

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 DETAIL BELOW FOR SECTION SHOWING COMPLIANCE.

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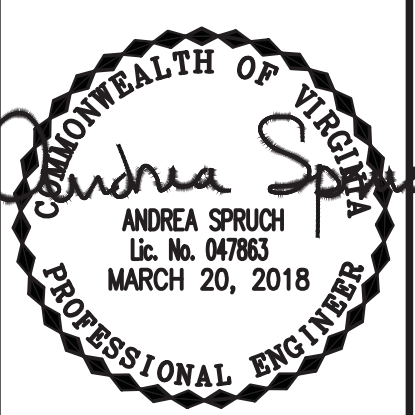
EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.

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.

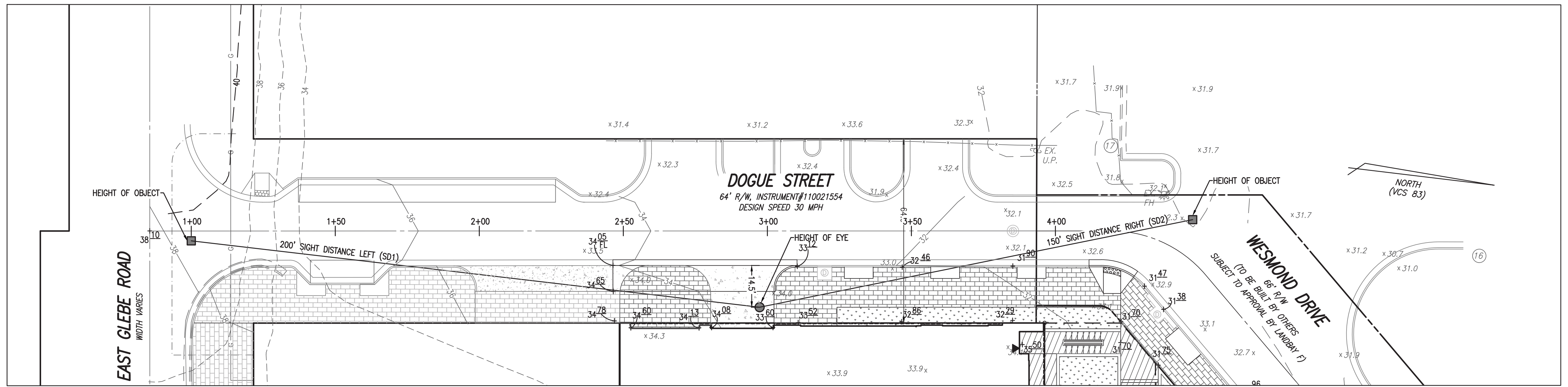
APPROVED
SPECIAL USE PERMIT NO. 2017-0017
DEPARTMENT OF PLANNING & ZONING

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

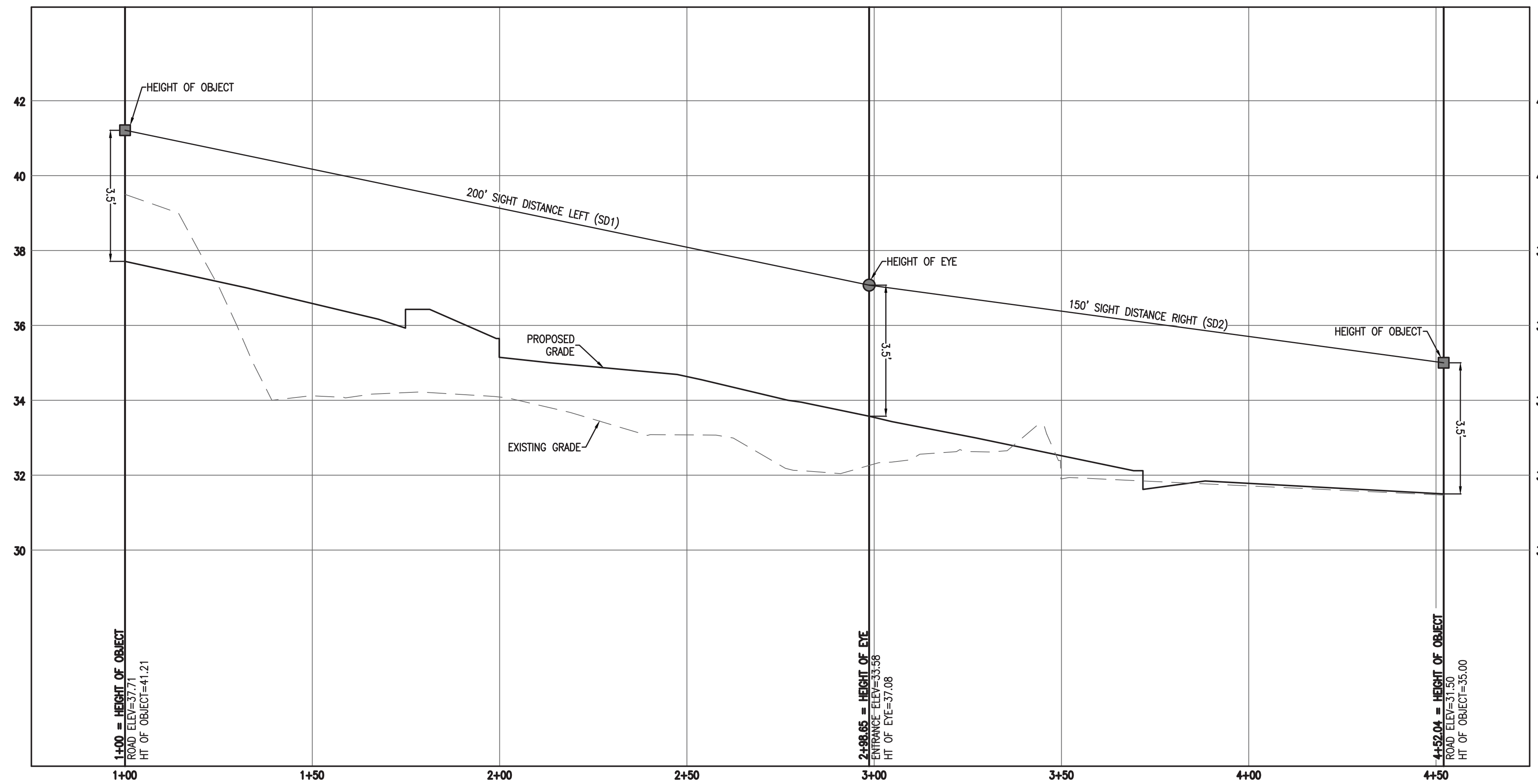


PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
AMERICAN PHYSICAL THERAPY ASSOCIATION
POTOMAC YARD-LANDBAY G-A-1
3030 POTOMAC AVENUE
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION



DOGUE STREET SIGHT DISTANCE PLAN VIEW
SCALE 1" = 20'



DOGUE STREET SIGHT DISTANCE PROFILE
SCALE - HORIZ: 1" = 20', VERT. 1" = 2'

SIGHT DISTANCE EXISTING GRADE NOTE:

THE EXISTING SIGHT DISTANCE GRADES SHOWN ON THIS SHEET WERE TAKEN FROM A COMBINATION OF FIELD SURVEYED EXISTING CONDITIONS AND FROM EXISTING CONDITION GRADES AS SHOWN WITH CITY APPROVED PLAN "LANDBAY G-INFRASTRUCTURE PLAN" DSP2007-0022.

SIGHT DISTANCE PROPOSED GRADE NOTE:

THE PROPOSED SIGHT DISTANCE GRADES SHOWN ON THIS SHEET WERE TAKEN FROM A COMBINATION OF THE SUBJECT PROJECT'S PROPOSED GRADING AND PROPOSED CONDITION GRADES AS SHOWN WITH CITY APPROVED PLANS "LANDBAY G-INFRASTRUCTURE PLAN" DSP2007-0022 AND "NATIONAL INDUSTRIES FOR THE BLIND" DSUP2014-0028.

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APPROVED
SPECIAL USE PERMIT NO. 2017-0017

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. _____ DATE _____

R.C. FIELDS & ASSOCIATES, INC.
ENGINEERING • LAND SURVEYING • PLANNING
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Alexandria, Virginia 22314
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ANDREA SPRUCH
Lic. No. 047853
MARCH 20, 2018
PROFESSIONAL ENGINEER

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT
AMERICAN PHYSICAL THERAPY ASSOCIATION
POTOMAC YARD-LANDBAY G-A-1
3030 POTOMAC AVENUE
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ACS
DRAWN: ABH
SCALE: AS NOTED
DATE: FEB. 2018

SIGHT DISTANCE PLAN AND PROFILE

SHEET 12 OF 16
FILE: 17-145

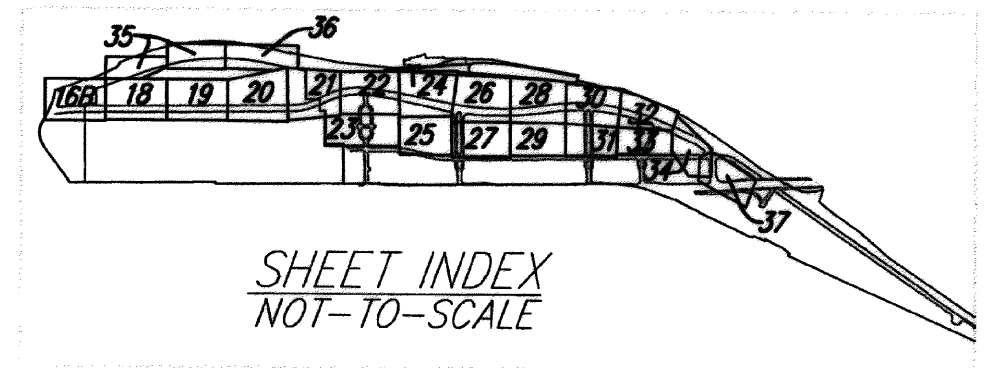
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SITE PLAN
POTOMAC YARD AND
POTOMAC AVENUE AND
EAST/WEST ROADS
 CITY OF ALEXANDRIA, VIRGINIA

NO.	DATE	DESCRIPTION

- NOTES:**
- ALL PROPOSED VIRGINIA POWER DUCT BANKS ARE 8"-8" UNLESS OTHERWISE NOTED.
 - ALL PROPOSED CABLE LINES ARE 4" PVC CONDUIT.
 - LANDSCAPE "X" PARK FACILITIES & PROP. GRADING ARE CONCEPTUAL AND SUBJECT TO CHANGE WITH PRELIMINARY/FINAL DESIGN OF LANDSCAPE "X".
 - EX. LIGHT POLES, SIGNS, ETC. ALONG POTOMAC AVE. SHALL BE PROTECTED DURING CONSTRUCTION. IF REQUIRED, SIGNS, ETC. CONTRACTOR SHALL REMOVE AND REPLACE LIGHTS ONCE CONSTRUCTION IS COMPLETE.
 - ALL PRIVATE UTILITIES WITHIN PUBLIC ROW SUBJECT TO VEHICLE LOADING WILL BE H-20 LOADING COMPATIBLE.
 - CONTRACTOR HAVE TO DRAIN EXISTING POND P-2 TO GRADE OUT AND VERIFY EXISTING BOTTOM MEETS THE CONTOUR SHOWN.
 - PHASE EROSION AND SILTATION CONTROL IS ON A SEPARATE PLAN.
 - EASEMENT SHOWN 20' SANITARY FORCE MAIN TO BE VACATED WITH R.O.W. PLAT. THE 20' SANITARY FORCE MAIN WAS PREPARED UNDER SEPARATE PLAN TITLED "OFFSITE FORCE MAIN POTOMAC YARD ALEXANDRIA, VIRGINIA".
 - HANDICAP RAMPS IDENTIFIED AS CG12C ARE MODIFIED PER DETAIL ON SHEET 105.
 - REFER TO LANDSCAPE SHEETS FOR LOCATIONS AND SPECIES OF STREET TREES. STREET TREES ALONG THE EAST AND WEST SIDES OF POTOMAC AVENUE SHALL BE INSTALLED WITH ADJACENT LANDSCAPES AND THE MEDIAN WILL BE INSTALLED FULLY WITH THE CONSTRUCTION OF POTOMAC AVENUE. STREET LIGHTS WILL BE ADJUSTED IN CONJUNCTION WITH THE DESIGN OF EACH LANDSCAPE IN ACCORDANCE WITH THE POTOMAC YARD URBAN DESIGN GUIDELINES.
 - CURB CUTS TO POTOMAC AVENUE FROM LANDSCAPE F WILL BE REEVALUATED DURING ANY SUBSEQUENT REDEVELOPMENT PROPOSALS/APPROVALS OF LANDSCAPE F.

- LEGEND**
- EX. CONTOUR
 - EXISTING SPOT ELEVATION
 - EX. TREE LINE
 - EX. STORM SEWER (STM. SEW)
 - EX. SANITARY SEWER (SAN.)
 - EX. GAS LINE
 - EX. CURB & GUTTER
 - EX. EDGE OF PAVEMENT
 - EX. FENCE (ALL TYPES)
 - EX. OVERHEAD UTILITY LINE
 - EX. WATER LINE (W/L)
 - EX. TREES
 - EX. SANITARY STRUCTURE NUMBER
 - EX. STORM STRUCTURE NUMBER
 - EX. GUY WIRE
 - EX. SIGN
 - FLOW DIRECTION
 - HANDICAP RAMP
 - EX. LIGHT
 - EX. STORM MANHOLE
 - EX. SANITARY MANHOLE
 - EX. LIGHT
 - EX. WATER METER (W/M)
 - EX. WATER VALVE
 - EX. FIRE HYDRANT
 - EX. ELECTRIC MANHOLE
 - EX. ELECTRIC BOX
 - EX. ELECTRIC HAND BOX
 - EX. TELEPHONE MANHOLE
 - EX. POWER POLE
 - EX. GAS VALVE
 - EX. FIRE HYDRANT
 - LIMITS OF CONSTRUCTION
 - PROPOSED CONTOUR
 - PROPOSED SPOT ELEVATION
 - PROPOSED STORM SEWER
 - PROPOSED SANITARY SEWER
 - PROPOSED WATER LINE
 - PROPOSED CURB AND GUTTER
 - TEST PIT REQUIRED
 - F.H. PROPOSED FIRE HYDRANT
 - PROPOSED STREET LIGHT
 - RIGHT-OF-WAY (R.O.W.)
 - PROPOSED WATER METER
 - TBR TO BE REMOVED
 - TBRE TO BE RELOCATED
 - TBV TO BE VACATED
 - PROPOSED TREE PIT
 - PROPOSED STANDARD PARKING SPACE
 - PROPOSED COMPACT PARKING SPACE
 - PROPOSED CABLE
 - PROPOSED GAS
 - PROPOSED 4-4" & 8-4" TELEPHONE

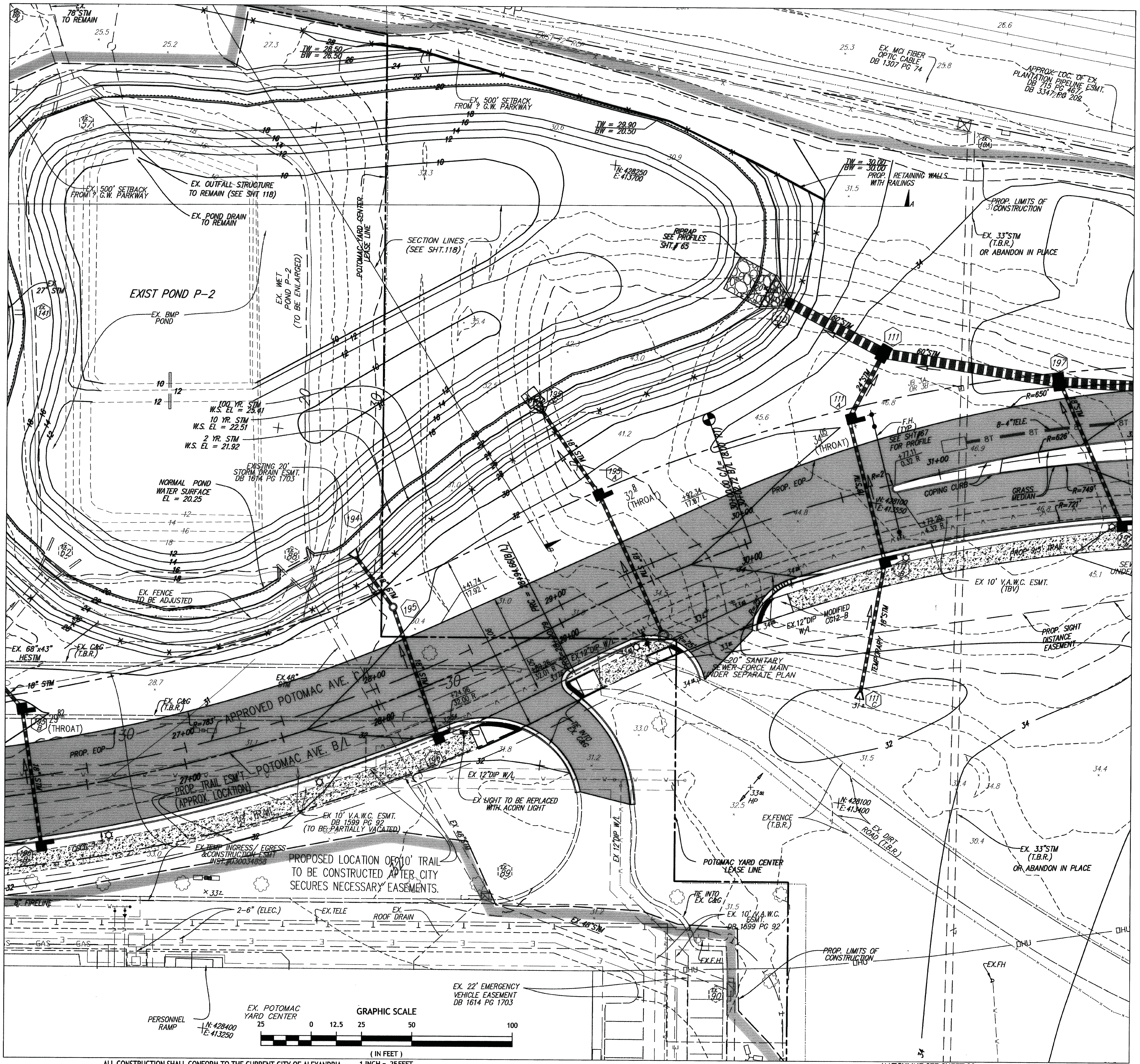


ALL STATION / OFFSETS ARE FROM THE APPROVED POTOMAC AVENUE CENTERLINE

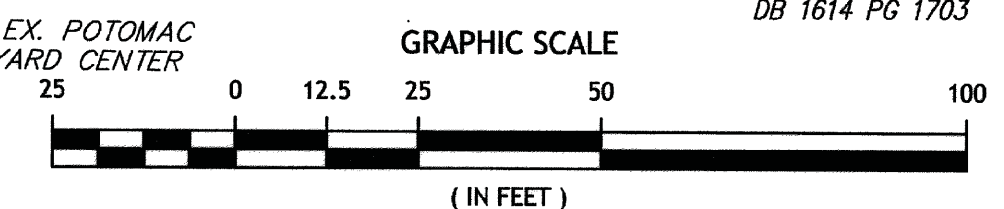
APPROVED SPECIAL USE PERMIT NO. DSP#2005-0038
 DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE
 DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
 SITE PLAN No. 9/7/10
 DIRECTOR DATE

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



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



BMP POND DESIGN

EXISTING WET POND P-2

DRAINAGE AREAS:
EXISTING:
DA = 38.48 AC Cw = 0.81
PROPOSED:
DA = 33.12 AC Cw = 0.81
TOTAL:
DA = 71.60 AC Cw = 0.81

STORAGE VOLUME REQUIRED:
VOLUME REQUIRED PER ACRE = 1816Cw = (1816)(0.81) = 1,471 CF/AC
TOTAL REQUIRED VOLUME = (1,471)(71.60)(4) = 421,294 CF

STORAGE VOLUME PROVIDED = 494,348 CF

**POTOMAC YARD INFRASTRUCTURE PLAN
EXISTING WET POND P-2 INFLOW HYDROGRAPHS**

Tc = 10 Min A = 71.60 Ac C = 0.81 CA = 57,986

TIME (MIN)	2-YR I (in/hr)	10-YR I (in/hr)	100-YR I (in/hr)	2-YR Q (cfs)	10-YR Q (cfs)	100-YR Q (cfs)
0	0.00	0.00	0.00	0.00	0.00	0.00
5	3.46	3.84	4.77	200.67	222.70	345.80
10	4.80	7.00	10.50	278.38	405.97	761.20
15	4.10	5.90	8.80	237.78	342.18	637.96
20	3.50	5.10	7.50	202.99	295.78	543.71
25	3.15	4.55	6.65	182.69	263.88	482.09
30	2.80	4.00	5.80	162.39	231.98	420.47
35	2.55	3.65	5.35	147.89	211.69	387.85
40	2.30	3.30	4.90	133.39	191.39	355.23
45	2.15	3.10	4.60	124.69	179.79	333.48
50	2.00	2.90	4.30	115.99	168.19	311.73
55	1.88	2.70	4.05	109.03	156.59	293.60
60	1.75	2.50	3.80	101.49	144.99	275.48
65	1.70	2.43	3.68	98.35	140.64	266.42
70	1.64	2.35	3.55	95.21	136.29	257.36
75	1.59	2.28	3.43	92.07	131.94	248.30
80	1.53	2.20	3.30	88.93	127.59	239.24
85	1.48	2.13	3.18	85.79	123.24	230.17
90	1.43	2.05	3.05	82.65	118.89	221.11
95	1.37	1.98	2.93	79.51	114.54	212.05
100	1.32	1.90	2.80	76.36	110.19	202.99
105	1.26	1.83	2.68	73.22	105.84	193.92
110	1.21	1.75	2.55	70.08	101.49	184.86
115	1.15	1.68	2.43	66.94	97.14	175.80
120	1.10	1.60	2.30	63.80	92.79	166.74

EXISTING WET POND P-2 STORAGE VOLUME COMPUTATION

ELEVATION	AREA	H	EXISTING		
			AVERAGE AREA	VOLUME	CUMULATIVE VOLUME
9.3	0	0.2	500	100	100
9.5	1,500	0.5	8,817	4,309	4,409
10	19,012	2	28,924	57,848	62,256
12	40,136	2	43,754	87,508	149,765
14	47,475	2	49,355	98,710	248,475
16	51,259	2	53,179	106,359	354,833
18	55,123	1	56,199	56,199	411,032
19	57,281	0.4	62,250	24,900	435,932
19.4	67,354	0.6	68,326	40,995	476,927
20	69,302	0.25	69,685	17,421	494,348

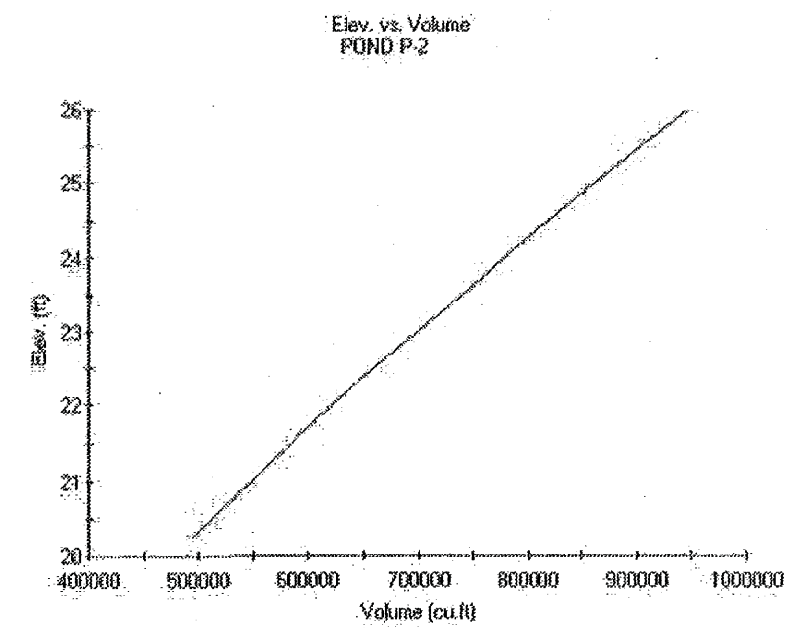
20.25	70,068	0.25	70,451	17,613	511,961
20.50	70,835	0.5	71,800	35,800	547,761
21.00	72,368	0.5	73,133	36,566	584,327
21.50	73,900	0.5	74,665	37,333	621,660
22.00	75,433	0.5	76,172	38,086	659,746
22.50	76,914	0.5	77,653	38,826	698,572
23.00	78,394	0.5	79,133	39,567	738,139
23.50	79,875	0.5	80,614	40,307	778,446
24.00	81,355	0.5	82,221	41,111	819,556
24.50	83,090	0.5	83,956	41,978	861,534
25.00	84,826	0.5	85,802	42,846	904,380
25.50	86,561	0.5	87,427	43,713	948,094
26.00	88,296				

**POTOMAC YARD INFRASTRUCTURE PLAN
EXISTING WET POND P-2
RATING TABLE COMPUTATIONS**

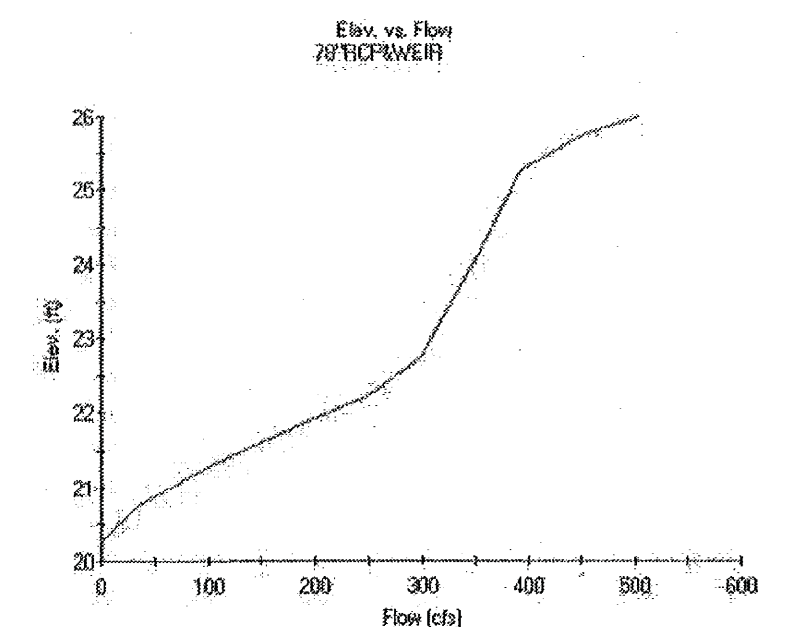
78" RCP Inv. Out = 16.00 A = 33.183 SF

ELEVATIONS (FT)	CULVERT OUTFLOW			
	78" RCP		WEIR	
	H (FT)	Q (CFS)	H (FT)	Q (CFS)
20.25	1.00	125.10	0.0	0.00
20.50	1.25	137.30	0.3	11.63
21.00	1.75	183.30	0.8	60.41
21.50	2.25	189.20	1.3	129.97
22.00	2.75	264.96	1.8	215.30
22.50	3.25	288.04	2.3	313.88
23.00	3.75	309.04	2.8	424.11
23.50	4.25	329.39	3.3	544.89
24.00	4.75	348.22	3.8	675.35
24.50	5.25	366.09	4.3	814.83
25.00	5.75	383.13	4.8	962.77
25.50	6.25	399.44	5.3	1118.72
26.00	6.75	405.00*	5.8	1282.29

*INCLUDES 89.95 CFS THRU EMERGENCY SPILLWAY



STAGE-VOLUME CURVE



STAGE-DISCHARGE CURVE

EXISTING WET POND P-2

Type... Pond Routing Summary Page 8.04
Name... POND P-2 OUT Tag: 2YR Event: 2YR
File... P:\Projects\88-24-B2\C-4888-PY-INFRASTRUCTURE\DESIGN\ENGR\RY-P-2 2YR.PPW
Stor... 2YR Tag: 2YR

2-YEAR STORM

LEVEL POOL ROUTING SUMMARY

HYG Dir = P:\Projects\88-24-B2\C-4888-PY-INFRASTRUCTURE\DESIGN\ENGR\
Inflow HYG file = NONE STORED - POND P-2 IN 2YR
Outflow HYG file = NONE STORED - POND P-2 OUT 2YR

Pond Node Data = POND P-2
Pond Volume Data = POND P-2
Pond Outlet Data = 78"RCP&WEIR

No Infiltration

INITIAL CONDITIONS

Starting WS Elev = 20.25 Ft
Starting Volume = 494348 cu.ft
Starting Outflow = .00 cfs
Starting Infiltr. = .00 cfs
Starting Total Out = .00 cfs
Time Increment = 5.00 min

INFLOW/OUTFLOW HYDROGRAPH SUMMARY

Peak Inflow = 278.37 cfs at 10.00 min
Peak Outflow = 199.21 cfs at 20.00 min
Peak Elevation = 21.92 Ft
Peak Storage = 615547 cu.ft

MASS BALANCE (cu.ft)

+ Initial Vol = 494348
+ HYG Vol IN = 881498
- Infiltration = 0
- HYG Vol OUT = 881495
- Retained Vol = 494348
Unrouted Vol = -3 cu.ft (.000% of Inflow Volume)

LEVEL POOL ROUTING CALCULATIONS

HYG Dir = P:\Projects\88-24-B2\C-4888-PY-INFRASTRUCTURE\DESIGN\ENGR\
Inflow HYG file = NONE STORED - POND P-2 IN 2YR
Outflow HYG file = NONE STORED - POND P-2 OUT 2YR

Time min	Inflow cfs	2S/t - 0 cfs	2S/t + 0 cfs	Infiltr. cfs	Outflow cfs	Storage cu.ft	Elev. ft
0.00	.00	3295.79	3295.79	.00	.00	494348	20.25
5.00	200.66	3443.45	3496.45	.00	26.50	520396	20.62
10.00	278.37	3706.51	3922.49	.00	107.99	572088	21.33
15.00	237.78	3863.09	4222.67	.00	179.79	606373	21.80
20.00	203.00	3905.44	4383.87	.00	199.21	615547	21.92
25.00	182.69	3939.80	4291.13	.00	196.17	614109	21.90
30.00	162.39	3874.16	4243.89	.00	184.87	608771	21.83
35.00	147.89	3843.15	4184.45	.00	170.65	602036	21.74
40.00	133.39	3811.85	4124.44	.00	156.30	595117	21.64
45.00	124.69	3783.42	4069.94	.00	143.26	588833	21.56
50.00	115.99	3759.51	4024.11	.00	132.30	583564	21.49
55.00	109.03	3739.87	3984.54	.00	122.83	579096	21.43
60.00	101.49	3720.54	3949.40	.00	114.43	575127	21.37
65.00	98.35	3705.41	3920.39	.00	107.49	571851	21.33
70.00	95.21	3694.24	3898.97	.00	102.37	569433	21.30
75.00	92.07	3685.14	3881.52	.00	98.19	567462	21.27
80.00	88.93	3676.80	3866.14	.00	94.63	565700	21.25
85.00	85.79	3668.06	3851.60	.00	91.77	563930	21.22
90.00	82.65	3658.91	3836.51	.00	88.80	562093	21.20
95.00	79.51	3649.56	3821.08	.00	85.76	560215	21.17
100.00	76.36	3640.09	3805.44	.00	82.68	558311	21.14
105.00	73.22	3630.53	3789.67	.00	79.57	556392	21.12
110.00	70.08	3620.93	3773.83	.00	76.45	554464	21.09
115.00	66.94	3611.31	3757.96	.00	73.32	552531	21.07
120.00	63.80	3601.67	3742.06	.00	70.19	550596	21.04
125.00	.00	3516.59	3601.67	.00	42.54	533806	20.81
129.99	.00	3458.28	3516.59	.00	29.16	523040	20.65
134.99	.00	3415.36	3458.28	.00	21.46	515387	20.55
139.99	.00	3383.78	3415.36	.00	15.79	509790	20.47
144.99	.00	3360.54	3383.78	.00	11.62	505712	20.41
149.99	.00	3343.44	3360.54	.00	8.55	502711	20.37
154.99	.00	3330.86	3343.44	.00	6.29	500502	20.34
159.99	.00	3321.59	3330.86	.00	4.63	498877	20.31
164.99	.00	3314.78	3321.59	.00	3.41	497681	20.30
169.99	.00	3309.76	3314.78	.00	2.51	496801	20.28
174.99	.00	3306.07	3309.76	.00	1.85	496153	20.28
179.99	.00	3303.36	3306.07	.00	1.36	495676	20.27
184.99	.00	3301.36	3303.36	.00	1.00	495326	20.26
189.99	.00	3299.89	3301.36	.00	.74	495067	20.26
194.99	.00	3298.80	3299.89	.00	.54	494877	20.26
199.99	.00	3298.01	3298.80	.00	.40	494738	20.26
204.99	.00	3297.42	3298.01	.00	.29	494635	20.25

LEVEL POOL ROUTING DATA

HYG Dir = P:\Projects\88-24-B2\C-4888-PY-INFRASTRUCTURE\DESIGN\ENGR\
Inflow HYG file = NONE STORED - POND P-2 IN 2YR
Outflow HYG file = NONE STORED - POND P-2 OUT 2YR

Pond Node Data = POND P-2
Pond Volume Data = POND P-2
Pond Outlet Data = 78"RCP&WEIR

No Infiltration

INITIAL CONDITIONS

Starting WS Elev = 20.25 Ft
Starting Volume = 494348 cu.ft
Starting Outflow = .00 cfs
Starting Infiltr. = .00 cfs
Starting Total Out = .00 cfs
Time Increment = 5.00 min

Elevation ft	Outflow cfs	Storage cu.ft	Infiltr. cfs	Q Total cfs	2S/t + 0 cfs
20.25	.00	494348	.00	.00	3295.79
20.75	36.02	529861	.00	36.02	3568.57
21.25	95.19	566094	.00	95.19	3868.97
21.75	172.64	602994	.00	172.64	4192.75
22.25	251.67	640703	.00	251.67	4523.19
22.75	298.72	679159	.00	298.72	4826.63
23.25	319.40	718356	.00	319.40	5108.62
23.75	338.81	758293	.00	338.81	5394.29
24.25	357.16	799001	.00	357.16	5684.04
24.75	374.61	840545	.00	374.61	5978.47
25.25	391.29	882957	.00	391.29	6277.90
25.75	452.22	926237	.00	452.22	6627.38
26.00	505.00	948094	.00	505.00	6825.88

NOTES
1. SEE SHEET 118 FOR POND SECTIONS.

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

**ESI
PEER REVIEW**

APPROVED
SPECIAL USE PERMIT NO. DSP2 2005-0038
DEPARTMENT OF PLANNING & ZONING

Director: [Signature] Date: 1/29/07

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. [Signature] Date: 1/23/07

Director: [Signature] Date: 1/29/07

CHAIRMAN, PLANNING COMMISSION [Signature] Date: 1/29/07

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

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engineering, surveying, land planning
christopher consultants, inc.
5800 main street, fourth floor, Fairfax, VA 22031-3807
703.273.6820 / fax 703.273.6838

EXISTING WET POND P-2

10-YEAR STORM

Type... Pond Routing Summary Page 8.04
 Name... POND P-2 OUT Tag: 10YR Event: 10YR
 File... P:\Projects\88-24-B2\C-4888-PY-INFRASTRUCTURE\DESIGN\ENGR\PY-P-2 10YR.PPW
 Storm... 10YR Tag: 10YR

LEVEL POOL ROUTING SUMMARY

HYG Dir = P:\Projects\88-24-B2\C-4888-PY-INFRASTRUCTURE\DESIGN\ENGR\
 Inflow HYG file = NONE STORED - POND P-2 IN 10YR
 Outflow HYG file = NONE STORED - POND P-2 OUT 10YR

Pond Node Data = POND P-2
 Pond Volume Data = POND P-2
 Pond Outlet Data = 78"RCP@WEIR

No Infiltration

INITIAL CONDITIONS

Starting MS Elev = 20.25 ft
 Starting Volume = 494348 cu.ft
 Starting Outflow = .00 cfs
 Starting Infiltr. = .00 cfs
 Starting Total Out = .00 cfs
 Time Increment = 5.00 min

INFLOW/OUTFLOW HYDROGRAPH SUMMARY

Peak Inflow = 405.96 cfs at 10.00 min
 Peak Outflow = 276.13 cfs at 25.00 min
 Peak Elevation = 22.51 ft
 Peak Storage = 660519 cu.ft

MASS BALANCE (cu.ft)

+ Initial Vol = 494348
 + HYG Vol IN = 1250766
 - Infiltration = 0
 - HYG Vol OUT = 1250764
 - Retained Vol = 494348

Unrouted Vol = -3 cu.ft (.000% of Inflow Volume)

Type... Pond Routing Calcs (Total Out) Page 9.05
 Name... POND P-2 OUT Tag: 10YR Event: 10YR
 File... P:\Projects\88-24-B2\C-4888-PY-INFRASTRUCTURE\DESIGN\ENGR\PY-P-2 10YR.PPW
 Storm... 10YR Tag: 10YR

LEVEL POOL ROUTING CALCULATIONS

HYG Dir = P:\Projects\88-24-B2\C-4888-PY-INFRASTRUCTURE\DESIGN\ENGR\
 Inflow HYG file = NONE STORED - POND P-2 IN 10YR
 Outflow HYG file = NONE STORED - POND P-2 OUT 10YR

Time min	Inflow cfs	2S/t - O cfs	2S/t + O cfs	Infiltr. cfs	Outflow cfs	Storage cu.ft	Elev. ft
0.00	0.00	3295.79	3295.79	0.00	0.00	494348	20.25
5.00	222.69	3459.67	3518.48	0.00	29.11	523287	20.66
10.00	405.96	3793.00	4088.31	0.00	147.65	590951	21.59
15.00	342.19	4032.24	4541.15	0.00	254.45	642956	22.28
20.00	295.79	4121.28	4670.21	0.00	274.47	659156	22.49
25.00	261.89	4128.89	4680.96	0.00	276.13	660519	22.51
30.00	231.99	4089.79	4624.56	0.00	267.19	653427	22.42
35.00	211.70	4026.94	4533.47	0.00	253.26	641993	22.27
40.00	191.40	3971.26	4430.04	0.00	229.39	629966	22.11
45.00	179.79	3925.57	4342.45	0.00	208.44	619906	21.98
50.00	168.19	3889.64	4273.56	0.00	191.96	612123	21.87
55.00	156.60	3858.79	4214.42	0.00	177.82	605442	21.78
60.00	145.00	3830.60	4160.38	0.00	164.89	599261	21.70
65.00	140.64	3810.77	4116.23	0.00	154.33	594171	21.63
70.00	136.29	3791.02	4084.50	0.00	146.74	590512	21.58
75.00	131.94	3777.85	4059.25	0.00	140.70	587601	21.54
80.00	127.59	3766.44	4037.38	0.00	135.47	585079	21.51
85.00	123.24	3755.95	4017.27	0.00	130.66	582793	21.48
90.00	118.89	3745.94	3998.08	0.00	126.07	580625	21.45
95.00	114.54	3736.18	3979.37	0.00	121.60	578513	21.42
100.00	110.19	3726.55	3960.92	0.00	117.18	576428	21.39
105.00	105.84	3716.99	3942.59	0.00	112.80	574358	21.36
110.00	101.49	3707.47	3924.33	0.00	108.43	572296	21.34
115.00	97.14	3697.96	3906.10	0.00	104.07	570238	21.31
120.00	92.79	3688.46	3887.90	0.00	99.72	568182	21.28
125.00	88.44	3678.99	3869.46	0.00	95.44	566149	21.25
129.99	0.00	3496.91	3569.19	0.00	36.14	529935	20.75
134.99	0.00	3443.79	3496.91	0.00	26.56	520456	20.62
139.99	0.00	3404.70	3443.79	0.00	19.54	513485	20.52
144.99	0.00	3375.94	3404.70	0.00	14.38	508413	20.45
149.99	0.00	3354.77	3375.94	0.00	10.58	504629	20.40
154.99	0.00	3339.19	3354.77	0.00	7.79	501965	20.36
159.99	0.00	3327.73	3339.19	0.00	5.73	499954	20.33
164.99	0.00	3319.29	3327.73	0.00	4.32	498473	20.31
169.99	0.00	3313.09	3319.29	0.00	3.10	497384	20.29
174.99	0.00	3308.52	3313.09	0.00	2.28	496582	20.28
179.99	0.00	3305.15	3308.52	0.00	1.68	495992	20.27
184.99	0.00	3302.68	3305.15	0.00	1.24	495558	20.27
189.99	0.00	3300.86	3302.68	0.00	.91	495236	20.26
194.99	0.00	3299.52	3300.86	0.00	.67	495003	20.26
199.99	0.00	3298.53	3299.52	0.00	.49	494810	20.26
204.99	0.00	3297.81	3298.53	0.00	.36	494703	20.26

Type... Pond E-V-Q Table Page 9.01
 Name... POND P-2
 File... P:\Projects\88-24-B2\C-4888-PY-INFRASTRUCTURE\DESIGN\ENGR\PY-P-2 10YR.PPW

LEVEL POOL ROUTING DATA

HYG Dir = P:\Projects\88-24-B2\C-4888-PY-INFRASTRUCTURE\DESIGN\ENGR\
 Inflow HYG file = NONE STORED - POND P-2 IN 10YR
 Outflow HYG file = NONE STORED - POND P-2 OUT 10YR

Pond Node Data = POND P-2
 Pond Volume Data = POND P-2
 Pond Outlet Data = 78"RCP@WEIR

No Infiltration

INITIAL CONDITIONS

Starting MS Elev = 20.25 ft
 Starting Volume = 494348 cu.ft
 Starting Outflow = .00 cfs
 Starting Infiltr. = .00 cfs
 Starting Total Out = .00 cfs
 Time Increment = 5.00 min

Elevation ft	Outflow cfs	Storage cu.ft	Infiltr. cfs	Q Total cfs	2S/t + O cfs
20.25	0.00	494348	0.00	0.00	3295.79
20.75	36.02	529861	0.00	36.02	3568.57
21.25	95.19	566044	0.00	95.19	3868.97
21.75	172.64	602994	0.00	172.64	4192.75
22.25	251.67	640703	0.00	251.67	4523.19
22.75	298.72	679159	0.00	298.72	4826.63
23.25	319.40	718356	0.00	319.40	5108.62
23.75	338.81	758293	0.00	338.81	5394.29
24.25	357.16	799001	0.00	357.16	5684.04
24.75	374.61	840545	0.00	374.61	5978.47
25.25	391.29	882957	0.00	391.29	6277.90
25.75	407.22	926237	0.00	407.22	6572.38
26.00	505.00	948094	0.00	505.00	6825.88

EXISTING WET POND P-2

100-YEAR STORM

Type... Pond Routing Summary Page 8.04
 Name... POND P-2 OUT Tag: 100YR Event: 100YR
 File... P:\Projects\88-24-B2\C-4888-PY-INFRASTRUCTURE\DESIGN\ENGR\PY-P-2 100YR.PPW
 Storm... 100YR Tag: 100YR

LEVEL POOL ROUTING SUMMARY

HYG Dir = P:\Projects\88-24-B2\C-4888-PY-INFRASTRUCTURE\DESIGN\ENGR\
 Inflow HYG file = NONE STORED - POND P-2 IN 100YR
 Outflow HYG file = NONE STORED - POND P-2 OUT 100YR

Pond Node Data = POND P-2
 Pond Volume Data = POND P-2
 Pond Outlet Data = 78"RCP@WEIR

No Infiltration

INITIAL CONDITIONS

Starting MS Elev = 20.25 ft
 Starting Volume = 494348 cu.ft
 Starting Outflow = .00 cfs
 Starting Infiltr. = .00 cfs
 Starting Total Out = .00 cfs
 Time Increment = 5.00 min

INFLOW/OUTFLOW HYDROGRAPH SUMMARY

Peak Inflow = 761.17 cfs at 10.00 min
 Peak Outflow = 410.95 cfs at 30.00 min
 Peak Elevation = 25.41 ft
 Peak Storage = 896783 cu.ft

MASS BALANCE (cu.ft)

+ Initial Vol = 494348
 + HYG Vol IN = 2299203
 - Infiltration = 0
 - HYG Vol OUT = 2299201
 - Retained Vol = 494348

Unrouted Vol = -3 cu.ft (.000% of Inflow Volume)

Type... Pond Routing Calcs (Total Out) Page 9.05
 Name... POND P-2 OUT Tag: 100YR Event: 100YR
 File... P:\Projects\88-24-B2\C-4888-PY-INFRASTRUCTURE\DESIGN\ENGR\PY-P-2 100YR.PPW
 Storm... 100YR Tag: 100YR

LEVEL POOL ROUTING CALCULATIONS

HYG Dir = P:\Projects\88-24-B2\C-4888-PY-INFRASTRUCTURE\DESIGN\ENGR\
 Inflow HYG file = NONE STORED - POND P-2 IN 100YR
 Outflow HYG file = NONE STORED - POND P-2 OUT 100YR

Time min	Inflow cfs	2S/t - O cfs	2S/t + O cfs	Infiltr. cfs	Outflow cfs	Storage cu.ft	Elev. ft
0.00	0.00	3295.79	3295.79	0.00	0.00	494348	20.25
5.00	345.79	3540.77	3641.57	0.00	50.40	538561	20.87
10.00	761.17	4105.77	4647.73	0.00	270.98	556334	22.46
15.00	637.97	4813.29	5504.31	0.00	345.81	773680	23.94
20.00	543.73	5243.83	5994.99	0.00	378.53	842861	24.78
25.00	482.10	5488.09	6269.75	0.00	390.83	881791	25.24
30.00	420.48	5568.78	6390.68	0.00	410.95	896783	25.41
35.00	387.86	5559.95	6377.13	0.00	408.59	895122	25.39
40.00	355.24	5511.71	6303.05	0.00	395.67	886041	25.29
45.00	333.49	5426.50	6200.44	0.00	386.97	871873	25.12
50.00	311.74	5312.12	6071.72	0.00	379.80	853619	24.91
55.00	293.61	5175.48	5917.46	0.00	370.99	831847	24.65
60.00	275.49	5023.09	5744.57	0.00	360.74	807433	24.35
65.00	266.42	4865.77	5565.00	0.00	349.62	782111	24.04
70.00	257.37	4712.59	5389.56	0.00	338.48	757625	23.74
75.00	248.31	4564.57	5218.26	0.00	326.84	733541	23.44
80.00	239.24	4421.61	5052.11	0.00	315.25	710427	23.15
85.00	230.18	4284.14	4891.02	0.00	303.44	688025	22.86
90.00	221.12	4166.27	4735.43	0.00	294.58	667490	22.60
95.00	212.06	4072.46	4599.45	0.00	283.49	650274	22.38
100.00	203.00	4001.24	4487.51	0.00	283.14	636591	22.20
105.00	193.93	3954.64	4398.17	0.00	221.77	626293	22.06
110.00	184.87	3920.87	4333.43	0.00	206.28	618887	21.96
115.00	175.81	3891.90	4281.54	0.00	193.87	613025	21.88
120.00	166.75	3870.23	4236.36	0.00	183.06	607920	21.82
125.00	157.69	3859.25	4197.23	0.00	173.49	603516	21.76
129.99	0.00	3563.61	3679.25	0.00	57.82	543051	20.93
134.99	0.00	3492.98	3563.61	0.00	35.36	529210	20.74
139.99	0.00	3440.83	3492.98	0.00	26.03	519927	20.61
144.99	0.00	3402.52	3440.83	0.00	19.15	513096	20.52
149.99	0.00	3374.33	3402.52	0.00	14.09	508131	20.45
154.99	0.00	3353.59	3374.33	0.00	10.37	504491	20.39
159.99	0.00	3338.32	3353.59	0.00	7.63	501813	20.36
164.99	0.00	3327.09	3338.32	0.00	5.62	499841	20.33
169.99	0.00	3318.82	3327.09	0.00	4.13	498390	20.31
174.99	0.00	3312.74	3318.82	0.00	3.04	497223	20.29
179.99	0.00	3308.26	3312.74	0.00	2.24	496337	20.28
184.99	0.00	3304.97	3308.26	0.00	1.65	495659	20.27
189.99	0.00	3302.54	3304.97	0.00	1.21	495354	20.27
194.99	0.00	3300.76	3302.54	0.00	.89	495221	20.26
199.99	0.00	3299.44	3300.76	0.00	.66	494990	20.26
204.99	0.00	3298.48	3299.44	0.00	.48	494821	20.26

Type... Pond E-V-Q Table Page 8.01
 Name... POND P-2
 File... P:\Projects\88-24-B2\C-4888-PY-INFRASTRUCTURE\DESIGN\ENGR\PY-P-2 100YR.PPW

LEVEL POOL ROUTING DATA

HYG Dir = P:\Projects\88-24-B2\C-4888-PY-INFRASTRUCTURE\DESIGN\ENGR\
 Inflow HYG file = NONE STORED - POND P-2 IN 100

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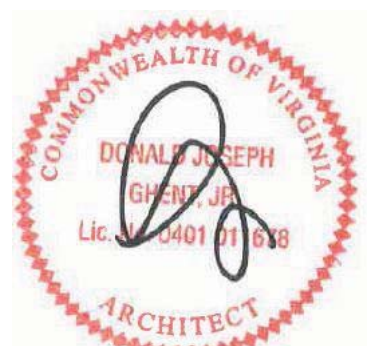
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Arup

Code Consultant
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Tel 202.729.8220

Date	Description
17.11.03	CONCEPT II SUBMISSION
18.02.09	COMPLETENESS SUBMISSION
18.03.20	VERIFICATION SUBMISSION

Seal / Signature



Project Name

APTA

Project Number

09.8714.000

Scale

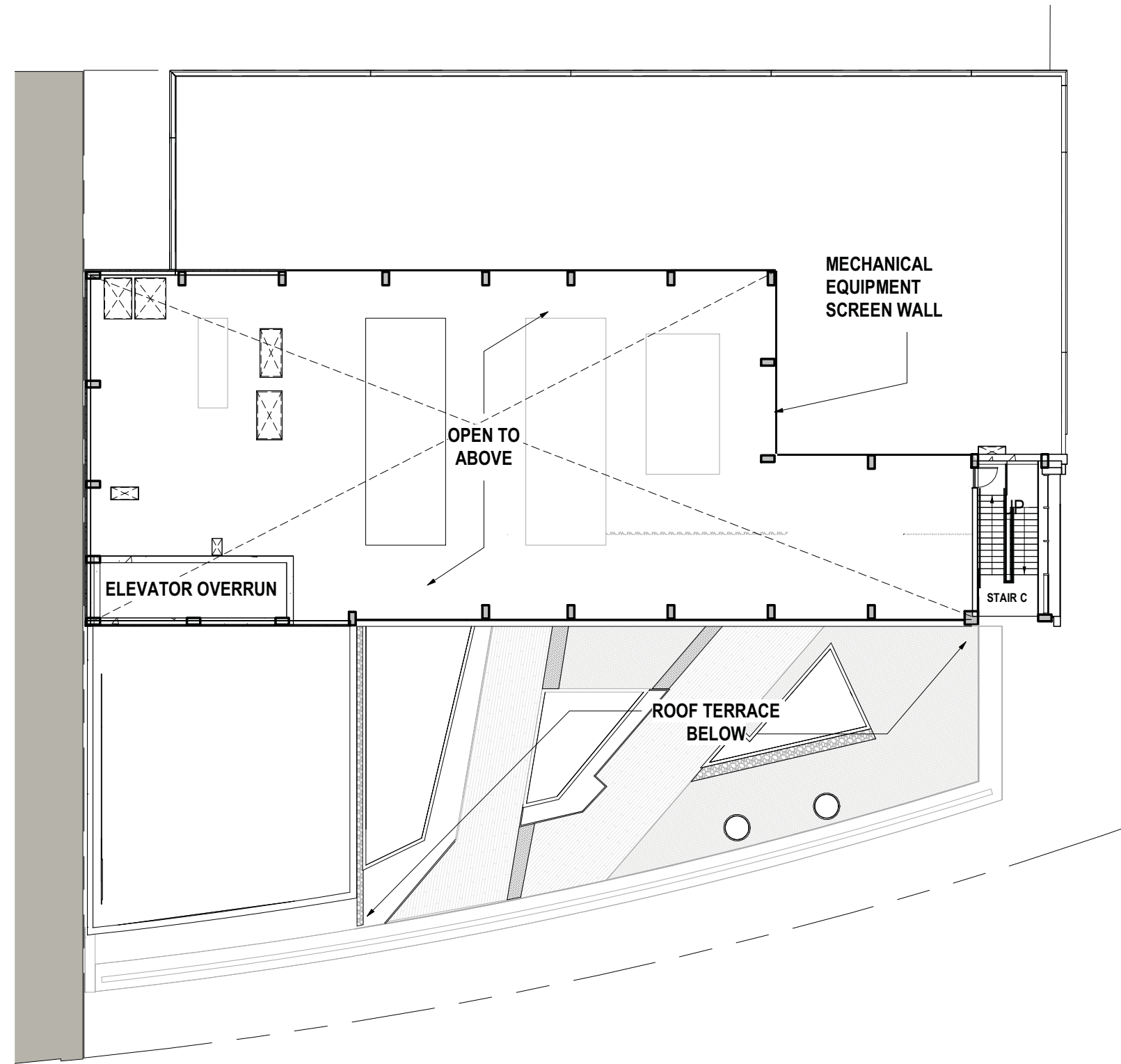
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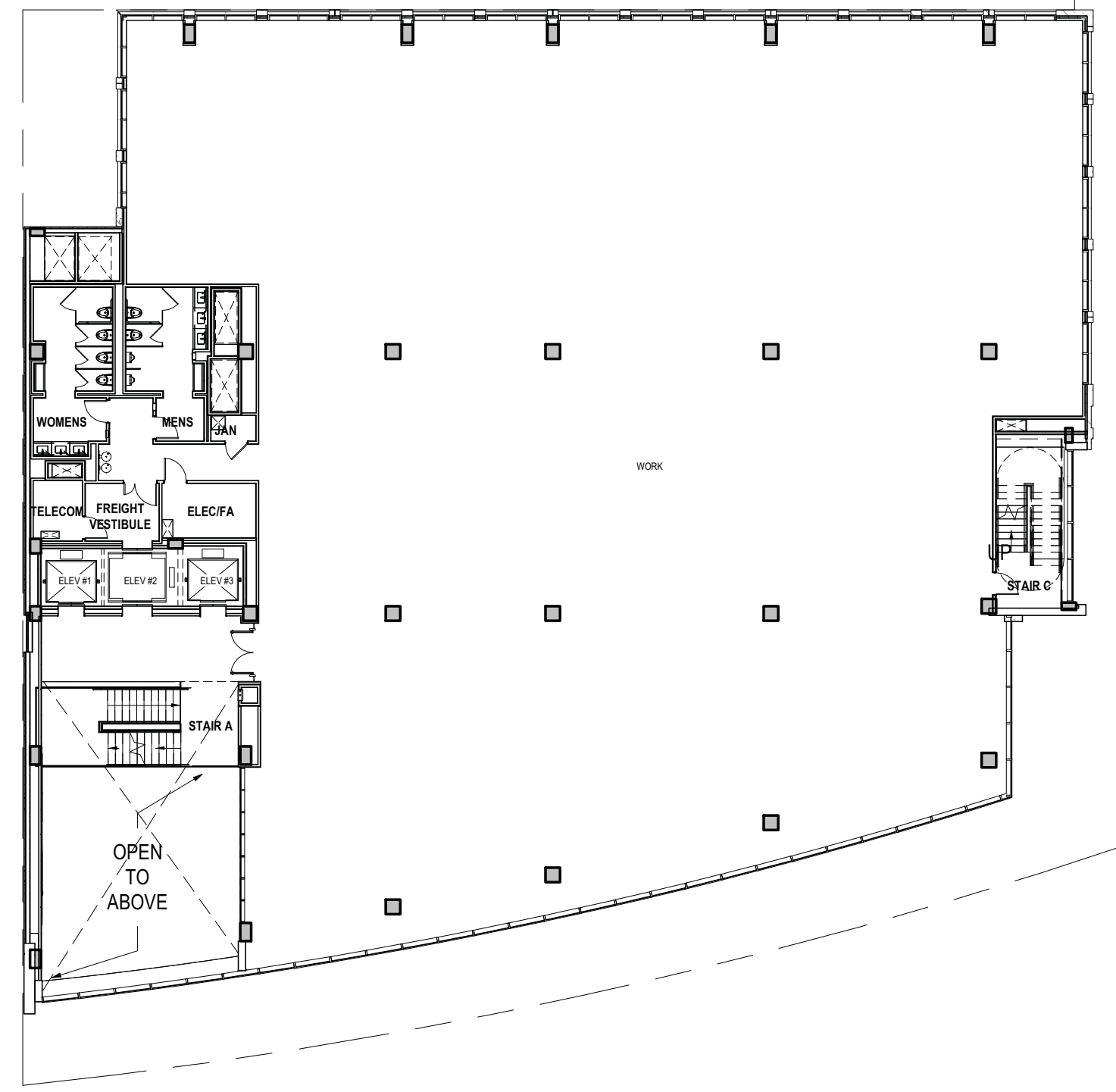
OFFICE FLOOR PLANS

A101

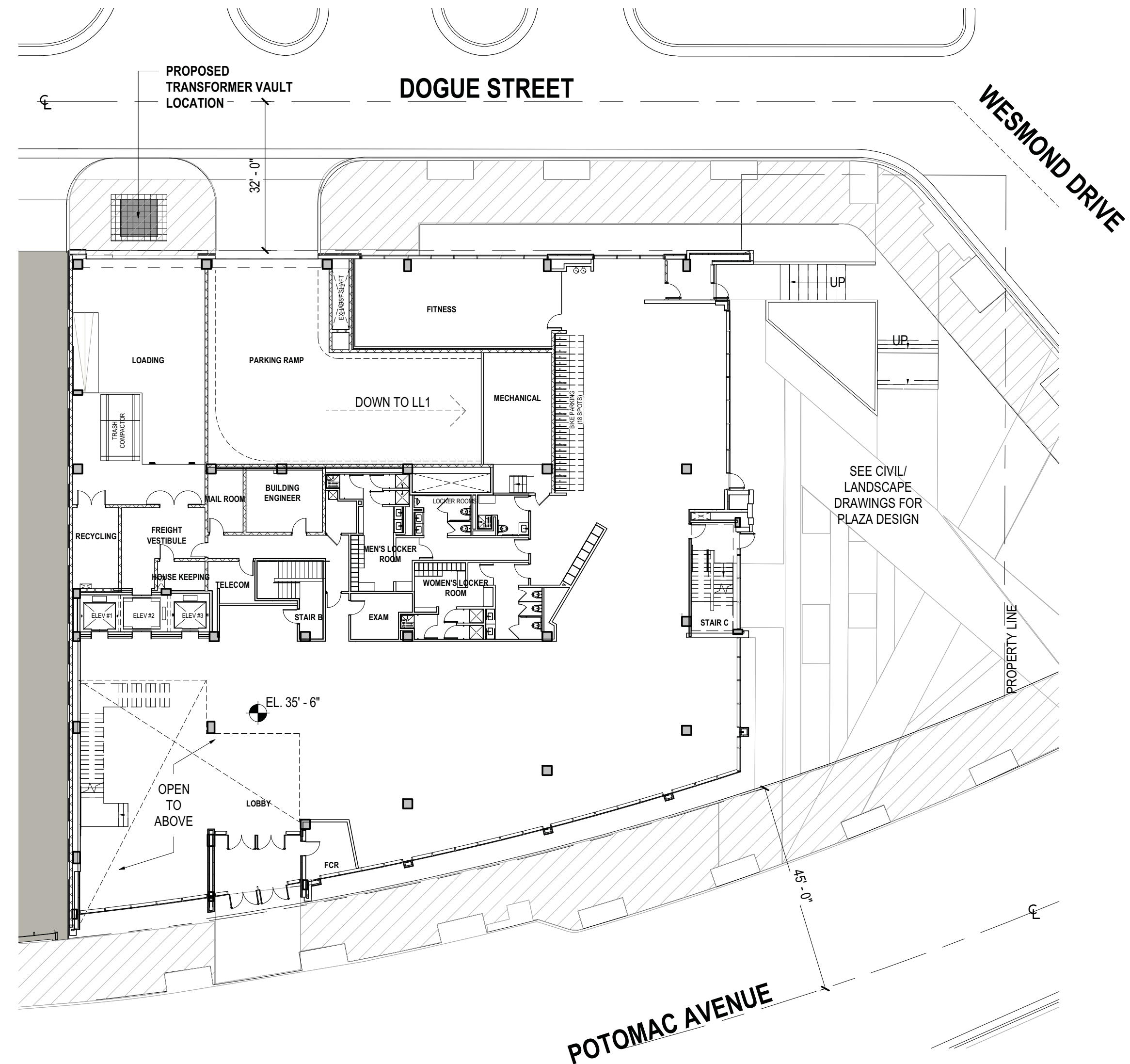
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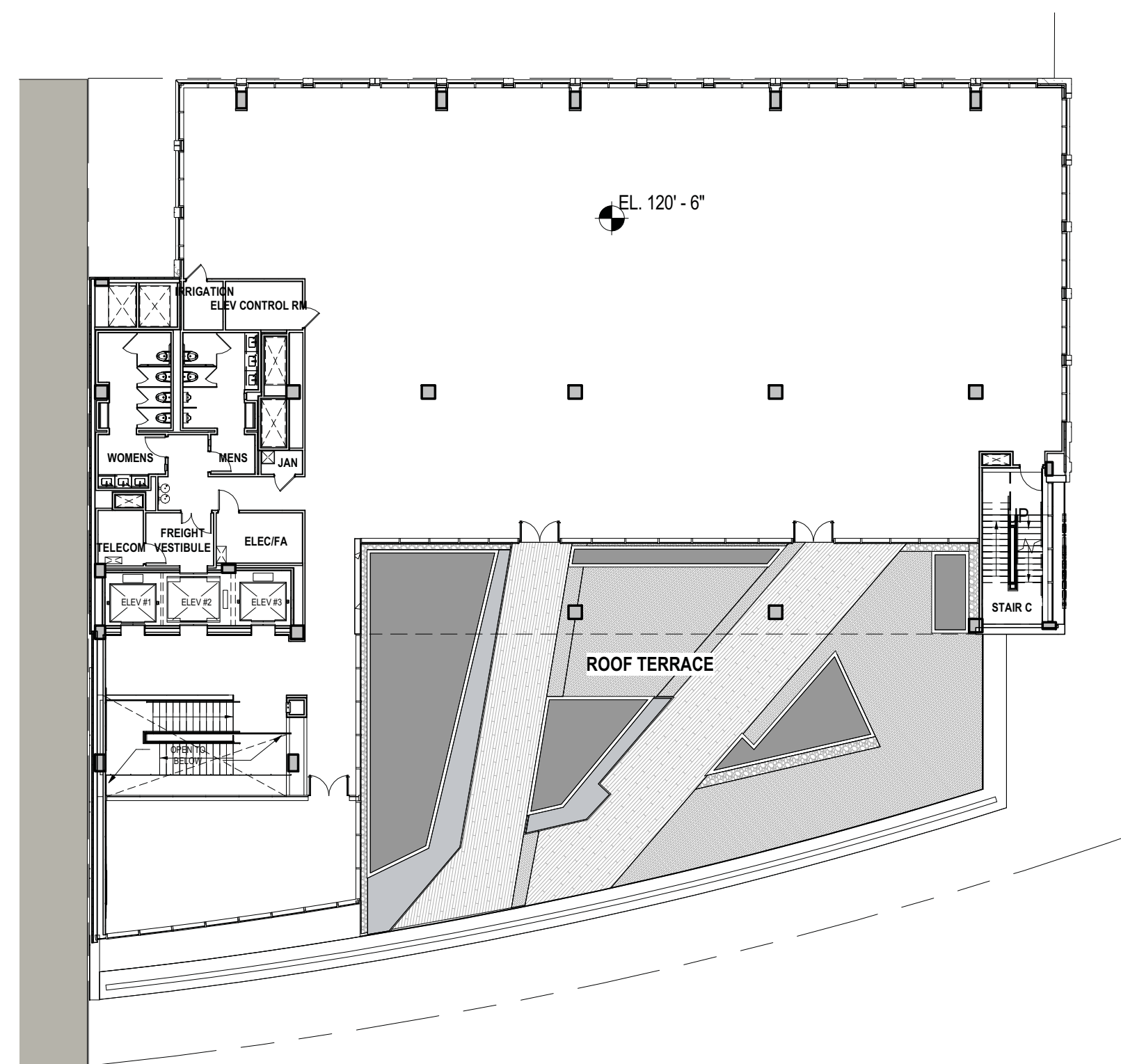
CONCEPT II PLAN - ROOF PLAN
SCALE: 1" = 20'-0"



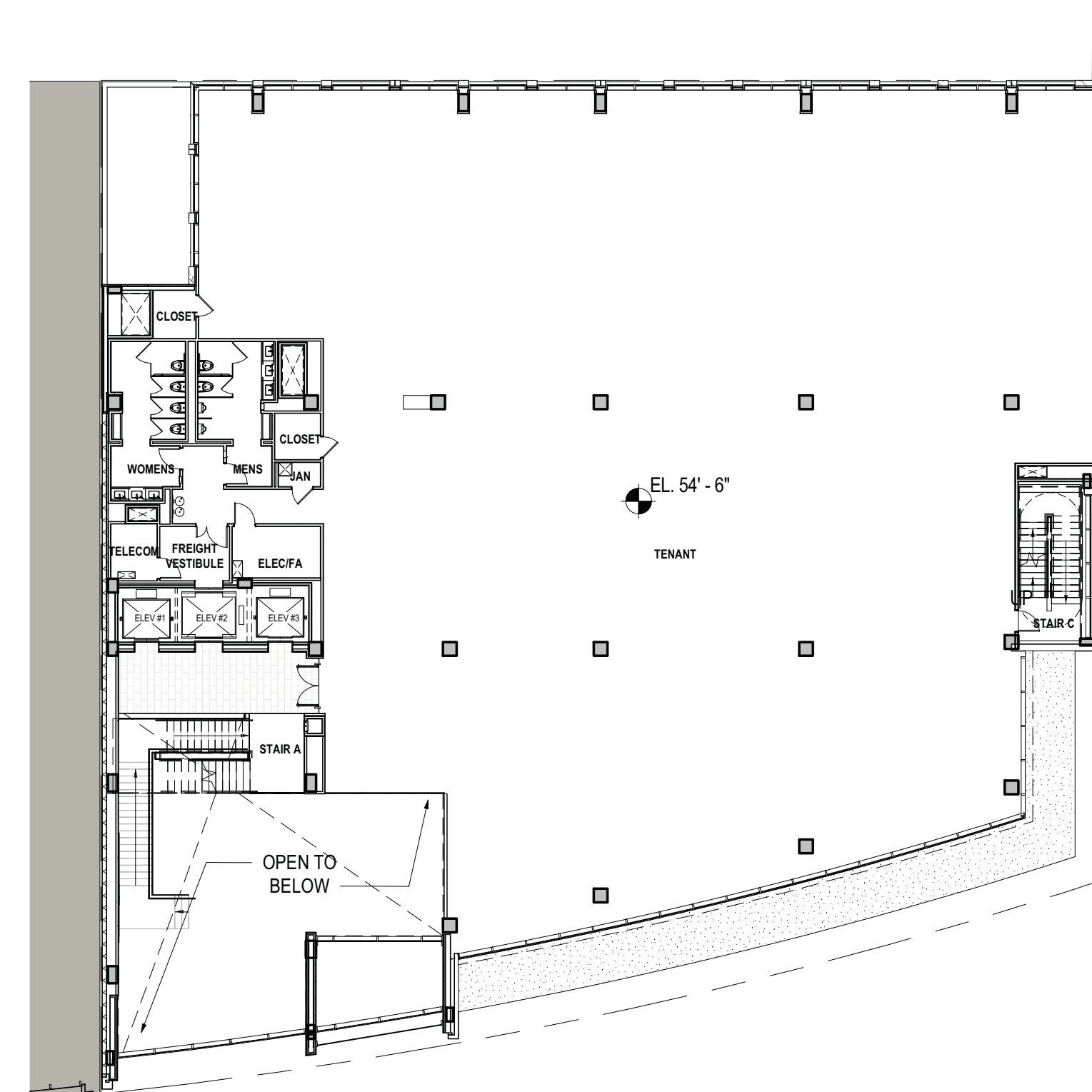
CONCEPT II PLAN - LEVEL 03-06 TYPICAL
SCALE: 1" = 20'-0"



GROUND FLOOR PLAN
SCALE: 1" = 20'-0"



CONCEPT II PLAN - LEVEL 07
SCALE: 1" = 20'-0"



CONCEPT II PLAN - LEVEL 02
SCALE: 1" = 20'-0"

APPROVED
SPECIAL USE PERMIT NO. 2017-0017
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. _____ DATE _____

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18.02.09	COMPLETENESS SUBMISSION
18.03.20	VERIFICATION SUBMISSION

Seal / Signature



Project Name

APTA

Project Number

09.8714.000

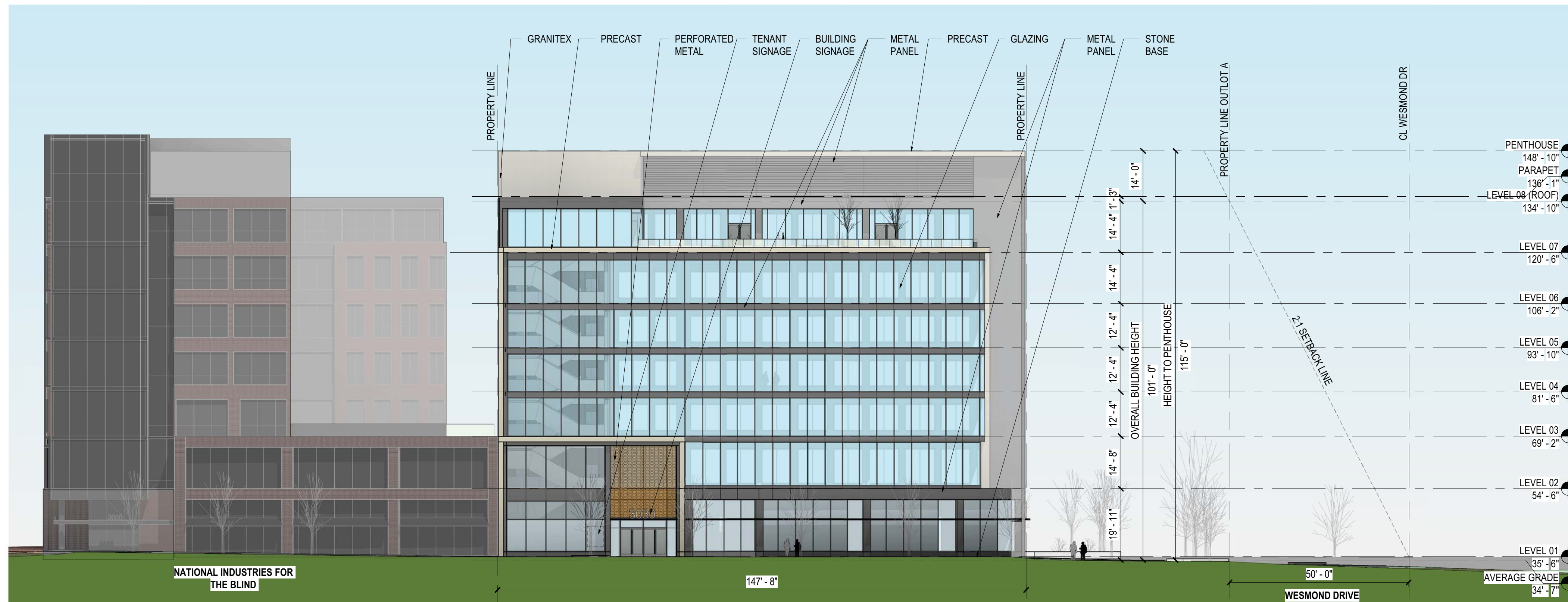
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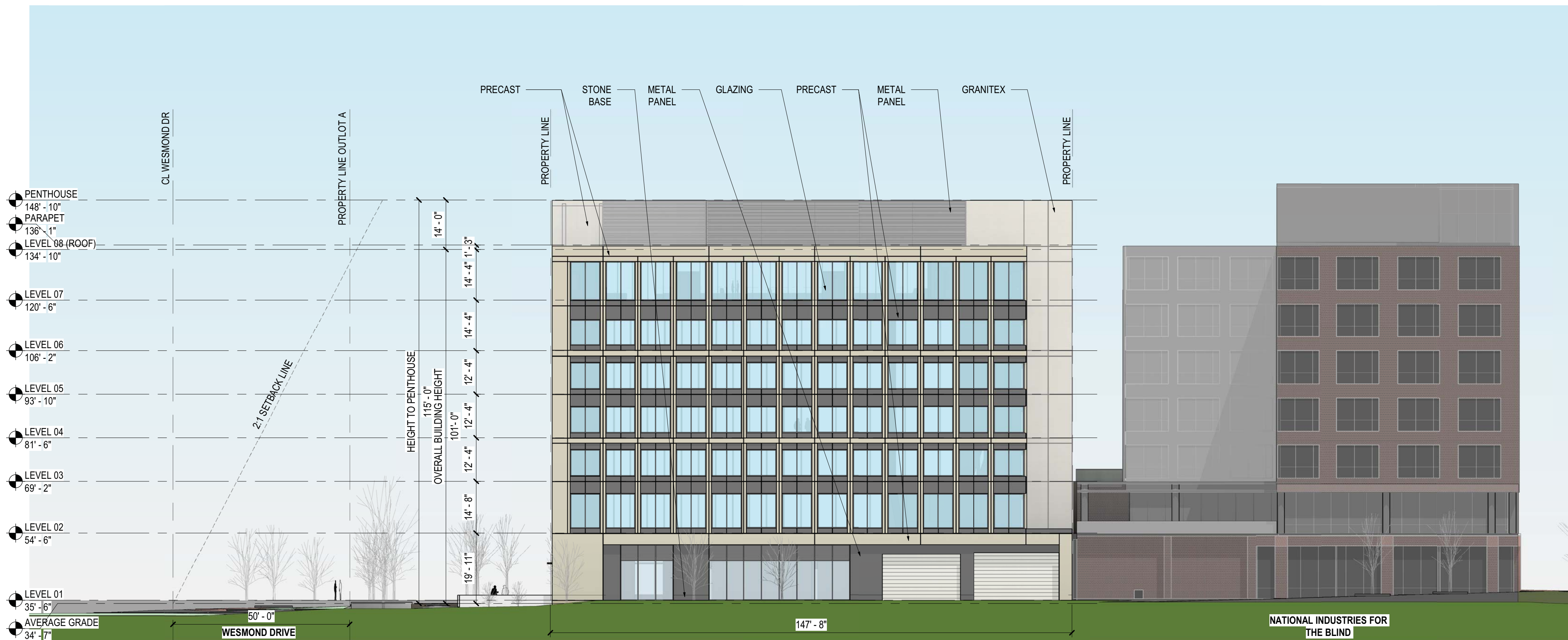
ELEVATIONS

A102



ELEVATION - EAST

SCALE: 1" = 20'-0"



ELEVATION - WEST

SCALE: 1" = 20'-0"

APPROVED

SPECIAL USE PERMIT NO. 2017-0017

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. _____ DATE _____

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17.11.03	CONCEPT II SUBMISSION
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18.03.20	VERIFICATION SUBMISSION

Seal / Signature



Project Name

APTA

Project Number

09.8714.000

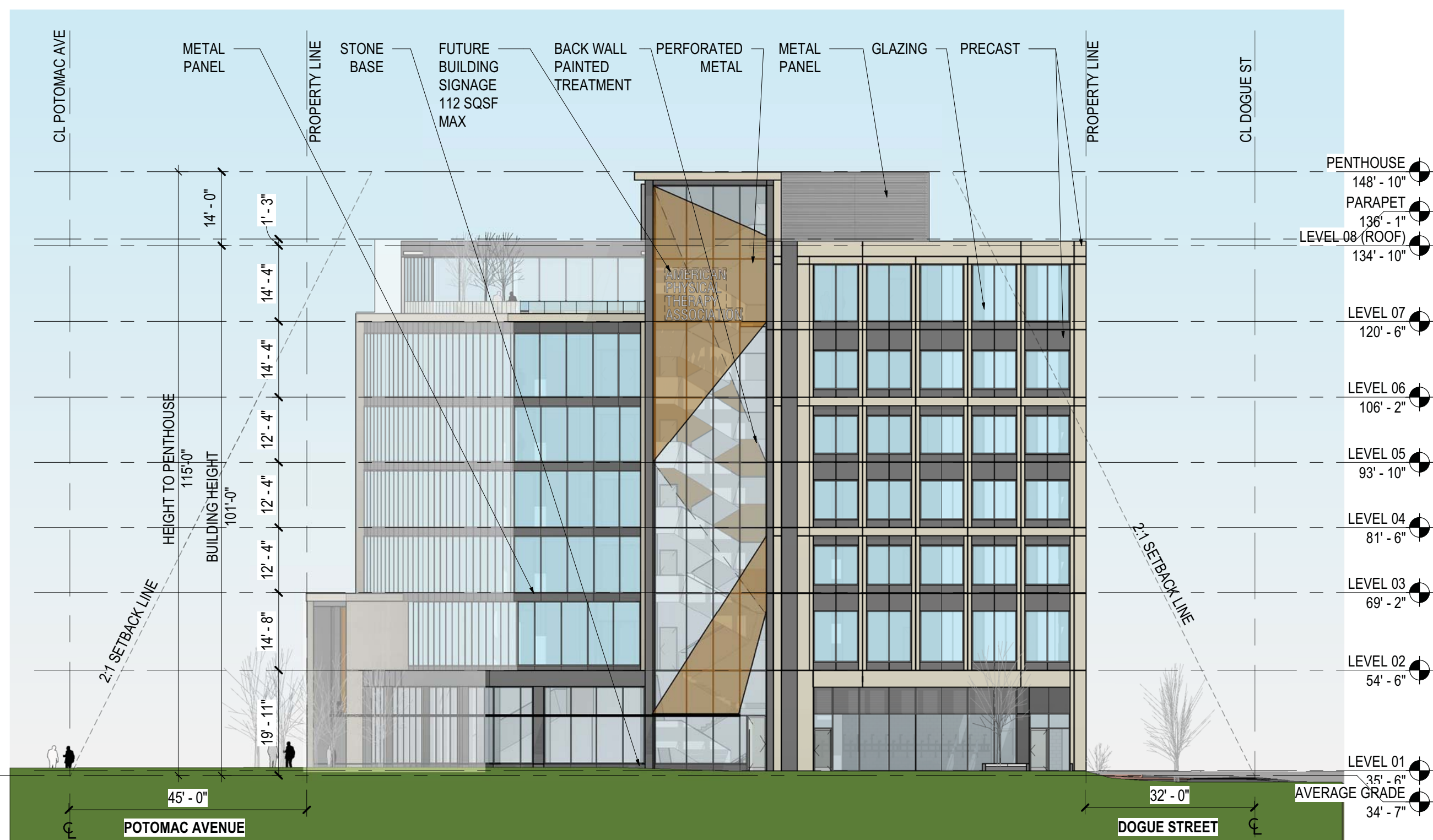
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As indicated

Description

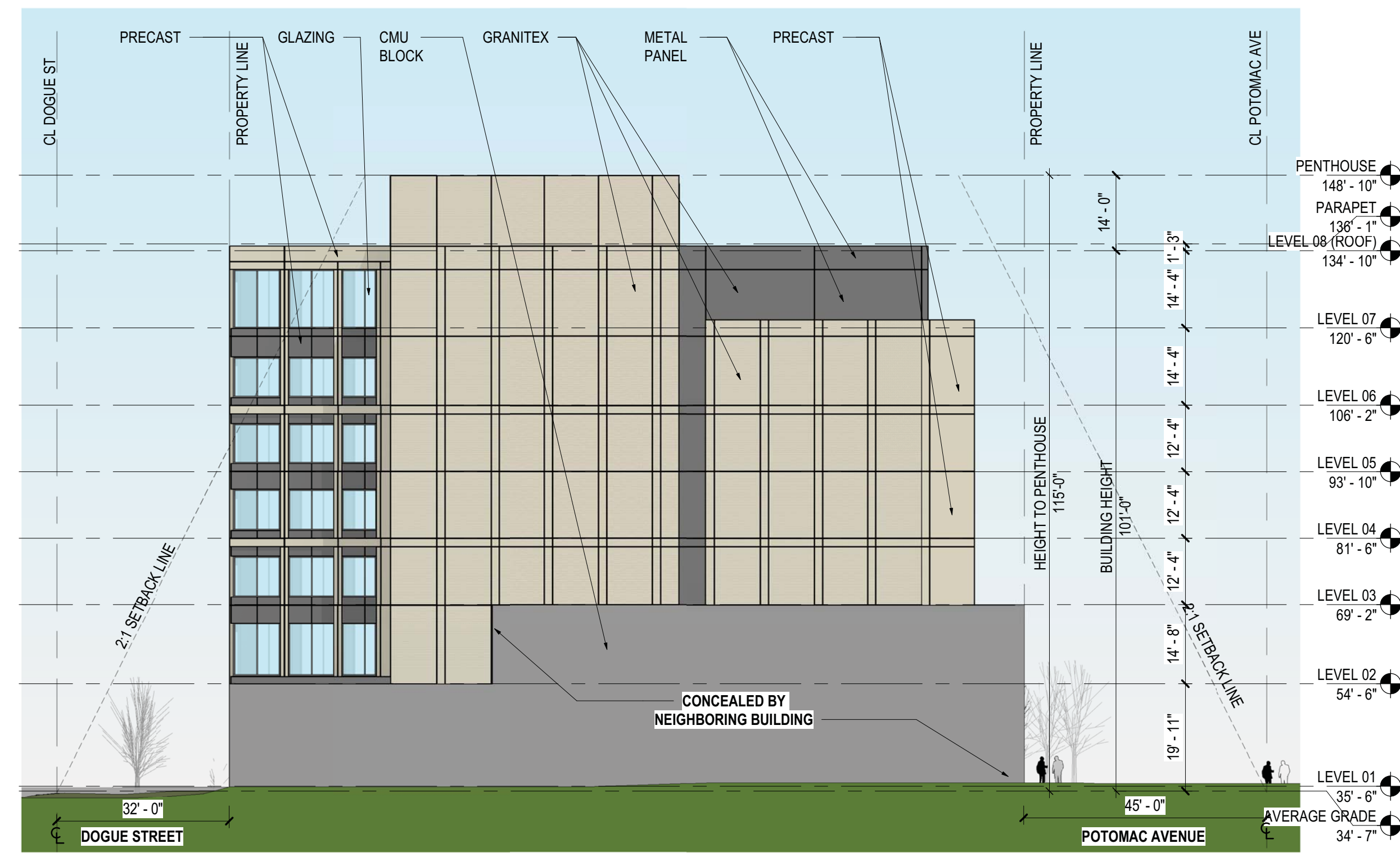
ELEVATIONS AND SECTIONS

A103



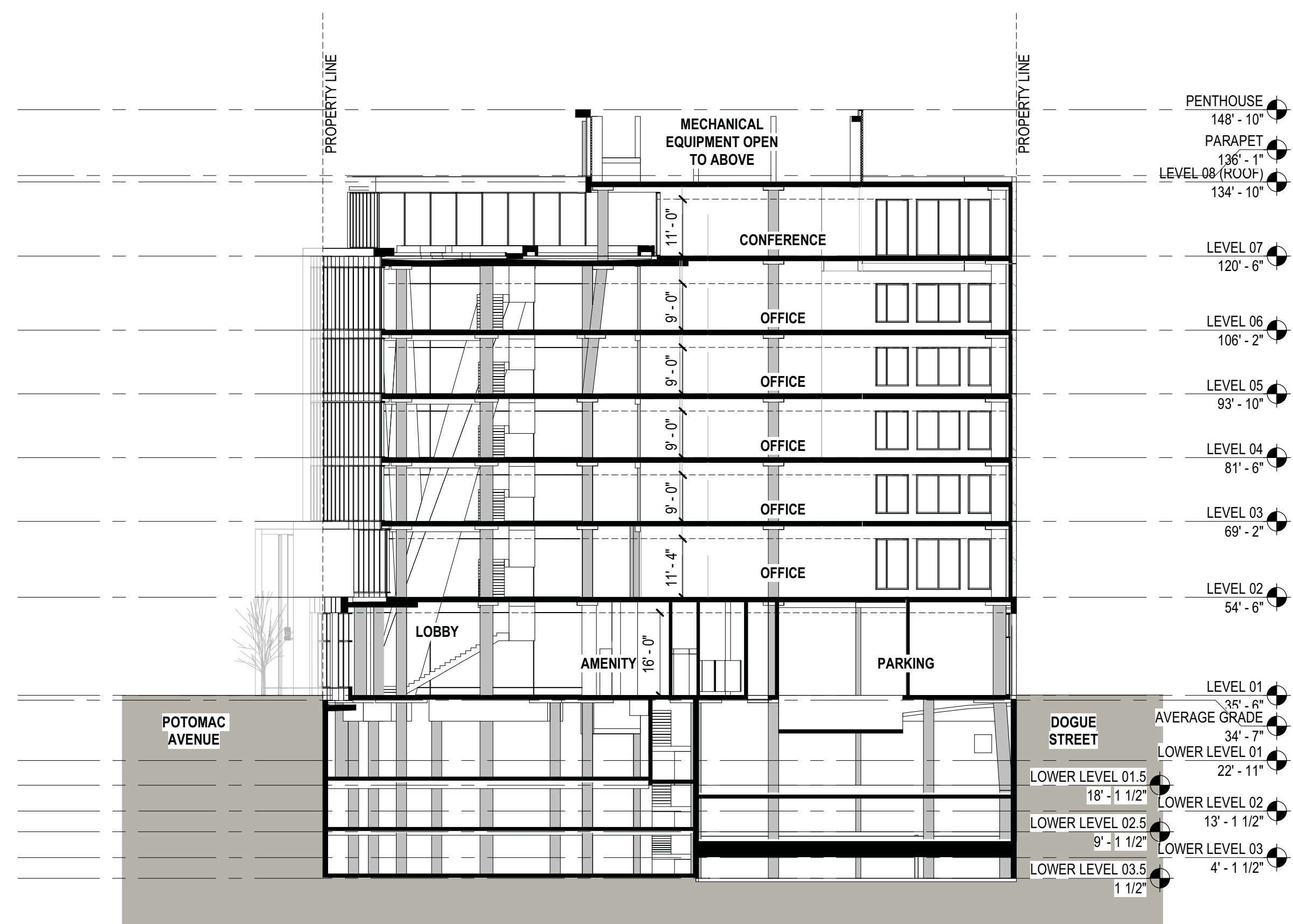
ELEVATION - NORTH

SCALE: 1" = 20'-0"



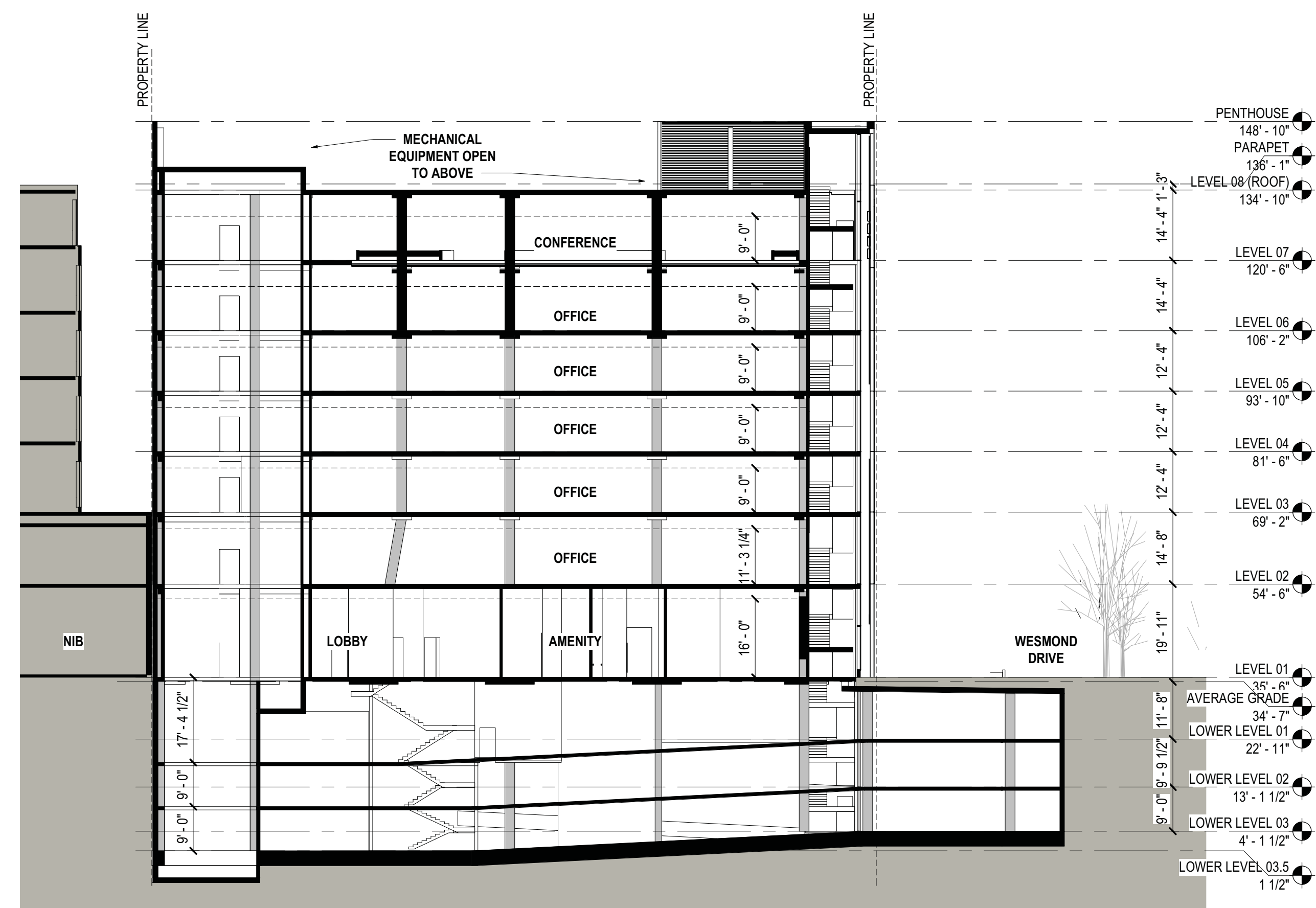
ELEVATION - SOUTH

SCALE: 1" = 20'-0"



BUILDING SECTION EAST-WEST

SCALE: 1" = 20'-0"



BUILDING SECTION NORTH-SOUTH

SCALE: 1" = 20'-0"

APPROVED
SPECIAL USE PERMIT NO. 2017-0017
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. _____ DATE _____



BUILDING PERSPECTIVE - FROM POTOMAC AVE & EAST GLEBE RD



BUILDING PERSPECTIVE - FROM WESMOND & DOGUE



BUILDING PERSPECTIVE - FROM POTOMAC & WESMOND



BUILDING BIRDSEYE VIEW - FROM POTOMAC & WESMOND

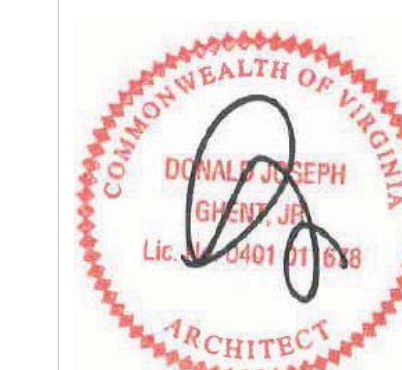
APTA CENTENNIAL CENTER

3030 POTOMAC AVENUE
ALEXANDRIA, VIRGINIA 22301

APTA Owner 1111 North Fairfax Street Alexandria, VA 22314 Tel 703.684.2782	Gensler Architect 2020 K Street NW Suite 200 Washington, DC 20006 Tel 202.721.5200
Orr Partners Project Manager 11180 Sunrise Valley Dr. Reston, VA 20191 Tel 703.289.2100	SK&A Engineers Structural Engineer 1155 Connecticut Avenue, NW Suite 800 Washington, DC 20036 Tel 202.659.2520
JBG Smith Development Advisor 4445 Willard Avenue Suite 400 Chevy Chase, Maryland 20815 Tel 240.333.3600	GPI, Inc. MEP Engineer 530 Gaither Road Suite 100 Rockville, MD 20850 Tel 240.268.1820
Davis Utility Utility Consultant 3975 Fair Ridge Drive Suite 125 S Fairfax, VA 22033 Tel 703.636.9494	CM Kling + Assoc. Architectural Lighting Design 1020 Cameron Street Alexandria, VA 22314 Tel 703.684.6270
R.C. Fields Civil Engineer 730 South Washington Street Alexandria, VA 22314 Tel 703.549.6422	Michael Blades Vertical Transportation 5409 Rapidan Court Lothian, MD 20711 Tel 410.798.8504
Studio39 Landscape Architect 6416 Grovedale Drive Suite 100-A Alexandria, VA 22310 Tel 703.719.6500	Arup Code Consultant 1120 Connecticut Ave NW Washington, DC 20036 Tel 202.729.8220

Date	Description
17.11.03	CONCEPT II SUBMISSION
18.02.09	COMPLETENESS SUBMISSION
18.03.20	VERIFICATION SUBMISSION

Seal / Signature



Project Name
APTA

Project Number
09.8714.000

Scale
12" = 1'-0"

Description
MASSING

A104

APPROVED
SPECIAL USE PERMIT NO. 2017-0017

DEPARTMENT OF PLANNING & ZONING
DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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CHAIRMAN, PLANNING COMMISSION _____ DATE _____
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APTA CENTENNIAL CENTER

3030 POTOMAC AVENUE
ALEXANDRIA, VIRGINIA 22301

APTA

Owner
1111 North Fairfax Street
Alexandria, VA 22314
Tel 703.684.2782

Gensler

Architect
2020 K Street NW
Suite 200
Washington, DC 20006
Tel 202.721.5200

Orr Partners

Project Manager
11180 Sunrise Valley Dr.
Reston, VA 20191
Tel 703.289.2100

SK&A Engineers

Structural Engineer
1155 Connecticut Avenue, NW
Suite 800
Washington, DC 20036
Tel 202.659.2520

JBG Smith

Development Advisor
4445 Willard Avenue
Suite 400
Chevy Chase, Maryland 20815
Tel 240.333.3600

GPI, Inc.

MEP Engineer
530 Gaither Road
Suite 100
Rockville, MD 20850
Tel 240.268.1820

Davis Utility

Utility Consultant
3975 Fair Ridge Drive
Suite 125 S
Fairfax, VA 22033
Tel 703.636.9494

CM Kling + Assoc.

Architectural Lighting Design
1020 Cameron Street
Alexandria, VA 22314
Tel 703.684.6270

R.C. Fields

Civil Engineer
730 South Washington Street
Alexandria, VA 22314
Tel 703.549.6422

Michael Blades

Vertical Transportation
5409 Rapidan Court
Lothian, MD 20711
Tel 410.798.8504

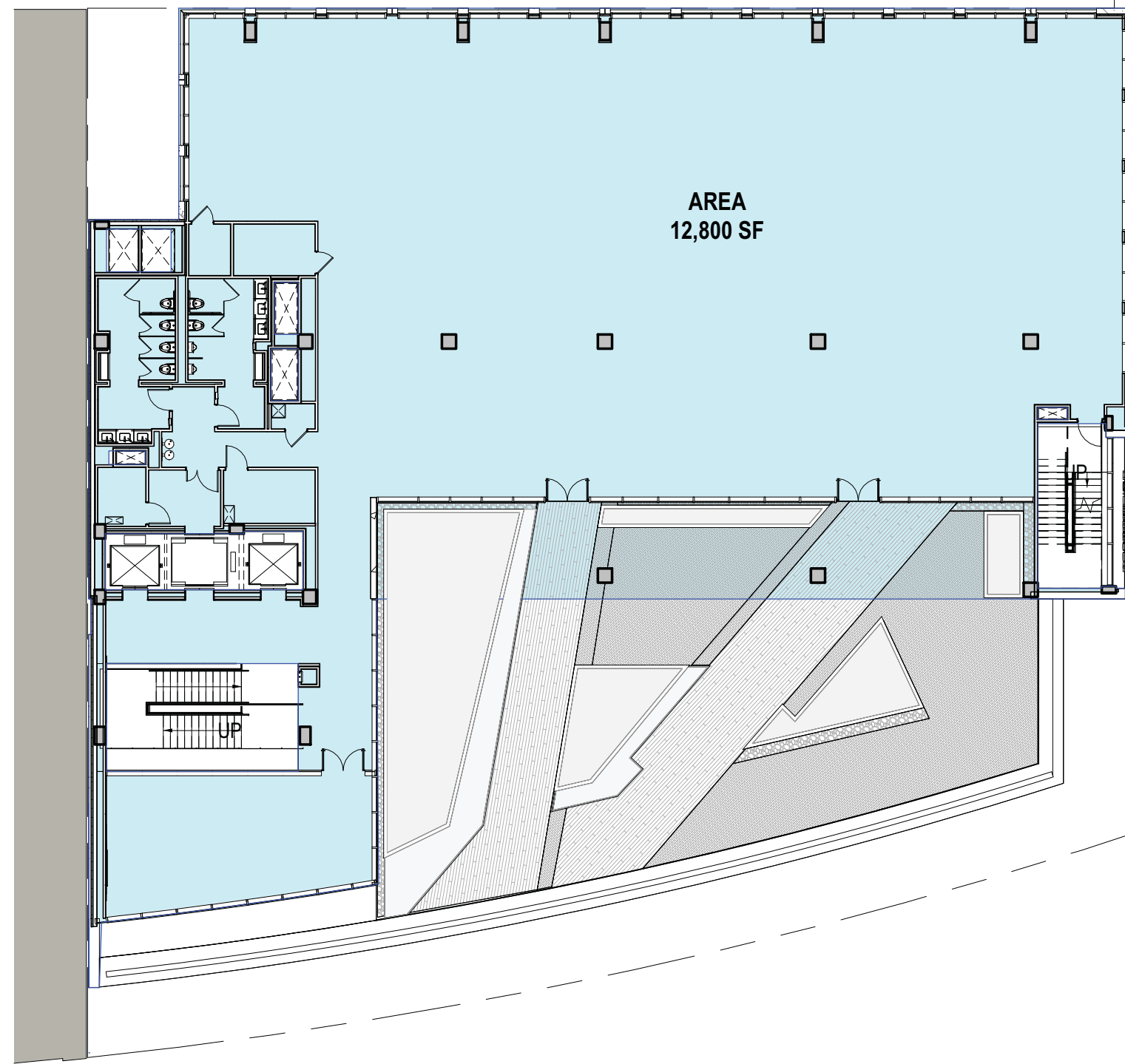
Studio39

Landscape Architect
6416 Grovedale Drive
Suite 100-A
Alexandria, VA 22310
Tel 703.719.6500

Arup

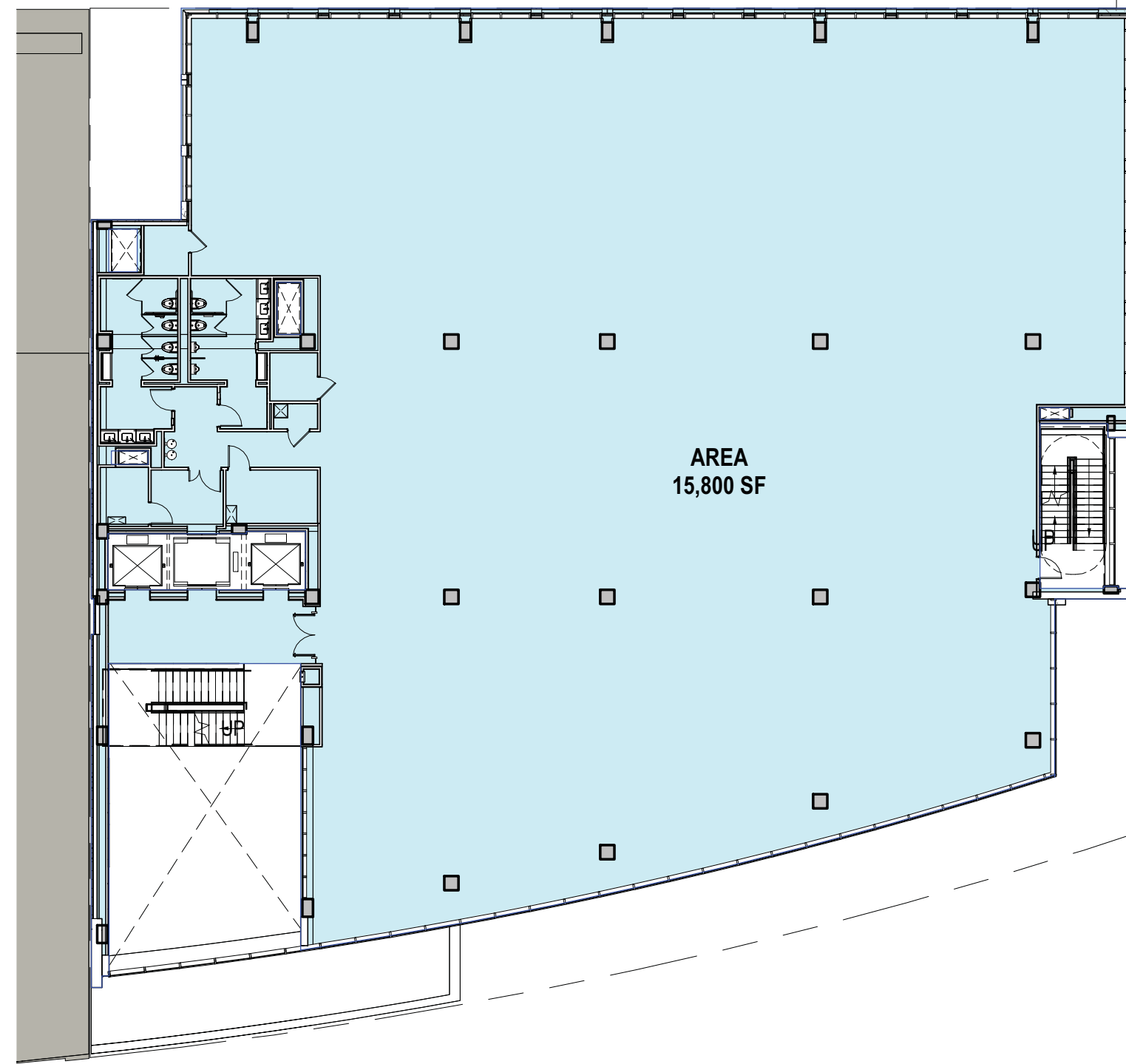
Code Consultant
1120 Connecticut Ave NW
Washington, DC 20036
Tel 202.729.8220

Date	Description
17.11.03	CONCEPT II SUBMISSION
18.02.09	COMPLETENESS SUBMISSION
18.03.20	VERIFICATION SUBMISSION



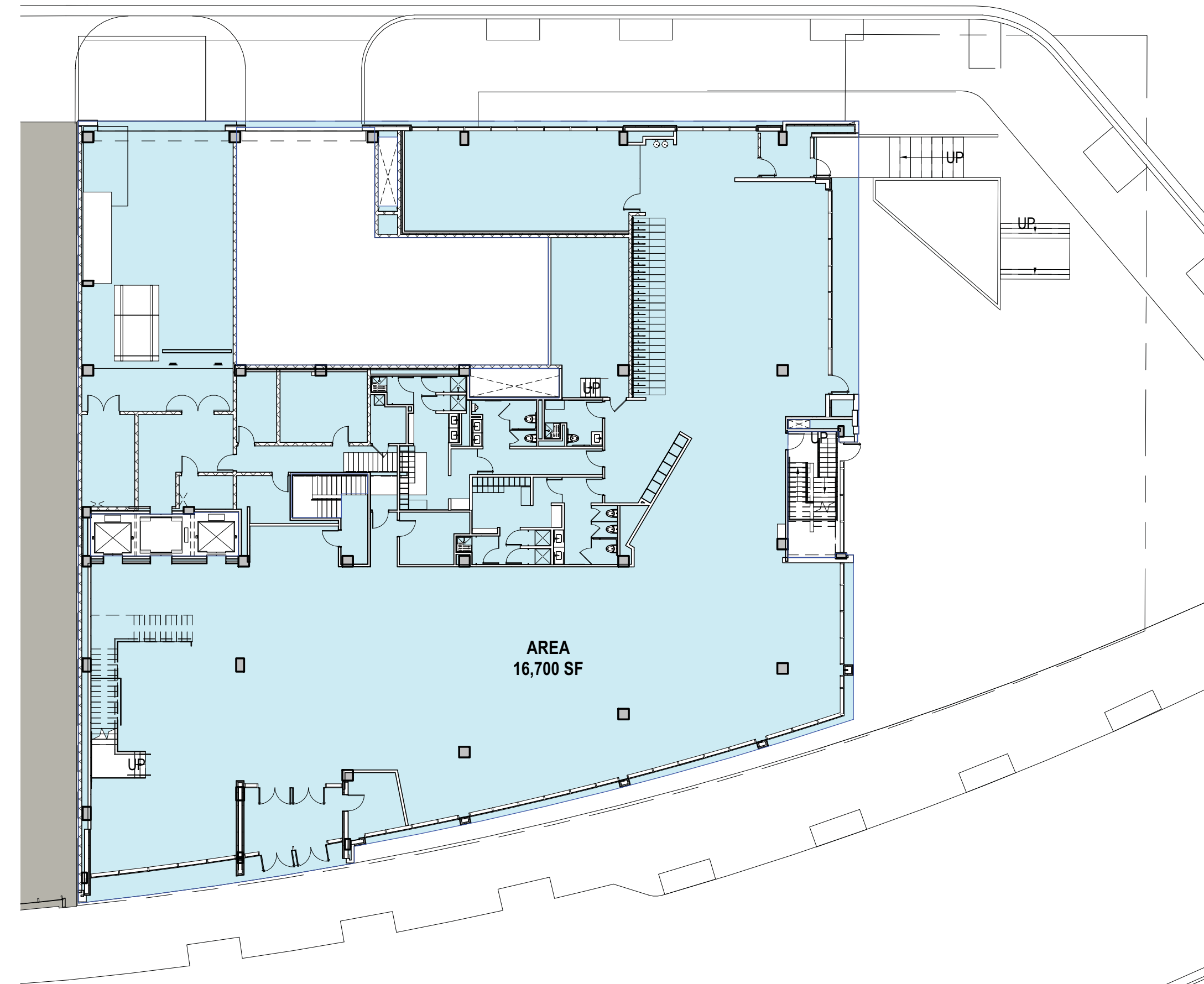
AREA PLAN - LEVEL 07

SCALE: 1" = 20'-0"



AREA PLAN - LEVEL 03

SCALE: 1" = 20'-0"



AREA PLAN - LEVEL 01

SCALE: 1" = 20'-0"

Level	Area
LEVEL 01	16,700 SF
LEVEL 02	15,300 SF
LEVEL 03	15,800 SF
LEVEL 04	15,800 SF
LEVEL 05	15,800 SF
LEVEL 06	15,800 SF
LEVEL 07	12,800 SF
	108,000 SF

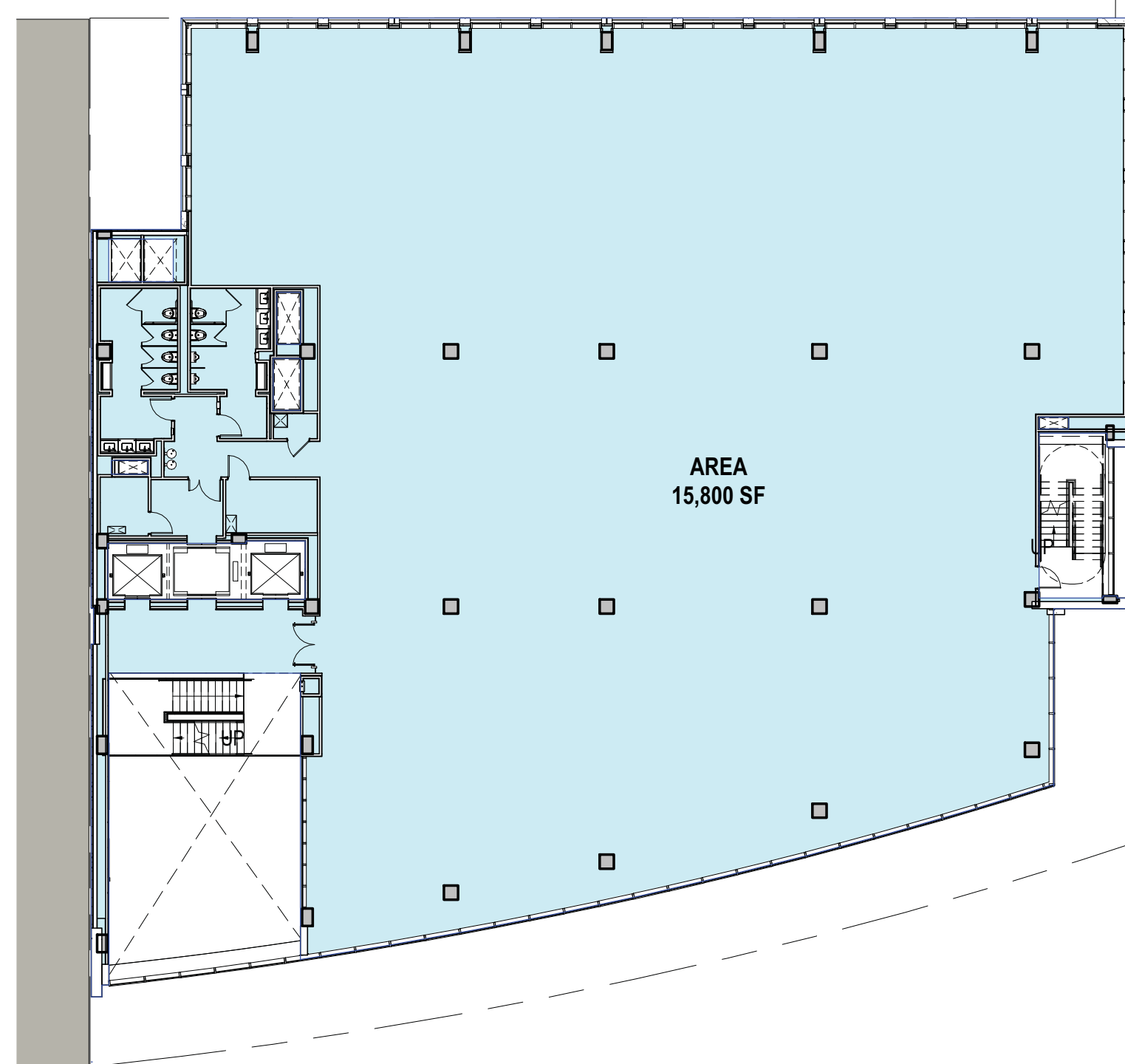
LEGEND

INCLUDED IN NSF CALCULATION

ALEXANDRIA SQUARE FOOTAGE DEFINITION:
"For properties except for those specified in subsection A. above, the floor area of the building or buildings on a lot or tract or tract of land (whether "main" or "accessory") is the sum of all gross horizontal areas under a roof or roofs. These areas shall be measured from the exterior faces of walls and from the eaves of all roofs where they extend beyond the wall line or from the center line of party walls and shall include all space with a headroom of seven feet six inches or more, whether or not provided with a finished floor or ceiling. Excluded shall be elevator and stair bulkheads, accessory water tanks, cooling towers and similar construction not susceptible to storage or occupancy. Basements and subbasements shall be excluded from the floor area ratio computations, but for the purpose of computing off street parking requirements that portion of such areas as are occupied by permitted uses shall be subject to the provisions of Article VIII."

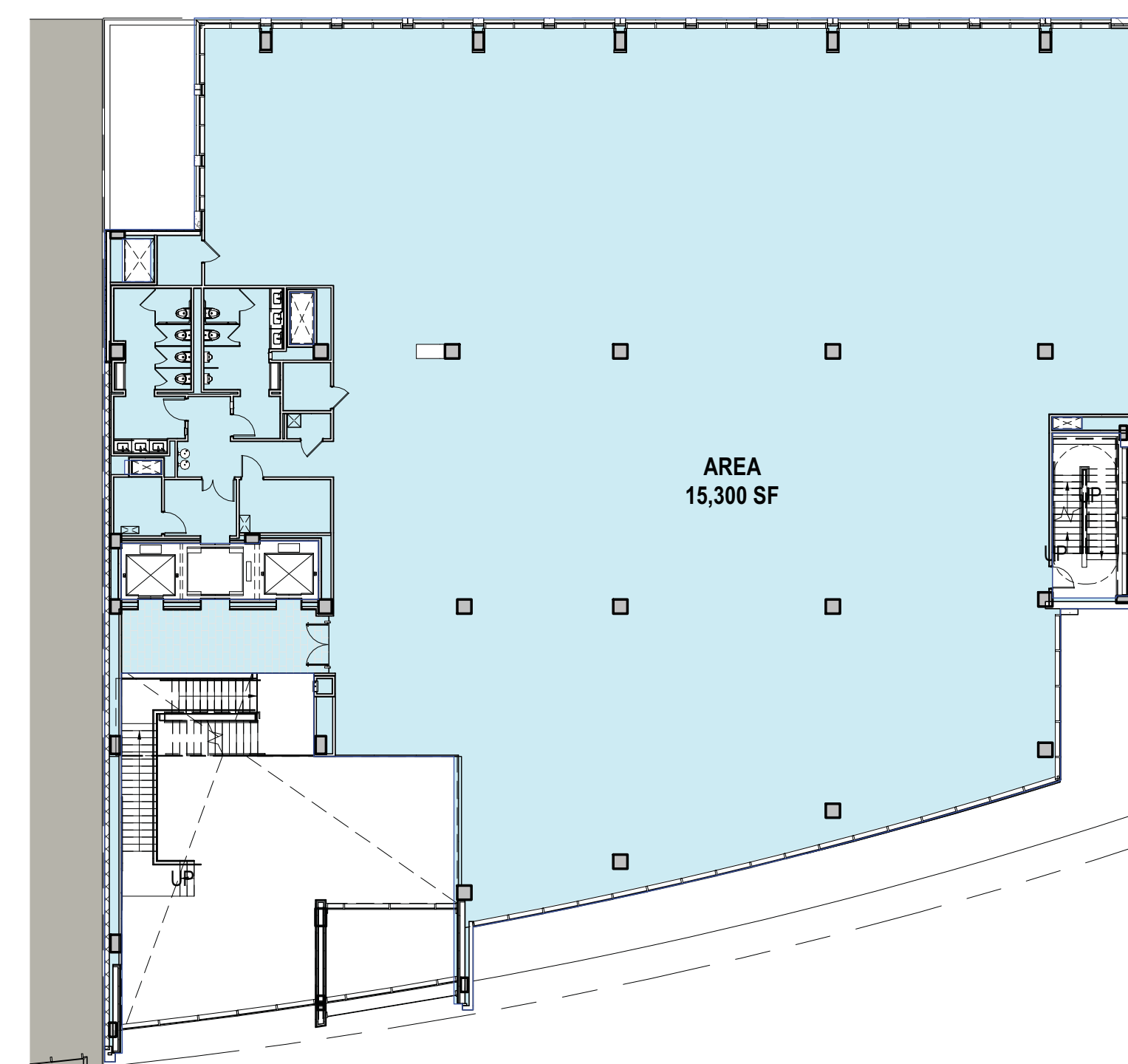
Level	Area
LEVEL 01	16,100 SF
LEVEL 02	17,400 SF
LEVEL 03	17,200 SF
LEVEL 04	17,200 SF
LEVEL 05	17,200 SF
LEVEL 06	17,200 SF
LEVEL 07	12,200 SF
	114,500 SF

GSF NOT REPRESENTED GRAPHICALLY



AREA PLAN - LEVELS 04 - 06

SCALE: 1" = 20'-0"



AREA PLAN - LEVEL 02

SCALE: 1" = 20'-0"

APPROVED
SPECIAL USE PERMIT NO. 2017-0017

DEPARTMENT OF PLANNING & ZONING

DIRECTOR

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR

CHAIRMAN, PLANNING COMMISSION _____

DATE RECORDED _____

INSTRUMENT NO. _____ REED BOOK NO. _____ DATE _____

Seal / Signature



Project Name

APTA

Project Number

09.8714.000

Scale

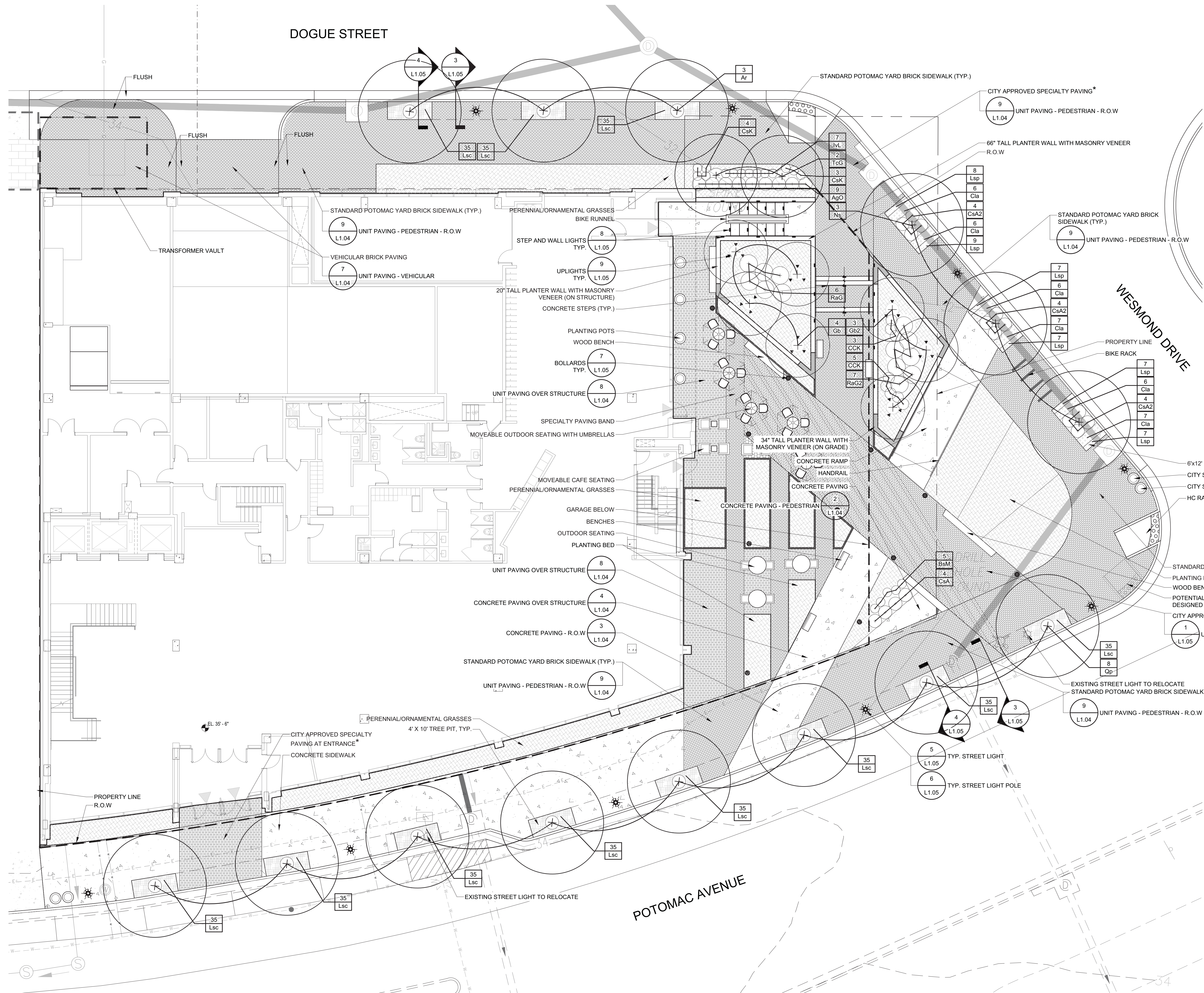
As indicated

Description

AREA PLANS (NET)

A106

DOGUE STREET



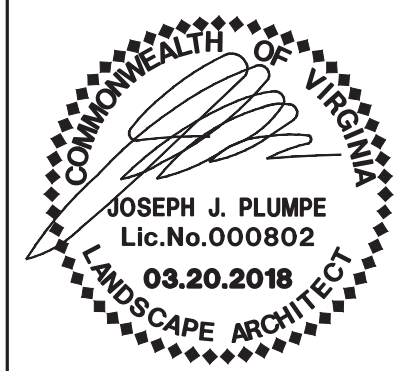
- ARCHAEOLOGY NOTES**
1. THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY (703/746-4399) TWO WEEKS BEFORE THE STARTING DATE OF ANY GROUND DISTURBANCE SO THAT A MONITORING AND INSPECTION SCHEDULE FOR CITY ARCHAEOLOGISTS CAN BE ARRANGED.
 2. CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALLS, 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.
 3. THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAYS.
 4. ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED IN COMPLIANCE WITH SECTION 11-411 OF THE ZONING ORDINANCE.



Landscape Architecture, P.C.
 6416 Greenbelle Drive, Suite 100-A
 Alexandria, Virginia 22310
 Tel: 703.719.6500 Fax: 703.719.6503
 Email: frontdesk@studio39.com

APTA HEADQUARTERS
 CITY OF ALEXANDRIA, VA
 APTA CENTENNIAL PROPERTIES, LLC

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REVISIONS:

HARDSCAPE PLAN - PLAZA

DESIGN: CO
 DRAWN: TH
 CHECKED: DD

SCALE: 1" = 10'-0"

PROJECT NO: 17031
 DATE: 03.20.2018

L1.01

PRELIMINARY DSUP

*APPLICANT WILL COMPLY WITH APPROVED PAVERS MENTIONED IN THE MEMO TO INDUSTRY REGARDING ACCEPTABLE PAVING MATERIALS.

APPROVED
 SPECIAL USE PERMIT NO. 2017-0017

DEPARTMENT OF PLANNING & ZONING

 DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

 SITE PLAN NO. DATE

 DIRECTOR DATE

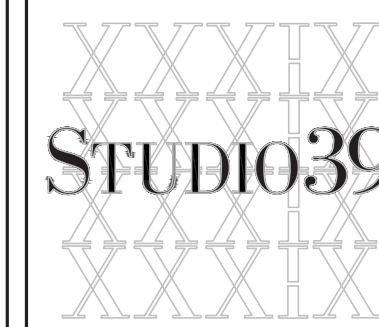
CHAIRMAN, PLANNING COMMISSION DATE

 DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. DATE

p:\2017\17031 apta headquarters\6.0 cad files\DSUPL1.01 HARDSCAPE PLAN - PLAZA.dwg

NOT RELEASED FOR CONSTRUCTION



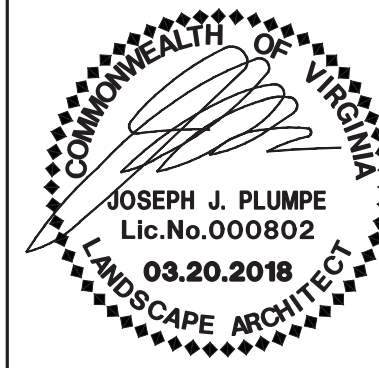
Landscape Architecture, P.C.

6416 Grovedale Drive, Suite 100-A
Alexandria, Virginia 22310
Tel: 703.719.6500 Fax: 703.719.6503
Email: frontdesk@studio39.com

APTA HEADQUARTERS
CITY OF ALEXANDRIA, VA

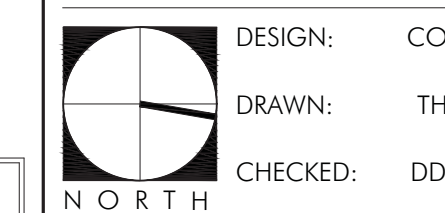
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© STUDIO 39 LANDSCAPE ARCHITECTURE, P.C.



REVISIONS:

HARDSCAPE
PLAN - 7TH FLOOR



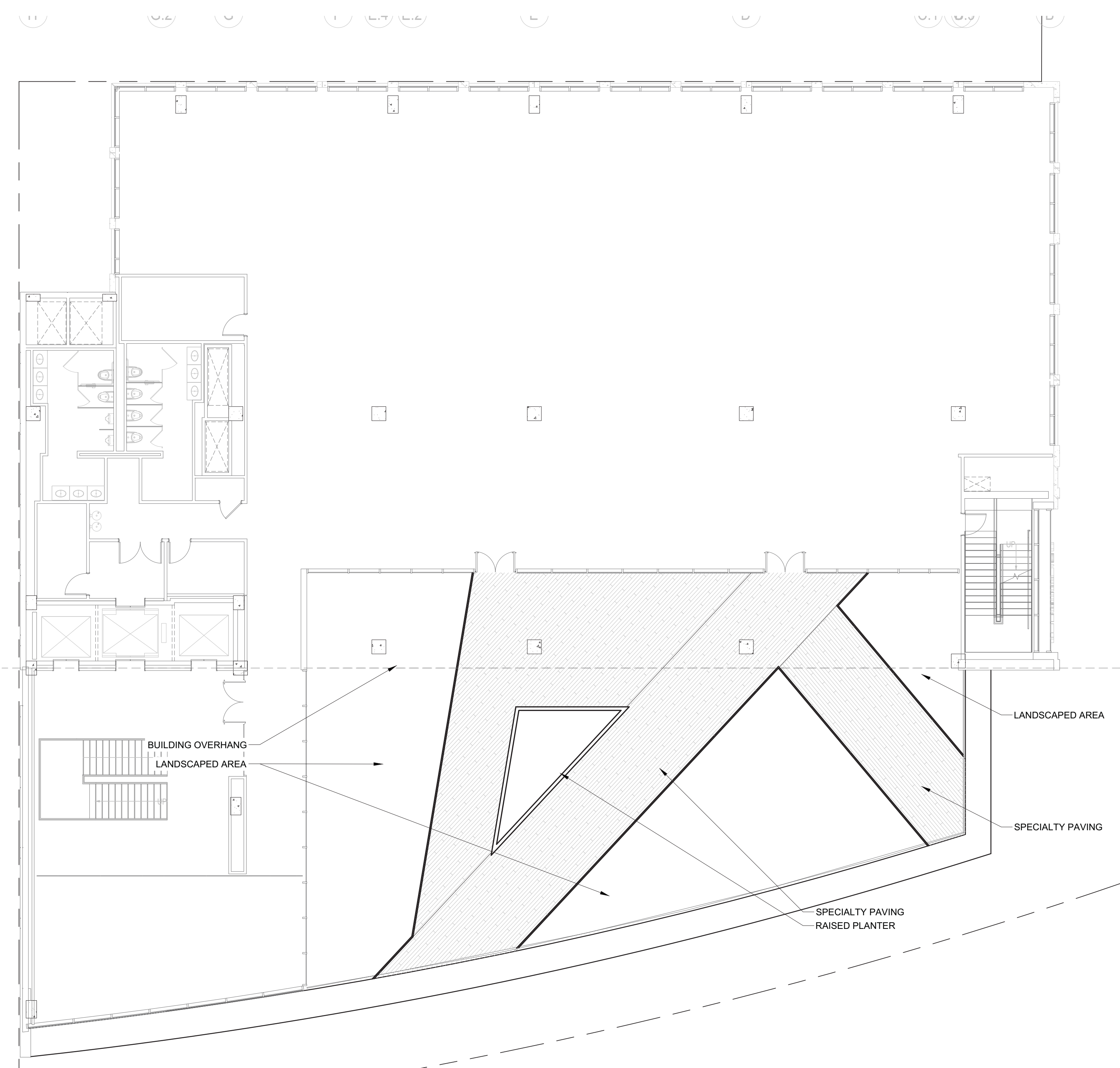
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0 5 10 20

PROJECT NO: 17031
DATE: 03.20.2018

L1.02

PRELIMINARY DSUP

NOT RELEASED FOR CONSTRUCTION



ARCHAEOLOGY NOTES

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

APPROVED
SPECIAL USE PERMIT NO. 2017-0017

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

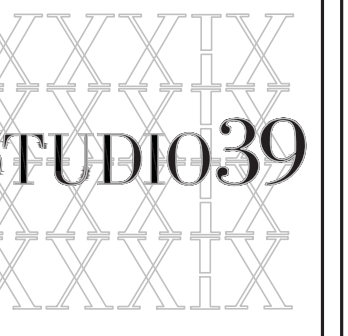
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. DATE



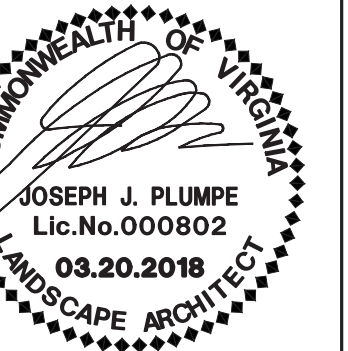
Landscape Architecture, P.C.

6416 Grandville Drive, Suite 100-A
Alexandria, Virginia 22310
Tel: 703.719.6500 Fax: 703.719.6503
Email: frontdesk@studio39.com

APTA HEADQUARTERS
CITY OF ALEXANDRIA, VA

APTA CENTENNIAL PROPERTIES, LLC

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REVISIONS:

LAYOUT PLAN - PLAZA

DESIGN: CO
DRAWN: TH
CHECKED: DD

SCALE: 1" = 10'-0"

PROJECT NO: 17031

DATE: 03.20.2018

L1.03

PRELIMINARY DSUP

NOT RELEASED FOR CONSTRUCTION

DOGUE STREET

64' FUTURE R/W, DSP2007-0022
(TO BE BUILT BY OTHERS)

WESMOND DRIVE
66' R/W
(CURB TO CURB IMPROVEMENTS TO BE BUILT BY OTHERS
SUBJECT TO APPROVAL BY LANDBAY F)

POTOMAC AVENUE
WIDTH VARIES, DSP2005-0038

ARCHAEOLOGY NOTES

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DEPARTMENT OF PLANNING & ZONING

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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

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DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION

DATE RECORDED DATE

INSTRUMENT NO. DEED BOOK NO. DATE

p:\2017\17031_aptahq\apthq\l1.03_LAYOUT PLAN - PLAZA.dwg

REVISIONS:

HARDSCAPE DETAILS

DESIGN:	CO
DRAWN:	TH
CHECKED:	DD

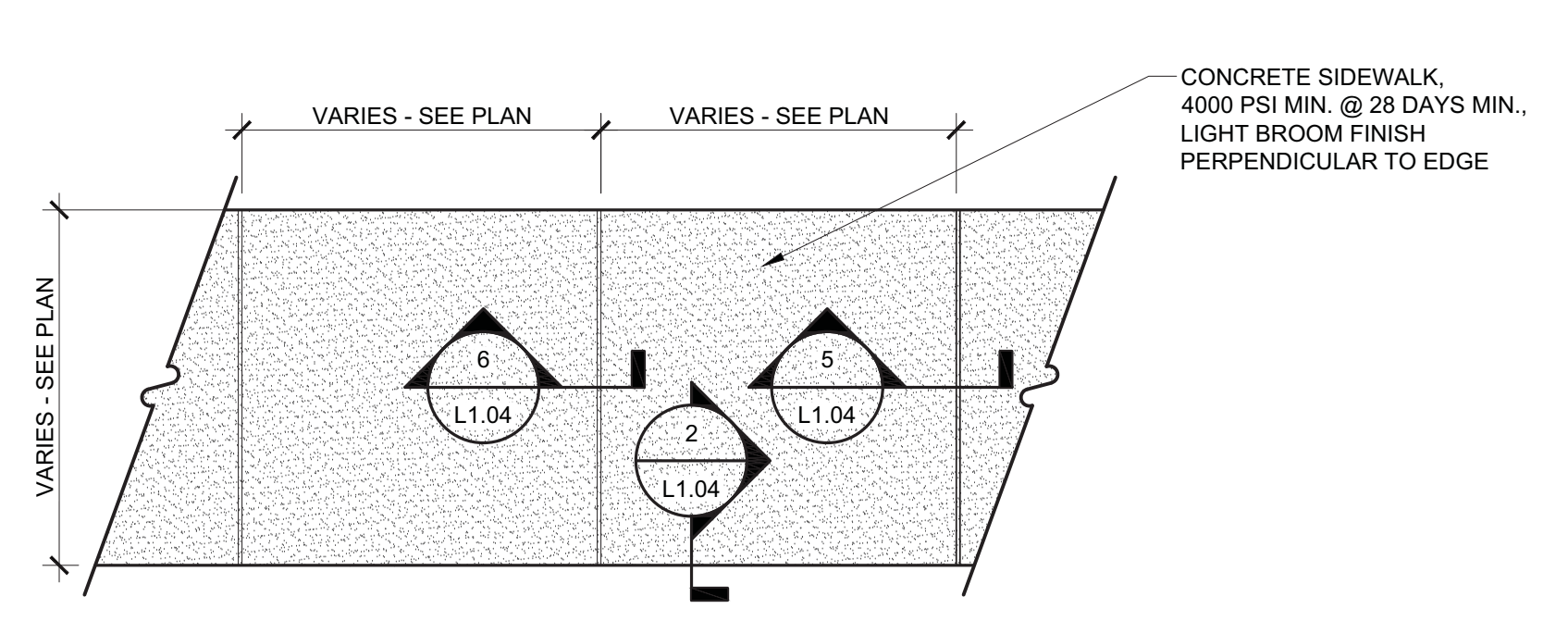
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PROJECT NO: 17031
DATE: 03.20.2018

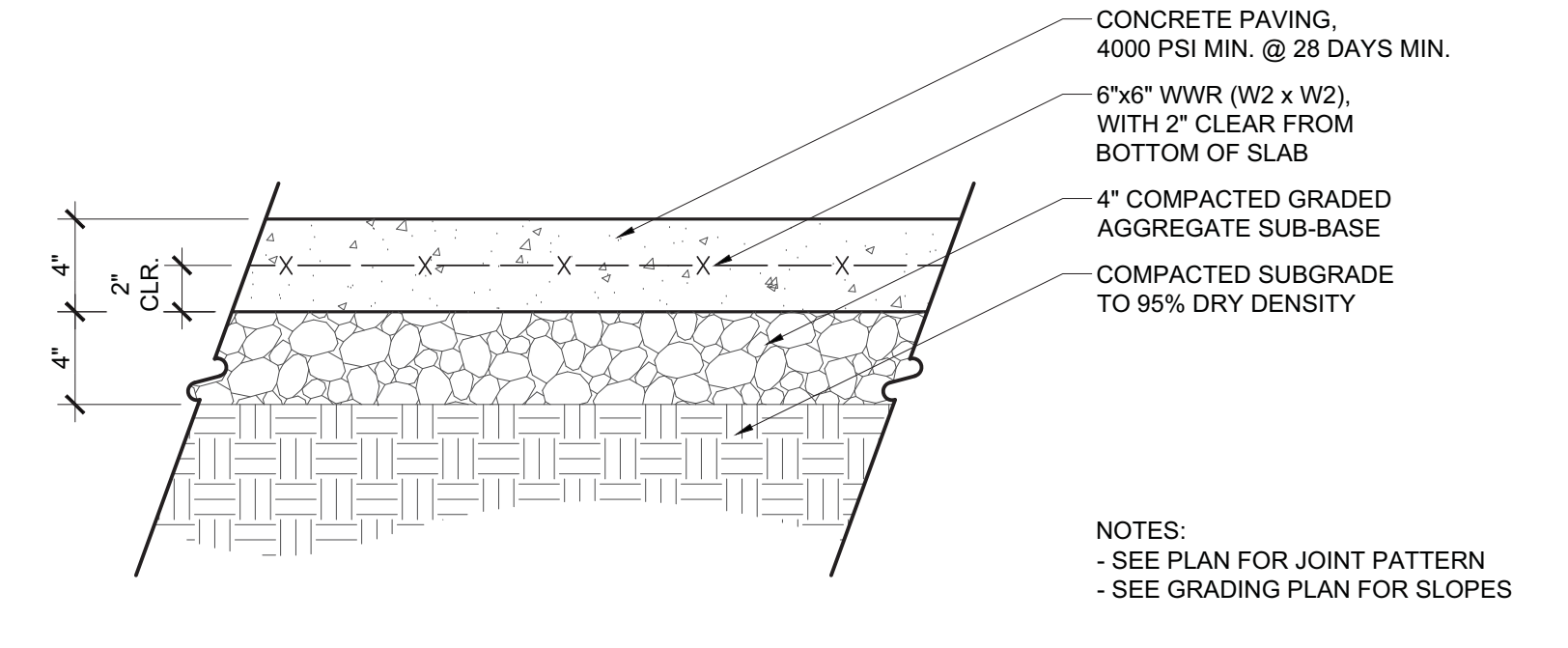
L1.04

PRELIMINARY DSUP

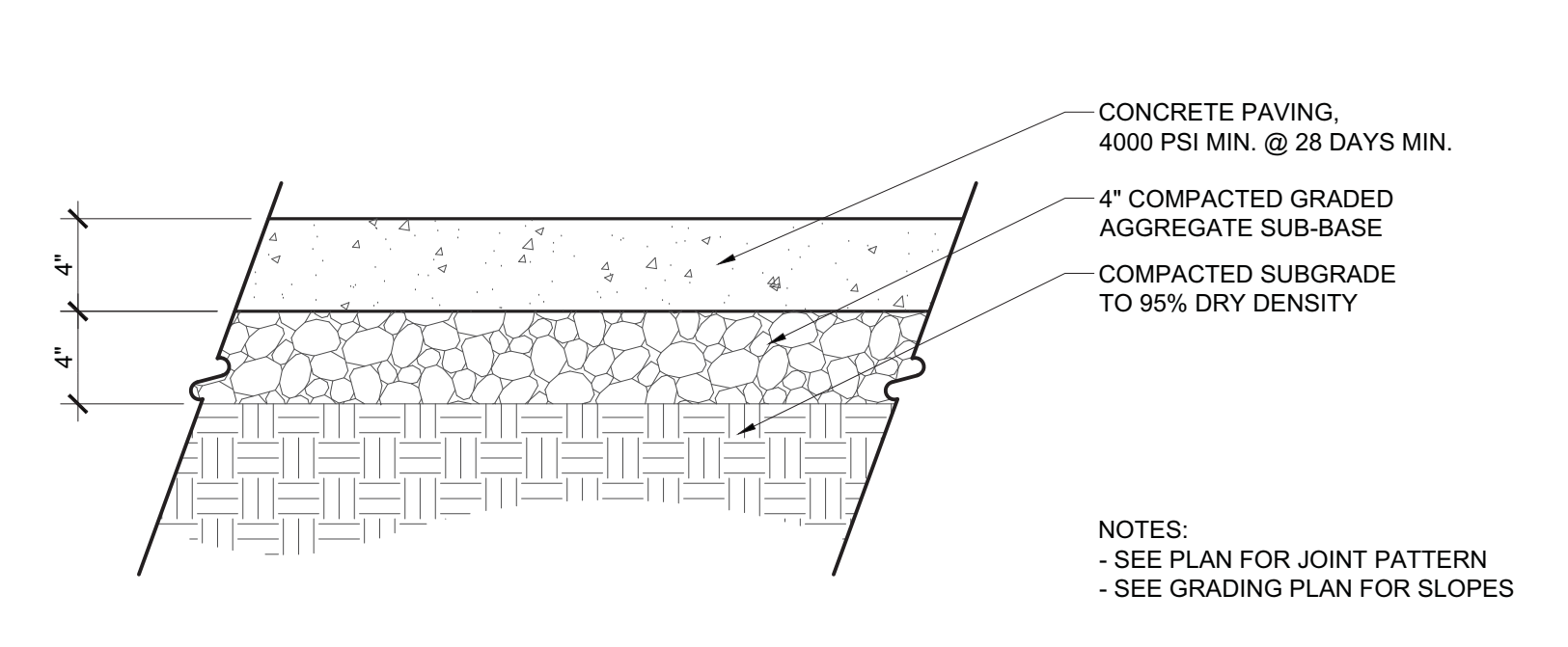
NOT RELEASED FOR CONSTRUCTION



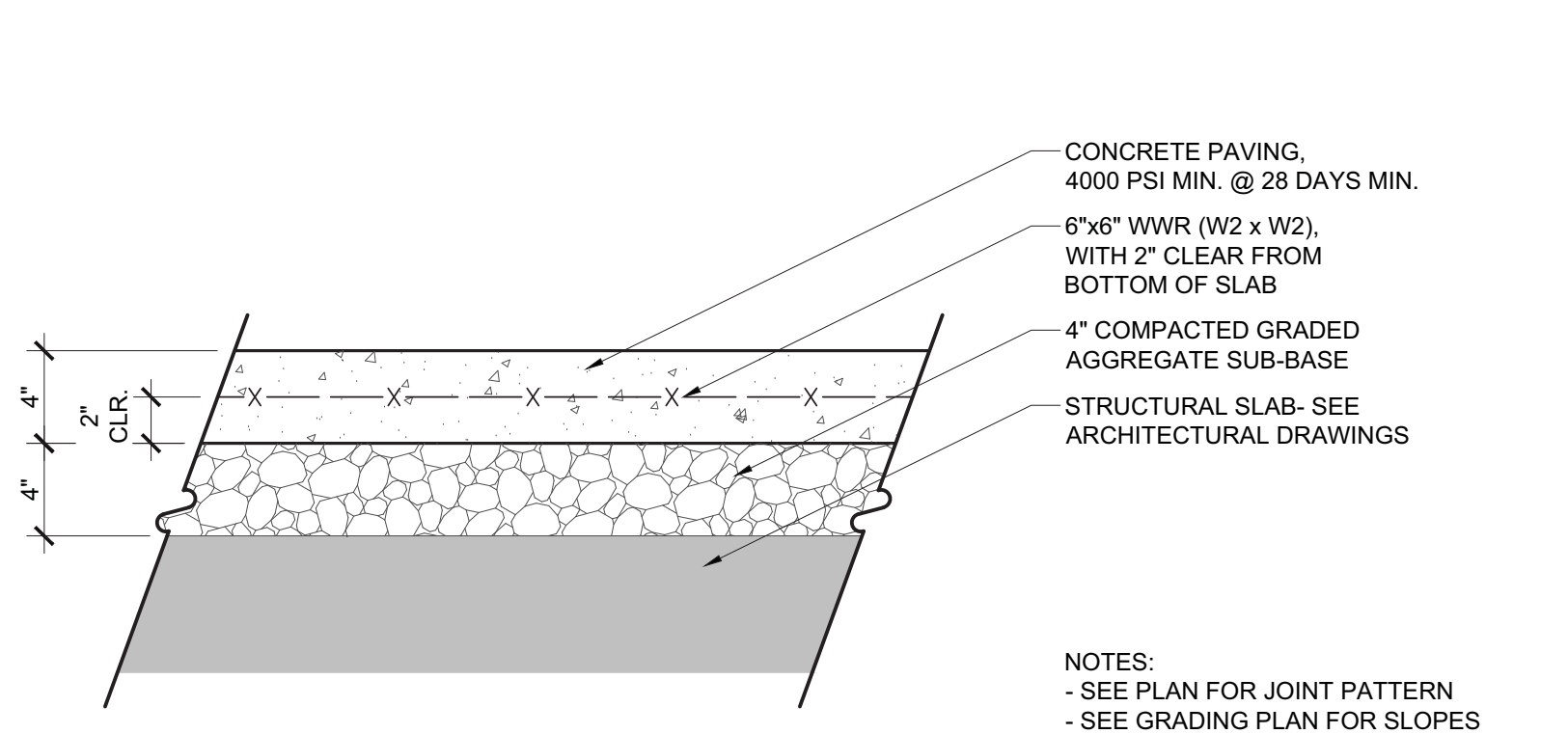
1 CONCRETE SIDEWALK PLAN
Scale: 1/2" = 1'-0"



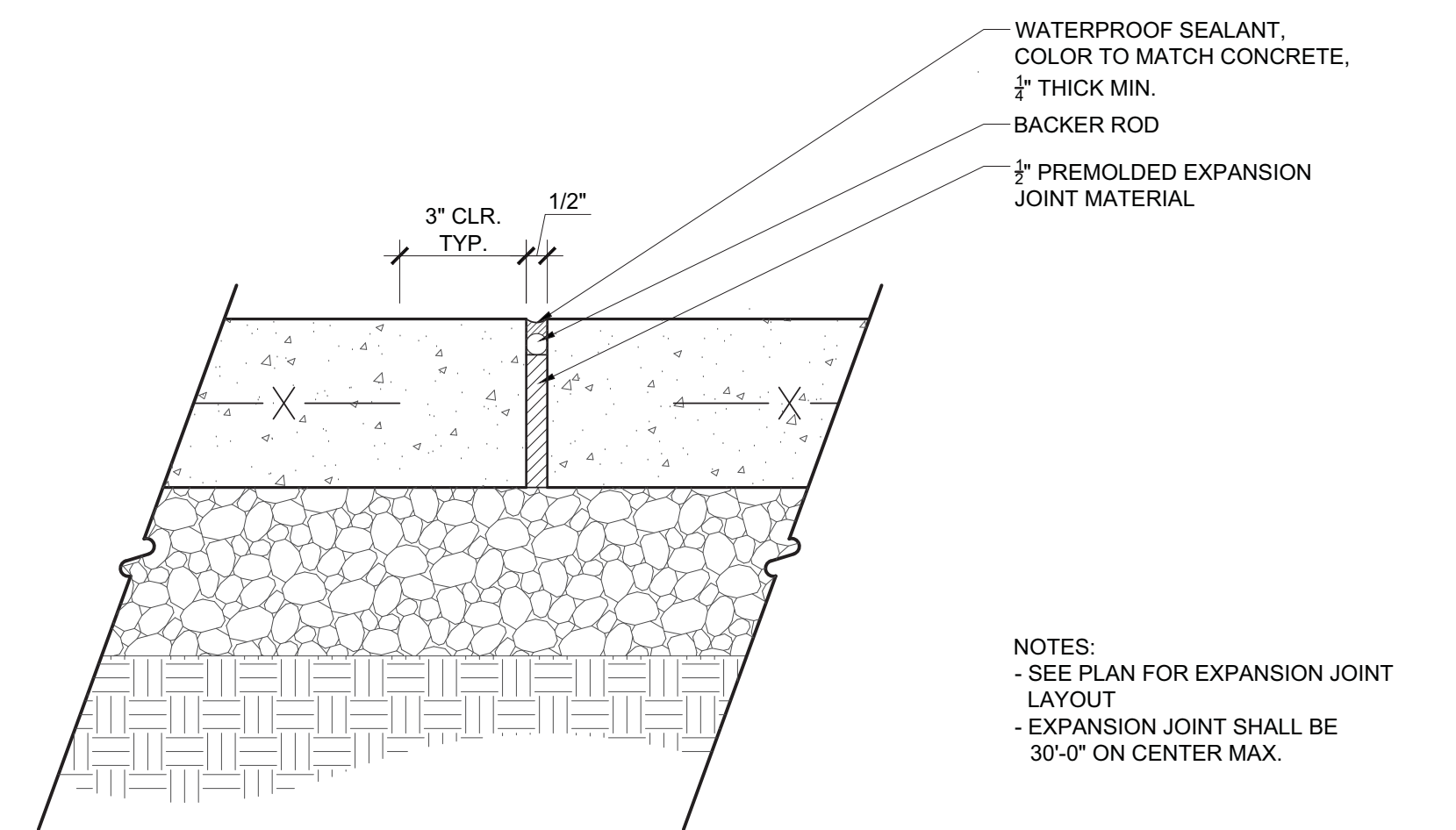
2 CONCRETE PAVING - PEDESTRIAN SECTION
Scale: 1 1/2" = 1'-0"



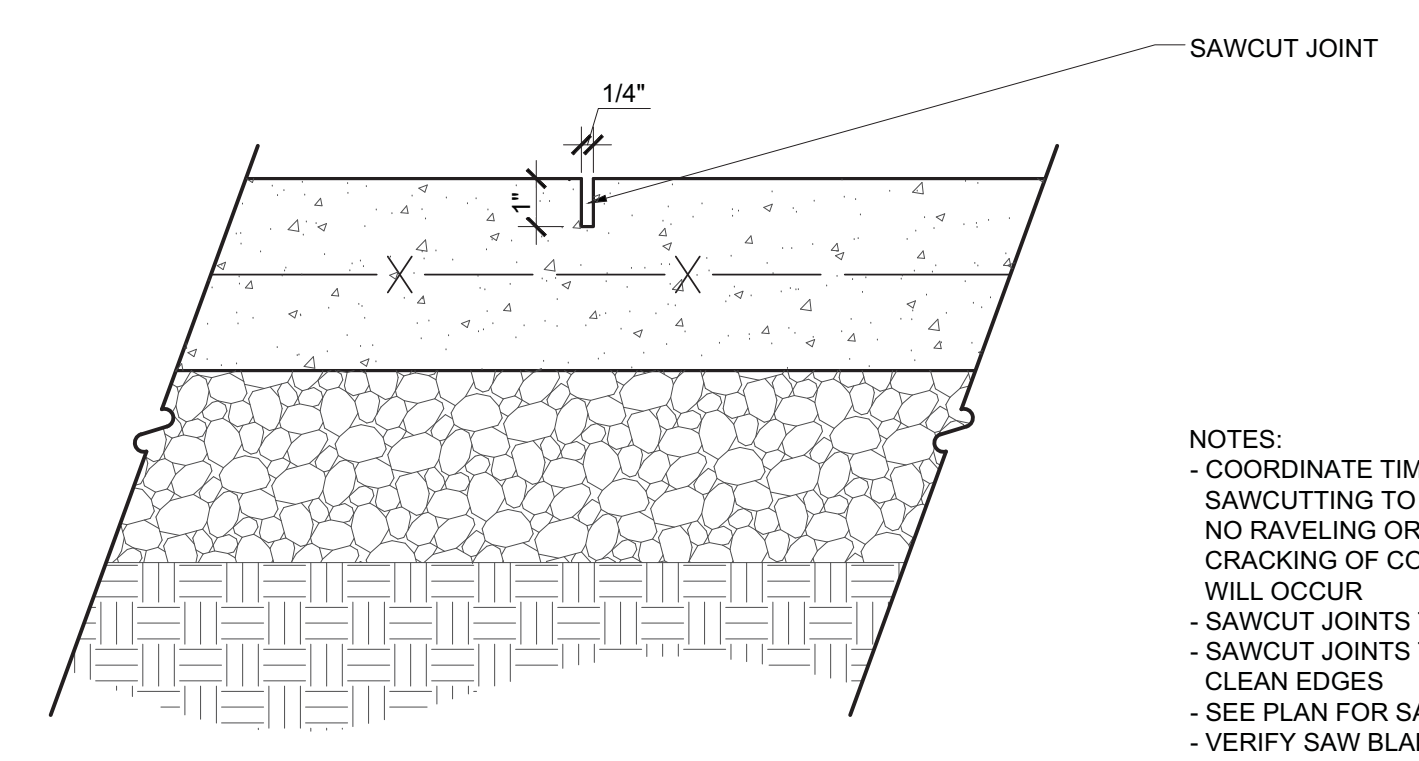
3 CONCRETE PAVING - R.O.W SECTION
Scale: 1 1/2" = 1'-0"



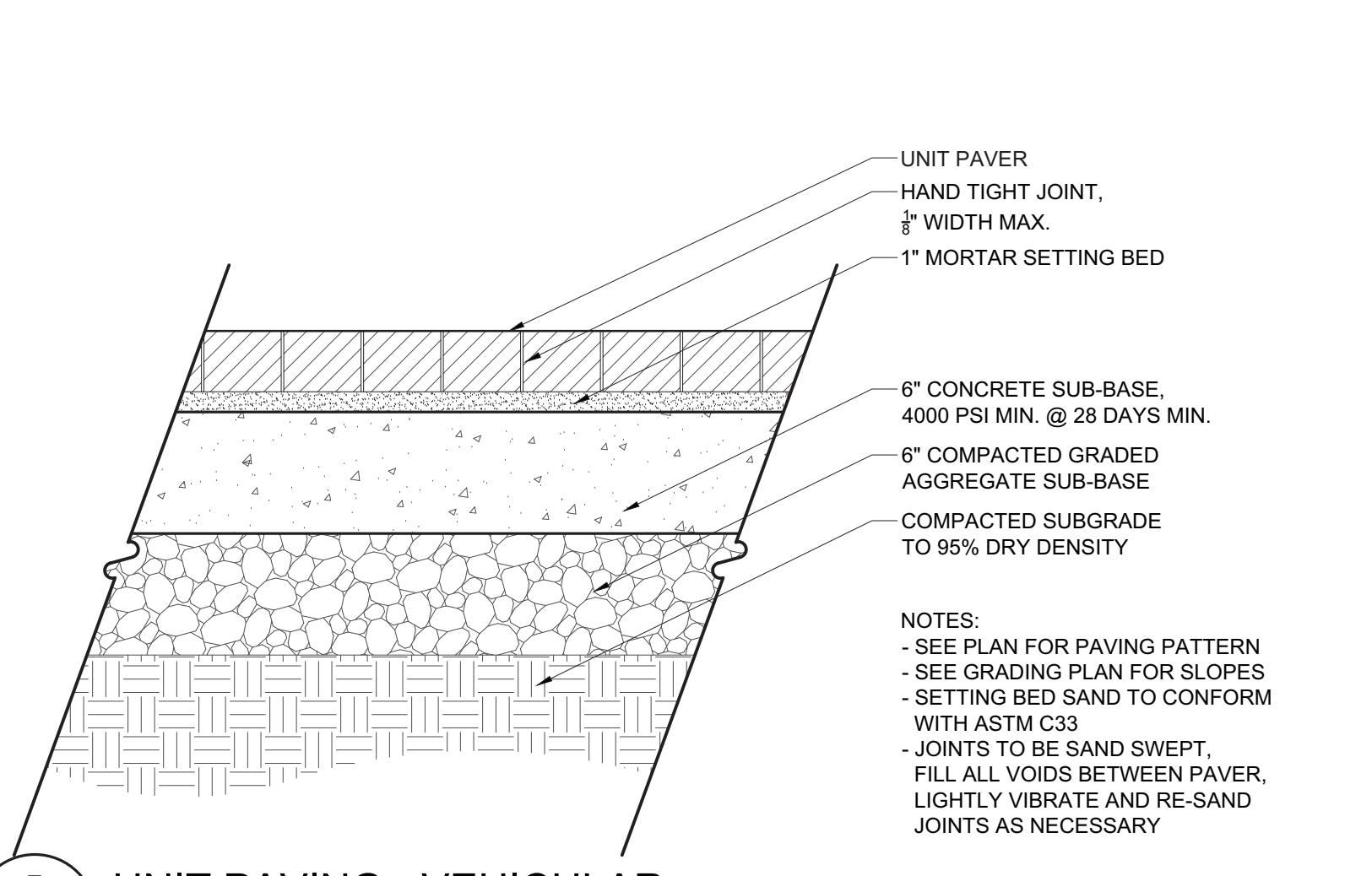
4 CONCRETE PAVING OVER STRUCTURE SECTION
Scale: 1 1/2" = 1'-0"



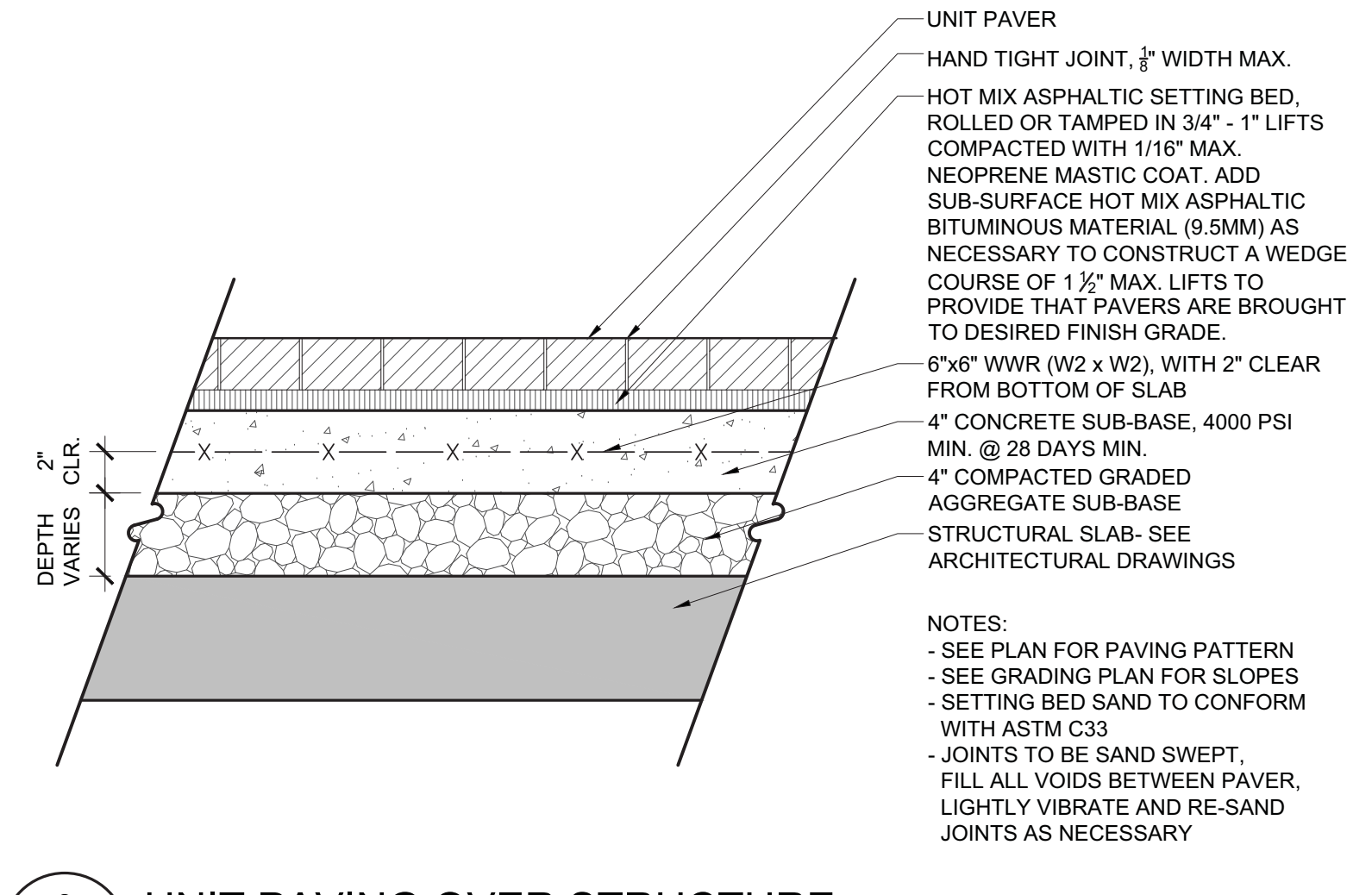
5 CONCRETE PAVING EXPANSION JOINT - TYPICAL SECTION
Scale: 3" = 1'-0"



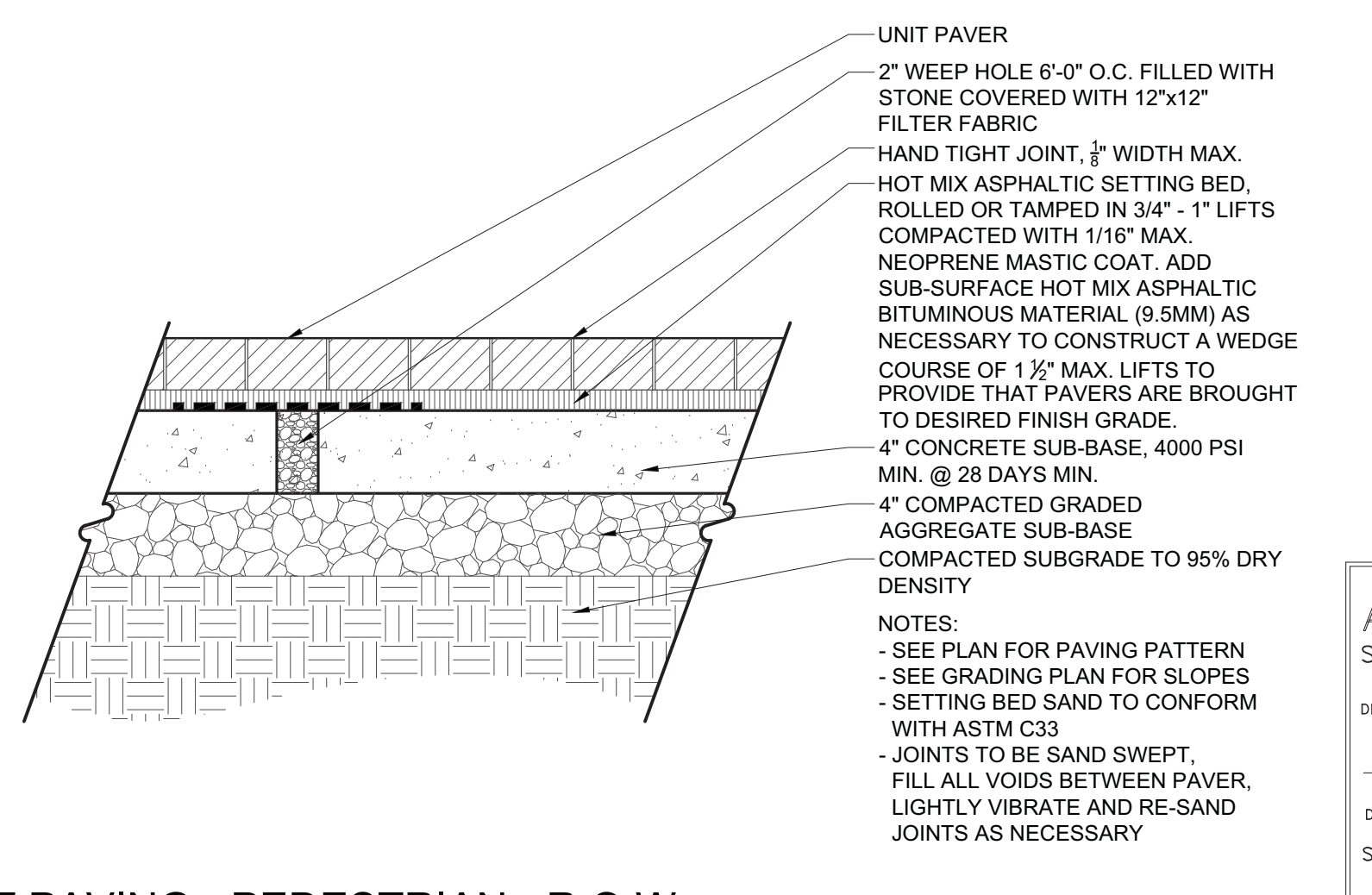
6 SAWCUT CONTROL JOINT SECTION
Scale: 3" = 1'-0"



7 UNIT PAVING - VEHICULAR SECTION
Scale: 1 1/2" = 1'-0"



8 UNIT PAVING OVER STRUCTURE SECTION
Scale: 1 1/2" = 1'-0"



9 UNIT PAVING - PEDESTRIAN - R.O.W SECTION
Scale: 1 1/2" = 1'-0"

APPROVED
SPECIAL USE PERMIT NO. 2017-0017

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

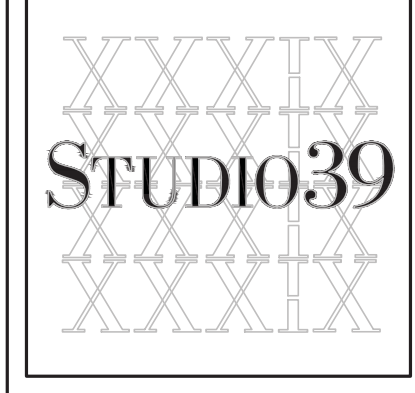
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

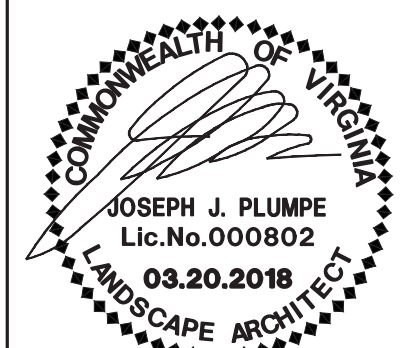
INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____



Landscape Architecture, P.C. 6416 Greenfield Drive, Suite 100-A Alexandria, Virginia 22310 Tel: 703.719.6500 Fax: 703.719.6503 Email: frontdesk@studio39.com

APTA HEADQUARTERS CITY OF ALEXANDRIA, VA APTA CENTENNIAL PROPERTIES, LLC

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REVISIONS:

HARDSCAPE DETAILS

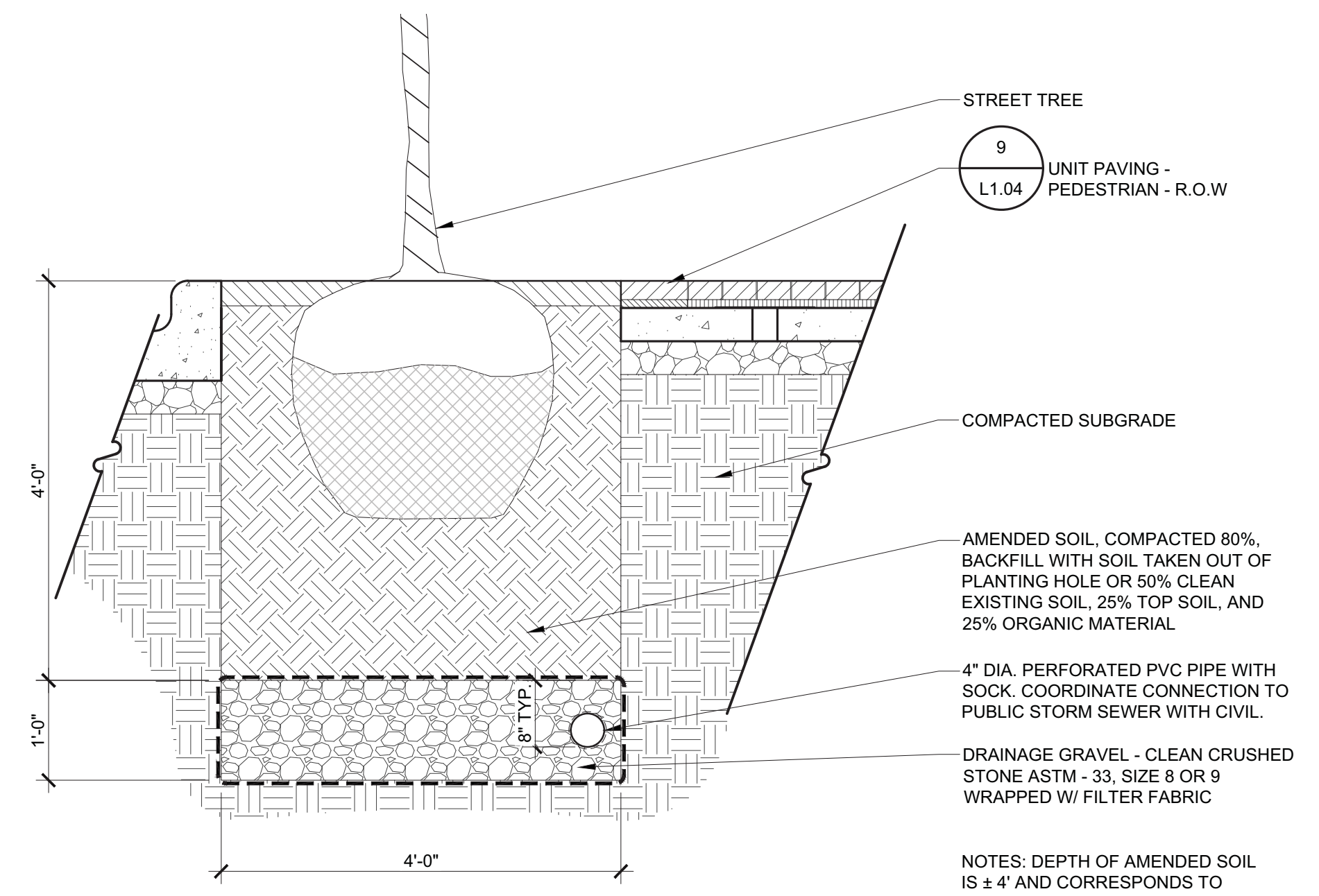
DESIGN: CO DRAWN: TH CHECKED: DD

SCALE: Viewport Scale

PROJECT NO: 17031 DATE: 03.20.2018

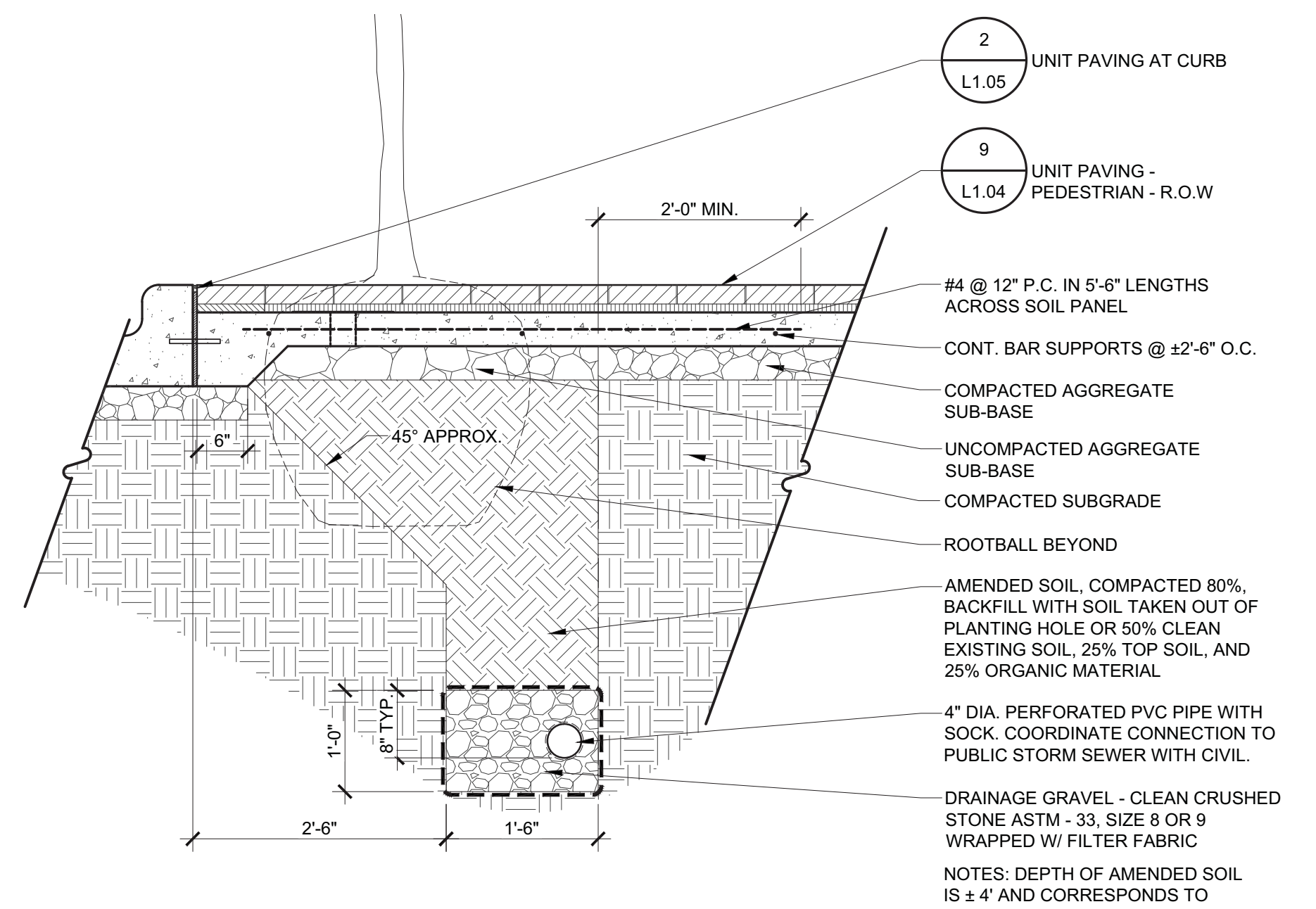
L1.05 PRELIMINARY DSUP

NOT RELEASED FOR CONSTRUCTION



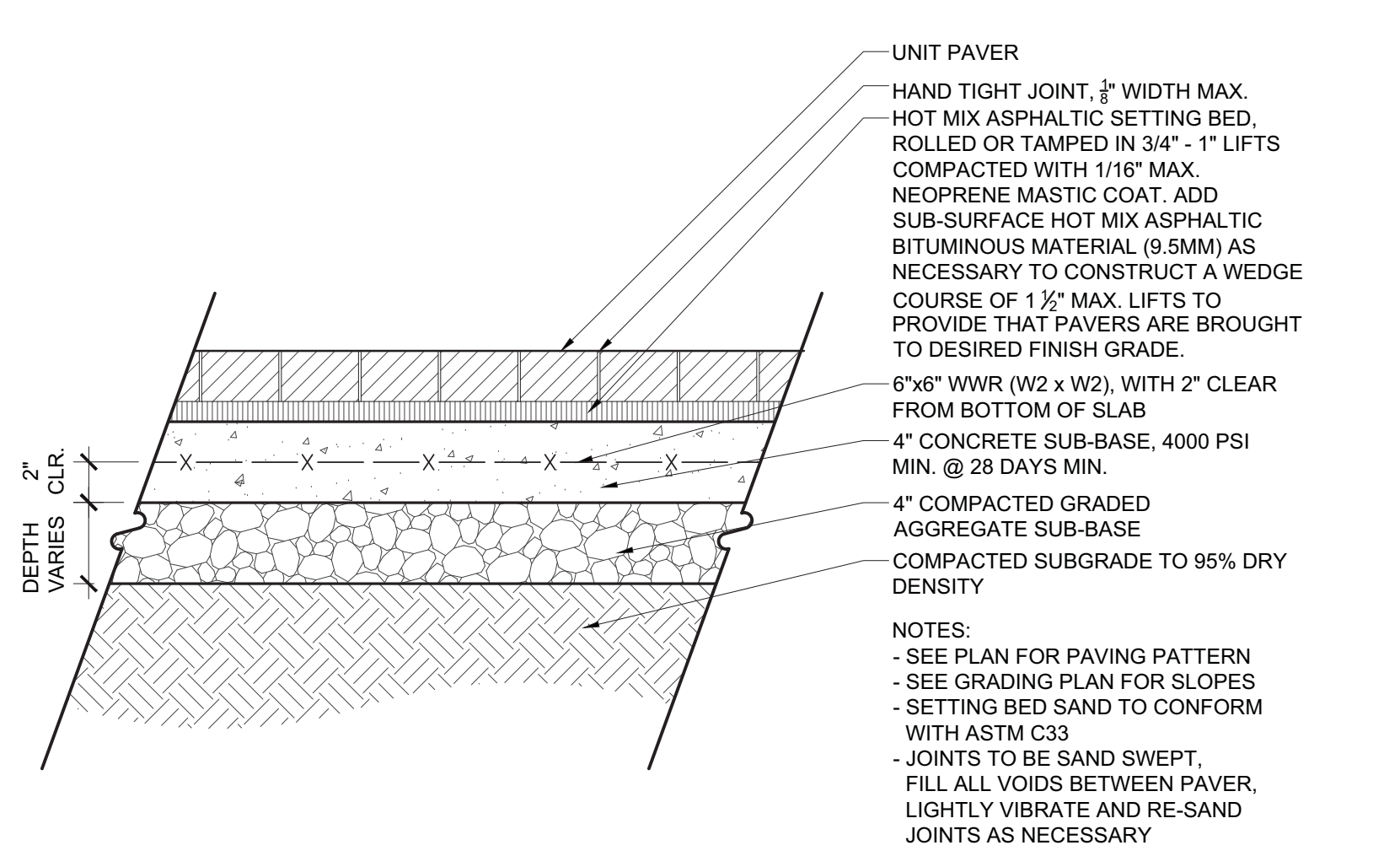
4 CONTINUOUS SOIL PANEL AT TREE SECTION Scale: 3/4" = 1'-0"

Product information for NITE STAR lighting fixture. Includes model, color, quantity, manufacturer (BEGA), and contact information for Lighting Environments.

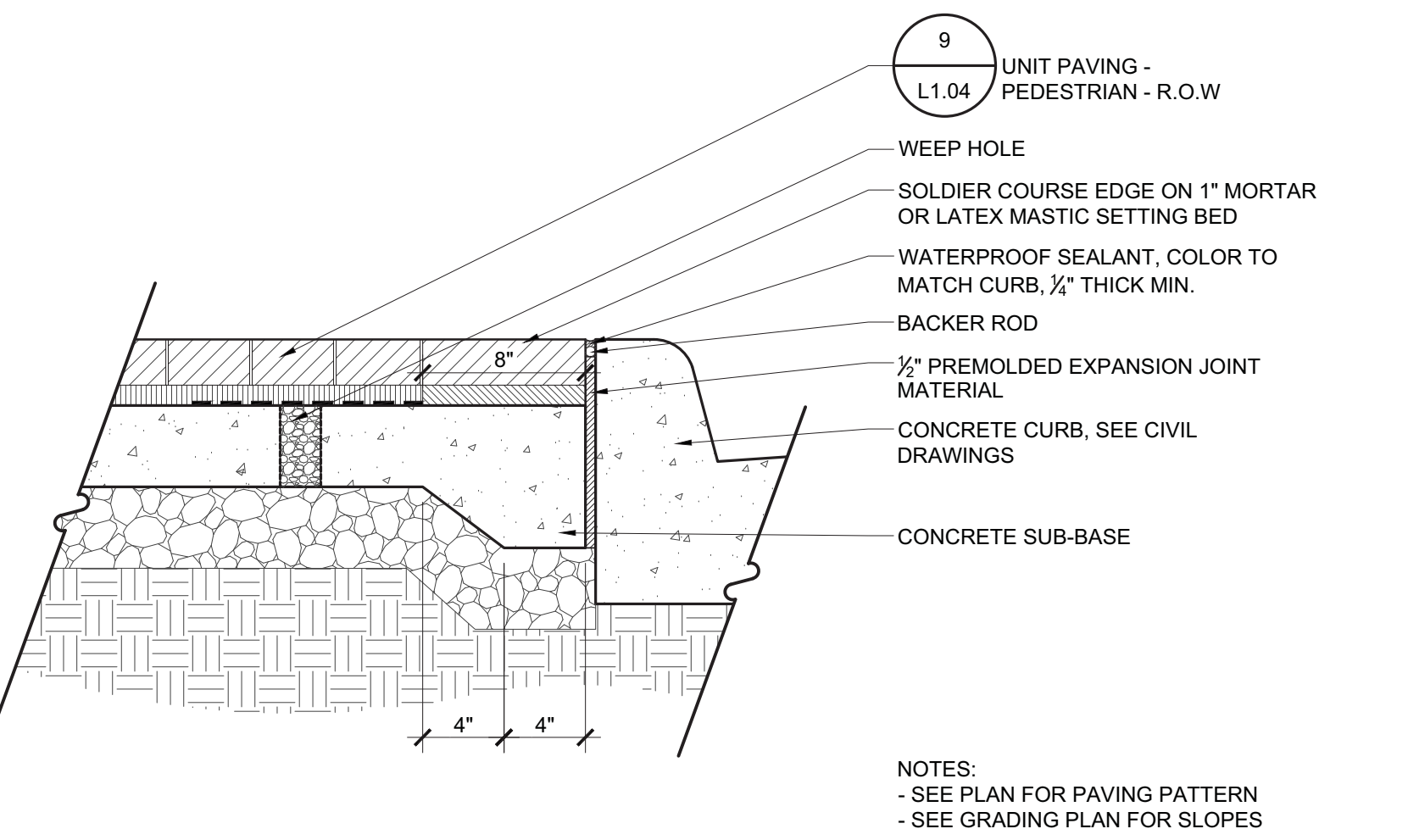


3 CONTINUOUS SOIL PANEL AT SIDEWALK SECTION Scale: 3/4" = 1'-0"

Product information for RENO lighting fixture. Includes model, color, quantity, manufacturer (HESS AMERICA), and contact information for Soledad Pellegri.



1 UNIT PAVING ON GRADE SECTION Scale: 1 1/2" = 1'-0"



2 UNIT PAVING AT CURB SECTION Scale: 1 1/2" = 1'-0"

Refractive (R52) Specification Sheet for Philips Haco. Includes product code, ordering guide, and technical specifications for the R52 street light.

5 TYP. STREET LIGHT PROD. INFO. Scale: NTS

BOLLARDS and STEP AND WALL LIGHTS. Includes product information and technical specifications for bollards and step and wall lights.

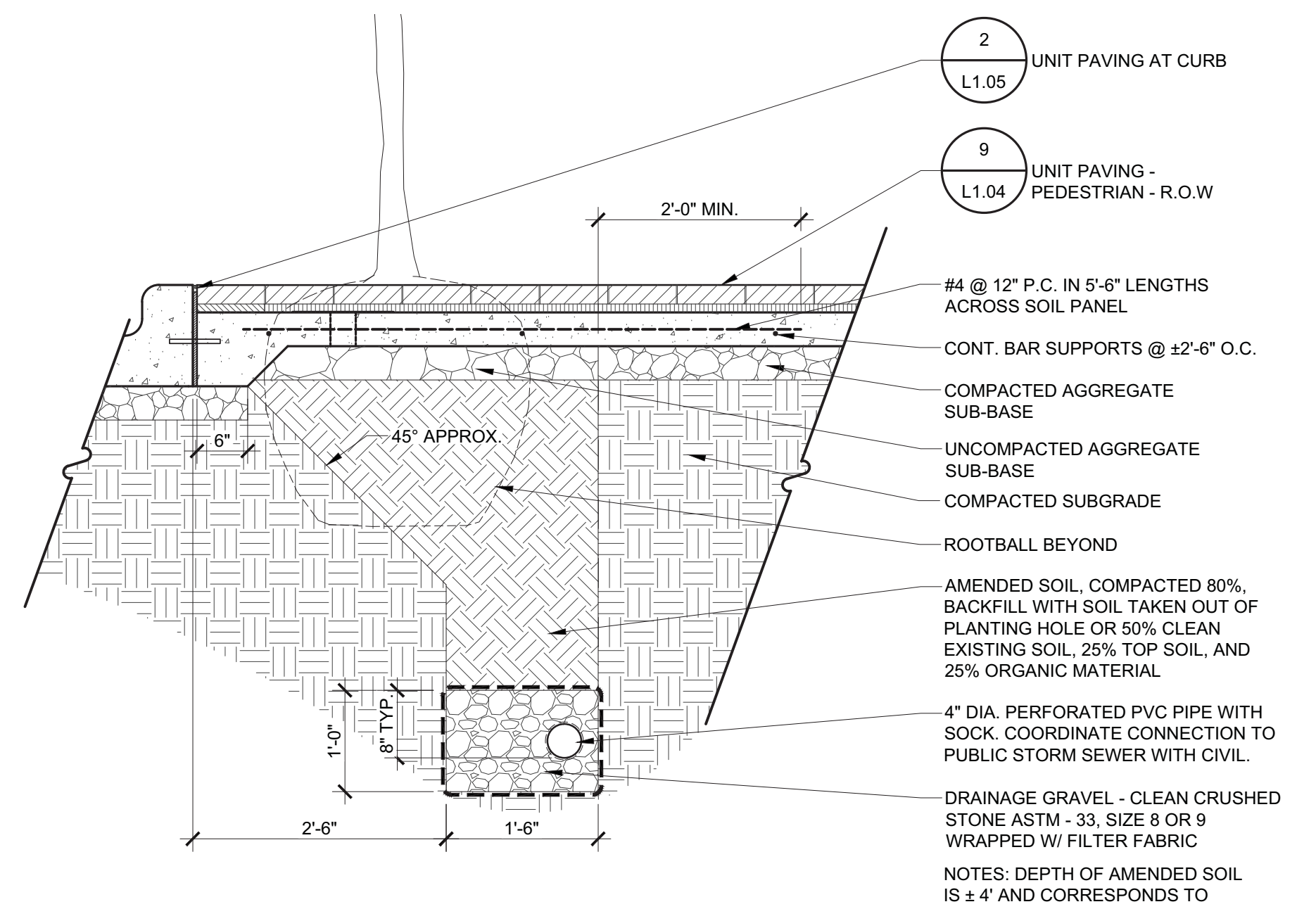
P5164 Specification Sheet for Philips Haco. Includes product code, ordering guide, and technical specifications for the P5164 street light.

6 TYP. STREET LIGHT POLE PROD. INFO. Scale: NTS

PHILIPS HACO logo and contact information.

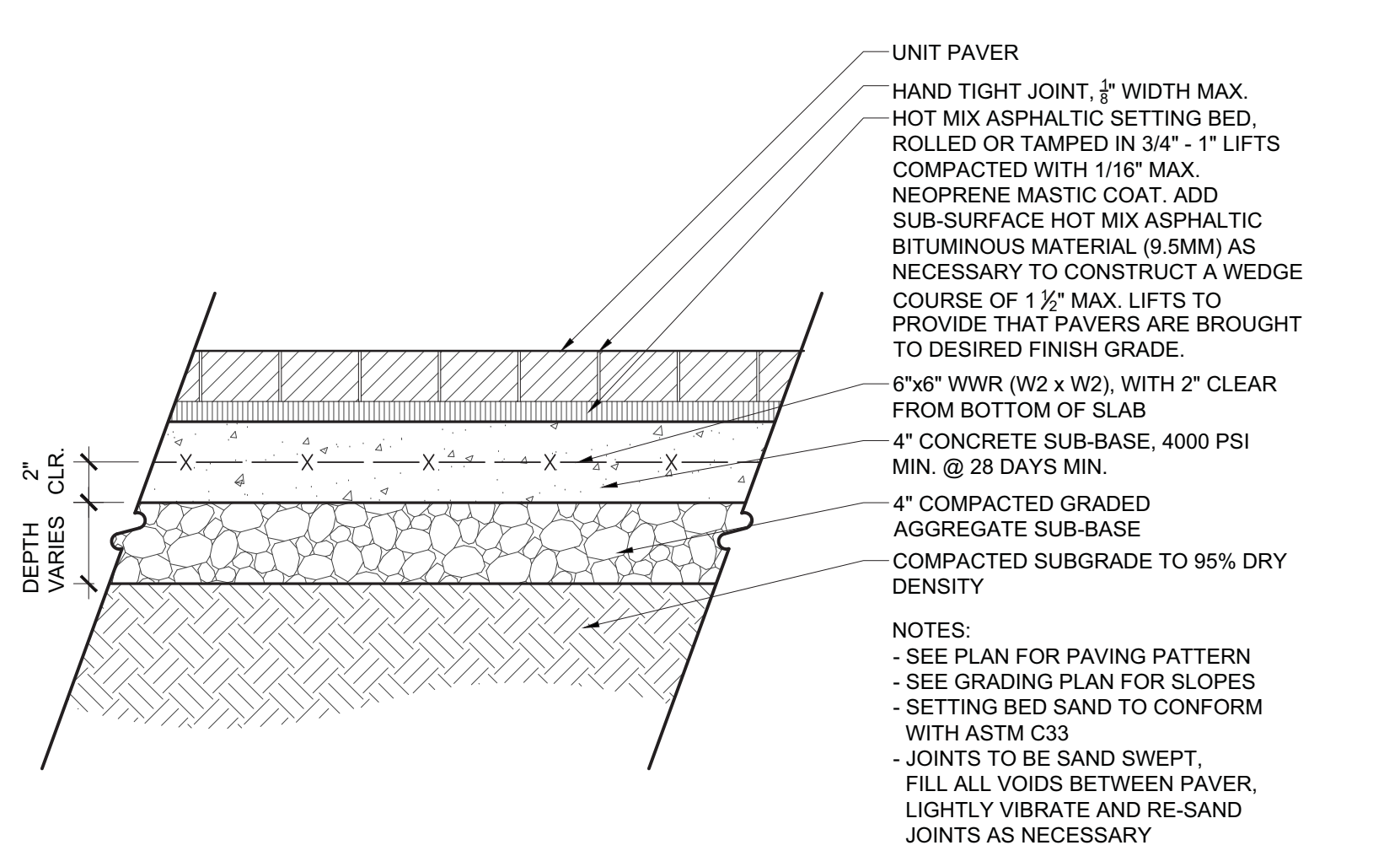
4 CONTINUOUS SOIL PANEL AT TREE SECTION Scale: 3/4" = 1'-0"

Product information for NITE STAR lighting fixture. Includes model, color, quantity, manufacturer (BEGA), and contact information for Lighting Environments.

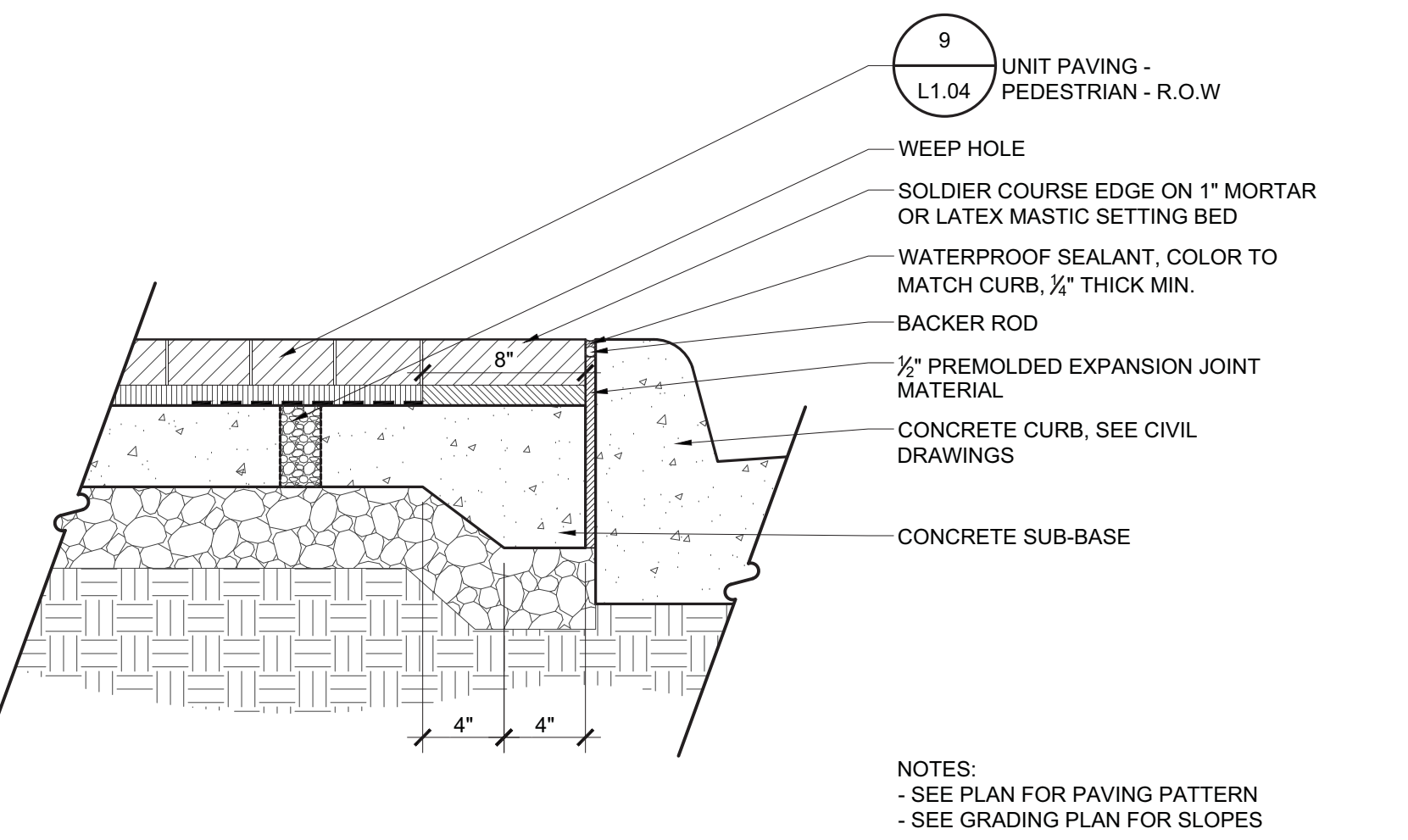


3 CONTINUOUS SOIL PANEL AT SIDEWALK SECTION Scale: 3/4" = 1'-0"

Product information for RENO lighting fixture. Includes model, color, quantity, manufacturer (HESS AMERICA), and contact information for Soledad Pellegri.



1 UNIT PAVING ON GRADE SECTION Scale: 1 1/2" = 1'-0"



2 UNIT PAVING AT CURB SECTION Scale: 1 1/2" = 1'-0"

Refractive (R52) Specification Sheet for Philips Haco. Includes product code, ordering guide, and technical specifications for the R52 street light.

5 TYP. STREET LIGHT PROD. INFO. Scale: NTS

BOLLARDS and STEP AND WALL LIGHTS. Includes product information and technical specifications for bollards and step and wall lights.

P5164 Specification Sheet for Philips Haco. Includes product code, ordering guide, and technical specifications for the P5164 street light.

6 TYP. STREET LIGHT POLE PROD. INFO. Scale: NTS

PHILIPS HACO logo and contact information.



Landscape Architecture, P.C.

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Email: frontdesk@studio39.com

APTA HEADQUARTERS
 CITY OF ALEXANDRIA, VA
 APTA CENTENNIAL PROPERTIES, LLC

NOTES:

1. ALL PROTECTION AND PRESERVATION MEASURES FOR EXISTING VEGETATION, INCLUDING MAINTENANCE SHALL BE APPROVED BY THE CITY ARBORIST IN-FIELD PRIOR TO COMMENCEMENT OF ANY SITE DISTURBING ACTIVITY.
2. SPECIFICATION FOR ALL PLANTINGS SHALL BE IN ACCORDANCE WITH THE CURRENT AND MOST UP TO DATE EDITION OF ANSI-Z60.1, THE AMERICAN STANDARD FOR NURSERY STOCK AS PRODUCED BY THE AMERICAN ASSOCIATION OF NURSERYMEN; WASHINGTON, DC.
3. THE APPLICANT HAS MADE SUITABLE ARRANGEMENTS FOR PRE-SELECTION TAGGING, PRE-CONTRACT GROWING, OR IS UNDERTAKING SPECIALIZED PLANTING STOCK DEVELOPMENT WITH A NURSERY OR GROWER THAT IS CONVENIENTLY LOCATED TO THE PROJECT SITE, OTHER PROCEDURES THAT WILL ENSURE AVAILABILITY OF SPECIFIED MATERIALS. IN THE EVENT THAT SHORTAGES AND/OR INABILITY TO OBTAIN SPECIFIED PLANTINGS OCCURS, REMEDIAL EFFORTS INCLUDING SPECIES CHANGES, ADDITIONAL PLANTINGS AND MODIFICATION TO THE LANDSCAPE PLAN SHALL BE UNDERTAKEN BY THE APPLICANT. ALL REMEDIAL EFFORTS SHALL, WITH PRIOR APPROVAL BY THE CITY, BE PERFORMED TO THE SATISFACTION OF THE DIRECTORS OF PLANNING AND ZONING, RECREATION, PARKS AND CULTURAL ACTIVITIES AND TRANSPORTATION AND ENVIRONMENTAL SERVICES.
4. 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.
5. PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION/PLANTING OPERATIONS, A PRE-INSTALLATION/CONSTRUCTION MEETING WILL BE SCHEDULED WITH THE CITY'S ARBORIST AND LANDSCAPE ARCHITECTS TO REVIEW THE SCOPE OF INSTALLATION PROCEDURES AND PROCESS.
6. MAINTENANCE FOR THIS PROJECT SHALL BE PERFORMED IN PERPETUITY, IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND/OR AS CONDITIONED BY PROJECT APPROVAL.
7. A CERTIFICATION LETTER FOR TREE WELLS, TREE TRENCHES AND PLANTINGS ABOVE STRUCTURE SHALL BE PROVIDED BY THE PROJECT'S LANDSCAPE ARCHITECT. THE LETTER SHALL CERTIFY THAT ALL BELOW GRADE CONSTRUCTION IS IN COMPLIANCE WITH APPROVED DRAWINGS AND SPECIFICATION. THE LETTER SHALL BE SUBMITTED TO THE CITY ARBORIST AND APPROVED PRIOR TO APPROVAL OF THE LAST AND FINAL CERTIFICATE OF OCCUPANCY FOR THE PROJECT. THE LETTER SHALL BE SUBMITTED BY THE OWNER/APPLICANT/SUCCESSOR AND SEALED AND DATED AS APPROVED BY THE PROJECT'S LANDSCAPE ARCHITECT.
8. AS-BUILT DRAWINGS FOR THIS LANDSCAPE AND/OR IRRIGATION/WATER MANAGEMENT SYSTEM WILL BE PROVIDED IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES. AS-BUILT DRAWINGS SHALL INCLUDE CLEAR IDENTIFICATION OF ALL VARIATION(S) AND CHANGES FROM APPROVED DRAWINGS INCLUDING LOCATION, QUANTITY AND SPECIFICATION OF ALL PROJECT ELEMENTS.

PLANT SCHEDULE									CANOPY	
TREES	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	SPREAD		REMARKS	EACH (SQ.F.)	SUBTOTAL
Ar	3	Acer rubrum	Red Maple	14'-16'	3" - 3 1/2"			B&B, full uniform crown, symmetrical branching, full specimen	----	----
Gb	4	Ginkgo biloba 'Princeton Sentry' ON STRUCTURE	Princeton Sentry Maidenhair Tree	14'-16'	3" - 3 1/2"			B&B, full uniform crown, symmetrical branching, full specimen	375	1,500
Gb2	3	Ginkgo biloba 'Princeton Sentry' ON GRADE	Princeton Sentry Maidenhair Tree	14'-16'	3" - 3 1/2"			B&B, full uniform crown, symmetrical branching, full specimen	750	2,250
Ns	3	Nyssa sylvatica	Black Gum	14'-16'	3" - 3 1/2"			B&B, full uniform crown, symmetrical branching, full specimen	----	----
Qp	8	Quercus phellos	Willow Oak	14'-16'	3" - 3 1/2"			B&B, full uniform crown, symmetrical branching, full specimen	----	----
TcG	2	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	14'-16'	3" - 3 1/2"			B&B, full uniform crown, symmetrical branching, full specimen	1,250	2,500
									TOTAL	6,250
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SIZE	SPACING	REMARKS		
AgO	9	Abelia x grandiflora 'Rose Creek'	Rose Creek Abelia	12"-15"	18"-24"	#2 cont.	3' o.c.	healthy vigorous, well-rooted & established in container	2	18
BsM	5	Buxus sempervirens 'MonAlex'	Petite Pillar Dwarf Boxwood	18"-24"	18"-24"	#3 cont.	2' o.c.	healthy vigorous, well-rooted & established in container	2	10
CCK	8	Caryopteris x clandonensis 'Korball'	Blue Balloon Bluebeard	18"-24"	18"-24"	#3 cont.	2.5' o.c.		2	16
CsA	4	Cornus sericea 'Artic Fire'	Artic Fire Dogwood	18"-24"	18"-24"	#3 cont.	3' o.c.	healthy vigorous, well-rooted & established	2	8
CsA2	12	Cornus sericea 'Artic Fire'	Artic Fire Dogwood	18"-24"	18"-24"	#3 cont.	3' o.c.	healthy vigorous, well-rooted & established	----	----
CsK	7	Cornus sericea 'Kelseyi'	Kelseyi Dogwood	18"-24"	18"-24"	#3 cont.	2' o.c.	full specimen, healthy, vigorous, well-rooted and established	2	14
IvL	7	Itea virginica 'Little Henry'	Virginia Sweetpire	18"-24"	18"-24"	#3 cont.	2' o.c.	healthy vigorous, well-rooted & established in container	2	14
RaG	6	Rhus aromatica 'Gro-Low' ON STRUCTURE	Gro-Low Fragrant Sumac	12"-15"	18"-24"	#3 cont.	4' o.c.	4' o.c., full specimen, healthy, vigorous, well-rooted and established	1	6
RaG2	7	Rhus aromatica 'Gro-Low' ON GRADE	Gro-Low Fragrant Sumac	12"-15"	18"-24"	#3 cont.	4' o.c.	4' o.c., full specimen, healthy, vigorous, well-rooted and established	2	14
									TOTAL	100
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	COLOR	SPACING		REMARKS		
Cla	38	Chasmanthium latifolium	Wood Oats	#1 cont.		18" o.c.		full specimen, healthy, vigorous, well-rooted and established		
Lsp	45	Liatris spicata	Spike Gayfeather	#1 cont.	purple	12" o.c.		full specimen, healthy, vigorous, well-rooted and established		
Lsc	385	Liriope spicata	Creeping Lily Turf	1 qt.		12" o.c.		full specimen, healthy, vigorous, well-rooted and established		
									TOTAL	6,350

CANOPY COVER ANALYSIS	SUBTOTAL (SQ.F.)
TOTAL SITE AREA (EXCLUDING LANDBAY F TRIANGLE)	25,365
TREE COVER REQUIRED (25%)	6,341
TREE COVER PROVIDED	6,250
SHRUB COVER PROVIDED	100
TOTAL COVER PROVIDED	6,350 (25.0%)

APPROVED
SPECIAL USE PERMIT NO. 2017-0017

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

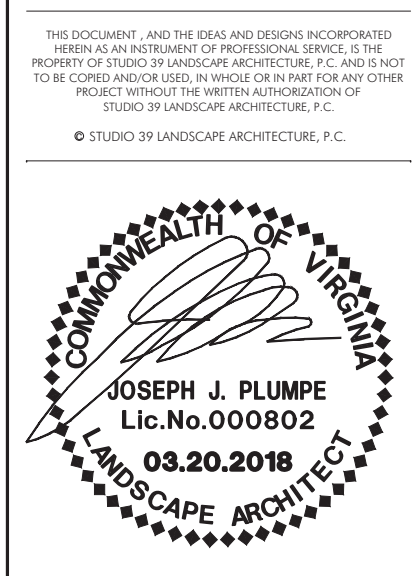
SITE PLAN NO. DATE

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. DATE



REVISIONS:

PLANT LIST

DESIGN: CO
DRAWN: TH
CHECKED: DD

SCALE: Viewport Scale

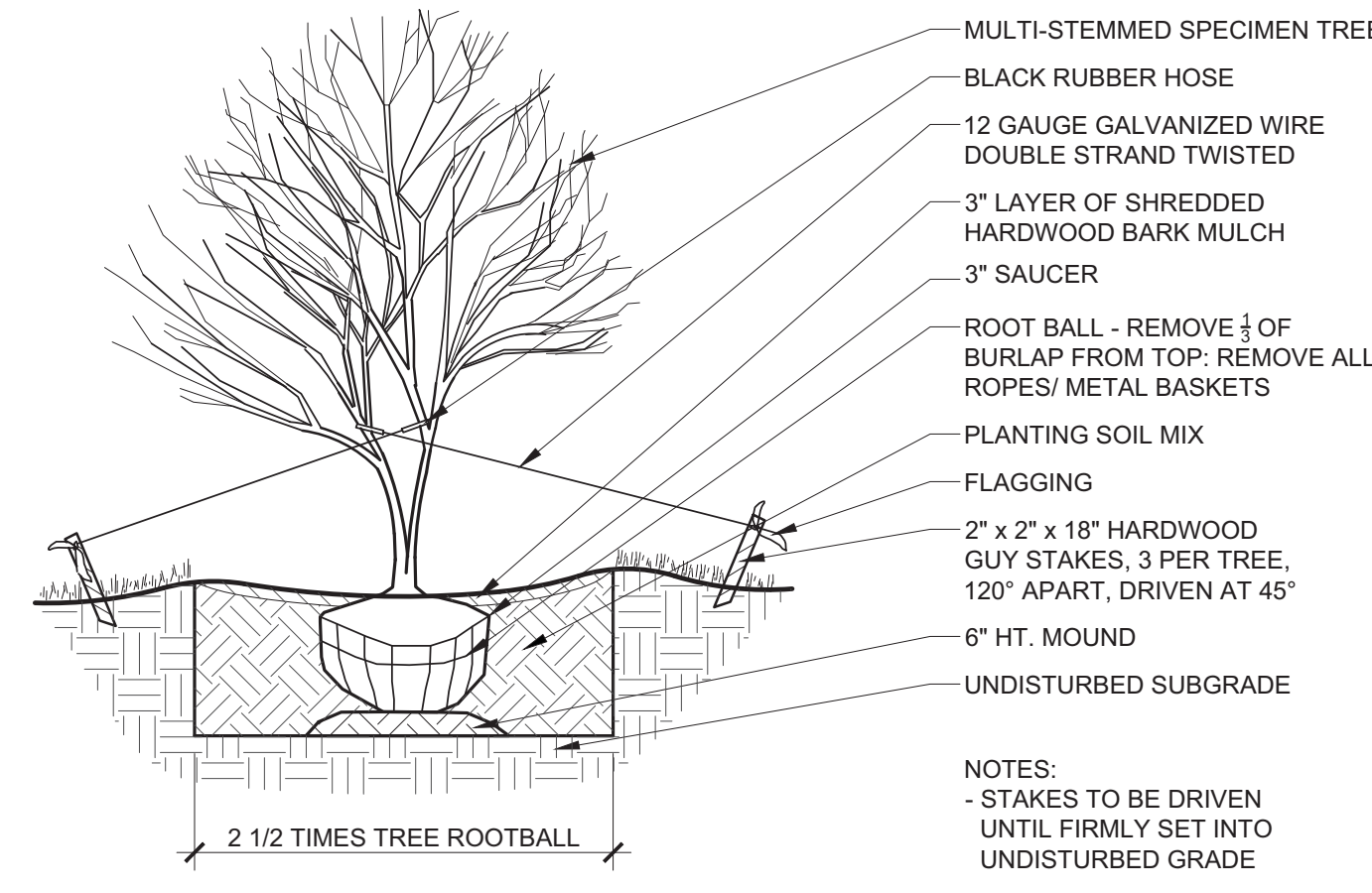
PROJECT NO: 17031
DATE: 03.20.2018

L1.06

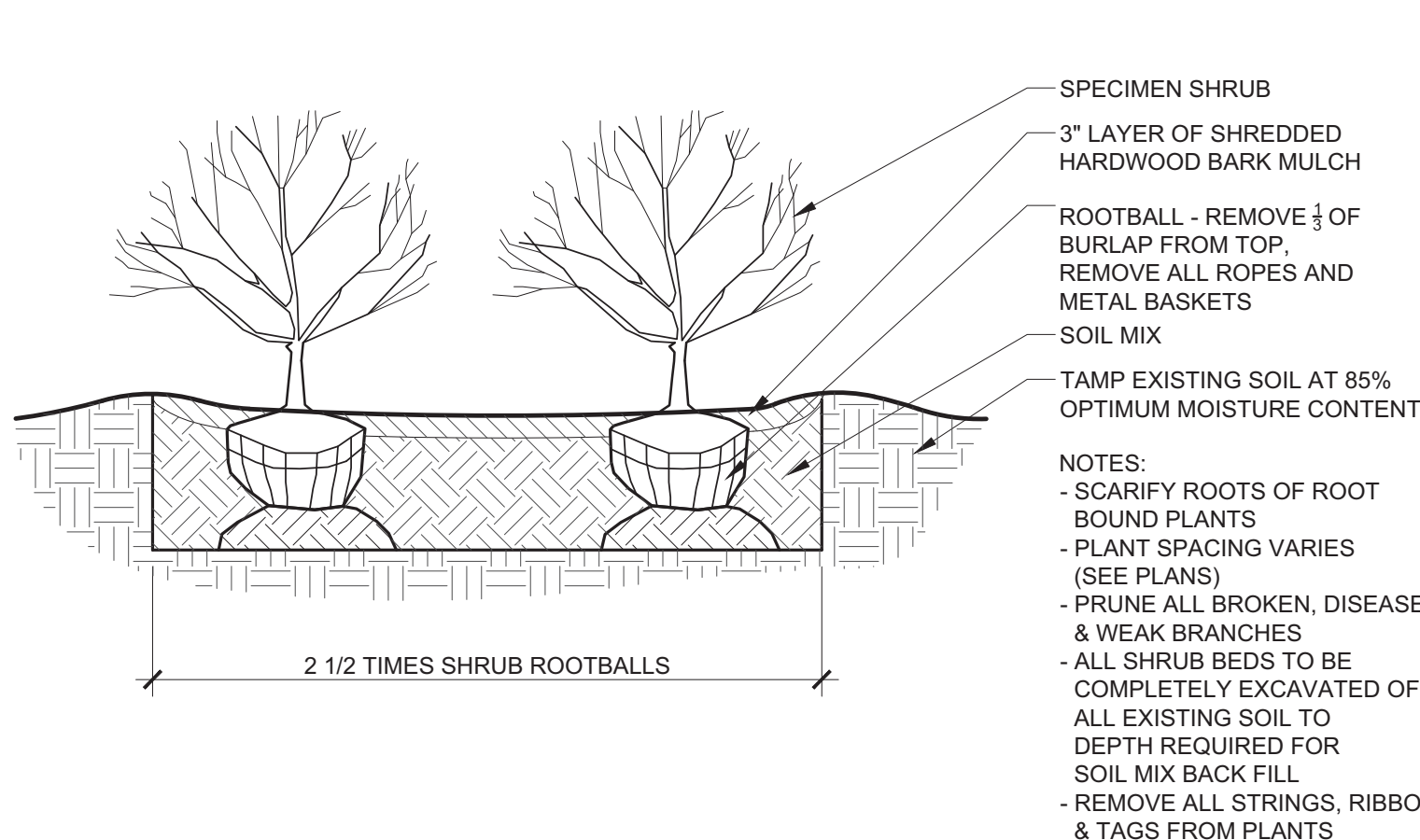
PRELIMINARY DSUP

P:\2017\17031 apta headquarters\6.0 cad files\DSUP\1.06 PLANT LIST.dwg

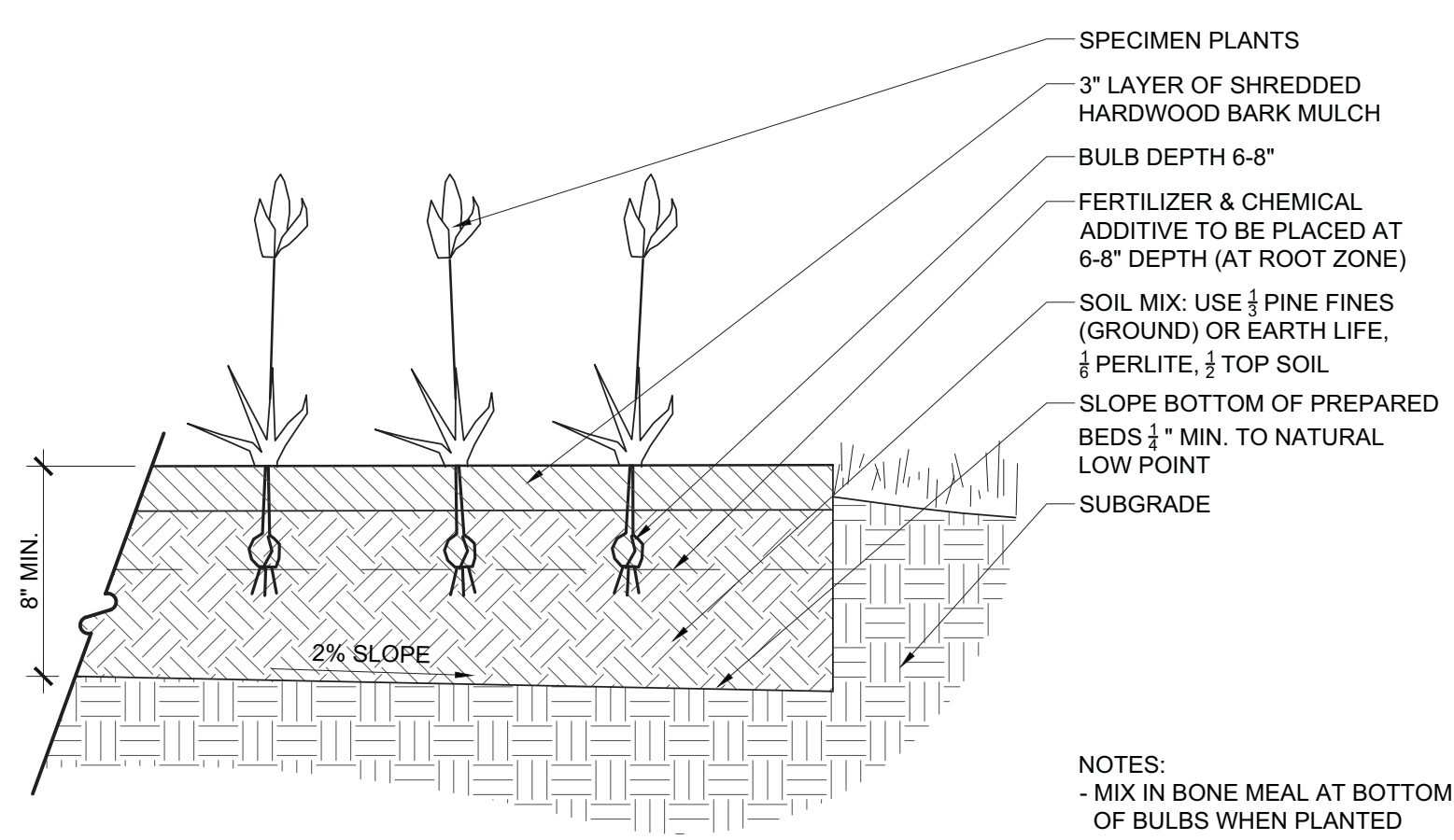
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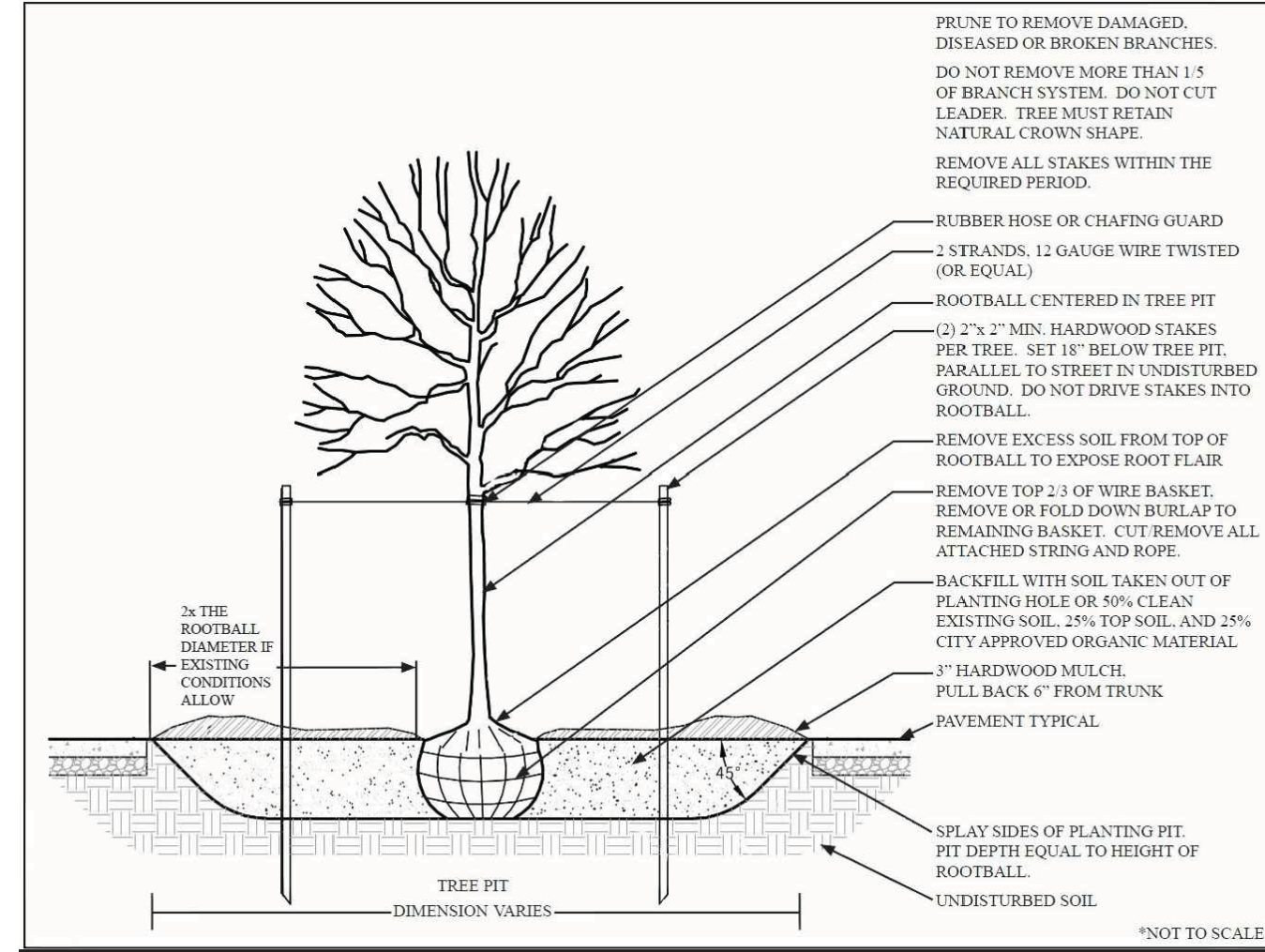
3 TREE GUYING PLANTING - MULTI-STEMMED
SECTION
Scale: 1/4" = 1'-0"
L1.07 LD-003



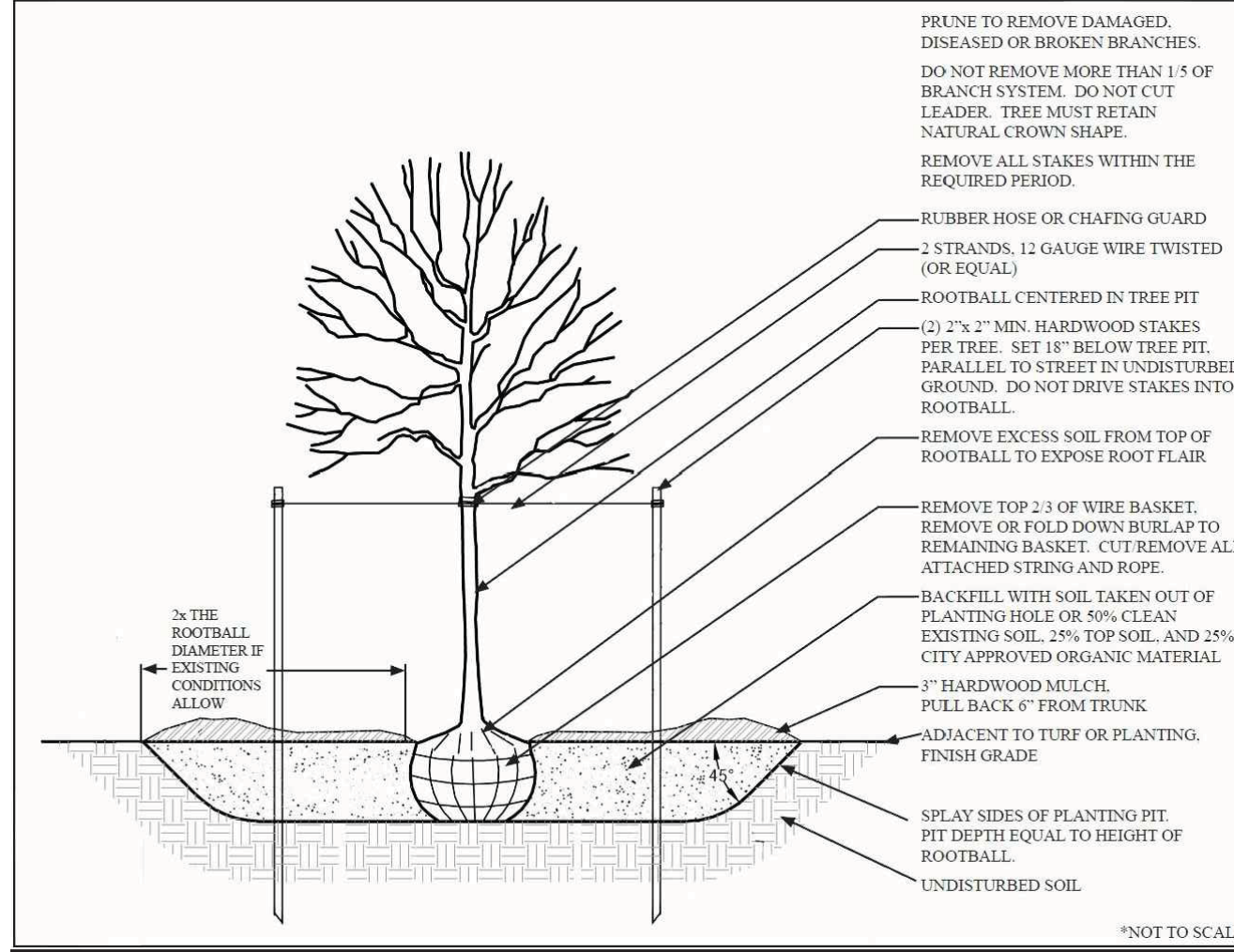
2 SHRUB PLANTING
SECTION
Scale: 1/2" = 1'-0"
L1.07 LD-004



1 ANNUAL & PERENNIAL PLANTING
SECTION
Scale: 1" = 1'-0"
L1.07 LD-006



6 STREET TREE PLANTING
SECTION
Scale: NTS
L1.07



5 TREE PLANTING
SECTION
Scale: NTS
L1.07

PLANT SPACING CHART
AS SPECIFIED ON PLANT LIST

SPACING 'D'	ROW 'A'	NUMBER OF PLANTS PER SQUARE FOOT
6" o.c.	5 1/4" o.c.	4.62
8" o.c.	6 7/8" o.c.	2.60
10" o.c.	8 5/8" o.c.	1.66
12" o.c.	10 3/8" o.c.	1.15
15" o.c.	13" o.c.	0.74
18" o.c.	15 5/8" o.c.	0.51
24" o.c.	20 3/4" o.c.	0.29
30" o.c.	26" o.c.	0.18
36" o.c.	31 1/8" o.c.	0.13
42" o.c.	36 3/8" o.c.	0.09
48" o.c.	41 5/8" o.c.	0.07

4 TRIANGULAR SPACING FOR SHRUBS - GROUND COVERS - BULBS AND PERENNIALS
SECTION
Scale: 1" = 1'-0"
L1.07 LD-007

PLANTING NOTES:

- PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED, INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS, AND CLEAN-UP.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT TO BE APPROVED BY OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.
- PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, WELL-DEVELOPED DENSELY FOIATED BRANCHES, AND VIGOROUS ROOT SYSTEMS, AND BE FREE FROM DEFECTS AND INJURIES.
- CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO GROWTH OF PLANT MATERIAL.
- ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISION SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST ONE YEAR FROM THE DATE OF ACCEPTANCE FOR TREES AND SHRUBS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
- PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY IF WHEN PRACTICAL. IN THE EVENT THAT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE-DAY PERIOD AFTER DELIVERY. ANY PLANTS NOT INSTALLED DURING THIS PERIOD SHALL BE REJECTED, UNLESS OWNER AND CONTRACTOR PROVIDE OTHERWISE BY WRITTEN AGREEMENT.
- QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF ROOT BALL SHALL BE IN ACCORDANCE WITH THE MOST RECENT VERSION OF ANSI Z60 'AMERICAN STANDARD FOR NURSERY STOCK' PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
- ALL PLANTS SHALL BE PLANTED IN AMENDED TOP SOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACK-FILLING PROCESSES. PLANTING MIX TO BE AS SHOWN ON PLANTING DETAILS. LARGE PLANTING AREAS TO INCORPORATE FERTILIZER AND SOIL CONDITIONERS AS STATED IN PLANTING SPECIFICATIONS.
- PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE BALL ONLY.
- PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOP SOIL THAT IS IN A MUDDY OR FROZEN CONDITION. ALL PLANT MATERIAL SHALL BE SPRAYED WITH WILT-PROF OR EQUIVALENT PER MANUFACTURERS INSTRUCTIONS.
- NO PLANT, EXCEPT GROUND COVERS, SHALL BE PLANTED LESS THAN TWO FEET FROM EXISTING STRUCTURES AND SIDEWALKS.
- SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT A NORMAL OR NATURAL RELATIONSHIP TO THE GROUND IF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE THE PLANT IN THE CENTER OF THE PIT.
- ALL INJURED ROOTS SHALL BE PRUNED TO MAKE CLEAN ENDS BEFORE PLANTING UTILIZING CLEAN, SHARP TOOLS. IT IS ADVISABLE TO PRUNE APPROXIMATELY 1/3 OF THE GROWTH OF LARGE TREES (2" CALIPER AND GREATER) BY THE REMOVAL OF SUPERFLUOUS BRANCHES, THOSE WHICH CROSS, THOSE WHICH RUN PARALLEL, ETC. MAIN LEADER OF TREES SHALL NOT BE CUT BACK. LONG SIDES BRANCHES SHALL BE SHORTENED.
- EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE THE NATURAL CHARACTER OF PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
- TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING. ALL TREES 4" AND GREATER IN CALIPER SHALL BE GUYED. SMALLER TREES SHALL BE STAKED. GUYING WIRES AND STAKES SHALL BE INSTALLED AS INDICATED. THE LANDSCAPE CONTRACTOR SHALL REMOVE STAKING, GUYING AND TREE WRAP AT THE END OF ONE YEAR MAINTENANCE AND GUARANTEE PERIOD.
- ALL PLANTING BEDS SHALL BE MULCHED WITH 3" LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH.
- NEW PLANTING AREAS AND SOIL SHALL BE ADEQUATELY IRRIGATED OR WATERED TO ESTABLISH THE PROPOSED PLANTS AND LAWN.
- ALL PLANTS SHOWN ON THE APPROVED LANDSCAPE PLAN SHALL BE INSTALLED, INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE. THE LANDSCAPE ARCHITECT SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD. TREES, SHRUBS, VINES AND GROUNDCOVER AS REQUIRED BY OR ASSOCIATED WITH A SUBDIVISION OR SITE PLAN APPROVED BY THE PLANNING AUTHORITIES SHALL BE INSTALLED DURING THE FOLLOWING PLANTING SEASONS: LAWNS: 03/15 TO 06/15 AND 09/15 TO 12/01 THE FOLLOWING TREE VARIETIES SHALL NOT BE PLANTED DURING THE FALL PLANTING SEASON DUE TO THE HAZARDS ASSOCIATED WITH PLANTING THESE TREES IN THIS SEASON: ACER RUBRUM POPULUS SPP.; BETULA SPP.; PRUNUS SPP.; CARPINUS SPP.; PYRUS SPP.; CRATEGEUS SPP.; QUERCUS SPP.; KOELERUTERIA PANICULATA SALIX SPP.; LIQUIDAMBAR SYTRACILIA TILIA TOMENTOSA; UROLEDENDRON TULIPIFERA ZELKOVA; PLATANUS ACERIFOLIA. ANY PLANTING INSTALLED IN CONFLICT WITH THIS REQUIREMENT MUST RECEIVE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. FAILURE TO COMPLY WITH THESE REQUIREMENTS WILL REQUIRE THE REMOVAL OF THE PLANTING IN QUESTION. THIS REQUIREMENT DOES NOT APPLY TO SEEDING OR SOODING OR PLANTINGS SPECIFICALLY FOR SOIL STABILIZATION PURPOSES. PLANTINGS ASSOCIATED WITH ANY LOT GIVEN A CERTIFICATE OF OCCUPANCY OUTSIDE THESE PERIODS SHALL BE PROVIDED DURING THE PREVIOUS OR NEXT APPROPRIATE SEASON.
- ALL DISTURBED AREAS SHALL BE TREATED WITH 4" TOP SOIL AND SEEDED IN ACCORDANCE WITH PERMANENT STABILIZATION METHODS INDICATED ON SOIL EROSION AND SEDIMENT CONTROL SHEET.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL PLANT MAINTENANCE, INCLUDING SHRUBS AND GROUNDCOVER, AND SHALL MAINTAIN AREA IN A WEED AND DEBRIS FREE CONDITION THROUGHOUT THE ONE-YEAR GUARANTEE PERIOD, UNLESS OTHERWISE SPECIFIED.
- ALL DIMENSIONS TO BE TAKEN FROM BACK OF CURB.
- CONTRACTOR SHALL LAYOUT AND CLEARLY STAKE ALL PROPOSED IMPROVEMENTS INCLUDED ON THIS PLAN.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION FOR LOCATION OF ALL UTILITY LINES. TREES SHALL BE LOCATED A MINIMUM OF 5' FROM SEWER/WATER CONNECTIONS. CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO ALL AND ALL PUBLIC OR PRIVATE UTILITIES.
- CONTRACTOR TO VERIFY PLANT LIST TOTALS WITH QUANTITIES SHOWN ON PLAN. LANDSCAPE ARCHITECT SHALL BE ALERTED BY CONTRACTOR OF ANY DISCREPANCIES PRIOR TO FINAL BID NEGOTIATION. UNIT PRICES FOR ALL MATERIAL SHALL BE SUPPLIED TO THE OWNER AT BIDDING TIME.
- ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT. OWNER SHALL RECEIVE TAG FROM EACH PLANT SPECIES AND A LIST OF PLANT SUPPLIERS, WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL MEET THE NORMAL REQUIREMENTS FOR THE VARIETY PER THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN). PLANTS SHALL BE PRUNED PRIOR TO DELIVERY

- ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- WHERE TREES ARE PLANTED IN ROWS, THEY SHALL BE UNIFORM IN SIZE AND SHAPE.
- SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE JUDGED. FAILURE TO MEET MINIMUM SIZE ON ANY PLANT WILL RESULT IN REJECTION OF THAT PLANT.
- ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED, FREE OF DISEASE, INSECT EGGS, AND LARVAE, AND SHALL HAVE ADEQUATE ROOT SYSTEMS.
- ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
- GROUPS OF SHRUBS SHALL BE PLACED IN A CONTINUOUS MULCH BED WITH SMOOTH CONTINUOUS LINES. ALL MULCHED BED EDGES SHALL BE CURVILINEAR IN SHAPE FOLLOWING THE CONTOUR OF THE PLANT MASS. TREES LOCATED WITHIN FOUR FEET OF SHRUB BEDS SHALL SHARE SAME MULCH BED.
- NO EXISTING TREES SHALL BE REMOVED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER EXCEPT WHERE NOTED ON PLANS. NO GRUBBING SHALL OCCUR WITHIN EXISTING TREE AREAS.
- TREES SHALL BE LOCATED A MINIMUM OF 3' - 4' FROM WALLS AND WALKS WITHIN THE PROJECT. IF CONFLICTS ARISE BETWEEN ACTUAL SIZE OF AREA AND PLANS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER OR LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTORS LIABILITY TO RELOCATE MATERIALS.
- LARGE GROWING PLANTS ARE NOT TO BE PLANTED IN FRONT OF WINDOWS, UNDER BUILDING OVERHANGS, OR IN DRAINAGE SWALES. SHRUBS PLANTED NEAR H.V.A.C. UNITS TO BE LOCATED SO THAT SHRUBS AT MATURITY WILL MAINTAIN 1' AIRSPACE BETWEEN UNIT AND PLANT.
- CONTRACTOR TO SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SWALES AND UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADDED SO AS TO NOT IMPEDE DRAINAGE AWAY FROM BUILDINGS.
- TREE STAKING AND GUYING SHALL BE DONE PER DETAILS. CONTRACTOR SHALL ENSURE THAT TREES REMAIN VERTICAL AND UPRIGHT FOR THE DURATION OF THE GUARANTEE PERIOD.
- ALL TREE PITS, SHRUB BEDS AND PREPARED PLANTING BEDS ARE TO BE COMPLETELY EXCAVATED IN ACCORDANCE WITH THE PLANTING DETAILS.
- MULCH IS TO BE FINE BARK TYPE FOR TREES AND SHRUBS. FINE BARK MULCH IS TO BE USED FOR PERENNIAL BEDS AND WITHIN THE 'EXISTING TREES TO REMAIN.' CONTRACTOR TO SUBMIT SAMPLE FOR APPROVAL PRIOR TO INSTALLATION.
- CROWN OF ROOT BALL SHALL BE HIGHER (AFTER SETTLING) THAN ADJACENT SOIL.
- TAGS AND TWINE ARE TO BE REMOVED AND BURLAP IS TO BE ROLLED BACK ONE-THIRD ON ALL 888 PLANT MATERIAL. REMOVE BURLAP IF IT IS NON-BIODEGRADABLE. FOR STREET TREES TAGS, TWINE, CORD, BURLAP AND WIRE SHALL BE CUT 12" DOWN SIDE OF ROOT BALL AND REMOVED FROM PROJECT SITE.
- SHRUBS, BULBS AND GROUND COVERS SHALL BE TRIANGULARLY SPACED AT SPACING SHOWN ON PLANTING PLANS.
- SHADE TREES: HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOTBALL TO THE TOP OF MATURE GROWTH. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF 'V' CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION. SHRUBS: HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH.
- CONTRACTOR SHALL BE REQUIRED TO COMPLETELY REMOVE ALL DAMAGED MATERIAL TO THE ATTENTION OF THE OWNER PRIOR TO PLANTING.
- ALL SEASONAL COLOR SHALL BE TRIANGULARLY SPACED AT SPACING SHOWN ON PLANTING PLANS. ONE YEAR (FOUR ROTATIONS) OF SEASONAL COLOR IS TO BE BID. INSTALL THE FIRST ROTATION WHICH IS 'IN SEASON' AT TIME THAT ADJACENT PLANTINGS ARE INSTALLED.
- ALL SUBSTITUTIONS OF PLANT MATERIAL ARE TO BE REQUESTED IN WRITING TO THE LANDSCAPE ARCHITECT AND APPROVED BY THE OWNER. IF CONTRACTOR FAILS TO SUBMIT A WRITTEN REQUEST, IT WILL RESULT IN LIABILITY TO THE CONTRACTOR.
- ALL CONTRACTORS SHALL BE REQUIRED TO COMPLETELY REMOVE ALL TRASH, DEBRIS AND EXCESS MATERIALS FROM THE WORK AREA AND THE PROPERTY (ESPECIALLY AT ALL CURB, GUTTERS AND SIDEWALKS) DAILY DURING INSTALLATION.
- DEAD PLANTS ARE TO BE REMOVED FROM THE JOB BY THE CONTRACTOR WEEKLY. CONTRACTOR SHALL MAINTAIN AN UPDATED, COMPREHENSIVE LIST OF ALL DEAD MATERIALS REMOVED FROM THE JOB SITE. A COPY OF THE LIST IS TO BE SUBMITTED TO THE OWNER AT THE END OF EVERY MONTH DURING THE CONTRACT PERIOD.
- TOPSOIL REQUIRED FOR SOIL MIXES AND SPECIAL SEEDING AREAS SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR. CONTRACTOR MUST LOAD, HAUL, MIX, AND SPREAD ALL TOPSOIL AND OTHER SOIL ADDITIVES AS REQUIRED.
- THE INTENT OF THE PROJECT IS TO HAVE NATURAL DRIFTS OF BULBS/PERENNIALS IN PLANTING. KEEP SWEEPS OF SIMILAR BULBS/PERENNIALS IN SEPARATE GROUPS. CONTRACTOR SHALL BE RESPONSIBLE TO RE-GRADE, HYDRO-SEED, STRAW MULCH, AND TACK ALL LAWN AREAS DISTURBED AS THE RESULT OF HIS WORK.
- ALL EXISTING SOIL TO BE REMOVED FROM PERENNIAL BEDS TO A DEPTH OF 12" AND REPLACED WITH SOIL MIX PER DETAIL.
- CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE IMPROVEMENTS, INCLUDING SEEDING, FOR ONE FULL YEAR AS REQUIRED BY THE SPECIFICATIONS. CONTRACTOR MUST CONTACT THE OWNER AT LEAST TEN WORKING DAYS IN ADVANCE TO SCHEDULE ACCEPTANCE INSPECTION(S). CONTRACTOR MUST REPLACE ALL DEAD OR UNACCEPTABLE PLANTS DURING THE FOLLOWING RECOMMENDED PLANTING SEASON.
- THE SPECIFICATIONS FOR ALL WORK INCLUDED IN THIS CONTRACT SHALL BE LANDSCAPE SPECIFICATIONS GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREA, CURRENT EDITION, UNLESS OTHERWISE NOTED ON THESE PLANS.
- ALL PLANTING SHALL CONFORM TO THE REQUIREMENTS OF VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION'S 'GUIDELINES FOR PLANTING ALONG VIRGINIA'S ROADWAYS.'
- ANY PLANTING WHICH IS SHOWN ADJACENT TO CONDENSER UNITS SHALL BE PLANTED AS REQUIRED TO SCREEN THE UNITS. SHOULD THE CONDENSER UNITS BE INSTALLED IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE PLAN IT WILL BE THE CONTRACTORS RESPONSIBILITY TO INSTALL THE MATERIALS AROUND THE CONDENSERS AND TO ADJUST OTHER ADJACENT PLANTING ACCORDINGLY.

PLANTING MIX NOTES:

- THE RECOMMENDED PLANTING MEDIUM SHOULD CONTAIN GOOD TOP SOIL THAT WILL SUSTAIN PLANT GROWTH.
- THE TOP SOIL SHALL NOT BE LACKING IN POTASSIUM, PHOSPHORUS, MAGNESIUM OR CALCIUM. THE TOP SOIL SHALL NOT CONTAIN ANY MATERIALS TOXIC TO PLANT GROWTH.
- THE TOP SOIL SHALL BE A SANDY CLAY LOAM OR A SILTY CLAY LOAM WITH WELL AGGREGATED CLAYS AND A MINIMUM OF 4% (FOUR PERCENT) ORGANIC MATTER.
- THE SOILS PH RANGE SHOULD BE WITHIN 5.5 TO 6.5 AND ADJUSTED AS NECESSARY FOR INDIVIDUAL PLANT SPECIES REQUIREMENTS.
- A SOIL TEST SHALL BE PERFORMED BY A FULL-SERVICE TESTING COMPANY AND THE RESULTS SHALL BE PROVIDED TO THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF PLANTING MEDIUM.
- IF A LOCAL REPUTABLE TESTING COMPANY CANNOT BE EMPLOYED, AGL LABS IS AVAILABLE TO CONDUCT THE TESTING. CONTACT THEM AT: AGL ANALYTICAL LABORATORIES, INC. 2790 WHITTEN ROAD MEMPHIS, TN 38133 1-800-264-4522
- THE LAB SHALL PERFORM AN S1A TEST AND SUBMIT THE RESULTS TO STUDIO 39 LANDSCAPE ARCHITECTURE, P.C.

- NOTES:
- ALL MATERIALS' SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE INDUSTRY STANDARD FOR GRADING PLANT MATERIAL - THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
- 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.

APPROVED
SPECIAL USE PERMIT NO. 2017-0017

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____ DATE _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

DOGUE STREET

WESMOND DRIVE

POTOMAC AVENUE

ARCHAEOLOGY NOTES

1. THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY (703-746-4399) TWO WEEKS BEFORE THE STARTING DATE OF ANY GROUND DISTURBANCE SO THAT A MONITORING AND INSPECTION SCHEDULE FOR CITY ARCHAEOLOGISTS CAN BE ARRANGED.
2. CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALLS, 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.
3. THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAYS.
4. ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED IN COMPLIANCE WITH SECTION 11-411 OF THE ZONING ORDINANCE.

AREA 7
 CUBIC FEET REQUIREMENTS:
 72 SF X 4.5' DEPTH = 324 CF
 CITY REQUIREMENT PER TREE = 300 CF
 NUMBER OF TREES = 1
 CF PROVIDED PER TREE = 324 CF

AREA 3
 CUBIC FEET REQUIREMENTS:
 280 SF X 4' DEPTH = 1120 CF
 CITY REQUIREMENT PER TREE = 300 CF
 NUMBER OF TREES = 3
 CF PROVIDED PER TREE = 373 CF

AREA 4
 CUBIC FEET REQUIREMENTS:
 136 SF X 4.5' DEPTH = 621 CF
 CITY REQUIREMENT PER TREE = 300 CF
 NUMBER OF TREES = 2
 CF PROVIDED PER TREE = 310.5 CF

AREA 5
 CUBIC FEET REQUIREMENTS:
 415 SF X 4' DEPTH = 1660 CF
 CITY REQUIREMENT PER TREE = 300 CF
 NUMBER OF TREES = 4
 CF PROVIDED PER TREE = 415 CF

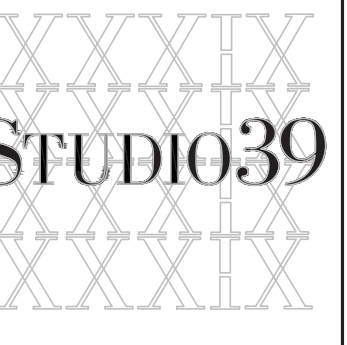
AREA 6
 CUBIC FEET REQUIREMENTS:
 323 SF X 4' DEPTH = 1292 CF
 CITY REQUIREMENT PER TREE = 300 CF
 NUMBER OF TREES = 3
 CF PROVIDED PER TREE = 431 CF

AREA 8
 CUBIC FEET REQUIREMENTS:
 72 SF X 4.5' DEPTH = 324 CF
 CITY REQUIREMENT PER TREE = 300 CF
 NUMBER OF TREES = 1
 CF PROVIDED PER TREE = 324 CF

AREA 9
 CUBIC FEET REQUIREMENTS:
 72 SF X 4.5' DEPTH = 324 CF
 CITY REQUIREMENT PER TREE = 300 CF
 NUMBER OF TREES = 1
 CF PROVIDED PER TREE = 324 CF

AREA 2
 CUBIC FEET REQUIREMENTS:
 518 SF X 4' DEPTH = 2072 CF
 CITY REQUIREMENT PER TREE = 300 CF
 NUMBER OF TREES = 5
 CF PROVIDED PER TREE = 414 CF

AREA 1
 CUBIC FEET REQUIREMENTS:
 280 SF X 4' DEPTH = 1120 CF
 CITY REQUIREMENT PER TREE = 300 CF
 NUMBER OF TREES = 3
 CF PROVIDED PER TREE = 373 CF



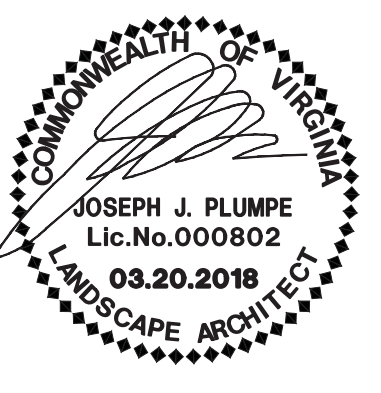
Landscape Architecture, P.C.

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Email: frontdesk@studio39.com

APTA HEADQUARTERS
CITY OF ALEXANDRIA, VA

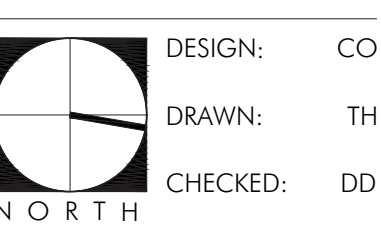
APTA CENTENNIAL PROPERTIES, LLC

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REVISIONS:

SOIL VOLUME EXHIBIT



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 DIRECTOR DATE

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 SITE PLAN NO. DATE

 DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION

 DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. DATE

PROJECT NO: 17031
DATE: 03.20.2018

L1.08

PRELIMINARY DSUP

NOT RELEASED FOR CONSTRUCTION

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