

PHASE II CONCEPT PLAN
ALEXANDRIA ASSISTED LIVING
CITY OF ALEXANDRIA
DSUP 2012-0015

SHEET INDEX

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07 - BUILDING ELEVATION: NORTH
08 - BUILDING ELEVATION: EAST
09 - BUILDING ELEVATION: SOUTH
10 - SCHEMATIC ARCHITECTURAL MASSING
11 - OPEN SPACE PLAN
12 - AUTOTURN ANALYSIS
13 - LANDSCAPE PLAN
14 - EXISTING TREE SURVEY

APPLICANT / OWNER

TAX MAP 052.02-06-50 through 052.02-06-53
2811 KING STREET, LLC
12095 GAYTON ROAD
RICHMOND, VA 23238
CONTACT: GRAHAM ADELMAN

CIVIL ENGINEER

URBAN, LTD.
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VA 22003
CONTACT: DAVID T. McELHANEY

ATTORNEY

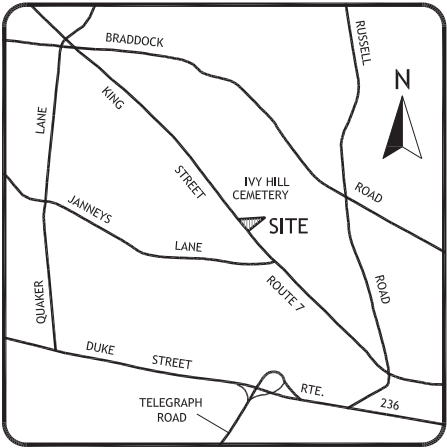
WALSH, COLUCCI, LUBELEY, EMRICH, & WALSH
2200 CLARENDON BOULEVARD
SUITE 1300
ARLINGTON, VA 22201
CONTACT: CATHARINE PUSKAR

ARCHITECT

RSG, PC
14801 MURDOCK STREET
UNIT 135
CHANTILLY, VA 20151
CONTACT: DAN BEAVER

ZONING TABULATIONS

1) ZONING	EXISTING ZONING: R-8	PROPOSED ZONING: RCX
2) EXISTING USE		VACANT
3) PROPOSED USE		HOME FOR THE ELDERLY
4) TOTAL SITE AREA	56,979	(SQ. FT.)
5) EXISTING IMPERVIOUS AREA	338	(SQ. FT.)
6) PROPOSED IMPERVIOUS AREA	41,500	(SQ. FT.)
7) TOTAL DISTURBED AREA	52,000	(SQ. FT.)
4) REQUIRED LOT AREA	N/A	(SQ. FT.)
5) PROVIDED LOT AREA	N/A	(SQ. FT.)
6) AVERAGE LOT AREA	N/A	(SQ. FT.)
7) MIN. LOT AREA	N/A	(SQ. FT.)
8) MIN. LOT WIDTH	N/A	(FT.)
9) MAXIMUM DENSITY	35	(D.U./AC.)
10) DENSITY	31.3 (FOR ASSISTED LIVING UNITS)	(D.U./AC.)
11) GROSS FLOOR AREA	77,000	(SQ. FT.)
12) NET FLOOR AREA	71,000	(SQ. FT.)
13) MAXIMUM FAR	1.25	
14) PROPOSED FAR	1.25	
15) MAX. BUILDING HEIGHT	50	(FT.)
16) PROP. BUILDING HEIGHT	45	(FT.)
17) NUMBER OF FLOORS	4	
18) TOTAL NUMBER OF UNITS	73	
	ASSISTED LIVING ONE BEDROOM	36
	ASSISTED LIVING TWO BEDROOM	5
	NURSING UNITS (MEMORY CARE)	32
19) BUILDING SETBACKS REQUIRED:		
	FRONT	NONE
	SIDE	1:1 WITH 25' MIN.
	REAR	1:1 WITH 25' MIN.
20) MINIMUM BUILDING SETBACKS PROPOSED:		
	FRONT	30'
	SIDE	8'(SOUTHERN) 35'(NORTHERN) *
	REAR	50'
21) LOT FRONTAGE REQUIRED	50	(FT.)
22) LOT FRONTAGE PROVIDED	120	(FT.)
23) OPEN SPACE REQUIRED	40 %	22,792 (SQ. FT.)
24) OPEN SPACE PROVIDED	42 %	24,150 (SQ. FT.)
25) AVG. BLDG. FINISHED GRADE	151.4	(FT.)
26) TOTAL REQUIRED PARKING	62	
	ASSISTED LIVING ONE BEDROOM	47 (1.3 PER UNIT)
	ASSISTED LIVING TWO BEDROOM	9 (1.75 PER UNIT)
	NURSING UNITS (MEMORY CARE)	16 (1 PER 2 UNITS)
27) PROPOSED PARKING	21*	
28) REQUIRED STANDARD PARKING	N/A	
29) PROPOSED STANDARD PARKING	4	
30) REQUIRED COMPACT PARKING	N/A	
31) PROPOSED COMPACT PARKING	15	
32) REQUIRED HANDICAPPED PARKING	2	
33) PROPOSED HANDICAPPED PARKING	2	
34) REQUIRED LOADING SPACES	0	
35) PROPOSED LOADING SPACES	2	
36) EXISTING TRIP GENERATION	0 (VACANT)	
37) PROPOSED TRIP GENERATION	252 YPD (AM=16 PM=27)	



VICINITY MAP
1" = 2000'

PROJECT NARRATIVE:

REQUEST TO REZONE THE PROPERTY IDENTIFIED AS 2811 KING STREET SITE FROM THE R-8 DISTRICT TO THE RCX DISTRICT, CONSOLIDATE 4 PARCELS, AND APPLY FOR ACCOMPANYING DEVELOPMENT SPECIAL USE PERMIT WITH PRELIMINARY SITE PLAN TO ALLOW DEVELOPMENT OF AN APPROXIMATELY 71,000 SF, 4-STORY HOME FOR THE ELDERLY.

*DSUP AND MODIFICATIONS REQUESTED:

- MASTER PLAN AMENDMENT TO REFLECT RCX ZONING AND 50 FOOT HEIGHT LIMIT
- REZONING FROM THE R-8 TO THE RCX DISTRICT
- DEVELOPMENT SPECIAL USE PERMIT WITH PRELIMINARY SITE PLAN FOR HOME FOR THE ELDERLY
- SPECIAL USE PERMIT FOR PARKING REDUCTION AND SPACES TO BE LOCATED WITHIN 300 FEET PER SECTION 8-200(C)(4)
- MODIFICATION TO REDUCE THE SIDE YARD SETBACKS TO ALLOW A 35 FOOT SETBACK (NORTHERN) AND 8 FOOT SETBACK (SOUTHERN)

SHEET
01
OF
14
RZ-2110

* SEE "DSUP AND MODIFICATIONS REQUESTED".



urban.
Planners - Engineers - Landscape Architects - Land Surveyors

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7712 Little River Turnpike
Annandale, VA 22003
Tel: 703.642.8080
Fax: 703.642.9251
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PLAN DATE 04/23/13 12/20/13	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. _____
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Seal

COMMONWEALTH OF VIRGINIA
 DAVID T. McELHANEY
 No. 022048
 12/20/13
 PROFESSIONAL ENGINEER

Client
2811 King Street, LLC
12095 Gayton Road
Richmond, VA 23238
Contact: Graham Adelman

Revision / Issue		
No.	Description	Date
1.	Preliminary Design	04/20/2017
2.	First Submission (Phase II)	12/20/2017

[illegible]

Project Name

ALEXANDRIA
ASSISTED LIVING

PHASE II CONCEPT

City of Alexandria
Alexandria, Virginia

Drawn By JL	Checked By DTM
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Project No. ZP-2110

Date DECEMBER 20, 2013

Drawing Title

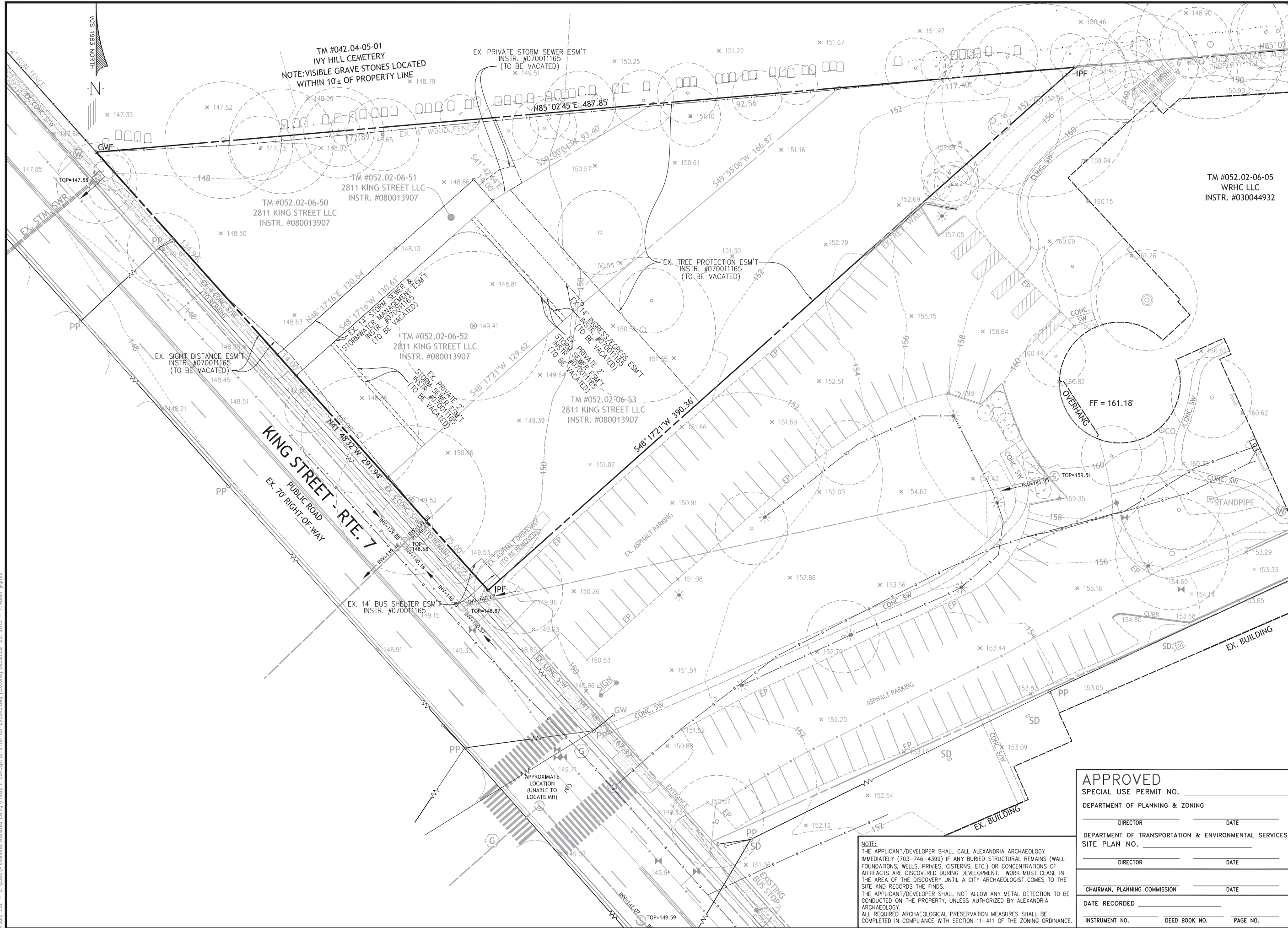
EXISTING CONDITIONS

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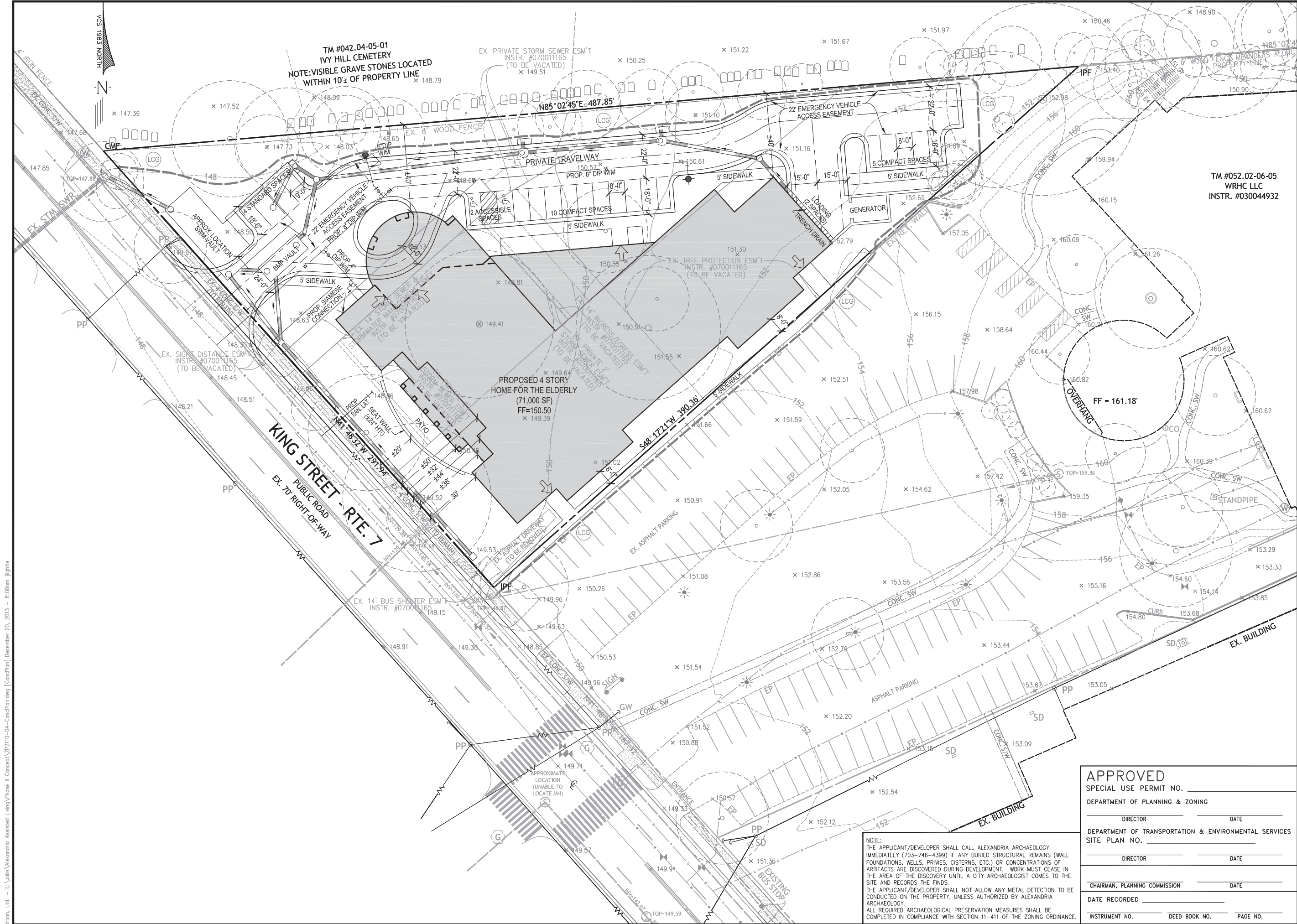
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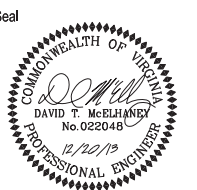
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Date DECEMBER 20, 2013

Drawing Title

CONCEPT PLAN

Scale: 1" = 20'

Drawing Number

4

Sheet 4 of 14

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DEPARTMENT OF PLANNING & ZONING

DIRECTOR

DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR

DATE

CHAIRMAN, PLANNING COMMISSION

DATE

DATE RECORDED _____

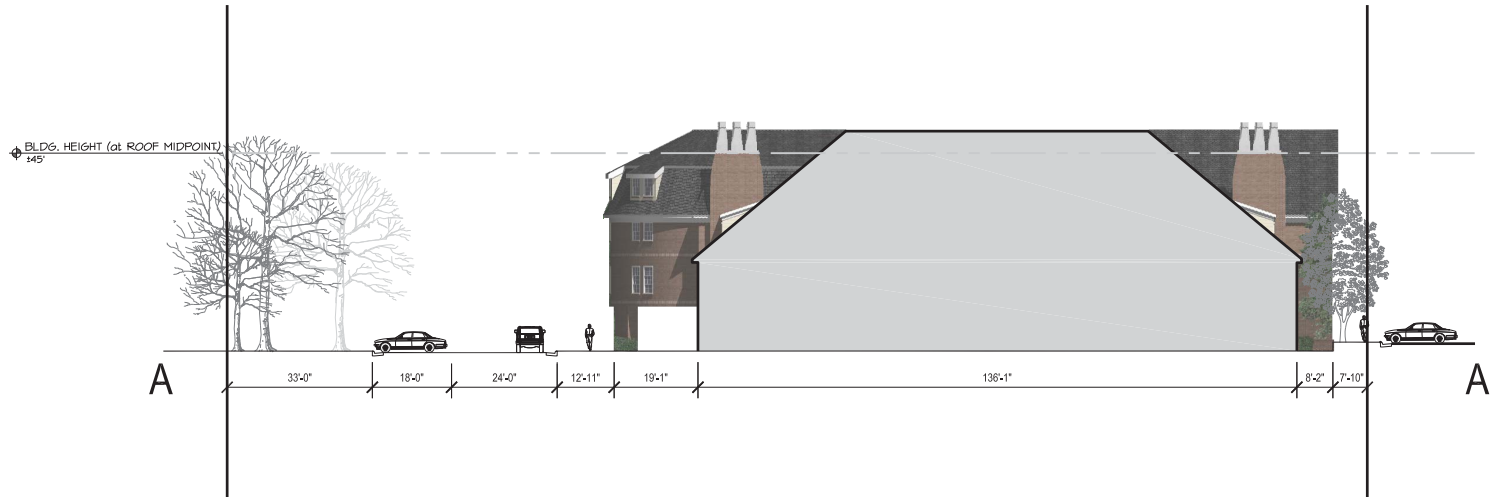
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NOTE:

THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) 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.

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ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED IN COMPLIANCE WITH SECTION 11-411 OF THE ZONING ORDINANCE.



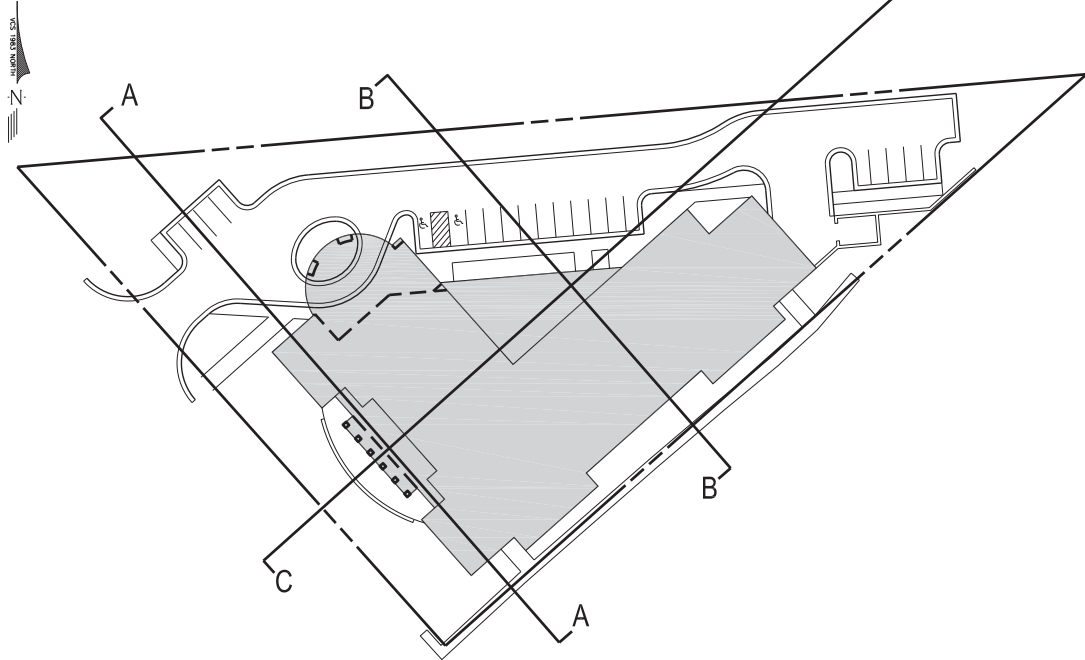
A NORTH-SOUTH SECTION FACING EAST
1"=20'



B NORTH-SOUTH SECTION FACING WEST
1"=20'



C EAST-WEST SECTION FACING SOUTH
1"=20'



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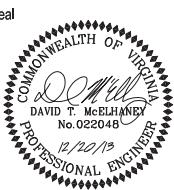
NOTE: GRADE ELEVATIONS AND DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING

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CHAIRMAN, PLANNING COMMISSION	
_____ DATE	_____ DATE
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PAGE NO. _____	



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Seal



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Richmond, VA 23238

Contact: Graham Adelman

Revision / Issue

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Issue

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Project Name

ALEXANDRIA ASSISTED LIVING

PHASE II CONCEPT

City of Alexandria
Alexandria, Virginia

Drawn By JL	Checked By DTM
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Project No. ZP-2110

Date DECEMBER 20, 2013

Drawing Title

SITE SECTIONS

Scale: As Noted

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5

Sheet 5 of 14



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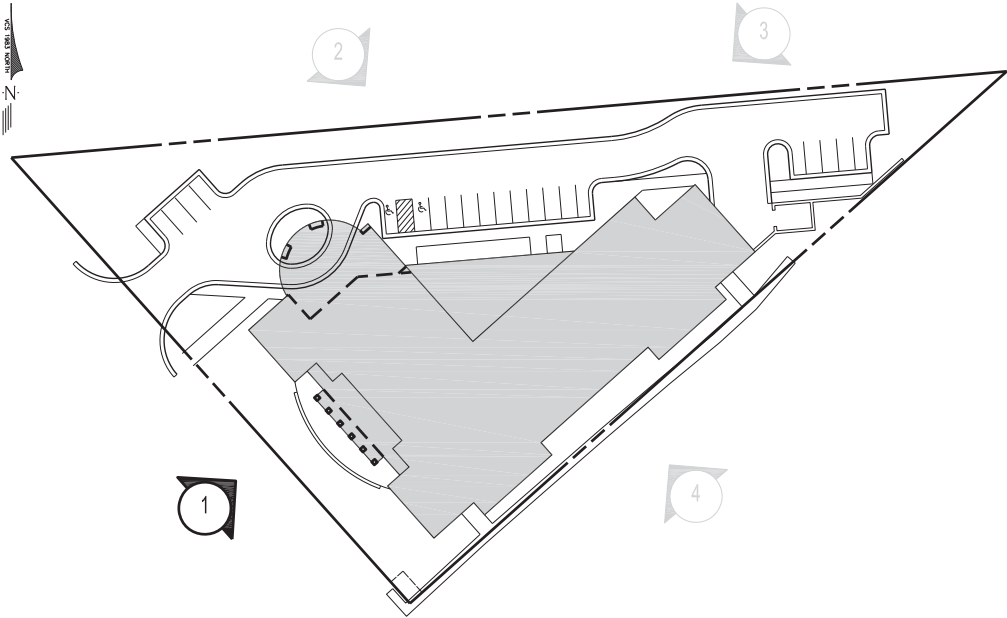
Project No. ZP-2110

Date DECEMBER 20, 2013

Drawing Title
BUILDING
ELEVATION:
WEST

Scale: As Noted

Drawing Number
6
Sheet 6 of 14



- PRECAST CONCRETE CHIMNEY CAP AND CHIMNEY POTS
- ARCHITECTURAL 'SLATE' ASPHALT SHINGLES
- WEATHERPROOF PVC OR CEMENT FIBER TRIM
- WEATHERPROOF PVC OR CEMENT FIBER CLAPBOARD SIDING
- WEATHERPROOF PVC OR FIBER 6/6 DOUBLE HUNG WINDOWS WITH GRILLES AND LOW-E GLAZING
- BRICK VENEER WITH BELTLINE COURSE



BUILDING HEIGHT	195.5'
FOURTH FLOOR	182.5'
THIRD FLOOR	172.5'
SECOND FLOOR	162.5'
FIRST FLOOR	150.5'

1 WEST ELEVATION

1/8"=1'



RENDERINGS PREPARED BY
RSG ARCHITECTS

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DIRECTOR DATE

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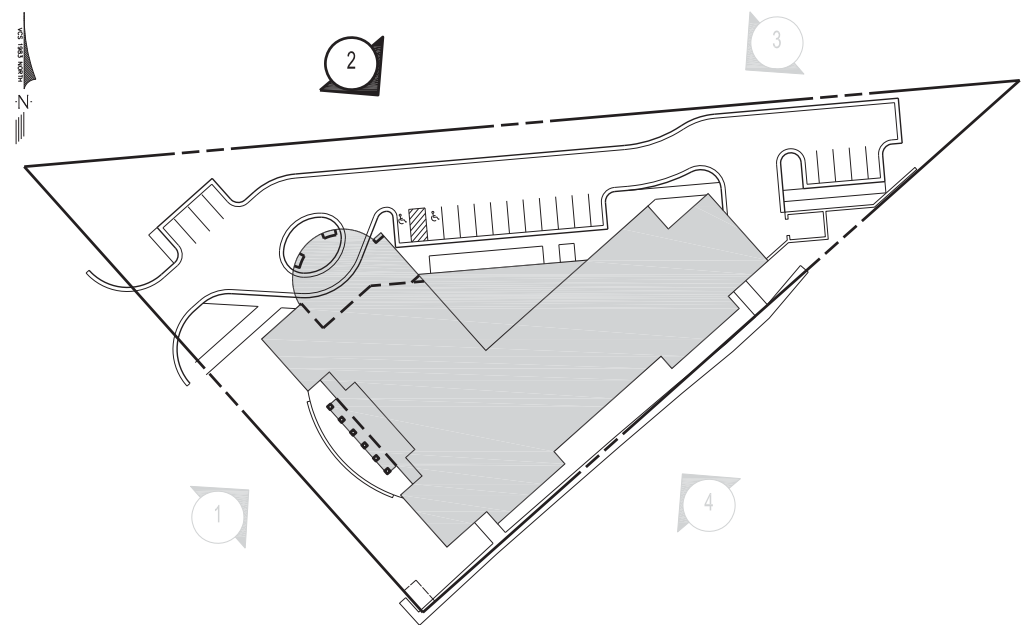
Drawing Title

BUILDING
ELEVATION:
NORTH

Scale: As Noted

Drawing Number

7
Sheet 7 of 14



- PRECAST CONCRETE CHIMNEY CAP AND CHIMNEY POTS
- WEATHERPROOF PVC OR CEMENT FIBER CLAPBOARD SIDING
- ARCHITECTURAL 'SLATE' ASPHALT SHINGLES
- WEATHERPROOF PVC OR CEMENT FIBER TRIM
- WEATHERPROOF PVC OR FIBER 6/6 DOUBLE HUNG WINDOWS WITH GRILLES AND LOW-E GLAZING
- BRICK VENEER WITH BELTLINE COURSE

BUILDING HEIGHT	195.5'
FOURTH FLOOR	182.5'
THIRD FLOOR	172.5'
SECOND FLOOR	162.5'
FIRST FLOOR	150.5'

2 NORTH ELEVATION
1/8"=1'



RENDERINGS PREPARED BY
RSG ARCHITECTS

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3

EAST ELEVATION

1/8"=1'

WEATHERPROOF PVC OR CEMENT
FIBER CLAPBOARD SIDING

PRECAST CONCRETE CHIMNEY
CAP AND CHIMNEY POTS

ARCHITECTURAL 'SLATE'
ASPHALT SHINGLES

WEATHERPROOF PVC OR CEMENT
FIBER TRIM

WEATHERPROOF PVC OR FIBER
6/6 DOUBLE HUNG WINDOWS
WITH GRILLES AND LOW-E
GLAZING

BRICK VENEER WITH
BELTLINE COURSE



BUILDING HEIGHT	195.5'
FOURTH FLOOR	182.5'
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City of Alexandria
Alexandria, Virginia

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Date DECEMBER 20, 2013

Drawing Title

BUILDING
ELEVATION:
EAST

Scale: As Noted

Drawing Number

8

Sheet 8 of 14

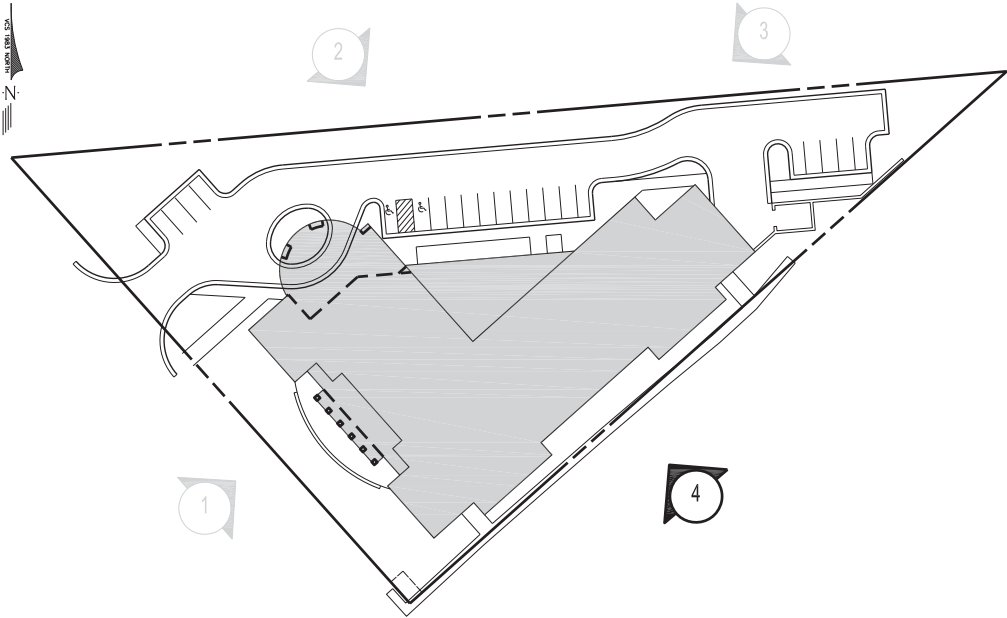
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4 SOUTH ELEVATION
1/8"=1'



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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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CHAIRMAN, PLANNING COMMISSION DATE

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City of Alexandria
Alexandria, Virginia

Drawn By
JL

Checked By
DTM

Project No. ZP-2110

Date DECEMBER 20, 2013

Drawing Title

BUILDING
ELEVATION:
SOUTH

Scale: As Noted

Drawing Number

9

Sheet 9 of 14

ZP-2110

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RSG ARCHITECTS

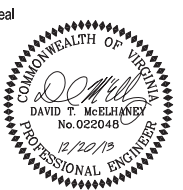
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APPROVED	
SPECIAL USE PERMIT NO. _____	
DEPARTMENT OF PLANNING & ZONING	
_____ DIRECTOR	_____ DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
_____ DIRECTOR	_____ DATE
CHAIRMAN, PLANNING COMMISSION	
_____ DATE	_____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



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Seal



Client

2811 King Street, LLC

12095 Gayton Road
Richmond, VA 23238

Contact: Graham Adelman

Revision / Issue

No.	Description	Date
1.	Preliminary Design	04/23/13
2.	First Submission (Phase II)	12/20/13

Issue

Date	Description
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Project Name

ALEXANDRIA
ASSISTED LIVING

PHASE II CONCEPT

City of Alexandria
Alexandria, Virginia

Drawn By JL	Checked By DTM
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Project No. ZP-2110

Date DECEMBER 20, 2013

Drawing Title

SCHEMATIC
ARCHITECTURAL
MASSING

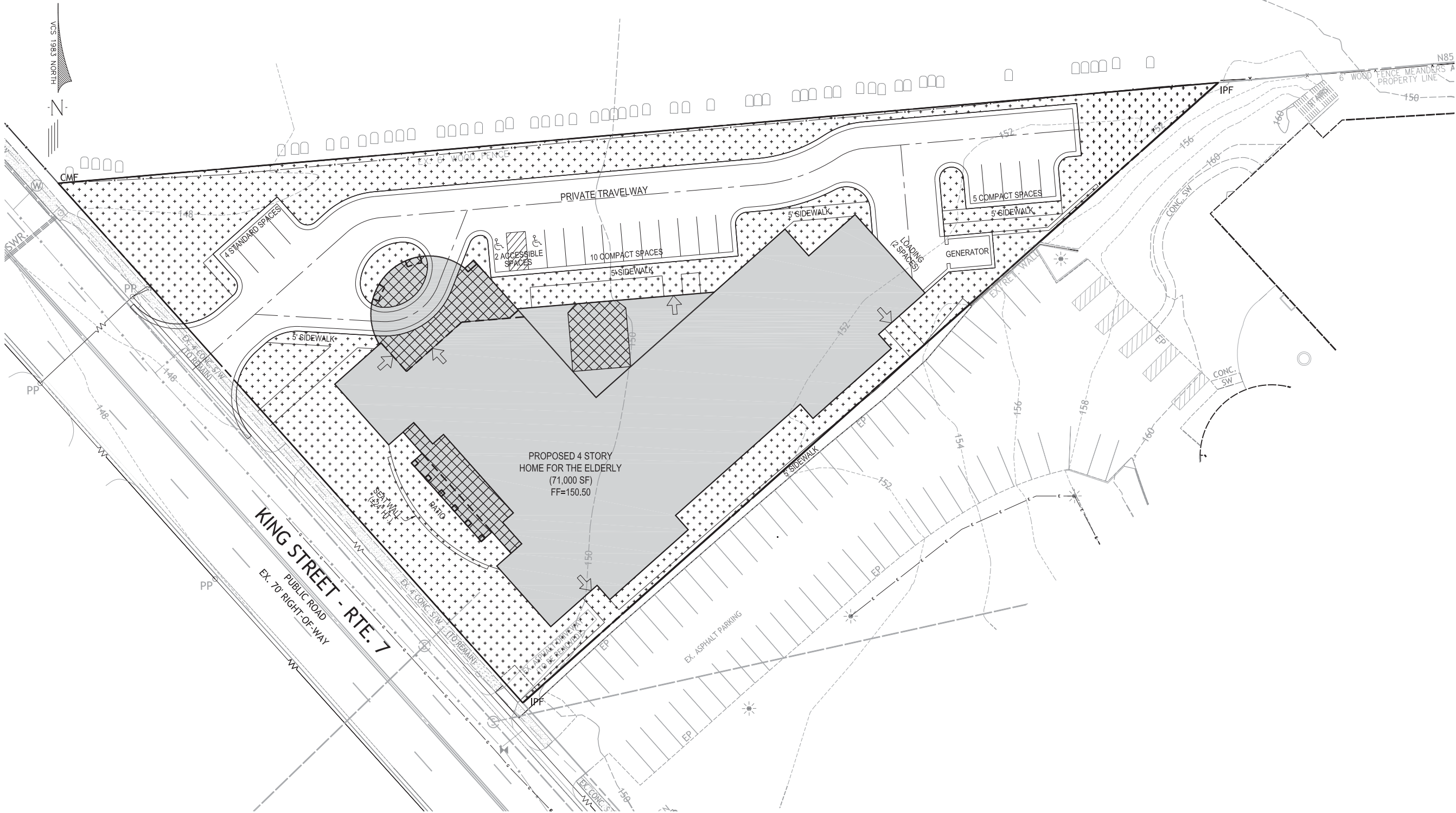
Scale: N.A.

Drawing Number

10

Sheet 10 of 14

ZP-2110



LEGEND

AREA CALCULATED & CREDITED TOWARDS OPEN SPACE

OTHER/DECK/PATIO/TERRACE AREA CALCULATED & CREDITED TOWARDS OPEN SPACE

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Project Name
ALEXANDRIA ASSISTED LIVING

PHASE II CONCEPT

City of Alexandria
Alexandria, Virginia

Drawn By JL	Checked By DTM
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Project No. ZP-2110

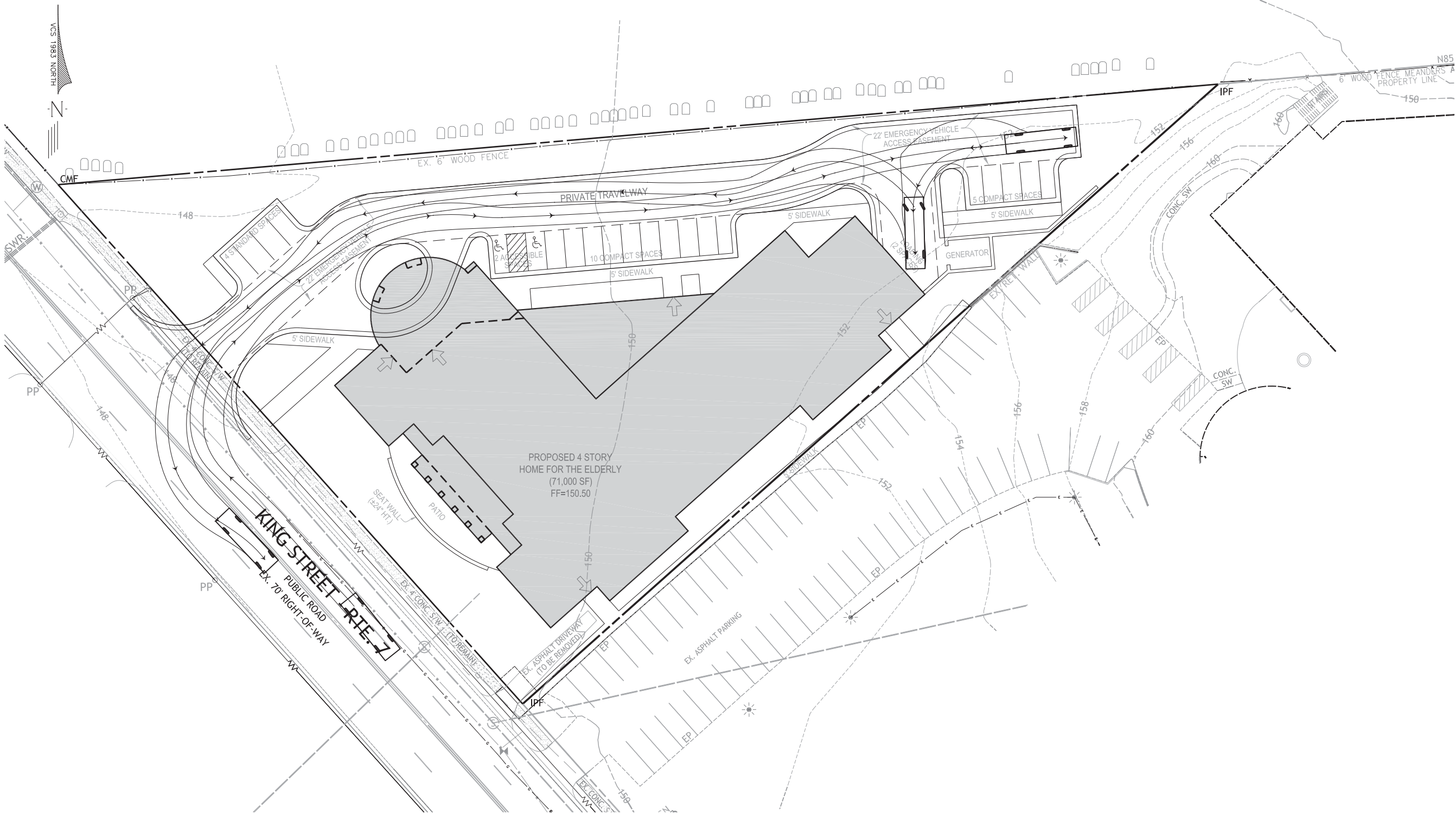
Date DECEMBER 20, 2013

Drawing Title
OPEN SPACE PLAN

Scale: 1" = 20'

Drawing Number
11

Sheet 11 of 14



NOTE:
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DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

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



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Project Name

ALEXANDRIA
ASSISTED LIVING

PHASE II CONCEPT

City of Alexandria
Alexandria, Virginia

Drawn By
JL

Checked By
DTM

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Date DECEMBER 20, 2013

Drawing Title

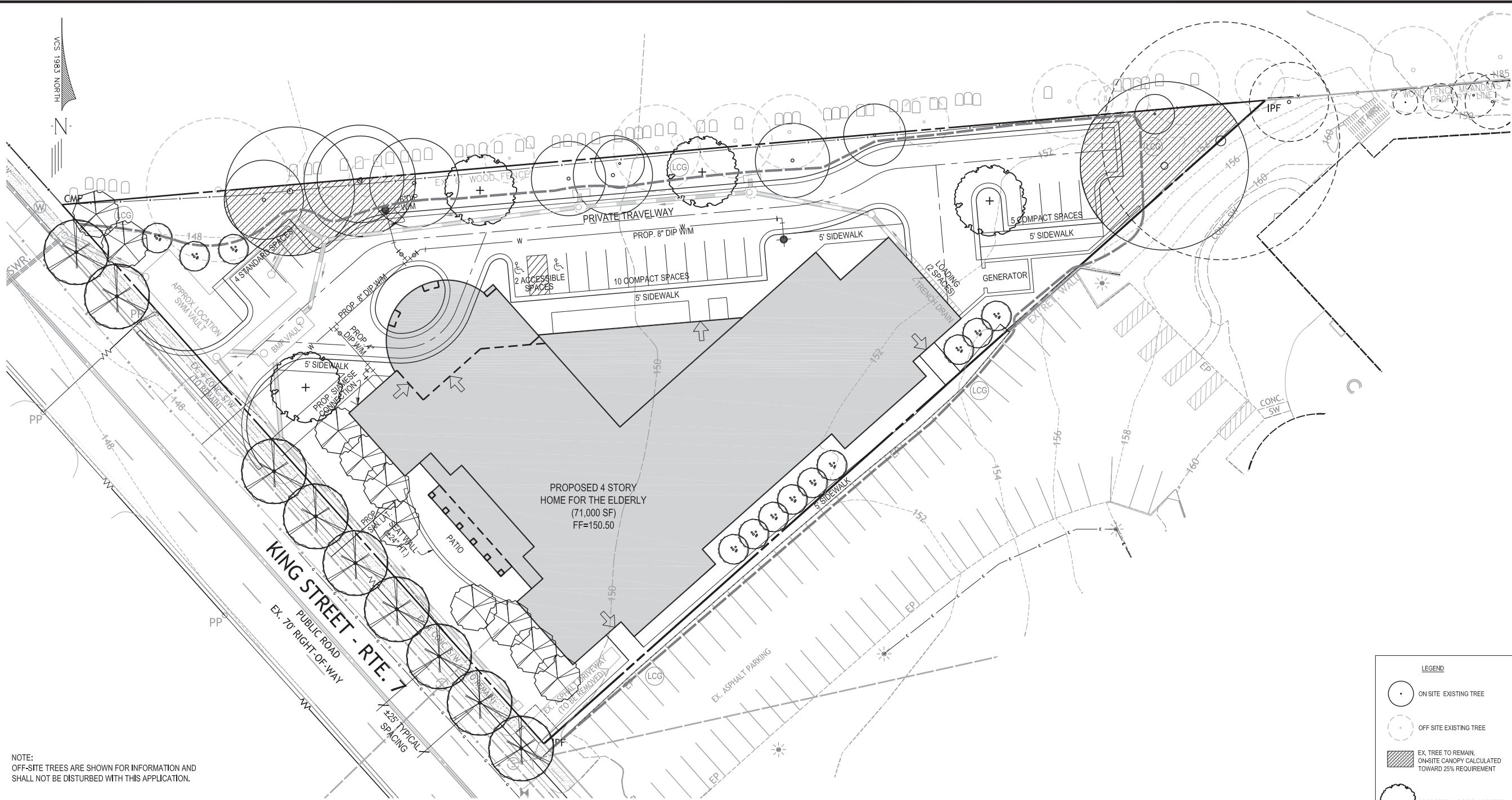
AUTOTURN
ANALYSIS

Scale: 1" = 20'

Drawing Number

12

Sheet 12 of 14



NOTE:
OFF-SITE TREES ARE SHOWN FOR INFORMATION AND
SHALL NOT BE DISTURBED WITH THIS APPLICATION.

CANOPY COVER CALCULATIONS			
Total Site Area (s.f.)		56,979	
Net Site Area (s.f.)		56,979	
Canopy Coverage Required (s.f.)	25%	14,245	
Canopy Coverage Provided:			
Canopy Preservation (s.f.)		3,855	
Proposed Canopy to be Planted (s.f.)		15,500	
Total Canopy Coverage Provided (s.f.)		19,155	
Requirement is met...	19,155 s.f. is greater than...	14,245	

TREE REPLACEMENT NOTE:
An aggregate of 123 in. of existing tree caliper in fair to good health is proposed to be removed from the existing tree protection easement. Proposed plantings will replace a minimum of 123 in. tree caliper. These replacement trees can be located on the subject site as well as on the adjacent Woodbine site.

PLANT SCHEDULE				
Qty.	Symbol	Size	CCA	
4 Large Shade Trees		3" Cal.	1,250	5,000
10 Medium Shade Trees		2" Cal.	750	7,500
12 Small Ornamental Trees		2" Cal.	250	3,000
Total (s.f.)			15,500	

LEGEND	
	ON SITE EXISTING TREE
	OFF SITE EXISTING TREE
	EX TREE TO REMAIN ON-SITE CANOPY CALCULATED TOWARD 25% REQUIREMENT
	PROPOSED LARGE SHADE TREE
	PROPOSED MEDIUM SHADE TREE
	PROPOSED SMALL ORNAMENTAL TREE
	PROPOSED STREET TREE, NO CANOPY CREDIT TAKEN

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City of Alexandria
Alexandria, Virginia

Drawn By
JL

Checked By
DTM

Project No.
ZP-2110

Date
DECEMBER 20, 2013

Drawing Title
LANDSCAPE
PLAN

Scale: 1" = 20'

Drawing Number
13
Sheet 13 of 14

Urban, Ltd. - L:\Jobs\Alexandria Assisted Living\Phase II Concept\ZP2110-14-TreeSurvey.dwg [TreeSurvey] December 20, 2013 - 8:16am jlightle

LEGEND

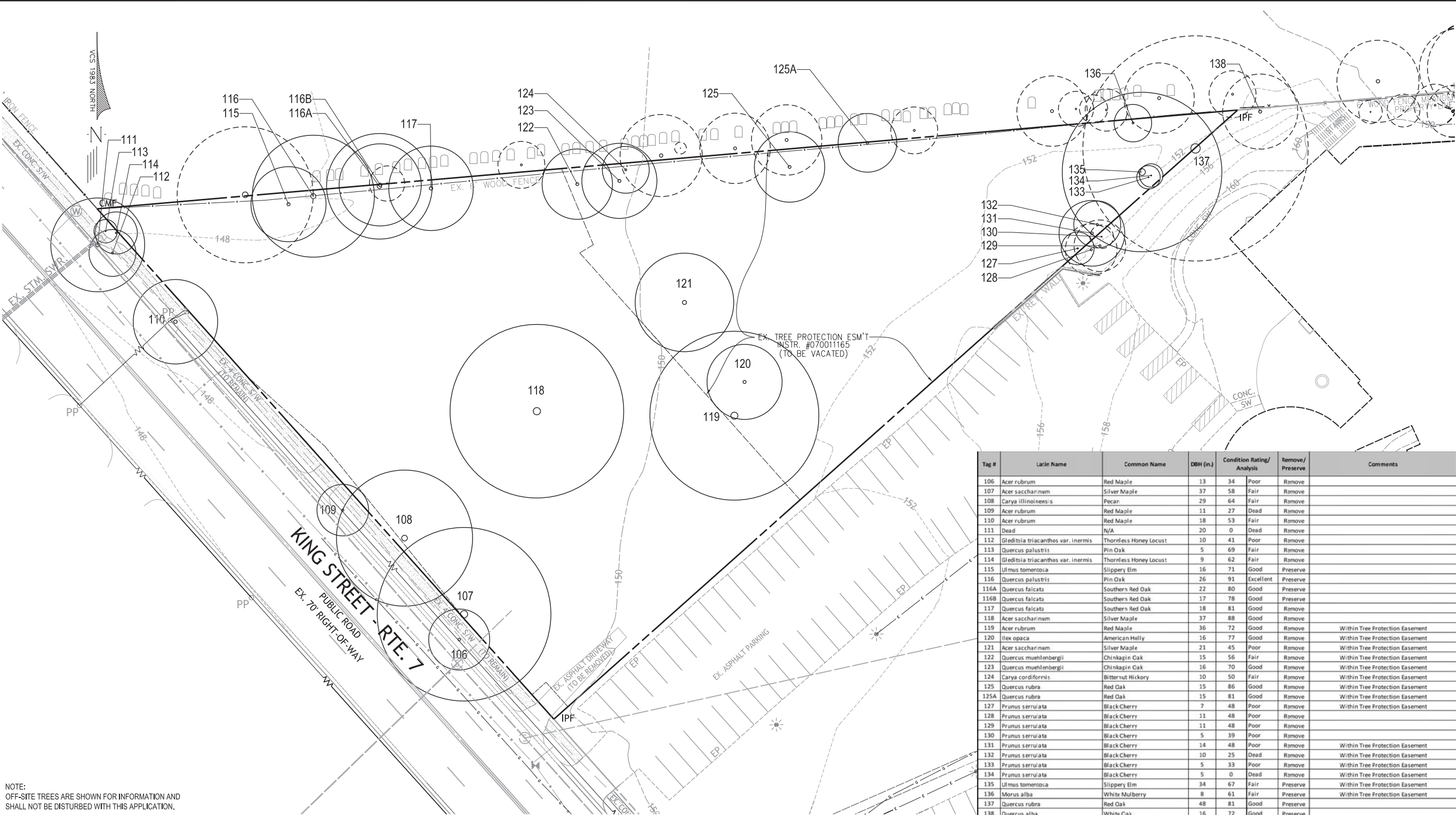
EXISTING TREE ON-SITE

EXISTING TREE OFF-SITE

000

TREE NUMBER

NOTE:
OFF-SITE TREES ARE SHOWN FOR INFORMATION AND
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Tag #	Latin Name	Common Name	DBH (in.)	Condition Rating/Analysis	Remove/Preserve	Comments
106	Acer rubrum	Red Maple	13	34 Poor	Remove	
107	Acer saccharinum	Silver Maple	37	58 Fair	Remove	
108	Carya illinoensis	Pecan	29	64 Fair	Remove	
109	Acer rubrum	Red Maple	11	27 Dead	Remove	
110	Acer rubrum	Red Maple	18	53 Fair	Remove	
111	Dead	N/A	20	0 Dead	Remove	
112	Gleditsia triacanthos var. inermis	Thornless Honey Locust	10	41 Poor	Remove	
113	Quercus palustris	Pin Oak	5	69 Fair	Remove	
114	Gleditsia triacanthos var. inermis	Thornless Honey Locust	9	62 Fair	Remove	
115	Ulmus tomentosa	Slippery Elm	16	71 Good	Preserve	
116	Quercus palustris	Pin Oak	26	91 Excellent	Preserve	
116A	Quercus falcata	Southern Red Oak	22	80 Good	Preserve	
116B	Quercus falcata	Southern Red Oak	17	78 Good	Preserve	
117	Quercus falcata	Southern Red Oak	18	81 Good	Remove	
118	Acer saccharinum	Silver Maple	37	88 Good	Remove	
119	Acer rubrum	Red Maple	36	72 Good	Remove	Within Tree Protection Easement
120	Ilex opaca	American Holly	16	77 Good	Remove	Within Tree Protection Easement
121	Acer saccharinum	Silver Maple	21	45 Poor	Remove	Within Tree Protection Easement
122	Quercus muehlenbergii	Chinkapin Oak	15	56 Fair	Remove	Within Tree Protection Easement
123	Quercus muehlenbergii	Chinkapin Oak	16	70 Good	Remove	Within Tree Protection Easement
124	Carya cordiformis	Bitternut Hickory	10	50 Fair	Remove	Within Tree Protection Easement
125	Quercus rubra	Red Oak	15	86 Good	Remove	Within Tree Protection Easement
125A	Quercus rubra	Red Oak	15	81 Good	Remove	Within Tree Protection Easement
127	Prunus serrulata	Black Cherry	7	48 Poor	Remove	Within Tree Protection Easement
128	Prunus serrulata	Black Cherry	11	48 Poor	Remove	
129	Prunus serrulata	Black Cherry	11	48 Poor	Remove	
130	Prunus serrulata	Black Cherry	5	39 Poor	Remove	
131	Prunus serrulata	Black Cherry	14	48 Poor	Remove	Within Tree Protection Easement
132	Prunus serrulata	Black Cherry	10	25 Dead	Remove	Within Tree Protection Easement
133	Prunus serrulata	Black Cherry	5	33 Poor	Remove	Within Tree Protection Easement
134	Prunus serrulata	Black Cherry	5	0 Dead	Remove	Within Tree Protection Easement
135	Ulmus tomentosa	Slippery Elm	34	67 Fair	Preserve	Within Tree Protection Easement
136	Morus alba	White Mulberry	8	61 Fair	Preserve	Within Tree Protection Easement
137	Quercus rubra	Red Oak	48	81 Good	Preserve	
138	Quercus alba	White Oak	16	72 Good	Preserve	

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COMMONWEALTH OF VIRGINIA
Kevin J. Tankersley
Lic. No. 983
12/20/13
LANDSCAPE ARCHITECT

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PHASE II CONCEPT

City of Alexandria
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Drawn By
JL
Checked By
DTM

Project No. ZP-2110

Date DECEMBER 20, 2013

Drawing Title
EXISTING TREE
SURVEY

Scale: 1" = 20'

Drawing Number
14

Sheet 14 of 14

ZP-2110