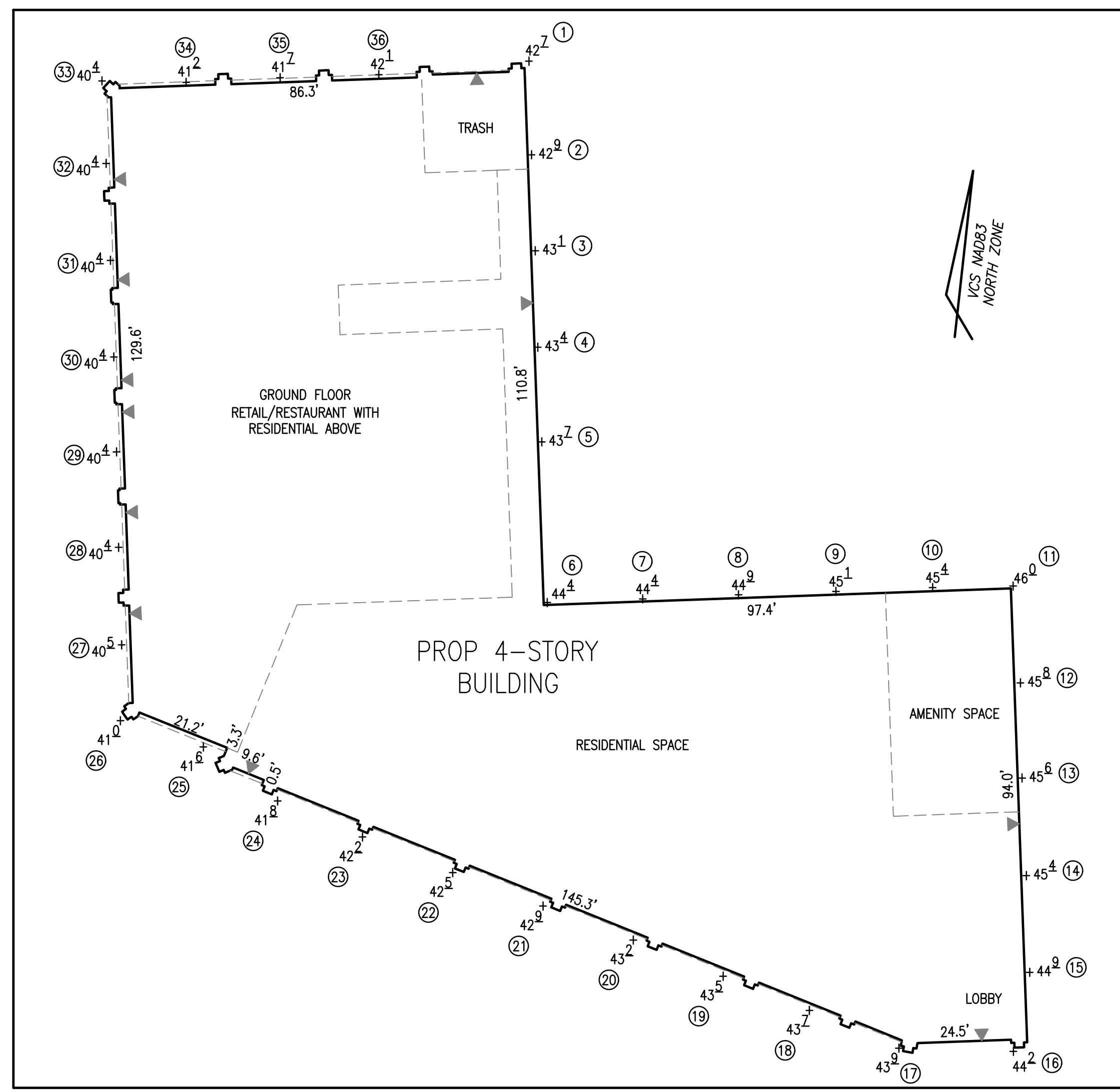
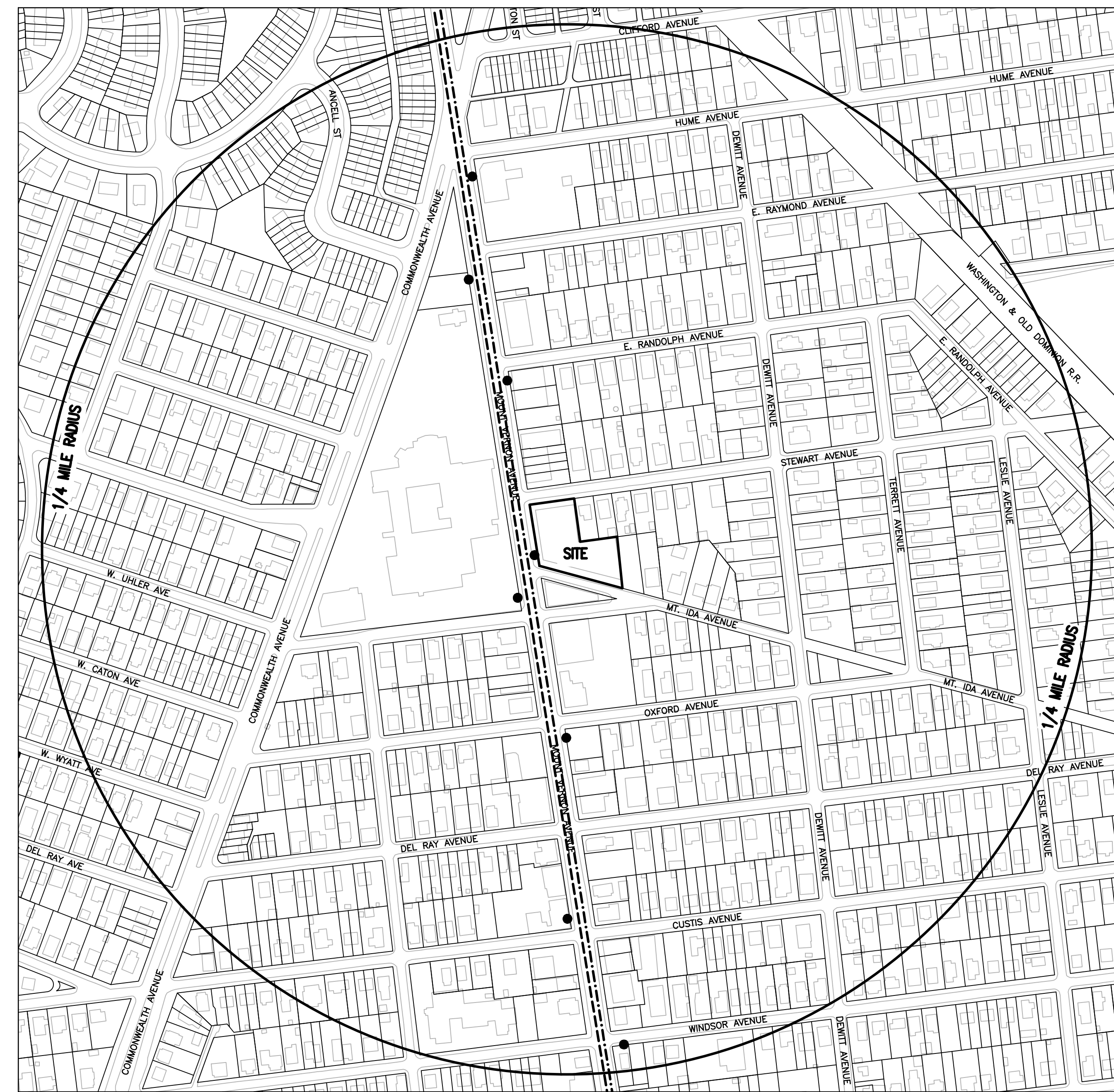


OPEN SPACE EXHIBIT
SCALE: 1" = 30'

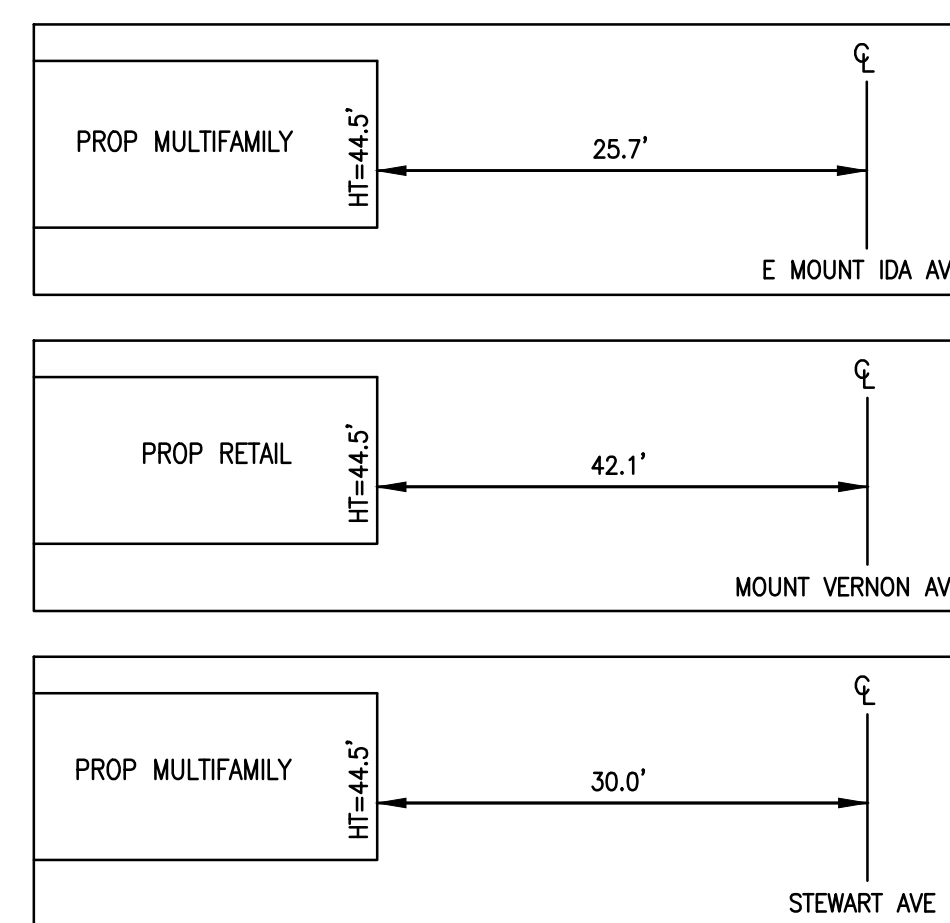


AVERAGE FINISHED GRADE DETAIL
SCALE: 1" = 20'



CONTEXTUAL MAP
SCALE: 1" = 200'

SECTION 6-403 DETAILS:
NOT TO SCALE



SECTION 6-403 COMPLIANCE NOTE:
SECTION 6-403 STATES "IN ALL HEIGHT DISTRICTS, THE ALLOWABLE HEIGHT OF A BUILDING AT ANY POINT SHALL NOT EXCEED TWICE THE DISTANCE FROM THE FACE OF THE BUILDING AT THAT POINT TO THE CENTERLINE OF THE STREET FACING SUCH BUILDING." SEE DETAILS ON THIS SHEET FOR SECTION SHOWING COMPLIANCE.

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LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.
ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA.
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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. _____ DATE _____



DEVELOPMENT CONCEPT II SITE PLAN
2525 MOUNT VERNON AVENUE
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: VMM
CHECKED: ACS
SCALE: AS NOTED
DATE: FEB 2022
CONTEXTUAL PLAN
SHEET **02** OF **06**
FILE: **19-141**

19-2019-19141-DMO-DEVELOPMENT CONCEPT II SITE PLAN.dwg
Rev. May 11, 2022 - 3:20:34pm

Project Name: **2525 Mount Vernon Avenue**
 Date: **4/28/2022**
 Linear Development Project? **No**



data input cells
 constant values
 calculation cells
 final results

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area (acres) → **1.04**

Maximum reduction required: **20%**
 The site's net increase in impervious cover (acres) is: **0**
 Post-Development TP Load Reduction for Site (lb/yr): **0.25**

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

Pre-ReDevelopment Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed forest/open space					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				0.13	0.13
Impervious Cover (acres)				0.72	0.72
					0.85

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				0.18	0.18
Impervious Cover (acres)				0.67	0.67
Area Check	OK.	OK.	OK.	OK.	0.85

Constants

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

Runoff Coefficients (Rv)

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

LAND COVER SUMMARY -- PRE-REDEVELOPMENT

Land Cover Summary-Pre		
Pre-ReDevelopment	Listed	Adjusted ¹
Forest/Open Space Cover (acres)	0.00	0.00
Weighted Rv (forest)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	0.13	0.13
Weighted Rv (turf)	0.25	0.25
% Managed Turf	16%	16%
Impervious Cover (acres)	0.72	0.72
Rv (impervious)	0.95	0.95
% Impervious	84%	84%
Total Site Area (acres)	0.85	0.85
Site Rv	0.84	0.84

LAND COVER SUMMARY -- POST DEVELOPMENT

Land Cover Summary-Post (Final)		Land Cover Summary-Post		Land Cover Summary-Post	
Post ReDev. & New Impervious		Post-ReDevelopment		Post-Development New Impervious	
Forest/Open Space Cover (acres)	0.00	Forest/Open Space Cover (acres)	0.00		
Weighted Rv (forest)	0.00	Weighted Rv (forest)	0.00		
% Forest	0%	% Forest	0%		
Managed Turf Cover (acres)	0.18	Managed Turf Cover (acres)	0.18		
Weighted Rv (turf)	0.25	Weighted Rv (turf)	0.25		
% Managed Turf	21%	% Managed Turf	21%		
Impervious Cover (acres)	0.67	ReDev. Impervious Cover (acres)	0.67	New Impervious Cover (acres)	0.00
Rv (impervious)	0.95	Rv (impervious)	0.95	Rv (impervious)	--
% Impervious	79%	% Impervious	79%		
Final Site Area (acres)	0.85	Total ReDev. Site Area (acres)	0.85		
Final Post Dev Site Rv	0.80	Re Dev Site Rv	0.80		

Treatment Volume and Nutrient Load

Pre-ReDevelopment Treatment Volume (acre-ft)	0.0595	0.0595
Pre-ReDevelopment Treatment Volume (cubic feet)	2,590	2,590
Pre-ReDevelopment TP Load (lb/yr)	1.63	1.63
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	1.91	1.91
Baseline TP Load (lb/yr) (0.41 lbs/acre/yr applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)		0.35

Treatment Volume and Nutrient Load

Final Post-Development Treatment Volume (acre-ft)	0.0568	Post-ReDevelopment Treatment Volume (acre-ft)	0.0568	Post-Development Treatment Volume (acre-ft)	--
Final Post-Development Treatment Volume (cubic feet)	2,474	Post-ReDevelopment Treatment Volume (cubic feet)	2,474	Post-Development Treatment Volume (cubic feet)	--
Final Post-Development TP Load (lb/yr)	1.55	Post-ReDevelopment TP Load (lb/yr)*	1.55	Post-Development TP Load (lb/yr)	--
Final Post-Development TP Load per acre (lb/acre/yr)	1.83	Post-ReDevelopment TP Load per acre (lb/acre/yr)	1.83		
Max. Reduction Required (Below Pre-ReDevelopment Load)	20%				

¹ Adjusted Land Cover Summary:
 Pre ReDevelopment land cover minus pervious land cover (forest/open space or managed turf) acreage proposed for new impervious cover.
 Adjusted total acreage is consistent with Post-ReDevelopment acreage (minus acreage of new impervious cover).
 Column 1 shows load reduction requirement for new impervious cover (based on new development load limit, 0.41 lbs/acre/year).

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr) **0.25**

Nitrogen Loads (Informational Purposes Only)

Pre-ReDevelopment TN Load (lb/yr)	11.64	Final Post-Development TN Load (Post-ReDevelopment & New Impervious) (lb/yr)	11.12
-----------------------------------	-------	--	-------

Stormwater Best Management Practices (RR = Runoff Reduction)

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft ³)	Runoff Reduction (ft ³)	Remaining Runoff Volume (ft ³)	Total BMP Treatment Volume (ft ³)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
1. Vegetated Roof (RR)													
1.a. Vegetated Roof #1 (Spec #5)	45		0.17		267	327	594	0		0.37	0.17	0.20	14.a. MTD - Hydrodynamic
14. Manufactured Treatment Devices (no RR)													
14.a. Manufactured Treatment Device- Hydrodynamic	0		0.32	327	0	1,430	1,430	20	0.20	0.69	0.18	0.72	

Site Results (Water Quality Compliance)

Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST/OPEN SPACE (ac)	0.00	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER (ac)	0.67	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	0.49	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA (ac)	0.18	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA TREATED (ac)	0.00	0.00	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft³) **2,474**

Runoff Reduction Volume and TP By Drainage Area

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft ³)	267	0	0	0	0	267
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	1.55	0.00	0.00	0.00	0.00	1.55
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.35	0.00	0.00	0.00	0.00	0.35
TP LOAD REMAINING (lb/yr)	1.21	0.00	0.00	0.00	0.00	1.21
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	1.20	0.00	0.00	0.00	0.00	1.20

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	1.55
TP LOAD REDUCTION REQUIRED (lb/yr)	0.25
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.35
TP LOAD REMAINING (lb/yr)	1.21
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr)	0.00 **
** TARGET TP REDUCTION EXCEEDED BY 0.09 LB/YEAR **	
Total Nitrogen (For Informational Purposes)	
POST-DEVELOPMENT LOAD (lb/yr)	11.12
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	1.20
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	9.92



DEVELOPMENT CONCEPT II SITE PLAN
2525 MOUNT VERNON AVENUE
 CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: VMM
 CHECKED: ACS
 SCALE: NO SCALE
 DATE: FEB 2022

STORMWATER QUALITY COMPUTATIONS

SHEET **6** OF **06**
 FILE: **19-141**

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DIRECTOR _____ DATE _____
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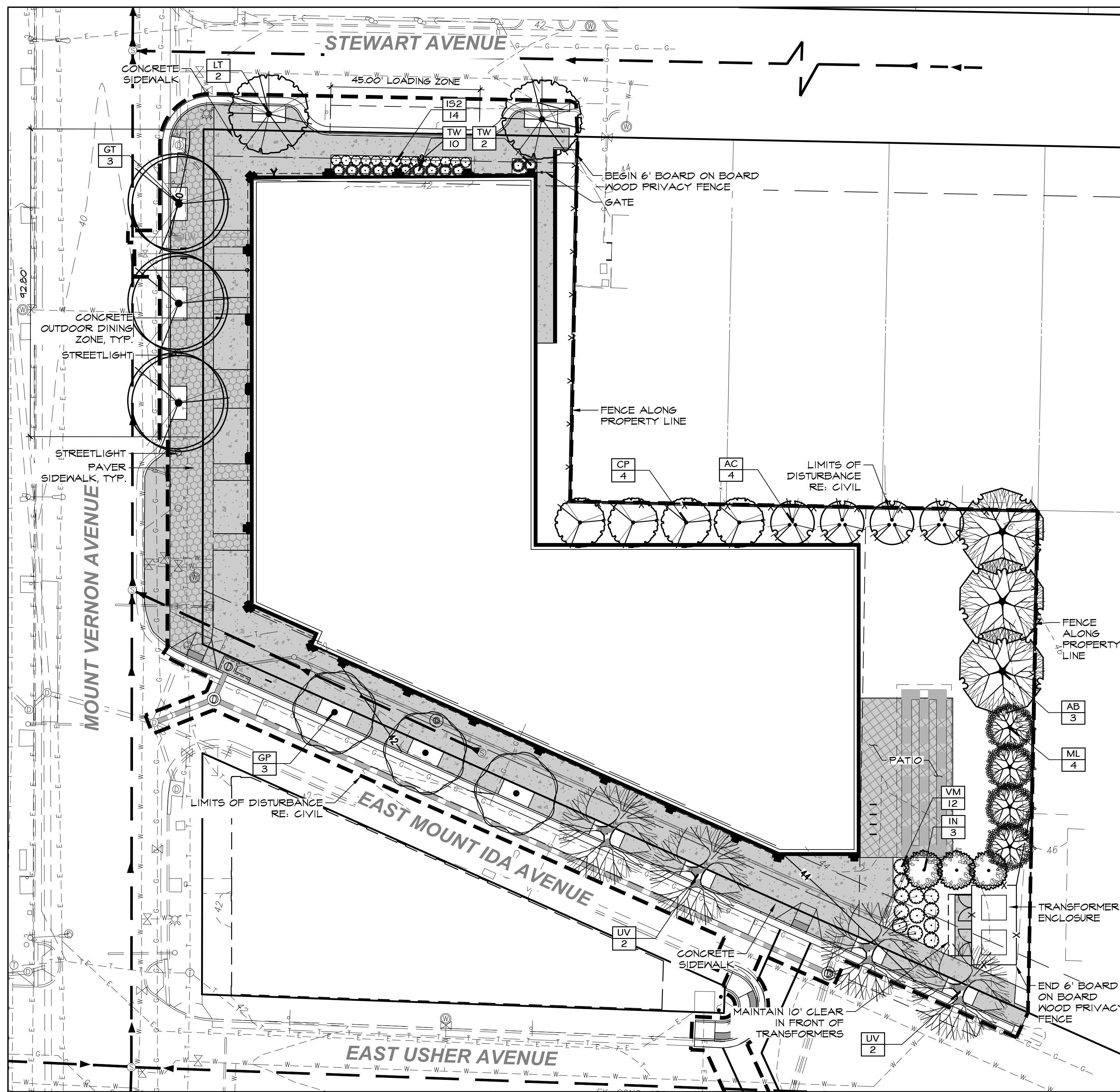
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

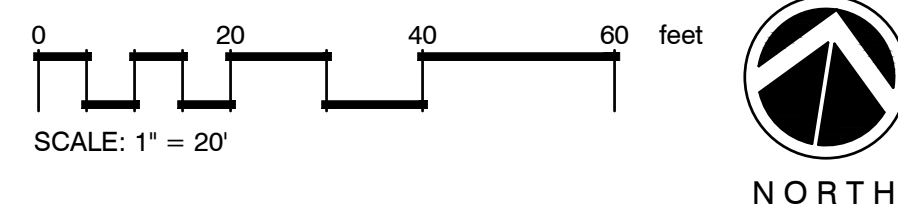
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DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____



LANDSCAPE PLAN
SCALE: 1"=20'



ALEXANDRIA LANDSCAPE REQUIREMENTS

CODE REQUIREMENT			
ZONING ORDINANCE SECTION 7-2507 FOR ALL CONSTRUCTION THAT REQUIRES A GRADING PLAN, TREES MUST BE PLANTED OR EXISTING TREES PRESERVED TO PROVIDE A MINIMUM OF 25 PERCENT CANOPY COVER OVER THE SITE.			
REQUIREMENT AREA	CALCULATION	PLANTING REQUIRED	PLANTING PROVIDED
25% OF 37,012 SF SITE AREA	37,012 x 0.25 = 9,253 SF	9,253 SF CROWN COVERAGE REQUIRED (STREET TREES SHALL NOT BE CREDITED TOWARD CROWN COVERAGE). SHRUB PLANTINGS MAY NOT EXCEED 25% (2,313 SF) OF CROWN COVERAGE REQUIREMENT.	9,125 TREE CCA 440 SHRUB 3,565 TOTAL CCA PROVIDED
CODE REQUIREMENT			
PER THE MOUNT VERNON AVENUE BUSINESS AREA PLAN, NEWLY PLANTED TREES SHOULD NOT EXCEED 30 TO 40 FEET IN SPACING			
REQUIREMENT AREA	CALCULATION	PLANTING REQUIRED	PLANTING PROVIDED
68' LF N STEWART AVENUE FRONTAGE (EXCLUDES 45' LOADING ZONE)	- 68 LF / 40' = 1.70	- 2 TREES REQUIRED ALONG N STEWART AVE.	- 2 TREES PROVIDED ALONG N STEWART AVE.
-43 LF MOUNT VERNON AVENUE FRONTAGE (EXCLUDES CITY BUS STOP)	- 43 LF / 40' = 2.32	- 3 TREES REQUIRED ALONG MOUNT VERNON AVE.	- 3 TREES PROVIDED ALONG MOUNT VERNON AVE.
-272 LF MOUNT IDA AVENUE FRONTAGE	-272 LF / 40' = 6.80	- 7 TREES REQUIRED ALONG MOUNT IDA AVE.	- 7 TREES PROVIDED ALONG MOUNT IDA AVE.

ALEXANDRIA PLANT SIZE REQUIREMENTS

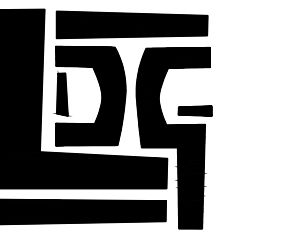
LANDSCAPE MATERIAL	SIZE REQUIREMENT (AT TIME OF PLANTING)
CATEGORY I & II TREE	1.5"-1.75" CAL.; 6'-10' HT.
MULTI-STEM TREE	6' HT.
EVERGREEN TREE	6' HT.
CATEGORY III & IV TREE	2"-3" CALIFER, 12'-14' HT.
SHRUBS	18" HT. AT TIME OF INSTALLATION
ORNAMENTAL GRASSES	1 QT. MIN.

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	AB	Acer saccharum 'Ballista' TM	Fall Fiesta Sugar Maple	2" Cal.	B&B	3	1250 CCA
	AC	Amelanchier canadensis	Canadian Serviceberry	8' Ht., 3-Cane Min.	B&B	4	500 CCA
	CP	Carpinus caroliniana 'CGSQU' TM	Palisade American Hornbeam	2" Cal.	B&B	4	500 CCA
	GP	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	2" Cal.	B&B	3	
	GT	Gleditsia triacanthos var. inermis	Honey Locust	2" Cal.	B&B	3	
	IN	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	8' Ht.	B&B	3	125 CCA
	LT	Liriodendron tulipifera	Tuliptree	2" Cal.	B&B	2	
	ML	Magnolia grandiflora 'Little Gem'	Little Gem Dwarf Southern Magnolia	7'-8' ht.	B&B	4	250 CCA
	UV	Ulmus americana 'Valley Forge'	American Elm	2" Cal.	B&B	4	
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	IS2	Itea virginica 'Sprich' TM	Little Henry Sweetspire	18" Ht. Min.	#3	14	10 CCA
	TW	Taxus x media 'Wardii'	Wardii Yew	18" Ht. Min.	#3	12	
	VM	Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrowwood Viburnum	18" Ht. Min.	#5	12	25 CCA

LANDSCAPE PLAN NOTES - CITY OF ALEXANDRIA

- THE PROPERTY OWNER AND/OR APPLICANT, SPECIFIER, CONTRACTOR AND INSTALLER OF PLANT MATERIAL ARE RESPONSIBLE FOR UNDERSTANDING AND ADHERING TO THE STANDARDS SET FORTH IN THE MOST RECENT VERSION OF THE CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND APPLICABLE CONDITIONS OF APPROVAL. ALL QUESTIONS REGARDING APPLICATION OF, OR ADHERENCE TO, THE STANDARDS AND/OR CONDITIONS OF APPROVAL SHALL BE DIRECTED TO THE CITY PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION, OR ANY LAND DISTURBING ACTIVITY.
- THE CITY-APPROVED LANDSCAPE PLAN SUBMISSION, INCLUDING PLANT SCHEDULE, NOTES AND DETAILS SHALL BE THE DOCUMENT USED FOR INSTALLATION PURPOSES AND ALL PROCEDURES SET FORTH IN THE LANDSCAPE GUIDELINES MUST BE FOLLOWED.
- THE CONTRACTOR SHALL NOT INTERFERE WITH ANY TREE PROTECTION MEASURES OR IMPACT ANY EXISTING VEGETATION IDENTIFIED TO BE PRESERVED PER THE APPROVED TREE AND VEGETATION PROTECTION PLAN.
- ANY CHANGES, ALTERATIONS OR MODIFICATIONS TO THE SITE CONDITIONS THAT AFFECT VEGETATION PROTECTION ZONES WILL REQUIRE AN AMENDMENT TO THE APPROVED TREE AND VEGETATION PROTECTION PLAN AND/OR DETAILS.
- INSTALLATION OF PLANT MATERIAL MAY ONLY OCCUR DURING THE PLANTING SEASONS IDENTIFIED IN THE LANDSCAPE GUIDELINES.
- 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, SAITHERSBURG, MARYLAND.
- SUBSTITUTIONS TO THE APPROVED PLANT MATERIAL SHALL NOT OCCUR UNTIL WRITTEN APPROVAL IS PROVIDED BY THE CITY.
- MAINTENANCE FOR THIS PROJECT SHALL BE PERFORMED BY THE OWNER, APPLICANT, SUCCESSOR(S) AND/OR ASSIGN(S) IN PERPETUITY AND IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND AS CONDITIONED BY PROJECT APPROVAL, AS APPLICABLE.



LORAX DESIGN GROUP
8021 SANTA FE DRIVE
OVERLAND PARK, KS 66204
WWW.LORAXDESIGNGROUP.COM



DEVELOPMENT CONCEPT II SITE PLAN
2525 MT VERNON AVENUE
CITY OF ALEXANDRIA, VIRGINIA

REVISION:

MAY 10, 2022
LANDSCAPE PLAN

L101

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

DIRECTOR

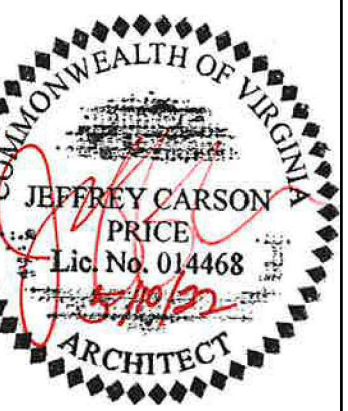
DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

CHAIRMAN, PLANNING COMMISSION

DATE

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



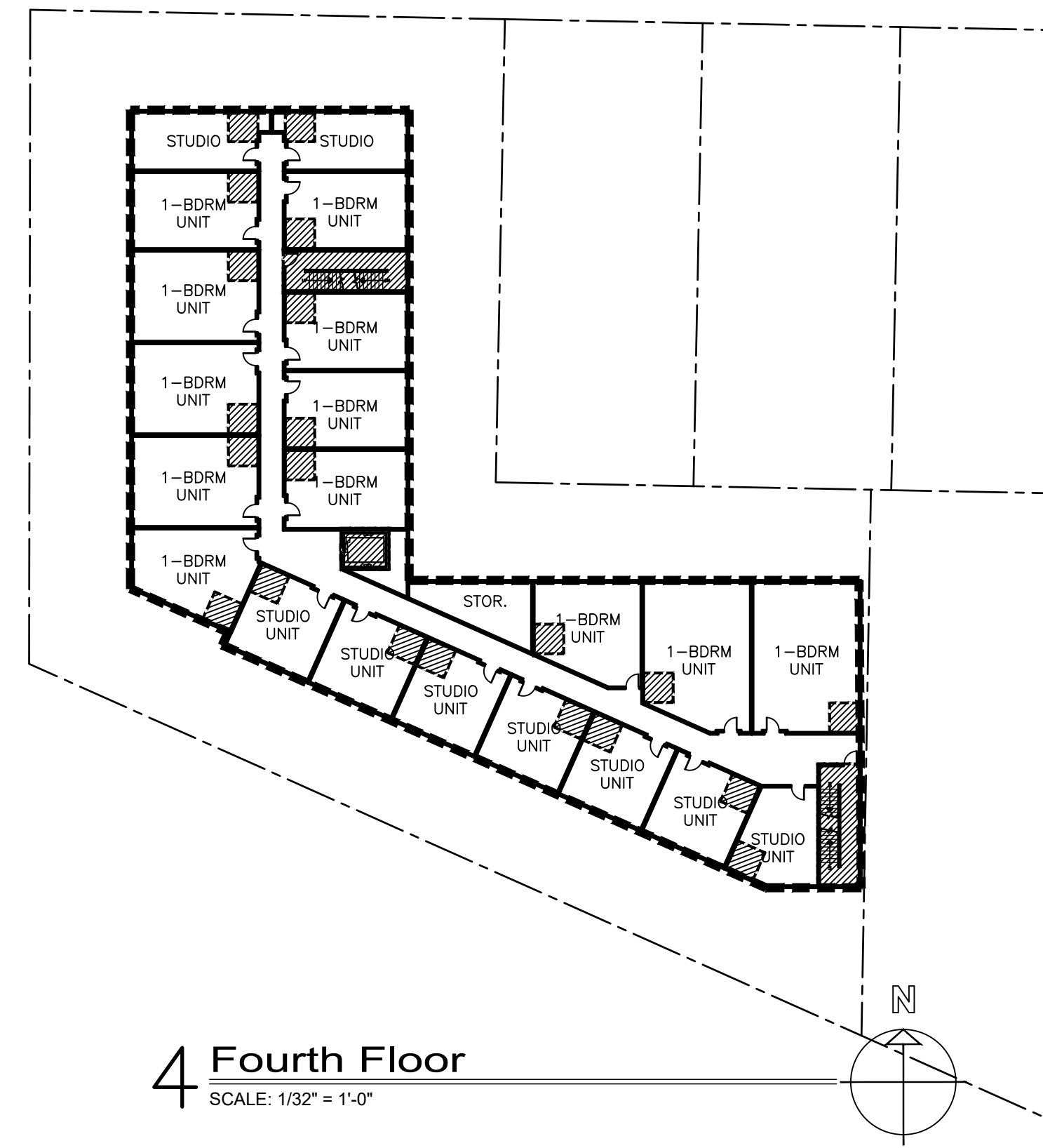
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PRIOR TO PLACING BID.



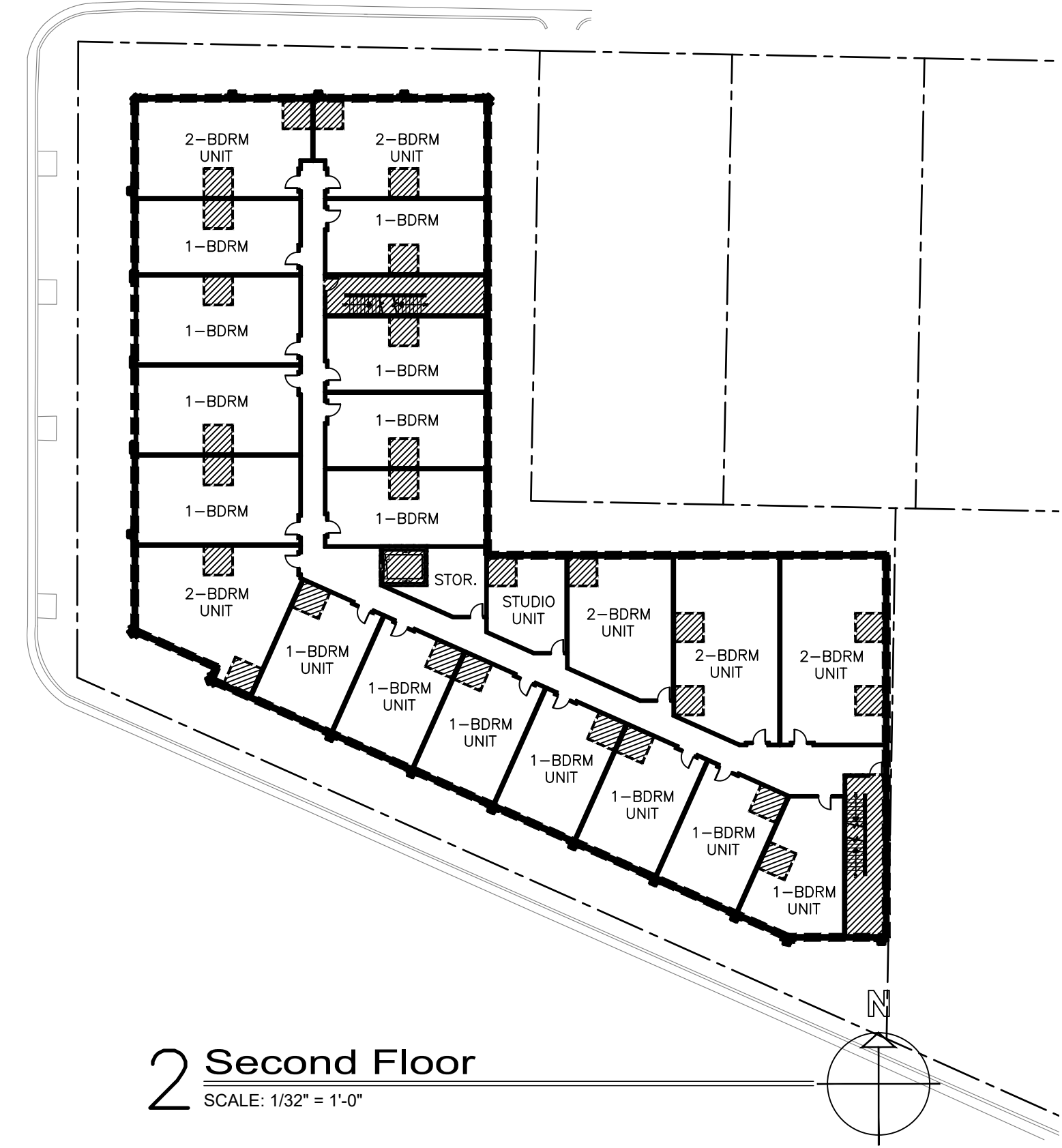
PRELIMINARY DESIGN - NOT FOR CONSTRUCTION

A New Mixed-Use Development:
2525 Mount Vernon

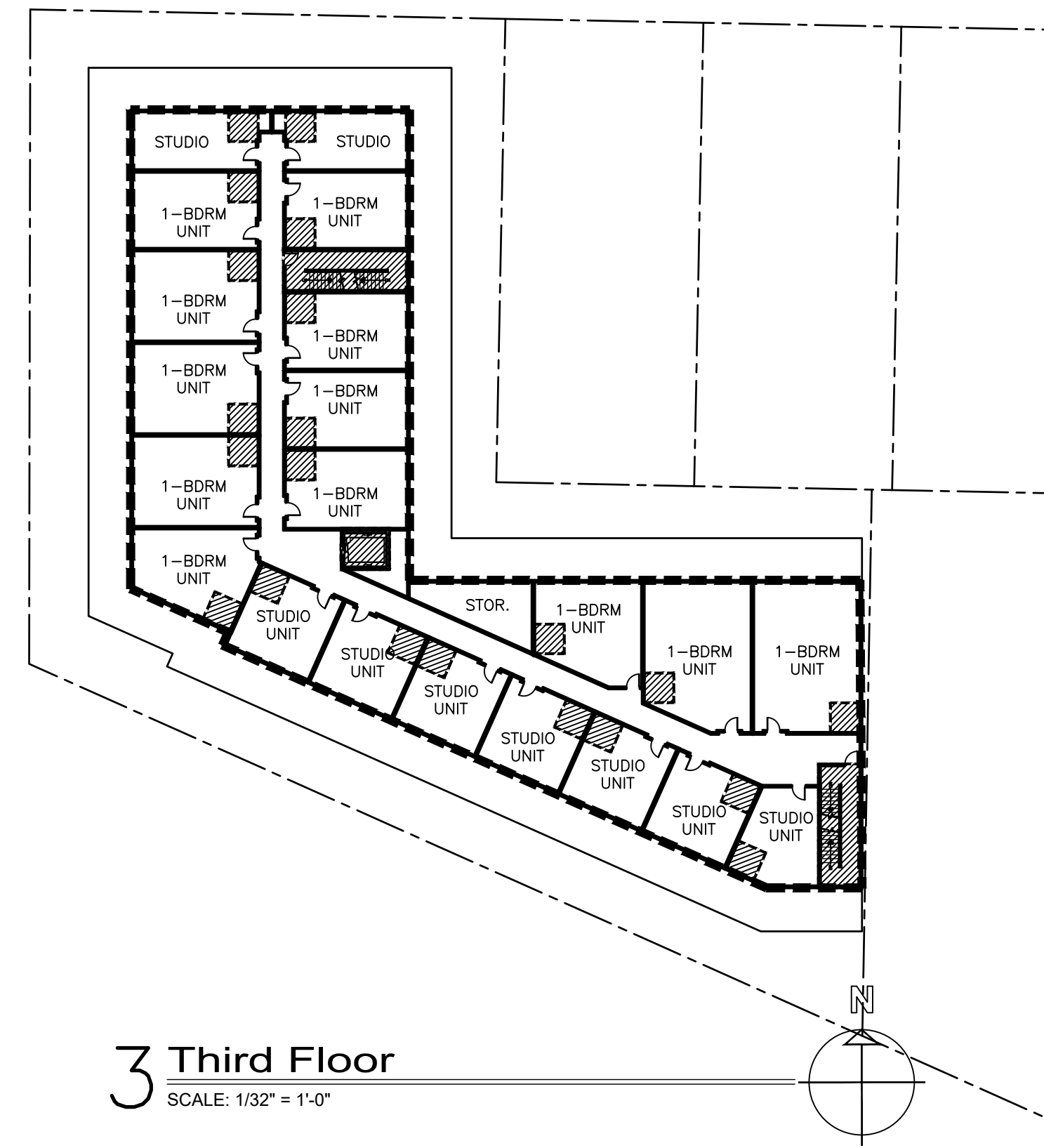
2525 Mount Vernon Avenue
Alexandria, Virginia 22301
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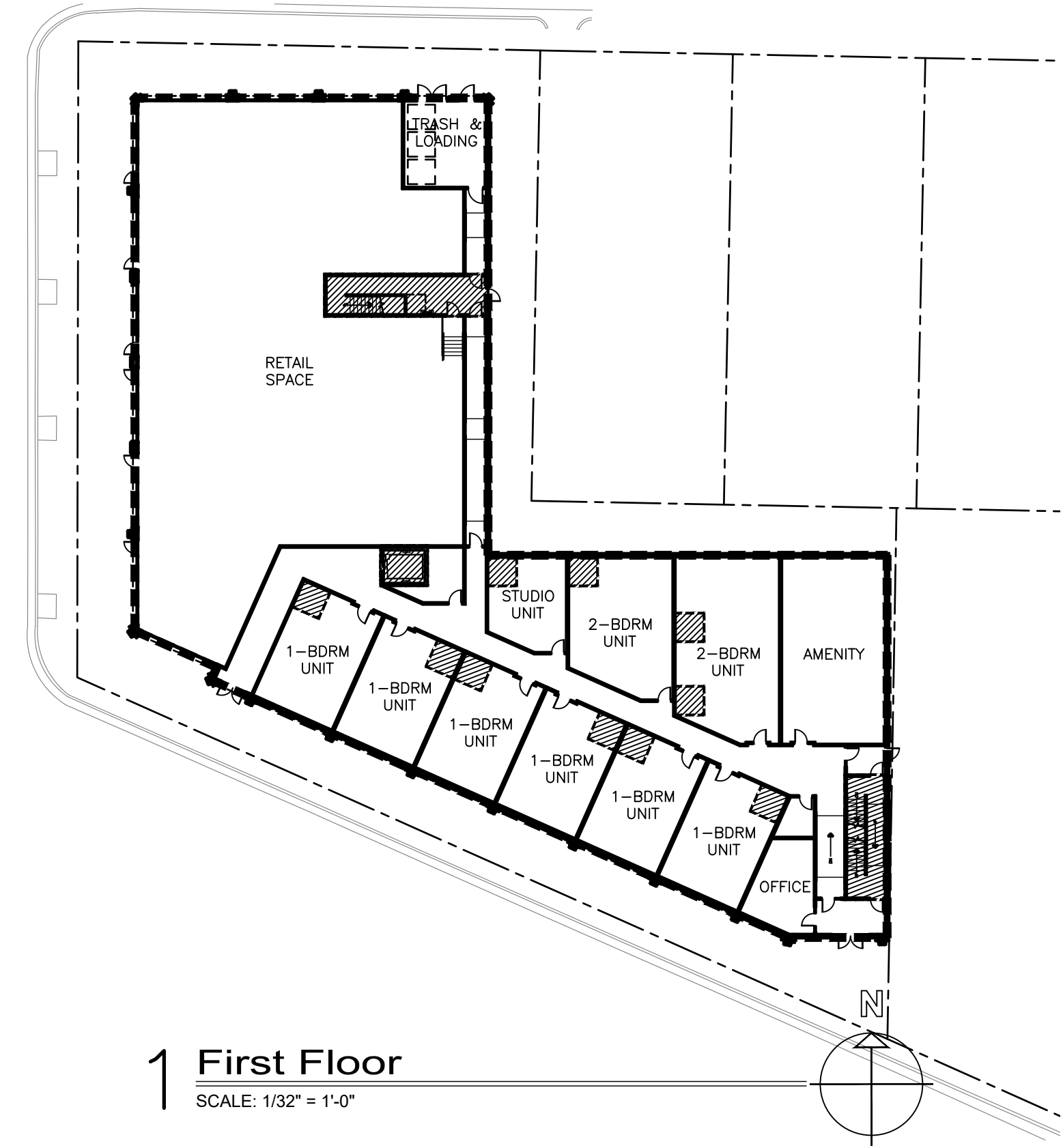
4 Fourth Floor
SCALE: 1/32" = 1'-0"



2 Second Floor
SCALE: 1/32" = 1'-0"



3 Third Floor
SCALE: 1/32" = 1'-0"



1 First Floor
SCALE: 1/32" = 1'-0"

LEGEND

	GROSS FLOOR AREA
	AREAS DEDUCTED FROM GROSS SQ. FT. TO DETERMINE FAR. (UNIT RESTROOMS, STAIR TOWERS, ELEVATOR SHAFTS)

PROPOSED FAR CALCULATION

FLOOR	GROSS SF	RESIDENTIAL NET SF	RETAIL NET SF	DEDUCTED SF FOR LAV.	DEDUCTED SF FOR STAIR & UTILITIES
1	21,000	10,900	8,800	480	820
2	21,000	18,750	0	1,320	930
3	15,000	13,200	0	1,100	700
4	15,000	13,200	0	1,100	700
T	72,000	56,050	8,800	4,000	3,150

PROPERTY AREA	37,012
FAR	1.75%

GENERAL NOTES:
1. GROSS FLOOR AREA IS ALL ABOVE GRADE FLOOR AREA UNDER ROOF, MEASURED TO THE OUTSIDE FACE OF ALL EXTERIOR WALLS.
2. DEDUCTIONS INCLUDE ELEVATOR AND STAIR STRUCTURES, UTILITY AREAS NOT SUSCEPTIBLE TO STORAGE OR OCCUPANCY, LAVATORIES MAXIMUM 50 SF PER LAVATORY, SPACE UNDER OPEN BALCONIES AND SIMILAR STRUCTURES UP TO 8'-0" IN DEPTH, PER ALEXANDRIA ZONING ORDINANCE SECTION 2-145-FLOOR AREA.

APPROVED
SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

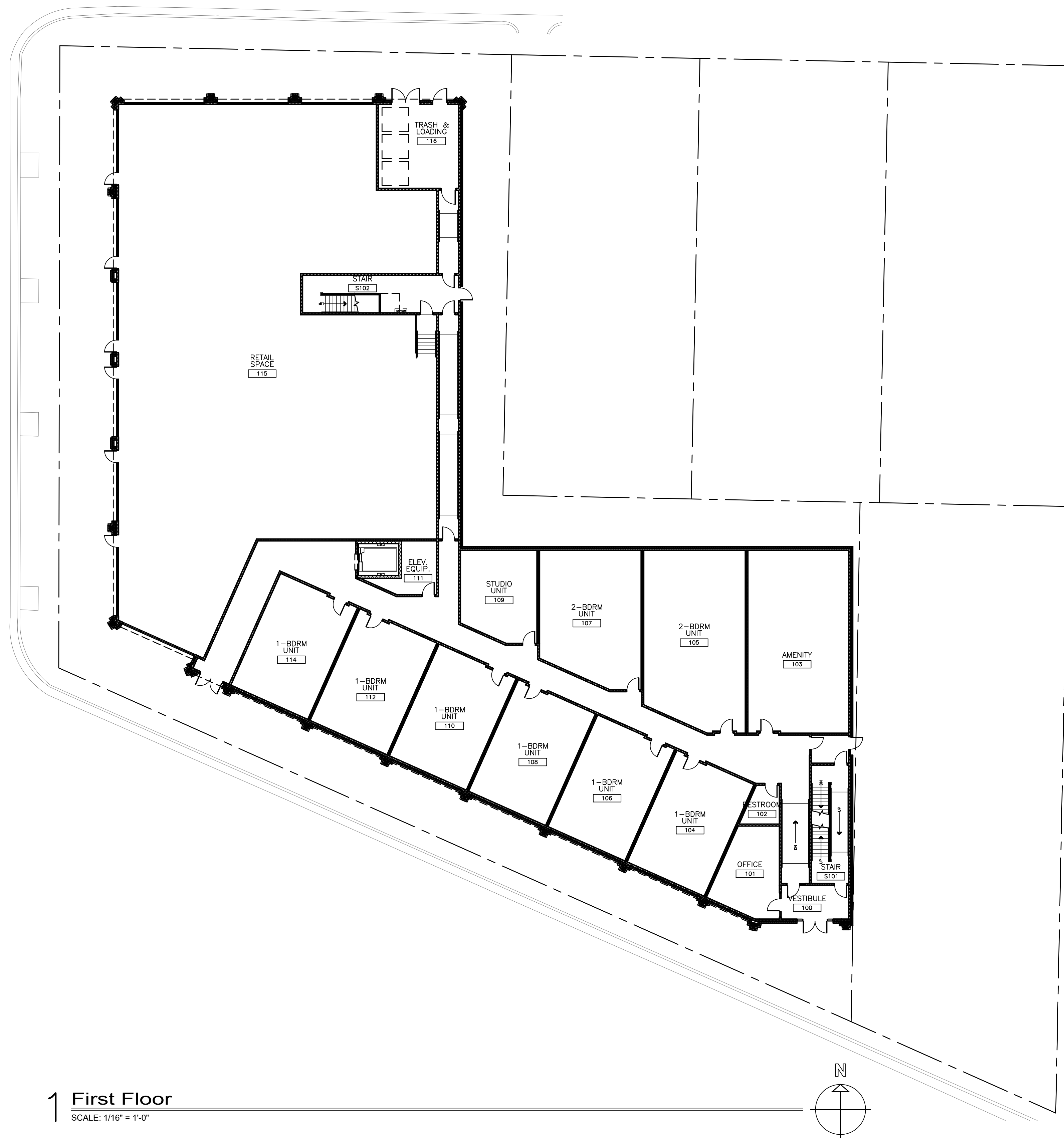
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REVISIONS:

FAR CALCULATIONS
PROJECT: 18-070 DATE: April 29, 2022
SHEET NUMBER: **A0.1**



1 First Floor
SCALE: 1/16" = 1'-0"



NOTE:
ALL SUBCONTRACTORS
SHALL BE RESPONSIBLE
FOR REVIEWING ALL
DRAWINGS IN THE SET
PRIOR TO PLACING BID.

PRELIMINARY DESIGN - NOT FOR CONSTRUCTION

A New Mixed-Use Development:
2525 Mount Vernon
2525 Mount Vernon Avenue
Alexandria, Virginia 22301
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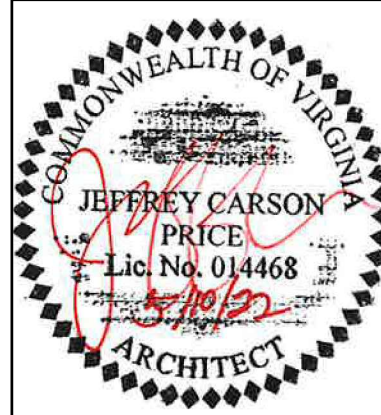
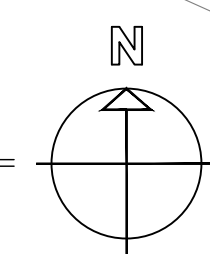
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SPECIAL USE PERMIT NO. _____	
DEPARTMENT OF PLANNING & ZONING	
_____ DIRECTOR	_____ DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
_____ DIRECTOR	_____ DATE
CHAIRMAN, PLANNING COMMISSION	
_____ DATE RECORDED	_____ DATE
_____ INSTRUMENT NO.	_____ DEED BOOK NO.
_____ DATE	

REVISIONS:

FIRST FLOOR PLAN
PROJECT: 18-070
DATE: April 29, 2022
SHEET NUMBER: **A1.1**



1 Second Floor
SCALE: 1/16" = 1'-0"



NOTE:
ALL SUBCONTRACTORS
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PRELIMINARY DESIGN - NOT FOR CONSTRUCTION

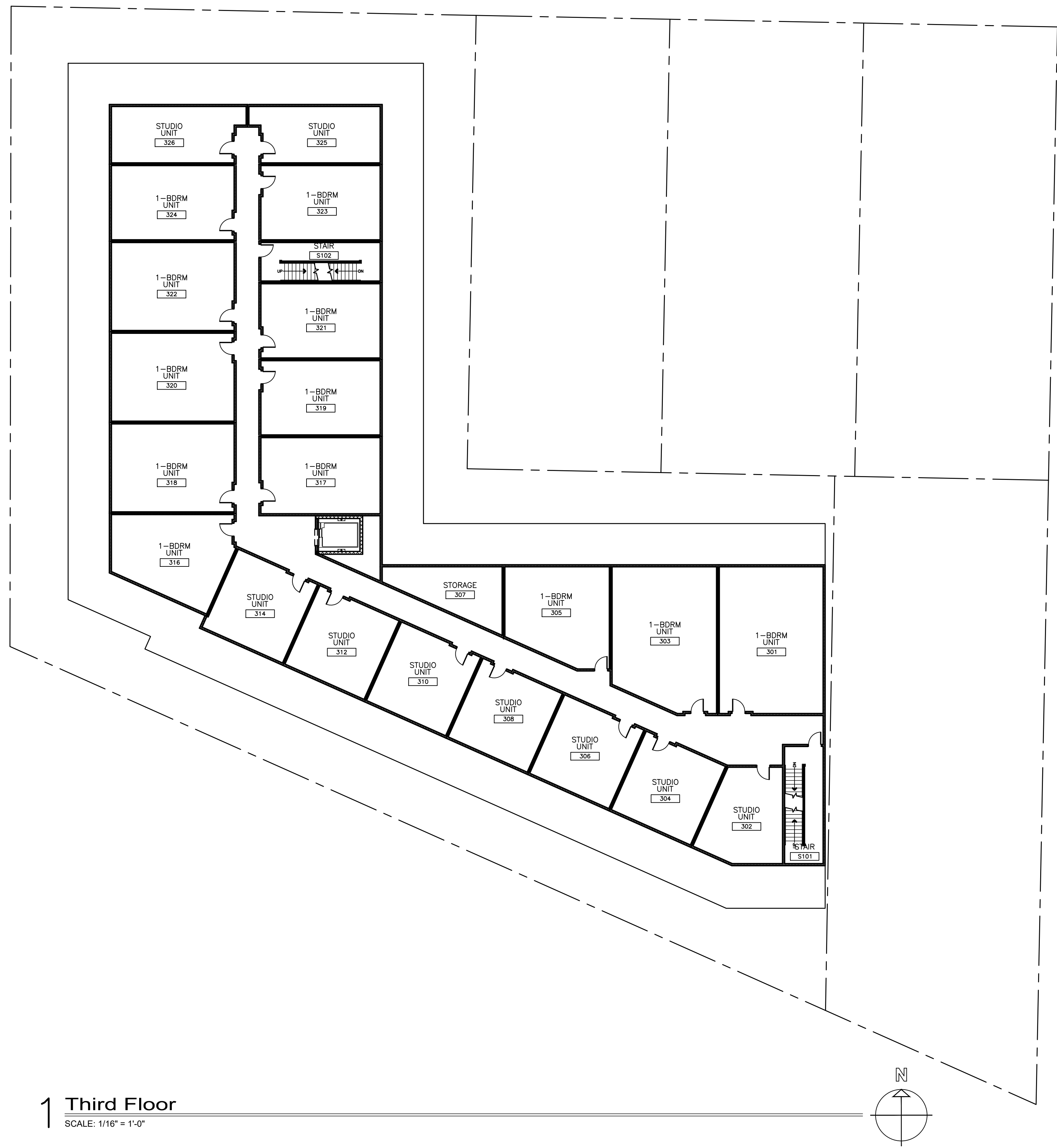
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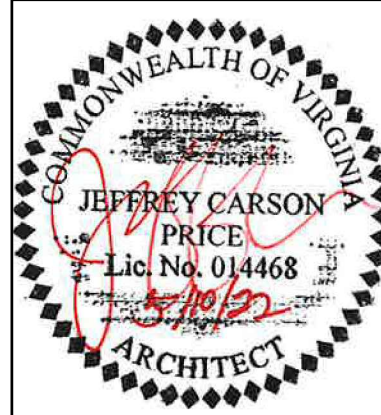
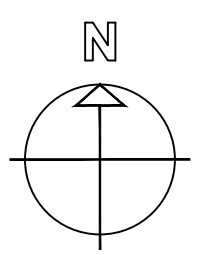
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SPECIAL USE PERMIT NO. _____	
DEPARTMENT OF PLANNING & ZONING	
_____ DIRECTOR	_____ DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
_____ DIRECTOR	_____ DATE
CHAIRMAN, PLANNING COMMISSION	
_____ DATE RECORDED	_____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

REVISIONS:

SECOND FLOOR PLAN
PROJECT: 18-070
DATE: April 29, 2022
SHEET NUMBER: **A1.2**



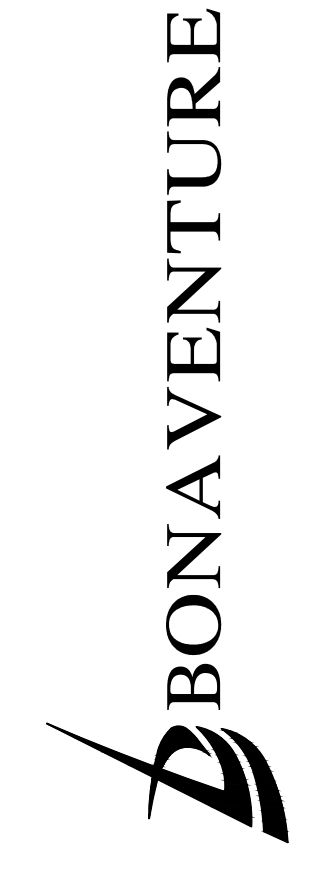
1 Third Floor
SCALE: 1/16" = 1'-0"



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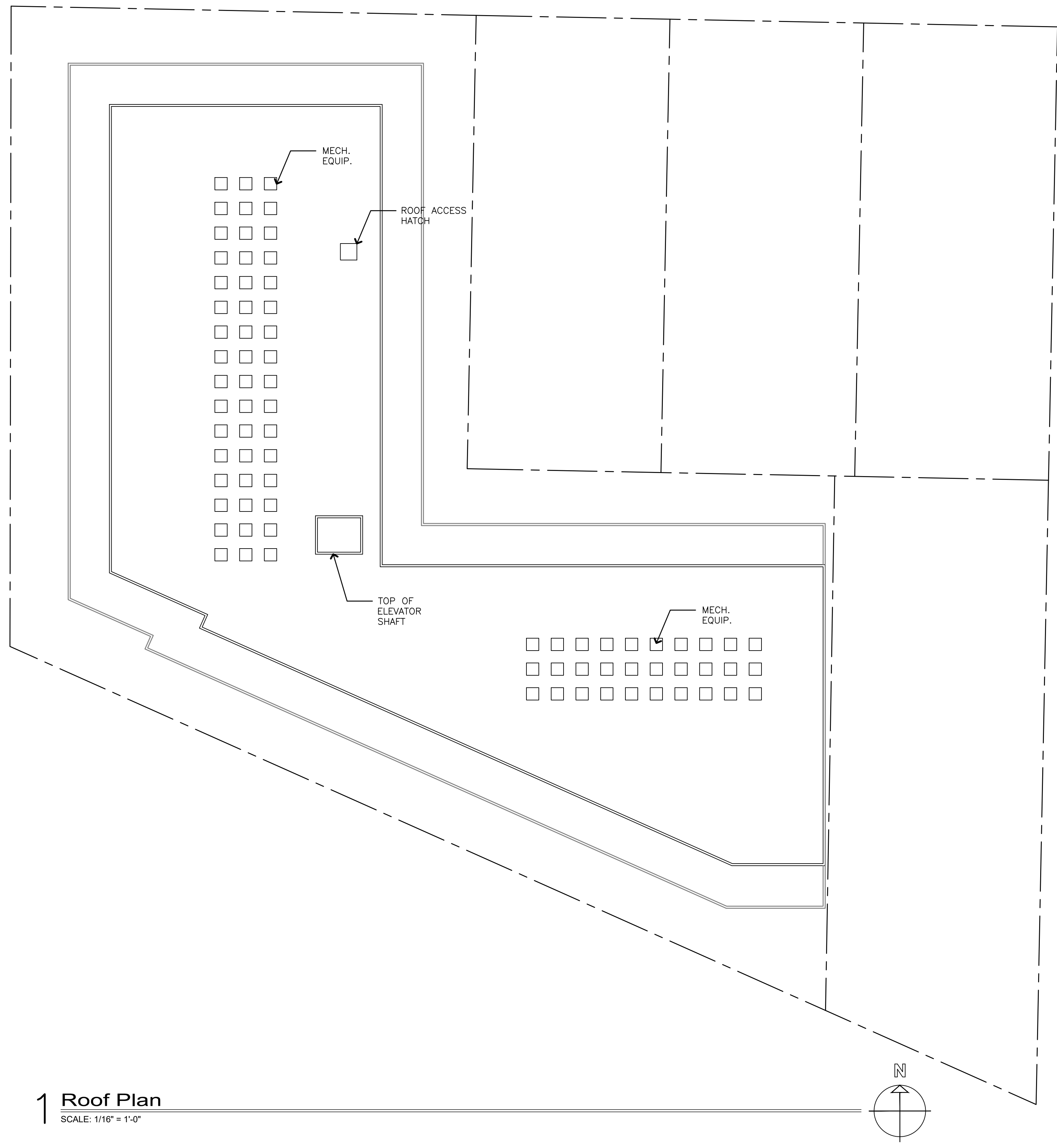
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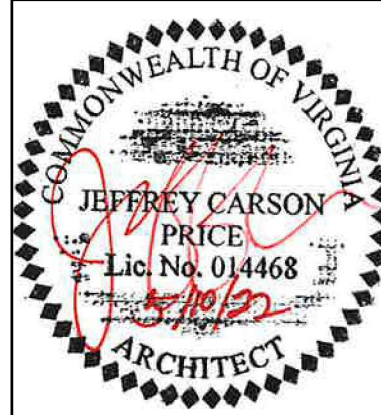
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REVISIONS:

THIRD FLOOR PLAN
PROJECT: 18-070
DATE: April 29, 2022
SHEET NUMBER: **A1.3**



1 Roof Plan
SCALE: 1/16" = 1'-0"



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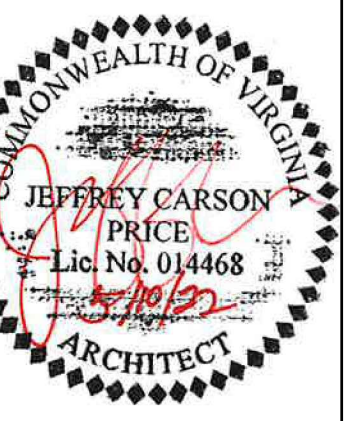
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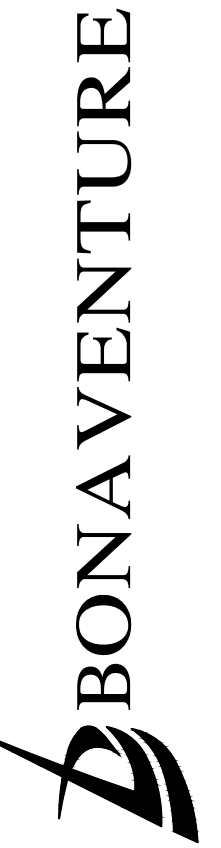
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INSTRUMENT NO. _____	DEED BOOK NO. _____
DATE _____	

REVISIONS:

FOURTH FLOOR PLAN
PROJECT: 18-070
DATE: April 29, 2022
SHEET NUMBER: **A1.4**



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REVISIONS:

BUILDING ELEVATIONS
AND SECTIONS

PROJECT:
18-070

DATE:
April 29, 2022

SHEET NUMBER:
A2-1

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DEPARTMENT OF PLANNING & ZONING

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SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____



4 Stewart Avenue (North) Elevation
SCALE: 3/32" = 1'-0"



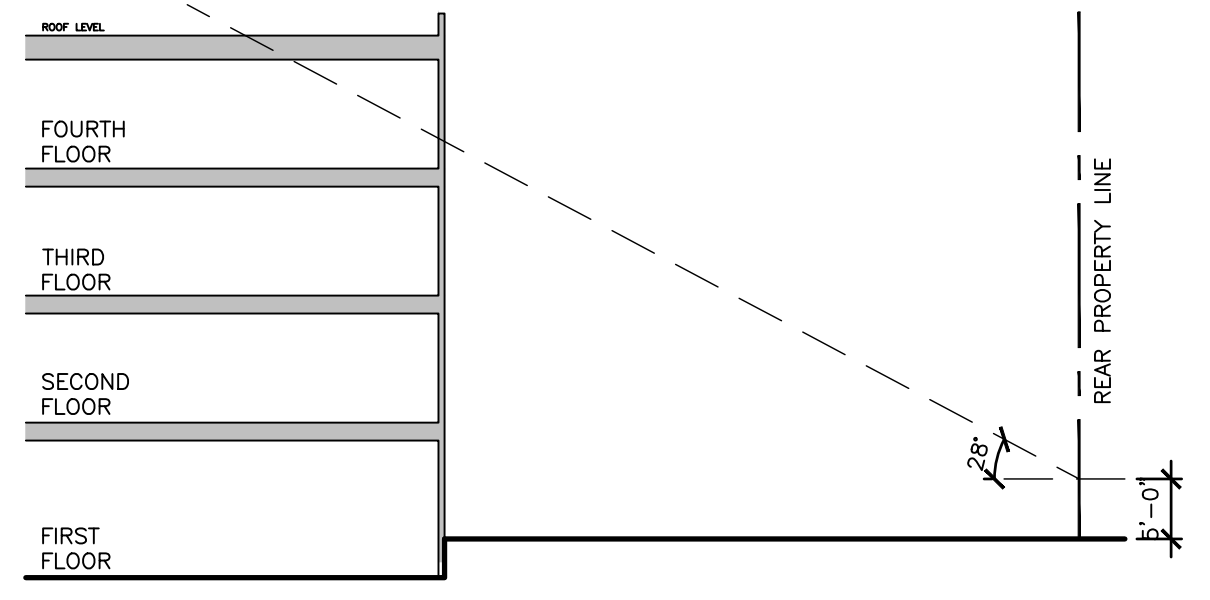
3 East Elevation
SCALE: 3/32" = 1'-0"



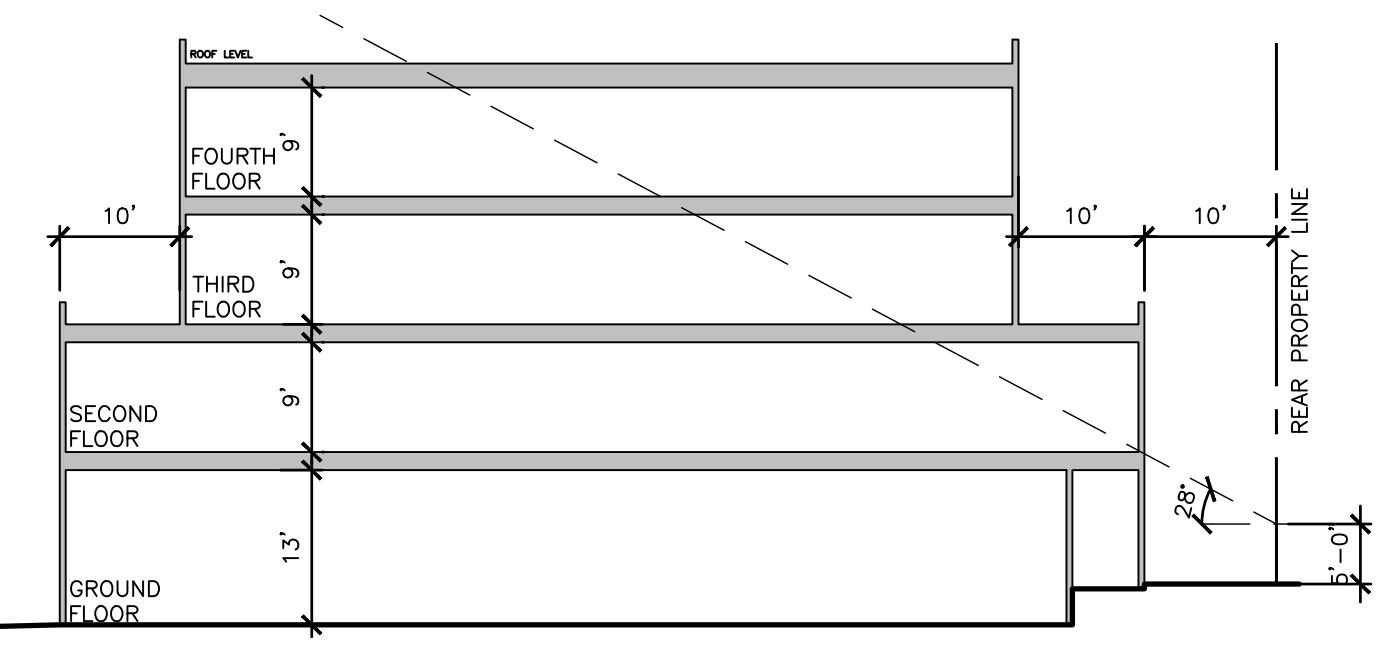
2 Mt. Ida (South) Elevation
SCALE: 3/32" = 1'-0"



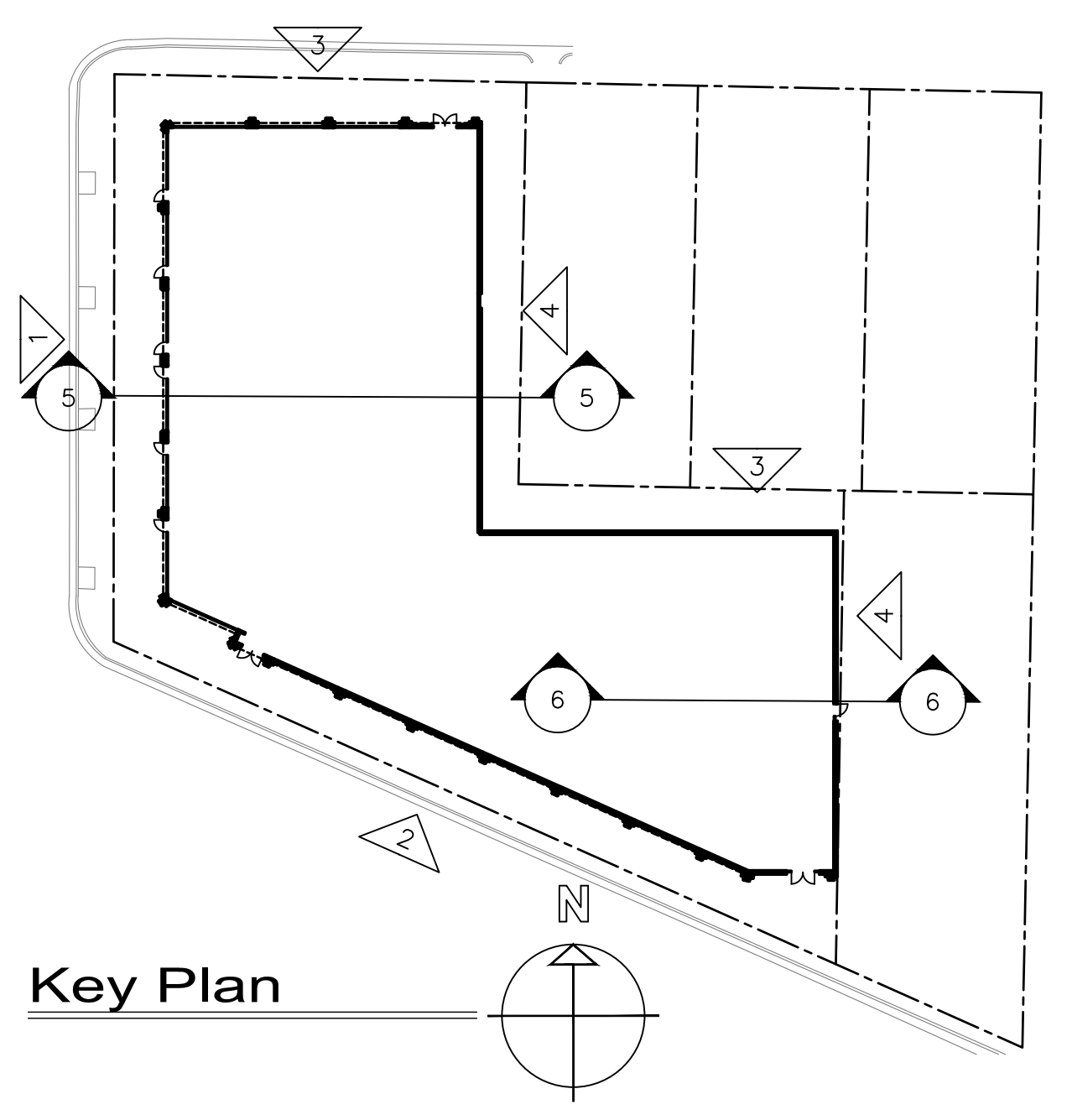
1 Mt. Vernon (West) Elevation
SCALE: 3/32" = 1'-0"



6 Proposed Building Section
SCALE: 1/16" = 1'-0"



5 Proposed Building Section
SCALE: 1/16" = 1'-0"



Key Plan



Aerial of corner of Mt. Vernon & Mt. Ida



Corner of Mt. Vernon & Mt. Ida

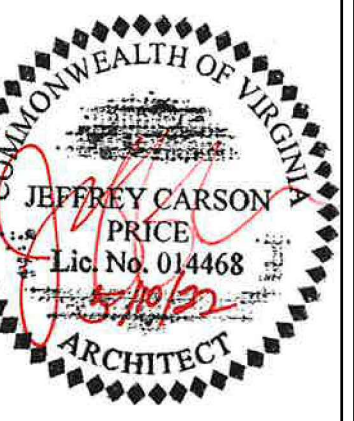


Corner of Mt. Vernon & Stewart

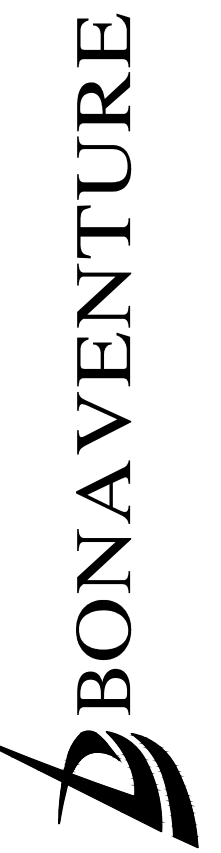


Facade Along Mt. Ida

1 Conceptual Renderings



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CONCEPTUAL
RENDERINGS
PROJECT:
18-070
DATE:
April 29, 2022
SHEET NUMBER:
A2-2