

DEVELOPMENT PRELIMINARY SITE PLAN

930 NORTH HENRY STREET

CITY OF ALEXANDRIA, VIRGINIA

AREA TABULATIONS

TOTAL SITE AREA = 0.8216 AC 35,792 SF
 TOTAL AREA OF TAX PARCEL = 0.8216 AC 35,792 SF
 TOTAL EXISTING IMPERVIOUS AREA = 0.6024 AC 26,241 SF
 TOTAL PROPOSED IMPERVIOUS AREA = 0.5812 AC 25,318 SF
 TOTAL DISTURBED AREA = 0.8216 AC 35,792 SF

ZONING TABULATIONS

SITE ADDRESS: 930 NORTH HENRY STREET, ALEXANDRIA VA, 22314 (BLOCK 3)
 TAX MAP NUMBERS: 054.01-03-05
 EXISTING PARCEL AREA: BLOCK 3 35,792 SQ. FT. (0.8216 AC.) (MEASUREMENT)
 35,791 SQ. FT. (0.8216 AC.) (REAL ESTATE RECORDS)

EXISTING ZONE: CRMU-H
 PROPOSED ZONE: CRMU-H

EXISTING USE: (I:1) HOMELESS SHELTER
 PROPOSED USE: (I:1) HOMELESS SHELTER
 (B) MULTIFAMILY

GROSS FLOOR AREA: HOMELESS SHELTER (OFFICE) = 17,220 SF
 MULTIFAMILY = 109,712 SF
 BOH/LOADING = 1,165 SF
 TOTAL = 128,097 SF
 (TOTAL INCLUDING GARAGE = 163,548 SF)

NET FLOOR AREA: HOMELESS SHELTER (OFFICE) = 17,135 SF
 MULTIFAMILY = 86,010 SF
 BOH/LOADING = 1,165 SF
 TOTAL = 104,310 SF

FLOOR AREA RATIO: 104,310 / 35,792 = 2.91*
 *FAR IS INCREASED THROUGH THE USE OF SECTION 7-700 WITH THE PROVISION OF AFFORDABLE HOUSING

MAXIMUM BUILDING HEIGHT: 50' TO 90'

UNITS: HOMELESS SHELTER = 16 UNITS
 MULTIFAMILY = 98 UNITS
 TOTAL = 114 UNITS

BUILDING HEIGHTS PROVIDED: MULTIFAMILY BUILDING: 31' TO 85'

OPEN SPACE REQUIRED: 40%

OPEN SPACE PROPOSED:
 GROUND LEVEL 8,793 SF (0.20 AC) - 61% OF OPEN SPACE
 LEVEL 2 4,428 SF (0.10 AC) - 30% OF OPEN SPACE
 LEVEL 3 1,235 SF (0.03 AC) - 9% OF OPEN SPACE
 TOTAL 14,320 SF (0.33 AC) - 40% OF SITE AREA

AVERAGE FINISHED GRADE: 48.17'

TRIP GENERATION

EXISTING TRIP GENERATION: 18 UNITS X 2.74 TRIPS/UNITS/DAY* = 50 TRIPS/DAY
 PROPOSED TRIP GENERATION:
 HOMELESS SHELTER: 18 UNITS X 2.74 TRIPS/UNIT/DAY* = 50 TRIPS/DAY
 MULTIFAMILY BUILDING: 57 UNITS** X 6.65 TRIPS/UNIT/DAY* = 349 TRIPS/DAY
 TOTAL = 399 TRIPS/DAY

*BASED ON ITE TRIP GENERATION MANUAL SUGGESTED VALUE FOR MULTIFAMILY UNITS
 ** ADJUST FOR 60% AMI RATE

PARKING TABULATIONS

PARKING REQUIRED:
 60% AMI RATE 0.75 SP / UNIT
 50% AMI RATE 0.65 SP / UNIT
 31 BICYCLE PARKING SPACES REQUIRED

REQUIRED:
 EXISTING/PROPOSED CARPENTER'S SHELTER PER PREVIOUS PDSUP 97-0196*** = 21 SPACES
 HALF OF HOUSING UNITS AT 60% AMI: (0.75 SP / UNIT) x 49 UNITS = 30 SPACES****
 HALF OF HOUSING UNITS AT 50% AMI: (0.65 SP / UNIT) x 49 UNITS = 25 SPACES****

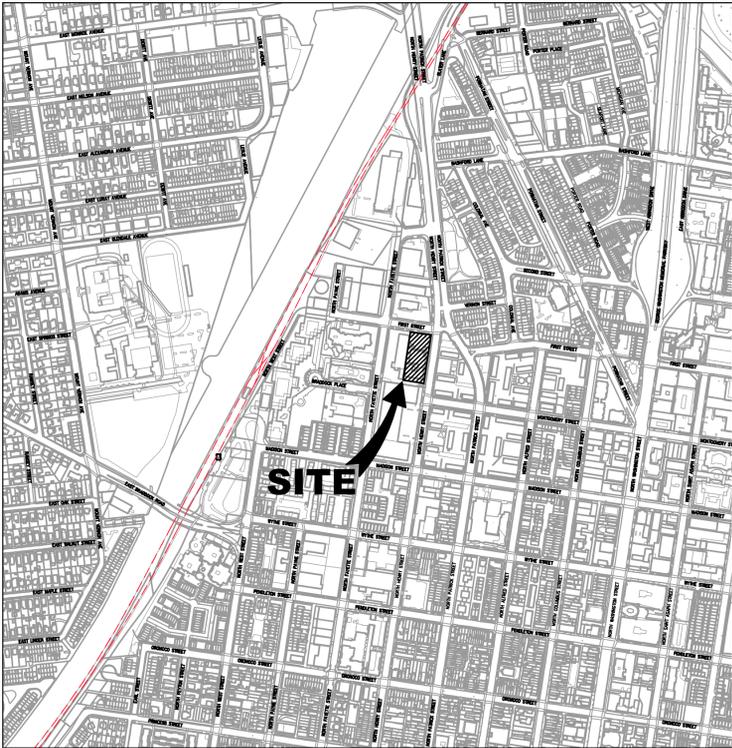
***FLOOR AREA OF CARPENTER'S SHELTER WILL BE THE SAME IN BOTH THE EXISTING AND PROPOSED CONDITION.
 ****HOUSING PARKING RATIOS UTILIZE 10% REDUCTION FOR BEING WITHIN 0.5 MILES OF METRO STATION, 5% REDUCTION FOR WALKABILITY SCORE OF 84 AND 5% REDUCTION FOR BEING WITHIN 1/4 MILE OF 4 OR MORE BUS STOPS

PARKING PROVIDED:
 COMPACT PARKING SPACES = 31 SPACES
 STANDARD PARKING SPACES = 42 SPACES
 HANDICAP PARKING SPACES = 5 SPACES
 TOTAL PARKING SPACES = 78 SPACES

TOTAL = 76 REQUIRED, 78 CURRENTLY PROVIDED

LOADING TABULATIONS

NO RETAIL PROPOSED, NO LOADING REQUIREMENT
 ONE (1) LOADING SPACE PROVIDED.



VICINITY MAP
 SCALE : 1" = 500'

OWNER

CARPENTER'S SHELTER
 930 N. HENRY STREET
 ALEXANDRIA, VA 22314
 ATTN: JON D. FREDERICK
 PHONE: (703) 739-7775

CIVIL ENGINEER

BOWMAN CONSULTING GROUP
 888 17TH STREET, NW SUITE 202
 WASHINGTON, DC 20006
 ATTN: MARK STIRES P.E., PRINCIPAL
 MATT SENENMAN, P.E., PROJECT MANAGER
 PHONE: (202) 750-2474

LANDSCAPE ARCHITECT

BOWMAN CONSULTING GROUP
 14020 THUNDERBOLT PLACE, SUITE 300
 CHANTILLY, VA 20151
 ATTN: JACK STORY
 PHONE: (703) 464-1043

ATTORNEY

LAND, CARROLL, & BLAIR
 524 KING STREET
 ALEXANDRIA, VA 22314
 ATTN: DUNCAN BLAIR
 PHONE: (703) 595-2037

ARCHITECT

COOPER CARRY
 625 N WASHINGTON ST, SUITE 200
 ALEXANDRIA, VIRGINIA 22314
 ATTN: JESSICA BURGARD
 PHONE: (703) 519-6152

SHEET INDEX

- C1.00 COVER SHEET
- C2.00 NOTES, ABBREVIATIONS AND LEGEND
- C2.10 GENERAL NOTES
- C3.00 CONTEXTUAL PLAN
- C4.00 EXISTING CONDITIONS PLAN (1 OF 2)
- C4.10 EXISTING CONDITIONS PLAN (2 OF 2)
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- C5.10 DIMENSION PLAN
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- C6.10 SANITARY SEWER ANALYSIS
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- A2.00 FLOOR PLAN - BELOW GRADE AND LEVEL 1
- A2.01 FLOOR PLAN - LEVELS 2 AND 3
- A2.02 FLOOR PLAN - TYPICAL LEVEL AND ROOF
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- A4.01 BUILDING ELEVATIONS AND MASSING
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- A4.11 3D PERSPECTIVE
- A4.12 3D PERSPECTIVE
- A4.21 BUILDING SECTIONS

(32 TOTAL SHEETS)

PROJECT NARRATIVE

THE SITE IS CURRENTLY ZONED CRMU-H AND CONSISTS OF A HOMELESS SHELTER AND EXISTING ROAD AND UTILITY INFRASTRUCTURE. THE PROJECT PROPOSES THE CONSTRUCTION OF 7-STORY BUILDING; SITE TO REMAIN ZONED AS CRMU-H. ADDITIONALLY, 1-STORY OF UNDERGROUND PARKING AND SUPPORT UTILITY INFRASTRUCTURE IS PROPOSED FOR CONSTRUCTION.

SPECIAL USE PERMITS/MODIFICATIONS REQUESTED:

1. A MODIFICATION TO PERMIT ENCROACHMENT INTO THE REQUIRED 75-FOOT SIGHT TRIANGLE.
2. A SPECIAL USE PERMIT TO AN INCREASE IN THE NUMBER OF PENTHOUSE.
3. THE USE OF A TIER ONE TRANSPORTATION MANAGEMENT PLAN.
4. THE USE OF THE CRMU-H ZONE TO INCREASE THE FAR FROM 2.0 TO 2.5.
5. THE USE OF SECTION 7-700 WITH THE PROVISION OF AFFORDABLE HOUSING TO INCREASE FAR FROM 2.5 TO 2.91 (16% OF THE MAXIMUM 20% INCREASE).
6. A MODIFICATION OF THE ZONE TRANSITION IN THIS AREA.
7. A MODIFICATION OF THE CROWN COVERAGE OF 25% FOR THE OVERALL PROJECT SITE.
8. A MODIFICATION OF THE HEIGHT TO CENTER LINE SETBACK.

FIRE FLOW

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

SOILS INFORMATION

A GEOTECHNICAL REPORT FOR THIS SITE SHALL BE PROVIDED AT A LATER DATE. NO ON-SITE CONTAMINATION IS KNOWN OF AT THIS TIME. THE SOIL MAP UNIT NAME PER THE NATIONAL WEB SOIL SURVEY IS URBAN LAND AND WILL BE UNDER THE D TYPE SOIL RATING.

EXISTING TOPOGRAPHY NOTE

THE TOPOGRAPHY SHOWN HEREON IS A COMBINATION OF CITY OF ALEXANDRIA RECORDS AND FIELD RUN SURVEY PERFORMED BY BOWMAN CONSULTING GROUP AND DATED JUNE 6, 2014.

RPA NOTE:

THERE ARE NO RPA'S ON THIS SITE ACCORDING TO CITY OF ALEXANDRIA RECORD MAPS. THERE ARE NO WETLANDS THAT HAVE BEEN LOCATED ON THIS SITE.

GREEN BUILDING NOTE

THE PROPOSED BUILDING WILL COMPLY WITH THE CITY OF ALEXANDRIA GREEN BUILDING POLICY.

FLOODPLAIN NOTE

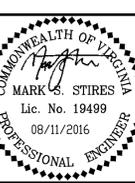
THE PROPERTY SHOWN HEREON IS NOT IN A 100-YEAR FLOODPLAIN. IT LIES IN ZONE "X" (UN-SHADED)(AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR CITY OF ALEXANDRIA, VIRGINIA, COMMUNITY-PANEL NUMBER 5155190033E, MAP REVISED JUNE 16, 2011.

SWM NARRATIVE

THE SITE PROPOSES TO COMPLY WITH ALL STORMWATER MANAGEMENT REQUIREMENTS FOR QUANTITY AND QUALITY WITHIN THE CITY OF ALEXANDRIA AND THE STATE OF VIRGINIA. DETAILED STORMWATER MANAGEMENT SHALL BE SHOWN ON THE NEXT SUBMISSION.

ZONING COMPLIANCE TABLE: CRMU-H		
	REQUIRED/PERMITTED	PROVIDED
FAR:	2.95 MAX*	2.91*
SETBACKS:	18'	16' MIN

*FAR IS INCREASED THROUGH THE USE OF SECTION 7-700 WITH THE PROVISION OF AFFORDABLE HOUSING.



PLAN STATUS	
02/15/16	CONCEPT I
04/15/16	CONCEPT II
08/11/16	PDSUP 1ST SUB

DATE	DESCRIPTION
	CNN
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	MCS
	CHKD
SCALE:	AS SHOWN
JOB No.	6016-03-001
DATE	JULY, 2016
FILE No.	6016-PDSUP-001

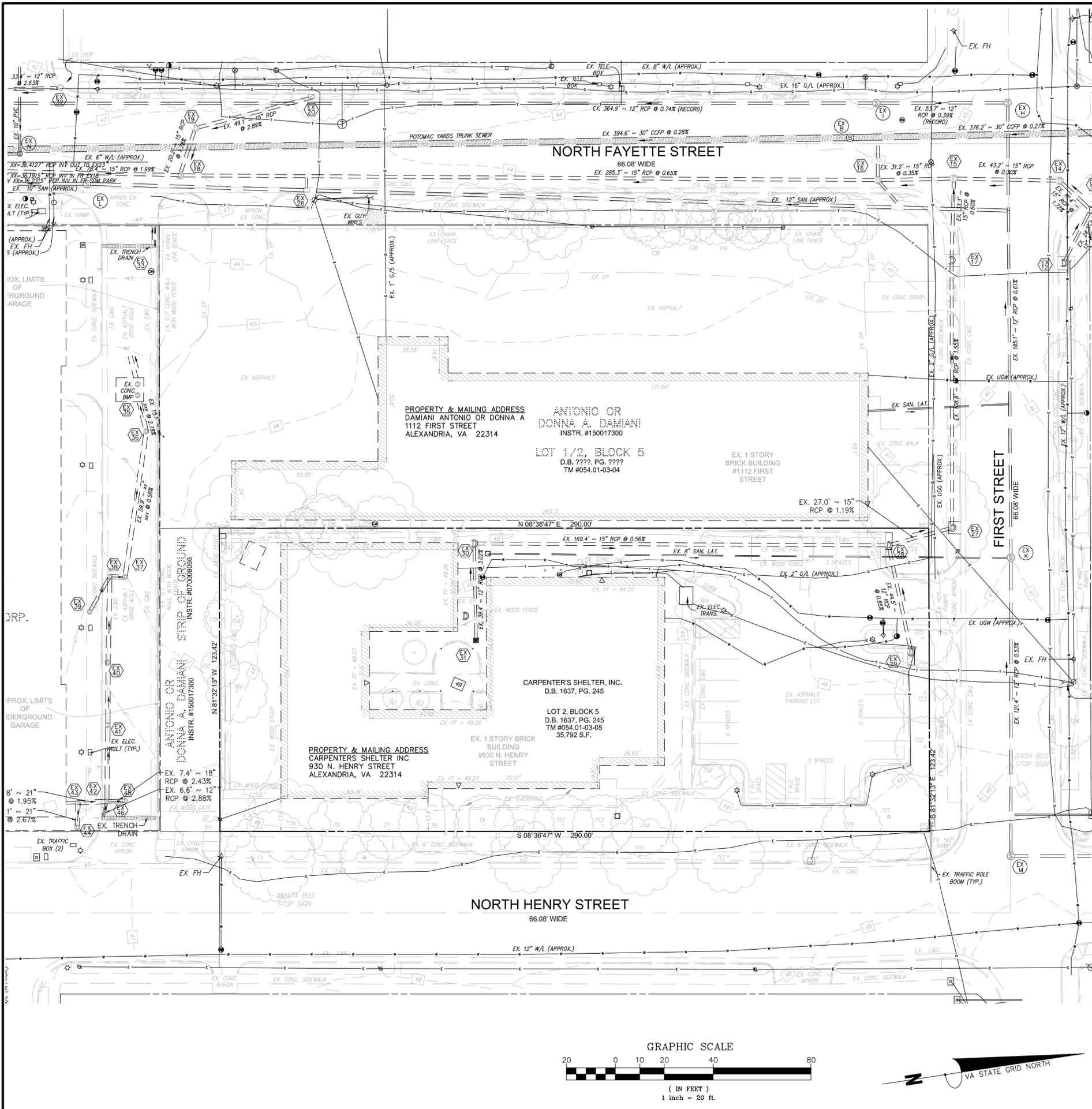
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 SPECIAL USE PERMIT NO. _____
 DEPARTMENT OF PLANNING & ZONING

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

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

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MARINE CLAY NOTE

PER RECORD FROM THE WEB SOIL SURVEY RETRIEVED ON FEBRUARY 23, 2016, THERE ARE NO MARINE CLAYS PRESENT ON SITE.

SURVEY NOTES

1. THE PROPERTY DELINEATED HEREON IS SHOWN ON CITY OF ALEXANDRIA ASSESSMENT MAP AS PARCEL #054.01-03-05 AND IS ZONED GRMU/H
2. THE PROPERTY IS NOW IN THE NAME OF CARPENTER'S SHELTER, INC. AS RECORDED IN DEED BOOK 1637 AT PAGE 245 AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.
3. THE HORIZONTAL AND VERTICAL DATUM AS REFERENCED HEREON WAS ESTABLISHED BY STATIC GPS CONTROL METHODS. THE HORIZONTAL DATUM IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 (VCS), NORTH ZONE, AND IS REFERENCED IN U.S. SURVEY FEET. VERTICAL DATUM IS REFERENCED TO NORTH AMERICAN VERTICAL DATUM (NAVD) 1988.
4. THE TOPOGRAPHICAL FEATURES AS SHOWN HEREON WERE COMPILED FROM CONVENTIONAL SURVEY METHODS.
5. BOUNDARY INFORMATION AS SHOWN HEREON IS COMPILED FROM EXISTING LAND RECORDS OF FAIRFAX COUNTY AND A FIELD SURVEY PERFORMED BY BOWMAN CONSULTING GROUP, LTD. IN JANUARY, 2016. BEARINGS AND COORDINATES ARE REFERENCED TO THE VIRGINIA CO-ORDINATE SYSTEM (VCS) 1983, NORTH ZONE.
6. THE PROPERTY AS SHOWN HEREON IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD AND THOSE RECORDED HEREWITH. BOWMAN CONSULTING GROUP, LTD. HAS NOT BEEN PROVIDED A TITLE REPORT AND THEREFORE THIS PLAN DOES NOT NECESSARILY INDICATE THE EXISTENCE OF ANY COVENANTS AND RESTRICTIONS ON THE PROPERTY.
7. THE PROPERTY SHOWN HEREON LIES IN ZONES "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, "X" (SHADED) AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR CITY OF ALEXANDRIA, VIRGINIA, COMMUNITY-PANEL NUMBER 515190033 E, EFFECTIVE DATE JUNE 16, 2011.
8. UTILITY LOCATIONS SHOWN HEREON ARE FROM OBSERVED EVIDENCE AND AVAILABLE RECORDS. ALL UNDERGROUND UTILITY LINE LOCATIONS ARE APPROXIMATE.

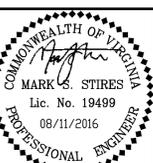
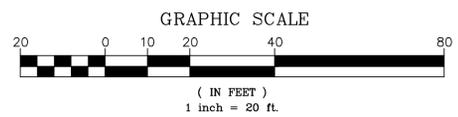
STORM SEWER SCHEDULE

EX 12 TOP = 45.24 12" OUT = 41.88 (To 13)	EX 21 TOP = 42.43 15" IN = 36.19 (Fr. 18) 18" OUT = 36.23 (Fr. 34) 27" OUT = 36.41 (To 23)	EX 34 TOP = 42.04 15" IN = 37.38 (Fr. 22) 18" OUT = 36.43 (To 21)
EX 13 TOP = 45.57 12" IN = 42.54 (Fr. EAST) 12" IN = 42.16 (To 13)	EX 22 TOP = 42.15 15" OUT = 37.56 (To 34)	EX 35 TOP = 44.34* XX" INV. = 37.30
EX 14 TOP = 45.46 12" IN = 41.51 (Fr. 11) 12" IN = 41.36 (Fr. 12) 15" OUT = 41.26 (To 14)	EX 23 TOP = 42.21 12" IN = 38.36 (Fr. SW) 12" IN = 38.91 (Fr. 32) 27" IN = 36.36 (Fr. 21) 27" OUT = 36.31 (To W)	EX 36 TOP = 44.56* XX" OUT = 37.75
EX 15 TOP = 45.14 15" IN = 40.86 (Fr. 13) 15" OUT = 40.54 (To 15)	EX 26 TOP = 42.93 12" OUT = 38.53 (To 15")	EX 37 TOP = 46.15* XX" OUT = 38.10
EX 16 TOP = 45.16 15" IN = 40.41 (Fr. 14) 15" IN = 40.65 (Fr. 17) 15" OUT = 40.40 (To 16)	EX 27 TOP = 46.88 15" IN = 42.68 (Fr. 28) 15" OUT = 42.56 (To 17)	EX 38 TOP = 46.23* XX" INV. = 35.78
EX 17 TOP = 44.85 15" IN = 40.29 (Fr. 15) 12" IN = 41.71 (Fr. NE) 15" IN = 41.04 (Fr. W) 15" OUT = 40.19 (To 18)	EX 28 TOP = 47.30 12" IN = 43.10 (Fr. 29) 15" IN = 43.17 (Fr. 30) 15" OUT = 43.00 (To 27)	EX 39 TOP = 46.98* XX" INV. = 38.66
EX 18 TOP = 45.57 15" IN = 40.87 (Fr. 28) 15" OUT = 40.85 (To 15)	EX 29 TOP = 47.93 12" OUT = 43.48 (To 28)	EX 40 TOP = 46.91* XX" INV. = 38.36
EX 19 TOP = 43.00 IN = 37.80 (Fr. ???) 15" IN = 38.20 (Fr. 19) 15" IN = 38.33 (Fr. 16) 15" OUT = 37.75 (To 21)	EX 30 TOP = 47.77 12" IN = 44.19 (Fr. 31) 15" OUT = 44.12 (To 28)	EX 41 TOP = 47.33* XX" INV. = 38.49
EX 20 TOP = 43.36 15" IN = 38.71 (Fr. 20) 15" OUT = 38.56 (To 18)	EX 31 TOP = 48.67 12" OUT = 45.38 (To 30)	EX 42 TOP = 47.39 12" IN = 45.10 (Fr. 46) 18" IN = 42.69 (Fr. 45) 21" IN = 42.19 (Fr. 43) 21" OUT = 42.16 (To 41)
EX 25 TOP = 42.81 15" OUT = 40.13 (RECORD)	EX 32 TOP = 42.29 12" OUT = 39.79 (To 23)	EX 43 TOP = 47.65 21" OUT = 42.88 (To 43)
	EX 33 TOP = 42.68 6" PVC = 39.93 (TO WEST)	EX 44 TOP = 47.49 18" OUT = 42.51 (To 42)
		EX 45 TOP = 47.20 12" OUT = 45.29 (To 42)

* DENOTES STRUCTURE FILLED WITH WATER/DEBRIS

SANITARY SEWER SCHEDULE

EX A TOP = 43.00 APPROX. (SHAFT 19) 10" IN = 25.03 (Fr. O) 10" IN = 25.05 (Fr. P) 30" IN = 13.61 (Fr. B) 30" OUT = 13.53 (To SOUTH)	EX B TOP = 45.00 APPROX. (SHAFT 20) 30" IN = 14.78 (Fr. C) 30" OUT = 14.70 (To A)	EX C TOP = 46.13 APPROX. (SHAFT 21) 30" IN = 15.89 (Fr. NORTH) 30" OUT = 15.81 (To B)
EX D TOP = 45.17 12" IN = 37.04 (Fr. K) 12" IN = 37.27 (POSSIBLE STUB) 12" OUT = 37.03 (To I)	EX E TOP = 44.53 12" IN = 36.82± (Fr. H) 12" OUT = 36.82± (To J)	EX F TOP = 42.59 12" IN = 34.12 (Fr. I) 12" OUT = 34.08 (To SOUTH)
EX G TOP = 47.02 8" IN = 38.19 (LATERAL) 12" IN = 38.23 (Fr. M) 12" OUT = 38.17 (To H)	EX H TOP = 42.29 C/L = 37.54 PIPES BLOCKED	EX I TOP = 47.80 12" IN = 39.07 (Fr. NORTH) 12" OUT = 38.87 (To K)
EX J TOP = 42.85 10" IN = 26.09 (Fr. WEST) 10" OUT = 25.99 (To O)	EX K TOP = 42.70* 10" IN = 25.80 (Fr. N) 10" OUT = 25.80 (To A)	EX L TOP = 42.44 10" IN = 25.52 (Fr. BLDG) 10" OUT = 25.36 (To A)



PLAN STATUS

02/15/16	CONCEPT I
04/15/16	CONCEPT II
08/11/16	PDSUP 1ST SUB

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DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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DATE	DESCRIPTION
CNN	CNN
DESIGN	MCS
	CHKD

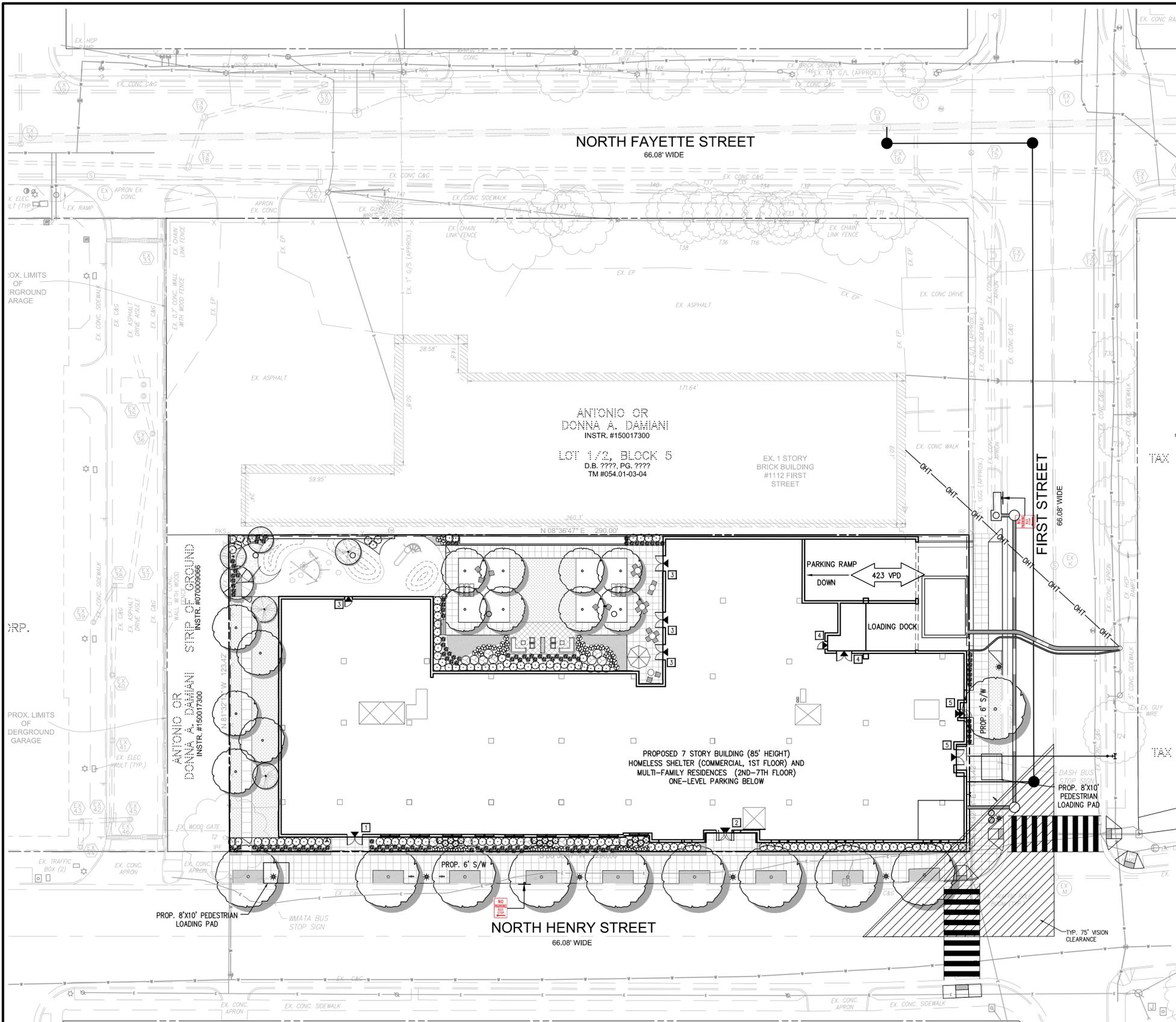
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JOB No. 6016-03-001

DATE JULY, 2016

FILE No. 6016-PDSUP-001

SHEET **C4.00**

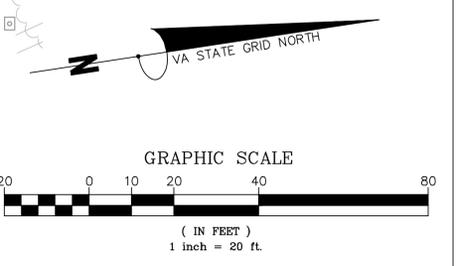


LEGEND

EXISTING	PROPOSED
INDEX CONTOUR	INDEX CONTOUR
INTERMEDIATE CONTOUR	INTERMEDIATE CONTOUR
EDGE OF PAVEMENT	EDGE OF PAVEMENT
CURB AND GUTTER	CURB AND GUTTER
TRANSITION	TRANSITION
PROPOSED HEADER CURB	PROPOSED HEADER CURB
PROPERTY LINE	PROPERTY LINE
LOT LINE	LOT LINE
RIGHT-OF-WAY	RIGHT-OF-WAY
EASEMENT	EASEMENT
WATER LINE	WATER LINE
WATER VALVE	WATER VALVE
WATER REDUCER	WATER REDUCER
WATER METER	WATER METER
SANITARY SEWER	SANITARY SEWER
STORM SEWER	STORM SEWER
CABLE TV	CABLE TV
ELECTRIC SERVICE-UNDERGROUND	ELECTRIC SERVICE-UNDERGROUND
ELECTRIC SERVICE-OVERHEAD	ELECTRIC SERVICE-OVERHEAD
OVERHEAD TELEPHONE	OVERHEAD TELEPHONE
TELEPHONE SERVICE	TELEPHONE SERVICE
GAS LINE	GAS LINE
SPOT ELEVATION	SPOT ELEVATION
UTILITY POLE	UTILITY POLE
GUY POLE	GUY POLE
TRANSFORMER	TRANSFORMER
SIGN	SIGN
SANITARY SEWER IDENTIFIER	SANITARY SEWER IDENTIFIER
STORM DRAIN IDENTIFIER	STORM DRAIN IDENTIFIER
FIRE HYDRANT	FIRE HYDRANT
STREET LIGHT	STREET LIGHT
TEST PIT LOCATION RECOMMENDED/REQUIRED	TEST PIT LOCATION RECOMMENDED/REQUIRED
HANDICAP RAMP	HANDICAP RAMP
TREE	TREE
CONCRETE SIDEWALK	CONCRETE SIDEWALK

ENTRANCES

- 1 MULTI-FAMILY ENTRANCE
- 2 CARPENTER'S SHELTER ENTRANCE
- 3 COURTYARD ENTRANCE
- 4 LOADING ENTRANCE
- 5 DAVID'S PLACE ENTRANCE



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SITE PLAN
930 NORTH HENRY STREET
 DEVELOPMENT PRELIMINARY SITE PLAN
 CITY OF ALEXANDRIA
 VIRGINIA

COMMONWEALTH OF VIRGINIA
 MARK S. STIRES
 Lic. No. 19499
 08/11/2016
 PROFESSIONAL ENGINEER

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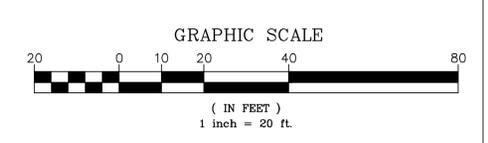
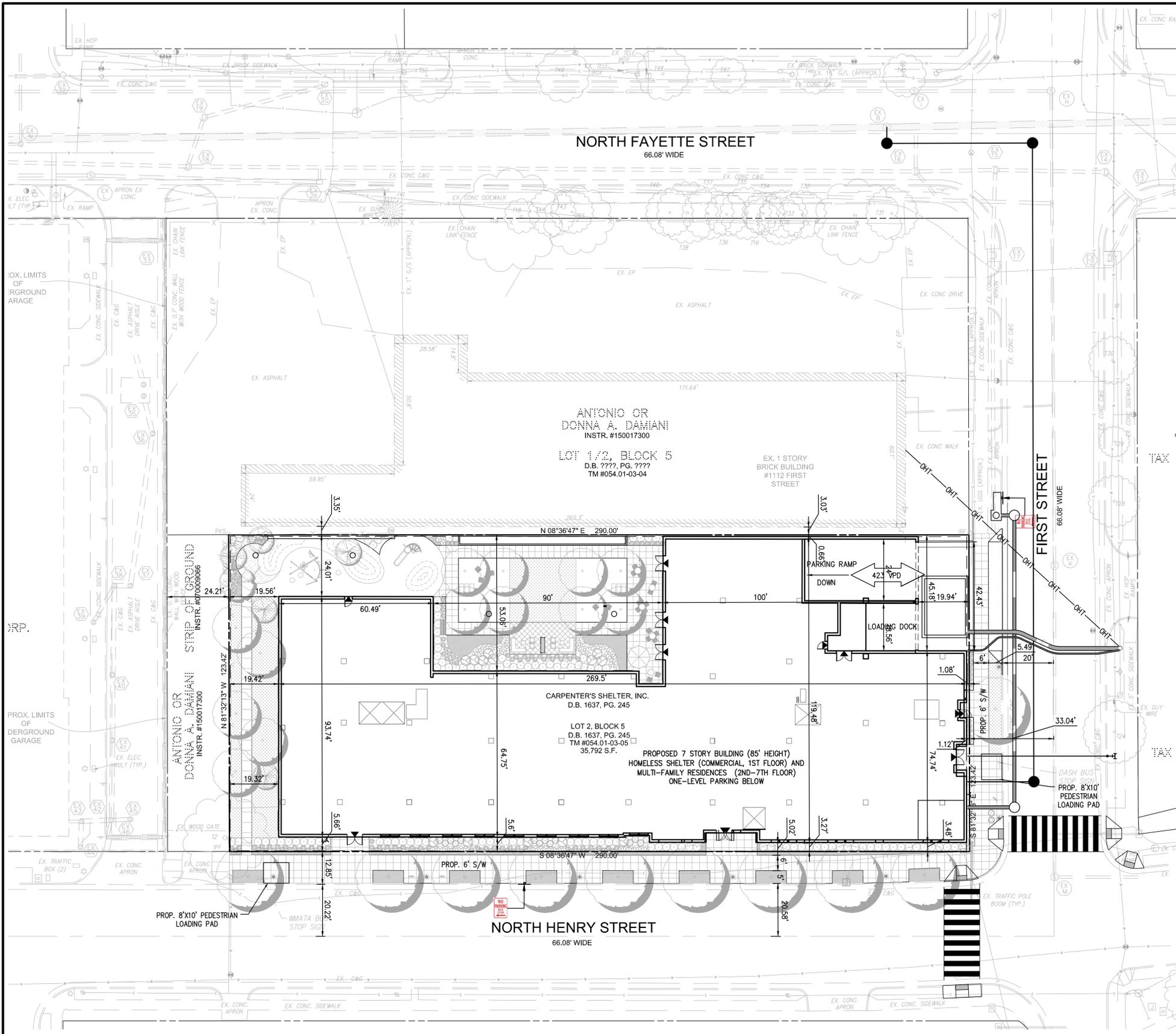
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SHEET **C5.00**



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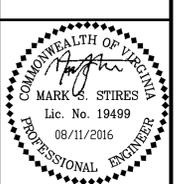
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DIMENSION PLAN
930 NORTH HENRY STREET
DEVELOPMENT PRELIMINARY SITE PLAN
CITY OF ALEXANDRIA
VIRGINIA



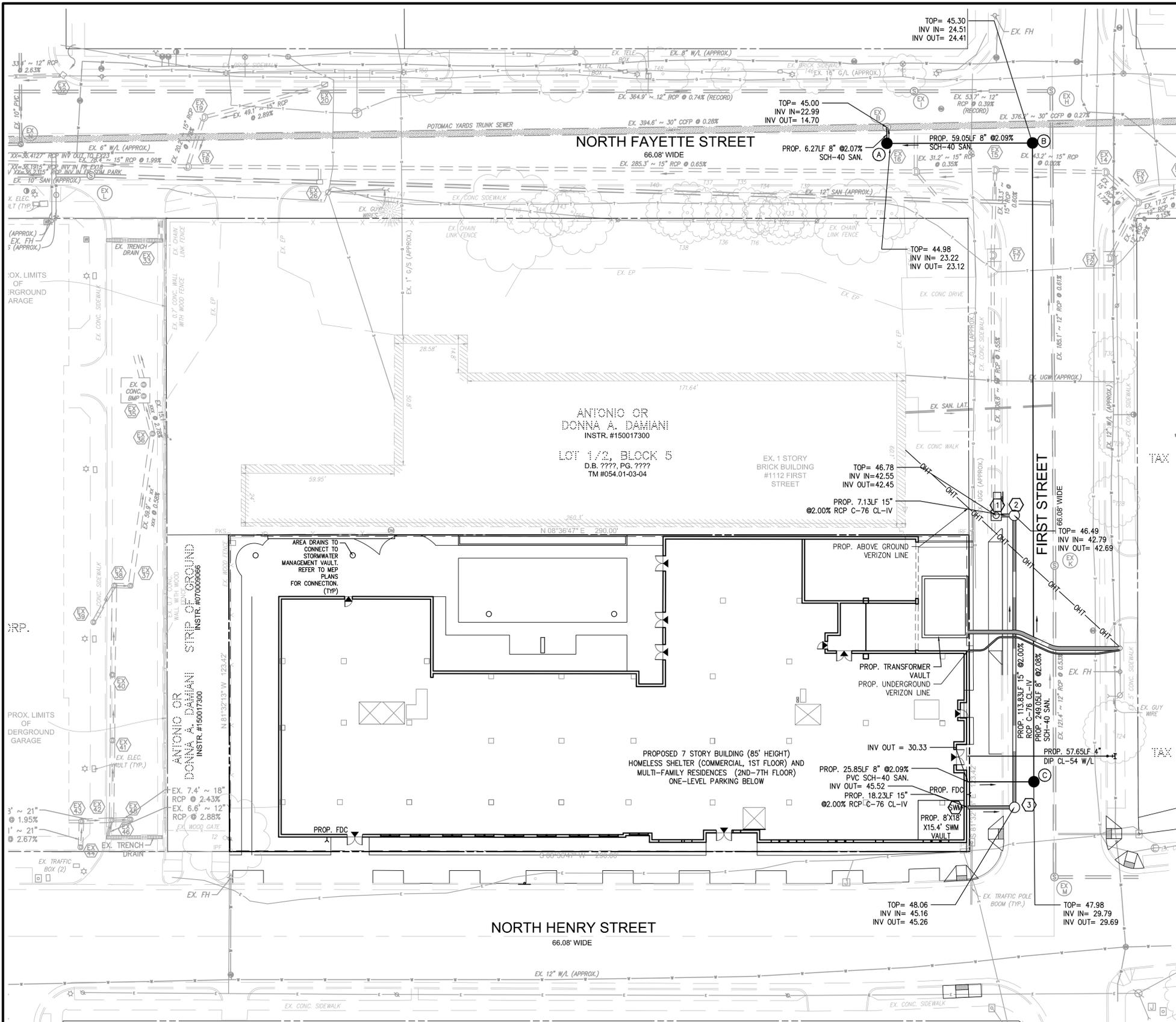
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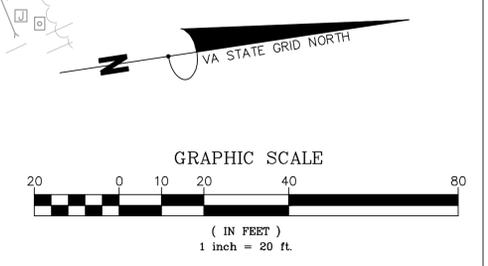
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---	EDGE OF PAVEMENT	---
---	CURB AND GUTTER TRANSITION	---
---	PROPOSED HEADER CURB	---
---	PROPERTY LINE	---
---	LOT LINE	---
---	RIGHT-OF-WAY EASEMENT	---
---	WATER LINE	---
---	WATER VALVE	---
---	WATER REDUCER	---
---	WATER METER	---
---	SANITARY SEWER	---
---	STORM SEWER	---
---	CABLE TV	---
---	ELECTRIC SERVICE-UNDERGROUND	---
---	ELECTRIC SERVICE-OVERHEAD	---
---	OVERHEAD TELEPHONE	---
---	TELEPHONE SERVICE	---
---	GAS LINE	---
---	SPOT ELEVATION	---
---	UTILITY POLE	---
---	GUY POLE	---
---	TRANSFORMER	---
---	SIGN	---
---	SANITARY SEWER IDENTIFIER	---
---	STORM DRAIN IDENTIFIER	---
---	FIRE HYDRANT	---
---	STREET LIGHT	---
---	TEST PIT LOCATION RECOMMENDED/REQUIRED	---
---	HANDICAP RAMP	---
---	TREE	---
---	CONCRETE SIDEWALK	---



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MCS _____
CHKD _____

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JOB No. 6016-03-001
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UTILITY PLAN

930 NORTH HENRY STREET

DEVELOPMENT PRELIMINARY SITE PLAN

CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA

MARK S. STIRES

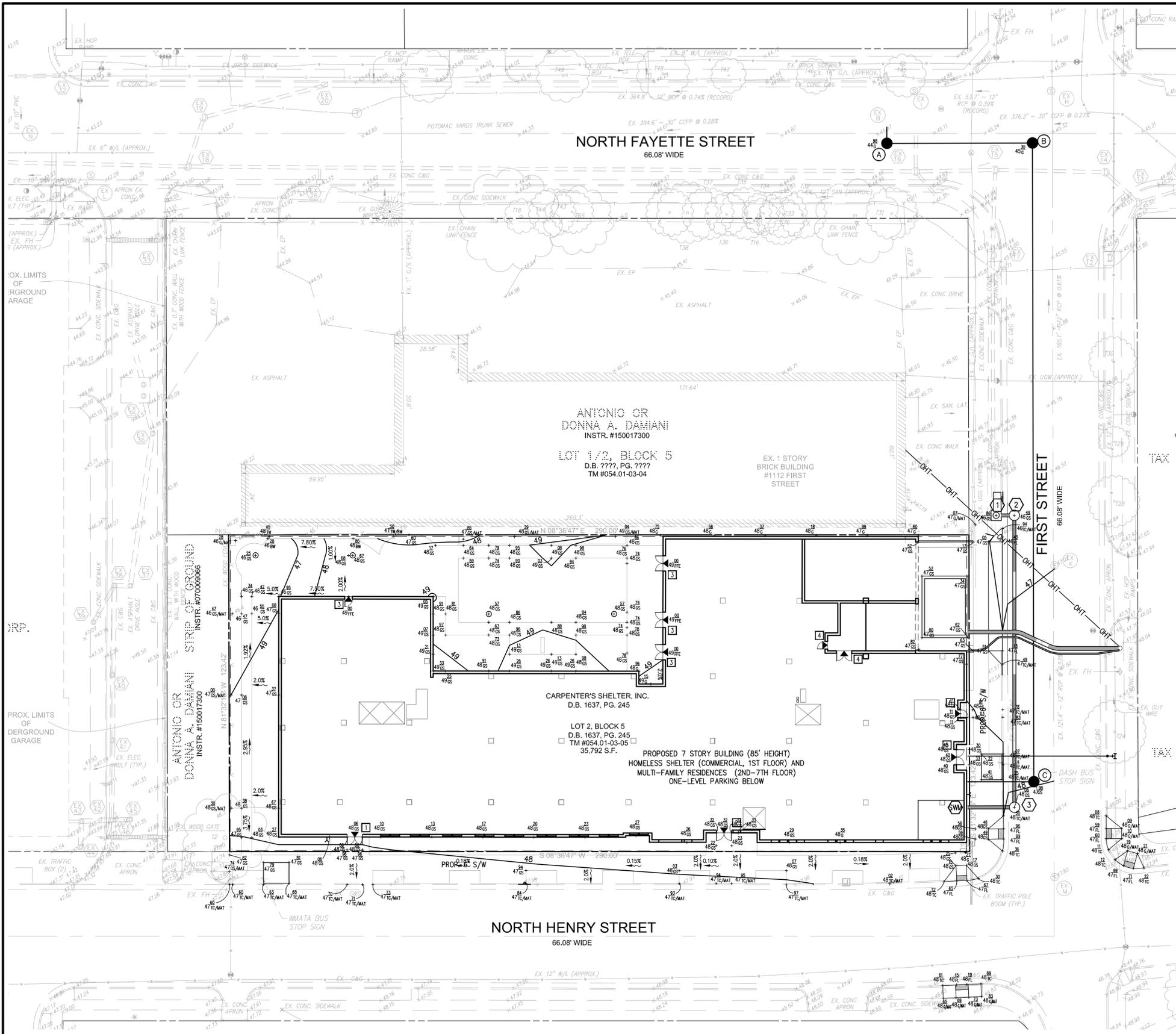
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DATE	DESCRIPTION

SHEET **C6.00**



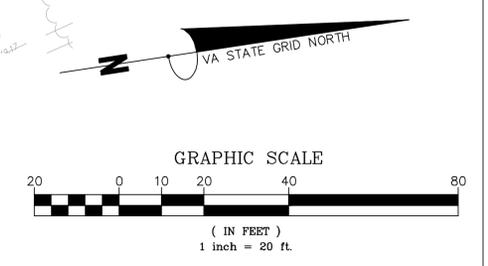
EXISTING	LEGEND	PROPOSED
350	INDEX CONTOUR	350
352	INTERMEDIATE CONTOUR	352
EX. E.P.	EDGE OF PAVEMENT	NEW E.P.
EX. C & G	CURB AND GUTTER TRANSITION	
	PROPOSED HEADER CURB	
	PROPERTY LINE	
	LOT LINE	
	RIGHT-OF-WAY EASEMENT	
EX. 8" WATER	WATER LINE	8" DIP WATER
EX. W/V	WATER VALVE	
EX. 8" SAN	WATER REDUCER	
CATV	WATER METER	
	SANITARY SEWER	15" STORM
	STORM SEWER	CATV
	CABLE TV	
	ELECTRIC SERVICE-UNDERGROUND	
OHE	ELECTRIC SERVICE-OVERHEAD	OHE
OHT	OVERHEAD TELEPHONE	OHT
T	TELEPHONE SERVICE	T
	GAS LINE	
25.32	SPOT ELEVATION	0000
	UTILITY POLE	
	GUY POLE	
	TRANSFORMER	
	SIGN	
	SANITARY SEWER IDENTIFIER	
	STORM DRAIN IDENTIFIER	
	FIRE HYDRANT	
	STREET LIGHT	
	TEST PIT LOCATION	
	RECOMMENDED/REQUIRED	
	HANDICAP RAMP	
	TREE	
	CONCRETE SIDEWALK	

ENTRANCES

- 1 MULTI-FAMILY ENTRANCE
- 2 CARPENTER'S SHELTER ENTRANCE
- 3 COURTYARD ENTRANCE
- 4 LOADING ENTRANCE
- 5 DAVID'S PLACE ENTRANCE

SPOT SHOT LEGEND

- xx# + FINISHED FLOOR SPOT
- xx# + GROUND SPOT
- xx# + TOP OF CURB SPOT
- xx# + BOTTOM OF CURB SPOT
- xx# + TOP OF WALL SPOT
- xx# + BOTTOM OF WALL SPOT
- xx# + TOP OF STEPS SPOT
- xx# + BOTTOM OF STEPS SPOT
- xx# + MATCH EXISTING SPOT



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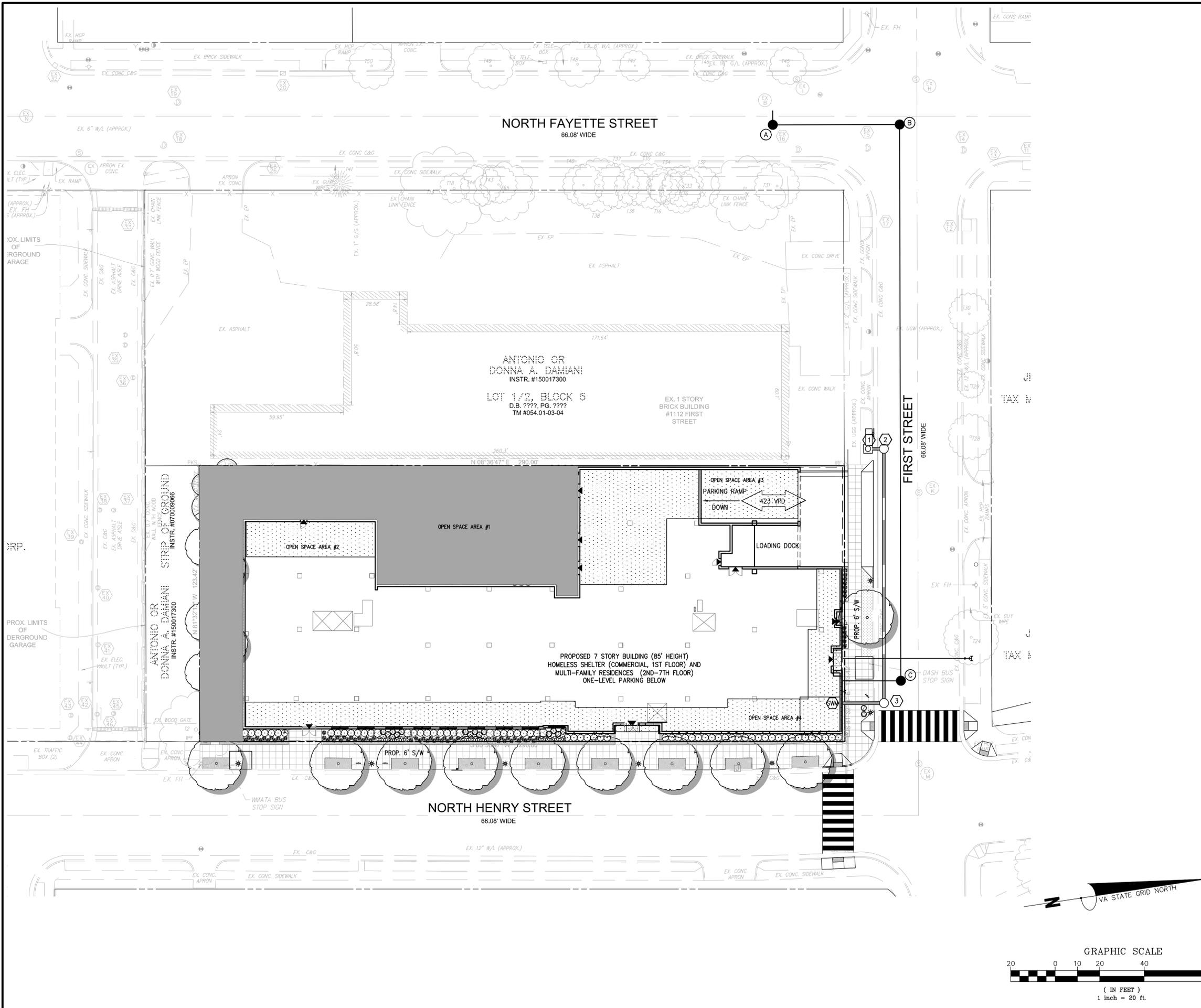
GRADING PLAN
930 NORTH HENRY STREET
DEVELOPMENT PRELIMINARY SITE PLAN
CITY OF ALEXANDRIA
VIRGINIA

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02/15/16 CONCEPT I
04/15/16 CONCEPT II
08/11/16 PDSUP 1ST SUB

DATE	DESCRIPTION
CNN	CNN
DESIGN	MCS
DRAWN	CHKD
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JOB No. 6016-03-001	
DATE JULY, 2016	
FILE No. 6016-PDSUP-001	

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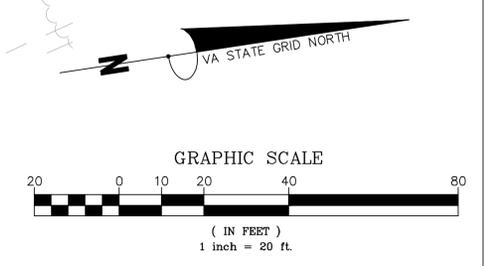


LEGEND

	OPEN SPACE - GROUND FLOOR AREA = 8,793 SF (0.20 AC.) PERCENTAGE OF TOTAL OPEN SPACE = 61%
	OPEN SPACE - ROOF AREA = 5,663 SF (0.13 AC.) PERCENTAGE OF TOTAL OPEN SPACE = 39%

OPEN SPACE COMPUTATIONS

SITE AREA = 35,791 SF (0.82 AC.)
OPEN SPACE AREA = 14,456 SF (0.33 AC.)
PERCENTAGE OPEN SPACE PROVIDED = 40%



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OPEN SPACE PLAN

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04/15/16	CONCEPT II
08/11/16	PDSUP 1ST SUB

DATE	DESCRIPTION	
CNN	CNN	MCS
DESIGN	DRAWN	CHKD

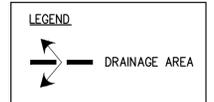
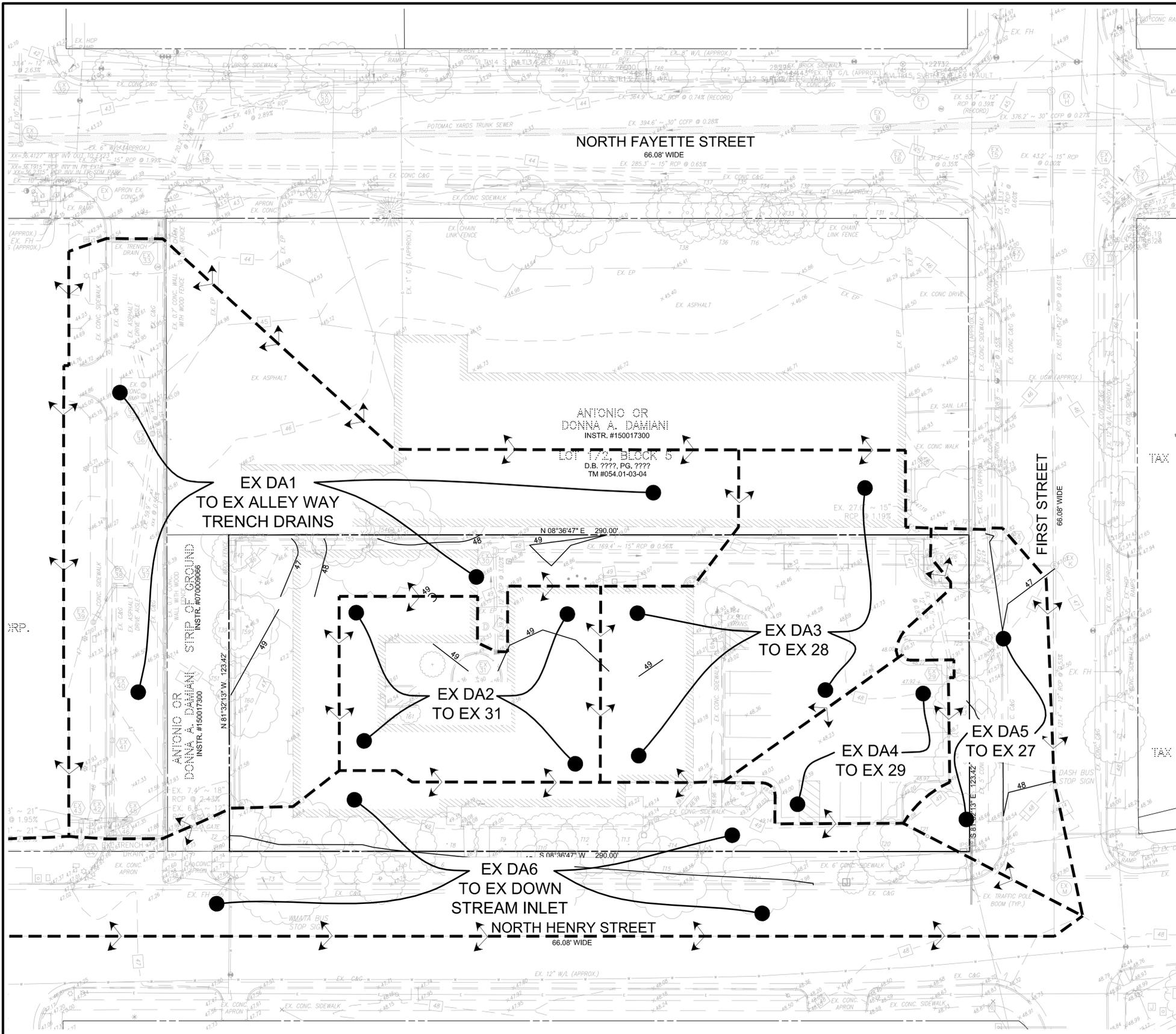
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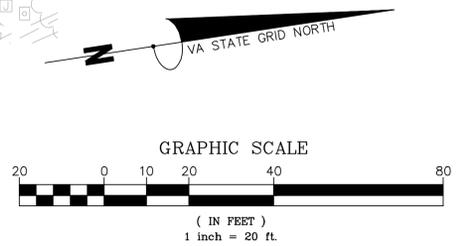
DATE JULY, 2016

FILE No. 6016-PDSUP-001

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EXISTING DRAINAGE DIVIDE COMPUTATIONS							
DA #	PERVIOUS AREA (AC)	IMPERVIOUS AREA (AC)	TOTAL AREA (AC)	Cw	Q(1) CFS	Q(2) CFS	Q(10) CFS
1	0.1931	0.5155	0.7086	0.76	1.45	1.72	2.80
2	0.0044	0.1611	0.1654	0.93	0.42	0.49	0.80
3	0.0206	0.2413	0.2619	0.69	0.63	0.75	1.22
4	0.0025	0.0795	0.0820	0.93	0.21	0.24	0.40
5	0.0421	0.0995	0.1416	0.74	0.28	0.34	0.55
6	0.1276	0.4264	0.5540	0.79	1.18	1.40	2.27



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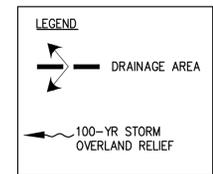
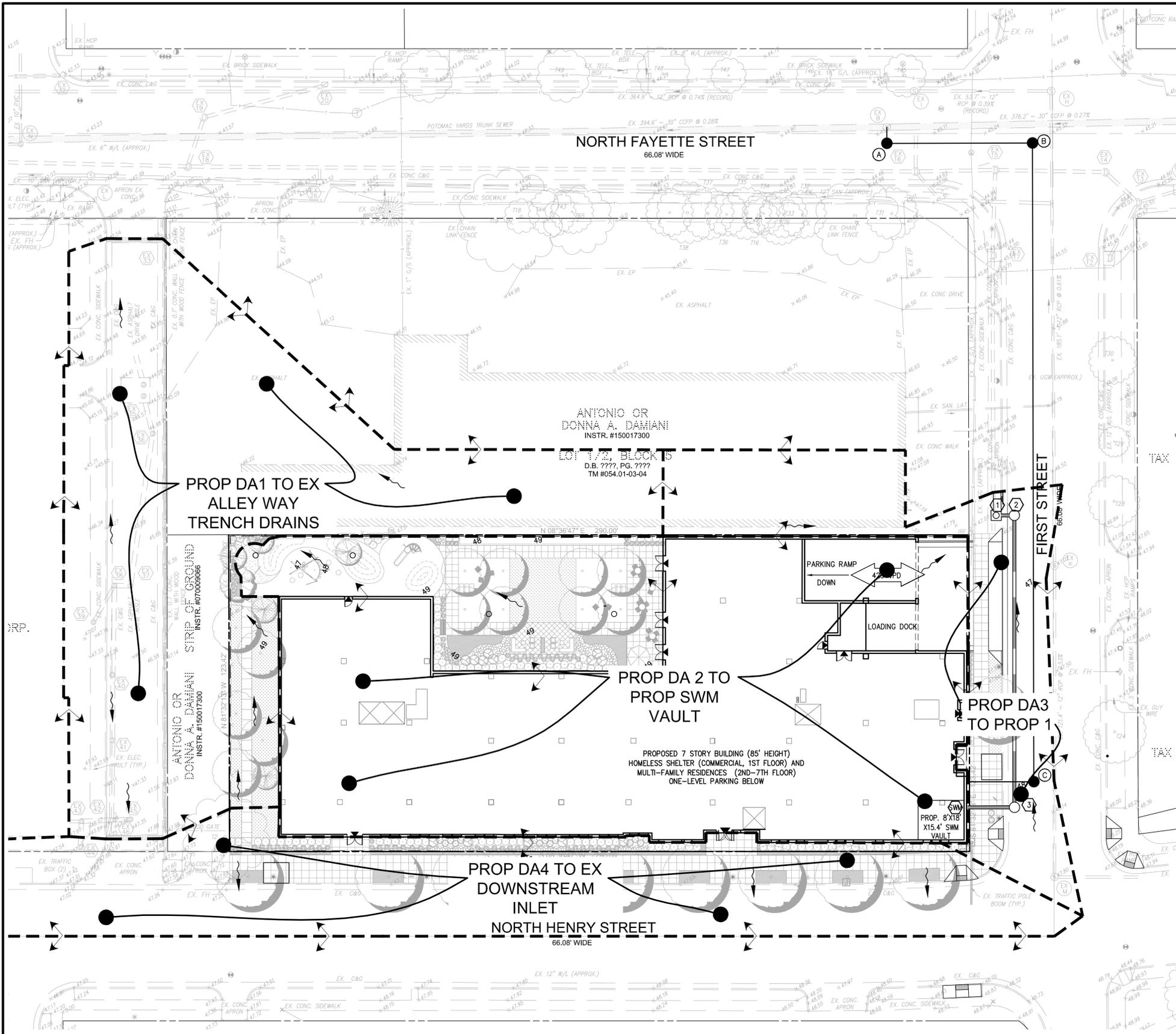
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EXISTING DRAINAGE DIVIDES
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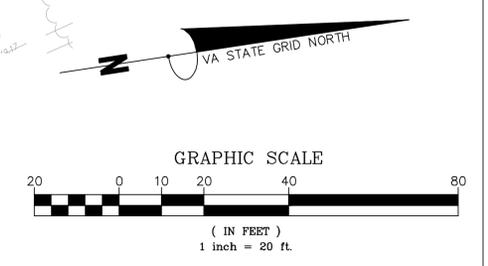
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PLAN STATUS
02/15/16 CONCEPT I
04/15/16 CONCEPT II
08/11/16 PDSUP 1ST SUB

DATE	DESCRIPTION
CNN DESIGN	CNN DRAWN
MCS	CHKD
SCALE: 1"=20'	
JOB No. 6016-03-001	
DATE JULY, 2016	
FILE No. 6016-PDSUP-001	
SHEET C9.00	



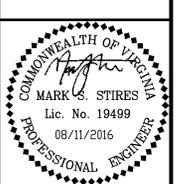
PROPOSED DRAINAGE DIVIDE COMPUTATIONS							
DA #	PERVIOUS AREA (AC)	IMPERVIOUS AREA (AC)	TOTAL AREA (AC)	Cw	Q(1) CFS	Q(2) CFS	Q(10) CFS
1	0.1468	0.5557	0.7025	0.80	1.52	1.81	2.94
2	0.0698	0.6727	0.7425	0.88	1.77	2.10	3.41
3	0.0127	0.1387	0.1514	0.89	0.36	0.43	0.70
4	0.0579	0.3836	0.4415	0.86	1.02	1.21	1.97



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PROPOSED DRAINAGE DIVIDES
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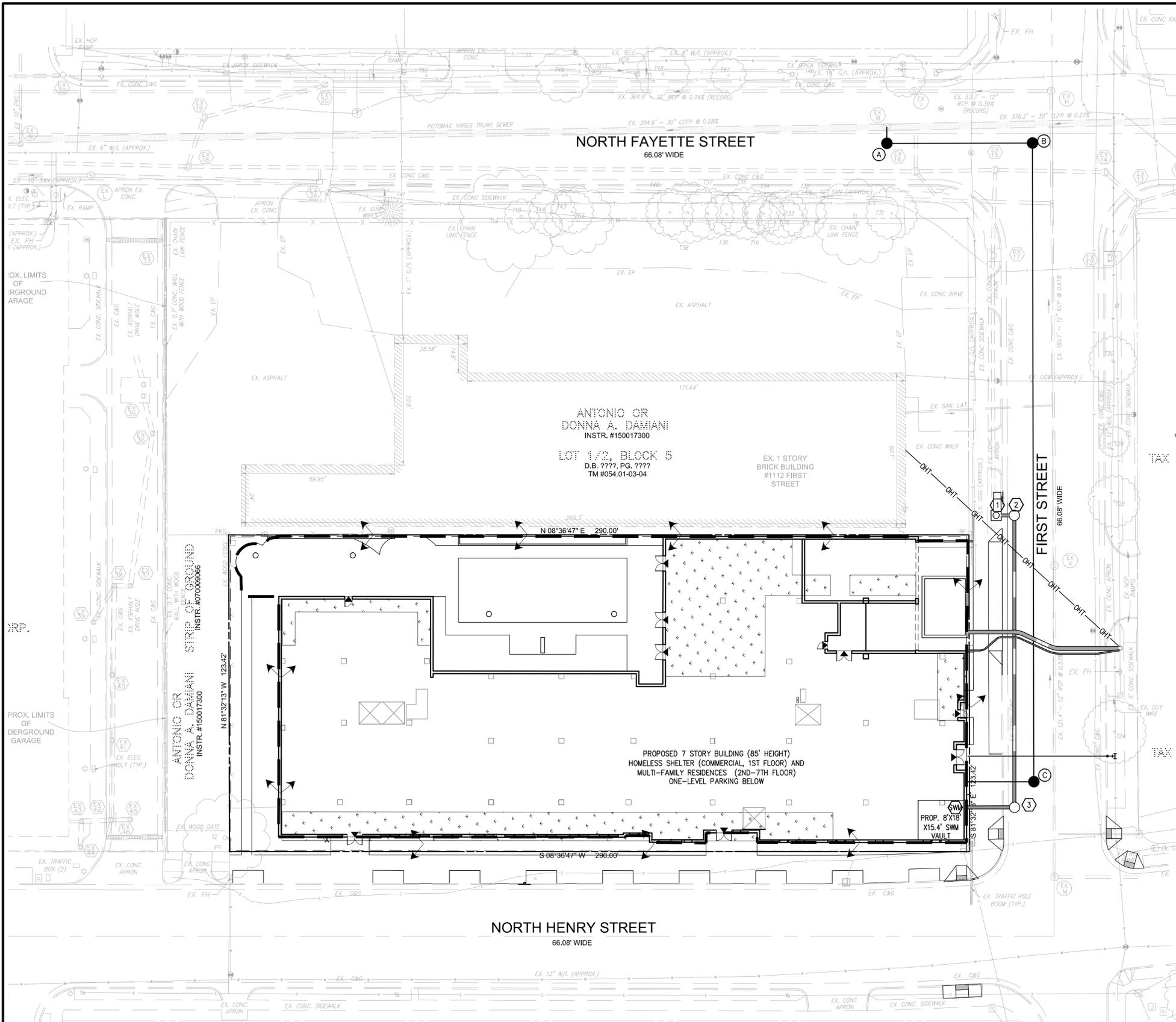
PLAN STATUS	
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04/15/16	CONCEPT II
08/11/16	PDSUP 1ST SUB

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

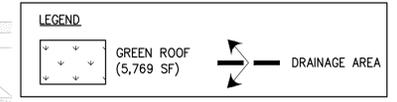
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CNN DESIGN	CNN DRAWN
MCS	CHKD
SCALE: 1"=20'	
JOB No. 6016-03-001	
DATE JULY, 2016	
FILE No. 6016-PDSUP-001	



SWM NARRATIVE:

THE SITE PROPOSES TO COMPLY WITH ALL STORMWATER MANAGEMENT REQUIREMENTS BY ROUTING STREET RUNOFF TO PROPOSED DRAINAGE INLETS AND COLLECTING AT AN ONSITE TREATMENT FACILITY. THE FACILITY SHALL PROVIDE STORAGE QUALITY AND QUANTITY THROUGH FILTRATION SYSTEM TO BE DETERMINED DURING FINAL ENGINEERING PHASE. SEE THIS PLAN FOR DETAILS.

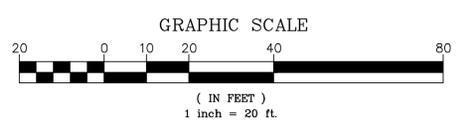


ANTONIO OR DONNA A. DAMIANI STRIP OF GROUND
INSTR. #150017300

ANTONIO OR DONNA A. DAMIANI
INSTR. #150017300
LOT 1/2, BLOCK 5
D.B. 7777, PG. 7777
TM #054.01-03-04

PROPOSED 7 STORY BUILDING (85' HEIGHT)
HOMELESS SHELTER (COMMERCIAL, 1ST FLOOR) AND
MULTI-FAMILY RESIDENCES (2ND-7TH FLOOR)
ONE-LEVEL PARKING BELOW

PROP. 8'X18'
X15.4' SWM
VAULT



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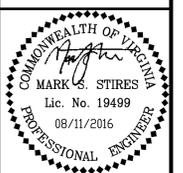
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BMP OUTFALL PLAN
930 NORTH HENRY STREET
DEVELOPMENT PRELIMINARY SITE PLAN
CITY OF ALEXANDRIA
VIRGINIA



PLAN STATUS

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04/15/16	CONCEPT II
08/11/16	PDSUP 1ST SUB

DATE	DESCRIPTION
CNN	CNN
DESIGN	MCS
DRAWN	CHKD

SCALE: 1"=20'
JOB No. 6016-03-001
DATE JULY, 2016
FILE No. 6016-PDSUP-001

Project Description

Development or **Redevelopment**

Drainage Area	Impervious	Pervious	Total
Site Area	0.63 AC	0.22 AC	0.85 AC
On-Site Treated	0.67 AC	0.07 AC	0.74 AC
Off-Site Treated	0.00 AC	0.00 AC	0.00 AC
Total Treated	0.67 AC	0.07 AC	0.74 AC
Any On-Site Disconnected by a Vegetated Buffer (25 ft)	N/A		
Total On-Site Treated or Disconnected			0.74 AC

Water Treatment on site

BMP Type	Area treated by BMP (acres)	Impervious area treated by BMP (acres)	BMP efficiency (%)
Veg. Roof #1	0.57 AC	0.57 AC	45% Runoff Red.
Contech Storm Filter	0.74 AC	0.67 AC	50% PHOS Red.

Miscellaneous

Total QVQ treated: **yes** no
 Detention on site: **yes** no

Project is within which watershed? **Combined Sewer Area**

Project discharges to which body of water? **Potomac River**

ALEXANDRIA WATER QUALITY VOLUME DEFAULT:

WQV REQUIRED= C(IMPERVIOUS) X IMPERVIOUS AREA (SF) X 0.50 INCH
 WQV REQUIRED= 0.95 X 30,049 SF X 0.50 INCH = 1,189 CF

WQV PROVIDED= Cw X TOTAL CAPTURED AREA (SF) X 0.50 INCH
 WQV PROVIDED= 0.884 X 32,343 SF X 0.50 INCH = 1,191 CF

STORMWATER MANAGEMENT CALCULATIONS:

STORMWATER RETENTION VOLUME (SWRV) REQUIREMENTS FOR THIS SITE WILL BE MET USING A COMBINATION OF GREEN ROOF AND STORM FILTER VAULT.

REQUIRED SWRV = 2,405 CF

GREEN ROOF RETENTION = 885 CF

REMAINING SWRV REQUIREMENT:
 2,405 CF - 885 CF = 1,520 CF

STORM FILTER VAULT = 8.00' x 18' x 12.5'
 Sv = 1,800 CF
 1,520 CF - 1,800 CF = -280 CF

TOTAL SWRV PROVIDED: 2,405 CF
 SWRV REQUIREMENT EXCEEDED BY 280 CF

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

BMP Design Specifications List: 2013 Draft Stds & Specs

Site Summary

Total Rainfall (in):	43
Total Disturbed Acreage:	0.85

Site Land Cover Summary

Pre-Redevelopment Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals	% of Total
Forest/Open (acres)	0.00	0.00	0.00	0.00	0.00	0
Managed Turf (acres)	0.00	0.00	0.00	0.22	0.22	26
Impervious Cover (acres)	0.00	0.00	0.00	0.63	0.63	74
					0.85	100

Post-Redevelopment Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals	% of Total
Forest/Open (acres)	0.00	0.00	0.00	0.00	0.00	0
Managed Turf (acres)	0.00	0.00	0.00	0.16	0.16	19
Impervious Cover (acres)	0.00	0.00	0.00	0.69	0.69	81
					0.85	100

Site Tv and Land Cover Nutrient Loads

	Final Post-Development (Post-Redevelopment & New Impervious)	Post-Redevelopment	Post-Development (New Impervious)	Adjusted Pre-Redevelopment
Site Rv	0.82	0.81	0.95	0.81
Treatment Volume (ft ³)	2,525	2,318	207	2,318
TP Load (lb/yr)	1.59	1.46	0.13	1.46

Total TP Load Reduction Required (lb/yr)	0.25	0.15	0.11
--	------	------	------

	Final Post-Development Load (Post-Redevelopment & New Impervious)	Pre-Redevelopment
TN Load (lb/yr)	11.35	10.66

SWM Water Quantity Energy Balance Worksheet

SITE AREA (acre)	0.85	
	1-year	
	PRE	POST (adjusted)
P	2.69	2.69
CN	95	92
S=1000/CN-10	0.53	0.87
0.25	0.11	0.17
RV=(P-0.25)/(P-0.25)+S	2.15	1.87
	10-year	
	PRE	POST (adjusted)
	4.84	4.84
	95	94
	0.53	0.64
	0.11	0.13
	4.26	4.15

POST (adjusted) from RRM Chan

$Q_{Post Development} \leq I.F. * (Q_{pre-development} * RV_{pre-development}) / RV_{Developed}$

I.F.	0.9
CHANNEL PROTECTION	
Qpre-development	3
QPost Development	3
RVPost Development (with runoff reduction)	1.87
Qallowable	3.10

From TR55

From TR55

From RRM

Qallowable/QPost Development	1.03
Vs/Vr	0.18
Vs	0.34
Storage required (cf)	1039

Fig 11.7 of DEQ Manual

FLOOD CONTROL	
Qpre-development	5.01
QPost Development	5.01
RVPost Development (with runoff reduction)	4.33
Qallowable	4.93

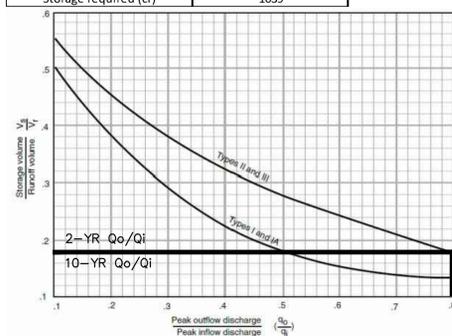
From TR55

From TR55

From RRM

Qallowable/QPost Development	0.98
Vs/Vr	0.18
Vs	0.78
Storage required (cf)	2405

Fig 6-1 of TR-55 User Manual



Site Compliance Summary

Maximum % Reduction Required Below Pre-Redevelopment Load	10%
---	-----

Total Runoff Volume Reduction (ft ³)	885
Total TP Load Reduction Achieved (lb/yr)	1.02
Total TN Load Reduction Achieved (lb/yr)	3.97
Remaining Post Development TP Load (lb/yr)	0.56
Remaining TP Load Reduction (lb/yr) Required	0.00

** TARGET TP REDUCTION EXCEEDED BY 0.77 LB/YEAR **

Drainage Area Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
Forest/Open (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres)	0.16	0.00	0.00	0.00	0.00	0.16
Impervious Cover (acres)	0.69	0.00	0.00	0.00	0.00	0.69
Total Area (acres)	0.85	0.00	0.00	0.00	0.00	0.85

Drainage Area Compliance Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
TP Load Reduced (lb/yr)	1.02	0.00	0.00	0.00	0.00	1.02
TN Load Reduced (lb/yr)	3.97	0.00	0.00	0.00	0.00	3.97

Drainage Area A Summary

Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest/Open (acres)	0.00	0.00	0.00	0.00	0.00	0
Managed Turf (acres)	0.00	0.00	0.00	0.16	0.16	19
Impervious Cover (acres)	0.00	0.00	0.00	0.69	0.69	81
					0.85	

BMP Selections

Practice	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	BMP Treatment Volume (ft ³)	TP Load from Upstream Practices (lbs)	Untreated TP Load to Practice (lbs)	TP Removed (lb/yr)	TP Remaining (lb/yr)	Downstream Treatment to be Employed
1.a. Vegetated Roof #1 (Spec #5)		0.13	448.31		0.28	0.13	0.15	
14.b. Manufactured Treatment Device-Filtering	0.07	0.54	1,925.72	0.00	1.21	0.60	0.60	

Total Impervious Cover Treated (acres)	0.67
Total Turf Area Treated (acres)	0.07
Total TP Load Reduction Achieved in D.A. (lb/yr)	1.02
Total TN Load Reduction Achieved in D.A. (lb/yr)	3.97

Runoff Volume and CN Calculations

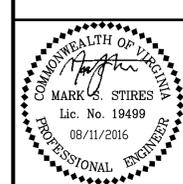
Target Rainfall Event (in)	1-year storm	2-year storm	10-year storm
	2.70	3.20	5.20

Drainage Areas	RV & CN	Drainage Area A	Drainage Area B	Drainage Area C	Drainage Area D	Drainage Area E
CN	95	0	0	0	0	0
RR (ft ³)	885	0	0	0	0	0
1-year return period	RV w RR (w-in)	2.16	0.00	0.00	0.00	0.00
	RV w RR (w-in)	1.87	0.00	0.00	0.00	0.00
2-year return period	RV w RR (w-in)	2.64	0.00	0.00	0.00	0.00
	RV w RR (w-in)	2.36	0.00	0.00	0.00	0.00
10-year return period	RV w RR (w-in)	4.62	0.00	0.00	0.00	0.00
	RV w RR (w-in)	4.33	0.00	0.00	0.00	0.00



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STORMWATER MANAGEMENT COMPUTATIONS
930 NORTH HENRY STREET
 DEVELOPMENT PRELIMINARY SITE PLAN
 CITY OF ALEXANDRIA
 VIRGINIA



PLAN STATUS	
02/15/16	CONCEPT I
04/15/16	CONCEPT II
08/11/16	PDSUP 1ST SUB

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

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
 SITE PLAN NO. _____

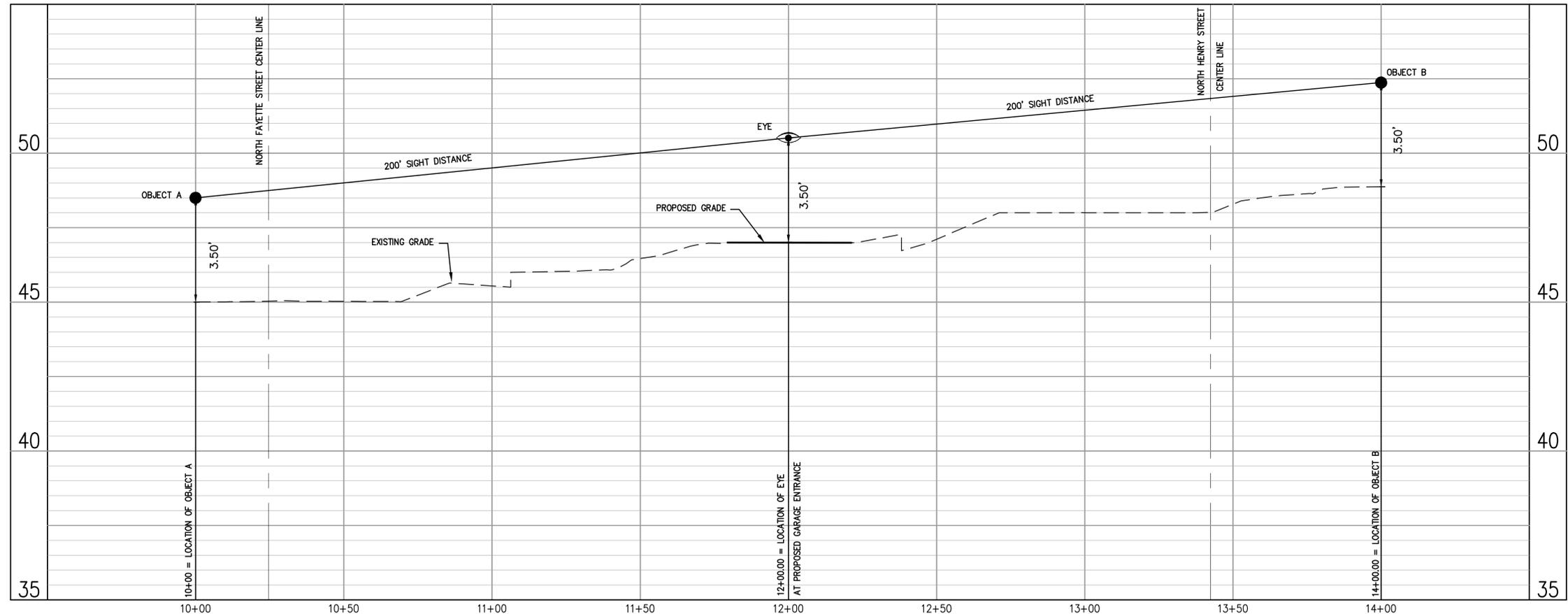
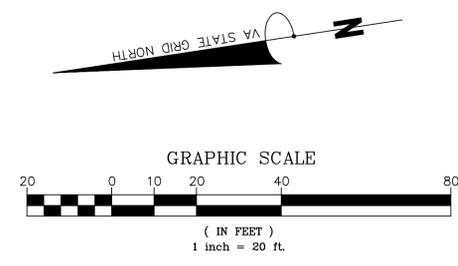
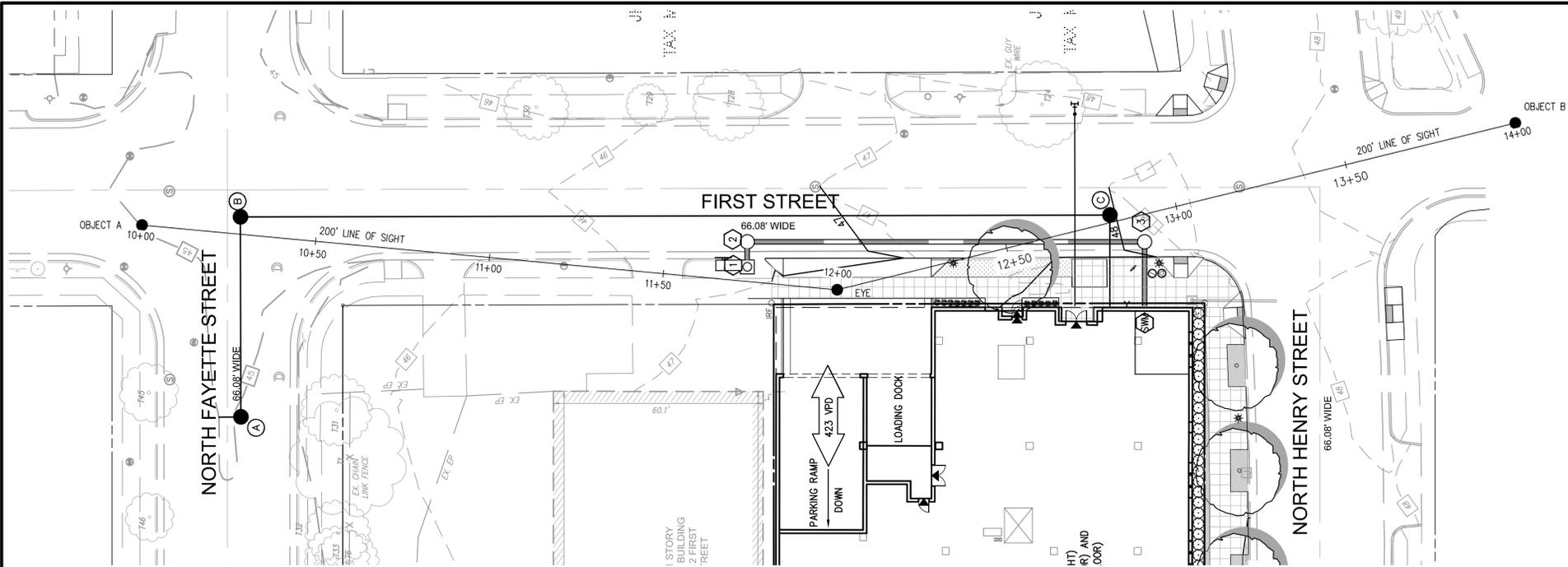
DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

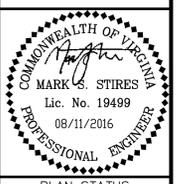
DATE	DESCRIPTION
CNN	CNN
DESIGN	MCS
	CHKD
SCALE:	1"=20'
JOB No.	6016-03-001
DATE	JULY, 2016
FILE No.	6016-PDSUP-001



FIRST STREET SIGHT DISTANCE PROFILE
 SCALE
 H: 1" = 20'
 V: 1" = 2'

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SIGHT DISTANCE PROFILE FIRST STREET
930 NORTH HENRY STREET
 DEVELOPMENT PRELIMINARY SITE PLAN
 CITY OF ALEXANDRIA VIRGINIA



PLAN STATUS	
02/15/16	CONCEPT I
04/15/16	CONCEPT II
08/11/16	PDSUP 1ST SUB

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 _____

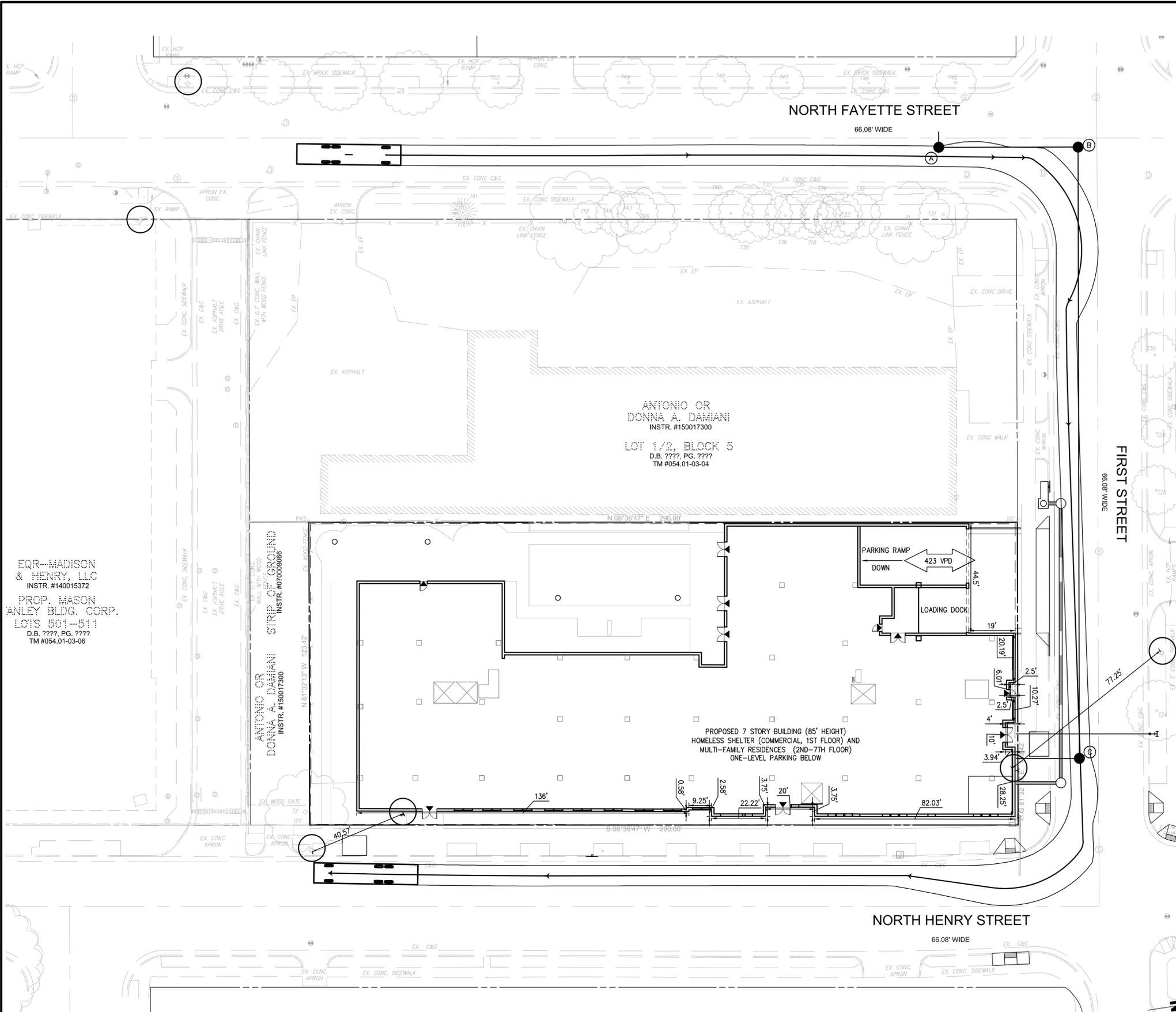
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

DATE	DESCRIPTION
CNN DESIGN	CNN DRAWN
MCS	CHKD

SCALE: 1"=20'

JOB No. 6016-03-001
 DATE JULY, 2016
 FILE No. 6016-PDSUP-001

Cad file name: V:\6016 - 1112 First Street\6016-03-001 (ENG) - Carpenters Shelter PDSUP-FDSUP (Mixed)\Engineering\Engineering Plans\PDSUP\6016-03-001-SiteDist.dwg 8/10/2016

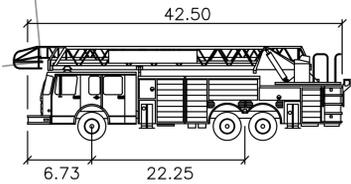


EQR - MADISON & HENRY, LLC
INSTR. #140015372
PROP. MASON ANLEY BLDG. CORP.
LOTS 501-511
D.B. 7777, PG. 7777
TM #054.01-03-06

LADDER TRUCK ACCESS
PERIMETER OF BUILDING ALONG STREET FRONTAGE = 431 FT FROM TOTAL HIGHLIGHTED PERIMETER
TOTAL PERIMETER OF BUILDING = 867 FT
PERCENTAGE OF PERIMETER WITH STREET FRONTAGE REQUIRED = 48%
PERCENTAGE OF PERIMETER WITH STREET FRONTAGE = 50%

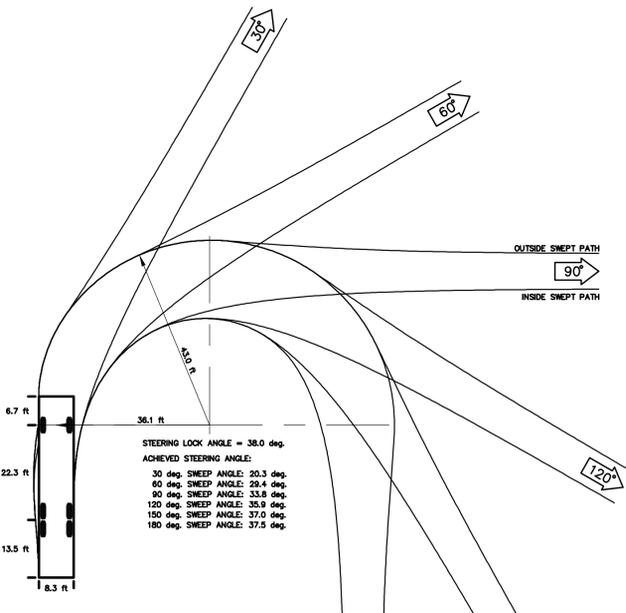
- LEGEND**
- INDICATES LOCATION OF FDC
 - INDICATES LOCATION OF PROPOSED F.H.
 - INDICATES LOCATION OF EXISTING F.H.

- NOTES:**
1. THIS FIRE SERVICE PLAN IS CONCEPTUAL AND SUBJECT TO FURTHER REFINEMENT WITH FURTHER DESIGN.
 2. LOCATIONS OF FDC'S AND FIRE HYDRANTS ARE APPROXIMATE AND SUBJECT TO CHANGE WITH FURTHER DESIGN.

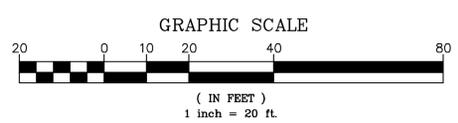


MIDDLETOWN feet

Width : 8.25
Track : 7.00
Lock to Lock Time : 6.0
Steering Angle : 38.0
SCALE: 1"=10'



MIDDLETOWN
NJ Custom
SCALE: 1"=20'



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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FIRE SERVICE PLAN
930 NORTH HENRY STREET
DEVELOPMENT PRELIMINARY SITE PLAN
CITY OF ALEXANDRIA
VIRGINIA

COMMONWEALTH OF VIRGINIA
MARK S. STIRES
Lic. No. 19499
08/11/2016
PROFESSIONAL ENGINEER

PLAN STATUS

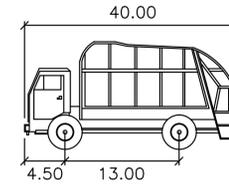
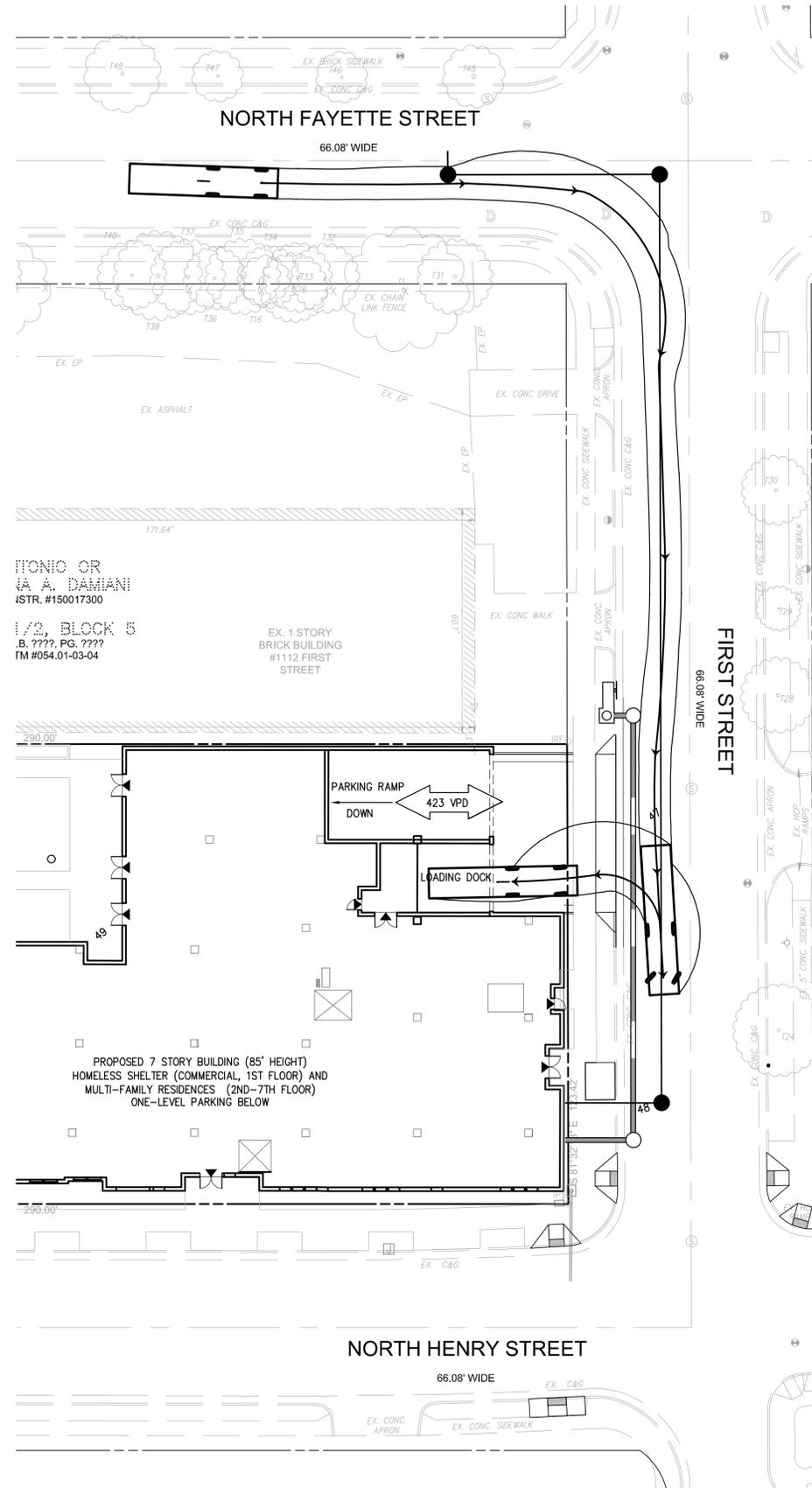
02/15/16	CONCEPT I
04/15/16	CONCEPT II
08/11/16	PDSUP 1ST SUB

DATE	DESCRIPTION
CNN	CNN
DESIGN	MCS
DRAWN	CHKD

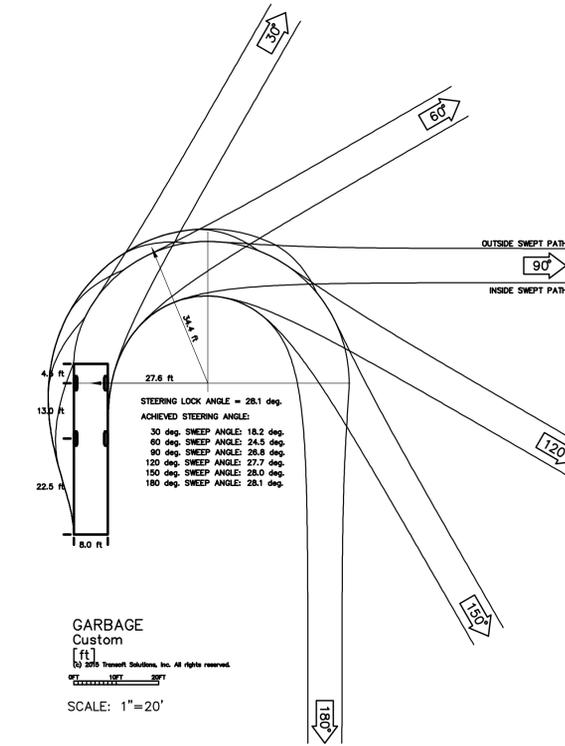
SCALE: 1"=20'

JOB No. 6016-03-001
DATE JULY, 2016
FILE No. 6016-PDSUP-001

SHEET **C11.00**



GARBAGE Custom
 Width : 8.00
 Track : 8.00
 Lock to Lock Time : 6.0
 Steering Angle : 28.1
 SCALE: 1"=10'



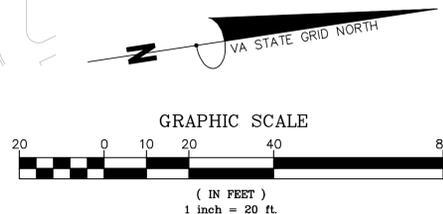
ICONIC OR
 JA A. DAMIANI
 ISTR. #150017300
 1/2, BLOCK 5
 .B. 7777, PG. 7777
 TM #054.01-03-04

EX. 1 STORY BRICK BUILDING
 #1112 FIRST STREET

PROPOSED 7 STORY BUILDING (85' HEIGHT)
 HOMELESS SHELTER (COMMERCIAL, 1ST FLOOR) AND
 MULTI-FAMILY RESIDENCES (2ND-7TH FLOOR)
 ONE-LEVEL PARKING BELOW

FIRST STREET
 66.08' WIDE

NORTH HENRY STREET
 66.08' WIDE



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

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

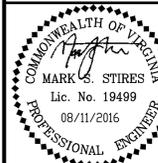
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 DATE RECORDED _____
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GARBAGE TRUCK TURNING MOVEMENT
930 NORTH HENRY STREET
 DEVELOPMENT PRELIMINARY SITE PLAN
 CITY OF ALEXANDRIA
 VIRGINIA

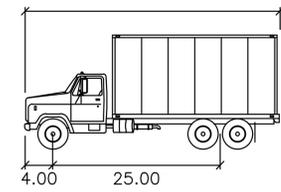
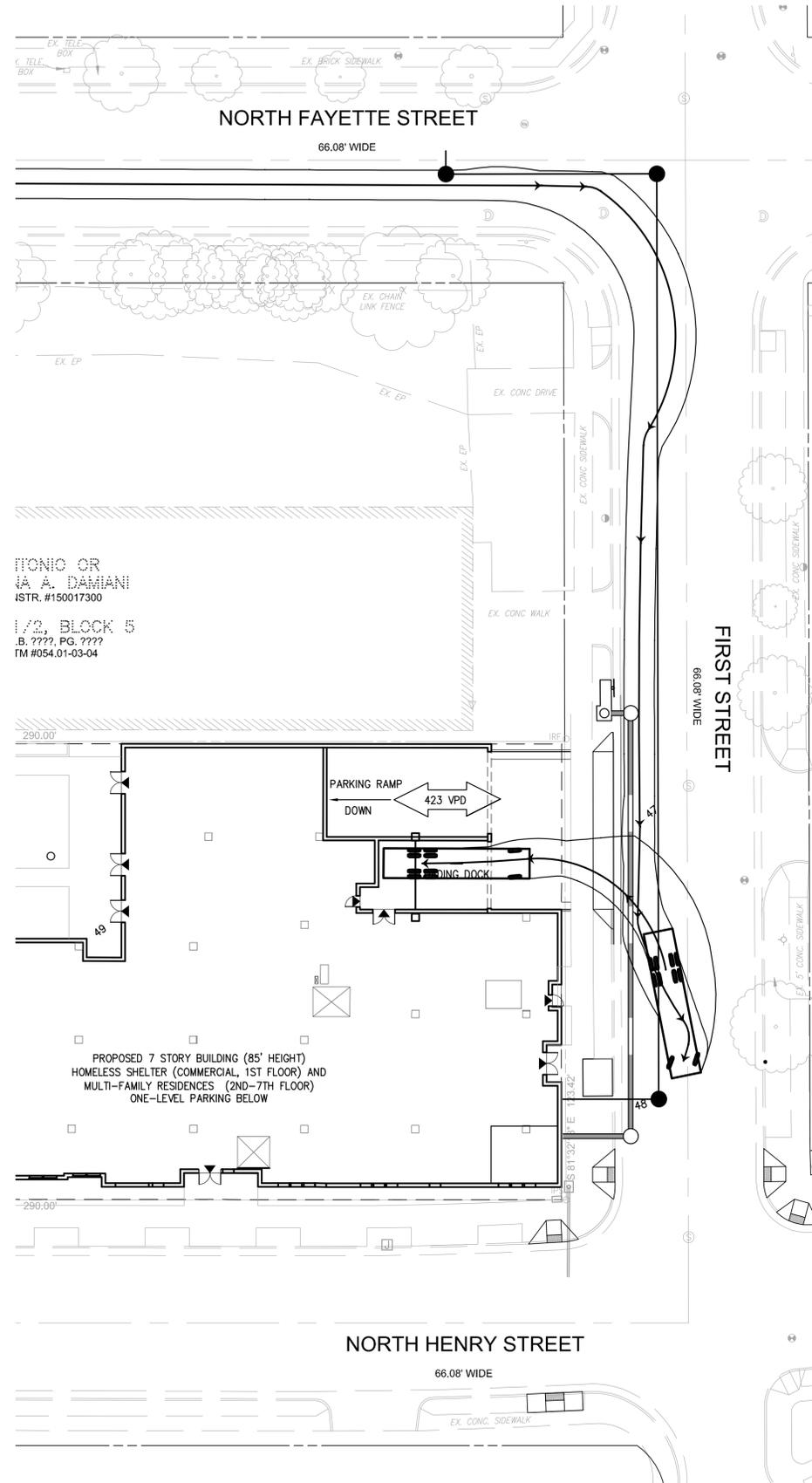


PLAN STATUS	
02/15/16	CONCEPT I
04/15/16	CONCEPT II
08/11/16	PDSUP 1ST SUB

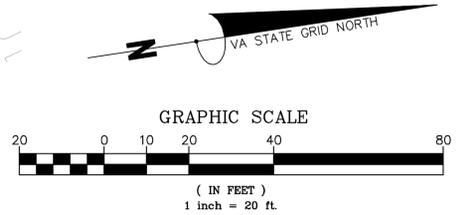
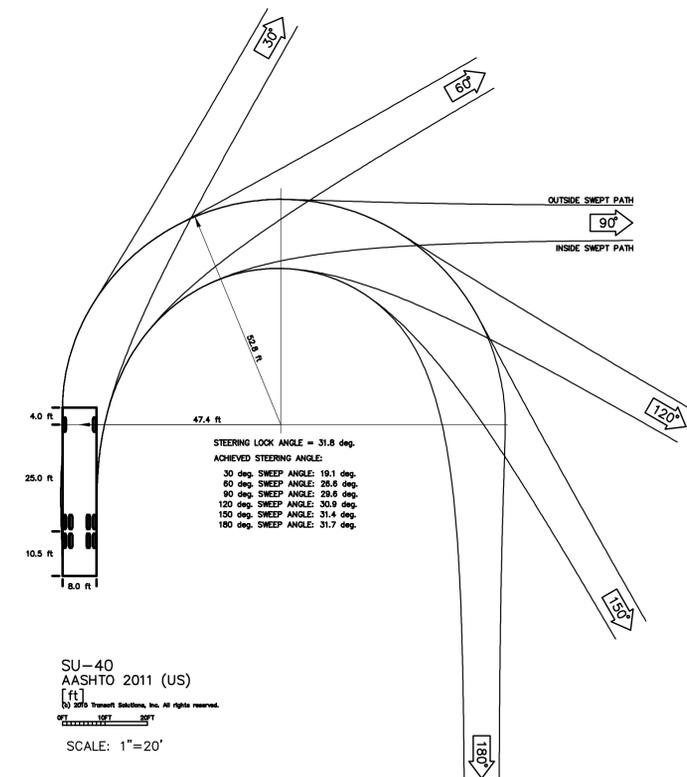
DATE	DESCRIPTION
CNN DESIGN	CNN DRAWN
MCS DESIGN	MCS CHKD

SCALE: 1"=20'
 JOB No. 6016-03-001
 DATE JULY, 2016
 FILE No. 6016-PDSUP-001

SHEET C11.10



SU-40 feet
 Width : 8.00
 Track : 8.00
 Lock to Lock Time : 6.0
 Steering Angle : 31.8
 SCALE: 1"=10'



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

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

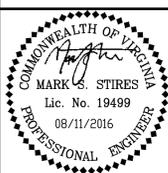
DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____
 DATE RECORDED _____
 INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

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LOADING TRUCK TURNING MOVEMENT
 930 NORTH HENRY STREET
 DEVELOPMENT PRELIMINARY SITE PLAN
 CITY OF ALEXANDRIA
 VIRGINIA

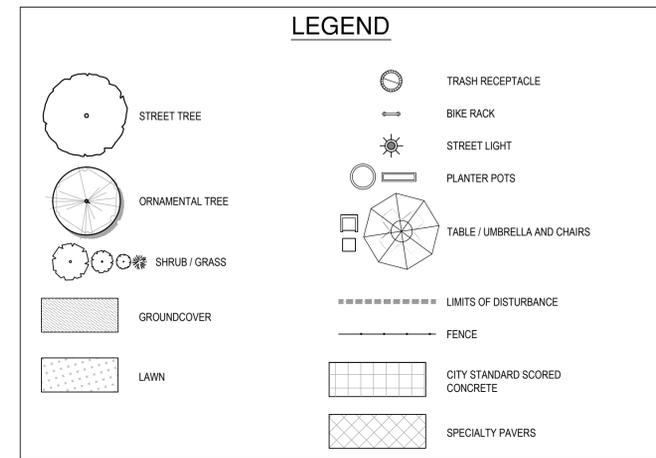
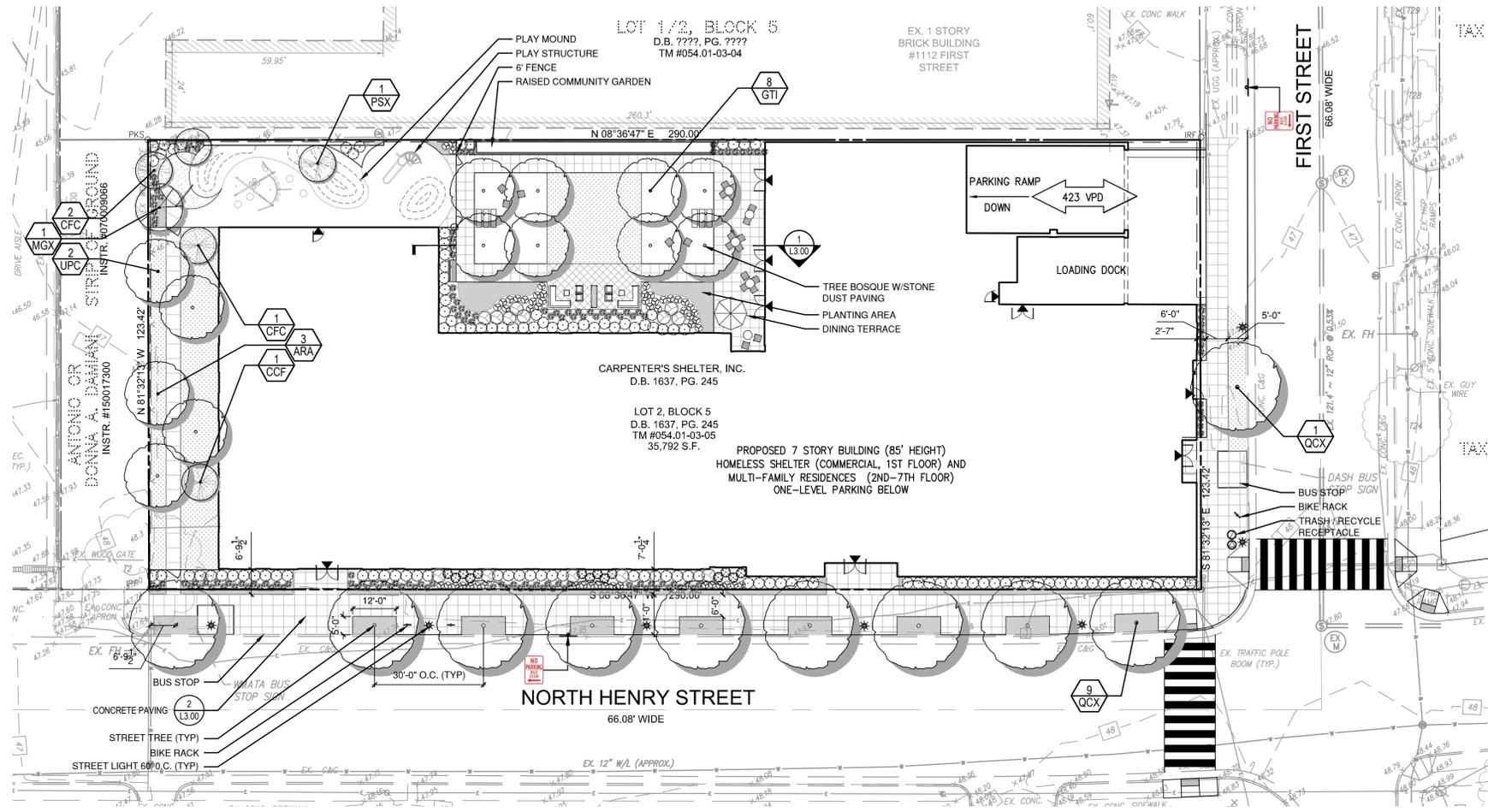


PLAN STATUS	
02/15/16	CONCEPT I
04/15/16	CONCEPT II
08/11/16	PDSUP 1ST SUB

DATE	DESCRIPTION
CNN DESIGN	CNN DRAWN
MCS DESIGN	CHKD

SCALE: 1"=20'
 JOB No. 6016-03-001
 DATE JULY, 2016
 FILE No. 6016-PDSUP-001

SHEET C11.20



PLANT SCHEDULE:



QTY KEY	LATIN NAME	COMMON NAME	SIZE	CCA	
				EA	SUBTOTAL
STREET TREES					
10 QCX	Quercus coccinea	Scarlet Oak	4" cal., B&B.		
EVERGREEN TREES					
1 MGX	Magnolia grandiflora	Southern Magnolia	2-2 1/2" cal., 10' ht., B&B.	500	500
SHADE TREES					
3 ARA	Acer rubrum 'Armstrong'	Armstrong Red Maple	3" cal., B&B.	500	1,500
8 GFI	Gleditsia tricanthos var. inermis	Thornless Honeylocust	4" cal., B&B.	750	3,000
2 TCG	Tilia cordata 'Greenspire'	Greenspire Silver Linden	3" cal., B&B.	500	1,000
ORNAMENTAL TREES					
1 CCF	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	2-2 1/2" cal., 10' ht., B&B.	500	500
5 CFC	Cornus florida 'Cloud Nine'	Cloud Nine Eastern Dogwood	2-2 1/2" cal., 10' ht., B&B.	500	2,500
1 PSX	Prunus sargentii	Sargent Cherry	2-2 1/2" cal., 10' ht., B&B.	500	250
		TOTAL			9,250

*Plantings above structure - CCA credit shall be 50% of the designated allowance.

CROWN COVERAGE CALCULATIONS:

Site Area	35,792 SF (0.8) ac
Required Crown Coverage	8,948 SF (25%)
Crown Coverage Proved (See Sched.)	9,250 SF (26%)

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LANDSCAPE PLAN
930 NORTH HENRY STREET
CONCEPT II
CITY OF ALEXANDRIA
VIRGINIA



PLAN STATUS	DATE
CONCEPT I	02/15/16
CONCEPT II	04/15/16
PDSUP 1ST SUB	08/11/16

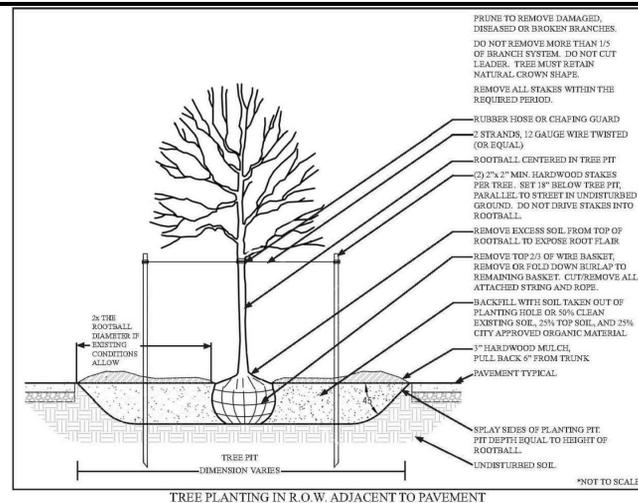
APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING

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. _____

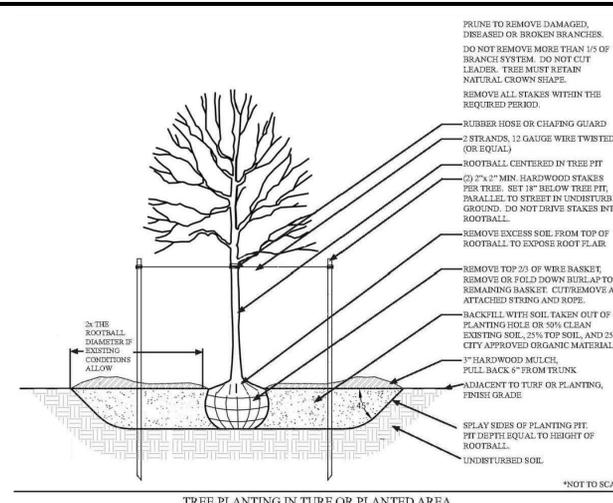
DATE	DESCRIPTION
JBS	JBS
DESIGN	DRAWN
JBS	CHKD
SCALE: AS NOTED	
JOB No. 6016-03-001	
DATE APRIL, 2016	
FILE No. 6016-D-CD2-001	



TREE PLANTING IN R.O.W. ADJACENT TO PAVEMENT

28

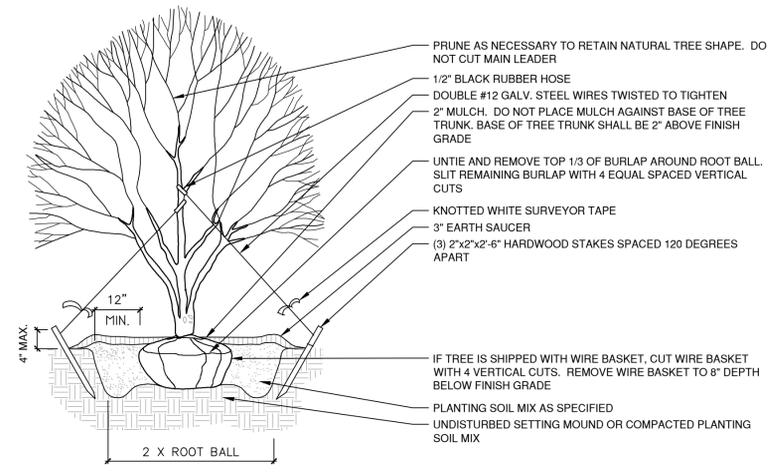
Landscape Guidelines - City of Alexandria, Virginia - 2007



TREE PLANTING IN TURF OR PLANTED AREA

29

Landscape Guidelines - City of Alexandria, Virginia - 2007



2 X ROOT BALL

30

Landscape Guidelines - City of Alexandria, Virginia - 2007

1 DECIDUOUS TREE (STREET TREE CONDITION)

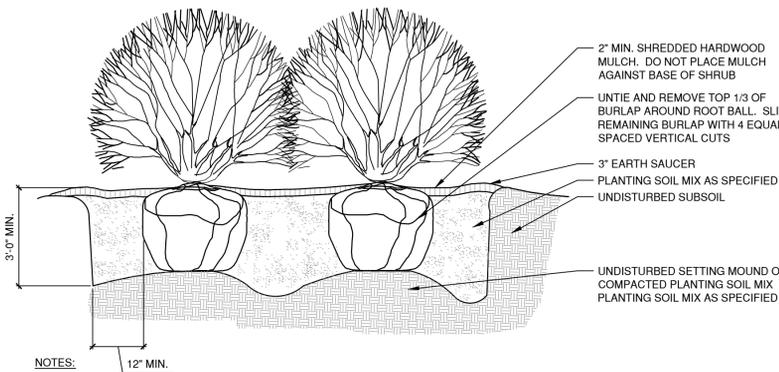
Scale: NTS

2 DECIDUOUS TREE (NON-STREET TREE)

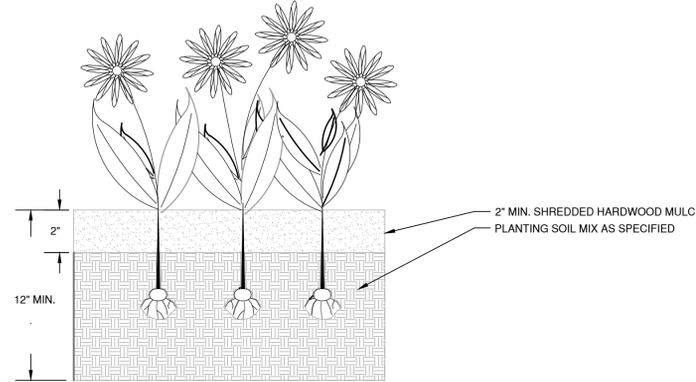
Scale: NTS

3 MULTI-STEM ORNAMENTAL TREE

Scale: NTS



- NOTES:
- SHRUB SHALL BEAR SAME RELATIONSHIP TO GRADE AS IT DID IN NURSERY.
 - PRUNE AS NEEDED TO RETAIN NATURAL SHRUB SHAPE.
 - FOR CONTAINER GROWN PLANTS, SPLIT THE ROOT BALL WITH 4 EQUAL SPACED VERTICAL CUTS AND BUTTERFLY THE ENTIRE ROOT BALL.



5 GROUNDCOVER-PERENNIAL-ANNUAL

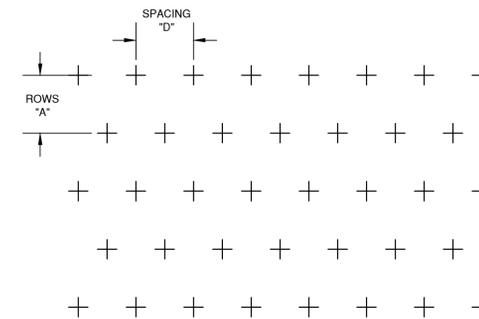
Scale: NTS

6 GROUNDCOVER SPACING

Scale: NTS

PLANT SPACING CHART

SPACING "D"	ROW "A"	PLANTS / SF.
6" O.C.	5.20" O.C.	4.61
8" O.C.	6.93" O.C.	2.60
10" O.C.	8.66" O.C.	1.66
12" O.C.	10.40" O.C.	1.15
15" O.C.	13.00" O.C.	0.73
18" O.C.	15.60" O.C.	0.51
24" O.C.	20.80" O.C.	0.29



4 SHRUB PLANTING

Scale: NTS

REQUIRED NOTES - LANDSCAPE GUIDELINES, CITY OF ALEXANDRIA, APRIL, 2007

- ALL PROTECTION AND PRESERVATION MEASURES FOR EXISTING VEGETATION, INCLUDING MAINTENANCE SHALL BE APPROVED BY THE CITY ARBORIST IN-FIELD PRIOR TO COMMENCEMENT OF ANY SITE DISTURBING ACTIVITY.
- SPECIFICATION FOR ALL PLANTINGS SHALL BE IN ACCORDANCE WITH THE CURRENT AND MOST UP TO DATE EDITION OF ANSI-Z60.1, THE AMERICAN STANDARD FOR NURSERY STOCK, AS PRODUCED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, WASHINGTON, DC.
- THE APPLICANT HAS MADE SUITABLE ARRANGEMENTS FOR PRE-SELECTION TAGGING, PRE-CONTRACT GROWING, OR IS UNDERTAKING SPECIALIZED PLANTING STOCK DEVELOPMENT WITH A NURSERY OR GROWER THAT IS CONVENIENTLY LOCATED TO THE PROJECT SITE, OTHER PROCEDURES THAT WILL ENSURE AVAILABILITY OF SPECIFIED MATERIALS. IN THE EVENT THAT SHORTAGES AND/OR INABILITY TO OBTAIN SPECIFIED PLANTINGS OCCURS, REMEDIAL EFFORTS INCLUDING SPECIES CHANGES, ADDITIONAL PLANTINGS AND MODIFICATION TO THE LANDSCAPE PLAN SHALL BE UNDERTAKEN BY THE APPLICANT. ALL REMEDIAL EFFORTS SHALL, WITH PRIOR APPROVAL BY THE CITY, BE PERFORMED TO THE SATISFACTION OF THE DIRECTORS OF PLANNING & ZONING, RECREATION, PARKS & CULTURAL ACTIVITIES AND TRANSPORTATION & ENVIRONMENTAL SERVICES.
- 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.
- PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION/PLANTING OPERATIONS, A PRE-INSTALLATION/CONSTRUCTION MEETING WILL BE SCHEDULED WITH THE CITY'S ARBORIST AND LANDSCAPE ARCHITECTS TO REVIEW THE SCOPE OF INSTALLATION PROCEDURES AND PROCESSES.
- MAINTENANCE FOR THIS PROJECT SHALL BE PERFORMED IN PERPETUITY, IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND/OR AS CONDITIONED BY PROJECT APPROVAL.
- A CERTIFICATION LETTER FOR TREE WELLS, TREE TRENCHES AND PLANTINGS ABOVE STRUCTURE SHALL BE PROVIDED BY THE PROJECT'S LANDSCAPE ARCHITECT. THE LETTER SHALL CERTIFY THAT ALL BELOW GRADE CONSTRUCTION IS IN COMPLIANCE WITH APPROVED DRAWINGS AND SPECIFICATIONS. THE LETTER SHALL BE SUBMITTED TO THE CITY ARBORIST AND APPROVED PRIOR TO APPROVAL OF THE LAST AND FINAL CERTIFICATE OF OCCUPANCY FOR THE PROJECT. THE LETTER SHALL BE SUBMITTED BY THE OWNER/APPLICANT/SUCCESSOR AND SEALED AND DATED AS APPROVED BY THE PROJECT'S LANDSCAPE ARCHITECT.
- AS-BUILT DRAWINGS FOR THIS LANDSCAPE AND/OR IRRIGATION/WATER MANAGEMENT SYSTEM WILL BE PROVIDED IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES. AS-BUILT DRAWINGS SHALL INCLUDE CLEAR IDENTIFICATION OF ALL VARIATION(S) AND CHANGES FROM APPROVED DRAWINGS INCLUDING LOCATION, QUANTITY AND SPECIFICATION OF ALL PROJECT ELEMENTS.

LANDSCAPE NOTES - City of Alexandria December, 2009

- ALL PROTECTION AND PRESERVATION MEASURES FOR EXISTING VEGETATION, INCLUDING MAINTENANCE AND PENALTIES SHALL BE PREPARED IN COMPLIANCE WITH LANDSCAPE GUIDELINES OF THE CITY OF ALEXANDRIA AND APPROVED BY THE CITY ARBORIST IN-FIELD PRIOR TO COMMENCEMENT OF ANY SITE DISTURBING AND CONSTRUCTION ACTIVITIES.
- ALL VEGETATION PRESERVATION AND PROTECTION METHODS SHALL BE APPROVED IN FIELD BY THE CITY ARBORIST PRIOR TO COMMENCEMENT OF ANY GROUND DISTURBING ACTIVITY.
- LOCATION AND METHOD FOR PROTECTION AND PRESERVATION OF EXISTING TREES WILL BE SHOWN ON DEMOLITION, SEDIMENT AND EROSION CONTROL, AND LANDSCAPE PLAN SHEETS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE SURE THAT ANY EXISTING LANDSCAPING WHICH IS TO BE RELOCATED ON THE SITE WILL BE CAREFULLY STORED IN A DESIGNATED AREA BEFORE BEING REPLANTED. COORDINATION WITH THE OWNER FOR MUTUALLY AGREEABLE

STORAGE LOCATIONS FOR LANDSCAPE MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF PLANT MATERIAL THAT DOES NOT SURVIVE STORAGE AND REPLANTING.

- APPLICANT MUST INCLUDE ON THE PLAN DOCUMENTATION OF COMMUNICATION WITH THE ADJACENT PROPERTY OWNER(S) VERIFYING NOTIFICATION OF AND AGREEMENT WITH CONSTRUCTION IMPACT, POTENTIAL FOR LOSS, AND AGREED UPON REMEDIAL MEASURES PERTAINING TO THE EXISTING TREE(S) ON ADJACENT PROPERTIES THAT WILL BE AFFECTED BY PROJECT WORK.
- INCLUDE SPECIFIC CONSTRUCTION STAGING INFORMATION ON THE PLAN THAT INDICATES THE METHODS, AND PROCEDURES TO BE IMPLEMENTED FOR PROTECTION OF EXISTING ON-SITE AND OFF-SITE VEGETATION.
- PROPOSED PLANTING SHALL BE PROVIDED IN COMPLIANCE WITH LANDSCAPE GUIDELINES OF THE CITY OF ALEXANDRIA.
- SPECIFICATION FOR ALL PLANTINGS SHALL BE IN ACCORDANCE WITH THE CURRENT AND MOST UP TO DATE EDITION OF ANSI-Z60.1, THE AMERICAN STANDARD FOR NURSERY STOCK, AS PRODUCED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, WASHINGTON, D.C.
- THE APPLICANT SHALL MAKE SUITABLE ARRANGEMENTS FOR PRE-SELECTION TAGGING, PRE-CONTRACT GROWING, OR IS UNDERTAKING SPECIALIZED PLANTING STOCK DEVELOPMENT WITH A NURSERY OR GROWER THAT IS CONVENIENTLY LOCATED TO THE PROJECT SITE, OR UTILIZING OTHER PROCEDURES THAT WILL ENSURE AVAILABILITY OF SPECIFIED MATERIALS. IN THE EVENT THAT SHORTAGES AND/OR INABILITY TO OBTAIN SPECIFIED PLANTINGS OCCURS, REMEDIAL EFFORTS INCLUDING SPECIES CHANGES, ADDITIONAL PLANTINGS AND MODIFICATION TO THE LANDSCAPE PLAN SHALL BE UNDERTAKEN BY THE APPLICANT. ALL REMEDIAL EFFORTS SHALL, WITH PRIOR APPROVAL BY THE CITY, BE PERFORMED TO THE SATISFACTION OF THE DIRECTORS OF PLANNING & ZONING, RECREATION, PARKS & CULTURAL ACTIVITIES AND TRANSPORTATION & ENVIRONMENTAL SERVICES.
- 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.
- PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION/PLANTING OPERATIONS, A PRE-INSTALLATION/CONSTRUCTION MEETING WILL BE SCHEDULED WITH THE CITY'S ARBORIST AND LANDSCAPE ARCHITECTS TO REVIEW THE SCOPE OF INSTALLATION PROCEDURES AND PROCESSES.
- MAINTENANCE FOR THIS PROJECT SHALL BE PERFORMED IN PERPETUITY BY THE APPLICANT/OWNER/SUCCESSOR, IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND/OR AS CONDITIONED BY PROJECT APPROVAL.
- A CERTIFICATION LETTER FOR TREE WELLS, TREE TRENCHES AND PLANTINGS ABOVE STRUCTURE SHALL BE PROVIDED BY THE PROJECT'S LANDSCAPE ARCHITECT. THE LETTER SHALL CERTIFY THAT ALL BELOW GRADE CONSTRUCTION IS IN COMPLIANCE WITH APPROVED DRAWINGS AND SPECIFICATIONS. THE LETTER SHALL BE SUBMITTED TO THE CITY ARBORIST AND APPROVED PRIOR TO APPROVAL OF THE LAST AND FINAL CERTIFICATE OF OCCUPANCY FOR THE PROJECT. THE LETTER SHALL BE SUBMITTED BY THE OWNER/APPLICANT/SUCCESSOR AND SEALED AND DATED AS APPROVED BY THE PROJECT'S LANDSCAPE ARCHITECT.
- AS-BUILT DRAWINGS FOR THIS LANDSCAPE PLAN AND/OR IRRIGATION/WATER MANAGEMENT SYSTEM WILL BE PROVIDED IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES. AS-BUILT DRAWINGS SHALL INCLUDE CLEAR IDENTIFICATION OF ALL VARIATION(S) AND CHANGES FROM APPROVED DRAWINGS INCLUDING LOCATION, QUANTITY AND SPECIFICATION OF ALL PROJECT ELEMENTS.

Bowman
CONSULTING DC

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LANDSCAPE NOTES AND DETAILS
930 NORTH HENRY STREET
CONCEPT II
CITY OF ALEXANDRIA
VIRGINIA



PLAN STATUS

02/15/16	CONCEPT I
04/15/16	CONCEPT II
08/11/16	PDSUP 1ST SUB

DATE	DESCRIPTION
JBS	JBS
DESIGN	CHKD
SCALE:	AS NOTED
JOB No.	6016-03-001
DATE	APRIL, 2016
FILE No.	6016-D-CD2-001
SHEET	L2.00

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

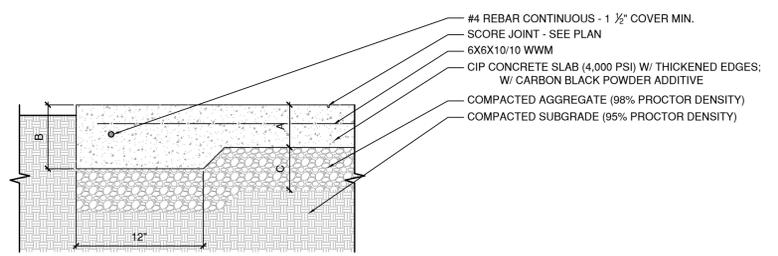
DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____
DATE RECORDED _____
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____



1 COURTYARD SECTION
SECTION Scale: 1/4" = 1'-0"



PAVEMENT SCHEDULE			
	A	B	C
PEDESTRIAN	0'-4"	0'-8"	0'-4"
VEHICULAR	0'-8"	1'-0"	0'-6"

2 CONCRETE PAVING SECTION Scale: 1 1/2" = 1'-0"



PLAN STATUS	
02/15/16	CONCEPT I
04/15/16	CONCEPT II
08/11/16	PDSUP 1ST SUB

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 _____

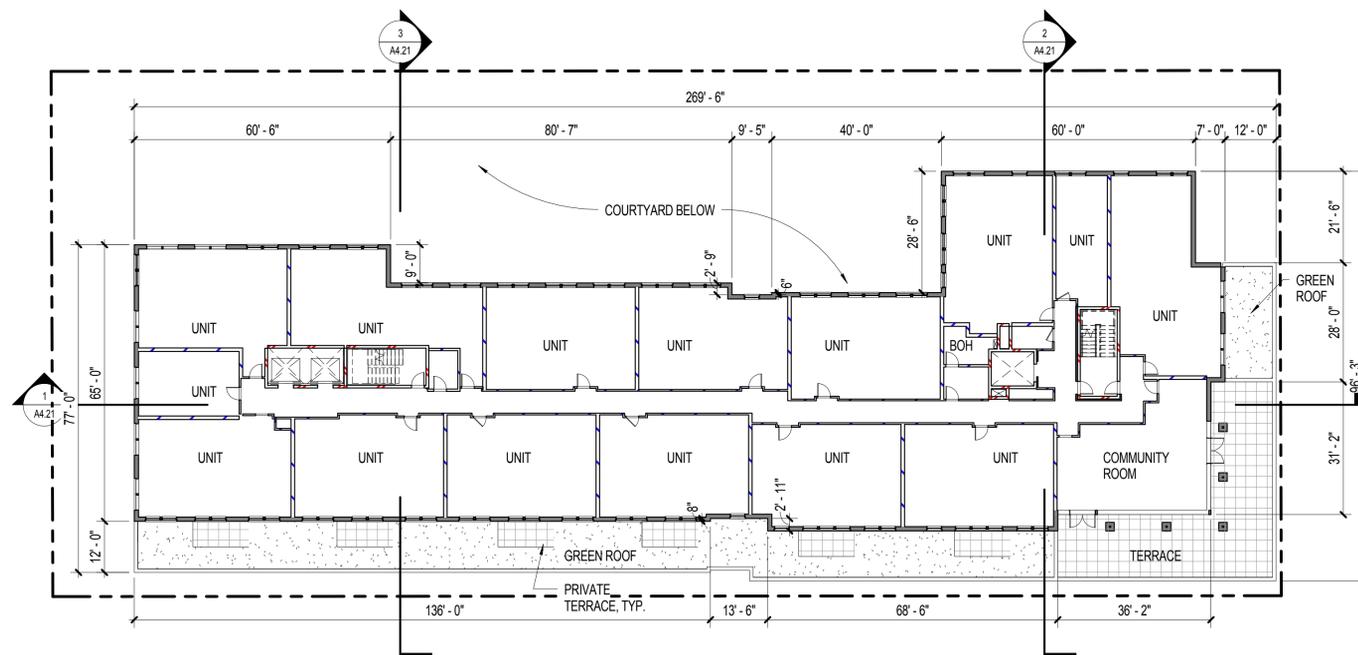
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INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

DATE	DESCRIPTION
JBS	JBS
DESIGN	DRAWN
	CHKD
SCALE: AS NOTED	
JOB No. 6016-03-001	
DATE APRIL, 2016	
FILE No. 6016-D-CD2-001	

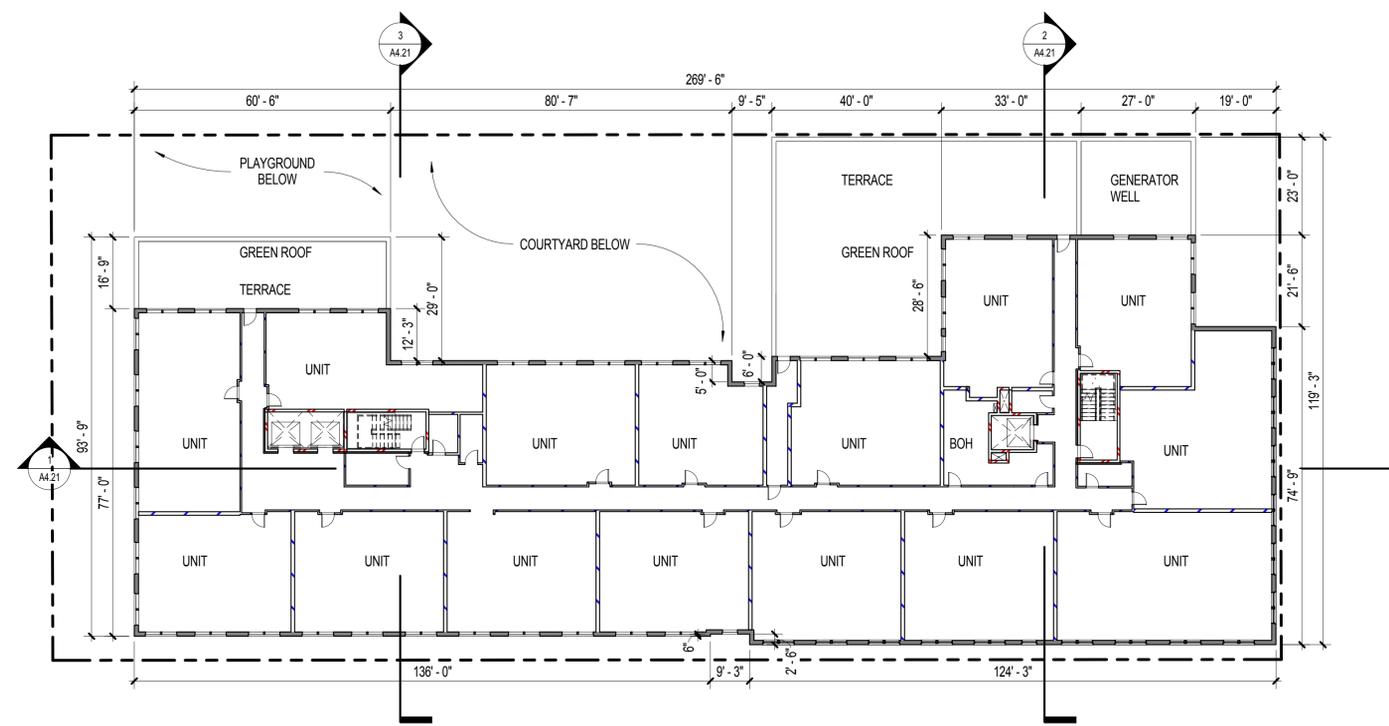


ISSUANCES		
No.	Drawing Issue Description	Date
	DEVELOPMENT PRELIMINARY SITE PLAN	08/11/2016



2 CONCEPT FLOOR PLAN - LEVEL 3
A2.01 SCALE: 1" = 20'-0"

MULTIFAMILY UNIT MIX	
STUDIOS	10 UNITS
1 BEDROOMS	5 UNITS
2 BEDROOMS	71 UNITS
3 BEDROOMS	12 UNITS
TOTAL	98 UNITS



1 CONCEPT FLOOR PLAN - LEVEL 2
A2.01 SCALE: 1" = 20'-0"

AHDC / Carpenter's Shelter

930 North Henry Street
Alexandria, VA 22314

AHDC / Carpenter's Shelter

FLOOR PLAN - LEVEL 2 AND 3

DAVID KITCHENS	20140266
Principal in Charge	Project No.
Approver	08/08/16
Project Manager	Date
Checker	
Project Architect	
Author	
Staff Architect	

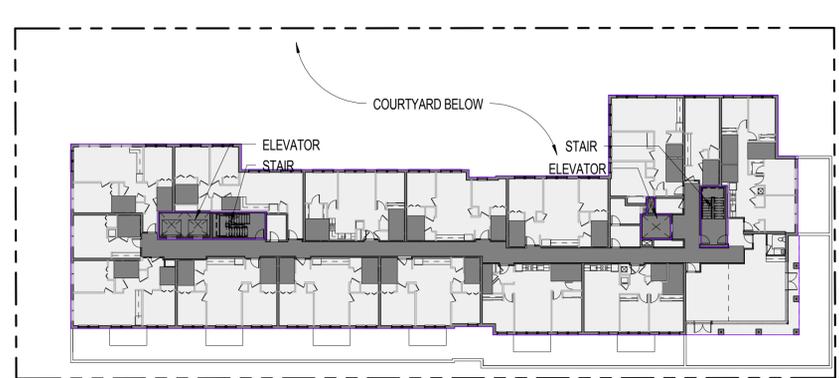
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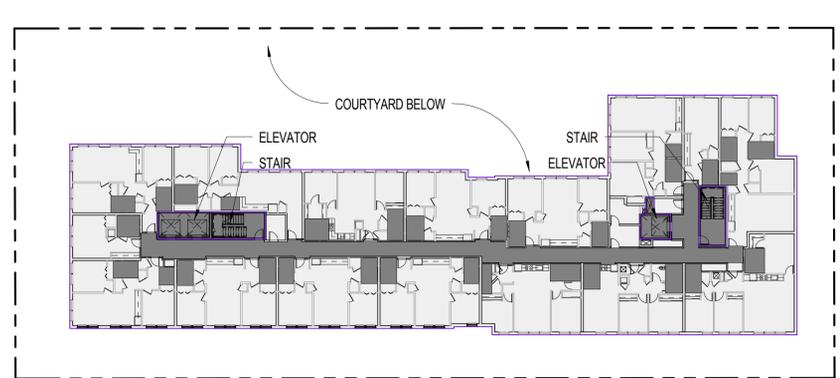
ISSUANCES		
No.	Drawing Issue Description	Date
1	DEVELOPMENT PRELIMINARY SITE PLAN	08/11/2016



AREA DEDUCTIONS AT RESIDENTIAL LEVEL 3

SHAFTS, STAIRWELLS 708 SQUARE FEET
LOWERED CEILING HEIGHT 2,842 SQUARE FEET (INCLUDES CORRIDOR AND UNIT RESTROOMS)

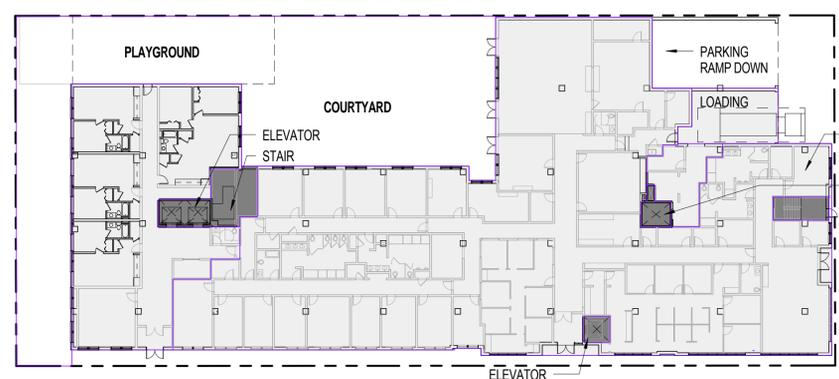
TOTAL AREA DEDUCTION AT FLOOR 3,550 SQUARE FEET



AREA DEDUCTIONS AT RESIDENTIAL LEVEL 4-7

SHAFTS, STAIRWELLS 708 SQUARE FEET
LOWERED CEILING HEIGHT 2,985 SQUARE FEET (INCLUDES CORRIDOR AND UNIT RESTROOMS)

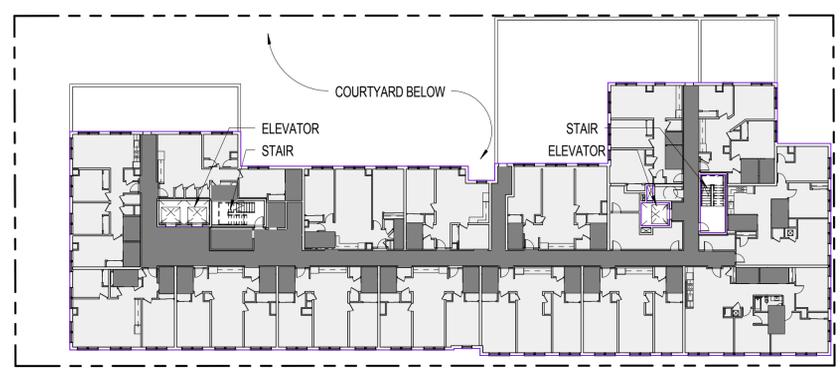
TOTAL AREA DEDUCTION AT FLOOR 3,693 SQUARE FEET



AREA DEDUCTIONS AT RESIDENTIAL LEVEL 1

SHAFTS, STAIRWELLS 888 SQUARE FEET

TOTAL AREA DEDUCTION AT FLOOR 888 SQUARE FEET



AREA DEDUCTIONS AT RESIDENTIAL LEVEL 2

SHAFTS, STAIRWELLS 708 SQUARE FEET
LOWERED CEILING HEIGHT 3,985 SQUARE FEET (INCLUDES CORRIDOR AND UNIT RESTROOMS)

TOTAL AREA DEDUCTION AT FLOOR 4,693 SQUARE FEET

GROSS FLOOR AREA
 AREA DEDUCTIONS

BUILDING CODE SUMMARY	
USE GROUP:	PRIMARY OCCUPANCY: R2 SECONDARY OCCUPANCIES: STORAGE, S-2; PARKING DECK BUSINESS, B; GENERAL OFFICE ASSEMBLY, A2 (UNCONCENTRATED W/O SEATING); DAVID'S PLACE
CONSTRUCTION TYPE:	TYPE IIB: BELOW GRADE PARKING, FLOORS 1 AND 2 TYPE IIB: FLOORS 3-7
BUILDING HEIGHT:	7 STORIES ABOVE GRADE 1 STORY BELOW GRADE 88'-0" FROM GRADE TO LEVEL 7 (HIGHEST OCCUPIED STORY) - NOT A HIGH RISE
FIRE PROTECTION:	FULLY SPRINKLERED IN COMPLIANCE WITH NFPA 13

FAR TABLE			
	GROSS FLOOR AREA	NET DEDUCTION	NET FLOOR AREA
LEVEL B1	35,451	35,451	0
LEVEL 1 - CARPENTER'S SHELTER (COMMERCIAL)	17,220	80	17,135
LEVEL 1 - MULTI-FAMILY (RESIDENTIAL)	5,454	800	4,651
LEVEL 1 - LOADING/BOH	1,165	0	1,165
LEVEL 2	20,643	4,693	17,055
LEVEL 3	16,723	3,550	13,135
LEVEL 4	16,723	3,666	13,135
LEVEL 5	16,723	3,666	13,135
LEVEL 6	16,723	3,666	13,135
LEVEL 7	16,723	3,666	13,135
TOTAL	163,548	59,238	104,310
FAR (NET AREA / SITE AREA)	2.91 (105,681 SF / 35,792 SF)		

NOTES:

- NET DEDUCTIONS INCLUDE STAIRS, SHAFTS AND UNIT BATHROOMS. CEILING IN UNIT BATHROOMS WERE LOWERED BELOW A 7'-6" FINISHED HEIGHT. AREA DEDUCTIONS ARE PER CITY OF ALEXANDRIA ZONING ORDINANCE 2-145.
- LEVEL B-1 PARKING AREA IS NOT INCLUDED IN FLOOR AREA RATIO CALCULATION
- MAX FAR ALLOWED: 3.0
BASE FAR = 2.5 IN CRMU-H WHERE >50% OF PROPOSED FLOOR SPACE IS RESIDENTIAL (PER 5-305)
ADD 20% BONUS FOR PROVISION OF LOW AND MODERATE INCOME UNITS (PER 7-700)
TOTAL FAR ALLOWED = 2.5 X 1.2 = 3.0
FAR PROVIDED: 2.91
- FAR OF COMMERCIAL AREA ONLY (ENTIRE CARPENTER'S SHELTER) IS 0.48.

AHDC / Carpenter's Shelter

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AREA PLANS AND OCCUPANCY DIAGRAM

Designer: 20140266
 Principal-in-Charge: Project No.
 Approver: 08/08/16
 Project Manager: Date
 Checker: Project Architect
 Author: Staff Architect

A2.10



PROJECT NUMBER: 20140266 PROJECT NAME: AHDC / Carpenter's Shelter Model - 8-8-16
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ISSUANCES		
No.	Drawing Issue Description	Date
	DEVELOPMENT PRELIMINARY SITE PLAN	08/11/2016



2 EAST ELEVATION
A4.10 SCALE: 1/16" = 1'-0"



1 NORTH ELEVATION
A4.10 SCALE: 1/16" = 1'-0"



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BUILDING MASSING

Designer	20140266
Principal-in-Charge	Project No.
Approver	08/08/16
Project Manager	Date
Checker	
Project Architect	
Author	
Staff Architect	

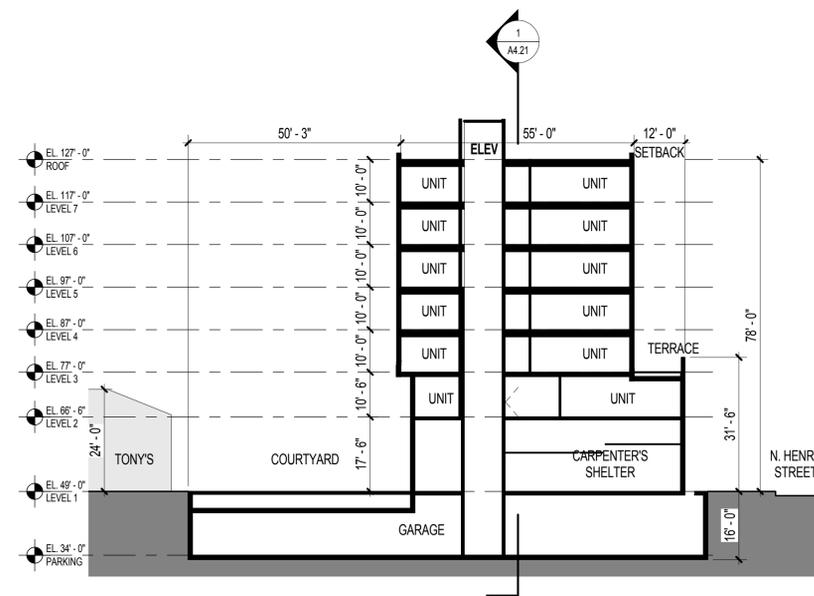
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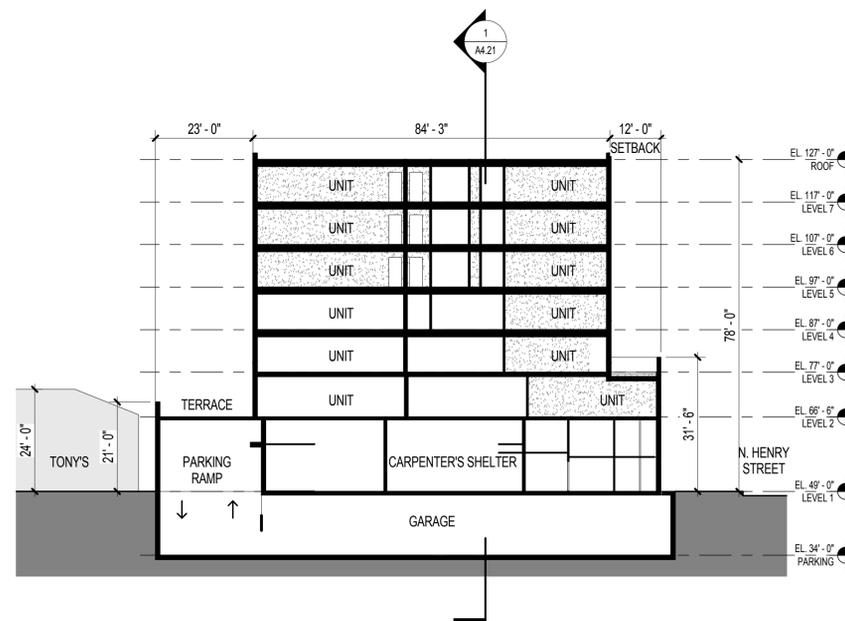
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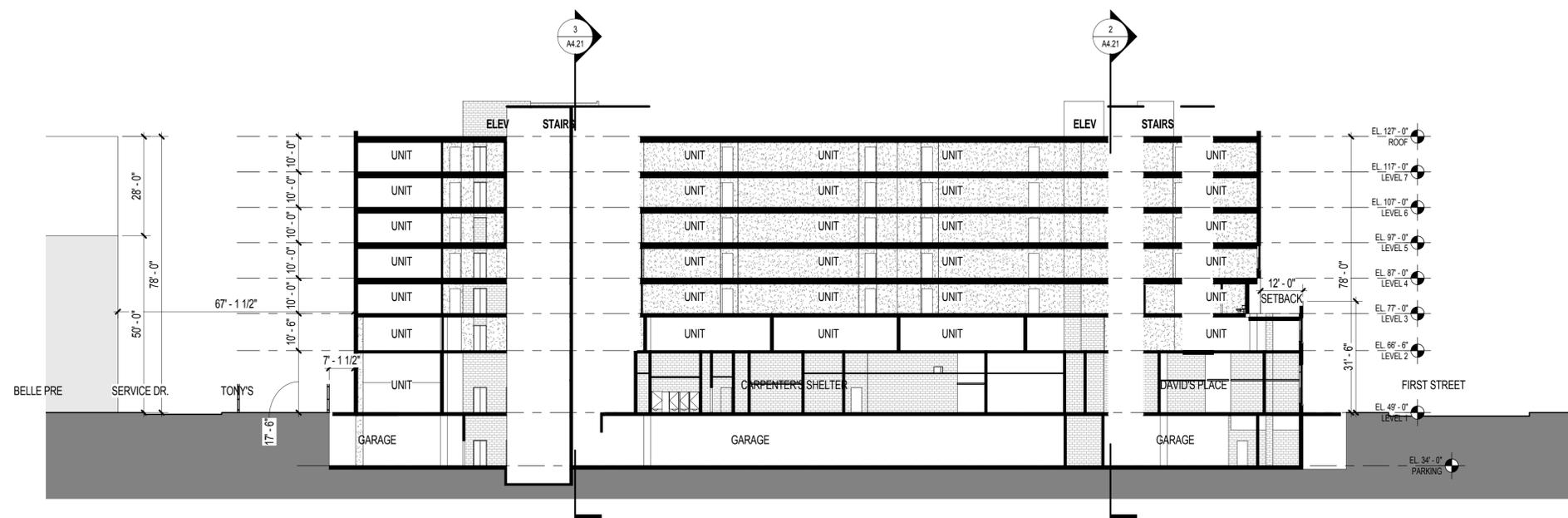
ISSUANCES		
No.	Drawing Issue Description	Date
1	DEVELOPMENT PRELIMINARY SITE PLAN	08/11/2016



3 CONCEPT SECTION - EAST WEST (1)
A2.00 | A4.21 SCALE: 1" = 20'-0"



2 CONCEPT SECTION - EAST WEST (2)
A2.00 | A4.21 SCALE: 1" = 20'-0"



1 CONCEPT SECTION - NORTH SOUTH
A2.00 | A4.21 SCALE: 1" = 20'-0"

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Alexandria, VA 22314

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BUILDING SECTIONS

Designer	20140266
Principal-in-Charge	Project No.
Approver	08/08/16
Project Manager	Date
Checker	
Project Architect	
Author	
Staff Architect	

A4.21

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