PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

BRADDOCK WEST

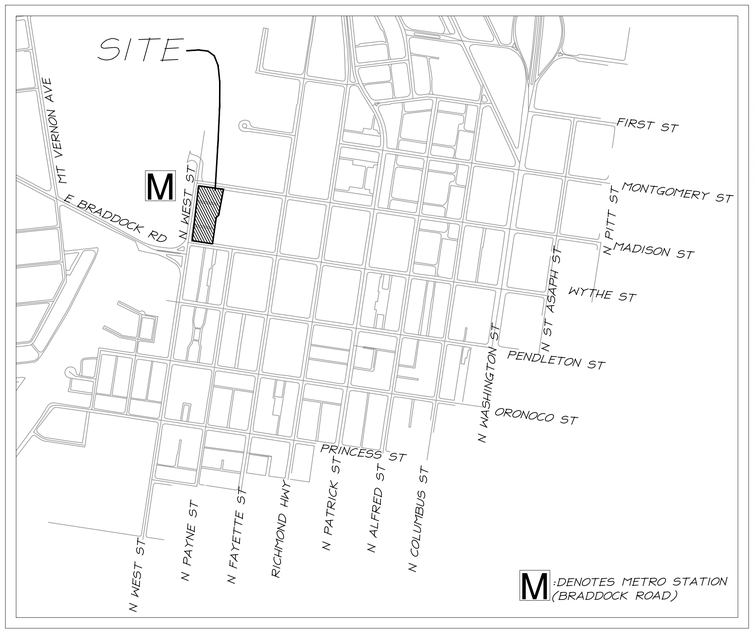
ALEXANDRIA, VIRGINIA

PREPARED BY:

christopher consultants

engineering · surveying · land planning

christopher consultants, ltd.
9900 main street (fourth floor) · fairfax, va 22031-3907
703.273.6820 · fax 703.273.7636



LOCATION MAP

SCALE 1"= 500'

NARRATIVE DESCRIPTION OF DEVELOPMENT

THE APPLICANT PROPOSES DEMOLISHING THE EXISTING SINGLE-FAMILY HOMES TO BUILD A MIXED-USE MULTIFAMILY DEVELOPMENT WITH UNDERGROUND PARKING. THE BELOW GRADE PARKING WILL BE LOCATED ALONG THE PROPERTY LINE FOR THE MAJORITY OF THE SITE AND THE BUILDING ABOVE WILL BE STEPPED BACK TO ALLOW FOR AT-GRADE OPEN SPACE ALONG THE FRONTAGE OF THE BUILDING. AN AT-GRADE PRIVATE PLAZA WILL BE PROVIDED ON THE EAST SIDE OF THE BUILDING. CURB BULB OUTS WILL BE PROVIDED TO ENHANCE THE PEDESTRIAN EXPERIENCE ALONG WEST STREET AND MADISON STREET.

THE SITE IS BORDERED TO THE NORTH BY MADISON STREET, TO THE EAST BY EXISTING TOWNHOUSES, TO THE WEST BY N WEST STREET, AND TO THE SOUTH BY WYTHE STREET. THE CURRENT USE ON THE SITE IS SINGLE-FAMILY HOUSES AND IS CURRENTLY ZONED AS RB. THE SITE GENERALLY DRAINS FROM EAST TO WEST.

THE APPLICANT IS PROPOSING TO REZONE THIS PROPERTY TO OCH.

SITE ACCESS: VEHICULAR ACCESS TO THIS SITE WILL BE FROM MADISON STREET (PARKING GARAGE) AND THE ALLEY OFF OF WYTHE STREET (LOADING DOCK).

SPECIAL USE PERMITS/ZONING MODIFICTIONS/WAIVERS

1. DEVELOPMENT SPECIAL USE PERMIT WITH SITE PLAN.
2. REZONING FROM RB TO OCH.
3. SUP FOR DEVELOPMENT UP TO 3.0 FAR IN THE OCH ZONE.
4. SUP FOR BONUS DENSITY AND HEIGHT FOR AFFORDABLE HOUSING (SECTION 7-700)
5. SUP FOR PARKING REDUCTION.
6. SUP TO ALLOW FOR RESTAURANT, RETAIL, FRATERNAL OR PRIVATE CLUB AND PERSONAL SERVICE USES ON THE GROUND FLOOR IN THE OCH ZONE.
7. SUP FOR TRANSPORTATION MANAGEMENT PLAN (TMP)
8. MODIFICATIONS TO CROWN COVERAGE AND THE ZONE TRANSITION LINE SETBACK.
9. VACATION OF TWO CITY ALLEYS
10. MASTER PLAN AMENDMENT (REFERENCE MASTER PLAN AMENDMENT APPLICATION)

COMPLETE STREETS:

	New	Upgraded
Crosswalks (number)	**2**	**1**
Standard	**2**	**2**
High Visibility	**0**	**0**
Curb Ramps	**5**	**2**
Sidewalks (LF)	**0**	**580**
Bicycle Parking (number of spaces)		
Public/Visitor	**6**	**N/A**
Private/Garage	**54**	**N/A**
Bicycle Paths (LF)	**0**	**N/A**
Pedestrian Signals	**0**	**0**

SHEET INDEX

PROFESSIONAL SEAL AND SIGNATURE

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
09/15/2020
PROFESSIONAL ENGINEER

DATE	REVISION
09/15/2020	PRELIMINARY 2ND SUB

OWNER/APPLICANT
WEST STREET ACQUISITIONS LLC.
4401 WILSON BOULEVARD
SUITE 600
ARLINGTON, VIRGINIA 22203
(703) 294-4500

ATTORNEY
MCGUIRE WOODS
1750 TYSONS BOULEVARD
SUITE 1800
TYSONS, VIRGINIA 22102
(703) 712-5000

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

ARCHITECT
HORD COPLAN MACHT, INC.
1925 BALLENGER AVENUE
SUITE 525
ALEXANDRIA, VIRGINIA 22314
(571) 388-7761

LANDSCAPE ARCHITECT
LandDesign
200 SOUTH PEYTON STREET
ALEXANDRIA, VA 22314
(703) 549-7784

APPROVED
SPECIAL USE PERMIT NO. 2020-10027
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. –

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

GENERAL NOTES:

1. OWNER: WEST STREET ACQUISITIONS, LLC
2. THE SUBJECT SITE IS IDENTIFIED ON THE CITY OF ALEXANDRIA, VIRGINIA GEOGRAPHIC INFORMATION SYSTEM AS PARCEL ID: #054.03-02-04, PARCEL ID: #054.03-02-03, PARCEL ID: #054.03-02-02, PARCEL ID: #054.03-02-01, PARCEL ID: #054.03-02-05, PARCEL ID: #054.03-02-06, PARCEL ID: #054.03-02-07, PARCEL ID: #054.03-02-08, PARCEL ID: #054.03-02-09, PARCEL ID: #054.03-02-10, PARCEL ID: #054.03-02-11, PARCEL ID: #054.03-02-12, PARCEL ID: #054.03-02-13, PARCEL ID: #054.03-02-14 AND A PORTION OF PARCEL ID: #054.03-02-15.
3. A.) HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS) 1983 – NORTH AS ESTABLISHED FROM A CURRENT GPS SURVEY.

   B.) THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AS ESTABLISHED FROM A CURRENT GPS SURVEY.
4. PHYSICAL IMPROVEMENTS AND TOPOGRAPHY INFORMATION FOR THE SUBJECT SITE ARE BASED ON A FIELD SURVEY DONE BY THIS FIRM BETWEEN THE DATES OF JANUARY 31st AND FEBRUARY 25th, 2020 AND REVISED BETWEEN THE DATES OF JUNE 22nd AND JULY 2nd, 2020.
5. IN ACCORDANCE WITH THE CITY OF ALEXANDRIA'S MARINE CLAY AREAS MAP DATED NOVEMBER 1976, THERE ARE NO AREAS OF MARINE CLAY LOCATED IN THE VICINITY OF THIS SITE.
6. IN ACCORDANCE WITH THE RESOURCE PROTECTION AREAS MAP ADOPTED JUNE 12, 2004 BY THE CITY COUCIL OF ALEXANDRIA, THERE ARE NO RESOURCE PROTECTION AREAS LOCATED ON THIS PROPERTY.
7. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS CURRENTLY LOCATED AT THE PROPERTY. SHOULD ANY UNANTICIPATED UNDERGROUND STORAGE TANKS OR DRUMS BE ENCOUNTERED AT THE SITE, THE APPLICANT SHALL IMMEDIATELY NOTIFY THE CITY OF ALEXANDRIA FIRE DEPARTMENT AND DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, OFFICE OF ENVIRONMENTAL QUALITY. THE SITE IS LOCATED PROXIMATE TO A KNOWN HISTORIC OLD LANDFILL.
8. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO AREAS ON-SITE CONTAINING CONTAMINATED SOILS OR CONTAMINATED GROUNDWATER.
9. THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.
10. THERE ARE NO SCENIC AREAS OR NATURAL FEATURES ONSITE THAT NEED TO BE PRESERVED OR PROTECTED.

SOIL DATA:

THE NATURAL SOILS OF THE SITE CONSIST GENERALLY OF URBAN LAND GRIST MILL SANDY LOAM UNDERLAIN BY SANDY CLAY LOAM.

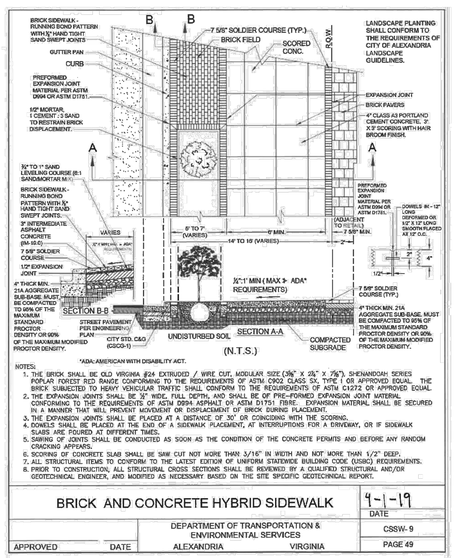
ENVIRONMENTAL SITE ASSESSMENT

THERE ARE NO RPA'S, TIDAL WETLANDS, SHORES, TRIBUTARY STREAMS, FLOODPLAINS, CONNECTED WETLANDS, ISOLATED WETLANDS, HIGHLY ERODIBLE/PERMEABLE SOILS OR BUFFER AREAS ASSOCIATED WITH SHORES, STREAMS OR WETLANDS LOCATED ON THIS SITE.

ARCHAEOLOGY NOTES:

1. THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
2. THE APPLICANT/DEVELOPER SHALL NOT ALLOW ANY METAL DETECTION TO BE CONDUCTED ON THE PROPERTY , UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY.

HYBRID SIDEWALK DETAIL



NOTES:
1. THE BRICK SHALL BE OLD VIRGINIA #24 EXTRUDED / WIRE CUT, MODULAR SIZE (3⅝" X 2⅛" X 7⅝"), SHENANDOAH SERIES POPLAR FOREST RED RANGE CONFORMING TO THE REQUIREMENTS OF ASTM C902 CLASS SX, TYPE I OR APPROVED EQUAL. THE BRICK SUBJECTED TO HEAVY VEHICULAR TRAFFIC SHALL CONFORM TO THE REQUIREMENTS OF ASTM C1272 OR APPROVED EQUAL.
2. THE EXPANSION JOINTS SHALL BE ½" WIDE, FULL DEPTH, AND SHALL BE OF PRE-FORMED EXPANSION JOINT MATERIAL CONFORMING TO THE REQUIREMENTS OF ASTM D994 ASPHALT OR ASTM D1751 FIBRE. EXPANSION MATERIAL SHALL BE SECURED IN A MANNER THAT WILL PREVENT MOVEMENT OR DISPLACEMENT OF BRICK DURING PLACEMENT.
3. THE EXPANSION JOINTS SHALL BE PLACED AT A DISTANCE OF 30' OR COINCIDING WITH THE SCORING.
4. DOWELS SHALL BE PLACED AT THE END OF A SIDEWALK PLACEMENT, AT INTERRUPTIONS FOR A DRIVEWAY, OR IF SIDEWALK SLABS ARE POURED AT DIFFERENT TIMES.
5. SAWING OF JOINTS SHALL BE CONDUCTED AS SOON AS THE CONDITION OF THE CONCRETE PERMITS AND BEFORE ANY RANDOM CRACKING APPEARS.
6. SCORING OF CONCRETE SLAB SHALL BE SAW CUT NOT MORE THAN 3/16" IN WIDTH AND NOT MORE THAN 1/2" DEEP.
7. ALL STRUCTURAL ITEMS TO CONFORM TO THE LATEST EDITION OF UNIFORM STATEWIDE BUILDING CODE (USBC) REQUIREMENTS.
8. PRIOR TO CONSTRUCTION, ALL STRUCTURAL CROSS SECTIONS SHALL BE REVIEWED BY A QUALIFIED STRUCTURAL AND/OR GEOTECHNICAL ENGINEER, AND MODIFIED AS NECESSARY BASED ON THE SITE SPECIFIC GEOTECHNICAL REPORT.

BRICK AND CONCRETE HYBRID SIDEWALK		9-1-19 DATE
APPROVED DATE	DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES ALEXANDRIA VIRGINIA	CSSW- 9 PAGE 49

ZONING TABULATIONS

SITE ADDRESSES:	1362, 1360, 1356 & 1352 MADISON STREET 727, 719, 715 & 711 N WEST STREET 1329, 1327, 1325, 1323, 1321 & 1319 WYTHE STREET
TAX MAP NUMBERS:	054.03-02-1, 054.03-02-2, 054.03-02-3, 054.03-02-4, 054.03-02-5, 054.03-02-6, 054.03-02-7, 054.03-02-8, 054.03-02-9, 054.03-02-10, 054.03-02-11, 054.03-02-12, 054.03-02-13, 054.03-02-14, 054.03-02 NOTE: TAX MAP PARCELS TO BE CONSOLIDATED WITH THIS DEVELOPMENT
TAX PARCEL AREA:	054.03-02-1: 3,010 SF. (0.069 ac.), 054.03-02-2,3,4: 2,720 SF. (0.062 ac.) 054.03-02-5: 5,520 SF. (0.127 ac.), 054.03-02-6: 3,680 SF. (0.084 ac.) 054.03-02-7: 5,520 SF. (0.127 ac.), 054.03-02-8: 3,680 SF. (0.084 ac.) 054.03-02-9: 1,650 SF. (0.038 ac.), 054.03-02-10,11,12: 1,360 SF. (0.031 ac.) 054.03-02-13: 3,400 SF. (0.078 ac.), 054.03-02-14: 850 SF. (0.020 ac.)
EXISTING FLOOR AREA:	054.03-02-2: 826 SF., 054.03-02-3: 810 SF., 054.03-02-4: 624 SF. 054.03-02-5: 1,022 SF., 054.03-02-6: 984 SF., 054.03-02-7: 1,584 SF. 054.03-02-8: 564 SF., 054.03-02-9: 1,134 SF., 054.03-02-10: 2,994 SF. 054.03-02-13: 1,064 SF. NOTE: EXISTING FLOOR AREAS ARE PER CITY OF ALEXANDRIA GIS VIEWED BY CHRISTOPHER ON SEPTEMBER 11, 2020.
EXISTING ZONE:	TOWNHOUSE (RB)
PROPOSED ZONE:	OFFICE COMMERCIAL HIGH (OCH)
SMALL AREA PLAN DISTRICT:	BRADDOCK METRO NEIGHBORHOOD
PROPOSED SITE AREA:	0.95 ACRES OR 41,398 SF NOTE: SITE AREA INCLUDES 0.06 ACRES (2,724 SF) OF TWO EXISTING CITY OWNED ALLEYS
EXISTING USE:	SINGLE-FAMILY DETACHED
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL AND GROUND LEVEL RETAIL
REQUIRED LOT AREA:	N/A
PROPOSED LOT AREA:	0.95 ACRES OR 41,398 SF
PROPOSED NUMBER OF UNITS:	STUDIO UNIT = 46 UNITS 1 BR UNIT = 80 UNITS (INCLUDES FLEX AND 1BR+D) 2 BR UNIT = 51 UNITS (INCLUDES JR 2 AND 2BR+D) 3 BR UNIT = 3 UNITS TOTAL= 180 UNITS
UNITS PER ACRE:	189.5 UNITS/ACRE FOR RESIDENTIAL USES
MAXIMUM FLOOR AREA:	NON-RESIDENTIAL (FAR = 2.0) = 41,398 SF X 2.0 = 82,769 SF RESIDENTIAL (FAR = 2.0) = 41,398 SF X 2.0 = 82,769 SF #MAXIMUM FAR OF 3.0 ALLOWED WITH SPECIAL USE PERMIT PRIOR TO UTILIZATION OF ADDITIONAL BONUS DENSITY.
PROPOSED GROSS FLOOR AREA:	#179,951 SF (3.71 FAR)
PROPOSED NET FLOOR AREA:	153,502 SF FLOOR AREA AFTER EXCLUSIONS PER ALEXANDRIA ZONING ORDINANCE 2-145 (SEE A3.0)
MAXIMUM BUILDING HEIGHT:	95'
PROPOSED BUILDING HEIGHT:	85' WITHOUT PH & SHADE STRUCTURE 95' WITH PH & SHADE STRUCTURE
AVERAGE FINISHED GRADE:	30.4'
BUILDING SETBACK:	NORTH = 16' WEST = 4' SOUTH = 16' EAST = 0'
REQUIRED LOT FRONTAGE:	N/A
PROVIDED LOT FRONTAGE:	NORTH = 117' WEST = 311' SOUTH = 92'
BUILDING CODE ANALYSIS:	SEE SHEET C400
REQUIRED CROWN COVER:	10,350 SQ FT
PROVIDED CROWN COVER:	6,815 SQ FT SEE SHEET L113 FOR CROWN COVER CALCULATIONS
MINIMUM PARKING ALLOWED WITHOUT PARKING REDUCTION:	MULTIFAMILY= 0.8 SPACES/BR = 0.8 x 234 = 188 SPACES PARKING REDUCTIONS: PROPERTY WALKABILITY INDEX BETWEEN 90-100 = 10% = 19 SPACES FOUR OR ACTIVE BUS ROUTES WITHIN 0.25 MILE OF PROPERTY= 5% = 10 SPACES 20% OF UNITS ARE STUDIOS WITHIN PROPERTY = 5% = 10 SPACES SITE CONSTRAINTS = 5% = 10 SPACES TOTAL= 188-19-10-10-10 = 139 SPACES
MAXIMUM PARKING ALLOWED:	MULTIFAMILY= 0.8 SPACES/BR = 0.8 x 222 BR = 177 SPACES COMMERCIAL= 3 SPACES/1,000 SF = 3 x 2,950 = 30 SPACES TOTAL = 177 + 30 = 207 SPACES NOTE: APPLICANT SHALL BE ALLOWED TO PROVIDE A MAXIMUM OF 207 BELOW-GRADE PARKING SPACES WITHIN THE BUILDING FOOTPRINT AS DEPICTED ON THE SITE PLAN. THIS MAXIMUM REFLECTS THE NUMBER OF SPACES ALLOWED BY CITY ZONING ORDINANCE IF ALL FLEX UNITS WERE UTILIZED AS RETAIL AND NO ALLOWED PARKING REDUCTION CREDITS WERE TAKEN BY THE APPLICANT. SEE TABLE 19 IN THE PROVIDED MULTIMODAL TRANSPORTATION STUDY FOR STUDY MORE INFORMATION.
PROVIDED PARKING SPACES WITH PARKING REDUCTION:	#108 SPACES (0.6/UNIT) STANDARD SPACES: 29 HC SPACES: 3 HC VAN SPACES: 2 COMPACT SPACES: 74

#NOTE: FLOOR AREA BREAKDOWN

RESIDENTIAL	FLEX	RETAIL	TOTAL
168,771 SF	9,680 SF	1,500 SF	179,951 SF

STORM STRUCTURE DATA

EX 896 — RIM EL. = 36.71
INV IN (15" RCP FROM SOUTHEAST) = 28.71
INV OUT (12" RCP TO 891) = 28.61

EX 7468 — RIM EL. = 31.38
INV IN (24"X38" RCP TO NORTH) = 27.68
INV OUT (27" RCP TO 891) = 27.28

EX 891 — RIM EL. = 31.65
INV IN (24" RCP FROM 896) = 27.40
INV IN (FROM 7468) = 27.55
INV OUT (TO 30006) = 27.55
CHAMBER OBSERVED IN THE FIELD, PIPES SET BACK TOO FAR TO DETERMINE SIZES.

EX 7456 — RIM EL. = 31.46
INV OUT (18" RCP TO 30006) = 27.26

EX 30006 — RIM EL. = 31.35
INV IN (24" RCP FROM 891) = 26.45
UNABLE TO OBTAIN INVERT IN FROM #7456
INV IN (18" RCP FROM NORTHWEST) = 26.85
INV OUT (24" RCP TO 7557) = 26.35

EX 7557 — RIM EL. = 29.48
STRUCTURE UNDER BUSHES, INACCESSIBLE AT TIME OF SURVEY.

EX 471 — RIM EL. = 27.65
INV IN (12" RCP FROM NORTHWEST) = 25.15
INV IN (12 RCP FROM SOUTHEAST) = 25.05
INV OUT (12" RCP TO 510) = 24.95

EX 510 — RIM EL. = 27.71
INV IN (RCP FROM EAST) = 24.91
UNABLE TO DETERMINE PIPE SIZE
INV IN (10" RCP FROM 471) = 24.86
INV OUT (12" RCP TO 511) = 24.71

EX 7435 — RIM EL. = 30.39
INV OUT (12" RCP TO 5914) = 26.79

EX 5914 — RIM EL. = 28.83
INV IN (12" RCP FROM 7435) = 25.73
INV OUT (15" RCP TO 514) = 25.63

EX 8402 — RIM EL. = 42.30
INV OUT (21" RCP TO 6305) = 34.30

EX 8404 — RIM EL. = 42.43
INV OUT (15" RCP TO 6395) = 35.68

EX 8381 — RIM EL. = 42.00
INV IN (10" RCP FROM SE) = 37.60
INV IN (12" RCP FROM EAST) = 38.50
INV OUT (15" RCP TO 6395) = 35.50

EX 8395 — RIM EL. = 41.88
INV IN (15" RCP FROM 6404) = 35.13
INV IN (15" RCP FROM 6361) = 35.18
INV OUT (15" RCP TO 6305) = 34.83

EX 1748 — RIM EL. = 40.27
INV OUT (15" RCP TO 6241) = 35.47

EX 6273 — RIM EL. = 35.20
INV OUT (15" RCP TO 6241) = 29.60

EX 6241 — RIM EL. = 35.77
INV IN (15" RCP FROM 1748) = 29.67
INV IN (15" RCP FROM NORTH) = 28.87
INV IN (15" RCP FROM 6273) = 28.97
INV OUT (18" RCP TO 6283) = 28.67

EX 8174 — RIM EL. = 36.65
INV OUT (12" RCP TO 6175) = 32.65

EX 8395 — RIM EL. = 41.63
INV IN (21" RCP FROM 6402) = 33.03
INV IN (15" RCP FROM 6395) = 32.83
INV OUT (18" RCP TO 6175) = 32.73

EX 6175 — RIM EL. = 36.55
INV IN (15" RCP FROM 6174) = 32.25
INV IN (18" RCP FROM 6305) = 29.95
INV OUT (18" RCP TO 6283) = 29.85

EX 8283 — RIM EL. = 35.56
INV IN (12" RCP FROM SE) = 32.16
INV IN (24" RCP FROM SOUTH) = 25.36
INV IN (18" RCP FROM 6175) = 29.36
INV IN (18" RCP FROM 6241) = 28.06
INV OUT (24" RCP TO 514) = 25.06

EX 5915 — RIM EL. = 27.88
INV OUT (12" RCP TO 514) = 25.33

EX 514 — RIM EL. = 28.22
INV IN (24" RCP FROM 6283) = 24.67
INV IN (15" RCP FROM 5914) = 25.22
INV IN (12" RCP FROM 5915) = 24.92
INV OUT (24" RCP TO 511) = 24.62

EX 511 — RIM EL. = 27.60
INV IN (24" RCP FROM 514) = 24.30
INV IN (12" RCP FROM 510) = 24.45
INV OUT (24" RCP TO 508) = 24.15

EX 507 — RIM EL. = 27.76
INV IN (24" RCP FROM 30007) = 23.91
INV OUT (24" RCP TO 508) = 23.86

EX 30004 — RIM EL. = 27.93
INV IN (24" RCP FROM 508) = 22.93
INV OUT (27" RCP TO SOUTHWEST) = 22.68

EX 30007 — RIM EL. = 28.57
STRUCTURE UNDER BRUSH, INACCESSIBLE TIME OF SURVEY.

EX 505 — RIM EL. = 27.84
INV OUT (TO DOGHOUSE) = 24.99

EX 7454 — RIM EL. = 30.47
INV OUT (15" RCP TO DOG HOUSE INTO PIPE) = 27.77

EX 508 — RIM EL. = 27.24
INV IN (24" RCP FROM 507) = 23.79
INV IN (24" RCP FROM 511) = 24.09
INV OUT (24" RCP TO 30004) = 23.74

SANITARY STRUCTURE DATA

EX 8391 — RIM EL. = 31.55
LID FUSED SHUT, VISIBLE DAMAGE OBSERVED, INACCESSIBLE AT TIME OF SURVEY.

EX 8394 — RIM EL. = 29.88
INV IN (8" DIP FROM EAST) = 24.68
INV IN (8" DIP FROM SW) = 25.33
INV OUT (8" DIP TO 30009) = 24.55

EX 30009 — RIM EL. = 28.65
CAR REPEATEDLY PARKED ON TOP OF STRUCTURE, INACCESSIBLE AT TIME OF SURVEY.

EX 7454 — RIM EL. = 30.83
STRUCTURE SEALED SHUT, INACCESSIBLE AT TIME OF SURVEY.

EX 7457 — RIM EL. = 31.54
INV IN (12" DIP FROM EAST) = 25.34
INV OUT (12" DIP TO 458) = 24.99

EX 7455 — RIM EL. = 30.75
INV IN (14" RCP FROM 7455) = 24.65
INV IN (8" PVC FROM 894) = 24.95
INV OUT (8" DIP TO 509) = 24.60

EX 6397 — RIM EL. = 42.24
INV IN (FROM EAST) = 23.84
INV OUT (TO 6397) = 23.74
HEAVY FLOW OBSERVED IN PIPE AT TIME OF SURVEY, UNABLE TO DETERMINE PIPE SIZE OR TYPE.

EX 6397 — RIM EL. = 41.97#
INV IN (30" PIPE FROM NORTH) = 10.17##
INV OUT (30" PIPE TO SOUTH) = 9.91##

THE TOP ELEVATION FOR SANITARY SEWER STRUCTURE #6397 WAS OBTAINED FROM A CURRENT SURVEY PERFORMED BY THIS FIRM BETWEEN THE DATES OF JUNE 22nd AND JULY 2nd, 2020.

DURING THE CURRENT FIELD SURVEY MENTIONED ABOVE, RUSHING WATER WAS OBSERVED WITHIN SANITARY SEWER STRUCTURE #6397. THIS PROHIBITED THE FIELD CREW FROM OBTAINING CURRENT INVERT MEASURE DOWNS AND PIPE SIZES. THAT BEING THE CASE, THE INVERT MEASURE DOWNS AND PIPE SIZES NOTED ABOVE WERE OBTAINED FROM AN AS-BUILT SURVEY PERFORMED BY THIS FIRM ENTITLED "POTOMAC YARD OFFSITE SANITARY TRUNK SEWER TRENCHLESS WORKS (AS-BUILT)" AND DATED JANUARY 10th, 2003.

EX 6396 — RIM EL. = 35.15
INV IN (10" DIP FROM 6389) = 25.55
INV IN (8" DIP FROM NORTH) = 25.95
INV OUT (10" DIP TO 509) = 25.40

EX 509 — RIM EL. = 27.66
INV IN (8" PVC FROM 7458) = 22.46
INV IN (10" DIP FROM 6287) = 22.86
INV OUT (8" DIP TO 512) = 22.41

EX 512 — RIM EL. = 27.65
INV IN (8" PVC FROM 509) = 22.35
INV IN (8" PVC FROM 30009) = 22.40
INV OUT (8" PVC TO 30000) = 22.30

EX 6389 — RIM EL. = 42.16
INV IN (FROM SOUTH - SEALED)
INV IN (FROM EAST - SEALED)
INV IN (8" DIP FROM NORTH) = 30.36
INV OUT (10" DIP TO 6287) = 30.06

EX 30010 — RIM EL. = 27.59
INV IN (8" PVC FROM 512) = 21.79
INV OUT (12" RCP TO SOUTHWEST) = 21.39

EX 894 — RIM EL. = 36.29
INV IN (8" DIP FROM EAST) = 29.59
INV OUT (8" DIP TO 7458) = 29.49

ZONING TABULATIONS CONTINUED:

LOADING SPACES REQUIRED:	1
LOADING SPACES PROVIDED:	1
APPROXIMATE TOTAL AREA DISTURBED:	1.20 Ac. OR 52,272 SF
EXISTING IMPERVIOUS AREA:	0.53 Ac. OR 23,087 SF
PROPOSED IMPERVIOUS AREA:	1.11 Ac. OR 48,352 SF
EXISTING TRIP GENERATION (VPD):	43
PROPOSED TRIP GENERATION (VPD):	447
REQUIRED OPEN SPACE:	OVERALL: 40%
PROVIDED OPEN SPACE:	AT-GRADE: 9,200 / 41,398 = 22% OVERALL: 16,400 / 41,398 = 40% NOTE: APPLICANT WILL PROVIDE OPEN SPACE TO MEET AND POSSIBLY EXCEED OPEN SPACE REQUIREMENT.

APPROVED
SPECIAL USE PERMIT NO. 2020-10027
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. –
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher consultants
9900 main st suite 400 fairfax, va 22031
p 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
09/15/2020
PROFESSIONAL ENGINEER

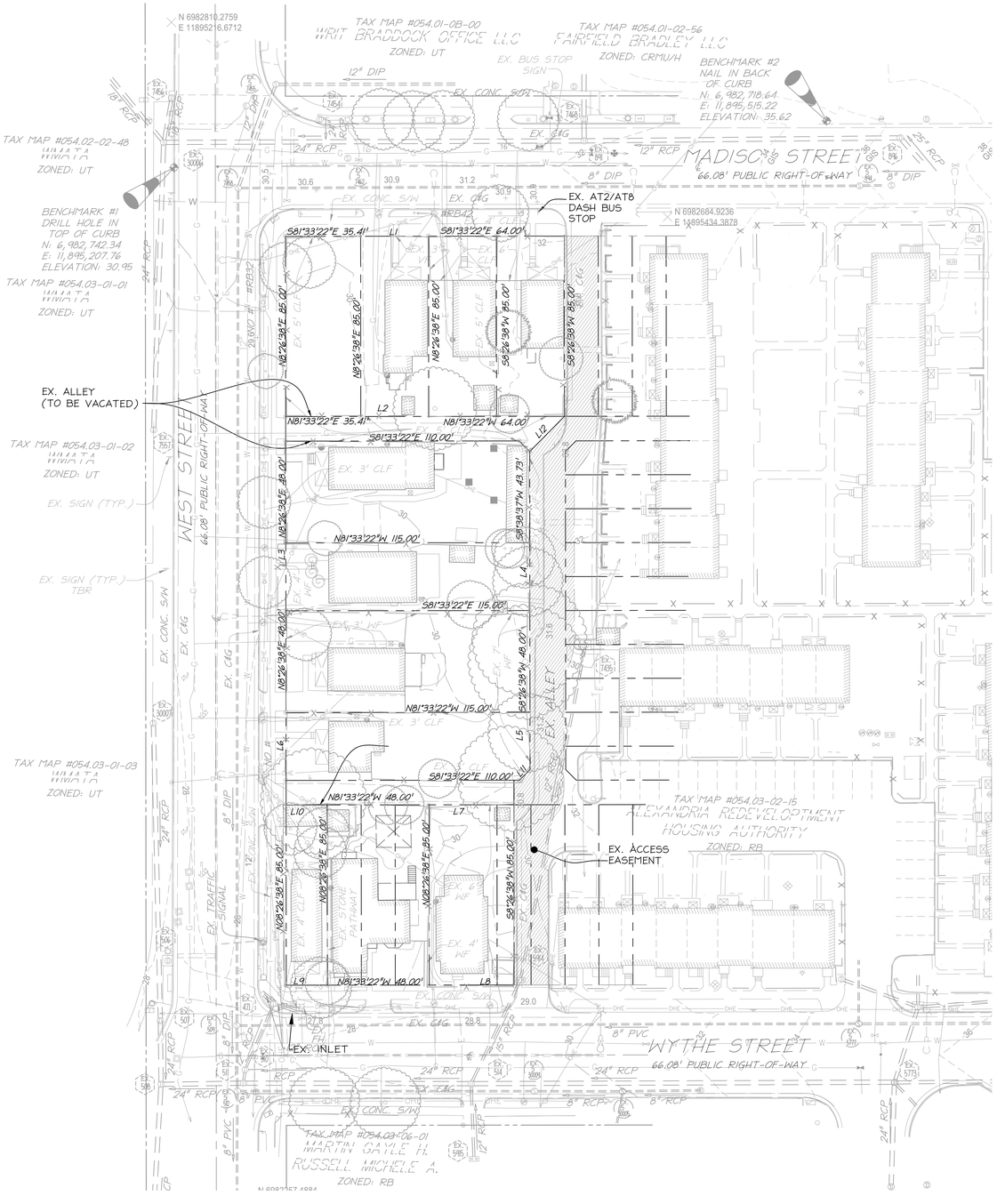
BRADDOCK WEST
PRELIMINARY DSUP
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
	9/15/2020	PRELIMINARY 2ND SUB

PROJECT No.: 15067.003.00
DRAWING No.: 110134
DATE: 08-17-2020
SCALE: NONE
DESIGN: EG
DRAWN: JS
CHECKED: KMW

SHEET TITLE:
NOTES AND TABULATIONS

SHEET No.
C101



PROPERTY LINE TABLE

LINE	BEARING	DISTANCE
L1	S81°33'22"E	32.00'
L2	N80°33'22"W	32.00'
L3	S8°26'38"W	32.00'
L4	N8°26'38"E	32.00'
L5	N8°26'38"E	27.00'
L6	S8°26'38"W	32.00'
L7	S81°33'22"E	40.00'
L8	N81°33'22"W	40.00'
L9	N81°33'22"W	19.41'
L10	S81°33'22"E	19.41'
L11	N53°26'38"E	7.07'
L12	S36°33'22"E	7.07'

(VCS) 1983 - NORTH

LEGEND

Utilities - Storm
- STORM MANHOLE
- STORM DRAIN INLET

Utilities - Sanitary
- SANITARY MANHOLE
- SANITARY CLEAN-OUT

Utilities - Water
- WATER VALVE
- WATER METER
- FIRE HYDRANT

Utilities - Gas
- GAS METER
- GAS VALVE

Utilities - Electric
- LIGHT POLE
- UTILITY POLE
- ELECTRIC BOX
- LAMP POST
- GUY WIRE
- CROSSWALK LIGHT
- GUY WIRE POLE
- VAULT
- TRAFFIC LIGHT POLE

Utilities - Communication
- TELEPHONE PEDESTAL

Misc. Structures
- 150.0 SPOT ELEVATION
- SIGN
- TRAFFIC DIRECTION ARROW
- AIR CONDITIONER
- FENCE POST
- FLOW DIRECTION
- DECIDUOUS TREE
- CONIFEROUS TREE

Abbreviations

DT	DECIDUOUS TREE
CT	CONIFEROUS TREE
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
DIP	DUCTILE IRON PIPE
SS	ELEVATION SPOT SHOT
C/L	CENTERLINE
CLF	CHAIN LINK FENCE
WF	WOOD FENCE
VF	VINYL FENCE

Linetypes
- INDEX CONTOUR (10')
- INT. CONTOUR (2')
- FENCE
- OVERHEAD UTILITY WIRE
- SANITARY PIPE
- STORM PIPE
- WATER LINE
- GAS
- ELECTRIC
- COMMUNICATION
- PROPERTY LINE
- ADJOINER LINE
- ROAD CENTERLINE

APPROVED
SPECIAL USE PERMIT NO. 2020-10027
DEPARTMENT OF PLANNING & ZONING
DIRECTOR — DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. –
DIRECTOR — DATE
CHAIRMAN, PLANNING COMMISSION — DATE
DATE RECORDED
INSTRUMENT NO. — DEED BOOK NO. — PAGE NO.

christopher consultants
9900 main st suite 400 fairfax, va 22031
p 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
09/15/2020
PROFESSIONAL ENGINEER

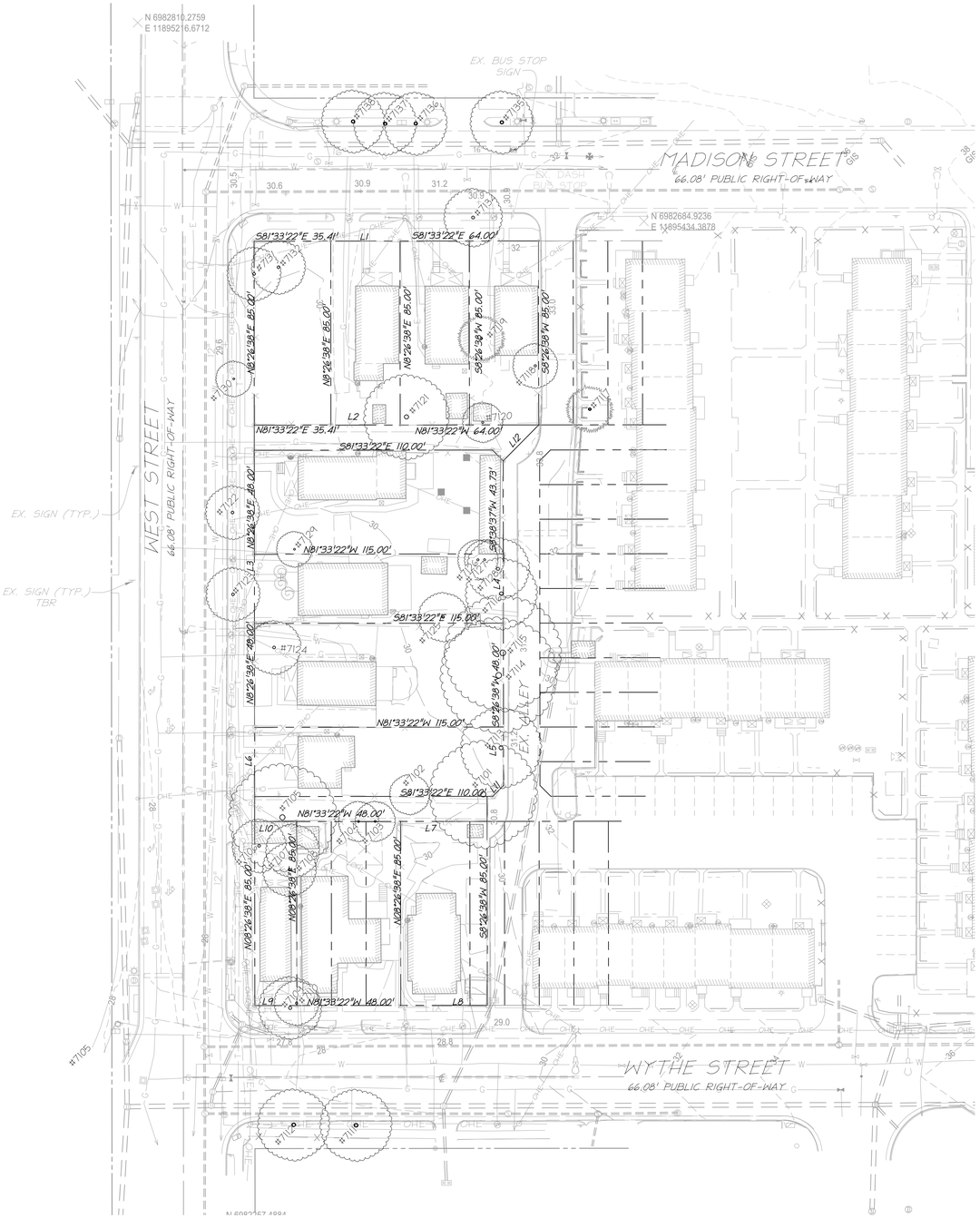
BRADDOCK WEST
PRELIMINARY DSUP
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
	9/15/2020	PRELIMINARY 2ND SUB

PROJECT No.: 15067.003.00
DRAWING No.: 110134
DATE: 08-17-2020
SCALE: NONE
DESIGN: ##
DRAWN: JS
CHECKED: ###

SHEET TITLE:
EXISTING CONDITIONS PLAN

SHEET No.
C200



SCHEDULE OF TREES

Tree Tag #	Tree Description	Notes
7101	DT SZ 24/24	To be Removed
7102	DT SZ 9/10	To be Removed
7103	DT SZ 9/10	To be Removed
7104	DT SZ 9/10	To be Removed
7105	DT SZ 24/24	To be Removed
7106	DT SZ 12/14	To be Removed
7107	DT SZ 12/14	To be Removed
7108	DT SZ 12/22	To be Removed
7109	DT SZ 14/22	To be Removed
7110	DT SZ 10/12	To be Removed
7111	DT SZ 16/30	To Remain
7112	DT SZ 16/26	To Remain
7113	DT SZ 18/18	To be Removed
7114	DT SZ 26/28	To be Removed
7115	DT SZ 26/28	To be Removed
7116	DT SZ 16/16	To be Removed
7117	DT SZ 10/10	To Remain
7118	DT SZ 10/12	To be Removed
7119	DT SZ 10/16	To be Removed
7120	DT SZ 9/11	To be Removed
7121	DT SZ 19/42	To be Removed
7122	DT SZ 12/18	To be Removed
7123	DT SZ 12/26	To be Removed
7124	DT SZ 12/16	To be Removed
7125	DT SZ 11/42	To be Removed
7126	DT SZ 9/9	To be Removed
7127	DT SZ 9/12	To be Removed
7128	DT SZ 14/12	To be Removed
7129	DT SZ 8/12	To be Removed
7130	DT SZ 8/10	To be Removed
7131	DT SZ 12/28	To be Removed
7132	DT SZ 12/28	To be Removed
7134	DT SZ 13/26	To be Removed
7135	DT SZ 14/14	To Remain
7136	DT SZ 14/14	To Remain
7137	DT SZ 14/14	To Remain
7138	DT SZ 14/14	To Remain

APPROVED
SPECIAL USE PERMIT NO. 2020-10027
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. –

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher consultants
9900 main st suite 400 fairfax, va 22031
p 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
09/15/2020
PROFESSIONAL ENGINEER

BRADDOCK WEST
PRELIMINARY DSUP
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
	9/15/2020	PRELIMINARY 2ND SUB

PROJECT No.: 15067.003.00
DRAWING No.: 110134
DATE: 08-17-2020
SCALE: SEE SHEET
DESIGN: EG
DRAWN: JS
CHECKED: KMW

SHEET TITLE:

EXISTING TREES EXHIBIT

SHEET No.
C201

150 75 0 150 300
GRAPHIC SCALE
1" = 150'

(VCS) 1983 - NORTH

LEGEND

- SITE
- PROPERTY LINE
- (5) OWNER INFORMATION NUMBER
- DASH BUS STOP
- ZONING LINE

OWNERSHIP INFORMATION

1. WMATA
   700 A EAST BRADDOCK ROAD
   USE: WASH METRO TRAN AUTH
   ZONE: UT
2. WMATA
   646 EAST BRADDOCK ROAD
   USE: WASH METRO TRAN AUTH
   ZONE: UT
3. WMATA
   708 NORTH WEST STREET
   USE: WASH METRO TRAN AUTH
   ZONE: UT
4. WMATA
   720 NORTH WEST STREET
   USE: WASH METRO TRAN AUTH
   ZONE: UT
5. WMATA
   740 NORTH WEST STREET
   USE: WASH METRO TRAN AUTH
   ZONE: UT
6. WRIT BRADDOCK OFFICE LLC
   1310 BRADDOCK PLACE
   USE: OFFICE BUILDINGS
   ZONE: CRMU/H
7. FAIRFIELD BRADLEY LLC
   1260 BRADDOCK PLACE
   USE: HI-RISE
   ZONE: CRMU/H
8. ALEXANDRIA REDEVELOPMENT HOUSING AUTHORITY
   750 NORTH FAYETTE STREET
   USE: ALEX REDV HOUS AUTH
   ZONE: RB
9. MORRIS TREVOR R
   1314 WYTHE STREET
   USE: DETACHED HOUSE
   ZONE: RB
10. CITY OF ALEXANDRIA
    1320 WYTHE STREET
    USE: CITY PKS/PLAYGROUNDS
    ZONE: RB
11. MARTIN GAYLE H, RUSSELL MICHELE A
    635 NORTH WEST STREET
    USE: DETACHED HOUSE
    ZONE: RB

APPROVED
SPECIAL USE PERMIT NO. 2020-10027
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. –

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher consultants
9900 main st
suite 400
fairfax, va 22031
p 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
09/15/2020
PROFESSIONAL ENGINEER

BRADDOCK WEST
PRELIMINARY DSUP
CITY OF ALEXANDRIA, VIRGINIA

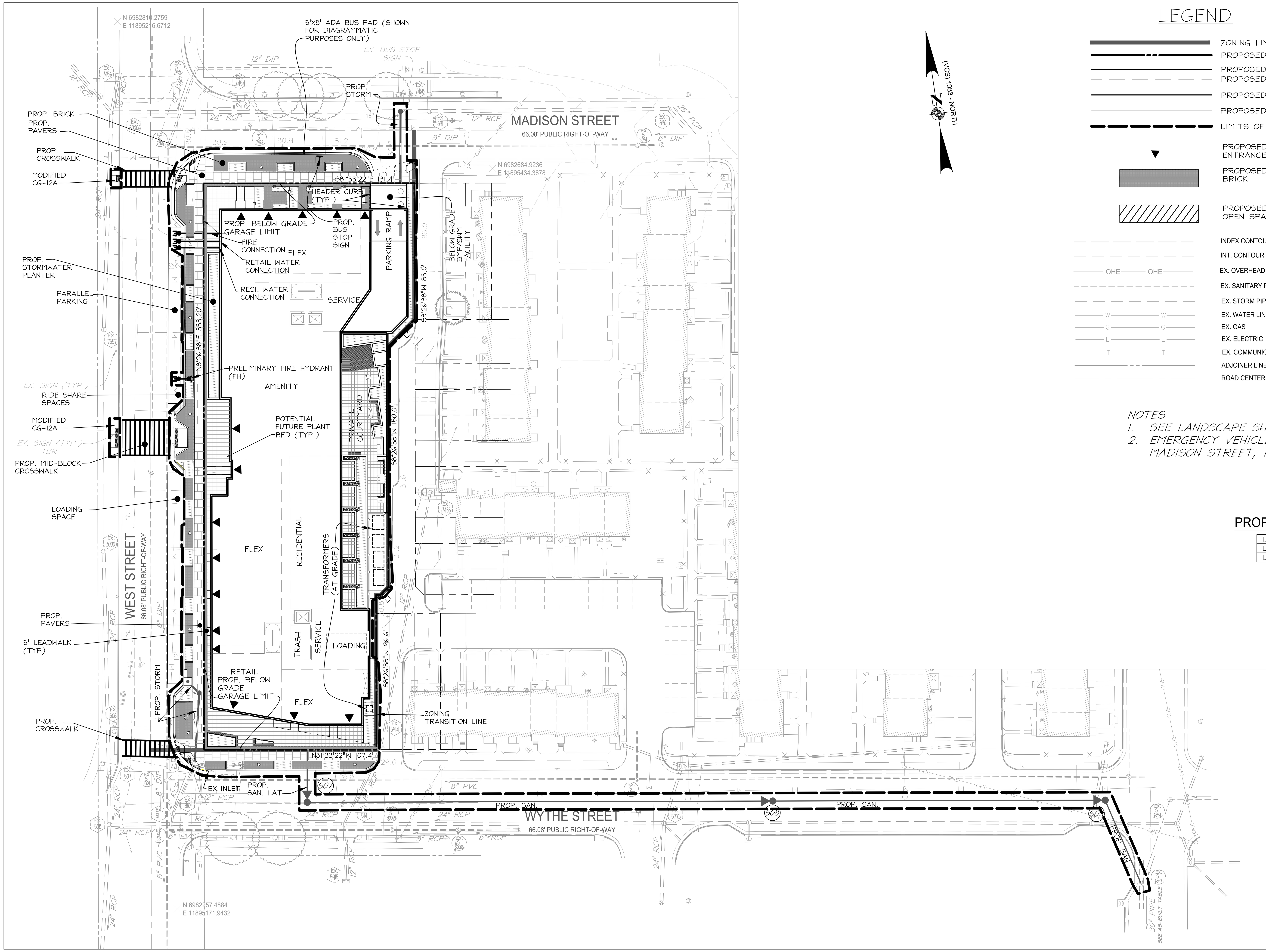
MARK	DATE	DESCRIPTION
	9/15/2020	PRELIMINARY 2ND SUB

PROJECT No.: 15067.003.00
DRAWING No.: 110134
DATE: 08-17-2020
SCALE: NONE
DESIGN: ##
DRAWN: JS
CHECKED: ###

SHEET TITLE:

CONTEXTUAL PLAN

SHEET No.
####



LEGEND

- ZONING LINE
- PROPOSED PROPERTY LINE
- PROPOSED BUILDING OUTLINE
- PROPOSED BUILDING USES
- PROPOSED CURB
- PROPOSED SIDEWALK
- LIMITS OF DISTURBANCE
- ▼ PROPOSED ENTRANCE
- ▇ PROPOSED BRICK
- ▨ PROPOSED OPEN SPACE
- INDEX CONTOUR (10')
- INT. CONTOUR (2')
- OHE OHE EX. OVERHEAD UTILITY WIRE
- EX. SANITARY PIPE
- EX. STORM PIPE
- W W EX. WATER LINE
- G G EX. GAS
- E E EX. ELECTRIC
- T T EX. COMMUNICATION
- ADJOINER LINE
- ROAD CENTERLINE

NOTES

1. *SEE LANDSCAPE SHEETS FOR PAVING MATERIAL.*
2. *EMERGENCY VEHICLE ACCESS TO THE SITE WILL BE FROM MADISON STREET, N. WEST STREET AND WYTHE STREET.*

PROPERTY LINE TABLE

LINE	BEARING	DISTANCE
L1	N53°26'38"E	7.07'
L2	N53°26'38"E	23.32'

30 15 0 30 60
GRAPHIC SCALE
1" = 30'

APPROVED
SPECIAL USE PERMIT NO. 2020-10027
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. –

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher consultants
9900 main st
suite 400
fairfax, va 22031
p 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
[illegible]
ELI GOLDMAN
Lic. No.55868
09/15/2020
PROFESSIONAL ENGINEER

BRADDOCK WEST
PRELIMINARY DSUP
CITY OF ALEXANDRIA, VIRGINIA

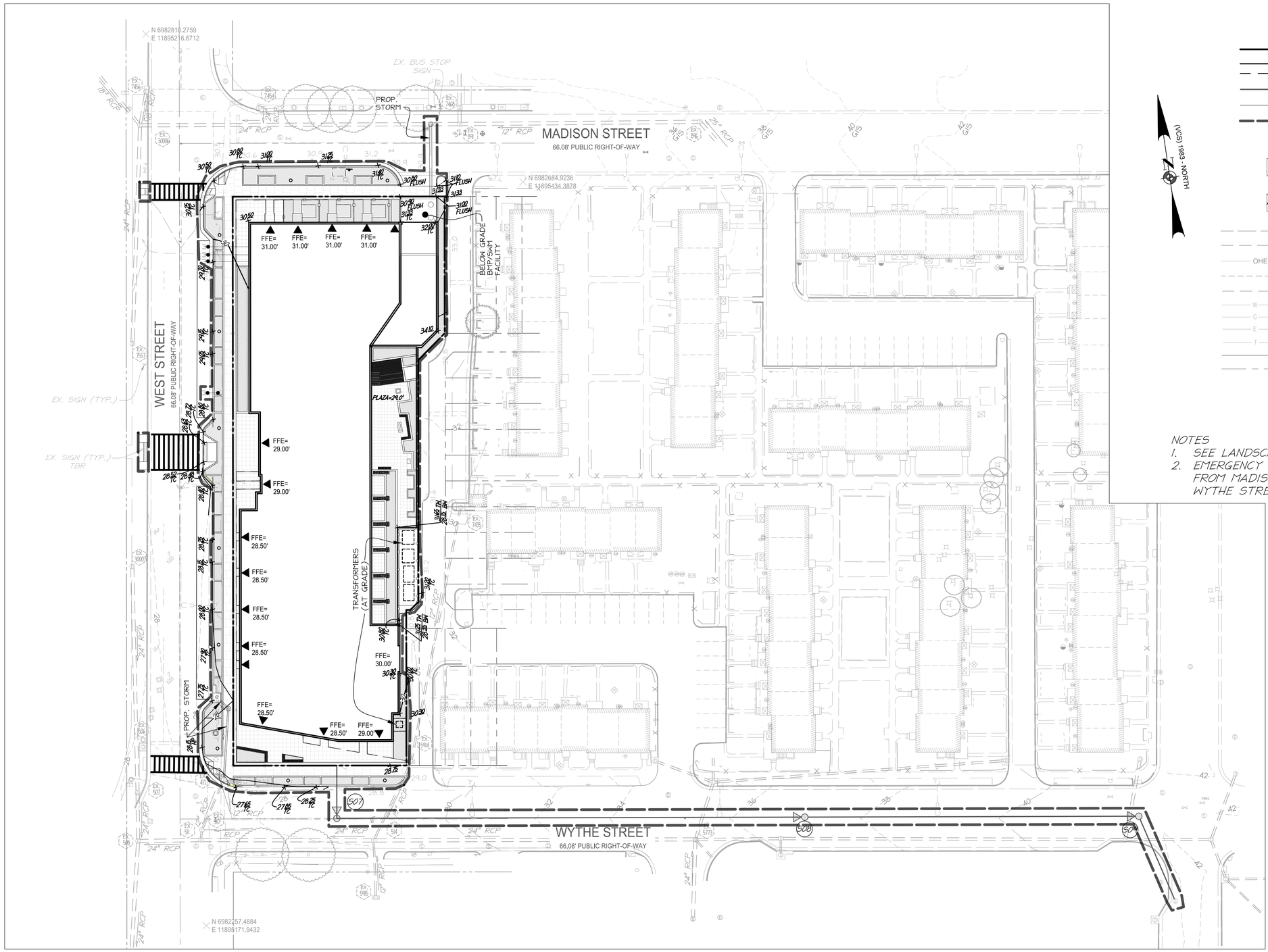
MARK	DATE	DESCRIPTION
	9/15/2020	PRELIMINARY 2ND SUB

PROJECT No.: 15067.003.00
DRAWING No.: 110134
DATE: 08-17-2020
SCALE: 1" = 30'
DESIGN: EG
DRAWN: JS
CHECKED: KMW

SHEET TITLE:
PRELIMINARY SITE PLAN

SHEET No.
C300

P:\Projects\15067\00300\110134 Prelim\C300 PRELIMINARY SITE PLAN.dwg, 9/15/2020 7:08:10 AM, AutoCAD PDF (General Documentation).pc3



LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED BUILDING OUTLINE
- PROPOSED BUILDING USES
- PROPOSED CURB
- PROPOSED SIDEWALK
- LIMITS OF DISTURBANCE
- PROPOSED ENTRANCE
- PROPOSED CONCRETE
- PROPOSED OPEN SPACE
- INDEX CONTOUR (10')
- INT. CONTOUR (2')
- EX. OVERHEAD UTILITY WIRE
- EX. SANITARY PIPE
- EX. STORM PIPE
- EX. WATER LINE
- EX. GAS
- EX. ELECTRIC
- EX. COMMUNICATION
- ADJOINER LINE
- ROAD CENTERLINE

(VCS) 1983 - NORTH

NOTES
1. SEE LANDSCAPE SHEETS FOR PAVING MATERIAL.
2. EMERGENCY VEHICLE ACCESS TO THE SITE WILL BE FROM MADISON STREET, N. WEST STREET AND WYTHE STREET.

GRAPHIC SCALE
30 15 0 30 60
1" = 30'

APPROVED
SPECIAL USE PERMIT NO. 2020-10027
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. –
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher consultants
9900 main st
suite 400
fairfax, va 22031
p 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
09/15/2020
PROFESSIONAL ENGINEER

BRADDOCK WEST
PRELIMINARY DSUP
CITY OF ALEXANDRIA, VIRGINIA

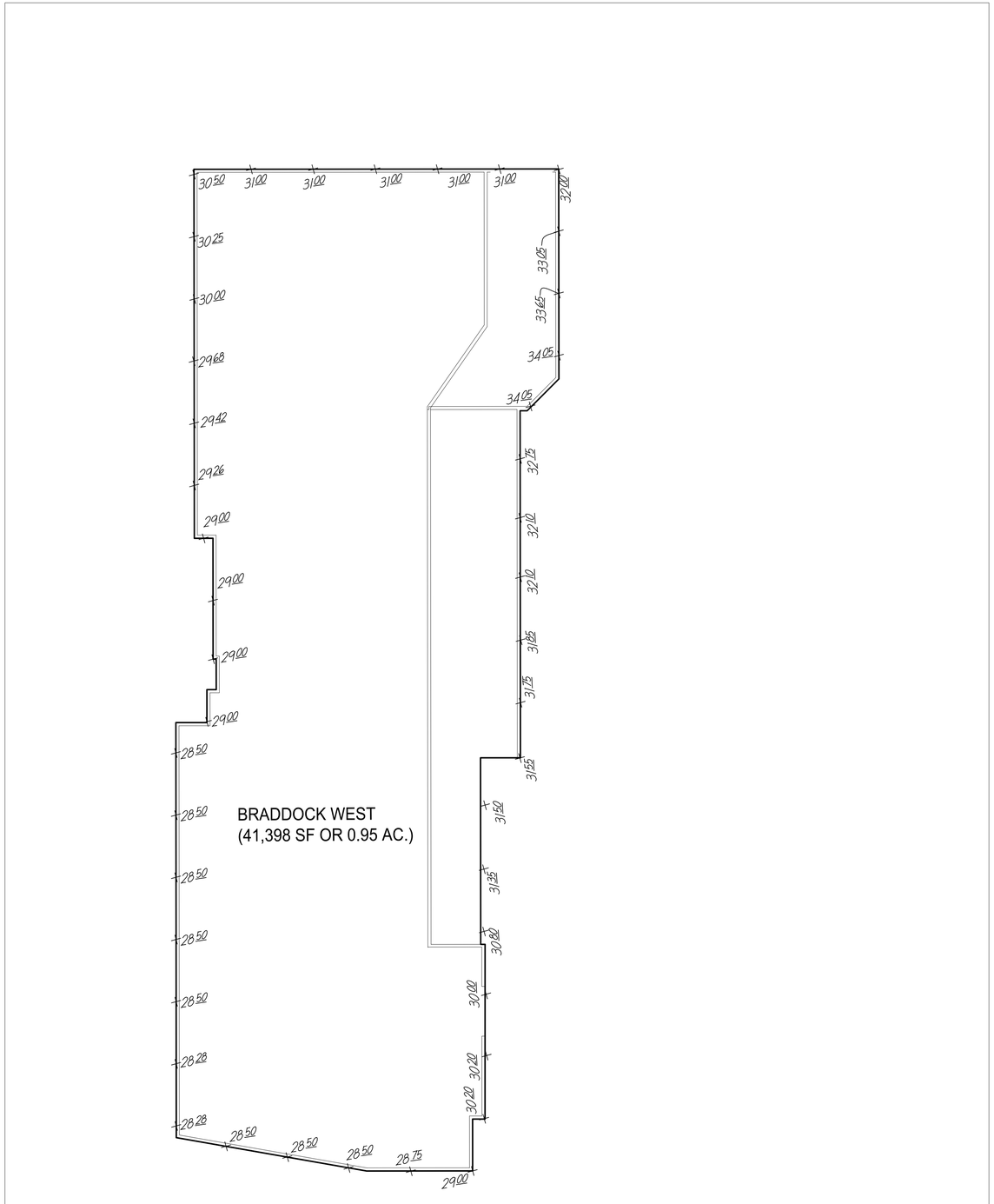
MARK	DATE	DESCRIPTION
	9/15/2020	PRELIMINARY 2ND SUB

PROJECT No.: 15067.003.00
DRAWING No.: 110134
DATE: 08-17-2020
SCALE: 1" = 30'
DESIGN: EG
DRAWN: JS
CHECKED: KMW

SHEET TITLE:
PRELIMINARY GRADING PLAN

SHEET No.
C301

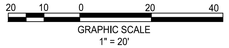
P:\Projects\15067\00300\110134 Prelim\C301 PRELIMINARY GRADING PLAN.dwg, 9/15/2020 7:08:21 AM, AutoCAD PDF (General Documentation).pc3



AFG Point	Elevation
1*	29.00
2	28.75
3	28.50
4	28.50
5	28.50
6	28.28
7	28.28
8	28.50
9	28.50
10	28.50
11	28.50
12	28.50
13	29.00
14	29.00
15	29.00
16	29.00
17	29.26
18	29.42
19	29.68
20	30.00
21	30.25
22	30.50
23	31.00
24	31.00
25	31.00
26	31.00
27	31.00
28	32.00
29	33.05
30	33.65
31	34.05
32	34.05
33	32.75
34	32.10
35	32.10
36	31.85
37	31.75
38	31.55
39	31.50
40	31.35
41	30.80
42	30.00
43	30.20
44	30.20

AFG = **30.4**

*** starts at southeast corner and goes counterclockwise**



APPROVED
SPECIAL USE PERMIT NO. 2020-10027
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. –

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher consultants
9900 main st
suite 400
fairfax, va 22031
p 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
09/15/2020
PROFESSIONAL ENGINEER

BRADDOCK WEST
PRELIMINARY DSUP

CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
	9/15/2020	PRELIMINARY 2ND SUB

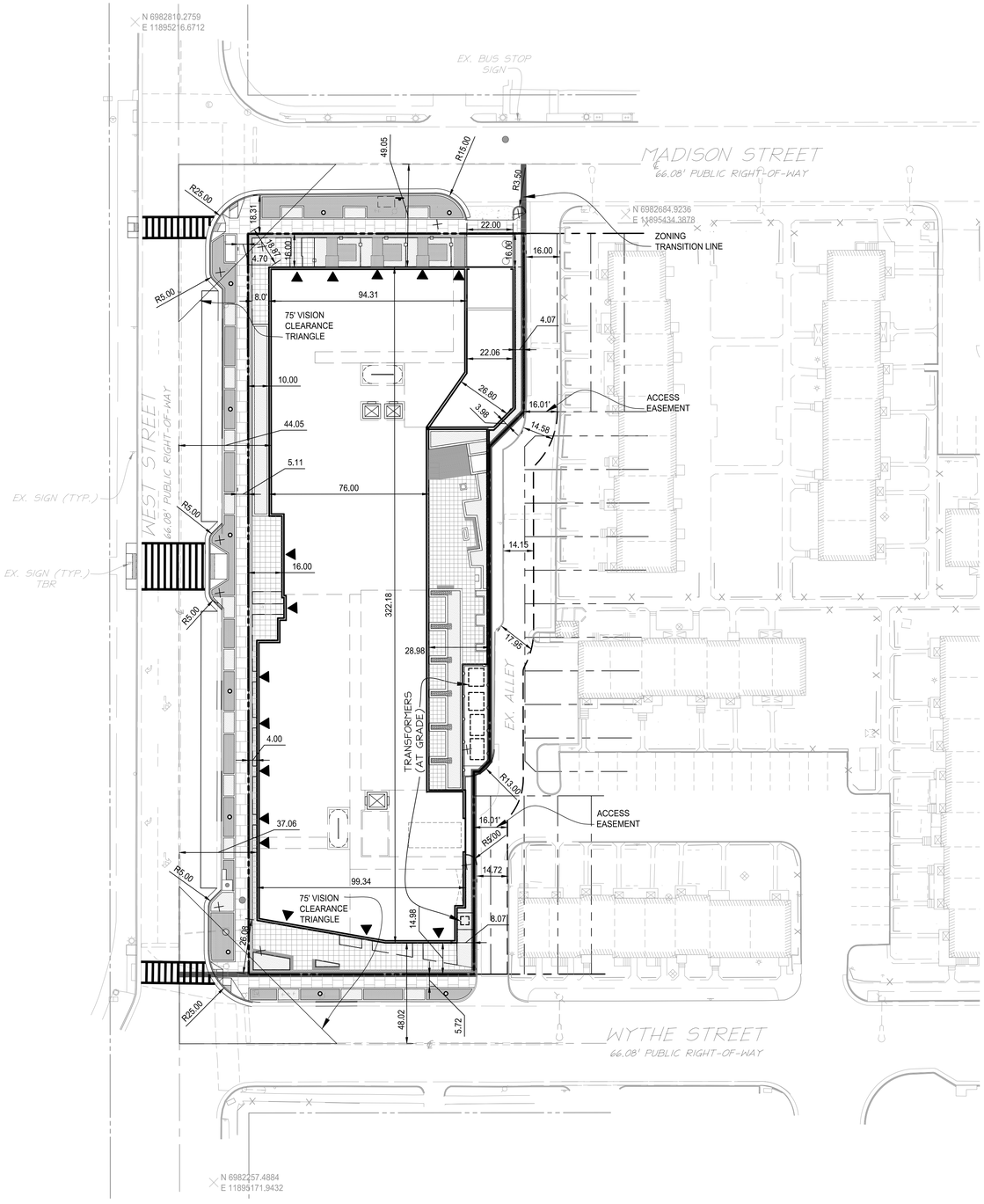
PROJECT No.: 15067.003.00
DRAWING No.: 110134
DATE: 08-17-2020
SCALE: SEE SHEET
DESIGN: EG
DRAWN: JS
CHECKED: KMW

SHEET TITLE:

AVERAGE FINISH GRADE EXHIBIT

SHEET No.

C302



30 15 0 30 60

GRAPHIC SCALE
1" = 30'

(VCS) 1983 - NORTH

LEGEND

- ZONING TRANSITION LINE
- PROPOSED PROPERTY LINE
- PROPOSED BUILDING OUTLINE
- PROPOSED BUILDING USES
- PROPOSED CURB
- PROPOSED SIDEWALK
- PROPOSED ENTRANCE
- PROPOSED CONCRETE
- PROPOSED OPEN SPACE
- INDEX CONTOUR (10')
- INT. CONTOUR (2')
- OHE — OHE — EX. OVERHEAD UTILITY WIRE
- EX. SANITARY PIPE
- EX. STORM PIPE
- W — W — EX. WATER LINE
- G — G — EX. GAS
- E — E — EX. ELECTRIC
- T — T — EX. COMMUNICATION
- ADJOINER LINE
- ROAD CENTERLINE

christopher consultants
9900 main st
suite 400
fairfax, va 22031
p 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
09/15/2020
PROFESSIONAL ENGINEER

BRADDOCK WEST
PRELIMINARY DSUP

CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
	9/15/2020	PRELIMINARY 2ND SUB

PROJECT No.: 15067.003.00
DRAWING No.: 110134
DATE: 08-17-2020
SCALE: 1" = 30'
DESIGN: EG
DRAWN: JS
CHECKED: KMW

APPROVED
SPECIAL USE PERMIT NO. 2020-10027
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. –

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

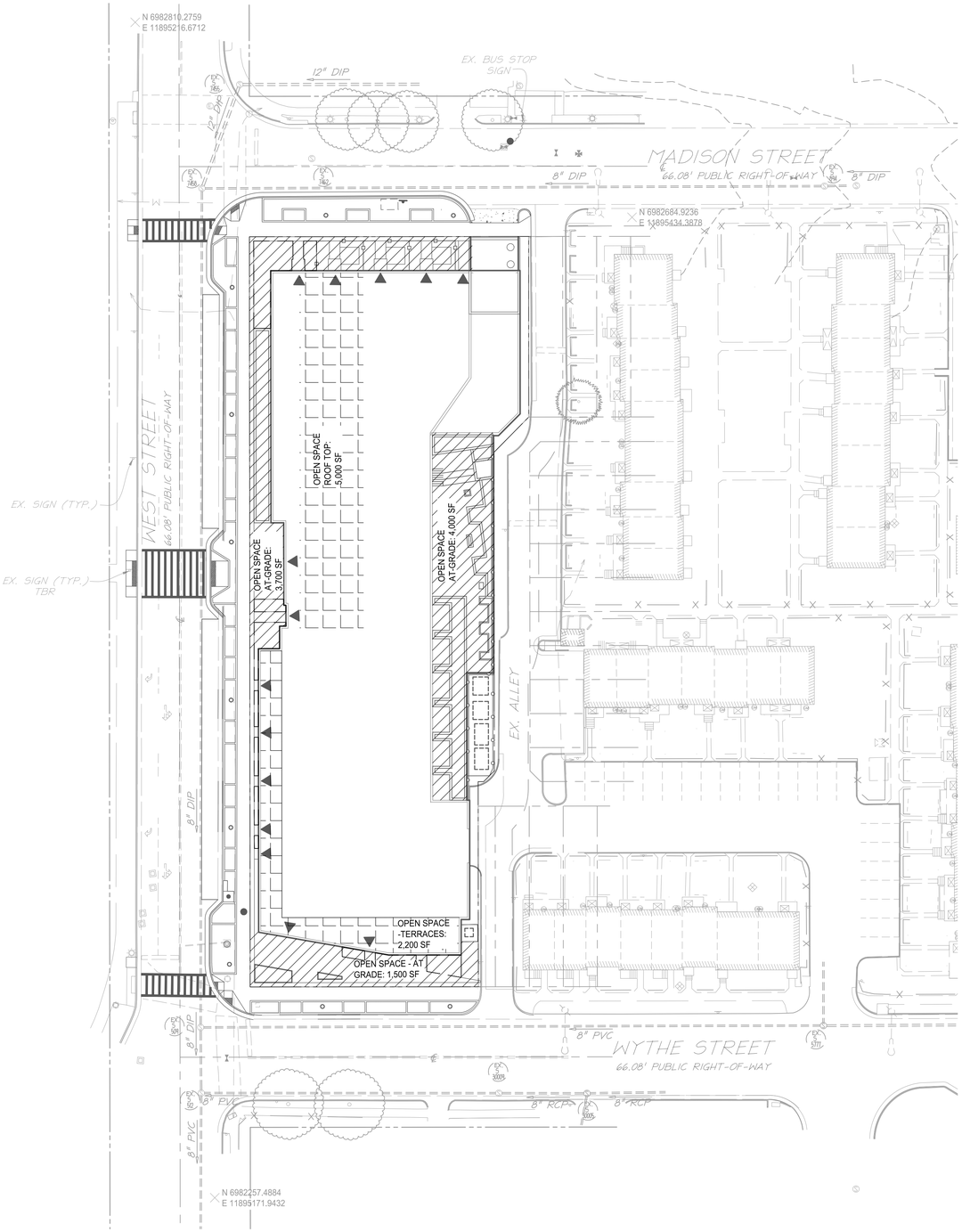
SHEET TITLE:

PRELIMINARY DIMENSION PLAN

SHEET No.

C303

P:\Projects\15067\00300\110134 Prelim\C303 PRELIMINARY DIMENSION PLAN.dwg, 9/15/2020 7:09:52 AM, AutoCAD PDF (General Documentation).pc3



(VCS) 1983 - NORTH

LEGEND

AT-GRADE OPEN SPACE

ABOVE-GRADE OPEN SPACE

PRELIMINARY OPEN SPACE ESTIMATES:

OPEN SPACE REQUIRED:
OVERALL REQUIREMENT IS 40%.

OPEN SPACE PROVIDED:
AT-GRADE = 9,200 SF

ABOVE-GRADE = 7,200 SF (SEE ARCH SHEET A3.1 FOR ABOVE-GRADE OPEN SPACE)

*OVERALL TOTAL = 16,400 SF (16,400 / 41,398 = 40%)

*NOTE: PROVIDED OPEN SPACE IS TO SHOWN TO MEET REQUIRED MINIMUM. APPLICANT WILL PROVIDE OPEN SPACE TO MEET AND POSSIBLY EXCEED OPEN SPACE REQUIREMENT.

NOTE:
1. PROPOSED AT-GRADE (PRIVATE) OPEN SPACE WILL BE THE COURTYARD ON THE EAST SIDE OF THE PROPOSED BUILDING AND PRIVATE PATIO AREAS ON THE NORTH SIDE OF THE PROPOSED BUILDING.
2. PROPOSED AT-GRADE (PUBLIC) OPEN SPACE WILL BE THE PORTION OF PRIVATE SIDEWALK ON THE NORTH, WEST AND SOUTH OF THE PROPOSED BUILDING.
3. PROPOSED ABOVE-GRADE OPEN SPACE WILL BE LEVEL 3 TERRACE AND PORTION OF ROOFTOP.

APPROVED
SPECIAL USE PERMIT NO. 2020-10027
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. –
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher consultants
9900 main st
suite 400
fairfax, va 22031
p 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
09/15/2020
PROFESSIONAL ENGINEER

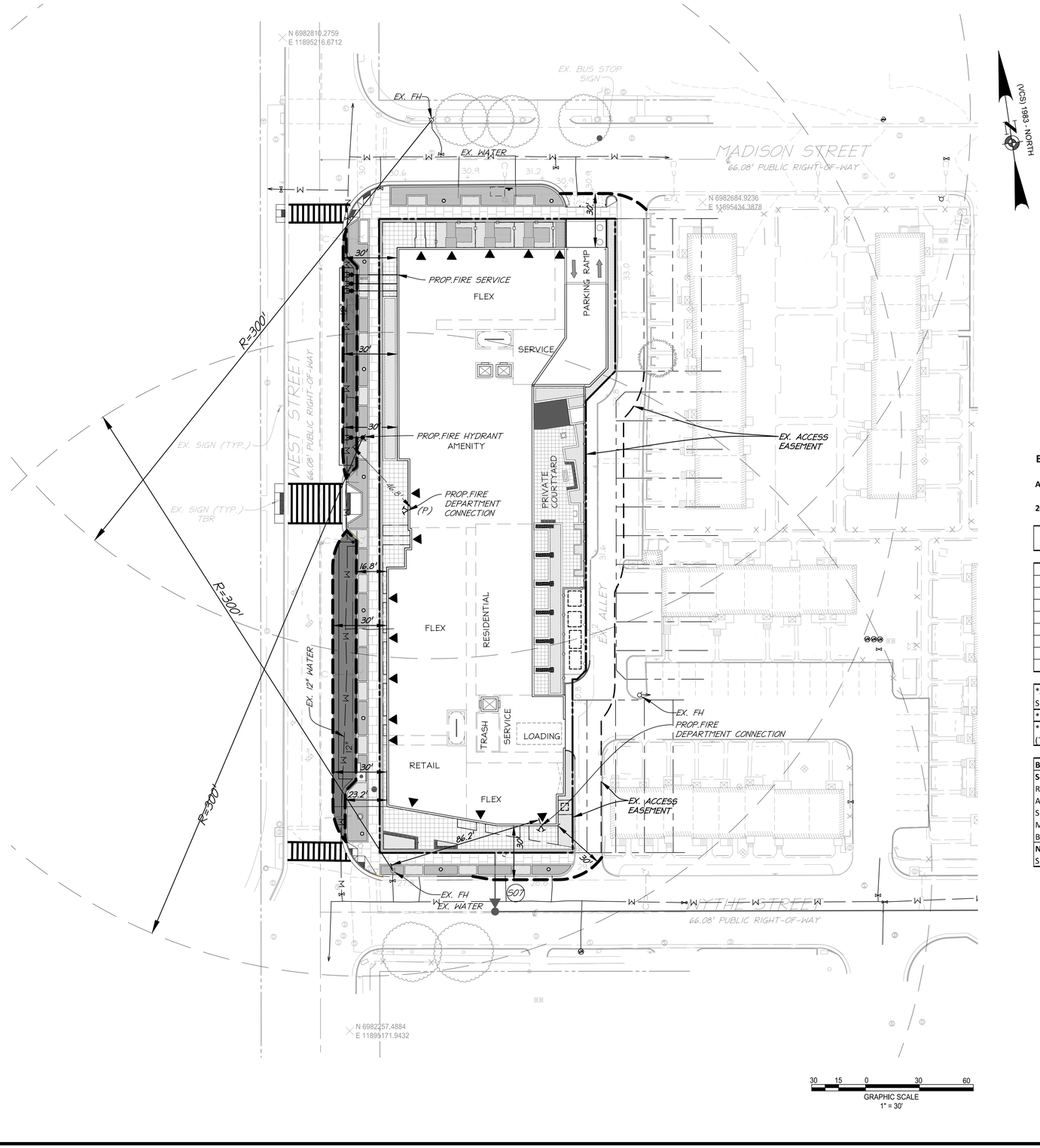
BRADDOCK WEST
PRELIMINARY DSUP
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
	9/15/2020	PRELIMINARY 2ND SUB

PROJECT No.: 15067.003.00
DRAWING No.: 110134
DATE: 08-17-2020
SCALE: NONE
DESIGN: ##
DRAWN: JS
CHECKED: ###

SHEET TITLE:
OPEN SPACE PLAN

SHEET No.
C304



LEGEND

- : PROPOSED R.O.W.
- : BUILDING ENTRANCE
- : EX. FIRE HYDRANT
- : FIRE TRUCK ACCESS ENVELOPE
- FH : PROP. FIRE HYDRANT
- FDC : PROPOSED FIRE DEPARTMENT CONNECTION

BULDING CODE ANALYSIS

APPLICABLE CODES (City of Alexandria)

2015 VIRGINIA UNIFORM STATEWIDE BUILDING CODE (2015 International Code Council Family of Codes w/ incorporated USBC ammendment

FLOOR	Area (SF)	Use Group	Type(s) of Construction	Allowable No. of Stories	Allowable Height (FT)	Allowable Area per Floor (SF)**	Fire Protection
LEVEL 7	24,478	R2	IIIA	5*	85*	72,000	NFPA 13
LEVEL 6	24,569	R2	IIIA	5*	85*	72,000	NFPA 13
LEVEL 5	24,897	R2	IIIA	5*	85*	72,000	NFPA 13
LEVEL 4	25,080	R2	IIIA	5*	85*	72,000	NFPA 13
LEVEL 3	24,880	R2/A3	IIIA	5*	85*	72,000	NFPA 13
HORIZONTAL BUILDING SEPARATION (3 HOUR RATED)***							
LEVEL 2	29,023	R2	IA	UL	UL	UL	NFPA 13
LEVEL 1	27,024	R2/S2/A3/B/M	IA	UL	UL	UL	NFPA 13
GARAGE LEVEL 1	39,850	S2	IA	UL	UL	UL	NFPA 13

*ALLOWABLE HEIGHT IS INCREASED BY 20 FEET AND THE NUMBER OF STORIES INCREASES BY 1 FOR A BUILDING EQUIPED WITH A NFPA13 SPRINKLER SYSTEM

**ALLOWABLE AREA INCREASE OF 200% PER USE OF NFPA 13 SPRINKLER SYSTEM

***HORIZONTAL BUILDING SEPARATIONS LOCATED ABOVE THE BELOW GRADE GARAGE (TYPE IA CONSTRUCTION) AND A PORTION OF LEVEL I (TYPE IA CONSTRUCTION) BELOW THE UPPER 5 STORIES OF TYPE IIIA CONSTRUCTION

BUILDING USE AND OCCUPANCY	
Separated Mixed Uses	
R2	Residential
A3	Assembly
S2	Storage (Loading)
M	Mercantile
B	Business
Non-Seperated Mixed Uses	
S2	Storage (Parking Garage Uses)

APPROVED
SPECIAL USE PERMIT NO. 2020-10027
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. –

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher consultants
9900 main st suite 400 fairfax, va 22031
p 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
09/15/2020
PROFESSIONAL ENGINEER

BRADDOCK WEST
PRELIMINARY DSUP
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
	9/15/2020	PRELIMINARY 2ND SUB

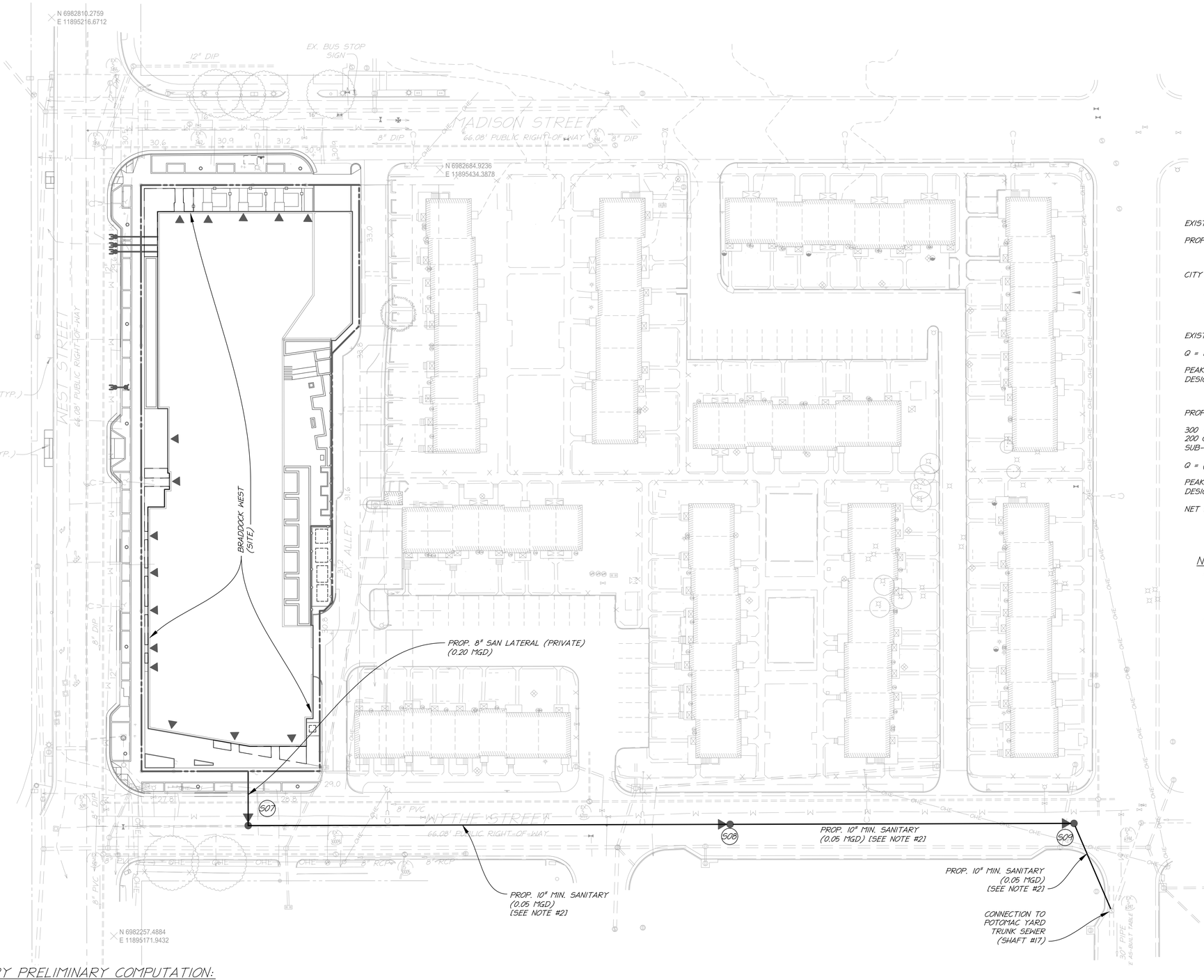
PROJECT No.: 15067.003.00
DRAWING No.: 110134
DATE: 08-17-2020
SCALE: 1" = 30'
DESIGN: EG
DRAWN: JS
CHECKED: KMW

SHEET TITLE:

FIRE SAFETY PLAN

SHEET No.

C400



SANITARY DESIGN FLOWS

EXISTING: 10 SINGLE HOUSES

PROPOSED: 46 STUDIO UNITS, 80 ONE BEDROOM UNITS, 51 TWO BEDROOM UNITS, 3 THREE BEDROOM AND 1,500 SF RETAIL/COMMERCIAL

CITY OF ALEXANDRIA RECOMMENDED AVERAGE DESIGN FLOWS:

300 GPD/UNIT (FOR MULTIFAMILY/RESIDENTIAL)
200 GPD/1000 SF (FOR RETAIL/COMMERCIAL)

EXISTING FLOW:

Q = 10 X (350 GPD / 7.48 GAL/CF) ÷ (DAY/86,400 SEC) = 0.005 C.F.S.

PEAK FACTOR FOR LATERALS = 4.0
DESIGN FLOW = 0.005 X 4.0 = 0.02 C.F.S. (12,926 GPD)

PROPOSED FLOW:

300 GPD/UNIT X 180 UNITS = 54,000 GPD
200 GPD/1000 SF X 1,500 SF = 300 GPD
SUB-TOTAL = 300,000 GPD + 54,000 GPD = 54,300 GPD (0.05 MGD)

Q = (54,300 GPD / 7.48 GAL/CF) X (DAY/86,400 SEC) = 0.084 C.F.S.

PEAK FACTOR FOR LATERALS = 4.0
DESIGN FLOW = 0.084 X 4.0 = 0.34 C.F.S. (219,748 GPD or 0.22 MGD)

NET INCREASE IN FLOW = 219,732 GPD - 12,926 GPD = 206,822 GPD (0.21 MGD)

NOTE:

1. SANITARY SEWER SHOWN ON THIS SHEET IS SUBJECT TO CHANGE. COORDINATION ON THE SEWER CONNECTION AND LAYOUT IS STILL ONGOING.
2. THE PIPE SIZE OF THE PROPOSED SANITARY SEWER SHALL BE 10" MINIMUM AND MAYBE INCREASED TO ACCOMMODATE THE FLOWS OF FUTURE DEVELOPMENTS.

SANITARY PRELIMINARY COMPUTATION:

FROM	TO	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 (MGD)	Peak Flow Factor	Design Inc (MGD)
Prop. S7	Prop. S8	21.57	18.67	290.28	1.00	10	PVC	0.010	2.83	1.83	0.34	0.22	3.40				
Prop. S8	Prop. S9	18.57	16.50	207.17	1.00	10	PVC	0.010	2.83	1.83	0.34	0.22	3.40	See Note #1 below	0.05	4	0.22
Prop. S9	Ex. S6397 (SHAFT #17)	16.40	15.82	57.29	1.00	10	PVC	0.010	2.83	1.83	0.34	0.22	3.40		0	4	0

Notes:
1. Assumed flow: 46 Studio, 80 One Bed, 51 Two Bed, 3 Three Bed & 1500 SQ.FT of retail considering.
2. Assumed standard flows for residential and retail, respectively, are 300GPD/UNIT & 200GPD/1000 SQ.FT
3. All capacities shown on the chart are full flow capacities, approximately 93% of the maximum capacity.
4. All velocities shown are calculated per a partial flow analysis.
5. A 'n' value of 0.010 was used for all smooth pipes and a value of 0.15 for concrete pipes (diameter smaller than 36") per the ESI checklist.

christopher consultants
9900 main st
suite 400
fairfax, va 22031
p 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
09/15/2020
PROFESSIONAL ENGINEER

BRADDOCK WEST
PRELIMINARY DSUP
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
	9/15/2020	PRELIMINARY 2ND SUB

PROJECT No.: 15067.003.00
DRAWING No.: 110134
DATE: 08-17-2020
SCALE: 1" = 30'
DESIGN: EG
DRAWN: JS
CHECKED: KMW

APPROVED
SPECIAL USE PERMIT NO. 2020-10027
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. –
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

SHEET TITLE:
SANITARY OUTFALL ANALYSIS

SHEET No.
C500

P:\Projects\15067\003001\10134 Prelim\C600 SANITARY OUTFALL ANALYSIS.dwg, 9/15/2020 7:11:51 AM, AutoCAD PDF (General Documentation).pc3

EXISTING CONDITION SITE NARRATIVE

THIS SITE IS 0.95 ACRES (EXCLUDING RIGHT-OF-WAYS) AND IS SINGLE-FAMILY HOMES. THE SITE IS LOCATED EAST OF THE BRADDOCK METRO AND IS BORDERED TO THE NORTH BY MADISON STREET; TO THE SOUTH BY HYTHE STREET; AND EAST BY EXISTING TOWNHOUSES; AND TO THE WEST BY N WEST STREET.

REVIEW OF EXISTING TOPOGRAPHY INDICATES THAT THE PROPERTY DRAINS FROM THE EAST TO WEST. THE SITE DRAINS TO AN EXISTING STORM SYSTEM THAT RUNS SOUTH DOWN N WEST STREET AND THEN TO THE EAST E BRADDOCK ROAD.

THERE ARE NO RESOURCE PROTECTION AREAS ON THIS PROPERTY.

PROPOSED CONDITION SITE NARRATIVE

THIS PROJECT PROPOSES A MIXED-USE DEVELOPMENT CONSISTING OF RETAIL AND RESIDENTIAL. IMPROVEMENTS TO THE STREETSCAPE FRONTING THE PROPERTY WILL ALSO BE PROVIDED.

WATER QUALITY TREATMENT (BMP) NARRATIVE

TO COMPLY WITH THE CHESAPEAKE BAY ACT (CBA) AND ARTICLE XIII OF THE ZONING ORDINANCE, THE PROJECT WILL PROVIDE WATER QUALITY TREATMENT THROUGH THE USE OF STORMPLANTERS, PERVIOUS PAVEMENT AND STORMFILTER.

THE STORM PLANTERS WILL TREAT APPROXIMATELY 0.59 ACRES OF IMPERVIOUS RUNOFF FROM THE BUILDING. THE PERVIOUS PAVEMENT WILL TREAT APPROXIMATELY 0.10 ACRES OF IMPERVIOUS RUNOFF FROM THE BUILDING AND SIDEWALK. THE STORM FILTER WILL TREAT APPROXIMATELY 0.19 ACRES OF IMPERVIOUS RUNOFF FROM THE BUILDING (AND 0.59 FROM STORM PLANTERS) AND COURTYARD.

SITE AREA

PER CITY CODE SECTION 13-103-LL, THE SITE IS THE ENTIRE PARCEL SINCE GREATER THAN 50% OF THE TAX PARCEL IS BEING DISTURBED. THIS TOTAL SITE AREA IS 0.95 ACRES AND THIS VAULE WILL BE USED FOR THE WQVD CALCULATIONS. FOR THE BMP/SWM CALCULATIONS, THE LIMITS OF DISTURBANCE AREA OF 1.21 ACRES IS BEING USED.

WQV TREATMENT

THE WQV TO BE TREATED AS PER THE CITY OF ALEXANDRIA SUPPLEMENT TO THE NORTHERN VIRGINIA BMP HANDBOOK IS 1816 CU FT/ ACRE OF IMPERVIOUS SURFACE.
THEREFORE WQV REQUIRED = 0.95 x 1816 = 1,725 CU FT. SEE WQV CALCULATIONS ON THIS SHEET.

MEMO TO INDUSTRY 01-18 REQUIREMENT:

THIS CITY REQUIREMENT IF FOR THE TREATMENT OF 65% OF THE STATE'S REQUIREMENT BY NON-PROPRIETARY BMP FACILITIES. THIS REQUIRES A TOTAL OF 0.82 LBA OF PHOSPHORUS BE REMOVED PER YEAR. THIS REQUIREMENT IS MET WITH STORMWATER PLANTERS AND PERMEABLE CONCRETE. THESE BMP PRACTICES REMOVE 1.19 LBS OF PHOSPHORUS A YEAR.

BMP MAINTENANCE AGREEMENT NOTE:

THE APPLICANT SHALL EXECUTE A MAINTENANCE SERVICE CONTRACT WITH A PRIVATE CONTRACTOR FOR A MINIMUM OF THREE YEARS. A COPY OF THE CONTRACT SHALL BE PLACED IN THE BMP OPERATION AND MAINTENANCE MANUAL. PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, A COPY OF THE CONTRACT SHALL BE SUBMITTED TO THE CITY. THE APPLICANT SHALL PREPARE AN OWNER'S OPERATION AND MAINTENANCE MANUAL FOR ALL THE BEST MANAGEMENT PRACTICES (BMPS) USED ON SITE. THE MANUAL SHALL INCLUDE AT A MINIMUM: AN EXPLANATION OF THE FUNCTIONS AND OPERATIONS OF THE BMP(S); DRAWINGS AND DIAGRAMS OF THE BMP(S) AND ANY SUPPORTING UTILITIES; CATALOG CUTS ON MAINTENANCE REQUIREMENTS; MANUFACTURER CONTACT NAMES AND PHONE NUMBERS; A COPY OF THE EXECUTED MAINTENANCE SERVICE CONTRACT; AND A COPY OF THE MAINTENANCE AGREEMENT WITH THE CITY. PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, A COPY OF THE OPERATION AND MAINTENANCE MANUAL SHALL BE SUBMITTED TO THE CITY ON A DIGITAL MEDIA.

DESIGN PROFESSIONAL INSPECTION NOTE

THE STORMWATER BEST MANAGEMENT PRACTICES (BMPS) REQUIRED FOR THIS PROJECT SHALL BE CONSTRUCTED AND INSTALLED UNDER THE DIRECT SUPERVISION OF THE DESIGN PROFESSIONAL OR HIS DESIGNATED REPRESENTATIVE. PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, THE DESIGN PROFESSIONAL SHALL SUBMIT A WRITTEN CERTIFICATION TO THE DIRECTOR OF T&ES THAT THE BMPS ARE:
A. CONSTRUCTED AND INSTALLED AS DESIGNED AND IN ACCORDANCE WITH THE APPROVED FINAL SITE PLAN.
B. CLEAN AND FREE OF DEBRIS, SOIL AND LITTER BY EITHER HAVING BEEN INSTALLED OR BROUGHT INTO SERVICE AFTER SITE WAS STABILIZED.

STORM WATER MANAGEMENT / BEST MANAGEMENT PRACTICES NARRATIVE:

TO COMPLY WITH THE STORM WATER REQUIREMENTS IN ACCORDANCE WITH ARTICLE XIII OF THE ZONING ORDINANCE, THIS PROJECT WILL PROVIDE ON-SITE TREATMENT OF SITE RUNOFF THROUGH THE USE OF MULTIPLE, CITY-APPROVED BMP FACILITIES OR STRUCTURES TO MEET BOTH POLLUTANT LOAD REDUCTION AND THE WATER QUALITY VOLUME DEFAULT. IF WE CANNOT EFFECTIVELY TREAT A SMALL PORTION OF THE ON-SITE PROPOSED IMPERVIOUS COVER, WE WILL SUBMIT A REQUEST IN WRITING TO PROVIDE AN IN-LIEU PAYMENT FOR THAT PORTION OF IMPERVIOUS AREA.

PER MEMO TO INDUSTRY 01-18, 65% OF ON-SITE TREATMENT WILL BE THROUGH NONPROPRIETARY SURFACE BMPs AND 35% OF ON-SITE TREATMENT WILL BE THROUGH MANUFACTURED TREATMENT DEVISES. CONCEPTUAL BMPs FACILITIES WILL INCLUDE STORM PLANTERS, PERVIOUS PAVEMENT, AND FILTERING DEVICE. IN CASE PHYSICAL SITE CONSTRAINTS PREVENT FROM MEETING THE ON-SITE TREATMENT REQUIREMENTS, A WAIVER REQUEST WILL BE MADE TO THE DIRECTOR OF T&ES.

WQVD CALCULATIONS

REQUIRED = (1816 CU FT/ACRE) * (0.95 ACRES) = 1,725 CU FT

PROVIDED (ON-SITE) = (1816 CU FT/ACRE) * (0.88 ACRES) = 1,598CU FT

TOTAL WQVD REMAINING = 1,725 CU FT - 1,598 CU FT = 127 CU FT

IMPERVIOUS AREA COVERAGE

TOTAL IMPERVIOUS AREA = 0.95 ACRES

TOTAL IMPERVIOUS TREATED (ON-SITE) = 0.88 ACRES

TOTAL IMPERVIOUS AREA UNTREATED = 0.95 AC - 0.88 AC = 0.07 AC

NOTE: A CONTRIBUTION TO THE WQIF IS BEING REQUESTED FOR THE UNTREATED IMPERVIOUS AREA (0.07 AC OR 3,049 SF) OF THE SITE.

VRRM RE-DEVELOPMENT COMPLIANCE SPREADSHEET

DEQ Virginia Runoff Reduction Method Re-Development Compliance Spreadsheet - Version 3.0

○ 2011 BMP Standards and Specifications ◉ 2013 Draft BMP Standards and Specifications

Project Name: West street assemblage
Date: 8/17/2020
Linear Development Project? No

CLEAR ALL (Ctrl+Shift+R)

data input cells | constant values | calculation cells | final results

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area *(acres)* → 1.21

Maximum reduction required:	20%
The site's net increase in impervious cover (acres) is:	0.58
Post-Development TP Load Reduction for Site (lb/yr):	1.26

Check:
BMP Design Specifications List: 2013 Draft Stds & Specs
Linear project? No
Land cover areas entered correctly? ✓
Total disturbed area entered? ✓

Pre-ReDevelopment Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed forest/open space					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				0.67	0.67
Impervious Cover (acres)				0.54	0.54
					1.21

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				0.09	0.09
Impervious Cover (acres)				1.12	1.12
Area Check	OK.	OK.	OK.	OK.	1.21

Constants

Annual Rainfall (inches)	43
Target Rainfall Event (inches)	1.00
Total Phosphorus (TP) RMC (mg/L)	0.26
Total Nitrogen (TN) RMC (mg/L)	1.86
Target TP Load (lb/acre/yr)	0.41
Pj (unitless correction factor)	0.90

Runoff Coefficients (Rv)

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

LAND COVER SUMMARY – PRE-REDEVELOPMENT

Land Cover Summary-Pre Pre-ReDevelopment	Listed	Adjusted[1]
Forest/Open Space Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	0.67	0.09
Weighted Rv(turf)	0.25	0.25
% Managed Turf	55%	14%
Impervious Cover (acres)	0.54	0.54
Rv(impervious)	0.95	0.95
% Impervious	45%	86%
Total Site Area (acres)	1.21	0.63
Site Rv	0.56	0.85

Treatment Volume and Nutrient Load

Pre-ReDevelopment Treatment Volume (acre-ft)	0.0567	0.0446
Pre-ReDevelopment Treatment Volume (cubic feet)	2,470	1,944
Pre-ReDevelopment TP Load (lb/yr)	1.55	1.22
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	1.28	1.94
Baseline TP Load (lb/yr) (0.41 lbs/acre/yr applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)		0.26

LAND COVER SUMMARY – POST DEVELOPMENT

Land Cover Summary-Post (final) Post ReDev. & New Impervious	
Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	0.09
Weighted Rv (turf)	0.25
% Managed Turf	7%
Impervious Cover (acres)	1.12
Rv(impervious)	0.95
% Impervious	93%
Final Site Area (acres)	1.21
Final Post Dev Site Rv	0.90

Land Cover Summary-Post Post-ReDevelopment	
Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	0.09
Weighted Rv (turf)	0.25
% Managed Turf	14%
ReDev. Impervious Cover (acres)	0.54
Rv(impervious)	0.95
% Impervious	86%
Total ReDev. Site Area (acres)	0.63
ReDev Site Rv	0.85

Land Cover Summary-Post Post-Development New Impervious	
New Impervious Cover (acres)	0.58
Rv(impervious)	0.95

Treatment Volume and Nutrient Load

Final Post-Development Treatment Volume (acre-ft)	0.0905	Post-ReDevelopment Treatment Volume (acre-ft)	0.0446	Post-Development Treatment Volume (acre-ft)	0.0459
Final Post-Development Treatment Volume (cubic feet)	3,944	Post-ReDevelopment Treatment Volume (cubic feet)	1,944	Post-Development Treatment Volume (cubic feet)	2,000
Final Post-Development TP Load (lb/yr)	2.48	Post-ReDevelopment Load (TP) (lb/yr)*	1.22	Post-Development TP Load (lb/yr)	1.26
Final Post-Development TP Load per acre (lb/acre/yr)	2.05	Post-ReDevelopment TP Load per acre (lb/acre/yr)	1.94		
		Max. Reduction Required (Below Pre-ReDevelopment Load)	20%		
		TP Load Reduction Required for Redeveloped Area (lb/yr)	0.24	TP Load Reduction Required for New Impervious Area (lb/yr)	1.02

[1] *Adjusted Land Cover Summary: Pre-Redevelopment land cover minus pervious land cover (forest/open space or managed turf) acreage proposed for new impervious cover.*

Adjusted total acreage is consistent with Post-ReDevelopment acreage (minus acreage of new impervious cover).

Column I shows load reduction requirement for new impervious cover (based on new development load limit, 0.41 lbs/acre/year).

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)	1.26

Nitrogen Loads (Informational Purposes Only)

Pre-ReDevelopment TN Load (lb/yr)	11.10	Final Post-Development TN Load (Post-ReDevelopment & New Impervious) (lb/yr)	17.73

Drainage Area A *(ON-SITE)*

CLEAR BMP AREAS

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)					0.00	0.00
Managed Turf (acres)					0.00	0.00
Impervious Cover (acres)				0.78	0.78	0.95
				Total	0.78	

Total Phosphorus Available for Removal in D.A. A (lb/yr) 1.69
Post Development Treatment Volume in D.A. A (ft³) 2,690

Stormwater Best Management Practices (RR = Runoff Reduction) --Select from dropdown lists--

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft³)	Runoff Reduction (ft³)	Remaining Runoff Volume (ft³)	Total BMP Treatment Volume (ft³)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
2. Rooftop Disconnection (RR)													
2.i. To Stormwater Planter, Urban Bioretention (Spec #9, Appendix A)	40		0.59	0	814	1,221	2,035	25	0.00	1.28	0.70	0.57	14.b. MTD - Filtering
14. Manufactured Treatment Devices (no RR)													
14.b. Manufactured Treatment Device-Filtering	0		0.19	1,221	0	1,876	1,876	50	0.57	0.41	0.49	0.49	

Drainage Area B *(ON-SITE)*

CLEAR BMP AREAS

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)					0.00	0.00
Managed Turf (acres)					0.00	0.00
Impervious Cover (acres)				0.10	0.10	0.95
				Total	0.10	

Total Phosphorus Available for Removal in D.A. B (lb/yr) 0.22
Post Development Treatment Volume in D.A. B (ft³) 345

Stormwater Best Management Practices (RR = Runoff Reduction) --Select from dropdown lists--

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft³)	Runoff Reduction (ft³)	Remaining Runoff Volume (ft³)	Total BMP Treatment Volume (ft³)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
3. Permeable Pavement (RR)													
3.a. Permeable Pavement #1 (Spec #7)	45			0	0	0	0	25	0.00	0.00	0.00	0.00	None
3.b. Permeable Pavement #2 (Spec #7)	75		0.10		259	86	345	25		0.22	0.18	0.04	

BMP TREATMENT FACILITIES NOTE:

REFERENCE BMP TREATMENT FACILITIES AND THIER ASSOCIATED TREATED AREAS ARE PRELIMINARY AND MAY BE ADJUSTED WITH THE FINAL SITE PLAN. FINAL BMP TREATMENT FACILITIES WILL MEET CITY AND STATE REQUIREMENTS.

30 15 0 30 60
GRAPHIC SCALE
1" = 30'

APPROVED
SPECIAL USE PERMIT NO. 2020-10027
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. –
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher consultants
9900 main st suite 400 fairfax, va 22031
p 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
09/15/2020
PROFESSIONAL ENGINEER

BRADDOCK WEST
PRELIMINARY DSUP
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
	9/15/2020	PRELIMINARY 2ND SUB

PROJECT No.: 15067.003.00
DRAWING No.: 110134
DATE: 08-17-2020
SCALE: 1" = 30'
DESIGN: EG
DRAWN: JS
CHECKED: KMW

SHEET TITLE:
PRELIMINARY BMP COMPUTATIONS

SHEET No.
C600

Site Results (Water Quality Compliance)

Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST/OPEN SPACE (ac)	0.00	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER (ac)	0.78	0.10	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	0.78	0.10	0.00	0.00	0.00	OK.
MANAGED TURF AREA (ac)	0.00	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA TREATED (ac)	0.00	0.00	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft^3)	3,944

Runoff Reduction Volume and TP By Drainage Area

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft^3)	814	259	0	0	0	1,072
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	1.69	0.22	0.00	0.00	0.00	1.91
TP LOAD REDUCTION ACHIEVED (lb/yr)	1.20	0.18	0.00	0.00	0.00	1.37
TP LOAD REMAINING (lb/yr)	0.49	0.04	0.00	0.00	0.00	0.54
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	5.85	1.26	0.00	0.00	0.00	7.10

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	2.48
TP LOAD REDUCTION REQUIRED (lb/yr)	1.26
TP LOAD REDUCTION ACHIEVED (lb/yr)	1.37
TP LOAD REMAINING (lb/yr):	1.11
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):	0.00 **

** TARGET TP REDUCTION EXCEEDED BY 0.11 LB/YEAR **

Total Nitrogen (For Information Purposes)

POST-DEVELOPMENT LOAD (lb/yr)	17.73
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	7.10
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	10.62

	BMP ara Tabulations						Total On-site	
	DA 'A'		DA 'B'		DA 'C'		SF	Acres
	SF	ACRES	SF	ACRES	SF	ACRES		
Stormwater planters	25700.4	0.59	0	0	0	0	25700.4	0.59
Stormfilter	8276.4	0.19	0	0	0	0	8276.4	0.19
Pervious Pavement	4356	0.10	4356	0.1	0	0	4356	0.1
Total treated	38332.8	0.88					38332.8	0.88
Untreated (On-Site)	0	0	0	0	14374.8	0.33		

Notes: 1. ALL STORMWATER PLANTERS AREA FOR DA 'A' FLOW IN SERIES TO THE STORMFILTER

30 15 0 30 60
GRAPHIC SCALE
1" = 30'

APPROVED
SPECIAL USE PERMIT NO. 2020–10027
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. –
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher consultants
9900 main st suite 400 fairfax, va 22031
p 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
09/15/2020
PROFESSIONAL ENGINEER

BRADDOCK WEST
PRELIMINARY DSUP
CITY OF ALEXANDRIA, VIRGINIA

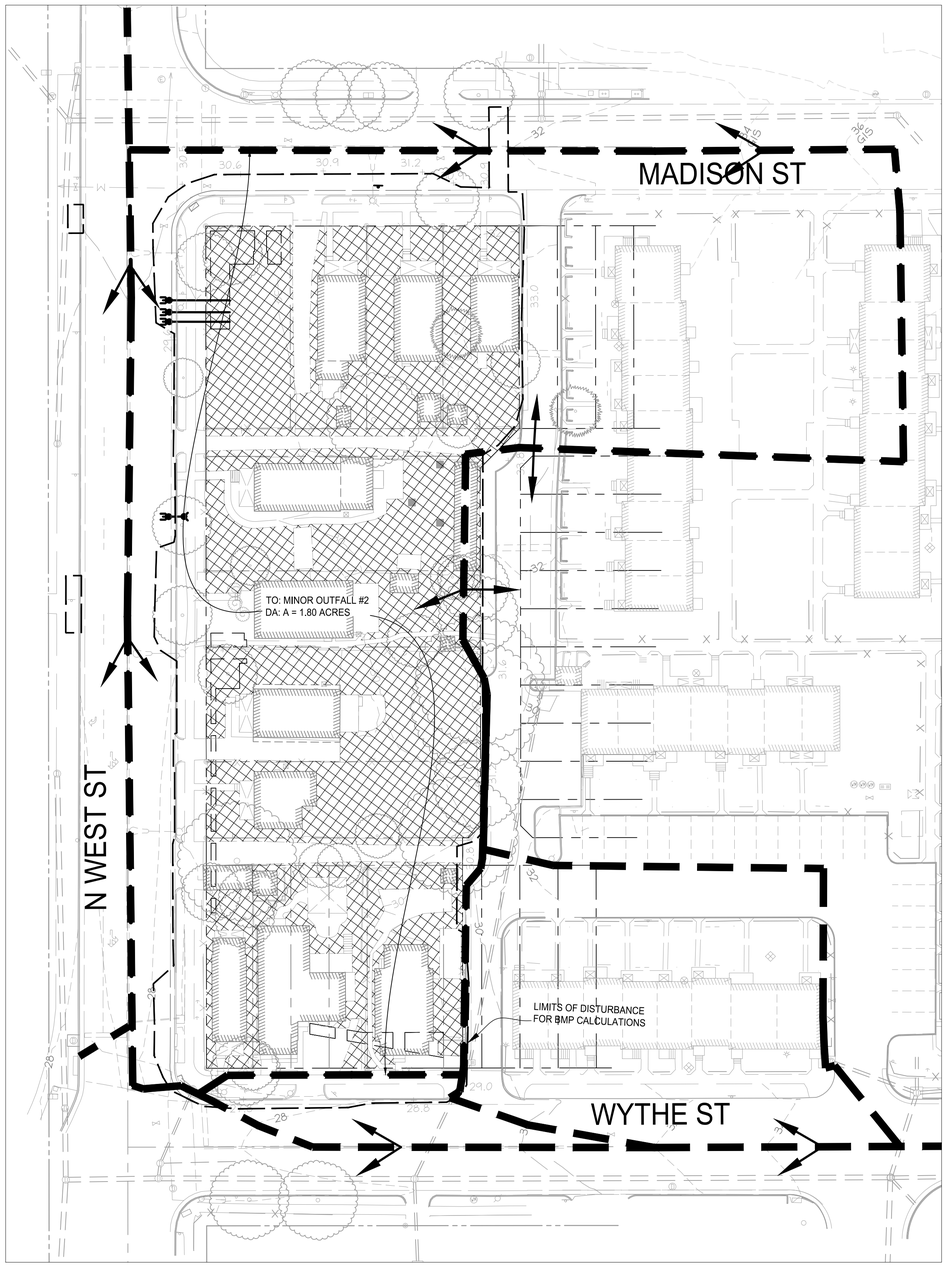
MARK	DATE	DESCRIPTION
	9/15/2020	PRELIMINARY 2ND SUB

PROJECT No.: 15067.003.00
DRAWING No.: 110134
DATE: 08-17-2020
SCALE: 1" = 30'
DESIGN: EG
DRAWN: JS
CHECKED: KMW

SHEET TITLE:
PRELIMINARY BMP COMPUTATIONS

SHEET No.
C601

PRE-DEVELOPMENT

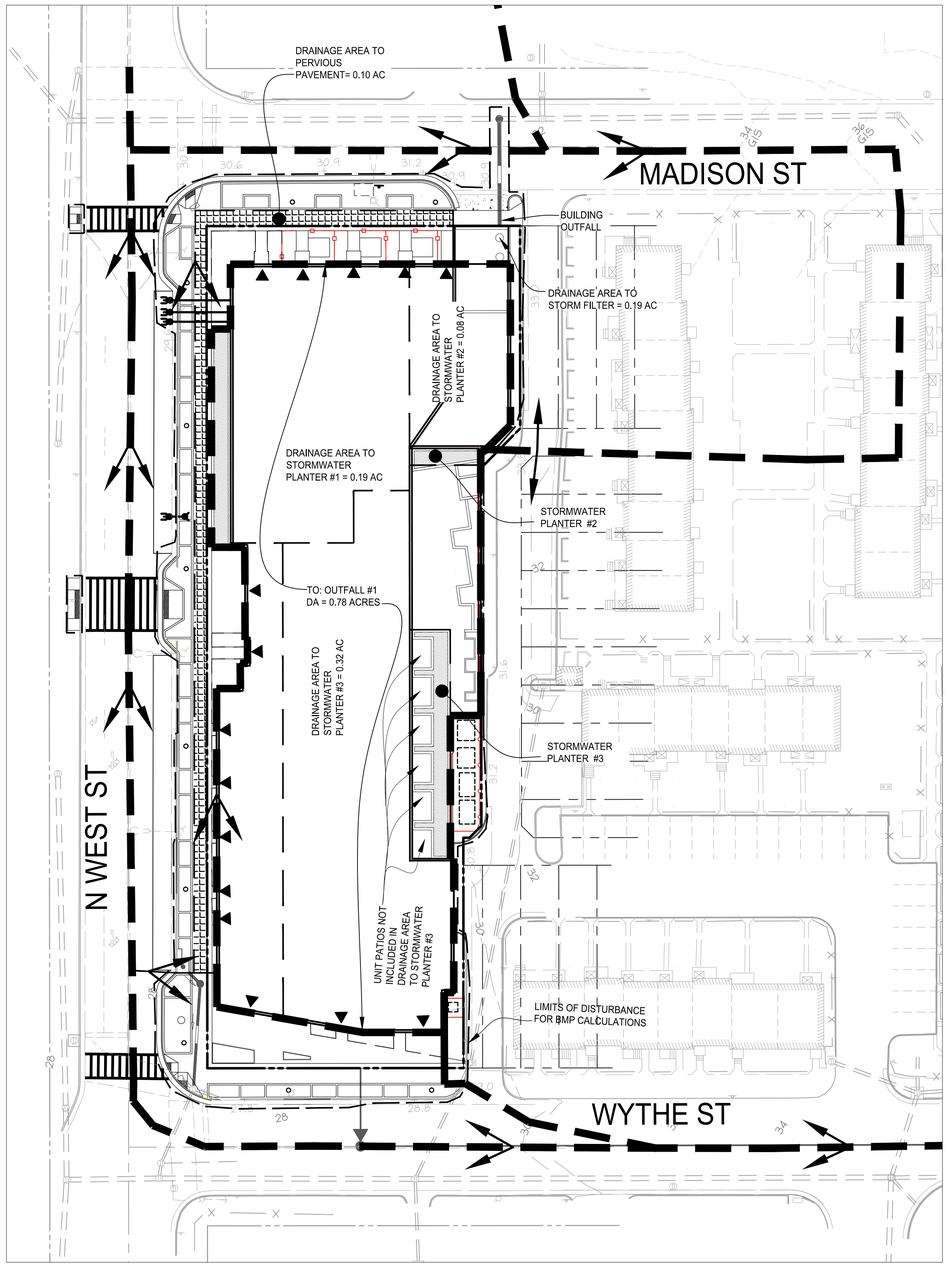


LEGEND

EX. MANAGED TURF AREA (0.67 AC.)

GRAPHIC SCALE
30 15 0 30 60
1" = 30'

POST-DEVELOPMENT



LEGEND

STORMWATER PLANTERS (1,300 sf TO TREAT 0.59 AC.)

PERVIOUS PAVEMENT (2,300 sf TO TREAT 0.10 AC.)

NOTE: THE ENTIRE BUILDING DRAINS TO THE STORMWATER VAULT AND STROMFILTER LOCATED IN THE GARAGE

GRAPHIC SCALE
30 15 0 30 60
1" = 30'

(VCS) 1983 - NORTH

APPROVED
SPECIAL USE PERMIT NO. 2020–10027
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. –
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher consultants
9900 main st
suite 400
fairfax, va 22031
p 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
09/15/2020
PROFESSIONAL ENGINEER

BRADDOCK WEST
PRELIMINARY DSUP
CITY OF ALEXANDRIA, VIRGINIA

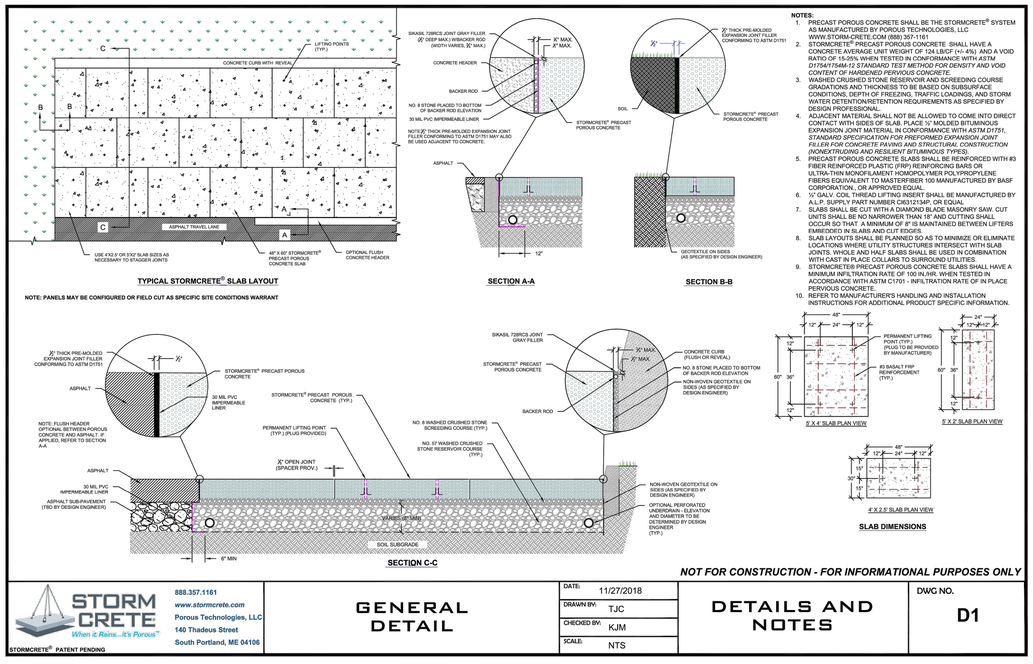
MARK	DATE	DESCRIPTION
	9/15/2020	PRELIMINARY 2ND SUB

PROJECT No.: 15067.003.00
DRAWING No.: 110134
DATE: 08-17-2020
SCALE: 1" = 30'
DESIGN: EG
DRAWN: JS
CHECKED: KMW

SHEET TITLE:
BMP MAP

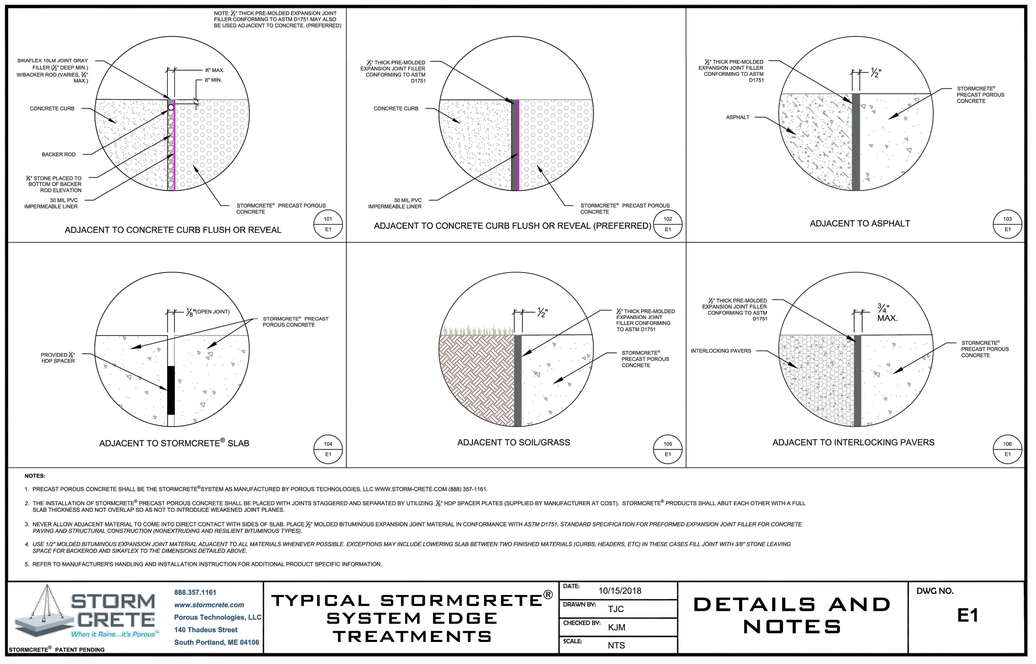
SHEET No.
C602

PERMEABLE CONCRETE STANDARD DETAILS



STORM CRETE — When it Rains...it's Porous™
STORMCRETE® PATENT PENDING
888.357.1161 | www.stormcrete.com | Porous Technologies, LLC | 140 Thadeus Street | South Portland, ME 04106

GENERAL DETAIL	DATE: 11/27/2018	DETAILS AND NOTES	DWG NO. D1
	DRAWN BY: TJC		
	CHECKED BY: KJM		
	SCALE: NTS		

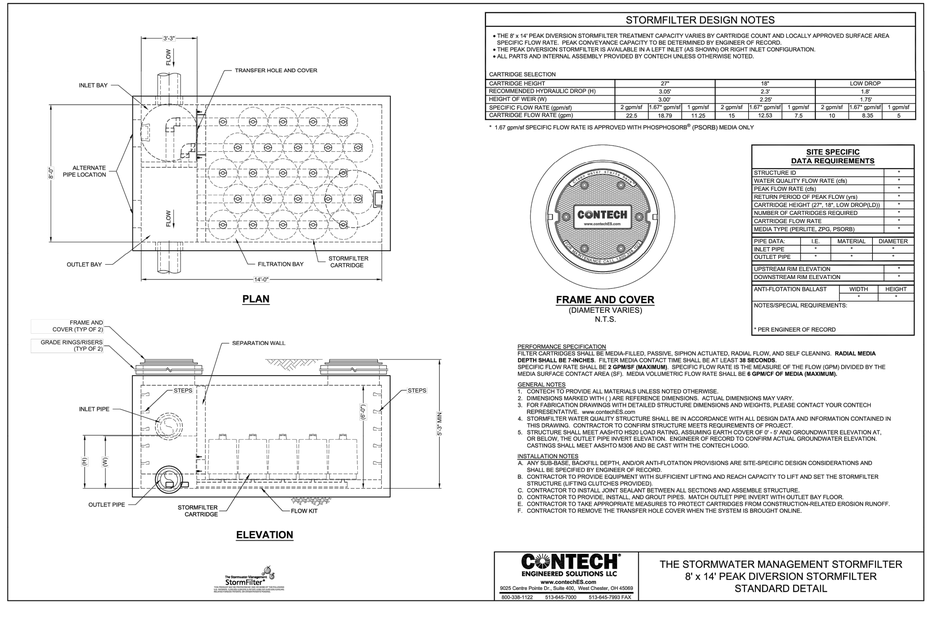


NOTES:
1. PRECAST POROUS CONCRETE SHALL BE THE STORMCRETE®SYSTEM AS MANUFACTURED BY POROUS TECHNOLOGIES, LLC WWW.STORM-CRETE.COM (888) 357-1161.
2. THE INSTALLATION OF STORMCRETE® PRECAST POROUS CONCRETE SHALL BE PLACED WITH JOINTS STAGGERED AND SEPARATED BY UTILIZING ½" HDP SPACER PLATES (SUPPLIED BY MANUFACTURER AT COST). STORMCRETE® PRODUCTS SHALL ABUT EACH OTHER WITH A FULL SLAB THICKNESS AND NOT OVERLAP SO AS NOT TO INTRODUCE WEAKENED JOINT PLANES.
3. NEVER ALLOW ADJACENT MATERIAL TO COME INTO DIRECT CONTACT WITH SIDES OF SLAB. PLACE ½" MOLDED BITUMINOUS EXPANSION JOINT MATERIAL IN CONFORMANCE WITH *ASTM D1751, STANDARD SPECIFICATION FOR PREFORMED EXPANSION JOINT FILLER FOR CONCRETE PAVING AND STRUCTURAL CONSTRUCTION (NONEXTRUDING AND RESILIENT BITUMINOUS TYPES).*
4. *USE 1/2" MOLDED BITUMINOUS EXPANSION JOINT MATERIAL ADJACENT TO ALL MATERIALS WHENEVER POSSIBLE. EXCEPTIONS MAY INCLUDE LOWERING SLAB BETWEEN TWO FINISHED MATERIALS (CURBS, HEADERS, ETC) IN THESE CASES FILL JOINT WITH 3/8" STONE LEAVING SPACE FOR BACKEROD AND SIKAFLEX TO THE DIMENSIONS DETAILED ABOVE.*
5. REFER TO MANUFACTURER'S HANDLING AND INSTALLATION INSTRUCTION FOR ADDITIONAL PRODUCT SPECIFIC INFORMATION.

STORM CRETE — When it Rains...it's Porous™
STORMCRETE® PATENT PENDING
888.357.1161 | www.stormcrete.com | Porous Technologies, LLC | 140 Thadeus Street | South Portland, ME 04106

TYPICAL STORMCRETE® SYSTEM EDGE TREATMENTS	DATE: 10/15/2018	DETAILS AND NOTES	DWG NO. E1
	DRAWN BY: TJC		
	CHECKED BY: KJM		
	SCALE: NTS		

STORM FILTER STANDARD DETAIL



STORMFILTER DESIGN NOTES

- THE 8' x 14' PEAK DIVERSION STORMFILTER TREATMENT CAPACITY VARIES BY CARTRIDGE COUNT AND LOCALLY APPROVED SURFACE AREA SPECIFIC FLOW RATE. PEAK CONVEYANCE CAPACITY TO BE DETERMINED BY ENGINEER OF RECORD.
- THE PEAK DIVERSION STORMFILTER IS AVAILABLE IN A LEFT INLET (AS SHOWN) OR RIGHT INLET CONFIGURATION.
- ALL PARTS AND INTERNAL ASSEMBLY PROVIDED BY CONTECH UNLESS OTHERWISE NOTED.

CARTRIDGE SELECTION

CARTRIDGE HEIGHT	27"			18"			LOW DROP		
RECOMMENDED HYDRAULIC DROP (H)	3.05'			2.3'			1.8'		
HEIGHT OF WEIR (W)	3.00'			2.26'			1.75'		
SPECIFIC FLOW RATE (gpm/sf)	2 gpm/sf	1.67* gpm/sf	1 gpm/sf	2 gpm/sf	1.67* gpm/sf	1 gpm/sf	2 gpm/sf	1.67* gpm/sf	1 gpm/sf
CARTRIDGE FLOW RATE (gpm)	22.5	18.79	11.25	15	12.53	7.5	10	8.35	5

* 1.67 gpm/sf SPECIFIC FLOW RATE IS APPROVED WITH PHOSPHOSORB® (PSORB) MEDIA ONLY

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	*
WATER QUALITY FLOW RATE (cfs)	*
PEAK FLOW RATE (cfs)	*
RETURN PERIOD OF PEAK FLOW (yrs)	*
CARTRIDGE HEIGHT (27", 18", LOW DROP/LOW)	*
NUMBER OF CARTRIDGES REQUIRED	*
CARTRIDGE FLOW RATE	*
MEDIA TYPE (PERLITE, ZPG, PSORB)	*

PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE	*	*	*
OUTLET PIPE	*	*	*

UPSTREAM RIM ELEVATION	*
DOWNSTREAM RIM ELEVATION	*

ANTI-FLOTATION BALLAST	WIDTH	HEIGHT
	*	*

NOTES/SPECIAL REQUIREMENTS:

* PER ENGINEER OF RECORD

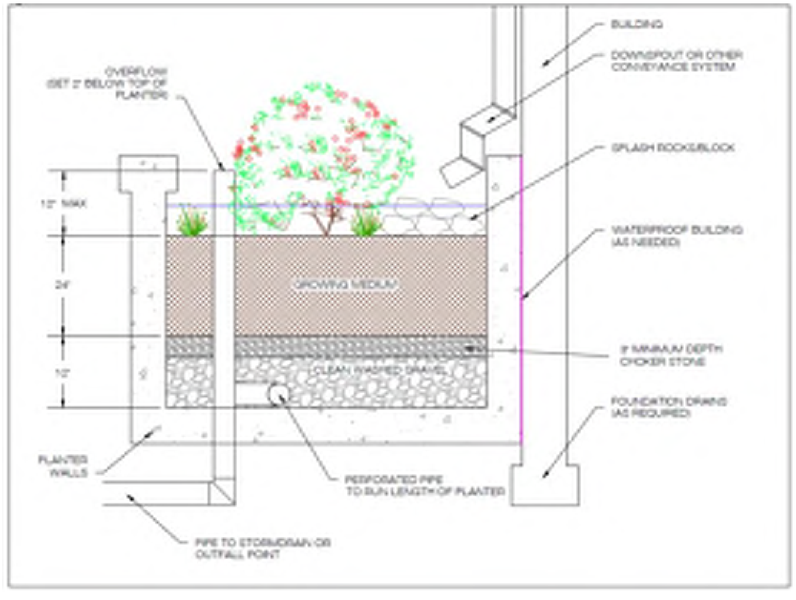
PERFORMANCE SPECIFICATION
FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF CLEANING. **RADIAL MEDIA DEPTH SHALL BE 7-INCHES.** FILTER MEDIA CONTACT TIME SHALL BE AT LEAST **30 SECONDS.** SPECIFIC FLOW RATE SHALL BE **2 GPM/SF (MAXIMUM).** SPECIFIC FLOW RATE IS THE MEASURE OF THE FLOW (GPM) DIVIDED BY THE MEDIA SURFACE CONTACT AREA (SF). MEDIA VOLUMETRIC FLOW RATE SHALL BE **6 GPM/CF OF MEDIA (MAXIMUM).**

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH REPRESENTATIVE. www.contech-cpi.com
4. STORMFILTER WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
5. STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 8' AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
6. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMFILTER STRUCTURE (LIFTING CLUTCHES PROVIDED).
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH OUTLET PIPE INVERT WITH OUTLET BAY FLOOR.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.
F. CONTRACTOR TO REMOVE THE TRANSFER HOLE COVER WHEN THE SYSTEM IS BROUGHT ONLINE.

CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 | 513-645-7000 | 513-645-7993 FAX

TYPICAL STORMWATER PLANTER DETAIL



30 15 0 30 60
GRAPHIC SCALE
1" = 30'

APPROVED
SPECIAL USE PERMIT NO. 2020-10027
DEPARTMENT OF PLANNING & ZONING
DIRECTOR — DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. –
DIRECTOR — DATE
CHAIRMAN, PLANNING COMMISSION — DATE
DATE RECORDED
INSTRUMENT NO. — DEED BOOK NO. — PAGE NO.

christopher consultants
9900 main st
suite 400
fairfax, va 22031
p 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
09/15/2020
PROFESSIONAL ENGINEER

BRADDOCK WEST
PRELIMINARY DSUP
CITY OF ALEXANDRIA, VIRGINIA

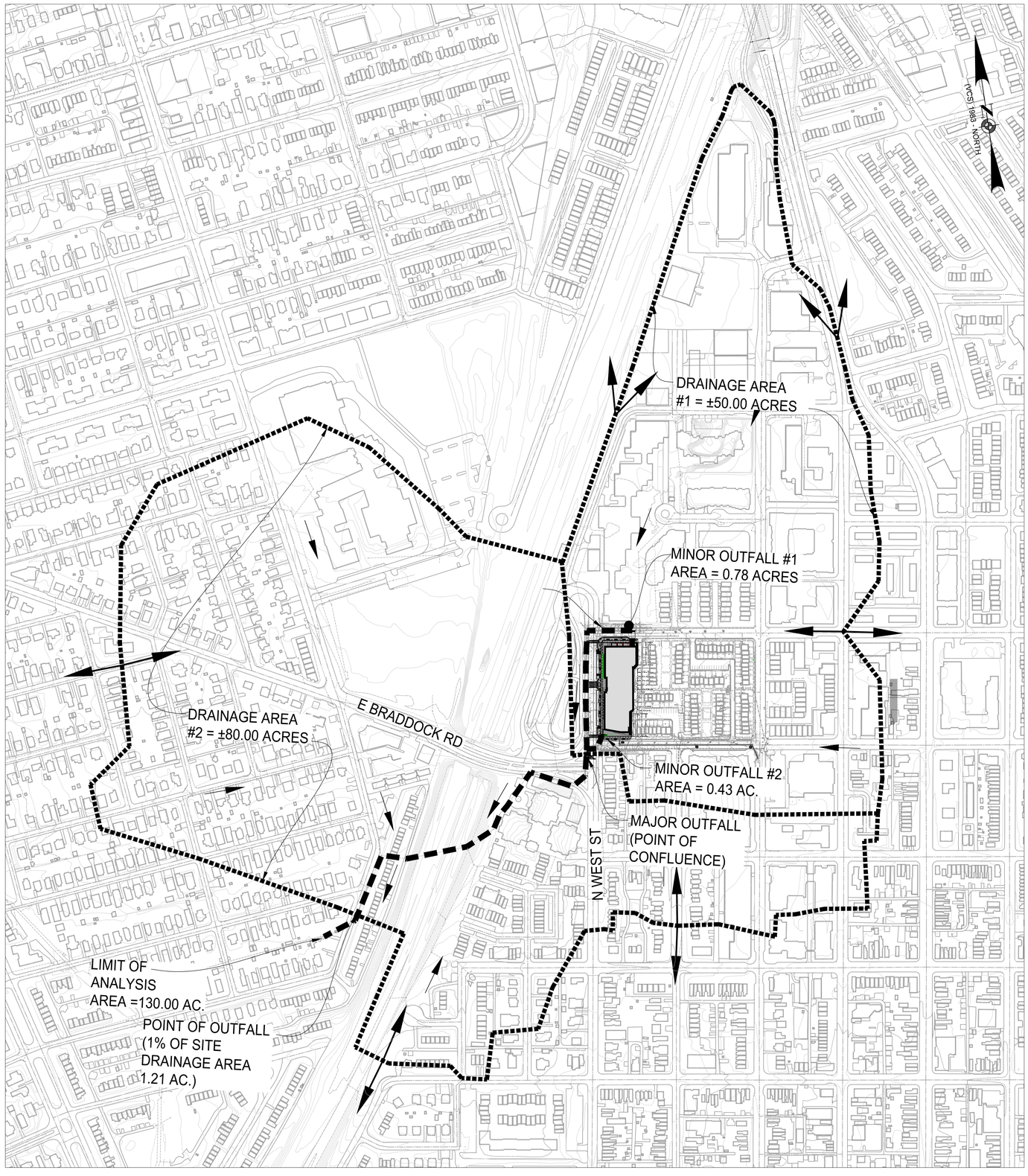
MARK	DATE	DESCRIPTION
	9/15/2020	PRELIMINARY 2ND SUB

PROJECT No.: 15067.003.00
DRAWING No.: 110134
DATE: 08-17-2020
SCALE: 1" = 30'
DESIGN: EG
DRAWN: JS
CHECKED: KMW

SHEET TITLE:
BMP DETAILS

SHEET No.
C603

P:\Projects\15067\00300\110134 Prelim\C703 SWM GREEN ROOF.dwg, 9/15/2020 7:13:40 AM, AutoCAD PDF (General Documentation).pc3



BMP/SWM OVERALL APPROACH:

THE SWM REQUIREMENTS FOR THIS PROJECT WILL BE SATISFIED WITH THIS PLAN ONLY AND IS NOT PART OF A LARGER SWM MASTER PLAN.

CONCEPTUAL BMP/SWM TABULATIONS
BMP AREA = 1.21 AC.

EXISTING IMPERVIOUS AREA = 0.54 AC.
EXISTING PERVIOUS AREA =0.67 AC.

PROPOSED IMPERVIOUS AREA = 1.12 AC.
PROPOSED PERVIOUS AREA = 0.09 AC.

WQVD REQUIREMENT = 1,725 CF
WQVD PROVIDED = 1,598 CF
NOTE: A CONTRIBUTION TO THE WQIF WILL BE REQUESTED FOR THE UNTREATED WQVD.

TOTAL PHOSPHORUS REMOVED = 1.37 LBS/YEAR

BMP PRACTICES PROVIDED = STORMWATER PLANTER, PERMEABLE PAVEMENT, AND A STORMFILTER.

BMP NARRATIVE:

TO COMPLY WITH THE CHESAPEAKE BAY ACT (CBA) AND ARTICLE XIII OF THE ZONING ORDINANCE, THE PROJECT WILL PROVIDE WATER QUALITY TREATMENT THROUGH THE USE OF STORMWATER PLANTERS, PERVIOUS PAVEMENT, AND A STORMFILTER

THE STORMWATER PLANTERS WILL TREAT APPROXIMATELY 0.59 ACRES OF IMPERVIOUS RUNOFF FROM THE BUILDING. THE STORMFILTER WILL TREAT APPROXIMATELY 0.19 ACRES OF IMPERVIOUS RUNOFF FROM THE BUILDING AND COUTYARD. THE PERVIOUS PAVEMENT WILL TREAT APPROXIMATELY 0.10 ACRES OF IMPERVIOUS RUNOFF FROM THE SURROUNDING SIDEWALKS.

SITE AREA
PER CITY CODE SECTION 13-103-LL, THE SITE IS THE ENTIRE PARCEL SINCE GREATER THAN 50% OF THE TAX PARCEL IS BEING DISTURBED. THIS TOTAL SITE AREA IS 0.95 ACRES AND THIS VAULE WILL BE USED FOR THE WQVD CALCULATIONS. FOR THE BMP/SWM CALCULATIONS, THE LIMITS OF DISTURBANCE AREA OF 1.21 ACRES IS BEING USED.

WQV TREATMENT
SEE BELOW

BMP TREATMENT PROVIDED
FOR THIS PROJECT, 0.88 AC OF ON-SITE IMPERVIOUS COVER IS TREATED WITH STORMWATER PLANTERS, PERVIOUS PAVEMENT, AND STORMFILTER. A TOTAL OF 0.88 ACRES OF IMPERVIOUS AREA IS BEING TREATED AND DOES NOT EXCEED THE CITY'S WQVD REQUIREMENT.

STATE REQUIREMENT:

TO COMPLY WITH THE STATE BMP REQUIREMENT, THE VRRM SPREADSHEET FOR REDEVELOPMENT WAS USED TO CALCULATE THE TOTAL PHOSPHORUS REMOVAL REQUIREMENT FOR THE SITE (LIMITS OF DISTURBANCE) IS 1.26 LBS/YEAR. TO MEET THIS REQUIREMENT, STORMWATER PLANTERS, PERVIOUS PAVEMENT AND A STORMFILTER ARE USED TO TREAT 1.28 LBS OF PHOSPHORUS A YEAR. THE AMOUNT AND LOCATION OF THE BMP FACILITIES ARE SUBJECT TO CHANGE, AS LONG THE REQUIREMENTS ARE STILL BEING MET.

MEMO TO INDUSTRY 01-18 REQUIREMENT:

THIS CITY REQUIREMENT IF FOR THE TREATMENT OF 65% OF THE STATE'S REQUIREMENT BY NON-PROPRIETARY BMP FACILITIES. THIS REQUIRES A TOTAL OF 0.82 POUNDS OF PHOSPHORUS BE REMOVED PER YEAR. THIS REQUIREMENT IS MET WITH STORMWATER PLANTERS AND PERMEABLE CONCRETE. THESE BMP PRACTICES REMOVE 0.88 LBS OF PHOSPHORUS A YEAR.

SWM NARRATIVE:

THIS SITE DRAINS TO TWO MINOR STORM OUTFALLS THAT CONVERGE AT THE NYTHE STREET AND WEST STREET INTERSECTION TO COMBINE INTO A SINGLE MAJOR OUTFALL THAT IS ANALYZED WITH THIS SITE. MINOR OUTFALL #1 IS THE BUILDING OUTFALL THAT LEAVES THE BUILDING TO THE NORTH AND CONNECTS INTO THE EXISTING CITY DRAINAGE SYSTEM DRAINS. MINOR OUTFALL #2 IS THE REST OF THE SITE THAT DRAIN TO THE EXISTING STORM INLETS LOCATED AROUND THE PERIMETER OF THE SITE. THESE TWO MINOR OUTFALLS CONVERGE TOGETHER AND CONTINUE OFF-SITE TOWARDS THE SOUTHWEST.

CHANNEL PROTECTION - NO EROSION OCCURS FROM THE 2-YEAR 24 HOUR STORM FOR THIS OUTFALL BECAUSE THE ENTIRE DOWNSTREAM STORMWATER CONVEYANCE SYSTEM IS PIPED FOR THE EXTENT OF THE REVIEW, MEETING 13-109-F-1-A-1.
FLOOD PROTECTION - BASED ON THE DRAINAGE DIVIDES AND GREEN ROOF, STORMWATER PLANTER AND STORMFILTER, THE POST-DEVELOPED RUNOFF FOR THE 10-YEAR 24-HOUR STORM WILL BE LESS THAN THE PRE-DEVELOPED RUNOFF FOR THIS OUTFALL, MEETING13-109-F-2-A-1.
EXTENT OF REVIEW - THE EXTENT OF REVIEW FOR THIS OUTFALL IS TO THE POINT IN WHICH IT REACHES 1% OF THE WATERSHED. THE TOTAL WATERSHED SHOWN IS APPROXIMATELY 130 ACRES.

TIMBER BRANCH WATERSHED REQUIREMENT:
TO COMPLY WITH THE STORMWATER REQUIREMENTS IN THE TIMBER BRANCH WATERSHED, A 10% REDUCTION FROM THE PRE-DEVELOPED RUNOFF MUST BE MET WITH THE POST-DEVELOPED RUNOFF RATES FOR THE SITE FOR BOTH THE 2-YEAR AND 10-YEAR STORMS.

Q2 PRE = 4.01 CFS Q2 REQUIRED = 3.61 CFS Q2 PROVIDED = 2.64 CFS
Q10 PRE = 7.50 CFS Q10 REQUIRED = 6.75 CFS C10 PROVIDED = 4.15 CFS

Area / CN / Runoff Summary Table						
	Pre-Developed					
Outfall	Area	CN	Q2 (cfs)	RV2 (cf)	Q10 (cfs)	RV10 (cf)
A	1.21	88	4.011	8,223	7.502	15,891

	Post-Developed											
			Uncontrolled				Reduction Achieved		Controlled			
Outfall	Area	CN	Q2 (cfs)	RV2 (cf)	Q10 (cfs)	RV 10 (cf)	Q2 (cfs)	Q10 (cfs)	Q2 (cfs)	RV2 (cf)	Q10 (cfs)	RV 10 (cf)
A	1.21	97	5.154	11,763	8.504	19,957	2.514	4.4	2.64	11,235	4.154	19,379

BMP ara Tabulations						
	DA 'A'		DA 'B'		DA 'C'	
	SF	ACRES	SF	ACRES	SF	ACRES
Stormwater planters	25700.4	0.59	0	0	0	0
Stormfilter	8276.4	0.19	0	0	0	0
Pervious Pavement	4356	0.10	4356	0.1	0	0
Total treated	38332.8	0.88				
Untreated (On-Site)	0	0	0	0	14374.8	0.33

Total On-site	
SF	Acres
25700.4	0.59
8276.4	0.19
4356	0.1
38332.8	0.88

Notes: 1. ALL STORMWATER PLANTERS AREA FOR DA 'A' FLOW IN SERIES TO THE STORMFILTER

LEGEND
DRAINAGE DIVE AREA
STORM FLOW DIRECTION
PIPED STORM SYSTEM

200 100 0 200 400
GRAPHIC SCALE
1" = 200'

APPROVED
SPECIAL USE PERMIT NO. 2020-10027
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. –
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher consultants
9900 main st suite 400 fairfax, va 22031
p 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
09/15/2020
PROFESSIONAL ENGINEER

BRADDOCK WEST
PRELIMINARY DSUP
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
	9/15/2020	PRELIMINARY 2ND SUB

PROJECT No.: 15067.003.00
DRAWING No.: 110134
DATE: 08-17-2020
SCALE: 1" = 30'
DESIGN: EG
DRAWN: JS
CHECKED: KMW

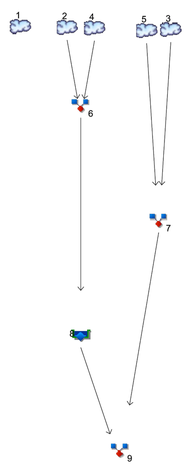
SHEET TITLE:
SWM OUTFALL MAP

SHEET No.
C604

P:\Projects\15067\00300\110134 Prelim\C704 SWM OUTFALL MAP.dwg, 9/15/2020 7:14:20 AM, AutoCAD PDF (General Documentation).pc3

Watershed Model Schematic

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020



Legend

Hyd.	Origin	Description
1	SCS Runoff	LOD - PRE-DEV
2	SCS Runoff	storm water planter
3	SCS Runoff	Perv. Pavement
4	SCS Runoff	Remaining building to stormfitler
5	SCS Runoff	Untreated - undetained
6	Combine	To stormfitler
7	Combine	Undetained
8	Reservoir	Stormwater Vault
9	Combine	Pos- Developed Total

Project: PRE AND POST.gpw | Friday, 09 / 11 / 2020

Hydrograph Return Period Recap

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Inflow hyd(s)	Peak Outflow (cfs) 1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	Hydrograph Description
1	SCS Runoff	------	3.147	4.011	------	------	7.502	------	------	------	LOD - PRE-DEV
2	SCS Runoff	------	1.998	2.418	------	------	4.075	------	------	------	storm water planter
3	SCS Runoff	------	0.307	0.379	------	------	0.665	------	------	------	Perv. Pavement
4	SCS Runoff	------	0.689	0.821	------	------	1.343	------	------	------	Remaining building to stormfitler
5	SCS Runoff	------	1.175	1.406	------	------	2.319	------	------	------	Untreated - undetained
6	Combine	2, 4,	2.687	3.238	------	------	5.418	------	------	------	To stormfilter
7	Combine	3, 5,	1.482	1.784	------	------	2.984	------	------	------	Undetained
8	Reservoir	6	0.910	1.027	------	------	1.421	------	------	------	Stormwater Vault
9	Combine	7, 8	2.248	2.640	------	------	4.154	------	------	------	Pos- Developed Total

Proj. file: PRE AND POST.gpw | Friday, 09 / 11 / 2020

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	3.147	2	716	6,400	------	------	------	LOD - PRE-DEV
2	SCS Runoff	1.998	2	716	4,331	------	------	------	storm water planter
3	SCS Runoff	0.307	2	716	640	------	------	------	Perv. Pavement
4	SCS Runoff	0.689	2	716	1,597	------	------	------	Remaining building to stormfitler
5	SCS Runoff	1.175	2	716	2,652	------	------	------	Untreated - undetained
6	Combine	2.687	2	716	5,928	2, 4,	------	------	To stormfilter
7	Combine	1.482	2	716	3,291	3, 5,	------	------	Undetained
8	Reservoir	0.910	2	724	5,926	6	21.35	1,674	Stormwater Vault
9	Combine	2.248	2	718	9,217	7, 8	------	------	Pos- Developed Total

PRE AND POST.gpw | Return Period: 1 Year | Friday, 09 / 11 / 2020

Hydrograph Report

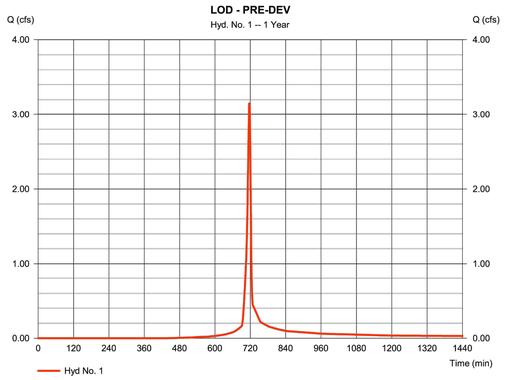
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020 — Friday, 09 / 11 / 2020

Hyd. No. 1

LOD - PRE-DEV

Hydrograph type	= SCS Runoff	Peak discharge	= 3.147 cfs
Storm frequency	= 1 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 6,400 cuft
Drainage area	= 1.210 ac	Curve number	= 88*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 2.70 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.670 x 80) + (0.540 x 98)] / 1.210



Hydrograph Report

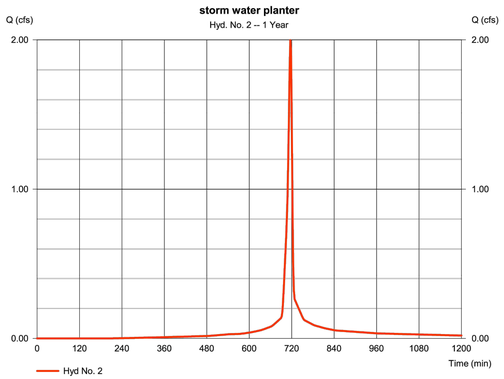
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020 — Friday, 09 / 11 / 2020

Hyd. No. 2

storm water planter

Hydrograph type	= SCS Runoff	Peak discharge	= 1.998 cfs
Storm frequency	= 1 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 4,331 cuft
Drainage area	= 0.590 ac	Curve number	= 95*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 2.70 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.590 x 95)] / 0.590



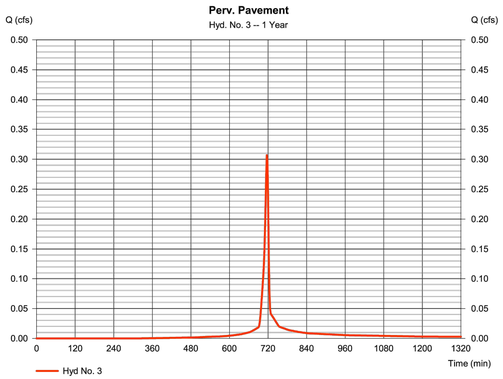
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020 — Friday, 09 / 11 / 2020

Hyd. No. 3

Perv. Pavement

Hydrograph type	= SCS Runoff	Peak discharge	= 0.307 cfs
Storm frequency	= 1 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 640 cuft
Drainage area	= 0.100 ac	Curve number	= 92
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 2.70 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



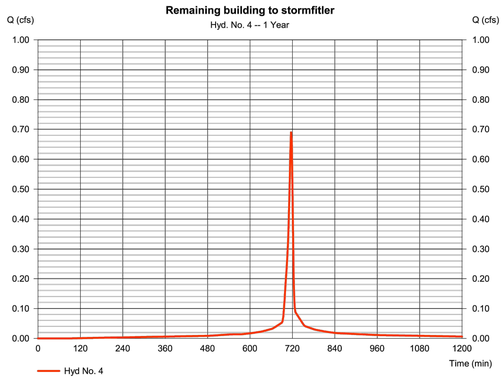
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020 — Friday, 09 / 11 / 2020

Hyd. No. 4

Remaining building to stormfitler

Hydrograph type	= SCS Runoff	Peak discharge	= 0.689 cfs
Storm frequency	= 1 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 1,597 cuft
Drainage area	= 0.190 ac	Curve number	= 98
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 2.70 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

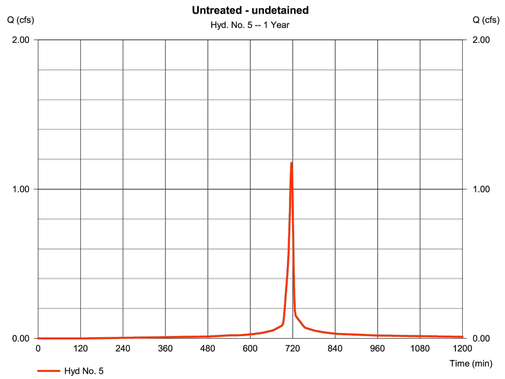
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020 — Friday, 09 / 11 / 2020

Hyd. No. 5

Untreated - undetained

Hydrograph type	= SCS Runoff	Peak discharge	= 1.175 cfs
Storm frequency	= 1 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 2,652 cuft
Drainage area	= 0.330 ac	Curve number	= 97*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 2.70 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.020 x 80) + (0.420 x 98)] / 0.330



APPROVED
SPECIAL USE PERMIT NO. 2020-10027
DEPARTMENT OF PLANNING & ZONING
DIRECTOR — DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. –
DIRECTOR — DATE
CHAIRMAN, PLANNING COMMISSION — DATE
DATE RECORDED
INSTRUMENT NO. — DEED BOOK NO. — PAGE NO.

christopher consultants
9900 main st suite 400 fairfax, va 22031
p 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
09/15/2020
PROFESSIONAL ENGINEER

BRADDOCK WEST
PRELIMINARY DSUP
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
	9/15/2020	PRELIMINARY 2ND SUB

PROJECT No.: 15067.003.00
DRAWING No.: 110134
DATE: 08-17-2020
SCALE: NONE
DESIGN: EG
DRAWN: JS
CHECKED: KMW

SHEET TITLE:
PRE AND POST HYDROGRAPHS

SHEET No.
C605

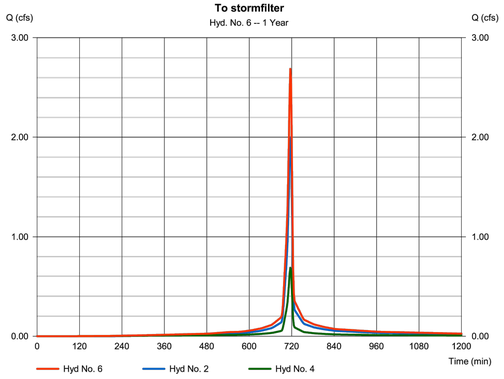
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020 — Friday, 09 / 11 / 2020

Hyd. No. 6

To stormfilter

Hydrograph type	= Combine	Peak discharge	= 2.687 cfs
Storm frequency	= 1 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 5,928 cuft
Inflow hyds.	= 2, 4	Contrib. drain. area	= 0.780 ac



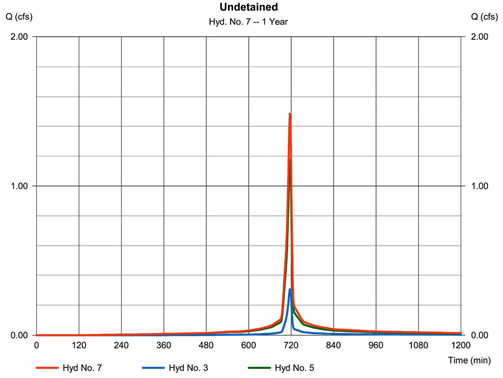
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020 — Friday, 09 / 11 / 2020

Hyd. No. 7

Undetained

Hydrograph type	= Combine	Peak discharge	= 1.482 cfs
Storm frequency	= 1 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 3,291 cuft
Inflow hyds.	= 3, 5	Contrib. drain. area	= 0.430 ac



Hydrograph Report

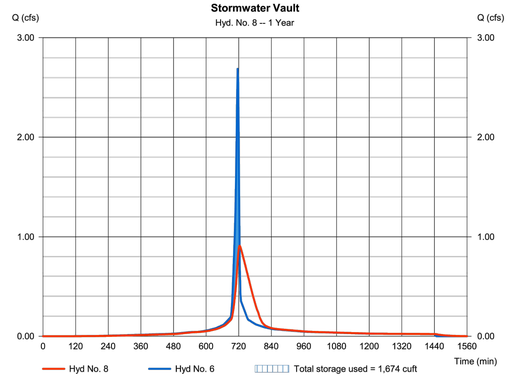
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020 — Friday, 09 / 11 / 2020

Hyd. No. 8

Stormwater Vault

Hydrograph type	= Reservoir	Peak discharge	= 0.910 cfs
Storm frequency	= 1 yrs	Time to peak	= 724 min
Time interval	= 2 min	Hyd. volume	= 5,926 cuft
Inflow hyd. No.	= 6 - To stormfilter	Max. Elevation	= 21.35 ft
Reservoir name	= SWM Vault	Max. Storage	= 1,674 cuft

Storage Indication method used.



Pond Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020 — Friday, 09 / 11 / 2020

Pond No. 1 - SWM Vault

Pond Data

Contours -User-defined contour areas. Conic method used for volume calculation. Begining Elevation = 18.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	18.00	500	0	0
1.00	19.00	500	500	500
2.00	20.00	500	500	1,000
3.00	21.00	500	500	1,500
4.00	22.00	500	500	2,000
5.00	23.00	500	500	2,500
6.00	24.00	500	500	3,000
7.00	25.00	500	500	3,500
8.00	26.00	500	500	4,000
9.00	27.00	500	500	4,500
10.00	28.00	500	500	5,000

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 18.00	4.50	0.00	0.00
Span (in)	= 18.00	4.50	0.00	0.00
No. Barrels	= 1	1	0	0
Invert El. (ft)	= 18.00	18.00	0.00	0.00
Length (ft)	= 0.00	0.00	0.00	0.00
Slope (%)	= 0.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	Yes	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 4.00	0.00	0.00	0.00
Crest El. (ft)	= 26.20	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= Rect	---	---	---
Multi-Stage	= Yes	No	No	No

Exfil.(in/hr) = 0.000 (by Wet area)

TW Elev. (ft) = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0	18.00	0.00	0.00 ic	---	---	0.00	---	---	---	---	---	0.000
0.10	50	18.10	0.02 ic	0.02 ic	---	---	0.00	---	---	---	---	---	0.023
0.20	100	18.20	0.08 ic	0.08 ic	---	---	0.00	---	---	---	---	---	0.082
0.30	150	18.30	0.17 ic	0.16 ic	---	---	0.00	---	---	---	---	---	0.163
0.40	200	18.40	0.23 ic	0.23 ic	---	---	0.00	---	---	---	---	---	0.234
0.50	250	18.50	0.29 ic	0.28 ic	---	---	0.00	---	---	---	---	---	0.277
0.60	300	18.60	0.32 ic	0.32 ic	---	---	0.00	---	---	---	---	---	0.317
0.70	350	18.70	0.36 ic	0.36 ic	---	---	0.00	---	---	---	---	---	0.355
0.80	400	18.80	0.39 ic	0.39 ic	---	---	0.00	---	---	---	---	---	0.387
0.90	450	18.90	0.43 ic	0.42 ic	---	---	0.00	---	---	---	---	---	0.418
1.00	500	19.00	0.46 ic	0.45 ic	---	---	0.00	---	---	---	---	---	0.448
1.10	550	19.10	0.49 ic	0.48 ic	---	---	0.00	---	---	---	---	---	0.476
1.20	600	19.20	0.52 ic	0.50 ic	---	---	0.00	---	---	---	---	---	0.502
1.30	650	19.30	0.53 ic	0.53 ic	---	---	0.00	---	---	---	---	---	0.527
1.40	700	19.40	0.55 ic	0.55 ic	---	---	0.00	---	---	---	---	---	0.552
1.50	750	19.50	0.58 ic	0.58 ic	---	---	0.00	---	---	---	---	---	0.576
1.60	800	19.60	0.62 ic	0.60 ic	---	---	0.00	---	---	---	---	---	0.597
1.70	850	19.70	0.62 ic	0.62 ic	---	---	0.00	---	---	---	---	---	0.620
1.80	900	19.80	0.65 ic	0.64 ic	---	---	0.00	---	---	---	---	---	0.641
1.90	950	19.90	0.69 ic	0.66 ic	---	---	0.00	---	---	---	---	---	0.660
2.00	1,000	20.00	0.69 ic	0.68 ic	---	---	0.00	---	---	---	---	---	0.681
2.10	1,050	20.10	0.72 ic	0.70 ic	---	---	0.00	---	---	---	---	---	0.700
2.20	1,100	20.20	0.72 ic	0.72 ic	---	---	0.00	---	---	---	---	---	0.720
2.30	1,150	20.30	0.76 ic	0.74 ic	---	---	0.00	---	---	---	---	---	0.737
2.40	1,200	20.40	0.76 ic	0.76 ic	---	---	0.00	---	---	---	---	---	0.756
2.50	1,250	20.50	0.80 ic	0.77 ic	---	---	0.00	---	---	---	---	---	0.773
2.60	1,300	20.60	0.80 ic	0.79 ic	---	---	0.00	---	---	---	---	---	0.791
2.70	1,350	20.70	0.81 ic	0.81 ic	---	---	0.00	---	---	---	---	---	0.807
2.80	1,400	20.80	0.84 ic	0.82 ic	---	---	0.00	---	---	---	---	---	0.824
2.90	1,450	20.90	0.84 ic	0.84 ic	---	---	0.00	---	---	---	---	---	0.841
3.00	1,500	21.00	0.88 ic	0.86 ic	---	---	0.00	---	---	---	---	---	0.856
3.10	1,550	21.10	0.88 ic	0.87 ic	---	---	0.00	---	---	---	---	---	0.872

Continues on next page...

SWM Vault

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
3.20	1,600	21.20	0.89 ic	0.89 ic	---	---	0.00	---	---	---	---	---	0.888
3.30	1,650	21.30	0.93 ic	0.90 ic	---	---	0.00	---	---	---	---	---	0.902
3.40	1,700	21.40	0.93 ic	0.92 ic	---	---	0.00	---	---	---	---	---	0.918
3.50	1,750	21.50	0.93 ic	0.93 ic	---	---	0.00	---	---	---	---	---	0.932
3.60	1,800	21.60	0.97 ic	0.95 ic	---	---	0.00	---	---	---	---	---	0.947
3.70	1,850	21.70	0.97 ic	0.96 ic	---	---	0.00	---	---	---	---	---	0.961
3.80	1,900	21.80	0.98 ic	0.98 ic	---	---	0.00	---	---	---	---	---	0.975
3.90	1,950	21.90	1.02 ic	0.99 ic	---	---	0.00	---	---	---	---	---	0.989
4.00	2,000	22.00	1.02 ic	1.00 ic	---	---	0.00	---	---	---	---	---	1.003
4.10	2,050	22.10	1.02 ic	1.02 ic	---	---	0.00	---	---	---	---	---	1.017
4.20	2,100	22.20	1.06 ic	1.03 ic	---	---	0.00	---	---	---	---	---	1.029
4.30	2,150	22.30	1.06 ic	1.04 ic	---	---	0.00	---	---	---	---	---	1.043
4.40	2,200	22.40	1.06 ic	1.06 ic	---	---	0.00	---	---	---	---	---	1.057
4.50	2,250	22.50	1.07 ic	1.07 ic	---	---	0.00	---	---	---	---	---	1.069
4.60	2,300	22.60	1.11 ic	1.08 ic	---	---	0.00	---	---	---	---	---	1.082
4.70	2,350	22.70	1.11 ic	1.09 ic	---	---	0.00	---	---	---	---	---	1.095
4.80	2,400	22.80	1.11 ic	1.11 ic	---	---	0.00	---	---	---	---	---	1.107
4.90	2,450	22.90	1.12 ic	1.12 ic	---	---	0.00	---	---	---	---	---	1.119
5.00	2,500	23.00	1.16 ic	1.13 ic	---	---	0.00	---	---	---	---	---	1.131
5.10	2,550	23.10	1.16 ic	1.14 ic	---	---	0.00	---	---	---	---	---	1.144
5.20	2,600	23.20	1.16 ic	1.16 ic	---	---	0.00	---	---	---	---	---	1.156
5.30	2,650	23.30	1.17 ic	1.17 ic	---	---	0.00	---	---	---	---	---	1.167
5.40	2,700	23.40	1.21 ic	1.18 ic	---	---	0.00	---	---	---	---	---	1.179
5.50	2,750	23.50	1.21 ic	1.19 ic	---	---	0.00	---	---	---	---	---	1.191
5.60	2,800	23.60	1.21 ic	1.20 ic	---	---	0.00	---	---	---	---	---	1.203
5.70	2,850	23.70	1.21 ic	1.21 ic	---	---	0.00	---	---	---	---	---	1.214
5.80	2,900	23.80	1.26 ic	1.22 ic	---	---	0.00	---	---	---	---	---	1.225
5.90	2,950	23.90	1.26 ic	1.24 ic	---	---	0.00	---	---	---	---	---	1.236
6.00	3,000	24.00	1.26 ic	1.25 ic	---	---	0.00	---	---	---	---	---	1.247
6.10	3,050	24.10	1.26 ic	1.26 ic	---	---	0.00	---	---	---	---	---	1.259
6.20	3,100	24.20	1.27 ic	1.27 ic	---	---	0.00	---	---	---	---	---	1.269
6.30	3,150	24.30	1.31 ic	1.28 ic	---	---	0.00	---	---	---	---	---	1.280
6.40	3,200	24.40	1.31 ic	1.29 ic	---	---	0.00	---	---	---	---	---	1.291
6.50	3,250	24.50	1.31 ic	1.30 ic	---	---	0.00	---	---	---	---	---	1.302
6.60	3,300	24.60	1.31 ic	1.31 ic	---	---	0.00	---	---	---	---	---	1.313
6.70	3,350	24.70	1.32 ic	1.32 ic	---	---	0.00	---	---	---	---	---	1.322
6.80	3,400	24.80	1.37 ic	1.33 ic	---	---	0.00	---	---	---	---	---	1.333
6.90	3,450	24.90	1.37 ic	1.34 ic	---	---	0.00	---	---	---	---	---	1.343
7.00	3,500	25.00	1.37 ic	1.35 ic	---	---	0.00	---	---	---	---	---	1.354
7.10	3,550	25.10	1.37 ic	1.36 ic	---	---	0.00	---	---	---	---	---	1.364
7.20	3,600	25.20	1.37 ic	1.37 ic	---	---	0.00	---	---	---	---	---	1.374
7.30	3,650	25.30	1.42 ic	1.38 ic	---	---	0.00	---	---	---	---	---	1.384
7.40	3,700	25.40	1.42 ic	1.39 ic	---	---	0.00	---	---	---	---	---	1.394
7.50	3,750	25.50	1.42 ic	1.40 ic	---	---	0.00	---	---	---	---	---	1.404
7.60	3,800	25.60	1.42 ic	1.41 ic	---	---	0.00	---	---	---	---	---	1.414
7.70	3,850	25.70	1.42 ic	1.42 ic	---	---	0.00	---	---	---	---	---	1.424
7.80	3,900	25.80	1.43 ic	1.43 ic	---	---	0.00	---	---	---	---	---	1.433
7.90	3,950	25.90	1.48 ic	1.44 ic	---	---	0.00	---	---	---	---	---	1.442
8.00	4,000	26.00	1.48 ic	1.45 ic	---	---	0.00	---	---	---	---	---	1.452
8.10	4,050	26.10	1.48 ic	1.46 ic	---	---	0.00	---	---	---	---	---	1.462
8.20	4,100	26.20	1.48 ic	1.47 ic	---	---	0.00	---	---	---	---	---	1.472
8.30	4,150	26.30	1.90 ic	1.47 ic	---	---	0.42	---	---	---	---	---	1.895
8.40	4,200	26.40	2.66 ic	1.47 ic	---	---	1.19	---	---	---	---	---	2.662
8.50	4,250	26.50	3.65 ic	1.47 ic	---	---	2.19	---	---	---	---	---	3.654
8.60	4,300	26.60	4.87 ic	1.46 ic	---	---	3.37	---	---	---	---	---	4.828
8.70	4,350	26.70	6.17 ic	1.45 ic	---	---	4.71	---	---	---	---	---	6.159
8.80	4,400	26.80	7.62 ic	1.43 ic	---	---	6.19	---	---	---	---	---	7.622
8.90	4,450	26.90	9.21 ic	1.40 ic	---	---	7.80	---	---	---	---	---	9.206
9.00	4,500	27.00	10.90 ic	1.37 ic	---	---	9.53	---	---	---	---	---	10.90
9.10	4,550	27.10	12.69 ic	1.32 ic	---	---	11.37	---	---	---	---	---	12.69
9.20	4,600	27.20	14.57 ic	1.25 ic	---	---	13.32	---	---	---	---	---	14.57
9.30	4,650	27.30	16.53 ic	1.16 ic	---	---	15.37	---	---	---	---	---	16.53
9.40	4,700	27.40	18.56 ic	1.05 ic	---	---	17.51	---	---	---	---	---	18.56
9.50	4,750	27.50	20.64 ic	0.90 ic	---	---	19.74	---	---	---	---	---	20.64
9.60	4,800	27.60	22.76 ic	0.69 ic	---	---	22.06	---	---	---	---	---	22.76
9.70	4,850	27.70	23.80 ic	0.56 ic	---	---	23.24 s	---	---	---	---	---	23.80
9.80	4,900	27.80	24.27 ic	0.51 ic	---	---	23.76 s	---	---	---	---	---	24.26
9.90	4,950	27.90	24.63 ic	0.47 ic	---	---	24.16 s	---	---	---	---	---	24.63
10.00	5,000	28.00	24.94 ic	0.43 ic	---	---	24.51 s	---	---	---	---	---	24.94

...End

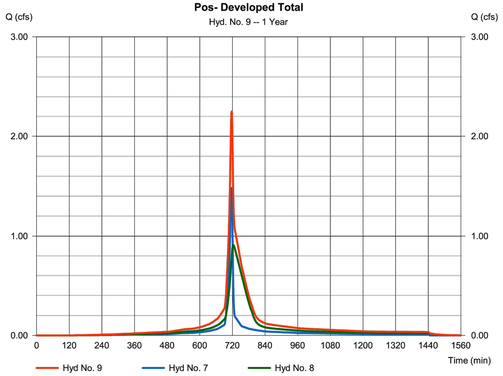
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020 — Friday, 09 / 11 / 2020

Hyd. No. 9

Pos- Developed Total

Hydrograph type	= Combine	Peak discharge	= 2.248 cfs
Storm frequency	= 1 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 9,217 cuft
Inflow hyds.	= 7, 8	Contrib. drain. area	= 0.000 ac



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	4.011	2	716	8,223	-------	-------	-------	LOD - PRE-DEV
2	SCS Runoff	2.418	2	716	5,311	-------	-------	-------	storm water planter
3	SCS Runoff	0.379	2	716	800	-------	-------	-------	Perv. Pavement
4	SCS Runoff	0.821	2	716	1,919	-------	-------	-------	Remaining building to stormfilter
5	SCS Runoff	1.406	2	716	3,208	-------	-------	-------	Untreated - undetained
6	Combine	3.238	2	716	7,229	2, 4,	-------	-------	To stormfilter
7	Combine	1.784	2	716	4,008	3, 5,	-------	-------	Undetained
8	Reservoir	1.027	2	724	7,227	6	22.18	2,089	Stormwater Vault
9	Combine	2.640	2	718	11,235	7, 8	-------	-------	Pos- Developed Total

PRE AND POST.gpw — Return Period: 2 Year — Friday, 09 / 11 / 2020

Hydrograph Report

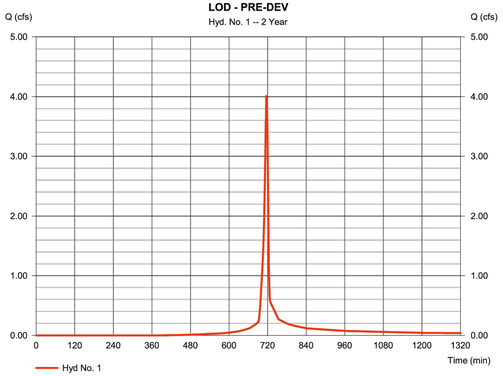
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020 — Friday, 09 / 11 / 2020

Hyd. No. 1

LOD - PRE-DEV

Hydrograph type	= SCS Runoff	Peak discharge	= 4.011 cfs
Storm frequency	= 2 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 8,223 cuft
Drainage area	= 1.210 ac	Curve number	= 88*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 3.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.670 x 80) + (0.540 x 98)] / 1.210



APPROVED
SPECIAL USE PERMIT NO. 2020-10027
DEPARTMENT OF PLANNING & ZONING

DIRECTOR — DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. —

DIRECTOR — DATE

CHAIRMAN, PLANNING COMMISSION — DATE

DATE RECORDED

INSTRUMENT NO. — DEED BOOK NO. — PAGE NO.

christopher consultants
9900 main st
suite 400
fairfax, va 22031
p 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
09/15/2020
PROFESSIONAL ENGINEER

BRADDOCK WEST
PRELIMINARY DSUP
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
	9/15/2020	PRELIMINARY 2ND SUB

PROJECT No.: 15067.003.00
DRAWING No.: 110134
DATE: 08-17-2020
SCALE: NONE
DESIGN: EG
DRAWN: JS
CHECKED: KMW

SHEET TITLE:

PRE AND POST HYDROGRAPHS

SHEET No.

C606

P:\Projects\15067\00300\110134 Prelim\C609 PRE AND POST HYDROGRAPHS.dwg, 9/15/2020 7:15:42 AM, AutoCAD PDF (General Documentation).pc3

Hydrograph Report

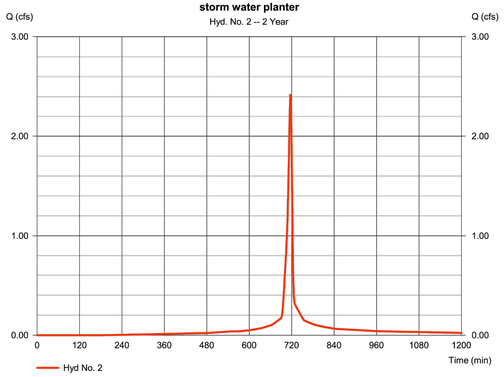
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020 — Friday, 09 / 11 / 2020

Hyd. No. 2

storm water planter

Hydrograph type	= SCS Runoff	Peak discharge	= 2.418 cfs
Storm frequency	= 2 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 5,311 cuft
Drainage area	= 0.590 ac	Curve number	= 95*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 3.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.590 x 95)] / 0.590



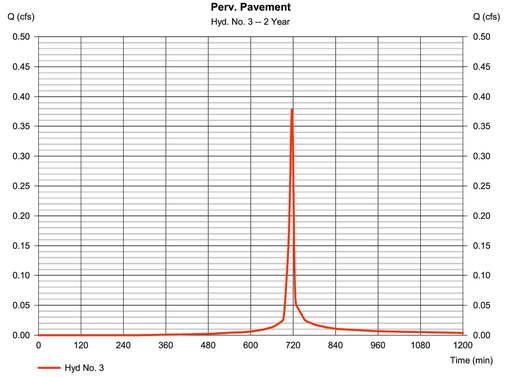
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020 — Friday, 09 / 11 / 2020

Hyd. No. 3

Perv. Pavement

Hydrograph type	= SCS Runoff	Peak discharge	= 0.379 cfs
Storm frequency	= 2 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 800 cuft
Drainage area	= 0.100 ac	Curve number	= 92
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 3.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



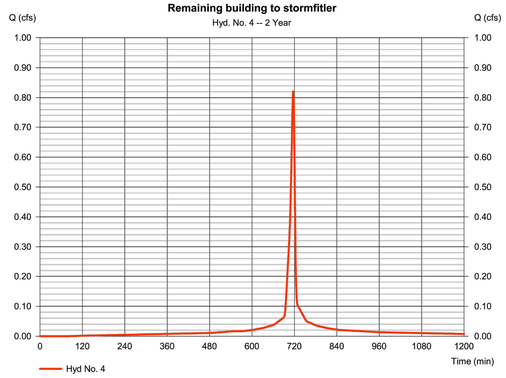
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020 — Friday, 09 / 11 / 2020

Hyd. No. 4

Remaining building to stormfitler

Hydrograph type	= SCS Runoff	Peak discharge	= 0.821 cfs
Storm frequency	= 2 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 1,919 cuft
Drainage area	= 0.190 ac	Curve number	= 98
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 3.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

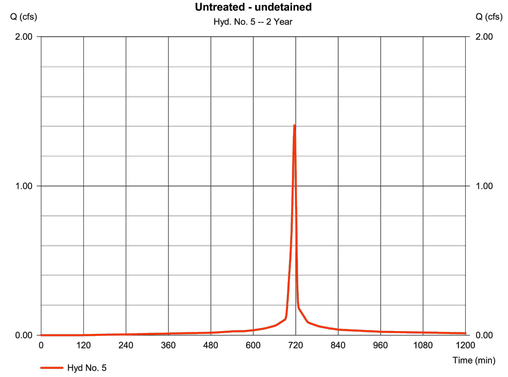
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020 — Friday, 09 / 11 / 2020

Hyd. No. 5

Untreated - undetained

Hydrograph type	= SCS Runoff	Peak discharge	= 1.406 cfs
Storm frequency	= 2 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 3,208 cuft
Drainage area	= 0.330 ac	Curve number	= 97*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 3.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.020 x 80) + (0.420 x 98)] / 0.330



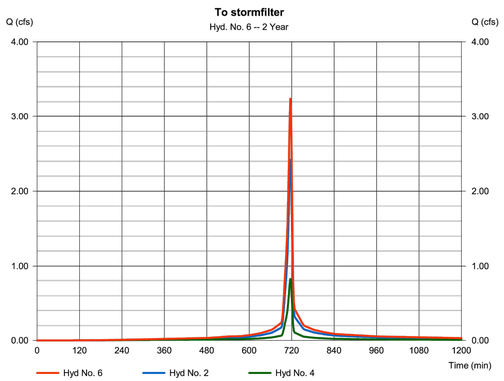
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020 — Friday, 09 / 11 / 2020

Hyd. No. 6

To stormfilter

Hydrograph type	= Combine	Peak discharge	= 3.238 cfs
Storm frequency	= 2 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 7,229 cuft
Inflow hyds.	= 2, 4	Contrib. drain. area	= 0.780 ac



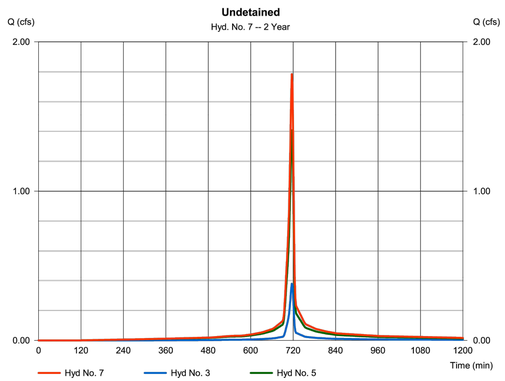
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020 — Friday, 09 / 11 / 2020

Hyd. No. 7

Undetained

Hydrograph type	= Combine	Peak discharge	= 1.784 cfs
Storm frequency	= 2 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 4,008 cuft
Inflow hyds.	= 3, 5	Contrib. drain. area	= 0.430 ac



Hydrograph Report

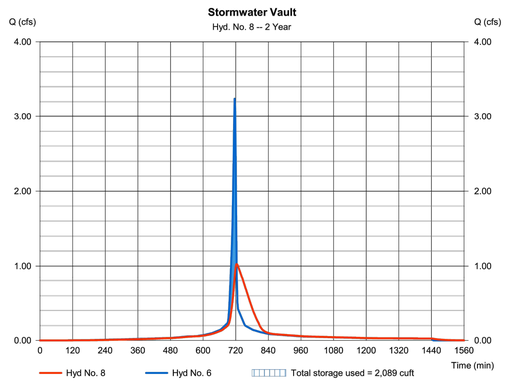
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020 — Friday, 09 / 11 / 2020

Hyd. No. 8

Stormwater Vault

Hydrograph type	= Reservoir	Peak discharge	= 1.027 cfs
Storm frequency	= 2 yrs	Time to peak	= 724 min
Time interval	= 2 min	Hyd. volume	= 7,227 cuft
Inflow hyd. No.	= 6 - To stormfilter	Max. Elevation	= 22.18 ft
Reservoir name	= SWM Vault	Max. Storage	= 2,089 cuft

Storage Indication method used.



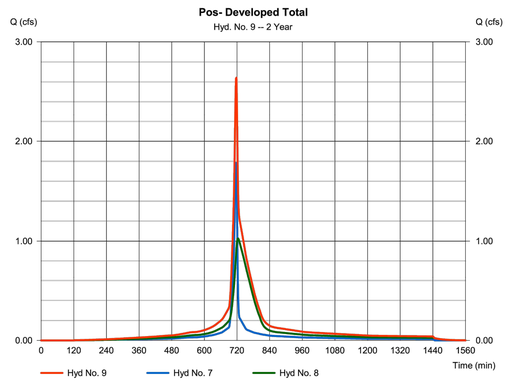
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020 — Friday, 09 / 11 / 2020

Hyd. No. 9

Pos- Developed Total

Hydrograph type	= Combine	Peak discharge	= 2.640 cfs
Storm frequency	= 2 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 11,235 cuft
Inflow hyds.	= 7, 8	Contrib. drain. area	= 0.000 ac



APPROVED
SPECIAL USE PERMIT NO. 2020-10027
DEPARTMENT OF PLANNING & ZONING

DIRECTOR — DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. –

DIRECTOR — DATE

CHAIRMAN, PLANNING COMMISSION — DATE

DATE RECORDED

INSTRUMENT NO. — DEED BOOK NO. — PAGE NO.

christopher consultants
9900 main st
suite 400
fairfax, va 22031
p 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
09/15/2020
PROFESSIONAL ENGINEER

BRADDOCK WEST
PRELIMINARY DSUP
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
	9/15/2020	PRELIMINARY 2ND SUB

PROJECT No.: 15067.003.00
DRAWING No.: 110134
DATE: 08-17-2020
SCALE: NONE
DESIGN: EG
DRAWN: JS
CHECKED: KMW

SHEET TITLE:

PRE AND POST HYDROGRAPHS

SHEET No.

C607

P:\Projects\15067\00300\110134 Prelim\C609 PRE AND POST HYDROGRAPHS.dwg, 9/15/2020 7:15:48 AM, AutoCAD PDF (General Documentation).pc3

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	7.502	2	716	15,891	-------	-------	-------	LOD - PRE-DEV
2	SCS Runoff	4.075	2	716	9,272	-------	-------	-------	storm water planter
3	SCS Runoff	0.665	2	716	1,458	-------	-------	-------	Perv. Pavement
4	SCS Runoff	1.343	2	716	3,209	-------	-------	-------	Remaining building to stormfitler
5	SCS Runoff	2.319	2	716	5,443	-------	-------	-------	Untreated - undetained
6	Combine	5.418	2	716	12,481	2, 4,	-------	-------	To stormfilter
7	Combine	2.984	2	716	6,901	3, 5,	-------	-------	Undetained
8	Reservoir	1.421	2	724	12,478	6	25.67	3,834	Stormwater Vault
9	Combine	4.154	2	716	19,379	7, 8	-------	-------	Pos- Developed Total

PRE AND POST.gpw | Return Period: 10 Year | Friday, 09 / 11 / 2020

Hydrograph Report

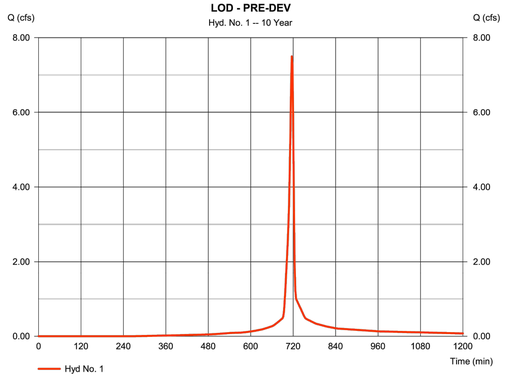
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020 — Friday, 09 / 11 / 2020

Hyd. No. 1

LOD - PRE-DEV

Hydrograph type	= SCS Runoff	Peak discharge	= 7.502 cfs
Storm frequency	= 10 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 15,891 cuft
Drainage area	= 1.210 ac	Curve number	= 88*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 5.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.670 x 80) + (0.540 x 98)] / 1.210



Hydrograph Report

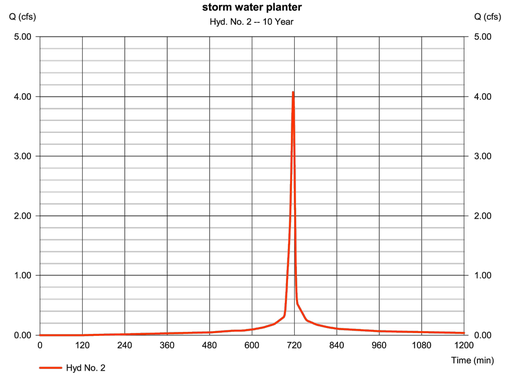
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020 — Friday, 09 / 11 / 2020

Hyd. No. 2

storm water planter

Hydrograph type	= SCS Runoff	Peak discharge	= 4.075 cfs
Storm frequency	= 10 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 9,272 cuft
Drainage area	= 0.590 ac	Curve number	= 95*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 5.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.590 x 95)] / 0.590



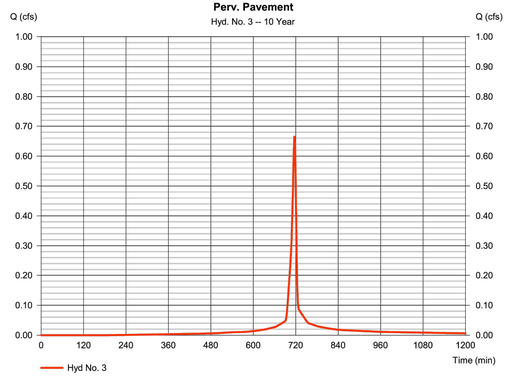
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020 — Friday, 09 / 11 / 2020

Hyd. No. 3

Perv. Pavement

Hydrograph type	= SCS Runoff	Peak discharge	= 0.665 cfs
Storm frequency	= 10 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 1,458 cuft
Drainage area	= 0.100 ac	Curve number	= 92
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 5.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



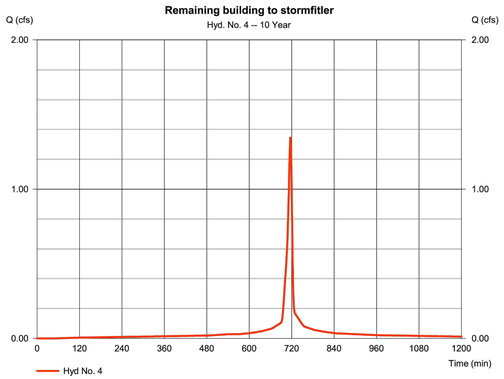
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020 — Friday, 09 / 11 / 2020

Hyd. No. 4

Remaining building to stormfitler

Hydrograph type	= SCS Runoff	Peak discharge	= 1.343 cfs
Storm frequency	= 10 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 3,209 cuft
Drainage area	= 0.190 ac	Curve number	= 98
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 5.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

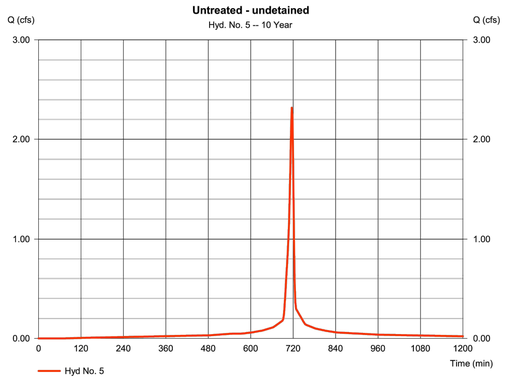
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020 — Friday, 09 / 11 / 2020

Hyd. No. 5

Untreated - undetained

Hydrograph type	= SCS Runoff	Peak discharge	= 2.319 cfs
Storm frequency	= 10 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 5,443 cuft
Drainage area	= 0.330 ac	Curve number	= 97*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 5.00 min
Total precip.	= 5.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.020 x 80) + (0.420 x 98)] / 0.330



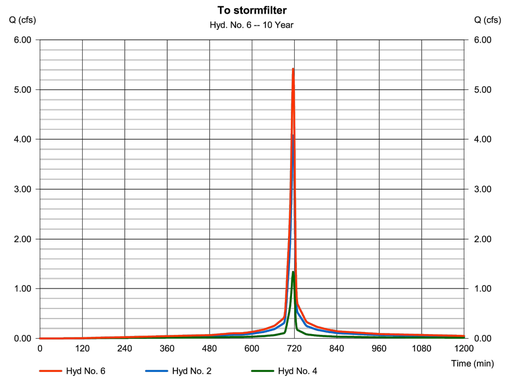
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020 — Friday, 09 / 11 / 2020

Hyd. No. 6

To stormfilter

Hydrograph type	= Combine	Peak discharge	= 5.418 cfs
Storm frequency	= 10 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 12,481 cuft
Inflow hyds.	= 2, 4	Contrib. drain. area	= 0.780 ac



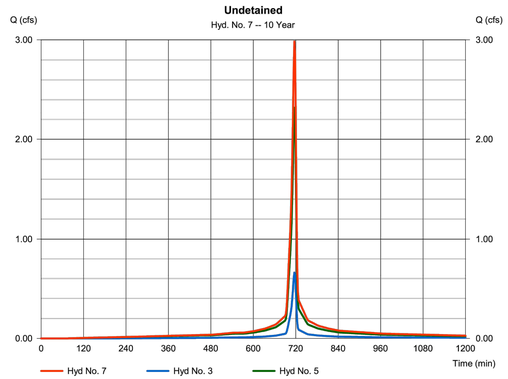
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020 — Friday, 09 / 11 / 2020

Hyd. No. 7

Undetained

Hydrograph type	= Combine	Peak discharge	= 2.984 cfs
Storm frequency	= 10 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 6,901 cuft
Inflow hyds.	= 3, 5	Contrib. drain. area	= 0.430 ac



christopher consultants
9900 main st
suite 400
fairfax, va 22031
p 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
09/15/2020
PROFESSIONAL ENGINEER

BRADDOCK WEST
PRELIMINARY DSUP
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
	9/15/2020	PRELIMINARY 2ND SUB

PROJECT No.: 15067.003.00
DRAWING No.: 110134
DATE: 08-17-2020
SCALE: NONE
DESIGN: EG
DRAWN: JS
CHECKED: KMW

APPROVED
SPECIAL USE PERMIT NO. 2020-10027
DEPARTMENT OF PLANNING & ZONING
DIRECTOR — DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. –
DIRECTOR — DATE
CHAIRMAN, PLANNING COMMISSION — DATE
DATE RECORDED
INSTRUMENT NO. — DEED BOOK NO. — PAGE NO.

SHEET TITLE:
PRE AND POST HYDROGRAPHS

SHEET No.
C608

P:\Projects\15067\00300\110134 Prelim\C609 PRE AND POST HYDROGRAPHS.dwg, 9/15/2020 7:15:54 AM, AutoCAD PDF (General Documentation).pc3

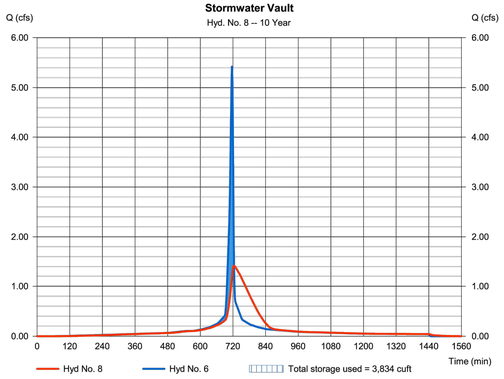
Hydrograph Report

Hyd. No. 8

Stormwater Vault

Hydrograph type	= Reservoir	Peak discharge	= 1.421 cfs
Storm frequency	= 10 yrs	Time to peak	= 724 min
Time interval	= 2 min	Hyd. volume	= 12,478 cuft
Inflow hyd. No.	= 6 - To stormfilter	Max. Elevation	= 25.67 ft
Reservoir name	= SWM Vault	Max. Storage	= 3,834 cuft

Storage Indication method used.

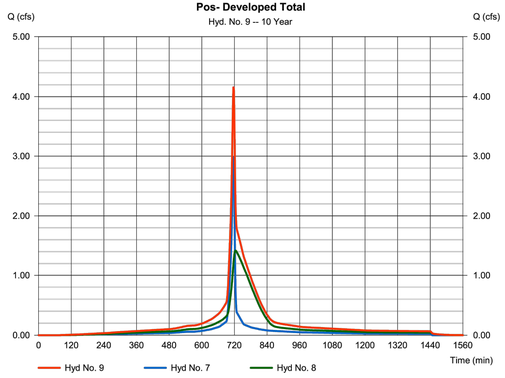


Hydrograph Report

Hyd. No. 9

Pos- Developed Total

Hydrograph type	= Combine	Peak discharge	= 4.154 cfs
Storm frequency	= 10 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 19,379 cuft
Inflow hyds.	= 7, 8	Contrib. drain. area	= 0.000 ac



Hydraflow Rainfall Report

Return Period (Yrs)	Intensity-Duration-Frequency Equation Coefficients (FHA)			
	B	D	E	(N/A)
1	0.0000	0.0000	0.0000	---------
2	69.8703	13.1000	0.8658	---------
3	0.0000	0.0000	0.0000	---------
5	79.2597	14.6000	0.8369	---------
10	88.2351	15.5000	0.8279	---------
25	102.6072	16.5000	0.8217	---------
50	114.8193	17.2000	0.8199	---------
100	127.1596	17.8000	0.8186	---------

File name: SampleFHA.idf

Intensity = B / (Tc + D)^E

Return Period (Yrs)	Intensity Values (in/hr)											
	5 min	10	15	20	25	30	35	40	45	50	55	60
1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2	5.69	4.61	3.89	3.38	2.99	2.69	2.44	2.24	2.07	1.93	1.81	1.70
3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	6.57	5.43	4.65	4.08	3.65	3.30	3.02	2.79	2.59	2.42	2.27	2.15
10	7.24	6.04	5.21	4.59	4.12	3.74	3.43	3.17	2.95	2.77	2.60	2.46
25	8.25	6.95	6.03	5.34	4.80	4.38	4.02	3.73	3.48	3.26	3.07	2.91
50	9.04	7.65	6.66	5.92	5.34	4.87	4.49	4.16	3.88	3.65	3.44	3.25
100	9.83	8.36	7.30	6.50	5.87	5.36	4.94	4.59	4.29	4.03	3.80	3.60

Tc = time in minutes. Values may exceed 60.

Precip. file name: Sample.pcp

Storm Distribution	Rainfall Precipitation Table (in)							
	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr
SCS 24-hour	2.70	3.20	0.00	3.30	5.20	5.77	6.80	7.95
SCS 6-Hr	1.87	2.27	0.00	0.00	3.36	0.00	0.00	4.00
Huff-1st	0.00	1.55	0.00	2.75	4.00	5.38	6.50	8.00
Huff-2nd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-3rd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-4th	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-Indy	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Custom	0.00	1.75	0.00	2.80	3.90	5.25	6.00	7.10

Hydraflow Table of Contents

PRE AND POST.gpw

christopher consultants
9900 main st
suite 400
fairfax, va 22031
p 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
09/15/2020
PROFESSIONAL ENGINEER

BRADDOCK WEST
PRELIMINARY DSUP
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
	9/15/2020	PRELIMINARY 2ND SUB

PROJECT No.: 15067.003.00
DRAWING No.: 110134
DATE: 08-17-2020
SCALE: NONE
DESIGN: EG
DRAWN: JS
CHECKED: KMW

SHEET TITLE:

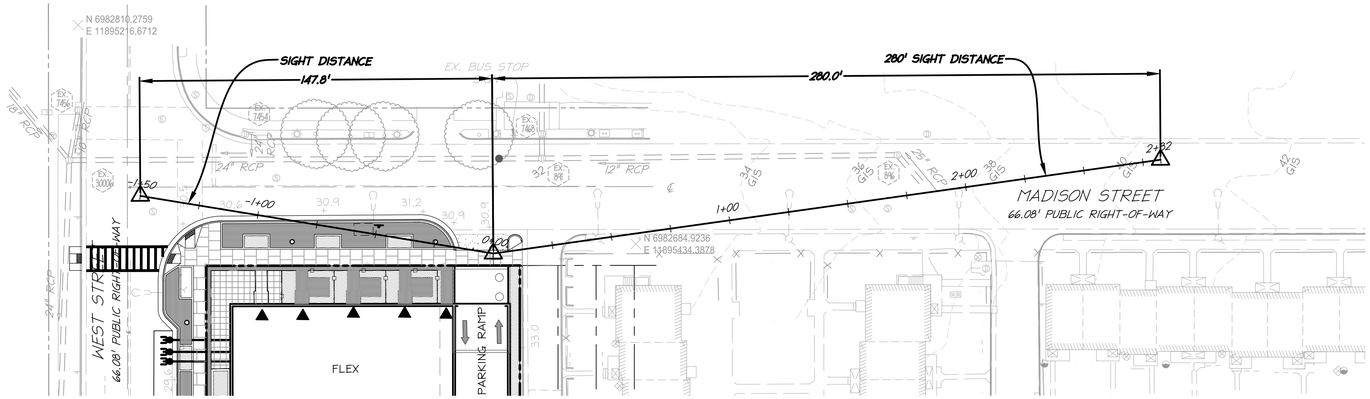
PRE AND POST HYDROGRAPHS

SHEET No.

C609

APPROVED
SPECIAL USE PERMIT NO. 2020-10027
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. –
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

P:\Projects\15067\00300\110134 Prelim\C609 PRE AND POST HYDROGRAPHS.dwg, 9/15/2020 7:16:00 AM, AutoCAD PDF (General Documentation).pc3



MADISON STREET
SPEED LIMIT: 25 MPH

MADISON STREET SIGHT DISTANCE
POSTED SPEED: 25 MPH

30 15 0 30 60
GRAPHIC SCALE
1" = 30'

APPROVED
SPECIAL USE PERMIT NO. 2020-10027
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. –
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

(VCS) 1983 - NORTH

christopher consultants
9900 main st
suite 400
fairfax, va 22031
p 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
09/15/2020
PROFESSIONAL ENGINEER

BRADDOCK WEST
PRELIMINARY DSUP
CITY OF ALEXANDRIA, VIRGINIA

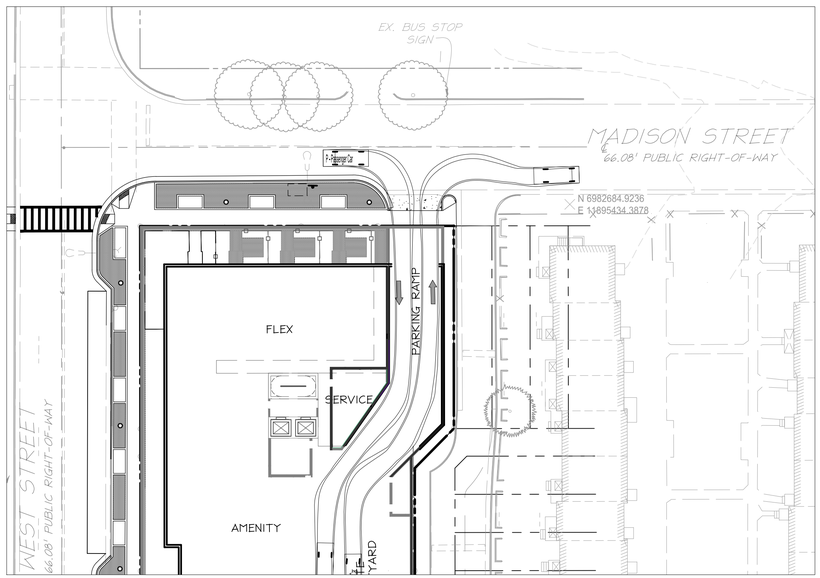
MARK	DATE	DESCRIPTION
	9/15/2020	PRELIMINARY 2ND SUB

PROJECT No.: 15067.003.00
DRAWING No.: 110134
DATE: 08-17-2020
SCALE: 1" = 30'
DESIGN: EG
DRAWN: JS
CHECKED: KMW

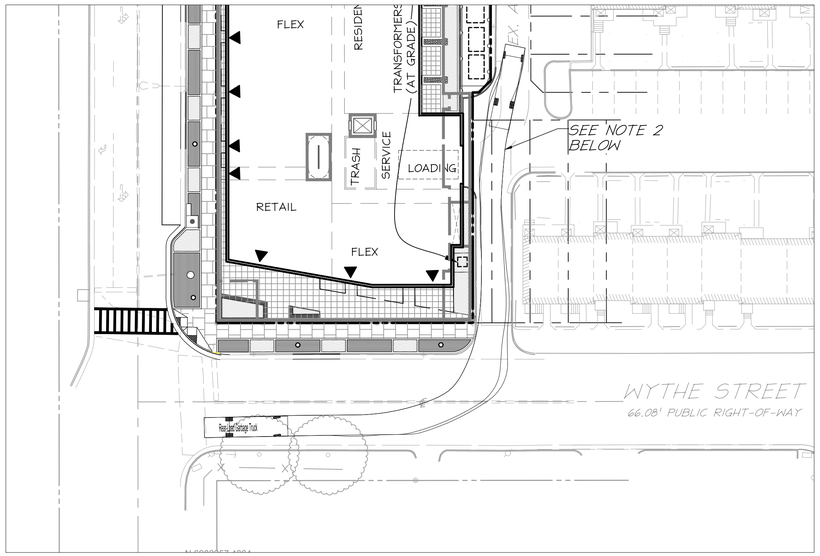
SHEET TITLE:
SIGHT DISTANCE

SHEET No.
C700

P:\Projects\15067\00300\110134 Prelim\C800 SIGHT DISTANCE.dwg, 9/15/2020 7:16:40 AM, AutoCAD PDF (General Documentation).pc3

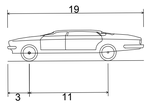


PASSENGER CAR - IN & OUT

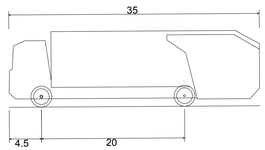


REAR-LOAD GARBAGE TRUCK

NOTE:
1) GARBAGE TRUCK TO NOT ENTER LOADING DOCK. TRASH TO BE WHEELED OUT TO TRUCK.
2) A TRUCK ROUTE WILL BE PROVIDED TO DIRECT TRUCKS TO ENTER FROM WYTHE STREET AND EXIT TO MADISON STREET.



P - Passenger Car	
Overall Length	19.000ft
Overall Width	7.000ft
Overall Body Height	4.300ft
Min Body Ground Clearance	1.115ft
Track Width	6.000ft
Lock-to-lock time	4.00s
Max Steering Angle (Virtual)	31.60°



Rear-Load Garbage Truck	
Overall Length	35.000ft
Overall Width	8.375ft
Overall Body Height	10.546ft
Min Body Ground Clearance	1.000ft
Track Width	8.375ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	29.300ft

30 15 0 30 60
GRAPHIC SCALE
1" = 30'

APPROVED
SPECIAL USE PERMIT NO. 2020-10027
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. –
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher consultants
9900 main st
suite 400
fairfax, va 22031
p 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
09/15/2020
PROFESSIONAL ENGINEER

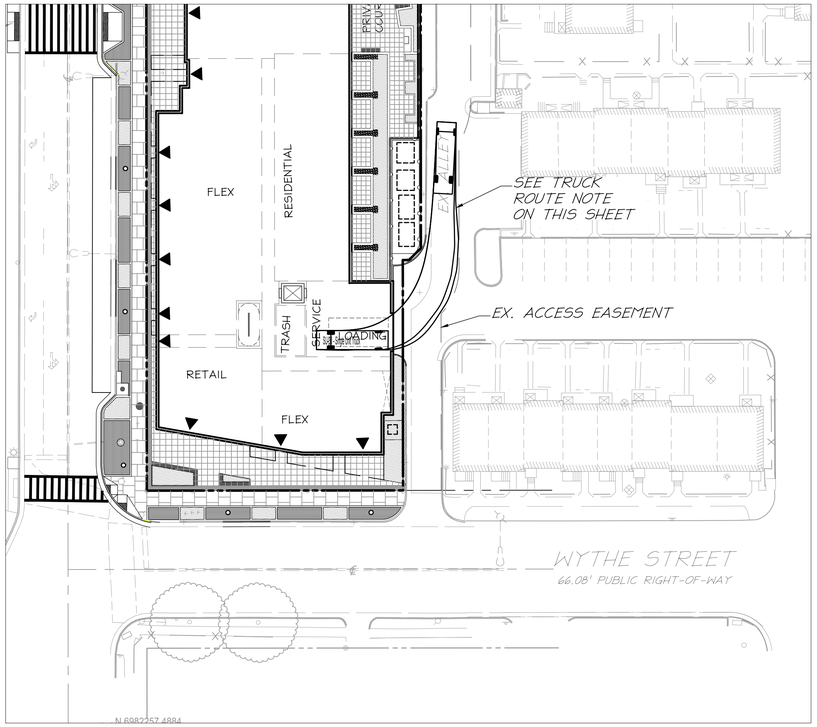
BRADDOCK WEST
PRELIMINARY DSUP
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
	9/15/2020	PRELIMINARY 2ND SUB

PROJECT No.: 15067.003.00
DRAWING No.: 110134
DATE: 08-17-2020
SCALE: NONE
DESIGN: EG
DRAWN: JS
CHECKED: KMW

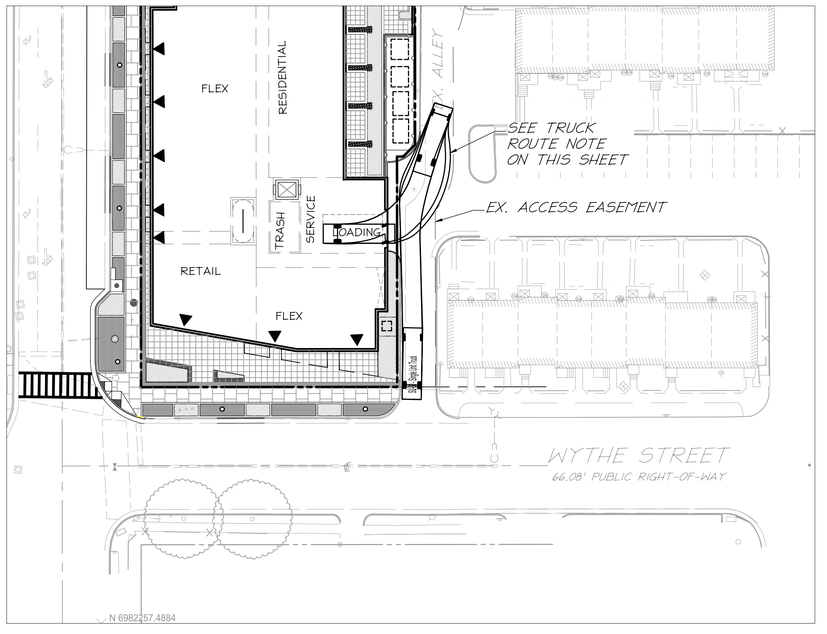
SHEET TITLE:
TURNING MOVEMENT

SHEET No.
C800

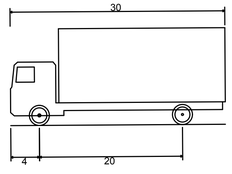


SU-30 SINGLE UNIT TRUCK - OUT

TRUCK ROUTE NOTE:
A TRUCK ROUTE WILL BE PROVIDED TO DIRECT TRUCKS TO ENTER FROM WYTHE STREET AND EXIT TO MADISON STREET.



SU-30 SINGLE UNIT TRUCK - IN



SU-30 - Single Unit Truck	
Overall Length	30.000ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	31.80°

GRAPHIC SCALE
1" = 30'

APPROVED
SPECIAL USE PERMIT NO. 2020-10027
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. –
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher consultants
9900 main st suite 400 fairfax, va 22031
p 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
09/15/2020
PROFESSIONAL ENGINEER

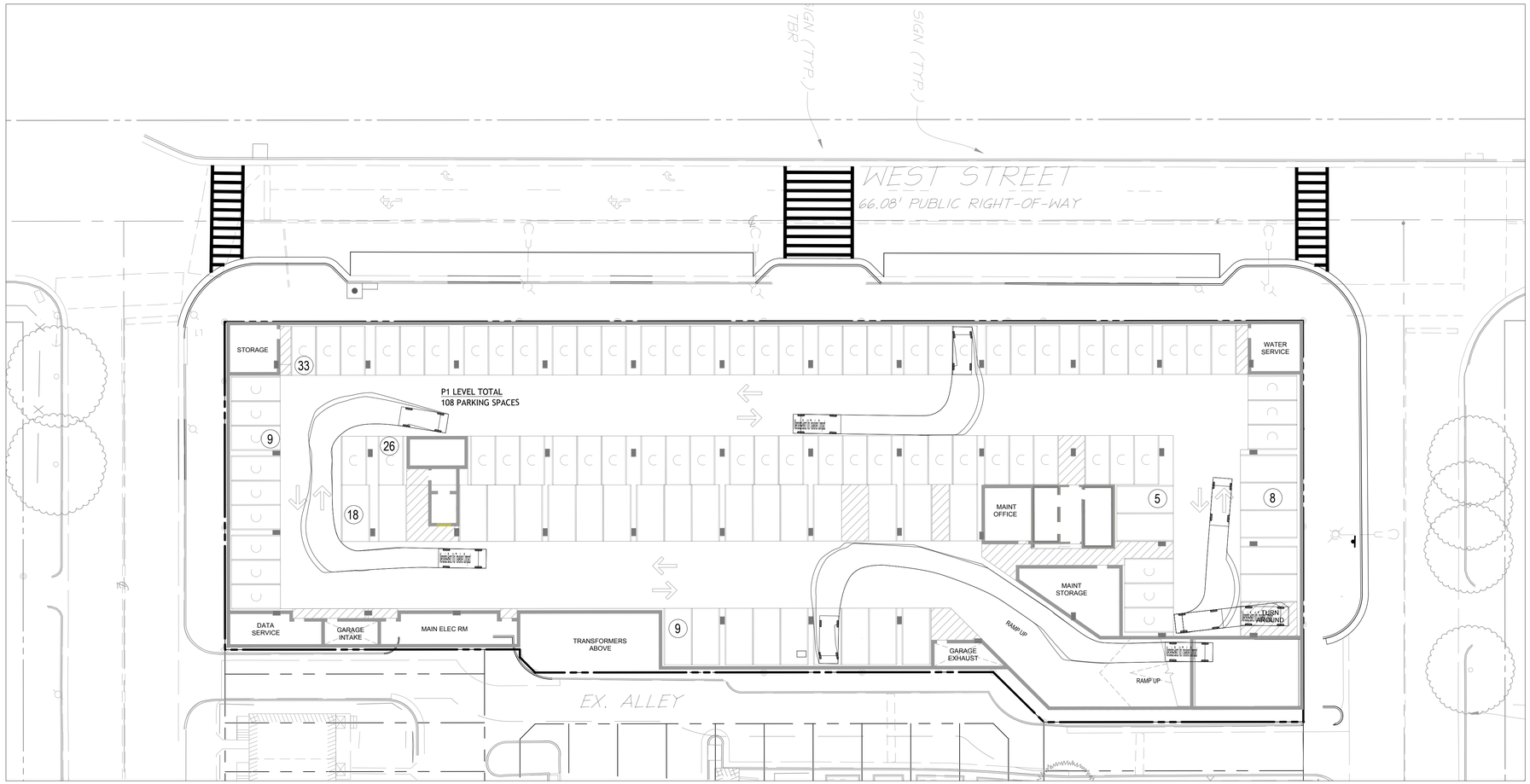
BRADDOCK WEST
PRELIMINARY DSUP
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
	9/15/2020	PRELIMINARY 2ND SUB

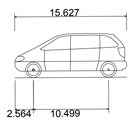
PROJECT No.: 15067.003.00
DRAWING No.: 110134
DATE: 08-17-2020
SCALE: NONE
DESIGN: EG
DRAWN: JS
CHECKED: KMW

SHEET TITLE:
TURNING MOVEMENT

SHEET No.
C801



COMPACT CAR - WITHIN GARAGE MOVEMENT



Mercedes-Benz Vito Traveliner Compact	
Overall Length	15.627ft
Overall Width	6.237ft
Overall Body Height	6.153ft
Min Body Ground Clearance	0.927ft
Track Width	6.237ft
Lock-to-lock time	4.00s
Wall to Wall Turning Radius	19.357ft

20 10 0 20 40
GRAPHIC SCALE
1" = 20'

APPROVED
SPECIAL USE PERMIT NO. 2020-10027
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. –
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher consultants
9900 main st
suite 400
fairfax, va 22031
p 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
09/15/2020
PROFESSIONAL ENGINEER

BRADDOCK WEST
PRELIMINARY DSUP
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
	9/15/2020	PRELIMINARY 2ND SUB

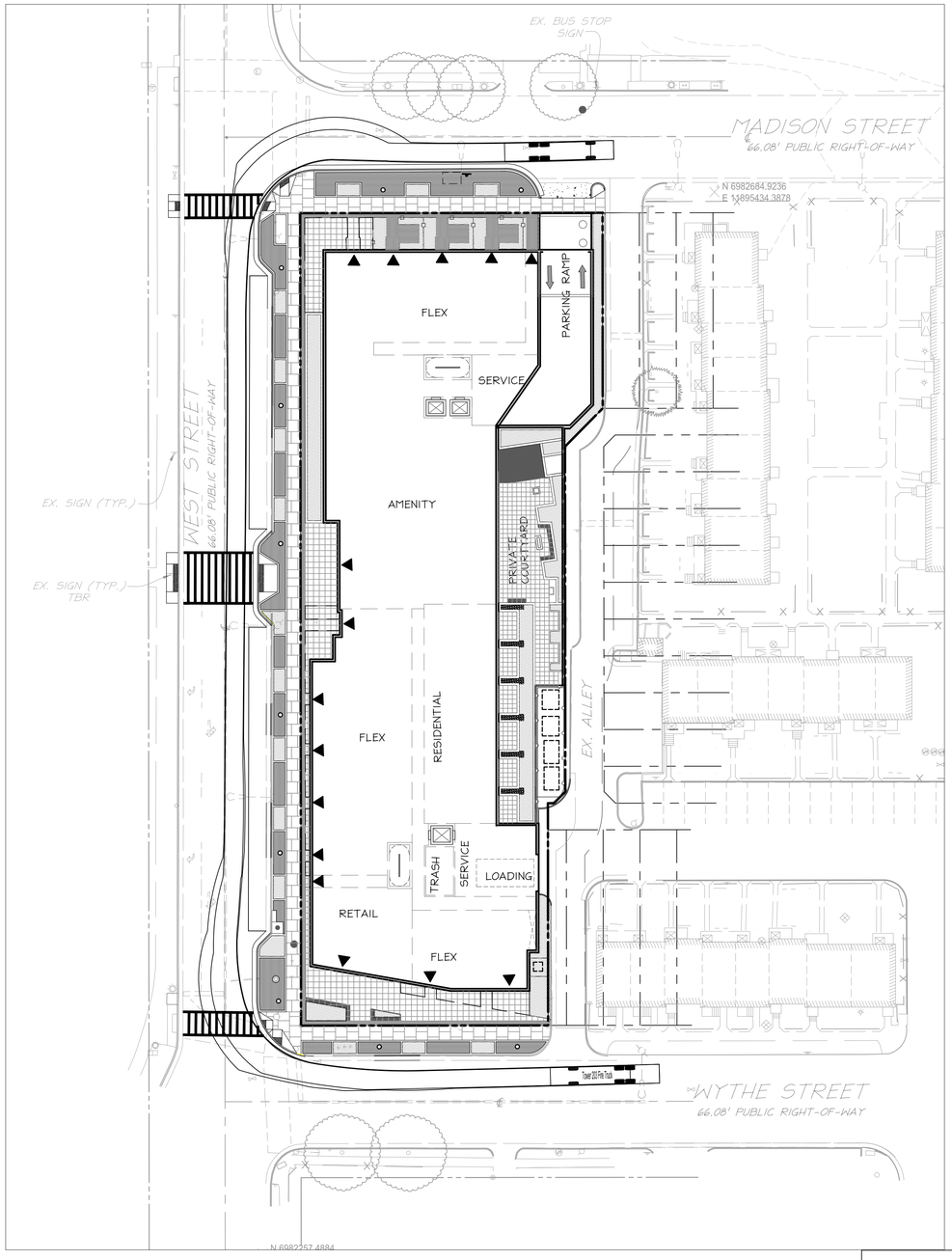
PROJECT No.: 15067.003.00
DRAWING No.: 110134
DATE: 08-17-2020
SCALE: NONE
DESIGN: EG
DRAWN: JS
CHECKED: KMW

SHEET TITLE:
TURNING MOVEMENT

SHEET No.
C802

Tower 203 Fire Truck	
Overall Length	47.375ft
Overall Width	8.167ft
Overall Body Height	11.082ft
Min Body Ground Clearance	1.512ft
Track Width	7.667ft
Lock-to-lock time	4.00s
Wall to Wall Turning Radius	54.980ft

TOWER 203 FIRE TRUCK



TOWER 203 FIRE TRUCK

30 15 0 30 60
GRAPHIC SCALE
1" = 30'

APPROVED
SPECIAL USE PERMIT NO. 2020-10027
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. –
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher consultants
9900 main st suite 400 fairfax, va 22031
p 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
09/15/2020
PROFESSIONAL ENGINEER

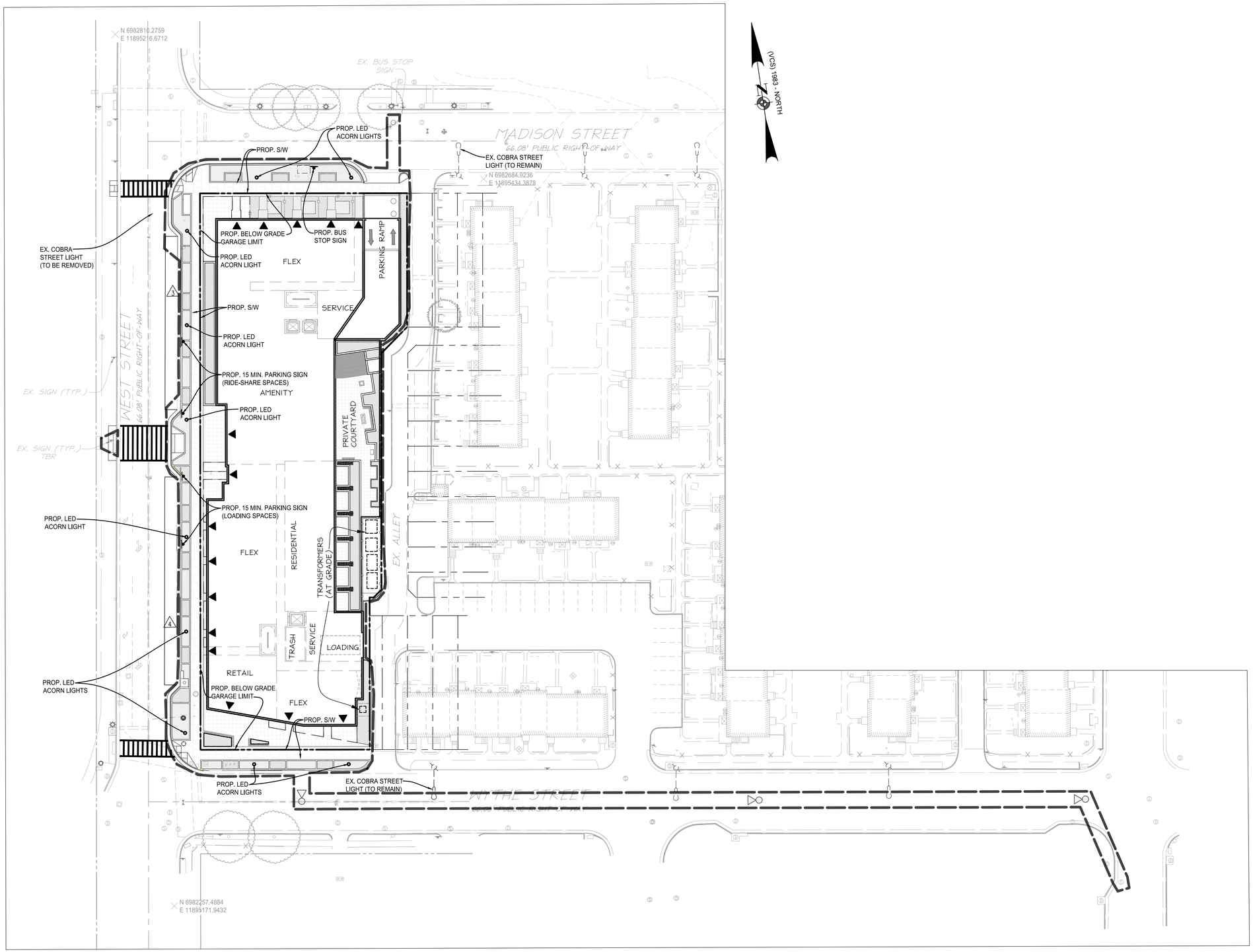
BRADDOCK WEST
PRELIMINARY DSUP
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
	9/15/2020	PRELIMINARY 2ND SUB

PROJECT No.: 15067.003.00
DRAWING No.: 110134
DATE: 08-17-2020
SCALE: NONE
DESIGN: EG
DRAWN: JS
CHECKED: KMW

SHEET TITLE:
TURNING MOVEMENT - FIRE TRUCK

SHEET No.
C803



christopher consultants
9900 main st
suite 400
fairfax, va 22031
p 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
ELI GOLDMAN
Lic. No.55868
09/15/2020
PROFESSIONAL ENGINEER

BRADDOCK WEST
PRELIMINARY DSUP
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
	9/15/2020	PRELIMINARY 2ND SUB

PROJECT No.: 15067.003.00
DRAWING No.: 110134
DATE: 08-17-2020
SCALE: 1" = 30'
DESIGN: EG
DRAWN: JS
CHECKED: KMW

SHEET TITLE:

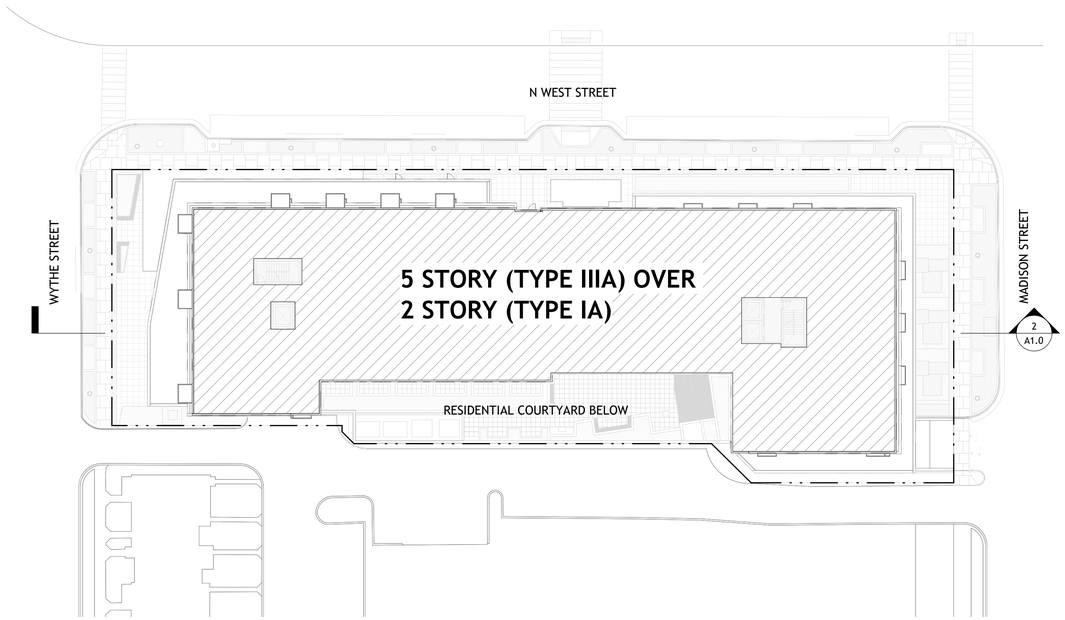
PRELIMINARY LIGHTING AND SIGNAGE PLAN

SHEET No.

C900

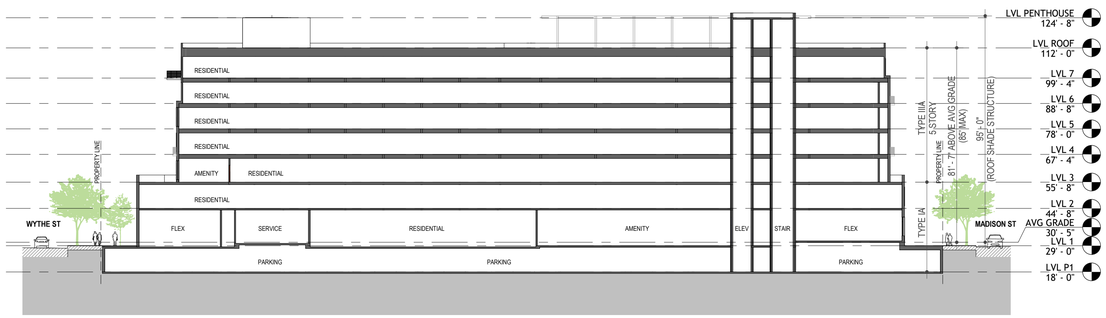
APPROVED
SPECIAL USE PERMIT NO. 2020-10027
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. –
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

P:\Projects\15067\00300\110134 Prelim\C900 PRELIMINARY LIGHTING AND SIGNAGE PLAN.dwg, 9/15/2020 7:20:02 AM, AutoCAD PDF (General Documentation).pc3



1 BUILDING CODE DIAGRAM

A1.0 | A1.0 | 1" = 30'-0"



2 BUILDING CODE SECTION

A1.0 | A1.0 | 1" = 30'-0"

BULDING CODE ANALYSIS

APPLICABLE CODES (City of Alexandria)

2015 VIRGINIA UNIFORM STATEWIDE BUILDING CODE (2015 International Code Council Family of Codes w/ incorporated USBC ammendments)

FLOOR	Area (SF)	Use Group	Type(s) of Construction	Allowable No. of Stories	Allowable Height (FT)	Allowable Area per Floor (SF)**	Fire Protection
LEVEL 7	24,478	R2	IIIA	5*	85*	72,000	NFPA 13
LEVEL 6	24,569	R2	IIIA	5*	85*	72,000	NFPA 13
LEVEL 5	24,897	R2	IIIA	5*	85*	72,000	NFPA 13
LEVEL 4	25,080	R2	IIIA	5*	85*	72,000	NFPA 13
LEVEL 3	24,880	R2/A3	IIIA	5*	85*	72,000	NFPA 13
HORIZONTAL BUILDING SEPARATION (3 HOUR RATED)***							
LEVEL 2	29,023	R2	IA	UL	UL	UL	NFPA 13
LEVEL 1	27,024	R2/S2/A3/B/M	IA	UL	UL	UL	NFPA 13
GARAGE LEVEL 1	39,850	S2	IA	UL	UL	UL	NFPA 13

*ALLOWABLE HEIGHT IS INCREASED BY 20 FEET AND THE NUMBER OF STORIES INCREASES BY 1 FOR A BUILDING EQUIPED WITH A NFPA13 SPRINKLER SYSTEM

**ALLOWABLE AREA INCREASE OF 200% PER USE OF NFPA 13 SPRINKLER SYSTEM

***HORIZONTAL BUILDING SEPARATIONS LOCATED ABOVE THE BELOW GRADE GARAGE (TYPE IA CONSTRUCTION) AND A PORTION OF LEVEL I (TYPE IA CONSTRUCTION) BELOW THE UPPER 5 STORIES OF TYPE IIIA CONSTRUCTION

BUILDING USE AND OCCUPANCY	
Separated Mixed Uses	
R2	Residential
A3	Assembly
S2	Storage (Loading)
M	Mercantile
B	Business
Non-Seperated Mixed Uses	
S2	Storage (Parking Garage Uses)

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING

_____ DIRECTOR _____ DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

_____ DIRECTOR _____ DATE

_____ CHAIRMAN, PLANNING COMMISION _____ DATE

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

ARCHITECT
Hord Coplan Macht, Inc.
1925 Ballenger Ave, Suite 525
Alexandria, VA 22314
p. 571.388.7761

CIVIL ENGINEER
Christopher Consultants, Ltd.
9900 Main Street, Suite 400
Fairfax, VA 22031
p. 703.273.6820

LANDSCAPE ARCHITECT
LandDesign Inc.
200 S Peyton Street
Alexandria, VA 22314
p. 703.594.7784

West Street Acquisitions, LLC

hord | coplan | macht

COMMONWEALTH OF VIRGINIA
JOSEPH A SCHNEIDER
Lic. No. 013568
ARCHITECT

PROFESSIONAL CERTIFICATION: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND

no. date revision

Project Number
219220.00

Project
BRADDOCK WEST

ALEXANDRIA, VA

Phase
DSUP SUBMISSION

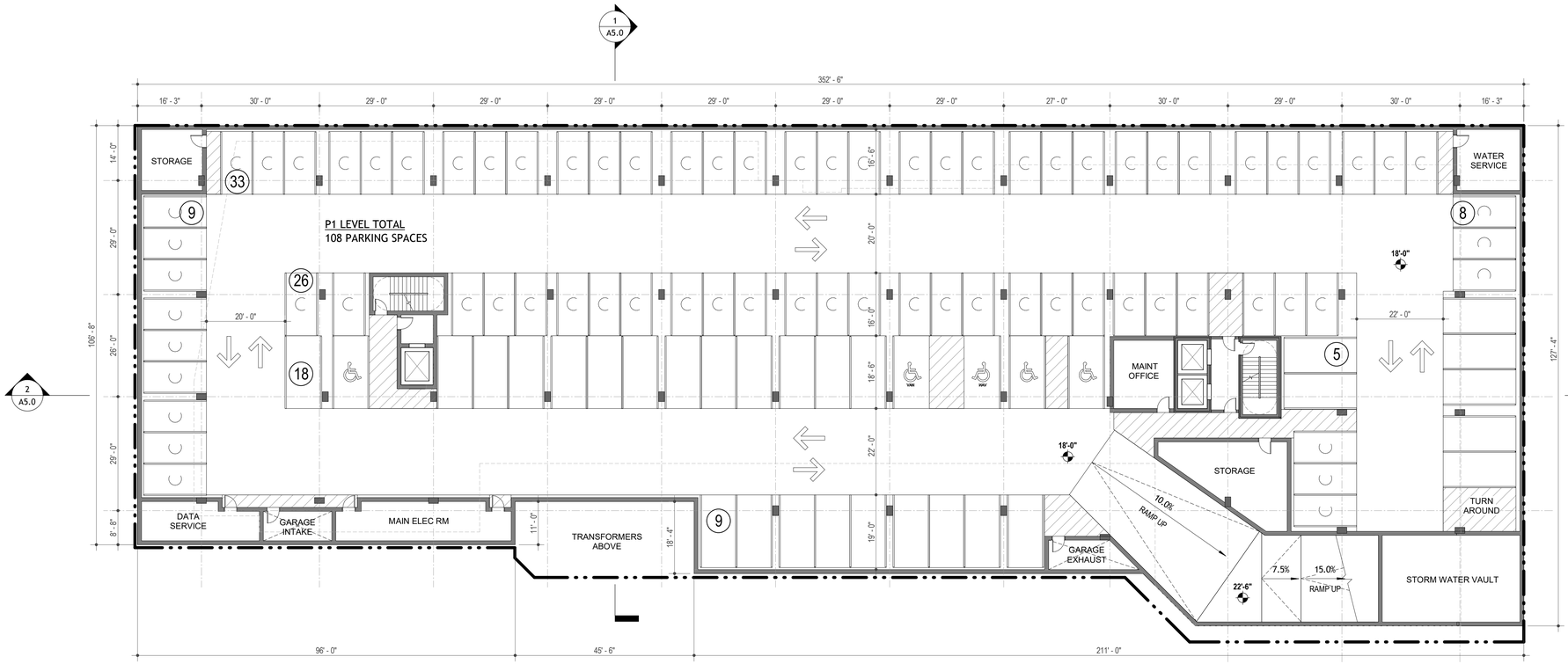
Date
09/14/2020

Scale
1" = 30'-0"

Drawing
CODE ANALYSIS

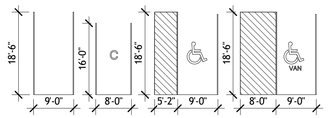
No
A1.0

9/14/2020 4:23:14 PM
C:\Users\oeatherly\Documents\219222.00_West Street - PDSUP_2019_oeatherly.rvt



PARKING COUNT	
Parking Type	Count
Standard	29
Accessible	3
Accessible Van	2
Compact	74
TOTAL PARKING: 108	

PARKING LEGEND



PARKING SPACE DIMENSIONS PER CITY OF ALEXANDRIA ZONING ORDINANCE SECTION 8-200 (D)

AREA OF PAINTED FLOOR STRIPING

TYPE	DESCRIPTION
C	COMPACT
C LE/FE	COMPACT LOW EMMITTING/FUEL EFFICIENT
HC	ACCESSIBLE
HC VAN	ACCESSIBLE VAN
LE/FE	STANDARD LOW EMMITTING/FUEL EFFICIENT
STD	STANDARD
T	TANDEM
EVCS	ELECTRIC VEHICLE CHARGING STATION

NOTES:
1) SLOPE OF ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2% IN ANY DIRECTION

1 GARAGE LEVEL P1 PLAN

A2.1 1/16" = 1'-0"

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

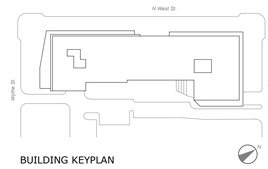
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

ARCHITECT
Hord Coplan Macht, Inc.
1925 Ballenger Ave, Suite 525
Alexandria, VA 22314
p. 571.388.7761

CIVIL ENGINEER
Christopher Consultants, Ltd.
9900 Main Street, Suite 400
Fairfax, VA 22031
p. 703.273.6820

LANDSCAPE ARCHITECT
LandDesign Inc.
200 S Peyton Street
Alexandria, VA 22314
p. 703.594.7784

West Street Acquisitions, LLC



BUILDING KEYPLAN

hord | coplan | macht

PROFESSIONAL CERTIFICATION: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND

no. date revision

Project Number
219220.00

Project
BRADDOCK WEST

ALEXANDRIA, VA

Phase
DSUP SUBMISSION

Date
09/14/2020

Scale
1/16" = 1'-0"

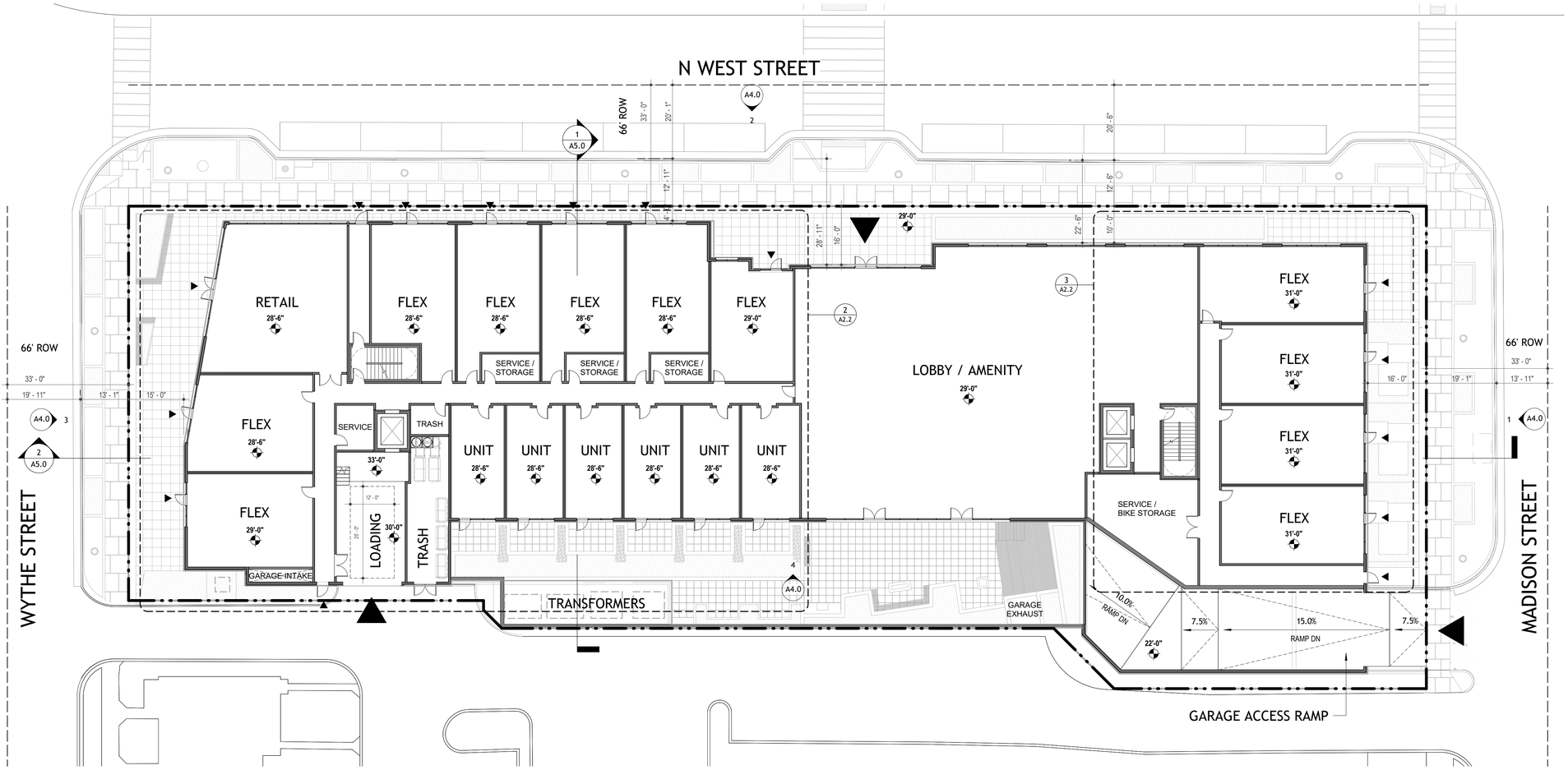
Drawing
GARAGE LEVEL P1 PLAN

No
A2.1

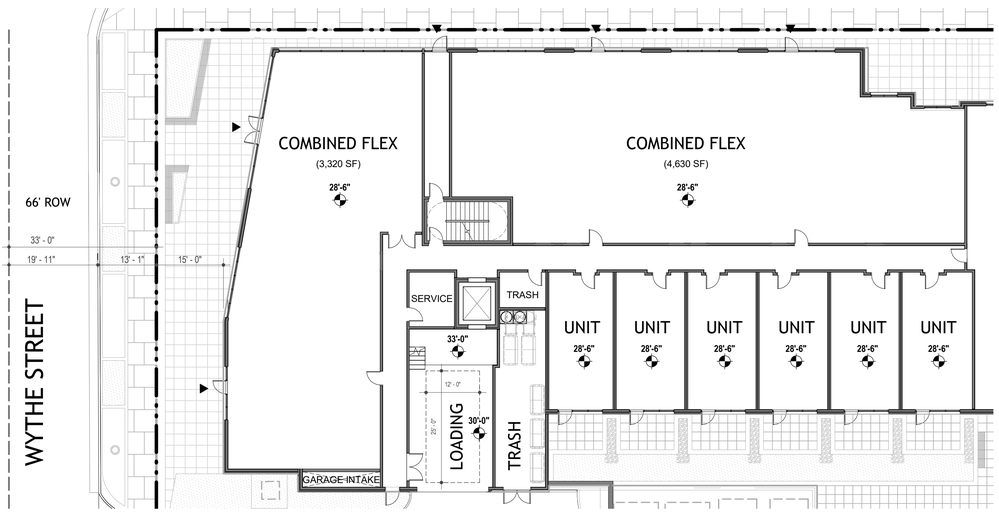
9/14/2020 4:23:16 PM
C:\Users\cheatherly\Documents\219222.00_West Street - PDSUP_2019_cheatherly.rvt

GENERAL NOTES

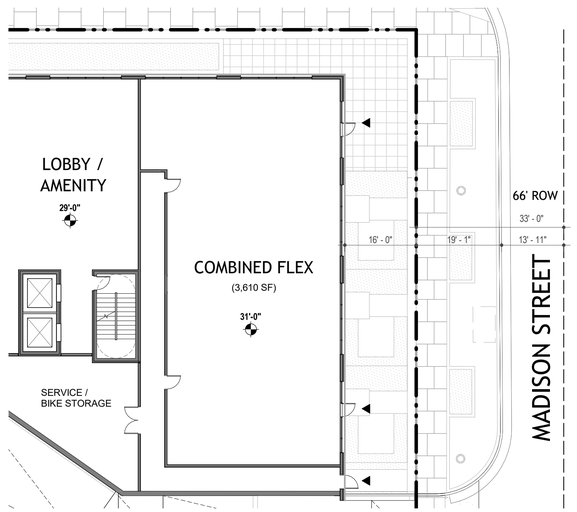
1) GROUND FLOOR AREAS NOTED AS FLEX MAY BE UTILIZED AS LIVE/WORK SPACE, RESIDENTIAL UNITS, AND/OR TRADITIONAL RETAIL.
2) FLEX SPACES INTENDED TO HAVE ABILITY TO CONSOLIDATE INTO LARGER BAYS



1 LEVEL 1 PLAN
A2.2 1/16" = 1'-0"



2 LEVEL 1 PLAN_WYTHE AND WEST ST - COMBINED FLEX SPACE ALT
A1.0 A2.2 1/16" = 1'-0"



3 LEVEL 1 PLAN_MADISON ST - COMBINED FLEX SPACE ALT
A1.0 A2.2 1/16" = 1'-0"

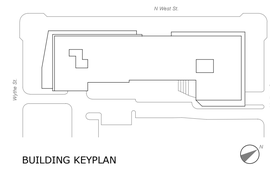
APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

ARCHITECT
Hord Coplan Macht, Inc.
1925 Ballenger Ave, Suite 525
Alexandria, VA 22314
p. 571.388.7761

CIVIL ENGINEER
Christopher Consultants, Ltd.
9900 Main Street, Suite 400
Fairfax, VA 22031
p. 703.273.6820

LANDSCAPE ARCHITECT
LandDesign Inc.
200 S Peyton Street
Alexandria, VA 22314
p. 703.594.7784

West Street Acquisitions, LLC



BUILDING KEYPLAN

hord | coplan | macht

COMMONWEALTH OF VIRGINIA
JOSEPH A. SCHNEIDER
Lic. No. 013568
ARCHITECT

PROFESSIONAL CERTIFICATION: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND

no. date revision

Project Number
219220.00

Project
BRADDOCK WEST

ALEXANDRIA, VA

Phase
DSUP SUBMISSION

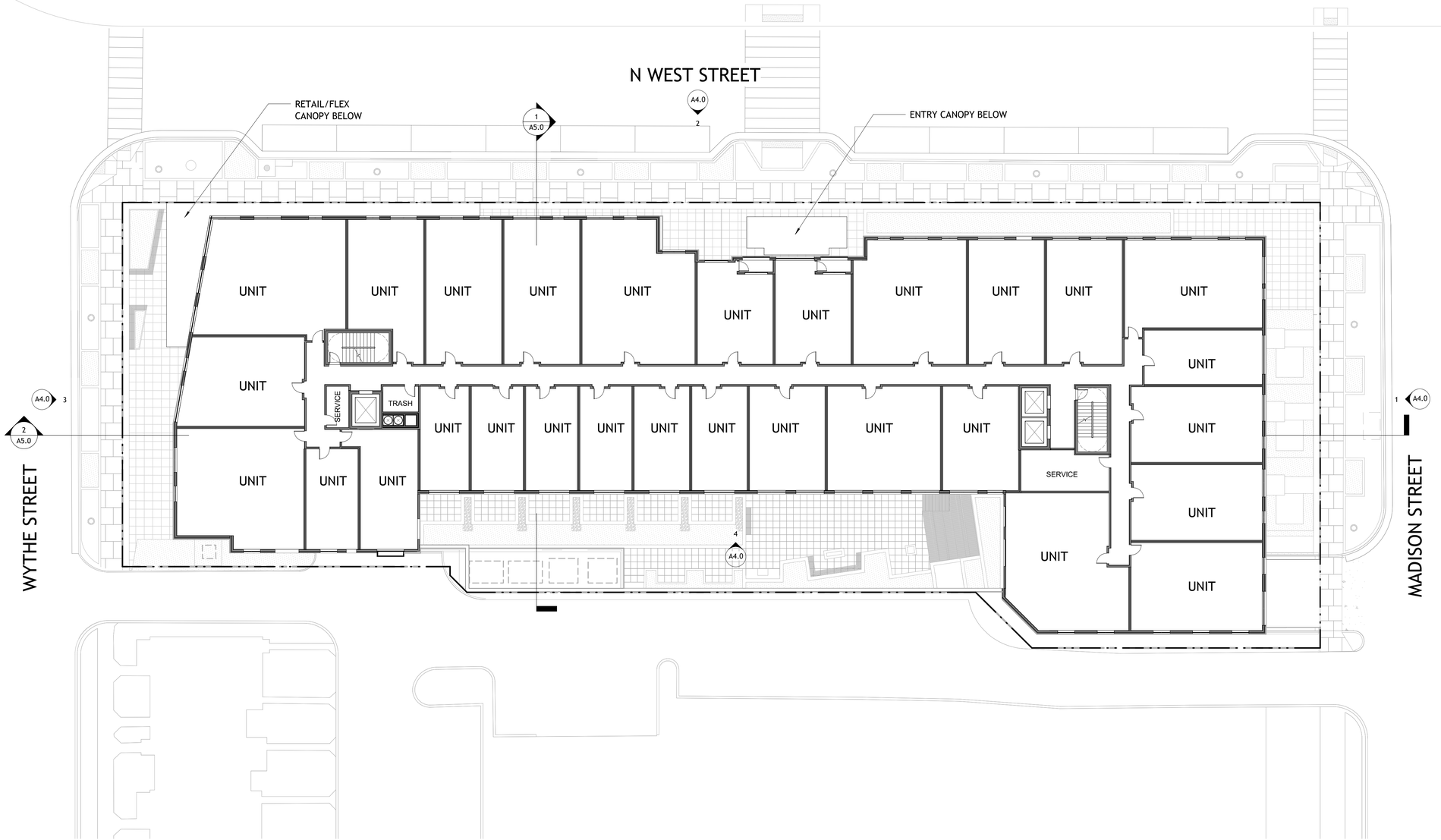
Date
09/14/2020

Scale
As indicated

Drawing
LEVEL 1 PLAN

No
A2.2

9/14/2020 9:28:03 PM
C:\Users\cseatherly\Documents\219222.00_West Street - PDSUP_2019_cseatherly.rvt



1 LEVEL 2 PLAN
A2.3 1/16" = 1'-0"

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING

_____ _____
DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

_____ _____
DIRECTOR DATE

_____ _____
CHAIRMAN, PLANNING COMMISION DATE

DATE RECORDED _____

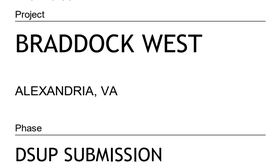
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

ARCHITECT
Hord Coplan Macht, Inc.
1925 Ballenger Ave, Suite 525
Alexandria, VA 22314
p. 571.388.7761

CIVIL ENGINEER
Christopher Consultants, Ltd.
9900 Main Street, Suite 400
Fairfax, VA 22031
p. 703.273.6820

LANDSCAPE ARCHITECT
LandDesign Inc.
200 S Peyton Street
Alexandria, VA 22314
p. 703.594.7784

West Street Acquisitions, LLC



BUILDING KEYPLAN

hord | coplan | macht

COMMONWEALTH OF VIRGINIA
JOSEPH A. SCHNEIDER
Lic. No. 013568
ARCHITECT

PROFESSIONAL CERTIFICATION: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND

no. date revision

Project Number
219220.00

Project
BRADDOCK WEST

ALEXANDRIA, VA

Phase
DSUP SUBMISSION

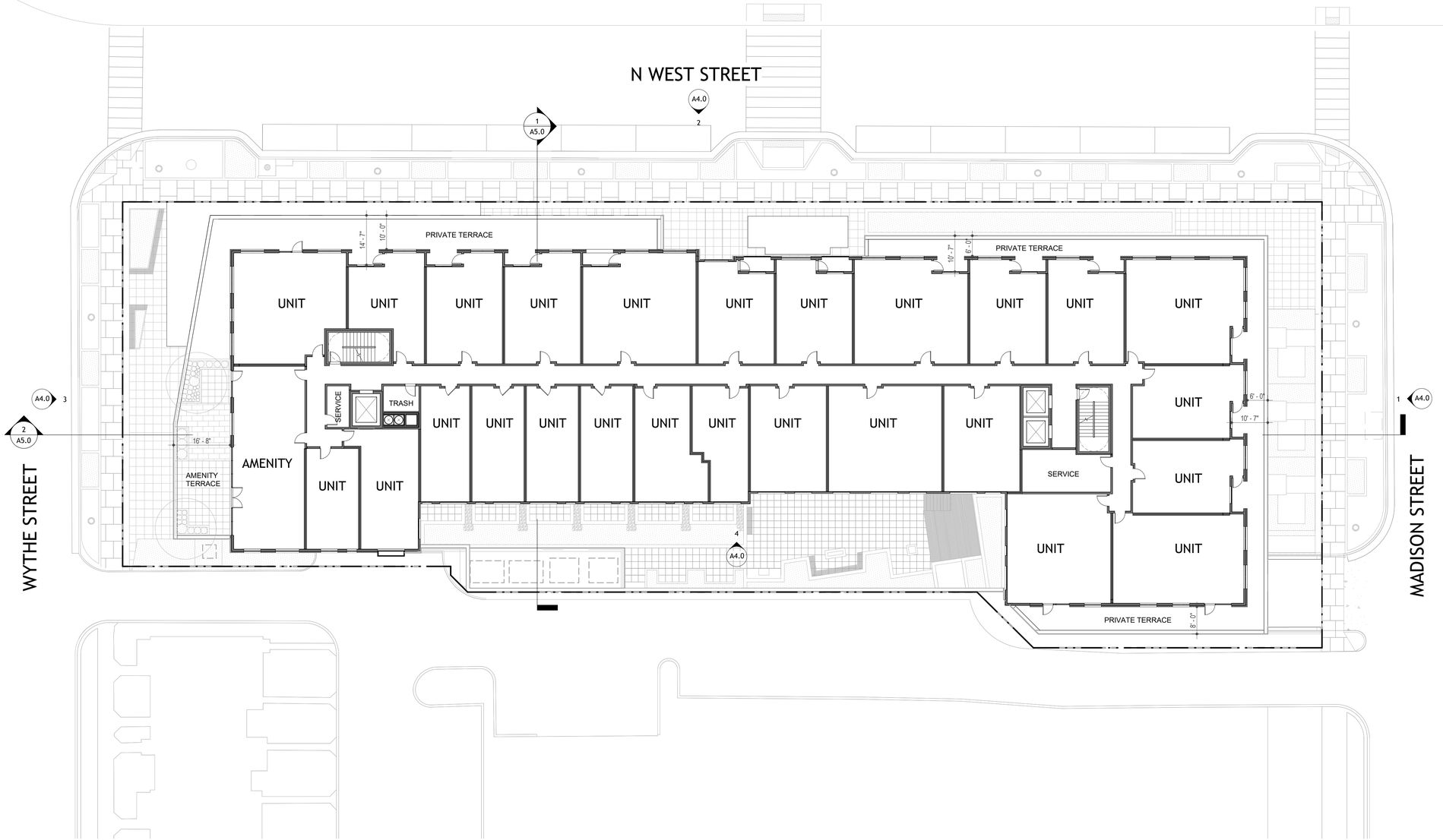
Date
09/14/2020

Scale
1/16" = 1'-0"

Drawing
LEVEL 2 PLAN

No
A2.3

9/14/2020 4:23:21 PM
C:\Users\cwatherly\Documents\219222.00_West Street - PDSUP_2019_cwatherly.rvt



1 LEVEL 3 PLAN
A2.4 1/16" = 1'-0"

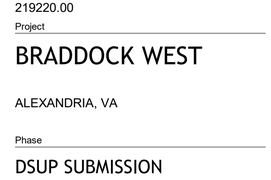
APPROVED	
SPECIAL USE PERMIT NO.	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO.	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISION	DATE
DATE RECORDED	
INSTRUMENT NO.	DEED BOOK NO. PAGE NO.

ARCHITECT
Hord Coplan Macht, Inc.
1925 Ballenger Ave, Suite 525
Alexandria, VA 22314
p. 571.388.7761

CIVIL ENGINEER
Christopher Consultants, Ltd.
9900 Main Street, Suite 400
Fairfax, VA 22031
p. 703.273.6820

LANDSCAPE ARCHITECT
LandDesign Inc.
200 S Peyton Street
Alexandria, VA 22314
p. 703.594.7784

West Street Acquisitions, LLC



BUILDING KEYPLAN

hord | coplan | macht

COMMONWEALTH OF VIRGINIA
JOSEPH A. SCHNEIDER
Lic. No. 013568
ARCHITECT

PROFESSIONAL CERTIFICATION: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND

no. date revision

Project Number
219220.00

Project
BRADDOCK WEST

ALEXANDRIA, VA

Phase
DSUP SUBMISSION

Date
09/14/2020

Scale
1/16" = 1'-0"

Drawing
LEVEL 3 PLAN

No
A2.4

9/14/2020 4:23:24 PM
C:\Users\oatherly\Documents\219222.00_West Street - PDSUP_2019_oatherly.rvt

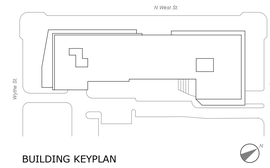
1 LEVEL TYP PLAN
A2.5 1/16" = 1'-0"

ARCHITECT
Hord Coplan Macht, Inc.
1925 Ballenger Ave, Suite 525
Alexandria, VA 22314
p. 571.388.7761

CIVIL ENGINEER
Christopher Consultants, Ltd.
9900 Main Street, Suite 400
Fairfax, VA 22031
p. 703.273.6820

LANDSCAPE ARCHITECT
LandDesign Inc.
200 S Peyton Street
Alexandria, VA 22314
p. 703.594.7784

West Street Acquisitions, LLC



BUILDING KEYPLAN

hord | coplan | macht

COMMONWEALTH OF VIRGINIA
JOSEPH A. SCHNEIDER
Lic. No. 013568
ARCHITECT

PROFESSIONAL CERTIFICATION: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND

no.	date	revision

Project Number
219220.00

Project
BRADDOCK WEST

ALEXANDRIA, VA

Phase
DSUP SUBMISSION

Date
09/14/2020

Scale
1/16" = 1'-0"

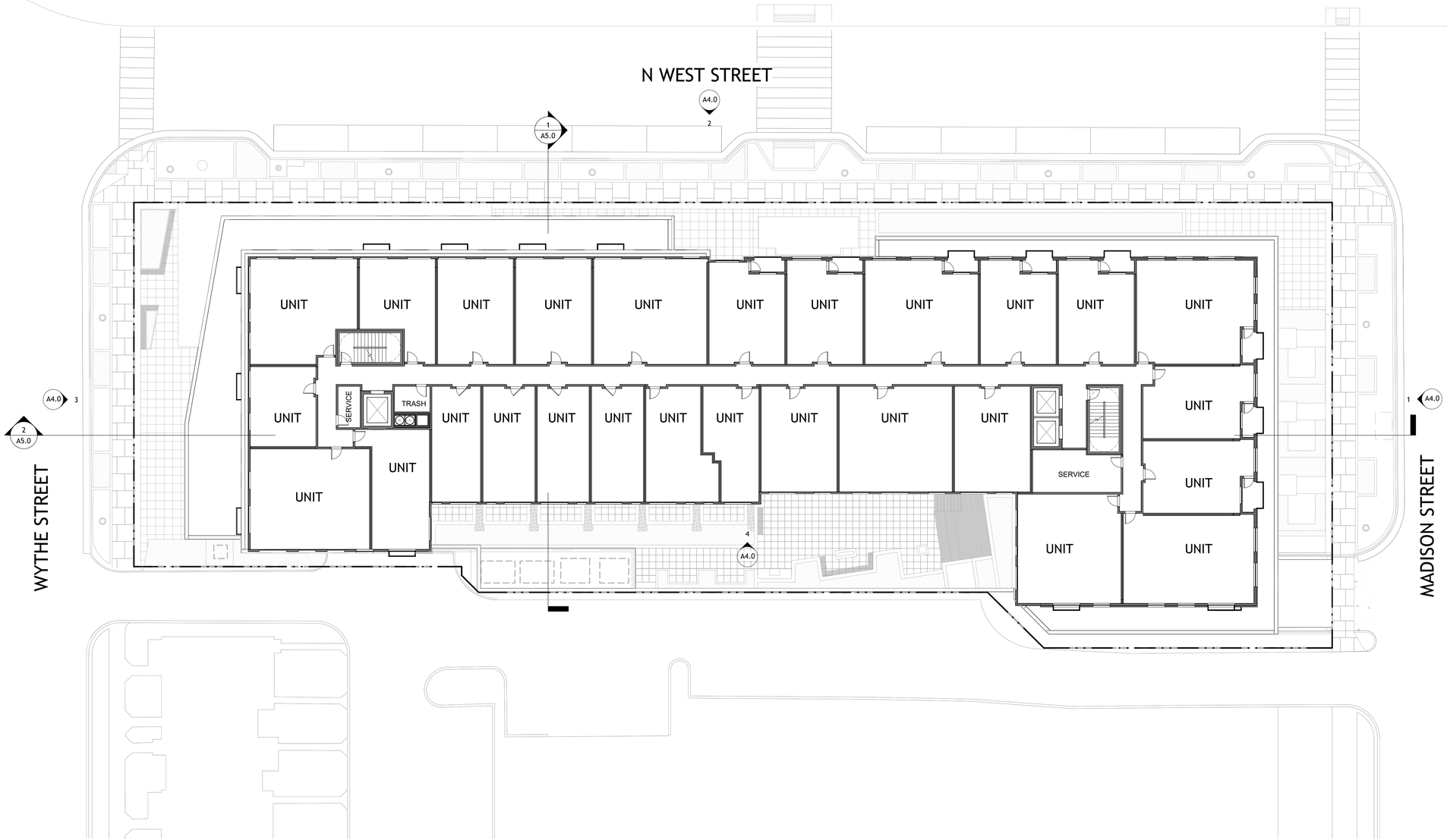
Drawing
LEVEL 4-5 PLAN

No
A2.5

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

9/14/2020 4:23:26 PM
C:\Users\cswtherly\Documents\219222.00_West Street - PDSUP_2019_cswtherly.rvt

A B C D E F G H J
1 2 3 4 5 6 7



1 LEVEL 6 PLAN
A2.6 1/16" = 1'-0"

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

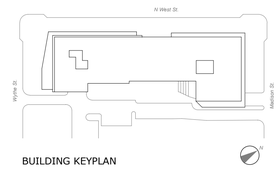
9/14/2020 4:23:27 PM
C:\Users\cwatherly\Documents\219222.00_West Street - PDSUP_2019_cwatherly.rvt

ARCHITECT
Hord Coplan Macht, Inc.
1925 Ballenger Ave, Suite 525
Alexandria, VA 22314
p. 571.388.7761

CIVIL ENGINEER
Christopher Consultants, Ltd.
9900 Main Street, Suite 400
Fairfax, VA 22031
p. 703.273.6820

LANDSCAPE ARCHITECT
LandDesign Inc.
200 S Peyton Street
Alexandria, VA 22314
p. 703.594.7784

West Street Acquisitions, LLC



BUILDING KEYPLAN

hord | coplan | macht

COMMONWEALTH OF VIRGINIA
JOSEPH A. SCHNEIDER
Lic. No. 013568
ARCHITECT

PROFESSIONAL CERTIFICATION: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND

no. date revision

Project Number
219220.00

Project
BRADDOCK WEST

ALEXANDRIA, VA

Phase
DSUP SUBMISSION

Date
09/14/2020

Scale
1/16" = 1'-0"

Drawing
LEVEL 6 PLAN

No
A2.6

1 LEVEL 7 PLAN
A2.7 1/16" = 1'-0"

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

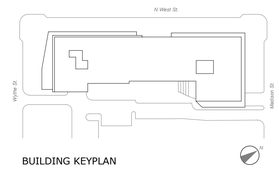
9/14/2020 4:23:30 PM
C:\Users\cwatherly\Documents\219222.00_West Street - PDSUP_2019_cwatherly.rvt

ARCHITECT
Hord Coplan Macht, Inc.
1925 Ballenger Ave, Suite 525
Alexandria, VA 22314
p. 571.388.7761

CIVIL ENGINEER
Christopher Consultants, Ltd.
9900 Main Street, Suite 400
Fairfax, VA 22031
p. 703.273.6820

LANDSCAPE ARCHITECT
LandDesign Inc.
200 S Peyton Street
Alexandria, VA 22314
p. 703.594.7784

West Street Acquisitions, LLC



BUILDING KEYPLAN

hord | coplan | macht

COMMONWEALTH OF VIRGINIA
JOSEPH A. SCHNEIDER
Lic. No. 013568
ARCHITECT

PROFESSIONAL CERTIFICATION: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND

no. date revision

Project Number
219220.00

Project
BRADDOCK WEST

ALEXANDRIA, VA

Phase
DSUP SUBMISSION

Date
09/14/2020

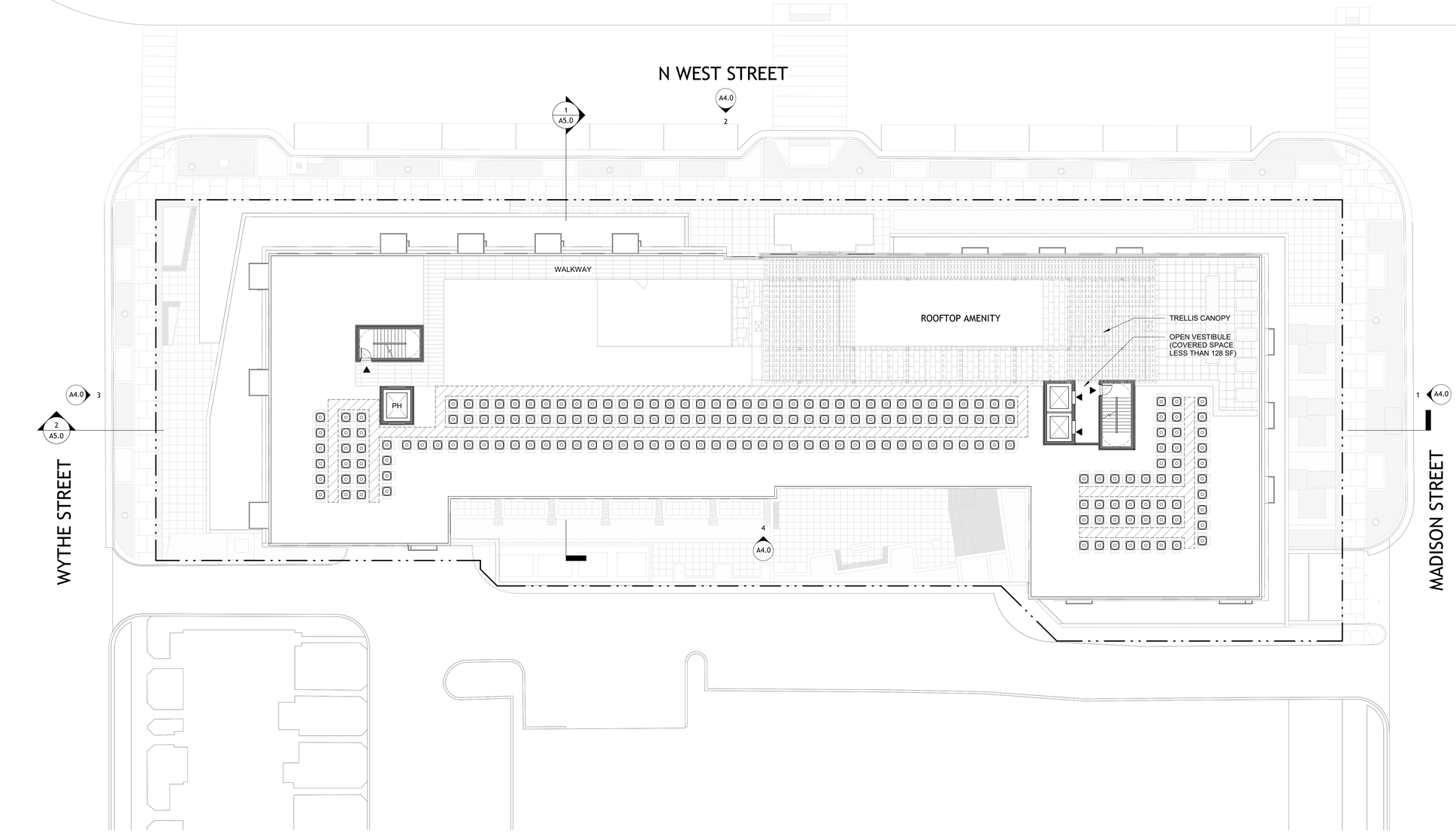
Scale
1/16" = 1'-0"

Drawing
LEVEL 7 PLAN

No
A2.7

GENERAL NOTES

1) SCALE AND CHARACTER OF ROOFTOP SHADE STRUCTURE IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE UPON FINAL ROOF AMENITY PROGRAMMING.
2) ROOFTOP AMENITY AND LANDSCAPE DESIGN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE UPON FINAL PROGRAMMING.



1 LEVEL ROOF PLAN
A2.8 1/16" = 1'-0"

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISION DATE

DATE RECORDED _____

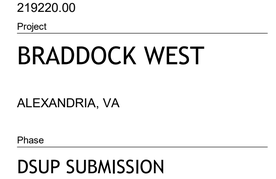
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

ARCHITECT
Hord Coplan Macht, Inc.
1925 Ballenger Ave, Suite 525
Alexandria, VA 22314
p. 571.388.7761

CIVIL ENGINEER
Christopher Consultants, Ltd.
9900 Main Street, Suite 400
Fairfax, VA 22031
p. 703.273.6820

LANDSCAPE ARCHITECT
LandDesign Inc.
200 S Peyton Street
Alexandria, VA 22314
p. 703.594.7784

West Street Acquisitions, LLC



BUILDING KEYPLAN

hord | coplan | macht

COMMONWEALTH OF VIRGINIA
JOSEPH A. SCHNEIDER
Lic. No. 013568
ARCHITECT

PROFESSIONAL CERTIFICATION: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND

no. date revision

Project Number
219220.00

Project
BRADDOCK WEST

ALEXANDRIA, VA

Phase
DSUP SUBMISSION

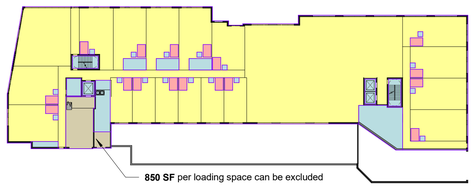
Date
09/14/2020

Scale
As indicated

Drawing
ROOF PLAN

No
A2.8

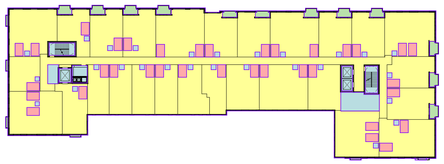
9/14/2020 4:23:32 PM
C:\Users\oatherly\Documents\219222.00_West Street - PDSUP_2019_oatherly.rvt



LEVEL 1 GROSS AREA

AREA EXCLUSION - Circulation, Shaft & Mechanical	2,453 SF
AREA EXCLUSION - Lavatory	850 SF
AREA EXCLUSION - Loading Space	850 SF
NET FLOOR AREA - After exclusions	22,871 SF
TOTAL GROSS AREA	27,024 SF

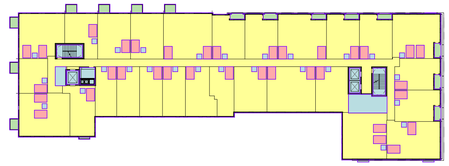
1 AREA PLAN_LEVEL 1
A3.0 1" = 50'-0"



LEVEL 4 GROSS AREA

AREA EXCLUSION - Balcony	730 SF
AREA EXCLUSION - Circulation, Shaft & Mechanical	1,414 SF
AREA EXCLUSION - Lavatory	1,749 SF
NET FLOOR AREA - After exclusions	21,187 SF
TOTAL GROSS AREA	25,080 SF

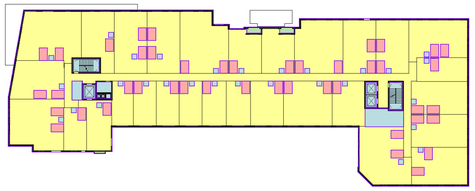
4 AREA PLAN_LEVEL 4
A3.0 1" = 50'-0"



LEVEL 7 GROSS AREA

AREA EXCLUSION - Balcony	701 SF
AREA EXCLUSION - Circulation, Shaft & Mechanical	1,420 SF
AREA EXCLUSION - Lavatory	1,749 SF
NET FLOOR AREA - After exclusions	20,608 SF
TOTAL GROSS AREA	24,478 SF

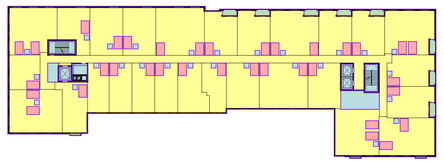
7 AREA PLAN_LEVEL 7
A3.0 1" = 50'-0"



LEVEL 2 GROSS AREA

AREA EXCLUSION - Balcony	95 SF
AREA EXCLUSION - Circulation, Shaft & Mechanical	1,428 SF
AREA EXCLUSION - Lavatory	2,199 SF
NET FLOOR AREA - After exclusions	25,300 SF
TOTAL GROSS AREA	29,023 SF

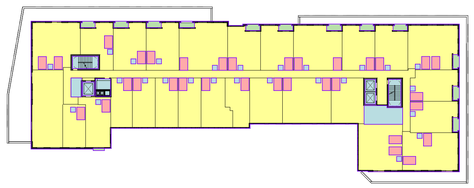
2 AREA PLAN_LEVEL 2
A3.0 1" = 50'-0"



LEVEL 5 GROSS AREA

AREA EXCLUSION - Balcony	372 SF
AREA EXCLUSION - Circulation, Shaft & Mechanical	1,420 SF
AREA EXCLUSION - Lavatory	1,749 SF
NET FLOOR AREA - After exclusions	21,356 SF
TOTAL GROSS AREA	24,897 SF

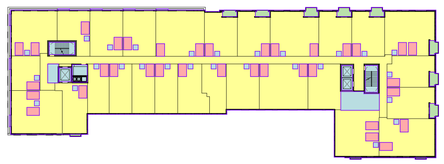
5 AREA PLAN_LEVEL 5
A3.0 1" = 50'-0"



LEVEL 3 GROSS AREA

AREA EXCLUSION - Balcony	532 SF
AREA EXCLUSION - Circulation, Shaft & Mechanical	1,408 SF
AREA EXCLUSION - Lavatory	1,649 SF
NET FLOOR AREA - After exclusions	21,291 SF
TOTAL GROSS AREA	24,880 SF

3 AREA PLAN_LEVEL 3
A3.0 1" = 50'-0"



LEVEL 6 GROSS AREA

AREA EXCLUSION - Balcony	511 SF
AREA EXCLUSION - Circulation, Shaft & Mechanical	1,420 SF
AREA EXCLUSION - Lavatory	1,749 SF
NET FLOOR AREA - After exclusions	20,888 SF
TOTAL GROSS AREA	24,569 SF

6 AREA PLAN_LEVEL 6
A3.0 1" = 50'-0"

BUILDING TOTAL GROSS AREA

AREA EXCLUSION - Balcony	**2,941 SF**
AREA EXCLUSION - Circulation, Shaft & Mechanical	**10,963 SF**
AREA EXCLUSION - Lavatory	**11,696 SF**
AREA EXCLUSION - Loading Space	**850 SF**
NET FLOOR AREA - After exclusions	**153,502 SF**
TOTAL GROSS AREA	**179,951 SF**

BASEMENT. Area exclusions per City of Alexandria Zoning Ordinance 2-145

LOADING DOCK. Area exclusions per City of Alexandria Zoning Ordinance 2-145 (850 SF of area excluded per required isle)

BALCONY. Area exclusions per City of Alexandria Zoning Ordinance 2-145

CIRCULATION - SHAFTS - MECHANICAL ROOMS. Area exclusions per City of Alexandria Zoning Ordinance 2-145

LAVATORY. Area exclusions per City of Alexandria Zoning Ordinance 2-145 (50 SF max. of area excluded per lavatory)

REMAINING NET FLOOR AREA. Per City of Alexandria Zoning Ordinance 2-145

*NOTE: Basement garage levels not counted towards GFA or Floor Area Ratio

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

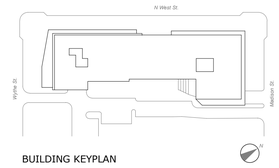
9/14/2020 4:23:42 PM
C:\Users\coatherly\Documents\219222.00_West Street - PDSUP_2019_coatherly.rvt

ARCHITECT
Hord Coplan Macht, Inc.
1925 Ballenger Ave, Suite 525
Alexandria, VA 22314
p. 571.388.7761

CIVIL ENGINEER
Christopher Consultants, Ltd.
9900 Main Street, Suite 400
Fairfax, VA 22031
p. 703.273.6820

LANDSCAPE ARCHITECT
LandDesign Inc.
200 S Peyton Street
Alexandria, VA 22314
p. 703.594.7784

West Street Acquisitions, LLC



BUILDING KEYPLAN

hord | coplan | macht

COMMONWEALTH OF VIRGINIA
JOSEPH A. SCHNEIDER
Lic. No. 013568
ARCHITECT

PROFESSIONAL CERTIFICATION: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND

no. date revision

Project Number
219220.00

Project
BRADDOCK WEST

ALEXANDRIA, VA

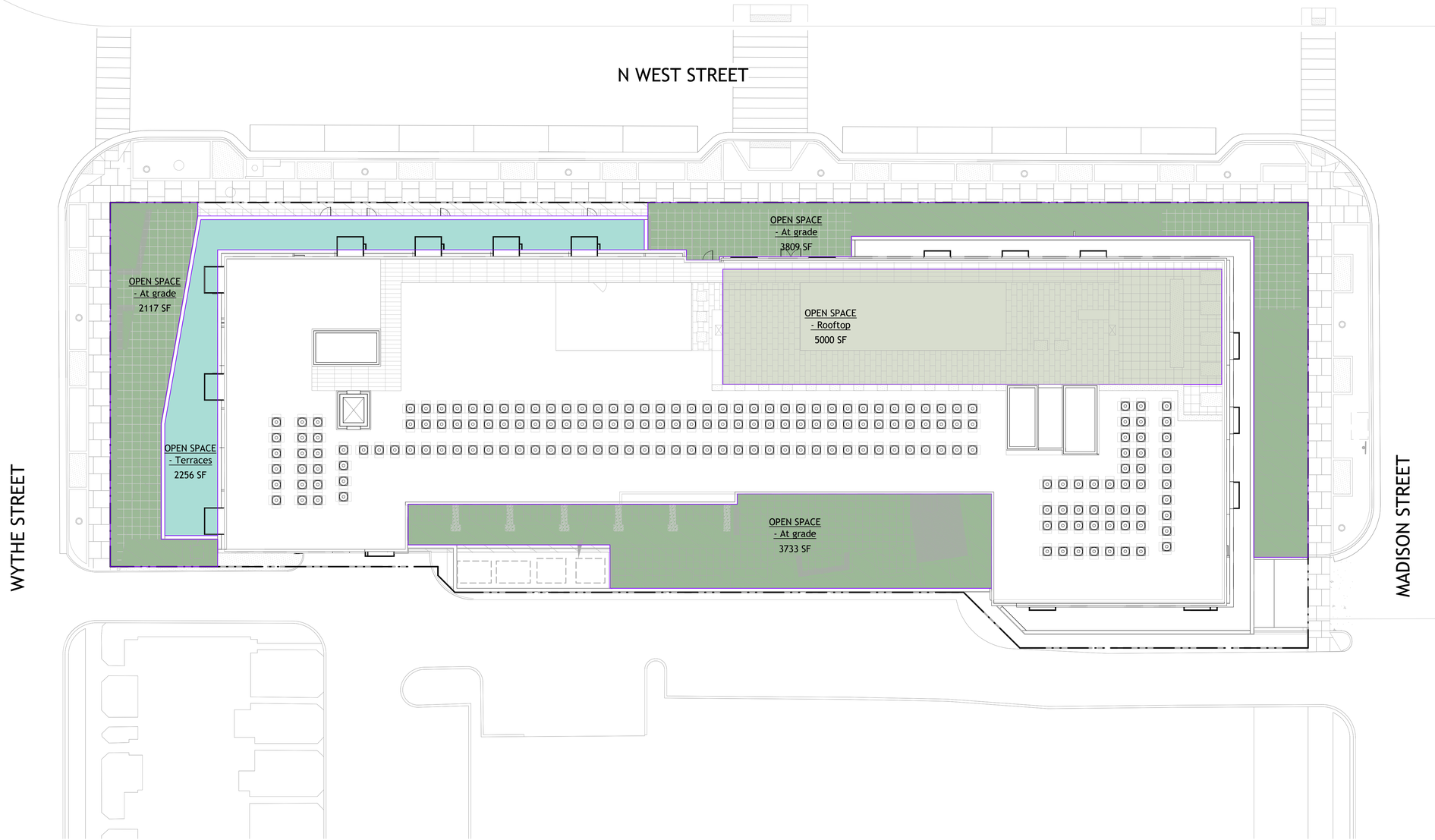
Phase
DSUP SUBMISSION

Date
09/14/2020

Scale
As indicated

Drawing
AREA PLAN

No
A3.0



1 TOP OF ROOF
A1.0 | A3.1 1/16" = 1'-0"

OPEN SPACE

OPEN SPACE - At grade	9,659 SF
OPEN SPACE - Rooftop	5,000 SF
OPEN SPACE - Terraces	2,256 SF
TOTAL	16,915 SF

NOTE:
OPEN SPACE CALCS ARE PRELIMINARY AND SUBJECT TO CHANGE

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

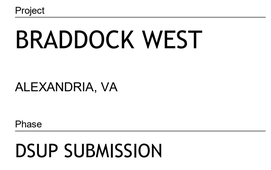
9/14/2020 4:23:51 PM
C:\Users\cseatherly\Documents\219222.00_West Street - PDSUP_2019_cseatherly.rvt

ARCHITECT
Hord Coplan Macht, Inc.
1925 Ballenger Ave, Suite 525
Alexandria, VA 22314
p. 571.388.7761

CIVIL ENGINEER
Christopher Consultants, Ltd.
9900 Main Street, Suite 400
Fairfax, VA 22031
p. 703.273.6820

LANDSCAPE ARCHITECT
LandDesign Inc.
200 S Peyton Street
Alexandria, VA 22314
p. 703.594.7784

West Street Acquisitions, LLC



BUILDING KEYPLAN

hord | coplan | macht

COMMONWEALTH OF VIRGINIA
JOSEPH A. SCHNEIDER
Lic. No. 013568
ARCHITECT

PROFESSIONAL CERTIFICATION: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND

no. date revision

Project Number
219220.00

Project
BRADDOCK WEST

ALEXANDRIA, VA

Phase
DSUP SUBMISSION

Date
09/14/2020

Scale
As indicated

Drawing
OPEN SPACE PLAN

No
A3.1

NOTE: EXACT SCALE AND CHARACTER OF ROOFTOP SHADE STRUCTURE IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE UPON FINAL ROOF AMENITY PROGRAMMING

1 NORTH ELEVATION

A4.0 1" = 20'-0"

NOTE: EXACT SCALE AND CHARACTER OF ROOFTOP SHADE STRUCTURE IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE UPON FINAL ROOF AMENITY PROGRAMMING

NOTE: ENTRY SCREEN PATTERN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE

2 WEST ELEVATION

A4.0 1" = 20'-0"

NOTE: BRICK DETAIL IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE

3 SOUTH ELEV

A4.0 1" = 20'-0"

NOTE: COURTYARD PRIVACY FENCE AND DESIGN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE UPON FINAL PROGRAMMING

NOTE: BRICK DETAIL IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE

4 EAST ELEVATION

A4.0 1" = 20'-0"

EXTERIOR ELEVATION KEYNOTE LEGEND

4.1A	BRICK VENEER - TYPE 1	7.2	METAL SPANDREL
4.1B	BRICK VENEER - TYPE 2	8.0	ALUMINUM AND GLASS STOREFRONT
4.1C	BRICK VENEER - TYPE 3	8.1	WINDOWS
4.1D	BRICK VENEER - TYPE 4	8.2	OVERHEAD ROLLING DOOR
4.1E	BRICK VENEER - TYPE 5	8.3	LOUVER SYSTEM
4.1F	BRICK DETAILING	10.1	PROPOSED SIGNAGE LOCATION
5.1	METAL CANOPY		
5.2	METAL RAILING		
5.3	METAL SCREEN , FINAL PATTERN TBD		
7.1A	FIBER CEMENT PANEL - TYPE 1		
7.1B	FIBER CEMENT PANEL - TYPE 2		
7.1C	FIBER CEMENT PANEL - TYPE 3		
7.2	METAL PANEL - TYPE 1		

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING

_____ _____
DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

_____ _____
DIRECTOR DATE

_____ _____
CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

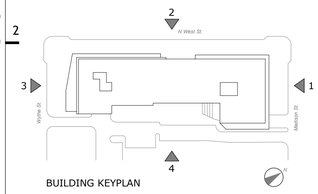
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

ARCHITECT
Hord Coplan Macht, Inc.
1925 Ballenger Ave, Suite 525
Alexandria, VA 22314
p. 571.388.7761

CIVIL ENGINEER
Christopher Consultants, Ltd.
9900 Main Street, Suite 400
Fairfax, VA 22031
p. 703.273.6820

LANDSCAPE ARCHITECT
LandDesign Inc.
200 S Peyton Street
Alexandria, VA 22314
p. 703.594.7784

West Street Acquisitions, LLC



BUILDING KEYPLAN

hord | coplan | macht

COMMONWEALTH OF VIRGINIA
JOSEPH A. SCHNEIDER
Lic. No. 013568
ARCHITECT

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND

no. date revision

Project Number
219220.00

Project
BRADDOCK WEST

ALEXANDRIA, VA

Phase
DSUP SUBMISSION

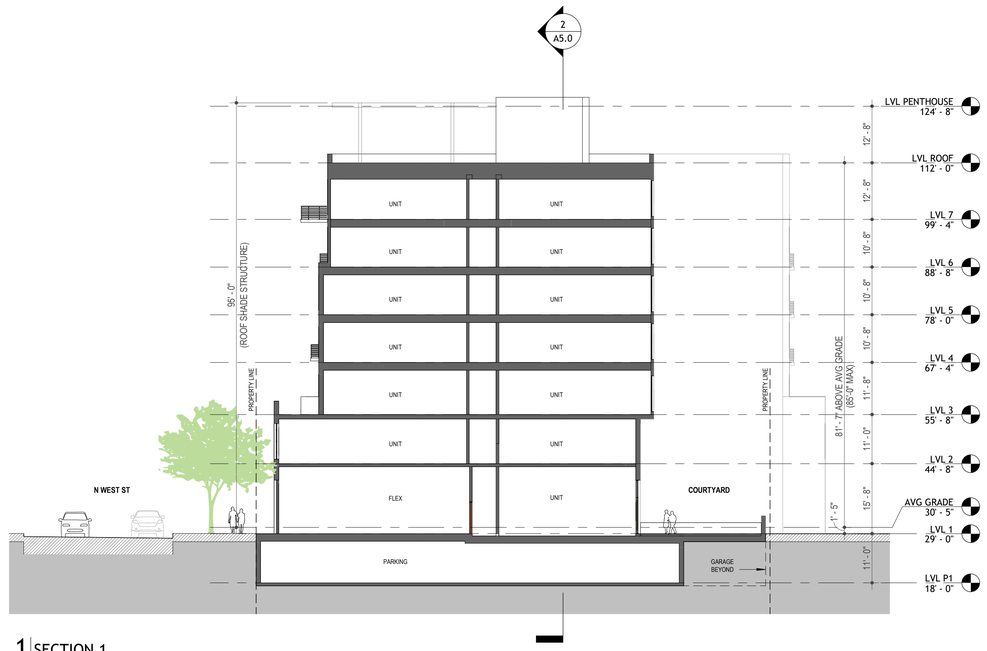
Date
09/14/2020

Scale
1" = 20'-0"

Drawing
ELEVATIONS

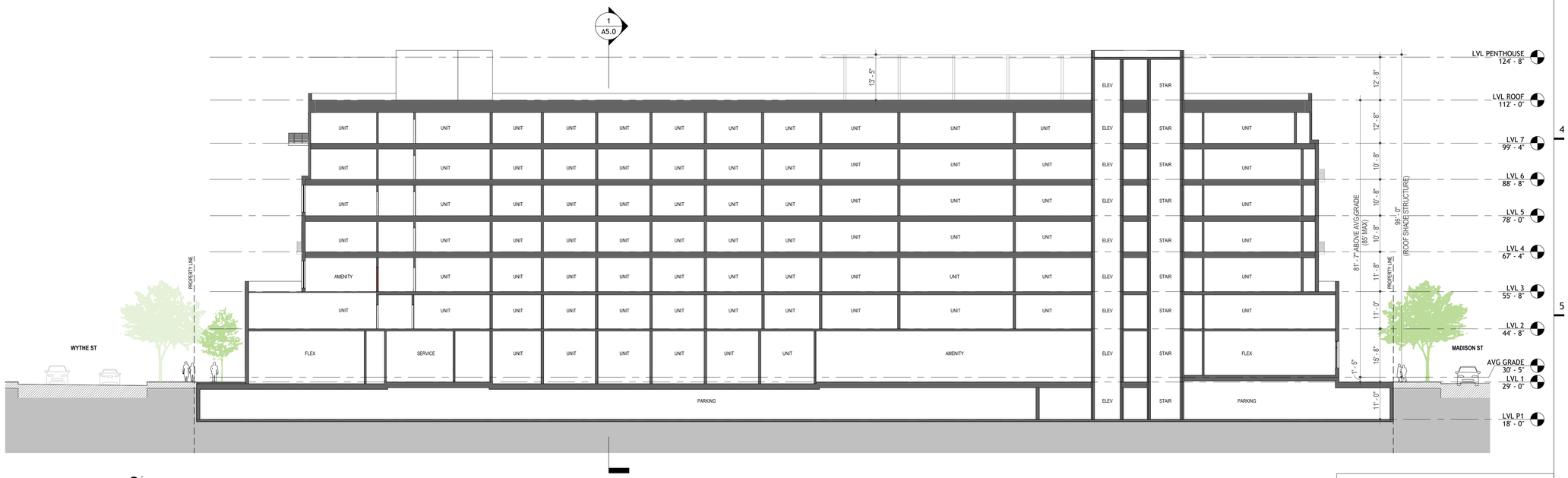
No
A4.0

9/14/2020 8:22:29 PM
C:\Users\coatherly\Documents\219222.00_West Street - PDSUP_2019_coatherly.rvt



1 SECTION 1

A5.0 1/16" = 1'-0"



2 SECTION 2

A5.0 1/16" = 1'-0"

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

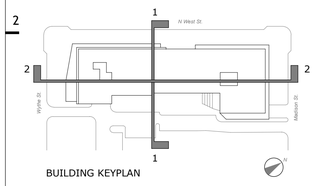
9/14/2020 4:24:01 PM
C:\Users\cwetherly\Documents\219222.00_West Street - PDSUP_2019_cwetherly.rvt

ARCHITECT
Hord Coplan Macht, Inc.
1925 Ballenger Ave, Suite 525
Alexandria, VA 22314
p. 571.388.7761

CIVIL ENGINEER
Christopher Consultants, Ltd.
9900 Main Street, Suite 400
Fairfax, VA 22031
p. 703.273.6820

LANDSCAPE ARCHITECT
LandDesign Inc.
200 S Peyton Street
Alexandria, VA 22314
p. 703.594.7784

West Street Acquisitions, LLC



BUILDING KEYPLAN

hord | coplan | macht

COMMONWEALTH OF VIRGINIA
JOSEPH A. SCHNEIDER
Lic. No. 013568
ARCHITECT

PROFESSIONAL CERTIFICATION: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND

no. date revision

Project Number
219220.00

Project
BRADDOCK WEST

ALEXANDRIA, VA

Phase
DSUP SUBMISSION

Date
09/14/2020

Scale
1/16" = 1'-0"

Drawing
SECTIONS

No
A5.0

NOTE 1:
EXACT SCALE AND CHARACTER OF ROOFTOP SHADE STRUCTURE IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE UPON FINAL ROOF AMENITY PROGRAMMING
NOTE 2:
COURTYARD PRIVACY FENCE AND LANDSCAPE DESIGN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE UPON FINAL PROGRAMMING

1 NE AERIAL - N WEST ST. & S. MADISON ST.
A6.0 12" = 1'-0"

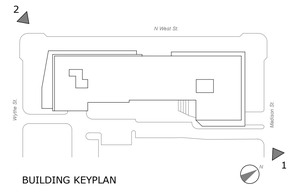
2 SW AERIAL - N WEST ST. & S. WYTHE ST.
A6.0 12" = 1'-0"

ARCHITECT
Hord Coplan Macht, Inc.
1925 Ballenger Ave, Suite 525
Alexandria, VA 22314
p. 571.388.7761

CIVIL ENGINEER
Christopher Consultants, Ltd.
9900 Main Street, Suite 400
Fairfax, VA 22031
p. 703.273.6820

LANDSCAPE ARCHITECT
LandDesign Inc.
200 S Peyton Street
Alexandria, VA 22314
p. 703.594.7784

West Street Acquisitions, LLC



BUILDING KEYPLAN

hord | coplan | macht

COMMONWEALTH OF VIRGINIA
JOSEPH A. SCHNEIDER
Lic. No. 013568
ARCHITECT

PROFESSIONAL CERTIFICATION: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND

no. date revision

Project Number
219220.00

Project
BRADDOCK WEST

ALEXANDRIA, VA

Phase
DSUP SUBMISSION

Date
09/14/2020

Scale
12" = 1'-0"

Drawing
AERIAL VIEWS

No
A6.0

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING

_____ _____
DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

_____ _____
DIRECTOR DATE

_____ _____
CHAIRMAN, PLANNING COMMISION DATE

DATE RECORDED _____

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

9/14/2020 4:24:02 PM
C:\Users\cseatherly\Documents\219222.00_West Street - PDSUP_2019_cseatherly.rvt

1 NW CORNER - N WEST ST. & S. MADISON ST.

A6.1 12" = 1'-0"

2 SW CORNER - N WEST ST. & S. WYTHE ST.

A6.1 12" = 1'-0"

3 SE CORNER - WYTHE ST.

A6.1 12" = 1'-0"

4 NE CORNER - MADISON ST.

A6.1 12" = 1'-0"

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

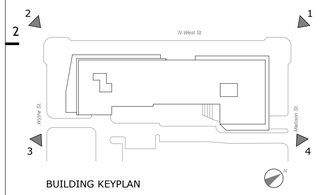
9/14/2020 4:24:04 PM
C:\Users\cwatherly\Documents\219222.00_West Street - PDSUP_2019_cwatherly.rvt

ARCHITECT
Hord Coplan Macht, Inc.
1925 Ballenger Ave, Suite 525
Alexandria, VA 22314
p. 571.388.7761

CIVIL ENGINEER
Christopher Consultants, Ltd.
9900 Main Street, Suite 400
Fairfax, VA 22031
p. 703.273.6820

LANDSCAPE ARCHITECT
LandDesign Inc.
200 S Peyton Street
Alexandria, VA 22314
p. 703.594.7784

West Street Acquisitions, LLC



BUILDING KEYPLAN

hord | coplan | macht

COMMONWEALTH OF VIRGINIA
JOSEPH A. SCHNEIDER
Lic. No. 013568
ARCHITECT

PROFESSIONAL CERTIFICATION: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND

no. date revision

Project Number
219220.00

Project
BRADDOCK WEST

ALEXANDRIA, VA

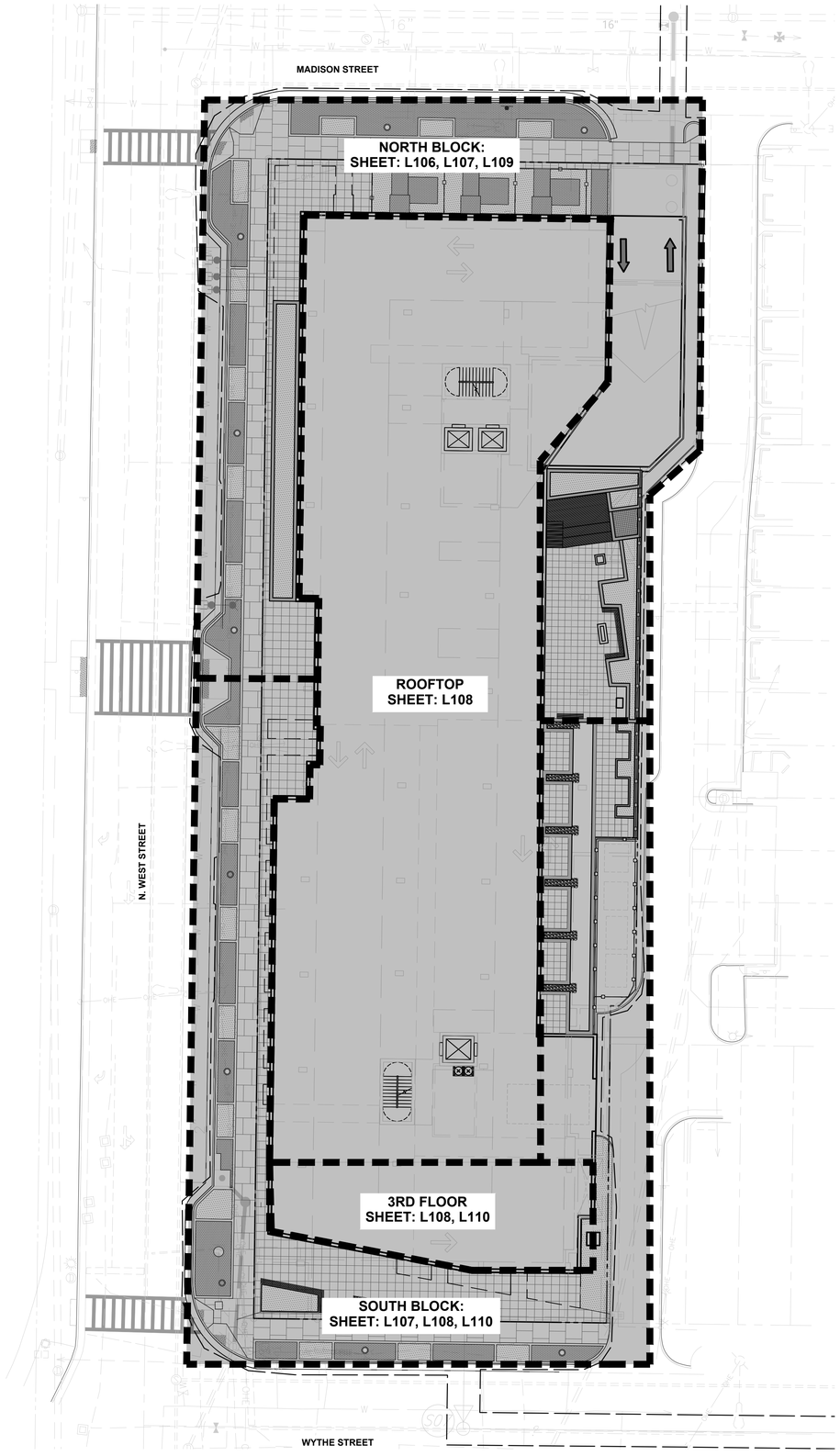
Phase
DSUP SUBMISSION

Date
09/14/2020

Scale
12" = 1'-0"

Drawing
PERSPECTIVES

No
A6.1



KEY MAP

APPROVED

SPECIAL USE PERMIT NO. PDSUP

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. DATE

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

SEAL

COMMONWEALTH OF VIRGINIA
MATTHEW V. CLARK
lic. No. 952
09-14-2020
LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

PROJECT

BRADDOCK WEST

PRELIMINARY
DEVELOPMENT SPECIAL
USE PERMIT

LANDDESIGN PROJ.#
2019108

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	PDSUP	08-17-2020
2	PDSUP	09-14-2020

DESIGNED BY: MC/GC
DRAWN BY: MC/JVW
CHECKED BY: MC

SCALE

NORTH

VERT:
HORZ: 1"=20'
0 10' 20' 40'

SHEET TITLE

KEY PLAN

SHEET NUMBER

L101

GENERAL NOTES:

1. BASE INFORMATION, INCLUDING EXISTING CONDITIONS, TOPOGRAPHY, EXISTING UTILITIES, AND BOUNDARY INFORMATION IS FROM PLANS BY: CHRISTOPHER CONSULTANTS
2. ARCHITECTURAL INFORMATION IS FROM PLANS BY: HORD COPLAN MACHT
3. WRITTEN DIMENSIONS PREVAIL OVER SCALED DIMENSIONS. NOTIFY LANDDESIGN OF ANY DISCREPANCIES.
4. DIMENSIONS ARE TO FACE OF OBJECT, UNLESS NOTED OTHERWISE.
5. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO CONSTRUCTION. ANY DAMAGE TO NEW AND EXISTING UTILITIES ARE TO BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE OWNER. LANDDESIGN ASSUMES NO RESPONSIBILITY FOR ANY UTILITIES NOT SHOWN ON PLANS.
6. ALL PROPOSED FINISHED GRADES ARE BASED ON INFORMATION PROVIDED BY THE OWNER'S SURVEY AND OR CIVIL ENGINEER. ANY DISCREPANCIES IN ACTUAL FIELD MEASUREMENTS ARE TO BE REPORTED TO LANDDESIGN IMMEDIATELY.
7. PRIOR TO COMMENCEMENT OF HARDSCAPE CONSTRUCTION, ALL PIERS, FOOTINGS, AND WALLS ARE TO BE SURVEYED, LAID OUT, AND STAKED IN THE FIELD FOR REVIEW BY LANDDESIGN. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY DEMOLITION, ADJUSTMENTS, OR RECONSTRUCTION OF HARDSCAPE CONSTRUCTION RESULTING FROM UNAUTHORIZED CONSTRUCTION.
8. CONTRACTOR IS RESPONSIBLE TO PROVIDE AND INSTALL ALL ITEMS PER DRAWINGS AND SPECIFICATION. NOTIFY LANDDESIGN OF ANY MAJOR DISCREPANCIES BETWEEN CONTRACTOR'S VERIFIED QUANTITIES, BID BOOK, AND INTENT OF DRAWING.
9. CONTRACTOR IS RESPONSIBLE FOR ALL FINAL QUANTITIES PER DRAWINGS AND SPECIFICATIONS. ANY QUANTITIES PROVIDED BY LANDDESIGN ARE PROVIDED FOR CONVENIENCE ONLY AND SHALL NOT BE CONSIDERED ABSOLUTE. LANDDESIGN SHOULD BE NOTIFIED OF ANY GRADING DISCREPANCIES.
10. THE CONTRACTOR SHALL EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY. SURVEY THE PROJECT AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK. ALL COSTS SUBMITTED SHALL BE BASED ON THOROUGH KNOWLEDGE OF ALL WORK AND MATERIALS REQUIRED ANY DISCREPANCY AND/ OR UNCERTAINTY AS TO WHAT MATERIAL OR PRODUCT IS TO BE USED, SHALL BE VERIFIED WITH THE OWNER OR LANDDESIGN PRIOR TO BIDDING.
11. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF WORK, AND FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
12. IN THE EVENT A DISCREPANCY IS FOUND IN THE CONTRACT DOCUMENTS, THE OWNER & LANDDESIGN SHALL BE NOTIFIED IMMEDIATELY.
13. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND NOTIFY LANDDESIGN OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
14. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT THIS SITE AND AND BE RESPONSIBLE FOR ACCURACY AND CORRECTNESS OF SAME.
15. CONTRACTOR SHALL COORDINATE WORK WITH ALL OTHER TRADES AND NOTIFY OWNER & LANDDESIGN OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
16. THE CONTRACTOR SHALL EMPLOY, AS REQUIRED BY GOVERNING AUTHORITIES, AN APPROVED TESTING LABORATORY TO MAKE ALL TESTS FROM CONCRETE, SOIL COMPACTION AND WELDING TO INSURE COMPLIANCE WITH PLANS, STANDARDS AND CODES. COST SHALL BE INCLUDED AS INCIDENTAL TO THE CONTRACT.
17. ALL EXISTING WORK OR LANDSCAPING NOT SHOWN TO BE ALTERED OR REMOVED SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. THE CONTRACTOR(S) SHALL BEAR THE TOTAL EXPENSE FOR, AND SHALL REPAIR ANY DAMAGE TO EXISTING CONDITIONS, OR IMPROVEMENTS NOT INDICATED IN THE DRAWINGS OR SPECIFICATIONS TO RECEIVE ALTERATION, ADDITIONS OR REMOVAL.

LAYOUT NOTES:

1. ALL MATERIALS AND CONSTRUCTION WITHIN RIGHT OF WAYS SHALL BE IN ACCORDANCE WITH THE CITY OF ALEXANDRIA STANDARD SPECIFICATIONS AND CONSTRUCTION STANDARDS, AND STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION PREPARED BY THE CITY OF ALEXANDRIA (LATEST REVISION)
2. EXISTING UTILITIES ARE SHOWN SCHEMATICALLY AND ARE FOR THE CONTRACTOR'S GUIDANCE ONLY. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING IMPROVEMENTS IN THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION. REPAIRS SHALL BE EQUAL TO OR BETTER THAN CONDITION PRIOR TO CONSTRUCTION.
4. ALL ONSITE PAVING DIMENSIONS ARE TO THE FACE OF CURB, WHERE APPLICABLE, UNLESS NOTED OTHERWISE.
5. ALL CURB RADII AND SIDEWALK RETURNS ARE 2' UNLESS NOTED OTHERWISE.
6. ALL PAVING AND EARTHWORK OPERATIONS SHALL CONFORM TO THE PROJECT GEOTECHNICAL REPORT.
7. BOUNDARY SURVEY: BOUNDARY SURVEY INFORMATION IS BASED ON THE BOUNDARY SURVEY PREPARED BY CHRISTOPHER CONSULTANTS. REFER TO THE BOUNDARY SURVEY AND PLAT TO VERIFY PROPERTY LINES AND EASEMENT LOCATIONS.
8. BUILDING DIMENSIONS: THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS TO VERIFY THE EXACT BUILDING DIMENSIONS.
9. LAY PAVERS IN PATTERN(S) SHOWN ON DRAWINGS. PLACE UNITS HAND TIGHT WITHOUT USING HAMMERS. MAKE HORIZONTAL ADJUSTMENTS TO PLACEMENT OF LAID PAVERS WITH RUBBER HAMMERS AS REQUIRED.
10. PROVIDE JOINTS BETWEEN PAVERS BETWEEN 1/16 IN. AND 3/16 IN. (2 AND 5 MM) WIDE. NO MORE THAN 5% OF THE JOINTS SHALL EXCEED 1/4" WIDE TO ACHIEVE STRAIGHT BOND LINES.
11. JOINT (BOND) LINES SHALL NOT DEVIATE MORE THAN ±1/2 IN. (±15 MM) OVER 50 FT. (15 M) FROM STRING LINES.
12. FILL GAPS AT THE EDGES OF THE PAVED AREA WITH CUT PAVERS OR EDGE UNITS.
13. CUT PAVERS TO BE PLACED ALONG THE EDGE WITH A MASONRY SAW.
14. ADJUST BOND PATTERN AT PAVEMENT EDGES SUCH THAT CUTTING OF EDGE PAVERS IS MINIMIZED.
15. IN NO CASE SHALL A CUT PAVER BE LESS THAN 1/3 FULL PAVER SIZE.
16. PAVER DIMENSIONS ARE NOMINAL. PRIOR TO POURING SLABS, BANDING, OR OTHERWISE SETTING PAVER FIELDS, VERIFY ACTUAL PAVER SIZES AND LAYOUT OF THE PAVER FIELDS. MAKE MINOR ADJUSTMENTS TO EDGE CONSTRAINTS AS REQUIRED TO ACCOMMODATE ACTUAL PAVER SIZES. NOTIFY LANDDESIGN IMMEDIATELY OF DISCREPANCIES AND/OR ADJUSTMENTS.

CITY OF ALEXANDRIA STANDARD NOTES:

1. THE PROPERTY OWNER AND/OR APPLICANT, SPECIFIED, 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 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; GATHERSBURG, MARYLAND.
7. SUBSTITUTIONS TO THE APPROVED PLANT MATERIAL SHALL NOT OCCUR UNTIL WRITTEN APPROVAL IS PROVIDED BY THE CITY.
8. MAINTENANCE FOR THIS PROJECT SHALL BE PERFORMED BY THE OWNER, APPLICANT, SUCCESSOR(S) AND/OR ASSIGN(S) IN PERPETUITY AND IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND AS CONDITIONED BY PROJECT APPROVAL, AS APPLICABLE.
9. THE APPROVED METHOD(S) OF PROTECTION MUST BE IN PLACE FOR ALL VEGETATION TO BE PRESERVED ON-SITE AND ADJACENT TO THE PROJECT SITE PURSUANT TO THE APPROVED TREE AND VEGETATION PROTECTION PLAN AND DETAILS PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION, OR ANY LAND DISTURBANCE. THE APPLICANT SHALL NOTIFY THE PLANNING & ZONING (P&Z) PROJECT MANAGER ONCE THE TREE PROTECTION METHODS ARE IN PLACE. NO DEMOLITION, CONSTRUCTION, OR LAND DISTURBANCE MAY OCCUR UNTIL AN INSPECTION IS PERFORMED BY THE CITY AND WRITTEN CONFIRMATION IS PROVIDED BY THE CITY WHICH VERIFIES CORRECT INSTALLATION OF THE TREE PROTECTION MEASURES.
10. THE APPLICANT MUST CONTACT THE P&Z PROJECT MANAGER PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION/PLANTING OPERATION TO SCHEDULE A PRE-INSTALLATION MEETING. THE MEETING SHOULD BE HELD BETWEEN THE APPLICANT'S GENERAL CONTRACTOR, LANDSCAPE CONTRACTOR, LANDSCAPE ARCHITECT, THE P&Z PROJECT MANAGER AND THE CITY ARBORIST (AS APPLICABLE) TO REVIEW THE SCOPE OF INSTALLATION PROCEDURES AND PROCESSES DURING AND AFTER INSTALLATION.
11. THE FOLLOWING INFORMATION SHALL BE PROVIDED TO THE P&Z PROJECT MANAGER AT LEAST FIVE (5) BUSINESS DAYS PRIOR TO THE LANDSCAPE PRE-INSTALLATION MEETING: 1) A LETTER THAT CERTIFIES THAT THE PROJECT LANDSCAPE ARCHITECT PERFORMED PRE-SELECTION TAGGING FOR ALL TREES PROPOSED WITHIN THE PUBLIC RIGHT OF WAY AND ON PUBLIC LAND PRIOR TO INSTALLATION. THIS LETTER MUST BE SIGNED AND SEALED BY THE PROJECT LANDSCAPE ARCHITECT, AND 2) A COPY OF THE SOIL BULK DENSITY TEST REPORT VERIFYING THAT MAXIMUM COMPRESSION RATES ARE MET.
12. ALL CONSTRUCTION WASTE SHALL BE REMOVED PRIOR TO PLANTING.
13. AS-BUILT DRAWINGS FOR THIS LANDSCAPE AND/OR IRRIGATION/WATER MANAGEMENT SYSTEM WILL BE PROVIDED IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES, THE CITY CODE OF ORDINANCES, AND ALL APPLICABLE 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 ELEMENTS.
14. AREAS OF BARE SOIL WILL NOT BE ACCEPTED. MULCHED AREAS AND PLANTING AREAS SHALL BE WEED FREE UPON ACCEPTANCE OF THE PROJECT BY THE CITY.

MATERIALS + PAVING NOTES:

1. ALL MATERIALS, CONSTRUCTION METHODS, WORKMANSHIP, EQUIPMENT SERVICES AND TESTING FOR ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE PROJECT DOCUMENTS AND THE GOVERNING AUTHORITIES' REQUIREMENTS. IN THE EVENT OF A CONFLICT BETWEEN THE PROJECT DOCUMENTS AND THE GOVERNING AUTHORITIES' REQUIREMENTS, THE MORE STRINGENT SHALL APPLY.
2. SUBGRADE PREPARATION, PAVEMENT STRENGTH AND THICKNESS SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT.
   - 2.1. PROOF-ROLL SUBGRADE: PRIOR TO PREPARATION OF THE SUBBASE, THE SUBGRADE SHALL BE PROOF-ROLLED WITH HEAVY PNEUMATIC EQUIPMENT. ANY SOFT OR PUMPING AREAS SHALL BE EXCAVATED TO FIRM SUBGRADE AND BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
   - 2.2. PAVEMENT SUBGRADE SHALL BE GRADED TO PREVENT PONDING AND INFILTRATION OF EXCESSIVE MOISTURE ON OR ADJACENT TO THE PAVEMENT SUBGRADE.
3. THE USE OF "LEVEL UP" SAND UNDER PAVEMENT WILL NOT BE ACCEPTED, UNLESS NOTED OTHERWISE..
4. CONCRETE SHALL NOT BE PLACED WHEN THE TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT AND FALLING, BUT MAY BE PLACED WHEN THE TEMPERATURE IS ABOVE 35 DEGREES FAHRENHEIT AND RISING. THE TEMPERATURE READING SHALL BE TAKEN IN THE SHADE AWAY FROM ARTIFICIAL HEAT.
   - 4.1. DO NOT PLACE CONCRETE WHILE IT IS RAINING OR WHEN RAIN IS IMMINENT.
5. CAST IN PLACE CONCRETE SHALL MEET THE FOLLOWING REQUIREMENTS:
   - 5.1. MINIMUM 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS NOTED OTHERWISE.
   - 5.2. AGGREGATES: ASTM C33 MAX 3/4" IN SIZE, UNLESS NOTED OTHERWISE
   - 5.3. SLUMP: 3 TO 5 INCHES
   - 5.4. AIR CONTENT: 4 TO 6 PERCENT BY VOLUME
6. CONCRETE THICKNESS:
   - 6.1. PEDESTRIAN AREA: 4" THICK, UNLESS NOTED OTHERWISE.
   - 6.2. ALL OTHER CONCRETE COMPONENTS INSTALL PER SIZE SPECIFIED IN DRAWINGS
7. CONTROL JOINTS (TROWEL OR SAW CUT)
   - 7.1. TO BE PLACED AS INDICATED ON PLANS AND DETAILS TO A MINIMUM DEPTH OF 1/8 OF CONCRETE THICKNESS.
   - 7.2. SAW CUT JOINTS TO BE EXECUTED WITHIN 12 HOURS OF CONCRETE PLACEMENT.
   - 7.3. SAWN JOINTS ARE TO BE TRUE IN ALIGNMENT AND SHALL CONTINUE THROUGH ADJACENT CURBS. RADIAL JOINTS SHALL BE NO SHORTER THAN 18".
   - 7.4. SAWN JOINTS TO BE CLEANED OF DEBRIS, DIRT, DUST, SCALE, CURING COMPOUND AND CONCRETE, BLOWN DRY AND IMMEDIATELY SEALED. SEALANT MATERIAL SHALL BE SONNEBORN SONOLASTIC SL2 MULTI-COMPONENT, SELF-LEVELING, ELASTOMERIC POLYURETHANE OR EQUIVALENT. SEALANT COLOR SHALL MATCH PAVEMENT.
8. EXPANSION JOINTS
   - 8.1. PLACE AT A MAXIMUM SPACING OF 30' O.C. AND COORDINATE WITH OVERALL PAVING PATTERN AND COLOR.
   - 8.2. PROVIDE DOWELS AS SPECIFIED IN DRAWING DETAILS.
   - 8.3. CONTRACTOR SHALL PREPARE A JOINT LAYOUT AND PROVIDE IT TO THE ENGINEER FOR REVIEW. THE JOINT LAYOUT SHALL BE PROVIDED A MINIMUM OF ONE WEEK PRIOR TO PLACING CONCRETE. PATTERN SHALL BE CAREFULLY DESIGNED BY THE CONTRACTOR TO AVOID IRREGULAR SHAPES. EXPANSION JOINTS SHALL NOT BE LOCATED ALONG VALLEYS IN PAVEMENT.
9. ALL CONSTRUCTION JOINTS SHALL BE SAWN, CONCRETE FINISHES TO BE PER DRAWING DETAILS AND SPECIFICATIONS.
10. CONCRETE SHALL BE BROOM FINISHED AND CURED FOR A MINIMUM OF 72 HOURS UNLESS NOTED OTHERWISE.
11. BREAKOUTS FOR REMOVAL OF EXISTING PAVEMENT AND CURBS SHALL BE MADE BY FULL DEPTH SAW CUT WHEN ADJACENT TO PROPOSED PAVEMENT AND/OR CURBS.
12. PROPOSED PAVEMENT AND/OR CURBS INTENDED TO TIE INTO EXISTING SHALL MATCH SHALL MATCH THE ELEVATION OF EXISTING PAVEMENT AND/OR CURBS.
13. PAVEMENT MARKINGS
   - 13.1. PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF ALEXANDRIA "UNIFORM TRAFFIC MANUAL FOR PAVEMENT MARKINGS."
   - 13.2. FIRE LANES SHALL BE STRIPED AND/OR SIGNED IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' REGULATIONS.
   - 13.3. ALL ACCESSIBLE PAVEMENT MARKINGS SHALL COMPLY WITH ADAAG STANDARDS AND STATE AND LOCAL CODES.
   - 13.4. PARKING SPACE STRIPES, ACCESSIBLE SPACES, PEDESTRIAN STRIPING, DIRECTIONAL ARROWS AND LETTERING SHALL BE SOLID WHITE, UNLESS A SPECIFIC COLOR IS REQUIRED BY LOCAL CODE. TWO (2) COATS OF VOC COMPLIANT, LOCAL DOT APPROVED, UNDILUTED, SOLVENT BASED OR LATEX TRAFFIC PAINT SHALL BE APPLIED. USE MANUFACTURER'S RECOMMENDED APPLICATION RATE, WITHOUT ADDITION OF A THINNER, WITH A MAXIMUM OF 100 SQUARE FEET PER GALLON OR AS REQUIRED. PROVIDING MINIMUM 15 MILS WET FILM THICKNESS AND 7 MILS DRY FILM THICKNESS PER COAT WITH A MINIMUM OF 30 DAYS BETWEEN APPLICATIONS. PAINT SHALL BE CRISP, STRAIGHT AND APPLIED UNIFORMLY ACROSS THE WIDTH OF THE LINE FOR A MINIMUM TOTAL DRY FILM THICKNESS OF 15 MILS.
14. CONTRACTOR SHALL REFER TO THE SITE CIVIL, MEP AND IRRIGATION PLANS FOR CONDUIT TO BE INSTALLED UNDER PAVEMENT PRIOR TO COMMENCING PAVEMENT SUBGRADE PREPARATION.
15. ALL TESTING SHALL BE PERFORMED BY A QUALIFIED TESTING LABORATORY, EMPLOYED AND PAID DIRECTLY BY THE OWNER. TESTING SHALL BE PERFORMED, AT A MINIMUM, IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. IN THE EVENT THE RESULTS OF THE INITIAL TESTING DO NOT COMPLY WITH THE PLANS AND THE SPECIFICATIONS, SUBSEQUENT TEST NECESSARY TO DETERMINE THE ACCEPTABILITY OF CONSTRUCTION SHALL BE AT THE CONTRACTOR'S EXPENSE. PAVEMENT FOUND TO BE DEFICIENT IN STRENGTH OR THICKNESS SHALL BE REMOVED AND REPLACED SOLELY AT THE EXPENSE OF THE CONTRACTOR.

ACCESSIBILITY NOTES:

1. MAX CROSS SLOPE ON PAVED SURFACES SHALL BE 2% MAXIMUM, UNLESS NOTED OTHERWISE.
2. MAX RUNNING SLOPE ON PAVED SURFACES SHALL BE 5% MAXIMUM, UNLESS NOTED OTHERWISE.
3. ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM, AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80". CONTRACTOR SHALL VERIFY THAT THERE ARE NO BARRIERS IN THE PATH OF TRAVEL.
4. ALL CURB RAMPS SHALL BE BROOM FINISHED PERPENDICULAR TO SLOPE.
5. ALL CURB RAMPS SHALL HAVE A 1:12 MAX SLOPE IN THE DIRECTION OF TRAVEL, 2% MAX CROSS SLOPE.
6. IT IS THE INTENT OF THE CONTRACT DOCUMENTS TO COMPLY WITH ALL APPROPRIATE FAIR HOUSING ACCESSIBILITY GUIDELINES AND GENERAL NOTES FOR PUBLIC AND COMMON USE FACILITIES. REPORT ANY DISCREPANCIES TO LANDDESIGN.

GRADING NOTES:

1. STAKE PER SPOT ELEVATIONS AND NOTED SLOPES. CONTOURS ARE PROVIDED FOR MASS GRADING/INTENT ONLY.
2. WRITTEN DIMENSIONS AND GRADES PREVAIL OVER SCALED DIMENSIONS. NOTIFY LANDDESIGN OF ANY DISCREPANCIES.
3. ALL SPOT ELEVATIONS SHOWN ON GRADING PLAN ARE TO BOTTOM OF CURB/TOP OF PAVEMENT UNLESS OTHERWISE NOTED. ALL RIM ELEVATIONS ARE TO EDGE OF PAVEMENT.
4. REFER TO GEOTECHNICAL ENGINEER AND GEOTECH REPORT FOR INFORMATION ON SUBSURFACE MATERIALS, TOPSOIL, STRUCTURAL MATERIAL, DEEP FILLS, EXCAVATION, AND FOUNDATIONS.
5. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
6. IN ORDER TO ASSURE PROPER DRAINAGE, KEEP A MINIMUM OF .5% SLOPE ON THE CURB.
7. ALL PLANTING ISLANDS SHALL BE GRADED TO MOUND TO PROVIDE POSITIVE DRAINAGE.
8. CONTRACTOR TO VERIFY 2% MAX. CROSS-SLOPE ON ALL SIDEWALKS.
9. CONTRACTOR TO VERIFY THAT ALL SIDEWALK SLOPES, HANDICAP RAMPS, AND HANDICAP PARKING SPACES MEET ADA REQUIREMENTS.
10. CONCRETE SIDEWALKS ADJACENT TO TREE SAVE LOCATIONS SHOULD BE POURED ON TOP OF EXISTING GRADE.
11. REFER TO LANDSCAPE PLAN FOR ALL TREE PROTECTION FENCE LOCATIONS AND INSTALLATION PROCEDURES. BEFORE GRADING/CONSTRUCTION BEGINS, CALL FOR INSPECTION OF TREE PROTECTION BARRICADES. NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING, OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN THE TREE PROTECTION ZONE.
12. DIMENSIONS ON BUILDINGS ARE FOR GRADING PURPOSES ONLY AND ARE NOT TO BE USED TO LAYOUT FOOTINGS.
13. GRADING CONTRACTORS SHALL NOTIFY AND COOPERATE WITH ALL UTILITY COMPANIES OR FIRMS HAVING FACILITIES ON OR ADJACENT TO THE SITE BEFORE DISTURBING, ALTERING, REMOVING, RELOCATING, ADJUSTING OR CONNECTING TO SAID FACILITIES. CONTRACTORS SHALL PAY ALL COSTS IN CONNECTION WITH THE ALTERATION OF OR RELOCATION OF THE FACILITIES. CONTRACTORS SHALL RAISE OR LOWER TOPS OF EXISTING MANHOLES AS REQUIRED TO MATCH FINISHED GRADES.
14. GRADING CONTRACTOR SHALL COOPERATE AND WORK WITH ALL OTHER CONTRACTORS PERFORMING WORK ON THIS PROJECT TO INSURE PROPER AND TIMELY COMPLETION OF THIS PROJECT.

PLANTING NOTES:

1. ALL QUANTITIES LISTED IN THE DRAWINGS ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL QUANTITIES AND TO PROVIDE ALL MATERIALS NECESSARY FOR FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED ON THE DRAWINGS. ANY DISCREPANCY SHOULD BE REPORTED TO THE OWNER.
2. ALL PLANTS SHOULD BE IN ACCORDANCE WITH ANSI Z60.1 -2014, AMERICAN STANDARD FOR NURSERY STOCK PUBLICATION, APPROVED APRIL 14, 2014.
3. CALIPER SIZE OF CANOPY TREES ARE TO BE MEASURED PER LOCAL CITY LANDSCAPE ORDINANCE.
4. ALL PLANT MATERIAL SHALL CONFORM TO THE SIZE SPECIFICATIONS (CALIPER, HEIGHT AND SPREAD) GIVEN IN THE PLANT SCHEDULE AND SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE.
5. ANY PLANT SUBSTITUTION SHALL BE APPROVED BY LANDDESIGN PRIOR TO PURCHASE.
6. SIZES LISTED ARE MIN. AND REFER TO HEIGHT, UNLESS OTHERWISE SPECIFIED.
7. LANDSCAPE CONTRACTOR SHALL STAKE OUT LOCATIONS OF ALL TREES TO BE PLANTED FOR REVIEW BY LANDDESIGN PRIOR TO INSTALLING. LANDDESIGN RESERVES THE RIGHT TO ADJUST TREE LOCATIONS IN THE FIELD AS NECESSARY.
8. SHRUB/GROUNDCOVER BEDS SHALL BE STAKED FOR REVIEW BY LANDDESIGN/OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION AND OR BED PREPARATION.
9. LANDSCAPE CONTRACTOR SHALL INSTALL STEEL EDGING BETWEEN PLANTING BEDS AND LAWNS, OR AS SHOWN IN DETAILS.
10. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES. PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
11. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE LANDDESIGN OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THE DRAWINGS.
12. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
13. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION AND MUST BE REPLACED WITH PLANT OF SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, DEAD AND /OR REMOVED.
14. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
15. FINAL FINISHED GRADING SHALL BE REVIEWED BY LANDDESIGN. CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION SUITABLE FOR PLANTING.
16. TREES OVERHANGING INTO THE PUBLIC R.O.W. SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF FOURTEEN(14) FEET OVER STREETS, DRIVE AISLES, ALLEYS AND FIRE LANES. TREES OVERHANGING PRIVATE STREETS, WALKS, AND /OR PARKING LOTS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF SEVEN (7) FEET.
17. LANDSCAPE CONTRACTOR IS REQUIRED TO PERFORM A TREE PIT PERCOLATION TEST FOR EACH TREE PIT PRIOR TO INSTALLATION. IF TREE PIT DOES NOT DRAIN WITHIN A 24-HOUR PERIOD, THE CONTRACTOR WILL BE REQUIRED TO PROVIDE A GRAVEL SUMP, FILTER FABRIC AND STAND PIPE. ALL TREE PIT SUMPS SHALL BE INCLUDED IN IN THE CONTRACTOR'S BASE BID AS A UNIT PRICE AND PROVIDE AS A DEDUCT ALTERNATE PER TREE PIT SUMPS NOT REQUIRED TO BE INSTALLED.
18. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO REVIEW SITE ENVIRONMENTAL CONDITIONS PRIOR TO AND DURING INSTALLATION OF PLANT MATERIAL. ANY DISCREPANCIES OR CONCERNS BETWEEN THE ENVIRONMENTAL SITE CONDITIONS (I.E., SOIL TYPE, WATER, CLIMATE, WIND, SUN EXPOSURE ETC.) AND THE PLANT MATERIAL SPECIFIED WITHIN THE DRAWING SHALL BE BROUGHT TO THE ATTENTION OF LANDDESIGN AND/OR OWNER, AND SHALL BE DONE SO IN WRITING. CONTRACTOR SHALL PROVIDE SUGGESTED SOLUTIONS FOR ALTERNATIVE PLANT MATERIAL PROPOSED FOR SUBSTITUTION. LANDDESIGN TO REVIEW CONDITIONS AND INFORMATION SUBMITTED BY CONTRACTOR AND WILL ISSUE DIRECTIVE. SHOULD PLANT MATERIAL DIE BECAUSE OF ENVIRONMENTAL CONDITIONS DESCRIBED ABOVE, THE LANDSCAPE CONTRACTOR ASSUMES ALL WARRANTY AND GUARANTEE OF THE PLANT MATERIAL INSTALLED.
19. ALL NEW PLANTING AREAS ON-GRADE SHALL BE BACKFILLED WITH PLANTING SOIL THAT IS A MIXTURE OF 40-50% IMPORTED UNSCREENED TOPSOIL, 40-45% COARSE SAND, AND 10% COMPOST. FINAL TESTED ORGANIC MATTER SHALL BE BETWEEN 2.75 AND 4% (BY DRY WEIGHT). BACKFILL SHALL BE TO A DEPTH OF 18" FOR SHRUB AND GROUNDCOVER ZONES AND 36" FOR TREE PITS.
20. AFTER PLANTING SOIL MIXES ARE INSTALLED IN PLANTING BED AREAS AND JUST PRIOR TO THE INSTALLATION OF SHRUB OR GROUNDCOVER PLANTINGS, SPREAD 3-4 INCHES OF COMPOST OVER THE BEDS AND ROTO TILL INTO THE TOP 8 INCHES OF THE PLANTING SOIL. THIS WILL RAISE GRADES SLIGHTLY ABOVE THE FINISHED GRADES, IN ANTICIPATION GRADES WILL SETTLE WITHIN A FEW MONTHS AFTER INSTALLATION AS COMPOST BREAKS DOWN.
21. IN ALL EXISTING PLANTING AREAS DESIGNATED TO RECEIVE NEW PLANTINGS, SPREAD 3-4 INCHES OF COMPOST OVER THE BEDS AND ROTO TILL INTO THE TOP 8 INCHES OF THE PLANTING SOIL. THIS WILL RAISE THE GRADES SLIGHTLY ABOVE THE FINISHED GRADES, IN ANTICIPATION GRADES WILL SETTLE WITHIN A FEW MONTHS AFTER INSTALLATION AS COMPOST BREAKS DOWN. IN NO CASE WILL THIS BE PERFORMED WHERE IT MAY NEGATIVELY IMPACT THE HEALTH OF ADJACENT, EXISTING PLANT MATERIALS WHICH ARE DESIGNATED TO REMAIN.
22. LANDSCAPE CONTRACTOR TO WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR. THE CONTRACTOR AGREES TO REPLACE DEFECTIVE WORK AND DEFECTIVE PLANTS, AND THAT THE OWNER'S REPRESENTATIVE SHALL MAKE THE FINAL DETERMINATION IF PLANTS MEET THE REQUIRED SPECIFICATIONS OR THAT PLANTS ARE DEFECTIVE. PLANTS DETERMINED TO BE DEFECTIVE SHALL BE REMOVED IMMEDIATELY UPON NOTIFICATION BY THE OWNER'S REPRESENTATIVE AND REPLACED WITHOUT COST TO THE OWNER, AS SOON AS WEATHER CONDITIONS PERMIT AND WITHIN THE SPECIFIED PLANTING PERIOD. THE REPLACED MATERIALS SHALL ALSO RECEIVE A WARRANTY PERIOD OF ONE YEAR WHICH STARTS AT THE DATE OF INSTALLATION. BULBS, ANNUAL FLOWERS, AND SEASONAL COLOR PLANTS SHALL ONLY BE WARRANTED FOR THE PERIOD OF THE EXPECTED BLOOM OR PRIMARY DISPLAY.
23. LAWN AREAS

23.1. ANY TURF MUST BE DROUGHT-TOLERANT. SPECIES TO BE TALL FESCUE-KENTUCKY MIXTURE AS FOLLOWS: FESTUCA ARUNDINACEA/TALL FESCUE (5-20% MIXTURE PERCENT) AND POA PRATENSIS/KENTUCKY BLUEGRASS (80-95% MIXTURE PERCENT)

23.2. SOIL AMENDMENTS:

23.2.1. COMMERCIAL FERTILIZER FS O-241; TYPE 1 GRADE NOTED, LEVEL B. FERTILIZER SHALL BE GRANULAR WITH MINIMUM OF 50% OF TOTAL NITROGEN IN ORGANIC FORM. NO CYNAMID COMPOUNDS OR HYDRATED LIME MIXES SHALL BE ADDED OR FOUND IN FERTILIZER.

23.2.2. HERBICIDE: EPA REGISTERED AND APPROVED FOR PRE-EMERGENCE APPLICATION FOR CRABGRASS AND BROADLEAF WEED CONTROL.

23.2.3. PEAT: SPHAGNUM MOSS OR PEAT MOSS DERIVED FROM FRESHWATER SITE; FS-P166E

23.3. CONTRACTOR TO HAVE SOIL TESTED BY A QUALIFIED SOIL TESTING LABORATORY TO DETERMINE OTHER APPROPRIATE SOIL AMENDMENTS.

23.4. ALL COMPACTED SOIL IN AREAS TO BE PLANTED WITH TURFGRASS MUST BE TILLED TO A DEPTH OF AT LEAST 6".

IRRIGATION NOTES:

*SEE SHEET L104 FOR IRRIGATION PLANS

1. A FULLY AUTOMATED IRRIGATION SYSTEM PROVIDING 100% COVERAGE SHALL BE PROVIDED FOR ALL PLANTING AREAS, UNLESS NOTED OTHERWISE. SYSTEM SHALL BE IN OPERATION PRIOR TO INSTALLATION OF ANY PLANT MATERIAL OTHER THAN CANOPY TREES.
2. ALL PLANTING BEDS/ SHRUB AND GROUNDCOVER AREAS TO BE IRRIGATED WITH EITHER 12" SPRAY POP-UPS AND/OR A LANDSCAPE DRIP-LINE SYSTEM, UNLESS NOTED OTHERWISE.
3. ALL PLANTER POTS AND RAISED PLANTERS TO BE IRRIGATED WITH MICRO SPRAY SPRINKLER HEADS.
4. IRRIGATION SYSTEM IS DESIGN/BUILD. CONTRACTOR TO PROVIDE DRAWINGS AND CUT SHEETS OF ALL COMPONENTS.
5. PROVIDE AS-BUILT DRAWINGS OF IRRIGATION AFTER INSTALLATION.

APPROVED
SPECIAL USE PERMIT NO. PDSUP

DEPARTMENT OF PLANNING & ZONING

DIRECTOR ____ DATE ____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. ____

DIRECTOR ____ DATE ____

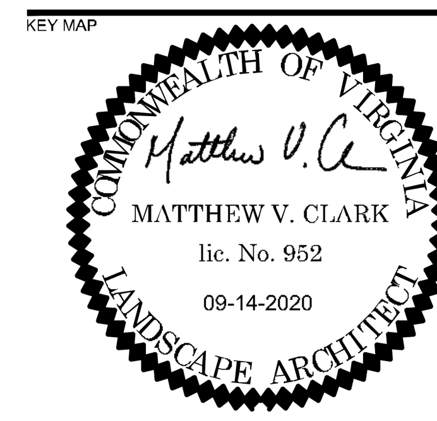
CHAIRMAN, PLANNING COMMISSION ____ DATE ____

DATE RECORDED ____

INSTRUMENT NO. ____ DEED BOOK NO. ____ DATE ____

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP



SEAL

NOT FOR CONSTRUCTION

PROJECT

BRADDOCK WEST

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

LANDDESIGN PROJ.# 2019108

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	PDSUP	08-17-2020
2	PDSUP	09-14-2020

DESIGNED BY: MC/GC
DRAWN BY: MC/JVW
CHECKED BY: MC

SCALE
VERT:
HORZ: 1"=20'
0 10' 20' 40'

NORTH

SHEET TITLE
GENERAL & COA NOTES

SHEET NUMBER
L102

INTENTIONALLY LEFT BLANK

APPROVED

SPECIAL USE PERMIT NO. PDSUP

DEPARTMENT OF PLANNING & ZONING

DIRECTOR — DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR — DATE

CHAIRMAN, PLANNING COMMISSION — DATE

DATE RECORDED _____

INSTRUMENT NO. — DEED BOOK NO. — DATE

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

COMMONWEALTH OF VIRGINIA
MATTHEW V. CLARK
lic. No. 952
09-14-2020
LANDSCAPE ARCHITECT

SEAL

NOT FOR CONSTRUCTION

PROJECT

BRADDOCK WEST

PRELIMINARY
DEVELOPMENT SPECIAL
USE PERMIT

LANDDESIGN PROJ.#
2019108

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	PDSUP	08-17-2020
2	PDSUP	09-14-2020

DESIGNED BY: MC/GC
DRAWN BY: MC/JVW
CHECKED BY: MC

SCALE — NORTH

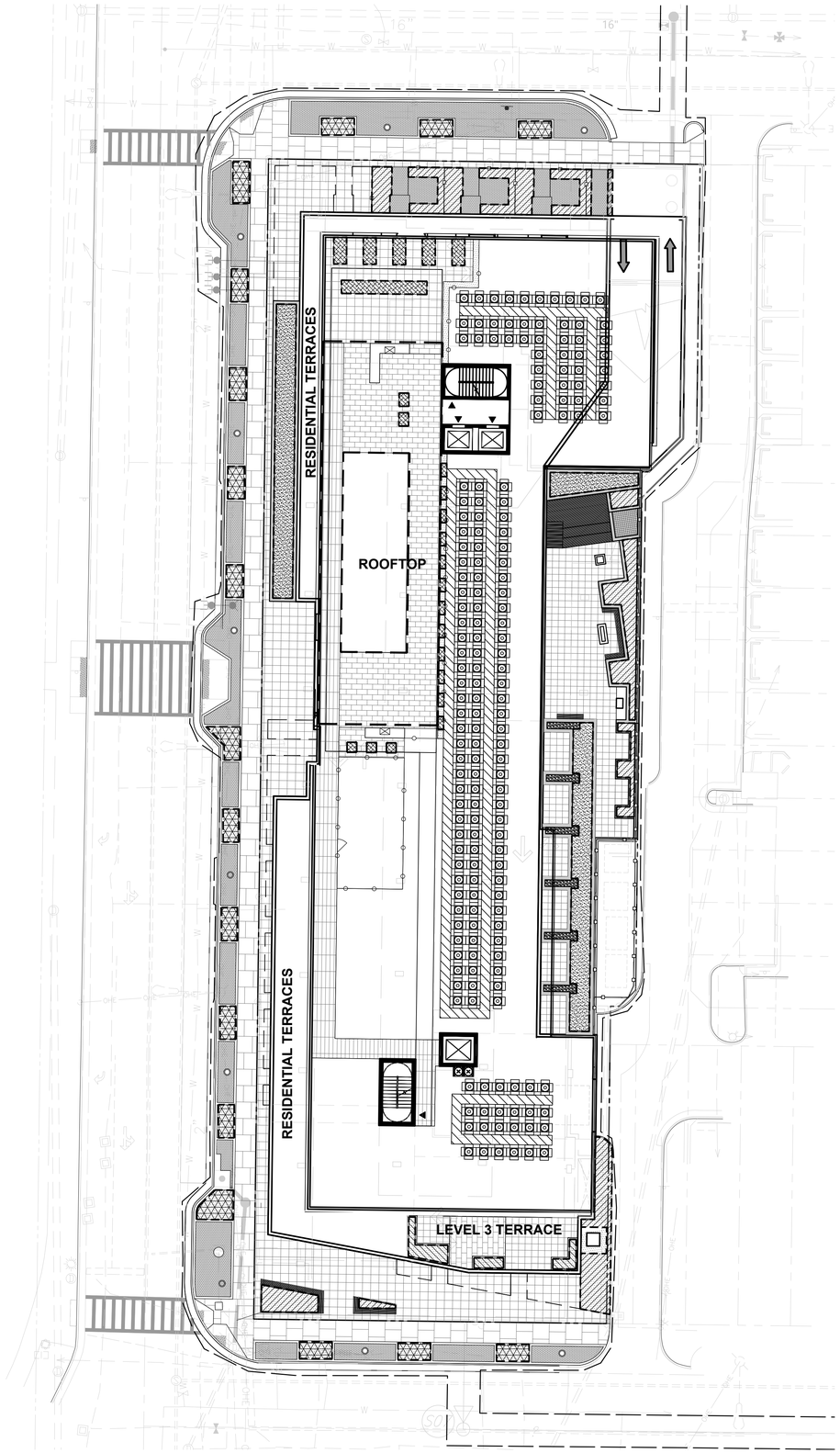
VERT:
HORZ: NTS
(NOT TO SCALE)

SHEET TITLE

BLANK

SHEET NUMBER

L103



STREET TREE PIT - NO IRRIGATION IN ROW

BIOFILTRATION BED - NO IRRIGATION

LANDSCAPE BED - TO BE DRIP IRRIGATED OR HAND-WATERED

LANDSCAPE PLANTERS* (ROOFTOP) - TO BE DRIP IRRIGATED OR HAND WATERED.
*FINAL DESIGN TBD AND WILL CONSIST OF STAND-ALONE PLANTERS AND SMALL RAISED GARDEN PLOTS/PLANTERS

NOTE:
SEE SHEET L102 FOR ADDITIONAL NOTES REGARDING IRRIGATION METHODS

APPROVED
SPECIAL USE PERMIT NO. PDSUP

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. DATE

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

COMMONWEALTH OF VIRGINIA
MATTHEW V. CLARK
lic. No. 952
09-14-2020
LANDSCAPE ARCHITECT

SEAL

NOT FOR CONSTRUCTION

PROJECT

BRADDOCK WEST

PRELIMINARY
DEVELOPMENT SPECIAL
USE PERMIT

LANDDESIGN PROJ.#
2019108

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	PDSUP	08-17-2020
2	PDSUP	09-14-2020

DESIGNED BY: MC/GC
DRAWN BY: MC/JVW
CHECKED BY: MC

SCALE

VERT:
HORZ: 1"=20'

0 10' 20' 40'

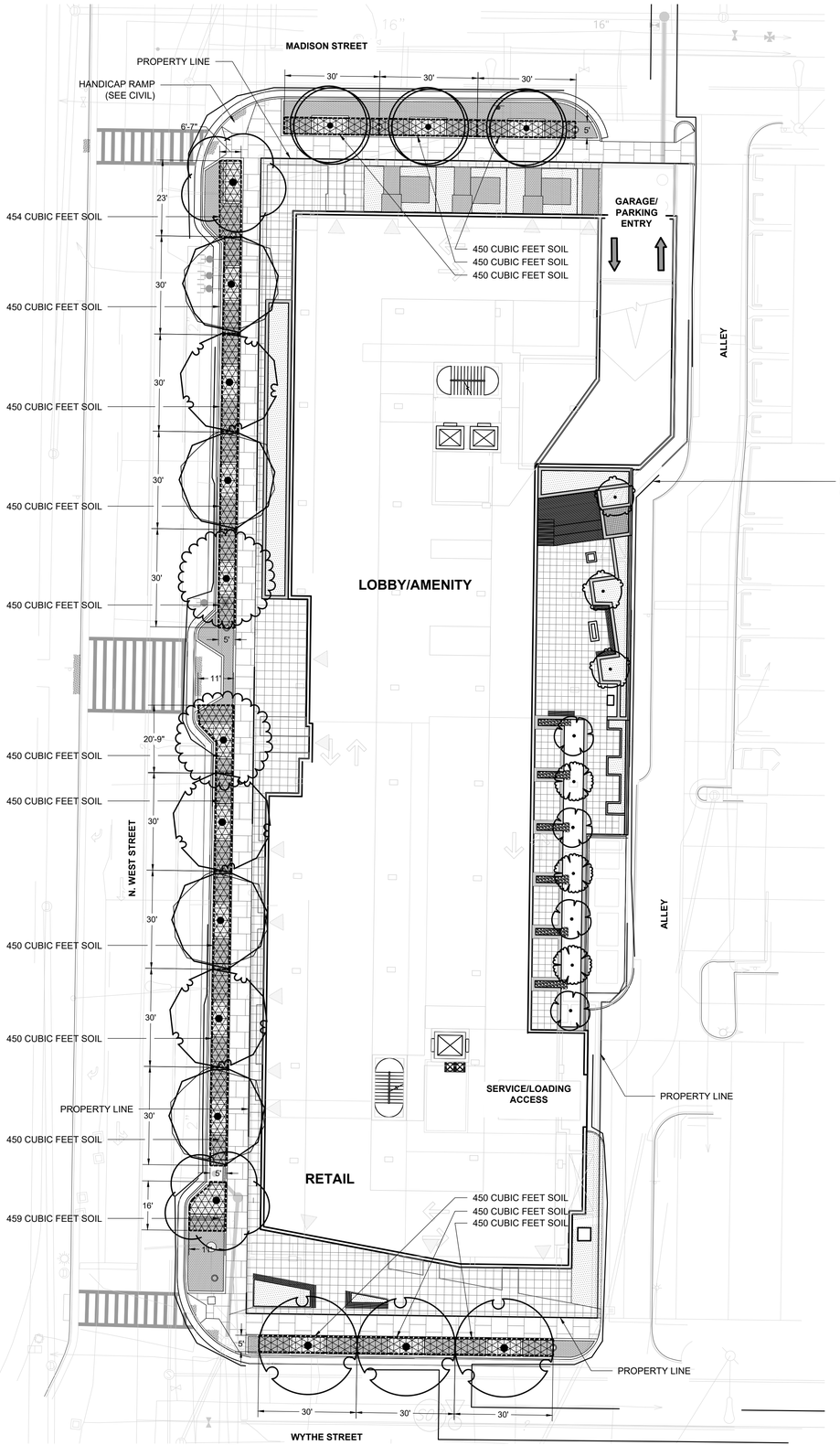
NORTH

SHEET TITLE

IRRIGATION PLAN

SHEET NUMBER

L104



LIMIT OF UNCOMPACTED SOIL VOLUME

NOTE:
SEE SHEET L115 FOR SCHEMATIC TREE WELL SECTIONS

*TREE WELLS CALCULATED AT 3' DEPTH

APPROVED
SPECIAL USE PERMIT NO. PDSUP

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. DATE

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

COMMONWEALTH OF VIRGINIA
MATTHEW V. CLARK
lic. No. 952
09-14-2020
LANDSCAPE ARCHITECT

SEAL

NOT FOR CONSTRUCTION

PROJECT

BRADDOCK WEST

PRELIMINARY
DEVELOPMENT SPECIAL
USE PERMIT

LANDDESIGN PROJ.# 2019108

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	PDSUP	08-17-2020
2	PDSUP	09-14-2020

DESIGNED BY: MC/GC
DRAWN BY: MC/JVW
CHECKED BY: MC

SCALE NORTH

VERT:
HORZ: 1"=20'

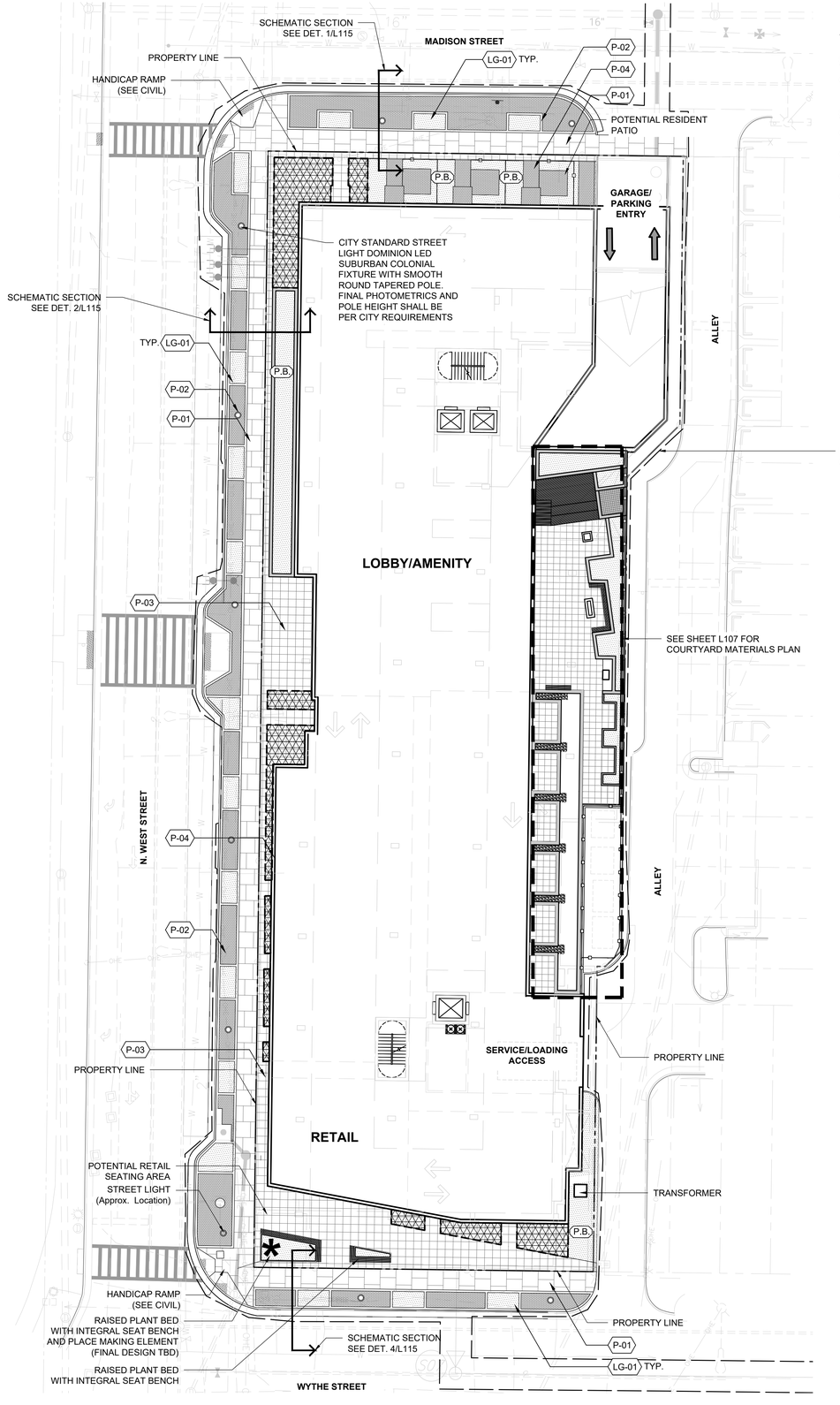
0 10' 20' 40'

SHEET TITLE

STREET TREE SOIL VOLUME

SHEET NUMBER

L105



REFERENCE NOTES SCHEDULE

SYMBOL	LANDSCAPE GROUND DESCRIPTION	DETAIL	REMARKS
LG-01	STREET TREE WELL		5` X 10`
SYMBOL	**PAVING DESCRIPTION**	**DETAIL**	**REMARKS**
P-01	PERMEABLE CONCRETE PAVING		MIN. 5` WIDTH
P-02	BRICK PAVING		5` WIDTH
P-03	SPECIAL PAVING		PAVERS, DECORATIVE OR SCORED CONCRETE
P-04	LEAD WALK		CONCRETE OR SPECIAL PAVING
P-01	CONCRETE		CITY STANDARD
P.B.	PLANT BED		

POTENTIAL FUTURE PLANT BED BASED ON WHETHER UNIT IS FULLY RESIDENTIAL OR LIVE/WORK/COMMERCIAL USE

APPROVED
SPECIAL USE PERMIT NO. PDSUP

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. DATE

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

COMMONWEALTH OF VIRGINIA
Matthew V. Clark
MATTHEW V. CLARK
lic. No. 952
09-14-2020
LANDSCAPE ARCHITECT

SEAL

NOT FOR CONSTRUCTION

PROJECT

BRADDOCK WEST

PRELIMINARY
DEVELOPMENT SPECIAL
USE PERMIT

LANDDESIGN PROJ.#
2019108

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	PDSUP	08-17-2020
2	PDSUP	09-14-2020

DESIGNED BY: MC/GC
DRAWN BY: MC/JVW
CHECKED BY: MC

SCALE NORTH

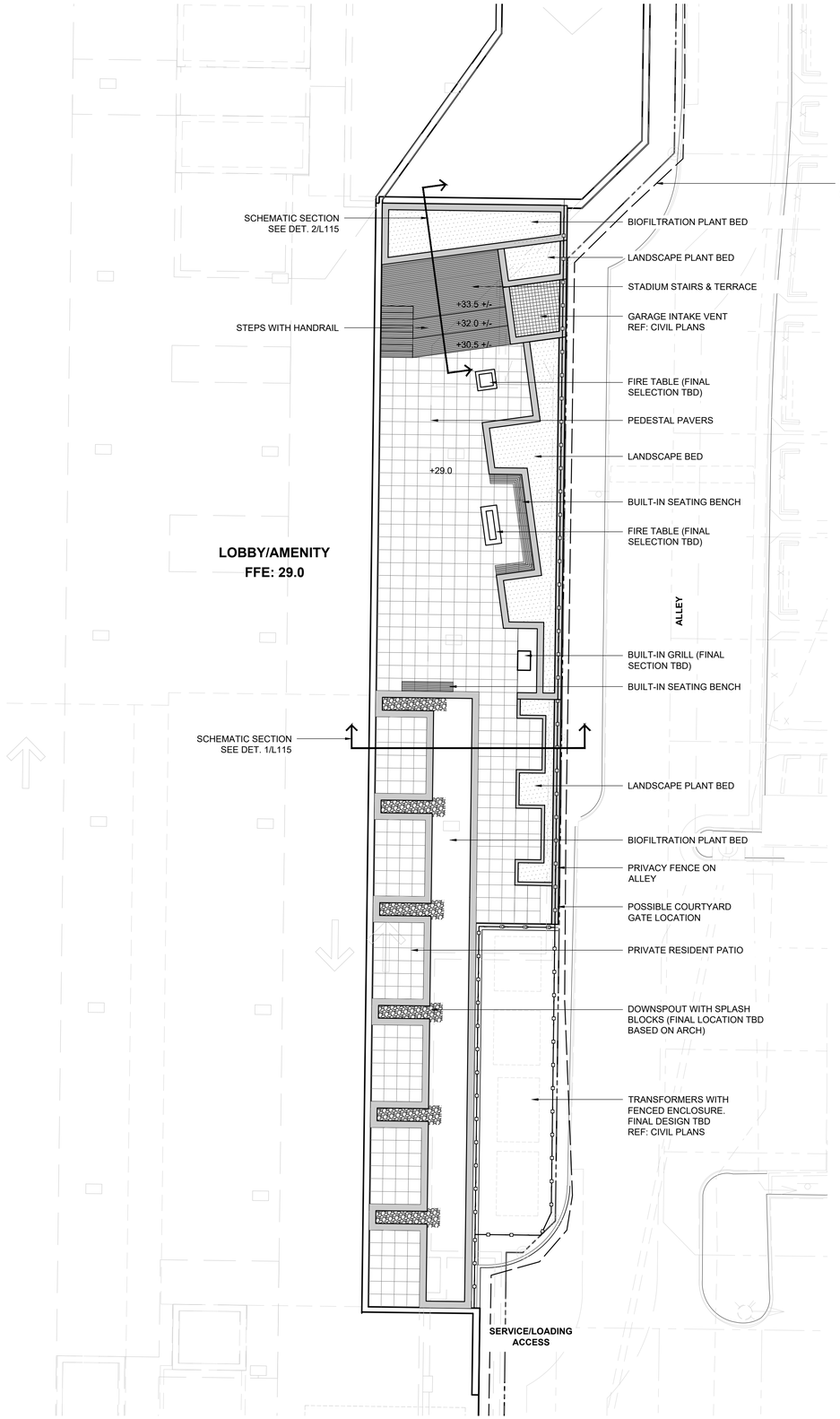
VERT:
HORZ: 1"=20'
0 10' 20' 40'

SHEET TITLE

MATERIALS PLAN - LEVEL 1

SHEET NUMBER

L106



NOTE:
PLACEMENT, SIZE, AND CONFIGURATION OF PRIVATE OPEN SPACE (COURTYARD, TERRACE, ROOFTOP) IS PRELIMINARY AND SUBJECT TO CHANGE BASED ON FINAL ENGINEERING, ARCHITECTURE, AND PROGRAMMING

APPROVED
SPECIAL USE PERMIT NO. PDSUP

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. DATE

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

COMMONWEALTH OF VIRGINIA
MATTHEW V. CLARK
lic. No. 952
09-14-2020
LANDSCAPE ARCHITECT

SEAL

NOT FOR CONSTRUCTION

PROJECT

BRADDOCK WEST

PRELIMINARY
DEVELOPMENT SPECIAL
USE PERMIT

LANDDESIGN PROJ.#
2019108

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	PDSUP	08-17-2020
2	PDSUP	09-14-2020

DESIGNED BY: MC/GC
DRAWN BY: MC/JVW
CHECKED BY: MC

SCALE

NORTH

VERT:
HORZ: 1"=10'

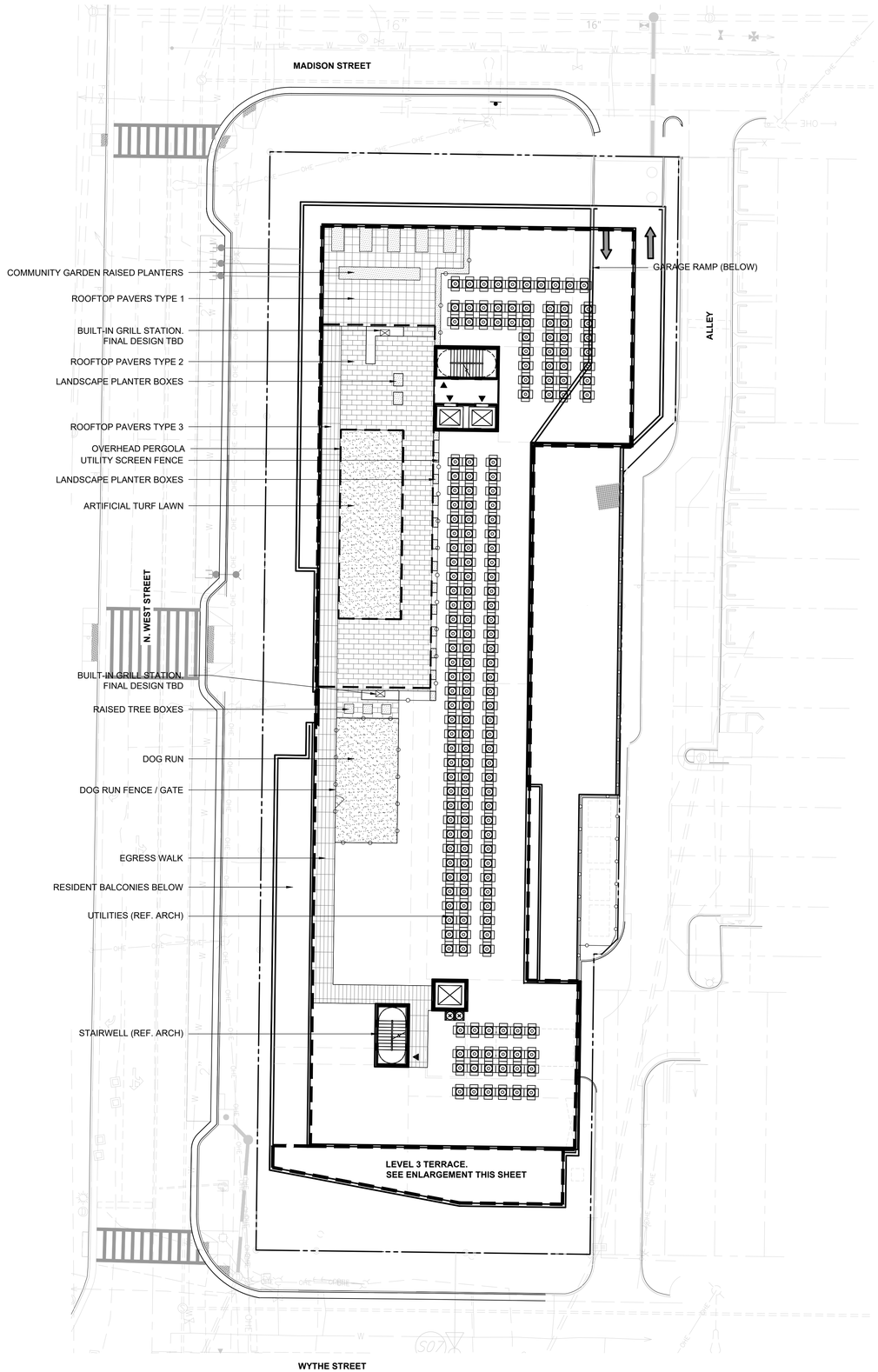
0 5' 10' 20'

SHEET TITLE

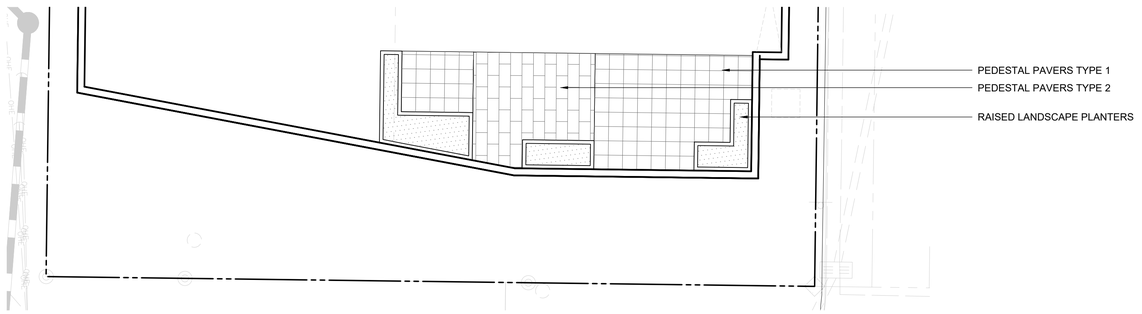
MATERIALS PLAN - COURTYARD

SHEET NUMBER

L107



NOTE:
PLACEMENT, SIZE, AND CONFIGURATION OF PRIVATE OPEN SPACE (COURTYARD, TERRACE, ROOFTOP, TRELLIS) IS PRELIMINARY AND SUBJECT TO CHANGE BASED ON FINAL ENGINEERING, ARCHITECTURE, AND PROGRAMMING



LEVEL 3 TERRACE ENLARGEMENT

1" = 10'

APPROVED
SPECIAL USE PERMIT NO. PDSUP

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. DATE

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

COMMONWEALTH OF VIRGINIA
MATTHEW V. CLARK
lic. No. 952
09-14-2020
LANDSCAPE ARCHITECT

SEAL

NOT FOR CONSTRUCTION

PROJECT

BRADDOCK WEST

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

LANDDESIGN PROJ.#
2019108

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	PDSUP	08-17-2020
2	PDSUP	09-14-2020

DESIGNED BY: MC/GC
DRAWN BY: MC/JVW
CHECKED BY: MC

SCALE NORTH

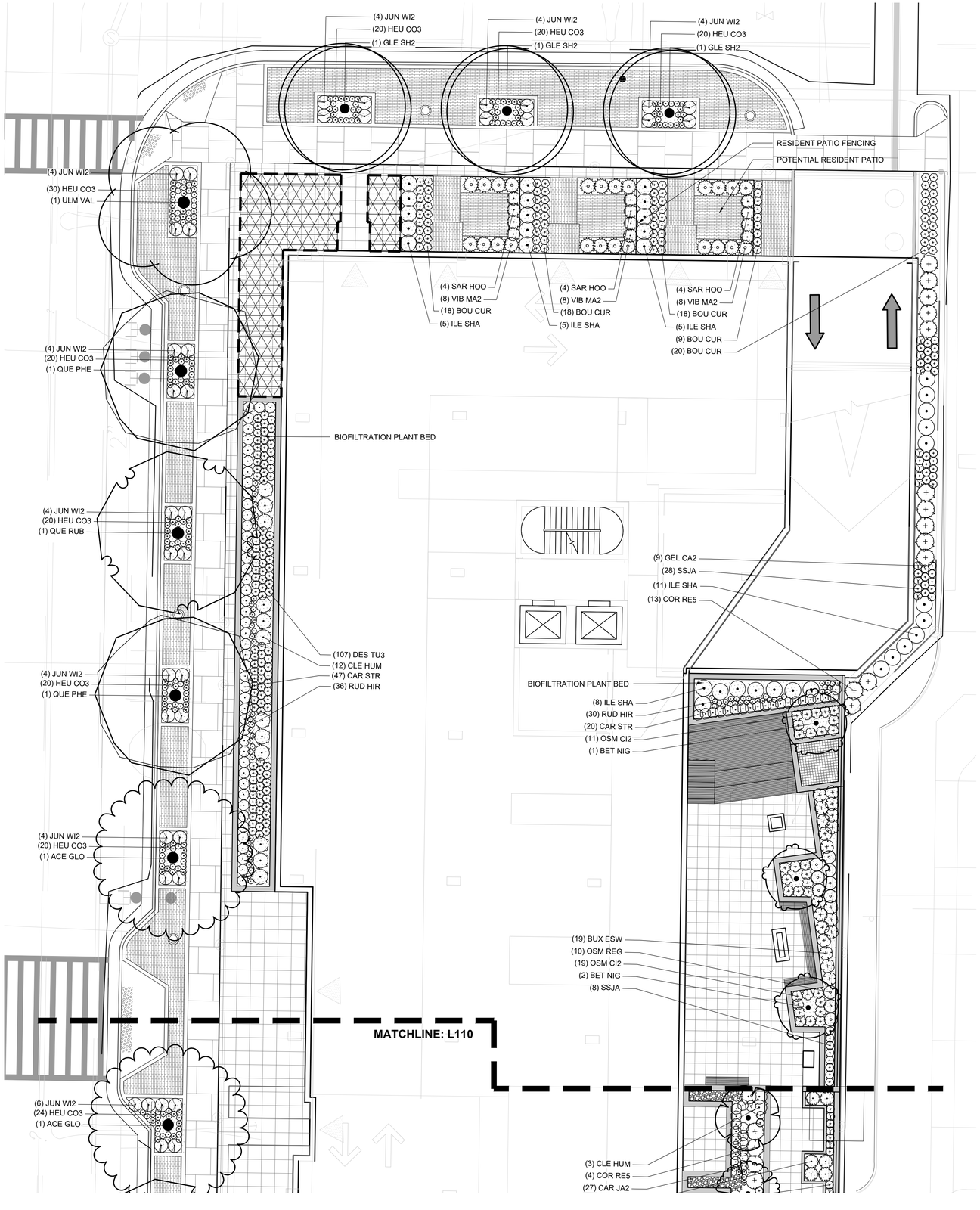
VERT:
HORZ: 1"=20'
0 10' 20' 40'

SHEET TITLE

MATERIALS PLAN - LEVEL 3 & ROOFTOP

SHEET NUMBER

L108



PLANT SCHEDULE GROUND FLOOR

TREES	CODE	QTY	BOTANICAL / COMMON NAME
	ACE GLO	2	ACER RUBRUM / OCTOBER GLORY RED MAPLE *ROW TREE EXCLUDED FROM CCA CALCULATIONS
	BET NIG	3	BETULA NIGRA / RIVER BIRCH MULTI-TRUNK
	CER FOR	3	CERCIS CANADENSIS `FOREST PANSY` / FOREST PANSY REDBUD
	GLE SH2	3	GLEDITSIA TRIACANTHOS INERMIS `SHADEMASTER` / SHADEMASTER LOCUST *ROW TREE EXCLUDED FROM CCA CALCULATIONS
	MAG SWE	4	MAGNOLIA VIRGINIANA / SWEET BAY
	PLA OCC	3	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE *ROW TREE EXCLUDED FROM CCA CALCULATIONS
	QUE PHE	4	QUERCUS PHELLOS / WILLOW OAK *ROW TREE EXCLUDED FROM CCA CALCULATIONS
	QUE RUB	3	QUERCUS RUBRA / RED OAK *ROW TREE EXCLUDED FROM CCA CALCULATIONS
	ULM VAL	2	ULMUS AMERICANA `VALLEY FORGE` / AMERICAN ELM *ROW TREE EXCLUDED FROM CCA CALCULATIONS

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	AND BMN	6	ANDROPOGON TERNARIUS `BLACK MOUNTAIN` / BLACK MOUNTAIN SPLITBEARD BLUESTEM
	BOU CUR	83	BOUTELOUA CURTIPENDULA / SIDE OATS GRAMA
	BUX ESW	19	BUXUS SINICA INSULARIS / KOREAN BOXWOOD
	CAKF	22	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS
	CAR JA2	27	CAREX MORROWII / JAPANESE SEDGE
	CAR STR	158	CAREX STRICTA / TUSSOCK SEDGE
	CAR VUL	19	CAREX VULPINOIDEA / BROWN FOX SEDGE
	CLE HUM	18	CLETHRA ALNIFOLIA `HUMMINGBIRD` / HUMMINGBIRD SUMMERSWEET
	COR RE5	5	CORNUS SERICEA / RED TWIG DOGWOOD
	DES TU3	107	DESCHAMPSIA CAESPITOSA / TUFTED HAIR GRASS
	EUO KIA	25	EUONYMUS KIAUTSCHOVICUS `MANHATTAN` / MANHATTAN EUONYMUS
	GEL CA2	15	GELSEMIUM SEMPERVIRENS `CAROLINA` / YELLOW JESSAMINE
	HEU CO3	359	HEUCHERA AMERICANA / AMERICAN ALUMROOT
	ILE SHA	46	ILEX GLABRA `SHAMROCK` / INKBERRY
	ITE LIT	20	ITEA VIRGINICA `LITTLE HENRY` TM / VIRGINIA SWEETSPIRE
	JUN WI2	82	JUNIPERUS HORIZONTALIS `WILTONII` / BLUE RUG JUNIPER
	OSM CI2	30	OSMUNDA CINNAMOMEA / CINNAMON FERN
	OSM REG	10	OSMUNDA REGALIS / ROYAL FERN
	RUD HIR	94	RUDBECKIA HIRTA / BLACK-EYED SUSAN
	SAR HOO	20	SARCOCOCCA HOOKERIANA HUMILIS / SWEETBOX
	SSJA	49	SCHIZACHYRIUM SCOPARIUM `JAZZ` / JAZZ LITTLE BLUESTEM GRASS
	VIB MA2	24	VIBURNUM ACERIFOLIUM / MAPLELEAF VIBURNUM

NOTE:
FINAL PLANT SPECIES SELECTIONS TO BE AS SHOWN OR OWNER APPROVED ALTERNATE.
TREE SPECIES LISTED AS N/A ARE LOCATED WITHIN PUBLIC ROW.

NOTE:
PLANT SIZE SPECIFICATIONS ARE TO COMPLY WITH CITY MINIMUM STANDARDS.

POTENTIAL FUTURE PLANT BED BASED ON WHETHER UNIT IS FULLY RESIDENTIAL OR LIVE/WORK/COMMERCIAL USE

APPROVED
SPECIAL USE PERMIT NO. PDSUP

DEPARTMENT OF PLANNING & ZONING
DIRECTOR — DATE

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

CHAIRMAN, PLANNING COMMISSION — DATE

DATE RECORDED ____
INSTRUMENT NO. — DEED BOOK NO. — DATE

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

COMMONWEALTH OF VIRGINIA
MATTHEW V. CLARK
lic. No. 952
09-14-2020
LANDSCAPE ARCHITECT
SEAL

NOT FOR CONSTRUCTION

PROJECT

BRADDOCK WEST

PRELIMINARY
DEVELOPMENT SPECIAL
USE PERMIT

LANDDESIGN PROJ.#
2019108

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	PDSUP	08-17-2020
2	PDSUP	09-14-2020

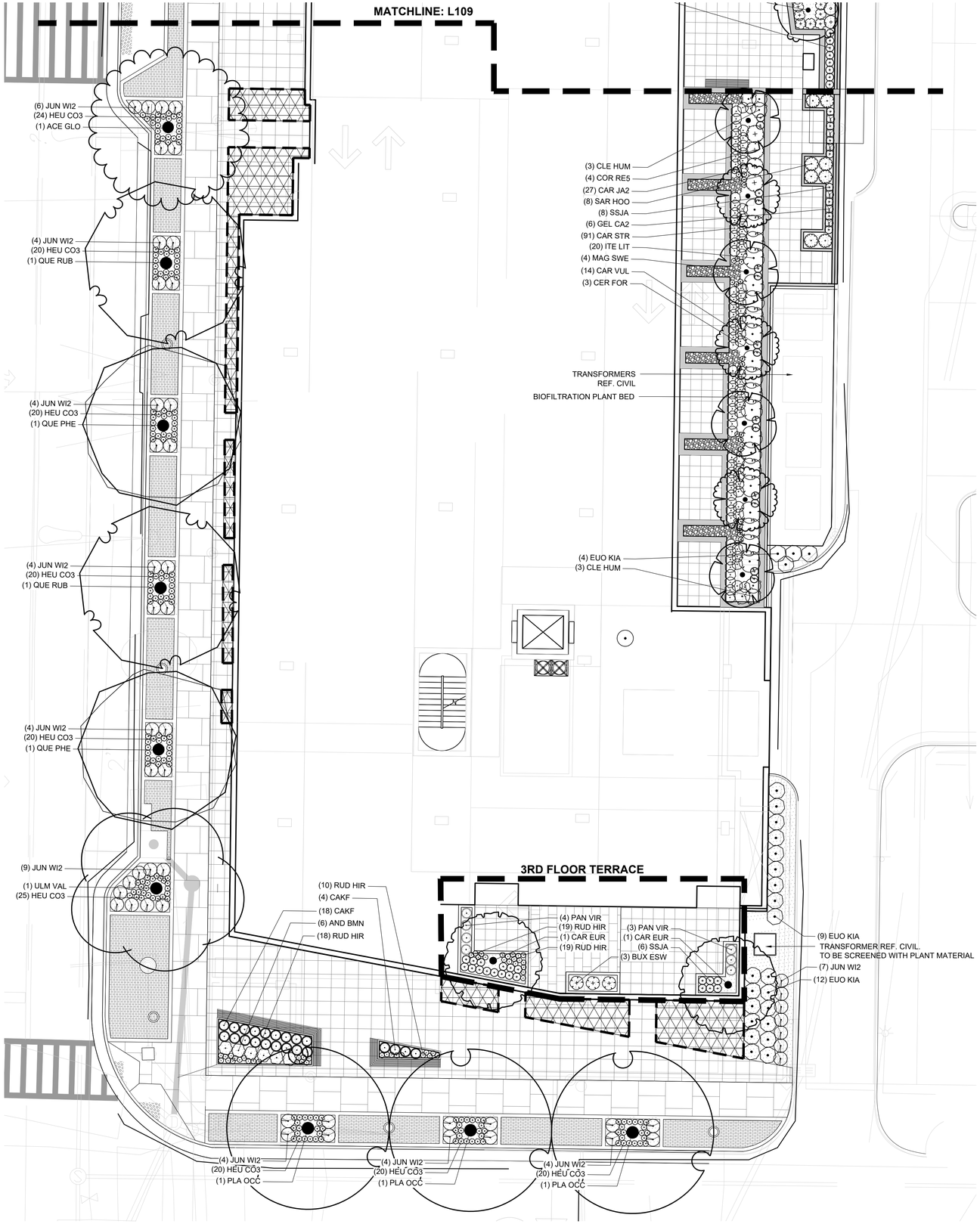
DESIGNED BY: MC/GC
DRAWN BY: MC/JVW
CHECKED BY: MC

SCALE
VERT:
HORZ: 1"=10'
0 5' 10' 20'

NORTH

SHEET TITLE
PLANTING PLAN - LEVEL 1
NORTH

SHEET NUMBER
L109



PLANT SCHEDULE GROUND FLOOR

TREES	CODE	QTY	BOTANICAL / COMMON NAME
	ACE GLO	2	ACER RUBRUM / OCTOBER GLORY RED MAPLE *ROW TREE EXCLUDED FROM CCA CALCULATIONS
	BET NIG	3	BETULA NIGRA / RIVER BIRCH MULTI-TRUNK
	CER FOR	3	CERCIS CANADENSIS `FOREST PANSY` / FOREST PANSY REDBUD
	GLE SH2	3	GLEDITSIA TRIACANTHOS INERMIS `SHADEMASTER` / SHADEMASTER LOCUST *ROW TREE EXCLUDED FROM CCA CALCULATIONS
	MAG SWE	4	MAGNOLIA VIRGINIANA / SWEET BAY
	PLA OCC	3	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE *ROW TREE EXCLUDED FROM CCA CALCULATIONS
	QUE PHE	4	QUERCUS PHELLOS / WILLOW OAK *ROW TREE EXCLUDED FROM CCA CALCULATIONS
	QUE RUB	3	QUERCUS RUBRA / RED OAK *ROW TREE EXCLUDED FROM CCA CALCULATIONS
	ULM VAL	2	ULMUS AMERICANA `VALLEY FORGE` / AMERICAN ELM *ROW TREE EXCLUDED FROM CCA CALCULATIONS

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	AND BMN	6	ANDROPOGON TERNARIUS `BLACK MOUNTAIN` / BLACK MOUNTAIN SPLITBEARD BLUESTEM
	BOU CUR	83	BOUTELOUA CURTIPENDULA / SIDE OATS GRAMA
	BUX ESW	19	BUXUS SINICA INSULARIS / KOREAN BOXWOOD
	CAKF	22	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS
	CAR JA2	27	CAREX MORROWII / JAPANESE SEDGE
	CAR STR	158	CAREX STRICTA / TUSSOCK SEDGE
	CAR VUL	19	CAREX VULPINOIDEA / BROWN FOX SEDGE
	CLE HUM	18	CLETHRA ALNIFOLIA `HUMMINGBIRD` / HUMMINGBIRD SUMMERSWEET
	COR RE5	5	CORNUS SERICEA / RED TWIG DOGWOOD
	DES TU3	107	DESCHAMPSIA CAESPITOSA / TUFTED HAIR GRASS
	EUO KIA	25	EUONYMUS KIAUTSCHOVICUS `MANHATTAN` / MANHATTAN EUONYMUS
	GEL CA2	15	GELSEMIUM SEMPERVIRENS `CAROLINA` / YELLOW JESSAMINE
	HEU CO3	359	HEUCHERA AMERICANA / AMERICAN ALUMROOT
	ILE SHA	46	ILEX GLABRA `SHAMROCK` / INKBERRY
	ITE LIT	20	ITEA VIRGINICA `LITTLE HENRY` TM / VIRGINIA SWEETSPIRE
	JUN WI2	82	JUNIPERUS HORIZONTALIS `WILTONII` / BLUE RUG JUNIPER
	OSM CI2	30	OSMUNDA CINNAMOMEA / CINNAMON FERN
	OSM REG	10	OSMUNDA REGALIS / ROYAL FERN
	RUD HIR	94	RUDBECKIA HIRTA / BLACK-EYED SUSAN
	SAR HOO	20	SARCOCOCCA HOOKERIANA HUMILIS / SWEETBOX
	SSJA	49	SCHIZACHYRIUM SCOPARIUM `JAZZ` / JAZZ LITTLE BLUESTEM GRASS
	VIB MA2	24	VIBURNUM ACERIFOLIUM / MAPLELEAF VIBURNUM

PLANT SCHEDULE 3RD FLOOR TERRACE

TREES	CODE	QTY	BOTANICAL / COMMON NAME
	CAR EUR	2	CARPINUS BETULUS / EUROPEAN HORNBEAM *EXCLUDED FROM CCA CALCULATIONS

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	BUX ESW	3	BUXUS SINICA INSULARIS / KOREAN BOXWOOD
	PAN VIR	7	PANICUM VIRGATUM / SWITCH GRASS
	RUD HIR	19	RUDBECKIA HIRTA / BLACK-EYED SUSAN
	SSJA	20	SCHIZACHYRIUM SCOPARIUM `JAZZ` / JAZZ LITTLE BLUESTEM GRASS

NOTE:
FINAL PLANT SPECIES SELECTIONS TO BE AS SHOWN OR OWNER APPROVED ALTERNATE.
TREE SPECIES LISTED AS N/A ARE LOCATED WITHIN PUBLIC ROW.

NOTE:
PLANT SIZE SPECIFICATIONS ARE TO COMPLY WITH CITY MINIMUM STANDARDS.

POTENTIAL FUTURE PLANT BED BASED ON WHETHER UNIT IS FULLY RESIDENTIAL OR LIVE/WORK/COMMERCIAL USE

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

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

COMMONWEALTH OF VIRGINIA
MATTHEW V. CLARK
lic. No. 952
09-14-2020
LANDSCAPE ARCHITECT
SEAL

NOT FOR CONSTRUCTION

PROJECT

BRADDOCK WEST

PRELIMINARY
DEVELOPMENT SPECIAL
USE PERMIT

LANDDESIGN PROJ.#
2019108

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	PDSUP	08-17-2020
2	PDSUP	09-14-2020

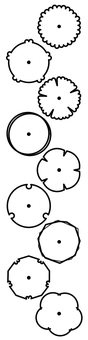
DESIGNED BY: MC/GC
DRAWN BY: MC/JVW
CHECKED BY: MC

SCALE
VERT:
HORZ: 1"=10'
0 5' 10' 20'
NORTH

SHEET TITLE
PLANTING PLAN - LEVEL 1
SOUTH & LEVEL 3 TERRACE

SHEET NUMBER
L110

PLANT SCHEDULE GROUND FLOOR



TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HT.	REMARKS
	ACE GLO	2	ACER RUBRUM / OCTOBER GLORY RED MAPLE *ROW TREE EXCLUDED FROM CCA CALCULATIONS	B & B	2"-2.5" CAL	12` - 14`	B&B;SYMMETRICAL, SINGLE LEADER (ROW TREE) (LOCAL/REGIONAL/EASTERN US NATIVE)
	BET NIG	3	BETULA NIGRA / RIVER BIRCH MULTI-TRUNK	B & B	2"-2.5" CAL	12` - 14`	MULIT-TRUNK, FULL, MATCHED (LOCAL/REGIONAL/EASTERN US NATIVE)
	CER FOR	3	CERCIS CANADENSIS `FOREST PANSY` / FOREST PANSY REDBUD	B & B	1.5"-2" CAL	6` - 8`	B&B;MATCHED, SINGLE LEADER (LOCAL/REGIONAL/EASTERN US NATIVE)
	GLE SH2	3	GLEDITSIA TRIACANTHOS INERMIS `SHADEMASTER` / SHADEMASTER LOCUST *ROW TREE EXCLUDED FROM CCA CALCULATIONS	B & B	2"-2.5" CAL	12` - 14`	B&B;SYMMETRICAL, SINGLE LEADER (ROW TREE) (LOCAL/REGIONAL/EASTERN US NATIVE)
	MAG SWE	4	MAGNOLIA VIRGINIANA / SWEET BAY	B & B	1.5"-2" CAL	6` - 8`	B&B; MULITSTEM (LOCAL/REGIONAL/EASTERN US NATIVE)
	PLA OCC	3	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE *ROW TREE EXCLUDED FROM CCA CALCULATIONS	B & B	2"-2.5" CAL	12`-14`	B&B;SYMMETRICAL, SINGLE LEADER (ROW TREE) (LOCAL/REGIONAL/EASTERN US NATIVE)
	QUE PHE	4	QUERCUS PHELLOS / WILLOW OAK *ROW TREE EXCLUDED FROM CCA CALCULATIONS	B & B	2"-2.5" CAL	12` - 14`	B&B;SYMMETRICAL,SINGLE LEADER (ROW TREE) (LOCAL/REGIONAL/EASTERN US NATIVE)
	QUE RUB	3	QUERCUS RUBRA / RED OAK *ROW TREE EXCLUDED FROM CCA CALCULATIONS	B & B	2"-2.5" CAL	12`-14`	B&B;SYMMETRICAL,SINGLE LEADER (ROW TREE) (LOCAL/REGIONAL/EASTERN US NATIVE)
	ULM VAL	2	ULMUS AMERICANA `VALLEY FORGE` / AMERICAN ELM *ROW TREE EXCLUDED FROM CCA CALCULATIONS	B & B	2"-2.5" CAL	12` - 14`	B&B;SYMMETRICAL,SINGLE LEADER (ROW TREE) (REGIONAL/EASTERN US NATIVE)

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD	REMARKS
	AND BMN	6	ANDROPOGON TERNARIUS `BLACK MOUNTAIN` / BLACK MOUNTAIN SPLITBEARD BLUESTEM	1 QUART			2.5 FT. O.C. (LOCAL/REGIONAL/EASTERN US NATIVE)
	BOU CUR	83	BOUTELOUA CURTIPENDULA / SIDE OATS GRAMA	1 QUART			1.5 FT. O.C. (REGIONAL/EASTERN US NATIVE)
	BUX ESW	19	BUXUS SINICA INSULARIS / KOREAN BOXWOOD	B & B OR CONTAINER	18" - 24"		2.5 FT. O.C.
	CAKF	22	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS	1 QUART			2 FT. O.C.
	CAR JA2	27	CAREX MORROWII / JAPANESE SEDGE	1 QUART			1 FT. O.C.
	CAR STR	158	CAREX STRICTA / TUSSOCK SEDGE	1 QUART			1.5 FT. O.C. (LOCAL/REGIONAL/EASTERN US NATIVE)
	CAR VUL	19	CAREX VULPINOIDEA / BROWN FOX SEDGE	1 QUART			1.5 FT. O.C. (LOCAL/REGIONAL/EASTERN US NATIVE)
	CLE HUM	18	CLETHRA ALNIFOLIA `HUMMINGBIRD` / HUMMINGBIRD SUMMERSWEET	B & B OR CONTAINER	18" - 24"		3.5 FT. O.C.(REGIONAL/EASTERN US NATIVE)
	COR RE5	5	CORNUS SERICEA / RED TWIG DOGWOOD	B & B OR CONTAINER	18" - 24"		3 FT. O.C. (REGIONAL/EASTERN US NATIVE)
	DES TU3	107	DESCHAMPSIA CAESPITOSA / TUFTED HAIR GRASS	1 QUART			1.5 FT. O.C.
	EUO KIA	25	EUONYMUS KIAUTSCHOVICUS `MANHATTAN` / MANHATTAN EUONYMUS	5 GAL	3-4`		
	GEL CA2	15	GELSEMIUM SEMPERVIRENS `CAROLINA` / YELLOW JESSAMINE	1 QUART			ALTERNATE WITH LITTLE BLUE STEM ALONG FENCE(REGIONAL/EASTERN US NATIVE)
	HEU CO3	359	HEUCHERA AMERICANA / AMERICAN ALUMROOT	1 QUART			2 FT. O.C. (REGIONAL/EASTERN US NATIVE)
	ILE SHA	46	ILEX GLABRA `SHAMROCK` / INKBERRY	B & B OR CONTAINER	18" - 24"		3 FT. O.C. (REGIONAL/EASTERN US NATIVE)
	ITE LIT	20	ITEA VIRGINICA `LITTLE HENRY` TM / VIRGINIA SWEETSPIRE	5 GAL	2` - 3`		NATIVE GAR: A.3, B.2
	JUN WI2	82	JUNIPERUS HORIZONTALIS `WILTONII` / BLUE RUG JUNIPER	1 GAL			2.5 FT. O.C.(EASTERN US NATIVE)
	OSM CI2	30	OSMUNDA CINNAMOMEA / CINNAMON FERN	1 QUART			2 FT. O.C. (LOCAL/REGIONAL/EASTERN US NATIVE)
	OSM REG	10	OSMUNDA REGALIS / ROYAL FERN	1 QUART			2.5 FT. O.C. (LOCAL/REGIONAL/EASTERN US NATIVE)
	RUD HIR	94	RUDBECKIA HIRTA / BLACK-EYED SUSAN	1 QUART			1 FT. O.C. (LOCAL/REGIONAL/EASTERN US NATIVE)
	SAR HOO	20	SARCOCOCCA HOOKERIANA HUMILIS / SWEETBOX	1 GAL	18" - 24"		2.5 FT. O.C.
	SSJA	49	SCHIZACHYRIUM SCOPARIUM `JAZZ` / JAZZ LITTLE BLUESTEM GRASS	1 GAL	12" - 18"	--	1 FT. O.C. ALTERNATE WITH YELLOW JESSAMINE ALONG FENCE (LOCAL/REGIONAL/EASTERN US NATIVE)
	VIB MA2	24	VIBURNUM ACERIFOLIUM / MAPLELEAF VIBURNUM	B & B OR CONTAINER	18" - 24"		3 FT. O.C. (LOCAL/REGIONAL/EASTERN US NATIVE)

PLANT SCHEDULE 3RD FLOOR TERRACE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HT.	REMARKS
	CAR EUR	2	CARPINUS BETULUS / EUROPEAN HORNBEAM *EXCLUDED FROM CCA CALCULATIONS	B & B	1 1/2"-2"	6` - 8`	B&B;SYMMETRICAL, SINGLE LEADER (ROW TREE)

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD	REMARKS
	BUX ESW	3	BUXUS SINICA INSULARIS / KOREAN BOXWOOD	B & B OR CONTAINER	18" - 24"		2.5 FT. O.C.
	PAN VIR	7	PANICUM VIRGATUM / SWITCH GRASS	1 QUART			2 FT. O.C. (LOCAL/REGIONAL/EASTERN US NATIVE)
	RUD HIR	19	RUDBECKIA HIRTA / BLACK-EYED SUSAN	1 QUART			1 FT. O.C. (LOCAL/REGIONAL/EASTERN US NATIVE)
	SSJA	20	SCHIZACHYRIUM SCOPARIUM `JAZZ` / JAZZ LITTLE BLUESTEM GRASS	1 GAL	12" - 18"	--	1 FT. O.C. ALTERNATE WITH YELLOW JESSAMINE ALONG FENCE (LOCAL/REGIONAL/EASTERN US NATIVE)

NOTE:
FINAL PLANT SPECIES SELECTIONS TO BE AS SHOWN OR OWNER APPROVED ALTERNATE.
TREE SPECIES LISTED AS N/A ARE LOCATED WITHIN PUBLIC ROW.

NOTE:
PLANT SIZE SPECIFICATIONS ARE TO COMPLY WITH CITY MINIMUM STANDARDS.

APPROVED
SPECIAL USE PERMIT NO. PDSUP

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. DATE

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

COMMONWEALTH OF VIRGINIA
MATTHEW V. CLARK
lic. No. 952
09-14-2020
LANDSCAPE ARCHITECT

SEAL

NOT FOR CONSTRUCTION

PROJECT

BRADDOCK WEST

PRELIMINARY
DEVELOPMENT SPECIAL
USE PERMIT

LANDDESIGN PROJ.#
2019108

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	PDSUP	08-17-2020
2	PDSUP	09-14-2020

DESIGNED BY: MC/GC
DRAWN BY: MC/JVW
CHECKED BY: MC

SCALE NORTH

VERT:
HORZ: NTS
(NOT TO SCALE)

SHEET TITLE

PLANTING SCHEDULE

SHEET NUMBER

L111

INTENTIONALLY LEFT BLANK

APPROVED

SPECIAL USE PERMIT NO. PDSUP

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. DATE

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

COMMONWEALTH OF VIRGINIA
MATTHEW V. CLARK
lic. No. 952
09-14-2020
LANDSCAPE ARCHITECT

SEAL

NOT FOR CONSTRUCTION

PROJECT

BRADDOCK WEST

PRELIMINARY
DEVELOPMENT SPECIAL
USE PERMIT

LANDDESIGN PROJ.#
2019108

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	PDSUP	08-17-2020
2	PDSUP	09-14-2020

DESIGNED BY: MC/GC
DRAWN BY: MC/JVW
CHECKED BY: MC

SCALE NORTH

VERT:
HORZ: NTS
(NOT TO SCALE)

SHEET TITLE

BLANK

SHEET NUMBER

L112

PLANT SCHEDULE September 11, 2020

PLANT TYPE	PLAN INFORMATION		BOTANIC/COMMON NAME				SIZE	NOTES	CROWN COVER ALLOWANCE (CCA)		NATIVE PLANTS PROVIDED			Notes/Comments
URBAN TREES	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	CALIPER/HEIGHT		CCA PER TREE (SF)	TOTAL CROWN COVER (SF)	LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL	
	ACE GLO	2	Acer	rubrum	October Glory	Red Maple	2"-2.5" cal. / 12-14 ft.ht.	B&B; symmetrical, single leader (ROW tree)	1,250	N/A	2	2	2	*Do Not Include for CCA purposes*
	BET NIG	3	Betula	nigra	Heritage	Heritage River Birch	2"-2.5"cal. / 12-14 ft. ht.	Multi-trunk	750	2,250	3	3	3	
	CER FOR	3	Cercis	canadensis	Forest Pansy	Redbud	1.5"-2" cal./6-8 ft. ht.	B&B; symmetrical, single leader	500	1,500	3	3	3	
	CAR EUR	2	Carpinus	betulus		European Hornbeam	1.5"-2" cal. / 6-8 ft. ht.	Multi-trunk	250	N/A	0	0	0	*Do Not Include for CCA purposes*
	GLE SH2	3	Gleditsia	triacanthos	Inermis	Shade Master Honeylocust	2"-2.5" cal./12-14 ft. ht.	B&B; symmetrical, single leader (ROW tree)	750	N/A	3	3	3	*Do Not Include for CCA purposes*
	MAG SWE	4	Magnolia	virginiana		Sweetbay Magnolia	1.5"-2" cal./6-8 ft. ht.	B&B, multistem, branching	250	1,000	4	4	4	
	PLA OCC	3	Platanus	occidentalis		American Sycamore	2"-2.5" cal./12-14 ft. ht.	B&B; symmetrical, single leader (ROW tree)	1,250	N/A	3	3	3	*Do Not Include for CCA purposes*
	QUE PHE	4	Quercus	phellos		Willow Oak	2"-2.5" cal./12-14 ft. ht.	B&B; symmetrical, single leader (ROW tree)	1,250	N/A	4	4	4	*Do Not Include for CCA purposes*
	QUE RUB	3	Quercus	rubra		Red Oak	2"-2.5" cal./12-14 ft. ht.	B&B; symmetrical, single leader (ROW tree)	1,250	N/A	3	3	3	*Do Not Include for CCA purposes*
	ULM VAL	2	Ulmus	americana	Valley Forge	Amercian Elm	2"-2.5" cal./12-14 ft. ht.	B&B; symmetrical, single leader (ROW tree)	1,250	N/A	2	2	2	*Do Not Include for CCA purposes*
	TOTALS	**29**							**URBAN TREE CCA:**	**4,750**	**27**	**27**	**27**	
											93.1%	**93.1%**	**93.1%**	
STANDARD TREES	PLAN KEY	QUANTITY	GENUS	SPECIES		COMMON NAME	CALIPER/HEIGHT		CCA PER TREE (SF)	TOTAL CROWN COVER (SF)	LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL	
	TOTALS	**0**							**STANDARD TREE CCA:**	**0**	**0**	**0**	**0**	
											0.0%	**0.0%**	**0.0%**	
EVERGREEN SHRUBS	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	HEIGHT | SPREAD		CCA PER SHRUB (SF)	TOTAL CROWN COVER (SF)	LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL	
	BUX ESW	22	Buxus	sinica		Korean Boxwood	18"-24" | 3'	spacing 2.5 ft. o.c	10	220	0	0	0	
	EUO KIA	25	Euonymus	kiautschovicus	Manhattan	Manhattan Euonymus	18"-24" | 3'	spacing 3 ft. o.c.	10	250	0	0	0	
	ILE SHA	35	Ilex	glabra	Shamrock	Shamrock Inkberry	18"-24" | 3'	spacing 3 ft. o.c.	10	350	35	35	35	
	SAR HOO	20	Sarcococca	hookeriana		Sweetbox	18"-24" | 3'	spacing 2.5 ft. o.c.	10	200	0	0	0	
	TOTALS	**102**							**EVERGREEN SHRUB CCA:**	**1,020**	35	35	35	
											34.3%	**34.3%**	**34.3%**	
DECIDUOUS SHRUBS	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	HEIGHT		CCA PER SHRUB (SF)	TOTAL CROWN COVER (SF)	LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL	
	COR RES	17	Cornus	sericea		Red Twig Dogwood	18"-24" | 6'	spacing 3 ft. o.c.	25	425	17	17	17	
	CLE HUM	18	Clethra	alnifolia	Hummingbird	Sweet Pepperbush	18"-24" | 3'	spacing 3.5 ft. o.c.	10	180	18	18	18	
	ITE LIT	20	Itea	virginica	Little Henry	Little Henry Virginia Sweetspire	18"-24" | 3'	spacing 3 ft. o.c.	10	200	20	20	20	
	VIB MA2	24	Viburnum	acerifolium		Mapleleaf Viburnum	18"-24" | 3'	spacing 3 ft. o.c.	10	240	24	24	24	
	TOTALS	**79**							**DECIDUOUS SHRUB CCA:**	**1,045**	79	79	79	
											100.0%	**100.0%**	**100.0%**	
									TOTAL PROPOSED CCA (SF):	**6,815**				
GROUNDCOVERS	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	SIZE/CONT.		N/A		LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL	
	JUN WI2	82	Juniperus	horizontalis	Wiltonii	Creeping Juniper	2 Gallon	spacing 2.5 ft. o.c.			80	80	80	
	TOTALS	**82**									80	80	80	
											97.6%	**97.6%**	**97.6%**	
PERENNIALS, FERNS, ORNAMENTAL GRASSES	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	SIZE/CONT.		N/A		LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL	
	AND BMN	6	Andropogon	ternarius		Splitbeard Bluestem	1 Qt.	spacing 2.5 ft. o.c.			6	6	6	
	BOU CUR	83	Bouteloua	curtipendula		Sideoats Grama	1 Qt.	spacing 1.5 ft. o.c.			83	83	83	
	CAKF	22	Calamagrostis	acutiflora	Karl Foerster	Feather Reed Grass	1 Qt.	spacing 2 ft. o.c.			0	0	0	
	CAR JA2	27	Carex	morrowii		Japanese Sedge	1 Qt.	spacing 1 ft. o.c.			0	0	0	
	CAR STR	158	Carex	stricta		Tussock Sedge	1 Qt.	spacing 1.5 ft. o.c.			158	158	158	
	CAR VUL	19	Carex	vulpinoidea		Fox Sedge	1 Qt.	spacing 1.5 ft. o.c.			19	19	19	
	DES TU3	107	Deschampsia	caespitosa	Northern Lights	Tufted Hair Grass	1 Qt.	spacing 1.5 ft. o.c.			0	0	0	
	HEU CO3	359	Huechera	americana		American Alumroot	1 Qt.	spacing 2 ft. o.c.			359	359	359	
	OSM CI2	30	Osmunda	cinnamomea		Cinnamon Fern	1 Qt.	spacing 2 ft. o.c.			30	30	30	
	OSM REG	10	Osmunda	regalis		Royal Fern	1 Qt.	spacing 2.5 ft. o.c.			0	0	0	
	PAN VIR	7	Panicum	virgatum		Switch Grass	1 Qt.	spacing 2 ft. o.c.			7	7	7	
	RUD HIR	113	Rudbeckia	hirta		Black-eyed Susan	1 Qt.	spacing 1 ft. o.c.			113	113	113	
	SSJA	64	Schizachyrium	scoparium		Little Blue Stem	1 Qt.	1 ft. o.c -Alt. w/ Yellow Jessamine along fence & wall			64	64	64	
	TOTALS	**1005**									839	839	839	
											83.5%	**83.5%**	**83.5%**	
VINES	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	SIZE/CONT.		N/A		LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL	
	GEL CA2	15	Gelsemium	sempervirens	Carolina	Yellow Jessamine	1 Qt.	Alternate with Little Blue Stem along fence & wall			15	15	15	
	TOTALS	**15**									15	15	15	
											100.0%	**100.0%**	**100.0%**	

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% OF PROJECTED 20 YR. CANOPY? (Y/N)
ACE GLO	2	STREET TREE	1250 SF	1,200 SF	Y
BET NIG	3	COURTYARD	750 SF	750 SF	Y
CAR EUR	2	TERRACE	250 SF	250 SF	Y
CER FOR	3	COURTYARD	500 SF	500 SF	Y
GLE SH2	3	STREET TREE	750 SF	700 SF	Y
MAG SWE	4	COURTYARD	250 SF	250 SF	Y
PLA OCC	3	STREET TREE	1,250 SF	1,200 SF	Y
QUE-PHE	4	STREET TREE	1,250 SF	1,200 SF	Y
QUE RUB	3	STREET TREE	1,250 SF	1,200 SF	Y
ULM VAL	2	STREET TREE	1,250 SF	1,200 SF	Y
TOTAL URBAN TREES					
29					

CROWN COVER TABULATIONS	
TOTAL SITE AREA (SF)	41,398
25% CROWN COVER REQUIRED (SF)	10,350
EXISTING CROWN COVER (SF)	15394
REMOVED CROWN COVER (SF)	15394
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	4,750
Crown Cover from Proposed Shrubs	2,065
TOTAL CROWN COVER PROVIDED (%)	16.5%
TOTAL CROWN COVER PROVIDED (SF)	6,815

NOTE:
1. PLANT SIZES ARE MINIMUMS AS REQUIRED BY CITY OF ALEXANDRIA LANDSCAPE GUIDELINES
2. PLANT SPECIES SUBJECT TO CHANGE BASED ON OWNER PREFERENCE AND/OR AVAILABILITY WHILE STILL MEETING CITY REQUIREMENTS.

BIODIVERSITY TABULATIONS

TREES (URBAN AND STANDARD)
TOTAL NUMBER OF TREES PROPOSED: 29

GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED
Acer	2	6.9%	33%	rubrum	2	6.9%	10%
Betula	3	10.3%	33%	nigra	3	10.3%	10%
Carpinus	2	6.9%	33%	betulus	2	6.9%	10%
Cercis	3	10.3%	33%	canadensis	3	10.3%	10%
Gleditsia	3	10.3%	33%	triacanthos	3	10.3%	10%
Magnolia	4	13.8%	33%	virginiana	4	13.8%	10%
Platanus	3	10.3%	33%	occidentalis	3	10.3%	10%
Quercus	7	24.1%	33%	phellos	4	13.8%	10%
				rubra	3	10.3%	10%
Ulmus	2	6.9%	33%	americana	2	6.9%	10%
	29	11.1%			29	10.0%	

SHRUBS
TOTAL NUMBER OF SHRUBS PROPOSED: 155

GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED
Buxus	22	12.2%	33%	sinica	22	12.2%	10%
Clethra	18	9.9%	33%	alnifolia	18	9.9%	10%
Cornus	17	9.4%	33%	sericea	17	9.4%	10%
Euonymus	25	13.8%	33%	kiautschovicus	25	13.8%	10%
Ilex	35	19.3%	33%	glabra	35	19.3%	10%
Itea	20	11.0%	33%	virginica	20	11.0%	10%
Sarcocca	20	11.0%	33%	hookeriana	20	11.0%	10%
Viburnum	24	13.3%	33%	acerifolium	24	13.3%	10%
	181	12.5%			181	12.5%	

Trees (Urban and Standard) Biodiversity Tabulations Summary

	Max. Percent Allowed	Average Percent Provided	Variance
Genus	33%	11.10%	-21.90%
Species	10%	10%	0.00%

Shrubs Biodiversity Tabulations Summary

	Max. Percent Allowed	Average Percent Provided	Variance
Genus	33%	12.50%	-20.50%
Species	10%	12.50%	2.50%

NATIVE PLANT TABULATIONS

PLANT TYPE	QUANTITY	NATIVE TYPE	MARCH 2, 2019 – JANUARY 1, 2020 REQUIRED %	MARCH 2, 2019 – JANUARY 1, 2020 PROVIDED QTY.	MARCH 2, 2019 – JANUARY 1, 2020 PROVIDED %	JANUARY 2, 2020 – JANUARY 1, 2024 REQUIRED %	JANUARY 2, 2020 – JANUARY 1, 2024 PROVIDED QTY.	JANUARY 2, 2020 – JANUARY 1, 2024 PROVIDED %	BEGINNING JANUARY 2, 2024 REQUIRED %	BEGINNING JANUARY 2, 2024 PROVIDED QTY.	BEGINNING JANUARY 2, 2024 PROVIDED %
Urban Trees	29	Regional/Local	10%			15%	27	93.1%	20%		
		Total Natives	25%			25%	27	93.1%	50%		
Standard Trees	0	Regional/Local	15%			25%	0	0.0%	40%		
		Total Natives	40%			60%	0	0.0%	80%		
Evergreen Shrubs	102	Regional/Local	5%			8%	35	34.3%	10%		
		Total Natives	20%			30%	35	34.3%	40%		
Deciduous Shrubs	79	Regional/Local	10%			15%	79	100.0%	20%		
		Total Natives	40%			60%	79	100.0%	80%		
Groundcovers	82	Regional/Local	5%			10%	82	100.0%	10%		
		Total Natives	10%			20%	82	100.0%	20%		
Perennials, Ferns, Ornamental Grasses	1005	Regional/Local	10%			15%	839	83.5%	25% (perennials) 30% (ferns & grasses)		
		Total Natives	25%			40%	839	83.5%	60% (perennials) 80% (ferns & grasses)		
Vines	15	Total Natives	80%			100%	15	100.0%	100%		

TOTALS

TOTAL PLANTS SPECIFIED	TOTAL SUM OF REGIONAL/LOCAL NATIVE PLANTS	TOTAL SUM OF NATIVE PLANTS
1312	1077	1077
	82.1%	82.1%

NOTES:
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 specifed on the plans for each plant type.
3) Non-native vegetation for the purposes of providing edible fruits, seeds, or nuts may be planted and shall not be calculated in the above-stated requirements for native species regardless of plant type.

APPROVED
SPECIAL USE PERMIT NO. PDSUP

DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE

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

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. DATE

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL
COMMONWEALTH OF VIRGINIA
MATTHEW V. CLARK
lic. No. 952
09-14-2020
LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

PROJECT
BRADDOCK WEST
PRELIMINARY
DEVELOPMENT SPECIAL
USE PERMIT

LANDDESIGN PROJ.#
2019108

REVISION / ISSUANCE

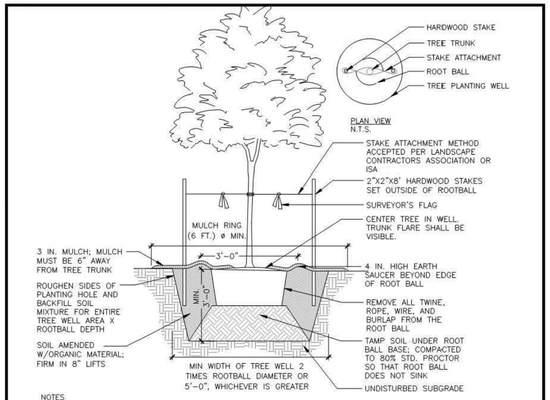
NO.	DESCRIPTION	DATE
1	PDSUP	08-17-2020
2	PDSUP	09-14-2020

DESIGNED BY: MC/GC
DRAWN BY: MC/JVW
CHECKED BY: MC

SCALE NORTH
VERT:
HORZ: 1"=20'
0 10' 20' 40'

SHEET TITLE
PLANT TABULATIONS

SHEET NUMBER
L113



NOTES

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

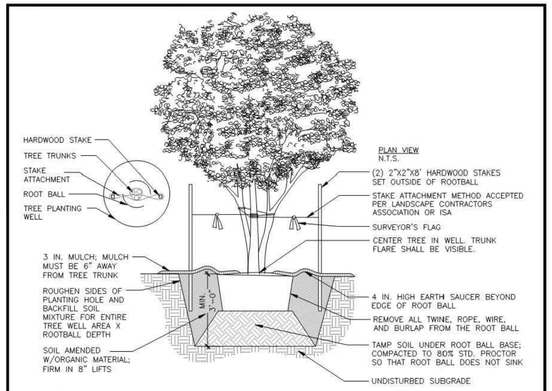
A DECIDUOUS TREE PLANTING
NOT TO SCALE

OF UPDATES: 01 LAST UPDATED: 12/02/2019

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

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

Source: CITY OF ALEXANDRIA
Approved by: COA
Date drawn: 01/01/19
DECIDUOUS TREE PLANTING
I OF I
LD 001



NOTES

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

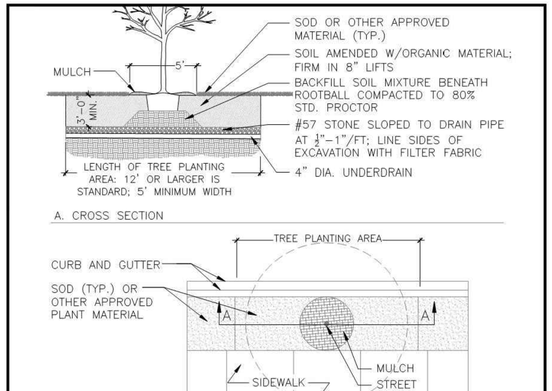
A MULTI-STEM TREE PLANTING
NOT TO SCALE

OF UPDATES: 01 LAST UPDATED: 12/02/2019

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

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

Source: CITY OF ALEXANDRIA
Approved by: COA
Date drawn: 01/01/19
MULTI-STEM TREE PLANTING
I OF I
LD 003



NOTES

1. REFER TO LANDSCAPE GUIDELINES FOR TREE STRIP PLANTING AREA INFORMATION.
2. REFER TO LANDSCAPE GUIDELINES FOR GENERAL TREE PLANTING NOTES.
3. SEE STAKING DETAIL FOR MORE INFORMATION.
4. SITE CONDITIONS MAY REQUIRE INSTALLATION OF GRANITE BLOCK IN LIEU OF SOD AND BRICK EDGE. SEE TREE WELL WITH GRANITE BLOCK DETAIL.
5. REFER TO STREET TREE WELL DETAIL FOR CROSS-SECTION.

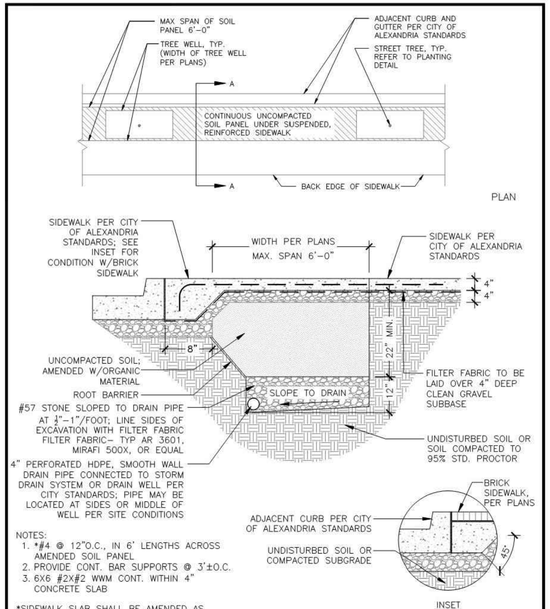
A TREE PLANTING STRIP
NOT TO SCALE

OF UPDATES: 01 LAST UPDATED: 12/02/2019

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

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

Source: CITY OF ALEXANDRIA
Approved by: COA
Date drawn: 01/01/19
TREE PLANTING STRIP
I OF I
LD 006



NOTES:
1. *#4 @ 12"O.C., IN 6' LENGTHS ACROSS AMENDED SOIL PANEL
2. PROVIDE CONT. BAR SUPPORTS @ 3'±O.C.
3. 6X6 #2X#2 WWM CONT. WITHIN 4" CONCRETE SLAB

*SIDEWALK SLAB SHALL BE AMENDED AS REQUIRED AND SHOWN ON APPROVED PLANS.

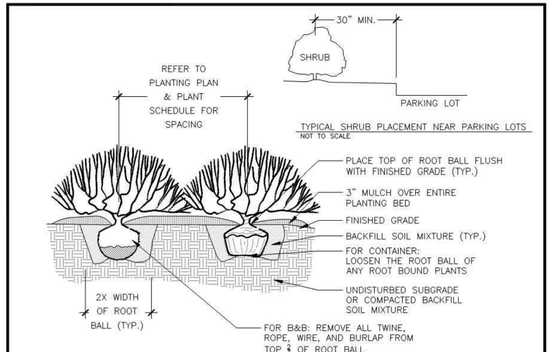
A CONTINUOUS SOIL PANEL
NOT TO SCALE

OF UPDATES: 01 LAST UPDATED: 12/02/2019

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

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

Source: CITY OF ALEXANDRIA
Approved by: COA
Date drawn: 01/01/19
CONTINUOUS SOIL PANEL
I OF I
LD 007



NOTES

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

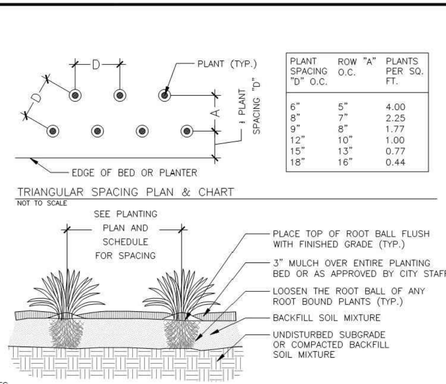
A SHRUB PLANTING
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

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

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

Source: CITY OF ALEXANDRIA
Approved by: COA
Date drawn: 01/01/19
SHRUB PLANTING
I OF I
LD 009



PLANT SPACING "D" O.C.	ROW "A" O.C.	PLANTS PER SQ. FT.
6"	5"	4.00
8"	7"	2.25
9"	8"	1.77
12"	10"	1.00
15"	13"	0.77
18"	16"	0.44

NOTES

1. PLANTING WELL / TRENCH SHALL BE DUG TO ALLOW TOP OF ROOT BALL TO SET FLUSH WITH EXISTING GRADE.
2. SET PLANTS IN ERECT, STABLE, AND UNIFORM POSITIONS. ORIENT BEST FACE OF PLANT TO BE MOST VISIBLE.
3. GROUND COVERS AND PERENNIALS SHALL BE INSTALLED WITH TRIANGULAR SPACING. REFER TO CHART.
4. UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS OR CITY STAFF, SOIL MIXTURE SHALL BE CLEANED OF DEBRIS, AND MEET SOIL COMPOSITION REQUIREMENTS OF CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.
5. DO NOT PLACE MULCH IN CONTACT WITH STEM OR CROWN OF PLANTS.
6. ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION, PER THE SPECIFICATIONS.

A GROUNDCOVER & PERENNIAL PLANTING
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

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

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

Source: CITY OF ALEXANDRIA
Approved by: COA
Date drawn: 01/01/19
GROUNDCOVER & PERENNIAL PLANTING
I OF I
LD 011

APPROVED
SPECIAL USE PERMIT NO. PDSUP

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. DATE

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

COMMONWEALTH OF VIRGINIA
MATTHEW V. CLARK
lic. No. 952
09-14-2020
LANDSCAPE ARCHITECT
SEAL

NOT FOR CONSTRUCTION

PROJECT

BRADDOCK WEST

PRELIMINARY
DEVELOPMENT SPECIAL USE PERMIT

LANDDESIGN PROJ.#
2019108

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	PDSUP	08-17-2020
2	PDSUP	09-14-2020

DESIGNED BY: MC/GC
DRAWN BY: MC/JVW
CHECKED BY: MC

SCALE
VERT: 1"=20'
HORZ: 1"=20'
0 10' 20' 40'

NORTH

SHEET TITLE

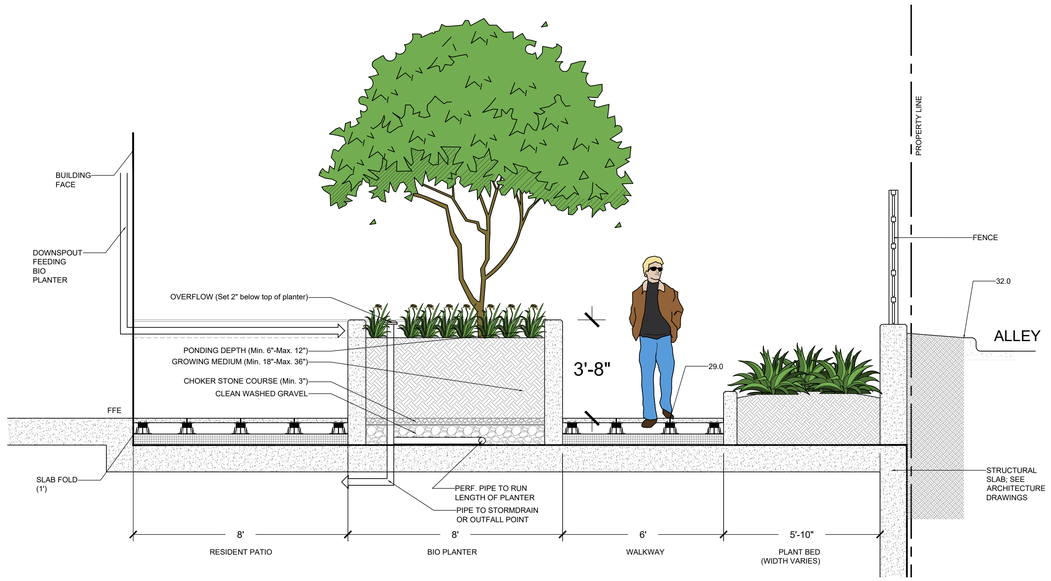
PLANTING DETAILS

SHEET NUMBER

L114

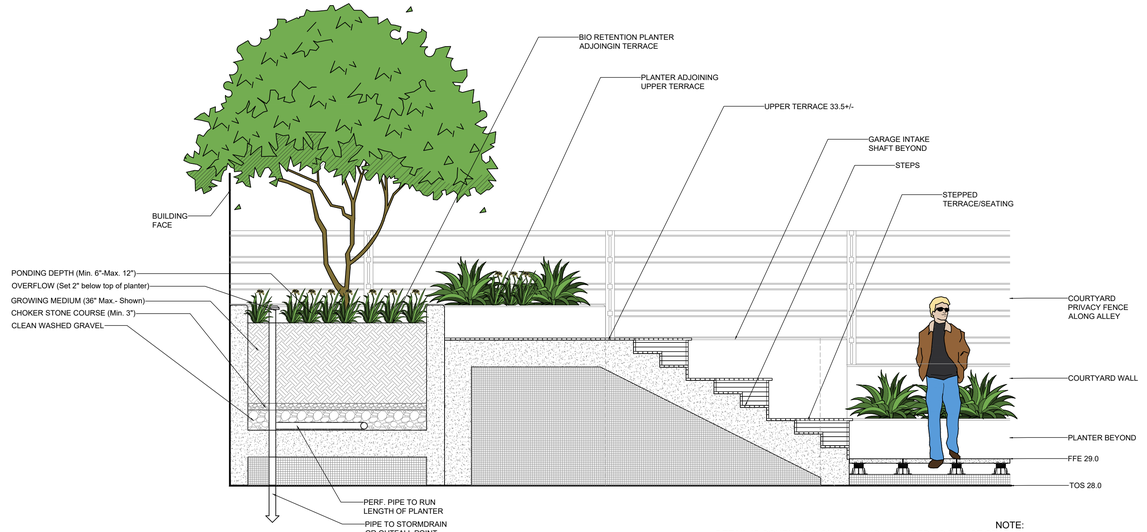
9/14/2020 3:23 PM DAPHNE BRICE Z:\TEMPLATES\SHEETS\CD SHEETS\LA\SHEET-24X36.DWT

ORIGINAL SHEET SIZE: 24" X 36"



1 L115 EAST TERRACE SCHEMATIC BIO PLANTER SECTION

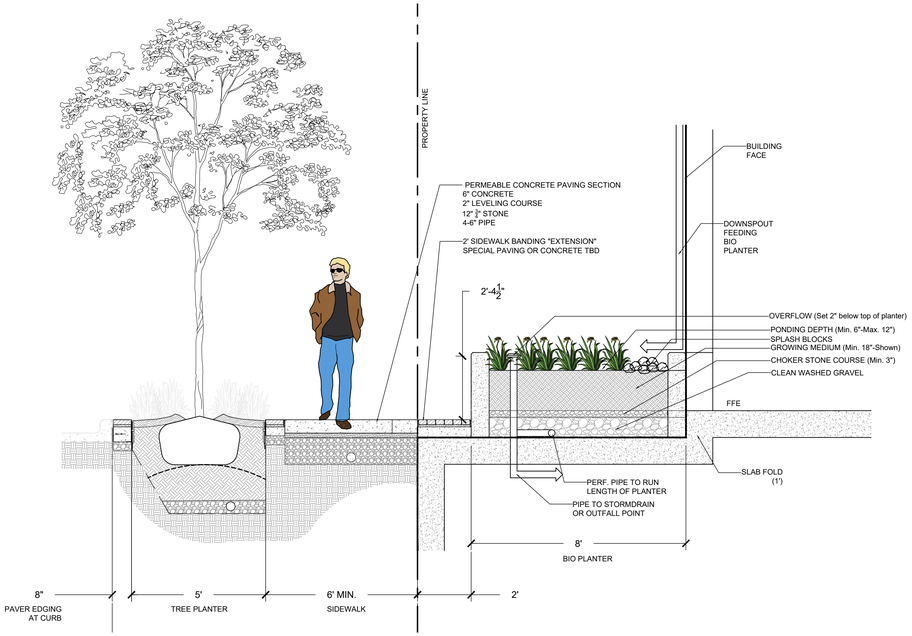
3/8" = 1'-0"



NOTE:
DETAIL IS SCHEMATIC ONLY AND IS INTENDED TO DEPICT SPATIAL RELATIONSHIPS. FINAL MATERIALS TO BE DETERMINED.

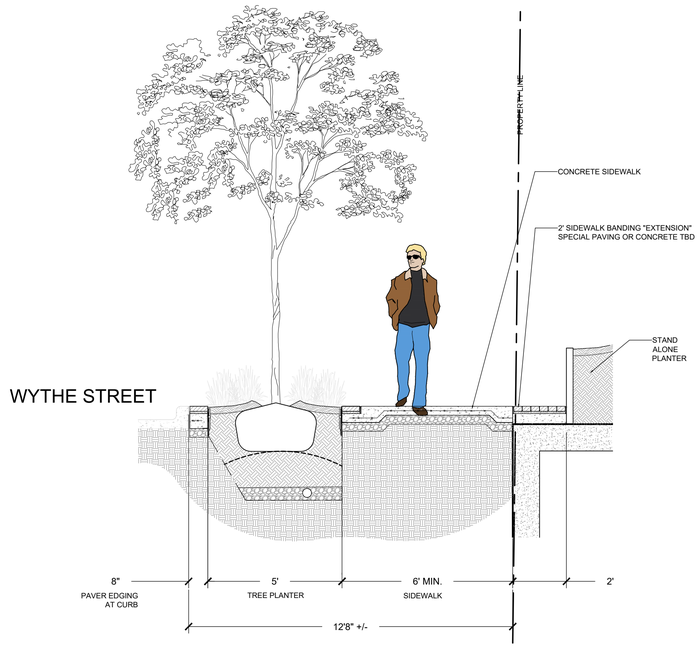
2 L115 EAST TERRACE SCHEMATIC STEPPED TERRACE / BIO PLANTER SECTION

3/8" = 1'-0"



3 L115 WEST STREET SCHEMATIC STREETSCAPE / BIO PLANTER SECTION

3/8" = 1'-0"



4 L115 WYTHE STREET SCHEMATIC STREETSCAPE / BIO PLANTER SECTION

3/8" = 1'-0"

APPROVED
SPECIAL USE PERMIT NO. PDSUP

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. DATE

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL
COMMONWEALTH OF VIRGINIA
MATTHEW V. CLARK
lic. No. 952
09-14-2020
LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

PROJECT

BRADDOCK WEST

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

LANDDESIGN PROJ.#
2019108

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	PDSUP	08-17-2020
2	PDSUP	09-14-2020

DESIGNED BY: MC/GC
DRAWN BY: MC/JVW
CHECKED BY: MC

SCALE NORTH

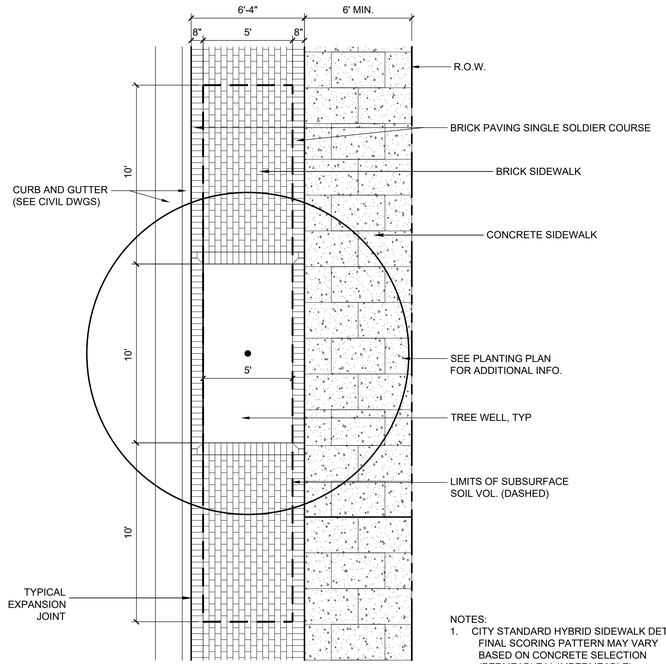
VERT:
HORZ: AS NOTED

SHEET TITLE

SITE DETAILS

SHEET NUMBER

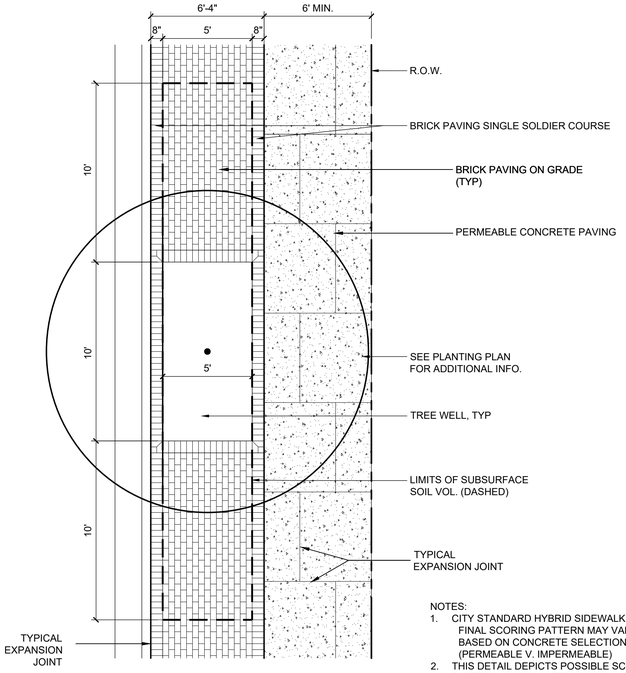
L115



NOTES:
1. CITY STANDARD HYBRID SIDEWALK DETAIL. FINAL SCORING PATTERN MAY VARY BASED ON CONCRETE SELECTION (PERMEABLE V. IMPERMEABLE)

1 L116 WEST/WYTHE STREET CITY STANDARD WALK

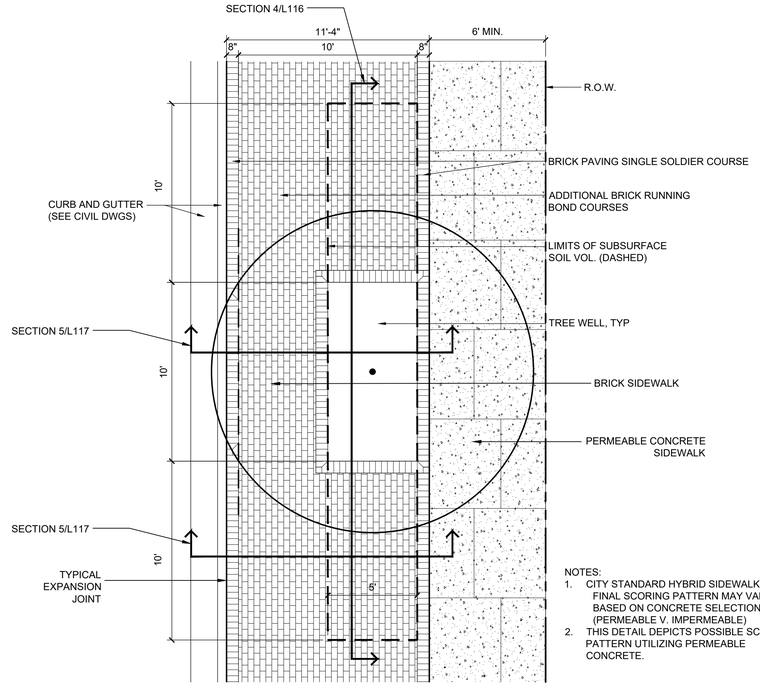
3/8" = 1'-0"



NOTES:
1. CITY STANDARD HYBRID SIDEWALK DETAIL. FINAL SCORING PATTERN MAY VARY BASED ON CONCRETE SELECTION (PERMEABLE V. IMPERMEABLE)
2. THIS DETAIL DEPICTS POSSIBLE SCORING PATTERN UTILIZING PERMEABLE CONCRETE.

2 L116 WEST/WYTHE STREET POROUS PAVING WALK

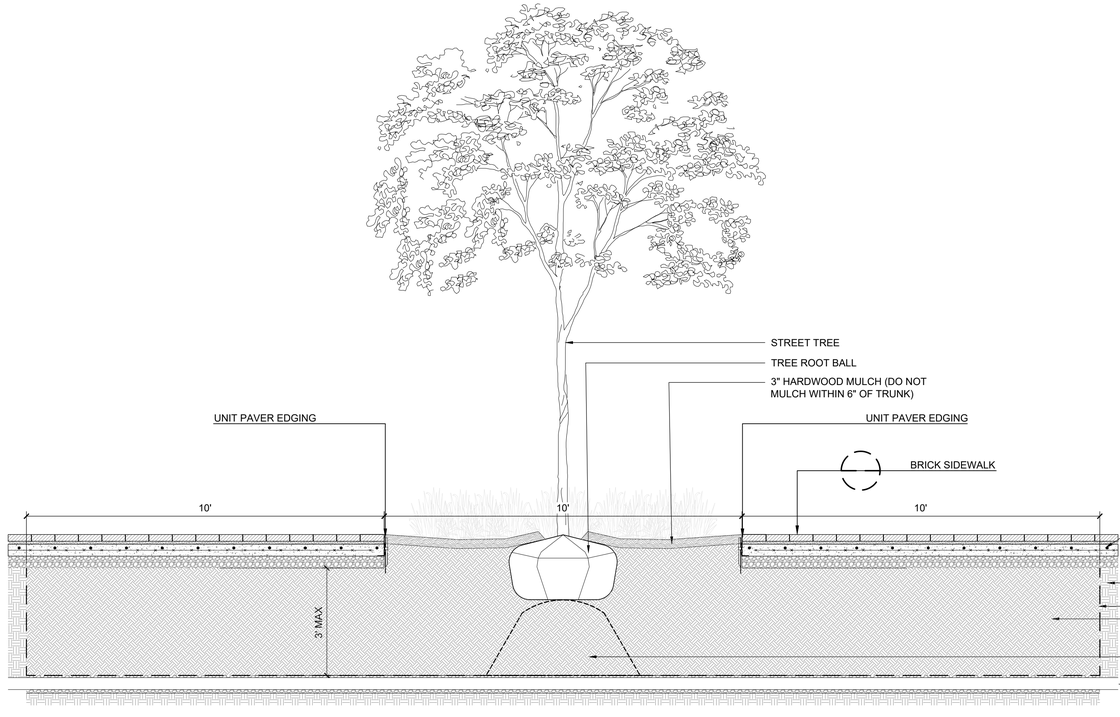
3/8" = 1'-0"



NOTES:
1. CITY STANDARD HYBRID SIDEWALK DETAIL. FINAL SCORING PATTERN MAY VARY BASED ON CONCRETE SELECTION (PERMEABLE V. IMPERMEABLE)
2. THIS DETAIL DEPICTS POSSIBLE SCORING PATTERN UTILIZING PERMEABLE CONCRETE.

3 L116 MADISON STREET POROUS PAVING WALK

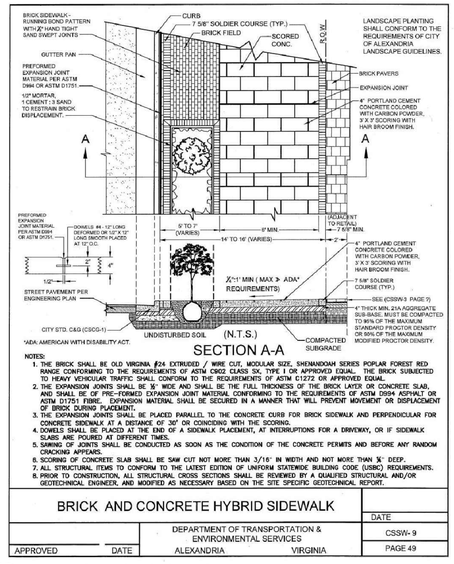
3/8" = 1'-0"



NOTES:
1. SOIL VOLUME REQUIREMENTS TO BE MET THROUGH THE USE OF A SUSPENDED SIDEWALK OR SUPPORTED SIDEWALK TECHNOLOGY.

4 L116 LONGITUDINAL STREET TREE PIT SECTION

1/2" = 1'-0"



SECTION A-A

NOTES:
1. THE BRICK SHALL BE OLD VIRGINIA #24 EXTRUDED / WIRE CUT, MODULAR SIZE, SHENANDOAH SERIES POPLAR FOREST RED RANGE CONFORMING TO THE REQUIREMENTS OF ASTM C902 CLASS SX, TYPE I OR APPROVED EQUAL. THE BRICK SUBJECTED TO HEAVY VEHICULAR TRAFFIC SHALL CONFORM TO THE REQUIREMENTS OF ASTM C1272 OR APPROVED EQUAL.
2. THE EXPANSION JOINTS SHALL BE ½" WIDE AND SHALL BE THE FULL THICKNESS OF THE BRICK LAYER OR CONCRETE SLAB, AND SHALL BE OF PRE-FORMED EXPANSION JOINT MATERIAL CONFORMING TO THE REQUIREMENTS OF ASTM D994 ASPHALT OR ASTM D1751 FIBRE. EXPANSION MATERIAL SHALL BE SECURED IN A MANNER THAT WILL PREVENT MOVEMENT OR DISPLACEMENT OF BRICK DURING PLACEMENT.
3. THE EXPANSION JOINTS SHALL BE PLACED PARALLEL TO THE CONCRETE CURB FOR BRICK SIDEWALK AND PERPENDICULAR FOR CONCRETE SIDEWALK AT A DISTANCE OF 30' OR COINCIDING WITH THE SCORING.
4. DOWELS SHALL BE PLACED AT THE END OF A SIDEWALK PLACEMENT, AT INTERRUPTIONS FOR A DRIVEWAY, OR IF SIDEWALK SLABS ARE POURED AT DIFFERENT TIMES.
5. SAWING OF JOINTS SHALL BE CONDUCTED AS SOON AS THE CONDITION OF THE CONCRETE PERMITS AND BEFORE ANY RANDOM CRACKING APPEARS.
6. SCORING OF CONCRETE SLAB SHALL BE SAW CUT NOT MORE THAN 3/16" IN WIDTH AND NOT MORE THAN ¼" DEEP.
7. ALL STRUCTURAL ITEMS TO CONFORM TO THE LATEST EDITION OF UNIFORM STATEWIDE BUILDING CODE (USBC) REQUIREMENTS.
8. PRIOR TO CONSTRUCTION, ALL STRUCTURAL CROSS SECTIONS SHALL BE REVIEWED BY A QUALIFIED STRUCTURAL AND/OR GEOTECHNICAL ENGINEER, AND MODIFIED AS NECESSARY BASED ON THE SITE SPECIFIC GEOTECHNICAL REPORT.

BRICK AND CONCRETE HYBRID SIDEWALK		
		DATE
APPROVED DATE	DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	CSSW- 9
	ALEXANDRIA VIRGINIA	PAGE 49

5 L116 BRICK & CONCRETE HYBRID WALK

NTS

APPROVED
SPECIAL USE PERMIT NO. PDSUP

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. DATE

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

COMMONWEALTH OF VIRGINIA
MATTHEW V. CLARK
lic. No. 952
09-14-2020
LANDSCAPE ARCHITECT

SEAL

NOT FOR CONSTRUCTION

PROJECT

BRADDOCK WEST

PRELIMINARY
DEVELOPMENT SPECIAL
USE PERMIT

LANDDESIGN PROJ.#
2019108

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	PDSUP	08-17-2020
2	PDSUP	09-14-2020

DESIGNED BY: MC/GC
DRAWN BY: MC/JVW
CHECKED BY: MC

SCALE NORTH

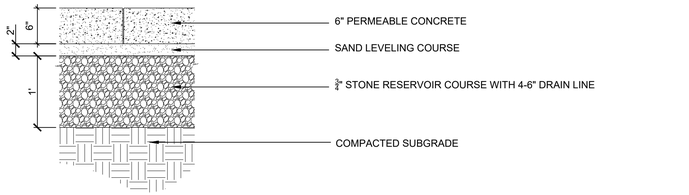
VERT:
HORZ: AS NOTED

SHEET TITLE

SITE DETAILS

SHEET NUMBER

L116



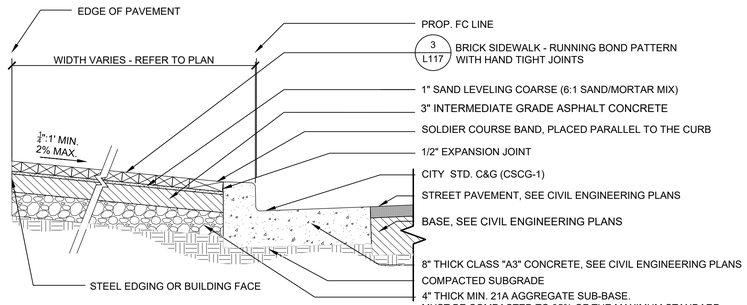
SECTION

SCALE: 1"=1'=0'

NOTES:
1. PRIOR TO CONSTRUCTION, ALL STRUCTURAL CROSS SECTIONS SHALL BE REVIEWED BY A QUALIFIED STRUCTURAL AND/OR GEOTECHNICAL ENGINEER, AND MODIFIED AS NECESSARY BASED ON THE SITE SPECIFIC GEOTECHNICAL REPORT.
2. SEE CIVIL ENGINEERING PLANS FOR LOCATIONS/LIMITS OF PERMEABLE CONCRETE PAVING.

1 L117 PERMEABLE CONCRETE SIDEWALK

SECTION NTS

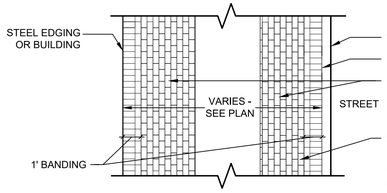


BRICK TO BE #237 CAMBRIDGE BY REDLAND BRICK, INC.
PAVERS AVAILABLE FROM:
POTOMAC VALLEY BRICK
8306 CINDERBED ROAD
NEWINGTON, VA 22079
TEL: 703-550-9013
FAX: 703-550-1287
OR APPROVED EQUAL

NOTES:
1. ALL STRUCTURAL ITEMS TO CONFORM TO ANY AND ALL LOCAL BUILDING AND CONSTRUCTION REQUIREMENTS.
2. PRIOR TO CONSTRUCTION ALL STRUCTURAL CROSS SECTIONS SHALL BE REVIEWED BY A QUALIFIED STRUCTURAL AND/OR GEOTECHNICAL ENGINEER, AND MODIFIED AS NECESSARY BASED ON THE SITE SPECIFIC GEOTECHNICAL REPORT.

2 L117 BRICK SIDEWALK

SECTION 3/4"=1'-0"

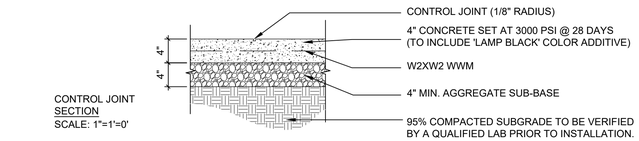


NOTE: PAVER PATTERN WITHIN MAIN FIELD TO BE PARALLEL TO ADJACENT STREET.

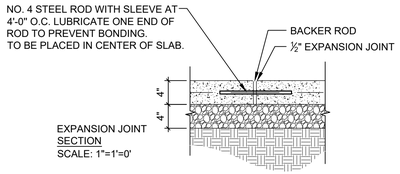
BRICK TO BE #237 CAMBRIDGE BY REDLAND BRICK, INC.
PAVERS AVAILABLE FROM:
POTOMAC VALLEY BRICK
8306 CINDERBED ROAD
NEWINGTON, VA 22079
TEL: 703-550-9013
FAX: 703-550-1287
OR APPROVED EQUAL

3 L117 BRICK SIDEWALK

PLAN NTS



CONTROL JOINT
SECTION
SCALE: 1"=1'=0'

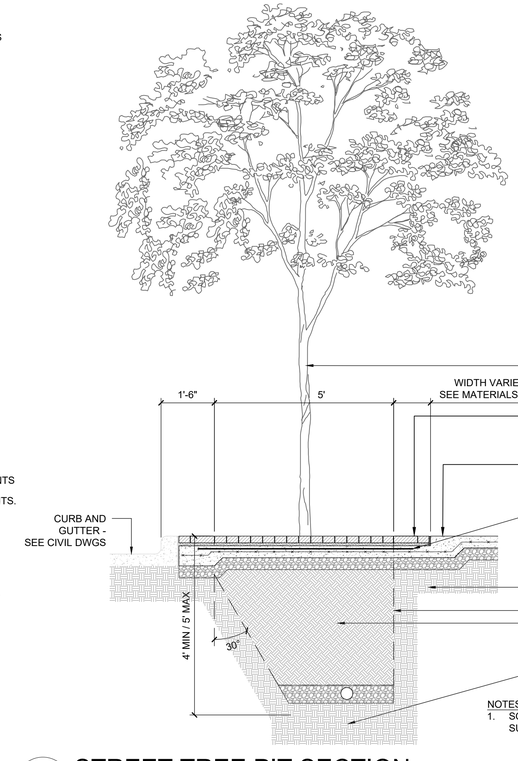


EXPANSION JOINT
SECTION
SCALE: 1"=1'=0'

NOTES:
1. STRUCTURAL ITEMS TO CONFORM TO 2009 IBC AND USBC REQUIREMENTS.
2. PRIOR TO CONSTRUCTION, ALL STRUCTURAL CROSS SECTIONS SHALL BE REVIEWED BY A QUALIFIED STRUCTURAL AND/OR GEOTECHNICAL ENGINEER, AND MODIFIED AS NECESSARY BASED ON THE SITE SPECIFIC GEOTECHNICAL REPORT.
3. PROVIDE 1/2" BIT. EXPANSION JOINTS @ 15' O.C. AND WHEN CONCRETE ABUTS A RIGID SURFACE (I.E. WALLS, CURBS, OR A CHANGE OF MATERIALS).
4. CONTROL JOINTS SHALL BE NO WIDER THAN 5' APART.
5. SEE MATERIALS PLAN FOR LOCATIONS.

4 L117 CONCRETE SIDEWALK

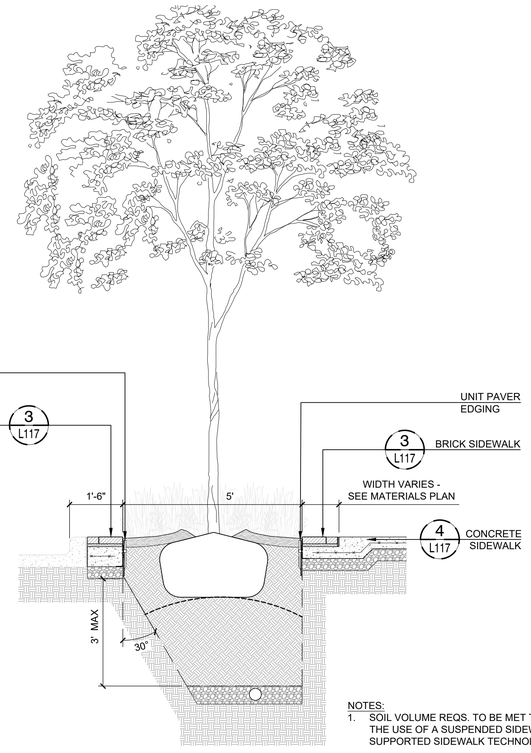
SECTION NTS



NOTES:
1. SOIL VOLUME REQS. TO BE MET THROUGH THE USE OF A SUSPENDED SIDEWALK OR SUPPORTED SIDEWALK TECHNOLOGY.

5 L117 STREET TREE PIT SECTION

1/2" = 1'-0"



NOTES:
1. SOIL VOLUME REQS. TO BE MET THROUGH THE USE OF A SUSPENDED SIDEWALK OR SUPPORTED SIDEWALK TECHNOLOGY.

6 L117 STREET TREE PIT SECTION

1/2" = 1'-0"

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

COMMONWEALTH OF VIRGINIA
MATTHEW V. CLARK
lic. No. 952
09-14-2020
LANDSCAPE ARCHITECT
SEAL

NOT FOR CONSTRUCTION

PROJECT

BRADDOCK WEST

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT

LANDDESIGN PROJ.#
2019108

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	PDSUP	08-17-2020
2	PDSUP	09-14-2020

DESIGNED BY: MC/GC
DRAWN BY: MC/JVW
CHECKED BY: MC

SCALE NORTH

VERT:
HORZ: AS NOTED

SHEET TITLE

SITE DETAILS

SHEET NUMBER

L117

APPROVED
SPECIAL USE PERMIT NO. PDSUP

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

WASTE RECEPTACLE,
AS SPECIFIED

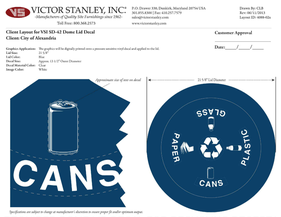
NOTES:
1. RECEPTACLE TO BE MOUNTED IN GROUND PER MANUFACTURERS INSTRUCTIONS.
2. SEE PLAN FOR QUANTITY AND LOCATIONS.
3. USE TAMPER RESISTANT HARDWARE.
4. TRASH RECEPTACLE PER CITY OF ALEXANDRIA, EISENHOWER EAST DESIGN GUIDELINES.
5. OR CITY AND OWNER APPROVED EQUAL.

1 L118 WASTE RECEPTACLE - CITY STANDARD

NTS

RECYCLING RECEPTACLE,
AS SPECIFIED

NOTES:
1. RECEPTACLE TO BE MOUNTED IN GROUND PER MANUFACTURERS INSTRUCTIONS.
2. SEE PLAN FOR QUANTITY AND LOCATIONS.
3. USE TAMPER RESISTANT HARDWARE.
4. RECYCLING RECEPTACLES TO INCLUDE CITY OF ALEXANDRIA STANDARD DECALS AS NOTED.
5. RECYCLING RECEPTACLE PER CITY OF ALEXANDRIA, EISENHOWER EAST DESIGN GUIDELINES.
6. OR CITY AND OWNER APPROVED EQUAL.

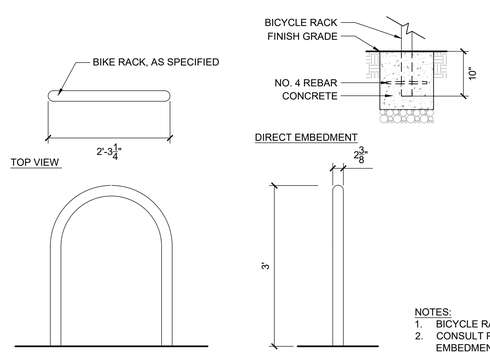


REQUIRED DOME LID DECAL FOR RECYCLING RECEPTACLE

REQUIRED BAND DECAL FOR RECYCLING RECEPTACLE

2 L118 RECYCLING RECEPTACLE - CITY STANDARD

NTS



NOTES:
1. BICYCLE RACK TO BE DIRECTLY EMBEDDED.
2. CONSULT PROJECT ENGINEER FOR EMBEDMENT REQUIREMENTS.
3. BICYCLE RACK IS MODIFIED FROM CITY OF ALEXANDRIA, EISENHOWER EAST DESIGN GUIDELINES.
4. OR CITY AND OWNER APPROVED EQUAL.

3 L118 BICYCLE RACK

3/4" = 1'-0"

APPROVED
SPECIAL USE PERMIT NO. PDSUP

DEPARTMENT OF PLANNING & ZONING
DIRECTOR — DATE

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

CHAIRMAN, PLANNING COMMISSION — DATE

DATE RECORDED _____
INSTRUMENT NO. — DEED BOOK NO. — DATE

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

COMMONWEALTH OF VIRGINIA
MATTHEW V. CLARK
lic. No. 952
09-14-2020
LANDSCAPE ARCHITECT

SEAL

NOT FOR CONSTRUCTION

PROJECT

BRADDOCK WEST

PRELIMINARY
DEVELOPMENT SPECIAL
USE PERMIT

LANDDESIGN PROJ.#
2019108

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	PDSUP	08-17-2020
2	PDSUP	09-14-2020

DESIGNED BY: MC/GC
DRAWN BY: MC/JVW
CHECKED BY: MC

SCALE — NORTH

VERT:
HORZ: AS NOTED

SHEET TITLE

SITE DETAILS

SHEET NUMBER

L118