

MANASSAS PARK DEVELOPMENT - 8 ACRES

CONCEPTUAL MASTER PLAN - Option 2A



- 1. 97,500 SF RESIDENTIAL UNITS 6 STORY ABOVE
20,000 SF RETAIL AT GROUND FLOOR
- 2. 10,000 SF DAYCARE
- 3. 70,000 SF ASSISTED LIVING FACILITY
- 4. 45,000 SF MIXED-USE RETAIL / OFFICE
NO EXTRA PARKING SPACES

242,500 SF TOTAL DEVELOPMENT
97,500 SF RESIDENTIAL (40%)

AKSOYLU

PROPERTIES

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PARK CENTER

8-Acre Development Site Plan (SP# 13-14)

CITY OF MANASSAS PARK, VA

OWNER: EPI2 LLC, 9720 Capitol Court, Manassas VA

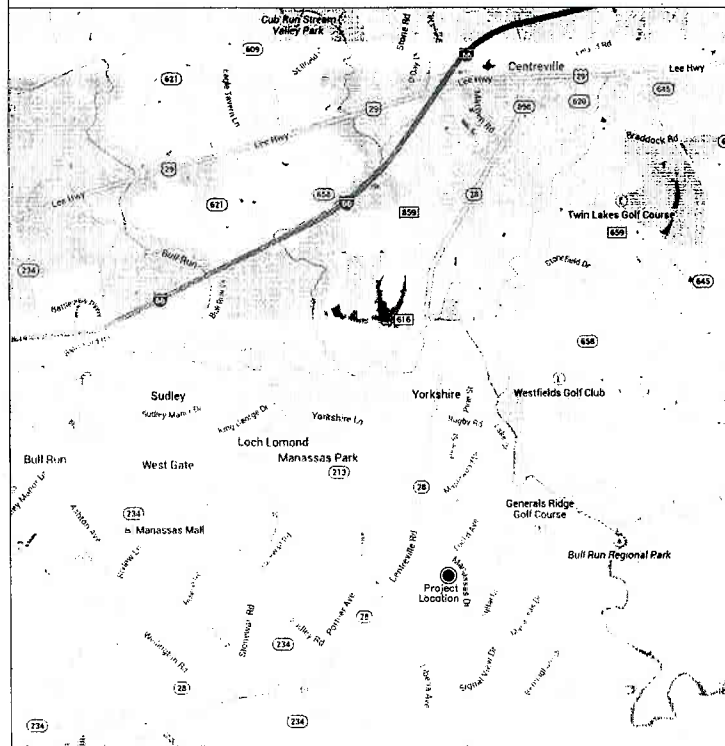


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SEAL

VICINITY MAP



APPLICABLE CODES

VIRGINIA UNIFORM STATEWIDE BUILDING CODE (USBC)
2009 VIRGINIA CONSTRUCTION CODE (CBC) | USBC, PART I
2009 VIRGINIA ENERGY CONSERVATION CODE
2009 VIRGINIA MECHANICAL CODE (MCC)
2009 VIRGINIA PLUMBING CODE (VPC)
2009 VIRGINIA FUEL GAS CODE (VFGC)
2008 NATIONAL ELECTRICAL CODE | WWW.NFPA.ORG
2009 VIRGINIA FIRE PREVENTION CODE (VFC)
2009 ICC/ANSI A117.1 FOR ACCESSIBILITY STANDARDS

BUILDING CODE DATA

USE GROUPS:
FIRST FLOOR: MIXED, NON-SEPARATED, MERCANTILE (M) RETAIL STORES (SHELL SPACES), AND R-2 RESIDENTIAL ACCESSORY SPACES
FLOORS 2 TO 7: RESIDENTIAL (R-2)

CONSTRUCTION TYPE:
FIRST FLOOR: TYPE 1-A
FLOORS 2 TO 7: TYPE II-A

FULLY SPRINKLEREDYES (NFPA-13)
TOTAL AREA (ACTUAL)
LEVEL 1: 20,027 S.F.
LEVEL 2: 18,766 S.F.
LEVEL 3 TO 7: 18,766 S.F.
TOTAL AREA (GROSS): 132,823 S.F.

ALLOWED BUILDING HEIGHT IN FEET:
TYPE I-A: UL (509.2)
TYPE II-A: 100' (509.6)

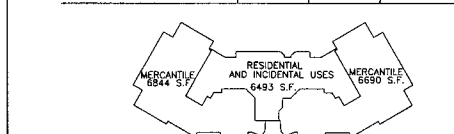
PROPOSED HEIGHTS:
TYPE I-A: 15' to 20'
TYPE II-A: 15' to 20'

ACCESSIBLE UNITS:
TOTAL REQUIRED WITHOUT ROLL-IN SHOWER: 5 (UNIT 2C, 3 FLOORS)
TOTAL REQUIRED WITH ROLL-IN SHOWER: 2 (APARTMENTS 207 & 208)
TOTAL NUMBER OF REQUIRED ACCESSIBLE UNITS: 7

OCCUPANCY CLASSIFICATION	ALLOWED AREA	PROPOSED AREA
M-R-2	UL	20,027
R-2	24,000	18,766
BUILDING PERIMETER		766'-0"
BUILDING FRONTAGE		766'-0"
FRONTAGE AREA INCREASE	$=(766/766) - .25 \times (30/30) =$ $=(1-0.25) \times 1 = 0.75$	0.75 X 24,000 = 18,000
AUTOMATIC SPRINKLER SYSTEM AREA INCREASE		= 200 X 24,000 = 48,000
TOTAL ALLOWABLE FLOOR AREA	24,000 + 18,000 + 48,000 = 90,000	
NUMBER OF FLOORS	7	
TOTAL ALLOWABLE BUILDING AREA	6 X 90,000 = 540,000	
ACTUAL BUILDING AREA PER FLOOR & TOTAL		6 X 18,766 = 112,596

FIRE RESISTANCE RATINGS	REFERENCE	
	I-A (FIRST FLOOR)	II-A (FLOORS 2-7)
PRIMARY STRUCTURAL FRAME	2 HRS.	1 HR.
EXTERIOR LOAD BEARING WALLS	N/A	1 HR.
NON-BEARING WALLS AND PARTITIONS (INTERIOR)	0 HRS.	0 HRS.
FLOOR/CEILING CONSTRUCTION	2 HRS.	1 HR.
ROOF CONSTRUCTION	1-1/2 HRS.	1 HR.
EXITS	2 HRS.	2 HRS.
DWELLING SEPARATION	N/A	1 HR.
R-2 CORRIDOR SEPARATION	1 HR.	1 HR.

OCCUPANT LOADS:	OCC. LOAD FACTOR	AREA	OCCUPANT LOAD
RESIDENTIAL FLOORS 2-7	200 GSF/PER	18,766 S.F.	93 PER FLOOR
RESIDENTIAL FIRST FLOOR (EXCL. EXERCISE RM., CLUB RM. MERCHANTILE AND OFFICES)	200 GSF/PER	4,994 S.F.	24 PERSONS
MERCHANTILE (SHELL)	30 GSF/PER	13,534	451 PERSONS TOTAL
EXERCISE	50 SF/PER	514 S.F.	10 PERSONS
BUSINESS	100 SF/PER	302 S.F.	3 PERSONS
CLUB ROOM	15 SF/PER	683 S.F.	45 PERSONS



GROSS WIDTHS:	OCCUPANT LOAD	REQUIRED WIDTH	ACTUAL
RESIDENTIAL FLOORS 2-7, STAIRS	93 PER FLOOR	83X0.2" = 19"	44" MIN. DOOR 36"
RESIDENTIAL FLOORS 2-7 CORRIDOR WIDTH	93 PER FLOOR	83X0.15" = 14"	41" MIN. DOOR 36"

MAXIMUM TRAVEL DISTANCE: 250 FEET (WITH SPRINKLER SYSTEM)



DRAWING INDEX

SHEET #	DRAWING NAME	SHEET #	DRAWING NAME	SHEET #	DRAWING NAME
A0	ARCHITECTURAL	S2-5	IMP. SYS. TYPICAL DETAILS	P1-6	DETAILS - PLUMBING
A1	1ST FLOOR PLAN	S2-6	IMP. SYS. TYPICAL DETAILS	E1	ELECTRICAL
A1.1	1ST FLOOR PLAN	S3-1	SECTION 8 DETAILS	E2	COVER SHEET - ELECTRICAL
A1.2	2ND FLOOR PLAN	S3-2	ELECTRICAL DETAILS	E3	FIRST FLOOR PLAN LIGHTING - ELECTRICAL
A1.3	TYPICAL FLOOR PLAN (2ND THRU 7TH FLOOR)	S3-3	COVER WALL, W.C. ROOM	E4	SECOND FLOOR PLAN LIGHTING - ELECTRICAL
A1.4	TYPICAL FLOOR PLAN (2ND THRU 7TH FLOOR)	S3-4	COVER SHEET - MECHANICAL	E5	TYPICAL FLOOR PLAN (2ND THRU 7TH FLOOR) POWER ELECTRICAL
A2	ENLARGED 1 FLOOR PLANS	M1	1ST FLOOR - MECHANICAL	E6	FIRST FLOOR PLAN POWER - ELECTRICAL
A2.1	EXTERIOR ELEVATIONS	M2	2ND FLOOR - MECHANICAL	E7	SECOND FLOOR PLAN POWER - ELECTRICAL
A2.2	EXTERIOR ELEVATIONS	M3	PARTIAL 2ND FLOOR - MECHANICAL	E8	SECOND FLOOR PLAN LIGHTING - ELECTRICAL
A2.3	EXTERIOR ELEVATIONS	M4	PARTIAL TYPICAL FLOOR - MECHANICAL	E9	TYPICAL FLOOR PLAN (2ND THRU 7TH FLOOR) POWER ELECTRICAL
A2.4	1ST FLOOR RCP	M5	PARTIAL TYPICAL FLOOR - MECHANICAL	E10	TYPICAL FLOOR PLAN (2ND THRU 7TH FLOOR) POWER ELECTRICAL
A2.5	2ND FLOOR RCP	M6	PARTIAL 7TH FLOOR - MECHANICAL	E11	ROOF PLAN - ELECTRICAL
A2.6	3RD FLOOR RCP	M7	PARTIAL 7TH FLOOR - MECHANICAL	E12	ROOF DIAGRAM AND DETAILS - ELECTRICAL
A3	BUILDING SECTIONS	M8	ROOF PLAN - MECHANICAL	E13	FIRE ALARM RISER DIAGRAM AND DETAILS - ELECTRICAL
A3.1	WALL SECTIONS	M9	ROOF DIAGRAM - MECHANICAL	E14	PANEL SCHEDULES - ELECTRICAL
A3.2	WALL SECTIONS	M10	DETAILS - MECHANICAL	E15	PANEL SCHEDULES - ELECTRICAL
A3.3	BALCONY/RAMPING DETAILS	M11	DETAILS - MECHANICAL	E16	PANEL SCHEDULES - ELECTRICAL
A3.4	SECTIONAL PLAN DETAILS	M12	DETAILS - MECHANICAL		
A3.5	STAIR DETAILS	M13	SCHEDULES - MECHANICAL		
A3.6	ELEVATOR DETAILS	M14	VENTILATION MECHANICAL PLUMBING		
A3.7	DOOR SCHEDULE	M15	COVER SHEET - PLUMBING		
A3.8	WINDOW / STOREFRONT SCHEDULE	P1	PARTIAL 1ST FLOOR SANITARY - PLUMBING		
A3.9	FLOOR FINISH LAYOUT	P2	PARTIAL 2ND FLOOR SANITARY - PLUMBING		
A4	INTERIOR ELEVATIONS (BATHROOMS)	P3	PARTIAL TYPICAL FLOOR SANITARY - PLUMBING		
A4.1	INTERIOR ELEVATIONS (BATHROOMS)	P4	PARTIAL TYPICAL FLOOR SANITARY - PLUMBING		
A4.2	INTERIOR ELEVATIONS (BATHROOMS)	P5	PARTIAL TYPICAL FLOOR SANITARY - PLUMBING		
A4.3	PARTITION DETAILS	P6	PARTIAL 7TH FLOOR SANITARY - PLUMBING		
A4.4	PARTITION DETAILS - FINISHING	P7	PARTIAL 7TH FLOOR SANITARY - PLUMBING		
A4.5	ROOF DETAILS	P8	PARTIAL 1ST FLOOR WATER - PLUMBING		
A4.6	FIRE PROTECTION (REGIONS) 1ST FLOOR PLAN	P9	PARTIAL 1ST FLOOR WATER - PLUMBING		
A4.7	FIRE PROTECTION (REGIONS) 2ND FLOOR PLAN	P10	PARTIAL 2ND FLOOR WATER - PLUMBING		
A4.8	FIRE PROTECTION (REGIONS) TYPICAL FLOOR PLAN	P11	PARTIAL 2ND FLOOR WATER - PLUMBING		
A5	STRUCTURAL	P12	PARTIAL TYPICAL FLOOR WATER - PLUMBING		
S0-1	GENERAL NOTES	P13	PARTIAL TYPICAL FLOOR WATER - PLUMBING		
S1-1	FOUNDATION & CIST LEVEL	P14	PARTIAL 7TH FLOOR WATER - PLUMBING		
S1-2	CONE LEVEL	P15	7TH FLOOR STAIR - PLUMBING		
S1-3	CONE TO 6TH LEVEL	P16	ROOF DIAGRAM SANITARY - PLUMBING		
S1-4	ROOF	P17	ROOF DIAGRAM SANITARY - PLUMBING		
S1-5	STAIR ROOF	P18	ROOF DIAGRAM WATER - PLUMBING		
S2-1	TYPICAL DETAILS	P19	ROOF DIAGRAM WATER - PLUMBING		
S2-2	TYPICAL DETAILS	P20	ROOF DIAGRAM STAIR FIRE PLUMBING		
S2-3	TYPICAL DETAILS	P21	DETAILS - PLUMBING		
S2-4	TYPICAL DETAILS	P22	DETAILS - PLUMBING		

CONSULTANTS

PROJECT FILE

PARK CENTER

8-Acre Development Site Plan (SP# 13-14)

REVISIONS:

NO.	DATE	DESCRIPTION

A 6-B-15 COVER SHEET CHANGE

SCALE:

DATE: 12/15/2014

DRAWN BY:

CHECKED BY:

PROJECT NO:

DRAWING TITLE:

Cover Sheet

SHEET NO: A0



CONSULTANTS

PROJECT TITLE

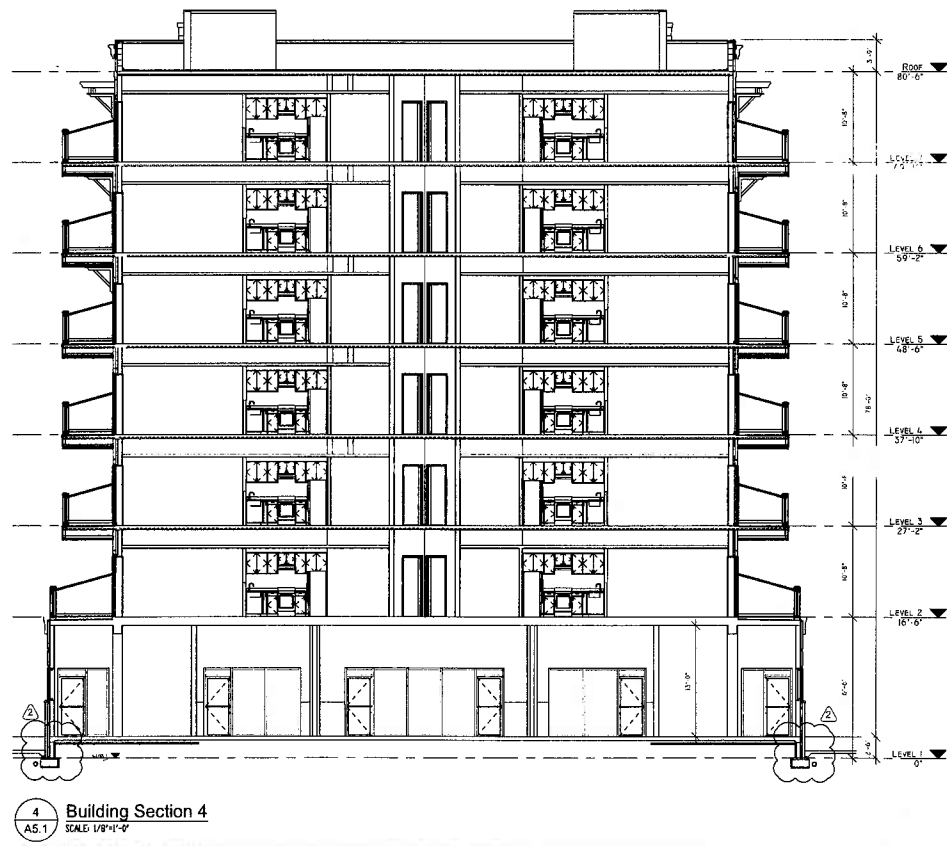
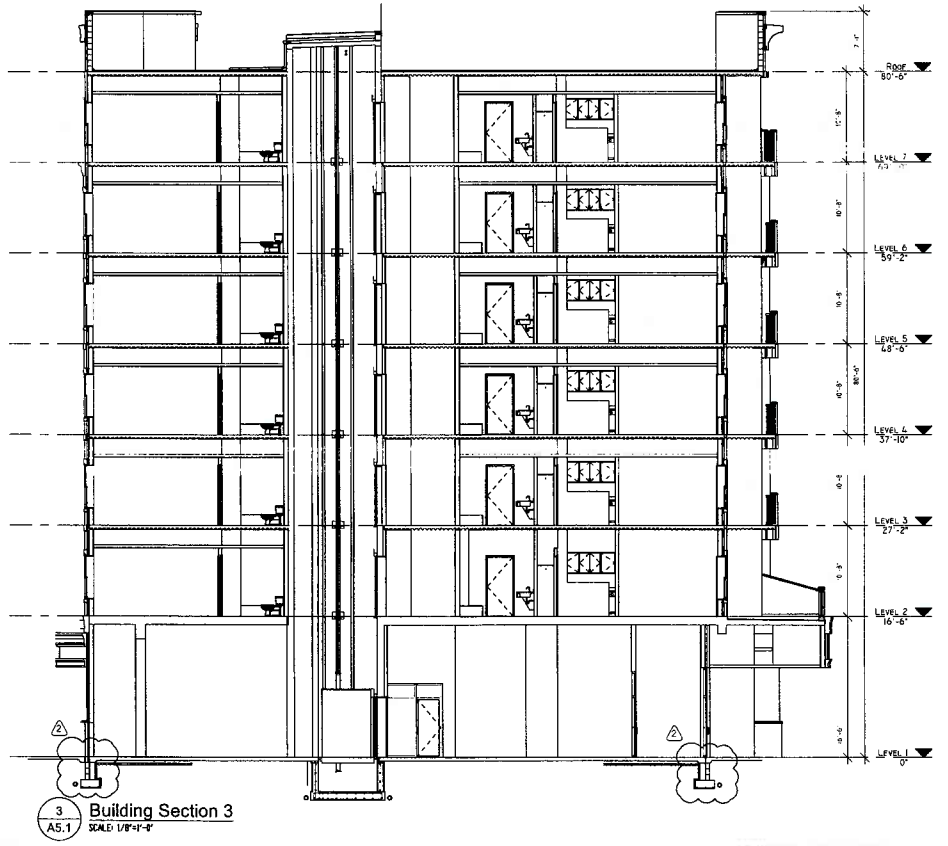
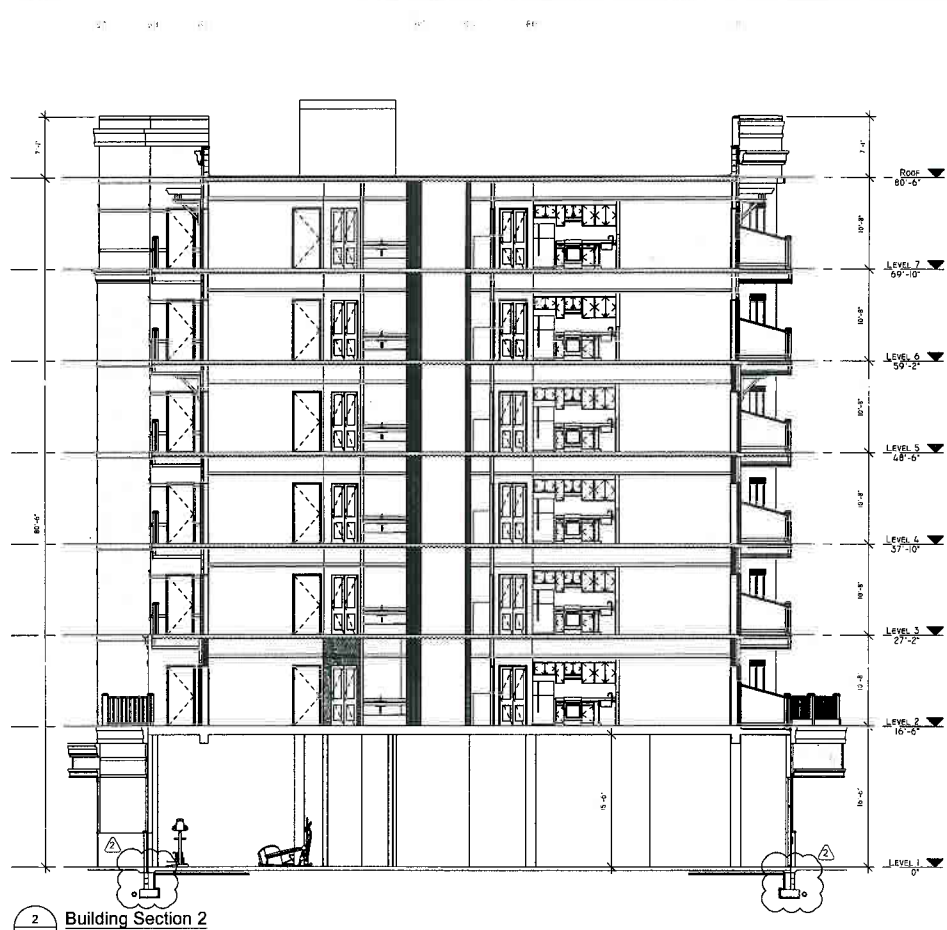
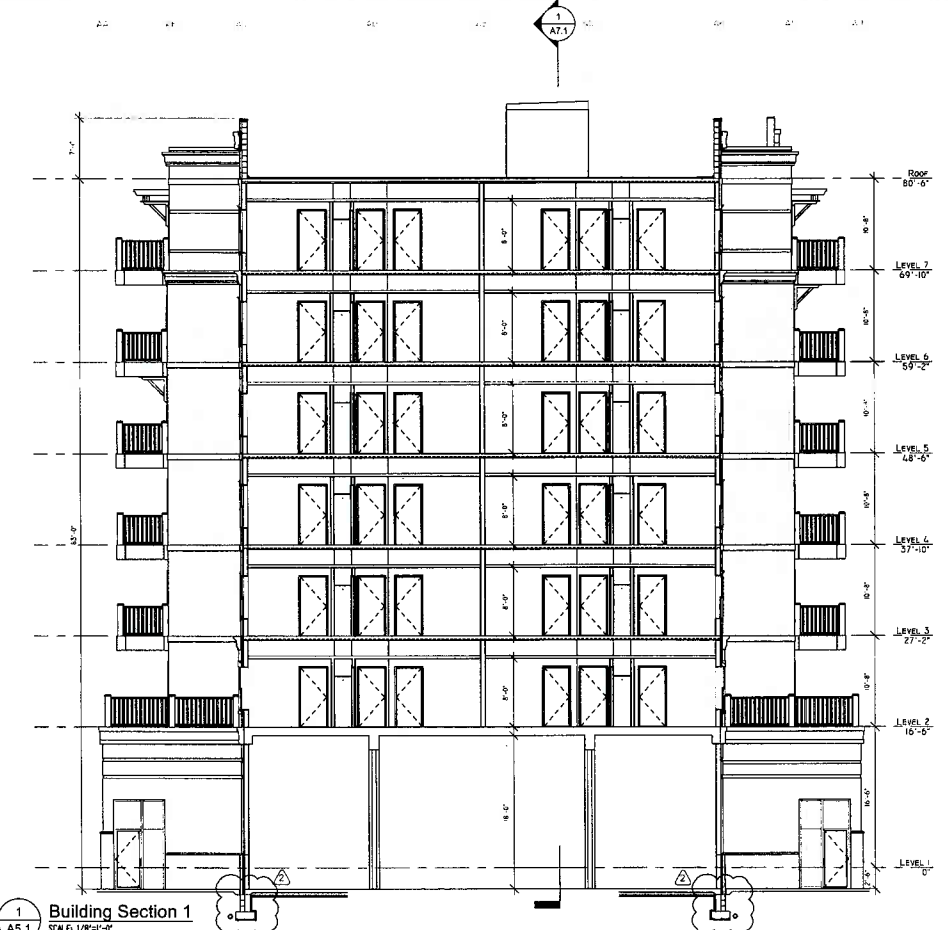
PARK CENTER
 8-Acre Development
 Site Plan (SP# 13-14)

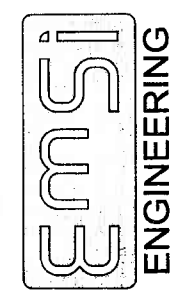
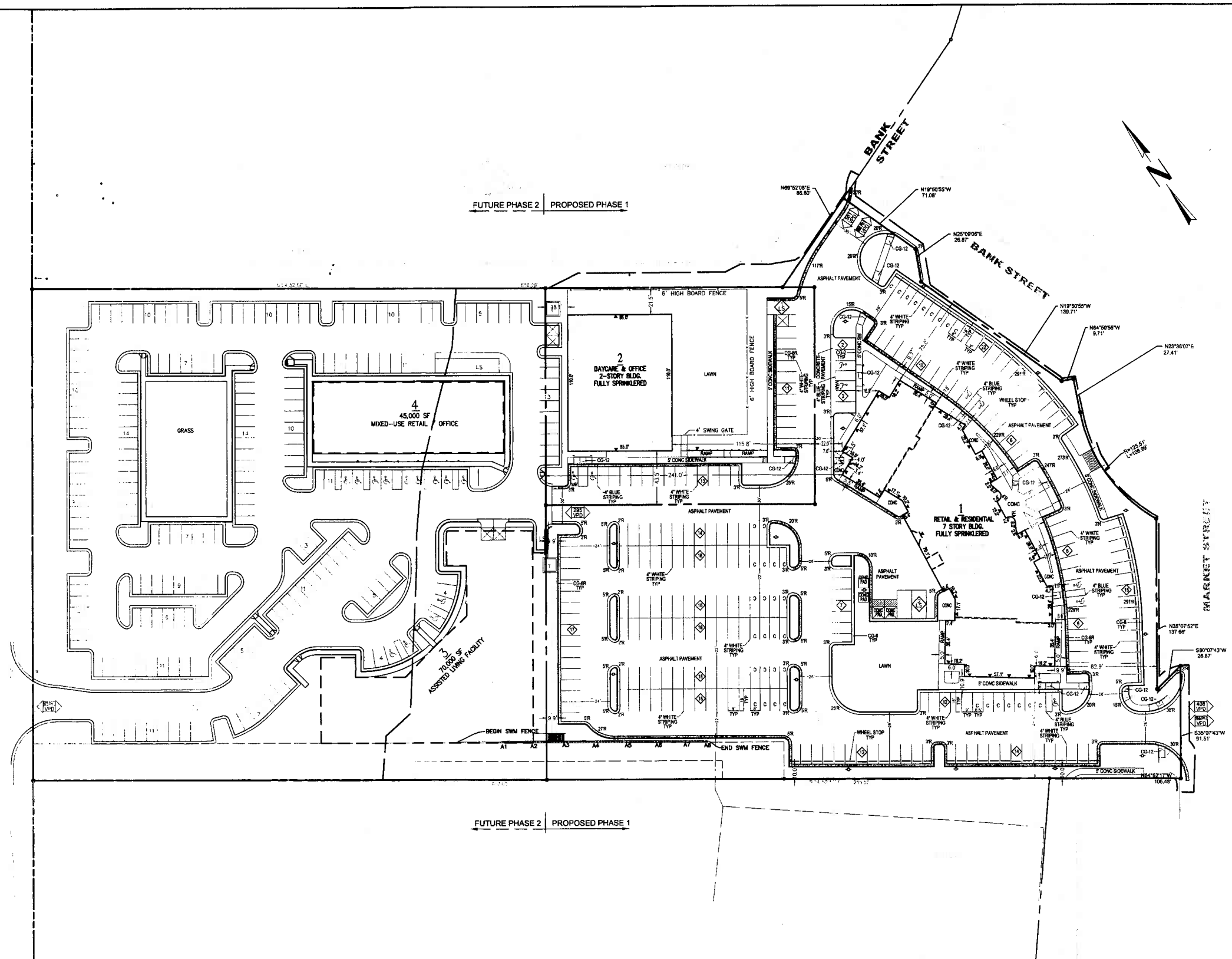
REVISIONS:

NO.	DATE	BY

SCALE: 1/8" = 1'-0"
 DATE: 12/15/2014
 DRAWN BY:
 CHECKED BY:
 PROJECT NO.:

DRAWING TITLE
Building Sections





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PROJECT COORDINATORS
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 GABRIELA A. CONDRUT

OVERALL LAYOUT
CITY OF MANASSAS PARK
 8-ACRE DEVELOPMENT SITE PLAN (SP13-14)
 CITY OF MANASSAS PARK, VIRGINIA VA-11-49

PROJECT NO.
VA-11-49



PLAN STATUS	
4/20/15	REV 1 SUBM 2
1/12/15	REVISION #1
APR-2014	5th Plan Submission
TBD	4th Plan Submission
12/24/13	3rd Plan Submission
9/6/13	2nd Plan Submission
4/20/13	1st Plan Submission
DATE	DESCRIPTION
CF	BSR GAC
DESIGN	DRAWN CHECKED
SCALE: H: 1"=40' V:	
JOB No.	5001/003
DATE:	APRIL 20, 2015
FILE No.	SP13-14 REV1-SUBM1
SHEET	4 OF 18

Approved
 MAY 15 2015
 Office of Planning
 City of Manassas Park



SEAL

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PROJECT TITLE:

PARK CENTER
8-Acre Development
Site Plan (SP# 13-14)

REVISIONS:

NO.	DATE	BY	DESCRIPTION

6-4-15 ADA COMPLIANCE CHANGES

NO DATE BY

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

DATE: 12/15/2014

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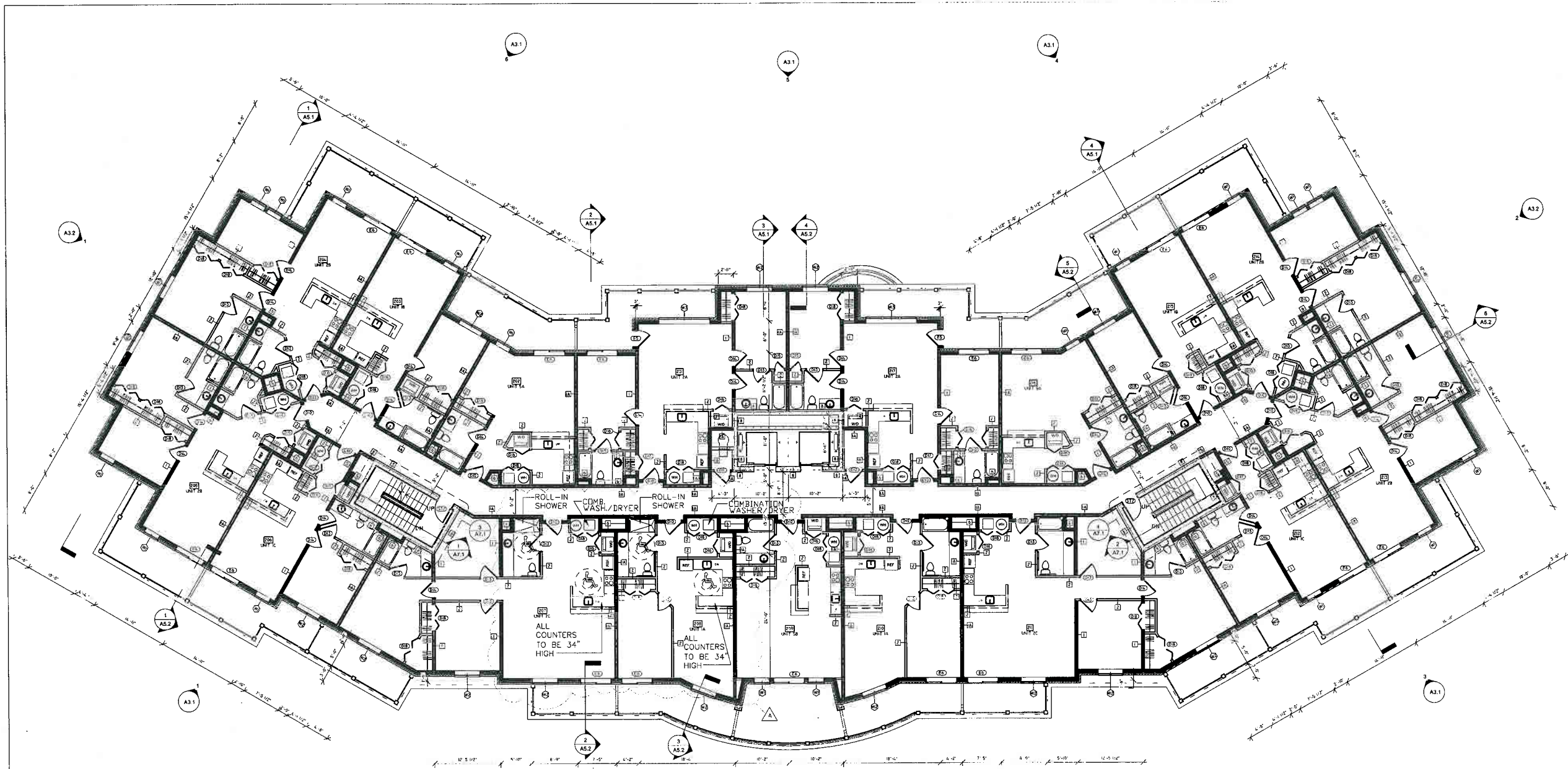
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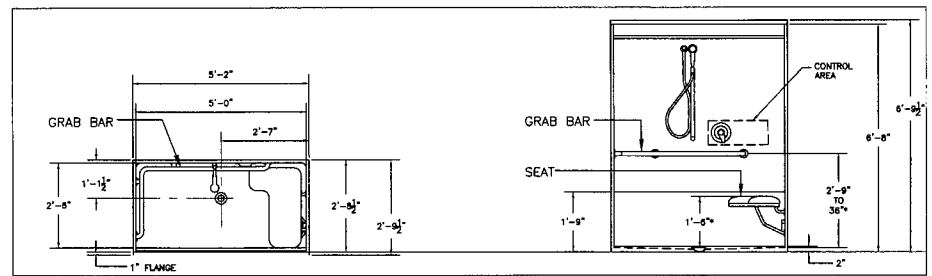
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2nd Floor Plan

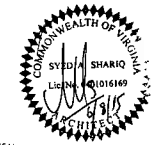
SHEET NO. A1.2



1 2nd FLOOR PLAN
A1.2 SCALE: 1/8"=1'-0"



2 ROLL-IN SHOWER DETAIL - APARTMENTS 207 & 208
A1.2 AT 2nd FLOOR SCALE: 1/8"=1'-0"



SEAL

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PROJECT TITLE:

PARK CENTER
8-Acre Development
Site Plan (SP# 13-14)

REVISIONS:

NO.	DATE	DESCRIPTION

6-4-15 ADA COMPLIANCE CHANGES

NO. DATE DESCRIPTION

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

DATE: 12/15/2014

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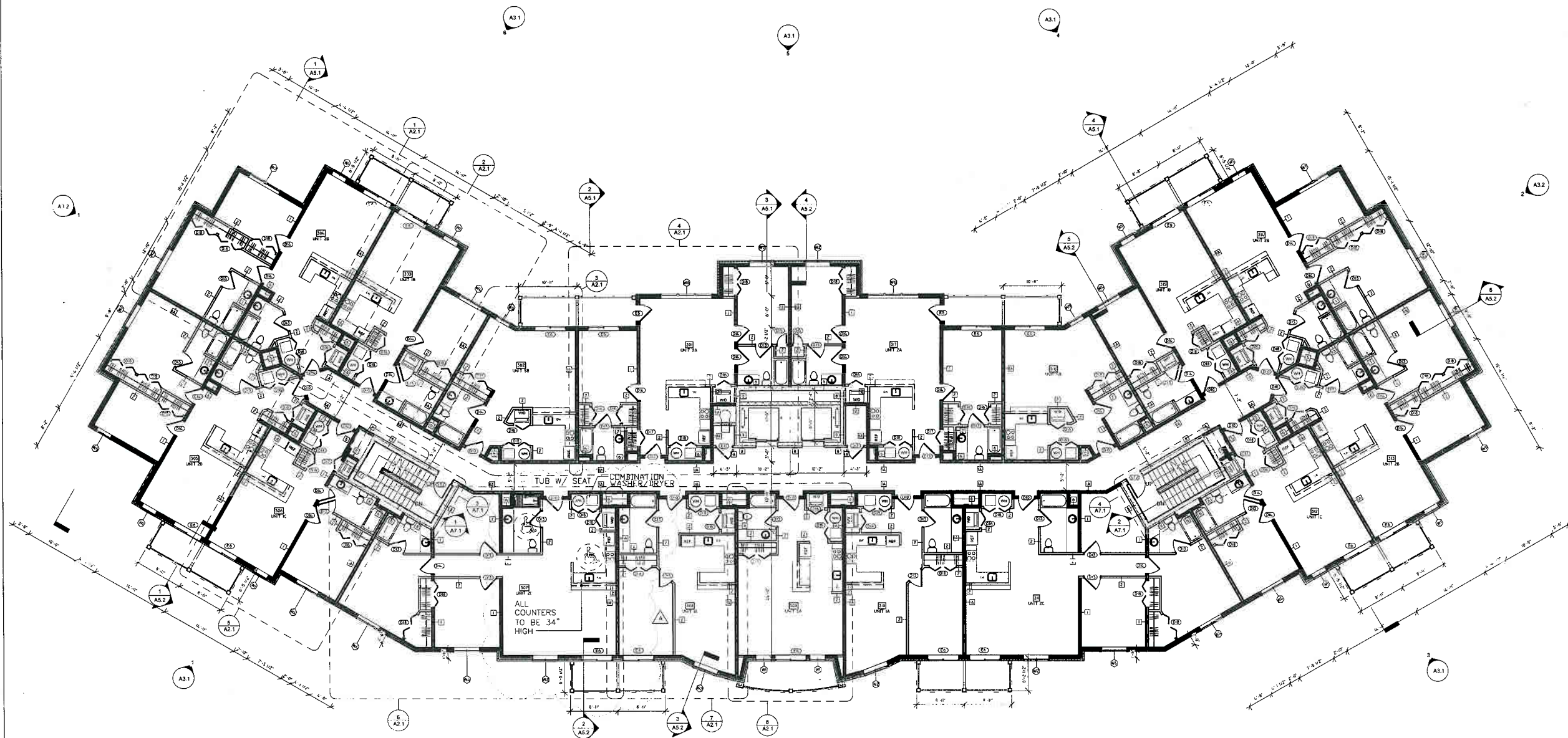
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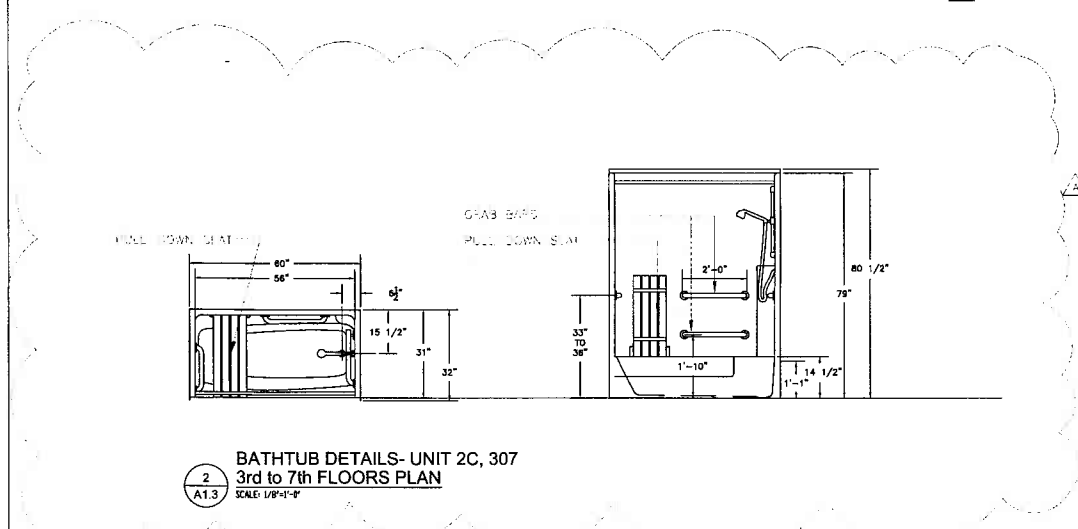
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Typical Floor Plan

SHEET NO. **A1.3**



1
A1.3 **3rd to 7th FLOORS PLAN**
SCALE: 1/8"=1'-0"



2
A1.3 **BATHTUB DETAILS- UNIT 2C, 307**
3rd to 7th FLOORS PLAN
SCALE: 1/8"=1'-0"