

OLD TOWN POOL REPLACEMENT

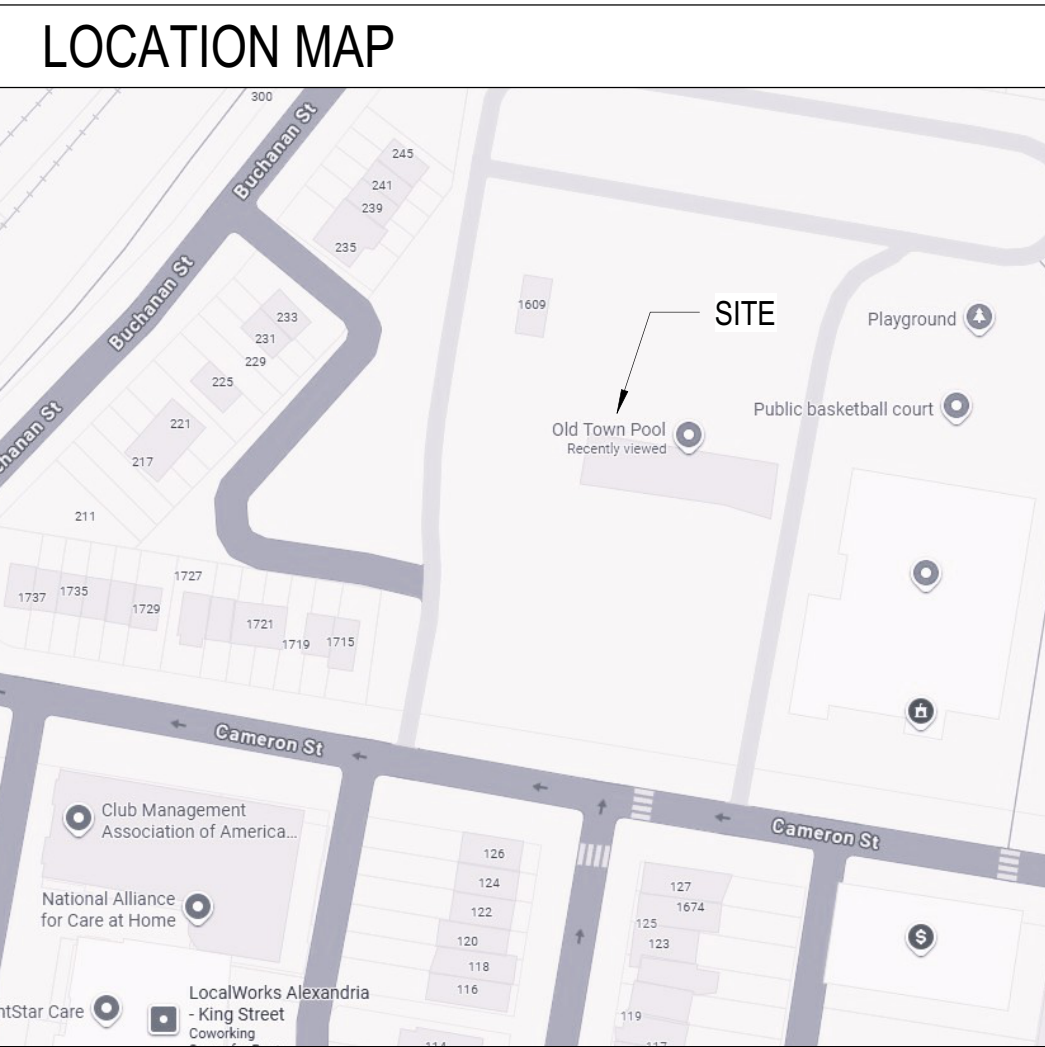
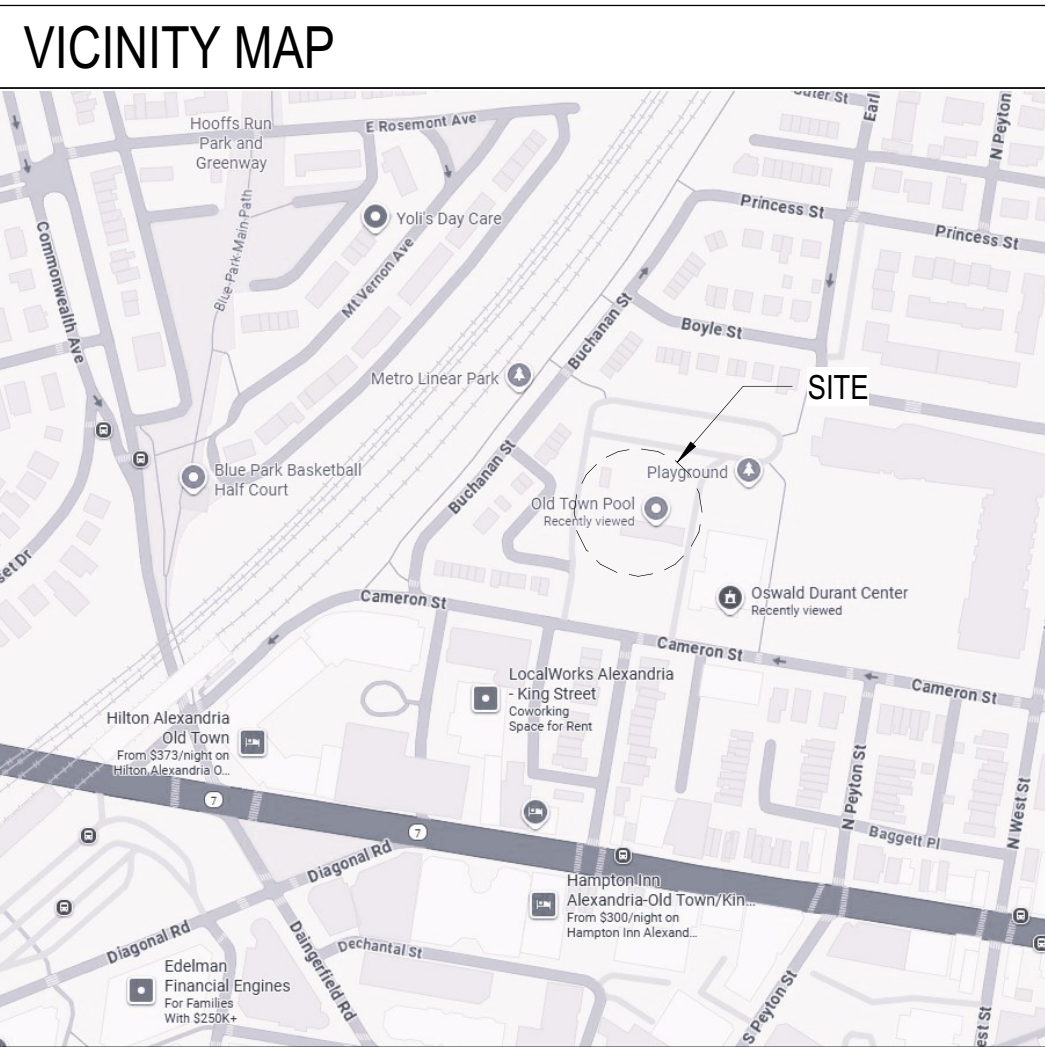
CITY OF ALEXANDRIA, VA
RRMM ARCHITECTS, PC

DSUP2026-10003

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

ARCHITECTURE / PLANNING / INTERIORS

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



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



CONSULTANTS

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4035 Ridge Top Road, Suite 601
Fairfax, VA 22030
703.766.3922
Kevin.M.Washington@imegcorp.com

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marisa.britton@sustainbldgs.com

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POOL CONSULTANT
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St Louis, MO 63131
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COMMISSIONING AGENT
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Columbia, MD 21046
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davidr@facilitydynamics.com

OWNER

CITY OF ALEXANDRIA
Contact: Qiaojue Yu
Technical Project Manager
703.746.4691
qiaojue.yu@alexandriava.gov

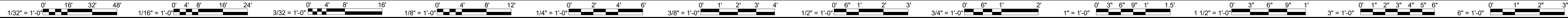
DATE	PROJECT	DESIGNED	DRAWN	CHECKED	MARK	DATE	BY	DES
2/6/2026	20116-07	STZ	STZ	KDL				

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2/6/2026	20116-07	STZ	STZ	KDL				



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

SHEET
G-001



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Sheet Number	Sheet Title

PROJECT TITLE SHEET	
G-001	TITLE SHEET
G-002	SHEET INDEX

CIVIL	
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C-100	NOTES AND TABULATIONS
C-200	CONTEXTUAL PLAN
C-201	EXISTING CONDITIONS
C-202	DEMOLITION PLAN
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C-301	DIMENSION PLAN
C-400	OPEN SPACE PLAN
C-401	GRADING PLAN
C-500	STORMWATER MANAGEMENT PLAN
C-501	DSUP STORMWATER MANAGEMENT PLAN
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A-002	ARCHITECTURAL SITE PLAN
A-003	ENLARGED ARCHITECTURAL SITE PLAN
A-006	LEED SCORECARD
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A-008	BUILDING MASSING ILLUSTRATIONS
A-101	FIRST FLOOR PLAN
A-103	REFLECTED CEILING PLAN
A-104	REFLECTED CEILING CLERESTORY PLAN
A-105	ROOF PLAN
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POOL	
AQ-200	POOL PLAN



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

SHEET
G-002

MARK		DATE	BY	DES
REVISIONS				

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

DSUP #2026-10003

ALEXANDRIA OLD TOWN POOL REPLACEMENT

PRELIMINARY PLAN

CITY OF ALEXANDRIA, VIRGINIA

NARRATIVE DESCRIPTION OF DEVELOPMENT

THIS SITE IS LOCATED AT 1609 CAMERON STREET ON TAX MAP #604.03-01-01. THIS PROJECT SITE IS BORDERED TO THE SOUTH BY CAMERON STREET, TO THE NORTH AND WEST BY TOWNHOMES, AND TO THE EAST BY THE DURANT RECREATION CENTER AND JEFFERSON HOUSTON SCHOOL WHICH ARE LOCATED ON THE SAME PARCEL. THE EXISTING SITE IS CURRENTLY A PUBLIC SWIMMING POOL WITH A POOL HOUSE AND SURFACE PARKING.

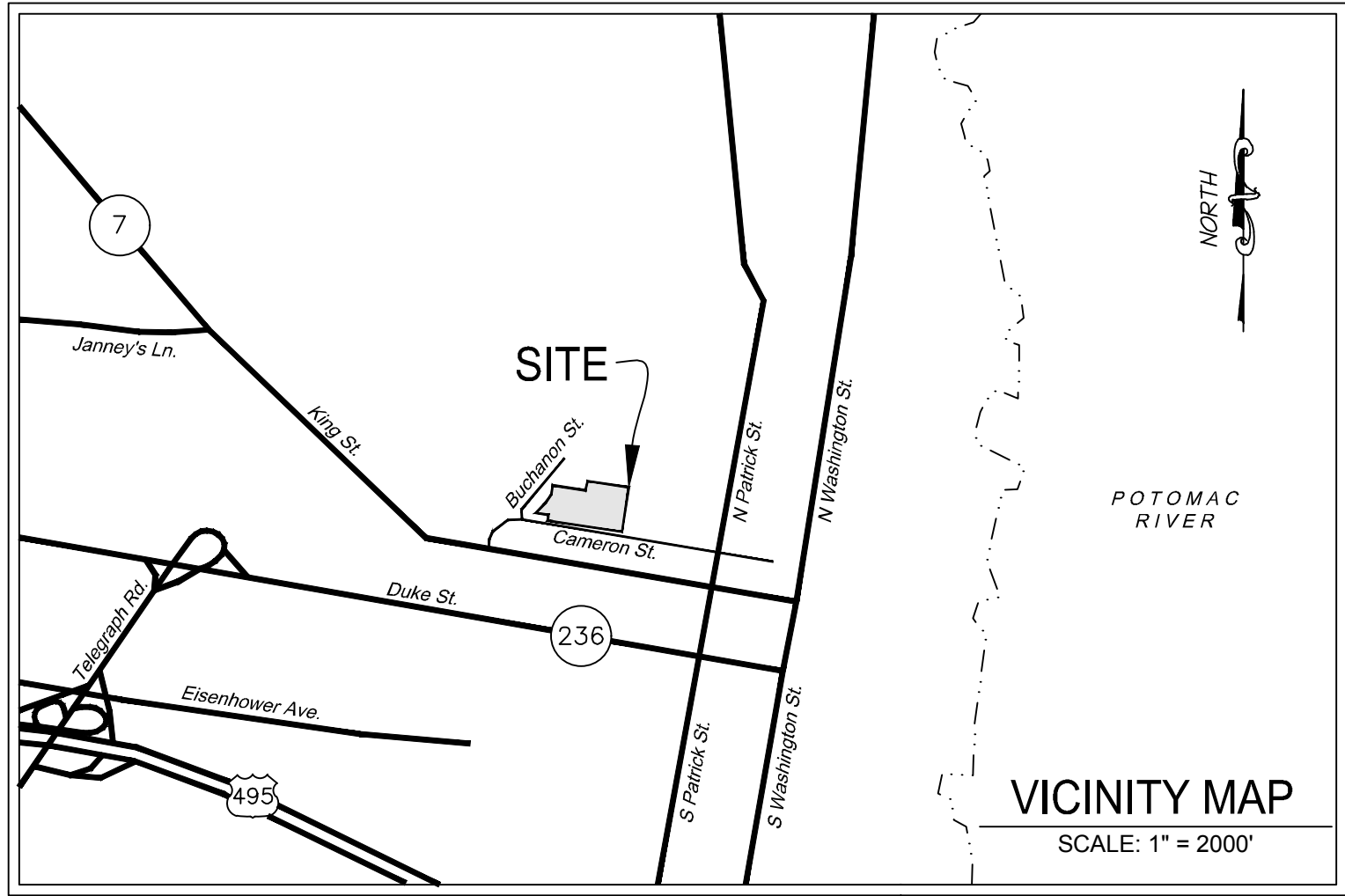
THIS APPLICATION PROPOSES TO UPGRADE THE PUBLIC SWIMMING POOL BY INSTALLING A NEW SWIMMING POOL LAYOUT AND CONSTRUCTING NEW FACILITIES FOR THE POOL HOUSE AND EQUIPMENT ROOMS. THERE WILL BE OPEN SPACE AREAS TO THE SOUTH AND EAST OF THE POOL HOUSE AND POOL DECK.

SITE ACCESS: THE PRIMARY ACCESS TO THE SITE WILL BE FROM CAMERON STREET.

THE EXISTING SITE SLOPES TO THE SOUTHWEST AND ULTIMATELY DRAINS TO THE WEST. THERE IS AN EXISTING STORMWATER FACILITY TO THE NORTH OF THE POOL THAT CONTINUES TO ROUTE STORMWATER TO THE SOUTHWEST. THERE ALSO EXISTS A BIORETENTION BASIN TO THE WEST WHERE THE STORMWATER DRAINS AND IS ROUTED SOUTHEAST WHERE IT JOINS THE SAME OUTFALL POINT AS THE REST OF THE STORM SEWER ONSITE. THIS SITE IS LOCATED WITHIN HOOFFS RUN WATERSHED. THE SITE IS LOCATED IN THE BRADDOCK ROAD METRO STATION SMALL AREA PLAN DISTRICT AS WELL AS THE PARKER GRAY LOCAL HISTORIC DISTRICT.

SPECIAL USE PERMITS / ZONING MODIFICATIONS / WAIVERS

1. A DSUP (DEVELOPMENT SPECIAL USE PERMIT) FOR DEMOLITION AND RECONSTRUCTION OF A PUBLIC POOL FACILITY, WITH A SPECIAL USE PERMIT FOR THE CONGREGATE RECREATION FACILITY USE IN THE POS / PUBLIC OPEN SPACE ZONING DISTRICT.



SHEET INDEX

PROJECT TITLE SHEET

G-001 TITLE SHEET

LIFE SAFETY

LS-101 LIFE SAFETY

CIVIL

C000 COVER SHEET
C100 NOTES AND TABULATIONS
C200 CONTEXTUAL PLAN
C201 EXISTING CONDITIONS PLAN
C202 DEMOLITION PLAN
C300 SITE PLAN
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C400 OPEN SPACE PLAN
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C501 STORMWATER MANAGEMENT PLAN
C502 STORMWATER MANAGEMENT PLAN
C600 TURNING MOVEMENTS

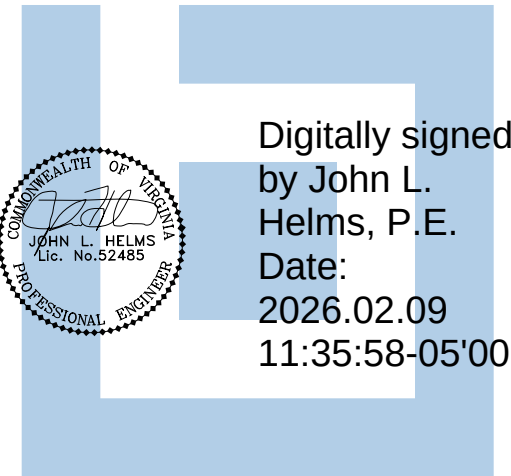
ARCHITECTURAL

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A-002	ARCHITECTURAL SITE PLAN	A-305	WALL SECTIONS
A-003	ENLARGED ARCHITECTURAL SITE PLAN	A-306	WALL SECTIONS
A-004	PARTITION TYPES AND DETAILS	A-307	WALL SECTIONS
A-005	TYPICAL ACCESSIBILITY REQUIREMENTS	A-308	WALL SECTIONS
A-006	LEED SCORECARD	A-401	TOILET ACCESSORY PLAN SCHEDULE
A-101	FIRST FLOOR PLAN	A-402	TOILET ACCESSORY INTERIOR ELEVATIONS
A-102	CLERESTORY PLAN	A-601	FINISH SCHEDULE
A-103	REFLECTED CEILING PLAN	A-602	DOOR SCHEDULE AND TYPES
A-104	REFLECTED CEILING CLERESTORY PLAN	A-603	BUILDING MASSING ILLUSTRATIONS
A-105	ROOF PLAN	A-604	RENDERINGS
A-201	EXTERIOR ELEVATIONS		
A-301	BUILDING SECTIONS		
A-302	BUILDING SECTIONS		
A-303	BUILDING SECTIONS		

LANDSCAPE

L100 TREE VEGETATION PROTECTION PLAN
L101 TREE VEGETATION PROTECTION TABULATIONS
L102 TREE VEGETATION PROTECTION PLAN NOTES & DETAILS
L200 LANDSCAPE PLAN
L201 LANDSCAPE TABULATIONS
L202 LANDSCAPE NOTES AND DETAILS

PROFESSIONAL SEAL AND SIGNATURE	DATE	REVISION
	09/19/25	CONCEPT 1
	12/12/25	CONCEPT 2
	02/05/26	PRELIMINARY PLAN



OWNER
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CIVIL ENGINEER
IMEG
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FAIRFAX, VIRGINIA 22030
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LANDSCAPE ARCHITECT
IMEG
4035 RIDGE TOP ROAD
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(703) 273-6820

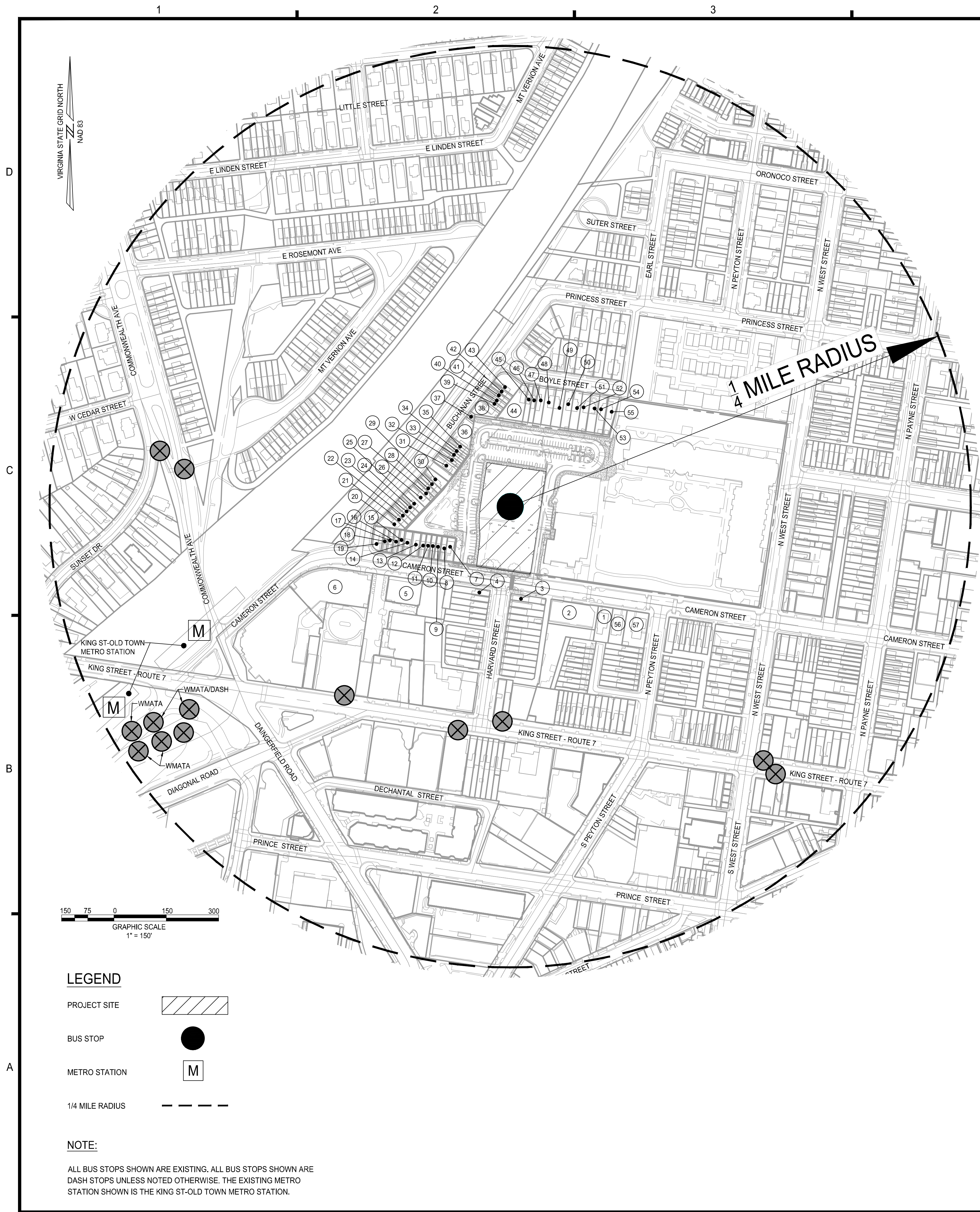
APPROVED		
SPECIAL USE PERMIT NO. 2026-10003		
DEPARTMENT OF PLANNING & ZONING		
DIRECTOR	DATE	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
SITE PLAN NO. ---		
DIRECTOR	DATE	
CHAIRMAN, PLANNING COMMISSION		
DATE		
DATE RECORDED		
INSTRUMENT NO.	DEED BOOK NO.	PAGE NO.

APPROVED	
SPECIAL USE PERMIT NO. 2026-10003	
DEPARTMENT OF PLANNING & ZONING	
_____ DIRECTOR	_____ DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICE	
SITE PLAN NO. ____	
_____ DIRECTOR	_____ DATE
_____ CHAIRMAN, PLANNING COMMISSION	
_____ DATE RECORDED	
_____ INSTRUMENT NO.	_____ DEED BOOK NO.
_____ PAGE NO.	



C100

G:\2025\3815.00\Design\Civil\CD\Plot\DSUP\C200 CONTEXTUAL PLAN.dwg, 2/9/2026 8:00:36 AM, Arny R. Neuberg.



OWNERSHIP INFORMATION

- HARRIS BORNSTEIN IDA LYNN TR
1504 CAMERON STREET
ALEXANDRIA, VA 22314-2703
USE: DETACHED HOUSE (100)
ZONE: RB
- TRANSPORTATION FEDERAL CREDIT UNION
PO BOX 25947
ALEXANDRIA, VA 22313-9809
USE: OFFICE BUILDINGS (487)
ZONE: CD
- REYNOLDS STEPHEN J
1025 S 26TH RD
ARLINGTON, VA 22202-2203
USE: ROW (TOWNHOUSE) (120)
ZONE: RB
- FRENCH JEFFREY OR BURNS MELISSA GRAECE
126 HARVARD ST
ALEXANDRIA, VA 22314-2713
USE: SEMI-DETACHED HOUSE (110)
ZONE: RB
- NATIONAL HOSPICE AND PALLIATIVE CARE ORGANIZATION INC
1731 KING ST
ALEXANDRIA, VA 22314
USE: CHARITABLE (770)
ZONE: OCH
- FAIRFIELD COMMUNITIES INC
NKA WYNDHAM VACATION RESORTS INC
6277 SEA HARBOR DR
ORLANDO, FL 32821
USE: EXTENDED STAY (472)
ZONE: OCH
- IN THE ESTATE OF SUSIE LEE STANFIELD
C/O MARION L STANFIELD
1715 CAMERON ST
ALEXANDRIA, VA 22314
USE: SEMI-DETACHED HOUSE (110)
ZONE: RB
- GONZALEZ MAGDALENA
1717 CAMERON ST
ALEXANDRIA, VA 22314-2706
USE: ROW (TOWNHOUSE) (120)
ZONE: RB
- CAUTHERS RICHARD A JR
8308 WAGON WHEEL RD
ALEXANDRIA, VA 22309
USE: ROW (TOWNHOUSE) (120)
ZONE: RB
- IN THE ESTATE OF WILLIE MCNEIL
1312 VAN BUREN ST NW
WASHINGTON DC, 20012-2930
USE: ROW (TOWNHOUSE) (120)
ZONE: RB
- FIORINI KRISTIN M
1723 CAMERON ST
ALEXANDRIA, VA 22314-2706
USE: ROW (TOWNHOUSE) (120)
ZONE: RB
- SELLS KELLY C
1725 CAMERON ST
ALEXANDRIA, VA 22314-2706
USE: ROW (TOWNHOUSE) (120)
ZONE: RB
- GARDNER SARAH F TR
2756 CLIPPER CIR
WEST PALM BEACH, FL 33411-5182
USE: ROW (TOWNHOUSE) (120)
ZONE: RB
- ANDERSON TIMOTHY RYAN OR KAYDEE L
1729 CAMERON ST
ALEXANDRIA, VA 22314-2706
USE: SEMI-DETACHED HOUSE (110)
ZONE: RB
- AHMED SHAKEEL AND SHEIKH SOHAIL A AND SULTAN SONIA
1731 CAMERON ST
ALEXANDRIA, VA 22314-2706
USE: ROW (TOWNHOUSE) (120)
ZONE: RB
- GARVIN DERRICK R
1623 N QUAKER LN
ALEXANDRIA, VA 22302
USE: ROW (TOWNHOUSE) (120)
ZONE: RB
- EBERSOLE EMILY
1735 CAMERON ST
ALEXANDRIA, VA 22314-2706
USE: TOW (TOWNHOUSE) (120)
ZONE: RB
- JOHNSON THOMAS NEIL
MCHUGH ERIN LYNN
1737 CAMERON ST
ALEXANDRIA, VA 22314
USE: ROW (TOWNHOUSE) (120)
ZONE: RB
- QUINO FIGUEROA MARCO A
AND ACHO OSCO YOLANDA BERTHA AND QUINO A
1739 CAMERON ST
ALEXANDRIA, VA 22314-2706
USE: ROW (TOWNHOUSE) (120)
ZONE: RB
- DEVERS DONALD D OR JANET L
801 S OCEAN DR
APT 501
HOLLYWOOD, FL 33019-2143
USE: SEMI-DETACHED HOUSE (110)
ZONE: RB
- REDMOND SEAN RICHARD
213 HORSESHOE DR
SPOTSYLVANIA, VA 22051-3205
USE: ROW (TOWNHOUSE) (120)
ZONE: RB
- MACKEY NATHANIEL L OR WILLIA M
6715 ANTHONY ST
ALEXANDRIA, VA 22306-1601
USE: ROW (TOWNHOUSE) (120)
ZONE: RB
- HYRE FRANKLIN F III OR SUSAN P
1306 KINGSTON AVE
ALEXANDRIA, VA 22302
USE: ROW (TOWNHOUSE) (120)
ZONE: RB
- THIBOHEIM CARYN OR HEIDI MARIE
219 BUCHANAN ST
ALEXANDRIA, VA 22314-2103
USE: ROW (TOWNHOUSE) (120)
ZONE: RB
- VEENEY SHARON ANNE
221 BUCHANAN ST
ALEXANDRIA, VA 22314-2103
USE: SEMI-DETACHED HOUSE (110)
ZONE: RB
- MEYER ERIC D OR DERICA
225 BUCHANAN ST
ALEXANDRIA, VA 22314-2103
USE: SEMI-DETACHED HOUSE (110)
ZONE: RB
- LAWRENCE GENNIE J OR MARY H
227 BUCHANAN ST
ALEXANDRIA, VA 22314-2103
USE: ROW (TOWNHOUSE) (120)
ZONE: RB
- CARR ZELMA VIRGINIA
229 BUCHANAN ST
ALEXANDRIA, VA 22314
USE: ROW (TOWNHOUSE) (120)
ZONE: RB
- DIXON BRITTANY
231 BUCHANAN ST
ALEXANDRIA, VA 22314
USE: SEMI-DETACHED HOUSE (110)
ZONE: RB
- CROSS MARY F
233 BUCHANAN ST
ALEXANDRIA, VA 22314-2103
USE: SEMI-DETACHED HOUSE (110)
ZONE: RB
- HILTON RODNEY S
235 BUCHANAN ST
ALEXANDRIA, VA 22314
USE: SEMI-DETACHED HOUSE (110)
ZONE: RB
- STREACKER RYAN
237 BUCHANAN ST
ALEXANDRIA, VA 22314-2103
USE: ROW (TOWNHOUSE) (120)
ZONE: RB
- BUCHANAN POINTE LLC
ATTN SEAPORT PROPERTIES
313 S WASHINGTON ST
ALEXANDRIA, VA 22314
USE: ROW (TOWNHOUSE) (120)
ZONE: RB
- DEVERS DONALD D OR JANET L
801 S OCEAN DR
APT 501
HOLLYWOOD, FL 33019-2143
USE: ROW (TOWNHOUSE) (120)
ZONE: RB
- BUTLER CECILIA
7722 JERVIS ST
SPRINGFIELD, VA 22151-2504
USE: ROW (TOWNHOUSE) (120)
ZONE: RB
- ZENECY CHRISTINE OR NATHAN
245 BUCHANAN ST
ALEXANDRIA, VA 22314-2103
USE: SEMI-DETACHED HOUSE (110)
ZONE: RB
- CITY OF ALEXANDRIA
PO BOX 178
ALEXANDRIA, VA 22313-1500
USE: CITY VACANT LAND (734)
ZONE: RB
- GOOD LAURA PETERSON
301 BUCHANAN ST
ALEXANDRIA, VA 22314-2105
USE: SEMI-DETACHED HOUSE (110)
ZONE: RB
- ROWLEY KEVIN J
DIXON HANNAH
305 BUCHANAN ST
ALEXANDRIA, VA 22314-2105
USE: ROW (TOWNHOUSE) (120)
ZONE: RB
- BROWN WILLIE EDWARD TR
116 S JORDAN ST
ALEXANDRIA, VA 22304-4916
USE: ROW (TOWNHOUSE) (120)
ZONE: RB
- WITUCKI BRUCE L
309 BUCHANAN ST
ALEXANDRIA, VA 22314-2105
USE: ROW (TOWNHOUSE) (120)
ZONE: RB
- FLYVRR GRIND LLC
PO BOX 41412
ARLINGTON, VA 22204
USE: ROW (TOWNHOUSE) (120)
ZONE: RB
- LAFFRANCE CORP
6800 JEFFERSON AVE
FALLS CHURCH, VA 22042-1833
USE: SEMI-DETACHED HOUSE (120)
ZONE: RB
- BEIRO MARY
1622 BOYLE ST
ALEXANDRIA, VA 22314-2101
USE: SEMI-DETACHED HOUSE (110)
ZONE: RB
- HOWE DANA M
1620 BOYLE ST
ALEXANDRIA, VA 22314-2101
USE: ROW (TOWNHOUSE) (120)
ZONE: RB
- FRAZIER FRED
1618 BOYLE ST
ALEXANDRIA, VA 22314-2101
USE: ROW (TOWNHOUSE) (120)
ZONE: RB
- SEDNEY CHRISTINA SUSAN
PERKINS JASON TIMOTHY
1616 BOYLE ST
ALEXANDRIA, VA 22314-2101
USE: SEMI-DETACHED HOUSE (110)
ZONE: RB
- RICHARDS NANCY G AND
JOHN THORPE RICHARDS JR
C/O SEAPORT PROPERTIES
313 S WASHINGTON ST
ALEXANDRIA, VA 22314-3627
USE: SEMI-DETACHED HOUSE (110)
ZONE: RB
- QUINN EDWARD P AND ELIZABETH R
3436 GRAYTON CT
CLERMONT, FL 34711-5072
USE: SEMI-DETACHED HOUSE (110)
ZONE: RB
- SHAWLEY MARY CAITLIN
1610 BOYLE ST
ALEXANDRIA, VA 22314-2101
USE: SEMI-DETACHED HOUSE (110)
ZONE: RB
- ABBRUZZETTI PAUL CHRISTIAN
MASSIMO F AND FRANCO
1608 BOYLE ST
ALEXANDRIA, VA 22314-2101
USE: SEMI-DETACHED HOUSE (110)
ZONE: RB
- LEKANDER BRIAN J
1608 BOYLE ST
ALEXANDRIA, VA 22314-2101
USE: SEMI-DETACHED HOUSE (110)
ZONE: RB
- ABBRUZZETTI A FRANCESCO
1604 BOYLE ST
ALEXANDRIA, VA 22314-2101
USE: SEMI-DETACHED HOUSE (110)
ZONE: RB
- COAST BETH D OR DANIEL A
1602 BOYLE ST
ALEXANDRIA, VA 22314
USE: SEMI-DETACHED HOUSE (110)
ZONE: RB
- DAVIS BERTHA M
1600 BOYLE ST
ALEXANDRIA, VA 22314-2101
USE: SEMI-DETACHED HOUSE (110)
ZONE: RB
- COULBY JOHN N III OR
1502 CAMERON ST
ALEXANDRIA, VA 22314-2703
USE: DETACHED HOUSE (100)
ZONE: RB
- GAW MICHAEL OR
MORRIS HELEN
1500 CAMERON ST
ALEXANDRIA, VA 22314
USE: DETACHED HOUSE (100)
ZONE: RB

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

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

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

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

OLD TOWN POOL REPLACEMENT
PRELIMINARY PLAN
CITY OF ALEXANDRIA, VIRGINIA

1	2	3	4	5	6	7	8	9	MARK	DATE	DESCRIPTION
1	2	3	4	5	6	7	8	9	MARK	DATE	DESCRIPTION

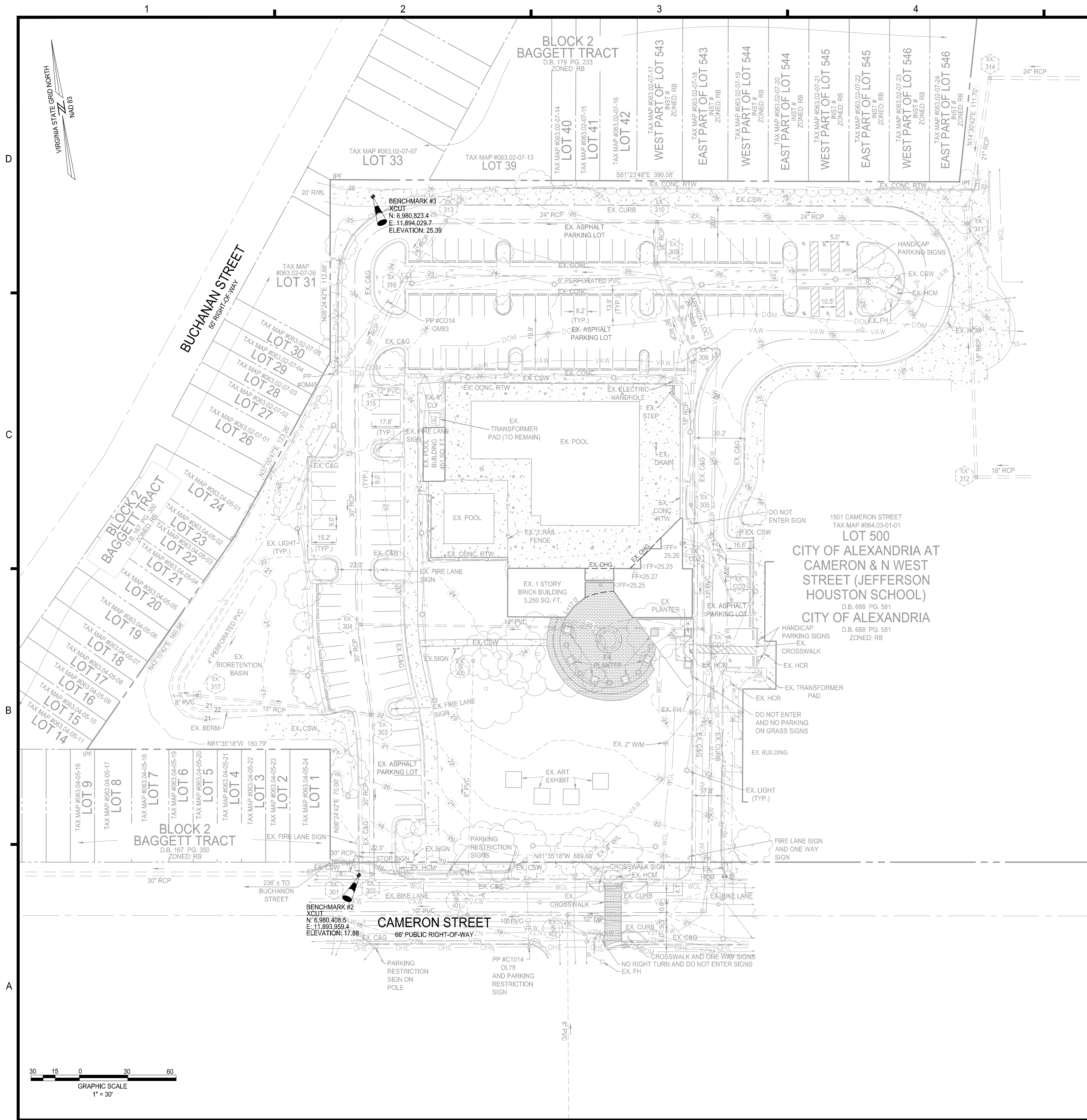
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DRAWING No.: 109632
DATE: 01/29/2026
SCALE: 1"=30'
DESIGN: JH
DRAWN: AN
CHECKED: JH

SHEET TITLE:

CONTEXTUAL PLAN

SHEET No.
C200

G:\2025\3815.00\Design\Civil\CD\Plot\DSU\CD01 EXISTING CONDITIONS.dwg, 2/9/2026 8:01:27 AM, Amy R. Neuberg.



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

STORM AS-BUILT	
311	TOP=31.04' INV IN=21.03' (21" RCP #314) INV IN=21.04' (18" RCP #312) INV OUT=21.00' (24" RCP #310)
312	TOP=29.54' INV IN=24.26' (18" RCP EAST) INV OUT=24.21' (18" RCP #311)
313	TOP=24.88' INV IN=15.79' (24" RCP #310) INV OUT=15.75' (24" RCP #316)
314	TOP=34.91' INV IN=24.98' (24" RCP EAST) INV OUT=21.82' (21" RCP #311)
315	TOP=23.37' INV IN=14.57' (30" RCP #316) INV IN=16.59' (12" PVC EAST) INV OUT=14.52' (30" RCP #304)
316	TOP=23.45' INV IN=15.30' (24" RCP #313) INV OUT=15.25' (30" RCP #315)
317	TOP=21.82' INV IN=17.66' (8" PVC WEST) INV OUT=16.94' (15" RCP #303)
CO1	TOP=24.95' INVERT NOT ACCESSIBLE
CO2	TOP=25.36' INVERT NOT ACCESSIBLE
CO3	TOP=101.02' INVERT NOT ACCESSIBLE

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

LEGEND

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

Abbreviations	EX. CSW CLF HCM HCR C&G CONC. RTW FF RCP PVC JPF Surfaces	EXISTING SIDEWALK CHAIN LINK FENCE HANDICAP MAT HANDICAP RAMP CURB AND GUTTER CONCRETE RETAINING WALL FINISHED FLOOR REINFORCED CONCRETE PIPE POLYVINYL CHLORIDE PIPE IRON PIPE FOUND
	ASPHALT AREA CONCRETE AREA BRICK AREA	
Linetypes	INDEX CONTOUR (5') INT. CONTOUR (1') PROPERTY LINE ADJOINER LINE OVERHEAD UTILITY WIRE SANITARY PIPE STORM PIPE	

UTILITY LEGEND

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

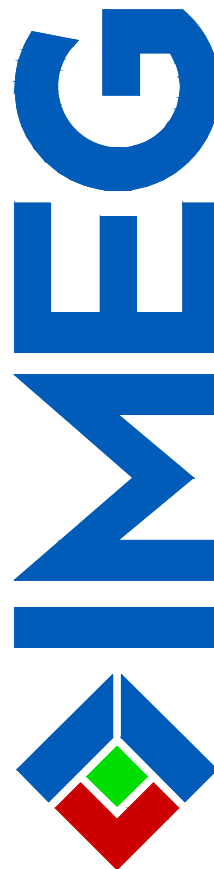
Linetypes

Quality Level B - Field Located (Underground)	DOMINION ELECTRIC MARKING PRIVATE ELECTRIC MARKING VERIZON COMMUNICATION MARKING COMCAST COMMUNICATION MARKING PRIVATE COMMUNICATION MARKING VAW WATER MARKING PRIVATE WATER MARKING WASHINGTON GAS MARKING
Quality Level D - From Records and Observations (Underground)	DOMINION VAW WATER WASHINGTON GAS

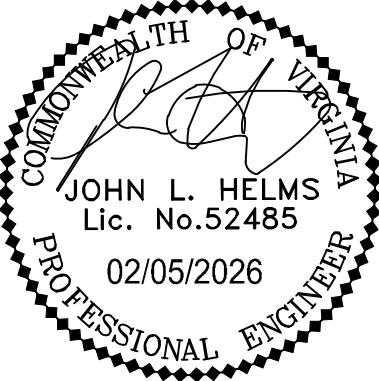
APPROVED

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

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



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OLD TOWN POOL REPLACEMENT PRELIMINARY PLAN

CITY OF ALEXANDRIA, VIRGINIA

1ST SUBMISSION	2ND SUBMISSION	3RD SUBMISSION	4TH SUBMISSION	5TH SUBMISSION	6TH SUBMISSION	7TH SUBMISSION	8TH SUBMISSION	9TH SUBMISSION	MARK	DATE	DESCRIPTION
1	2	3	4	5	6	7	8	9			

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

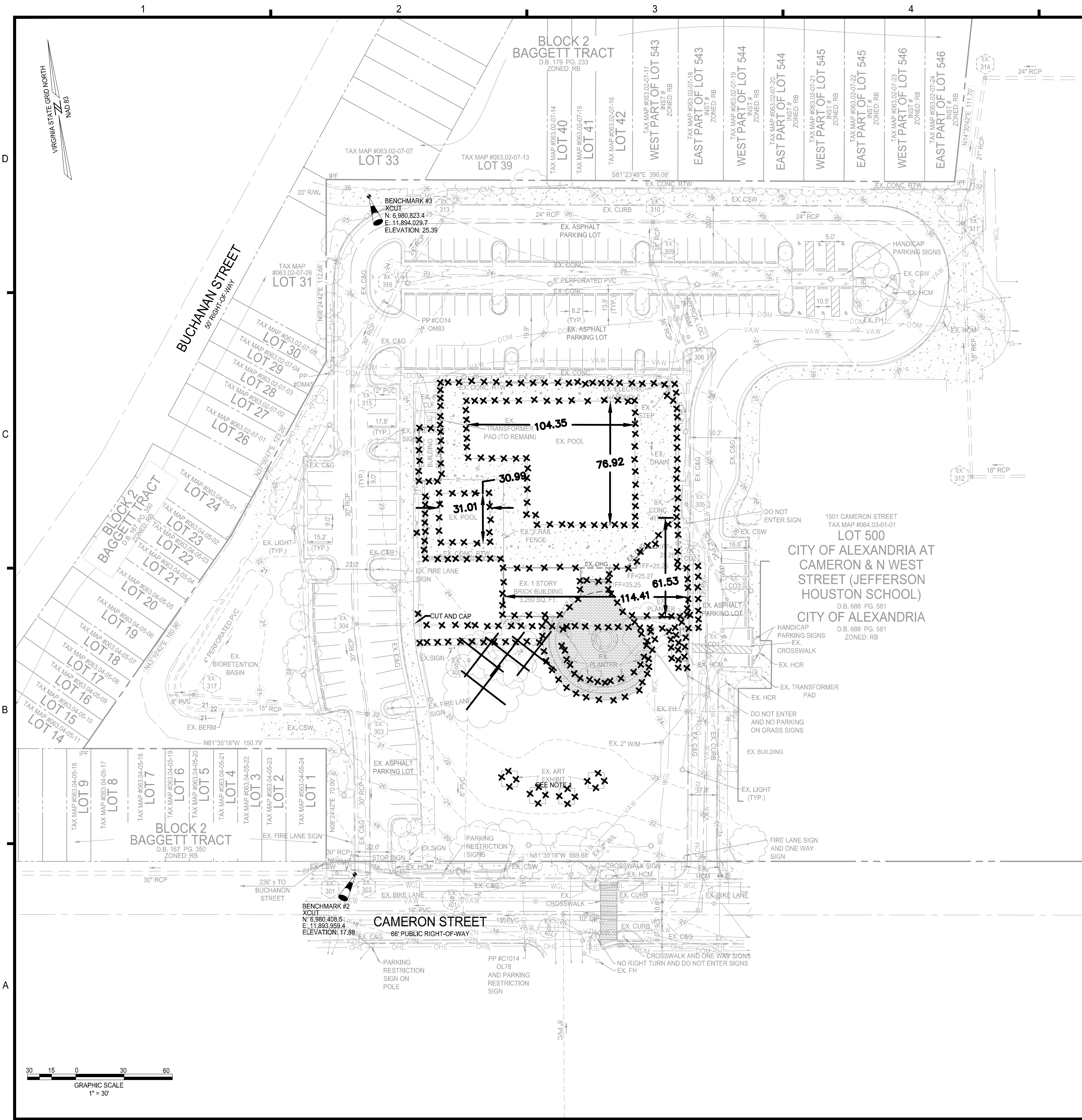
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EXISTING
CONDITIONS

SHEET No.

C201

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LEGEND



EX. TREE TO BE REMOVED



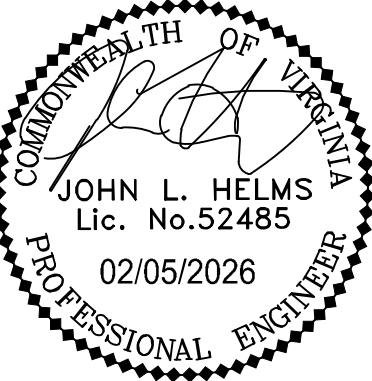
TO BE DEMOLISHED

NOTES:

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



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OLD TOWN POOL REPLACEMENT
PRELIMINARY PLAN
CITY OF ALEXANDRIA, VIRGINIA

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

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

SHEET TITLE:

DEMOLITION PLAN

SHEET No.

C202

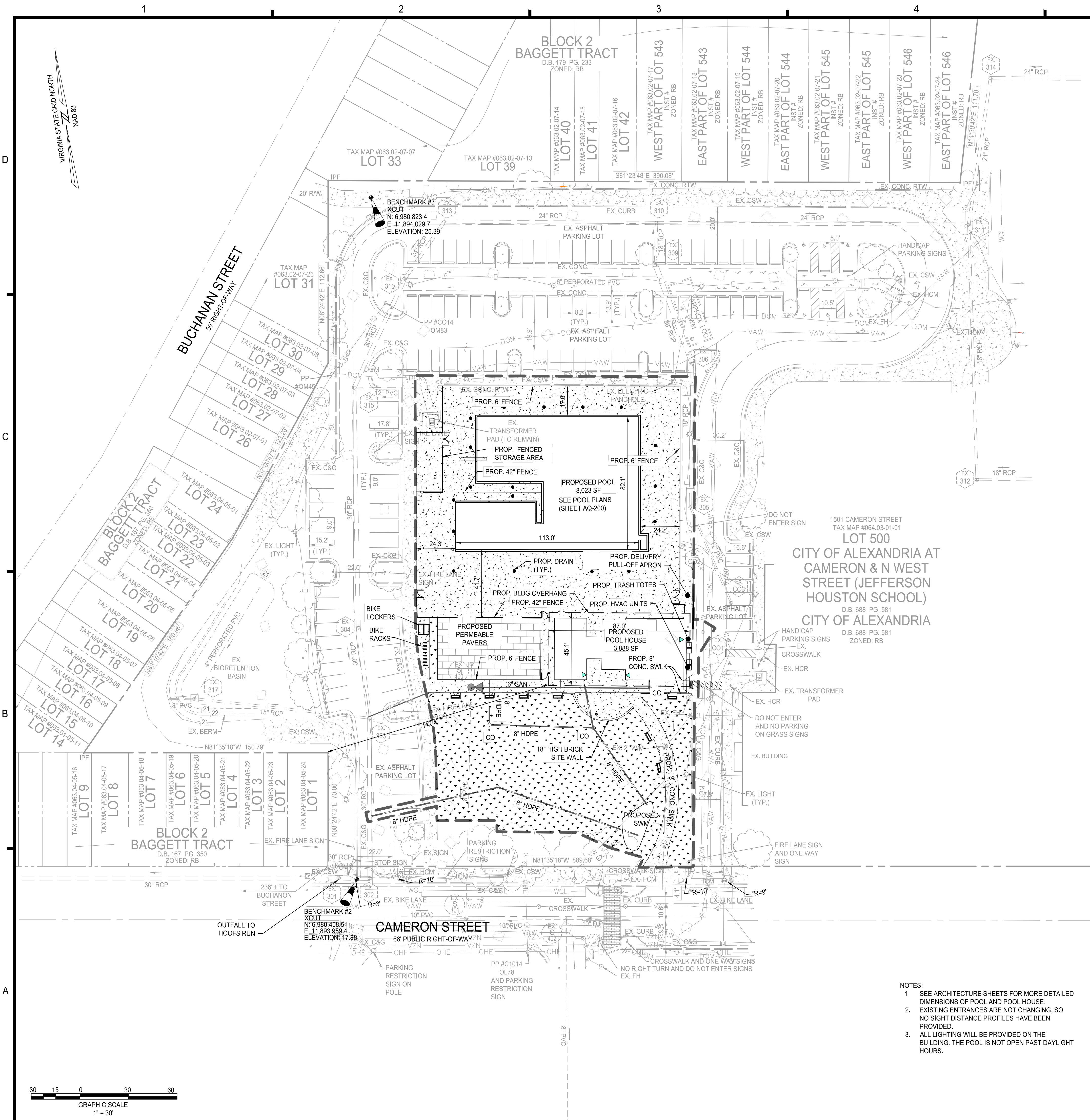
APPROVED

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

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

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

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LEGEND

- PROJECT LIMITS
- PROP. BUILDING OUTLINE
- PROP. BUILDING OVERHANG
- PROP. POOL OUTLINE
- PROP. SIDEWALK
- PROP. FENCE
- PROP. CONCRETE
- PROP. GRASS
- PROP. PERMEABLE PAVEMENT
- PROP. DRAIN
- PROP. TREE

SECURE SITE DESIGN™ L.L.C.
(a VICTOR STANLEY, INC. affiliate)

TOLL FREE (USA & CANADA): 1-888-NET-PAVE (668-7628)
PH: 306-335-1700 • FAX: 424-70-0175
P.O. BOX 307, DUNSMUIR, ID 83724 U.S.A.
INFO@SECURESITEDSIGN.COM
WWW.SECURESITEDSIGN.COM

* ALL DIMENSIONS ARE IN INCHES *

HOLE IS PRESENT ONLY WHEN BALANCED OPTION IS SPECIFIED

FORMED FROM 0.318" O.D. SCHEDULE 40 STEEL PIPE

STEEL ANCHOR TAB IS WELDED TO THE BOTTOM OF THE POST TO HELP SECURE THE ASSEMBLY IN THE CONCRETE FOOTING

RECOMMENDED KEEP-OUT

CONCRETE FOOTINGS ACCORDING TO LOCAL SOIL CONDITIONS

AVAILABLE OPTIONS:
POWDER COATING
18 STANDARD COLORS, 2 OPTIONAL METALLIC COLORS, CUSTOM COLORS (INCLUDING THE RAL RANGE)
(ALL POWDER COAT FINISHES ARE DONE AT VICTOR STANLEY, INC. (VSI) TO MATCH THE VSI PRODUCT LINE)
OTHER FINISHES: GALVANNEZED, STAINLESS STEEL (SPECIAL QUOTE NEEDED)

NOTES:
1. DIMENSIONS NOT TO SCALE, DO NOT SCALE DRAWINGS.
2. ALL FABRICATED METAL COMPONENTS ARE STEEL (HOT-DIP GALVANIZED, ETCHED, PHOSPHATIZED, PREPAINTED, AND ELECTROSTATICALLY POWDER-COATED WITH T.A.T.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PREPAINTED, PREPAINTED AND CAPTOP WELDS ARE TO FULL, ORIENTED AND BUILT CAPTOP FILL. CAPTOP PARTS ARE THEN FULLY CURED TO EXACTING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVERAGES 8-10 MILS (200-250 MICRONS).
3. THIS SECURE SITE DESIGN, LLC. PRODUCT MUST BE PERMANENTLY AFFIXED IN THE GROUND.
CONCRETE FOOTING, CONCRETE OR REINFORCING.
4. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
5. THIS PRODUCT IS SHIPPED FULLY ASSEMBLED.

BRWS-101
CYCLESIX™ SERIES
BITE PACE
SHOWN: STANDARD IN-GROUND MOUNT

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REV. 6/1/13 DRAWN: C.A.K. 2013-018

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

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

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

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

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**OLD TOWN POOL REPLACEMENT
PRELIMINARY PLAN**

CITY OF ALEXANDRIA, VIRGINIA

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

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

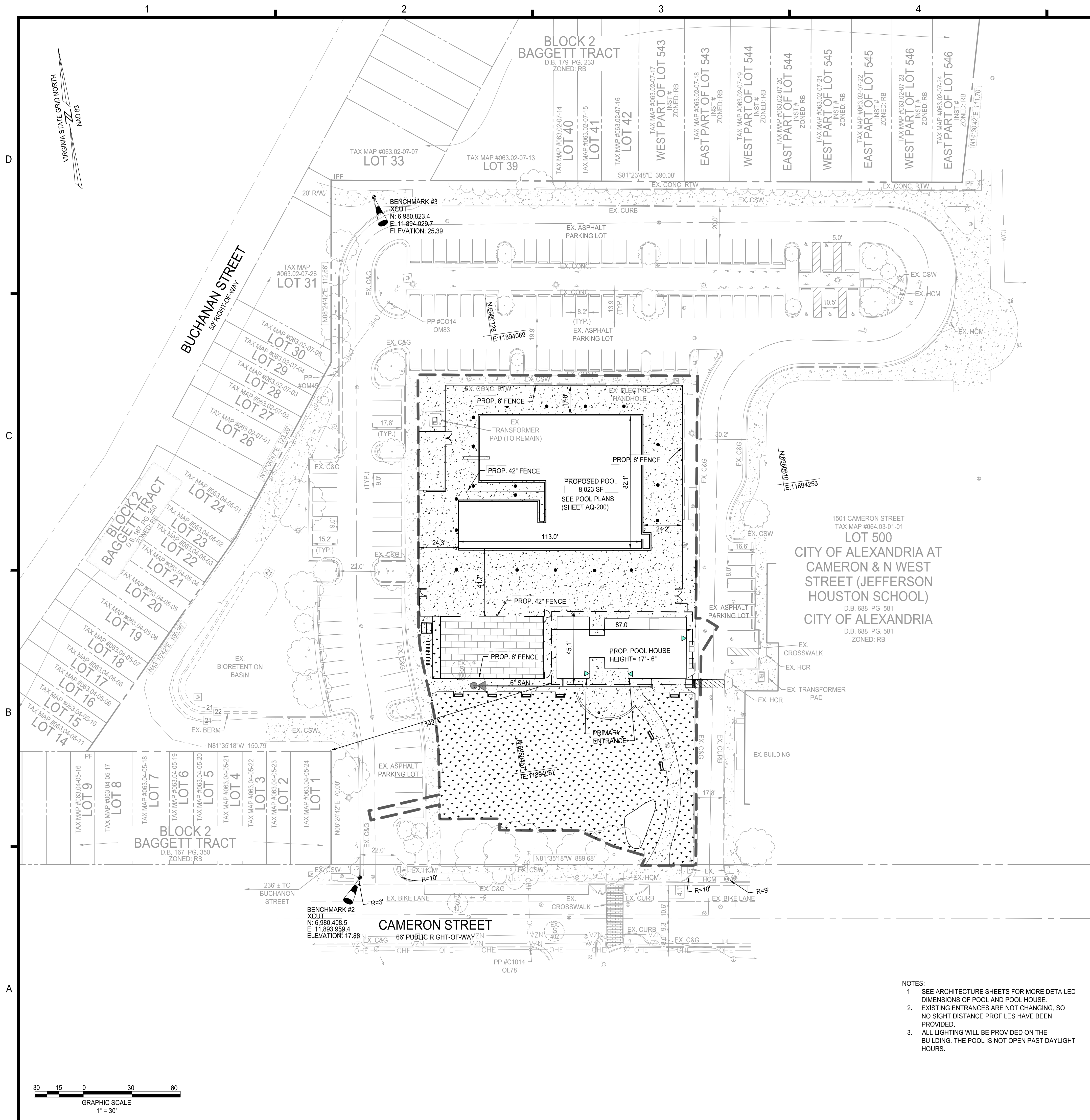
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SITE PLAN

SHEET No.

C300

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LEGEND	
	PROJECT LIMITS
	PROP. BUILDING OUTLINE
	PROP. BUILDING OVERHANG
	PROP. POOL OUTLINE
	PROP. SIDEWALK
	PROP. FENCE
	PROP. CONCRETE
	PROP. GRASS
	PROP. PERMEABLE PAVEMENT
	PROP. DRAIN
	PROP. TREE

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

APPROVED	
SPECIAL USE PERMIT NO. 2026-10003	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. ---	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	
DATE	
DATE RECORDED	
INSTRUMENT NO.	DEED BOOK NO. PAGE NO.

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OLD TOWN POOL REPLACEMENT
PRELIMINARY PLAN
CITY OF ALEXANDRIA, VIRGINIA

1	2	3	4	5	6	7	8	9	MARK	DATE	DESCRIPTION
1	2	3	4	5	6	7	8	9			

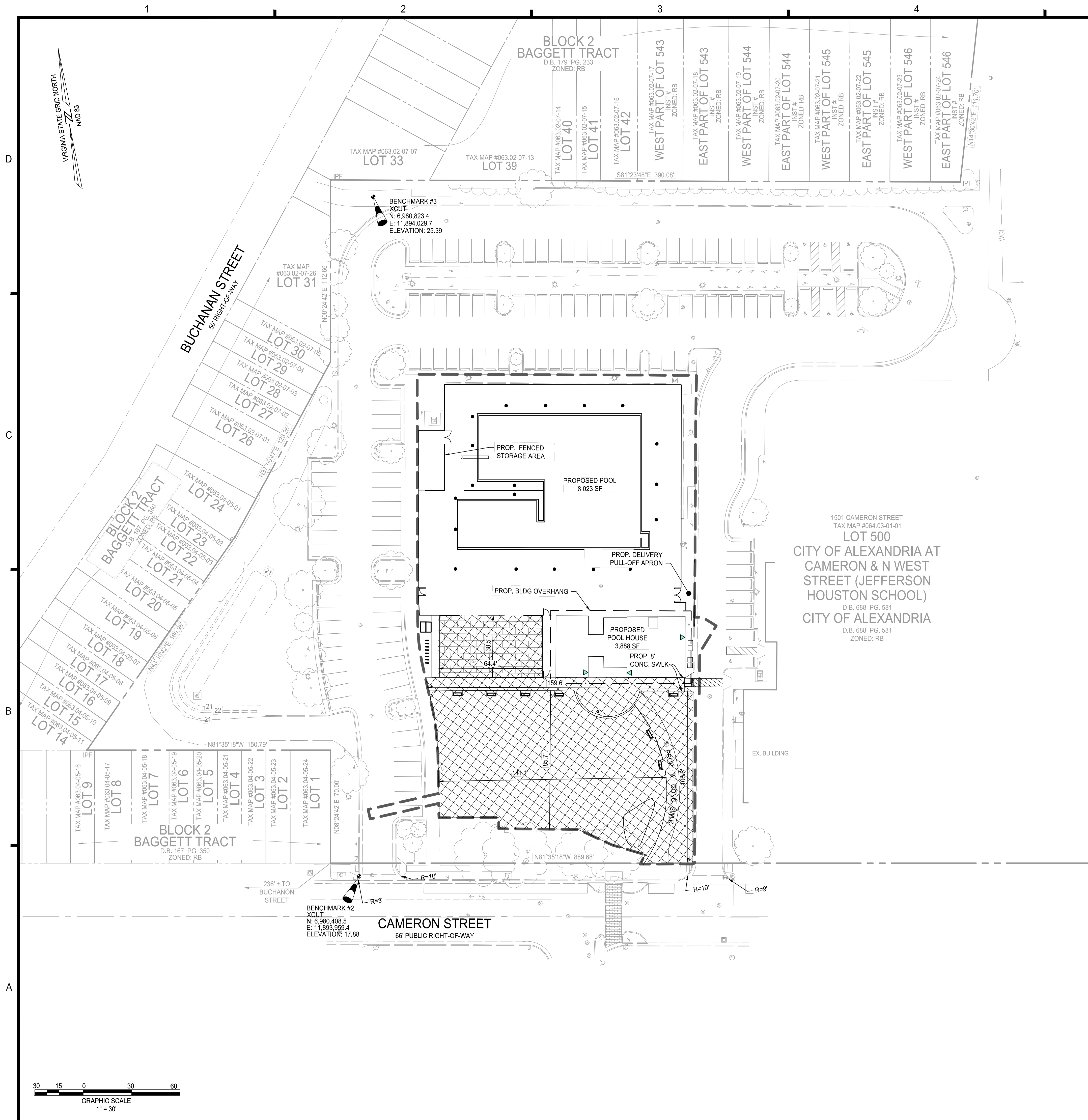
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DRAWING No.: 109632
DATE: 01/29/2026
SCALE: 1"=30'
DESIGN: JH
DRAWN: AN
CHECKED: JH

SHEET TITLE:

DIMENSION PLAN

SHEET No.
C301

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LEGEND

OPEN SPACE

PROJECT LIMITS

OPEN SPACE CALCULATION

OPEN SPACE REQUIRED: N/A

OPEN SPACE PROVIDED WITHIN THE PROJECT LIMITS:

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

TOTAL = 18,045 SF (0.41 AC)

OPEN SPACE PROVIDED ON ENTIRE PARCEL:

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

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

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

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

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SPECIAL USE PERMIT NO. 2026-10003

DEPARTMENT OF PLANNING & ZONING

DIRECTOR

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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. ---

DIRECTOR

DATE

CHAIRMAN, PLANNING COMMISSION

DATE

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OLD TOWN POOL REPLACEMENT
PRELIMINARY PLAN
CITY OF ALEXANDRIA, VIRGINIA

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

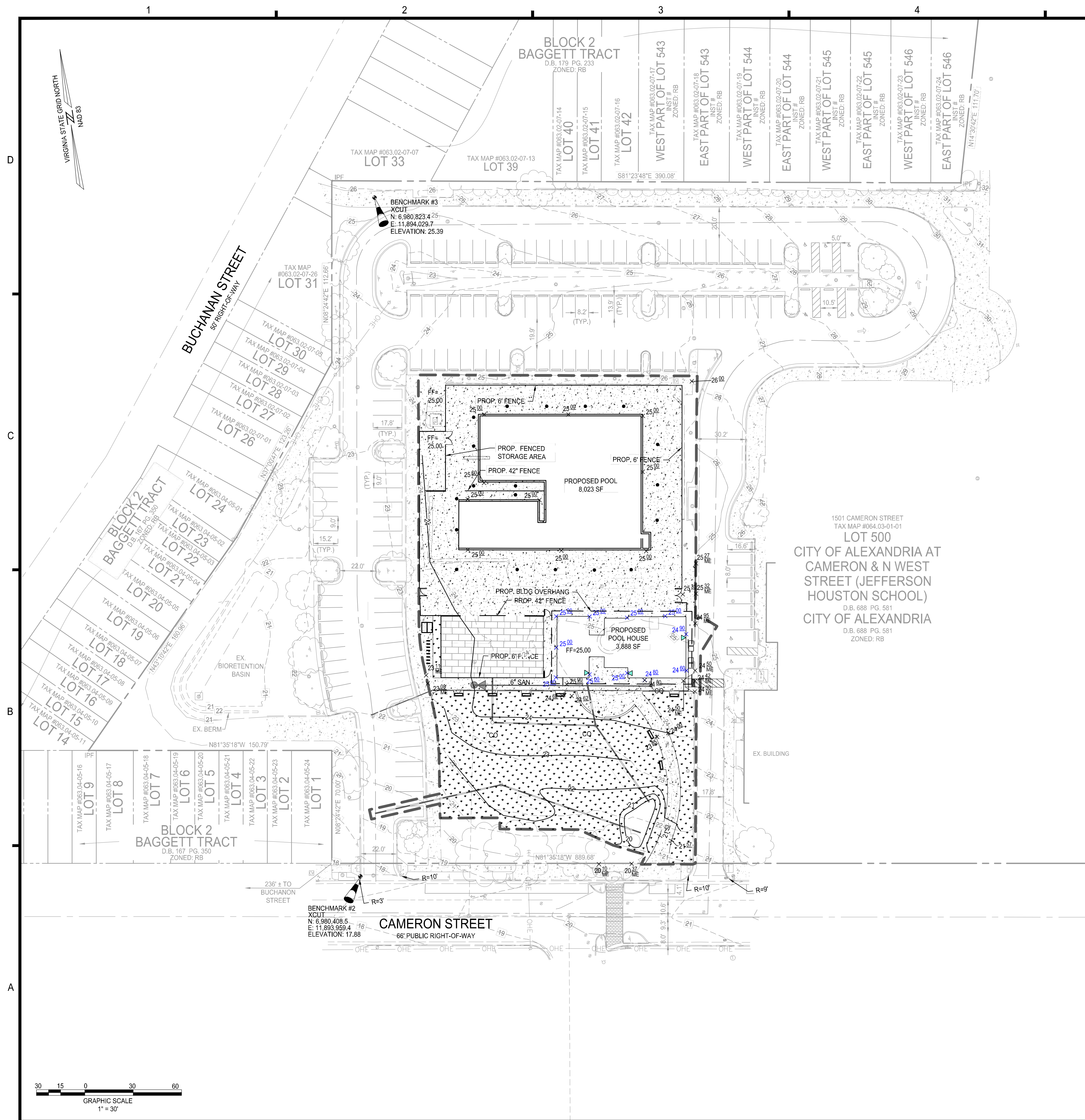
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DRAWING No.: 109632
DATE: 01/29/2026
SCALE: 1"=30'
DESIGN: NL
DRAWN: JH
CHECKED: JH

SHEET TITLE:

OPEN SPACE PLAN

SHEET No.

C400



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

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SPECIAL USE PERMIT NO. <u>2026-10003</u>		
DEPARTMENT OF PLANNING & ZONING		
_____ DIRECTOR		_____ DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
SITE PLAN NO. <u>---</u>		
_____ DIRECTOR		_____ DATE
_____ CHAIRMAN, PLANNING COMMISSION		
DATE RECORDED _____		DATE _____
INSTRUMENT NO. _____	DEED BOOK NO. _____	PAGE NO. _____

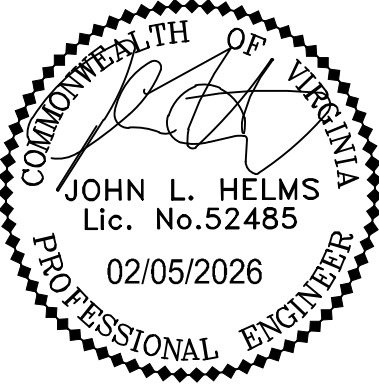
1	02/05/26	1ST SUBMISSION
2		
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9		
MARK	DATE	DESCRIPTION

SHEET TITLE:

GRADING PLAN

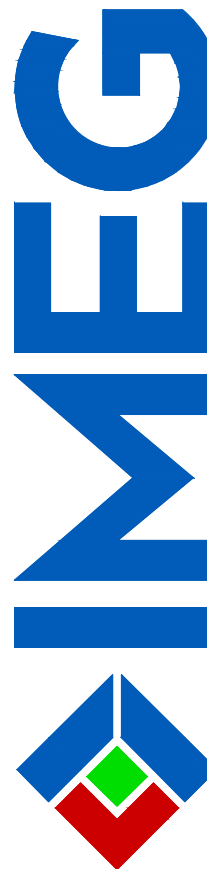
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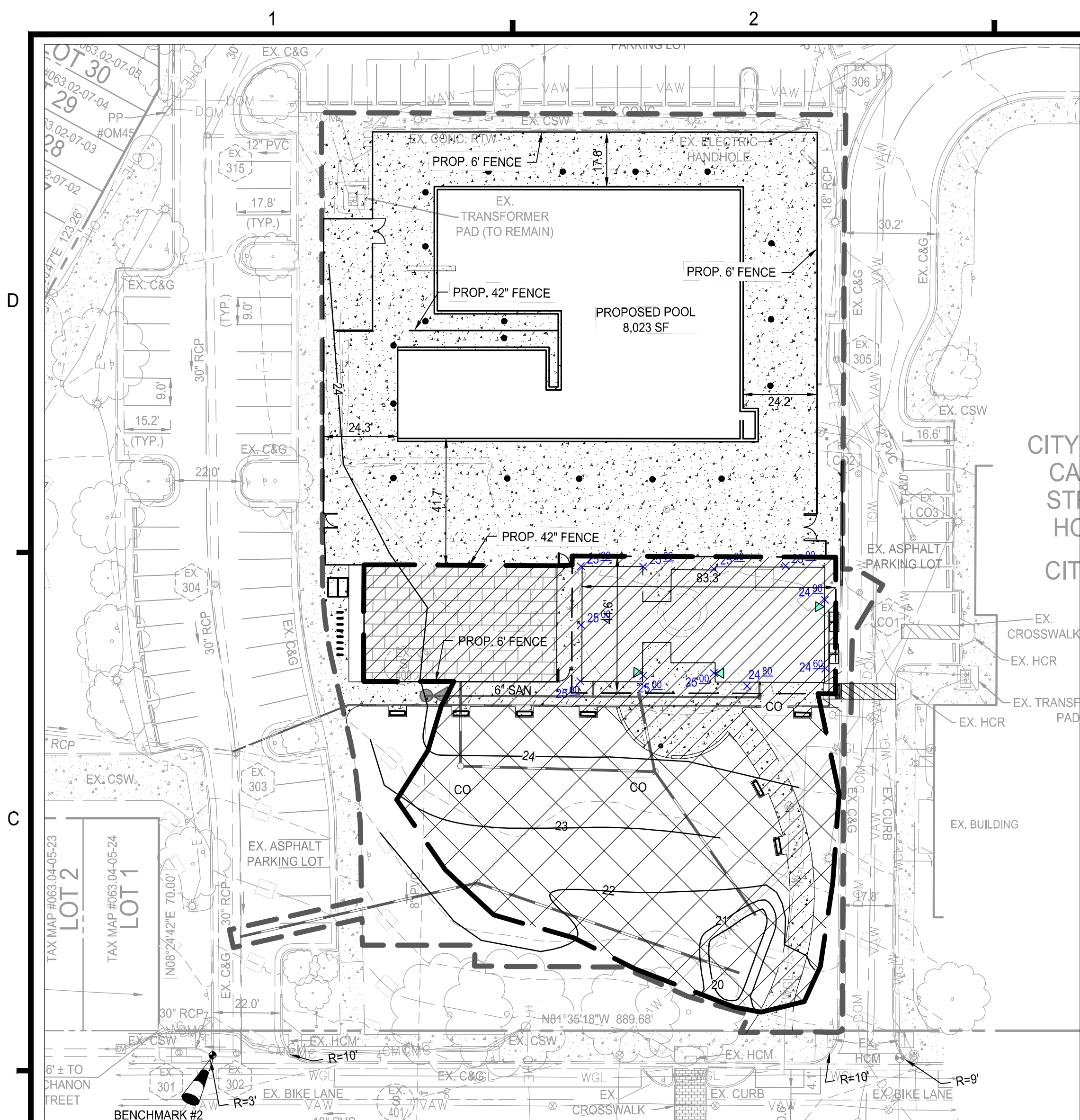


OLD TOWN POOL REPLACEMENT PRELIMINARY PLAN

CITY OF ALEXANDRIA, VIRGINIA



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

Practice	Runoff Reduction Credit (%)	Mixed Open Credit Area (acres)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft³)	Runoff Reduction (ft³)	Remaining Runoff Volume (ft³)	Total BMP Treatment Volume (ft³)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
3. Permeable Pavement (RR)														
3.a. Permeable Pavement #1 (P-41-05)	45			0.07	0	309	133	241	25	0.00	0.06	0.04	0.02	6.b. Bioretention #2
6. Bioretention (RR)														
6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (P-41-05)	40				0	0	0	0	25	0.00	0.00	0.00	0.00	
6.b. Bioretention #2 or Micro-Bioretention #2 (P-41-05)	80		0.18	0.11	133	540	135	675	50	0.02	0.35	0.24	0.03	
TOTAL IMPERVIOUS COVER TREATED (in)														
TOTAL MIXED OPEN TREATED (in)														
TOTAL MANAGED TURF AREA TREATED (in)														
TOTAL RUNOFF REDUCTION IN D.A. A (ft³)														
TOTAL PHOSPHORUS AVAILABLE FOR REMOVAL IN D.A. A (lb/yr)														
TOTAL PHOSPHORUS REMOVED WITH RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)														
TOTAL PHOSPHORUS REMAINING AFTER APPLYING RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)														

SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS

VIRGINIA STATE GRID NORTH
NAD 83

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

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

CLEAR ALL
(Ctrl+Shift+E)

data input cells
constant values
calculation cells
final results

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area (acres) → 1.17

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

Pre-Development Land Cover (acres)

Post-Development Land Cover (acres)

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

Nitrogen Loads (Informational Purposes Only)

Pre-Development TN Load (lb/yr) 12.04
Final Post-Development TN Load 13.30

LAND COVER SUMMARY - PRE-REDEVELOPMENT

LAND COVER SUMMARY - POST DEVELOPMENT

Treatment Volume and Nutrient Load

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

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

Site Results (Water Quality Compliance) VRRM 4.1, 2024

Runoff Reduction Volume and TP By Drainage Area

Total Phosphorus

Total Nitrogen (For Informational Purposes)

LEGEND

PROJECT LIMITS

PROP. BUILDING OUTLINE

PROP. BUILDING OVERHANG

PROP. POOL OUTLINE

PROP. SIDEWALK

PROP. FENCE

PROP. CONCRETE

IMPERVIOUS AREA TO THE BMP

PERVIOUS AREA TO THE BMP

PROP. DRAIN

PROP. TREE

BMP / SWM NOTES:

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

OLD TOWN POOL REPLACEMENT
PRELIMINARY PLAN
CITY OF ALEXANDRIA, VIRGINIA

1ST SUBMISSION	DATE	DESCRIPTION
1	02/05/26	
2		
3		
4		
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MARK		

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

SHEET TITLE:

STORMWATER
MANAGEMENT PLAN

SHEET No.

C500

APPROVED

SPECIAL USE PERMIT NO. 2026-10003

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. ---

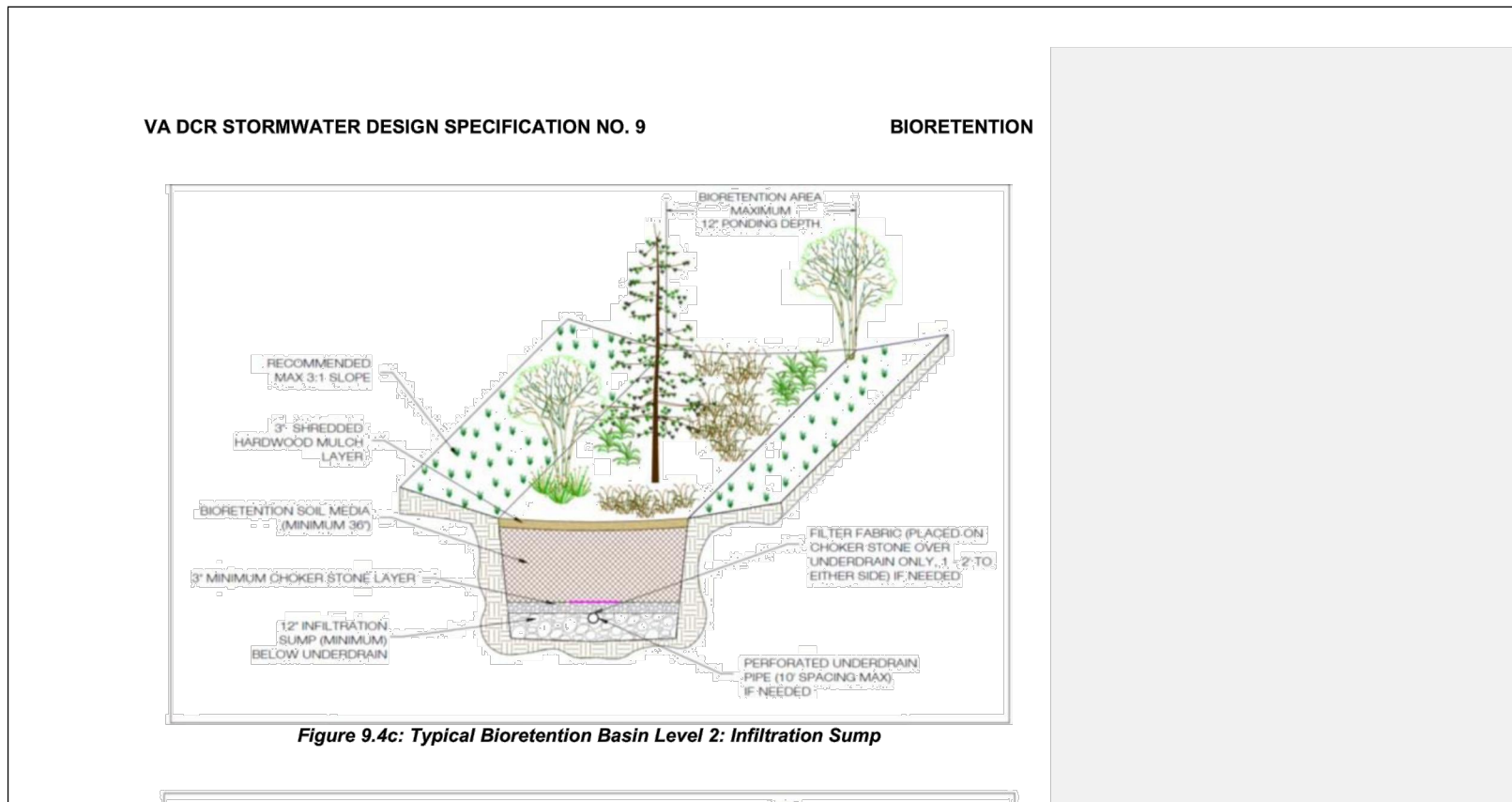
DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

BIORETENTION TYPICAL DETAIL (LEVEL 2)
NOT TO SCALE



VA DCR STORMWATER DESIGN SPECIFICATION NO. 9

BIORETENTION

Table 9.4. Bioretention Filter and Basin Design Criteria	
Level 1 Design (RR 40 TP: 25)	Level 2 Design (RR: 80 TP: 50)
Sizing (Section 6.1): $T_{\text{size}} = [(1.25)(V)/(A) / 12] + \text{any remaining volume from upstream BMP}$ Surface Area (sq. ft.) = $(T_{\text{size}} - \text{the volume reduced by an upstream BMP}) / \text{Storage Depth}^1$ Recommended maximum contributing drainage area = 2.5 acres, or with local approval up to 5 acres and a maximum of 50% impervious. Maximum Ponding Depth = 6 to 12 inches ² Filter Media Depth minimum = 24 inches; recommended maximum = 48 inches ³ level. Media & Surface Cover (Section 6.6) = supplied by vendor; tested for acceptable hydraulic conductivity (or permeability) and phosphorus content. Sub-soil Testing (Section 6.2): not needed if an underdrain used; Min infiltration rate > 1/2 inch/hour in order to remove the underdrain requirement. Underdrain (Section 6.7) = Schedule 40 PVC with clean-outs Inflow: sheetflow, curb cuts, trench drains, concentrated flow, or the equivalent Geometry (Section 6.3): Length of shortest flow path/Overall length = 0.3; OR, other design methods used to prevent short-circuiting; a one-cell design (not including the pre-treatment cell). Pre-treatment (Section 6.4): a pretreatment cell, grass filter strip, gravel diaphragm, gravel flow spreader, or another approved (manufactured) pre-treatment structure. Conveyance & Overflow (Section 6.5) Planting Plan (Section 6.8): a planting template to include turf, herbaceous vegetation, shrubs, and/or trees to achieve surface area coverage of at least 75% within 2 years.	Sizing (Section 6.1): $T_{\text{size}} = [(1.25)(V)/(A) / 12] + \text{any remaining volume from upstream BMP}$ Surface Area (sq. ft.) = $(T_{\text{size}} - \text{the volume reduced by an upstream BMP}) / \text{Storage Depth}^1$ Recommended maximum contributing drainage area = 2.5 acres, or with local approval up to 5 acres and a maximum of 50% impervious. Maximum Ponding Depth = 6 to 12 inches ² Filter Media Depth minimum = 36 inches; recommended maximum = 48 inches ³ level. Media & Surface Cover (Section 6.6) = supplied by vendor; tested for acceptable hydraulic conductivity (or permeability) and phosphorus content. Sub-soil Testing (Section 6.2): one soil profile and two infiltration tests per facility (up to 2,500 ft ² of filter surface); Min infiltration rate > 1/2 inch/hour in order to remove the underdrain requirement. Underdrain & Underground Storage Layer (Section 6.7) = Schedule 40 PVC with clean outs, and a minimum 12-inch stone sump below the invert. OR, none, if soil infiltration requirements are met (Section 6.2). Geometry (Section 6.3): Length of shortest flow path/Overall length = 0.8; OR, other design methods used to prevent short-circuiting; a two-cell design (not including the pretreatment cell). Pre-treatment (Section 6.4): a pretreatment cell plus one of the following: a grass filter strip, gravel diaphragm, gravel flow spreader, or another approved (manufactured) pre-treatment structure. Conveyance & Overflow (Section 6.5) Planting Plan (Section 6.8): a planting template to include turf, herbaceous vegetation, shrubs, and/or trees to achieve surface area coverage of at least 90% within 2 years. If using turf, must combine with other types of vegetation. ³ Building Setbacks (Section 6.9): 10 feet if down-gradient from building or level (coastal plain); 50 feet if up-gradient. (Refer to additional setback criteria in Section 5) Deadened Maintenance O&M Plan (Section 9)
¹ Storage depth is the sum of the Void Ratio (VR) of the soil media and gravel layers multiplied by their respective depths, plus the surface ponding depth. (Section 6.1). ² A ponding depth of 6 inches is preferred. Ponding depths greater than 6 inches will require a specific planting plan to ensure appropriate plant selection (Section 6.8). ³ These are recommendations for simple building foundations. If an in-ground basement or other special conditions exist, the design should be reviewed by a licensed engineer. Also, a special footing or drainage design may be used to justify a reduction of the setbacks noted above.	

SECTION 3: TYPICAL DETAILS

Version 2.0, January 1, 2013

Page 6 of 62

LEGEND

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

Project Description

Development or Redevelopment

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

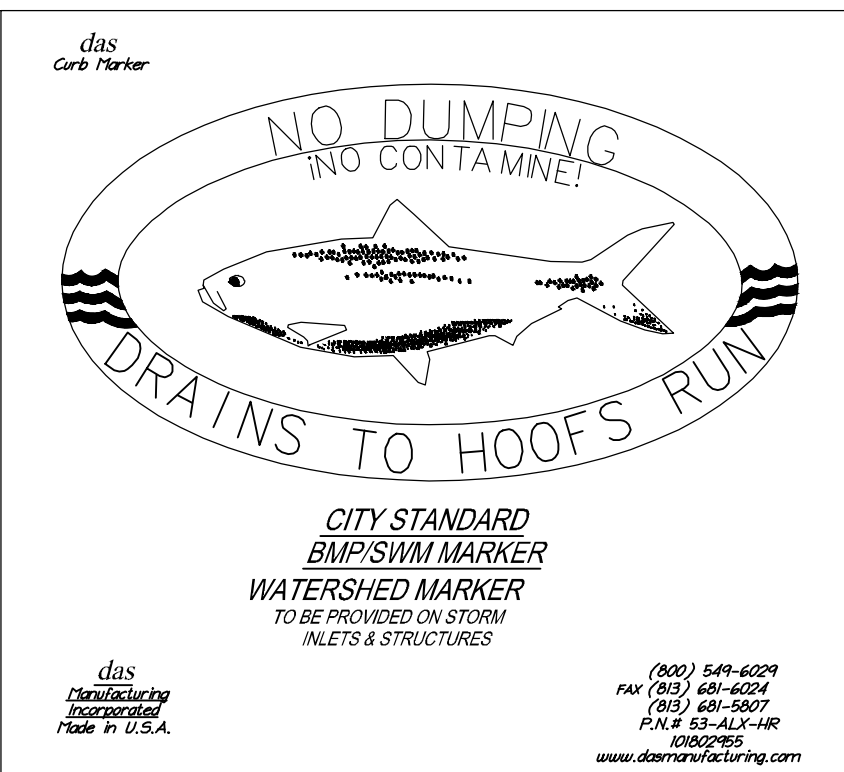
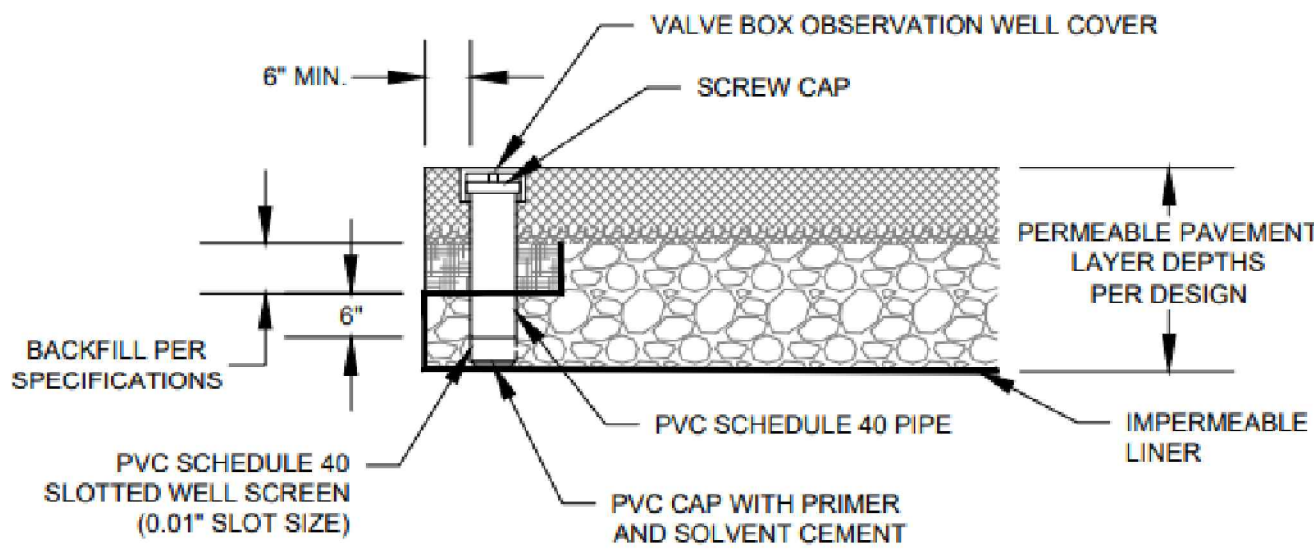
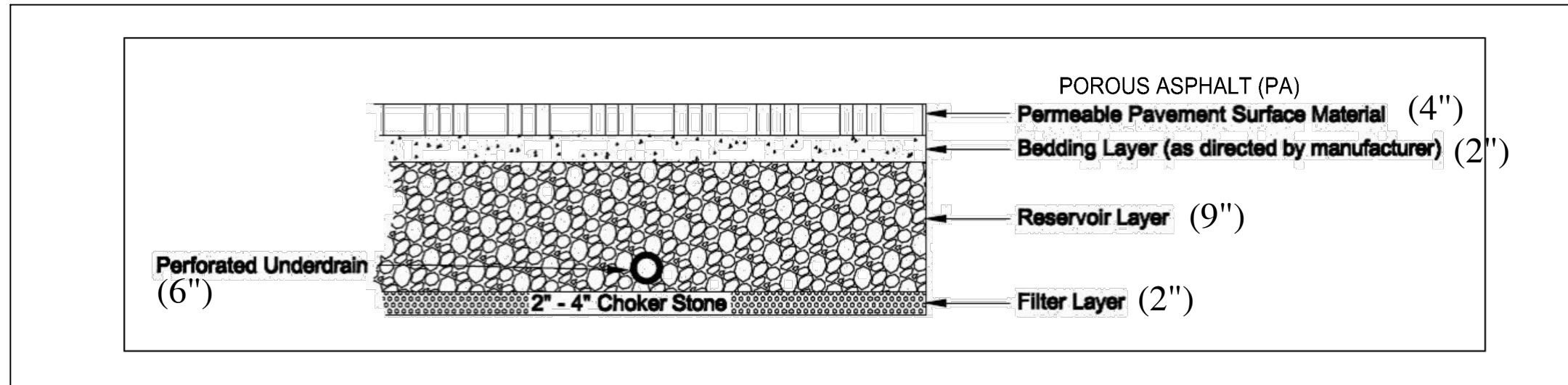
Water Treatment on site

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

Miscellaneous

Total WQV treated: ☒ yes ☐ no
Detention on site: ☒ yes ☐ no
Project is within which watershed? HOOFS RUN
Project discharges to which body of water? HOOFS RUN

PERMEABLE PAVEMENT TYPICAL DETAIL (LEVEL 1)
NOT TO SCALE



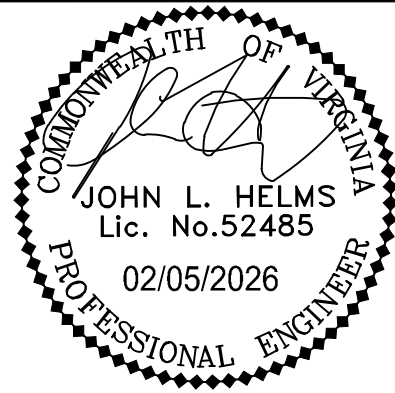
APPROVED
SPECIAL USE PERMIT NO. 2026-10003
DEPARTMENT OF PLANNING & ZONING

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

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OLD TOWN POOL REPLACEMENT
PRELIMINARY PLAN
CITY OF ALEXANDRIA, VIRGINIA

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

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

SHEET TITLE:

DSUP
STORMWATER
MANAGEMENT PLAN

SHEET No.

C501

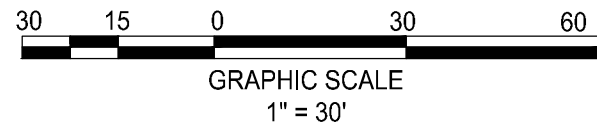
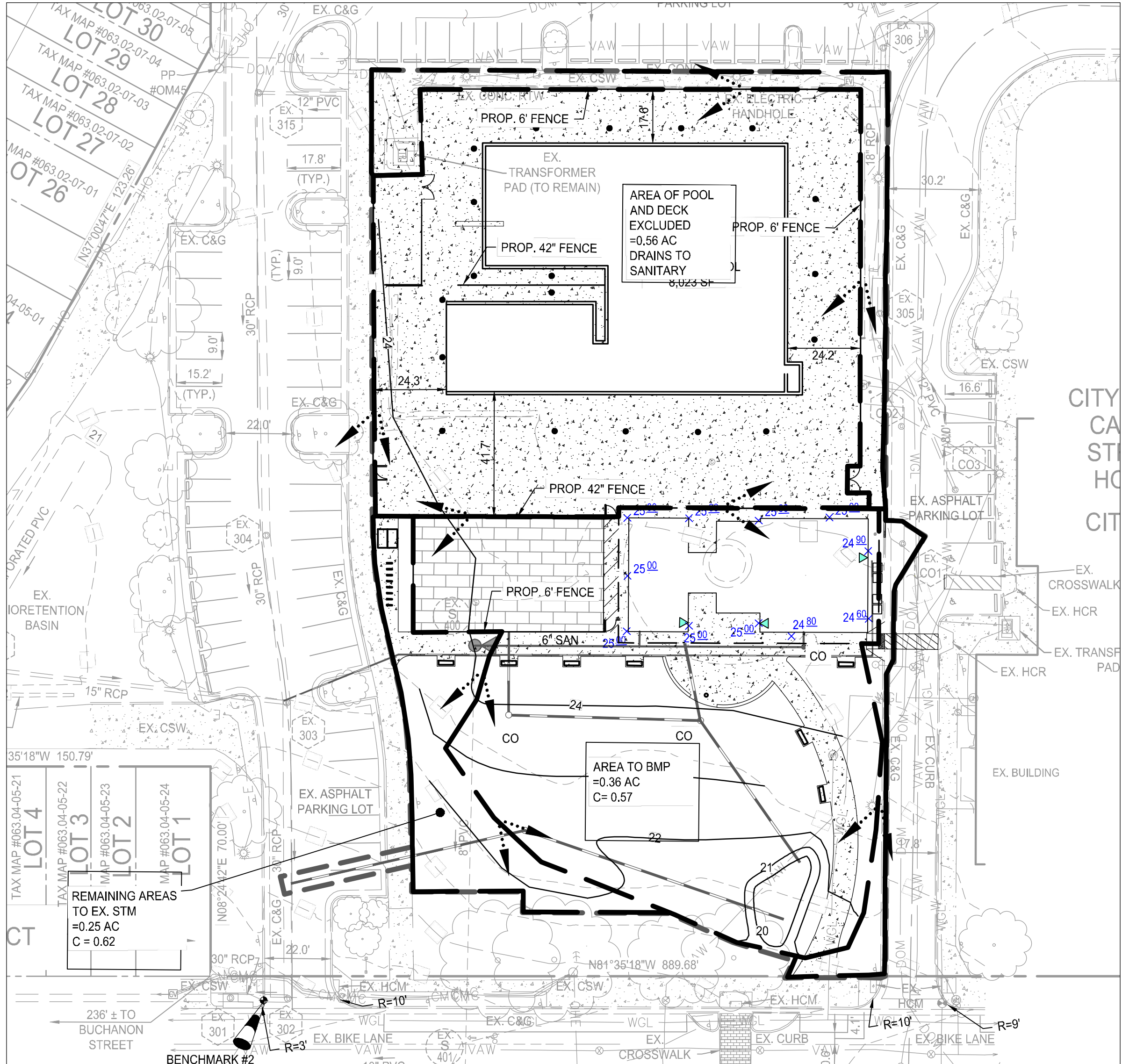
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D

C

B

A



WATER QUANTITY NARRATIVE:

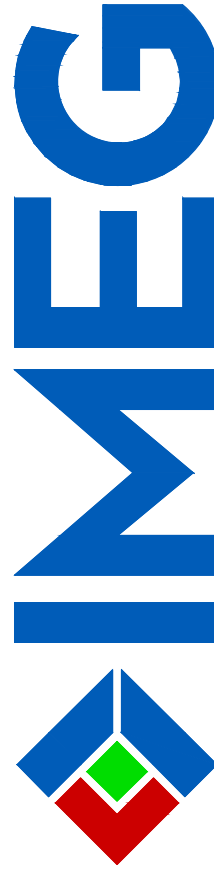
THIS SITE DRAINS TO ONE OUTFALL LOCATED TO THE SOUTHWEST, WHICH IS SHOWN ON THE GRADING SHEET AND LABELED "OUTFALL TO HOOF'S RUN". THE OUTFALL MEETS THE CHANNEL AND FLOOD PROTECTION REQUIREMENTS BY REDUCING THE AREA OF RUNOFF TO THE EXISTING STORM SYSTEM AND BMP RUNOFF REDUCTION METHODS. RUNOFF FROM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

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

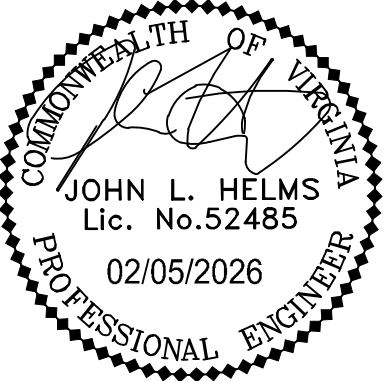
OUTFALL #1:
CHANNEL PROTECTION -
STORMWATER FROM THIS DEVELOPMENT IS DISCHARGED TO THE EXISTING STORM SYSTEM, HOWEVER THE PEAK DISCHARGE REQUIREMENTS FOR CONCENTRATED STORMWATER FLOW TO NATURAL STORMWATER CONVEYENCE SYSTEMS FOR SUBSECTION (C) WILL BE MET. THE MAXIMUM PEAK FLOW RATE FROM THE POST DEVELOPMENT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

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

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DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	
DATE	
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CITY OF ALEXANDRIA, VIRGINIA

1ST SUBMISSION	DATE	DESCRIPTION
1	02/05/26	
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MARK	DATE	DESCRIPTION

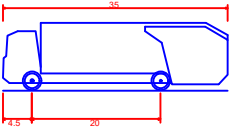
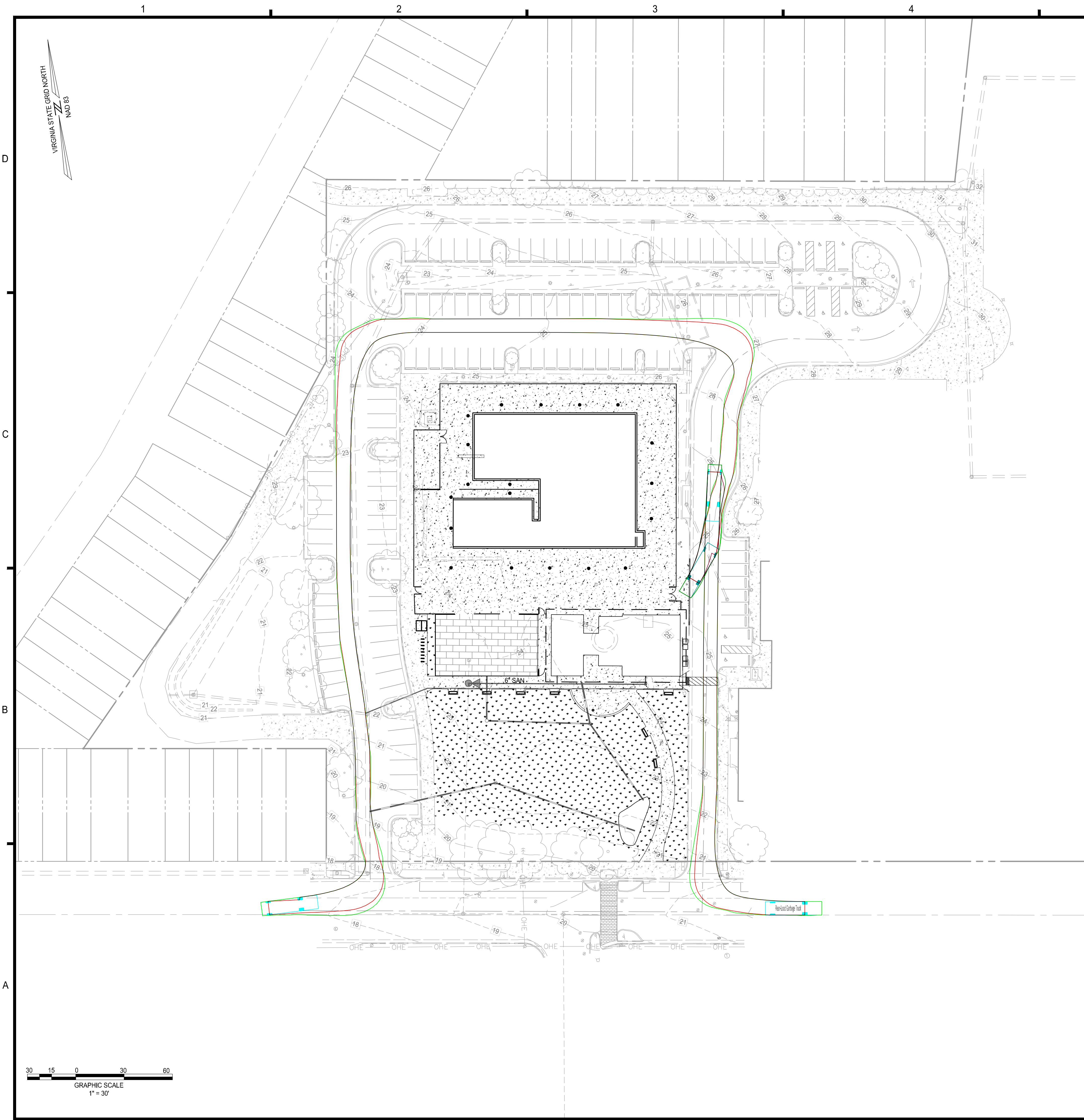
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DRAWING No.: 109632
DATE: 01/29/2026
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DRAWN: AN
CHECKED: JH

SHEET TITLE:

STORMWATER
MANAGEMENT PLAN

SHEET No.
C502

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Rear Load Garbage Truck
Overall Length 25.000'
Overall Width 10.000'
Overall Body Height 10.000'
Min Body Ground Clearance 1.000'
Track Width 8.500'
Lock-to-steer time 8.500'
Curb to Curb Turning Radius 29.300'

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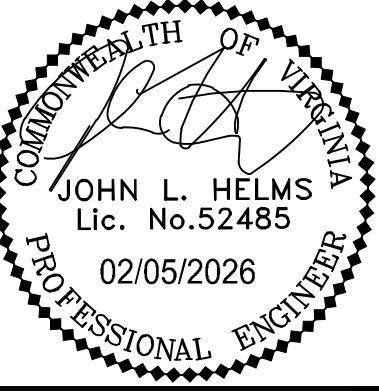
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PROJECT No.: 25003815.00
DRAWING No.: 109632
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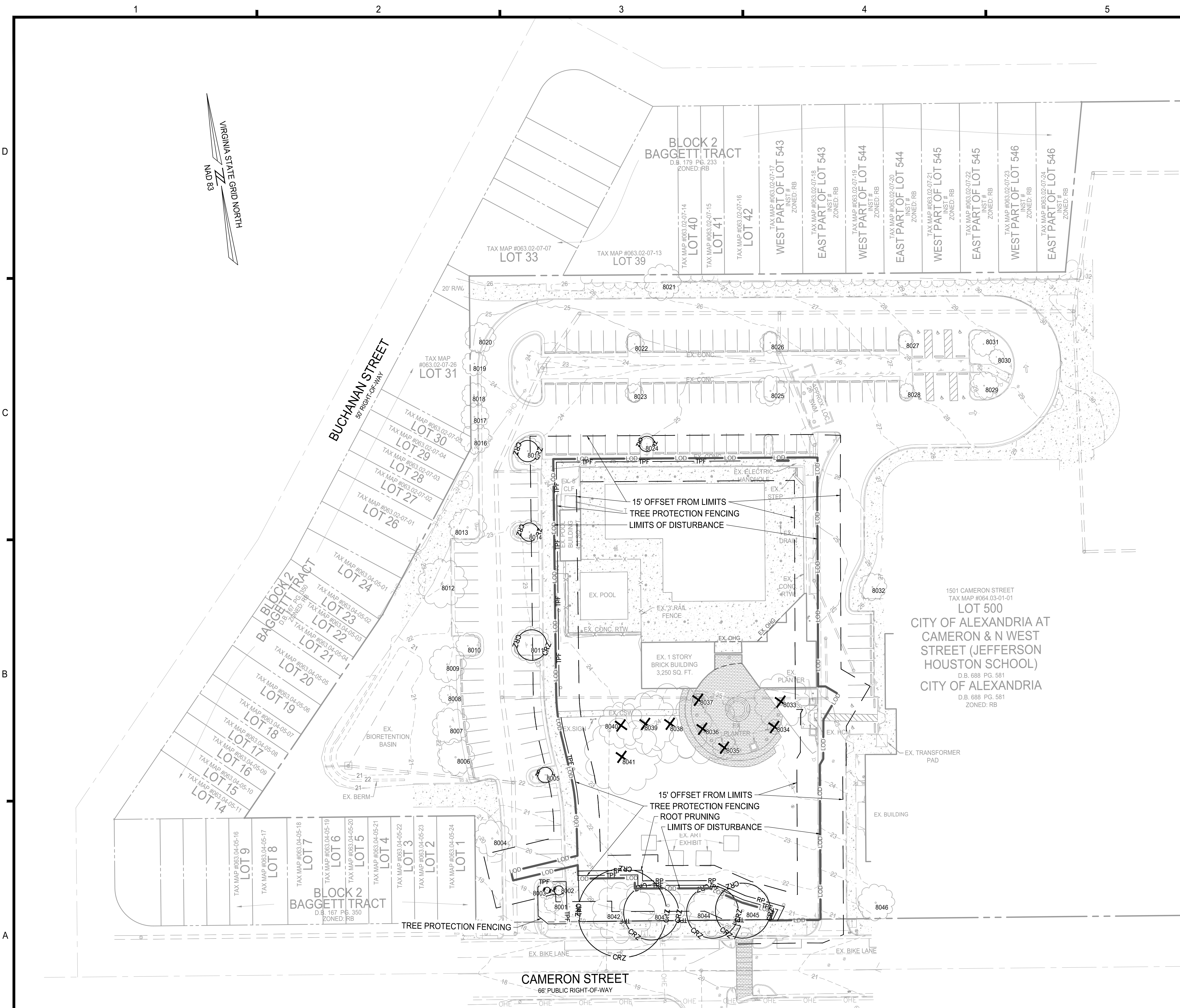
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TURNING
MOVEMENTS

SHEET No.

C600

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LEGEND:

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

ISA CERTIFIED ARBORIST APPROVAL:

Quinn Nolan
ISA Certified Arborist, NE-7474A
4035 Ridge Top Road, Suite 601
Fairfax, VA 22030
703.234.1551
quinn.c.nolan@imegcorp.com

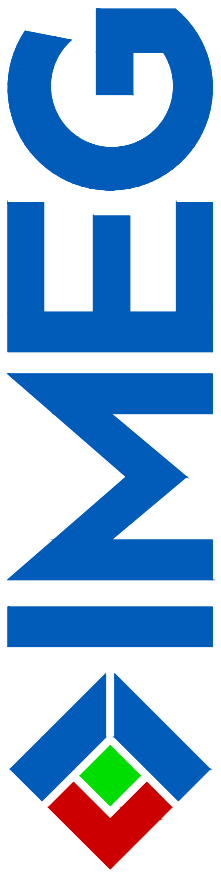
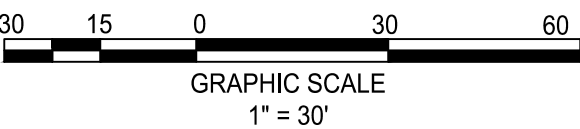
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PROJECT No.: 25003815.00
DRAWING No.: 114298
DATE: 12/04/2025
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SHEET TITLE:

TREE VEGETATION
PROTECTION PLAN

SHEET No.

L100

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PROJECT No.: 25003815.00
DRAWING No.: 114298
DATE: 12/04/2025
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TREE VEGETATION PROTECTION TABULATIONS

SHEET No.

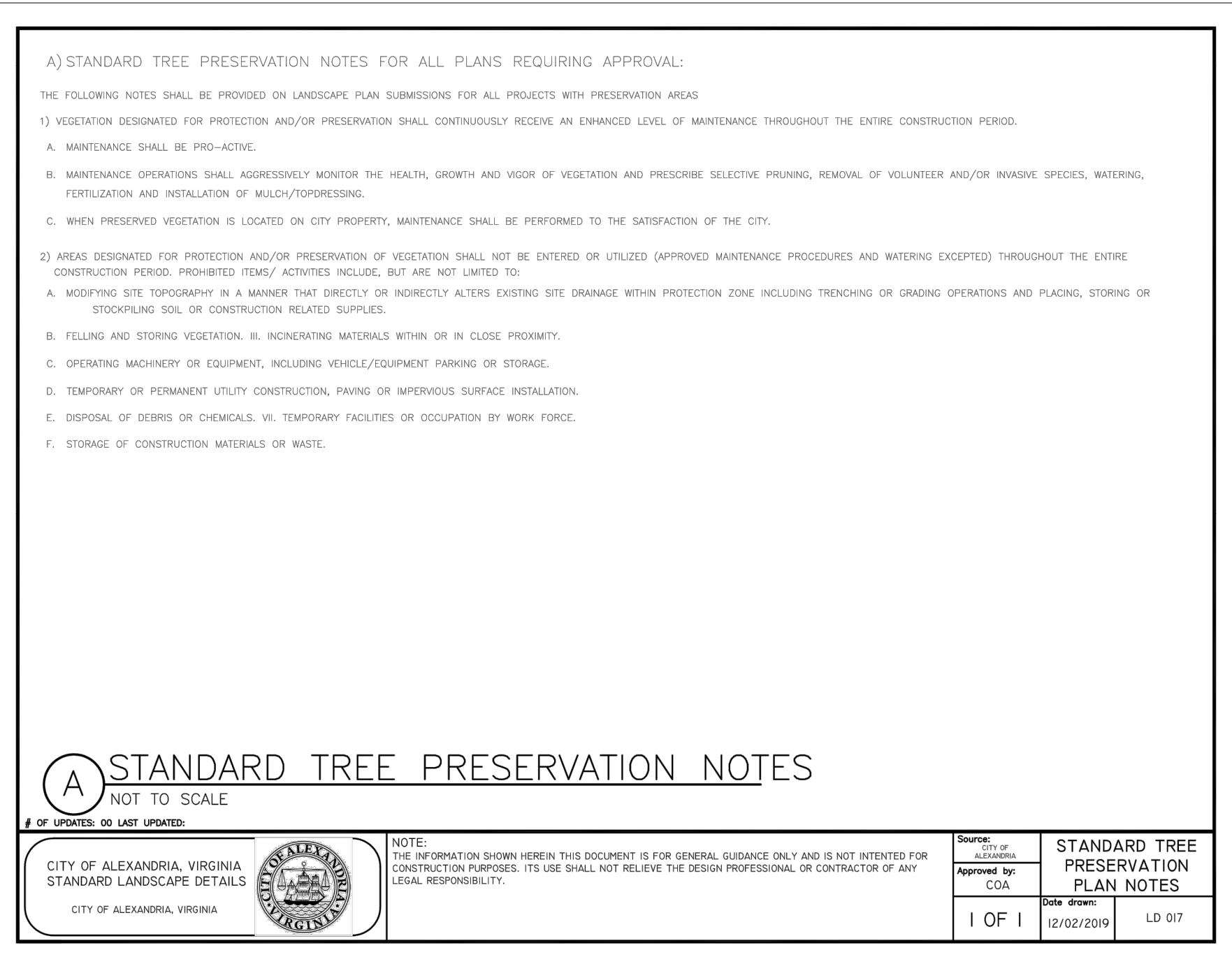
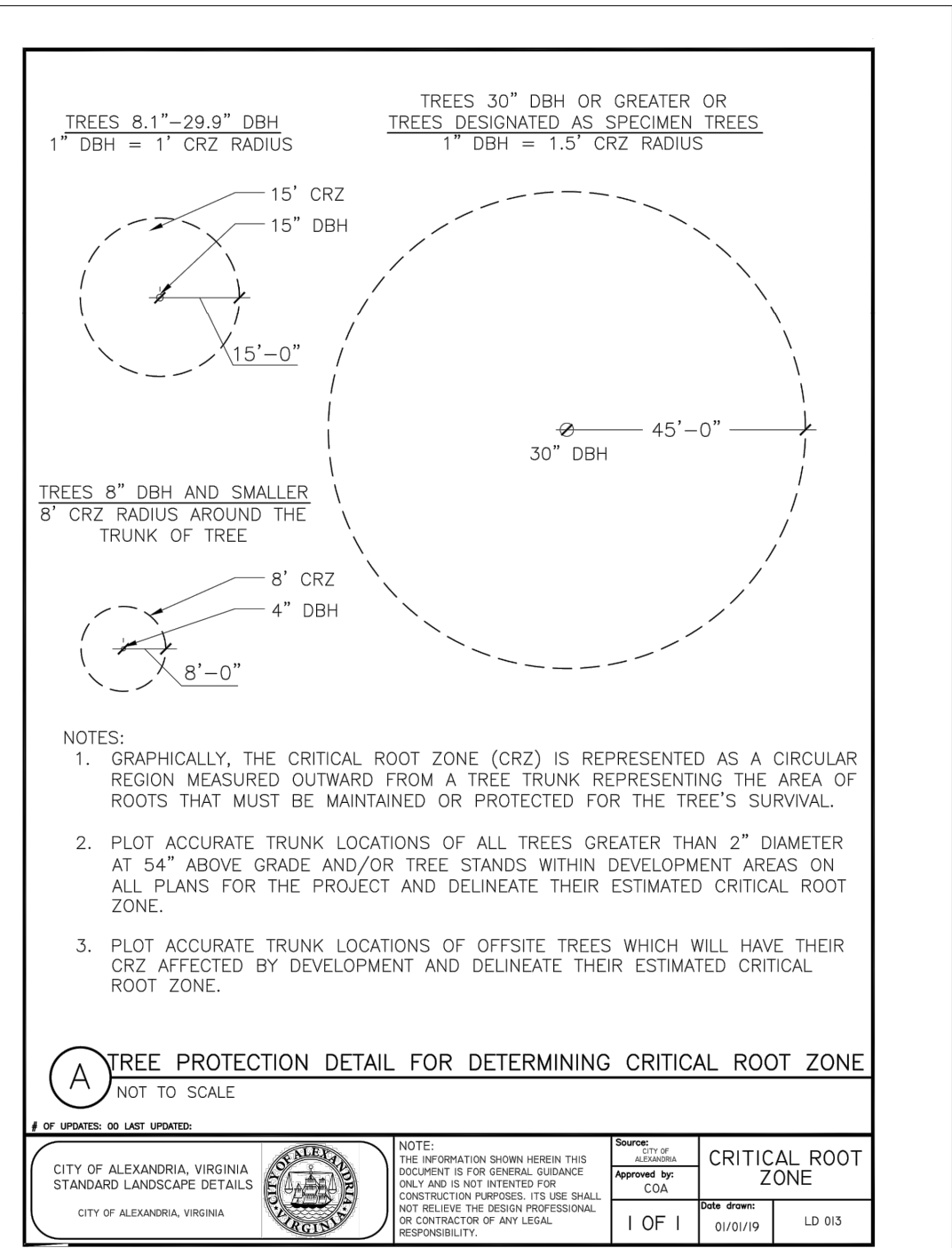
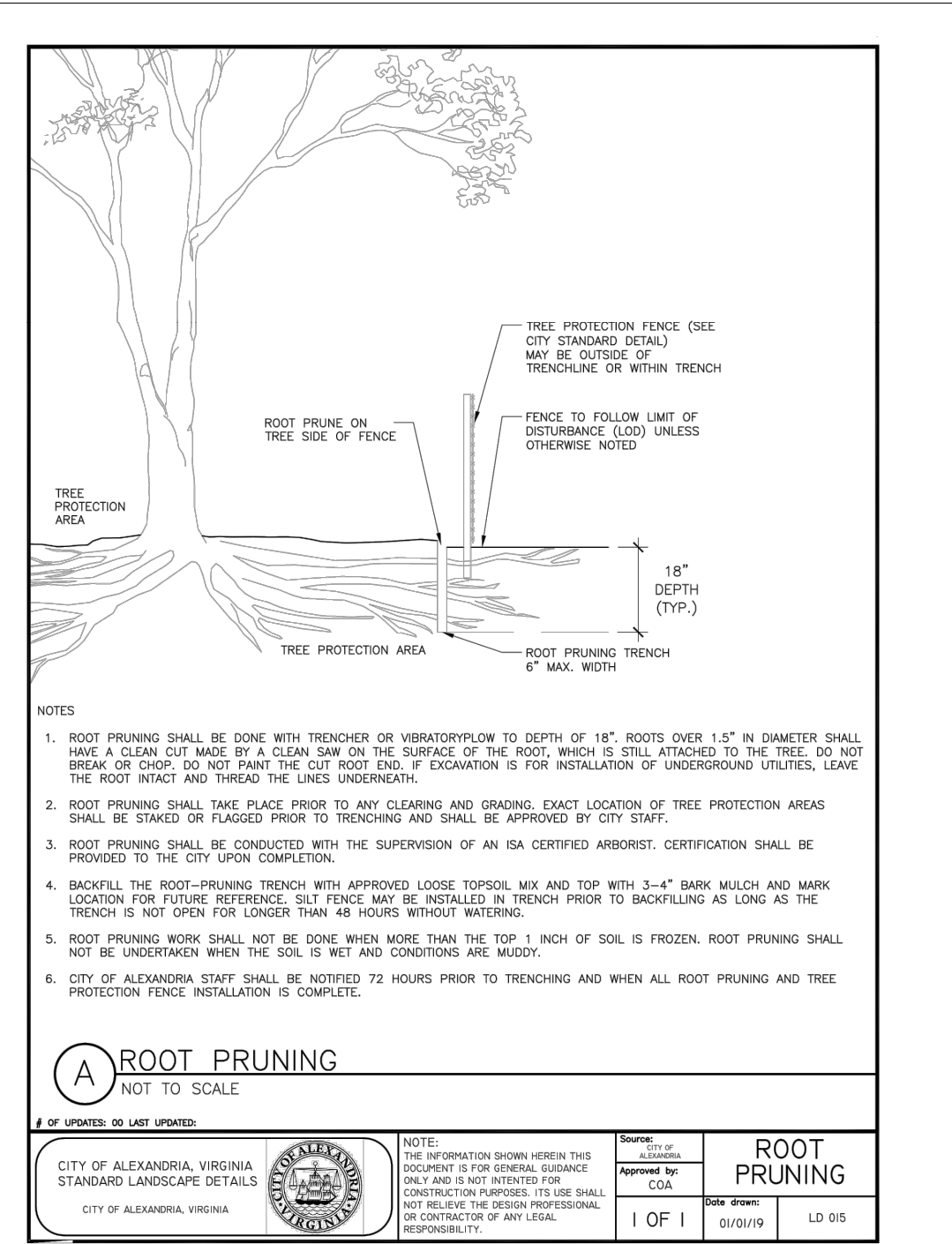
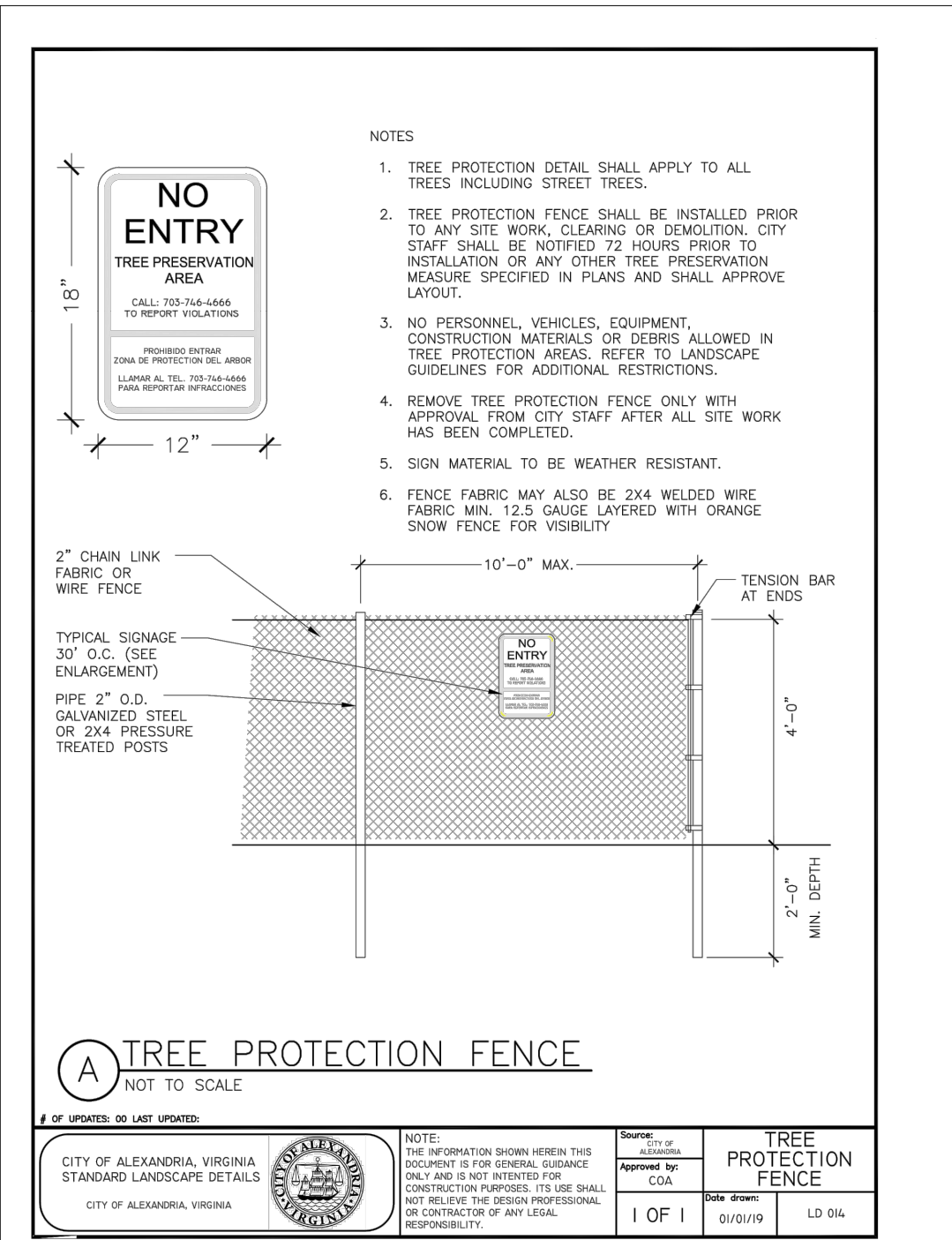
L101

GENERAL NOTES:

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

TREE PRESERVATION NOTES

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



ISA CERTIFIED ARBORIST APPROVAL:

Quinn Nolan
ISA Certified Arborist, NE-7474A
4035 Ridge Top Road, Suite 601
Fairfax, VA 22030
703.234.1551
quinn.c.nolan@imegcorp.com

12-04-2025
Date:

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

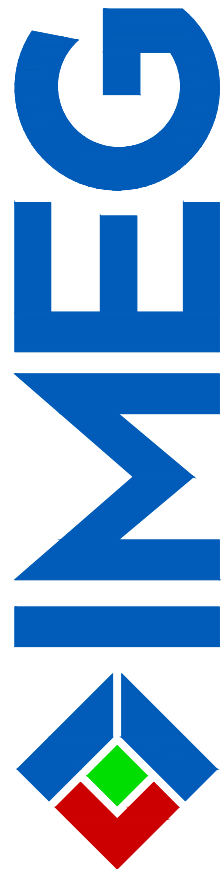
DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. ---

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

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OLD TOWN POOL REPLACEMENT
PRELIMINARY PLAN

CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1		
2		
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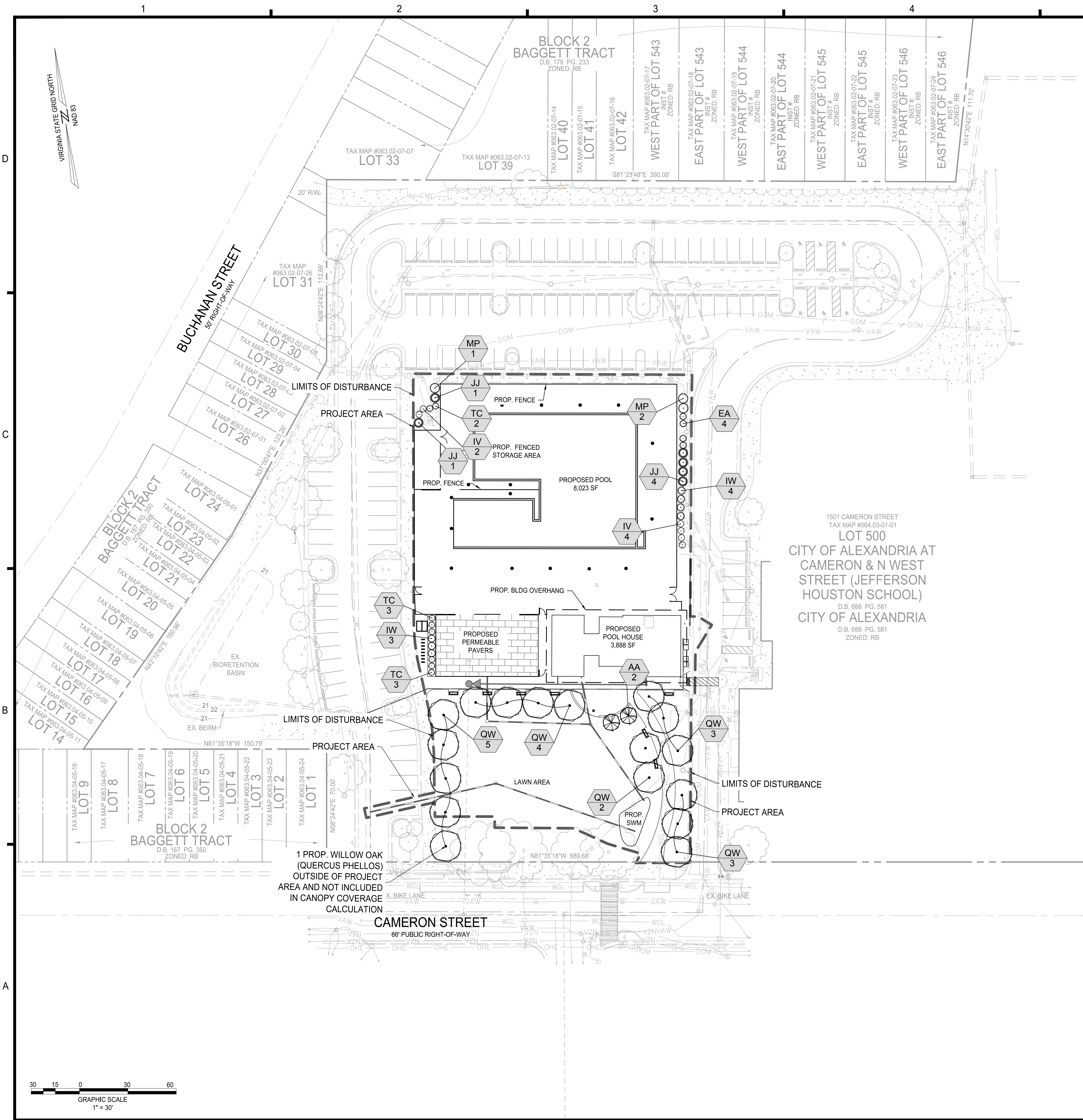
PROJECT No.: 25003815.00
DRAWING No.: 114298
DATE: 12/04/2025
SCALE: NOT TO SCALE
DESIGN: QCN
DRAWN: QCN
CHECKED: JM

SHEET TITLE:

TREE VEGETATION
PROTECTION PLAN
NOTES AND DETAILS

SHEET No.

L102



PLANT SCHEDULE

SYMBOL	CODE	COMMON / BOTANICAL NAME
TREES		
	AA	Downy Serviceberry Amelanchier arborea
	QW	Willow Oak Quercus phellos

SYMBOL	CODE	COMMON / BOTANICAL NAME
SHRUBS		
	EA	Strawberry Bush Euonymus americanus
	IW	Winterberry Ilex verticillata
	IV	Yaupon Holly Ilex vomitoria
	JJ	Common Juniper Juniperus communis
	MP	Northern Bayberry Myrica pensylvanica
	TC	Canada Yew Taxus canadensis

CROWN COVER TABULATIONS	
PROJECT SITE AREA (SF)	50,965
25% CROWN COVER REQUIRED (SF)	12,741
PRESERVED CROWN COVER (SF)	
Crown Cover from Preserved Trees:	0
PROPOSED CROWN COVER (SF)	
Crown Cover from Proposed Trees:	21,000
Crown Cover from Proposed Shrubs:	700
TOTAL CROWN COVER PROVIDED (%)	42.6%
TOTAL CROWN COVER PROVIDED (SF)	21,700

- GENERAL 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.
 - PLANT SIZES ARE MINIMUMS AS REQUIRED BY THE CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.

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SPECIAL USE PERMIT NO. 2026-10003

DEPARTMENT OF PLANNING & ZONING

DIRECTOR

DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. ---

DIRECTOR

DATE

CHAIRMAN, PLANNING COMMISSION

DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.



OLD TOWN POOL REPLACEMENT
PRELIMINARY PLAN
CITY OF ALEXANDRIA, VA

1ST SUBMISSION	DATE	DESCRIPTION
1	02/05/26	
2		
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9		
MARK	DATE	DESCRIPTION

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

SHEET TITLE:

LANDSCAPE PLAN

SHEET No.

L200

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PLANT SCHEDULE															
PLANT TYPE	PLAN INFORMATION		BOTANIC/COMMON NAME				SIZE	NOTES	CROWN COVER ALLOWANCE (CCA)		NATIVE PLANTS PROVIDED				
STANDARD TREES	PLAN KEY	QUANTITY	GENUS	SPECIES	COMMON NAME	CALIPER/HEIGHT			CCA PER TREE (SF)	TOTAL CROWN COVER (SF)	LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL		
									500	1,000	2	2	2		
	AA	2	Amelanchier	arborea	Downy Serviceberry	1.75" cal./6-10 ft. ht.		Multi-trunk	1,250	21,250	17	17	17		
	QW	17	Quercus	phellos	Willow Oak	2.5" cal./12-14 ft. ht.		Symmetrical, single leader			19	19	19		
									STANDARD TREE CCA:	22,250	100.0% 100.0% 100.0%				
									TOTAL PROPOSED CCA (SF):	22,250					
EVERGREEN SHRUBS	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	SIZE/CONT.		CCA PER SHRUBS(SF)	TOTAL CROWN COVER (SF)	LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL		
									10	40	4	4	4		
	EA	4	Euonymus	americanus		Strawberry bush	18-24" HT		25	150	6	6	6		
	IV	6	Ilex	vomitorea		Yaupon Holly	18-24" HT		10	60	6	6	6		
	JJ	6	Juniperus	communis		Common Juniper	18-24" HT		25	75	3	3	3		
	MP	3	Myrica	pensylvanica		Northern Bayberry	18-24" HT		25	200	8	8	8		
	TC	8	Taxus	canadensis		American Yew	18-24" HT				27	27	27		
	TOTALS	27										TOTAL PROPOSED CCA (SF):	525	100.0% 100.0% 100.0%	
DECIDUOUS SHRUBS	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	SIZE/CONT.		CCA PER SHRUBS(SF)	TOTAL CROWN COVER (SF)	LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL		
									25	175	7	7	7		
	IW	7	Ilex	verticillata		Winterberry Holly	18-24" HT				7	7	7		
									TOTAL PROPOSED CCA (SF):	175	100.0% 100.0% 100.0%				
PERENNIALS, FERNS, ORNAMENTAL GRASSES	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	SIZE/CONT.		SPACING	N/A	LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL		
											0	0	0		
		0						0	0		0				
		0						0	0		0				
									TOTALS	0					
											#DIV/0!	#DIV/0!	#DIV/0!		

BIODIVERSITY TABULATIONS							
TREES (URBAN AND STANDARD)							
TOTAL NUMBER OF TREES PROPOSED:				19	19		
GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED
Amelanchier	2	10.5%	33%	arborea	2	10.5%	10%
Quercus	17	89.5%	33%	phellos	17	89.5%	10%
SHRUBS							
TOTAL NUMBER OF SHRUBS PROPOSED:				34			
GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED
Euonymus	4	11.8%	33%	americanus	4	11.8%	10%
Ilex	13	38.2%	33%	vomitorea	6	17.6%	10%
			33%	verticillata	7	20.6%	10%
Juniperus	6	17.6%	33%	communis	6	17.6%	10%
Myrica	3	8.8%	33%	pensylvanica	3	8.8%	10%
Taxus	8	23.5%	33%	canadensis	8	23.5%	10%

NATIVE PLANT TABULATIONS											
PLANT TYPE	QUANTITY	NATIVE TYPE	MARCH 2, 2019 – JANUARY 1, 2020			JANUARY 2, 2020 – JANUARY 1, 2024			BEGINNING JANUARY 2, 2024		
			REQUIRED	PROVIDED		REQUIRED	PROVIDED		REQUIRED	PROVIDED	
			%	QTY.	%	%	QTY.	%	%	QTY.	%
Urban Trees	0	Regional/Local	10%			15%			20%	0	0%
		Total Natives	25%			25%			50%	0	0%
Standard Trees	19	Regional/Local	15%			25%			40%	19	100%
		Total Natives	40%			60%			80%	19	100%
Evergreen Shrubs	27	Regional/Local	5%			8%			10%	27	0%
		Total Natives	20%			30%			40%	27	0%
Deciduous Shrubs	7	Regional/Local	10%			15%			20%	7	0%
		Total Natives	40%			60%			80%	7	0%
Groundcovers		Regional/Local	5%			10%			10%	0	0%
		Total Natives	10%			20%			20%	0	0%
Perennials, Ferns, Ornamental Grasses	0	Regional/Local	10%			15%			25% (perennials) 30% (ferns & grasses)	0	0%
		Total Natives	25%			40%			60% (perennials) 80% (ferns & grasses)	0	0%
Vines		Total Natives	80%			100%			100%	0	0%
TOTALS											
TOTAL PLANTS SPECIFIED		TOTAL SUM OF REGIONAL/LOCAL NATIVE PLANTS				TOTAL SUM OF NATIVE PLANTS					
53		53				53					
		100.0%				100.0%					
NOTES:											
1) Percentages apply to the total quantity of each plant type specified on Completeness/Preliminary Plans and Final #1 Grading Plans submitted during the listed time frames.											
2) Total Natives is the sum of Eastern U.S. Native, Regionally Native, and Locally Native vegetation specified on the plans for each plant type.											
3) Non-native vegetation for the purposes of providing edible fruits, seeds, or nuts may be planted and shall not be calculated in the above-stated requirements for native species regardless of plant type.											

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SPECIAL USE PERMIT NO. 2026-10003

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

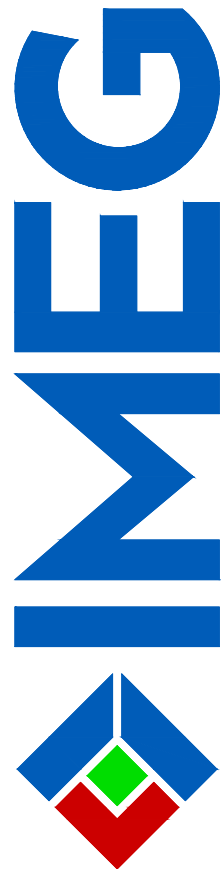
SITE PLAN NO. ---

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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



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OLD TOWN POOL REPLACEMENT
PRELIMINARY PLAN
CITY OF ALEXANDRIA, VA

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

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

SHEET TITLE:

LANDSCAPE PLAN
TABULATIONS

SHEET No.

L201

IMEG Corp. General Landscape Specification Summary

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

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

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

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

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

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

Plant Quality: All plant materials shall conform to the size and form standards set forth in the latest edition of AmericanHort's "American Standard for Nursery Stock - ANSI Z60.1". Above Ground: Trees shall be healthy with the color, shape, size, and distribution of trunk, stems, branches, buds and leaves typical of the plant specified. Any signs of stress, improper handling (wounds or broken branches), insect or disease damage, or dead/distorted branches should not be present. Trees shall have one central leader (unless otherwise specified) and grafts should be fully closed and visible above the soil line. Below Ground: A minimum of 3 structural roots should be reasonably distributed around the trunk (reject a tree with structural roots only on one side), the root crown should not be more than 2 inches below the soil line, the top 2 structural roots should not be more than 3 inches below the soil line when measured 4 inches away from the trunk. The top of the other structural root should not be more than 5 inches below the surface. The root system should be free of potentially stem-girdling or kinked roots above the root collar and main structural roots.

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

Storage & Transport: Plant materials should be protected from desiccation during transport via breathable fabric covering the canopy and by watering rootball/pot thoroughly immediately prior to transport. Plant materials should be installed on day of delivery to site. If that is not possible, a temporary storage area can be constructed on-site. Plants are not to be stored on bare asphalt. If storage area is asphalt, cover bare asphalt with a layer of woodchips. Storage should be in shade, and plants be regularly watered at root-ball level, and spaced so foliage from one plant does not interfere with foliage of another. Tall plant materials are to remain upright during storage. Longer term storage plants are to be heeled-in or stored in mulch to the top of the container/root ball. Plant materials shall not be stored on-site for more than two weeks. Plants stored improperly or for too long may be subject to rejection and replacement dependent on ultimate planting condition.

Planting: Plantings shall be installed in accordance with details and specifications on this sheet. Details and specifications for other specific landscape items, such as tree preservation or erosion control may be found elsewhere in this drawing set on their own respective sheet. For items not specifically addressed by this plan set, refer to the latest edition of the "Landscape Specification Guidelines" developed by the Landscape Contractors Association of MD, DC, and VA. Should there be any ambiguities or questions, please utilize the formal RFI/Submittal process.

Trees: The planting hole diameter is to be at a minimum three times the diameter of the root ball. The depth of the planting hole shall be dug so that the shoulder of the root ball is level with the existing grade leaving the root flare slightly higher. When planting on a slope, the depth of the hole shall be dug so that the bottom of the root flare is at the level of the existing grade at the sides of the hole. If the planting hole is mechanically dug, the hole is to be scarified by slightly enlarging hole by hand digging the sides and bottom to prevent glazing. The sides of the hole should be vertical or sloping outwards. Holes are not to be dug when soil is saturated. For balled and burlapped trees, the wire root ball cage is to be removed and burlap is to be cut and completely removed from the top and a minimum of 8" to 12" down the side of the root ball. Do not fold burlap down into hole, it must be removed. Any synthetic materials are to be completely removed from the trunk and root ball. Backfill in lifts using the same soil dug to create the hole, being careful not to over-compact the soil. Inoculate backfill soil or rootball with an approved balanced (Endo/Ecto) commercial mycorrhizae application. Do not amend or add fertilizer unless expressly specified to do so or is part of the approved mycorrhizae inoculant product. Do not place any soil on top of root ball. Trees are to be mulched to full depth specified immediately after planting. A 1/2" layer of approved compost is to be placed under the mulch layer. Do not place mulch against tree trunk.

Staking: Staking (if any) is to be installed per the accompanying details, utilizing tree webbing straps with grommets to prevent wire from coming in contact with the tree. While not preferred, full tree webbing systems are also permissible if approved through submittal, and installed per manufacturer's instructions. Wire is to be tensioned to allow for 1/2 inch of deflection up or down, and tension shall be rechecked and adjusted on a regular basis. Staking is to be removed as soon as possible after one year. GARDEN HOSE IS NOT TO BE UTILIZED FOR STAKING.

Irrigation: For permanent systems, irrigation should be largely installed prior to plant installation to avoid having to disturb planting beds or move plants to accommodate the installation of the irrigation system. For sites with no permanent irrigation system, Trees are to be irrigated until established by the use of temporary water bags through one growing year or until established. Shrubs, perennial beds, and lawns are to be thoroughly hand-watered or by movable temporary irrigation (sprinklers or drip hose) as necessary to reflect local weather conditions. Watering is to be deep into the soil and infrequent, as opposed to light surficial watering performed often.

Shrubs: For container shrubs, the planting hole is to be dug 3 times the width of the intact container. The container is to be completely removed and the sides of the soil/root clump scarified with a sterile sharp knife. They shall be planted so that the top of the soil level of the container is no more than 1.5" above the original grade. For balled and burlapped shrubs, remove as much burlap as possible from the top and sides of the rootball. Do not fold burlap into hole. Plant with the root flare slightly higher than the surrounding grade. Backfill with soil dug to create the hole. Do not cover top of root ball/clump.

Ground Covers/Perennials: Beds are to be prepared by tilling well to a minimum depth of 6", and soils shall be amended by incorporating 1" of compost meeting the US Composting Council reference specification, 1" of worm castings and/or well decomposed commercially produced compost, or a Class A biosolid also meeting the referenced US Composting Council specification prior to planting. Apply 3" of shredded non-dyed hardwood mulch immediately after planting.

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

Conflicts with Existing Roots: Proposed landscape may be shown to be planted in the Critical Root Zones of existing large trees. Should, in the course of planting, large woody roots be discovered belonging to adjacent large trees that are to be preserved, shift the planting location of the tree to be planted to avoid cutting the woody root. Should a suitable planting location not be found within the proximity of where a proposed tree is to be planted, contact the project landscape architect for alternate planting location and recording of the discrepancy for landscape inspection/approval purposes.

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

Lawn Areas:

Seeded Lawn Area: Areas to be seeded shall have planting soil tilled to a depth of 6" and free of stones greater than 1" diameter or length. Any amendments that are to be added should be tilled into soil prior to seeding. A seed mix composition chart shall be submitted for review prior to installation. Unless specified by the Owner's Representative, the seed mix must contain a minimum of three cultivars or types of grass in the blend, chosen from the recommended cultivars list of the most recent "TT-77 Recommended Turfgrass Cultivars for Certified Sod Production in Maryland" document produced by the University of Maryland and the Maryland Turfgrass Council. Use of cultivars also appearing on the Turfgrass Water Conservation Alliance approved list is encouraged. Seeds coatings that aid in germination, moisture retention and prevent loss to bird consumption are acceptable. Seeded areas are to be covered by a light and loose layer of rapidly degradable mulch such as straw or hydraulically applied cellulose. Use of erosion control blankets or any synthetic webbing is not permissible for lawn areas unless specified by the Owner's Representative.

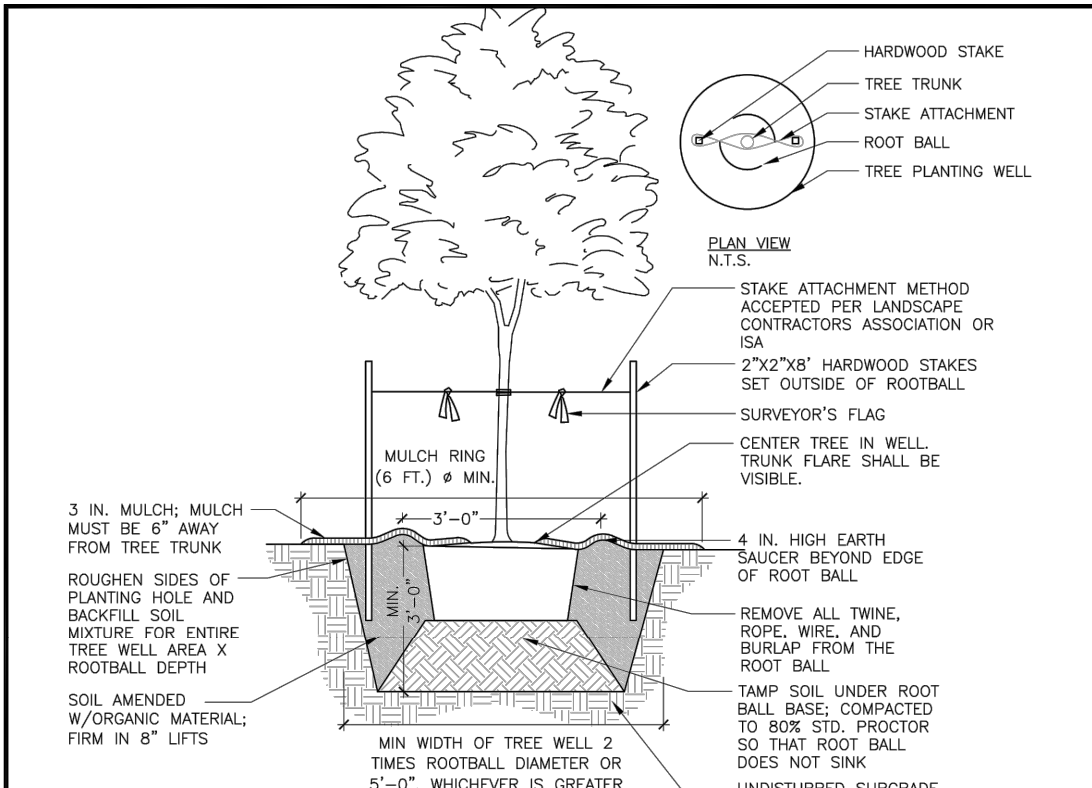
Sodded Lawn Area: Unless a proprietary sod is specified by the Owner's Representative, sod must be of a Maryland or Virginia certified variety suited to the specific growing requirements of where it is to be installed. Grower and variety to be submitted to Owner's Representative for review prior to ordering. Certification documentation for all sod is to be provided to the Owner's Representative upon delivery. For installation on slopes, the Contractor shall use biodegradable sod spikes to secure sod in place. Metal sod staples are not to be utilized for installation.

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

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

CITY OF ALEXANDRIA STANDARD LANDSCAPE PLAN NOTES:

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



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

DECIDUOUS TREE PLANTING
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED: 12/02/2019

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

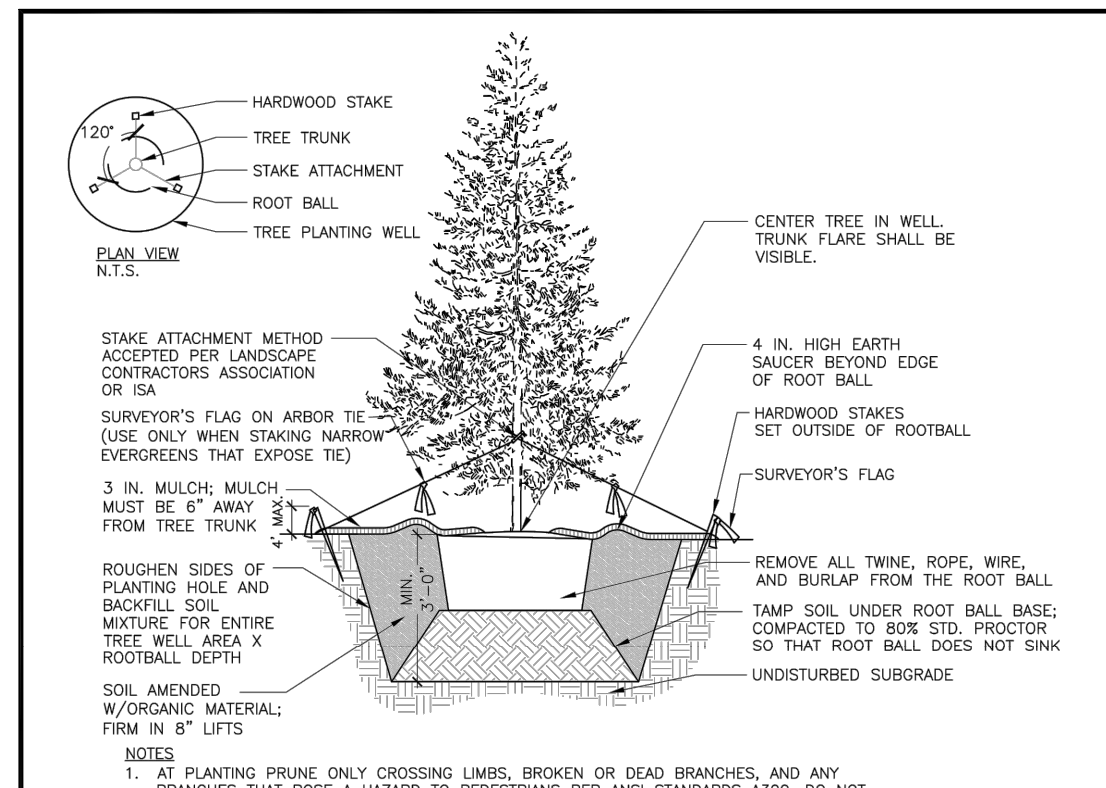
NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.

Scale: 1" = 1'-0"

Approved by: COA

Date: 01/01/19

LD 001



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

EVERGREEN TREE PLANTING
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED: 12/02/2019

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

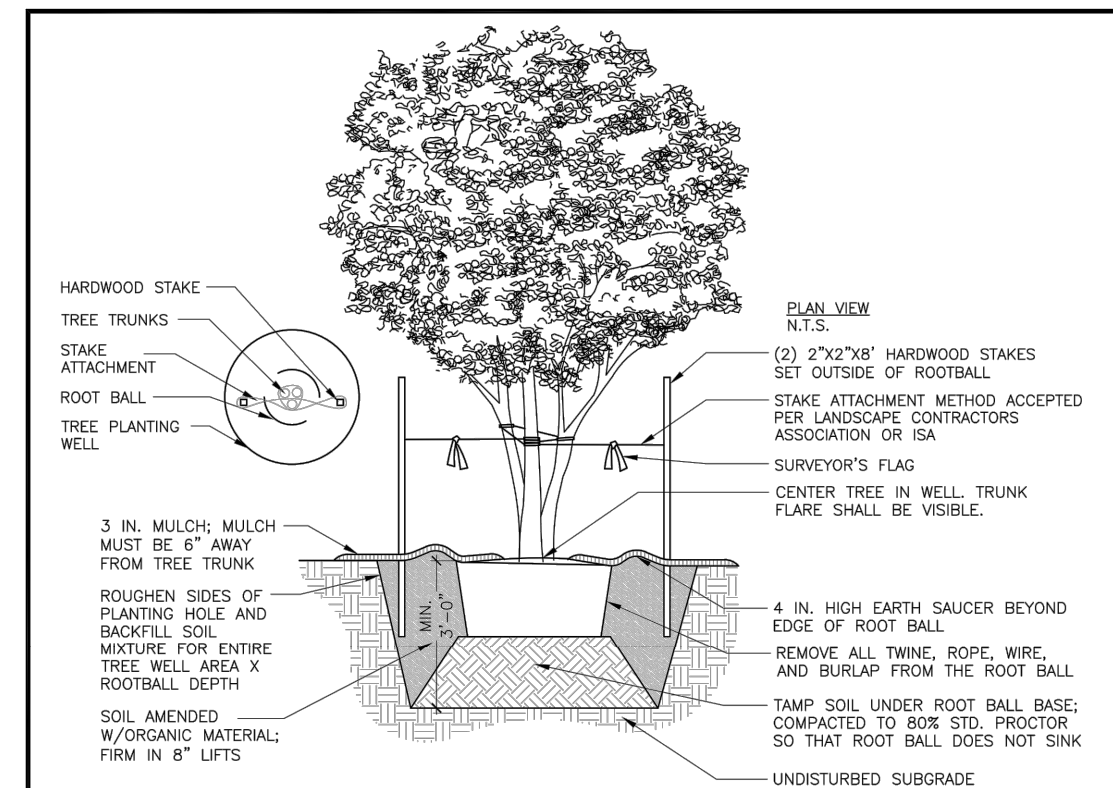
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Scale: 1" = 1'-0"

Approved by: COA

Date: 01/01/19

LD 002



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

MULTI-STEM TREE PLANTING
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED: 12/02/2019

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

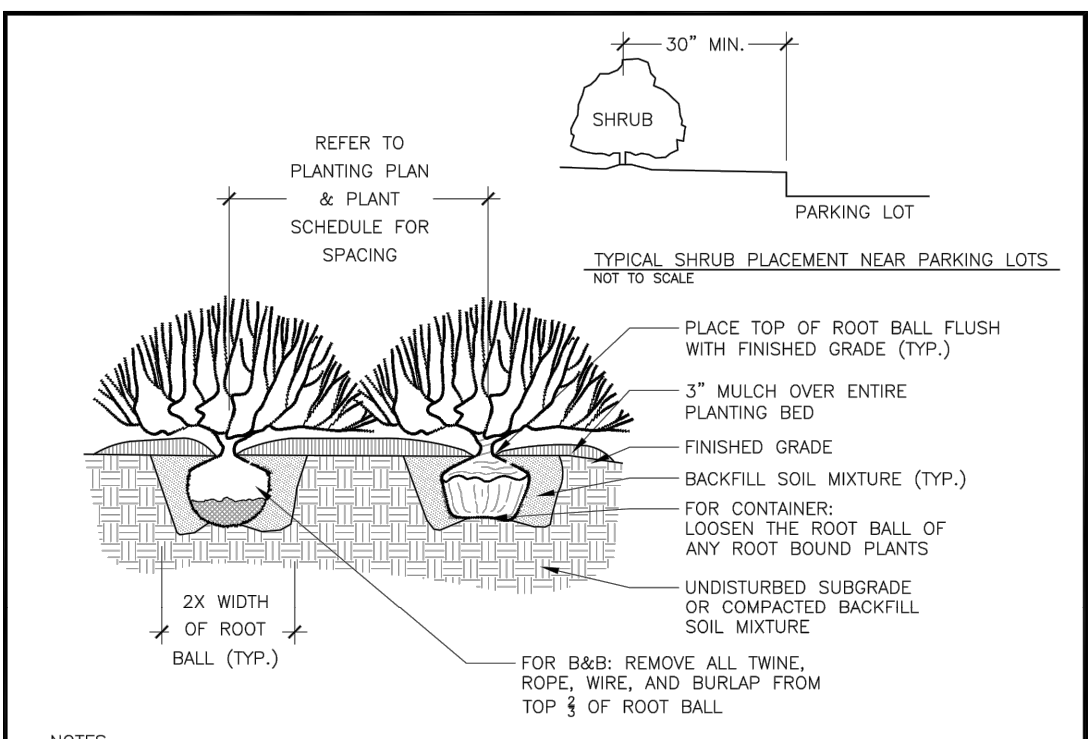
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Scale: 1" = 1'-0"

Approved by: COA

Date: 01/01/19

LD 003



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

SHRUB PLANTING
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED: 12/02/2019

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

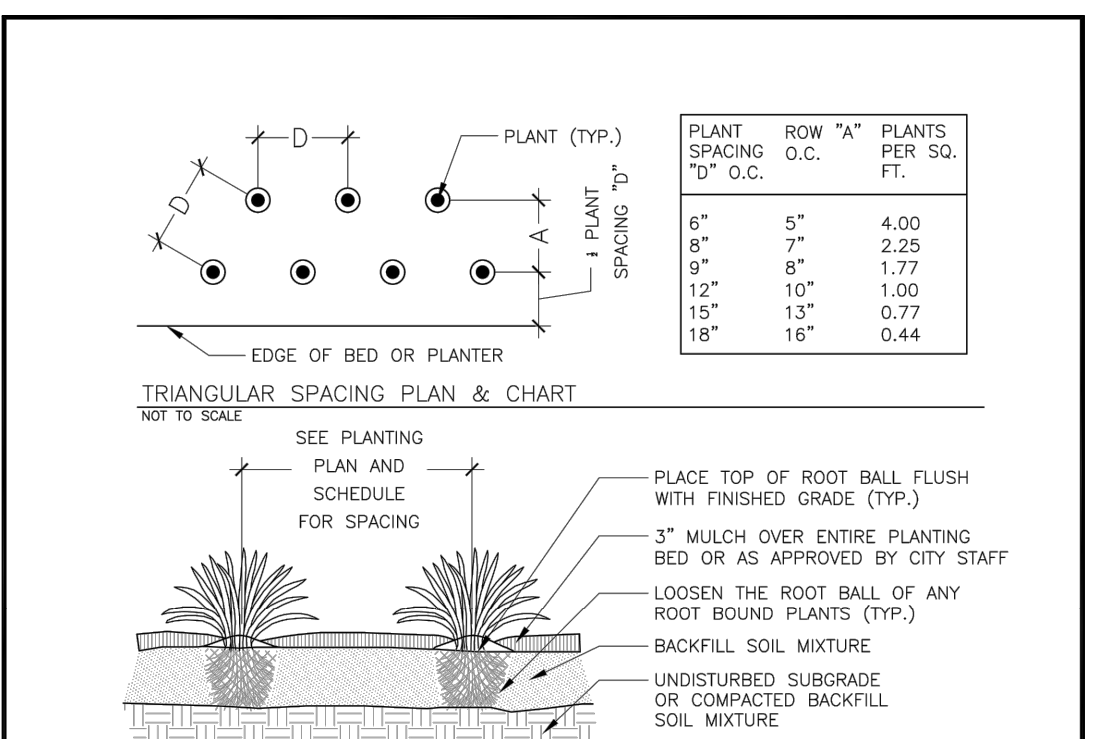
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Scale: 1" = 1'-0"

Approved by: COA

Date: 01/01/19

LD 009



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

GROUNDCOVER & PERENNIAL PLANTING
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED: 12/02/2019

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

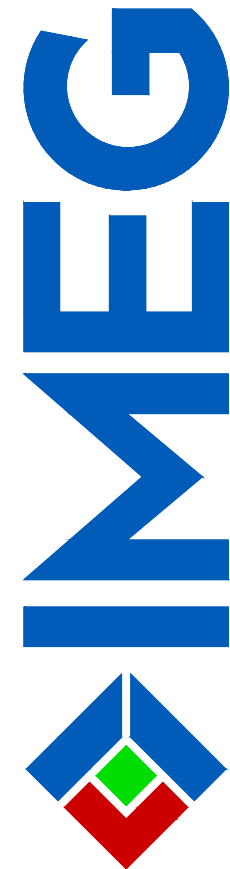
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Scale: 1" = 1'-0"

Approved by: COA

Date: 01/01/19

LD 011



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



OLD TOWN POOL REPLACEMENT
PRELIMINARY PLAN

CITY OF ALEXANDRIA, VA

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

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

SHEET TITLE:

LANDSCAPE NOTES
AND DETAILS

SHEET No.

L202

BUILDING CODE ANALYSIS

PROJECT BASIC DESCRIPTION

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

APPLICABLE CODES

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

GROSS BUILDING AREAS

-BUILDING, POOL AND DECK - A-5 ASSEMBLY

CHEMICALS TO BE STORED

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

GENERAL BUILDING HEIGHTS AND AREAS

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

FIRE RESISTANCE RATING REQUIREMENTS

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

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

FIRE AND SMOKE PROTECTION FEATURES

-NONE

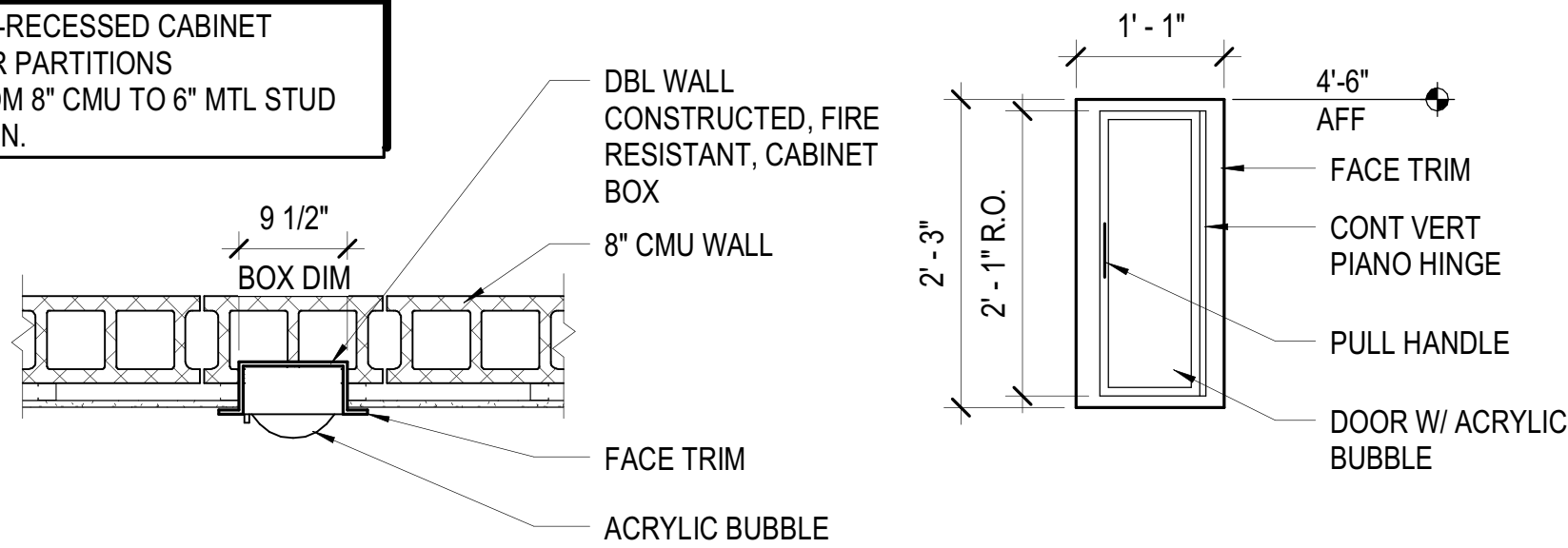
FIRE PROTECTION SYSTEMS

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

MEANS OF EGRESS

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

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



PLAN DETAIL

ELEVATION

FIRE EXTINGUISHER CABINET - RECESSED CMU

D4
LS101 SCALE: 3/4" = 1'-0"

BATH HOUSE OCCUPANCY LOAD TABULATION

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

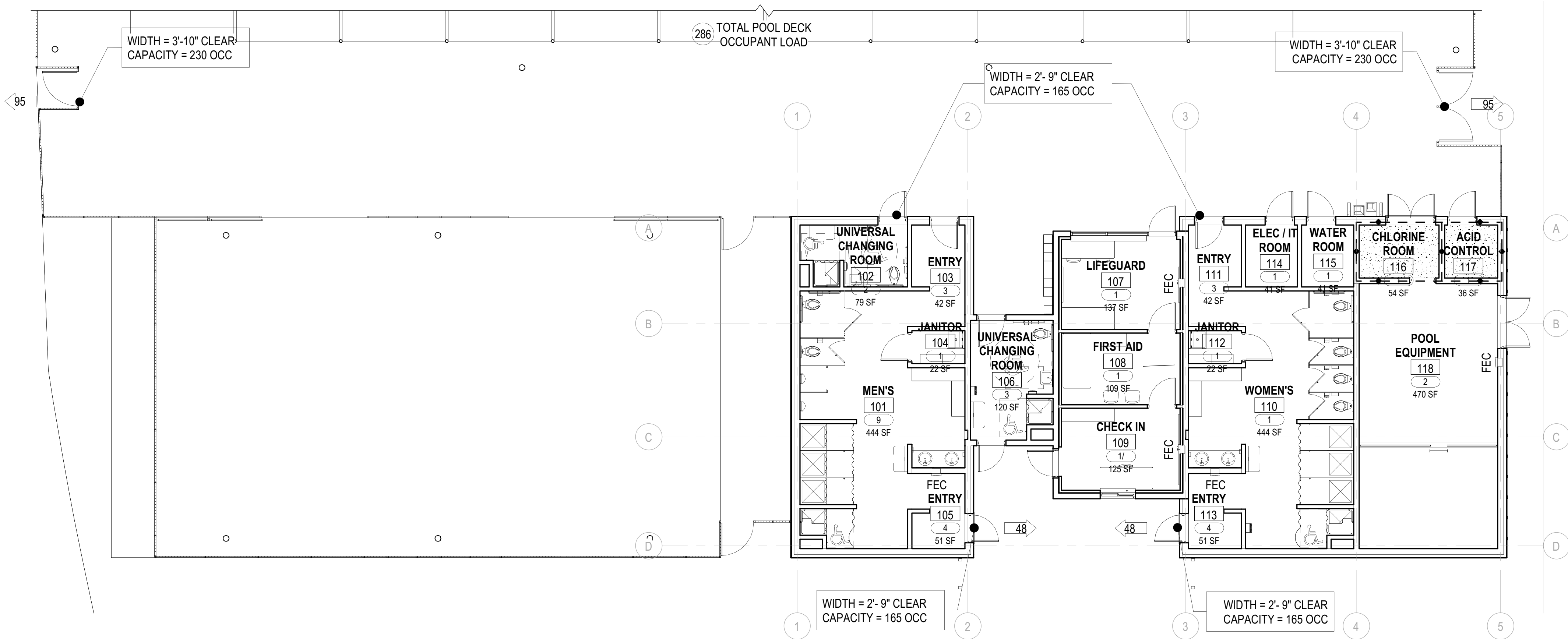
2900 - PLUMBING FIXTURE CALCULATIONS - TABLE 2901.1 - A-5 OCCUPANCY CLASSIFICATION
286 POOL OCCUPANTS - 143 MALE & 143 FEMALE

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

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

LIFE SAFETY PLAN LEGEND

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



LIFE SAFETY PLAN

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



				DES
				BY
				MARK
				DATE
				REVISIONS

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

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



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

SHEET
LS101

2/6/2026 1:52:00 PM Autodesk Docs://20116-07 COA Old Town Pool/20116-07 v24 COA Old Town Pool - ARCH.rvt

ABBREVIATIONS

#	NUMBER	CONT	CONTINUOUS	FP	FIREPROOF	LW	LIGHTWEIGHT	RAS	RESILIENT ATHLETIC SURFACING	SF	SQUARE FEET	THK	THICK, THICKNESS		
&, +	AND	CONTR	CONTRACT, CONTRACTOR	FPL	FIREPLACE			RB	RESILIENT BASE	SFGL	SAFETY GLASS	THRES	THRESHOLD	W	WEST, WIDE, WIDTH
+/-	PLUS OR MINUS	CORR	CORRUGATED	FR	FIRE RATED	M	METER	RCP	REFLECTED CEILING PLAN	SHLVG	SHELVING	THRU	THROUGH	W/	WITH
@	AT	CPT	CARPET	FRG	(GLASS) FIBER REINFORCED GYPSUM	M/S	MOP SINK	RD	ROOF DRAIN	SHM	SECURITY HOLLOW METAL	TO	TOP OF	W/O	WITHOUT
°	DEGREES	CRS	COURSE, COURSES	FRM	FRAME, FRAMED	MACH	MACHINE	RECP	RECEPTACLE	SHT	SHEET	TOC	TOP OF CURB	WAIN	WAINSCOT
Ø	DIAMETER	CSMT	CASEMENT	FRMG	FRAMING	MAINT	MAINTENANCE	REF	REFERENCE	SHTH	SHEATHING	TOM	TOP OF MASONRY	WB	WOOD BASE
Ω	ARC LENGTH	CSWK	CASEWORK	FRP	FIBERGLASS REINFORCED PLASTIC	MANUF	MANUFACTURE, MANUFACTURER	REFRIG	REFRIGERATOR	SIM	SIMILAR	TOS	TOP OF STEEL	WC	WATER CLOSET
		CT	CERAMIC TILE	FRT	FIRE RETARDANT TREATED	MAR	MARBLE	REINF	REINFORCE, REINFORCED, REINFORCING	SLR	SEALER	TOW	TOP OF WALL	VD	WOOD / WOOD FLOORING
		CTB	CERAMIC TILE BASE	FT	FOOT, FEET	MAS	MASONRY			SN	STAGE NOSE	TP	TOILET PARTITION	WDB	WOOD BASE
A/C	AIR CONDITIONING	CU FT	CUBIC FEET	FTG	FOOTING	MATL	MATERIAL	REM	REMOVE	SND	SANITARY NAPKIN DISPOSER	TPT	TEXTURED PAINT	WDW	WINDOW
AB	ANCHOR BOLT	CU YD	CUBIC YARD	FUM	FUME HOOD	MAX	MAXIMUM	REQD	REQUIRED	SOF	SPRAY-ON FIREPROOFING	TRTD	TREATED	WGL	WIRE GLASS
ABV	ABOVE			FUR	FURRED, FURRING	MB	MARKERBOARD	REQMT	REQUIREMENT	SPEC	SPECIFICATION, SPECIFICATIONS	TSC	TEACHERS STORAGE CABINET	WH	WATER HEATER
ACM	ASBESTOS CONTAINING MATERIAL	CUH	CABINET UNIT HEATER	FURN	FURNITURE	MBR	MODIFIED BITUMEN ROOF	RESIL	RESILIENT	SPK	SPEAKER	TTD	TOILET TISSUE DISPENSER	WI	WROUGHT IRON
ACP	ACOUSTIC CEILING PANEL	CW	COLD WATER	FURR	FURRING	MECH	MECHANIC, MECHANICAL	RET	RETURN	SQ	SQUARE	TV	TELEVISION	WMS	WIRE MANAGEMENT SLOT
ACT	ACOUSTIC CEILING TILE	CWFP	CEMENTITIOUS WOOD FIBER PANELS			MED	MEDIUM	REV	REVISION, REVISIONS, REVISED	SS	SOLID SURFACE	TW	TEACHERS WARDROBE	WP	WATERPROOFING
ADDN	ADDITION					MEMB	MEMBRANE	RFG	ROOFING	ST	STAIN, STONE	TYP	TYPICAL	WPT	WORKING POINT
ADH	ADHESIVE	D	DEEP, DEPTH, DRAIN	G	GAS	MH	MANHOLE	RFL	REFLECT, REFLECTED, REFLECTIVE	STC	SOUND TRANSMISSION CLASS			WR	WASTE RECEPTACLE
ADJ	ADJUSTABLE	DBL	DOUBLE	GA	GAUGE	MIN	MINIMUM	RH	RIGHT HAND	STD	STANDARD	UC	UNDERCUT	WT	WEIGHT
AFF	ABOVE FINISH FLOOR	DEMO	DEMOLITION	GALV	GALVANIZED	MIR	MIRROR	RL	RAIN LEADER	STFT	STOREFRONT	UG	UNDER GROUND	WWF	WELDED WIRE FABRIC
AGG	AGGREGATE	DET / DTL	DETAIL	GB	GRAB BAR	MISC	MISCELLANEOUS	RM	ROOM	STL	STEEL	UH	UNIT HEATER	WWM	WELDED WIRE MESH
AHU	AIR HANDLING UNIT	DF	DRINKING FOUNTAIN	GC	GENERAL CONTRACT, CONTRACTOR	MLD	MOLDING	RO	ROUGH OPENING	STOR	STORAGE	UNF	UNFINISHED		
AL	ALUMINUM	DH	DOUBLE HUNG	GCMU	GLAZED FIBER REINFORCED CONCRETE	MM	MILLIMETER	RSHT	RESILIENT SHEET	STRUC	STRUCTURAL	UON	UNLESS OTHERWISE NOTED		
ALT	ALTERNATE	DIA	DIAMETER	GEN	GENERAL	MO	MASONRY OPENING	RT	RUBBER TILE / RUBBER TREAD	SUB	SUBSTITUTE				
AMP, A	AMPERE	DIAG	DIAGONAL	GFRC	GLASS FIBER REINFORCED CONCRETE	MOD	MODIFIED	RTU	ROOF TOP UNIT	SUSP	SUSPENDED	V	VOLT, VALLEY		
ANCH	ANCHOR, ANCHORAGE	DIM	DIMENSION	GL	GLASS, GLAZING	MOV	MOVABLE			SYM	SYMMETRICAL, SYMMETRY	VAC	VACUUM		
ANOD	ANODIZED	DISP	DISPOSAL	GPM	GALLONS PER MINUTE	MR	MAP RAIL			SYN	SYNTHETIC	VAR	VARNISH		
AP	ACCESS POINT	DIV	DIVISION	GR	GRADE / GROUT	MT	MOUNT			SYS	SYSTEM	VB	VENTED BASE		
APC	ARCHITECTURAL PRECAST CONCRETE	DL	DEAD LOAD	GSU	GLAZED STRUCTURAL UNIT	MTD	MOUNTED, MOUNTING	S	SOUTH			VCT	VINYL COMPOSITION TILE		
APPROX	APPROXIMATE	DMT	DEMOUNTABLE	GWB	GYPSUM WALLBOARD	MTL	METAL	SAB	SOUND ATTENUATION BLANKET	T	TREAD	VEN	VEENER		
AR	ABUSE RESISTANT	DN	DOWN	GWT	GLAZED WALL TILE	MULL	MULLION	SAN	SANITARY SEWER	T&B	TOP & BOTTOM	VERT	VERTICAL		
ARCH	ARCHITECT, ARCHITECTURAL	DPG	DAMP PROOFING	GYP	GYPSUM	MWP	MEMBRANE WATERPROOFING	SAPC	SUSPENDED ACOUSTIC PANEL CEILING	TB	TACK BOARD	VEST	VESTIBULE		
ASB	ASBESTOS	DPR	DISPENSER					SC	SOLID CORE, SEALED CONCRETE	TEL	TELEPHONE	VR	VAPOR RETARDER		
ASPH	ASPHALT	DR	DOOR, DISPLAY RAIL					SCW	SCHEDULE	TEMP	TEMPORARY, TEMPERED	VT	VINYL TILE		
ATTEN	ATTENUATION	DS	DOWNSPOUT					SD	SOAP DISPENSER, STORM DRAIN	TERR	TERRAZZO	VTR	VENT THRU ROOF		
AUTO	AUTOMATIC	DWG	DRAWING					SEC	SECTION	TG	TONGUE & GROVE	VWC	VINYL WALL COVERING		
AVG	AVERAGE	DWR	DRAWER												
AWP	ACOUSTIC WALL PANEL														
		E	EAST												
		EA	EACH												
BC	BOTTOM OF CURB	EF	EXHAUST FAN												
BD	BOARD	EFS	EXTERIOR FINISH SYSTEM												
BEJ	BUILDING EXPANSION JOINT	EIFS	EXTERIOR INSULATION FINISH SYSTEM												
BETW	BETWEEN	EIFS	EXTERIOR INSULATION FINISH SYSTEM												
BIT	BITUMINOUS	EJ	EXPANSION JOINT												
BL	BLEACHER FINISH	ELAS	ELASTOMERIC												
BLDG	BUILDING	ELEC	ELECTRICAL												
BLK	BLOCK	ELEV	ELEVATION, ELEVATOR												
BLKG	BLOCKING	EM	ENTRANCE MAT												
BM	BEAM	EMER	EMERGENCY												
BO	BOTTOM OF	ENCL	ENCLOSE, ENCLOSURE												
BOT, B	BOTTOM	EP	ELECTRICAL PANELBOARD												
BRG	BEARING	EPDM	ETHYLENE PROPYLENE DIENE MONOMER												
BRK	BRICK														
BS	BOTH SIDES	EPS	EXPANDED POLYSTYRENE												
BSMT	BASEMENT	EPX	EPOXY												
BTWN, B/W	BETWEEN	EQ	EQUAL												
BUR	BUILT-UP ROOFING	EQUIP	EQUIPMENT												
BVL	BEVELED	EST	ESTIMATE												
		EW	ELECTRIC WATER COOLER												
		EXCA	EXCAVATE												
C	CARPET	EXH	EXHAUST												
CAB	CABINET	EXIST	EXISTING												
CAP	CAPACITY	EXP	EXPOSED / EXPANSION												
CB	CHALKBOARD	EXP C	EXPANSION CONSTRUCTION												
CC	CUBICAL CURTAIN	EXT	EXTERIOR												
CCTV	CLOSED CIRCUIT TELEVISION														
CEM	CEMENT														
CEM TOP	CEMENT TOPPING	FAB	FABRICATE												
CER	CERAMIC	FAS	FASTEN, FASTENER												
CF	CUBIC FOOT	FB	FACE BRICK												
CFLSHG	COUNTER FLASHING	FCVD	FLASH COVER												
CFM	CUBIC FEET PER MINUTE	FD	FLOOR DRAIN, FIRE DAMPER												
CG	CORNER GUARD	FDN	FOUNDATION												
CHAM	CHAMFER	FE	FIRE EXTINGUISHER												
CI	CAST IRON	FEC	FIRE EXTINGUISHER CABINET												
CIP	CAST IN PLACE	FEJ	FLOOR EXPANSION JOINT												
CIR	CIRCLE	FF	FINISH FLOOR												
CJ	CONTROL JOINT	FFE	FINISH FLOOR ELEVATION												
CK	CAULK, CAULKING	FG	FIBER REINFORCED GYPSUM BOARD												
CLG	CEILING	FGL	FIBERGLASS												
CLO	CLOSET	FH	FIRE HYDRANT												
CLR	CLEAR	FHC	FIRE HOSE CABINET												
CM	CENTIMETER, CENTIMETERS	FIN	FINISH, FINISHED												
CMP	CORRUGATED METAL PIPE	FIX	FIXTURE												
CMU	CONCRETE MASONRY UNIT	FLEX	FLEXIBLE												
CNTR	COUNTER	FLR	FLOOR												
CO	CLEAN OUT	FLSHG	FLASHING												
COL	COLUMN	FLUOR	FLUORESCENT												
COMM	COMMUNICATION	FLUR	FLUORESCENT												
COMP	COMPOSITE	FND	FEMININE NAPKIN DISPENSER												
CONC	CONCRETE	FOC	FACE OF CONCRETE												
CONN	CONNECTION	FOM	FACE OF MASONRY												
CONST	CONSTRUCTION	FOS	FACE OF STUDS												

ARCHITECTURAL GRAPHIC SYMBOLS

DOOR TAG - BUILDING DIV/DOOR NUMBER LOCATION SUFFIX (IF REQ'D)

LOUVER TYPE

NEW WORK KEY NOTE

DEMOLITION KEY NOTE

EXTERIOR / INTERIOR / INTERIOR CASEWORK ELEVATION IDENTIFICATION NUMBER

SHEET NUMBER WHERE ELEVATION IS LOCATED

SIGNAGE TYPE

SIGNAGE NO. ARCH NO.

ROOM ROOM NAME BLDG DIV / CONST NO.

WINDOW TYPE

CURTAIN WALL TYPES (REF A600 SERIES DRAWINGS) CURTAIN WALL

HOLLOW METAL FRAME TYPES (REF A600 SERIES DRAWINGS) HOLLOW METAL FRAME

WINDOW FRAME TYPES (REF A600 SERIES DRAWINGS) STOREFRONT

MATCH LINE SEE 1 / A101

TOILET ACCESSORIES

PARTITION TYPE (SEE PARTITION LEGEND)

ELEVATION REFERENCE

CONTROL JOINT

BUILDING SECTION REFERENCE SECTION NUMBER DRAWING NUMBER WHERE SECTION IS DRAWN

SECTION REFERENCE SECTION NUMBER DRAWING NUMBER WHERE SECTION IS DRAWN

ENLARGED PLAN OR DETAIL REFERENCE PLAN OR DETAIL NUMBER DRAWING NUMBER WHERE ENLARGED PLAN OR DETAIL IS DRAWN

MAIN DRAWING TITLE TITLE - DRAWING TITLE SCALE: 1/8" = 1'-0"

DRAWING TITLE WITH REFERENCE SYMBOL DRAWING NUMBER DESIGNATION DRAWING TITLE DRAWING REFERENCE NUMBER DRAWING SCALE DRAWING SHEET NUMBER

ARCHITECTURAL MATERIAL LEGEND

CONTINUOUS WOOD BLOCKING

CONCRETE MASONRY UNIT

CAST-IN-PLACE CONCRETE

STEEL

EARTH / COMPACT FILL

BATT INSULATION

POROUS FILL / GRAVEL

RIGID INSULATION

GYPSUM BOARD

RESILIENT FLOORING / PLASTIC LAMINATE

ALUMINUM

FINISHED WOOD

WOOD BLOCKING

BRICK

GLASS

ACOUSTICAL TILE

PLYWOOD

CERAMIC TILE - LARGE SCALE

SAND / MORTAR / PLASTER

GRAVEL

*NOT*FOR*CONSTRUCTION*

OLD TOWN POOL
CITY OF ALEXANDRIA
1609 CAMERON ST
ALEXANDRIA, VA, 22314
DRAWING ARCHITECTURAL GENERAL INFORMATION

SHEET
A-001

DES	BY	DATE	REVISIONS

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

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LEGEND

- EXISTING TREE
- NEW TREE

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



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2/6/2026	20116-07	STZ	STZ	KDL
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PROJECT OLD TOWN POOL
CITY OF ALEXANDRIA
1609 CAMERON ST
ALEXANDRIA, VA 22314
DRAWING ARCHITECTURAL SITE PLAN

SHEET
A-002

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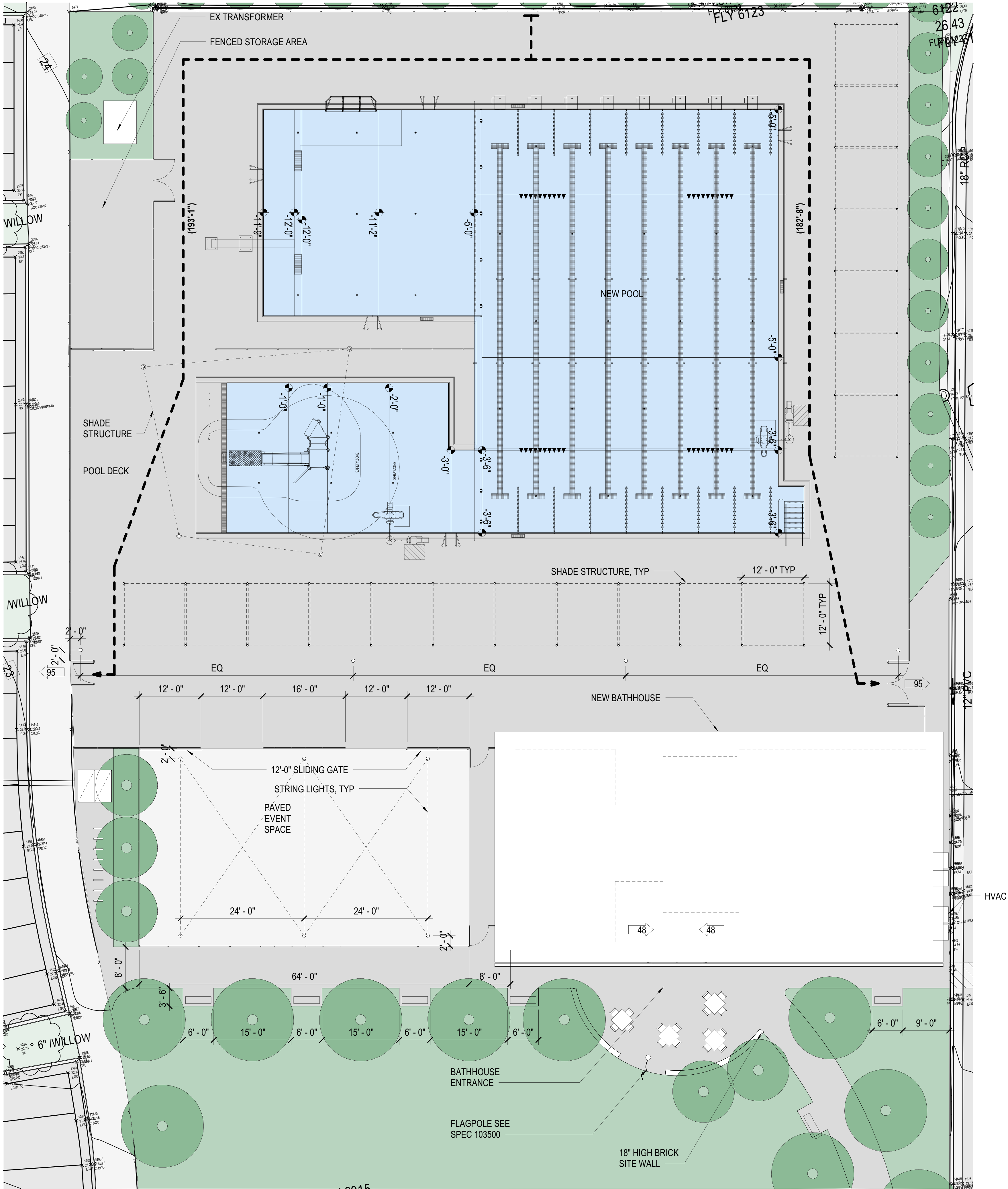
LEGEND

- EXISTING TREE
- NEW TREE

A1
A-003

ENLARGED ARCHITECTURAL SITE PLAN

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



PROJECT
OLD TOWN POOL
CITY OF ALEXANDRIA
1609 CAMERON ST
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DRAWING
ENLARGED ARCHITECTURAL SITE PLAN

SHEET

A-003



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LEED v4 for BD+C New Construction

Old Town Alexandria Pool

January 12, 2026

City of Alexandria 2019 Green Building Policy Requirements



SUSTAINABILITY

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

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

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

REQUIREMENTS FOR PUBLIC PROJECTS

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

0 0 1 Integrative Process Possible Points: 1

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

13 0 3 Location and Transportation Possible Points: 16

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

2 1 7 Sustainable Sites Possible Points: 10

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

7 0 4 Water Efficiency Possible Points: 11

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

25 3 5 Energy and Atmosphere Possible Points: 33

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

5 0 8 Materials and Resources Possible Points: 13

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

10 1 5 Indoor Environmental Quality Possible Points: 16

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

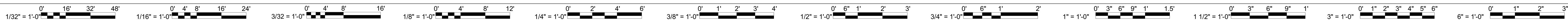
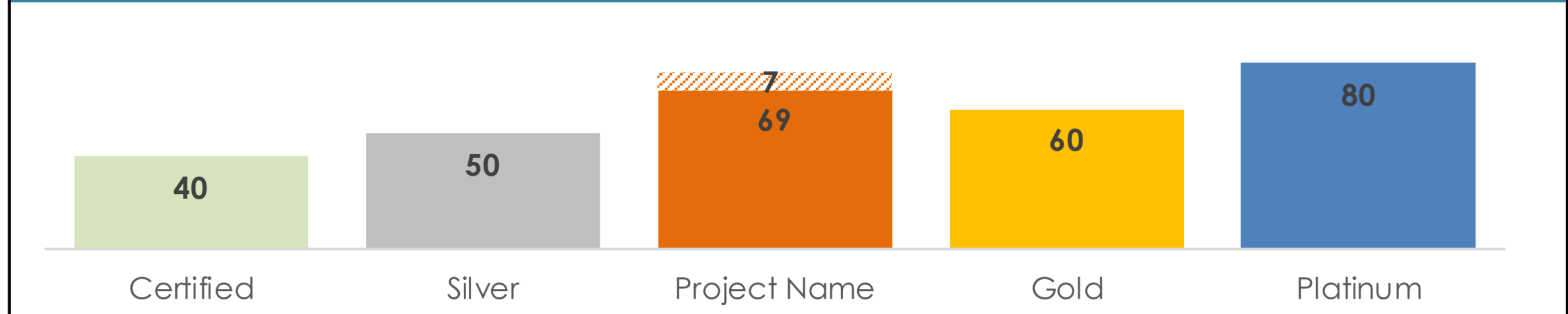
6 0 0 Innovation Possible Points: 6

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

1 2 1 Regional Priority Credits Possible Points: 4

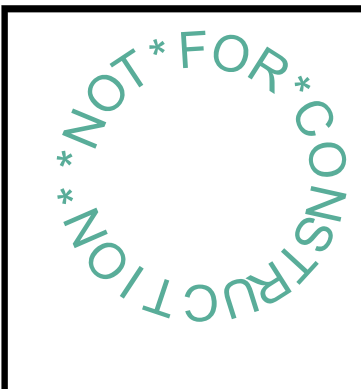
Y	?	N
	1	
Credit 1 Regional Priority: Electric Vehicles (threshold 1 pt)		
1		
Credit 2 Regional Priority: Access to Transit (threshold 4 pts)		
		1
Credit 3 Regional Priority: Protect & Restore (threshold 2 pts)		
	1	
Credit 4 Regional Priority: Rainwater (threshold 3 pts)		

69 7 34 Possible Points: 110



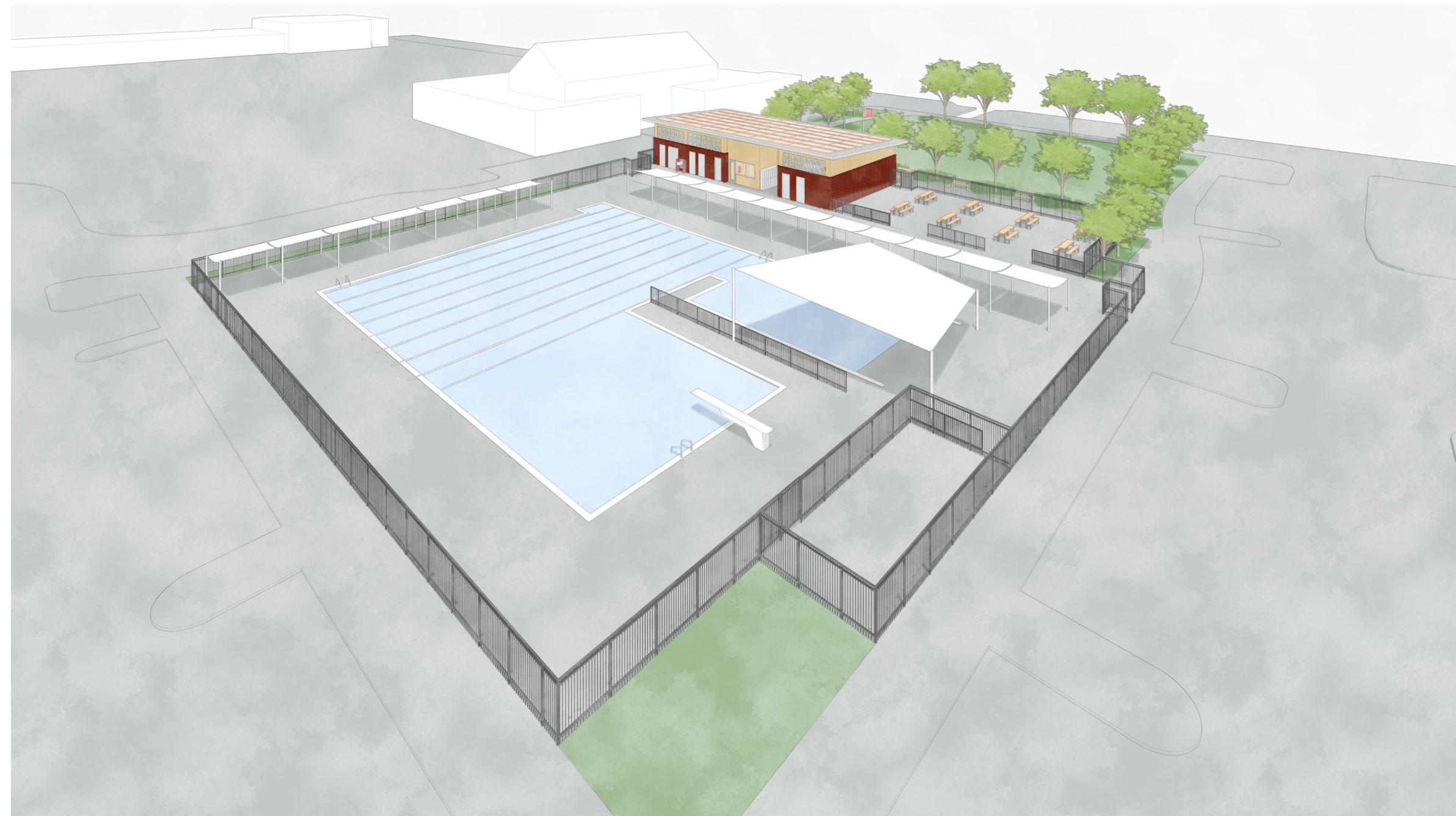
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BY
DATE
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PROJECT
DESIGNED
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KDL

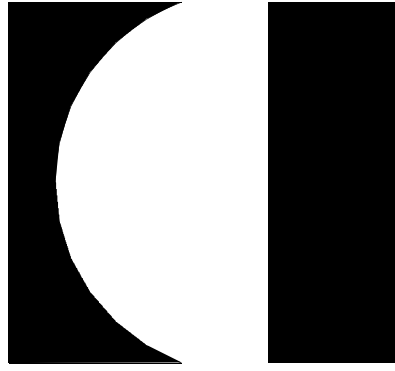


PROJECT
OLD TOWN POOL
CITY OF ALEXANDRIA
1609 CAMERON ST.
ALEXANDRIA, VA, 22314
DRAWING
LEED SCORECARD

SHEET
A-006



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PROJECT

OLD TOWN POOL

CITY OF ALEXANDRIA

1609 CAMERON ST.

ALEXANDRIA, VA, 22314

DRAWING

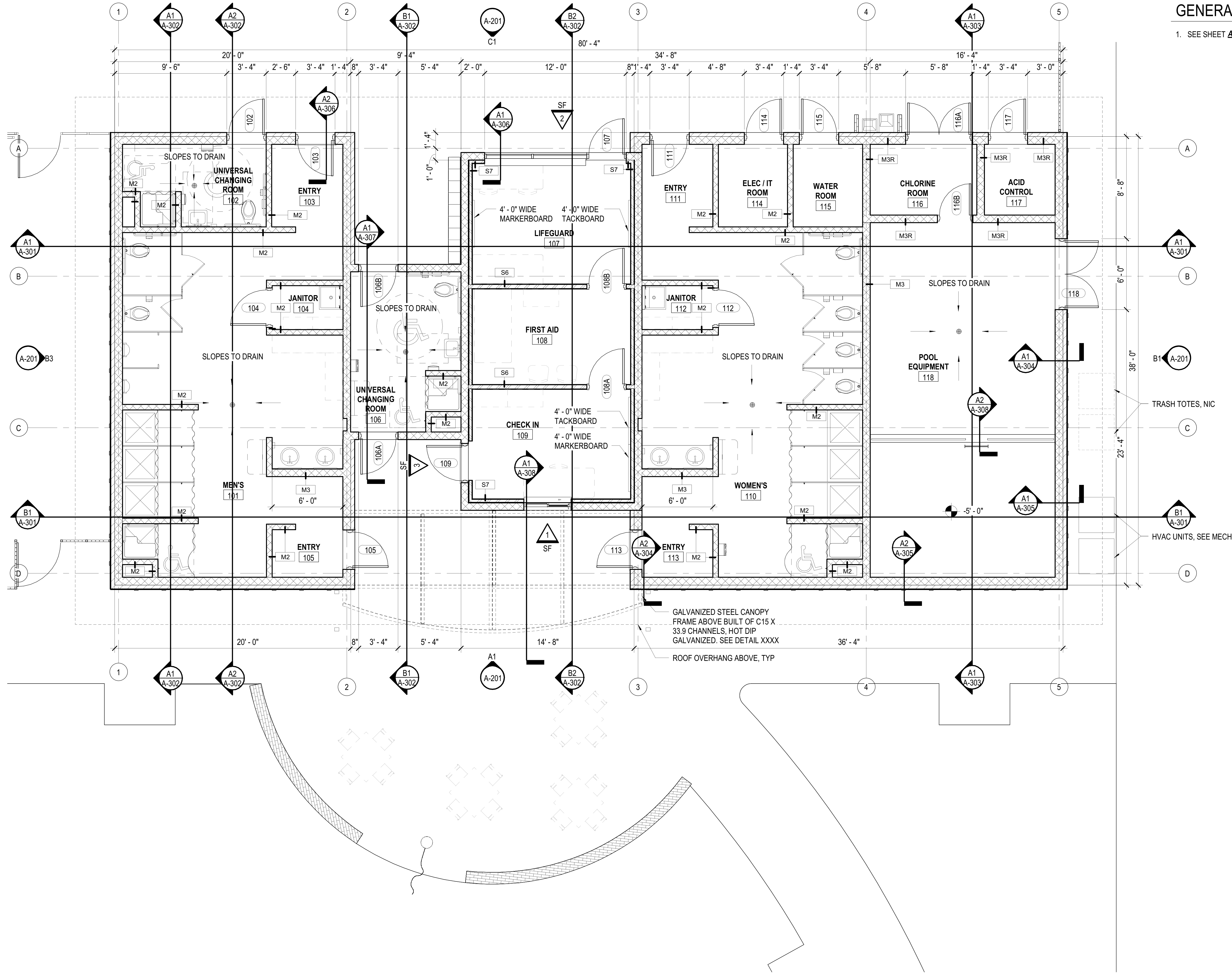
RENDERINGS

SHEET

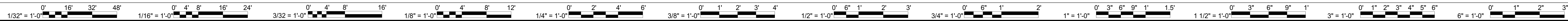
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A1
A-101 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



GENERAL NOTES

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

DATE	PROJECT	DESIGNED	DRAWN	CHECKED	MARK	DATE	REVISIONS
2/6/2026	201116-07	STZ	STZ	KDL			
					DES		
					BY		



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

SHEET
A-101

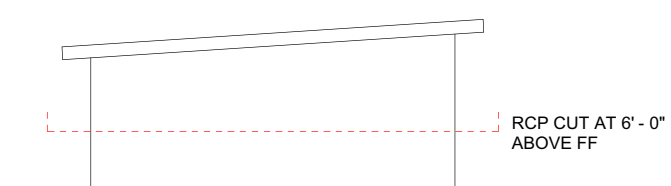
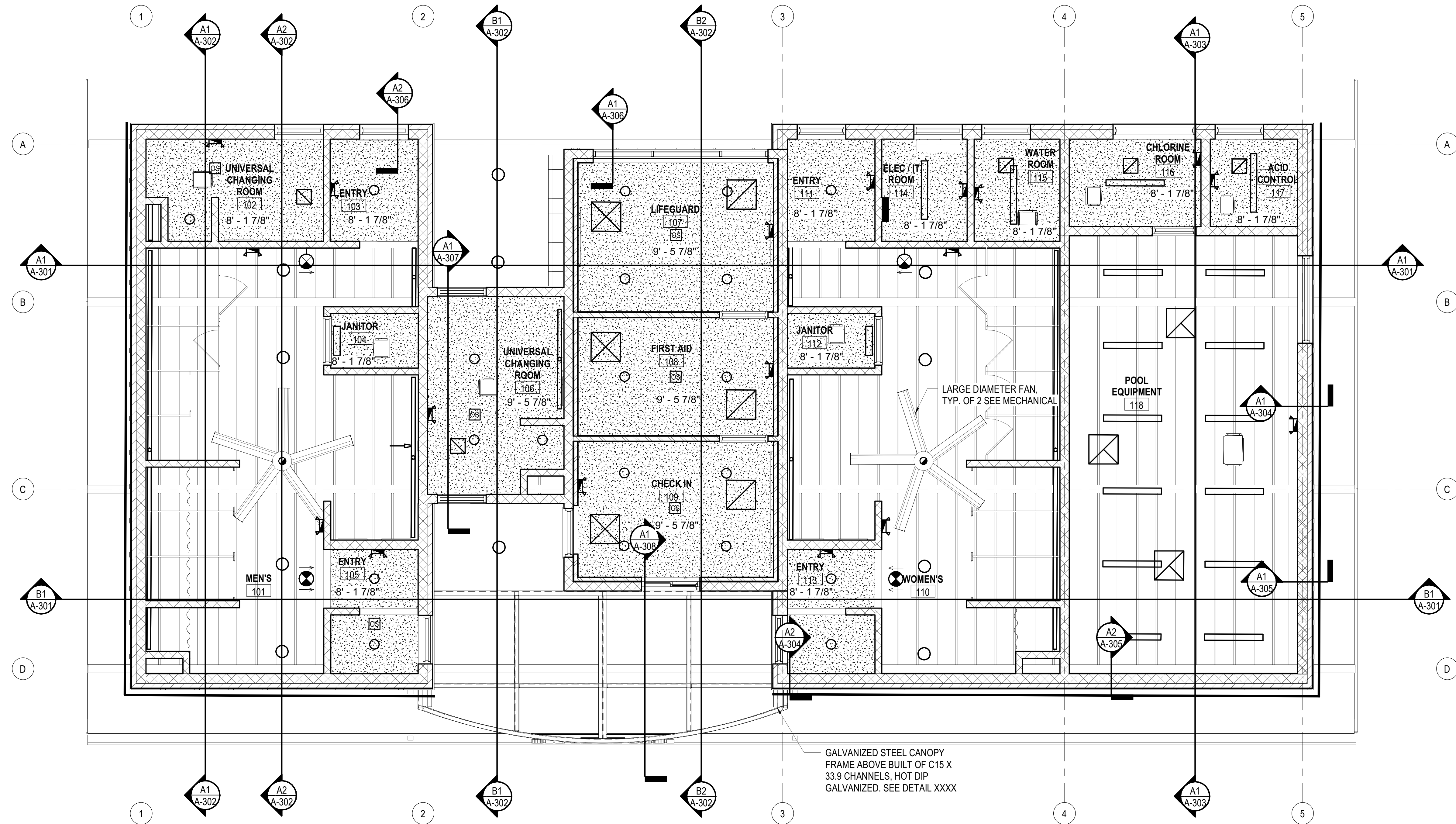
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A1 REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

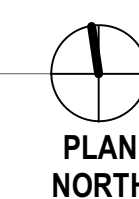


REFLECTED CEILING PLAN LEGEND

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



KEY PLAN - RCP
NOT TO SCALE



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

DATE	2/6/2026	PROJECT	20116-07	DESIGNED	STZ	DRAWN	STZ	CHECKED	KDL
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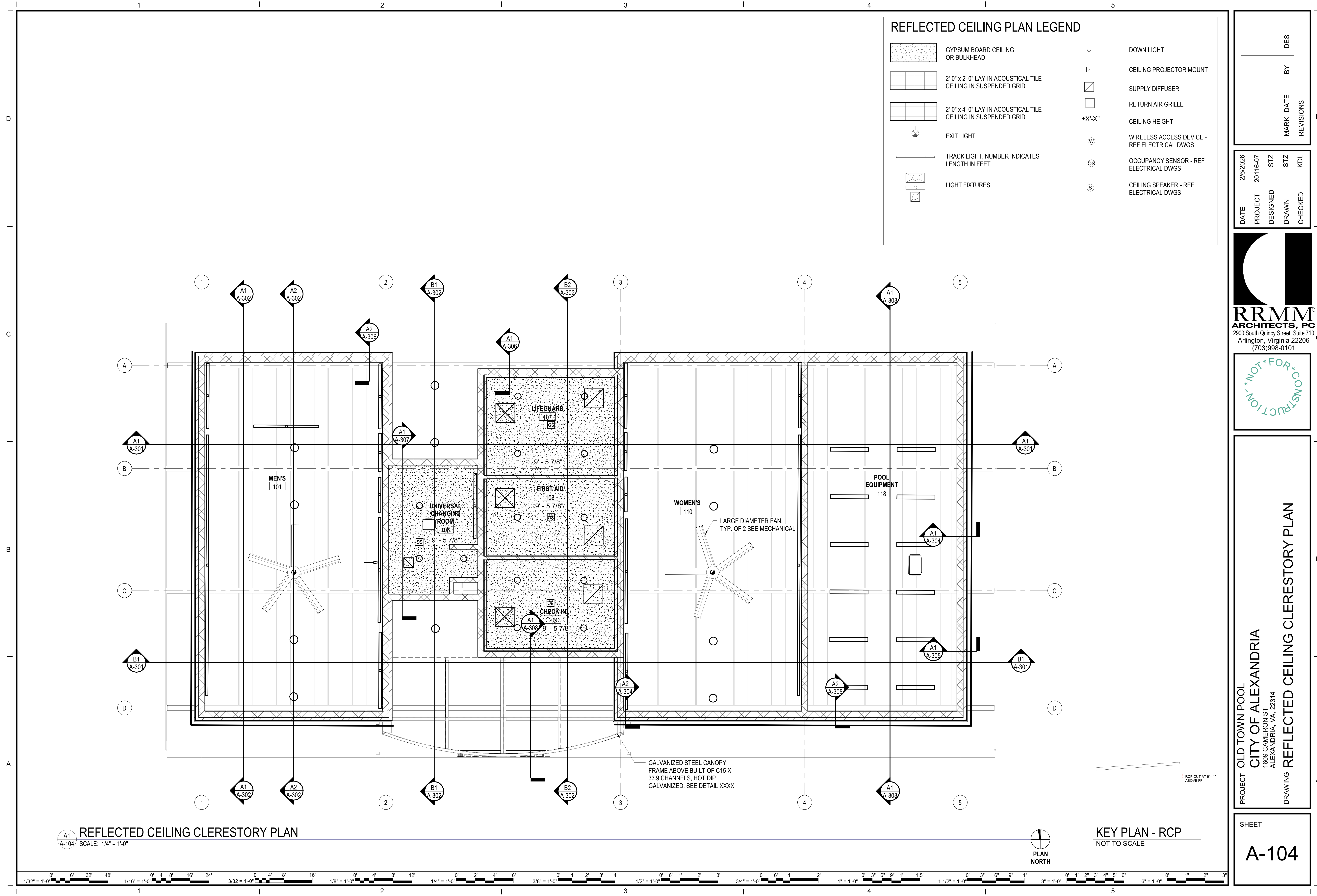
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PROJECT
OLD TOWN POOL
CITY OF ALEXANDRIA
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ALEXANDRIA, VA 22314
DRAWING
REFLECTED CEILING PLAN

SHEET
A-103

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

REFLECTED CEILING PLAN LEGEND

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

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NOT FOR CONSTRUCTION

PROJECT

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

DRAWING

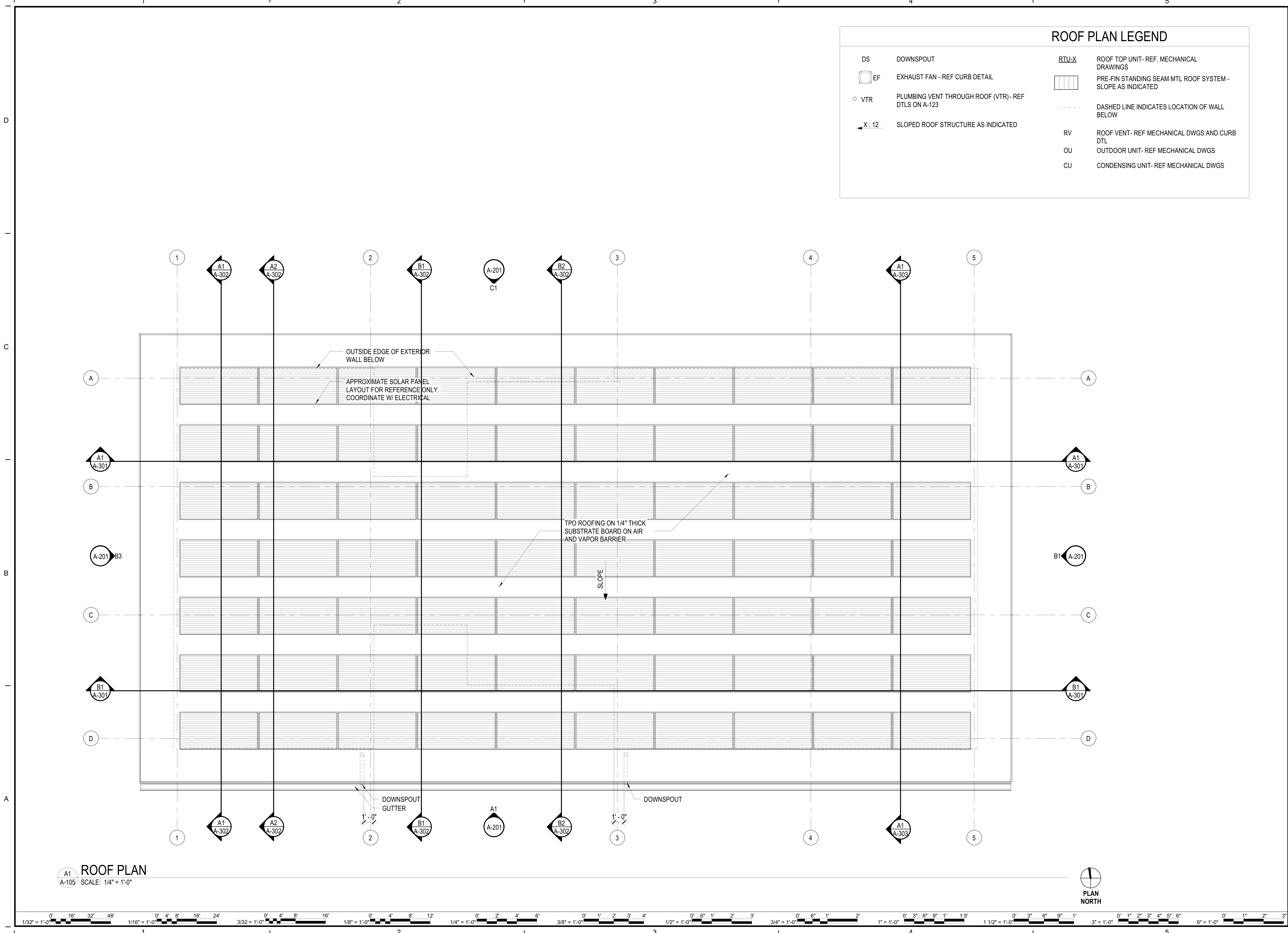
REFLECTED CEILING CLERESTORY PLAN

SHEET

A-104

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

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

DRAWING
ROOF PLAN

SHEET
A-105

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



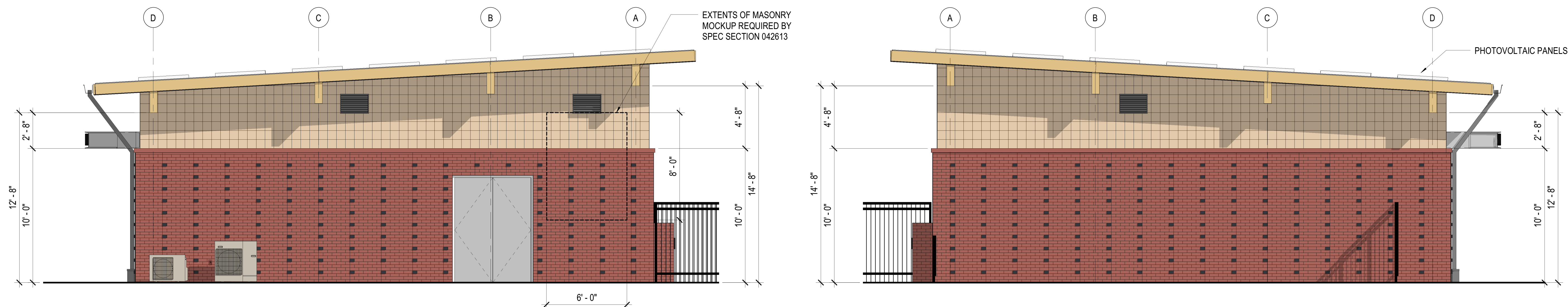
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ARCHITECTS, PC
2900 South Quincy Street, Suite 710
Arlington, Virginia 22206
(703)998-0101



C1
A-201

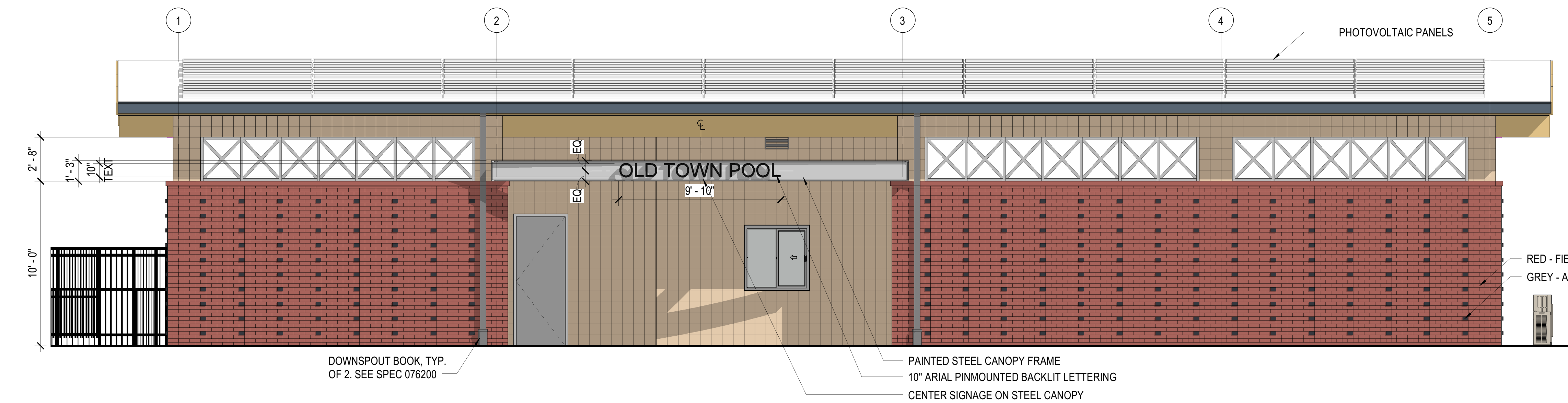
EXTERIOR ELEVATION - NORTH

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



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

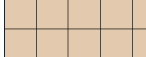
EXTERIOR ELEVATION - WEST



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

MATERIALS LEGEND

 TPO ROOFING ON 1/4" THICK SUBSTRATE BOARD ON AIR AND VAPOR BARRIER

 EXTERIOR CMU - YORK BUILDING PRODUCTS GEMSTONE POLISHED FACE MASONRY - COLOR TO BE "CAMEL". BLOCK SIZE TO BE 8"x8" MORTAR - WR 232

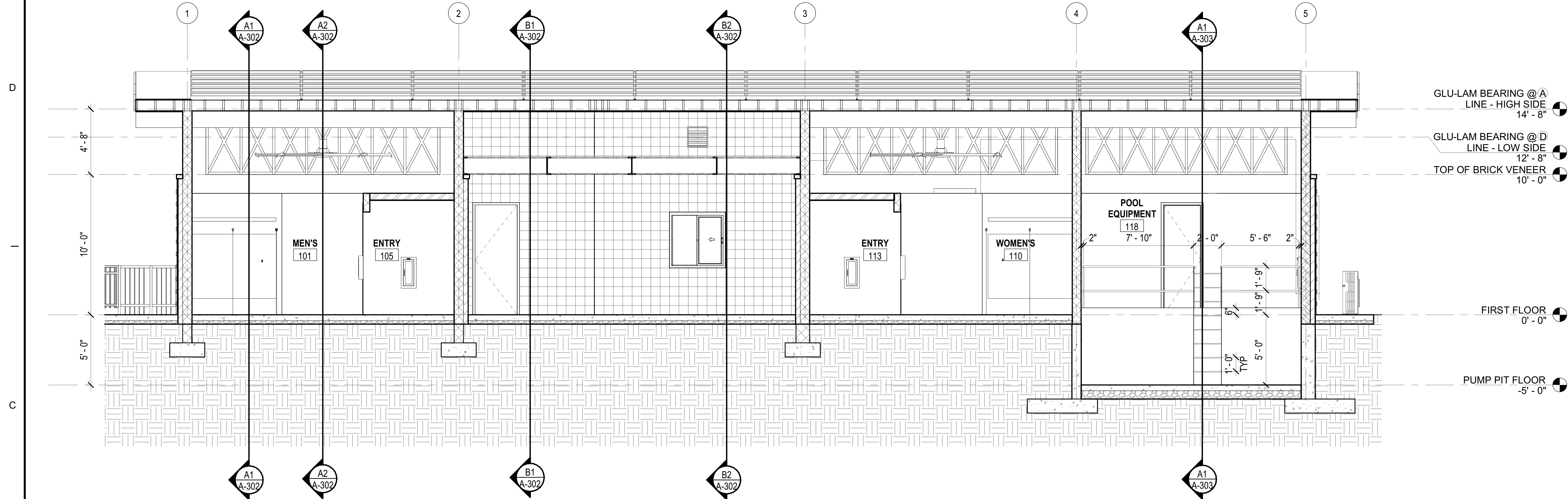
 BRICK COLOR 1 (FIELD) - BELDEN MODULAR BUCKINGHAM FULL RANGE, 23-22, OTHER, MORTAR - WR 2259 COCOA

 BRICK COLOR 2 (ACCENT) - ENDICOTT CLAY PRODUCTS - MANGANESE IRONSPOT SMOOTH MODULAR, MORTAR - WR 2259 COCOA

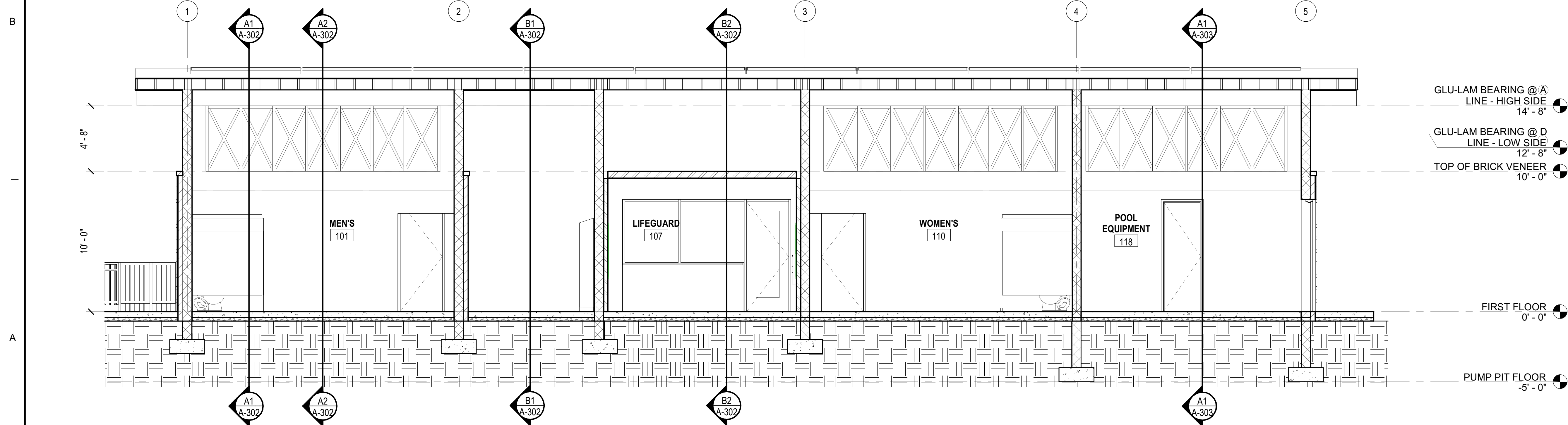
- RED - FIELD BRICK , TYP.
- GREY - ACCENT BRICK , TYP.

Autodesk Docs://20116-07 COA Old Town Pool/20116-07 v24 COA Old Town Pool - AFCH.rvt

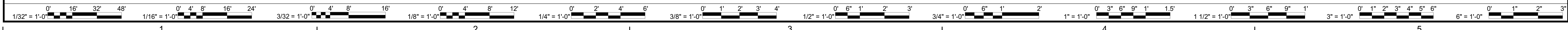
2/6/2026 1:52:43 PM



B1
A-301/ SCALE: 1/4" = 1'-0"



A1
A-301/ SCALE: 1/4" = 1'-0"



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

2/6/2026	20116-07	STZ	STZ	KDL
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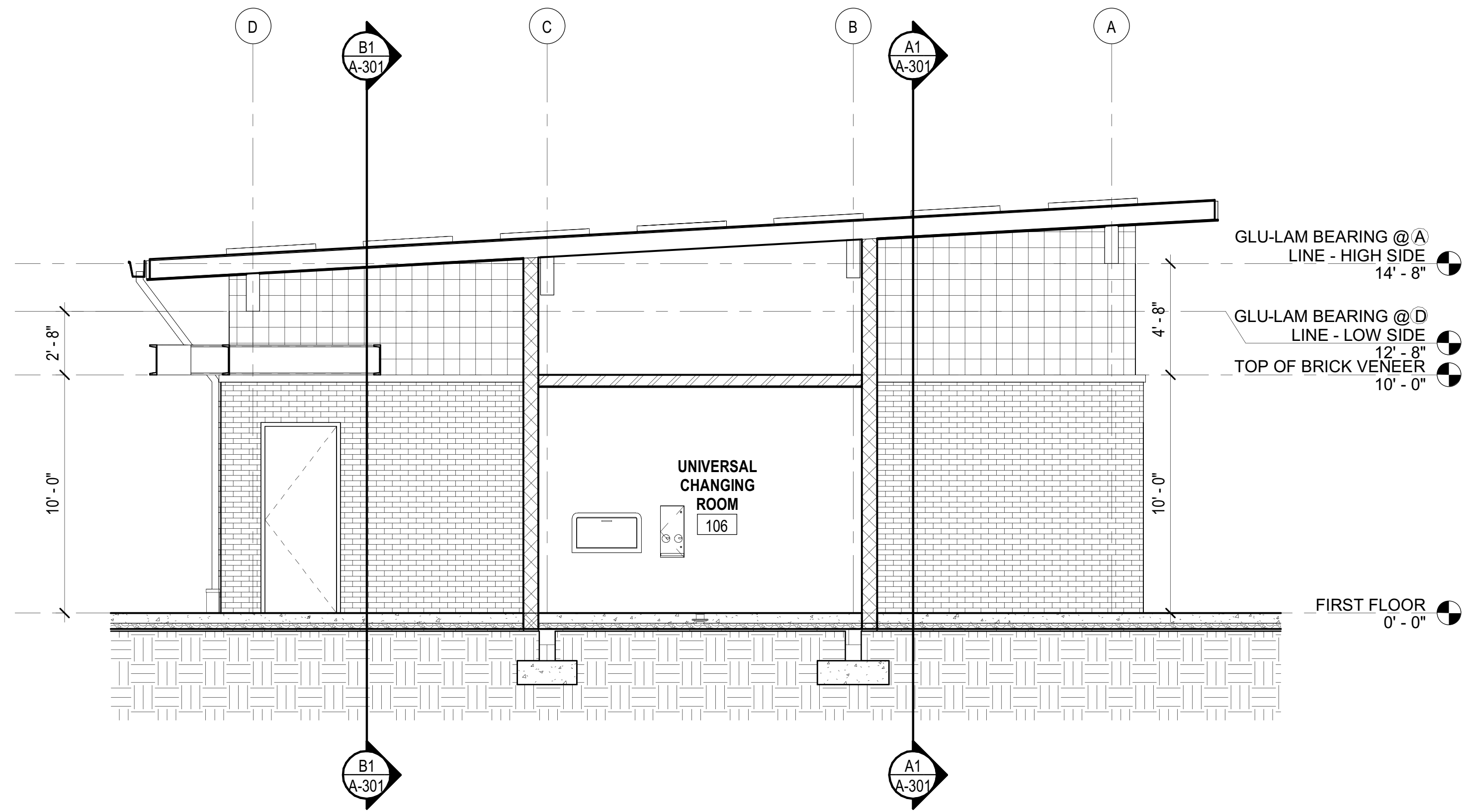
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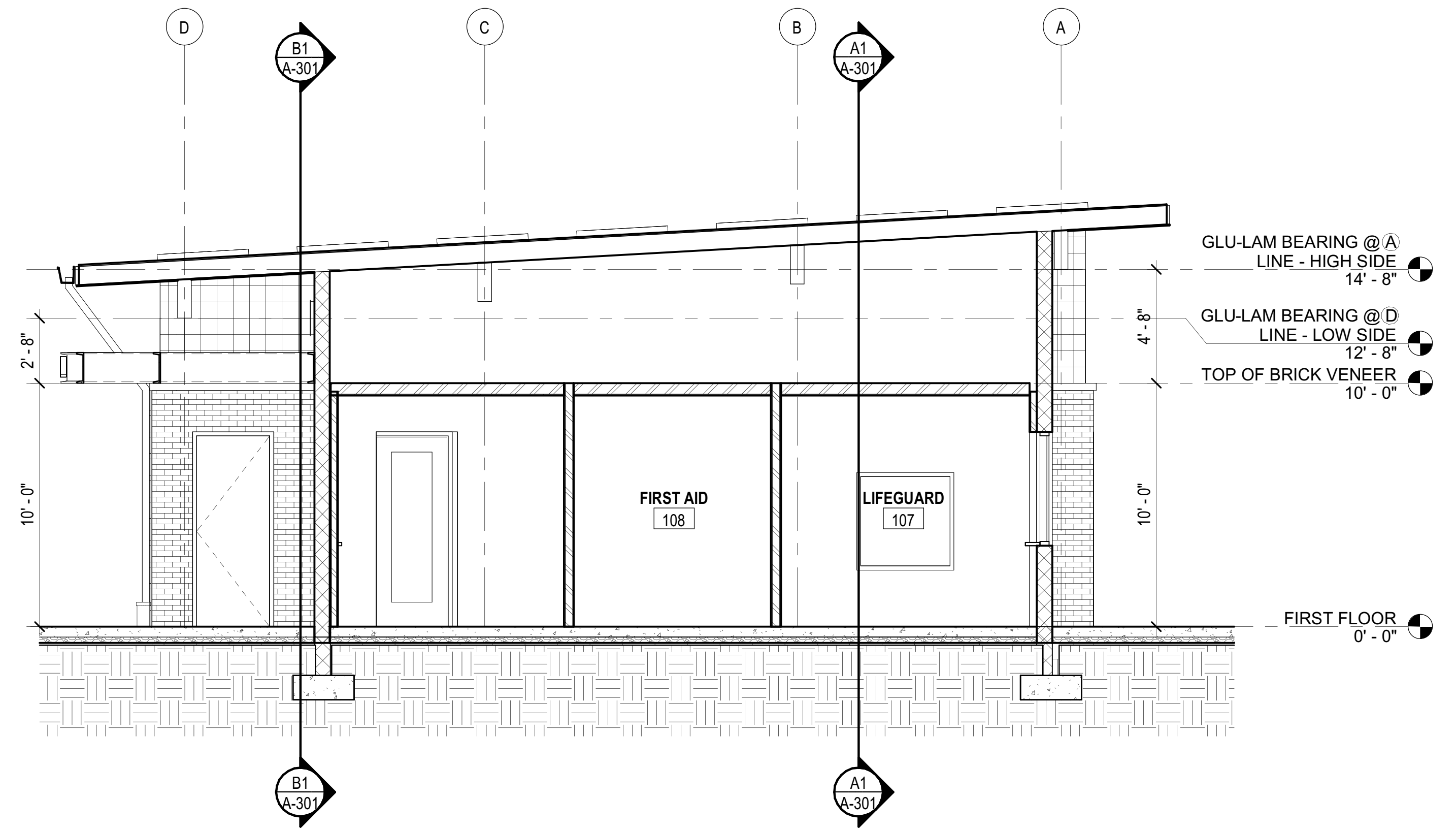
PROJECT
OLD TOWN POOL
CITY OF ALEXANDRIA
1609 CAMERON ST
ALEXANDRIA, VA, 22314
DRAWING
BUILDING SECTIONS

SHEET
A-301

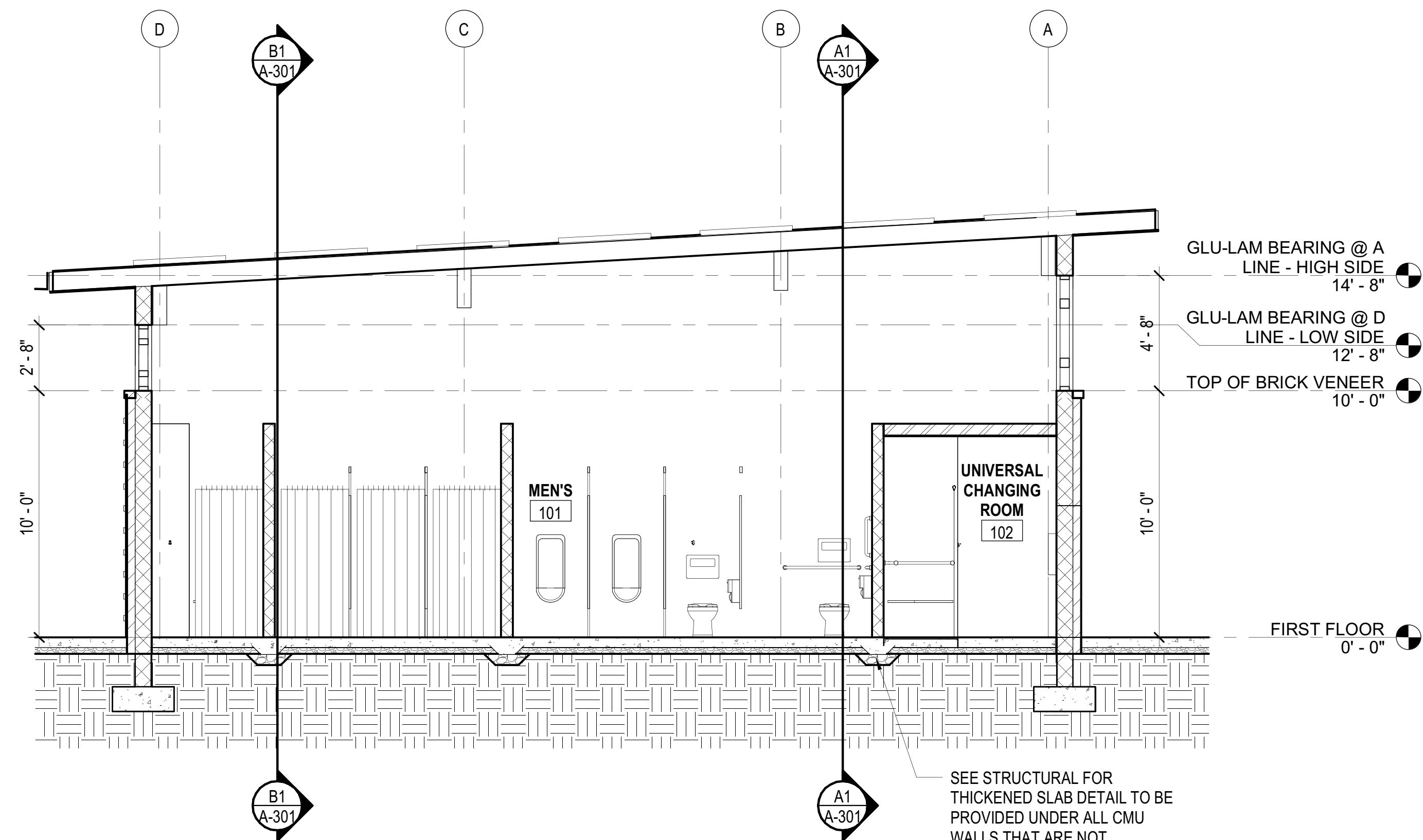
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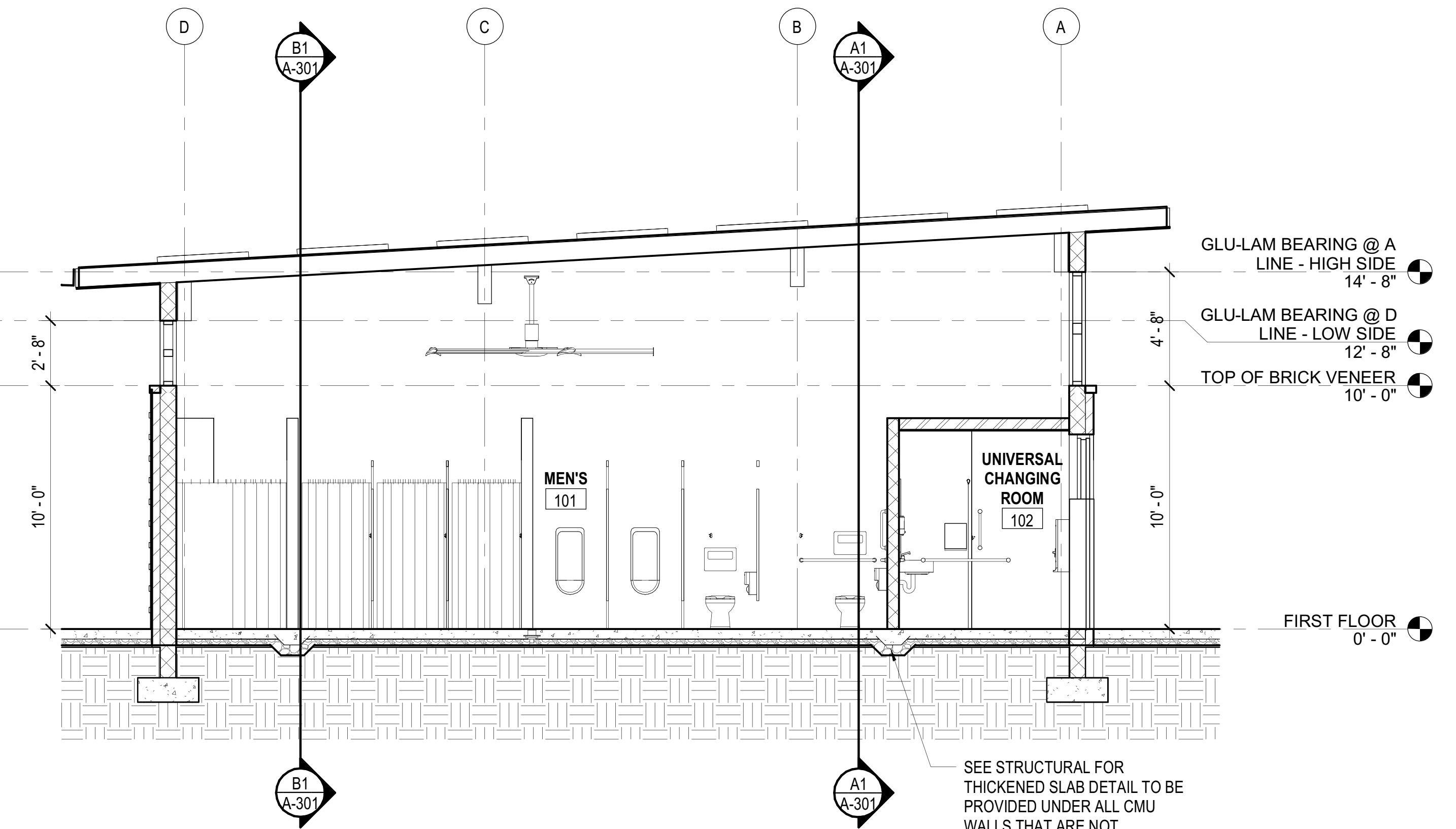
B1
A-302 BUILDING SECTION
SCALE: 1/4" = 1'-0"



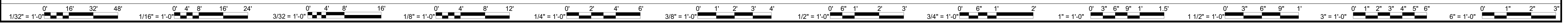
B2
A-302 BUILDING SECTION
SCALE: 1/4" = 1'-0"



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



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



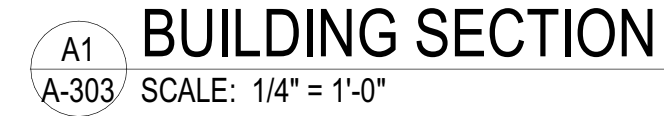
DATE	PROJECT	DESIGNED	DRAWN	CHECKED	MARK	DATE	BY	DES
2/6/2026	20116-07	STZ	STZ	KDL				

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



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

SHEET
A-302



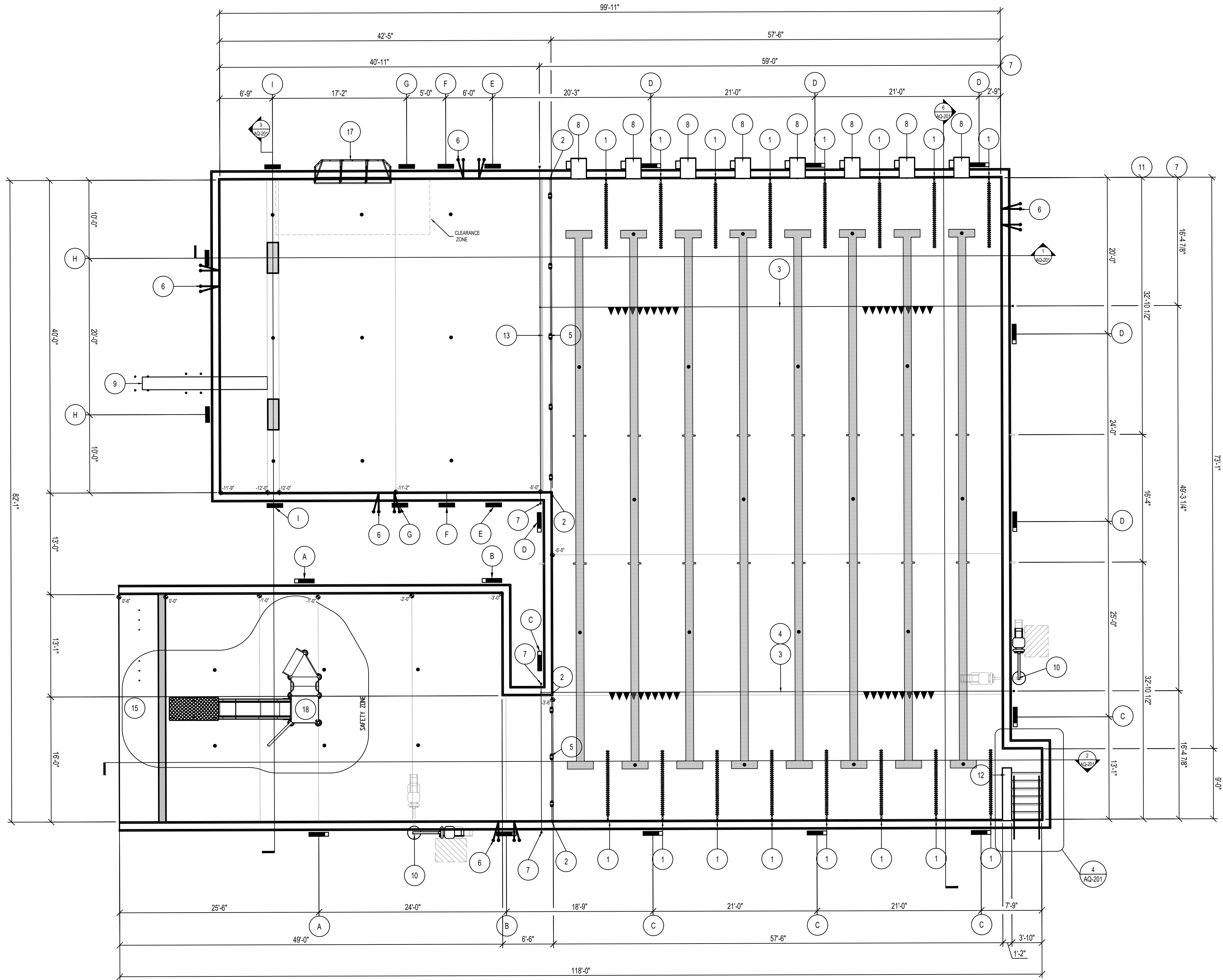
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*NOT*FOR*CONSTRUCTION*

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

SHEET

A-303



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

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

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

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

DES	BY	MARK	DATE	REVISIONS

DATE	PROJECT	DESIGNED	DRAWN	CHECKED



PROJECT OLD TOWN POOL
CITY OF ALEXANDRIA
1608 CAMERON ST
ALEXANDRIA, VA, 22314
DRAWING POOL PLAN

SHEET
AQ-200

