WEST END

PRELIMINARY SITE PLAN - BLOCK E&G DSUP AMENDMENT

CITY OF ALEXANDRIA, VIRGINIA

DATE: JUNE 13, 2023

PROJECT TEAM

APPLICANT/OWNER
FOULGER-PRATT DEVELOPMENT, LLC
12435 PARK POTOMAC AVE
SUITE 200
POTOMAC, MD 20854
TEL. 240-499-9684
CONTACT: JAY KELLY

ATTORNEY
WIRE GILL LLP
700 NORTH FAIRFAX STREET
SUITE 600
ALEXANDRIA, VA 22314
TE. 703-677-3129
CONTACT: KENNETH WIRE

LANDSCAPE ARCHITECT
PARKER RODRIGUEZ
101 N UNION ST
SUITE 320
ALEXANDRIA, VA 22314
TEL. 703-548-5010
CONTACT: TRINI RODRIGUEZ, P.L.A

ARCHITECT
TORTI GALLAS + PARTNERS
1923 VERMONT AVENUE NW
2ND FLOOR
WASHINGTON, DC 20001
TEL. 202-232-3132
CONTACT: SARAH ALEXANDER, AIA, LEED AP BD+C

TRAFFIC ENGINEER
GOROVE SLADE
225 REINEKERS LANE
SUITE 750
ALEXANDRIA, VA 22314
TEL. 202-540-1926
CONTACT: ROBERT SCHIESEL, P.E.

UTILITY ENGINEER
DAVIS UTILITY CONSULTING, LLC
3975 FAIR RIDGE DRIVE
SUITE 125-SOUTH
FAIRFAX, VA 22033
TEL. 703-945-9606
CONTACT: DAVID GRAHAM

CIVIL ENGINEER
URBAN, LTD.
4200D TECHNOLOGY COURT
CHANTILLY, VA 20151
TEL. 703-376-4221
CONTACT: CLAYTON TOCK, P.E.

AREA TABULATIONS:

BLOCK E LOT AREA = 2.49 AC. 108,575 SF.
BLOCK G LOT AREA = 1.42 AC. 62,083 SF.
TOTAL DEVELOPMENT AREA = 3.91 AC. 170,658 SF.

TOTAL DISTURBED AREA = 4.05 AC. 176,668 SF.
TOTAL EX. IMPERVIOUS AREA = 4.05 AC. 176,668 SF.
TOTAL PROP. IMPERVIOUS AREA = 4.05 AC. 176,668 SF.

ZONING TABULATIONS:

ON-SITE LOCATIONS / ADDRESSES: T.M. #047.02-03-11 / 5801 DUKE ST. ALEXANDRIA, VA 22304

TOTAL SITE/LOT AREAS: 170,658 SF OR 3.91 ACRES

EXISTING ZONE: CDD #29 (COORDINATED DEVELOPMENT DISTRICT #29)
PROPOSED ZONE: CDD #29 (COORDINATED DEVELOPMENT DISTRICT #29)

OPEN SPACE REQUIREMENTS: 42,663 SF (25% OF DEVELOPMENT AREA AT-OR ABOVE GRADE)

OPEN SPACE PROVIDED: 24,359 SF (AT-GRADE)
18,304 SF (ABOVE-GRADE)
TOTAL OPEN SPACE PROVIDED: 42,663 SF (25.00%)*

*INCLUDES 13,554 SF OF TRANSFERRED AT-GRADE OPEN SPACE FROM BLOCK P.

EXISTING USE: SHOPPING CENTER/CURRENTLY DEMOLISHED
PROPOSED USE: MIXED-USE: - RESIDENTIAL, RETAIL, OFFICE

FLOOR AREA CALCULATION:

BUILDING E	GROSS AREA (SF)	NET AREA (SF)	F.A.R
RETAIL	89,971	89,971	0.83
RESIDENTIAL	177,531	156,197	1.63
MEDICAL OFFICE	119,630	110,236	1.10
BUILDING E SUBTOTAL:	387,132	356,404	3.56

BUILDING G	GROSS AREA (SF)	NET AREA (SF)	F.A.R
RETAIL	23,888	23,888	0.38
RESIDENTIAL	227,939	200,597	3.67
BUILDING G SUBTOTAL:	251,827	224,485	4.06
BUILDING E&G TOTAL	638,959	580,889	3.74

DENSITY:
BLOCK E: 146 UNITS (MULTIFAMILY)
BLOCK G: 244 UNITS (MULTIFAMILY)

PROPOSED DENSITY: 390 D.U/3.91 AC. = 99.74

MIN./MAX BLDG.: BLOCK E: EAST: 70 FT. MIN, 85 FT. MAX.
HEIGHT PERMITTED: WEST: 70 FT. MIN, 180 FT MAX.
BLOCK G: 70 FT. MIN, 85 FT. MAX.

BUILDING HEIGHT PROPOSED: BLOCK E: MOB 91.91 FT; E.1:80 FT.
BLOCK G: 84.5 FT.
BUILDING HEIGHT (STORIES): BLOCK E: MOB 6-STORIES; E.1 6-STORIES
BLOCK G: 7-STORIES
AVG. FINISHED GRADE: BLOCK E: 200.55 FT.
BLOCK G: 198.58 FT.

YARDS: REQUIRED: N/A PROPOSED: N/A
FRONTAGE: REQUIRED: N/A PROPOSED: N/A

PARKING TABULATIONS:

PARKING REQUIRED:

BLOCK E:
BLOCK E (RETAIL): RATIO: 3.0 SP/1,000 SF = 270 SPACES
BLOCK E (MULTIFAMILY): RATIO: 1.0 SP/BEDROOM(213) = 213 SPACES
BLOCK E (OFFICE, MEDICAL): RATIO: 1.5 SP/1,000 SF = 180 SPACES
BLOCK E PARKING REQUIRED: 663 SPACES

BLOCK G:
BLOCK G (RETAIL): RATIO: 3.0 SP/1,000 SF = 72 SPACES
BLOCK G (MULTIFAMILY): RATIO: 1.0 SP/BEDROOM(285) = 285 SPACES
BLOCK G PARKING REQUIRED: 357 SPACES

TOTAL PARKING REQUIRED: 1,020 SPACES

PARKING PROVIDED:

BLOCK E
BLOCK E (RETAIL): 202 SPACES
BLOCK E (MULITFAMILY): 229 SPACES
BLOCK E (MEDICAL OFFICE): 403 SPACES
ON-STREET PARKING: 15 SPACES
BLOCK E PARKING PROVIDED: 849 SPACES

BLOCK G
BLOCK G (RETAIL): 95 SPACES
BLOCK G (MULITFAMILY): 285 SPACES
ON-STREET PARKING: 15 SPACES
BLOCK G PARKING PROVIDED: 395 SPACES

TOTAL PARKING PROVIDED: 1,244 SPACES

LOADING SPACES REQUIRED: RATIO: 1/20,000 SF (RETAIL)=6 SPACES
LOADING SPACES PROVIDED: 7 SPACES

BICYCLE REQUIRED PARKING:

BLOCK E REQUIRED PARKING:
BLOCK E (RESIDENTIAL): RATIO: 3.0 SP/10 UNITS = 146 UNITS X 3/10 = 47 SPACES (3 FOR VISITORS)
BLOCK E (RETAIL): RATIO: 2 SP/10,000 SF = 89,971 SF X 2/10,000 = 18 SPACES (4 FOR RETAIL EMPLOYEES)
BLOCK E (OFFICE): RATIO: 1 SP/7,500 SF = 119,630 SF X 1/7,500 = 22 SPACES (6 FOR VISITORS)

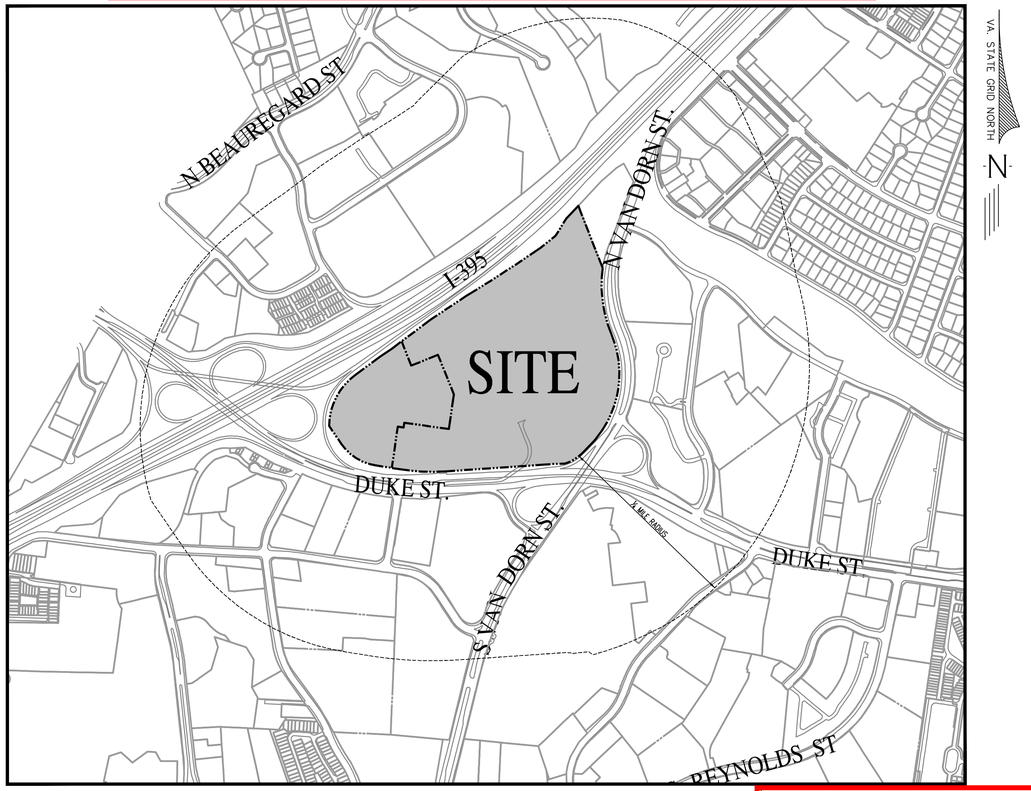
BLOCK G REQUIRED PARKING:
BLOCK G (RESIDENTIAL): RATIO: 3.0 SP/10 UNITS = 244 UNITS X 3/10 = 79 SPACES (5 FOR VISITORS)
BLOCK G (RETAIL): RATIO: 2 SP/10,000 SF = 23,888 UNITS X 2/10,000 = 6 SPACES (1 FOR RETAIL EMPLOYEES)

BICYCLE PROVIDED PARKING:

BLOCK E PROVIDED PARKING:
BLOCK E (RESIDENTIAL): 48 SPACES (3 FOR VISITORS)
BLOCK E (RETAIL): 18 SPACES (4 FOR RETAIL EMPLOYEES)*
BLOCK E (OFFICE): 24 SPACES (6 FOR VISITORS)

BLOCK G PROVIDED PARKING:
BLOCK G (RESIDENTIAL): 80 SPACES (5 FOR VISITORS)
BLOCK G (RETAIL): 6 SPACES (1 FOR RETAIL EMPLOYEES)*

*NOTE: PROPOSED BICYCLE PARKING FOR BLOCK E & G RETAIL WILL BE REVISED AT FINAL SITE PLAN TO PROVIDE AN ADDITIONAL FOUR (4) EXTERIOR BICYCLE PARKING SPACES NOT CURRENTLY SHOWN ON THE PLAN. ALL PROPOSED BICYCLE PARKING WILL COMPLY WITH THE CITY'S BICYCLE PARKING GUIDELINES AND REGULATIONS.



VICINITY MAP
SCALE: 1"=500'

BUILDING CODE ANALYSIS

- SEE SHEET A001.

RESIDENTIAL GROSS FLOOR AREA BY FLOOR AND BUIILDING TABLE

- SEE SHEET A002.

FIRE FLOW CALCULATIONS

- FIRE FLOW CALCULATIONS WILL BE PROVIDED DURING FINAL SITE PLAN FUTURE SUBMISSIONS.

TRIP GENERATION:

BLOCK E:

Land Use	ITE Code	Size	Weekday AM Peak Hour In	AM Out	AM Total	PM Peak Hour In	PM Out	PM Total	Daily Total
Total External Residential Trips			6	18	23	16	10	26	318
Total External Retail Trips			22	10	33	67	72	139	2,643
Total External Medical Trips			162	45	207	92	243	335	3,626
OVERALL NON-AUTO MODE TRIPS			-50	-32	-82	-84	-108	-192	-2,737
OVERALL DEVELOPMENT TRIPS			191	72	263	175	325	500	6,587

BLOCK G:

Land Use	ITE Code	Size	Weekday AM Peak Hour In	AM Out	AM Total	PM Peak Hour In	PM Out	PM Total	Daily Total
Total External Residential Trips			10	29	39	26	16	43	532
Total External Retail Trips			6	3	9	18	19	37	1,073
OVERALL NON-AUTO MODE TRIPS			-14	-31	-45	-40	-31	-71	-1,255
OVERALL DEVELOPMENT TRIPS			16	32	48	44	35	79	1,605

SHEET INDEX

Sheet List Table

Sheet Number	Sheet Title
01	COVER SHEET
02 - 07	DEVELOPMENT CONDITIONS
08 - 10	GENERAL NOTES & DETAILS
10A	GENERAL NOTES & DETAILS
11	CONTEXTUAL PLAN
12	GARAGE PLAN
13	EXISTING CONDITIONS PLAN
14	SITE PLAN
15	GRADING PLAN
15A	UTILITY PLAN
16	GIS DIMENSION
17 - 18	AUTOTURN EXHIBIT
19	SANITARY OUTFALL ANALYSIS
20	SANITARY PROFILES
21	SANITARY COMPUTATIONS
22	WATER PROFILES
23	STORM PROFILES
24	STORM COMPUTATIONS
24A	STORM COMPUTATIONS
25	CITY OF ALEXANDRIA DETAILS
26	SWM - PRE DEVELOPMENT PLAN
27	SWM - PRE DEVELOPMENT COMPUTATIONS
28	SWM - POST DEVELOPMENT PLAN
29 - 30	SWM - POST DEVELOPMENT COMPUTATIONS
31	BMP PLAN
32 - 33	BMP COMPS & NARRATIVE
33A	BMP COMPS & NARRATIVE
34	BMP WQVD DATA BLOCKS
35	EROSION & SEDIMENT CONTROL PHASE I
36	EROSION & SEDIMENT CONTROL PHASE II
37	EROSION & SEDIMENT CONTROL NARRATIVE
38	EROSION & SEDIMENT CONTROL DETAILS
39 - 43	OUTFALL ANALYSIS
44	FIRE SAFETY PLAN
45	OPEN SPACE MASTER PLAN
46	OPEN SPACE PLAN
47	PROPERTY EXHIBIT
48	EASEMENT EXHIBIT
49	BLOCK E&G INFRASTRUCTURE
L1.01	OVERALL LANDSCAPE PLAN
L1.10	LANDSCAPE PLAN - BLOCK E LEVEL 1
L1.11	LANDSCAPE PLAN - BLOCK E LEVEL 2 & BRIDGE TERRACE
L1.12	LANDSCAPE PLAN - BLOCK G LEVEL 1 & ROOF TERRACE
L3.01	PLANTING PLAN - BLOCK E
L3.02	PLANTING PLAN - BLOCK G
L3.03	PLANTING PLAN - BLOCK E COURTYARD
L3.04	PLANTING PLAN - BLOCK G COURTYARD & BRIDGE TERR.
L3.10	LANDSCAPE NOTES & SCHEDULE - BLOCK E
L3.11	LANDSCAPE NOTES & SCHEDULE - BLOCK G
L3.12	SOIL VOLUME PLAN
L3.13	LANDSCAPE WATER MANAGEMENT PLAN
L5.01	HARDSCAPE DETAILS ON GRADE - PAVING
L5.02	HARDSCAPE DETAILS ON GRADE - FURNITURE
L6.01	HARDSCAPE DETAILS ON STRUCTURE - PAVING
L7.01	PLANTING DETAILS - ON GRADE
L7.02	PLANTING DETAIL - ON STRUCTURE
A000	COVER SHEET
A001	CODE ANALYSIS
A002	BUILDING AREAS/UNIT MIX
A004	FIRST FLOOR PLAN
A005	SECOND FLOOR PLAN
A006	THIRD FLOOR PLAN
A007	TYPICAL FLOOR PLAN
A008	ROOF PLAN
A009	BUILDING SECTIONS
A010	BUILDING SECTIONS
A011	FACADES DIAGRAM
A012	BUILDING ELEVATIONS
A013	BUILDING ELEVATIONS
A014	FACADE MATERIAL CALCULATIONS
A015 - A019	PERSPECTIVE VIEWS
A020	GREEN ROOF CALCULATION
A021	RETAIL PRECEDENT IMAGES/FIBER CEMENT PANEL DETAILS
A022	DETAIL AT BUILDING E CORNER BALCONY
A023	DETAIL AT BUILDING E SOUTH BALCONY
A024	DETAIL AT BUILDING G SOUTHWEST BALCONY
A025	DETAIL AT BUILDING G SOUTH BALCONY
A026	DETAIL AT BUILDING G WEST BALCONY
A027	DETAIL AT MOB SW CURTAIN WALL
A028	DETAIL AT MOB WEST WINDOWS
A029	DETAIL AT MOB WEST STOREFRONTS
A030	MATERIAL BOARD
A031	MOCKUP PANEL

PROJECT NARRATIVE:

EXISTING SITE CONDITIONS:
THE EXISTING SITE IS UNDER CONSTRUCTION RELATIVE TO THE INFRASTRUCTURE AND GRADING PLAN. THE EXISTING ABOVE GRADE GARAGE REMAINS.

DESCRIPTION OF DEVELOPMENT:
THIS SITE ARE BORDERED TO THE NORTH BY THE EXISTING PARKING GARAGE, TO THE SOUTHWEST BY FUTURE BLOCK A, B AND Q, TO THE SOUTHEAST BY FUTURE BLOCKS F AND N, AND TO THE EAST BY FUTURE BLOCK I.

THE PURPOSE OF THE REDEVELOPMENT FOR BLOCKS E & G IS TO ALLOW FOR A RANGE OF USES ACROSS THE SITE. THESE USES WOULD INCLUDE RETAIL, OFFICE (INCLUDING MEDICAL OFFICE), AND MULTIFAMILY RESIDENTIAL. THESE USES MAY BE IMPLEMENTED ANYWHERE ON THE SITE, SUBJECT TO CAPACITY OF INFRASTRUCTURE. THIS PROJECT IS NOT A FEDERAL UNDERTAKING OR INVOLVES THE USE OF ANY FEDERAL FUNDING, IN COMPLIANCE WITH FEDERAL PRESERVATION LAWS, IN PARTICULAR SECTION 106 OF THE NATIONAL HISTORIC PRESERVATION ACT OF 1966.

LIST OF EXISTING APPROVALS:

- CDD #2020-00007
- DSP #2021-00012
- SUB #2021-00003
- SUB #2022-00005
- GRD #2022-00012
- DSUP #2022-10017

LIST OF REQUESTED APPROVALS:

- DSUP#2022-10017
- SUP TO EXCEED THE MAXIMUM PARKING REQUIREMENT PER 8-100(A)8.
- TMP SUP FOR BLOCKS E&G, I AND K TO CONSTRUCT MORE THAN 349 DWELLING UNITS PER 11-704(A)2.
- SUP TO HAVE MORE THAN THREE PENTHOUSES ON THE MEDICAL OFFICE BUILDING PER 6-403(B)3A.
- SUP TO HAVE A PENTHOUSE EXCEED 15-FT. IN HEIGHT ON THE BLOCK G BUILDING PER 6-403(B)3B.

GREEN BUILDING NARRATIVE:

THE APPLICANT WILL COMPLY WITH THE CITY'S CURRENT GREEN BUILDING POLICY AT THE TIME OF DSUP SUBMISSION. PLEASE SEE LEED SCORECARD/GREEN BUILDING APPROACH ON SHEET 10A.

REVISION NARRATIVE:

THE RETAIL CONFIGURATION FOR BLOCK E.1 HAS BEEN UPDATED SINCE THE LAST SUBMISSION TO CONSOLIDATE THE INDIVIDUAL RETAIL UNITS ALONG ROAD 4 AND TO INFILL THE PREVIOUSLY SHOWN AT-GRADE, PRIVATE OUTDOOR COURTYARD. THE RESULTING SPACE IS APPROXIMATELY 61,640 SF (INCLUDING A NEW APPROXIMATELY 25,560 SF MEZZANINE), AS SHOWN ON SHEET A004. THE SPACE IS CURRENTLY ANTICIPATED TO BE OCCUPIED BY A FITNESS/GYM CONCEPT THAT WILL SERVE AS AN ANCHOR RETAILER FOR THE WESTEND PROJECT. THE GROUND FLOOR OF THE ANCHOR RETAIL TENANT HAS BEEN LOWERED BY 4 FEET TO ACHIEVE A DOUBLE HEIGHT SPACE.

THE REVISIONS TO THE FIRST-FLOOR PLAN OF BLOCK E.1 AFFECT THE CONFIGURATION OF THE RESIDENTIAL COURTYARD ABOVE, AND THE PLANS HAVE BEEN UPDATED TO REFLECT THIS CHANGE. THE REVISIONS INCLUDE A SCREENED MECHANICAL AREA FOR THE ANCHOR RETAIL TENANT AND A SEATING NOOK OVERLOOKING THE CENTRAL PLAZA. THE EXTENT OF RETAIL SHOWN ON THE SOUTHSIDE OF BLOCK E.1 HAS BEEN REVISED, AND WALKWAYS ORIGINALLY PROVIDED AT-GRADE IN BETWEEN THE MOB AND E1 HAVE BEEN REPLACED WITH ADDITIONAL IN-LINE RETAIL AND AN OUTDOOR SEATING AREA. THIS ADDITIONAL RETAIL SPACE HAS BEEN SET BACK TO PRESERVE THE VISUAL BUILDING BREAK BETWEEN THE MOB AND E.1. AN AT-GRADE BIORETENTION PLANTER LOCATED IN THIS AREA HAS ALSO BEEN REMOVED WITH THIS REVISION, AS SHOWN ON BMP PLAN SHEET.

STOREFRONT CONFIGURATION HAS BEEN REVISED, BRICK PIERS HAVE BEEN ADDED, AND ENTRANCES AND CANOPIES HAVE BEEN REMOVED ON THE EAST ELEVATION OF BLOCK E.1 AS SHOWN ON DRAWING 5/A012. A NEW STOREFRONT HAS BEEN ADDED ALONG THE SOUTH ELEVATION AT BLOCK E.1. THE EAST ELEVATION OF THE MOB HAS BEEN MODIFIED AT THE GROUND LEVEL AS SHOWN ON DRAWING 8/A013.

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 036790
06/13/2023
PROFESSIONAL ENGINEER

PLAN DATE	REVISION
06-13-2023	DSUP AMENDMENT
-	-
-	-
-	-
-	-

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.

urban
Planners•Engineers•Landscape Architects•Land Surveyors
Urban, Ltd.
4200 D TECHNOLOGY CT.
CHANTILLY, VA. 20151
TEL. 703.642.2306
FAX 703.378.7888
www.urban-ltd.com

6/13/2023 11:16 AM WALIA, ANKUR \\MARS-101U DRIVE\JOBS\LANDMARK\MALL\SITE PLAN\BLOCK E&G FSP\DSUP REVISION\13130-01-COVER.DWG

BLOCK E&G SITE TABULATIONS

DEVELOPMENT SUMMARY

Use	Floor Area	Residential Units	Hotel Keys	Block E Floor Area	Block E Units	Block G Floor Area	Block G Units
Hospital	-			-	-	-	-
Office	-			-	-	-	-
Medical Office	110,236			110,236	-	-	-
Multifamily	344,544	374 units		150,697	140	193,847	234
Affordable Multifamily	12,250	16 units		5,500	6	6,750	10
Senior Housing (AL/IL)	-	0 units		-	-	-	-
2-over-2 Townhomes	-	0 units		-	-	-	-
Traditional Townhomes	-	0 units		-	-	-	-
Condo Flats	-	0 units		-	-	-	-
Hotel	-		0 keys	-	-	-	-
Retail	113,859			89,971	-	23,888	-
Grocer	-			-	-	-	-
Firestation	-			-	-	-	-
Garage / Loading / Service	-				-		-
Total	**580,889**	**390 units**	**0 keys**	**356,404**	**146**	**224,485**	**244**

PARKING TABULATIONS

Parking Requirement	Parking Ratio	Totals	Block E REQUIRED	Block E PROPOSED	Block G REQUIRED	Block G PROPOSED
PARKING RATES						
Hospital	1/ 2 BEDS		-	-	-	-
Office	1.5/1000 SF		-	-	-	-
Medical Office	1.5/1000 SF		180	403		
Multifamily	1/BEDROOM		213	229	285	285
Affordable Multifamily	0.8 / unit		-	-	-	-
Senior Housing (AL/IL)	0.7 / unit		-	-	-	-
2-over-2 Townhomes	2.0 / unit		-	-	-	-
Traditional Townhomes	2.0 / unit		-	-	-	-
Condo Flats	1.3 / unit		-	-	-	-
Hotel	0.7 / key		-	-	-	-
Retail	3.0 / 1,000 GSF		270	202	72	95
Grocer	50 spaces		-	-	-	-
Firestation			-	-	-	-
VEHICLE PARKING						
STANDARD PARKING SPACES			-	382	-	117
COMPACT PARKING SPACES			-	429	-	248
ON-STREET PARKING			-	15	-	15
HANDICAP PARKING SPACES (NON-VAN)			-	18	-	11
HANDICAP PARKING SPACES (VAN)			-	5	-	4
TOTAL PARKING PROVIDED:			663	849	357	395
PARKING PROVIDED IN EXISTING GARAGE			-	834	-	380
PARKING PROVIDED IN PROPOSED GARAGE			-		-	
LOADING SPACES			5	4	1	3
BICYCLE PARKING						
Residential			44	45	74	75
Visitor			9	9	5	5
Retail			18	18	6	6
Office			16	16	-	-

ZONING TABULATIONS

Zoning Requirement	Block E REQUIRED	Block E PROPOSED	Block G REQUIRED	Block G PROPOSED
LOT AREA (SQ. FT.)	-	108,575	-	62,083
LOT WIDTH (FT.)	-	-	-	-
FRONT YARD (FT.)	-	-	-	-
SIDE YARD (FT.)	-	-	-	-
REAR YARD (FT.)	-	-	-	-
FLOOR AREA (SQ. FT.)	-	356,404	-	224,485
OPEN SPACE (SF / %)	25.00%	25.00%	25.00%	25.00%
AT-GRADE	-	10,303	-	14,056
ABOVE GROUND	-	16,840	-	1,464
TOTAL OPEN SPACE	27,143	27,143	15,520	15,520
AVERAGE FINISHED GRADE (FT.)	-	200.55	-	199.21
MAX. BUILDING HEIGHT (FT.)	-	91.91/80	-	85
CROWN COVERAGE (SQ. FT.)	-	14750 (13.6%)	-	13500 (21.7%)
MAX. RESI DENTISTY (UNITS/AC.)	-	-	-	-
Dwelling Unit Summary		146		244
STUDIO UNITS	-	1	-	37
JR ONE BEDROOM UNITS				17
ONE BEDROOM UNITS	-	65	-	143
ONE BEDROOM DEN UNITS	-	13	-	6
TWO BEDROOM UNITS	-	46	-	36
TWO BEDROOM DEN UNITS	-	6	-	5
THREE BEDROOM UNITS	-	15	-	-
LOADING SPACES	5	4	1	3
TRIP GENERATION (ADT)	-	6,587		1,605

UNIT MIX TABLE

UNIT MIX - BLOCK E.1

UNIT TYPE	Market	%	Affordable	%	Total	%
Studio	1	0.7%			1	1%
1 Bedroom	62	44.3%	3	50.0%	65	45%
1 Bedroom + Den	13	9.3%		0.0%	13	9%
2 Bedroom	44	31.4%	2	33.3%	46	32%
2 Bedroom + Den	6	4.3%			6	4%
3 Bedroom	14	10.0%	1	16.7%	15	10%
Total Units	140	100%	6	100%	146	100%

UNIT MIX - BLOCK G

UNIT TYPE	Market	%	Affordable	%	Total	%
Studio	35	15.0%	2	20.0%	37	15%
JR 1 Bedroom	17	7.3%			17	7%
1 Bedroom	137	58.5%	6	60.0%	143	59%
1 Bedroom + Den	6	2.6%			6	2%
2 Bedroom	34	14.5%	2	20.0%	36	15%
2 Bedroom + Den	5	2.1%			5	2%
Total Units	234	100%	10	100%	244	100%

SITEWIDE CANOPY COVERAGE TABULATION

DSUP	Block	Area SF	Area AC	Canopy Coverage (SF) Required	Canopy Coverage (SF) Provided
	Private Streets	146,984 SF	3.37 AC	-	106,250 SF
	Block D	60,360 SF	1.39 AC	-	-
DSUP 2022-10017	Block E	108,575 SF	2.49 AC	-	14,750 SF
	Block F	22,739 SF	0.52 AC	-	41,000 SF
DSUP 2022-10017	Block G	62,083 SF	1.43 AC	-	13,500 SF
	Block H	89,320 SF	2.05 AC	-	-
DSUP 2022-10015	Block I	107,845 SF	2.48 AC	-	14,975 SF
	Block J	80,597 SF	1.85 AC	-	-
DSUP 2022-10016	Block K	98,964 SF	2.27 AC	-	19,019 SF
	Block L	133,629 SF	3.07 AC	-	-
	Block M	120,815 SF	2.77 AC	-	-
	Block N	17,699 SF	0.41 AC	-	30,750 SF
	Block R	10,179 SF	0.23 AC	-	16,750 SF
	Total Site	**1,183,250 SF**	**27.16 AC**	**295,813 SF**	**256,994 SF**

BLOCK E&G TOTAL CROWN COVERAGE PROVIDED: 28,250 SF. OR 17% OF TOTAL SITE AREA

NOTE:
1) SITEWIDE CANOPY COVERAGE CALCULATION EXCLUDES PUBLIC STREET TREES, THE HOSPITAL CAMPUS, EXISTING PARKING GARAGE (BLOCK S), TERRACE PARK (BLOCK P), AND PUBLIC RIGHTS-OF-WAY.

2) SITEWIDE CANOPY COVERAGE PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

PLEASE REFER TO DSP#2021-00012 FOR FUTURE UPDATES TO SITEWIDE CANOPY COVERAGE CALCULATIONS .

LEGEND:

EXISTING WATER LINE
PROPOSED WATER LINE
EX. FIRE HYDRANT
PROP. FIRE HYDRANT
EXISTING WATER METER
PROPOSED WATER METER
EXISTING WATER VALVE
PROPOSED WATER VALVE
EXISTING STORM DRAIN
PROPOSED STORM DRAIN
EXISTING SANITARY SEWER
PROPOSED SANITARY SEWER DIRECTION OF FLOW
EXISTING GAS LINE
PROPOSED GAS LINE
EXISTING GAS VALVE
PROPOSED GAS VALVE
EXISTING OVERHEAD WIRE
EXISTING LIGHTING
PROPOSED LIGHTING
EXISTING FENCE
PROPOSED FENCE
EXISTING TREE LINE
EXISTING CONTOURS
PROPOSED CONTOURS
PROPOSED PHASE LINE
PROPOSED LIMITS OF CLEARING & GRADING
EXISTING WETLANDS
PROP. RET. WALL
EX. RET. WALL
PROP. POST LIGHT
PROP. BUILDING MAIN ENTRANCE
PROP. BUILDING ENTRANCE
PROP. UNDERGROUND GARAGE
PROPERTY LINE
LOADING SPACE
INTERSECTION VISIBILITY TRIANGLE
BRICK PAVE AREA (TO MATCH EXISTING PLAZA)
PROP. CONCRETE SIDEWALK
PARKING SPACE COUNT
(COA) CITY OF ALEXANDRIA
(AW) AMERICAN WATER
(CSW) CONC. SIDEWALK
(ASW) ASPHALT SIDEWALK

EXISTING TELEPHONE LINE
PROP. TELEPHONE LINE
EXISTING VDOT ELECTRIC LINE
EXISTING ELECTRIC LINE
EX. VERIZON FIBER
EX. COMCAST FIBER
EX. PRIVATE FIBER
EX. ACF FIBER
EX. ELECTRIC MANHOLE
EX. FIBER HANDHOLE
PROP. ELECTRIC LINE
PROP. VERIZON FIBER
PROP. COMCAST FIBER
PROPOSED PRIVATE FIBER
PROPOSED ACF FIBER
PROPOSED ELECTRIC MANHOLE
PROPOSED FIBER HANDHOLE
EXISTING CABLE TV LINE
ROAD SIGN
EX. POWER POLE
EXISTING SPOT ELEVATION
PROP. SPOT ELEVATION
SPILL AND TRANSITION CURB AND GUTTER
PROPOSED CURB
EX. STREET LIGHTS
PROP. STREET LIGHTS
PROPOSED CG-12
EXISTING TREE
PROPOSED TREE
WATER FITTING IDENTIFIER
LOADING AREA
BENCHMARK
TEST PIT REQUIRED
PROJECTED TRAFFIC COUNT
OVERLAND RELIEF

PROP. PROPOSED
EX. EXISTING
SF SQUARE FEET
GSF GROSS SQUARE FEET
NSF NET SQUARE FEET
T.B.R. TO BE REMOVED
FF FINISHED FLOOR
V VISITOR PARKING SPACE
S, C, HC STANDARD, COMPACT, AND HANDICAP PARKING SPACE DESIGNATOR

PROP. PERVIOUS AREA
PROP. PARKING SPACE
EX. TRASH AND RECYCLING.

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.

No.	DATE	DESCRIPTION

REVISIONS

PLAN DATE 06-13-2023

Urban Ltd.
4200 D TECHNOLOGY CT.
CHANTILLY, VA. 20151
TEL. 703.642.2306
FAX 703.378.7888
www.urban-ltd.com
Planners•Engineers•Landscape Architects•Land Surveyors

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 036790
06/13/2023
PROFESSIONAL ENGINEER

GENERAL NOTES & DETAILS
WEST END
PRELIMINARY SITE PLAN - BLOCK E&G
DSUP AMENDMENT
CITY OF ALEXANDRIA, VIRGINIA
SCALE: N/A C.I.=N/A DATE: JUN. 2023

SHEET 09 OF 49

FILE No. SP-13130

Urban, Ltd. - \\mars-101\J DRIVE\JOBS\landmarkmall\site plan\block e&g fsp\dsup revision\13130-02-GNOTES.dwg [GNOTES] June 13, 2023 - 11:16am awalo

MASTER SITE TABULATIONS

DEVELOPMENT SUMMARY

INOVA HOSPITAL CAMPUS

Use	Floor Area	Residential Units	Hotel Keys	Building A Floor Area	Building A Units	Building B Floor Area	Building B Units	Building C Floor Area	Building C Units	Block D Floor Area	Block D Units	Block E Floor Area	Block E Units	Block G Floor Area	Block G Units	Block H Floor Area	Block H Units	Block I Floor Area	Block I Units	Block F Floor Area	Block F Units	Block N Floor Area	Block N Units	Block J Floor Area	Block J Units	Block K Floor Area	Block K Units	Block L Floor Area	Block L Units	Blocks M Floor Area	Blocks M Units
Hospital	464,467			464,467	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Office	-			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Medical Office	280,805			-	-	94,212	-	76,357	-	-	-	110,236	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Multifamily	1,118,575	1,072 units		-	-	-	-	-	-	-	-	150,697	140	193,847	234	-	-	414,031	375	-	-	-	-	-	-	350,000	323	-	-	-	-
Affordable Multifamily	12,250	45 units		-	-	-	-	-	-	-	-	5,500	6	6,750	10	-	-	-	15	-	-	-	-	-	-	-	14	-	-	-	-
Senior Housing (AL/IL)	-	0 units		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2-over-2 Townhomes	-	0 units		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Traditional Townhomes	296,157	109 units		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	118,915	43	177,242	66
Condo Flats	-	0 units		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hotel	-		0 keys	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Retail	237,496			-	-	-	-	-	-	-	-	89,971	-	23,888	-	-	-	91,637	-	7,279	-	4,064	-	-	-	32,000	-	-	-	-	-
Grocer	-			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Firestation	-			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Garage / Loading / Service				298,250 (TOTAL GARAGE)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	80,000	-	-	-	-	-
Total	**2,409,750**	**1,226 units**	**0 keys**	**762,717**	**-**	**94,212**	**-**	**76,357**	**-**	**-**	**-**	**356,404**	**146**	**224,485**	**244**	**-**	**-**	**505,668**	**390**	**7,279**	**-**	**4,064**	**-**	**-**	**-**	**472,000**	**337**	**118,915**	**43**	**177,242**	**66**
FAR over Gross Land Area	**1.0742**																														

PARKING TABULATIONS

INOVA HOSPITAL CAMPUS

Parking Requirement	Parking Ratio	Totals	Building A REQUIRED	Building A PROPOSED	Building B REQUIRED	Building B PROPOSED	Building C REQUIRED	Building C PROPOSED	Block D REQUIRED	Block D PROPOSED	Block E REQUIRED	Block E PROPOSED	Block G REQUIRED	Block G PROPOSED	Block H REQUIRED	Block H PROPOSED	Block I REQUIRED	Block I PROPOSED	BLOCK F REQUIRED	BLOCK F PROPOSED	BLOCK N REQUIRED	BLOCK N PROPOSED	Block J REQUIRED	Block J PROPOSED	Block K REQUIRED	Block K PROPOSED	Block L REQUIRED	Block L PROPOSED	Blocks M REQUIRED	Blocks M PROPOSED
PARKING RATES																														
Hospital	1/ 2 BEDS		TBD	(SEE BELOW)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Office	1.5/ 1000 GSF		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Medical Office	1.5/ 1000 GSF		-	-	408	(SEE BELOW)	335	(SEE BELOW)			180	403																		
Multifamily	1/ BEDROOM		-	-	-	-	-	-	-	-	213	229	285	285	-	-	-	483	-	-	-	-	-	-	312	298	-	-	-	-
Affordable Multifamily	0.8/ UNIT		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	12	-	-	-	-
Senior Housing (AL/IL)	0.7/ UNIT		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2-over-2 Townhomes	2.0/ UNIT		-	-	-	-	-	-	-	-	-	-	-	-				-				-	-	-	-	-	-	-	-	-
Traditional Townhomes	2.0/ UNIT		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	86	-	132
Condo Flats	1.3/ UNIT		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hotel	0.7/ KEY		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Retail	3.0/ 1000 GSF		-	-	-	-	-	-	-	-	270	202	72	95	-	-	-	375	2**	0	2**	0	-	-	8	63 (SEE SHEET 03A)	-	-	-	-
Grocer	50 spaces		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		-		-	-	-		-	-	-	-
Firestation			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
VEHICLE PARKING																														
STANDARD PARKING SPACES			-	TBD	-	TBD	-	TBD	-	-	-	382	-	117	-	-	-	154	-	-	-	-	-	-	-	114	-	86	-	132
COMPACT PARKING SPACES			-	TBD	-	TBD	-	TBD	-	-	-	429	-	248	-	-	-	683	-	-	-	-	-	-	-	186	-	-	-	-
ON-STREET PARKING SPACES												15		15												20				
HANDICAP PARKING SPACES (NON-VAN)			-	TBD	-	TBD	-	TBD	-	-	-	18	-	11	-	-	-	12	-	-	-	-	-	-	-	8	-	-	-	-
HANDICAP PARKING SPACES (VAN)			-	TBD	-	TBD	-	TBD	-	-	-	5	-	4	-	-	-	9	-	-	-	-	-	-	-	2	-	-	-	-
TOTAL PARKING PROVIDED:		**4,160**			1,510				-	-	663	849	357	395	-	-	-	858	-	-	-	-	-	-	320	330	-	86	-	132
PARKING PROVIDED IN EXISTING GARAGE			550 (EXISTING GARAGE)						-	-	-	834	-	380	-	-	-	858	-	0	-	0	-	-	-	63 (SEE SHEET 03A)	-	-	-	-
PARKING PROVIDED IN PROPOSED GARAGE			960 (ABOVE GRADE GARAGE + BELOW GRADE GARAGE)						-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	310	-	-	-	-
LOADING SPACES											5	4	1	3			6	3								2				
BICYCLE PARKING																														
Residential									-	-	44	45	74	75	-	-	-	129	-	-	-	-	-	-	102	116	-	-	-	-
Visitor									-	-	9	9	5	5	-	-	-	8	-	15	-	6	-	-	7	7	-	-	-	-
Retail											18	18	6	6				28		3		2			9	11				
Office									-	-	16	16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

ZONING TABULATIONS

INOVA HOSPITAL CAMPUS

Zoning Requirement	Building A	Building B	Building C	Block D REQUIRED	Block D PROPOSED	Block E REQUIRED	Block E PROPOSED	Block G REQUIRED	Block G PROPOSED	Block H REQUIRED	Block H PROPOSED	Block I REQUIRED	Block I PROPOSED	Block F REQUIRED	Block F PROPOSED	Block N REQUIRED	Block N PROPOSED	Block J REQUIRED	Block J PROPOSED	Block K REQUIRED	Block K PROPOSED	Block L REQUIRED	Block L PROPOSED	Blocks M REQUIRED	Blocks M PROPOSED
	PROPOSED																								
LOT AREA (SQ. FT.)	452,343 (COMBINED INOVA HOSPITAL CAMPUS AREA)			-	-	-	108,575	-	62,083	-	-	-	107,845	-	31,872	-	22,509	-	-	-	98,964	-	77,919	-	122,172
LOT WIDTH (FT.)	-			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
FRONT YARD (FT.)	-			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SIDE YARD (FT.)	-			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
REAR YARD (FT.)	-			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
FLOOR AREA (SQ. FT.)	933,286 (COMBINED FLOOR AREA FOR BUILDINGS A,B,C)			-	-	-	356,404	-	224,485	-	-	-	487,512		7,279	-	4,064	-	-	-	392,578	-	118,915	-	177,242
OPEN SPACE (SF / %)	15%			-	-	25.00%	25.00%	25.00%	25.00%	-	-	-	28.26%	25%	80.75%	25%	87.73%	-	-	25%	25.66%	25%	28.65%	25%	38.92%
GROUND FLOOR	53,530			-	-	-	10,303	-	14,056	-	-	-	1,364	7,968	25,738	5,627	19,748	-	-	24,741	7,248	19,166	22,428	30,492	47,600
ABOVE GROUND	10,000			-	-	-	16,840	-	1,464	-	-	-	29,115	-	-	-	-	-	-	-	18,142	-	-	-	-
TOTAL OPEN SPACE	62,530			-	-	27,143	27,143	15,520	15,520	-	-	-	30,479	7,968	25,738	5,627	19,748	-	-	24,741	25,390	-	22,428	-	47,600
AVERAGE FINISHED GRADE (FT.)	216.34 (PROPOSED)	209.86 (PROPOSED)	212.07 (PROPOSED)	-	-	-	200.55	-	198.58	-	-	-	193.00		208.90	-	201.625	-	-	-	199.21	-	-	-	-
MAX. BUILDING HEIGHT (FT.)	159	52	60	-	-	-	91.90/80	-	85	-	-	-	85	-	38'-0"	-	33'-0"	-	-	-	85	-	50	-	50
CROWN COVERAGE (SQ. FT.)	-	-	-	-	-	-	14750 (13.6%)	-	13500 (21.7%)	-	-	-	-	7,968	38250 (120%)	5,627	28500 (126%)	-	-	24,741	19019 (19.22%)	-	-	-	-
MAX. RESI DENTISTY (UNITS/AC.)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dwelling Unit Summary (ADU)	-	-	-	-	-	-	146	-	244	-	-	-	390	-	-	-	-	-	-	-	337 (14)	-	-	-	-
STUDIO UNITS (ADU)	-	-	-	-	-	-	1	-	37	-	-	-	58	-	-	-	-	-	-	-	4 (1)	-	-	-	-
JR ONE BEDROOM UNITS (ADU)									17												125				
ONE BEDROOM UNITS (ADU)	-	-	-	-	-	-	64	-	143	-	-	-	189	-	-	-	-	-	-	-	119 (10)	-	-	-	-
ONE BEDROOM DEN UNITS (ADU)	-	-	-	-	-	-	14	-	6	-	-	-	50	-	-	-	-	-	-	-	5	-	-	-	-
TWO BEDROOM UNITS (ADU)	-	-	-	-	-	-	46	-	36	-	-	-	68	-	-	-	-	-	-	-	77 (2)	-	-	-	-
TWO BEDROOM DEN UNITS (ADU)	-	-	-	-	-	-	6	-	5	-	-	-	13	-	-	-	-	-	-	-	-	-	-	-	-
THREE BEDROOM UNITS (ADU)	-	-	-	-	-	-	15	-	-	-	-	-	12	-	-	-	-	-	-	-	7 (1)	-	-	-	-
LOADING SPACES	1	1	1	-	-	5	4	1	3	-	-	6	3	-	-	-	-	-	-	-	2	-	-	-	-
TRIP GENERATION (ADT)	5,774	910	3,317	-	-	-	6,587	-	1,605	-	-	-	5,173	-	-	-	-	-	-	-	1,981	-	-	-	-

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. _____

No.	DATE	DESCRIPTION

REVISIONS

PLAN DATE 06-13-2023 #

Urban Ltd.
4200 D TECHNOLOGY CT.
CHANTILLY, VA. 20151
TEL. 703.642.2506
FAX 703.378.2888
www.urban-ltd.com
urban™
Planners•Engineers•Landscape Architects•Land Surveyors

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 038790
06/13/2023
REGISTERED PROFESSIONAL ENGINEER

GENERAL NOTES & DETAILS

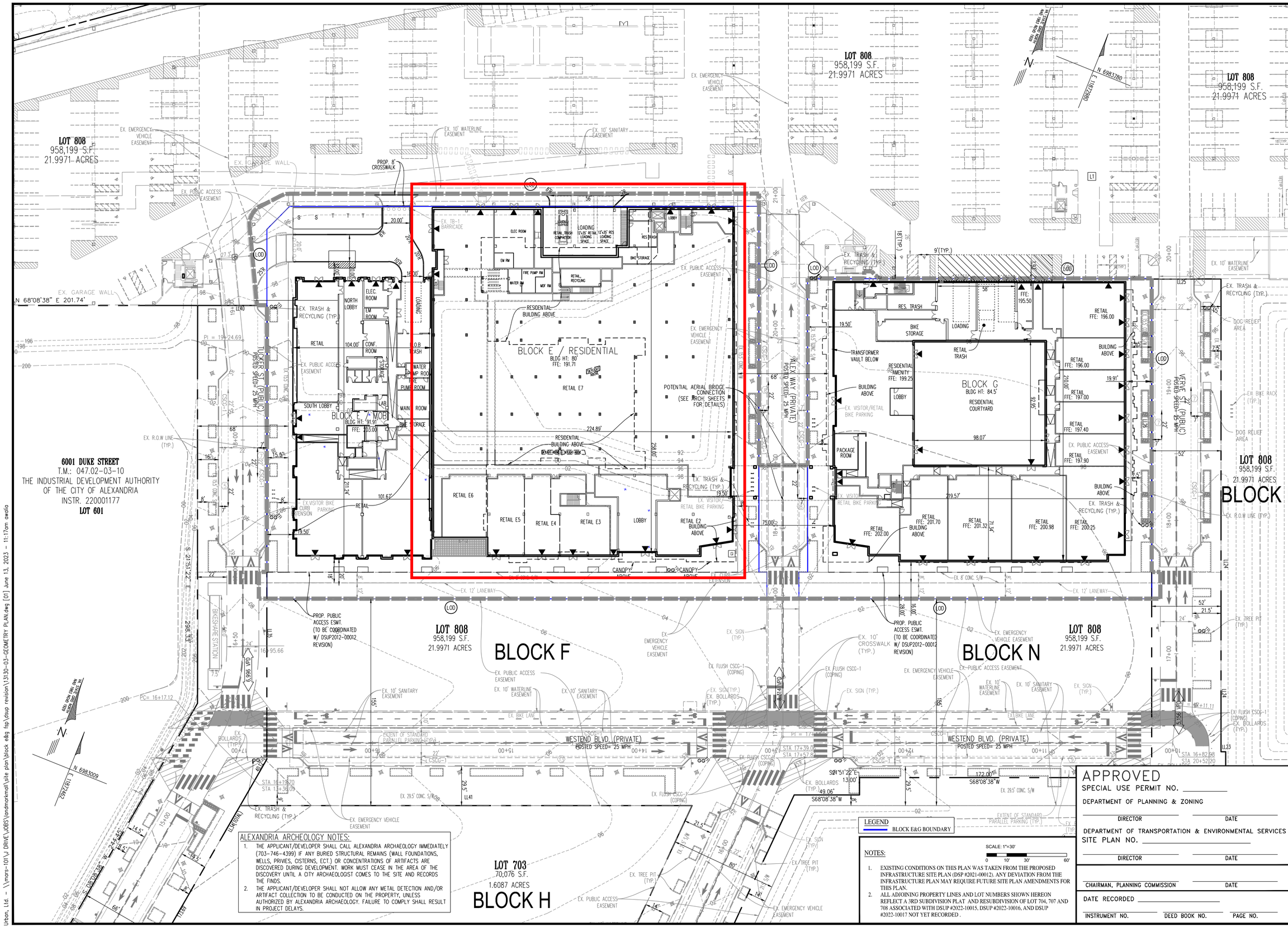
WEST END
PRELIMINARY SITE PLAN - BLOCK E&G
DSUP AMENDMENT
CITY OF ALEXANDRIA, VIRGINIA

DATE: JUN. 2023
C.I.= N/A
SCALE: N/A

SHEET 10 OF 49

FILE No. SP-13130

Urban, Ltd. - \\mars-101\J DRIVE\JOBS\landmarkmall\site plan\block e&g fsp\dsup revision\13130-02-GNOTES.dwg [GNOTES1 (2)] June 13, 2023 - 11:16am awalia



ALEXANDRIA ARCHEOLOGY NOTES:

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

NOTES:

1. EXISTING CONDITIONS ON THIS PLAN WAS TAKEN FROM THE PROPOSED INFRASTRUCTURE SITE PLAN (DSP #2021-00012). ANY DEVIATION FROM THE INFRASTRUCTURE PLAN MAY REQUIRE FUTURE SITE PLAN AMENDMENTS FOR THIS PLAN.
2. ALL ADJOINING PROPERTY LINES AND LOT NUMBERS SHOWN HEREON REFLECT A 3RD SUBDIVISION PLAT AND RESUBDIVISION OF LOT 704, 707 AND 708 ASSOCIATED WITH DSUP #2022-10015, DSUP #2022-10016, AND DSUP #2022-10017 NOT YET RECORDED .

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. _____

No.	DATE	DESCRIPTION

REVISIONS

PLAN DATE: 06-13-2023

Urban Ltd.
4200 D TECHNOLOGY CT.
CHANTILLY, VA. 20151
TEL. 703.642.2306
FAX 703.378.7888
www.urban-ltd.com

urban™
Planners•Engineers•Landscape Architects•Land Surveyors

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCE
Lic. No. 036790
06/13/2023
PROFESSIONAL ENGINEER

SITE PLAN

WEST END
PRELIMINARY SITE PLAN - BLOCK E&G

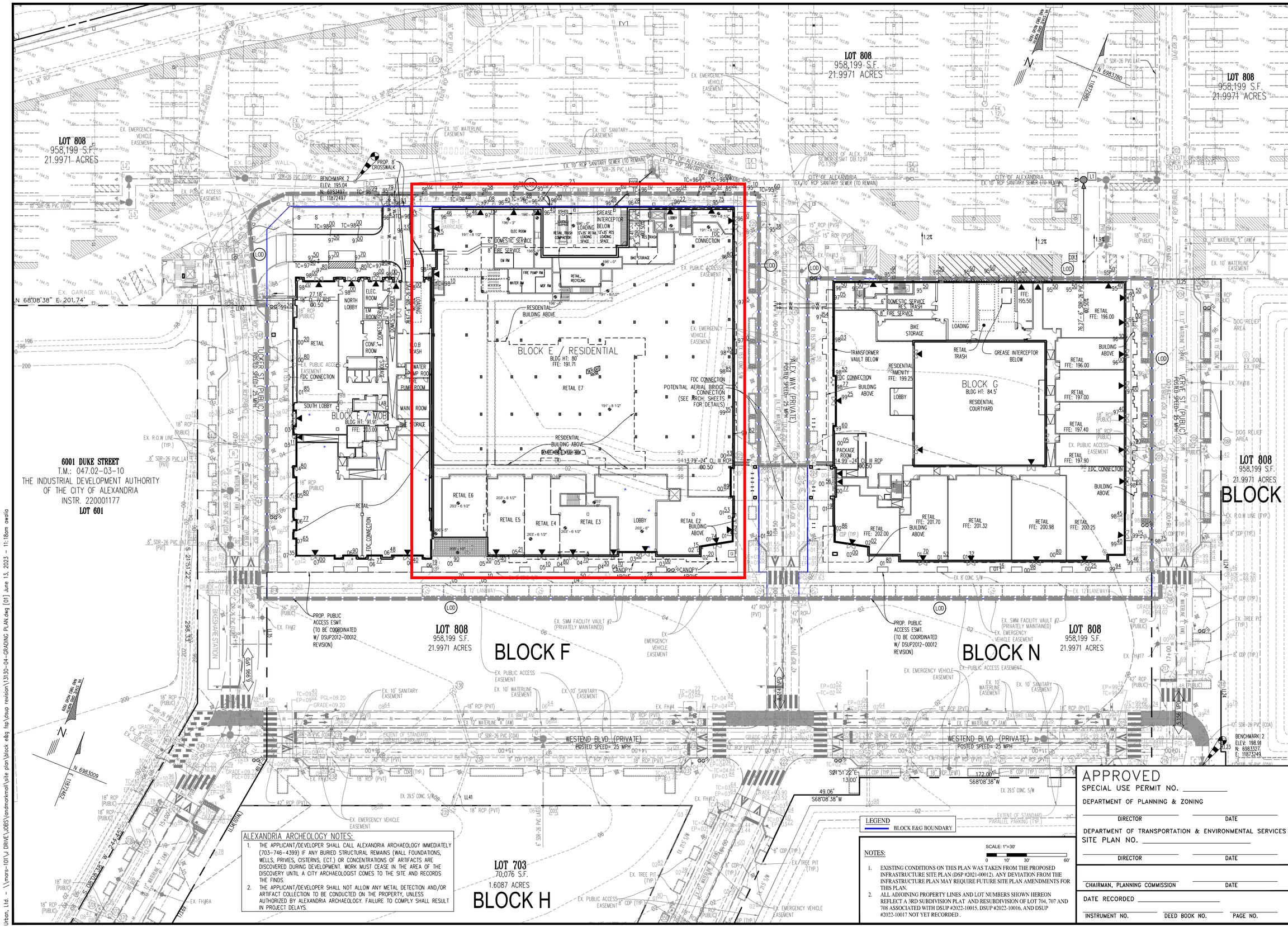
DSUP AMENDMENT
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=30' C.I.= 2' DATE: JUN. 2023

SHEET 14 OF 49

FILE No. SP-13130

Urban, Ltd. - \\mars-101\ DRIVE\JOBS\landmarkmall\site plan\block e&g \sp\dsup revision\13130-03-GEOMETRY PLAN.dwg [01] June 13, 2023 - 11:17am awalo



ALEXANDRIA ARCHEOLOGY NOTES:

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

NOTES:

1. EXISTING CONDITIONS ON THIS PLAN WAS TAKEN FROM THE PROPOSED INFRASTRUCTURE SITE PLAN (DSP #2021-00012). ANY DEVIATION FROM THE INFRASTRUCTURE PLAN MAY REQUIRE FUTURE SITE PLAN AMENDMENTS FOR THIS PLAN.
2. ALL ADJOINING PROPERTY LINES AND LOT NUMBERS SHOWN HEREON REFLECT A 3RD SUBDIVISION PLAT AND RESUBDIVISION OF LOT 704, 707 AND 708 ASSOCIATED WITH DSUP #2022-10015, DSUP #2022-10016, AND DSUP #2022-10017 NOT YET RECORDED .

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. _____

No.	DATE	DESCRIPTION

REVISIONS

PLAN DATE: 06-13-2023

Urban Ltd.
4200 D TECHNOLOGY CT.
CHANTILLY, VA. 20151
TEL. 703.642.2306
FAX 703.378.7888
www.urban-ltd.com

urban™
Planners•Engineers•Landscape Architects•Land Surveyors

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 038790
06/13/2023
PROFESSIONAL ENGINEER

GRADING PLAN

WEST END
PRELIMINARY SITE PLAN - BLOCK E&G

DSUP AMENDMENT
CITY OF ALEXANDRIA, VIRGINIA

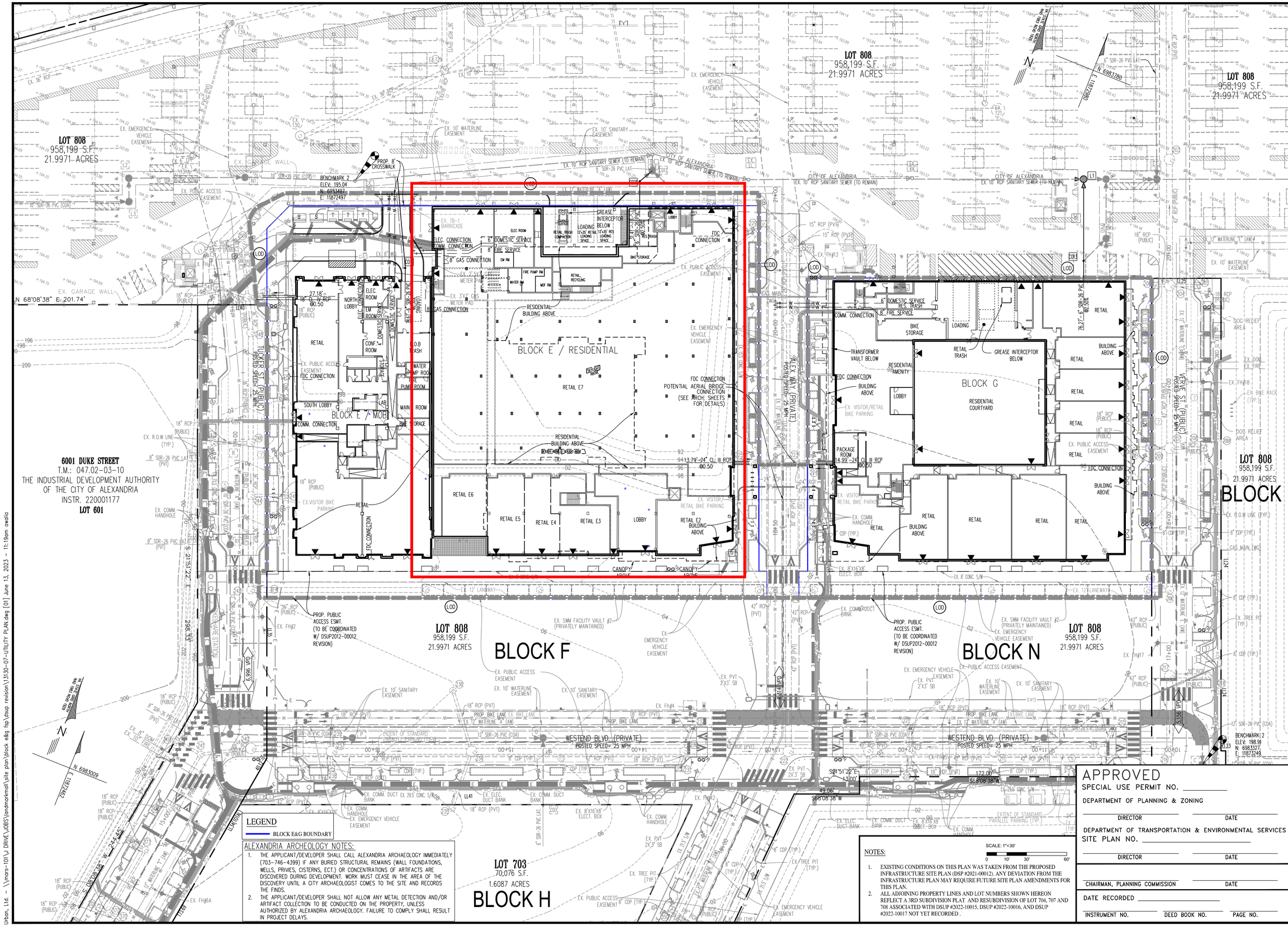
DATE: JUN. 2023

SCALE: 1"=30' C.I.= 2'

SHEET 15 OF 49

FILE No. SP-13130

Urban, Ltd. - \\mars-101\J DRIVE\JOBS\landmarkmall\site plan\block e&g fsp\dsup revision\13130-04-GRADING PLAN.dwg [01] June 13, 2023 - 11:18am owolia



ALEXANDRIA ARCHEOLOGY NOTES:

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

NOTES:

1. EXISTING CONDITIONS ON THIS PLAN WAS TAKEN FROM THE PROPOSED INFRASTRUCTURE SITE PLAN (DSP #2021-00012). ANY DEVIATION FROM THE INFRASTRUCTURE PLAN MAY REQUIRE FUTURE SITE PLAN AMENDMENTS FOR THIS PLAN.
2. ALL ADJOINING PROPERTY LINES AND LOT NUMBERS SHOWN HEREON REFLECT A 3RD SUBDIVISION PLAT AND RESUBDIVISION OF LOT 704, 707 AND 708 ASSOCIATED WITH DSUP #2022-10015, DSUP #2022-10016, AND DSUP #2022-10017 NOT YET RECORDED .

SCALE: 1"=30'
0 10' 30' 60'

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.

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE: 06-13-2023

Urban Ltd.
4200 D TECHNOLOGY CT.
CHANTILLY, VA. 20151
TEL. 703.642.2306
FAX 703.378.7888
www.urban-ltd.com
Planners•Engineers•Landscape Architects•Land Surveyors

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 036790
06/13/2023
PROFESSIONAL ENGINEER

UTILITY PLAN
WEST END
PRELIMINARY SITE PLAN - BLOCK E&G
DSUP AMENDMENT
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=30' C.I.= 2' DATE: JUN. 2023

SHEET 15A OF 49

FILE No. SP-13130

Urban, Ltd. - \\mars-101\J DRIVE\JOBS\landmarkmall\site plan\block e&g fsp\dsup revision\13130-07-UTILITY PLAN.dwg [01] June 13, 2023 - 11:19am owolio

PROPOSED SANITARY SEWER FLOW COMPUTATIONS

Project: West End

From Point	To Point	RESIDENTIAL 300 GPD/UNIT	OFFICE/RETAIL 200 GPD/ 1000 SF	SFA/SFD DWELLINGS 350 GPD/UNIT	HOTEL 130 GPD/UNIT	PEAK FACTOR	INCR q MGD	FLOW q MGD	FLOW q C.F.S	Invert Elevation Upper End	Invert Elevation Lower End	Length FT.	Slope %	Dia. IN.	Capacity Q MGD	VEL. F.P.S	Capacity q/Q %	Pipe Coefficient	Pipe Material	BLOCKS TO STR	Remarks
L6	L5		189743			4.0	0.15	0.15	0.23	190.38	190.18	19.63	1.00%	10	1.85	3.22	8.22	0.010	PVC		33.34% Flow from Block A
L5	L4					4.0	0.00	0.15	0.23	190.08	189.84	47.79	0.50%	10	1.31	2.53	11.63	0.010	PVC		
L4	L3					4.0	0.00	0.15	0.23	189.74	189.26	96.24	0.50%	10	1.31	2.53	11.63	0.010	PVC		
L3	L2					4.0	0.00	0.15	0.23	189.16	189.07	17.58	0.50%	10	1.31	2.53	11.63	0.010	PVC		
L2	N1					4.0	0.00	0.15	0.23	188.97	188.53	87.06	0.50%	10	1.31	2.53	11.63	0.010	PVC		
N1	EX.NN					4.0	0.00	0.15	0.23	188.43	188.02	82.58	0.50%	10	1.31	2.53	11.63	0.010	PVC		
EX.NN	EX.MM					4.0	0.10	0.25	0.38	187.92	186.84	223.82	0.48%	10	0.83	[illegible]	29.65	0.015	RCP		100% Flow from Block E1 (MOB)
EX.MM	EX.LL					4.0	0.25	0.49	0.77	186.81	185.94	74.55	1.17%	10	1.33	3.48	37.16	0.015	RCP		100% Flow from Block E (Res.)
EX.LL	EX.KK					4.0	0.00	0.49	0.77	185.71	185.14	122.64	0.46%	10	0.83	[illegible]	59.26	0.015	RCP		
EX.KK	L1					4.0	0.00	0.49	0.77	185.10	184.27	145.48	0.57%	10	0.93	2.67	53.24	0.015	RCP		
L1	EX.JJ					4.0	0.31	0.81	1.25	184.27	184.09	31.95	0.57%	10	0.93	[illegible]	86.80	0.015	RCP		100% Flow from Block G
EX.JJ	EX.II					4.0	0.00	0.81	1.25	184.01	181.16	259.55	1.10%	10	1.29	3.85	62.49	0.015	RCP		
EX.II	EX.HH					4.0	0.54	1.35	2.08	180.86	160.37	165.68	12.37%	10	4.33	[illegible]	31.11	0.015	RCP		
EX.HH	EX. GG					4.0	0.00	1.35	2.08	160.03	134.41	111.27	23.02%	10	5.91	[illegible]	22.81	0.015	RCP		
EX. GG	EX. FF					4.0	0.00	1.35	2.08	134.24	132.08	28.12	7.68%	12	5.55	9.03	24.28	0.015	RCP		
EX. FF	EX. EE					4.0	2.65	3.99	6.18	129.77	119.03	222.04	4.84%	12	4.40	5.61	90.72	0.015	RCP		100% Flow from Landmark Mall
EX. EE	EX.DD					4.0	0.00	3.99	6.18	118.81	97.75	299.39	7.03%	12	5.31	6.76	75.28	0.015	RCP		
EX.DD	D2	184				4.0	0.22	4.22	6.52	97.45	88.48	60.98	14.71%	12	7.68	[illegible]	54.91	0.015	RCP		100% Flow from Broadstone Appt
D2	D3					4.0	0.00	4.22	6.52	88.38	86.95	119.11	1.20%	15	5.96	4.86	70.69	0.010	PVC		
D3	D4					4.0	0.00	4.22	6.52	86.85	86.34	68.07	0.75%	15	4.71	3.84	89.42	0.010	PVC		
D4	EX.CC					4.0	0.00	4.22	6.52	76.45	74.96	74.40	2.00%	15	7.70	9.92	54.76	0.010	PVC		
W1	W		189686			4.0	0.15	0.15	0.23	195.87	195.04	66.50	1.25%	12	3.36	3.35	4.52	0.010	PVC		33.33% Flow from Block A
W	V					4.0	0.00	0.15	0.23	194.94	193.29	132.42	1.25%	12	3.36	3.35	4.52	0.010	PVC		
V	U		-			4.0	0.15	0.30	0.47	193.19	192.28	72.26	1.25%	12	3.36	4.11	9.04	0.010	PVC		
U	L					4.0	0.00	0.30	0.47	192.18	191.00	94.64	1.25%	12	3.36	4.11	9.04	0.010	PVC		
L	K		-			4.0	0.02	0.33	0.50	190.90	189.44	117.14	1.25%	12	3.36	4.23	9.69	0.010	PVC		Flow from Block C
K	J		-			4.0	0.02	0.35	0.54	189.34	188.68	52.56	1.25%	12	3.36	4.23	10.34	0.010	PVC		Flow from Block C
J	I1					4.0	0.00	0.35	0.54	188.58	187.98	47.70	1.25%	12	3.36	4.28	10.33	0.010	PVC		
I1	I					4.0	0.40	0.75	1.16	187.88	184.77	248.57	1.25%	12	3.36	5.33	22.34	0.010	PVC		Flow from Block D
I	H1					4.0	0.55	1.30	2.01	184.67	181.21	276.69	1.25%	12	3.36	6.20	38.76	0.010	PVC		Flow from Block J 50% Flow from Block H
H1	H					4.0	0.32	1.62	2.51	181.11	180.05	85.17	1.25%	12	3.35	6.55	48.41	0.010	PVC		Flow from Block L
H	G					4.0	0.00	1.62	2.51	179.95	178.68	170.85	0.74%	12	2.59	5.38	62.71	0.010	PVC		
G	F					4.0	0.00	1.62	2.51	178.58	177.72	102.02	0.85%	12	2.77	5.66	58.59	0.010	PVC		
F	E					4.0	0.00	1.62	2.51	177.62	176.23	163.39	0.85%	12	2.77	5.66	58.59	0.010	PVC		
E	D					4.0	0.67	2.29	3.55	176.13	173.94	145.68	1.50%	12	3.68	7.63	62.33	0.010	PVC		Flow from Block M Flow from Block K
D	C2					4.0	0.00	2.29	3.55	171.13	170.44	45.86	1.50%	12	3.68	7.63	62.33	0.010	PVC		
C2	C1					4.0	0.36	2.65	4.10	169.79	164.21	279.42	2.00%	12	4.24	8.81	62.40	0.010	PVC		Flows from SSMH C & D
C1	B					4.0	0.00	2.65	4.10	163.69	161.16	101.26	2.50%	12	4.75	9.60	55.78	0.010	PVC		
B	A3					4.0	0.00	2.65	4.10	157.93	156.19	69.56	2.50%	12	4.75	9.60	55.78	0.010	PVC		
A3	A2					4.0	0.00	2.65	4.10	151.41	148.65	110.30	2.50%	12	4.75	9.60	55.78	0.010	PVC		
A2	A1					4.0	0.00	2.65	4.10	144.65	141.91	109.92	2.50%	12	4.75	9.60	55.78	0.010	PVC		
A1	A					4.0	0.00	2.65	4.10	138.91	135.45	138.24	2.50%	12	4.75	9.60	55.78	0.010	PVC		
A	EX. FF					4.0	0.00	2.65	4.10	133.45	132.08	54.80	2.50%	12	4.75	9.60	55.78	0.010	PVC		
R	R1					4.0	0.03	0.03	0.05	196.13	194.56	62.62	2.50%	10	2.92	2.71	1.10	0.010	PVC		Flow from Block B
R1	Q					4.0	0.06	0.09	0.15	194.46	190.91	142.21	2.50%	12	4.75	3.70	1.99	0.010	PVC		Flow from Block B
Q	P					4.0	0.03	0.12	0.19	190.81	188.97	91.68	2.00%	12	4.25	3.68	2.89	0.010	PVC		Flow from Block C and Pav.1
P	O					4.0	0.00	0.12	0.19	188.87	186.01	143.07	2.00%	12	4.25	3.68	2.89	0.010	PVC		
O	N					4.0	0.23	0.35	0.55	185.91	178.40	375.50	2.00%	12	4.25	5.05	8.31	0.010	PVC		50% Flow from Block H
N	M					4.0	0.00	0.36	0.55	178.30	175.93	118.87	2.00%	12	4.25	5.10	8.39	0.010	PVC		Flow from Pav.2
M	C					4.0	0.00	0.36	0.55	175.83	175.43	19.86	2.00%	12	4.25	5.10	8.39	0.010	PVC		
C	C2					5.0	0.00	0.36	0.55	170.62	169.89	36.41	2.00%	12	4.25	5.10	8.39	0.010	PVC		Flow to C2
CO1	I	175	21000			4.0	0.23	0.23	0.35	186.00	185.17	33.00	2.50%	6	0.75	5.22	30.34	0.010	PVC		50% Flow from Block H
CO2	Q		28129			4.0	0.02	0.02	0.03	192.10	191.24	28.85	3.00%	8	1.76	2.76	1.28	0.010	PVC		34% Flow from Block C
CO3	O	175	21000			4.0	0.23	0.23	0.35	187.68	186.41	51.00	2.50%	6	0.75	5.22	30.34	0.010	PVC		50% Flow from Block H
CO4	K		27302			4.0	0.02	0.02	0.03	195.00	189.83	33.00	3.03%	8	1.77	2.67	1.23	0.010	PVC		33% Flow from Block C
CO5	L		27302			4.0	0.02	0.02	0.03	195.00	191.40	33.00	3.03%	8	1.77	2.67	1.23	0.010	PVC		33% Flow from Block C
BLDG K	CO6	337	32000			4.0	0.43	0.43	0.67	176.49	176.04	18.00	2.50%	6	0.75	6.05	57.52	0.010	PVC		100% Flow from Block K
CO6	D					4.0	0.00	0.43	0.67	175.94	175.41	21.12	2.50%	6	0.75	6.05	57.52	0.010	PVC		
CO7	I	235	52000			4.0	0.32	0.32	0.50	186.09	185.17	36.86	2.50%	6	0.75	5.66	43.29	0.010	PVC		100% Flow from Block J
CO8	H1	260	11000			4.0	0.32	0.32	0.50	182.78	181.61	46.81	2.50%	6	0.75	5.61	42.91	0.010	PVC		100% Flow from Block L
CO9	E	200				4.0	0.24	0.24	0.37	185.22	176.63	44.91	2.50%	6	0.75	5.23	32.11	0.010	PVC		100% Flow from Block M
CO10	R		39999			4.0	0.03	0.03	0.05	196.93	196.29	25.44	2.50%	8	1.61	3.00	1.99	0.010	PVC		36.09% Flow from Block B
CO11	I2	336				4.0	0.40	0.40	0.62	190.07	189.47	24.00	2.50%	8	1.61	5.96	25.04	0.010	PVC		100% Flow from Block D
I2	I1					4.0	0.00	0.40	0.62	189.30	188.08	48.93	2.50%	10	2.92	5.85	13.81	0.010	PVC		
BLOCK E BLDG E (RES)	CO21	146	89971			4.0	0.25	0.25	0.38	188.43	187.93	20.00	2.50%	6	2.00	5.31	12.36	0.010	PVC		100% Flow from Block E (Res.)
CO21	CO12					4.0	0.00	0.25	0.38	187.83	187.54	11.71	2.50%	6	2.00	5.31	12.36	0.010	PVC		
CO12	EX.MM					4.0	0.00	0.25	0.38	187.44	187.14	12.00	2.50%	6	2.00	5.31	12.36	0.010	PVC		
BLOCK G BLDG G	CO13	244	23888			4.0	0.31	0.31	0.48	186.61	186.23	15.00	2.50%	6	2.00	5.64	15.60	0.010	PVC		100% Flow from Block G
CO13	L1					4.0	0.00	0.31	0.48	186.13	184.60	61.26	2.50%	6	2.00	5.64	15.60	0.010	PVC		100% Flow from Block G
BLDG I	CO14	390	90141			4.0	0.54	0.54	0.84	182.66	182.41	10.00	2.50%	6	0.75	3.81	72.25	0.010	PVC		100% Flow from Block I
CO14	EX.II					4.0	0.00	0.54	0.84	182.31	181.49	32.65	2.50%	6	0.75	3.81	72.25	0.010	PVC		
BLOCK E BLDG E1 (MOB)	CO16		119630			4.0	0.10	0.10	0.15	190.66	190.41	10.00	2.50%	6	0.75	4.03	12.80	0.010	PVC		100% Flow from Block E1 (MOB)
CO16	EX.NN					4.0	0.00	0.10	0.15	190.31	188.60	68.32	2.50%	6	0.75	4.03	12.80	0.010	PVC		
CO30	R1		70832			4.0	0.06	0.06	0.09	195.35	194.73	25.11	2.50%	8	1.61	3.19	3.52	0.010	PVC		63.91% Flow from Block B
V1	V		189686			4.0	0.15	0.15	0.23	194.05	193.38	66.50	1.00%	12	3.00	3.11	5.06	0.010	PVC		33.33% Flow from Block A
PAV.1	CO40		7279			4.0	0.01	0.006	0.01	194.65	194.47	7.16	2.50%	6	0.75	[illegible]	0.78	0.010	PVC		100% Flow from Pavillion 1 Block F
CO40	Q		0			4.0	0.00	0.006	0.01	194.37	193.61	30.57	2.50%	6	0.75	[illegible]	0.78	0.010	PVC		100% Flow from Pavillion 1 Block F
PAV.2	CO41		4064			4.0	0.00	0.003	0.01	183.80	183.43	15.00	2.50%	6	0.75	[illegible]	0.43	0.010	PVC		100% Flow from Pavillion 2 Block N
CO41	N		0			4.0	0.00	0.003	0.01	183.33	182.05	51.15	2.50%	6	0.75	[illegible]	0.43	0.010	PVC		100% Flow from Pavillion 2 Block N

ADEQUATE OUTFALL ANALYSIS

Blocks		Office Sanitary Flow	Office G.S.F	Retail Sanitary Flow	Retail G.S.F	MFH Sanitary Flow	MFH Units	Total Proposed Sanitary Flow (GPD)
HOSPITAL CAMPUS	A	200GPD/1,000 S.F.	569,114	200GPD/1,000 S.F.		300GPD/UNIT	-	113,823
	B	200GPD/1,000 S.F.	110,831	200GPD/1,000 S.F.	-	300GPD/UNIT	-	22,166
	C	200GPD/1,000 S.F.	82,733	200GPD/1,000 S.F.	-	300GPD/UNIT	-	16,547
Total			762,678		-		-	152,536
				TOTAL FLOW FROM HOSPITAL CAMPUS (MGD)				0.61
LANDMARK	D	200GPD/1,000 S.F.	-	200GPD/1,000 S.F.	-	300GPD/UNIT	336	100,800
	E (MOB & RES.)	200GPD/1,000 S.F.	119,630	200GPD/1,000 S.F.	89,971	300GPD/UNIT	146	85,720
	G	200GPD/1,000 S.F.	-	200GPD/1,000 S.F.	23,888	300GPD/UNIT	244	77,978
	H	200GPD/1,000 S.F.	-	200GPD/1,000 S.F.	42,000	300GPD/UNIT	350	113,400
	I	200GPD/1,000 S.F.	-	200GPD/1,000 S.F.	90,141	300GPD/UNIT	390	135,028
	J	200GPD/1,000 S.F.	52000			300GPD/UNIT	235	80,900
	K	200GPD/1,000 S.F.	-	200GPD/1,000 S.F.	32,000	300GPD/UNIT	337	107,500
	L	200GPD/1,000 S.F.	-	200GPD/1,000 S.F.	11,000	300GPD/UNIT	260	80,200
	M	200GPD/1,000 S.F.	-	200GPD/1,000 S.F.	-	300GPD/UNIT	200	60,000
	F	200GPD/1,000 S.F.	-	200GPD/1,000 S.F.	7,279	300GPD/UNIT	0	1,456
	N	200GPD/1,000 S.F.	-	200GPD/1,000 S.F.	4,064	300GPD/UNIT	0	813
Total			171,630		300,343		2,038	843,795
				TOTAL FLOW FROM LANDMARK MALL BLOCKS (MGD)				3.38
EX. BUILDING	MULTI-FAMILY USE	200GPD/1,000 S.F.	-	200GPD/1,000 S.F.	-	300GPD/UNIT	184	55,200.00
				TOTAL FLOW FROM BROADSTONE APPT				0.22
				TOTAL FLOW GOING TO EX. CC (MGD)				4.21

Landmark Mall Breakdown by Manhole

	Block	Lateral #	Lateral Tie In Location	% of Block Flow	MH Flow Enters in
HOSPITAL	A	1	SMH W1	33.33%	W
		2	SMH V1	33.33%	V
		3	L6	33.34%	L5
	B	1	CO10	36.09%	R
		2	CO30	63.91%	R1
	C	1	CO5	33.00%	L
		2	CO4	33.00%	K
	(Garage)	3	CO2	34.00%	Q
LANDMARK	D	1	CO11	100%	I2
	E1 (MOB)	1	CO16	100%	EX. NN
	E (RES.)	1	CO12	100%	EX. MM
	G	1	CO13	100%	EX. JJ
	H	1	CO1	50%	I
		2	CO3	50%	O
	I	1	CO14	100%	EX. II
	J	1	CO7	100%	I
	K	1	CO6	100%	D
	L	1	CO8	100%	H1
	M	1	CO9	100%	E
	F	1	CO40	100%	Q
	N	1	CO41	100%	N

NOTE:

- SEE WESTEND INFRASTRUCTURE (DSP #2021-00012) SHEETS 144A-152 FOR SANITARY SEWER OUTFALL CONTINUATION.

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.

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE 06-13-2023

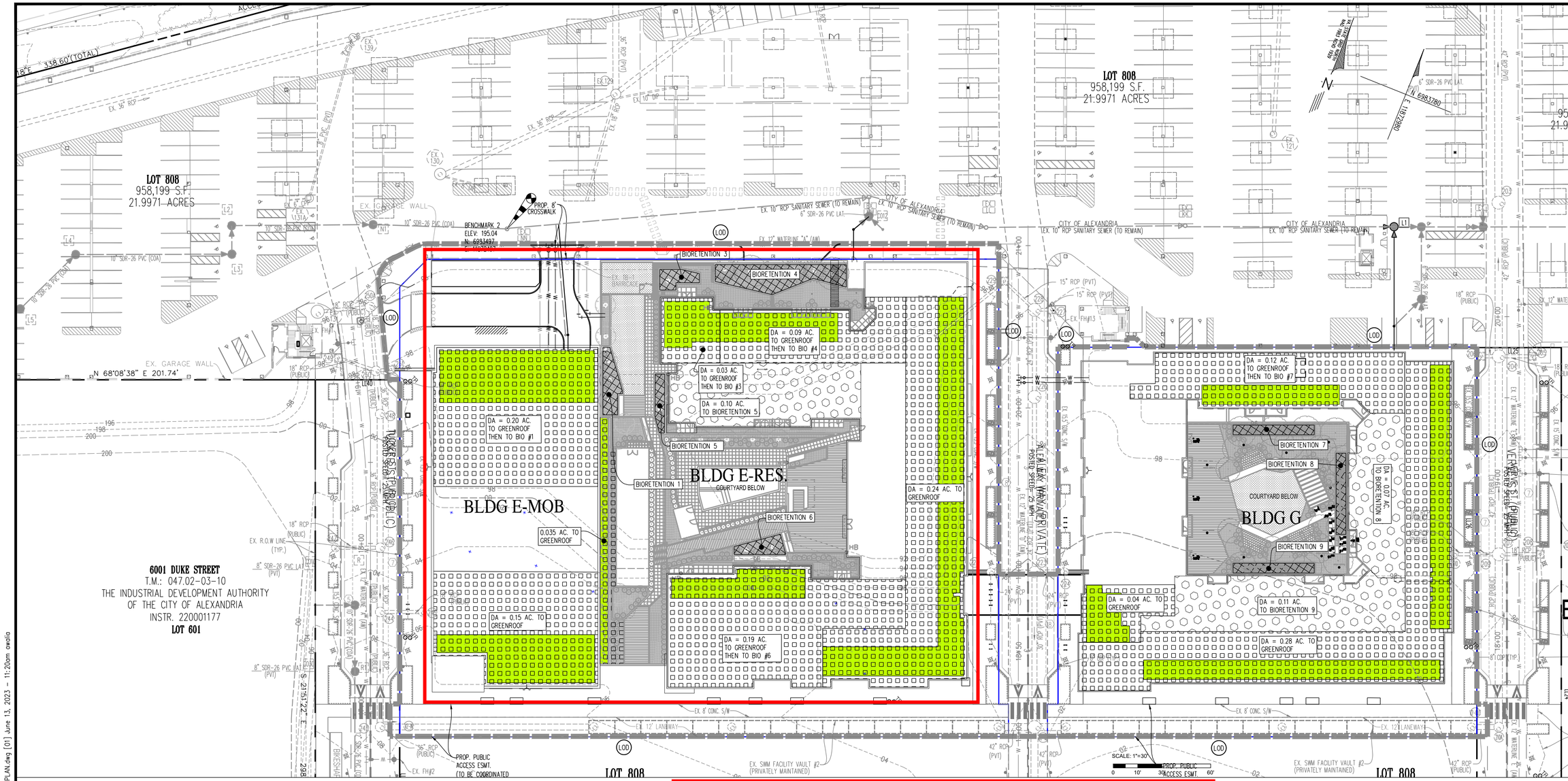
Urban Ltd.
4200 D TECHNOLOGY CT.
CHANTILLY, VA. 20151
TEL. 703.642.2506
FAX 703.378.7888
www.urban-ltd.com
urban™
Planners•Engineers•Landscape Architects•Land Surveyors

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 036790
06/13/2023
PROFESSIONAL ENGINEER

SANITARY COMPUTATIONS
WEST END
PRELIMINARY SITE PLAN - BLOCK E&G
DSUP AMENDMENT
CITY OF ALEXANDRIA, VIRGINIA
DATE: JUN. 2023
SCALE: N/A C.I.=N/A

SHEET 21 OF 49
FILE No. SP-13130

Urban, Ltd. - \\mars-101\J DRIVE_JOBS\landmarkmall\site plan\block e&g fsp\dsup revision\13130-13-SANITARY PROFILES.dwg [COMPS] June 13, 2023 - 11:19am awala



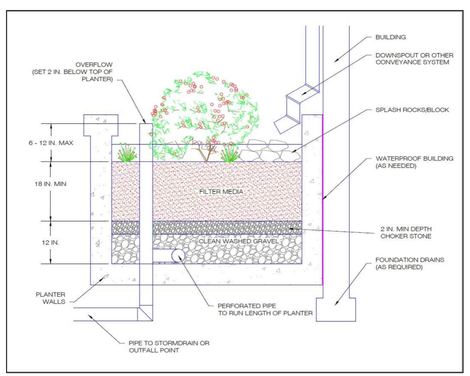


FIGURE 9-A.4. STORMWATER PLANTER CROSS SECTION

EQUATION 9.1. BIORETENTION LEVEL 2 DESIGN STORAGE DEPTH

	Bio #1	Bio #3	Bio #4	Bio #5	Bio #6	Bio #7	Bio #8	Bio #9			
FILTER MEDIA DEPTH	3	3	3	3	4	3	3	3	FT	n=	0.25
GRAVEL DEPTH	1.75	1	1	1.5	2.75	1	1	1	FT	n=	0.4
MAX PONDING DEPTH	1	0.5	0.5	1	1	1	0.5	0.5	FT	n=	1
DESIGN STORAGE DEPTH =	2.45	1.65	1.65	2.35	3.1	2.15	1.65	1.65	FT		

EQUATION 9.4 BIORETENTION LEVEL 2 DESIGN SURFACE AREA

DRAINAGE AREA=	8641	1410	3729	4355	8261	5220	3121	4885	SF	
Rv (COMPOSITE RUNOFF COEFFICIENT)=	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95		from VRRM Site Rv
T_V BMP REQUIRED=	684.08	111.63	295.21	344.77	654.00	413.25	247.09	386.69	CF	
MIN SURFACE AREA =	349	85	224	183	264	240	187	293		
PROPOSED SURFACE AREA =	356	231	1075	198	269	300	300	300	SF	
INSIDE SOIL MEDIA =	356	231	1075	198	269	300	300	300	SF	
OUTSIDE SOIL MEDIA =	0	0	0	0	0	0	0	0	SF	0% OF TOTAL
TOTAL TREATMENT VOLUME PROVIDED	872	381	1774	465	834	645	495	495	CF	

PRETREATMENT CELL SIZING

MIN REQ'D PRETREATMENT CELL VOLUME	103	17	44	52	98	62	37	58	CF	15% of Required
PRO'D PRETREATMENT CELL VOLUME	131	57	266	70	125	97	74	74	CF	15% of Provided

LEGEND

- DRAINAGE AREA TO GREEN ROOF
- DRAINAGE AREA TO BIORETENTION
- GREEN ROOF
- BIORETENTION FACILITY

THIS SHEET REFERENCED FROM INFRASTRUCTURE PLAN (DSP2012-00012). PLEASE SEE SHEETS 106-115D AND 116-119 IN DSP2012-00012.

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. _____

No.	DATE	DESCRIPTION
		REVISIONS

PLAN DATE: 06-13-2023

Urban Ltd.
4200 D TECHNOLOGY CT.
CHANTILLY, VA. 20151
TEL. 703.642.2306
FAX 703.378.2888
www.urban-ltd.com
urban™
Planners•Engineers•Landscape Architects•Land Surveyors

COMMONWEALTH OF VIRGINIA
Clayton C. Tock
Lic. No. 036790
06/13/2023
PROFESSIONAL ENGINEER

BMP PLAN
WEST END
PRELIMINARY SITE PLAN - BLOCK E&G
DSUP AMENDMENT
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=30' C.I.= 2' DATE: JUN. 2023

SHEET 31 OF 49

FILE No. SP-13130

Urban, Ltd. - \\mars-101\J DRIVE_JOBS\landmarkmall\site plan\block e&g fsp\dsup revision\13130-19-BMP PLAN.dwg [01] June 13, 2023 - 11:20am awalia

Project Name:	West End - Block E ONLY
Date:	6/29/2022
Linear Development Project?	No

CLEAR ALL (Ctrl+Shift+R)

data input cells
constant values
calculation cells
final results

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area *(acres)* → 2.61

Maximum reduction required:	*20%*
The site's net increase in impervious cover (acres) is:	*0*
Post-Development TP Load Reduction for Site (lb/yr):	~~1.13~~ 1.78 LB/YR

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

Pre-ReDevelopment Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed forest/open space					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be					0.00
Impervious Cover (acres)				2.61	2.61
					2.61

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					0.00
Impervious Cover (acres)				2.61	2.61
Area Check	OK.	OK.	OK.	OK.	2.61

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)	0.00	0.00
Weighted Rv(turf)	0.00	0.00
% Managed Turf	0%	0%
Impervious Cover (acres)	2.61	2.61
Rv(impervious)	0.95	0.95
% Impervious	100%	100%
Total Site Area (acres)	**2.61**	**2.61**
Site Rv	**0.95**	**0.95**

Treatment Volume and Nutrient Load

Pre-ReDevelopment Treatment Volume (acre-ft)	0.2066	0.2066
Pre-ReDevelopment Treatment Volume (cubic feet)	9,001	9,001
Pre-ReDevelopment TP Load (lb/yr)	**5.66**	**5.66**
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	2.17	2.17
Baseline TP Load (lb/yr) (**0.41 lbs/acre/yr** applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)		*1.07*

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

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

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

LAND COVER SUMMARY -- POST DEVELOPMENT

Land Cover Summary-Post (Final)

Post ReDev. & New Impervious	
Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	0.00
Weighted Rv (turf)	0.00
% Managed Turf	0%
Impervious Cover (acres)	2.61
Rv(impervious)	0.95
% Impervious	100%
Final Site Area (acres)	**2.61**
Final Post Dev Site Rv	**0.95**

Land Cover Summary-Post

Post-ReDevelopment	
Forest/Open Space Cover (acres)	0.00
Weighted Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	0.00
Weighted Rv (turf)	0.00
% Managed Turf	0%
ReDev. Impervious Cover (acres)	2.61
Rv(impervious)	0.95
% Impervious	100%
Total ReDev. Site Area (acres)	**2.61**
ReDev Site Rv	**0.95**

Land Cover Summary-Post

Post-Development New Impervious	
New Impervious Cover (acres)	0.00
Rv(impervious)	--

Treatment Volume and Nutrient Load

Final Post-Development Treatment Volume (acre-ft)	0.2066	Post-ReDevelopment Treatment Volume (acre-ft)	0.2066	Post-Development Treatment Volume (acre-ft)	--
Final Post-Development Treatment Volume (cubic feet)	9,001	Post-ReDevelopment Treatment Volume (cubic feet)	9,001	Post-Development Treatment Volume (cubic feet)	--
Final Post-Development TP Load (lb/yr)	**5.66**	**Post-ReDevelopment Load (TP) (lb/yr)***	**5.66**	**Post-Development TP Load (lb/yr)**	**--**
Final Post-Development TP Load per acre (lb/acre/yr)	2.17	Post-ReDevelopment TP Load per acre (lb/acre/yr)	2.17		
		Max. Reduction Required (Below Pre-ReDevelopment Load)	**20%**		
		TP Load Reduction Required for Redeveloped Area (lb/yr)	**1.13**	**TP Load Reduction Required for New Impervious Area (lb/yr)**	**0**

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)	~~1.13~~ 1.78 LB/YR

Nitrogen Loads (Informational Purposes Only)

Pre-ReDevelopment TN Load (lb/yr)	40.46	Final Post-Development TN Load (Post-ReDevelopment & New Impervious) (lb/yr)	40.46

Drainage Area A

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)					0.00	0.00
Managed Turf (acres)					0.00	0.00
Impervious Cover (acres)				2.61	2.61	0.95
				Total	2.61	

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		0.03		47	57	103	0		0.06	0.03	0.04	
1.b. Vegetated Roof #2 (Spec #5)	60		0.90		1,862	1,241	3,104	0		1.95	1.17	0.78	None
6. Bioretention (RR)													
6.b. Bioretention #2 or Micro-Bioretention #2 (Spec #9)	80		0.10	0	279	70	348	50	0.00	0.22	0.20	0.02	

* 0.51 AC BLOCK E GREEN ROOF ROUTED TO BIORETENTION.
* 0.40 LB/YR TP REMOVAL FROM ROUTED GREEN ROOF.

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)	2.61	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	1.03	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA (ac)	0.00	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA TREATED (ac)	0.00	0.00	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft^3) 9,001

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)	2,187	0	0	0	0	2,187
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	5.66	0.00	0.00	0.00	0.00	5.66
TP LOAD REDUCTION ACHIEVED (lb/yr)	1.39	0.00	0.00	0.00	0.00	1.39
TP LOAD REMAINING (lb/yr)	4.26	0.00	0.00	0.00	0.00	4.26
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	10.01	0.00	0.00	0.00	0.00	10.01

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	5.66	
TP LOAD REDUCTION REQUIRED (lb/yr)	~~1.13~~	REQUIRED REDUCTION PER APPROVED (DSP #2021-00017)= 1.78 LB/YR
TP LOAD REDUCTION ACHIEVED (lb/yr)	~~1.39~~	PROPOSED TP REMOVAL: 0.40+1.39 = 1.79 LB/YR
TP LOAD REMAINING (lb/yr):	4.26	TP REMOVAL PER APPROVED (DSP #2021-00017) = 2.11 LB/YR
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):	0.00	**

** TARGET TP REDUCTION EXCEEDED BY ~~0.26~~ LB/YEAR ** 0.01 LB/YR

Total Nitrogen (For Information Purposes)

POST-DEVELOPMENT LOAD (lb/yr)	40.46
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	10.01
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	30.45

BMP/SWM FACILITIES SUMMARY TABLE

Name of Practice		BIORETENTION #1	BIORETENTION #3	BIORETENTION #4	BIORETENTION #5	BIORETENTION #6	BIORETENTION #7	BIORETENTION #8	BIORETENTION #9
Surface Area (S.F.)		356	231	1,075	198	394	300	300	300
Total Area Treated(A.C.)		0.18	0.03	0.09	0.06	0.19	0.12	0.07	0.11
Pervious Area Treated(A.C.)		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Impervious Area Treated(A.C.)		0.18	0.03	0.09	0.06	0.19	0.12	0.07	0.11
Phosphorous Removal Efficiency(%)		50	50	50	50	50	50	50	50
Phosphorous Removed by Practice (lb)		0.14	0.02	0.07	0.12	0.15	0.09	0.14	0.22
Geographic Coordinates	Decimal Degrees Latitude	38.8169	38.8171	38.8171	38.8169	38.8167	38.8172	38.8171	38.8170
	Decimal Degrees Longitude	-77.1323	-77.1323	-77.1321	-77.1322	-77.1319	-77.1309	-77.1307	-77.1308

BMP NARRATIVE

STORMWATER BEST MANAGEMENT PRACTICE FOR THE SUBJECT SITE IS BEING PROVIDED IN ACCORDANCE WITH VA DEQ AND CITY OF ALEXANDRIA STANDARDS BY USING THE VIRGINIA RUNOFF REDUCTION METHOD (VRRM) TO MEET THE WATER QUALITY CRITERIA. THE EXISTING SITE IN UNDER CONSTRUCTION RELATIVE TO THE INFRASTRUCTURE AND GRADING PLAN. THE PROPOSED DEVELOPMENT CONSTRUCT A MIXED USE BUILDING WHICH WOULD INCLUDE RETAIL, OFFICE (INCLUDING M.O.B), AND MULTIFAMILY RESIDENTIAL. THE SUBJECT SITE BMP SYSTEM DRAINS TO THE EXISTING STORM SYSTEM, THEN DRAIN TO THE EXISTING CHANNEL WHICH DISCHARGES INTO THE HOLMES RUN WATERSHED WHERE THE RECEIVING BODY OF WATER IS HOLMES RUN. AN OUTFALL ANALYSIS FOR THE OVERALL DEVELOPMENT HAS BEEN PROVIDED ON SHEETS 39-43.

THE PHOSPHOROUS LOAD REDUCTION REQUIRED BY THE VRRM WILL BE SATISFIED WITH THE UTILIZATION OF TWO (2) STORMWATER BEST MANAGEMENT PRACTICE (BMP) FACILITIES IN CONFORMANCE WITH THE STORMWATER BMP CLEARINGHOUSE WEBSITE. THE TWO (2) BMP FACILITIES PROPOSED ARE:

- VEGETATED ROOF (LEVEL 2)
- URBAN BIORETENTION - BIORETENTION FACILITY (LEVEL 2)

BASED ON THE SUBJECT SITE'S PROPOSED LAND COVER, AND THE OVERALL SITE ANALYSIS AS OUTLINED IN THE MASTER SWM PLAN (SWM#2021-00017) THE TOTAL PHOSPHOROUS LOAD REDUCTION REQUIRED TO BE REMOVED IS 1.78 LB/YR. THE TOTAL PHOSPHOROUS LOAD REDUCTION ACHIEVED IS 2.25 LBS/YEAR, THEREFORE THE TOTAL PHOSPHOROUS LOAD REDUCTION IS EXCEEDED BY 0.47 LBS/YEAR.

THIS SHEET REFERENCED FROM INFRASTRUCTURE PLAN (DSP2012-00012). PLEASE SEE SHEETS 106-115D AND 116-119 IN DSP2012-00012.

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. _____

No.	DATE	DESCRIPTION

REVISIONS

PLAN DATE 06-13-2023

Urban Ltd.
4200 D TECHNOLOGY CT.
CHANTILLY, VA. 20151
TEL. 703.642.2506
FAX 703.378.7888
www.urban-ltd.com
Planners•Engineers•Landscape Architects•Land Surveyors

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 036790
06/19/2023
PROFESSIONAL ENGINEER

BMP COMPS & NARRATIVE

WEST END
PRELIMINARY SITE PLAN - BLOCK E&G
DSUP AMENDMENT
CITY OF ALEXANDRIA, VIRGINIA

DATE: JUN. 2023
SCALE: N/A
C.I.= N/A

SHEET 32 OF 49

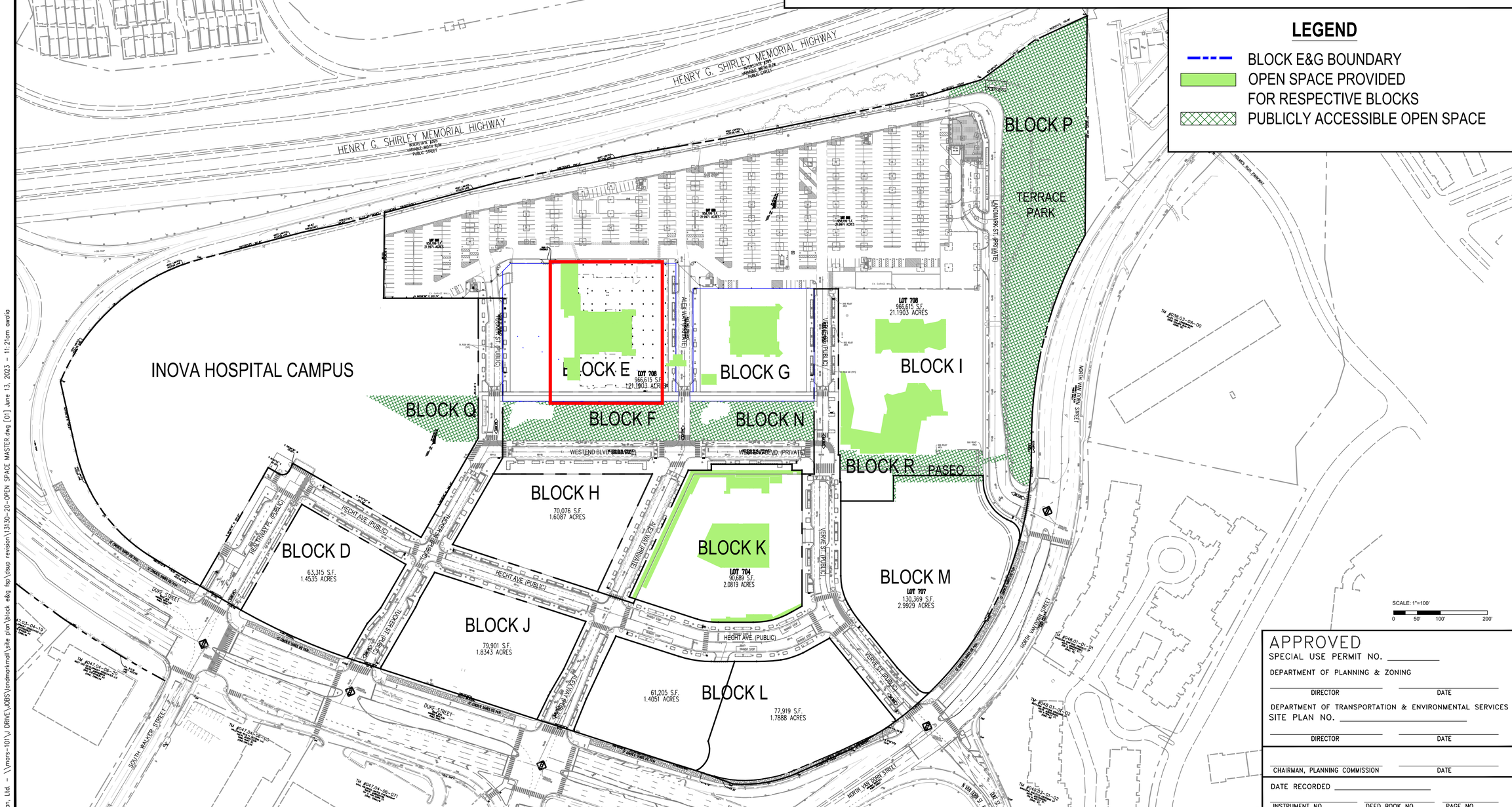
FILE No. SP-13130

Urban, Ltd. - \\mars-101\J DRIVE\JOBS\landmarkmall\site plan\block e&g fsp\dsup revision\13130-19-BMP PLAN.dwg [COMPS] June 13, 2023 - 11:21am owalia

LANDMARK MASTER OPEN SPACE CALCULATIONS

DSUP	Block	Lot Area		Publicly Accessible	Onsite								Sitewide Open Space		Notes
		SF	AC		At Grade	Above Grade	Transferred Block Open Space (1)	Mandatory Open Space Blocks	Transferred Mandatory Open Space (SF)	Remaining Mandatory Open Space (AC.)	Total	Percent OS/Block	SF	AC	
CDSP 2022-00011	Hospital Campus (A,B,C)	416,577 SF	9.56 AC	No	62,500 SF	10,000 SF	0 SF	0 SF	0 SF	1.66	72,500 SF	17.40%	72,500 SF	1.66 AC	
	Block D	60,360 SF	1.39 AC	No			-	-	0 SF	0.00	0 SF	0.00%	0 SF	0.00 AC	
DSUP 2022-10017	Block E	108,575 SF	2.49 AC	No		16,840 SF	-	-	10,303 SF	0.15	27,143 SF	25.00%	27,143 SF	0.62 AC	10,303 SF Transfer from Block E
CDSP-2022-00007	Block F	31,872 SF	0.73 AC	Yes	25,738 SF	0 SF	-	-	0 SF	0.59	25,738 SF	80.75%	25,738 SF	0.59 AC	
DSUP 2022-10017	Block G	62,083 SF	1.43 AC	No	10,805 SF	1,464 SF	-	-	3,251 SF	0.21	15,520 SF	25.00%	15,520 SF	0.36 AC	3,251 SF Transfer from Block P
	Block H	89,320 SF	2.05 AC	No			-	-	0 SF	0.00	0 SF	0.00%	0 SF	0.00 AC	
DSUP 2022-10015	Block I	107,845 SF	2.48 AC	No	1,364 SF	29,115 SF	-	-	0 SF	0.70	30,479 SF	28.26%	30,479 SF	0.70 AC	
	Block J	80,597 SF	1.85 AC	No			-	-	0 SF	0.00	0 SF	0.00%	0 SF	0.00 AC	
DSUP 2022-10016	Block K	98,964 SF	2.27 AC	No	7,248 SF	18,142 SF	-	-	0 SF	0.58	25,390 SF	25.66%	25,390 SF	0.58 AC	
	Block L	133,629 SF	3.07 AC	No			-	-	0 SF	0.00	0 SF	0.00%	0 SF	0.00 AC	
	Block M	120,815 SF	2.77 AC	No			-	-	0 SF	0.00	0 SF	0.00%	0 SF	0.00 AC	
CDSP-2022-00007	Block N	22,509 SF	0.52 AC	Yes	20,390 SF	0 SF	-	-	0 SF	0.47	20,390 SF	90.59%	20,390 SF	0.47 AC	
CDSP-2022-00007	Block P	128,715 SF	2.95 AC	Yes	126,291 SF	0 SF	-	-	(13,554)	2.59	112,737 SF	87.59%	112,737 SF	2.59 AC	13,544 SF Transfer to Block E&G
	Block Q	14,581 SF	0.33 AC	Yes	14,581 SF	0 SF	-	-	0 SF	0.33	14,581 SF	100.00%	14,581 SF	0.33 AC	
CDSP-2022-00007	Block R	21,009 SF	0.48 AC	PARTIAL	11,763 SF	0 SF	-	-	0 SF	0.27	11,763 SF	55.99%	11,763 SF	0.27 AC	
	Road 7 Bridge	-	-	Yes	662 SF	0 SF	-	-	0 SF	0.02	662 SF	100.00%	662 SF	0.02 AC	
									TOTAL	7.57			356,903 SF	8.19 AC	

1. See sheet L002 for Block Parks Public and Private open space locations.
2. See "Notes" column for explanation of where open space was transferred from or to.
3. Per condition 69 of CDD 2020-00007, if development Blocks D, E, G, H, I, J, K, L and M cannot meet their individual open space requirements, then the unmet portion may be accommodated as publicly accessible ground-level open space on adjacent blocks within the CDD Plan Area. Area in excess of the required 3.5 acres of publicly accessible open spaces provided on Blocks F, N, P, Q, and R may contribute towards the unmet portions of development blocks outside the Hospital Campus, as determined through the DSUP process.
4. Mandatory OS AC. cannot fall below 3.5 Acres.



LEGEND

- BLOCK E&G BOUNDARY
- OPEN SPACE PROVIDED FOR RESPECTIVE BLOCKS
- PUBLICLY ACCESSIBLE OPEN SPACE

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. _____

No.	DATE	DESCRIPTION

REVISIONS

PLAN DATE 06-13-2023

Urban Ltd.
4200 D TECHNOLOGY CT.
CHANTILLY, VA. 20151
TEL. 703.642.2306
FAX 703.378.3888
www.urban-ltd.com
urban™
Planners•Engineers•Landscape Architects•Land Surveyors

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 036790
06/13/2023
PROFESSIONAL ENGINEER

OPEN SPACE MASTER PLAN

WEST END
PRELIMINARY SITE PLAN - BLOCK E&G

DSUP AMENDMENT

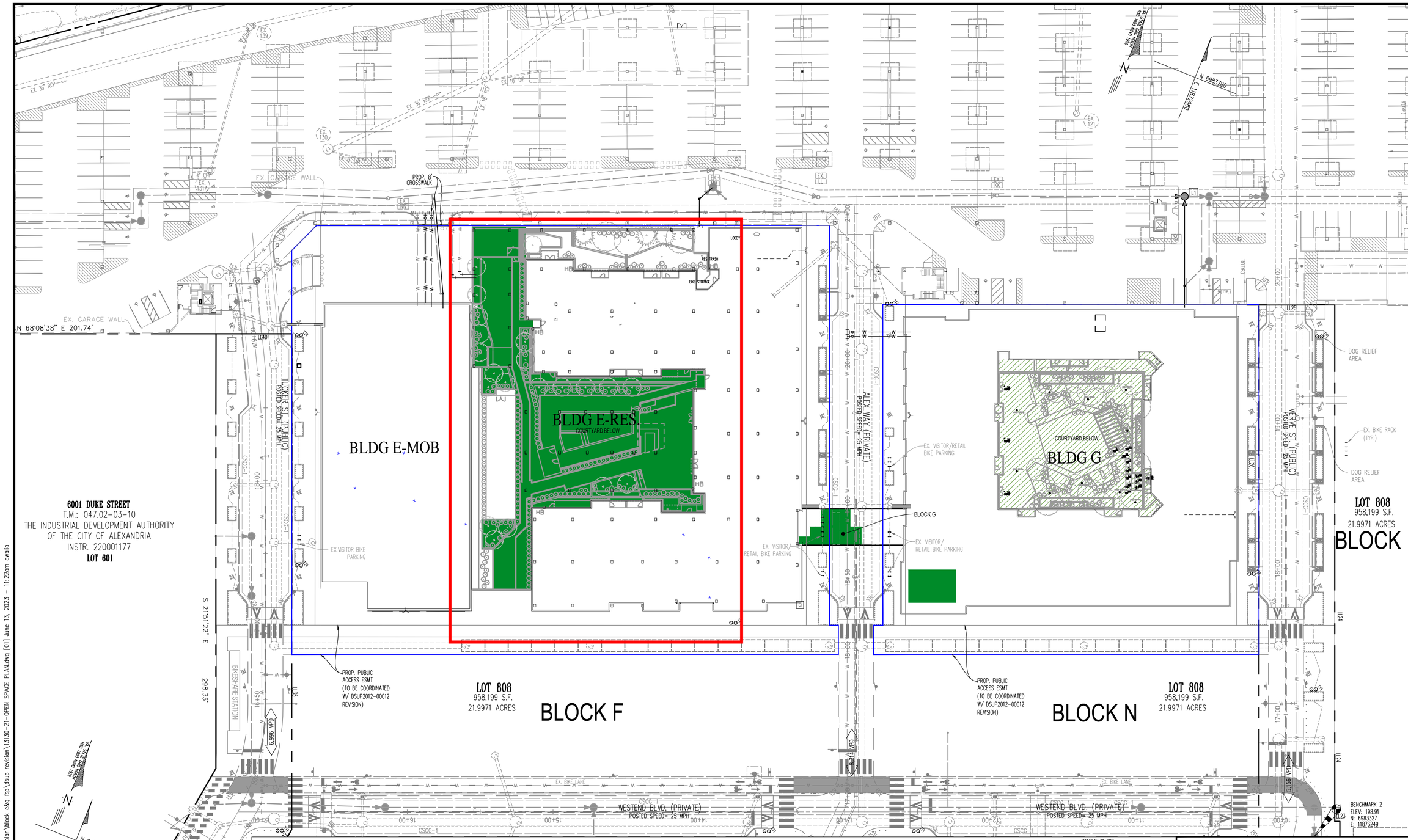
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=100' C.I.= N/A DATE: JUN. 2023

SHEET 45 OF 49

FILE No. SP-13130

Urban, Ltd. – \\mars-101\J DRIVE\JOBS\landmarkmall\site plan\block e&g fsp\dsup revision\13130-20-OPEN SPACE MASTER.dwg [01] June 13, 2023 – 11:21am owalia



OPEN SPACE CALCULATION:

BLOCK E SITE AREA: 2.49 AC.
REQUIRED OPEN SPACE: .62 AC. OR 27,143 SF (25% OF SITE AREA)

PROVIDED:
ABOVE-GRADE OPEN SPACE : 16,840 SF
AT-GRADE OPEN SPACE TRANSFER FROM BLOCK P (TERRACE PARK): 10,303 SF
TOTAL OPEN SPACE PROVIDED: .62 AC. OR 27,143 SF (25.00%)

BLOCK G SITE AREA: 1.43 AC.
REQUIRED OPEN SPACE: .35 AC. OR 15,520 SF (25% OF SITE AREA)

PROVIDED:
AT-GRADE OPEN SPACE : 10,805 SF
ABOVE-GRADE OPEN SPACE : 1,464 SF
AT-GRADE OPEN SPACE TRANSFER FROM BLOCK P (TERRACE PARK): 3,251 SF
TOTAL OPEN SPACE PROVIDED: .63 AC. OR 15,520 SF (25.00%)

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.

No.	DATE	DESCRIPTION

REVISIONS

PLAN DATE: 06-13-2023

Urban Ltd.
4200 D TECHNOLOGY CT.
CHANTILLY, VA. 20151
TEL. 703.642.2506
FAX 703.378.7888
www.urban-ltd.com
urban™
Planners•Engineers•Landscape Architects•Land Surveyors

COMMONWEALTH OF VIRGINIA
CLAYTON C. TOCK
Lic. No. 036790
06/13/2023
PROFESSIONAL ENGINEER

OPEN SPACE PLAN

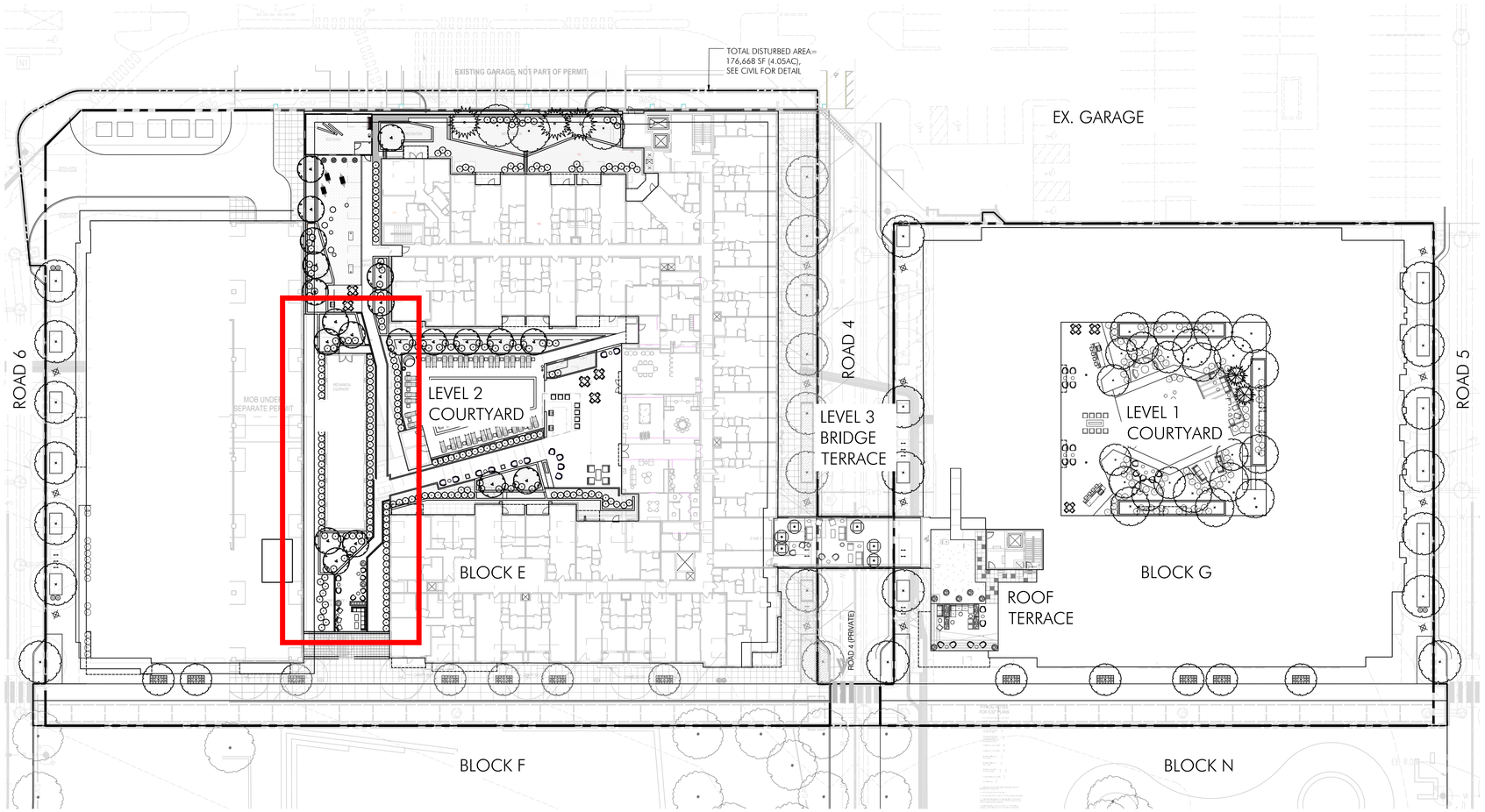
WEST END
PRELIMINARY SITE PLAN - BLOCK E&G
DSUP AMENDMENT
CITY OF ALEXANDRIA, VIRGINIA

DATE: JUN. 2023
SCALE: 1"=30'
C.I.= N/A

SHEET 46 OF 49

FILE No. SP-13130

Urban, Ltd. - \\mars-101\J DRIVE\JOBS\landmarkmall\site plan\block e&g fsp\dsup revision\13130-21-OPEN SPACE PLAN.dwg [01] June 13, 2023 - 11:22am awalia



01 OVERALL LANDSCAPE PLAN

1"=30'-0"

FEET 0 15 30 60

LANDSCAPE DRAWING INDEX

L1.01	OVERALL LANDSCAPE PLAN
L1.10	LANDSCAPE PLAN - BLOCK E LEVEL 1
L1.11	LANDSCAPE PLAN - BLOCK E LEVEL 2 & BRIDGE TERRACE
L1.12	LANDSCAPE PLAN - BLOCK G LEVEL 1 & ROOF TERRACE
L3.01	PLANTING PLAN - BLOCK E
L3.02	PLANTING PLAN - BLOCK G
L3.03	PLANTING PLAN - BLOCK E COURTYARD
L3.04	PLANTING PLAN - BLOCK G COURTYARD & BRIDGE TERRACE
L3.10	LANDSCAPE NOTES & SCHEDULE - BLOCK E
L3.11	LANDSCAPE NOTES & SCHEDULE - BLOCK G
L3.12	SOIL VOLUME PLAN
L3.13	LANDSCAPE WATER MANAGEMENT PLAN
L5.01	HARDSCAPE DETAILS ON GRADE - PAVING
L5.02	HARDSCAPE DETAILS ON GRADE - FIXTURE
L6.01	HARDSCAPE DETAILS ON GRADE - PAVING
L7.01	PLANTING DETAILS ON STRUCTURE - ON GRADE
L7.02	PLANTING SCHEDULES AND DETAILS - ON STRUCTURE

Narrative:
1. Revise Block E Level 2 courtyard terrace with extension to the MOB building.
2. Remove the ramp and steps, which originally connects the streetscape to Block E Level 1 outdoor open space.
3. Revise Planting Schedules, Soil Volume Calculation, and Water Management per the updated Block E Level 2 courtyard terrace, and Level 1 open space design.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF ALEXANDRIA AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

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 _____

LANDMARK BLOCK E & G

City of Alexandria
Alexandria, Virginia

PARKER RODRIGUEZ, INC
PLANNING URBAN DESIGN LANDSCAPE ARCHITECTURE
101 North Union St. #320
Alexandria, VA 22314
703.548.5010

COMMONWEALTH OF VIRGINIA
TRINI M. RODRIGUEZ
Cert. No. 1296
LANDSCAPE ARCHITECT

CONCEPT II	04.22.22
50% DD	06.17.22
DSUP	06.30.22
DSUP RESUBMISSION	08.26.22
DSUP RESUBMISSION	09.27.22
FSP	02.03.23
FSP	02.24.23
FSP	05.05.23
DSUP AMENDMENT	06.13.23

OVERALL LANDSCAPE PLAN

ORIGINAL ISSUE DATE
07.30.2021

DESIGNED BY

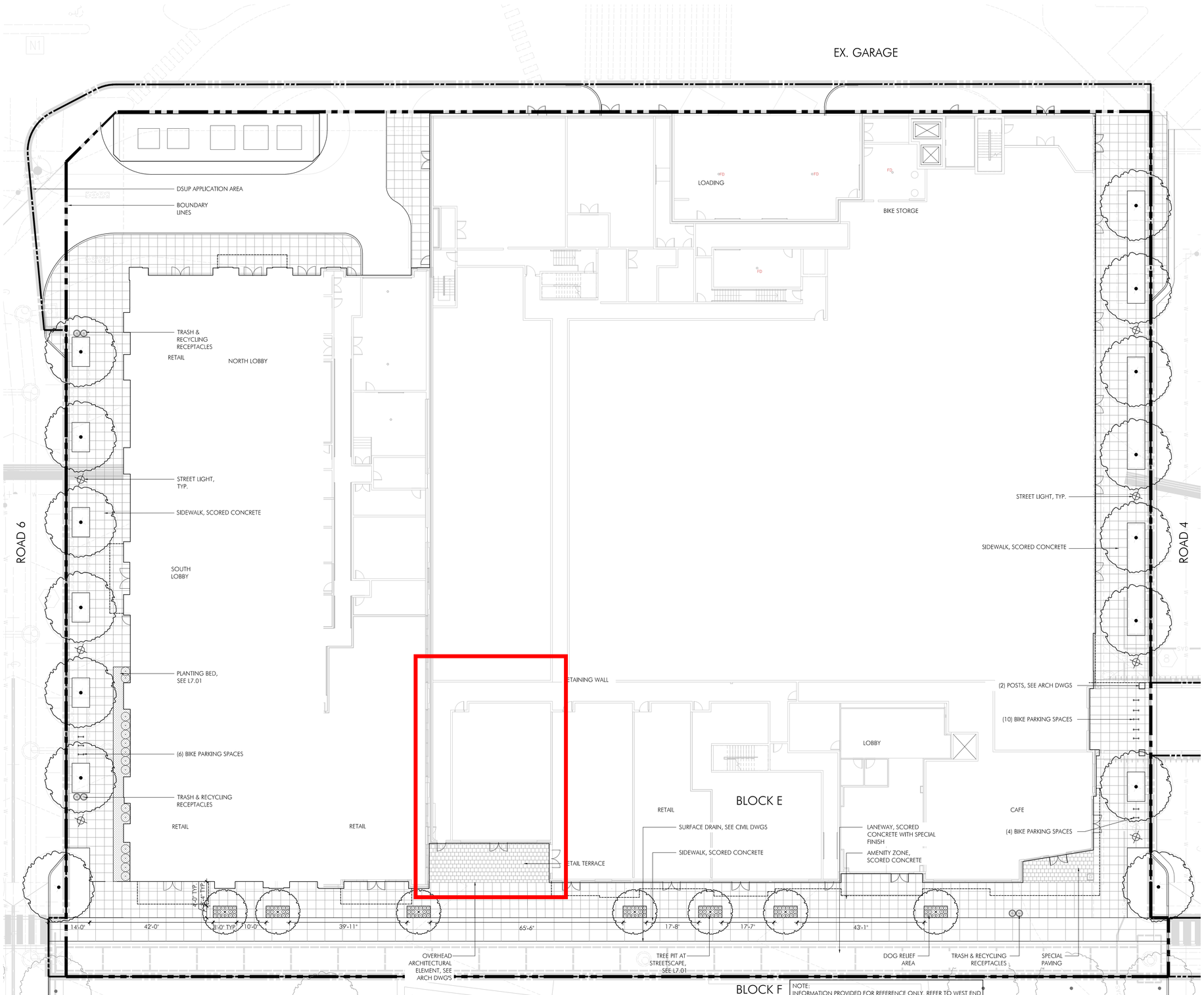
DRAWN BY

CHECKED BY

NORTH

SCALE
1"=30'-0"
0 15 30 60
FEET

L1.01



NOTE:
INFORMATION PROVIDED FOR REFERENCE ONLY. REFER TO WEST END (LANDMARK) INFRASTRUCTURE DSP #2021-00012 FOR TECHNICAL INFORMATION AND FINAL DOG RELIEF AREA LOCATIONS.

01 LANDMARK BLOCK E & G

1/16"=1'-0"

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF ALEXANDRIA AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

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 _____

LANDMARK BLOCK E & G

City of Alexandria
Alexandria, Virginia

PARKER RODRIGUEZ, INC
PLANNING URBAN DESIGN LANDSCAPE ARCHITECTURE
101 North Union St. #320
Alexandria, VA 22314
703.548.5010

COMMONWEALTH OF VIRGINIA
TRINI M. RODRIGUEZ
Cert. No. 1296
LANDSCAPE ARCHITECT

CONCEPT II	04.22.22
50% DD	06.17.22
DSUP	06.30.22
DSUP RESUBMISSION	08.26.22
DSUP RESUBMISSION	09.27.22
FSP	02.03.23
FSP	02.24.23
FSP	05.05.23
DSUP AMENDMENT	06.13.23

LANDSCAPE PLAN - BLOCK E LEVEL 1

ORIGINAL ISSUE DATE
07.30.2021

DESIGNED BY

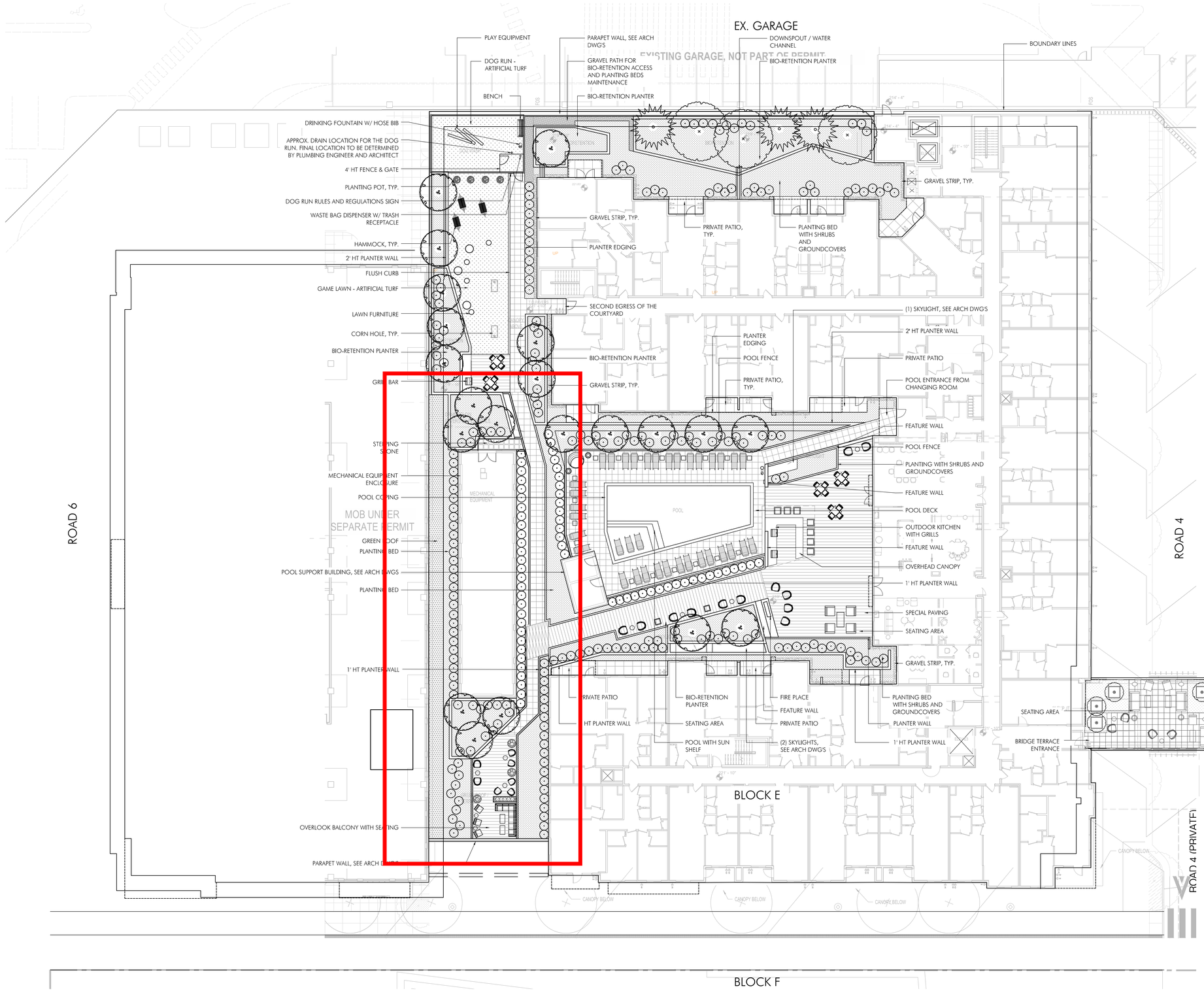
DRAWN BY

CHECKED BY

NORTH

SCALE
1/16" = 1'-0"
0 8 16 32
FEET

L1.10



01 LANDSCAPE PLAN - BLOCK E LEVEL 2 & BRIDGE TERRACE

1/16"=1'-0"

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF ALEXANDRIA AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

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 _____

LANDMARK BLOCK E & G

City of Alexandria
Alexandria, Virginia

PARKER RODRIGUEZ, INC
PLANNING URBAN DESIGN LANDSCAPE ARCHITECTURE
101 North Union St. #320
Alexandria, VA 22314
703.548.5010

COMMONWEALTH OF VIRGINIA
TRINI M. RODRIGUEZ
Cert. No. 1296
LANDSCAPE ARCHITECT

CONCEPT II	04.22.22
50% DD	06.17.22
DSUP	06.30.22
DSUP RESUBMISSION	08.26.22
DSUP RESUBMISSION	09.27.22
FSP	02.03.23
FSP	02.24.23
FSP	05.05.23
DSUP AMENDMENT	06.13.23

LANDSCAPE PLAN - BLOCK E LEVEL 2 & BRIDGE TERRACE

ORIGINAL ISSUE DATE
07.30.2021

DESIGNED BY

DRAWN BY

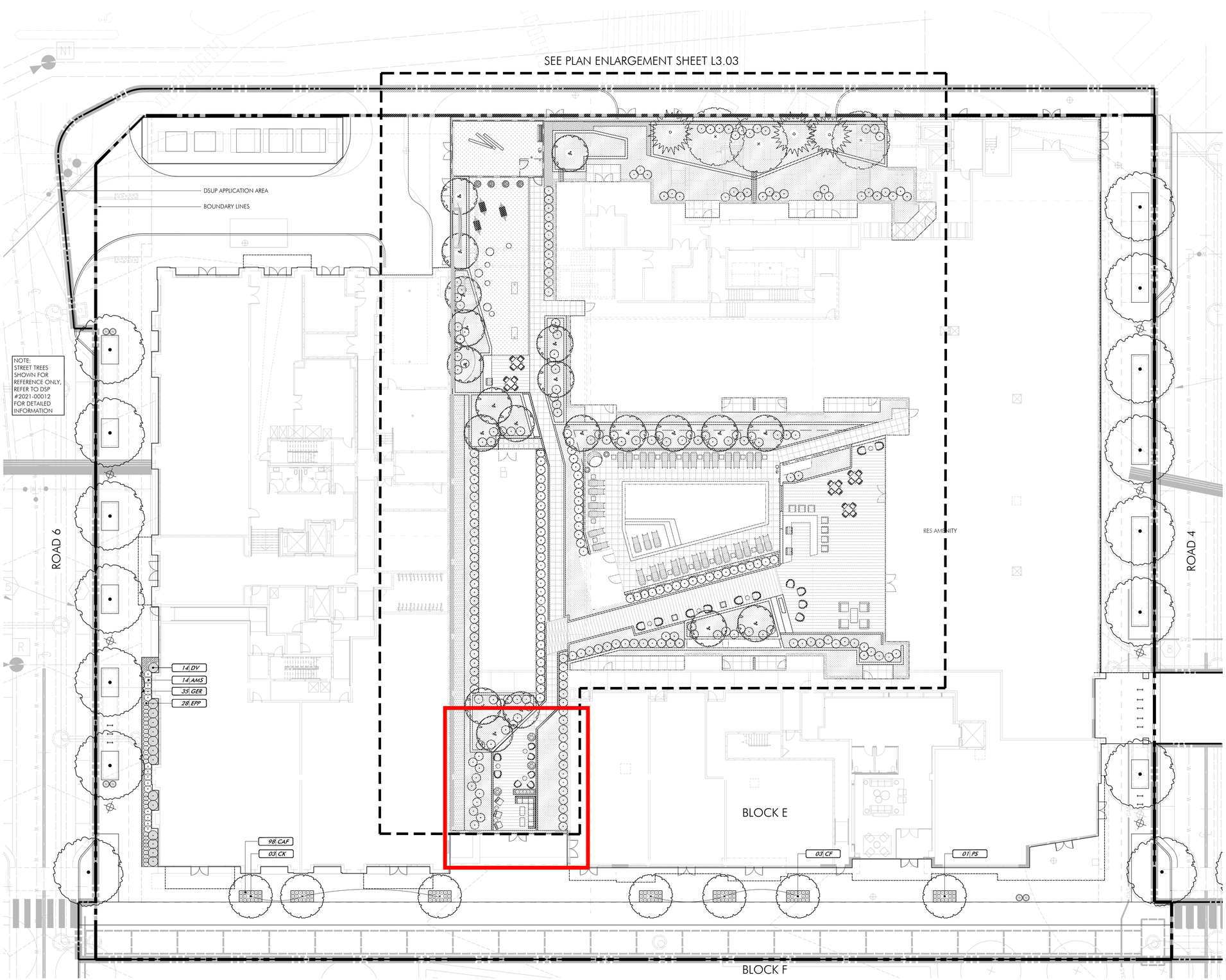
CHECKED BY

NORTH

SCALE
1/16"=1'-0"

0 8 16 32
FEET

L1.11



ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF ALEXANDRIA AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

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 _____

01 PLANTING PLAN - BLOCK E
1/16"=1'-0"

FEET 0 8 16 32

LANDMARK BLOCK E & G

City of Alexandria
Alexandria, Virginia

PARKER RODRIGUEZ, INC
PLANNING URBAN DESIGN LANDSCAPE ARCHITECTURE
101 North Union St. #320
Alexandria, VA 22314
703.548.5010

COMMONWEALTH OF VIRGINIA
TRINI M. RODRIGUEZ
Cert. No. 1296
LANDSCAPE ARCHITECT

CONCEPT II	04.22.22
50% DD	06.17.22
DSUP	06.30.22
DSUP RESUBMISSION	08.26.22
DSUP RESUBMISSION	09.27.22
FSP	02.03.23
FSP	02.24.23
FSP	05.05.23
DSUP AMENDMENT	06.13.23

PLANTING PLAN - BLOCK E

ORIGINAL ISSUE DATE
07.30.2021

DESIGNED BY

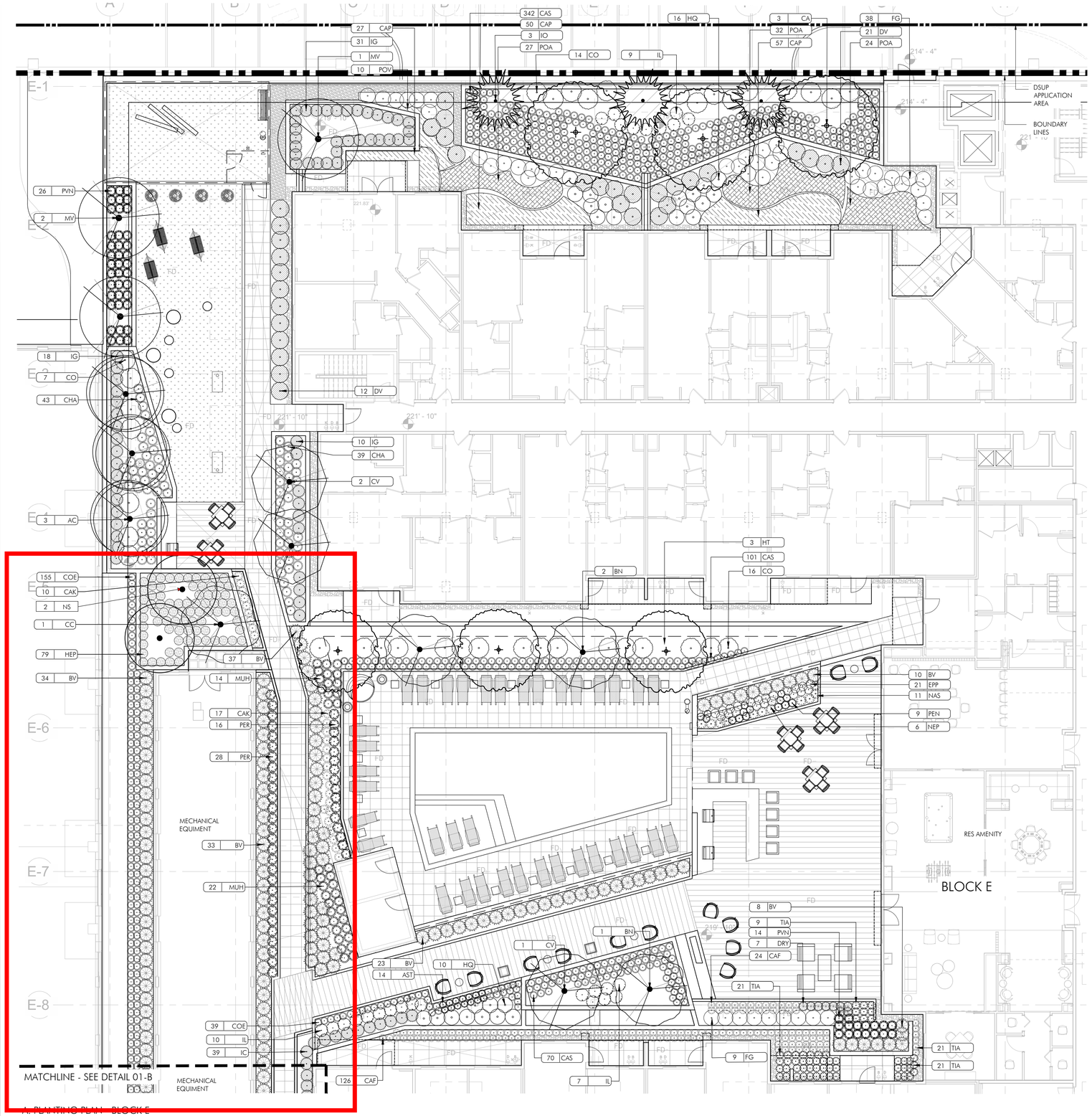
DRAWN BY

CHECKED BY

NORTH

SCALE
1/16"=1'-0"
0 8 16 32
FEET

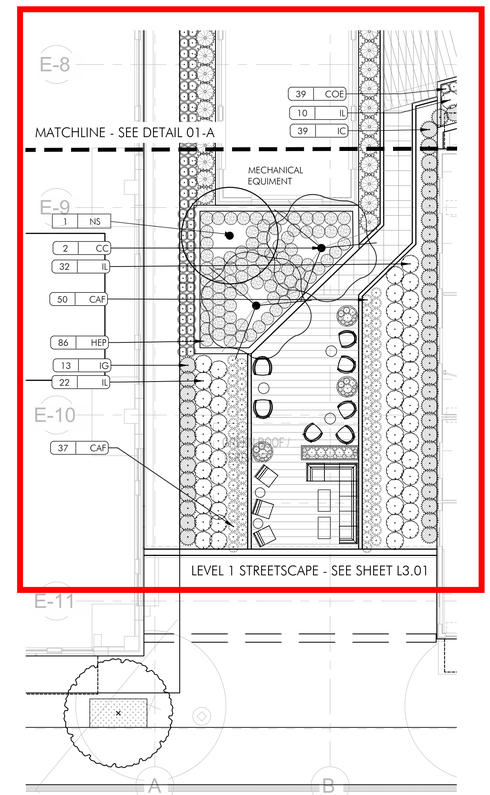
L3.01



A. PLANTING PLAN - BLOCK E

01 PLANTING PLAN - BLOCK E

1"=10'-0"



B. PLANTING PLAN - BLOCK E - CONTINUOUS

LEGEND

- ARTIFICIAL TURF
- SHRUBS & GROUNDCOVERS
- BIO-RETENTION PLANTING

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF ALEXANDRIA AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

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

FEET 0 5 10 20

LANDMARK BLOCK E & G

City of Alexandria
Alexandria, Virginia

PARKER RODRIGUEZ, INC
PLANNING URBAN DESIGN LANDSCAPE ARCHITECTURE
101 North Union St. #320
Alexandria, VA 22314
703.548.5010

COMMONWEALTH OF VIRGINIA
TRINI M. RODRIGUEZ
Cert. No. 1296
LANDSCAPE ARCHITECT

CONCEPT II	04.22.22
50% DD	06.17.22
DSUP	06.30.22
DSUP RESUBMISSION	08.26.22
DSUP RESUBMISSION	09.27.22
FSP	02.03.23
FSP	02.24.23
FSP	05.05.23
DSUP AMENDMENT	06.13.23

PLANTING PLAN - BLOCK E COURTYARD

ORIGINAL ISSUE DATE
07.30.2021

DESIGNED BY

DRAWN BY

CHECKED BY

NORTH

SCALE
1/16"=1'-0"

0 8 16 32 FEET

L3.03

BLOCK E PLANT SCHEDULE

PLANT TYPE	PLAN INFORMATION		BOTANIC/COMMON NAME				SIZE	NOTES	CROWN COVER ALLOWANCE (CCA)		NATIVE PLANTS PROVIDED			ONSITE / OFF-SITE
	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/ HYBRID	COMMON NAME	CALIPER/HEIGHT		CCA PER TREE (SF)	TOTAL CROWN COVER (SF)	LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL	
STANDARD TREES	AC	3	Amelanchier	canadensis	Autumn Brilliance	Autumn Brilliance Serviceberry	10-12' ht.	B&B, multistem - 3 stems min; full branching	500	1,500	3		3	Onsite (within property line)
	BN	3	Betula	nigra	Dura Heat	Dura Heat River Birch	3" cal.	B&B, multistem - 3 stems min; full branching	750	2,250	3		3	Onsite (within property line)
	CA	3	Carpinus	caroliniana		American Hornbeam	3" cal.	B&B, single leader; full branching	500	1,500	3		3	Onsite (within property line)
	CC	3	Cercis	canadensis	Forest Pansy	Forest Pansy Eastern Redbud	8-10' ht.	B&B, multistem - 3 stems min; full branching	500	1,500	2		2	Onsite (within property line)
	CF	3	Cornus	florida	Appalachian Spring	Appalachian Spring Dogwood	3" cal.	B&B, single leader; full branching	250	750	3		3	Onsite (within property line)
	CK	3	Cornus	kousa		Kousa Dogwood	3" cal.	B&B, single leader; full branching	250	750			0	Onsite (within property line)
	CV	3	Chionanthus	virginicus		White Fringe Tree	3" cal.	B&B, single leader; full branching	500	1,500	3		3	Onsite (within property line)
	HT	3	Halesia	tetraptera		Carolina Silverbell	3" cal.	B&B, single leader; full branching	250	750		3	3	Onsite (within property line)
	IO	3	Ilex	opaca		American Holly	8-10' ht.	B&B, heavy; matched; symmetrical	250	750	3		3	Onsite (within property line)
	MV	3	Magnolia	virginiana		Sweetbay Magnolia	3" cal.	B&B, single leader; full branching	250	750	3		3	Onsite (within property line)
	NS	3	Nyssa	sylvatica		Black Gum	3" cal.	B&B, single leader; full branching	750	2,250	3		3	Onsite (within property line)
	PS	1	Prunus	sargentii		Sargent Cherry	3" cal.	B&B, single leader; full branching	500	500			0	Onsite (within property line)
	TOTALS	34							STANDARD TREE CCA:	14,750	26	3	29	
											76.5%	8.8%	85.3%	
	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/ HYBRID	COMMON NAME	HEIGHT		CCA PER SHRUB (SF)	TOTAL CROWN COVER (SF)	LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL	
EVERGREEN SHRUBS	BV	32	Buxus	microphylla		Littleleaf Boxwood	18" ht.	Cont., full branching to ground	2	64	0		0	
	BX	18	Buxus	x	SB 300	New Gen Boxwood	18" ht.	Cont., full branching to ground	2	36			0	
	DV	53	Distylium	x	Vintage Jade	Vintage Jade Distylium	2' ht.	Cont., full branching to ground	2	106	0		0	
	IG	40	Ilex	glabra	Densa	Strongbox Inkberry Holly	5 Gal.	Cont., full branching to ground	25	1,000	40		40	
	IN	24	Ilex	vomitoria	Nana	Dwarf Yaupon Holly	2' ht.	Cont., full branching to ground	25	600	24		24	
	RC	34	Rhododendron	x	Conlee	Autumn Amethyst Azalea	18" ht.	Cont., full branching to ground	2	68			0	
	TH	33	Taxus	x	media 'Hicksii'	Hicks Yew	18" ht.	Cont., full branching to ground	2	66			0	
	TOTALS	234							EVERGREEN SHRUB CCA:	1,940	40	0	64	
											17.1%	0.0%	27.4%	
	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/ HYBRID	COMMON NAME	HEIGHT		CCA PER SHRUB (SF)	TOTAL CROWN COVER (SF)	LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL	
DECIDUOUS SHRUBS	CE	9	Cornus	alba	Elegantissima	Variegated Dogwood	3' Ht.	Cont., full branching					0	
	CO	22	Cephalanthus	occidentalis	Smcoss	Sugar Shack Buttonbush	2' ht.	Cont., full branching	10	220	22		22	
	HB	21	Hydrangea	paniculata	ILVOBO®	Bobo Hydrangea	2' ht.	Cont., full branching					0	
	HQ	26	Hydrangea	quercifolia	Munchkin	Oakleaf Hydrangea	2.5' ht	Cont., full branching	25	650	26		26	
	HW	15	Hydrangea	quercifolia	Peewee	Peewee Hydrangea	2' ht.	Cont., full branching	10	150		15	15	
	FG	38	Fothergilla	gardenii	Blue Mist	Blue Mist Dwarf Fothergilla	2' ht.	Cont., full branching	2	76		38	38	
	IL	29	Itea	virginica	Little Henry	Virginia Sweetspire	24" ht.	Cont., full branching	10	290	29		29	
	RG	40	Rhus	glabra	Gro-Low	Gro Low sumac	2' ht.	Cont., full branching	10	400			0	
	VA	36	Viburnum	acerifolium		Mapleleaf Viburnum	4' ht.	Cont., full branching to ground	10	360	36		36	
	TOTALS	236							DECIDUOUS SHRUB CCA:	1,386	113	53	166	
											47.9%	22.5%	70.3%	
									TOTAL PROPOSED CCA (SF):	18,173				
	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/ HYBRID	COMMON NAME	SIZE/CONT.				LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL	
GROUNDCOVERS									N/A		0		0	
											0		0	
	TOTALS	0									0	0	0	
											0.0%	0.0%	0.0%	
	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/ HYBRID	COMMON NAME	SIZE/CONT.				LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL	
PERENNIALS, FERNS, ORNAMENTAL GRASSES	AMS	65	Amsonia	hubrichtii		Arkansas Bluestar	1 gal.	Cont.				65	65	
	AST	23	Astilbe	Chinensis	Visions	Visions Chinese Astilbe	1 gal.	Cont.					0	
	COR	44	Coreopsis	x	Moonbeam	Moonbeam Tickseed	1 gal.	Cont.					0	
	EPP	49	Echinacea	purpurea	Prairie Splendor	Prairie Splendor Coneflower	1 gal.	Cont.			49		49	
	GER	84	Geranium	macrorhizum	Bevans Variety	Bevans Variey Bigroot Geranium	1 gal.	Cont.					0	
	HB2	47	Hosta	x	Blueberry Muffin	Hosta	1 gal.	Cont.					0	
	HEU	204	Heuchera	villosa	Autumn Bride	Autumn Bride Heuchera	1 gal.	Cont.				119	119	
	HEP	83	Heuchera	x	Pink Panther	Pink Panther Heuchera	1 gal.	Cont.					0	
	HKR	6	Hosta	x	Krossa Regal	Krossa Regal Hosta	1 gal.	Cont.					0	
	NAS	37	Nassella	tenuissima		Mexican Feather Grass	1 gal.	Cont.					0	
	NEP	47	Nepeta	x faassenii	Walker's Low	Walker's Low Catmint	1 gal.	Cont.					0	
	PER	14	Perovskia	atriplicifolia	Blue Spires	Blue Spires Russian Sage	1 gal.	Cont.					0	
	PHU	33	Phlox	paniculata	Utraviolet'	Ultraviolet Garden Phlo	1 gal.	Cont.	N/A				0	
	RUB	41	Rudbeckia	fulgida	sullivantii 'Goldstrum'	Goldstrum rudbeckia	1 gal.	Cont.					0	
	TIA	78	Tiarella	cordifolia	Oakleaf	Oakleaf Foam Flower	1 gal.	Cont.			78		78	
	CAK	31	Calamagrostis	arundinacea	Karl Forester	Karl Forester Feather Reed Grass	1 gal.	Cont.					0	
	CAL	78	Calamagrostis	arundinacea	brachytricha	Korean Feather Reed Grass	1 gal.	Cont.					0	
	CAF	397	Carex	flacca	Blue Zinger	Blue Zinger Sedge	1 gal.	Cont.					0	
	COE	3	Carex	oshimensis	Everlime	Evercolor Everlime Japanese Sed	1 gal.	Cont.					0	
	CPL	86	Carex	plantaginea		Plantain Sedge	1 gal.	Cont.			86		86	
	CAS	413	Carex	stricta		Tussock Sedge	1 gal.	Cont.			413		413	
	CHA	83	Chasmanthium	latifolium		Wood Oats	1 gal.	Cont.			83		83	
	MUH	36	Muhlenbergia	x	Pink Flamingo	Pink Flamingo Muhly	1 gal.	Cont.					0	
	POV	47	Polygonatum	odoratum	variegatum	Variegated Solomon's Seal	1 gal.	Cont., 20" o.c.					0	
	POA	49	Polystichum	acrostichoides		Christmas Fern	1 gal.	Cont., 24" o.c.			49		49	
	PVN	64	Panicum	virgatum	Northwind	Switch Grass	2 gal.	Cont.			64		64	
	TOTALS	2142									822	184	1006	
											38.4%	8.6%	47.0%	

NATIVE PLANT TABULATIONS

PLANT TYPE	QUANTITY	NATIVE TYPE	MARCH 2, 2019 – JANUARY 1, 2020 REQUIRED %	PROVIDED QTY.	PROVIDED %	JANUARY 2, 2020 – JANUARY 1, 2024 REQUIRED %	PROVIDED QTY.	PROVIDED %	BEGINNING JANUARY 2, 2024 REQUIRED %	PROVIDED QTY.	PROVIDED %
Urban Trees	0	Regional/Local	10%	-	-	15%	-	-	20%		
		Total Natives	25%	-	-	25%	-	-	50%		
Standard Trees	34	Regional/Local	15%	26	76.5%	25%	26	76.5%	40%		
		Total Natives	40%	29	85.3%	60%	29	85.3%	80%		
Evergreen Shrubs	234	Regional/Local	5%	-	-	8%	40	17.1%	10%		
		Total Natives	20%	-	-	30%	64	27.4%	40%		
Deciduous Shrubs	236	Regional/Local	10%	-	-	15%	113	47.9%	20%		
		Total Natives	40%	-	-	60%	166	70.3%	80%		
Groundcovers	0	Regional/Local	5%	-	-	10%	0	0.0%	10%		
		Total Natives	10%	-	-	20%	0	0.0%	20%		
Perennials, Ferns, Ornamental Grasses	2142	Regional/Local	10%	-	-	15%	822	38.4%	25% (perennials) 30% (ferns & grasses)		
		Total Natives	25%	-	-	40%	1006	47.0%	60% (perennials) 80% (ferns & grasses)		

TOTALS

TOTAL PLANTS SPECIFIED	TOTAL SUM OF REGIONAL/LOCAL NATIVE PLANTS	TOTAL SUM OF NATIVE PLANTS
2646	1001	1265
	37.8%	47.8%

NOTES:

1) Percentages apply to the total quantity of each plant type specifed on Completeness/Preliminary Plans and Final #1 Grading Plans submitted during the listed time frames.
2) Total Natives is the sum of Eastern U.S. Native, Regionally Native, and Locally Native vegetation specifed on the plans for each plant type.
3) Non-native vegetation for the purposes of providing edible fruits, seeds, or nuts may be planted and shall not be calculated in the above-stated requirements for native species regardless of plant type.

BIODIVERSITY TABULATIONS

TREES (URBAN AND STANDARD)
TOTAL NUMBER OF TREES PROPOSE 34

GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED
Amelanchier	3	8.8%	33%	canadensis	3	8.8%	10%
Betula	3	8.8%	33%	nigra	3	8.8%	10%
Carpinus	3	8.8%	33%	caroliniana	3	8.8%	10%
Cercis	3	8.8%	33%	canadensis	3	8.8%	10%
Chionanthus	3	8.8%	33%	virginicus	3	8.8%	10%
Cornus	6	17.6%	33%	florida	3	8.8%	10%
				kousa	3	8.8%	10%
Halesia	3	8.8%	33%	tetraptera	2	5.9%	10%
Ilex	3	8.8%	33%	opaca	3	8.8%	10%
Magnolia	3	8.8%	33%	virginiana	3	8.8%	10%
Nyssa	3	8.8%	33%	sylvatica	3	8.8%	10%
Prunus	1	2.9%	33%	sargentii	3	8.8%	10%

SHRUBS
TOTAL NUMBER OF SHRUBS PROPOS 470

GENUS	QTY.	PERCENT OF TOTAL	MAXIMUM PERCENT	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT
Buxus	50	10.6%	33%	x	28	6.0%	10%
				microphylla	32	6.8%	10%
Cornus	9	1.9%	33%	alba	9	1.9%	10%
Distylium	46	10.0%	33%	x	46	10.0%	10%
Fothergilla	38	8.1%	33%	gardenii	38	8.1%	10%
Hydrangea	62	13.2%	33%	quercifolia	41	8.7%	10%
				paniculata	21	4.5%	10%
Ilex	64	13.6%	33%	glabra	44	9.4%	10%
				vomitoria	20	4.3%	10%
Itea	29	6.2%	33%	virginica	29	6.2%	10%
Rhododendron	34	7.2%	33%	x Conlee	34	7.2%	10%
Rhus	40	8.5%	33%	glabra	40	8.5%	10%
Taxus	33	7.0%	33%	x media	33	7.0%	10%
Viburnum	36	7.7%	33%	davidii	38	8.1%	10%
Cephalanthus	22	4.7%	33%	occidentalis	22	4.7%	10%

CROWN COVER TABULATIONS BLOCK E

TOTAL SITE AREA (SF)	108,575
25% CROWN COVER REQUIRED (SF)	27,144
EXISTING CROWN COVER (SF)	0
REMOVED CROWN COVER (SF)	0
PRESERVED CROWN COVER (SF)	
Crown Cover from Preserved Trees	0
Crown Cover from Preserved Shrubs	0
PROPOSED CROWN COVER (SF)	
Crown Cover from Proposed Trees	14,750
Crown Cover from Proposed Shrubs	3,423
TOTAL CROWN COVER PROVIDED (%)	16.7%
TOTAL CROWN COVER PROVIDED (SF)	18,173

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF ALEXANDRIA AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

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

LANDMARK
BLOCK E & G

City of Alexandria
Alexandria, Virginia

PARKER RODRIGUEZ, INC
PLANNING URBAN DESIGN LANDSCAPE ARCHITECTURE
101 North Union St. #320
Alexandria, VA 22314
703.548.5010

COMMONWEALTH OF VIRGINIA
TRINI M. RODRIGUEZ
Cert. No. 1296
LANDSCAPE ARCHITECT

CONCEPT II	04.22.22
50% DD	06.17.22
DSUP	06.30.22
DSUP RESUBMISSION	08.26.22
DSUP RESUBMISSION	09.27.22
FSP	02.03.23
FSP	02.24.23
FSP	05.05.23
DSUP AMENDMENT	06.13.23

LANDSCAPE NOTES & SCHEDULE - BLOCK E

ORIGINAL ISSUE DATE
07.30.2021
DESIGNED BY
DRAWN BY
CHECKED BY
SCALE
NTS

L3.10

PLANT SCHEDULE

PLANT TYPE	PLAN INFORMATION		BOTANIC/COMMON NAME				SIZE	NOTES	CROWN COVER ALLOWANCE (CCA)		NATIVE PLANTS PROVIDED			ONSITE / OFF-SITE
STANDARD TREES	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/ HYBRID	COMMON NAME	CALIPER/HEIGHT		CCA PER TREE (SF)	TOTAL CROWN COVER (SF)	LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL	
	AC	3	Amelanchier	canadensis	Autumn Brilliance	Autumn Brilliance Serviceberry	10-12' ht.	B&B, multistem - 3 stems min; full branching	500	1,500	3		3	Onsite (within property line)
	BN	3	Betula	nigra	Dura Heat	River Birch	10-12' ht.	B&B, multistem - 3 stems min; full branching	750	2,250	3		3	Onsite (within property line)
	CC	3	Cercis	canadensis	Forest Pansy	Forest Pansy Redbud	10-12' ht.	B&B, multistem - 3 stems min; full branching	500	1,500	3		3	Onsite (within property line)
	CF	3	Cornus	florida	Appalachian Spring	Flowering Dogwood	3" cal.	B&B, single leader; full branching	250	750	3		3	Onsite (within property line)
	CT	2	Chamaecyparis	thyoides		Atlantic White Cedar	10-12' ht.	B&B, single leader; full branching	250	500	2		2	Onsite (within property line)
	CV	3	Chionanthus	virginicus		Fringe Tree	3" cal.	B&B, single leader; full branching	500	1,500	3		3	Onsite (within property line)
	GB	2	Ginkgo	biloba		Maidenhair Tree	3" cal.	B&B, single leader; full branching	750	1,500			0	Onsite (within property line)
	HT	3	Halesia	tetraptera		Carolina Silverbell	3" cal.	B&B, single leader; full branching	250	750	3		3	Onsite (within property line)
	MV	3	Magnolia	virginiana		Sweetbay Magnolia	10-12' ht.	B&B, multistem - 3 stems min; full branching	250	750	3		3	Onsite (within property line)
	OA	2	Oxydendron	arborea		Sourwood	3" cal.	B&B, single leader; full branching	500	1,000	2		2	Onsite (within property line)
	PS	3	Prunus	sargentii		Sargent Cherry	3" cal.	B&B, single leader; full branching	500	1,500			0	Onsite (within property line)
	TOTALS	30							STANDARD TREE CCA:	13,500	25	0	25	
											83.3%	0.0%	83.3%	
EVERGREEN SHRUBS	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/ HYBRID	COMMON NAME	HEIGHT		CCA PER SHRUB (SF)	TOTAL CROWN COVER (SF)	LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL	
	BV	11	Buxus	x	Green Velvet	Boxwood	18" ht.	Cont., full branching to ground	2	22			0	
	DV	8	Distylium	x	Vintage Jade	Vintage Jade Distylium	2' ht.	Cont., full branching to ground	10	80			0	
	IG	11	Ilex	glabra	Densa	Strongbox Inkberry Holly	5 Gal.	Cont., full branching to ground	25	275	11		11	
	IN	8	Ilex	vomitoria	Nana	Dwarf Yaupon Holly	2' ht.	Cont., full branching to ground	25	200		8	8	
	PM	4	Pinus	mugo		Mugo Pine	24 -30" ht.	Cont., full branching to ground	25	100			0	
	RC	7	Rhododendron	x	Conlee	Autumn Amethist	24" ht.	Cont., full branching to ground	10	70			0	
	VD	11	Viburnum	davidii		David Viburnum	24" ht.	Cont., full branching to ground	10	70			0	
	TOTALS	60							EVERGREEN SHRUB CCA:	817	11	8	19	
											18.3%	13.3%	31.7%	
DECIDUOUS SHRUBS	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/ HYBRID	COMMON NAME	HEIGHT		CCA PER SHRUB (SF)	TOTAL CROWN COVER (SF)	LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL	
	BK	6	Betula	nigra	Little King	Fox Valley Dwarf River Birch	6' ht.	B&B., full branching, symmetrical	50	300	6		6	
	CE	6	Cornus	alba	Elegantissima	Variegated Dogwood	4' ht.	Cont., full branching to ground	25	150			0	
	FG	11	Fothergilla	gardenii	Blue Mist	Blue Mist Dwarf Fothergilla	2' ht.	Cont., full branching to ground	25	275		11	11	
	HB	3	Hydrangea	paniculata	ILVBO	Bobo Hydrangea	2' ht	Cont., full branching to ground	25	75			0	
	HQ	11	Hydrangea	quercifolia	Munchkin	Oakleaf Hydrangea	2.5' ht	Cont., full branching to ground	25	275	11		11	
	IL	11	Itea	virginica	Little Henry	Virginia Sweetspire	2' ht.	Cont., full branching to ground	10	110	11		11	
	IV	11	Ilex	verticillata	Red Sprite	Red Sprite Winterberry	2' ht.	Cont., full branching to ground	25	275	11		11	
	TOTALS	59							DECIDUOUS SHRUB CCA:	1,460	39	11	50	
											66.1%	18.6%	84.7%	
									TOTAL PROPOSED CCA (SF):	15,777				
GROUNDCOVERS	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/ HYBRID	COMMON NAME	SIZE/CONT.		N/A		LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL	
											0		0	
	TOTALS	0									0	0	0	
											0.0%	0.0%	0.0%	
PERENNIALS, FERNS, ORNAMENTAL GRASSES	PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/ HYBRID	COMMON NAME	SIZE/CONT.		N/A		LOCAL/ REGIONAL (#)	EASTERN U.S. (#)	TOTAL	
	AMS	21	Amsonia	hubrichtii		Arkansas Blue-star	2 gal.	Cont.				21	21	
	AST	19	Astilbe	Chinensis	Visions	Visions Chinese Astilbe	1 gal.	Cont.					0	
	DRY	20	Dryopteris	erythrosora	Brilliance	Brilliance Autumn Fern	1 gal.	Cont.					0	
	EPP	30	Echinacea	purpurea	Prairie Splendor	Prairie Splendor Coneflower	1 qt.	Cont.			30		30	
	GB2	59	Geranium	magrorrhizum	Bevans Beauty	Bevans Bigroot Geranium	1 gal.	Cont.					0	
	HCL	30	Heuchera	x	Citronelle	Citronelle Coral Bells	1 gal.	Cont.					0	
	HEU	111	Heuchera	villosa	Autumn Bride	Autumn Bride Heuchera	1 gal.	Cont.			111		111	
	HEP	29	Heuchera	x	Pink Panther	Pink Panther Coral Bells	1 gal.	Cont.					0	
	HKR	17	Hosta	x	Krossa Regal	Blue Mouse Ears Hosta	1 gal.	Cont.					0	
	NEP	16	Nepeta	x	faassenii	Walkers Low	1 gal.	Cont.					0	
	TIA	119	Tiarella	cordifolia	Oakleaf	Foam Flower	1 gal.	Cont.			119		119	
	CAL	18	Calamagrostis	arundinacea	Brachytricha	Korean Feather Reed Grass	3 gal.	Cont.					0	
	CAF	151	Carex	flacca	Blue Zinger	Blue Zinger Sedge	1 gal.	Cont.					0	
	COE	72	Carex	oshimensis	Everlime	Evercolor Everlime Japanese Sedge	1 gal.	Cont.					0	
	CAS	176	Carex	stricta		Tussock Sedge	1 gal.	Cont.			176		176	
	HAK	42	Hakonechloa	macra	All Gold	Japanese Forest Grass	1 gal.	Cont.					0	
	NAS	241	Nassella	tenuissima		Mexican Feather Grass	1 gal.	Cont.					0	
	PER	14	Perovskia	atriplicifolia	Blue Spires	Blue Spires Russian Sage	1 gal.	Cont.					0	
	POA	41	Polystichum	acrostichoides		Christmas Fern	2 gal.	Cont.			41		41	
	TRV	31	Tradescantia	virginiana		Virginia Spiderwort	1 gal.	Cont.			31		31	
	TOTALS	1257									508	21	529	
											40.4%	1.7%	42.1%	

BIODIVERSITY TABULATIONS

TREES (URBAN AND STANDARD)
TOTAL NUMBER OF TREES PROPOSED: 30

GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED
Amelanchier	3	10.0%	33%	canadensis	3	10.0%	10%
Betula	3	10.0%	33%	nigra	3	10.0%	10%
Cercis	3	10.0%	33%	canadensis	3	10.0%	10%
Chamaecyparis	2	6.7%	33%	thyoides	2	6.7%	10%
Chionanthus	3	10.0%	33%	virginicus	3	10.0%	10%
Cornus	3	10.0%	33%	florida	3	10.0%	10%
Ginkgo	2	6.7%	33%	biloba	2	6.7%	10%
Halesia	3	10.0%	33%	tetraptera	3	10.0%	10%
Magnolia	3	10.0%	33%	virginiana	3	10.0%	10%
Oxydendron	2	6.7%	33%	arborea	1	6.7%	10%
Prunus	3	10.0%	33%	sargentii	3	10.0%	10%

SHRUBS
TOTAL NUMBER OF SHRUBS PROPOSED: 119

GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED
Buxus	11	9.2%	33%	x	11	9.2%	10%
Cornus	6	5.0%	33%	alba	6	5.0%	10%
Distylium	8	6.7%	33%	x	8	6.7%	10%
Fothergilla	11	9.2%	33%	gardenii	11	9.2%	10%
Hydrangea	14	11.8%	33%	paniculata	3	2.5%	10%
				quercifolia	10	8.4%	10%
Ilex	30	25.2%	33%	glabra	11	9.2%	10%
				verticillata	11	9.2%	10%
				vomitoria	8	6.7%	10%
Itea	11	9.2%	33%	virginica	11	9.2%	10%
Pinus	4		33%	mugo	4	3.4%	10%
Rhododendrom	7	5.9%	33%	x	7	5.9%	10%
Betula	6	5.0%	33%	nigra	6	5.0%	10%
Viburnum	11	9.2%	33%	davidii	11	9.2%	10%

NATIVE PLANT TABULATIONS

PLANT TYPE	QUANTITY	NATIVE TYPE	MARCH 2, 2019 – JANUARY 1, 2020 REQUIRED %	PROVIDED QTY.	PROVIDED %	JANUARY 2, 2020 – JANUARY 1, 2024 REQUIRED %	PROVIDED QTY.	PROVIDED %	BEGINNING JANUARY 2, 2024 REQUIRED %	PROVIDED QTY.	PROVIDED %
Urban Trees	0	Regional/Local	10%	-	-	15%	-	-	20%		
		Total Natives	25%	-	-	25%	-	-	50%		
Standard Trees	30	Regional/Local	15%	25	83.3%	25%	25	83.3%	40%		
		Total Natives	40%	25	83.3%	60%	25	83.3%	80%		
Evergreen Shrubs	60	Regional/Local	5%	-	-	8%	11	18.3%	10%		
		Total Natives	20%	-	-	30%	19	31.7%	40%		
Deciduous Shrubs	59	Regional/Local	10%	-	-	15%	39	66.1%	20%		
		Total Natives	40%	-	-	60%	50	84.7%	80%		
Groundcovers	0	Regional/Local	5%	-	-	10%	0	0.0%	10%		
		Total Natives	10%	-	-	20%	0	0.0%	20%		
Perennials, Ferns, Ornamental Grasses	1257	Regional/Local	10%	-	-	15%	508	40.4%	25% (perennials) 30% (ferns & grasses)		
		Total Natives	25%	-	-	40%	529	42.1%	60% (perennials) 80% (ferns & grasses)		

TOTALS

TOTAL PLANTS SPECIFIED	TOTAL SUM OF REGIONAL/LOCAL NATIVE PLANTS	TOTAL SUM OF NATIVE PLANTS
1406	583	623
	41.5%	44.3%

NOTES:
1) Percentages apply to the total quantity of each plant type specifed on Completeness/Preliminary Plans and Final #1 Grading Plans submitted during the listed time frames.
2) Total Natives is the sum of Eastern U.S. Native, Regionally Native, and Locally Native vegetation specifed on the plans for each plant type.
3) Non-native vegetation for the purposes of providing edible fruits, seeds, or nuts may be planted and shall not be calculated in the above-stated requirements for native species regardless of plant type.

CROWN COVER TABULATIONS BLOCK G

TOTAL SITE AREA (SF)	62,083
25% CROWN COVER REQUIRED (SF)	15,521
EXISTING CROWN COVER (SF)	0
REMOVED CROWN COVER (SF)	0
PRESERVED CROWN COVER (SF)	
Crown Cover from Preserved Trees	0
Crown Cover from Preserved Shrubs	0
PROPOSED CROWN COVER (SF)	
Crown Cover from Proposed Trees	13,500
Crown Cover from Proposed Shrubs	2,277
TOTAL CROWN COVER PROVIDED (%)	25.4%
TOTAL CROWN COVER PROVIDED (SF)	15,777

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF ALEXANDRIA AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

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

LANDMARK
BLOCK E & G

City of Alexandria
Alexandria, Virginia

PARKER RODRIGUEZ, INC
PLANNING URBAN DESIGN LANDSCAPE ARCHITECTURE
101 North Union St. #320
Alexandria, VA 22314
703.548.5010

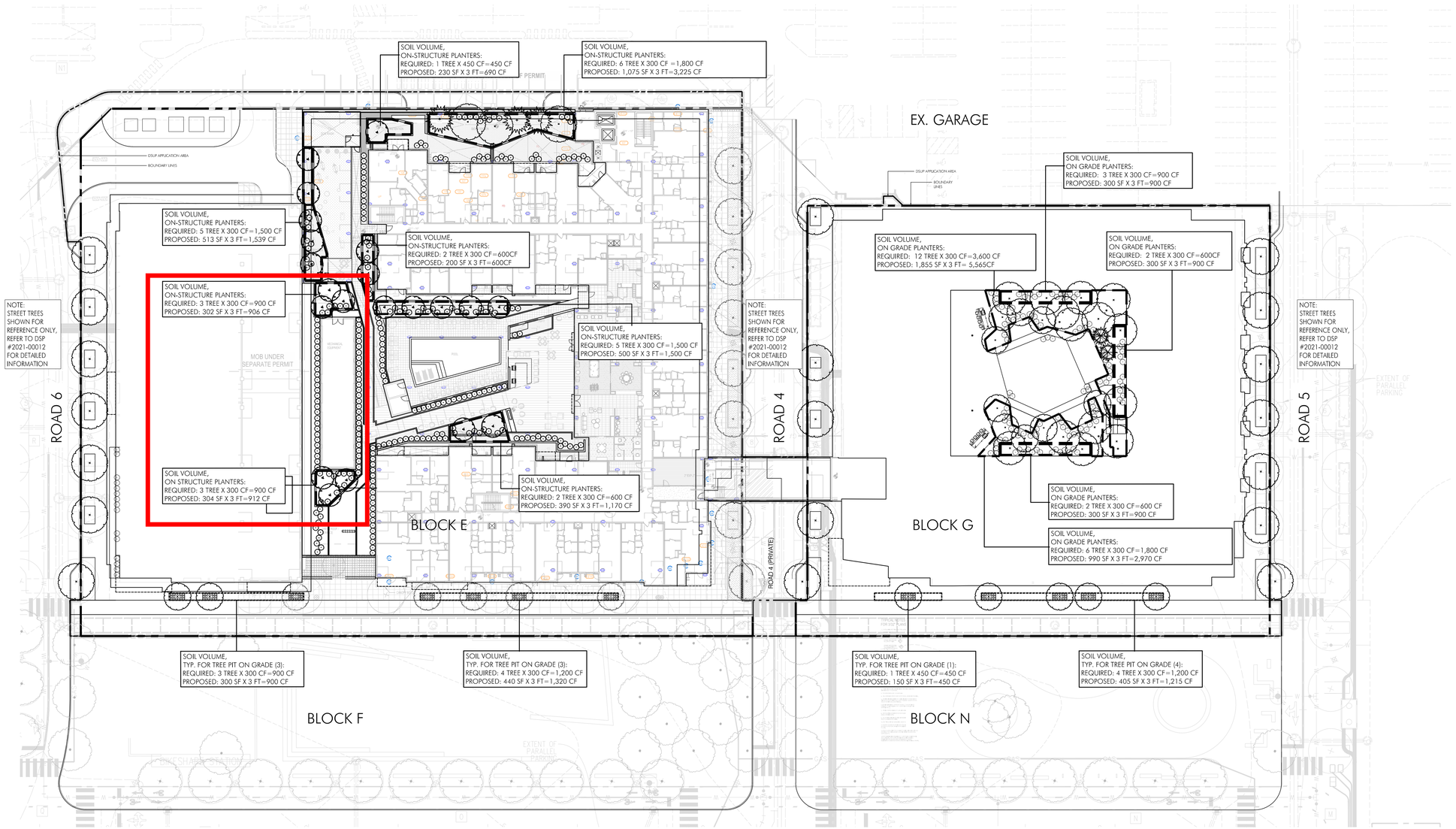
COMMONWEALTH OF VIRGINIA
TRINI M. RODRIGUEZ
Cert. No. 1296
LANDSCAPE ARCHITECT

CONCEPT II	04.22.22
50% DD	06.17.22
DSUP	06.30.22
DSUP RESUBMISSION	08.26.22
DSUP RESUBMISSION	09.27.22
FSP	02.03.23
FSP	02.24.23
FSP	05.05.23
DSUP AMENDMENT	06.13.23

LANDSCAPE NOTES & SCHEDULE - BLOCK G

ORIGINAL ISSUE DATE 07.30.2021
DESIGNED BY
DRAWN BY
CHECKED BY
SCALE NTS

L3.11



01 SOIL VOLUME PLAN

1"=30'-0"

FEET 0 15 30 60

LEGEND

- ARTIFICIAL TURF
- SHRUBS & GROUNDCOVERS
- BIO-RETENTION PLANTING

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF ALEXANDRIA AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

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 _____

LANDMARK BLOCK E & G

City of Alexandria
Alexandria, Virginia

PARKER RODRIGUEZ, INC
PLANNING URBAN DESIGN LANDSCAPE ARCHITECTURE
101 North Union St. #320
Alexandria, VA 22314
703.548.5010

COMMONWEALTH OF VIRGINIA
TRINI M. RODRIGUEZ
Cert. No. 1296
LANDSCAPE ARCHITECT

CONCEPT II	04.22.22
50% DD	06.17.22
DSUP	06.30.22
DSUP RESUBMISSION	08.26.22
DSUP RESUBMISSION	09.27.22
FSP	02.03.23
FSP	02.24.23
FSP	05.05.23
DSUP AMENDMENT	06.13.23

SOIL VOLUME PLAN

ORIGINAL ISSUE DATE
07.30.2021

DESIGNED BY

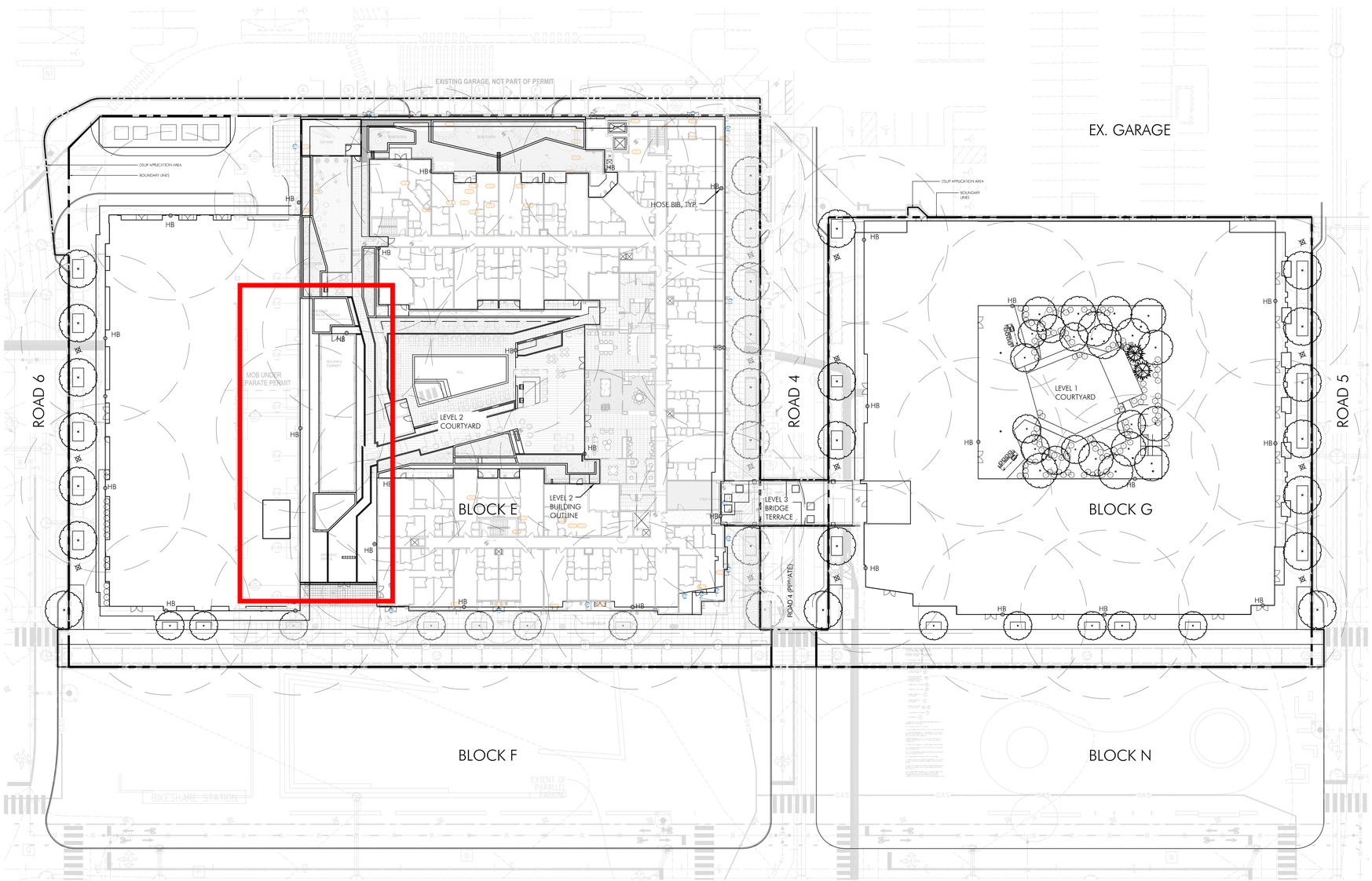
DRAWN BY

CHECKED BY

NORTH

SCALE
1"=30'-0"
0 15 30 60
FEET

L3.12



01 LANDSCAPE WATER MANAGEMENT PLAN

1"=30'-0"

FEET 0 15 30 60

LEGEND

HB — HOSE BIB AT CENTER OF 90' DIAMETER CIRCLE

IRRIGATION METHOD NOTES:

1. IRRIGATION TO BE HAND (MANUAL) WATERING WITH HOSE. PROVIDE HOSE BIBS ALONG THE BUILDING PERIMETERS WITH 90' (MAX.) ON-CENTER SPACING.
2. IF THE OWNER DECIDE TO USE AUTOMATED IRRIGATION SYSTEM, CONTRACTOR TO PROVIDE DESIGN-BUILT SHOP DRAWINGS AND SPECIFICATIONS PREPARED AND SEALED BY CERTIFIED IRRIGATION DESIGNER FOR THE OWNER AND PROJECT LANDSCAPE ARCHITECT TO REVIEW AND APPROVAL. IRRIGATION SYSTEM WITHIN THE PUBLIC RIGHT OF WAY SHALL REQUIRE A MAINTENANCE AGREEMENT WITH THE CITY.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF ALEXANDRIA AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

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 _____

LANDMARK BLOCK E & G

City of Alexandria
Alexandria, Virginia

PARKER RODRIGUEZ, INC
PLANNING URBAN DESIGN LANDSCAPE ARCHITECTURE
101 North Union St. #320
Alexandria, VA 22314
703.548.5010

COMMONWEALTH OF VIRGINIA
TRINI M. RODRIGUEZ
Cert. No. 1296
LANDSCAPE ARCHITECT

CONCEPT II	04.22.22
50% DD	06.17.22
DSUP	06.30.22
DSUP RESUBMISSION	08.26.22
DSUP RESUBMISSION	09.27.22
FSP	02.03.23
FSP	02.24.23
FSP	05.05.23
DSUP AMENDMENT	06.13.23

LANDSCAPE WATER MANAGEMENT PLAN

ORIGINAL ISSUE DATE
07.30.2021

DESIGNED BY

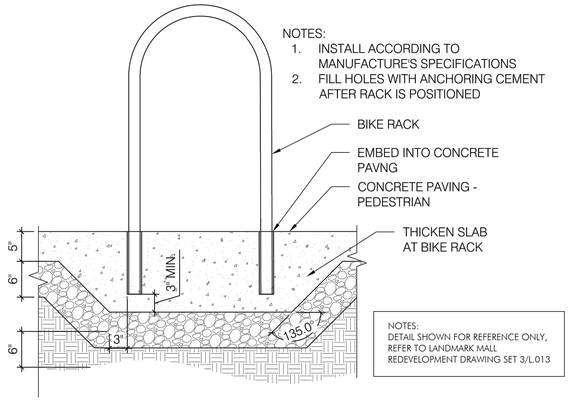
DRAWN BY

CHECKED BY

NORTH

SCALE
1"=30'-0"
0 15 30 60
FEET

L3.13



01 BIKE RACK

SCALE: 1" = 1' - 0"

TRASH AND RECYCLING RECEPTACLE NOTES:

1. TRASH RECEPTACLE IN BLACK POWDER COAT FINISH (CITY OF ALEXANDRIA STANDARD).
2. RECYCLING RECEPTACLE IN BLUE POWDER COAT FINISH (CITY OF ALEXANDRIA STANDARD).
3. TRASH RECEPTACLE FIXTURES ARE N.I.C. - TO BE PROVIDED BY THE CITY OF ALEXANDRIA CONTRACTOR TO INSTALL ON SITE

VICTOR STANLEY™
Create a timeless moment.™

P.O. Drawer 330, Dunkirk, Maryland 20754 USA
301.855.8300 Fax: 410.257.7579 Toll Free: 800.368.2573
sales@victorstanley.com
www.victorstanley.com

Drawn By: AVP
Rev: 11/20/2013
Layout ID: 4088-01e

Client Layout for SD-42 Band Decal
Client: City of Alexandria

Customer Approval

Date:_____/_____/_____

Graphics Application: The graphics will be digitally printed onto a pressure sensitive vinyl and applied to the top steel band of the receptacle.
Product Color: Blue
Decal Size: 37.5" x 2.25" (2 decals per band)
Decal Material Color: White
Image Color: Pantone 295 (dark blue), black and green

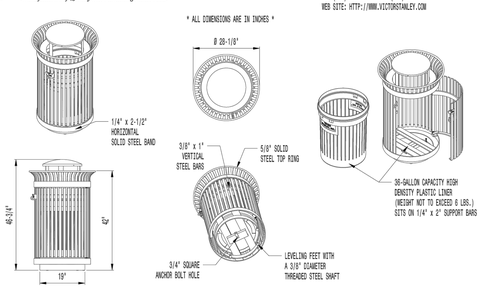
Approximate Size of text on decal

Specifications are subject to change at manufacturer's discretion to ensure proper fit and/or optimum output.

VICTOR STANLEY, INC.®
-Manufacturers of Quality Site Furnishings since 1962-

P.O. DRAWER 330 - DUNKIRK, MD 20754 USA
TOLL FREE: (800) 368-2573 (USA & CANADA)
TEL (301) 855-8300 - FAX (410) 257-7579
WEB SITE: HTTP://WWW.VICTORSTANLEY.COM

* ALL DIMENSIONS ARE IN INCHES *



AVAILABLE OPTIONS:
POWDER COATING
TO STANDARD COLORS, 2 OPTIONAL METALLIC COLORS, CUSTOM COLORS (INCLUDING THE RAL RANGE)
CUSTOM PLAQUES & DECALS
AVAILABLE WITH STEEL PLAQUES IN VARIOUS SIZES AND PRESSURE SENSITIVE VINYL OUTDOOR DECALS.

LIDS
STANDARD TAPERED FORMED LID. AVAILABLE WITH OPTIONAL DOME LID (AS SHOWN), DOME LID WITH STAINLESS STEEL ASHTRAY, CONICS LID, CONVEX LID WITH SELF-CLOSING DOOR, RAIN BONNET LID, RAIN BONNET LID WITH STAINLESS STEEL ASHTRAY, AND RECYCLE LIDS. ASHTRAYS AVAILABLE WITH OPTIONAL ASHTRAY COVER.
SECURITY
STANDARD WITH LOCKABLE LATCH, AVAILABLE WITH OPTIONAL KEYED LOCK BOX, OPTIONAL TRIANGLE LOCK BOX. LID BOLTED IN PLACE, AVAILABLE WITH OPTIONAL MOUNT WITH 3 IN-LINE ANCHOR HOLES AND OPTIONAL BOTTOM PLATE COVER.

NOTES:
1. DRAWINGS NOT TO SCALE. DO NOT SCALE DRAWINGS.
2. ALL FABRICATED METAL COMPONENTS ARE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PRETREATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD FILM COATING. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVERAGES 8-10 MILS (200-250 MICRONS).
3. OIL IMPREGNATED BRONZE BUSHINGS AND STAINLESS STEEL PIVOT PINS FOR DOOR MOVEMENT, STANDARD 5/16" SOLID STEEL LATCH ASSEMBLY OR OPTIONAL PATENTED STAINLESS STEEL KEYED LOCK ASSEMBLY.
4. THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
5. VICTOR STANLEY, INC., PLASTIC INNER LINERS ARE MOLDED ON TOOLING DESIGNED FOR AND OWNED BY VICTOR STANLEY, INC. THEY OFFER MAXIMUM CAPACITY AND STRENGTH WITH LIGHTWEIGHT CONSTRUCTION USING CRITICAL MOLDED RIBS, INTEGRAL HANDHOLDS, AND HIGH-STRENGTH MATERIALS. THIS MINIMIZES HANDLING DIFFICULTY AND FACILITATES EASY EMPTYING AND STORAGE WHILE AFFORDING LONG SERVICE LIFE.
6. ANCHOR BOLT NOT PROVIDED BY VICTOR STANLEY, INC.
7. FOR HIGH SALT ABUSIVE CLIMATES, HOT-DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. HOT-DIP GALVANIZING IS PERFORMED FOR VICTOR STANLEY, INC. BY AN EXPERIENCED QUALIFIED FIRM TO WHICH PRODUCTS ARE SHIPPED FOR GALVANIZING. HOT-DIP GALVANIZING INCLUDES AN AGGRESSIVE PRE-TREATMENT AND IMMERSION IN A TANK OF CHARGED LIQUID ZINC AT OR AROUND 860°F (460°C). THE RESULTING SURFACE IS RESISTANT TO RUST BUT HAS SOME UNEVENESS RESULTING FROM THE BONDING OF THE ZINC TO THE STEEL SURFACE. AS A RESULT, THE POWDER-COATING SURFACE FINISH OVER THAT GALVANIZED SURFACE MAY EXHIBIT BUMPS, UNEVENNESS, AND MAY NOT BE AS SMOOTH AS THE STANDARD FINISH; THIS UNEVEN AND INCONSISTENT FINISH IS NORMAL FOR GALVANIZING. CONTACT MANUFACTURER FOR DETAILS.
8. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
9. THIS PRODUCT IS SHIPPED FULLY ASSEMBLED.

SD-42
IRONSITES® SERIES
36-GALLON SIDE-DOOR-OPENING LITTER RECEPTACLE
SHOWN: OPTIONAL DOME LID

COPYRIGHT 2014 VICTOR STANLEY, INC.® ALL RIGHTS RESERVED
REV. 7/18/14 DRAWN R.O.D. 2014-824

VICTOR STANLEY, INC.®
-Manufacturers of Quality Site Furnishings since 1962-
Toll Free: 800.368.2573

P.O. Drawer 330, Dunkirk, Maryland 20754 USA
301.855.8300 | Fax: 410.257.7579
sales@victorstanley.com
www.victorstanley.com

Drawn By: CLB
Rev: 06/11/2013
Layout ID: 4088-02a

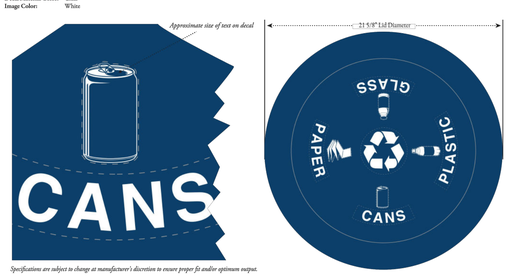
Client Layout for VSI SD-42 Dome Lid Decal
Client: City of Alexandria

Customer Approval

Date:_____/_____/_____

Graphics Application: The graphics will be digitally printed onto a pressure sensitive vinyl decal and applied to the lid.
Lid Size: 21 5/8"
Lid Color: Blue
Decal Size: Approx. 13 1/2" Outer Diameter
Decal Material Color: Clear
Image Color: White

Approximate size of text on decal



Specifications are subject to change at manufacturer's discretion to ensure proper fit and/or optimum output.

02 TRASH & RECYCLING RECEPTACLES (STREETSCAPE)

NOT TO SCALE

General Note:
Site furnishings to comply with City Standards.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF ALEXANDRIA AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

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

LANDMARK BLOCK E & G

City of Alexandria
Alexandria, Virginia

PARKER RODRIGUEZ, INC
PLANNING URBAN DESIGN LANDSCAPE ARCHITECTURE
101 North Union St. #320
Alexandria, VA 22314
703.548.5010

COMMONWEALTH OF VIRGINIA
TRINI M. RODRIGUEZ
Cert. No. 1296
LANDSCAPE ARCHITECT

CONCEPT II	04.22.22
50% DD	06.17.22
DSUP	06.30.22
DSUP RESUBMISSION	08.26.22
DSUP RESUBMISSION	09.27.22
FSP	02.03.23
FSP	02.24.23
FSP	05.05.23
DSUP AMENDMENT	06.13.23

HARDSCAPE DETAILS ON GRADE -FURNITURE

ORIGINAL ISSUE DATE
07.30.2021

DESIGNED BY

DRAWN BY

CHECKED BY

SCALE
AS NOTED
0 FEET

L5.02

LANDMARK BUILDINGS E, G & MOB

5801 DUKE ST,
ALEXANDRIA, VA 22304

INDEX OF DRAWINGS - DSUP	
SHEET NUMBER	**DRAWING TITLE**
Architectural	
A000	Cover Sheet
A001	Code Analysis
A002	Building Areas / Unit Mix
A004	First Floor Plan
A005	Second Floor Plan
A006	Third Floor Plan
A007	Typical Floor Plan
A008	Roof Plan
A009	Building Sections
A010	Building Sections
A011	Facades Diagram
A012	Building Elevations
A013	Building Elevations
A014	Facade Material Calculations
A015	Perspective Views
A016	Perspective Views
A017	Perspective Views
A018	Perspective Views
A019	Perspective Views
A020	Green Roof Calculation
A021	Retail Precedent Images / Fiber Cement Panel Details
A022	Detail at Building E Corner Balcony
A023	Detail at Building E South Balcony
A024	Detail at Building G Southwest Balcony
A025	Detail at Building G South Balcony
A026	Detail at Building G West Balcony
A027	Detail at MOB SW Storefront
A028	Detail at MOB West Windows
A029	Detail at MOB West Storefronts
A030	Material Board
A031	MOCKUP

REVISION NARRATIVE

The retail configuration for Block E.1 has been updated since the last submission to consolidate the individual retail units along Road 4 and to inýll the previously shown at-grade, private outdoor courtyard. The resulting space is approximately 61,640 SF (including a new approximately 25,560 SF
mezzanine), as shown on Sheet A004. The space is currently anticipated to be occupied by a fitness/gym concept that will serve as an anchor retailer for the WestEnd project. The ground þoor of the anchor retail tenant has been lowered by 4 feet to achieve a double height space.
The revisions to the ýrst-þoor plan of Block E.1 a ect the configuration of the residential courtyard above, and the plans have been updated to reþect this change. The revisions include a screened mechanical area for the anchor retail tenant and a seating nook overlooking the Central Plaza. The extent of retail shown on the southside of Block E.1 has been revised, and walkways originally provided at-grade in between the MOB and E1 have been replaced with additional in-line retail and an outdoor seating area. This additional retail space has been set back to preserve the visual building break between the MOB and E.1.
Storefront configuration has been revised, brick piers have been added, and entrances and canopies have been removed on the East Elevation of Block E.1 as shown on Drawing 5/A012. A new storefront has been added along the south elevation at Block E.1. The East Elevation of the MOB has been modified at the ground level as shown on Drawing 8/A013.

PRELIMINARY SITE PLAN - BLOCKS E & G
DSUP AMENDMENT
JUNE 13TH, 2023

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. _____

DSUP AMENDMENT 6/13/2023

6/5/2023 10:45:45 AM

TORTI GALLAS + PARTNERS
1923 VERMONT AVE NW, 2nd Floor
WASHINGTON, DC 20001
t: 301.588.4800 f: 301.650.2255
www.tortigallas.com

WEST END - BLOCKS E & G

5801 DUKE STREET
ALEXANDRIA, VA 22304

OWNER / DEVELOPER
FOULGER-PRATT DEVELOPMENT
240.499.9600

STRUCTURAL ENGINEER
STRUCTURA INC.
301.987.9234

MEP ENGINEER
WSP
202.362.2800

CIVIL ENGINEER
URBAN, LTD.
703.642.2306

LANDSCAPE ENGINEER
PARKER RODRIGUEZ
703.548.5010

INTERIOR DESIGNER
MSA INTERIORS INC.
410.332.4444

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING PARTNERS
703.970.2890

Key Plan

Issue
NO. DATE

Revisions
NO. DATE

COMMONWEALTH OF VIRGINIA
SARAH ALEXANDER
Lic. No. 0401015624
ARCHITECT

Cover Sheet

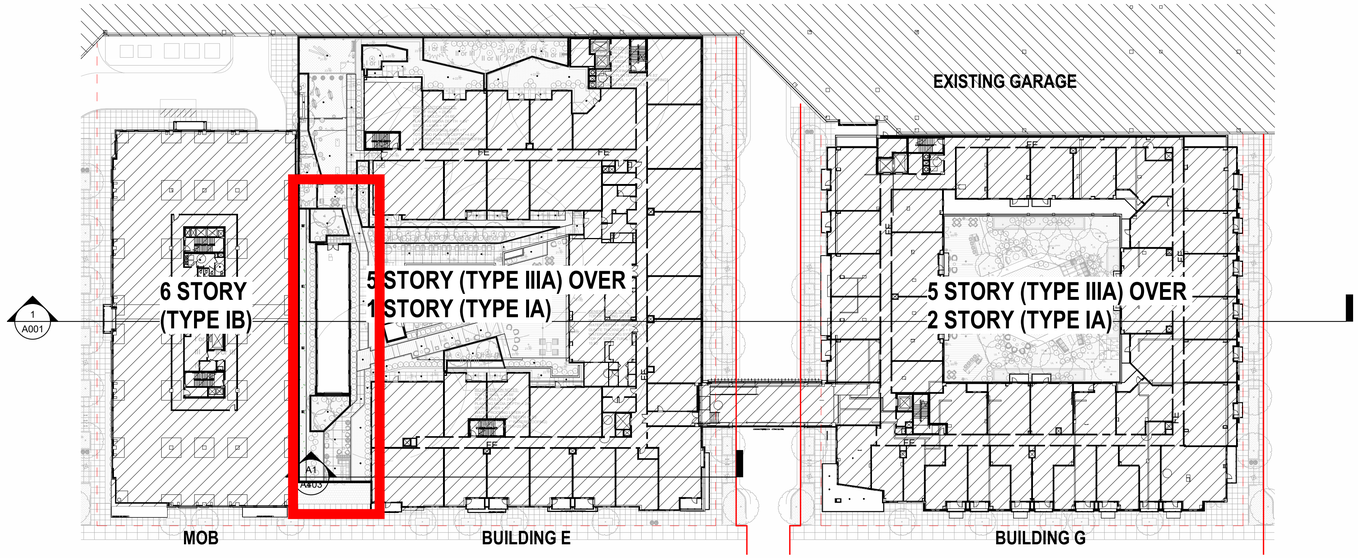
PRINCIPAL IN CHARGE
S.A.

PROJECT ARCHITECT
S.A.

DRAWN
N.B., J.M., C,J., T.D., V.S., J.S., S.G.

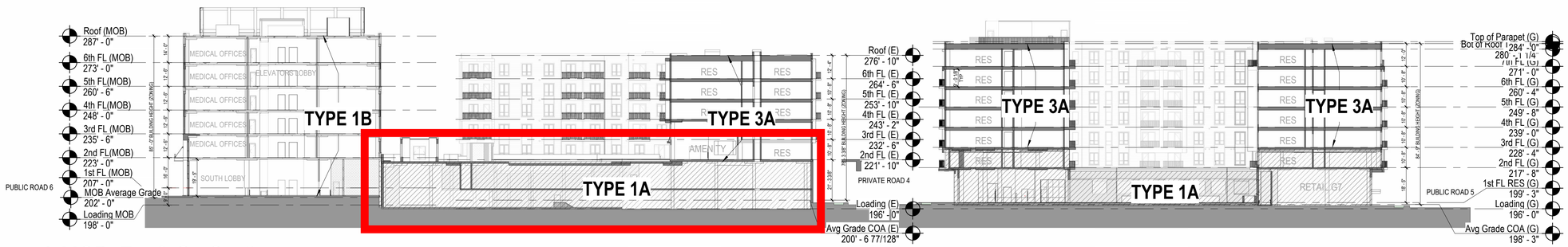
DATE	APPROVED
9/30/2022	S.A.
SCALE:	JOB NO. 21379.WEI

DRAWING NO.
A000



2 MOB, E.1 & G - CODE DIAGRAM

1" = 40'-0"



1 MOB, E.1 & G - Section

1" = 30'-0"

BUILDINGS E & G - CODE ANALYSIS

APPLICABLE CODES:

2018 Virginia Construction Code,
2018 International Building Code,
2018 Virginia Statewide Fire Prevention Code,
2018 Virginia Plumbing Code,
2018 Virginia Mechanical Code,
2018 Virginia Fuel Gas Code,
2018 Virginia Energy Conservation Code,
2018 Virginia Maintenance Code, International Swimming Pool and Spa Code 2018 (ISPSC 2018),
2017 National Electrical Code,
ANSI/ASHRAE/IES STANDARD 90.1-2016 "Energy Standard For Buildings Except Low-Rise Residential Buildings".
2009 ICC ANSI A117.1
Fair Housing Act Design Manual

CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION

MERCANTILE:	GROUP M	GROUND LEVEL
RESIDENTIAL:	GROUP R-2	MAIN USE GROUP
STORAGE:	GROUP S-2	STORAGE
ASSEMBLY:	GROUP A-2	GROUND LEVEL
ASSEMBLY:	GROUP A-3	AMENITY AREAS AND COURTYARDS, CROUND LEVEL
BUSSINESS:	GROUP B	CROUND LEVEL, AMENITY AREAS,COURTYARDS

CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS

503.1 - ALLOWABLE BUILDING HEIGHTS AND AREAS, INCLUDING MODIFICATIONS PER SECTIONS 504 AND 506 WHEN APPLIED

BUILDING ID	USE GROUPS	# OF STORIES PROVIDED	AREA PROVIDED	CONST TYPE	SPRINKLER SYSTEM	HEIGHT ALLOWED	HEIGHT PROVIDED	# OF STORIES ALLOWED	AREA ALLOWED
BLDG E AT PODIUM 1ST FL & MEZZANINE	M, A-2 (RETAIL), B, R-2(RES)	1	83,173 SF	I A	NFPA 13	UNLIMITED	21'-3"	UNLIMITED	UNLIMITED
BLDG E ABOVE PODIUM 2RD-ROOF	R-2 (RES), A-3 (AMENITY)	5	170,489 SF	III A		85'-00"	55'-0"	5	216,000 SF
BLDG E OVERAL		6					76'-3"		
BLDG G AT PODIUM 1ST & 2ND FLOOR	M, A-2 (RETAIL), R-2 (RES),A-3 (AMENITY)	2	73,656SF	I A		UNLIMITED	29'-9"	UNLIMITED	UNLIMITED
BLDG G ABOVE PODIUM 3RD-ROOF	R-2 (RES)	5	178,411 SF	III A		85'-00"	54'-8"	5	216,000 SF
BLDG G OVERAL		7					84'-5"		

MEDICAL OFFICE BUILDING - CODE ANALYSIS

APPLICABLE CODES:

2018 Virginia Construction Code,
2018 Virginia Statewide Fire Prevention Code,
2018 Virginia Plumbing Code,
2018 Virginia Mechanical Code,
2018 Virginia Fuel Gas Code,
2018 Virginia Energy Conservation Code,
2018 Virginia Maintenance Code, International Swimming Pool and Spa Code 2018 (ISPSC 2018),
2017 National Electrical Code,
2018 Guidelines for Design and Construction of Outpatient Facilities.
ANSI/ASHRAE/IES STANDARD 90.1-2013 "Energy Standard For Buildings Except Low-Rise Residential Buildings".
City of Alexandria 2019 Green Building Policy

CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION

NON SEPARATED OCCUPANCIES

MERCANTILE:	GROUP M	RETAIL
BUSINESS:	GROUP B	MEDICAL OFFICES
STORAGE:	GROUP S-2	STORAGE

CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS

503.1 - ALLOWABLE BUILDING HEIGHTS AND AREAS, INCLUDING MODIFICATIONS PER SECTIONS 504 AND 506 WHEN APPLIED

BUILDING ID	USE GROUPS	# OF STORIES PROVIDED	AREA PROVIDED	CONST TYPE	SPRINKLER SYSTEM	HEIGHT ALLOWED	HEIGHT PROVIDED	# OF STORIES ALLOWED	AREA ALLOWED
BLDG MOB 1ST	M, (RETAIL), S-2(STORAGE)	1	20000 SF	I B	NFPA 13	180'	85'-00"	UNLIMITED	UNLIMITED
BLDG MOB 2ND-6TH	B (BUSINESS), S-2 (STORAGE)	5	20000 SF	I B					

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. _____

DSUP AMENDMENT 6/13/2023

6/5/2023 10:45:56 AM

TORTI GALLAS + PARTNERS
1923 VERMONT AVE NW, 2nd Floor
WASHINGTON, DC 20001
t: 301.588.4800 f: 301.650.2255
www.tortigallas.com

WEST END - BLOCKS E & G

5801 DUKE STREET
ALEXANDRIA, VA 22304

OWNER / DEVELOPER
FOULGER-PRATT DEVELOPMENT
240.499.9600

STRUCTURAL ENGINEER
STRUCTURA INC.
301.987.9234

MEP ENGINEER
WSP
202.362.2800

CIVIL ENGINEER
URBAN, LTD.
703.642.2306

LANDSCAPE ENGINEER
PARKER RODRIGUEZ
703.548.5010

INTERIOR DESIGNER
MSA INTERIORS INC.
410.332.4444

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING PARTNERS
703.970.2890

Key Plan

Issue
NO. DATE

Revisions
NO. DATE

COMMONWEALTH OF VIRGINIA
SARAH ALEXANDER
Lic. No. 0401015624
ARCHITECT

Code Analysis

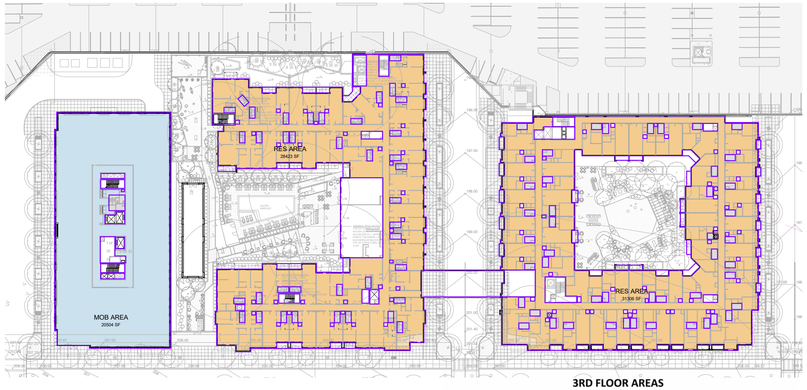
PRINCIPAL IN CHARGE
S.A.

PROJECT ARCHITECT
S.A.

DRAWN
N.B., J.M., C,J., T.D., V.S., J.S., S.G.

DATE	APPROVED
9/30/2022	S.A.
SCALE: As indicated	JOB NO. 21379.WEI

DRAWING NO.
A001

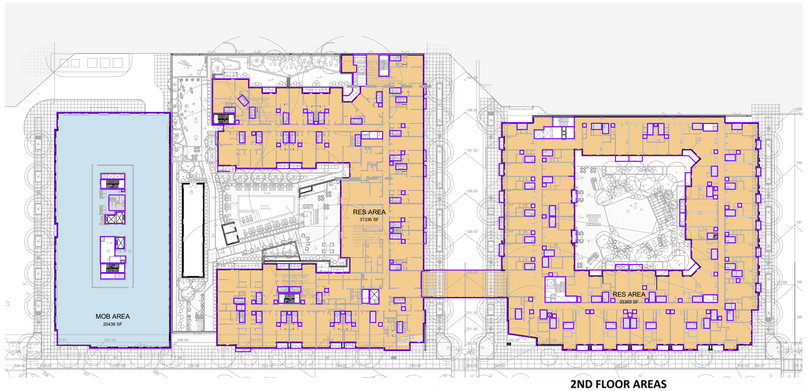


3RD FLOOR AREAS

	MOB	BUILDING E	BUILDING G
Total Gross Area	**21,852**	**31,976**	**35,376**
Area Exclusions (Vertical Circulation, Shafts, Utilities, Basements, Loading)	1,148	1,603	1,720
Area Exclusions (Lavatories)	200	1,950	2,350
Net Floor Area - After Exclusions	**20,504**	**28,423**	**31,306**

3 3rd Floor - Areas

1/64" = 1'-0"

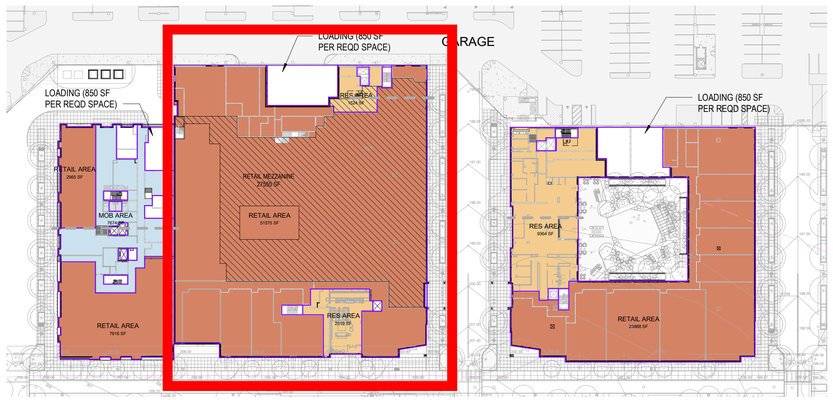


2ND FLOOR AREAS

	MOB	BUILDING E	BUILDING G
Total Gross Area	**21,788**	**34,751**	**37,275**
Area Exclusions (Vertical Circulation, Shafts, Utilities, Basements, Loading)	1,149	1,515	1,622
Area Exclusions (Lavatories)	200	1,900	2,350
Net Floor Area - After Exclusions	**20,439**	**31,336**	**33,303**

2 2nd Floor - Areas

1/64" = 1'-0"

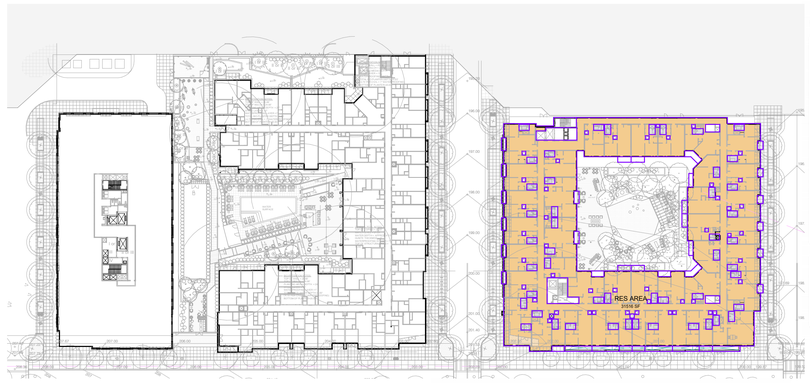


1ST FLOOR AREAS

	MOB	BUILDING E		BUILDING G
		1st Floor	Mezzanine	
Total Gross Area	**21,315**	**58,362**	**27,555**	**36,268**
Area Exclusions (Vertical Circulation, Shafts, Utilities, Basements, Loading)	2,530	2,744		3,016
Area Exclusions (Lavatories)	100			
Net Floor Area - After Exclusions	**18,685**	**55,618**	**27,555**	**33,252**
Retail Gross Area / Net Floor Area	*10,881*	*79,090*		*23,888*

1 1st Floor - Areas

1/64" = 1'-0"

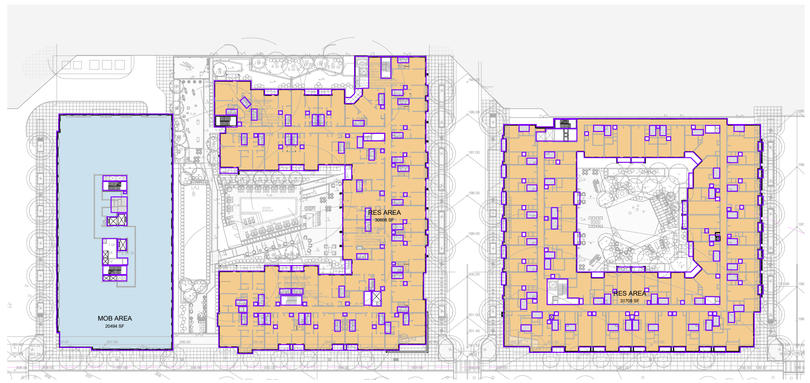


7TH FLOOR AREAS

	MOB	BUILDING E	BUILDING G
Total Gross Area	-	-	**35,443**
Area Exclusions (Vertical Circulation, Shafts, Utilities, Basements, Loading)	-	-	1,527
Area Exclusions (Lavatories)	-	-	2,400
Net Floor Area - After Exclusions	-	-	**31,516**

6 7th Floor - Areas

1/64" = 1'-0"

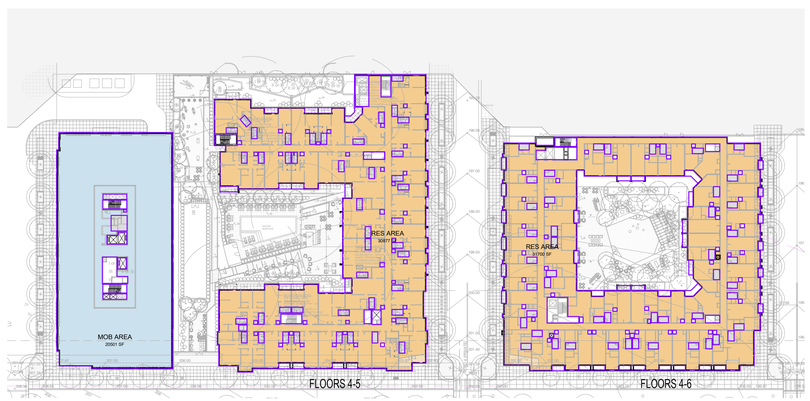


6TH FLOOR AREAS

	MOB	BUILDING E	BUILDING G
Total Gross Area	**21,852**	**34,579**	**35,823**
Area Exclusions (Vertical Circulation, Shafts, Utilities, Basements, Loading)	1,158	1,774	1,715
Area Exclusions (Lavatories)	200	2,200	2,400
Net Floor Area - After Exclusions	**20,494**	**30,605**	**31,708**

5 6th Floor - Areas

1/64" = 1'-0"



TYPICAL FLOOR AREAS

	MOB	BUILDING E	BUILDING G
Total Gross Area	**21,852**	**34,699**	**35,821**
Area Exclusions (Vertical Circulation, Shafts, Utilities, Basements, Loading)	1,151	1,624	1,721
Area Exclusions (Lavatories)	200	2,200	2,400
Net Floor Area - After Exclusions	**20,501**	**30,875**	**31,700**

4 Typical Floors - Areas

1/64" = 1'-0"

TOTAL AREAS

	MOB	BUILDING E	BUILDING G
Res Gross Area		177,531	227,939
Retail Gross Area	10,881	79,090	23,888
MOB Gross Area	119,630		
Total Gross Area	**130,511**	**256,621**	**251,827**
Area Exclusions (Vertical Circulation, Shafts, Utilities, Basements, Loading)	8,294	10,884	13,042
Area Exclusions (Lavatories)	1,100	10,450	14,300
Retail Net Floor Area - After Exclusions	10,881	79,090	23,888
MOB Net Floor Area - After Exclusions	110,236		
Net Floor Area - After Exclusions	**121,117**	**235,287**	**224,485**

Total Gross Area (By Block)	**387,132**	**251,827**
Net Floor Area - After Exclusions (By Block)	**356,404**	**224,485**

UNIT MIX - BLOCK E.1

UNIT TYPE	Market	%	Affordable	%	Total	%
Studio	1	0.7%			1	1%
1 Bedroom	62	44.3%	3	50.0%	65	45%
1 Bedroom + Den	13	9.3%		0.0%	13	9%
2 Bedroom	44	31.4%	2	33.3%	46	32%
2 Bedroom + Den	6	4.3%			6	4%
3 Bedroom	14	10.0%	1	16.7%	15	10%
Total Units	140	100%	6	100%	146	100%

UNIT MIX - BLOCK G

UNIT TYPE	Market	%	Affordable	%	Total	%
Studio	35	15.0%	2	20.0%	37	15%
JR 1 Bedroom	17	7.3%			17	7%
1 Bedroom	137	58.5%	6	60.0%	143	59%
1 Bedroom + Den	6	2.6%			6	2%
2 Bedroom	34	14.5%	2	20.0%	36	15%
2 Bedroom + Den	5	2.1%			5	2%
Total Units	234	100%	10	100%	244	100%

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. _____

DSUP AMENDMENT 6/13/2023

TORTI GALLAS + PARTNERS
1923 VERMONT AVE NW, 2nd Floor
WASHINGTON, DC 20001
t: 301.588.4800 f: 301.650.2255
www.tortigallas.com

WEST END - BLOCKS E & G

5801 DUKE STREET
ALEXANDRIA, VA 22304

OWNER / DEVELOPER
FOULGER-PRATT DEVELOPMENT
240.499.9600

STRUCTURAL ENGINEER
STRUCTURA INC.
301.987.9234

MEP ENGINEER
WSP
202.362.2800

CIVIL ENGINEER
URBAN, LTD.
703.642.2306

LANDSCAPE ENGINEER
PARKER RODRIGUEZ
703.548.5010

INTERIOR DESIGNER
MSA INTERIORS INC.
410.332.4444

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING PARTNERS
703.970.2890

Key Plan

Issue
NO. DATE
04/27/2022

Revisions
NO. DATE

COMMONWEALTH OF VIRGINIA
SARAH ALEXANDER
Lic. No. 0401015624
ARCHITECT

Building Areas / Unit Mix

PRINCIPAL IN CHARGE
S.A.

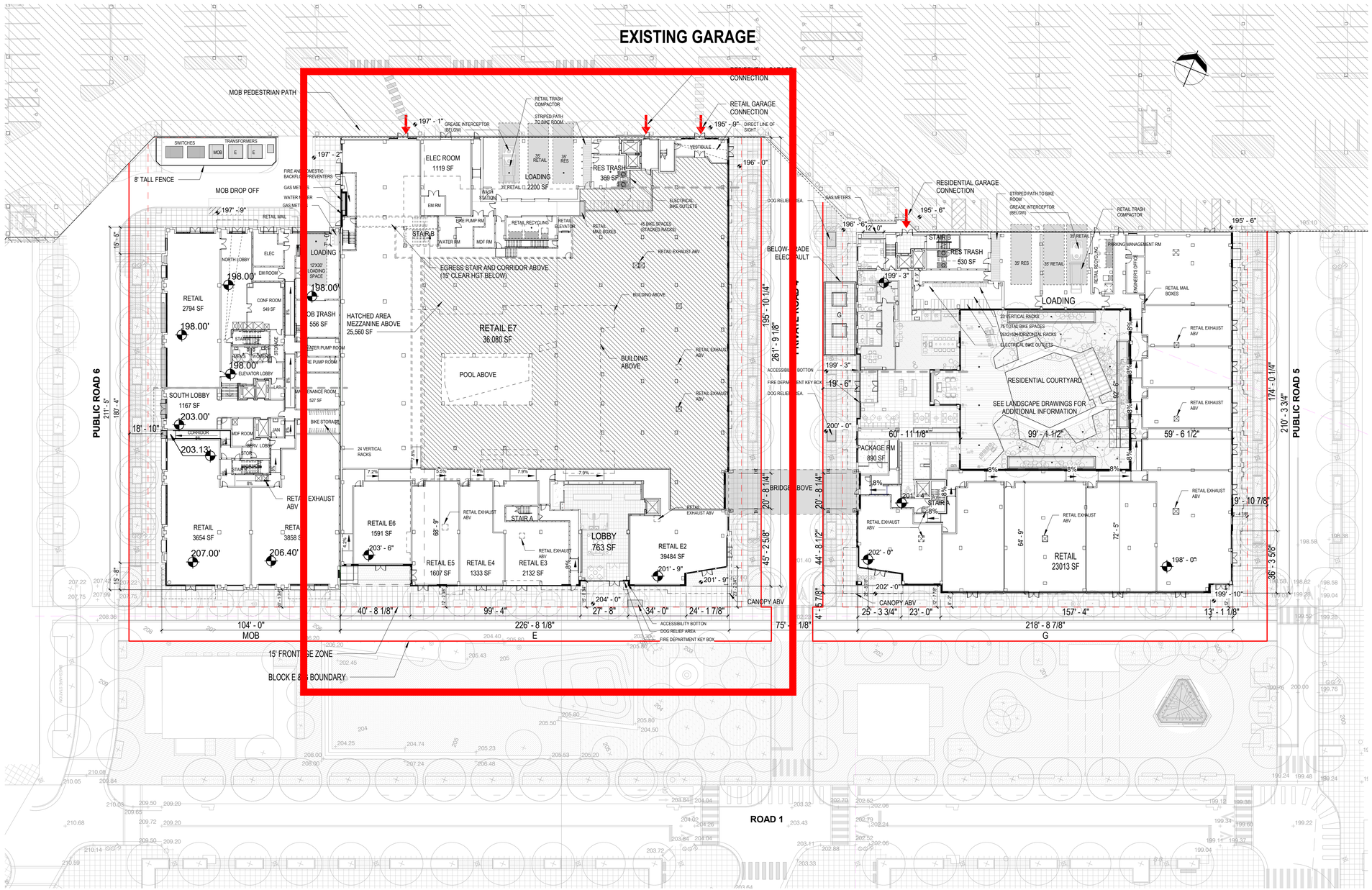
PROJECT ARCHITECT
S.A.

DRAWN
N.B., J.M., C.J., T.D., V.S., J.S., S.G.

DATE	APPROVED
9/30/2022	S.A.
SCALE: 1/64" = 1'-0"	JOB NO. 21379.WEI

DRAWING NO.
A002

6/5/2023 10:46:34 AM



NOTE: RETAIL STOREFRONTS, DEMISING, ENTRANCE LOCATIONS, ENTRANCE QUANTITIES, SIGNAGE AND ASSOCIATED FEATURES AT GROUND FLOOR RETAIL FRONTAGES ARE SUBJECT TO CHANGE BASED ON LEASE CONFIGURATION AND INDIVIDUAL RETAILER MODIFICATIONS. APPLICANT REQUESTS FLEXIBILITY TO MAKE CHANGES TO THE GROUND FLOOR RETAIL FRONTAGES AS NEEDED FOR A SUCCESSFUL RETAIL ENVIRONMENT, SUBJECT TO COMPLIANCE WITH APPLICABLE REGULATIONS.

NOTE: THE LANEWAY LIGHTING LOCATIONS ARE APPROXIMATE AND WILL BE FINALIZED AS THE PARK DESIGN IS FINALIZED.

1 1st Floor

1" = 30'-0"

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

DSUP AMENDMENT 6/13/2023

6/13/2023 12:00:22 PM

TORTI GALLAS + PARTNERS
1923 VERMONT AVE NW, 2nd Floor
WASHINGTON, DC 20001
t: 301.588.4800 f: 301.650.2255
www.tortigallas.com

WEST END - BLOCKS E & G

5801 DUKE STREET
ALEXANDRIA, VA 22304

OWNER / DEVELOPER
FOULGER-PRATT DEVELOPMENT
240.499.9600

STRUCTURAL ENGINEER
STRUCTURA INC.
301.987.9234

MEP ENGINEER
WSP
202.362.2800

CIVIL ENGINEER
URBAN, LTD.
703.642.2306

LANDSCAPE ENGINEER
PARKER RODRIGUEZ
703.548.5010

INTERIOR DESIGNER
MSA INTERIORS INC.
410.332.4444

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING PARTNERS
703.970.2890

Key Plan

Issue
NO. DATE

Revisions
NO. DATE

COMMONWEALTH OF VIRGINIA
SARAH ALEXANDER
Lic. No. 0401015634
ARCHITECT

First Floor Plan

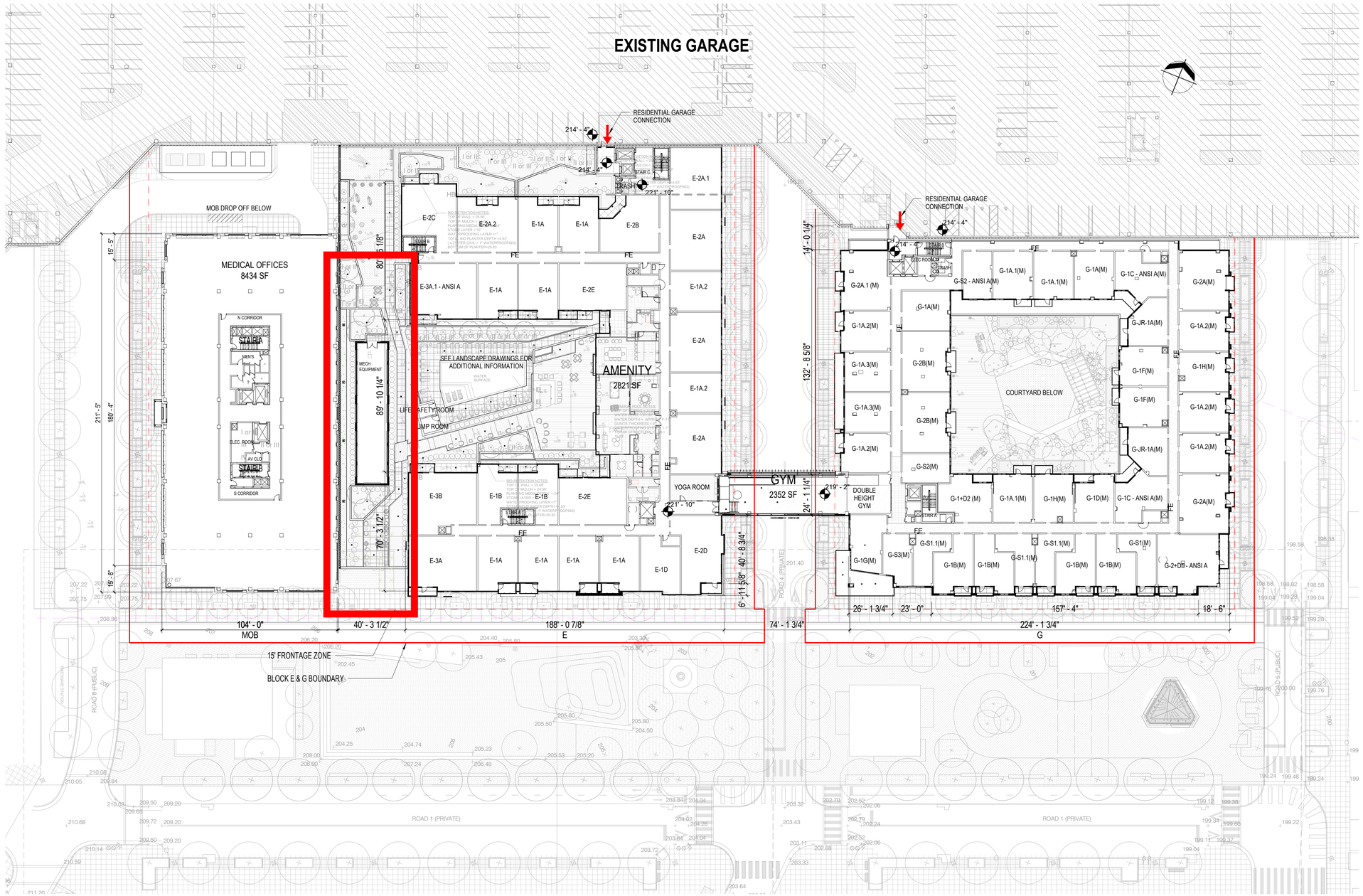
PRINCIPAL IN CHARGE
S.A.

PROJECT ARCHITECT
S.A.

DRAWN
N.B., J.M., C,J., T.D., V.S., J.S., S.G.

DATE	APPROVED
9/30/2022	S.A.
SCALE: 1" = 30'-0"	JOB NO. 21379.WEI

DRAWING NO.
A004



1 2nd Floor

1" = 30'-0"

APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

DSUP AMENDMENT 6/13/2023

TORTI GALLAS + PARTNERS

1923 VERMONT AVE NW, 2nd Floor
WASHINGTON, DC 20001
t: 301.588.4800 f: 301.650.2255
www.tortigallas.com

WEST END - BLOCKS E & G

5801 DUKE STREET
ALEXANDRIA, VA 22304

OWNER / DEVELOPER
FOULGER-PRATT DEVELOPMENT
240.499.9600

STRUCTURAL ENGINEER
STRUCTURA INC.
301.987.9234

MEP ENGINEER
WSP
202.362.2800

CIVIL ENGINEER
URBAN, LTD.
703.642.2306

LANDSCAPE ENGINEER
PARKER RODRIGUEZ
703.548.5010

INTERIOR DESIGNER
MSA INTERIORS INC.
410.332.4444

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING PARTNERS
703.970.2890

Key Plan

Issue

NO. DATE

Revisions

NO. DATE

COMMONWEALTH OF VIRGINIA
SARAH ALEXANDER
Lic. No. 0401015634
ARCHITECT

Second Floor Plan

PRINCIPAL IN CHARGE
S.A.

PROJECT ARCHITECT
S.A.

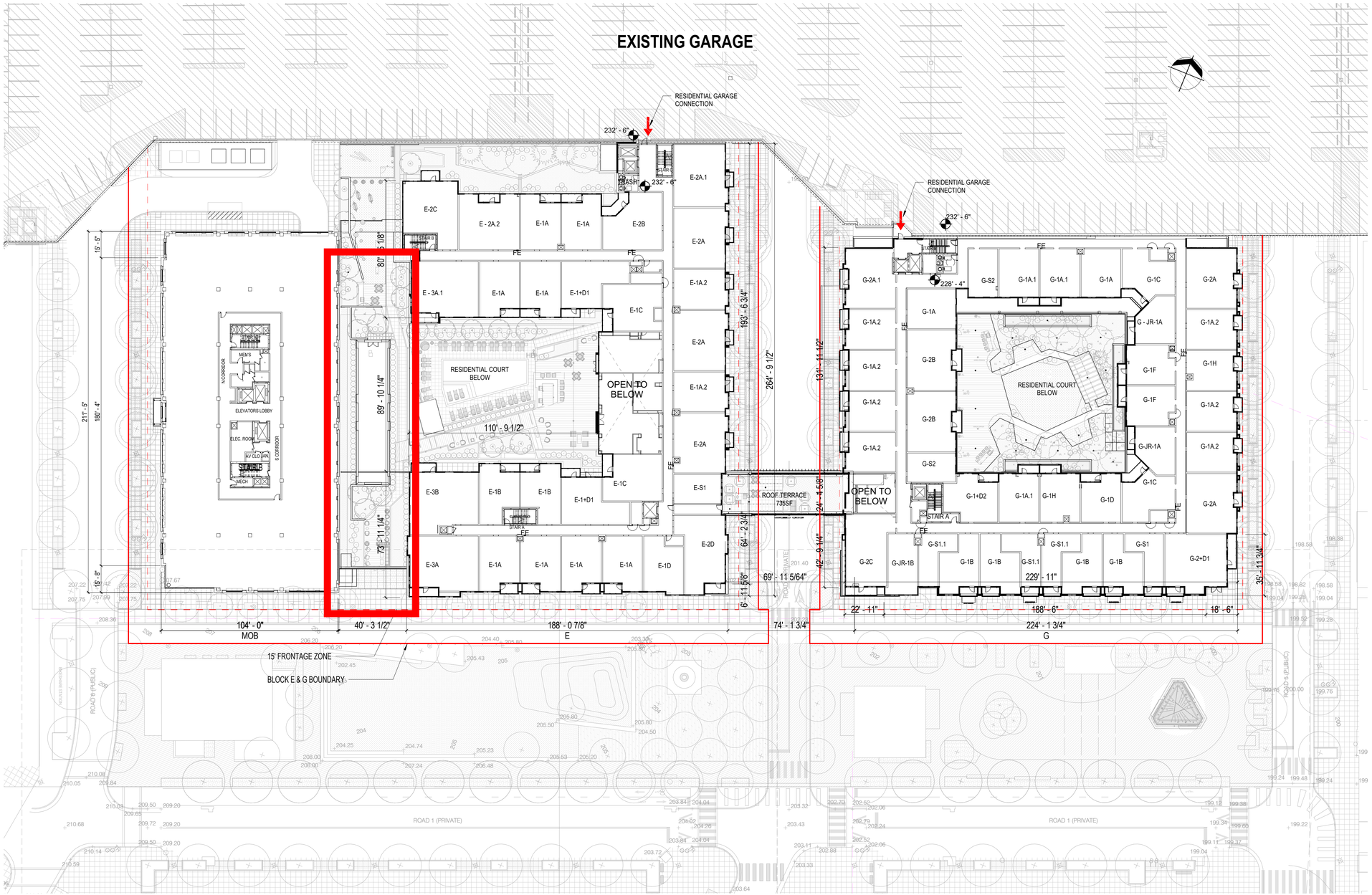
DRAWN
N.B., J.M., C.J., T.D., V.S., J.S., S.G.

DATE	APPROVED
9/30/2022	S.A.
SCALE: 1" = 30'-0"	JOB NO. 21379.WEI

DRAWING NO.

A005

6/5/2023 10:47:10 AM



1 3rd Floor

1" = 30'-0"

APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

DSUP AMENDMENT 6/13/2023

6/5/2023 1:57:57 PM

TORTI GALLAS + PARTNERS

1923 VERMONT AVE NW, 2nd Floor
WASHINGTON, DC 20001
t: 301.588.4800 f: 301.650.2255
www.tortigallas.com

WEST END - BLOCKS E & G

5801 DUKE STREET
ALEXANDRIA, VA 22304

OWNER / DEVELOPER
FOULGER-PRATT DEVELOPMENT
240.499.9600

STRUCTURAL ENGINEER
STRUCTURA INC.
301.987.9234

MEP ENGINEER
WSP
202.362.2800

CIVIL ENGINEER
URBAN, LTD.
703.642.2306

LANDSCAPE ENGINEER
PARKER RODRIGUEZ
703.548.5010

INTERIOR DESIGNER
MSA INTERIORS INC.
410.332.4444

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING PARTNERS
703.970.2890

Key Plan

Issue

NO.	DATE

Revisions

NO.	DATE

COMMONWEALTH OF VIRGINIA
SARAH ALEXANDER
Lic. No. 0401015634
ARCHITECT

Third Floor Plan

PRINCIPAL IN CHARGE
S.A.

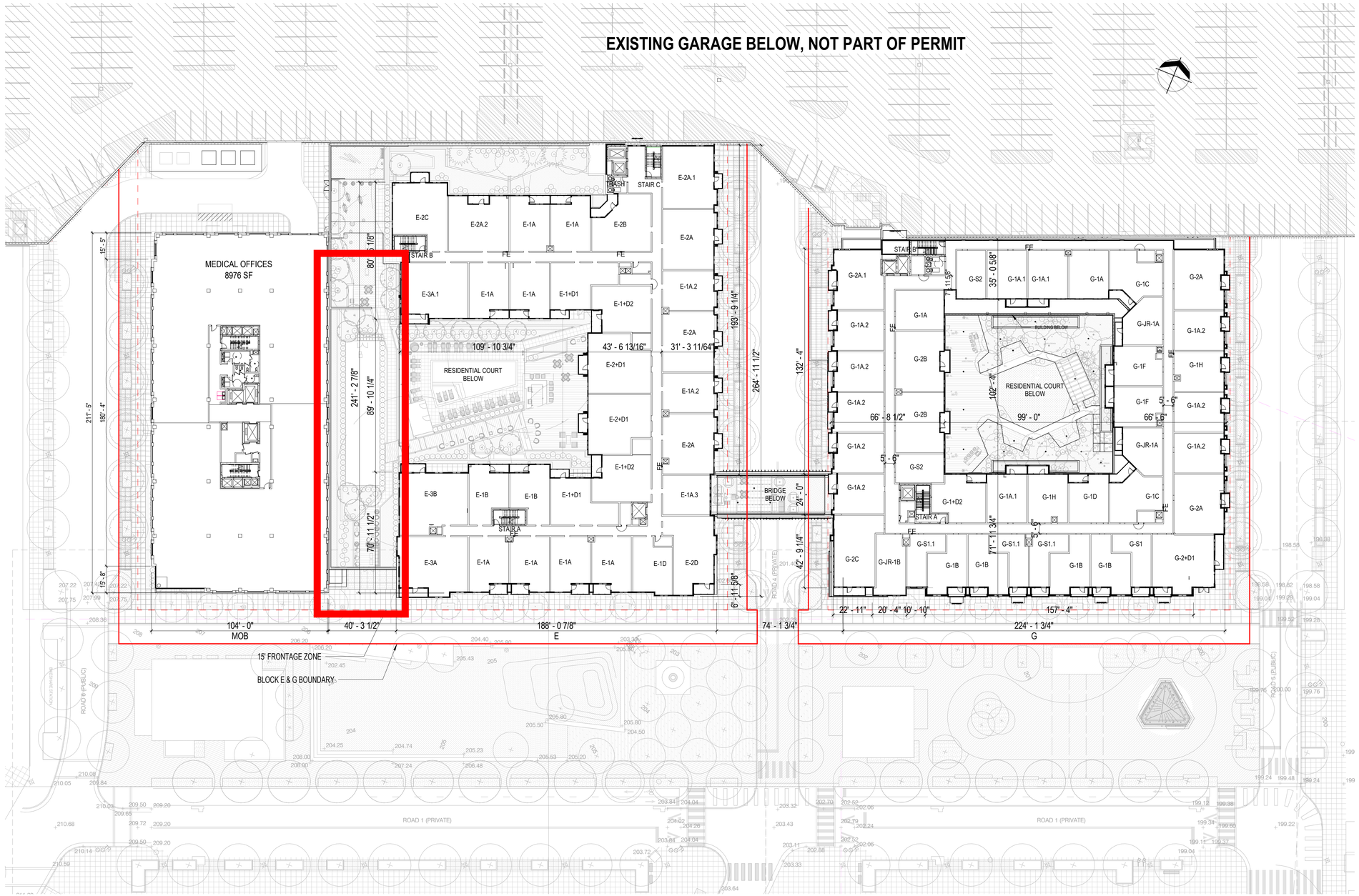
PROJECT ARCHITECT
S.A.

DRAWN
N.B., J.M., C,J., T.D., V.S., J.S., S.G.

DATE	APPROVED
9/30/2022	S.A.
SCALE: 1" = 30'-0"	JOB NO. 21379.WEI

DRAWING NO.

A006



1 Typical Floor

1" = 30'-0"

APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

DSUP AMENDMENT 6/13/2023

6/5/2023 1:58:00 PM

TORTI GALLAS + PARTNERS

1923 VERMONT AVE NW, 2nd Floor
WASHINGTON, DC 20001
t: 301.588.4800 f: 301.650.2255
www.tortigallas.com

WEST END - BLOCKS E & G

5801 DUKE STREET
ALEXANDRIA, VA 22304

OWNER / DEVELOPER
FOULGER-PRATT DEVELOPMENT
240.499.9600

STRUCTURAL ENGINEER
STRUCTURA INC.
301.987.9234

MEP ENGINEER
WSP
202.362.2800

CIVIL ENGINEER
URBAN, LTD.
703.642.2306

LANDSCAPE ENGINEER
PARKER RODRIGUEZ
703.548.5010

INTERIOR DESIGNER
MSA INTERIORS INC.
410.332.4444

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING PARTNERS
703.970.2890

Key Plan

Issue

NO. DATE

Revisions

NO. DATE

COMMONWEALTH OF VIRGINIA
SARAH ALEXANDER
Lic. No. 0401015634
ARCHITECT

Typical Floor Plan

PRINCIPAL IN CHARGE
S.A.

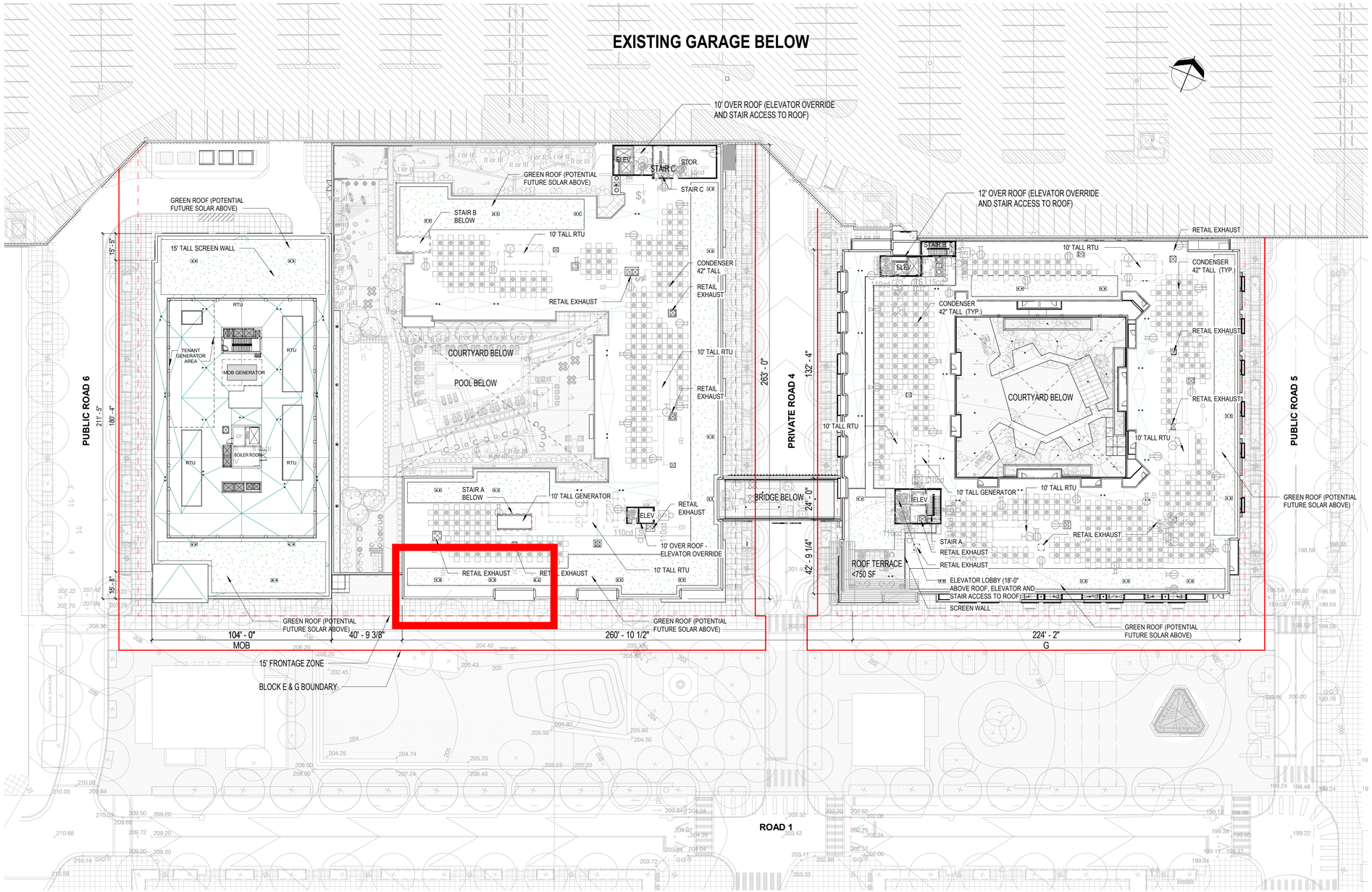
PROJECT ARCHITECT
S.A.

DRAWN
N.B., J.M., C.J., T.D., V.S., J.S., S.G.

DATE	APPROVED
9/30/2022	S.A.
SCALE: 1" = 30'-0"	JOB NO. 21379.WEI

DRAWING NO.

A007



1 Roof Plan

1" = 30'-0"

APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

DSUP AMENDMENT 6/13/2023

6/5/2023 10:47:54 AM

TORTI GALLAS + PARTNERS

1923 VERMONT AVE NW, 2nd Floor
WASHINGTON, DC 20001
t: 301.588.4800 f: 301.650.2255
www.tortigallas.com

WEST END - BLOCKS E & G

5801 DUKE STREET
ALEXANDRIA, VA 22304

OWNER / DEVELOPER
FOULGER-PRATT DEVELOPMENT
240.499.9600

STRUCTURAL ENGINEER
STRUCTURA INC.
301.987.9234

MEP ENGINEER
WSP
202.362.2800

CIVIL ENGINEER
URBAN, LTD.
703.642.2306

LANDSCAPE ENGINEER
PARKER RODRIGUEZ
703.548.5010

INTERIOR DESIGNER
MSA INTERIORS INC.
410.332.4444

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING PARTNERS
703.970.2890

Key Plan

Issue

NO.	DATE

Revisions

NO.	DATE

COMMONWEALTH OF VIRGINIA
SARAH ALEXANDER
Lic. No. 0401015634
ARCHITECT

Roof Plan

PRINCIPAL IN CHARGE
S.A.

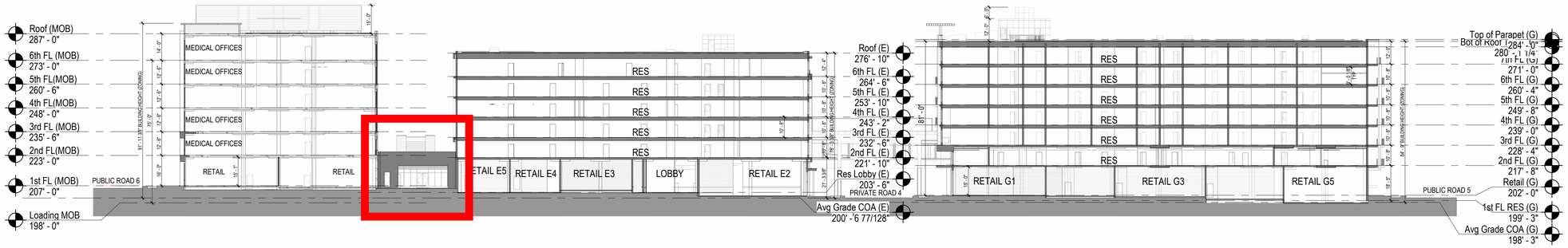
PROJECT ARCHITECT
S.A.

DRAWN
N.B., J.M., C,J., T.D., V.S., J.S., S.G.

DATE	APPROVED
9/30/2022	S.A.
SCALE: 1" = 30'-0"	JOB NO. 21379.WEI

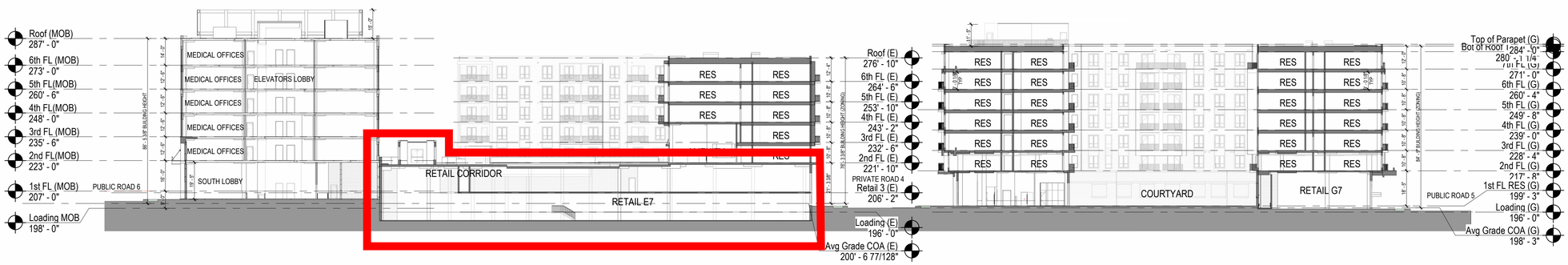
DRAWING NO.

A008



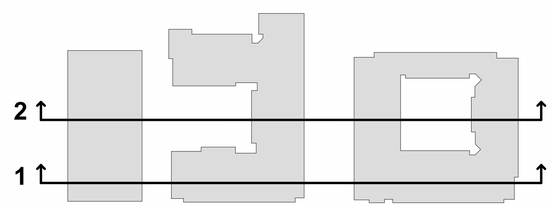
1 Section - MOB, E.1, G

1" = 30'-0"



2 Section - MOB, E.1, G

1" = 30'-0"



APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

DSUP AMENDMENT 6/13/2023

TORTI GALLAS + PARTNERS

1923 VERMONT AVE NW, 2nd Floor
WASHINGTON, DC 20001
t: 301.588.4800 f: 301.650.2255
www.tortigallas.com

WEST END - BLOCKS E & G

5801 DUKE STREET
ALEXANDRIA, VA 22304

OWNER / DEVELOPER
FOULGER-PRATT DEVELOPMENT
240.499.9600

STRUCTURAL ENGINEER
STRUCTURA INC.
301.987.9234

MEP ENGINEER
WSP
202.362.2800

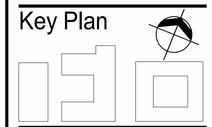
CIVIL ENGINEER
URBAN, LTD.
703.642.2306

LANDSCAPE ENGINEER
PARKER RODRIGUEZ
703.548.5010

INTERIOR DESIGNER
MSA INTERIORS INC.
410.332.4444

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING PARTNERS
703.970.2890

Key Plan



Issue

NO.	DATE

Revisions

NO.	DATE

COMMONWEALTH OF VIRGINIA
SARAH ALEXANDER
Lic. No. 0401015624
ARCHITECT

Building Sections

PRINCIPAL IN CHARGE
S.A.

PROJECT ARCHITECT
S.A.

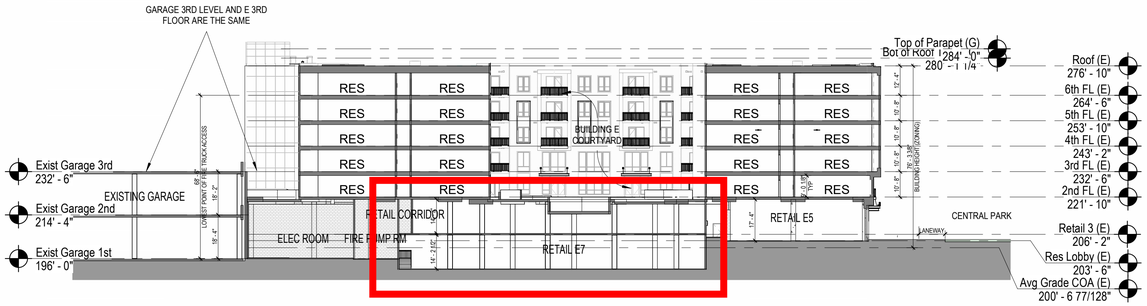
DRAWN
N.B., J.M., C,J., T.D., V.S., J.S., S.G.

DATE	APPROVED
9/30/2022	S.A.
SCALE: As indicated	JOB NO. 21379.WEI

DRAWING NO.

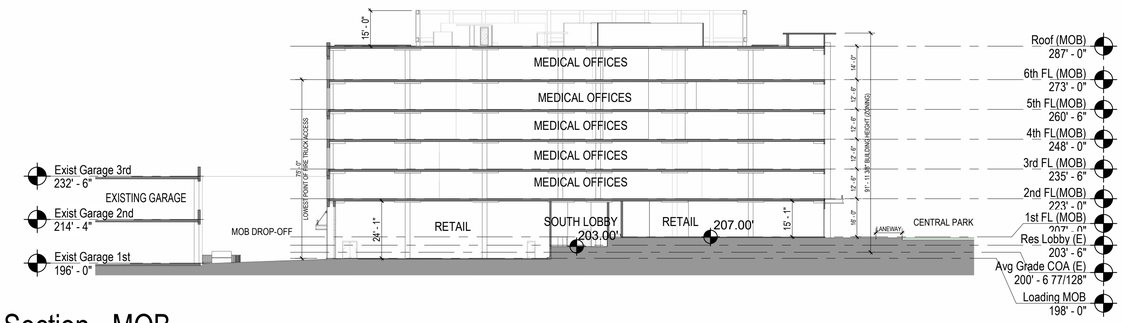
A009

6/5/2023 10:48:07 AM



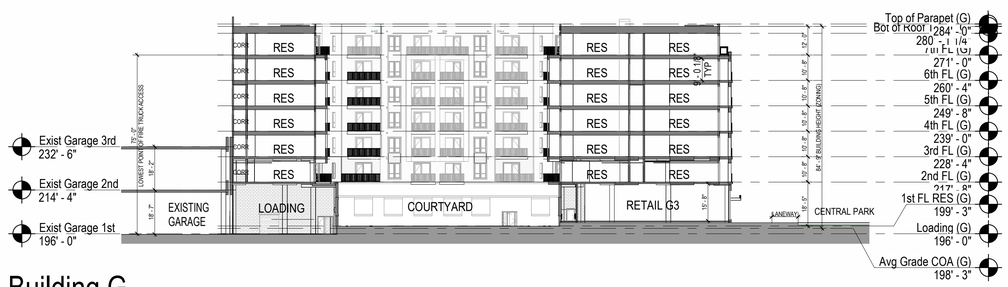
1 Section - Building

1" = 30'-0"



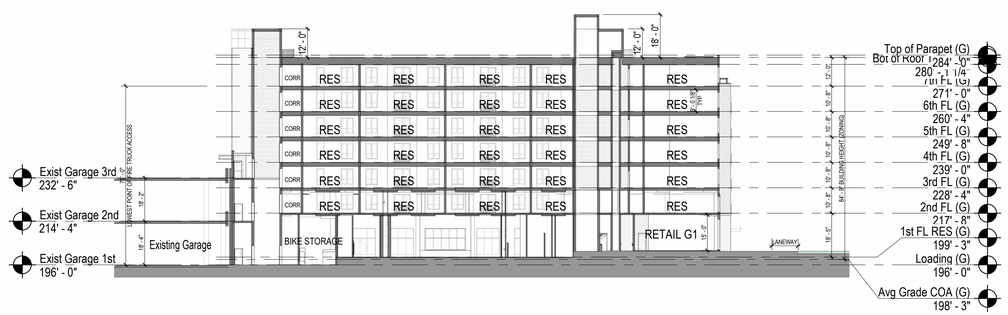
2 Section - MOB

1" = 30'-0"



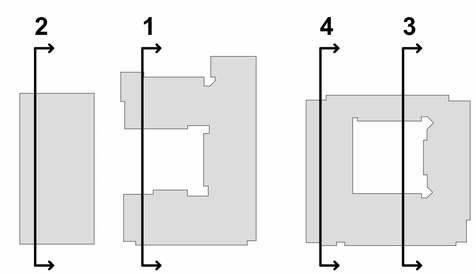
3 Section - Building G

1" = 30'-0"



4 Section - Building G

1" = 30'-0"



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

DSUP AMENDMENT 6/13/2023

TORTI GALLAS + PARTNERS
1923 VERMONT AVE NW, 2nd Floor
WASHINGTON, DC 20001
t: 301.588.4800 f: 301.650.2255
www.tortigallas.com

WEST END - BLOCKS E & G

5801 DUKE STREET
ALEXANDRIA, VA 22304

OWNER / DEVELOPER
FOULGER-PRATT DEVELOPMENT
240.499.9600

STRUCTURAL ENGINEER
STRUCTURA INC.
301.987.9234

MEP ENGINEER
WSP
202.362.2800

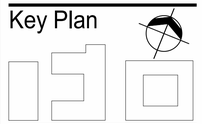
CIVIL ENGINEER
URBAN, LTD.
703.642.2306

LANDSCAPE ENGINEER
PARKER RODRIGUEZ
703.548.5010

INTERIOR DESIGNER
MSA INTERIORS INC.
410.332.4444

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING PARTNERS
703.970.2890

Key Plan



Issue
NO. DATE

Revisions
NO. DATE

Building Sections

PRINCIPAL IN CHARGE
S.A.

PROJECT ARCHITECT
S.A.

DRAWN
N.B., J.M., C,J., T.D., V.S., J.S., S.G.

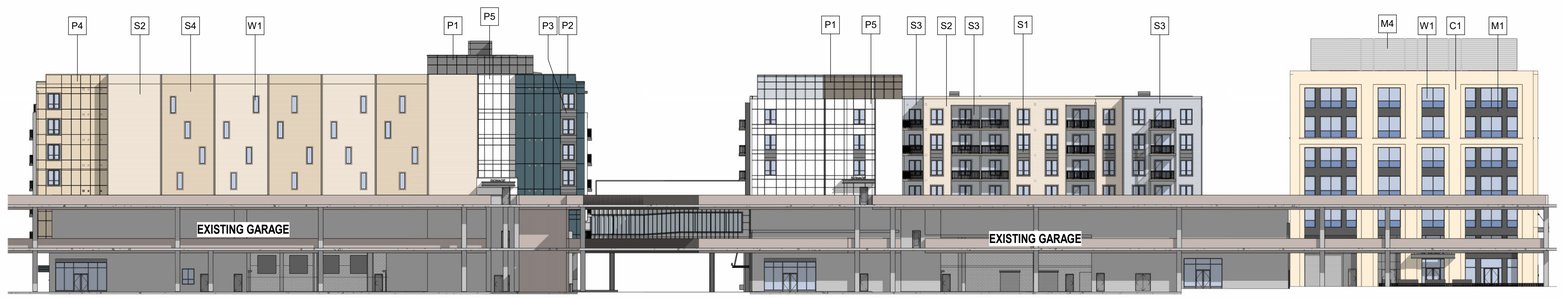
DATE	APPROVED
9/30/2022	S.A.
SCALE: As indicated	JOB NO. 21379.WEI

DRAWING NO.
A010

6/5/2023 10:48:19 AM

1 MOB, E and G - South Elevation

1" = 30'-0"

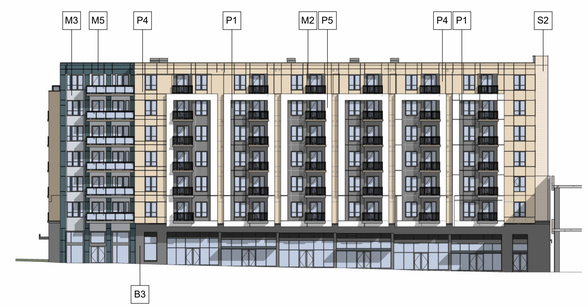


2 MOB, E and G - North Elevation

1" = 30'-0"

3 Building G - West Elevation

1" = 30'-0"



4 Building G - East Elevation

1" = 30'-0"

5 Building E - East Elevation

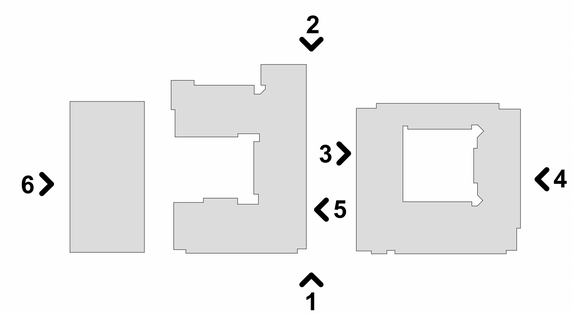
1" = 30'-0"

6 MOB - West Elevation

1" = 30'-0"

MATERIAL LEGEND	
NUMBER	MATERIAL
A1	ALUMINUM CANOPY
B1	BRICK - COLOR #1 (CREAM)
B2	BRICK - COLOR #2 (LIGHT GRAY)
B3	BRICK - COLOR #3 (DARK GRAY)
C1	PRECAST PANEL
C2	CAST STONE
M1	METAL PANEL - COLOR #1 (DARK GRAY)
M2	METAL PANEL - COLOR #2 (MEDIUM GRAY)
M3	METAL PANEL - COLOR #3 (LIGHT GRAY)
M4	MECHANICAL SCREEN WALL - COLOR #4
M5	METAL PANEL - COLOR #5 (DARK BLUE)
M6	METAL PANEL - COLOR #6 (WHITE)
P1	FIBER CEMENT PANEL - COLOR #1 (DARK GRAY)
P2	FIBER CEMENT PANEL - COLOR #2 (DARK BLUE)
P3	FIBER CEMENT PANEL - COLOR #3 (LIGHT GRAY)
P4	FIBER CEMENT PANEL - COLOR #4 (MEDIUM CREAM)
P5	FIBER CEMENT PANEL - COLOR #5 (WHITE)
R1	ALUMINUM RAILING
R2	GLASS RAILNIG
S1	FIBER CEMENT SIDING - COLOR #1 (DARK GRAY)
S2	FIBER CEMENT SIDING - COLOR #2 (LIGHT CREAM)
S3	FIBER CEMENT SIDING - COLOR #3 (LIGHT GRAY)
S4	FIBER CEMENT SIDING - COLOR #4 (MEDIUM CREAM)
S6	ALUMINUM SIDING - FAUX WOOD
W1	VINYL WINDOW
W2	STOREFRONT

NOTE: RETAIL STOREFRONTS, DEMISING, ENTRANCE LOCATIONS, ENTRANCE QUANTITIES, SIGNAGE AND ASSOCIATED FEATURES AT GROUND FLOOR RETAIL FRONTAGES ARE SUBJECT TO CHANGE BASED ON LEASE CONFIGURATION AND INDIVIDUAL RETAILER MODIFICATIONS. APPLICANT REQUESTS FLEXIBILITY TO MAKE CHANGES TO THE GROUND FLOOR RETAIL FRONTAGES AS NEEDED FOR A SUCCESSFUL RETAIL ENVIRONMENT, SUBJECT TO COMPLIANCE WITH APPLICABLE REGULATIONS.



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.

DSUP AMENDMENT 6/13/2023

TORTI GALLAS + PARTNERS
1923 VERMONT AVE NW, 2nd Floor
WASHINGTON, DC 20001
t: 301.588.4800 f: 301.650.2255
www.tortigallas.com

WEST END - BLOCKS E & G

5801 DUKE STREET
ALEXANDRIA, VA 22304

OWNER / DEVELOPER
FOULGER-PRATT DEVELOPMENT
240.499.9600

STRUCTURAL ENGINEER
STRUCTURA INC.
301.987.9234

MEP ENGINEER
WSP
202.362.2800

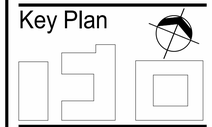
CIVIL ENGINEER
URBAN, LTD.
703.642.2306

LANDSCAPE ENGINEER
PARKER RODRIGUEZ
703.548.5010

INTERIOR DESIGNER
MSA INTERIORS INC.
410.332.4444

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING PARTNERS
703.970.2890

Key Plan



Issue
NO. DATE

Revisions
NO. DATE

COMMONWEALTH OF VIRGINIA
SARAH ALEXANDER
Lic. No. 0401015624
ARCHITECT

Building Elevations

PRINCIPAL IN CHARGE
S.A.

PROJECT ARCHITECT
S.A.

DRAWN
N.B., J.M., C.J., T.D., V.S., J.S., S.G.

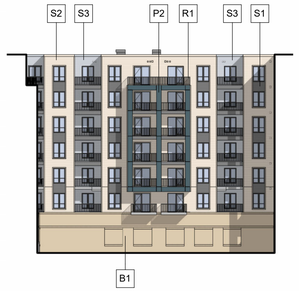
DATE	APPROVED
9/30/2022	S.A.
SCALE: As indicated	JOB NO. 21379.WEI

DRAWING NO.
A012

6/5/2023 10:49:12 AM

1 Building G - West Court Elevation
1" = 30'-0"

2 Building G - East Court Elevation
1" = 30'-0"



3 Building G - South Court Elevation
1" = 30'-0"

4 Building G - North Court Elevation
1" = 30'-0"

MATERIAL LEGEND	
NUMBER	MATERIAL
A1	ALUMINUM CANOPY
B1	BRICK - COLOR #1 (CREAM)
B2	BRICK - COLOR #2 (LIGHT GRAY)
B3	BRICK - COLOR #3 (DARK GRAY)
C1	PRECAST PANEL
C2	CAST STONE
M1	METAL PANEL - COLOR #1 (DARK GRAY)
M2	METAL PANEL - COLOR #2 (MEDIUM GRAY)
M3	METAL PANEL - COLOR #3 (LIGHT GRAY)
M4	MECHANICAL SCREEN WALL - COLOR #4
M5	METAL PANEL - COLOR #5 (DARK BLUE)
M6	METAL PANEL - COLOR #6 (WHITE)
P1	FIBER CEMENT PANEL - COLOR #1 (DARK GRAY)
P2	FIBER CEMENT PANEL - COLOR #2 (DARK BLUE)
P3	FIBER CEMENT PANEL - COLOR #3 (LIGHT GRAY)
P4	FIBER CEMENT PANEL - COLOR #4 (MEDIUM CREAM)
P5	FIBER CEMENT PANEL - COLOR #5 (WHITE)
R1	ALUMINUM RAILING
R2	GLASS RAILNIG
S1	FIBER CEMENT SIDING - COLOR #1 (DARK GRAY)
S2	FIBER CEMENT SIDING - COLOR #2 (LIGHT CREAM)
S3	FIBER CEMENT SIDING - COLOR #3 (LIGHT GRAY)
S4	FIBER CEMENT SIDING - COLOR #4 (MEDIUM CREAM)
S6	ALUMINUM SIDING - FAUX WOOD
W1	VINYL WINDOW
W2	STOREFRONT

NOTE: RETAIL STOREFRONTS, DEMISING, ENTRANCE LOCATIONS, ENTRANCE QUANTITIES, SIGNAGE AND ASSOCIATED FEATURES AT GROUND FLOOR RETAIL FRONTAGES ARE SUBJECT TO CHANGE BASED ON LEASE CONFIGURATION AND INDIVIDUAL RETAILER MODIFICATIONS. APPLICANT REQUESTS FLEXIBILITY TO MAKE CHANGES TO THE GROUND FLOOR RETAIL FRONTAGES AS NEEDED FOR A SUCCESSFUL RETAIL ENVIRONMENT, SUBJECT TO COMPLIANCE WITH APPLICABLE REGULATIONS.

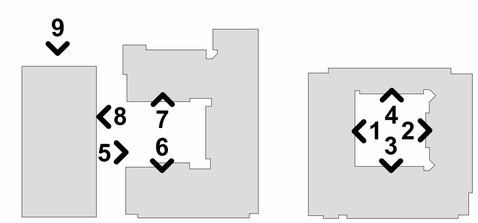
5 Building E - West Elevation
1" = 30'-0"

6 Building E - South Court Elevation
1" = 30'-0"

7 Building E - North Court Elevation
1" = 30'-0"

8 MOB - East Elevation
1" = 30'-0"

9 MOB - North Elevation
1" = 30'-0"



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

DSUP AMENDMENT 6/13/2023

TORTI GALLAS + PARTNERS
1923 VERMONT AVE NW, 2nd Floor
WASHINGTON, DC 20001
t: 301.588.4800 f: 301.650.2255
www.tortigallas.com

WEST END - BLOCKS E & G

5801 DUKE STREET
ALEXANDRIA, VA 22304

OWNER / DEVELOPER
FOULGER-PRATT DEVELOPMENT
240.499.9600

STRUCTURAL ENGINEER
STRUCTURA INC.
301.987.9234

MEP ENGINEER
WSP
202.362.2800

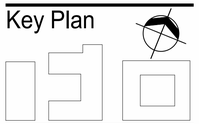
CIVIL ENGINEER
URBAN, LTD.
703.642.2306

LANDSCAPE ENGINEER
PARKER RODRIGUEZ
703.548.5010

INTERIOR DESIGNER
MSA INTERIORS INC.
410.332.4444

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING PARTNERS
703.970.2890

Key Plan



Issue
NO. DATE

Revisions
NO. DATE

Building Elevations

PRINCIPAL IN CHARGE
S.A.

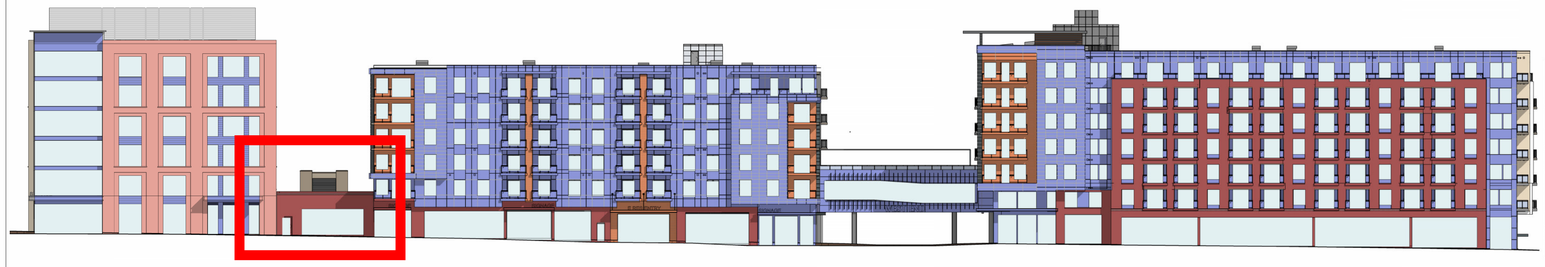
PROJECT ARCHITECT
S.A.

DRAWN
N.B., J.M., C.J., T.D., V.S., J.S., S.G.

DATE	APPROVED
9/30/2022	S.A.
SCALE: As indicated	JOB NO. 21379.WEI

DRAWING NO.
A013

6/5/2023 10:49:37 AM



SOUTH ELEVATIONS

	MOB		E.1		G		E.1 & G		Total	
	Area	%	Area	%	Area	%	Area	%	Area	%
Brick		0%	1,395	9%	5,504	26%	6,899	19%	6,899	15%
Accent Faux Wood		0%	1,160	8%	799	4%	1,959	5%	1,959	4%
Metal Panel	1,172	14%	7,253	49%	6,772	32%	14,025	39%	15,197	34%
Fiber Cement Panel		0%		0%		0%		0%	0	0%
Fiber Cement Siding		0%		0%		0%		0%	0	0%
Precast Panels	3,488	41%		0%		0%		0%	3,488	8%
Windows	3,930	46%	5,084	34%	7,954	38%	13,038	36%	16,968	38%
Total	8,590	100%	14,892	100%	21,029	100%	35,921	100%	44,511	100%

1 MOB, E, and G - South Elevation

1" = 30'-0"

G - WEST ELEVATION

	Area	Percentage
Brick	1,618	9%
Accent Faux Wood	1,399	8%
Metal Panel	796	5%
Fiber Cement Panel	6,742	39%
Fiber Cement Siding	389	2%
Precast Panels		0%
Windows	6,169	36%
Total	17,113	100%

2 Building G - West Elevation

1" = 30'-0"

E.1 - EAST ELEVATION

	Area	Percentage
Brick	2,877	14%
Accent Faux Wood	1,361	7%
Metal Panel	1,435	7%
Fiber Cement Panel	7,445	37%
Fiber Cement Siding		0%
Precast Panels		0%
Windows	7,123	35%
Total	20,241	100%

3 Building E - East Elevation

1" = 30'-0"

MATERIAL LEGEND

- BRICK
- ACCENT FAUX WOOD
- METAL PANEL
- FIBER CEMENT PANEL
- FIBER CEMENT SIDING
- PRE-CAST PANEL
- WINDOWS

G - EAST ELEVATION

	Area	Percentage
Brick	1,251	7%
Accent Faux Wood		0%
Metal Panel	1,720	10%
Fiber Cement Panel	8,388	47%
Fiber Cement Siding	395	2%
Precast Panels		0%
Windows	6,218	35%
Total	17,972	100%

4 Building G - East Elevation

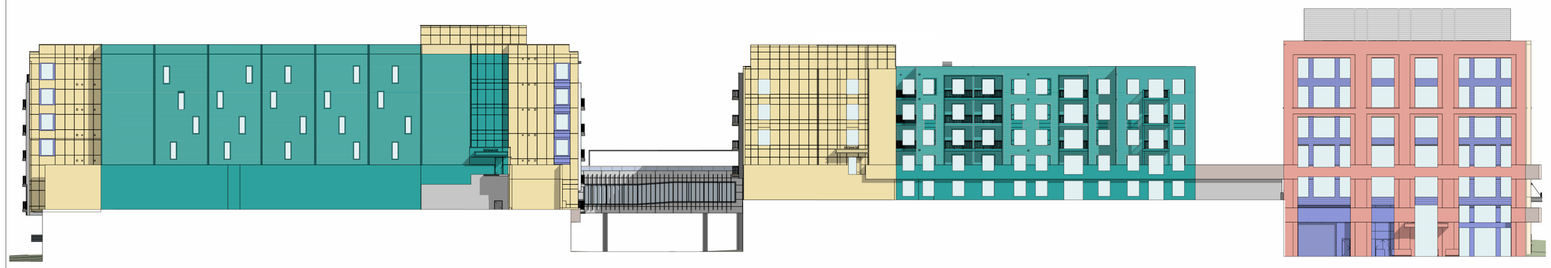
1" = 30'-0"

MOB - WEST ELEVATION

	Area	Percentage
Brick		0%
Accent Faux Wood		0%
Metal Panel	2,348	13%
Fiber Cement Panel		0%
Fiber Cement Siding		0%
Precast Panels	9,174	49%
Windows	7,057	38%
Total	18,579	100%

5 MOB - West Elevation

1" = 30'-0"

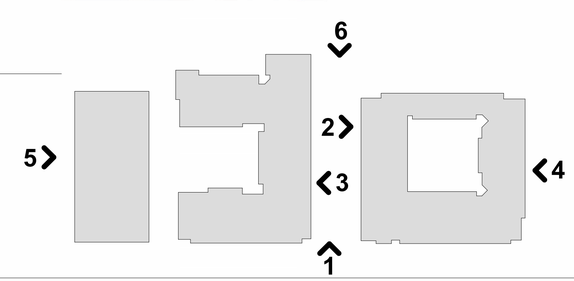


NORTH ELEVATIONS

	MOB		E.1		G		E.1 & G		Total	
	Area	%	Area	%	Area	%	Area	%	Area	%
Brick		0%		0%		0%		0%	0	0%
Accent Faux Wood		0%		0%		0%		0%	0	0%
Metal Panel	1,809	20%		0%	216	1%	216	1%	2,025	6%
Fiber Cement Panel		0%	3,918	36%	4,122	26%	8,040	30%	8,040	22%
Fiber Cement Siding		0%	4,647	43%	10,963	69%	15,610	59%	15,610	43%
Precast Panels	4,466	43%		0%		0%		0%	4,466	12%
Windows	2,942	32%	2,230	21%	584	4%	2,814	11%	5,756	16%
Total	9,217	100%	10,795	100%	15,885	100%	26,680	100%	35,897	100%

6 MOB, E, and G - North Elevation

1" = 30'-0"



APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

DSUP AMENDMENT 6/13/2023

6/5/2023 10:51:40 AM

TORTI GALLAS + PARTNERS

1923 VERMONT AVE NW, 2nd Floor
WASHINGTON, DC 20001
t: 301.588.4800 f: 301.650.2255
www.tortigallas.com

WEST END - BLOCKS E & G

5801 DUKE STREET
ALEXANDRIA, VA 22304

OWNER / DEVELOPER
FOULGER-PRATT DEVELOPMENT
240.499.9600

STRUCTURAL ENGINEER
STRUCTURA INC.
301.987.9234

MEP ENGINEER
WSP
202.362.2800

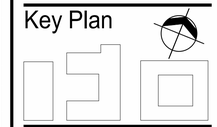
CIVIL ENGINEER
URBAN, LTD.
703.642.2306

LANDSCAPE ENGINEER
PARKER RODRIGUEZ
703.548.5010

INTERIOR DESIGNER
MSA INTERIORS INC.
410.332.4444

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING PARTNERS
703.970.2890

Key Plan

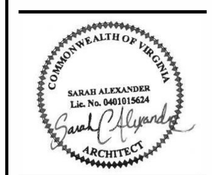


Issue

NO.	DATE

Revisions

NO.	DATE



Facade Material Calculations

PRINCIPAL IN CHARGE
S.A.

PROJECT ARCHITECT
S.A.

DRAWN
N.B., J.M., C.J., T.D., V.S., J.S., S.G.

DATE	APPROVED
9/30/2022	S.A.
SCALE: As indicated	JOB NO. 21379.WEI

DRAWING NO.

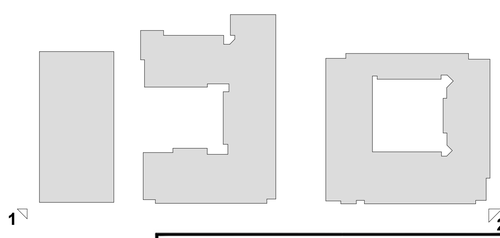
A014

1. VIEW FROM SE

2. VIEW FROM SW

NOTE:
RETAIL STOREFRONTS, DEMISING, ENTRANCE LOCATIONS, ENTRANCE QUANTITIES, SIGNAGE AND ASSOCIATED FEATURES AT GROUND FLOOR RETAIL FRONTAGES ARE SUBJECT TO CHANGE BASED ON LEASE CONFIGURATION AND INDIVIDUAL RETAILER MODIFICATIONS. APPLICANT REQUESTS FLEXIBILITY TO MAKE CHANGES TO THE GROUND FLOOR RETAIL FRONTAGES AS NEEDED FOR A SUCCESSFUL RETAIL ENVIRONMENT, SUBJECT TO COMPLIANCE WITH APPLICABLE REGULATIONS.

NOTE:
RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT REFLECT ALL REVISIONS TO DESIGN AS CORRECTLY DEPICTED IN PLANS AND ELEVATIONS



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.

DSUP AMENDMENT 6/13/2023

TORTI GALLAS + PARTNERS
1923 VERMONT AVE NW, 2nd Floor
WASHINGTON, DC 20001
t: 301.588.4800 f: 301.650.2255
www.tortigallas.com

WEST END - BLOCKS E & G

5801 DUKE STREET
ALEXANDRIA, VA 22304

OWNER / DEVELOPER
FOULGER-PRATT DEVELOPMENT
240.499.9600

STRUCTURAL ENGINEER
STRUCTURA INC.
301.987.9234

MEP ENGINEER
WSP
202.362.2800

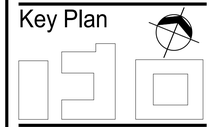
CIVIL ENGINEER
URBAN, LTD.
703.642.2306

LANDSCAPE ENGINEER
PARKER RODRIGUEZ
703.548.5010

INTERIOR DESIGNER
MSA INTERIORS INC.
410.332.4444

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING PARTNERS
703.970.2890

Key Plan



Issue
NO. DATE

Revisions
NO. DATE

COMMONWEALTH OF VIRGINIA
SARAH ALEXANDER
Lic. No. 0401015624
ARCHITECT

Perspective Views

PRINCIPAL IN CHARGE
S.A.

PROJECT ARCHITECT
S.A.

DRAWN
N.B., J.M., C.J., T.D., V.S., J.S., S.G.

DATE	APPROVED
9/30/2022	S.A.
SCALE: 1" = 100'-0"	JOB NO. 21379.WEI

DRAWING NO.
A015

6/5/2023 10:51:46 AM

1. VIEW FROM ROAD 4

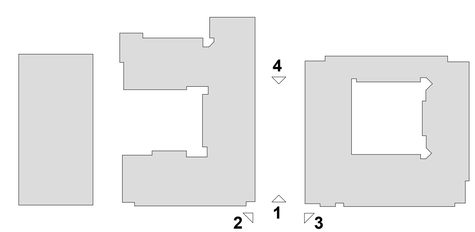
2. VIEW FROM CENTRAL PARK

3. VIEW FROM ROAD 4 LOOKING NORTH

4. VIEW FROM ROAD 4 LOOKING SOUTH

NOTE:
RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT REFLECT ALL REVISIONS TO DESIGN AS CORRECTLY DEPICTED IN PLANS AND ELEVATIONS

NOTE:
RETAIL STOREFRONTS, DEMISING, ENTRANCE LOCATIONS, ENTRANCE QUANTITIES, SIGNAGE AND ASSOCIATED FEATURES AT GROUND FLOOR RETAIL FRONTAGES ARE SUBJECT TO CHANGE BASED ON LEASE CONFIGURATION AND INDIVIDUAL RETAILER MODIFICATIONS. APPLICANT REQUESTS FLEXIBILITY TO MAKE CHANGES TO THE GROUND FLOOR RETAIL FRONTAGES AS NEEDED FOR A SUCCESSFUL RETAIL ENVIRONMENT, SUBJECT TO COMPLIANCE WITH APPLICABLE REGULATIONS.



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.

DSUP AMENDMENT 6/13/2023

TORTI GALLAS + PARTNERS
1923 VERMONT AVE NW, 2nd Floor
WASHINGTON, DC 20001
t: 301.588.4800 f: 301.650.2255
www.tortigallas.com

WEST END - BLOCKS E & G

5801 DUKE STREET
ALEXANDRIA, VA 22304

OWNER / DEVELOPER
FOULGER-PRATT DEVELOPMENT
240.499.9600

STRUCTURAL ENGINEER
STRUCTURA INC.
301.987.9234

MEP ENGINEER
WSP
202.362.2800

CIVIL ENGINEER
URBAN, LTD.
703.642.2306

LANDSCAPE ENGINEER
PARKER RODRIGUEZ
703.548.5010

INTERIOR DESIGNER
MSA INTERIORS INC.
410.332.4444

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING PARTNERS
703.970.2890

Key Plan

Issue
NO. DATE

Revisions
NO. DATE

COMMONWEALTH OF VIRGINIA
SARAH ALEXANDER
Lic. No. 0401015634
ARCHITECT

Perspective Views

PRINCIPAL IN CHARGE
S.A.

PROJECT ARCHITECT
S.A.

DRAWN
N.B., J.M., C,J., T.D., V.S., J.S., S.G.

DATE	APPROVED
9/30/2022	S.A.
SCALE: 1" = 100'-0"	JOB NO. 21379.WEI

DRAWING NO.
A016

6/5/2023 10:51:53 AM

1. VIEW OF BUILDING G WEST FACADE

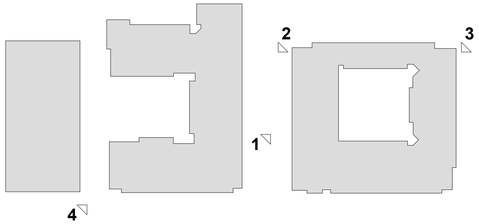
2. VIEW OF BUILDING E EAST FACADE

3. VIEW OF BUILDING G EAST FACADE

4. VIEW OF RETAIL COURT & BUILDING E

NOTE:
RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT REFLECT ALL REVISIONS TO DESIGN AS CORRECTLY DEPICTED IN PLANS AND ELEVATIONS

NOTE:
RETAIL STOREFRONTS, DEMISING, ENTRANCE LOCATIONS, ENTRANCE QUANTITIES, SIGNAGE AND ASSOCIATED FEATURES AT GROUND FLOOR RETAIL FRONTAGES ARE SUBJECT TO CHANGE BASED ON LEASE CONFIGURATION AND INDIVIDUAL RETAILER MODIFICATIONS. APPLICANT REQUESTS FLEXIBILITY TO MAKE CHANGES TO THE GROUND FLOOR RETAIL FRONTAGES AS NEEDED FOR A SUCCESSFUL RETAIL ENVIRONMENT, SUBJECT TO COMPLIANCE WITH APPLICABLE REGULATIONS.



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.

DSUP AMENDMENT 6/13/2023

TORTI GALLAS + PARTNERS
1923 VERMONT AVE NW, 2nd Floor
WASHINGTON, DC 20001
t: 301.588.4800 f: 301.650.2255
www.tortigallas.com

WEST END - BLOCKS E & G

5801 DUKE STREET
ALEXANDRIA, VA 22304

OWNER / DEVELOPER
FOULGER-PRATT DEVELOPMENT
240.499.9600

STRUCTURAL ENGINEER
STRUCTURA INC.
301.987.9234

MEP ENGINEER
WSP
202.362.2800

CIVIL ENGINEER
URBAN, LTD.
703.642.2306

LANDSCAPE ENGINEER
PARKER RODRIGUEZ
703.548.5010

INTERIOR DESIGNER
MSA INTERIORS INC.
410.332.4444

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING PARTNERS
703.970.2890

Key Plan

Issue
NO. DATE

Revisions
NO. DATE

COMMONWEALTH OF VIRGINIA
SARAH ALEXANDER
Lic. No. 0401015624
ARCHITECT

Perspective Views

PRINCIPAL IN CHARGE
S.A.

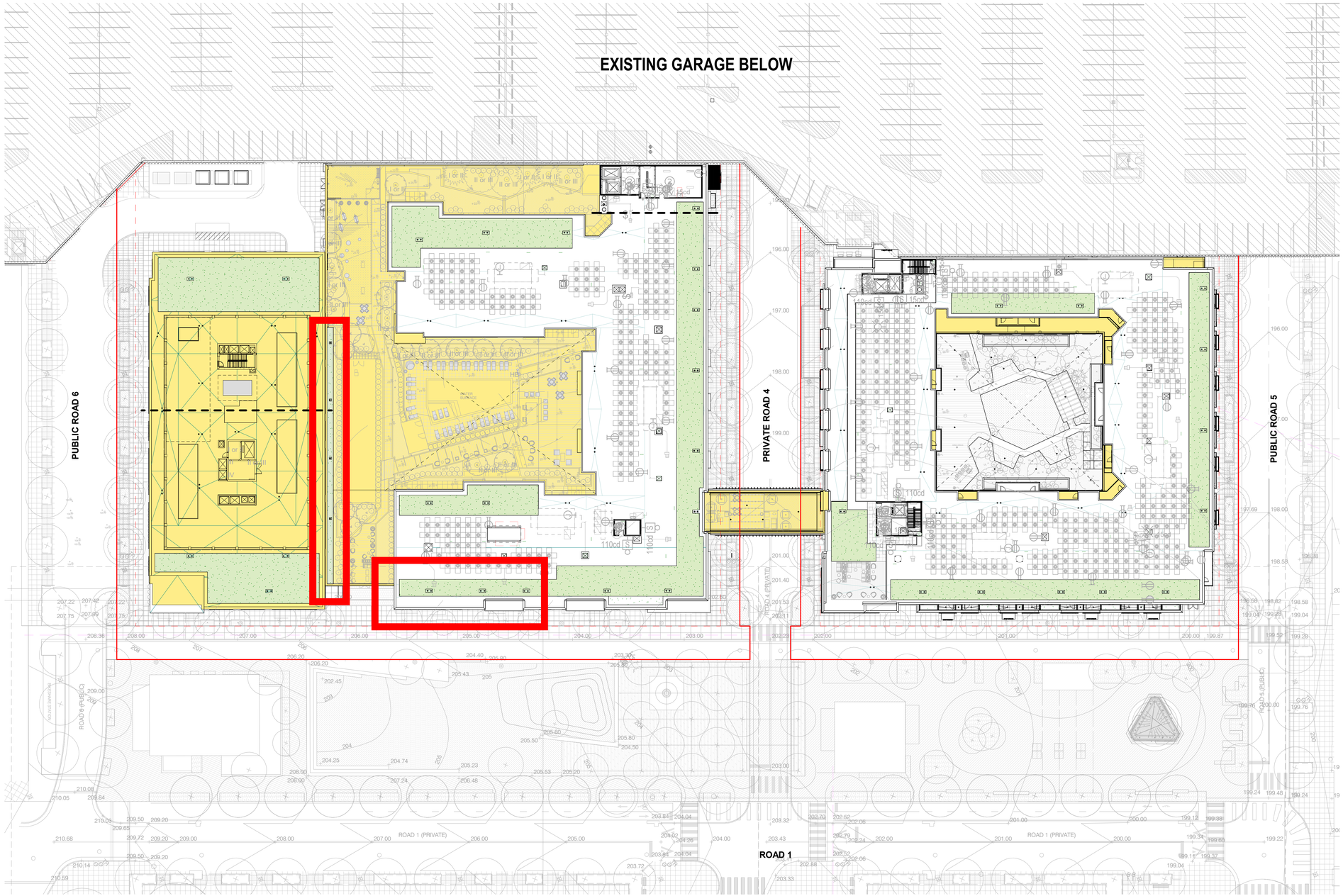
PROJECT ARCHITECT
S.A.

DRAWN
N.B., J.M., C.J., T.D., V.S., J.S., S.G.

DATE	APPROVED
9/30/2022	S.A.
SCALE: 1" = 100'-0"	JOB NO. 21379.WEI

DRAWING NO.
A018

6/5/2023 10:51:59 AM



1 Green Roof Area

1" = 30'-0"

	Medical Office Building	
	Area (sf)	Percentage
Roof of the Podium	21,854	100%
Green Roof	5,174	24%

	Building E	
	Area (sf)	Percentage
Roof of the Podium	23,745	100%
Green Roof	9,890	42%

	Building G	
	Area (sf)	Percentage
Roof of the Podium	3,638	100%
Green Roof	5,840	161%

	Building E & G	
	Area (sf)	Percentage
Roof of the Podium	27,383	100%
Green Roof	15,730	57%

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. _____

DSUP AMENDMENT 6/13/2023

TORTI GALLAS + PARTNERS
1923 VERMONT AVE NW, 2nd Floor
WASHINGTON, DC 20001
t: 301.588.4800 f: 301.650.2255
www.tortigallas.com

WEST END - BLOCKS E & G

5801 DUKE STREET
ALEXANDRIA, VA 22304

OWNER / DEVELOPER
FOULGER-PRATT DEVELOPMENT
240.499.9600

STRUCTURAL ENGINEER
STRUCTURA INC.
301.987.9234

MEP ENGINEER
WSP
202.362.2800

CIVIL ENGINEER
URBAN, LTD.
703.642.2306

LANDSCAPE ENGINEER
PARKER RODRIGUEZ
703.548.5010

INTERIOR DESIGNER
MSA INTERIORS INC.
410.332.4444

SUSTAINABILITY CONSULTANT
SUSTAINABLE BUILDING PARTNERS
703.970.2890

Key Plan

Issue
NO. DATE

Revisions
NO. DATE

COMMONWEALTH OF VIRGINIA
SARAH ALEXANDER
Lic. No. 0401015624
ARCHITECT

Green Roof Calculation

PRINCIPAL IN CHARGE
S.A.

PROJECT ARCHITECT
S.A.

DRAWN
N.B., J.M., C.J., T.D., V.S., J.S., S.G.

DATE	APPROVED
9/30/2022	S.A.
SCALE: 1" = 30'-0"	JOB NO. 21379.WEI

DRAWING NO.
A020

6/5/2023 10:52:19 AM