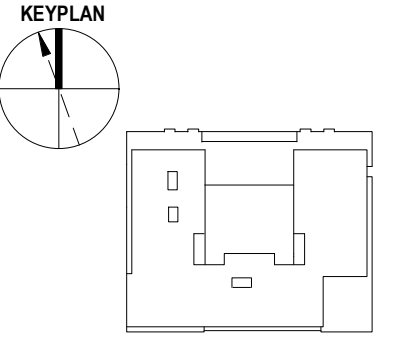


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08.05.2022	08.05.2022	FDSUP submission 1
10.26.2022	10.26.2022	FDSUP submission 2
12.09.2022	12.09.2022	FDSUP submission 3
01.27.2023	01.27.2023	Signature Set
02.20.2023	02.20.2023	Signature Set #2
05.07.2024	05.07.2024	Signature Set #3
08.21.2024	08.21.2024	Signature Set #4



1 1st floor plan
SCALE: 1" = 30'-0"



2 2nd floor plan
SCALE: 1" = 30'-0"

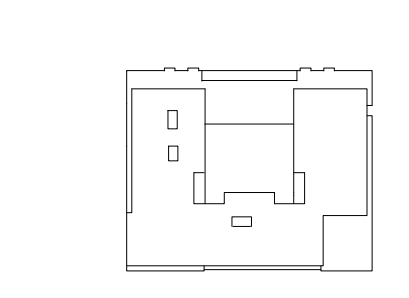
APPROVED
PLANNING & ZONING
KARL W. MORITZ, DIRECTOR
DATE: 10/07/2024
STAFF: GENE WILSON

ESI
Peer Review

APPROVED SPECIAL USE PERMIT NO. 2021-10030	
DEPARTMENT OF PLANNING & ZONING	
D.W. for K. Moritz	10/07/2024
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN No. _____	
DIRECTOR	DATE
Chairman, Planning Commission	10/07/2024
DATE RECORDED	DATE
INSTRUMENT NO.	DEED BOOK NO.
PAGE NO.	



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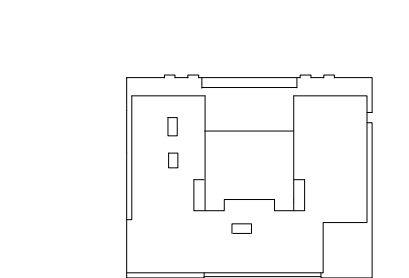
APPROVED — 2021-10030
SPECIAL USE PERMIT NO.
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D.W. for K. Moritz 10/07/2024
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DATE RECORDED DATE
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

APPROVED
PLANNING & ZONING
KARL W. MORITZ, DIRECTOR
DATE: 10/07/2024
STAFF: daniel.welies

ESI
Peer Review



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SITE PLAN No. _____

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION 10/07/2024

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

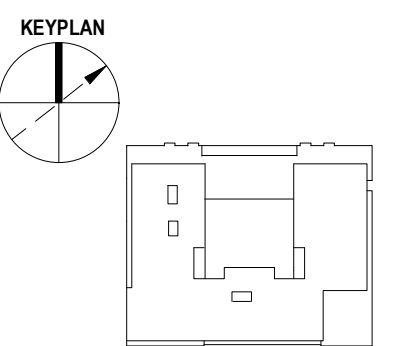
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PLANNING & ZONING
KARL W. MORITZ, DIRECTOR
DATE: 10/07/2024
STAFF: daniel.welies

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ISSUE	MARK	DATE	DESCRIPTION
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PLANNING & ZONING
KARL W. MORITZ, DIRECTOR
DATE: 10/07/2024
STAFF: daniel.wolles

ESI
Peer Review

425 MONTGOMERY STREET

City of Alexandria
Alexandria, Virginia**PARKER RODRIGUEZ, INC.**
PLANNING URBAN DESIGN LANDSCAPE ARCHITECTURE101 North Union St. #320
Alexandria, VA 22314
703.548.5010Owner - Carr Properties
1615 L St NW, Suite #650
Washington, DC 20036Architect - SK-I Architects
4600 E W Hwy, Suite #700
Bethesda, MD 20814Civil - Bowman
12355 Sunrise Valley Dr, Suite #520
Reston, VA 20191Structural - GFI
3423 Olney-Layonsville Rd, Suite #6
Olney, MD 20832MEP - SSA Engineering
7979 Old Georgetown Rd, Suite #510
Bethesda, MD 20814

REVISIONS

DEVELOPMENT CONCEPT II PLAN	07.30.21
PD SUP	11.12.21
PD SUP	01.05.22
FD SUP	08.05.22
FD SUP 2ND SUBMISSION	10.25.22
FD SUP 3RD SUBMISSION	12.09.22
SIGNATURE SET	01.27.23
SIGNATURE SET	02.20.23
SIGNATURE SET #3	05.07.24
80% CD SUBMISSION	08.09.24
SIGNATURE SET #4	08.21.24

LANDSCAPE PLAN

ORIGINAL ISSUE DATE
07.30.2021DESIGNED BY
SLDRAWN BY
VT, SLCHECKED BY
SL

NORTH



SCALE

1" = 20'-0"

L-101

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

APPROVED
SPECIAL USE PERMIT NO. 2021-10030

DEPARTMENT OF PLANNING & ZONING

D.W. for K. Moritz 10/07/2024

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN No.

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CHAIRMAN, PLANNING COMMISSION 10/07/2024

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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L-202 LANDSCAPE WATER MANAGEMENT PLANL-300 GRADING PLAN - GROUND LEVEL COURTYARD
L-301 LAYOUT & GRADING PLAN - POOL DECK LEVEL
L-302 LAYOUT & GRADING PLAN - 8TH LEVEL

L-310 PAVING ENLARGEMENT PLAN

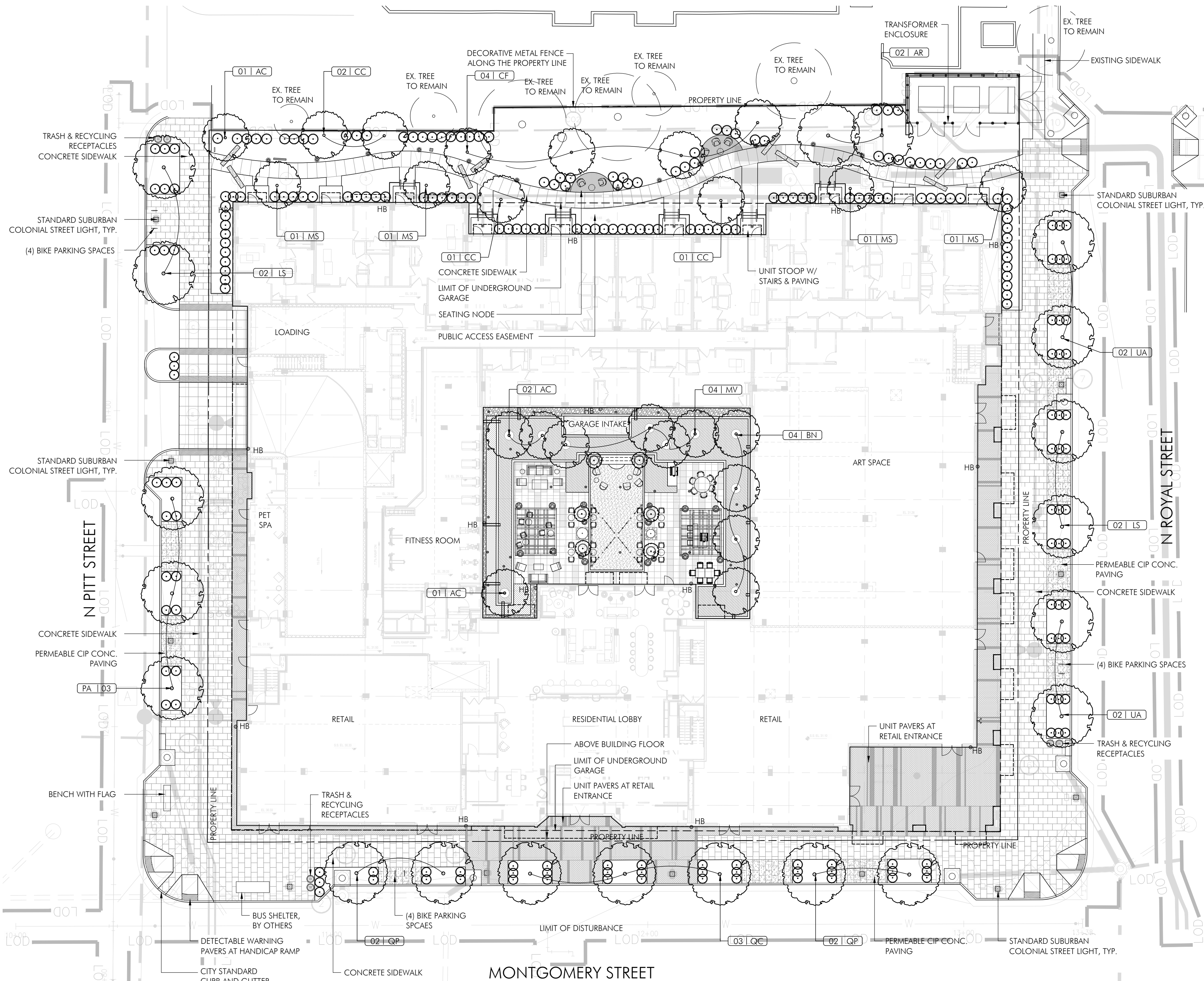
L-401 LANDSCAPE DETAILS
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CROWN COVER TABULATIONS

CROWN COVER TABULATIONS	
TOTAL SITE AREA (SF)	59,332
25% CROWN COVER REQUIRED (SF)	14,833
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	14,000
Crown Cover from Proposed Shrubs	0
TOTAL CROWN COVER PROVIDED (%)	23.6%
TOTAL CROWN COVER PROVIDED (SF)	14,000

BIODIVERSITY TABULATIONS

BIODIVERSITY TABULATIONS									
TREES (URBAN AND STANDARD)									
TOTAL NUMBER OF TREES PROPOSED: 46									
GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	ONSITE / OFF-SITE	PERCENT OF TOTAL STREET TREE PROPOSED
Amelanchier	4	8.7%	33%	canadensis	4	8.7%	10%	Onsite (within property line)	8.7%
Acer	2	4.3%	33%	rubrum	2	4.3%	10%	Onsite (within property line)	4.3%
Betula	4	8.7%	33%	nigra	4	8.7%	10%	Onsite (within property line)	8.7%
Cercis	4	8.7%	33%	canadensis	4	8.7%	10%	Onsite (within property line)	8.7%
Cornus	6	13.0%	33%	florida	4	8.7%	10%	Onsite (within property line)	8.7%
				kousa	2	4.3%	10%	Onsite (within property line)	4.3%
Liquidambar	4	8.7%	33%	styraciflua	4	8.7%	10%	Off-site (Street tree at ROW)	8.7%
Magnolia	8	17.4%	33%	virginiana	4	8.7%	10%	Onsite (within property line)	8.7%
				soulangiana	4	8.7%	10%	Onsite (within property line)	8.7%
Plantanus	3	6.5%	33%	acerifolia	3	6.5%	10%	Off-site (Street tree at ROW)	6.5%
Ulmus	4	8.7%	33%	americana	4	8.7%	10%	Off-site (Street tree at ROW)	8.7%
Quercus	7	15.2%	33%	phellos	4	8.7%	10%	Off-site (Street tree at ROW)	15.2%
				coccinea	3	6.5%	10%	Off-site (Street tree at ROW)	



01 LANDSCAPE PLAN - GROUND LEVEL

SCALE: 1" = 20'-0"

PLANT SCHEDULE

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	4	Amelanchier	canadensis		Serviceberry	10-12' ht.	B&B, multistem - 3 stems min; full branching	500	2,000	4		4	Onsite (within property line)
	AR	2	Acer	rubrum	October Glory	October Glory Red Maple	3-3 1/2" cal.	B&B, single leader; full branching	1,250	2,500	2		2	Onsite (within property line)
	BN	4	Betula	nigra	Dura Heat	Dura Heat River Birch	12-14' ht.	B&B, multistem - 3 stems min; full branching	750	3,000	4		4	Onsite (within property line)
	CC	4	Cercis	canadensis		Eastern Redbud	10-12' ht.	B&B, multistem - 3 stems min; full branching	500	2,000	4		4	Onsite (within property line)
	CF	4	Cornus	florida		Flowering Dogwood	10-12' ht.	B&B, single leader; full branching	250	1,000	4		4	Onsite (within property line)
	CK	2	Cornus	kousa		Kousa Dogwood	10-12' ht.	B&B, multistem - 3 stems min; full branching	250	500	0		0	Onsite (within property line)
	LS	4	Liquidambar	styraciflua	Happidaze	Happidaze Seedless Sweetgum	3-3 1/2' cal.	B&B, single leader; full branching	0	0	4		4	Off-site (Street tree at ROW)
	MS	4	Magnolia	soulangiana		Saucer Magnolia	10-12' ht.	B&B, multistem - 3 stems min; full branching	500	2,000	4		4	Onsite (within property line)
	MV	4	Magnolia	virginiana		Sweetbay Magnolia	10-12' ht.	B&B, multistem - 3 stems min; full branching	250	1,000	0		0	Onsite (within property line)
	PA	3	Platanus	acerifolia		London Plane	3-3 1/2" cal.	B&B, single leader; full branching	0	0	0		0	Off-site (Street tree at ROW)
	UA	4	Ulmus	americana		American Elm	3-3 1/2" cal.	B&B, single leader; full branching	0	0	4		4	Off-site (Street tree at ROW)
	QP	4	Quercus	phellos		Willow Oak	3-3 1/2" cal.	B&B, single leader; full branching	0	0	4		4	Off-site (Street tree at ROW)
	QC	3	Quercus	coccinea		Scarlet Oak	3-3 1/2" cal.	B&B, single leader; full branching	0	0	3		3	Off-site (Street tree at ROW)
	TOTALS	46								STANDARD TREE CCA:	14,000	37	0	37
											80.4%	0.0%	80.4%	

APPROVED
PLANNING & ZONING
KARL W. MORITZ, DIRECTOR
DATE: 10/07/2024
STAFF: daniel.welley