

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT WITH SITE PLAN
LANDBAY G-B/E
 2900 POTOMAC AVENUE AND 2901 MAIN LINE BOULEVARD
 CITY OF ALEXANDRIA, VIRGINIA

AREA TABULATIONS

TOTAL SITE AREA = 3.1254 AC 136,144 SF
EXISTING AREA OF TAX PARCELS = 3.1254 AC 136,144 SF
PROPOSED AREA OF TAX PARCELS = 3.0985 AC 134,969 SF
TOTAL DISTURBED AREA = 3.9422 AC 171,721 SF
EXISTING IMPERVIOUS AREA = 3.6714 AC 159,925 SF
PROPOSED IMPERVIOUS AREA = 3.5410 AC 154,247 SF

ENVIRONMENTAL SITE ASSESSMENT

1. THERE ARE NO TIDAL WETLANDS, TIDAL SHORES, TRIBUTARY STREAMS, FLOODPLAINS, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS, OR BUFFER AREAS ASSOCIATED WITH SHORES, STREAMS OR WETLANDS LOCATED ON THIS SITE. FURTHER THERE ARE NO WETLANDS PERMITS REQUIRED FOR THIS DEVELOPMENT PROJECT. ADDITIONALLY, THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS, NOR AREAS WITH THE POTENTIAL FOR GENERATING COMBUSTIBLE GASES ON THE SITE.
2. THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, DIVISION OF ENVIRONMENTAL QUALITY MUST BE NOTIFIED IF UNUSUAL OR UNANTICIPATED CONTAMINATION OR UNDERGROUND STORAGE TANKS, DRUMS AND CONTAINERS ARE ENCOUNTERED AT THE SITE. IF THERE IS ANY DOUBT TO PUBLIC SAFETY OR A RELEASE TO THE ENVIRONMENT, THE ALEXANDRIA FIRE DEPARTMENT MUST BE CONTACTED IMMEDIATELY BY CALLING 911. THE TANK OR CONTAINERS REMOVAL, ITS CONTENTS, ANY SOIL CONTAMINATION AND RELEASES TO THE ENVIRONMENT WILL BE HANDLED IN ACCORDANCE WITH FEDERAL, STATE AND CITY REGULATIONS.
3. ALL WELLS TO BE DEMOLISHED IN THIS PROJECT, INCLUDING MONITORING WELLS, MUST BE CLOSED IN ACCORDANCE WITH VIRGINIA STATE WATER CONTROL BOARD (VSWCB) REQUIREMENTS. CONTACT ENVIRONMENTAL HEALTH SPECIALIST AND COORDINATE WITH THE ALEXANDRIA HEALTH DEPARTMENT AT 703-838-4400 EXT. 267/255.
4. THIS PROJECT IS NOT LOCATED IN A COMBINED SEWER AREA.
5. THIS SITE DOES NOT CONTAIN AREAS PREVIOUSLY MAPPED AS MARINE CLAYS.
6. THIS SITE IS NOT LOCATED WITHIN 1,000 FEET OF A FORMER LANDFILL OR OTHER DUMP SITE.
7. TO THE BEST OF OUR KNOWLEDGE, CONTAMINATED SOIL MAY INCLUDE ARSENIC WITH ZONES OF ELEVATED PETROLEUM COMPOUNDS AND/OR LEAD. ANY SOIL CONTAMINATION AND RELEASES TO THE ENVIRONMENT WILL BE HANDLED IN ACCORDANCE WITH FEDERAL, STATE AND CITY REGULATIONS.

ENVIRONMENTAL PERMITS NOTES

ALL REQUIRED PERMITS FROM VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY, ENVIRONMENTAL PROTECTION AGENCY, ARMY CORPS OF ENGINEERS, VIRGINIA MARINE RESOURCES MUST BE IN PLACE FOR ALL PROJECT CONSTRUCTION AND MITIGATION WORK PRIOR TO RELEASE OF THE FINAL SITE PLAN.

THIS PROJECT PROPOSES CONSTRUCTION ACTIVITIES WHICH DISTURB MORE THAN 1 ACRE, THEREFORE A VPDES PERMIT IS REQUIRED.

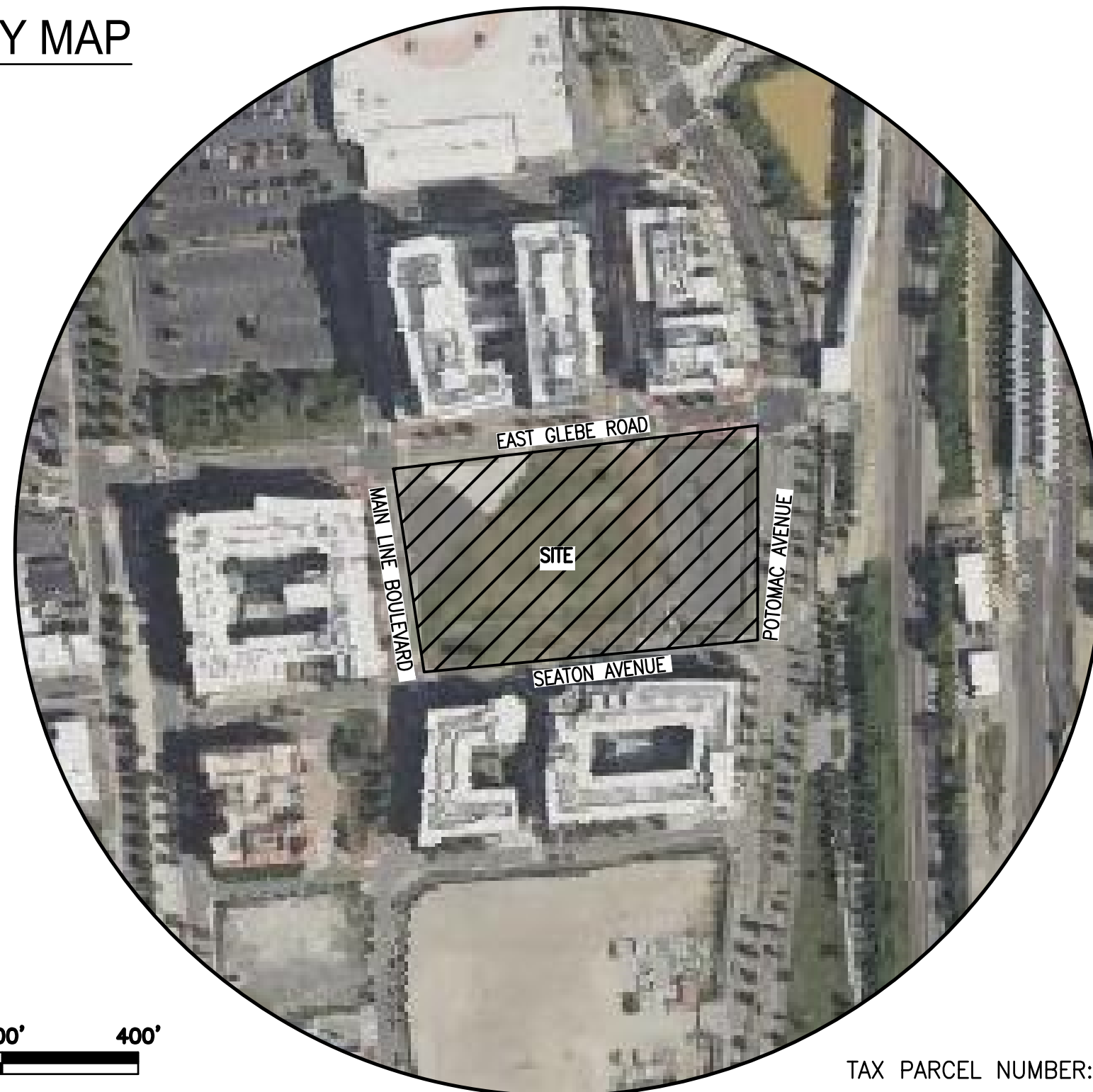
ARCHAEOLOGY NOTES

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 HISTORIC OR PREHISTORIC 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.

THE APPLICANT/DEVELOPER SHALL NOT ALLOW ANY NON-PROFESSIONAL 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.

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

VICINITY MAP



TAX PARCEL NUMBER: #025.01-05-12
& 025.01-05-07

PROJECT DESCRIPTION NARRATIVE

THE APPLICANT REQUESTS A DEVELOPMENT SPECIAL USE PERMIT (DSUP) WITH PRELIMINARY SITE PLAN TO PERMIT THE DEVELOPMENT OF A MIXED-USE BUILDING CONTAINING APPROXIMATELY 432 UNITS AND 13,196 SF OF GROUND FLOOR COMMERCIAL SPACE WITH A SPECIAL USE PERMIT FOR A PARKING REDUCTION AND MODIFICATION OF HEIGHT TO SETBACK RATIO.

REQUESTED APPLICATIONS AND MODIFICATIONS:

- DEVELOPMENT SPECIAL USE PERMIT WITH PRELIMINARY SITE PLAN.
- SPECIAL USE PERMIT FOR A PARKING REDUCTION.
- MODIFICATION OF THE HEIGHT TO SETBACK RATIO PURSUANT TO SECTION 6-403.
- SPECIAL USE PERMIT FOR MORE THAN THREE PENTHOUSES.

OWNER/DEVELOPER

OWNER:
2900 POTOMAC AVENUE LLC (PARCEL G-B)
2901 MAINLINE BOULEVARD LLC (PARCEL G-E)
4747 BETHESDA AVE
BETHESDA, MD 20814
(240) 333-3600
CONTACT: ROBBIE SACLARIDES | RSACLARIDES@JBGSMITH.COM

APPLICANT:
MTV HOLDCO L.L.C.
4747 BETHESDA AVE
BETHESDA, MD 20814
(240) 333-3600
CONTACT: ROBBIE SACLARIDES | RSACLARIDES@JBGSMITH.COM

CIVIL ENGINEER:
R.C. FIELDS & ASSOCIATES, INC.
625 N. WASHINGTON STREET, SUITE 250
ALEXANDRIA, VA 22314
(703) 549-6422
CONTACT: TAYLOR DOYLE
TDOYLE@RCFASSOC.COM

ATTORNEY:
WALSH, COLUCCI, LUBELEY & WALSH, P.C.
2200 CLARENDON BLVD, SUITE 1300
ARLINGTON, VIRGINIA 22201
(703) 528-4700
CONTACT: M. CATHARINE PUSKAR
CPUSKAR@THELANDLAWYERS.COM

ARCHITECT:
KGTG ARCHITECTURE
2001 K STREET NW SOUTH TOWER,
SUITE 200
WASHINGTON, DC 20006
(202) 599-9191
CONTACT: BEN KASDAN

LANDSCAPE ARCHITECT:
LAND DESIGN INC.
200 SOUTH PEYTON STREET
ALEXANDRIA, VA 22314
(703) 549-7784
CONTACT: WILL TALERO
WTALERO@LANDDESIGN.COM

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ZONING TABULATIONS

- TAX MAP #: #201-01-05-12 & 201-05-07-05

2. ZONE OF SITE: EXISTING CDD #10

3. USE: EXISTING VACANT LAND
PROPOSED MULTI-UNIT RESIDENTIAL DWELLING WITH COMMERCIAL

4. TOTAL LOT AREA: REQUIRED: N/A DEDICATION: 1,175 SF (0.0270 AC.)
EXISTING: 136,144 SF (3.1254 AC.) PROPOSED: 134,969 SF (3.0985 AC.)

5. NUMBER OF UNITS:

UNIT TYPE	1R 1 BEDROOM	1 BEDROOM	1 BEDROOM + DEN	2 BEDROOM	TOTAL
# OF UNITS	22	275	31	104	432

6. NUMBER OF BEDROOMS: 536 BEDROOMS

7. UNITS PER ACRE: PERMITTED N/A PROPOSED 139 UNITS/ACRE

8. AVERAGE FINISHED GRADE: 39.30

9. OPEN SPACE: REQUIRED: 20,000 SF PARK
PROPOSED: GROUND LEVEL (PRIVATE WITH PUBLIC ACCESS): 20,000 SF (14.7%)
GROUND LEVEL (PRIVATE): 3,000 SF (2.2%) ABOVE GRADE (PRIVATE): 11,036 SF (8.1%)
TOTAL OPEN SPACE: 34,036 SF (25.0%)

10. TREE CROWN COVERAGE: REQUIRED: 25% PROPOSED: 34,750 SF (25.5%)

11. HEIGHT: ALLOWED: 110' (PER THE POTOMAC YARD/POTOMAC GREENS SMALL AREA PLAN MAP 24A)
PROPOSED: 85'

12. FLOOR AREA:

	RESIDENTIAL	COMMERCIAL	PARKING	TOTAL
GROSS	441,030 SF	13,196 SF	109,847 SF	564,073 SF
NET	357,490 SF	13,196 SF	109,847 SF	480,533 SF

13. FAR: ALLOWED: N/A
PROPOSED: TOTAL: RESIDENTIAL: 2.62, RETAIL: 0.10, PARKING: 0.81 TOTAL: 3.53

14. YARDS: REQUIRED: N/A
PROVIDED: NORTH 0.5' SOUTH 4.5' EAST 63.6' WEST 4.0'

15. FRONTAGE: REQUIRED: N/A
PROVIDED: NORTH 498.72' SOUTH 433.16' EAST 263.49' WEST 239.56'

16. PARKING TABULATION: (WITHIN ENHANCED TRANSIT AREA)
PARKING REQUIRED COMMERCIAL: MIN: 0.25/1,000 SF OF FLOOR AREA = 0.25/1000*13,196 = 4 SPACES
MAX: 3.0/1,000 SF OF FLOOR AREA = 3.0/1000*13,196 = 40 SPACES
RESIDENTIAL: REDUCTIONS 5% - WITHIN 0.25 MILES OF 4 OR MORE BUS ROUTES
REQUIRED: 0.8 SPACES * 0.95% = 0.76 SPACES/ BEDROOM
0.76*536 BEDROOMS = 408 SPACES
TOTAL: MIN: 412 SPACES, MAX: 448 SPACES

PARKING PROVIDED:	STANDARD	COMPACT	ADA	TOTAL
COMMERCIAL	26	0	1	27
RESIDENTIAL	212	32	6	250

TOTAL PROVIDED PARKING 278 TOTAL SPACES

ON STREET PARALLEL PARKING 22 SPACES (2 SHORT TERM PARKING SPACES)

15. LOADING SPACES: REQUIRED 1 PROPOSED 2

16. TRIP GENERATION:

EXISTING USE:	CDD APPROVED USE:	PROPOSED USE:	NET TRIP
(VACANT)	(OFFICE/RETAIL/RESIDENTIAL)	(RESIDENTIAL & COMMERCIAL)	
AM PEAK 0 AVT	AM PEAK 482 AVT	AM PEAK 209 AVT	AM PM
PM PEAK 0 AVT	PM PEAK 575 AVT	PM PEAK 256 AVT	PM PM
VPD 0 VPD	VPD 4,471 VPD	VPD 2,733 VPD	VPD
	(PER ITE STANDARDS)	(PER ITE STANDARDS)	

17. BICYCLE PARKING: REQUIRED:
SHORT TERM-RETAIL: 2 SPACES PER 10,000 SF=2.6, RESIDENTIAL: 1 SPACE PER 50 UNITS=8.6 SPACES, TOTAL=12
LONG TERM-RETAIL: 1 SPACE PER 25,000 SF=0.5, RESIDENTIAL: 3 SPACES PER 10 UNITS=129.6 SPACES, TOTAL=1
PROVIDED: SHORT TERM=24 SPACES, LONG TERM=140 SPACES, TOTAL=164 SPACES

COMPLETE STREETS INFORMATION:

	NEW	UPGRADED
CROSSWALKS (NUMBER)	N/A	N/A
STANDARD	N/A	N/A
HIGH VISIBILITY	N/A	N/A
CURB RAMPS	N/A	11
SIDEWALKS (LF)	N/A	1563
BICYCLE PARKING (NUMBER SPACES)	4	N/A
PUBLIC/VISITOR	4	N/A
PRIVATE/GARAGE	X	N/A
BICYCLE PATHS (LF)	N/A	N/A
PEDESTRIAN SIGNALS	N/A	N/A

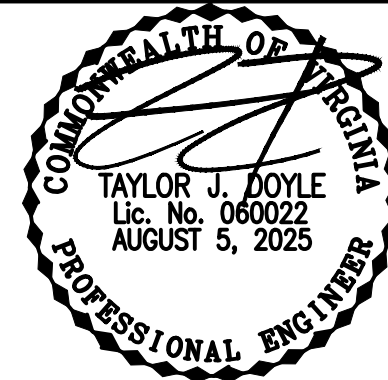
BUILDING CODE ANALYSIS:

USE:	1ST FLOOR: RETAIL, RESIDENTIAL, & PARKING GARAGE; 2ND FLOOR: RESIDENTIAL & RETAIL; 3RD-6TH FLOOR: RESIDENTIAL
USE GROUP:	R-2 WITH ACCESSORY USES
TYPE OF CONSTRUCTION:	IIIA & IA
NUMBER OF STORIES:	7 STORIES
FLOOR AREA (PER FLOOR):	~75,500 SF
BUILDING HEIGHT:	85'
FIRE SUPPRESSION/DETECTION:	FULLY SPRINKLERED

RCF
ENGINEERING | AND SURVEYING | PLANNING

625 N. WASHINGTON ST
SUITE 250
ALEXANDRIA, VA 22314
703.549.6422
www.rcfassoc.com

ENGINEERING	LAND SURVEYING	PLANNING
PROJ. MANAGER: <u>TAYLOR DOYLE</u> EMAIL: <u>TDTOYLE@RCFASOC.COM</u>		
SCALE: AS NOTED	DATE: AUGUST, 2025	DRAWN: ARO
	REV:	

[illegible]

PRELIMINARY DEVELOPMENT SPECIAL
USE PERMIT WITH SITE PLAN
LANDBAY G-B/E
2900 POTOMAC AVENUE
2901 MAIN LINE BOULEVARD
CITY OF ALEXANDRIA, VIRGINIA

SHEET NAME:

APPROVED
SPECIAL USE PERMIT

DIRECTOR

DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR

DATE

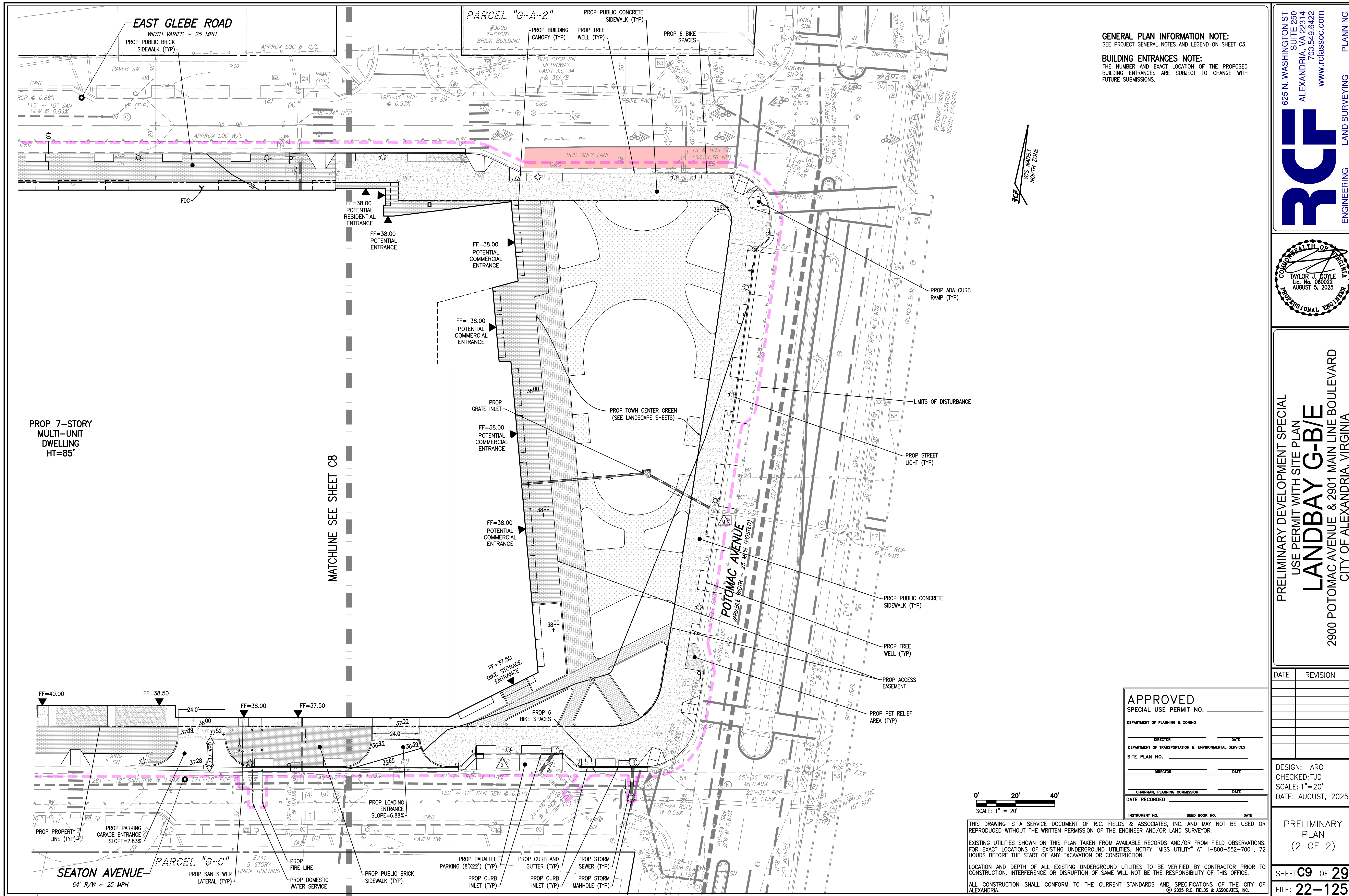
CHAIRMAN, PLANNING COMMISSION

DATE

DATE RECORDED _____

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625 N. WASHINGTON ST
SUITE 250
ALEXANDRIA, VA 22314
703.543.6422
www.rcfields.com

RCF

ENGINEERING LAND SURVEYING PLANNING

COMMONWEALTH OF VIRGINIA
TAYLOR J. DOYLE
Lic. No. 060022
AUGUST 5, 2025
PROFESSIONAL ENGINEER

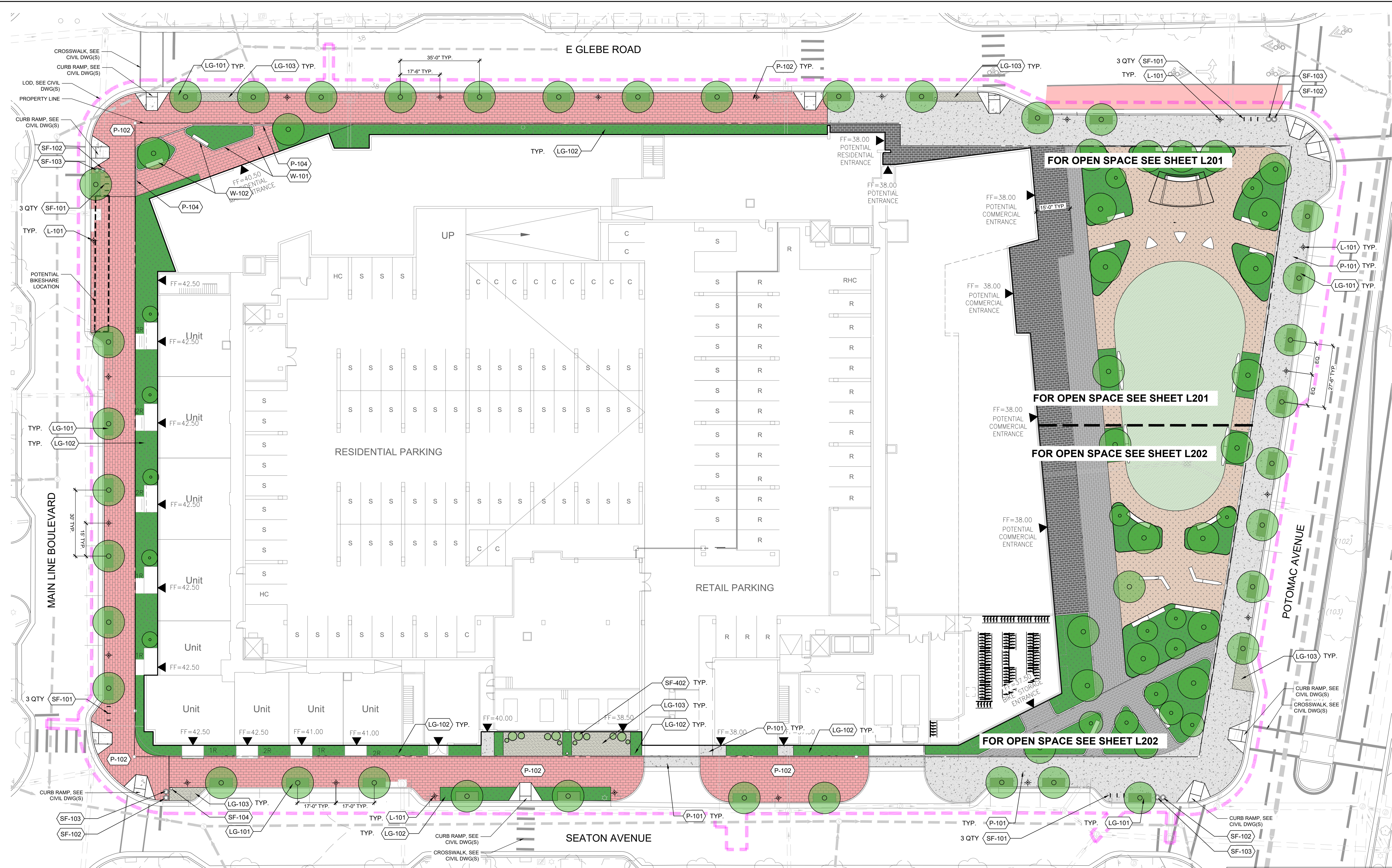
PRELIMINARY DEVELOPMENT SPECIAL
USE PERMIT WITH SITE PLAN
LANDBAY G-B/E
2900 POTOMAC AVENUE & 2901 MAIN LINE BOULEVARD
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ARO
CHECKED: TJD
SCALE: 1"=20'
DATE: AUGUST, 2025

PRELIMINARY
PLAN
(2 OF 2)

SHEET C9 OF 29
FILE: 22-125



REFERENCE NOTES SCHEDULE

CODE DESCRIPTION

LIGHTING & ELECTRICAL

L-101 CITY STANDARD POLE LIGHT

LANDSCAPE GROUND

LG-101 CITY STANDARD TREE WELL, SEE NOTE 1

LG-102 PLANT BED

LG-103 PET RELIEF AREA

PAVING & CURBS

P-101 CITY STANDARD CONC. SIDEWALK

P-102 CITY STANDARD BRICK SIDEWALK

P-104 FLUSH CONCRETE BAND

FURNISHINGS

SF-101 CITY STANDARD BIKE RACK

SF-102 CITY STANDARD WASTE RECEPTACLE

SF-103 CITY STANDARD RECYCLING RECEPTACLE

SF-104 PET WASTE STATION

SF-402 PLANTER POT

WALLS & STAIRS

W-101 PLANTER CURB - TYPE 1

W-102 PLANTER SEATING

NOTE:

- LG-101 CITY STANDARD TREE WELL TO HAVE STONE OR MULCH UNDERNEATH. TO BE FINALIZED AT FSP.

APPROVED

SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONINGDIRECTOR _____ DATE _____
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DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

KEY MAP

SEAL

NOT FOR
CONSTRUCTION

LANDBAY G - B/E

2900 POTOMAC AVE & 2901 MIAN
LINE BOULEVARD
CITY OF ALEXANDRIA, VALANDDESIGN PROJ.#
2024019A

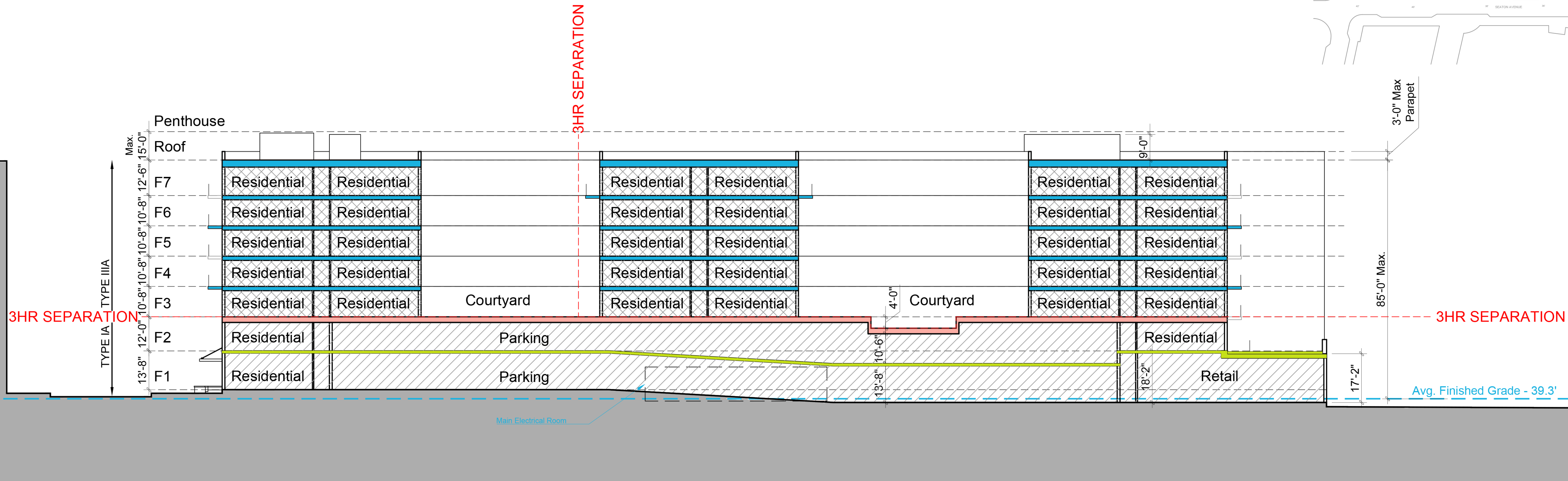
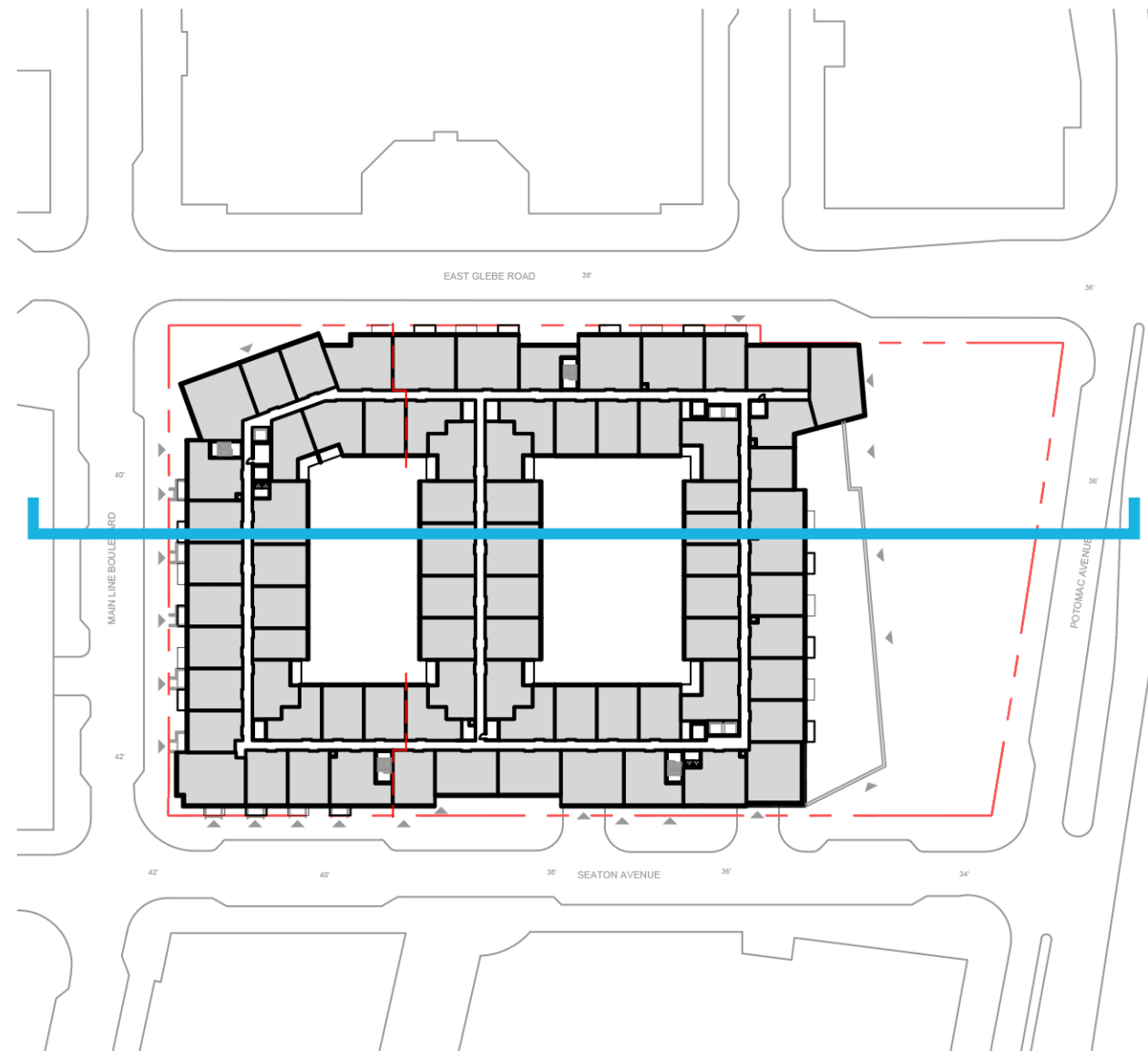
REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	CONCEPT II SUBMISSION	06/10/2025
2	PDSUP SUBMISSION	08/05/2025

DESIGNED BY: MC
DRAWN BY: WT
CHECKED BY: MCSCALE: _____ NORTH
VERT: N/A
HORZ: 1"=20'
0 10' 20' 40'SHEET TITLE
MATERIALS PLAN - SITE
LEVEL

SHEET NUMBER

L101



TYPE IIIA

TYPE IA

ONE HOUR RATED ASSEMBLY

TWO HOUR RATED ASSEMBLY

THREE HOUR RATED ASSEMBLY

BUILDING CODE ANALYSIS																			
APPLICABLE CODES (CITY OF ALEXANDRIA, VA)																			
2021 VIRGINIA UNIFORM STATEWIDE BUILDING CODE (2021 ICC Family of codes with incorporated Virginia amendments)																			
BUILDING WEST									3-HOUR FIRE WALL SEPARATION	BUILDING EAST									
FLOOR	AREA (SF)	USE GROUP	TYPE OF CONSTRUCTION	ALLOWABLE No. OF STORIES	ALLOWABLE HEIGHT (FT)	ALLOWABLE AREA PER FLOOR (INCLUDING FRONTAGE INCREASE)	FIRE PROTECTION	ALLOWABLE TOTAL BUILDING AREA (SF)		FLOOR	AREA (SF)	USE GROUP	TYPE OF CONSTRUCTION	ALLOWABLE No. OF STORIES	ALLOWABLE HEIGHT (FT)	ALLOWABLE AREA PER FLOOR (INCLUDING FRONTAGE INCREASE)	FIRE PROTECTION	ALLOWABLE TOTAL BUILDING AREA (SF)	
Level 7	23,674	R2	IIIA	5	85'	84,000	NFPA-13	252,000		Level 7	48,208	R2	IIIA	5	85'	90,000	NFPA-13	270,000	
Level 6	24,535	R2	IIIA	5	85'	84,000	NFPA-13			Level 6	49,360	R2	IIIA	5	85'	90,000	NFPA-13		
Level 5	24,535	R2	IIIA	5	85'	84,000	NFPA-13			Level 5	49,360	R2	IIIA	5	85'	90,000	NFPA-13		
Level 4	24,535	R2	IIIA	5	85'	84,000	NFPA-13			Level 4	49,360	R2	IIIA	5	85'	90,000	NFPA-13		
Level 3	24,535	R2	IIIA	5	85'	84,000	NFPA-13			Level 3	49,447	*R2 / A3	IIIA	5	85'	90,000	NFPA-13		
TOTAL AREA	121,814								TOTAL AREA	245,735									
** 3-HOUR HORIZONTAL BUILDING SEPARATION																			
BUILDING LOWER									UNLIMITED										
FLOOR	AREA (SF)	USE GROUP	TYPE OF CONSTRUCTION	ALLOWABLE No. OF STORIES	ALLOWABLE HEIGHT (FT)	ALLOWABLE AREA PER FLOOR	FIRE PROTECTION	FLOOR		AREA (SF)	USE GROUP	TYPE OF CONSTRUCTION	ALLOWABLE No. OF STORIES	ALLOWABLE HEIGHT (FT)	ALLOWABLE AREA PER FLOOR	FIRE PROTECTION			
Level 2	94,259	R2 / S2	IA	UNLIMITED	UNLIMITED	UNLIMITED	NFPA-13	102,070		**** A2, A3, B, M	IA	UNLIMITED	UNLIMITED	UNLIMITED	UNLIMITED	NFPA-13			
Level 1		R2, S2																	
TOTAL AREA	196,329																		
* Unseparated Use: Total area of A3 Use Group < 10% of floor area, therefore A3 is an accessory to the R2 use.																			
** Horizontal building separation located above level 2 (Type IA Construction), below upper 5 stories of Type IIIA Construction.																			
*** Unseparated Use Groups, Type IA Construction, unlimited area.																			
**** Potential retail tenant Use Groups, final Use Groups to be determined at time of tenant fit out.																			

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 _____

Land Bay G B+E

Alexandria, VA

No.	Date	Description



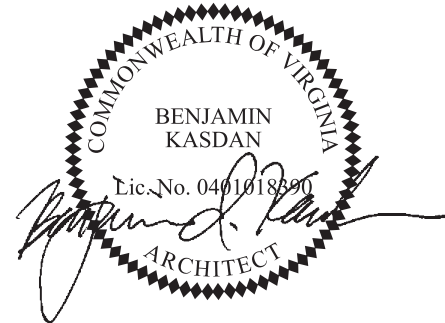
License Stamp
Building Analysis



Land Bay G B+E
Alexandria, VA

No.	Date	Description

It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.



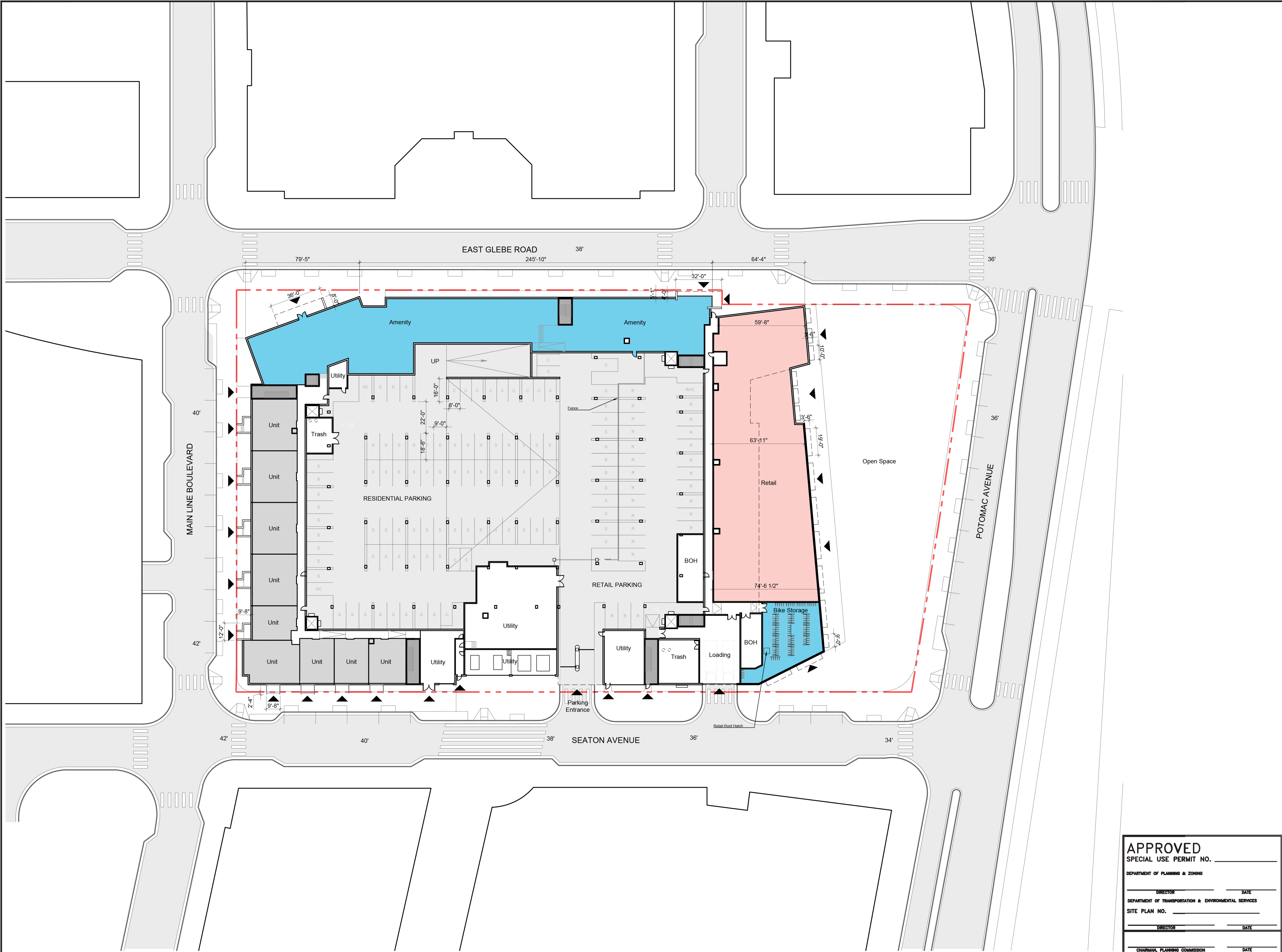
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Floor 1



08/05/2025

A2.0



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Land Bay G B+E

Alexandria, VA

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INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____



License Stamp

Floor 2



08/05/2025

A2.1

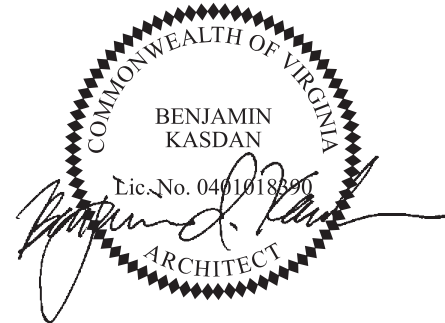


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License Stamp

Floor 3

APPROVED

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DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

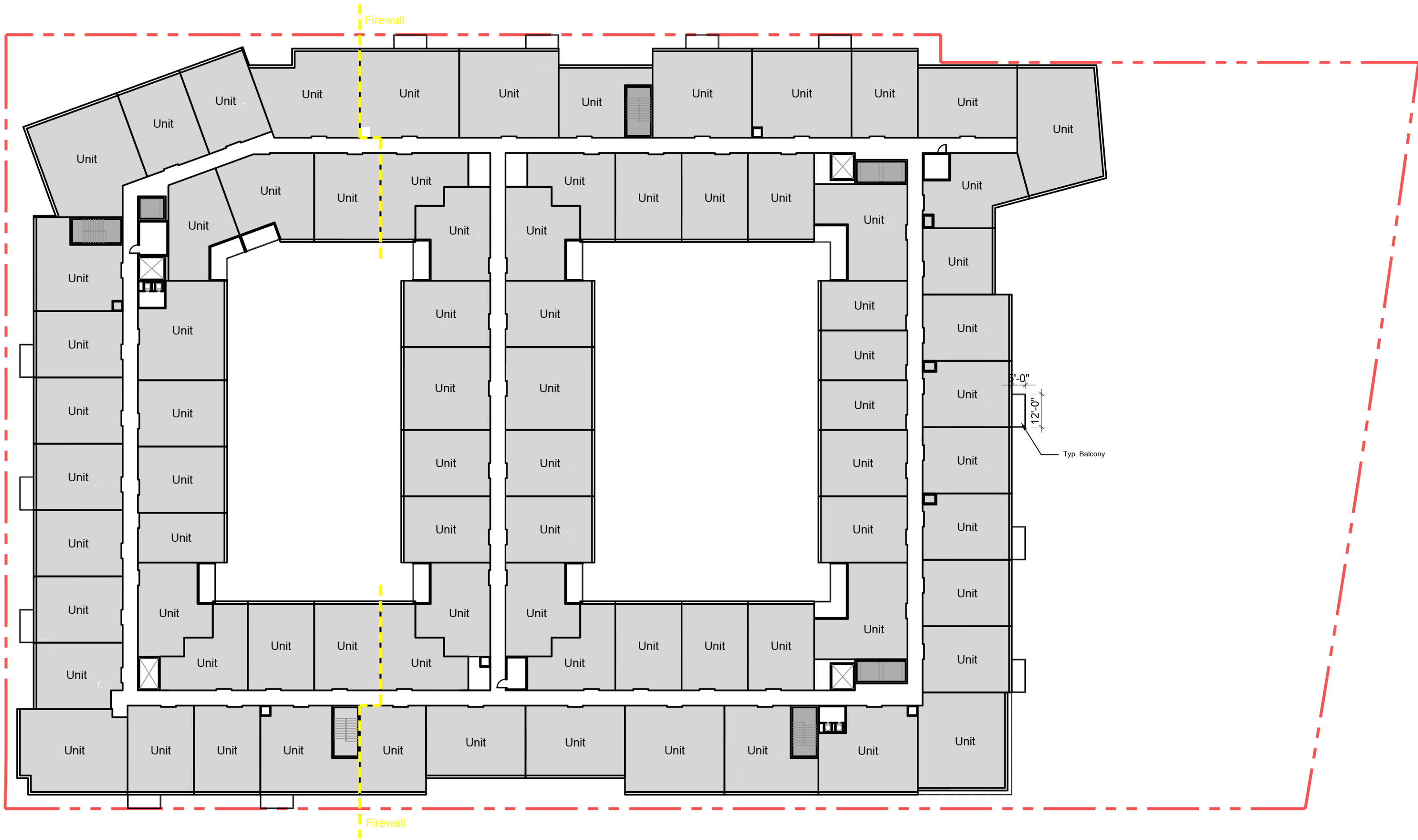
DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____





Land Bay G B+E

Alexandria, VA

No.	Date	Description

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SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

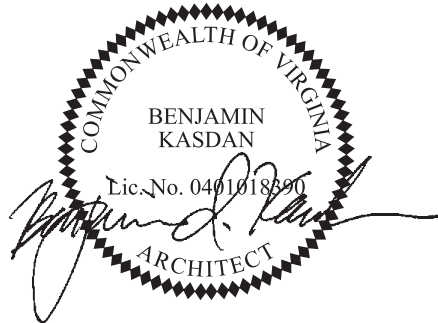
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DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

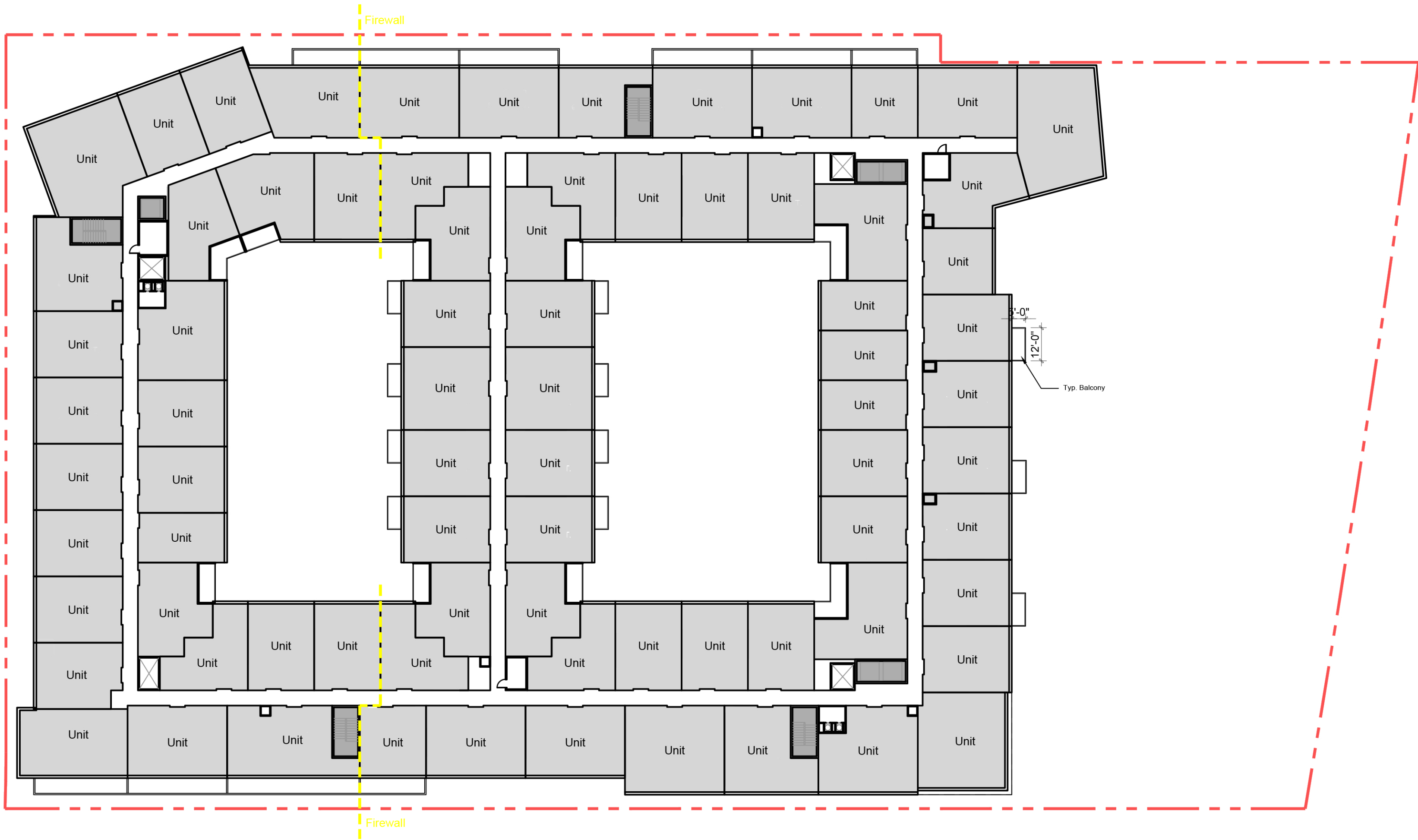
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Floor Typical (4-6)





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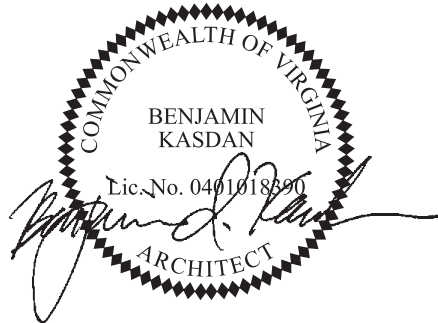
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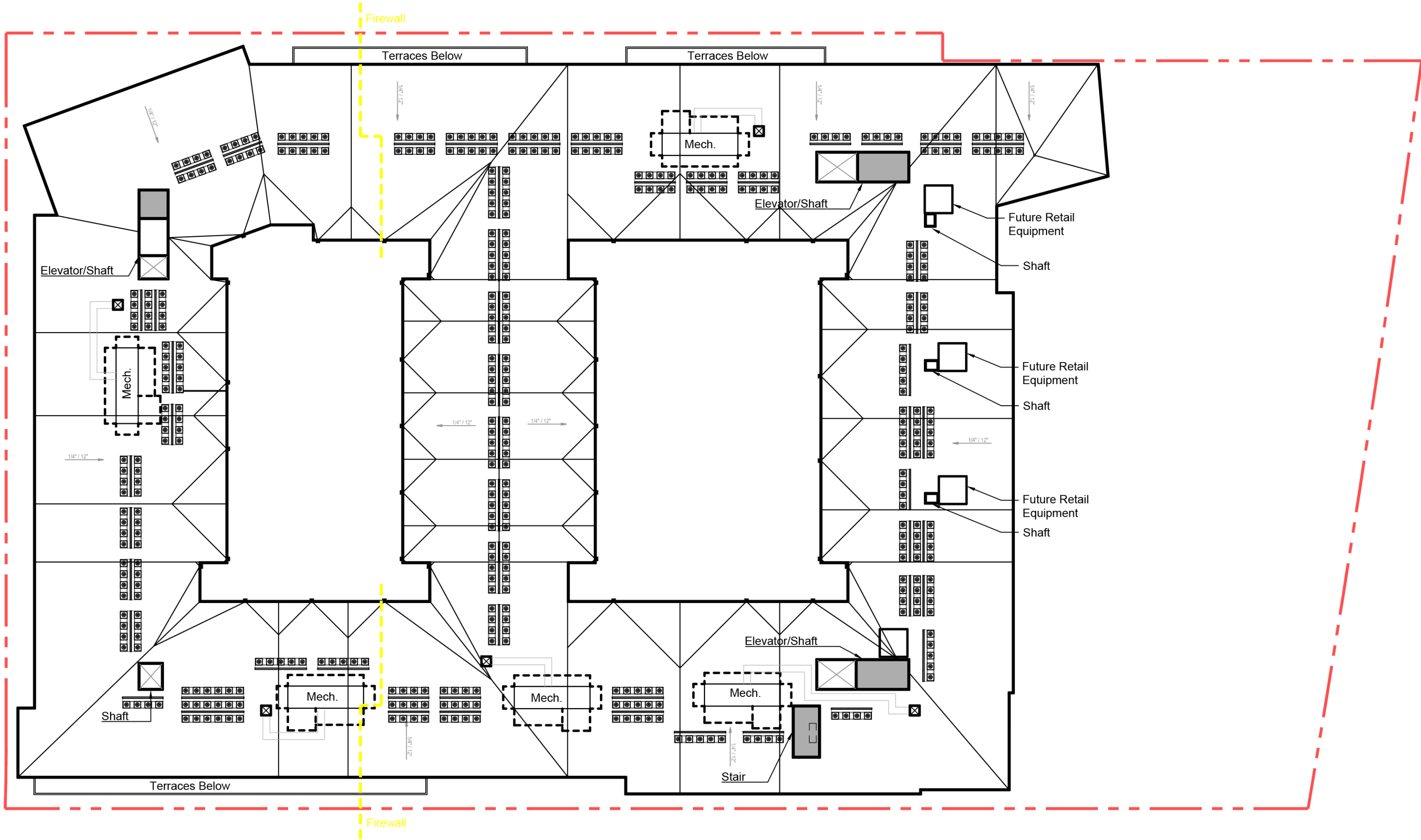
Floor 7



08/05/2025

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Alexandria, VA

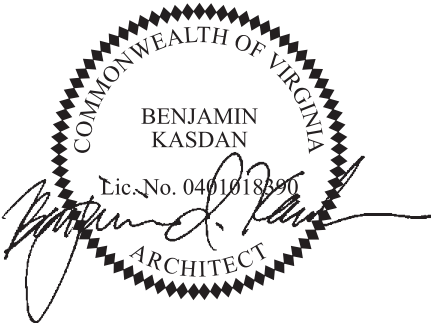


NOTE: ILLUSTRATIVE, SUBJECT TO CHANGE.

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Roof Plan



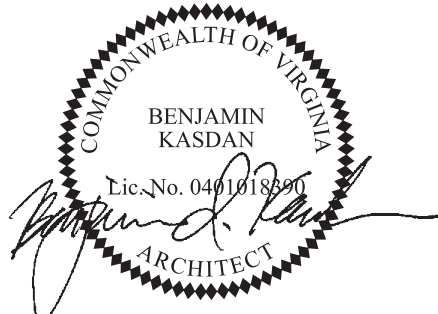
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Elevations

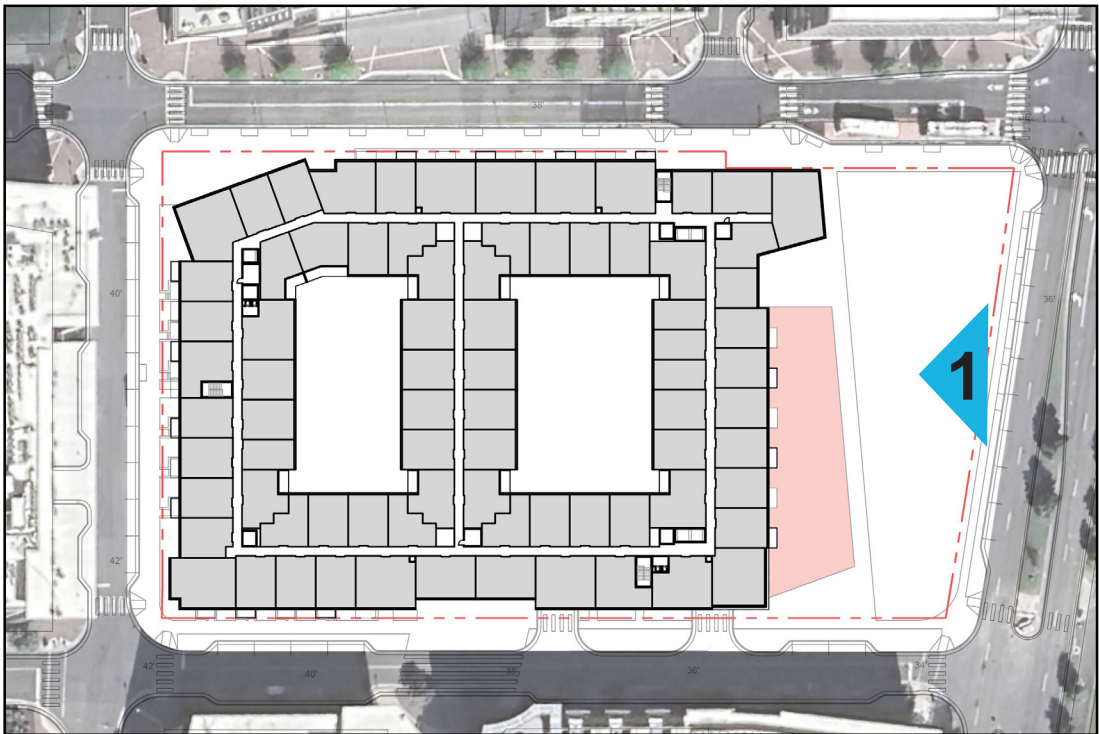


08/05/2025



1. Potomac Ave Elevation

MATERIAL LIST	
1.1	Brick 1 - White Brick
1.2	Brick 2 - Medium Gray
1.3	Brick 3 - Black/Charcoal(Graphite)
1.4	Brick 4/CMU - TBD
1.5	Mural (To be designed before FSP Approval)
2.1	Cementitious Panelized Facade Lap Type 1 - Light Gray/White Panel
2.2	Cementitious Panelized Facade Lap Type 2 - Espresso
2.3	Cementitious Panelized Facade Type 3 - Light Gray/White Panel
2.4	Cementitious Panelized Facade Type 4 - Medium Gray
2.5	Cementitious Panelized Facade Type 5 (Wood Accent)
3.1	Canopy
4.1	Metal Railing



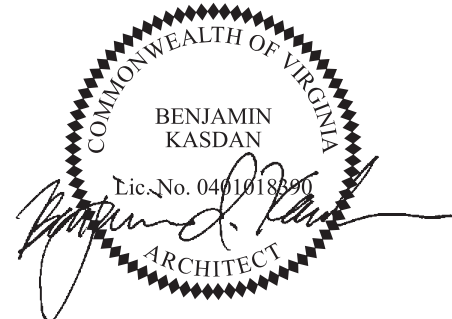
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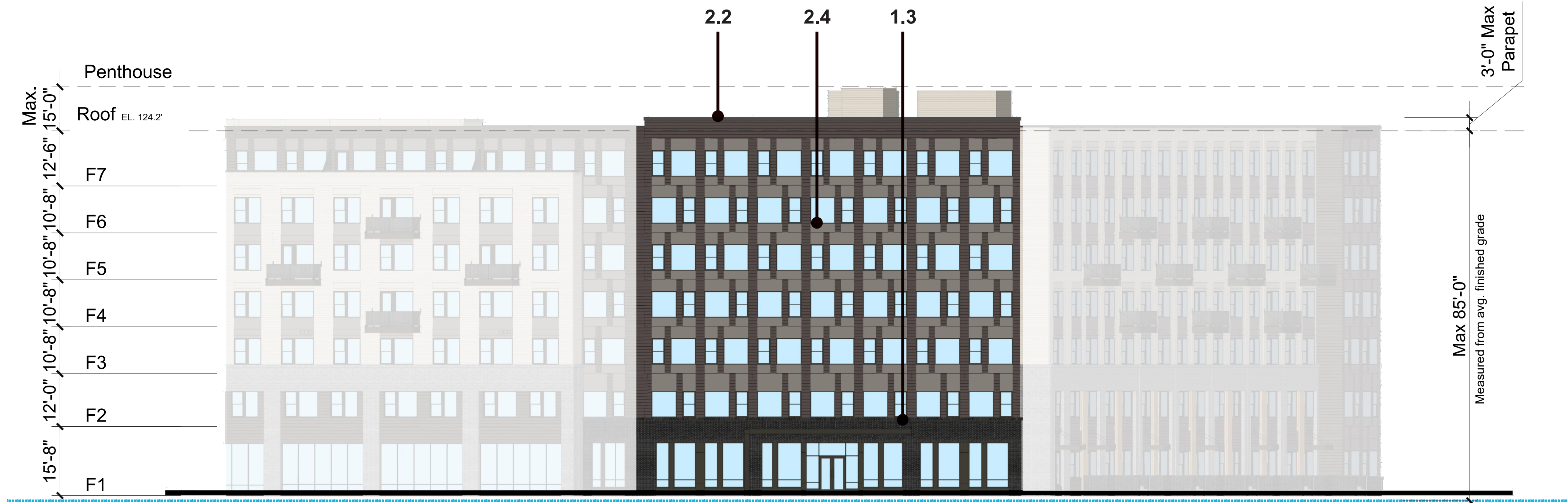
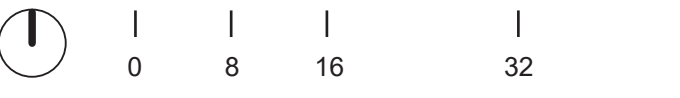
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Elevations

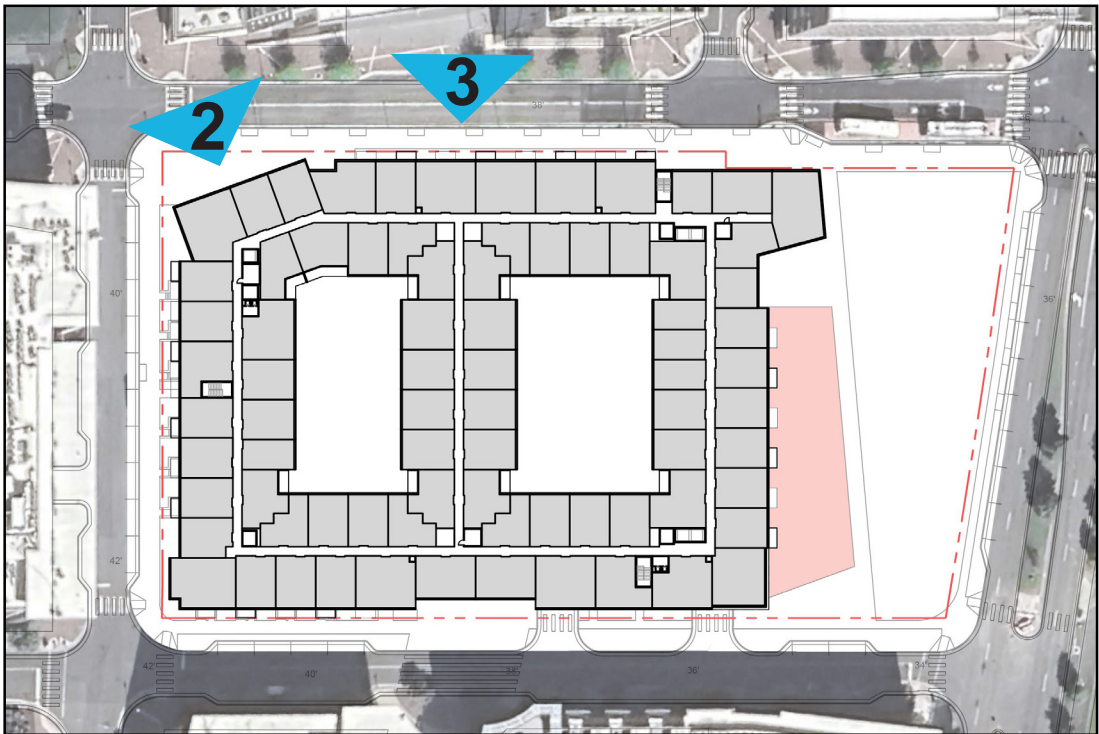


2. East Glebe Rd & Main Line Blvd Corner Elevation



3. East Glebe Rd Elevation

1.1	Brick 1 - White Brick
1.2	Brick 2 - Medium Gray
1.3	Brick 3 - Black/Charcoal(Graphite)
1.4	Brick 4/CMU - TBD
1.5	Mural (To be designed before FSP Approval)
2.1	Cementitious Panelized Facade Lap Type 1 - Light Gray/White Panel
2.2	Cementitious Panelized Facade Lap Type 2 - Espresso
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2.4	Cementitious Panelized Facade Type 4 - Medium Gray
2.5	Cementitious Panelized Facade Type 5 (Wood Accent)
3.1	Canopy
4.1	Metal Railing



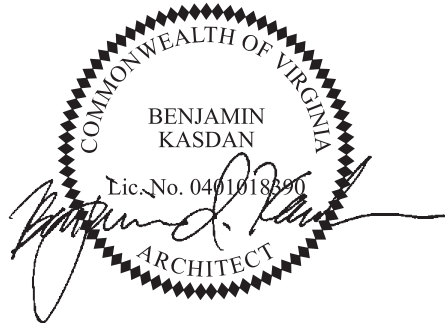
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Land Bay G B+E

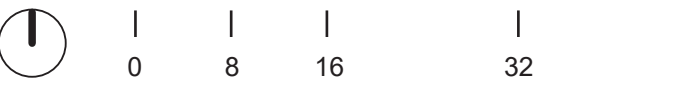
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Elevations



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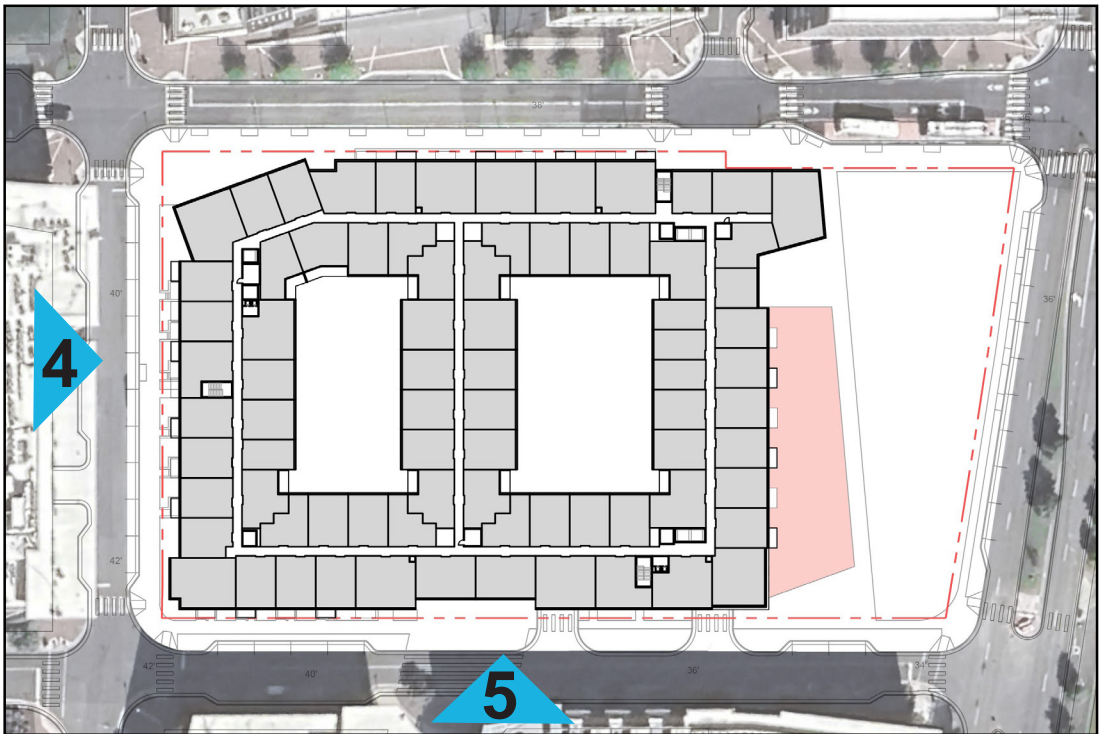


4. Main Line Blvd Elevation

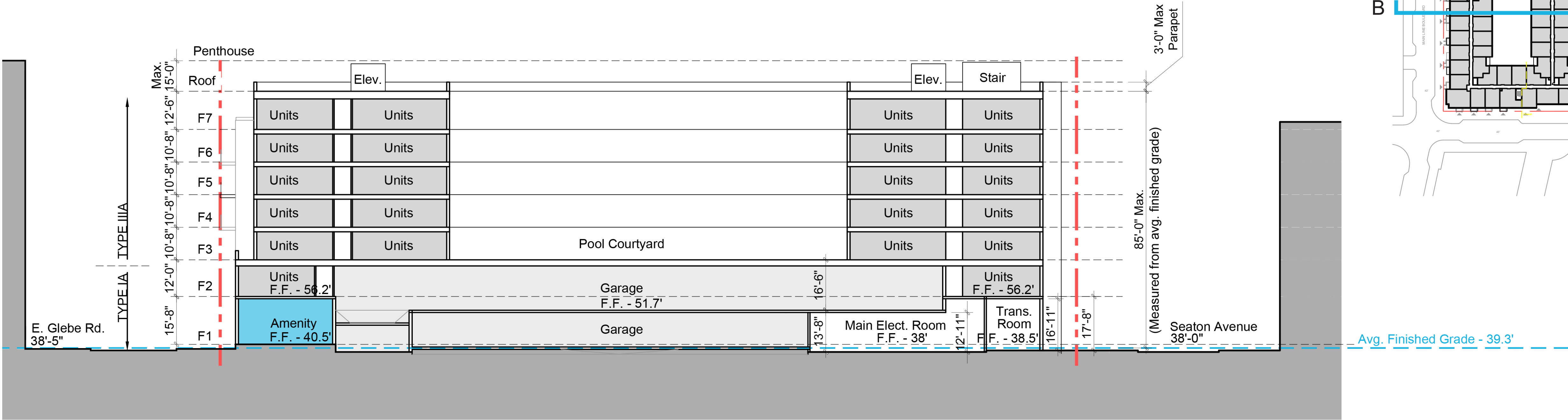
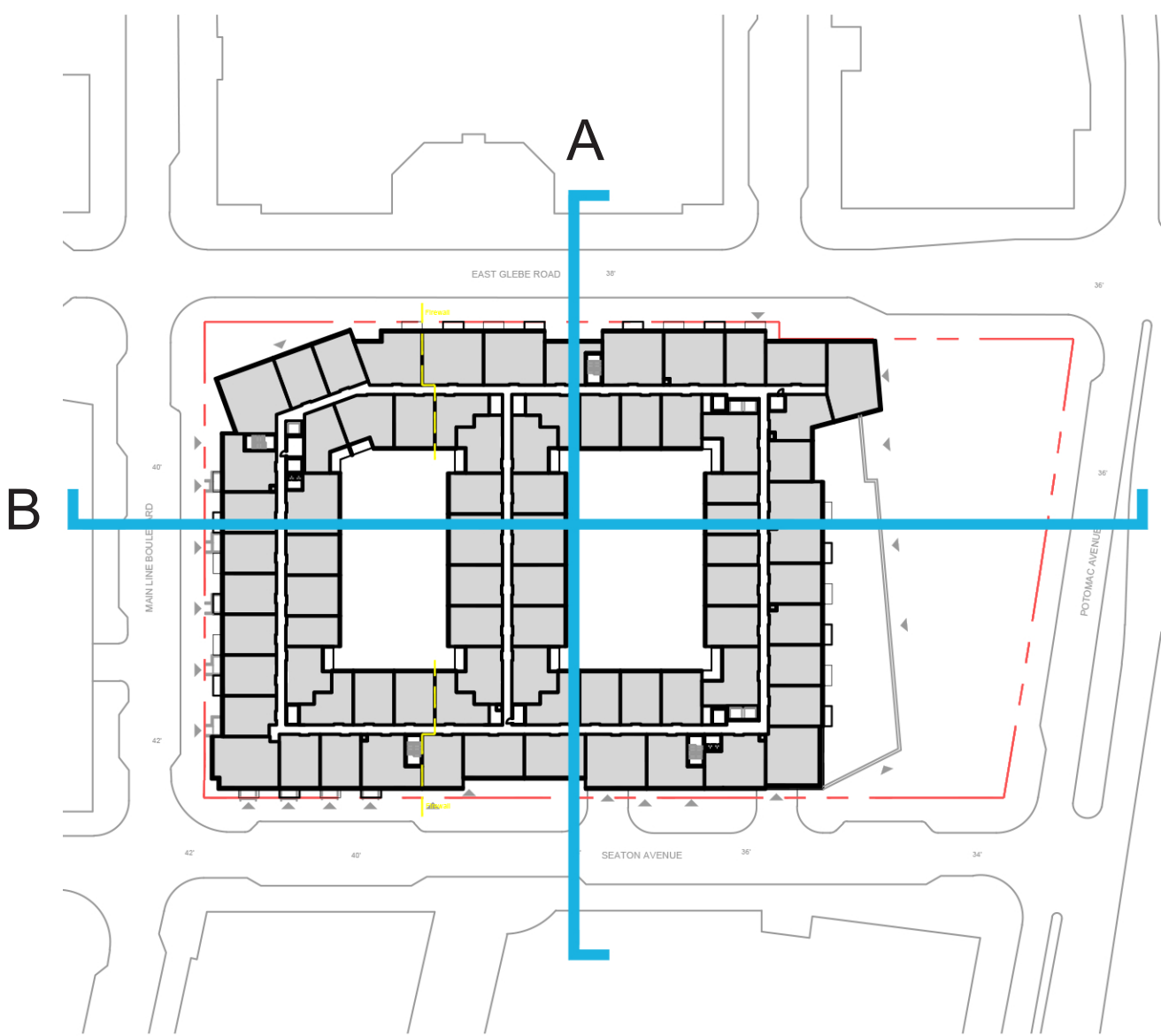


5. Seaton Ave Elevation

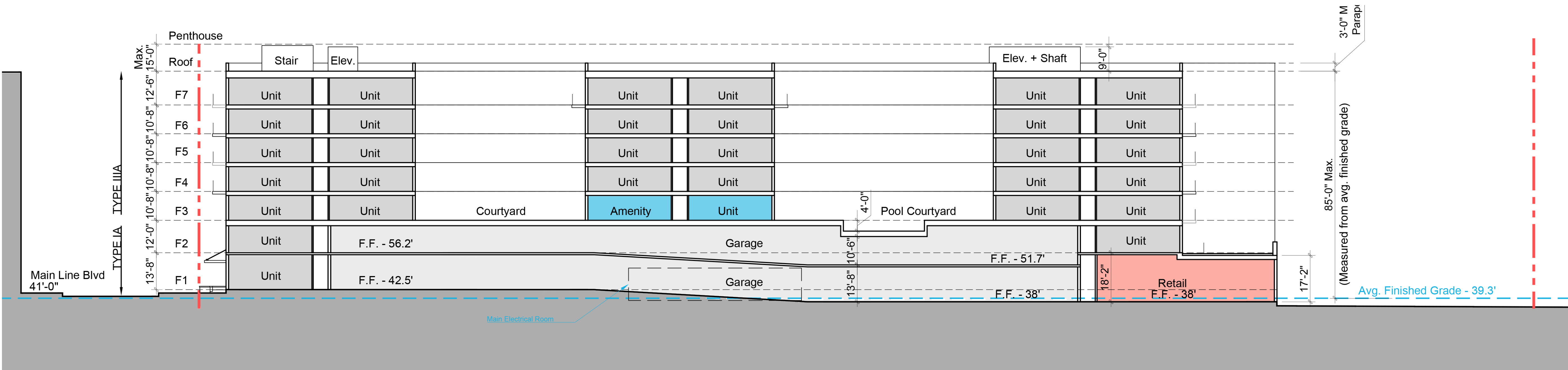
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2.5	Cementitious Panelized Facade Type 5 (Wood Accent)
3.1	Canopy
4.1	Metal Railing



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1. Section A



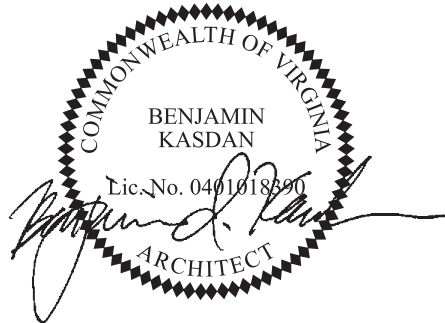
2. Section B

- Amenity
- Units
- Garage
- Retail

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Sections





1. Northeast Corner



2. Northwest Corner

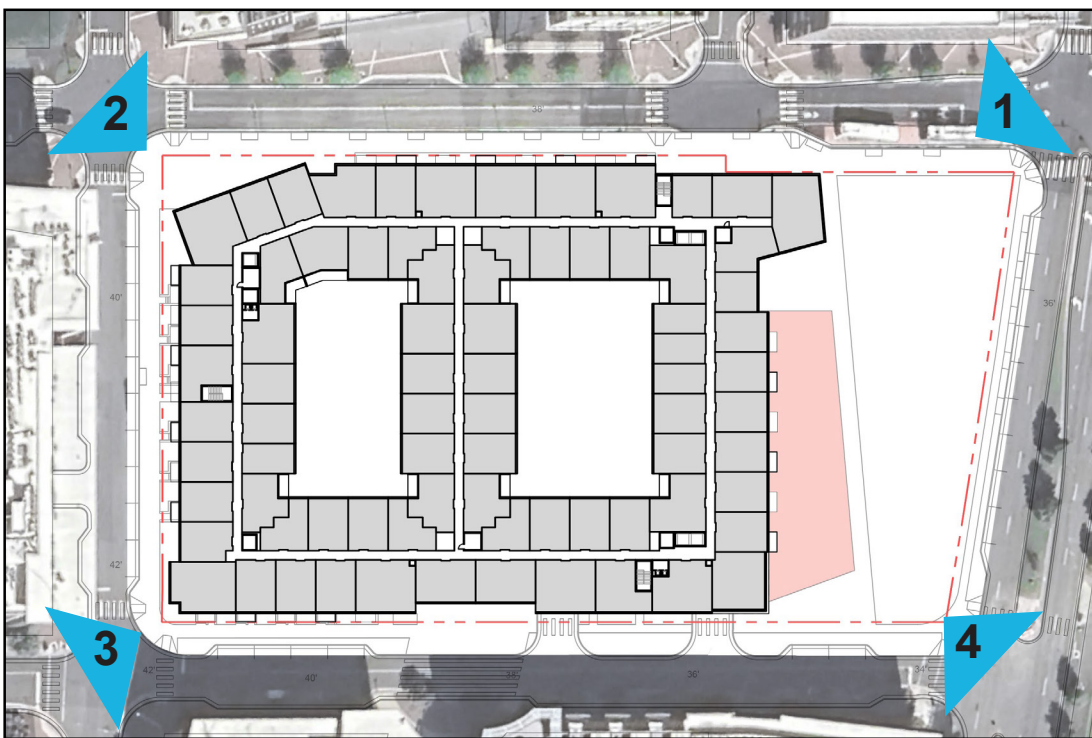


3. Southwest Corner



4. Southeast Corner

NOTE: LANDSCAPING IN RENDERINGS TO BE
UPDATED PRIOR TO VERIFICATION SUBMISSION



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ktgy

Architecture | Branding | Interiors | Planning
2001 K St. NW, South Tower
Suite 200
Washington, DC 20006
ktgy.com
202.599.9191

KTGY Project No: 240516

Project Contact: Ben Kasdan
Email: bkasdan@ktgy.com

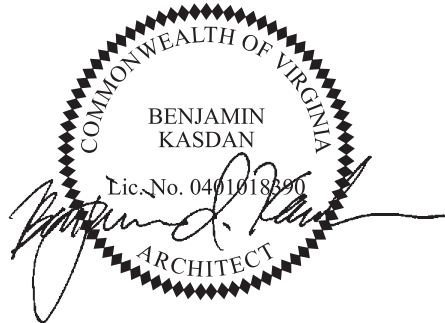
Principal: Ben Kasdan
Project Designer: Federico Soifer

Land Bay G B+E

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Perspectives