

PROJECT NAME
Mount Vernon Village Center
 3809-3843 Mount Vernon Avenue
 Alexandria, VA
 TAX MAP NUMBERS 7.03-09-01, 7.03-09-02, 7.03-09-11, 7.03-09-10, 7.03-09-09

AREA TABULATIONS

TOTAL SITE AREA =	4.88 AC	212,526 SF
TOTAL AREA OF TAX PARCEL =	4.86 AC	211,693 SF
TOTAL EXISTING PERVIOUS AREA =	0.58 AC	25,346 SF
TOTAL PROPOSED PERVIOUS AREA =	0.64 AC	27,878 SF
TOTAL DISTURBED AREA =	5.09 AC	221,720 SF

PROJECT ZONING GSF:

	Phase 1	Phase 2	All Phase
RETAIL	32,423	20,831	53,254
PARKING			
Ground Floor	43,585	29,311	72,896
Mezzanine Floor		19,909	19,909
Total Parking Area	43,585	49,220	92,805
RESIDENTIAL			
Ground Floor	11,342	14,626	25,968
Mezzanine	20,276	15,017	35,293
2nd Floor	53,777	39,586	93,363
3rd Floor	53,777	39,586	93,363
4th Floor	53,777	39,586	93,363
5th Floor	53,777	39,586	93,363
6th Floor	29,019	55,829	84,848
Total Residential	275,745	214,797	490,542
TOTAL	351,753	284,848	636,601

ENVIRONMENTAL SITE ASSESSMENT

THERE ARE NO TIDAL WETLANDS, TIDAL SHORES, TRIBUTARY STREAMS, FLOODPLAINS, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS, HIGHLY ERODIBLE/PERMEABLE SOILS OR BUFFER AREAS ASSOCIATED WITH SHORES, STREAMS OR WETLANDS LOCATED ON THIS SITE. FURTHER, THERE ARE NO WETLAND PERMITS REQUIRED FOR THIS DEVELOPMENT PROJECT. ADDITIONALLY, THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS OR AREAS OF SOIL OR GROUNDWATER CONTAMINATION ON THE SITE.

VICINITY MAP

SCALE: 1" = 500' approx.



ZONING TABULATIONS

1. ZONE OF SITE: CDD-6

2. USE: EXISTING: RETAIL; PROPOSED: RETAIL AND RESIDENTIAL

3. LOT AREA: 212,526 SF; MINIMUM LOT AREA: N/A

4. NUMBER OF DWELLING UNITS: 478

5. UNITS PER ACRE: N/A

6. GROSS SQUARE FOOTAGE: (GROUND FLOOR AND ABOVE)

USE	GSF
RETAIL	53,254 SF
RESIDENTIAL	490,542 SF
PARKING	92,805 SF
TOTAL	636,601 SF

7. NET SQUARE FOOTAGE:

USE	GSF
TOTAL	636,601 SF

8. FLOOR AREA RATIO:

	EXISTING	PROPOSED	TOTAL
EXISTING	0	3.0	3.0
PROPOSED	3.0	0	3.0
TOTAL	3.0	3.0	3.0

9. OPEN SPACE:

	GROUND LEVEL	OTHER
EXISTING	21,250 SF	10,625 SF
PROPOSED	0	0
TOTAL	21,250 SF	10,625 SF

10. AVERAGE FINISHED GRADE: 12.1'

11. HEIGHT: 73'-10" ABOVE AVERAGE FINISHED GRADE

12. YARDS:

	EXISTING	PROPOSED
FRONT	—	—
SIDE	—	—
REAR	—	—
REQUIRED	—	PROPOSED

13. FRONTAGE: —

14. PARKING SPACES:

	REQUIRED (PER ARTICLE VII OF THE ZONING ORDINANCE)	PHASE 1	PHASE 2	TOTAL
RESIDENTIAL:				
Standard	199 1 Bed units @ 1.3 = 259	199 1 Bed units @ 1.3 = 259	138 1 Bed units @ 1.3 = 179	397
Compact	73 2 Bed units @ 1.75 = 128	73 2 Bed units @ 1.75 = 128	68 2 Bed units @ 1.75 = 119	265
Total	387	387	298	685
RETAIL:	32,423 sf @ 1.1/230sf = 155	20,831 sf @ 1.1/230sf = 100		255
TOTAL	542	487	398	940
PROVIDED:				
STANDARD	481	238	719	
COMPACT	98	108	206	
ACCESSIBLE	5	6	11	
VAN ACCESSIBLE	2	2	4	
TOTAL PROVIDED	586	354	940	
% COMPACT	17%	30%	22%	

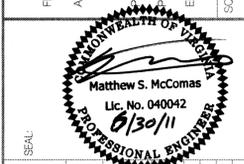
15. LOADING SPACES:

REQUIRED: 3 (53,254 sf retail @ 1/20,000)

PROVIDED: PHASE 1: 1 @ 55' X 12'; 2 @ 30' X 12'; HEIGHT 14'-6" MINIMUM; PHASE 2: 3 @ 30' X 12'; HEIGHT 14'-6" MINIMUM

16. TRIP GENERATION: EXISTING: 4158; PROPOSED: 5405

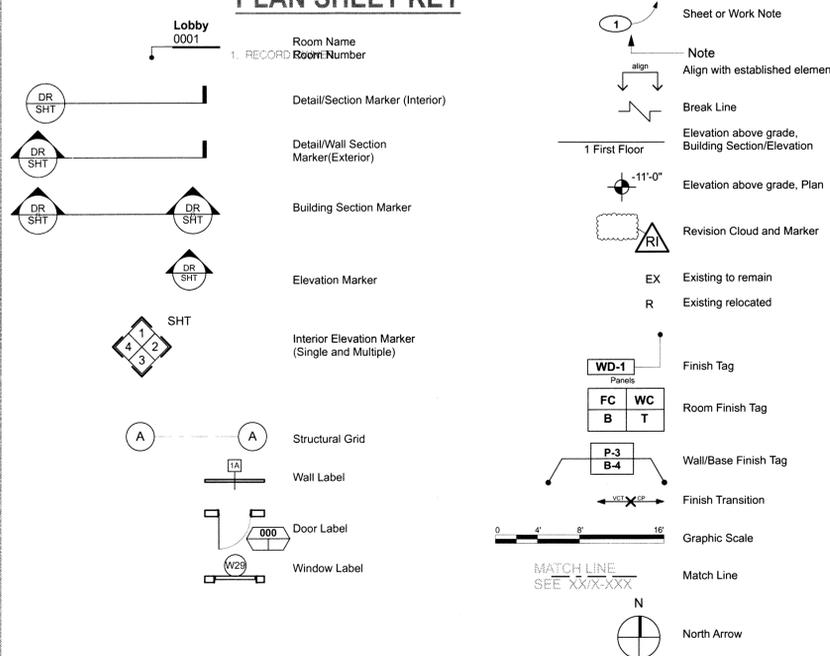
17. CROWN COVERAGE: THE APPLICANT WILL WORK WITH THE CITY TO COMPLY WITH THE REQUIRED 25% OF SITE AREA. COVERAGE WILL BE PROVIDED WITHIN THE SITE AT GRADE AND ON THE ROOF TERRACES, AND POTENTIALLY AT GRADE IN FOUR MILE RUN PARK. DETAILS WITH NEXT SUBMISSION



REVISION APPROVED BY:

NO.	DESCRIPTION	DATE	APPROVED

PLAN SHEET KEY



PROJECT DESCRIPTION NARRATIVE

The re-development of the Mount Vernon Avenue Shopping Center will create a new urban center for the Arlandria neighborhood of Alexandria, Virginia. The completed project will offer a mix of retail shops and residential. The design goal is to achieve LEED Certification.

The design of the Mt. Vernon Avenue Center distributes the primary uses and massing to create a focal point for the neighborhood. The basic concept is a block of retail space facing Mt. Vernon Avenue at the first floor. Behind and below this space is parking for the entire development. Above the retail will be 3 to 5 floors of apartments. The project is divided into two parts by an open plaza that connects Mt. Vernon Avenue with Four Mile Run Park. This plaza will also serve as the primary entrance to the two apartment buildings. The apartment floors shrink as they go up creating multiple terraces. The larger spaces over the on-grade parking will be developed as landscaped gardens. The garden on the south side will also contain a swimming pool.

The architectural and urban design goal is to use variation in height and facade line to break down the project scale. By varying heights, the massing will reinforce the design goal of creating a lively street front. Similarly the variation in the facade line at the street will not only break down the mass of the building, but also provide for activity spaces on the sidewalk such as outdoor dining, etc.

The building is set back from the property line on both Mt. Vernon Avenue and Bruce Street to provide for better sidewalks. On Bruce Street, in front of the parking, will be 5 livework units, which will reinforce the residential nature of Bruce Street. This concept will be continued around the face of the building on the park.

The site development envisions a two level underground parking garage; 55,000 square feet of retail space at grade; additional parking at grade; residential entrances and lobbies at grade; loading berths for retail and residential at grade; and 5 floors of residential apartments on floors 2-6 above containing approximately 478 units. The development has been designed in two phases, the first phase being the southern portion of the site and the second phase being the northern portion of the site. Part of the existing shopping center would remain in place until the construction of phase two.

SPECIAL USE PERMITS/ZONING MODIFICATIONS/WAIVERS

Special Use Permits required:

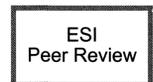
Height: Proposed height: 73'-10". Potomac West Small Area Plan allows 65' Master Plan and CDD6 Amendment requested

Density: FAR 3.0 allowed under CDD6 is proposed

Building Height to centerline of street: 7'-2" at Bruce Street

SHEET INDEX

- 1. Cover Sheet**
- ARCHITECTURAL:**
- 2. SP0.01 Context Plan
 - 3. SP1.P2 P2 Floor Plan
 - 4. SP1.P1 P1 Floor Plan
 - 5. SP1.01 Ground Floor Plan
 - 6. SP1.02 Mezzanine Floor Plan
 - 7. SP1.03 Second Floor Plan
 - 8. SP1.04 Third Floor Plan
 - 9. SP1.05 Fourth Floor Plan
 - 10. SP1.06 Fifth Floor Plan
 - 11. SP1.07 Sixth Floor Plan
 - 12. SP1.08 Penthouse Floor Plan
 - 13. SP1.09 Elevations
 - 14. SP1.10 East-West Sections
 - 15. SP1.11 East-West Sections
 - 16. SP1.12 North-South Sections
 - 15. SP1.13 Phase 1 Site Plan
- CIVIL:**
- 16. C-101 Existing Conditions Plan
 - 17. C-102 Existing Tree Survey
 - 18. C-103 Demolition Plan
 - 19. C-104 Utility Plan
 - 20. C-105 Site Plan
 - 21. C-106 SWM Details
 - 22. C-107 Environmental Man. Narrative
 - 23. C-107A Environmental Man. Narrative
 - 24. C-108 Fire Service Plan
 - 25. C-109 Vehicle Turn Analysis
 - 26. C-110 Vehicle Turn Analysis
- Attachments:**
- 1. Development Concept Plan Checklist
 - 2. Concept 2 Comments reply document
 - 3. Draft Traffic Impact Study
 - 4. Building Code Analysis
 - 5. Renderings



OWNER/DEVELOPER

1. RECORD OWNER: **Arlandria Center LLC**
 C/O Stephen Weinstock
 1725 DeSales Street, N.W., Suite 900
 Washington, DC 20036

2. DEVELOPER: **Arlandria Center LLC**
 C/O Stephen Weinstock
 1725 DeSales Street, N.W., Suite 900
 Washington, DC 20036

3. PLAN PREPARED BY: _____

4. ARCHITECT: **CORE architecture | design**
 1010 wisconsin avenue, nw, Suite 405
 Washington DC, 20007
 T 202.466.6116
 F 202.466.6235

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. _____

Mt. Vernon Village Center
CONCEPT SITE PLAN #3
 CITY OF ALEXANDRIA
 SHEET NAME: **COVERSHEET**

Mount Vernon Village Center

3809-3843 Mount Vernon Avenue
Alexandria, VA 22305

Arlandria Center LLC

c/o Stephen Weinstock
1725 DeSales Street, NW, Ste 900
Washington, DC 20036

Architect



1010 Wisconsin Avenue, NW
Suite 405
Washington, DC 20007
T 202.466.6116
F 202.466.6235

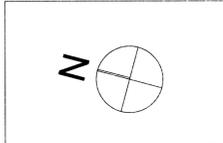
Civil Engineer
Wiles Mensch Corporation
11860 Sunrise Valley Drive Suite 200
Arlington, VA 22207-5319
(703) 591-7600
(703) 284-0595

Structural Engineer
SK&A
1155 Connecticut Avenue, NW Suite 800
Washington DC 20036
202-659-2520
202-659-1097

MEP Engineer
Girard Engineering
7600 Leesburg Pike W. Building, Ste 310
Falls Church, VA 22043
703 442 8787
703 356 0169

Traffic Engineer
Gorove/Slade Associates, Inc.
1140 Connecticut Ave NW, Ste 600
Washington, DC 20036
202-296-8625
202-785-1276

Floodplain Consultant
Hydrology, Hydraulics, River Mechanics
2255 Parkers Hill Drive
Maidens, VA 23102
804 543 8073
804 556 3904



REV DT ISSUED
7-1-11 Concept 3 Submission



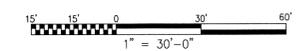
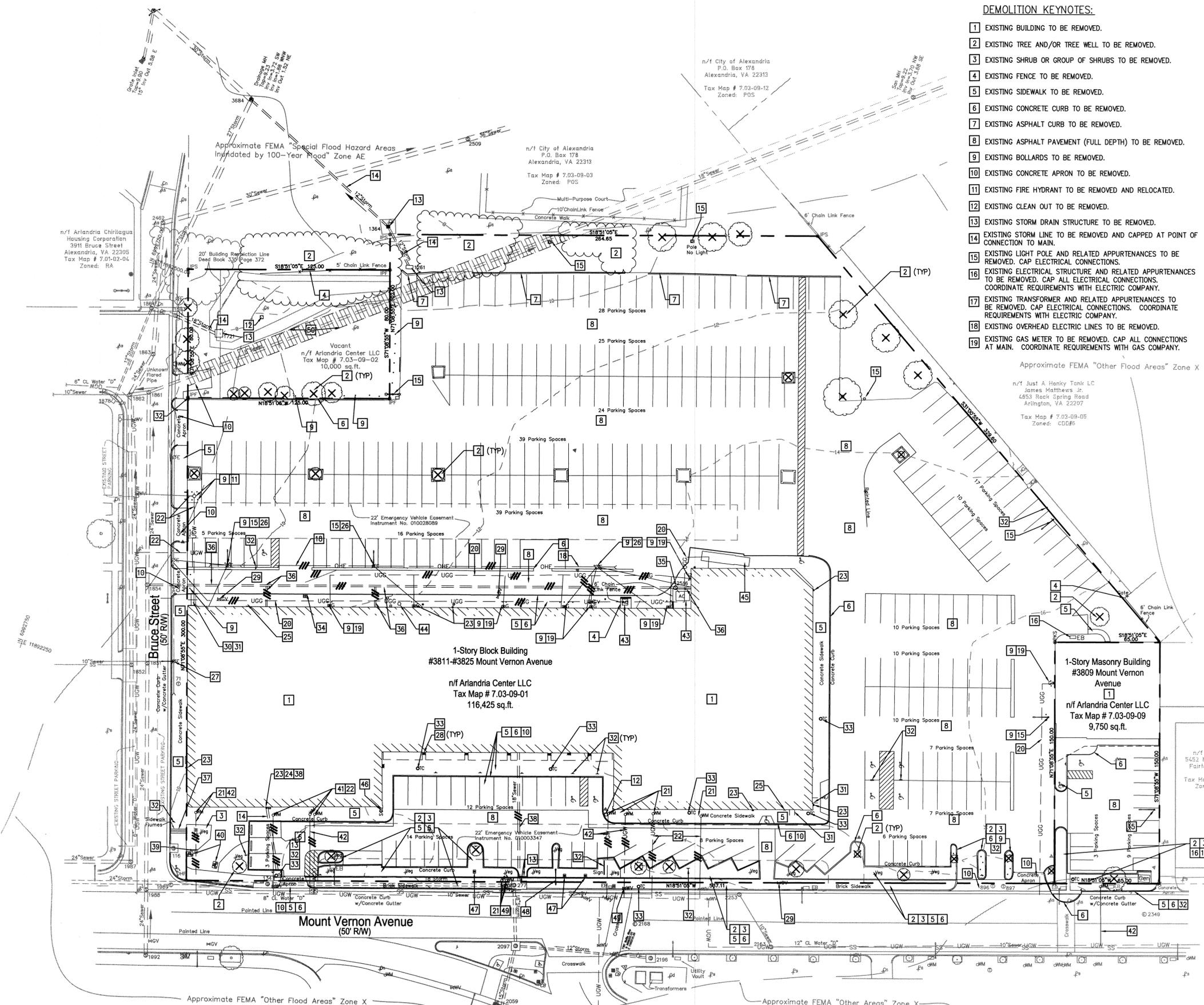
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE COMMONWEALTH OF VIRGINIA

Project No. 09017.00

DEMOLITION PLAN C-103

DEMOLITION KEYNOTES:

- 1 EXISTING BUILDING TO BE REMOVED.
- 2 EXISTING TREE AND/OR TREE WELL TO BE REMOVED.
- 3 EXISTING SHRUB OR GROUP OF SHRUBS TO BE REMOVED.
- 4 EXISTING FENCE TO BE REMOVED.
- 5 EXISTING SIDEWALK TO BE REMOVED.
- 6 EXISTING CONCRETE CURB TO BE REMOVED.
- 7 EXISTING ASPHALT CURB TO BE REMOVED.
- 8 EXISTING ASPHALT PAVEMENT (FULL DEPTH) TO BE REMOVED.
- 9 EXISTING BOLLARDS TO BE REMOVED.
- 10 EXISTING CONCRETE APRON TO BE REMOVED.
- 11 EXISTING FIRE HYDRANT TO BE REMOVED AND RELOCATED.
- 12 EXISTING CLEAN OUT TO BE REMOVED.
- 13 EXISTING STORM DRAIN STRUCTURE TO BE REMOVED.
- 14 EXISTING STORM LINE TO BE REMOVED AND CAPPED AT POINT OF CONNECTION TO MAIN.
- 15 EXISTING LIGHT POLE AND RELATED APPURTENANCES TO BE REMOVED. CAP ELECTRICAL CONNECTIONS.
- 16 EXISTING ELECTRICAL STRUCTURE AND RELATED APPURTENANCES TO BE REMOVED. CAP ALL ELECTRICAL CONNECTIONS. COORDINATE REQUIREMENTS WITH ELECTRIC COMPANY.
- 17 EXISTING TRANSFORMER AND RELATED APPURTENANCES TO BE REMOVED. CAP ELECTRICAL CONNECTIONS. COORDINATE REQUIREMENTS WITH ELECTRIC COMPANY.
- 18 EXISTING OVERHEAD ELECTRIC LINES TO BE REMOVED.
- 19 EXISTING GAS METER TO BE REMOVED. CAP ALL CONNECTIONS AT MAIN. COORDINATE REQUIREMENTS WITH GAS COMPANY.
- 20 EXISTING GAS LINE TO BE REMOVED AND CAPPED AT MAIN. COORDINATE REQUIREMENTS WITH GAS COMPANY.
- 21 EXISTING WATER METER TO BE REMOVED. COORDINATE REQUIREMENTS WITH AMERICAN WATER.
- 22 EXISTING WATER LINE TO BE REMOVED AND CAPPED AT PROPERTY LINE. COORDINATE REQUIREMENTS WITH AMERICAN WATER.
- 23 EXISTING DOWNSPOUT TO BE REMOVED.
- 24 EXISTING FAUCET TO BE REMOVED.
- 25 EXISTING SIAMESE CONNECTION TO BE REMOVED.
- 26 EXISTING ELECTRIC POLE TO BE REMOVED.
- 27 EXISTING ELECTRIC POLE TO BE REMOVED AND RELOCATED. OVERHEAD ELECTRIC LINES TO BE RECONNECTED. COORDINATE REQUIREMENTS WITH ELECTRIC COMPANY.
- 28 EXISTING WALL LIGHT TO BE REMOVED.
- 29 EXISTING GAS VALVE TO BE REMOVED.
- 30 EXISTING STEPS TO BE REMOVED.
- 31 EXISTING HAND RAILS TO BE REMOVED.
- 32 EXISTING SIGN TO BE REMOVED, STORED AND RELOCATED PER OWNER'S DISCRETION.
- 33 EXISTING TRASH RECEPTACLE TO BE REMOVED, STORED AND RELOCATED PER OWNER'S DISCRETION.
- 34 EXISTING HAND HOLE TO BE REMOVED.
- 35 EXISTING SANITARY MANHOLE TO BE REMOVED.
- 36 EXISTING SANITARY LINE TO BE REMOVED AND CAPPED AT MAIN.
- 37 EXISTING DRAINAGE FLUME TO BE REMOVED.
- 38 EXISTING ROOF DRAIN TO BE REMOVED.
- 39 EXISTING MAILBOX TO BE REMOVED AND RELOCATED PER USPS REQUIREMENTS.
- 40 EXISTING BICYCLE RACK TO BE REMOVED.
- 41 EXISTING WATER METER FROM RECORD TO BE REMOVED.
- 42 EXISTING WATER LINE TO BE REMOVED AND CAPPED AT MAIN. COORDINATE REQUIREMENTS WITH AMERICAN WATER.
- 43 EXISTING AIR CONDITIONING UNIT TO BE REMOVED
- 44 EXISTING PROPANE TANK TO BE REMOVED.
- 45 EXISTING TRASH COMPACTOR TO BE REMOVED AND RETURNED TO REFUSE CONTRACTOR.
- 46 EXISTING SECURITY CAMERA TO BE REMOVED.
- 47 EXISTING TRAFFIC POLE TO BE REMOVED AND RELOCATED.
- 48 EXISTING LIGHT POLE TO BE RELOCATED.
- 49 EXISTING WATER VALVE TO BE REMOVED.
- 50 ON SITE PORTION OF EXISTING SEWER EASEMENT TO BE VACATED.



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

DIRECTOR	DATE
CHAIRMAN PLANNING COMMISSION	DATE
DATE RECORDED	
INSTRUMENT NO.	DEED BOOK NO.
	PAGE NO.

DEMOLITION PLAN C-103

Mount Vernon Village Center

3809-3843 Mount Vernon Avenue
Alexandria, VA 22305

Arlandria Center LLC

c/o Stephen Weinstock
1725 DeSales Street, NW, Ste 900
Washington, DC 20036

Architect



1010 Wisconsin Avenue, NW
Suite 405
Washington, DC 20007
T 202.466.6116
F 202.466.6235

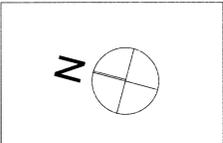
Civil Engineer
Wiles Mensch Corporation
11860 Sunrise Valley Drive Suite 200
Arlington, VA 22207-5319
(703) 391-7600
(703) 264-0595

Structural Engineer
SK&A
1155 Connecticut Avenue, NW Suite 800
Washington DC 20036
202-659-2520
202-659-1097

MEP Engineer
Girard Engineering
7600 Leesburg Pike W. Building, Ste 310
Falls Church, VA 22043
703-442-8787
703-356-0169

Traffic Engineer
Gorove/Slade Associates, Inc.
1140 Connecticut Ave NW, Ste 600
Washington, DC 20036
202-296-8625
202-785-1276

Floodplain Consultant
Hydrology, Hydraulics, River Mechanics
2255 Parkers Hill Drive
Maidens, VA 23102
804-543-8073
804-556-3904



REV	DT	ISSUED
1	7-1-11	Concept 3 Submission



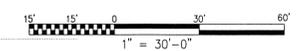
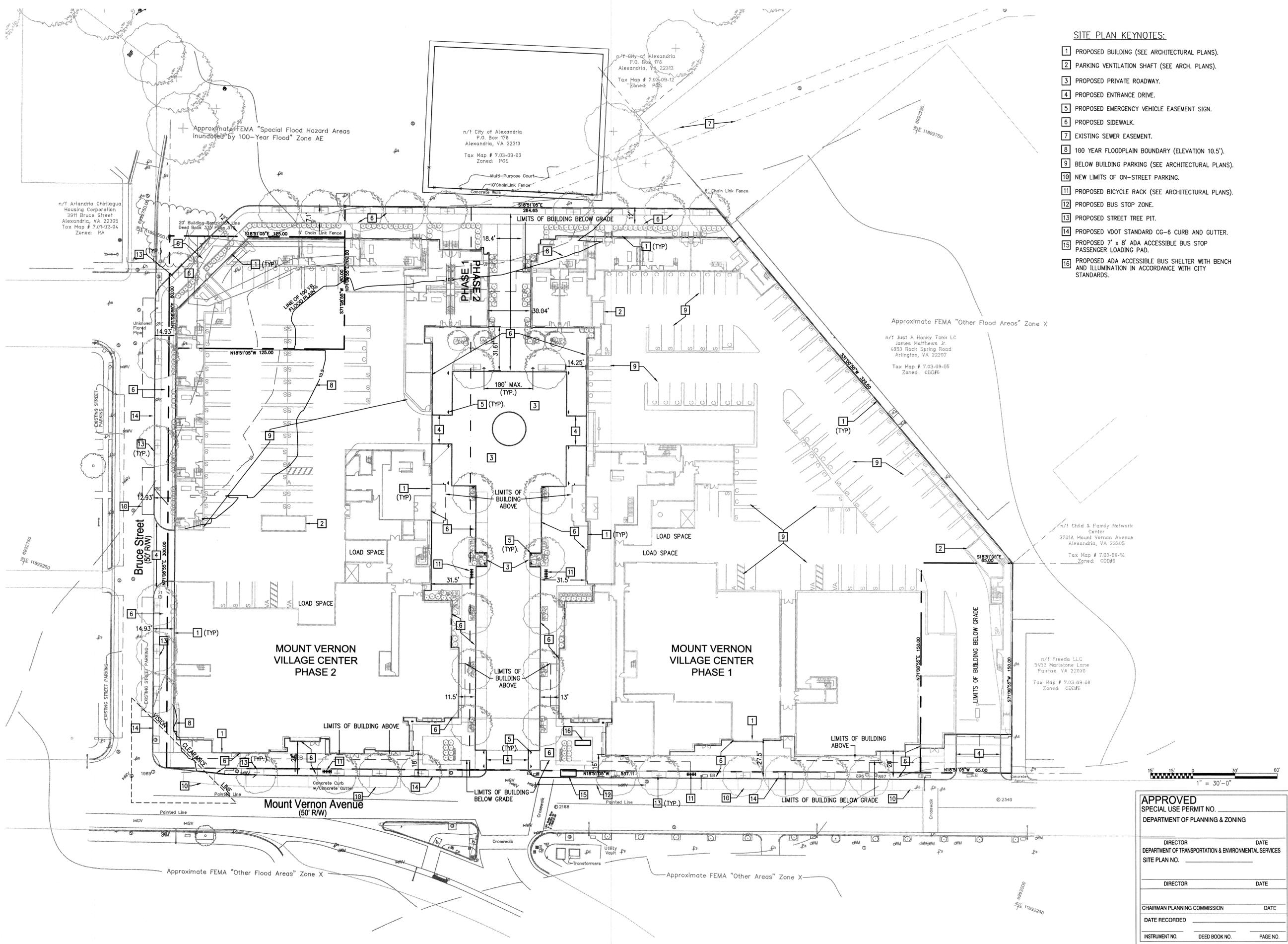
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE COMMONWEALTH OF VIRGINIA.

Project No. 09017.00

SITE PLAN C-105

SITE PLAN KEYNOTES:

- 1 PROPOSED BUILDING (SEE ARCHITECTURAL PLANS).
- 2 PARKING VENTILATION SHAFT (SEE ARCH. PLANS).
- 3 PROPOSED PRIVATE ROADWAY.
- 4 PROPOSED ENTRANCE DRIVE.
- 5 PROPOSED EMERGENCY VEHICLE EASEMENT SIGN.
- 6 PROPOSED SIDEWALK.
- 7 EXISTING SEWER EASEMENT.
- 8 100 YEAR FLOODPLAIN BOUNDARY (ELEVATION 10.5').
- 9 BELOW BUILDING PARKING (SEE ARCHITECTURAL PLANS).
- 10 NEW LIMITS OF ON-STREET PARKING.
- 11 PROPOSED BICYCLE RACK (SEE ARCHITECTURAL PLANS).
- 12 PROPOSED BUS STOP ZONE.
- 13 PROPOSED STREET TREE PIT.
- 14 PROPOSED VDOT STANDARD CG-6 CURB AND GUTTER.
- 15 PROPOSED 7' x 8' ADA ACCESSIBLE BUS STOP PASSENGER LOADING PAD.
- 16 PROPOSED ADA ACCESSIBLE BUS SHELTER WITH BENCH AND ILLUMINATION IN ACCORDANCE WITH CITY STANDARDS.



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

Mount Vernon Village Center

3809-3843 Mount Vernon Avenue
Alexandria, VA 22305

Arlandria Center LLC

c/o Stephen Weinstock
1725 DeSales Street, NW, Ste 900
Washington, DC 20036

Architect



1010 Wisconsin Avenue, NW
Suite 405
Washington, DC 20007
T 202.466.6116
F 202.466.6235

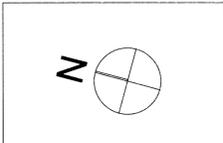
Civil Engineer
Wiles Mensch Corporation
11860 Sunrise Valley Drive Suite 200
Arlington, VA 22207-5319
(703) 391-7600
(703) 284-0595

Structural Engineer
SK&A
1155 Connecticut Avenue, NW Suite 800
Washington DC 20036
202-659-2520
202-659-1097

MEP Engineer
Girard Engineering
7600 Leesburg Pike W. Building, Ste 310
Falls Church, Va 22043
703 442 8787
703 356 0169

Traffic Engineer
Gorove/Slade Associates, Inc.
1140 Connecticut Ave NW, Ste 600
Washington, DC 20036
202-296-8625
202-785-1276

Floodplain Consultant
Hydrology, Hydraulics, River Mechanics
2255 Parkers Hill Drive
Malden, VA 23102
804 543 8073
804 556 3904



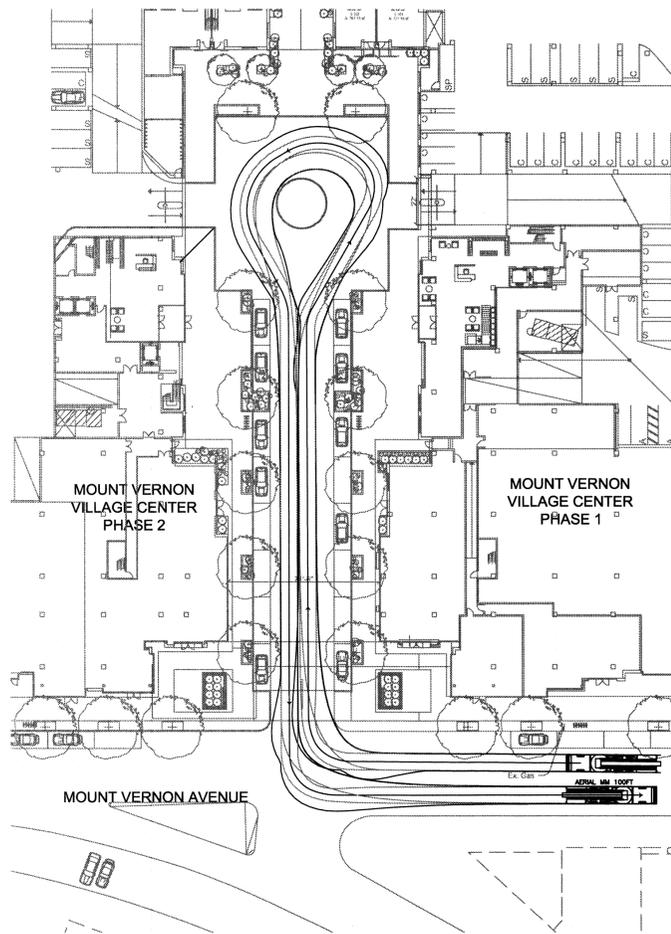
REV	DT	ISSUED
7-1-11		Concept 3 Submission



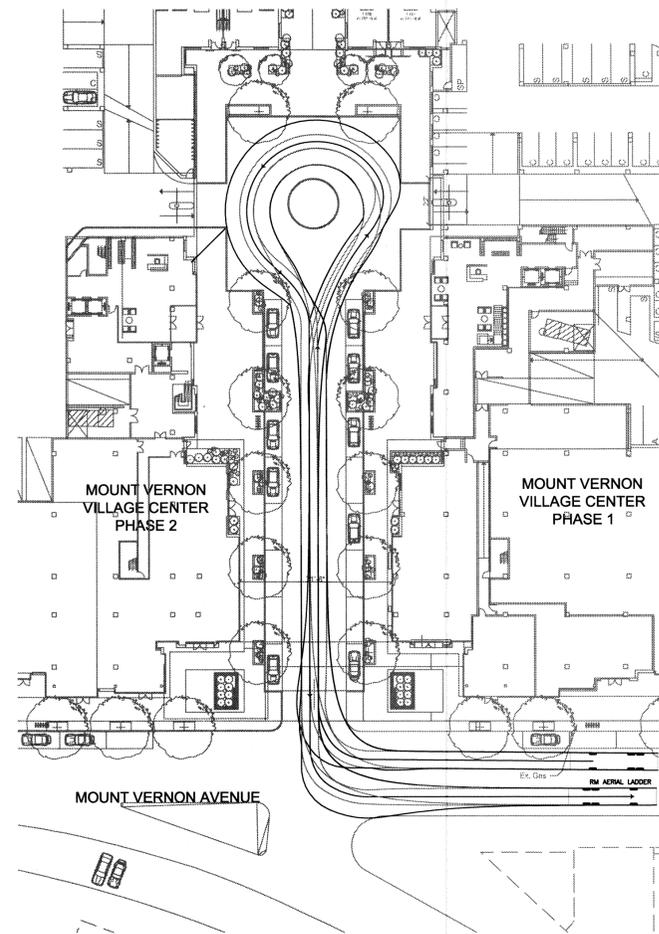
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE COMMONWEALTH OF VIRGINIA

Project No. 09017.00

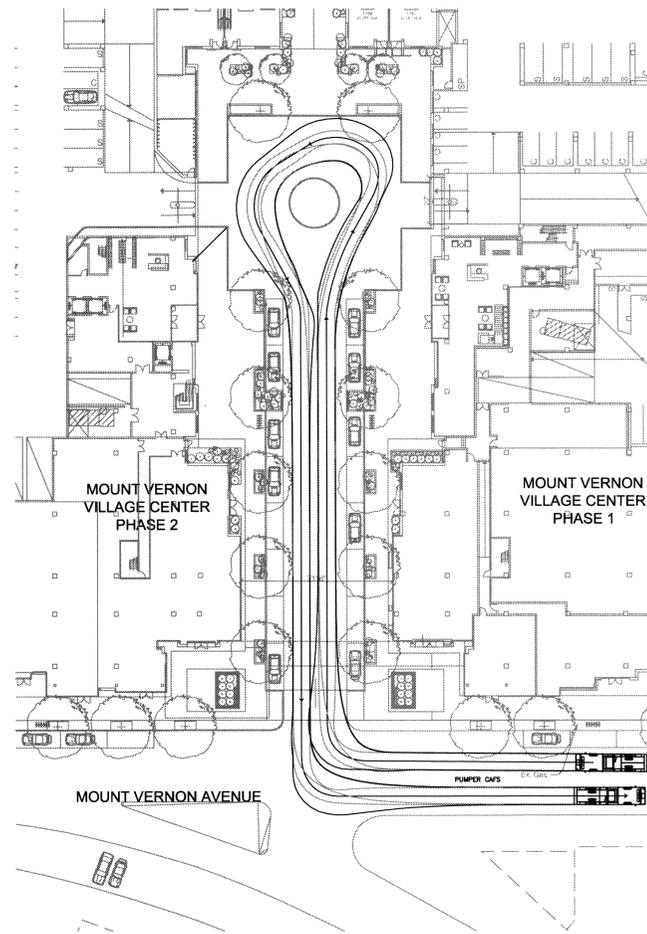
VEHICLE TURN ANALYSIS C-109



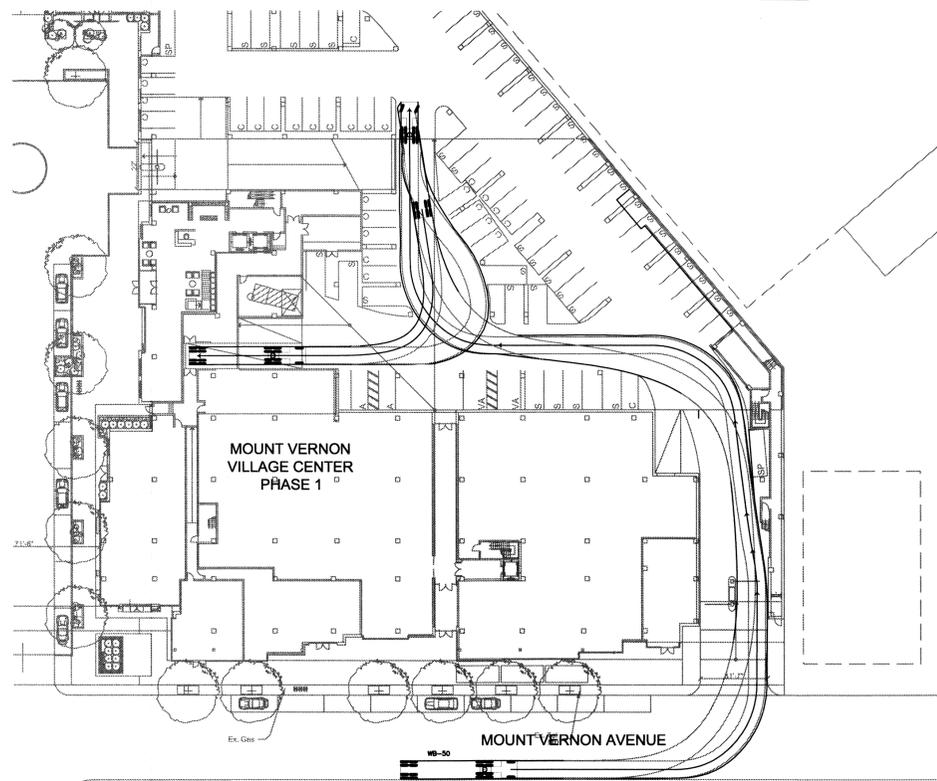
1 VEHICLE TURN ANALYSIS
AERIAL MM 100 FIRE TRUCK
SCALE: 1" = 40'



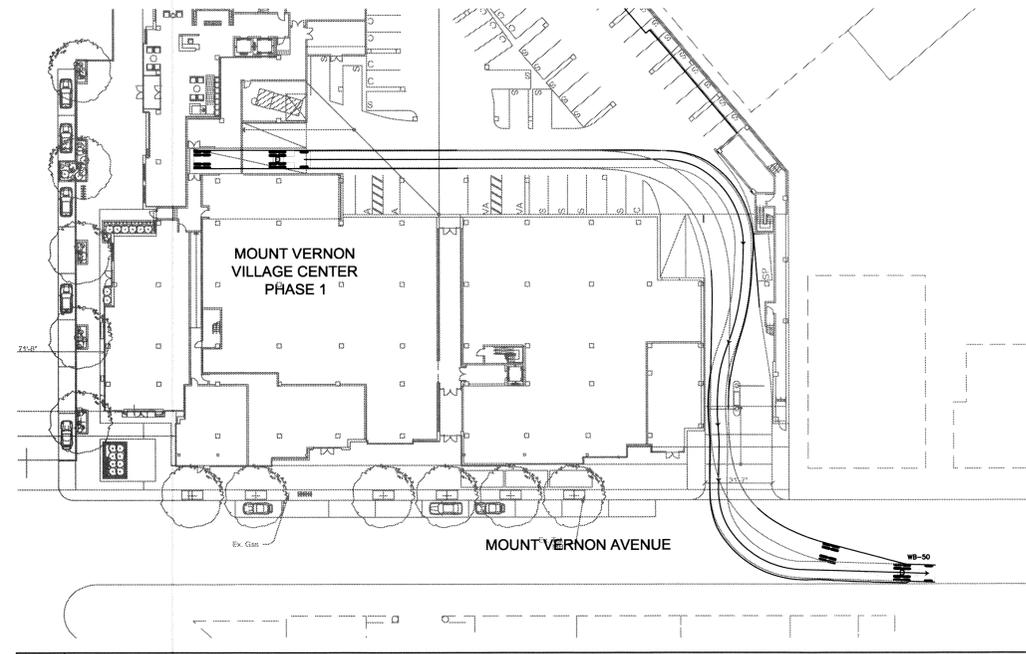
2 VEHICLE TURN ANALYSIS
AERIAL RM 75 FIRE TRUCK
SCALE: 1" = 40'



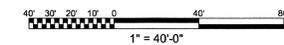
3 VEHICLE TURN ANALYSIS
PUMPER FIRE TRUCK
SCALE: 1" = 40'



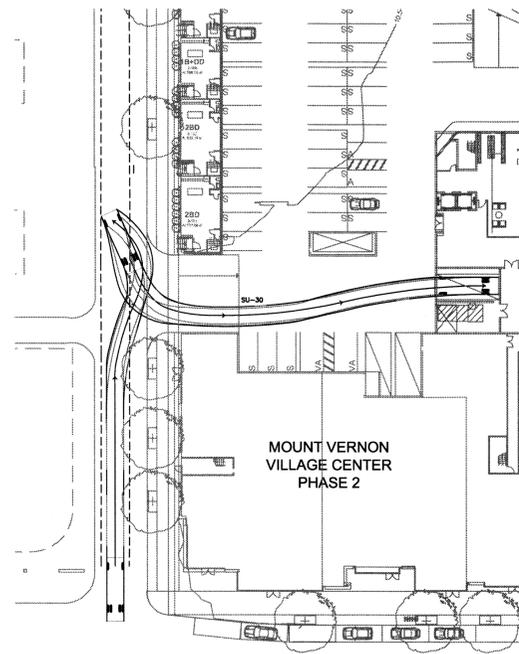
4 VEHICLE TURN ANALYSIS
LOADING DOCK 4 - WB-50 ENTERING
SCALE: 1" = 40'



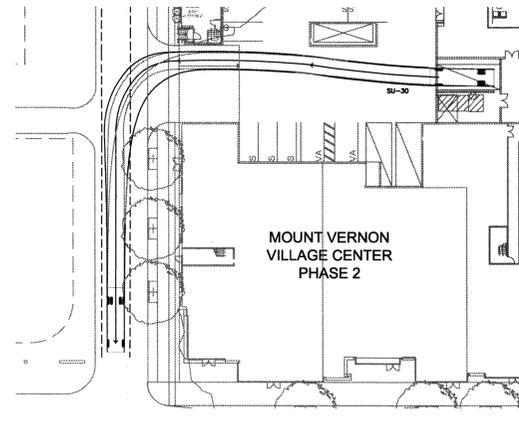
5 VEHICLE TURN ANALYSIS
LOADING DOCK 4 - WB-50 EXITING
SCALE: 1" = 40'



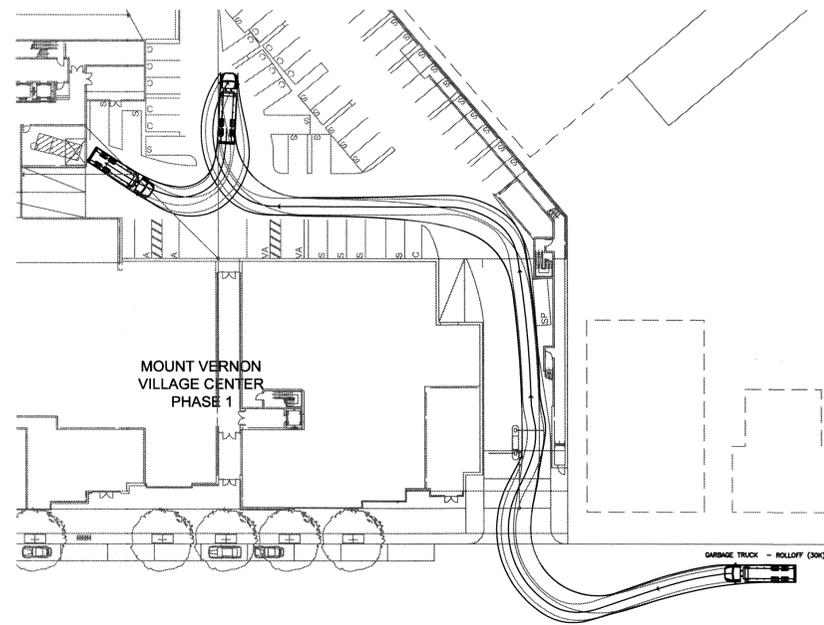
APPROVED	
SPECIAL USE PERMIT NO. _____	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
CHAIRMAN PLANNING COMMISSION _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	PAGE NO. _____



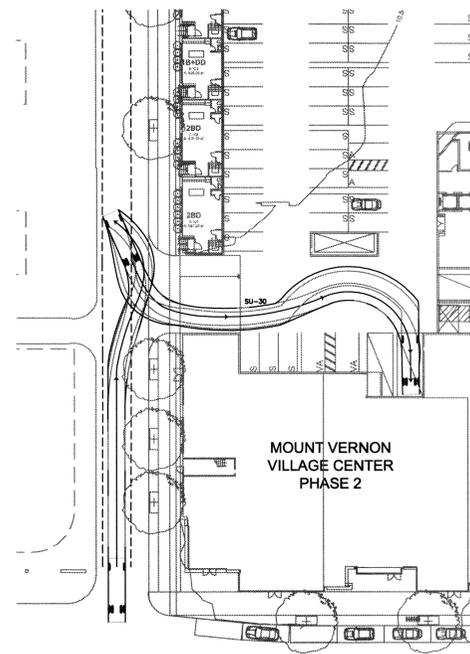
1 VEHICLE TURN ANALYSIS
LOADING DOCK 7 - SU-30 ENTERING
SCALE: 1" = 40'



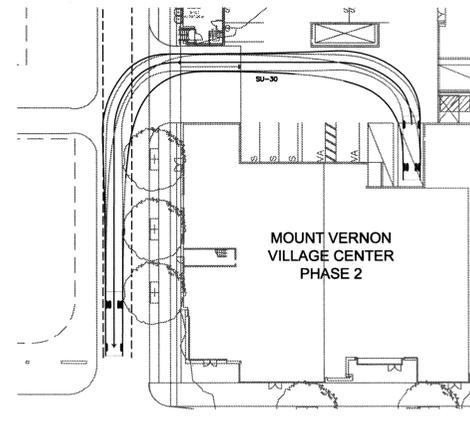
2 VEHICLE TURN ANALYSIS
LOADING DOCK 7 - SU-30 EXITING
SCALE: 1" = 40'



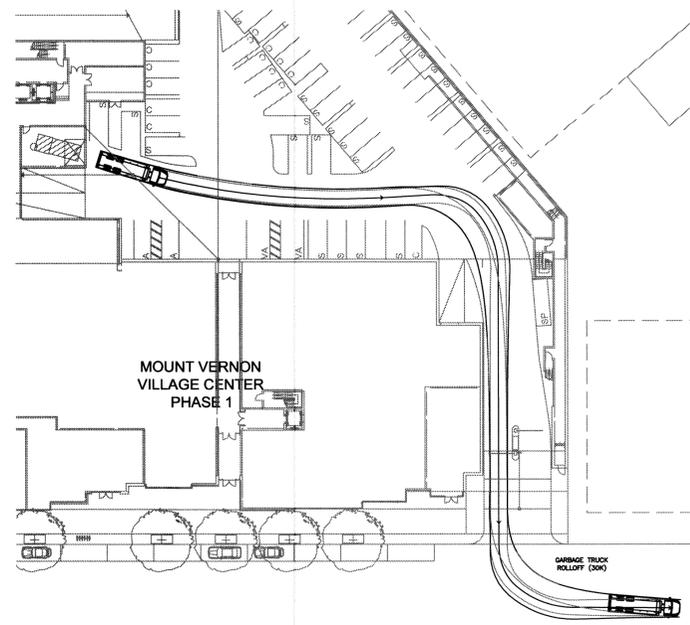
7 VEHICLE TURN ANALYSIS
GARBAGE TRUCK - ROLLOFF (30K) - ENTERING
SCALE: 1" = 40'



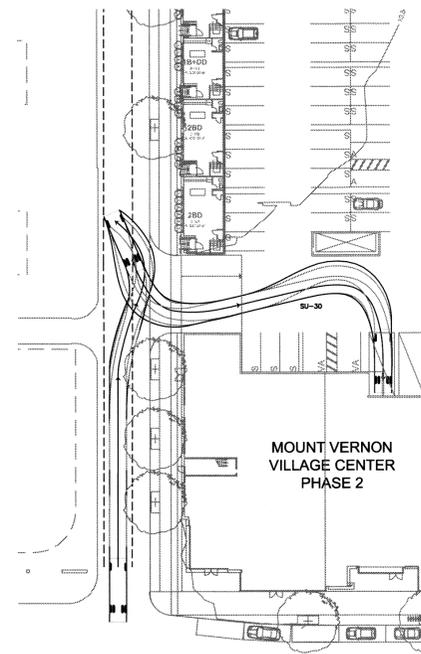
3 VEHICLE TURN ANALYSIS
LOADING DOCK 7 - SU-30 ENTERING
SCALE: 1" = 40'



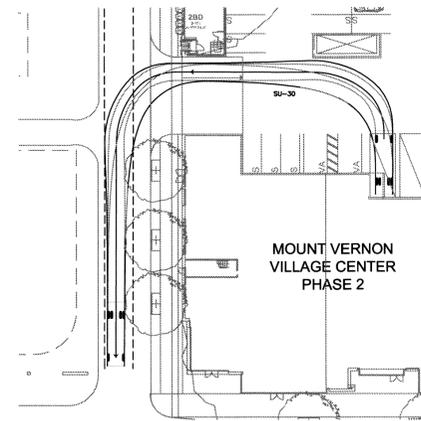
4 VEHICLE TURN ANALYSIS
LOADING DOCK 7 - SU-30 EXITING
SCALE: 1" = 40'



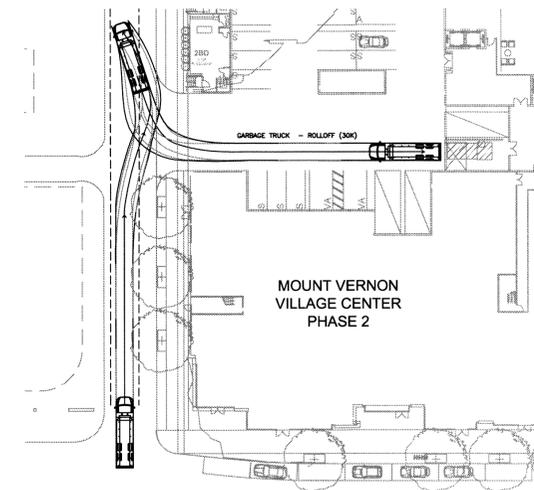
8 VEHICLE TURN ANALYSIS
GARBAGE TRUCK - ROLLOFF (30K) - EXITING
SCALE: 1" = 40'



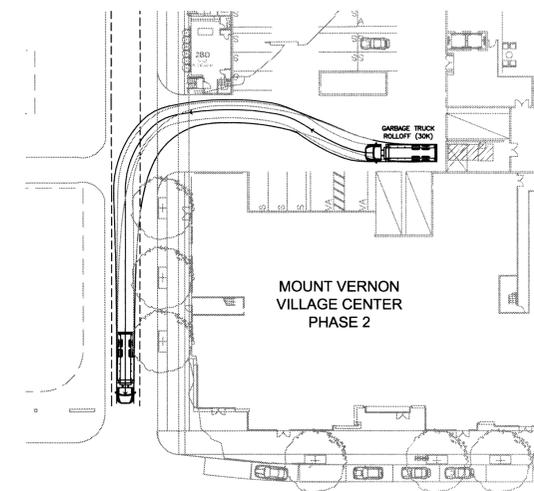
5 VEHICLE TURN ANALYSIS
LOADING DOCK 7 - SU-30 ENTERING
SCALE: 1" = 40'



6 VEHICLE TURN ANALYSIS
LOADING DOCK 7 - SU-30 EXITING
SCALE: 1" = 40'



8 VEHICLE TURN ANALYSIS
GARBAGE TRUCK - ROLLOFF (30K) - EXITING
SCALE: 1" = 40'



8 VEHICLE TURN ANALYSIS
GARBAGE TRUCK - ROLLOFF (30K) - EXITING
SCALE: 1" = 40'

Mount Vernon Village Center

3809-3843 Mount Vernon Avenue
Alexandria, VA 22305

Arlandria Center LLC

c/o Stephen Weinstock
1725 DeSales Street, NW, Ste 900
Washington, DC 20036



1010 Wisconsin Avenue, NW
Suite 405
Washington, DC 20007
T 202.466.6116
F 202.466.6235

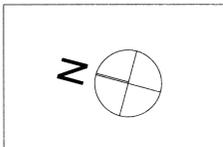
Civil Engineer
Wiles Mensch Corporation
11860 Sunrise Valley Drive Suite 200
Arlington, VA 22207-5319
(703) 391-7600
(703) 284-0595

Structural Engineer
SK&A
1155 Connecticut Avenue, NW Suite 800
Washington DC 20036
202-659-2520
202-659-1097

MEP Engineer
Girard Engineering
7600 Leesburg Pike W. Building, Ste 310
Falls Church, Va 22043
703 442 8787
703 356 0169

Traffic Engineer
Gorove/Slade Associates, Inc.
1140 Connecticut Ave NW, Ste 600
Washington, DC 20036
202-298-8625
202-785-1276

Floodplain Consultant
Hydrology, Hydraulics, River Mechanics
2255 Parkers Hill Drive
Maldens, VA 23102
804 543 8073
804 556 3904



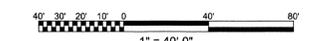
REV	DT	ISSUED
7-1-11		Concept 3 Submission



I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE COMMONWEALTH OF VIRGINIA

Project No. 09017.00

VEHICLE TURN ANALYSIS C-110



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

Mount Vernon Village Center

3809-3843 Mount Vernon Avenue
Alexandria, VA 22305

Arlandria Center LLC

c/o Stephen Weinstock
1725 DeSales Street, NW, Ste 900
Washington, DC 20036

Architect



1010 wisconsin avenue, nw
suite 405
washington, dc 20007
T 202.466.6116
F 202.466.6235

Civil Engineer
Wiles Mensch Corporation
11860 Sunrise Valley Drive Suite 200
Arlington, VA 22207-5319
(703) 391-7600
(703) 264-0595

Structural Engineer
SK&A
1155 Connecticut Avenue, NW Suite 800
Washington DC 20036
202-659-2520
202-659-1097

MEP Engineer
Giard Engineering
7600 Leesburg Pike W. Building, Ste 310
Falls Church, Va 22043
703 442 8787
703 356 0169

Traffic Engineer
Gorove/Slade Associates, Inc.
1140 Connecticut Ave NW, Ste 600
Washington, DC 20036
202-296-8625
202-785-1276

Floodplain Consultant
Hydrology, Hydraulics, River Mechanics
2255 Parkers Hill Drive
Maidens, VA 23102
804 543 8073
804 556 3904

REV	DT	ISSUED
7-1-11		Concept 3 Submission

KEY:

- RE RETAIL ENTRY
- DE RESIDENTIAL ENTRY
- FE FIRE EXIT
- S STANDARD 90 DEGREE PARKING SPACE
- C COMPACT 90 DEGREE PARKING SPACE
- SP STANDARD PARALLEL PARKING SPACE
- VA VAN ACCESSIBLE PARKING SPACE
- A ACCESSIBLE PARKING SPACE



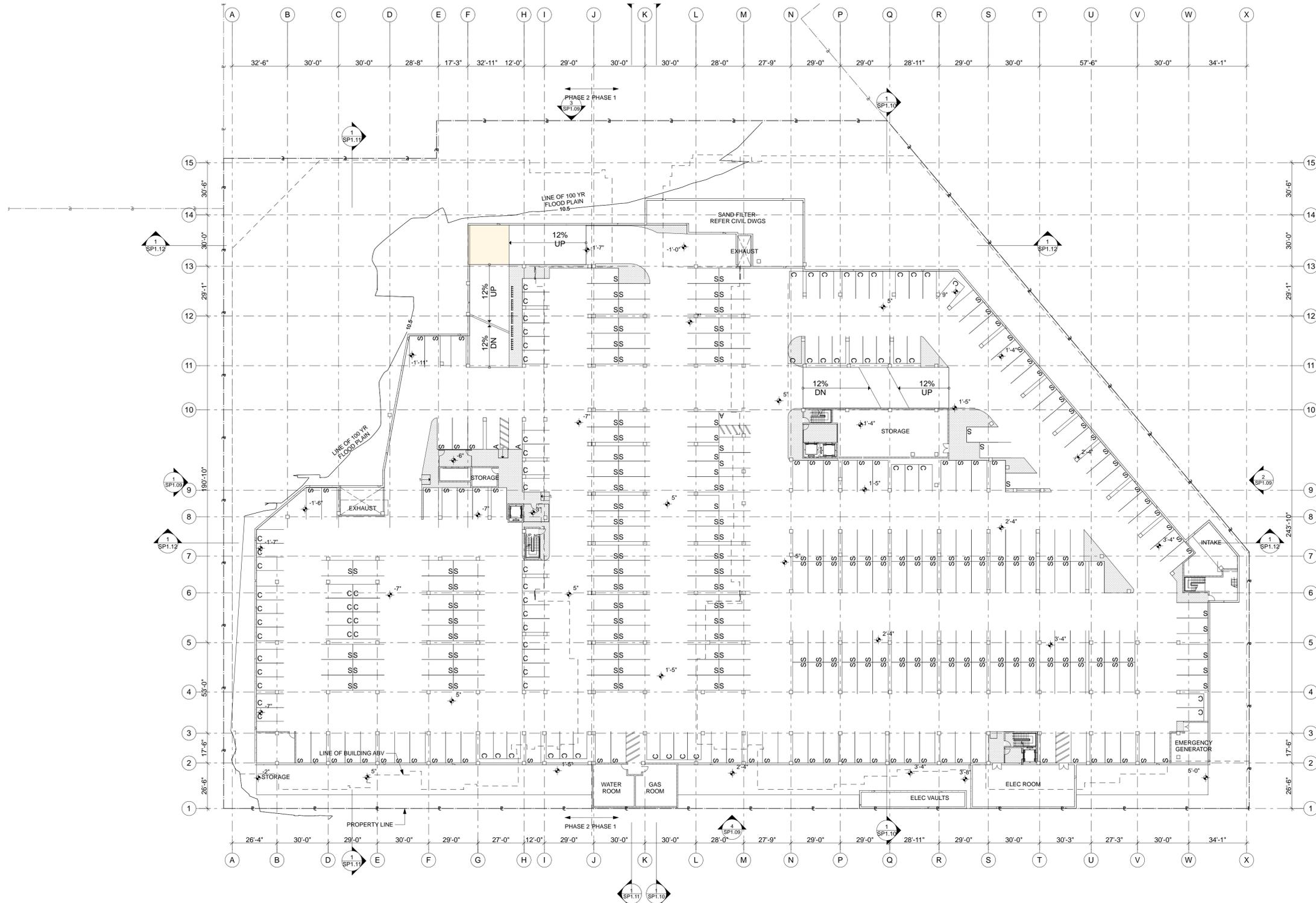
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE COMMONWEALTH OF VIRGINIA.

Project No. 09017.00

P1 Floor Plan

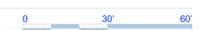
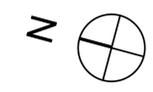
SP1.P1

Printed: 6/30/11
© core group, pc 2011



P1 LEVEL PARKING TABULATION:

	PHASE 1	PHASE 2	TOTAL
STANDARD	209	72	281
COMPACT	28	45	73
ACCESSIBLE	1	2	3
VAN ACCESSIBLE	-	-	0
TOTAL PROVIDED	238	119	357
% COMPACT	12%	38%	20%



File Name: "teamwork\server04\AM\Venova\2011\Venova\2011\SP1.P1 Floor Plan - Printed Date: 6/30/11 at 6:05 PM Layout: SP1.P1.P1 Floor Plan

Mount Vernon Village Center

3809-3843 Mount Vernon Avenue
Alexandria, VA 22305

Arlandria Center LLC

c/o Stephen Weinstock
1725 DeSales Street, NW, Ste 900
Washington, DC 20036

Architect



1010 wisconsin avenue, nw
suite 405
washington, dc 20007
T 202.466.6116
F 202.466.6235

Civil Engineer
Wiles Mensch Corporation
11860 Sunrise Valley Drive Suite 200
Arlington, VA 22207-5319
(703) 391-7600
(703) 264-0595

Structural Engineer
SK&A
1155 Connecticut Avenue, NW Suite 800
Washington DC 20036
202-659-2520
202-659-1097

MEP Engineer
Giard Engineering
7600 Leesburg Pike W. Building, Ste 310
Falls Church, Va 22043
703 442 8787
703 356 0169

Traffic Engineer
Gorove/Slade Associates, Inc.
1140 Connecticut Ave NW, Ste 600
Washington, DC 20036
202-236-8625
202-785-1276

Floodplain Consultant
Hydrology, Hydraulics, River Mechanics
2255 Parkers Hill Drive
Maidens, VA 23102
804 543 8073
804 556 3904

REV	DT	ISSUED
1	7-1-11	Concept 3 Submission

KEY:

- RE RETAIL ENTRY
- DE RESIDENTIAL ENTRY
- FE FIRE EXIT
- STANDARD 90 DEGREE PARKING SPACE
- COMPACT 90 DEGREE PARKING SPACE
- STANDARD PARALLEL PARKING SPACE
- VAN ACCESSIBLE PARKING SPACE
- ACCESSIBLE PARKING SPACE



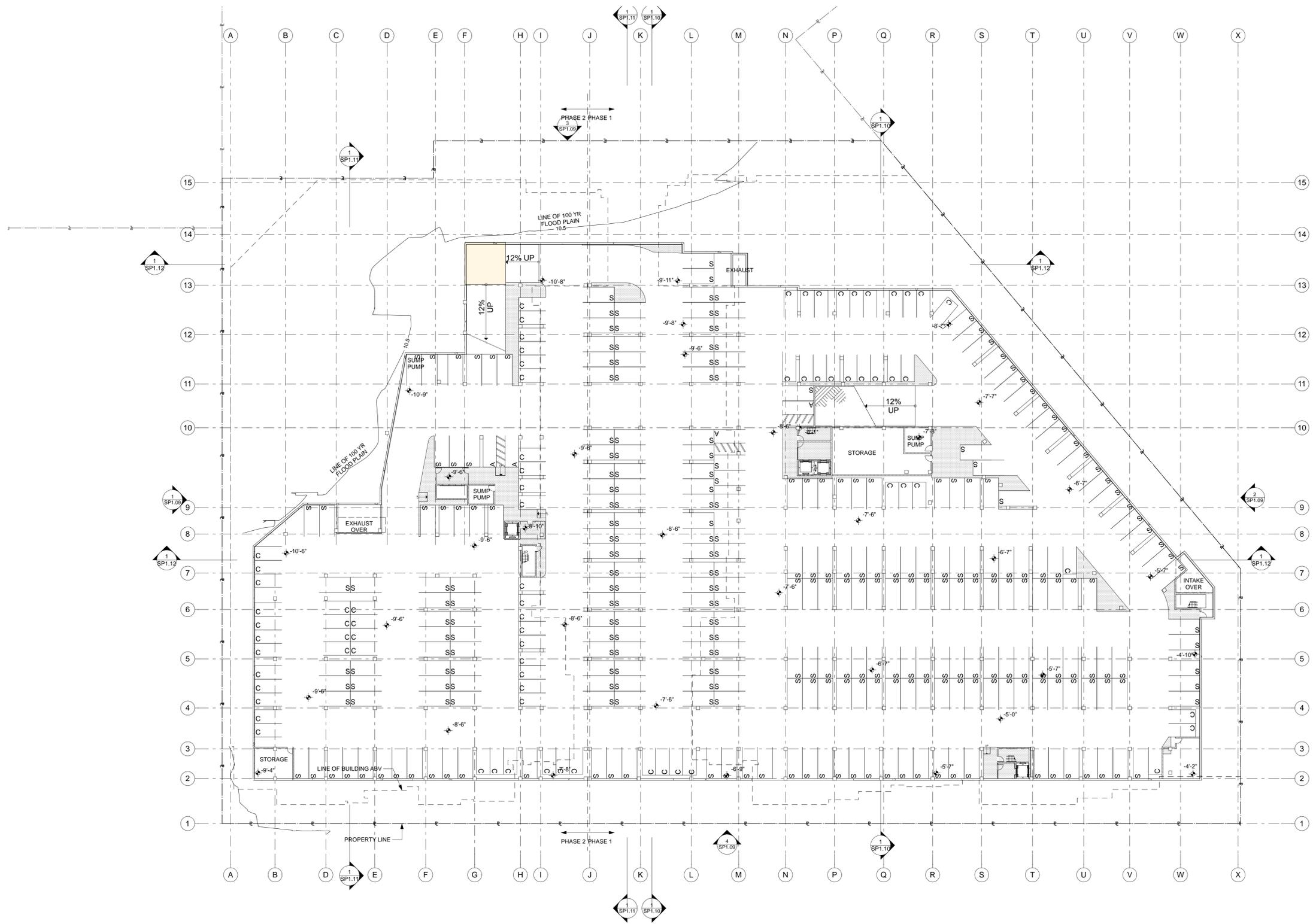
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE COMMONWEALTH OF VIRGINIA.

Project No. 09017.00

P2 Floor Plan

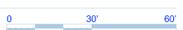
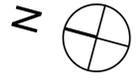
SP1.P2

Printed: 6/30/11
© core group, pc 2011



P2 LEVEL PARKING TABULATION:

	PHASE 1	PHASE 2	TOTAL
STANDARD	209	75	284
COMPACT	30	45	75
ACCESSIBLE	2	2	4
VAN ACCESSIBLE	-	-	0
TOTAL PROVIDED	241	122	363
% COMPACT	12%	37%	21%



File Name: "teamwork\server04\AM\Venova\2011\Venova\2011\SP1.P2 Floor Plan - Printed Date: 6/30/11 at 6:05 PM
Layout: SP1.P2.P2 Floor Plan

Mount Vernon Village Center

3809-3843 Mount Vernon Avenue
Alexandria, VA 22305

Arlandria Center LLC

c/o Stephen Weinstock
1725 DeSales Street, NW, Ste 900
Washington, DC 20036

Architect



1010 wisconsin avenue, nw
suite 405
washington, dc 20007
T 202.466.6116
F 202.466.6235

Civil Engineer
Wiles Mensch Corporation
11860 Sunrise Valley Drive Suite 200
Arlington, VA 22207-5319
(703) 391-7600
(703) 264-0595

Structural Engineer
SK&A
1155 Connecticut Avenue, NW Suite 800
Washington DC 20036
202-659-2520
202-659-1097

MEP Engineer
Giard Engineering
7600 Leesburg Pike W. Building, Ste 310
Falls Church, VA 22043
703-442-8787
703-356-0169

Traffic Engineer
Gorove/Slade Associates, Inc.
1140 Connecticut Ave NW, Ste 600
Washington, DC 20036
202-296-8625
202-785-1276

Floodplain Consultant
Hydrology, Hydraulics, River Mechanics
2255 Parkers Hill Drive
Maidens, VA 23102
804 543 8073
804 556 3904

REV	DT	ISSUED
1	7-1-11	Concept 3 Submission

KEY:

- RE RETAIL ENTRY
- DE RESIDENTIAL ENTRY
- FE FIRE EXIT
- STANDARD 90 DEGREE PARKING SPACE
- COMPACT 90 DEGREE PARKING SPACE
- STANDARD PARALLEL PARKING SPACE
- VAN ACCESSIBLE PARKING SPACE
- ACCESSIBLE PARKING SPACE



I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE COMMONWEALTH OF VIRGINIA.

Project No. 09017.00

Ground Floor Plan

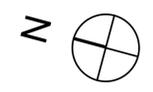
SP1.01

Printed: 6/30/11
© core group, pc 2011



	GROUND FLOOR ZONING TABULATION:		TOTAL
	PHASE 1	PHASE 2	
PARKING GSF:	43,585 SF	39,311 SF	82,896 SF
RETAIL GSF:	32,423 SF	20,831 SF	53,254 SF
RESIDENTIAL GSF:	11,342 SF	14,626 SF	25,968 SF
TOTAL GSF:	87,350 SF	74,768 SF	162,118 SF
1 BEDROOM UNITS:	-	2	2
2 BEDROOM UNITS:	6	10	16
TOTAL RES. UNITS:	6	12	18

	GROUND FLOOR PARKING TABULATION:		TOTAL
	PHASE 1	PHASE 2	
STANDARD	63	45	108
COMPACT	40	13	53
ACCESSIBLE	2	2	4
VAN ACCESSIBLE	2	2	4
TOTAL PROVIDED	107	62	169
% COMPACT	37%	20%	31%



File Name: \\teamwork\server\04\AM\Vermon-V20\1\Vermon-V20 [server04] Layout_Sp1.01 Ground Floor Plan Printed Date: 6/30/11 at 6:11 PM

Mount Vernon Village Center

3809-3843 Mount Vernon Avenue
Alexandria, VA 22305

Arlandria Center LLC

c/o Stephen Weinstock
1725 DeSales Street, NW, Ste 900
Washington, DC 20036

Architect



1010 wisconsin avenue, nw
suite 405
washington, dc 20007
T 202.466.6116
F 202.466.6235

Civil Engineer
Wiles Mensch Corporation
11860 Sunrise Valley Drive Suite 200
Arlington, VA 22207-5319
(703) 391-7600
(703) 264-0595

Structural Engineer
SK&A
1155 Connecticut Avenue, NW Suite 800
Washington DC 20036
202-659-2520
202-659-1097

MEP Engineer
Giard Engineering
7600 Leesburg Pike W. Building, Ste 310
Falls Church, VA 22043
703 442 8787
703 356 0169

Traffic Engineer
Gorove/Slade Associates, Inc.
1140 Connecticut Ave NW, Ste 600
Washington, DC 20036
202-296-8625
202-785-1276

Floodplain Consultant
Hydrology, Hydraulics, River Mechanics
2255 Parkers Hill Drive
Maidens, VA 23102
804 543 8073
804 556 3904

REV	DT	ISSUED
7-1-11		Concept 3 Submission

KEY:

- RE RETAIL ENTRY
- DE RESIDENTIAL ENTRY
- FE FIRE EXIT
- S STANDARD 90 DEGREE PARKING SPACE
- C COMPACT 90 DEGREE PARKING SPACE
- SP STANDARD PARALLEL PARKING SPACE
- VA VAN ACCESSIBLE PARKING SPACE
- A ACCESSIBLE PARKING SPACE



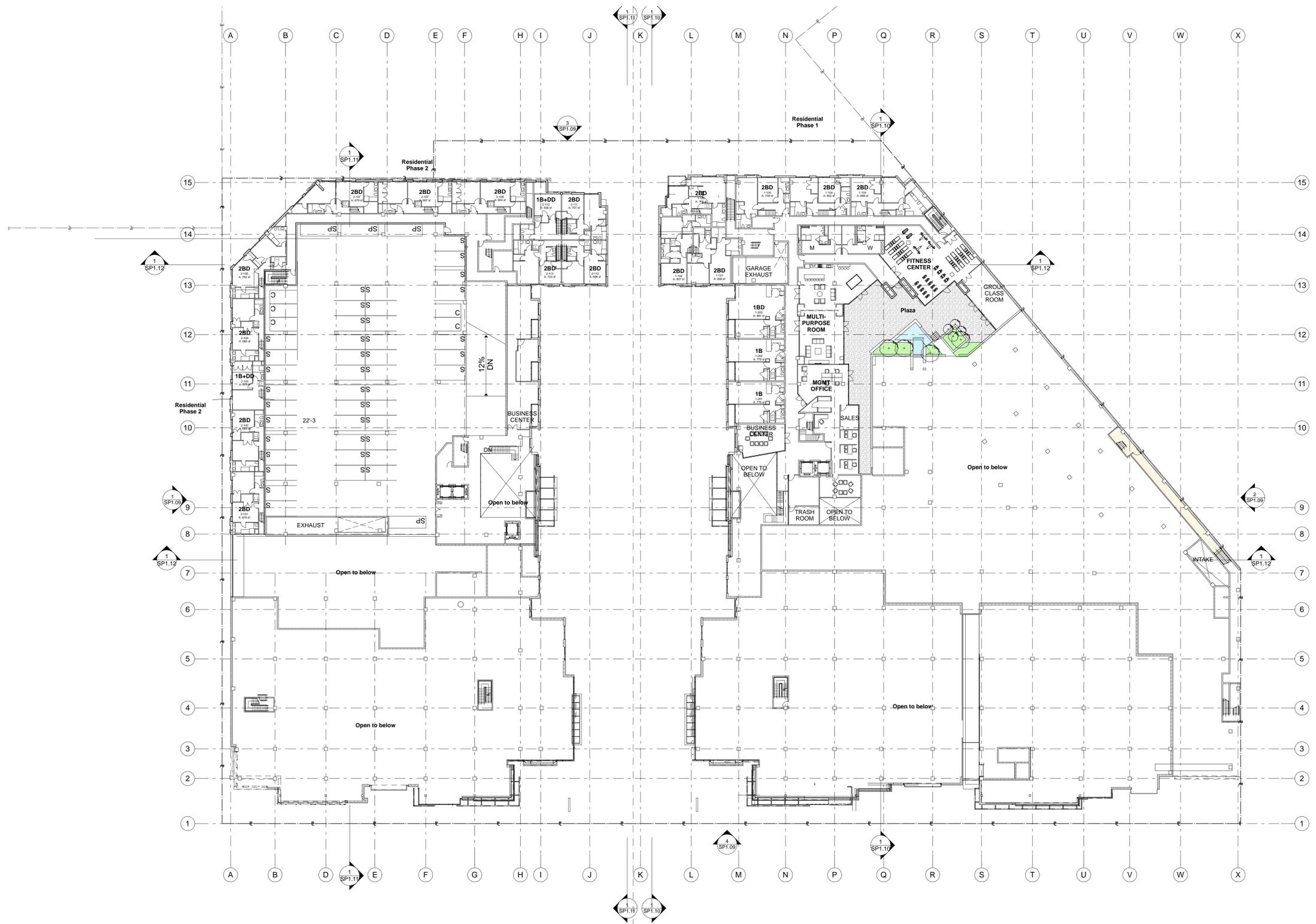
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE COMMONWEALTH OF VIRGINIA.

Project No. 09017.00

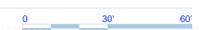
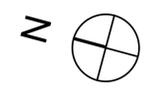
Mezzanine Floor Plan

SP1.02

Printed: 6/30/11
© core group, pc 2011



	MEZZANINE FLOOR ZONING TABULATION:			MEZZANINE PARKING TABULATION:		
	PHASE 1	PHASE 2	TOTAL	PHASE 1	PHASE 2	TOTAL
PARKING GSF:	- SF	19,909 SF	19,909 SF	-	46	46
RETAIL GSF:	- SF	- SF	- SF	-	5	5
RESIDENTIAL GSF:	20,276 SF	15,017 SF	35,293 SF	-	-	-
TOTAL GSF:	20,276 SF	34,926 SF	55,202 SF	-	-	-
1 BEDROOM UNITS:	3	-	3	-	51	51
2 BEDROOM UNITS:	-	-	-	-	10%	10%
TOTAL RES. UNITS:	3	-	3			



File Name: "teamwork\server04\MT_Vernon-V20\MT_Vernon-V20_Mezzanine Floor Plan - Printed Date: 6/30/11 at 6:05 PM

Mount Vernon Village Center

3809-3843 Mount Vernon Avenue
Alexandria, VA 22305

Arlandria Center LLC

c/o Stephen Weinstock
1725 DeSales Street, NW, Ste 900
Washington, DC 20036

Architect



1010 wisconsin avenue, nw
suite 405
washington, dc 20007
T 202.466.6116
F 202.466.6235

Civil Engineer
Wiles Mensch Corporation
11860 Sunrise Valley Drive Suite 200
Arlington, VA 22207-5319
(703) 391-7600
(703) 264-0595

Structural Engineer
SK&A
1155 Connecticut Avenue, NW Suite 800
Washington DC 20036
202-659-2520
202-659-1097

MEP Engineer
Giard Engineering
7600 Leesburg Pike W. Building, Ste 310
Falls Church, Va 22043
703 442 8787
703 356 0169

Traffic Engineer
Gorove/Slade Associates, Inc.
1140 Connecticut Ave NW, Ste 600
Washington, DC 20036
202-296-8625
202-785-1276

Floodplain Consultant
Hydrology, Hydraulics, River Mechanics
2255 Parkers Hill Drive
Maidens, VA 23102
804 543 8073
804 556 3904

REV	DT	ISSUED
7-1-11		Concept 3 Submission



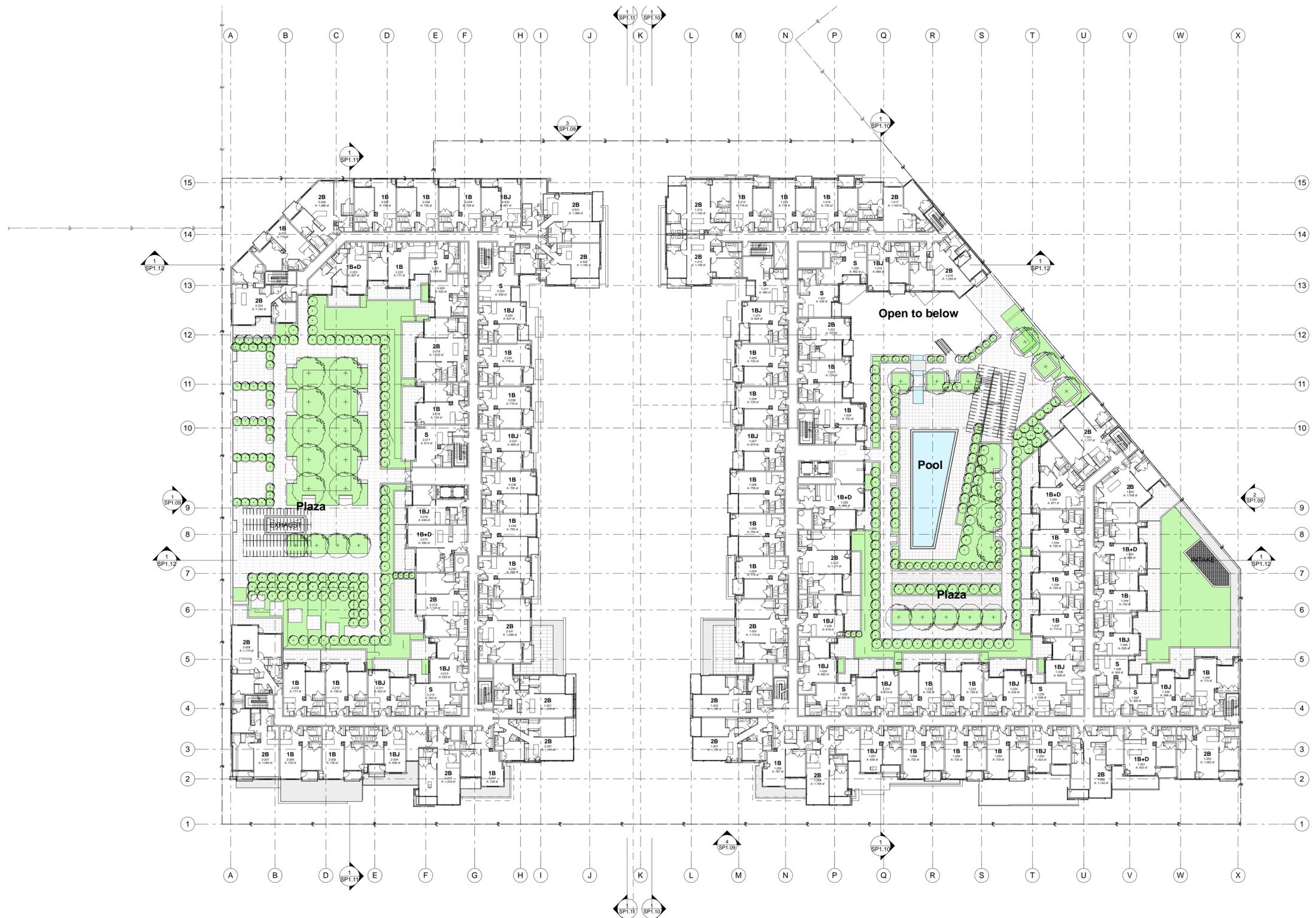
I CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM A
DULY LICENSED ARCHITECT UNDER THE LAWS OF
THE COMMONWEALTH OF VIRGINIA.

Project No. 09017.00

Second Floor Plan

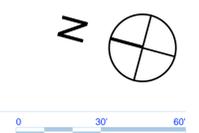
SP1.03

Printed: 6/30/11
© core group, pc 2011



SECOND FLOOR ZONING TABULATION:			
	PHASE 1	PHASE 2	TOTAL
RESIDENTIAL GSF:	53,777 SF	39,586 SF	93,363 SF
1 BEDROOM UNITS:	44	30	74
2 BEDROOM UNITS:	14	12	26
TOTAL RES. UNITS:	58	42	100

1 Second Floor
Scale: 1" = 30'



File Name: "teamwork\server04\MT_Vernon-V20\MT_Vernon-V20 [server04] Layout_SP1.03 Second Floor Plan Printed Date: 6/30/11 at 6:05 PM

Mount Vernon Village Center

3809-3843 Mount Vernon Avenue
Alexandria, VA 22305

Arlandria Center LLC

c/o Stephen Weinstock
1725 DeSales Street, NW, Ste 900
Washington, DC 20036

Architect



1010 wisconsin avenue, nw
suite 405
washington, dc 20007
T 202.466.6116
F 202.466.6235

Civil Engineer
Wiles Mensch Corporation
11860 Sunrise Valley Drive Suite 200
Arlington, VA 22207-5319
(703) 391-7600
(703) 264-0595

Structural Engineer
SK&A
1155 Connecticut Avenue, NW Suite 800
Washington DC 20036
202-659-2520
202-659-1097

MEP Engineer
Giard Engineering
7600 Leesburg Pike W. Building, Ste 310
Falls Church, Va 22043
703-442-8787
703-356-0169

Traffic Engineer
Gorove/Slade Associates, Inc.
1140 Connecticut Ave NW, Ste 600
Washington, DC 20036
202-296-8625
202-785-1276

Floodplain Consultant
Hydrology, Hydraulics, River Mechanics
2255 Parkers Hill Drive
Maidens, VA 23102
804-543-8073
804-556-3904

REV	DT	ISSUED
7-1-11		Concept 3 Submission



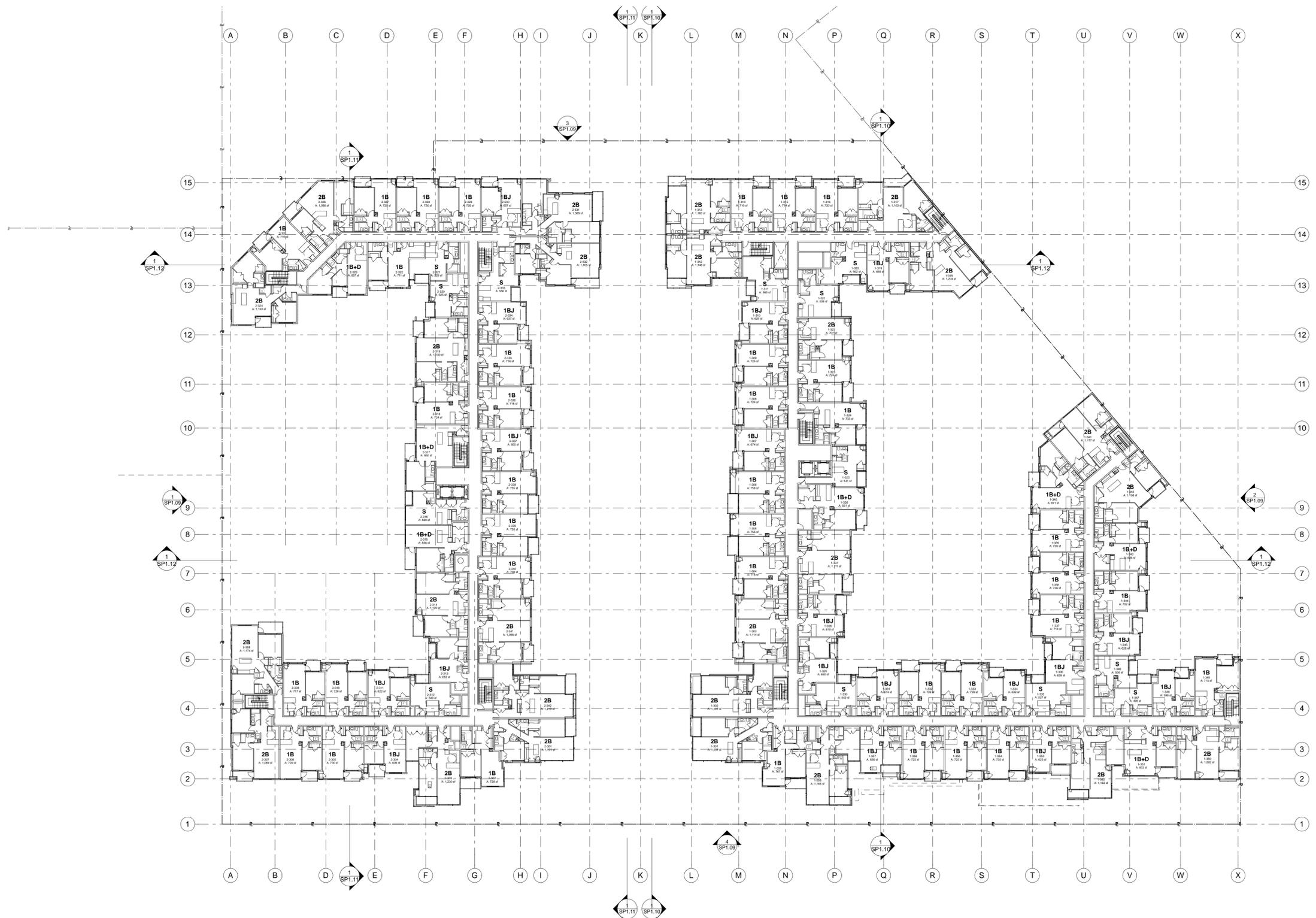
I CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM A
DULY LICENSED ARCHITECT UNDER THE LAWS OF
THE COMMONWEALTH OF VIRGINIA.

Project No. 09017.00

Third Floor Plan

SP1.04

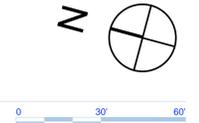
Printed: 6/30/11
© core group, pc 2011



THIRD FLOOR ZONING TABULATION:

	PHASE 1	PHASE 2	TOTAL
RESIDENTIAL GSF:	53,777 SF	39,586 SF	93,363 SF
1 BEDROOM UNITS:	45	30	75
2 BEDROOM UNITS:	14	12	26
TOTAL RES. UNITS:	59	42	101

1 Third Floor
Scale: 1" = 30'



File Name: \\teamwork\server04\AM\Projects\2011\MountVernon\2011-06-30\11 at 6:05 PM
Layout: SP1.04-Third Floor Plan
Printed Date: 6/30/11 at 6:05 PM

Mount Vernon Village Center

3809-3843 Mount Vernon Avenue
Alexandria, VA 22305

Arlandria Center LLC

c/o Stephen Weinstock
1725 DeSales Street, NW, Ste 900
Washington, DC 20036

Architect



1010 wisconsin avenue, nw
suite 405
washington, dc 20007
T 202.466.6116
F 202.466.6235

Civil Engineer
Wiles Mensch Corporation
11860 Sunrise Valley Drive Suite 200
Arlington, VA 22207-5319
(703) 391-7600
(703) 264-0595

Structural Engineer
SK&A
1155 Connecticut Avenue, NW Suite 800
Washington DC 20036
202-659-2520
202-659-1097

MEP Engineer
Giard Engineering
7600 Leesburg Pike W. Building, Ste 310
Falls Church, Va 22043
703 442 8787
703 356 0169

Traffic Engineer
Gorove/Slade Associates, Inc.
1140 Connecticut Ave NW, Ste 600
Washington, DC 20036
202-296-8625
202-785-1276

Floodplain Consultant
Hydrology, Hydraulics, River Mechanics
2255 Parkers Hill Drive
Maidens, VA 23102
804 543 8073
804 556 3904

REV	DT	ISSUED
7-1-11		Concept 3 Submission



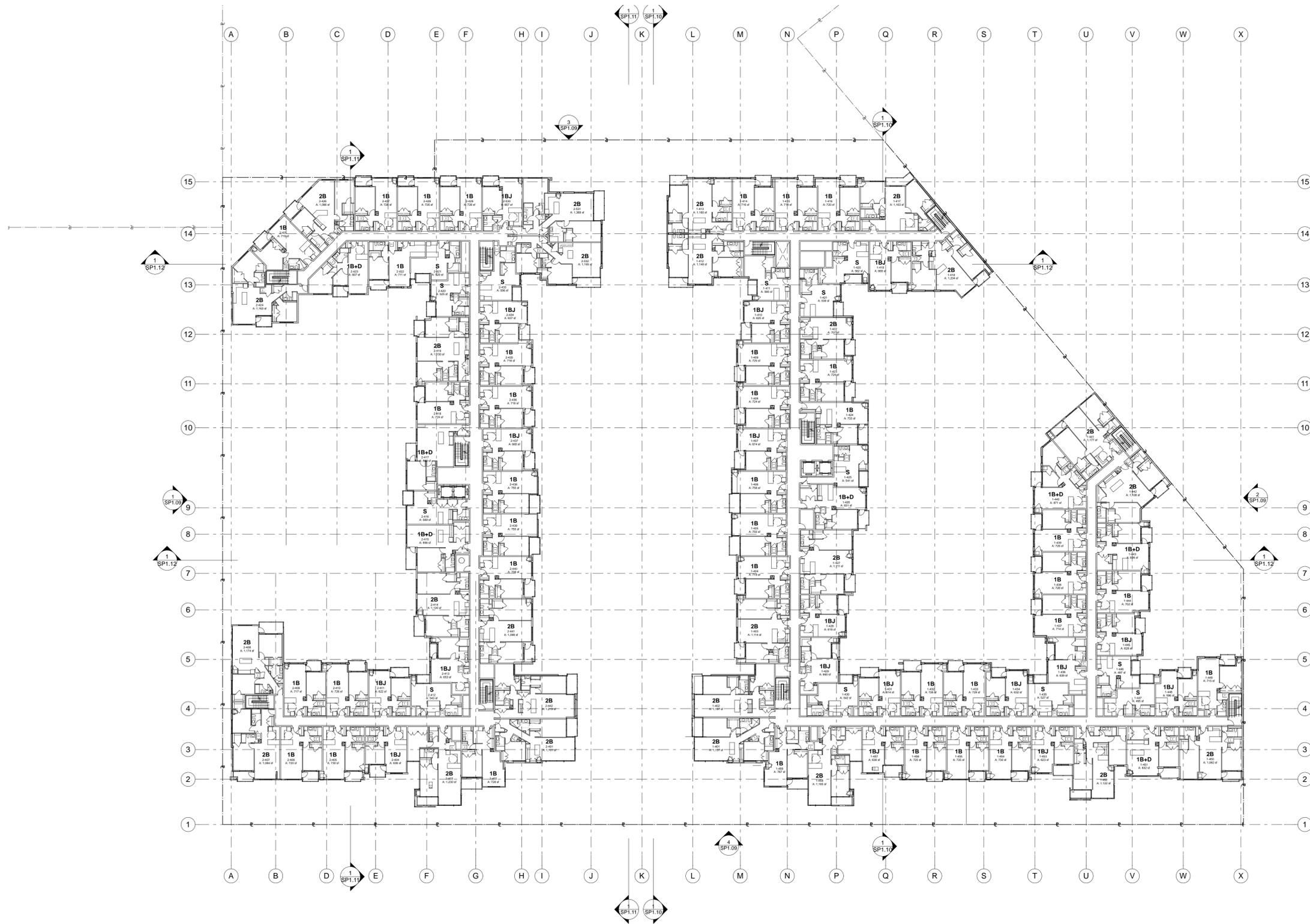
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE COMMONWEALTH OF VIRGINIA.

Project No. 09017.00

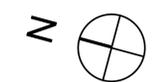
Fourth Floor Plan

SP1.05

Printed: 6/30/11
© core group, pc 2011



FOURTH FLOOR ZONING TABULATION:			
	PHASE 1	PHASE 2	TOTAL
RESIDENTIAL GSF:	53,777 SF	39,586 SF	93,363 SF
1 BEDROOM UNITS:	45	30	75
2 BEDROOM UNITS:	14	12	26
TOTAL RES. UNITS:	59	42	101



1 Fourth Floor
Scale: 1" = 30'

File Name: \\teamwork\server04\MT_Vernon-V20\MT_Vernon-V20 [server04] Layout_SP1.05 Fourth Floor Plan Printed Date: 6/30/11 at 6:05 PM

Mount Vernon Village Center

3809-3843 Mount Vernon Avenue
Alexandria, VA 22305

Arlandria Center LLC

c/o Stephen Weinstock
1725 DeSales Street, NW, Ste 900
Washington, DC 20036

Architect



1010 wisconsin avenue, nw
suite 405
washington, dc 20007
T 202.466.6116
F 202.466.6235

Civil Engineer
Wiles Mensch Corporation
11860 Sunrise Valley Drive Suite 200
Arlington, VA 22207-5319
(703) 391-7600
(703) 264-0595

Structural Engineer
SK&A
1155 Connecticut Avenue, NW Suite 800
Washington DC 20036
202-659-2520
202-659-1097

MEP Engineer
Giard Engineering
7600 Leesburg Pike W. Building, Ste 310
Falls Church, VA 22043
703 442 8787
703 356 0169

Traffic Engineer
Gorove/Slade Associates, Inc.
1140 Connecticut Ave NW, Ste 600
Washington, DC 20036
202-296-8625
202-785-1276

Floodplain Consultant
Hydrology, Hydraulics, River Mechanics
2255 Parkers Hill Drive
Maidens, VA 23102
804 543 8073
804 556 3904

REV	DT	ISSUED
7-1-11		Concept 3 Submission



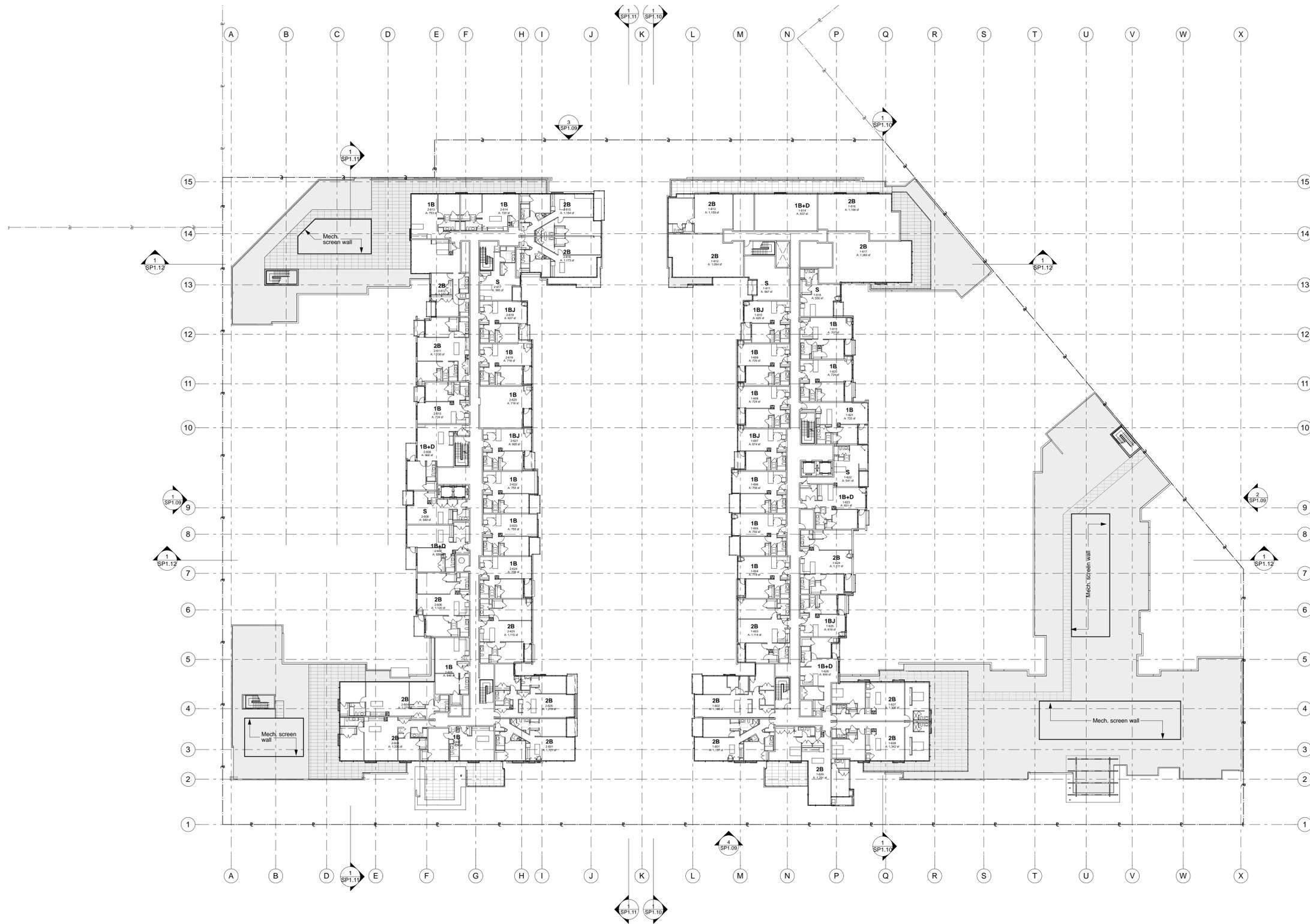
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE COMMONWEALTH OF VIRGINIA.

Project No. 09017.00

Sixth Floor Plan

SP1.07

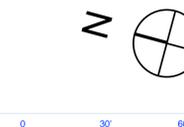
Printed: 6/30/11
© core group, pc 2011



SIXTH FLOOR ZONING TABULATION:

	PHASE 1	PHASE 2	TOTAL
RESIDENTIAL GSF:	29,019 SF	26,810 SF	55,829 SF
1 BEDROOM UNITS:	17	16	33
2 BEDROOM UNITS:	11	10	21
TOTAL RES. UNITS:	28	26	54

1 Sixth Floor
Scale: 1" = 30'



Mount Vernon Village Center

3809-3843 Mount Vernon Avenue
Alexandria, VA 22305

Arlandria Center LLC

c/o Stephen Weinstock
1725 DeSales Street, NW, Ste 900
Washington, DC 20036

Architect



1010 wisconsin avenue, nw
suite 405
washington, dc 20007

T 202.466.6116
F 202.466.6235

Civil Engineer
Wiles Mensch Corporation
11860 Sunrise Valley Drive Suite 200
Arlington, VA 22207-5319
(703) 391-7600
(703) 264-0595

Structural Engineer
SK&A
1155 Connecticut Avenue, NW Suite 800
Washington DC 20036
202-659-2520
202-659-1097

MEP Engineer
Giard Engineering
7600 Leesburg Pike W. Building, Ste 310
Falls Church, Va 22043
703 442 8787
703 356 0169

Traffic Engineer
Gorove/Slade Associates, Inc.
1140 Connecticut Ave NW, Ste 600
Washington, DC 20036
202-296-8625
202-785-1276

Floodplain Consultant
Hydrology, Hydraulics, River Mechanics
2255 Parkers Hill Drive
Maidens, VA 23102
804 543 8073
804 556 3904

REV	DT	ISSUED
1	7-1-11	Concept 3 Submission



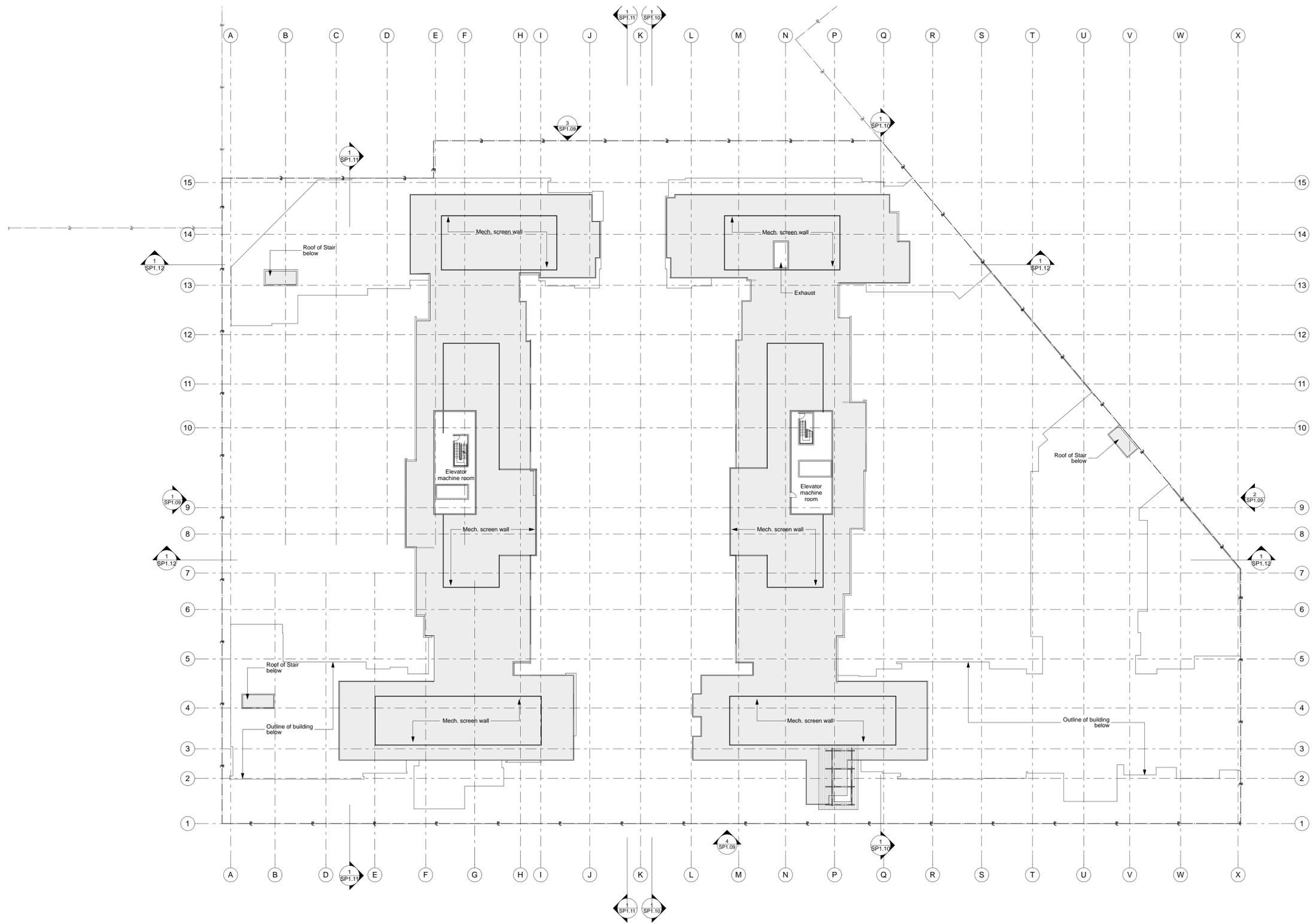
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE COMMONWEALTH OF VIRGINIA.

Project No. 09017.00

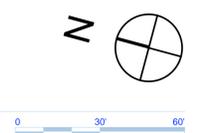
Penthouse Floor Plan

SP1.08

Printed: 6/30/11
© core group, pc 2011



1 Roof
Scale: 1" = 30'



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

File Name: "teamwork\server04\MT_Vernon-V20\MT_Vernon-V20 [server04]_Layout_Sp1.08 Penthouse Floor Plan Printed Date: 6/30/11 at 6:05 PM

Mount Vernon Village Center

3809-3843 Mount Vernon Avenue
Alexandria, VA 22305

Arlandria Center LLC

c/o Stephen Weinstock
1725 DeSales Street, NW, Ste 900
Washington, DC 20036

Architect



1010 wisconsin avenue, nw
suite 405
washington, dc 20007
T 202.466.6116
F 202.466.6235

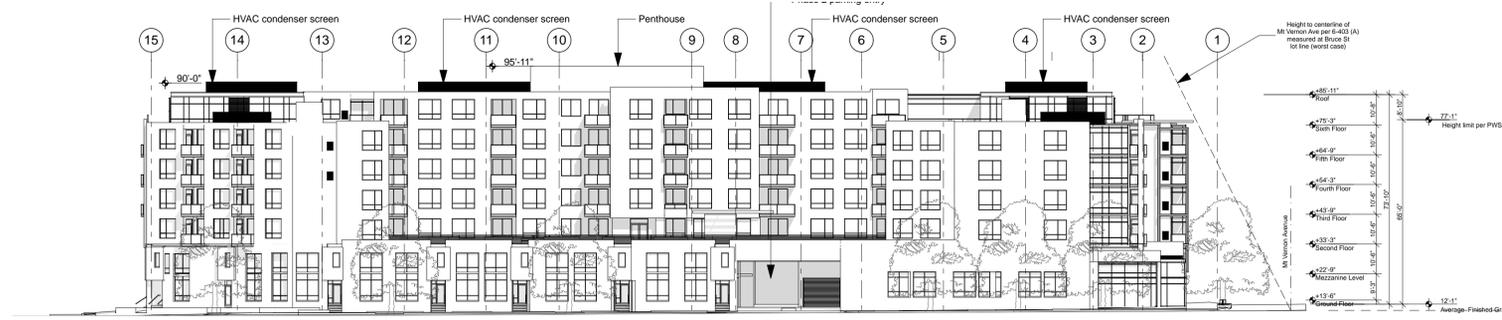
Civil Engineer
Wiles Mensch Corporation
11860 Sunrise Valley Drive Suite 200
Arlington, VA 22207-5319
(703) 391-7600
(703) 264-0595

Structural Engineer
SK&A
1155 Connecticut Avenue, NW Suite 800
Washington DC 20036
202-659-2520
202-659-1097

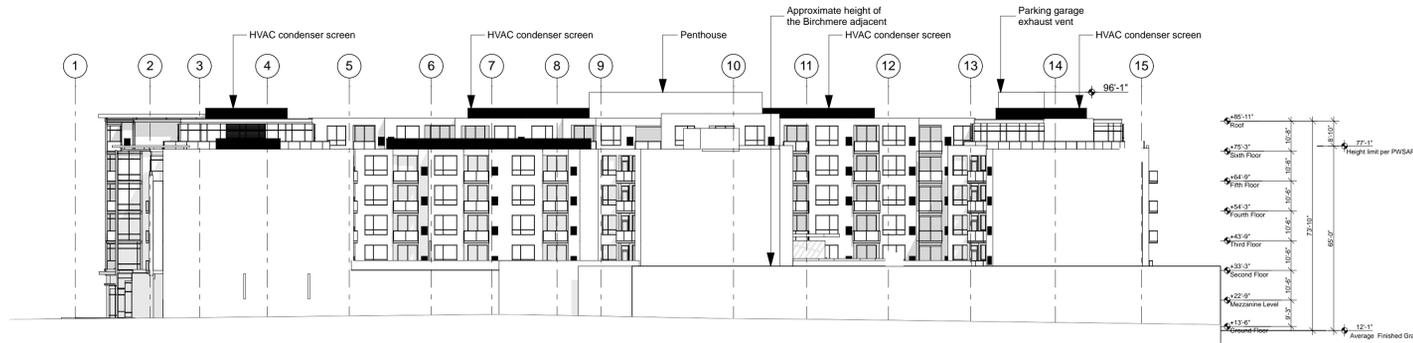
MEP Engineer
Giard Engineering
7600 Leesburg Pike W. Building, Ste 310
Falls Church, Va 22043
703 442 8787
703 356 0169

Traffic Engineer
Gorove/Slade Associates, Inc.
1140 Connecticut Ave NW, Ste 600
Washington, DC 20036
202-236-8625
202-785-1276

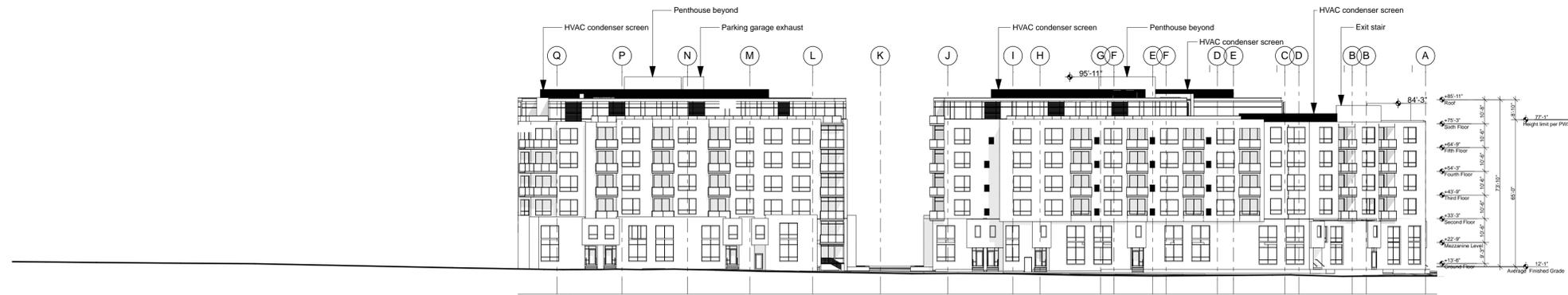
Floodplain Consultant
Hydrology, Hydraulics, River Mechanics
2255 Parkers Hill Drive
Maidens, VA 23102
804 543 8073
804 556 3904



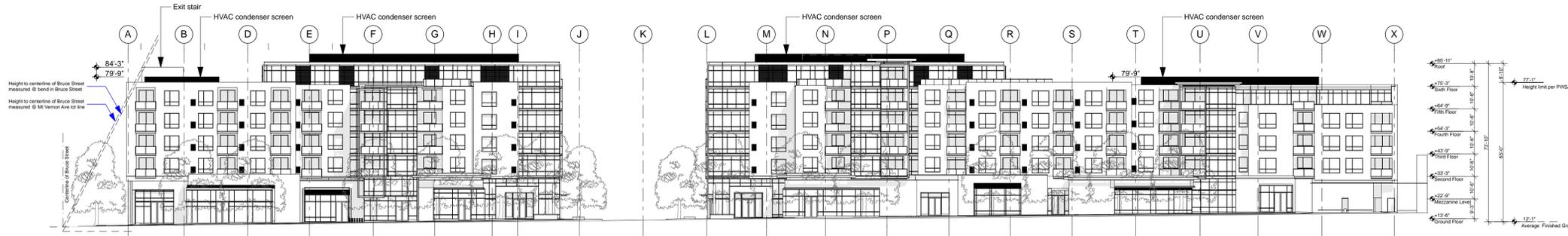
1 North Elevation
Scale: 1" = 30'



2 South Elevation
Scale: 1" = 30'



3 East Elevation
Scale: 1" = 30'



4 West Elevation
Scale: 1" = 30'

REV	DT	ISSUED
7-1-11		Concept 3 Submission



I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE COMMONWEALTH OF VIRGINIA.

Project No. 09017.00

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

Elevations

SP1.09

Printed: 6/30/11
© core group, pc 2011

Mount Vernon Village Center

3809-3843 Mount Vernon Avenue
Alexandria, VA 22305

Arlandria Center LLC

c/o Stephen Weinstock
1725 DeSales Street, NW, Ste 900
Washington, DC 20036

Architect



1010 wisconsin avenue, nw
suite 405
washington, dc 20007
T 202.466.6116
F 202.466.6235

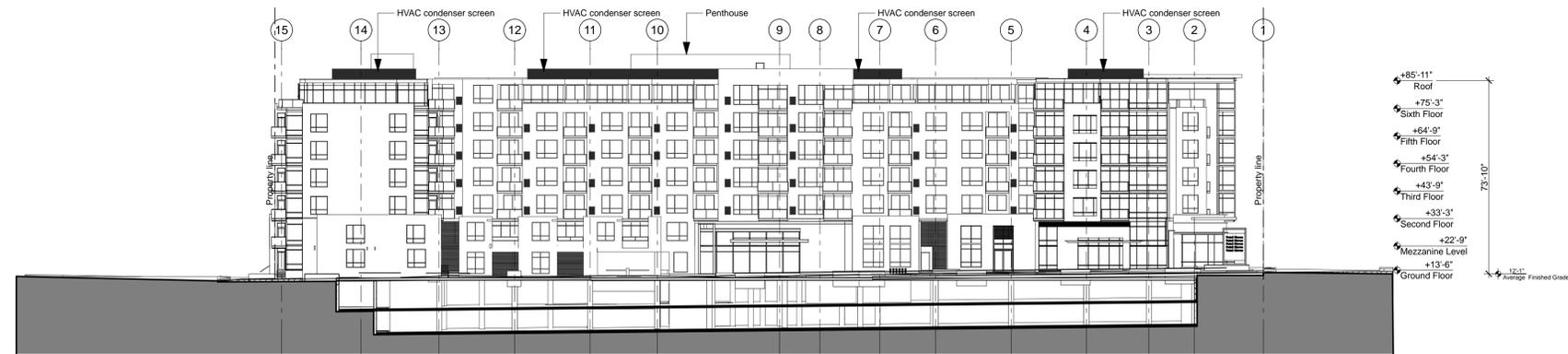
Civil Engineer
Wiles Mensch Corporation
11860 Sunrise Valley Drive Suite 200
Arlington, VA 22207-5319
(703) 391-7600
(703) 264-0595

Structural Engineer
SK&A
1155 Connecticut Avenue, NW Suite 800
Washington DC 20036
202-659-2520
202-659-1097

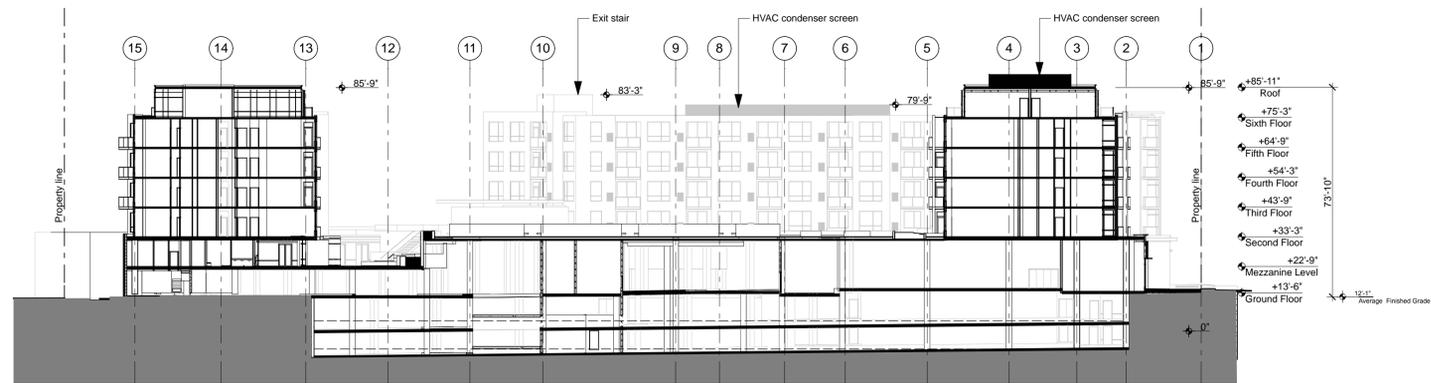
MEP Engineer
Giard Engineering
7600 Leesburg Pike W. Building, Ste 310
Falls Church, Va 22043
703 442 8787
703 356 0169

Traffic Engineer
Gorove/Slade Associates, Inc.
1140 Connecticut Ave NW, Ste 600
Washington, DC 20036
202-236-8625
202-785-1276

Floodplain Consultant
Hydrology, Hydraulics, River Mechanics
2255 Parkers Hill Drive
Maidens, VA 23102
804 543 8073
804 556 3904



1 Phase 1 EW Section 1
Scale: 1" = 30'



1 East-West Section
Scale: 1" = 30'



REV	DT	ISSUED
7-1-11		Concept 3 Submission



I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE COMMONWEALTH OF VIRGINIA.

Project No. 09017.00

E-W Sections Phase 1

SP1.10

Printed: 6/30/11
© core group, pc 2011

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

Mount Vernon Village Center

3809-3843 Mount Vernon Avenue
Alexandria, VA 22305

Arlandria Center LLC

c/o Stephen Weinstock
1725 DeSales Street, NW, Ste 900
Washington, DC 20036

Architect



1010 wisconsin avenue, nw
suite 405
washington, dc 20007
T 202.466.6116
F 202.466.6235

Civil Engineer
Wiles Mensch Corporation
11860 Sunrise Valley Drive Suite 200
Arlington, VA 22207-5319
(703) 391-7600
(703) 264-0595

Structural Engineer
SK&A
1155 Connecticut Avenue, NW Suite 800
Washington DC 20036
202-659-2520
202-659-1097

MEP Engineer
Giard Engineering
7600 Leesburg Pike W. Building, Ste 310
Falls Church, Va 22043
703 442 8787
703 356 0169

Traffic Engineer
Gorove/Slade Associates, Inc.
1140 Connecticut Ave NW, Ste 600
Washington, DC 20036
202-296-8625
202-785-1276

Floodplain Consultant
Hydrology, Hydraulics, River Mechanics
2255 Parkers Hill Drive
Maidens, VA 23102
804 543 8073
804 556 3904

REV	DT	ISSUED
7-1-11		Concept 3 Submission



I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE COMMONWEALTH OF VIRGINIA.

Project No. 09017.00

Phase 1 Site Plan

SP1.13

Printed: 6/30/11
© core group, pc 2011



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

File Name: "teamwork\server04\AM\Venom-V20\13\Phase 1 Site Plan" Layout: SP1.13 Phase 1 Site Plan Printed Date: 6/30/11 at 6:05 PM

Phase 1 Site Plan

Scale: 1" = 30'