

750 23RD STREET SOUTH

750 23RD STREET SOUTH

4.1 SITE PLAN

ARLINGTON COUNTY, VIRGINIA

4.1 PRELIMINARY SUBMISSION: 6/18/2024
4.1 PRELIMINARY SUBMISSION 2: 8/30/2024



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CIVIL

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WALTER L. PHILLIPS
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750 23RD STREET SOUTH

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4.1 PLAN

SITE PLAN # _____

ARLINGTON COUNTY, VIRGINIA



DEVELOPMENT TEAM

APPLICANT
23RD REDEVELOPMENT OWNER LLC
2311 HUNTINGTON AVENUE
ALEXANDRIA, VA 22303
703-642-3830
CONTACT: TAYLOR STOUT

ATTORNEY
WALSH, COLUCCI, LUBELEY & WALSH P.C.
2200 CLARENDON BOULEVARD
SUITE 1300
ARLINGTON, VIRGINIA 22201
703-528-4700
CONTACT: CATHY PUSKAR

ARCHITECT
DAVIS CARTER SCOTT
8614 WESTWOOD CENTER DRIVE
SUITE 800
TYSONS, VIRGINIA 22182
703-553-9275
CONTACT: DOUG CARTER

OWNER
MELWOOD HORTICULTURAL
TRAINING CENTER, INC.
5606 DOWER HOUSE RD
UPPER MARLBORO, MD 20772
301-599-8000
CONTACT: LARYSA KAUTZ

CIVIL ENGINEER
WALTER L. PHILLIPS, INC.
207 PARK AVENUE
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703-532-6163
CONTACT: KAREN WHITE

LANDSCAPE ARCHITECT
STUDIO 39
6416 GROVEDALE DRIVE, SUITE 100-A
ALEXANDRIA, VIRGINIA 22310
703-719-6500
CONTACT: JOE PLUMPE

TRANSPORTATION CONSULTANT
GOROVE SLADE
225 REINEKERS LANE
ALEXANDRIA, VA
703-721-3044
CONTACT: FELICE BRYCHTA

SUBMISSIONS		
NO.	DESCRIPTION	DATE
4.1	PRELIMINARY SUBMISSION	6/20/2024
4.1	PRELIMINARY SUBMISSION 02	8/30/2024

SCALE: 1" = 25'

SHEET TITLE:

COVER SHEET

SHEET #:

001

BUILDING AREA MATRIX							
LEVEL	ELEVATION	FUNCTION	GROSS PARKING AREA	COMMUNITY SERVICE GFA	RESIDENTIAL GFA	RESIDENTIAL AMENITY GFA	TOTAL GFA (COMMUNITY SERVICE + AMENITY + RESIDENTIAL)
LEVEL 5	106'-5"	RESIDENTIAL					27 SF
LEVEL 4	95'-9"	RESIDENTIAL			27,495 SF		27 SF 27,495 SF
LEVEL 3	85'-1"	RESIDENTIAL			27,495 SF		27 SF 27,495 SF
LEVEL 2	74'-5"	RESIDENTIAL			29,971 SF		27 SF 29,971 SF
GROUND LEVEL	61'-0"	COMMUNITY SERVICE/RESIDENTIAL/AMENITY/PARKING			29,600 SF		102 SF 29,600 SF
P1 LEVEL	49'-0"	PARKING	3,711 SF	18,121 SF	10,196 SF	11,209 SF	39,526 SF
			40,234 SF				2,437 SF
TOTAL			43,945 SF	18,121 SF	124,757 SF	11,209 SF	2,545 SF 154,087 SF

SITE DENSITY CALCULATIONS	
TOTAL SITE AREA*	
SF	82,302 SF
AC	1.89 AC
PROPOSED DEVELOPMENT PROGRAM	154,087 SF
RESIDENTIAL	
UNITS	105
SF	135,966 SF
COMMUNITY SERVICE (MELWOOD)	18,121 SF
BASE DENSITY CALCULATIONS	
BASE RESIDENTIAL DENSITY (RA8-18 45 DU/AC PER ACZO §12.3.4)	85
BASE COMMUNITY SERVICE DENSITY	N/A
BONUS DENSITY REQUESTED	
RESIDENTIAL UNITS	20

*Includes 6,806 SF of site area from Parcel B for density purposes only.

UNIT TYPES - TOTAL			
UNIT TYPE	GFA	NUMBER	UNIT MIX
1BR	14,848 SF	20	19%
2BR	63,817 SF	63	60%
3BR	25,032 SF	22	21%
	103,696 SF	105	

UNIT TYPES - BY LEVEL	
UNIT TYPE	NUMBER

GROUND LEVEL	
1BR	7
2BR	1
	8
LEVEL 2	
1BR	4
2BR	14
3BR	6
	24
LEVEL 3	
1BR	3
2BR	16
3BR	6
	25
LEVEL 4	
1BR	3
2BR	16
3BR	5
	24
LEVEL 5	
1BR	3
2BR	16
3BR	5
	24
GRAND TOTAL	105

PARKING SPACES (REQUIRED):

REQUIRED PARKING FOR RESIDENTIAL (1.125 PARKING SPACE PER UNIT) = 1.125 X 105 = 119 PARKING SPACES
 REQUIRED PARKING FOR COMMUNITY SERVICE (1 PARKING SPACE FOR EACH 3 SEATS) FOR 60 SEATS = 20 PARKING SPACES

TOTAL REQUIRED PARKING SPACES = 139 PARKING SPACES

OFF STREET PARKING SCHEDULE (PROVIDED) - TYPE & LOCATION				
TYPE	PARKING USE	NUMBER	TYPE MARK	PARKING DIMENSIONS

COMMUNITY SERVICE				
01 Standard Community Service	COMMUNITY SERVICE	19	SC	8'-6" x 18'-0"
04 ADA Van Community	COMMUNITY SERVICE	1	HCVC	9'-0" x 18'-0" w/ 8'-0" AISLE
		20		

RESIDENTIAL				
01 Standard	RESIDENTIAL	56	S	8'-6" x 18'-0"
02 Compact	RESIDENTIAL	14	C	8'-0" x 15'-0"
03 ADA (UD)	RESIDENTIAL	3	HC	9'-0" x 18'-0" w/ 8'-0" AISLE
04 ADA Van (UD)	RESIDENTIAL	2	HCV	9'-0" x 18'-0" w/ 8'-0" AISLE
		75		

TOTAL SPACES 95

BIKE PARKING SPACES REQUIRED

REQUIRED BIKE PARKING FOR RESIDENTIAL UNITS CLASS I (1 SPACE PER 2.5 UNITS) = 42 SPACES (INCLUDING 3 ACCESSIBLE SPACES)
 REQUIRED BIKE PARKING FOR COMMUNITY SERVICE CLASS I = 4 SPACES (INCLUDING 1 ACCESSIBLE SPACE)
 REQUIRED BIKE PARKING FOR VISITORS OF RESIDENTIAL UNITS CLASS III (1 SPACE PER 50 UNITS) = 3 SPACES (INCLUDING 1 ACCESSIBLE SPACE)

TOTAL REQUIRED BIKE PARKING CLASS I = 46 SPACES (INCLUDING 4 ACCESSIBLE SPACES)
 TOTAL REQUIRED BIKE PARKING CLASS III = 3 SPACES (INCLUDING 1 ACCESSIBLE SPACE)
 30% OF REQUIRED SPACES TO BE HORIZONTAL AT FLOOR LEVEL = 15 SPACES

BIKE PARKING SPACES PROVIDED

BIKE PARKING SPACES PROVIDED:

TOTAL PROVIDED BIKE PARKING CLASS I IN THE BUILDING = 47 SPACES
 (P1 LEVEL: 25 WALL MOUNT BIKE SPACES & GROUND LEVEL: 22 HORIZONTAL BIKE SPACES INCLUDING 4 ACCESSIBLE SPACES)

TOTAL PROVIDED BIKE PARKING CLASS III ON SITE = 6 BIKE PARKING SPACES CLASS III (INCLUDING 2 ACCESSIBLE SPACES)

LOADING SPACES REQUIRED

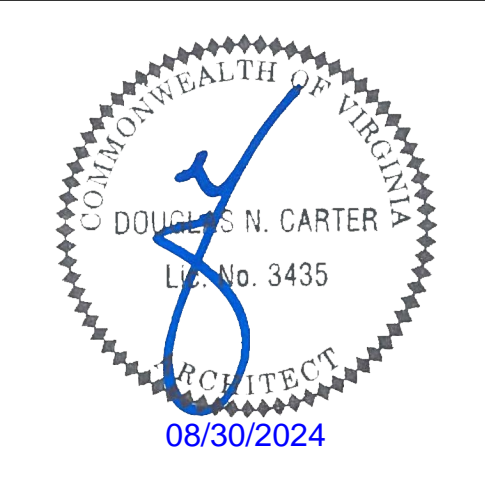
1 LOADING BERTH PER 200 UNIT AND FRACTION THEREFORE 105 UNITS/200 = 1

LOADING SPACES PROVIDED

1 LOADING BERTH PROVIDED. VERTICAL CLEARANCE = 15' 0"



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4.1 PRELIMINARY SUBMISSION 06/20/2024
 4.1 PRELIMINARY SUBMISSION 2 08/30/2024

REVISION DATE

PROJECT TITLE

750 23RD STREET

ARLINGTON, VA 22202

PROJECT NO. 324288.01

DRAWING TITLE

GENERAL INFORMATION

DRAWN BY ME

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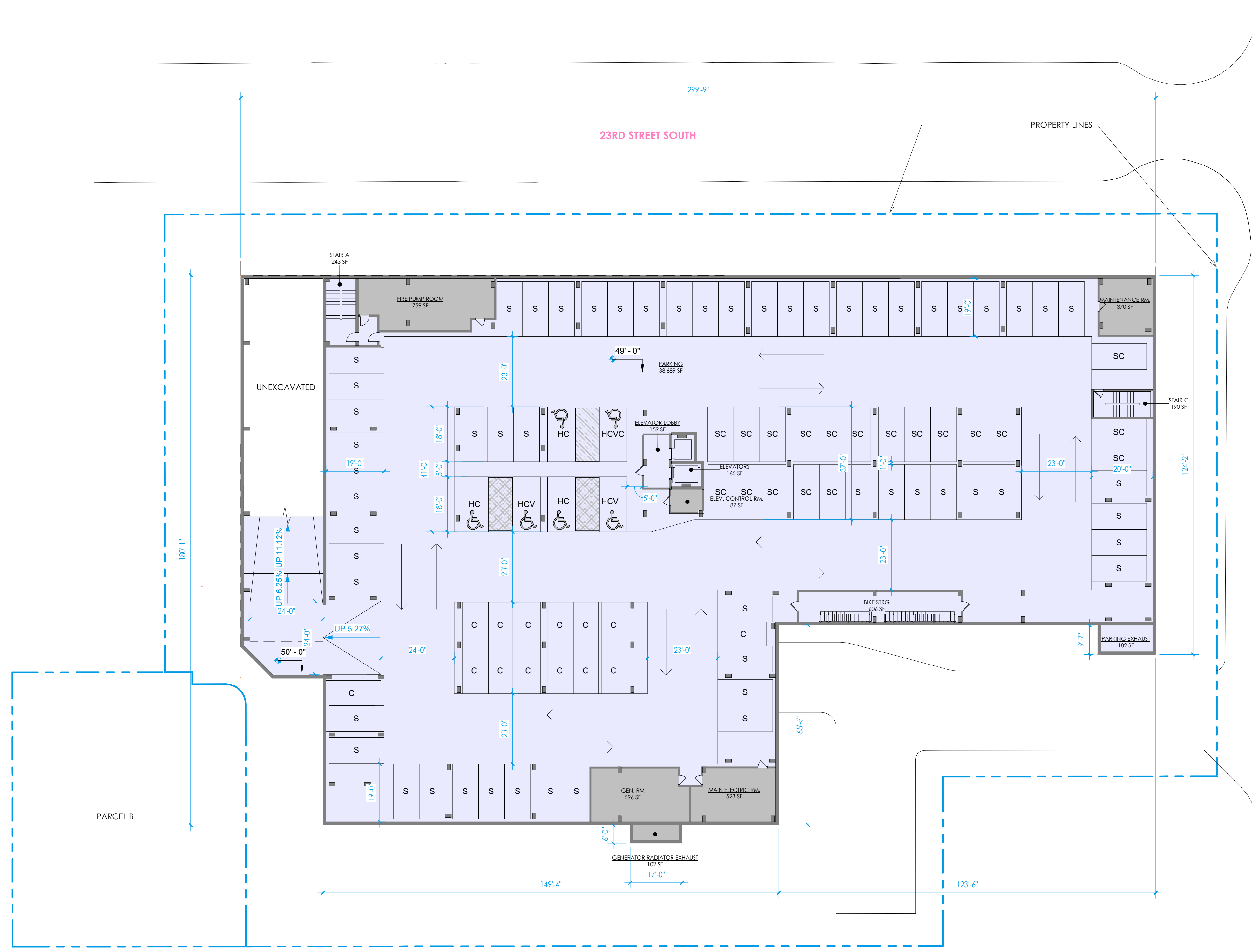
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A1.00

NOTE:

- THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN. PROVIDED THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.
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LEGEND

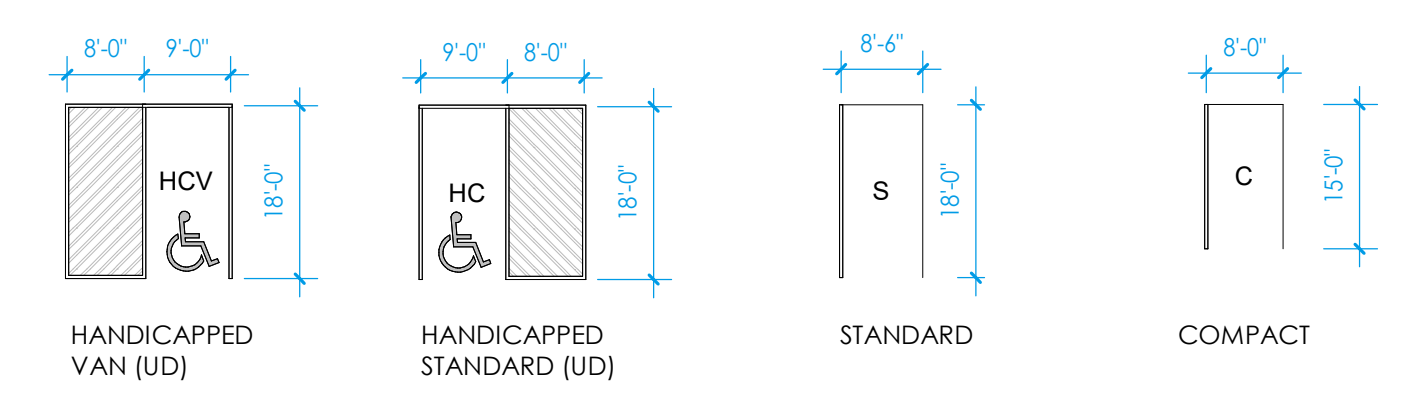
■ EXCLUSIONS
□ PARKING

P1 GROSS PARKING AREA	
NAME	AREA
PARKING EXHAUST	182 SF
ELEVATORS	165 SF
STAIR C	190 SF
BIKE STRG	606 SF
ELEVATOR LOBBY	159 SF
PARKING	38,689 SF
STAIR A	243 SF
GRAND TOTAL	40,234 SF

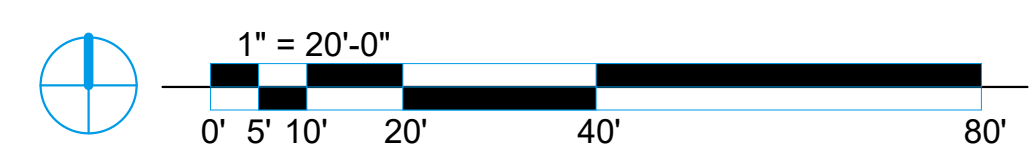
P1 GFA EXCLUSIONS	
NAME	AREA
GENERATOR RADIATOR EXHAUST	102 SF
FIRE PUMP ROOM	759 SF
GEN. RM	596 SF
MAIN ELECTRIC RM.	523 SF
ELEV. CONTROL RM.	87 SF
MAINTENANCE RM.	370 SF
GRAND TOTAL	2,437 SF

OFF STREET PARKING SCHEDULE (PROVIDED) - TYPE & LOCATION				
TYPE	PARKING USE	NUMBER	TYPE MARK	PARKING DIMENSIONS
COMMUNITY SERVICE				
01 Standard Community Service	COMMUNITY SERVICE	19	SC	8'-6" x 18'-0"
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		20		
RESIDENTIAL				
01 Standard	RESIDENTIAL	56	S	8'-6" x 18'-0"
02 Compact	RESIDENTIAL	14	C	8'-0" x 15'-0"
03 ADA (UD)	RESIDENTIAL	3	HC	9'-0" x 18'-0" w/ 8'-0" AISLE
04 ADA Van (UD)	RESIDENTIAL	2	HCV	9'-0" x 18'-0" w/ 8'-0" AISLE
		75		
TOTAL SPACES		95		

PARKING TYPES



P1 LEVEL SCALE: 1" = 20'-0"



BIKE PARKING SPACES REQUIRED

REQUIRED BIKE PARKING FOR RESIDENTIAL UNITS CLASS I (1 SPACE PER 2.5 UNITS) = 42 SPACES (INCLUDING 3 ACCESSIBLE SPACES)
 REQUIRED BIKE PARKING FOR COMMUNITY SERVICE CLASS I = 4 SPACES (INCLUDING 1 ACCESSIBLE SPACE)
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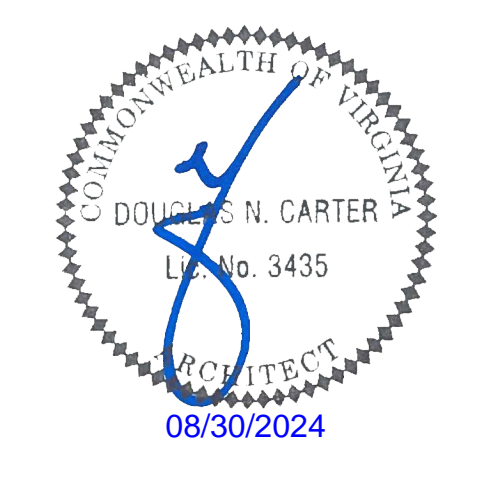
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BIKE PARKING SPACES PROVIDED

BIKE PARKING SPACES PROVIDED:

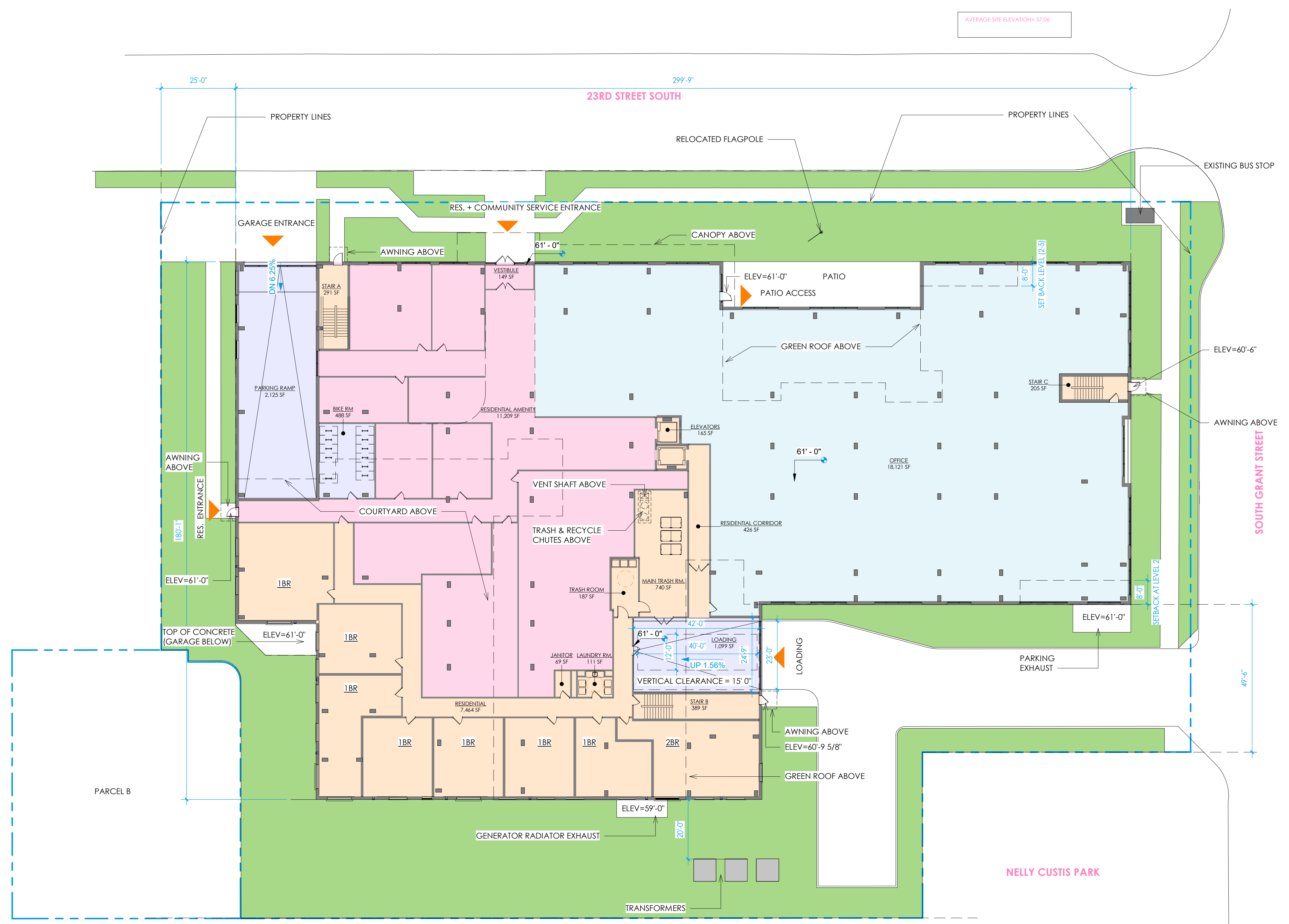
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TOTAL PROVIDED BIKE PARKING CLASS III ON SITE = 6 BIKE PARKING SPACES CLASS III (INCLUDING 2 ACCESSIBLE SPACES)



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LEGEND

- COMMUNITY SERVICE
- PARKING
- RESIDENTIAL
- RESIDENTIAL AMENITY

GROUND LEVEL GFA	
NAME	AREA
COMMUNITY SERVICE	18,121 SF
RESIDENTIAL	10,196 SF
RESIDENTIAL AMENITY	11,209 SF
GRAND TOTAL	39,526 SF

GROUND LEVEL GROSS PARKING AREA	
NAME	AREA
LOADING	1,099 SF
PARKING RAMP	2,125 SF
BIKE RM	488 SF
GRAND TOTAL	3,711 SF

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4.1 PRELIMINARY SUBMISSION 2 08/30/2024

REVISION DATE

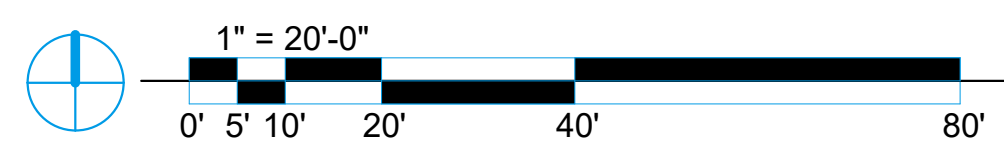
PROJECT TITLE
750 23RD STREET
ARLINGTON, VA 22202
PROJECT NO. 324288.01

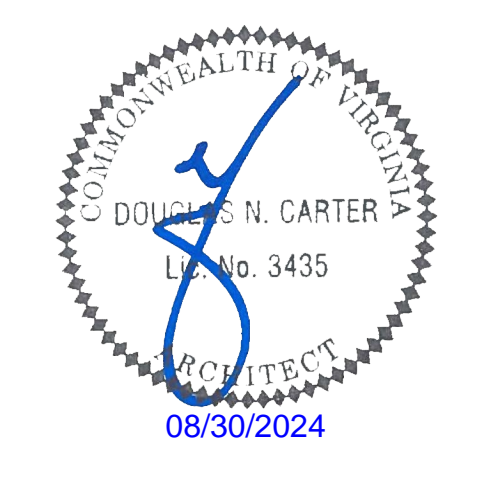
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GROUND LEVEL

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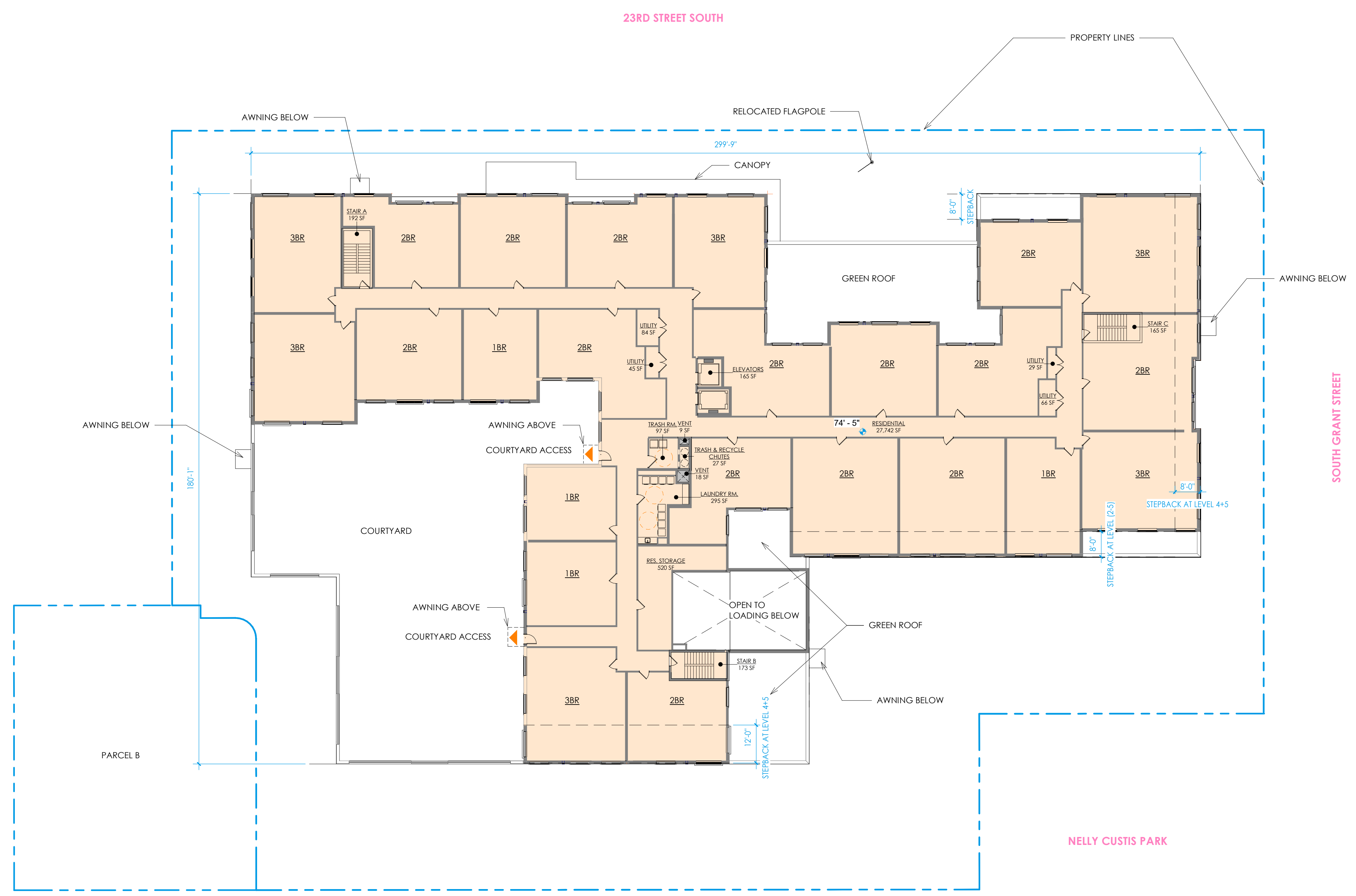
GROUND LEVEL SCALE: 1" = 20'-0"





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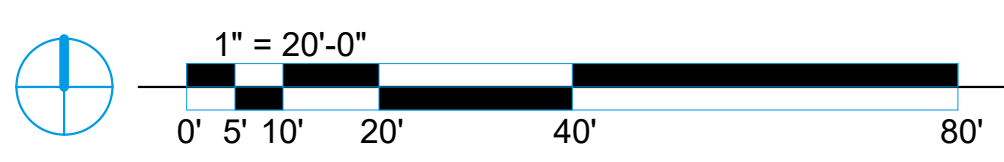
LEGEND

- EXCLUSIONS
- RESIDENTIAL

LEVEL 2 GFA	
NAME	AREA
LEVEL 2 RESIDENTIAL	29,600 SF

LEVEL 2 GFA EXCLUSIONS	
NAME	AREA
LEVEL 2 VENT	27 SF

LEVEL 2 SCALE: 1" = 20'-0"



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750 23RD STREET

ARLINGTON, VA 22202

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LEVEL 2

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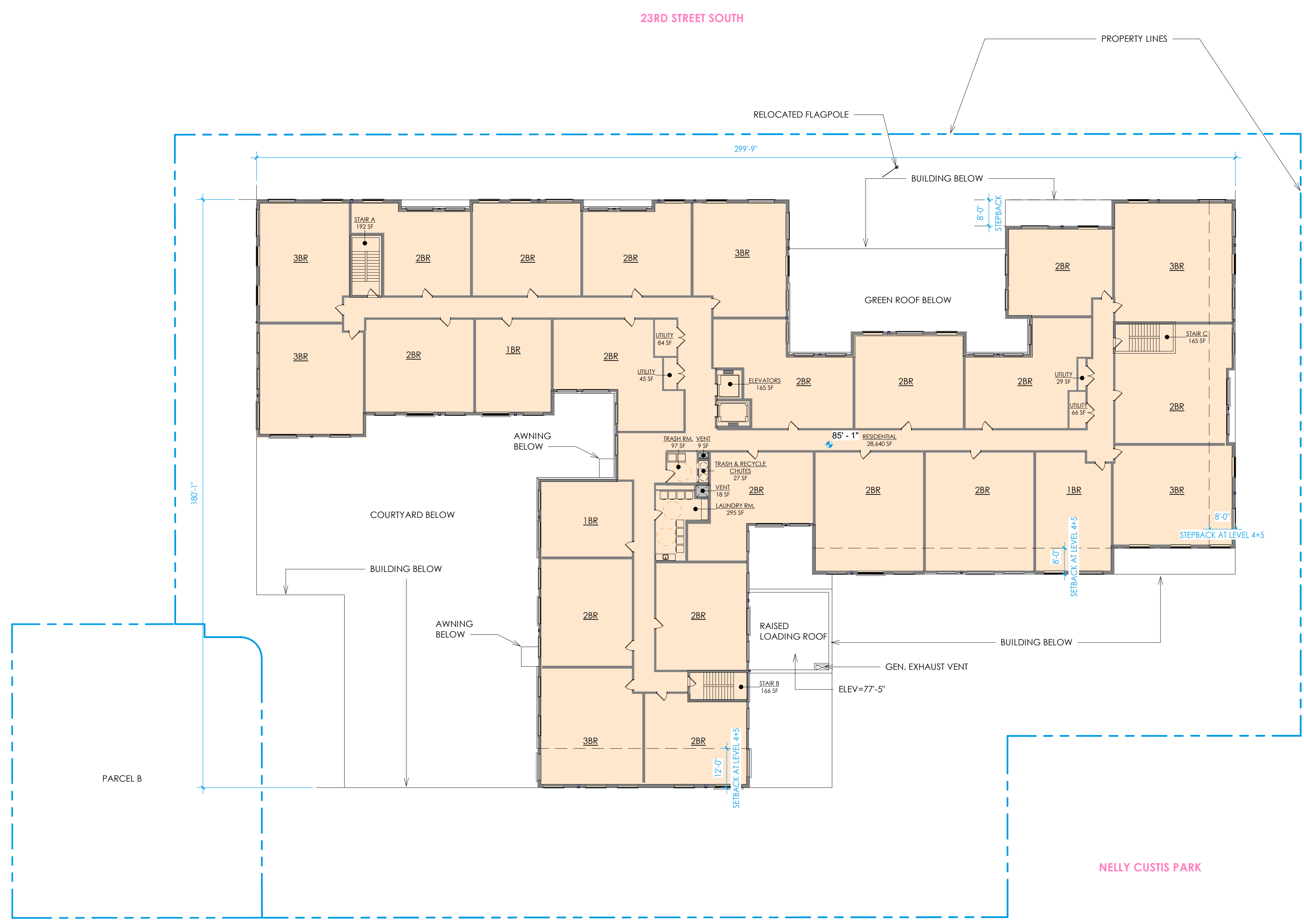
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LEGEND

- EXCLUSIONS
- RESIDENTIAL

LEVEL 3 GFA	
NAME	AREA
LEVEL 3 RESIDENTIAL	29,971 SF

LEVEL 3 GFA EXCLUSIONS	
NAME	AREA
LEVEL 3 VENT	27 SF

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4.1 PRELIMINARY SUBMISSION	06/20/2024
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ARLINGTON, VA 22202

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LEVEL 3

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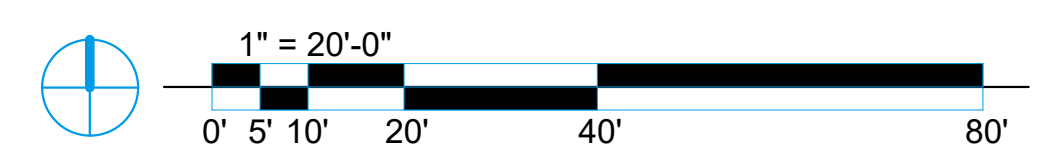
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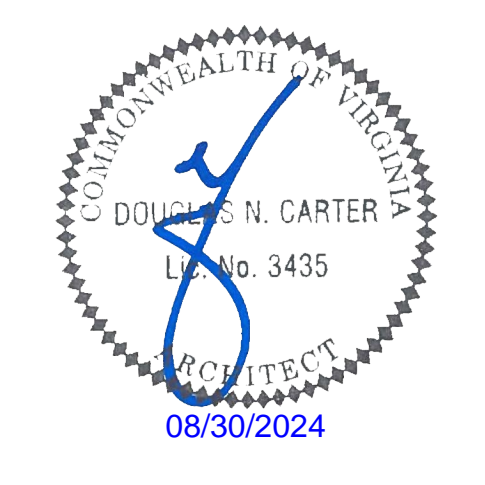
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LEVEL 3 SCALE: 1" = 20'-0"





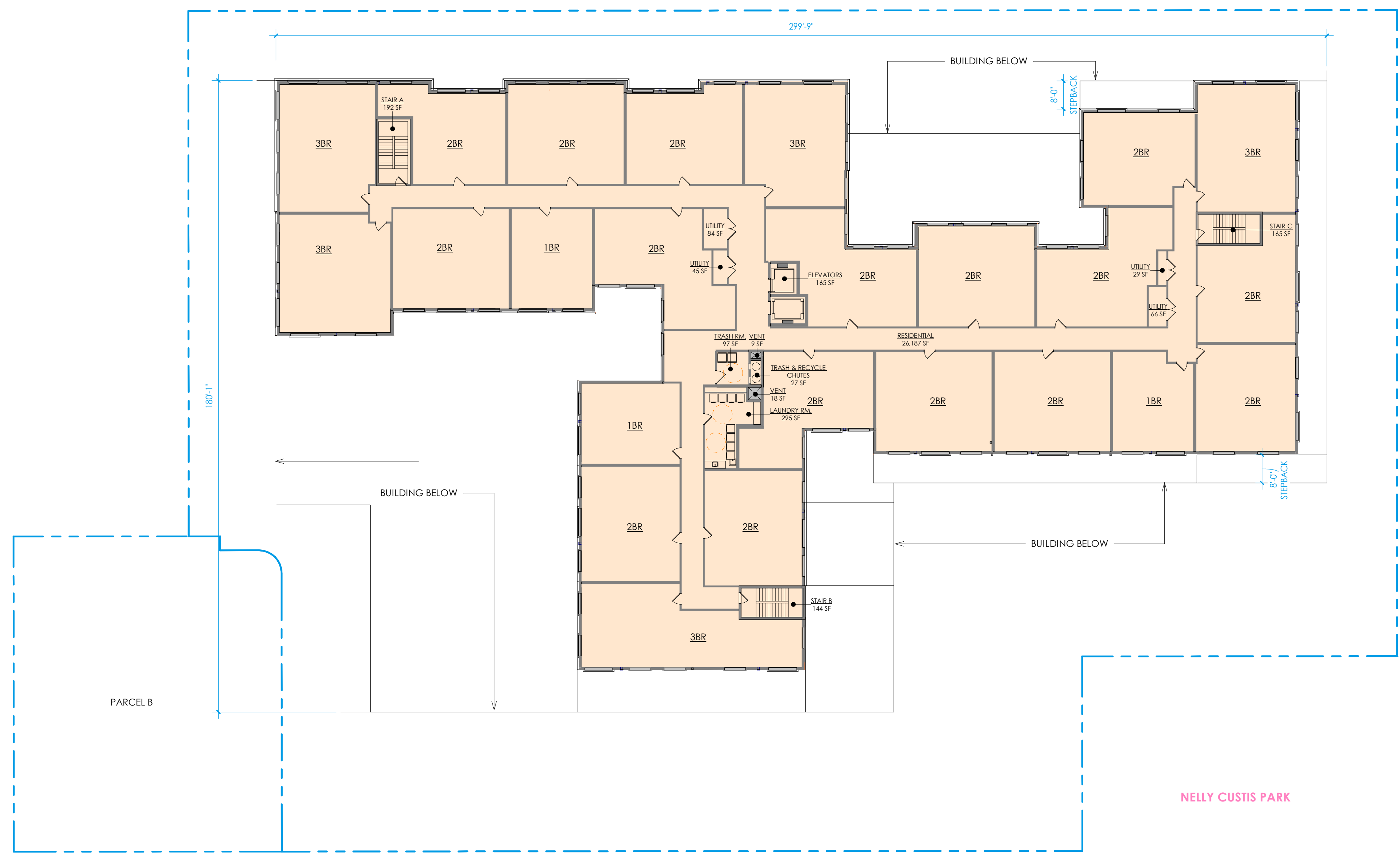
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23RD STREET SOUTH

SOUTH GRANT STREET

NELLY CUSTIS PARK



LEGEND

- EXCLUSIONS
- RESIDENTIAL

ELEV=95'4" AT LEVEL 4

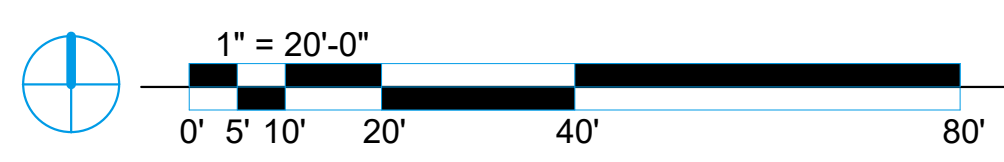
LEVEL 4 GFA	
NAME	AREA
LEVEL 4 RESIDENTIAL	27,495 SF

LEVEL 4 EXCLUSIONS	
NAME	AREA
LEVEL 4 VENT	27 SF

LEVEL 5 GFA	
NAME	AREA
LEVEL 5 RESIDENTIAL	27,495 SF

LEVEL 5 EXCLUSIONS	
NAME	AREA
LEVEL 5 VENT	27 SF

LEVEL 5 SCALE: 1" = 20'-0"



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750 23RD STREET

ARLINGTON, VA 22202

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LEVEL 4+5

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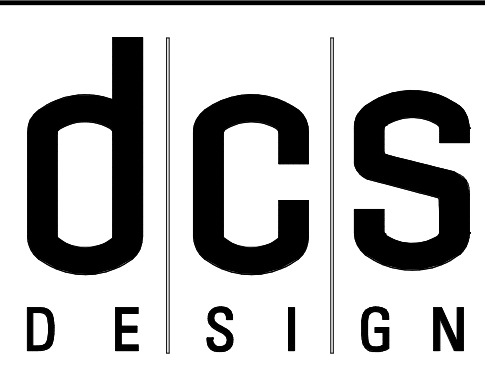
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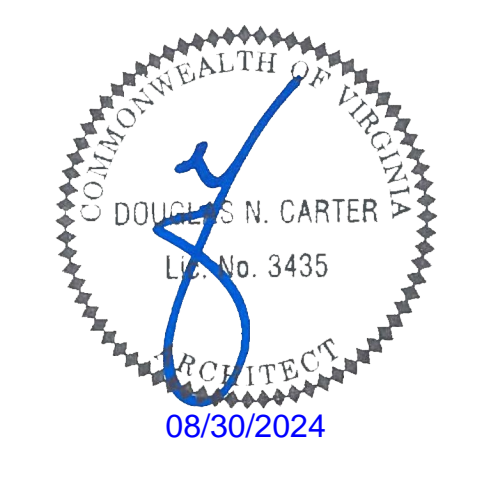


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PROJECT TITLE

750 23RD STREET

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ROOF PLAN

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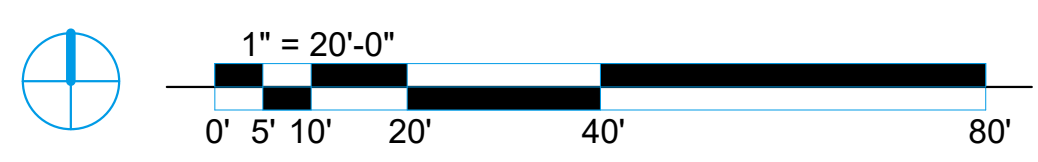
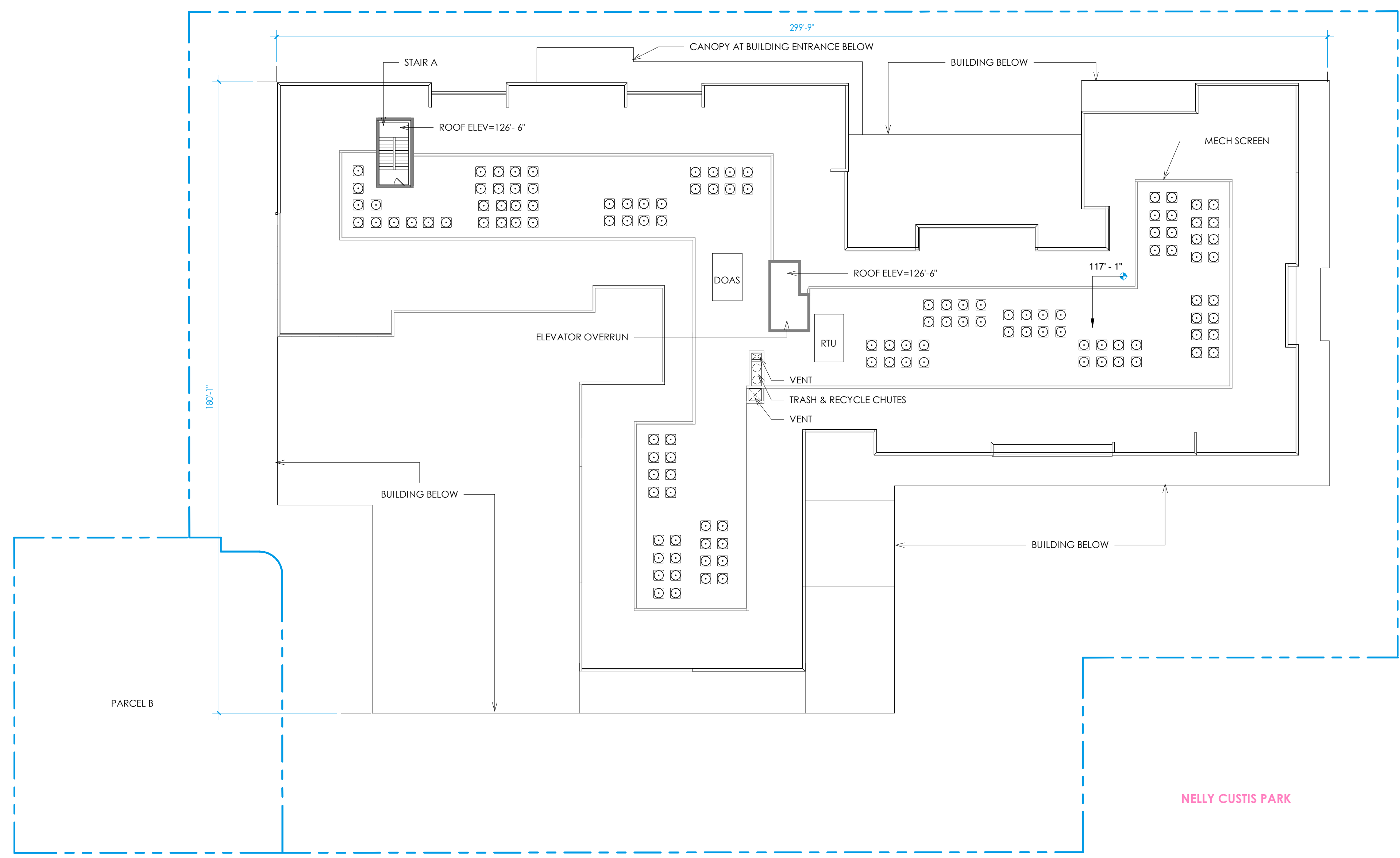
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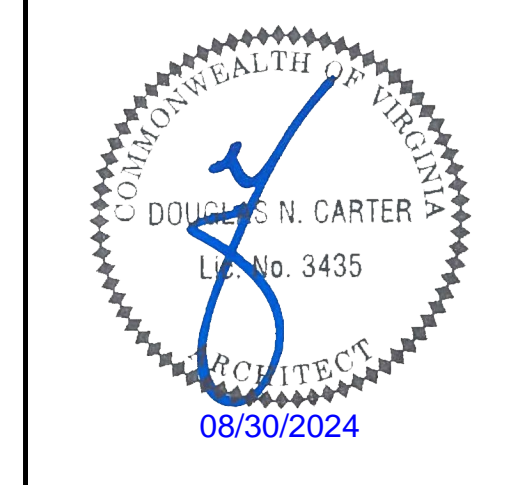
23RD STREET SOUTH

SOUTH GRANT STREET

NELLY CUSTIS PARK



ROOF SCALE: 1" = 20'-0"



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4.1 PRELIMINARY SUBMISSION 06/20/2024
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ELEVATIONS

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ELEVATION 1

TOTAL WALL AREA (SF)	TOTAL OPENING AREA (SF)	PERCENTAGE OF WALL WITH OPENINGS (%)
17,397 SF	5,751 SF	33 %

ELEVATION 2

TOTAL WALL AREA (SF)	TOTAL OPENING AREA (SF)	PERCENTAGE OF WALL WITH OPENINGS (%)
18,552 SF	4,984 SF	27 %

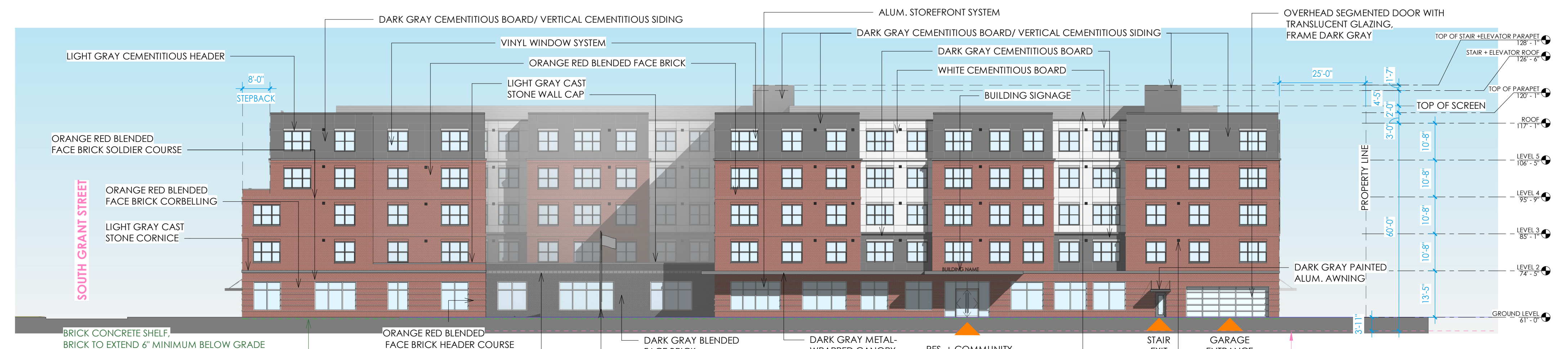
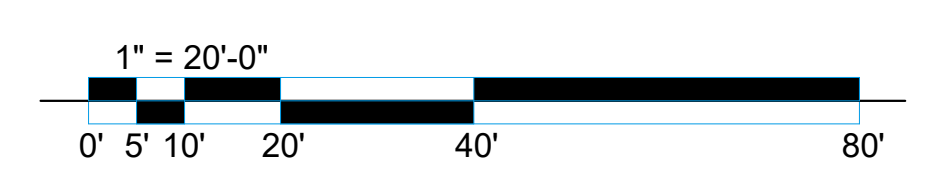
ELEVATION 3

TOTAL WALL AREA (SF)	TOTAL OPENING AREA (SF)	PERCENTAGE OF WALL WITH OPENINGS (%)
10,538 SF	2,882 SF	27 %

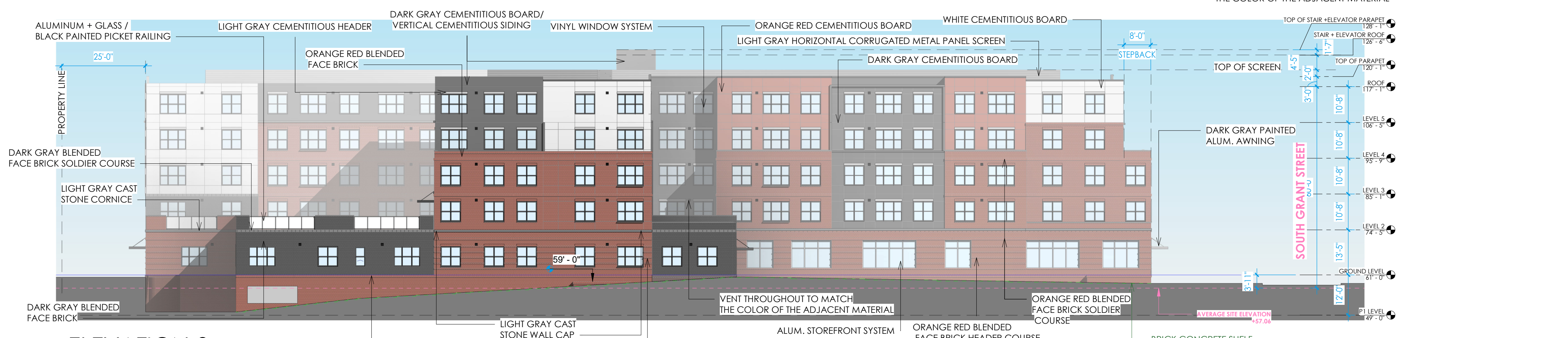
ELEVATION 4

TOTAL WALL AREA (SF)	TOTAL OPENING AREA (SF)	PERCENTAGE OF WALL WITH OPENINGS (%)
10,695 SF	2,672 SF	25 %

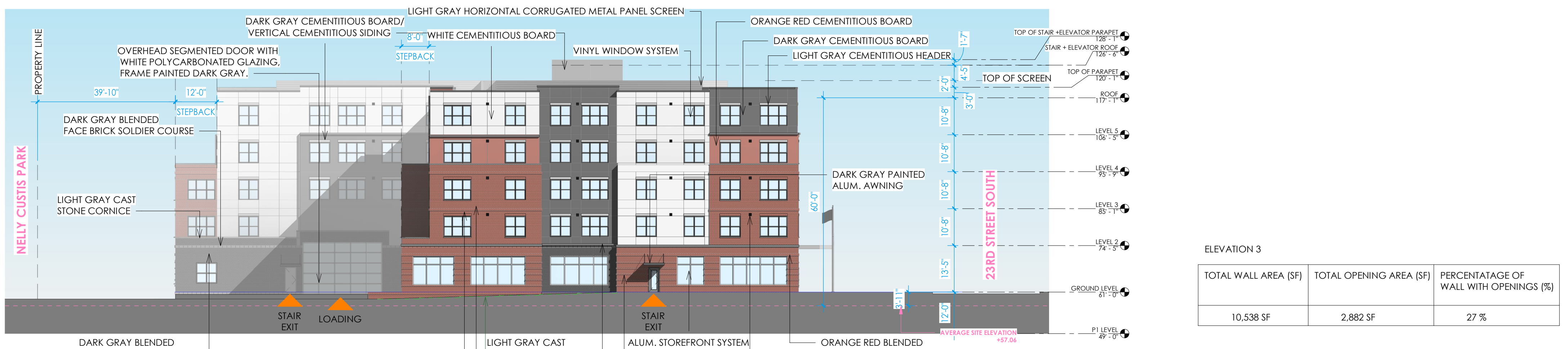
KEY PLAN



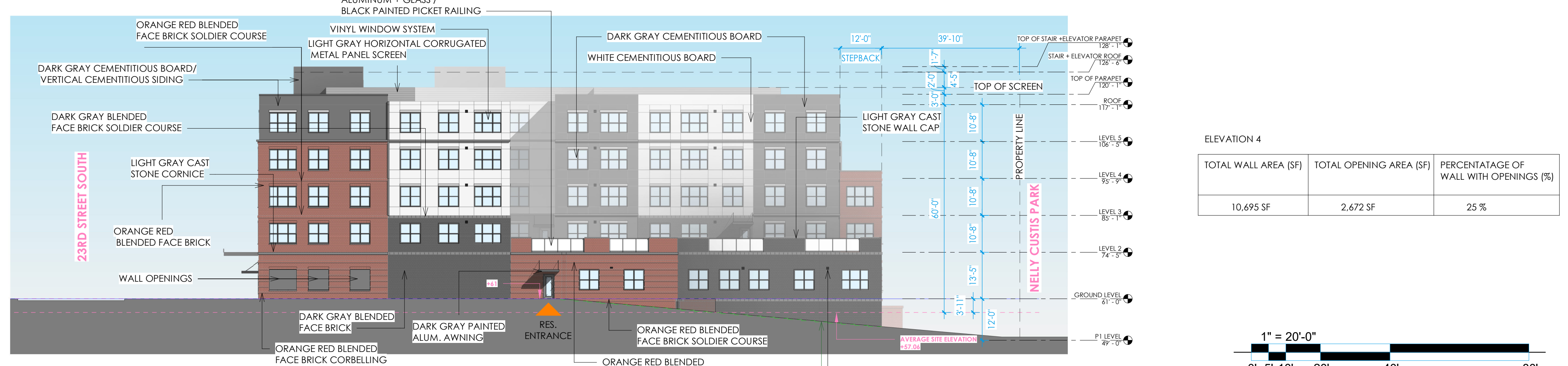
ELEVATION 1 SCALE: 1" = 20'-0"



ELEVATION 2 SCALE: 1" = 20'-0"



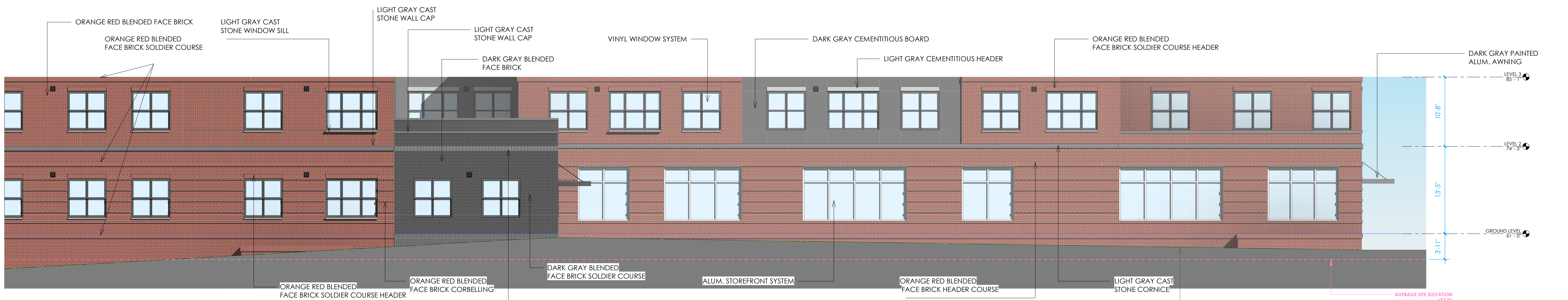
ELEVATION 3 SCALE: 1" = 20'-0"



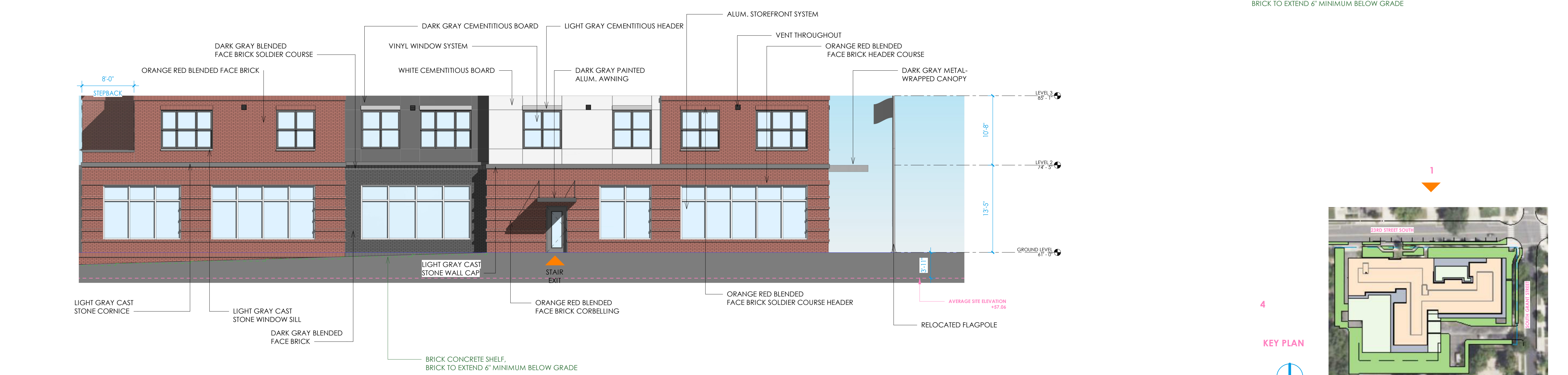
ELEVATION 4 SCALE: 1" = 20'-0"



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



ELEVATION 2 SCALE: 1/8" = 1'-0"



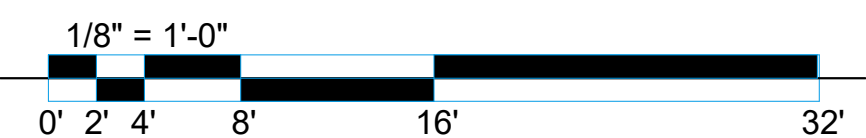
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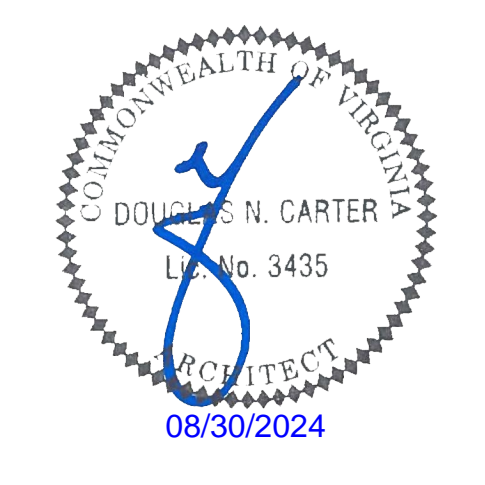


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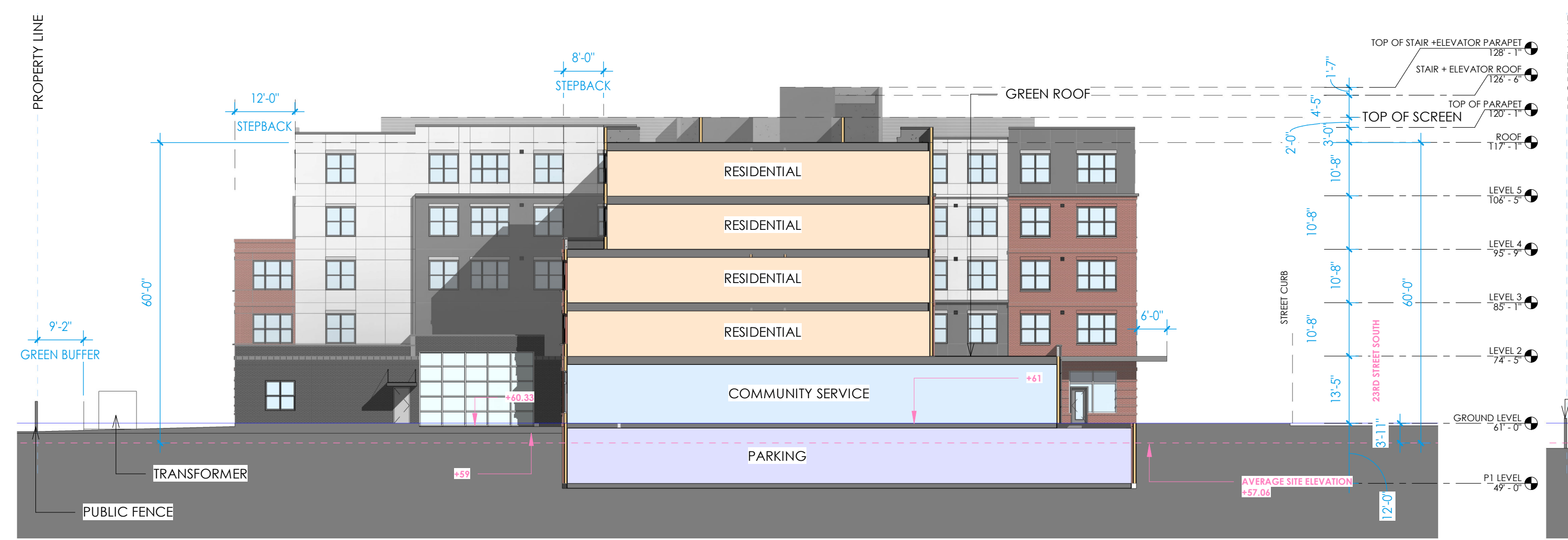
NOTE:

- THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN, PROVIDED THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.
- RENDERINGS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES AND DO NOT REFLECT FINAL DESIGN.

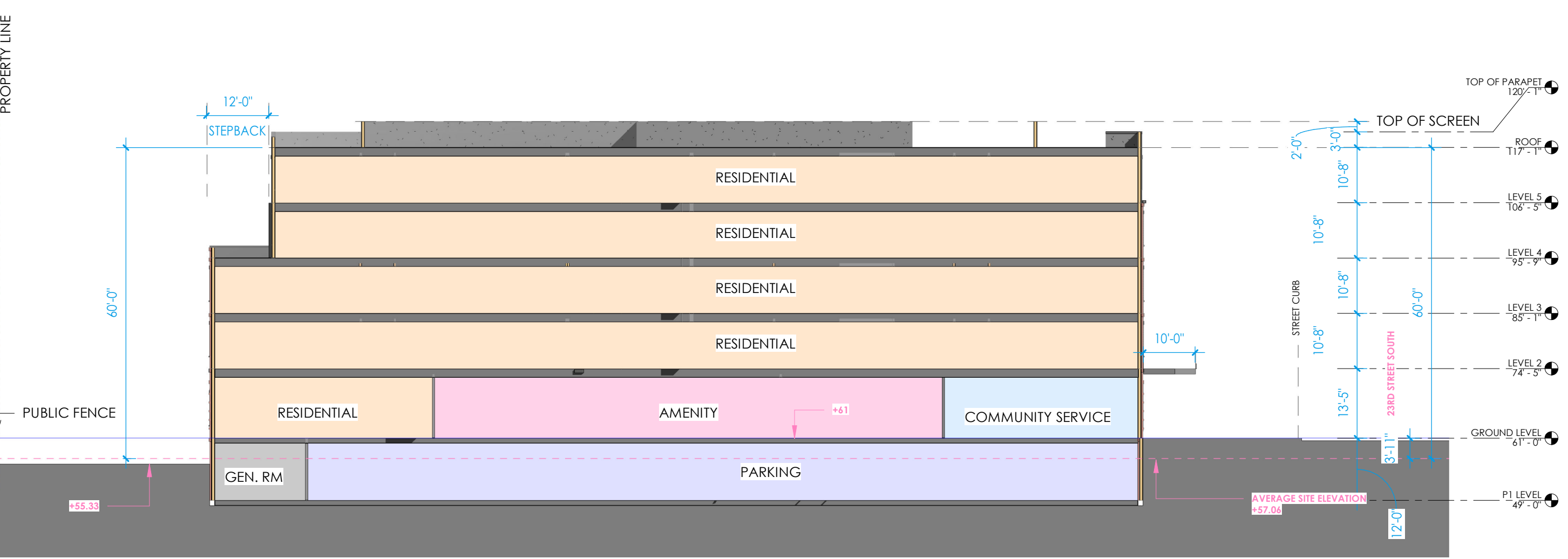




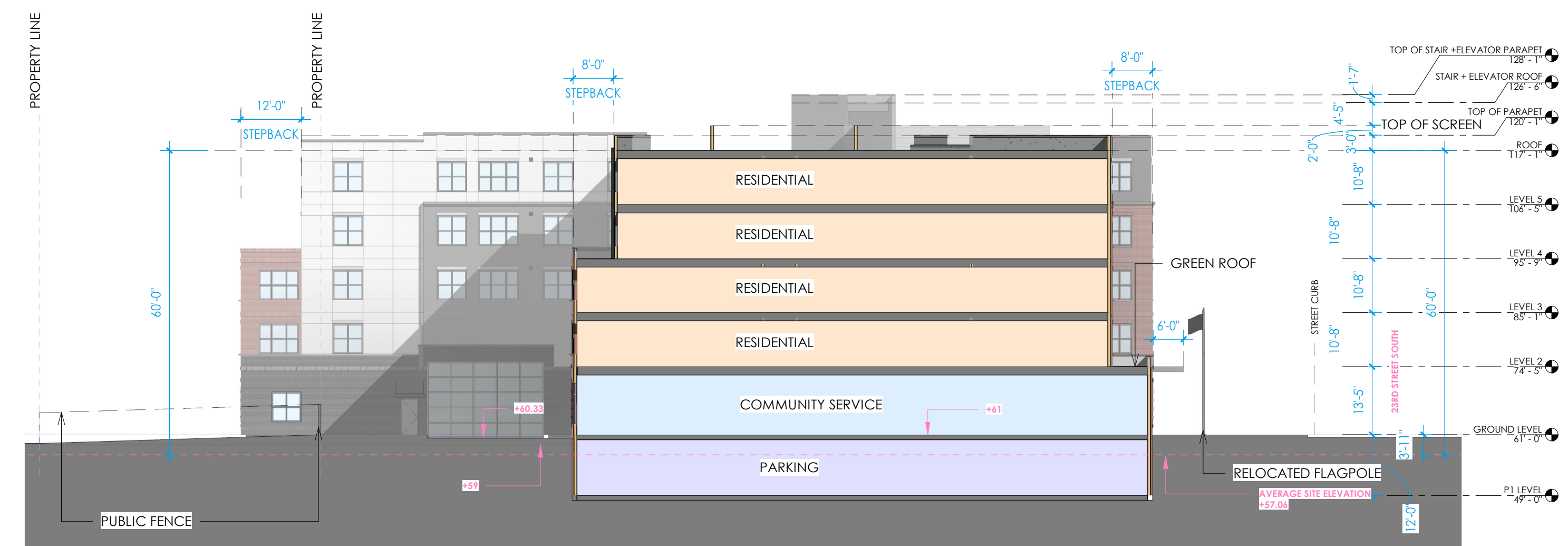
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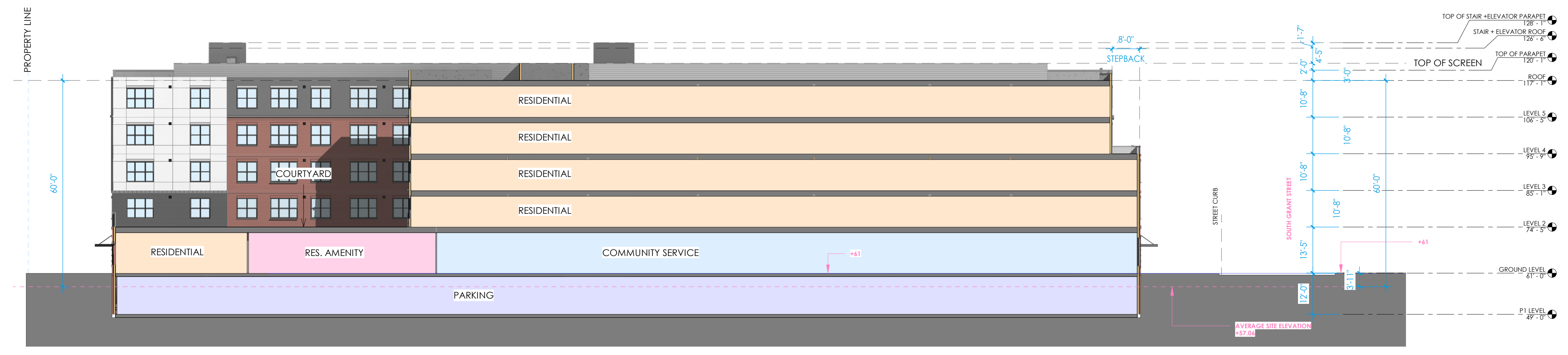
SECTION 1 SCALE: 1" = 20'-0"



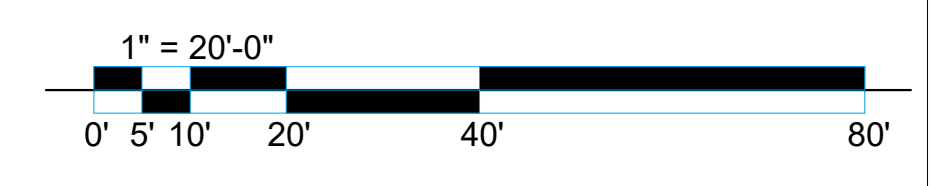
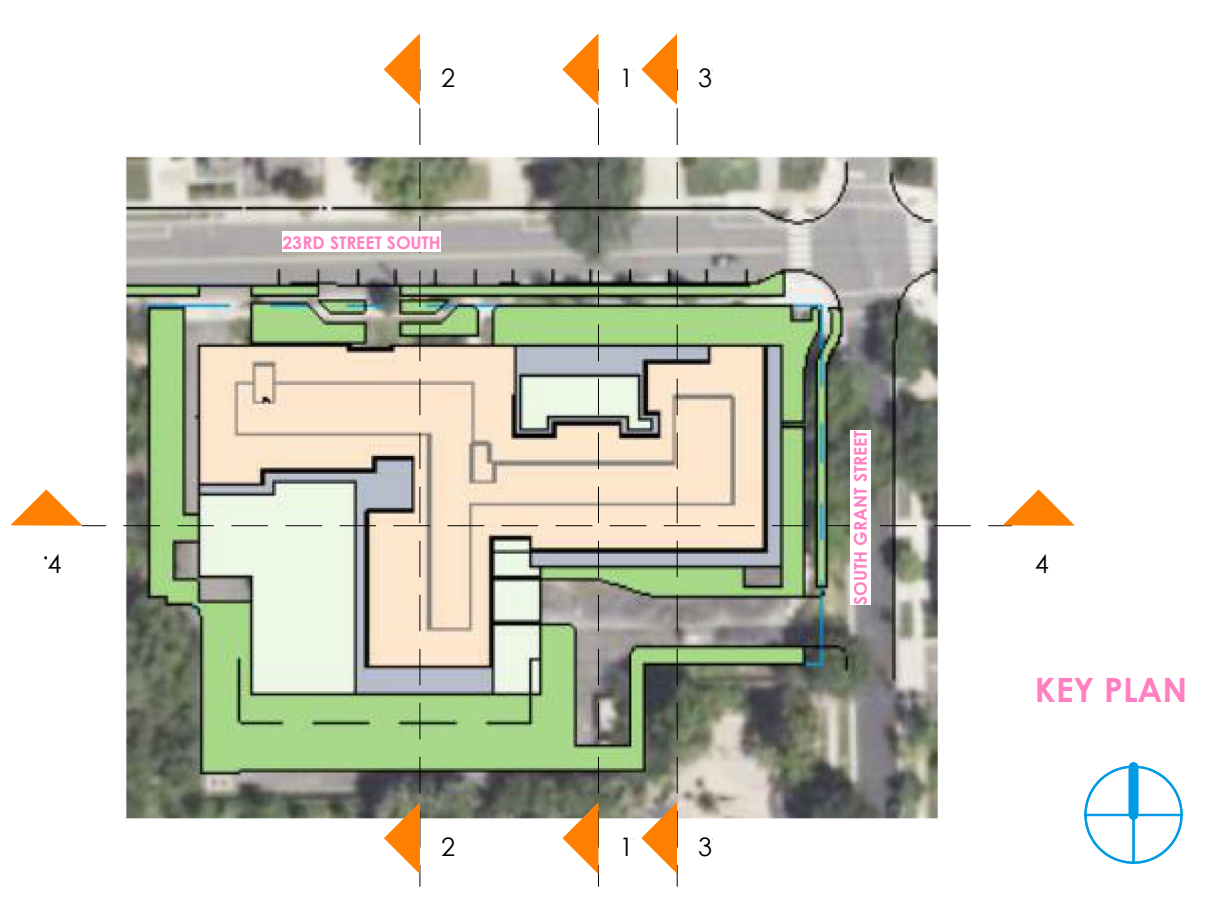
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SECTION 3 SCALE: 1" = 20'-0"



SECTION 4 SCALE: 1" = 20'-0"



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ISSUE DATE

4.1 PRELIMINARY SUBMISSION	06/20/2024
4.1 PRELIMINARY SUBMISSION 2	08/30/2024

REVISION DATE

PROJECT TITLE

750 23RD STREET

ARLINGTON, VA 22202

PROJECT NO. 324288.01

DRAWING TITLE
SECTIONS

DRAWN BY TN

QC CHECKED BY WF

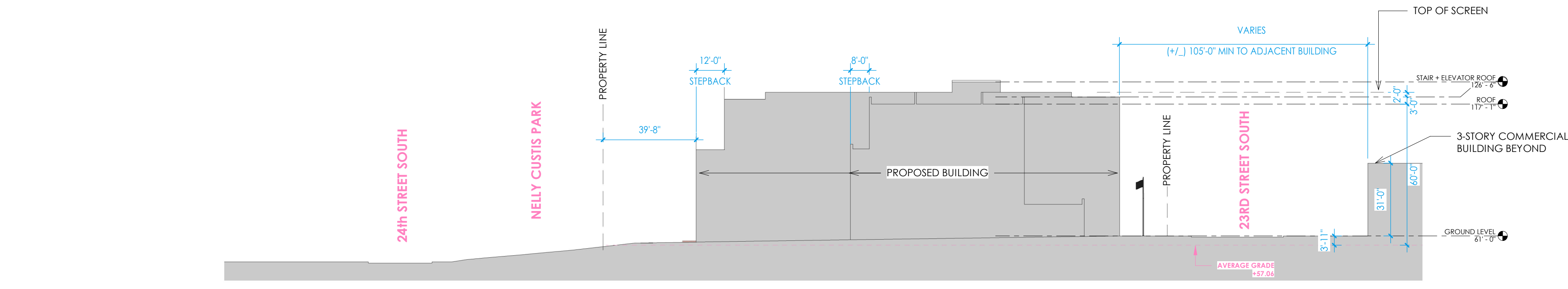
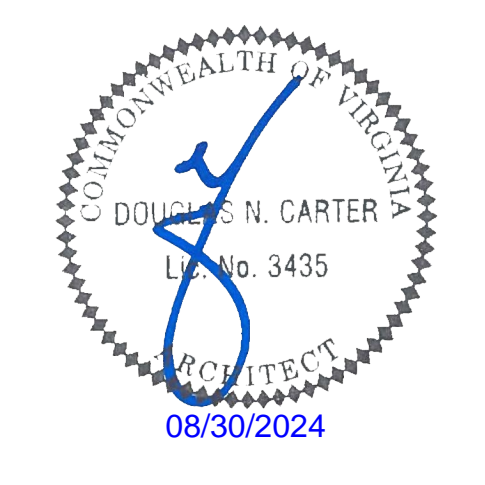
CA REVIEWED BY WF

DRAWING NUMBER

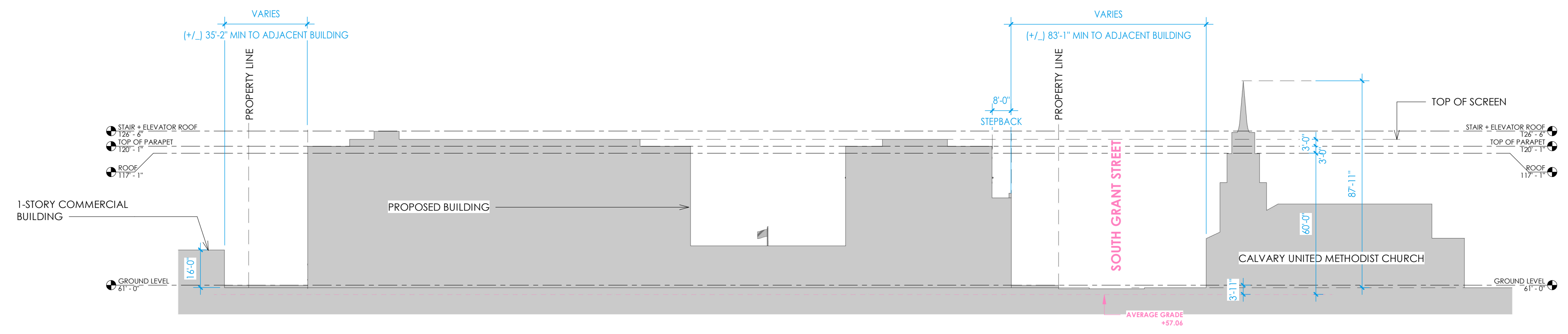
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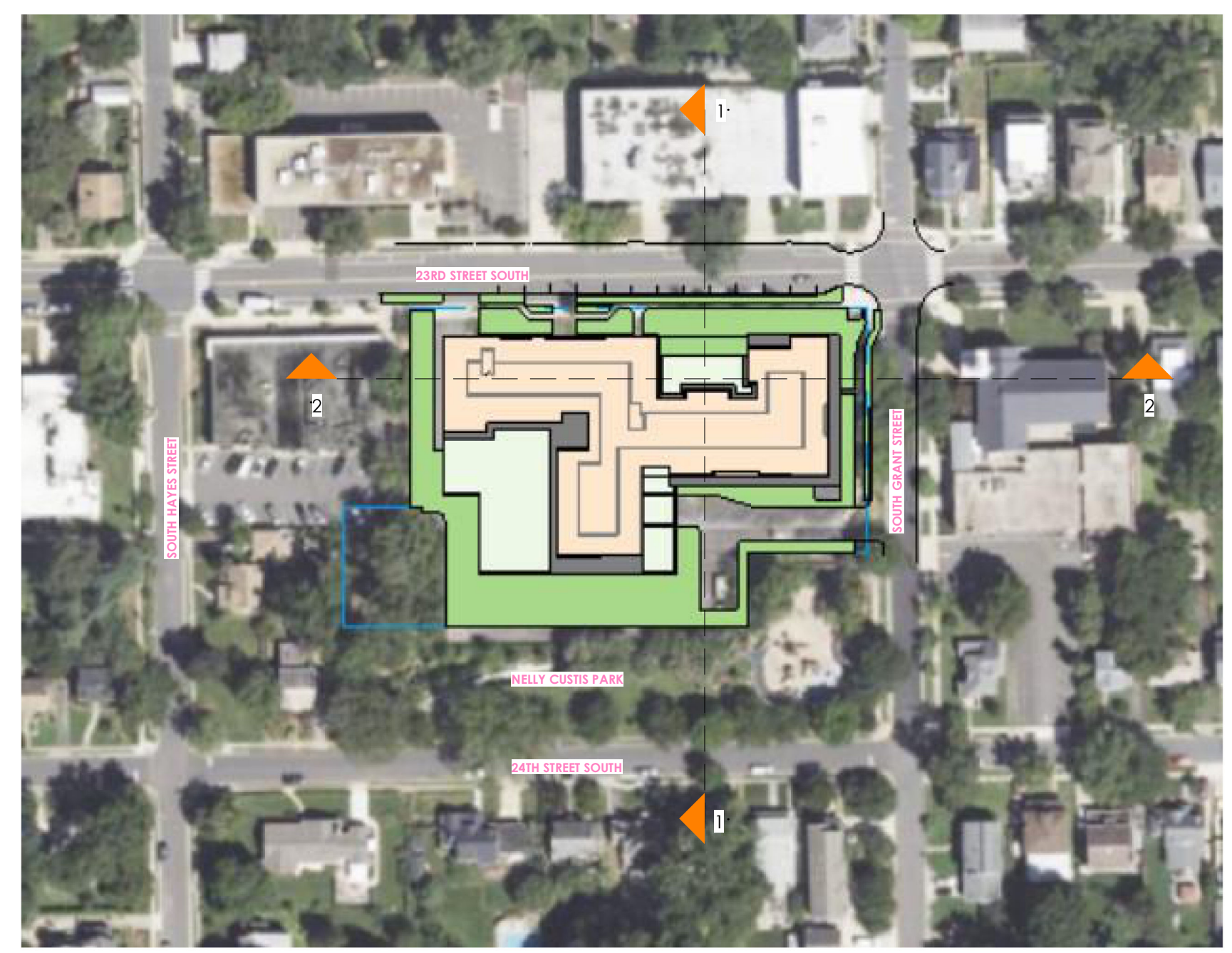
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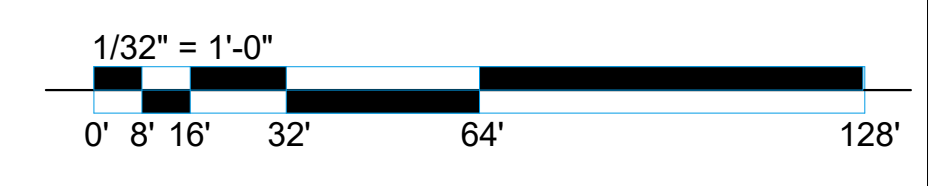
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SECTION 2 SCALE: 1/32" = 1'-0"



KEY PLAN



PRINT DATE 8/29/2024 4:03:59 PM

ISSUE DATE

4.1 PRELIMINARY SUBMISSION	06/20/2024
4.1 PRELIMINARY SUBMISSION 2	08/30/2024

REVISION DATE

PROJECT TITLE

750 23RD STREET

ARLINGTON, VA 22202

PROJECT NO. 324288.01

DRAWING TITLE

SITE SECTIONS

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VIEW 1



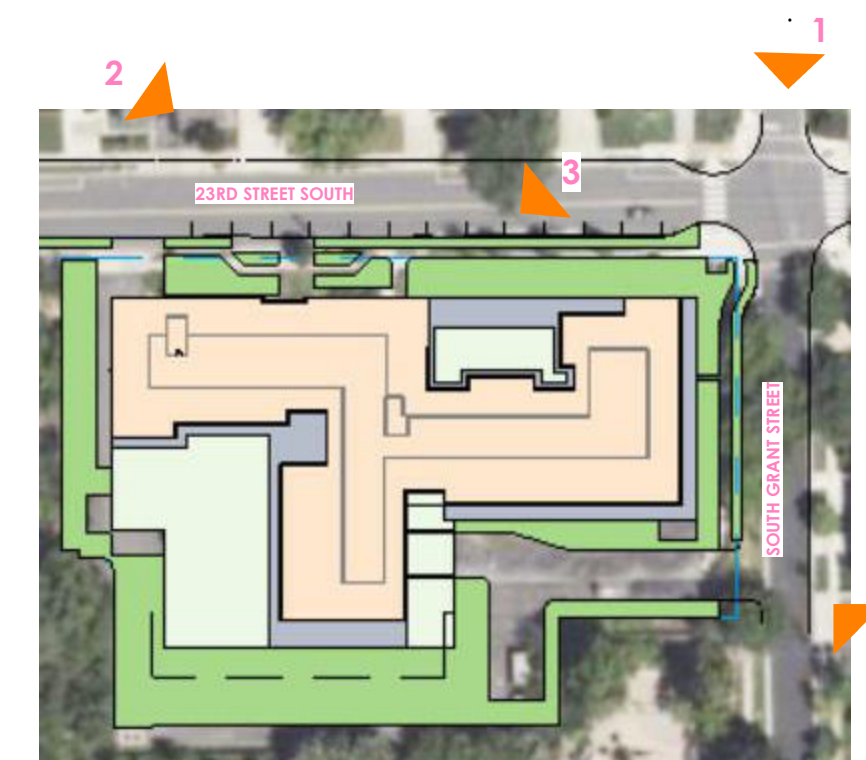
VIEW 2



VIEW 3



VIEW 4



KEY PLAN



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NOTE:

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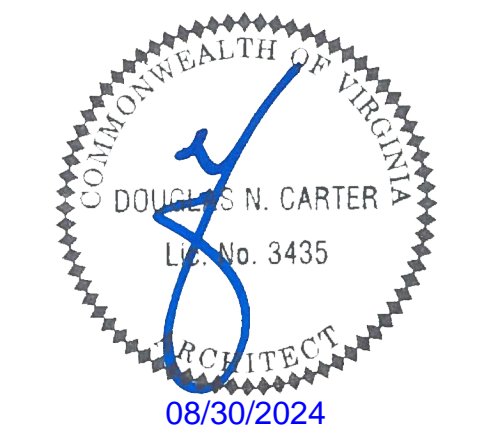
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DESIGN

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4.1 PRELIMINARY SUBMISSION 2 08/30/2024

REVISION DATE

PROJECT TITLE

750 23RD STREET

ARLINGTON, VA 22202

PROJECT NO. 324288.01

DRAWING TITLE

PERSPECTIVES

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A1.30

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