

PRELIMINARY DEVELOPMENT PLAN S PEYTON MIXED USE BUILDING

220 & 224 S PEYTON STREET
CITY OF ALEXANDRIA, VIRGINIA

AREA TABULATIONS

TOTAL SITE AREA = 0.1006 AC 4,382 SF
TOTAL AREA OF TAX PARCELS = 0.1006 AC 4,382 SF
TOTAL EXISTING IMPERVIOUS AREA = 0.0987 AC 4,300 SF
TOTAL PROPOSED IMPERVIOUS AREA = 0.0941 AC 4,100 SF
TOTAL DISTURBED AREA = 0.5997 AC 7,732 SF

ENVIRONMENTAL SITE ASSESSMENT

- THERE ARE NO TIDAL WETLANDS, TIDAL SHORES, TRIBUTARY STREAMS, 100-YEAR FLOODPLAINS, CONNECTED TIDAL WETLANDS, HIGHLY ERODIBLE/PERMEABLE SOILS OR BUFFER AREAS ASSOCIATED WITH SHORES, STREAMS, OR WETLANDS LOCATED ON THE SITE. FURTHER, THERE ARE NO WETLAND PERMITS REQUIRED FOR THIS DEVELOPMENT PROJECT. ADDITIONALLY, THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS ON THE SITE. THERE ARE NO KNOWN CONTAMINATED AREAS, CONTAMINATED SOILS OR ENVIRONMENTAL ISSUES ASSOCIATED WITH THE SITE.
- THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, OFFICE OF ENVIRONMENTAL QUALITY MUST BE NOTIFIED IF UNUSUAL OR UNANTICIPATED CONTAMINATION OR UNDERGROUND STORAGE TANKS, DRUMS AND CONTAINERS ARE ENCOUNTERED AT THE SITE. IF THERE IS ANY DOUBT ABOUT PUBLIC SAFETY OR A RELEASE TO THE ENVIRONMENT, THE ALEXANDRIA FIRE DEPARTMENT MUST BE CONTACTED IMMEDIATELY BY CALLING 911. THE TANK OR CONTAINER'S REMOVAL, ITS CONTENTS, ANY SOIL CONTAMINATION AND RELEASES TO THE ENVIRONMENT WILL BE HANDLED IN ACCORDANCE WITH FEDERAL, STATE, AND CITY REGULATIONS.
- ALL WELLS TO BE DEMOLISHED ON THIS PROJECT, INCLUDING MONITORING WELLS, MUST BE CLOSED IN ACCORDANCE WITH VIRGINIA STATE WATER CONTROL BOARD (VSWCB) REQUIREMENTS. CONTACT ENVIRONMENTAL HEALTH SPECIALIST AND COORDINATE WITH THE ALEXANDRIA HEALTH DEPARTMENT AT 703-746-4996.
- AN ENVIRONMENTAL SITE ASSESSMENT (ESA) PHASE I HAS BEEN COMPLETED, WHICH IDENTIFIED POTENTIAL PRESENCE OF CONTAMINATION ON THE PROPERTY DUE TO HISTORICAL PRESENCE OF GAS STATIONS ON ADJACENT SITES. A PHASE II REPORT WILL BE PROVIDED WITH SUBSEQUENT SUBMISSIONS.
- ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE ALEXANDRIA NOISE CONTROL CODE TITLE 11, CHAPTER 5, WHICH PERMITS CONSTRUCTION ACTIVITIES TO OCCUR BETWEEN THE FOLLOWING HOURS:
MONDAY THROUGH FRIDAY FROM 7am TO 6pm AND SATURDAYS FROM 9am TO 6pm; NO CONSTRUCTION ACTIVITIES ARE PERMITTED ON SUNDAYS AND HOLIDAYS.
PILE DRIVING IS FURTHER RESTRICTED TO THE FOLLOWING HOURS:
MONDAY THROUGH FRIDAY FROM 9am TO 6pm AND SATURDAYS FROM 10am TO 4pm; NO PILE DRIVING ACTIVITIES ARE PERMITTED ON SUNDAYS AND HOLIDAYS.
RIGHT OF WAY EXCAVATION IS FURTHER RESTRICTED TO THE FOLLOWING HOURS:
MONDAY THROUGH SATURDAY 7am TO 5pm; NO RIGHT OF WAY EXCAVATION IS PERMITTED ON SUNDAYS.

ENVIRONMENTAL PERMITS NOTES

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

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

ARCHAEOLOGY NOTES

CALL ALEXANDRIA ARCHAEOLOGY (703-746-4399) TWO (2) WEEKS BEFORE THE STARTING DATE OF ANY GROUND DISTURBANCE SO THAT AN INSPECTION OR MONITORING SCHEDULE FOR CITY ARCHAEOLOGISTS CAN BE ARRANGED. THE LANGUAGE NOTED ABOVE SHALL BE INCLUDED ON ALL FINAL SITE PLAN SHEETS INVOLVING ANY GROUND DISTURBING ACTIVITIES.

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

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

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

GENERAL NOTES

- NEW CONSTRUCTION MUST COMPLY WITH THE CURRENT EDITION OF THE UNIFORM STATEWIDE BUILDING CODE (USBC).
- BEFORE A BUILDING PERMIT CAN BE ISSUED ON ANY PROPOSED FUTURE ALTERATIONS, A CERTIFICATION IS REQUIRED FROM THE OWNER OR OWNER'S AGENT THAT THE BUILDING HAS BEEN INSPECTED BY A LICENSED ASBESTOS INSPECTOR FOR THE PRESENCE OF ASBESTOS.
- A CERTIFICATE OF OCCUPANCY SHALL BE OBTAINED PRIOR TO ANY OCCUPANCY OF THE BUILDING OR PORTION THEREOF.
- ELECTRICAL WIRING METHODS AND OTHER ELECTRICAL REQUIREMENTS MUST COMPLY WITH NFPA 70, 2008.
- THIS PROJECT IS LOCATED IN THE COMBINED SEWER WATERSHED AND THE HOOFF'S RUN WATERSHED.
- THIS SITE CONTAINS AREAS PREVIOUSLY MAPPED AS MARINE CLAYS.
- THIS SITE IS NOT LOCATED WITHIN 1,000 FEET OF A FORMER LANDFILL OR OTHER DUMP SITE.

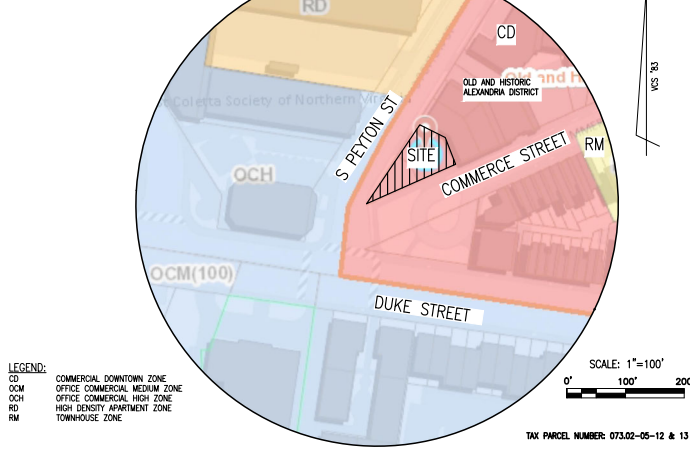
BUILDING CODE ANALYSIS:

USE GROUP	MIXED USE: MULTI-UNIT RESIDENTIAL/OFFICE COMMERCIAL
TYPE OF CONSTRUCTION:	III-B (MIXED)
NUMBER OF STORIES:	3 STORIES
FLOOR AREA (GROSS):	1ST FLOOR: 3,700 SF (2,860 SF COMMERCIAL, 800 SF RESID) 2ND FLOOR: 3,585 SF (RESIDENTIAL) 3RD FLOOR: 3,255 SF (RESIDENTIAL) TOTAL: 10,540 SF (2,860 SF COMMERCIAL, 7,640 SF RESID)
FLOOR AREA (NET):	1ST FLOOR: 3,250 SF (2,300 SF COMMERCIAL, 550 SF RESID) 2ND FLOOR: 2,675 SF (RESIDENTIAL) 3RD FLOOR: 2,245 SF (RESIDENTIAL) TOTAL: 8,170 SF (2,700 SF COMMERCIAL, 5,470 SF RESID)
BUILDING FOOT PRINT AREA:	3,143 SF
BUILDING HEIGHT:	38.27'
TYPE SUPPRESSION/DETECTION:	FULLY SPRINKLERED

COMPLETE STREETS INFORMATION:

CROSSWALKS (NUMBER)	NEW	EXISTING
STANDARD	N/A	N/A
HIGH VISIBILITY	N/A	N/A
CURB RAMPS	N/A	N/A
SIDEWALKS (LF)	N/A	240
BICYCLE PARKING (# SPACES)	6	N/A
PUBLIC/VISITOR	2	N/A
PRIVATE/GARAGE	4	N/A
BICYCLE PATHS (LF)	N/A	N/A
PEDESTRIAN SIGNALS	N/A	N/A

VICINITY MAP



PROJECT DESCRIPTION NARRATIVE

THE APPLICANT REQUESTS A DEVELOPMENT SPECIAL USE PERMIT WITH PRELIMINARY SITE PLAN (OSUP) TO PERMIT THE DEVELOPMENT OF A MIXED-USE BUILDING CONTAINING EIGHT MULTI-UNIT RESIDENTIAL DWELLINGS, GROUND FLOOR COMMERCIAL OFFICE SPACE AND ASSOCIATED SITE IMPROVEMENTS.

REQUESTED APPLICATIONS AND MODIFICATIONS:

- DEVELOPMENT SPECIAL USE PERMIT (OSUP) FOR A MIXED-USE BUILDING
- SPECIAL USE PERMIT FOR INCREASE IN COMMERCIAL FAR
- SPECIAL USE PERMIT FOR A PARKING REDUCTION
- MODIFICATION OF SIDE YARD SETBACK
- MODIFICATION OF OPEN SPACE
- MODIFICATION TO THE MINIMUM CROWN COVER REQUIREMENT

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OWNER/APPLICANT

OWNER/APPLICANT:
WINDMILL HILL, LLC
2401 MT VERNON AVENUE, UNIT B
ALEXANDRIA, VA 22301
(703) 989-7399
CONTACT: MIKE DAMERON

LANDSCAPE:
AVENS + HEATH LANDSCAPE ARCHITECTURE
(202) 716-2449
104 N WEST STREET
SUITE 250
ALEXANDRIA, VA 22314
(703) 548-6422
CONTACT: CATLIN OLSON

ARCHITECT:
KULINSKI GROUP ARCHITECTS, PC
625 N. WASHINGTON STREET
ALEXANDRIA, VA 22314
(703) 836-7243
CONTACT: STEPHEN KULINSKI, AIA

ARBOREST:
R.C. FIELDS & ASSOCIATES, INC.
625 N. WASHINGTON STREET
SUITE 250
ALEXANDRIA, VA 22314
(703) 548-6422
CONTACT: NATE GROVES, CERTIFIED ARBOREST

ZONING TABULATIONS

- TAX MAP #: 073-02-05-12 & 13
- ZONE OF SITE: EXISTING: CD PROPOSED: CD
- USE: EXISTING: VACANT/PARKING
PROPOSED: (MIXED-USE) COMMERCIAL OFFICE/MULTI-UNIT RESIDENTIAL
- TOTAL SITE AREA:
EXISTING: 4,381.5 SF OR 0.1006 AC
STREET DEDICATION: 4 SF OR 0.0002 AC
PROPOSED: 4,377.5 SF OR 0.1004 AC
- MINIMUM LOT AREA:
REQUIRED: N/A (MULTI-UNIT)
PROVIDED: 4,381.5 SF OR 0.1004 AC
- NUMBER OF UNITS: 8
- NUMBER OF BEDROOMS: 1 PER UNIT (8 TOTAL)
- UNITS PER ACRE:
PERMITTED: N/A
PROPOSED: 8 D.U. / 0.1006 AC = 79.52 D.U./AC
- OPEN SPACE REQUIRED:
PROPOSED: 35% OR 1,534 SF
830 SF* (21.2%)
- AVERAGE FINISHED GRADE: 15.79 FT
- HEIGHT:
PERMITTED: 50 FT
PROPOSED: 38.27 FT
- FAR:
ALLOWED: 1.25 (MULTI-UNIT) / 1.5 (NON-RESIDENTIAL)
PROPOSED: 2.800 SF (FAR=0.62)
GROUND FLOOR OFFICE: 2,800 SF
MULTI-UNIT RESIDENTIAL: 7,440 SF (FAR=1.25)
TOTAL: 10,540 SF
8,170 SF (FAR=1.87*)
- LOT WIDTH/FRONTAGE:
REQUIRED: 50 FT (MULTI-UNIT)
PROVIDED: 240.2 FT
- SETBACKS:
REQUIRED: FRONT: 0 FT SIDE: 1.5 OR 25 FT REAR: N/A
PROPOSED: FRONT: 5 FT (SOUTH) SIDE: 0 FT* (EAST) REAR: N/A
0 FT (SOUTH)
- PARKING TABULATION:
RESIDENTIAL USE (MULTI-UNIT DWELLING):
REDUCTIONS SEE WITHIN ONE-FOURTH MILE OF 4 ACTIVE BUS ROUTES
REDUCTIONS SEE WITHIN ONE-FOURTH MILE OF 50-100
REQUIRED: 0.8 SPACE/BEDROOM - 15% REDUCTIONS = 0.68 SPACE/BEDROOM
BEDROOMS: 1 BEDROOM/UNIT (8 BEDROOMS)
REQUIRED: 0.68 SPACE/BEDROOM = 6 SPACES
OFFICE USE:
WITHIN ENHANCED TRANSIT AREA:
MIN: 0.25 SPACE/1,000 SF GFA (0.25*2,800/1,000): 1 SPACE
MAX: 1.5 SPACES/1,000 SF GFA (1.5*2,800/1,000): 5 SPACES
TOTAL PARKING REQUIRED MINIMUM: 6 SPACES
TOTAL PARKING PROVIDED MAXIMUM: 11 SPACES
TOTAL PARKING PROVIDED: 0 SPACES*
- LOADING SPACES: REQUIRED: 0 PROPOSED: 0
- BICYCLE PARKING TABULATION:
REQUIRED:
RESIDENTIAL USE:
(3 SPACES/10 UNITS): (3/10) x 8 = 3 (LONG-TERM)
(1 VISITOR SPACE/50 UNITS): (1/50) x 8 = 1 (SHORT-TERM)
COMMERCIAL OFFICE USE:
1 SPACE/2,500 SF: (2,800/2,500) x 1 = 1 (LONG-TERM)
1 VISITOR SPACE/20,000 SF: (2,800/20,000) x 1 = 1 (SHORT-TERM)
TOTAL REQUIRED:
4 LONG-TERM SPACES (3 RESIDENTIAL AND 1 OFFICE)
2 SHORT-TERM (1 VISITOR RESIDENTIAL AND 1 VISITOR OFFICE)
TOTAL PROVIDED:
4 LONG-TERM SPACES (1ST FLOOR STORAGE)
2 SHORT-TERM SPACES ALONG S PEYTON STREET
- TRIP GENERATION:
EXISTING AM PEAK 6.30 AVT
EXISTING PM PEAK 6.45 AVT
EXISTING VPD 25.15 VPD
(PER ITE STANDARDS)
PROPOSED AM PEAK 4.33 AVT
PROPOSED PM PEAK 5.21 AVT
PROPOSED VPD 19.62 VPD
(PER ITE STANDARDS)
- TOTAL CROWN COVERAGE:
REQUIRED: 1.08% SF (25%)
PROVIDED: 570 SF (13.08%) (REQUIRED TREE FUND CONTRIBUTION FOR DEFICIT)
- * SEE REQUESTED APPLICATIONS AND MODIFICATIONS

ENGINEER'S/SURVEYOR'S CERTIFICATE:

THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF WM DE SUTTER, LS FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THE WALKER AND/OR ORIGINAL DATA WAS OBTAINED ON MAY 14, 2025; AND THIS PLAN, MAP OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

RCF FIELDS & ASSOCIATES, INC.
ENGINEERING • LAND SURVEYING • PLANNING
625 N. Washington Street, Suite 250
Alexandria, Virginia 22314
(703) 548-6422
PROJ. MANAGER: DANIEL MCDONALD
EMAIL: DMCDONALD@RCFAS.COM



REVISION APPROVED BY	REV.		DATE	APPROVED	DATE
	DESCRIPTION	BY			

PRELIMINARY DEVELOPMENT PLAN
S PEYTON MIXED USE
BUILDING

220 & 224 S PEYTON STREET
CITY OF ALEXANDRIA, VIRGINIA

COVER SHEET



SHEET NAME

APPROVED SPECIAL USE PERMIT NO.

DEPARTMENT OF PLANNING & ZONING	DATE
SUBMITTER	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	DATE
SITE PLAN NO.	DATE
DEPARTMENT OF PUBLIC WORKS	DATE
DATE RECORDED	DATE
WITHDRAWN NO.	REEL BOOK NO.



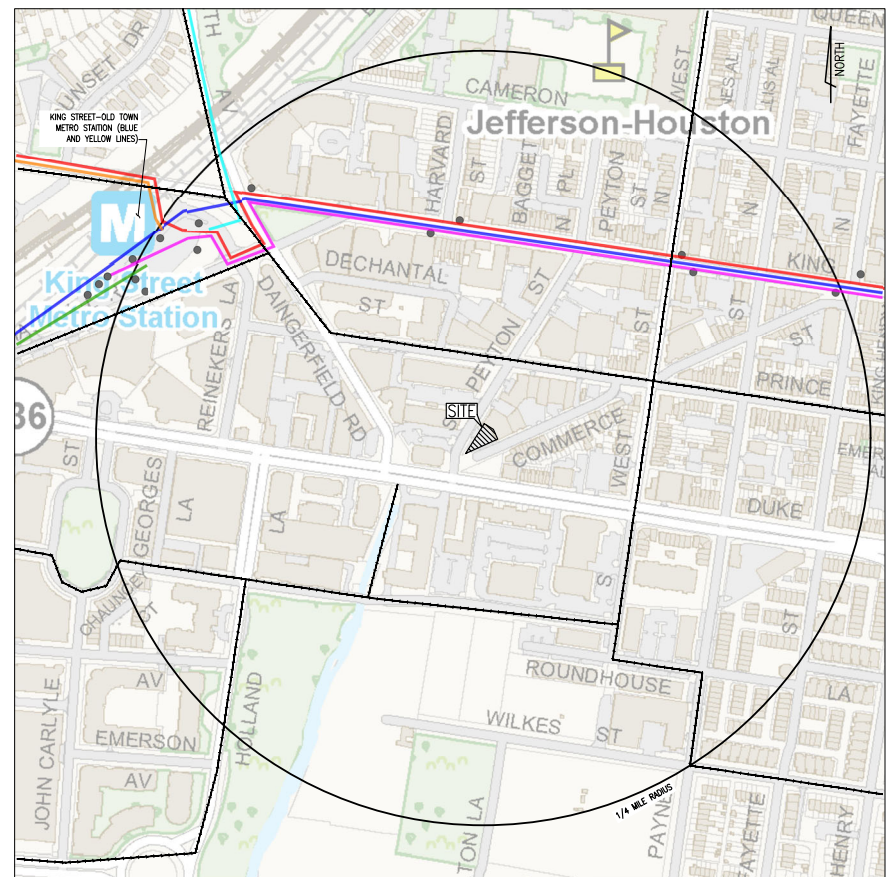
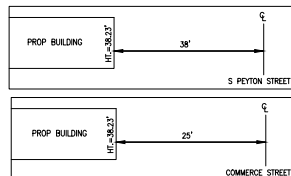
OPEN SPACE FOR SITE

	= PRIVATE GROUND LEVEL OPEN SPACE (300 SF)
	= PRIVATE ABOVE GROUND OPEN SPACE (630 SF)
<hr/>	
TOTAL = 930 SF (21.2%)	

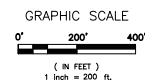
Average Finished Grade	
Spot	Proposed Elevation
1	16.50
2	16.25
3	15.75
4	15.48
5	15.23
6	16.72
7	15.15
8	15.39
9	15.62
10	15.85
AFG:	15.79

SECTION 6-403 COMPLIANCE NOTE:
SECTION 6-403 STATES "IN ALL HEIGHT DISTRICTS, THE ALLOWABLE HEIGHT OF A BUILDING AT ANY POINT SHALL NOT EXCEED TWICE THE DISTANCE FROM THE FACE OF THE BUILDING AT THAT POINT TO THE CENTERLINE OF THE STREET FACING SUCH BUILDING." SEE DETAILS BELOW FOR SECTION SHOWING COMPLIANCE.










SECTION 6-403 DETAILS:
NOT TO SCALE



CONTEXTUAL MAP
SCALE: 1" = 200'



LEGEND:

	BUS STOP		WMATA A71
	DASH 31		WMATA F20, F23, F24, F1X, P90, DASH 32
	DASH 30		DASH 33
	DASH KST		BIKE ROUTES
	METRO STATION (KING STREET)		

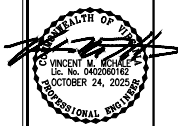
APPROVED	
SPECIAL USE PERMIT NO. _____	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
CHIEF PLANNING COMMISSIONER _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
_____	DATE _____

THIS DRAWING IS A SEVERE DOCUMENT OF R.C. FIELDS & ASSOCIATES, INC., AND MAY NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER AND/OR LAND SURVEYOR.

EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.

LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALBUQUERQUE.



PRELIMINARY DEVELOPMENT PLAN
S PEYTON STREET MIXED USE BUILDING
(220 & 224 S PEYTON STREET)
CITY OF ALEXANDRIA, VIRGINIA

[illegible]

DESIGN: DJM
CHECKED: VMM
SCALE: AS NOTED
DATE: OCT 7, 2025

CONTEXTUAL PLAN

SHEET 02 OF 15
FILE: 25-085

1. TAX MAP: #07302-05-12 (LOTS 14 & 16)
#07302-05-13 (LOT 15)
2. ZONE: CD
3. OWNER:
APPLICANT: WINDMILL HILL, LLC
2401 M. VERNON AVENUE, UNIT B
ALEXANDRIA, VA 22301
INSTR #20080812
4. TOPOGRAPHIC SURVEY WAS FIELD RUN BY THIS FIRM, VERTICAL DATUM
788 PER FIELD GPS DATA REFERENCED TO THE RITX NETWORK
SMARLT POINT.
5. TITLE REPORT FURNISHED BY STEWARD TITLE GUARANTY COMPANY, INC.
APPLICANT LOT 20-450 DATED APRIL 15, 2020 AND IS RELEA
SECURED BY THE SURVEYOR.
6. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
7. TOTAL SITE AREA = 4,382 S.F. OR 0.1006 ACRES
8. TOTAL NUMBER OF EXISTING PARKING SPACES: 5 COMPACT
11 STANDARD
16 TOTAL SPACES
9. THERE IS NO RESOURCE PROTECTION AREAS (RPA'S), TIDAL
SHORES, TRIBUTARY STREAMS, OR BUFFER AREAS FOR PERME
WETLANDS, ISOLATED WETLANDS OR HIGHLY ERODIBLE/CRS
LOCATED ON THIS SITE.
10. THE PROPERTY IS LOCATED IN ZONE DESIGNATED AS OTHER ARE
AREAS OF MINIMAL FLOOD HAZARD, PER FLOOD INSURANCE RATE
OF ALEXANDRIA, VA, INDEPENDENT CITY, PANEL 41 of 424, MA
515-9140417, WITH A REVISED DATE OF JANUARY 11, 2025, MA
100-YEAR FLOODPLAIN ON SITE.
11. AN ENVIRONMENTAL SITE ASSESSMENT (ESA) PHASE I HAS BEEN
WHICH IDENTIFIED POTENTIAL PRESENCE OF CONTAMINATION ON THE
DUE TO HISTORICAL, PREVIOUS OR ADJACENT STATIONS ON ADJACENT
PHASE I REPORT WILL BE PROVIDED WITH SUBSEQUENT SUBMISSION.
12. THE "GENERALIZED ALEXANDRIA SOILS MAP" IDENTIFIES THE SOILS
SITE AS KEYPOST SILT LOAM.
13. THE SITE DOES NOT CONTAIN AREAS PREVIOUSLY MAP AS MARINE COA
14. THE PROJECT IS LOCATED IN THE OLD AND HISTORIC ALEXANDRIA
THERE ARE NO DESIGNATED 100-YEAR OLD BUILDINGS ON THIS SITE

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ITEM	EXISTING	PROPOSED
FIRE HYDRANT		
AIR CONDITIONING UNIT		
UTILITY POLE		
FIRE DEPARTMENT CONNECTION		
STORM STRUCTURE IDENTIFIER		
STORM MANHOLE		
STORM SEWER LAYOUT		
SANITARY STRUCTURE IDENTIFIER		
SANITARY MANHOLE		
SANITARY SEWER LAYOUT		
SIDEWALK		
SIGN		
SIGN (DOUBLE POST)		
GAS VALVE		
GAS LINE		
GAS METER		
IRRIGATION VALVE		
BOLLARD		
CLEANGUT		
WELL		
WATERLINE		
WATER VALVE		
WATER METER		
TRANSFORMER		
ELECTRIC MANHOLE		
ELECTRIC METER		
ELEC. BOX/STRUCTURE		
ELECTRIC LINE		
TELECOMMUNICATION LINE		
CABLE LINE		
CABLE/ELECTRIC/TELECOMMUNICATION LINE		
TELECOMMUNICATION MANHOLE		
TELECOMMUNICATION STRUCTURE		
OVERHEAD STREET LIGHT		
LIGHT POLE		
LANDSCAPE LIGHT		
FENCES		
GRADING SPOT		
GRADING CURB		
BUILDING ENTRANCE		
DRIVING		
GUARDRAIL		
CURBS AND GUTTER		
PROPOSED SPILL CURB		
PROPOSED TRANSITION NOSE DOWN CURB		
LIMITS OF DISTURBANCE		
ZONING BOUNDARY LINE		
HISTORIC DISTRICT BOUNDARY LINE		

- * = DEGREES
- ' = MINUTES (OR FEET)
- " = SECONDS (OR INCHES)
- % = PERCENT
- # = NUMBER
- @ = AT
- lbs = POUNDS
- A = ARC
- AC = ACRE
- ADA = AMERICANS W/ DISA
- APPROX = APPROXIMATE
- BC = BOTTOM OF CURB
- BF = BASEMENT FLOOR
- BFE = BASE FLOOD ELEVATION
- BLDG = BUILDING
- BM = BENCHMARK
- BSMT = BASEMENT
- BOL = BOLLARD
- BW = BOTTOM OF WALL
- CATV = CABLE UTILITY
- CL = CLASS
- C/L = CENTERLINE
- CLR = CLEARANCE
- CLF = CHAIN LINK FENCE

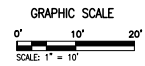
CMP = CORRUGATED METAL PIPE
CI = CURB INLET
CO = CLEAN OUT
CONC = CONCRETE
C&G = CURB & GUTTER
CVR = COVER
DB = DEED BOOK
DPL = DRIILL HOLE FOUND
DP = DUCTILE IRON PIPE
DOM = DOMESTIC
DU = DWELLING UNIT
E = EAST
EBOX = ELECTRICAL BOX
ESMT = EASEMENT
EP = EDGE OF PAVEMENT
EVE = EMERGENCY VEHICLE EAS
EX = EXISTING
FDC = FIRE DEPT. CONNECTION
FF = FINISH FLOOR
FH = FIRE HYDRANT
FT = FEET
GI = GRATE INLET
G/L = GAS LINE
GM = GAS METER
G/S = GAS SERVICE

GV = GAS VALVE
 GUY = GUY WIRE
 HC = HEADER CURB
 HDCP = HANDICAP
 HDPE = HIGH DENSITY POLYETHYLENE
 HP = HIGH POINT
 HPS = HIGH PRESSURE SODIUM
 IPF = IRON PIPE FOUND
 INV = INVERT
 INSTR = INSTRUMENT
 INTX = INTERSECTION
 IRF = IRON ROD FOUND
 L = LUMENS
 LAT = LATERAL
 LED = LIGHT EMITTING DIODE
 LL = LANDSCAPE LIGHT
 LOC = LOCATION
 LP = LIGHT POLE
 MAX = MAXIMUM
 ME = MATCH EXISTING
 MH = MANHOLE
 MIN = MINIMUM
 MON = MONUMENT
 MI = MILES PER HOUR
 MRYL = MINIMUM REQUIRED YARD LINE

MW = MONITORING WELL
N = NORTH
OHW = OVERHEAD WIRE
PED = PEDESTRIAN
PN = PANEL
PG = PAGE
PP = POWER POLE
PROP = PROPOSED
PVC = POLYVINYL CHLORIDE
R = RADIUS
RCP = REINFORCED CONCRETE
RELOC = RELOCATED
RET = RETAINING
RESID = RESIDENTIAL
REQ = REQUIRED
ROW = RIGHT-OF-WAY
S = SOUTH
SAN = SANITARY
SEW = SEWER
SF = SQUARE FEET
SQ FT = SQUARE FEET
STM = STORM
STR = STRUCTURE
SW = SIDEWALK
TBR = TO BE REMOVED

TBS = TO BE SAVED
TM = TAX MAP
TMH = TELEPHONE MANHOLE
TC = TOP OF CURB
TW = TOP OF WALL
TRAF SIG = TRAFFIC SIGNAL
TYP = TYPICAL
UGE = UNDERGROUND ELECTRIC
UP = UTILITY POLE
VCS = VIRGINIA COORDINATE SYSTEM
VPD = VEHICLES PER DAY
W = WEST
W/L = WATER LINE
WM = WATER METER
W/S = WATER SERVICE
WSE = WATER SURFACE ELEVATION
WV = WATER VALVE
WW = WINDOW WELL
XING = CROSSING

THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF WIM DE SUTTER, LS FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON MAY 14, 2025; AND THIS PLAT, MAP OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.



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DEPARTMENT OF PLANNING & ZONING

DIRECTOR

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.

SITE PLAN NO. _____

	DIRECTION	DATE
72		

TO	CHAIRMAN, PLANNING COMMISSION	DATE
	DATE RECEIVED	

DATE RECORDED _____

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SUITE 250
ALEXANDRIA, VA 22314
703.549.6422
www.rcfassoc.com



PRELIMINARY DEVELOPMENT PLAN
S PEYTON STREET MIXED USE BUILDING
(220 & 224 S. PEYTON STREET)
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION
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DESIGN: DJM
CHECKED: YMM

SCALE: 1" = 10'

DATE: OCT 7, 2025

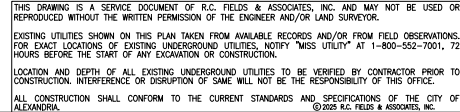
EXISTING

CONDITIONS

PLAN




SHEET 03 OF 15

FILE: 25-085



UTILITY UNDERGROUNDING NOTE:
EXISTING OVERHEAD UTILITIES ALONG THE SOUTH PEYTON STREET FRONTAGE SHALL BE PLACED UNDERGROUND. UTILITY DESIGN WILL BE PROVIDED BY OTHERS. THE SURFACE FEATURES OF UTILITY SYSTEMS AND ELEVATIONS ARE SHOWN ON THIS PLAN PER THE PRELIMINARY CHECKLIST. ADDITIONAL DETAILS AND FINAL UTILITY DESIGN WILL BE COMPLETED AND SUBMITTED WITH THE FINAL SITE PLAN.

HATCH LEGEND:

	MAIN BUILDING AREA
	PROPOSED CONCRETE
	PRIVATE HARDSCAPE (DETAILS TO BE FINALIZED WITH SUBSEQUENT SUBMISSIONS)

SHEET 04 OF 15
FILE: 25-085

PRELIMINARY DEVELOPMENT PLAN
N STREET MIXED USE BUILDING
(220 & 224 S PEYTON STREET)
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION
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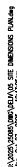
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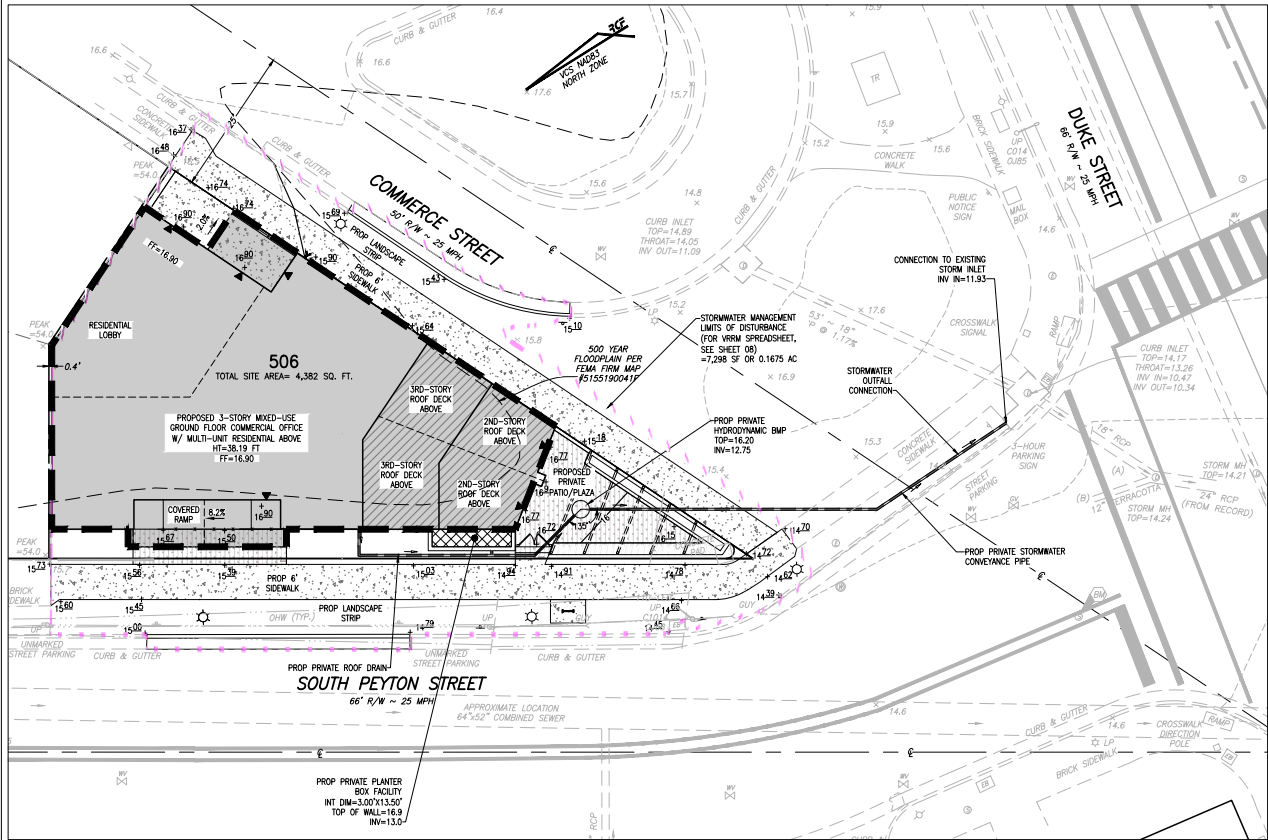
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CHECKED: VMM
SCALE: 1" = 10'
DATE: OCT 7, 2025

PRELIMINARY
PLAN

11

SHEET 04 OF 15
FILE: 25-085





PROPOSED STORMWATER MANAGEMENT PLAN
SCALE: 1" = 10'

STORMWATER MANAGEMENT NOTE:

THE STORMWATER BEST MANAGEMENT PRACTICES (BMP) REQUIRED FOR THIS PROJECT SHALL BE CONSTRUCTED AND INSTALLED UNDER THE DIRECT SUPERVISION OF THE DESIGN ENGINEER OR HIS DESIGNATED REPRESENTATIVE. THE DESIGN ENGINEER SHALL MAKE A WRITTEN CERTIFICATION TO THE CITY THAT THE BMPs ARE CONSTRUCTED AND INSTALLED AS DESIGNED AND IN ACCORDANCE WITH THE APPROVED SITE PLAN, AND ARE CLEAN AND FREE OF DEBRIS, SOIL, AND LITTER BY HAVING BEEN INSTALLED OR BROUGHT INTO SERVICE AFTER THE SITE WAS STABILIZED. IN ADDITION, AGGREGATE LAYERS AND COLLECTOR PIPES MAY NOT BE INSTALLED UNLESS THE DESIGN ENGINEER OR HIS REPRESENTATIVE IS PRESENT.

THE APPLICANT SHALL ENTER A BMP MAINTENANCE AGREEMENT WITH THE CITY THAT SHALL BE RECORDED BEFORE RELEASE OF THE FINAL SITE PLAN. THE CONTRACTOR SHALL FURNISH THE CITY WITH AN OPERATION AND MAINTENANCE MANUAL FOR ALL BMPs ON THE PROJECT. THE MANUAL SHALL INCLUDE AN EXPLANATION OF THE FUNCTIONS AND OPERATIONS OF EACH BMP AND ANY SUPPORTING UTILITIES, CATALOG CUTS ON ANY MECHANICAL OR ELECTRICAL EQUIPMENT AND A SCHEDULE OF ROUTINE MAINTENANCE FOR THE BMPs AND SUPPORTING EQUIPMENT.

PRIOR TO RELEASE OF THE PERFORMANCE BOND, THE APPLICANT IS REQUIRED TO SUBMIT A CERTIFICATION BY A QUALIFIED PROFESSIONAL, TO THE SATISFACTION OF THE DIRECTOR OF TAXES THAT ANY EXISTING STORMWATER MANAGEMENT FACILITIES ADJACENT TO THE PROJECT AND ASSOCIATED CONVEYANCE SYSTEMS WERE NOT ADVERSELY AFFECTED BY CONSTRUCTION OPERATIONS. IF MAINTENANCE OF THE FACILITY OR SYSTEMS WERE REQUIRED IN ORDER TO MAKE THIS CERTIFICATION, PROVIDE A DESCRIPTION OF THE MAINTENANCE MEASURES PERFORMED.

THE APPLICANT/OWNER SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING STORMWATER BEST MANAGEMENT PRACTICES (BMPs). THE APPLICANT/OWNER SHALL EXECUTE A MAINTENANCE SERVICE CONTRACT WITH A QUALIFIED PRIVATE CONTRACTOR FOR A MINIMUM OF THREE YEARS AND DEVELOP AN OWNER'S OPERATION AND MAINTENANCE MANUAL FOR ALL BEST MANAGEMENT PRACTICES (BMPs) ON THE PROJECT. THE MANUAL SHALL INCLUDE AT A MINIMUM: AN EXPLANATION OF THE FUNCTIONS AND OPERATIONS OF THE BMP(S); DRAWINGS AND DIAGRAMS OF THE BMP(S) AND ANY SUPPORTING UTILITIES; CATALOG CUTS ON MAINTENANCE REQUIREMENTS INCLUDING MECHANICAL OR ELECTRICAL EQUIPMENT; MANUFACTURER CONTACT NAMES AND PHONE NUMBERS; A COPY OF THE EXECUTED MAINTENANCE SERVICE CONTRACT; AND A COPY OF THE MAINTENANCE AGREEMENT WITH THE CITY. A COPY OF THE CONTRACT SHALL ALSO BE PLACED IN THE BMP OPERATION AND MAINTENANCE MANUAL. A COPY OF THE MAINTENANCE CONTRACT SHALL BE SUBMITTED TO THE CITY PRIOR TO RELEASE OF THE PERFORMANCE BOND.

PRIOR TO RELEASE OF THE PERFORMANCE BOND, THE APPLICANT IS REQUIRED TO SUBMIT A CERTIFICATION BY A QUALIFIED PROFESSIONAL, TO THE SATISFACTION OF THE DIRECTOR OF TAXES THAT ANY EXISTING STORMWATER MANAGEMENT FACILITIES ADJACENT TO THE PROJECT AND ASSOCIATED CONVEYANCE SYSTEMS WERE NOT ADVERSELY AFFECTED BY CONSTRUCTION OPERATIONS. IF MAINTENANCE OF THE FACILITY OR SYSTEMS WERE REQUIRED IN ORDER TO MAKE THIS CERTIFICATION, PROVIDE A DESCRIPTION OF THE MAINTENANCE MEASURES PERFORMED.

STORMWATER BMP NOTE:

THE PROPOSED STORMWATER MANAGEMENT BMP(S) PROPOSED WITH THIS PLAN ARE TO BE PRIVATELY OWNED AND MAINTAINED. A STORMWATER QUALITY BMP MAINTENANCE AGREEMENT, INCLUDING BMP SCHEDULE AND GUIDELINES ARE TO BE PROVIDED WITH FINAL SITE PLAN SUBMISSION.

BMP FACILITY	AREA TREATED (ACRES)	IMPERVIOUS AREA TREATED (ACRES)	PERVIOUS AREA TREATED (ACRES)	TP REMOVAL EFFICIENCY (%)	PHOSPHORUS REMOVED (LBS)	GEOGRAPHIC COORDINATES	MAINTENANCE
URBAN BIOTRETION	0.02	0.02	0.00	25%	0.01	38.804388 -77.607056	PRIVATELY MAINTAINED
HYDRODYNAMIC	0.08	0.08	0.00	20%	0.01	38.8043284 -77.607477	PRIVATELY MAINTAINED

LEGEND

DRAINAGE DIVIDE



CONTRIBUTING AREA TO HYDRODYNAMIC BMP
3,453 SF OR 0.0793 AC



CONTRIBUTING AREA TO URBAN BIOTRETION FILTER
742 SF OR 0.0170 AC



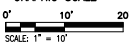
URBAN BIOTRETION FILTER
(3'0"X13'5" INTERNAL DIMENSIONS)



STORMWATER MANAGEMENT LIMITS OF DISTURBANCE



GRAPHIC SCALE



STORMWATER MANAGEMENT (CITY CODE SECTION 13-109F COMPLIANCE) NARRATIVE

PRE-DEVELOPMENT CONDITIONS:

THIS 0.10-ACRE PARCEL IS LOCATED WITHIN THE COMBINED SEWER SYSTEM WATERSHED; HOWEVER, THERE IS NEARBY STORM AND SANITARY SEWER INFRASTRUCTURE THAT PROVIDES A SEPARATED STORM AND SANITARY SEWER SYSTEM, WHICH IS PART OF THE HOOF'S RUN WATERSHED. UNDER EXISTING CONDITIONS, THE SITE CONSISTS OF A VACANT PARCEL USED AS AN ASPHALT SURFACE PARKING AREA FOR ADJACENT USES. THE RUNOFF GENERATED ONSTE IS DIRECTED IN A SOUTHERLY AND EASTERLY DIRECTION TOWARD THE COMMERCE STREET AND SOUTH PEYTON STREET RIGHTS-OF-WAY, WHERE FLOW IS CONVEYED VIA CURBS AND GUTTER SYSTEMS IN A SOUTHERLY DIRECTION ALONG COMMERCE STREET AND TOWARD THE INTERSECTION OF DUKE STREET AND SOUTH PEYTON STREET, RESPECTIVELY. AT THESE LOCATIONS, RUNOFF IS COLLECTED BY CITY OF ALEXANDRIA-MAINTAINED CURB INLETS. THE RUNOFF IS THEN CONVEYED IN A SOUTHWESTERLY DIRECTION THROUGH THE CITY-MAINTAINED INFRASTRUCTURE TO THE OUTFALL POINT AT HOOF'S RUN.

POST-DEVELOPMENT CONDITIONS:

THIS PROJECT PROPOSES THE CONSTRUCTION OF A MIXED-USE OFFICE AND MULTI-UNIT RESIDENTIAL BUILDING ALONG WITH ASSOCIATED SITE IMPROVEMENTS. A PORTION OF THE BUILDING ROOF RUNOFF WILL BE DIRECTED TO A PROPOSED ONSITE URBAN BIOTRETION FACILITY. A 4-INCH UNDERDRAIN WILL BE INSTALLED TO CONVEY THE FILTERED RUNOFF TO THE OUTFALL CONNECTION POINT, AS SHOWN ON THE STORMWATER MANAGEMENT PLAN ON THIS SHEET. THE REMAINING PORTION OF THE ROOF RUNOFF WILL BE PIPED TO A HYDRODYNAMIC BMP FOR FILTRATION BEFORE BEING RELEASED TO THE SAME OUTFALL POINT. A SMALL PORTION OF THE RUNOFF GENERATED FROM NON-ROOF AREAS WILL SURFACE FLOW AS UNCONTROLLED SHEET FLOW TO THE COMMERCE STREET AND SOUTH PEYTON STREET CURBS AND GUTTER SYSTEMS AND WILL BE COLLECTED BY THE SAME CURB INLETS DESCRIBED IN THE PRE-DEVELOPMENT CONDITIONS. AS IN EXISTING CONDITIONS, RUNOFF WILL THEN BE CONVEYED THROUGH THE EXISTING CITY OF ALEXANDRIA-MAINTAINED STORM SEWER SYSTEM, ULTIMATELY OUTFALLING TO HOOF'S RUN. THERE WILL BE A NET DECREASE IN IMPERVIOUS AREA COMPARED TO PRE-DEVELOPMENT CONDITIONS, RESULTING IN A REDUCTION IN RUNOFF VOLUMES FOR THE 2-YEAR AND 10-YEAR, 24-HOUR STORM EVENTS. THIS REDUCTION IS DUE TO BOTH THE DECREASED IMPERVIOUS AREA AND THE PROPOSED URBAN BIOTRETION FACILITY, WHICH WILL STORE AND RELEASE RUNOFF AT A SLOWER RATE DURING SUCH EVENTS.

CONCLUSION:

SINCE THERE IS A DECREASE IN THE SITE'S IMPERVIOUS AREA AND A PORTION OF THE RUNOFF WILL BE TREATED BY THE PROPOSED URBAN BIOTRETION FACILITY, THERE IS NO INCREASE IN POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2-YEAR AND 10-YEAR, 24-HOUR STORM EVENTS COMPARED TO PRE-DEVELOPMENT CONDITIONS (SEE COMPUTATIONS PROVIDED ON THIS SHEET). ADDITIONALLY, THE MAJORITY OF THE STORMWATER GENERATING ONSTE WILL BE PIPED DIRECTLY INTO THE EXISTING STORM SEWER INFRASTRUCTURE, WITH A REDUCED VOLUME OF UNCONTROLLED RUNOFF LEAVING THE SITE VIA SHEET FLOW TO THE ADJACENT RIGHTS-OF-WAY. IN THE POST-DEVELOPMENT CONDITION, THE RUNOFF WILL HAVE NO ADVERSE IMPACT ON DOWNSTREAM PROPERTIES OR RESOURCES, BASED ON THE ABOVE JUSTIFICATIONS AND SUPPORTING COMPUTATIONS. THE STORMWATER MANAGEMENT STRATEGY FOR THE PROPOSED DEVELOPMENT COMPLIES WITH THE CHANNEL PROTECTION AND FLOOD PROTECTION REQUIREMENTS IN ACCORDANCE WITH CITY CODE SECTION 13-109F.

STORMWATER RUNOFF COMPUTATIONS

WATER QUALITY VOLUME DEFAULT: LAND DISTURBANCE = PARCEL AREA = 4,382 SF OR 0.101 ACRES

OUTFALL #1: HOOF'S RUN

- CONTRIBUTING AREA = 4,382 SF OR 0.101 ACRES
EXISTING ONSITE IMPERVIOUS AREA = 4,300 SF OR 0.099 ACRES (ONSTE)
PROPOSED ONSITE IMPERVIOUS AREA = 4,100 SF OR 0.094 ACRES (ONSTE)

VIRGINIA RUNOFF REDUCTION METHOD (PER TR-20, TYPE II, 24-HOUR STORM, USING CLASS D SOILS):

- WEIGHTED CURVE NUMBER (CN) CALCULATIONS:
CN PRE-DEVELOPMENT = $(0.099 \times 98 + 0.002 \times 80) \div 0.101 = 98$
CN POST-DEVELOPMENT = $(0.094 \times 98 + 0.007 \times 80) \div 0.101 = 97$
REDUCTION ON DUE TO URBAN PLANTER BOX FACILITY = 96 (SEE VROM ON SHEET OR)
- PRE-DEVELOPMENT PEAK DISCHARGES ($T_c = 5$ MINS.):
PEAK Q_p PRE-DEVELOPMENT = 0.31 CFS
PEAK Q_p PRE-DEVELOPMENT = 0.31 CFS
- POST-DEVELOPMENT PEAK DISCHARGES ($T_c = 5$ MINS.):
PEAK Q_p POST-DEVELOPMENT = 0.30 CFS
PEAK Q_p POST-DEVELOPMENT = 0.30 CFS
 Q_p DECREASE = 0.01 CFS
 Q_p DECREASE = 0.01 CFS

PROJECT DESCRIPTION:

REDEVELOPMENT

	IMPERVIOUS	PERVIOUS	TOTAL
PROJECT AREA	0.09 AC	0.01 AC	0.10 AC
ON-SITE TREATED	0.08 AC	0.00 AC	0.08 AC
OFF-SITE TREATED	0.01 AC	0.00 AC	0.01 AC
TOTAL TREATED	0.08 AC	0.00 AC	0.08 AC
ON-SITE IMPERVIOUS AREAS DISCONNECTED BY A VEGETATIVE BUFFER	N/A		
TOTAL TREATED OR DISCONNECTED			0.08 AC

WATER QUALITY VOLUME DEFAULT:

PROPOSED IMPERVIOUS: 0.09 AC
TREATMENT OF FIRST HALF INCH OF RUNOFF: $1,815 \times 0.09 = 163.4$ CU. FT. WQV REQUIRED
TOTAL WQV TREATED: NO
WATER QUALITY VOLUME REQUIRED = 163.4 CU. FT.
WATER QUALITY VOLUME TREATED = $1,815 \times 0.08 = 145.2$ CU. FT.
PERCENT OF WATER QUALITY VOLUME TREATED = 88.9%
DETENTION ON SITE: YES
PROJECT IS WITHIN WHICH WATERSHED? HOOF'S RUN, COMBINED SEWER
PROJECT DISCHARGES TO WHICH BODY OF WATER? HOOF'S RUN RUN/POTOMAC RIVER

WATER QUALITY IMPROVEMENT FUND FEE:

ONSTE IMPERVIOUS AREA UNTREATED: 647 SF
WATER QUALITY IMPROVEMENT FUND FEE: $647 \text{ SF} \times \$2.00/\text{SF} = \$1,294$

UNTREATED IMPERVIOUS AREA JUSTIFICATION:

THE TOTAL IMPERVIOUS AREA PROPOSED FOR THE SITE IS 4,100 SQUARE FEET, OF WHICH 647 SF IS NOT BEING TREATED THROUGH THE STORMWATER MANAGEMENT BMPs. UNTREATED PORTIONS CONSIST OF THE SOUTHEAST UPPER LEVEL BALCONIES, WHICH IS NOT FEASIBLE DUE TO LACK OF DRAINAGE FALL AND OF ON-GRADE IMPERVIOUS SURFACES. IN ADDITION, THESE AREAS ARE COVERED THROUGHOUT THE SITE AND DO NOT CONCENTRATE RUNOFF, MAKING THEM PARTICULARLY CHALLENGING TO CAPTURE WITHOUT THE USE OF MULTIPLE AREA DRAINS AND DOWNSTREAM CONVEYANCE INFRASTRUCTURE.

ATTEMPTING TO COLLECT AND TREAT THIS RELATIVELY SMALL AREA WOULD REQUIRE THE INSTALLATION OF ADDITIONAL INFRASTRUCTURE, LEADING TO UNNECESSARY CONSTRUCTION COSTS AND CONFLICT WITH EXISTING INFRASTRUCTURE. IT WOULD ALSO INTERFERE WITH THE PLANNED VEGETATION AND LANDSCAPING, AND COULD LEAD TO CONCENTRATED RUNOFF AND PONDING ON SITE, WHICH THE CURRENT DESIGN AVOIDS BY MAINTAINING SHEET FLOW CONDITIONS OF UNTREATED AREAS.

THE PROJECT IS TREATING APPROXIMATELY 84.2% OF THE TOTAL IMPERVIOUS AREA, WHICH MEETS THE MAJORITY OF THE CITY OF ALEXANDRIA'S DEFAULT WATER QUALITY VOLUME (WQV) REQUIREMENTS.

THE UNTREATED 647 SQUARE FEET OF IMPERVIOUS AREA IS MINIMAL, POSES NO ADVERSE IMPACT, AND EXISTS THE SITE IN A SHEETFLOW MANNER AND AT A REDUCED VOLUME COMPARED TO PRE-DEVELOPMENT CONDITIONS. THE EXCLUSION OF THESE AREAS FROM TREATMENT IS JUSTIFIED BY ITS SCALE AND INFEASIBILITY OF CAPTURE, AND THE FACT THAT OVERALL WATER QUALITY GOALS FOR THE SITE HAVE BEEN MET.

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LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA.
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DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
CHANGING PLANNING CONSIDERATIONS _____	
DATE RECORDED _____	DATE _____
INTERVIEW NO. _____	DEED BOOK NO. _____
DATE _____	

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HEALTH OF THE
CITY OF ALEXANDRIA
VIRGINIA
JANUARY 24, 2025
PROFESSIONAL SEAL

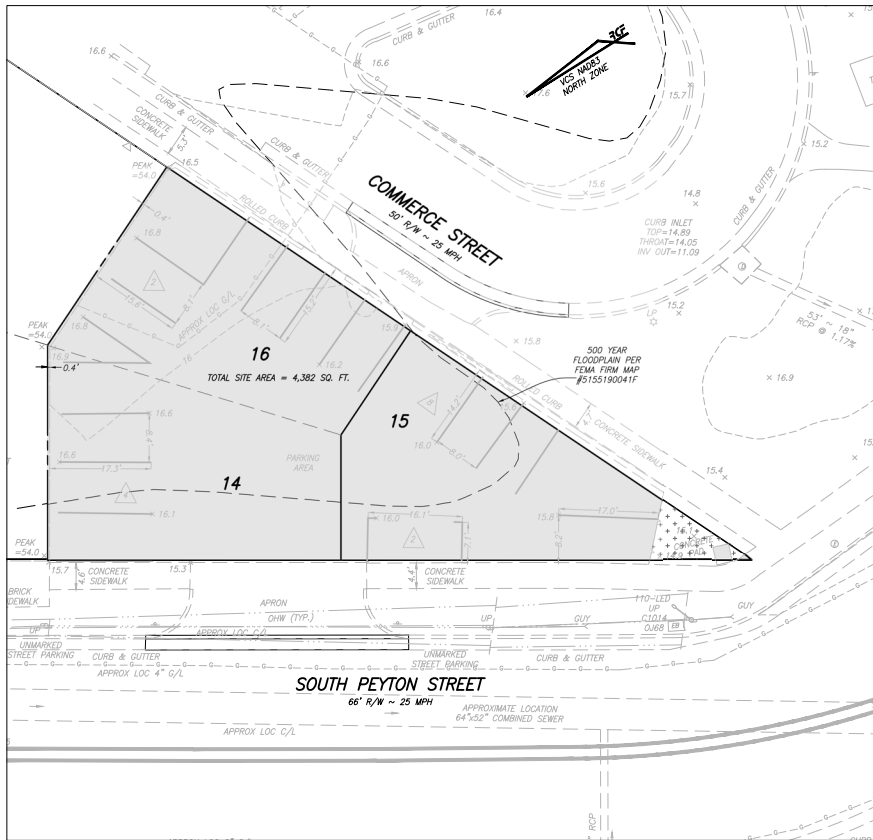
PRELIMINARY DEVELOPMENT PLAN
S PEYTON STREET MIXED USE BUILDING
(220 & 224 S PEYTON STREET)
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: DJM
CHECKED: VMM
SCALE: 1" = 10'
DATE: OCT 7, 2025

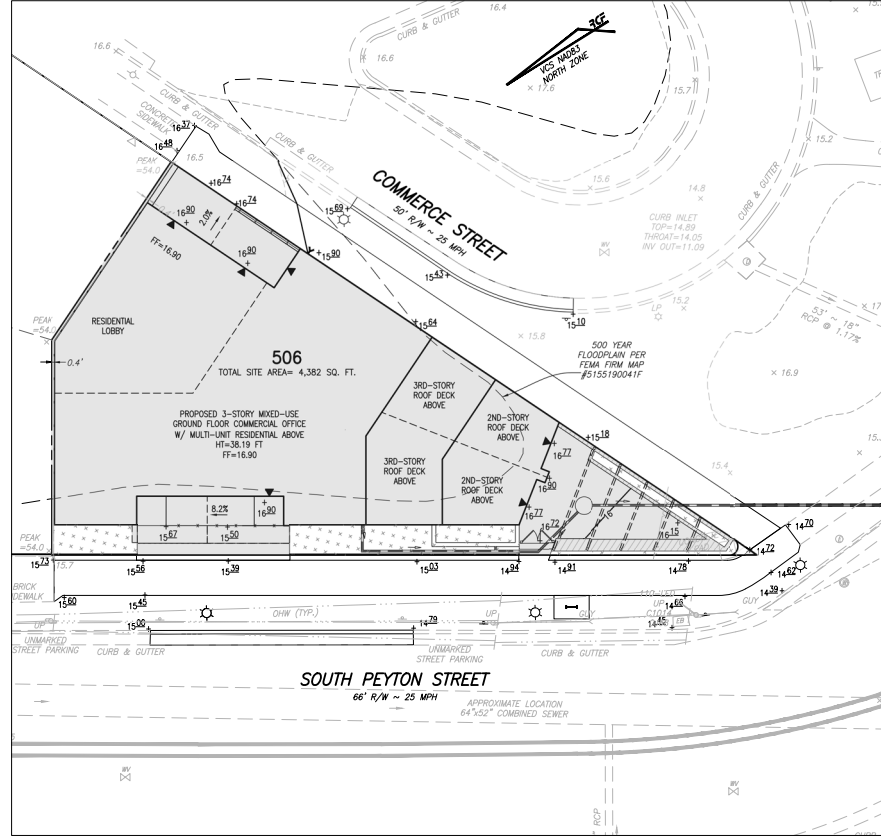
STORMWATER MANAGEMENT PLAN

SHEET 06 of 15
FILE: 25-085



EXISTING IMPERVIOUS AREA MAP
SCALE: 1" = 10'

- LEGEND:
- EXISTING ONSITE IMPERVIOUS AREA = 4,300 SF = 0.0987 AC
 - EXISTING ONSITE PERVIOUS AREA = 82 SF = 0.0019 AC



PROPOSED IMPERVIOUS AREA MAP
SCALE: 1" = 10'

- LEGEND:
- PROPOSED ONSITE IMPERVIOUS AREA = 4,100 SF = 0.0941 AC
 - PROPOSED ONSITE PERVIOUS AREA = 282 SF = 0.0065 AC

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DIRECTOR _____ DATE _____
CHIEF PLANNING COMMISSIONER _____ DATE _____
DATE RECORDED _____
INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

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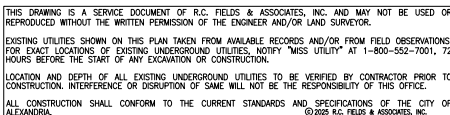
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DATE: OCT 7, 2025

DRAINAGE
AND
IMPERVIOUS
AREA PLAN

SHEET 07 OF 15
FILE: 25-085



SANITARY SEWER OUTFALL CALCULATIONS:

THE EXISTING USE (VACANT, PARKING LOT) DOES NOT PRODUCE ANY AVERAGE DAILY FLOW. THIS PROJECT PROPOSES THE CONSTRUCTION OF A MIXED-USE DEVELOPMENT INCLUDING OFFICE AND RESIDENTIAL UNITS. THE AVERAGE DAY AND PEAK HOUR WASTEWATER DISCHARGE FLOW CALCULATIONS WERE COMPUTED USING THE METHOD PROVIDED BY THE CITY OF ALEXANDRIA IN MEMORANDUM TO INDUSTRY NO. 06-14. THE AVERAGE DAILY FLOW IS DESCRIBED BELOW:

EXISTING: VACANT = 0 GPD OR 0.000 CFS
 PROPOSED: OFFICE/RETAIL - (200 GPD / 1000 SF) X 2,900 SF = 580 GPD OR 0.001 CFS
 MULTI-FAMILY - 300 GPD X 8 UNITS = 2,400 GPD OR 0.004 CFS
 TOTAL = 2,980 GPD OR 0.005 CFS

TO ACCOUNT FOR THE DAILY PEAK, THE ABOVE FLOW IS MULTIPLIED BY A FACTOR OF 4:

EXISTING: 0 GPD X 4 = 0 GPD
 PROPOSED: 2,980 GPD X 4 = 11,920 GPD
 TOTAL PEAK FLOW = 11,920 GPD OR 0.018 CFS

SANITARY SEWER OUTFALL NOTE:

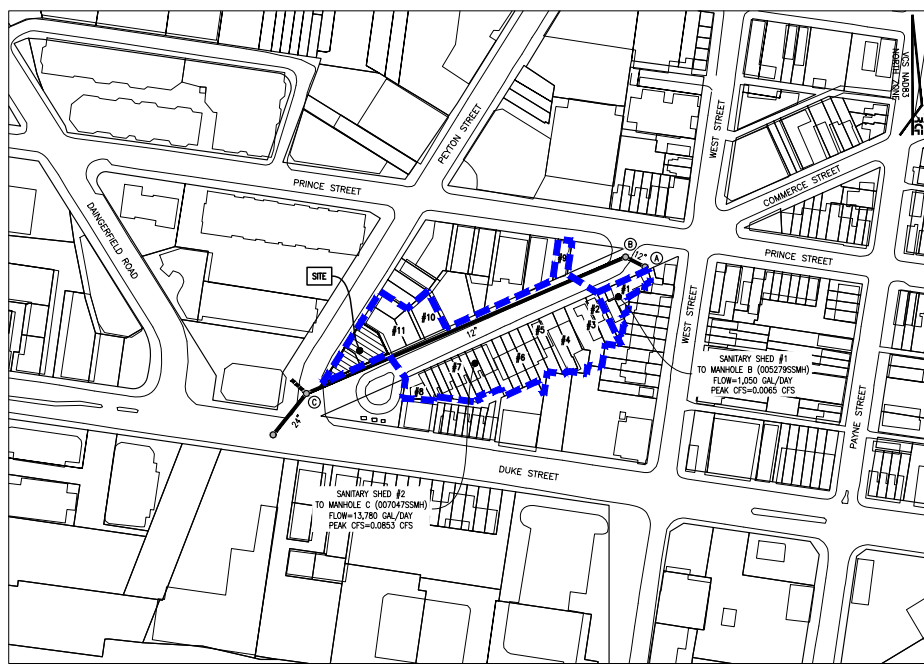
THIS PROJECT IS ANTICIPATED TO GENERATE AN INCREASE IN EXCESS OF 10,000 GPD IN SANITARY WASTE OUTFLOW. A FLOW OF APPROXIMATELY 2,980 GPD IS EXPECTED FOR THIS DEVELOPMENT RESULTING IN A PEAK FLOW OF 11,920 GPD. THEREFORE, THE PROJECT IS SUBJECT TO A SANITARY SEWER OUTFALL ANALYSIS. THIS SANITARY SEWER OUTFALL ANALYSIS SHOWS ADEQUACY OF SANITARY SEWER OUTFALL IN ACCORDANCE WITH MEMO TO INDUSTRY 06-14. THE GENERAL AREA IS NOT KNOWN TO HAVE SANITARY SEWER CAPACITY PROBLEMS.

THIS PROJECT PROPOSES A 6" PVC SANITARY LATERAL THAT CONNECTS INTO AN EXISTING 12" SANITARY SEWER MAIN BENEATH COMMERCE STREET, SOUTH OF THE SITE (SEE SHEET 04). THE SANITARY FLOW IS THEN CONVEYED SOUTHWEST UNTIL IT ENTERS AN EXISTING 24" SANITARY SEWER AT STRUCTURE "C". PER MEMORANDUM TO INDUSTRY NO. 06-14, THE LIMITS OF ANALYSIS FOR THE SANITARY SEWER ADEQUATE OUTFALL IS AT A POINT WHERE THE DOWNSIDE SEWER HAS A MINIMUM DIAMETER GREATER THAN 24". THEREFORE, THE SANITARY SEWER ANALYSIS CONCLUDES AT STRUCTURE "C".

SANITARY SEWER DATA NOTE:

INVERTS, MATERIALS, AND SIZE INFORMATION OBTAINED FROM AS-BUILT DATA FROM ALEXANDRIA GIS SEWER VIEWER AND IS RELIED UPON AS ACCURATE BY THE ENGINEER.

PIPE INVERTS AND SIZES FOR SEGMENTS B-C HAVE BEEN SURVEYED BY THIS FIRM.



SANITARY OUTFALL MAP

SCALE: 1" = 200'

SANITARY OUTFALL COMPUTATIONS

STRUCTURE		FACILITY ID			SANITARY OUTFALL COMPUTATIONS														
FROM	TO				INCREMENTAL "Q" (CFS)	ACCUMULATED "Q" (CFS)	PIPE DIAMETER (IN)	SLOPE (%)	MATERIAL	"n"	MAXIMUM "Q" (CFS)	MAXIMUM VELOCITY (FPS)	LENGTH OF RUN (FT)	UPPER INVERT	LOWER INVERT	FALL (FT)	NORMAL VELOCITY (FPS)	NORMAL DEPTH	
A	B	005279SSMH	005279SSMH		0.0065	0.0065	12	8.31%	DUCTILE IRON	0.013	10.712	13.12	37.28	21.30	18.20	3.10	3.17	0.06	
B	C	005279SSMH	007047SSMH		0.0853	0.0918	12	1.81%	VITRIFIED CLAY	0.013	5.0091	6.13	595.05	17.47	6.67	10.80	1.25	0.12	

HYDRAULIC GRADE LINE COMPUTATIONS																					
INLET ID	OUTLET WSE	D ₀ (in)	Q ₀	L ₀	S ₀ %	H ₁	JUNCTION LOSS										FINAL H	INLET WSE	RIM ELEV	FREE BOARD	
							V ₀	H ₀	Q ₁	V ₁	Q ₁ /V ₁	H ₁	ANGLE	H ₂	H ₁	1.3 H ₁					0.5 H ₁
B	7.47	12	0.062	595.05	0.0000	0.00	1.25	0.006	0.006	3.17	0.02	0.055	50	0.0121	0.073	-	0.04	0.04	7.51	10.51	3.00
A	19.00	12	0.006	37.28	0.0000	0.00	3.17	0.039	-	-	-	-	-	0.039	-	0.02	0.02	0.02	19.02	22.02	3.00

BLD #	USE	DESIGN FLOW	UNIT	SIZE	GAL/DAY	GAL/HR	CFS	PEAK CFS (x4)	FLows TO
1	SINGLE FAMILY	350	UNIT	3	1,050	44	0.0016	0.0065	B
2	SINGLE FAMILY	350	UNIT	1	350	15	0.0005	0.0022	C
3	SINGLE FAMILY	350	UNIT	1	350	15	0.0005	0.0022	C
4	SINGLE FAMILY	350	UNIT	2	700	29	0.0011	0.0043	C
5	SINGLE FAMILY	350	UNIT	1	350	15	0.0005	0.0022	C
6	SINGLE FAMILY	350	UNIT	5	1,750	73	0.0027	0.0108	C
7	SINGLE FAMILY	350	UNIT	9	3,150	131	0.0049	0.0195	C
8	SINGLE FAMILY	350	UNIT	1	350	15	0.0005	0.0022	C
9	SINGLE FAMILY	350	UNIT	1	350	15	0.0005	0.0022	C
10	OFFICE/RETAIL	200	SF	5,995	1,199	50	0.0019	0.0074	C
11	PUBLIC SCHOOL	200	SF	11,253	2,251	94	0.0035	0.0139	C
SITE	OFFICE/RETAIL	200	SF	2,900	580	24	0.0009	0.0036	C
SITE	RESIDENTIAL	300	UNIT	8	2,400	100	0.0037	0.0149	C
TOTAL					14,830	618	0.0229	0.0918	

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EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.

LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.

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

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APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHIEF PLANNING COMMISSIONER _____ DATE _____

DATE RECORDED _____

RECORDING NO. _____ DEED BOOK NO. _____ DATE _____

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SEAL OF PROFESSIONAL ENGINEER
 VINCENT M. BISHOP
 LIC. NO. 0402060162
 OCTOBER 24, 2025

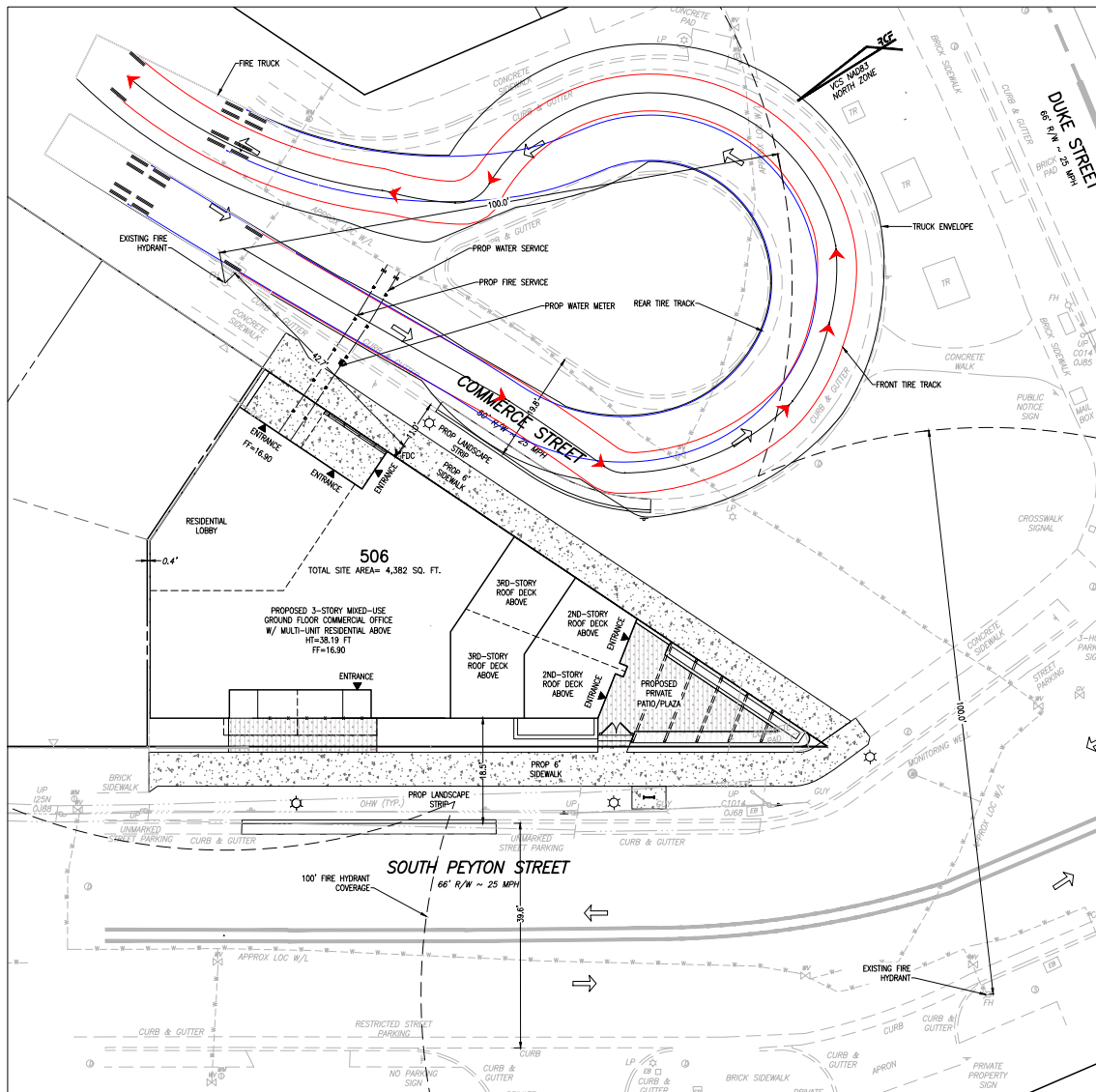
PRELIMINARY DEVELOPMENT PLAN
 S PEYTON STREET MIXED USE BUILDING
 (220 & 224 S PEYTON STREET)
 CITY OF ALEXANDRIA, VIRGINIA

DATE _____ REVISION _____

DESIGN: DJM
 CHECKED: VMM
 SCALE: 1" = 200'
 DATE: OCT 7, 2025

SANITARY SEWER
 ADEQUATE
 OUTFALL
 ANALYSIS

SHEET 10 OF 15
 FILE: 25-085



FIRE PROTECTION INFORMATION:

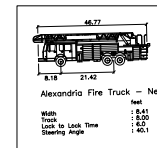
- ALL NEW CONSTRUCTION SHALL COMPLY WITH THE CURRENT EDITION OF THE UNIFORM STATEWIDE BUILDING CODE (USBC).
1. A FIRE PREVENTION CODE PERMIT IS REQUIRED FOR THE PROPOSED OPERATION.
 2. THE PROPOSED BUILDING IS TO BE FULLY SPRINKLERED.
 3. A FINAL FIRE FLOW ANALYSIS REPORT, IN ACCORDANCE WITH CITY STANDARDS AND PREPARED BY A LICENSED ENGINEER, WILL BE SUBMITTED TO THE CITY OF ALEXANDRIA FIRE/DIVISION DEPARTMENT. VERIFICATION THAT THE PROPOSED INFRASTRUCTURE IS CAPABLE OF PROVIDING THE REQUIRED FIRE FLOW IS PROVIDED IN THE REPORT.

FIRE HYDRANT NOTE:

THE NEAREST EXISTING FIRE HYDRANTS ARE SHOWN ON THIS SHEET. THERE ARE TWO FIRE HYDRANTS NEAR THE SITE. ONE ON SOUTH PEYTON STREET AND ONE ON COMMERCE STREET. THERE ARE NO PROPOSED FIRE HYDRANTS WITH THIS DEVELOPMENT. THE EXISTING FIRE HYDRANT ON PEYTON STREET WILL BE WITHIN 100 FEET FROM THE PROPOSED FIRE DEPARTMENT CONNECTION (FDC). THERE IS NO PROPOSED VEHICULAR ACCESS ON THIS SITE.

FIRE SERVICE NOTE:

FIRE TRUCK ACCESS WILL BE PROVIDED VIA THE SITE FRONTAGES ALONG THE SOUTH PEYTON STREET AND THE COMMERCE STREET RIGHTS-OF-WAY. EXISTING FIRE HYDRANTS SHALL REMAIN IN-SERVICE AND UNOBSTRUCTED DURING CONSTRUCTION.



FIRE TRUCK DETAIL
(NTS)

APPROVED	
SPECIAL USE PERMIT NO. _____	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO.	DATE
DIRECTOR	DATE
CHANGING PLANNING JURISDICTION	
DATE RECORDED	DATE
INSTRUMENT NO.	DEED BOOK NO.
DATE	

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HEALTH OF VA
VINCENT M. WISHE
Lic. No. 0402060162
OCTOBER 24, 2025
PROFESSIONAL SEAL

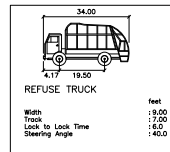
PRELIMINARY DEVELOPMENT PLAN
S PEYTON STREET MIXED USE BUILDING
(220 & 224 S PEYTON STREET)
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: DJM
CHECKED: VMM
SCALE: 1" = 10'
DATE: OCT 7, 2025

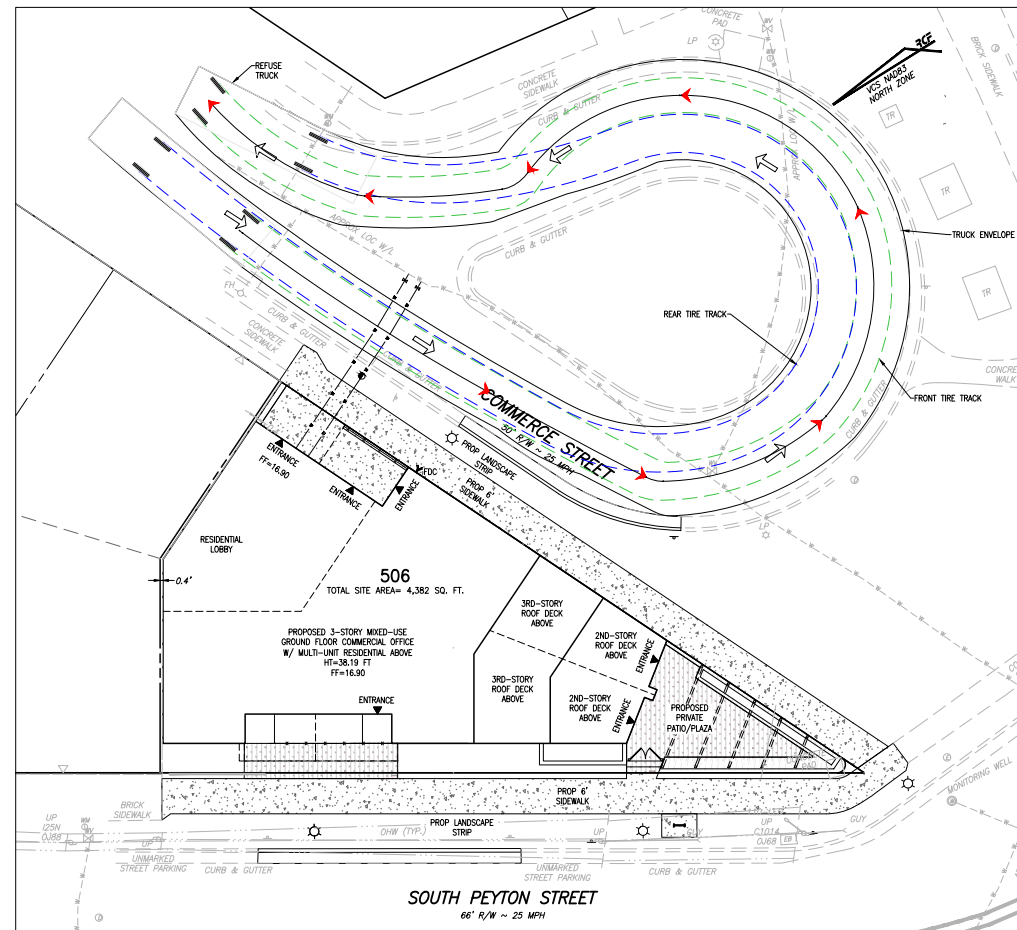
FIRE SAFETY PLAN

SHEET **11** OF **15**
FILE: **25-085**

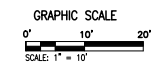


REFUSE TRUCK DETAIL
(NTS)

REFUSE TRUCK NOTE:
TRASH CONTAINERS WILL BE STORED ON PRIVATE PROPERTY INSIDE THE BUILDING AND ROLLED OUT TO COMMERCE STREET CURB FOR TRASH PICK UP. SEE ARCHITECTURAL PLAN SHEETS FOR STORAGE LOCATION.



REFUSE TRUCK TURNING MOVEMENTS
SCALE: 1" = 10'



APPROVED	
SPECIAL USE PERMIT NO. _____	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
SITING PLAN NO. _____	
DIRECTOR	DATE
ENGINEERING PLANNING DIVISION	
DATE RECORDED	DATE
INSTRUMENT NO.	DEED BOOK NO.
	DATE

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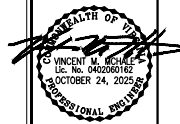
ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA.

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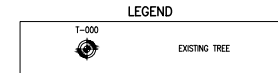
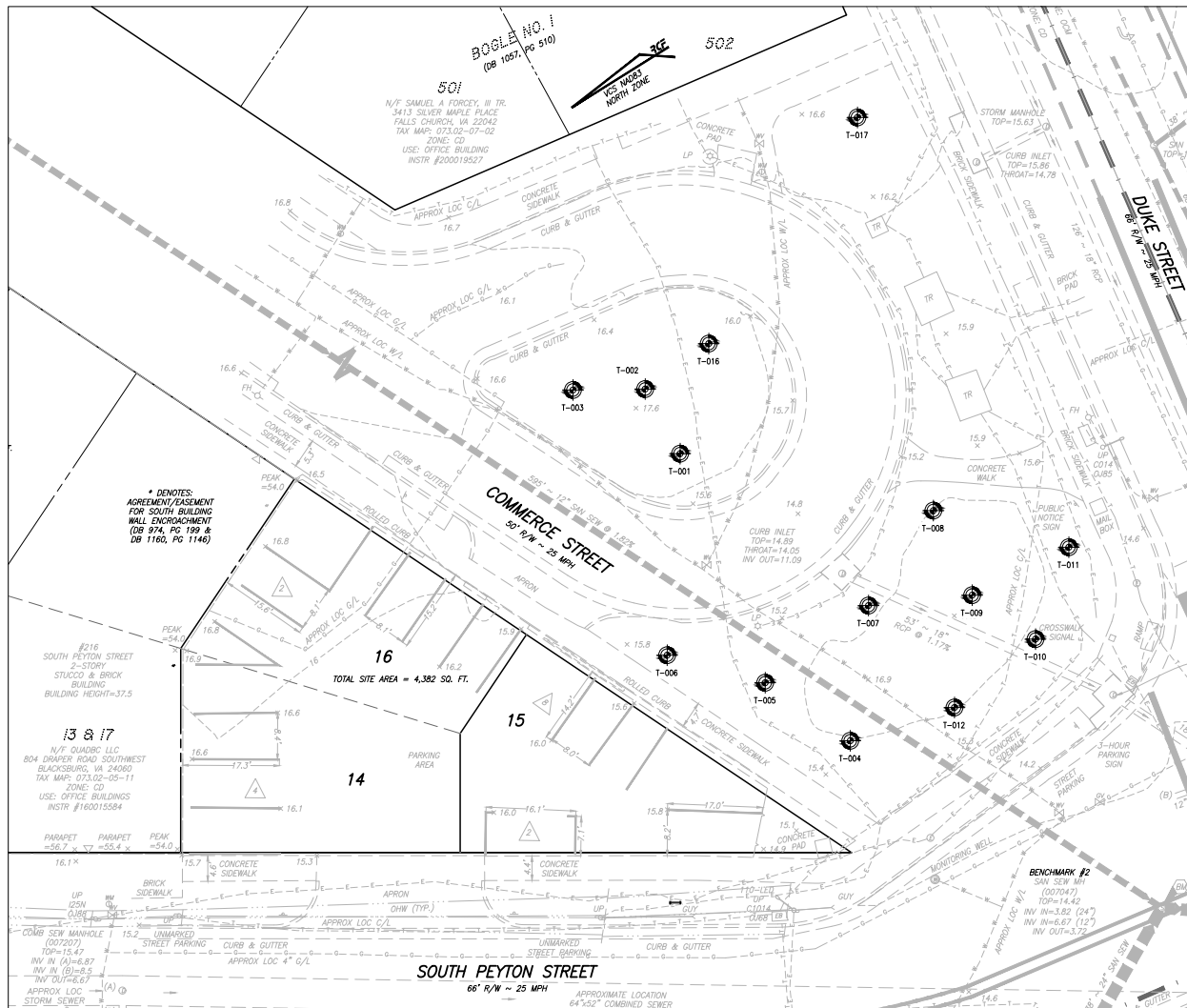
PRELIMINARY DEVELOPMENT PLAN
S PEYTON STREET MIXED USE BUILDING
(220 & 224 S PEYTON STREET)
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: DJM
CHECKED: VMM
SCALE: 1" = 10'
DATE: OCT 7, 2025

TURNING MOVEMENTS

SHEET **12** OF **15**
FILE: **25-085**



Tree #	Common Name	DBH (Inches)	CRZ (Feet)	Condition Rating %	Owner	Field Notes
001	Honeylocust	11.4	11.4	80%	ROW	compacted soil
002	Honeylocust	6.8	8.0	40%	ROW	significant trunk damage and cavity, compacted soil, slight lean
003	Honeylocust	13.3	13.3	80%	ROW	planted slightly too deep, compacted soil
004	Honeylocust	17.6	17.6	40%	X ROW	dead branches overhanging sidewalk, crown dieback, fair structure
005	Honeylocust	15.1	15.1	50%	ROW	dead branches, crown dieback
006	Honeylocust	13	13.0	60%	X ROW	crown dieback at branch tips
007	Honeylocust	13.4	13.4	45%	ROW	dead branches, crown dieback, fair structure
008	Honeylocust	13.1	13.1	50%	ROW	dead branches, crown dieback
009	Honeylocust	8.9	8.9	35%	ROW	one of main leaders is dead, codominant stems, epicormic sprouts
010	Honeylocust	16.7	16.7	40%	ROW	dead branches overhanging sidewalk, crown dieback, epicormic sprouts, many leaders at one union
011	Honeylocust	15.3	15.3	60%	ROW	crown dieback, compacted soil
012	Honeylocust	13.8	13.8	40%	ROW	dead branches overhanging sidewalk, crown dieback, signs of grinding roots
015	Honeylocust	12.2	12.2	30%	ROW	thin crown with dieback, compacted soil, high presence of fungi indicate possible basal and root decay
017	Honeylocust	18	18.0	80%	ROW	ivy in lower canopy, four large leaders at one union

TREE INVENTORY NOTES:

- TREE INVENTORY AND TREE ANALYSIS CONDUCTED BY CHARLES D. ELMER ISA CERTIFIED ARBORIST (IL-102254).
- OFF SITE TREES WERE VISUALLY INSPECTED AND THE DBH WAS ESTIMATED WHEN NOT GIVEN EXPLICIT PERMISSION TO ACCESS NEIGHBORS PROPERTIES.
 - TREES TO BE REMOVED IN PROTECTED AREAS SHALL BE DONE BY HAND TO NOT IMPACT THE CRZ OF TREES TO BE PRESERVED.
 - TREES LOCATED WITHIN OR ON THE LIMITS OF DISTURBANCE, OR RATED AS BEING "POOR" IN CONDITION, ARE RECOMMENDED FOR REMOVAL DUE TO THE LIKELIHOOD OF TREE FAILURE. HOWEVER, AT THE DISCRETION OF THE APPLICANT, SOME OF THESE MAY BE PRESERVED DURING CONSTRUCTION WITH THE APPROVAL OF URBAN FORESTRY.
 - NO OFF SITE OR SHARED TREES SHALL BE REMOVED WITHOUT THE PERMISSION OF THE PROPERTY OWNER.
 - A LETTER SHALL BE SENT TO NEIGHBORS WHERE THE PROJECTED LIMITS OF DISTURBANCE SHALL IMPACT A SHARED TREE OR A NEIGHBORING PROPERTIES TREE.

NOTES:

- PROPERTY: 220 S PEYTON ST, ALEXANDRIA, VA 22314
- BOUNDARY AND TOPOGRAPHIC INFORMATION FROM FIELD SURVEY BY THIS FIRM
- CRZ CALCULATIONS IN RADIUS PER CITY OF ALEXANDRIA DETAIL EXISTING
- CANOPY COVERAGE: 0 SF
- TOTAL SITE AREA: 4,382 SF
- PERCENT OF SITE COVERED: 0%
- CANOPY COVERAGE TO BE PRESERVED: 0 SF

APPROVED
SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

DESIGN: DJM
CHECKED: VMM
SCALE: 1"=10'
DATE: OCT 7, 2025

EXISTING
VEGETATION MAP

SHEET 13 OF 15
FILE: 25-085

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VIRGINIA
OCTOBER 24, 2025
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT PLAN
S PEYTON STREET MIXED USE BUILDING
(220 & 224 S PEYTON STREET)
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

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DECIDUOUS TREE PLANTING
NOT TO SCALE

2. OF UPDATES: 10/24/2020

City of Alexandria, Virginia STANDARD LANDSCAPE DETAILS	Project Name	Sheet No.	Scale	Notes
CITY OF ALEXANDRIA, VIRGINIA	DECIDUOUS TREE PLANTING	1 OF 1	1/8" = 1'-0"	LD 001

TREE PLANTING STRIP
NOT TO SCALE

2. OF UPDATES: 10/24/2020

City of Alexandria, Virginia STANDARD LANDSCAPE DETAILS	Project Name	Sheet No.	Scale	Notes
CITY OF ALEXANDRIA, VIRGINIA	TREE PLANTING STRIP	1 OF 1	1/8" = 1'-0"	LD 002

MULTI-STEM TREE PLANTING
NOT TO SCALE

2. OF UPDATES: 10/24/2020

City of Alexandria, Virginia STANDARD LANDSCAPE DETAILS	Project Name	Sheet No.	Scale	Notes
CITY OF ALEXANDRIA, VIRGINIA	MULTI-STEM TREE PLANTING	1 OF 1	1/8" = 1'-0"	LD 003

EVERGREEN TREE PLANTING
NOT TO SCALE

2. OF UPDATES: 10/24/2020

City of Alexandria, Virginia STANDARD LANDSCAPE DETAILS	Project Name	Sheet No.	Scale	Notes
CITY OF ALEXANDRIA, VIRGINIA	EVERGREEN TREE PLANTING	1 OF 1	1/8" = 1'-0"	LD 004

TREE PLANTING ON SLOPE
NOT TO SCALE

2. OF UPDATES: 10/24/2020

City of Alexandria, Virginia STANDARD LANDSCAPE DETAILS	Project Name	Sheet No.	Scale	Notes
CITY OF ALEXANDRIA, VIRGINIA	TREE PLANTING ON SLOPE	1 OF 1	1/8" = 1'-0"	LD 005

SHRUB PLANTING
NOT TO SCALE

2. OF UPDATES: 10/24/2020

City of Alexandria, Virginia STANDARD LANDSCAPE DETAILS	Project Name	Sheet No.	Scale	Notes
CITY OF ALEXANDRIA, VIRGINIA	SHRUB PLANTING	1 OF 1	1/8" = 1'-0"	LD 006

GROUNDCOVER & PERENNIAL PLANTING
NOT TO SCALE

2. OF UPDATES: 10/24/2020

City of Alexandria, Virginia STANDARD LANDSCAPE DETAILS	Project Name	Sheet No.	Scale	Notes
CITY OF ALEXANDRIA, VIRGINIA	GROUNDCOVER & PERENNIAL PLANTING	1 OF 1	1/8" = 1'-0"	LD 007

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. THESE PROPERTY OWNER AND/OR APPLICANT, DESIGNER, CONTRACTOR AND INSTALLER OF PLANT MATERIALS 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 CODES OF APPLICABLE. ALL OTHERS REQUIREMENTS APPLICABLE OF, OR IN ADDITION TO, THE STANDARDS AND/OR CODES OF APPLICABLE, SHALL BE APPLIED TO THE CITY PRIOR TO COMMENCEMENT OF CONSTRUCTION, OR AT THE DESIGN PROFESSIONAL'S DISCRETION. IT IS THE DESIGN PROFESSIONAL'S RESPONSIBILITY TO ENSURE THAT THE CITY'S APPROVED LANDSCAPE PLAN SUBMISSIONS, 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.

THE CONTRACTOR SHALL NOT REMOVE ANY TREE PROTECTION MEASURES OR MAINTAIN ANY COSTLY EQUIPMENT DEPOSITED TO BE PROVIDED FOR THE APPROVED TREE AND VEGETATION PROTECTION PLAN. 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. 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. 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.

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 CITY/DEVELOPMENT PROJECTS.

THE APPROVED METHOD OF PROTECTION MUST BE IN PLACE FOR ALL VEGETATION TO BE PROTECTED ON-SITE AND ADJACENT TO THE PROJECT SITE PRIOR TO THE APPROVED TREE AND VEGETATION PROTECTION PLAN AND REMAIN IN PLACE THROUGHOUT THE CONSTRUCTION, OR AT THE DESIGN PROFESSIONAL'S DISCRETION. THE APPLICANT SHALL NOTIFY THE PLANNING & ZONING DEPARTMENT PRIOR TO THE TREE PROTECTION MEASURES BEING IN PLACE. IN ADDITION, CONSTRUCTION, OR AT THE DESIGN PROFESSIONAL'S DISCRETION, OR AT THE DESIGN PROFESSIONAL'S DISCRETION, OR AT THE DESIGN PROFESSIONAL'S DISCRETION.

THE APPLICANT MUST CONTACT THE PLANNING & ZONING DEPARTMENT PRIOR TO COMMENCEMENT OF CONSTRUCTION/INSTALLATION/PLANTING OPERATIONS TO SCHEDULE A PRE-INSTALLATION MEETING. THE MEETING SHOULD BE HELD WITHIN THE APPLICANT'S CONTRACTED SCHEDULE. CONTRACTOR, LANDSCAPE ARCHITECT, THE PLANNING & ZONING DEPARTMENT AND THE CITY ARCHITECT (IF APPLICABLE) TO REVIEW THE SCOPE OF INSTALLATION AND PROCEEDS DURING AND AFTER INSTALLATION.

THE FOLLOWING INFORMATION SHALL BE PROVIDED TO THE PLANNING & ZONING DEPARTMENT AT LEAST 10 BUSINESS DAYS PRIOR TO THE LANDSCAPE PRE-INSTALLATION MEETING: 1) A LETTER THAT CERTIFIES THAT THE PROJECT LANDSCAPE ARCHITECT PERFORMED PRE-INSTALLATION MEETINGS FOR ALL TREES PROTECTED WITHIN THE PUBLIC RIGHT OF WAY AND ON PUBLIC LANDS PRIOR TO INSTALLATION. THIS LETTER MUST BE SIGNED AND SEALED BY THE PROJECT LANDSCAPE ARCHITECT, AND IS A COPY OF THE SOIL BULK DENSITY TEST REPORT THAT MEETS COMPRESSION RATES ARE MET.

ON-SITE MEASUREMENTS FOR THIS LANDSCAPE ARCHITECTURE/VEGETATION MANAGEMENT SYSTEM WILL BE PROVIDED IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES. THE CITY CODE OF ORDINANCES, AND ALL APPLICABLE AND PERTINENT ORDINANCES, AS WELL AS OTHERS SHALL BE FOLLOWED. ALL MEASUREMENTS AND CHANGES FROM APPROVED PLANNING INCLUDING LOCATION, QUANTITY AND SPECIFICATION OF ALL PLANTED ELEMENTS.

C) STANDARD LANDSCAPE PLAN NOTES
NOT TO SCALE

2. OF UPDATES: 10/24/2020

City of Alexandria, Virginia STANDARD LANDSCAPE DETAILS	Project Name	Sheet No.	Scale	Notes
CITY OF ALEXANDRIA, VIRGINIA	STANDARD LANDSCAPE PLAN NOTES	1 OF 1	1/8" = 1'-0"	LD 008

AVENS + HEATH
LANDSCAPE ARCHITECTURAL SERVICES
AVENS + HEATH, LLC
709 BEALL AVE, ROCKVILLE, MD 20850
(301) 766-3449

DANIEL MATTHEW DOVE
LANDSCAPE ARCHITECT

220 SOUTH PEYTON STREET
CITY OF ALEXANDRIA, VIRGINIA

REVISIONS:

NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		
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8		
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10		

DESIGN: CO
DRAWN: SS
CHECKED: CO

SCALE: 1" = 1'-0"

PROJECT NO: 25019
DATE: 10.24.2020

L201

PRELIMINARY PLAN

NOT RELEASED FOR CONSTRUCTION

CROWN COVER TABULATIONS	
TOTAL SITE AREA (SF)	4,382
25% CROWN COVER REQUIRED (SF)	1,096
EXISTING CROWN COVER (SF)	0
REMOVED CROWN COVER (SF)	0
PRESERVED CROWN COVER (SF)	
Crown Cover from Preserved Trees	0
Crown Cover from Preserved Shrubs	0
PROPOSED CROWN COVER (SF)	
Crown Cover from Proposed Trees	500
Crown Cover from Proposed Shrubs	70
TOTAL CROWN COVER PROVIDED (%)	13.0%
TOTAL CROWN COVER PROVIDED (SF)	570
CROWN COVER DEFICIT (SF)	526
REQUIRED TREE FUND CONTRIBUTION	\$1,052

BIODIVERSITY TABULATIONS

TREES (URBAN AND STANDARD)							
GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED ^a	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED ^a
Celtis	2	20.0%	50%	occidentalis	2	20.0%	35%
Nyssa	2	20.0%	50%	syriaca	2	20.0%	35%
Liquidambar	1	10.0%	50%	styraciflua	1	10.0%	35%
Quercus	3	30.0%	50%	falcata	2	20.0%	35%
				imbricaria	1	10.0%	35%
Thuja	2	20.0%	50%	occidentalis	2	20.0%	35%
	10	TOTAL NUMBER OF TREES PROPOSED			10		
SHRUBS							
GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED ^a	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED ^a
Aronia	3	27.3%	33%	melanocarpa	3	27.3%	10%
Ilex ^b	2	18.2%	33%	glabra ^c	2	18.2%	10%
Itea	3	27.3%	33%	virginica	3	27.3%	10%
Rhus	3	27.3%	33%	aromatica	3	27.3%	10%
	11	TOTAL NUMBER OF SHRUBS PROPOSED			11		

According to the 2019 *Alexandria Landscape Guidelines, Chapter 3.1. Biodiversity Standards:*

- ^a Where ten (10) trees or less are provided on a site, the maximum percentage of a tree species may be thirty-five (35) percent and the maximum percentage of the genus of the tree may be fifty (50) percent. (exceptions: 1.1.8.i and 1.1.2.8)
- ^b *Shrubs in plantations areas not required to meet biodiversity standards*
- ^c *Shrubs in plantations areas not required to meet biodiversity standards*

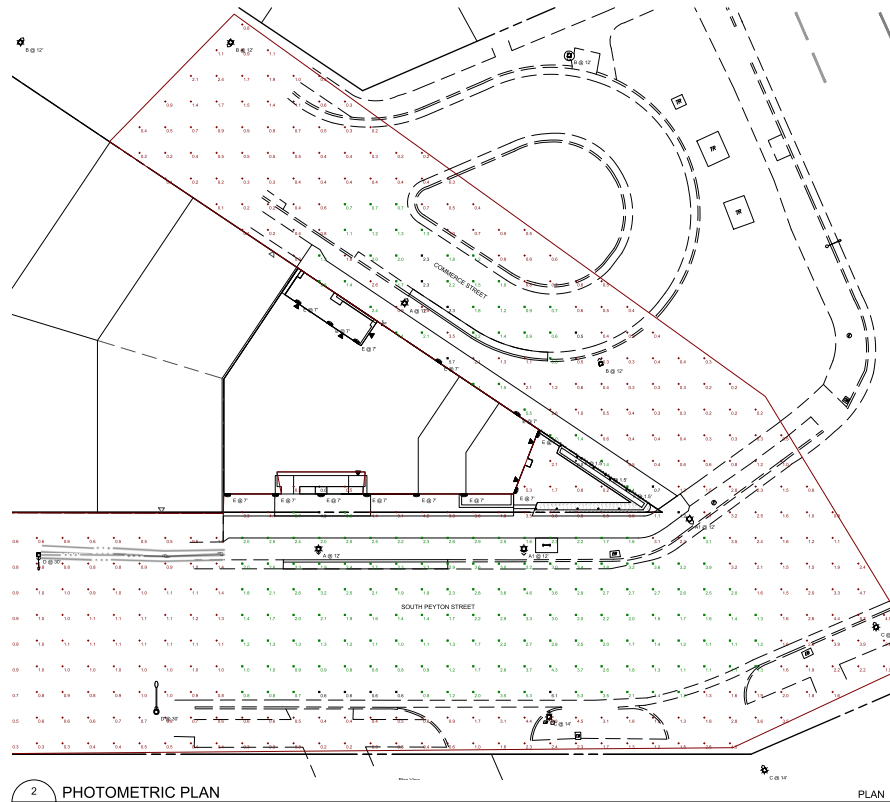
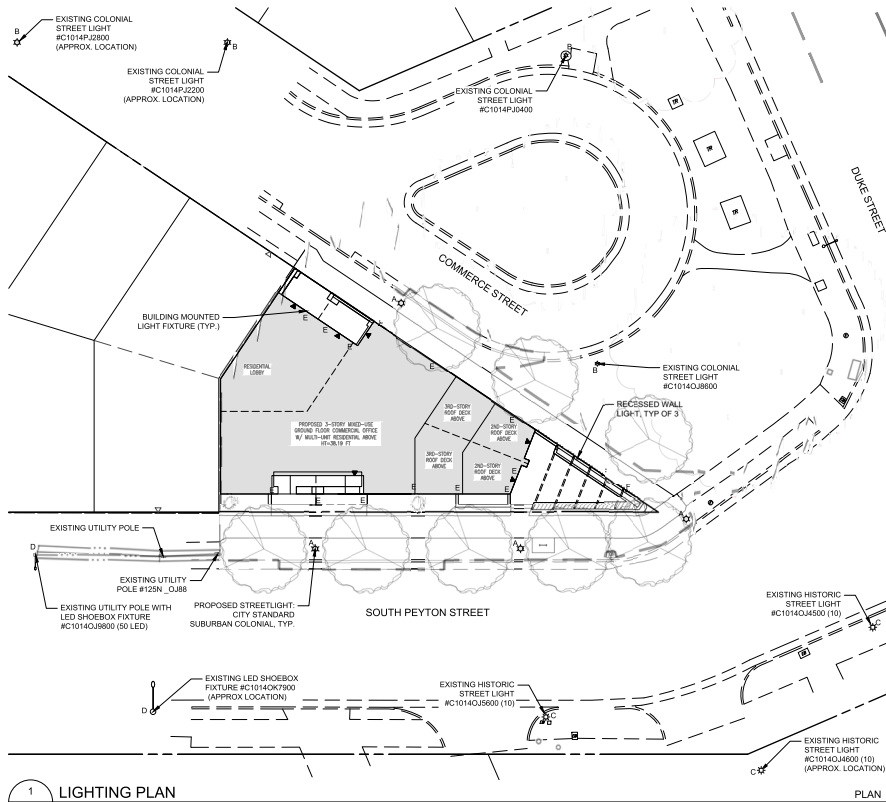
URBAN TREE TABULATIONS					
PLAN KEY	QUANTITY	PLAN LOCATION	PROJECTED 20 YR. CANOPY* (SF PER TREE)	IMPERVIOUS AREA UNDER CANOPY* (SF PER TREE)	IMPERVIOUS AREA GREATER THAN 50% OF PROJECTED 20 YR CANOPY* (Y/N)
USR	1	STREET TREE 1	1,250	1,063	Y
GTI	1	STREET TREE 2 (REPLACEMENT)	750	410	Y
QF	1	STREET TREE 3	1,250	939	Y
CO	1	STREET TREE 4	1,250	920	Y
QF	1	STREET TREE 5	1,250	1,045	Y
CO	1	STREET TREE 6	1,250	1,046	Y
QF	1	STREET TREE 7	1,250	1,002	Y
GTI	1	STREET TREE 8 (REPLACEMENT)	750	110	N
TOTAL URBAN TREES					
7					
*Refer to Landscape Guidelines Chapter 3 Canopy Coverage					

<h1 style="margin: 0;">APPROVED</h1> <h2 style="margin: 0;">SPECIAL USE PERMIT NO. _____</h2>		
DEPARTMENT OF PLANNING & ZONING		
DIRECTOR _____	DATE _____	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
SITE PLAN NO. _____		
DIRECTOR _____	DATE _____	
CHAIRMAN, PLANNING COMMISSION _____		
DATE RECORDED _____		
INSTRUMENT NO. _____	DEED BOOK NO. _____	DATE _____

PRELIMINARY PLAN

220 SOUTH PEYTON STREET
CITY OF ALEXANDRIA, VIRGINIA

REVISIONS:



2 PHOTOMETRIC PLAN
Scale: 1/16" = 1'-0"

Symbol	Label	QTY	Catalog Number	Description	Number Lamps	Lumens per Lamp	LLF	Wattage
	A	2	LXF LXT-PA1-SD-730-L T-3A	DECORATIVE POST TOP LUMINAIRE (1) TO CIP, 300K, 370W LIGHT ENGINE WITH 24 LED AND TYPE III OPTICS AND REFLECTOR PANELS	24	140	0.92	31
	A1	2	LXF LXT-PA1-SD-730-L T-3A	DECORATIVE POST TOP LUMINAIRE (1) TO CIP, 300K, 370W LIGHT ENGINE WITH 24 LED AND TYPE III OPTICS AND REFLECTOR PANELS	24	233	0.92	54
	B	4	LXF LXT-PA1-SD-730-L T-3A	DECORATIVE POST TOP LUMINAIRE (1) TO CIP, 300K, 370W LIGHT ENGINE WITH 24 LED AND TYPE III OPTICS AND REFLECTOR PANELS	24	140	0.92	31
	C	3	V98785-G3-F-3W3	Sawgrass Post Top LED (V98711) Between LED and top lamp (V98785) 80 LED, 300W CCT: TYPE 3 OPTIC, REFLECTOR PANELS	1	8018	0.92	84,861.40
	D	2	ATMBC P102 R3 3K	Aurora Mini P102 Package Roadway Type 1 300W	1	3725	0.92	29
	E	13	24119K3	Selected as equivalent to Sunline Fluor 3- Light 27" with (2) 4W A19 E26 lamps	1	1842	0.92	18
	F	3	24029K3	Recessed wall light with street light distribution, 200W	1	266	0.92	5

SEE SHEET L302 FOR ADDITIONAL FIXTURE INFORMATION

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Cable Zone #1	+	1.5 fc	6.1 fc	0.0 fc	N/A	N/A
Commerce St Roadway	X	1.4 fc	2.3 fc	0.0 fc	4.6:1	2.8:1
Commerce St Sidewalk	X	2.0 fc	5.7 fc	0.7 fc	8.1:1	2.9:1
Peyton St Roadway	X	2.1 fc	6.1 fc	0.6 fc	10.2:1	3.5:1
Peyton St Sidewalk	X	2.5 fc	4.9 fc	1.2 fc	4.1:1	2.1:1

DISCLAIMER: This photometric plan was generated by an application designer using Visual8 lighting application software and is not a professional engineering drawing, and the design, including specified data and calculated results, is for informational purposes only, without any warranty as to accuracy, considerations, liability or otherwise. Such design is the result of calculations made using the Visual8 software, photometric data and data measured in a laboratory, and certain assumptions and modeling assumptions.

Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

APPROVED SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DATE: _____

SITE PLAN NO. _____

DATE: _____

DATE RECORDED: _____

RECORD NO. _____ DEED BOOK NO. _____ DATE: _____

AVENS + HEATH
LANDSCAPE ARCHITECTURAL SERVICES
AVENS + HEATH, LLC
707 BEALL AVE, ROCKVILLE, MD 20850
(301)76-3449



220 SOUTH PEYTON STREET
CITY OF ALEXANDRIA, VIRGINIA

REVISIONS:

LIGHTING PLAN


DESIGN: CO
DRAWN: SS
CHECKED: CO

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

PROJECT NO: 25019
DATE: 10.24.2020

L301

PRELIMINARY PLAN



SUBURBAN COLONIAL

THE SUBURBAN IS A SMALLER COLONIAL STYLE LUMINAIRE FREQUENTLY DESIRED AS A YARD LIGHT BY RESIDENTIAL CUSTOMERS.

- BASIC STYLE LUMINAIRE
- 3000K COLOR TEMPERATURE
- TYPE III & TYPE V LIGHTING PATTERN
- BLACK HOUSING
- CLEAR REFRACTIVE ACRYLIC LENS PANELS
- 70W, 100W, 150W HED EQUIVALENTS

Comparable LED luminaire	Finish Color	LED Lamp	Lighting Pattern	Operating Color Temperature (K)	Wattage (Watt)	Beam Angle	Wing Type	FLA	R-0-0 Rating	Mounting Height (ft)	Luminaire Stock #	WMIS CU Code
90	Black	100W	Type II	3000K	80	0.33	2	100	1.21	10-12	42121174	42004M030000
90	Black	100W	Type II	3000K	80	0.33	2	100	1.21	10-12	42121174	42004M030000
100	Black	120W	Type II	3000K	90	0.34	2	100	1.21	12-14	42121180	42004M030000
100	Black	120W	Type II	3000K	90	0.34	2	100	1.21	12-14	42121180	42004M030000
150	Black	150W	Type II	3000K	100	0.32	2	100	1.21	12-14	42121181	42004M030000
150	Black	150W	Type II	3000K	100	0.32	2	100	1.21	12-14	42121181	42004M030000
150	Black	150W	Type II	3000K	100	0.32	2	100	1.21	12-14	42121181	42004M030000
150	Black	150W	Type II	3000K	100	0.32	2	100	1.21	12-14	42121181	42004M030000

FIXTURE A: 70W
FIXTURE A1: 100W

SUBURBAN COLONIAL

REVISION DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
ALEXANDRIA, VIRGINIA

CSSC-1
PAGE 70

Dominion Energy Outdoor Lighting Pole Specifications
Smooth Round Tapered Composite for Post Top Luminaires



Smooth round tapered composite poles constructed of heavy duty fiberglass reinforced pigmented polyester resin for single pole top luminaires. Poles are directly embedded for use with underground supplied conductors only.

Light fixtures that match well with this pole include:

- All LED Acorn styles
- All LED Colonial styles
- Premium LED Cutoff styles
- Premium LED Lantern styles

POLE SPECIFICATIONS

FIXTURE MOUNTING HEIGHT (ft)	TOTAL POLE LENGTH (ft)	BUTT DIAMETER (in)	GROUNDING DIAMETER (in)	EMBED or ANCHOR BASE	FINISH COLOR	WMIS CU	POLE ONLY STOCK #
8.0	11.0	5.2	4.7	Embed	Black RAL-9017	PF11	50499000
10.0	13.0	5.6	5.0	Embed	Black RAL-9017	PF13	50500000
12.0	16.0	6.3	5.4	Embed	Black RAL-9017	PF16	42124132
14.0	18.0	6.7	5.8	Embed	Black RAL-9017	PF18	50501000

Many localities have restrictions on light distribution and placement of outdoor lighting equipment. Consult with your local government before selecting outdoor lighting equipment.

1 STREET LIGHT FIXTURE A
L302 Scale: N.T.S. CITY STANDARD

Ren 2-Light Outdoor Wall Sconce
By Eurofase

Ren 2-Light Outdoor Wall Sconce
By Eurofase

Product Options

Finish: Satin Black

Dimensions

Backplate: Width 5.5", Height 23.25"
Fixture: Width 5.5", Height 23.25", Depth 6", Weight 7Lbs

Lamp Type	LED
Total Lumens	3000.0
# of Bulbs	2 (Not Included)
Bulb Type	14W A19 E26
Volts	120
Color Temp	2700 (Warm)
Average Lifespan (Hours)	15,000
CRU	90
Equivalent Halogen, CFL or LED Bulb Can Be Used	Yes

Additional Details

Product URL:
<https://www.lumens.com/ren-2-light-outdoor-wall-sconce-by-eurofase-ERF2186712.html>
Rating: ETL Listed Wet

ITEM#: ERF2186712

Created September 23rd, 2023

LUMENS
CALL US 877-875-3619



Notes:



Prepared by:
Janae
Bryan
Kulinski
Group
Architects
194 N
West
Street
Alexandria,
VA 22314

Prepared for:
Project:
Room:
Drawn:
Approved:

Recessed wall luminaire - Shielded

Application:
Recessed wall luminaire with shielded light distribution for glare-free illumination of ground surfaces, building entrances, stairs and pathways.

Materials:
Clear safety glass with optical feature
BEGA Taper II, a 3-layer finishing technology for increased corrosion protection
Mechanically captive stainless steel fasteners
Stainless steel screw clamps
Composite insulation housing
NRTL listed to North American Standards, suitable for wall locations
Protection class IP 65

Weight: 2.2 lbs.

Electrical:
Operating voltage: 120-277VAC
Minimum start temperature: -20°C
LED module wattage: 2.5W
System wattage: 5.0W
Connectability: 0-10V dimmable
Color rendering index: Ra > 80
Luminaire lifetime: 22,000 hrs
LED service life L70: 60,000 hrs

BEGA can supply you with suitable LED replacement modules for up to 30 years after the purchase of LED luminaires - see website for details

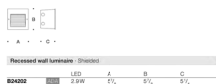
Finish:
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidrop® film provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable, premium powder, optionally available RAL, lacquer, and premium colors provided in polyester powder and/or liquid paint.

Available colors:
Black (B10)
Silver (B10)
Natural Surface (N10)
C100

Bronze (B10)
White (B10)
RAL:
RAL:

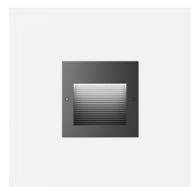
Available options:
C100 Custom finish
M01 Marine powder undercoat
N10 Natural finish (premium finish)
RAL Classic, matte finish

Included (available for pre-shipping):
Insulation housing



BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805)664-0033 info@bega-us.com
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BEGA



2 BUILDING WALL FIXTURE E
L302 Scale: N.T.S. CUT SHEET

3 RECESSED WALL FIXTURE F
L302 Scale: N.T.S. CUT SHEET

AVENS + HEATH
LANDSCAPE ARCHITECTURAL SERVICES

AVENS + HEATH, LLC
707 BEALL AVE, ROCKVILLE, MD 20850
(301)76-3449



220 SOUTH PEYTON STREET
CITY OF ALEXANDRIA, VIRGINIA

REVISIONS:

LIGHTING DETAILS

DESIGN: CO
DRAWN: SS
CHECKED: CO

SCALE: NTS



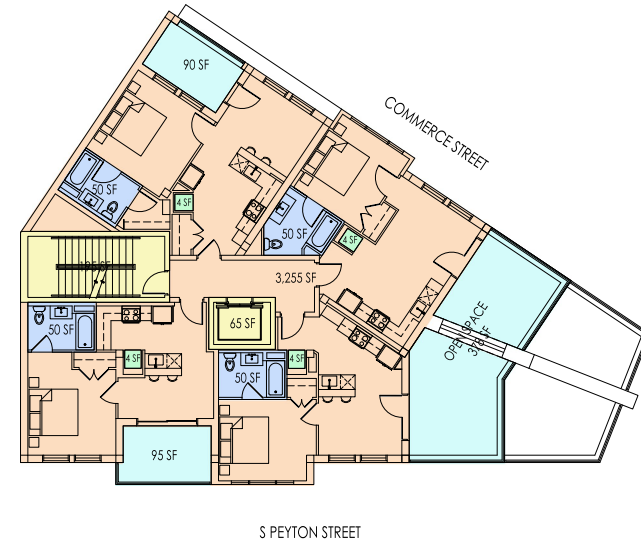
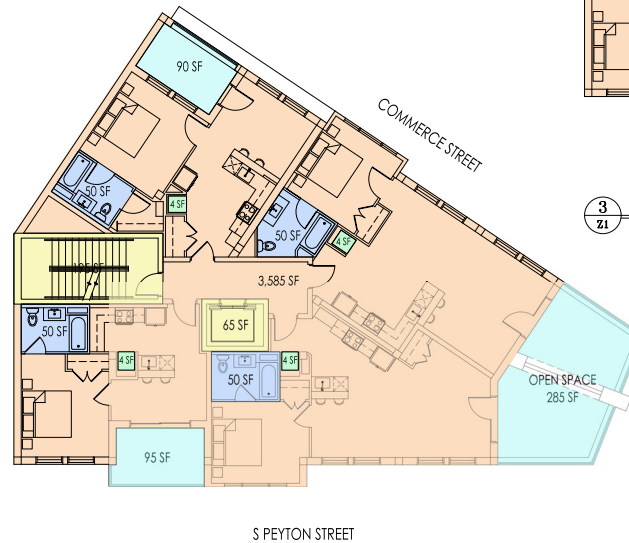
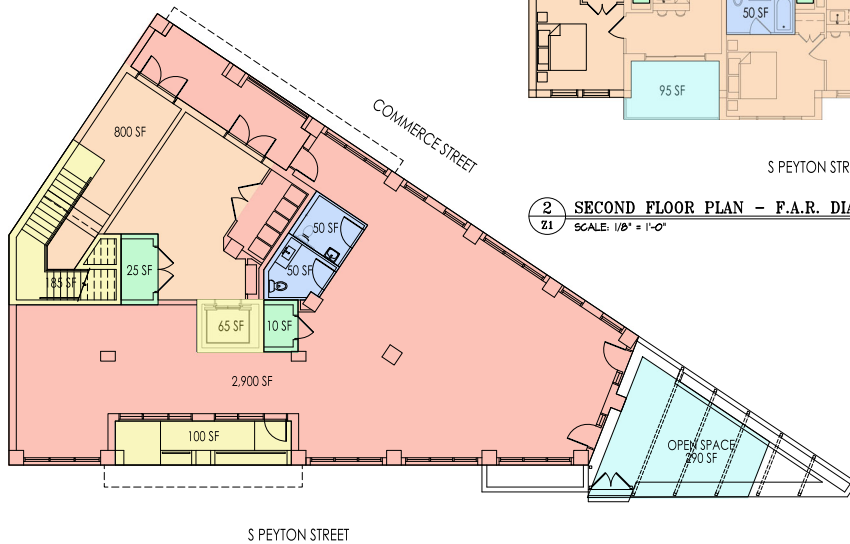
PROJECT NO: 25019
DATE: 10.24.2023

L302

PRELIMINARY PLAN

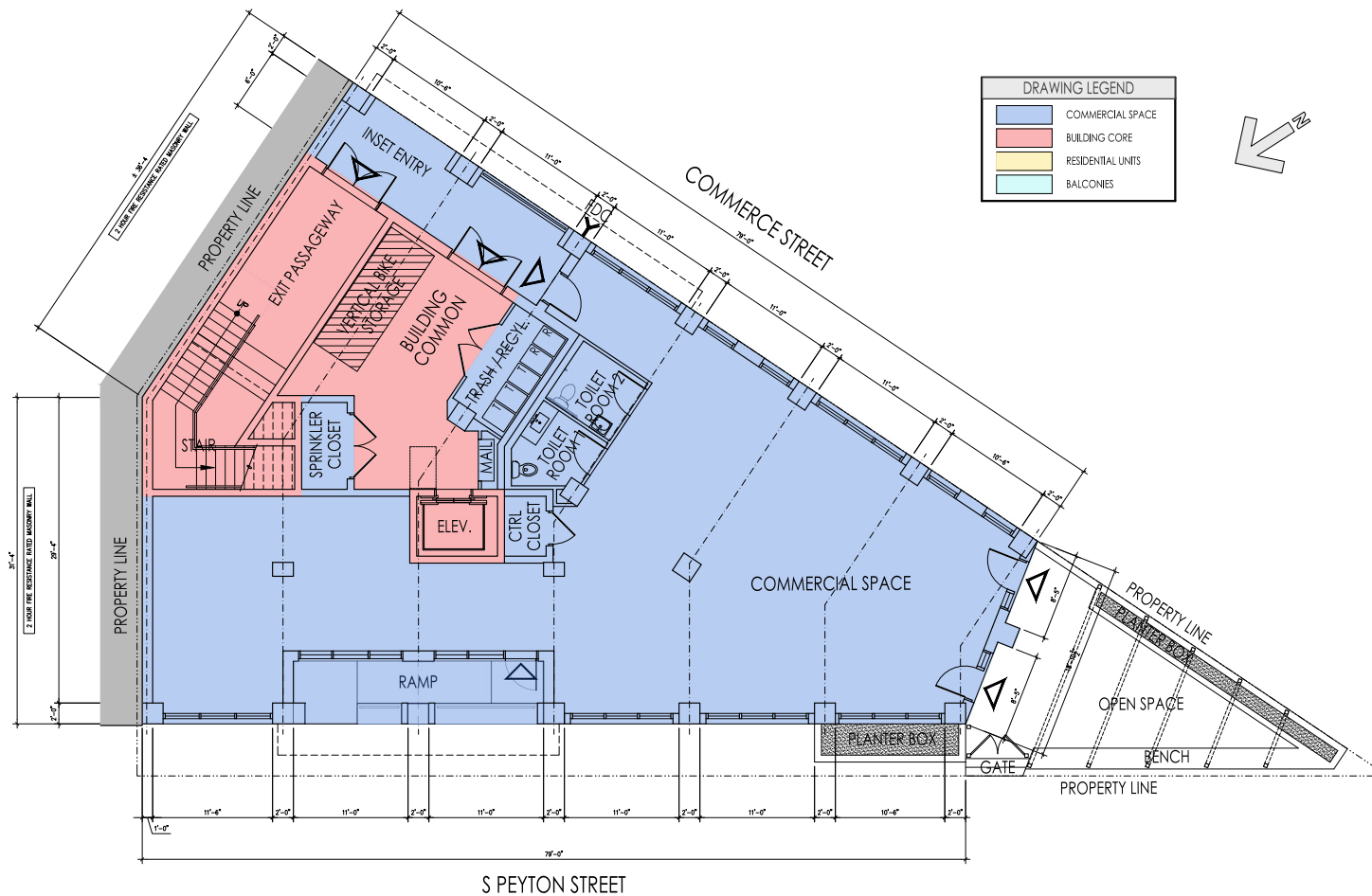
APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR _____ DATE _____
CHIEF, PLANNING COMMISSION _____ DATE _____
DATE RECORDED _____
RECORDING NO. _____ DEED BOOK NO. _____ DATE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

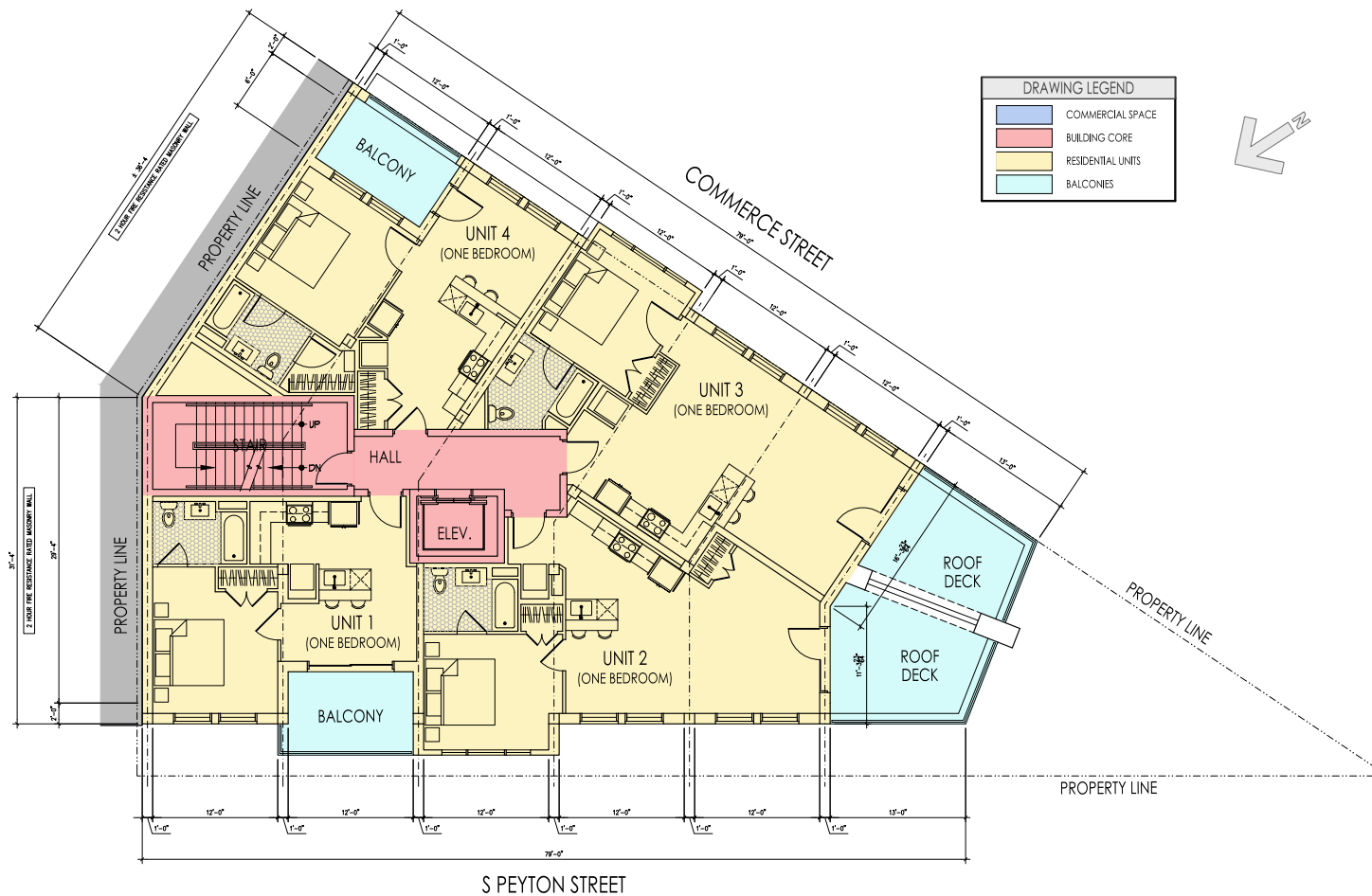
PROPOSED BUILDING FLOOR AREAS								
LOT AREA	4,381.5							
FLOOR	GROSS FLOOR AREA (SF)	EXCLUDED AREAS PER 2-145(B)					COMMERCIAL FLOOR AREA (SF)	RESIDENTIAL FLOOR AREA (SF)
		STAIRS	ELEVATOR	LAVATORIES	MECH / UTILITIES	BALCONIES / OVERHANGS		
GROUND FLOOR	3,700 SF	185 SF	65 SF	100 SF	35 SF		2,700 SF	615 SF
2ND FLOOR	3,585 SF	195 SF	65 SF	200 SF	16 SF	470 SF		2,639 SF
3RD FLOOR	3,255 SF	195 SF	65 SF	200 SF	16 SF	563 SF		2,216 SF
TOTALS	10,540 SF	575 SF	195 SF	500 SF	67 SF	1,033 SF	2,700 SF	5,470 SF
TOTAL FAR AREA (COMMERCIAL + RESIDENTIAL)							8,170 SF	

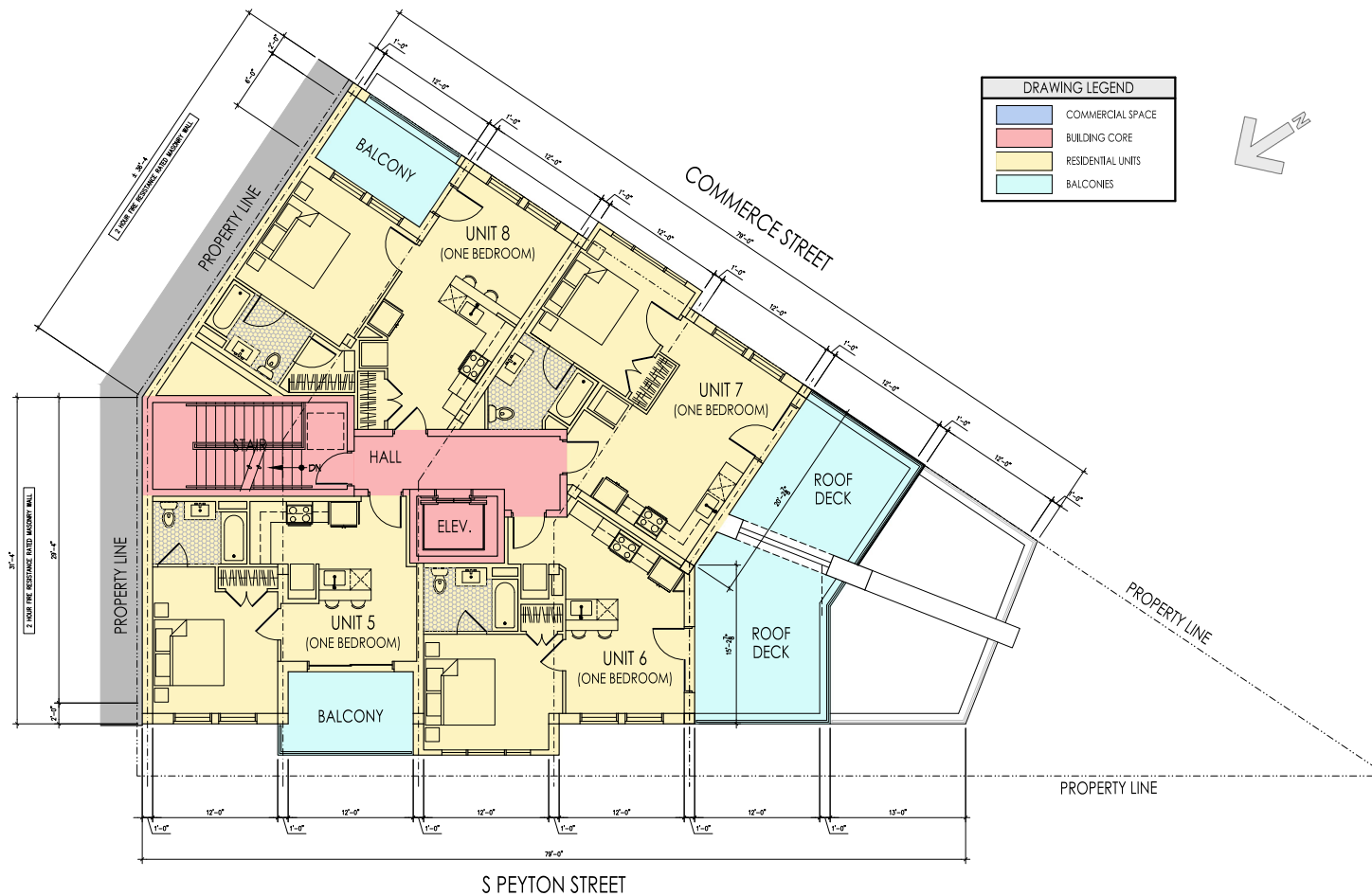


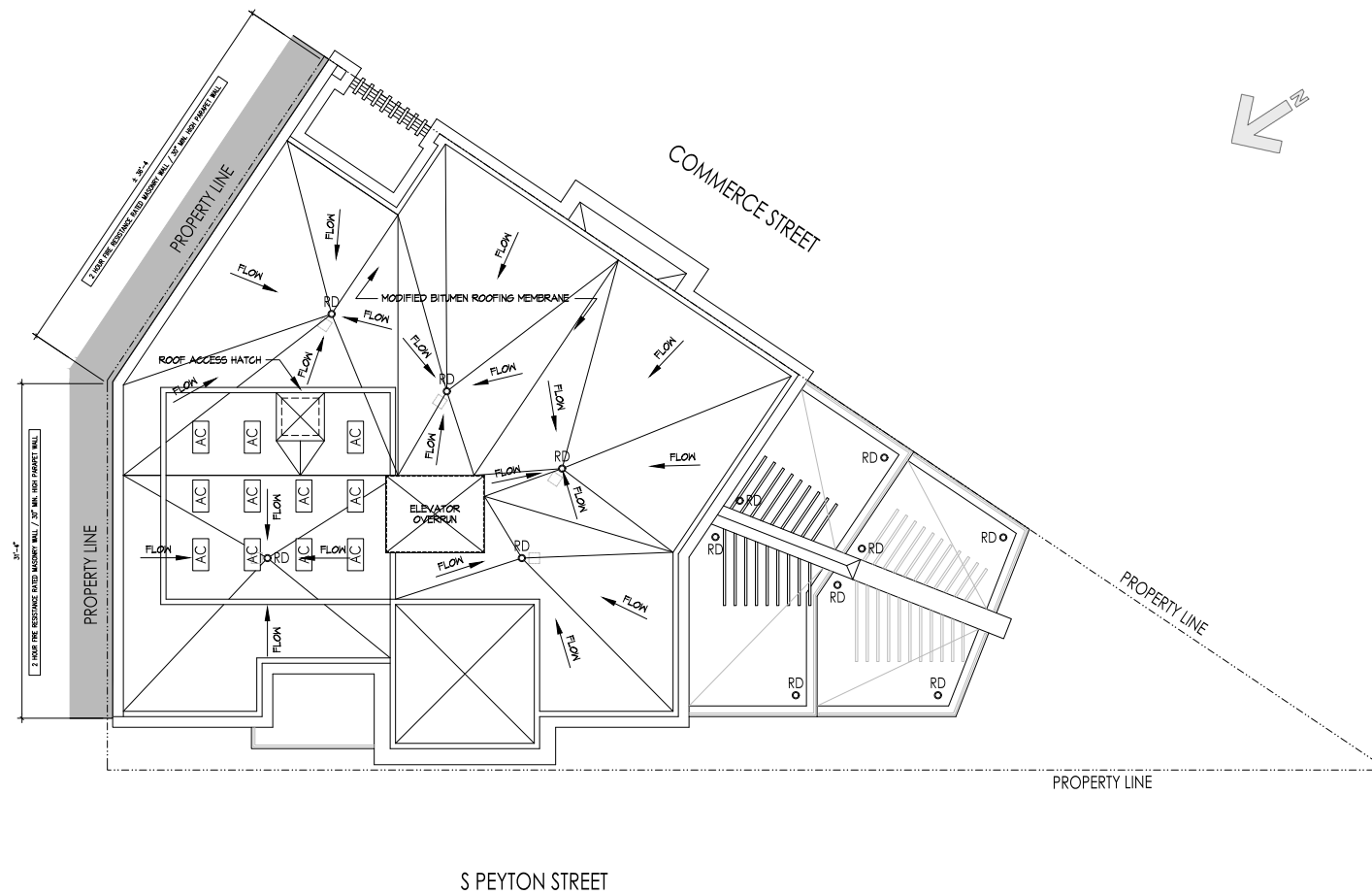
DRAWING LEGEND	
	COMMERCIAL SPACE
	RESIDENTIAL SPACE
	BATHROOM
	STAIR / RAMP / ELEV.
	PORCH / BALCONY
	MECH / UTILITY

BUILDING UNIT MIX	
FLOOR	1 BED 1 BATH
GROUND FLOOR	0
2ND FLOOR	4
3RD FLOOR	4
TOTAL	8









ROOF PLAN

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



KULINSKI
GROUP ARCHITECTS P.C.
KULINSKIGROUP.COM | 703.836.7243

WINDMILL HILL - 220 S PEYTON STREET
220 S PEYTON STREET ALEXANDRIA, VA 22314

ROOF PLAN



REVISIONS

PROJECT NUMBER 2520		
DATE 10/01/2025		
SCALE 3/16" = 1'-0"		
DRAWN KGA	DESIGNED KGA	APPROVED

SHEET NUMBER

A4

2426-PLANS

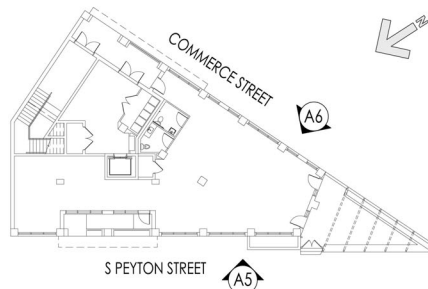
DRAWING KEY - MATERIAL TAGS			
(A) ALUMINUM CLAD DOOR	(F) BRICK ACCENT BAND	(K) SYNTHETIC TRIM HVAC SCREEN	(P) 6'-0" TALL METAL GATE
(B) ALUMINUM CLAD WINDOW	(G) CAST STONE ACCENT BAND	(L) METAL WIRE MESH SCREEN	(Q) METAL WIRE
(C) METAL CORNICE	(H) SYNTHETIC TRIM	(M) SYNTHETIC CORBEL / BRACKET	(R) METAL OVERHEAD FRAMES
(D) BRICK VENEER	(I) WALL HUNG SCONCE LIGHT	(N) CORRUGATED METAL PANELS	(S) WOOD PRIVACY SCREEN
(E) CAST STONE VENEER	(J) STEEL DOOR	(O) METAL RAIL	(T) BRICK CORNICE

ALL SYNTHETIC TRIM TO BE SMOOTH TEXTURE, SOLID CORE AND PAINTABLE



FRONT / S PEYTON STREET ELEVATION

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



KEY PLAN - ELEVATION VIEW LOCATION

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

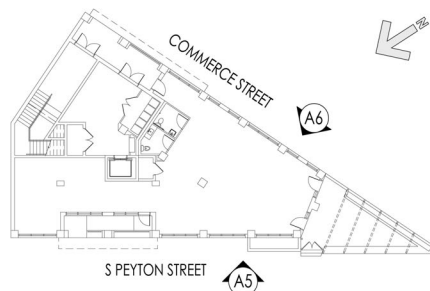
DRAWING KEY - MATERIAL TAGS			
(A) ALUMINUM CLAD DOOR	(F) BRICK ACCENT BAND	(K) SYNTHETIC TRIM HVAC SCREEN	(P) 6'-0" TALL METAL GATE
(B) ALUMINUM CLAD WINDOW	(G) CAST STONE ACCENT BAND	(L) METAL WIRE MESH SCREEN	(Q) METAL WIRE
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(E) CAST STONE VENEER	(J) STEEL DOOR	(O) METAL RAIL	(T) BRICK CORNICE

ALL SYNTHETIC TRIM TO BE SMOOTH TEXTURE, SOLID CORE AND PAINTABLE



REAR / COMMERCE STREET ELEVATION

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



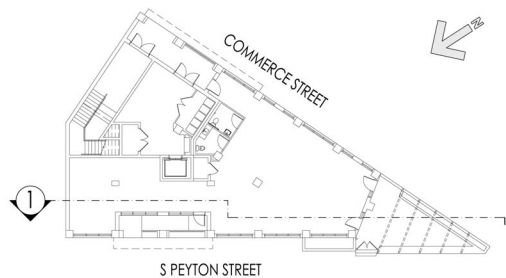
KEY PLAN - ELEVATION VIEW LOCATION

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



BUILDING SECTION / BUILDING HEIGHT DIAGRAM
NOTE: FULLY SPRINKLERED NFPA 13

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



KEY PLAN - SECTION CUT LOCATION
SCALE: 1/16" = 1'-0"

DRAWING LEGEND	
	1 HR VERTICAL FIRE RESISTANCE
	2 HR HORIZONTAL FIRE RESISTANCE
	1/2 HR VERTICAL FIRE RESISTANCE
	1/2 HR HORIZONTAL FIRE RESISTANCE

MODEL VIEWS ARE INTENDED TO REPRESENT ARCHITECTURAL BUILDING FORMS, FEATURES, AND MATERIALS. LANDSCAPE AND SITE DESIGN ELEMENTS ARE ILLUSTRATIVE ONLY.



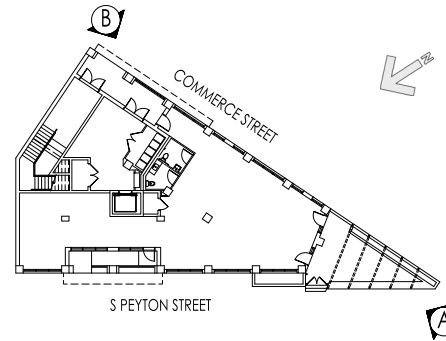
VIEW A - LOOKING NORTHEAST FROM S PEYTON STREET
NOT TO SCALE



VIEW B - LOOKING SOUTHWEST FROM COMMERCE STREET
NOT TO SCALE



VIEW FROM ABOVE - FROM THE CORNER OF S PEYTON STREET AND COMMERCE STREET
NOT TO SCALE



KEY PLAN - MODEL VIEW LOCATIONS
SCALE: 1/16" = 1'-0"