

BRADDOCK GATEWAY
COORDINATED DEVELOPMENT DISTRICT
CDD #15 CONCEPT PLAN AMENDMENT

CITY OF ALEXANDRIA, VIRGINIA
DECEMBER 15, 2015

AREA TABULATIONS

TOTAL EX. SITE AREA =	7.06	AC	307,541	SF
AREA OF DEDICATION =	0.35	AC	15,551	SF
TOTAL PROP. SITE AREA =	6.70	AC	291,990	SF
TOTAL AREA OF TAX PARCEL =	7.06	AC	307,544	SF
TOTAL EXISTING IMPERVIOUS AREA =	6.24	AC	271,647	SF
TOTAL PROPOSED IMPERVIOUS AREA=	4.81	AC	209,571	SF
TOTAL DISTURBED AREA =	6.00	AC	261,822	SF

ZONING TABULATIONS

ADDRESS	MAP NUMBER	LOT SIZE	ZONE	USE
1200 N. FAYETTE ST	044.03-06-03.L1	130,680 S.F.	CDD #15	OFFICE/COMM/WHSE
1200 A N FAYETTE ST	044.03-06-03	33,402 S.F.	CDD #15	VACANT
1100 N FAYETTE ST	044.03-06-03.L2	100,000 S.F.	CDD #15	OFFICE
1219 FIRST STREET	054.01-02-04	43,462 S.F.	CDD #15	OFFICE/COMM WHSE

EXISTING ZONE: CDD #15
PROPOSED ZONE: CDD #15

EXISTING USE: OFFICE/COMM. WHSE

PROPOSED USE: RESIDENTIAL/RETAIL (MULTIFAMILY – GROUND FLOOR RETAIL)

MAXIMUM BUILDING HEIGHT: EXISTING: 50'
BUILDING 1: 150'
BUILDING 2 & 3: VARIED W/ MAXIMUM OF 85'

BUILDING TABULATIONS:

RESIDENTIAL					
	gsf	deductions	nsf	Units	Parking Ratio
Building 1	258,963	18%	211,244	270	As approved
Building 2	268,538	10%	241,684	253	0.72 spaces per
Building 3	316,894	10%	285,205	288	bedroom
Subtotal	844,395		738,133	811	
RETAIL					
	gsf	deductions	nsf		Parking Ratio
Building 1	1,500	0%	1,500		
Building 2	9,148	0%	9,148		See parking note
Building 3	8,242	0%	8,242		
Subtotal	18,890		18,890		
SITE TOTAL (NSF)					
Building 1 (incl. retail)				212,744	
Building 2 (incl. retail)				250,832	
Building 3				293,447	
Total Net Building Area				757,023	
Maximum FAR				2.50	
Proposed FAR				2.46	
Total Parking Required					
Building 1 (incl. retail)				281	
Building 2 (incl. retail)				240	
Building 3				295	
Total Parking Required				816	

TOTAL PARKING PROVIDED:
BUILDING 1 = 281 SPACES
BUILDING 2 = 240 SPACES
BUILDING 3 = 295 SPACES
TOTAL = 816 SPACES

3 LOADING SPACES REQUIRED – 3 LOADING SPACES PROVIDED

UNITS/AC: 811 UNITS/7.06 AC = 115 DU/AC

OPEN SPACE REQUIRED: 102,197 SF OR 2.35 AC. (35%)
OPEN SPACE PROVIDED: 104,187 SF OR 2.39 AC. (36%)

AVERAGE FINISH GRADE: BUILDING 2: 45.71
BUILDING 3: 47.26

LOT AREA REQUIRED: N/A
FRONTAGE REQUIRED: N/A
SETBACKS REQUIRED: N/A

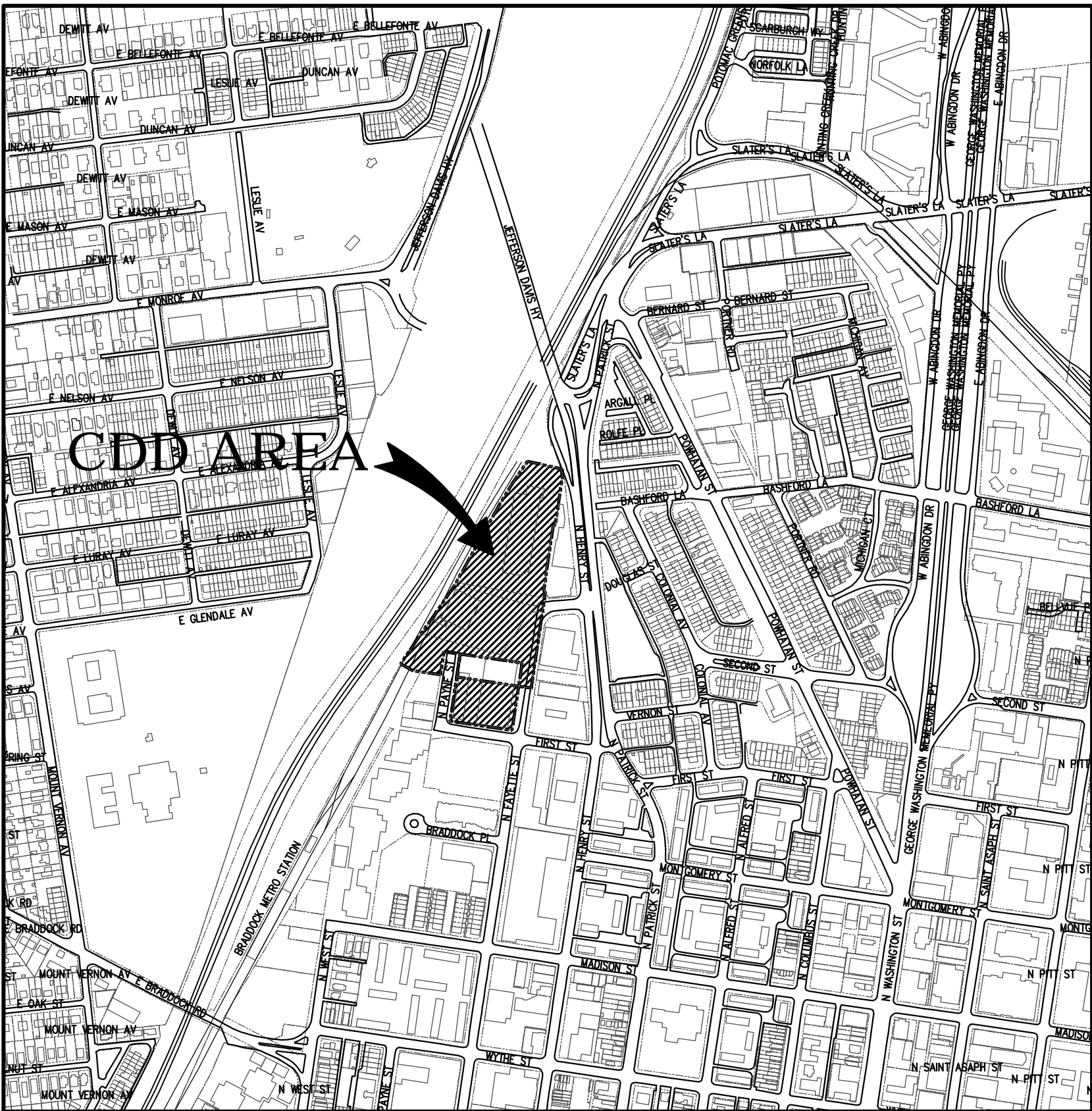
TRIP GENERATION

EXISTING TRIP GENERATION:
VACANT WAREHOUSE (0)

PROPOSED TRIP GENERATION:
RETAIL: 42.92 TRIPS/DAY/1,000 SF*
10,740 SF = 461 TRIPS/DAY*
MULTI-FAMILY BUILDING: 5.10 TRIPS/UNIT/DAY*
826 UNITS = 4,213 TRIPS/DAY*
TOTAL = 4,674 TRIPS/DAY*

*BASED ON ITE TRIP GENERATION MANUAL

NARRATIVE		
The CDD Concept Plan proposes the following percentages of development, with some flexibility for adjustment in the future, not to exceed certain amounts. For each preliminary development plan submitted for each landbay, the Applicant will demonstrate satisfaction of the zoning requirements for the proposal submitted, all in keeping with the following maximum numbers for the entire site:		
MAXIMUM AREAS FOR EACH USE PER CDD 15		
Use Type	%	Area (NSF)
Residential	96.0%	739,200
Commercial (includes office, hotel, and retail)	40.0%	308,000
Total Site (Combination Above Cannot Exceed)		770,000
ASSUMPTIONS & NOTES		
Parking calculations: For Building 1 Residential: as approved for Final Site Plan For Building 2 & 3 Residential: Based on Alexandria multifamily guidelines (see calculations on sheet C2.00) For Retail: 3 spaces per 1000 gsf, first 1,200 s.f. exempt For Office: 1.67 spaces per 1000 gsf -FAR is based on typical gross to net deductions (see calculations) -The proposed mix of units is approximate and actual unit mix and parking requirements will be determined with each DSUP for each landbay and will be met for each phase at that time -Total Lot Area inclusive of 15,584 s.f. of area dedicated to City for Fayette Street		



VICINITY MAP

SCALE : 1" = 500'

CDD CONCEPT PLAN STATEMENT

THE APPLICANT REQUESTS APPROVAL OF A COORDINATED DEVELOPMENT DISTRICT CONCEPT PLAN TO SERVE AS AN AMENDMENT TO CDD CONCEPT PLAN FOR CDD#15.

OWNER/APPLICANT

BRADDOCK GATEWAY, L.L.C.
46859 HARRY BYRD HIGHWAY
SUITE 202
STERLING, VA 20164
(703) 926-4615
ATTN: EDDY CETTINA

CIVIL ENGINEER

BOWMAN CONSULTING GROUP
2121 EISENHOWER AVENUE, SUITE 302
ALEXANDRIA, VIRGINIA 22314
ATTN: STEVEN LIAM, PE
PHONE: (703) 464-1000

ATTORNEY

HART, CALLEY, GIBBS & KARP, P.C.
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ALEXANDRIA, VIRGINIA 22314
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ATTN: MARY CATHERINE GIBBS

ARCHITECT

RUST ORLING ARCHITECTURE
1215 CAMERON STREET
ALEXANDRIA, VA 22314
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ATTN: JOHN RUST

SHEET INDEX

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C2.00	NOTES, ABBREVIATIONS AND LEGEND
C3.00	CONTEXTUAL PLAN
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C4.10	EXISTING CONDITIONS (2 OF 2)
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C5.30	VIRGINIA RUNOFF REDUCTION METHOD
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PROJECT NARRATIVE

THE APPLICANT PROPOSES TO REDEVELOP THE EXISTING BRADDOCK GATEWAY PARCELS INTO A MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH APPROXIMATELY 811 RESIDENTIAL UNITS. THE EXISTING SITE IS COMPOSED OF EXISTING WAREHOUSE BUILDINGS AND SURROUNDING PARKING LOTS. THIS SITE PLAN PROPOSES THREE RESIDENTIAL OR MULTI-USE BUILDINGS. BUILDING 1 HAS 270 RESIDENTIAL UNITS AND 1,500 GSF OF RETAIL. BUILDING 2 HAS 253 RESIDENTIAL UNITS AND 9,148 GSF OF RETAIL. BUILDING 3 HAS 288 RESIDENTIAL UNITS AND 8,242 GSF OF RETAIL; OR RESIDENTIAL/ELDERLY HOUSING; OR HOTEL/RETAIL. SEE BUILDING TABULATIONS (THIS SHEET) FOR DETAILS. NOTE FINAL UNIT NUMBER AND RETAIL SQUARE FOOTAGE TO BE DETERMINED DURING THE PRELIMINARY DSUP OF EACH PHASE. BUILDING 1 IS APPROVED FOR PDSUP AND FESP (DSUP 2011-0002).

FIRE FLOW

INFORMATION SHALL PROVIDED BY VIRGINIA AMERICAN WATER AT A LATER DATE.

SOIL INFORMATION

A GEOTECHNICAL REPORT FOR THIS SITE SHALL BE PROVIDED AT A LATER DATE. NO ON-SITE CONTAMINATION IS KNOWN OF AT THIS TIME. PER CITY OF ALEXANDRIA SOIL MAP, THIS SITE CONTAINS KEYPORT SILT LOAM.

EXISTING TOPOGRAPHY NOTE

THE TOPOGRAPHY SHOWN HEREON IS A FIELD RUN SURVEY PERFORMED BY BOWMAN CONSULTING GROUP, LTD AND DATED MAY 26, 2015.

RPA NOTE:

THERE ARE NO RPA'S ON THIS SITE ACCORDING TO CITY OF ALEXANDRIA RECORD MAPS. NO WETLANDS ARE PRESENT.

GREEN BUILDING NOTE:

THE PROPOSED BUILDING SHALL COMPLY WITH THE CITY OF ALEXANDRIA REQUIREMENTS FOR GREEN BUILDING.

FLOODPLAIN NOTE:

THE SURVEYED PROPERTY AS SHOWN HEREON IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD, BOWMAN CONSULTING GROUP, LTD. WAS NOT PROVIDED A TITLE REPORT, THEREFORE ALL ENCUMBRANCES MAY NOT BE SHOWN.

SWM NARRATIVE

THE SITE PROPOSES TO COMPLY WITH ALL STORMWATER MANAGEMENT REQUIREMENTS FOR QUANTITY AND QUALITY WITHIN ARTICLE XIII OF THE ZONING ORDINANCE FOR THE CITY OF ALEXANDRIA AND THE STATE OF VIRGINIA. A CONCEPT STORMWATER MANAGEMENT COMPUTATIONS HAVE BEEN PROVIDED.

ADJACENT PROPERTIES

THE PROPOSED DEVELOPMENT WILL TAKE MEASURES TO PROTECT ADJACENT PROPERTIES FROM ADVERSE EFFECTS OF THE CONSTRUCTION AND OPERATION OF THE DEVELOPMENT IN THE FUTURE. THE CONSTRUCTION OF EACH PHASE OF DEVELOPMENT WILL FOLLOW ALL REQUIRED CITY CODES.

PUBLIC/PRIVATE IMPROVEMENTS

A PUBLIC ACCESS EASEMENT AND EMERGENCY VEHICLE EASEMENT WILL BE PROVIDED ON PORTIONS OF THE PHASE III PRIVATE PARCELS IN ORDER TO PROVIDE ACCESS TO THE PHASE III BUILDING FROM N. FAYETTE STREET. ADDITIONALLY, A PARK WILL BE CONSTRUCTED AND A PUBLIC ACCESS EASEMENT WILL BE PROVIDED ON THE PARK.

THE SITE IMPROVEMENTS INCLUDE NEW BUILDINGS AND SUPPORT UTILITY INFRASTRUCTURE. ADDITIONAL IMPROVEMENTS WILL BE ADDRESSED UNDER SUBSEQUENT DSUP APPLICATIONS.

BUILDING CODE MODIFICATION

MODIFICATION REQUIRED TO VAUSBC SECTION 510.2.2 TO PERMIT TWO STORIES ABOVE GRADE TYPE 1A CONSTRUCTION BELOW HORIZONTAL BUILDING SEPARATION. (FULLY SPRINKLERED IN ACCORDANCE WITH SECTION 903.1.1).

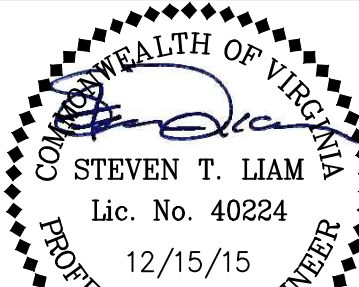
A0.1	PROPOSED HEIGHTS
A1.1	BUILDINGS 2 & 3 LOWER LEVEL GARAGE FLOOR PLANS AND STATISTICS
A1.2	BUILDINGS 2 & 3 UPPER LEVEL GARAGE FLOOR PLANS
A1.3	BUILDINGS 2 & 3 GROUND FLOOR PLANS
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A1.5	BUILDINGS 2 & 3 THIRD FLOOR PLANS
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A1.7	BUILDINGS 2 & 3 FIFTH FLOOR PLANS
A1.8	BUILDINGS 2 & 3 SIXTH FLOOR PLANS
A1.9	BUILDINGS 2 & 3 SEVENTH FLOOR PLANS
A1.10	BUILDINGS 2 & 3 ROOF PLANS
A2.1	BUILDINGS 2 & 3 EAST ELEVATION STREETSCAPE
A2.2	BUILDINGS 2A ELEVATIONS
A2.2A	BUILDINGS 2B ELEVATIONS
A2.3	BUILDINGS 3 ELEVATIONS
A3.1	BUILDINGS 2 & 3 SITE SECTIONS
A4.1	MASSING MODEL

L1.0 CONCEPT LANDSCAPE PLAN

Bowman
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COVER SHEET
BRADDOCK GATEWAY
CONCEPT PLAN
VIRGINIA
CITY OF ALEXANDRIA



PLAN STATUS	
08/07/15	1ST SUBMISSION
10/16/15	2ND SUBMISSION
12/15/15	FINAL SUBMISSION

DATE	DESCRIPTION
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DAP DESIGN	DAP DRAWN	STL CHKD
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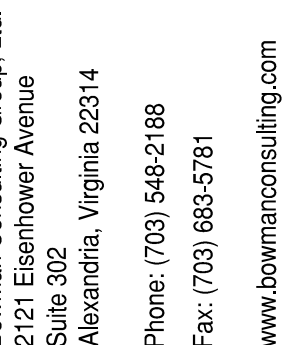
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DATE : DECEMBER 2015

File No. 4101-D-PR-002

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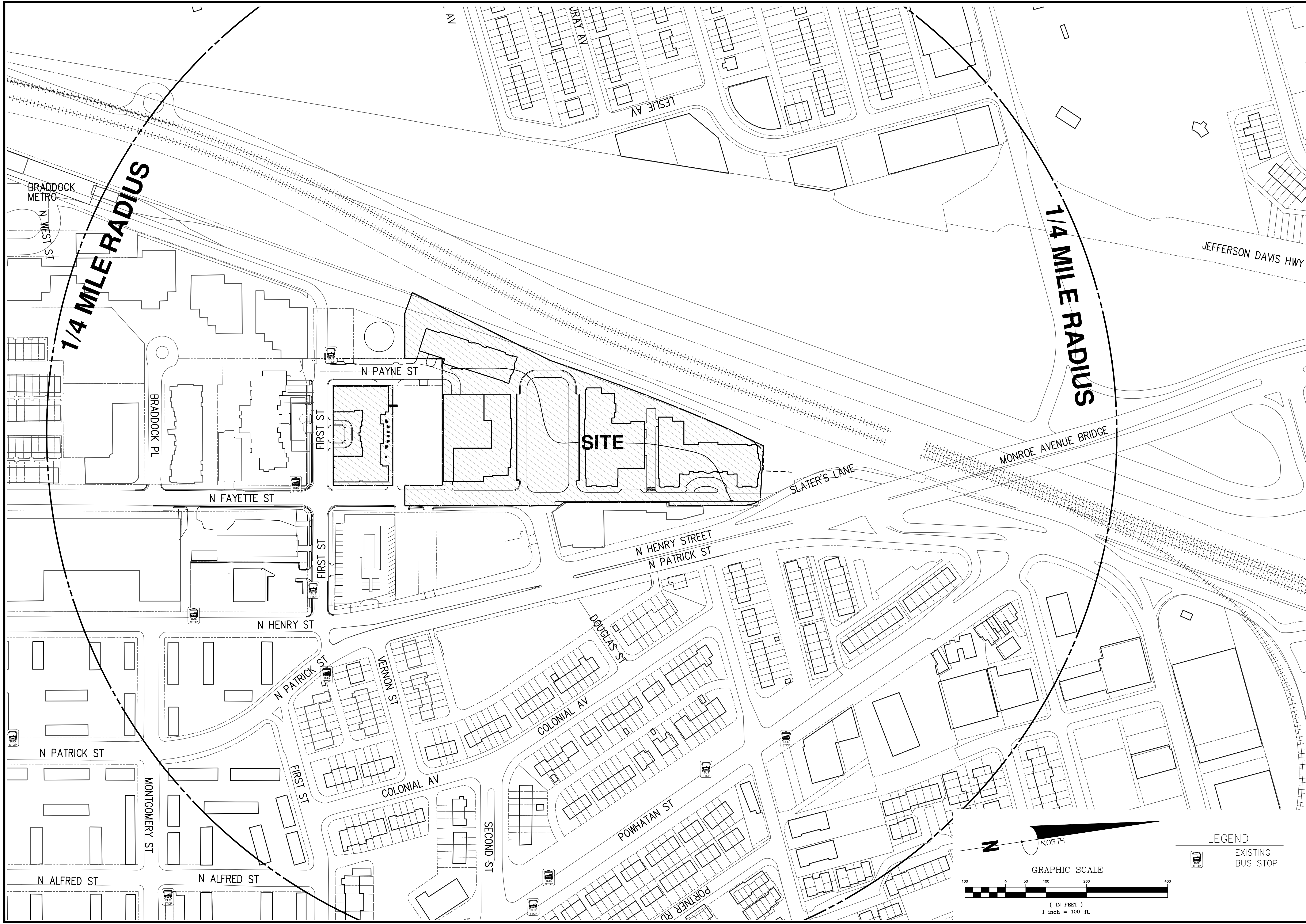
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COMMONWEALTH OF VIRGINIA
STEVEN T. LIAM
Lic. No. 40224
12/15/15
PROFESSIONAL ENGINEER

DATE	DESCRIPTION	
DAP DESIGN	DAP DRAWN	ST CH
SCALE	H: 1"=100' V:	
DB No.	4101-01-C	
DATE :	DECEMBER 2	
E No.	4101-D-PR-	

C3.00



EXISTING SANITARY
SEWER TABULATION

MH(33) TOP = 46.13 30" IN = 15.89 30" OUT = 15.81	MH(34) TOP = 42.98 10" IN = 33.43 10" OUT = 33.36	MH(35) TOP = 44.31 30" INV = 16.16	MH(36) TOP = 41.56 30" INV = 16.61	MH(37) TOP = 44.18 8" OUT = 40.28
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EXISTING STORM SEWER TABULATION

CB (33) TOP = 42.45 12" OUT = 39.35	CB (40) TOP = 45.53 IN = 42.64 12" OUT = 42.53	ES (47) 30" INV = 39.37	CB (58) TOP = 46.02 OUT = 43.57
GI (34) TOP = 41.23 12" IN = 39.23 12" OUT = 38.93	MH (41) TOP = 45.86 12" IN = 42.41 18" IN = 42.41	HW (48) 24"X36" INV = 39.12	CB (59) TOP = 45.36 IN = 40.33
GI (35) TOP = 40.75 12" INV = 38.15	18" OUT = 42.31	HW (49) 24"X36" INV = 38.72	CB (60) TOP = 48.12 OUT = 43.36
GI (36) TOP = 37.62 15" INV = 30.92	MH (42) TOP = 46.21 18" INV = 42.21	ES (50) 24" INV = 38.51	GI (61) TOP = 46.08 IN = 42.88 OUT = 42.86
GI (37) TOP = 38.29 15" IN = 30.59 15" INV = 29.59	MH (43) TOP = 45.12 18" IN = 42.02 24" OUT = 42.00	GI (51) TOP = 58.47 24" INV = 36.97	GI (62) TOP = 46.35 OUT = 43.15
GI (38) TOP = 45.48 8" INV = 42.88	MH (44) TOP = 45.21 24" INV = 40.71	MH (52) TOP = 57.58 INV = 36.88	
MH (39) TOP = 45.73 18" OUT = 43.03	MH (45) TOP = 45.27 24" IN = 40.27 30" OUT = 40.25	MH (53) TOP = 57.80 INV = 35.50	
	CB (46) TOP = 44.37 30" IN = 40.07 30" OUT = 39.57	CB (54) TOP = 46.04 15" INV = 42.08	
		CB (55) TOP = 45.51 15" IN = 41.13 OUT = 41.02	
		CB (56) TOP = 45.81 IN = 41.55 OUT = 41.37	

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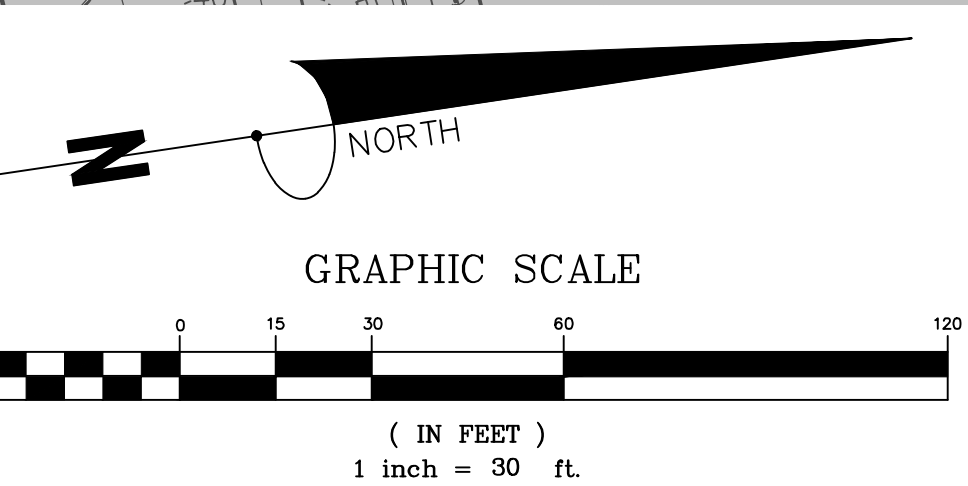
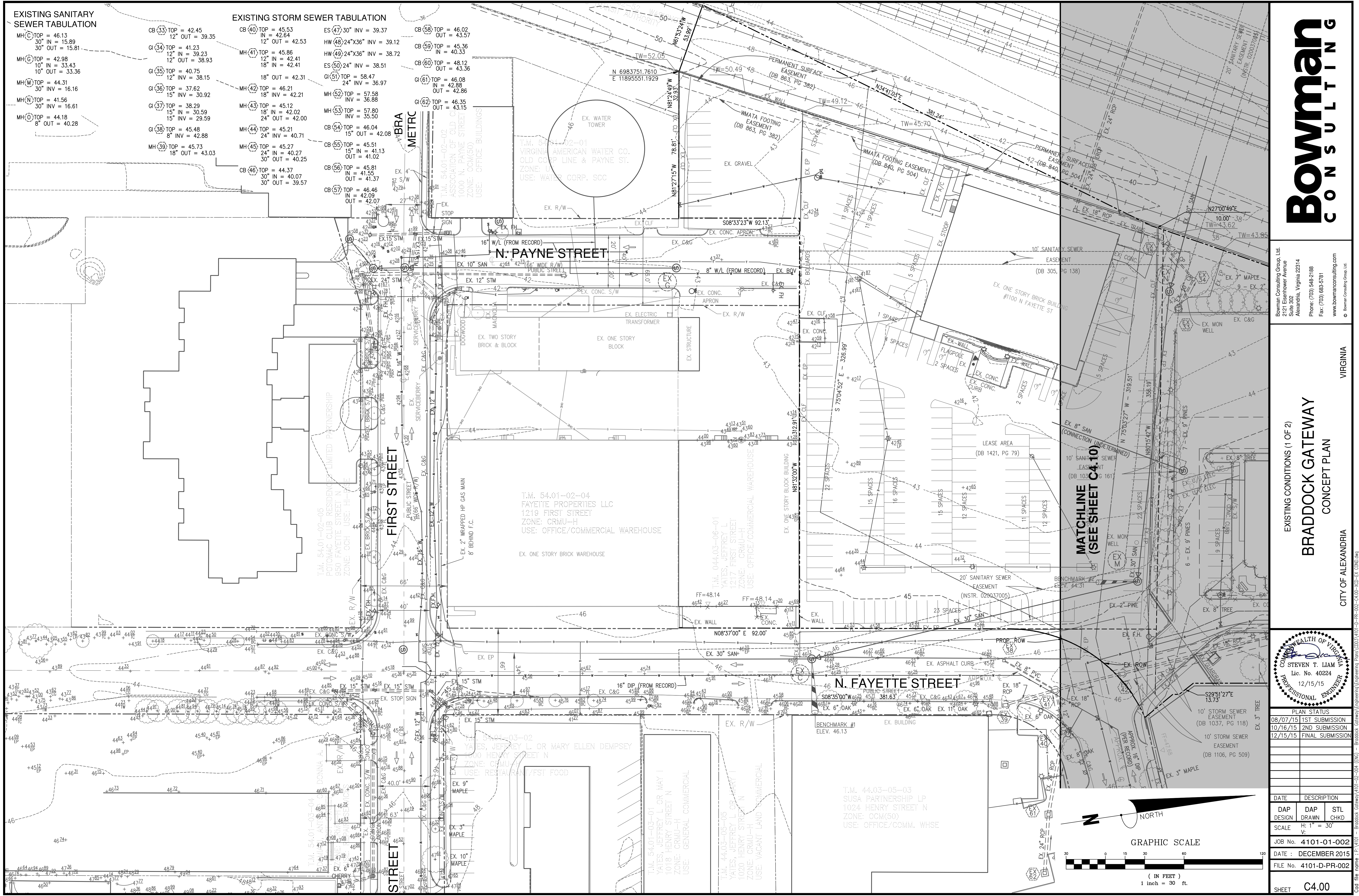
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VIRGINIA

EXISTING CONDITIONS (1 OF 2)
BRADDOCK GATEWAY
CONCEPT PLAN

CITY OF ALEXANDRIA

COMMONWEALTH OF VIRGINIA
STEVEN T. LIAM
Lic. No. 40224
12/15/15
PROFESSIONAL ENGINEER

PLAN STATUS	
08/07/15	1ST SUBMISSION
10/16/15	2ND SUBMISSION
12/15/15	FINAL SUBMISSION

DATE	DESCRIPTION	
DAP DESIGN	DAP DRAWN	STL CHKD
SCALE: H: 1" = 30' V:		
JOB No. 4101-01-002		
DATE : DECEMBER 2015		
FILE No. 4101-D-PR-002		
SHEET C4.00		

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SWM NARRATIVE

PER CITY OF ALEXANDRIA ZONING ORDINANCE ARTICLE XI AND BRADDOCK GATEWAY CDD CONDITIONS, THE DEVELOPMENT STORMWATER CAPACITIES AND OUTFALLS HAVE BEEN ANALYZED FOR ADEQUACY UP TO A MINIMUM OF A 48" PIPE DOWNSTREAM OF EACH OUTFALL. THE SITE CURRENTLY UTILIZES THREE (3) OUTFALLS AND IS A SEPARATED STORM SEWER SYSTEM. THE OUTFALLS LIE TO THE SOUTH, WEST, AND NORTH OF THE SITE.

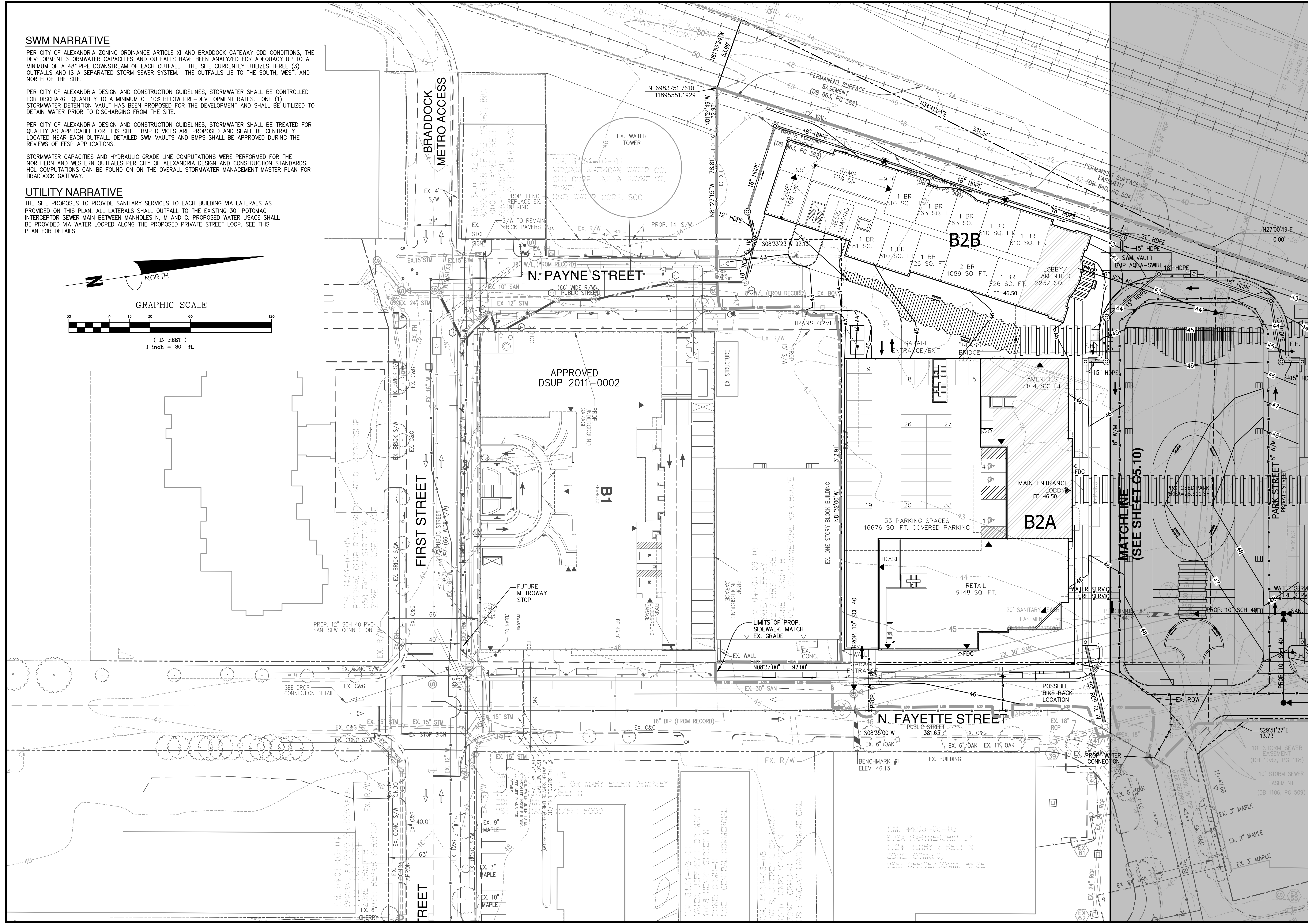
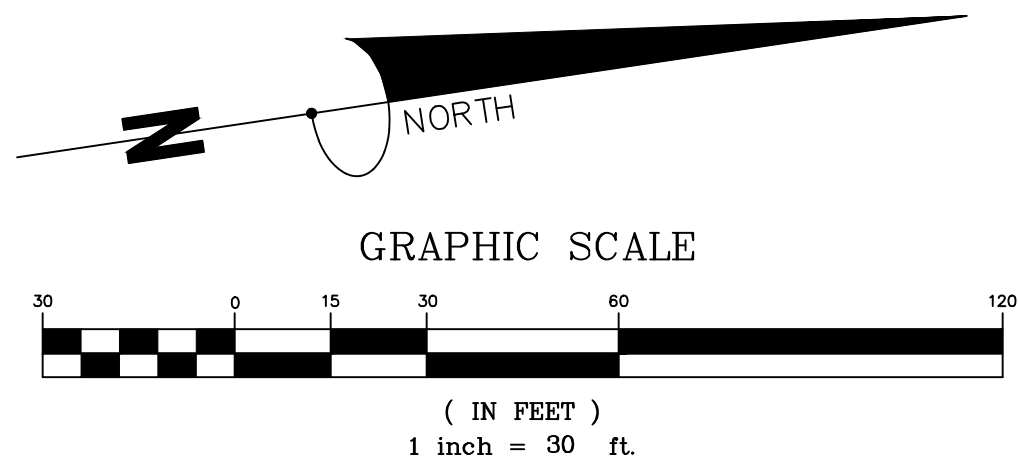
PER CITY OF ALEXANDRIA DESIGN AND CONSTRUCTION GUIDELINES, STORMWATER SHALL BE CONTROLLED FOR DISCHARGE QUANTITY TO A MINIMUM OF 10% BELOW PRE-DEVELOPMENT RATES. ONE (1) STORMWATER DETENTION VAULT HAS BEEN PROPOSED FOR THE DEVELOPMENT AND SHALL BE UTILIZED TO DETAIN WATER PRIOR TO DISCHARGING FROM THE SITE.

PER CITY OF ALEXANDRIA DESIGN AND CONSTRUCTION GUIDELINES, STORMWATER SHALL BE TREATED FOR QUALITY AS APPLICABLE FOR THIS SITE. BMP DEVICES ARE PROPOSED AND SHALL BE CENTRALLY LOCATED NEAR EACH OUTFALL. DETAILED SWM VAULTS AND BMPs SHALL BE APPROVED DURING THE REVIEWS OF FESP APPLICATIONS.

STORMWATER CAPACITIES AND HYDRAULIC GRADE LINE COMPUTATIONS WERE PERFORMED FOR THE NORTHERN AND WESTERN OUTFALLS PER CITY OF ALEXANDRIA DESIGN AND CONSTRUCTION STANDARDS. HGL COMPUTATIONS CAN BE FOUND ON THE OVERALL STORMWATER MANAGEMENT MASTER PLAN FOR BRADDOCK GATEWAY.

UTILITY NARRATIVE

THE SITE PROPOSES TO PROVIDE SANITARY SERVICES TO EACH BUILDING VIA LATERALS AS PROVIDED ON THIS PLAN. ALL LATERALS SHALL OUTFALL TO THE EXISTING 30" POTOMAC INTERCEPTOR SEWER MAIN BETWEEN MANHOLES N, M AND C. PROPOSED WATER USAGE SHALL BE PROVIDED VIA WATER LOOPED ALONG THE PROPOSED PRIVATE STREET LOOP. SEE THIS PLAN FOR DETAILS.



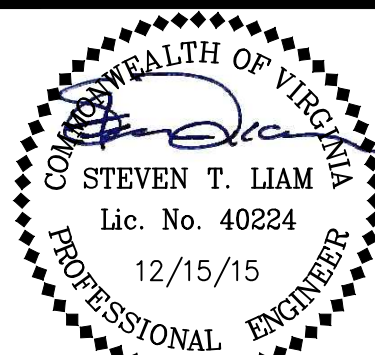
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VIRGINIA

CONCEPT DEVELOPMENT PLAN (1 OF 2)
BRADDOCK GATEWAY
CONCEPT PLAN

CITY OF ALEXANDRIA



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10/16/15	2ND SUBMISSION
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JOB No. 4101-01-002
DATE : DECEMBER 2015
FILE No. 4101-D-PR-002

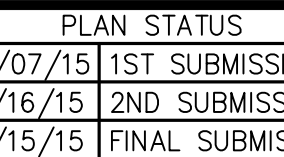
SHEET C5.00

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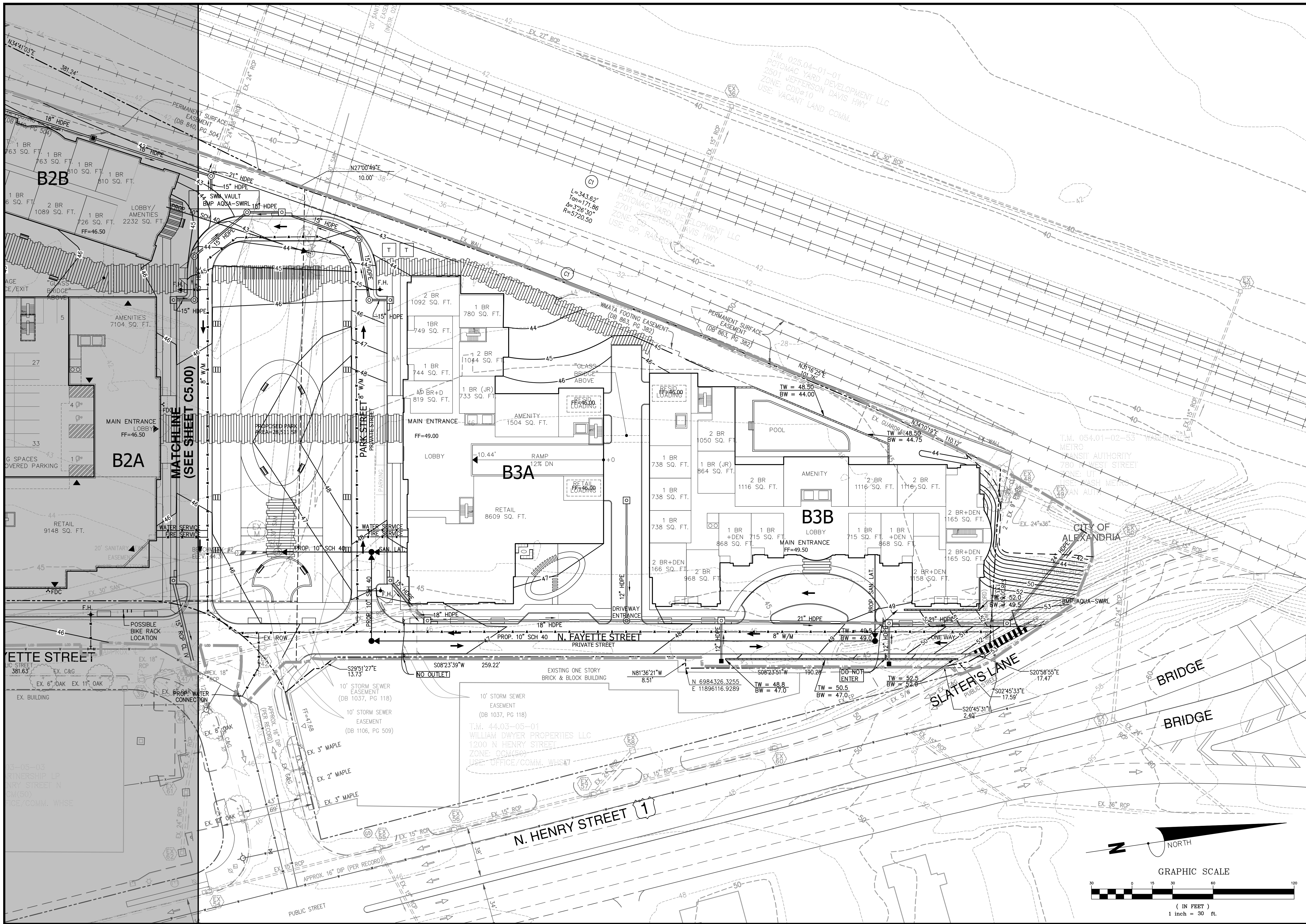
CONCEPT DEVELOPMENT PLAN (2 OF 2)

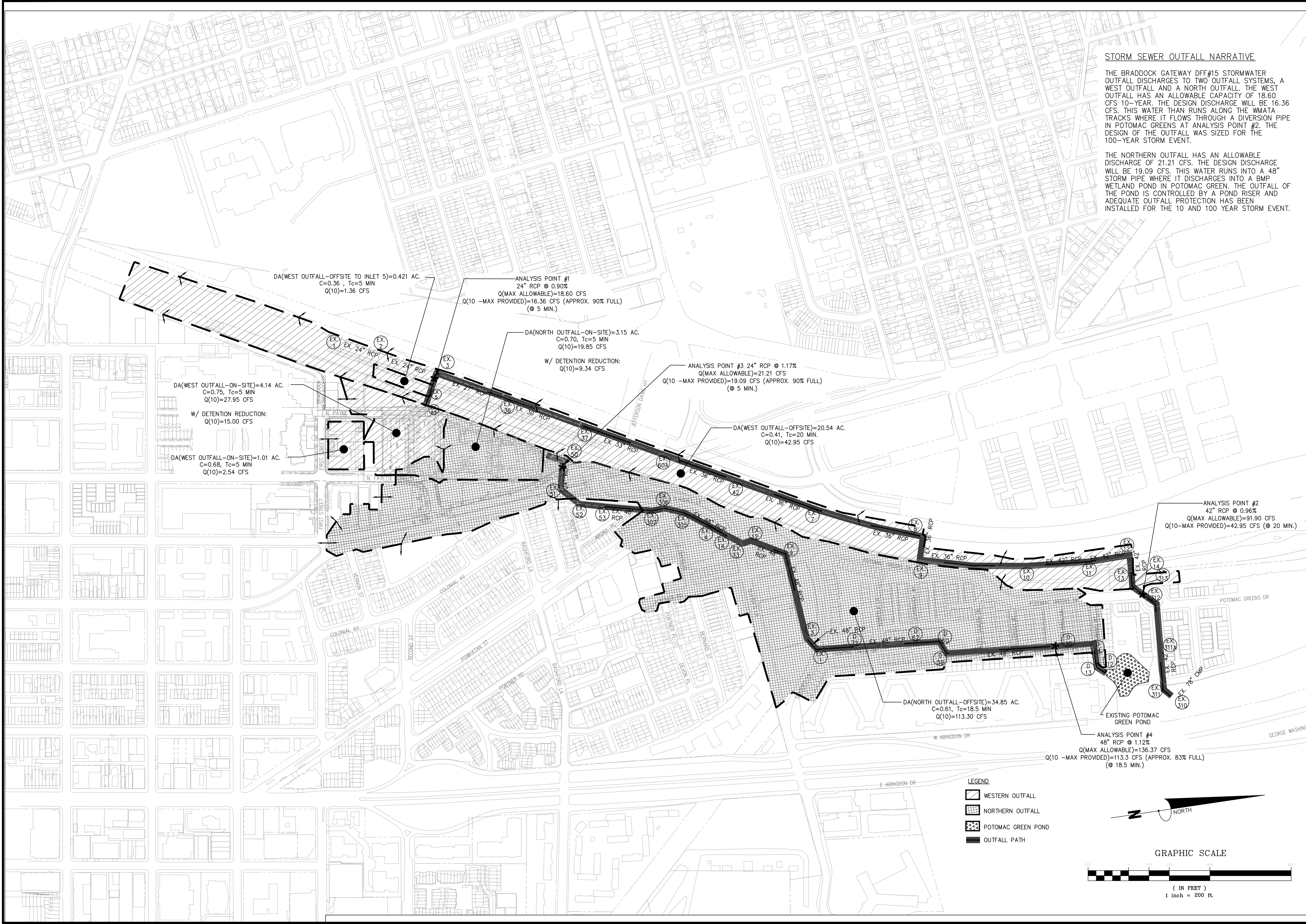
BRADDOCK GATEWAY

CONCEPT PLAN



PB No. 4101-01-0
 DATE : DECEMBER 2
 LE No. 4101-D-PR-





Virginia Runoff Reduction Method ReDevelopment Worksheet - v2.8 - June 2014
To be used w/ 2011 BMP Standards and Specifications
Site Data

Project Name: Braddock Gateway
Date: 10/6/2015

Post-ReDevelopment Project & Land Cover Information

Total Disturbed Acreage 6.70

Constants

Annual Rainfall (inches)	43
Target Rainfall Event (inches)	1.00
Phosphorus EMC (mg/L)	0.26
Target Phosphorus Target Load (lb/acre/yr)	0.41
Pj	0.90

Nitrogen EMC (mg/L) 1.86

Pre-ReDevelopment Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be moved/managed	0.00	0.00	0.00	0.82	0.82
Impervious Cover (acres)	0.00	0.00	0.00	5.88	5.88
Total					6.70

Post-ReDevelopment Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be moved/managed	0.00	0.00	0.00	1.98	1.98
Impervious Cover (acres)	0.00	0.00	0.00	4.72	4.72
Total					6.70

Area Check

Okay Okay Okay Okay

Rv Coefficients

	A soils	B Soils	C Soils	D Soils
Forest/Open Space	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

Land Cover Summary
Pre-ReDevelopment

Listed

Adjusted¹

Forest/Open Space Cover (acres)	0.00	0.00
Composite Rv(forest)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	0.82	0.82
Composite Rv(turf)	0.25	0.25
% Managed Turf	12%	12%
Impervious Cover (acres)	5.88	5.88
Rv(impervious)	0.95	0.95
% Impervious	88%	88%
Total Site Area (acres)	6.70	6.70
Site Rv	0.86	0.86

Land Cover Summary
Post-ReDevelopment

Forest/Open Space Cover (acres)	0.00
Composite Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	1.98
Composite Rv(turf)	0.25
% Managed Turf	30%
ReDev. Impervious Cover (acres)	4.72
Rv(impervious)	0.95
% Impervious	70%
Total ReDev. Site Area (acres)	6.70
ReDev. Site Rv	0.74

Land Cover Summary
Post-ReDevelopment New Impervious

Post-ReDevelopment New Impervious

New Impervious Cover (acres)	0.00
Rv(impervious)	0.95
% Impervious	Check Area
Total New Dev. Site Area (acres)	0.00
New Dev. Site Rv	0.95
Post-Development Treatment Volume (acre-ft)	0.0000
Post-Development Treatment Volume (cubic feet)	0
Post-Development Load (TP) (lb/yr)	0.00

¹Adjusted Land Cover Summary reflects the pre redevelopment land cover minus the pervious land cover (forest/open space or managed turf) acreage proposed for new impervious cover. The adjusted total acreage is consistent with the Post Redevelopment acreage (minus the acreage of new impervious cover). The load reduction requirement for the new impervious cover to meet the new development load limit is computed in Column I.

Maximum % Reduction Required Below Pre-ReDevelopment Load 20%

TP Load Reduction Required for Redeveloped Area (lb/yr) 0.79

Total Load Reduction Required (lb/yr) 0.79

Pre-Development Load (TN) (lb/yr) 94.49

Post-Development Load (TN) (lb/yr) 81.24

Drainage Area A

Drainage Area A Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be moved/managed	0.00	0.00	0.00	1.98	1.98	0.25
Impervious Cover (acres)	0.00	0.00	0.00	4.72	4.72	0.95
Total					6.70	

Credit	Unit	Description of Credit	Credit	Credit Area (acres)	Volume from Upstream RR Practice (cf)	Runoff Reduction (cf)	Remaining Runoff Volume (cf)	Phosphorus Efficiency (%)	Phosphorus Load from Upstream RR Practices (lbs)	Untreated Phosphorus Load to Practice (lbs.)	Phosphorus Removed By Practice (lbs.)	Remaining Phosphorus Load (lbs.)	Downstream Treatment to be Employed
1. Vegetated Roof													
1.a. Vegetated Roof #1 (Spec #5)	acres of green roof	45% runoff volume reduction	0.45	0.50	0	776	948	0	0.00	1.08	0.49	0.60	
1.b. Vegetated Roof #2 (Spec #5)	acres of green roof	60% runoff volume reduction	0.60	0.25	0	517	345	0	0.00	0.54	0.32	0.22	

Phosphorous

TOTAL PHOSPHOROUS LOAD REDUCTION REQUIRED (LB/YEAR)	0.79
Runoff Reduction (cf)	1293
PHOSPHOROUS LOAD REDUCTION ACHIEVED (LB/YR)	0.81
ADJUSTED POST-DEVELOPMENT PHOSPHOROUS LOAD (TP) (lb/yr)	10.54
REMAINING PHOSPHOROUS LOAD REDUCTION (LB/YR) NEEDED	CONGRATULATIONS!! YOU EXCEEDED THE TARGET REDUCTION BY 0 LB/YEAR!!



Site Data Summary

Total Rainfall = 43 inches

Site Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.00	0.00	0.00	1.98	1.98	29.55
Impervious (acres)	0.00	0.00	0.00	4.72	4.72	70.45
Total					6.70	100.00

Site Rv	0.74
Post Development Treatment Volume (ft ³)	18074
Post Development TP Load (lb/yr)	11.36
Post Development TN Load (lb/yr)	81.24
Total TP Load Reduction Required (lb/yr)	0.79

Total Runoff Volume Reduction (ft ³)	1293
Total TP Load Reduction Achieved (lb/yr)	1
Total TN Load Reduction Achieved (lb/yr)	5.81
Adjusted Post Development TP Load (lb/yr)	10.54
Remaining Phosphorous Load Reduction (Lb/yr) Required	0.00

SWM/BMP NARRATIVE:

STORMWATER QUANTITY CONTROL WILL BE HANDLED BY COLLECTING RUNOFF FROM STREETS AND BUILDING ROOFTOPS AND CONVEYING TO A DETENTION VAULT. STORMWATER QUALITY SHALL BE ACHIEVED BY UTILIZING GREEN ROOF AND HYDRODYNAMIC DEVICES TO TREAT WATER. SEE SHEET C5.20 FOR ADEQUATE OUTFALL.

ALEXANDRIA WATER QUALITY VOLUME DEFAULT

WQv = 1815 X IMPERVIOUS AREA (AC.) (0.50 INCH DEPTH)
REQUIRED WQv = 1815 X 4.72 = 8,566.80 CF
PROPOSED VAULT = 1440 SF X 6' = 8,640.00 CF
PROVIDED WQv = 8,640.00 CF

PRE-DEVELOPMENT WATER QUANTITY COMPUTATIONS

$$Q = C_w \times I \times A \quad C = \frac{(0.82 \times 0.3) + (5.88 \times 0.9)}{6.70}$$
$$C = 0.83$$

$$Q_{2PRE} = (0.83 \times 6.2 \times 6.70 \text{ Ac.}) = 34.48 \text{ CFS}$$

$$Q_{0PRE} = (0.83 \times 9.0 \times 6.70 \text{ Ac.}) = 50.05 \text{ CFS}$$

POST-DEVELOPMENT WATER QUANTITY COMPUTATIONS

$$Q = C_w \times I \times A \quad C = \frac{(1.98 \times 0.3) + (4.72 \times 0.9)}{6.70}$$
$$C = 0.72$$

$$Q_{2POST} = (0.72 \times 6.2 \times 6.70 \text{ Ac.}) = 29.91 \text{ CFS}$$

$$Q_{0POST} = (0.72 \times 9.0 \times 6.70 \text{ Ac.}) = 43.42 \text{ CFS}$$

CHANNEL PROTECTION

$$Q_2 = 34.48 \text{ CFS} > 29.91 \text{ CFS}$$

FLOOD PROTECTION

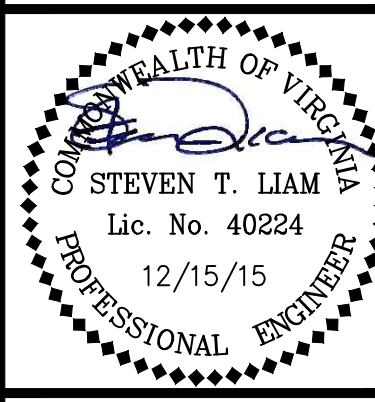
$$Q_{0e} = 50.05 \text{ CFS} > 43.42 \text{ CFS}$$

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VIRGINIA RUNOFF REDUCTION METHOD
BRADDOCK GATEWAY
CONCEPT PLAN

CITY OF ALEXANDRIA



PLAN STATUS	
08/07/15	1ST SUBMISSION
10/16/15	2ND SUBMISSION
12/15/15	FINAL SUBMISSION

DATE	DESCRIPTION
DAP DESIGN	DAP DRAWN
SCALE	H: N/A
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JOB No.	4101-01-002
DATE	DECEMBER 2015
FILE No.	4101-D-PR-002
SHEET	C5.30

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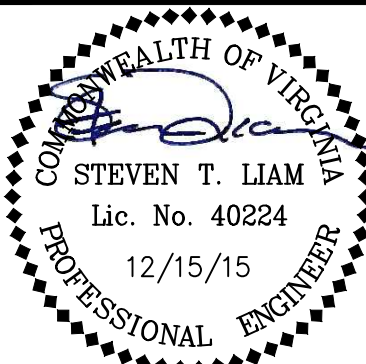
DIMENSION PLAN (2 OF 2)

BRADDOCK GATEWAY

CONCEPT PLAN

CITY OF ALEXANDRIA

VIRGINIA



PLAN STATUS	
08/07/15	1ST SUBMISSION
0/16/15	2ND SUBMISSION
2/15/15	FINAL SUBMISSIO

DATE	DESCRIPTION	
DAP DESIGN	DAP DRAWN	STL CHKD
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JOB No. 4101-01-002

DATE : DECEMBER 2015

FILE No. 4101-D-PR-002

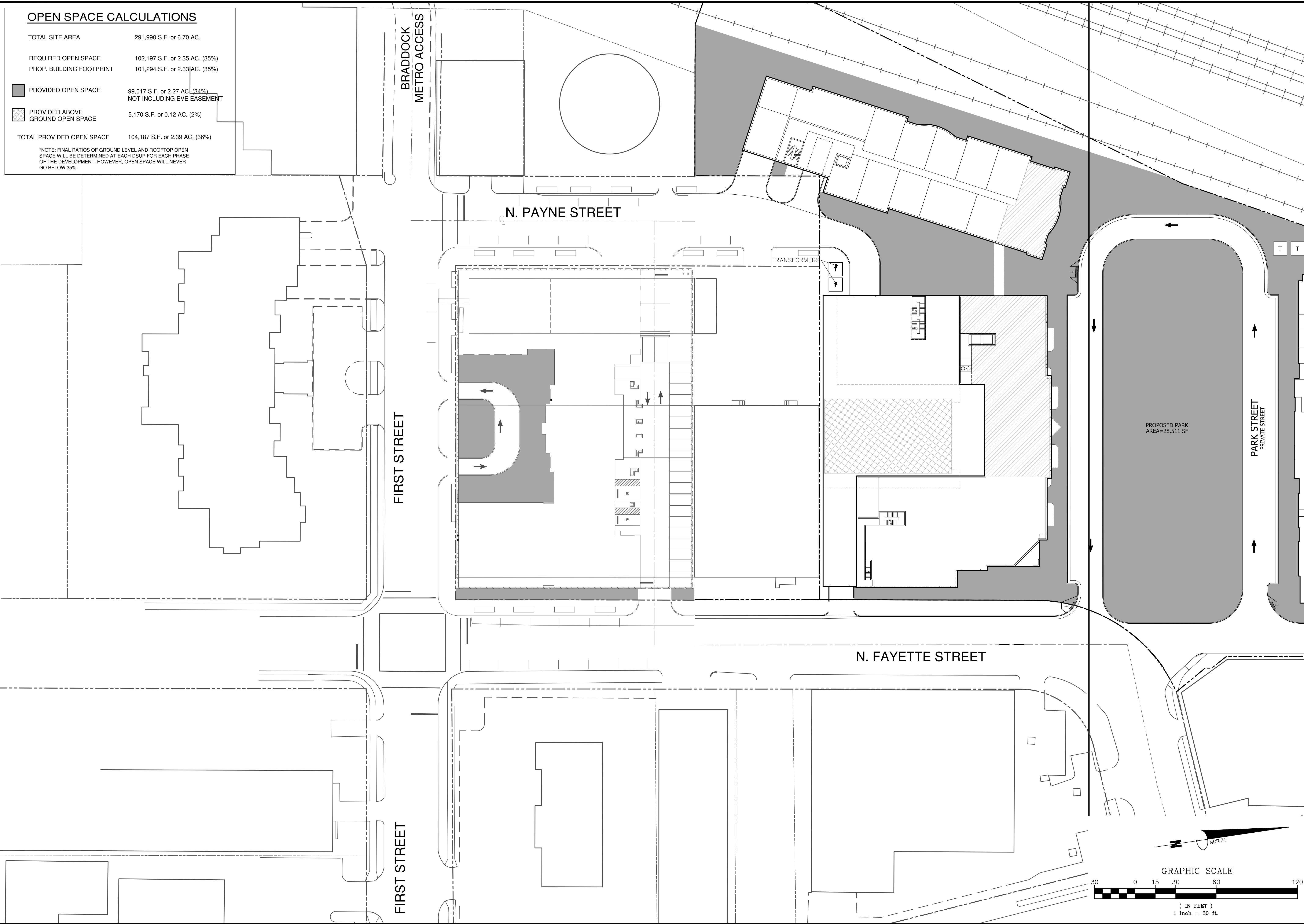
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OPEN SPACE CALCULATIONS

TOTAL SITE AREA	291,990 S.F. or 6.70 AC.
REQUIRED OPEN SPACE	102,197 S.F. or 2.35 AC. (35%)
PROP. BUILDING FOOTPRINT	101,294 S.F. or 2.33 AC. (35%)
PROVIDED OPEN SPACE	99,017 S.F. or 2.27 AC. (34%) NOT INCLUDING EVE EASEMENT
PROVIDED ABOVE GROUND OPEN SPACE	5,170 S.F. or 0.12 AC. (2%)
TOTAL PROVIDED OPEN SPACE	104,187 S.F. or 2.39 AC. (36%)

*NOTE: FINAL RATIOS OF GROUND LEVEL AND ROOFTOP OPEN SPACE WILL BE DETERMINED AT EACH DSUP FOR EACH PHASE OF THE DEVELOPMENT, HOWEVER, OPEN SPACE WILL NEVER GO BELOW 35%.



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OPEN SPACE PLAN (1 OF 2)
BRADDOCK GATEWAY
CONCEPT PLAN
CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA
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Lic. No. 40224
12/15/15
PROFESSIONAL ENGINEER

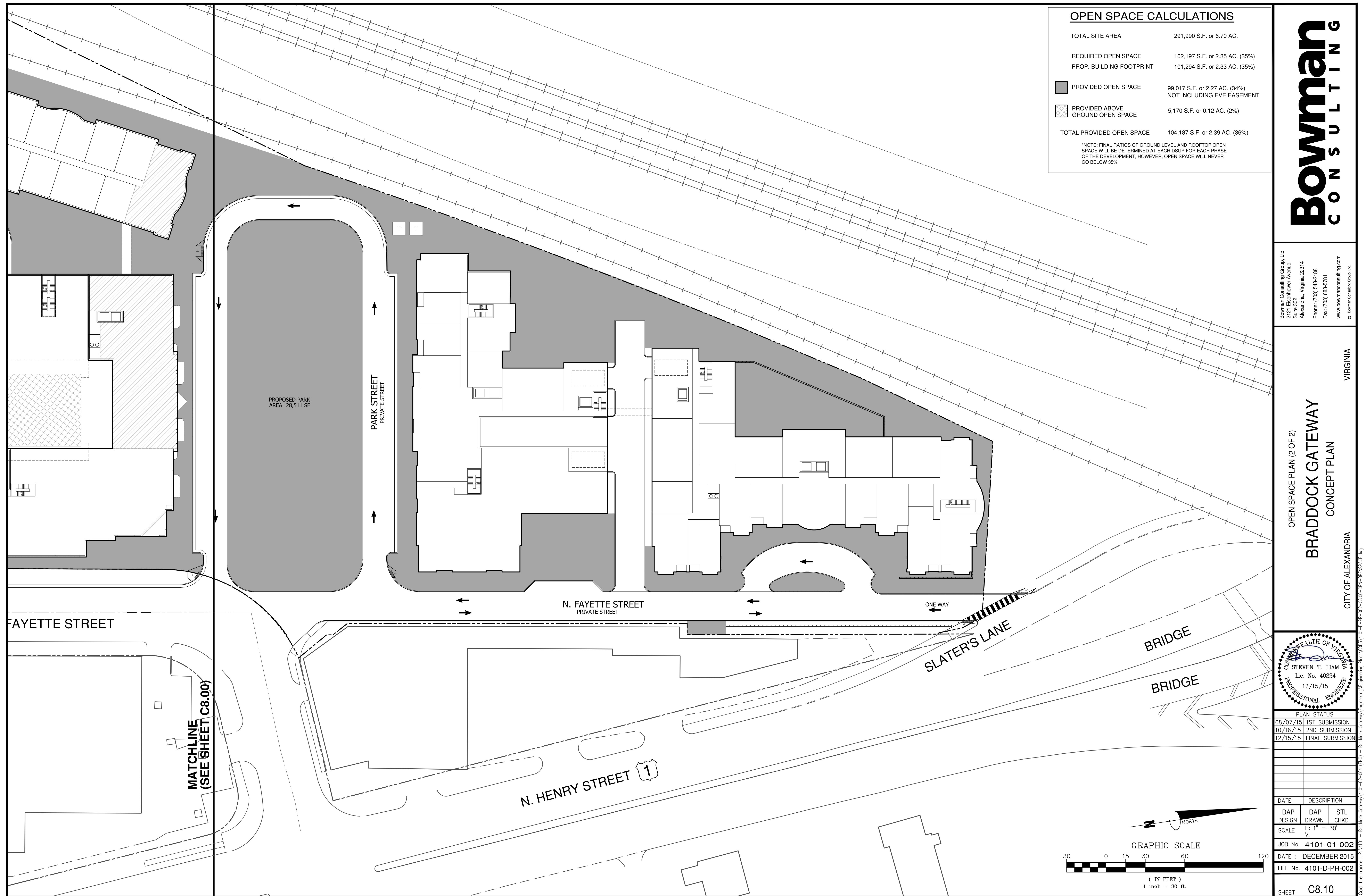
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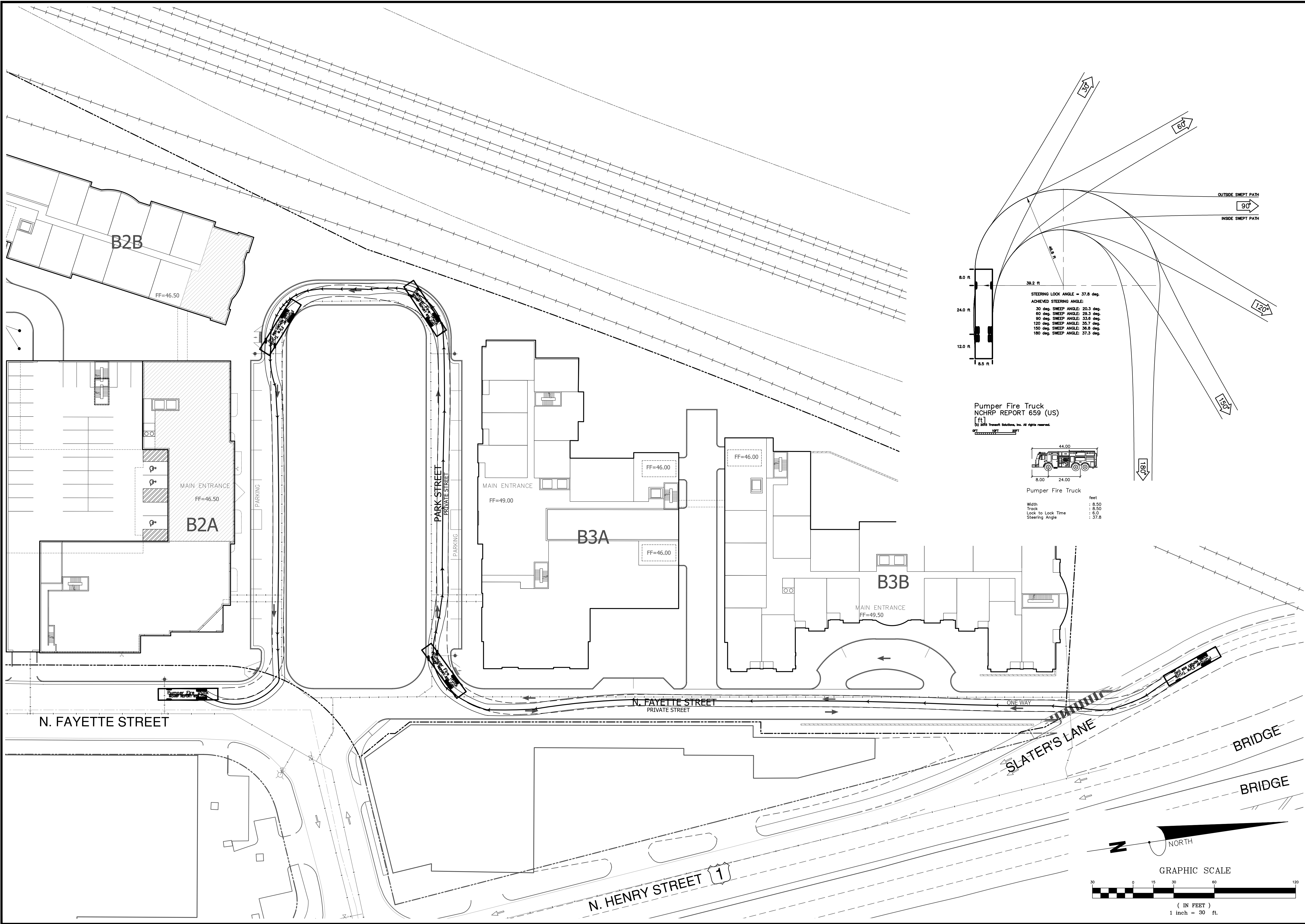
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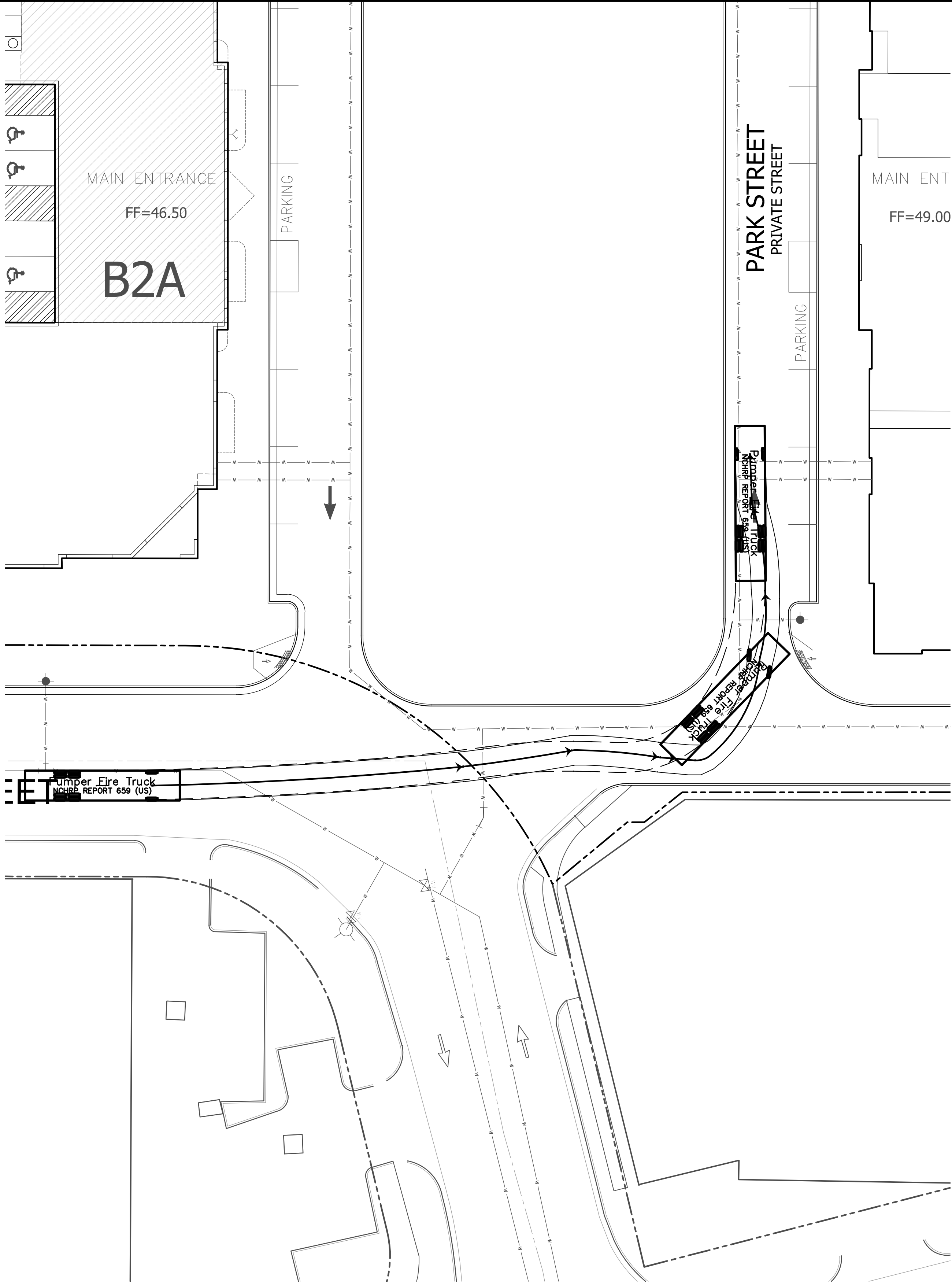
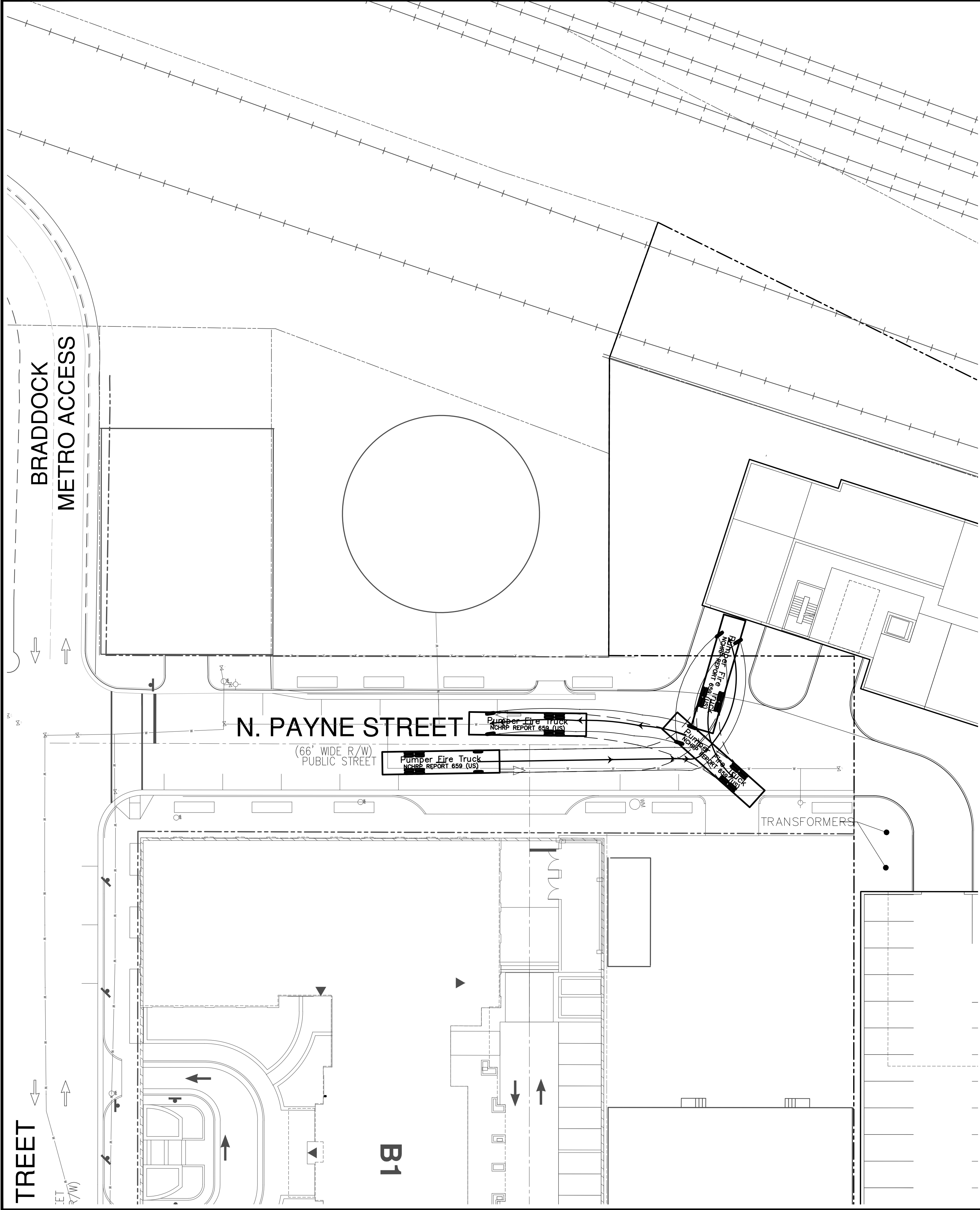
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DATE :	DECEMBER 2015
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SHEET C8.00

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**NOTE: SEE SHEET C9.00
FOR FIRE TRUCK PROFILES AND DIMENSIONS**

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

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TRUCK TURNING MOVEMENT PLAN (2 OF 3)
BRADDOCK GATEWAY
CONCEPT PLAN

CITY OF ALEXANDRIA

VIRGINIA

PLAN STATUS

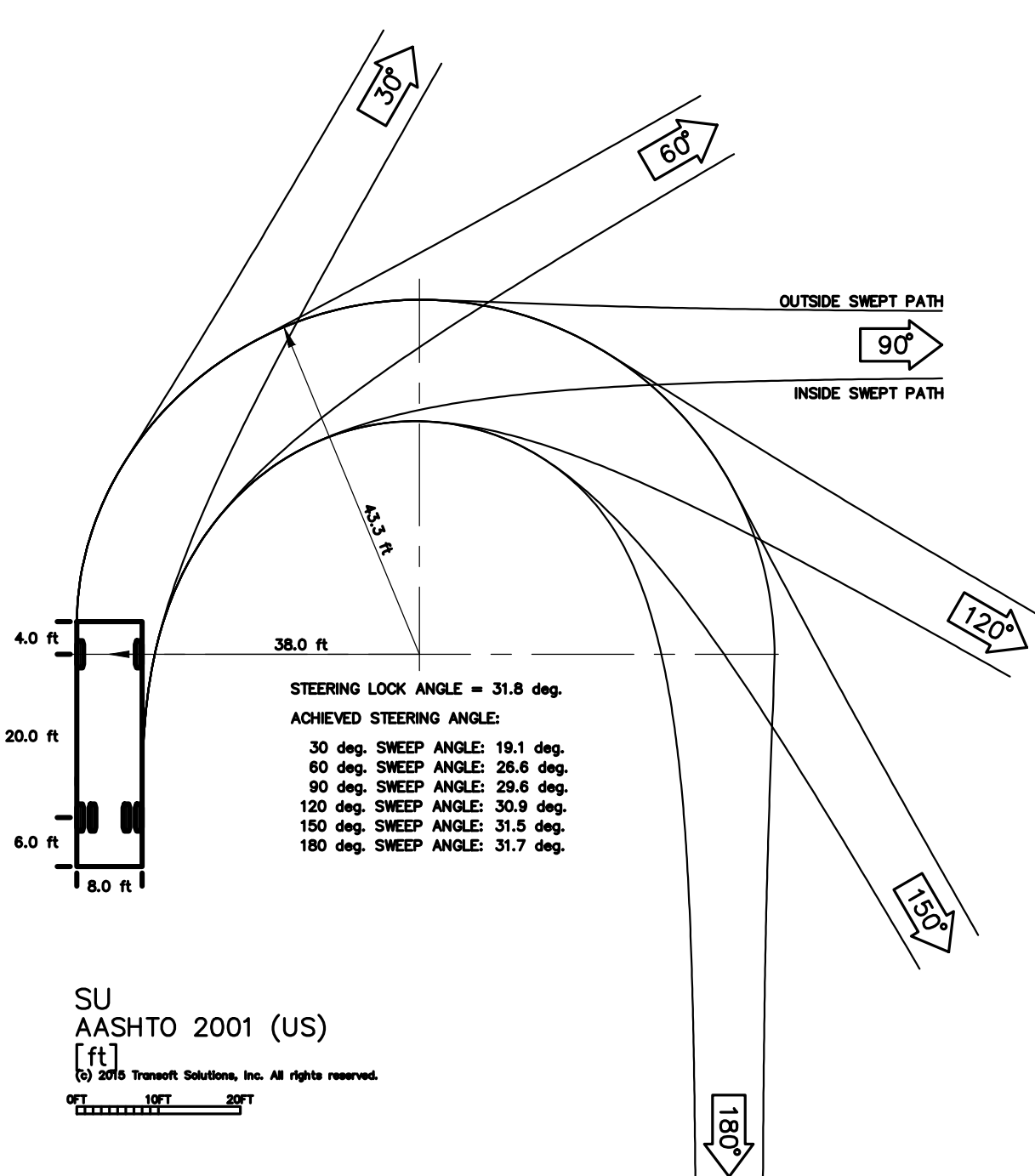
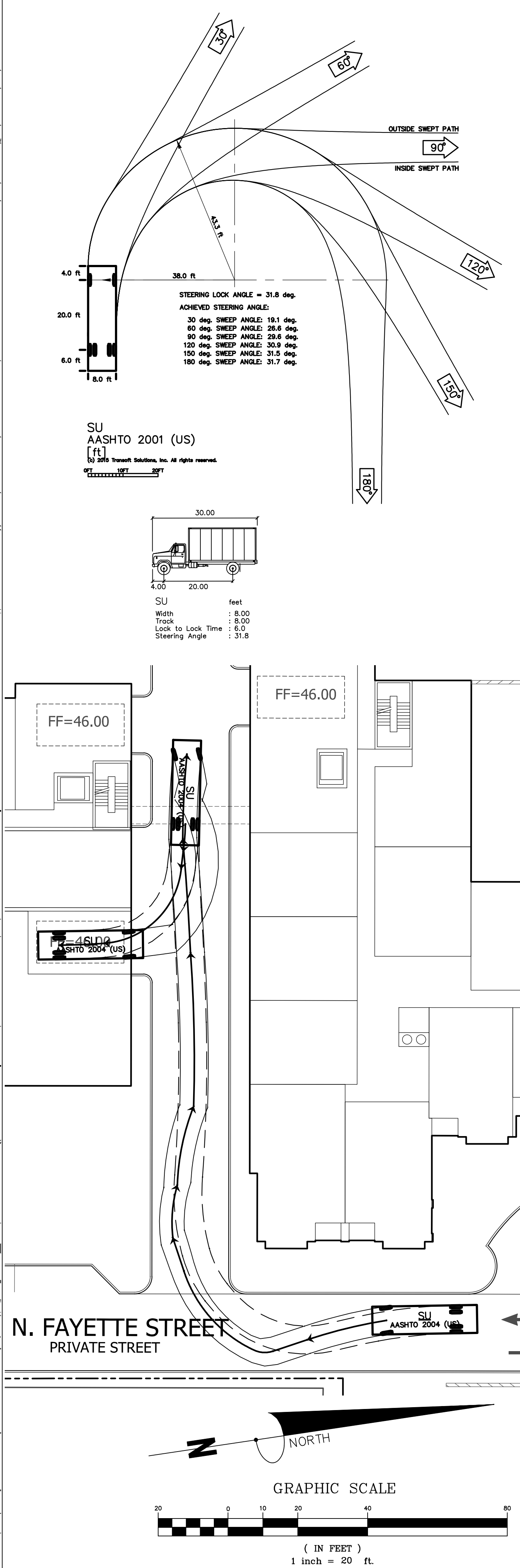
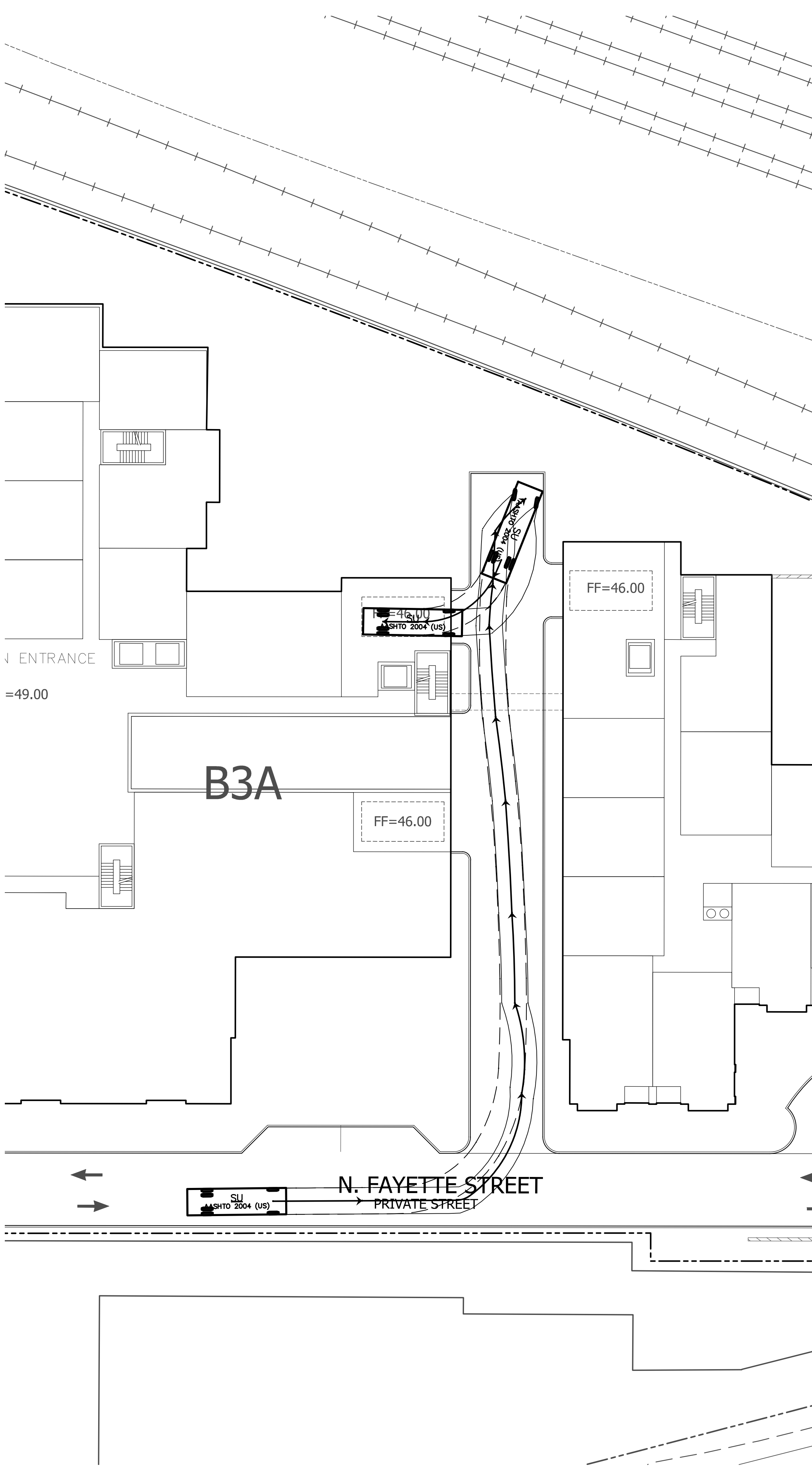
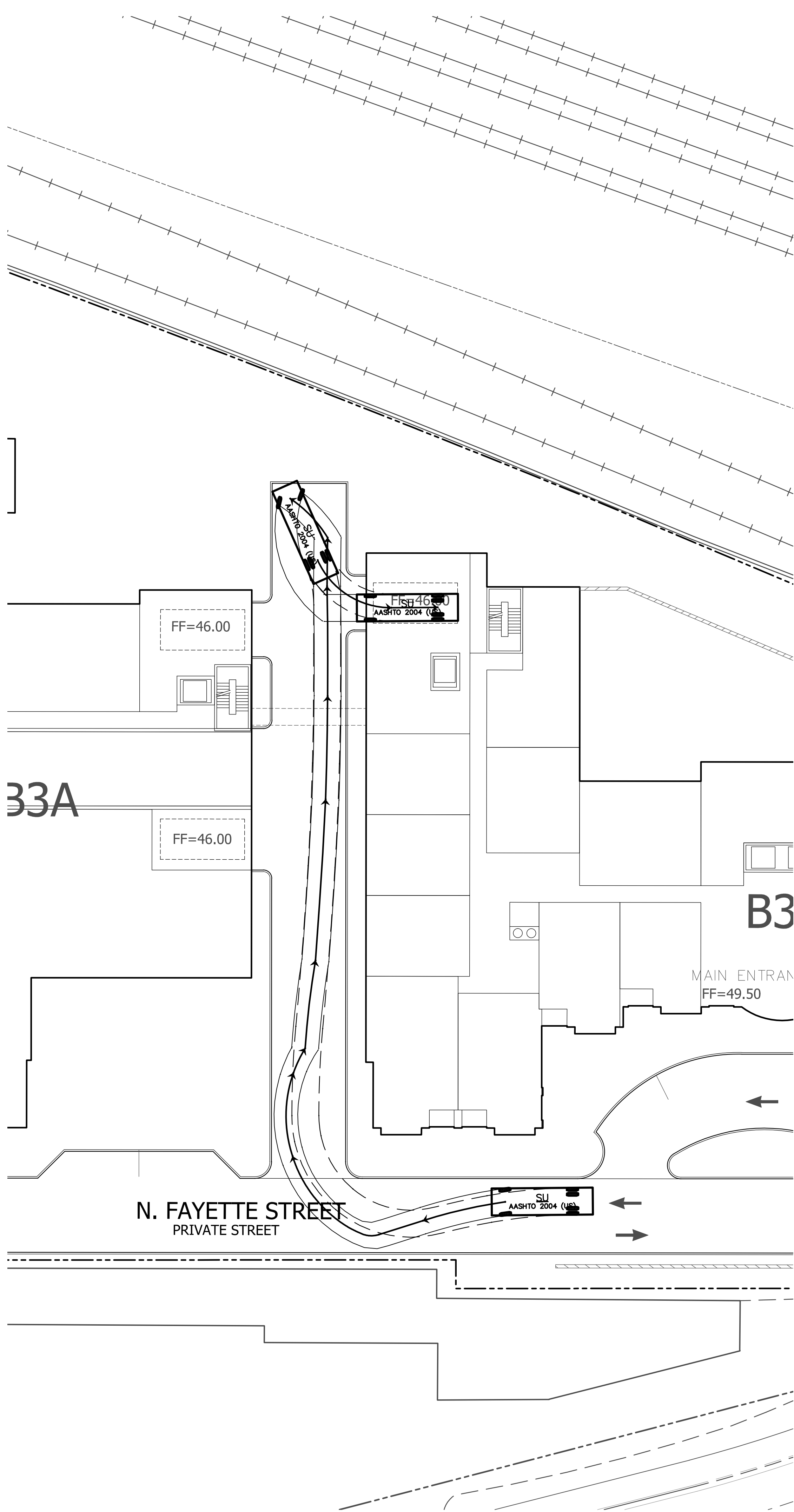
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12/15/15	FINAL SUBMISSION

DATE	DESCRIPTION
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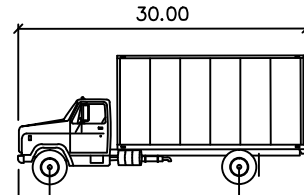
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SHEET C9.10

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TRUCK TURNING MOVEMENT PLAN (3 OF 3)
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CITY OF ALEXANDRIA
VIRGINIA

COMMONWEALTH OF VIRGINIA
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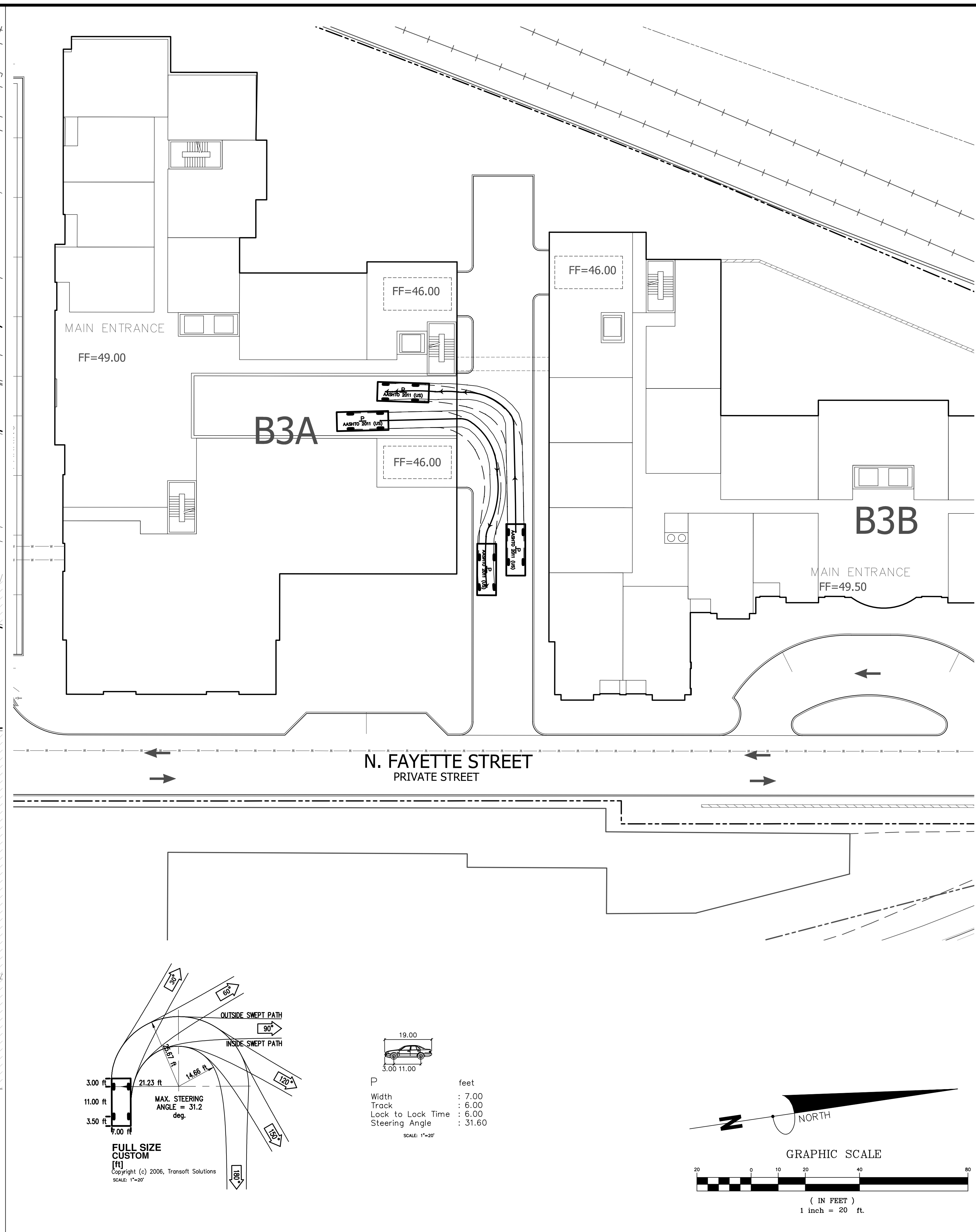
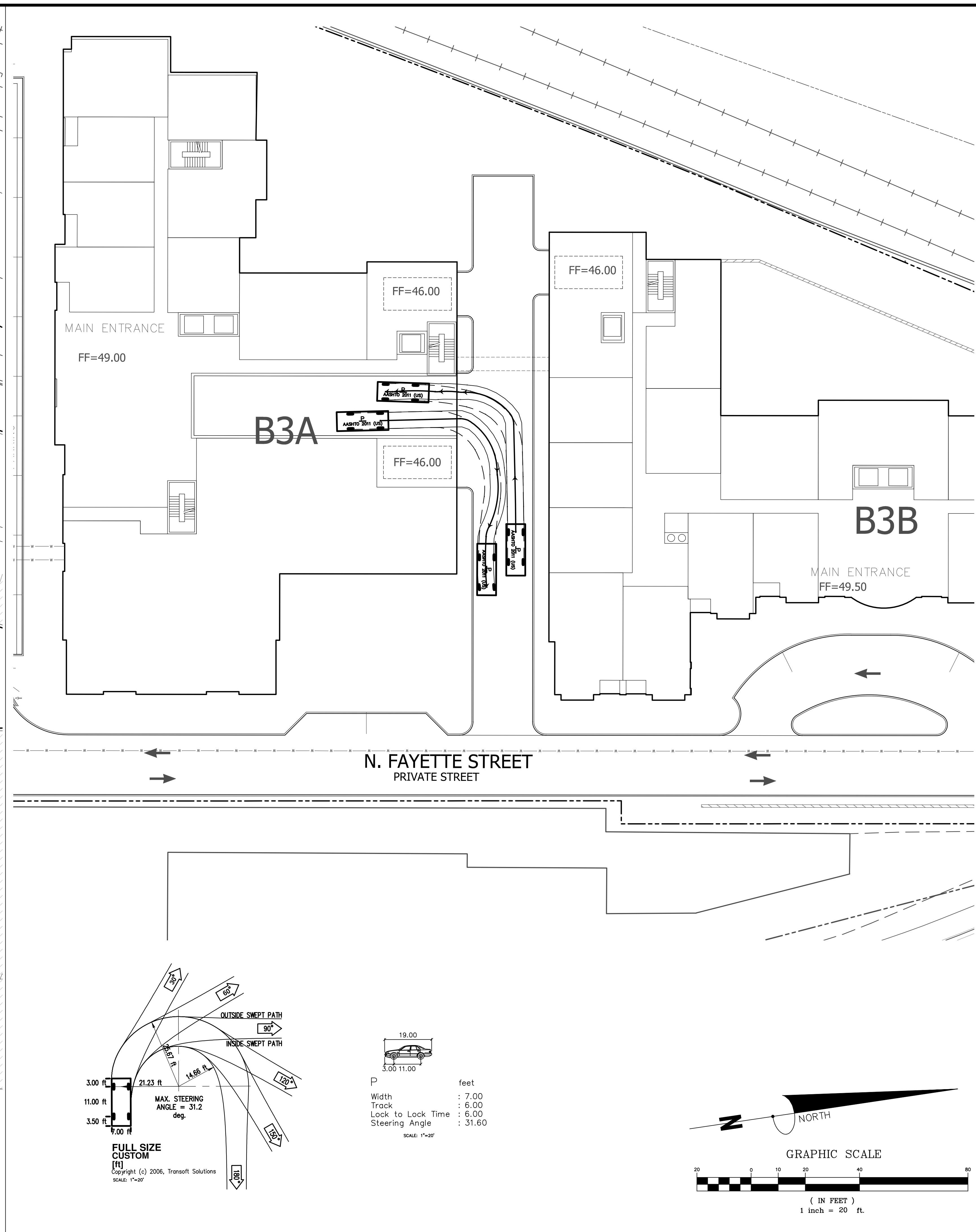
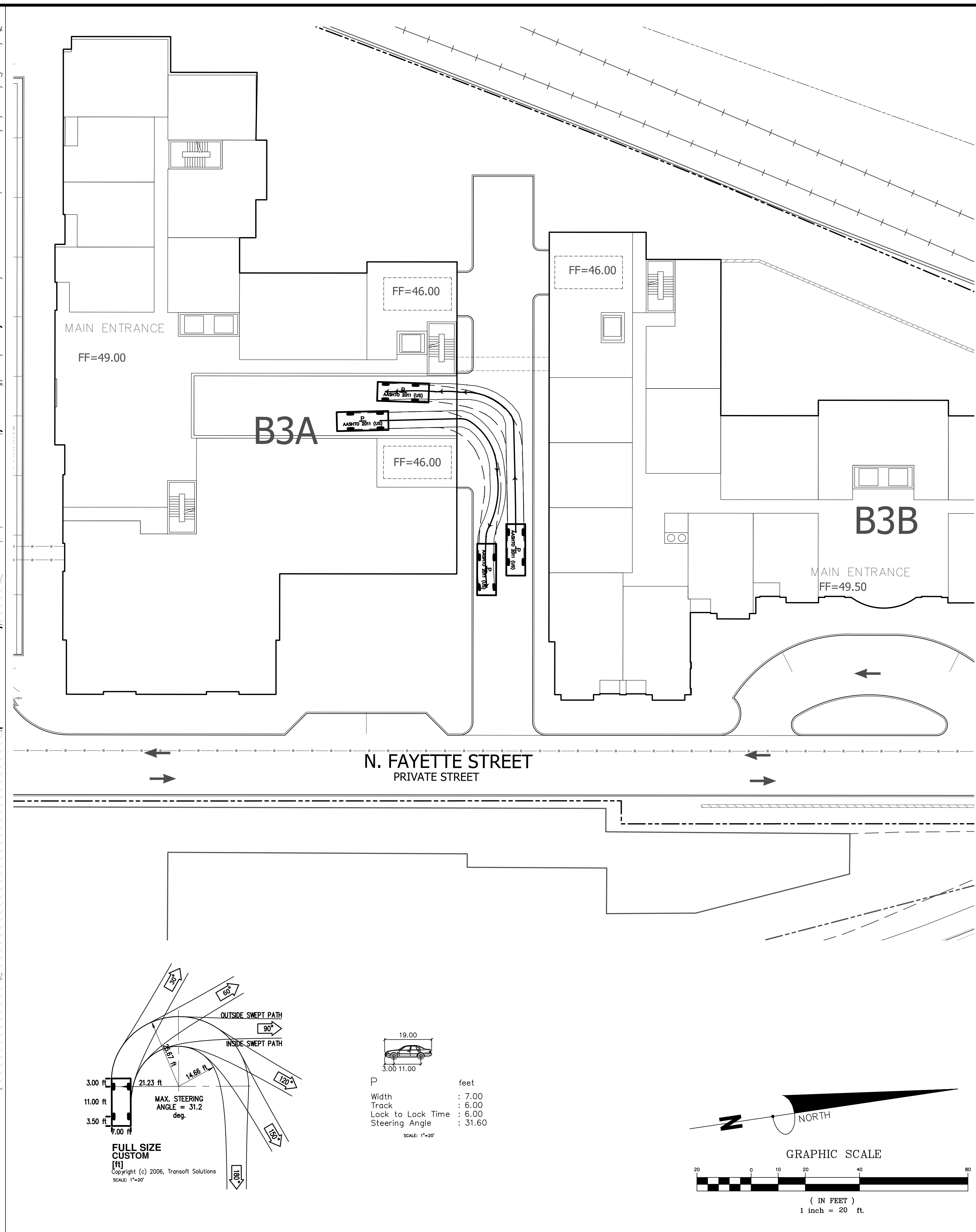
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JOB No. 4101-01-002
DATE : DECEMBER 2015
FILE No. 4101-D-PR-002

SHEET C9.20

Cad file name : P:\4101 - Braddock Gateway\Engineering\Drawings\4101-D-PR-002-03-00-461-TRUCK TURNING.dwg



TREE INVENTORY

The Gateway, Alexandria, VA

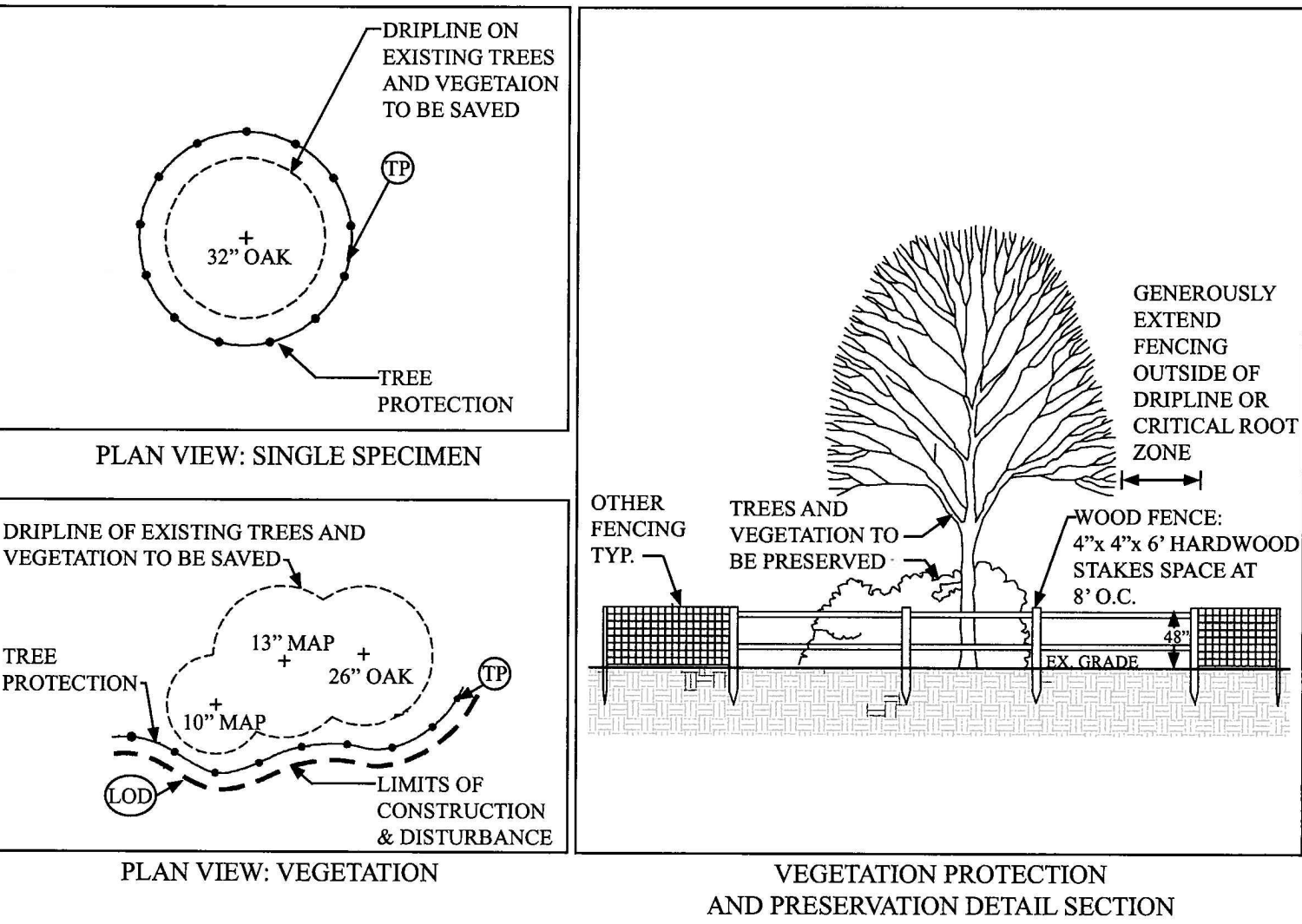
Date of site visit (s): February 26, 2011

Certified Arbonst: Gregg D. Eberly, MA-4616A

Tree #	Botanic Name	Common Name	Caliper (DBH)	Condition Rating	Species Rating	Preserve/ Remove
1	Quercus phellos	Willow Oak	11	0.72	0.7	Preserve
2	Quercus phellos	Willow Oak	9	0.72	0.7	Preserve
3	Quercus phellos	Willow Oak	13	0.72	0.7	Preserve
4	Quercus phellos	Willow Oak	9	0.72	0.7	Preserve
5	Catalpa speciosa	Northern Catalpa	22	0.6	0.5	Remove
6	Pyrus calleryana	Bradford Pear	12	0.72	0.4	Remove
7	Pyrus calleryana	Bradford Pear	10	0.72	0.4	Remove
8	Pyrus calleryana	Bradford Pear	9	0.68	0.4	Remove
9	Pyrus calleryana	Bradford Pear	11	0.72	0.4	Remove
10	Pyrus calleryana	Bradford Pear	9	0.72	0.4	Remove
11	Pyrus calleryana	Bradford Pear	12	0.72	0.4	Remove
12	Pyrus calleryana	Bradford Pear	9	0.72	0.4	Remove
13	Pyrus calleryana	Bradford Pear	10	0.72	0.4	Remove
14	Pyrus calleryana	Bradford Pear	10	0.72	0.4	Remove
15	Pyrus calleryana	Bradford Pear	8	0.6	0.4	Remove
16	Pyrus calleryana	Bradford Pear	10	0.72	0.4	Remove
17	Pyrus calleryana	Bradford Pear	9	0.48	0.4	Remove
18	Pyrus calleryana	Bradford Pear	8	0.48	0.4	Remove
19	Ulmus americana	American Elm	8	0.68	0.6	Remove
20	Gleditsia tnacanthos	Honey Locust	8	0.48	0.6	Preserve
21	Gleditsia tnacanthos	Honey Locust	30	0.6	0.6	Preserve
22	Gleditsia tnacanthos	Honey Locust	8	0.6	0.6	Preserve
23	Gleditsia tnacanthos	Honey Locust	5	0.6	0.6	Preserve
24	Gleditsia tnacanthos	Honey Locust	8	0.6	0.6	Preserve
25	Ulmus americana	American Elm	10	0.64	0.6	Remove
26	Acer rubrum	Red Maple	10	0.6	0.7	Remove
27	Acer rubrum	Red Maple	18	0.64	0.7	Remove
28	Ulmus americana	American Elm	12	0.6	0.6	Remove
29	Pinus strobus	White Pine	16	0.52	0.5	Preserve
30	Pinus strobus	White Pine	16	0.64	0.5	Preserve
31	Pinus strobus	White Pine	12	0.68	0.5	Preserve
32	Quercus rubra	Red Oak	16	0.72	0.7	Remove
33	Pyrus calleryana	Bradford Pear	6	0.68	0.4	Remove
34	Juniperus virginiana	Eastern Redcedar	4	0.72	0.7	Remove
35	Juniperus virginiana	Eastern Redcedar	4	0.72	0.7	Remove
36	Juniperus virginiana	Eastern Redcedar	8	0.72	0.7	Remove
37	Juniperus virginiana	Eastern Redcedar	4	0.52	0.7	Remove
38	Juniperus virginiana	Eastern Redcedar	4	0.6	0.7	Remove
39	Juniperus virginiana	Eastern Redcedar	5	0.6	0.7	Remove
40	Acer rubrum	Red Maple	10	0.72	0.7	Remove
41	Quercus rubra	Red Oak	12	0.6	0.7	Remove
42	Quercus rubra	Red Oak	12	0.6	0.7	Remove
43	Pinus strobus	White Pine	5	0.48	0.5	Remove
44	Pinus strobus	White Pine	9	0.72	0.5	Remove
45	Pinus strobus	White Pine	8	0.48	0.5	Remove
46	Pinus strobus	White Pine	10	0.48	0.5	Remove
47	Pinus strobus	White Pine	10	0.48	0.5	Remove
48	Pinus strobus	White Pine	10	0.48	0.5	Remove
49	Pinus strobus	White Pine	8	0.72	0.5	Remove
50	Pinus strobus	White Pine	12	0.76	0.5	Remove
51	Pinus strobus	White Pine	4	0.72	0.5	Remove
52	Pinus strobus	White Pine	12	0.72	0.5	Remove
53	Pinus strobus	White Pine	4	0.8	0.5	Remove
54	Pinus strobus	White Pine	4	0.8	0.5	Remove
55	Pinus strobus	White Pine	12	0.72	0.5	Remove
56	Pinus strobus	White Pine	12	0.6	0.5	Remove
57	Pinus strobus	White Pine	6	0.8	0.5	Remove
58	Prunus sp.	Cherry	10	0.72	0.5	Remove
59	Prunus sp.	Cherry	16	0.68	0.5	Remove
60	Morus alba	White Mulberry	30	0.48	0.4	Remove

Notes:

- Condition Rating based on formula provided by the [Guide for Plant Appraisal](#) published by the ISA. Condition Ratings: .90-1.00 Excellent, .70-.89 Good, .50-.69 Fair, .25-.49 Poor, .05-.24 Very Poor
- Species Rating based on formula provided by the [Guide for Plant Appraisal](#) published by the ISA.
- Off site trees included in this inventory had critical root zones located in or on subject property.
- NEITHER THE PROJECT ARBORIST NOR BOWMAN CONSULTING CONDONE THE IMPLEMENTING OF ANY SUGGESTED REMOVAL TECHNIQUES WITHOUT THE AGREEMENT OF THE ADJACENT PROPERTY OWNER.
- All trees with a minimum 4" D.B.H. were rated.



TREE PROTECTION & PRESERVATION NOTES:

A. INVENTORY AND IDENTIFICATION PROCEDURES

A TREE INVENTORY AND SURVEY SHALL IDENTIFY THE SPECIES, AND USING ACCEPTED INDUSTRY STANDARDS--ACCURATELY EVALUATE THE CONDITION OF TREES ON THE SITE. INVENTORY AND SURVEY SHALL INCLUDE:

- INDIVIDUAL TREES IN RELATIONSHIP TO ADJACENT TOPOGRAPHY/GRADE CONDITIONS.
- SPECIES DOCUMENTED WITH COMMON AND HORTICULTURAL NAMES.
- SIZE AS CALIPER AND/OR WHEN APPLICABLE BY HEIGHT.
- SHRUBS AS GROUPS/SIZED BY HEIGHT.

B. SPECIAL CONDITIONS

1. AT DETERMINATION OF THE CITY, THE APPLICANT MAY BE REQUIRED TO RETAIN AN ARBORIST PROFESSIONALLY CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA), OR AN ARBORIST PROFESSIONALLY REGISTERED WITH THE AMERICAN SOCIETY FOR CONSULTING ARBORISTS (ASCA) TO PROVIDE METHODS AND RECOMMENDATIONS FOR PROTECTION AND PRESERVATION OF EXISTING VEGETATION AND AS OUTLINED IN THESE GUIDELINES.

2. DENSELY WOODED, ENVIRONMENTALLY SENSITIVE OR ECOLOGICALLY IMPORTANT SITES REQUIRE EXTENSIVE AND DETAILED STUDY.

A. AT THE DETERMINATION OF THE CITY ARBORIST, A FOREST STAND DELINEATION AND SPECIES RATING INVENTORY SHALL BE REQUIRED.

B. SPECIES RATING INVENTORY SHALL BE DEVELOPED IN COMPLIANCE WITH THE MID ATLANTIC TREE SPECIES RATING GUIDE, AS PUBLISHED BY THE MID-ATLANTIC CHAPTER OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE (MAC-ISA)

C. AT DETERMINATION OF THE DIRECTORS OF PLANNING & ZONING, TRANSPORTATION & ENVIRONMENTAL SERVICES, AND RECREATION, PARKS & CULTURAL ACTIVITIES, SPECIAL AREAS SUCH AS EASEMENTS OR OTHER CONSERVATION MECHANISMS MAY BE RECOMMENDED.

3. SPECIMEN TREES OR VEGETATION ASSOCIATED WITH AN HISTORIC/SIGNIFICANT LANDSCAPE, ETHNOGRAPHIC OR CULTURAL SITE WILL REQUIRE EXTENSIVE AND DETAILED REVIEW.

A. AT DETERMINATION OF THE CITY, AN ASSESSMENT OF PHYSICAL ATTRIBUTES AND FEATURES AND BIOTIC SYSTEMS MAY BE REQUIRED.

B. SITE ASSESSMENT SHALL INCLUDE SPECIALIZED RESEARCH, DOCUMENTATION, ANALYSIS, EVALUATION AND TREATMENT RECOMMENDATIONS GENERALLY CONSISTENT WITH THE US DEPARTMENT OF INTERIOR'S STANDARDS FOR HISTORIC LANDSCAPES AND PREPARATION OF CULTURAL LANDSCAPE REPORTS.

C. METHODS AND PROCEDURES

1. VEGETATION PROTECTION ZONES SHALL BE DEPICTED AND DOCUMENTED ON ALL DEVELOPMENT RELATED DRAWINGS THAT DEPICT WORK AFFECTING THE PROTECTION AND PRESERVATION OF EXISTING VEGETATION. DRAWINGS AND DOCUMENTS SHALL INCLUDE:

- SITE/BUILDING DEMOLITION.
- SEDIMENT AND EROSION CONTROL.
- SITE UTILITIES AND ARCHITECTURAL FEATURES.

2. VEGETATION DESIGNATED FOR PROTECTION AND/OR PRESERVATION SHALL BE ENCLOSED IN A PROTECTION ZONE THAT ESTABLISHES LIMITS OF CONSTRUCTION DISTURBANCE TO THE ROOT AREA OF DESIGNATED PLANT MATERIAL.

3. FENCING SHALL BE INSTALLED AT THE PERIMETER OF ALL PROTECTION ZONES. FENCING SHALL BE INSTALLED IN ACCORDANCE WITH FIGURE I-B.

4. APPROVED FENCING MATERIALS SHALL BE IN ACCORDANCE WITH THE FOLLOWING MINIMUM DIMENSIONAL REQUIREMENTS:

A. LESS THAN FIFTEEN (15) FEET FROM VEGETATION TO BE PROTECTED, PROVIDE CHAIN LINK OR WOOD FENCE.

B. GREATER THAN FIFTEEN (15) FEET FROM VEGETATION TO BE PROTECTED, PROVIDE PLASTIC OR WOOD SNOW FENCE.

C. SILT, EROSION CONTROL OR GEOTECHNICAL FABRIC MATERIALS ARE NOT ACCEPTABLE FOR USE AS FENCE.

D. FOR SPECIALLY DESIGNATED, SPECIMEN QUALITY, HISTORIC, OR CULTURALLY SIGNIFICANT VEGETATION, PROVIDE EXTRAORDINARY MEASURES AS DIRECTED BY THE CITY ARBORIST.

5. TYPE OF VEGETATION PROTECTION AND/OR PRESERVATION MATERIAL MAY VARY DUE TO SITE DISTURBANCE LIMITS AND PROXIMITY TO DESIGNATED VEGETATION, SPECIAL OR PAVED AREAS.

6. PRIOR TO COMMENCEMENT OF CONSTRUCTION AND AT ANY CHANGE OF PROJECT PHASING, THE FOLLOWING PROTECTION ITEMS SHALL BE VERIFIED AND APPROVED IN FIELD BY THE CITY ARBORIST:

- LOCATION AND ESTABLISHMENT.
- INSTALLATION PROCEDURES AND METHODS.
- ANTICIPATED PHASING AND TIMING OF CONSTRUCTION.
- MAINTENANCE PROCEDURES, METHODS AND MEASURES.

7. PRIOR TO ANY ALTERATION OF SITE CONDITIONS, THE FOLLOWING ITEMS SHALL BE VERIFIED AND APPROVED IN-FIELD BY THE CITY ARBORIST:

- CHANGES, ALTERATIONS OR MODIFICATION TO PROTECTION ZONES.
- REMOVAL OF PROTECTION FENCING.
- SITE DISTURBING ACTIVITIES WITHIN DESIGNATED PROTECTION ZONES INCLUDING ROOT PRUNING, MODIFICATION OR RESTORATION OF GRADE CONDITIONS.

8. AREAS WHICH ENCOMPASS GROUPINGS, OR INDIVIDUAL SPECIMEN VEGETATION DESIGNATED FOR PROTECTION AND/OR PRESERVATION SHALL NOT BE VIOLATED (APPROVED MAINTENANCE PROCEDURES AND WATERING EXCEPTED) THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. PROHIBITED ITEMS/ACTIVITIES INCLUDE, BUT ARE NOT LIMITED TO:

A. MODIFYING SITE TOPOGRAPHY IN A MANNER THAT DIRECTLY OR INDIRECTLY ALTERS EXISTING SITE DRAINAGE WITHIN PROTECTION ZONE INCLUDING TRENCHING OR GRADING OPERATIONS AND PLACING, STORING OR STOCKPILING SOIL OR CONSTRUCTION RELATED SUPPLIES.

B. FELLING AND STORING VEGETATION.

C. INCINERATING MATERIALS WITHIN OR IN CLOSE PROXIMITY.

D. OPERATING MACHINERY OR EQUIPMENT, INCLUDING VEHICLE/EQUIPMENT PARKING OR STORAGE.

E. TEMPORARY OR PERMANENT UTILITY CONSTRUCTION, PAVING OR IMPERVIOUS SURFACE INSTALLATION.

F. DISPOSAL OF DEBRIS OR CHEMICALS.

G. TEMPORARY FACILITIES OR OCCUPATION BY WORK FORCE.

9. WHEN PROPOSED DEVELOPMENT IMPACTS EXISTING VEGETATION ON NEIGHBORING PROPERTIES, PRIOR TO COMMENCEMENT OF CONSTRUCTION, PROVIDE THE FOLLOWING:

A. DOCUMENTATION THAT INCLUDES; NOTIFICATION OF CONSTRUCTION IMPACT, TIMING/SCHEDULE/PHASING, POTENTIAL FOR LOSS OR DAMAGE, AND AGREED UPON REMEDIAL MEASURES SHOULD LOSS OR DAMAGE OCCUR.

B. CERTIFIED COMMUNICATION WITH THE SUBJECT OWNER(S) AND JOINTLY APPROVED BINDING AGREEMENT BETWEEN AFFECTED PARTIES.

10. WHEN PROPOSED DEVELOPMENT IMPACTS EXISTING VEGETATION WITHIN A RESOURCE PROTECTION AREA (RPA) PROVIDE THE FOLLOWING:

A. WATER QUALITY ASSESSMENT AS APPROVED BY THE CITY.

B. EVIDENCE OF QUALITY AND QUANTITY MITIGATION CONSISTENT WITH RIPARIAN BUFFER MODIFICATION AND MITIGATION PRACTICES AS AVAILABLE THROUGH THE COMMONWEALTH OF VIRGINIA, DEPARTMENT OF CONSERVATION AND RECREATION. REFERENCE HTTP://WWW.STATE.VA.US/DNH/

D. MAINTENANCE

VEGETATION DESIGNATED FOR PROTECTION AND/OR PRESERVATION SHALL CONTINUOUSLY RECEIVE AN ENHANCED LEVEL OF MAINTENANCE THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD.

- MAINTENANCE SHALL BE PRO-ACTIVE.
- MAINTENANCE OPERATIONS SHALL AGGRESSIVELY MONITOR THE HEALTH, GROWTH AND VIGOR OF VEGETATION AND PRESCRIBE APPROVED SELECTIVE PRUNING, REMOVAL OF VOLUNTEER AND/OR INVASIVE SPECIES, WATERING, FERTILIZATION AND INSTALLATION OF MULCH/TOPDRESSING.
- MAINTENANCE SHALL BE PERFORMED TO THE SATISFACTION OF THE CITY ARBORIST.

E. REPLACEMENT OF DAMAGED VEGETATION

IN-KIND* REPLACEMENT OF DAMAGED EXISTING VEGETATION SHALL BE LOCATED ON PRIVATE OR PUBLIC LANDS TO THE SATISFACTION OF THE CITY ARBORIST.

1. AT DETERMINATION OF THE CITY ARBORIST, EGREGIOUS OR SEVERE DAMAGE TO VEGETATION SHALL REQUIRE AN ADDITIONAL REVIEW OF THE PROJECT'S SITE PLAN AND/OR SPECIAL USE PERMIT APPROVAL. AMENDMENT PROCEDURES MAY BE REQUIRED.

2. IN-KIND* REPLACEMENT OF DAMAGED VEGETATION SHALL AT A MINIMUM BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING:

A. ONE (1) TREE (IN ACCORDANCE WITH SECTION II AND III) PER CALIPER INCH OF THE SUM TOTAL CALIPER INCH MEASUREMENT OF TREE(S) DEEMED SEVERELY OR TERMINALLY DAMAGED.

B. GROUPING OF VEGETATION SUCH AS SHRUBS OR OTHER WOODY PLANTS AT AN INSTALLATION SIZE AND QUANTITY TO SATISFACTION OF THE CITY ARBORIST AND DIRECTORS OF PLANNING & ZONING, RECREATION, PARKS & CULTURAL ACTIVITIES AND TRANSPORTATION & ENVIRONMENTAL SERVICES.

3. MONETARY REMUNERATION (BASED ON VALUE EQUAL TO IN-KIND* REPLACEMENT) MAY BE REQUIRED ON SITES WHERE FULL OR PARTIAL REPLACEMENT IS NOT PRACTICAL.

A. MONETARY VALUE SHALL BE BASED ON THE CURRENT MARKET RATE FOR SPECIFICATION, PROCUREMENT, INSTALLATION AND WARRANTY OF TREES (IN ACCORDANCE WITH SECTION II AND III) AND AS REFERENCED IN THE CITY'S REQUIREMENTS FOR BONDING OF LANDSCAPE MATERIALS.

B. CONTRIBUTIONS, PENALTIES AND REMUNERATION SHALL BE DEDICATED TO THE CITY TO THE SATISFACTION OF THE DIRECTOR OF RECREATION, PARKS & CULTURAL ACTIVITIES.

4. APPLICANT, OWNER OR SUCCESSOR LIABILITY FOR REPLACEMENT OF DAMAGED VEGETATION SHALL EXTEND FOR A PERIOD OF TWO CALENDAR YEARS FROM DATE OF THE LAST AND FINAL PROJECT CERTIFICATE OF OCCUPANCY.

* "IN-KIND" REFERS TO THE SPECIES, CHARACTER AND PROJECTED MATURE SIZE OF SUBJECT VEGETATION. REMEDY REQUIREMENTS SHALL BE DETERMINED AND UNDERTAKEN TO THE SATISFACTION OF THE CITY ARBORIST.

GENERAL NOTES:

1. ALL PROTECTION AND PRESERVATION MEASURES FOR EXISTING VEGETATION, INCLUDING MAINTENANCE SHALL BE APPROVED BY THE CITY ARBORIST IN-FIELD PRIOR TO COMMENCEMENT OF ANY SITE DISTURBING ACTIVITY.

2. SPECIFICATION FOR ALL PLANTINGS SHALL BE IN ACCORDANCE WITH THE CURRENT AND MOST UP TO DATE EDITION OF ANSI-Z60.1, THE AMERICAN STANDARD FOR NURSERY STOCK AS PRODUCED BY THE AMERICAN ASSOCIATION OF NURSERYMEN; WASHINGTON, DC.

3. THE APPLICANT HAS MADE SUITABLE ARRANGEMENTS FOR PRE-SELECTION TAGGING, PRE-CONTRACT GROWING, OR IS UNDERTAKING SPECIALIZED PLANTING STOCK DEVELOPMENT WITH A NURSERY OR GROWER THAT IS CONVENIENTLY LOCATED TO THE PROJECT SITE, OTHER PROCEDURES THAT WILL ENSURE AVAILABILITY OF SPECIFIED MATERIALS. IN THE EVENT THAT SHORTAGES AND/OR INABILITY TO OBTAIN SPECIFIED PLANTINGS OCCURS, REMEDIAL EFFORTS INCLUDING SPECIES CHANGES, ADDITIONAL PLANTINGS AND MODIFICATION TO THE LANDSCAPE PLAN SHALL BE UNDERTAKEN BY THE APPLICANT. ALL REMEDIAL EFFORTS SHALL, WITH PRIOR APPROVAL BY THE CITY, BE PERFORMED TO THE SATISFACTION OF THE DIRECTORS OF PLANNING & ZONING, RECREATION, PARKS & CULTURAL ACTIVITIES AND TRANSPORTATION & ENVIRONMENTAL SERVICES.

4. IN LIEU OF MORE STRENUOUS SPECIFICATIONS, ALL LANDSCAPE RELATED WORK SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT AND MOST UP-TO-DATE EDITION (AT TIME OF CONSTRUCTION) OF LANDSCAPE SPECIFICATION GUIDELINES AS PRODUCED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF MARYLAND, DISTRICT OF COLUMBIA AND VIRGINIA; GAITHERSBURG, MARYLAND.

5. PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION/PLANTING OPERATIONS, A PRE-INSTALLATION/CONSTRUCTION MEETING WILL BE SCHEDULED WITH THE CITY'S ARBORIST AND LANDSCAPE ARCHITECTS TO REVIEW THE SCOPE OF INSTALLATION PROCEDURES AND PROCESSES.

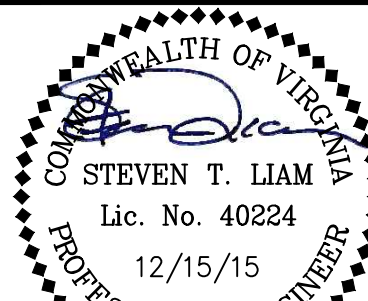
6. MAINTENANCE FOR THIS PROJECT SHALL BE PERFORMED IN PERPETUITY, IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND/OR AS CONDITIONED BY PROJECT APPROVAL.

7. A CERTIFICATION LETTER FOR TREE WELLS, TREE TRENCHES AND PLANTINGS ABOVE STRUCTURE SHALL BE PROVIDED BY THE PROJECT'S LANDSCAPE ARCHITECT. THE LETTER SHALL CERTIFY THAT ALL BELOW GRADE CONSTRUCTION IS IN COMPLIANCE WITH APPROVED DRAWINGS AND SPECIFICATIONS. THE LETTER SHALL BE SUBMITTED TO THE CITY ARBORIST AND APPROVED PRIOR TO APPROVAL OF THE LAST AND FINAL CERTIFICATE OF OCCUPANCY FOR THE PROJECT. THE LETTER SHALL BE SUBMITTED BY THE OWNER/APPLICANT/SUCCESSOR AND SEALED AND DATED AS APPROVED BY THE PROJECT'S LANDSCAPE ARCHITECT.

8. AS-BUILT DRAWINGS FOR THIS LANDSCAPE AND/OR IRRIGATION/WATER MANAGEMENT SYSTEM WILL BE PROVIDED IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES. AS-BUILT DRAWINGS SHALL INCLUDE CLEAR IDENTIFICATION OF ALL VARIATION(S) AND CHANGES FROM APPROVED DRAWINGS INCLUDING LOCATION, QUANTITY AND SPECIFICATION OF ALL PROJECT ELEMENTS.

TREE PRESERVATION NOTES & DETAILS
BRADDOCK GATEWAY
CONCEPT PLAN

VIRGINIA
CITY OF ALEXANDRIA



PLAN STATUS	
08/07/15	1ST SUBMISSION
10/16/15	2ND SUBMISSION
12/15/15	FINAL SUBMISSION

DATE	DESCRIPTION
------	-------------

DAP DESIGN	DAP DRAWN	STL CHKD
SCALE	H: N/A	V:

JOB No. 4101-01-002

DATE : DECEMBER 2015

FILE No. 4101-D-PR-002

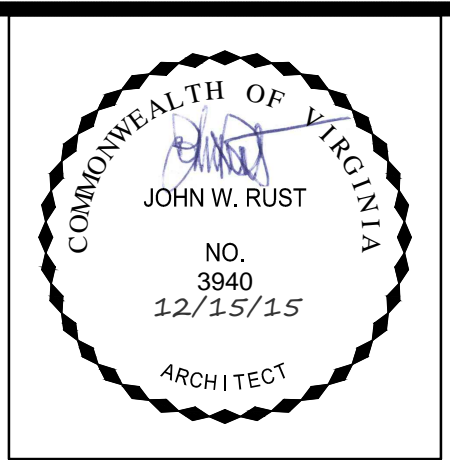
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NOTE:
BUILDING HEIGHTS APPROXIMATE. MAXIMUM HEIGHT SHOWN DOES NOT INCLUDE HEIGHT OF MECHANICAL SCREENS AND ARCHITECTURAL FEATURES. SEE ELEVATIONS FOR HEIGHT OF MECHANICAL SCREENS AND ARCHITECTURAL FEATURES

PROPOSED HEIGHTS
1/32" = 1'-0"



RUST | ORLING
ARCHITECTURE

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Braddock
Gateway
Alexandria, Virginia

14.010

REVISIONS	
DATE	DESCRIPTION

CDD #15
CONCEPT PLAN
AMENDMENT
12.15.15

PROPOSED
HEIGHTS

SHEET NO.

A0.1

PARKING NOTE: FINAL PARKING QUANTITY TO BE DETERMINED DURING DSDP PROCESS FOR EACH BUILDING BASED ON PARKING RATIO, UNIT COUNT AND SIZE OF RETAIL SPACES. PARKING SPACES WILL BE SIZED PER ALEXANDRIA STANDARDS (FULL SIZE SPACE - 9x18.5/ COMPACT SPACE - 8x16', CLEAR DIMENSIONS BETWEEN ANY COLUMNS). UP TO 75% COMPACT SPACES WILL BE PROVIDED PER THE ZONING CODE.

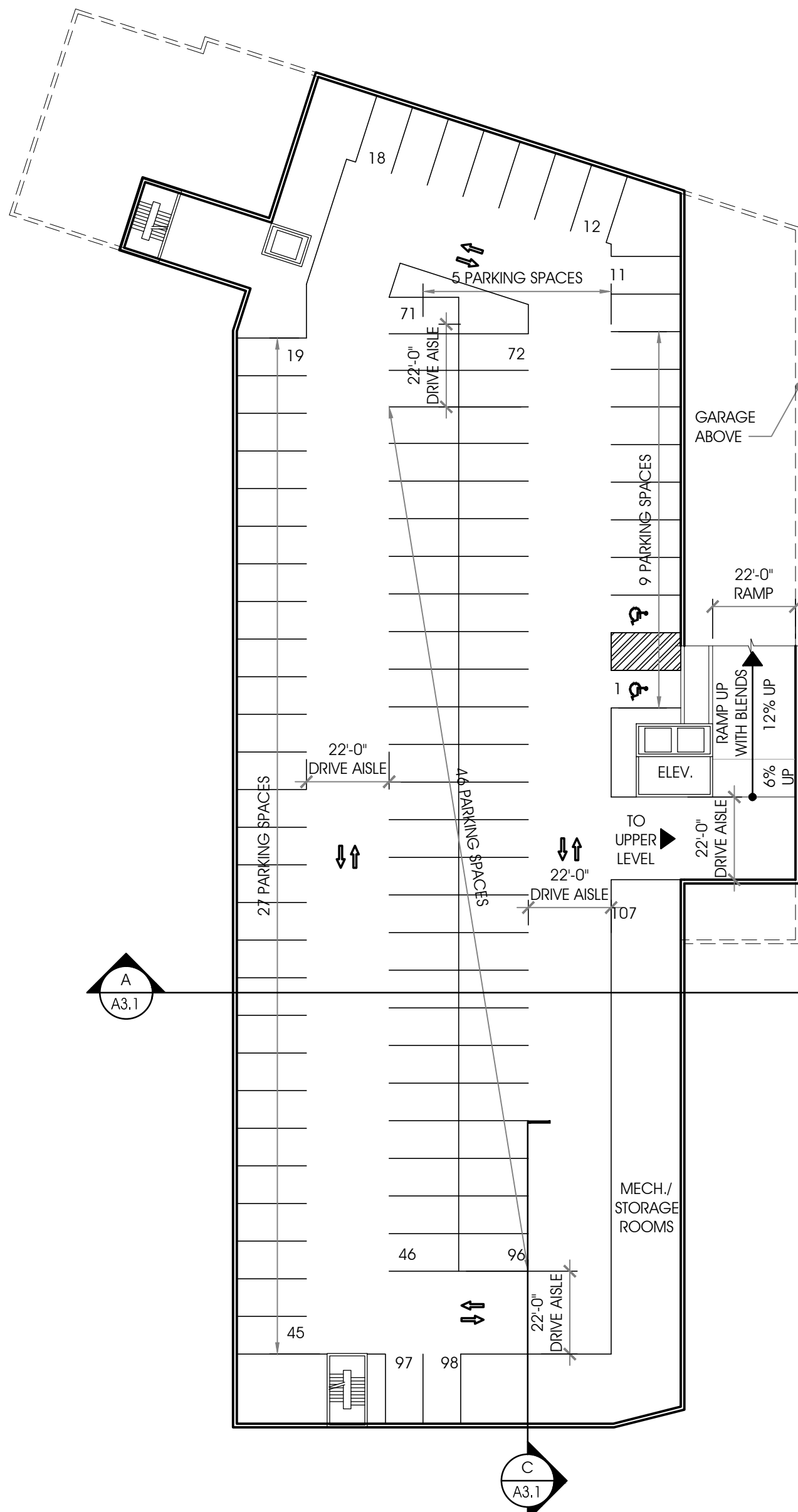
CONSTRUCTION CLASSIFICATION		
	BUILDING 2	BUILDING 3
Lower Garage	TYPE IA	TYPE IA
Upper Garage	TYPE IA	TYPE IA
Ground Floor	TYPE IA	TYPE IA
2nd Floor	TYPE IA	TYPE IA
3rd Floor	TYPE IIIA	TYPE IIIA
4th Floor	TYPE IIIA	TYPE IIIA
5th Floor	TYPE IIIA	TYPE IIIA
6th Floor	TYPE IIIA	TYPE IIIA
7th Floor	TYPE IIIA	TYPE IIIA

NOTE: Modification required to VAUSBC Section 510.2.2 to permit Two Stories above grade type 1A Construction below horizontal building separation
(Fully Sprinklered in accordance with section 903.3.1.1)

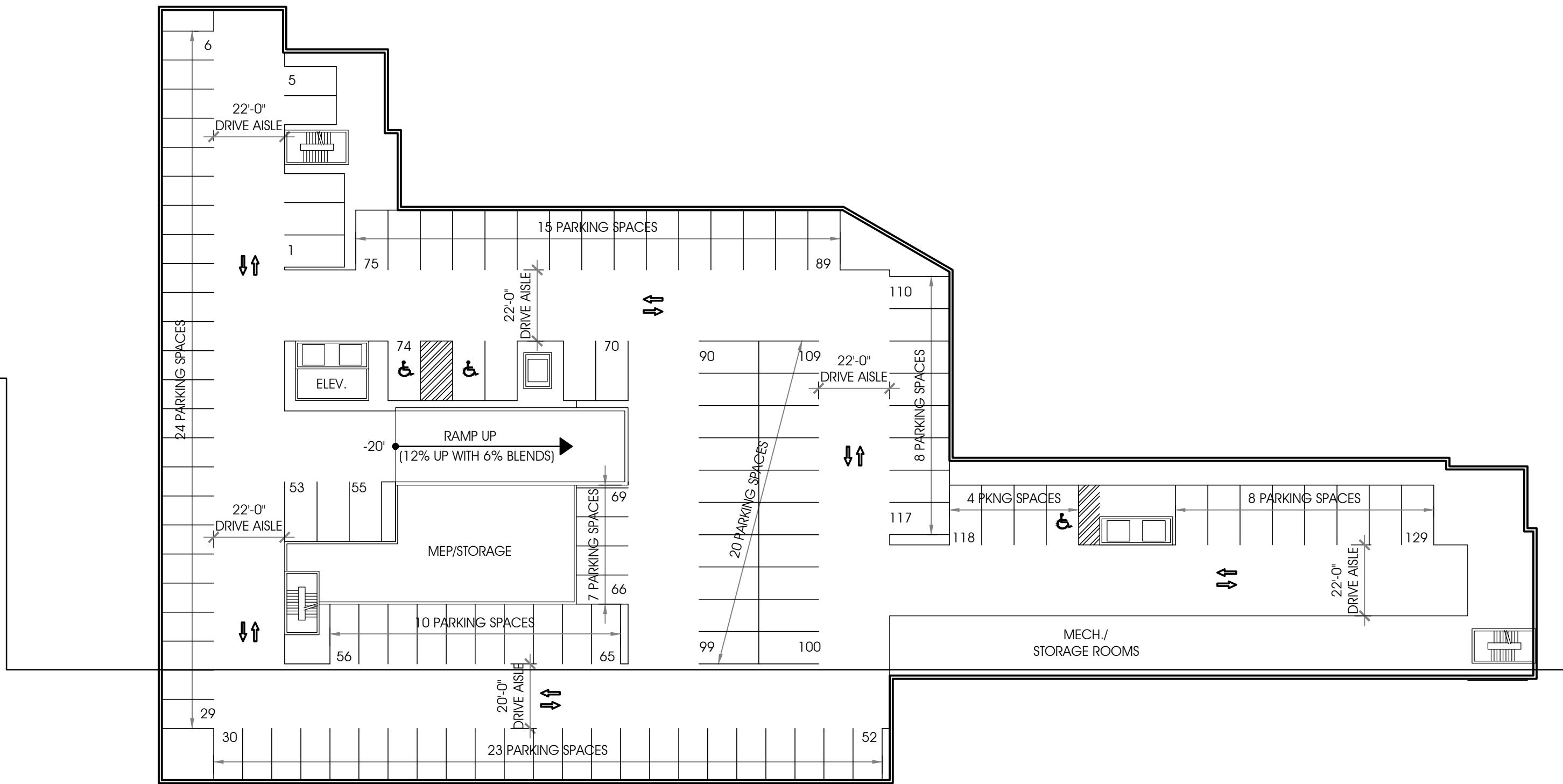
Building 2 & 3 Statistics Breakdown														
Residential Statistics									Parking Provided					
	Area (gsf)	Studio	1BR(JR)	1BR	1BR+DEN	2BR	2BR+Den	Total	Lower Level G2	Upper Level G1	Ground Floor (Covered Only)	On-Site (around the park and on the new Fayette St. extension)	Total	
Building 2	Ground Floor	48,076			9		1							10
	Retail	9,148												
	Covered Parking	16,675												
	Floor 2	42,986	4	0	23	7	8	0						42
	Floor 3	42,986	4	2	24	7	9	0						46
	Floors 4-6	42,657	4	2	28	3	9	0						46
	Floor 7	15,667	3	2	8	3	1	0						17
	Total Units	277,686	23	10	148	26	46	-						253
	Unit Mix		9%	4%	58%	10%	18%	0%						
	Parking Required (Resid.)		16.6	7.2	106.6	18.7	66.2	-	216					
Parking Required (Retail)								24						
Total Parking Required								240	98	109	33	240		
Building 3	Ground Floor	48,701	0	2	8	3	6	5	24					
	Retail	8,242												
	Floors 2-3	48,045	1	3	19	6	8	8	45					
	Floor 4	47,659	1	3	21	4	8	8	45					
	Floors 5-6	45,442	1	3	23	8	7	3	45					
	Floor 7	41,416	1	2	17	8	7	4	39					
	Total Units	325,136	6	19	130	43	51	39	288					
	Unit Mix		2%	7%	45%	15%	18%	14%						
	Parking Required (Resid.)		4.3	13.7	93.6	31.0	73.4	56.2	273					
	Parking Required (Retail)								22					
Total Parking Required								295	129	143	23	295		
Total	Site Total	602,822	29	29	278	69	97	39	541					
	Unit Mix		5%	5%	51%	13%	18%	7%	100%					
	Site Total - Parking Required								535		Total Pkg Provided		535	

Notes:
Residential Parking Ratio 0.72 per bedroom (see Civil sheet C2.0 for required parking ratio worksheet)
Retail Parking Ratio 3.0 per 1000sf, First 1200sf exempted
Average Unit Size (gsf) 1,051.31

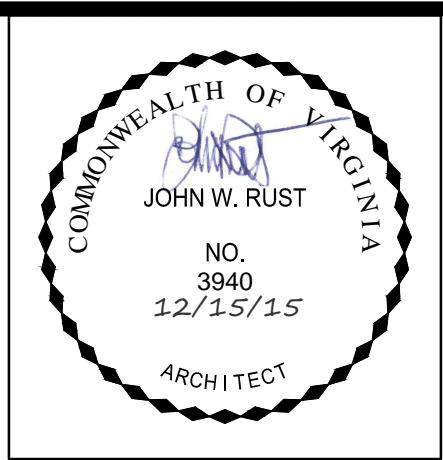
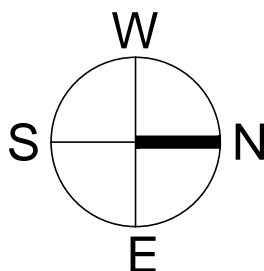
12/11/2015



BUILDING 2
LOWER LEVEL GARAGE FLOOR PLAN
98 TOTAL SPACES THIS LEVEL



BUILDING 3
LOWER LEVEL GARAGE FLOOR PLAN
129 TOTAL ESTIMATED SPACES THIS LEVEL



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14.010

REVISIONS

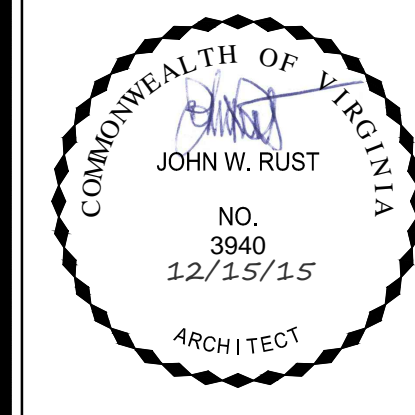
DATE	DESCRIPTION

CDD #15
CONCEPT PLAN
AMENDMENT
12.15.15

BUILDINGS 2 & 3
LOWER LEVEL
GARAGE FLOOR
PLANS AND
STATISTICS

SHEET NO.

A1.1



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ARCHITECTURE

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Alexandria, Virginia

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REVISIONS

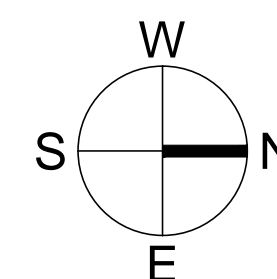
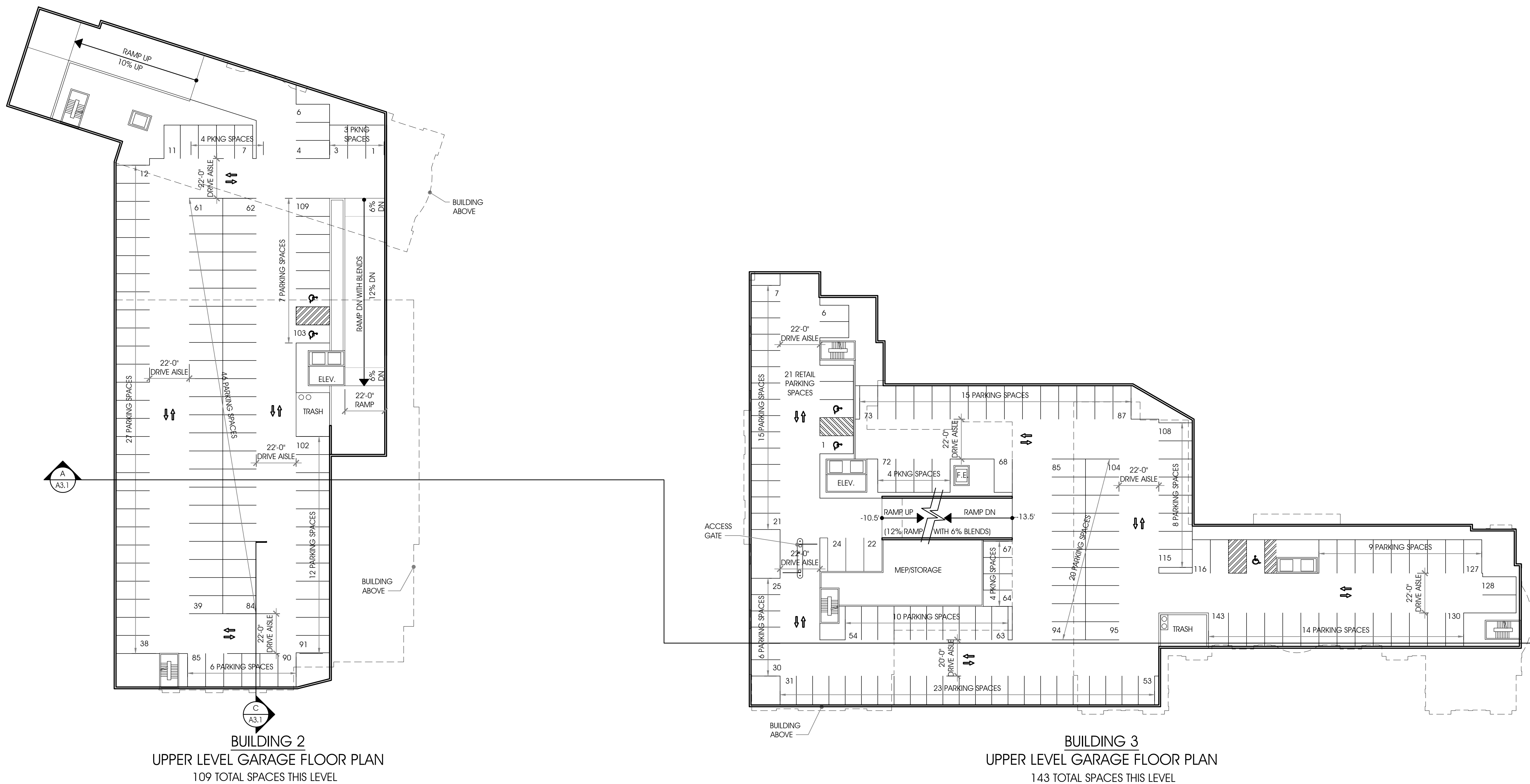
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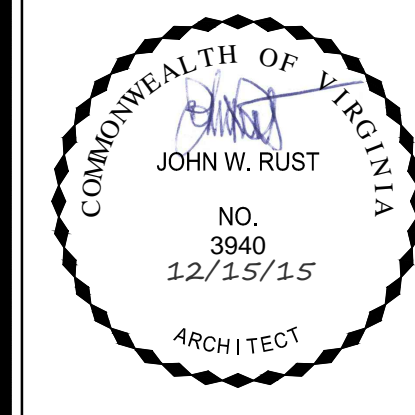
CDD #15
CONCEPT PLAN
AMENDMENT
12.15.15

BUILDINGS 2 & 3
UPPER LEVEL
GARAGE FLOOR
PLANS

SHEET NO.

A1.2





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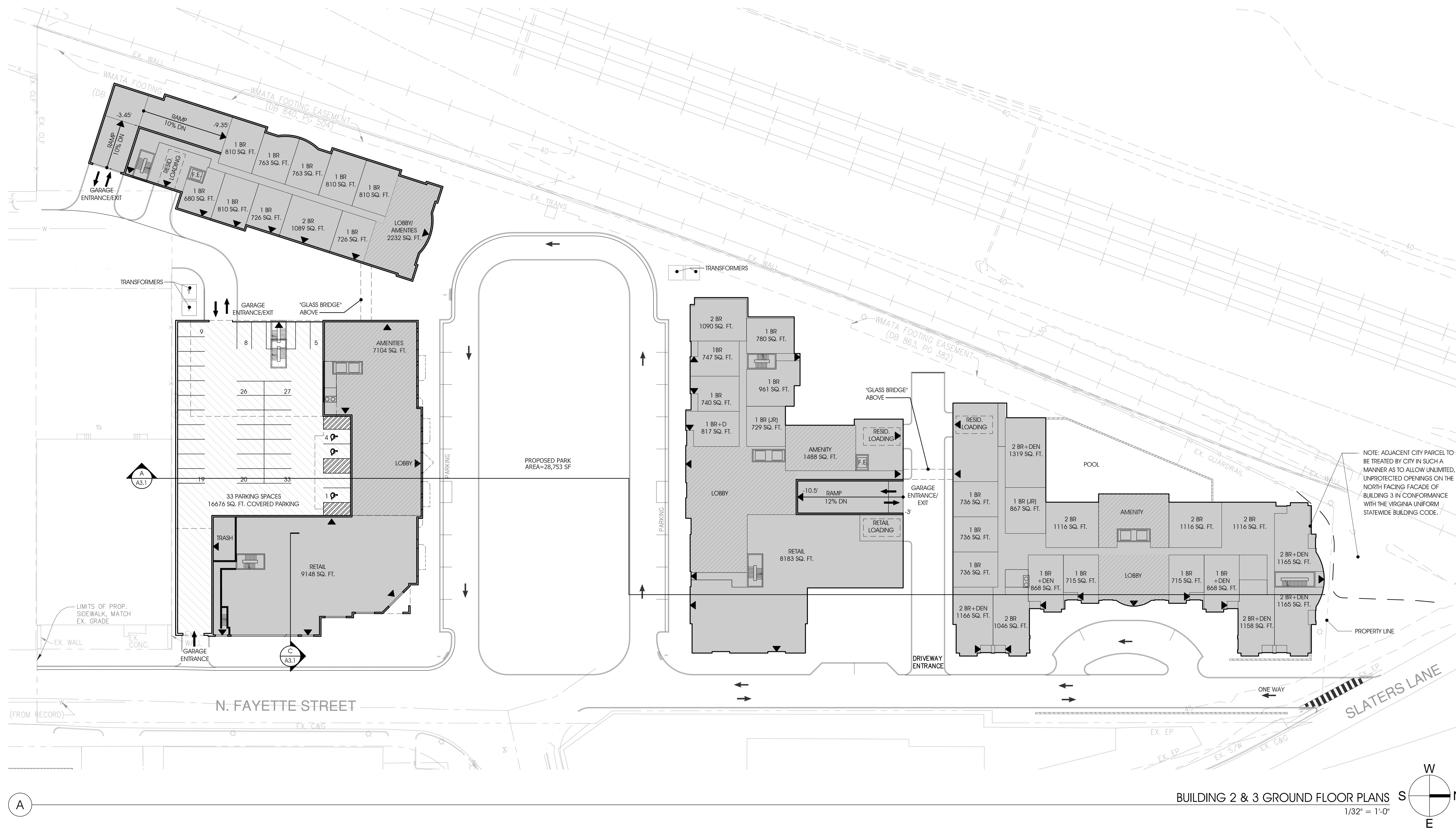
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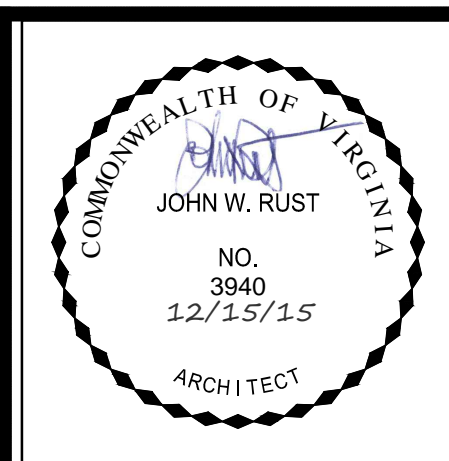
CDD #15
CONCEPT PLAN
AMENDMENT
12.15.15

BUILDINGS 2 & 3
GROUND FLOOR
PLANS

SHEET NO.

A1.3





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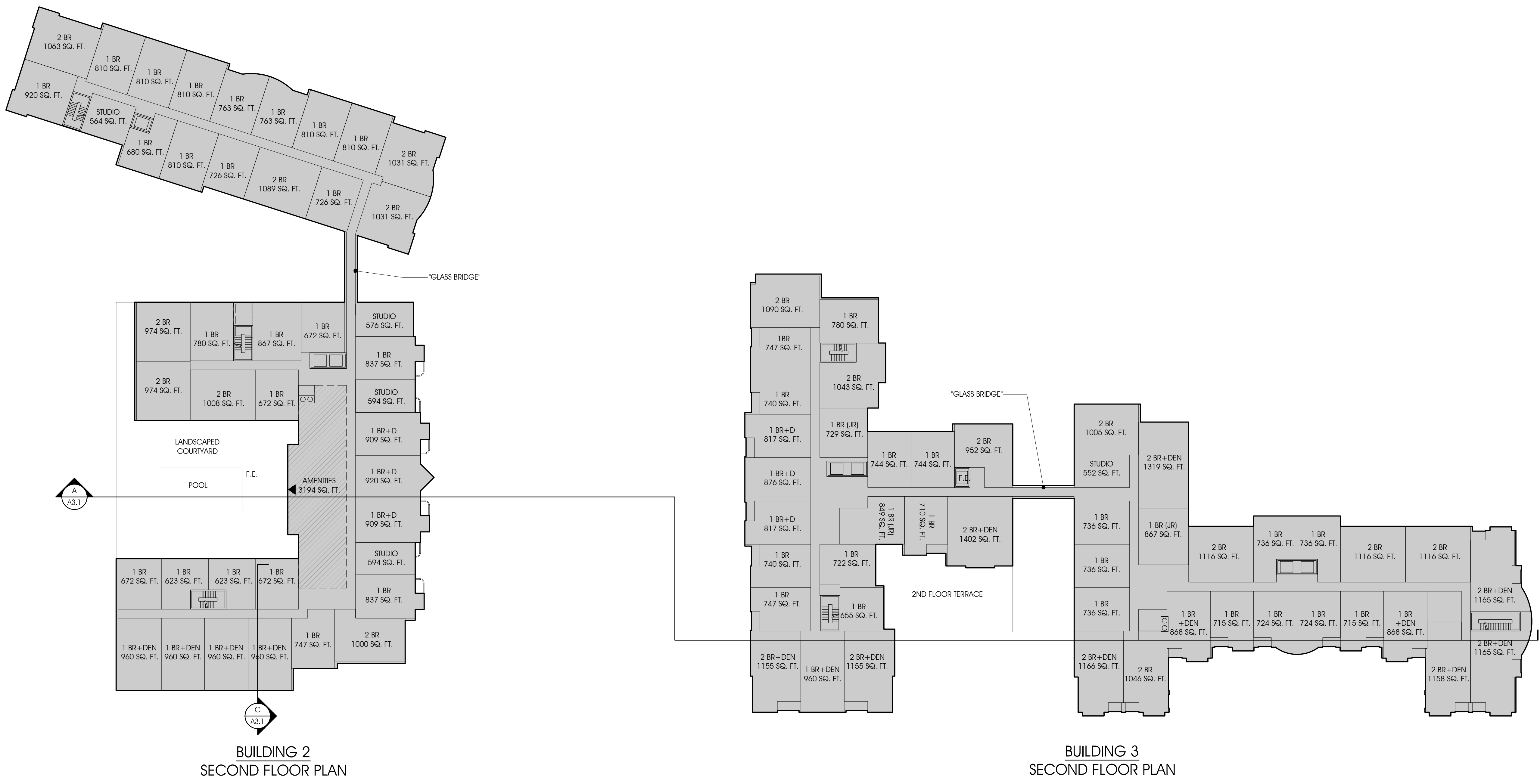
14.010

REVISIONS	
DATE	DESCRIPTION

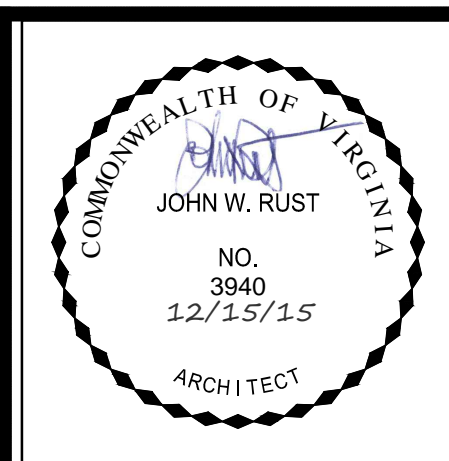
CDD #15
CONCEPT PLAN
AMENDMENT
12.15.15

BUILDINGS 2 & 3
SECOND FLOOR
PLANS

SHEET NO.
A1.4



A



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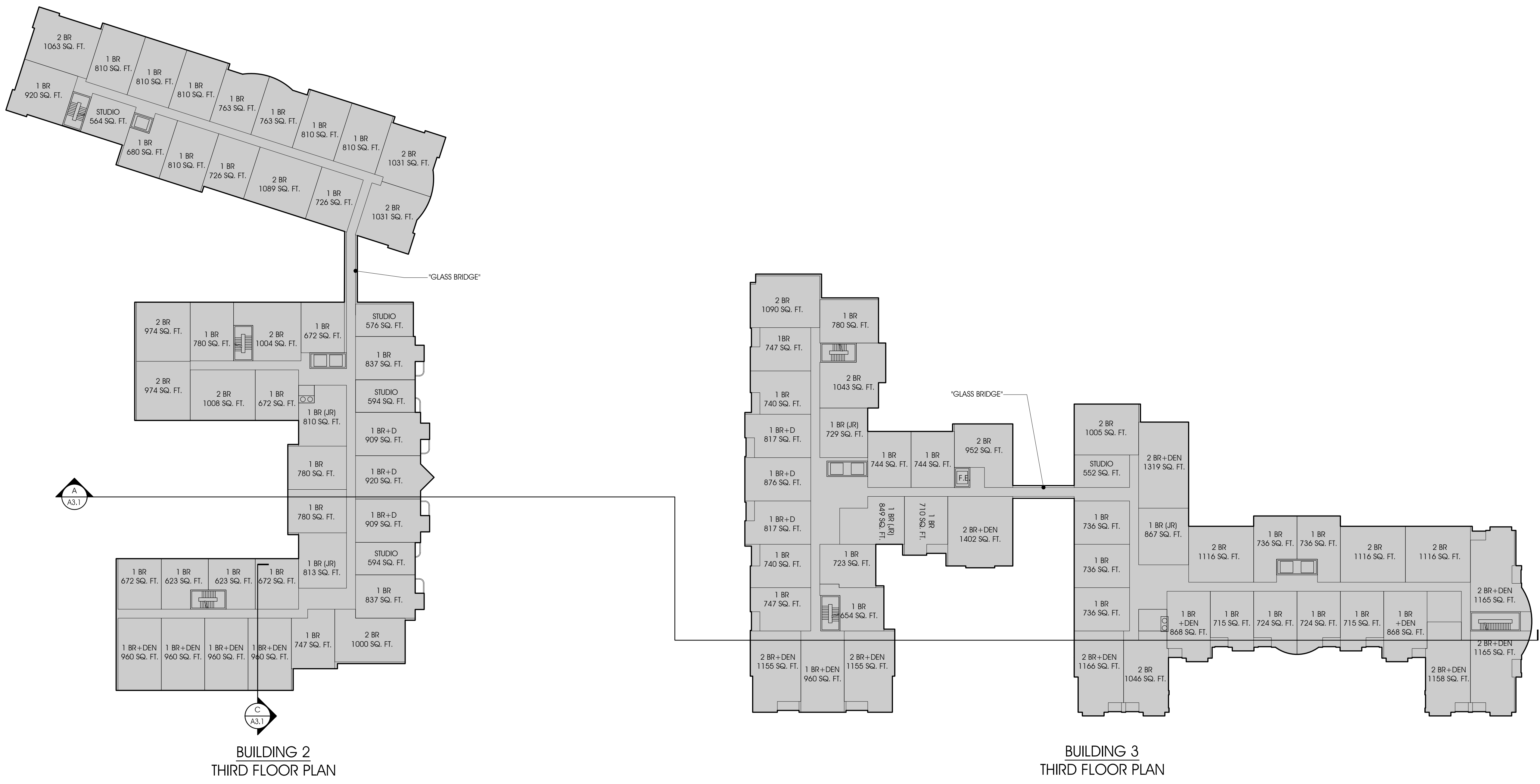
14.010

REVISIONS	
DATE	DESCRIPTION

CDD #15
CONCEPT PLAN
AMENDMENT
12.15.15

BUILDINGS 2 & 3
THIRD FLOOR
PLANS

SHEET NO.
A1.5



A

BUILDING 2 & 3 THIRD FLOOR PLANS

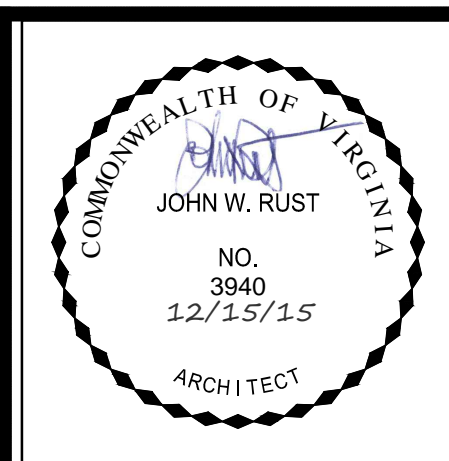
1/32" = 1'-0"

W

N

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S



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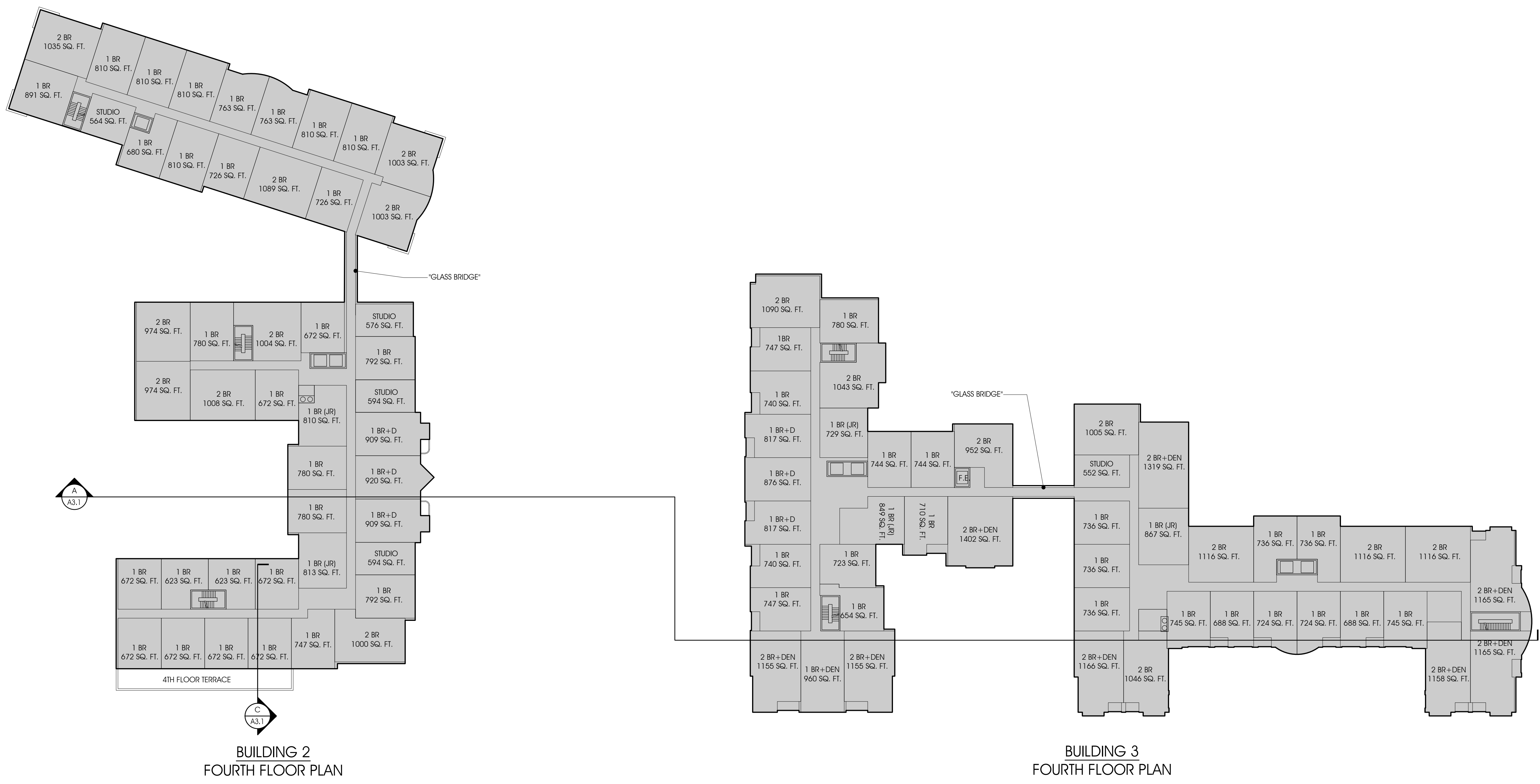
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REVISIONS	
DATE	DESCRIPTION

CDD #15
CONCEPT PLAN
AMENDMENT
12.15.15

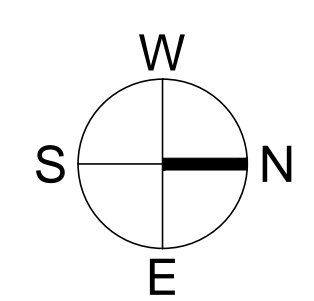
BUILDINGS 2 & 3
FOURTH FLOOR
PLANS

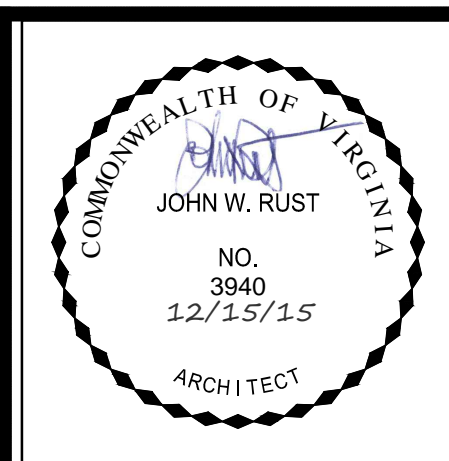
SHEET NO.
A1.6



A

BUILDING 2 & 3 FOURTH FLOOR PLANS
1/32" = 1'-0"





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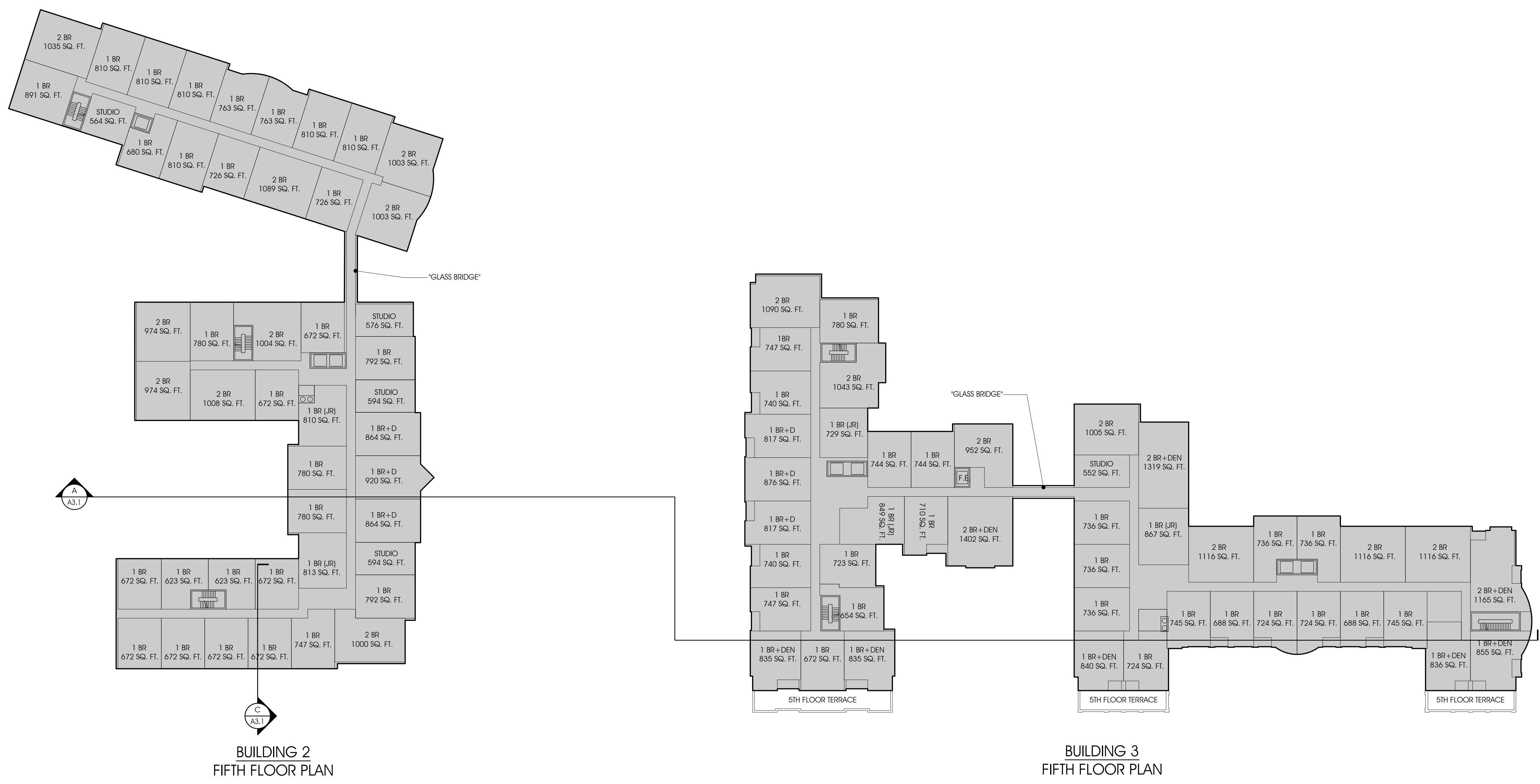
14.010

REVISIONS	
DATE	DESCRIPTION

CDD #15
CONCEPT PLAN
AMENDMENT
12.15.15

BUILDINGS 2 & 3
FIFTH FLOOR PLANS

SHEET NO.
A1.7



A

BUILDING 2 & 3 FIFTH FLOOR PLANS

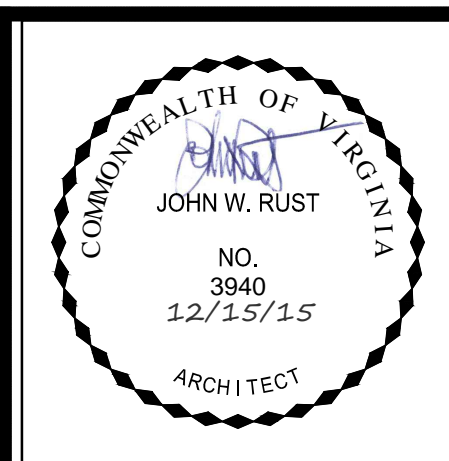
1/32" = 1'-0"

W

N

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S



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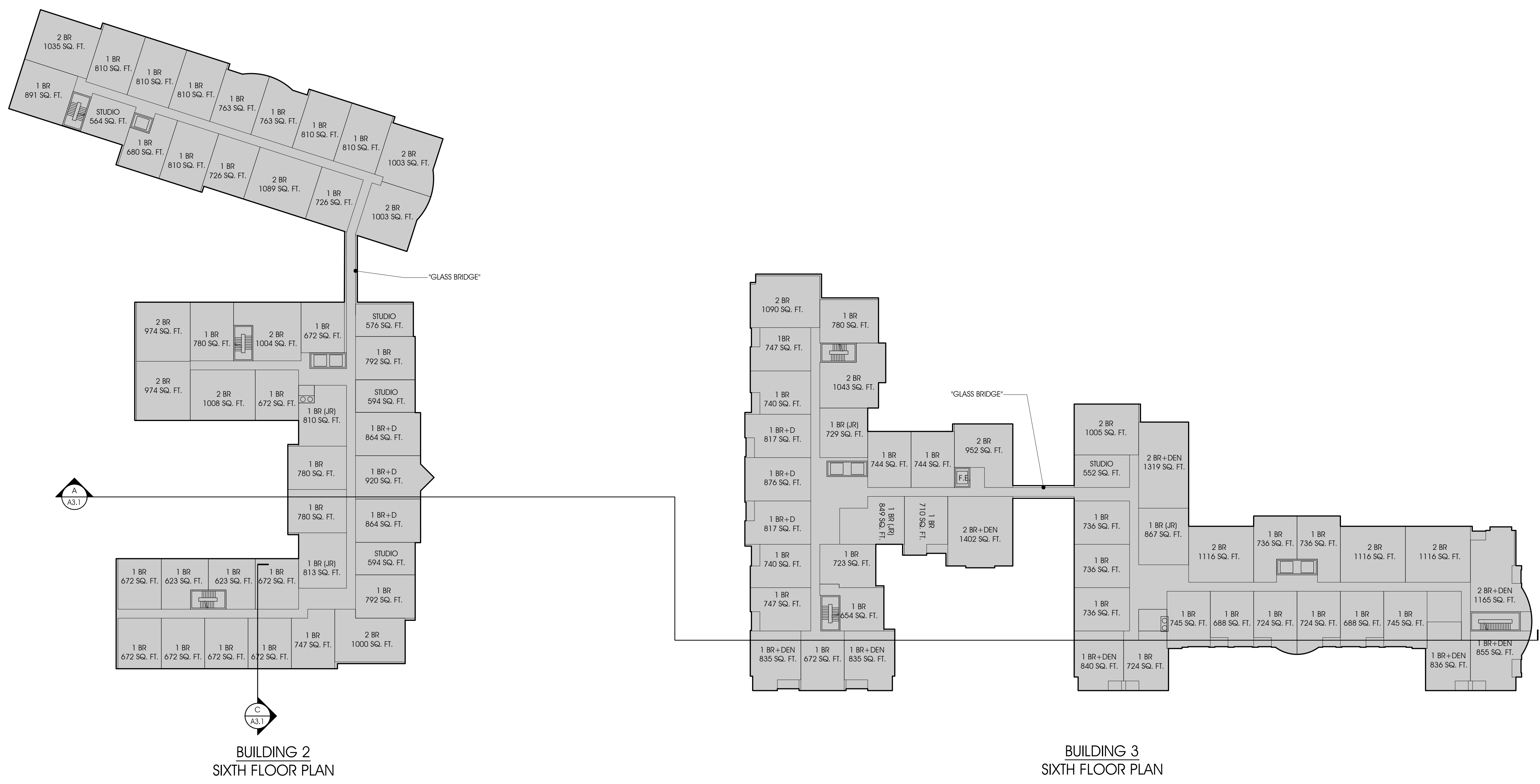
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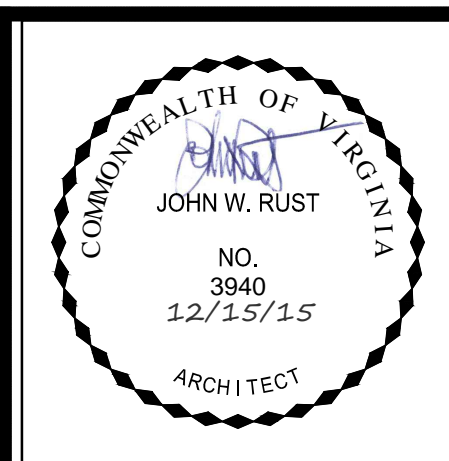
REVISIONS	
DATE	DESCRIPTION

CDD #15
CONCEPT PLAN
AMENDMENT
12.15.15

BUILDINGS 2 & 3
SIXTH FLOOR PLANS

SHEET NO.
A1.8





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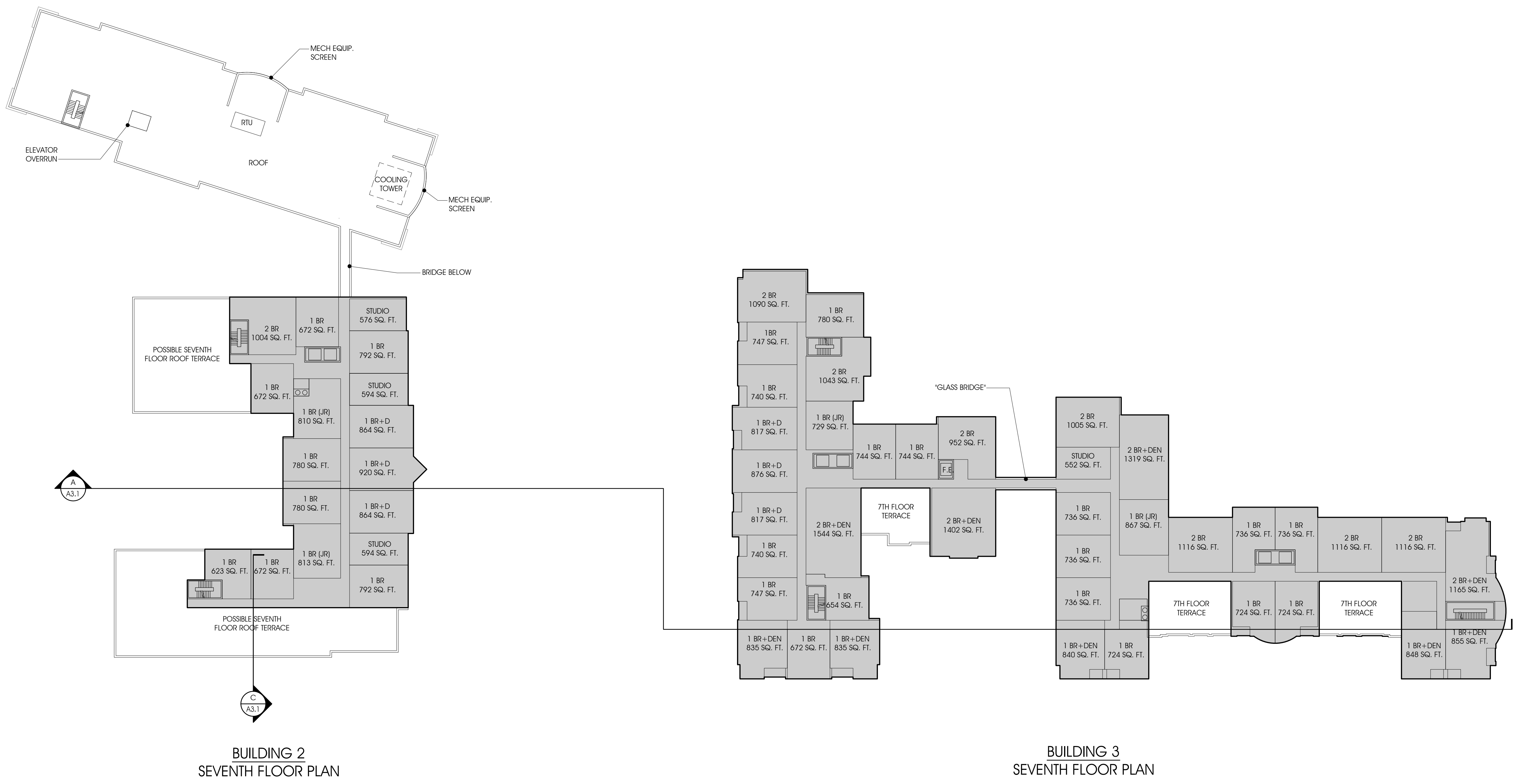
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REVISIONS	
DATE	DESCRIPTION

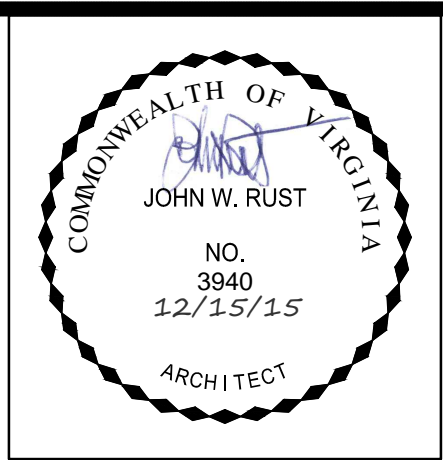
CDD #15
CONCEPT PLAN
AMENDMENT
12.15.15

BUILDINGS 2 & 3
SEVENTH FLOOR
PLANS

SHEET NO.
A1.9



NOTE:
1. HEIGHTS SHOWN ARE APPROXIMATE
2. ROOF TERRACES SHOWN ARE POTENTIAL
OPEN SPACE. FINAL EXTENT OF ROOF
TERRACES TO BE DETERMINED DURING DSUP
PROCESS.



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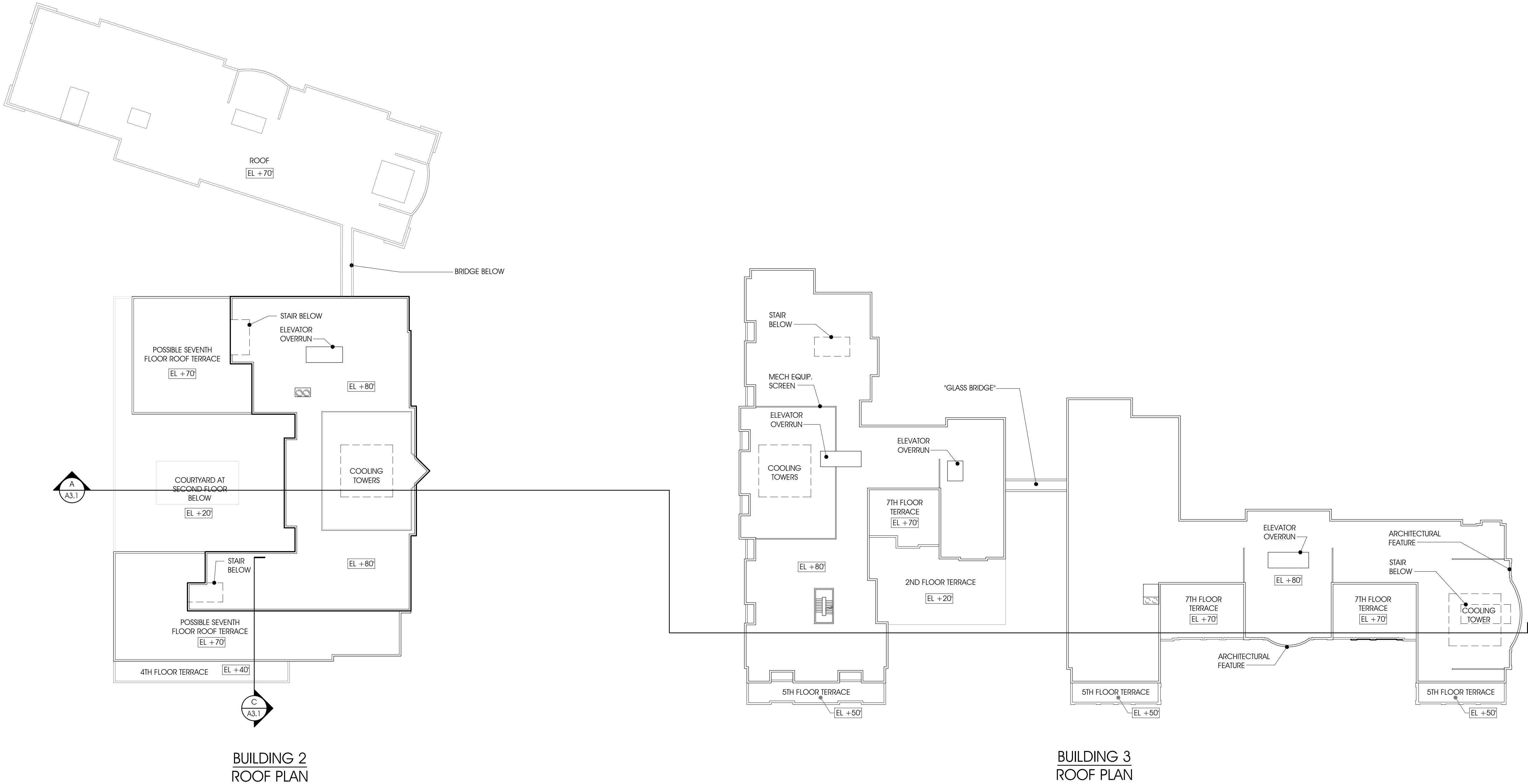
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REVISIONS	
DATE	DESCRIPTION

CDD #15
CONCEPT PLAN
AMENDMENT
12.15.15

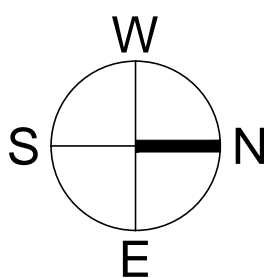
BUILDINGS 2 & 3
ROOF PLANS

SHEET NO.
A1.10

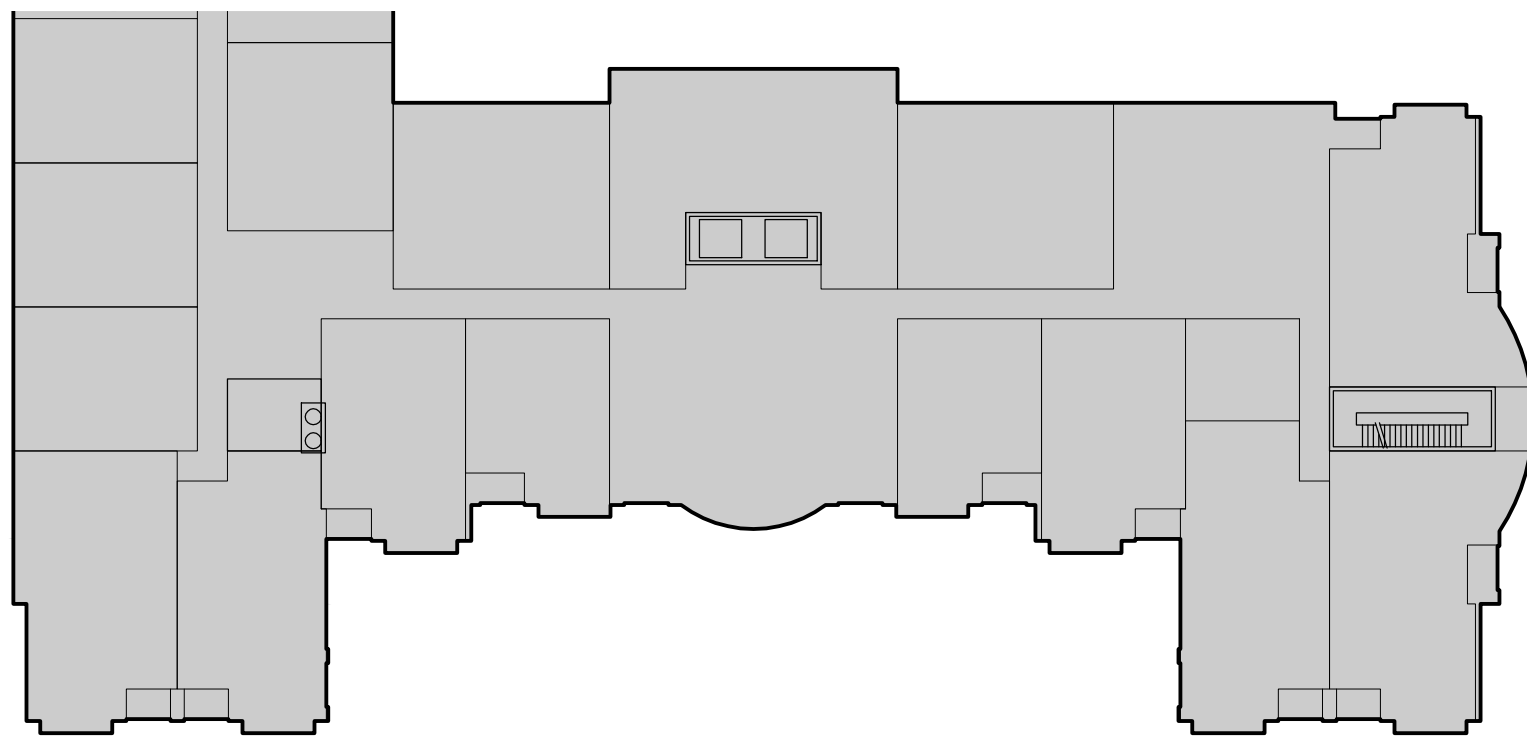
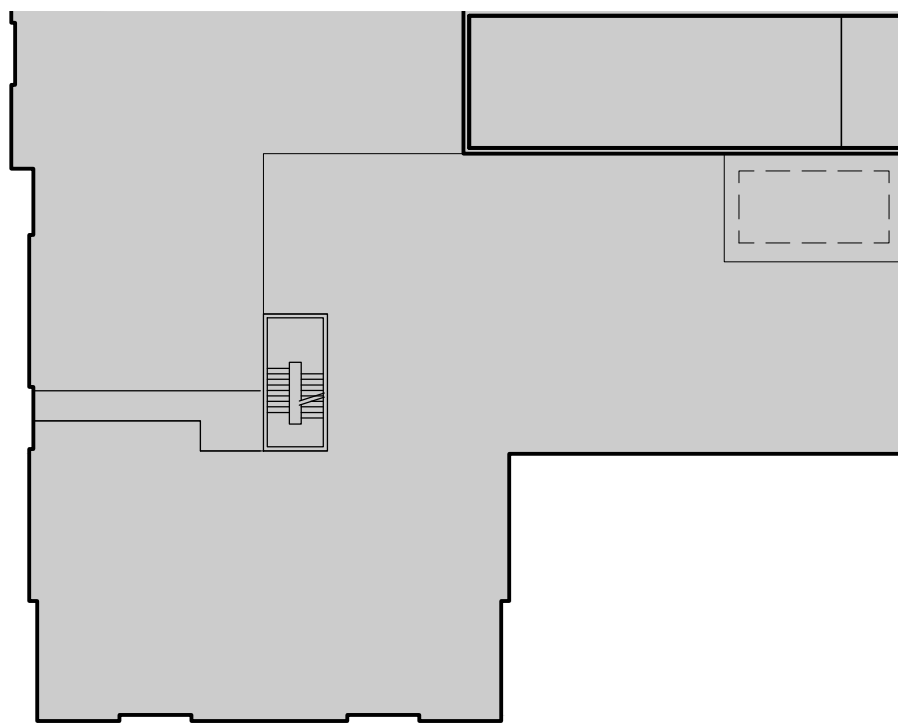
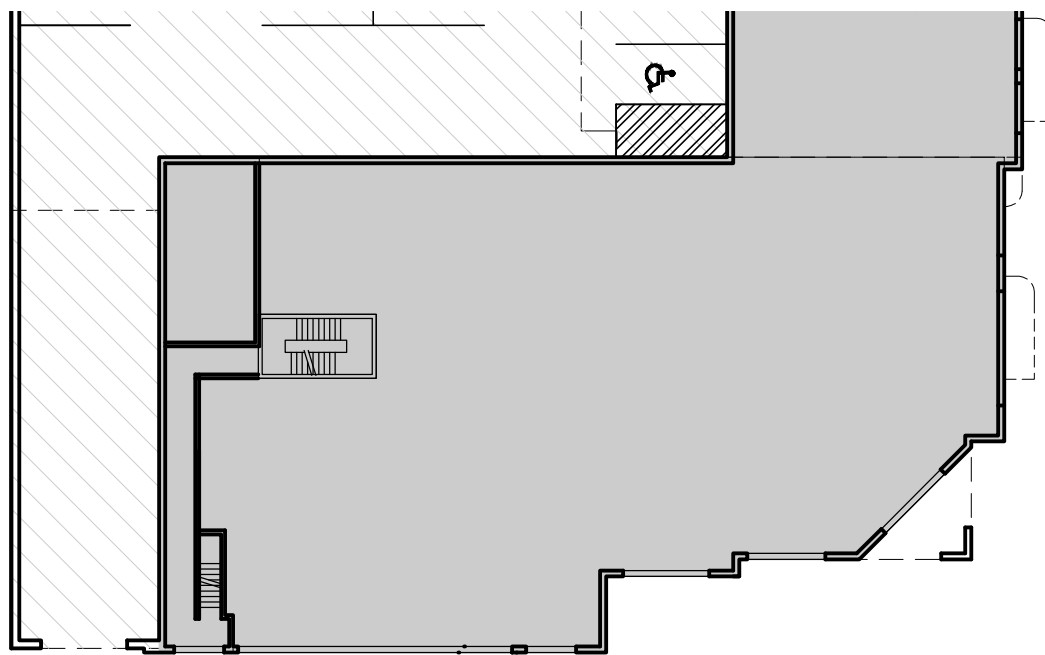
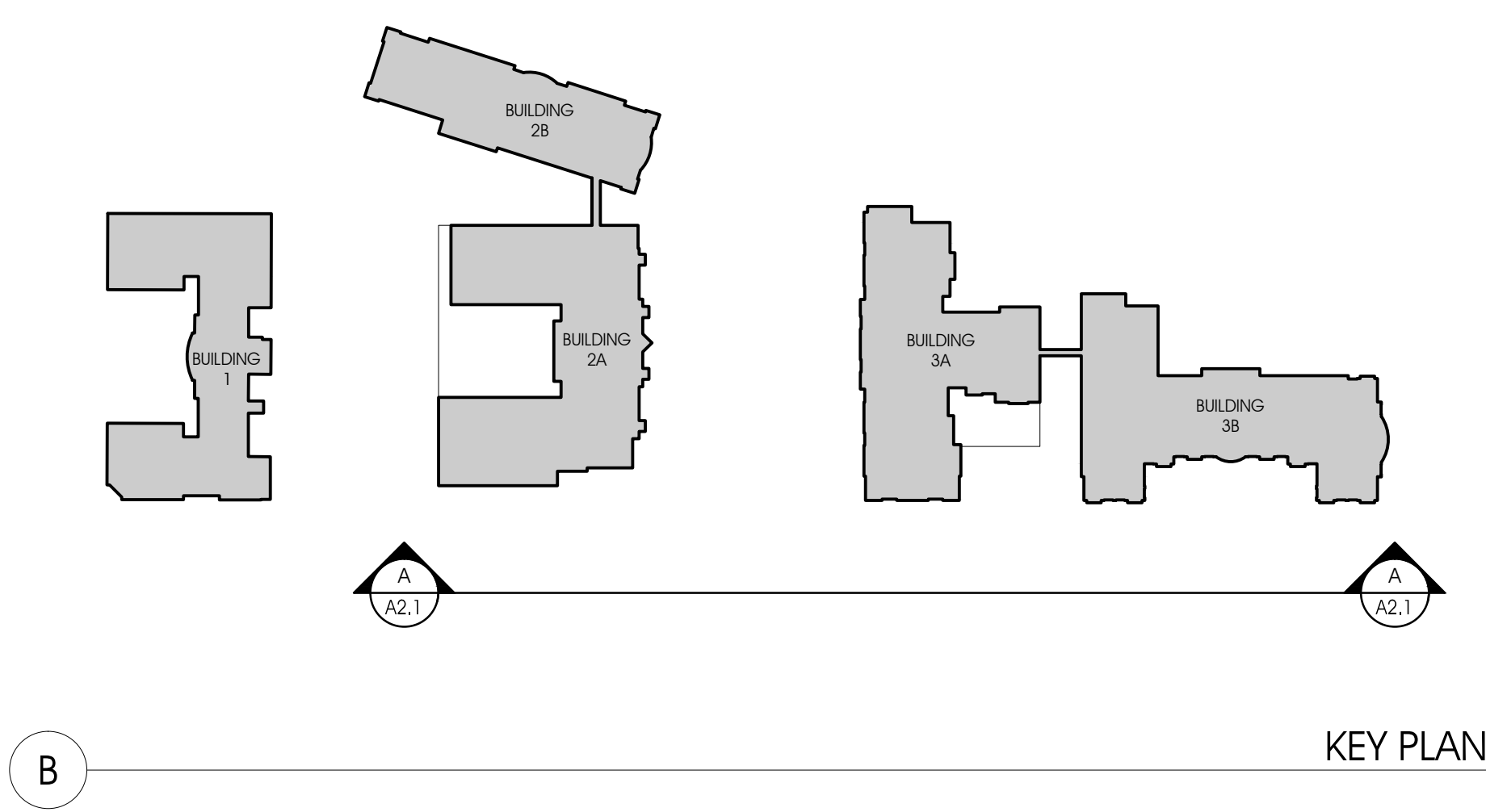


A

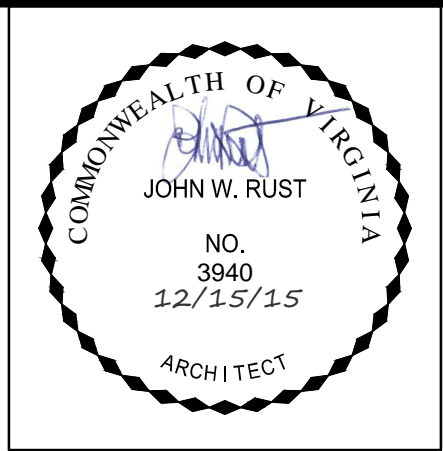
BUILDING 2 & 3 ROOF PLANS
1/32" = 1'-0"



NOTE:
MAXIMUM BUILDING HEIGHT TO ROOF LIMITED TO 85' FOR TYPE III CONSTRUCTION. FEATURES ABOVE 85' ARE MECHANICAL SCREENS PER IBC 1509.6



BUILDING 2 & 3 EAST ELEVATION STREETSCAPE
1" = 16'



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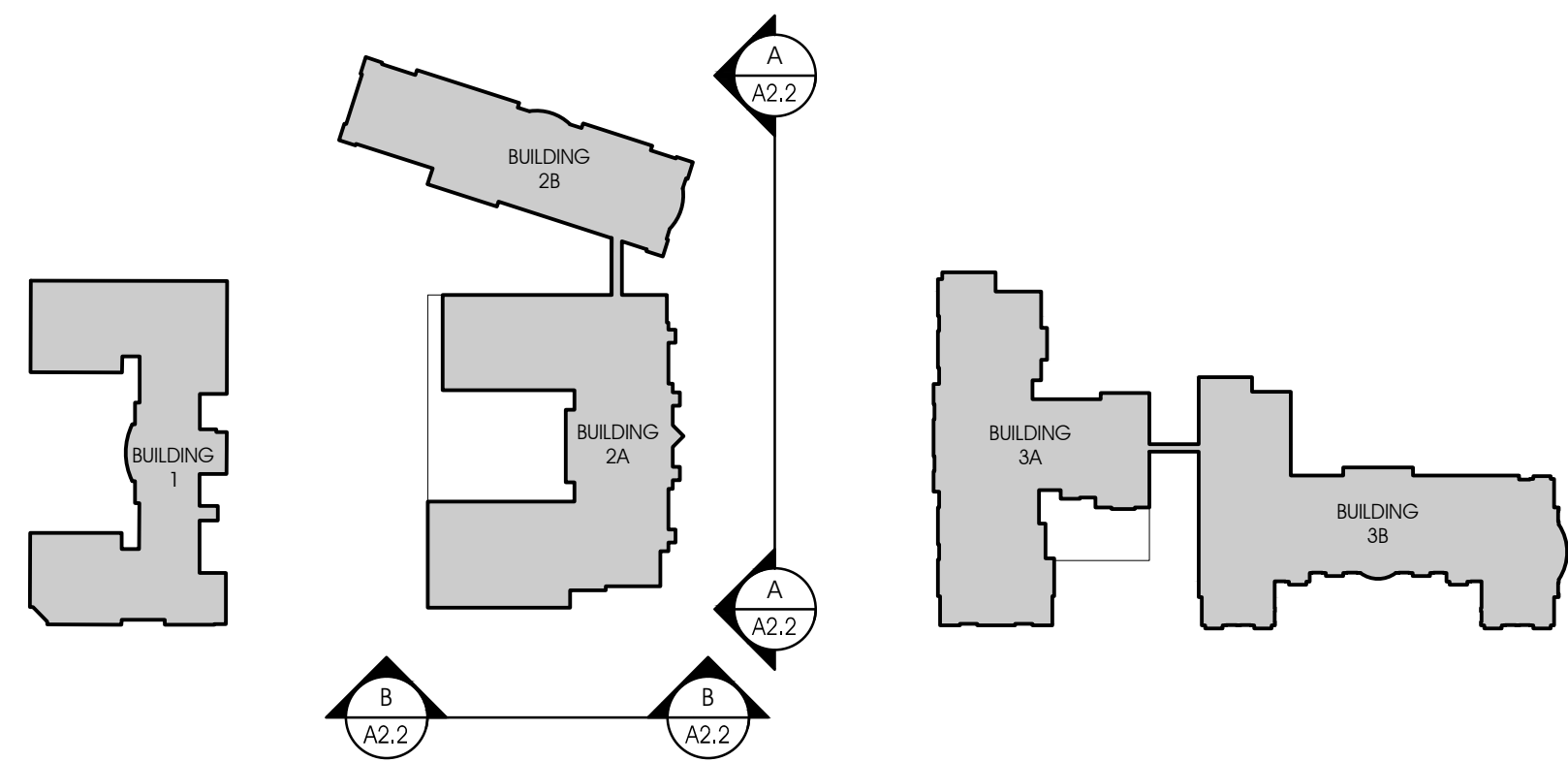
REVISIONS	
DATE	DESCRIPTION

CDD #15
CONCEPT PLAN
AMENDMENT
12.15.15

BUILDINGS 2 & 3
EAST ELEVATION
STREETSCAPE

SHEET NO.

A2.1



C

KEY PLAN

NOTE:

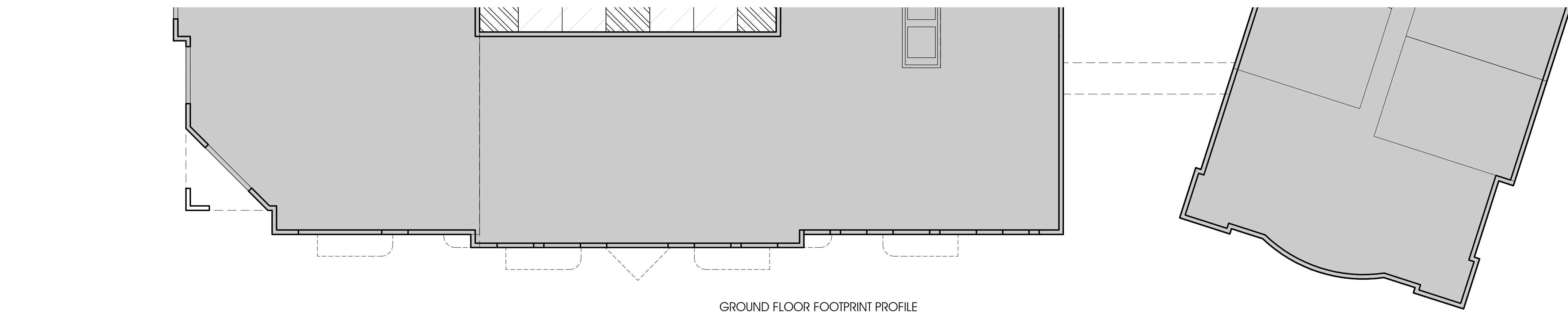
MAXIMUM BUILDING HEIGHT TO ROOF LIMITED TO 85' FOR TYPE III CONSTRUCTION. FEATURES ABOVE 85' ARE MECHANICAL SCREENS PER IBC 1509.6



B

BUILDING 2A EAST ELEVATION (N.FAYETTE ST)

1/16" = 1'-0"

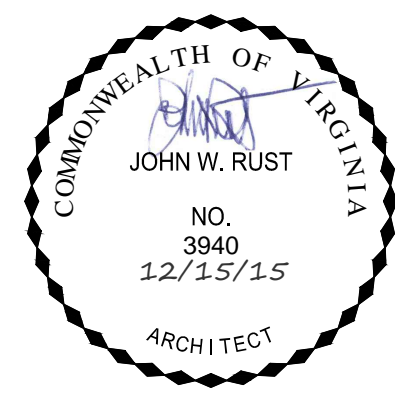


A

GROUND FLOOR FOOTPRINT PROFILE

BUILDING 2A NORTH ELEVATION

1/16" = 1'-0"



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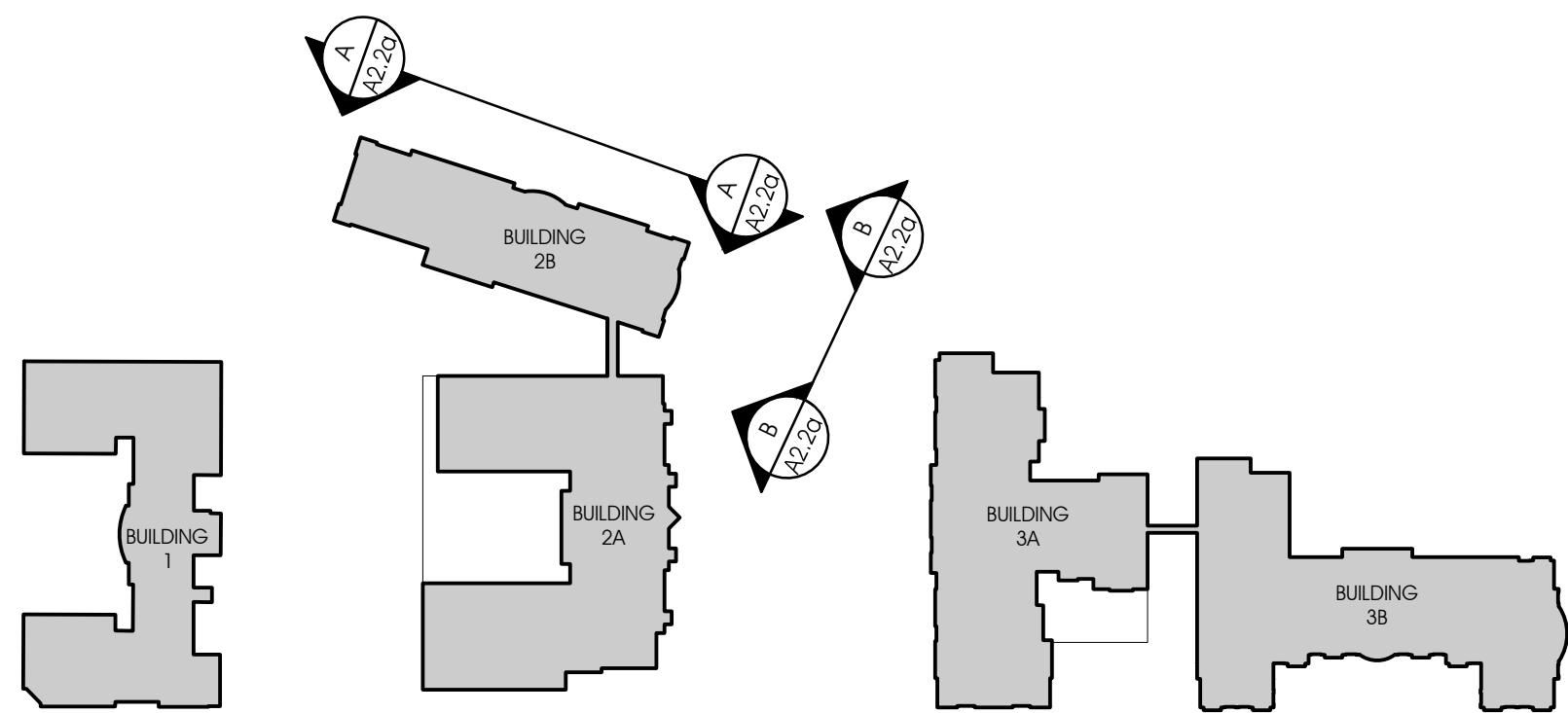
DATE	DESCRIPTION

CDD #15
CONCEPT PLAN
AMENDMENT
12.15.15

BUILDING 2A
ELEVATIONS

SHEET NO.

A2.2



C

KEY PLAN

NOTE:

MAXIMUM BUILDING HEIGHT TO ROOF LIMITED TO 85' FOR TYPE III CONSTRUCTION. FEATURES ABOVE 85' ARE MECHANICAL SCREENS PER IBC 1509.6



BUILDING ENTRANCE

GROUND FLOOR FOOTPRINT PROFILE

B

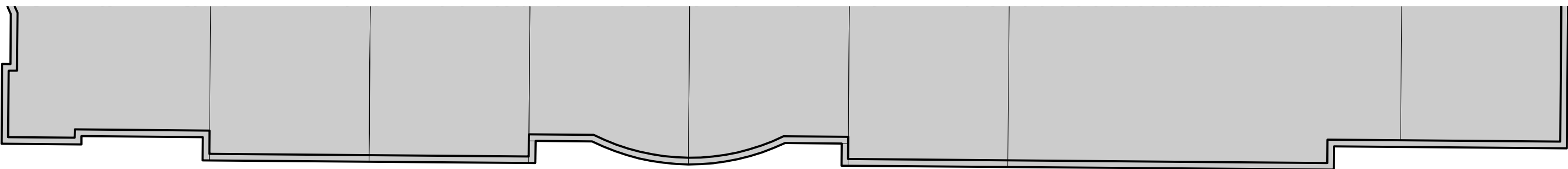
BUILDING 2B NORTH ELEVATION

1/16" = 1'-0"



RETAINING WALL IN FOREGROUND

GARAGE ENTRANCE ON SIDE

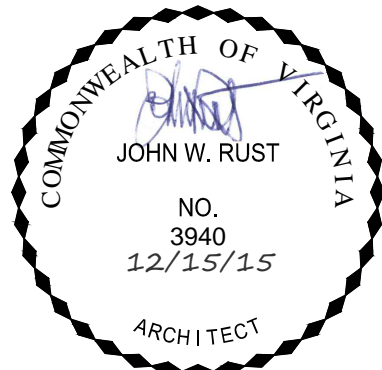


GROUND FLOOR FOOTPRINT PROFILE

A

BUILDING 2B WEST ELEVATION

1/16" = 1'-0"



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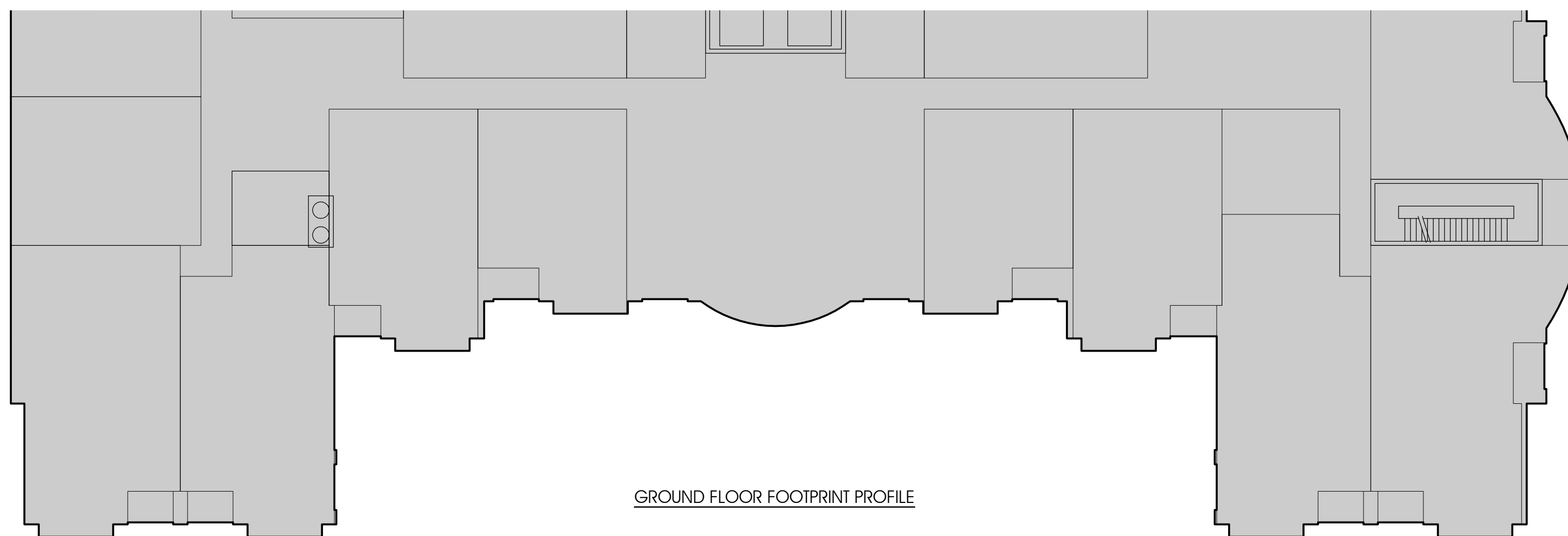
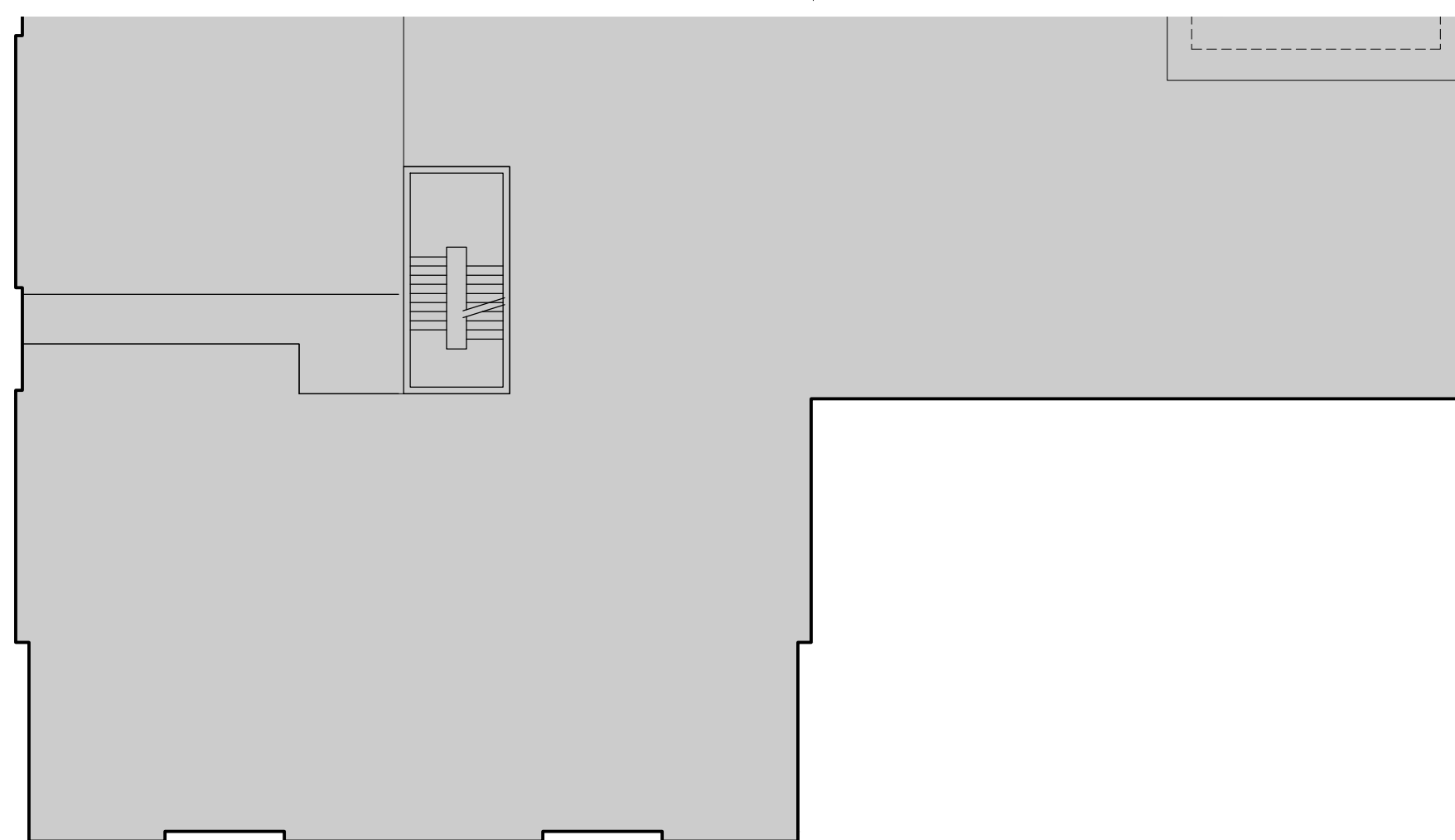
DATE	DESCRIPTION

CDD #15
CONCEPT PLAN
AMENDMENT
12.15.15

BUILDING 2B
ELEVATIONS

SHEET NO.

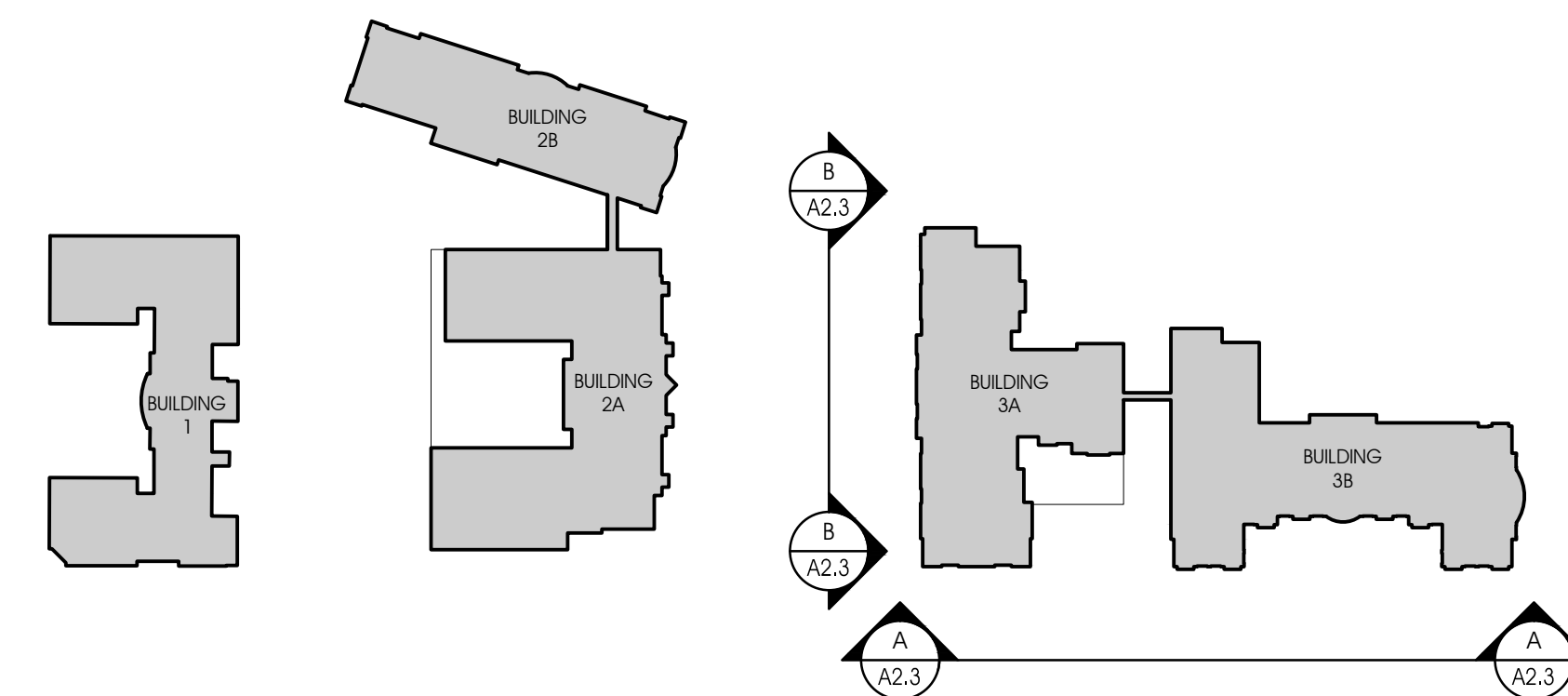
A2.2a



BUILDING 3 EAST ELEVATION
1/16" = 1'-0"

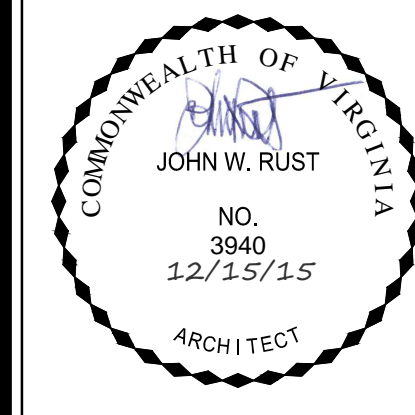


BUILDING 3A SOUTH ELEVATION
1/16" = 1'-0"



KEY PLAN

NOTE:
MAXIMUM BUILDING HEIGHT TO ROOF LIMITED TO 85' FOR TYPE III CONSTRUCTION. FEATURES ABOVE 85' ARE MECHANICAL SCREENS PER IBC 1509.6



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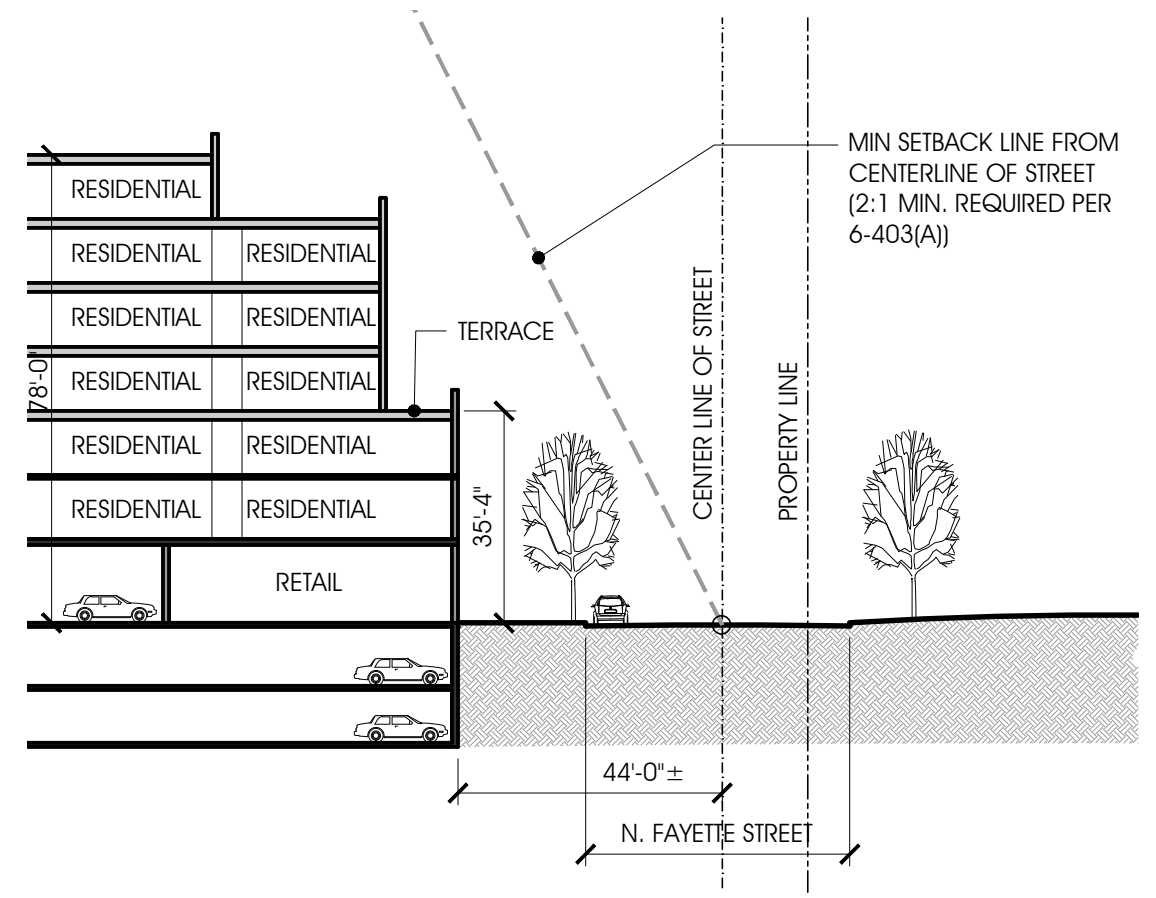
DATE	DESCRIPTION

CDD #15
CONCEPT PLAN
AMENDMENT
12.15.15

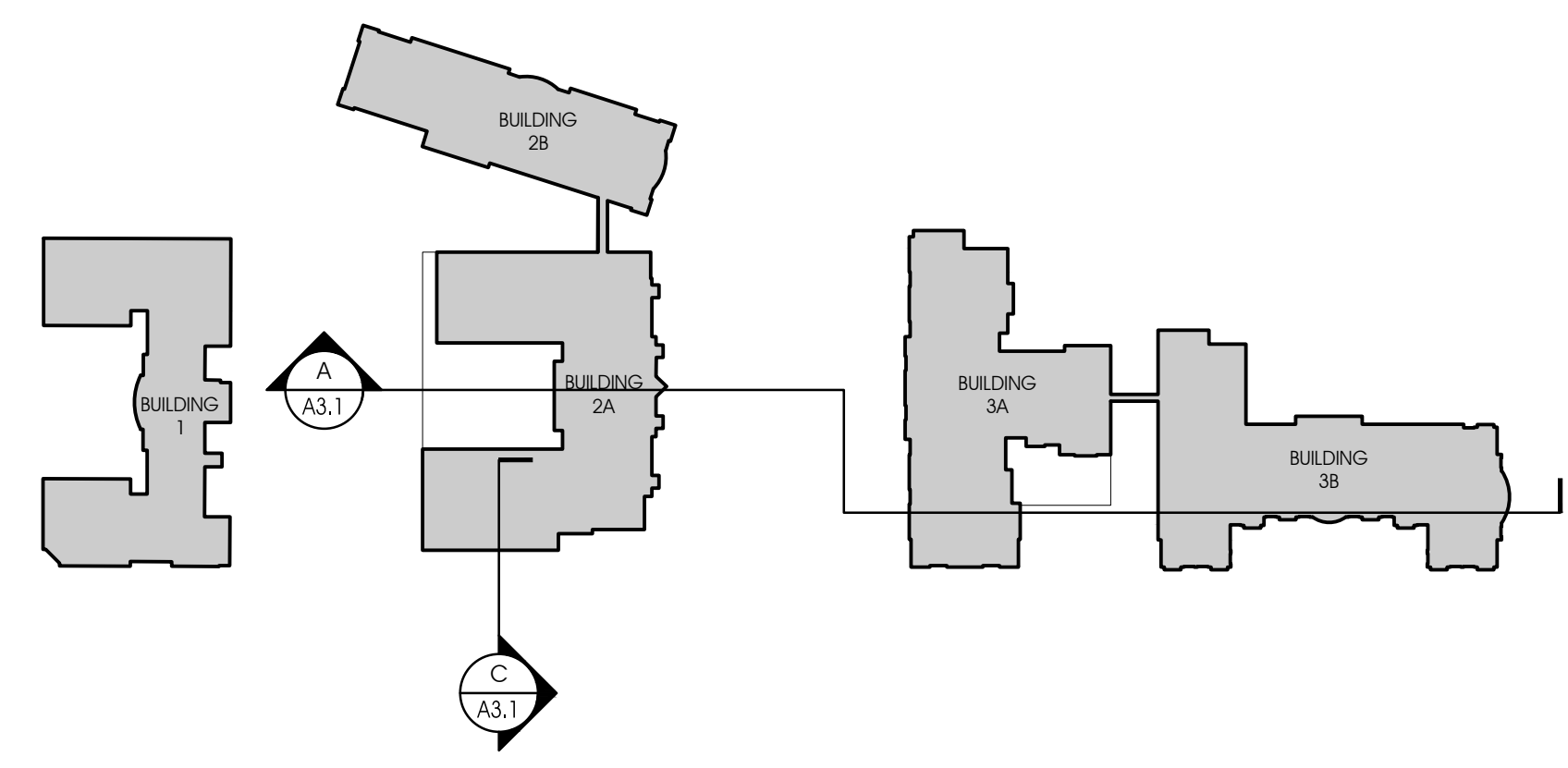
BUILDING 3
ELEVATIONS

SHEET NO.

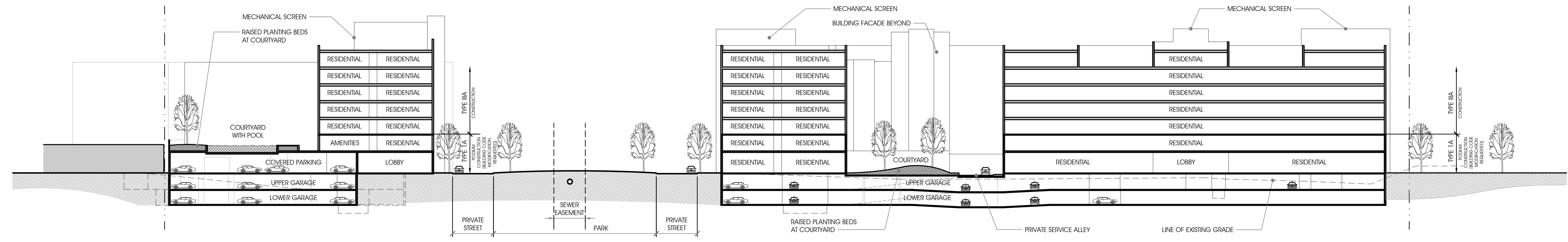
A2.3



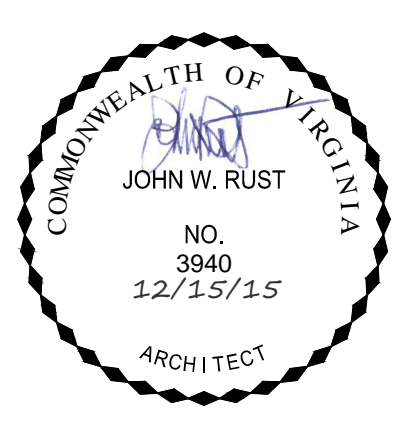
C BUILDING 2 WEST-EAST SITE SECTION



B KEY PLAN



A BUILDING 2 & 3 NORTH-SOUTH SITE SECTION
1/32" = 1'-0"



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AMENDMENT
12.15.15

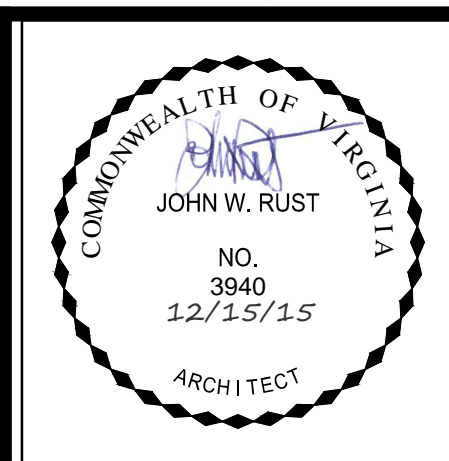
BUILDINGS 2 & 3
SITE SECTIONS

SHEET NO.

A3.1



A MASSING MODEL
N.T.S.



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DATE	DESCRIPTION

CDD #15
CONCEPT PLAN
AMENDMENT
12.15.15

MASSING
MODEL

SHEET NO.

A4.1

