

SUNRISE SENIOR LIVING OF SOUTH ARLINGTON

716 SOUTH GLEBE ROAD
ADMINISTRATIVE REGULATION 4.1
ARLINGTON COUNTY, VIRGINIA

CONCEPT PLAN SUBMISSION - MARCH 29, 2022
1ST PRELIMINARY 4.1 SITE PLAN SUBMISSION - SEPTEMBER 9, 2022
2ND PRELIMINARY 4.1 SITE PLAN SUBMISSION - DECEMBER 2, 2022
3RD PRELIMINARY 4.1 SITE PLAN SUBMISSION - APRIL 10, 2023
4TH PRELIMINARY 4.1 SITE PLAN SUBMISSION - JUNE 1, 2023
4.1 SITE PLAN - PUBLIC HEARING SUBMISSION - AUGUST 11, 2023
4.1 SITE PLAN - REVISED PUBLIC HEARING SUBMISSION - SEPTEMBER 12, 2023

DEVELOPMENT TEAM

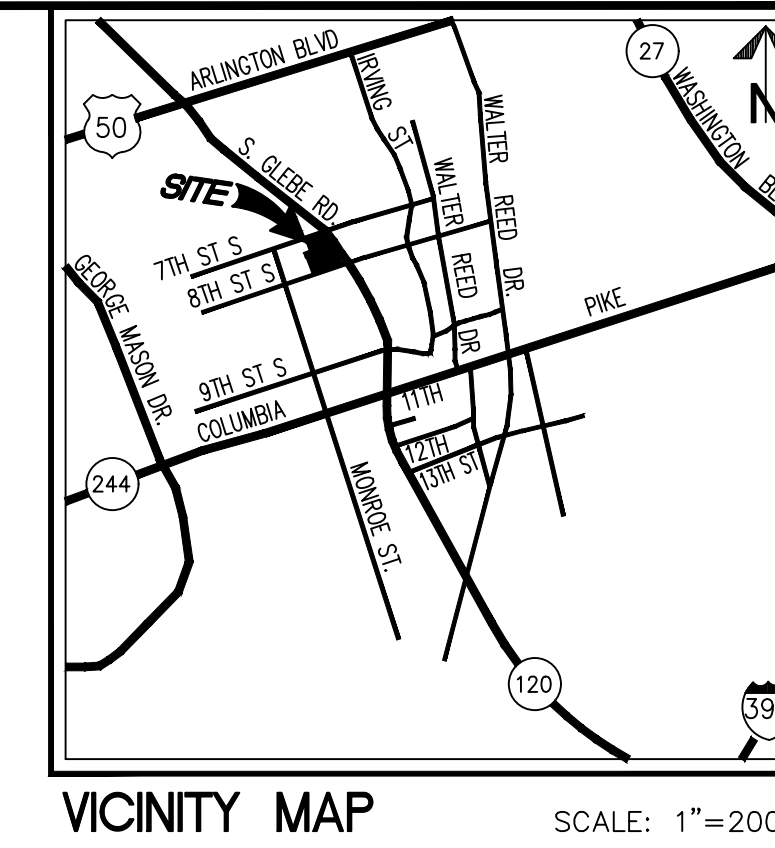
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VICINITY MAP SCALE: 1"=2000'

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**SUNRISE SENIOR LIVING
OF SOUTH ARLINGTON**
4.1 SITE PLAN
716 SOUTH GLEBE ROAD
ARLINGTON COUNTY, VIRGINIA

CIVIL ENGINEERING

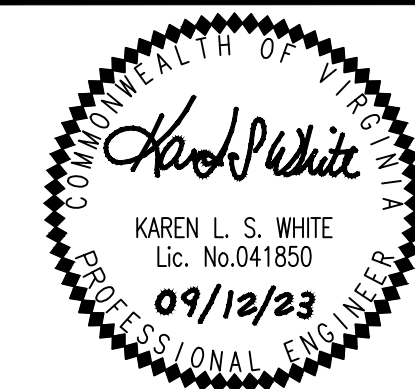
- C-0101 COVER SHEET
- C-0301 CERTIFIED SURVEY PLAT
- C-0302 CERTIFIED SURVEY PLAT
- C-0303 REZONING PLAT
- C-0304 PRELIMINARY SUBDIVISION PLAT
- C-0305 AERIAL EXHIBIT
- C-0306 CONTEXTUAL PLAN
- C-0307 4.1 SITE PLAN AREA EXHIBIT
- C-0308 AVERAGE GRADE EXHIBIT
- C-0401 PLOT AND LOCATION PLAN
- C-0402 GRADING PLAN
- C-0403 PRESENTATION PLAN
- C-0404 EXISTING STRIPING & MARKING PLAN
- C-0405 PROPOSED STRIPING & MARKING PLAN
- C-0406 STREET CROSS SECTIONS
- C-0407 STREET CROSS SECTIONS
- C-0408 STREET CROSS SECTIONS
- C-0701 PRELIMINARY STORMWATER MANAGEMENT PLAN
- C-0702 PRELIMINARY IMPERVIOUS AREA ANALYSIS
- C-0703 PRELIMINARY OUTFALL ANALYSIS
- C-0704 PRELIMINARY BMP COMPUTATIONS
- C-0705 PRELIMINARY SWM COMPUTATIONS
- C-1101 TURNING MOVEMENTS
- C-1301 FIRE SERVICE PLAN
- C-1601 ALTERNATE DRY UTILITY EXHIBIT

ARCHITECTURE

- A1.1 GROUND FLOOR PLAN
- A1.2 SECOND FLOOR PLAN
- A1.3 THIRD FLOOR PLAN
- A1.4 FOURTH FLOOR PLAN
- A1.5 ROOF PLAN
- A2.1 ELEVATIONS
- A2.2 ELEVATIONS
- A2.3 STREET FRONTAGE ELEVATIONS
- A2.4 PERSPECTIVE
- A3.1 BUILDING SECTIONS
- A3.2 COMPARATIVE HEIGHT SECTIONS

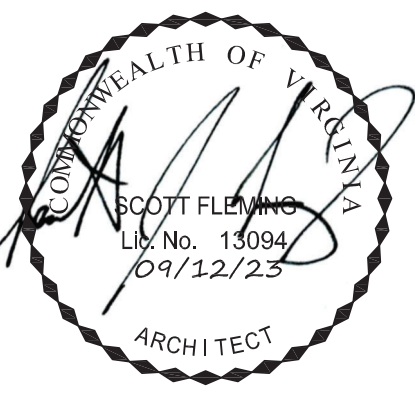
LANDSCAPE ARCHITECTURE

- L-001 GENERAL NOTES
- L-002 TREE INVENTORY
- L-101 MATERIALS PLAN
- L-201 OPEN SPACE PLAN
- L-401 PLANTING PLAN
- L-402 PLANTING SCHEDULE
- L-403 PLANTING NOTES
- L-501 DETAILS - HARDSCAPE
- L-502 DETAILS - SITE FURNISHINGS
- L-503 DETAILS - SITE FURNISHINGS
- L-504 DETAILS - LIGHTING
- L-601 PLANTING DETAILS



SUBMISSIONS		
NO.	DESCRIPTION	DATE
1	CONCEPT PLAN	03/29/2022
2	4.1 SITE PLAN 1ST PRELIMINARY SUBMISSION	09/09/2022
3	4.1 SITE PLAN 2ND PRELIMINARY SUBMISSION	12/02/2022
4	4.1 SITE PLAN 3RD PRELIMINARY SUBMISSION	04/10/2023
5	4.1 SITE PLAN 4TH PRELIMINARY SUBMISSION	06/01/2023
6	4.1 SITE PLAN PUBLIC HEARING SUBMISSION	08/11/2023
7	REVISED 4.1 SITE PLAN PUBLIC HEARING SUBMISSION	09/12/2023

SCALE: N.T.S.
SHEET TITLE:
COVER SHEET
SHEET #:
C-0101



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ARLINGTON, VA 22204

22.044

REVISIONS

DATE	DESCRIPTION

REVISED PUBLIC HEARING SUBMISSION
9.12.2023

GROUND FLOOR PLAN

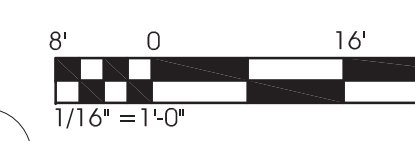
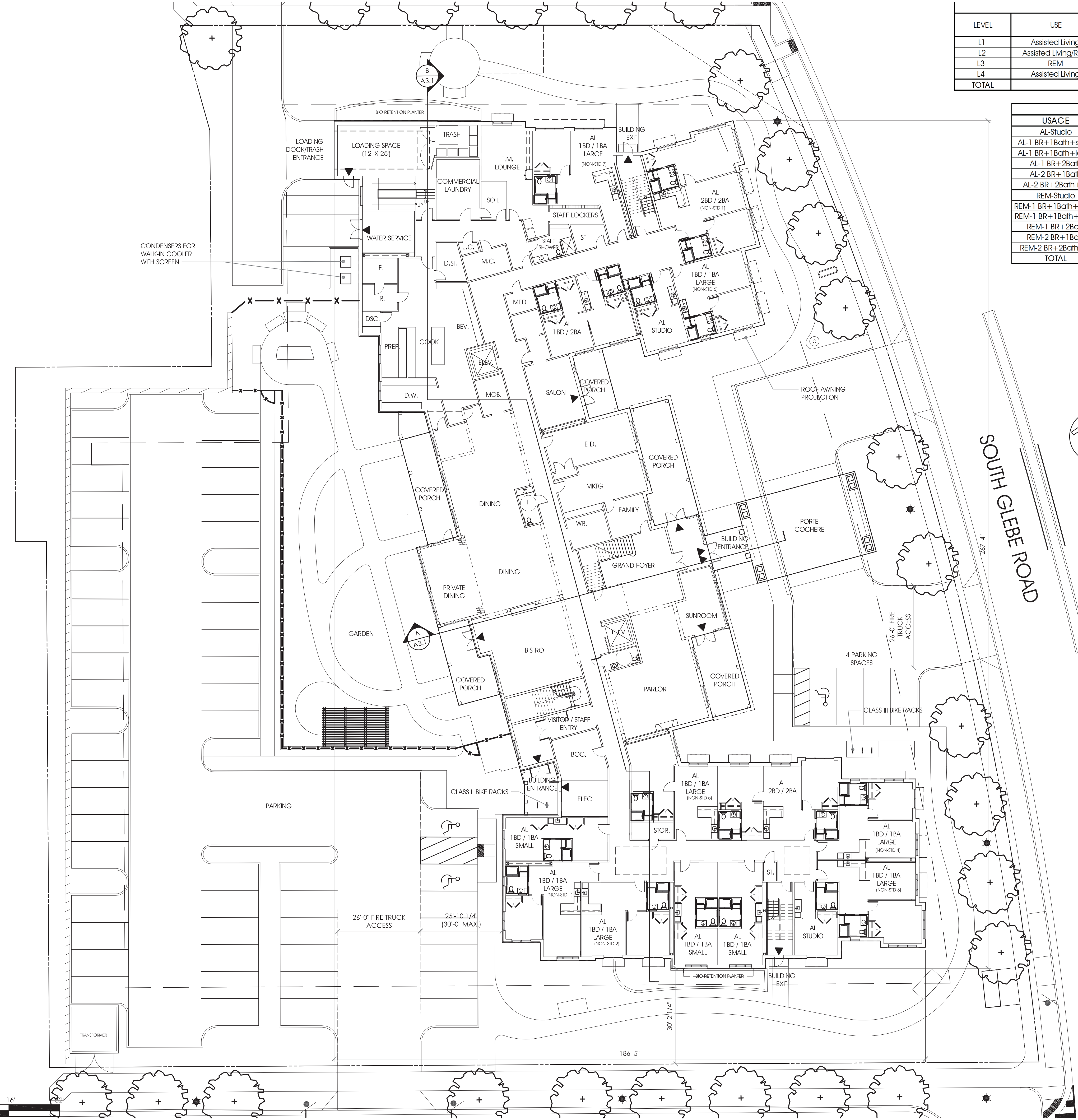
SHEET NO.

A1.1

LEVEL	USE	UNITS	GROSS FLOOR AREA (SF)	EXCLUSIONS (SF)	NET FLOOR AREA (SF)	FLOOR TO FLOOR HEIGHT (FT)	ELEVATION (ASE)
L1	Assisted Living	15	25,676	0	25,676	13.33	206.70
L2	Assisted Living/REM	23	23,873	0	23,873	12	220.03
L3	REM	31	24,146	0	24,146	12	232.03
L4	Assisted Living	30	22,596	0	22,596	12	244.03
TOTAL		99	96291	0	96291	49.33	

USAGE	GROUND	2ND	3RD	4TH	TOTAL UNITS	BEDROOMS
AL-Studio	2	2	0	5	9	9
AL-1 BR+1Bath+small	3	2	0	2	7	7
AL-1 BR+1Bath+large	7	3	0	18	28	28
AL-1 BR+2Bath	1	0	0	2	3	3
AL-2 BR+1Bath	0	2	0	1	3	6
AL-2 BR+2Bath+LR	2	2	0	2	6	12
REM-Studio	0	7	16	0	23	23
REM-1 BR+1Bath+small	0	2	6	0	8	8
REM-1 BR+1Bath+large	0	0	0	0	0	0
REM-1 BR+2Bath	0	0	0	0	0	0
REM-2 BR+1Bath	0	3	9	0	12	24
REM-2 BR+2Bath+LR	0	0	0	0	0	0
TOTAL	15	23	31	30	99	120

Density calculation	
Total Site Area	91,064 sf
Total Floor Area	96,291 sf
FAR	1.06
Total Units Provided	99 units
Density	47.4 units/acre
Parking Provided	53 see civil drawings
Parking Ratio Required	0.50 parking spaces per bedroom
Parking Required	60 parking spaces
PARKING REDUCTION REQUESTED	
Building Height	see elevations and building sections
Lot Coverage	see civil lot and location plan



FLOOR AREA 25,676 SF

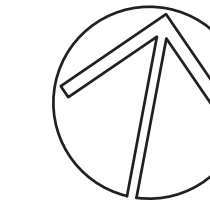
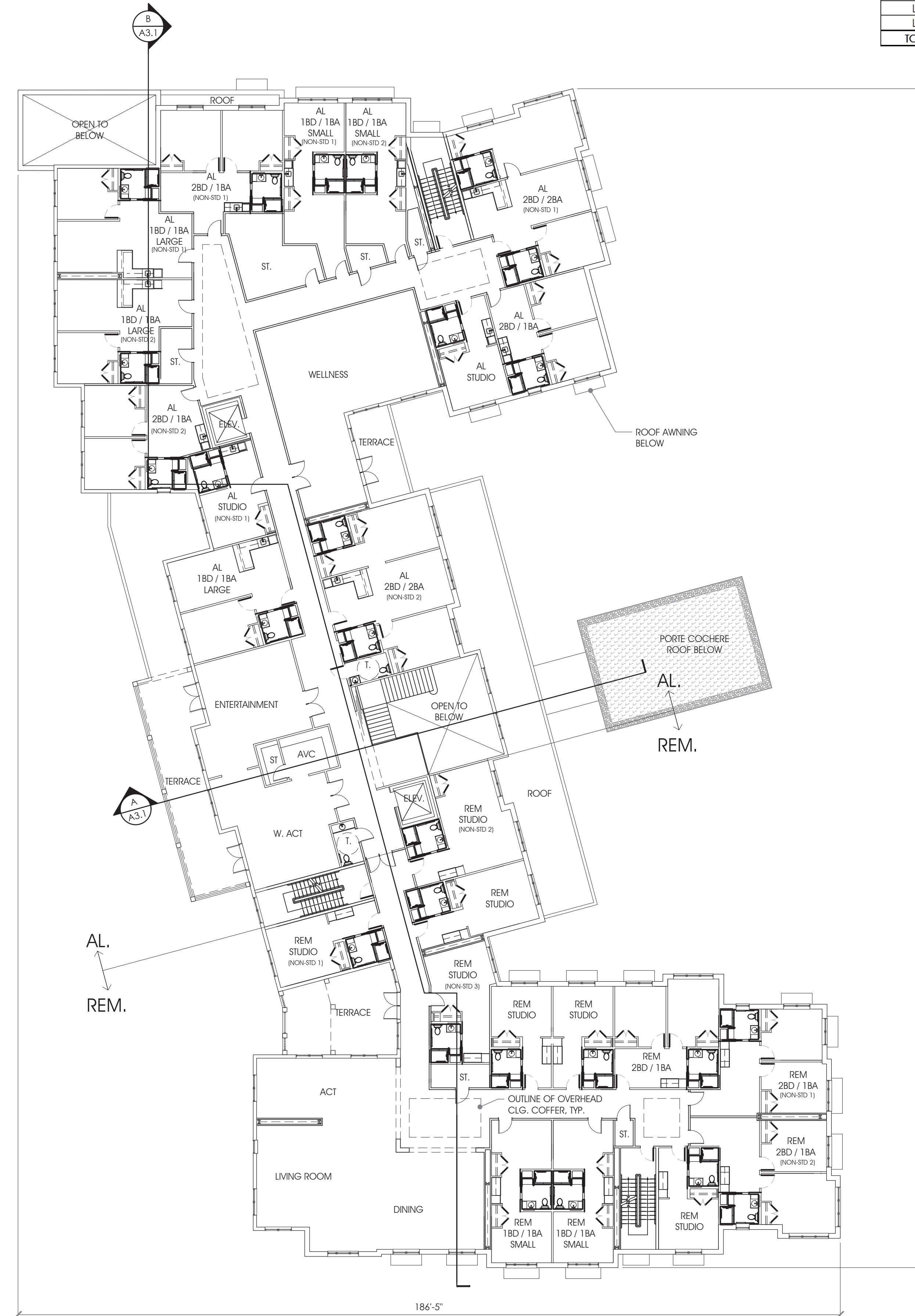
GROUND FLOOR PLAN
1/16"=1'-0"

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BUILDING PROPOSAL							
LEVEL	USE	UNITS	GROSS FLOOR AREA (SF)	EXCLUSIONS (SF)	NET FLOOR AREA (SF)	FLOOR TO FLOOR HEIGHT (FT)	ELEVATION (ASE)
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TOTAL		99	96291	0	96291	49.33	

UNIT MIX						
USAGE	GROUND	2ND	3RD	4TH	TOTAL UNITS	BEDROOMS
AL-Studio	2	2	0	5	9	9
AL-1 BR+1Bath+small	3	2	0	2	7	7
AL-1 BR+1Bath+large	7	3	0	18	28	28
AL-1 BR+2Bath	1	0	0	2	3	3
AL-2 BR+1Bath	0	2	0	1	3	6
AL-2 BR+2Bath+LR	2	2	0	2	6	12
REM-Studio	0	7	16	0	23	23
REM-1 BR+1Bath+small	0	2	6	0	8	8
REM-1 BR+1Bath+large	0	0	0	0	0	0
REM-1 BR+2Bath	0	0	0	0	0	0
REM-2 BR+1Bath	0	3	9	0	12	24
REM-2 BR+2Bath+LR	0	0	0	0	0	0
TOTAL	15	23	31	30	99	120

STATISTICS SUMMARY	
Density calculation	
Total Site Area	91,064 sf
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PARKING REDUCTION REQUESTED	
Building Height	see elevations and building sections
Lot Coverage	see civil lot and location plan



267'-4"

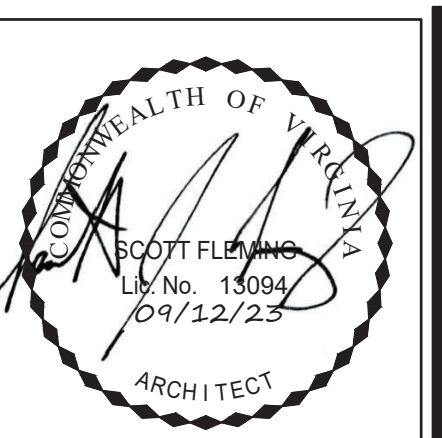
186'-5"

FLOOR AREA 23,873 SF



A

SECOND FLOOR PLAN
1/16"=1'-0"



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9.12.2023

SECOND
FLOOR PLAN

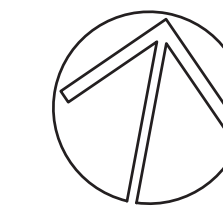
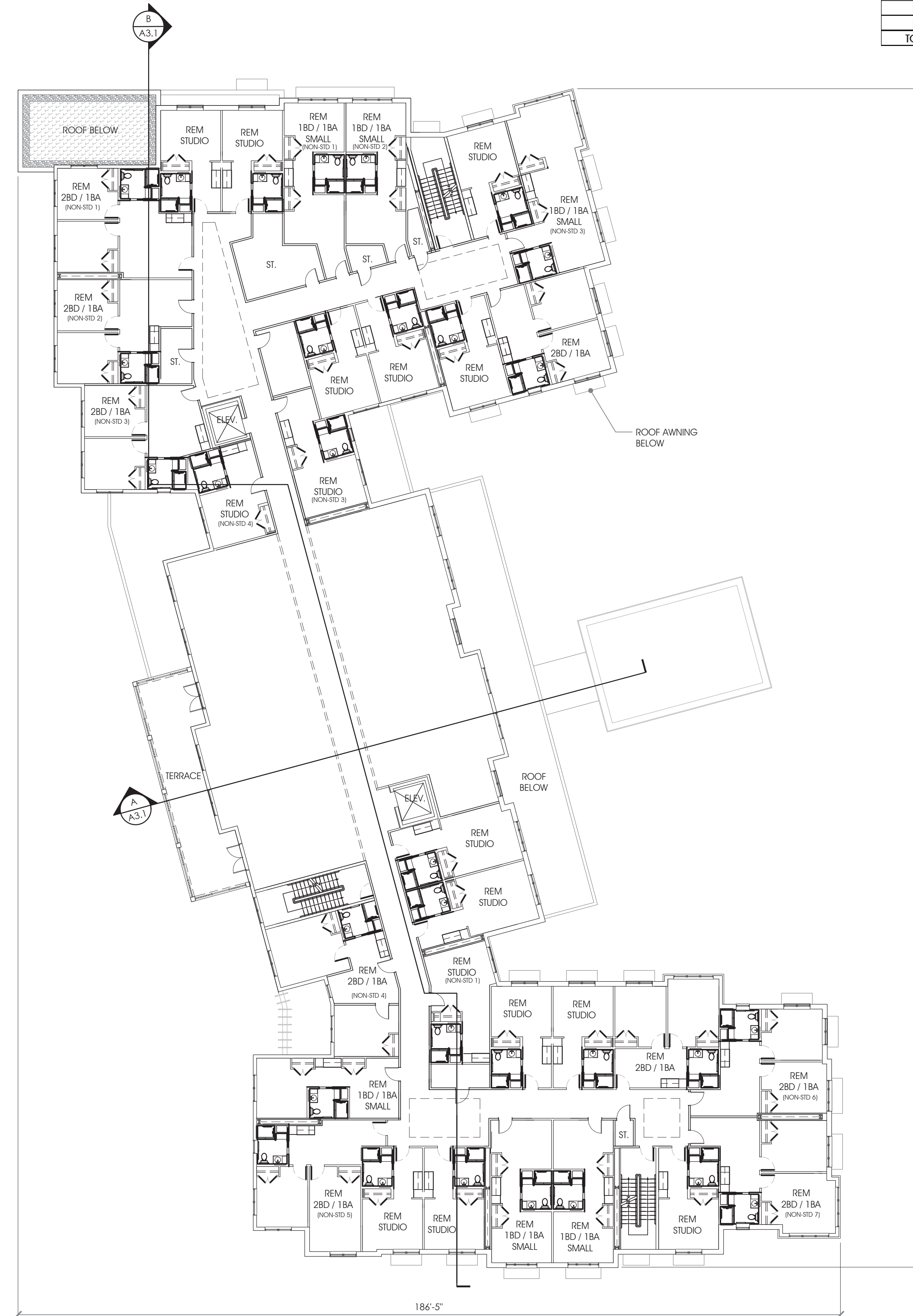
SHEET NO.

A1.2

BUILDING PROPOSAL							
LEVEL	USE	UNITS	GROSS FLOOR AREA (SF)	EXCLUSIONS (SF)	NET FLOOR AREA (SF)	FLOOR TO FLOOR HEIGHT (FT)	ELEVATION (ASE)
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L2	Assisted Living/REM	23	23,873	0	23,873	12	220.03
L3	REM	31	24,146	0	24,146	12	232.03
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UNIT MIX						
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AL-1 BR+2Bath	1	0	0	2	3	3
AL-2 BR+1Bath	0	2	0	1	3	6
AL-2 BR+2Bath+LR	2	2	0	2	6	12
REM-Studio	0	7	16	0	23	23
REM-1 BR+1Bath+small	0	2	6	0	8	8
REM-1 BR+1Bath+large	0	0	0	0	0	0
REM-1 BR+2Bath	0	0	0	0	0	0
REM-2 BR+1Bath	0	3	9	0	12	24
REM-2 BR+2Bath+LR	0	0	0	0	0	0
TOTAL	15	23	31	30	99	120

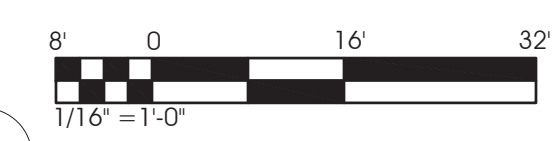
STATISTICS SUMMARY	
Density calculation	
Total Site Area	91,064 sf
Total Floor Area	96,291 sf
FAR	1.06
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PARKING REDUCTION REQUESTED	
Building Height	see elevations and building sections
Lot Coverage	see civil lot and location plan



267'-3"

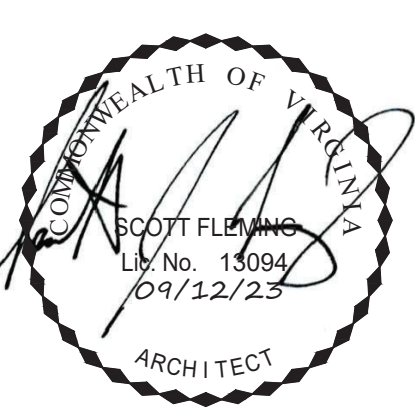
186'-5"

FLOOR AREA 24,146 SF



A

THIRD FLOOR PLAN
1/16"=1'-0"



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THIRD FLOOR PLAN

SHEET NO.

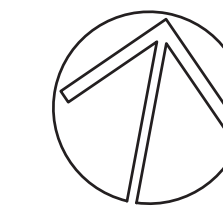
A1.3

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BUILDING PROPOSAL							
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UNIT MIX						
USAGE	GROUND	2ND	3RD	4TH	TOTAL UNITS	BEDROOMS
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AL-1 BR+2Bath	1	0	0	2	3	3
AL-2 BR+1Bath	0	2	0	1	3	6
AL-2 BR+2Bath+LR	2	2	0	2	6	12
REM-Studio	0	7	16	0	23	23
REM-1 BR+1Bath+small	0	2	6	0	8	8
REM-1 BR+1Bath+large	0	0	0	0	0	0
REM-1 BR+2Bath	0	0	0	0	0	0
REM-2 BR+1Bath	0	3	9	0	12	24
REM-2 BR+2Bath+LR	0	0	0	0	0	0
TOTAL	15	23	31	30	99	120

STATISTICS SUMMARY	
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267'-4"

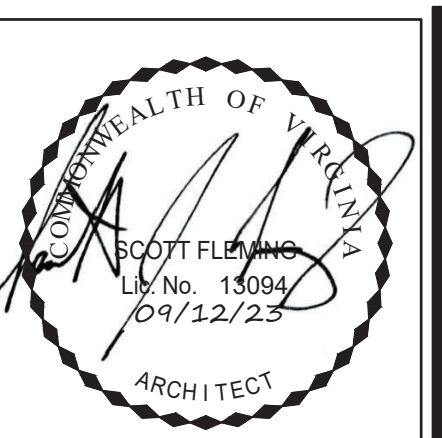
191'-5"

FLOOR AREA 22,596 SF



A

FOURTH FLOOR PLAN
1/16"=1'-0"



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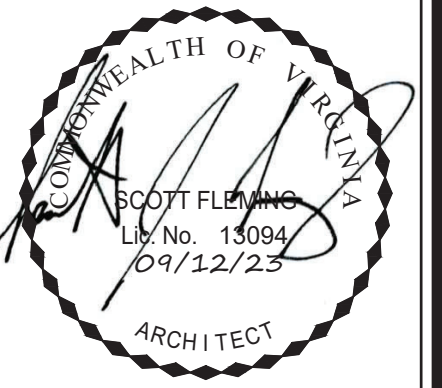
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FOURTH
FLOOR PLAN

SHEET NO.

A1.4



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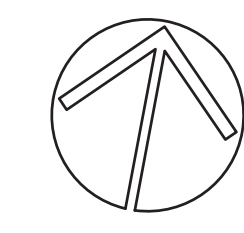
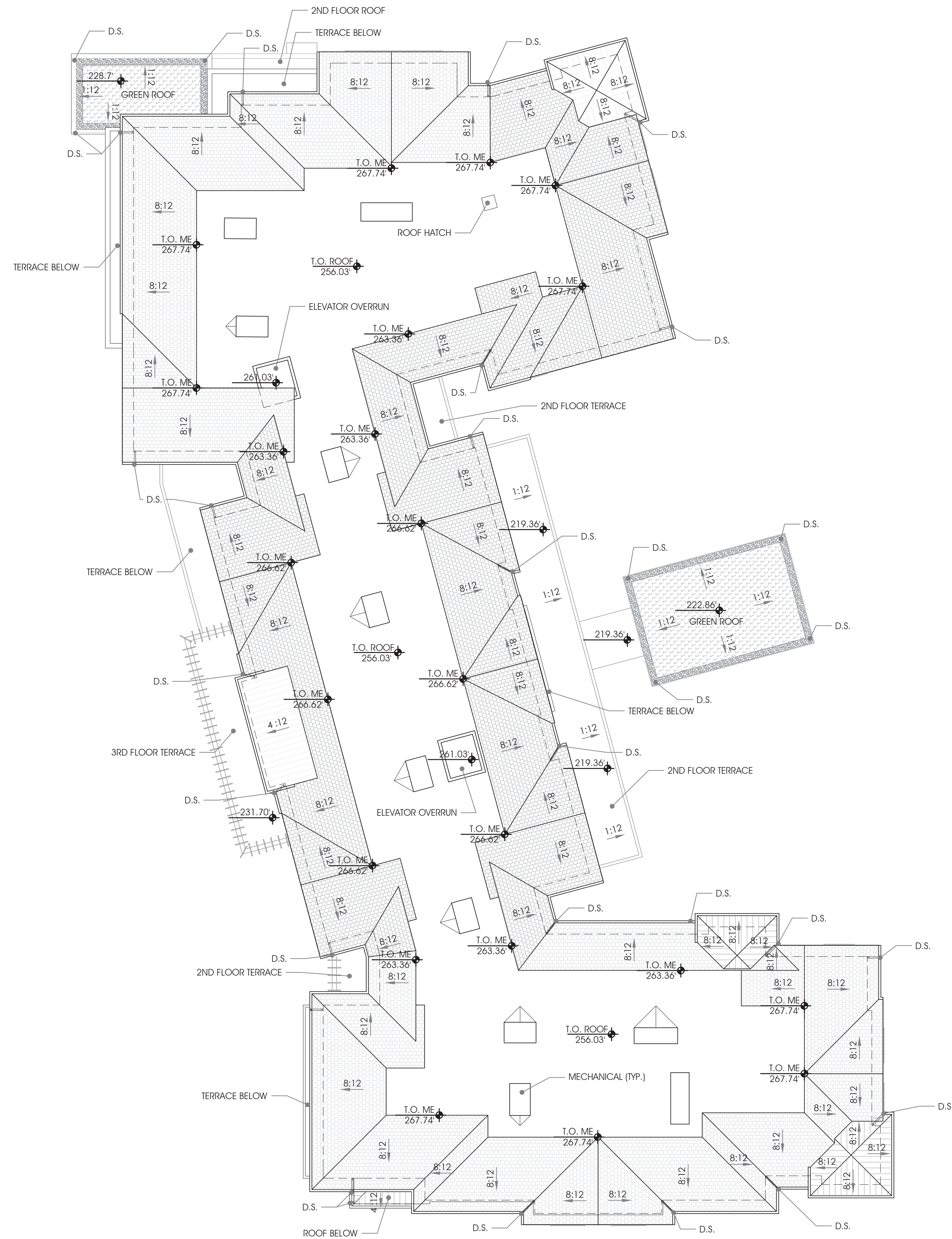
DATE	DESCRIPTION

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SUBMISSION
9.12.2023

ROOF PLAN

SHEET NO.

A1.5



A

ROOF PLAN
1/16"=1'-0"

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KEYED NOTES

- 1 BRICK
- 2 STONE
- 3 RECESSED MASONRY
- 4 CAST STONE LINTEL
- 5 METAL TRELLIS
- 6 SIDING
- 7 SHINGLE SIDING
- 8 SYNTHETIC WOOD (CORNICE, BRACKETS, PANELING, PILASTER, ETC.)
- 9 SYNTHETIC WOOD TRIM (PTD)
- 10 CORNER BOARDS
- 11 PROJECTED BELT DETAIL
- 12 BIO RETENTION PLANTER
- 13 SHINGLE ROOFING
- 14 METAL ROOFING
- 15 SINGLE HUNG WINDOW
- 16 FIBERGLASS DOOR
- 17 FRETWORK
- 18 OVERHEAD DOOR
- 19 42" HIGH GUARD RAIL
- 20 GLAZED PANEL
- 21 SYN. WOOD TRELLIS W/ METAL LATTICE WORK
- 22 6'-0" HIGH FENCE
- 23 CONDENSERS FOR WALK-IN R.F. - W/ SCREEN
- 24 CANOPY



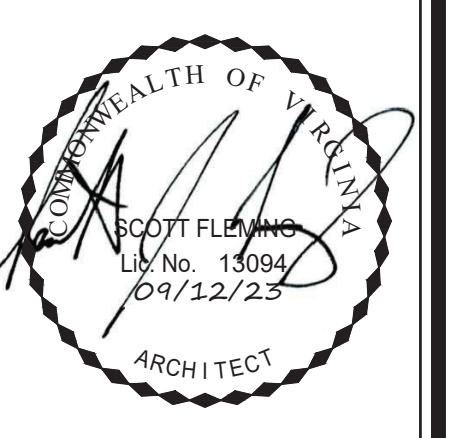
B

NORTH ELEVATION - 7TH STREET
3/32"=1'-0"



A

EAST ELEVATION - SOUTH GLEBE ROAD
3/32"=1'-0"



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9.12.2023

ELEVATIONS

SHEET NO.

A2.1

KEYED NOTES

- 1 BRICK
- 2 STONE
- 3 RECESSED MASONRY
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- 7 SHINGLE SIDING
- 8 SYNTHETIC WOOD (CORNICHE, BRACKETS, PANELING, PILASTER, ETC.)
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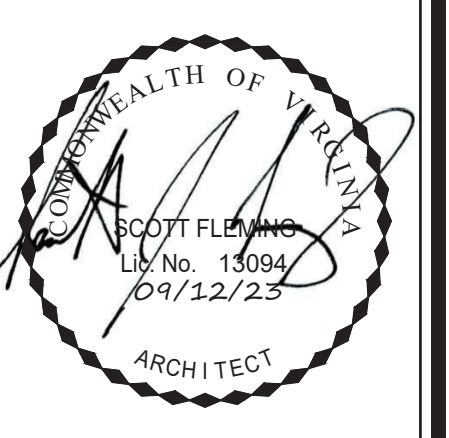
B

SOUTH ELEVATION - 8TH STREET
3/32"=1'-0"



A

WEST ELEVATION
3/32"=1'-0"



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ELEVATIONS

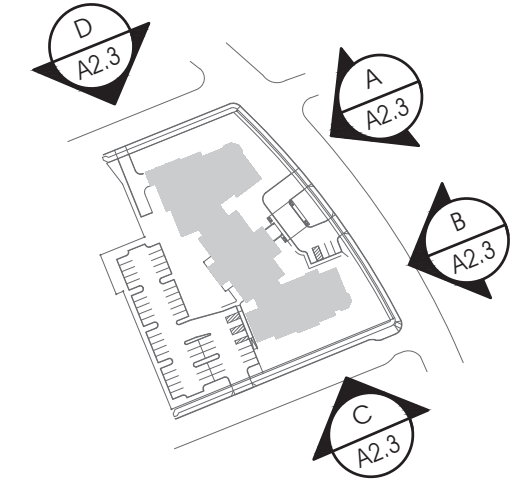
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KEYED NOTES

- 1 BRICK
- 2 STONE
- 3 RECESSED MASONRY
- 4 CAST STONE LINTEL
- 5 METAL TRELLIS
- 6 SIDING
- 7 SHINGLE SIDING
- 8 SYNTHETIC WOOD (CORNICE, BRACKETS, PANELING, PILASTER, ETC.)
- 9 SYNTHETIC WOOD TRIM (PTD)
- 10 CORNER BOARDS
- 11 PROJECTED BELT DETAIL
- 12 BIO RETENTION PLANTER
- 13 SHINGLE ROOFING
- 14 METAL ROOFING
- 15 SINGLE HUNG WINDOW
- 16 FIBERGLASS DOOR
- 17 FRETWORK
- 18 OVERHEAD DOOR
- 19 42" HIGH GUARD RAIL
- 20 GLAZED PANEL
- 21 SYN. WOOD TRELLIS W/ METAL LATTICE WORK
- 22 6'-0" HIGH FENCE
- 23 CONDENSERS FOR WALK-IN RIF - W/ SCREEN
- 24 CANOPY



KEY PLAN
1"=250'-0"



STREET FRONTAGE ELEVATION - 7TH STREET
1/8"=1'-0"

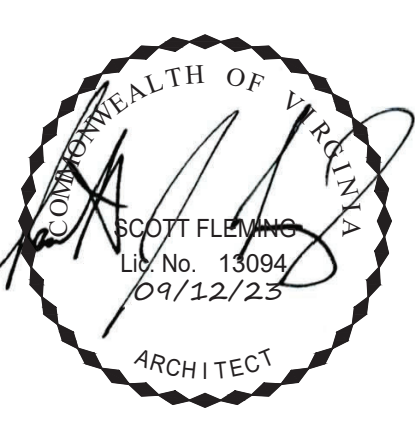


STREET FRONTAGE ELEVATION - 8TH STREET
1/8"=1'-0"

STREET FRONTAGE ELEVATION - SOUTH GLEBE ROAD
1/8"=1'-0"



STREET FRONTAGE ELEVATION - SOUTH GLEBE ROAD
1/8"=1'-0"



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STREET
FRONTAGE
ELEVATIONS

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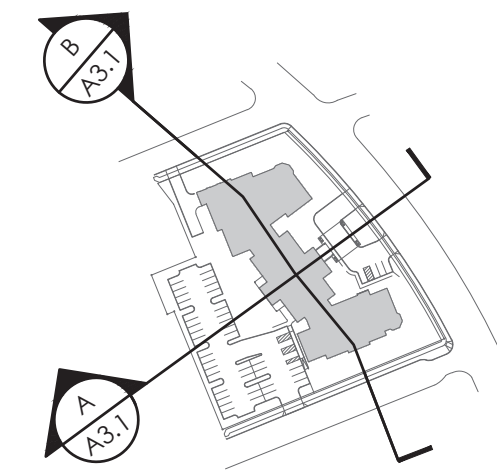
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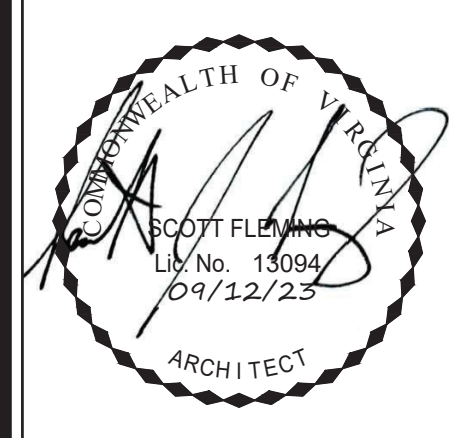
SOUTH GLEBE ROAD

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C KEY PLAN
1"=250'-0"



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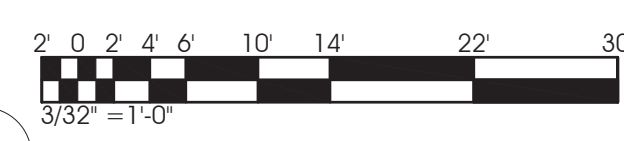
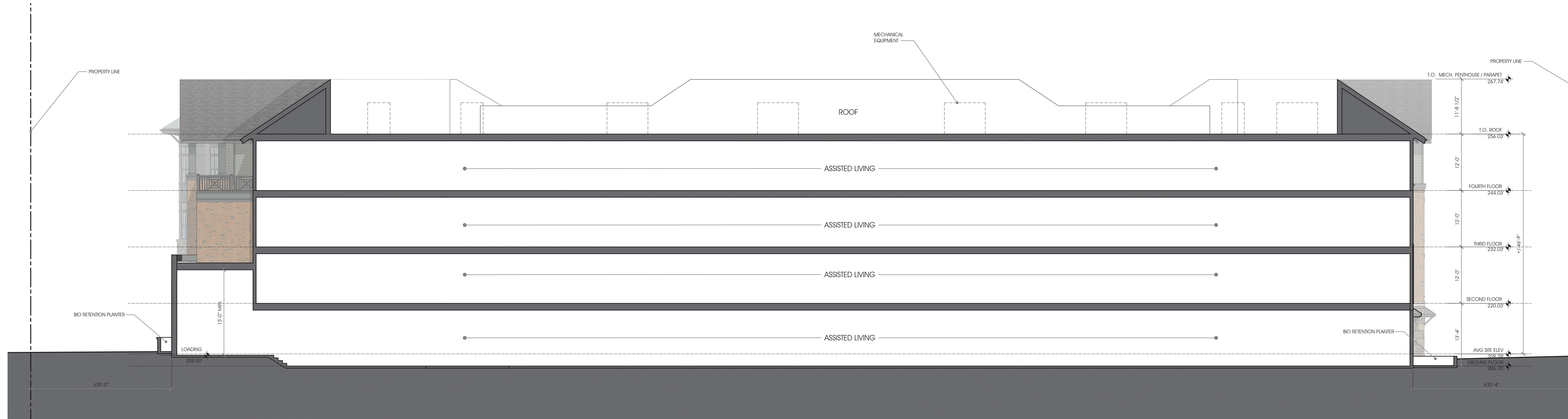
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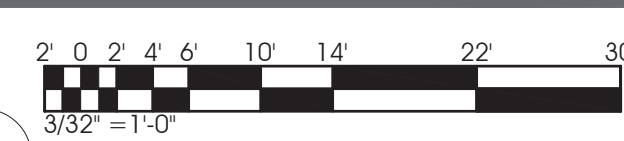
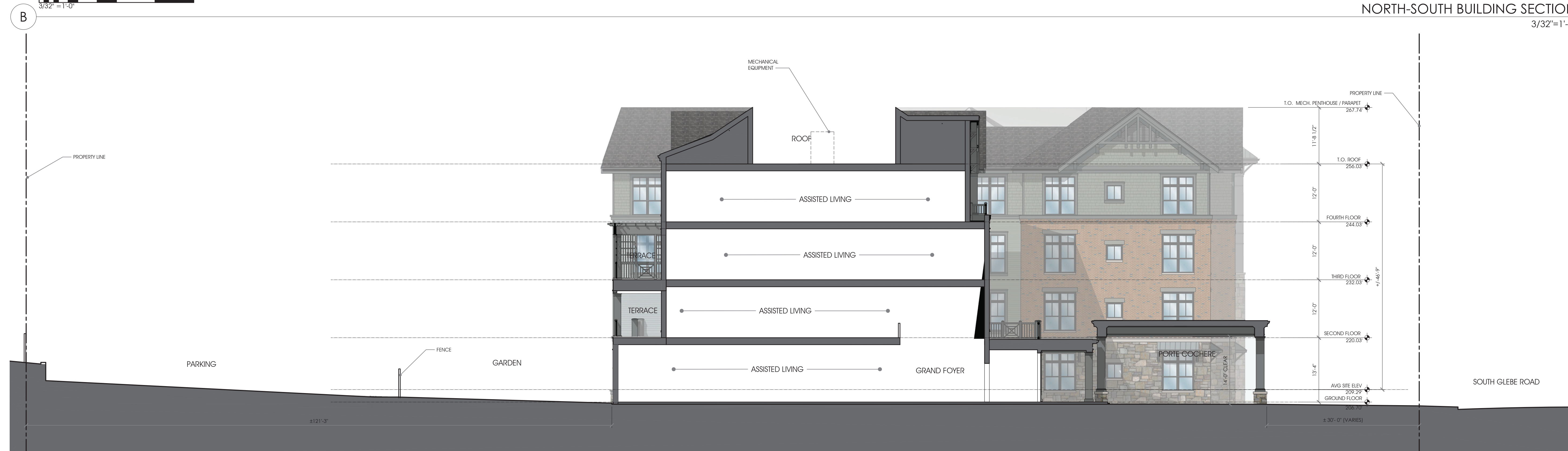
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BUILDING SECTIONS

SHEET NO.
A3.1



NORTH-SOUTH BUILDING SECTION
3/32"=1'-0"



EAST-WEST BUILDING SECTION
3/32"=1'-0"

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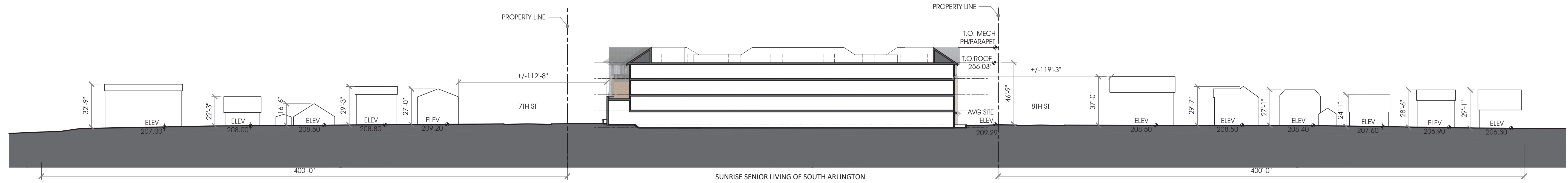
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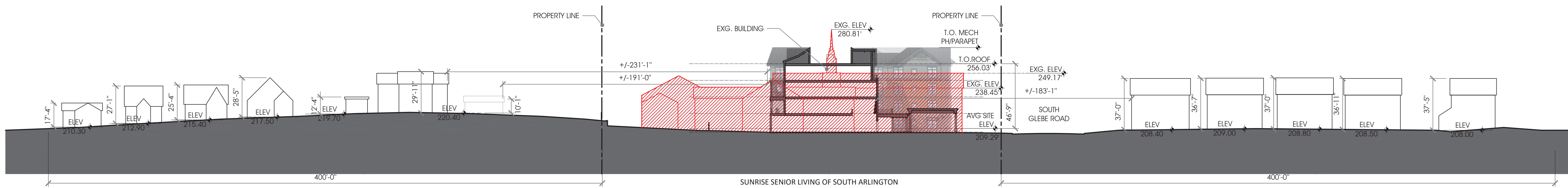
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KEY PLAN
1"=250'-0"



SITE SECTION - NORTH TO SOUTH
1"=40'-0"



SITE SECTION - WEST TO EAST
1"=40'-0"

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HEIGHT
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