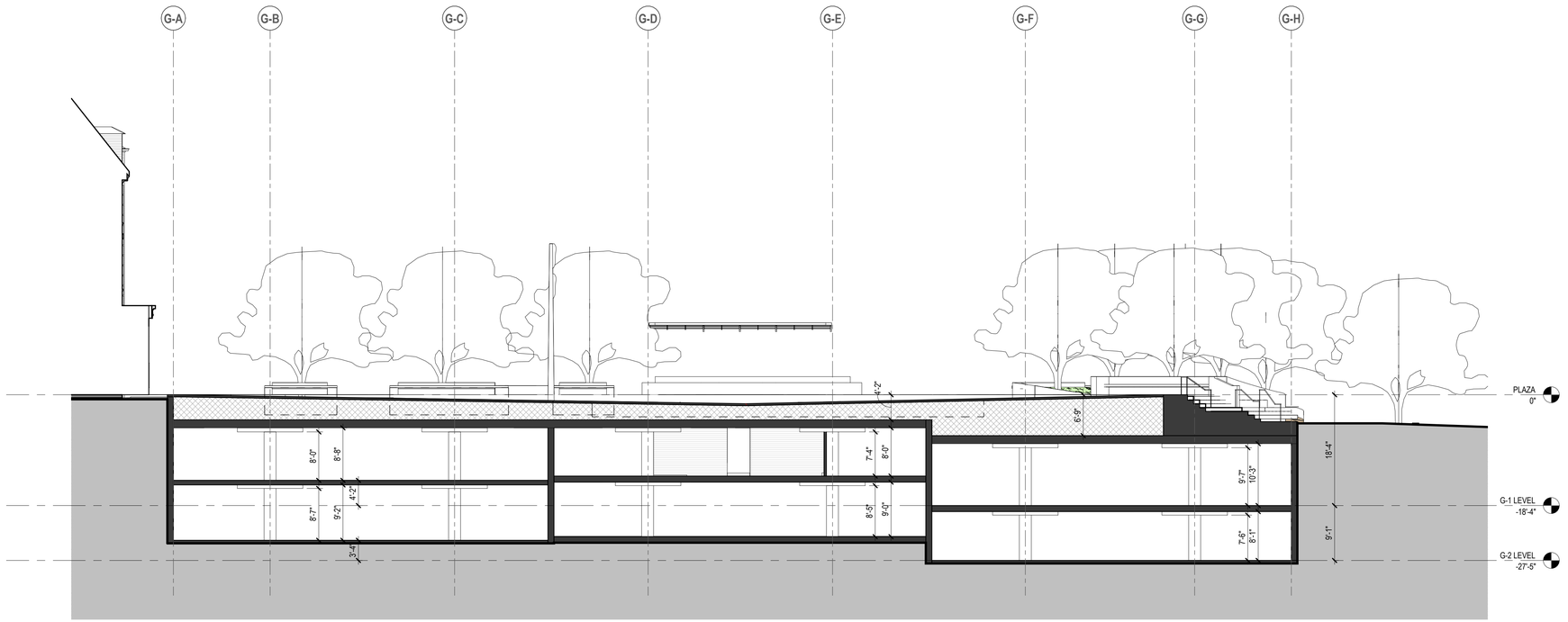
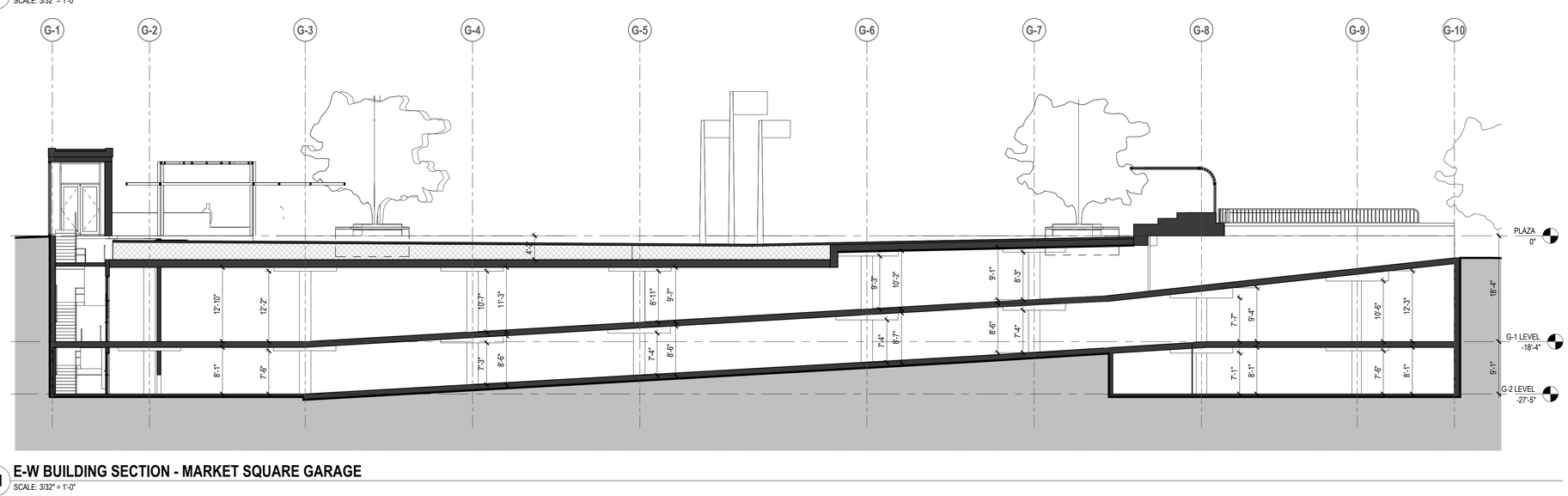


B1 N-S BUILDING SECTION - MARKET SQUARE GARAGE

SCALE: 3/32" = 1'-0"



A1 E-W BUILDING SECTION - MARKET SQUARE GARAGE

SCALE: 3/32" = 1'-0"

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

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION
ALEXANDRIA, VA

CITY OF ALEXANDRIA, VIRGINIA DEPARTMENT OF GENERAL SERVICES
421 KING STREET, SUITE 220,
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KEY PLAN

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REVISIONS

NO.	DESCRIPTION	DATE
1	CONCEPT I / II	01/08/2025
2	DEVELOPMENT PRELIMINARY SITE PLAN	02/17/2025
3	COMPLETENESS DSP SUBMISSION	04/10/2025
4	VERIFICATION SUBMISSION	06/04/2025

FILE LOG

ACTIVITY	BY
Manager	
Design	Designer
Draw	Author
Check	Checker

STAMP

COMMONWEALTH OF VIRGINIA
ANDREW J. GRAHAM
Lic. No. 0401020178
ARCHITECT

0 8' 16' 24'
SCALE : 3/32" = 1'-0"

Project No. 058-10046-000
05.01.2025

BUILDING SECTIONS - MSG

A303

VERIFICATION SUBMISSION

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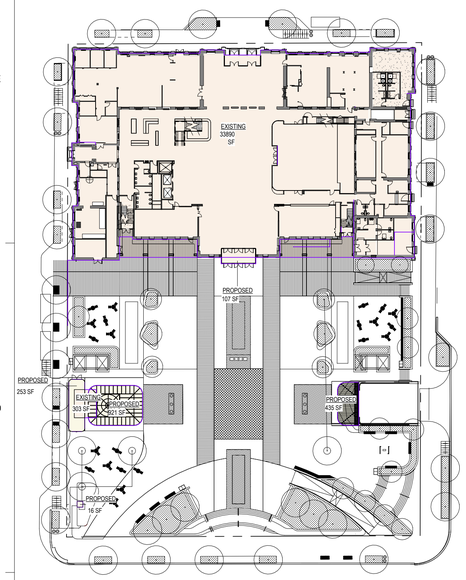
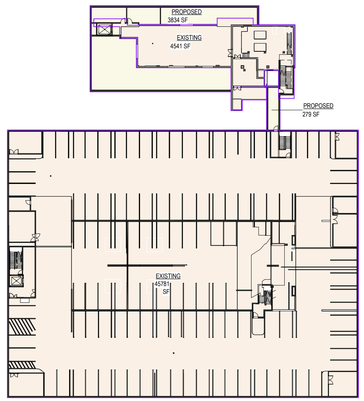
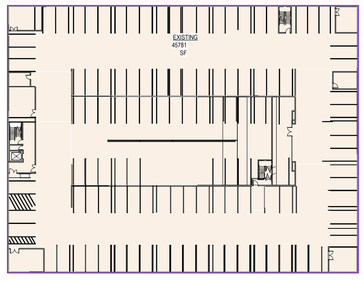
EXISTING AND PROPOSED GROSS FLOOR AREA (2-145-B)



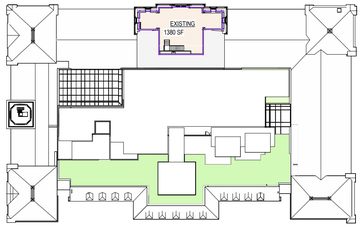
D1 LEVEL 1 - GROSS BUILDING AREA PLAN
SCALE: 1" = 50'-0"



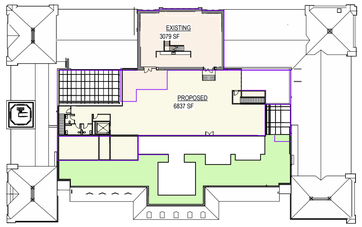
B1 G-1 AND B-1 LEVEL - GROSS BUILDING AREA PLAN
SCALE: 1" = 50'-0"



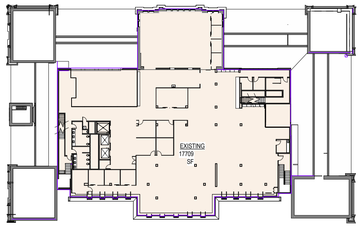
A1 G-2 LEVEL - GROSS BUILDING AREA PLAN
SCALE: 1" = 50'-0"



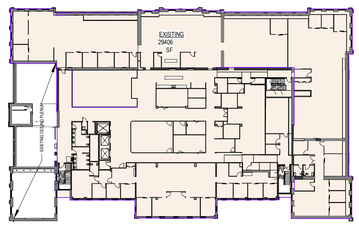
E3 LEVEL 5 MEZZANINE - GROSS BUILDING AREA PLAN
SCALE: 1" = 50'-0"



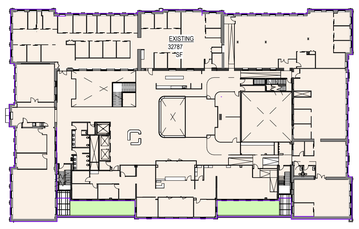
D3 LEVEL 5 - GROSS BUILDING AREA PLAN
SCALE: 1" = 50'-0"



C3 LEVEL 4 - GROSS BUILDING AREA PLAN
SCALE: 1" = 50'-0"



B3 LEVEL 3 - GROSS BUILDING AREA PLAN
SCALE: 1" = 50'-0"



A3 LEVEL 2 - GROSS BUILDING AREA PLAN
SCALE: 1" = 50'-0"

GROSS FLOOR AREA LEGEND
EXISTING GFA
PROPOSED GFA

Department of Planning and Zoning
Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. 301 King St (Parcel # 075.01-01-01), 108 N Fairfax St (Parcel #075.01-01-02) — Street Address
CD/ KR — Zone

A2. 84,965.00 — Total Lot Area × 1.50 — Floor Area Ratio Allowed by Zone = 127,447.50 — Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area		Allowable Exclusions**	
G-2 Level	45,781.00	Basement**	96,103.00
G-1 & B-1 Level	50,322.00	Stairways**	4,453.00
First Floor	34,193.00	Mechanical**	1,037.00
Second Floor	32,787.00	Attic less than 7***	161.00
Third Floor	29,406.00	Porches**	
Fourth Floor	17,709.00	Balcony/Deck**	
Fifth Floor	3,079.00	Lavatory***	1,050.00
Fifth Floor Mezz.	1,380.00	Other** Ramps	1,722.00
Other**		Other** Void	10,103.00
B1. Total Gross	214,657.00	B2. Total Exclusions	114,629.00

B1. 214,657.00 Sq. Ft. — Existing Gross Floor Area*
B2. 114,629.00 Sq. Ft. — Allowable Floor Exclusions**
B3. 100,028.00 Sq. Ft. — Existing Floor Area Minus Exclusions *(subtract B2 from B1)*

Comments for Existing Gross Floor Area

C. Proposed Gross Floor Area

Proposed Gross Area		Allowable Exclusions**	
G-2 Level	0.00	Basement**	4,113.00
G-1 & B-1 Level	4,113.00	Stairways**	6,319.00
First Floor	1,732.00	Mechanical**	3,198.00
Second Floor	0.00	Attic less than 7***	
Third Floor	0.00	Porches**	845.00
Fourth Floor	0.00	Balcony/Deck**	
Fifth Floor	6,837.00	Lavatory***	2,100.00
Fifth Floor Mezz.	0.00	Other** Ramps	1,642.00
Infill at Exstg Bldg.	18,526.00	Other** Void	6,536.00
C1. Total Gross	31,208.00	C2. Total Exclusions	24,753.00

C1. 31,208.00 Sq. Ft. — Proposed Gross Floor Area*
C2. 24,753.00 Sq. Ft. — Allowable Floor Exclusions**
C3. 6,455.00 Sq. Ft. — Proposed Floor Area Minus Exclusions *(subtract C2 from C1)*

D. Total Floor Area

D1. 106,483.00 Sq. Ft. — Total Floor Area *(add B3 and C3)*
D2. 127,447.50 Sq. Ft. — Total Floor Area Allowed by Zone *(A2)*

E. Open Space

E1. 46,422.00 Sq. Ft. — Existing Open Space
E2. 0.00 Sq. Ft. — Required Open Space
E3. 52,534.00 Sq. Ft. — Proposed Open Space

Notes

**Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.*

*** Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.*

****Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.*

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: _____ Date: 6.3.2025

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
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CITY HALL, MARKET SQUARE PLAZA AND GARAGE RENOVATION
ALEXANDRIA, VA

CITY OF ALEXANDRIA, VIRGINIA DEPARTMENT OF GENERAL SERVICES
421 KING STREET, SUITE 220,
ALEXANDRIA, VA 22314

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KEY PLAN

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REVISIONS

NO.	DESCRIPTION	DATE
1	DEVELOPMENT PRELIMINARY SITE PLAN	02/17/2025
2	COMPLETENESS DSP SUBMISSION	04/10/2025
3	VERIFICATION SUBMISSION	06/04/2025

FILE LOG

ACTIVITY	BY
Manager	
Design	Designer
Draw	Author
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COMMONWEALTH OF VIRGINIA
ANDREW J. GRAHAM
Lic. No. 0401020178
ARCHITECT

Project No. 058-10046-000
05.01.2025

FLOOR AREA ANALYSIS - GROSS

A601

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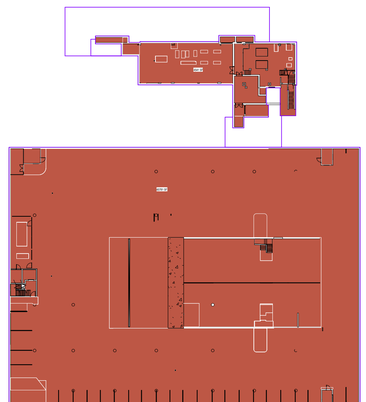
EXISTING FLOOR EXCLUSIONS (2-145-B)

EXISTING FLOOR EXCLUSIONS LEGEND

- EXISTING EXCLUSIONS - STAIRS, ELEV (2-145-B-1)
- EXISTING EXCLUSIONS - RAMP (2-145-B-1)
- EXISTING EXCLUSIONS - LAVATORY (2-145-B-3)
- EXISTING EXCLUSIONS - MEP(2-145-B-2)
- EXISTING EXCLUSIONS - VOID
- EXISTING EXCLUSIONS - PORCHES (2-145-B-7)
- EXISTING EXCLUSIONS - LESS THAN 7' CEILING HEIGHT (2-145-B-16)
- EXISTING EXCLUSIONS - BASEMENT (2-145-B-4)

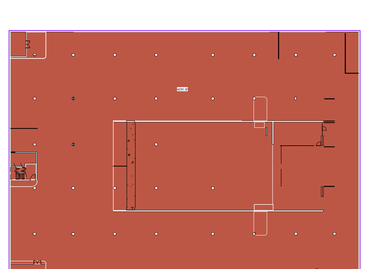
D1 LEVEL 1- EXISTING FAR EXCLUSIONS

SCALE: 1" = 50'-0"



B1 G-1 AND B-1 LEVEL- EXISTING FAR EXCLUSIONS

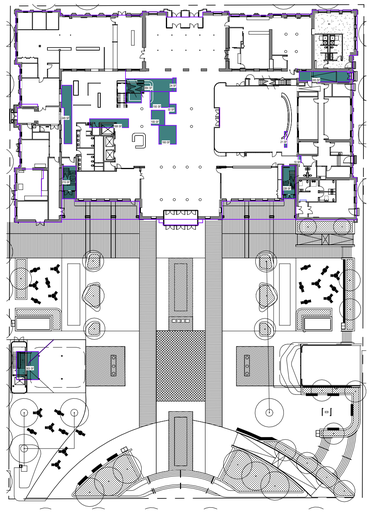
SCALE: 1" = 50'-0"



A1 G-2 LEVEL- EXISTING FAR EXCLUSIONS

SCALE: 1" = 50'-0"

PROPOSED INFILL AT EXISTING FLOOR EXCLUSIONS



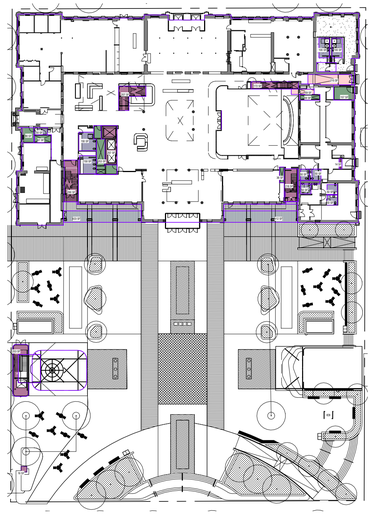
PROPOSED INFILL AT EXISTING EXCLUSIONS

- PROPOSED INFILL AT EXISTING BUILDING EXCLUSIONS

D3 LEVEL 1 - FAR INFILL AT EXISTING EXCLUSIONS

SCALE: 1" = 50'-0"

PROPOSED FLOOR EXCLUSIONS (2-145-B)

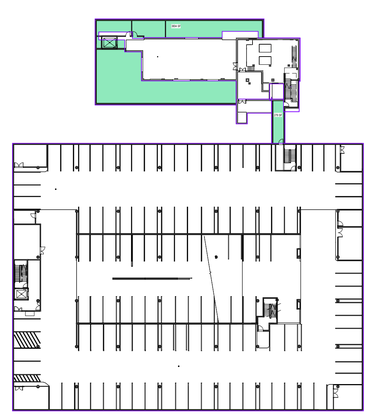


PROPOSED FLOOR EXCLUSIONS LEGEND

- PROPOSED EXCLUSIONS - STAIRS, ELEV (2-145-B-1)
- PROPOSED EXCLUSIONS - RAMP (2-145-B-1)
- PROPOSED EXCLUSIONS - LAVATORY (2-145-B-3)
- PROPOSED EXCLUSIONS - MEP (2-145-B-2)
- PROPOSED EXCLUSIONS - VOID
- PROPOSED EXCLUSIONS - PORCHES (2-145-B-7)
- PROPOSED EXCLUSIONS - LESS THAN 7' CEILING HEIGHT (2-145-B-16)
- PROPOSED EXCLUSIONS - BASEMENT (2-145-B-4)

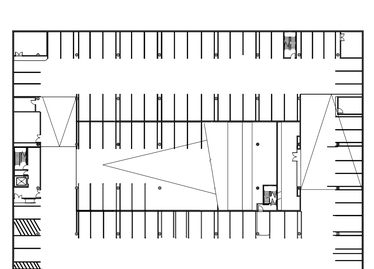
D5 LEVEL 1- FAR EXCLUSIONS

SCALE: 1" = 50'-0"



B5 G-1 AND B-1 LEVEL- FAR EXCLUSIONS

SCALE: 1" = 50'-0"



A5 G-2 LEVEL- FAR EXCLUSIONS

SCALE: 1" = 50'-0"

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COMMONWEALTH OF VIRGINIA
ANDREW J. GRAHAM
Lic. No. 0401020178
ARCHITECT

Project No. 058-10046-000
05.01.2025

FLOOR AREA ANALYSIS - EXCLUSIONS

A602

VERIFICATION SUBMISSION

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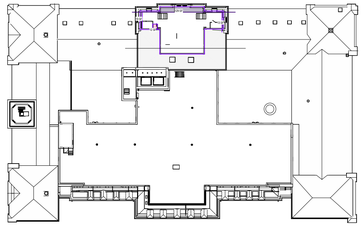
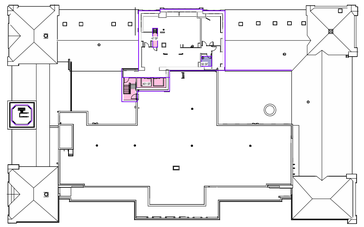
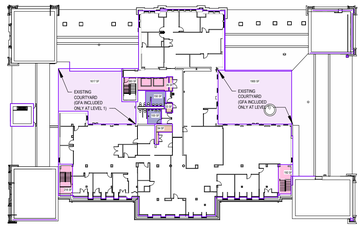
EXISTING FLOOR EXCLUSIONS (2-145-B)



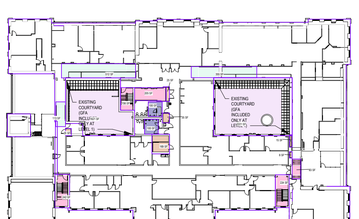
E1 MEZZANINE - EXISTING FAR EXCLUSIONS
SCALE: 1" = 50'-0"



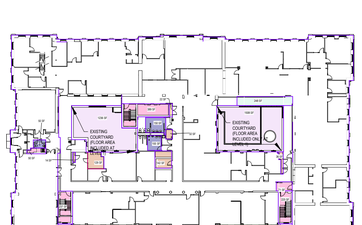
D1 LEVEL 5- EXISTING FAR EXCLUSIONS
SCALE: 1" = 50'-0"



C1 LEVEL 4- EXISTING FAR EXCLUSIONS
SCALE: 1" = 50'-0"



B1 LEVEL 3- EXISTING FAR EXCLUSIONS
SCALE: 1" = 50'-0"

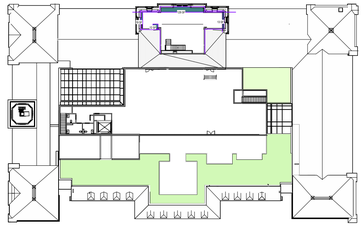


A1 LEVEL 2- EXISTING FAR EXCLUSIONS
SCALE: 1" = 50'-0"

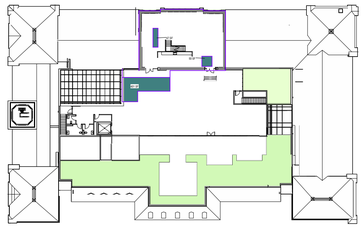
EXISTING FLOOR EXCLUSIONS LEGEND

- EXISTING EXCLUSIONS - STAIRS, ELEV (2-145-B-1)
- EXISTING EXCLUSIONS - RAMP (2-145-B-1)
- EXISTING EXCLUSIONS - LAVATORY (2-145-B-3)
- EXISTING EXCLUSIONS - MEP(2-145-B-2)
- EXISTING EXCLUSIONS - VOID
- EXISTING EXCLUSIONS - PORCHES (2-145-B-7)
- EXISTING EXCLUSIONS - LESS THAN 7' CEILING HEIGHT (2-145-B-16)
- EXISTING EXCLUSIONS - BASEMENT (2-145-B-4)

PROPOSED INFILL AT EXISTING FLOOR EXCLUSIONS

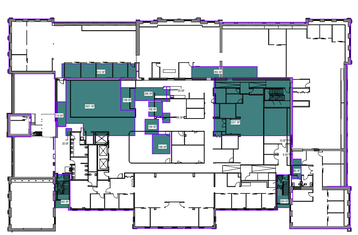


E3 MEZZANINE - FAR INFILL AT EXISTING EXCLUSIONS
SCALE: 1" = 50'-0"



D3 LEVEL 5 - FAR INFILL AT EXISTING EXCLUSIONS
SCALE: 1" = 50'-0"

C3 LEVEL 4 - FAR INFILL AT EXISTING EXCLUSIONS
SCALE: 1" = 50'-0"



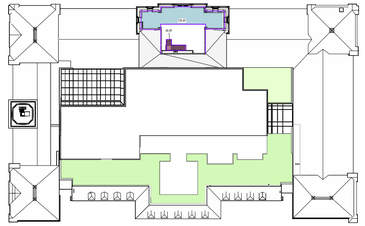
B3 LEVEL 3 - FAR INFILL AT EXISTING EXCLUSIONS
SCALE: 1" = 50'-0"

A3 LEVEL 2 - FAR INFILL AT EXISTING EXCLUSIONS
SCALE: 1" = 50'-0"

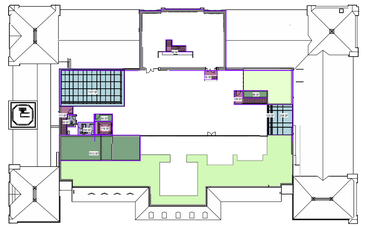
PROPOSED INFILL AT EXISTING EXCLUSIONS

- PROPOSED INFILL AT EXISTING BUILDING EXCLUSIONS

PROPOSED FLOOR EXCLUSIONS (2-145-B)

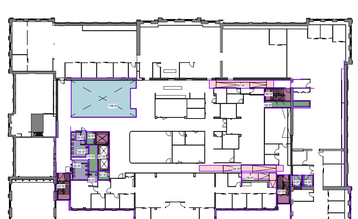


E5 MEZZANINE- FAR EXCLUSIONS
SCALE: 1" = 50'-0"



D5 LEVEL 5-FAR EXCLUSIONS
SCALE: 1" = 50'-0"

C5 LEVEL 4- FAR EXCLUSIONS
SCALE: 1" = 50'-0"



B5 LEVEL 3- FAR EXCLUSIONS
SCALE: 1" = 50'-0"

A LEVEL 2- FAR EXCLUSIONS
SCALE: 1" = 50'-0"

PROPOSED FLOOR EXCLUSIONS LEGEND

- PROPOSED EXCLUSIONS - STAIRS, ELEV (2-145-B-1)
- PROPOSED EXCLUSIONS - RAMP (2-145-B-1)
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