

DEVELOPMENT SPECIAL USE PERMIT - PRELIMINARY SITE PLAN

POTOMAC YARD LANDBAY G-G
601 E. GLEBE ROAD, ALEXANDRIA, VA

AREA TABULATIONS

TOTAL SITE AREA =	23,899 SQ. FT.	OR	0.55 ACRES
TOTAL EXISTING IMPERVIOUS AREA =	730 SQ. FT.	OR	0.02 ACRES
TOTAL PROPOSED IMPERVIOUS AREA =	23,193 SQ. FT.	OR	0.53 ACRES
TOTAL DISTURBED AREA =	43,097 SQ. FT.	OR	0.9894 ACRES
TAX PARCEL IDENTIFICATION =	025.01-05-11		
ADDRESS:	601 EAST GLEBE ROAD, ALEXANDRIA, VA 22305		

TRIP GENERATION ANALYSIS

PROVIDED BY: KIMLEY-HORN, DATED 06/09/2025

TRIP GENERATION										
Land Bay G-G										
ITE Code	Land Use	Density	Daily	AM Peak Hour			PM Peak Hour			
				Total	Enter	Exit	Total	Enter	Exit	
Remaining Approved Density										
310	Hotel	170	Rooms	1,419	78	44	34	98	50	48
822	Strip Retail Plaza (≤40 ksf)	6	1,000 SF	325	14	8	6	39	20	19
Total Approved				1,744	92	52	40	137	70	67
Proposed Development										
223	Affordable Housing	88	Dwelling Units	468	36	10	26	40	24	16
Total Proposed				468	36	10	26	40	24	16
Net Trips (Total Proposed minus Total Approved)				-1,276	-56	-42	-14	-97	-46	-51

COMPLETE STREETS TABULATION

COMPLETE STREETS POLICY TABLE	NEW	UPGRADED
CROSSWALKS (NUMBER)	-	-
STANDARD	-	-
HIGH VISIBILITY	-	-
CURB RAMPS	-	4
SIDEWALKS (LF)	-	480
BICYCLE PARKING (NUMBER OF SPACES)	-	-
PUBLIC/VISITOR	2	-
PRIVATE/GARAGE	27	-
BICYCLE PATHS (LF)	-	-
PEDESTRIAN SIGNALS	-	-

ARCHAEOLOGY NOTES

- ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED PRIOR TO GROUND-DISTURBING ACTIVITIES (SUCH AS CORING, GRADING, FILLING, VEGETATION REMOVAL, UNDERGROUNDING UTILITIES, PILE DRIVING, LANDSCAPING, AND OTHER EXCAVATIONS AS DEFINED IN SECTION 2-151 OF THE ZONING ORDINANCE) OR A RESOURCE MANAGEMENT PLAN MUST BE IN PLACE TO PRESERVE AND/OR RECOVER SIGNIFICANT RESOURCES IN CONCERT WITH CONSTRUCTION ACTIVITIES. TO CONFIRM, CALL ALEXANDRIA ARCHAEOLOGY AT 703-746-4399.
- THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVES, 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.
- THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY THE ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAY.

ENVIRONMENTAL SITE ASSESSMENT

- THERE ARE NO TIDAL WETLANDS, TIDAL SHORES, TRIBUTARY STREAMS, FLOODPLAINS, CONNECTED TIDAL WETLANDS, ISOLATED WETLANDS, HIGHLY ERODIBLE/PERMEABLE SOILS OR BUFFER AREAS ASSOCIATED WITH SHORES, STREAMS OR WETLANDS LOCATED ON THIS SITE. THERE ARE NO WETLAND PERMITS REQUIRED FOR THIS DEVELOPMENT PROJECT.
- THERE ARE NO AREAS OF MARINE CLAY DEPOSITS ONSITE ACCORDING TO THE CITY OF ALEXANDRIA MARINE CLAY AREA MAP.
- THERE IS POTENTIAL SOIL CONTAMINATION ON THIS PROPERTY BASED ON AVAILABLE RECORDS.
- THIS SITE IS NOT WITHIN A COMBINED SEWER AREA.

GREEN BUILDING NOTE

THE APPLICANT WILL COMPLY WITH THE CITY OF ALEXANDRIA 2019 GREEN BUILDING POLICY. A GREEN BUILDING NARRATIVE IS PROVIDED UNDER A SEPARATE COVER.

HISTORIC DISTRICTS NOTE

THE SITE IS NOT LOCATED IN A HISTORIC DISTRICT AND DOES NOT INCLUDE ANY STRUCTURES DESIGNATED AS 100-YEAR OLD BUILDINGS.

DEVELOPMENT TEAM INFORMATION

1. RECORD OWNER:
601 E GLEBE ROAD LLC
C/O MTY HOLDCO L.L.C.
4747 BETHESDA AVE
BETHESDA, MD 20814

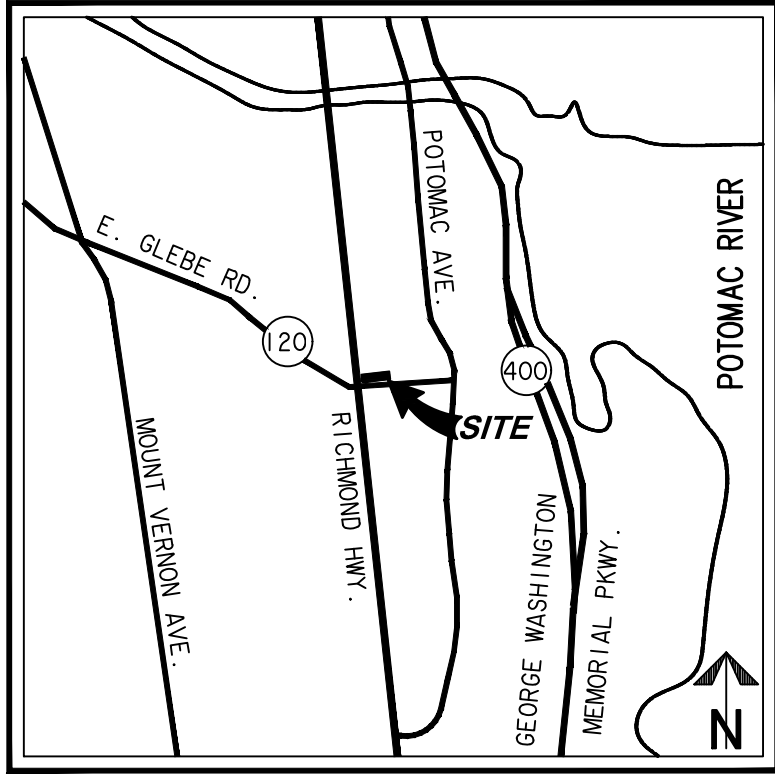
2. APPLICANT:
WESLEY HOUSING
2311 HUNTINGTON AVENUE
ALEXANDRIA, VA 22303
ATTN: JOSHUA CHILDS, AICP
JCHILDS@WHDC.ORG
703-642-3830
3. LAND USE ATTORNEY:
WALSH, COLUCCI, LUBELEY & WALSH
2200 CLARENDON BLVD, SUITE 1300
ARLINGTON, VA 22201
ATTN: M. CATHARINE PUSKAR
CPUSKAR@THELANDLAWYERS.COM
703-528-4700

4. CIVIL ENGINEER:
WALTER L. PHILLIPS, INC.
207 PARK AVE.
FALLS CHURCH, VA 22046
ATTN: TRAVIS P. BROWN, P.E.
TBROWN@WLPINC.COM
703-532-6163
5. ARCHITECT:
HEFFNER ARCHITECTS PC
604 MONTGOMERY STREET
ALEXANDRIA, VA 22314
ATTN: NICHOLAS GUETERMAN
NGUETERMAN@HEFFNER.COM
703-549-7766

6. LANDSCAPE ARCHITECT:
LD7 STUDIO, LLC
4041 UNIVERSITY DRIVE, SUITE 202
FAIRFAX, VA 22030
ATTN: DAVID LESIUK
DLESIUK@LD7STUDIO.COM
703-448-3717

VICINITY MAP

SCALE: 1"=2000'



PROJECT DESCRIPTION NARRATIVE

THE APPLICANT REQUESTS A DEVELOPMENT SPECIAL USE PERMIT (DSUP) WITH PRELIMINARY SITE PLAN TO DEVELOP AN 88-UNIT RESIDENTIAL MULTI-UNIT DWELLING WITH A SPECIAL USE PERMIT FOR A PARKING REDUCTION, MODIFICATION OF HEIGHT TO SETBACK RATIO, AND MODIFICATION TO TREE CANOPY COVERAGE.

SPECIAL USE PERMITS/ZONING MODIFICATIONS/WAIVERS

- DEVELOPMENT SPECIAL USE PERMIT WITH PRELIMINARY SITE PLAN.
- SPECIAL USE PERMIT FOR A PARKING REDUCTION.
- MODIFICATION OF HEIGHT TO SETBACK RATIO PURSUANT TO SECTION 6-403.
- MODIFICATION TO TREE CANOPY COVERAGE REQUIREMENT.

BUILDING CODE ANALYSIS

CONSTRUCTION TYPE:	3A
USE GROUPS:	R-2 RESIDENTIAL WITH ASSEMBLY AND BUSINESS
FIRE SUPPRESSION:	NFPA 13
BUILDING HEIGHT:	82.0 FT (ZONING) (AVERAGE FINISHED GRADE TO TOP OF PARAPET) LESS THAN 75 FT TO HIGHEST HABITABLE FLOOR LESS THAN 85 FT TO LOWEST POINT OF FIRE DEPARTMENT ACCESS
FLOOR AREA:	

GROSS FLOOR AREA	SF
GARAGE/FLOOR 1	21125
FLOOR 2	19951
FLOOR 3	19639
FLOOR 4	19639
FLOOR 5	19639
FLOOR 6	19639
TOTAL	119633

ZONING TABULATIONS

ZONE	ZONING :	EXISTING/PROPOSED ZONE: CDD #10
	MASTER PLAN :	POTOMAC YARDS
USE:	SITE AREA (SQ. FT) (ACRES):	0.5486 AC OR 23,899 SF
	EXISTING: VACANT LAND PROPOSED: RESIDENTIAL MULTI-UNIT DWELLING	
PERMITTED/REQUIRED	CDD #10	PROVIDED
	CDD #10	CDD #10
FAR	N/A	4.5303 (108,269 / 23,899)
DENSITY	N/A	160.4 UNITS/ACRE (88 UNITS / 0.5486 ACRES)
GROSS FLOOR AREA	N/A	119,633 SF
FLOOR AREA (NET)	N/A	108,307 SF
LOT AREA	N/A	0.5486 AC OR 23,899 SF
SETBACKS		
RICHMOND HIGHWAY	N/A	7.0 FT
E GLEBE ROAD	N/A	0.0 FT
MAIN LINE BOULEVARD	N/A	0.0 FT
NORTH	N/A	0.3 FT
FRONTAGE		
RICHMOND HIGHWAY	N/A	72.17 FT
E GLEBE ROAD	N/A	298.74 FT
MAIN LINE BOULEVARD	N/A	81.13 FT
OPEN SPACE	TBD WITH CDD	279 SF OR 0.0064 AC (1.167%) (ROOFTOP) (PRIVATE)
AVERAGE FINISHED GRADE	-	38.36 FT
HEIGHT	MAX. 82 FT	82.0 FT
PARKING (TOTAL)	67 SPACES (SEE TABULATIONS BELOW)	44 SPACES*
TRIP GENERATION	-	SEE TRIP GENERATION ANALYSIS ON THIS SHEET
TREE CANOPY COVERAGE	25%	0 SF*

NOTES:
* SEE MODIFICATIONS REQUESTED ON THIS SHEET.

PARKING TABULATIONS

PARKING REQUIRED:

AMI	RATE	RATE LESS 15% ALLOWED REDUCTIONS*	BEDS/UNITS	PARKING RATE REQUIRED
80%	1 SP/BED	0.75 SP/BED	36	27
60%	0.75 SP/UNIT	0.6375 SP/UNIT	23	15
40-50%	0.65 SP/UNIT	0.5525 SP/UNIT	37	21
30%	0.50 SP/UNIT	0.4250 SP/UNIT	9	4
TOTAL				67

*10% REDUCTION FOR LOCATION WITHIN METRO WALKSHED, 5% REDUCTION FOR LOCATION IN PROXIMITY TO 4 OR MORE BUS ROUTES.

PARKING PROVIDED:

25 STANDARD GARAGE SPACES
16 COMPACT GARAGE SPACES
3 ADA GARAGE SPACES
44 SPACES TOTAL PROVIDED (A PARKING REDUCTION IS REQUESTED WITH THIS APPLICATION)

LOADING TABULATIONS

LOADING REQUIRED: N/A

LOADING PROVIDED: NONE

UNIT TABULATIONS

UNIT TYPE	80% AMI	60% AMI	50% AMI	40% AMI	30% AMI	TOTAL
STUDIO	1	3	3	2	2	11
1-BEDROOM	1	0	1	1	1	4
2-BEDROOM	11	16	19	4	4	54
3-BEDROOM	6	4	5	2	2	19
TOTAL	19	23	28	9	9	88

FLOOR AREA TABULATIONS

GROSS FLOOR AREA	SF	NET FLOOR AREA	SF
GARAGE/FLOOR 1	21125	GARAGE/FLOOR 1	20835
FLOOR 2	19951	FLOOR 2	17575
FLOOR 3	19639	FLOOR 3	17511
FLOOR 4	19639	FLOOR 4	17511
FLOOR 5	19639	FLOOR 5	17511
FLOOR 6	19639	FLOOR 6	17325
TOTAL	119633	TOTAL	108269

BIKE PARKING

TOTAL UNITS = 88

BIKE PARKING REQUIRED:
LONG TERM = 3 SPACES/10 UNITS X 88 UNITS = 27 SPACES
SHORT TERM = 1 SPACE/50 UNITS X 88 UNITS = 2 SPACES

BIKE PARKING PROVIDED:
LONG TERM = 27 SPACES (WITHIN THE GARAGE)
SHORT TERM = 2 SPACES (NEAR MAIN ENTRANCE)

SHEET INDEX

CIVIL ENGINEERING SHEETS

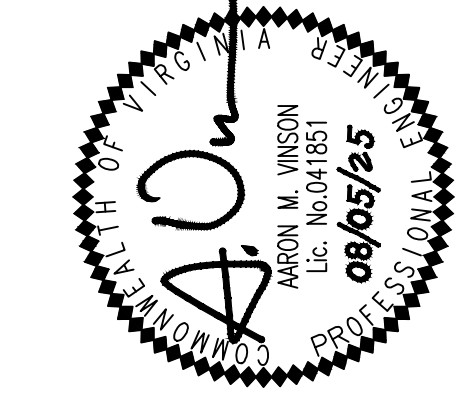
- P-0101 COVER SHEET
- P-0201 GENERAL NOTES
- P-0301 CONTEXT PLAN
- P-0302 EXISTING CONDITIONS PLAN
- P-0401 PRELIMINARY LAYOUT PLAN
- P-0402 PRELIMINARY GEOMETRIC PLAN
- P-0403 PRELIMINARY OPEN SPACE PLAN
- P-0404 PRELIMINARY SIGNAGE AND STRIPING PLAN
- P-0501 PRELIMINARY GRADING PLAN
- P-0701 PRELIMINARY STORMWATER MANAGEMENT BMP DRAINAGE PLAN
- P-0702 PRELIMINARY STORMWATER MANAGEMENT PLAN & NARRATIVE
- P-0703 PRELIMINARY STORMWATER QUANTITY CALCULATIONS
- P-0704 PRELIMINARY STORMWATER MANAGEMENT QUALITY CALCULATIONS (VRRM)
- P-0706 PRELIMINARY PYD SWM DRAWDOWN TABLE
- P-0901 PRELIMINARY SANITARY SEWER OUTFALL ANALYSIS
- P-1101 PRELIMINARY VEHICLE MOVEMENT PLAN
- P-1102 PRELIMINARY VEHICLE MOVEMENT PLAN
- P-1103 PRELIMINARY SIGHT DISTANCE PLAN AND PROFILE
- P-1301 PRELIMINARY FIRE SERVICE PLAN
- P-1302 PRELIMINARY FIRE TRUCK TURNING MOVEMENTS
- TPP-01 TREE AND VEGETATION SURVEY & PROTECTION PLAN
- TPP-02 TREE AND VEGETATION SURVEY & PROTECTION PLAN
- TPP-03 TREE AND VEGETATION SURVEY & PROTECTION PLAN
- TPP-04 TREE AND VEGETATION SURVEY & PROTECTION PLAN

LANDSCAPE ARCHITECTURE SHEETS

- L0.00 OVERALL LANDSCAPE PLAN
- L1.00 GROUND FLOOR - MATERIALS PLAN
- L1.10 2ND FLOOR AMENITY - MATERIALS PLAN
- L2.00 SITE DETAILS
- L3.00 SITE FURNISHINGS
- L4.00 GROUND FLOOR - LANDSCAPE PLAN
- L4.10 2ND FLOOR AMENITY - LANDSCAPE PLAN
- L5.00 LANDSCAPE NOTES
- L5.10 LANDSCAPE DETAILS
- L5.20 LANDSCAPE TABULATIONS

ARCHITECTURE SHEETS

- SP-A001 AREA PLANS
- SP-A201 FIRST FLOOR PLAN - GARAGE 1
- SP-A202 SECOND FLOOR PLAN - R1
- SP-A203 TYPICAL FLOOR PLAN - R2-R4
- SP-A300 ROOF PLAN
- SP-A401 ELEVATIONS
- SP-A402 ELEVATIONS
- SP-A701 BUILDING SECTIONS
- SP-S901 EXTERIOR PERSPECTIVE - SOUTH
- SP-S902 EXTERIOR PERSPECTIVE - NORTH



REVISION APPROVED BY		REV		DATE		APPROVED		DATE	
		BY							
		DATE							
		DESCRIPTION							
		NO.							

POTOMAC YARD LANDBAY G-G
601 E. GLEBE ROAD
DEVELOPMENT SPECIAL
USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA
COVER SHEET

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

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

DIRECTOR _____ DATE _____

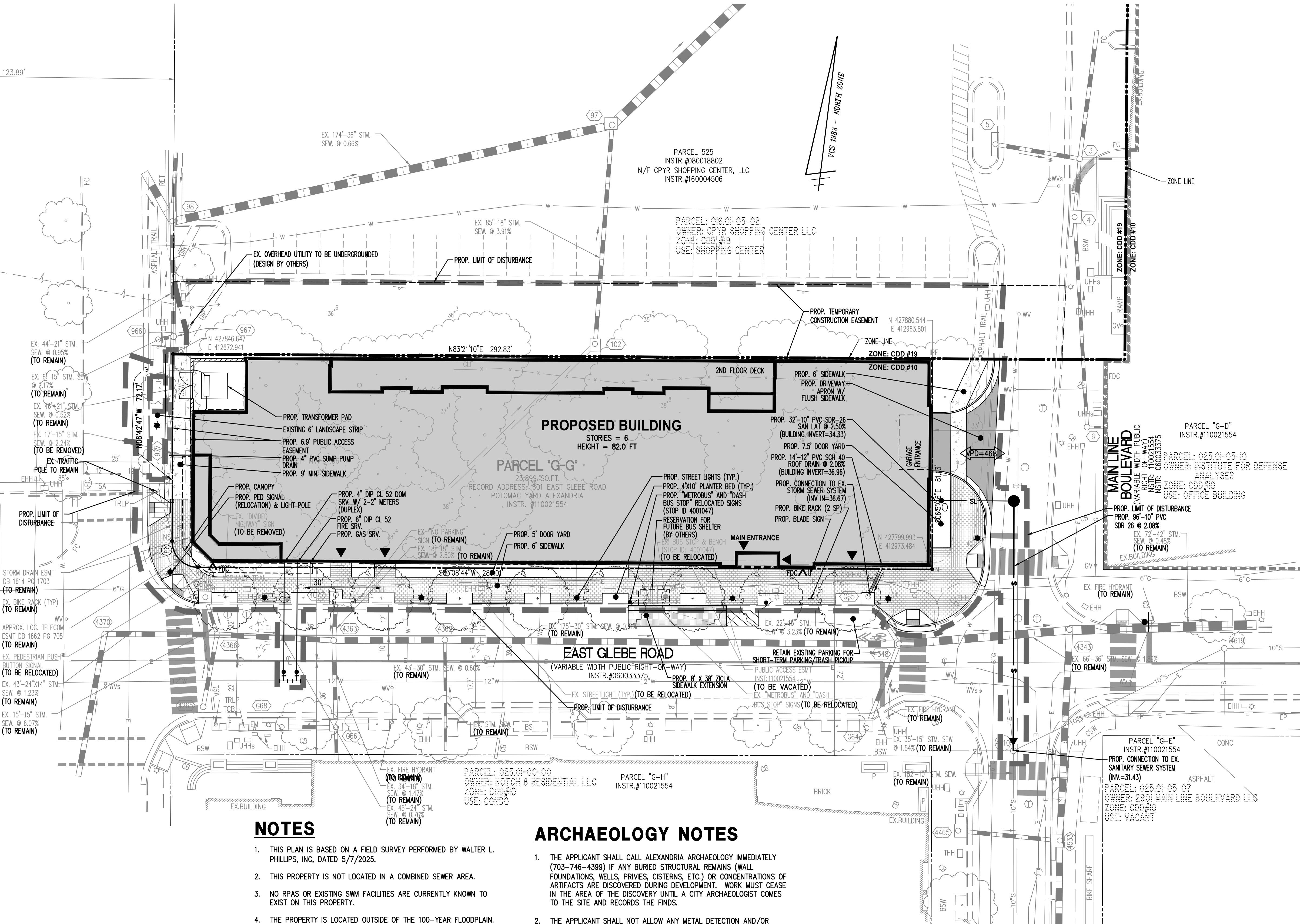
CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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

PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER CG-2	
	TRANSITION FROM CG-6 TO CG-6R	
	SANITARY SEWER	
	SANITARY LATERAL	
	CLEAN OUT	
	STORM SEWER	
	WATER MAIN	
	FIRE HYDRANT PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
	UNDERGROUND ELECTRIC	
	TELEPHONE	
	GAS MAIN	
	ELECTRICAL	
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
	FENCE	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
	CONTOURS	
	SPOT ELEVATION	
	DRAINAGE FLOW DIRECTION	
	TOP OF CURB	
	BOTTOM OF CURB	
	TOP OF WALL	
	BOTTOM OF WALL	
	HIGH POINT	
	TEST PIT	
	LIMITS OF DISTURBANCE	

RICHMOND HIGHWAY - US ROUTE 1
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)



NOTES

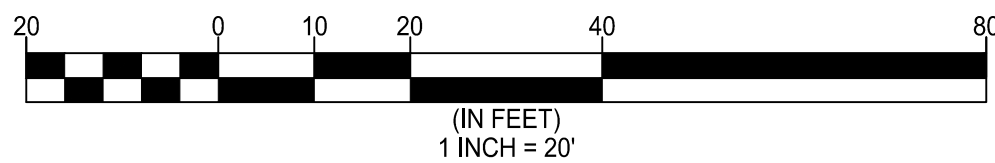
- THIS PLAN IS BASED ON A FIELD SURVEY PERFORMED BY WALTER L. PHILLIPS, INC, DATED 5/7/2025.
- THIS PROPERTY IS NOT LOCATED IN A COMBINED SEWER AREA.
- NO RPAS OR EXISTING SWM FACILITIES ARE CURRENTLY KNOWN TO EXIST ON THIS PROPERTY.
- THE PROPERTY IS LOCATED OUTSIDE OF THE 100-YEAR FLOODPLAIN.
- THERE ARE NO STRUCTURES ON THE CITY LIST OF 100 YEAR OLD STRUCTURES ON OR ADJACENT TO THE SITE.
- SEE COVER SHEET FOR PROPOSED ZONING AND PARKING TABULATIONS.
- GARAGE DOOR TO BE OPERATED BY THE RESIDENTS THROUGH A FOB/STICKER, THERE IS NO PROPOSED KIOSK FOR GARAGE ENTRY

ARCHAEOLOGY NOTES

- THE APPLICANT SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVES, 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.
- THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAY.

TRASH COLLECTION NOTE

TRASH WILL BE COLLECTED INSIDE THE BUILDING AND ROLLED TO THE SHORT TERM PARKING SPACES ON EAST GLEBE RD FOR COLLECTION ON COLLECTION DAYS.



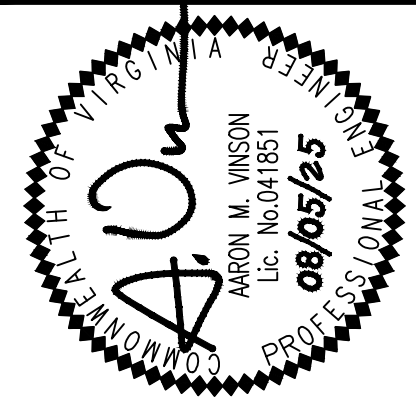
CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	10.00'	15.73'	90°08'29"	10.02'	14.16'	N51°47'01"W

POTOMAC YARD LANDBAY G-G 601 E. GLEBE ROAD DEVELOPMENT SPECIAL USE PERMIT CITY OF ALEXANDRIA, VIRGINIA PRELIMINARY LAYOUT PLAN

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

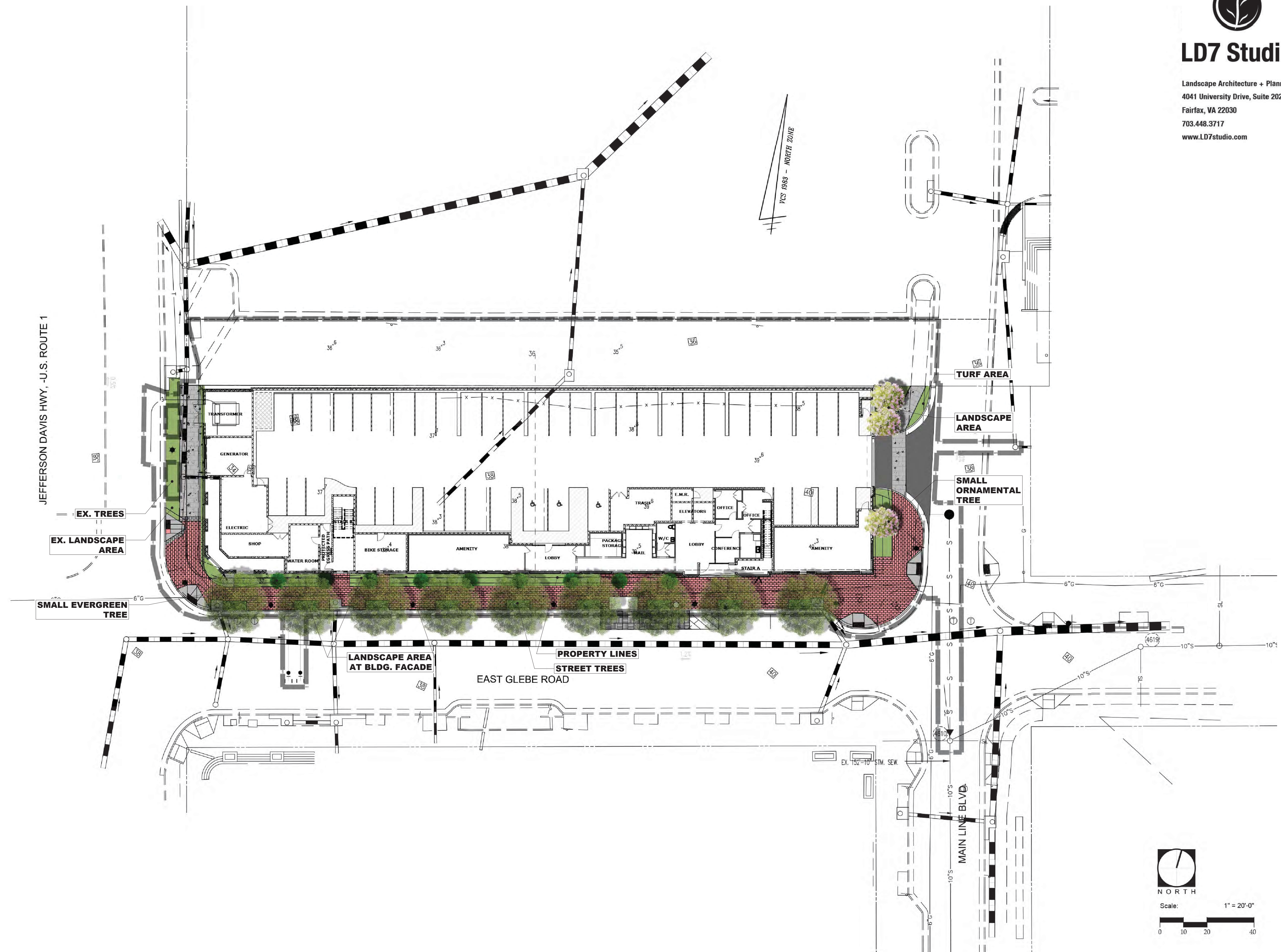
WALTER L. PHILLIPS INCORPORATED Engineers • Surveyors • Planners • Landscape Architects • Arborists 207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046 (703) 532-6163 Fax (703) 533-1301 www.WLPHINC.com	
DATE: 06/05/2025	CHECKED: [Signature]
SCALE: 1" = 20'	DRAWN: SC/BD
PLAN STATUS: []	DESCRIPTION: []
DATE: 06/10/25	CONCEPT: II
08/05/25 USUP COMPLETNESS SUB	

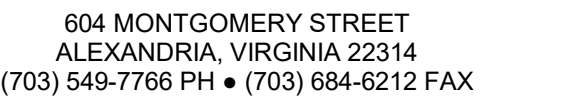




HEFFNER
ARCHITECTS PC

DAVID A. VESLUK
Lic. No. 0406001648
LANDSCAPE ARCHITECT





This drawing and the design of all components shown are the sole property of HEFFNER ARCHITECTS, PC and are intended for this project specifically. The reproduction, copying or use of this drawing or any of its components is strictly prohibited without the written consent of HEFFNER ARCHITECTS, PC. Any infringement of this copyright will be subject to strict legal action.

SEAL

COMMONWEALTH OF VIRGINIA

NICHOLAS GUERTMAN

Lic. No. 0401019980

MECHANICAL ENGINEERING

601 E Glebe Rd
Alexandria, VA 22305

[illegible]

SHEET TITLE

**FIRST FLOOR PLAN -
GARAGE 1**

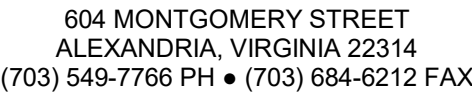
DSUP SUBMISSION
D HEFFNER ARCHITECTS PC

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.	_____ FIELD BOOK NO.
_____ DATE	



(SP-A201) $1'' = 10'-0''$





This drawing and the design of all components shown are the sole property of HEFFNER ARCHITECTS, PC and are intended for this project specifically. The reproduction, copying or use of this drawing or any of its components is strictly prohibited without the written consent of HEFFNER ARCHITECTS, PC. Any infringement of this copyright will be subject to strict legal action.

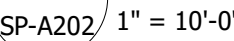
601 E Glebe Rd
Alexandria, VA 22305

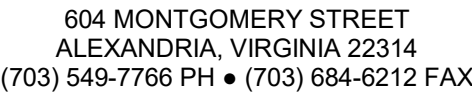
PROJECT NUMBER	25003
PRINT DATE	2025-07-21
SHEET TITLE	

SP-A202

© 2020 HEFFNER ARCHITECTS PC

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. _____	FIELD BOOK NO. _____
DATE _____	





© HEFFNER ARCHITECTS, PC.

This drawing and the design of all components shown are the sole property of HEFFNER ARCHITECTS, PC and are intended for this project specifically. The reproduction, copying or use of this drawing or any of its components is strictly prohibited without the written consent of HEFFNER ARCHITECTS, PC. Any infringement of this copyright will be subject to strict legal action.

SEAL



601 E Glebe Rd
Alexandria, VA 22305

[illegible]

PROJECT NUMBER	25003
PRINT DATE	2025-07-21

SHEET TITLE

TYPICAL FLOOR PLAN - R2-R4

SHEET NUMBER

SP-A203

DSUP SUBMISSION

© 2020 HEFFNER ARCHITECTS PC

APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR

DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

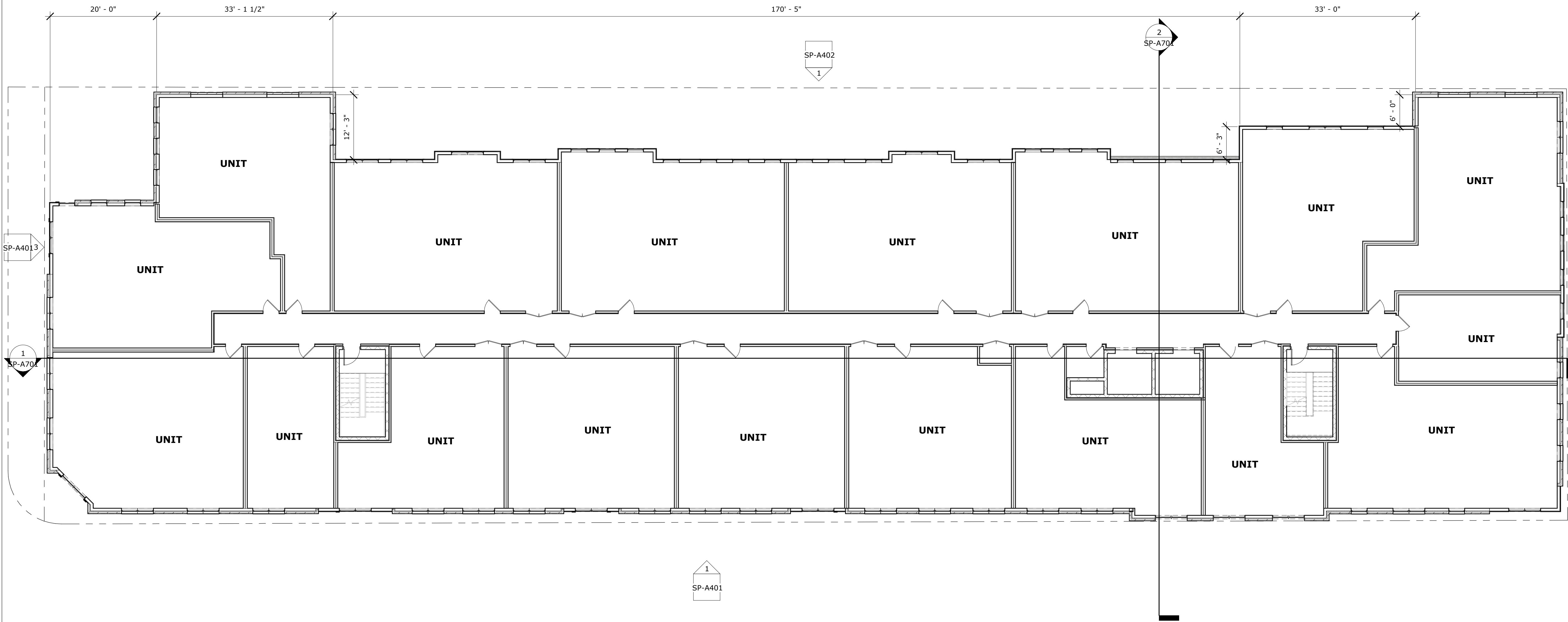
DIRECTOR

CHAIRMAN, PLANNING COMMISSION

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

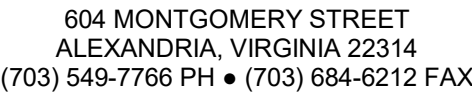
3/4/2025 8:59:12 AM



1 TYPICAL LEVELS 3-6

(SP-A203) 1" = 10'-0"





This drawing and the design of all components shown are the sole property of HEFFNER ARCHITECTS, PC and are intended for this project specifically. The reproduction, copying or use of this drawing or any of its components is strictly prohibited without the written consent of HEFFNER ARCHITECTS, PC. Any infringement of this copyright will be subject to strict legal action.

SEAL

The seal is circular with a serrated outer edge. The text "COMMONWEALTH OF VIRGINIA" is written in a circle around the top. In the center, the name "NICHOLAS GUETERMAN" is written above the license number "Lic. No. 0401019980". At the bottom, the word "ARCHITECT" is written in a circle. A blue ink signature is written across the seal.

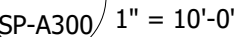
601 E Glebe Rd
Alexandria, VA 22305

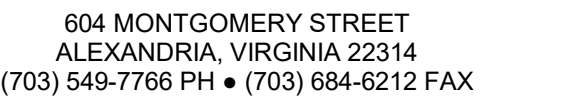
PROJECT NUMBER	25003
PRINT DATE	2025-07-21
SHEET TITLE	

SP-A300

© 2020 HEFFNER ARCHITECTS PC

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

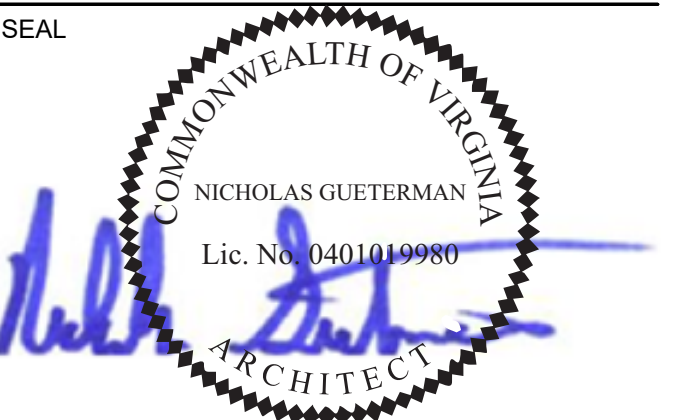




© HEFFNER ARCHITECTS, PC.

This drawing and the design of all components shown are the sole property of HEFFNER ARCHITECTS, PC and are intended for this project specifically. The reproduction, copying or use of this drawing or any of its components is strictly prohibited without the written consent of HEFFNER ARCHITECTS, PC. Any infringement of this copyright will be subject to strict legal action.

SEAL



601 E Glebe Rd
Alexandria, VA 22305

[illegible]

PROJECT NUMBER	25003
PRINT DATE	2025-07-21

SHEET TITLE

ELEVATIONS

SHEET NUMBER

SP-A402

OSUP SUBMISSION

© 2020 HEFFNER ARCHITECTS PC

APPROVED

SPECIAL USE PERMIT NO.

DEPARTMENT OF PLANNING & ZONING

DIRECTOR

DIRECTOR

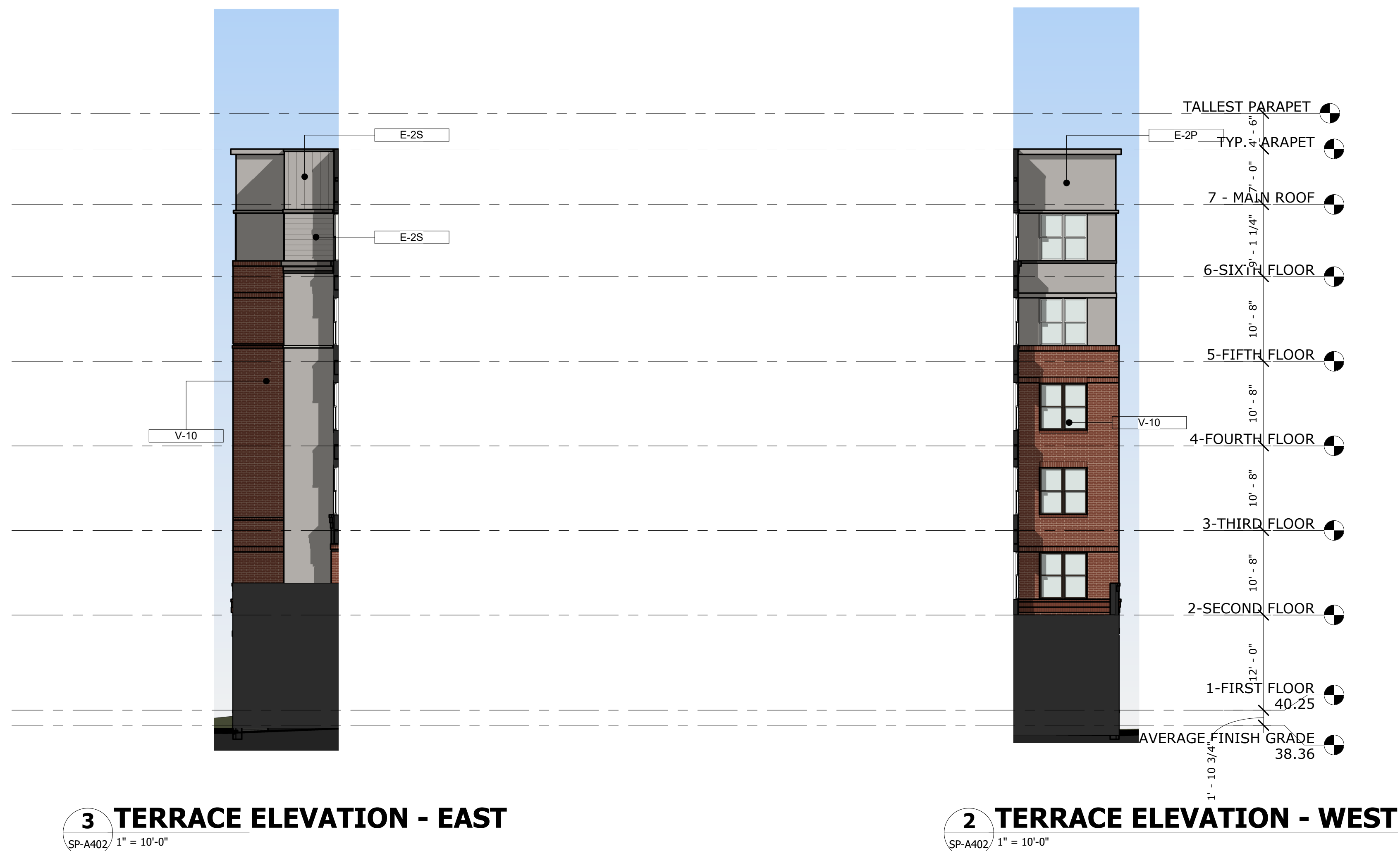
CHAIRMAN, PLANNING COMMISSION

4/2025 8:59:25 AM



1 BUILDING ELEVATION - NORTH

SP-A402 1" = 10'-0"



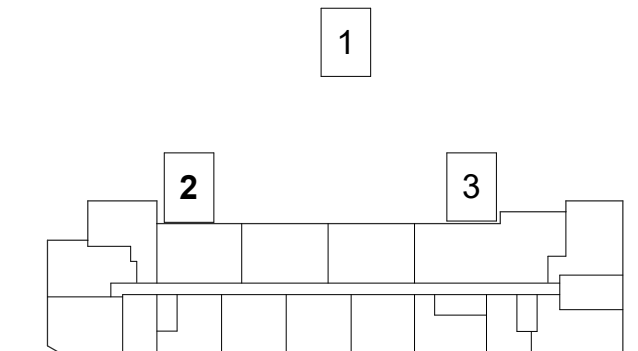
3 TERRACE ELEVATION - EAST

SP-A402 1" = 10'-0"

2 TERRACE ELEVATION - WEST

SP-A402 1" = 10'-0"

EXTERIOR MATERIAL KEY	
Key Value	Keystone Text
E-2P	CEMENTITIOUS PANEL: HARDIE PEARL GRAY
E-2S	CEMENTITIOUS SIDING: HARDIE PEARL GRAY
E-9P	CEMENTITIOUS PANEL: HARDIE RICH ESPRESSO
V-10	Brick With Buff Mortar



This drawing and the design of all components shown are the sole property of HEFFNER ARCHITECTS, PC and are intended for this project specifically. The reproduction, copying or use of this drawing or any of its components is strictly prohibited without the written consent of HEFFNER ARCHITECTS, PC. Any infringement of this copyright will be subject to strict legal action.

A circular professional seal for Nicholas Guertman, a Licensed Professional Engineer in the Commonwealth of Virginia. The seal features a black outer ring with the text "COMMONWEALTH OF VIRGINIA" at the top and "ARCHITECT" at the bottom. In the center, the name "NICHOLAS GUERTMAN" is written above the license number "Lic. No. 0401019980". The seal is stamped over a blue ink signature and a horizontal line.

601 E Glebe Rd
Alexandria, VA 22305

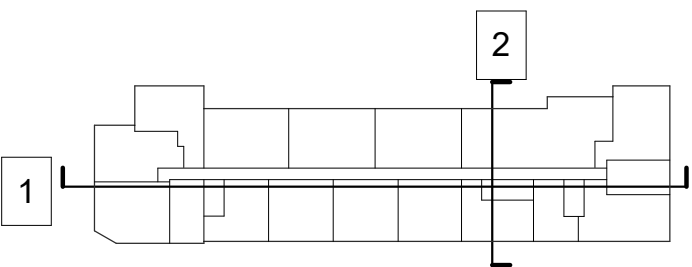
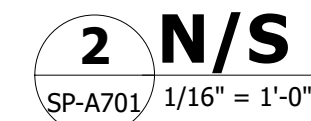
[illegible]

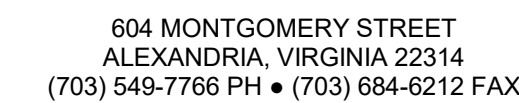
SHEET TITLE

BUILDING SECTIONS

DSUP SUBMISSION
© 2020 HEFFNER ARCHITECTS PC

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.	_____ SEED BOOK NO.	_____ DATE

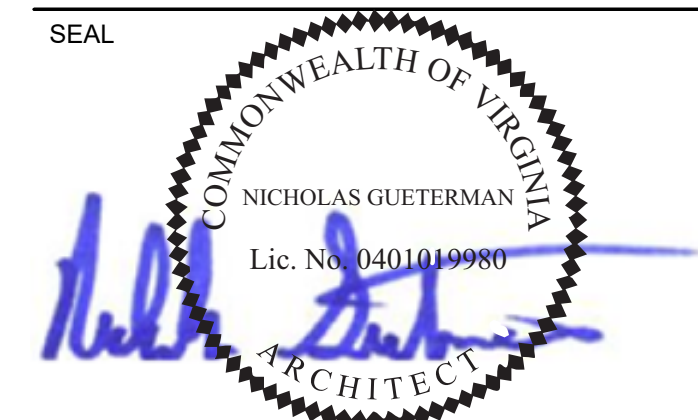




© HEFFNER ARCHITECTS, PC.

This drawing and the design of all components shown are the sole property of HEFFNER ARCHITECTS, PC and are intended for this project specifically. The reproduction, copying or use of this drawing or any of its components is strictly prohibited without the written consent of HEFFNER ARCHITECTS, PC. Any infringement of this copyright will be subject to strict legal action.

SEAL



601 E Glebe Rd
Alexandria, VA 22305

[illegible]

PROJECT NUMBER	25003
PRINT DATE	2025-07-21

SHEET TITLE

**EXTERIOR
PERSPECTIVE -
SOUTH**

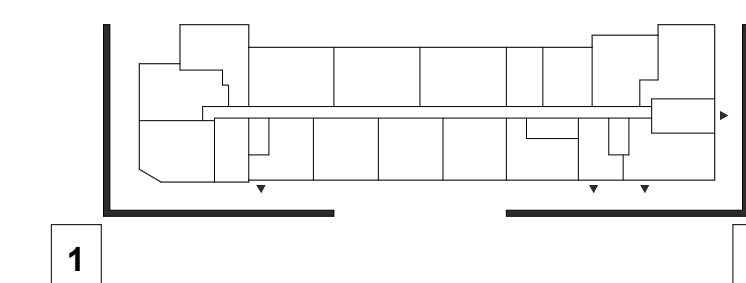
SHEET NUMBER

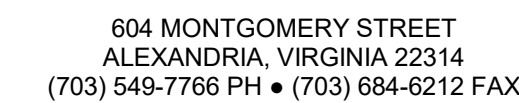
SP-B901

DSUP SUBMISSION

© 2020 HEFFNER ARCHITECTS PC

APPROVED			
SPECIAL USE PERMIT NO. _____			
DEPARTMENT OF PLANNING & ZONING			
_____ DIRECTOR		_____ DATE	
DEPARTMENT OF PLANNING & ENVIRONMENTAL SERVICES			
SITE PLAN NO. _____			
_____ DIRECTOR		_____ DATE	
_____ CHAIRMAN, PLANNING COMMISSION		_____ DATE	
DATE RECEIVED _____			
_____ INSTRUMENT NO.		_____ FIELD BOOK NO.	
_____		_____ DATE	

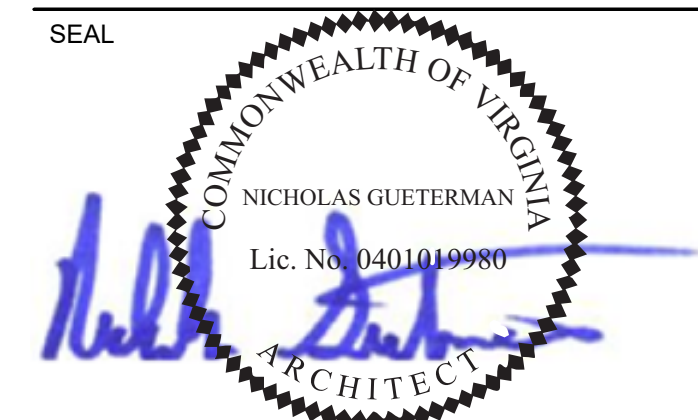




© HEFFNER ARCHITECTS, PC.

This drawing and the design of all components shown are the sole property of HEFFNER ARCHITECTS, PC and are intended for this project specifically. The reproduction, copying or use of this drawing or any of its components is strictly prohibited without the written consent of HEFFNER ARCHITECTS, PC. Any infringement of this copyright will be subject to strict legal action.

SEAL



601 E Glebe Rd
Alexandria, VA 22305

[illegible]

PROJECT NUMBER	25003
PRINT DATE	2025-07-21

SHEET TITLE

**EXTERIOR
PERSPECTIVE -
NORTH**

SHEET NUMBER

SP-B902

DSUP SUBMISSION

© 2020 HEFFNER ARCHITECTS PC

APPROVED
SPECIAL USE PERMIT NO.

DEPARTMENT OF PLANNING & ZONING

DIRECTOR

DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

DIRECTOR

DATE

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____



1 NORTH WEST PERSPECTIVE

SP-B902



2 NORTH EAST PERSPECTIVE

SP-B903

