

CITY STANDARD GENERAL NOTES:

1. THE SUBJECT SITE IS LOCATED ON CITY OF ALEXANDRIA ASSESSMENT MAP NO. 064.04-05-35, LOT 114 AND IS ZONED CD.
2. OWNER: ERIC K. OR THERESA OLSON  
114 NORTH ALFRED STREET  
APARTMENT A  
ALEXANDRIA, VIRGINIA 22314  
INSTRUMENT #: 200015165
3. AREA TABULATION:  
a. TOTAL SITE AREA = 5612 SF (0.13 AC)  
b. DISTURBED AREA = 3836 SF (0.09 AC)  
c. EXISTING IMPERVIOUS AREA = 5161 SF (0.12 AC)  
d. PROPOSED IMPERVIOUS AREA = 5050 SF (0.12 AC)
4. THE NATURAL SOILS AT THE SITE CONSISTS OF "98" URBAN LAND - GRIST MILL ACCORDING TO NATIONAL RESOURCES CONSERVATION SERVICE WEB SOILS MAP.
5. THE SITE IS LOCATED IN THE COMBINED SEWER SYSTEM WATERSHED.
6. TOPOGRAPHIC INFORMATION FOR THE SUBJECT SITE IS FROM A CURRENT FIELD SURVEY PREPARED BY DOMINION SURVEYORS, INC. DATED 09/2020.
7. CONSTRUCTION PERMITS ARE REQUIRED FOR THIS PROJECT. THE APPROVED SITE PLAN MUST BE ATTACHED TO THE PERMIT APPLICATION THAT FULLY DETAILS THE CONSTRUCTION AS WELL AS LAYOUTS AND SCHEMATICS OF THE MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS.
8. ALL KNOWN PUBLIC AND PRIVATE EASEMENTS, INCLUDING ALL UTILITY, EGRESS, AND CONSERVATION RESTRICTIONS ARE SHOWN. THE APPLICANT SHALL NOT CONSTRUCT ANY PERMANENT STRUCTURES OVER ANY EXISTING OR PROPOSED PUBLIC AND/OR PRIVATE EASEMENTS UNLESS OTHERWISE APPROVED BY THE PLANNING COMMISSION AND CITY OF ALEXANDRIA COUNCIL. IT IS, THEREFORE, THE RESPONSIBILITY OF THE APPLICANT TO IDENTIFY ANY AND ALL UTILITY EASEMENTS ON THE PLAN.
9. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
10. BUILDING HEIGHT SHALL NOT EXCEED THE ALLOWABLE LIMIT BY CITY OF ALEXANDRIA ZONING ORDINANCE OR AS APPROVED BY THE PLANNING COMMISSION AND CITY OF ALEXANDRIA COUNCIL.
11. ALL NEW CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA AND TO THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE (USBC).
12. FLOOR AREA CALCULATIONS WITH ALLOWABLE LIMITS, AS APPROVED BY PLANNING COMMISSION AND CITY COUNCIL, ARE DEMONSTRATED HEREIN.
13. PRIOR TO COMMENCING NEW WORK, THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING ADJACENT AREAS. IF CITY'S EXISTING PUBLIC INFRASTRUCTURE, INCLUDING BUT NOT LIMITED TO, STREETS, ALLEYSWAYS, DRIVEWAY APRONS, SANITARY AND STORM SEWERS, STREET LIGHTING, TRAFFIC AND PEDESTRIAN SIGNALS, SIDEWALKS, CURB AND GUTTER, AND STORM WATER DROP INLET STRUCTURES ARE DAMAGED BY THE CONTRACTOR OR BY ACTIVITIES RELATING TO THE SITE CONSTRUCTION THEN THE APPLICANT SHALL REPAIR THE SAME TO THE SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES). A PRE-CONSTRUCTION WALK/SURVEY OF THE SITE SHALL OCCUR WITH CONSTRUCTION AND INSPECTION STAFF TO DOCUMENT EXISTING CONDITIONS PRIOR TO ANY LAND DISTURBING ACTIVITY.
14. ALL IMPROVEMENTS TO THE CITY'S RIGHT-OF-WAY SUCH AS CURB, GUTTER, SIDEWALK AND DRIVEWAY APRONS, ETC., ARE DESIGNED PER CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS.
15. ALL STREET CUT AND PATCH WORK LOCATED IN PUBLIC RIGHT-OF-WAYS, REQUIRED FOR ANY UTILITY INSTALLATION SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS AND TO THE SATISFACTION OF THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES).
16. CONTRACTOR MUST ENSURE THAT THERE IS NO DISTURBANCE ON ADJACENT PROPERTIES WITHOUT A RECORDED EASEMENT OR NOTARIZED LETTER OF PERMISSION FROM ADJACENT PROPERTY OWNERS.
17. ALL REQUIRED STATE AND FEDERAL PERMITS, WHICH COULD INCLUDE PERMITS FROM THE VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION (VDNR), VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY (VDEQ), VIRGINIA DEPARTMENT OF HISTORIC RESOURCES (VDHR), UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (USEPA), ARMY CORPS OF ENGINEERS AND VIRGINIA MARINE RESOURCES, MUST BE IN PLACE FOR ALL PROJECT CONSTRUCTION AND MITIGATION WORK PRIOR TO RELEASE OF THE FINAL SITE PLAN. THIS INCLUDES THE STATE REQUIREMENT FOR A VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSMPP) GENERAL PERMIT FOR DISCHARGES OF STORMWATER FROM CONSTRUCTION ACTIVITIES FOR LAND DISTURBING ACTIVITIES GREATER THAN 2,500. INFORMATION REGARDING THE VSMPP GENERAL PERMIT CAN BE FOUND ONLINE AT: [http://www.dcr.virginia.gov/soil\\_and\\_water/vsmpp.shtml](http://www.dcr.virginia.gov/soil_and_water/vsmpp.shtml).
18. PERMITS FROM THE CITY OF ALEXANDRIA OFFICE OF ENVIRONMENTAL QUALITY (OEQ), TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES), AND BUILDING AND FIRE CODE ADMINISTRATION SHALL BE OBTAINED BY THE APPLICANT. AS REQUIRED AND DOCUMENTED HEREIN, THE CONTRACTOR CAN CONTACT ALEXANDRIA FIRE AND CODE ADMINISTRATION DEPARTMENT AT (703) 838-4644 OR (703) 746-4200 FOR ANY QUESTIONS OR ADDITIONAL INFORMATION.
19. ANY WORK IN THE PUBLIC RIGHT OF WAY SHALL REQUIRE A SEPARATE PERMIT FROM THE DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES. THE CONTRACTOR CAN CONTACT THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES AT (703) 746-4035 FOR ANY QUESTIONS OR ADDITIONAL INFORMATION.
20. THE PROPERTY ADDRESS MUST BE CLEARLY MARKED IN THE FRONT AND BACK OF THE PROPOSED DEVELOPMENT SITE DURING CONSTRUCTION FOR EMERGENCY RESPONSE PURPOSE IN CONTRASTING COLORS FOR EASY IDENTIFICATION.
21. THE APPLICANT SHALL CONTACT THE CRIME PREVENTION UNIT OF THE ALEXANDRIA POLICE DEPARTMENT AT 703-838-4520 REGARDING SECURITY HARDWARE FOR NEW CONSTRUCTION. THIS SHALL BE COMPLETED PRIOR TO ISSUANCE OF BUILDING PERMIT.
22. ROOF DRAINAGE SYSTEM, SUMP PUMP DISCHARGE AND FOUNDATION DRAIN SYSTEM MUST BE INSTALLED SO AS NEITHER TO ADVERSELY IMPACT UPON, NOR CAUSE EROSION DAMAGE TO ADJACENT PROPERTIES OR THE PUBLIC RIGHT OF WAY.
23. THE CONTRACTOR MUST ENSURE THAT POSITIVE DRAINAGE OCCURS ON SITE TO PREVENT PONDING OR DRAINAGE PROBLEMS ON ADJACENT PROPERTIES.
24. IN THE EVENT THE PROPOSED ROOF DRAINAGE AND/OR SUMP PUMP DISCHARGE, AND FOUNDATION DRAIN SYSTEMS AND/OR GRADING ADVERSELY IMPACTS AND/OR CREATES A NUISANCE ON PUBLIC RIGHT OF WAY OR PRIVATE PROPERTIES THEN THE APPLICANT SHALL BE RESPONSIBLE TO PROVIDE ADDITIONAL IMPROVEMENTS TO THE ROOF DRAINAGE AND/OR SUMP PUMP DISCHARGE AND FOUNDATION DRAIN SYSTEMS AND/OR GRADING TO THE SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES.
25. PER THE REQUIREMENTS OF SECTION 8-1-12 OF THE CITY CHARTER AND CODE; WHEN THE BUILDING FOOTING HAS BEEN PLACED AND THE WALLS HAVE BEEN RAISED TO THE FIRST JOIST BEARING OR STORY HEIGHT ABOVE GRADE, A PLOT PLAN SHOWING THE EXACT LOCATION OF THE WALLS SHALL BE PREPARED BY A LICENSED, CERTIFIED PUBLIC LAND SURVEYOR OR PROFESSIONAL ENGINEER AND FILED WITH THE BUILDING OFFICIAL FOR APPROVAL BEFORE PROCEEDING FURTHER WITH THE CONSTRUCTION.
26. A SEPARATE DESIGN IS REQUIRED FOR ALL WALLS 24" AND OVER IN HEIGHT FROM THE GRADE AND SUBJECT TO SEPARATE PERMITS TO BE OBTAINED BY THE OWNERS. GEOTECHNICAL AND STRUCTURAL DESIGN IS TO BE COMPLETED BY OTHERS. THIS FINAL SITE PLAN SHOWS LOCATION, PROPOSED GRADING, AND DESIGN OF ALL THE WALLS.
27. THE OWNER SHALL SUBMIT A SURVEY, CONSISTENT WITH THE REQUIREMENTS FOR CERTIFICATE OF OCCUPANCY CHECKLIST, TO THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES PRIOR TO REQUESTING AN INSPECTION FOR A CERTIFICATE OF OCCUPANCY.
28. ALL SANITARY LATERALS AND/OR SEWERS NOT SHOWN IN THE EASEMENTS SHALL BE PRIVATELY OWNED AND MAINTAINED.
29. ALL STORM DRAINS NOT SHOWN WITHIN AN EASEMENT OR IN A PUBLIC RIGHT OF WAY SHALL BE PRIVATELY OWNED AND MAINTAINED.
30. ALL WATER FACILITY CONSTRUCTION SHALL CONFORM TO VIRGINIA AMERICAN WATER COMPANY

STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL CONTACT VIRGINIA AMERICAN WATER COMPANY AT (703) 549-7080 TO COORDINATE CONSTRUCTION AND INSPECTION OF WATER FACILITIES.

31. THE SIDEWALKS SHALL REMAIN OPEN DURING CONSTRUCTION OR PEDESTRIAN ACCESS SHALL BE MAINTAINED TO THE SATISFACTION OF THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES THROUGHOUT THE CONSTRUCTION OF THE PROJECT.
32. PRIOR TO THE RELEASE OF THE FINAL SITE PLAN, A TRAFFIC CONTROL PLAN FOR CONSTRUCTION DETAILING PROPOSED CONTROLS TO TRAFFIC MOVEMENT, LANE CLOSURES, CONSTRUCTION ENTRANCES, HAUL ROUTES, AND STORAGE AND STAGING SHALL BE PROVIDED FOR INFORMATIONAL PURPOSE; HOWEVER AN AMENDED TRAFFIC CONTROL PLAN, IF REQUIRED BY THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES SHALL BE SUBMITTED TO THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES ALONG WITH THE BUILDING PERMIT APPLICATION. THE FINAL SITE PLAN SHALL INCLUDE A STATEMENT "FOR INFORMATION ONLY" ON THE TRAFFIC CONTROL PLAN SHEETS.
33. A CERTIFICATE OF OCCUPANCY SHALL BE OBTAINED PRIOR TO ANY OCCUPANCY OF THE BUILDING OR PORTION THEREOF, IN ACCORDANCE WITH VIRGINIA USBC 115.0.
34. ALL EMERGENCY VEHICLE EASEMENTS ARE SHOWN ON THE PLAN AND SHALL BE RECORDED WITH ALEXANDRIA LAND RECORDS.
35. A SEPARATE PERMIT IS REQUIRED FOR SIGN CONSTRUCTION.
36. THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE CITY OF ALEXANDRIA RESOURCE PROTECTION AREA (RPA) AND THERE ARE NO MAPPED RPA'S ON THIS PROPERTY.
37. THE SITE DOES NOT LIE WITHIN 100-YEAR FLOOD PLAIN WATER SURFACE ELEVATION (WSE) PER THE DEMARCATION OF THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
38. THERE IS NO OBSERVABLE, HISTORICAL OR ARCHAEOLOGICAL EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON THIS PROPERTY.

GENERAL NOTES:

1. THERE ARE NO EXISTING STORMWATER FACILITIES WITHIN THE PROJECT LIMITS.
2. THE CURRENT OWNER HAS NO KNOWLEDGE OF ANY SOIL CONTAMINATION OR OTHER SITE ENVIRONMENTAL ISSUES, HOWEVER, NO ENVIRONMENTAL TESTS HAVE BEEN PERFORMED FOR THE SUBMISSION OF THIS PLAN.
3. ACCORDING TO THE NATIONAL RESOURCES CONSERVATION SERVICE WEB SOILS MAP, THE SITE DOES NOT CONTAIN MARINE CLAY.
4. ALL IMPROVEMENTS DELINEATED HEREON ARE EXISTING UNLESS DENOTED AS PROPOSED.

REQUESTED APPLICATIONS/MODIFICATIONS:

1. APPROVAL OF A DEVELOPMENT SITE PLAN FOR AN ADDITION THAT IS MORE THAN A THIRD OF THE EXISTING GROSS SQUARE FOOTAGE IS BEING REQUESTED
2. A MODIFICATION TO SECTION 7-902(A) IS BEING REQUESTED. ACCORDING TO SECTION 7-902(A)(3), A BUILDING WHICH HAS ITS COMMERCIAL USE LIMITED TO THE FIRST OR A LOWER FLOOR MAY BE APPROVED TO ALLOW THE SIDE AND REAR YARD SETBACK REGULATIONS OF THE ADJACENT RESIDENTIAL ZONE WHICH IS TO BE PROTECTED, TO APPLY TO SUCH COMMERCIAL BUILDING. THIS CIRCUMSTANCE IS PRESENT WITH THIS PROJECT, THEREFORE A MODIFICATION TO THE SIDE AND REAR YARD SETBACK REQUIREMENTS IS BEING REQUESTED.
3. A MODIFICATION TO THE STREET TREE PLANTING REQUIREMENT IS BEING REQUESTED. A PAYMENT OF \$2,500 WILL BE MADE IN LIEU OF PLANTING TREES WITHIN THE FRONTAGE OF THE PROPERTY.
4. A VARIANCE FROM THE GREEN BUILDING POLICY IS BEING REQUESTED. THIS RESIDENTIAL PROJECT IS AN ADDITION TO AN EXISTING HOME AND ADDITIONS ARE NOT CONSIDERED "NEW CONSTRUCTION" UNDER MOST GREEN BUILDING PROGRAMS, THEREFORE NOT QUALIFYING FOR CERTIFICATION. SEE SHEET 3 FOR HOW THIS PROJECT WILL STILL FOLLOW THE THEME OF THE GREEN BUILDING POLICY.

DEVELOPMENT TEAM:

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GREEN ENERGY RATERS IS:	KELLY ROSS GILLESPIE KELLY GREEN ENERGY RATES 618 OAKLEY PLACE ALEXANDRIA, VA 22302 PHONE: (703) 862-3847 EMAIL: KELLY@KELLYGREENRATERS.COM

PROJECT NARRATIVE:

THE EXISTING BUILDING AT 114 NORTH ALFRED STREET IS CURRENTLY USED AS OFFICES AND THE REAR OF THE PARCEL IS ENTIRELY PAVED AS A COMPACTED GRAVEL PARKING LOT. THIS PROJECT PROPOSES THE REMOVAL OF THE REAR DECK / ELEVATED PATIO FROM THE EXISTING BUILDING, AND THE CONSTRUCTION OF A NEW STRUCTURE IN THE AREA OF THE PARKING LOT.

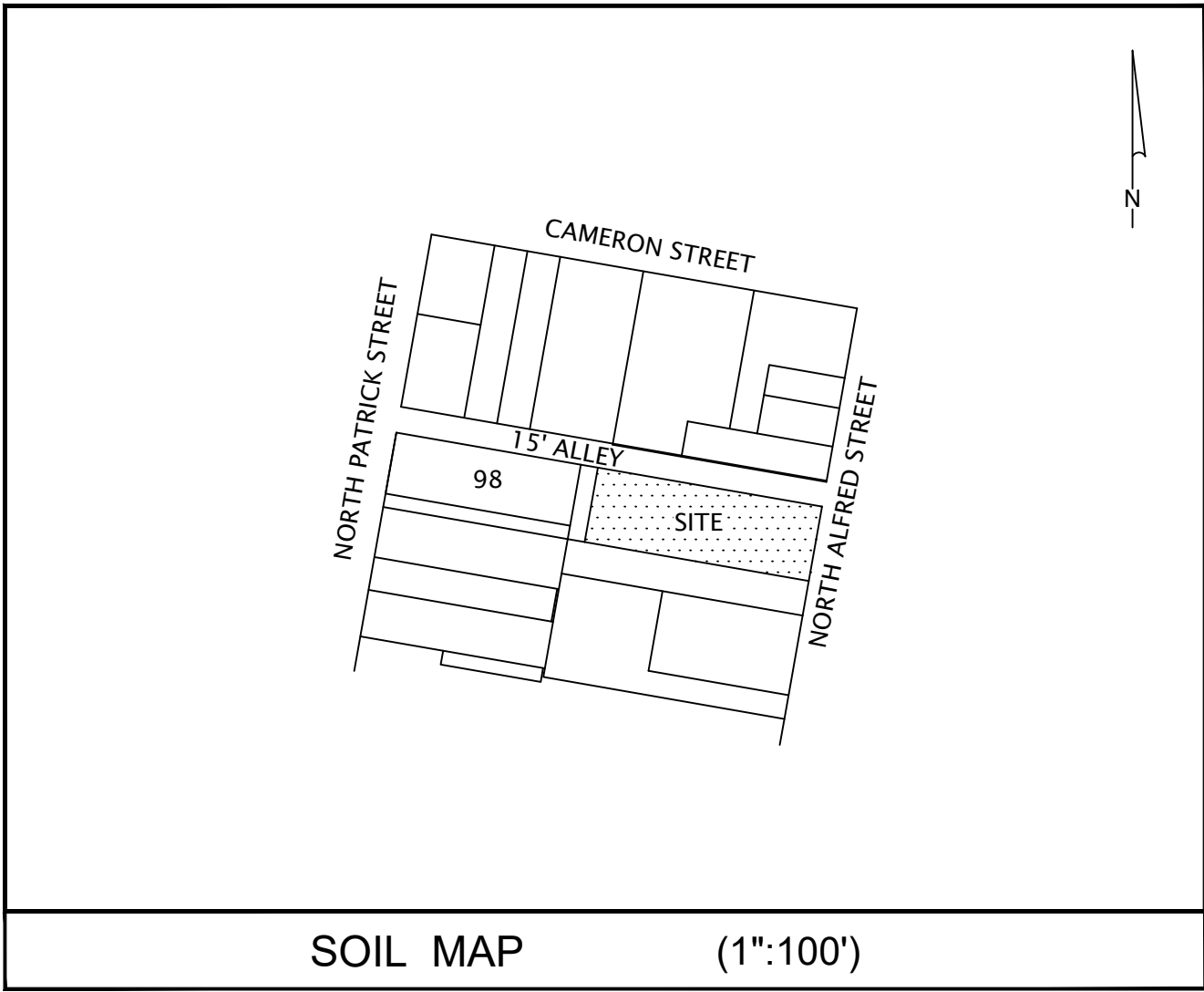
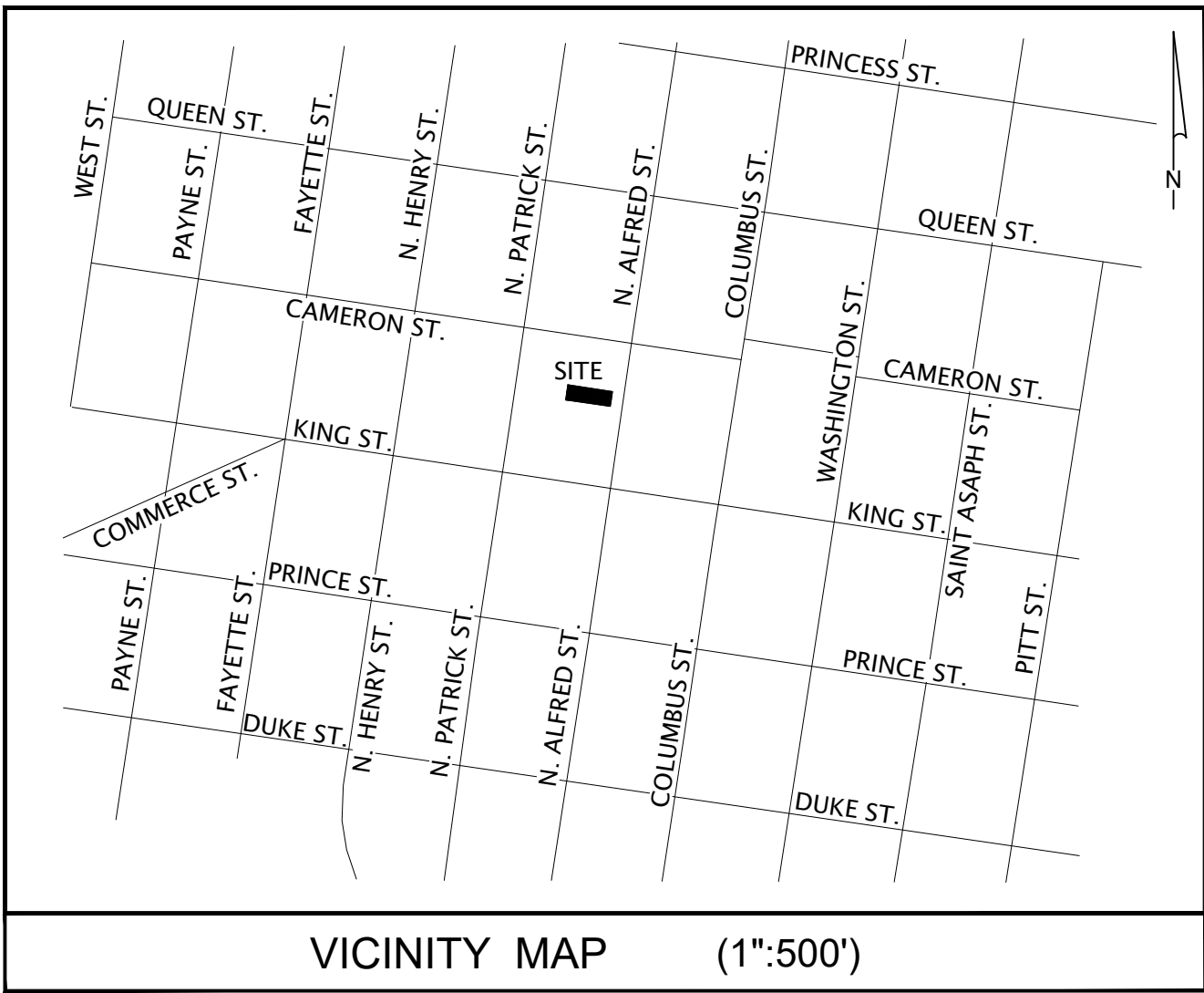
THE NEW STRUCTURE WOULD CONSIST OF A GARAGE ON THE 1ST LEVEL, A COURTYARD AND RESIDENTIAL USES ON THE 2ND LEVEL AND TWO BEDROOMS AND A LOFT ON A 3RD LEVEL. THE 1ST FLOOR AND BASEMENT OF THE EXISTING BUILDING WILL REMAIN AS OFFICE USES WHILE THE 2ND FLOOR OF THE EXISTING BUILDING WILL BE CONVERTED BACK TO RESIDENTIAL. THE RESIDENTIAL USE IS FOR ONE DWELLING UNIT. PRELIMINARY ARCHITECTURAL PLANS ARE INCLUDED WITH THIS PRELIMINARY PLAN SUBMISSION.

SITE / ZONING TABULATIONS:

- A. PARCEL AREA:
  - PER ASSESSMENT: 5590 S.F. = 0.12833 ACRES
  - PER FIELD SURVEY: 5612 S.F. = 0.12883 ACRES
- B. ZONING REQUIREMENTS FOR CD (COMMERCIAL DOWNTOWN):  
PER ZONING ORDINANCE §4-508, "ONE OR TWO APARTMENT DWELLING UNITS, LOCATED ON A FLOOR OR FLOORS ABOVE RETAIL OR COMMERCIAL USES, SHALL BE PERMITTED AS AN ACCESSORY USE. SUCH APARTMENTS SHALL BE CATEGORIZED AS NONRESIDENTIAL FOR THE PURPOSE OF APPLYING THE AREA AND BULK REGULATIONS OF THIS ZONE, AND EACH SUCH APARTMENT SHALL PROVIDE THE PARKING REQUIRED FOR A MULTIFAMILY UNIT OF EQUIVALENT SIZE."
- C. ZONING COMPLIANCE:
  - LOT SIZE: 5,612 SF
  - FRONTAGE: 43.17 FT
  - FRONT YARD: 6.0 FT  
SIDE YARD: 0.3 FT (SOUTH SIDE YARD) & OFF 0.4 FT (NORTH SIDE YARD)  
REAR YARD: 0.3 FT
  - FLOOR AREA RATIO:
    - NONRESIDENTIAL: 7713/5612 = 1.37 (SEE ARCHITECT'S CALCULATIONS, SHEET 16)
  - HEIGHT:
    - 34' (SEE ARCHITECT'S CALCULATIONS, SHEETS 20, 24-26)
  - PARKING PROVIDED:
    - RESIDENTIAL: 6 COMPACT SPACES (ON GRADE)
    - COMMERCIAL: 4 COMPACT SPACES (ON GRADE)
    - LOADING SPACE: NONE PROVIDED
    - TOTAL PROVIDED: 10 COMPACT SPACES (ON GRADE) \*
    - \* THERE ARE CURRENTLY TEN UNMARKED PARKING SPACES IN THE PARKING LOT AT THE REAR OF THE PROPERTY. THESE PARKING SPACES ARE USED BY THE CURRENT COMMERCIAL TENANTS ON THE 1ST, 2ND & BASEMENT LEVELS OF THE BUILDING. THE PROJECT PROPOSES TO CONVERT THE 2ND FLOOR OF THE BUILDING INTO A RESIDENCE FOR THE OWNERS OF THE BUILDING AND THEIR TWO ADULT CHILDREN. ALTHOUGH THE PROJECT WILL CONTINUE TO PROVIDE TEN PARKING SPACES FOR THE BUILDING, THE USE OF SIX OF THE TEN SPACES WILL CHANGE FROM COMMERCIAL USE TO RESIDENTIAL USE. OF THE SIX SPACES PROPOSED FOR RESIDENTIAL USE, TWO OF THE SPACES WILL BE USED FOR THE DAILY USE OF THE BUILDING OWNER'S TWO COMPACT CARS. THE OTHER FOUR SPACES WILL BE USED FOR THE STORAGE OF THE OWNER'S COLLECTION OF CLASSIC CARS.

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SOIL INFORMATION FROM NRCS WEB SOILS MAP.					
SOIL ID NUMB.	SERIES NAME	HYDROLOGIC CLASS	SLOPE	DEPTH TO WATER TABLE	DEPTH TO RESTRICT. FEAT.
98	URBAN LAND-GRIST MILL	C	0 TO 25%	24 TO 79 INCHES	> 80 INCHES

THE ENTIRE BLOCK IS MAPPED AS "98" SOILS.

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. \_\_\_\_\_

**DOMINION<sup>®</sup>**  
Surveyors  
Inc.

8808-H PEAR TREE VILLAGE COURT  
ALEXANDRIA, VIRGINIA 22309  
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FAX: 703-799-6412

PROJECT MANAGER: LUCAS M. COLÓN, E.I.T.  
EMAIL: LCOLON@DOMINIONSURVEYORS.COM  
CELL PHONE: 703-987-4757

COVERSHEET

114 NORTH ALFRED STREET

TAX MAP 064.04-05-35

CITY OF ALEXANDRIA, VIRGINIA

SCALE: AS SHOWN FEBRUARY 16, 2021

No.

FILE# 71-20

DSI # 180927010

SHEET 1 OF 35



DESIGN GUIDELINES FOR SITE PLAN PREPARATION:

1. THE APPLICANT SHALL COMPLY WITH THE CHESAPEAKE BAY PRESERVATION ACT IN ACCORDANCE WITH ARTICLE XIII OF THE CITY'S ZONING ORDINANCE, WHICH INCLUDE THE REQUIREMENTS FOR STORMWATER POLLUTANT LOAD REDUCTIONS, TREATMENT OF WATER QUALITY VOLUME DEFAULT, AND STORMWATER QUANTITY MANAGEMENT ACCORDING TO ALEXANDRIA SUPPLEMENT TO THE NORTHERN VIRGINIA BMP HANDBOOK.
2. ALL SANITARY SEWERS SHALL BE CONSTRUCTED TO THE CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS. MINIMUM DIAMETER OF SANITARY SEWERS SHALL BE 10" IN THE PUBLIC RIGHT-OF-WAY AND SANITARY LATERAL 6" FOR ALL COMMERCIAL AND INSTITUTIONAL DEVELOPMENTS; HOWEVER, A 4" SANITARY LATERAL WILL BE ACCEPTABLE FOR SINGLE FAMILY RESIDENCES. THE ACCEPTABLE PIPE MATERIALS WILL BE POLYVINYL CHLORIDE (PVC) ASTM D-3034-77 SDR 26, ASTM 1785-76 SCHEDULE 40, DUCTILE IRON PIPE AWWA C-151 (ANSI A21.51) CLASS 52, OR REINFORCED CONCRETE PIPE ASTM C-76 CL IV (FOR 12" OR LARGER DIAMETERS). CL III MAY BE ACCEPTABLE ON PRIVATE PROPERTIES. THE ACCEPTABLE MINIMUM AND MAXIMUM VELOCITIES WILL BE 2.5 FPS AND 10 FPS, RESPECTIVELY. LATERALS SHALL BE CONNECTED TO THE SANITARY SEWER THROUGH A MANUFACTURED "Y" OR "T" OR APPROVED SEWER SADDLE. WHERE THE LATERALS ARE BEING CONNECTED TO EXISTING TERRACOTA PIPES, REPLACE THE SECTION OF MAIN AND PROVIDE MANUFACTURED "Y" OR "T", OR ELSE INSTALL A MANHOLE.
3. ALL STORM SEWERS SHALL BE CONSTRUCTED TO THE CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS. MINIMUM DIAMETER OF STORM SEWERS SHALL BE 18" IN THE PUBLIC RIGHT-OF-WAY AND MINIMUM SIZE STORM SEWER CATCH BASIN LEAD IS 15". THE ACCEPTABLE PIPE MATERIALS WILL BE AWWA C-151 (ANSI A21.51) CLASS 52 OR REINFORCED CONCRETE PIPE ASTM C-76 CL IV. FOR ROOF DRAINAGE SYSTEM, POLYVINYL CHLORIDE (PVC) ASTM D-3034-77 SDR 26 AND ASTM 1785-76 SCHEDULE 40 PIPES WILL BE ACCEPTABLE. THE ACCEPTABLE MINIMUM AND MAXIMUM VELOCITIES WILL BE 2.0 FPS AND 15 FPS, RESPECTIVELY.
4. LATERAL SEPARATION OF SEWERS AND WATER MAINS: A HORIZONTAL SEPARATION OF 10' (EDGE TO EDGE) SHALL BE PROVIDED BETWEEN A STORM OR SANITARY SEWER AND A WATER LINE; HOWEVER, IF THIS HORIZONTAL SEPARATION CANNOT BE ACHIEVED THEN THE SEWER AND WATER MAIN SHALL BE INSTALLED IN SEPARATE TRENCHES AND THE BOTTOM OF THE WATER MAIN SHALL BE AT LEAST 18" ABOVE OF THE TOP OF THE SANITARY/STORM SEWER. IF BOTH THE HORIZONTAL AND VERTICAL SEPARATIONS CANNOT BE ACHIEVED THEN THE SEWER PIPE MATERIAL SHALL BE DUCTILE IRON PIPE (DIP) AWWA C-151 (ANSI A21.51) CLASS 52 AND PRESSURE TESTED IN PLACE WITHOUT LEAKAGE PRIOR TO INSTALLATION.

CROSSING WATER MAIN OVER AND UNDER A SANITARY OR STORM SEWER: WHEN A WATER MAIN OVER CROSSES OR UNDER CROSSES A SANITARY/STORM SEWER, THE VERTICAL SEPARATION BETWEEN THE BOTTOM OF ONE (I.E. SANITARY/STORM SEWER OR WATER MAIN) TO THE TOP OF THE OTHER (WATER MAIN OR SANITARY/STORM SEWER) SHALL BE AT LEAST 18" FOR SANITARY SEWER AND 12" FOR STORM SEWER; HOWEVER, IF THIS CANNOT BE ACHIEVED THEN BOTH THE WATER MAIN AND SANITARY/STORM SEWER SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AWWA C-151 (ANSI A21.51) CLASS 52 WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING. A SECTION OF WATER MAIN PIPE SHALL BE CENTERED AT THE POINT OF CROSSING AND THE PIPES SHALL BE PRESSURE TESTED IN PLACE WITHOUT LEAKAGE PRIOR TO INSTALLATION. SANITARY SEWERS UNDER CREEKS AND STORM SEWER PIPE CROSSINGS WITH LESS THAN 6" CLEARANCE SHALL BE ENCASED IN CONCRETE.

NO WATER MAIN PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF SANITARY/STORM SEWER MANHOLE. MANHOLES SHALL BE PLACED AT LEAST 10 FEET HORIZONTALLY FROM THE WATER MAIN WHENEVER POSSIBLE. WHEN LOCAL CONDITIONS PROHIBIT THIS HORIZONTAL SEPARATION, THE MANHOLE SHALL BE WATERTIGHT CONSTRUCTION AND TESTED IN PLACE.

CROSSING EXISTING OR PROPOSED UTILITIES: UNDERGROUND TELEPHONE, CABLE T.V., GAS, AND ELECTRICAL DUCT BANKS SHALL BE CROSSED MAINTAINING A MINIMUM OF 12" OF SEPARATION OR CLEARANCE WITH WATER MAIN, SANITARY, OR STORM SEWERS. IF THIS SEPARATION CANNOT BE ACHIEVED THEN THE SEWER PIPE MATERIAL SHALL BE DUCTILE IRON PIPE (DIP) AWWA C-151 (ANSI A21.51) CLASS 52 FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING AND PRESSURE TESTED IN PLACE WITHOUT LEAKAGE PRIOR TO INSTALLATION. SANITARY/STORM SEWERS AND WATER MAIN CROSSING OVER THE UTILITIES SHALL HAVE ADEQUATE STRUCTURAL SUPPORT (PIER SUPPORT AND/OR CONCRETE ENCASEMENT) TO PREVENT DAMAGE TO THE UTILITIES.

5. DISCHARGE FROM SWIMMING POOLS MUST BE CONNECTED TO THE SANITARY SEWER.

6. A SEPARATE GEOTECHNICAL AND HYDROGEOLOGICAL INVESTIGATION REPORT SHALL BE SUBMITTED TO FIRE AND CODE ADMINISTRATION AND TRANSPORTATION AND ENVIRONMENTAL SERVICES INCLUDING RECOMMENDATIONS FROM A GEOTECHNICAL PROFESSIONAL FOR PROPOSED CUT SLOPES AND EMBANKMENTS, IF DEEMED NECESSARY BY THE DEPARTMENT.

7. PER THE REQUIREMENTS OF TITLE 5: TRANSPORTATION AND ENVIRONMENTAL SERVICES, CHAPTER 3, SECTION 5-3-2 AND SECTION 5-3-3; CUSTOMER UTILITY SERVICES AND TRANSMISSION, DISTRIBUTION AND MAIN LINES, RESPECTIVELY SHALL BE PLACED UNDERGROUND UNLESS OTHERWISE SPECIFICALLY EXEMPTED.

8. THE SUBMITTING ENGINEER OR CONTRACTOR SHALL PROVIDE CUT SHEETS TO THE CHIEF, DIVISION OF CONSTRUCTION AND INSPECTION (C&I), DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES PRIOR TO CONSTRUCTION.

9. IF THESE NOTES AND THE CITY OF ALEXANDRIA DESIGN STANDARDS AND SPECIFICATIONS DO NOT COVER ANY DESIGN ASPECTS OF THE PROJECT THEN THE IMPROVEMENTS WILL BE DESIGNED PER THE STANDARDS AND SPECIFICATIONS OF VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT), VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH), AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO), MANUAL OF TRAFFIC CONTROL DEVICES (MUTCD), VIRGINIA WORK AREA PROTECTION MANUAL (VWAPM), RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES (TEN STATE STANDARDS), AND ANY OTHER STANDARDS APPROVED BY THE DIRECTORS OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, PLANNING AND ZONING, FIRE AND CODE ADMINISTRATION, AND RECREATION, PARKS & CULTURAL ACTIVITIES.

ENVIRONMENTAL SITE ASSESSMENT:

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

CONSTRUCTION NOTES:

1. THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO LOCATE OR PRESERVE THESE UNDERGROUND UTILITIES. IF DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR SHOULD ENCOUNTER UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER AND TAKE NECESSARY ACTION AND PROPER STEPS TO PROTECT THE FACILITY AND ASSURE THE CONTINUATION OF SERVICE.
2. THE CONTRACTOR SHALL DIG TEST PITS AS REQUIRED FOLLOWING NOTIFICATION AND MARKING OF ALL EXISTING UTILITIES TO VERIFY THE LOCATION AND DEPTH OF EXISTING UTILITIES TEST HOLES TO BE PERFORMED AT LEAST 30 DAYS PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE OWNER AND ENGINEER. REDESIGN AND APPROVAL BY REVIEWING AGENCIES SHALL BE OBTAINED, IF REQUIRED.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND THE ENGINEER OF ANY CHANGES OR CONDITIONS ATTACHED TO PERMITS OBTAINED FROM ANY AUTHORITY ISSUING PERMITS.
4. THE CONTRACTOR SHALL VISIT THE SITE AND SHALL VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
5. THE CONTRACTOR SHALL CLEAR THE SITE OF ALL TREES, BUILDINGS, FOUNDATIONS, ETC., WITHIN THE LIMITS OF CONSTRUCTION UNLESS OTHERWISE SPECIFIED, AND SHALL BE RESPONSIBLE FOR ENSURING THAT EXISTING UTILITIES ARE DISCONNECTED.
6. THE DEVELOPER SHALL PROVIDE OVER-LOT GRADING TO PROVIDE POSITIVE DRAINAGE AND PRECLUDE PONDING OF WATER.
7. ALL AREAS, ON OR OFF-SITE, WHICH ARE DISTURBED BY THIS CONSTRUCTION AND WHICH ARE NOT PAVED OR BUILT UPON, SHALL BE ADEQUATELY STABILIZED TO CONTROL EROSION AND SEDIMENTATION. THE MINIMUM ACCEPTABLE STABILIZATION SHALL CONSIST OF PERMANENT GRASS, SEED MIXTURE TO BE AS RECOMMENDED BY THE CITY AGENT. ALL SLOPES 3:1 AND GREATER SHALL BE SODDED AND PEGGED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE CITY OF ALEXANDRIA.
8. EXISTING SEPTIC FIELDS, IF APPLICABLE, SHALL BE ABANDONED IN ACCORDANCE WITH VIRGINIA HEALTH DEPARTMENT STANDARDS AND SPECIFICATIONS.
9. ALL ABOVE GROUND UTILITIES SERVING THE SITE SHALL BE RELOCATED AS REQUIRED BY THE OWNING UTILITY COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL ARRANGEMENTS AND COORDINATING ALL WORK REQUIRED FOR THE NECESSARY RELOCATIONS.
10. PRIOR TO BEGINNING OF CONSTRUCTION, CONTRACTOR SHALL VERIFY FROM THE ARCHITECTURAL DRAWINGS ALL DIMENSIONS, DETAILS, AND TREATMENTS FOR THE PROPOSED BUILDINGS, WALKWAYS, AND OTHER PROPOSED CONSTRUCTION WHERE INDICATED ON THE PLANS.
11. THE CONTRACTOR IS TO VERIFY INVERT, SIZE, AND LOCATION OF BUILDING UTILITY CONNECTIONS WITH THE MECHANICAL PLANS PRIOR TO PLACEMENT OF UNDERGROUND UTILITIES.
12. EXISTING BUILDINGS, FENCES AND OTHER EXISTING PHYSICAL FEATURES ARE TO BE REMOVED AS REQUIRED BY THE CONSTRUCTION.
13. EXISTING CONSTRUCTION SHALL BE REMOVED TO NEAREST JOINT. NEW CONSTRUCTION SHALL BE PROVIDED AS SHOWN AND ANY DAMAGED AREA SHALL BE REPAIRED TO MATCH CONDITIONS EXISTING PRIOR TO CONSTRUCTION OR TO THE SATISFACTION OF THE DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES.
14. ALL PRIVATE BUILDING CONNECTIONS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CURRENT PLUMBING CODE.
15. TOPS OF EXISTING STRUCTURES WHICH REMAIN IN USE ARE TO BE ADJUSTED IN ACCORDANCE WITH THE GRADING PLAN. ALL PROPOSED STRUCTURE TOP ELEVATIONS ARE TO BE VERIFIED BY THE CONTRACTOR WITH THE SITE GRADING PLANS. IN CASE OF CONFLICT, THE GRADING PLAN SHALL SUPERSEDE PROFILE ELEVATIONS. MINOR ADJUSTMENTS TO MEET FINISHED GRADE ELEVATIONS, IF REQUIRED, SHALL BE MADE IN THE FIELD WITH THE APPROVAL OF SITE INSPECTOR OF THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES.
16. THE DESIGN, CONSTRUCTION, FIELD PRACTICES, AND METHODS SHALL CONFORM TO THE REQUIREMENTS SET FORTH BY THE CITY OF ALEXANDRIA ZONING ORDINANCE AND DESIGN AND CONSTRUCTION STANDARDS MANUAL. FAILURE TO COMPLY WITH THE CODE, APPLICABLE MANUALS, AND PROVISIONS OF THE CONSTRUCTION AND ESCROW AGREEMENTS OR THE PERMITS SHALL BE DEEMED A VIOLATION.
17. THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE OWNER/DEVELOPER OR HIS AGENT OF ANY LEGAL RESPONSIBILITIES WHICH MAY BE REQUIRED BY THE CODE OF VIRGINIA OR ANY ORDINANCE ENACTED BY THE CITY OF ALEXANDRIA.
18. CONSTRUCTION STAKEOUT SHALL BE UNDER THE DIRECT SUPERVISION OF A LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA.
19. THE CONTRACTOR IS REFERRED TO STRUCTURAL, GEOTECHNICAL, MECHANICAL, AND ARCHITECTURAL PLANS FOR FOUNDATION TREATMENT INCLUDING, BUT NOT LIMITED TO, SHEETING AND SHORING FOR BUILDING EXCAVATION, WATERPROOFING FOR FILL AGAINST BUILDINGS, LOCATION OF MECHANICAL EQUIPMENT, AND CONNECTIONS AT THE FACES OF BUILDINGS.
20. SMOOTH GRADE SHALL BE MAINTAINED FROM THE CENTERLINE OF THE EXISTING ROAD TO THE PROPOSED ENTRANCE AND/OR CURB & GUTTER TO PRECLUDE THE FORMING OF FALSE GUTTER AND/OR PONDING OF WATER ON THE ROADWAY.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING A SMOOTH TRANSITION TO EXISTING CURB AND SIDEWALKS, IF APPLICABLE.
22. THE CALIFORNIA BEARING RATIO (CBR) VALUES OF IN-SITU MATERIALS SHALL BE DETERMINED BY FIELD AND/OR LABORATORY TESTS FOR ACTUAL DETERMINATION OF REQUIRED THICKNESSES OF SURFACE, BASE, SUB-BASE, AND SUB GRADE MATERIALS. THE PAVEMENT SECTION SHALL BE DESIGNED BY A GEOTECHNICAL / LICENSED PROFESSIONAL ENGINEER TO THE SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES FOR ALL PAVEMENTS INCLUDING EMERGENCY VEHICLE EASEMENT (EVE) TO SUPPORT H-20 LOADING. IN THE CASE OF PAVEMENT PATCHES, PAVEMENT SECTION MUST MEET OR EXCEED EXISTING SECTION.
23. THE THICKNESSES OF SUB-BASE, BASE, AND WEARING COURSE SHALL BE DESIGNED USING "CALIFORNIA METHOD" AS SET FORTH ON PAGE 3-76 OF THE SECOND EDITION OF A BOOK ENTITLED, "DATA BOOK FOR CIVIL ENGINEERS, VOLUME ONE, DESIGN" WRITTEN BY ELWYN E. SEELYE. AN ALTERNATIVE PAVEMENT SECTION DESIGNED TO THE SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES FOR ALL PAVEMENTS INCLUDING EMERGENCY VEHICLE EASEMENT (EVE) TO SUPPORT H-20 LOADING BASED ON CBR AND VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) METHOD (VASWANI METHOD) AND STANDARD MATERIAL SPECIFICATIONS SHALL BE ACCEPTABLE.
24. EMERGENCY VEHICLE EASEMENTS (EVE) AND AMERICAN WITH DISABILITY (ADA) ACCESSIBLE PARKING SPACES MUST BE DELINEATED WITH PAVEMENT MARKINGS PER THE CITY OF ALEXANDRIA STANDARD SIGNAGE AND AMERICAN WITH DISABILITIES (ADA) REQUIREMENTS.
25. ALL STRIPING SHALL MEET THE REQUIREMENTS OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS (LATEST EDITION) AND SHALL BE THERMOPLASTIC UNLESS OTHERWISE SPECIFIED.
26. ALL EARTHWORK OPERATIONS ARE TO BE PERFORMED UNDER THE FULL TIME, ON-SITE SUPERVISION OF A REGISTERED GEOTECHNICAL ENGINEER WITH GEOTECHNICAL TESTING IN ACCORDANCE WITH CONSTRUCTION SPECIFICATIONS AND GEOTECHNICAL REPORT REQUIREMENTS.
27. THE CONTRACTORS SHALL NOT CAUSE OR PERMIT VEHICLES TO IDLE FOR MORE THAN 10 MINUTES WHEN PARKED.
28. UNLESS OTHERWISE APPROVED THE CONTRACTOR SHALL PROVIDE THERMOPLASTIC LADDER STYLE / STANDARD PEDESTRIAN CROSS WALKS AT ALL CROSSINGS AT THE PROPOSED DEVELOPMENT, WHICH MUST BE DESIGNED TO THE SATISFACTION OF THE DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES. THE DESIGN OF LADDER STYLE OR STANDARD PEDESTRIAN CROSS WALK SHALL BE EVALUATED ON A CASE BY CASE BASIS AND SHALL COMPLY WITH THE REQUIREMENTS OF POLICY MANUAL SECTION 30.18, PEDESTRIAN CROSSWALKS, JULY 13, 2006. A COPY OF THE POLICY MANUAL CAN BE OBTAINED FROM YON LAMBERT, BICYCLE AND PEDESTRIAN COORDINATOR / TRANSPORTATION PLANNER, TELEPHONE (703) 746-4081.

DEMOLITION NOTES:

1. A SEPARATE PERMIT IS REQUIRED FOR DEMOLITION; HOWEVER, NO DEMOLITION SHALL BEGIN UNTIL ALL EROSION AND SEDIMENT AND TREE PROTECTION CONTROLS ARE IN PLACE AND ARE APPROVED BY AN EROSION AND SEDIMENT CONTROL INSPECTOR OF THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES.
2. ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE MOST CURRENT APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS, INCLUDING BUT NOT LIMITED, TO ENVIRONMENTAL PROTECTION AGENCY (EPA), OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), VIRGINIA OCCUPATIONAL AND SAFETY HEALTH COMPLIANCE PROGRAM (VOSH ENFORCEMENT), VIRGINIA OVERHEAD HIGH VOLTAGE LINE SAFETY ACT, NATIONAL EMISSIONS STANDARDS FOR HAZARDOUS AIR POLLUTANTS (NESHAPS), AND NATIONAL INSTITUTE OF OCCUPATIONAL SAFETY AND HEALTH (NIOSH).
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK WITH REPRESENTATIVE UTILITY COMPANIES AND FOR THE IMPLEMENTATION OF REQUIRED UTILITY-RELATED WORK.
4. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE UPON ENCOUNTERING ANY HAZARDOUS MATERIALS DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL DOCUMENT SAME TO THE OWNER'S REPRESENTATIVE AND OBTAIN DIRECTION AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.
5. DISCONNECTION OF SERVICES AND SYSTEMS SUPPLYING UTILITIES TO BE ABANDONED OR DEMOLISHED SHALL BE COMPLETED PRIOR TO OTHER SITE DEMOLITION IN FULL COMPLIANCE WITH APPLICABLE CODES, REGULATIONS, AND THE REQUIREMENTS OF UTILITY PURVEYORS HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE UTILITY PURVEYORS, PAYMENT OF ASSOCIATED FEES AND PROCUREMENT OF ALL NECESSARY PERMITS.
6. PRIOR TO REMOVAL OF MATERIALS OVER EXISTING UTILITY SYSTEMS, THE CONTRACTOR SHALL DOCUMENT EXISTING CONDITIONS AND, IF AT VARIANCE WITH CONDITIONS AS REPRESENTED ON THE PLANS, NOTIFY THE OWNER'S REPRESENTATIVE AND OBTAIN DIRECTIONS AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.
7. THE CONTRACTOR SHALL BACKFILL EXCAVATED AREAS WITH APPROVED MATERIALS/CLEAN FILL AS PER THE REQUIREMENTS OF VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT).
8. THE CONTRACTOR SHALL PROTECT AND PREVENT DAMAGE TO EXISTING ON-SITE UTILITY DISTRIBUTION FACILITIES THAT ARE TO REMAIN. ACTIVE UTILITY DISTRIBUTION FACILITIES ENCOUNTERED DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES SHALL BE SHUT OFF AT THE SERVICE MAIN WITH THE APPROVAL OF THE OWNER'S REPRESENTATIVE.
9. DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE UPON ENCOUNTERING ANY EXISTING UTILITIES AND/OR UTILITY SYSTEM STRUCTURES NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL DOCUMENT THE SAME AND FORWARD THE INFORMATION TO THE RESIDENT ENGINEER / OWNER'S REPRESENTATIVE, AND OBTAIN DIRECTION AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.
10. THE CONTRACTOR OR APPLICANT SHALL WORK WITH THE CITY STAFF TO REUSE THE EXISTING, LEFTOVER, UNUSED AND/OR DISCARDED BUILDING MATERIALS AS PART OF THE DEMOLITION PROCESS OR THE CONSTRUCTION DEBRIS MUST BE REMOVED TO AN APPROVED LANDFILL WITH ADEQUATE FREQUENCY IN ACCORDANCE WITH THE VIRGINIA STATE LITTER CONTROL ACT.

UTILITY WORKS:

1. UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS DESCRIBED IN SECTION 4VAC50-30-40 OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH) AND ADDITIONAL APPLICABLE PRACTICES FOLLOWED BY THE CITY OF ALEXANDRIA:
- A. ALL PRIVATE UTILITIES SHALL BE LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS UNLESS THE UTILITY OWNERS HAVE FRANCHISE AGREEMENT WITH THE CITY OF ALEXANDRIA; HOWEVER, NO ELECTRIC TRANSFORMERS AND SWITCH GEARS/CONTROL BOXES SHALL BE PLACED IN THE PUBLIC RIGHT OF WAY.
- B. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN UTILITY SERVICES AT ALL TIMES DURING CONNECTION AND/OR CONSTRUCTION.
- C. NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.
- D. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
- E. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.
- F. MATERIAL USED FOR BACKFILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ACCORDANCE WITH THE CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS TO MINIMIZE EROSION AND PROMOTE STABILIZATION.
- G. SHOULD UTILITY CONSTRUCTION BE PERFORMED AFTER COMPLETING EARTHWORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACHIEVING 98 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1551) COMPACTION IN ALL TRENCH BACKFILL.
- H. RESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE VIRGINIA REGULATIONS 4VAC50-30 EROSION AND SEDIMENT CONTROL REGULATIONS, VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH).
- I. APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.
- J. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL CONTROL MEASURES AS NECESSARY TO PREVENT EROSION AND SEDIMENTATION, AS DETERMINED BY THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, CITY OF ALEXANDRIA.
- K. A REMEDIATION PLAN SHALL BE SUBMITTED DETAILING HOW CONTAMINATED SOILS AND/OR GROUNDWATER WILL BE DEALT WITH, INCLUDING PLANS TO REMEDIATE UTILITY CORRIDORS.
- L. UTILITY CORRIDORS IN CONTAMINATED SOIL SHALL BE OVER EXCAVATED BY 2 FEET AND BACKFILLED WITH "CLEAN" SOIL.
- M. GRADING CAN BE PERFORMED ON INSTALLATION OF UTILITIES.
- N. ALL UTILITIES SUCH AS ELECTRICAL LINES, GAS PIPES, COMMUNICATION CABLES, INCLUDING WATER AND SEWER LATERALS ON PRIVATE PROPERTY IN THE CITY OF ALEXANDRIA SHALL BE PROVIDED WITH MINIMUM 3" WIDE 5 MIL OVERALL THICKNESS DETECTABLE UNDERGROUND WARNING TAPE (DUWT). THE DUWT SHALL BE INSTALLED AT DEPTHS OF 12" TO 18" FOR DUWT WIDTHS OF 3" AND 24" FOR WIDTHS OF 6" SO AS TO MAKE UNDERGROUND INSTALLATIONS EASY TO FIND USING A NON-FERROUS LOCATOR. THE DUWT SHALL BE WITH ALUMINUM BACKING OR SOLID ALUMINUM CORE LAMINATED WITH A PROTECTIVE CLEAR FILM ON BOTH SIDES, SEALING AND PROTECTING THE GRAPHICS FROM UNDERGROUND MOISTURE, ACIDS, ALKALIS, AND OTHER SOIL SUBSTANCES. ALL DUWT TAPES SHALL BE PRINTED IN BLACK INK ON AMERICAN PUBLIC WORKS ASSOCIATION (APWA) APPROVED COLORS TO MEET OR EXCEED INDUSTRY STANDARDS.

COLOR	CODES
RED	CAUTION BURIED ELECTRICAL POWER LINES, CABLES, CONDUITS, AND LIGHTING CABLES
YELLOW	CAUTION GAS, OIL, STEAM, PETROLEUM, OR GASEOUS MATERIALS
ORANGE	CAUTION COMMUNICATIONS, ALARM OR SIGNAL LINES, CABLES, OR CONDUITS
BLUE	CAUTION POTABLE WATER
PURPLE	CAUTION RECLAIMED WATER, IRRIGATION AND SLURRY LINES
GREEN	CAUTION SEWER, DRAIN LINES, AND FORCE MAIN

SOLID WASTE MANAGEMENT NOTES:

SINCE THE APPLICANT IS NOT REQUIRED BY SECTION 5-1-31 OF THE CITY CHARTER AND CODE TITLE 5: TRANSPORTATION AND ENVIRONMENTAL SERVICES TO USE THE CITY OF ALEXANDRIA'S COLLECTION AND DISPOSAL SERVICES; SOLID WASTE COLLECTION AND DISPOSAL SERVICES SHALL BE PROVIDED BY THE APPLICANT / PRIVATE COLLECTORS AND SHALL BE PASSED ON TO THE NEW OWNER IN CASE OF A SALE OF THE PROPERTY SUBSEQUENT TO THE DEVELOPMENT.

THE PLAN DEMONSTRATES THAT ADEQUATE SPACE WITHIN EACH UNIT TO ACCOMMODATE A CITY STANDARD SUPER CAN AND RECYCLING CONTAINER HAS BEEN PROVIDED. THE CONTAINERS ARE PLACED INSIDE THE UNITS OR WITHIN AN ENCLOSURE THAT COMPLETELY SCREENS THEM FROM VIEW. THE DEVELOPER SHALL PURCHASE THE STANDARD CONTAINERS FROM THE CITY OR PROVIDE CONTAINERS THAT ARE COMPATIBLE WITH CITY COLLECTION SYSTEM AND APPROVED BY THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES.

THE PLAN DEMONSTRATES THAT ADEQUATE SPACE FOR SOLID WASTE AND RECYCLING CONTAINERS HAS BEEN PROVIDED AND THE DEVELOPMENT MEETS ALL THE MINIMUM STREET STANDARDS, INCLUDING ALL STANDARD CUL-DE-SAC TURNAROUNDS, IF APPLICABLE. THE TRASH TRUCK TURNING MOVEMENTS DEMONSTRATE THAT THE TRASH TRUCK IS ABLE TO PICK UP SOLID WASTE FROM PRIVATE STREETS WITHOUT BACKING UP. THE CONTAINERS HAVE BEEN PLACED WITHIN AN ENCLOSURE THAT COMPLETELY SCREENS THEM FROM VIEW.

MOSQUITO CONTROL NOTES:

1. SINCE STORM WATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) SYSTEMS THAT HOLD WATER FOR MORE THAN 5 DAYS BETWEEN THE MONTHS OF MAY - OCTOBER HAVE THE POTENTIAL TO CAUSE MOSQUITO BREEDING HABITATS; THEREFORE, SUCH BMPs SHALL BE TREATED WITH A REGISTERED MOSQUITO LARVAL CONTROL PRODUCT. ALL LABELS SHOULD BE FOLLOWED FOR APPLICATION RATES AND AMOUNTS. THIS REQUIREMENT IS NOT APPLICABLE TO THIS SITE BECAUSE THE PROPOSED BMP DOES NOT HOLD WATER FOR MORE THAN 5 DAYS.
2. SINCE EXCESSIVE VEGETATION IN EXISTING BMPs ALSO INCREASES THE POTENTIAL FOR MOSQUITO PROBLEMS; THEREFORE, VEGETATION SHALL BE CONTROLLED AND CUT TO REDUCE MOSQUITO BREEDING.
3. CONTACT THE CITY OF ALEXANDRIA ENVIRONMENTAL HEALTH VECTOR BORNE ILLNESS PROGRAM (703-838-4400 EXT. 326, 327) FOR QUESTIONS OR TREATMENT ASSISTANCE.

RODENT ABATEMENT NOTE:

PRIOR TO THE ISSUANCE OF A DEMOLITION PERMIT OR LAND DISTURBANCE PERMIT, A RODENT ABATEMENT PLAN SHALL BE SUBMITTED TO THE CITY OF ALEXANDRIA BUILDING AND FIRE CODE ADMINISTRATION THAT WILL OUTLINE STEPS THAT WILL BE TAKEN TO PREVENT THE SPREAD OF RODENTS FROM THE CONSTRUCTION SITE TO THE SURROUNDING COMMUNITY AND SEWERS. THE CONTRACTOR CAN CONTACT ALEXANDRIA BUILDING AND FIRE CODE ADMINISTRATION DEPARTMENT AT (703) 838-4644 OR (703) 746-4200 FOR ANY QUESTIONS OR ADDITIONAL INFORMATION.

ARCHAEOLOGY NOTES:

1. ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED PRIOR TO GROUND-DISTURBING ACTIVITIES (SUCH AS CORING, GRADING, FILLING, VEGETATION REMOVAL, UNDERGROUND UTILITIES, PILE DRIVING, LANDSCAPING AND OTHER EXCAVATIONS AS DEFINED IN SECTION 2-151 OF THE ZONING ORDINANCE) OR A RESOURCE MANAGEMENT PLAN MUST BE IN PLACE TO PRESERVE AND/OR RECOVER SIGNIFICANT RESOURCES IN CONCERT WITH CONSTRUCTION ACTIVITIES. TO CONFIRM, CALL ALEXANDRIA ARCHAEOLOGY AT (703) 838-4399.
2. CALL ALEXANDRIA ARCHAEOLOGY (703/838-4399) TWO WEEKS BEFORE STARTING DATE OF ANY GROUND DISTURBANCE SO THAT AN INSPECTION OR MONITORING SCHEDULE FOR CITY ARCHAEOLOGISTS CAN BE ARRANGED.
3. THE APPLICANT SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-838-4399) 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.
4. THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAYS.

ALEXRENEW REQUIRED NOTES:

1. CONTRACTOR SHALL ENSURE ALL DISCHARGES ARE IN ACCORDANCE WITH CITY OF ALEXANDRIA CODE TITLE 5, CHAPTER 6, ARTICLE B.
2. DEWATERING AND OTHER CONSTRUCTION RELATED DISCHARGE LIMITS TO THE SEWER SYSTEM ARE REGULATED BY ALEXRENEW PRETREATMENT. CONTRACTOR IS REQUIRED TO CONTACT ALEXRENEW'S PRETREATMENT COORDINATOR AT 703-721-3500 x2020.

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.



8808-H PEAR TREE VILLAGE COURT  
ALEXANDRIA, VIRGINIA 22309

703-619-6555

FAX 703-799-6412

CITY OF ALEXANDRIA STANDARD NOTES

1114 NORTH ALFRED STREET

TAX MAP 064.04-05-35

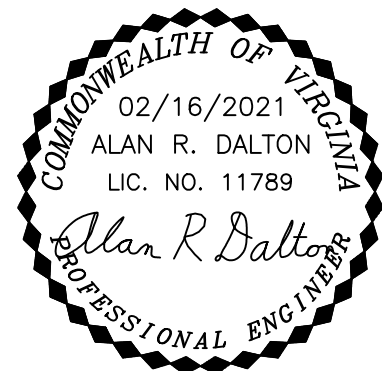
CITY OF ALEXANDRIA, VIRGINIA

SCALE: AS SHOWN FEBRUARY 16, 2021

No. \_\_\_\_\_

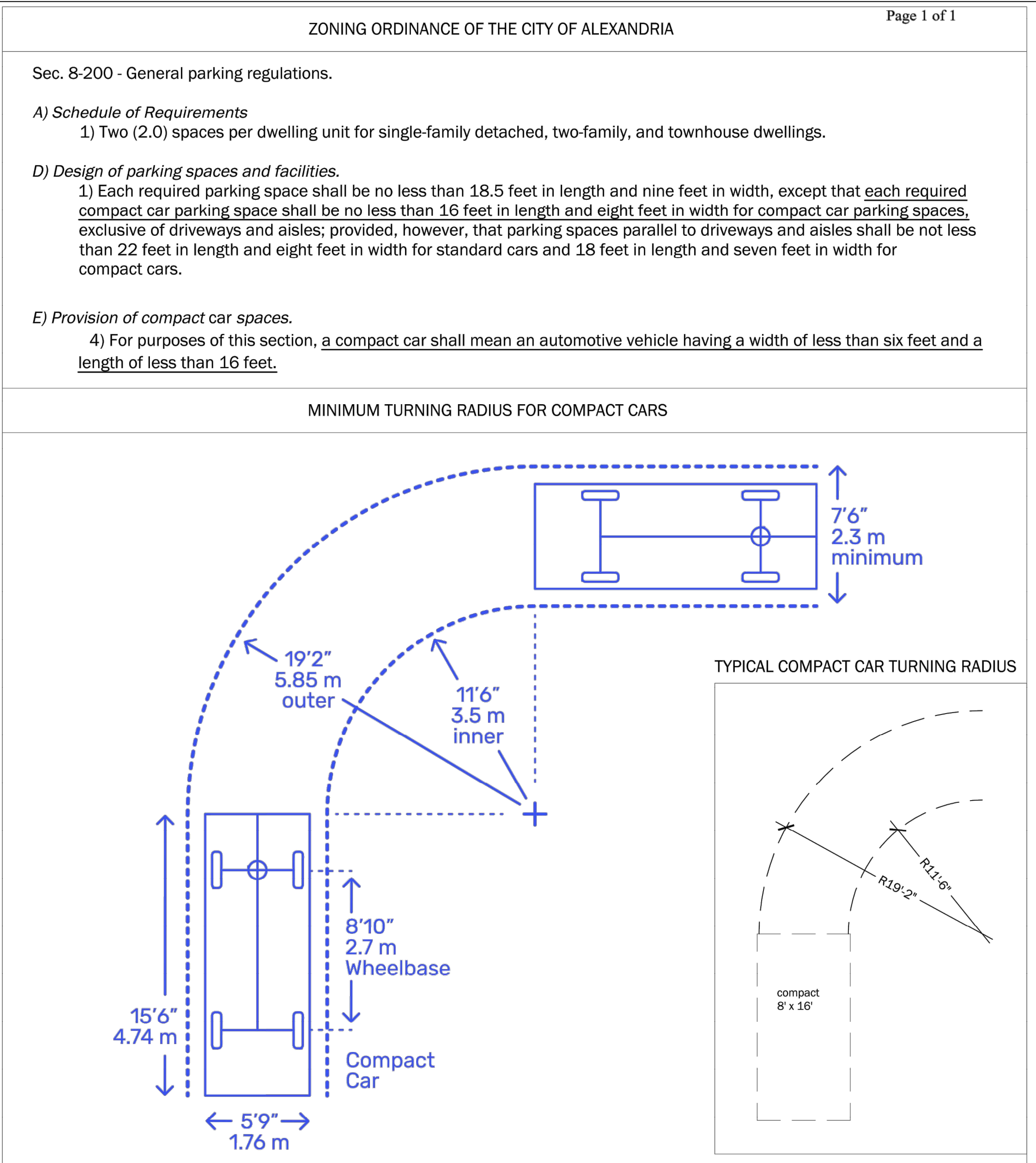
FILE# 71-20

DSI # 180927010



SHEET 2 OF 35





**SANITARY SEWER FLOW NARRATIVE AND CALCULATIONS:**

THE PROJECT SITE IS LOCATED WITHIN THE COMBINED SEWER SYSTEM (CSS). ACCORDING TO THE MEMORANDUM TO INDUSTRY NO. 07-14, AN ADDITION TO AN EXISTING PROPERTY THAT DOES NOT INCREASE THE AMOUNT OF SANITARY SEWAGE GENERATED IS EXEMPT FROM THE CSS MANAGEMENT POLICY. AS CAN BE SEEN BY THE BELOW CALCULATIONS, THERE IS AN AVERAGE DAILY DECREASE OF 23.4 GPD IN SANITARY SEWAGE GENERATED, THEREFORE THIS PROJECT IS EXEMPT FROM THIS POLICY. FURTHERMORE, THE MEMORANDUM TO INDUSTRY NO. 06-14 REQUIRES SANITARY SEWER IMPROVEMENTS, INFORMATION AND ANALYSES IF THE ADDITIONAL ESTIMATED PEAK WASTEWATER FLOW EXCEEDS 10,000 GPD. AS CAN BE SEEN BELOW, THE PROPOSED WORK DECREASES THE PEAK WASTEWATER FLOW BY 93.6 GPD, THEREFORE THIS PROJECT IS EXEMPT FROM THIS REQUIREMENT.

**AVERAGE DESIGN FLOWS:**

- MULTI-FAMILY (CONDOMINIUM, APARTMENT) 300 GPD/UNIT
- OFFICE / RETAIL 200 GPD/1000 SF

\* A PEAK FACTOR OF 4 IS APPLIED TO THESE AVERAGE FLOWS TO CALCULATE PEAK FLOWS.

**PRE-DEVELOPMENT SANITARY FLOW:**

EXISTING BASEMENT, FIRST FLOOR AND SECOND FLOOR ALL USED AS OFFICES.

BASEMENT = 1290 SF OF GROSS AREA  
FIRST FLOOR = 1689 SF OF GROSS AREA  
SECOND FLOOR = 1617 SF OF GROSS AREA  
TOTAL = 4596 SF OF GROSS AREA

AVERAGE FLOW = TOTAL SF OF GROSS AREA x AVERAGE DESIGN FLOW  
= 4596 SF x 200 GPD / 1000 SF  
= 919.2 GPD

PEAK FLOW = AVERAGE FLOW x PEAK FACTOR  
= 919.2 GPD x 4  
= 3676.8 GPD

**POST-DEVELOPMENT SANITARY FLOW:**

EXISTING BASEMENT AND FIRST FLOOR TO REMAIN AS OFFICES. EXISTING/PROPOSED SECOND FLOOR AND THIRD FLOOR SHALL BE ONE APARTMENT UNIT.

BASEMENT = 1290 SF OF GROSS AREA  
FIRST FLOOR = 1689 SF OF GROSS AREA (NOT INCLUDING THE PROP. GARAGE)  
TOTAL = 2979 SF OF GROSS AREA

AVERAGE FLOW = (TOTAL SF OF GROSS AREA x AVERAGE DESIGN FLOW) + (NUMBER OF UNITS x AVERAGE DESIGN FLOW)  
= (2979 SF x 200 GPD / 1000 SF) + (1 UNIT x 300 GPD)  
= 595.8 GPD + 300 GPD  
= 895.8 GPD

PEAK FLOW = AVERAGE FLOW x PEAK FACTOR  
= 895.8 GPD x 4  
= 3583.2 GPD

### GREEN BUILDING POLICY NARRATIVE:

1. GENERAL APPROACH

IN ORDER TO MEET THE CITY OF ALEXANDRIA'S GREEN BUILDING POLICY REQUIREMENTS, IT IS OUR INTENT TO FORMALLY REQUEST A VARIANCE FROM THE GREEN BUILDING POLICY SINCE THIS RESIDENTIAL PROJECT IS AN ADDITION TO AN EXISTING HOME. ADDITIONS ARE NOT CONSIDERED "NEW CONSTRUCTION" UNDER MOST GREEN BUILDING PROGRAMS AND THEREFORE DO NOT QUALIFY FOR CERTIFICATION. IN FACT, A REQUEST WAS SENT TO THE LEED FOR HOMES CERTIFICATION TEAM TO INQUIRE AND OUR SUSPICION WAS CONFIRMED. HOWEVER, WE PROPOSE TO APPROACH THE PROJECT BY "CERTIFYING" THE HOME TO MEET A LEED FOR HOMES SILVER - EQUIVALENT VERIFIED BY A HERS RATER (FOR ENERGY-EFFICIENCY MEASURES) AND A LEED FOR HOMES GREEN RATER TO VERIFY THE GREEN CREDITS. ALTHOUGH WE MAY NOT BE ABLE TO CERTIFY THE ADDITION AS LEED, THE ADDITION CAN RECEIVE AN OFFICIAL HERS SCORE AND MAY BE ELIGIBLE FOR AN ENERGY STAR NEW HOMES CERTIFICATION (FOR THE ADDITION ONLY).

2. ENERGY

THE LEED FOR HOMES PROGRAM IS SPECIFICALLY ORIENTED TO RESIDENTIAL BUILDINGS, SUCH AS TOWNHOMES. AS PART OF THE PROGRAM REQUIREMENTS, LEED FOR HOMES REQUIRES THAT PROJECTS MEET THE STRICT GUIDELINES SET FORTH BY THE ENERGY STAR NEW HOMES PROGRAM FOR ENERGY-EFFICIENCY MEASURES. THE ENERGY STAR NEW HOMES PROGRAM REQUIRES DUCT LEAKAGE, AIR INFILTRATION, AND OTHER PERFORMANCE TESTING REQUIREMENTS SIMILAR TO COMMISSIONING REQUIREMENTS FOUND IN TYPICAL COMMERCIAL PROJECTS. IN ADDITION, ENERGY STAR NEW HOMES PAYS PARTICULAR ATTENTION TO BEYOND-CODE AIR BARRIER AND INSULATION REQUIREMENTS. AS A RESULT, ENERGY STAR NEW HOMES ARE AT LEAST 15% MORE ENERGY-EFFICIENT THAN THE STANDARD ENERGY CODE-BUILT HOME AND ON TOP OF THAT, LEED FOR HOMES REQUIRES THAT THE PERFORMANCE OF THE HOME BE 15% MORE ENERGY-EFFICIENT THAN AN ENERGY STAR NEW HOME.

THE ADDITION WILL BE BUILT TO ABOVE-CODE STANDARDS, THIRD-PARTY VERIFIED AIR SEALING AND INSULATION, HIGH-EFFICIENCY, VARIABLE-SPEED HEATING AND COOLING APPLIANCES (SEER 14 AIR CONDITIONERS AND 90+ AFUE GAS FURNACES), HIGH-EFFICIENCY WATER HEATERS, ENERGY STAR-RATED KITCHEN APPLIANCES, AT LEAST 90% LED LIGHTING, ENERGY-STAR-RATED FENESTRATION, AND MECHANICAL VENTILATION FOR FRESH AIR REQUIREMENTS.

2.1. ENERGY MODELING

THE ENERGY STAR NEW HOME AND LEED FOR HOMES PROGRAMS BOTH REQUIRE AN OFFICIAL HOME ENERGY RATING SCORE (HERS) TO BE COMPLETED TO PROVE THE ENERGY-EFFICIENCY OF THE HOME. THIS IS DONE BY COMPLETING AN ENERGY MODEL (HERS SCORE). THIS PROJECT WILL MEET THIS REQUIREMENT BY HAVING AN ENERGY MODEL COMPLETED PRIOR TO CONSTRUCTION BEGINNING (A "PROJECTED" SCORE) AND AN OFFICIAL SCORE AT FINAL ONCE ALL THE INSPECTIONS AND PERFORMANCE TESTS ARE COMPLETED. LEED REQUIRES THAT ALL HOMES HAVE A MAXIMUM HERS SCORE OF 70, WHICH IS 30% MORE ENERGY-EFFICIENT THAN A CODE-BUILT HOME.

HOWEVER, A PROJECTED ENERGY MODEL CANNOT BE PRODUCED UNTIL OFFICIAL CONSTRUCTION PLANS HAVE BEEN APPROVED.

3. WATER REDUCTION

AS FOR MEETING WATER REDUCTION GOALS, THE LEED FOR HOMES PROGRAM REQUIRES A MINIMUM SCORE IN THE WATER EFFICIENCY CHAPTER OF THE PROGRAM. IT IS THE PROJECTS' INTENT TO INSTALL WATERSENSE-CERTIFIED LAVATORY FAUCETS, TOILETS, AND SHOWERHEADS IN ALL OF THE UNITS TO MEET THE LEED FOR HOMES REQUIREMENTS. IN ADDITION, IT WILL BE RECOMMENDED THAT ANY PLANTS INSTALLED ARE NATIVE TO THE REGION AND/OR NON-INVASIVE, DROUGHT TOLERANT.

4. INDOOR AIR QUALITY

LEED FOR HOMES ALSO HAS REQUIREMENTS FOR ALL PROJECTS TO MEET INDOOR AIR QUALITY GOALS, SUCH AS ADVANCED FILTRATION, MECHANICAL VENTILATION (AS DOES ENERGY STAR), CONTAMINANT AND HUMIDITY CONTROL, USE OF LOW-VOC PRODUCTS (E.G. PAINT, SEALANTS, PARTICLEBOARD, ETC.), AND MORE. THIS PROJECT WILL PURSUE SIMILAR MEASURES TO ACHIEVE THE MINIMUM POINT REQUIREMENTS OF THE LEED FOR HOMES PROGRAM.

5. SAMPLE PRELIMINARY LEED FOR HOMES CHECKLIST

A SAMPLE PRELIMINARY LEED FOR HOMES CHECKLIST (SILVER) IS PROVIDED ON SHEETS 33-35 TO DEMONSTRATE THE CREDITS THAT MAY BE PURSUED TO OBTAIN THE SILVER CERTIFICATION OF THE TOWNHOMES. THIS CHECKLIST IS A DRAFT AS FINAL DECISIONS ABOUT WHAT CREDITS WILL BE ULTIMATELY PURSUED HAVE NOT YET BEEN DETERMINED.

### TRAFFIC COUNT NARRATIVE AND CALCULATIONS:

AS SHOWN IN THE BELOW CALCULATIONS, THE NUMBER OF DAILY AND PEAK HOUR TRIPS WILL NOT INCREASE DUE TO THIS PROJECT. INSTEAD, THERE WILL BE A DECREASE IN TRIPS DUE TO THE CONVERSION OF OFFICE SPACE TO RESIDENTIAL USE. ON AVERAGE, THERE WILL BE A DECREASE OF 8.43 TRIPS PER DAY TO AND FROM THIS SITE. DURING PEAK HOURS, THERE WILL BE A DECREASE OF 1.41 TRIP PER DAY FOR THE MORNING AND A DECREASE OF 1.30 TRIP PER DAY FOR THE AFTERNOON. FOR THIS REASON, THIS PROJECT WILL NOT AGGRAVATE ANY EXISTING TRAFFIC ISSUES WITHIN THE NEIGHBORING AREA.

**TRAFFIC RATES, PER I.T.E.:**

OFFICE: AVERAGE DAILY RATE = 9.74 TPD / 1000 SF  
TOTAL AM PEAK HOUR = 1.16 TPD / 1000 SF  
TOTAL PM PEAK HOUR = 1.15 TPD / 1000 SF

APARTMENT: AVERAGE DAILY RATE = 7.32 TPD / UNIT  
TOTAL AM PEAK HOUR = 0.46 TPD / UNIT  
TOTAL PM PEAK HOUR = 0.56 TPD / UNIT

**PRE-DEVELOPMENT TRAFFIC COUNT:**

EXISTING BASEMENT, FIRST FLOOR AND SECOND FLOOR ALL USED AS OFFICES.

BASEMENT = 1290 SF OF GROSS AREA  
FIRST FLOOR = 1689 SF OF GROSS AREA  
SECOND FLOOR = 1617 SF OF GROSS AREA  
TOTAL = 4596 SF OF GROSS AREA

AVERAGE TRIPS PER DAY = TOTAL SF OF GROSS AREA x AVERAGE DAILY RATE  
= 4596 SF x 9.74 TPD / 1000 SF  
= 44.77 TPD

TOTAL AM PEAK TRIPS PER DAY = TOTAL SF OF GROSS AREA x TOTAL AM PEAK HOUR RATE  
= 4596 SF x 1.16 TPD / 1000 SF  
= 5.33 TPD

TOTAL PM PEAK TRIPS PER DAY = TOTAL SF OF GROSS AREA x TOTAL PM PEAK HOUR RATE  
= 4596 SF x 1.15 TPD / 1000 SF  
= 5.29 TPD

**POST-DEVELOPMENT TRAFFIC COUNT:**

EXISTING BASEMENT AND FIRST FLOOR TO REMAIN AS OFFICES. EXISTING/PROPOSED SECOND FLOOR AND THIRD FLOOR SHALL BE ONE MULTI-FAMILY APARTMENT UNIT.

BASEMENT = 1290 SF OF GROSS AREA  
FIRST FLOOR = 1689 SF OF GROSS AREA (NOT INCLUDING THE PROP. GARAGE)  
TOTAL = 2979 SF OF GROSS AREA

AVERAGE TRIPS PER DAY = (TOTAL SF OF GROSS AREA x AVERAGE DAILY RATE) + (NUMBER OF UNITS x AVERAGE DAILY RATE)  
= (2979 SF x 9.74 TPD / 1000 SF) + (1 UNIT x 7.32 TPD / UNIT)  
= 29.02 TPD + 7.32 TPD  
= 36.34 TPD

TOTAL AM PEAK TRIPS PER DAY = (TOTAL SF OF GROSS AREA x TOTAL AM PEAK HOUR RATE) + (NUMBER OF UNITS x TOTAL AM PEAK HOUR RATE)  
= (2979 SF x 1.16 TPD / 1000 SF) + (1 UNIT x 0.46 TPD / UNIT)  
= 3.45 TPD + 0.46 TPD  
= 3.92 TPD

TOTAL PM PEAK TRIPS PER DAY = (TOTAL SF OF GROSS AREA x TOTAL PM PEAK HOUR RATE) + (NUMBER OF UNITS x TOTAL PM PEAK HOUR RATE)  
= (2979 SF x 1.15 / 1000 SF) + (1 UNIT x 0.56 TPD / UNIT)  
= 3.43 TPD + 0.56 TPD  
= 3.99 TPD

### EMERGENCY VEHICLE ACCESS NARRATIVE:

EMERGENCY VEHICLE ACCESS SHALL REMAIN THE SAME AS EXISTING CONDITIONS. NO CHANGES ARE PROPOSED TO THE PUBLIC RIGHT-OF-WAY. THEREFORE EMERGENCY VEHICLES SHALL ACCESS THE SITE EITHER FROM N. ALFRED STREET OR THE 15 FOOT ALLEY.

**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.

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8808-H PEAR TREE VILLAGE COURT  
ALEXANDRIA, VIRGINIA 22309  
703-619-6555  
FAX 703-799-6412

MISCELLANEOUS NARRATIVES AND EXHIBITS

**1114 NORTH ALFRED STREET**

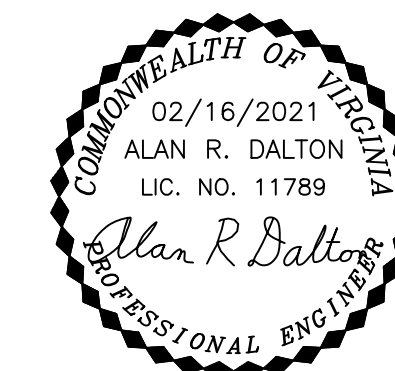
TAX MAP 064.04-05-35

CITY OF ALEXANDRIA, VIRGINIA

SCALE: AS SHOWN FEBRUARY 16, 2021

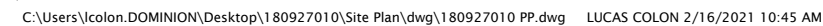
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DSI # 180927010



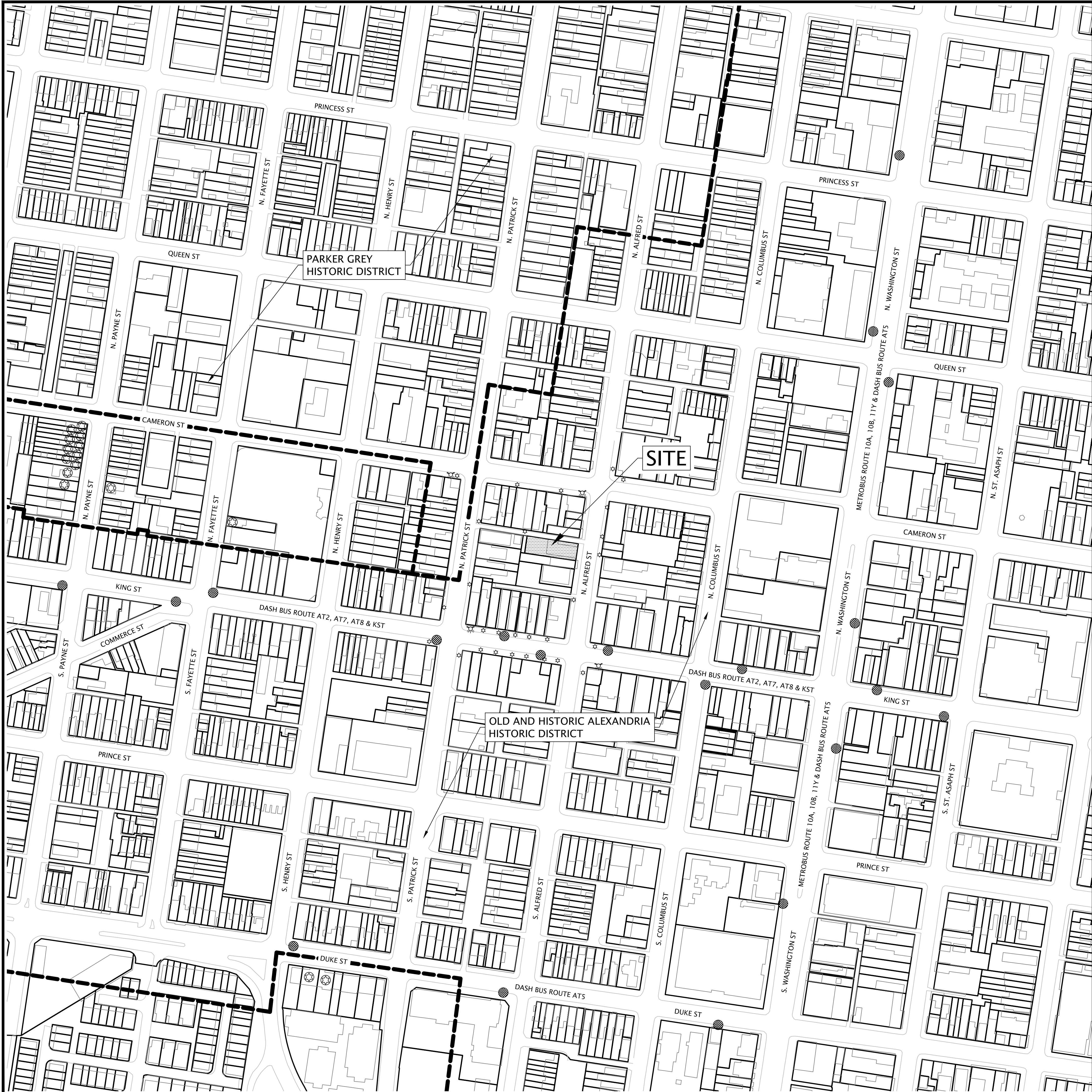
SHEET 3 OF 35



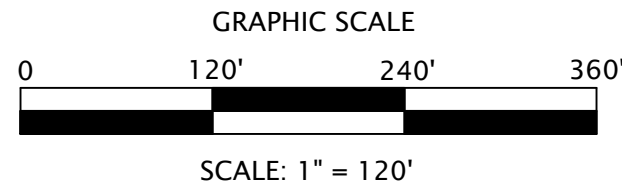


SHEET 4 OF 35





LEGEND	
	EXISTING PROPERTY LINE
	EXISTING BUILDING
	EXISTING EDGE OF ROAD
	EXISTING HISTORIC DISTRICT BOUNDARY
	EXISTING BUS STOP
	EXISTING 100-YEAR OLD BUILDING
	EXISTING FIRE HYDRANT
	EXISTING LIGHT POLE
	PROPOSED PROJECT SITE



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SPECIAL USE PERMIT NO. \_\_\_\_\_

DEPARTMENT OF PLANNING & ZONING

DIRECTOR \_\_\_\_\_

DATE \_\_\_\_\_

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. \_\_\_\_\_

DIRECTOR \_\_\_\_\_

DATE \_\_\_\_\_

CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_

DATE \_\_\_\_\_

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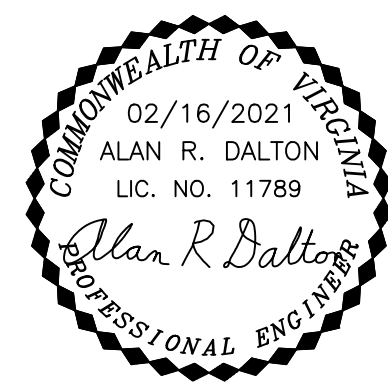
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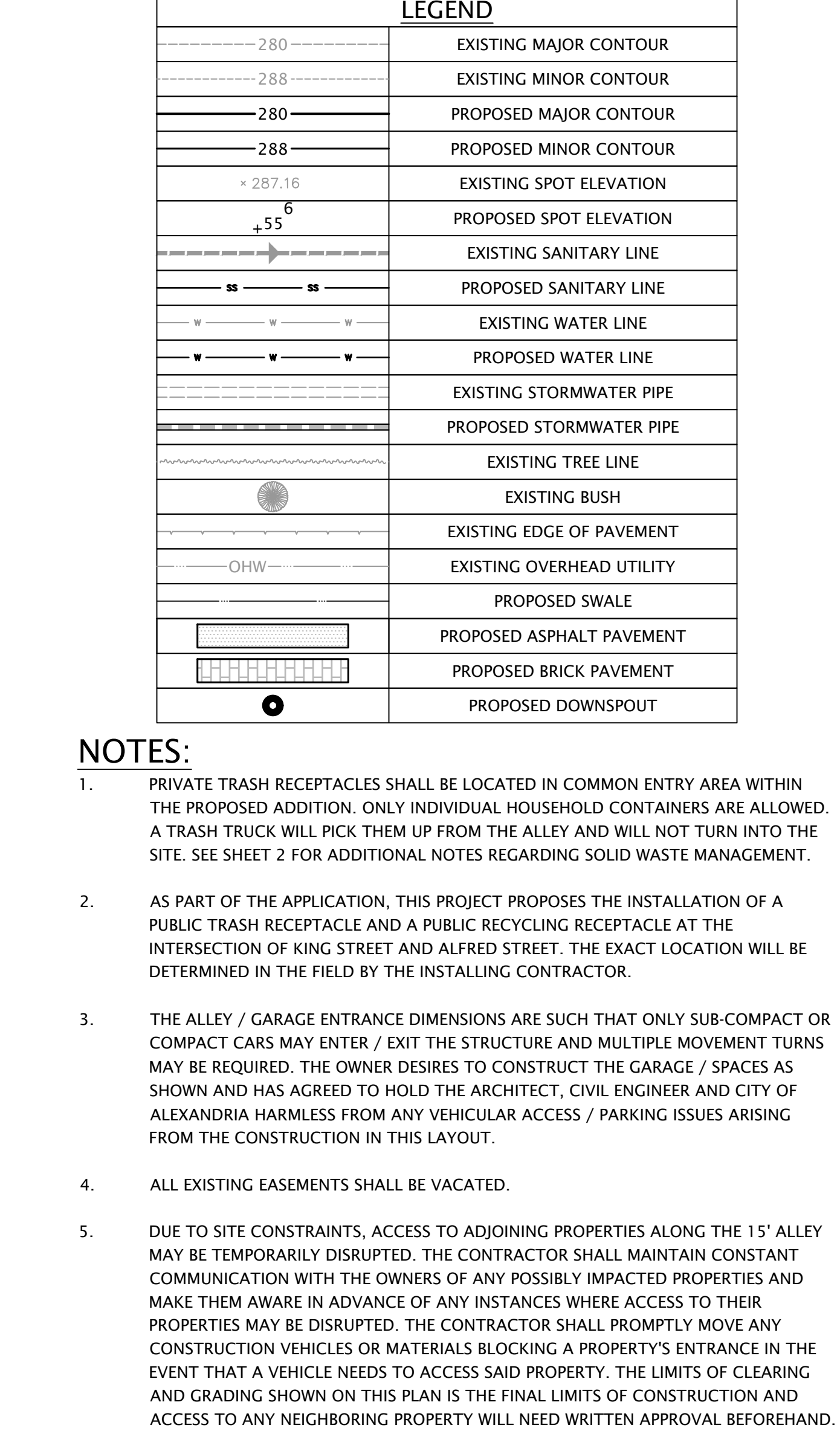
CONTEXTUAL PLAN  
**114 NORTH ALFRED STREET**



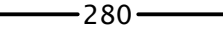
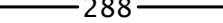
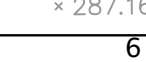
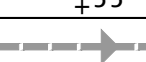
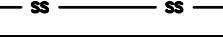
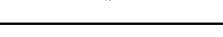
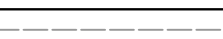



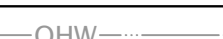
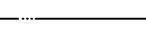
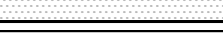


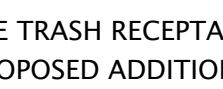
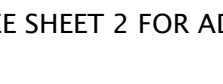

TAX MAP 064.04-05-35  
CITY OF ALEXANDRIA, VIRGINIA  
SCALE: 1" = 120' FEBRUARY 16, 2021

No.	
FILE#	71-20
DSI #	180927010









LEGEND	
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	EXISTING SANITARY LINE
	PROPOSED SANITARY LINE
	EXISTING WATER LINE
	PROPOSED WATER LINE
	EXISTING STORMWATER PIPE
	PROPOSED STORMWATER PIPE
	EXISTING TREE LINE
	EXISTING BUSH
	EXISTING EDGE OF PAVEMENT
	EXISTING OVERHEAD UTILITY
	PROPOSED SWALE
	PROPOSED ASPHALT PAVEMENT
	PROPOSED BRICK PAVEMENT
	PROPOSED DOWNSPOUT

1. PRIVATE TRASH RECEPTACLES SHALL BE LOCATED IN COMMON ENTRY AREA WITHIN THE PROPOSED ADDITION. ONLY INDIVIDUAL HOUSEHOLD CONTAINERS ARE ALLOWED. A TRASH TRUCK WILL PICK THEM UP FROM THE ALLEY AND WILL NOT TURN INTO THE SITE. SEE SHEET 2 FOR ADDITIONAL NOTES REGARDING SOLID WASTE MANAGEMENT.
2. AS PART OF THE APPLICATION, THIS PROJECT PROPOSES THE INSTALLATION OF A PUBLIC TRASH RECEPTACLE AND A PUBLIC RECYCLING RECEPTACLE AT THE INTERSECTION OF KING STREET AND ALFRED STREET. THE EXACT LOCATION WILL BE DETERMINED IN THE FIELD BY THE INSTALLING CONTRACTOR.
3. THE ALLEY / GARAGE ENTRANCE DIMENSIONS ARE SUCH THAT ONLY SUB-COMPACT OR COMPACT CARS MAY ENTER / EXIT THE STRUCTURE AND MULTIPLE MOVEMENT TURNS MAY BE REQUIRED. THE OWNER DESIRES TO CONSTRUCT THE GARAGE / SPACES AS SHOWN AND HAS AGREED TO HOLD THE ARCHITECT, CIVIL ENGINEER AND CITY OF ALEXANDRIA HARMLESS FROM ANY VEHICULAR ACCESS / PARKING ISSUES ARISING FROM THE CONSTRUCTION IN THIS LAYOUT.
4. ALL EXISTING EASEMENTS SHALL BE VACATED.
5. DUE TO SITE CONSTRAINTS, ACCESS TO ADJOINING PROPERTIES ALONG THE 15' ALLEY MAY BE TEMPORARILY DISRUPTED. THE CONTRACTOR SHALL MAINTAIN CONSTANT COMMUNICATION WITH THE OWNERS OF ANY POSSIBLY IMPACTED PROPERTIES AND MAKE THEM AWARE IN ADVANCE OF ANY INSTANCES WHERE ACCESS TO THEIR PROPERTIES MAY BE DISRUPTED. THE CONTRACTOR SHALL PROMPTLY MOVE ANY CONSTRUCTION VEHICLES OR MATERIALS BLOCKING A PROPERTY'S ENTRANCE IN THE EVENT THAT A VEHICLE NEEDS TO ACCESS SAID PROPERTY. THE LIMITS OF CLEARING AND GRADING SHOWN ON THIS PLAN IS THE FINAL LIMITS OF CONSTRUCTION AND ACCESS TO ANY NEIGHBORING PROPERTY WILL NEED WRITTEN APPROVAL BEFOREHAND.

1. CALL ALEXANDRIA ARCHAEOLOGY (703/746-4399) TWO WEEKS BEFORE THE STARTING DATE OF ANY GROUND DISTURBANCE SO THAT AN INSPECTION OR MONITORING SCHEDULE FOR CITY ARCHAEOLOGISTS CAN BE ARRANGED.
2. CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS 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.
3. THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAYS.

<h1 style="margin: 0;">APPROVED</h1>		
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.

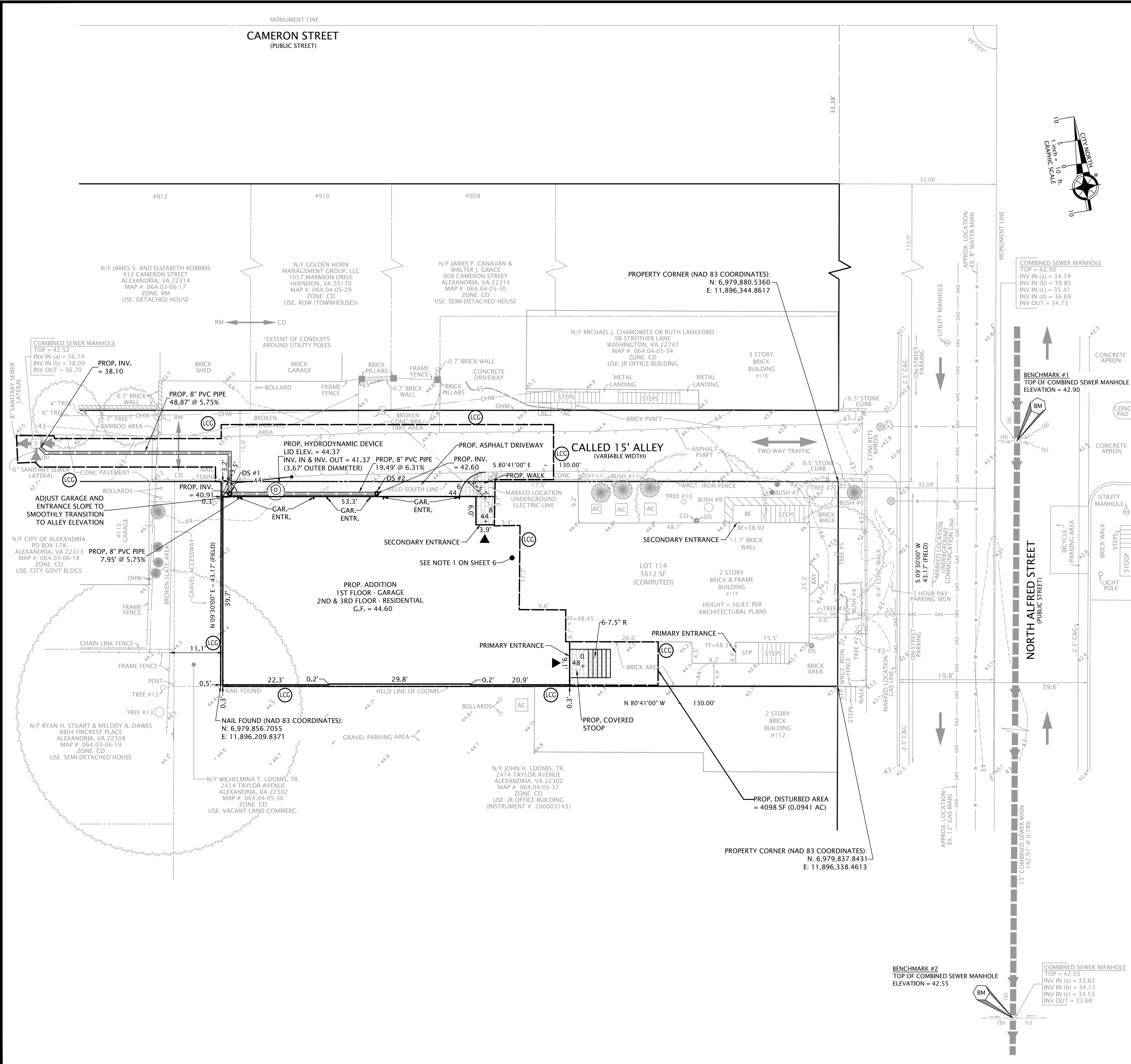
No. _____        	<div style="text-align: center;">   <b>GRADING PLAN</b>   <h1 style="margin: 0;">114 NORTH ALFRED STREET</h1>         TAX MAP 064.04-05-35         CITY OF ALEXANDRIA, VIRGINIA         SCALE: 1" = 10'    FEBRUARY 16, 2021     </div> <div style="text-align: right; margin-top: 20px;">       Surveyors Inc.         8808-H PEAR TREE VILLAGE COURT        ALEXANDRIA, VIRGINIA 22309        703-619-6555        FAX 703-799-6412     </div>
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DSJ # 180927010      FILE# 71-20

SHEET 6 OF 35





LEGEND	
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	EXISTING SANITARY LINE
	PROPOSED SANITARY LINE
	EXISTING WATER LINE
	PROPOSED WATER LINE
	EXISTING STORMWATER PIPE
	PROPOSED STORMWATER PIPE
	EXISTING TREE LINE
	EXISTING BUSH
	EXISTING EDGE OF PAVEMENT
	EXISTING OVERHEAD UTILITY
	PROPOSED SWALE
	PROPOSED ASPHALT PAVEMENT
	PROPOSED BRICK PAVEMENT
	PROPOSED DOWNSPOUT

ARCHAEOLOGY NOTES

- CALL ALEXANDRIA ARCHAEOLOGY (703/746-4399) TWO WEEKS BEFORE THE STARTING DATE OF ANY GROUND DISTURBANCE SO THAT AN INSPECTION OR MONITORING SCHEDULE FOR CITY ARCHAEOLOGISTS CAN BE ARRANGED.
- CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
- THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAYS.

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. \_\_\_\_\_

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GIS DIMENSION PLAN  
**114 NORTH ALFRED STREET**

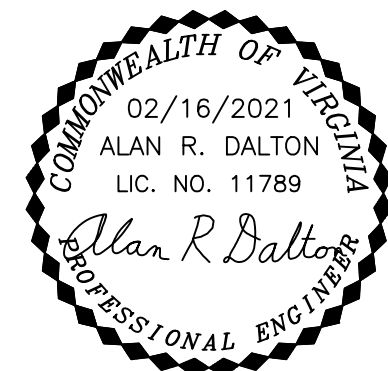
TAX MAP 064.04-05-35

CITY OF ALEXANDRIA, VIRGINIA

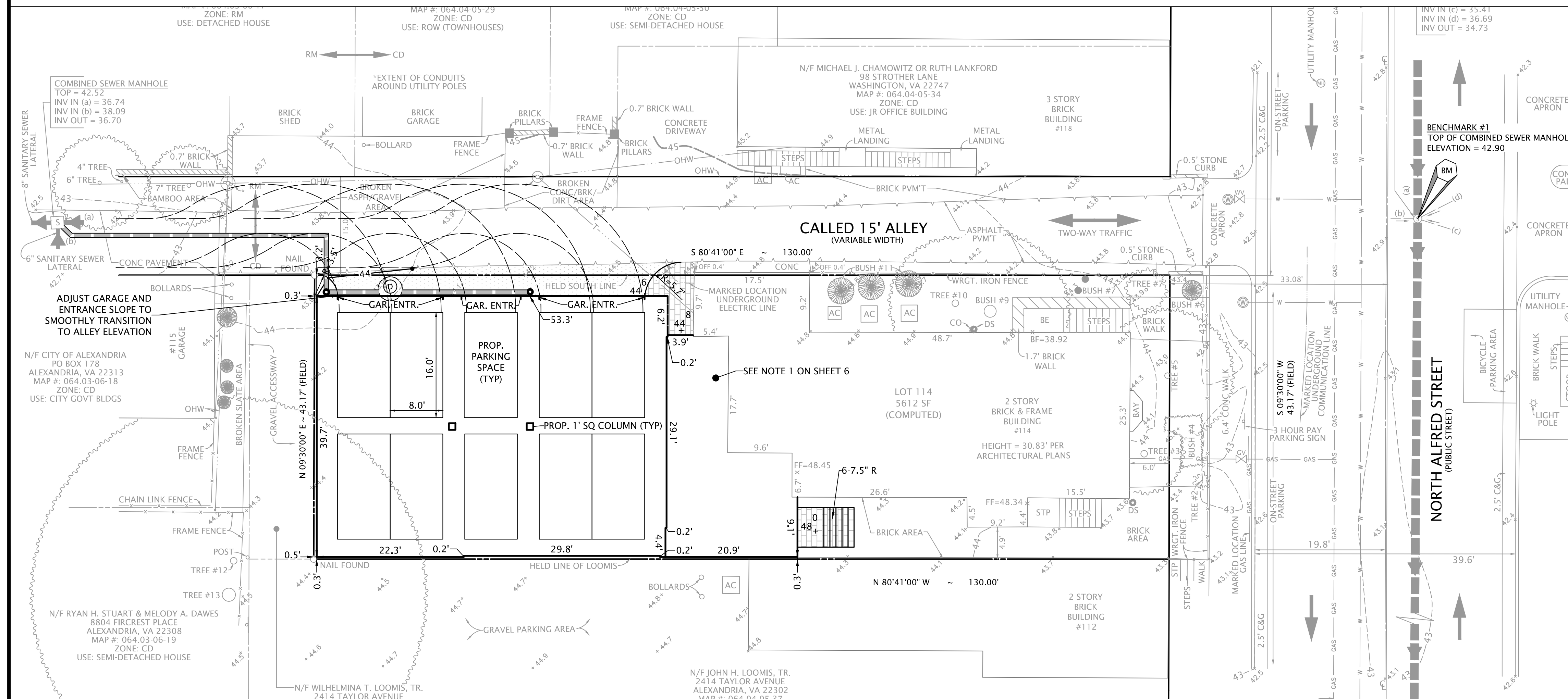
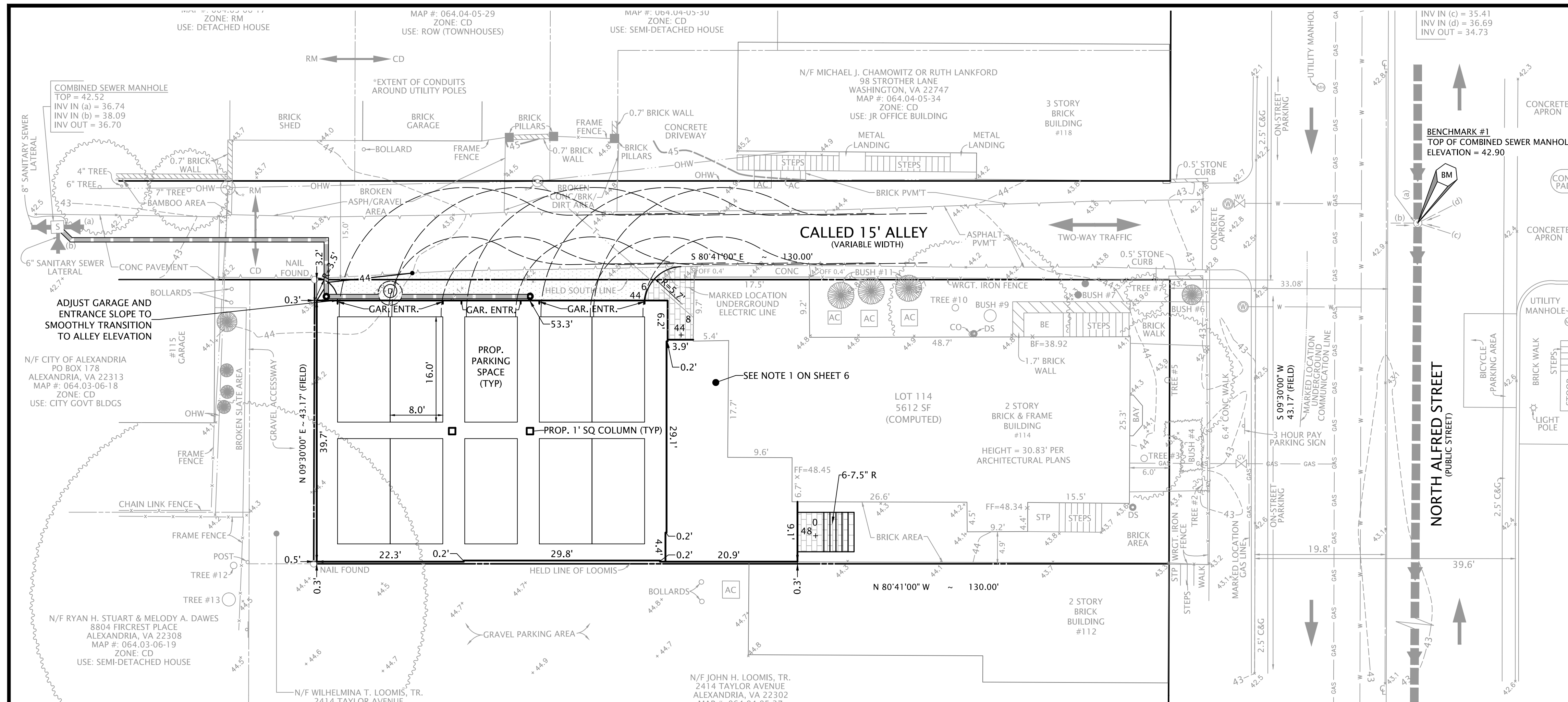
SCALE: 1" = 10' FEBRUARY 16, 2021

FILE# 71-20

DSI # 180927010







LEGEND	
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	EXISTING SANITARY LINE
	PROPOSED SANITARY LINE
	EXISTING WATER LINE
	PROPOSED WATER LINE
	EXISTING STORMWATER PIPE
	PROPOSED STORMWATER PIPE
	EXISTING TREE LINE
	EXISTING BUSH
	EXISTING EDGE OF PAVEMENT
	EXISTING OVERHEAD UTILITY
	PROPOSED SWALE
	PROPOSED CAR PATH
	PROPOSED ASPHALT PAVEMENT
	PROPOSED BRICK PAVEMENT
	PROPOSED DOWNSPOUT

NOTES:

1. THE ALLEY / GARAGE ENTRANCE DIMENSIONS ARE SUCH THAT ONLY SUB-COMPACT OR COMPACT CARS MAY ENTER / EXIT THE STRUCTURE AND MULTIPLE MOVEMENT TURNS MAY BE REQUIRED. THE OWNER DESIRES TO CONSTRUCT THE GARAGE / SPACES AS SHOWN AND HAS AGREED TO HOLD THE ARCHITECT, CIVIL ENGINEER AND CITY OF ALEXANDRIA HARMLESS FROM ANY VEHICULAR ACCESS / PARKING ISSUES ARISING FROM THE CONSTRUCTION IN THIS LAYOUT.
2. TURNING MOVEMENTS MUST START AT THE PARKING SPACE WITHIN THE GARAGE STRUCTURE AND MAY USE THE ENTIRE WIDTH OF THE DOOR OPENING.
3. VEHICLES SHALL ONLY BACK INTO PARKING GARAGE SO THAT THEY CAN EXIT FACING FORWARD. THIS WILL PREVENT DRIVERS FROM BACKING INTO THE ALLEY BLINDLY.
4. TURNING RADIUS FOR COMPACT CARS OBTAINED FROM ARCHITECT'S TEMPLATE (SEE SHEET 3 FOR TEMPLATE).

## ARCHAEOLOGY NOTES

1. CALL ALEXANDRIA ARCHAEOLOGY (703/746-4399) TWO WEEKS BEFORE THE STARTING DATE OF ANY GROUND DISTURBANCE SO THAT AN INSPECTION OR MONITORING SCHEDULE FOR CITY ARCHAEOLOGISTS CAN BE ARRANGED.
2. 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.
3. THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAYS.

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. _____

**DOMINION** SM Surveyors Inc.

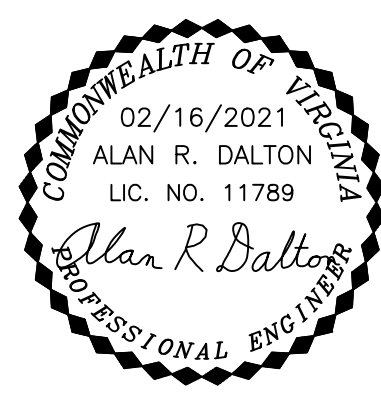
8808-H PEAR TREE VILLAGE COURT  
ALEXANDRIA, VIRGINIA 22309  
703-619-6555  
FAX 703-799-6412

114 NORTH ALFRED STREET

TAX MAP 064.04-05-35  
CITY OF ALEXANDRIA, VIRGINIA  
SCALE: 1" = 10' FEBRUARY 16, 2021

FILE# 71-20

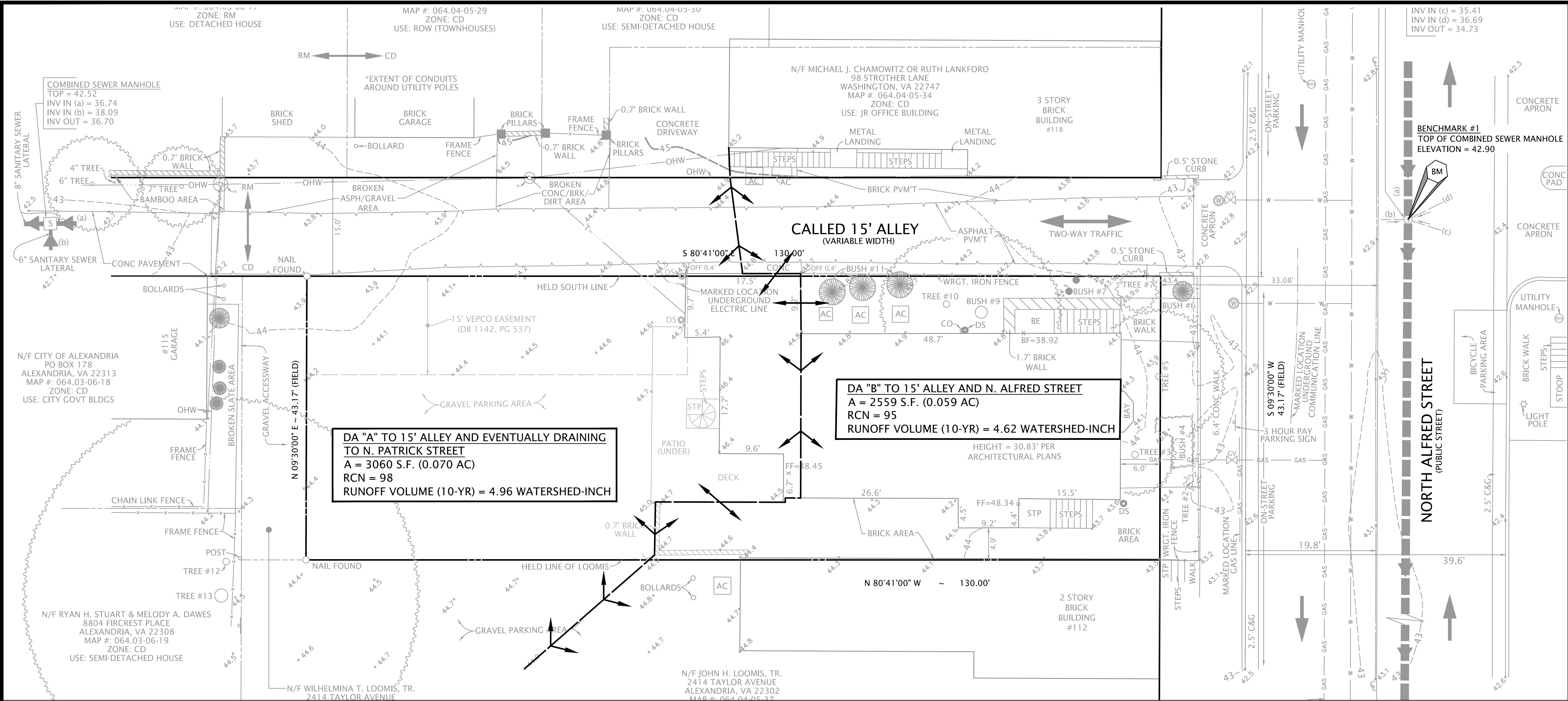
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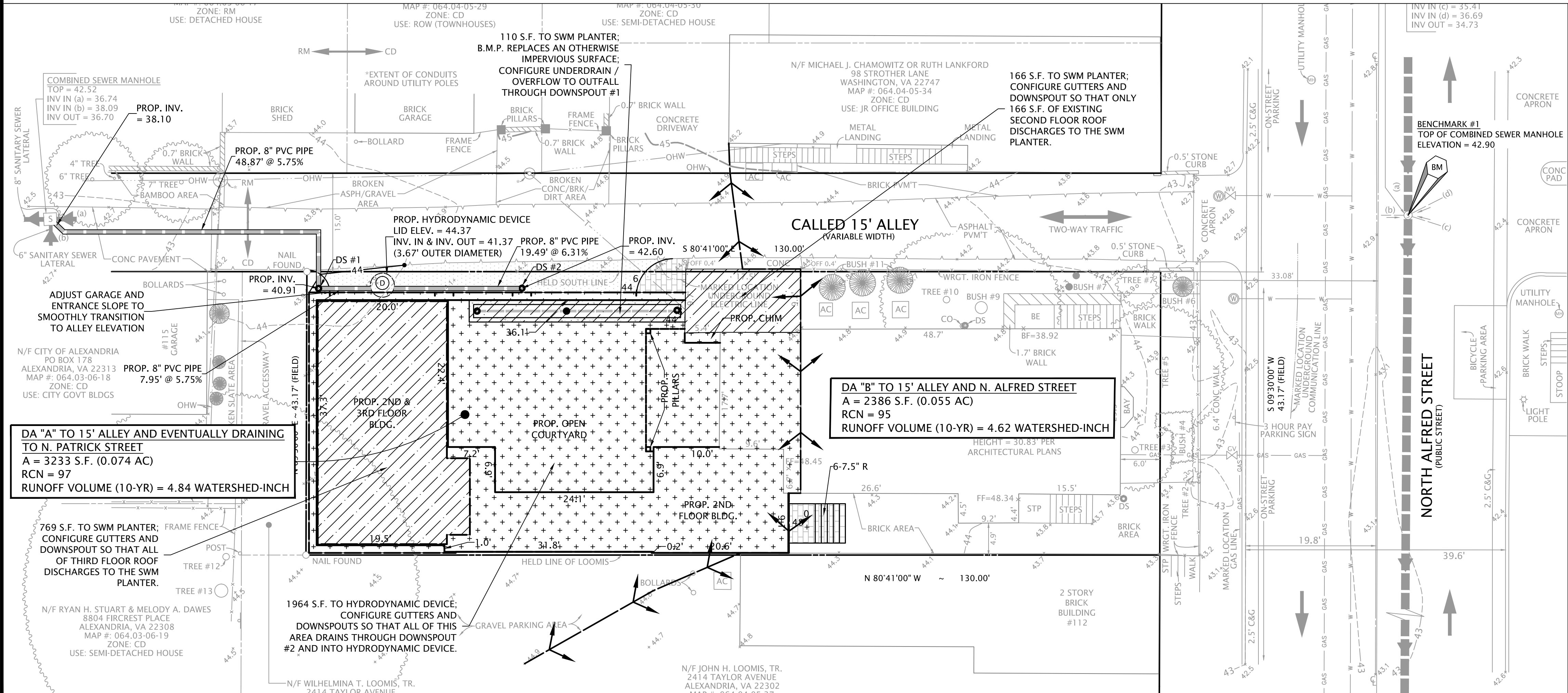








EXISTING ONSITE DRAINAGE MAP  
SCALE: 1" = 10'



POST RE-DEVELOPMENT ONSITE DRAINAGE MAP  
SCALE: 1" = 10'

LEGEND	
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
+ 287.16	EXISTING SPOT ELEVATION
+ 55	PROPOSED SPOT ELEVATION
---	EXISTING SANITARY LINE
---	PROPOSED SANITARY LINE
---	EXISTING WATER LINE
---	PROPOSED WATER LINE
---	EXISTING STORMWATER PIPE
---	PROPOSED STORMWATER PIPE
---	EXISTING TREE LINE
---	EXISTING EDGE OF PAVEMENT
---	EXISTING OVERHEAD UTILITY
---	PROPOSED SWALE
---	PROPOSED ASPHALT PAVEMENT
---	PROPOSED BRICK PAVEMENT
---	PROPOSED DOWNSPOUT

---	IMPERVIOUS AREA TREATED BY PLANTER BOX (1048 SF)
+	IMPERVIOUS AREA TREATED BY HYDRODYNAMIC DEVICE (1964 SF)

### ARCHAEOLOGY NOTES

- CALL ALEXANDRIA ARCHAEOLOGY (703/746-4399) TWO WEEKS BEFORE THE STARTING DATE OF ANY GROUND DISTURBANCE SO THAT AN INSPECTION OR MONITORING SCHEDULE FOR CITY ARCHAEOLOGISTS CAN BE ARRANGED.
- CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703/746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
- THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAYS.

## 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. \_\_\_\_\_

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**DOMINION**

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FAX 703-799-6412

DRAINAGE MAP

114 NORTH ALFRED STREET

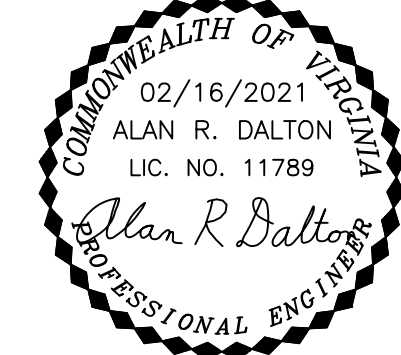
TAX MAP 064.04-05-35

CITY OF ALEXANDRIA, VIRGINIA

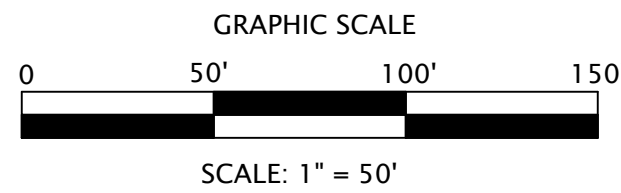
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FILE# 71-20

DSI # 180927010



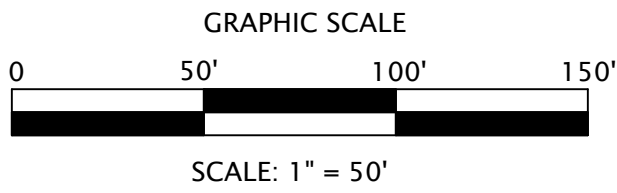




EXISTING CONDITIONS OUTFALL MAP  
SCALE: 1" = 50'



PROPOSED CONDITIONS OUTFALL MAP  
SCALE: 1" = 50'



#### OUTFALL MAP NARRATIVE

PER CHAPTER XIII OF THE CITY OF ALEXANDRIA'S ENVIRONMENTAL MANAGEMENT ORDINANCE, THE FOLLOWING POINTS HAVE BEEN IDENTIFIED ON THE ABOVE OUTFALL MAPS FOR THE EXISTING AND PROPOSED CONDITIONS.

- POINT OF CONFLUENCE: THE FIRST POINT WITHIN THE PUBLIC STORM SEWER SYSTEM WHERE THE ENTIRETY OF THE STORMWATER RUNOFF LEAVING THE SITE CONVERGES.
- POINT OF OUTFALL: A POINT WHERE THE RECEIVING PIPE OR CHANNEL IS JOINED BY ANOTHER THAT HAS A DRAINAGE AREA THAT IS AT LEAST 90 PERCENT OF THE SIZE OF THE DRAINAGE AREA DIRECTED TO THE POINT OF CONFLUENCE.
- LIMITS OF ANALYSIS: 150' BEYOND POINT OF OUTFALL.

DURING A ZOOM MEETING ON 02/05/2021, WITH CITY REVIEWER, ALEX BOULDEN, IT WAS DETERMINED THAT AN OUTFALL ANALYSIS IS ONLY REQUIRED FOR THE ON-SITE DRAINAGE AREA THAT DRAINS TO NORTH PATRICK STREET ("SITE"). AN OUTFALL ANALYSIS IS NOT REQUIRED FOR THE ON-SITE DRAINAGE AREA THAT DRAINS TO NORTH ALFRED STREET. FURTHERMORE, SINCE THE STORM SEWER SYSTEM IS COMBINED WITH SANITARY SEWAGE, THIS FIRM WAS INSTRUCTED BY MR. BOULDEN TO IGNORE THE SANITARY FLOWS AND ONLY ANALYZE THE STORM SEWER FLOWS.

IN THE EXISTING CONDITIONS, ALL THE RUNOFF FROM THE "SITE" DRAINS INTO THE 15' ALLEY, DRAINS INTO THE GUTTER PAN OF NORTH PATRICK STREET AND OUTFALLS INTO CURB INLET "B" WHICH IS CONSIDERED THE POINT OF CONFLUENCE. THE "SITE" AREA AND THE REMAINING AREA THAT DRAINS TO CURB INLET "B" EQUALS 2.06 ACRES. THE RUNOFF THEN FLOWS THROUGH STRUCTURE "C" AND ENTERS STRUCTURE "E" WHERE AN ADDITIONAL 0.21 ACRES OF AREA JOINS FROM CURB INLET "D". THE RUNOFF THEN REACHES STRUCTURE "G" WHICH IS CONSIDERED THE POINT OF OUTFALL. THE STORMWATER THEN REACHES STRUCTURE "M" WHICH ALSO HAS 0.51 ACRES OF AREA DRAINING INTO IT FROM CURB INLETS "H" AND "I". ALL THE RUNOFF FROM "M" REACHES STRUCTURE "O" WHICH IS 173' FROM THE POINT OF OUTFALL, MAKING IT THE LIMIT OF ANALYSIS.

IN THE PROPOSED CONDITIONS, THE MAJORITY OF THE RUNOFF FROM THE "SITE" (0.07 ACRES) GETS COLLECTED INTO AN 8" PIPE THAT CONNECTS TO THE EXISTING SANITARY STRUCTURE "F" AND OUTFALLS INTO STRUCTURE "G". THE REMAINING RUNOFF FOLLOWS THE SAME PATH AS IN THE EXISTING CONDITIONS, ENTERING STRUCTURE "B" AND PASSING THROUGH STRUCTURES "C" AND "E". THE FIRST POINT WHERE ALL THE RUNOFF FROM THE "SITE" CONVERGES (POINT OF CONFLUENCE) IS STRUCTURE "G". THIS IS ALSO THE POINT OF OUTFALL BECAUSE THE DRAINAGE AREA AT STRUCTURE "G" IS 2.21 ACRES, MUCH LARGER THAN 90% OF THE "SITE" AREA OF 0.07 ACRES. FROM STRUCTURE "G", THE RUNOFF FOLLOWS THE SAME PATH AS IN THE EXISTING CONDITIONS AND ENDS AT STRUCTURE "O", 173' FROM STRUCTURE "G".

CALCULATIONS TO DETERMINE THE COMBINED SEWER'S ADEQUACY WILL BE SHOWN IN FUTURE SUBMISSIONS.

#### OUTFALL ANALYSIS NARRATIVE

DUE TO THE SIZE OF THE DRAINAGE SHED AND SIMPLICITY OF CALCULATIONS, THE RATIONAL METHOD WILL BE USED TO DETERMINE THE FLOWS TO BE USED IN THE PIPE ANALYSIS. MANNING'S FORMULA WILL BE USED TO DETERMINE THE CAPACITY OF EACH PIPE RUN ANALYZED.

RATIONAL METHOD:

$$Q = C * I * A, \text{ WHERE}$$

C = RUNOFF COEFFICIENT (0.90 FOR PAVEMENT, 0.30 FOR LAWNS WITH SLOPES BETWEEN 2.0% AND 5.0% AND 0.35 FOR LAWNS WITH SLOPES GREATER THEN 5.0%)

I = RAINFALL INTENSITY, IN/HR

A = TRIBUTARY AREA, ACRES

Q = FLOW, CUBIC FEET PER SECOND (CFS)

MANNING'S FORMULA:

$$Q = 1.49/n * r^{(2/3)} * S^{(1/2)} * A, \text{ WHERE}$$

n = COEFFICIENT OF ROUGHNESS

r = HYDRAULIC RADIUS (CROSS-SECTIONAL AREA OF FLOW / WETTED PERIMETER), FT

S = SLOPE OF ENERGY GRADIENT, FT/FT

A = TRIBUTARY AREA, SQUARE FEET

RUNOFF FLOWS WILL BE CALCULATED AT SIX (6) LOCATIONS FOR THE EXISTING CONDITIONS AND SEVEN (7) LOCATIONS OF THE PROPOSED CONDITIONS. THIS WILL ACHIEVE AN ANALYSIS OF THE COMBINED SEWER SYSTEM IN ACCORDANCE WITH CITY REQUIREMENTS.

- STRUCTURE "B", A CURB INLET AT THE CORNER OF CAMERON STREET AND N. PATRICK STREET.
- STRUCTURE "C", A STORM SEWER MANHOLE AT THE CORNER OF CAMERON STREET AND N. PATRICK STREET.
- STRUCTURE "E", A STORM SEWER MANHOLE AT THE CORNER OF CAMERON STREET AND N. PATRICK STREET.
- STRUCTURE "F", A SANITARY SEWER MANHOLE IN THE 15' ALLEY BETWEEN THE PROPERTIES LOCATED AT 912 CAMERON STREET AND 115 PATRICK STREET (THIS STRUCTURE WILL ONLY BE ANALYZED FOR THE PROPOSED CONDITIONS BECAUSE IN THE EXISTING CONDITIONS, NO STORMWATER FLOWS THROUGH THIS STRUCTURE).
- STRUCTURE "G", A COMBINED SEWER MANHOLE IN N. PATRICK STREET TO THE WEST OF THE 15' ALLEY.
- STRUCTURE "M", A COMBINED SEWER MANHOLE IN N. PATRICK STREET TO THE WEST OF THE PROPERTY LOCATED AT 923 KING STREET.
- STRUCTURE "O", A COMBINED SEWER MANHOLE IN THE SIDEWALK TO THE EAST OF AN ALLEY BETWEEN THE PROPERTIES LOCATED AT 108 N. PATRICK STREET AND 110 N. PATRICK STREET.

THE TRIBUTARY AREAS ARE SHOWN ON THIS SHEET. RUNOFF COEFFICIENTS, TIME OF CONCENTRATIONS, INTENSITIES, AND FLOWS FOR THE LOCATIONS WILL BE INCLUDED IN FUTURE SUBMISSIONS. FURTHERMORE, THE CAPACITY OF EACH PIPE RUN WILL BE SHOWN IN TABULAR FORM IN FUTURE SUBMISSIONS, USING AS-BUILT INFORMATION OBTAINED BY CITY OF ALEXANDRIA GIS DATA. FINALLY, HYDRAULIC GRADE LINE COMPUTATIONS WILL ALSO BE INCLUDED IN FUTURE SUBMISSIONS.

LEGEND	
	EXISTING CONTOUR
	EXISTING SANITARY AND COMBINED SEWER PIPE
	EXISTING STORMWATER PIPE
	DRAINAGE DIVIDE
	PROPOSED LIMITS OF DISTURBANCE
	EXISTING STORMWATER MANHOLE
	EXISTING SANITARY MANHOLE
	EXISTING COMBINED SEWER MANHOLE
	CURB INLET STRUCTURE LABEL
	MANHOLE STRUCTURE LABEL

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.

DOMINION<sup>®</sup> Surveyors Inc.

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FAX 703-799-6412

OUTFALL MAPS & NARRATIVE

114 NORTH ALFRED STREET

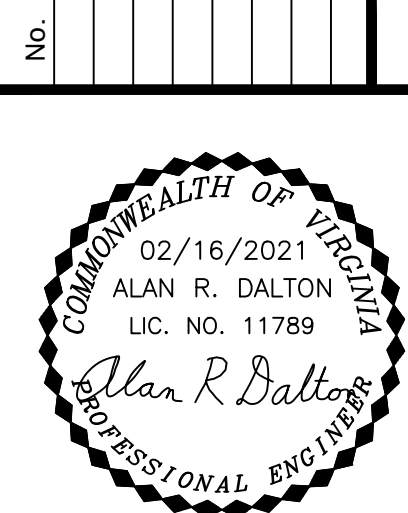
TAX MAP 064.04-05-35

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 50' FEBRUARY 16, 2021

FILE# 71-20

DSI# 180927010



SHEET 11 OF 35



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:114 N. Alfred Street

Date:2/16/2021

Linear Development Project?No

CLEAR ALL

data input cells

constant values

calculation cells

final results

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area (acres) →0.09

Check:2013 Draft Stds & Specs

BMP Design Specifications List:2013 Draft Stds & Specs

Linear project?No

The site's net increase in impervious cover (acres) is:0

Land cover areas entered correctly?✓

Post-Development TP Load Reduction for Site (lb/yr):0.03

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 mowed/managed				0.01	0.01
Impervious Cover (acres)				0.12	0.12
					0.13

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 mowed/managed				0.01	0.01
Impervious Cover (acres)				0.12	0.12
Area Check	OK.	OK.	OK.	OK.	0.13

Constants

	43	A Soils	B Soils	C Soils	D Soils
Annual Rainfall (inches)	43				
Target Rainfall Event (inches)	1.00	Forest/Open Space	0.02	0.03	0.04
Total Phosphorus (TP) EMC (mg/L)	0.26	Managed Turf	0.15	0.20	0.22
Total Nitrogen (TN) EMC (mg/L)	1.86	Impervious Cover	0.95	0.95	0.95
Target TP Load (lb/acre/yr)	0.41				
PI (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	Listed	Adjusted <sup>1</sup>
Pre-ReDevelopment		
Forest/Open Space Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	0.01	0.01
Weighted Rv(turf)	0.25	0.25
% Managed Turf	8%	8%
Impervious Cover (acres)	0.12	0.12
Rv(impervious)	0.95	0.95
% Impervious	92%	92%
Total Site Area (acres)	0.13	0.13
Site Rv	0.89	0.89

LAND COVER SUMMARY -- POST DEVELOPMENT

Land Cover Summary-Post (Final)	Post ReDev. & New Impervious
Post ReDev. & New Impervious	
Forest/Open Space (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	0.01
Weighted Rv (turf)	0.25
% Managed Turf	8%
Impervious Cover (acres)	0.12
Rv(impervious)	0.95
% Impervious	92%
Final Site Area (acres)	0.13
Final Post Dev Site Rv	0.89

Treatment Volume and Nutrient Load

Pre-ReDevelopment Treatment Volume (acre-ft)	0.0096	0.0096
Pre-ReDevelopment Treatment Volume (cubic feet)	418	418
Pre-ReDevelopment TP Load (lb/yr)	0.26	0.26
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	2.04	2.04
Baseline TP Load (lb/yr) (0.41 lbs/acre/yr applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)	0.05	

Treatment Volume and Nutrient Load

Post-ReDevelopment Treatment Volume (acre-ft)	0.0096	Post-Development Treatment Volume (acre-ft)	--
Post-ReDevelopment Treatment Volume (cubic feet)	418	Post-Development Treatment Volume (cubic feet)	--
Post-ReDevelopment Load (TP) (lb/yr)*	0.26	Post-Development TP Load (lb/yr)	--
Post-ReDevelopment TP Load per acre (lb/acre/yr)	2.04		
Max. Reduction Required (Below Pre-ReDevelopment Load)	10%		
TP Load Reduction Required for Redeveloped Area (lb/yr)	0.03	TP Load Reduction Required for New Impervious Area (lb/yr)	0

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)	0.03
------------------------------------	------

Nitrogen Loads (Informational Purposes Only)

Pre-ReDevelopment TN Load (lb/yr)	1.88	Final Post-Development TN Load (Post-ReDevelopment & New Impervious) (lb/yr)	1.88
-----------------------------------	------	--	------

43

2013 Draft BMP Standards and Specifications

Project Name:114 N. Alfred Street

Date:2/16/2021

Linear Development Project?No

CLEAR ALL

data input cells

constant values

calculation cells

final results

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area (acres) →0.09

Check:2013 Draft Stds & Specs

BMP Design Specifications List:2013 Draft Stds & Specs

Linear project?No

The site's net increase in impervious cover (acres) is:0

Land cover areas entered correctly?✓

Post-Development TP Load Reduction for Site (lb/yr):0.03

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 mowed/managed				0.01	0.01
Impervious Cover (acres)				0.12	0.12
					0.13

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 mowed/managed				0.01	0.01
Impervious Cover (acres)				0.12	0.12
Area Check	OK.	OK.	OK.	OK.	0.13

Constants

	43	A Soils	B Soils	C Soils	D Soils
Annual Rainfall (inches)	43				
Target Rainfall Event (inches)	1.00	Forest/Open Space	0.02	0.03	0.04
Total Phosphorus (TP) EMC (mg/L)	0.26	Managed Turf	0.15	0.20	0.22
Total Nitrogen (TN) EMC (mg/L)	1.86	Impervious Cover	0.95	0.95	0.95
Target TP Load (lb/acre/yr)	0.41				
PI (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	Listed	Adjusted <sup>1</sup>
Pre-ReDevelopment		
Forest/Open Space Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	0.01	0.01
Weighted Rv(turf)	0.25	0.25
% Managed Turf	8%	8%
Impervious Cover (acres)	0.12	0.12
Rv(impervious)	0.95	0.95
% Impervious	92%	92%
Total Site Area (acres)	0.13	0.13
Site Rv	0.89	0.89

LAND COVER SUMMARY -- POST DEVELOPMENT

Land Cover Summary-Post (Final)	Post ReDev. & New Impervious
Post ReDev. & New Impervious	
Forest/Open Space (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	0.01
Weighted Rv (turf)	0.25
% Managed Turf	8%
Impervious Cover (acres)	0.12
Rv(impervious)	0.95
% Impervious	92%
Final Site Area (acres)	0.13
Final Post Dev Site Rv	0.89

Treatment Volume and Nutrient Load

Pre-ReDevelopment Treatment Volume (acre-ft)	0.0096	0.0096
Pre-ReDevelopment Treatment Volume (cubic feet)	418	418
Pre-ReDevelopment TP Load (lb/yr)	0.26	0.26
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	2.04	2.04
Baseline TP Load (lb/yr) (0.41 lbs/acre/yr applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)	0.05	

Treatment Volume and Nutrient Load

Post-ReDevelopment Treatment Volume (acre-ft)	0.0096	Post-Development Treatment Volume (acre-ft)	--
Post-ReDevelopment Treatment Volume (cubic feet)	418	Post-Development Treatment Volume (cubic feet)	--
Post-ReDevelopment Load (TP) (lb/yr)*	0.26	Post-Development TP Load (lb/yr)	--
Post-ReDevelopment TP Load per acre (lb/acre/yr)	2.04		
Max. Reduction Required (Below Pre-ReDevelopment Load)	10%		
TP Load Reduction Required for Redeveloped Area (lb/yr)	0.03	TP Load Reduction Required for New Impervious Area (lb/yr)	0

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)	0.03
------------------------------------	------

Nitrogen Loads (Informational Purposes Only)

Pre-ReDevelopment TN Load (lb/yr)	1.88	Final Post-Development TN Load (Post-ReDevelopment & New Impervious) (lb/yr)	1.88
-----------------------------------	------	--	------

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

BMP Design Specifications List: 2013 Draft Stds &amp; Specs

Site Summary

Project Title: 114 N. Alfred Street

Date: 44243

Total Rainfall (in):43

Total Disturbed Acreage:0.09

Site Land Cover Summary

Pre-ReDevelopment Land Cover (acres)

Post-ReDevelopment Land Cover (acres)

Site Tv and Land Cover Nutrient Loads

Total TP Load Reduction Required (lb/yr)

Final Post-Development Load (Post-ReDevelopment &amp; New Impervious)

Site Results (Water Quality Compliance)

Site Treatment Volume (ft<sup>3</sup>)

Runoff Reduction Volume and TP By Drainage Area

Drainage Area Summary

Drainage Area Compliance Summary

Site Compliance Summary

APPROVED

SPECIAL USE PERMIT NO. \_\_\_\_\_

DEPARTMENT OF PLANNING &amp; ZONING

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

DEPARTMENT OF TRANSPORTATION &amp; ENVIRONMENTAL SERVICES

SITE PLAN NO. \_\_\_\_\_

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

DATE RECORDED \_\_\_\_\_

INSTRUMENT NO. \_\_\_\_\_ DEED BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_

DSI # 180927010

FILE# 71-20

114 NORTH ALFRED STREET

TAX MAP 064.04-05-35

CITY OF ALEXANDRIA, VIRGINIA

SCALE: AS SHOWN FEBRUARY 16, 2021

Surveyors Inc.

DOMINION®

8808-H PEAR TREE VILLAGE COURT

ALEXANDRIA, VIRGINIA 22309

703-619-6555

FAX 703-799-6412

VRRM SPREADSHEET

2/16/2021

02/16/2021

ALAN R. DALTON

LIC. NO. 11789

Alan R Dalton

PROFESSIONAL ENGINEER

SHEET 12 OF 35







Runoff Volume and Curve Number Calculations									
				Enter design storm rainfall depths (in):					
				1-year storm	2-year storm	10-year storm			
				2.70	3.20	5.20			
				Use NOAA Atlas 14 ( <a href="http://hdsc.nws.noaa.gov/hdsc/pfds/">http://hdsc.nws.noaa.gov/hdsc/pfds/</a> )					
<p><b>*Notes (see below):</b></p> <p>[1] The curve numbers and runoff volumes computed in this spreadsheet for each drainage area are limited in their applicability for determining and demonstrating compliance with water quantity requirements. See VRRM User's Guide and Documentation for additional information.</p> <p>[2] Runoff Volume (RV) for pre- and post-development drainage areas must be in volumetric units (e.g., acre-feet or cubic feet) when using the Energy Balance Equation. Runoff measured in watershed-inches and shown in the spreadsheet as RV(watershed-inch) can only be used in the Energy Balance Equation when the pre- and post-development drainage areas are equal. Otherwise RV(watershed-inch) must be multiplied by the drainage area.</p> <p>[3] Adjusted CNs are based on runoff reduction volumes as calculated in D.A. tabs. An alternative CN adjustment calculation for Vegetated Roofs is included in BMP specification No. 5.</p>									

EXISTING CONDITIONS:

<b>Drainage Area Curve Numbers and Runoff Depths*</b>									
<i>Curve numbers (CN, CNadj) and runoff depths (RV<sub>Developed</sub>) are computed with and without reduction practices.</i>									
<b>Drainage Area A</b>			<b>A Soils</b>	<b>B Soils</b>	<b>C Soils</b>	<b>D Soils</b>		Total Area (acres):	0.07
Forest/Open Space – undisturbed, protected forest/open space or reforested land	Area (acres)	0.00	0.00	0.00	0.00			Runoff Reduction Volume (ft³):	0
	CN	30	55	70	77				
Managed Turf – disturbed, graded for yards or other turf to be mowed/managed	Area (acres)	0.00	0.00	0.00	0.00				
	CN	39	61	74	80				
Impervious Cover	Area (acres)	0.00	0.00	0.00	0.07				
	CN	98	98	98	98				
						<b>CN (D.A. A)</b>			
						98			
			<b>1-year storm</b>	<b>2-year storm</b>	<b>10-year storm</b>				
<b>RV<sub>Developed</sub> (watershed-inch) with no Runoff Reduction *</b>		2.47	2.97	4.96					
<b>RV<sub>Developed</sub> (watershed-inch) with Runoff Reduction *</b>		2.47	2.97	4.96					
	<b>Adjusted CN *</b>	98	98	98					
	<i>*See Notes above</i>								
<b>Drainage Area B</b>			<b>A Soils</b>	<b>B Soils</b>	<b>C Soils</b>	<b>D Soils</b>		Total Area (acres):	0.06
Forest/Open Space – undisturbed, protected forest/open space or reforested land	Area (acres)	0.00	0.00	0.00	0.00			Runoff Reduction Volume (ft³):	0
	CN	30	55	70	77				
Managed Turf – disturbed, graded for yards or other turf to be mowed/managed	Area (acres)	0.00	0.00	0.00	0.01				
	CN	39	61	74	80				
Impervious Cover	Area (acres)	0.00	0.00	0.00	0.05				
	CN	98	98	98	98				
						<b>CN (D.A. B)</b>			
						95			
			<b>1-year storm</b>	<b>2-year storm</b>	<b>10-year storm</b>				
<b>RV<sub>Developed</sub> (watershed-inch) with no Runoff Reduction *</b>		2.16	2.64	4.62					
<b>RV<sub>Developed</sub> (watershed-inch) with Runoff Reduction *</b>		2.16	2.64	4.62					
	<b>Adjusted CN *</b>	95	95	95					
	<i>*See Notes above</i>								

### POST-DEVELOPMENT CONDITIONS:

## RUNOFF REDUCED BY STORMWATER PLANTER BOX

Drainage Area Curve Numbers and Runoff Depths *							
<i>Curve numbers (CN, C<sub>Nadj</sub>) and runoff depths (RV<sub>Developed</sub>) are computed with and without reduction practices.</i>							
<b>Drainage Area A</b>		<b>A Soils</b>	<b>B Soils</b>	<b>C Soils</b>	<b>D Soils</b>		<b>Total Area (acres):</b> 0.07
Forest/Open Space -- undisturbed, protected forest/open space or reforested land	Area (acres)	0.00	0.00	0.00	0.00		<b>Runoff Reduction Volume (ft³):</b> 33
	CN	30	55	70	77		
Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed	Area (acres)	0.00	0.00	0.00	0.00		
	CN	39	61	74	80		
Impervious Cover	Area (acres)	0.00	0.00	0.00	0.07		
	CN	98	98	98	98		
					<b>CN(D.A. A)</b>		
					98		
		<b>1-year storm</b>	<b>2-year storm</b>	<b>10-year storm</b>			
<b>RV<sub>Developed</sub> (watershed-inch) with no Runoff Reduction*</b>		2.47	2.97	7.96			
<b>RV<sub>Developed</sub> (watershed-inch) with Runoff Reduction*</b>		2.35	2.84	7.84			
	<b>Adjusted CN*</b>	<b>97</b>	<b>97</b>	<b>97</b>			
	<i>*See Notes above</i>						
<b>Drainage Area B</b>		<b>A Soils</b>	<b>B Soils</b>	<b>C Soils</b>	<b>D Soils</b>		<b>Total Area (acres):</b> 0.05
Forest/Open Space -- undisturbed, protected forest/open space or reforested land	Area (acres)	0.00	0.00	0.00	0.00		<b>Runoff Reduction Volume (ft³):</b> 0
	CN	30	55	70	77		
Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed	Area (acres)	0.00	0.00	0.00	0.01		
	CN	39	61	74	80		
Impervious Cover	Area (acres)	0.00	0.00	0.00	0.04		
	CN	98	98	98	98		
					<b>CN(D.A. B)</b>		
					95		
		<b>1-year storm</b>	<b>2-year storm</b>	<b>10-year storm</b>			
<b>RV<sub>Developed</sub> (watershed-inch) with no Runoff Reduction*</b>		2.16	2.64	7.60			
<b>RV<sub>Developed</sub> (watershed-inch) with Runoff Reduction*</b>		2.16	2.64	7.60			
	<b>Adjusted CN*</b>	<b>95</b>	<b>95</b>	<b>95</b>			
	<i>*See Notes above</i>						

### Runoff Volume and CN Calculations

	1-year storm	2-year storm	10-year storm			
Target Rainfall Event (in)	2.70	3.20	8.20			
Drainage Areas	RV & CN	Drainage Area A	Drainage Area B	Drainage Area C	Drainage Area D	Drainage Area E
CN		98	95	0	0	0
RR (ft³)		33	0	0	0	0
1-year return period	RV wo RR (ws-in)	2.47	2.16	0.00	0.00	0.00
	RV w RR (ws-in)	2.35	2.16	0.00	0.00	0.00
	CN adjusted	97	95	0	0	0
2-year return period	RV wo RR (ws-in)	2.97	2.64	0.00	0.00	0.00
	RV w RR (ws-in)	2.84	2.64	0.00	0.00	0.00
	CN adjusted	97	95	0	0	0
10-year return period	RV wo RR (ws-in)	7.96	7.60	0.00	0.00	0.00
	RV w RR (ws-in)	7.84	7.60	0.00	0.00	0.00
	CN adjusted	97	95	0	0	0

<h1 style="margin: 0;">APPROVED</h1>		
<h2 style="margin: 0;">SPECIAL USE PERMIT NO. _____</h2>		
<h3 style="margin: 0;">DEPARTMENT OF PLANNING &amp; ZONING</h3>		
_____ DIRECTOR	_____ DATE	
<h3 style="margin: 0;">DEPARTMENT OF TRANSPORTATION &amp; ENVIRONMENTAL SERVICES</h3>		
<h2 style="margin: 0;">SITE PLAN NO. _____</h2>		
_____ DIRECTOR	_____ DATE	
_____ CHAIRMAN, PLANNING COMMISSION	_____ DATE	
DATE RECORDED _____		
_____ INSTRUMENT NO.	_____ DEED BOOK NO.	_____ PAGE NO.

8808-H PEAR TREE VILLAGE COURT  
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VRRM SPREADSHEET

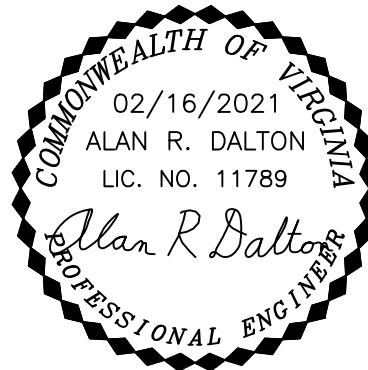
1114 NORTH ALFRED STREET

TAX MAP 064.04-05-35

CITY OF ALEXANDRIA, VIRGINIA

SCALE: AS SHOWN      FEBRUARY 16, 2021

No.




FILE# 71-20

DSI # 180927010



NOT FOR CONSTRUCTION



ERIN MAY, ARCHITECT

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William Cronley  
Design / Development  
426 N. Columbus St.  
Alexandria, VA 22314

Addition and 2nd Floor Interior Renovation  
**MECHANICS HALL**  
114 North Alfred St., Alexandria, Virginia 22314

0001

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# DEVELOPMENT SITE PLAN REVIEW


## JANUARY 19, 2021

# MECHANICS HALL

114 North Alfred Street Alexandria, VA 22314

Addition & 2nd Story Renovation

### CODE ANALYSIS



CITY OF ALEXANDRIA  
DEPARTMENT OF CODE ADMINISTRATION  
301 KING STREET, SUITE 4200  
ALEXANDRIA, VIRGINIA 22314  
703.746.4200 • ALEXANDRIAVA.GOV/CODE

COMMERCIAL PROJECT DATA SHEET

1. PROJECT NAME  
Mechanics Hall Properties

2. PROJECT ADDRESS / UNIT NO.  
114 N Alfred Street

3. DESIGN CODE & EDITION  
2015

☒ VCC ☐ VRC ☐ VREH ☐ VPC ☐ VMC  
☐ NEC

4. CHANGE OF OCCUPANCY?  
☒ No ☐ YES

If "Yes", SPECIFY: FROM TO

5. OCCUPANCY/USE CLASSIFICATION  
B

6. MIXED USE BUILDING?  
☒ No ☐ YES

If "Yes", SPECIFY:  
☐ SEPARATED ☐ NON-SEPARATED

Zone CD, Section 4-508 (accessory apartment)  
(LIST ALL OCCUPANCY/USE CLASSIFICATIONS)

7. TYPE OF CONSTRUCTION  
☐ IA ☐ IB ☐ IIA ☐ IIB ☐ IIIA ☒ IIIB  
☐ IV ☐ VA ☐ VB

8. OCCUPANT LOAD  
126

9. SCOPE OF WORK AREA  
4,237 FT<sup>2</sup>

10. NUMBER OF BUILDING STORIES  
3

11. BUILDING HEIGHT  
34'-0"

12. TOTAL FLOOR AREA (GROSS)  
7,864 FT<sup>2</sup>

13. BUILDING SPRINKLERED?  
☒ No ☐ YES

If "Yes", SPECIFY:  
☐ FULL ☐ PARTIAL  
☐ NFPA 13 ☐ NFPA 13R ☐ NFPA 13D

14. FIRE ALARM?  
☐ NOT REQUIRED ☐ NO ☒ YES

If "Yes", SPECIFY:  
☒ EXISTING ☐ ALTERED ☐ PROPOSED

15. STANDPIPES?  
☒ NOT REQUIRED ☐ NO ☐ YES

If "Yes", SPECIFY:  
☐ EXISTING ☐ ALTERED ☐ PROPOSED

16. OTHER FIRE PROTECTION SYSTEMS?  
☐ NO ☒ YES

If "Yes", SPECIFY SYSTEM TYPE(S):  
hardwired smoke detectors

17. ACCESSIBILITY OF BUILDING  
☒ EXEMPT ☐ FULLY ☐ PARTIAL

If "PARTIAL", COMPLETE & SUBMIT AN  
'ALTERATION COST OF ACCESSIBILITY  
CERTIFICATE' FORM

18. MODIFICATION REQUEST?  
☒ No ☐ YES

If "Yes", SPECIFY MODIFICATION NO.:

NOTES

- Permit(s) must be posted on the job site at all times
- No changes to the approved plans will be made without written approval from the Code Administration
- Lot location surveys/wall checks must be submitted before the framing inspection is scheduled and conducted

01/12

### GROSS SQUARE FEET

USE	GSF
EXISTING BUSINESS	2,979 GSF
• BASEMENT	= 1,290
• FIRST FLOOR	= 1,643
PROPOSED PARKING (GARAGE)	2,107 GSF
PROPOSED ACCESSORY APARTMENT	4,345 GSF
• FIRST FLOOR	= 317
• SECOND FLOOR	= 3,259
• THIRD FLOOR	= 769

### GENERAL NOTES

- All work is to be done in accordance with the rules and regulations of the local jurisdiction. Unless otherwise agreed upon, the general contractor is responsible for securing all building permits as required for the work he is to perform and will retain and pay for all required inspections during the course of the work. The drawings comply with the building codes required by the City of Alexandria: 2015 I-Codes as applicable to a residential renovation.
- Contractor shall review base building drawings and be aware of existing conditions to the extent and influence of the work.
- Any discrepancies found in the plans, dimensions, existing conditions, consultant drawings, or any apparent error in classifying or specifying a product or its use is to be pointed out to the Architect prior to commencement of work. Addenda will be issued as necessary and will be part of the Contract documents. For those discrepancies not brought to the notice of the architect, it will be assumed that the Contractor has bid the more expensive method of construction.
- Any damage to new or existing construction caused by the Contractor's negligence or inadequate protective or security measures during construction are to be corrected at his expense.
- Drawings are not to be scaled for dimensions and/or sizes. The general Contractor shall be responsible for field measuring existing conditions prior to beginning of work, and periodically during progress of work to verify all critical dimensions. Any deviations from dimensions indicated on drawings is to be approved by Architect, prior to construction.
- Contractor to verify the location of main water and power lines as well as equipment and services at area of addition before construction begins.
- Contractor to provide temporary fences, barricades, coverings or other protections to preserve existing items to remain.
- Contractor to properly dispose off all debris from construction.
- Contractor to notify appropriate building inspectors upon completion of each sub-trade's work and obtain required inspections and approval before proceeding with the next phase of work.
- Architect & Contractor are not responsible for the abatement, removal or identification of hazardous/toxic materials and substances.

### NET SQUARE FEET

USE	NSF
BUSINESS	2,457 NSF
• BASEMENT STORAGE	= 1055
• FIRST FLOOR OFFICES	= 1402
ACCESSORY APARTMENT	3,665 NSF
• FIRST FLOOR	= 280
• SECOND FLOOR	= 2,680
• THIRD FLOOR	= 705

### ABBREVIATIONS & SYMBOLS

#	Pound OR Number	MAX	Maximum
&	And	MO	Masonry Opening
@	At	MECH	Mechanical
AFF	Above Finished Floor	MIN	Minimum
ALUM	Aluminum	NIC	Not In Contract
ANOD	Anodized	OC	On Center
BSMT	Basement	OH	Overhang
CLG	Ceiling	PLYWD	Plywood
CLR	Clear	PT	Pressure Treated
CMU	Concrete Masonry Unit	PTD	Paint or Painted
COL	Column	PVC	Polyvinyl Chloride
CONT	Continuous	RCP	Reflected Ceiling Plan
DBL	Double	REQD	Required
DEMO	Demolish or Demolition	SIM	Similar
DIA	Diameter	SPEC	Specified OR Specification
DIM(S)	Dimensions	SSTL	Stainless Steel
DN	Down	STRUCT	Structure or Structural
DWG	Drawing	T&G	Tongue And Groove
EA	Each	TELE	Telephone
EL	Elevation	TO	Top Of
ELEC	Electrical	TYP	Typical
EPDM	Ethylene Propylene Diene	UNO	Unless Noted Otherwise
	M-Class (Roofing)	VIF	Verify In Field
	Equal	W/	With
EQ	Existing	WD	Wood
EXIST	Existing		
FIXT	Fixture		
FLR	Floor		
GA	Gauge		
GALV	Galvanized		
GWB	Gypsum Wall Board		
HP	High Point		
HVAC	Heating Ventilation Air Conditioning		
INSUL	Insulated or Insulation		

### SHEET INDEX

0001	COVER SHEET
0002	FLOOR AREA RATIO DIAGRAMS
0003	MODEL VIEWS
D001	EXISTING/DEMO ELEVATIONS
D002	EXISTING/DEMO PLANS
A001	PROPOSED FIRST FLOOR PLAN
A002	PROPOSED SECOND FLOOR PLAN
A003	PROPOSED THIRD FLOOR PLAN
A004	PROPOSED ROOF PLAN
A005	PROPOSED FRONT (EAST) AND REAR (WEST) ELEVATIONS
A006	PROPOSED ALLEY/RIGHT-SIDE (NORTH) ELEVATION
A007	PROPOSED LEFT-SIDE (SOUTH) ELEVATION
A008	PROPOSED COURTYARD EAST AND COURTYARD WEST ELEVATIONS



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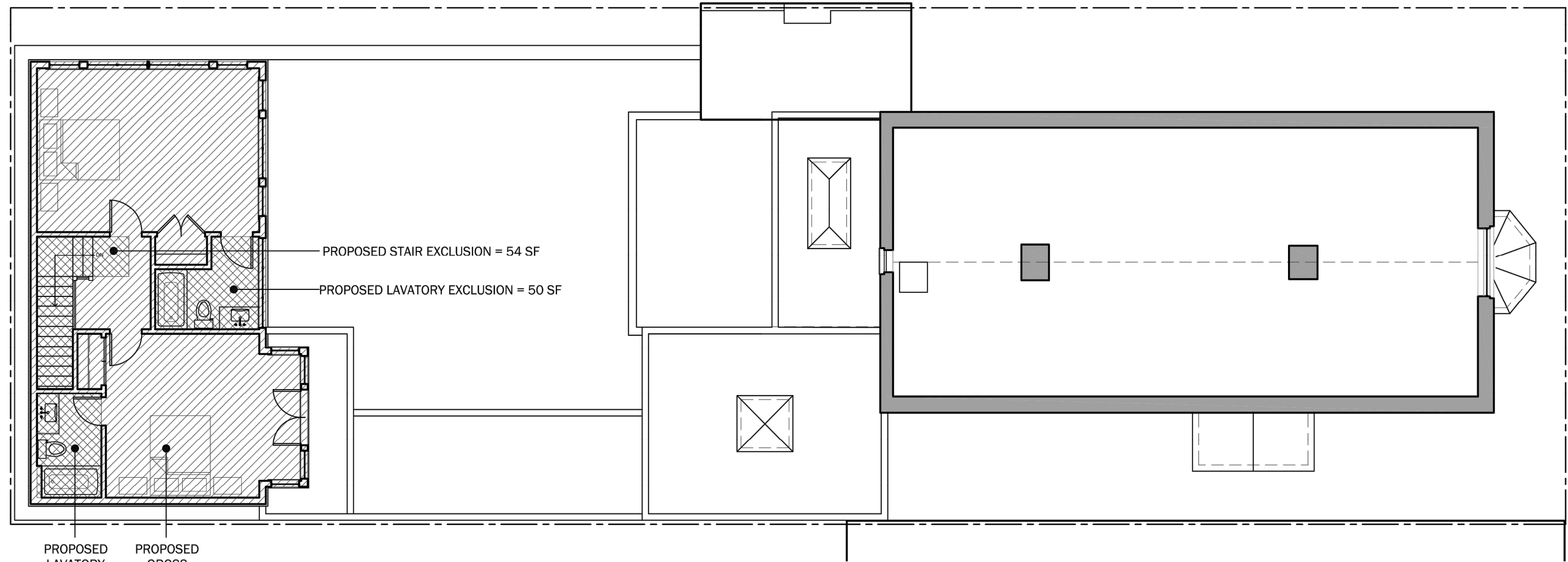
CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

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Issue:  
01/19/21

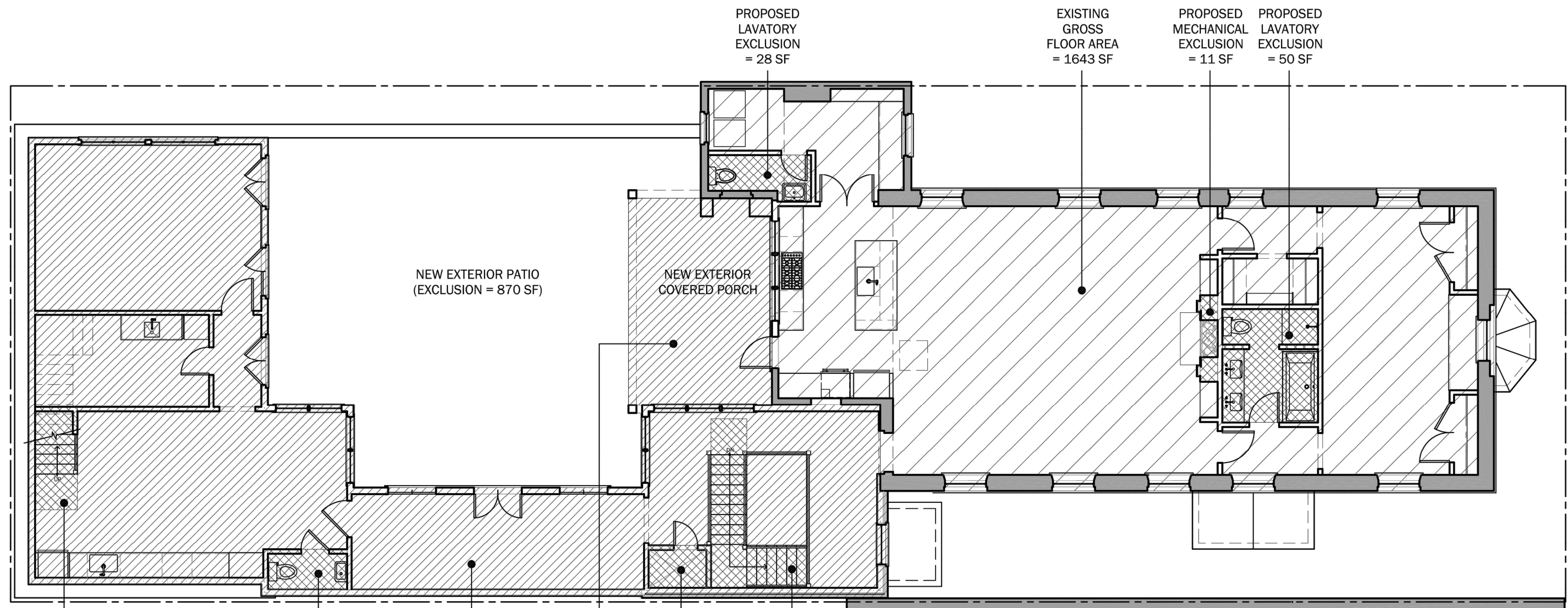




3 PROPOSED THIRD FLOOR PLAN  
SCALE 1/8" = 1'-0"

THIRD FLOOR AREA RATIO DIAGRAM

PROPOSED GROSS AREA	= 769 SF
PROPOSED EXCLUSIONS	= 151 SF
- STAIR	= 54 SF
- MECHANICAL	= 0 SF
- LAVATORY	= 97 SF



2 PROPOSED SECOND FLOOR PLAN  
SCALE 1/8" = 1'-0"

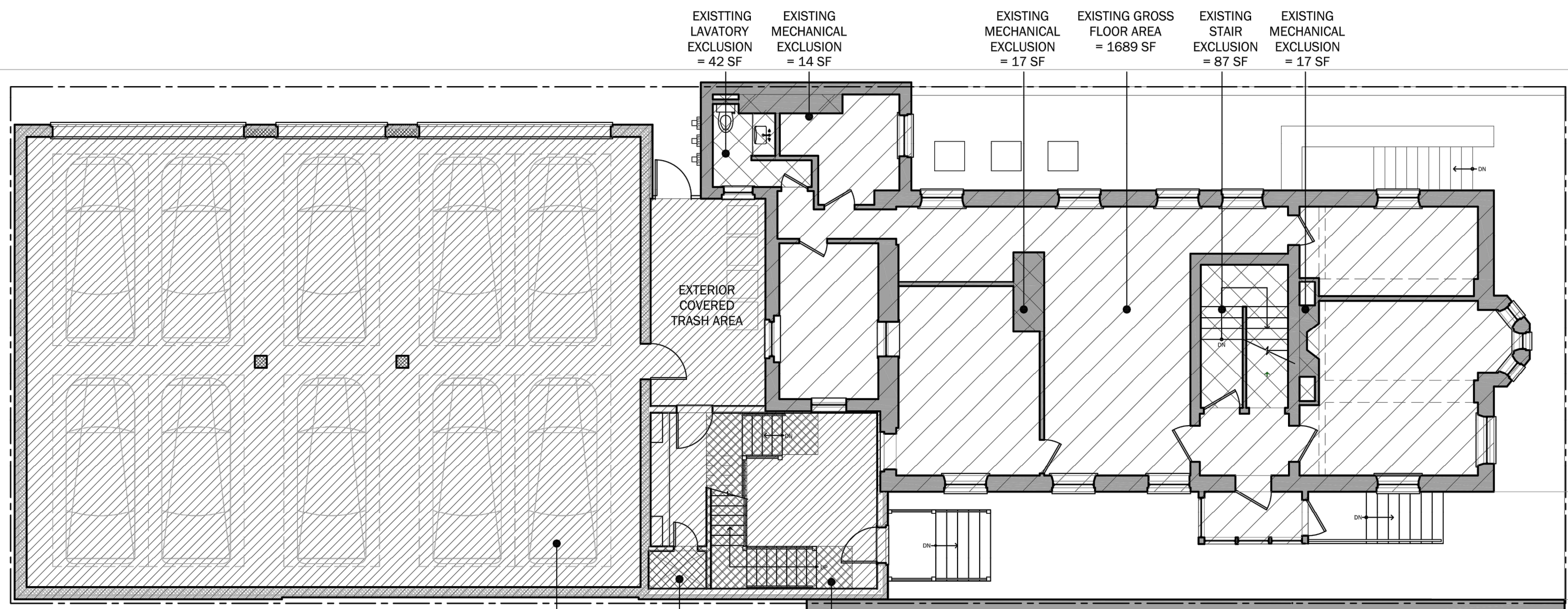
SECOND FLOOR AREA RATIO DIAGRAM

EXISTING GROSS AREA	= 1643 SF
EXISTING EXCLUSIONS	= 89 SF
- STAIR	= 0 SF
- MECHANICAL	= 11 SF
- LAVATORY	= 78 SF

\*EXISTING EXCLUSIONS NOT SHOWN - DECK TO BE DEMOLISHED

PROPOSED GROSS AREA	= 1616 SF
PROPOSED EXCLUSIONS	= 129 SF
- STAIR	= 90 SF
- MECHANICAL	= 17 SF
- LAVATORY	= 22 SF

\*PROPOSED EXCLUSIONS NOT SHOWN - PATIO AND COVERED PORCH



1 PROPOSED FIRST FLOOR PLAN  
SCALE 1/8" = 1'-0"

FIRST FLOOR AREA RATIO DIAGRAM

EXISTING GROSS AREA	= 1643 SF
EXISTING EXCLUSIONS	= 89 SF
- STAIR	= 0 SF
- MECHANICAL	= 11 SF
- LAVATORY	= 78 SF

\*EXISTING EXCLUSIONS NOT SHOWN - DECK TO BE DEMOLISHED

PROPOSED GROSS AREA	= 1616 SF
PROPOSED EXCLUSIONS	= 129 SF
- STAIR	= 90 SF
- MECHANICAL	= 17 SF
- LAVATORY	= 22 SF

\*PROPOSED EXCLUSIONS NOT SHOWN - PATIO AND COVERED PORCH



Department of Planning & Zoning  
Floor Area Ratio and Open Space Calculations

B

<b>A. Property Information</b>	
A1. 114 N Alfred Street Street Address	R-20 Zone
A2. 5,612.00 Total Lot Area	x 1.50 Floor Area Ratio Allowed by Zone = 8,418.00 Maximum Allowable Floor Area
<b>B. Existing Gross Floor Area</b>	
<b>Existing Gross Area</b>	<b>Allowable Exclusions**</b>
Basement 1,290.00	Basement** 1,290.00
First Floor 1,689.00	Stairways** 87.00
Second Floor 1,643.00	Mechanical** 48.00
Third Floor 0.00	Attic less than 7'*** 0.00
Attic 0.00	Porches** 322.00
Porches 322.00	Balcony/Deck** 346.00
Balcony/Deck 346.00	Lavatory*** 42.00
Lavatory*** 42.00	Other** 0.00
Other** 0.00	Other** 0.00
<b>B1. Total Gross</b> 5,332.00	<b>B2. Total Exclusions</b> 2,135.00
<b>C. Proposed Gross Floor Area</b>	
<b>Proposed Gross Area</b>	<b>Allowable Exclusions**</b>
Basement 0.00	Basement** 0.00
First Floor 2,583.00	Stairways** 256.00
Second Floor 1,616.00	Mechanical** 45.00
Third Floor 769.00	Attic less than 7'*** 0.00
Attic 0.00	Porches** 24.00
Porches 24.00	Balcony/Deck** 870.00
Balcony/Deck 870.00	Lavatory*** 197.00
Lavatory*** 197.00	Other** 0.00
Other 0.00	Other** 0.00
<b>C1. Total Gross</b> 6,059.00	<b>C2. Total Exclusions</b> 1,392.00
<b>D. Total Floor Area</b>	
D1. 7,864.00 Total Floor Area (add B3 and C3)	Sq. Ft.
D2. 8,418.00 Total Floor Area Allowed by Zone (A2)	Sq. Ft.
<b>E. Open Space (RA &amp; RB Zones)</b>	
E1. Existing Open Space	Sq. Ft.
E2. Required Open Space	Sq. Ft.
E3. Proposed Open Space	Sq. Ft.
<b>Notes</b>	
*Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.	
** Refer to the Zoning Ordinance (Section 2.145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.	
***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.	
<b>Comments for Existing Gross Floor Area</b>	
B1. 5,332.00 Existing Gross Floor Area* Sq. Ft.	
B2. 2,135.00 Allowable Floor Exclusions** Sq. Ft.	
B3. 3,197.00 Existing Floor Area Minus Exclusions (subtract B2 from B1) Sq. Ft.	

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



APPROVED

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DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

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NOT FOR CONSTRUCTION

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426 N. Columbus St.  
Alexandria, VA 22314

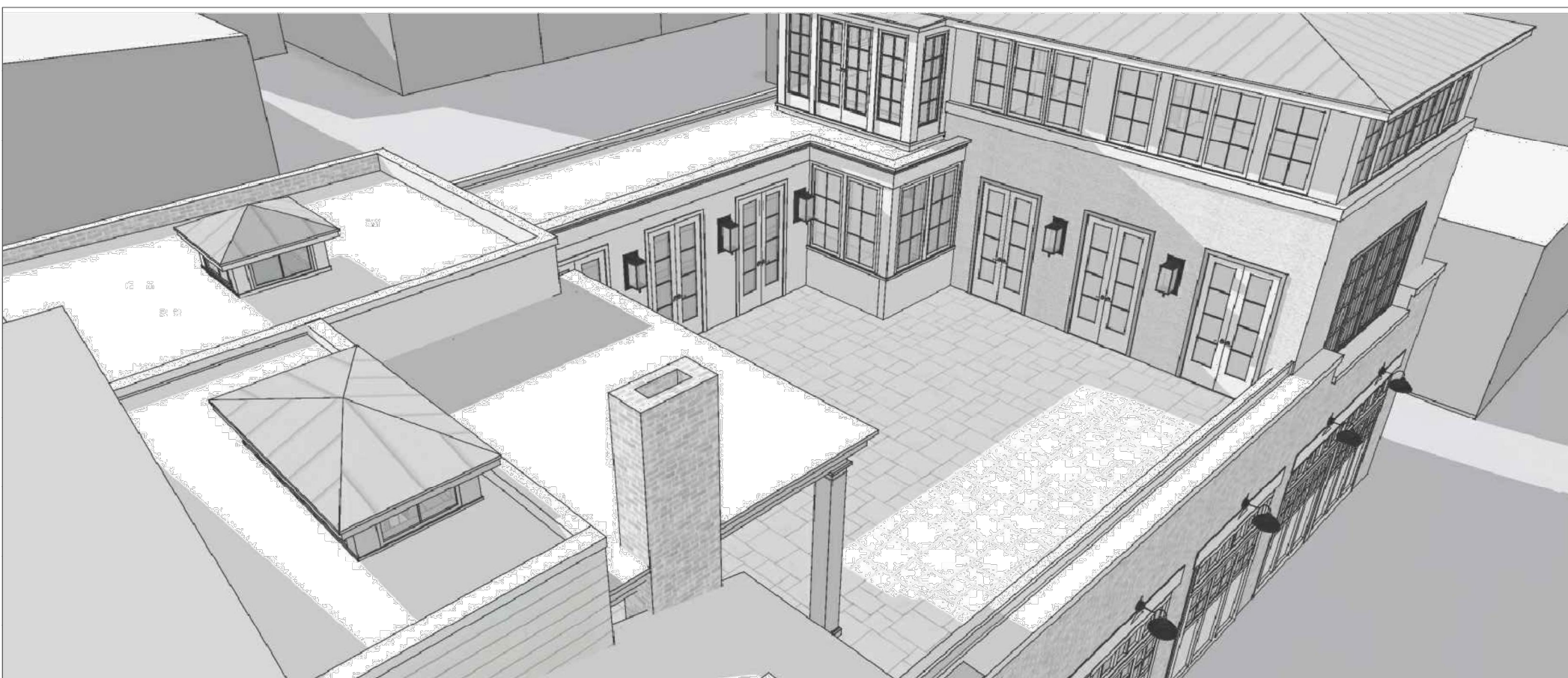
Addition and 2nd Floor Interior Renovation  
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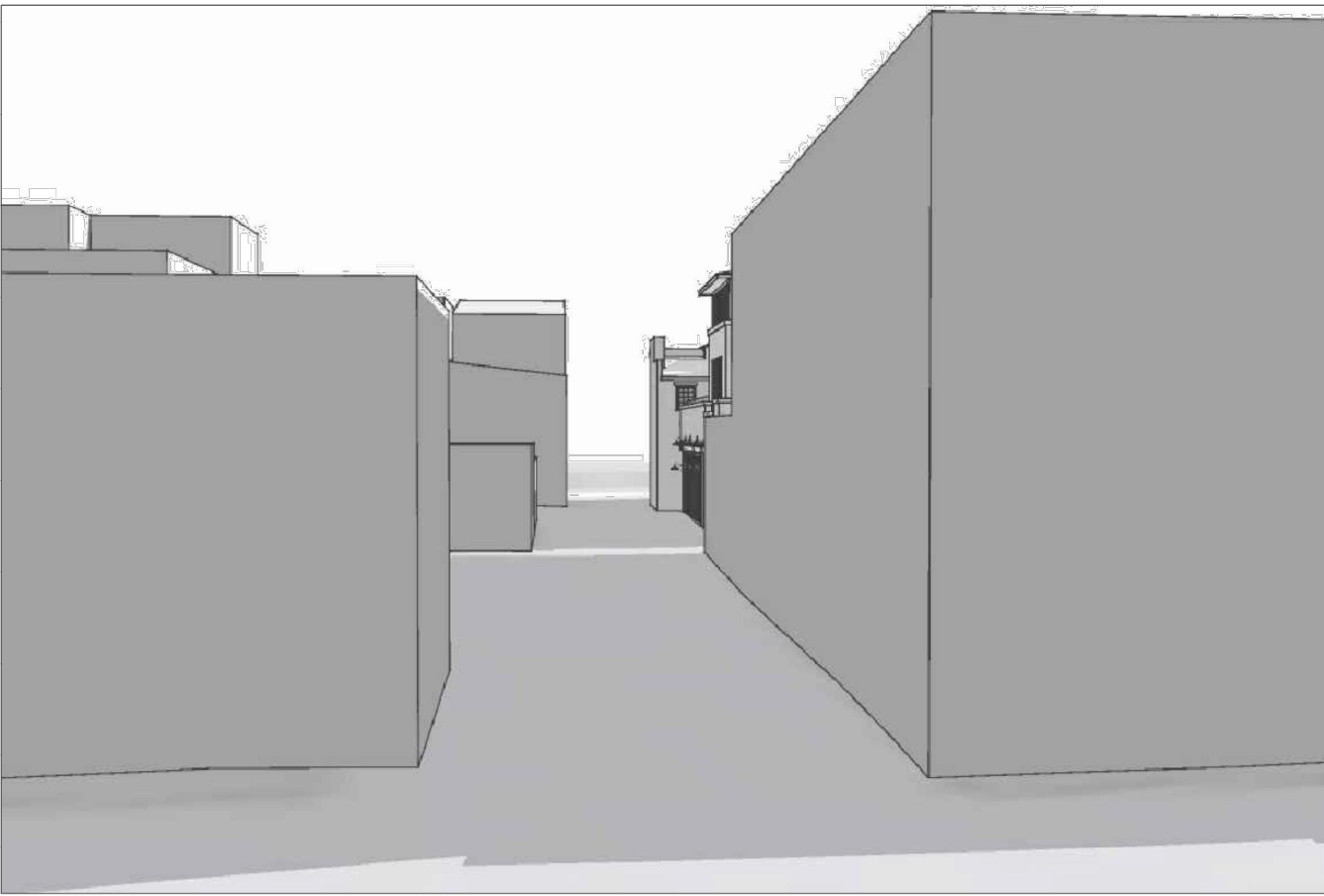
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0002





1 SIDE (NORTH) VIEWS



2 REAR (WEST) VIEW



1 FRONT (EAST) VIEW



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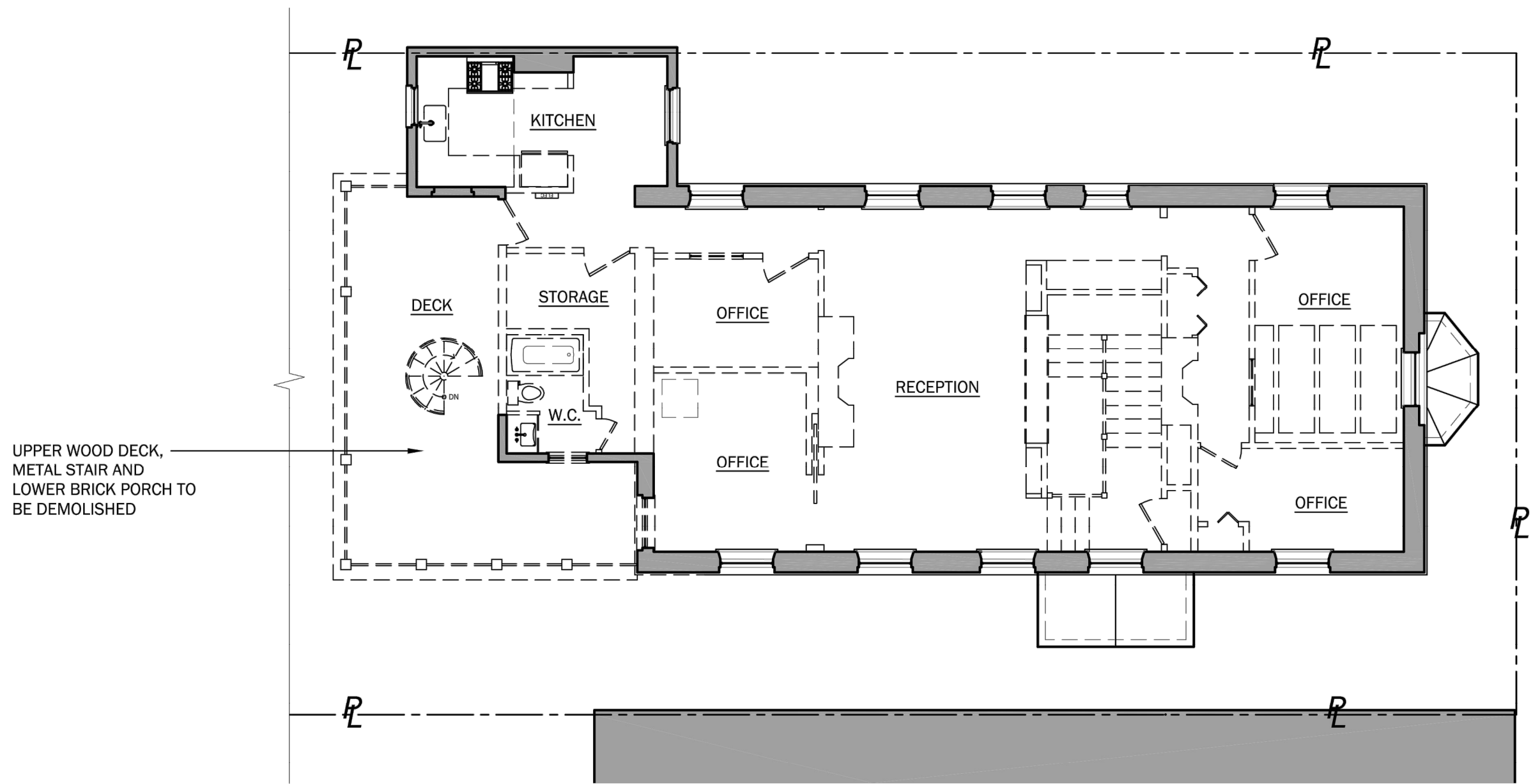
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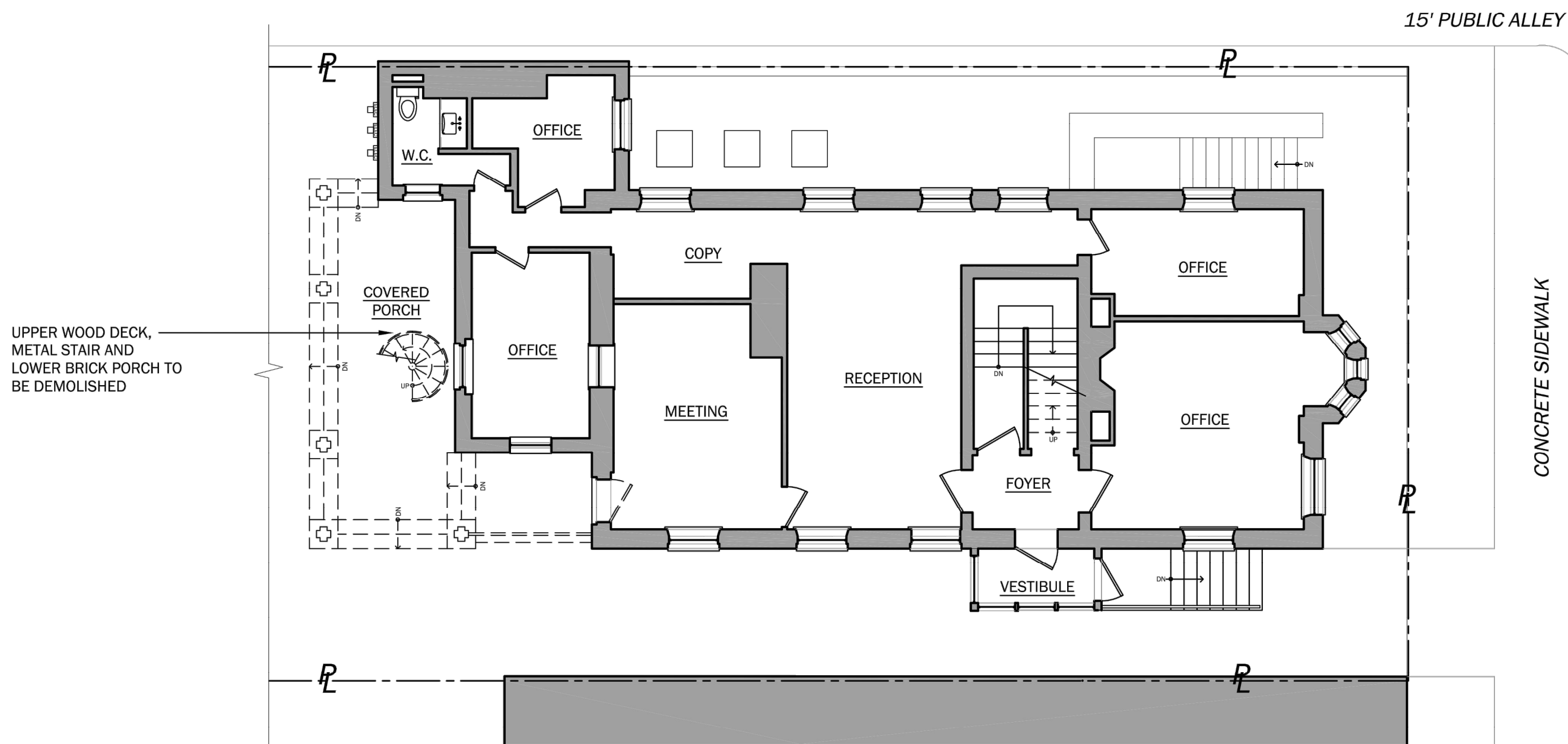
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0003

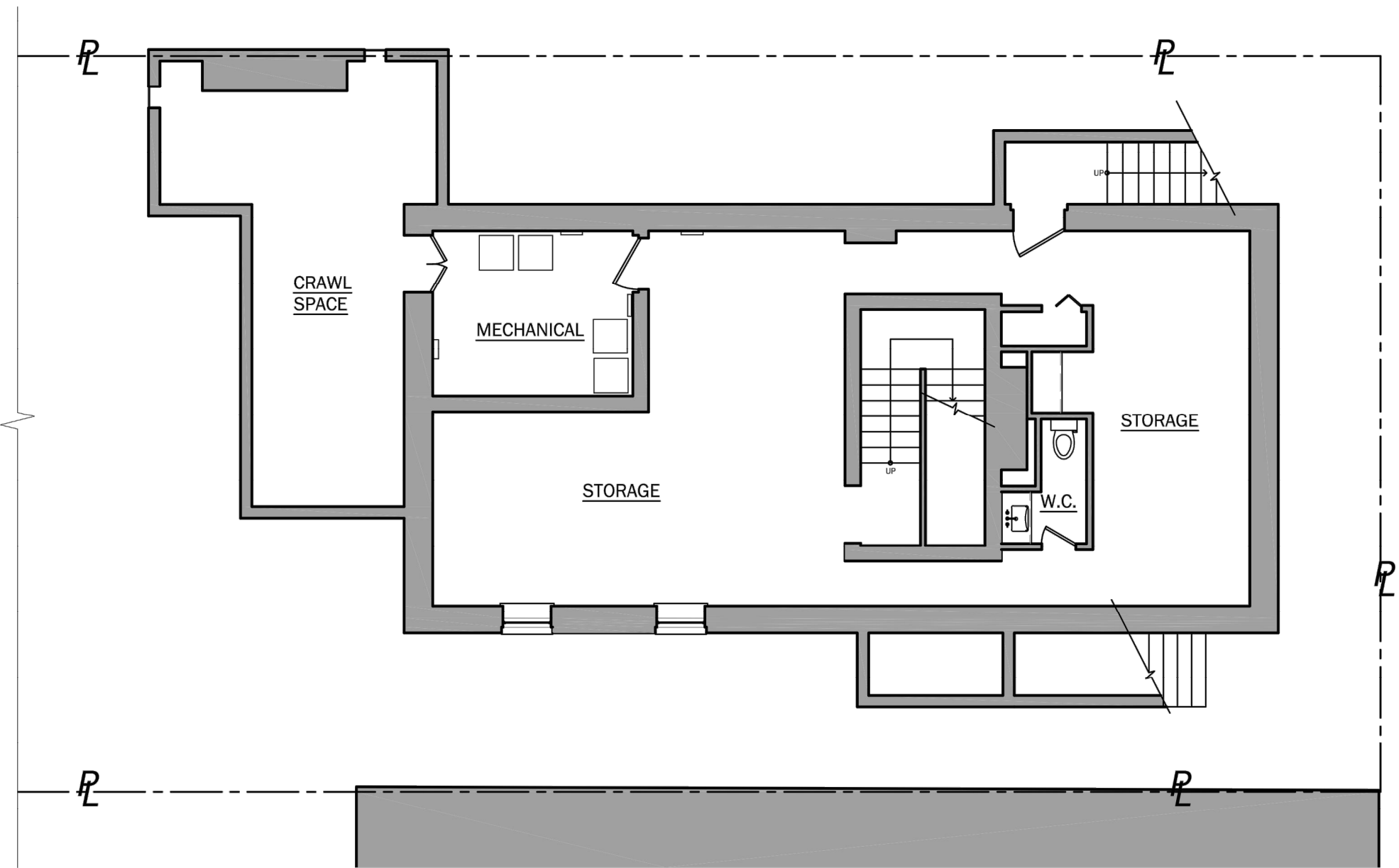




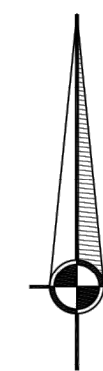
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SCALE 1/8" = 1'-0"



2 FIRST FLOOR PLAN - EXISTING/DEMOLITION  
SCALE 1/8" = 1'-0"



1 BASEMENT PLAN - EXISTING/DEMOLITION  
SCALE 1/8" = 1'-0"



WALL LEGEND	
	EXISTING WALLS TO REMAIN
	TO BE DEMOLISHED/REMOVED

<b>APPROVED</b>		
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**D001**

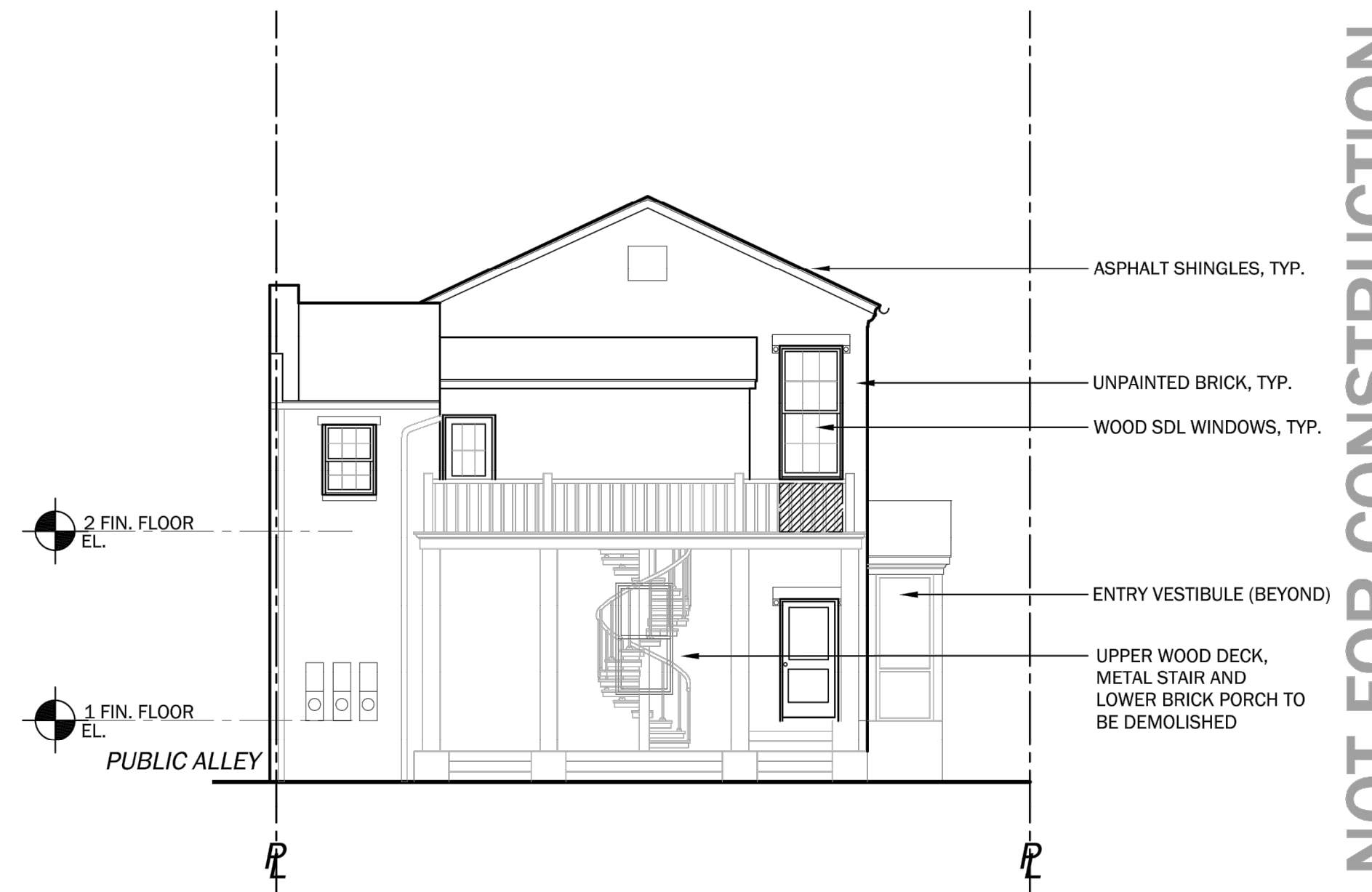




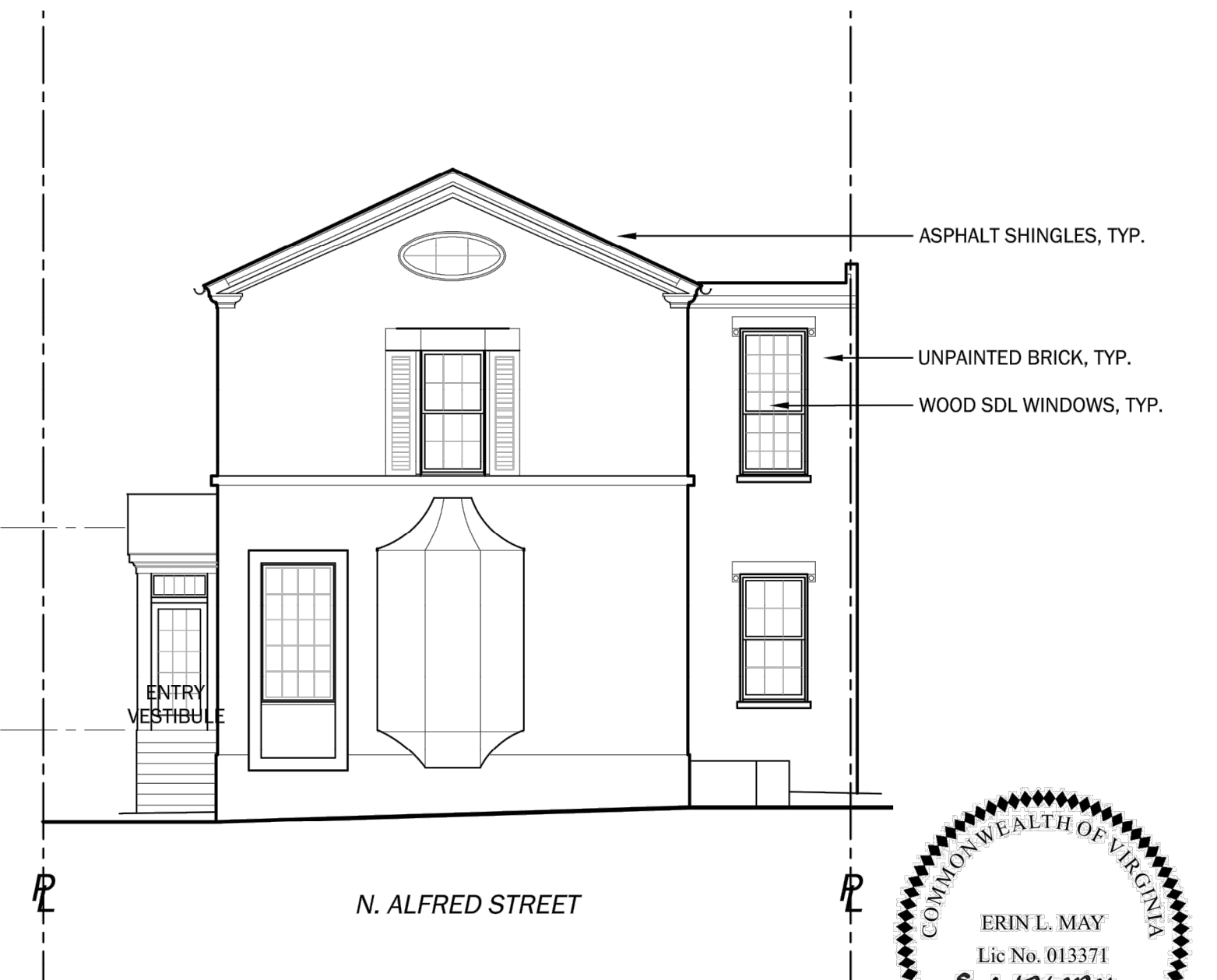
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SCALE 1/8" = 1'-0"



1 LEFT-SIDE (SOUTH) ELEVATION - EXISTING/DEMOLITION  
SCALE 1/8" = 1'-0"



3 REAR (WEST) ELEVATION - EXISTING/DEMOLITION  
SCALE 1/8" = 1'-0"



1 FRONT (EAST) ELEVATION - EXISTING/DEMOL  
SCALE 1/8" = 1'-0"



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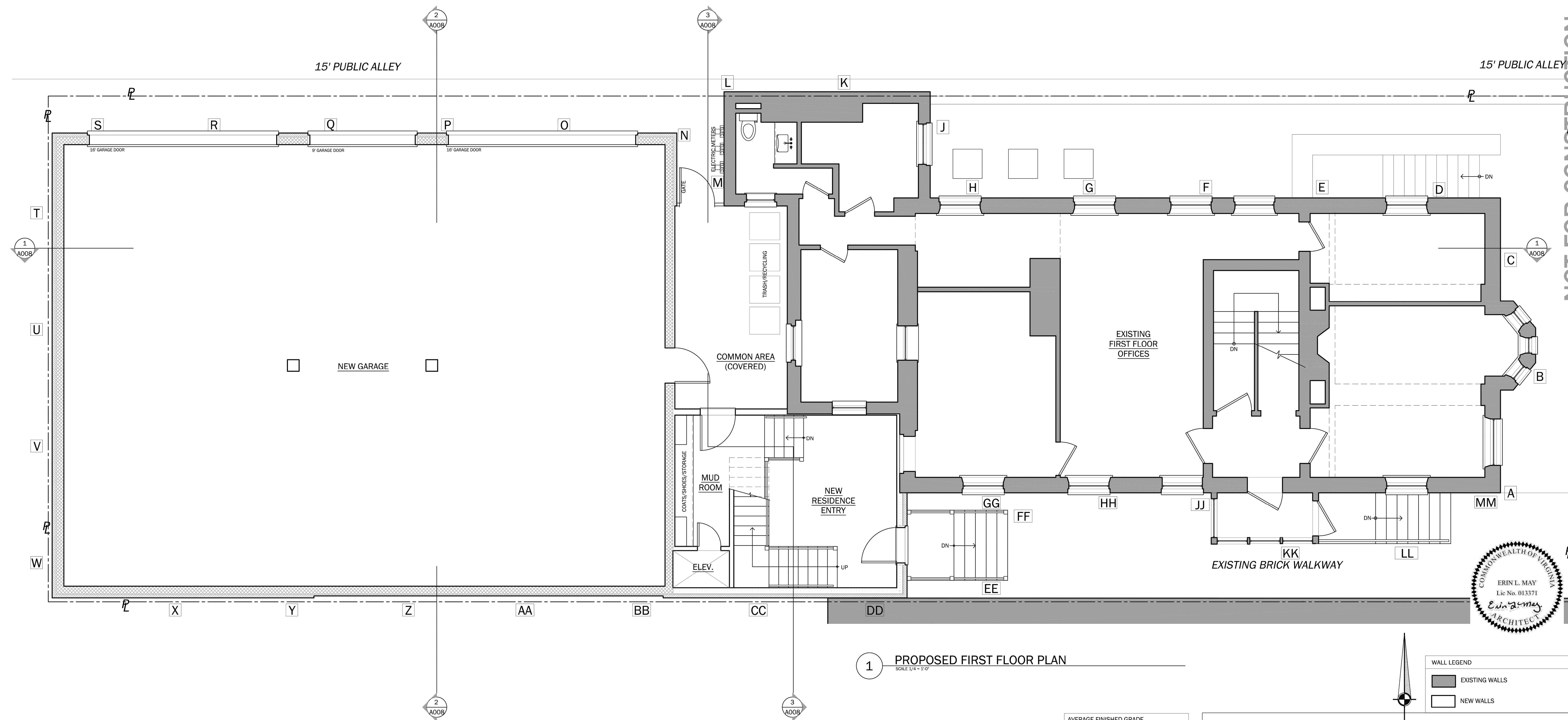
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**MECHANICS HALL**  
114 North Alfred St., Alexandria, Virginia 22314

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01/19/21

D002





1 PROPOSED FIRST FLOOR PLAN  
SCALE 1/4" = 1'-0"

AVERAGE FINISHED GRADE	
A	3'-11"
B	3'-7-1/2"
C	3'-3-1/2"
D	3'-0-1/2"
E	2'-10"
F	2'-8"
G	2'-6"
H	2'-4"
J	2'-4"
K	2'-4-1/2"
L	2'-6"
M	2'-6"
N	0'-0"
O	0'-0"
P	0'-0"
Q	0'-0"
R	0'-0"
S	0'-0"
T	0'-0"
U	0'-0"
V	0'-0"
W	0'-0"
X	0'-0"
Y	0'-0"
Z	0'-0"
AA	0'-0"
BB	0'-0"
CC	2'-7-1/2"
DD	2'-9"
EE	2'-9"
FF	2'-6"
GG	2'-9"
HH	3'-0"
JJ	3'-3"
KK	3'-4-1/2"
LL	3'-7"
MM	3'-10"
AVERAGE FINISHED GRADE = 2'-11"	

WALL LEGEND	
	EXISTING WALLS
	NEW WALLS

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 \_\_\_\_\_

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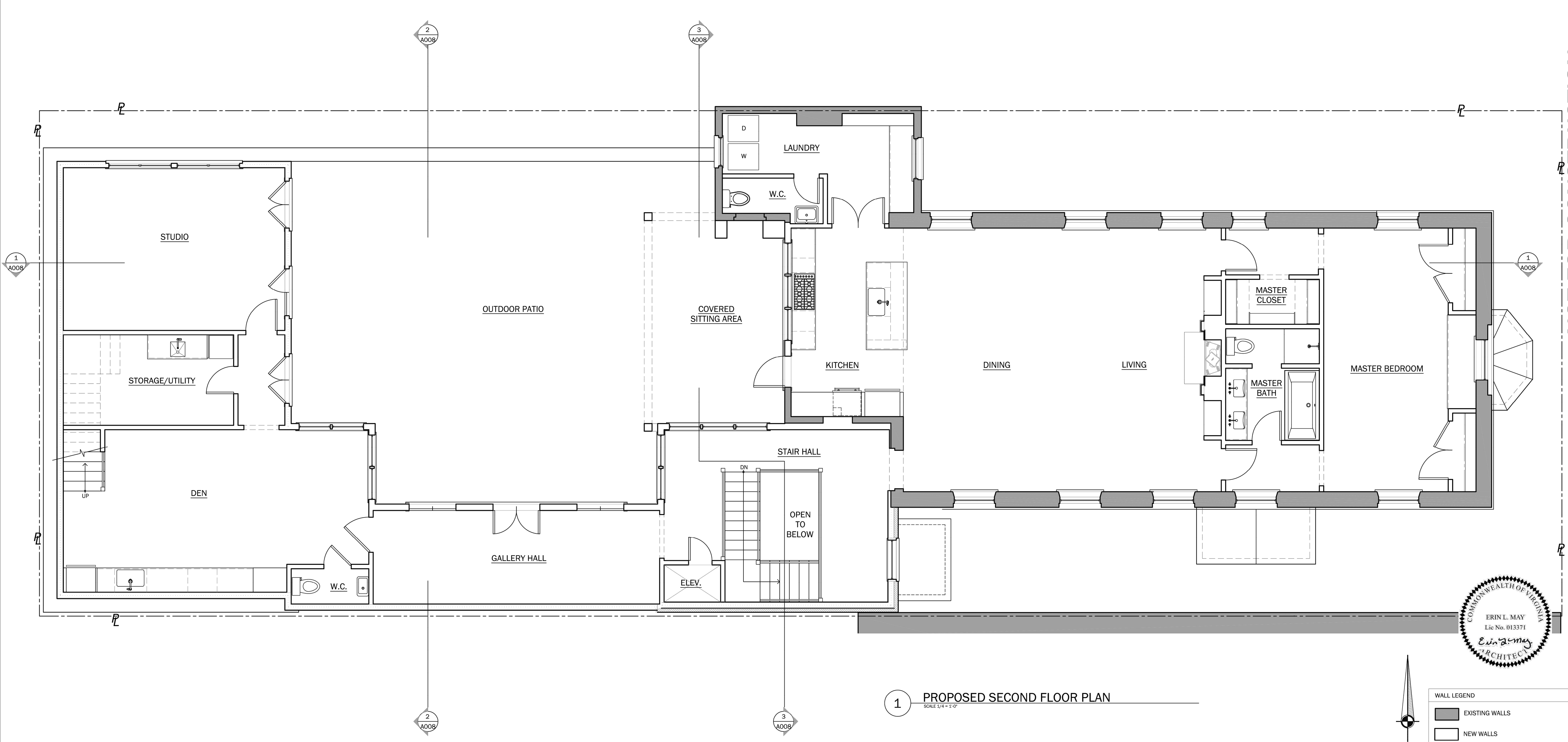
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Addition and 2nd Floor Interior Renovation  
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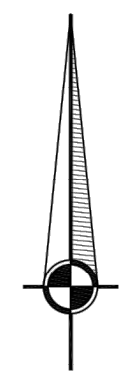
Issue:  
01/19/21

**A001**





1 PROPOSED SECOND FLOOR PLAN  
SCALE 1/4" = 1'-0"




WALL LEGEND	
	EXISTING WALLS
	NEW WALLS



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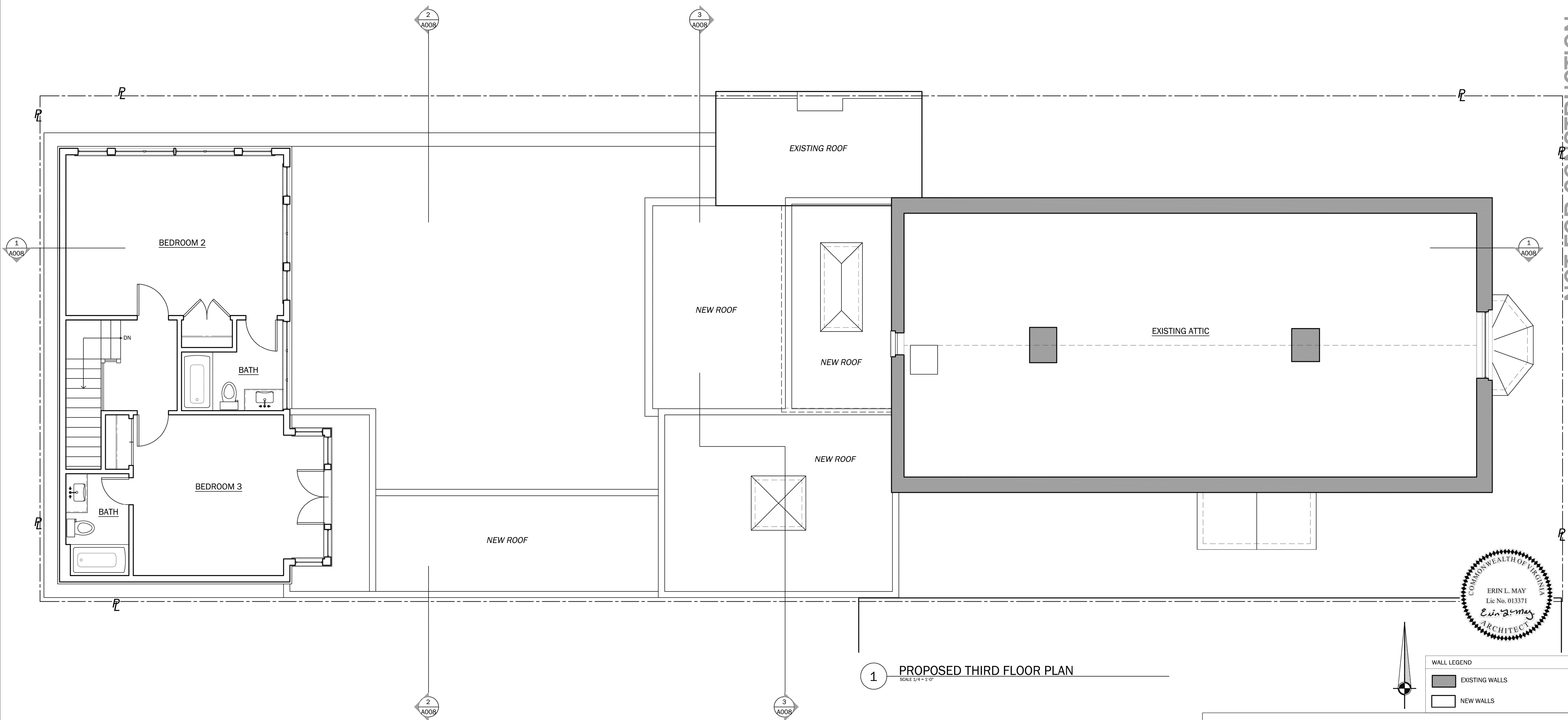
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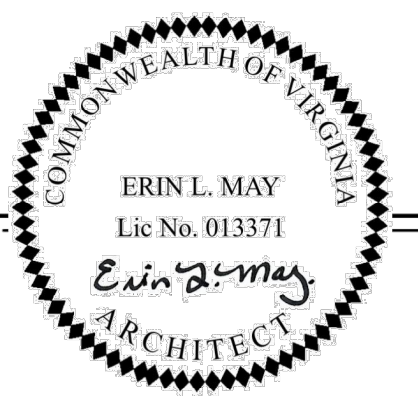
Issue:  
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**A002**





1 PROPOSED THIRD FLOOR PLAN  
SCALE 1/4" = 1'-0"



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NORTH ALFRED STREET

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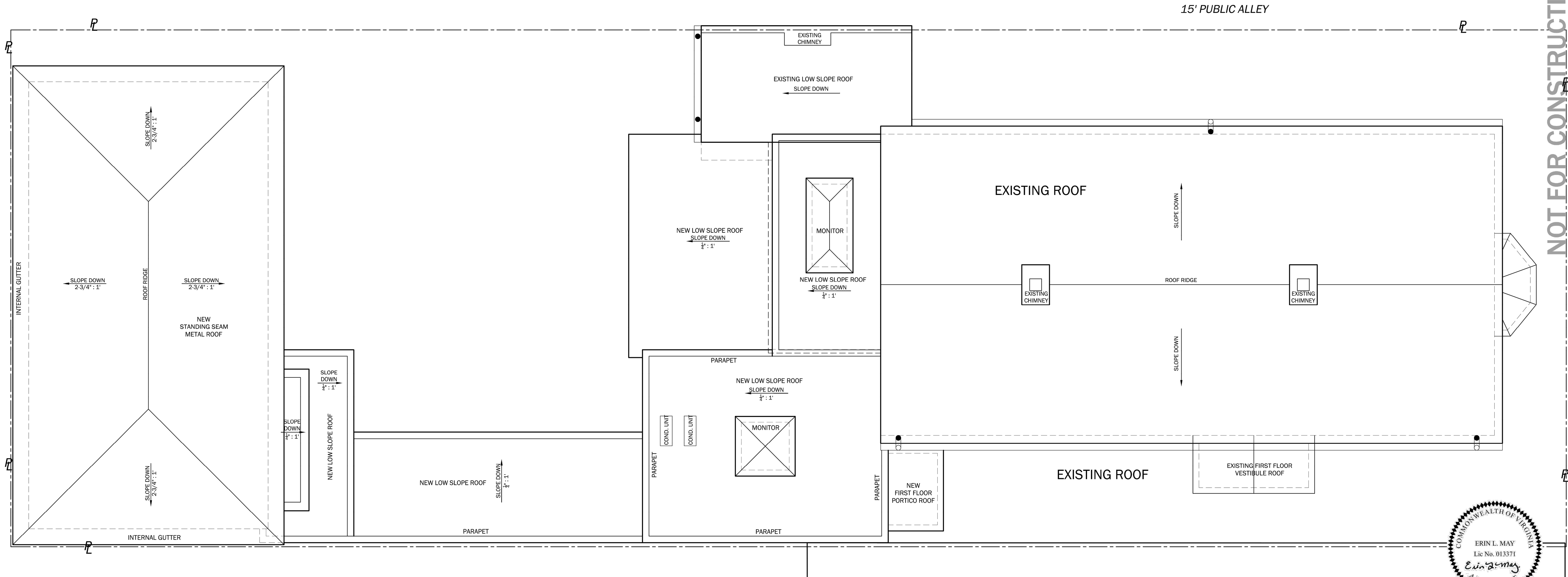
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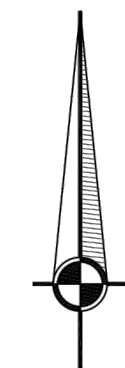
Issue:  
01/19/21

A003





1 PROPOSED ROOF PLAN  
SCALE 1/4" = 1'-0"



WALL LEGEND	
	EXISTING WALLS
	NEW WALLS



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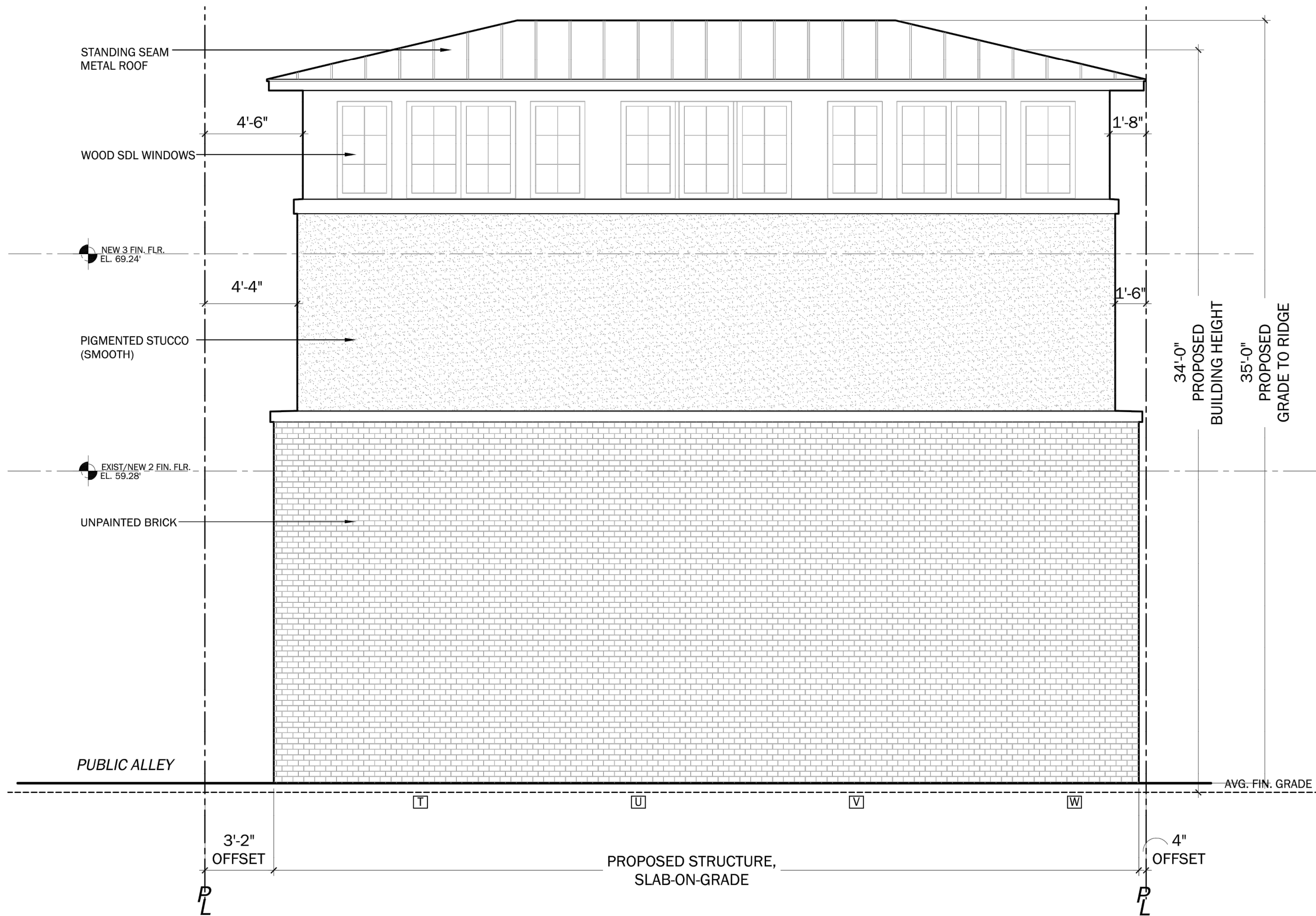
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1 PROPOSED FRONT (EAST) - ADDITION ELEVATION  
SCALE 1/4" = 1'-0"

1 PROPOSED FRONT (EAST) - STREET ELEVATION  
SCALE 1/4" = 1'-0"



2 PROPOSED REAR (WEST) ELEVATION  
SCALE 1/4" = 1'-0"



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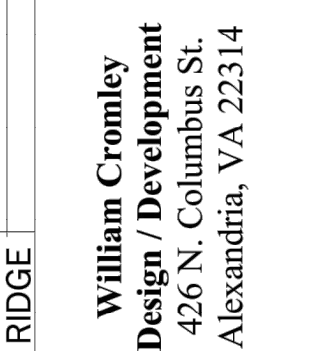
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**MECHANICS HALL**  
114 North Alfred St., Alexandria, Virginia 22314

Issue:  
01/19/21

**A005**





Addition and 2nd Floor Interior Renovation  
**MECHANICS HALL**  
1114 North Alfred St., Alexandria, Virginia 22314

Issue:
01/19/21

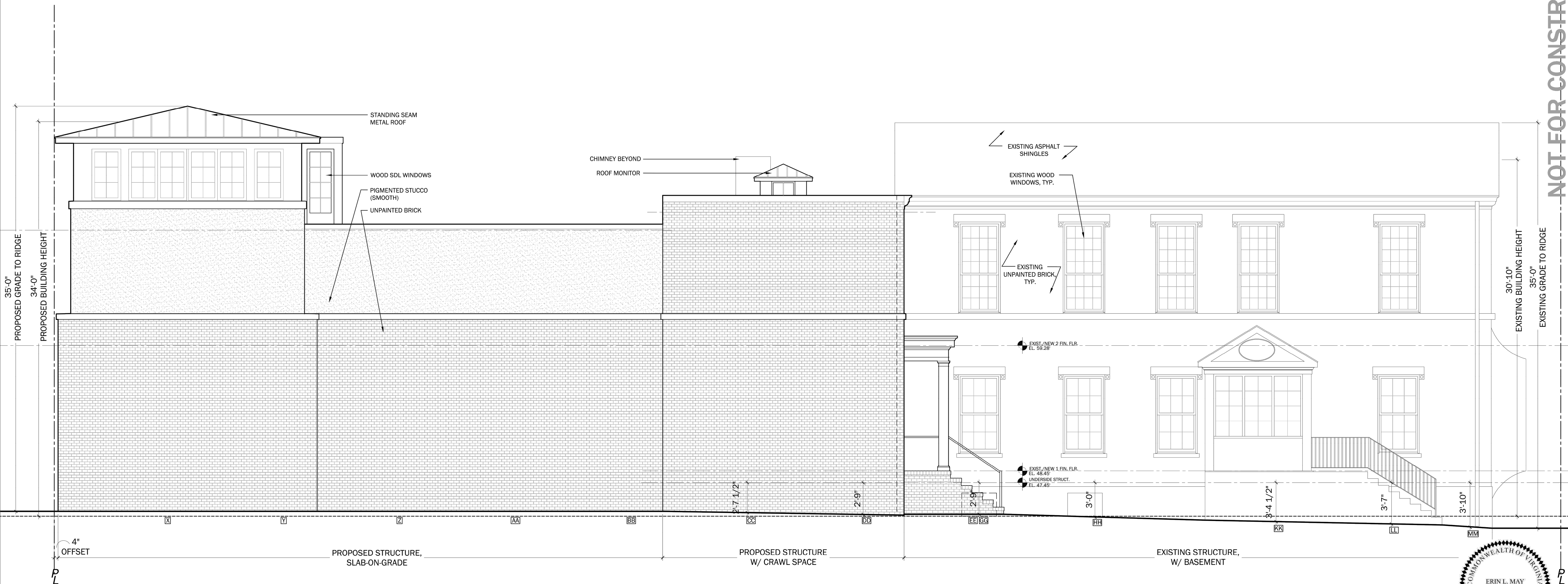
**A006**



1 PROPOSED ALLEY/RIGHT-SIDE (NORTH) ELEVATION  
SCALE 1/4" = 1'-0"

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<h2 style="margin: 0;">SPECIAL USE PERMIT NO. _____</h2>		
<h3 style="margin: 0;">DEPARTMENT OF PLANNING &amp; ZONING</h3>		
_____ DIRECTOR	_____ DATE	
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_____ DIRECTOR	_____ DATE	
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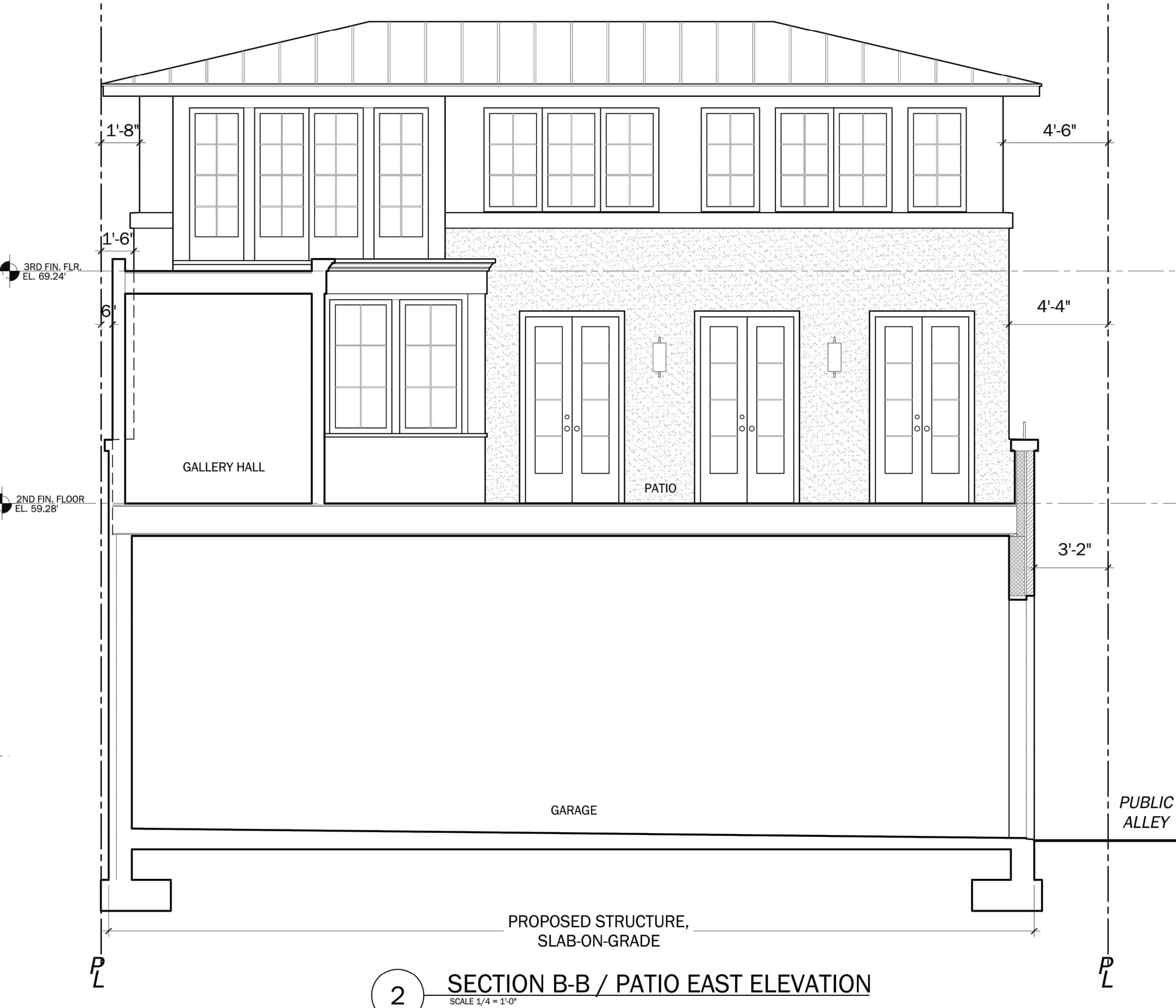
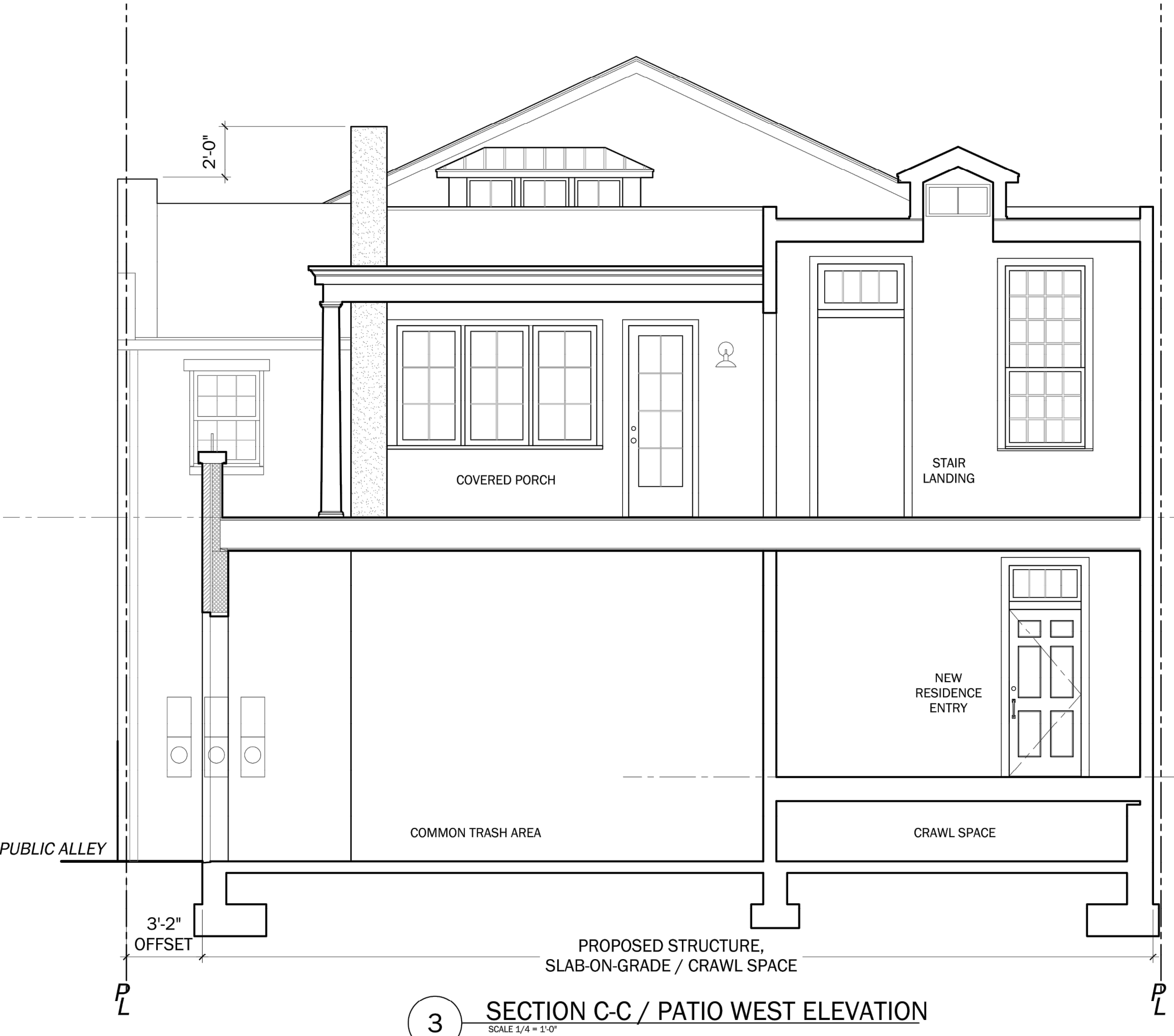
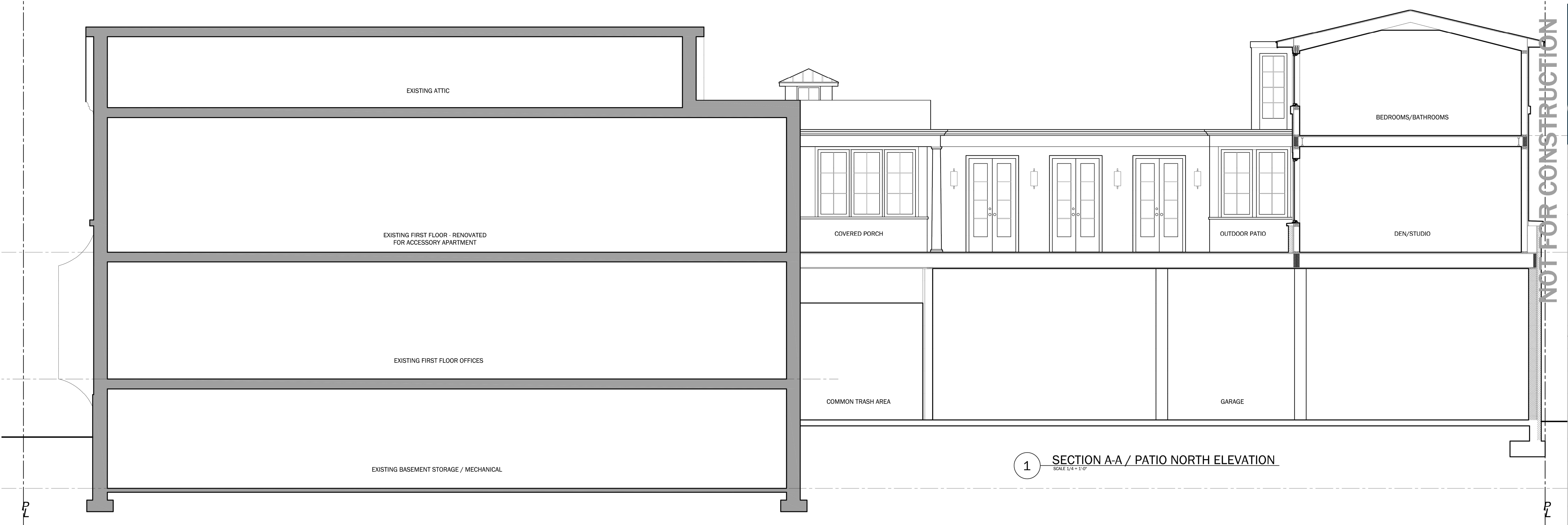


1 PROPOSED LEFT-SIDE (SOUTH) ELEVATION  
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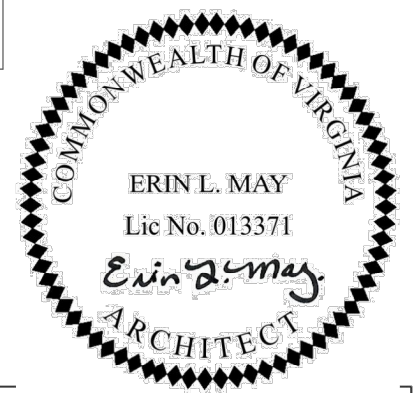
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SITE PLAN NO. _____		
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REFER TO ELEVATIONS FOR  
AVERAGE FINISHED GRADE  
AND BUILDING HEIGHTS



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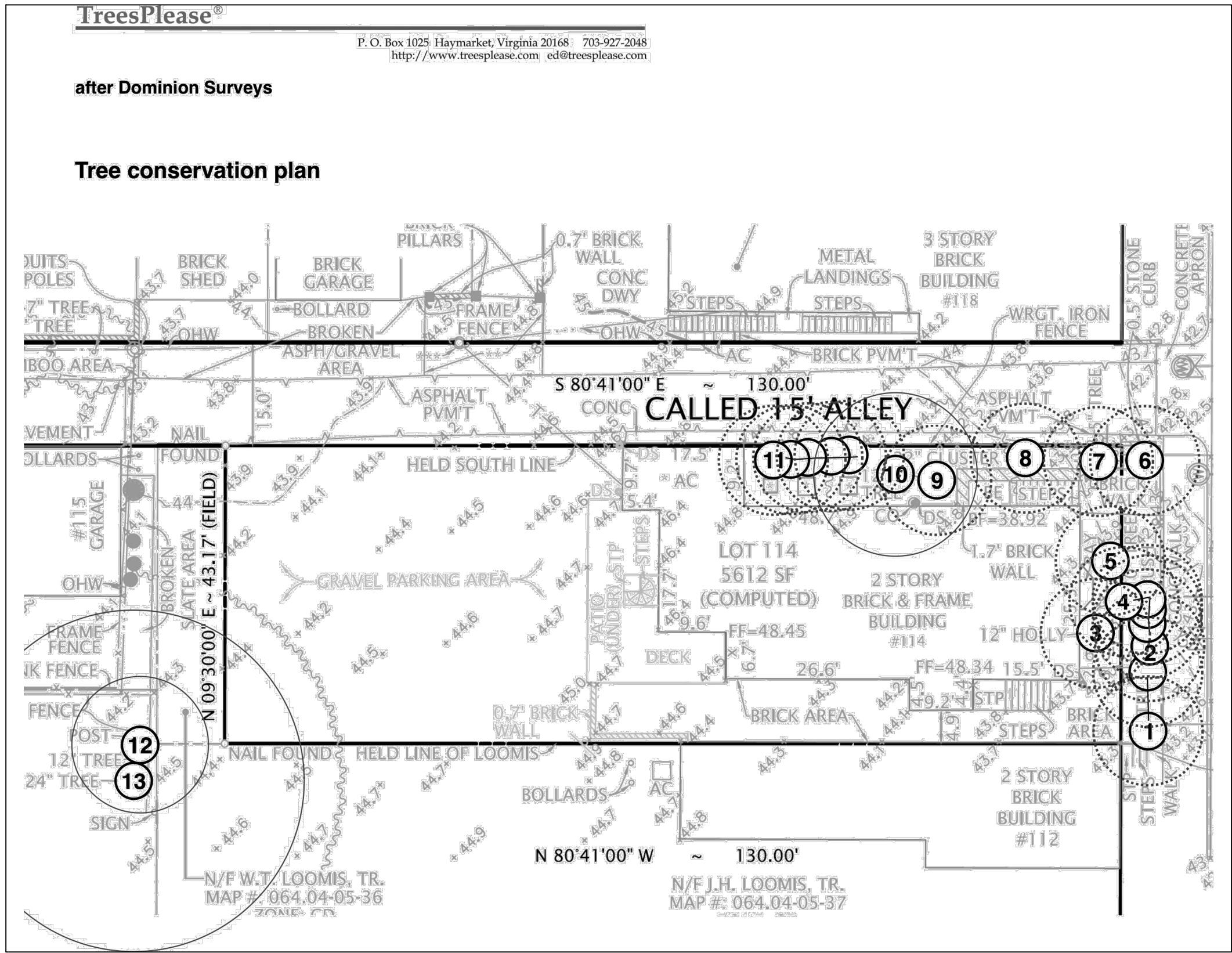
Issue:  
01/19/21

A008



<div>Appendix Development Tree Inventory 114 North Alfred Street City of Alexandria, Virginia October 8, 2020</div> <div>Prepared by Edward P. Milhous TreesPlease®</div> <div>ASCA RCA #350 ISA #MA-0004A MD TE #458</div>					
Tree #	Name	Size	Condition	Comment	Recommendation
1	crapemyrtle <i>Lagerstroemia indica</i> (2 plants) Species Rating: 80%	.5	.8	Shrubby rather than a tree; size estimated. These trees would be desirable in the new setting. Their chances of surviving planned construction are good. In moveable containers.	These trees are to be saved.
2	privet <i>Ligustrum</i> spp.	1	.8	Off the site; owned by someone else. Shrubby rather than a tree; size estimated. Suitability for preservation: poor. Chances of survival to be determined. This species is an invasive exotic.	Do not remove off-site plants without owner consent. Leave plants alone if you don't have permission to cut. Discuss the project plan and this tree with its owners. Do not save this tree... remove it when clearing.
3	holly <i>Ilex</i> spp.	4/4/2	.8	Suitability for preservation: moderate. Chances of survival to be determined. Sheared into a very formal style.	Preservation status to be determined.
4	dwarf Chamaecyparis <i>Chamaecyparis</i> spp. (4 plants) Species Rating: 85%	1	.8	Off the site; owned by someone else. Suitability for preservation: good. Sheared into a very formal style. Chances of survival to be determined.	Do not remove off-site plants without owner consent. Leave plants alone if you don't have permission to cut. Preservation status to be determined.
5	southern magnolia <i>Magnolia grandiflora</i> Species Rating: 80%	5	.8	Suitability for preservation: moderate. Chances of survival to be determined. The root system of this tree is confined to a small space.	Preservation status to be determined.
6	Japanese holly <i>Ilex crenata</i>	1	.8	Off the site; owned by someone else. Shrubby rather than a tree; size estimated. Suitability for preservation: moderate. Sheared into a very formal style. Chances of survival to be determined. This species can be an invasive exotic.	Do not remove off-site plants without owner consent. Leave plants alone if you don't have permission to cut. Preservation status to be determined.
© E. P. Milhous October 8, 2020 1 114 North Alfred Street					

Appendix Development Tree Inventory 114 North Alfred Street , City of Alexandria, Virginia October 8, 2020					
Tree #	Name	Size	Condition	Comment	Recommendation
7	dwarf Alberta spruce <i>Picea glauca</i> 'Conica' Species Rating: 75%	3/3	.68	Suitability for preservation: moderate. There is sparse growth of foliage in this tree. Old mite damage is evident.	Preservation status to be determined.
8	privet <i>Ligustrum</i> spp.	1	.8	Shrubby rather than a tree; size estimated. Suitability for preservation: moderate. Sheared into a very formal style. Chances of survival to be determined. This species is an invasive exotic.	Preservation status to be determined.
9	viburnums <i>Viburnum</i> spp.	3/3/3	.8	Shrubby rather than a tree; size estimated. Suitability for preservation: moderate. Leggy. Chances of survival to be determined.	Preservation status to be determined.
10	Nellie Stevens holly <i>Ilex</i> x 'Nellie R. Stevens' Species Rating: 80%	12	.72	Suitability for preservation: moderate. Chances of survival to be determined. Scale insects are present.	Preservation status to be determined.
11	cherrylaurel <i>Prunus laurocerasus</i> (5 plants)	3/3/3	.68	Shrubby rather than a tree; size estimated. Marginal: might/might not be desirable in the new setting. Chances of survival to be determined. There is sparse growth of foliage in these shrubs.	Preservation status to be determined.
12	silver maple <i>Acer saccharinum</i> Species Rating: 40%	10	.76	Off the site; owned by someone else. Suitability for preservation: moderate. Its chance of surviving planned construction is good. This tree is suppressed (dominated) by a larger tree. Viewed through a board fence and DBH estimated.	Do not remove off-site plants without owner consent. Leave plants alone if you don't have permission to cut. This tree is to be saved. The tree's owner should have an arborist inspect the tree.
13	American elm <i>Ulmus americana</i> Species Rating: 35%	17/19	.8	Off the site; owned by someone else. Suitability for preservation: good. Its chance of surviving planned construction is fair/good. Viewed through a board fence and DBH estimated. Dutch elm disease is a threat to any American elm.	Do not remove off-site plants without owner consent. Leave plants alone if you don't have permission to cut. This tree is to be saved. The tree's owner should have an arborist inspect the tree.
Average species rating 68					
© E. P. Milhous October 8, 2020 2 114 North Alfred Street					



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DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

DATE RECORDED \_\_\_\_\_  
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Surveyors  
Inc.

DOMINION®

8808-H PEAR TREE VILLAGE COURT  
ALEXANDRIA, VIRGINIA 22309  
703-619-6555  
FAX 703-799-6412

EXISTING TREE SURVEY

114 NORTH ALFRED STREET

TAX MAP 064.04-05-35  
CITY OF ALEXANDRIA, VIRGINIA  
SCALE: NOT TO SCALE FEBRUARY 16, 2021

No.

FILE# 71-20

DSI # 180927010

COMMONWEALTH OF VIRGINIA  
02/16/2021  
ALAN R. DALTON  
LIC. NO. 11789  
Alan R Dalton  
PROFESSIONAL ENGINEER

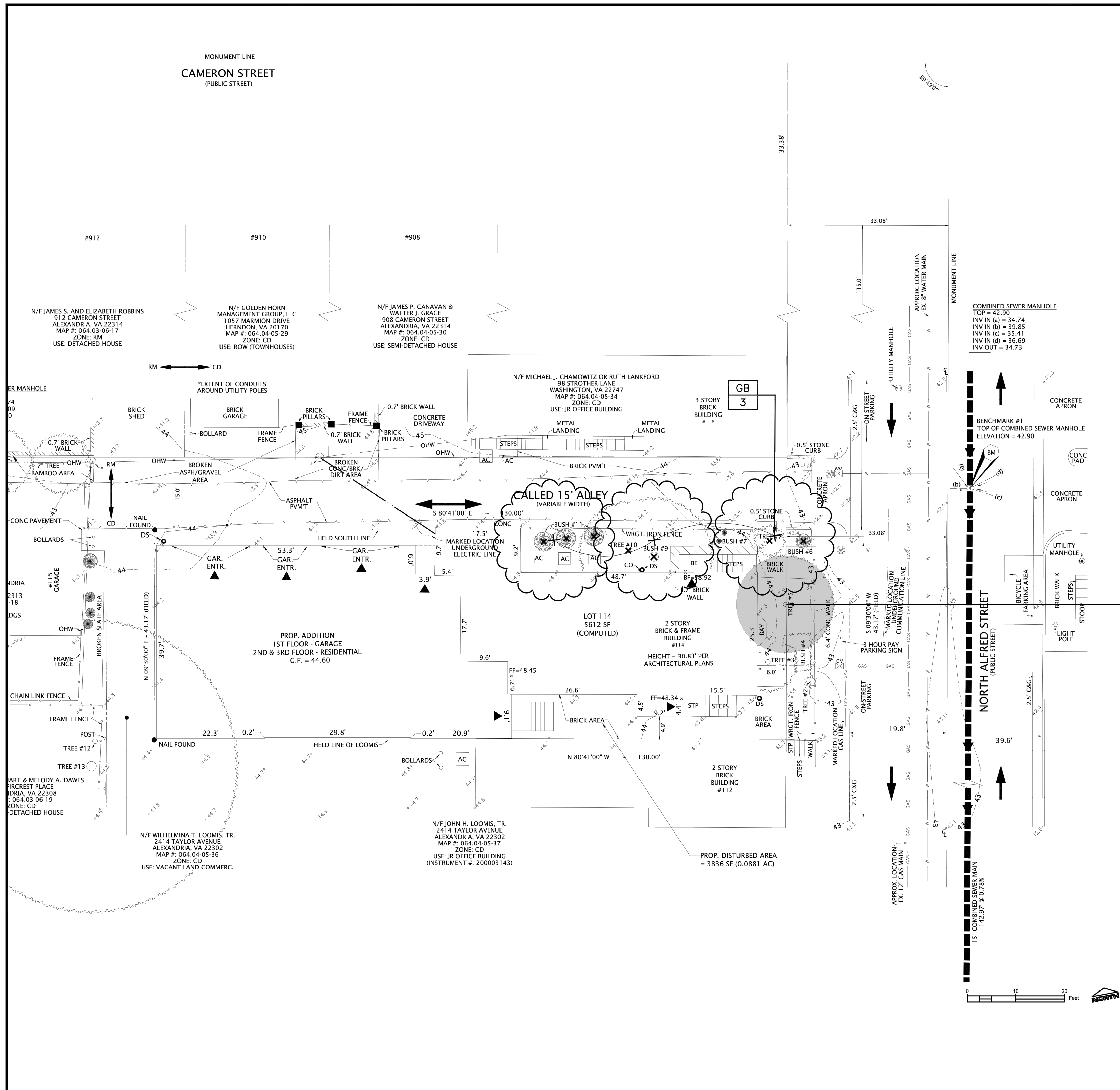
TREE INVENTORY PREPARED BY  
TREESPLEASE, CERTIFICATION AS  
PART OF PLAN SET ONLY.

SHEET 28 OF 35



DESIGNED BY: L/KLA	DATE: 01/13/21
DOWN BY: LM/CS	SOLICITATION NO.:
SUBMITTED BY: L/KLA	CONTRACT NO.:
PLOT SCALE: 1" = 10'-0"	FILE NUMBER:
SIZE: ANSI D	FILE NAME: 114nalfred_LandscapeConcept_011521.dwg

LANDSCAPE COMPLETENESS PLAN  
LANDSCAPE PLAN  
1114 NORTH ALFRED STREET  
TAX MAP 064.04-05-35  
CITY OF ALEXANDRIA, VIRGINIA  
SCALE: AS NOTED

[illegible]

► BUILDING ENTRANCE

✕ EXISTING VEGETATION TO BE REMOVED

1. NO VEGETATION PROTECTION STRUCTURES ARE REQUIRED, AS THERE ARE NO EXISTING TREES OR VEGETATION TO BE PROTECTED WITHIN THE PROJECT WORK AREA
2. IN LIEU OF STREET TREE PLANTING, A MODIFICATION TO PAY A \$2,500 FEE IS REQUESTED.

1. 3 - GINKGO BILOBA 'PRINCETON SENTRY' -  
SIZE AT INSTALLATION: 1.5" CAL., 6'-10'  
HEIGHT AT MATURITY: 40' - 50'

# APPROVED

SPECIAL USE PERMIT NO. \_\_\_\_\_  
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DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	

\_\_\_\_\_  
DIRECTOR

\_\_\_\_\_  
DATE

\_\_\_\_\_  
CHAIRMAN, PLANNING COMMISSION

\_\_\_\_\_  
DATE

DATE RECORDED \_\_\_\_\_

INSTRUMENT NO.	DEED BOOK NO.	PAGE NO.
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## PLANT SCHEDULE AND LANDSCAPE TABULATIONS

PLANT SCHEDULE													
October 30, 2020													
PLANT TYPE	PLAN INFORMATION		BOTANIC/COMMON NAME				SIZE	NOTES	CROWN COVER ALLOWANCE (CCA)		NATIVE PLANTS PROVIDED		
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
	GB	3	Ginkgo	biloba	Princeton Sentry'	Maidenhair Tree	1.5" cal./6-10 ft. ht.	B&B; symmetrical, single leader	500	1,500	0	0	0
	TOTALS	3							URBAN TREE CCA:	1,500	0.0%	0.0%	0.0%
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
											0	0	0
	TOTALS								STANDARD TREE CCA:	0	0.0%	0.0%	0.0%
EVERGREEN 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
											0		0
	TOTALS	0							EVERGREEN SHRUB CCA:		0%	0%	0%
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
											0		0
	TOTALS	0							DECIDUOUS SHRUB CCA:	0	0%	0%	0%
									TOTAL PROPOSED CCA (SF):	1,500			
GROUNDCOVERS	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	SIZE/CONT.		N/A		LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL
											0		0
	TOTALS	522									0%		0%
PERENNIALS, FERNS, ORNAMENTAL GRASSES	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	SIZE/CONT.		N/A		LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL
											0		0
	TOTALS	0									0%		0%
VINES	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	SIZE/CONT.		N/A		LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL
											0		0
	TOTALS	0									0%		0%

NATIVE PLANT TABULATIONS													
			MARCH 2, 2019 – JANUARY 1, 2020			JANUARY 2, 2020 – JANUARY 1, 2024			BEGINNING JANUARY 2, 2024				
PLANT TYPE	QUANTITY	NATIVE TYPE	REQUIRED-	PROVIDED-		REQUIRED		PROVIDED		REQUIRED		PROVIDED	
			%	QTY.	%	%	QTY.	%	%	QTY.	%		
Urban Trees	3	Regional/Local	10%			15%	0	0%	20%				
		Total Natives	25%			25%	0	0%	50%				
Standard Trees	0	Regional/Local	15%			25%	0	0%	40%				
		Total Natives	40%			60%	0	0%	80%				
Evergreen Shrubs	0	Regional/Local	5%			8%	0	0%	10%				
		Total Natives	20%			30%	0	0%	40%				
Deciduous Shrubs	0	Regional/Local	10%			15%	0	0%	20%				
		Total Natives	40%			60%	0	0%	80%				
Groundcovers	0	Regional/Local	5%			10%	0	100%	10%				
		Total Natives	10%			20%	0	100%	20%				
Perennials, Ferns, Ornamental Grasses		Regional/Local	10%			15%	0	0%	25% (perennials) (ferns & grasses)	30%			
		Total Natives	25%			40%	0	0%	60% (perennials) (ferns & grasses)	80%			
Vines		Total Natives	80%			100%	0	100%	100%				
TOTALS													
TOTAL PLANTS SPECIFIED		TOTAL SUM OF REGIONAL/LOCAL NATIVE PLANTS					TOTAL SUM OF NATIVE PLANTS						
3		0					0						
		0.0%					0.0%						

Biodiversity Tabulations							
Trees (Urban and Standard)							
Total Number of Trees Proposed: 2							
Genus	Qty.	Percent of Total Proposed	Maximum Percent Allowed	Species	Qty.	Percent of Total Proposed	Maximum Percent Allowed
Ginkgo	3	100.0%	50%	biloba	3	100.0%	35%
Shrubs							
Total Number of Shrubs Proposed:							
Genus	Qty.	Percent of Total Proposed	Maximum Percent Allowed	Species	Qty.	Percent of Total Proposed	Maximum Percent Allowed
	0		33%		0		10%

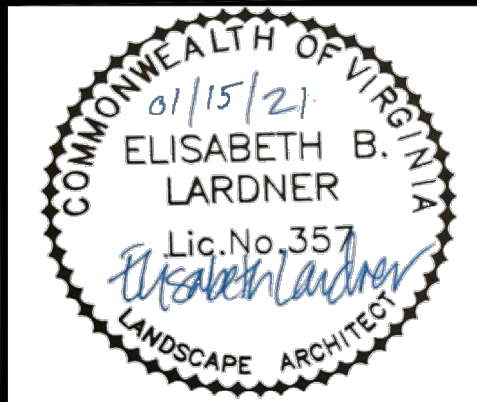
URBAN TREE TABULATIONS					
PLAN KEY	QUANTITY	PLAN LOCATION	PROJECTED 20 YR. CANOPY* (PER TREE)	IMPERVIOUS AREA UNDER CANOPY (PER TREE)	IMPERVIOUS AREA GREATER THAN 50% OF PROJECTED 20 YR. CANOPY? (Y/N)
GB	3	ADJACENT TO BLDG.	500 SF	326 - 425 SF	Y
TOTAL URBAN TREES					
3					

*\*Refer to Landscape Guidelines Chapter 3 Canopy Coverage*

CROWN COVER TABULATIONS	
TOTAL SITE AREA (SF)	5,619
25% CROWN COVER REQUIRED (SF)	1,405
EXISTING CROWN COVER (SF)	0
REMOVED CROWN COVER (SF)	0
PRESERVED CROWN COVER (SF)	
Crown Cover from Preserved Trees	0
Crown Cover from Preserved Shrubs	0
PROPOSED CROWN COVER (SF)	
Crown Cover from Proposed Trees	1,500
Crown Cover from Proposed Shrubs	
TOTAL CROWN COVER PROVIDED (%)	26.7%
TOTAL CROWN COVER PROVIDED (SF)	1,500

<h1 style="margin: 0;">APPROVED</h1>		
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.

**LARDNER/KLEIN**  
LANDSCAPE ARCHITECTS, PC  
815 North Royal Street., Suite 200  
Alexandria, Virginia 22314  
703.739.0972  
[www.lardnerklein.com](http://www.lardnerklein.com)



DESIGNED BY: L/KLA	DATE: 01/15/21	SOLICITATION NO.:	CONTRACT NO.:	FILE NUMBER:
DOWN BY: LM/CS CKD BY: EBL				
SUBMITTED BY: L/KLA	PLOT DATE: 01/15/21			
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LANDSCAPE COMPLETENESS PLAN  
PLANT SCHEDULE AND LANDSCAPE TABULATIONS

**114 NORTH ALFRED STREET**

TAX MAP 064.04-05-35

CITY OF ALEXANDRIA, VIRGINIA

SCALE: AS NOTED

No.



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

1. ALL VEGETATION DESIGNATED FOR PROTECTION AND/OR PRESERVATION SHALL CONTINUOUSLY RECEIVE AN ENHANCED LEVEL OF MAINTENANCE THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD.
  - MAINTENANCE SHALL BE PRO-ACTIVE.
  - MAINTENANCE OPERATIONS SHALL AGGRESSIVELY MONITOR THE HEALTH, GROWTH AND VIGOR OF VEGETATION AND PRESCRIBE SELECTIVE PRUNING, REMOVAL OF VOLUNTEER AND/OR INVASIVE SPECIES, WATERING, FERTILIZATION AND INSTALLATION OF MULCH/TOPDRESSING.
  - WHEN PRESERVED VEGETATION IS LOCATED ON CITY PROPERTY, MAINTENANCE SHALL BE PERFORMED TO THE SATISFACTION OF THE CITY.
2. AREAS DESIGNATED FOR PROTECTION AND/OR PRESERVATION OF VEGETATION SHALL NOT BE ENTERED OR UTILIZED (APPROVED MAINTENANCE PROCEDURES AND WATERING EXCEPTED) THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. PROHIBITED ITEMS/ACTIVITIES INCLUDE, BUT ARE NOT LIMITED TO:
  - MODIFYING SITE TOPOGRAPHY IN A MANNER THAT DIRECTLY OR INDIRECTLY ALTERS EXISTING SITE DRAINAGE WITHIN PROTECTION ZONE INCLUDING TRENCHING OR GRADING OPERATIONS AND PLACING, STORING OR STOCKPILING SOIL OR CONSTRUCTION RELATED SUPPLIES.
  - FELLING AND STORING VEGETATION. III. INCINERATING MATERIALS WITHIN OR IN CLOSE PROXIMITY.
  - OPERATING MACHINERY OR EQUIPMENT, INCLUDING VEHICLE/EQUIPMENT PARKING OR STORAGE.
  - TEMPORARY OR PERMANENT UTILITY CONSTRUCTION, PAVING OR IMPERVIOUS SURFACE INSTALLATION.
  - DISPOSAL OF DEBRIS OR CHEMICALS. VII. TEMPORARY FACILITIES OR OCCUPATION BY WORK FORCE.
  - STORAGE OF CONSTRUCTION MATERIALS OR WASTE.

A. WARRANTY: INSTALLER AGREES TO REPAIR OR REPLACE PLANTINGS AND ACCESSORIES THAT FAIL IN MATERIALS, WORKMANSHIP, OR GROWTH WITHIN SPECIFIED WARRANTY PERIOD.

- i. FAILURES INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
  - 1. DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM ABUSE, OR INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL.
  - 2. STRUCTURAL FAILURES INCLUDING PLANTINGS FALLING OR BLOWING OVER.
- ii. WARRANTY PERIODS FROM DATE OF FINAL ACCEPTANCE:
  - 1. TREES: 36 MONTHS
  - 2. SHRUBS, VINES, GRASSES, ORNAMENTAL GROUND COVERS, BIENNIALS, PERENNIALS, AND OTHER PLANTS: 36 MONTHS
- iii. INCLUDE THE FOLLOWING REMEDIAL ACTIONS AS A MINIMUM:
  - 1. IMMEDIATELY REMOVE DEAD PLANTS AND REPLACE UNLESS REQUIRED TO PLANT IN THE SUCCEEDING PLANTING SEASON.
  - 2. REPLACE PLANTS THAT ARE MORE THAN 25 PERCENT DEAD OR IN AN UNHEALTHY CONDITION AT END OF WARRANTY PERIOD.
  - 3. A LIMIT OF ONE REPLACEMENT OF EACH PLANT IS REQUIRED EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE TO COMPLY WITH REQUIREMENTS.

B. INITIAL MAINTENANCE SERVICE: PROVIDE MAINTENANCE BY SKILLED EMPLOYEES OF LANDSCAPE INSTALLER. MAINTAIN AS REQUIRED IN "PLANT MAINTENANCE" ARTICLE. BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTS ARE INSTALLED AND CONTINUE UNTIL PLANTINGS ARE ACCEPTABLY HEALTHY AND WELL ESTABLISHED BUT FOR NOT LESS THAN MAINTENANCE PERIOD BELOW.

- iv. MAINTENANCE PERIOD FOR TREES AND SHRUBS: FROM DATE OF INSTALLATION TO END OF WARRANTY PERIOD.
- v. MAINTENANCE PERIOD FOR GROUND COVER AND OTHER PLANTS: FROM DATE OF INSTALLATION TO END OF WARRANTY PERIOD.

1. SEED SHALL BE NEW OF THE YEAR SEED CROPS CONSISTING OF 80 PERCENT FESCUE, 10% KENTUCKY BLUEGRASS, 10% PERENNIAL RYEGRASS SEE; ALL SEED VARIETIES SHALL BE BLUE TAG CERTIFIED SEED, IN SEPARATE PACKAGES, TO BE APPROVED PRIOR TO MIXING. SEED SHALL BE PACKED IN CLEAN, SOUND CONTAINERS OF UNIFORM HEIGHT. SEED SHALL ALSO BE:
  - MINIMUM PURE SEED PERCENT - 98
  - MINIMUM GERMINATION PERCENT - 80
  - MAXIMUM WEED SEED PERCENT - 0.5
- A. SEED VARIETIES SHALL BE LISTED ON THE CURRENT VIRGINIA TURFGRASS VARIETY RECOMMENDATIONS FROM THE VIRGINIA COOPERATIVE EXTENSION OR THE MARYLAND RECOMMENDED TURFGRASS VARIETIES.
- B. SEEDING SHALL BE DONE DURING REGULAR SEEDING SEASON MARCH 1-MAY 15 AND/OR SEPTEMBER 15 TO OCTOBER 15 AFTER LAND DISTURBING ACTIVITIES HAVE BEEN COMPLETED. NO SEEDING SHALL BE DONE ON FROZEN GROUND OR WHEN THE TEMPERATURE IS BELOW FORTY (40) DEGREES FAHRENHEIT, OR IS FORECAST FOR A TWELVE (12) HOUR PERIOD AFTER COMPLETION OF WORK.
- C. APPLY SEEDING AT A RATE OF 175-200 LBS. PER ACRE. APPLY SEED UNIFORMLY WITH A BROADCAST SEEDER, DRILL, CULTI-PACKER SEEDER, OR HYDROSEEDER ON A FIRM FRIABLE SEEDBED. SEEDING DEPTH SHOULD BE  $\frac{1}{4}$  TO  $\frac{1}{2}$  INCH.
- D. CONTRACTOR SHALL SUBMIT TOPSOIL SAMPLE FOR ANALYSIS BY AN ACCREDITED SOIL LAB AND PROVIDE LIME AND/OR FERTILIZER AS RECOMMENDED.
- E. STRAW MULCH: CLEAN OAT OR WHEAT STRAW, BRIGHT IN COLOR, FREE OF ROT OR MILDEW. WELL SEASONED PRIOR TO BAILING, FREE OF SEED BEARING STALKS OR ROOTS OF NOXIOUS WEEDS. HAY OR CHIPPED CORN STALKS ARE NOT ACCEPTABLE. APPLY AT A UNIFORM RATE COMPLETELY COVERING THE SEEDBED AREA AT A DENSITY OF 50%-75%.
- F. IRRIGATE, REPAIR, REPLACE, AND RESEED AS NECESSARY TO ESTABLISH HEALTHY GRASS. CONTRACTOR TO IRRIGATE AND MAINTAIN FOR A PERIOD OF 90 DAYS OR UNTIL TURF IS ESTABLISHED TO PERMIT MOWING BY A COMMERCIAL RIDER MOWER WITHOUT DAMAGE TO NEWLY ESTABLISHED TURF OR GRADE.

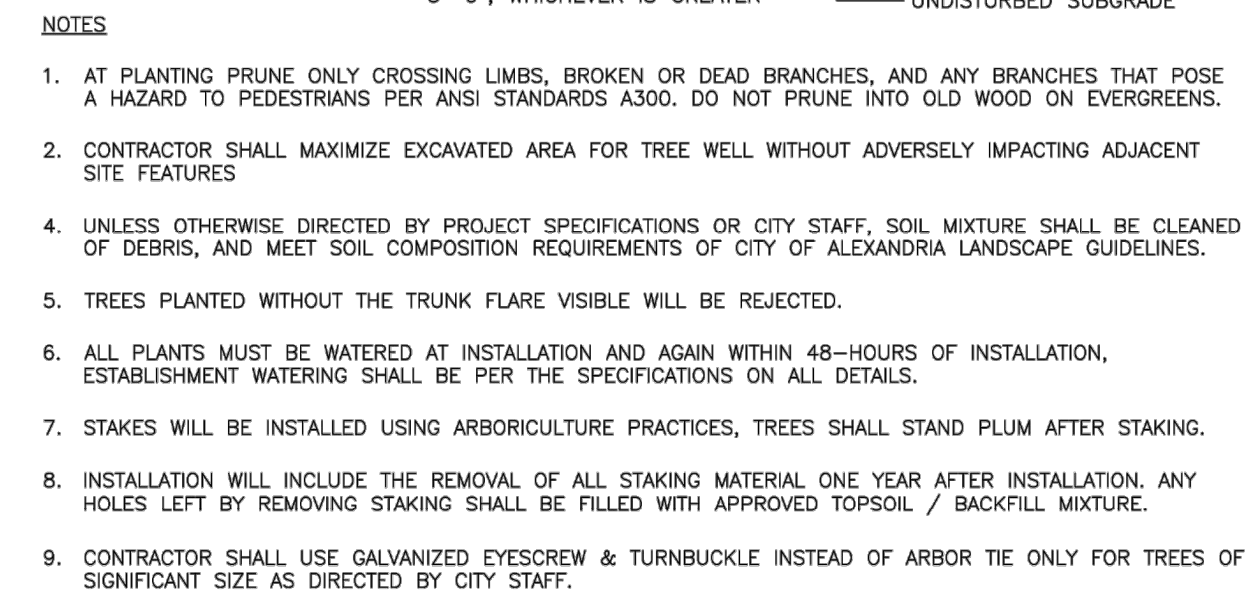
13. ANY SUBSTITUTIONS IN PLANT MATERIALS MUST BE APPROVED IN WRITING BY THE PROJECT LANDSCAPE ARCHITECT.

AA	— KEY
1	— QUANTITY

<h1 style="margin: 0;">APPROVED</h1>		
<p>SPECIAL USE PERMIT NO. _____</p> <p>DEPARTMENT OF PLANNING &amp; ZONING</p>		
<p>_____</p> <p style="text-align: center;">DIRECTOR</p>	<p>_____</p> <p style="text-align: center;">DATE</p>	
<p>DEPARTMENT OF TRANSPORTATION &amp; ENVIRONMENTAL SERVICES</p> <p>SITE PLAN NO. _____</p>		
<p>_____</p> <p style="text-align: center;">DIRECTOR</p>	<p>_____</p> <p style="text-align: center;">DATE</p>	
<p>_____</p> <p>CHAIRMAN, PLANNING COMMISSION</p>	<p>_____</p> <p style="text-align: center;">DATE</p>	
<p>DATE RECORDED _____</p>		
<p>_____</p> <p>INSTRUMENT NO.</p>	<p>_____</p> <p>DEED BOOK NO.</p>	<p>_____</p> <p>PAGE NO.</p>

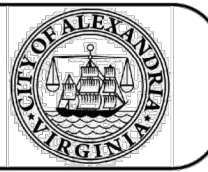
L-103  
SHEET 31 OF 35





# 1 DECIDUOUS TREE PLANTING

# OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA  
STANDARD LANDSCAPE DETAILS S

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

Source:

Approved by:

CUA
-----

1 OF 1

DECIDUOUS  
TREE PLANTING

Date drawn:	
-------------	--

01/01/19	LD 001
----------	--------

NOTE:

1. MULCH SHALL BE SHREDDED PINE BARK FREE OF STICKS, DIRT, DUST, WEEDS AND OTHER DEBRIS, AS 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 \_\_\_\_\_

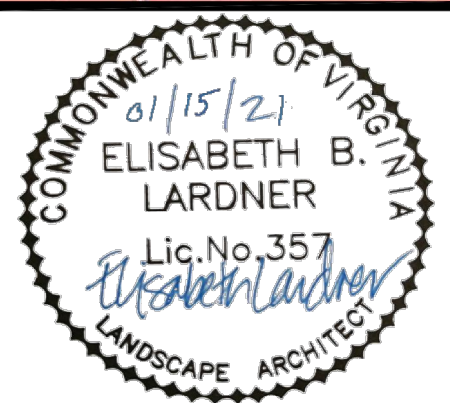
INSTRUMENT NO.

DEED BOOK NO.

PAGE NO.

**LARDNER/KLEIN**  
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815 North Royal Street., Suite 200  
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L/KLA



DESIGNED BY: L/KLA	DATE: 01/15/21
OWN BY: LM/CS	CKD BY: EBL
SUBMITTED BY: L/KLA	CONTRACT NO.:
PLOT SCALE:	PLOT DATE: 01/15/21
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LANDSCAPE COMPLETENESS PLAN

## PLANTING DETAILS

114 NORTH ALFRED STREET

TAX MAP 064.04-05-35

CITY OF ALEXANDRIA, VIRGINIA

SCALE: AS NOTED

No.

L-104

SHEET 32 OF 35



LEED V4.1 BD+C Single Family  
**Scorecard (ID: )**  
 Project Address: , USA

Note: The information on this tab is READ-ONLY. To edit this information, see the Credit Category tab.

Category	Preliminary	Y	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
<b>Integrative Process</b>	Preliminary	Y	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
<b>Location and Transportation</b>	Preliminary	Y	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
<b>Sustainable Sites</b>	Preliminary	Y	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
<b>Water Efficiency</b>	Preliminary	Y	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
<b>Energy and Atmosphere</b>	Preliminary	Y	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100

Category	Preliminary	Y	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
<b>Materials and Resources</b>	Preliminary	Y	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
<b>Indoor Environmental Quality</b>	Preliminary	Y	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
<b>Innovation</b>	Preliminary	Y	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
<b>Regional Priority</b>	Preliminary	Y	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
<b>Total</b>	Preliminary	Y	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100

Certification Thresholds: Certified: 40-49, Silver: 50-59, Gold: 60-79, Platinum: 80-110

Category	Preliminary	Y	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
<b>Integrative Process</b>	Preliminary	Y	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
<b>IP Credit Integrative Process</b>	Preliminary	Y	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	4																																																									



[illegible]

<p>For projects using heat transfer piping systems</p> <p><b>Section 1. Piping is Insulated</b></p> <p><b>Path 1. Maximum Allowable Pipe Length (1 point)</b></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 30%;"></td> <td style="width: 10%; text-align: center;">Y</td> <td style="width: 10%; text-align: center;">M</td> <td style="width: 10%; text-align: center;">E</td> <td style="width: 10%; text-align: center;">V</td> <td style="width: 30%;"></td> </tr> </table> <p><b>Path 1. Piping is Insulated</b></p> <p>Pipe or tube length tested (ft)</p> <p>Normal pipe size (in)</p> <p>Maximum pipe or tube length allowed for water heaters, boilers with no circulation loop or heat treated pipe or in multistability buildings a central circulation loop or heat treated pipe (ft)</p> <p>Maximum pipe or tube length allowed for circulation loop or heat treated pipe serving a single unit or house (ft)</p> <p>OR</p> <p><b>Path 2. Maximum Allowable Pipe Volume (1 point)</b></p> <p>Volume of hot or tempered water from source to termination (gal)</p> <p>OR</p> <p><b>Option 2. Performance Test (1 point)</b></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 30%;"></td> <td style="width: 10%; text-align: center;">Y</td> <td style="width: 10%; text-align: center;">G</td> <td style="width: 10%; text-align: center;">M</td> <td style="width: 10%; text-align: center;">E</td> <td style="width: 10%; text-align: center;">V</td> <td style="width: 30%;"></td> </tr> </table> <p>For projects using circulating systems</p> <p>Circulating pump does not operate continuously, is on a timer, or is in a water temperature sensor</p> <p>Circulating pump is manual activated by a momentary contact switch, float switch, low switch, shut switch or is water control</p> <p>Allow the pump to apply, test controls allow the system to operate until the water temperature in the return pipe does not rise more than 10°F (4°C) above the initial temperature of the water in the pipe. Controls limit the water temperature to a maximum of 120°F (49°C). Controls limit pump operation to not more than 2 minutes per activation in the event that both means of heating of the pump have failed</p> <p>OR</p> <p>Circulating loop water systems have an automatic or manually accessible manual switch to turn off the hot water circulating pump when not in use.</p> <p>For projects using heat treated piping systems</p> <p>Piping is insulated</p> <p>Note: Projects using heat traces that serve a single unit or house are awarded only half credit.</p> <p>Case 1. Hot water source is a water heater or boiler with no circulation loop or heat treated pipe or in multistability buildings a central circulation loop or heat treated pipe</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 30%;"></td> <td style="width: 10%; text-align: center;">Y</td> <td style="width: 10%; text-align: center;">M</td> <td style="width: 10%; text-align: center;">E</td> <td style="width: 10%; text-align: center;">V</td> <td style="width: 30%;"></td> </tr> </table> <p>OR</p> <p>Case 2. Hot water source is a circulation loop or heat treated pipe serving a single unit or house</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 30%;"></td> <td style="width: 10%; text-align: center;">Y</td> <td style="width: 10%; text-align: center;">M</td> <td style="width: 10%; text-align: center;">E</td> <td style="width: 10%; text-align: center;">V</td> <td style="width: 30%;"></td> </tr> </table> <p>OR</p> <p>Case 3. 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Hot water source is a circulation loop or heat treated pipe serving a single unit or house</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 30%;"></td> <td style="width: 10%; text-align: center;">Y</td> <td style="width: 10%; text-align: center;">M</td> <td style="width: 10%; text-align: center;">E</td> <td style="width: 10%; text-align: center;">V</td> <td style="width: 30%;"></td> </tr> </table> <p>For projects using circulating systems</p> <p>Circulating pump does not operate continuously, is on a timer, or is in a water temperature sensor</p> <p>Circulating pump is manual activated by a momentary contact switch, float switch, low switch, shut switch or is water control</p> <p>Allow the pump to apply, test controls allow the system to operate until the water temperature in the return pipe does not rise more than 10°F (4°C) above the initial temperature of the water in the pipe. Controls limit the water temperature to a maximum of 120°F (49°C). 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Hot water source is a circulation loop or heat treated pipe serving a single unit or house</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 30%;"></td> <td style="width: 10%; text-align: center;">Y</td> <td style="width: 10%; text-align: center;">M</td> <td style="width: 10%; text-align: center;">E</td> <td style="width: 10%; text-align: center;">V</td> <td style="width: 30%;"></td> </tr> </table> <p>For projects using circulating systems</p> <p>Circulating pump does not operate continuously, is on a timer, or is in a water temperature sensor</p> <p>Circulating pump is manual activated by a momentary contact switch, float switch, low switch, shut switch or is water control</p> <p>Allow the pump to apply, test controls allow the system to operate until the water temperature in the return pipe does not rise more than 10°F (4°C) above the initial temperature of the water in the pipe. Controls limit the water temperature to a maximum of 120°F (49°C). 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Hot water source is a circulation loop or heat treated pipe serving a single unit or house</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 30%;"></td> <td style="width: 10%; text-align: center;">Y</td> <td style="width: 10%; text-align: center;">M</td> <td style="width: 10%; text-align: center;">E</td> <td style="width: 10%; text-align: center;">V</td> <td style="width: 30%;"></td> </tr> </table> <p>For projects using circulating systems</p> <p>Circulating pump does not operate continuously, is on a timer, or is in a water temperature sensor</p> <p>Circulating pump is manual activated by a momentary contact switch, float switch, low switch, shut switch or is water control</p> <p>Allow the pump to apply, test controls allow the system to operate until the water temperature in the return pipe does not rise more than 10°F (4°C) above the initial temperature of the water in the pipe. Controls limit the water temperature to a maximum of 120°F (49°C). 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Hot water source is a circulation loop or heat treated pipe serving a single unit or house</p>		Y	M	E	V			Y	G	M	E	V			Y	M	E	V			Y	M	E	V			Y	M	E	V			Y	M	E	V			Y	M	E	V			Y	M	E	V			Y	M	E	V			Y	M	E	V			Y	M	E	V			Y	M	E	V			Y	M	E	V			Y	M	E	V			Y	M	E	V			Y	M	E	V	
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<h1 style="margin: 0;">APPROVED</h1>		
SPECIAL USE PERMIT NO. _____		
DEPARTMENT OF PLANNING & ZONING		
_____ DIRECTOR	_____ DATE	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICE		
SITE PLAN NO. _____		
_____ DIRECTOR	_____ DATE	
_____ CHAIRMAN, PLANNING COMMISSION	_____ DATE	
DATE RECORDED _____		
_____ INSTRUMENT NO.	_____ DEED BOOK NO.	_____ PAGE NO.

No. \_\_\_\_\_

FILE# 71-20

DSI # 180927010

COMMONWEALTH OF VIRGINIA  
02/16/2021  
ALAN R. DALTON  
LIC. NO. 11789  
*Alan R Dalton*  
PROFESSIONAL ENGINEER

LEED CHECKLIST PREPARED BY  
KELLY GILLESPIE, CERTIFICATION AS  
PART OF PLAN SET ONLY.

SHEET 34 OF 35



Indoor Environmental Quality

EQ Prerequisite Ventilation

Required Verified

Responsible Party

EQ Prerequisite Combustion Venting

Required Verified

Responsible Party

EQ Prerequisite Radon-Resistant Construction

Required Verified

Responsible Party

EQ Prerequisite Air Filtration

Required Verified

Responsible Party

EQ Prerequisite Garbage/Pest/Insect Protection

Required Verified

Responsible Party

EQ Credit Enhanced Ventilation

Up to 3 points

Exemplary Performance: Earn more than the maximum 3 points

Option 1. Enhanced Local Exhaust (1 point)

Option 2. Enhanced Whole-House Ventilation (2 points)

Option 3. Humidity Control (1 point)

Option 4. Exhaust Fan in Laundry Room, Utility Room or Garage (1 point)

Option 5. Filtration (1 point)

Option 6. Enhanced Combustion Venting Measures (1 point)

EQ Credit Balancing of Heating and Cooling Distribution Systems

Up to 6 points

Exemplary Performance: Earn more than the maximum 6 points

Option 1. Multiple Zones (1 point)

Option 2. Supply Air-Flow Tuning (1 point)

Option 3. Pressure Balancing (1 point)

Option 4. Moisture Load Control (1 point)

Option 5. Remote Access Thermostat (1 point)

Option 6. Multistage Equipment (2 points)

Option 7. Static Pressure Test (1 point)

Option 8. Quiet Heating and Cooling Systems (1 point)

EQ Credit Low-Emitting Products

Up to 4 points

Exemplary Performance: Earn more than the maximum 4 points

Option 1. Paints and Coatings

Option 2. Adhesives and Sealants

Option 3. Flooring

Option 4. Insulation

Water Reduction Calculator

Use this calculator to determine if your building uses less water than the requirements of WE Credit Test Water Use.

Note: This calculator is a relative measure of water use based on how the products are designed and not how they actually perform in the field. Therefore, please use reasonable, realistic product specifications. Measurements from field testing should NOT be used in this calculator, but they can be used to identify temporary violations or mislabeling products.

Outdoor Water Use

Provides the following values from the USGS (USGS Water Budget Calculator). Note that you should enter the "baseline" water use, not the Landscape Water Allowance. The landscape water allowance is by definition 10% of the baseline water use.

Baseline for the site (optional input)

Baseline for the site (optional input)

Baseline for the site (optional input)

Unit Information

Unit Type Unit Description Number of Units Occupants

Indoor Water Use

This section describes the average flow rate of each fixture, for each unique and open water use used to calculate the average indoor water use for each unit's occupants.

Fixture Use for Showers

Enter the flow rate and a brief description for each type of fixture.

Results

Complete one row for each unique set of units and enter each fixture's information. This will calculate the average water use of the building and each unit type. The fixture flow rate is the average water use of the fixture, not the maximum flow rate.

Unit Information

Unit Type Unit Description Number of Units Occupants

Fixture Use for Lavatories and Kitchen Fixtures

Enter the flow rate and a brief description for each type of fixture.

Unit Information

Unit Type Unit Description Number of Units Occupants

Design

Fixture 1 Fixture 2 Fixture 3 Fixture 4

Baseline

Estimated Fixture Usage (gallons per day) Estimated Water Usage (gallons per day) Estimated Water Usage (gallons per day) Estimated Water Usage (gallons per day)

Results

Design Water Use (gallons per day) Baseline Water Use (gallons per day)

Indoor Water Use Summary

Fixture Type Design Water Use (gallons per day) Baseline Water Use (gallons per day) Savings (gallons per day)

Results

Design Water Use (gallons per day) Baseline Water Use (gallons per day) Savings (gallons per day)

Assumptions

Fixture Estimated Fixture Usage (gallons per day) Baseline Fixture or Flow Rate (gallons per day) Savings (gallons per day) Savings (gallons per day)

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. \_\_\_\_\_

DOMINION® Inc.

8808-H PEAR TREE VILLAGE COURT

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114 NORTH ALFRED STREET

TAX MAP 064.04-05-35

CITY OF ALEXANDRIA, VIRGINIA

SCALE: AS SHOWN FEBRUARY 16, 2021

LEED CHECKLIST

FILE# 71-20

DSI # 180927010

COMMONWEALTH OF VIRGINIA

02/16/2021

ALAN R. DALTON

LIC. NO. 11789

PROFESSIONAL ENGINEER

LEED CHECKLIST PREPARED BY KELLY GILLESPIE, CERTIFICATION AS PART OF PLAN SET ONLY.

SHEET 35 OF 35