

CONCEPTUAL SITE PLAN - PHASE II

GOODWIN HOUSE

CITY OF ALEXANDRIA, VIRGINIA

AREA TABULATIONS

TOTAL SITE AREA = 1.952 AC 85,025 SF
 TOTAL AREA OF TAX PARCEL = 6.831 AC 297,558 SF
 TOTAL EXISTING IMPERVIOUS AREA = 0.629 AC 27,400 SF
 TOTAL PROPOSED IMPERVIOUS AREA = 0.902 AC 39,300 SF
 TOTAL DISTURBED AREA = 1.952 AC 85,025 SF

ZONING TABULATIONS

SITE ADDRESS: 4800 FILLMORE AVENUE, ALEXANDRIA, VA 22311
 TAX MAP NUMBER: T.M. 011.03-01-06
 EXISTING PARCEL AREA: 297,558 SQ. FT. (6.831 ACRES)
 PROPOSED SITE AREA: 85,025 SQ. FT. (1.952 ACRES)
 EXISTING ZONE: RC
 PROPOSED ZONE: CDD
 EXISTING USE: HOME FOR THE ELDERLY
 PROPOSED USE: HOME FOR THE ELDERLY
 EXISTING GROSS FA: 484,701 SF (REAL ESTATE RECORDS)
 EXISTING NET FA: 363,470 SF (SITE PLAN NO. 95-034, SUP 95-0171)
 PROPOSED GROSS FA: 571,701 SF (87,000 SF NET NEW GFA)
 PROPOSED NET FA: 450,470 SF (87,000 SF NET NEW NFA)
 EXISTING FAR: 1.22
 PROPOSED FAR: 1.51
 AVERAGE FINISHED GRADE (AFG): 46.60 FT
 BUILDING HEIGHT PROVIDED: 59.73 FT
 OPEN SPACE REQUIRED: 119,024 SF (40%)
 OPEN SPACE PROVIDED: 124,656 SF (41.9%) (SEE SHEET C6.00 FOR ADDITIONAL COMPUTATIONS)

UNIT TABULATIONS

Development Tabulations	Existing Condition		Proposed Condition (CDD Phase I)		Total
	Existing Building	Renovated Building	Proposed Building		
Apartments					
Studios/One bedroom		175	10		185
Two Bedroom		133			133
Three Bedroom		15			15
Subtotal	346	323	10		333
Nursing Beds	80	0	80		80
Total Units/Beds	426	323	90		413

PARKING TABULATIONS

PARKING REQUIRED:
 NURSING BEDS (0.5 SPACES/BED) = 80 BEDS X 0.5 SPACES/BED = 40 SPACES
 APARTMENT UNITS (0.5 SPACES/UNIT) = 333 UNITS X 0.5 SPACES/UNIT = 167 SPACES
 VISITOR PARKING (15%) = (167+40) X 0.15 = 32 SPACES
 TOTAL SPACE REQUIRED = 239 SPACES

EXISTING TOTAL PARKING SPACES: 306 SPACES
 PROPOSED TOTAL PARKING SPACES: 290 SPACES
 EXISTING LOADING SPACES: 4 SPACES
 PROPOSED LOADING SPACES: 4 SPACES

OWNER

GOODWIN HOUSE, INC.
 4800 FILLMORE AVENUE
 ALEXANDRIA, VA 22311
 ATTN: KATHY ANDERSON
 PHONE: (703) 578-1000

APPLICANT

ADVANCED PROJECT MANAGEMENT, INC.
 4530 WALNEY ROAD, SUITE 202
 CHANTILLY, VA 20151
 ATTN: STEPHEN KARCHA, LEED AP, GRP
 PHONE: (703) 263-3100

ATTORNEY

WALSH, COLUCCI, LUBELEY & WALSH, P.C.
 2200 CLARENDON BOULEVARD, SUITE 1300
 ARLINGTON, VA 22201
 ATTN: STEPHEN KARCHA, LEED AP, GRP
 PHONE: (703) 528-4700

CIVIL ENGINEER

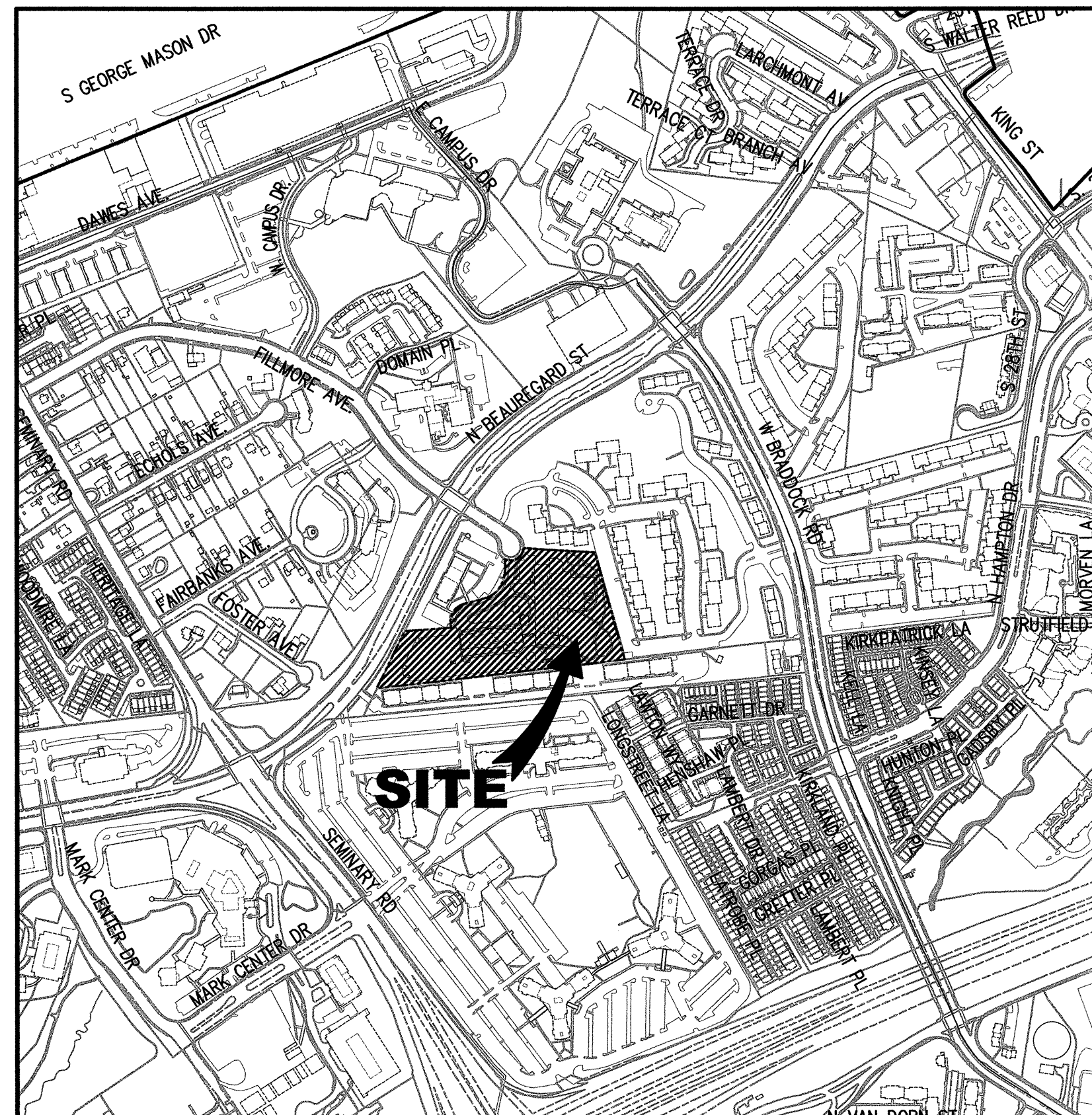
BOWMAN CONSULTING GROUP
 2121 EISENHOWER AVENUE, SUITE 302
 ALEXANDRIA, VIRGINIA 22314
 ATTN: MICHAEL SZYNAL, PE
 PHONE: (703) 548-2188

ARCHITECT

PERKINS EASTMAN
 1100 LIBERTY AVENUE
 PITTSBURGH, PA 15222
 ATTN: LEE MICHAEL PELLEGRINO, AIA
 PHONE: (412) 894-8337

LANDSCAPE ARCHITECT

MICHAEL VERGASON LANDSCAPE ARCHITECTS, LTD.
 1102 KING STREET, 2ND FLOOR
 ALEXANDRIA, VA 22314
 ATTN: MICHAEL VERGASON, FASLA, FAAR
 PHONE: (703) 836-5557



VICINITY MAP
 SCALE: 1" = 500'

NARRATIVE

THE SITE IS CURRENTLY ZONED RC AND CONSISTS OF A HOME FOR THE ELDERLY. THE APPLICANT PROPOSES A REZONING TO A COORDINATED DEVELOPMENT DISTRICT (CDD) FOR SENIOR HOUSING, A CDD CONCEPT PLAN AND A DEVELOPMENT SPECIAL USE PERMIT WITH SITE PLAN TO PERMIT THE CONSTRUCTION OF A 5 STORY BUILDING AS AN ADDITION TO THE EXISTING GOODWIN HOUSE HOME FOR THE ELDERLY.

EXISTING/ PROPOSED SPECIAL USE PERMITS ZONING MODIFICATIONS/ WAIVERS

1. REZONING TO A CDD
2. CDD CONCEPT PLAN
3. DEVELOPMENT SPECIAL USE PERMIT AMENDMENT TO SUP 95-0171

SHEET INDEX

C1.00 COVER SHEET	A1.00 FIRST FLOOR PLAN
C2.00 NOTES, ABBREVIATIONS, AND LEGEND	A2.00 2ND - 5TH FLOOR PLAN
C3.00 CONTEXTUAL PLAN	A3.00 PENTHOUSE PLAN
C4.00 OVERALL EXISTING CONDITIONS PLAN	A4.00 EXTERIOR ELEVATIONS
C4.10 EXISTING CONDITIONS PLAN	A5.00 EXTERIOR ELEVATIONS
C5.00 OVERALL CONCEPTUAL SITE PLAN - PHASE 1	A6.00 EXTERIOR ELEVATIONS
C5.10 CONCEPTUAL SITE PLAN - PHASE 1	A7.00 BUILDING SECTIONS
C6.00 OPEN SPACE PLAN	(17 TOTAL SHEETS)
C7.00 FIRE SERVICE PLAN	
C7.10 AMBULANCE TURNING MOVEMENT	

FIRE FLOW

INFORMATION SHALL PROVIDED BY VIRGINIA AMERICAN WATER.

SOIL INFORMATION

A SUBSURFACE INVESTIGATION AND GEOTECHNICAL EVALUATION HAS BEEN PREPARED BY CFI CONSULTANTS, INC AND DATED 03/14/2013. NO ON-SITE CONTAMINATION IS KNOWN OF AT THIS TIME. ACCORDING TO HISTORICAL MAPS, AREAS OF MARINE CLAYS EXIST ON-SITE.

EXISTING TOPOGRAPHY NOTE

THE TOPOGRAPHY SHOWN HEREON IS A COMBINATION OF CITY OF ALEXANDRIA GIS AND FIELD RUN SURVEY PERFORMED BY BOWMAN CONSULTING GROUP, LTD. ON NOVEMBER 19, 2013.

RPA NOTE:

THERE ARE NO RPA'S ON THIS SITE.

FLOODPLAIN NOTE:

THE PROPERTY SHOWN HEREON IS NOT IN A 100-YEAR FLOODPLAIN. IT LIES IN ZONE "X" (UN-SHADED)(AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR CITY OF ALEXANDRIA, VIRGINIA, COMMUNITY-PANEL NUMBER 5155190028E, MAP REVISED JUNE 19, 2013.

TRIP GENERATION

EXISTING TRIP GENERATION: 426 UNITS X 2.02 TRIPS/UNIT-DAY* = 861 TRIPS/DAY
 PROPOSED TRIP GENERATION: 413 UNITS X 2.02 TRIPS/UNIT-DAY* = 835 TRIPS/DAY
 *BASED ON ITE TRIP GENERATION MANUAL SUGGESTED VALUE FOR CONGREGATE CARE FACILITIES

BUILDING CODE ANALYSIS

APPLICABLE CODES: 2009 VIRGINIA UNIFORM STATE BUILDING CODE
 USE GROUP: 1-2
 STORES: 5
 CONST. TYPE: 1B
 FIRE PROTECTION: NFPA 101
 FIRST FLOOR: 17,643 SF
 FLOORS 2-5: 16,620 SF (TYP)

APPROVED
 SPECIAL USE PERMIT NO. 2014-0012
 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. _____

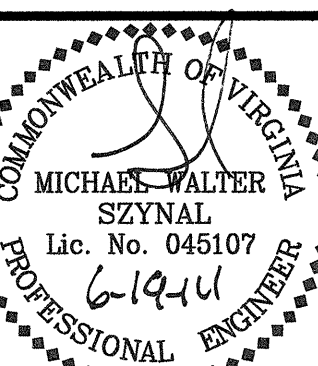
Bowman
 CONSULTING

Bowman Consulting Group, Ltd.
 2121 Eisenhower Avenue
 Suite 302
 Alexandria, Virginia 22314
 Phone: (703) 548-2188
 Fax: (703) 683-5781
 www.bowmanconsulting.com
 © Bowman Consulting Group, Ltd.

VIRGINIA

COVER SHEET
 GOODWIN HOUSE
 CONCEPT PLAN II

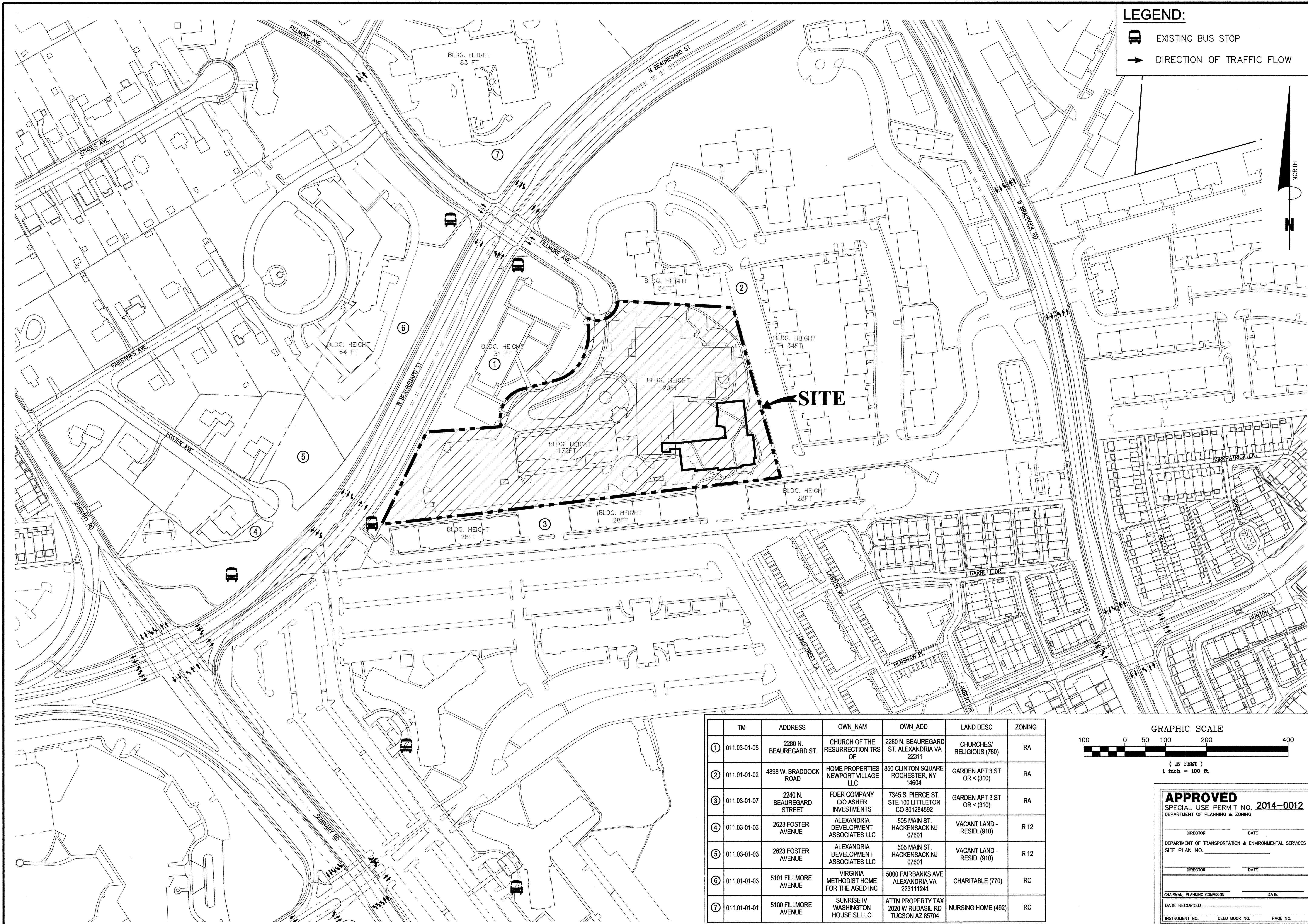
CITY OF ALEXANDRIA



PLAN STATUS
 05/09/14 CONCEPT I
 06/20/14 CONCEPT II

DATE DESCRIPTION
 TPB DESIGN TPB DRAWN MWS CHKD
 SCALE H: AS SHOWN
 V:
 JOB No. 5459-01-002
 DATE : JUNE 2014
 FILE No. 5459-D-PR-002

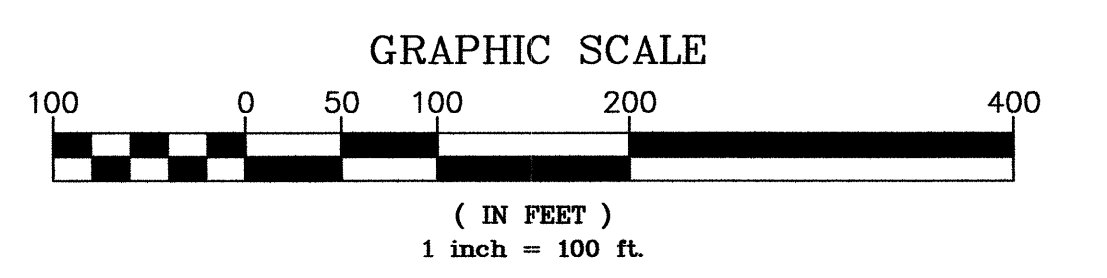
SHEET C1.00



LEGEND:
 EXISTING BUS STOP
 DIRECTION OF TRAFFIC FLOW



TM	ADDRESS	OWN_NAM	OWN_ADD	LAND_DESC	ZONING
①	011.03-01-05 2280 N. BEAUREGARD ST.	CHURCH OF THE RESURRECTION TRS OF	2280 N. BEAUREGARD ST. ALEXANDRIA VA 22311	CHURCHES/ RELIGIOUS (760)	RA
②	011.01-01-02 4898 W BRADDOCK ROAD	HOME PROPERTIES NEWPORT VILLAGE LLC	850 CLINTON SQUARE ROCHESTER, NY 14604	GARDEN APT 3 ST OR <(310)	RA
③	011.03-01-07 2240 N. BEAUREGARD STREET	FDER COMPANY C/O ASHER INVESTMENTS	7345 S. PIERCE ST. STE 100 LITTLETON CO 801284592	GARDEN APT 3 ST OR <(310)	RA
④	011.03-01-03 2623 FOSTER AVENUE	ALEXANDRIA DEVELOPMENT ASSOCIATES LLC	505 MAIN ST. HACKENSACK NJ 07601	VACANT LAND - RESID. (910)	R 12
⑤	011.03-01-03 2623 FOSTER AVENUE	ALEXANDRIA DEVELOPMENT ASSOCIATES LLC	505 MAIN ST. HACKENSACK NJ 07601	VACANT LAND - RESID. (910)	R 12
⑥	011.01-01-03 5101 FILLMORE AVENUE	VIRGINIA METHODIST HOME FOR THE AGED INC	5000 FAIRBANKS AVE ALEXANDRIA VA 223111241	CHARITABLE (770)	RC
⑦	011.01-01-01 5100 FILLMORE AVENUE	SUNRISE IV WASHINGTON HOUSE SL LLC	ATTN PROPERTY TAX 2020 W RUDASIL RD TUCSON AZ 85704	NURSING HOME (492)	RC



APPROVED
 SPECIAL USE PERMIT NO. 2014-0012
 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. _____

Bowman
CONSULTING

Bowman Consulting Group, Ltd.
 1400 S. Tower Avenue
 Alexandria, Virginia 22314
 Phone: (703) 548-2188
 Fax: (703) 865-5781
 www.bowmanconsulting.com
 © Bowman Consulting Group, Ltd.

CONCEPT PLAN
GOODWIN HOUSE
 CONCEPT PLAN II

CITY OF ALEXANDRIA

COMMONWEALTH OF VIRGINIA
 MICHAEL WALTER SZYNAL
 Lic. No. 045107
 PROFESSIONAL ENGINEER

PLAN STATUS
 05/09/14 CONCEPT I
 06/20/14 CONCEPT II

DATE	DESCRIPTION
TPB DESIGN	CNN DRAWN
	MWS CHKD
SCALE: H: 1"=100'	
V:	
JOB No. 5459-01-002	
DATE : JUNE 2014	
FILE No. 5459-D-PR-002	
SHEET	C3.00

Code file name: P:\5459 - Goodwin House\5459-01-002 (ENG) - Reevaluation - Alex, VA (Mixed)\Engineering\Plans\Concept Plan 1\5459-D-PR-002-03.00-CITY-CONCEPTUAL.dwg

NOT FOR CONSTRUCTION!!! THIS PLAN IS SUBJECT TO CHANGE AND BCG SHALL NOT BE HELD RESPONSIBLE FOR ANY COSTS DUE TO CHANGES.



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	77.00'	120.94'	S 30°31'57" W	108.89'	89°59'43"	76.99'
C2	114.00'	143.72'	N 39°25'00" E	134.39'	72°13'59"	83.18'
C3	50.00'	92.90'	N 56°31'19" E	80.10'	106°27'04"	66.90'

Bowman
CONSULTING

Bowman Consulting Group, Ltd.
2121 Eisenhower Avenue
Alexandria, Virginia 22314
Phone: (703) 548-2188
Fax: (703) 663-5781
www.bowmanconsulting.com

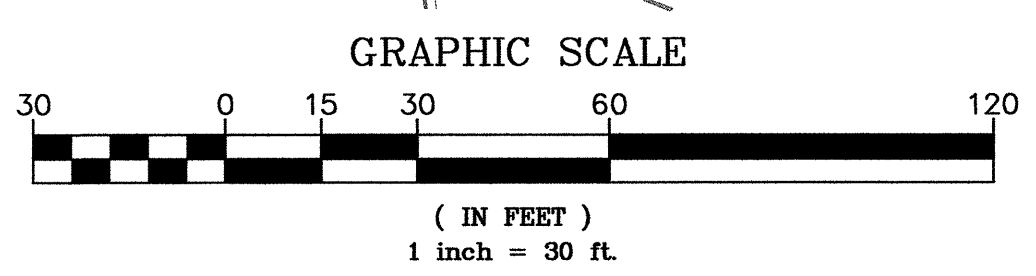
OVERALL EXISTING CONDITIONS PLAN
GOODWIN HOUSE
CONCEPT PLAN II
CITY OF ALEXANDRIA
VIRGINIA

COMMONWEALTH OF VIRGINIA
MICHAEL WALTER SZYNAL
Lic. No. 045107
PROFESSIONAL ENGINEER

PLAN STATUS
05/09/14 CONCEPT I
06/20/14 CONCEPT II

APPROVED
SPECIAL USE PERMIT NO. 2014-0012
DEPARTMENT OF PLANNING & ZONING

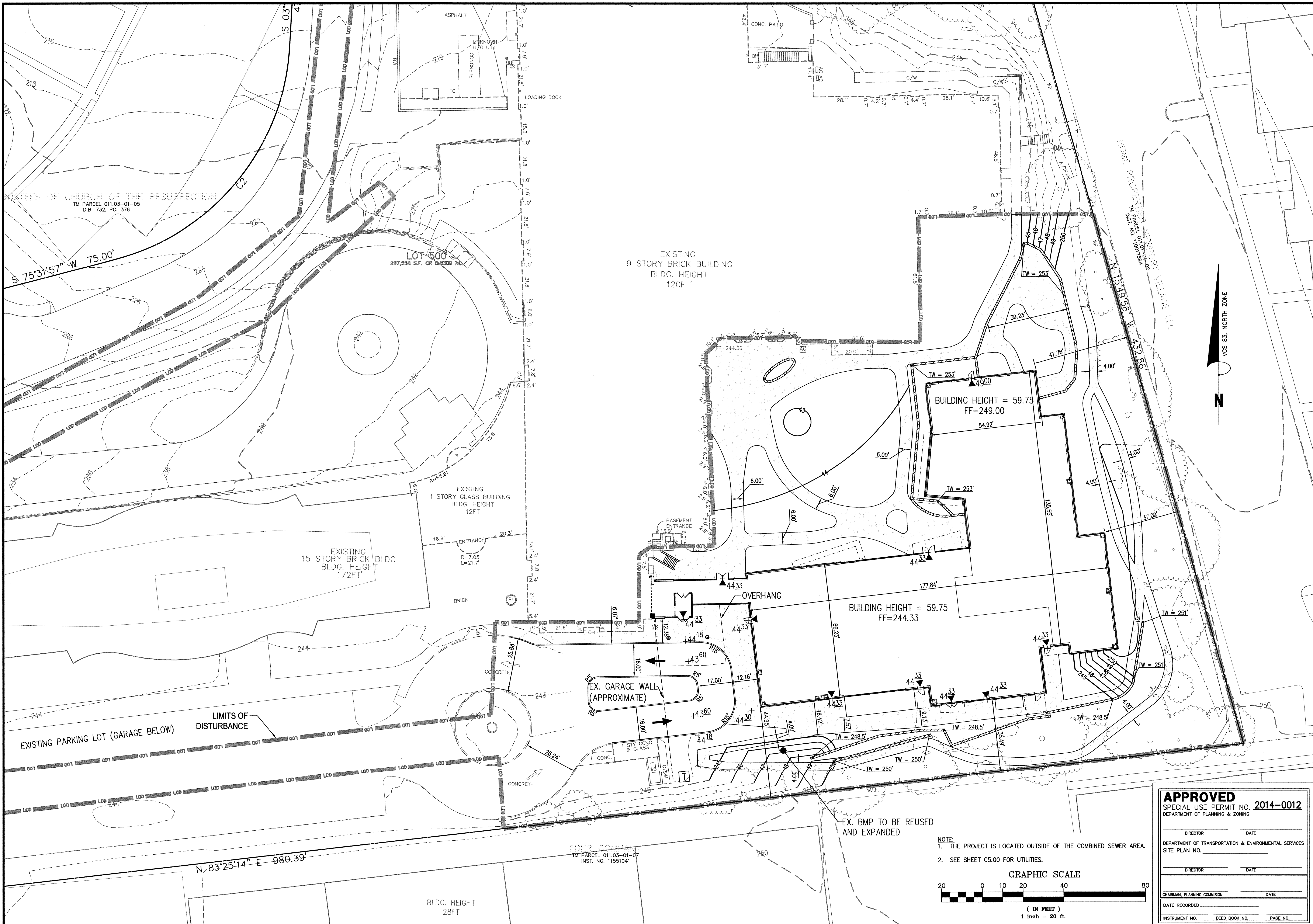
DIRECTOR	DATE	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
SITE PLAN NO.		
DIRECTOR	DATE	
CHAIRMAN, PLANNING COMMISSION		
DATE RECORDED		
INSTRUMENT NO.	DEED BOOK NO.	PAGE NO.



NOT FOR CONSTRUCTION!!! THIS PLAN IS SUBJECT TO CHANGE AND BCG SHALL NOT BE HELD RESPONSIBLE FOR ANY COSTS DUE TO CHANGES.

SHEET C4.00

Cad file name: P:\5459 - Goodwin House\5459-01-002 (BKG) - Redevelopment - Alex, VA (Mixed)\Engineering\Plans\Concept Plan II\5459-D-PR-002-04.00-VP-EXISTING CONDITIONS.dwg



Bowman
CONSULTING

Bowman Consulting Group, Ltd.
2724 Sycamore Avenue
Alexandria, Virginia 22314
Phone: (703) 548-2188
Fax: (703) 685-5781
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

CONCEPTUAL SITE PLAN - PHASE I
GOODWIN HOUSE
CONCEPT PLAN II
CITY OF ALEXANDRIA
VIRGINIA

COMMONWEALTH OF VIRGINIA
MICHAEL WALTER SZYNAL
Lic. No. 045107
PROFESSIONAL ENGINEER

PLAN STATUS
05/09/14 CONCEPT I
06/20/14 CONCEPT II

APPROVED
SPECIAL USE PERMIT NO. 2014-0012
DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

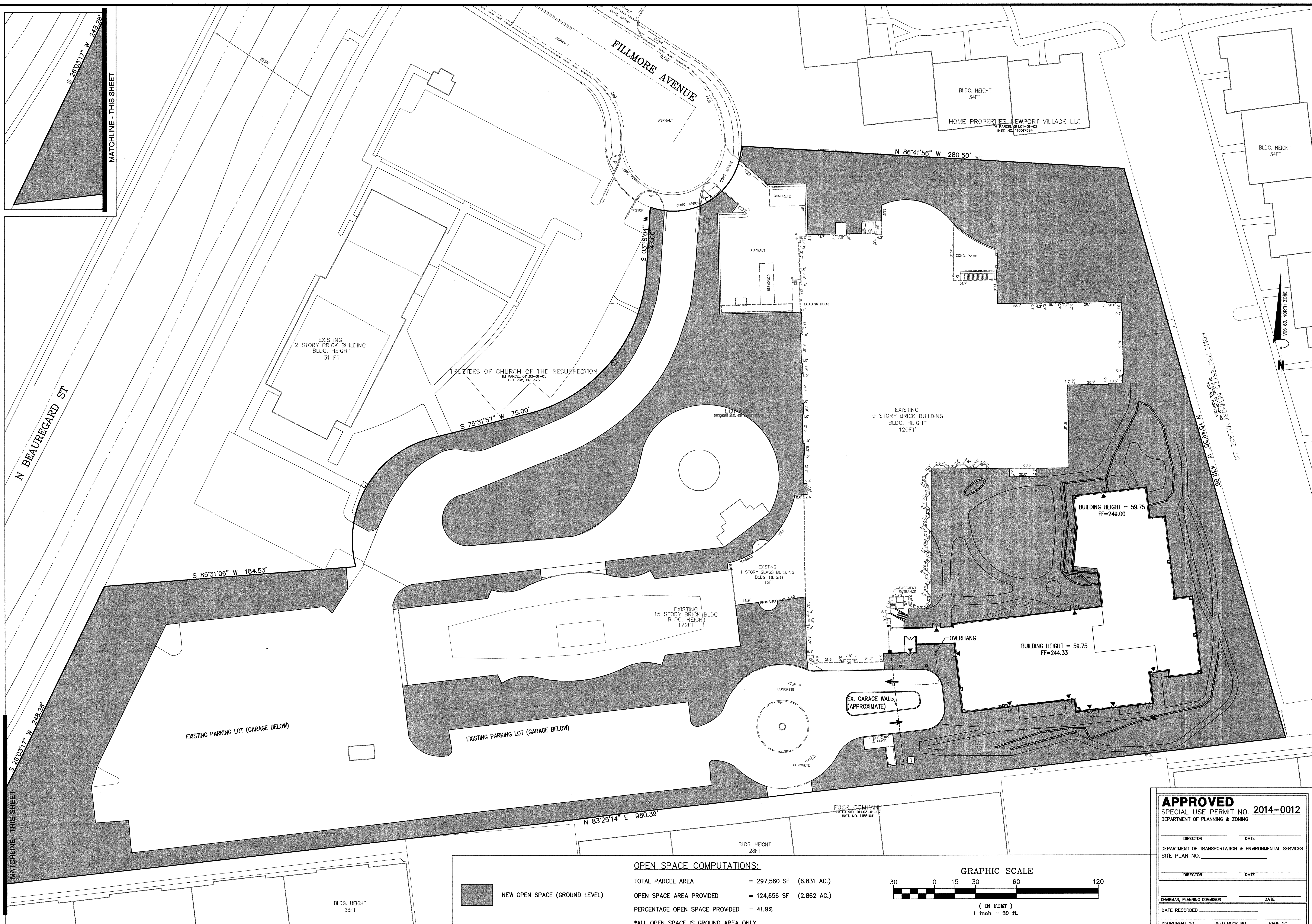
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

NOTE:
1. THE PROJECT IS LOCATED OUTSIDE OF THE COMBINED SEWER AREA.
2. SEE SHEET C5.00 FOR UTILITIES.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

DATE	DESCRIPTION
TPB DESIGN	CNN DRAWN
	MWS CHKD
SCALE H: 1"=20'	
V:	
JOB No. 5459-01-002	
DATE : JUNE 2014	
FILE No. 5459-D-PR-002	
SHEET C5.10	

NOT FOR CONSTRUCTION!!! THIS PLAN IS SUBJECT TO CHANGE AND BCG SHALL NOT BE HELD RESPONSIBLE FOR ANY COSTS DUE TO CHANGES.



S 28°31'17" W 248.28'
MATCHLINE - THIS SHEET

N BEAUREGARD ST

S 28°31'17" W 248.28'
MATCHLINE - THIS SHEET

FILLMORE AVENUE

S 85°31'06" W 184.53'

S 75°31'57" W 75.00'

S 03°18'04" W 47.00'

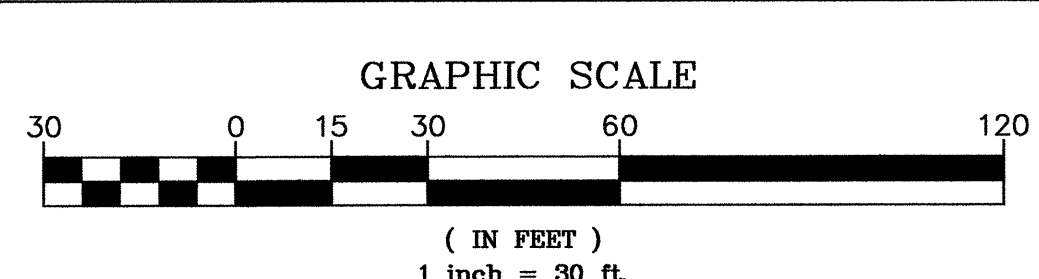
N 86°41'56" W 280.50'

N 15°49'56" W 432.86'

N 83°25'14" E 980.39'

NEW OPEN SPACE (GROUND LEVEL)

OPEN SPACE COMPUTATIONS:
 TOTAL PARCEL AREA = 297,560 SF (6.831 AC.)
 OPEN SPACE AREA PROVIDED = 124,656 SF (2.862 AC.)
 PERCENTAGE OPEN SPACE PROVIDED = 41.9%
 *ALL OPEN SPACE IS GROUND AREA ONLY



APPROVED
 SPECIAL USE PERMIT NO. 2014-0012
 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. _____

Bowman CONSULTING

Bowman Consulting Group, Ltd.
 2124 Eisenhower Avenue
 Alexandria, Virginia 22314
 Phone: (703) 548-2188
 Fax: (703) 683-5781
 www.bowmanconsulting.com
 © Bowman Consulting Group, Ltd.

OPEN SPACE PLAN
GOODWIN HOUSE
 CONCEPT PLAN II

CITY OF ALEXANDRIA VIRGINIA

PLAN STATUS
 05/09/14 CONCEPT I
 06/20/14 CONCEPT II

COMMONWEALTH OF VIRGINIA
 MICHAEL WALTER SZYNAL
 Lic. No. 045107
 PROFESSIONAL ENGINEER

JUNE 2014

JOB No. 5459-01-002
 DATE : JUNE 2014
 FILE No. 5459-D-PR-002

SHEET C6.00

Code file name: P:\5459 - Goodwin House\5459-01-002 (ENG) - Redevelopment - Alex, VA (Mixed)\Engineering\Planning\Concept Plan\5459-D-PR-002-00-00-OPEN SPACE.dwg

NOT FOR CONSTRUCTION!!! THIS PLAN IS SUBJECT TO CHANGE AND BCG SHALL NOT BE HELD RESPONSIBLE FOR ANY COSTS DUE TO CHANGES.

NO.	DATE	ISSUE

SEAL



Perkins Eastman

1100 LIBERTY AVENUE
PITTSBURGH, PA 15222
T. 412.456.0900
F. 412.456.0906

Owner:
GOODWIN HOUSE INCORPORATED
4800 FILLMORE AVENUE
ALEXANDRIA, VA 22311 TEL: (703) 820-1488

Construction Manager:
ADVANCED PROJECT MANAGEMENT, INC.
4530 WALNEY ROAD, SUITE 202
CHANTILLY, VA 20151 TEL: (703) 263-3100

Civil / Site:
BOWMAN CONSULTING
2121 EISENHOWER AVE, SUITE 302
ALEXANDRIA, VA 22314 TEL: (703) 548-2188

Landscape:
**MICHAEL VERGASON
LANDSCAPE ARCHITECTS, LTD.**
1102 KING STREET, 2ND FLOOR
ALEXANDRIA, VA 22314 TEL: (703) 836-5557

Structural:
TADJER-COHEN-EDELSON ASSOCIATES
1109 SPRING STREET, FIFTH FLOOR
SILVER SPRING, MD 20910 TEL: (301) 587-1820

MEP:
ALLEN & SHARIF ENGINEERING, LLC
7061 DEEPAGE DRIVE
COLUMBIA, MD 21045 TEL: (410) 381-7100

Food Service:
FOOD FACILITIES CONCEPTS, INC.
1100 WASHINGTON AVE, SUITE 302
CARNEGIE, PA 15106 TEL: (412) 276-9093

Low Voltage:
**CONVERGENT TECHNOLOGIES
DESIGN GROUP, INC.**
6501 YORK ROAD
BALTIMORE, MD 21212 TEL: (410) 532-2395

PROJECT TITLE:
**GOODWIN HOUSE
ALEXANDRIA
SMALL HOUSE**
4800 Fillmore Ave. Alexandria, VA 22311

PROJECT No: 47151.00

DRAWING TITLE:
FIRST FLOOR PLAN

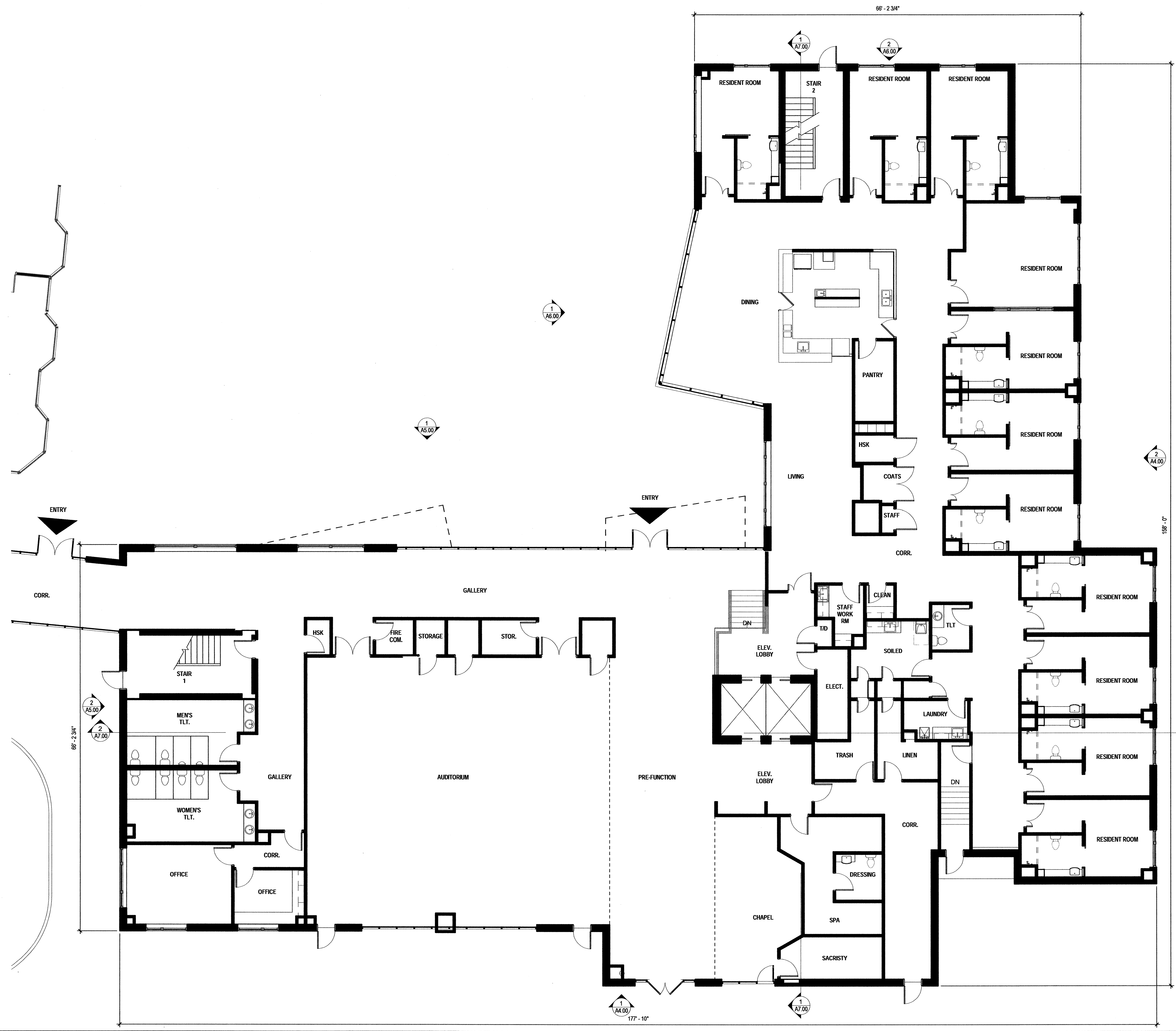
SCALE: 1/8" = 1'-0"

A1.00

CONCEPT 2

JUNE 20, 2014

c:\REVIT_LOCAL\47151.00_GHA_CoE_calenacci.rvt
6/12/2014 3:52:19 PM



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

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

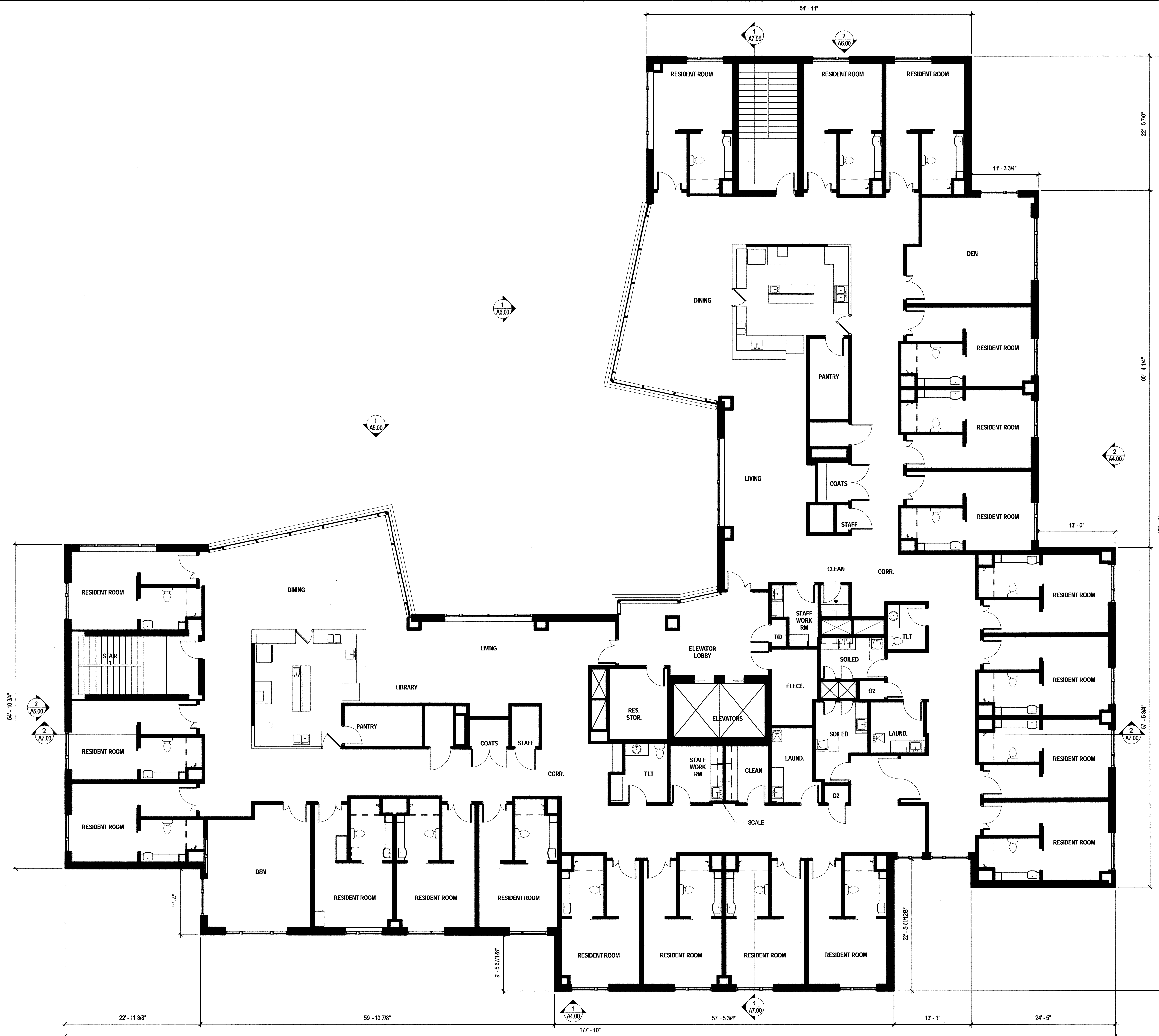
DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

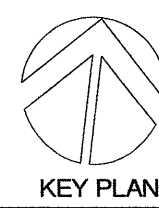
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

c:\REVIT_LOCAL\17151_00_GHA_CoE_j_catenacci.rvt
6/12/2014 3:52:21 PM



NO.	DATE	ISSUE

SEAL



Perkins Eastman

1100 LIBERTY AVENUE
PITTSBURGH, PA 15222
T. 412.456.0900
F. 412.456.0906

Owner:
GOODWIN HOUSE INCORPORATED
4800 FILLMORE AVENUE
ALEXANDRIA, VA 22311 TEL: (703) 820-1488

Construction Manager:
ADVANCED PROJECT MANAGEMENT, INC.
4530 WALNEY ROAD, SUITE 202
CHANTILLY, VA 20151 TEL: (703) 263-3100

Civil / Site:
BOWMAN CONSULTING
2121 EISENHOWER AVE, SUITE 302
ALEXANDRIA, VA 22314 TEL: (703) 548-2188

Landscape:
**MICHAEL VERGASON
LANDSCAPE ARCHITECTS, LTD.**
1102 KING STREET, 2ND FLOOR
ALEXANDRIA, VA 22314 TEL: (703) 836-5557

Structural:
TADJER-COHEN-EDELSON ASSOCIATES
1109 SPRING STREET, FIFTH FLOOR
SILVER SPRING, MD 20910 TEL: (301) 587-1820

MEP:
ALLEN & SHARIFF ENGINEERING, LLC
7051 DEEPAGE DRIVE
COLUMBIA, MD 21045 TEL: (410) 381-7100

Food Service:
FOOD FACILITIES CONCEPTS, INC.
1100 WASHINGTON AVE, SUITE 302
CARNEGIE, PA 15106 TEL: (412) 276-9093

Low Voltage:
**CONVERGENT TECHNOLOGIES
DESIGN GROUP, INC.**
6501 YORK ROAD
BALTIMORE, MD 21212 TEL: (410) 532-2395

PROJECT TITLE:
**GOODWIN HOUSE
ALEXANDRIA
SMALL HOUSE**
4800 Fillmore Ave. Alexandria, VA 22311

PROJECT No: 47151.00
DRAWING TITLE:

2ND-5TH FLOOR PLAN

SCALE: 1/8" = 1'-0"

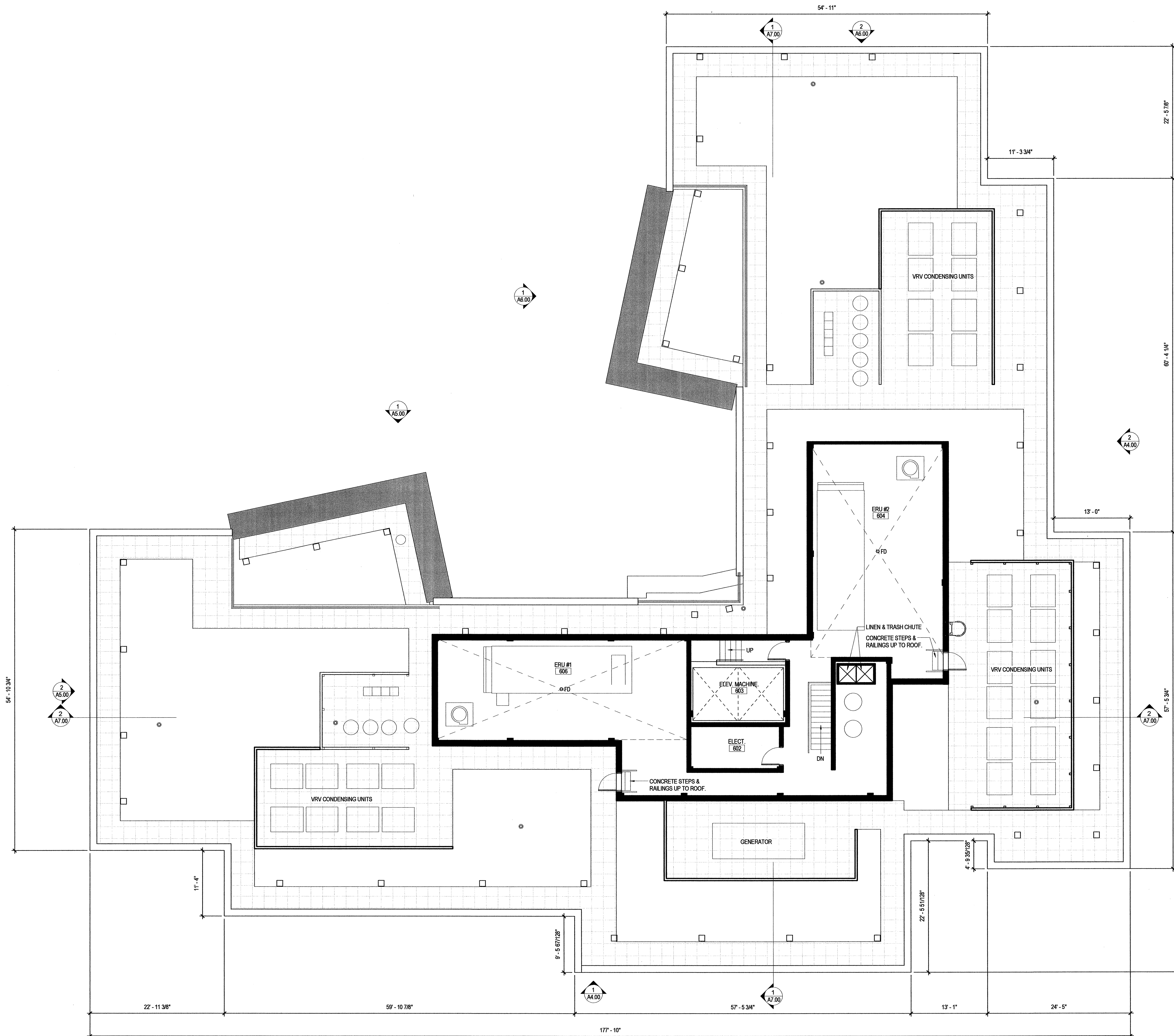
A2.00

CONCEPT 2

JUNE 20, 2014

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. _____

c:\REVIT_LOCAL\47151.00_GHA_CoE_j.catenacci.rvt
6/12/2014 4:12:11 PM



NO.	DATE	ISSUE

SEAL



Perkins Eastman

1100 LIBERTY AVENUE
PITTSBURGH, PA 15222
T. 412.456.0900
F. 412.456.0906

Owner:
GOODWIN HOUSE INCORPORATED
4800 FILLMORE AVENUE
ALEXANDRIA, VA 22311 TEL: (703) 820-1488

Construction Manager:
ADVANCED PROJECT MANAGEMENT, INC.
4530 WALNEY ROAD, SUITE 202
CHANTILLY, VA 20151 TEL: (703) 263-3100

Civil / Site:
BOWMAN CONSULTING
2121 EISENHOWER AVE, SUITE 302
ALEXANDRIA, VA 22314 TEL: (703) 548-2188

Landscape:
**MICHAEL VERGASON
LANDSCAPE ARCHITECTS, LTD.**
1102 KING STREET, 2ND FLOOR
ALEXANDRIA, VA 22314 TEL: (703) 836-5557

Structural:
TADJER-COHEN-EDELSON ASSOCIATES
1109 SPRING STREET, FIFTH FLOOR
SILVER SPRING, MD 20910 TEL: (301) 587-1820

MEP:
ALLEN & SHARIF ENGINEERING, LLC
7061 DEEPAGE DRIVE
COLUMBIA, MD 21045 TEL: (410) 381-7100

Food Service:
FOOD FACILITIES CONCEPTS, INC.
1100 WASHINGTON AVE, SUITE 302
CARNEGIE, PA 15106 TEL: (412) 276-9093

Low Voltage:
**CONVERGENT TECHNOLOGIES
DESIGN GROUP, INC.**
6501 YORK ROAD
BALTIMORE, MD 21212 TEL: (410) 532-2395

PROJECT TITLE:

**GOODWIN HOUSE
ALEXANDRIA
SMALL HOUSE**

4800 Fillmore Ave. Alexandria, VA 22311

PROJECT No: 47151.00

DRAWING TITLE:
PENTHOUSE PLAN

SCALE: 1/8" = 1'-0"

A3.00

CONCEPT 2

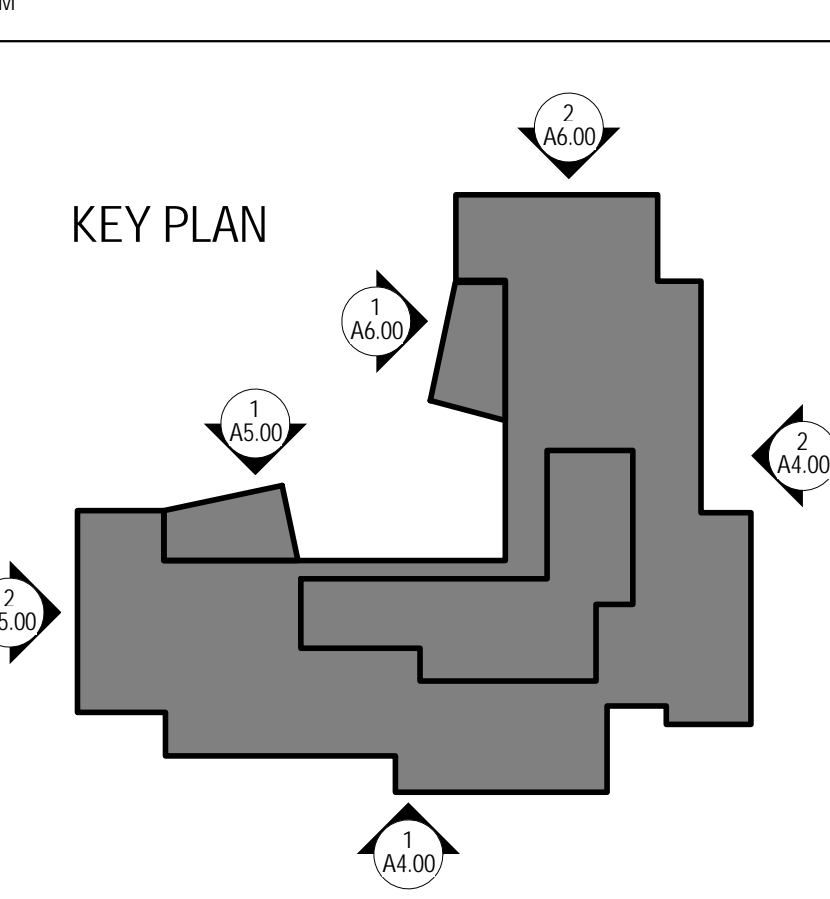
JUNE 20, 2014

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



2 EAST ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL KEY			
B1	BRICK VENEER COLOR 1, RUNNING BOND	M1	COMPOSITE METAL PANEL SYSTEM
B2	BRICK VENEER COLOR 2, RUNNING BOND WITH RECESSED TIE BACK COURSING EVERY 6 COURSES	M2	COMPOSITE METAL CANTILEVERED CORNICE / CANOPY
PC1	12" TALL PRECAST CONCRETE ACCENT BAND	M3	PREFINISHED ALUMINUM COPING SYSTEM
PC2	8" TALL PRECAST WINDOW LINTELS	M4	PRESSED METAL PANEL, GLAZED INTO WINDOW SYSTEM
PC3	12" X 24" GROUND FACE CONCRETE BLOCK UNITS	M5	PREFINISHED ALUMINUM, SCUPPERS, DOWNSPOUTS AND CONDUCTOR HEADS
RC1	GFRG COLUMN ENCLOSURES	MG1	PAINTED GALVANIZED METAL PIPE RAILING SYSTEM
E1	EIFS COLOR 1	MG2	PAINTED GALVANIZED PREMANUFACTURED ROOF ACCESS LADDER AND SAFETY CAGE
E2	EIFS COLOR 2	AL	PREFINISHED ARCHITECTURAL LOUVER
E3	EIFS ACCENT BANDING	D1	PREFINISHED ALUMINUM EXTERIOR INSULATED STILE AND RAIL INSULATED GLASS DOOR
W1	PREFINISHED ALUMINUM WINDOW SYSTEM WITH INTEGRAL SILL	D2	PREFINISHED ALUMINUM EXTERIOR INSULATED FLUSH DOOR
W2	PREFINISHED ALUMINUM WINDOW SYSTEM, 60% STANDARD DEPTH MULLION CAPS, 40% 4" DEEP MULLION CAPS, 50% OF GLAZING IS FRITTED.	LT1	DECORATIVE WALL SCOWE
W3	PREFINISHED ALUMINUM WALL SYSTEM WITH ANTI-FALL STAINLESS STEEL MESH SCREEN GLAZED IN		
W4	PREFINISHED ALUMINUM EXTERIOR STOREFRONT SYSTEM		



1100 LIBERTY AVENUE
PITTSBURGH, PA 15222
T. 412.456.0900
F. 412.456.0906

Owner:
GOODWIN HOUSE INCORPORATED
4800 FILLMORE AVENUE
ALEXANDRIA, VA 22311 TEL: (703) 820-1488

Construction Manager:
ADVANCED PROJECT MANAGEMENT, INC.
4530 WALNEY ROAD, SUITE 202
CHANTILLY, VA 20151 TEL: (703) 263-3100

Civil / Site:
BOWMAN CONSULTING
2121 EISENHOWER AVE, SUITE 302
ALEXANDRIA, VA 22314 TEL: (703) 548-2188

Landscape:
MICHAEL VERGASON
LANDSCAPE ARCHITECTS, LTD.
1102 KING STREET, 2ND FLOOR
ALEXANDRIA, VA 22314 TEL: (703) 836-5557

Structural:
TAD JER-COHEN-EDELSON ASSOCIATES
1109 SPRING STREET, FIFTH FLOOR
SILVER SPRING, MD 20910 TEL: (301) 587-1820

MEP:
ALLEN & SHARIF ENGINEERING, LLC
7061 DEEPAE DRIVE
COLUMBIA, MD 21045 TEL: (410) 381-7100

Food Service:
FOOD FACILITIES CONCEPTS, INC.
1100 WASHINGTON AVE, SUITE 302
CARNEGIE, PA 15106 TEL: (412) 276-9093

Low Voltage:
CONVERGENT TECHNOLOGIES
DESIGN GROUP, INC.
6501 YORK ROAD
BALTIMORE, MD 21212 TEL: (410) 532-2395

PROJECT TITLE:
**GOODWIN HOUSE
ALEXANDRIA
SMALL HOUSE**
4800 Fillmore Ave. Alexandria, VA 22311

PROJECT No: 47151.00

DRAWING TITLE:
**EXTERIOR
ELEVATIONS**

SCALE: As indicated

A4.00

CONCEPT 2

JUNE 20, 2014

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

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

DIRECTOR _____ DATE _____

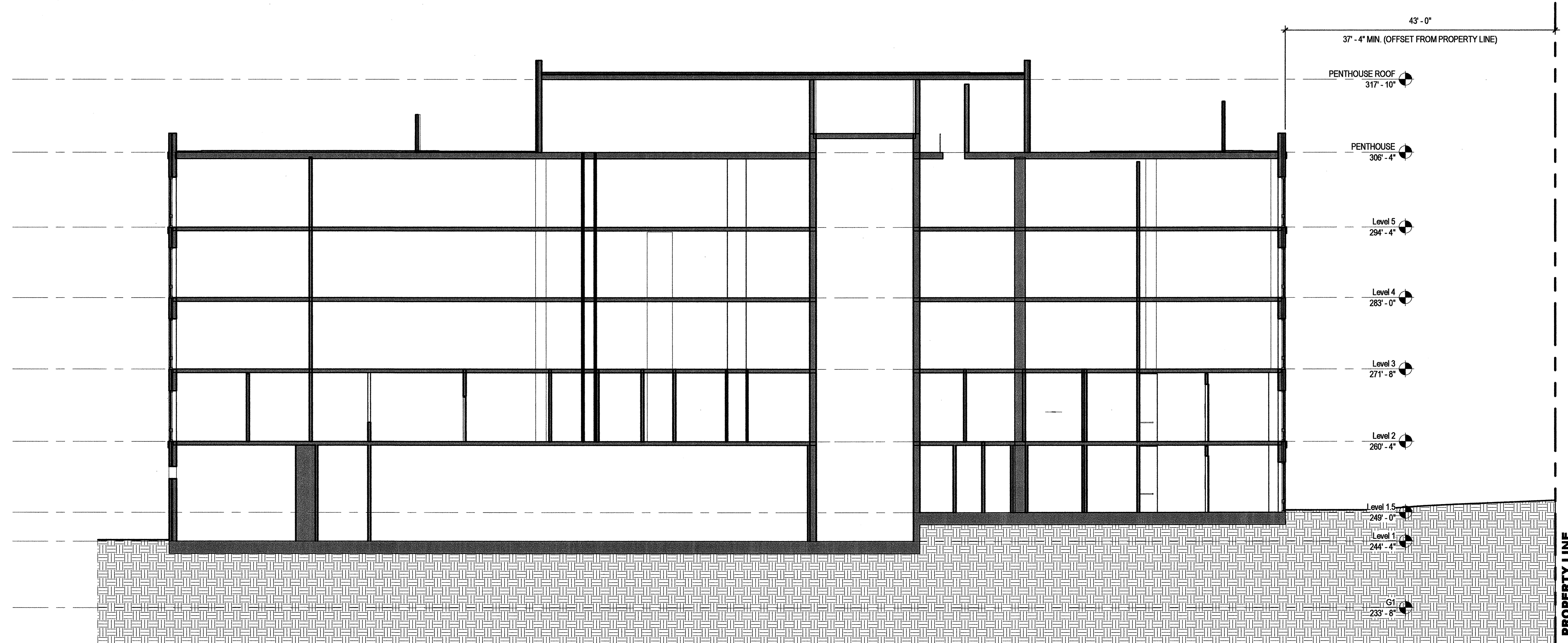
CHAIRMAN, PLANNING COMMISSION _____ DATE _____
DATE RECORDED _____

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

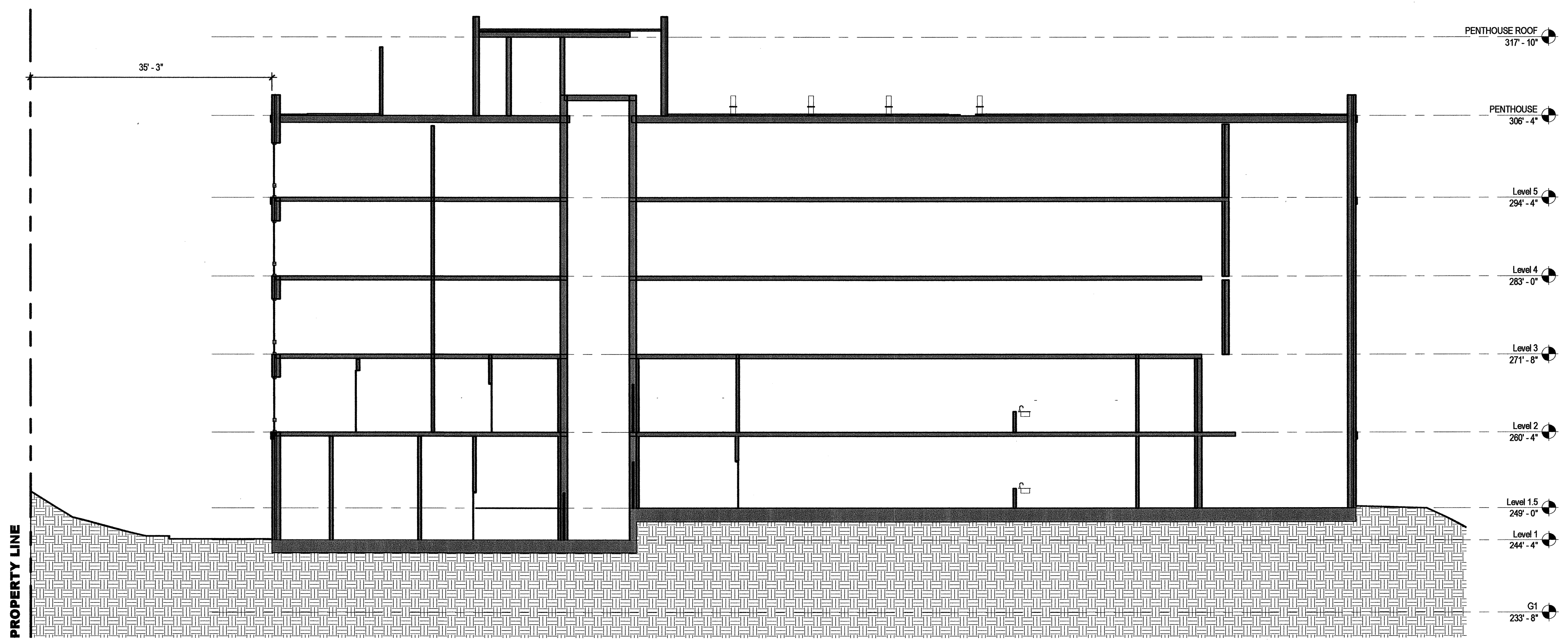
c:\REVIT\LOCAL\47151.00_GHA_CoE_m.ulloa.rvt
6/19/2014 4:36:53 PM

1 SOUTH ELEVATION
1/8" = 1'-0"

NO.	DATE	ISSUE



2 EAST-WEST BUILDING SECTION
3/32" = 1'-0"



1 NORTH-SOUTH BUILDING SECTION
3/32" = 1'-0"

SEAL



Perkins Eastman

1100 LIBERTY AVENUE
PITTSBURGH, PA 15222
T. 412.456.0900
F. 412.456.0906

Owner:
GOODWIN HOUSE INCORPORATED
4800 FILLMORE AVENUE
ALEXANDRIA, VA 22311 TEL: (703) 820-1488

Construction Manager:
ADVANCED PROJECT MANAGEMENT, INC.
4530 WALNEY ROAD, SUITE 202
CHANTILLY, VA 20151 TEL: (703) 263-3100

Civil / Site:
BOWMAN CONSULTING
2121 EISENHOWER AVE, SUITE 302
ALEXANDRIA, VA 22314 TEL: (703) 548-2188

Landscape:
**MICHAEL VERGASON
LANDSCAPE ARCHITECTS, LTD.**
1102 KING STREET, 2ND FLOOR
ALEXANDRIA, VA 22314 TEL: (703) 836-5557

Structural:
TADJER-COHEN-EDELSON ASSOCIATES
1109 SPRING STREET, FIFTH FLOOR
SILVER SPRING, MD 20910 TEL: (301) 587-1820

MEP:
ALLEN & SHARIF ENGINEERING, LLC
7061 DEEPAGE DRIVE
COLUMBIA, MD 21045 TEL: (410) 381-7100

Food Service:
FOOD FACILITIES CONCEPTS, INC.
1100 WASHINGTON AVE, SUITE 302
CARNEGIE, PA 15106 TEL: (412) 276-9093

Low Voltage:
**CONVERGENT TECHNOLOGIES
DESIGN GROUP, INC.**
6501 YORK ROAD
BALTIMORE, MD 21212 TEL: (410) 532-2395

PROJECT TITLE:

**GOODWIN HOUSE
ALEXANDRIA**

SMALL HOUSE

4800 Fillmore Ave. Alexandria, VA 22311

PROJECT No: 47151.00

DRAWING TITLE:

BUILDING SECTIONS

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

A7.00

CONCEPT 2

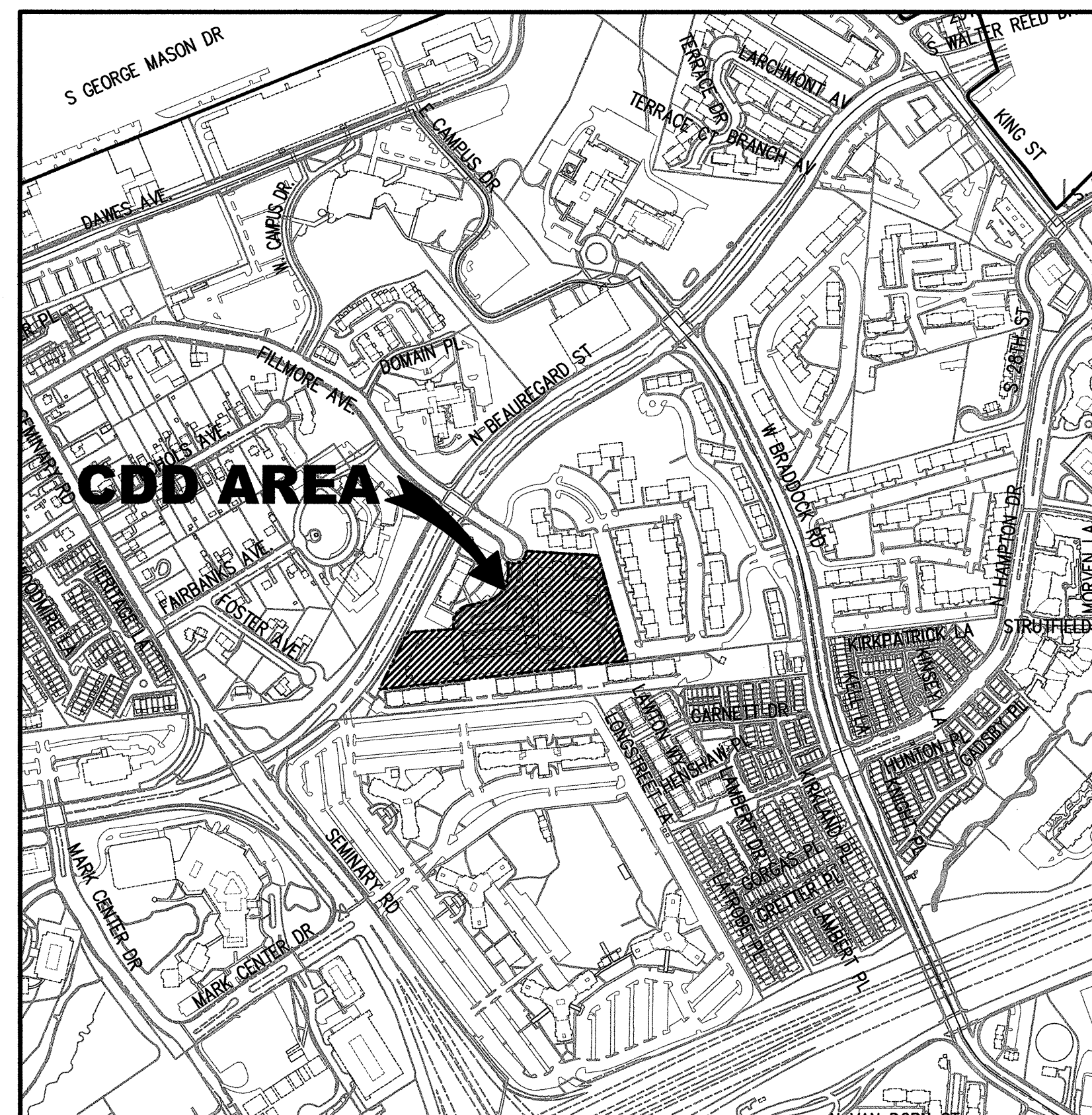
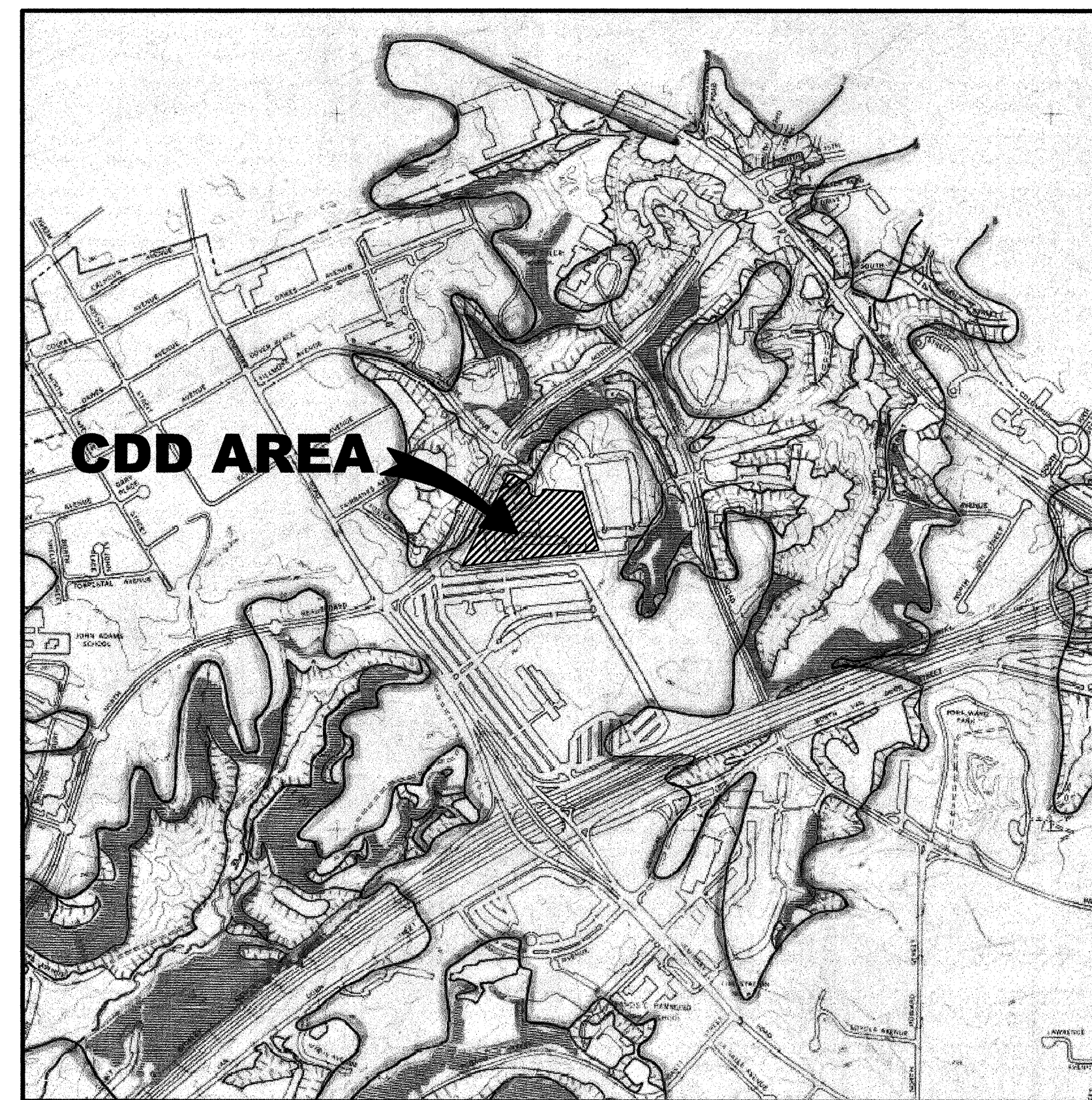
JUNE 20, 2014

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. _____

c:\REVIT_LOCAL\47151.00_GHA_CoE_catenacci.rvt
6/12/2014 3:53:07 PM

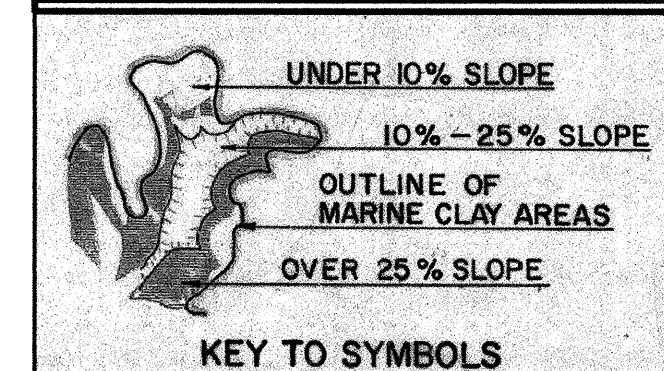
GOODWIN HOUSE COORDINATED DEVELOPMENT DISTRICT CDD CONCEPT PLAN

CITY OF ALEXANDRIA, VIRGINIA
JUNE 20, 2014



SHEET INDEX

- C1.00 COVER SHEET
- C2.00 COORDINATED DEVELOPMENT DISTRICT CONCEPT PLAN
- C3.00 PRELIMINARY PHASING PLAN
- (3 TOTAL SHEETS)



BASED ON HISTORICAL MAPS, MARINE CLAY MAY BE PRESENT WITHIN PORTIONS OF THE CDD AREA.

MARINE CLAY SOILS MAP
SCALE : 1" = 1000'

VICINITY MAP
SCALE : 1" = 500'

CDD CONCEPT PLAN STATEMENT

THE APPLICANT REQUESTS APPROVAL OF A COORDINATED DEVELOPMENT DISTRICT CONCEPT PLAN FOR SENIOR HOUSING, CONSISTENT WITH THE RECOMMENDATIONS IN THE BEAUREGARD SMALL AREA PLAN.

SEE STATEMENT OF JUSTIFICATION FOR ADDITIONAL INFORMATION.

ASSOCIATED APPLICATIONS

1. TEXT AMENDMENT/REZONING

OWNER

GOODWIN HOUSE, INC.
4800 FILLMORE AVENUE
ALEXANDRIA, VA 22311
ATTN: KATHY ANDERSON
PHONE: (703) 578-1000

APPLICANT

ADVANCED PROJECT MANAGEMENT, INC.
4530 WALNEY ROAD, SUITE 202
CHANTILLY, VA 20151
ATTN: STEPHEN KARCHA, LEED AP, GRP
PHONE: (703) 263-3100

ATTORNEY

WALSH, COLUCCI, LUBELEY & WALSH, P.C.
2200 CLARENDON BOULEVARD, SUITE 1300
ARLINGTON, VA 22201
ATTN: CATHY PUSKAR
PHONE: (703) 528-4700

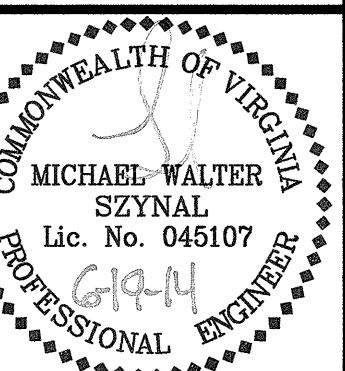
CIVIL ENGINEER

BOWMAN CONSULTING GROUP
2121 EISENHOWER AVENUE, SUITE 302
ALEXANDRIA, VIRGINIA 22314
ATTN: MICHAEL SZYNAL, PE
PHONE: (703) 548-2188

Bowman
CONSULTING

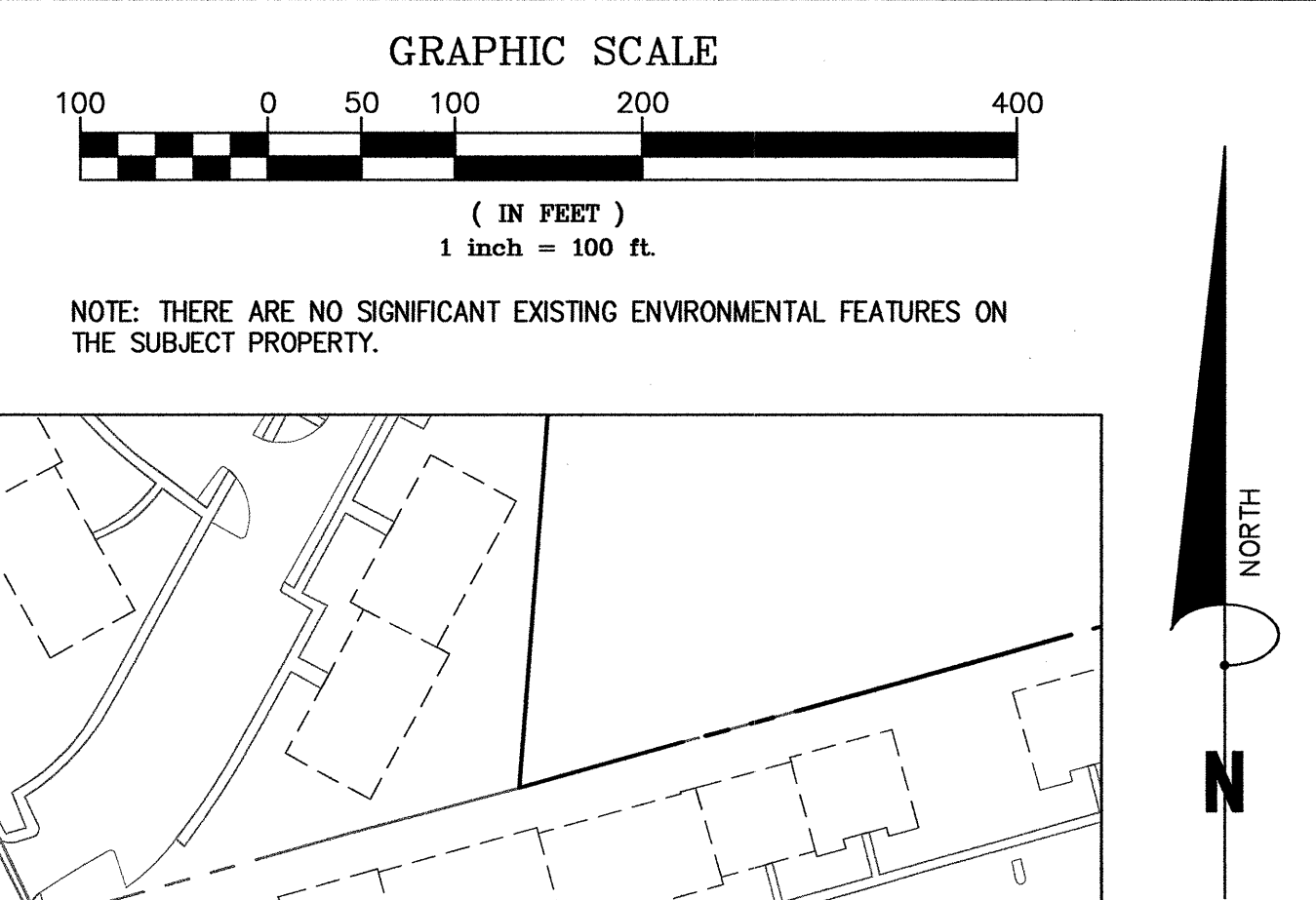
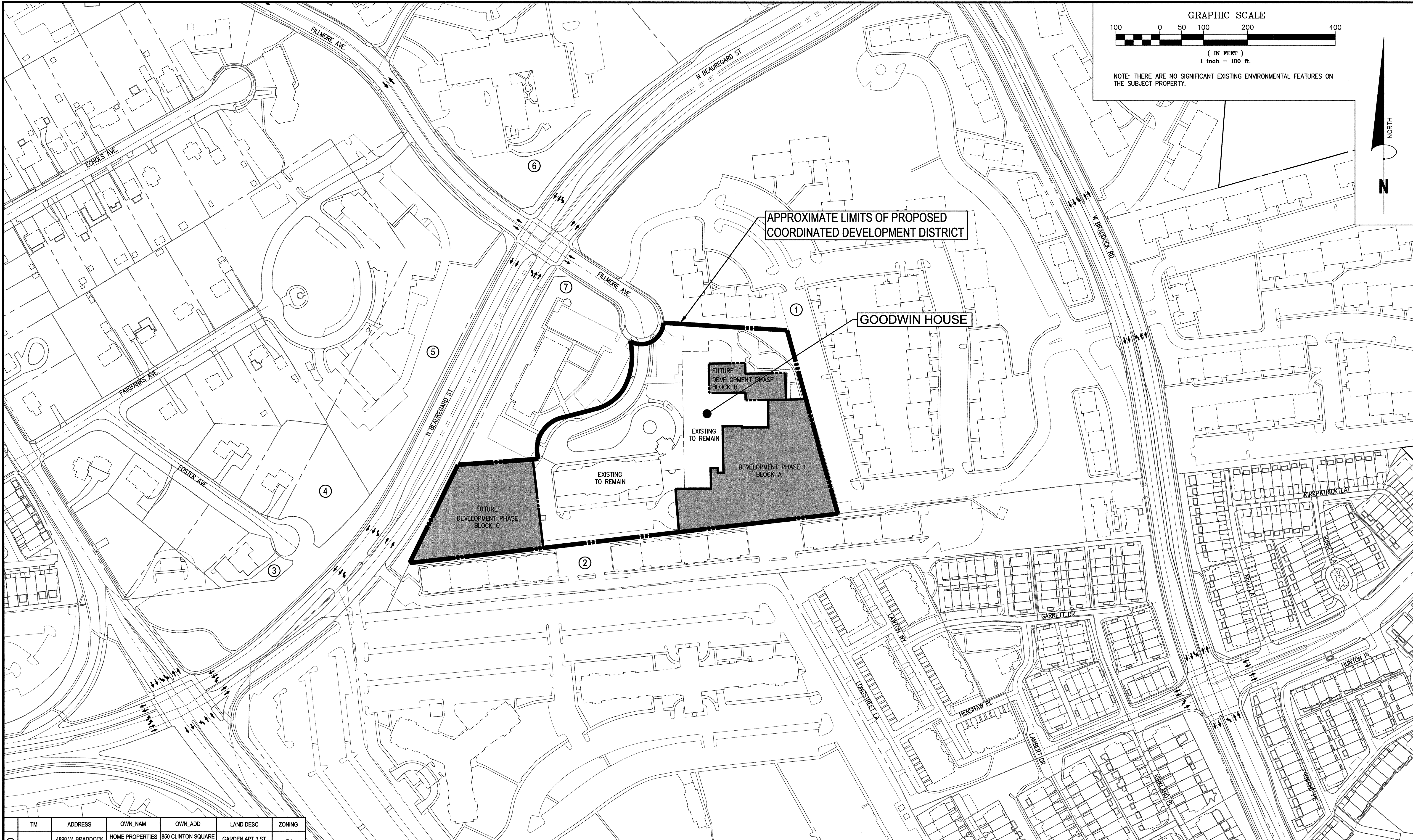
Bowman Consulting Group, Ltd.
2121 Eisenhower Avenue
Alexandria, Virginia 22314
Phone: (703) 548-2188
Fax: (703) 883-5781
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

CITY OF ALEXANDRIA
COVER SHEET
GOODWIN HOUSE
CDD CONCEPT PLAN
VIRGINIA



PLAN STATUS	
05/09/14	1ST SUBMISSION
06/20/14	2ND SUBMISSION

APPROVED	
SPECIAL USE PERMIT NO. _____	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
TPB DESIGN _____	TPB DRAWN _____
MWS CHKD _____	SCALE H: AS SHOWN
V: _____	
JOB No. 5459-01-002	
DATE : MAY 2014	
FILE No. 5459-D-PR-002	
CHAIRMAN, PLANNING COMMISSION _____	DATE _____
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
PAGE NO. _____	



NOTE: THERE ARE NO SIGNIFICANT EXISTING ENVIRONMENTAL FEATURES ON THE SUBJECT PROPERTY.

Bowman
CONSULTING

Bowman Consulting Group, Ltd.
2124 S. Willow Avenue
Alexandria, Virginia 22314
Phone: (703) 548-2188
Fax: (703) 863-5781
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

COORDINATED DEVELOPMENT DISTRICT CONCEPT PLAN
GOODWIN HOUSE
CDD CONCEPT PLAN
CITY OF ALEXANDRIA VIRGINIA

COMMONWEALTH OF VIRGINIA
MICHAEL WALTER SZYNAL
Lic. No. 045107
PROFESSIONAL ENGINEER

PLAN STATUS
05/09/14 1ST SUBMISSION
06/20/14 2ND SUBMISSION

TM	ADDRESS	OWN_NAM	OWN_ADD	LAND_DESC	ZONING
①	011.01-01-02 4898 W. BRADDOCK ROAD	HOME PROPERTIES NEWPORT VILLAGE LLC	850 CLINTON SQUARE ROCHESTER, NY 14604	GARDEN APT 3 ST OR < (310)	RA
②	011.03-01-07 2240 N. BEAUREGARD STREET	FDER COMPANY C/O ASHER INVESTMENTS	7345 S. PIERCE ST. STE 100 LITTLETON CO 801284592	GARDEN APT 3 ST OR < (310)	RA
③	011.03-01-03 2623 FOSTER AVENUE	ALEXANDRIA DEVELOPMENT ASSOCIATES LLC	505 MAIN ST. HACKENSACK NJ 07601	VACANT LAND - RESID. (910)	R 12
④	011.03-01-03 2623 FOSTER AVENUE	ALEXANDRIA DEVELOPMENT ASSOCIATES LLC	505 MAIN ST. HACKENSACK NJ 07601	VACANT LAND - RESID. (910)	R 12
⑤	011.01-01-03 5101 FILLMORE AVENUE	VIRGINIA METHODIST HOME FOR THE AGED INC	5000 FAIRBANKS AVE ALEXANDRIA VA 223111241	CHARITABLE (770)	RC
⑥	011.01-01-01 5100 FILLMORE AVENUE	SUNRISE IV WASHINGTON HOUSE SL LLC	ATTN PROPERTY TAX 2020 W RUDASIL RD TUCSON AZ 85704	NURSING HOME (492)	RC
⑦	011.03-01-05 2280 N. BEAUREGARD ST.	CHURCH OF THE RESURRECTION TRS OF	2280 N. BEAUREGARD ST. ALEXANDRIA VA 22311	CHURCHES/ RELIGIOUS (760)	RA

LEGEND

- APPROXIMATE LIMITS OF PROPOSED COORDINATED DEVELOPMENT DISTRICT CDD
- EXISTING BUILDING
- EXISTING TO REMAIN
- DEVELOPMENT AREA

DEVELOPMENT SUMMARY

APPROXIMATE CDD AREA: ± 6.83 AC.
 FUTURE LONG TERM CARE BUILDING (BLOCK A): ± 90,000 SF
 FUTURE SENIOR HOUSING BUILDINGS (BLOCKS B/C): ± 332,500 SF
 EXISTING SENIOR HOUSING BUILDINGS TO REMAIN: ± 363,470 SF

APPROVED

SPECIAL USE PERMIT NO. _____
 DEPARTMENT OF PLANNING & ZONING

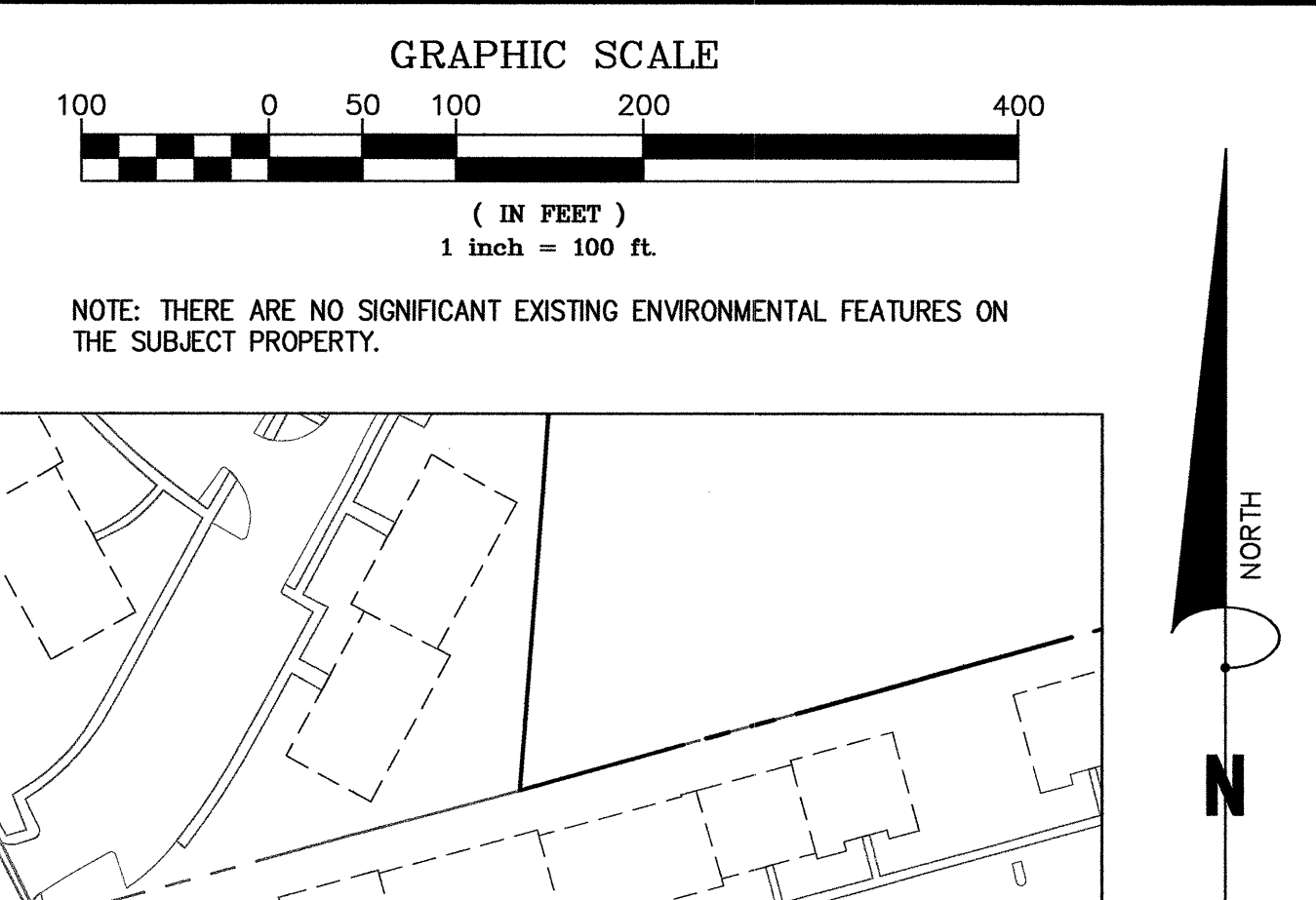
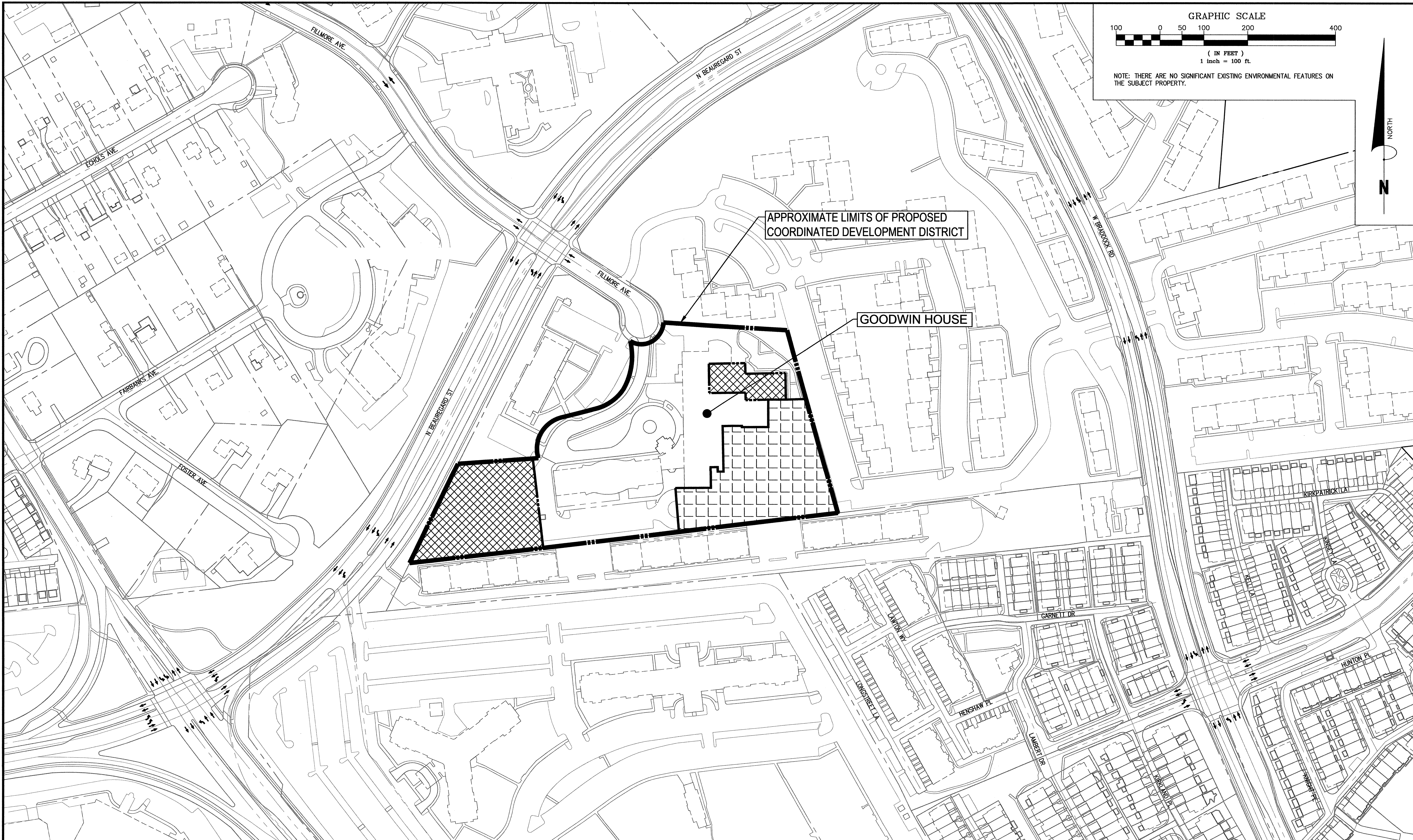
DIRECTOR _____ DATE _____
 DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
 SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____
 DATE RECORDED _____

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

Cadd file name: P:\5459 - Goodwin House\5459-01-002 (ENG) - Redevelopment - Alex, VA (Mixed)\Engineering\Engineering Plans\CDD\5459-D-PR-002-CDD-CONCEPT.dwg



NOTE: THERE ARE NO SIGNIFICANT EXISTING ENVIRONMENTAL FEATURES ON THE SUBJECT PROPERTY.

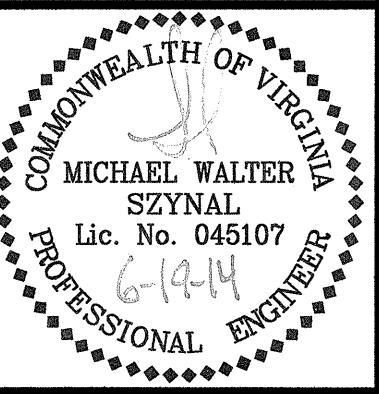
APPROXIMATE LIMITS OF PROPOSED COORDINATED DEVELOPMENT DISTRICT

GOODWIN HOUSE

Bowman
CONSULTING

Bowman Consulting Group, Ltd.
5124 Westshore Avenue
Alexandria, Virginia 22314
Phone: (703) 549-2188
Fax: (703) 663-5781
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

PRELIMINARY PHASING PLAN
GOODWIN HOUSE
CDD CONCEPT PLAN
CITY OF ALEXANDRIA
VIRGINIA

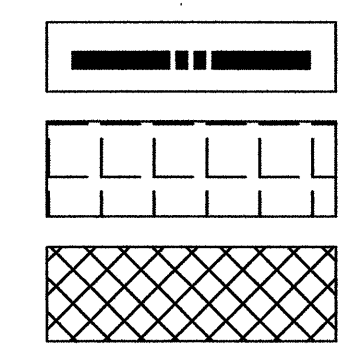


PLAN STATUS	
05/09/14	1ST SUBMISSION
06/20/14	2ND SUBMISSION

DATE	DESCRIPTION
TPB DESIGN	TPB DRAWN MWS CHKD CHKD
SCALE: H: 1"=100' V:	
JOB No. 5459-01-002	
DATE: MAY 2014	
FILE No. 5459-D-PR-002	
SHEET C3.00	

LEGEND

- APPROXIMATE LIMITS OF PROPOSED COORDINATED DEVELOPMENT DISTRICT
- CONCEPTUAL PHASE 1 0 TO 5 YEARS
- FUTURE PHASES



NOTE: PHASING SUBJECT TO CHANGE

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. _____

Code file name: P:\5459 - Goodwin House\5459-01-002 (ENG) - Redevelopment - Alex, VA (Mixed)\Engineering\Engineering Plans\CDD\CDD-5459-D-PR-002-23.00-PR-002.dwg