PROJECT NARRATIVE

THE APPLICANT REQUESTS A DEVELOPMENT SPECIAL USE PERMIT AND PRELIMINARY SITE PLAN FOR A 6 STORY OFFICE BUILDING WITH GROUND FLOOR RETAIL, CONTAINING APPROXIMATELY 156,018 SQUARE

ARCHAEOLOGY NOTE

CONTACT ALEXANDRIA ARCHAEOLOGY (703-746-4399) TWO WEEKS PRIOR TO ANY GROUND DISTURBING ACTIVITY (SUCH AS CORING, GRADING, FILLING, VEGETATION REMOVAL, UNDERGROUND UTILITIES, PILE DRIVING, LANDSCAPING AND OTHER EXCAVATIONS AS DEFINED IN SECTION 2-151 OF THE ZONING ORDINANCE; CITY ARCHAEOLOGISTS WILL PROVIDE ON-SITE INSPECTIONS TO RECORD SIGNIFICANT FINDS.

THE DEPTHS AND LOCATIONS OF ANY UNDERGROUND ELECTRIC, WATER, TELEPHONE, AND GAS MAIN LINES OR SERVICES CANNOT BE FIELD SURVEYED. "MISS UTILITY" UTILITY SERVICE PROTECTION CENTER MAY BE CONTACTED AT 1-800-552-7001 REGARDING THE LOCATION OF THESE UNDERGROUND UTILITIES.

ENVIRONMENTAL SITE ASSESMENT

- 1. THERE ARE NO TIDAL WETLANDS, TIDAL SHORES, TRIBUTARY STREAMS, FLOODPLAINS, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS, HIGHLY ERODIBLE/PERMEABLE SOILS OR BUFFER AREAS ASSOCIATED WITH SHORES, STREAMS, OR WETLANDS LOCATED ON THIS SITE. FURTHER, THERE ARE NO WETLAND PERMITS REQUIRED FOR THIS DEVELOPMENT PROJECT. ADDITIONALLY THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS OR AREAS OF GROUNDWATER CONTAMINATION ON THE SITE TO THE BEST OF OUR KNOWLEDGE. CONTAMINATED SOIL MAY INCLUDE ARSENIC WITH ZONES OF ELEVATED PETROLEUM COMPOUNDS AND/OR LEAD. SEE SHEET C103 FOR CONTAMINATED SOILS EXHIBIT.
- 2. THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, OFFICE OF ENVIRONMENTAL QUALITY MUST BE NOTIFIED IF UNUSUAL OR UNANTICIPATED CONTAMINATION OR UNDERGROUND STORAGE TANKS, DRUMS, AND CONTAINERS ARE ENCOUNTERED AT THE SITE. IF THERE IS ANY DOUBT ABOUT PUBLIC SAFETY OR A RELEASE TO THE ENVIRONMENT, THE ALEXANDRIA FIRE DEPARTMENT MUST BE CONTACTED IMMEDIATELY BY CALLING 911. THE TANK OR CONTAINER'S REMOVAL, ITS CONTENTS, ANY SOIL CONTAMINATION AND RELEASES TO THE ENVIRONMENT WILL BE HANDLED IN ACCORDANCE WITH FEDERAL, STATIONAL OF THE PROPERTY OF THE PROP
- 3. ALL WELLS TO BE DEMOLISHED IN THIS PROJECT, INCLUDING MONITORING WELLS MUST BE CLOSED IN ACCORDANCE WITH VIRGINIA STATE WATER CONTROL BOARD (VSWCB) REQUIREMENTS. CONTACT ENVIRONMENT HEALTH SPECIALIST AND COORDINATE WITH THE ALEXANDRIA HEALTH DEPARTMENT AT 703-838-4400 EXT 267/255.
- 4. ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE ALEXANDRIA NOISE CONTROL CODE TITLE 11, CHAPTER 5, WHICH PERMITS CONSTRUCTION ACTIVITIES TO OCCUR BETWEEN THE FOLLOWING HOURS:
 - MONDAY THROUGH FRIDAY FROM 7 AM TO 6 PM AND
 - SATURDAYS FROM 9 AM TO 6 PM.
 - NO CONSTRUCTION ACTIVITIES ARE PERMITTED ON SUNDAYS.
 - PILE DRIVING IS FURTHER RESTRICTED TO THE FOLLOWING HOURS:
 - MONDAY THROUGH FRIDAY FROM 9 AM TO 6 PM AND
- MONDAY THROUGH FRIDAY FROM 9 AM TO 6 PM AN
 SATURDAYS FROM 10 AM TO 4 PM

UTILITY WARNINGS!!

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

LIST OF EXISTING APPROVALS:

- MASTER PLAN AMENDMENT #2019-00008
- REZONING #2009-0001
- CDD CONCEPTUAL DESIGN PLAN #2009-0001
 TRANSPORTATION MANAGEMENT PLAN SUP #2009-0061

LIST OF REQUESTS/MODIFICATIONS:

- DEVELOPMENT SPECIAL USE PERMIT WITH PRELIMINARY SITE PLAN
- SPECIAL USE PERMIT FOR AN INCREASE IN PENTHOUSE HEIGHT PER SECTION 6-403(B)(3)
- MODIFICATION OF THE HEIGHT TO SETBACK RELATIONSHIP PER SECTION 6-403(A)
 MODIFICATION OF REQUIRED CROWN COVERAGE
- ENCROACHMENT (CANOPY PROJECTION 898 SF) PER SECTION 5-2-29 OF THE CITY CODE
 SUBDIVISION
- TRANSPORTATION MANAGEMENT PLAN SUP AMENDMENT

AREA TABULATIONS

PHASE I EXISTING SITE AREA:

PROPOSED SITE AREA:

TOTAL IMPERVIOUS AREA:

APPROXIMATE AREA OF DISTURBANCE DURING CONSTRUCTION:

016.02-01-03 - 818,057 S.F. OR 18.78 AC.

0.86 AC OR 37,370 SF

0.70 AC OR 30,547 SF

1.28 AC OR 55,882 SF

ZONING TABULATIONS - BLOCK 20

SITE LOCATION/ADDRESS: 3601 POTOMAC AVENUE BLOCK 20

EXISTING ZONE: CDD #19
PROPOSED ZONE: CDD #19
SMALL AREA PLAN DISTRICT: NORTH POTOMAC YARD

EXISTING USE: MOVIE THEATER

PROPOSED USE: OFFICE AND GROUND FLOOR RETAIL

GROSS FLOOR AREA PROPOSED: RETAIL = 10,540 GSF PARKING P1 = 30,030 GSF

OFFICE = 157,470 GSF PARKING P2 = 30,950 GSF TOTAL = 229,000 GSF

NET FLOOR AREA PROPOSED: RETAIL = 10,540 S.F.

OFFICE = 145,470 S.F.

TOTAL = 156,010 S.F.

OPEN SPACE REQUIRED: 35% OF OVERALL CDD #19 SITE AREA, 15% OF WHICH TO BE PROVIDED AT GRADE

PARKING:

COMPACT

TOTAL

STANDARD

ACCESSIBLE

BLOCK 20

Net Retail: 10,540

Net Office: 145,470

Parking Max: 3.5/1000 sf

Retail parking: 37 spaces

Parking Max: 1.21/1000 sf

Office Parking: 176 spaces

Applicant is showing 119

Max Total Permitted: 213 Parking Spaces

ACCESSIBLE VAN | 11'-0" w x 20'-0"d | 64

8'-0" w x 20'-0"d 1

8'-0" w x 16'-0"d 50

9'-0" w x 18'-6"d 119

OPEN SPACE PROVIDED: AT GRADE: 810 S.F (WITH PUBLIC SPACE)
ABOVE GRADE: 780 S.F.

ABOVE GRADE: 780 S.F.
TOTAL OPEN SPACE = 1,590 SF

BUILDING SETBACKS: REFER TO ARCHITECTURAL SHEET A5.01 FOR SETBACK DIAGRAM

EXISTING FAR: 0.09
MAX FAR: N/A
PROPOSED FAR: 4.17
MAXIMUM BUILDING HEIGHT: 90'

PROPOSED BUILDING HEIGHT: 89.92' FROM AVERAGE FINISHED GRADE ABOVE FINISHED GRADE

AVERAGE FINISHED GRADE: 32.41'
FAA HEIGHT: N/A

YARDS:

FRONT YARD REQUIRED:
FRONT YARD PROVIDED:
N/A
SIDE YARD REQUIRED:
N/A
SIDE YARD PROVIDED:
N/A

LOT FRONTAGE:

LOT FRONTAGE REQUIRED:

N/A

LOT FRONTAGE PROVIDED:

N/A

PARKING CALCULATIONS: SEE THIS SHEET

LOADING REQUIRED: 1 SPACE
LOADING PROVIDED: 1 SPACE
EXISTING TRIP GENERATION: 1335 ADT

BUILDING CODE ANALYSIS: REFER TO SHEET C402

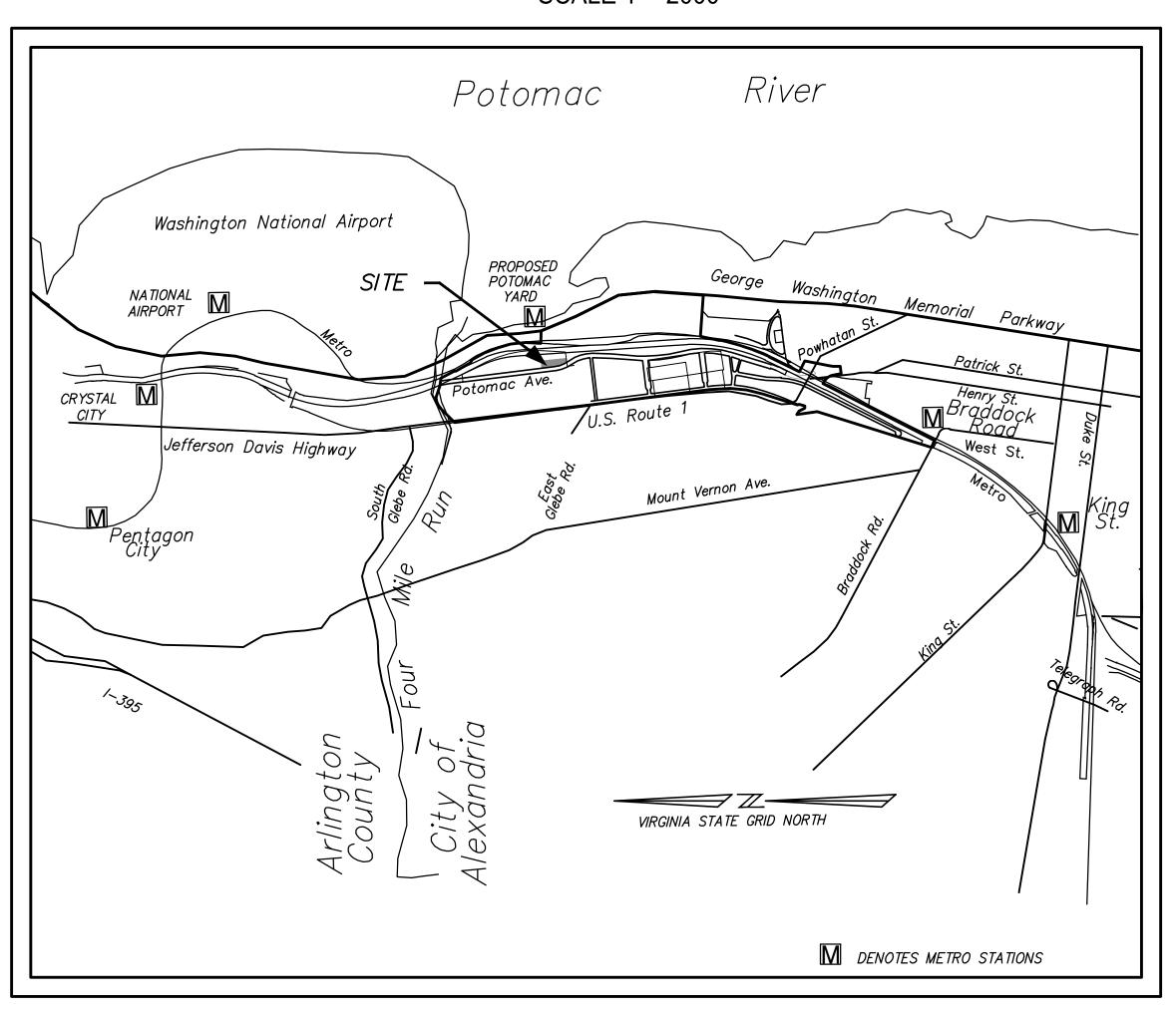
CDD MAX PARKING RATIOS AND PARKING PERMITTED - CDD MAXIMUM: SEE CHARTS ON SHEET C104 CDD OPEN SPACE: SEE CHARTS ON SHEET C104

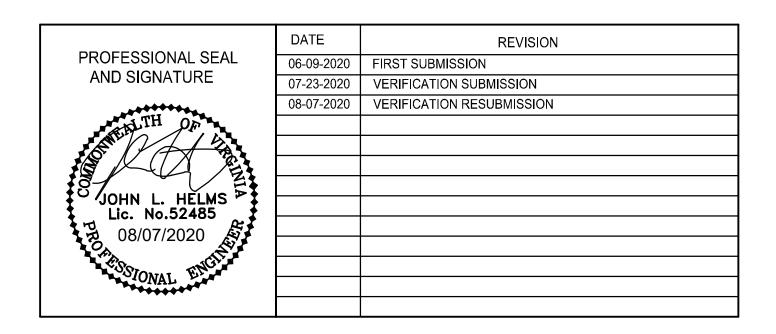
TOTAL AUTO TRIPS BY BLOCK ENTERING/EXITING GARAGE											
AM PEAK HOUR PM PEAK HOUR											
BLOCK	ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL					
20	74	14	88	33	92	125					

PRELIMINARY DSUP SITE PLAN NORTH POTOMAC YARD PHASE 1 BLOCK 20

ALEXANDRIA, VIRGINIA

VICINITY MAP SCALE 1"= 2000'





OWNER/APPLICANT

CPYR THEATER LLC

277 Park Avenue 36th Floor

New York. NY 10172 (212) 648-2129

CIVIL ENGINEER

christopher consultants, ltd.

9900 Main Street Fourth Floor Fairfax, Virginia 22031 (703) 273-6820

TRAFFIC ENGINEER

Kimley-Horn & Associates 11400 Commerce Park Drive

Suite 400 Reston, Virginia 22102 (703) 674-1300

LANDSCAPE ARCHITECT

OJB LANDSCAPE ARCHITECTURE One Bowdoin Square

Suite 801
Boston, Massachusetts 02114
(857) 233-5171

A202 A301

DEVELOPMENT MANAGER

JBG SMITH

4747 Bethesda Avenue Suite 200 Bethesda, MD 20814 (240) 333-3600 contact@jbgsmith.com

MASTER PLANNER

Elkus Manfredi Architects

25 Drydock Avenue Boston, Massachusetts 02210 (617) 426-1300

ATTORNEY

Walsh, Colucci, Lubeley & Walsh

Courthouse Plaza
2200 Clarendon Boulevard
Suite 1300
Arlington, VA 22201-3359
(703) 528-4700

ARCHITECT

Elkus Manfredi Architects

25 Drydock Avenue Boston, Massachusetts 02210 (617) 426-1300

SHEET INDEX

CIVIL SHEETS	
C100	COVER SHEET
C101	GENERAL NOTES AND LEGEND
C102	CONTEXTUAL PLAN
C103	CONTAMINATED SOILS EXHIBIT
C104	CDD & SANITARY TRACKING
C200	OVERALL EXISTING CONDITIONS & KEY PLAN
C201	EXISTING CONDITIONS PLAN
C300	SITE PLAN
C301	DIMENSION PLAN
C302	STRIPING AND MARKING PLAN
C303	STRIPING AND MARKING PLAN
C304	STRIPING AND MARKING PLAN
C305	TRIP GENERATION AND VOLUME PLAN
C400	OVERALL UTILITY PLAN
C401	UTILITY PLAN
C402	FIRE SERVICE PLAN
C500 C501	OVERALL GRADING PLAN GRADING PLAN
C600	PRE VS. POST DEVELOPMENT IMPERVIOUS
C601	SWM COMPUTATIONS AND NARRATIVES
C602	SWM COMPUTATIONS AND NARRATIVES
C603	SWM COMPUTATIONS AND NARRATIVES
C604	DRAINAGE AREA MAP
C605 C606	DRAINAGE AREA MAP DRAINAGE AREA MAP
C607	STORM SEWER COMPUTATIONS
C700	SANITARY SEWER FLOW COMPUTATIONS
C800	TURNING MOVEMENTS
C800A	TURNING MOVEMENTS
C801	TURNING MOVEMENTS
C802 C900	TURNING MOVEMENTS SIGHT DISTANCE
C900 C901	SIGHT DISTANCE SIGHT DISTANCE
0001	CIGITI DICTARCE

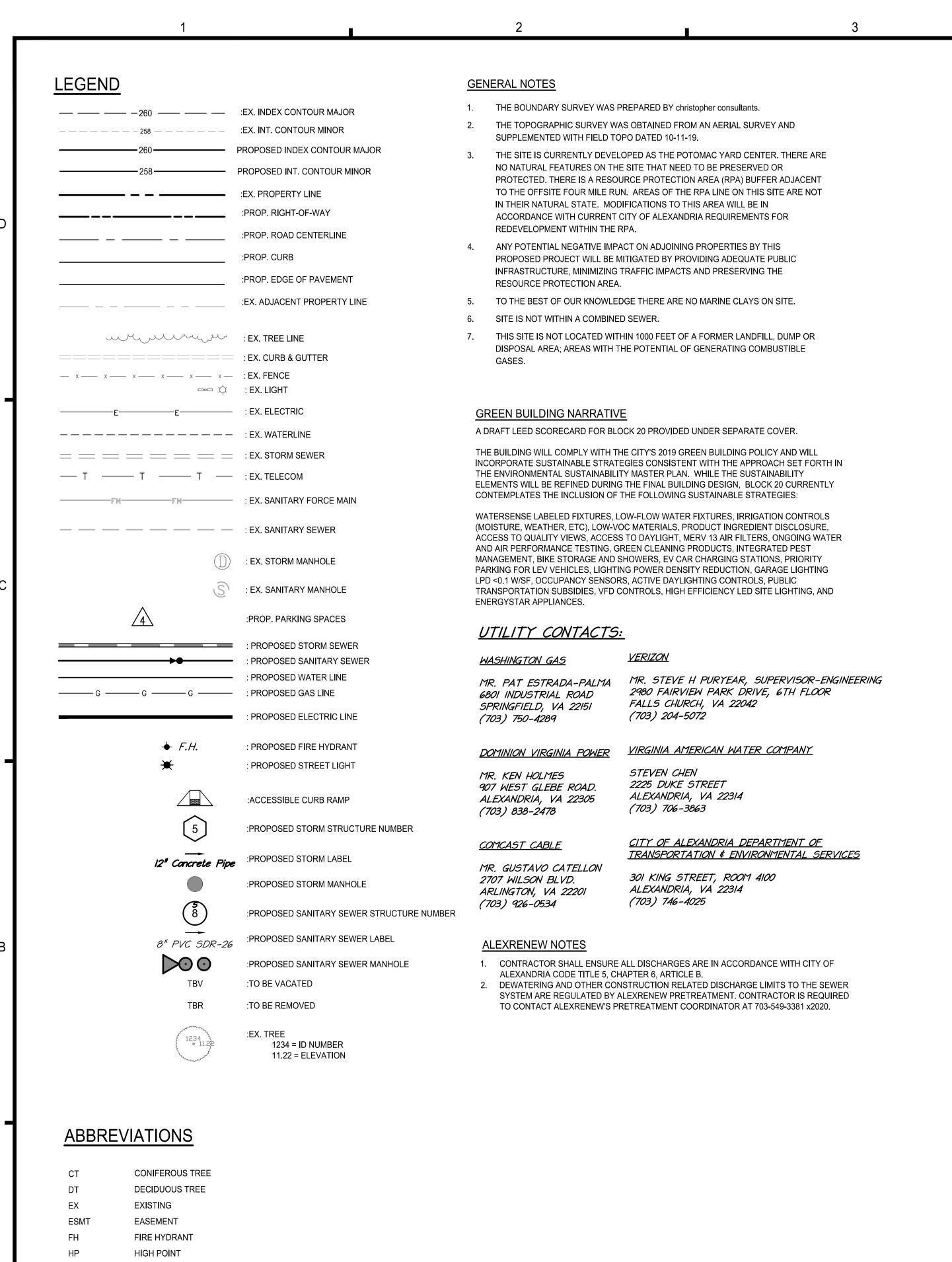
LANDSCAPE SHEETS PHASE I AERIAL VIEW FROM NORTHWEST L000 L001 PHASE I AERIAL VIEW FROM SOUTHWEST L002 PHASE I PUBLIC ART & OPEN SPACE PROGRAM L004 BLOCK 20 TREE AND VEGETATION PROTECTION PLAN L100A **BLOCK 20 CONSTRUCTION SCHEDULE** BLOCK 20 CONSTRUCTION SCHEDULE BLOCK 20 SITE FURNISHINGS L100B L100C L100D BLOCK 20 SITE FURNISHINGS L100E **BLOCK 20 PLANTING SCHEDULE** L101 BLOCK 20 LEVEL 01 LANDSCAPE SHEETS L102 BLOCK 20 LEVEL 01 LANDSCAPE SHEETS BLOCK 20 LEVELS 03, 05, PENTHOUSE CONSTRUCTION SHEETS L103 L201 **BLOCK 20 SITE SECTIONS BLOCK 20 LEVEL 01 IRRIGATION SHEETS** BLOCK 20 LEVELS 03, 05, PENTHOUSE IRRIGATION SHEETS L501 BLOCK 20 LEVEL 01 SOIL SHEETS L502 BLOCK 20 LEVELS 03, 05, PENTHOUSE SOIL SHEETS ARCHITECTURAL SHEETS A010 AREA PLANS OPEN SPACE PLAN A012 PROJECTIONS **BUILDING CODE ANALYSIS** A100 **BUILDING PLANS - PARKING LEVELS** A101 BUILDING PLANS - LEVELS 1, 2 A102 BUILDING PLANS - LEVELS 3, 4 A103 BUILDING PLANS - LEVELS 5, 6 A104 A201 BUILDING PLAN - MEP PENTHOUSE, HIGH ROOF **BUILDING ELEVATIONS**

BUILDING ELEVATIONS BUILDING SECTIONS

BUILDING MASSING



SHEET: C100



LOW POINT

SANITARY

TO BE REMOVED

TO BE SAVED

WATER LINE

STORM

TYPICAL

SAN

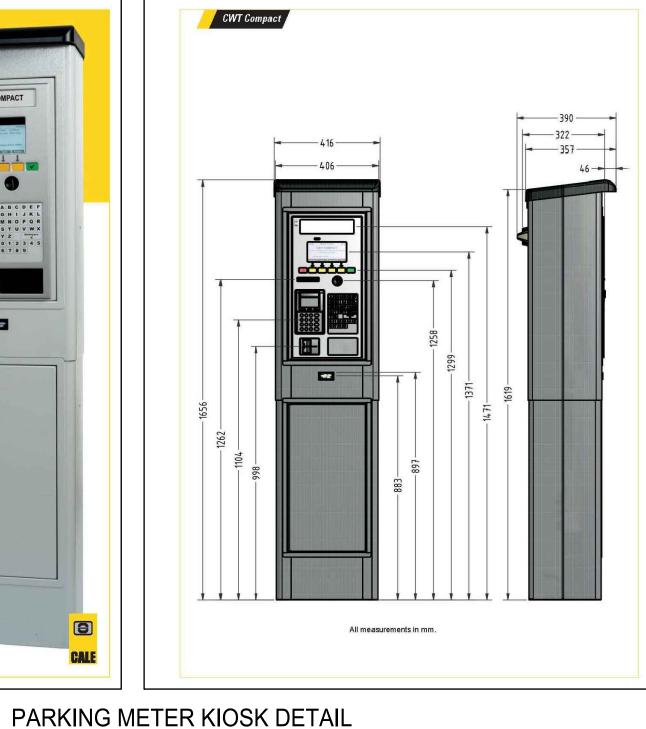
TBR

TBS

TYP

STM/STRM

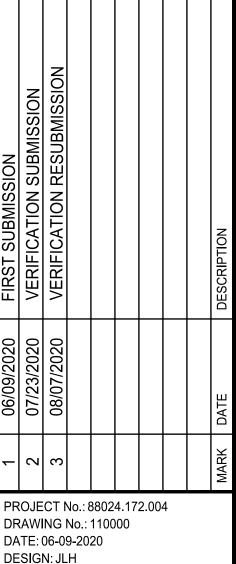




(OR APPROVED EQUAL)

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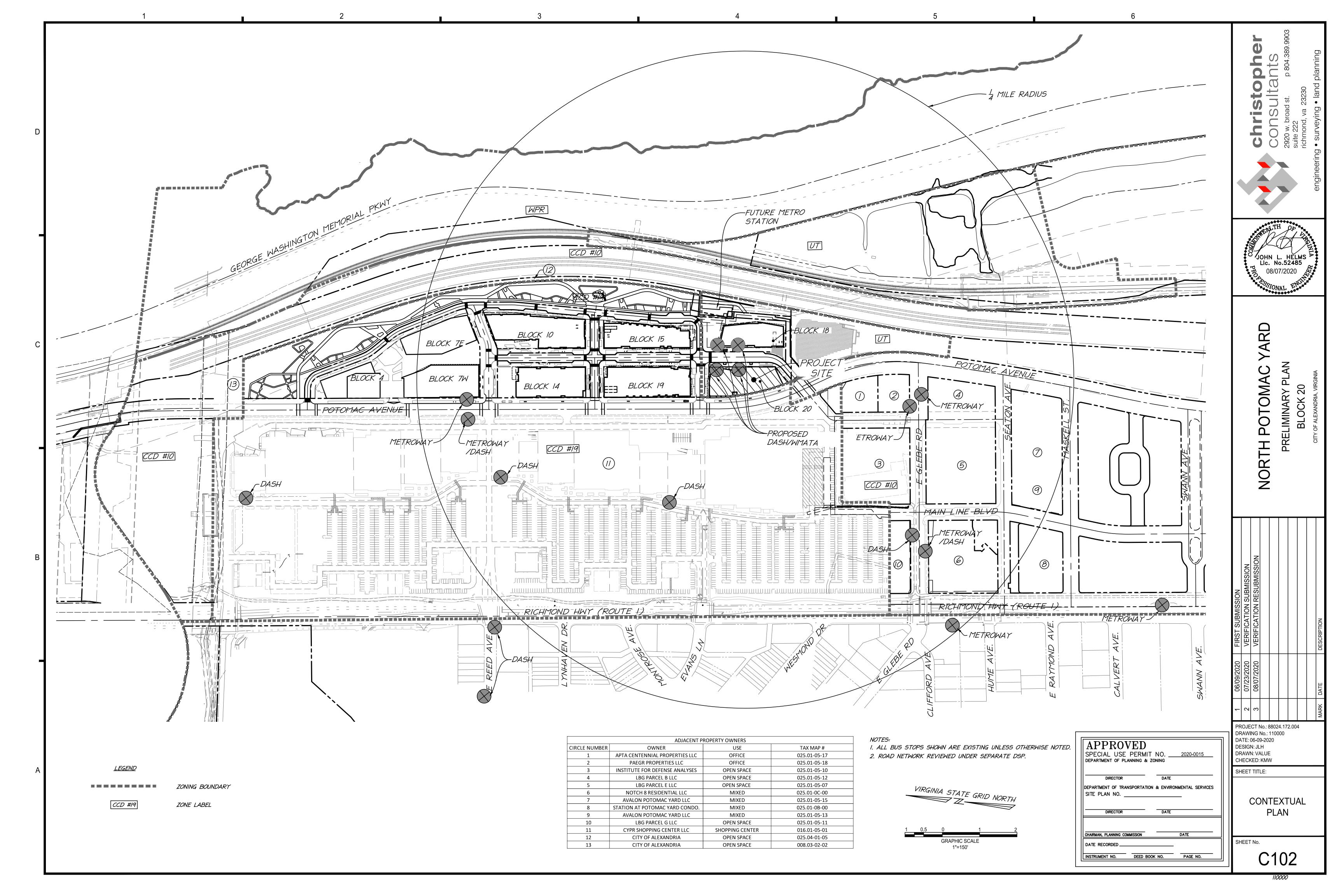


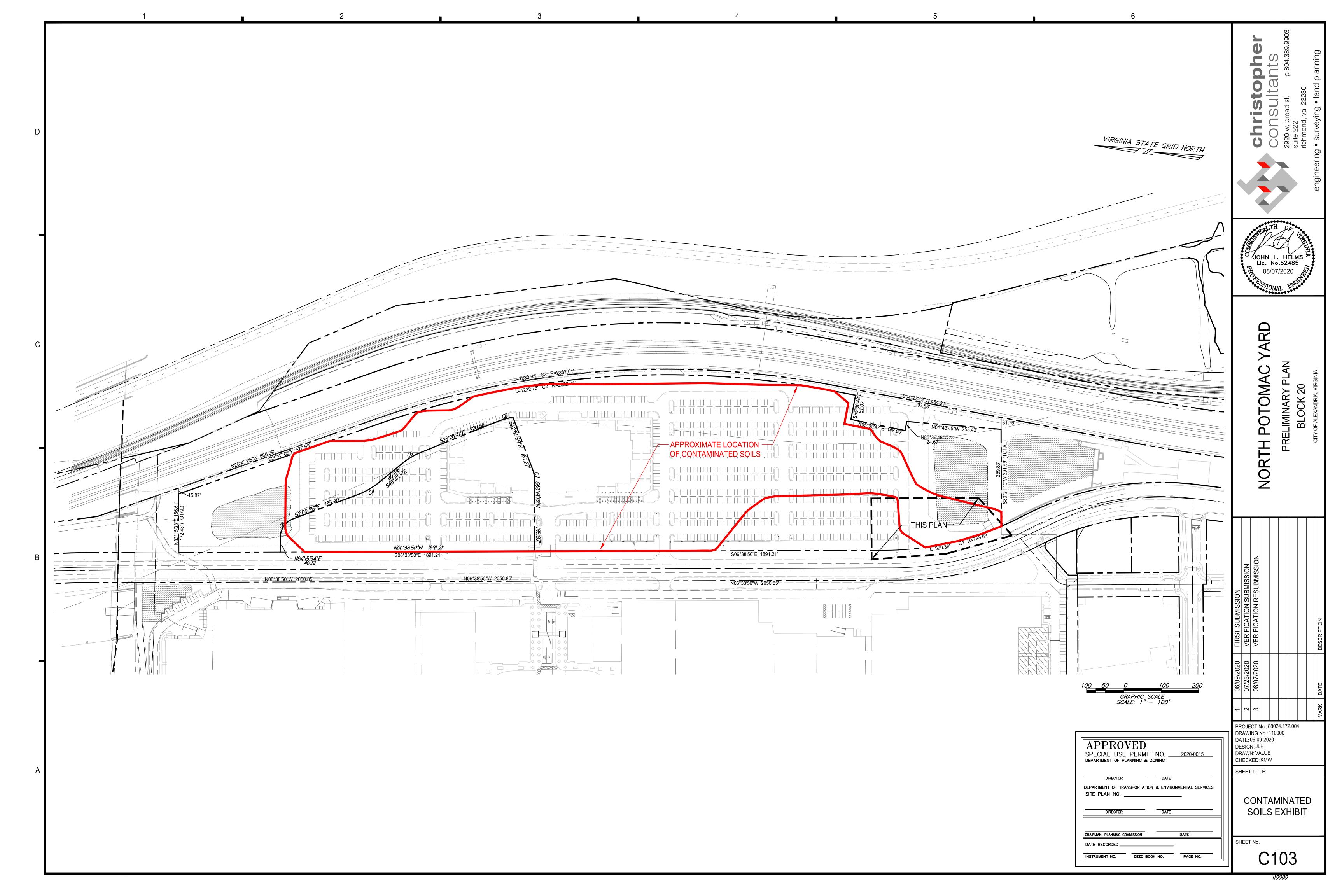
APPROVED SPECIAL USE PERMIT NO. ______2020-0015 DEPARTMENT OF PLANNING & ZONING DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO. _____ DIRECTOR DATE CHAIRMAN, PLANNING COMMISSION DATE RECORDED _____ INSTRUMENT NO. DEED BOOK NO. PAGE NO.

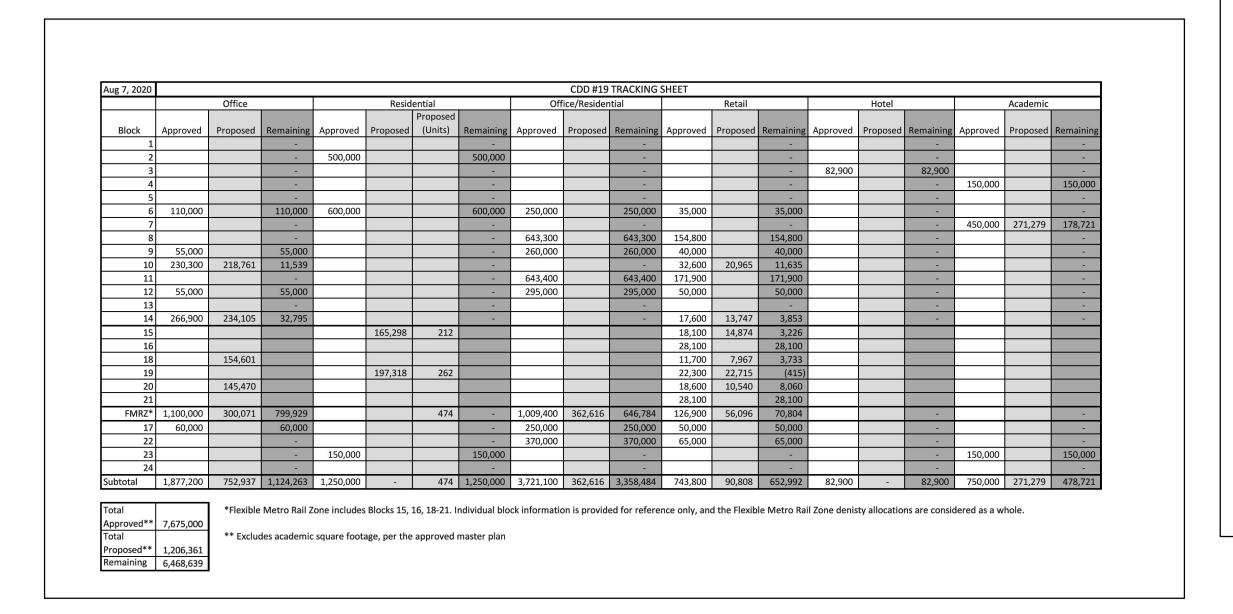
GENERAL NOTES

AND LEGEND

DRAWN: VALUE CHECKED: KMW SHEET TITLE: SHEET No.







Blocks	Scat Projected	Actual Metered	Total CDD Sanitary		
	Discharge with 35%	Discharged	Discharges		
	Reduction				
2	.1058				
3	.0253				
4	.0192				
5	.1270				
6	.0634				
7 & 7W	.0192				
8	.0896				
9	.0747				
10	.0345				
11	.0744				
12	.1021				
14	.0379				
15	.0595				
16	.1252				
17	.0957				
18	.0173				
19	.0528				
20	.0611				
21	.1252				
	0774				

North Potomac Yard Metered Sanitary Sewer Flows

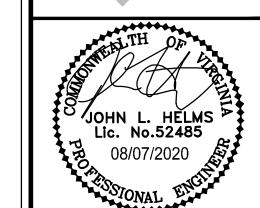
*Notes:
1. Peaking factor not included with sanitary flows
2. I and I not included with sanitary flows
3. Sanitary flows shown are mgds

		At Grade	Above Grade				
	OPEN SPACE	[PUBLIC]	[PRIVATE]	Total	Acres	Site Area	Percen
	Potomac Yard Park	196,020	-	196,020	4.50	196,020	100.0
	Blocks 4 & 7 (Phase 1)*	62,563	5,187	67,750	1.56	152,868	44.3
	Block 10	7,163	6,042	13,205	0.30	67,508	19.6
1	Block 14 (with Market Lawn)	9,675	12,725	22,400	0.51	53,433	41.9
se 1	Block 15	2,151	3,068	5,219	0.12	51,431	10.1
Pha	Block 18 (with Metro Plaza)	10,142	2,925	13,067	0.30	46,332	28.2
	Block 19	-	5,679	5,679	0.13	52,657	10.8
	Block 20	810	780	1,590	0.04	37,370	4.3
	Roadways, Other	-	-	-	-	160,002	0.0
	Total	288,524	36,406	324,930	7.46	817,621	39.7
	*Blocks 4 & 7 (full build out)	53,575	5,187	58,762	1.35	152,868	38.4

CDD #19 Site Area**	3,008,689	69.07 ac
Condition #82 Required 35%	1,053,041	24.17
Condition #82 Required At		
Grade (15%)	451,303	10.36
Total Provided Open Space	324,930	7.46
At Grade	288,524	6.62
Above Grade	36,406	0.84
Remaining (total)	728,111	16.72
Remaining (at grade)	162,779	3.74
** Including ready, ove	•	

** Including roadways	
Public Parks - Condition #84	Req

Public Parks - Condition #84	Required (ac)	Proposed (ac)
Crescent Park	2.30	-
Market Green	1.00	-
Metro Square	0.70	-
Potomac Yard Park	4.50	4.70
Market Lawn	0.20	0.23
Metro Plaza	0.30	0.23
Total	9.00	5.16
Remaining	3.84	



NAD 83

USGS

xxx/yyy

xxx = Upper Inv yyy = Lower Inv

or all other sewers are from the NAD 83 datum (0.83' below the USGS datum) on the chart are full flow capacities, approximately 93% of the maximum capacity. is from as-built plans, design information or GIS data and noted appropriately.

II elevation for the 30" and 27" sewer are from the USGS datum

value of 0.010 was used for all smooth pipes per the ESI checklist.

2020 MODIFIED FLOWS NPY PHASE I AND II, POTOMAC YARD SOUTH AND ADDITIONAL OFFSITE FLOWS WITH PIPE UPGRADES

Note: All calcualted capacities are at full flow capacity, when the pipe is approximately 93% full.

NPY PHASE I & PHASE II

Project Number: 88024.172.02 Prepared by: Mustafa Mahmoodzada, P. E. CFM/ Kevin M. Washington Checked by: Kevin M. Washington

Date Prepared: 7/22//2020

						36" Gravit	ty Sewei	- S33 to 5	24 (Po	tomac Ave) Reach P	Y2				Use Total Sanitary Sewer Flow Computations (Trunk Line)	
	FROM	то	UPPER INV	LOWER INV	L (FT)	SLOPE (%)	DIA (IN)	MATERIAL	N	CAPACITY (cfs)	CAPACITY (MGD)	DESIGN FLOW (cfs)	DESIGN FLOW (MGD)	V (ft/s)	Assumptions	Inc
as-built	S33	S32	27.23	26.37	300.50	0.29	36	PVC	0.011	42.17	27.26	22.34	14.44	5.97	Slater's lane pump station and Landbay C and Developments shown Below	0.760
as-built	S32	S31A	26.28	25.56	237.50	0.30	36	PVC	0.011	43.40	28.05	22.34	14.44	6.14	4 mile run, North Potomac Yard Phase I & II, JACK TAYLOR, AND ROUTE 1 N OAKVILLE	
as-built	S31A	S31	25.45	25.02	133.00	0.32	36	PVC	0.011	44.82	28.97	22.34	14.44	6.34		
as-built	S31	S30	24.89	24.41	173.00	0.28	36	PVC	0.011	41.52	26.84	22.34	14.44	5.87		
as-built	S30	S29A	24.30	23.34	295.00	0.33	36	PVC	0.011	44.97	29.06	22.34	14.44	6.36		
as-built	S29A	S29	23.29	22.60	39.50	1.75	36	PVC	0.011	104.19	67.34	22.34	14.44	14.74		
as-built	S29	S28	22.57	22.08	140.00	0.35	36	PVC	0.011	46.64	30.14	22.34	14.44	6.60		
as-built	S28	S27	21.93	21.14	209.50	0.38	36	PVC	0.011	48.41	31.29	22.34	14.44	6.85		
as-built	S27	S26	21.09	20.10	402.00	0.25	36	PVC	0.011	39.12	25.28	22.82	14.75	5.53	Landbay L	0.310
as-built	S26	S25	19.90	19.33	197.50	0.29	36	PVC	0.011	42.35	27.37	22.82	14.75	5.99		
as-built	S25	S24	19.21	18.28	276.00	0.34	36	PVC	0.011	45.76	29.58	22.82	14.75	6.47		
				36" Gra	vity Sev	ver or Equa	livent Pa	arallel Sys	tem-S	haft 24 to Shaft 0 (O	ff-Site) Reach PY-1					
	FROM	то	UPPER INV	LOWER INV	L (FT)	SLOPE (%)	DIA (IN)	MATERIAL	N	CAPACITY (cfs)	CAPACITY (MGD)	DESIGN FLOW (cfs)	DESIGN FLOW (MGD)	V (ft/s)	Contributing Flows	
as-built	24	23	18.26	17.7	281.2	0.20	36	CCFP	0.011	35.18	22.74	22.82	14.75	4.98		
as-built	23	22	17.51	16.97	221.8	0.24	36	CCFP	0.011	38.90	25.14	22.82	14.75	5.50		
as-built	22	21	16.83	15.94	253.2	0.35	36	CCFP	0.011	46.74	30.21	22.82	14.75	6.61		
as-built	21	20	15.85	14.84	376.3	0.27	36	CCFP	0.011	40.84	26.40	22.82	14.75	5.78		
as-built	20	19	14.67	13.73	394.3	0.24	36	CCFP	0.011	38.49	24.88	26.32	17.01	5.45	Braddock Metro Neighborhood Plan and Braddock Fields	2.263
as-built	19	18	13.46	12.47	427	0.23	36	CCFP	0.011	37.96	24.53	26.32	17.01	5.37	_	110 (00), 000 (00)
as-built	18	17	12.12	11.01	424.4	0.26	36	CCFP	0.011	40.32	26.06	26.32	17.01	5.70		
as-built	17	16	10.75	10.06	410.9	0.17	36	CCFP	0.011	32.30	20.88	28.00	18.10	4.57	Existing Developments and Seperation Completed by December 2019	1.083
as-built	16	15	9.71	8.97	416.8	0.18	36	CCFP	0.011	33.22	21.47	28.00	18.10	4.70		
as-built	15	14	8.66	7.49	430.1	0.27	36	CCFP	0.011	41.12	26.57	28.00	18.10	5.82		
as-built	14	13	7.43	6.62	340.8	0.24	36	CCFP	0.011	38.43	24.84	28.00	18.10	5.44		
as-built	13	12	6.52	5.6	315.4	0.29	36	CCFP	0.011	42.58	27.52	29.71	19.20	6.02	Remaining Seperation	1.104
as-built	12	11	5.55	4.49	326.4	0.32	36	CCFP	0.011	44.92	29.04	29.71	19.20	6.36		
as-built	11	10	4.39	3.21	434.6	0.27	36	CCFP	0.011	41.08	26.55	29.71	19.20	5.81		
as-built	10	9	2.98	1.77	431.20	0.28	36	CCFP	0.011	41.76	26.99	29.71	19.20	5.91		
as-built	9	8	1.72	0.53	351.30	0.34	36	CCFP	0.011	45.88	29.65	29.71	19.20	6.49		
as-built	8	7	0.46	0.05	400.90	0.10	36	CCFP	0.011	25.21	16.29	29.71	19.20	3.57		
as-built	7	5	0.01	-2.17	587.20	0.37	36	CCFP	0.011	48.03	31.04	29.71	19.20	6.80		
as-built	5	4	-2.24	-3.78	561.10	0.27	36	CCFP	0.011	41.30	26.69	29.71	19.20	5.84		
as-built	4	3	-3.83	-4.64	399.00	0.20	36	CCFP	0.011	35.52	22.96	29.71	19.20	5.02		
as-built	3	2	-4.74	-5.89	408.70	0.28	36	CCFP	0.011	41.82	27.03	29.71	19.20	5.92		
as-built	2	1	-6.38	-7.14	326.60	0.23	36	CCFP	0.011	38.03	24.58	29.71	19.20	5.38		
as-built/design slope	1	0	-7.28	-7.50	80.30	0.27	36	CCFP	0.011	41.26	26.67	29.71	19.20	5.84		

MAX PARKING RATIOS									
Use	CDD Ma	ximums							
Residential	1.00	SP/unit							
Retail	3.50	SP/1000							
Academic	1.2	SP/1000							
Office	1.21	SP/1000							

			•									
								PROPOSED				
Block	Units	Residential SF	Office SF	Academic SF	Retail SF	TOTAL	Residential 1 sp/unit	Office 1.21 sp/1000sf	Academic 1.2 sp/1000 sf	Retail 3.5 sp/1000 sf	TOTAL	TOTAL
4 and 7*	-	-	-	600,000	-	600,000	-	-	720	-	720	500
10	-	-	218,761	-	20,965	239,726	-	265	-	73	338	425
14	-	-	234,105	-	13,747	247,852	-	284	-	48	332	213
15	212	165,298	-	-	14,874	180,172	212	-	-	52	264	306
18	-	-	154,601	-	7,967	162,568	-	188	-	28	216	134
10	262	107 210			22 715	220 022	262			90	2/12	192

TOTALS 474 362,616 752,937 600,000 90,808 1,806,361 914 *The maximum proposed parking spaces is 500. An alternate scheme at the full build out of Block 4 and 7 would include a total of approximately 297 spaces.

- 145,470

- 10,540 156,010

	Α	В	С	D	E = B + C + D	F = A - B
DCD /D:Id:	D 66.2	2 2 5 5 5 2	0.1.0.0.2	0.1 5 55.2	Combined Green, Solar,	Impervious Roof ft ² (not
DSP/Building	Roof ft ²	Green Roof ft ²	Solar Roof ft ²	Other Roof ft ²	Other Roof ft ²	vegetated)
18	25,378	9,454		7,066	16,520	15,924
20	30,875	13,735			13,735	17,140
15	31,969	7,961			7,961	24,008
19	40,991	10,362			10,362	30,629
10	43,785	18,450		19,093	37,543	25,335
14	36,339	14,917		5,636	20,553	21,422
VA Tech	29,184	4,000	21,800	25,184	50,984	25,184
Total ft ² Phase 1	238,521	78,879	21,800	56,979	157,658	159,642
otal percentage		33%	9%	24%	66%	
Required Phase 1		25% of total roof ft ² green	25% total roof ft ²	green/solar/other		

Irrigation/Greywater Reuse Collection

> APPROVED SPECIAL USE PERMIT NO. 2020-0015
> DEPARTMENT OF PLANNING & ZONING DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO. DIRECTOR DATE CHAIRMAN, PLANNING COMMISSION DATE RECORDED ____ INSTRUMENT NO. DEED BOOK NO. PAGE NO.

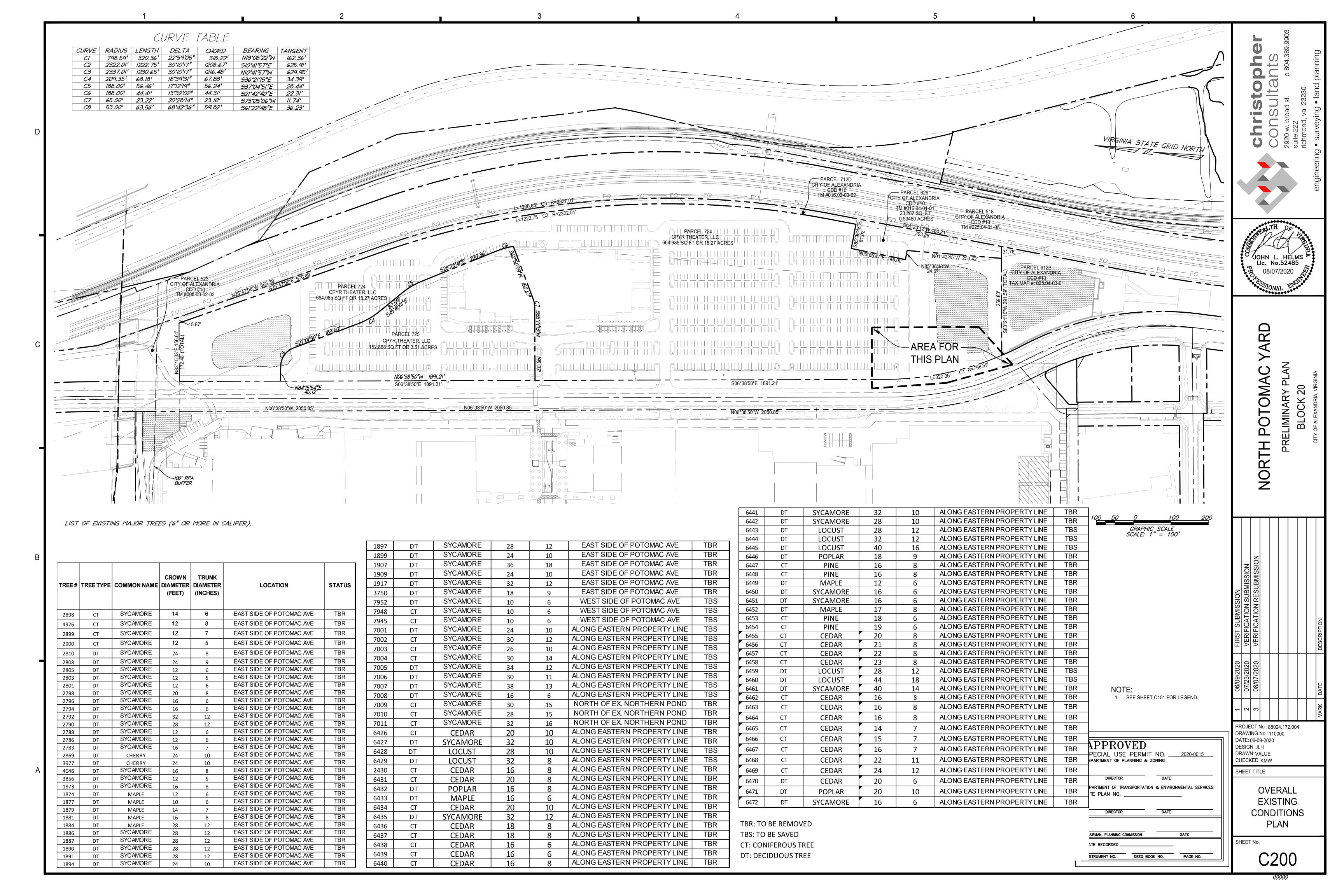
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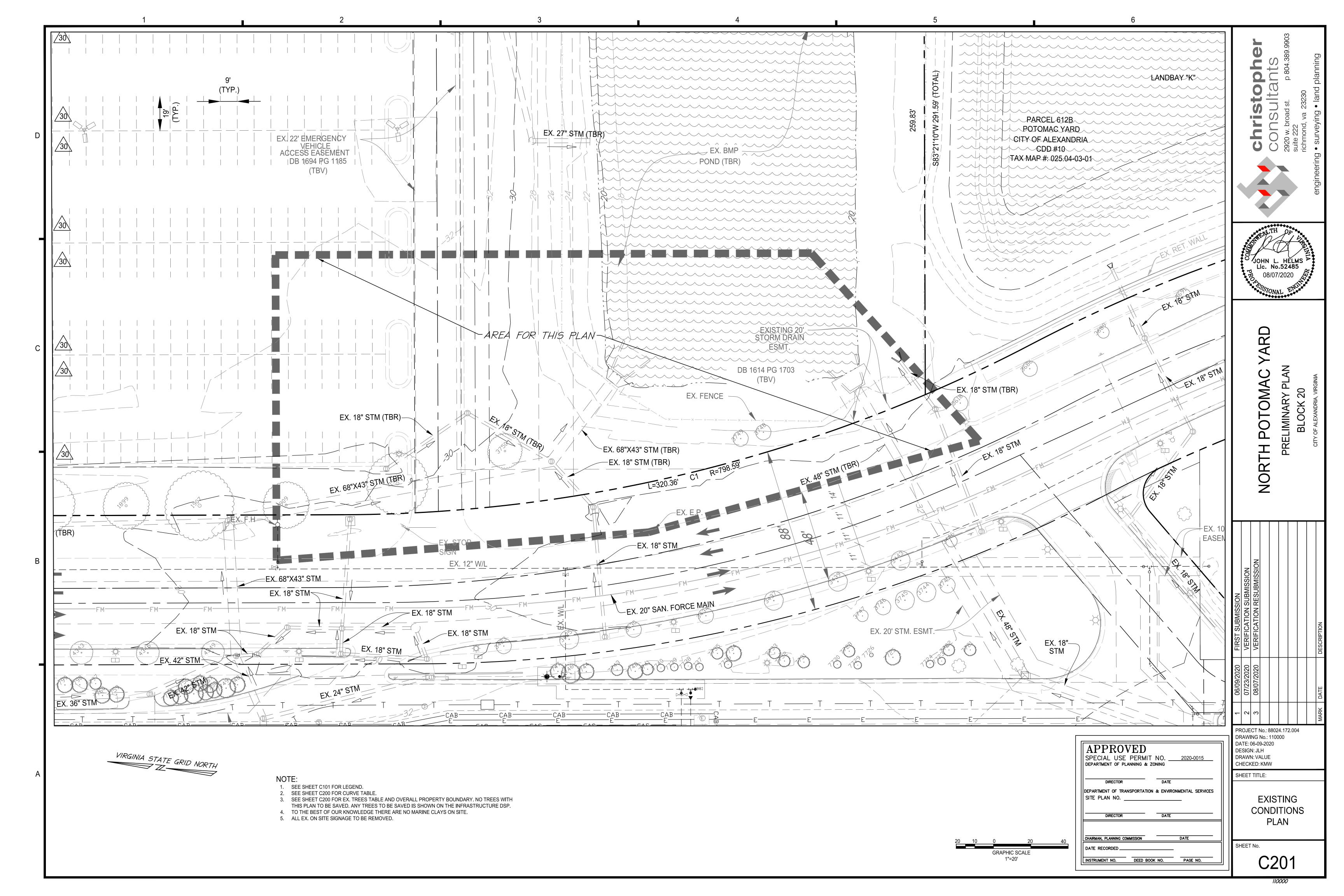
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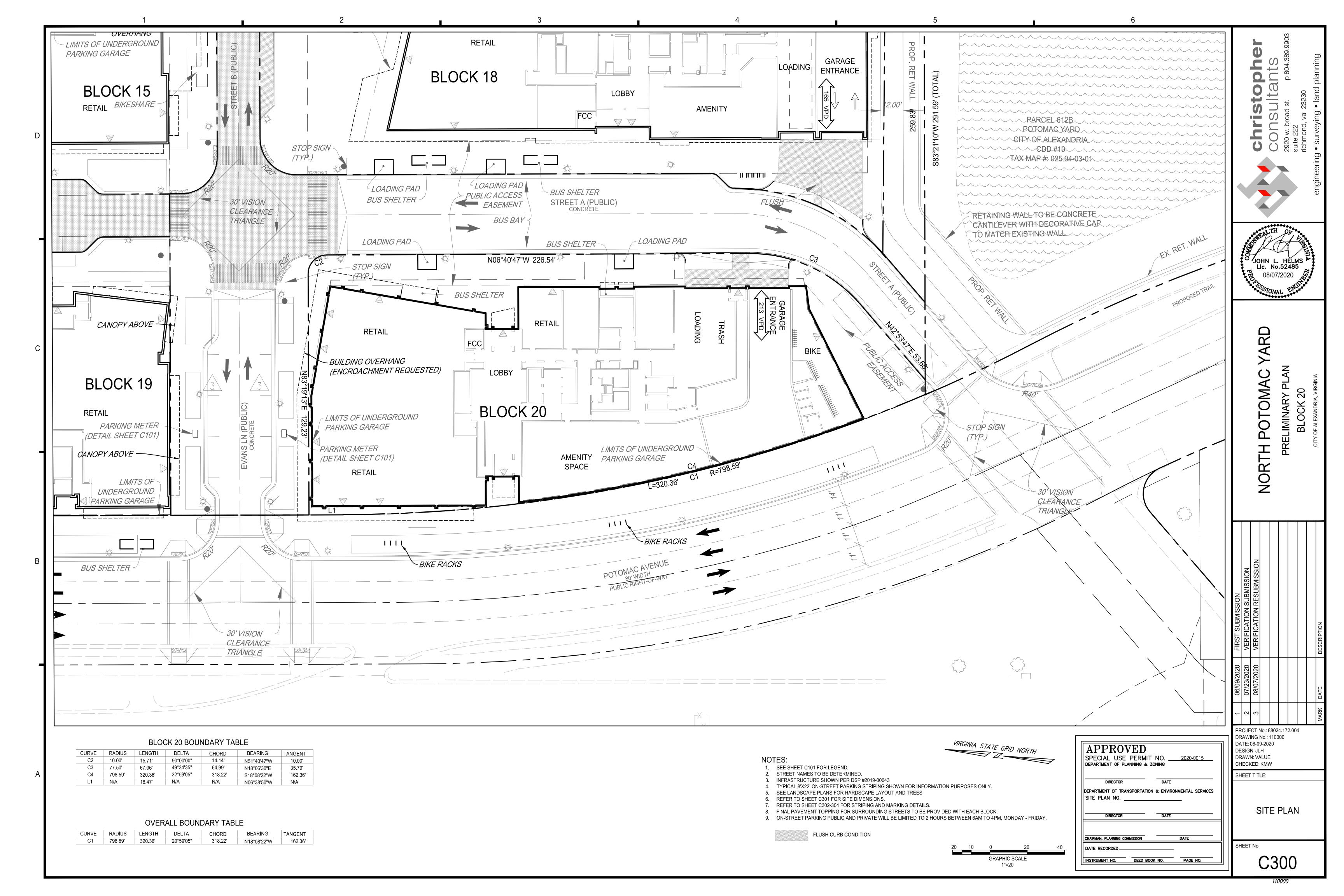
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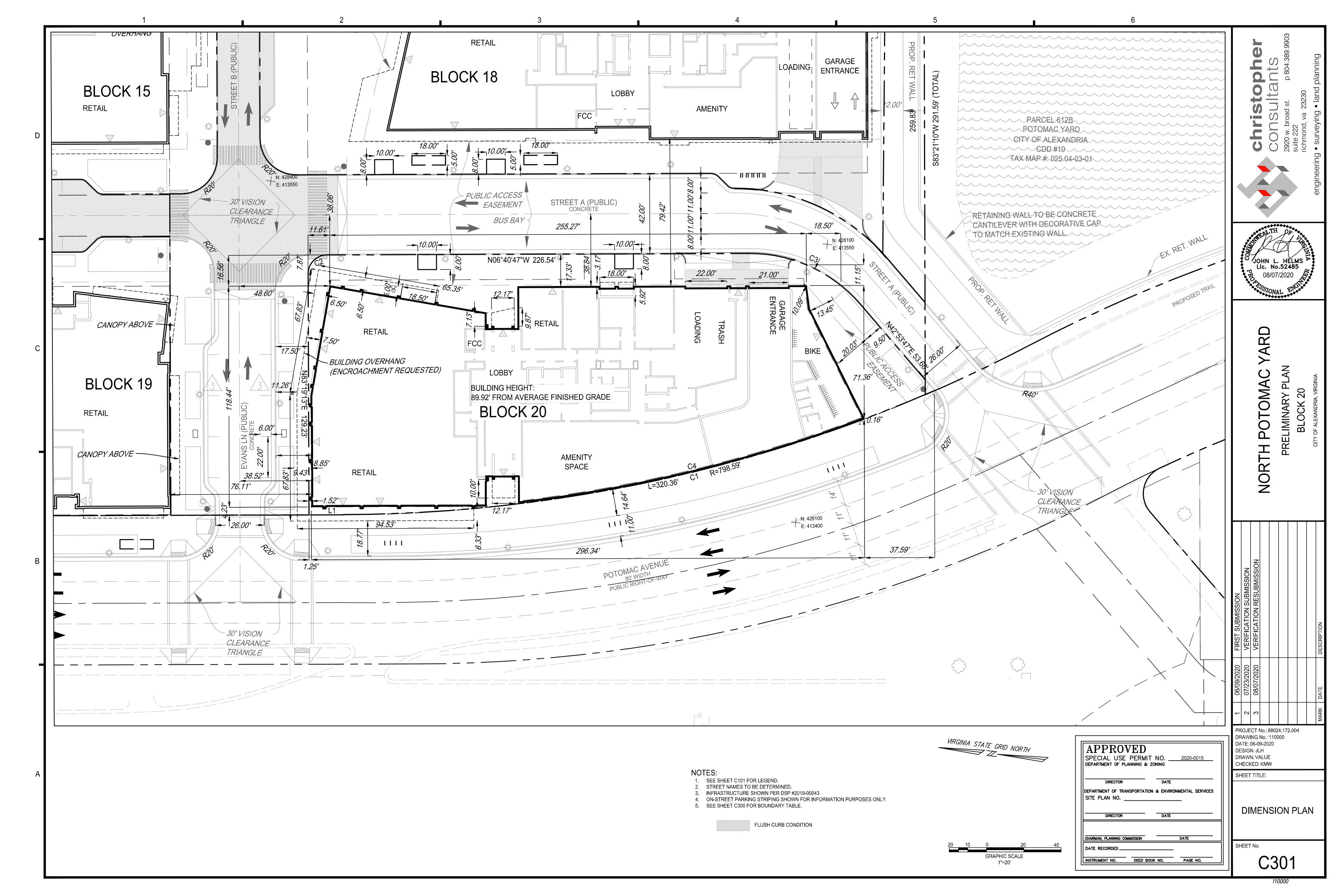
PROJECT No.: 88024.172.004 DRAWING No.: 110000

DATE: 06-09-2020 DESIGN: JLH DRAWN: VALUE CHECKED: KMW SHEET TITLE: CDD & SANITARY TRACKING SHEET No.













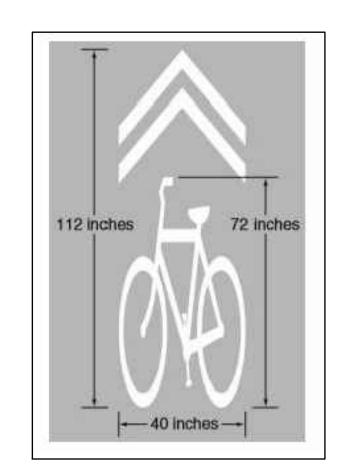
ALL WAY

30"x30"

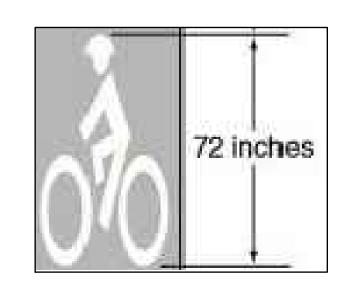
R1-3P

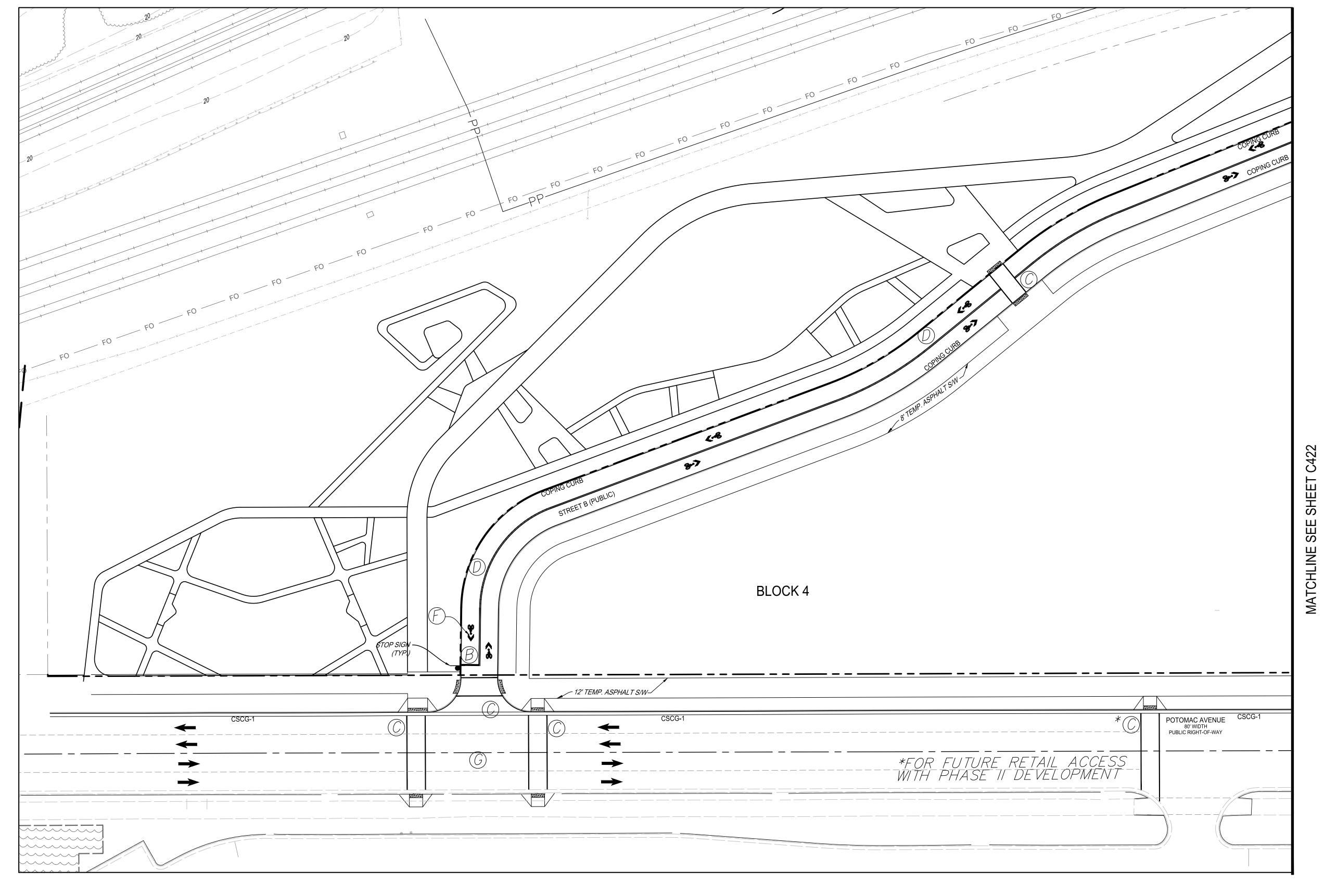
- METAL CONSTRUCTION. WHITE LEGEND AND BORDER ON A RED BACKGROUND SIGN TO BE MOUNTED 7' FROM THE GROUND TO THE BOTTOM OF THE SIGN.
- 4. POST SHALL BE METAL AND SECURELY MOUNTED. 5. AT INTERSECTIONS WHERE ALL APPROACHES ARE CONTROLLED BY STOP SIGNS, AN ALL WAY SUPPLEMENT PLAQUE SHALL BE MOUNTED BELOW EACH STOP SIGN. THE ALL WAY PLAQUE SHALL HAVE A WHITE LEGEND AND BORDER ON A RED BACKGROUND.

SHARED LANE MARKING SIGN



BIKE SYMBOL





STRIPING AND MARKING SHOWN PER THE INFRASTRUCTURE DSP #2019-00043

PAVEMENT MARKING LEGEND

- (A) ON-STREET PARKING SPACES, TYPE B, CLASS I, SOLID WHITE, 4" WIDTH.
- B STOP LINE, TYPE B, CLASS I, SOLID WHITE, 12" WIDTH
- C CROSSWALK, TYPE B, CLASS I, SOLID WHITE, 6" WIDTH.
- TYPE B, CLASS I, YELLOW, 4" WIDTH, CENTER DOUBLE LINE, SEPARATED BY A 4" SPACE.
- BIKE LANE, TYPE B, CLASS I, SOLID WHITE, 4" WIDTH.
- SHARED LANE MARKING SIGN, SOLID WHITE, 4" WIDTH. SEE NOTES II-13 THIS SHEET.
- (G) FUTURE SIGNALIZED INTERSECTION

SIGNING & PAVEMENT MARKING NOTES:

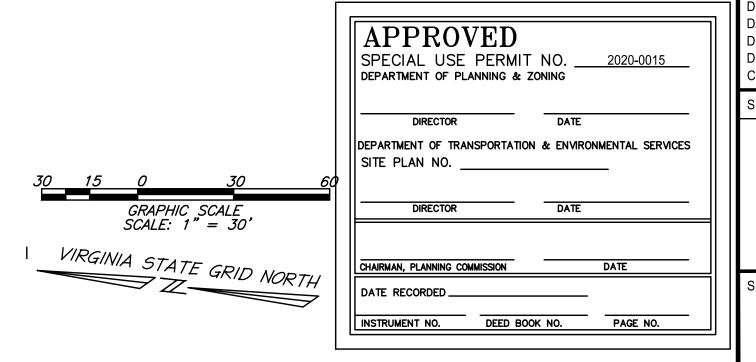
PROPOSED SIGN LOCATIONS ARE APPROXIMATE AND SHALL BE MODIFIED IN THE FIELD TO AVOID CONFLICT WITH THE UNDERGROUND UTILITIES OR OTHER OBSTRUCTIONS AND TO COMPLY WITH STANDARDS REFERENCED IN NOTE I. FOR COLOR COMBINATION AND/OR LETTERING SIZE, REFER TO THE VIRGINIA SUPPLEMENT TO THE MUTCD.

- I. ALL PROPOSED SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF EACH OF THE FOLLOWING AND ANY REVISION THERETO:
- MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). THE VIRGINIA SUPPLEMENT TO THE (MUTCD)
- THE VDOT ROAD AND BRIDGE SPECIFICATIONS.
- ANY EXISTING PAVEMENT MARKINGS WHICH WILL CONFLICT WITH PROPOSED PAVEMENT MARKINGS SHALL BE ERADICATED.
- LIMITS SHOWN OF PROPOSED MARKINGS ARE APPROXIMATE AND SHALL BE MODIFIED IN THE FIELD TO INSURE THAT PROPOSED PAVEMENT MARKINGS CONTINUE UNTIL EXISTING PAVEMENT MARKINGS CAN BE MATCHED.

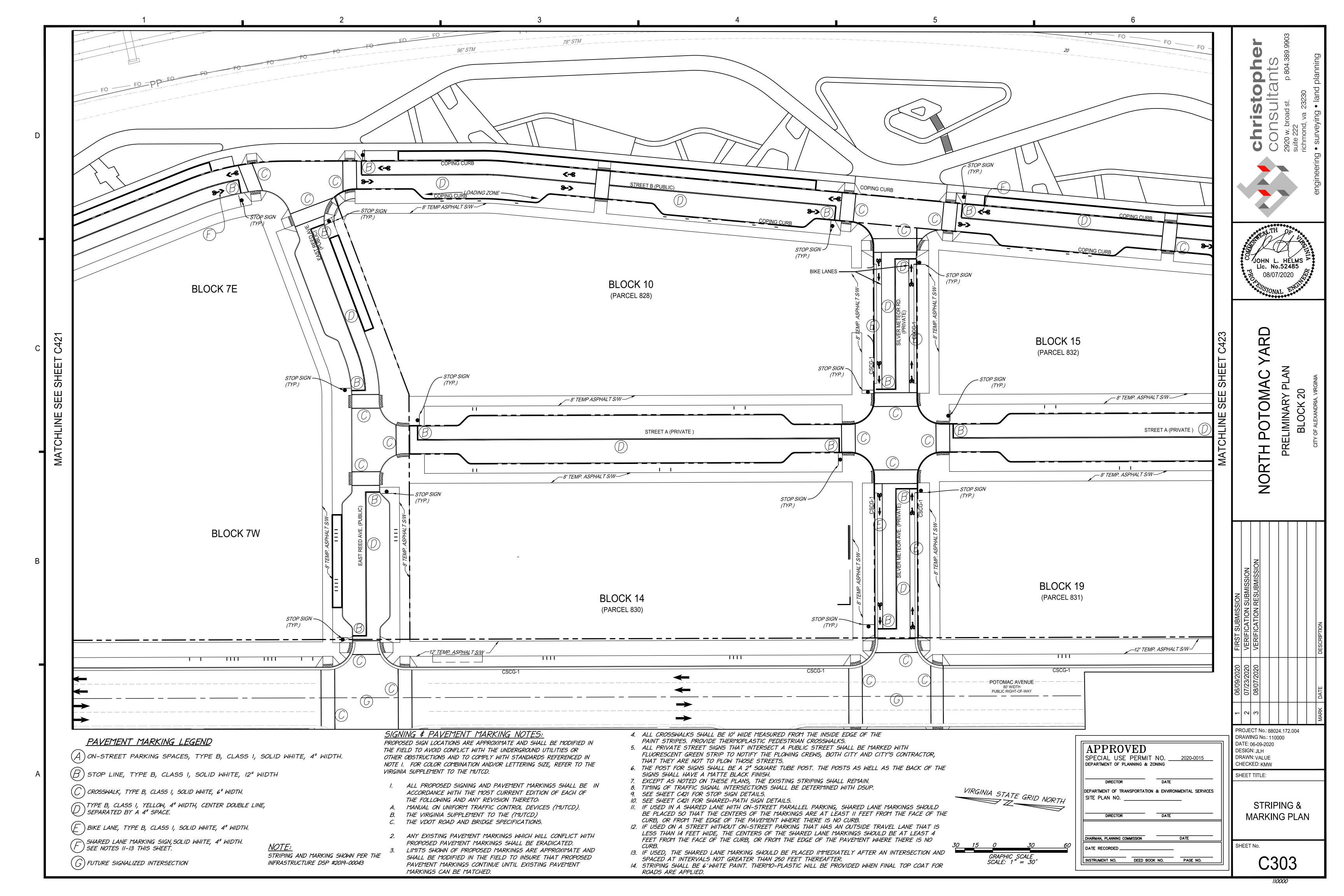
- 4. ALL CROSSWALKS SHALL BE IO' WIDE MEASURED FROM THE INSIDE EDGE OF THE PAINT STRIPES. PROVIDE THERMOPLASTIC PEDESTRIAN CROSSWALKS.
- 5. ALL PRIVATE STREET SIGNS THAT INTERSECT A PUBLIC STREET SHALL BE MARKED WITH FLUORESCENT GREEN STRIP TO NOTIFY THE PLOWING CREWS, BOTH CITY AND CITY'S CONTRACTOR, THAT THEY ARE NOT TO PLOW THOSE STREETS.
- 6. THE POST FOR SIGNS SHALL BE A 2" SQUARE TUBE POST. THE POSTS AS WELL AS THE BACK OF THE SIGNS SHALL HAVE A MATTE BLACK FINISH.
- 7. EXCEPT AS NOTED ON THESE PLANS, THE EXISTING STRIPING SHALL REMAIN.
- 8. TIMING OF TRAFFIC SIGNAL INTERSECTIONS SHALL BE DETERMINED WITH DSUP. 9. SEE SHEET C421 FOR STOP SIGN DETAILS.

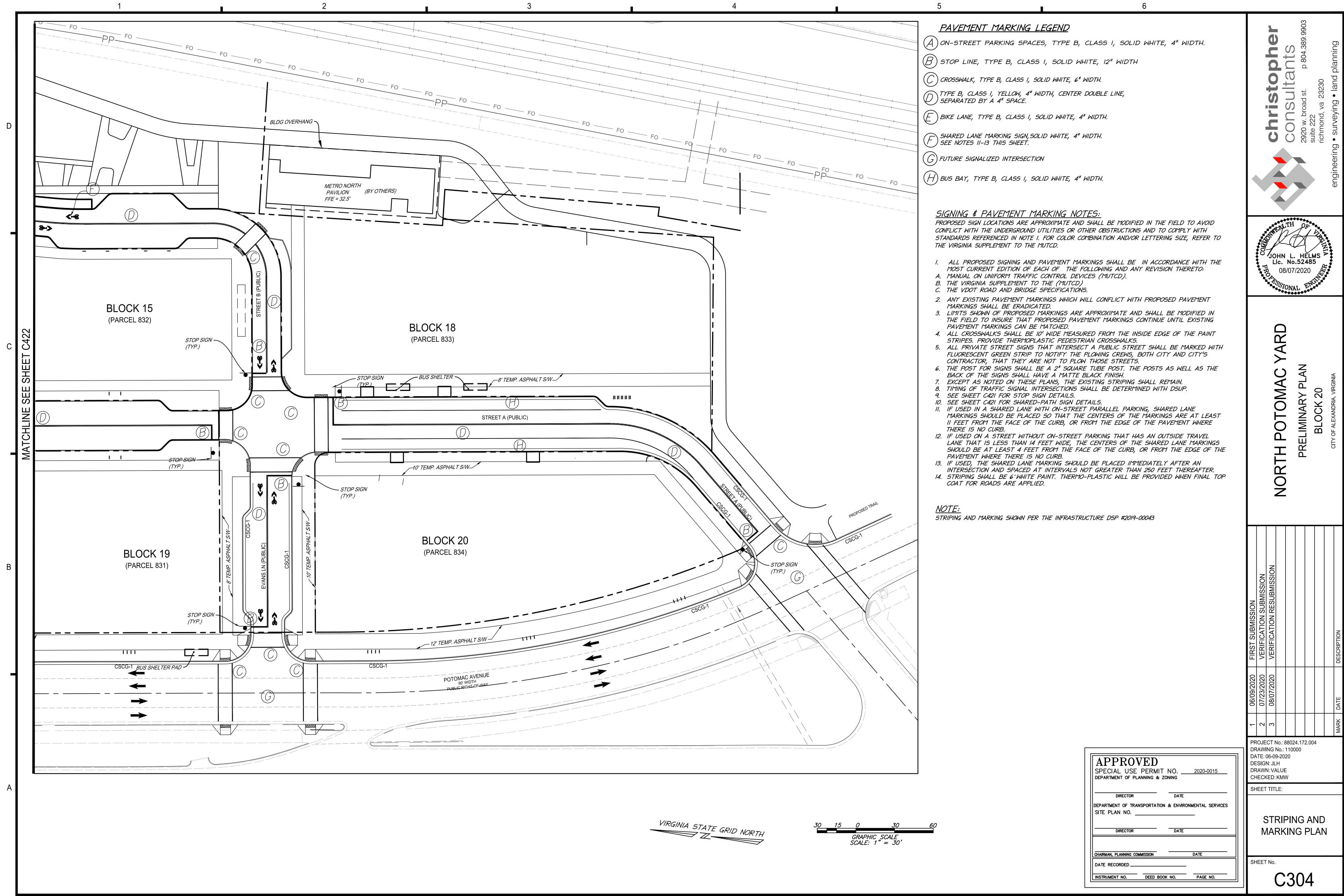
TOP COAT FOR ROADS ARE APPLIED.

- 10. SEE SHEET C421 FOR SHARED-PATH SIGN DETAILS. II. IF USED IN A SHARED LANE WITH ON-STREET PARALLEL PARKING, SHARED LANE MARKINGS SHOULD BE PLACED SO THAT THE CENTERS OF THE MARKINGS ARE AT LEAST II FEET FROM THE FACE OF THE CURB, OR FROM THE EDGE OF THE PAVEMENT
- WHERE THERE IS NO CURB. 12. IF USED ON A STREET WITHOUT ON-STREET PARKING THAT HAS AN OUTSIDE TRAVEL LANE THAT IS LESS THAN IA FEET WIDE, THE CENTERS OF THE SHARED LANE MARKINGS SHOULD BE AT LEAST 4 FEET FROM THE FACE OF THE CURB, OR FROM THE EDGE OF THE PAVEMENT WHERE THERE IS NO CURB.
- 13. IF USED, THE SHARED LANE MARKING SHOULD BE PLACED IMMEDIATELY AFTER AN INTERSECTION AND SPACED AT INTERVALS NOT GREATER THAN 250 FEET THEREAFTER. 14. STRIPING SHALL BE 6" WHITE PAINT. THERMO-PLASTIC WILL BE PROVIDED WHEN FINAL



PROJECT No.: 0002-1112 DRAWING No. 110 DATE: JLH
DESIGN: VALUE
DRAWN: KMW
CHECKED: SHEET TITLE: STRIPING & MARKING PLAN SHEET No.





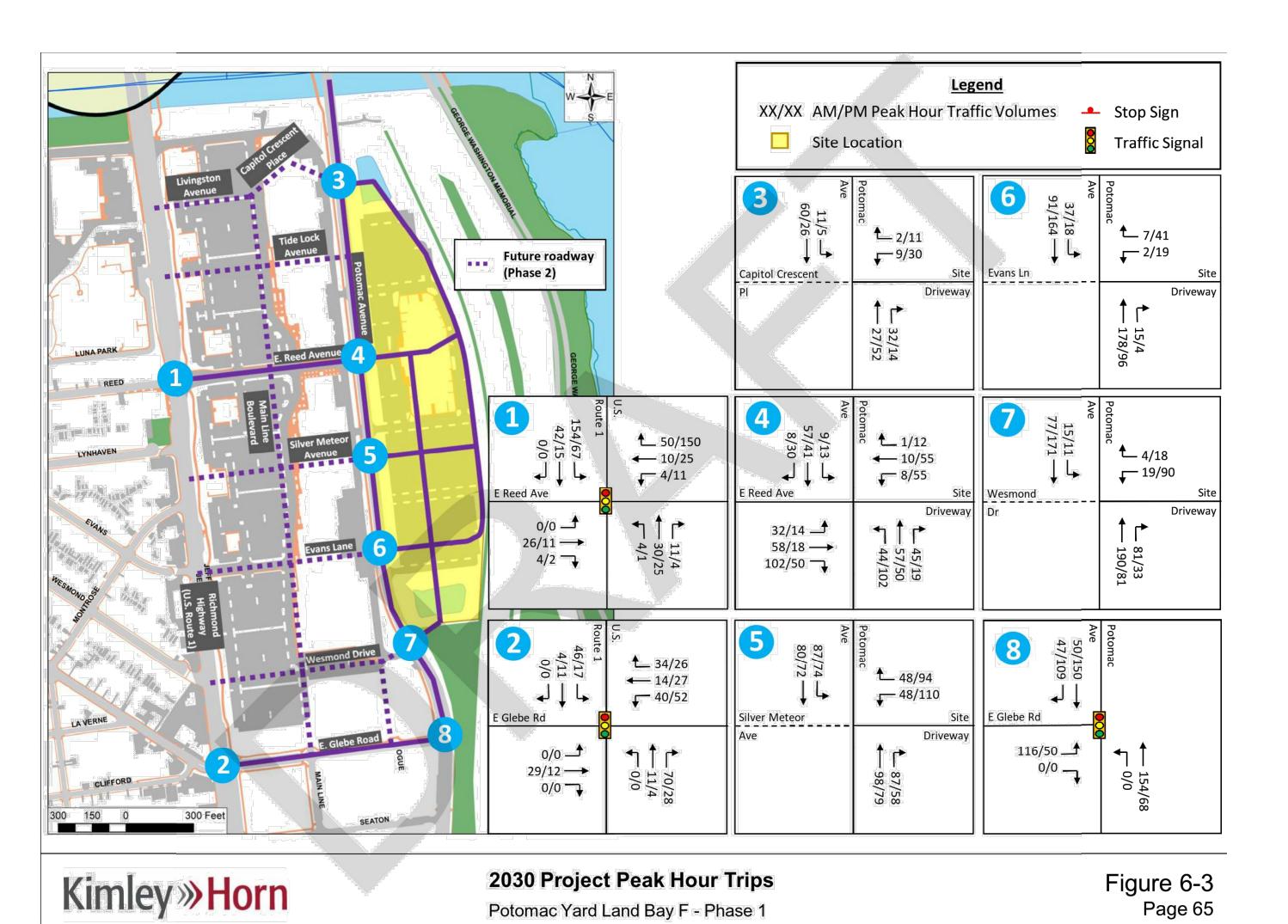
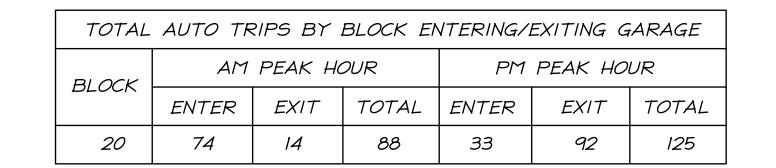


FIGURE 6-3 SHOWS THE SITE-GENERATED TRIPS ASSIGNED TO THE STUDY AREA INTERSECTIONS



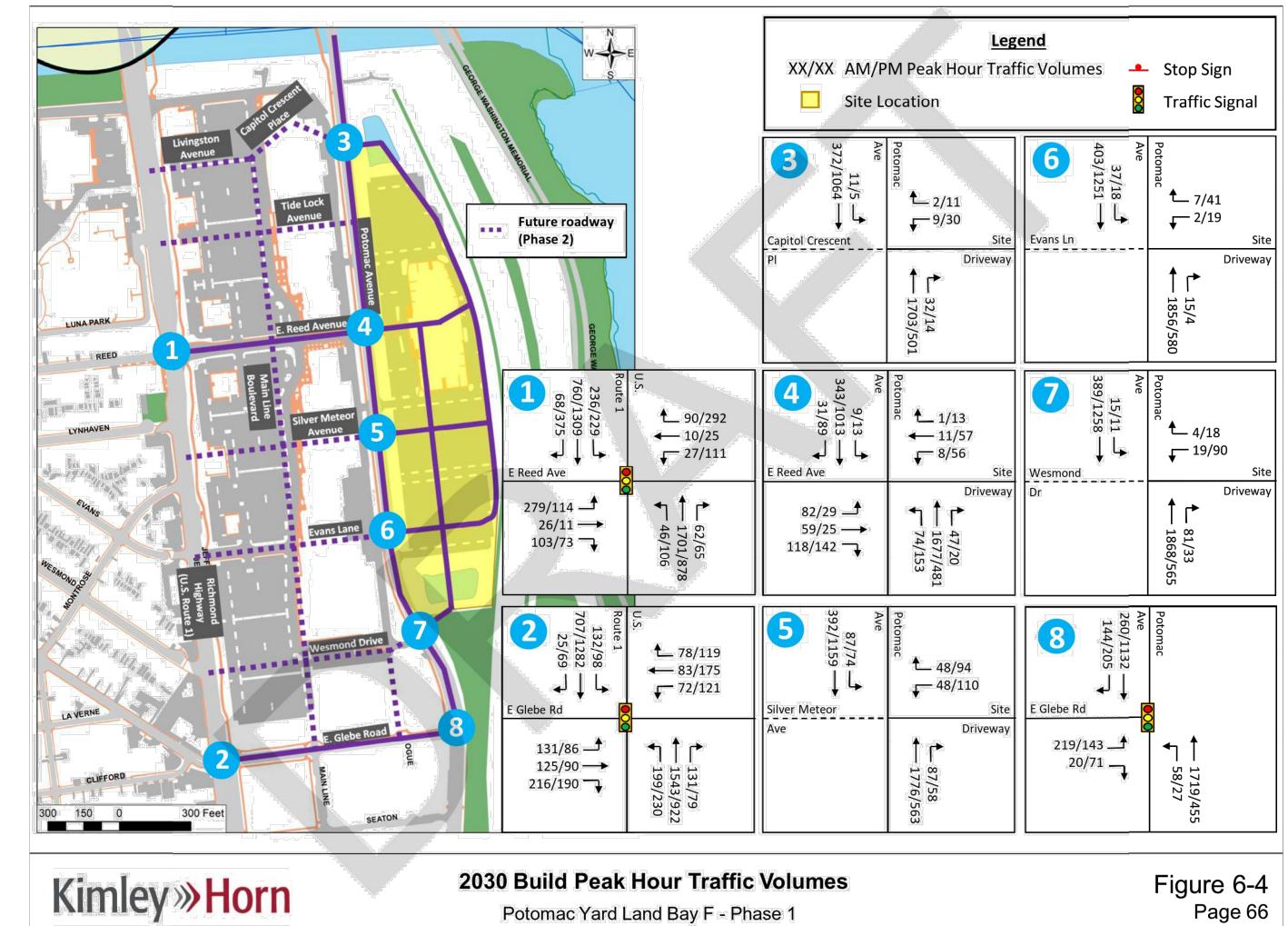
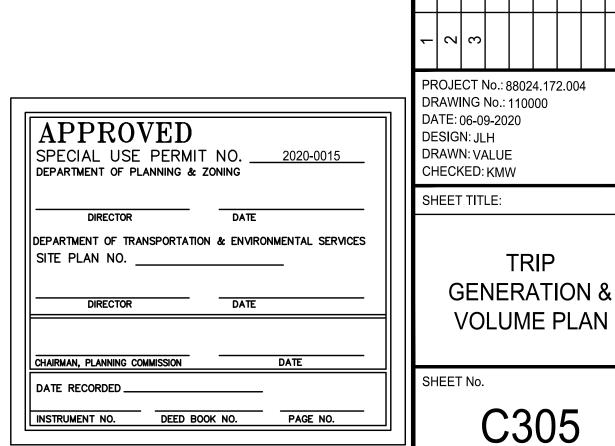
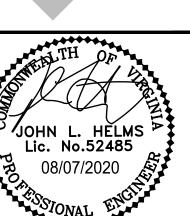


FIGURE 6-4 SHOWS THOSE SITE TRIPS ADDED TO BACKGROUND TRAFFIC ALREADY PROJECTED FOR NETWORK WITHOUT DEVELOPMENT. THIS RESULTS IN THE FULL ANTICIPATED VOLUME AT THESE INTERSECTIONS ONCE THE SITE IS DEVELOPED.

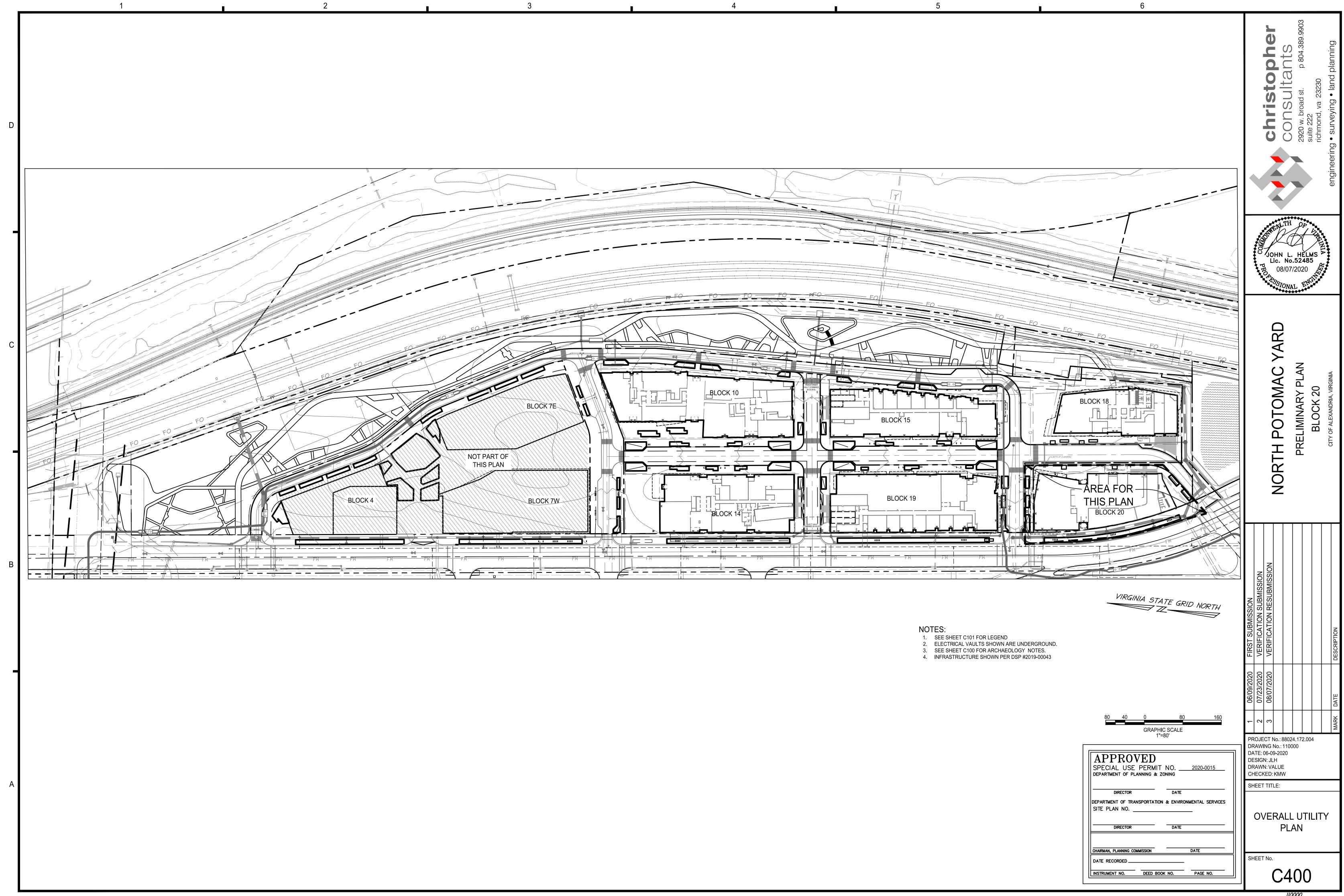


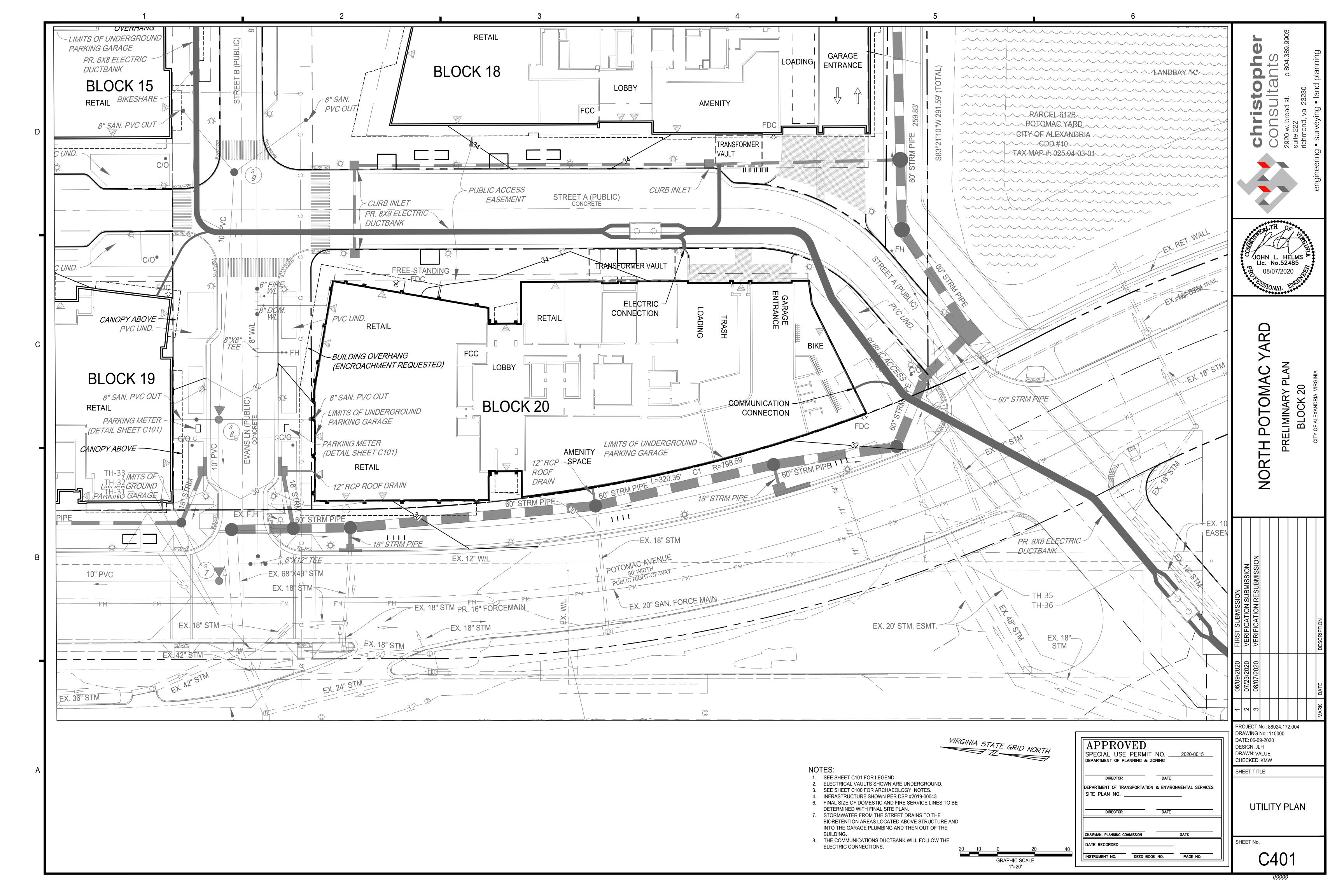


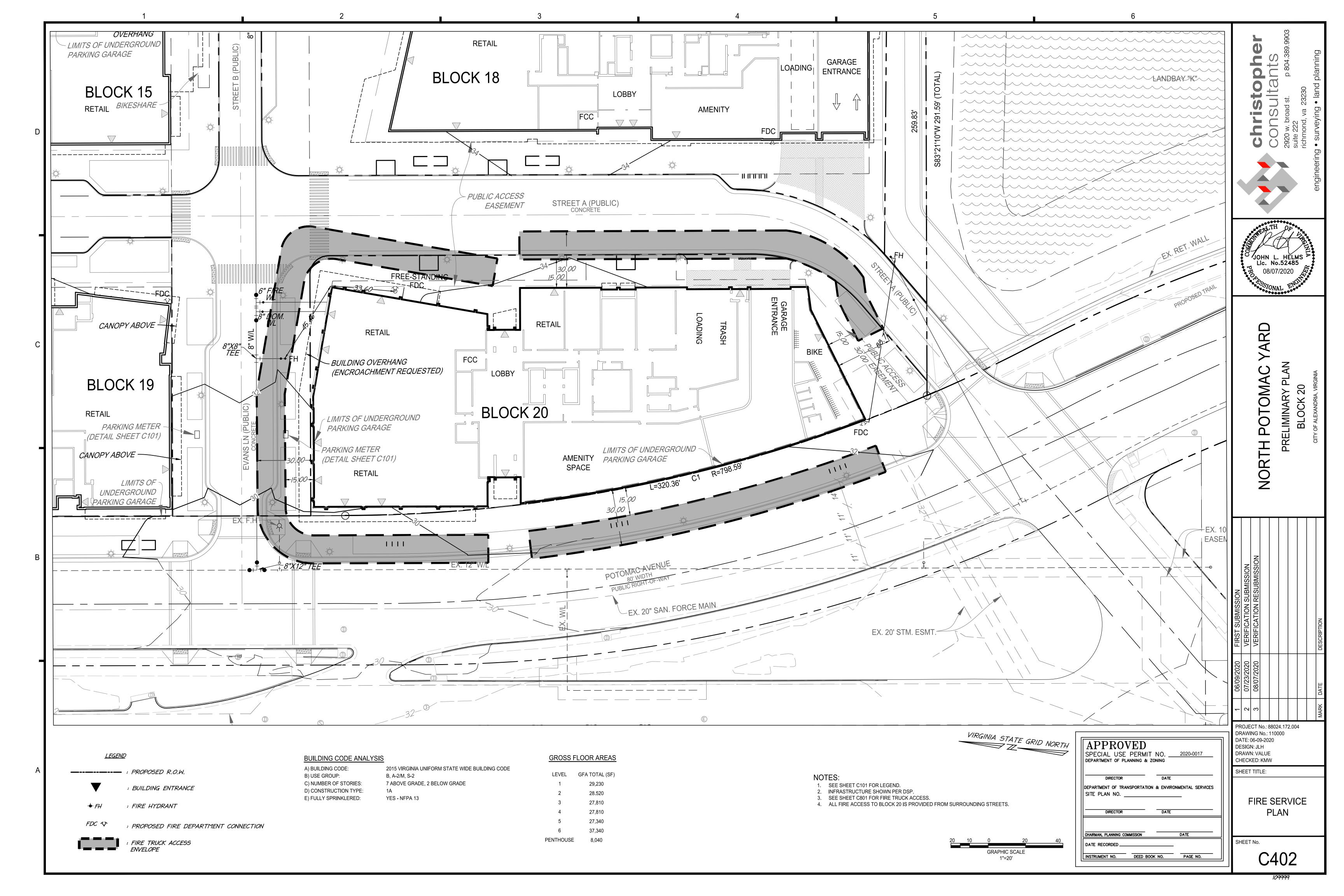
PRELIMINARY PLAN
BLOCK 20
CITY OF ALEXANDRIA, VIRGINIA **POTOMAC**

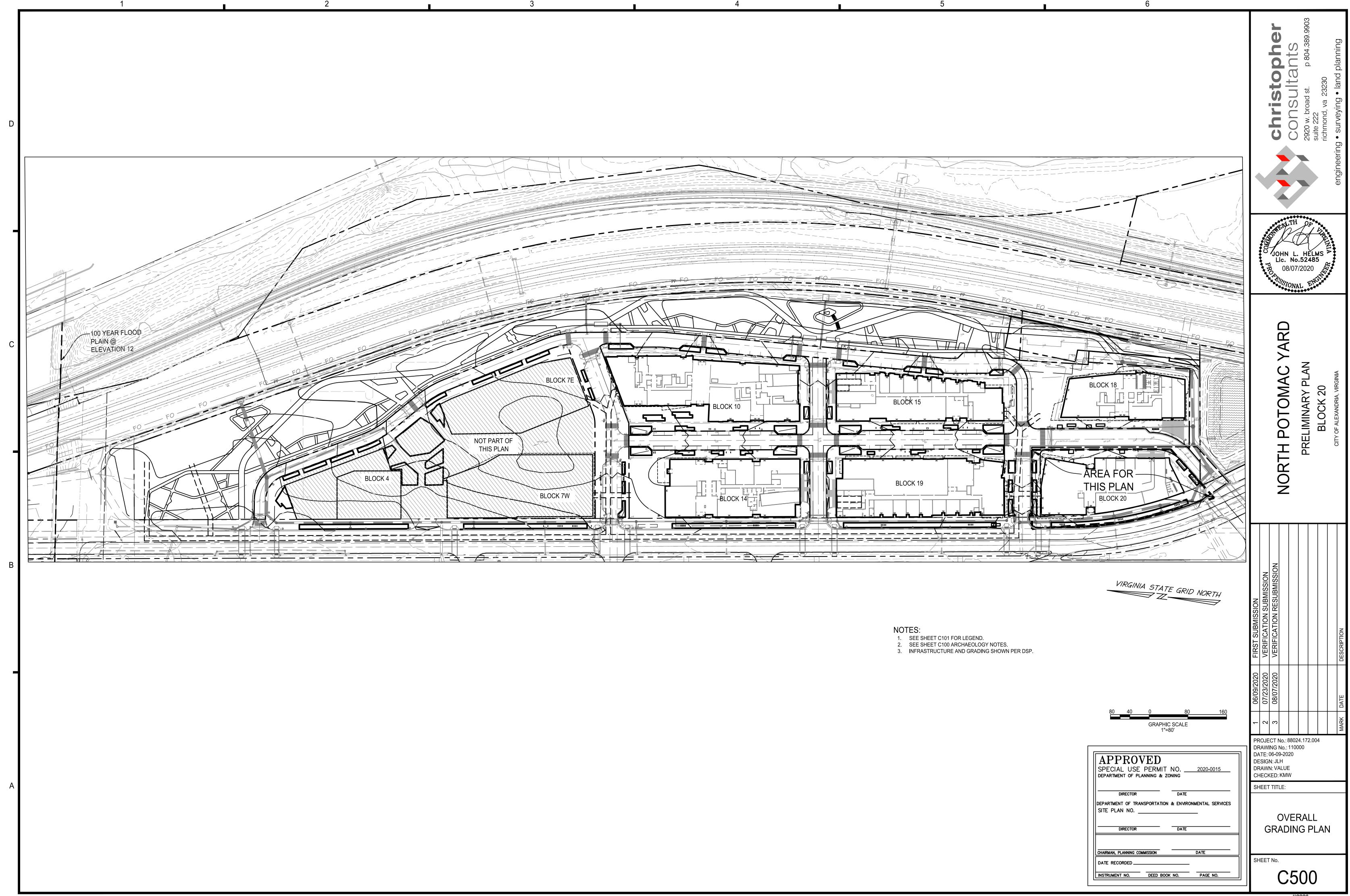
PROJECT No.: 88024.172.004

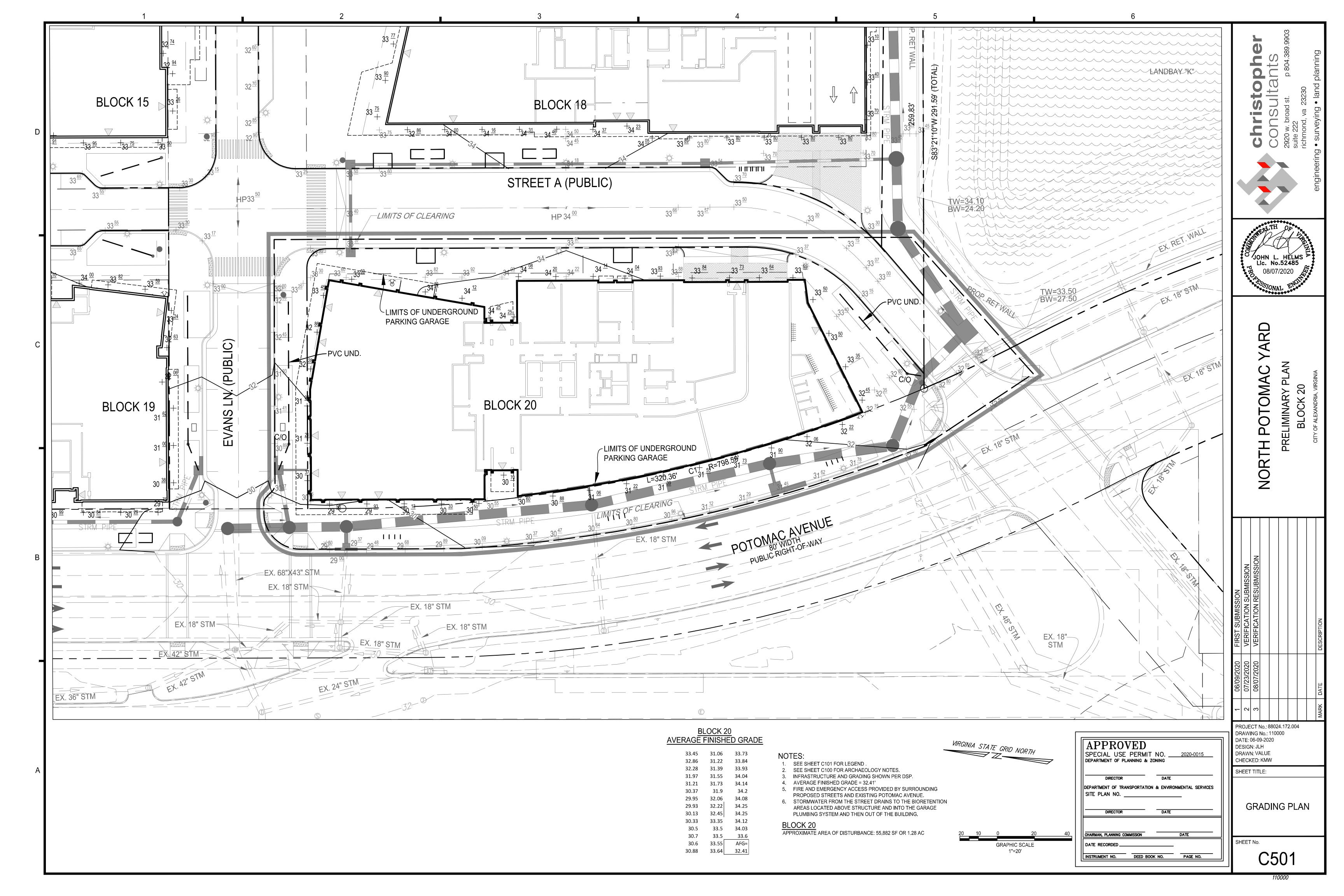
GENERATION &

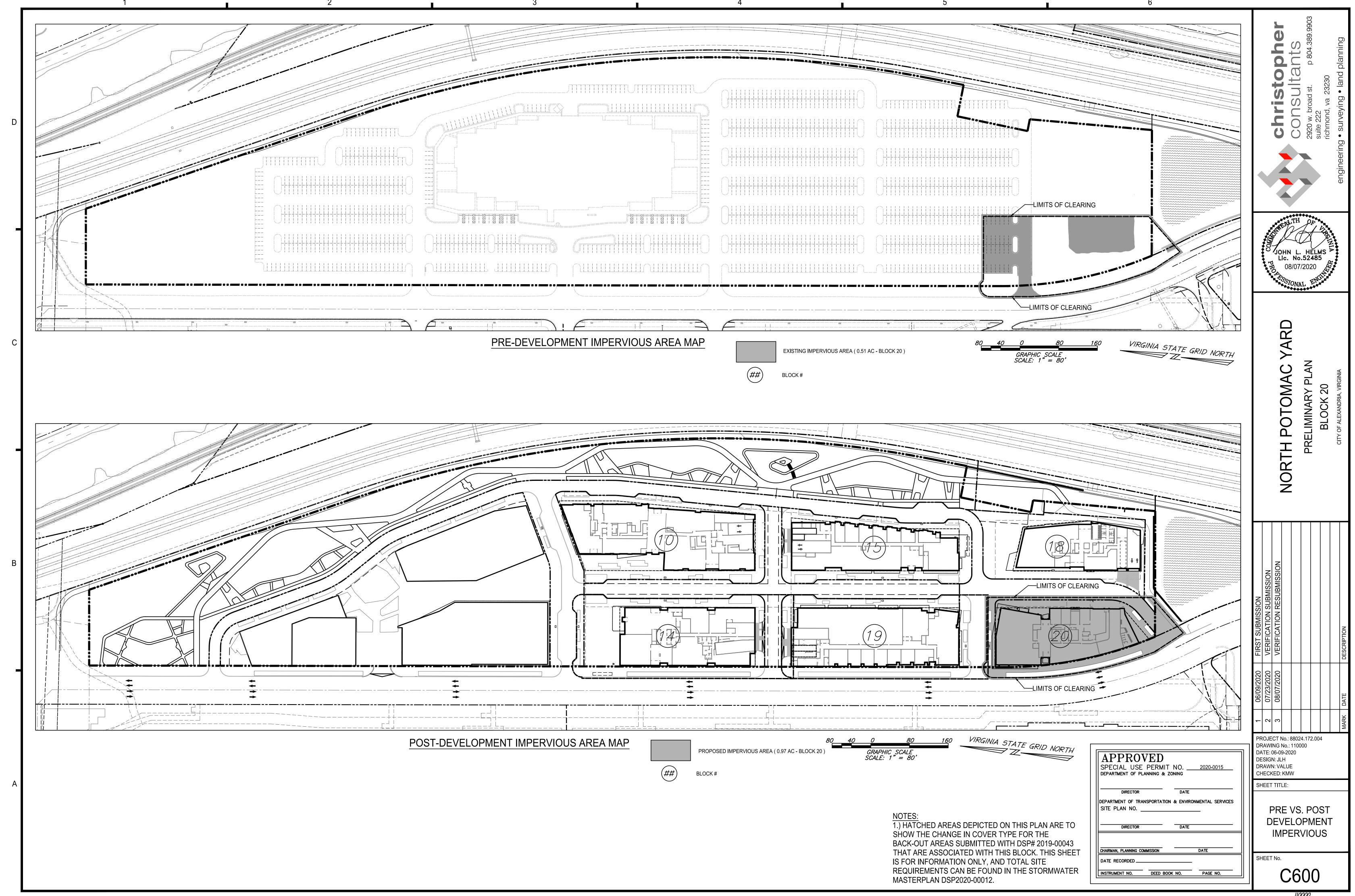


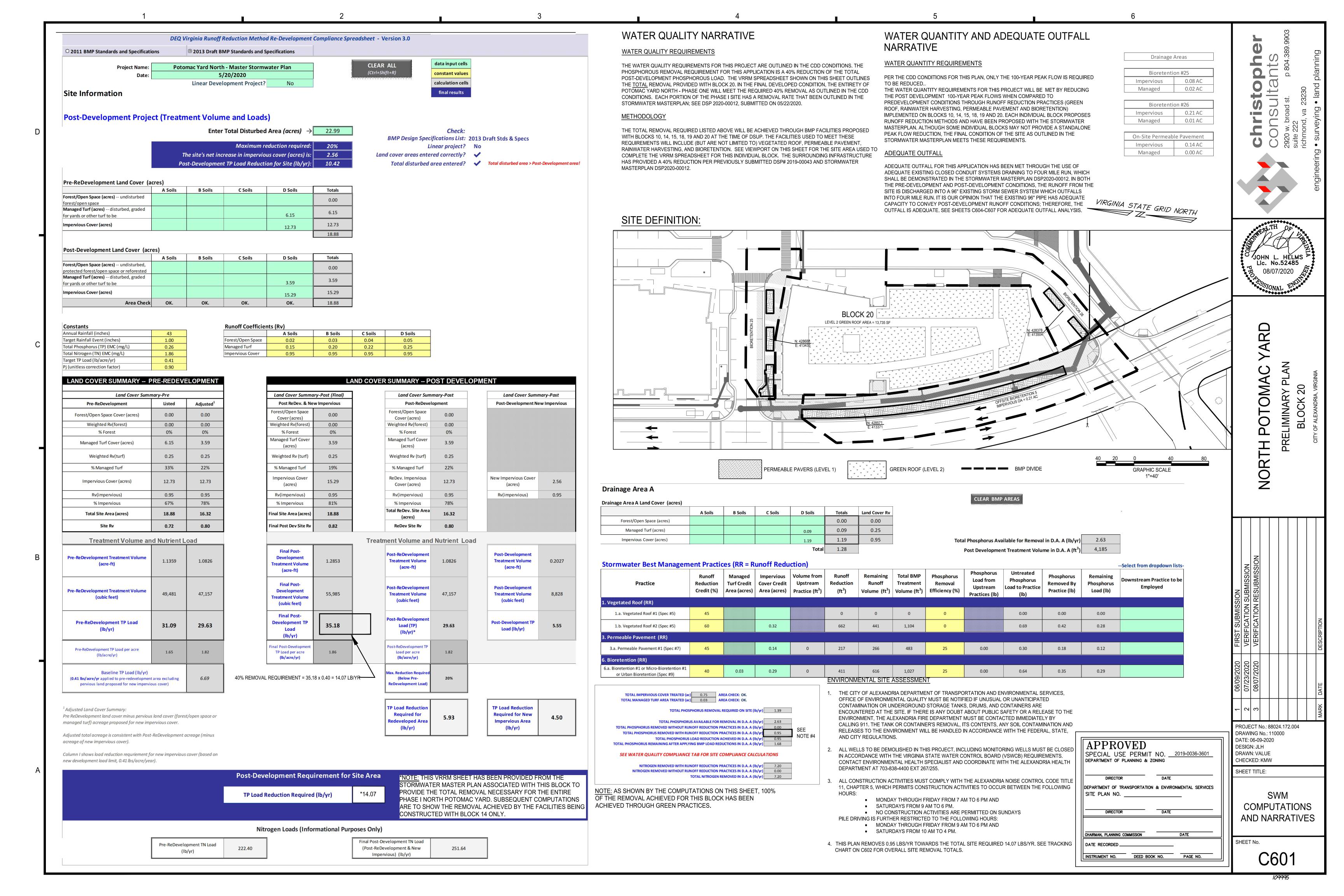


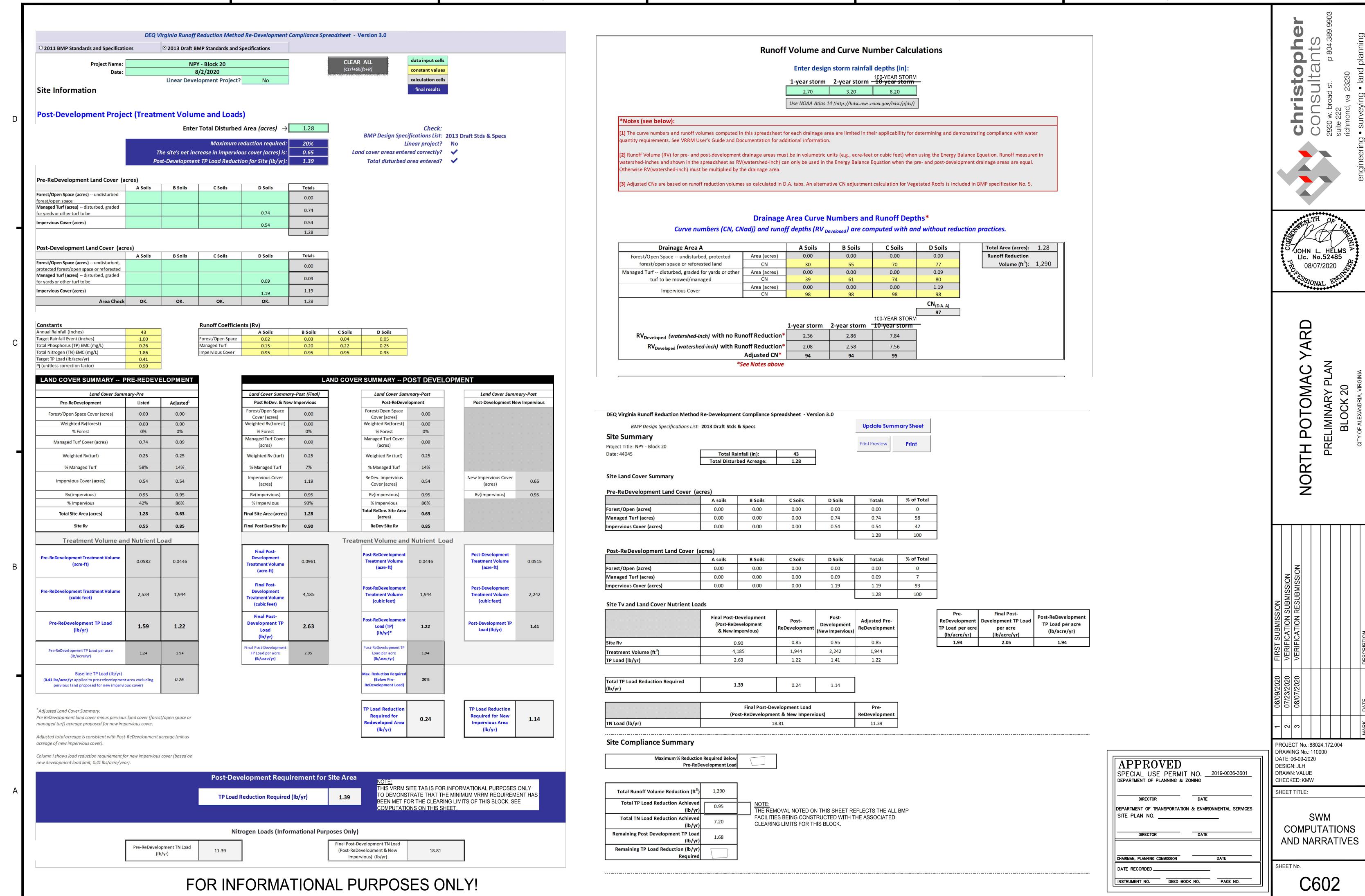


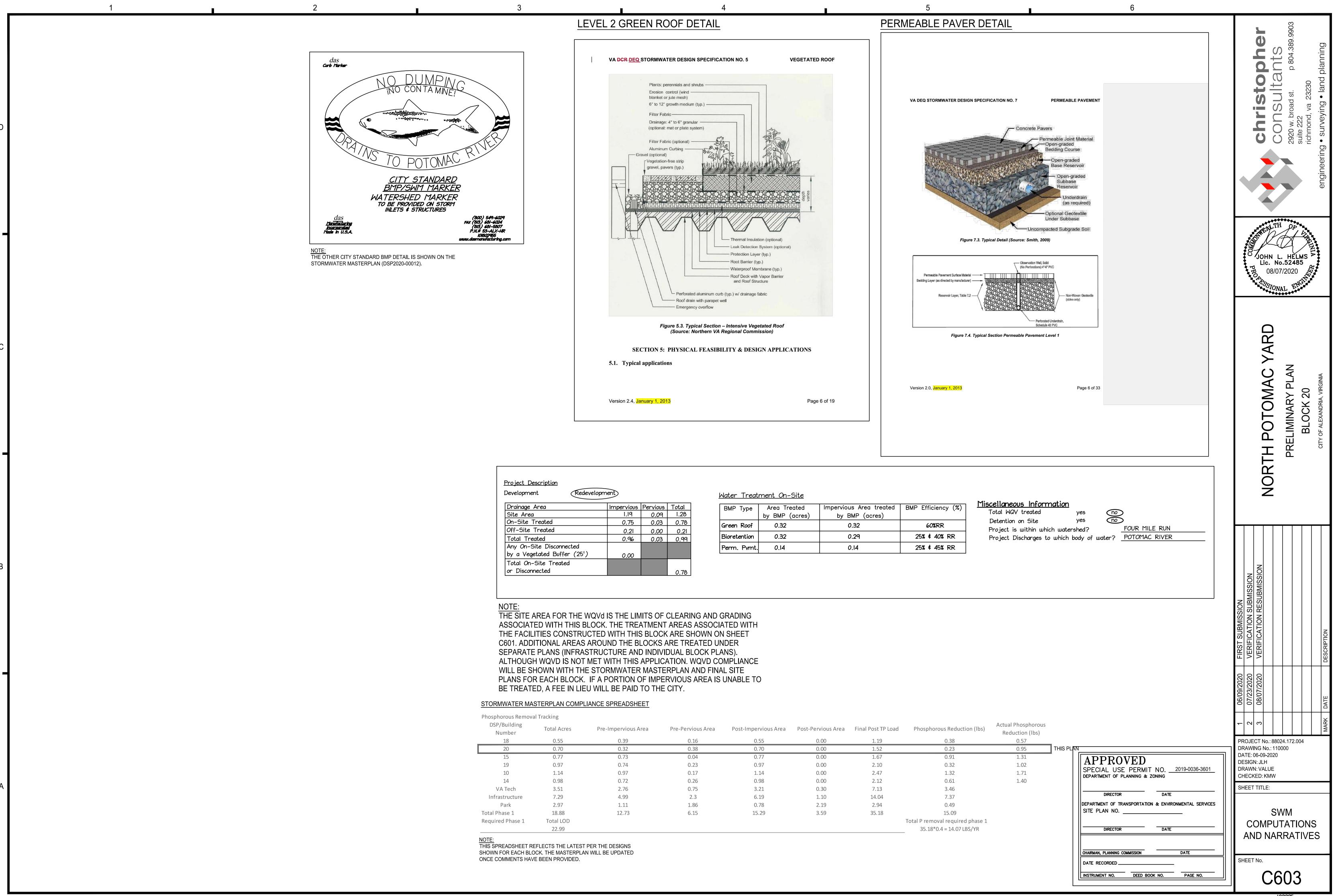


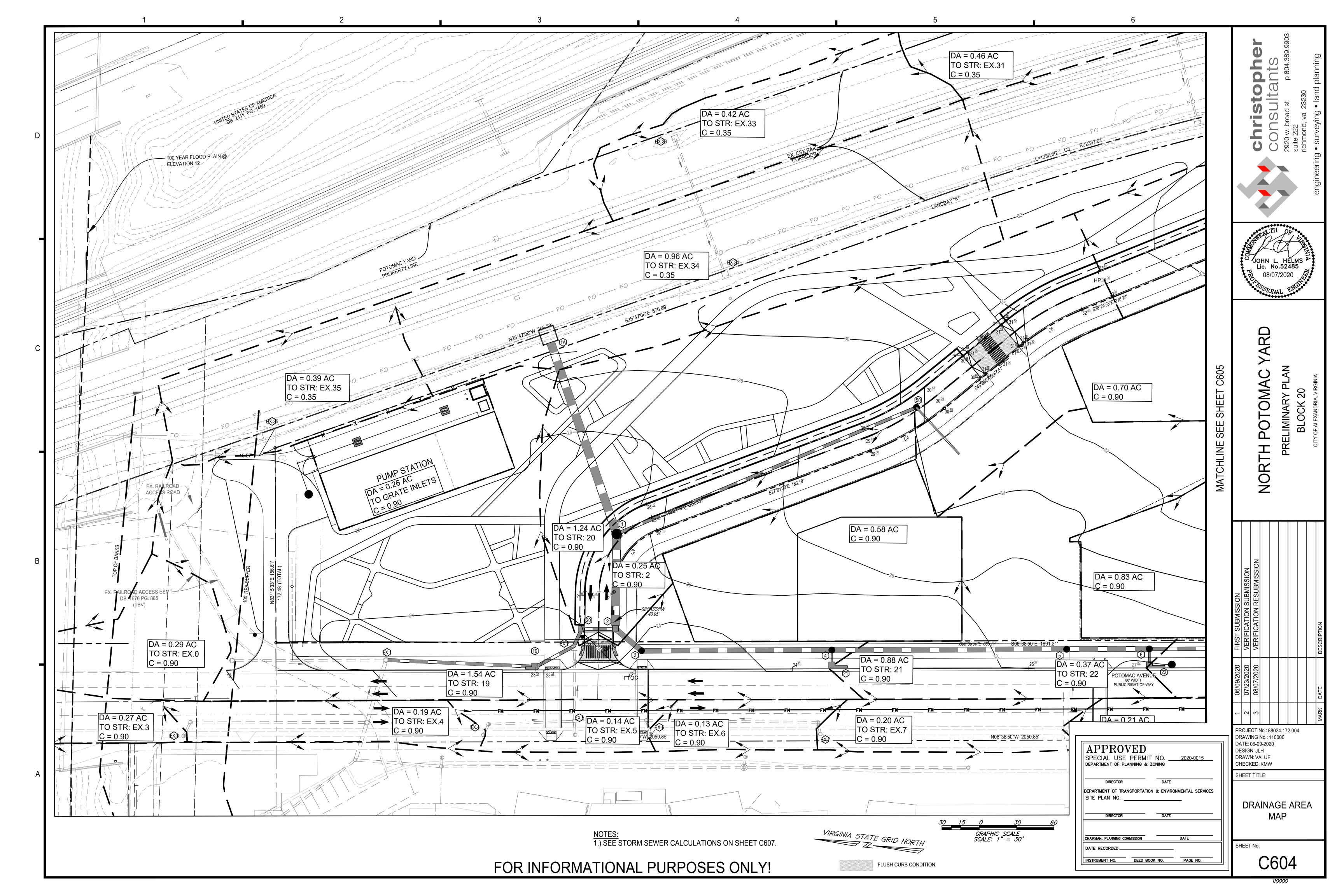


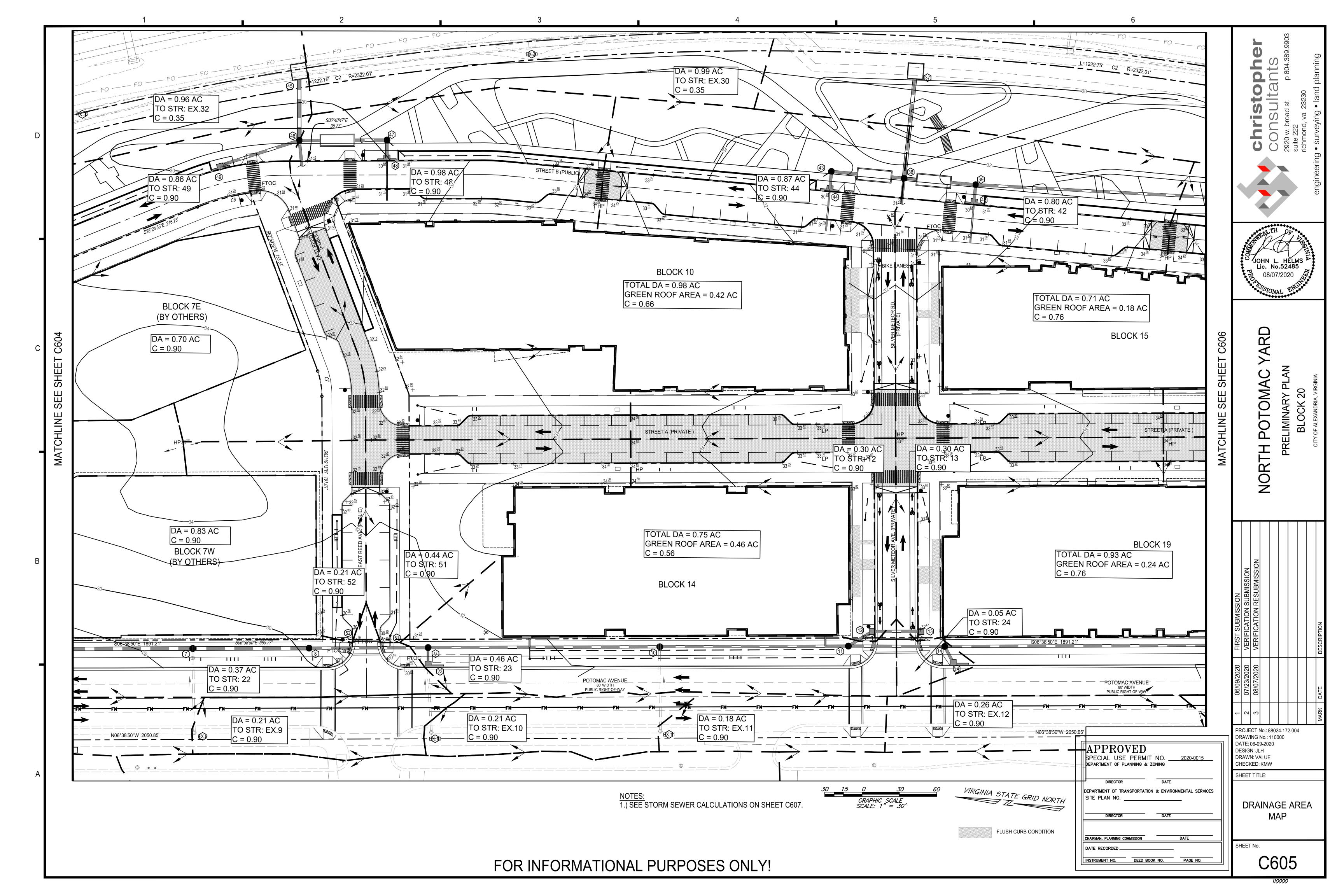


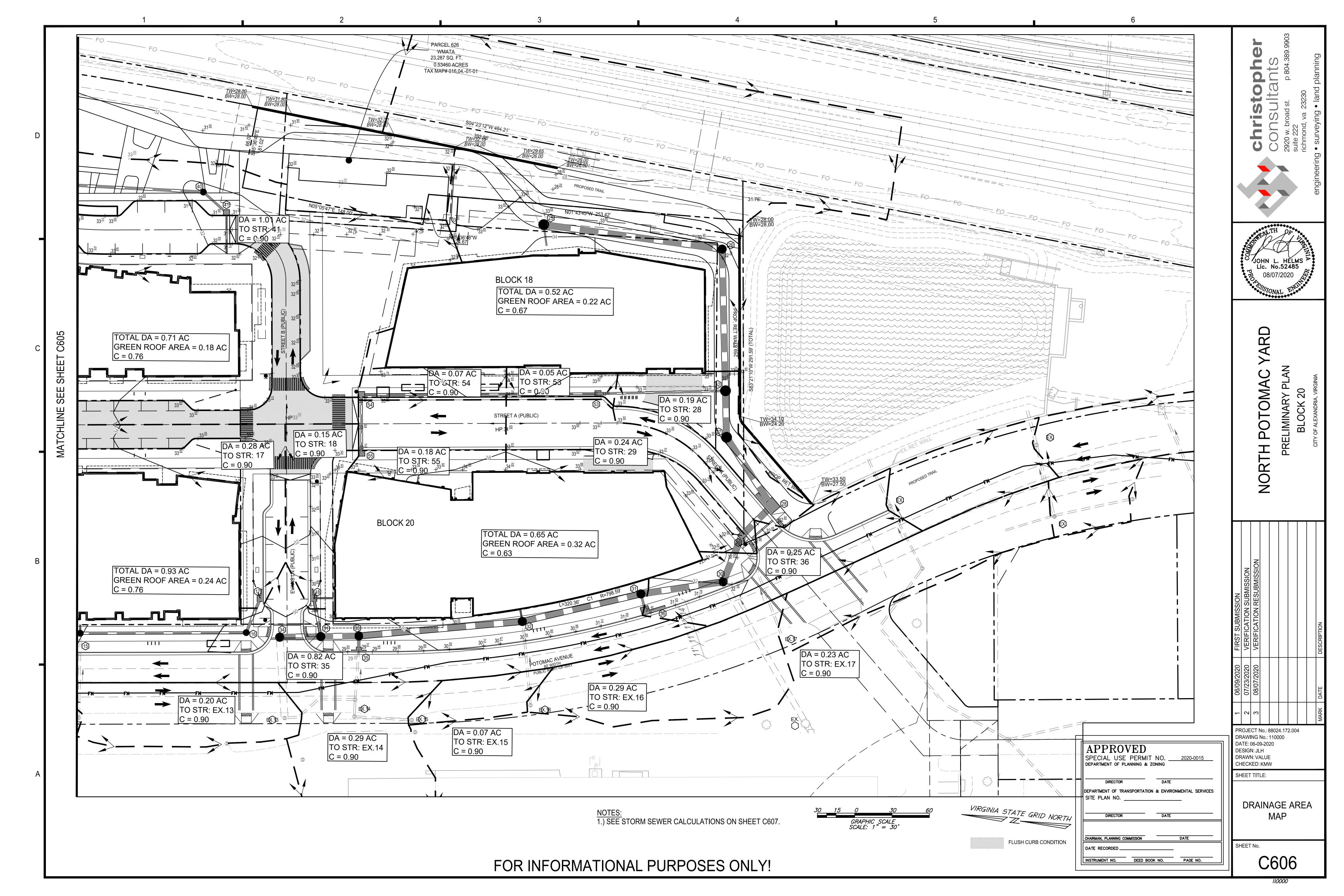












0.25 0.25 5.00 0.00 0.25 5.18 0.00 0.49 5.96 0.00 0.53 6.89 0.00 1.07 7.19 0.00 1.23 7.73 0.00 1.84 8.36 0.00 2.61 8.94 0.00 2.94 9.33 0.00 3.92 9.80 0.00 3.92 10.08 0.23 7.75 10.13 0.00 7.75 10.23 0.00 3.92 10.08 0.00 3.92 10.08 0.23 7.75 10.13 0.00 7.75 10.23 0.00 7.75 10.44 0.00 7.75 10.44 0.00 7.75 10.44 0.00 7.75 10.44 0.00 7.79 5.00 0.41 0.60 5.00 0.41 0.60 5.00	5.20 5.20	1.84 1.84 1.09 1.09 64.65 24.13 263.38	1.31 1.31 4.37 6.44 9.25 11.18 15.57 18.45 19.43 21.16 86.80 90.91 90.91 110.80 134.93 398.31 405.92 0.23 3.14 2.06 0.98 1.73 4.12 1.40 2.81 24.13 1.22 0.84 0.98 0.98 0.98 0.98 0.98 0.98 0.98 0.98	26.00 25.75 24.98 23.80 22.76 21.90 20.47 19.89 18.92 18.09 16.76 15.25 14.39 14.15 13.29 5.43 4.20 25.93 23.50 21.45 21.65 20.70 18.00 28.45 28.06 22.70 26.54 27.53 25.02 23.98 18.69 19.55 18.77 18.19 18.66 17.05 24.40 16.20 15.19 14.74 14.49	25.85 25.08 23.90 23.41 22.00 20.97 19.99 19.42 18.19 17.76 15.35 14.49 14.25 13.39 11.60 4.20 3.45 25.20 22.37 21.40 21.60 19.90 17.15 28.16 26.94 17.47 26.14 26.93 24.97 23.39 18.27 18.87 18.29 17.95 18.29 15.93 23.16	ft 29.75 133.35 217.00 77.46 151.50 186.24 95.56 93.52 146.55 66.48 188.65 152.90 27.37 76.20 168.94 245.61 166.69 14.50 13.36 10.00 10.00 13.31 12.14 39.00 22.46 261.45 68.60 71.34 59.95 67.63 66.54 136.21 62.48 12.29 73.77 136.83 123.57 120.74 34.57 15.29 27.00	0.0050 0.0050	IN. 18 0.015 18 0.015 24 0.015 30 0.015 30 0.013 36 0.013 48 0.013 48 0.013 48 0.013 48 0.013 48 0.013 48 0.013 48 0.013 48 0.013 48 0.013 48 0.013 48 0.015 18 0.015	47.17 47.13 124.40 101.54 101.62 143.65 143.67 644.93 611.80 6.90 26.48 6.44 6.44 22.32 24.09 7.89 20.36 27.73 6.95 8.35 2.63 8.50 7.23 6.44 7.98 12.72 6.44 8.24	FPS 2.8 2.8 3.9 4.3 4.7 4.9 5.4 5.6 6.3 6.4 10.6 9.1 9.1 12.5 13.0 13.4 12.9 4.0 9.7 3.2 2.6 7.3 9.8 3.3 7.9 9.9 2.9 1.4 3.1 2.8 2.5 3.4 5.8 2.5 3.3 3.7 9.2 10.5	SPS 3.65 3.64 3.64 4.04 4.41 4.41 5.12 5.12 6.67 6.67 9.90 8.08 8.09 11.43 11.43 12.83 12.17 8.79 14.98 3.64 3.64 12.63 13.63 4.47 11.52 8.83 3.93 4.72 1.49 4.81 4.09 3.64 4.52 7.20 3.64 4.66 5.15 8.17	SEC. 10.5 47.2 55.5 18.1 32.4 37.9 17.8 16.8 23.3 10.3 17.8 16.8 3.0 6.1 13.0 18.3 12.9 3.7 1.4 3.1 3.8 1.2 11.7 2.8 26.3 24.6 43.6 21.6 23.8 54.6 18.5 2.1 29.6 41.0 33.5 13.2	0.20 0.20 0.68 0.66 0.67 0.81 0.62 0.73 0.41 0.45 0.70 0.90 0.89 0.77 0.94 0.62 0.66 0.03 0.12 0.32 0.15 0.08 0.17 0.18 0.14 0.87	0.78 0.78 1.07 1.06 1.06 1.11 1.05 1.08 0.94 0.96 1.07 1.13 1.13 1.09 1.14 1.05 1.06 0.45 0.65 0.88 0.72 0.75 0.68 1.13 0.75 0.62 0.92 0.65 0.68 0.75 0.80 0.68 0.72	Vfull 3.65 3.64 3.64 4.04 4.41 5.12 6.67 9.90 8.09 11.43 12.83 12.17 8.79 14.98 3.64 3.64 12.63 13.63 4.47 11.52 8.83 3.93 4.72 1.49 4.81 4.09 3.64 4.52 7.20 3.64	Increment Q=1.84 cfs from GR Increment Q=1.84 cfs from GR Increment Q=1.09 cfs from GR Increment Q=1.09 cfs from GR Increment Q=1.09 cfs from EX. 8 Increment Q=64.65 cfs from EX. 8 Increment Q=24.13 cfs from VT Increment Q=263.38 cfs from JB 45 Increment Q=7.61 cfs from Offsite Rails Increment Q=24.13 cfs from VT
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0.00 1.84 8.36 0.00 2.42 8.66 0.00 2.61 8.94 0.00 2.94 9.33 0.00 3.92 9.80 0.00 3.92 10.08 0.23 7.75 10.13 0.00 7.75 10.23 0.00 7.75 10.44 0.00 7.75 10.75 0.05 0.05 5.00 0.41 0.60 5.00 0.41 0.60 5.00 0.41 0.60 5.00 0.19 0.19 5.00 0.27 0.27 5.00 0.27 0.54 5.19 0.00 0.00 5.00 0.16 0.16 5.00 0.19 0.19 5.00 0.19 0.19 5.00 0.19 0.19 5.00 0.19 0.19 5.00 0.13 0.59 5.00	5.20 5.20	24.13 263.38 24.13 24.13	15.57 18.45 19.43 21.16 86.80 90.91 90.91 110.80 134.93 398.31 405.92 0.23 3.14 2.06 0.98 1.73 4.12 1.40 2.81 24.13 1.22 0.84 0.98 0.89 0.	20.47 19.89 18.92 18.09 16.76 15.25 14.39 14.15 13.29 5.43 4.20 25.93 23.50 21.45 21.65 20.70 18.00 28.45 28.06 22.70 26.54 27.53 25.02 23.98 18.69 19.55 18.77 18.19 18.66 17.05 24.40 16.20 15.19 14.74 14.49	19.99 19.42 18.19 17.76 15.35 14.49 14.25 13.39 11.60 4.20 3.45 25.20 22.37 21.40 21.60 19.90 17.15 28.16 26.94 17.47 26.14 26.93 24.97 23.39 18.27 18.87 18.29 17.95 18.29 15.93 23.16 15.29 14.84 14.59	95.56 93.52 146.55 66.48 188.65 152.90 27.37 76.20 168.94 245.61 166.69 14.50 13.36 10.00 10.00 13.31 12.14 39.00 22.46 261.45 68.60 71.34 59.95 67.63 66.54 136.21 62.48 12.29 73.77 136.83 123.57 120.74 34.57 15.29	0.0050 0.0050 0.0050 0.0050 0.0050 0.0050 0.0050 0.0050 0.0050 0.0100 0.0100 0.0050 0.0045 0.0500 0.0050 0.0075	30 0.015 30 0.015 36 0.013 36 0.013 48 0.013 48 0.013 48 0.013 48 0.013 96 0.013 96 0.013 12 0.015 18 0.015	25.14 25.15 47.17 47.13 124.40 101.54 101.62 143.65 143.67 644.93 611.80 6.90 26.48 6.44 6.44 22.32 24.09 7.89 20.36 27.73 6.95 8.35 2.63 8.50 7.23 6.44 7.98 12.72 6.44 8.24 9.10 57.78	5.4 5.6 6.3 6.4 10.6 9.1 9.1 12.5 13.0 13.4 12.9 4.0 9.7 3.2 2.6 7.3 9.8 3.3 7.9 9.9 2.9 1.4 3.1 2.8 2.5 3.4 5.8 2.5 3.7 9.2	5.12 5.12 6.67 6.67 9.90 8.08 8.09 11.43 11.43 12.83 12.17 8.79 14.98 3.64 3.64 12.63 13.63 4.47 11.52 8.83 3.93 4.72 1.49 4.81 4.09 3.64 4.52 7.20 3.64 4.66 5.15	17.8 16.8 23.3 10.3 17.8 16.8 3.0 6.1 13.0 18.3 12.9 3.7 1.4 3.1 3.8 1.2 11.7 2.8 26.3 24.6 43.6 21.6 23.8 54.6 18.5 2.1 29.6 41.0 33.5 13.2	0.62 0.73 0.41 0.45 0.70 0.90 0.89 0.77 0.94 0.62 0.66 0.03 0.12 0.32 0.15 0.08 0.17 0.18 0.14 0.87 0.18 0.10 0.37 0.12 0.14 0.15 0.19 0.14	1.05 1.08 0.94 0.96 1.07 1.13 1.13 1.09 1.14 1.05 1.06 0.45 0.65 0.88 0.72 0.58 0.72 0.75 0.68 1.13 0.75 0.62 0.92 0.65 0.68 0.76 0.88 0.75 0.88 0.72	5.12 5.12 6.67 6.67 9.90 8.08 8.09 11.43 12.83 12.17 8.79 14.98 3.64 3.64 12.63 13.63 4.47 11.52 8.83 3.93 4.72 1.49 4.81 4.09 3.64 4.52 7.20 3.64	Increment Q=1.09 cfs from GR Increment Q=64.65 cfs from EX. 8 Increment Q=24.13 cfs from VT Increment Q=263.38 cfs from JB 45 Increment Q=7.61 cfs from Offsite Rails
0.00 2.61 8.94 0.00 2.94 9.33 0.00 3.13 9.50 0.00 3.92 9.80 0.00 3.92 10.08 0.23 7.75 10.13 0.00 7.75 10.23 0.00 7.75 10.44 0.00 7.75 10.75 0.05 0.05 5.00 0.41 0.60 5.00 0.40 0.40 5.00 0.41 0.60 5.00 0.40 0.40 5.00 0.41 0.60 5.00 0.40 0.40 5.00 0.19 0.19 5.00 0.27 0.27 5.00 0.27 0.54 5.19 0.00 0.00 5.00 0.19 0.19 5.00 0.19 0.19 5.00 0.19 0.19 5.00 0.13 0.59 5.00	5.20 5.20	24.13 263.38 24.13 45.90	19.43 21.16 86.80 90.91 90.91 110.80 134.93 398.31 405.92 0.23 3.14 2.06 0.98 1.73 4.12 1.40 2.81 24.13 1.22 0.84 0.98 0.98 0.98 0.98 1.73 4.12 1.40 2.81 24.13	18.92 18.09 16.76 15.25 14.39 14.15 13.29 5.43 4.20 25.93 23.50 21.45 20.70 18.00 28.45 28.06 22.70 26.54 27.53 25.02 23.98 18.69 19.55 18.77 18.19 18.66 17.05 24.40 16.20 15.19 14.74 14.49	18.19 17.76 15.35 14.49 14.25 13.39 11.60 4.20 3.45 25.20 22.37 21.40 21.60 19.90 17.15 28.16 26.94 17.47 26.14 26.93 24.97 23.39 18.27 18.87 18.29 17.95 18.29 15.93 23.16 15.29 14.84 14.59	146.55 66.48 188.65 152.90 27.37 76.20 168.94 245.61 166.69 14.50 13.36 10.00 10.00 13.31 12.14 39.00 22.46 261.45 68.60 71.34 59.95 67.63 66.54 136.21 62.48 12.29 73.77 136.83 123.57 120.74 34.57 15.29	0.0050 0.0050 0.0050 0.0050 0.0050 0.0050 0.0050 0.0100 0.0100 0.0050 0.0045 0.0500 0.0846 0.0050 0.0050 0.00601 0.0700 0.0075 0.0500 0.0084 0.0088 0.0084 0.0088 0.0087 0.0063 0.0050 0.0050 0.0077 0.0195 0.0050 0.0075 0.0050 0.0075 0.0050 0.0077	36 0.013 36 0.013 48 0.013 48 0.013 48 0.013 48 0.013 48 0.013 96 0.013 96 0.013 12 0.015 18 0.015	47.17 47.13 124.40 101.54 101.62 143.65 143.67 644.93 611.80 6.90 26.48 6.44 6.44 22.32 24.09 7.89 20.36 27.73 6.95 8.35 2.63 8.50 7.23 6.44 7.98 12.72 6.44 8.24 9.10 57.78	6.3 6.4 10.6 9.1 9.1 12.5 13.0 13.4 12.9 4.0 9.7 3.2 2.6 7.3 9.8 3.3 7.9 9.9 2.9 2.9 1.4 3.1 2.8 2.5 3.4 5.8 2.5 3.7 9.2	6.67 6.67 9.90 8.08 8.09 11.43 11.43 12.83 12.17 8.79 14.98 3.64 3.64 12.63 13.63 4.47 11.52 8.83 3.93 4.72 1.49 4.81 4.09 3.64 4.52 7.20 3.64 4.66 5.15	23.3 10.3 17.8 16.8 3.0 6.1 13.0 18.3 12.9 3.7 1.4 3.1 3.8 1.8 1.2 11.7 2.8 26.3 24.6 43.6 21.6 23.8 54.6 18.5 2.1 29.6 41.0 33.5 13.2	0.41 0.45 0.70 0.90 0.89 0.77 0.94 0.62 0.66 0.03 0.12 0.32 0.15 0.08 0.17 0.18 0.14 0.87 0.18 0.10 0.37 0.12 0.14 0.15 0.19 0.24 0.14 0.15 0.15	0.94 0.96 1.07 1.13 1.13 1.09 1.14 1.05 1.06 0.45 0.65 0.88 0.72 0.75 0.68 1.13 0.75 0.62 0.92 0.65 0.68 0.75 0.68 0.75 0.68 0.75 0.68	6.67 9.90 8.08 8.09 11.43 12.83 12.17 8.79 14.98 3.64 3.64 12.63 13.63 4.47 11.52 8.83 3.93 4.72 1.49 4.81 4.09 3.64 4.52 7.20 3.64	Increment Q=24.13 cfs from VT Increment Q=263.38 cfs from JB 45 Increment Q=7.61 cfs from Offsite Rails
0.00 3.13 9.50 0.00 3.92 9.80 0.00 3.92 10.08 0.23 7.75 10.13 0.00 7.75 10.23 0.00 7.75 10.44 0.00 7.75 10.75 0.05 0.05 5.00 0.41 0.60 5.00 0.49 0.40 5.00 0.19 0.19 5.00 0.19 0.19 5.00 0.19 0.19 5.00 0.27 0.27 5.00 0.27 0.54 5.19 0.00 0.00 5.00 0.16 0.16 5.00 0.19 0.19 5.00 0.19 0.19 5.00 0.19 0.19 5.00 0.19 0.19 5.00 0.11 0.17 5.00 0.17 0.17 5.00 0.24 0.24 5.00	5.20 5.20	24.13 263.38 24.13 45.90	86.80 90.91 90.91 110.80 134.93 398.31 405.92 0.23 3.14 2.06 0.98 1.73 4.12 1.40 2.81 24.13 1.22 0.84 0.98 0.89	16.76 15.25 14.39 14.15 13.29 5.43 4.20 25.93 23.50 21.45 21.65 20.70 18.00 28.45 28.06 22.70 26.54 27.53 25.02 23.98 18.69 19.55 18.77 18.19 18.66 17.05 24.40 16.20 15.19 14.74 14.49	15.35 14.49 14.25 13.39 11.60 4.20 3.45 25.20 22.37 21.40 21.60 19.90 17.15 28.16 26.94 17.47 26.14 26.93 24.97 23.39 18.27 18.87 18.29 17.95 18.29 15.93 23.16 15.29 14.84 14.59	188.65 152.90 27.37 76.20 168.94 245.61 166.69 14.50 13.36 10.00 10.00 13.31 12.14 39.00 22.46 261.45 68.60 71.34 59.95 67.63 66.54 136.21 62.48 12.29 73.77 136.83 123.57 120.74 34.57 15.29	0.0075 0.0050 0.0050 0.0100 0.0100 0.0050 0.0045 0.0500 0.0846 0.0050 0.0601 0.0700 0.0075 0.0500 0.0084 0.0084 0.0090 0.0075 0.0500 0.0075 0.0087 0.0063 0.0063 0.0077 0.0195 0.0050 0.0075 0.0050 0.0077 0.0195 0.0075 0.0075 0.0100 0.0075	48 0.013 48 0.013 48 0.013 48 0.013 48 0.013 96 0.013 96 0.013 12 0.015 18 0.015	124.40 101.54 101.62 143.65 143.67 644.93 611.80 6.90 26.48 6.44 6.44 22.32 24.09 7.89 20.36 27.73 6.95 8.35 2.63 8.50 7.23 6.44 7.98 12.72 6.44 8.24 9.10 57.78	10.6 9.1 9.1 12.5 13.0 13.4 12.9 4.0 9.7 3.2 2.6 7.3 9.8 3.3 7.9 9.9 2.9 1.4 3.1 2.8 2.5 3.4 5.8 2.5 3.3 3.7 9.2	9.90 8.08 8.09 11.43 11.43 12.83 12.17 8.79 14.98 3.64 12.63 13.63 4.47 11.52 8.83 3.93 4.72 1.49 4.81 4.09 3.64 4.52 7.20 3.64 4.66 5.15	17.8 16.8 3.0 6.1 13.0 18.3 12.9 3.7 1.4 3.1 3.8 1.2 11.7 2.8 26.3 24.6 43.6 21.6 23.8 54.6 18.5 2.1 29.6 41.0 33.5 13.2	0.70 0.90 0.89 0.77 0.94 0.62 0.66 0.03 0.12 0.32 0.15 0.08 0.17 0.18 0.14 0.87 0.18 0.10 0.37 0.12 0.14 0.15 0.19 0.24 0.14 0.15 0.15	1.07 1.13 1.13 1.09 1.14 1.05 1.06 0.45 0.65 0.88 0.72 0.75 0.68 1.13 0.75 0.62 0.92 0.65 0.68 0.75 0.68 0.75 0.68 0.75 0.68 0.75 0.80 0.75	9.90 8.08 8.09 11.43 11.43 12.83 12.17 8.79 14.98 3.64 12.63 13.63 4.47 11.52 8.83 3.93 4.72 1.49 4.81 4.09 3.64 4.52 7.20 3.64	Increment Q=24.13 cfs from VT Increment Q=263.38 cfs from JB 45 Increment Q=7.61 cfs from Offsite Rails
0.00 3.92 10.08 0.23 7.75 10.13 0.00 7.75 10.23 0.00 7.75 10.44 0.00 7.75 10.75 0.05 0.05 5.00 0.41 0.60 5.00 0.40 0.40 5.00 0.19 0.19 5.00 0.19 0.19 5.00 0.27 0.27 5.00 0.27 0.54 5.19 0.00 0.00 5.00 0.16 0.16 5.00 0.19 0.19 5.00 0.19 0.19 5.00 0.19 0.19 5.00 0.19 0.19 5.00 0.19 0.19 5.00 0.11 0.01 5.00 0.12 0.30 5.00 0.17 0.17 5.00 0.24 0.24 5.00 0.26 0.26 5.00	5.20 5.20	24.13	90.91 110.80 134.93 398.31 405.92 0.23 3.14 2.06 0.98 1.73 4.12 1.40 2.81 24.13 1.22 0.84 0.98 0.98 0.98 0.98 0.98 1.54 3.09 0.89 1.54 3.09 0.89 1.54 3.09 0.89 1.54 3.09 0.89 1.54 3.09 0.89 1.54 3.09 0.89 1.54 3.09 0.89 1.54 3.09 0.89 1.54 3.09 0.89 1.54 3.09 0.89 1.26 1.36 48.52 55.73 58.82 64.62	14.39 14.15 13.29 5.43 4.20 25.93 23.50 21.45 21.65 20.70 18.00 28.45 28.06 22.70 26.54 27.53 25.02 23.98 18.69 19.55 18.77 18.19 18.66 17.05 24.40 16.20 15.19 14.74 14.49	14.25 13.39 11.60 4.20 3.45 25.20 22.37 21.40 21.60 19.90 17.15 28.16 26.94 17.47 26.14 26.93 24.97 23.39 18.27 18.87 18.29 17.95 18.29 15.93 23.16 15.29 14.84 14.59	27.37 76.20 168.94 245.61 166.69 14.50 13.36 10.00 10.00 13.31 12.14 39.00 22.46 261.45 68.60 71.34 59.95 67.63 66.54 136.21 62.48 12.29 73.77 136.83 123.57 120.74 34.57 15.29	0.0050 0.0100 0.0100 0.0050 0.0045 0.0050 0.0846 0.0050 0.0601 0.0700 0.0075 0.0500 0.0050	48	101.62 143.65 143.67 644.93 611.80 6.90 26.48 6.44 6.44 22.32 24.09 7.89 20.36 27.73 6.95 8.35 2.63 8.50 7.23 6.44 7.98 12.72 6.44 8.24 9.10 57.78	9.1 12.5 13.0 13.4 12.9 4.0 9.7 3.2 2.6 7.3 9.8 3.3 7.9 9.9 2.9 1.4 3.1 2.8 2.5 3.4 5.8 2.5 3.3 3.7 9.2	8.09 11.43 11.43 12.83 12.17 8.79 14.98 3.64 3.64 12.63 13.63 4.47 11.52 8.83 3.93 4.72 1.49 4.81 4.09 3.64 4.52 7.20 3.64 4.66 5.15	3.0 6.1 13.0 18.3 12.9 3.7 1.4 3.1 3.8 1.8 1.2 11.7 2.8 26.3 24.6 43.6 21.6 23.8 54.6 18.5 2.1 29.6 41.0 33.5 13.2	0.89 0.77 0.94 0.62 0.66 0.03 0.12 0.32 0.15 0.08 0.17 0.18 0.14 0.87 0.19 0.12 0.14 0.15 0.10 0.17 0.19	1.13 1.09 1.14 1.05 1.06 0.45 0.65 0.88 0.72 0.75 0.68 1.13 0.75 0.62 0.92 0.65 0.68 0.75 0.68 0.75 0.68	8.09 11.43 11.43 12.83 12.17 8.79 14.98 3.64 12.63 13.63 4.47 11.52 8.83 3.93 4.72 1.49 4.81 4.09 3.64 4.52 7.20 3.64	Increment Q=263.38 cfs from JB 45 Increment Q=7.61 cfs from Offsite Rails
0.00 7.75 10.23 0.00 7.75 10.44 0.00 7.75 10.75 0.05 0.05 5.00 0.41 0.60 5.00 0.40 0.40 5.00 0.19 0.19 5.00 0.33 0.33 5.00 0.27 0.27 5.00 0.27 0.54 5.19 0.00 0.00 5.00 0.16 0.16 5.00 0.19 0.19 5.00 0.19 0.19 5.00 0.19 0.19 5.00 0.19 0.19 5.00 0.19 0.19 5.00 0.11 0.19 5.00 0.12 0.30 5.00 0.13 0.59 5.00 0.17 0.17 5.00 0.24 0.24 5.00 0.00 0.50 5.56 1.39 1.89 5.78	5.20 5.20	24.13	134.93 398.31 405.92 0.23 3.14 2.06 0.98 1.73 4.12 1.40 2.81 24.13 1.22 0.84 0.98 0.98 0.98 0.98 0.98 1.54 3.09 0.89 1.26 1.36 48.52 55.73 58.82 64.62	13.29 5.43 4.20 25.93 23.50 21.45 21.65 20.70 18.00 28.45 28.06 22.70 26.54 27.53 25.02 23.98 18.69 19.55 18.77 18.19 18.66 17.05 24.40 16.20 15.19 14.74 14.49	11.60 4.20 3.45 25.20 22.37 21.40 21.60 19.90 17.15 28.16 26.94 17.47 26.14 26.93 24.97 23.39 18.27 18.87 18.29 17.95 18.29 15.93 23.16 15.29 14.84 14.59	168.94 245.61 166.69 14.50 13.36 10.00 10.00 13.31 12.14 39.00 22.46 261.45 68.60 71.34 59.95 67.63 66.54 136.21 62.48 12.29 73.77 136.83 123.57 120.74 34.57 15.29	0.0100 0.0050 0.0045 0.0050 0.0846 0.0050 0.0050 0.0050 0.0070 0.0075 0.0500 0.0200 0.0058 0.0058 0.0084 0.0008 0.0087 0.0063 0.0050 0.0077 0.0195 0.0050 0.0075 0.0050	48	143.67 644.93 611.80 6.90 26.48 6.44 6.44 22.32 24.09 7.89 20.36 27.73 6.95 8.35 2.63 8.50 7.23 6.44 7.98 12.72 6.44 8.24 9.10 57.78	13.0 13.4 12.9 4.0 9.7 3.2 2.6 7.3 9.8 3.3 7.9 9.9 2.9 1.4 3.1 2.8 2.5 3.4 5.8 2.5 3.7 9.2	11.43 12.83 12.17 8.79 14.98 3.64 12.63 13.63 4.47 11.52 8.83 3.93 4.72 1.49 4.81 4.09 3.64 4.52 7.20 3.64 4.66 5.15	13.0 18.3 12.9 3.7 1.4 3.1 3.8 1.2 11.7 2.8 26.3 24.6 43.6 21.6 23.8 54.6 18.5 2.1 29.6 41.0 33.5 13.2	0.94 0.62 0.66 0.03 0.12 0.32 0.15 0.08 0.17 0.18 0.14 0.87 0.18 0.10 0.37 0.12 0.14 0.15 0.19 0.24 0.15 0.15	1.14 1.05 1.06 0.45 0.65 0.88 0.72 0.75 0.68 1.13 0.75 0.62 0.92 0.65 0.68 0.75 0.68 0.75 0.68	11.43 12.83 12.17 14.98 3.64 3.64 12.63 13.63 4.47 11.52 8.83 3.93 4.72 1.49 4.81 4.09 3.64 4.52 7.20 3.64	Increment Q=263.38 cfs from JB 45 Increment Q=7.61 cfs from Offsite Rails
0.00 7.75 10.75 0.05 0.05 5.00 0.41 0.60 5.00 0.40 0.40 5.00 0.19 0.19 5.00 0.33 0.33 5.00 0.27 0.27 5.00 0.27 0.54 5.19 0.00 0.00 5.00 0.16 0.16 5.00 0.19 0.19 5.00 0.19 0.19 5.00 0.19 0.19 5.00 0.19 0.19 5.00 0.19 0.19 5.00 0.11 0.30 5.00 0.12 0.30 5.00 0.17 0.17 5.00 0.17 0.17 5.00 0.24 0.24 5.00 0.26 0.26 5.00 0.00 0.50 5.56 1.39 1.89 5.78 0.00 0.64 5.06	5.20 5.20	24.13	0.23 3.14 2.06 0.98 1.73 4.12 1.40 2.81 24.13 1.22 0.84 0.98 0.98 0.98 0.98 0.98 1.54 3.09 0.89 1.26 1.36 48.52 55.73 58.82 64.62	25.93 23.50 21.45 21.65 20.70 18.00 28.45 28.06 22.70 26.54 27.53 25.02 23.98 18.69 19.55 18.77 18.19 18.66 17.05 24.40 16.20 15.19 14.74 14.49	3.45 25.20 22.37 21.40 21.60 19.90 17.15 28.16 26.94 17.47 26.14 26.93 24.97 23.39 18.27 18.87 18.29 17.95 18.29 15.93 23.16 15.29 14.84 14.59	14.50 13.36 10.00 10.00 13.31 12.14 39.00 22.46 261.45 68.60 71.34 59.95 67.63 66.54 136.21 62.48 12.29 73.77 136.83 123.57 120.74 34.57 15.29	0.0045 0.0500 0.0846 0.0050 0.0050 0.0050 0.00601 0.0700 0.0075 0.0500 0.0200 0.0058 0.0084 0.0084 0.0088 0.0087 0.0063 0.0050 0.0077 0.0195 0.0050 0.0075 0.0075 0.0075 0.0100 0.0100	96 0.013 12 0.015 18 0.015	6.90 26.48 6.44 6.44 22.32 24.09 7.89 20.36 27.73 6.95 8.35 2.63 8.50 7.23 6.44 7.98 12.72 6.44 8.24 9.10 57.78	12.9 4.0 9.7 3.2 2.6 7.3 9.8 3.3 7.9 9.9 2.9 1.4 3.1 2.8 2.5 3.4 5.8 2.5 3.7 9.2	8.79 14.98 3.64 3.64 12.63 13.63 4.47 11.52 8.83 3.93 4.72 1.49 4.81 4.09 3.64 4.52 7.20 3.64 4.66 5.15	3.7 1.4 3.1 3.8 1.2 11.7 2.8 26.3 24.6 43.6 21.6 23.8 54.6 18.5 2.1 29.6 41.0 33.5 13.2	0.66 0.03 0.12 0.32 0.15 0.08 0.17 0.18 0.14 0.87 0.18 0.10 0.37 0.12 0.14 0.15 0.19 0.24 0.14 0.15 0.15 0.15	1.06 0.45 0.65 0.88 0.72 0.58 0.72 0.75 0.68 1.13 0.75 0.62 0.92 0.65 0.68 0.75 0.80 0.68 0.72	12.17 8.79 14.98 3.64 12.63 13.63 4.47 11.52 8.83 3.93 4.72 1.49 4.81 4.09 3.64 4.52 7.20 3.64	Increment Q=7.61 cfs from Offsite Rails
0.41 0.60 5.00 0.40 0.40 5.00 0.19 0.19 5.00 0.33 0.33 5.00 0.79 0.79 5.00 0.27 0.54 5.19 0.00 0.00 5.00 0.23 0.23 5.00 0.16 0.16 5.00 0.19 0.19 5.00 0.19 0.19 5.00 0.19 0.19 5.00 0.18 0.18 5.00 0.12 0.30 5.00 0.13 0.59 5.00 0.17 0.17 5.00 0.24 0.24 5.00 0.26 0.26 5.00 0.00 0.50 5.56 1.39 1.89 5.78 0.00 2.48 5.83 1.12 3.60 5.00 0.00 0.64 5.06 0.00 1.46 5.11	5.20 5.20	45.90	3.14 2.06 0.98 1.73 4.12 1.40 2.81 24.13 1.22 0.84 0.98 0.98 0.98 0.98 1.54 3.09 0.89 1.26 1.36 48.52 55.73 58.82 64.62	23.50 21.45 21.65 20.70 18.00 28.45 28.06 22.70 26.54 27.53 25.02 23.98 18.69 19.55 18.77 18.19 18.66 17.05 24.40 16.20 15.19 14.74 14.49	22.37 21.40 21.60 19.90 17.15 28.16 26.94 17.47 26.14 26.93 24.97 23.39 18.27 18.87 18.29 17.95 18.29 15.93 23.16 15.29 14.84 14.59	13.36 10.00 10.00 13.31 12.14 39.00 22.46 261.45 68.60 71.34 59.95 67.63 66.54 136.21 62.48 12.29 73.77 136.83 123.57 120.74 34.57 15.29	0.0846 0.0050 0.0050 0.0050 0.0601 0.0700 0.0075 0.0500 0.0200 0.0058 0.0084 0.0088 0.0087 0.0063 0.0050 0.0077 0.0195 0.0050 0.0075 0.0050 0.0075	18	26.48 6.44 6.44 22.32 24.09 7.89 20.36 27.73 6.95 8.35 2.63 8.50 7.23 6.44 7.98 12.72 6.44 8.24 9.10 57.78	9.7 3.2 2.6 7.3 9.8 3.3 7.9 9.9 2.9 1.4 3.1 2.8 2.5 3.4 5.8 2.5 3.3 3.7 9.2	14.98 3.64 3.64 12.63 13.63 4.47 11.52 8.83 3.93 4.72 1.49 4.81 4.09 3.64 4.52 7.20 3.64 4.66 5.15	1.4 3.1 3.8 1.8 1.2 11.7 2.8 26.3 24.6 43.6 21.6 23.8 54.6 18.5 2.1 29.6 41.0 33.5 13.2	0.12 0.32 0.15 0.08 0.17 0.18 0.14 0.87 0.18 0.10 0.37 0.12 0.14 0.15 0.19 0.24 0.14 0.15 0.19	0.65 0.88 0.72 0.58 0.72 0.75 0.68 1.13 0.75 0.62 0.92 0.65 0.68 0.75 0.80 0.68 0.72	14.98 3.64 12.63 13.63 4.47 11.52 8.83 3.93 4.72 1.49 4.81 4.09 3.64 4.52 7.20 3.64	Increment Q=24.13 cfs from VT
0.40 0.40 5.00 0.19 0.19 5.00 0.33 0.33 5.00 0.79 0.79 5.00 0.27 0.54 5.19 0.00 0.00 5.00 0.23 0.23 5.00 0.16 0.16 5.00 0.19 0.19 5.00 0.19 0.19 5.00 0.19 0.19 5.00 0.11 0.01 5.00 0.12 0.30 5.00 0.13 0.59 5.00 0.17 0.17 5.00 0.24 0.24 5.00 0.24 0.24 5.00 0.26 0.26 5.00 0.00 0.50 5.56 1.39 1.89 5.78 0.00 2.48 5.83 1.12 3.60 5.00 0.00 0.64 5.06 0.00 1.46 5.11	5.20 5.20	45.90	2.06 0.98 1.73 4.12 1.40 2.81 24.13 1.22 0.84 0.98 0.98 0.98 0.99 1.54 3.09 0.89 1.26 1.36 48.52 55.73 58.82 64.62	21.45 21.65 20.70 18.00 28.45 28.06 22.70 26.54 27.53 25.02 23.98 18.69 19.55 18.77 18.19 18.66 17.05 24.40 16.20 15.19 14.74 14.49	21.40 21.60 19.90 17.15 28.16 26.94 17.47 26.14 26.93 24.97 23.39 18.27 18.87 18.29 17.95 18.29 15.93 23.16 15.29 14.84 14.59	10.00 10.00 13.31 12.14 39.00 22.46 261.45 68.60 71.34 59.95 67.63 66.54 136.21 62.48 12.29 73.77 136.83 123.57 120.74 34.57 15.29	0.0050 0.0050 0.0050 0.00601 0.0700 0.0075 0.0500 0.0200 0.0058 0.0084 0.0084 0.0088 0.0087 0.0063 0.0050 0.0077 0.0195 0.0050 0.0075 0.0050 0.0075	18	6.44 6.44 22.32 24.09 7.89 20.36 27.73 6.95 8.35 2.63 8.50 7.23 6.44 7.98 12.72 6.44 8.24 9.10 57.78	3.2 2.6 7.3 9.8 3.3 7.9 9.9 2.9 1.4 3.1 2.8 2.5 3.4 5.8 2.5 3.3 3.7 9.2	3.64 3.64 12.63 13.63 4.47 11.52 8.83 3.93 4.72 1.49 4.81 4.09 3.64 4.52 7.20 3.64 4.66 5.15	3.1 3.8 1.8 1.2 11.7 2.8 26.3 24.6 43.6 21.6 23.8 54.6 18.5 2.1 29.6 41.0 33.5 13.2	0.32 0.15 0.08 0.17 0.18 0.14 0.87 0.18 0.10 0.37 0.12 0.14 0.15 0.19 0.24 0.14 0.15 0.19	0.88 0.72 0.58 0.72 0.75 0.68 1.13 0.75 0.62 0.92 0.65 0.68 0.75 0.80 0.68 0.75	3.64 3.64 12.63 13.63 4.47 11.52 8.83 3.93 4.72 1.49 4.81 4.09 3.64 4.52 7.20 3.64	Increment Q=24.13 cfs from VT
0.33 0.33 5.00 0.79 0.79 5.00 0.27 0.27 5.00 0.27 0.54 5.19 0.00 0.00 5.00 0.23 0.23 5.00 0.16 0.16 5.00 0.19 0.19 5.00 0.19 0.19 5.00 0.19 0.19 5.00 0.18 0.18 5.00 0.12 0.30 5.00 0.17 0.17 5.00 0.17 0.17 5.00 0.24 0.24 5.00 0.00 0.50 5.56 1.39 1.89 5.78 0.00 2.48 5.83 1.12 3.60 5.86 0.00 1.46 5.11 0.00 1.95 5.49 0.00 1.95 5.60	5.20 5.20	45.90	1.73 4.12 1.40 2.81 24.13 1.22 0.84 0.98 0.98 0.98 0.98 1.54 3.09 0.89 1.26 1.36 48.52 55.73 58.82 64.62	20.70 18.00 28.45 28.06 22.70 26.54 27.53 25.02 23.98 18.69 19.55 18.77 18.19 18.66 17.05 24.40 16.20 15.19 14.74 14.49	19.90 17.15 28.16 26.94 17.47 26.14 26.93 24.97 23.39 18.27 18.87 18.29 17.95 18.29 15.93 23.16 15.29 14.84 14.59	13.31 12.14 39.00 22.46 261.45 68.60 71.34 59.95 67.63 66.54 136.21 62.48 12.29 73.77 136.83 123.57 120.74 34.57 15.29	0.0601 0.0700 0.0700 0.0075 0.0500 0.0200 0.0058 0.0084 0.0008 0.0087 0.0063 0.0050 0.0077 0.0195 0.0050 0.0082 0.0100 0.0075	18	22.32 24.09 7.89 20.36 27.73 6.95 8.35 2.63 8.50 7.23 6.44 7.98 12.72 6.44 8.24 9.10 57.78	7.3 9.8 3.3 7.9 9.9 9.9 2.9 2.9 1.4 3.1 2.8 2.5 3.4 5.8 2.5 3.3 3.7 9.2	12.63 13.63 4.47 11.52 8.83 3.93 4.72 1.49 4.81 4.09 3.64 4.52 7.20 3.64 4.66 5.15	1.8 1.2 11.7 2.8 26.3 24.6 43.6 21.6 23.8 54.6 18.5 2.1 29.6 41.0 33.5 13.2	0.08 0.17 0.18 0.14 0.87 0.18 0.10 0.37 0.12 0.14 0.15 0.19 0.24 0.14 0.15 0.19	0.58 0.72 0.75 0.68 1.13 0.75 0.62 0.92 0.65 0.68 0.75 0.80 0.68	12.63 13.63 4.47 11.52 8.83 3.93 4.72 1.49 4.81 4.09 3.64 4.52 7.20 3.64	Increment Q=24.13 cfs from VT
0.79 0.79 5.00 0.27 0.54 5.19 0.00 0.00 5.00 0.23 0.23 5.00 0.16 0.16 5.00 0.19 0.19 5.00 0.19 0.19 5.00 0.19 0.19 5.00 0.18 0.18 5.00 0.12 0.30 5.00 0.13 0.59 5.00 0.17 0.17 5.00 0.24 0.24 5.00 0.00 0.50 5.56 1.39 1.89 5.78 0.00 2.48 5.83 1.12 3.60 5.86 0.00 0.64 5.06 0.00 1.46 5.11 0.00 1.95 5.49 0.00 1.95 5.60	5.20 5.20	45.90	1.40 2.81 24.13 1.22 0.84 0.98 0.98 0.98 0.94 1.54 3.09 0.89 1.26 1.36 48.52 55.73 58.82 64.62	28.45 28.06 22.70 26.54 27.53 25.02 23.98 18.69 19.55 18.77 18.19 18.66 17.05 24.40 16.20 15.19 14.74 14.49	28.16 26.94 17.47 26.14 26.93 24.97 23.39 18.27 18.87 18.29 17.95 18.29 15.93 23.16 15.29 14.84 14.59	39.00 22.46 261.45 68.60 71.34 59.95 67.63 66.54 136.21 62.48 12.29 73.77 136.83 123.57 120.74 34.57 15.29	0.0075 0.0500 0.0200 0.0200 0.0058 0.0084 0.0087 0.0063 0.0050 0.0077 0.0195 0.0050 0.0082 0.0100 0.0075 0.0100	18	7.89 20.36 27.73 6.95 8.35 2.63 8.50 7.23 6.44 7.98 12.72 6.44 8.24 9.10 57.78	3.3 7.9 9.9 2.9 1.4 3.1 2.8 2.5 3.4 5.8 2.5 3.3 3.7 9.2	4.47 11.52 8.83 3.93 4.72 1.49 4.81 4.09 3.64 4.52 7.20 3.64 4.66 5.15	23.3 24.6 43.6 21.6 23.8 54.6 18.5 2.1 29.6 41.0 33.5 13.2	0.18 0.14 0.87 0.18 0.10 0.37 0.12 0.14 0.15 0.19 0.24 0.14 0.15 0.15	0.72 0.75 0.68 1.13 0.75 0.62 0.92 0.65 0.68 0.75 0.80 0.68 0.72	4.47 11.52 8.83 3.93 4.72 1.49 4.81 4.09 3.64 4.52 7.20 3.64	Increment Q=24.13 cfs from VT
0.00 0.00 5.00 0.23 0.23 5.00 0.16 0.16 5.00 0.19 0.19 5.00 0.19 0.19 5.00 0.19 0.19 5.00 0.18 0.18 5.00 0.12 0.30 5.00 0.17 0.17 5.00 0.17 0.17 5.00 0.24 0.24 5.00 0.26 0.26 5.00 0.00 0.50 5.56 1.39 1.89 5.78 0.00 2.48 5.83 1.12 3.60 5.86 0.00 0.64 5.06 0.00 1.46 5.11 0.00 1.95 5.49 0.00 1.95 5.60	5.20 5.20	45.90	24.13 1.22 0.84 0.98 0.98 0.98 0.94 1.54 3.09 0.89 1.26 1.36 48.52 55.73 58.82 64.62	22.70 26.54 27.53 25.02 23.98 18.69 19.55 18.77 18.19 18.66 17.05 24.40 16.20 15.19 14.74 14.49	26.14 26.93 24.97 23.39 18.27 18.87 18.29 17.95 18.29 15.93 23.16 15.29 14.84 14.59	68.60 71.34 59.95 67.63 66.54 136.21 62.48 12.29 73.77 136.83 123.57 120.74 34.57 15.29	0.0200 0.0058 0.0084 0.0008 0.0087 0.0063 0.0050 0.0077 0.0195 0.0050 0.0082 0.0100 0.0075 0.0100 0.0100	18	27.73 6.95 8.35 2.63 8.50 7.23 6.44 7.98 12.72 6.44 8.24 9.10 57.78	2.9 2.9 1.4 3.1 2.8 2.5 3.4 5.8 2.5 3.3 3.7 9.2	3.93 4.72 1.49 4.81 4.09 3.64 4.52 7.20 3.64 4.66 5.15	2.8 26.3 23.3 24.6 43.6 21.6 23.8 54.6 18.5 2.1 29.6 41.0 33.5 13.2	0.18 0.10 0.37 0.12 0.14 0.15 0.19 0.24 0.14 0.15 0.15	0.68 1.13 0.75 0.62 0.92 0.65 0.68 0.75 0.80 0.68 0.72	11.52 8.83 3.93 4.72 1.49 4.81 4.09 3.64 4.52 7.20 3.64	Increment Q=24.13 cfs from VT
0.23 0.23 5.00 0.16 0.16 5.00 0.19 0.19 5.00 0.19 0.19 5.00 0.19 0.19 5.00 0.18 0.18 5.00 0.12 0.30 5.00 0.13 0.59 5.00 0.17 0.17 5.00 0.24 0.24 5.00 0.00 0.50 5.56 1.39 1.89 5.78 0.00 2.48 5.83 1.12 3.60 5.86 0.00 0.64 5.06 0.00 1.46 5.11 0.00 1.95 5.49 0.00 1.95 5.60	5.20 5.20 5.20 5.20 5.20 5.20 5.20 5.20 5.20 5.20 5.20 5.20 5.20 5.20 5.20 5.20 5.20 5.20 5.20 5.20	45.90	1.22 0.84 0.98 0.98 0.98 0.98 0.94 1.54 3.09 0.89 1.26 1.36 48.52 55.73 58.82 64.62	26.54 27.53 25.02 23.98 18.69 19.55 18.77 18.19 18.66 17.05 24.40 16.20 15.19 14.74 14.49	26.14 26.93 24.97 23.39 18.27 18.87 18.29 17.95 18.29 15.93 23.16 15.29 14.84 14.59	68.60 71.34 59.95 67.63 66.54 136.21 62.48 12.29 73.77 136.83 123.57 120.74 34.57 15.29	0.0058 0.0084 0.0008 0.0087 0.0063 0.0050 0.0077 0.0195 0.0050 0.0082 0.0100 0.0075 0.0100	18	6.95 8.35 2.63 8.50 7.23 6.44 7.98 12.72 6.44 8.24 9.10 57.78	2.9 2.9 1.4 3.1 2.8 2.5 3.4 5.8 2.5 3.3 3.7 9.2	3.93 4.72 1.49 4.81 4.09 3.64 4.52 7.20 3.64 4.66 5.15	23.3 24.6 43.6 21.6 23.8 54.6 18.5 2.1 29.6 41.0 33.5 13.2	0.18 0.10 0.37 0.12 0.14 0.15 0.19 0.24 0.14 0.15	0.75 0.62 0.92 0.65 0.68 0.75 0.80 0.68 0.72	3.93 4.72 1.49 4.81 4.09 3.64 4.52 7.20 3.64	
0.16 0.16 5.00 0.19 0.19 5.00 0.19 0.19 5.00 0.19 0.19 5.00 0.18 0.18 5.00 0.12 0.30 5.00 0.13 0.59 5.00 0.17 0.17 5.00 0.24 0.24 5.00 0.26 0.26 5.00 0.00 0.50 5.56 1.39 1.89 5.78 0.00 2.48 5.83 1.12 3.60 5.86 0.00 0.50 5.00 0.00 1.46 5.11 0.00 1.72 5.33 0.00 1.95 5.49 0.00 1.95 5.60	5.20 5.20 5.20 5.20 5.20 5.20 5.20 5.20 5.20 5.20 5.20 5.20 5.20 5.20 5.20 5.20 5.20 5.20 5.20		0.84 0.98 0.98 0.98 0.94 1.54 3.09 0.89 1.26 1.36 48.52 55.73 58.82 64.62	27.53 25.02 23.98 18.69 19.55 18.77 18.19 18.66 17.05 24.40 16.20 15.19 14.74 14.49	26.93 24.97 23.39 18.27 18.87 18.29 17.95 18.29 15.93 23.16 15.29 14.84 14.59	71.34 59.95 67.63 66.54 136.21 62.48 12.29 73.77 136.83 123.57 120.74 34.57 15.29	0.0084 0.0008 0.0087 0.0063 0.0050 0.0077 0.0195 0.0050 0.0082 0.0100 0.0075 0.0100	18 0.015 18 0.015 18 0.015 18 0.015 18 0.015 18 0.015 18 0.015 18 0.015 18 0.015 18 0.015 36 0.013 36 0.013	8.35 2.63 8.50 7.23 6.44 7.98 12.72 6.44 8.24 9.10 57.78	2.9 1.4 3.1 2.8 2.5 3.4 5.8 2.5 3.3 3.7 9.2	4.72 1.49 4.81 4.09 3.64 4.52 7.20 3.64 4.66 5.15	24.6 43.6 21.6 23.8 54.6 18.5 2.1 29.6 41.0 33.5 13.2	0.10 0.37 0.12 0.14 0.15 0.19 0.24 0.14 0.15 0.15	0.62 0.92 0.65 0.68 0.75 0.80 0.68 0.72	4.72 1.49 4.81 4.09 3.64 4.52 7.20 3.64	
0.19 0.19 5.00 0.19 0.19 5.00 0.18 0.18 5.00 0.12 0.30 5.00 0.13 0.59 5.00 0.17 0.17 5.00 0.24 0.24 5.00 0.00 0.50 5.56 1.39 1.89 5.78 0.00 2.48 5.83 1.12 3.60 5.86 0.00 0.50 5.00 0.00 1.46 5.11 0.00 1.72 5.33 0.00 1.95 5.49 0.00 1.95 5.60	5.20 5.20 5.20 5.20 5.20 5.20 5.20 5.20 5.20 5.20 5.20 5.20 5.20 5.20 5.20 5.20		0.98 0.98 0.94 1.54 3.09 0.89 1.26 1.36 48.52 55.73 58.82 64.62	23.98 18.69 19.55 18.77 18.19 18.66 17.05 24.40 16.20 15.19 14.74 14.49	23.39 18.27 18.87 18.29 17.95 18.29 15.93 23.16 15.29 14.84 14.59	67.63 66.54 136.21 62.48 12.29 73.77 136.83 123.57 120.74 34.57 15.29	0.0087 0.0063 0.0050 0.0077 0.0195 0.0050 0.0082 0.0100 0.0075 0.0100	18 0.015 18 0.015 18 0.015 18 0.015 18 0.015 18 0.015 18 0.015 18 0.015 18 0.015 36 0.013	8.50 7.23 6.44 7.98 12.72 6.44 8.24 9.10 57.78	3.1 2.8 2.5 3.4 5.8 2.5 3.3 3.7 9.2	4.81 4.09 3.64 4.52 7.20 3.64 4.66 5.15	21.6 23.8 54.6 18.5 2.1 29.6 41.0 33.5 13.2	0.12 0.14 0.15 0.19 0.24 0.14 0.15 0.15	0.65 0.68 0.68 0.75 0.80 0.68 0.72	4.81 4.09 3.64 4.52 7.20 3.64	
0.18 0.18 5.00 0.12 0.30 5.00 0.13 0.59 5.00 0.17 0.17 5.00 0.24 0.24 5.00 0.26 0.26 5.00 0.00 0.50 5.56 1.39 1.89 5.78 0.00 2.48 5.83 1.12 3.60 5.86 0.00 0.50 5.00 0.00 1.46 5.11 0.00 1.72 5.33 0.00 1.95 5.49 0.00 1.95 5.60	5.20 5.20 5.20 5.20 5.20 5.20 5.20 5.20 5.20 5.20 5.20 5.20 5.20 5.20		0.94 1.54 3.09 0.89 1.26 1.36 48.52 55.73 58.82 64.62	19.55 18.77 18.19 18.66 17.05 24.40 16.20 15.19 14.74 14.49	18.87 18.29 17.95 18.29 15.93 23.16 15.29 14.84 14.59	136.21 62.48 12.29 73.77 136.83 123.57 120.74 34.57 15.29	0.0050 0.0077 0.0195 0.0050 0.0082 0.0100 0.0075 0.0100	18 0.015 18 0.015 18 0.015 18 0.015 18 0.015 18 0.015 36 0.013 36 0.013	6.44 7.98 12.72 6.44 8.24 9.10 57.78	2.5 3.4 5.8 2.5 3.3 3.7 9.2	3.64 4.52 7.20 3.64 4.66 5.15	54.6 18.5 2.1 29.6 41.0 33.5 13.2	0.15 0.19 0.24 0.14 0.15 0.15	0.68 0.75 0.80 0.68 0.72	3.64 4.52 7.20 3.64	
0.13 0.59 5.00 0.17 0.17 5.00 0.24 0.24 5.00 0.26 0.26 5.00 0.00 0.50 5.56 1.39 1.89 5.78 0.00 2.48 5.83 1.12 3.60 5.86 0.00 0.50 5.00 0.00 0.64 5.06 0.00 1.46 5.11 0.00 1.95 5.49 0.00 1.95 5.60	5.20 5.20 5.20 5.20 5.20 5.20 5.20 5.20 5.20 5.20 5.20 5.20 5.20		3.09 0.89 1.26 1.36 48.52 55.73 58.82 64.62	18.19 18.66 17.05 24.40 16.20 15.19 14.74 14.49	17.95 18.29 15.93 23.16 15.29 14.84 14.59	12.29 73.77 136.83 123.57 120.74 34.57 15.29	0.0195 0.0050 0.0082 0.0100 0.0075 0.0100 0.0100	18 0.015 18 0.015 18 0.015 18 0.015 36 0.013 36 0.013	12.72 6.44 8.24 9.10 57.78	5.8 2.5 3.3 3.7 9.2	7.20 3.64 4.66 5.15	2.1 29.6 41.0 33.5 13.2	0.24 0.14 0.15 0.15	0.80 0.68 0.72	7.20 3.64	
0.17 0.17 5.00 0.24 0.24 5.00 0.26 0.26 5.00 0.00 0.50 5.56 1.39 1.89 5.78 0.00 2.48 5.83 1.12 3.60 5.86 0.00 0.50 5.00 0.00 0.64 5.06 0.00 1.46 5.11 0.00 1.95 5.49 0.00 1.95 5.60	5.20 5.20 5.20 5.20 5.20 5.20 5.20 5.20 5.20 5.20 5.20 5.20 5.20		0.89 1.26 1.36 48.52 55.73 58.82 64.62 120.48 122.25	18.66 17.05 24.40 16.20 15.19 14.74 14.49	18.29 15.93 23.16 15.29 14.84 14.59	73.77 136.83 123.57 120.74 34.57 15.29	0.0050 0.0082 0.0100 0.0075 0.0100 0.0100	18 0.015 18 0.015 18 0.015 36 0.013 36 0.013	6.44 8.24 9.10 57.78	2.5 3.3 3.7 9.2	3.64 4.66 5.15	29.6 41.0 33.5 13.2	0.15 0.15	0.68 0.72	3.64	
0.26 0.26 5.00 0.00 0.50 5.56 1.39 1.89 5.78 0.00 2.48 5.83 1.12 3.60 5.86 0.00 0.50 5.00 0.00 0.64 5.06 0.00 1.46 5.11 0.00 1.95 5.49 0.00 1.95 5.60	5.20 5.20 5.20 5.20 5.20 5.20 5.20 5.20 5.20 5.20 5.20		48.52 55.73 58.82 64.62	24.40 16.20 15.19 14.74 14.49	23.16 15.29 14.84 14.59	123.57 120.74 34.57 15.29	0.0100 0.0075 0.0100 0.0100	18 0.015 36 0.013 36 0.013	57.78	9.2		33.5 13.2	0.15		4.66	
1.39 1.89 5.78 0.00 2.48 5.83 1.12 3.60 5.86 0.00 0.50 5.00 0.00 0.64 5.06 0.00 1.46 5.11 0.00 1.95 5.49 0.00 1.95 5.60	5.20 5.20 5.20 5.20 5.20 5.20 5.20 5.20		55.73 58.82 64.62	15.19 14.74 14.49	14.84 14.59	34.57 15.29	0.0100 0.0100	36 0.013						0.72 1.12	5.15 8.17	Increment Q=45.9 cfs from EX. Site
0.00 0.50 5.00 0.00 0.64 5.06 0.00 1.46 5.11 0.00 1.72 5.33 0.00 1.95 5.49 0.00 1.95 5.60	5.20 5.20 5.20 5.20 5.20	117.86	120.48 122.25	14.49				36 10013		10.5	9.44 9.44	3.3	0.84	1.11	9.44 9.44	
0.00 0.64 5.06 0.00 1.46 5.11 0.00 1.72 5.33 0.00 1.95 5.49 0.00 1.95 5.60	5.20 5.20 5.20	117.86	122.25	20.75			0.0100	48 0.013		11.0	11.43	2.4	0.45	0.96	11.43	
0.00 0.64 5.06 0.00 1.46 5.11 0.00 1.72 5.33 0.00 1.95 5.49 0.00 1.95 5.60	5.20 5.20 5.20	117.86	122.25	20.75	20.50	22.02	0.0050	60 0.012	104.07	0.0	0.27	2.2	0.65	1.06	0.27	
0.00 1.72 5.33 0.00 1.95 5.49 0.00 1.95 5.60	5.20			20.49		33.03 30.62	0.0050	60 0.013 60 0.013	184.10	9.9	9.37 9.38	3.3	0.65	1.06	9.37 9.38	Increment Q=117.86 cfs from EX. Site
0.00 1.95 5.60	5.20		126.51 127.87	20.24 19.48	18.99	131.85 97.86	0.0050	600.013600.013	184.10	10.1	9.38 9.38	9.7	0.69	1.07 1.07	9.38 9.38	
0.22 2.37 5.65		1.07 97.94	130.10 228.04	18.89 18.46	18.56 18.26	66.69 40.22	0.0050	60 0.013 72 0.013	299.39	10.2 11.6	9.37 10.59	6.6 3.5	0.71 0.76	1.08	9.37 10.59	Increment Q=1.07 cfs from GR Increment Q=97.94 cfs from EX. Site
0.17 2.54 5.70			230.34 231.13	18.16 17.89	17.56	33.59 65.93		72 0.013 72 0.013		11.6 11.6	10.59 10.60	2.9 5.7	0.77 0.77	1.09 1.09	10.59 10.60	
0.00 2.54 5.80 0.00 2.81 5.85			231.13 232.54	17.46 17.27		37.43 113.85		72 0.01372 0.013	+	11.6 11.7	10.59 10.59	3.2 9.7	0.77 0.78	1.09 1.10	10.59 10.59	
0.00 2.81 6.01 0.00 2.81 6.01		1.81	232.54 236.16	16.60 15.80	15.88 15.43	144.68 42.17		72 0.01378 0.013	299.38 491.77	11.7 14.6	10.59 14.82	12.4 2.9	0.78 0.48	1.10 0.98	10.59 14.82	Increment Q=1.81 cfs from GR
0.18 0.50 5.00	5.20		2.62	21.20	20.87	65.07	0.0050	48 0.013	101.52	3.2	8.08	20.1	0.03	0.40	8.08	1
0.14 0.14 5.00 0.06 0.06 5.00		1.07	1.77 0.33	26.00 21.91		31.34 46.20				3.0	3.65 3.64	10.3 25.6	0.27	0.83 0.50	3.65 3.64	Increment Q=1.07 cfs from GR
0.26 0.32 5.00	5.20		1.68	21.58	21.30	56.12	0.0050	18 0.015	6.44	3.0	3.64	18.6	0.26	0.83	3.64	
0.26 0.26 5.00	5.20		1.36	21.36	20.46	67.70	0.0133	18 0.015	10.50	4.1	5.94	16.7	0.13	0.68	5.94	-
0.21 0.21 5.00	5.20		1.08	21.36	20.46	86.19	0.0104	18 0.015	9.30	3.4	5.26	25.2	0.12	0.65	5.26	
0.06 0.23 5.00	5.20		1.17	28.33	26.43	190.00	0.0100	18 0.015	9.10	3.5	5.15	53.9	0.13	0.68	5.15	
0.05 0.27 5.00	3.20		1.40	26.33	25.31	102.44	0.0100	18 0.015	9.10	3.1	3.13	27.8	0.15	0.72	3.13	1
0.91 0.91 5.00		1.41	6.13	27.50	27.31	24.91				4.9	4.95	5.0	0.52	1.00	4.95	Increment Q=1.41 cfs from GR
0.00 1.63 5.97	5.20		11.28	24.19	23.99	19.80	0.0100	24 0.015	19.61	5.5 6.4	6.24	3.1	0.58	1.03	6.24	
0.00 1.63 6.02 0.00 2.41 6.04			11.28 16.98	21.16 19.90	21.06 19.04	9.96 86.48				6.5 7.1	6.25 7.24	1.5	0.57 0.48	1.03 0.98	6.25 7.24	
0.00 2.41 5.00	5.20	236.16	253.14	10.18	7.12	319.58	0.0096	78 0.013	513.02	15.2	15.46	21.0	0.49	0.98	15.46	Increment Q=236.16 cfs from JB 25
0.72 0.72 5.00 0.78 0.78 5.00		1.41	5.15	25.90 24.30	25.76 24.15	13.83				5.2 5.4	5.15 5.15	2.6	0.57	1.02	5.15 5.15	Increment Q=1.41 cfs from GR Increment Q=1.63 cfs from GR
0.00 0.78 5.00	5.20	· · · · · · · · · · · · · · · · · · ·	5.70	24.05	23.84	20.63	0.0100	18 0.015	9.10	5.4	5.15	3.8	0.63	1.05	5.15	
, , , , , , , , , , , , , , , , , , , ,	,							3.013	· ··· -			1				·
0.88 0.88 5.00		1.63	6.22	25.60	25.45	15.08				5.5	5.71	2.7	0.45	0.96	5.71	Increment Q=1.63 cfs from GR
0.00 0.88 5.12	5.20		6.22	22.26	22.09	16.56	0.0100	21 0.015	13.75	5.5	5.72	3.0	0.45	0.96	5.72	
0.00 1.66 5.17 0.00 1.66 5.00		253.14	263.38	6.75		55.41 747.05	l – – – –		+	9.5	9.32	8.9 78.9	0.52	1.00	9.32	Increment Q=253.14 cfs from JB 37
0.77 0.77 5.00	5.20		4.02	25.30	23.90	66.90	0.0209	21 0.015	19.87	6.4	8.26	10.4	0.20	0.78	8.26	
	0.00 2.81 6.01 0.18 0.50 5.00 0.14 0.14 5.00 0.06 0.06 5.00 0.26 0.32 5.00 0.82 0.82 5.00 0.23 0.23 5.00 0.16 0.16 5.00 0.01 0.01 5.00 0.02 0.02 5.00 0.03 5.00 5.00 0.04 0.05 5.00 0.05 0.27 5.00 0.00 0.91 5.00 0.00 1.63 5.97 0.00 1.63 6.02 0.00 2.41 6.04 0.00 2.41 5.00 0.72 0.72 5.00 0.78 0.78 5.00 0.00 0.78 5.00 0.00 0.78 5.00 0.00 0.88 5.05 0.00 0.88 5.05	0.00 2.81 6.01 5.20 0.18 0.50 5.00 5.20 0.14 0.14 5.00 5.20 0.06 0.06 5.00 5.20 0.26 0.32 5.00 5.20 0.26 0.26 5.00 5.20 0.23 0.23 5.00 5.20 0.21 0.21 5.00 5.20 0.016 0.16 5.00 5.20 0.05 0.27 5.00 5.20 0.05 0.27 5.00 5.20 0.05 0.27 5.00 5.20 0.00 0.91 5.00 5.20 0.00 1.63 5.97 5.20 0.00 1.63 6.02 5.20 0.00 2.41 6.04 5.20 0.00 2.41 5.00 5.20 0.72 0.72 5.00 5.20 0.78 0.78 5.00 5.20	0.00 2.81 6.01 5.20 1.81 0.18 0.50 5.00 5.20 1.07 0.06 0.06 5.00 5.20 1.07 0.06 0.06 5.00 5.20 1.07 0.26 0.32 5.00 5.20 1.07 0.82 0.82 5.00 5.20 1.00 0.26 0.26 5.00 5.20 1.00 1.00 0.23 0.23 5.00 5.20 1.00 <t< td=""><td>0.00 2.81 6.01 5.20 1.81 236.16 0.18 0.50 5.00 5.20 2.62 0.14 0.14 5.00 5.20 1.07 1.77 0.06 0.06 5.00 5.20 0.33 0.33 0.26 0.32 5.00 5.20 1.68 0.82 0.82 5.00 5.20 4.26 0.26 0.26 5.00 5.20 1.36 0.23 0.23 5.00 5.20 1.17 0.21 0.21 5.00 5.20 1.08 0.16 0.16 5.00 5.20 0.84 0.06 0.23 5.00 5.20 1.17 0.05 0.27 5.00 5.20 1.41 6.13 0.00 1.63 5.97 5.20 11.28 0.00 1.63 5.97 5.20 11.28 0.00 2.41 6.04 5.20 16.98</td><td>0.00 2.81 6.01 5.20 1.81 236.16 15.80 0.18 0.50 5.00 5.20 1.07 1.77 26.00 0.14 0.14 5.00 5.20 1.07 1.77 26.00 0.06 0.06 5.00 5.20 0.33 21.91 0.26 0.32 5.00 5.20 1.68 21.58 0.82 0.82 5.00 5.20 4.26 25.15 0.26 0.26 5.00 5.20 1.36 21.36 0.23 0.23 5.00 5.20 1.17 27.48 0.21 0.21 5.00 5.20 1.08 21.36 0.16 0.16 5.00 5.20 0.84 28.90 0.06 0.23 5.00 5.20 1.17 28.33 0.05 0.27 5.00 5.20 1.41 6.13 27.50 0.00 1.63 6.02 5.20 11.28 <t< td=""><td>0.00 2.81 6.01 5.20 1.81 236.16 15.80 15.43 0.18 0.50 5.00 5.20 1.07 1.77 26.00 25.87 0.14 0.14 5.00 5.20 1.07 1.77 26.00 25.84 0.06 0.06 5.00 5.20 0.33 21.91 21.68 0.26 0.32 5.00 5.20 1.68 21.58 21.30 0.82 0.82 5.00 5.20 4.26 25.15 25.04 0.26 0.26 5.00 5.20 1.36 21.36 20.46 0.23 0.23 5.00 5.20 1.17 27.48 27.34 0.21 0.21 5.00 5.20 1.08 21.36 20.46 0.16 0.16 5.00 5.20 0.84 28.90 28.43 0.05 0.27 5.00 5.20 1.41 6.13 27.50 27.31 0.05<td> 0.00</td><td> 0.00</td><td> 0.00</td><td> 0.00</td><td> 0.00</td><td> 0.00</td><td> 0.00</td><td> 0.00</td><td> 0.00</td><td> 0.00</td></td></t<></td></t<>	0.00 2.81 6.01 5.20 1.81 236.16 0.18 0.50 5.00 5.20 2.62 0.14 0.14 5.00 5.20 1.07 1.77 0.06 0.06 5.00 5.20 0.33 0.33 0.26 0.32 5.00 5.20 1.68 0.82 0.82 5.00 5.20 4.26 0.26 0.26 5.00 5.20 1.36 0.23 0.23 5.00 5.20 1.17 0.21 0.21 5.00 5.20 1.08 0.16 0.16 5.00 5.20 0.84 0.06 0.23 5.00 5.20 1.17 0.05 0.27 5.00 5.20 1.41 6.13 0.00 1.63 5.97 5.20 11.28 0.00 1.63 5.97 5.20 11.28 0.00 2.41 6.04 5.20 16.98	0.00 2.81 6.01 5.20 1.81 236.16 15.80 0.18 0.50 5.00 5.20 1.07 1.77 26.00 0.14 0.14 5.00 5.20 1.07 1.77 26.00 0.06 0.06 5.00 5.20 0.33 21.91 0.26 0.32 5.00 5.20 1.68 21.58 0.82 0.82 5.00 5.20 4.26 25.15 0.26 0.26 5.00 5.20 1.36 21.36 0.23 0.23 5.00 5.20 1.17 27.48 0.21 0.21 5.00 5.20 1.08 21.36 0.16 0.16 5.00 5.20 0.84 28.90 0.06 0.23 5.00 5.20 1.17 28.33 0.05 0.27 5.00 5.20 1.41 6.13 27.50 0.00 1.63 6.02 5.20 11.28 <t< td=""><td>0.00 2.81 6.01 5.20 1.81 236.16 15.80 15.43 0.18 0.50 5.00 5.20 1.07 1.77 26.00 25.87 0.14 0.14 5.00 5.20 1.07 1.77 26.00 25.84 0.06 0.06 5.00 5.20 0.33 21.91 21.68 0.26 0.32 5.00 5.20 1.68 21.58 21.30 0.82 0.82 5.00 5.20 4.26 25.15 25.04 0.26 0.26 5.00 5.20 1.36 21.36 20.46 0.23 0.23 5.00 5.20 1.17 27.48 27.34 0.21 0.21 5.00 5.20 1.08 21.36 20.46 0.16 0.16 5.00 5.20 0.84 28.90 28.43 0.05 0.27 5.00 5.20 1.41 6.13 27.50 27.31 0.05<td> 0.00</td><td> 0.00</td><td> 0.00</td><td> 0.00</td><td> 0.00</td><td> 0.00</td><td> 0.00</td><td> 0.00</td><td> 0.00</td><td> 0.00</td></td></t<>	0.00 2.81 6.01 5.20 1.81 236.16 15.80 15.43 0.18 0.50 5.00 5.20 1.07 1.77 26.00 25.87 0.14 0.14 5.00 5.20 1.07 1.77 26.00 25.84 0.06 0.06 5.00 5.20 0.33 21.91 21.68 0.26 0.32 5.00 5.20 1.68 21.58 21.30 0.82 0.82 5.00 5.20 4.26 25.15 25.04 0.26 0.26 5.00 5.20 1.36 21.36 20.46 0.23 0.23 5.00 5.20 1.17 27.48 27.34 0.21 0.21 5.00 5.20 1.08 21.36 20.46 0.16 0.16 5.00 5.20 0.84 28.90 28.43 0.05 0.27 5.00 5.20 1.41 6.13 27.50 27.31 0.05 <td> 0.00</td>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

HGL COMPUTATIONS

HGL COMPU 1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
	Outlet										JUNCTION L									Inlet		T
	Water										I	.000							Final	Water	Rim	Δ
Inlat		Da		l a	Cf-	1.15	\/a	l la	0:	Vi	Oiv:	Vi^2		A m = 1 =	l la	114	1 21 14	0.5114				1
Inlet	Surf Elev	Do	Qo (C)	Lo	Sfo	Hf	Vo	Ho	Qi		QiVi		Hi	Angle	Ha	Ht	1.3Ht	0.5Ht	H	Surf Elev	Elev	Freeb
Str.	(ft)	(in)	(cfs)	(ft)	(%)	(ft)	(fps)	(ft)	(cfs)	(fps)		2g	(ft)	(deg)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)
NORTH RUN TO	O STP 1A																					
1	14.80	48	134.93	168.94	1.17	1.98	13.0	0.65	110.80	12.5	1386.23	2.43	0.85	19.75	0.36	1.86	0.00	0.93	2.92	17.72	25.29	7.5
2	17.72										827.94									+		5.2
2	+	48	110.80	76.20	0.79	0.60	12.5	0.61	90.91	9.1		1.29	0.45	50.75	0.61	1.66	0.00	0.83	1.44	19.15	24.44	_
3	19.15	48	90.91	27.37	0.53	0.15	9.1	0.32	90.91	9.1	827.24	1.29	0.45	40.2	0.49	1.26	0.00	0.63	0.78	19.93	23.68	3.7
4	19.93	48	90.91	152.90	0.53	0.82	9.1	0.32	86.80	10.6	921.49	1.75	0.61	0	0.00	0.93	0.00	0.47	1.28	21.21	24.65	3.4
5	21.21	48	86.80	188.65	0.49	0.92	10.6	0.44	21.16	6.4	136.04	0.64	0.22	0	0.00	0.66	0.00	0.33	1.25	22.46	26.60	4.1
6	22.46	36	21.16	66.48	0.13	0.09	6.4	0.16	19.43	6.3	122.47	0.62	0.22	0	0.00	0.38	0.00	0.19	0.28	22.74	27.15	4.4
7	22.74	36	19.43	146.55	0.11	0.17	6.3	0.15	18.45	5.6	102.45	0.48	0.17	0	0.00	0.32	0.00	0.16	0.33	23.06	28.82	5.7
8	23.06	30	18.45	93.52	0.27	0.25	5.6	0.12	15.57	5.4	83.44	0.45	0.16	0	0.00	0.28	0.00	0.14	0.39	23.45	30.18	6.7
9	23.45	30	15.57	95.56	0.19	0.18	5.4	0.11	11.18	4.9	54.88	0.37	0.13	0	0.00	0.24	0.00	0.12	0.30	23.76	31.31	7.5
10	23.76	24	11.18	186.24	0.33	0.61	4.9	0.09	9.25	4.7	43.25	0.34	0.12	0	0.00	0.21	0.00	0.11	0.71	24.47	32.17	7.7
11	24.47	24	9.25	151.50	0.22	0.34	4.7	0.08	6.44	4.3	27.55	0.28	0.10	31.31	0.08	0.27	0.00	0.13	0.47	24.94	32.40	7.4
14	24.94	21	6.44	77.46	0.22	0.17	4.3	0.07	4.37	3.9	17.06	0.24	0.08	31.31	0.07	0.22	0.00	0.11	0.28	25.22	32.40	7.1
15	25.22	18	4.37	217.00	0.23	0.50	3.9	0.06	1.31	2.8	3.71	0.12	0.04	32.36	0.04	0.14	0.00	0.07	0.57	25.79	32.00	6.2
16	26.28	18	1.31	133.35	0.02	0.03	2.8	0.03	1.31	2.8	3.71	0.12	0.04	32.33	0.04	0.11	0.00	0.06	0.08	26.37	29.82	3.4
17	27.05	18	1.31	29.75	0.02	0.01	2.8	0.03	0.00	0.0	0.00	0.00	0.00	0	0.00	0.03	0.00	0.02	0.02	27.07	30.29	3.2
	27.03	10	1.01	23.73	0.02	0.01	2.0	0.02	0.00	0.0	0.00	0.00	0.00		0.00	0.02	0.00	0.02	0.02	27.07	30.23	3.2
SOUTH RUN TO	O STR. 25																					
26	20.68	72	232.54	144.68	0.40	0.58	11.7	0.53	232.54	11.7	2718.25	2.12	0.74	80.83	1.40	2.67	0.00	1.34	1.92	22.59	32.11	9.5
52	22.59	72	232.54	113.85	0.40	0.46	11.7	0.53	231.13	11.6	2678.19	2.08	0.73	80.83	1.38	2.64	0.00	1.32	1.78	24.37	33.33	8.9
27	24.37	72	231.13	37.43	0.40	0.15	11.6	0.52	231.13	11.6	2680.66	2.09	0.73	31.88	0.61	1.86	0.00	0.93	1.08	25.45	33.16	7.7
28	25.45	72	231.13	65.93	0.40	0.26	11.6	0.52	230.34	11.6	2670.36	2.09	0.73	78.33	1.36	2.61	0.00	1.30	1.57	27.01	32.87	5.8
29	27.01	72	230.34	33.59	0.39	0.13	11.6	0.52	228.04	11.6	2642.70	2.09	0.73	22.98	0.38	1.64	0.00	0.82	0.95	27.96	32.73	4.7
30	27.96	72	228.04	40.22	0.39	0.16	11.6	0.52	130.10	10.2	1321.76	1.60	0.56	59.5	0.87	1.95	0.00	0.98	1.13	29.09	32.01	2.9
31	29.09	60	130.10	66.69	0.33	0.22	10.2	0.40	127.87	10.1	1285.75	1.57	0.55	4.7	0.04	0.99	0.00	0.50	0.72	29.81	31.73	1.9
32	29.81	60	127.87	97.86	0.32	0.31	10.1	0.39	126.51	10.1	1272.30	1.57	0.55	8.02	0.08	1.03	0.00	0.51	0.83	30.64	30.88	0.2
33	30.64	60	126.51	131.85	0.31	0.41	10.1	0.39	122.25	9.9	1214.90	1.53	0.54	4.12	0.04	0.97	0.00	0.49	0.90	31.54	29.68	-1.3
51	31.54	60	122.25	30.62	0.29	0.09	9.9	0.38	120.48	9.9	1197.13	1.53	0.54	0	0.00	0.92	0.00	0.46	0.55	32.09	29.54	-2.:
34	32.09	60	120.48	33.03	0.28	0.09	9.9	0.38	0.00	0.0	0.00	0.00	0.00	87.42	0.00	0.38	0.00	0.19	0.29	32.37	29.46	-2.9
34	32.09	00	120.48	33.03	0.28	0.09	3.3	0.36	0.00	0.0	0.00	0.00	0.00	87.42	0.00	0.36	0.00	0.19	0.29	32,31	29,40	-2.
OUTHEAST RUN																						
38	21.04	30	16.98	86.48	0.23	0.20	7.1	0.20	11.28	6.5	72.80	0.65	0.23	89.07	0.45	0.87	0.00	0.44	0.63	21.67	31.00	9.3
Bayfilter	22.66	24	11.28	9.96	0.33	0.03	6.5	0.16	11.28	6.4	72.66	0.64	0.23	0	0.00	0.39	0.00	0.19	0.23	22.89	30.99	8.1
39	25.59	24	11.28	19.80	0.33	0.07	6.4	0.16	6.13	5.5	33.75	0.47	0.16	2.19	0.01	0.33	0.00	0.17	0.23	25.82	30.99	5.1
40	25.82	21	6.13	291.56	0.20	0.58	5.5	0.12	6.13	4.9	30.33	0.38	0.13	38.7	0.14	0.39	0.00	0.19	0.77	26.60	31.98	5.3
41	28.71	21	6.13	24.91	0.20	0.05	4.9	0.09	0.00	0.0	0.00	0.00	0.00	41.98	0.00	0.09	0.00	0.05	0.10	28.81	31.49	2.0
											_										_	
Bayfilter	22.10	18	5.70	9.96	0.39	0.04	5.4	0.11	5.70	5.4	30.71	0.45	0.16	90	0.32	0.59	0.00	0.29	0.33	22.43	31.00	8.:
43	25.04	18	5.70	20.63	0.39	0.08	5.4	0.11	5.70	5.4	30.74	0.45	0.16	0	0.00	0.27	0.00	0.14	0.22	25.26	30.98	5.1
44	25.35	18	5.70	14.60	0.39	0.06	5.4	0.11	0.00	0.0	0.00	0.00	0.00	90	0.00	0.11	0.00	0.06	0.11	25.46	30.89	5.4
ORTHEAST RUN	N TO STR. 45																					
46	23.05	24	10.24	55.41	0.27	0.15	6.2	0.15	6.22	5.5	34.25	0.47	0.17	90	0.33	0.65	0.00	0.32	0.47	23.52	30.89	7.3
Bayfilter	23.52	21	6.22	16.56	0.20	0.03	5.5	0.12	6.22	5.5	34.24	0.47	0.16	0	0.00	0.28	0.00	0.14	0.18	23.70	30.52	6.8
47	26.49	21	6.22	25.77	0.20	0.05	5.5	0.12	6.22	5.5	34.23	0.47	0.16	90	0.33	0.61	0.00	0.31	0.36	26.85	30.55	3.7
48	26.85	21	6.22	15.08	0.20	0.03	5.5	0.12	0.00	0.0	0.00	0.00	0.00	0	0.00	0.12	0.00	0.06	0.09	26.94	30.37	3.4
49	25.30	21	4.02	66.90	0.09	0.06	6.4	0.16	0.00	0.0	0.00	0.00	0.00	0	0.00	0.16	0.00	0.08	0.14	25.44	30.54	5.1
47	40.30	Z I	1 4.02	J 00.30	U.U.	0.00	U.4	U. 10	U.UU	0.0	1 0.00	0.00	1 0.00	ı	U. UU	I 0.10	U.00	0.00	U.14	∠J. 44	30.34	ا. ا

ADEQUATE OUTFALL NARRATIVE:

THE CALCULATIONS SHOWN ABOVE, INDICATE THAT THE EXISTING 96" STORM LINE MEETS THE ADEQUATE OUTFALL FOR A 10-YEAR STORM RAINFALL. THE OUTFALL PIPE HAS A CAPACITY OF 611.80 C.F.S. WITH A 10-YEAR FLOW OF 405.92 C.F.S., THEREFORE AN ADEQUATE OUTFALL EXISTS FOR THIS DEVELOPMENT.

> APPROVED
> SPECIAL USE PERMIT NO. 2020-0015
> DEPARTMENT OF PLANNING & ZONING DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO. CHAIRMAN, PLANNING COMMISSION DATE DATE RECORDED_ INSTRUMENT NO. DEED BOOK NO. PAGE NO.



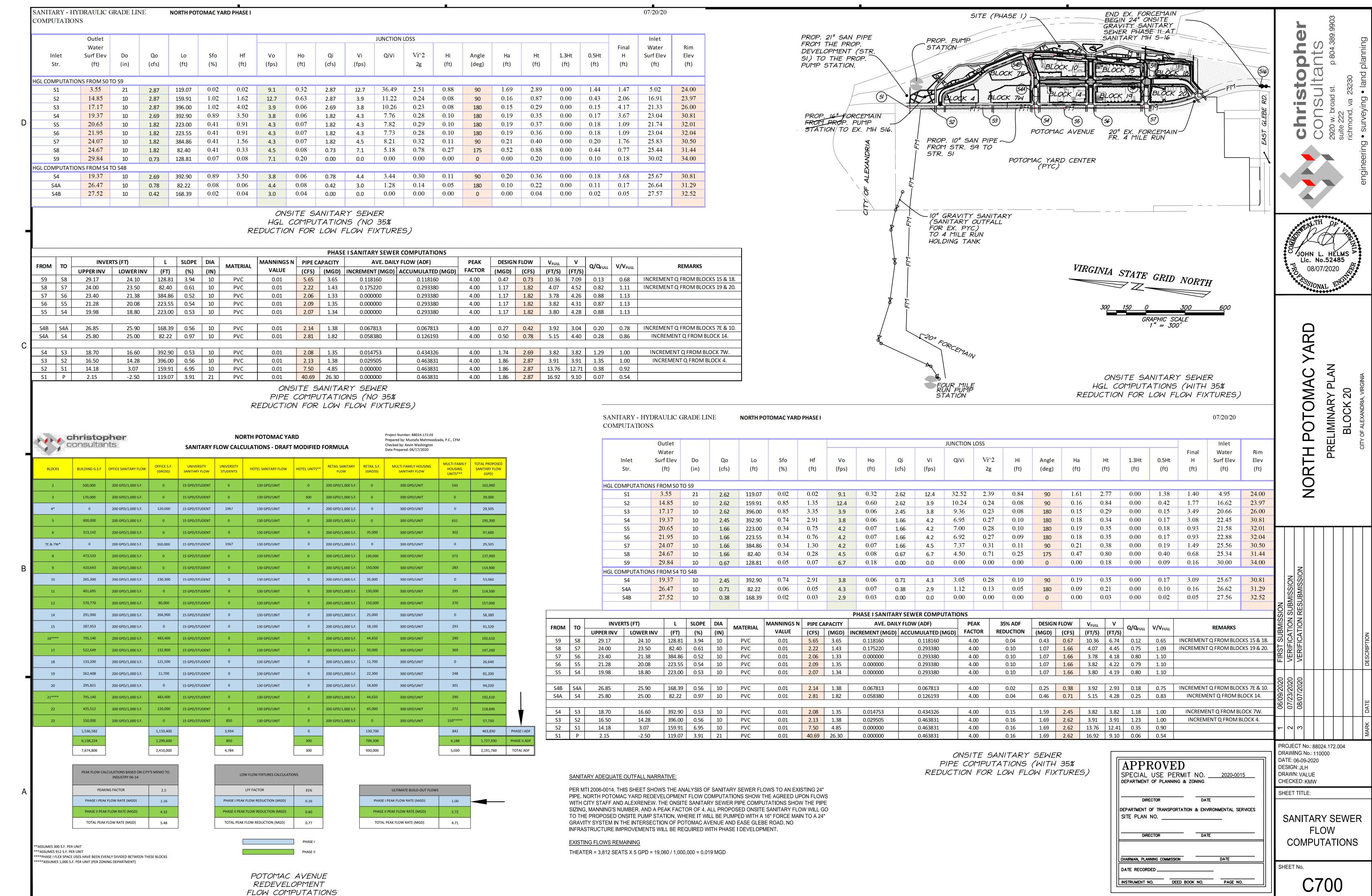


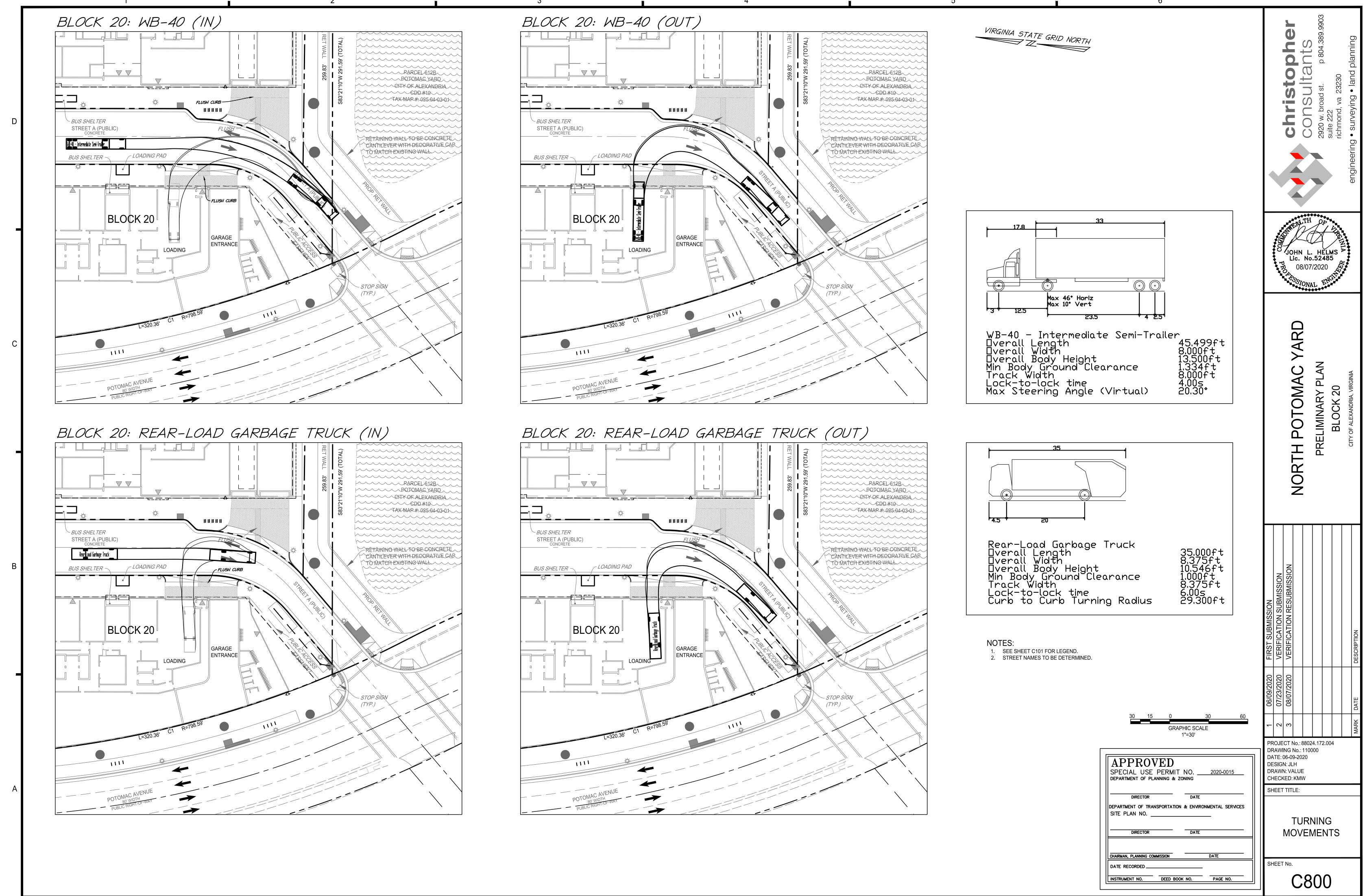
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OR DA DE DR	RAWI TE: (SIGI RAWI	NG 06-09 N: JL N: VA	No.: 9-20:	1100 20 ≣	4.17 000	2.0
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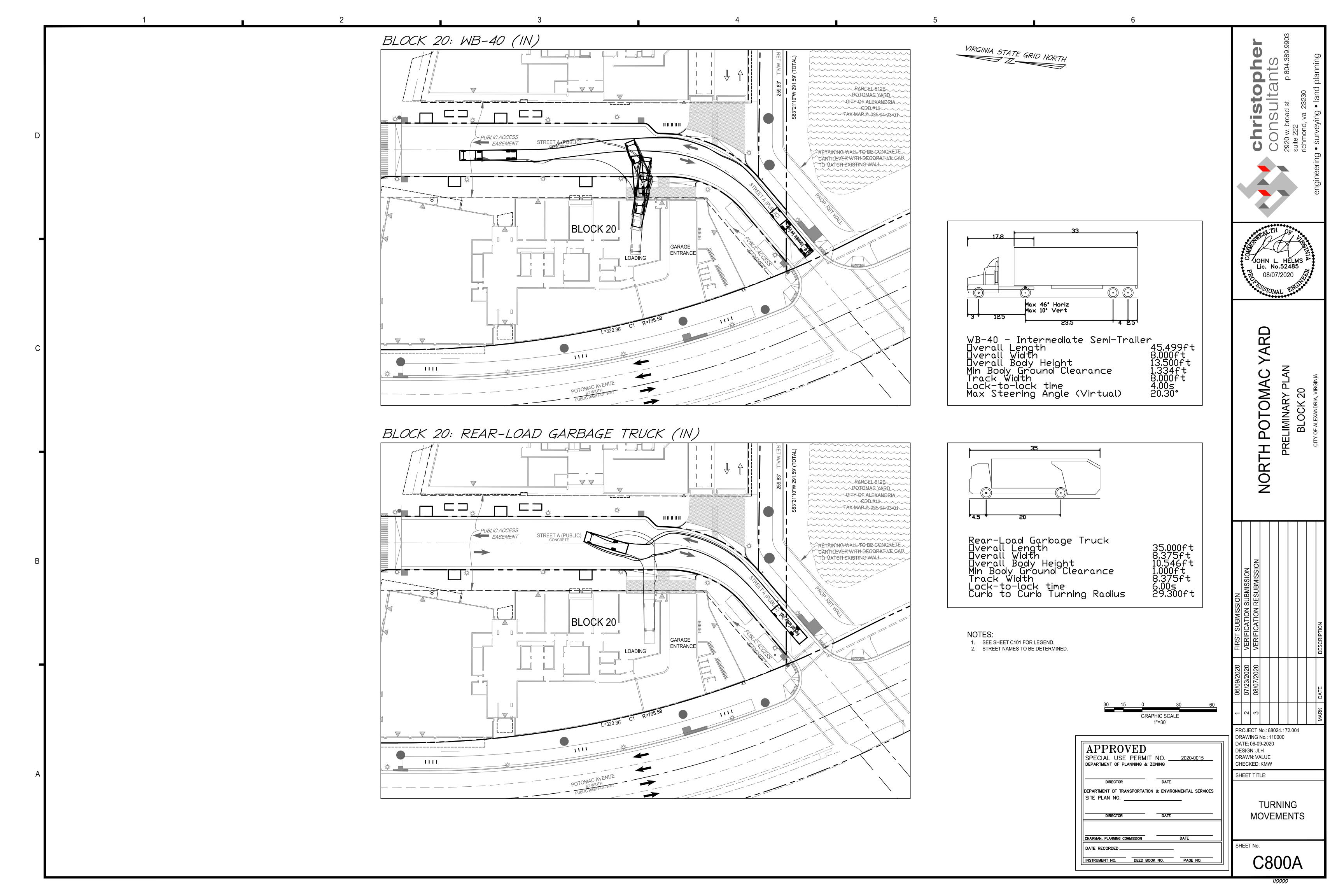
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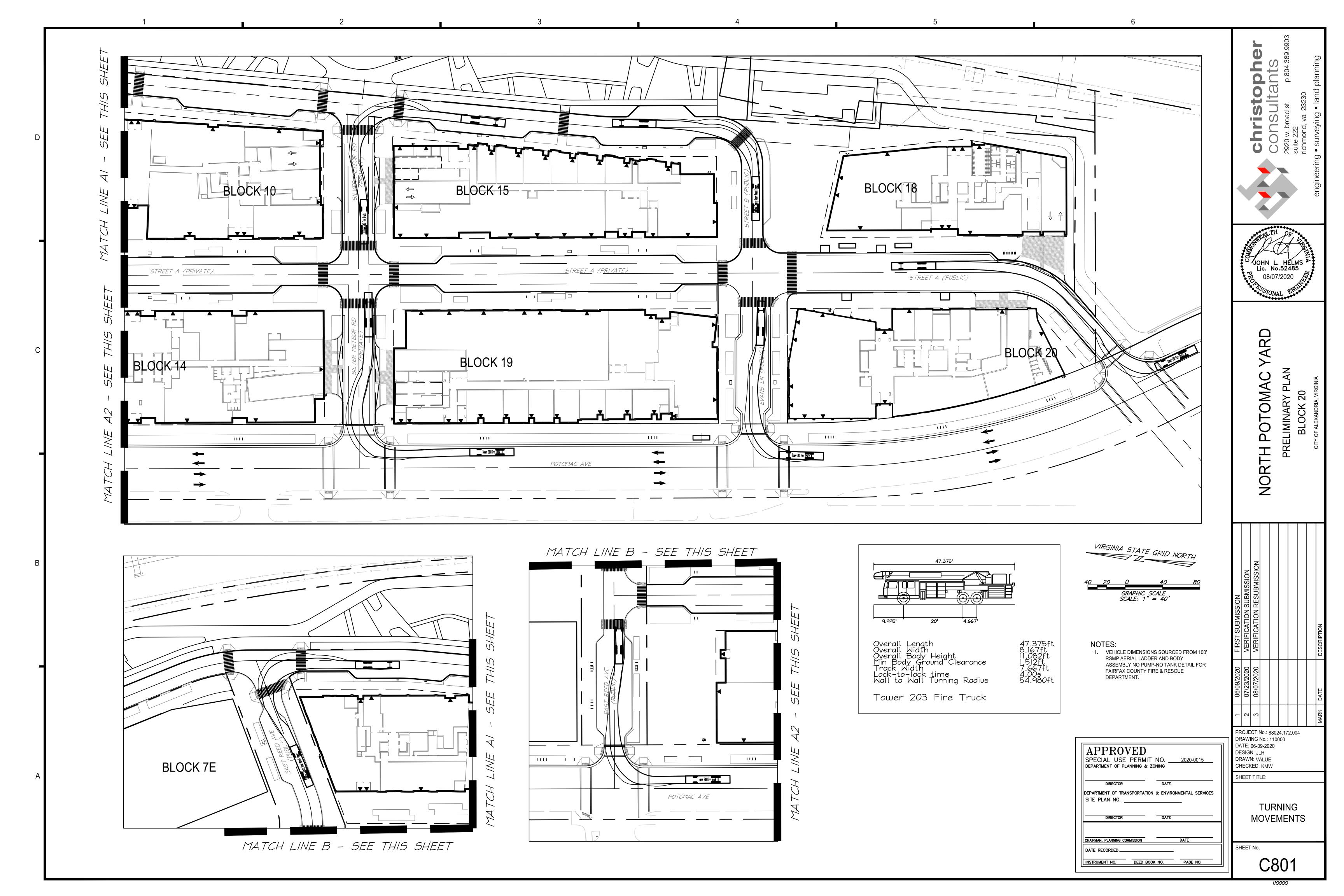
STORM SEWER COMPUTATIONS

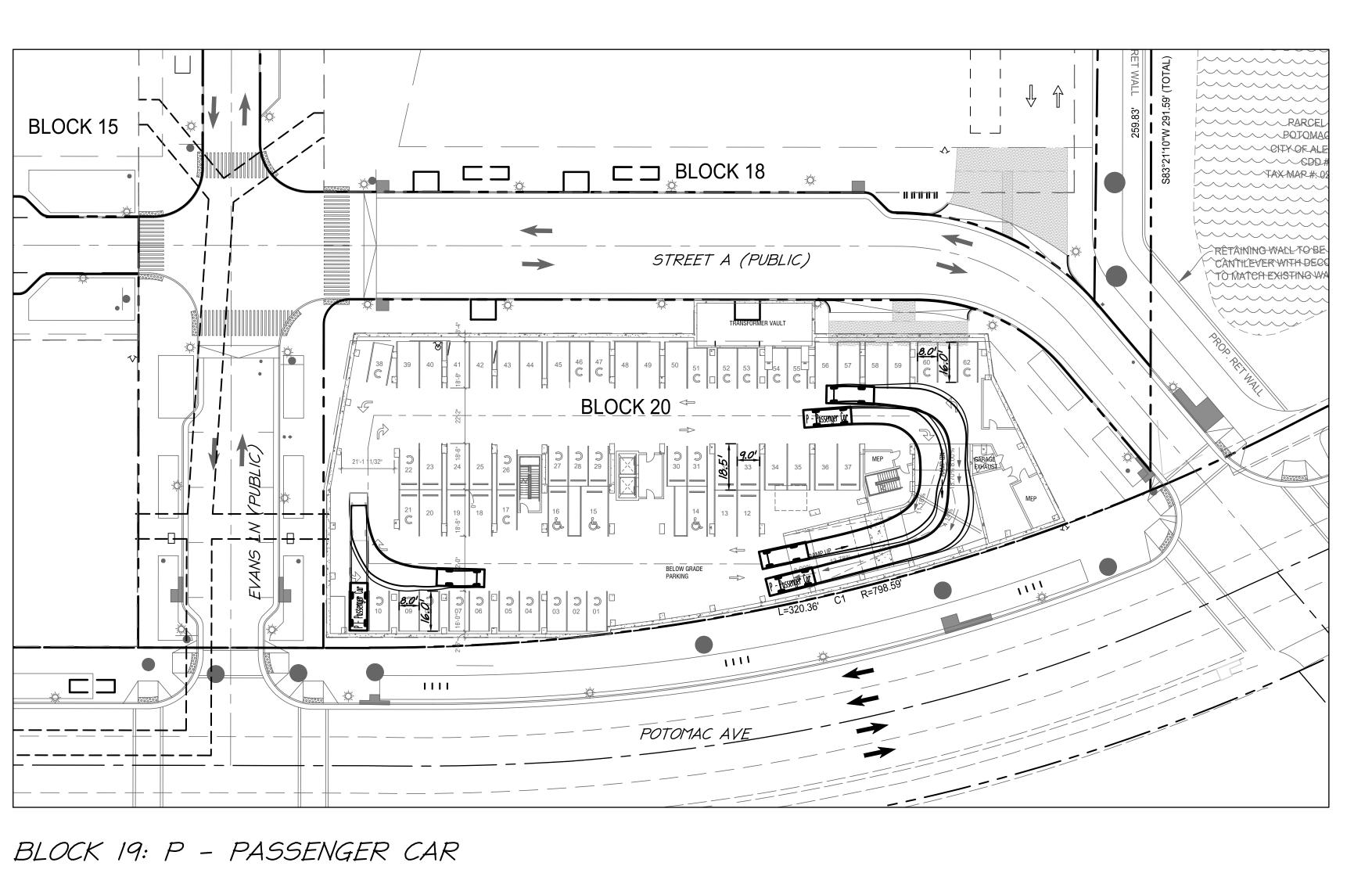
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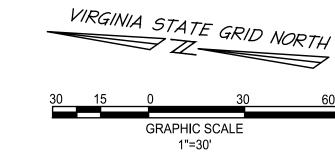


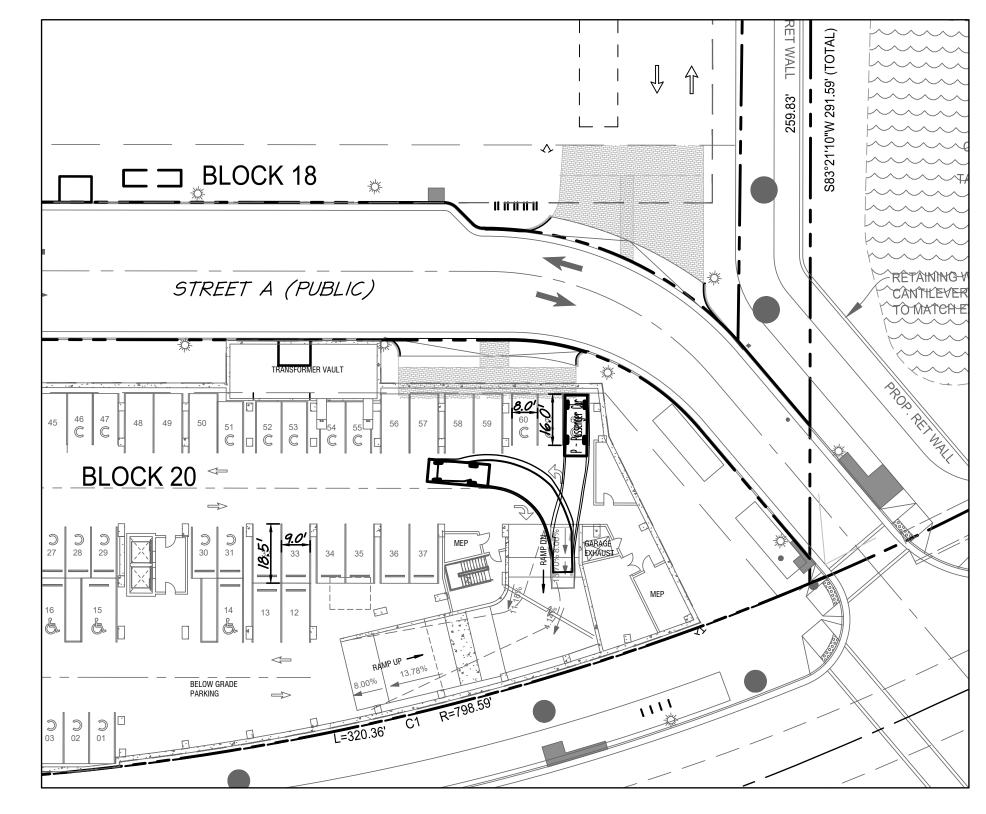


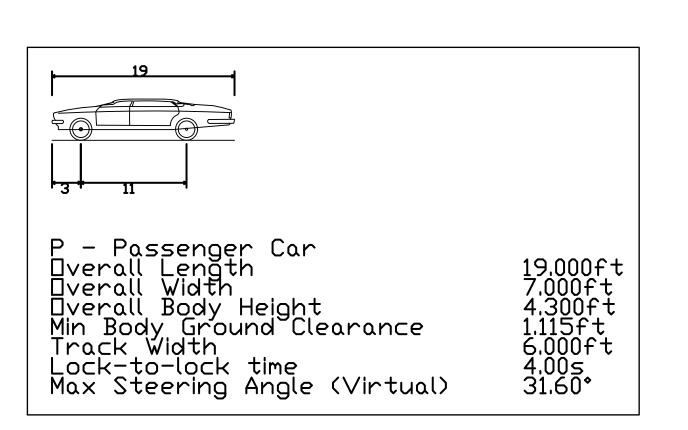






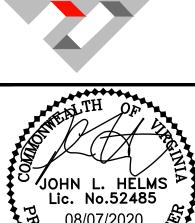






APPROV	
SPECIAL USE P	PERMIT NO2020-001
DEPARTMENT OF PLANI	NING & ZONING
DIRECTOR	DATE
DEPARTMENT OF TRANSF	PORTATION & ENVIRONMENTAL SER
SITE PLAN NO.	
	DATE
SITE PLAN NO	
SITE PLAN NO	DATE
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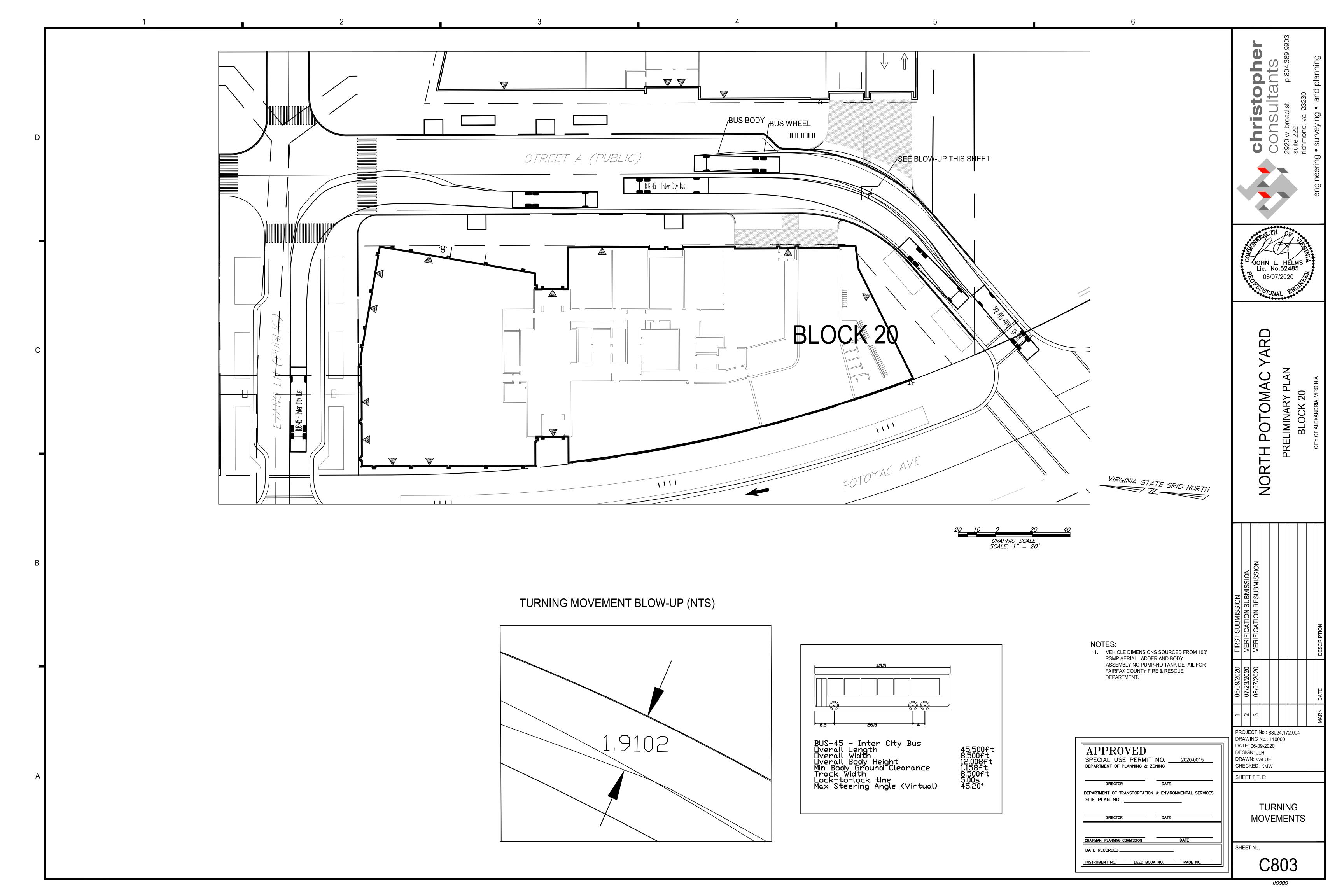
christopher
Consultants
2920 w. broad st. p. 804.389.9903

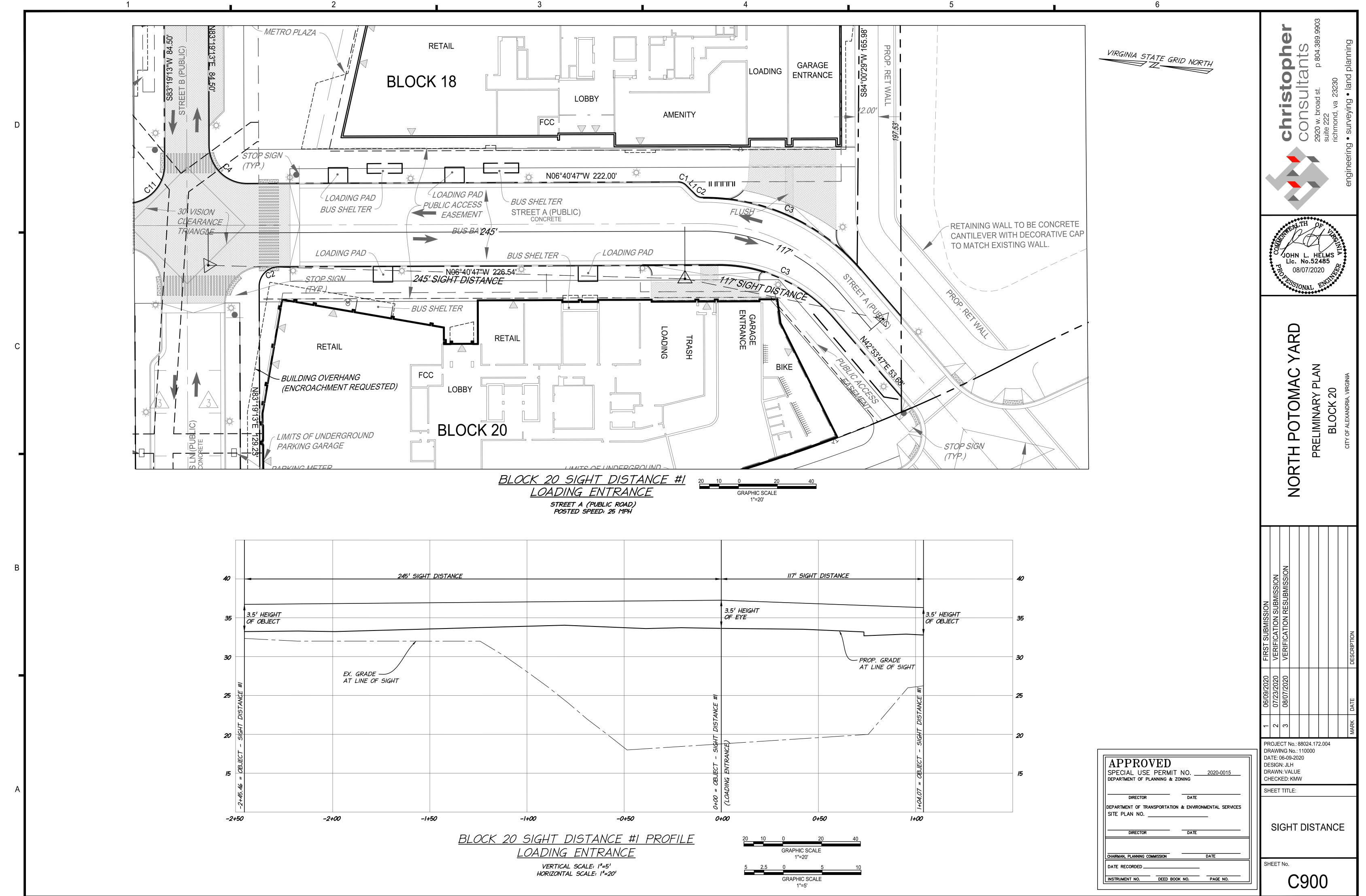


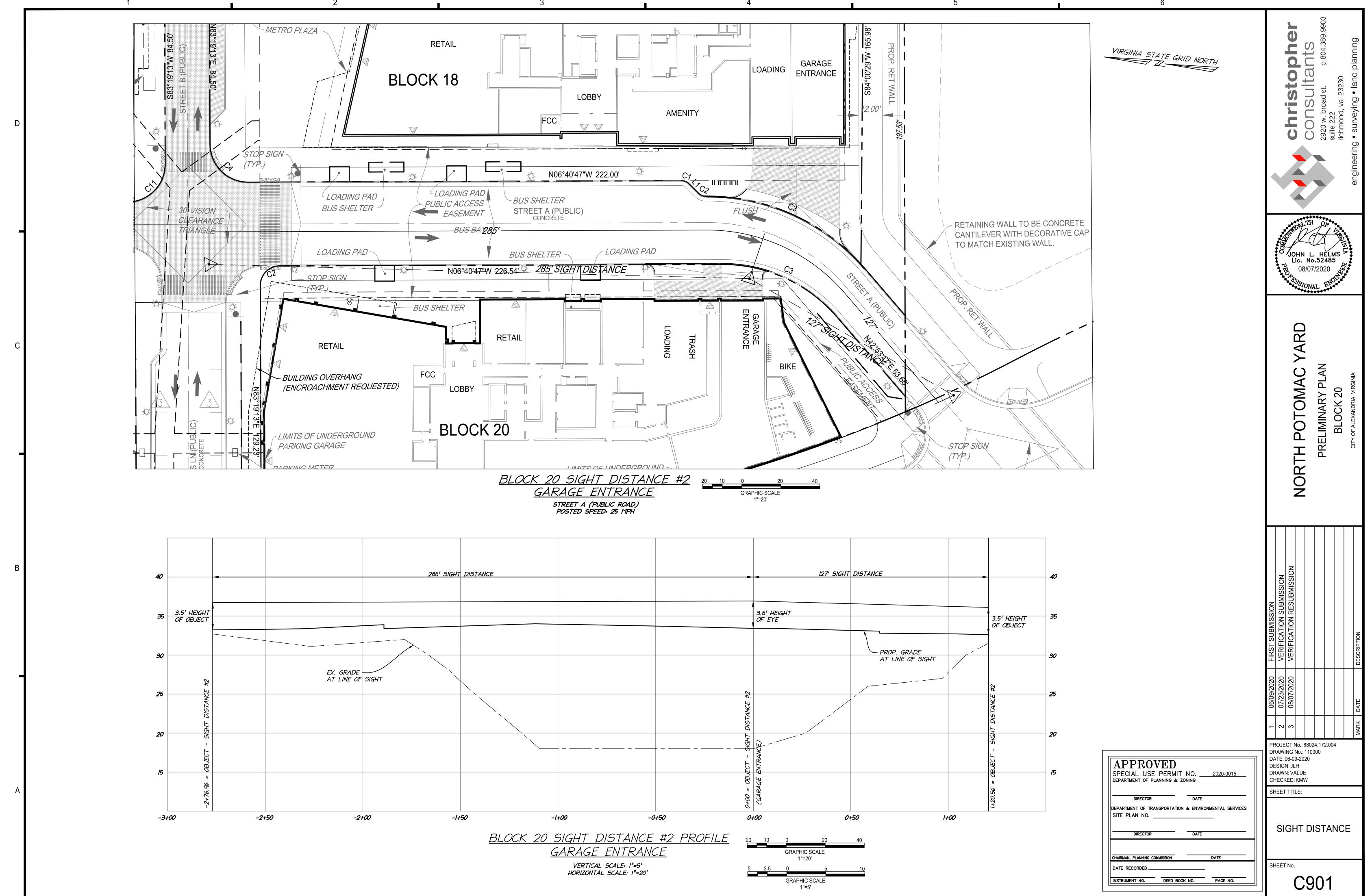
PROJECT No.: 88024.172.004 DRAWING No.: 110000 DATE: 06-09-2020 DESIGN: JLH DRAWN: VALUE CHECKED: KMW SHEET TITLE:

TURNING **MOVEMENTS**

C802









SEE PREVIOUS ISSUES FOR REVISIONS NOT LISTED HERE DEPARTMENT OF PLANNING & ZONING

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DEPARTMENT OF TRANSPORTATION & ENVIROMENTAL SERVICES

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REVISIONS:

PHASE I AERIAL VIEW FROM NORTHWEST

ELKUS MANFREDI

[address] 25 DRYDOCK AVENUE BOSTON MASSACHUSETTS 02210 [tel] 617.426.1300

POTOMAC YARD

NORTH

PHASE 1

Alexandria, Virginia

277 Park Avenue, 36th Floor New York / New York / 10172

Development Manager JBG SMITH

Master Planner Elkus Manfredi Architects

4747 Bethesda Avenue, Suite 200 Bethesda / Maryland / 20814 240.333.3600

25 Drydock Avenue Boston / Massachusetts / 02210 617.426.1300

Civil Engineer christopher consultants, ltd.

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703.674.1300

Attorney Walsh, Colucci, Lubeley & Walsh

One Bowdoin Square, Suite 801 Boston / Massachusetts / 02114 857.233.5171

RESUBMISSION

August 7, 2020

Landscape ^{OJB}

Courthouse Plaza
2200 Clarendon Boulevard, Suite 1300
Arlington / Virginia / 22201
703.528.4700

Owner/Applicant CPYR Theater LLC

212.648.2129

ARCHITECTS

DRAWING NUMBER:

L000

1 PHASE I AERIAL VIEW FROM NORTHWEST

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DIRECTOR
DATE

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DATE

DATE

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INSTRUMENT NO.
DEED BOOK NO.
PAGE NO.

PHASE I AERIAL VIEW FROM SOUTHEAST

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[address] 25 DRYDOCK AVENUE BOSTON MASSACHUSETTS 02210 [tel] 617.426.1300

ARCHITECTS

NORTH POTOMAC YARD PHASE 1

ELKUS MANFREDI

Alexandria, Virginia
Owner/Applicant
CPYR Theater LLC
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New York / New York / 10172
212.648.2129

Development Manager JBG SMITH 4747 Bethesda Avenue, Suite 200 Bethesda / Maryland / 20814 240.333.3600

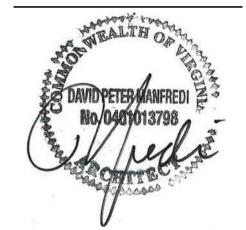
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703.528.4700

Landscape
OJB
One Bowdoin Square, Suite 801
Boston / Massachusetts / 02114
857.233.5171



VERIFICATION RESUBMISSION PROJECT NUMBER:

E: August 7, 2020

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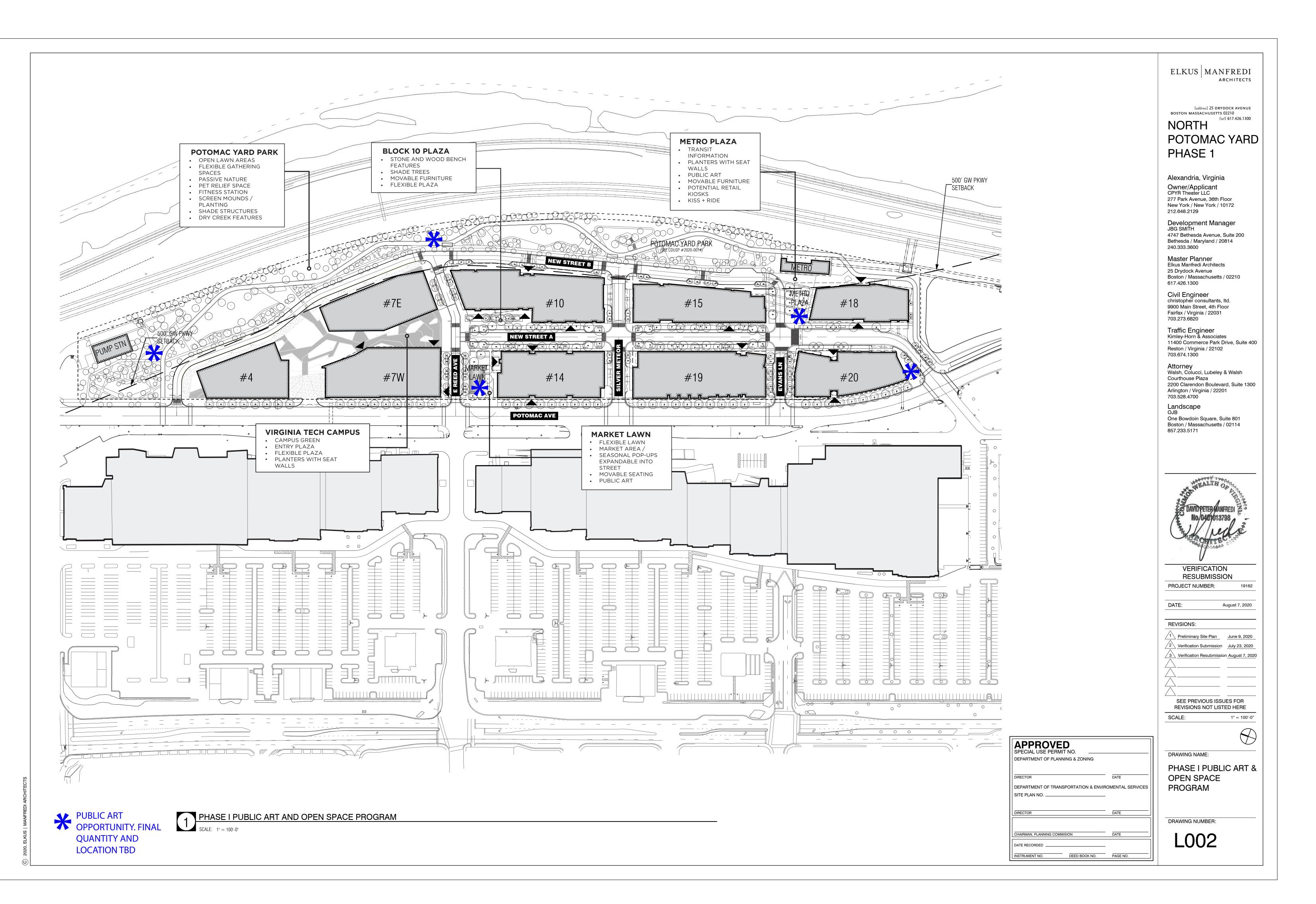
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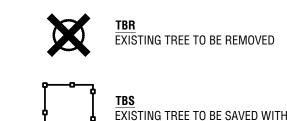
PHASE I AERIAL VIEW FROM SOUTHEAST

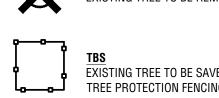
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TREE AND VEGETATION PROTECTION LEGEND





——— CONTAMINATED SOIL

NORTH POTOMAC YARD

Building 20

CPYR THEATER LLC

277 Park Avenue 36th Floor New York, NY 10172 tel. 212.648.2129

OJB Landscape Architecture

One Bowdoin Square, Suite 801 Boston, Massachusetts 02114 tel 857.233.5171

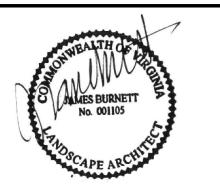
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07AUG2020 DSUP VERIFICATION RESUBMISSION 23JUL2020 DSUP VERIFICATION SUBMISSION DESCRIPTION REV. DATE

Job Number: PT-YRD Issue Date: 07 AUGUST 2020

Scale: 1"=100'-0"



TREE AND VEGETATION PROTECTION PLAN

L004

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HARDSCAPE SCHEDULE

KEY	SYMBOL	DESCRIPTION	MATERIAL	FINISH	COLOR	COMMENTS
CP-02		CONCRETE PAVING, TYPE 2	VEHICULAR INTEGRAL COLORED CONCRETE	GRACE TOP CAST		6" REINFORCED CONCRETE.
UP-01		UNIT PAVING, TYPE 1	12"X 36" PEDESTRIAN CONCRETE UNIT PAVER	-		2" THICK WITH 1" NEOPRENE MODIFIED ASPHALT ADHESIVE, 4" THICK REINFORCED CONCRETE BASE.
UP-02		UNIT PAVING, TYPE 2	6" X 18" PEDESTRIAN CONCRETE UNIT PAVER	-		2" THICK WITH 1" NEOPRENE MODIFIED ASPHALT ADHESIVE, 4" THICK REINFORCED CONCRETE BASE.
UP-03		UNIT PAVING, TYPE 3	6" x 18" PEDESTRIAN PERMEABLE PAVER CHARCOAL MIX	-		2" THICK WITH AGGREGATE SUB BASE, OPEN JOINTS
UP-04		UNIT PAVING, TYPE 4	6" x 18" VEHICULAR PERMEABLE PAVER CHARCOAL MIX	-		4" THICK WITH AGGREGATE SUB BASE, OPEN JOINTS
UP-05		UNIT PAVING, TYPE 5	6" x 18" VEHICULAR PERMEABLE PAVER CHARCOAL MIX	-		4" THICK WITH 1" NEOPRENE MODIFIED ASPHALT ADHESIVE, 6" THICK REINFORCED CONCRETE BASE.
UP-06		UNIT PAVING, TYPE 6	12" X 36" PEDESTRIAN PERMEABLE PAVER	-		2" THICK WITH AGGREGATE SUB BASE, OPEN JOINTS
UP-07		UNIT PAVING, TYPE 7	6" X 18" VEHICULAR PERMEABLE PAVER			4" THICK WITH AGGREGATE SUB BASE, OPEN JOINTS
UP -08		UNIT PAVING, TYPE 8	6" X 18" PEDESTRIAN PERMEABLE PAVER	-		2" THICK WITH AGGREGATE SUB BASE, OPEN JOINTS
UP-09		UNIT PAVING, TYPE 9	6" X 18" VEHICULAR CONCRETE UNIT PAVER			4" THICK WITH 1" NEOPRENE MODIFIED ASPHALT ADHESIVE, 6" THICK REINFORCED CONCRETE BASE.
UP-10		UNIT PAVING, TYPE 10	PEDESTRIAN GRANITE PAVER	-		2" THICK GRANITE PAVER WITH 1" NEOPRENE MODIFIED ASPHALT ADHESIVE, 4" THICK REINFORCED CONCRETE BASE.
UP-11		UNIT PAVING, TYPE 11	VEHICULAR GRANITE PAVER	-		4" THICK GRANITE PAVER WITH 1" NEOPRENE MODIFIED ASPHALT ADHESIVE, 6" THICK REINFORCED CONCRETE BASE.
UP-12		UNIT PAVING, TYPE 12	6" X 12" GRANITE COBBLE STRIP	-		4" THICK TUMBLED GRANITE PAVERS WITH 1" NEOPRENE MODIFIED ASPHALT ADHESIVE, 6" THICK REINFORCED CONCRETE BASE.
UP-13		UNIT PAVING, TYPE 13	6" X 12" GRANITE TACTILE PAVING	-		4" THICK GRANITE PAVERS WITH 1" NEOPRENE MODIFIED ASPHALT ADHESIVE, 6" THICK REINFORCED CONCRETE BASE.
UP-14		UNIT PAVING, TYPE 14	CAST IRON TACTILE PAVING	-		24" x 24" DETECTABLE WARNING PLATE
UP-15		UNIT PAVING, TYPE 15	6"X 6" CONCRETE UNIT PAVER	-		
UP-16		UNIT PAVING, TYPE 16	6"X 6" PERMEABLE PAVER	-		2" THICK WITH 1" NEOPRENE MODIFIED ASPHALT ADHESIVE, 4" THICK REINFORCED CONCRETE BASE.
UP-17		UNIT PAVING, TYPE 17	24"X 24" CONCRETE UNIT PAVER (ROOF)	-		2" THICK ON PEDESTAL SYSTEM ON ROOF SYSTEM
WD-01		WOOD DECKING, TYPE 1	WOOD DECKING	-		INTERIOR GARDEN ROOM
AP-01		ASPHALT PAVING, TYPE 1	VEHICULAR ASPHALT PAVING	-		

LANDSCAPE MATERIAL SCHEDULE

KEY	SYMBOL DESCRIPTION	MATERIAL	FINISH	COLOR	COMMENTS	
LS-01	LANDSCAPE MATERIAL, TYPE 1	DECOMPOSED GRANITE	-		-	
LS-02	LANDSCAPE MATERIAL, TYPE 2	PAVER GRATE	-		-	
LS-03	LANDSCAPE MATERIAL, TYPE 3	BALLAST STONE	-		-	

SITE FEATURES SCHEDULE

KEY	SYMBOL DESCRIPTION	MATERIAL	FINISH	COLOR	COMMENTS
SF-01	SITE FEATURE, TYPE 1	CUSTOM STONE AND WOOD BENCH	-		MONOLITHIC GRANITE BLOCKS. LENGTH: 5'-0" MIN - 10'-0" MAX WIDTH: 24" MIN - 60" MAX HEIGHT: 24" MIN - 36" MAX WOOD TOP. 6" x 6" CUMARU WITH STAINLESS STEEL SUPPORTS
SF-02	SITE FEATURE, TYPE 2	DISTRICT BENCH	-		MMCITE BLOCQ BENCH (mmcite.com)
SF-03	SITE FEATURE, TYPE 3	BIKE RACK	-		MMCITE LOTLIMIT BICYCLE STAND (mmcite.com)
SF-04	SITE FEATURE, TYPE 4	BOLLARD	-		HESS AMERICA TORO BOLLARD (hessamerica.com)
SF-05	SITE FEATURE, TYPE 5	STONE SEAT WALL	-		MONOLITHIC GRANITE BLOCKS. LENGTH: 5'-0" MIN - 10'-0" MAX WIDTH: 24" MIN - 60" MAX HEIGHT: 24" MIN - 36" MAX
SF-06	SITE FEATURE, TYPE 6	LITTER AND RECYCLING	-		ID CREATED BOX SOLID (idcreated.com)
SF-07	SITE FEATURE, TYPE 7	PRECAST WALL WITH DRINK RAIL	-		AT BLOCK 14 RETAIL FRONTAGE
SF-08	SITE FEATURE, TYPE 8	PUBLIC ART	-		

CITY STANDARD LANDSCAPE 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 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 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
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 APPLICABLE PLAN 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
 FLEMENTS
- 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.

NORTH POTOMAC YARD

Building 20

Client
CPYR THEATER LLC

277 Park Avenue 36th Floor New York, NY 10172 tel. 212.648.2129

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Development Manager

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Master Planner

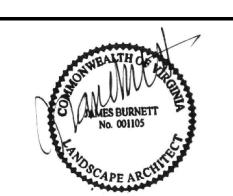
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KEY MAP

07AUG2020 DSUP VERIFICATION RESUBMISSION
23JUL2020 DSUP VERIFICATION SUBMISSION

REV. DATE DESCRIPTION

Job Number: PT-YRD
Issue Date: 07 AUGUST 2020

CONSTRUCTION SCHEDULE

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SITE PLAN NO			
DIRECTOR		DATE	
BIREC TOR			
DINEC TON			
DINEC TOX			
CHAIRMAN, PLANNING C	OMMISSION		DATE
			DATE

MOVABLE FURNITURE SCHEDULE

KEY SYMBOL	DESCRIPTION	MATERIAL	FINISH	COLOR	COMMENTS
MF-01	MOVABLE FURNITURE, TYPE 1	MOVABLE TABLES AND CHAIRS	-		-
MF-02	MOVABLE FURNITURE, TYPE 2	DINING FURNITURE	-		-
MF-03	MOVABLE FURNITURE, TYPE 3	LOUNGE FURNITURE	-		-
MF-04	MOVABLE FURNITURE, TYPE 4	PLANTER POT	-		-

SITE LIGHTING SCHEDULE

KEY	SYMBOL DESCRIPTION	MATERIAL	FINISH	COLOR	COMMENTS
LI-01	SITE LIGHTING, TYPE 1	POTOMAC AVE. STREET LIGHT	-	FIXT	TURE: BEGA LUMINAIRE #99599. POLE: BEGA #2408SF. (bega-us.com)
LI-02	SITE LIGHTING, TYPE 2	DISTRICT STREET LIGHT	-	FIXT	TURE: BEGA LUMINAIRE #77025. POLE: BEGA #1508HR. (bega-us.com)
LI-03	SITE LIGHTING, TYPE 3	POLE MOUNTED FLOOD LIGHT	-	FIXT	TURE: BEGA LUMINAIRE #77797. POLE: BEGA #1908SF. (bega-us.com)

MISCELLANEOUS FEATURE SCHEDULE

KEY SYMBOL	DESCRIPTION	MATERIAL	FINISH	COLOR	COMMENTS
M-01	MISCELLANEOUS FEATURE, TYPE 1	CONCRETE CURB (SEE CIVIL)	-		
MI-02	MISCELLANEOUS FEATURE, TYPE 2	CONCRETE CURB AND GUTTER (SEE CIVIL)	-		
MI-03	MISCELLANEOUS FEATURE, TYPE 3	TRANSITION CURB	-		
MI-04	MISCELLANEOUS FEATURE, TYPE 4	PARKING METER (SEE CIVIL)	-		

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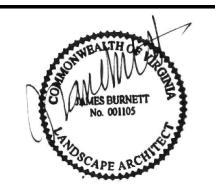
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KEY MAP

07AUG2020 DSUP VERIFICATION RESUBMISSION
23JUL2020 DSUP VERIFICATION SUBMISSION

REV. DATE DESCRIPTION

Job Number: PT-YRD
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CONSTRUCTION SCHEDULE

L100B

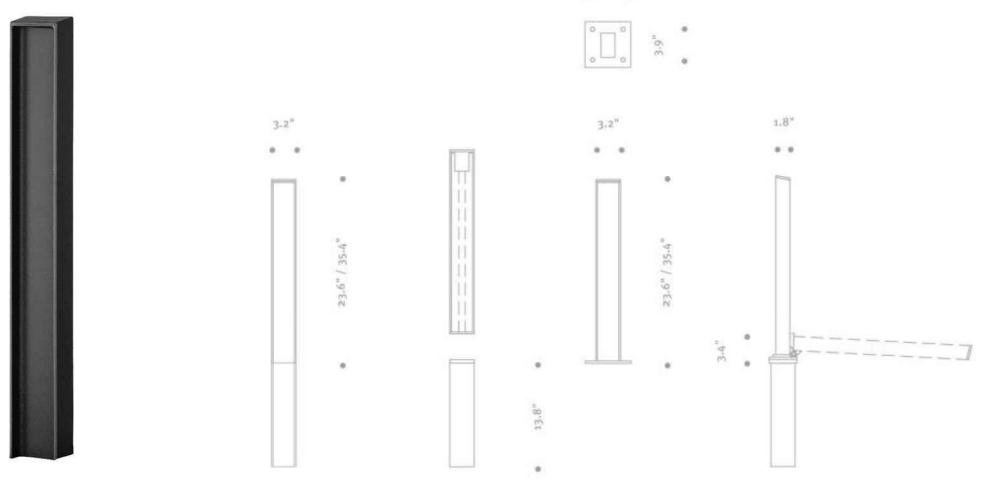
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SIIE PL	AN NO		DATE	
	DIRECTOR		DATE	
CHAIRMAN	, PLANNING COM	IMISSION		DATE



0 0.5 1.0 SCALE: NTS BOLLARD 03



id created, Inc. is a US based company with exclusive rights to distribute Metalco srl

products in the US and Canada.

Box Solid, designed by Staubach & Kuckertz, is a customized litter bin that is made of a robust sheet metal structure and features a solid door that is opened via a spring steel blade slam-lock. The litter bin is equipped with a steel ring to hold a waste bag. Custom graphics are available upon request to make the Box Solid as you like it.

BOX SOLID

STAUBACH & KUCKERTZ



MATERIAL & FINISHES

- -Powder Coated Steel Wrinkled/Matte Finish (standard finish) Smooth/Matte Finish*
- Smooth/Glossy Finish* 'Required finish if custom graphics are applied to ensure proper adhesion,

DIMENSIONS

-393x255mm H=780mm -393x400mm H=1005mm -517x400mm H=1005mm

CAPACITY

-50lt -100lt -135lt

FOOTING

-Surface Mount (Anchors Not Supplied)

CUSTOMIZATION

-Serigraphy -Stickers

TREATMENTS -Anti-Graffiti

-Zinc Rich TRIPLEX primer



877.690.7755 info@idcreated.com idcreated.com

0 0.5 1.0 SCALE: NTS

LITTER AND RECEPTACLE 01



NORTH POTOMAC YARD

Building 20

CPYR THEATER LLC

277 Park Avenue 36th Floor New York, NY 10172 tel. 212.648.2129

OJB Landscape Architecture

One Bowdoin Square, Suite 801 Boston, Massachusetts 02114 tel 857.233.5171

Development Manager JBG Smith 4747 Bethesda Avenue Suite 200 Bethesda, MD 20814 tel 240.333.3600

Master Planner Elkus Manfredi Architects 25 Drydock Avenue Boston, Massachusetts 02210

tel 617.426.1300 Civil Engineer Christopher Consultants, Ltd. 9900 Main Street, 4th Floor

Fairfax, Virginia 22031 tel 703.273.6820 Traffic Engineer **Kimley Horn**

11400 Commerce Park Drive, Suite 400 Reston, Virginia 20191 tel 703.674.1300

Walsh, Colucci, Lubeley, & Walsh Courthouse Plaza 2200 Clarendon Boulevard, Suite 1300 Arlington, VA 22201 tel 703.528.4700



KEY MAP

07AUG2020 DSUP VERIFICATION RESUBMISSION 23JUL2020 DSUP VERIFICATION SUBMISSION

DESCRIPTION REV. DATE

Job Number: PT-YRD

Issue Date: 07 AUGUST 2020

SITE FURNISHING

L100C

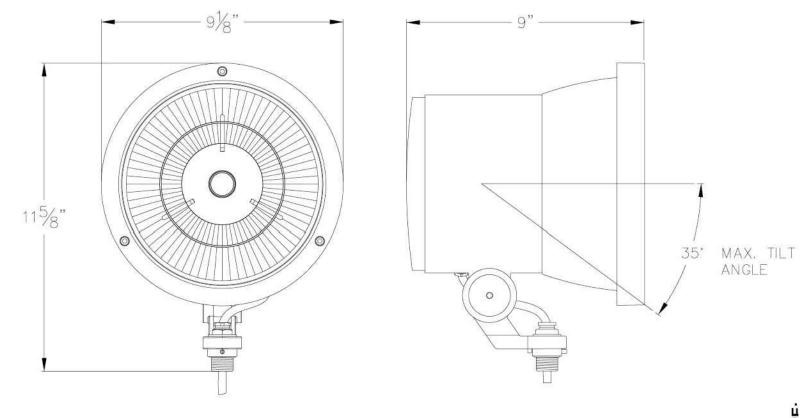
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POTOMAC AVE. STREET LIGHT 03

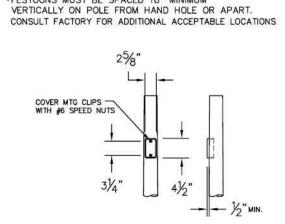
0 0.5 1.0 SCALE: NTS

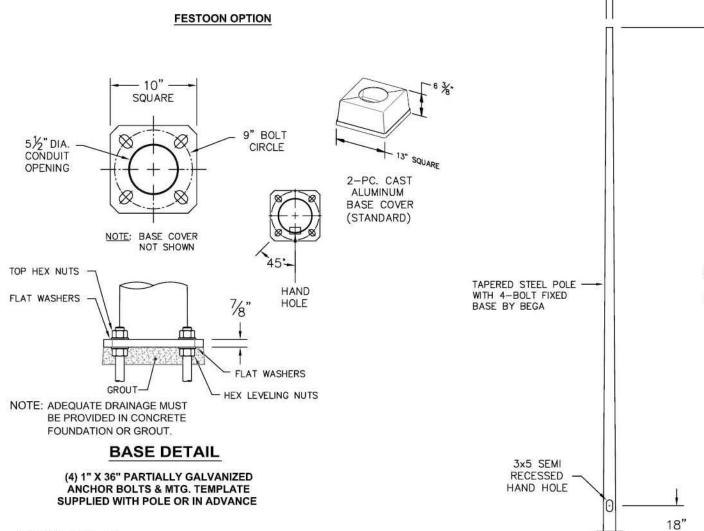
SHOWN ON 1508HR GROUND FAULT OR GROUNDED DUPLEX CONVENIENCE OUTLET * MAXIMUM EPA VALUES ARE BASED ON POLE TOP MOUNTED LUMINAIRES,

NOTES: 1. LUMINAIRE # 77 797 - SEE SPECIFICATIONS



*FESTOON PROVIDED FOR THE PROVISION TO MOUNT ELECTRICAL COMPONENT. ELECTRICAL COMPONENT AND/OR APPROPRIATE COVER IS NOT INCLUDED. *FESTOONS MUST BE SPACED 18" MINIMUM





DISCLAIMER BEGA-US WARRANTS THE SPECIFIC ANCHOR BOLTS & POLE COMBINATION ACCORDING TO THE PRODUCT NUMBER(S) AND DESCRIPTIONS(S). STRUCTURAL CHANGES TO THE POLE REQUESTED BY THE CUSTOMER INCLUDING CHANGES TO POLE LENGTH, MAY AFFECT THE COMPATIBILITY OF THE ANCHOR BOLTS AND CORRESPONDING POLES.
BEGA-US IS NOT RESPONSIBLE FOR THE INCOMPATIBILITY OF THE ANCHOR BOLTS AND POLES RESULTING FROM SUCH STRUCTURAL CHANGES WITHOUT REVIEW BY THE BEGA-US ENGINEERING DEPT. THIS INCLUDES, BUT IS NOT LIMITED TO; ANY LABOR CHARGES, CHARGES FOR REPLACEMENT MATERIALS AND SHIPPING.

SEE LUMINAIRE SPECIFICATION SHEET FOR ADDITONAL DETAILS **DESIGN INFORMATION** WIND SPEED MPH: 80 MPH 90 MPH 100 MPH 110 MPH * MAXIMUM EPA: 18.5 15.0 12.0 10.0

* MAXIMUM EPA AT VARIOUS MPH, ALLOWS FOR 1.3 GUST FACTOR* PER 1994 AASHTO. * DATA ABOVE ASSUMES GRADE LEVEL INSTALLATION

→ | - 3" DIA.

POLE MOUNTED FLOOD LIGHT ()



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Building 20

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KEY MAP

07AUG2020 DSUP VERIFICATION RESUBMISSION

23JUL2020 DSUP VERIFICATION SUBMISSION REV. DATE DESCRIPTION

Job Number: PT-YRD Issue Date: 07 AUGUST 2020

SITE FURNISHING

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DISTRICT STREET LIGHT 02 0 0.5 1.0 SCALE: NTS

URBAN TREE TABULATIONS								
PLAN KEY	QUANTITY	PLAN LOCATION	PROJECTED 20 YR. CANOPY* (PER TREE)	IMPERVIOUS AREA UNDER CANOPY (PER TREE)	IMPERVIOUS AREA GREATER THAN 50% OI PROJECTED 20 YR. CANOPY? (Y/N)			
AS	6	FRONTAGE	1,250 SF	1,150 SF	Υ			
GD	4	FRONTAGE	1,250 SF	1,150 SF	Υ			
GT	6	FRONTAGE	1,250 SF	1,150 SF	у			
AR	4	STREET TREE	1,250 SF	1,150 SF	Υ			
QP	2	FRONTAGE	1,250 SF	1,150 SF	Υ			
QW	2	FRONTAGE	1,250 SF	1,150 SF	Υ			
	TOTAL URBAN	TREES		24				
7	TOTAL STANDAR	RD TREES		0				

			BIODIVERSITY	TABULATIONS			
TREES (URBAN AN	D STANDARD)						
TOTAL NUMBER O	F TREES PROPOS	ED: = 24					
GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED
Acer	10	41.7%	33%	rubrum 'October Glory'	4	16.7%	13%
				saccharum 'Legacy'	6	25.0%	13%
Gymnocladus	4	16.7%	33%	dioicus	4	16.7%	10%
Gleditsia	6	25.0%	33%	triacanthos f. inermis	6	25.0%	10%
Quercus	4	16.7%	33%	palustris	2	8.3%	13%
				phellos	2	8.3%	13%
SHRUBS				'	<u>'</u>		
TOTAL NUMBER O	F SHRUBS PROP	OSED: 241					
CENIIIS	OTV	PERCENT OF TOTAL	MAXIMUM PERCENT	CDECIES	OTV	PERCENT OF TOTAL	MAXIMUM PERCENT
GENUS	QTY.	PROPOSED	ALLOWED	SPECIES	QTY.	PROPOSED	ALLOWED

				NATIVE PLA	NT TABULATI	ONS					
			MARCH 2, 2019 – JANUARY 1, 2020			JANUARY 2, 2020 – JANUARY 1, 2024			BEGINNING JANUARY 2, 2024		
PLANT TYPE	QUANTITY	NATIVE TYPE	REQUIRED	PRO	VIDED	REQUIRED	PRO	VIDED	REQUIRED	PROV	IDED
PLANT TYPE	QUANTITY	NATIVETTE	%	QTY.	%	%	QTY.	%	%	QTY.	9
Urban Trees	24	Regional/Local	10%	11	64.7%	15%	24	100%	20%		
Orban frees	24	Total Natives	25%	11	64.7%	25%	24	100%	50%		
Standard Trees	0	Regional/Local	15%	0	#DIV/0!	25%	0		40%		
Standard Trees	Ü	Total Natives	40%	0	#DIV/0!	60%	0		80%		
Evergreen	19	Regional/Local	5%			8%	19	100%	10%		
Shrubs	19	Total Natives	20%			30%	19	100%	40%		
Deciduous	222	Regional/Local	10%			15%	222	100%	20%		
Shrubs		Total Natives	40%			60%	222	100%	80%		
Groundcovers	0	Regional/Local	5%			10%	0		10%		
31 OutlideOver3	Ŭ	Total Natives	10%			20%	0		20%		
Perennials, Ferns,	1,577	Regional/Local	10%			15%	1577	100%	25% (perennials) 30% (ferns & grasses)		
Ornamental Grasses	1,377	Total Natives	25%			40%	1577	100%	60% (perennials) 80% (ferns & grasses)		
Vines	0	Total Natives				100%	0		100%		
				1	OTALS						
TOTAL PLANT	S SPECIFIED	TOTAL SUM (OF REGIONAL/LOCAL I	NATIVE PLANTS	5		тот	AL SUM OF	NATIVE PLANTS		
10	12		1842					18	842		
184	12		100.0%					10	0.0%		

1) Percentages apply to the total quantity of each plant type specifed 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

CROWN COVER TA	BULATIONS
TOTAL SITE AREA (SF)	37,369
25% CROWN COVER REQUIRED (SF)	9,342
EXISTING CROWN COVER (SF)	0
REMOVED CROWN COVER (SF)	0
PRESERVED CROWN COVER (SF)	
Crown Cover from Preserved Trees	0
Crown Cover from Preserved Shrubs	0
PROPOSED CROWN COVER (SF)	
Crown Cover from Proposed Trees*	10,000
Crown Cover from Proposed Shrubs*	679
Crown Cover from all Proposed Trees	30,000
Crown Cover from all Proposed Shrubs	2,703
TOTAL CROWN COVER PROVIDED (%)*	28.6%
TOTAL CROWN COVER PROVIDED (SF)*	10,679
*8 TREES WITHIN PRIVATE PROPERTY BOUNDARY O	COUNTED TOWARDS C
TREES IN PUBLIC ROW NOT COUNTED	24 TREES TOTAL IN E

Tree	Qty	Qty*	Crown Cover	Total Crown Cover	Crown Cover w/I PB*
Acer saccharum 'Legacy'	6	0	1250	7500	0
Gymnocladus dioicus	4	0	1250	5000	0
Gleditsia triacanthos	6	0	1250	7500	0
Liquidambar styraciflua	0	0	1250	0	0
Magnolia virginiana	0	0	250	0	C
Acer rubrum 'October Glory'	4	4	1250	5000	5000
Quercus bicolor	0	0	1250	0	C
Quercus palustris	2	2	1250	2500	2500
Quercus phellos	2	2	1250	2500	2500
Tilia x euchlora	0	0	1250	0	(
Ulmus parvifolia 'Allee'	0	0	1250	0	(
TREE CAN	NOPY COVERA	GE:		30000	10000
Shrub	Qty	Qty*	Crown Cover	Total Crown Cover	
Aronia arbutifolia 'Brilliantissima'	0		10	0	
Clethra alnifolia 'Hummingbird'					140
	14	14	10	140	140
Ceonothus americanus	12	0	10	120	
Cornus racemosa 'Muskingham'	104	32	2	208	64
Cornus sericea 'Arctic Fire'	36		10	360	(
Fothergilla gardenii	0	0	2	0	(
Hydrangea arborescens 'Annabelle'	0	0	10	0	(
Hydrangea quercifolia	0	0	25	0	(
llex glabra 'Shamrock'	19	19	25	475	475
Itea virginica 'Little Henry'	0	0	2	0	(
llex verticillata 'Red Sprite'	20	0	25	500	(
llex vomitoria	36	0	25	900	(
SHRUB CA	NOPY COVER	AGE:		2703	679
*Qty within Property Boundary					

PLANTING SCHEDULE

TREES

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION	LOCALLY NATIVE	REGIONALLY NATIVE
AS	6	Acer saccharum 'Legacy'	Legacy Sugar Maple	2.5"-3" CAL	PER PLAN	B&B		Х
© GD	4	Gymnocladus dioicus	KENTUCKY COFFEETREE	2.5"-3" CAL	PER PLAN	B&B		X
© GT	6	Gleditsia triacanthos f. inermis	THORNLESS HONEYLOCUST	2.5"-3" CAL	PER PLAN	B&B	X	X
AR	4	Acer Rubrum 'October Glory'	OCTOBER GLORY MAPLE	2.5"-3" CAL	PER PLAN	B&B		
@ QP	2	Quercus palustris	PIN OAK	2.5"-3" CAL	PER PLAN	B&B	X	Х
© QW	2	Quercus phellos	WILLOW OAK	2.5"-3" CAL	PER PLAN	B&B	Х	Х

SHRUBS

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION	LOCALLY NATIVE	REGIONALLY NATIVE
CAH	14	Clethra alnifolia 'Hummingbird'	HUMMINGBIRD SUMMERSWEET	3 GAL	PER PLAN	CONT		Х
• CEA	12	Ceonothus americanus	NEW JERSEY TEA	3 GAL	PER PLAN	CONT	Х	X
• CRM	104	Cornus racemosa 'Muskingham'	MUSKINGHAM DOGWOOD	1 GAL	PER PLAN	CONT		Х
₹°. CSA	36	Cornus sericea 'Artic Fire'	ARCTIC FIRE RED-OSIER DOGWOOD	3 GAL	PER PLAN	CONT		Х
· IGS	19	llex glabra 'Shamrock'	SHAMROCK INKBERRY	3 GAL	PER PLAN	CONT		Х
· ISD	36	llex vomitoria 'Stokes Dwarf'	DWARF YAUPON HOLLY	3 GAL	PER PLAN	CONT		Х
(·) IVR	20	Ilex verticillata 'Red Sprite'	RED SPRITE WINTERBERRY	3 GAL	PER PLAN	CONT	Х	Х

PERENNIALS, VINES, AND GROUNDCOVERS

SYMBOL	QTY	LATIN NAME	COMMON NAME	SIZE	SPACING	CONDITION	LOCALLY NATIVE	REGIONALLY NATIVE
+++++++ CHL	112	Chasmanthium latifolium	NORTHERN SEA OATS	1 GAL	18" OC	CONT	Х	X
PM3	409	Panicum virgatum 'Heavy Metal' Schizachyrium scoparium Deschampsia cespitosa Rudbeckia hirta Eachinacea purpurea Pycnanthemum viginianum Monarda fistulosa	HEAVY METAL PANIC GRASS LITTLE BLUESTEM TUFTED HAIR GRASS BLACK-EYED SUSAN PURPLE CONEFLOWER AMERICAN MOUNTAIN MINT WILD BERGAMOT	1 QT	12" OC	CONT	X X - X - X	X X X X X X
BM1	480	Calamagrostis canadensis Carex vulpinoidea	BLUEJOINT GRASS FOX SEDGE	1 QT	12" OC	CONT	- X	X X
BM2	576	Carex stricta Amsonia tabernaemontana	TUSSOCK SEDGE BLUE STAR	1 QT	12" OC	CONT	X -	X X

ROOF PLANTING LATIN NAME

SYMBOL	QTY	LATIN NAME	COMMON NAME	SIZE	SPACING	CONDITION	LOCALLY NATIVE	REGIONALLY NATIVE
		Sedum spurium 'Fireglow'	Fireglow Sedum					
		Sedum spurium 'John Creech'	John Creech Sedum					
		Sedum kamtschaticum	Russian Stonecrop					
		Sedum kamtschaticum 'Variegatum'	Variegated Russian Stonecrop					
		Sedum takesimensis 'Golden Carpet'	Golden Carpet Sedum					
		Sedum acre 'Aureum'	Golden Stonecrop					
GR1		Sedum acre 'Gold Moss'	Gold Moss Sedum					
GRI		Sedum album 'Murale'	White Stonecrop					
		Sedum stefco	Stefco Stonecrop					
		Sedum floriferum 'Weihenstephaner Gold'	Orange Stonecrop					
		Sedum reflexum 'Blue Spruce'	Blue Spruce Stonecrop					
		Sedum rupestre 'Angelina'	Angelina Stonecrop					
		Sedum sexangulare	Tasteless Stonecrop					
		Sedum x immergrunchen	Siberian Sedum					

NORTH **POTOMAC YARD**

Building 20

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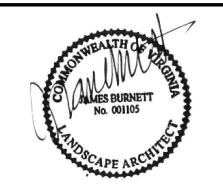
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21AUG2020 VERIFICATION RESUBMISSION #2 07AUG2020 DSUP VERIFICATION RESUBMISSION 23JUL2020 DSUP VERIFICATION SUBMISSION

REV. DATE DESCRIPTION

Job Number: PT-YRD Issue Date: 07 AUGUST 2020

APPROVED SPECIAL USE PERMIDEPARTMENT OF PLANNING &	
DIREC TOR	DATE
DEPARTMENT OF TRANSPORTATION SITE PLAN NO.	N & ENVIRONMENTAL SERVICES
DIREC TOR	DATE

PLANTING SCHEDULE

L100E

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LANDSCAPE LEGEND

CP-01 - CONCRETE PAVING, TYPE 1

UP-01 - UNIT PAVING, TYPE 1 12"X36" PEDESTRIAN CONCRETE UNIT PAVERS

6" X 18" VEHICULAR

PERMEABLE PAVER

6"X6" CONCRETE UNIT PAVER

UP-03 - UNIT PAVING, TYPE 3 **UP-02** - UNIT PAVING, TYPE 2 6"X18" PEDESTRIAN 6"X18" PEDESTRIAN PERMEAB

CONCRETE UNIT PAVERS PAVERS (CHARCOAL MIX) **UP-04** - UNIT PAVING, TYPE 4 **UP-05** - UNIT PAVING, TYPE 5 6"X18" VEHICULAR PERMEABLE 6"x18" VEHICULAR PERMEAB PAVERS (CHARCOAL MIX) PAVER (CHARCOAL MIX)

UP-06 - UNIT PAVING, TYPE 6 **UP-07** - UNIT PAVING, TYPE 7 12"X36" PEDESTRIAN PERMEABLE PAVER

UP-09 - UNIT PAVING, TYPE 9 **UP-08** - UNIT PAVING, TYPE 8 6" X 18" PEDESTRIAN 6"X18" VEHICULAR PERMEABLE PAVER CONCRETE UNIT PAVER

UP-10 - UNIT PAVING, TYPE 10 **UP-11** - UNIT PAVING, TYPE 11 PEDESTRIAN GRANITE PAVER VEHICULAR GRANITE PAVER

UP-12 - UNIT PAVING, TYPE 12 **UP-13** - UNIT PAVING, TYPE 13 GRANITE TACTILE PAVING 6"X12" GRANITE COBBLE **UP-14** - UNIT PAVING, TYPE 14 **UP-15** - UNIT PAVING, TYPE 15

UP-16 - UNIT PAVING, TYPE 16 AP-01 - ASPHALT PAVING, TYPE 1 6"X6" CONCRETE VEHICULAR ASPHALT PAVING PERMEABLE PAVER

WD-01 - WOOD DECKING

SITE FEATURE

SF-01 - SITE FEATURE, TYPE 1 **SF-02** - SITE FEATURE, TYPE 2 **CUSTOM STONE AND** DISTRICT BENCH WOOD BENCH

SF-03 - SITE FEATURE, TYPE 3 **SF-04** - SITE FEATURE, TYPE 4 BIKE RACK BOLLARD

SF-06 - SITE FEATURE, TYPE 6 **SF-05** - SITE FEATURE, TYPE 5 STONE SEAT WALL LITTER AND RECYCLING

SF-07 - SITE FEATURE, TYPE 7 **SF-08** - SITE FEATURE, TYPE 8 PRECAST WALL WITH PUBLIC ART DRINK RAIL

LANDSCAPE MATERIAL

PAVER GRATE DECOMPOSED GRANITE

SITE LIGHTING

MF-01 - MOVABLE FURNITURE, TYPE POTOMAC AVE. STREET LIGHT **LI-02** - SITE LIGHTING, TYPE 2

DISTRICT STREET LIGHT LI-03 - SITE LIGHTING, TYPE 3

MF-02 - MOVABLE FURNITURE, TYPE 2 DINING FURNITURE

MF-03 - MOVABLE FURNITURE, TYPE 3 LOUNGE FURNITURE

MOVABLE FURNITURE

MOVABLE TABLES AND CHAIR

LS - Liquidambar styraciflua SWEETGUM

AR - Acer rubrum 'Octerber Glory' **QW** - Quercus phellos RED MAPLE

TA - Tilia americana

SWAMP WHITE OAK

AMERICAN LINDEN

WILLOW OAK

QP - Quercus palustris

PIN OAK

CAH - Clethra alnifolia 'Hummingbird' **CEA** - Ceonothus americanus HUMMINGBIRD SUMMERSWEET NEW JERSEY TEA

CSA - Cornus sericea 'Artic Fire' **CRM** - Cornus racemosa 'Muskingham' ARCTIC FIRE RED-OSIER DOGWOOD MUSKINGHAM DOGWOOD HAA - Hydrangea arborescens ' Annabelle' IGS - Ilex glabra 'Shamrock'

ANNABELLE WILD HYDRANGEA IVL - Itea virginica 'Little Henry'

SHAMROCK INKBERRY IVR - Ilex verticillata 'Red Sprite' RED SPRITE WINTERBERRY

PM2 - PERENNIAL MIX, TYPE 2

TME - Taxus x media 'Everglow' EVERGLOW YEW

PERENNIALS, VINES, AND GROUND COVERS

CHL - Chasmanthium latifolium BM3 - BIORETENTION MIX, TYPE 1

NORTHERN SEA OATS PM1 - PERENNIAL MIX, TYPE 1

PM3 - PERENNIAL MIX, TYPE 3

MI-01 - MISCELLANEOUS FEATURES, TYPE 1 CONCRETE CURB (SEE CIVIL)

MI-02 - MISCELLANEOUS FEATURES, TYPE 2 CONCRETE GUTTER (SEE CIVIL)

MI-03 - MISCELLANEOUS FEATURES, TYPE 3 TRANSITION CURB



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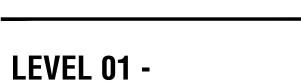
KEY MAP

AUG2020	DSUP VERIFICATION RESUBMISS

23JUL2020 DSUP VERIFICATION SUBMISSION REV. DATE DESCRIPTION

Job Number: PT-YRD Issue Date: 07 AUGUST 2020

Scale: 1"=10'-0"



LANDSCAPE PLAN

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LANDSCAPE LEGEND

CP-01 - CONCRETE PAVING, TYPE 1

VEHICULAR INTEGRAL COLORED CONCRETE

12"X36" PEDESTRIAN CONCRETE UNIT PAVERS **UP-03** - UNIT PAVING, TYPE 3 6"X18" PEDESTRIAN PERMEABL

UP-01 - UNIT PAVING, TYPE 1

PAVERS (CHARCOAL MIX)

6" X 18" VEHICULAR

SF-04 - SITE FEATURE, TYPE 4

MF-01 - MOVABLE FURNITURE, TYPE

DINING FURNITURE

MOVABLE TABLES AND CHAIR

UP-04 - UNIT PAVING, TYPE 4 **UP-05** - UNIT PAVING, TYPE 5 6"X18" VEHICULAR PERMEABLE PAVERS (CHARCOAL MIX)

6"x18" VEHICULAR PERMEABL PAVER (CHARCOAL MIX) **UP-07** - UNIT PAVING, TYPE 7

PERMEABLE PAVER **UP-08** - UNIT PAVING, TYPE 8 **UP-09** - UNIT PAVING, TYPE 9 6"X18" VEHICULAR 6" X 18" PEDESTRIAN PERMEABLE PAVER CONCRETE UNIT PAVER

UP-11 - UNIT PAVING, TYPE 11 **UP-10** - UNIT PAVING, TYPE 10 VEHICULAR GRANITE PAVER

UP-12 - UNIT PAVING, TYPE 12 **UP-13** - UNIT PAVING, TYPE 13 GRANITE TACTILE PAVING 6"X12" GRANITE COBBLE

UP-14 - UNIT PAVING, TYPE 14 **UP-15** - UNIT PAVING, TYPE 15 CAST IRON TACTILE PAVING 6"X6" CONCRETE UNIT PAVER

AP-01 - ASPHALT PAVING, TYPE 1 **UP-16** - UNIT PAVING, TYPE 16 6"X6" CONCRETE VEHICULAR ASPHALT PAVING PERMEABLE PAVER

SITE FEATURE

SF-01 - SITE FEATURE, TYPE 1 **SF-02** - SITE FEATURE, TYPE 2 **CUSTOM STONE AND** DISTRICT BENCH

> BOLLARD **SF-06** - SITE FEATURE, TYPE 6

LITTER AND RECYCLING **SF-07** - SITE FEATURE, TYPE 7 SF-08 - SITE FEATURE, TYPE 8 PUBLIC ART

LANDSCAPE MATERIAL

LS-01 - LANDSCAPE MATERIAL, TYPE 1 LS-02 - LANDSCAPE MATERIAL, TYPE 2 PAVER GRATE DECOMPOSED GRANITE

SITE LIGHTING **MOVABLE FURNITURE**

LI-01 - SITE LIGHTING, TYPE 1 POTOMAC AVE. STREET LIGHT

> LI-02 - SITE LIGHTING, TYPE 2 MF-02 - MOVABLE FURNITURE, TYPE 2 DISTRICT STREET LIGHT

> LI-03 - SITE LIGHTING, TYPE 3 MF-03 - MOVABLE FURNITURE, TYPE 3 POLE MOUNTED FLOOD LIGHT LOUNGE FURNITURE

LS - Liquidambar styraciflua **QP** - Quercus palustris PIN OAK

AR - Acer rubrum 'Octerber Glory' RED MAPLE

WILLOW OAK

QB - Quercus bicolor SWAMP WHITE OAK **TA** - Tilia americana AMERICAN LINDEN

SHAMROCK INKBERRY

RED SPRITE WINTERBERRY

QW - Quercus phellos

CAH - Clethra alnifolia 'Hummingbird' **CEA** - Ceonothus americanus HUMMINGBIRD SUMMERSWEET NEW JERSEY TEA

CSA - Cornus sericea 'Artic Fire' **CRM** - Cornus racemosa 'Muskingham' ARCTIC FIRE RED-OSIER DOGWOOD MUSKINGHAM DOGWOOD

ANNABELLE WILD HYDRANGEA IVL - Itea virginica 'Little Henry' IVR - Ilex verticillata 'Red Sprite' LITTLE HENRY SWEETSPIRE

TME - Taxus x media 'Everglow' EVERGLOW YEW

PERENNIALS, VINES, AND GROUND COVERS

CHL - Chasmanthium latifolium **BM3** - BIORETENTION MIX, TYPE 1 NORTHERN SEA OATS

PM1 - PERENNIAL MIX, TYPE 1 PM2 - PERENNIAL MIX, TYPE 2 PM3 - PERENNIAL MIX, TYPE 3

MISCELLANEOUS

MI-01 - MISCELLANEOUS FEATURES, TYPE 1 CONCRETE CURB (SEE CIVIL)

MI-02 - MISCELLANEOUS FEATURES, TYPE 2 CONCRETE GUTTER (SEE CIVIL)

MI-03 - MISCELLANEOUS FEATURES, TYPE 3

APPROVED SPECIAL USE PERMIT NO. EPARTMENT OF PLANNING & ZONING

NORTH POTOMAC YARD

Building 20

CPYR THEATER LLC

277 Park Avenue 36th Floor New York, NY 10172 tel. 212.648.2129

OJB Landscape Architecture

One Bowdoin Square, Suite 801 Boston, Massachusetts 02114 tel 857.233.5171

Development Manager JBG Smith 4747 Bethesda Avenue Suite 200 Bethesda, MD 20814 tel 240.333.3600

Master Planner **Elkus Manfredi Architects**

25 Drydock Avenue Boston, Massachusetts 02210 tel 617.426.1300

Civil Engineer Christopher Consultants, Ltd. 9900 Main Street, 4th Floor Fairfax, Virginia 22031

tel 703.273.6820 Traffic Engineer

Kimley Horn 11400 Commerce Park Drive, Suite 400 Reston, Virginia 20191 tel 703.674.1300

Walsh, Colucci, Lubeley, & Walsh Courthouse Plaza

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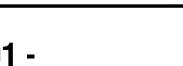
KEY MAP

07AUG2020 DSUP VERIFICATION RESUBMISSION

23JUL2020 DSUP VERIFICATION SUBMISSION REV. DATE DESCRIPTION

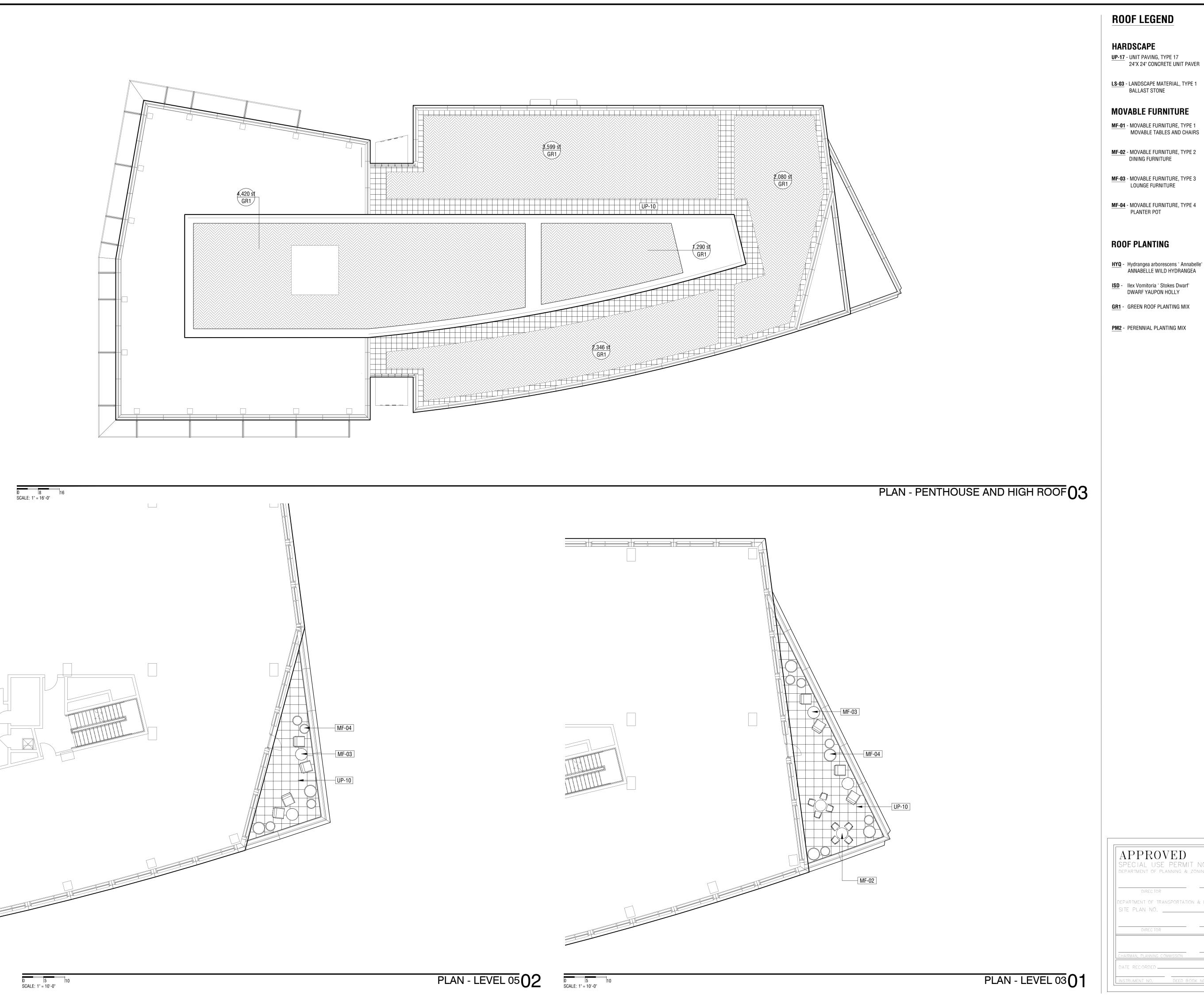
Job Number: PT-YRD Issue Date: 07 AUGUST 2020

Scale: 1"=10'-0"



LEVEL 01 -LANDSCAPE PLAN

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UP-17 - UNIT PAVING, TYPE 17

LS-03 - LANDSCAPE MATERIAL, TYPE 1

MOVABLE FURNITURE

MF-01 - MOVABLE FURNITURE, TYPE 1 MOVABLE TABLES AND CHAIRS

MF-02 - MOVABLE FURNITURE, TYPE 2

MF-03 - MOVABLE FURNITURE, TYPE 3 LOUNGE FURNITURE

MF-04 - MOVABLE FURNITURE, TYPE 4

ROOF PLANTING

HYQ - Hydrangea arborescens ' Annabelle' ANNABELLE WILD HYDRANGEA

DWARF YAUPON HOLLY

GR1 - GREEN ROOF PLANTING MIX

NORTH POTOMAC YARD

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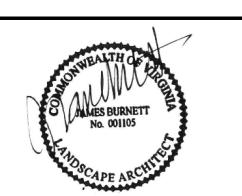
Bethesda, MD 20814 tel 240.333.3600 Master Planner

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KEY MAP

07AUG2020 DSUP VERIFICATION RESUBMISSION 23JUL2020 DSUP VERIFICATION SUBMISSION

DESCRIPTION REV. DATE

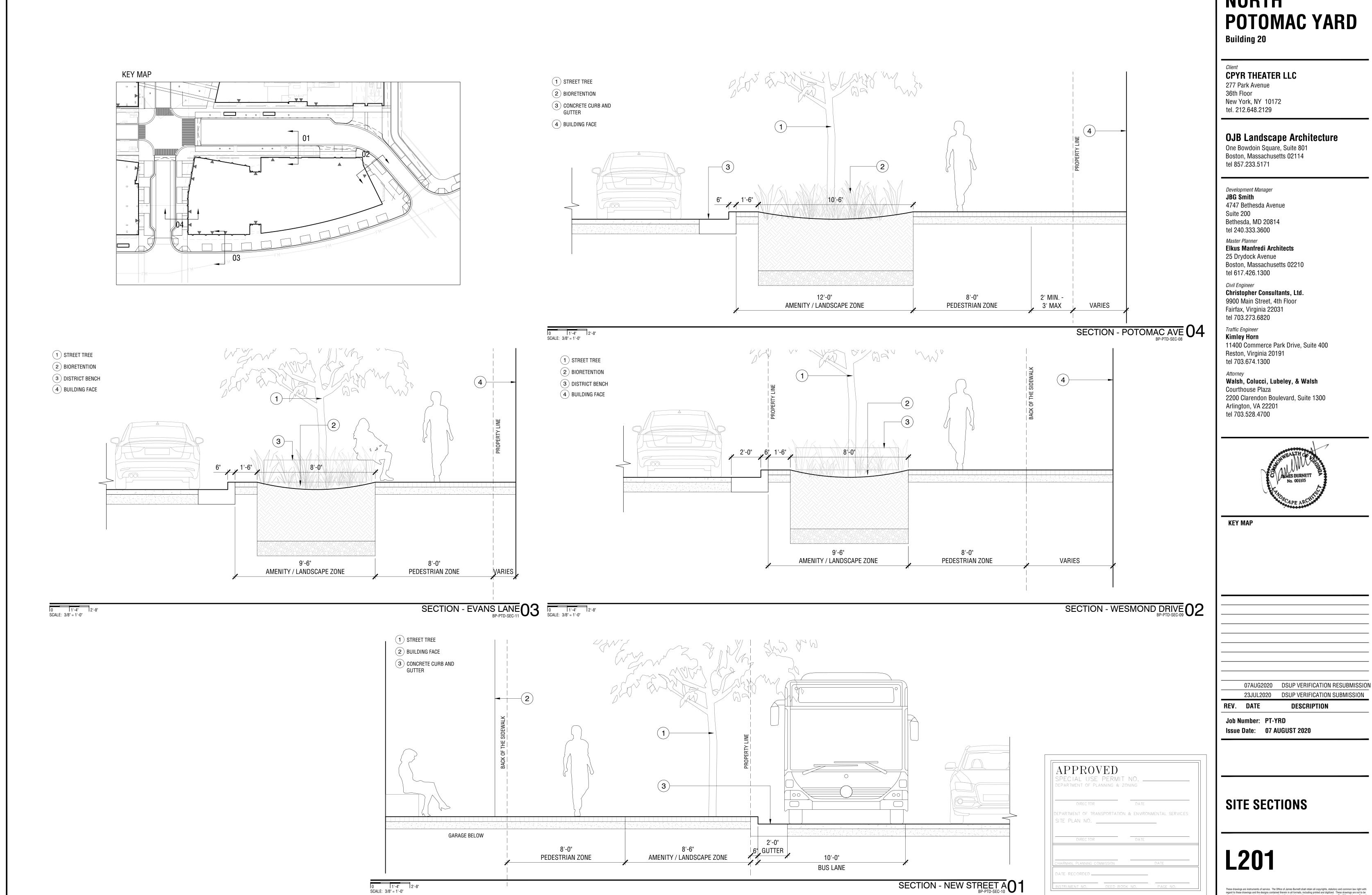
Job Number: PT-YRD Issue Date: 07 AUGUST 2020

Scale: As Noted



LEVEL 03, LEVEL 5, PENTHOUSE, HIGH ROOF LANDSCAPE PLAN

L103



NORTH

IRRIGATION LEGEND

RI-01 - IRRIGATION, TYPE 1 DRIP IRRIGATION



RI-02 - IRRIGATION, TYPE 2 SPRAY IRRIGATION



RI-03 - IRRIGATION, TYPE 3
TREE BUBBLER

APPROVED

NORTH POTOMAC YARD

Building 20

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KEY MAP

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REV. DATE DESCRIPTION

Job Number: PT-YRD Issue Date: 07 AUGUST 2020

Scale: 1"=20'-0"



IRRIGATION PLAN

TREE BUBBLER

NORTH IRRIGATION LEGEND

RI-01 - IRRIGATION, TYPE 1 DRIP IRRIGATION

RI-02 - IRRIGATION, TYPE 2 SPRAY IRRIGATION

APPROVED
SPECIAL USE PERMIT NO.

RI-03 - IRRIGATION, TYPE 3

POTOMAC YARD

Building 20

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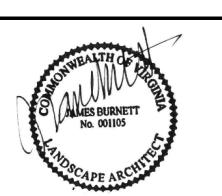
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KEY MAP

07AUG2020	DSUP VERIFICATION RESUBMISSION
23JUL2020	DSUP VERIFICATION SUBMISSION

REV. DATE DESCRIPTION

Job Number: PT-YRD Issue Date: 07 AUGUST 2020

Scale: AS NOTED

PENTHOUSE+HIGH ROOF **IRRIGATION PLAN**

L402

IRRIGATION PLAN - PENTHOUSE+HIGH ROOF 01

0 | 8 | 16 | SCALE: 1" = 16'-0"

SOIL LEGEND

ST-01 - PLANTING SOIL, TYPE 1
TREE AND ORNAMENTAL PLANTING SOIL FERTILE PLANTING MIX OVER PREPARED SUBGRADE, AMENDED TO 3' DEPTH



ST-02 - PLANTING SOIL, TYPE 2 TURF SOIL 4" DEPTH IMPORTED TOPSOIL

MIX OVER 8" SAND BED



ST-03 - PLANTING SOIL, TYPE 3 SAND BASED STRUCTURE SOIL



ST-04 - PLANTING SOIL, TYPE 4 BIO-RETENTION SOIL



APPROVED

ST-05 - PLANTING SOIL, TYPE 5 LIGHT WEIGHT SOIL

NORTH POTOMAC YARD

Building 20

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KEY MAP

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23JUL2020 DSUP VERIFICATION SUBMISSION REV. DATE DESCRIPTION

Job Number: PT-YRD Issue Date: 07 AUGUST 2020

Scale: 1"=20'-0"



SOILS PLAN

L501

0 | 8 | 16 SCALE: 1" = 16'-0"

SOIL LEGEND

. . . .

ST-01 - PLANTING SOIL, TYPE 1
TREE AND ORNAMENTAL PLANTING SOIL
FERTILE PLANTING MIX OVER PREPARED
SUBGRADE, AMENDED TO 3' DEPTH



ST-02 - PLANTING SOIL, TYPE 2
TURF SOIL
4" DEPTH IMPORTED TOPSOIL
MIX OVER 8" SAND BED



SAND BASED STRUCTURE SOIL



ST-04 - PLANTING SOIL, TYPE 4
BIO-RETENTION SOIL



APPROVED

<u>ST-05</u> - PLANTING SOIL, TYPE 5 LIGHT WEIGHT SOIL

NORTH POTOMAC YARD

Building 20

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tel 703.528.4700



KEY MAP

07AUG2020 DSUP VERIFICATION RESUBMISSION

REV. DATE DESCRIPTION

23JUL2020 DSUP VERIFICATION SUBMISSION

DESCRIPTION

Job Number: PT-YRD Issue Date: 07 AUGUST 2020

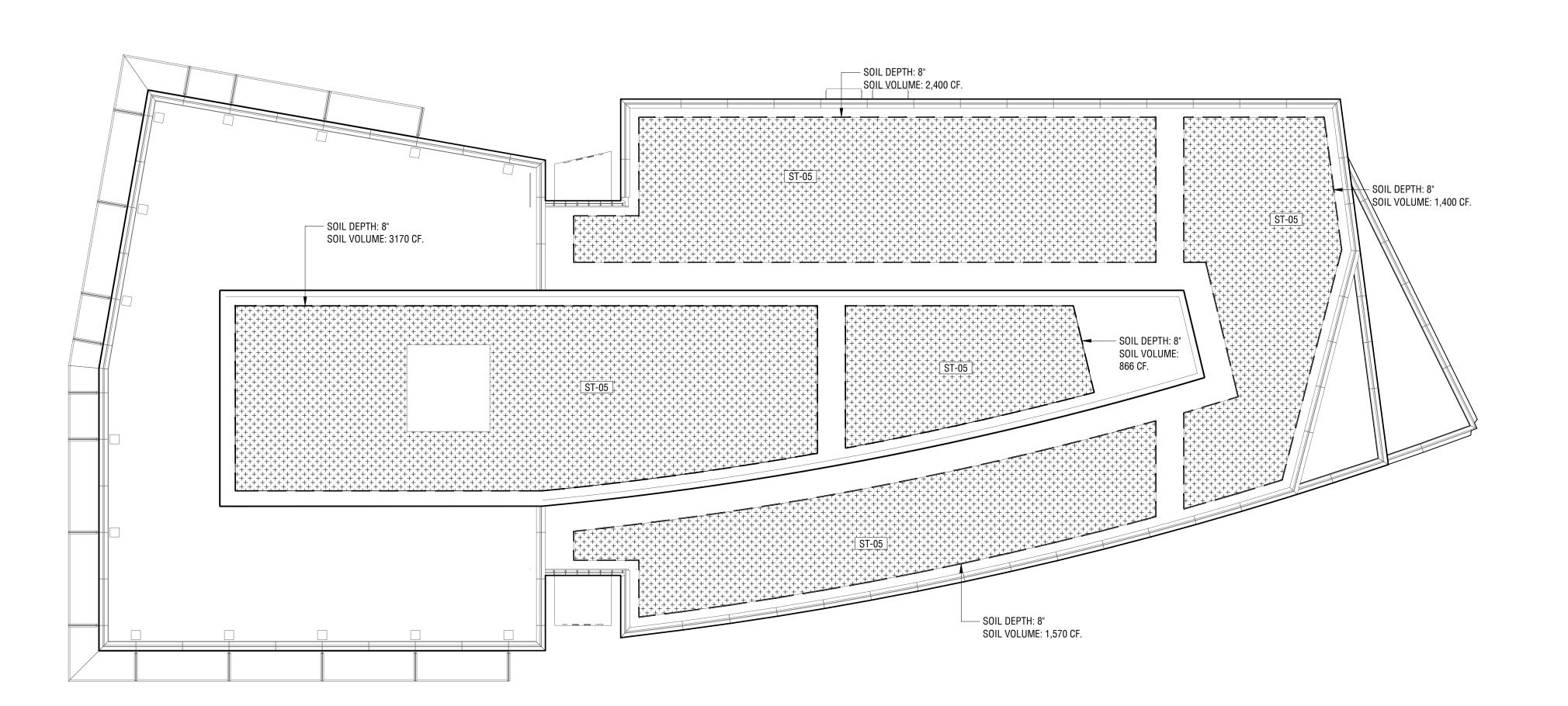
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PENTHOUSE+HIGH ROOF SOIL PLAN

L502

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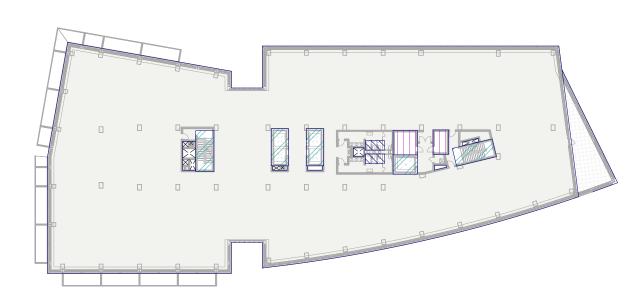
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SOIL PLAN - PENTHOUSE + HIGH ROOF 01



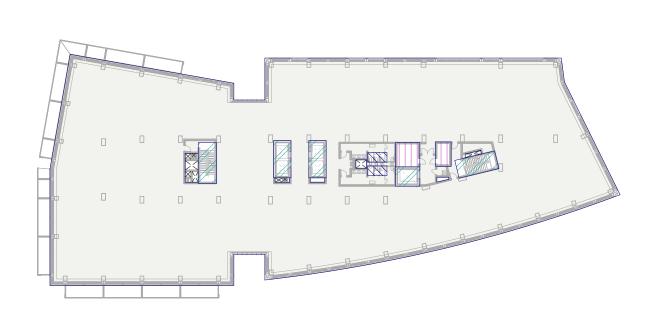






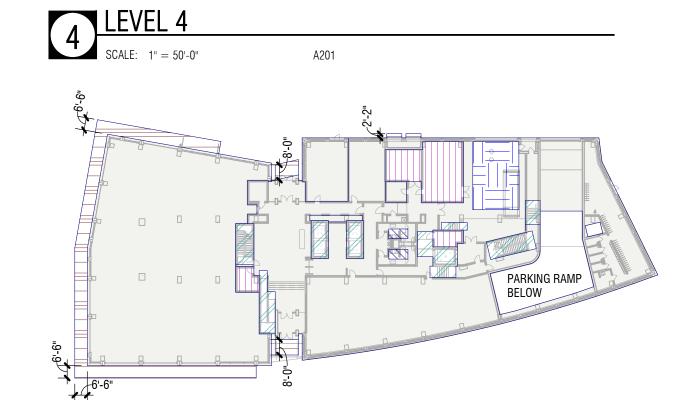














	Floor Area + Exclusions	Stairs, Elevators	Utilities	Lavatories Ba	Under Open alcony/Similar	Loading Spaces	B1+B2+B3 +B7+B9	
LEVEL	GFA	В1	B2	В3	В7	В9	EXCLUSIONS	FLOOR AREA
LEVEL 1	29,230 SF	1,480 SF	1,290 SF	100 SF	2,060 SF	850 SF	5,790 SF	23,440 SF
LEVEL 2	28,510 SF	880 SF	260 SF	100 SF	0 SF	0 SF	1,240 SF	27,260 SF
LEVEL 3	27,810 SF	880 SF	260 SF	100 SF	0 SF	0 SF	1,240 SF	26,560 SF
LEVEL 4	27,810 SF	880 SF	260 SF	100 SF	0 SF	0 SF	1,240 SF	26,560 SF
LEVEL 5	27,340 SF	880 SF	260 SF	100 SF	0 SF	0 SF	1,240 SF	26,090 SF
LEVEL 6	27,340 SF	880 SF	260 SF	100 SF	0 SF	0 SF	1,240 SF	26,090 SF
BUILDING TOTAL	168,020 SF	5,880 SF	2,620 SF	600 SF	2,060 SF	850 SF	12,010 SF	156,010 SF

PARKING P1 30,030 GSF PARKING P2 30,950 GSF TOTAL PARKING 60,980 GSF

NOTE: BELOW GRADE PARKING LEVELS NOT COUNTED TOWARDS FLOOR AREA OR FLOOR AREA RATIO

EXCLUSIONS PER THE ZONING ORDINANCE OF THE CITY OF ALEXANDRIA, VIRGINIA 2-145

RETAIL PORTION OF GRADE LEVEL FLOOR AREA: 10,540 SF THE REMAINING 145,470 SF FLOOR AREA IS OFFICE.

APPROVED SPECIAL USE PERMIT NO.	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION &	ENVIROMENTAL SERVICES
SITE PLAN NO.	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISION	DATE
DATE RECORDED	

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

ELKUS | MANFREDI
ARCHITECTS

[address] 25 DRYDOCK AVENUE BOSTON MASSACHUSETTS 02210 [tel] 617.426.1300

NORTH POTOMAC YARD

PHASE 1 -BLOCK 20

Alexandria, Virginia
Owner/Applicant
CPYR Theater LLC
277 Park Avenue, 36th Floor
New York / New York / 10172
212.648.2129

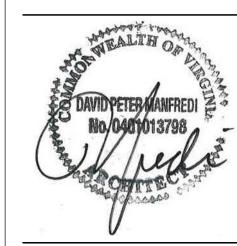
Development Manager JBG SMITH 4747 Bethesda Avenue, Suite 200 Bethesda / Maryland / 20814 240.333.3600

Master Planner Elkus Manfredi Architects 25 Drydock Avenue Boston / Massachusetts / 02210 617.426.1300

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703.528.4700
Landscape
OJB
One Bowdoin Square, Suite 801
Boston / Massachusetts / 02114
857.233.5171



VERIFICATION RESUBMISSION PROJECT NUMBER:

DATE: August 7, 2020

REVISIONS:

1 Preliminary Site Plan
2 Verification Submission
3 Verification Resubmission
Aug 07, 2020

SEE PREVIOUS ISSUES FOR REVISIONS NOT LISTED HERE

SCALE: As indicate

Ref. North

DRAWING NAME:

AREA PLANS

DRAWING NUMBER:

A 010

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NORTH POTOMAC YARD PHASE 1 -

BLOCK 20

Alexandria, Virginia
Owner/Applicant
CPYR Theater LLC
277 Park Avenue, 36th Floor
New York / New York / 10172
212.648.2129

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Boston / Massachusetts / 02114
857.233.5171

DAVID PETER MANFREDI Z No. 040 y 013798

VERIFICATION RESUBMISSION PROJECT NUMBER:

DATE: August 7, 2020

REVISIONS:

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2 Verification Submission
3 Verification Resubmission
Aug 07, 2020

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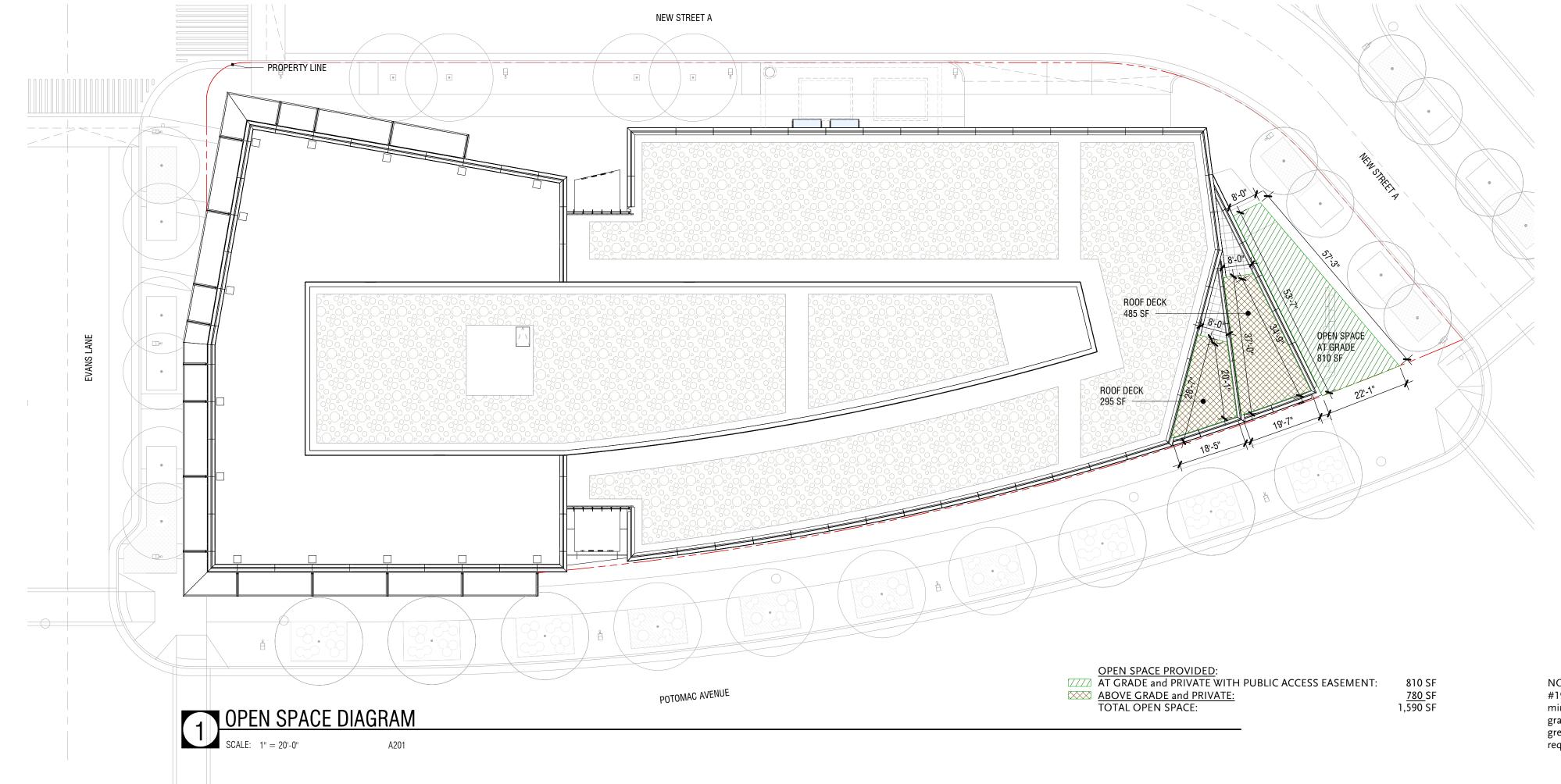
SCALE:

DRAWING NAME:

OPEN SPACE PLAN

DRAWING NUMBER:

A 011



NOTE: Per Condition 82 of CDD #19 35% of the CDD #19 land area shall be provided as open space, with a minimum of 15% of the land area provided as atgrade open space. Individual blocks may provide a greater or lesser amount provided that the overall requirements are met.

APPROVED SPECIAL USE PERMIT NO.

SITE PLAN NO. _

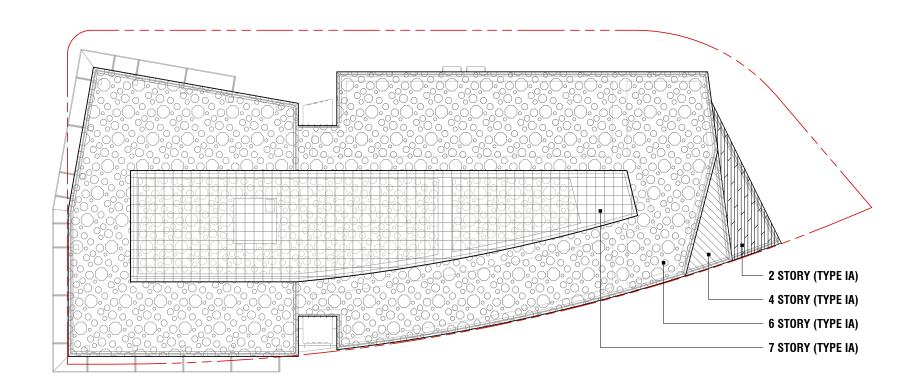
DEPARTMENT OF PLANNING & ZONING

DEPARTMENT OF TRANSPORTATION & ENVIROMENTAL SERVICES

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

ELKUS MANFREDI ARCHITECTS [address] 25 DRYDOCK AVENUE BOSTON MASSACHUSETTS 02210 [tel] 617.426.1300 NORTH POTOMAC YARD PHASE 1 -BLOCK 20 Alexandria, Virginia Owner/Applicant CPYR Theater LLC 277 Park Avenue, 36th Floor New York / New York / 10172 212.648.2129 Development Manager JBG SMITH 4747 Bethesda Avenue, Suite 200 Bethesda / Maryland / 20814 240.333.3600 Master Planner Elkus Manfredi Architects 25 Drydock Avenue Boston / Massachusetts / 02210 617.426.1300 Civil Engineer christopher consultants, ltd. 9900 Main Street, 4th Floor Fairfax / Virginia / 22031 703.273.6820 Traffic Engineer Kimley-Horn & Associates 11400 Commerce Park Drive, Suite 400 Reston / Virginia / 22102 703.674.1300 Attorney Walsh, Colucci, Lubeley & Walsh Courthouse Plaza
2200 Clarendon Boulevard, Suite 1300
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703.528.4700
Landscape
OJB One Bowdoin Square, Suite 801 Boston / Massachusetts / 02114 857.233.5171 NEW STREET A CURB FACE
PROPERTY LINE - ABOVE GRADE BUILDING PERIMETER BUILDING WALL FACE AT GRADE -CANOPY PROJECTION OVER PROPERTY LINE CANOPY UNDERSIDE 18'-3" ABOVE GRADE — 3 PROJECTIONS AXON DIAGRAM - NW VIEW

SCALE: VERIFICATION RESUBMISSION PROJECT NUMBER: August 7, 2020 **REVISIONS:** 1 Preliminary Site Plan June 9, 2020 CANOPY PROJECTION
BEYOND PROPERTY LINE
(RED DIAGONAL HATCH)
895 SF +/-Verification Resubmission Aug 07, 2020 SEE PREVIOUS ISSUES FOR REVISIONS NOT LISTED HERE APPROVED SPECIAL USE PERMIT NO. DRAWING NAME: DEPARTMENT OF PLANNING & ZONING CANOPY UNDERSIDE 21'-2" ABOVE GRADE -CANOPY UNDERSIDE CANOPY UNDERSIDE 20'-9" ABOVE GRADE -— CANOPY PROJECTION BEYOND PROPERTY LINE **PROJECTIONS** DEPARTMENT OF TRANSPORTATION & ENVIROMENTAL SERVICES POTOMAC AVENUE SITE PLAN NO. _ NOTE: Encroachment application filed under separate NOTE: Dimensions are rounded to the nearest inch. A 012 DEED BOOK NO. PAGE NO.





BUILDING CODE ANALYSIS

BLOCK 20 AT NORTH POTOMAC YARD - ALEXANDRIA, VA

APPLICABLE CODES (City of Alexandria, VA):

2015 VIRGINIA UNIFORM STATEWIDE BUILDING CODE (USBC) (International Code Council Family of Codes with Incorporated USBC Amendments)

Floor	Area (sf)	Occupancy Classification	Construction Type	Allowable Number of Stories	Allowable Height (ft)	Allowable Area per Story (sf)
	.					
Penthouse	7,491	Group S-2				
Level 6	26,013	Group B				
Level 5	26,469	Group B				
Level 4	26,469	Group B	Modified Type IA			
Level 3	27,133	Group B	per VCC Section	Unlimited	Unlimited	Unlimited
Level 2	27,133	Group B	403.2.1.			
Level 1	26,853	Groups A-2, A-3, B, M, S-2				
Level P1	29,896	Group S-2				
Level P2	29,896	Group S-2				

BUILDING USE AND OCCUPANCY:

HIGH-RISE BUILDING? Yes

STRUCTURAL FIRE-RESISTANCE (Modified Type IA Construction):

Building Element		Fire-Resistance Rating (hours)
	/ I	1
Primary Structural Frame (columns supporting floors)		3
Primary Structural Frame		2
Bearing Walls	Exterior	2
	Interior	2
Floor Construction and Secondary Members		2
Roof Construction and Secondary Members		1

Class I standpipe system

Automatic fire alarm system and smoke detection

ELKUS MANFREDI ARCHITECTS

[address] 25 DRYDOCK AVENUE BOSTON MASSACHUSETTS 02210

[tel] 617.426.1300 NORTH POTOMAC YARD

PHASE 1 -BLOCK 20

Alexandria, Virginia Owner/Applicant CPYR Theater LLC 277 Park Avenue, 36th Floor New York / New York / 10172 212.648.2129

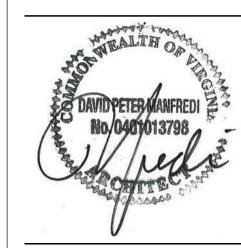
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Civil Engineer christopher consultants, ltd. 9900 Main Street, 4th Floor Fairfax / Virginia / 22031 703.273.6820

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Attorney Walsh, Colucci, Lubeley & Walsh Courthouse Plaza 2200 Clarendon Boulevard, Suite 1300 Arlington / Virginia / 22201 703.528.4700 Landscape OJB One Bowdoin Square, Suite 801 Boston / Massachusetts / 02114 857.233.5171



VERIFICATION RESUBMISSION

PROJECT NUMBER:

DATE: August 7, 2020

REVISIONS: 1 Preliminary Site Plan June 9, 2020 2 Verification Submission July 23, 2020 Verification Resubmission Aug 07, 2020

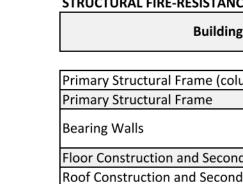
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SCALE: Ref. North

DRAWING NAME:

BUILDING CODE ANALYSIS

DRAWING NUMBER:



BUILDING FIRE PROTECTION SYSTEMS:

Automatic sprinkler protection (NFPA 13)

Fire pump

Emergency voice/alarm communication system

Fire extinguishers

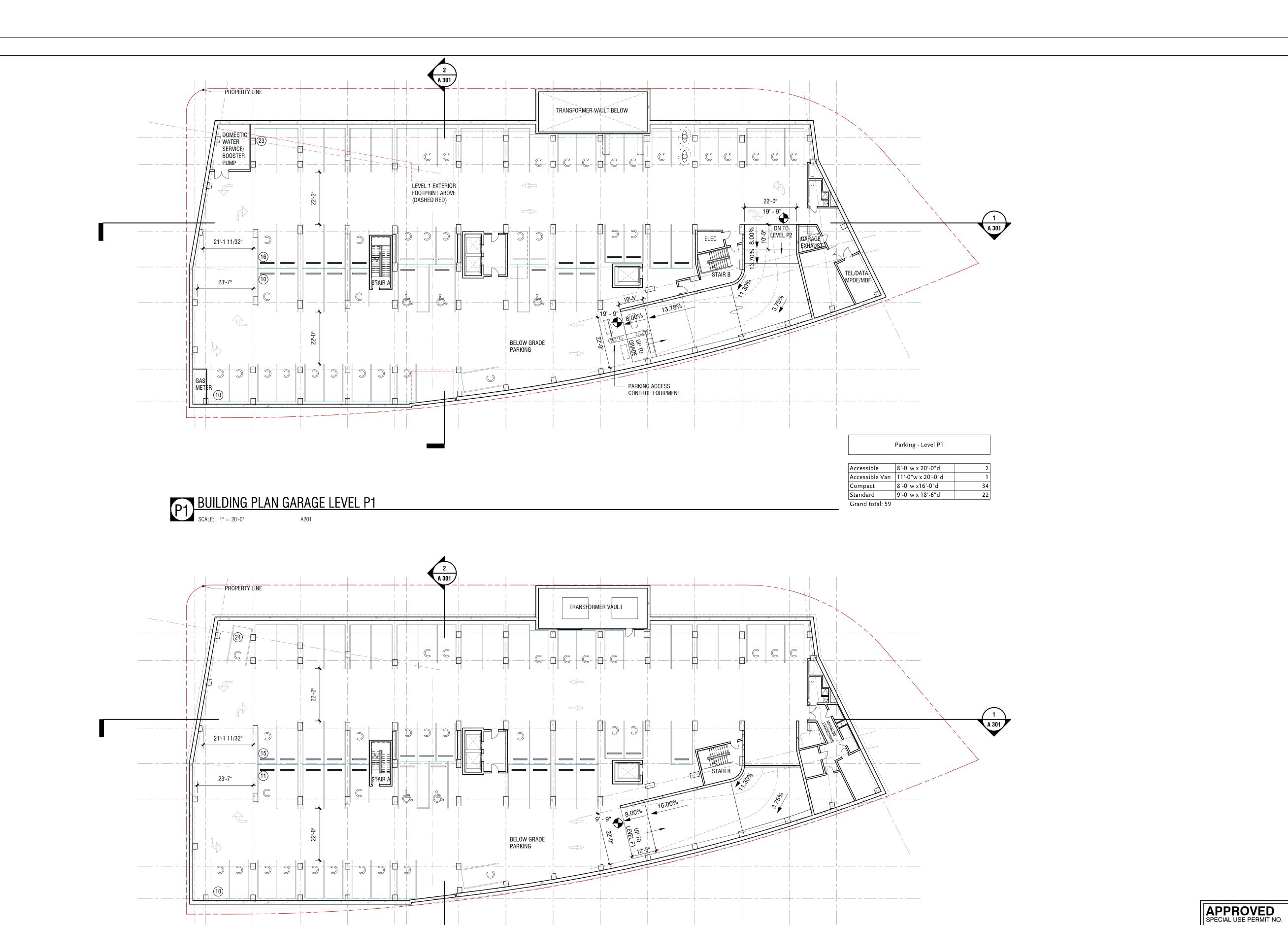
Stair pressurization

DEPARTMENT OF TRANSPORTATION & ENVIROMENTAL SERVICES SITE PLAN NO. _____ DATE RECORDED ____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

APPROVED SPECIAL USE PERMIT NO.

DEPARTMENT OF PLANNING & ZONING



P2 BUILDING PLAN GARAGE LEVEL P2

SCALE: 1" = 20'-0" A201

Accessible 8'-0"w x 20'-0"d 4
Accessible Van 11'-0"w x 20'-0"d 1
Compact 8'-0"w x16'-0"d 64
Standard 9'-0"w x 18'-6"d 50

Grand total: 119

Parking - Totals

Parking - Level P2

8'-0"w x 20'-0"d

8'-0"w x16'-0"d 9'-0"w x 18'-6"d

Accessible

Standard

Grand total: 60

DEPARTMENT OF PLANNING & ZONING

DIRECTOR

DATE

DEPARTMENT OF TRANSPORTATION & ENVIROMENTAL SERVICES
SITE PLAN NO.

DIRECTOR

DATE

CHAIRMAN, PLANNING COMMISION

DATE

ELKUS | MANFREDI ARCHITECTS

[address] 25 DRYDOCK AVENUE BOSTON MASSACHUSETTS 02210 [tel] 617.426.1300

NORTH POTOMAC YARD

PHASE 1 -BLOCK 20

Alexandria, Virginia
Owner/Applicant
CPYR Theater LLC
277 Park Avenue, 36th Floor
New York / New York / 10172
212.648.2129

Development Manager JBG SMITH 4747 Bethesda Avenue, Suite 200 Bethesda / Maryland / 20814 240.333.3600

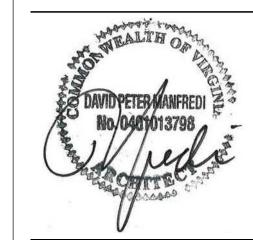
Master Planner Elkus Manfredi Architects 25 Drydock Avenue Boston / Massachusetts / 02210 617.426.1300

Civil Engineer christopher consultants, ltd. 9900 Main Street, 4th Floor Fairfax / Virginia / 22031 703.273.6820

Traffic Engineer
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703.674.1300

Attorney
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Courthouse Plaza
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Arlington / Virginia / 22201
703.528.4700
Landscape
OJB
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VERIFICATION RESUBMISSION

PROJECT NUMBER:

DATE: August 7, 2020

REVISIONS:

1 Preliminary Site Plan
2 Verification Submission
3 Verification Resubmission
Aug 07, 2020

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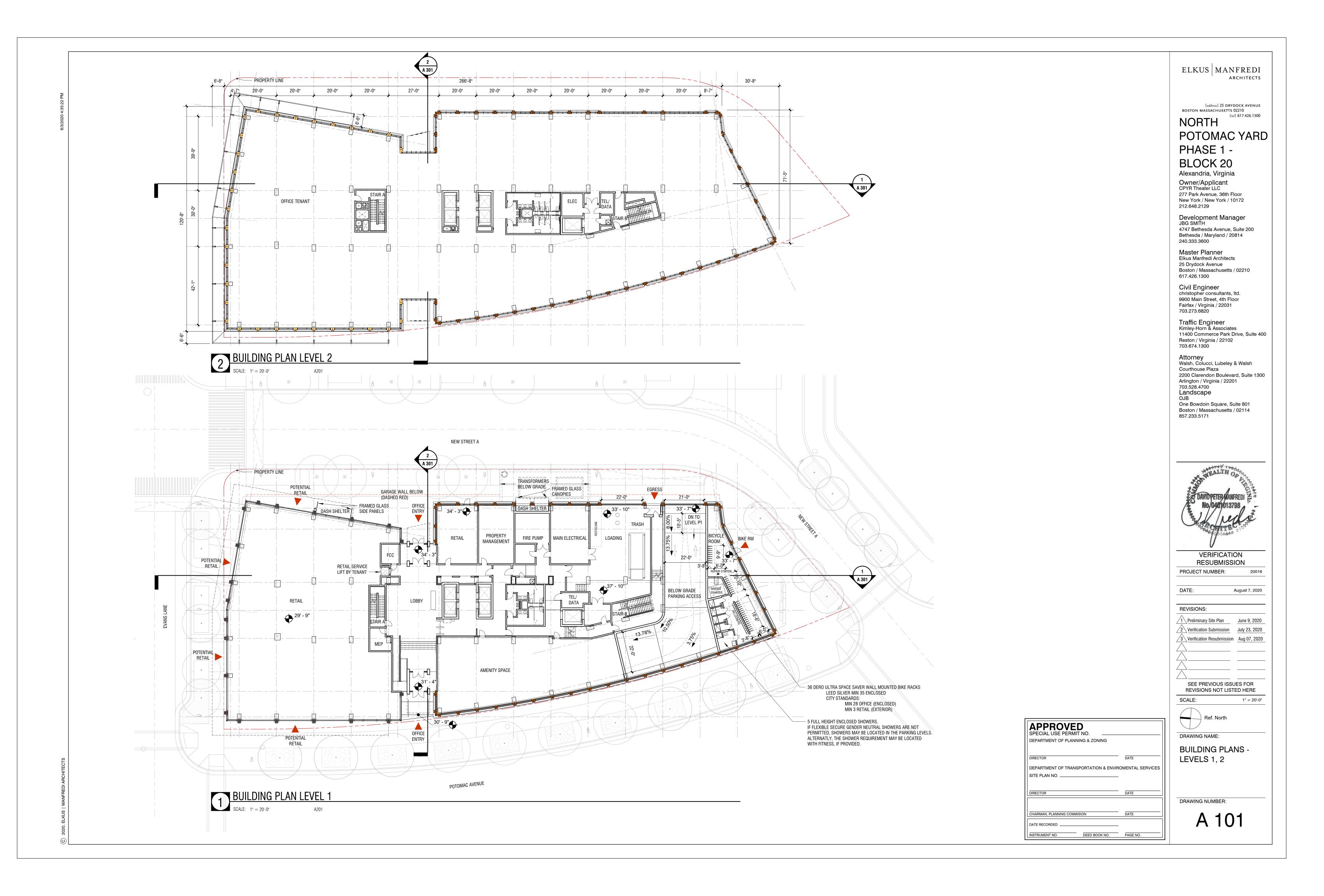
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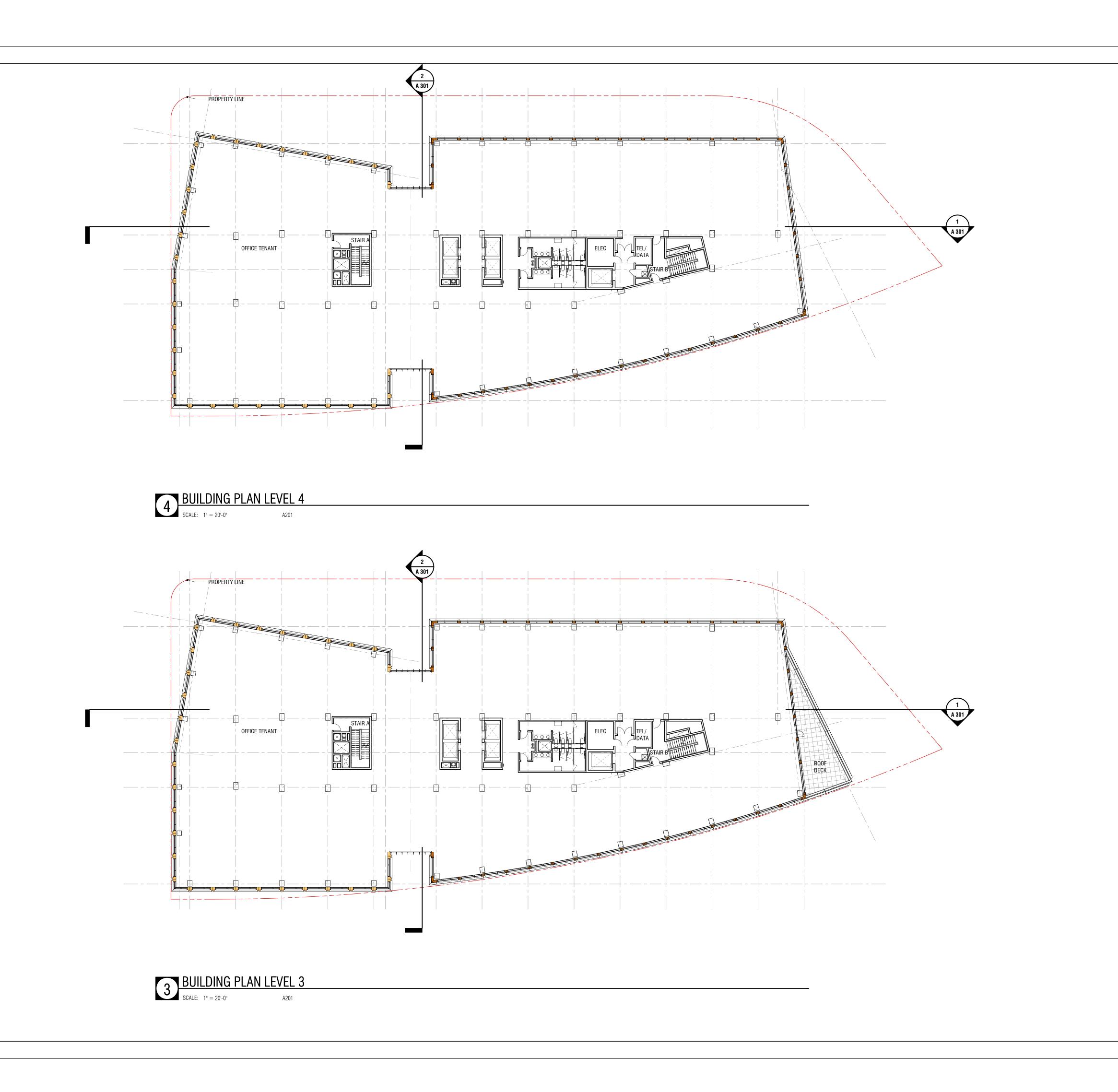
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DRAWING NAME:

BUILDING PLANS -PARKING LEVELS

DRAWING NUMBER:





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NORTH POTOMAC YARD PHASE 1 -

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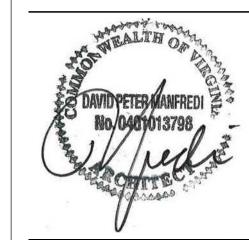
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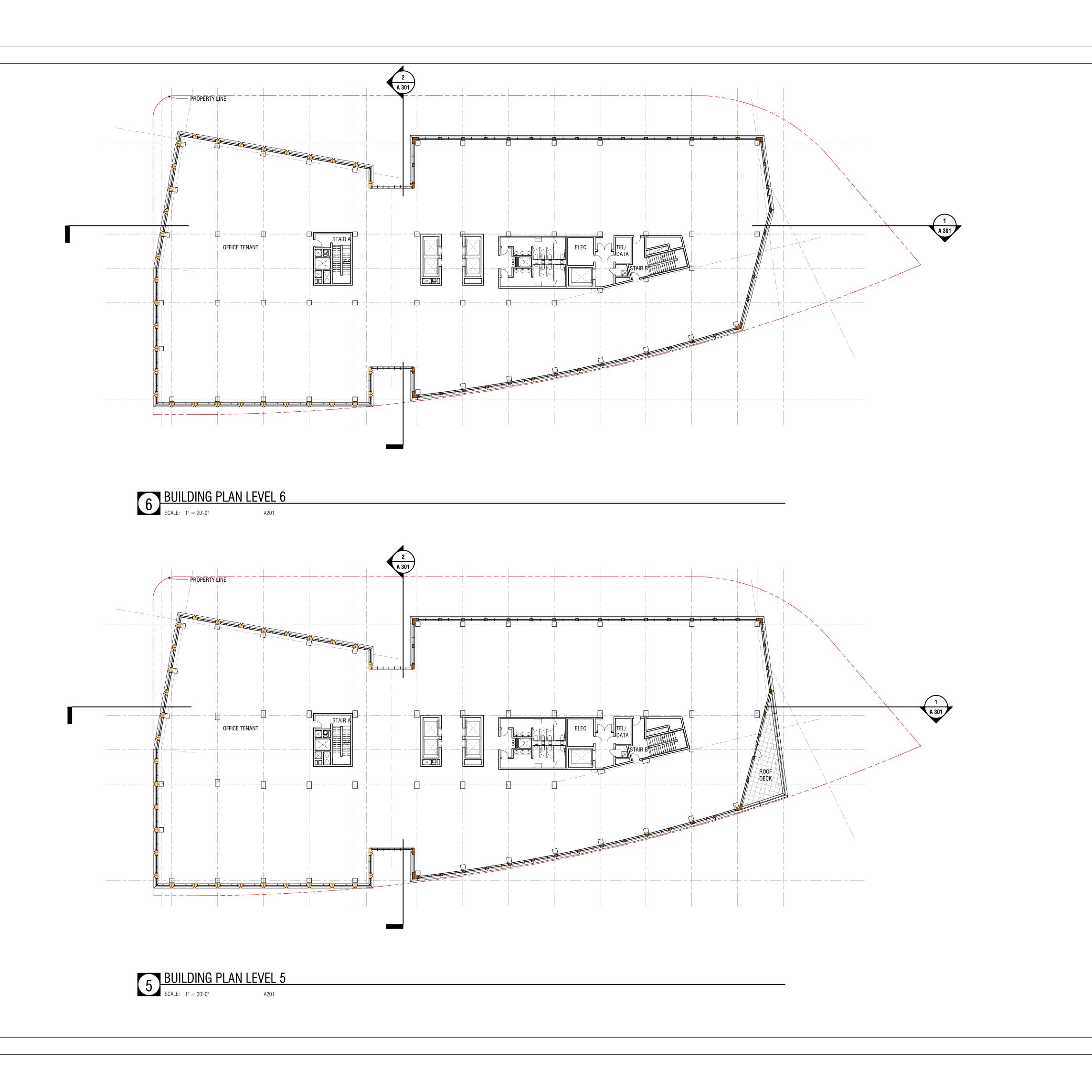
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DEPARTMENT OF TRANSPORTATION & ENVIROMENTAL SERVICES

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BUILDING PLANS -LEVELS 3, 4

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BLOCK 20

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DAVID PETER MANFREDI Z No. 040 y 013798

VERIFICATION RESUBMISSION

PROJECT NUMBER:

DATE: August 7, 2020

REVISIONS:

1 Preliminary Site Plan
2 Verification Submission
3 Verification Resubmission
Aug 07, 2020

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SITE PLAN NO. ____

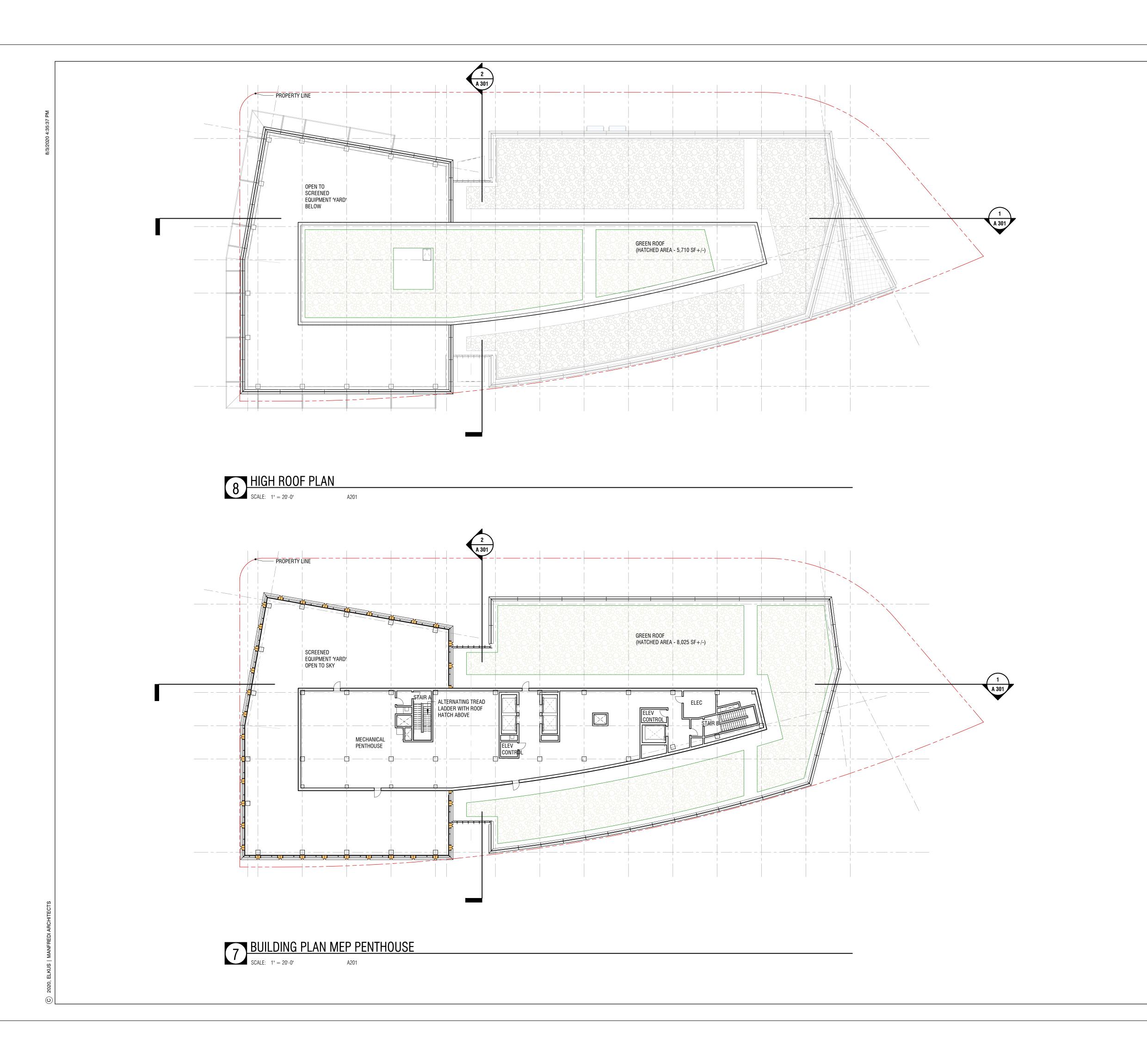
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DEPARTMENT OF TRANSPORTATION & ENVIROMENTAL SERVICES

DEED BOOK NO. PAGE NO.

BUILDING PLANS -LEVELS 5, 6

DRAWING NUMBER:



ELKUS | MANFREDI
ARCHITECTS

[address] 25 DRYDOCK AVENUE BOSTON MASSACHUSETTS 02210 [tel] 617.426.1300

NORTH POTOMAC YARD

PHASE 1 -BLOCK 20

Alexandria, Virginia

Owner/Applicant

CPYR Theater LLC

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DAVID PETER MANFREDI Z No. 0401013798

VERIFICATION RESUBMISSION PROJECT NUMBER:

DATE: August 7, 2020

REVISIONS:

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Aug 07, 2020
Aug 07, 2020

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SITE PLAN NO. _

DEPARTMENT OF PLANNING & ZONING

DEPARTMENT OF TRANSPORTATION & ENVIROMENTAL SERVICES

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

BUILDING PLAN - MEP PENTHOUSE, HIGH ROOF

DRAWING NUMBER:









ELKUS | MANFREDI
ARCHITECTS

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NORTH POTOMAC YARD PHASE 1 -

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EXTERIOR MATERIALS KEY

AG ALUMINUM FRAMED GLAZING SYSTEM

TC.1 TERRA COTTA - FINISH 1 (LIGHT)

TC.2 TERRA COTTA - FINISH 2 (MEDIUM)

TC.3 TERRA COTTA - FINISH 3 (MEDIUM-DARK)

M.1 STONE/MASONRY - TYPE 1

MP.1 METAL PANEL - FINISH 1

MP.2 METAL PANEL - FINISH 2

MP.3 METAL PANEL - FINISH 3

MP.5 METAL PANEL - WOOD LOOK FINISH
PERFORATED/EXPANDED METAL SCREEN,
PM.1 MATCH MP.1

L ARCHITECTURAL LOUVERS

AS ARCHITECTURAL STRUCTURAL STEEL

AR ARCHITECTURAL RAILING

RG RETAIL STOREFRONT GLAZING SYSTEM

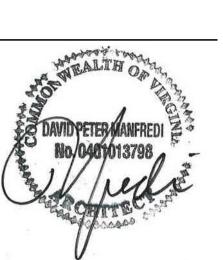
OH METAL OVERHEAD DOOR

G.1 IGU - TYPE 1 | VISION (TYPICAL)

MATCH MP.1
G.2 IGU - TYPE 2 | SHADOWBOX SPANDREL

G.3 IGU - TYPE 3 | TRANSLUCENT

DEPARTMENT OF PL	ANNING & ZONING	
DIRECTOR		DATE
DEPARTMENT OF TR	ANSPORTATION & ENVI	ROMENTAL SERV
SITE PLAN NO		_
DIRECTOR		DATE
DIRECTOR		DATE
DIRECTOR CHAIRMAN, PLANNING CO	OMMISION	DATE
		_



VERIFICATION
RESUBMISSION
PROJECT NUMBER:

DATE: August 7, 2020

REVISIONS:

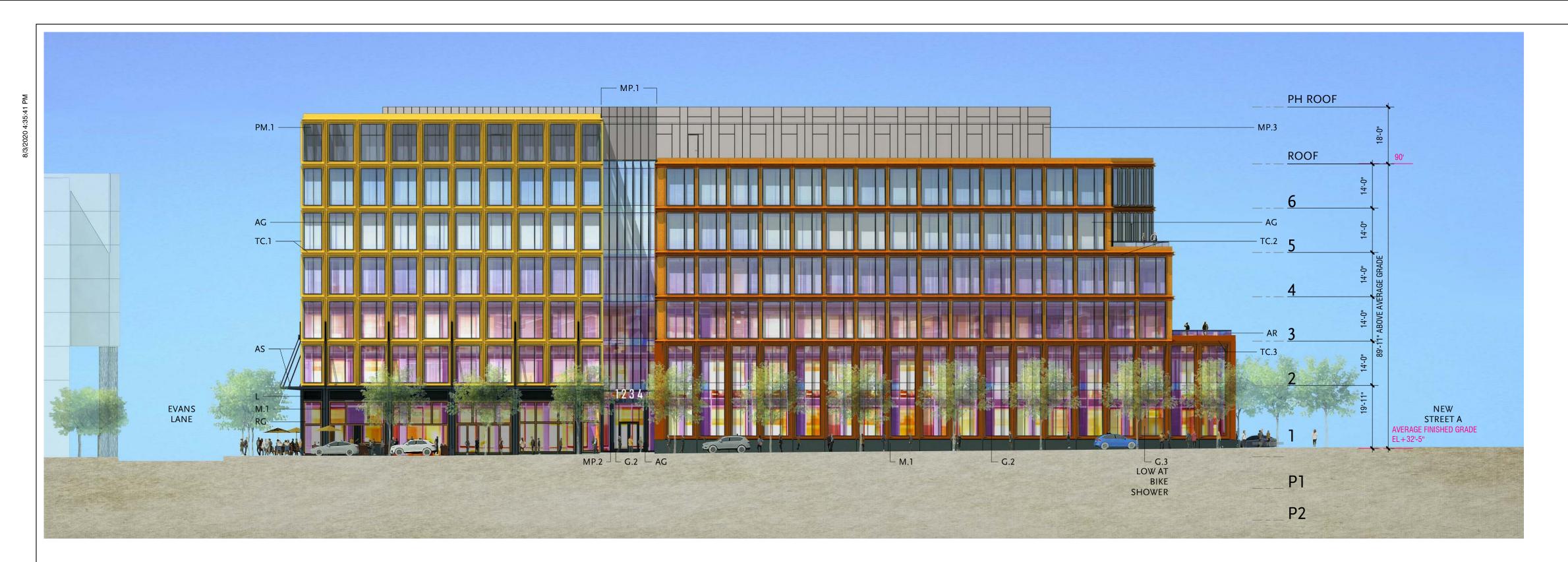
1	Preliminary Site Plan	June 9, 2020
2	Verification Submission	July 23, 2020
3	Verification Resubmission	Aug 07, 2020

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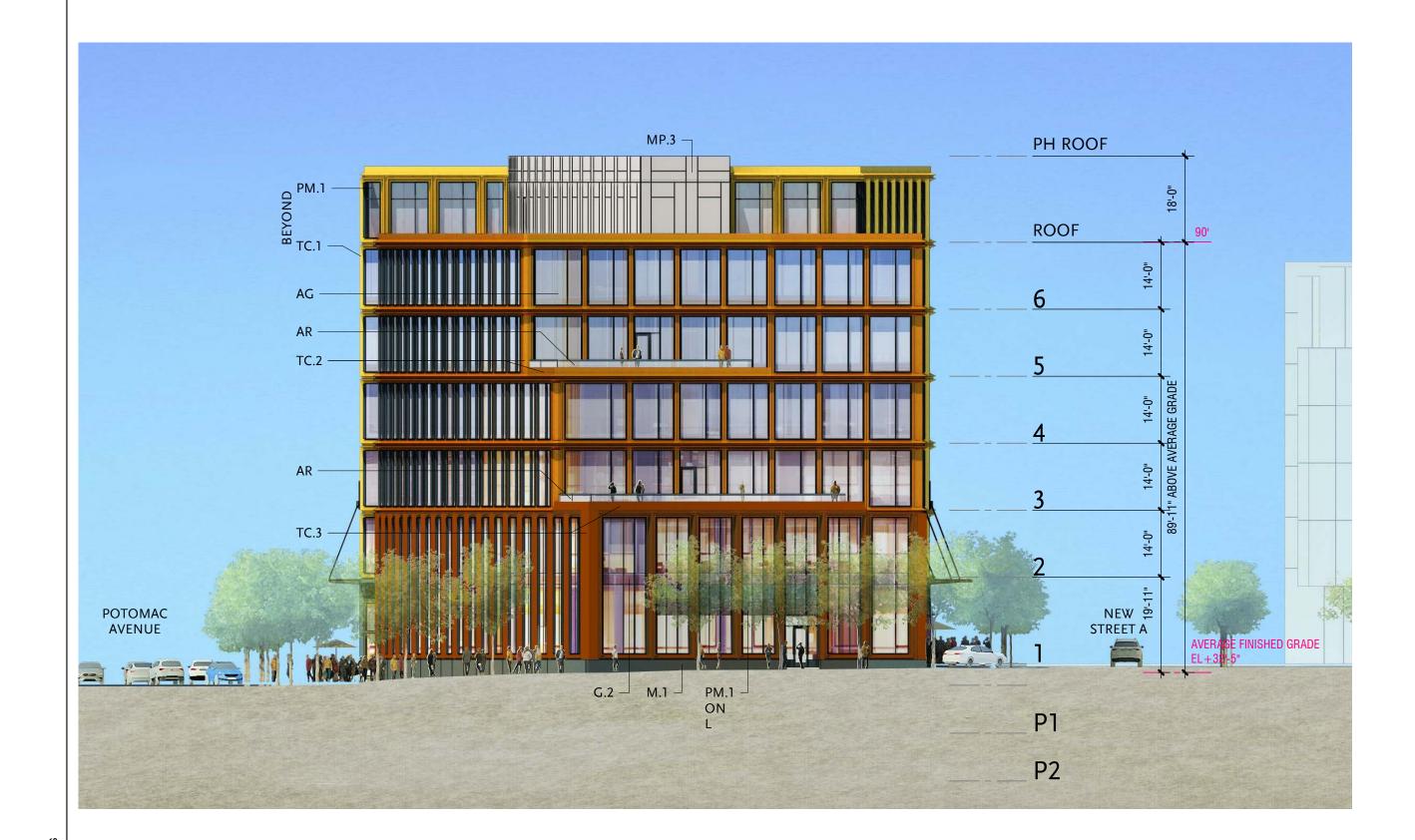
SCALE: As i

DRAWING NAME:
BUILDING
ELEVATIONS

DRAWING NUMBER:









ELKUS | MANFREDI ARCHITECTS

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NORTH POTOMAC YARD PHASE 1 -

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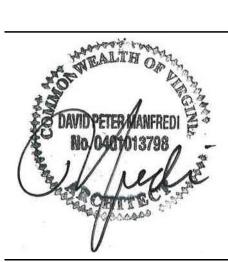
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EXTERIOR MATERIALS KEY

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- TC.2 TERRA COTTA FINISH 2 (MEDIUM)
- TC.3 TERRA COTTA FINISH 3 (MEDIUM-DARK)
- M.1 STONE/MASONRY TYPE 1
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- MP.3 METAL PANEL FINISH 3
- MP.5 METAL PANEL WOOD LOOK FINISH
 PERFORATED/EXPANDED METAL SCREEN,
 PM.1 MATCH MP.1
- L ARCHITECTURAL LOUVERS
- AS ARCHITECTURAL STRUCTURAL STEEL
- AR ARCHITECTURAL RAILING
- RG RETAIL STOREFRONT GLAZING SYSTEM
- OH METAL OVERHEAD DOOR
- G.1 IGU TYPE 1 | VISION (TYPICAL)
- MATCH MP.1
 G.2 IGU TYPE 2 | SHADOWBOX SPANDREL
- G.3 IGU TYPE 3 | TRANSLUCENT

APPROVE SPECIAL USE PERM		
DEPARTMENT OF PLAN	NING & ZONING	
DIRECTOR		DATE
DEPARTMENT OF TRAN	SPORTATION & ENVI	ROMENTAL SERVIC
SITE PLAN NO		_
		_
DIRECTOR		DATE
CHAIRMAN, PLANNING COMI	MISION	DATE
DATE RECORDED		_



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Aug 07, 2020
Aug 07, 2020

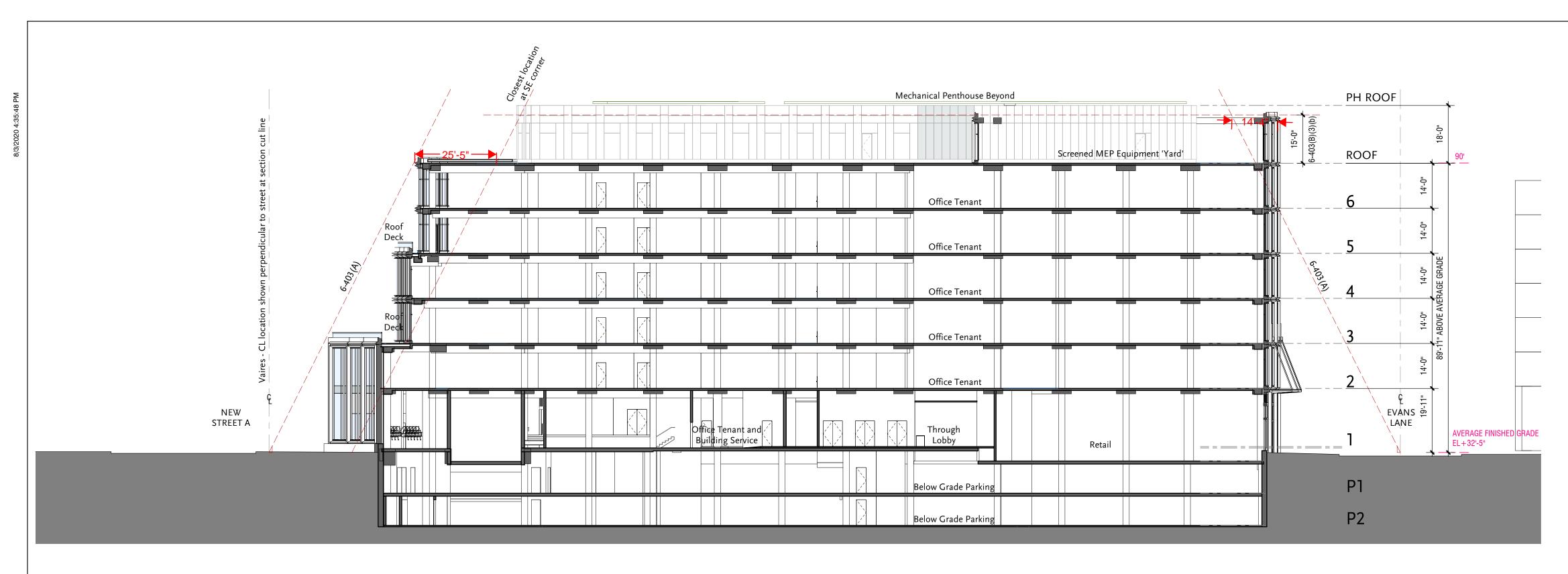
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SCALE: As indic

DRAWING NAME:

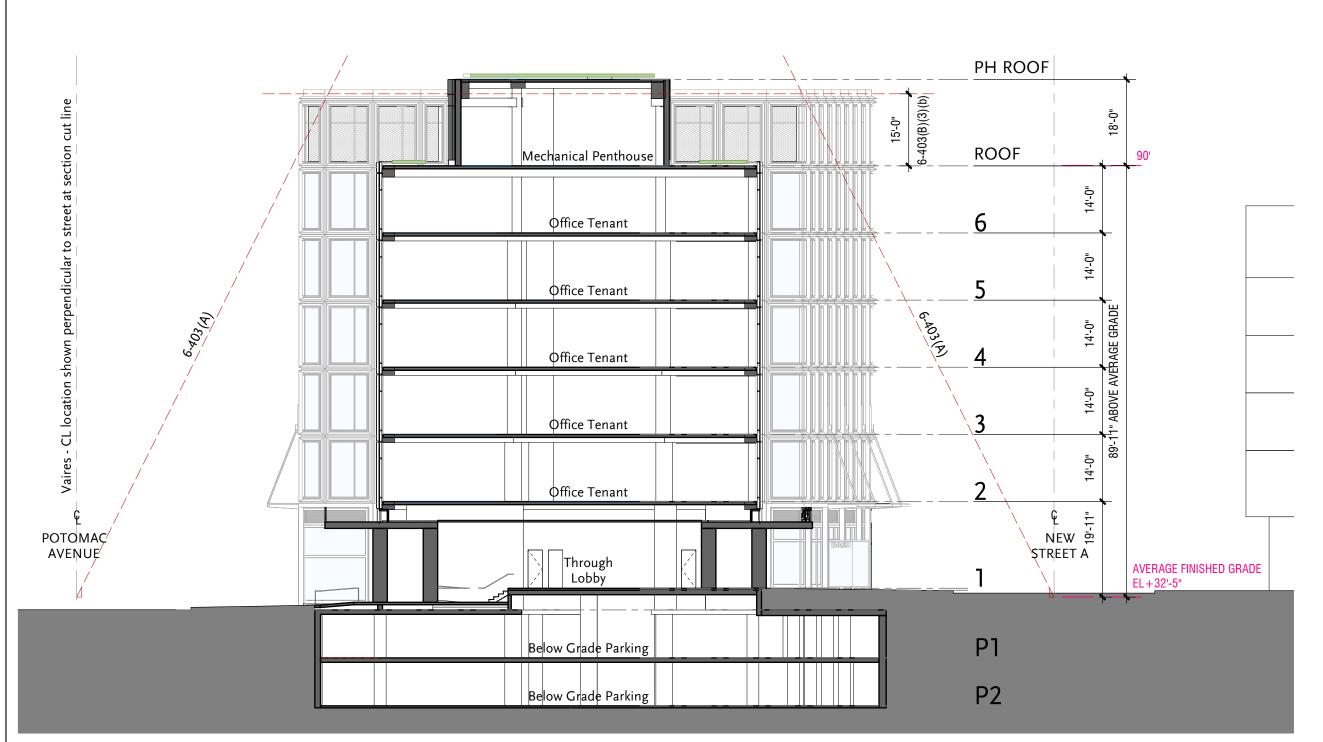
BUILDING ELEVATIONS

DRAWING NUMBER:



BUILDING SECTION – SOUTH/NORTH

SCALE: 1" = 20'-0" A033





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NORTH POTOMAC YARD PHASE 1 -

BLOCK 20

Alexandria, Virginia Owner/Applicant CPYR Theater LLC 277 Park Avenue, 36th Floor New York / New York / 10172 212.648.2129

Development Manager JBG SMITH 4747 Bethesda Avenue, Suite 200 Bethesda / Maryland / 20814 240.333.3600

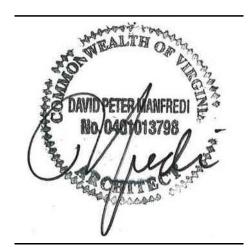
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PROJECT NUMBER:

August 7, 2020

REVISIONS: 1\Preliminary Site Plan June 9, 2020 2 Verification Submission July 23, 2020 Verification Resubmission Aug 07, 2020

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BUILDING SECTIONS

DRAWING NAME:

APPROVED SPECIAL USE PERMIT NO. DEPARTMENT OF PLANNING & ZONING DEPARTMENT OF TRANSPORTATION & ENVIROMENTAL SERVICES SITE PLAN NO. _____

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DRAWING NUMBER: A 301



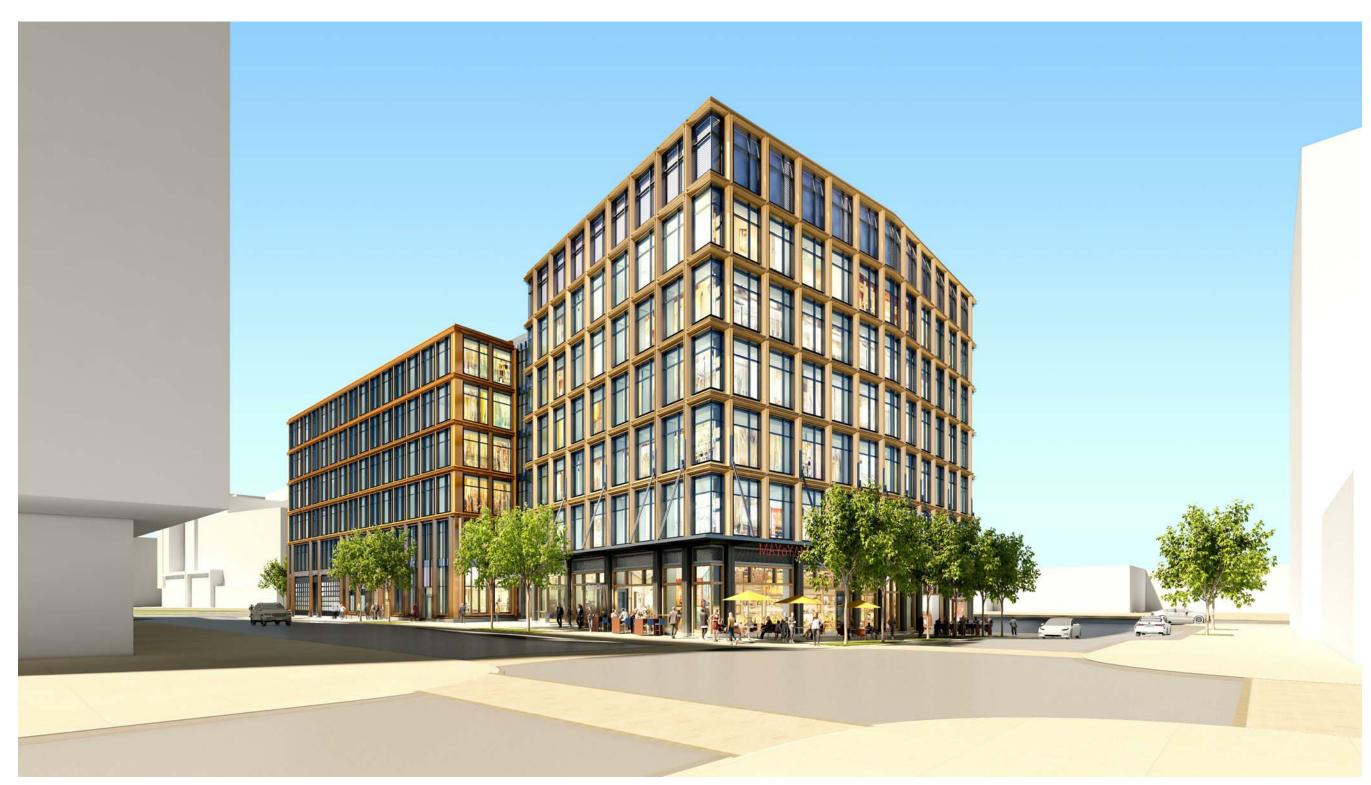
BUILDING MASSING – SE CORNER

SCALE: 12" = 1'-0"



BUILDING MASSING – SW CORNER

SCALE: 12" = 1'-0"



BUILDING MASSING - NE CORNER

SCALE: 12" = 1'-0"



BUILDING MASSING - NW CORNER

SCALE: 12" = 1'-0"

APPROVED SPECIAL USE PERMIT NO. DEPARTMENT OF PLANNING & ZONING DEPARTMENT OF TRANSPORTATION & ENVIROMENTAL SERVICES SITE PLAN NO. _ DEED BOOK NO. PAGE NO.

ELKUS MANFREDI ARCHITECTS

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NORTH POTOMAC YARD PHASE 1 -

BLOCK 20 Alexandria, Virginia Owner/Applicant CPYR Theater LLC

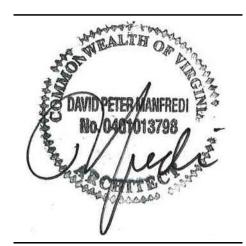
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DRAWING NAME: **BUILDING MASSING**

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