

PARKING AMENDMENT TO DSUP #2011-0030

MODERA TEMPO

CITY OF ALEXANDRIA, VIRGINIA

PROJECT NARRATIVE

THIS PROJECT PROPOSES A CONVERSION OF 57 RESIDENTIAL PARKING SPACES TO RETAIL PARKING SPACES. TWO ADDITIONAL RESIDENTIAL PARKING SPACES OUTSIDE OF DESIGNATED RETAIL PARKING AREA WILL BE REMOVED AND RESTRIPTED TO NOT ALLOW PARKING SO THAT CARS CAN UTILIZE THIS AREA TO HELP TURN AROUND OR PARK IN THE OTHER NEARBY SPACES. THERE WILL BE NO DISTURBANCE AND NO INCREASE IN IMPERVIOUS COVER. THEREFORE, EROSION CONTROL AND BMP/SWM MEASURES ARE NOT REQUIRED.

THIS SITE IS LOCATED AT THE NORTHEASTERN CORNER OF THE SOUTH VAN DORN STREET AND SOUTH PICKETT STREET INTERSECTION. IT IS BORDERED TO THE WEST BY SOUTH VAN DORN STREET, TO THE SOUTH BY SOUTH PICKETT STREET, TO THE EAST BY AN EXISTING OFFICE / COMMERCIAL WAREHOUSE AND TO THE NORTH BY THE VAN DORN STATION PLAZA SHOPPING CENTER. THIS SITE CONSISTS OF THREE BUILDINGS AND ONE LEVEL OF BELOW GRADE GARAGE FOR ALL THREE BUILDINGS. THE BUILDINGS CONSIST OF RESIDENTIAL UNITS AND RETAIL SPACE.

SITE ACCESS: CURRENTLY, ACCESS TO THIS SITE IS EITHER FROM SOUTH PICKETT STREET OR FROM SOUTH VAN DORN STREET.

NOTES

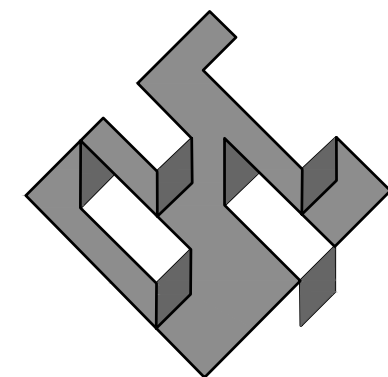
1. SITE AREA: 235,947 S.F. OR 5.416 Ac.
2. SITE ADDRESS: 650 SOUTH VAN DORN STREET
3. TAX MAP NUMBER: 67.02-0A-0

APPROVED SPECIAL USE PERMITS / MODIFICATIONS

1. LANDMARK GATEWAY PHASE 2 (DSUP #3013-0005)
2. PRELIMINARY DEVELOPMENT DSUP (DSUP #2011-0030)
3. CDD SUP (CDD #2011-0008)
4. TMP SUP (SUP #2011-0076)

SPECIAL USE PERMITS / MODIFICATIONS REQUESTED

1. RETAIL COMPACT PARKING OF 43%
2. DRIVE AISLE WIDTH OF 18'
3. MAXIMUM RETAIL PARKING SPACES
4. MODIFIED COMPACT RETAIL PARKING SPACE SIZE OF 8'X17'



PREPARED BY:

christopher consultants

engineering · surveying · land planning

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703.273.6820 · fax 703.273.7636

ZONING TABULATIONS

1. ZONE OF SITE:	CDD#17
2. USE:	RESIDENTIAL / RETAIL
3. TOTAL LOT AREA:	235,947 S.F. OR 5.416 Ac.
4. NUMBER OF DWELLING UNITS:	493
5. GROSS SQUARE FOOTAGE:	
RETAIL	15,000
6. NET SQUARE FOOTAGE:	
RETAIL	14,860

7. REQUIRED PARKING SPACES:	RESIDENTIAL	19 UNITS - STUDIO X 1 SPACE PER UNIT = 19 SPACES 209 UNITS - 1 BEDROOM X 1 SPACE PER UNIT = 209 SPACES 264 UNITS - 2 BEDROOM X 2 SPACES PER UNIT = 508 SPACES TOTAL = 19 + 209 + 508 = 736 * 20% REDUCTION = 589 SPACES
	NOTE:	REDUCTION PER ZONING SECTION 8-200-(A)-(2)-(a)-i-i
	RETAIL	MIN: 0.25 SPACES PER 1,000 S.F. * 15,000 S.F. = 4 SPACES MAX: 3.0 SPACES PER 1,000 S.F. * 15,000 S.F. = 45 SPACES
	TOTAL REQUIRED	589 + 4 = 593 SPACES

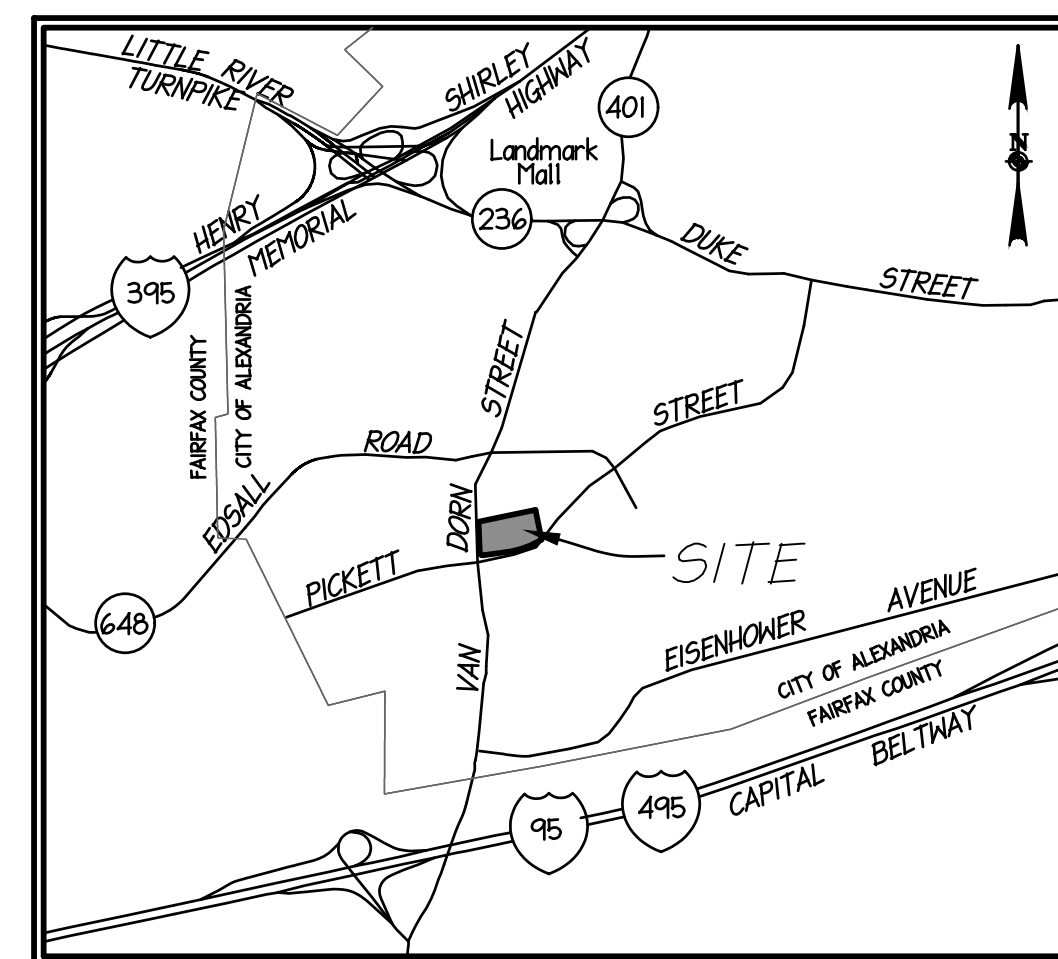
8. PROVIDED PARKING SPACES:	SURFACE SPACES (RETAIL) = 58 SPACES GARAGE (RETAIL) = 44 SPACES GARAGE (RESIDENTIAL) = 607 SPACES GARAGE (EMPLOYEE) = 10 SPACES TOTAL = 719 SPACES
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9. COMPACT SPACES PERCENTAGE:	TOTAL RETAIL SPACES = 102 TOTAL SURFACE RETAIL SPACES = 58 HYBRID COMPACT SPACES = 44 PERCENTAGE = 44/102 = 43%
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10. PARKING REVISIONS SUMMARY:

TYPE:	2012 DSUP APPLICATION	2016 PORTNER'S DSUP APPROVAL	2019 DSUP AMENDMENT
RESIDENTIAL	692 SPACES/1.4	682 SPACES/1.4	607 SPACES/1.3
COMMERCIAL/RETAIL	53 SPACES	53 SPACES	102 SPACES (58 SURFACE 44 GARAGE)
* EMPLOYEE	--	10 SPACES	10 SPACES
TOTAL	745 SPACES	745 SPACES	719 SPACES

* NOTE: 10 RESIDENTIAL GARAGE PARKING SPACES CONVERTED TO RETAIL/EMPLOYEE PARKING WITH 2016 PORTNER'S DSUP



LOCATION MAP

SCALE: 1" = 2000'

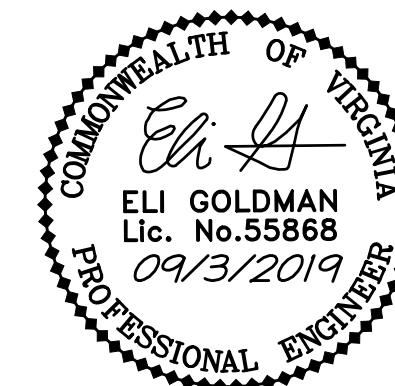
SHEET INDEX

1. COVER SHEET
2. SITE PLAN
3. UNDERGROUND GARAGE TURNING MOVEMENTS

ARCHITECTURAL PLAN SHEETS

- A-100 OVERALL GARAGE LEVEL 1 PLAN - EXISTING CONDITIONS
A-101 OVERALL GARAGE LEVEL 1 PLAN
A-101A ENLARGED GARAGE LEVEL 1 PLAN
A-102 B-1 PLAZA LEVEL PLANS & BLDG ENTRANCE ELEVATION
A-103 FENCE SPECIFICATION & DETAILS

DATE	REVISION	
	DATE	REVISION
9-3-19		2ND SUBMISSION



CIVIL ENGINEER
christopher consultants, ltd.
9900 MAIN STREET
SUITE 400
FAIRFAX, VIRGINIA 22031
(703) 273-6820

APPLICANT
MILL CREEK RESIDENTIAL
6701 DEMOCRACY BLVD, SUITE 500
BETHESDA, MARYLAND 20814
(301) 881-4092

ATTORNEY
WIRE GILL, LLP
1750 TYSONS BLVD, SUITE 1500
TYSONS, VIRGINIA 22102
(703) 677-3149

OWNER
GATEWAY HOLDING I, LLC
1921 GALLOWS RD, SUITE 700
VIENNA, VIRGINIA 22182
(703) 751-1273

APPROVED
SPECIAL USE PERMIT NO. DSUP 2011-0030
DEPARTMENT OF PLANNING & ZONING

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

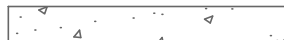
DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

LEGEND

- EX* : *EXISTING*
- _____ : *EX. STREET CENTER LINE*
- _____ : *EX. CURB AND GUTTER*
- _____ : *EX. CURB*
- _____ : *EX. REVERSE CURB AND GUTTER*
- _____ : *EX. PROPERTY BOUNDARY*
-  : *EX. STREET SIGN*
-  : *EX. BOLLARD*
-  : *DENOTES HANDICAPPED PARKING SPACE*
-  : *EX. PARKING SPACES*
-  : *EX. STREET LIGHT*
-  : *EX. CONCRETE SIDEWALK*
-  : *EX. BUILDING ENTRANCE*

PARCEL 3493-0-01
504-516F S VAN DORN ST
USE: SHOPPING CENTERS
ZONE: CG
OWNER: W AND R INVESTMENT LP
4901 FAIRMONT AVE, SUITE 200
BETHESDA, MD 20814

PARCEL 3541-03-02-02
555 S VAN DORN ST
USE: RESTAURANT/FST FOOD
ZONE: CG
OWNER: RED LOBSTER INN OF AMERICA INC
P.O. BOX 695011
ORLANDO, FL 32869-5011

PARCEL 3541-03-02-03
557 S VAN DORN ST
USE: FINANCIAL INST.
ZONE: CG
OWNER: SPARTA RESTAURANT CORP.
2417 CARON LANE
FALLS CHURCH, VA 22043-3227

EX. BUILDING #3 (WESTERN)
FF = 91.50
GI = 79.5

EX. BUILDING #1
FF = 94.50
LOBBY ELEV. = 92.90
GI = 81.00

EX. BUILDING #3 (EASTERN)
FF = 91.50
GI = 79.5

BUILDING #2
MULTI-STORY RESIDENTIAL
FF = VARIES
GI = VARIES

PARCEL 3492-01-01-04.1-1-1
623 S PICKETT ST
EAST KANSAS WHISE

PARCEL 3492-01-02-04
640-656 S PICKETT ST.
USE: OFFICE/COMM WHSE
ZONE: I
OWNER: PICKETT SQUARE M LLC.
C/O SAMUEL ZARPAS
4350 EAST WEST HWY, SUITE 500
BETHESDA, MD 20814

PARCEL 67.00-02-08.1
660-684 S PICKETT ST
USE: SHOPPING CENTERS
ZONE: CG
OWNER: PICKETT SQUARE R LLC.
4350 EAST WEST HWY, SUITE 500
BETHESDA, MD 20814

NAD 83, NAVD 88
VA STATE GRID NOD

DEVELOPMENT SITE PLAN
MAJOR AMENDMENT
MODERO TEMPO
CITY OF ALEXANDRIA, VIRGINIA

1	09-03-19	2ND SUBMISSION
MARK	DATE	DESCRIPTION

PROJECT No.: 06013.006.00
DRAWING No.: 109324
DATE: 07/12/2019
DESIGN: MQ
DRAWN: MQ
CHECKED: EG

SHEET TITLE:

SITE PLAN

SHEET No.

2 OF 3

APPROVED	
SPECIAL USE PERMIT NO.	DSUP 2011-0030
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. _____	

GRAPHIC SCALE
1" = 30'

NOTE:

TWO COMPACT PARKING SPACES OUTSIDE OF THE AREA DESIGNATED AS RETAIL PARKING AREA TO BE REMOVED AND RESTRIPEDED TO NOT ALLOW PARKING SO THAT CARS CAN UTILIZE THIS AREA TO HELP TURN AROUND OR PARK IN THE OTHER NEARBY SPACES.



PARKING AMENDMENT TO DSUP
#2011-0030
MODERO TEMPO
CITY OF ALEXANDRIA, VIRGINIA

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PROJECT No.: 06013.006.00
DRAWING No.: 109324
DATE: 07/12/2019
DESIGN: MQ
DRAWN: MQ
CHECKED: EG

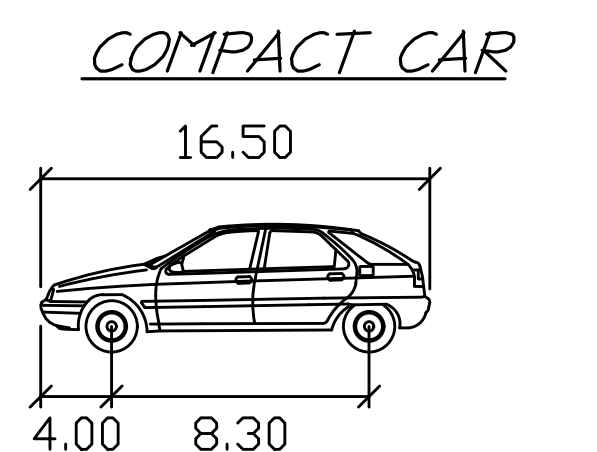
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GARAGE TURNING MOVEMENT

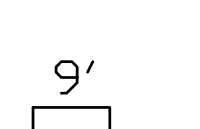
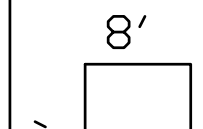
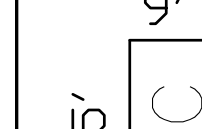
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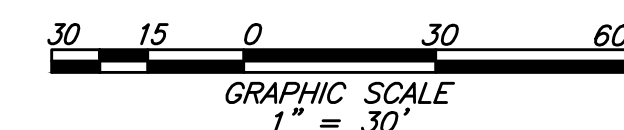
3 OF 3

PARKING LEGEND



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Width           : 6.00
Track           : 5.00
Lock to Lock Time : 6.00
Steering Angle  : 31.00
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<i>MOTORCYCLE PARKING SPACE</i>	<i>MODIFIED COMPACT PARKING SPACE</i>	<i>HC ACCESSIBLE PARKING SPACE</i>

 FENCE

APPROVED	
SPECIAL USE PERMIT NO. DSUP 2011-0030	
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. _____

Consultant

Stamp



Owner

MILL CREEK RESIDENTIAL TRUST
GATEWAY HOLDINGS LLC

Project Manager

Mike Patton

Assistant

Issue

09.02.19 SECOND SUBMISSION

Location

S VAN DORN ST. &
PICKETT ST.
ALEXANDRIA, VA

Project

MODERA TEMPO
PARKING AMENDMENT
TO DSUP #2011-0030

DBI Project Number

5667.001

Scale

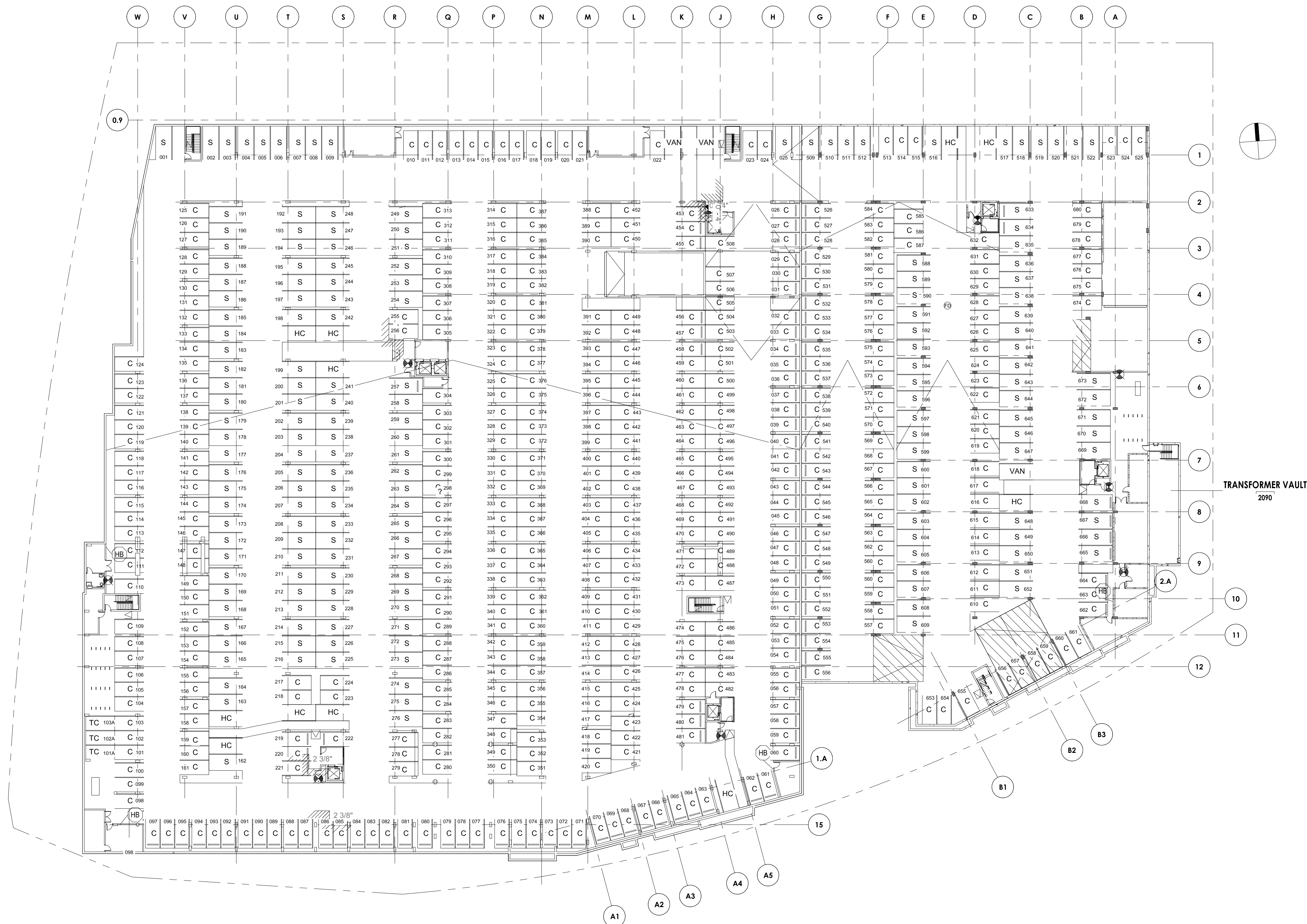
1/32" = 1'-0"

Title

OVERALL GARAGE
LEVEL 1 PLAN -
EXISTING CONDITIONS

Sheet

A-100



1 OVERALL GARAGE LEVEL 1 PLAN - EXISTING CONDITIONS
A-100 SCALE: 1/32" = 1'-0"

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

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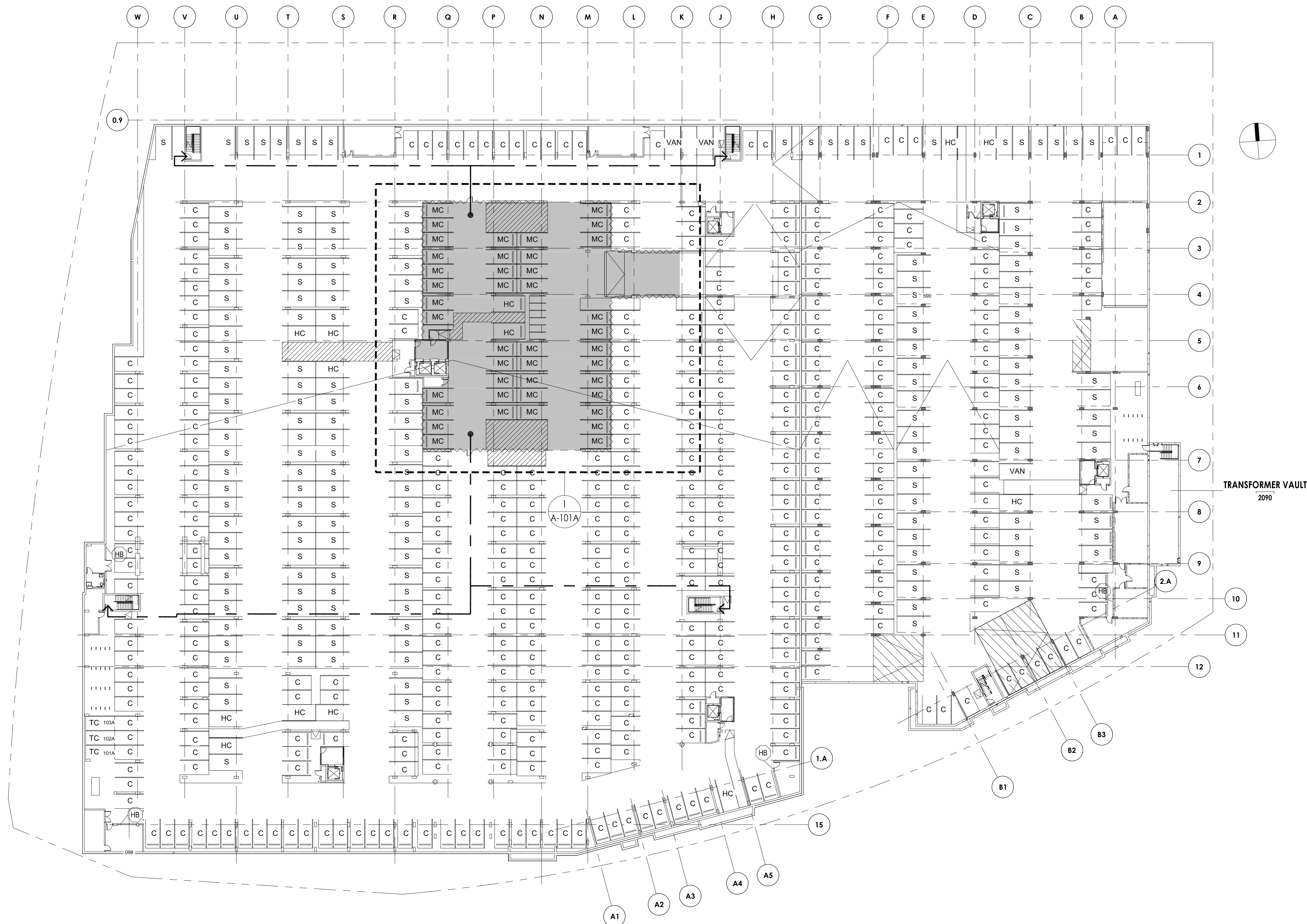
1/32" = 1'-0"

Title

OVERALL GARAGE
LEVEL 1 PLAN

Sheet

A-101



1 OVERALL GARAGE LEVEL 1 PLAN
A-101 SCALE: 1/32" = 1'-0"

LEGEND

ENCLOSED RETAIL PARKING AREA

PATH OF EGRESS

APPROVED

SPECIAL USE PERMIT NO. DSUP 2011-0030
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.

Consultant

Stamp



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ALEXANDRIA, VA

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PARKING AMENDMENT
TO DSUP #2011-0030

DBI Project Number

5667.001

Scale

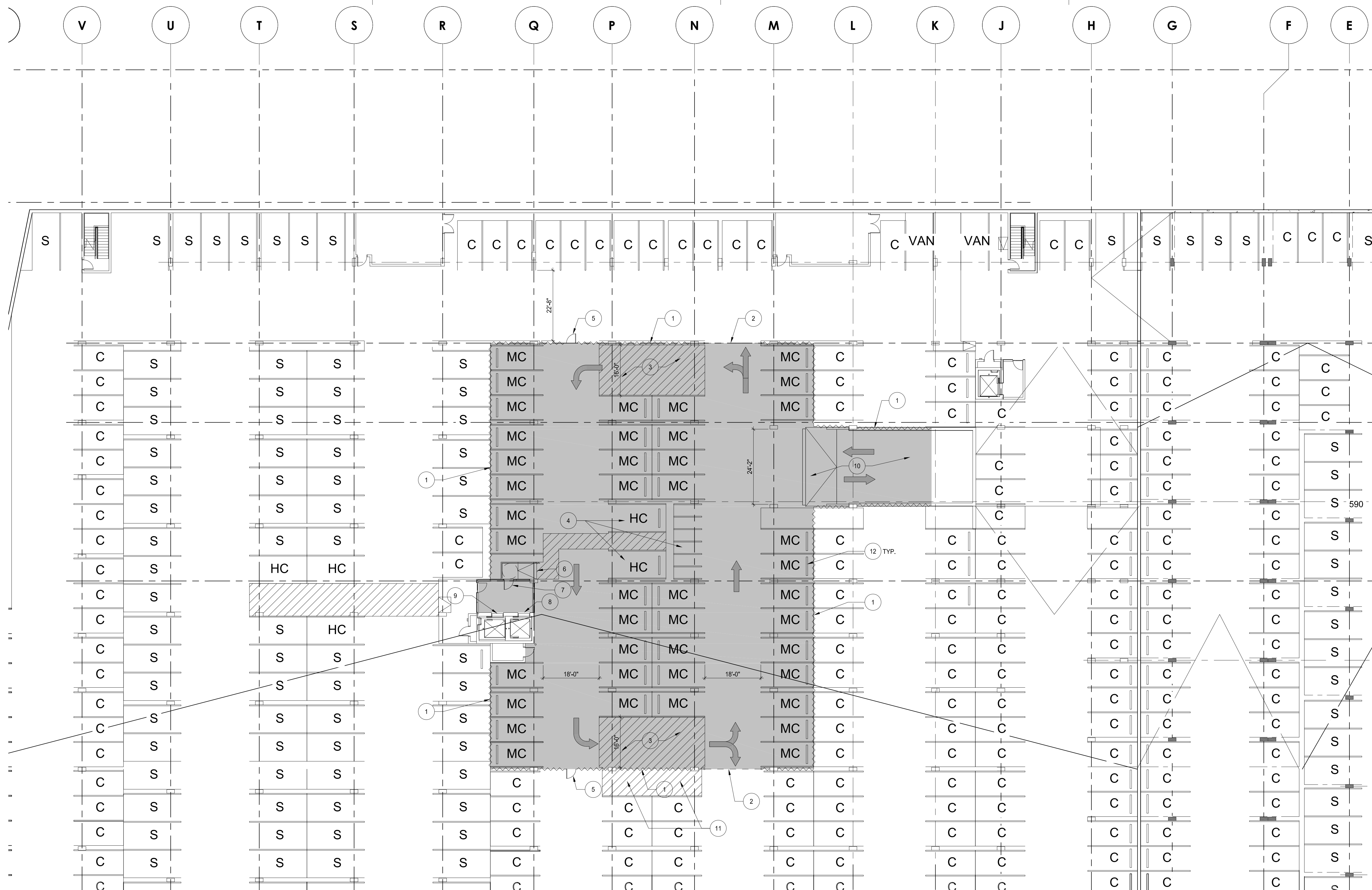
1/16" = 1'-0"

Title

ENLARGED
GARAGE LEVEL 1
PLAN

Sheet

A-101A



ENLARGED GARAGE LEVEL 1 PLAN

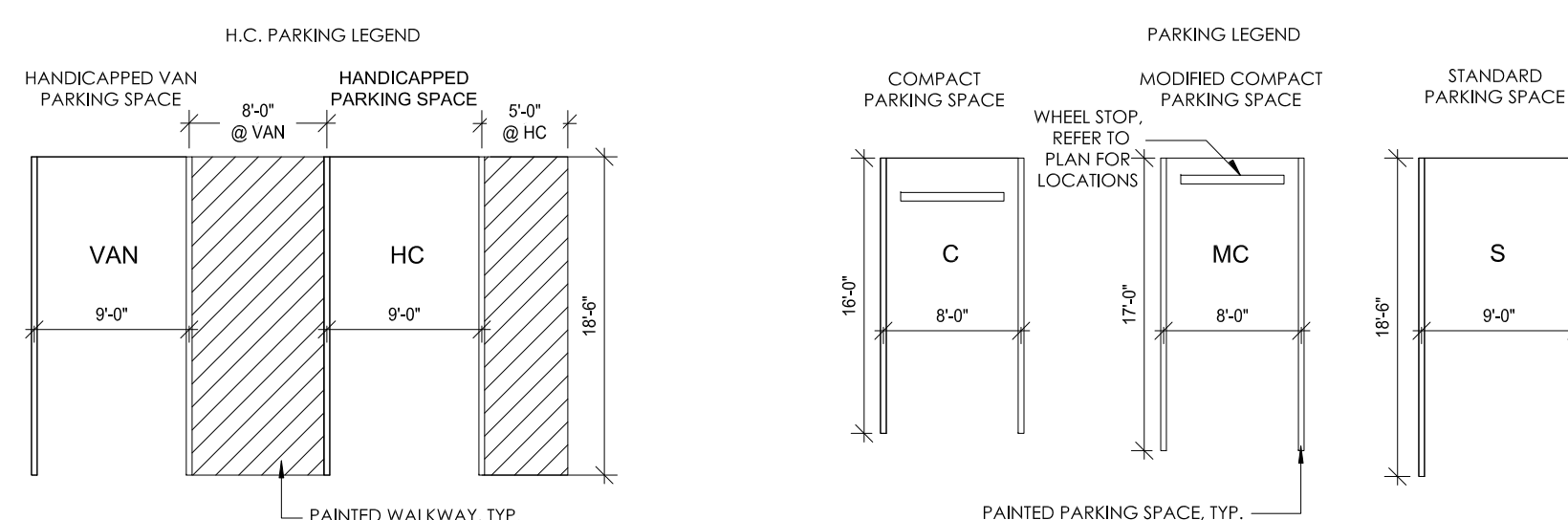
A-101A SCALE: 1/16" = 1'-0"

KEY NOTES

- FULL HEIGHT CHAIN LINK FENCE ENCLOSURE AROUND NESTED RETAIL PARKING AREA
- HIGH-SPEED OVERHEAD DOOR OPERATED BY AN AUTOMATIC VEHICLE IDENTIFICATION ("AVI") SYSTEM FOR RESIDENTIAL PARKING
- ONE-WAY 16' WIDE DRIVE AISLE (CONVERTED FROM 4 COMPACT SPACES)
- 2 HANDICAP PARKING SPACES & 4 MOTORCYCLE PARKING SPACES CONVERTED FROM 6 COMPACT SPACES
- ALARMED EMERGENCY PEDESTRIAN EGRESS GATE FROM ENCLOSED RETAIL PARKING AREA (2 REQUIRED)
- HANDICAP ACCESS RAMP & LANDING TO ALIGN WITH EXISTING GARAGE ELEVATOR LOBBY FLOOR ELEVATION
- DOOR FROM ENCLOSED RETAIL PARKING AREA TO GARAGE ELEVATOR LOBBY
- EX. ELEVATOR MODIFIED TO PROVIDE ACCESS UP ONLY TO PLAZA LEVEL RETAIL. ALL OTHER FLOOR LEVELS ACCESSED BY A CARD READER
- EX. ELEVATOR WITH ACCESS CONTROL TO PROVIDE ACCESS TO ALL FLOOR LEVELS
- TWO-WAY RAMP UP TO SHILLINGS STREET
- TWO COMPACT PARKING SPACES OUTSIDE OF THE AREA DESIGNATED AS RETAIL PARKING TO BE REMOVED AND RESTRIPTED TO EASE VEHICLE MOVEMENT
- PRECAST CONCRETE WHEEL STOP AT EACH RETAIL PARKING SPACE, TYPICAL

LEGEND

- ENCLOSED RETAIL PARKING AREA
- FENCE ENCLOSURE
- PEDESTRIAN EGRESS GATE
- DIRECTIONAL PAVEMENT MARKINGS



Consultant

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MILL CREEK RESIDENTIAL TRUST
GATEWAY HOLDINGS LLC

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Issue

07.12.19
09.02.19 SECOND SUBMISSION

Location

S VAN DORN ST. &
PICKETT ST.
ALEXANDRIA, VA

Project

MODERA PARKING
PARKING AMENDMENT
TO DSUP #2011-0030

DBI Project Number

5667.001

Scale

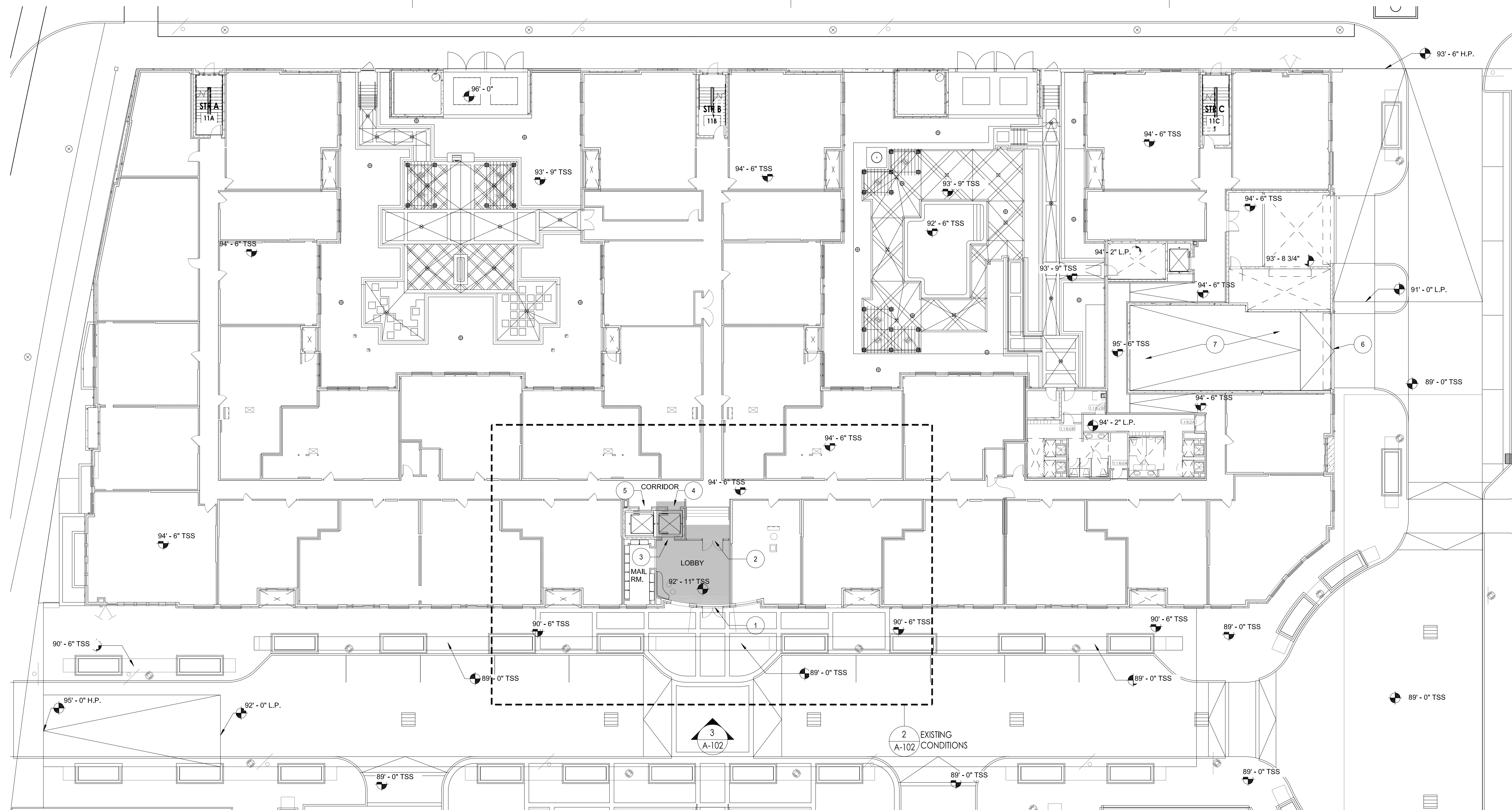
1/16" = 1'-0"

Title

B-1 - PLAZA LEVEL
PLANS & BLDG
ENTRANCE ELEVATION

Sheet

A-102



1 B1 - PLAZA LEVEL PLAN

A-102 SCALE: 1/16" = 1'-0"

KEY NOTES

1. MAIN LOBBY ENTRANCE DOOR (OPEN DURING BUSINESS HOURS / CARD ACCESS REQUIRED FOR RESIDENTIAL PARKING AFTER HOURS)
2. LOBBY GLASS ENCLOSURE WITH DOOR (CARD ACCESS REQUIRED TO ACCESS RESIDENTIAL UNITS)
3. REAR ELEVATOR ENTRANCE FOR RESIDENTIAL AND RETAIL ACCESS
4. FRONT ELEVATOR ENTRANCE FOR RESIDENTIAL ACCESS
5. FRONT ELEVATOR ENTRANCE SERVES THE GARAGE AND ALL LEVELS OF THE BUILDING (CARD ACCESS REQUIRED)
6. HIGH SPEED OVERHEAD GARAGE DOOR (OPEN DURING BUSINESS HOURS / OPERATED AFTER HOURS BY AN AUTOMATIC VEHICLE IDENTIFICATION ("AVI") SYSTEM FOR RESIDENTIAL PARKING RAMP FROM SHILLINGS STREET DOWN TO GARAGE LEVEL RETAIL AND RESIDENTIAL PARKING
- 7.

LEGEND

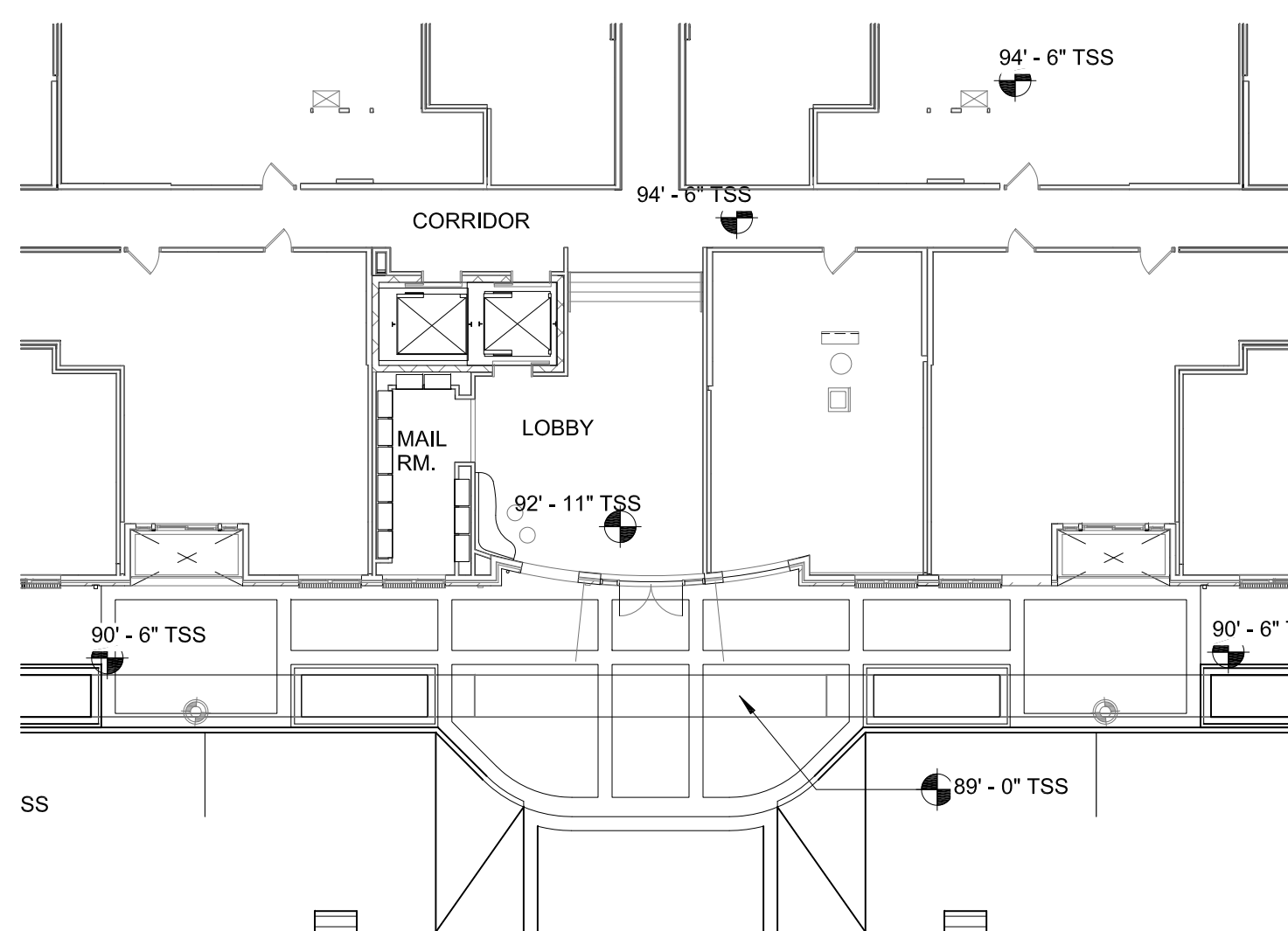
EXTENT OF WORK



NO MODIFICATION ARE PLANNED FOR THE EXTERIOR OF THE BUILDING - AS PART OF THE FINAL SITE PLAN, A WAYFINDING PLAN INCLUDING EXTERIOR SIGNAGE WILL BE INCLUDED.

3 BUILDING ENTRANCE ELEVATION- EXISTING CONDITIONS

A-102 SCALE: 1/16" = 1'-0"



2 B1 - PLAZA LEVEL PLAN - EXISTING CONDITIONS

A-102 SCALE: 1/16" = 1'-0"

Consultant

Stamp



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GATEWAY HOLDINGS LLC

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Assistant

-

Issue

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ALEXANDRIA, VA

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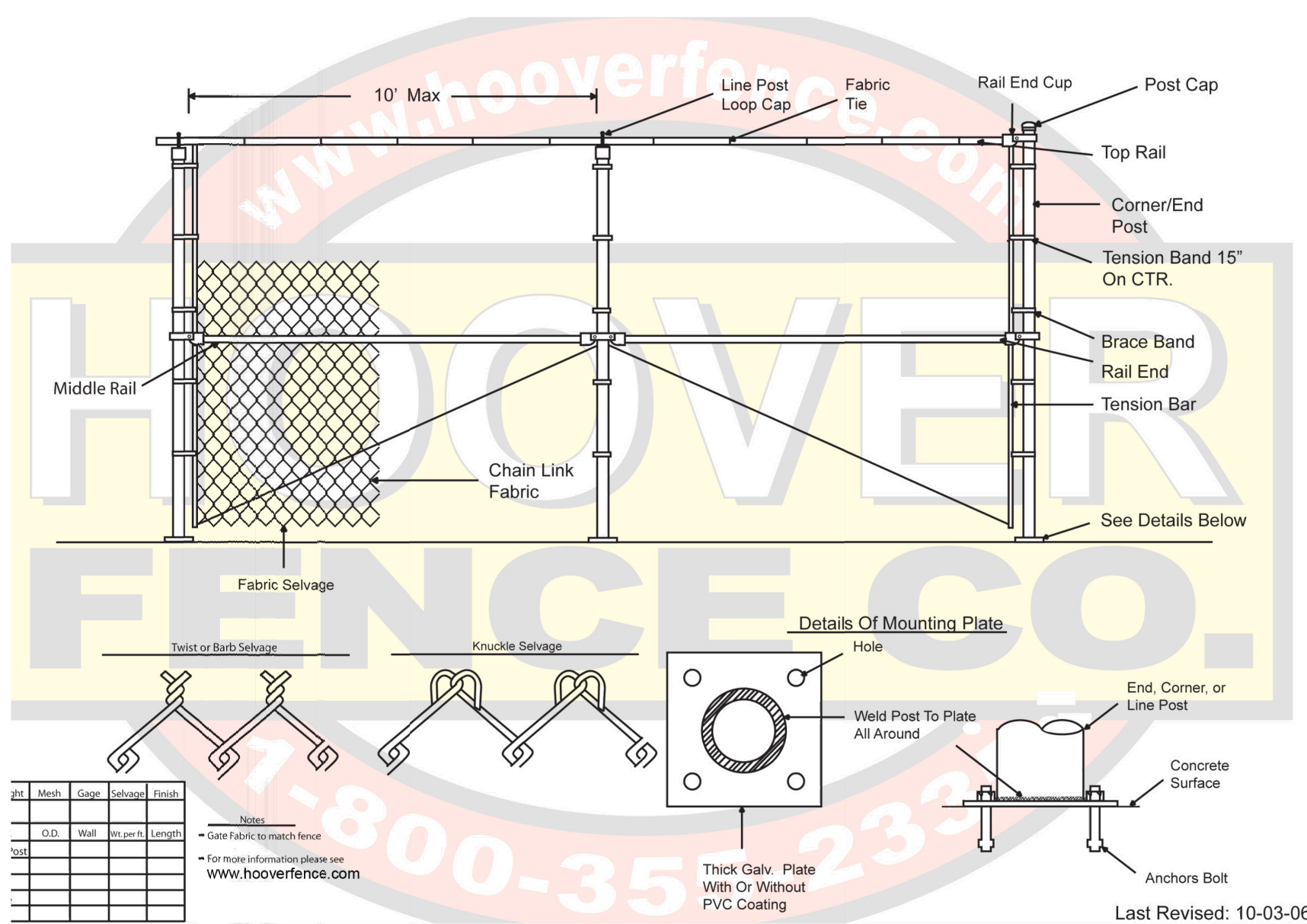
1/16" = 1'-0"

Title

FENCE SPECIFICATION
& DETAILS

Sheet

A-103



1 CHAIN LINK FENCE ELEVATION & DETAILS, SIM.
A-103 SCALE: NTS

PVC COATED CHAIN LINK FENCING AND ACCESSORIES FOR COMMERCIAL USE.

1.1 SUMMARY

A. This Section includes the following:

1. Vinyl coated Galvanized-steel chain link fabric.
2. Vinyl coated Galvanized-steel framework.

1.2 SUBMITTALS

- A. General: Submit all fence components according to the Conditions of the Contract and Division 1 Specification Sections.
- B. Product data in the form of manufacturer's technical data, specifications, and installation instructions for fence and gate posts, fabric, gates, gate operators, and accessories.
- C. Shop drawings showing location of fence, gates, each post, and details of post installation, extension arms, gate swing, hardware, and accessories.

1.3 QUALITY ASSURANCE

- A. Installer Qualifications: Engage an experienced Installer who has at least three years' experience and has completed at least five chain link fence projects with same material and of similar scope to that indicated for this Project with a successful construction record of in-service performance.
- B. Single-Source Responsibility: Obtain chain link fences and gates, including accessories, fittings, and fastenings, from a single source.

1.5 PROJECT CONDITIONS

- A. Field Measurements: Verify layout information for fences and gates shown on the Drawings in relation to the property survey and existing structures. Verify dimensions by field measurements.

PART 2 - PRODUCTS

2.1 GENERAL

- A. Dimensions shown for pipe, roll-formed, and H-sections are outside dimensions.
- B. Manufacturer: Subject to compliance with requirements, provide products of one of the following:
 1. Allied Tube and Conduit Corp.
 2. Anchor Fence, Inc.
 3. Wheatland Tube Company.
 4. Davis Walker Corp.

2.2 FABRIC - FENCING

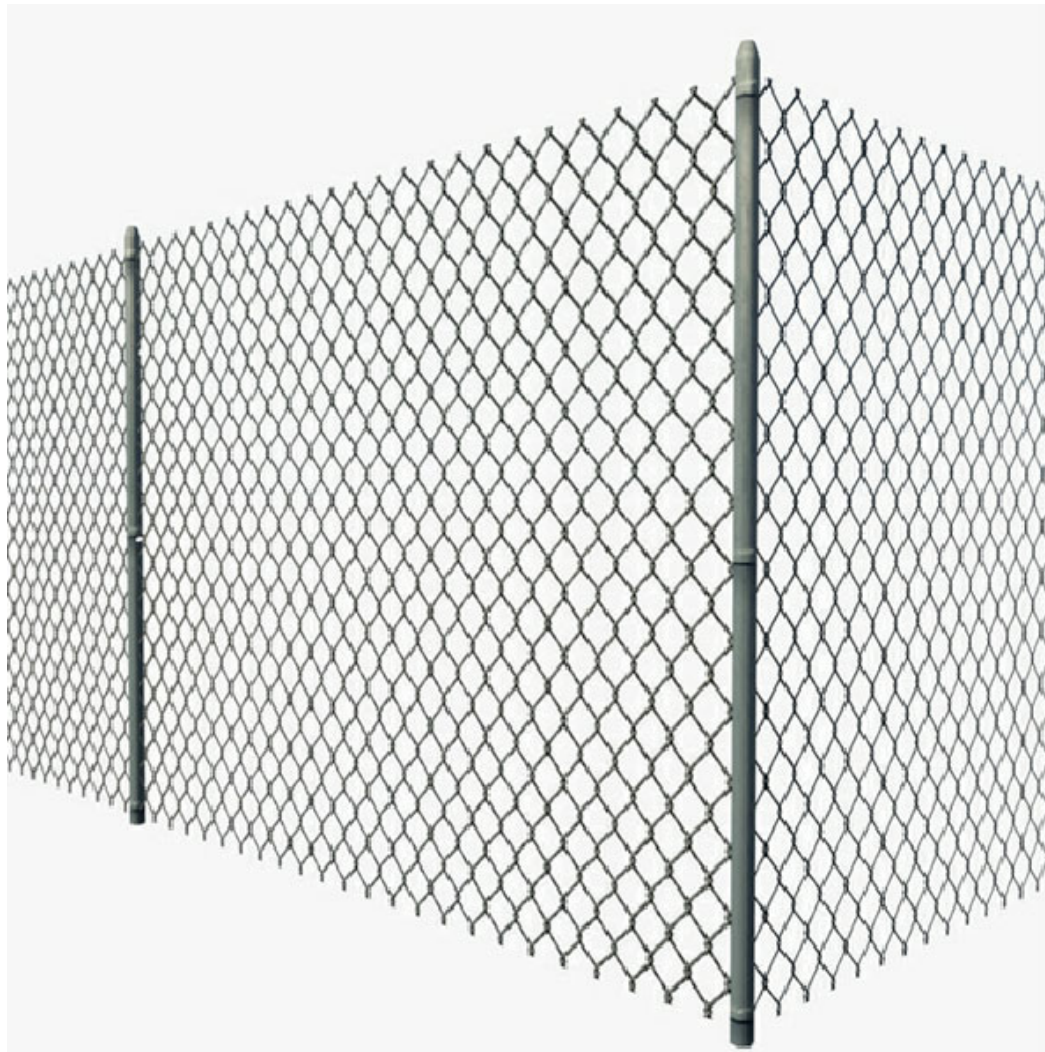
- A. Selvage: Knuckled at both selvages.
- B. Steel Chain-Link Fence Fabric: Fabricated in one-piece widths for fencing 12 feet and less in height to comply with Chain Link Fence Manufacturers Institute (CLFMI) "Product Manual" and with requirements indicated below:
 1. Mesh and Wire Size:
 - a. Standard Fence - 2-inch mesh, 0.148-inch diameter (9 gauge).
- C. All fence shall be PVC coated as follows:
 1. PVC Coating Color: As selected by Architect from manufacturers' standard colors complying with ASTM F 934.
 2. Coating: ASTM F 688, Class 2B, PVC.

2.3 FRAMING

- A. Round member sizes are given in actual outside diameter (OD) to the nearest thousandth of inches. Round fence posts and rails are often referred to in ASTM standard specifications by nominal pipe sizes (NPS) or the equivalent trade sizes in inches. The following indicates these equivalents all measured in inches:

Actual OD	NPS Size	Trade Size
2.875	2-1/2	3
3.500	3	3-1/2

 - Type I Round Posts: Standard weight (schedule 40) galvanized-steel pipe conforming to ASTM F 1083, according to heavy industrial requirements of ASTM F 669, Group 1A.. Minimum yield strength of 30,000 psi or 83,000 psi, if indicated in specification or on drawing, not less than 1.8 oz. of zinc per sq. ft. Type A coating inside and outside according to ASTM F 1234, as determined by ASTM A 90, and weights per foot as follows:



2 CHAIN LINK FENCE VIEW
A-103 SCALE: NTS

Actual OD Weight (lb/ft) NPS Size 2.875 5.79 2-1/2 3.500 7.58 3

- A. Top Rail: Manufacturer's longest lengths (17 to 21 feet) with swaged-end or expansion-type coupling, approximately 6 inches long for joining. Provide rail ends or other means for attaching top rail securely to each gate corner, pull, and end post.
 1. Round Steel: 1.660-inch OD Type I or II steel pipe.
- B. Framing
 1. Steel posts for fabric heights greater than 6 feet and less than or equal to 8 feet:
 - a. Round Line or Intermediate Posts: 2.375-inch OD Type I or II steel pipe, spaced every 8 feet.
 - b. Round End, Corner, and Pull Posts: 3.000-inch OD Type I or II steel pipe.
 - c. Top Rail: Manufacturer's longest lengths, with expansion type couplings, approximately 60 long, for each joint. Provide means for attaching top rail securely to each gate, corner, pull and end post.
 - 1) 1.660 OD pipe, 2.27 lbs. per ft.
 - d. Provide center brace rail for 8 foot fence.
 - 1) 1.660 OD pipe, 2.27 lbs. per ft.
 - e. Polymer Coated Color: Pipe: Polymer coated pipe shall have a PVC coating fused and adhered to the exterior zinc coating of the specified galvanized pipe. The coating shall have a minimum thickness 10-mils (0.254 mm) in accordance with the provisions listed in ASTM F 1043. Color shall be as selected by Architect from manufacturers' standard colors complying with ASTM F934.
 2. Steel posts for fabric heights 10 feet:
 - a. Round Line or Intermediate Posts: 2.875-inch OD, Type I or II steel pipe.
 - b. Round End, Corner, and Pull Posts: 3.000-inch OD High strength, 83K, Type I or II steel pipe.
 - c. Top Rail: Manufacturer's longest lengths, with expansion type couplings, approximately 60 long, for each joint. Provide means for attaching top rail securely to each gate, corner, pull and end post.
 - 1) 1.660 OD pipe, 2.27 lbs. per ft.
 - d. Provide center brace rail for 8 foot fence.
 - 1) 1.660 OD pipe, 2.27 lbs. per ft.
 - e. All fence, posts and fittings shall be PVC coated according to the following:
 - 1) Polymer Coated Color: Pipe: Polymer coated pipe shall have a PVC coating fused and adhered to the exterior zinc coating of the specified galvanized pipe. The coating shall have a minimum thickness of 10-mils (0.254 mm) in accordance with the provisions listed in ASTM F 1043. Color shall be as selected by Architect from manufacturers' standard colors complying with ASTM F934.

2.4 FITTINGS AND ACCESSORIES

- D. Material: Comply with ASTM F 626. Mill-finished aluminum or galvanized iron or steel to suit manufacturer's standards.
 1. Steel and Iron: Unless specified otherwise, hot-dip galvanize pressed steel or cast-iron fence fittings and accessories with at least 1.2 oz. zinc per sq. ft. as determined by ASTM A 90.
 2. Supplemental Color Coating: In addition to above metallic coatings, provide a 10-mil minimum polyvinyl chloride (PVC) plastic resin finish applied to exterior surfaces and, except inside cap shapes, to exposed interior surfaces. Color to match chain link fabric.
- B. Post and Line Caps: Provide weathertight closure cap for each post. Provide line post caps with loop to receive tension wire or top rail.
- C. Bottom and Center Rail: If shown on detail, same material as top rail. Provide manufacturer's standard galvanized-steel, cast-iron or cast-aluminum cap for each end. Provide bottom rail at baseball backstop only. Provide center rail at 8 ft. high fences or over.
- D. Tension or Stretcher Bars: Hot-dip galvanized steel with a minimum length 2 inches less than the full height of fabric, a minimum cross section of 3/16 inch by 3/4 inch, and a minimum of 1.2 oz. of zinc coating per sq. ft. Provide one bar for each gate and end post, and two for each corner and pull post, except where fabric is integrally woven into the post.
- E. Tension and Brace Bands: 3/4-inch-wide minimum hot-dip galvanized steel with a minimum of 1.2 oz. of zinc coating per sq. ft.
 1. Tension Bands: 0.074 inch thick (14 gage) minimum.
 2. Brace Bands: 0.105 inch thick (12 gage) minimum.
- F. Tension Wire: 0.177-inch-diameter metallic-coated steel marcelled tension wire conforming to ASTM A 824 with finish to match fabric. Provide at all fencing except baseball backstop.
 1. Coating Type II zinc in the following class as determined by ASTM A 90.
 - a. Class 2, with a minimum coating weight of 1.20 oz. per sq. ft. of uncoated wire surface.
 - G. Tie Wires: 0.106-inch-diameter (12-gage) galvanized steel with a minimum of 0.80 oz. per sq. ft. of zinc coating according to ASTM A 641, Class 3 or 0.148-inch-diameter (9-gage) aluminum wire alloy 1350-H19 or equal, to match fabric wire.

2.5 SWING GATES

- A. All Swing gates shall be constructed in conformance with ASTM F 900.



3 PEDESTRIAN GATE W/ PANIC HARDWARE
A-103 SCALE: NTS

- A. Swing Gates: Galvanized steel welded fabrication in compliance with ASTM F 900. Gate frame members 1.900 in OD (48.3 mm) ASTM F 1083 schedule 40 galvanized steel pipe. Frame members spaced no greater than 8 ft. apart vertically and horizontally. Welded joints protected by applying zincrich paint in accordance with ASTM Practice A 780. Galvanized malleable iron or heavy gauge pressed steel post and frame hinges. Match gate fabric to that of the fence system. Gateposts, ASTM F 1083 schedule 40 galvanized steel pipe. Gate post diameter to match diameter of terminal posts diameter shown on plans or chart below, which ever is greater. Polymer coated gate frames and gateposts, match the coating type and color to that specified for the fence framework. Moveable parts such as hinges, latches and drop rods may be field coated using a liquid polymer field touch.
 1. Hinges: 360-degree outward swing.
 2. Provide provisions for panic hardware for allowing egress from within fenced area. Panic device shall be tied into the security alarm system to notify if the gate has been opened.
 3. Manufacturer's standard.
- B. Hinges shall be structurally capable of supporting gate leaf and allow opening and closing without binding. Non-lift-off type hinge design shall permit gate to swing.

APPROVED	
SPECIAL USE PERMIT NO. DSUP 2011-0030	
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.