

2480 S GLEBE ROAD

ARLINGTON, VA 22206

ADMINISTRATIVE REGULATION 4.1 SUBMISSION 05 - 11/01/2024

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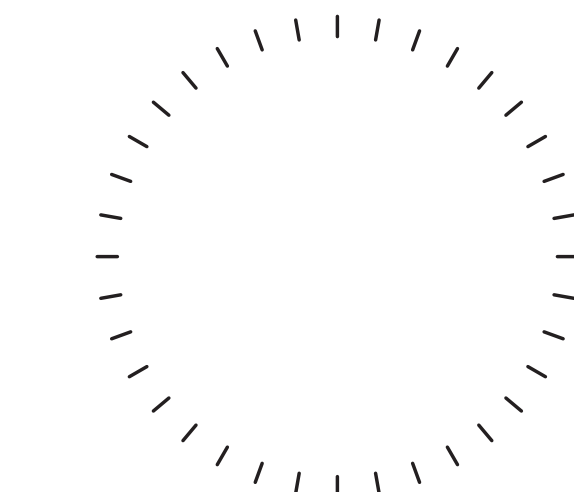
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Project Number

222365.00

Project

2480 S GLEBE ROAD

Phase

4.1 SITE PLAN SUBMISSION

Date

11.01.2024

Scale

Drawing

COVER SHEET

No

A-00

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Building Levels	Gross Parking Area	Exclusions	Gross Floor Area
	A	B	C
	Parking, Bike Parking	Below Grade Shaft, Storage, Utility	Residential

MULTIFAMILY - FLATS

1	El. 69'-0"	1st Residential Level	26,385	7,319	51,636
2	El. 79'-0"	2nd Residential Level	26,736	0.00	67,377
3	El. 90'-0"	3rd Residential Level	25,879	0.00	66,839
4	El. 100'-0"	4th Residential Level	25,879	0.00	69,991
5	El. 110'-8"	5th Residential Level	25,879	0.00	69,991
6	El. 121'-4"	6th Residential Level	25,879	0.00	69,991
7	El. 132'-0"	7th Residential Level	25,879	0.00	67,516
8	El. 142'-8"	8th Residential Level	9,636	0.00	65,783
9	El. 156'-8"	9th Residential Level	0	0.00	12,266
Building E Subtotal			192,152	7,319	541,390

MULTIFAMILY - MULTISTORY

1		1st Residential Level	10,405	0	14,688
2		2nd Residential Level	0	0	22,240
3		3rd Residential Level	0	0	22,240
4		4th Residential Level	0	0	22,240
Buildings A-D Subtotal			10,405	0	81,408

Site Total	202,557	7,319	622,798
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Zoning Information		
Zoning Category	Allowable/Required	Proposed
Zoning Classification	N/A	RA-H
Site Area	N/A	5.517 Acres
Building E Proposed Plan	N/A	541,390 GFA
Building E Height / # of Stories	125 FT	9 Stories, 84'-6" ASE to top of Roof
Buildings A-D Proposed Plan	N/A	81,408 GFA
Buildings A Height / # of Stories	125 FT	4 Stories, 44'-2" ASE to top of Highest Roof
Buildings B Height / # of Stories	125 FT	4 Stories, 41'-10" ASE to top of Highest Roof
Buildings C Height / # of Stories	125 FT	4 Stories, 41'-10" ASE to top of Highest Roof
Buildings D Height / # of Stories	125 FT	4 Stories, 44'-6" ASE to top of Highest Roof
# of Units	N/A	531 UNITS

Parking - Vehicular (Buildings A-E)	Minimum		Proposed
Residential	1 & 1/8 for each of the first 200 dwelling units in any structure. Plus 1 for each additional dwelling unit	556	550

Parking - Bicycle (Buildings A-E)	Minimum		Proposed
Class 1 Spaces (Long Term)	1/2.5 DU	212.4	235
Class 2 Spaces (Short Term)	1/50 DU	10.6	12
Class 3 Spaces (Short Term)			10

Parking - Loading	Minimum	Proposed
Height, Min	14'	16'

Residential Density Analysis	
SITE AREA - LOT A	5.517 Acres
LOT 1	4.072 Acres
LOT 2	1.445 Acres
BASE DENSITY	72.6 UNITS/ACRE
BASE UNITS	401 UNITS
AVERAGE UNIT SIZE BUILDING A-E	1,173 SF
FAR (.25) LEED GOLD BONUS	51 UNITS
BONUS DENSITY REQUEST	79 UNITS

Building Levels	D	E	F	G	H	I	J	K
	ST	JR1	1BR	1BR+D	2BR	2BR+D	3BR	Total Units

MULTIFAMILY - FLATS

1	El. 69'-0"	1st Residential Level	-	4	11	15	9	2	-	41
2	El. 79'-0"	2nd Residential Level	2	11	17	12	10	-	1	53
3	El. 90'-0"	3rd Residential Level	2	16	23	12	12	1	1	67
4	El. 100'-0"	4th Residential Level	2	16	22	12	13	2	1	68
5	El. 110'-8"	5th Residential Level	2	16	22	12	13	2	1	68
6	El. 121'-4"	6th Residential Level	2	16	22	12	13	2	1	68
7	El. 132'-0"	7th Residential Level	2	12	26	10	13	2	1	66
8	El. 142'-8"	8th Residential Level	2	12	25	8	12	1	3	63
9	El. 156'-8"	9th Residential Level	-	-	-	-	-	-	-	0
Building E Subtotal			14	103	168	93	95	12	9	494
			2.8%	20.9%	34.0%	18.8%	19.2%	2.4%	1.8%	

MULTIFAMILY - MULTISTORY

1		1st Residential Level	-	-	-	-	-	-	37	37
2		2nd Residential Level	-	-	-	-	-	-	-	0
3		3rd Residential Level	-	-	-	-	-	-	-	0
4		4th Residential Level	-	-	-	-	-	-	-	0
Buildings A-D Subtotal			-	-	-	-	-	-	37	37

Site Total	14	103	168	93	95	12	46	531
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Parking Matrix									
BUILDING E (FLATS)	L1	L2	L3	L4	L5	L6	L7	L8	Total
Standard	35	31	56	73	73	73	75	42	458
ADA Car	0	1	2	2	2	2	0	0	9
ADA Van	1	1	0	0	0	0	0	0	2
EV Standard	3	4	17	0	0	0	0	0	24
EV Accessible	1	0	0	0	0	0	0	0	1
Compact	7	1	2	2	2	2	2	1	19
Building E Subtotal	47	38	77	77	77	77	77	43	513

BUILDINGS A-D (MULTISTORY)	BLDG A	BLDG B	BLDG C	BLDG D					Total
Private Garage	7	10	10	10					37
Buildings A-D Subtotal									37

Site Total Provided	550
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Parking notes for Building E:	
Total resident parking provided:	502
Total EV parking provided for residents: (5%)	25
Total temp parking at L2 provided:	11

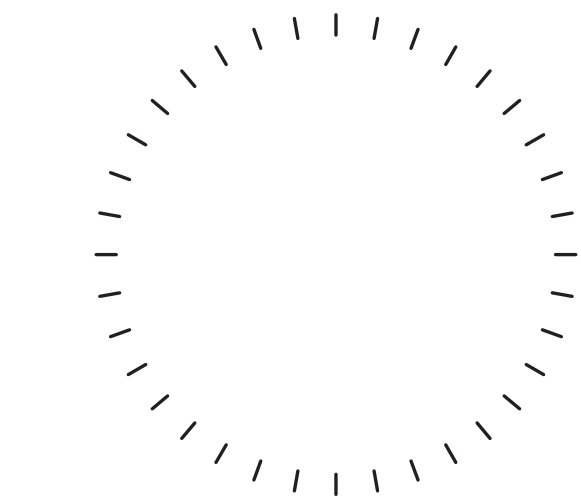
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Drawing
TABULATIONS

No
A-01

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1" = 30'-0"

Drawing

SITE PLAN

No

A-02

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7A ARCHITECTURAL SITE PLAN
A-15 A-02 1" = 30'-0"

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* Indicates multi-story unit



KEYPLAN - BUILDINGS C & D

PARKING	COUNT	BLDG C	GFA	UNITS
BUILDING C	10	BD LEVEL 1	6,090 SF	10
		BD LEVEL 2	6,287 SF	*
BUILDING D	10	BD LEVEL 3	6,287 SF	*
		BD LEVEL 4	6,231 SF	*
			24,895 SF	10

XX = Parking space count

BLDG D	GFA	UNITS
BD LEVEL 1	6,090 SF	10
BD LEVEL 2	6,287 SF	*
BD LEVEL 3	6,287 SF	*
BD LEVEL 4	6,231 SF	*
	24,896 SF	10

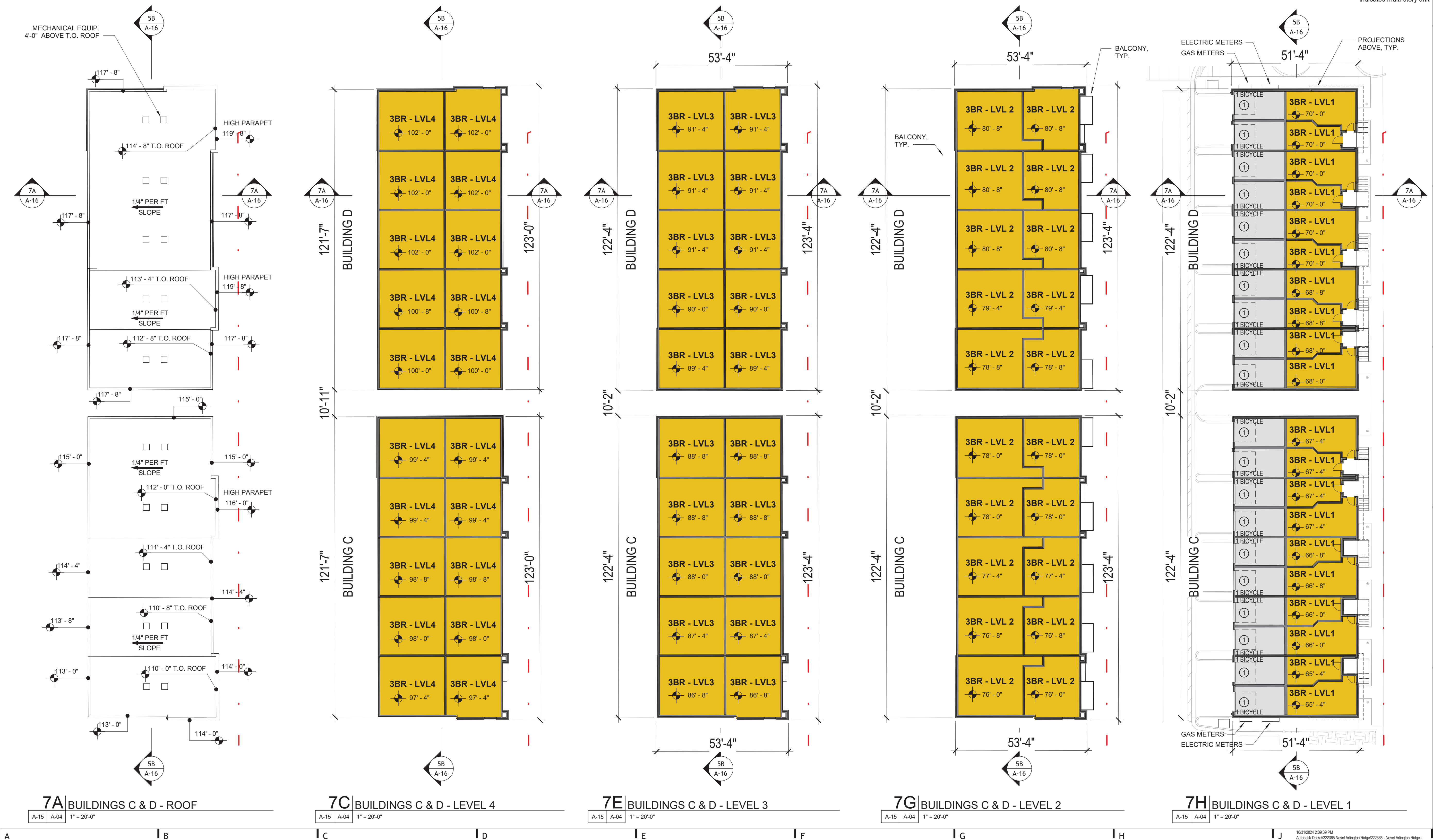
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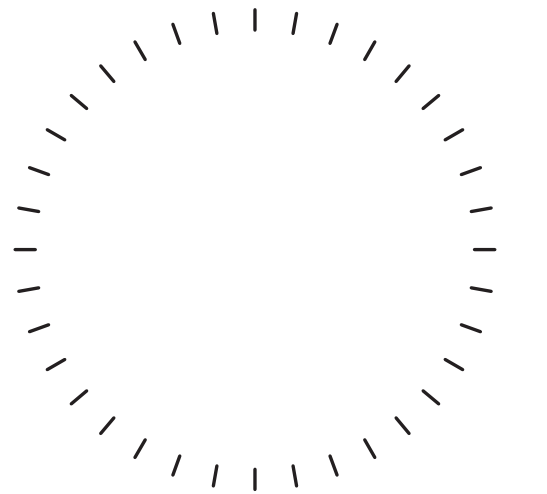
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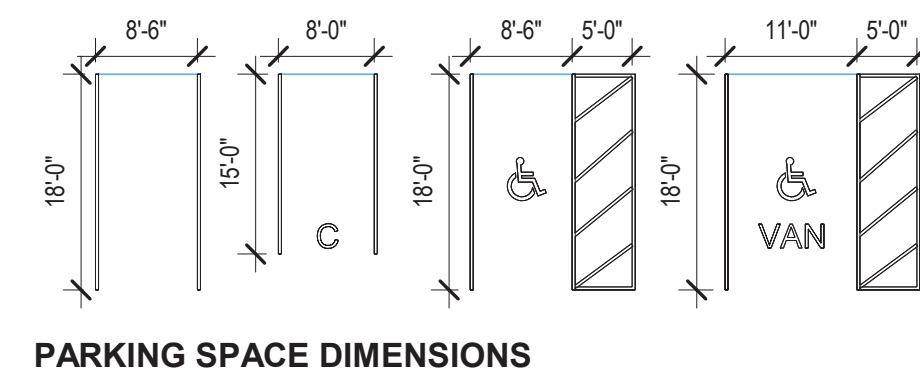
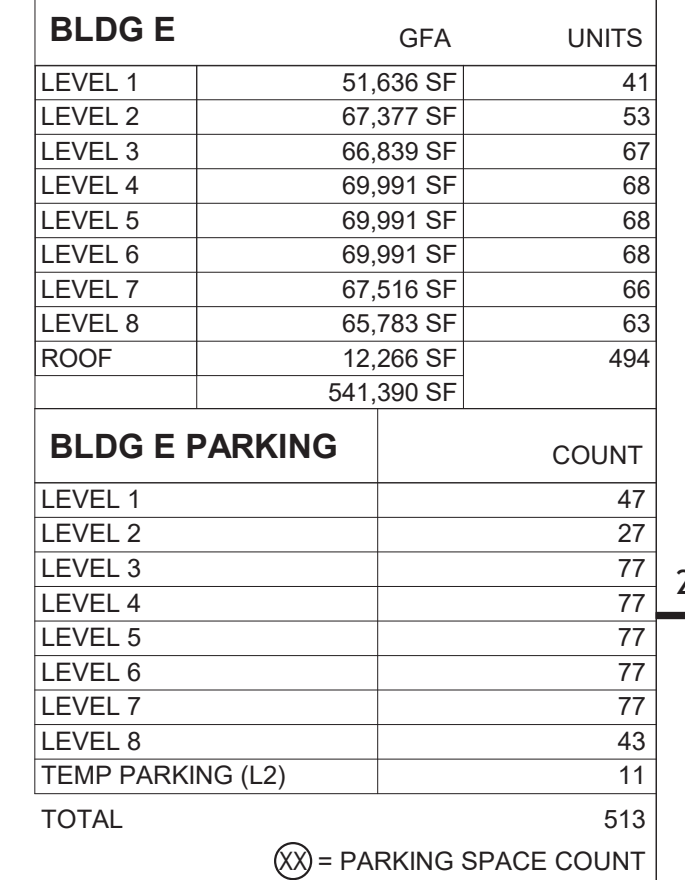
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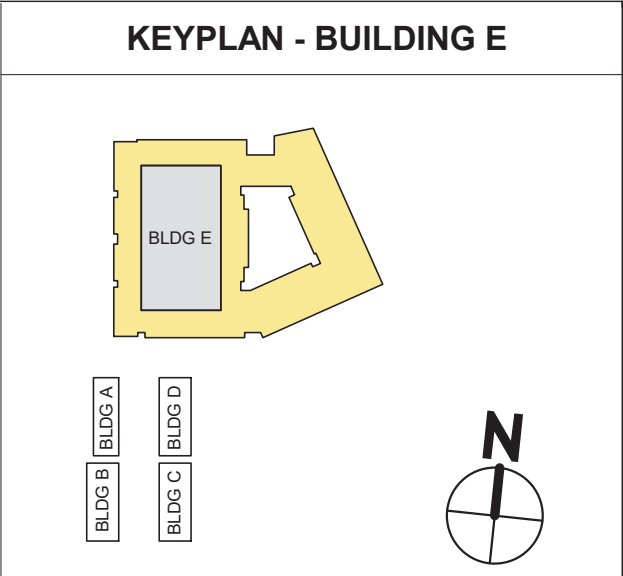
BUILDINGS C & D FLOOR PLANS

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A-04

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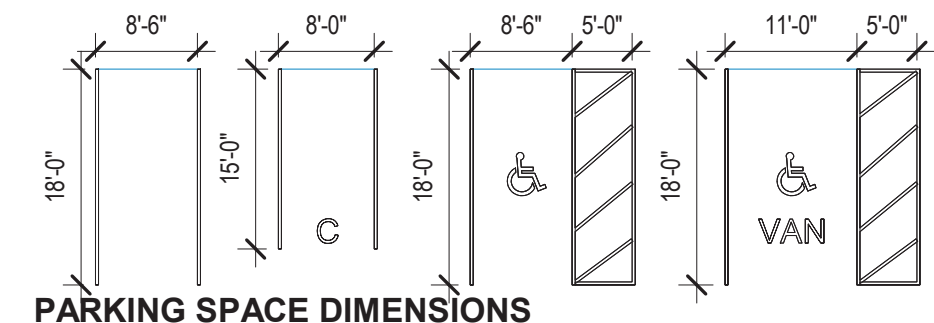




BLDG E		GFA	UNITS
LEVEL 1		51,636 SF	41
LEVEL 2		67,377 SF	53
LEVEL 3		66,839 SF	67
LEVEL 4		69,991 SF	68
LEVEL 5		69,991 SF	68
LEVEL 6		69,991 SF	68
LEVEL 7		67,516 SF	66
LEVEL 8		65,783 SF	63
ROOF		12,266 SF	494
TOTAL		541,390 SF	

BLDG E PARKING		COUNT
LEVEL 1		47
LEVEL 2		27
LEVEL 3		77
LEVEL 4		77
LEVEL 5		77
LEVEL 6		77
LEVEL 7		77
LEVEL 8		43
TEMP PARKING (L2)		11
TOTAL		513

⊗ = PARKING SPACE COUNT



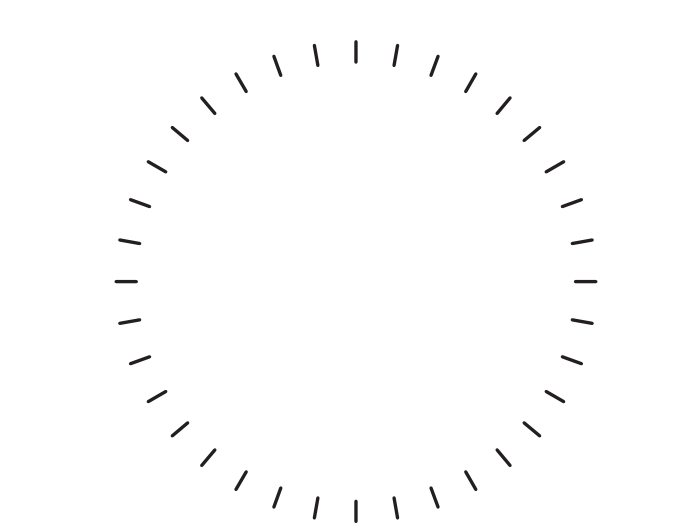
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BUILDING E OVERALL
PLAN - LEVEL 3

No

A-07

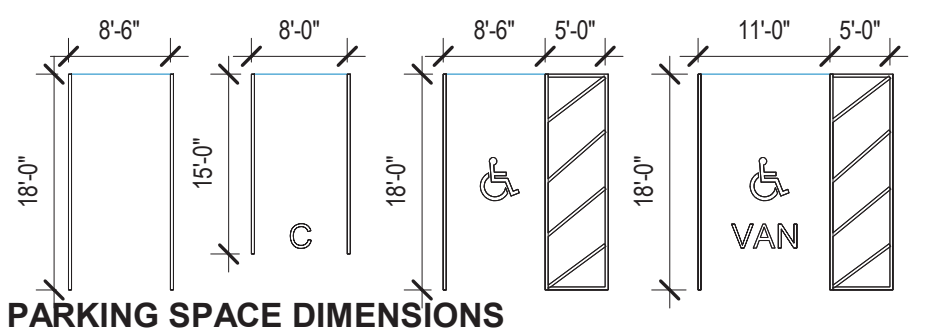
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7A BUILDING E - LEVEL 3

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ⓧ = PARKING SPACE COUNT



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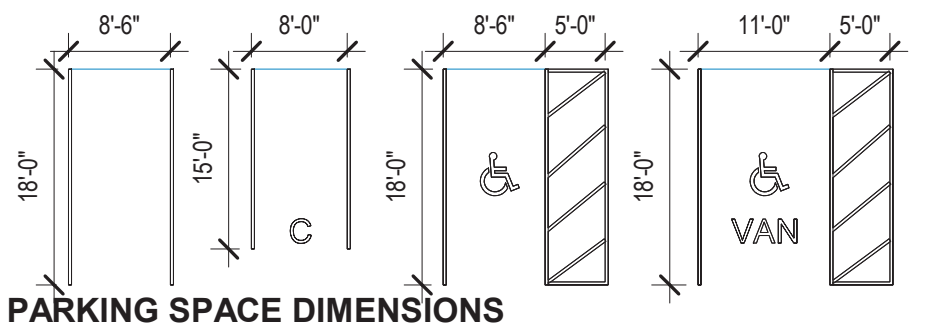
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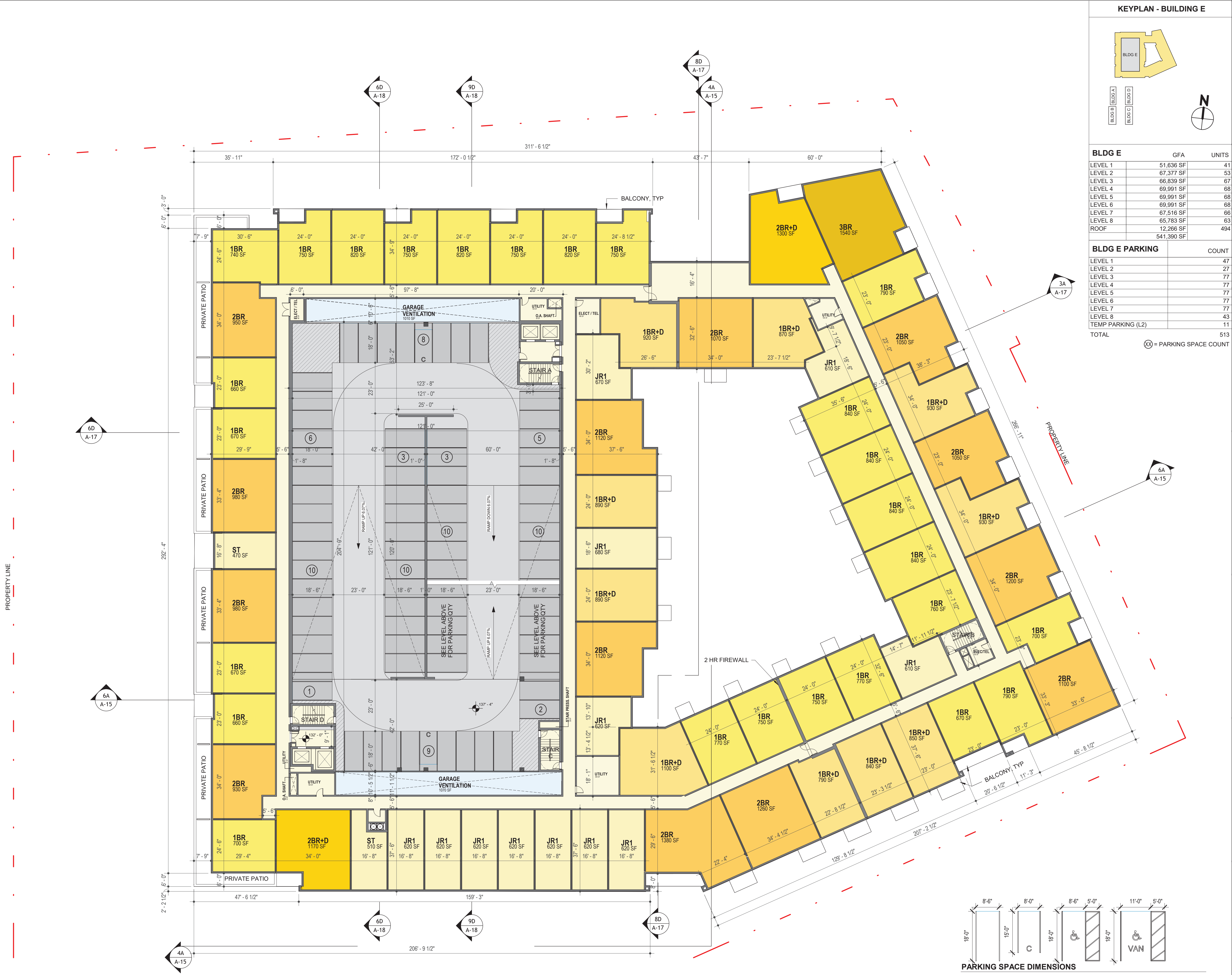
BUILDING E OVERALL
PLAN - LEVEL 6

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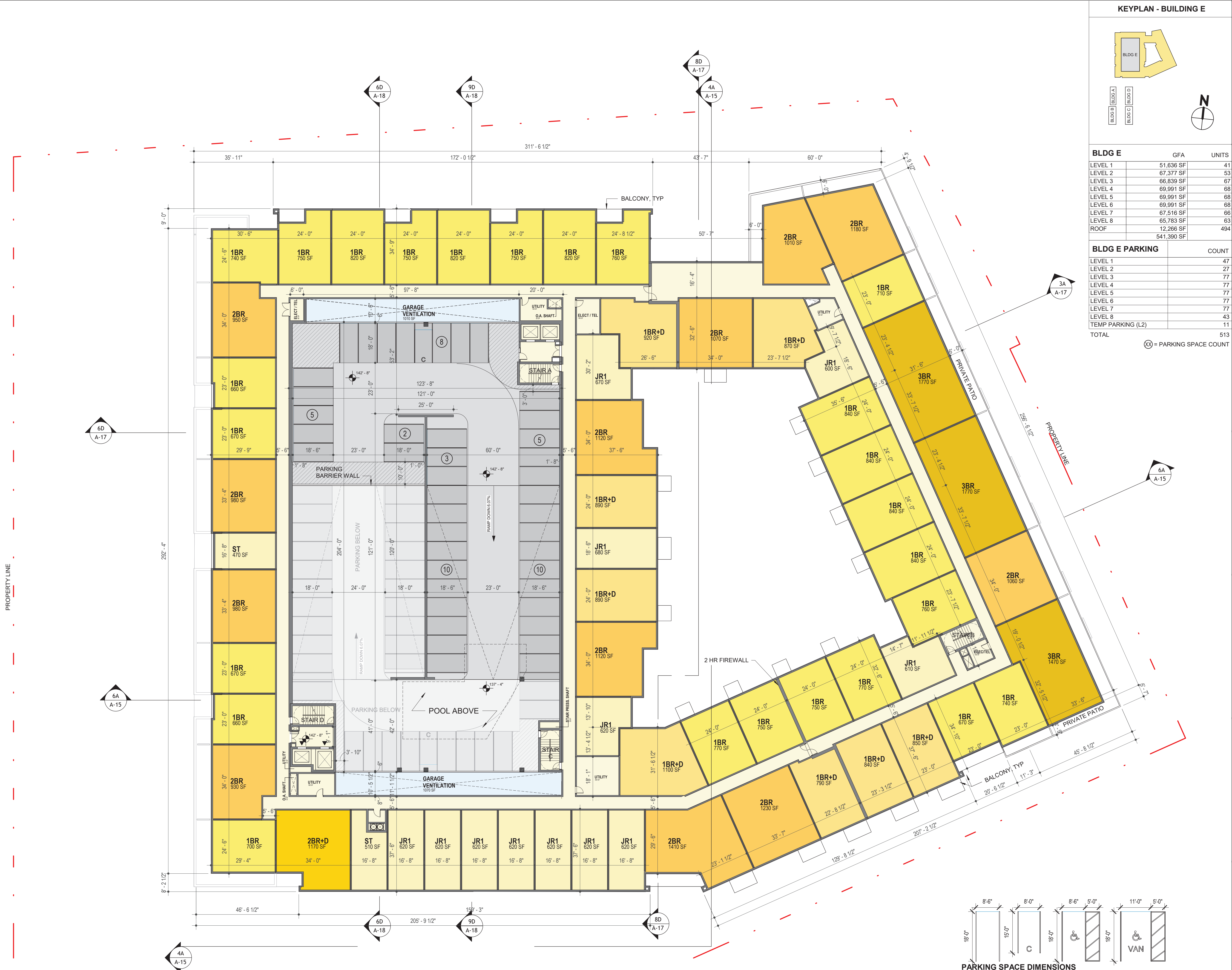
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BUILDING E OVERALL
PLAN - LEVEL 7

No

A-11

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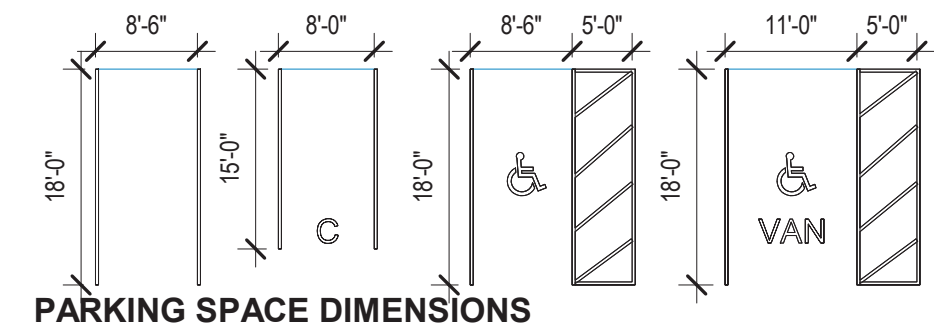


KEYPLAN - BUILDING E

BLDG E	GFA	UNITS
LEVEL 1	51,636 SF	41
LEVEL 2	67,377 SF	53
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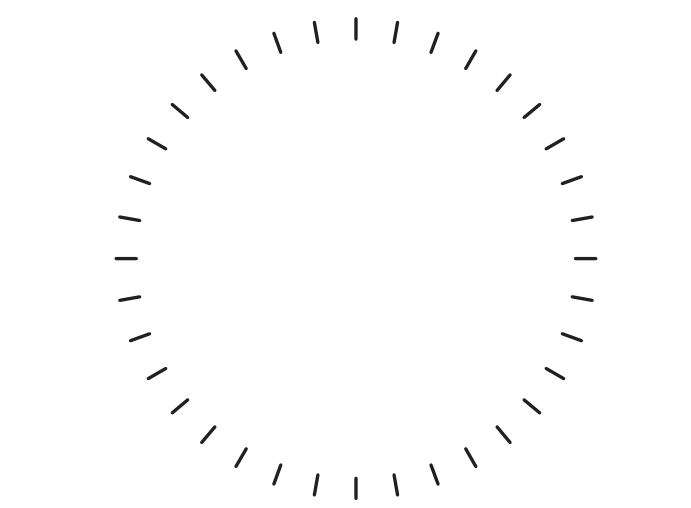
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**BUILDING E OVERALL
PLAN - LEVEL 8**

No

A-12

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7A BUILDING E - LEVEL 8

A-15 A-12 1" = 20'-0"

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	541,390 SF	

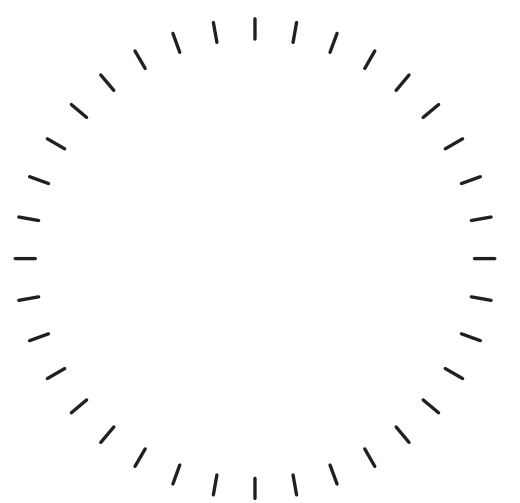
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Baltimore, MD 21202 f. 410. 837. 6530

Land Design
200 South Peyton St
Alexandria, VA 22314

Bohler DC
1331 Pennsylvania Ave NW p. 202.524.5700
Suite 1250
Washington, DC 20004

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[illegible]

2480 S GLEBE ROAD

4.1 SITE PLAN SUBMISSION

BUILDING E OVERALL
PLAN - L9/ROOF

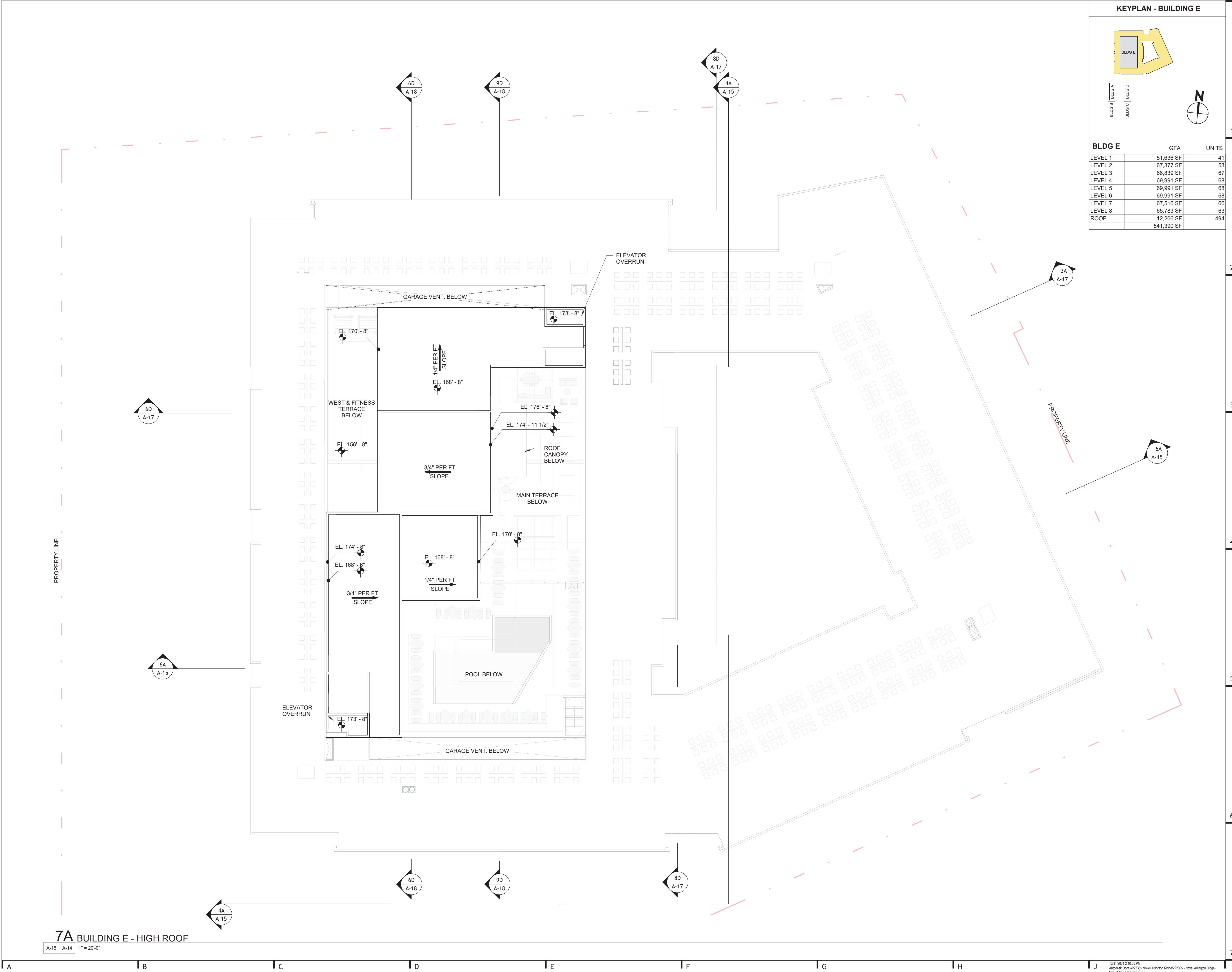
A-13

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9C BUILDING E - LEVEL 9 / ROOF LEVEL

A-15	A-13	1" = 20'-0"
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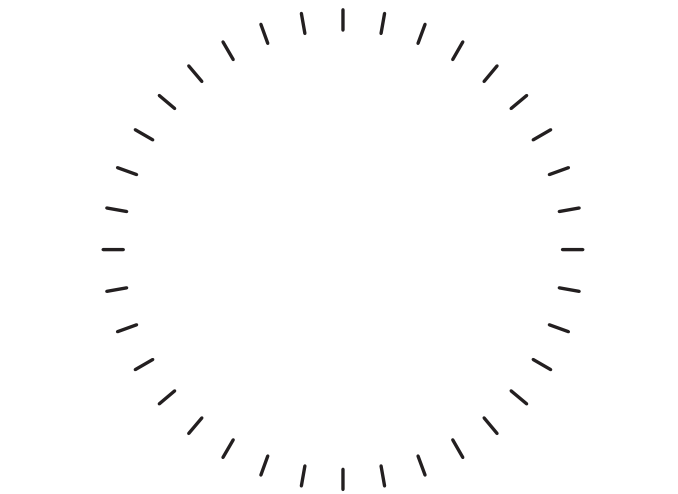
ARCHITECT
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f. 410. 837. 6530

LANDSCAPE ARCHITECT
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CIVIL ENGINEER
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no. date revision

Project Number
222365.00

Project
2480 S GLEBE ROAD

Phase
4.1 SITE PLAN SUBMISSION

Date
11.01.2024

Scale
As indicated

Drawing

**BUILDING E OVERALL
PLAN - HIGH ROOF**

No

A-14

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7A BUILDING E - HIGH ROOF
A-15 A-14 1" = 20'-0"

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Autodesk Docs\222365 Novel Arlington Ridge\222365 - Novel Arlington Ridge -
R01_4.1 Submission 05.rvt



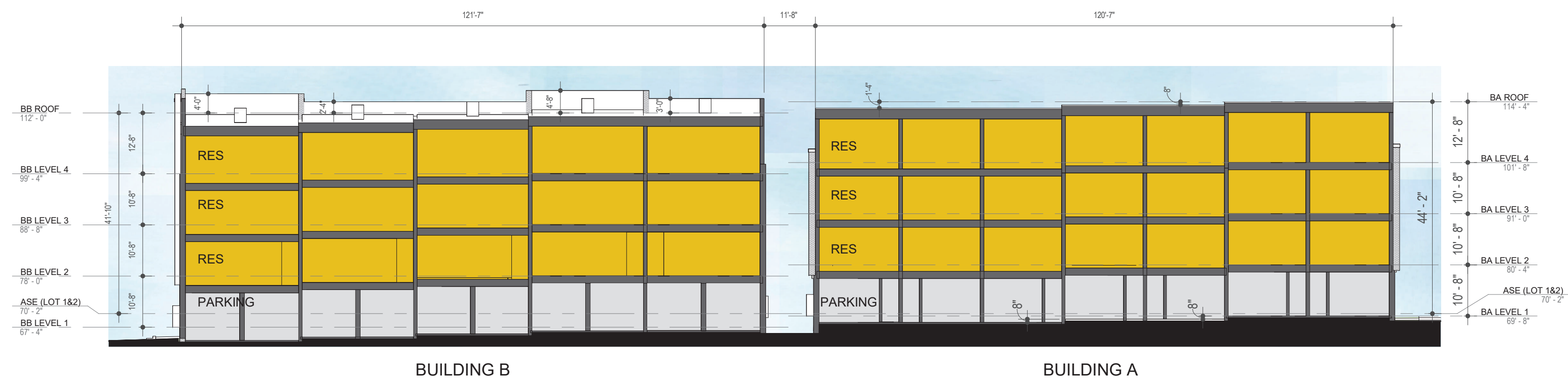


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Baltimore, MD 21202 f. 410. 837. 6530

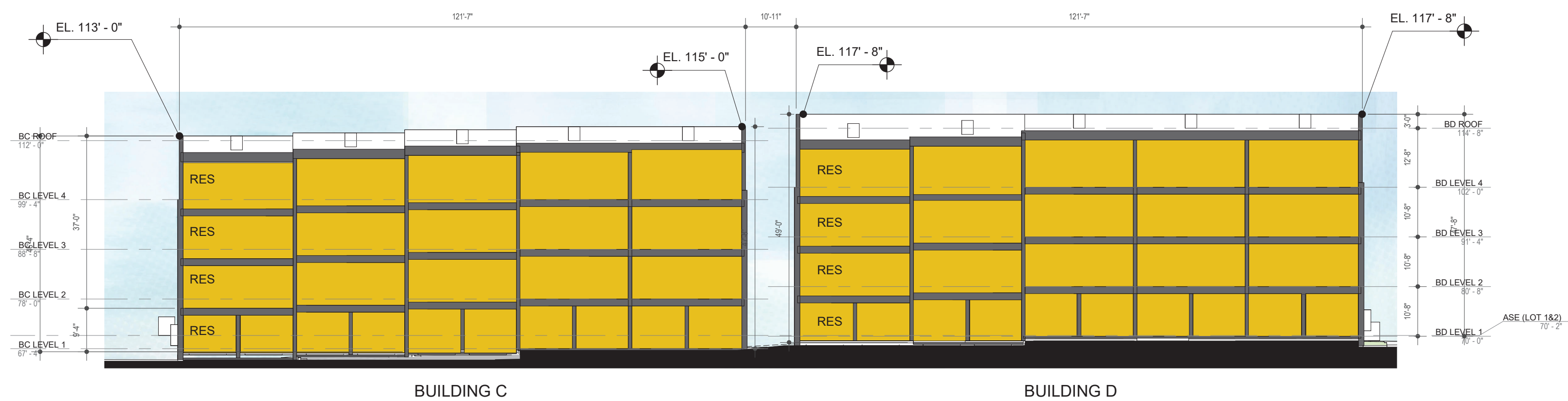
Land Design
200 South Peyton St
Alexandria, VA 22314

Bohler DC
1331 Pennsylvania Ave NW p. 202.524.5700
Suite 1250
Washington, DC 20004

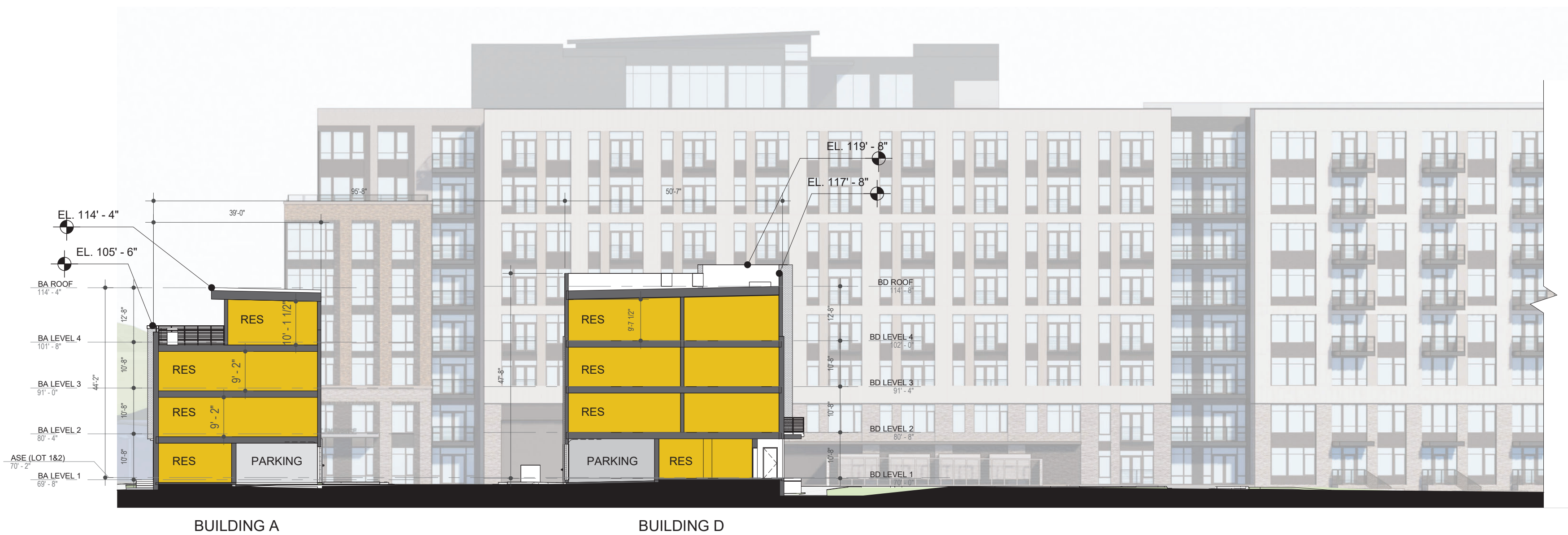
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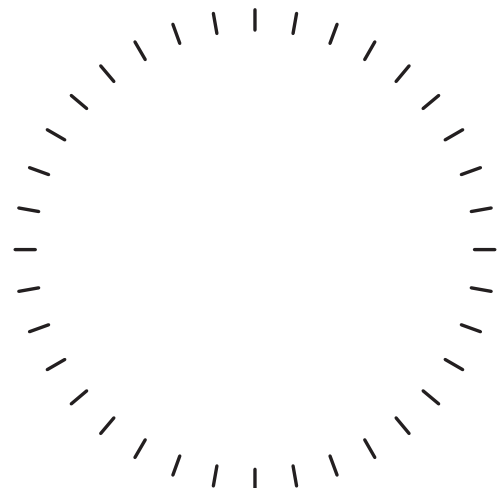
A-03	A-16	1" = 20'-0"
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A-04	A-16	1" = 20'-0"
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A-03	A-16	1" = 20'-0"
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no.	date	revision
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Project Number

222365.00

Project

2480 S GLEBE ROAD

Phase

4.1 SITE PLAN SUBMISSION

Date _____

11.01.2024

Scale

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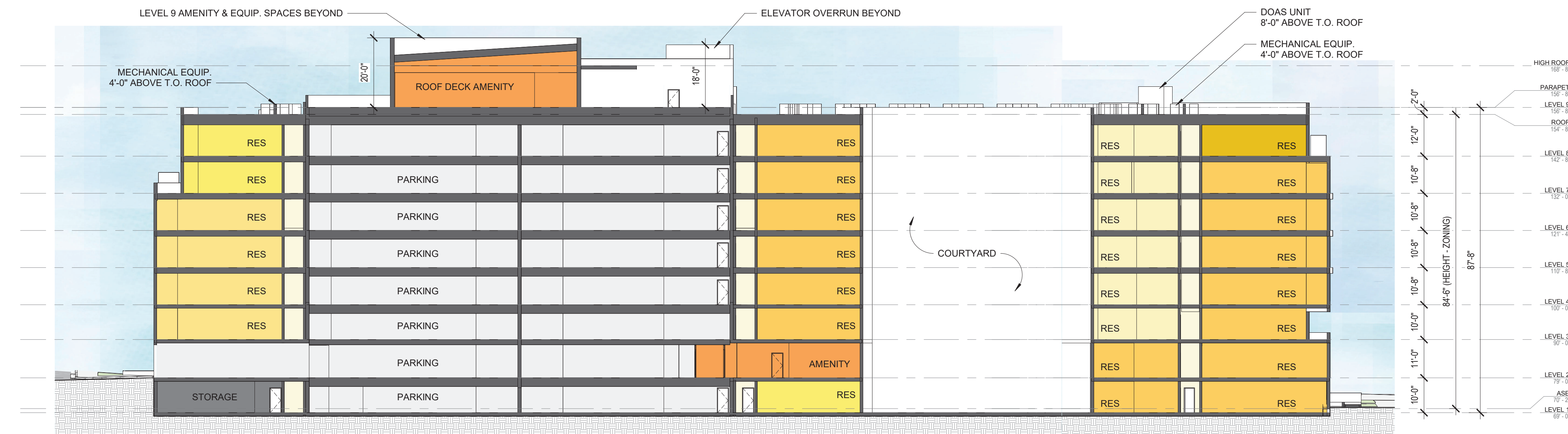
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BUILDING SECTIONS (A-D)

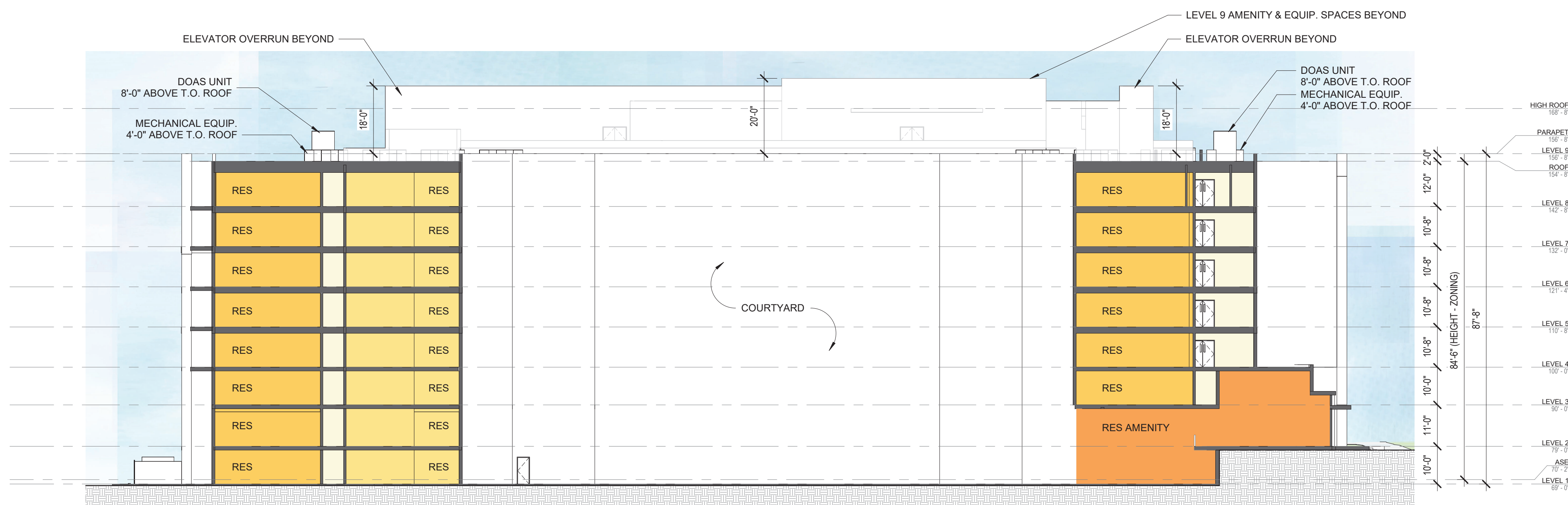
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A-16

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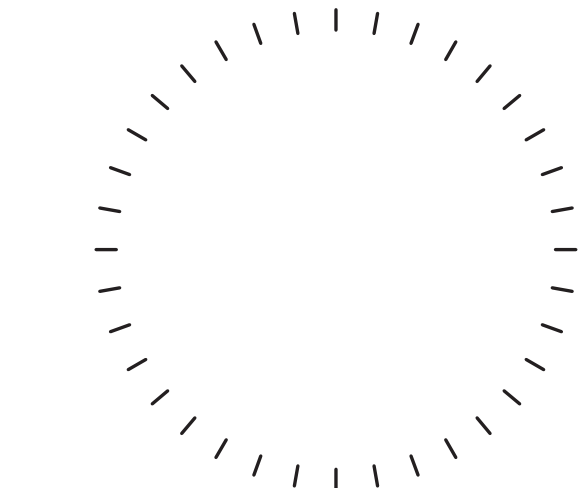
6D | BUILDING E - E/W SECTION



8D | BUILDING E - N/S SECTION

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Project Number
222365.00
Project
2480 S GLEBE ROAD

Phase
4.1 SITE PLAN SUBMISSION

Date
11.01.2024
Scale
As indicated
Drawing

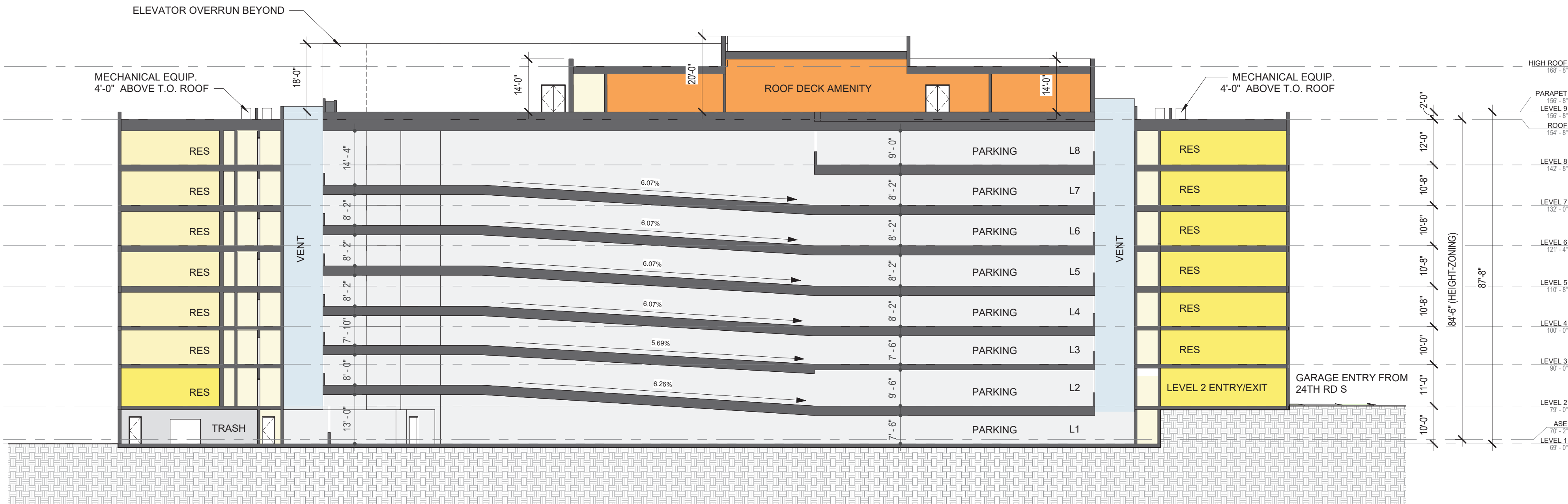
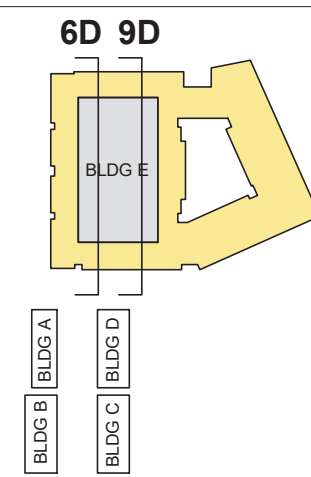
BUILDING SECTIONS
(E)

No

A-18

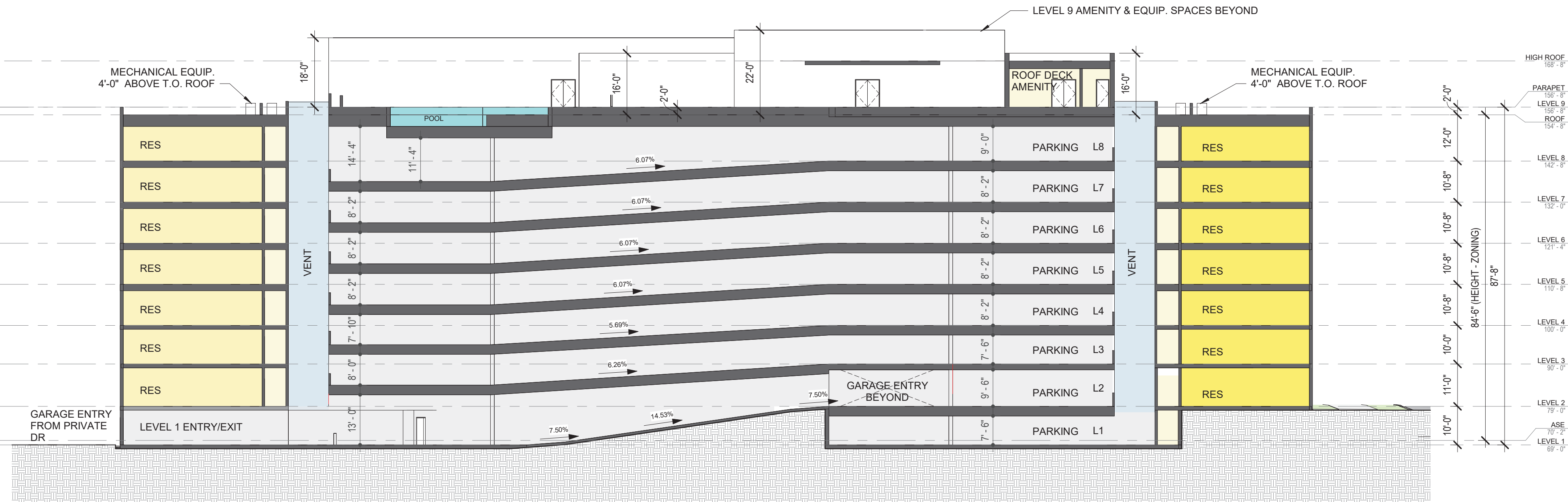
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KEYPLAN - BUILDING SECTIONS



6D GARAGE SECTION N/S WEST RAMP

A-05 A-18 1" = 20'-0"



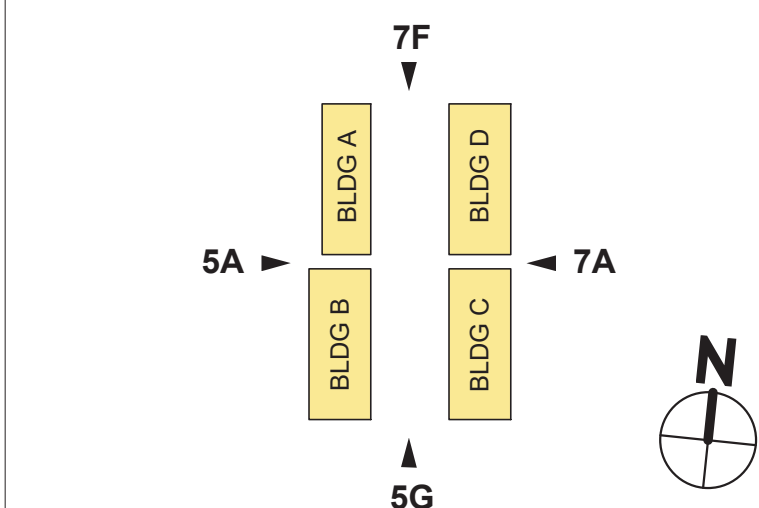
9D GARAGE SECTION N/S EAST RAMP

A-05 A-18 1" = 20'-0"

FACADE OPENING PERCENTAGE	
FACADE	OPENING PERCENTAGE

BUILDING A EAST FACADE	29%
BUILDING A NORTH FACADE	6%
BUILDING A SOUTH FACADE	4%
BUILDING A WEST FACADE	32%
BUILDING B EAST FACADE	31%
BUILDING B NORTH FACADE	5%
BUILDING B SOUTH FACADE	10%
BUILDING B WEST FACADE	30%
BUILDING C EAST FACADE	30%
BUILDING C NORTH FACADE	5%
BUILDING C SOUTH FACADE	10%
BUILDING C WEST FACADE	31%
BUILDING D EAST FACADE	30%
BUILDING D NORTH FACADE	13%
BUILDING D SOUTH FACADE	6%
BUILDING D WEST FACADE	31%
BUILDING E EAST FACADE	48%
BUILDING E NORTH FACADE	43%
BUILDING E SOUTH FACADE 1	42%
BUILDING E SOUTH FACADE 2	42%
BUILDING E WEST FACADE	35%

KEYPLAN - ELEVATIONS



ELEVATION KEYNOTES

KEY	DESCRIPTION
4B1	BRICK VENEER TYPE 1 - WHITE
4B2	BRICK VENEER TYPE 2 - GRAY
4B3	BRICK VENEER TYPE 3 - BLACK
4B4	BRICK VENEER TYPE 4 - BROWN
4B5	BRICK VENEER TYPE 5 - LIGHT BROWN
4B6	STONE VENEER
4P1	CAST STONE CAP
5C1	METAL PANEL CANOPY - BLACK
5R1	RAILING SYSTEM - ALUMINUM
7F1	FIBER CEMENT TYPE 1 - LIGHT GRAY
7F2	FIBER CEMENT TYPE 2 - MEDIUM GRAY
7F3	FIBER CEMENT TYPE 3 - DARK GRAY
7F4	FIBER CEMENT TYPE 4 - BLACK
7F5	FIBER CEMENT TYPE 5 - RUST COLORED - VERTICAL
7F6	FIBER CEMENT TYPE 6 - WOOD-LOOK
8S1	STOREFRONT SYSTEM
8W1	VINYL WINDOW SYSTEM

ARCHITECT

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Baltimore, MD 21202 f. 410. 837. 6530

LANDSCAPE ARCHITECT

Land Design
200 South Peyton St
Alexandria, VA 22314

CIVIL ENGINEER

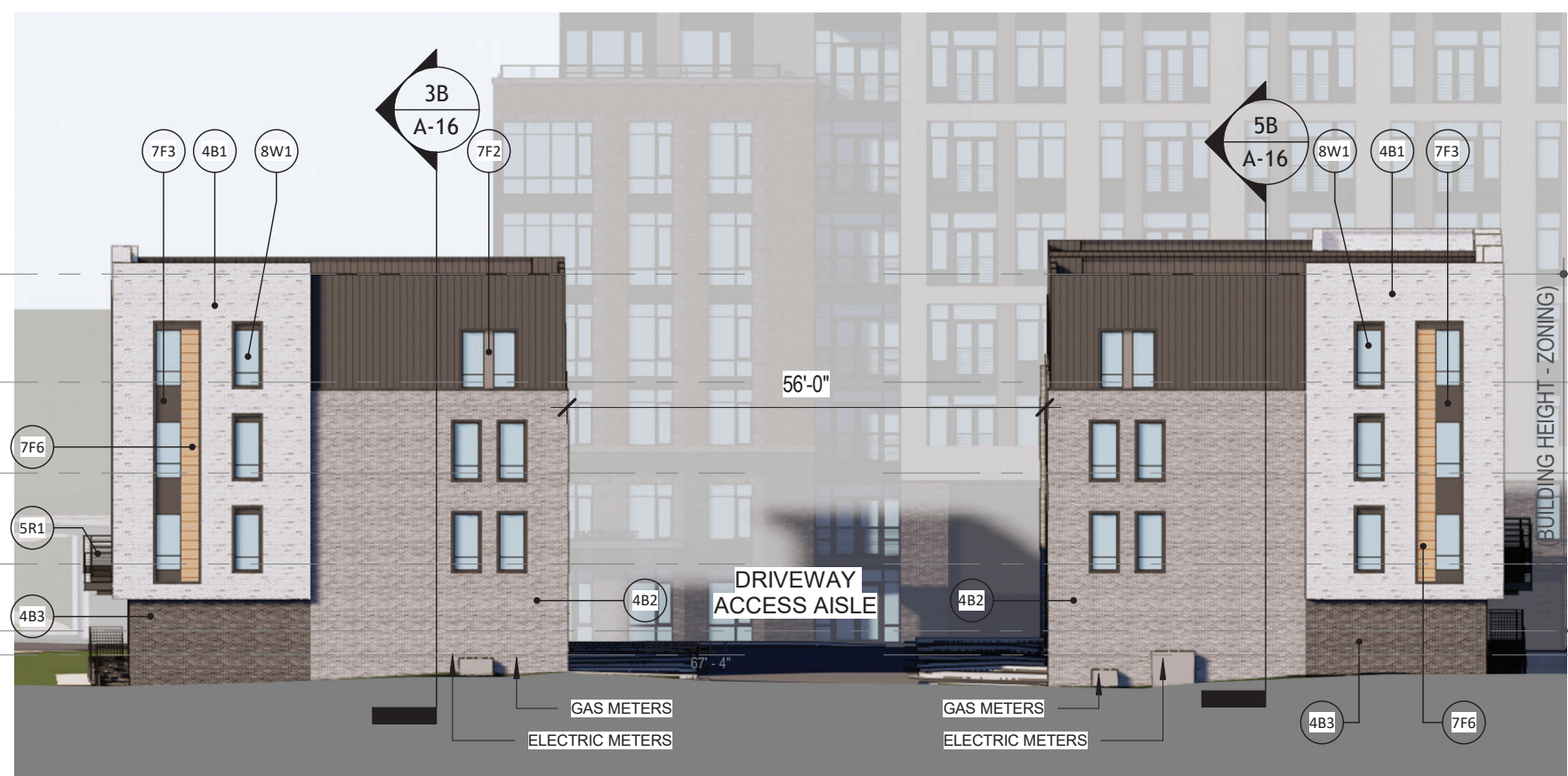
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Suite 1250
Washington, DC 20004

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BUILDING E

5A BUILDINGS A & B ENTRY - WEST ELEVATION

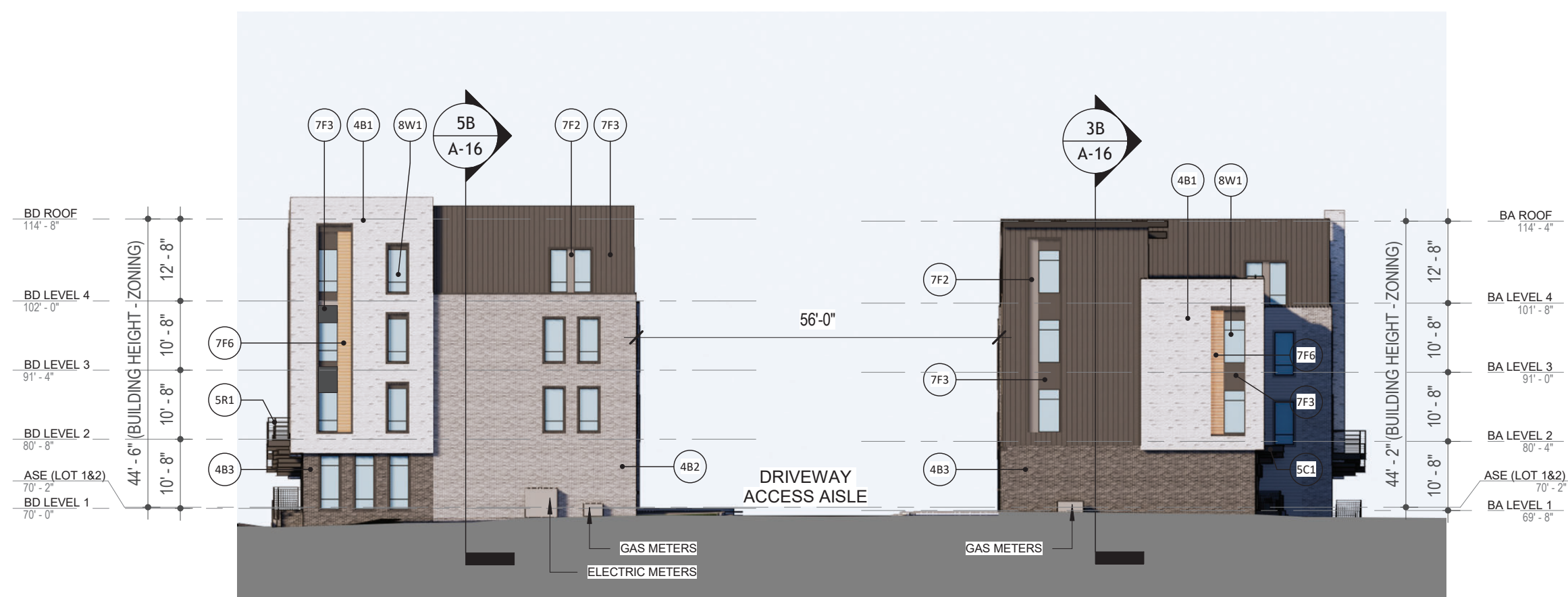


BUILDING B

5G BUILDINGS B & C EXTERNAL - SOUTH ELEVATION

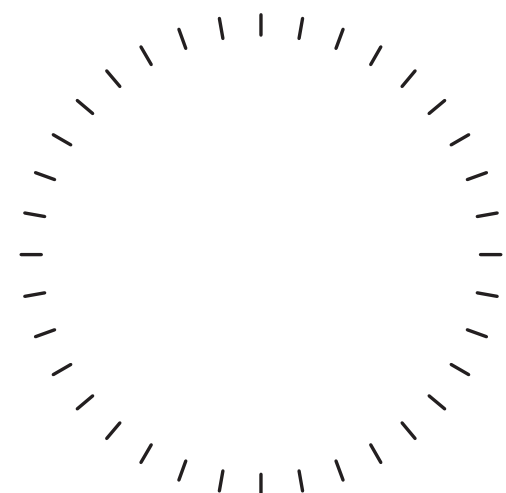


7A		BUILDINGS C & D ENTRY - EAST ELEVATION
-02	A-19	1" = 20'-0"



7F BUILDINGS A & D EXTERNAL - NORTH ELEVATION

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no.	date	revision
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Project Number

222365.00

Project

2480 S GLEBE ROAD

Phase

4.1 SITE PLAN SUBMISSION

Date _____

11.01.2024

Scale

As indicated

Drawin

BUILDING ELEVATIONS (A-D)

No

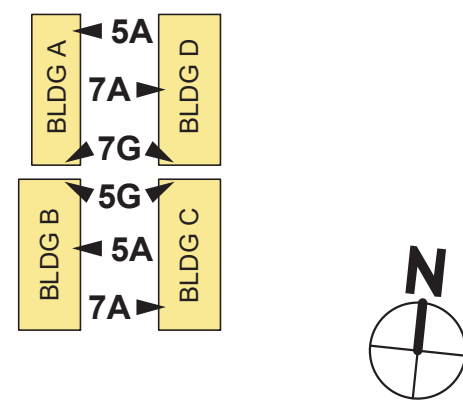
A-19

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FACADE OPENING PERCENTAGE	
FACADE	OPENING PERCENTAGE

BUILDING A EAST FACADE	29%
BUILDING A NORTH FACADE	6%
BUILDING A SOUTH FACADE	4%
BUILDING A WEST FACADE	32%
BUILDING B EAST FACADE	31%
BUILDING B NORTH FACADE	5%
BUILDING B SOUTH FACADE	10%
BUILDING B WEST FACADE	30%
BUILDING C EAST FACADE	30%
BUILDING C NORTH FACADE	5%
BUILDING C SOUTH FACADE	10%
BUILDING C WEST FACADE	31%
BUILDING D EAST FACADE	30%
BUILDING D NORTH FACADE	13%
BUILDING D SOUTH FACADE	6%
BUILDING D WEST FACADE	31%
BUILDING E EAST FACADE	48%
BUILDING E NORTH FACADE	43%
BUILDING E SOUTH FACADE 1	42%
BUILDING E SOUTH FACADE 2	42%
BUILDING E WEST FACADE	35%

KEYPLAN - ELEVATIONS

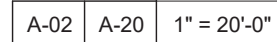


ELEVATION KEYNOTES

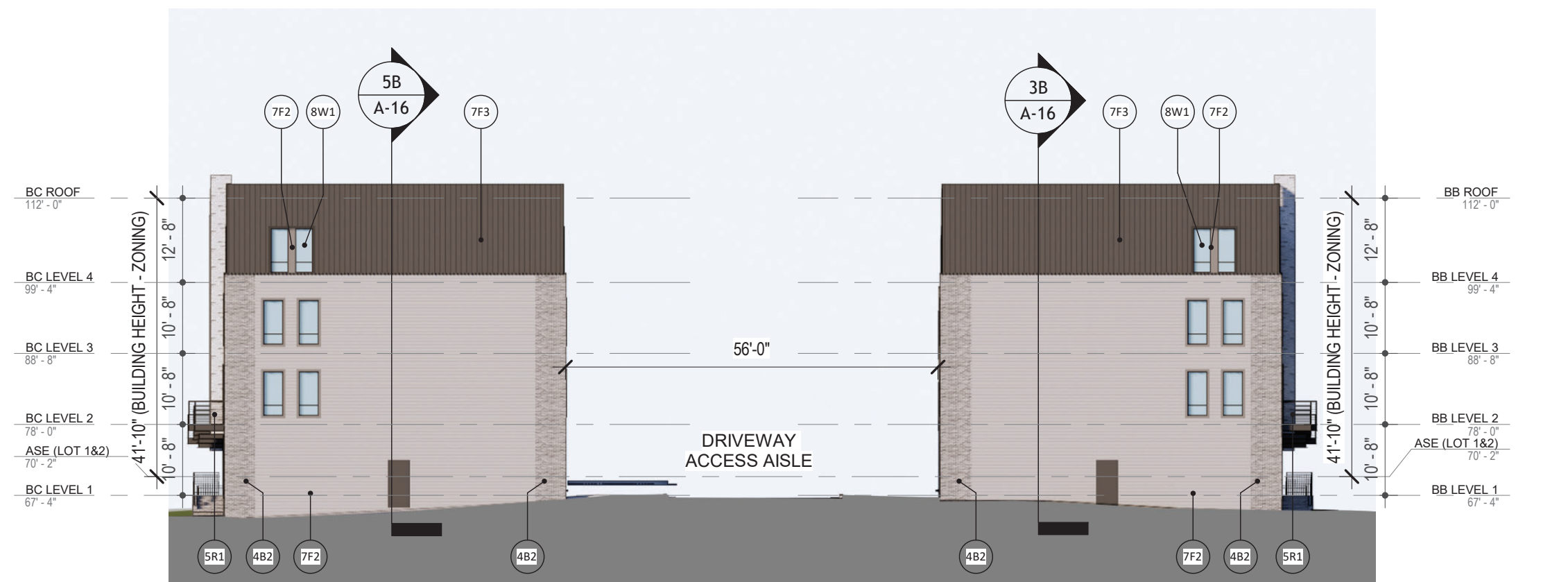
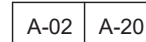
KEY	DESCRIPTION
4B1	BRICK VENEER TYPE 1 - WHITE
4B2	BRICK VENEER TYPE 2 - GRAY
4B3	BRICK VENEER TYPE 3 - BLACK
4B4	BRICK VENEER TYPE 4 - BROWN
4B5	BRICK VENEER TYPE 5 - LIGHT BROWN
4B6	STONE VENEER
4P1	CAST STONE CAP
5C1	METAL PANEL CANOPY - BLACK
5R1	RAILING SYSTEM - ALUMINUM
7F1	FIBER CEMENT TYPE 1 - LIGHT GRAY
7F2	FIBER CEMENT TYPE 2 - MEDIUM GRAY
7F3	FIBER CEMENT TYPE 3 - DARK GRAY
7F4	FIBER CEMENT TYPE 4 - BLACK
7F5	FIBER CEMENT TYPE 5 - RUST COLORED - VERTICAL
7F6	FIBER CEMENT TYPE 6 - WOOD-LOOK
8S1	STOREFRONT SYSTEM
8W1	VINYL WINDOW SYSTEM



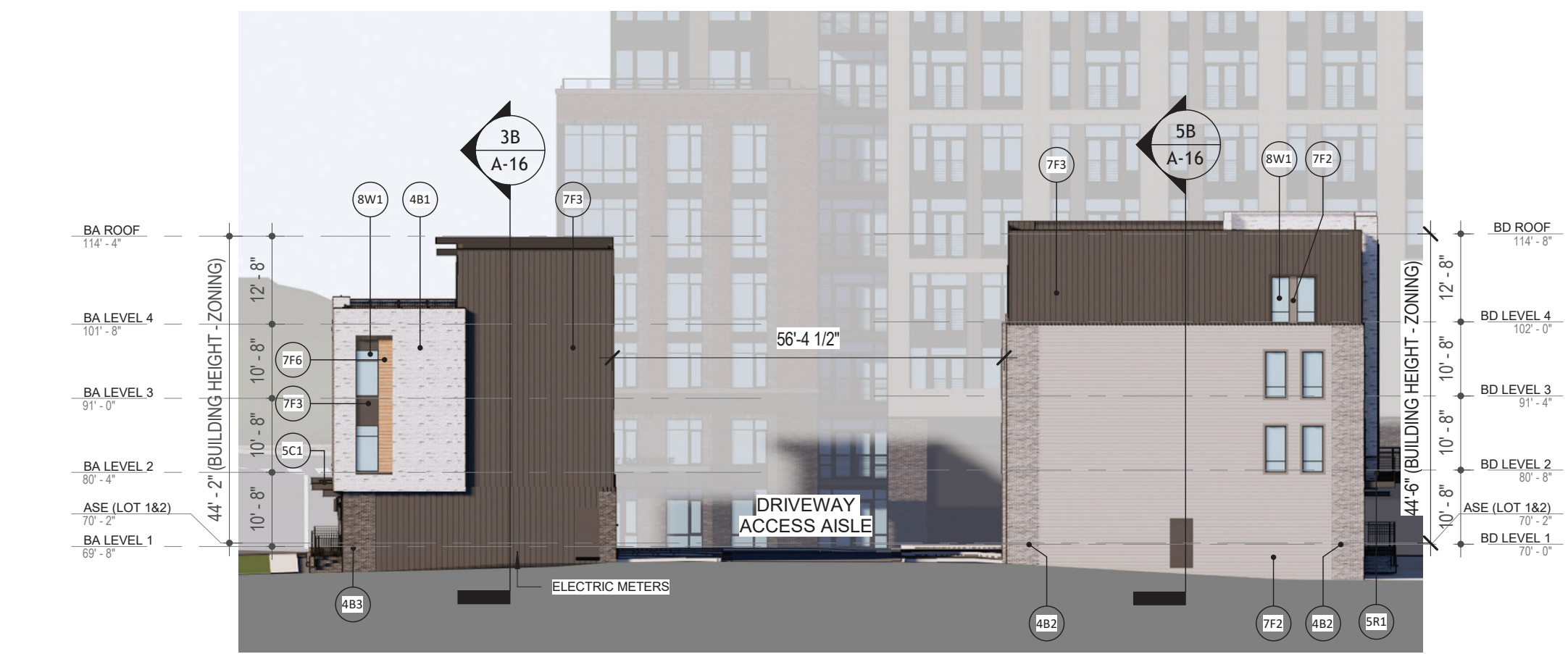
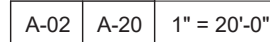
5A BUILDINGS A & B DRIVE AISLE - EAST ELEVATION



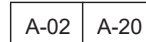
7A BUILDINGS C & D DRIVE AISLE - WEST ELEVATION



5G | BUILDINGS B & C INTERNAL - NORTH ELEVATION



7G BUILDINGS A & D INTERNAL - SOUTH ELEVATION



ARCHITECT

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Alexandria, VA 22314

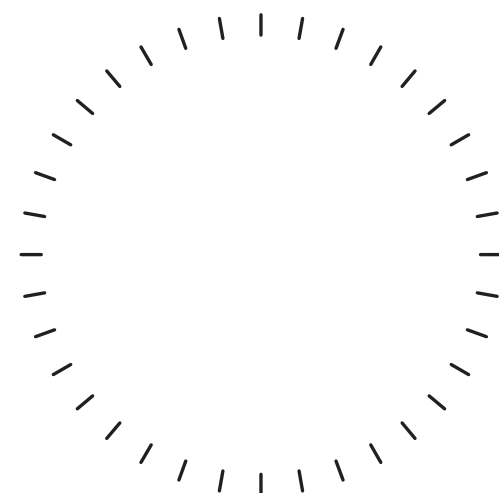
p. 703.549.7784

CIVIL ENGINEER

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Project Number

222365.00

Project

2480 S GLEBE ROAD

Phase

4.1 SITE PLAN SUBMISSION

Date _____

11.01.2024

Scale

As indicated

Drawin

BUILDING ELEVATIONS (A-D)

No

A-20

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2A BUILDING E - WEST ELEVATION
A-02 A-21 1" = 20'-0"



5A BUILDING E - EAST ELEVATION
A-02 A-21 1" = 20'-0"

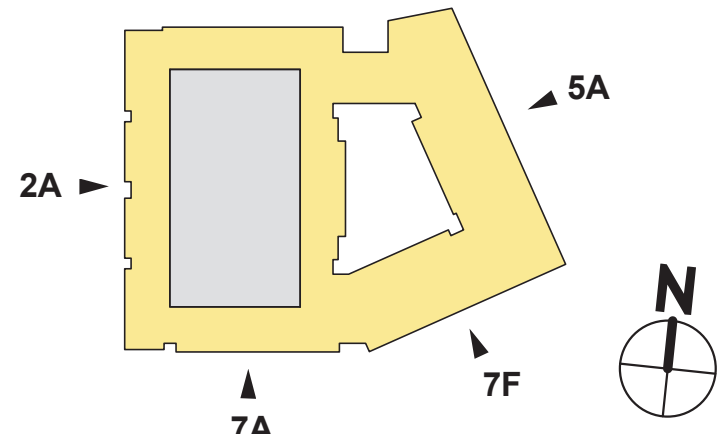


7A BUILDING E - SOUTH ELEVATION 1
A-02 A-21 1" = 20'-0"



7F BUILDING E - SOUTH ELEVATION 2
A-02 A-21 1" = 20'-0"

KEYPLAN - ELEVATIONS



ELEVATION KEYNOTES

KEY	DESCRIPTION
4B1	BRICK VENEER TYPE 1 - WHITE
4B2	BRICK VENEER TYPE 2 - GRAY
4B3	BRICK VENEER TYPE 3 - BLACK
4B4	BRICK VENEER TYPE 4 - BROWN
4B5	BRICK VENEER TYPE 5 - LIGHT BROWN
4B6	STONE VENEER
4P1	CAST STONE CAP
5C1	METAL PANEL CANOPY - BLACK
5R1	RAILING SYSTEM - ALUMINUM
7F1	FIBER CEMENT TYPE 1 - LIGHT GRAY
7F2	FIBER CEMENT TYPE 2 - MEDIUM GRAY
7F3	FIBER CEMENT TYPE 3 - DARK GRAY
7F4	FIBER CEMENT TYPE 4 - BLACK
7F5	FIBER CEMENT TYPE 5 - RUST COLORED - VERTICAL
7F6	FIBER CEMENT TYPE 6 - WOOD-LOOK
8S1	STOREFRONT SYSTEM
8W1	VINYL WINDOW SYSTEM

FACADE OPENING PERCENTAGE	
FACADE	OPENING PERCENTAGE
BUILDING A EAST FACADE	29%
BUILDING A NORTH FACADE	6%
BUILDING A SOUTH FACADE	4%
BUILDING A WEST FACADE	32%
BUILDING B EAST FACADE	31%
BUILDING B NORTH FACADE	5%
BUILDING B SOUTH FACADE	10%
BUILDING B WEST FACADE	30%
BUILDING C EAST FACADE	30%
BUILDING C NORTH FACADE	5%
BUILDING C SOUTH FACADE	10%
BUILDING C WEST FACADE	31%
BUILDING D EAST FACADE	30%
BUILDING D NORTH FACADE	13%
BUILDING D SOUTH FACADE	6%
BUILDING D WEST FACADE	31%
BUILDING E EAST FACADE	48%
BUILDING E NORTH FACADE	43%
BUILDING E SOUTH FACADE 1	42%
BUILDING E SOUTH FACADE 2	42%
BUILDING E WEST FACADE	35%

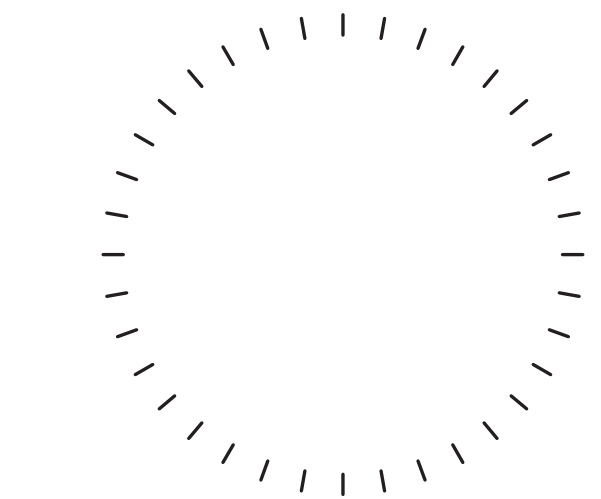
ARCHITECT
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Project Number

222365.00

Project

2480 S GLEBE ROAD

Phase

4.1 SITE PLAN SUBMISSION

Date

11.01.2024

Scale

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Drawing

BUILDING
ELEVATIONS (E)

No

A-21

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2A BUILDING E - NORTH ELEVATION

A-02 A-22 1" = 20'-0"



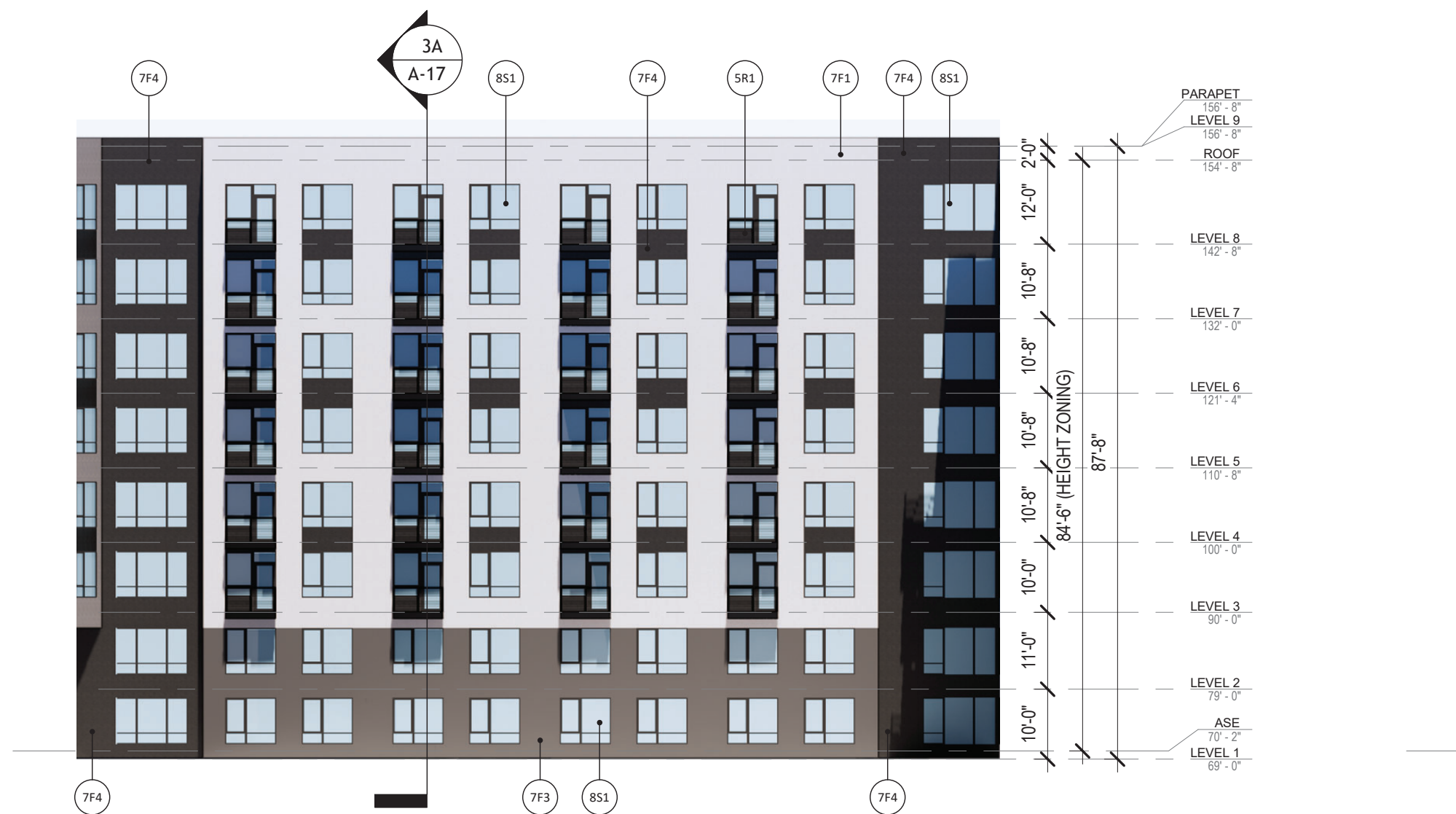
5A BUILDING E - COURTYARD WEST ELEVATION

A-02 A-22 1" = 20'-0"



5D BUILDING E - COURTYARD NORTH ELEVATION

A-02 A-22 1" = 20'-0"



7A BUILDING E - COURTYARD EAST ELEVATION

A-02 A-22 1" = 20'-0"



7D BUILDING E - COURTYARD SOUTH ELEVATION

A-02 A-22 1" = 20'-0"

FACADE OPENING PERCENTAGE	
FACADE	OPENING PERCENTAGE
BUILDING A EAST FACADE	29%
BUILDING A NORTH FACADE	6%
BUILDING A SOUTH FACADE	4%
BUILDING A WEST FACADE	32%
BUILDING B EAST FACADE	31%
BUILDING B NORTH FACADE	5%
BUILDING B SOUTH FACADE	10%
BUILDING B WEST FACADE	30%
BUILDING C EAST FACADE	30%
BUILDING C NORTH FACADE	5%
BUILDING C SOUTH FACADE	10%
BUILDING C WEST FACADE	31%
BUILDING D EAST FACADE	30%
BUILDING D NORTH FACADE	13%
BUILDING D SOUTH FACADE	6%
BUILDING D WEST FACADE	31%
BUILDING E EAST FACADE	48%
BUILDING E NORTH FACADE	43%
BUILDING E SOUTH FACADE 1	42%
BUILDING E SOUTH FACADE 2	42%
BUILDING E WEST FACADE	35%

KEYPLAN - ELEVATIONS	
2A	5D 7A 7D
ELEVATION KEYNOTES	
KEY	DESCRIPTION
4B1	BRICK VENEER TYPE 1 - WHITE
4B2	BRICK VENEER TYPE 2 - GRAY
4B3	BRICK VENEER TYPE 3 - BLACK
4B4	BRICK VENEER TYPE 4 - BROWN
4B5	BRICK VENEER TYPE 5 - LIGHT BROWN
4B6	STONE VENEER
4P1	CAST STONE CAP
5C1	METAL PANEL CANOPY - BLACK
5R1	RAILING SYSTEM - ALUMINUM
7F1	FIBER CEMENT TYPE 1 - LIGHT GRAY
7F2	FIBER CEMENT TYPE 2 - MEDIUM GRAY
7F3	FIBER CEMENT TYPE 3 - DARK GRAY
7F4	FIBER CEMENT TYPE 4 - BLACK
7F5	FIBER CEMENT TYPE 5 - RUST COLORED - VERTICAL
7F6	FIBER CEMENT TYPE 6 - WOOD-LOOK
8S1	STOREFRONT SYSTEM
8W1	VINYL WINDOW SYSTEM

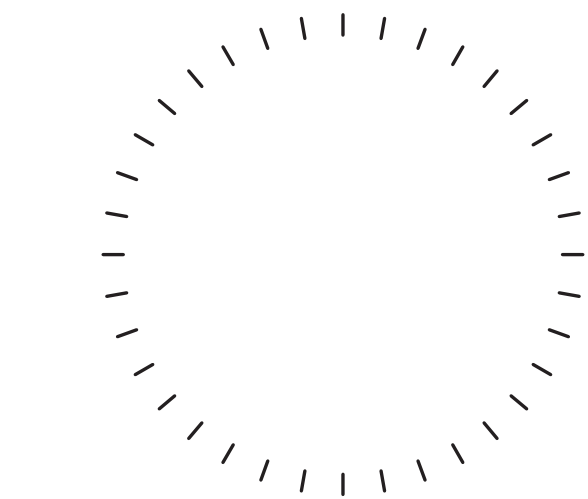
ARCHITECT
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p. 703.549.7784

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no. date revision

Project Number
222365.00

Project
2480 S GLEBE ROAD

Phase
4.1 SITE PLAN SUBMISSION

Date
11.01.2024
Scale
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Drawing

BUILDING
ELEVATIONS (E)

No

A-22

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1 --- BLDG E - MAIN ENTRY OFF 24TH



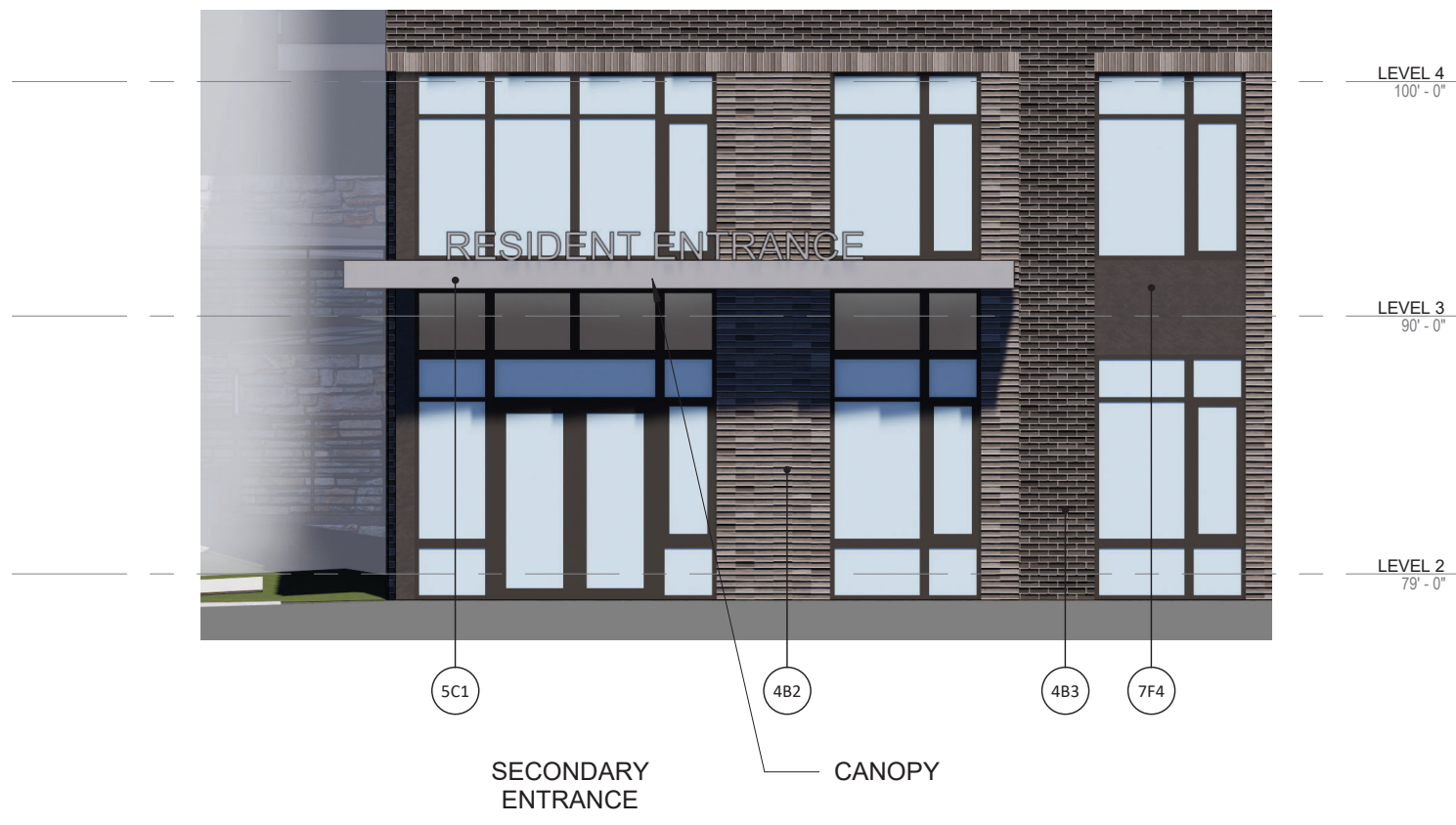
2 --- BLDG E - SECONDARY ENTRANCE OFF PRIVATE DRIVE



3 --- BLDG E - MAIN ENTRY CLOSEUP



4 --- BLDG E - LEVEL 2 ENTRANCE ENLARGED ELEVATION



5 --- BLDG E - LEVEL 1 ENTRANCE ENLARGED ELEVATION

KEYPLAN - ELEVATIONS	
ELEVATION KEYNOTES	
KEY	DESCRIPTION
4B1	BRICK VENEER TYPE 1 - WHITE
4B2	BRICK VENEER TYPE 2 - GRAY
4B3	BRICK VENEER TYPE 3 - BLACK
4B4	BRICK VENEER TYPE 4 - BROWN
4B5	BRICK VENEER TYPE 5 - LIGHT BROWN
4B6	STONE VENEER
4P1	CAST STONE CAP
5C1	METAL PANEL CANOPY - BLACK
5R1	RAILING SYSTEM - ALUMINUM
7F1	FIBER CEMENT TYPE 1 - LIGHT GRAY
7F2	FIBER CEMENT TYPE 2 - MEDIUM GRAY
7F3	FIBER CEMENT TYPE 3 - DARK GRAY
7F4	FIBER CEMENT TYPE 4 - BLACK
7F5	FIBER CEMENT TYPE 5 - RUST COLORED - VERTICAL
7F6	FIBER CEMENT TYPE 6 - WOOD-LOOK
8S1	STOREFRONT SYSTEM
8W1	VINYL WINDOW SYSTEM

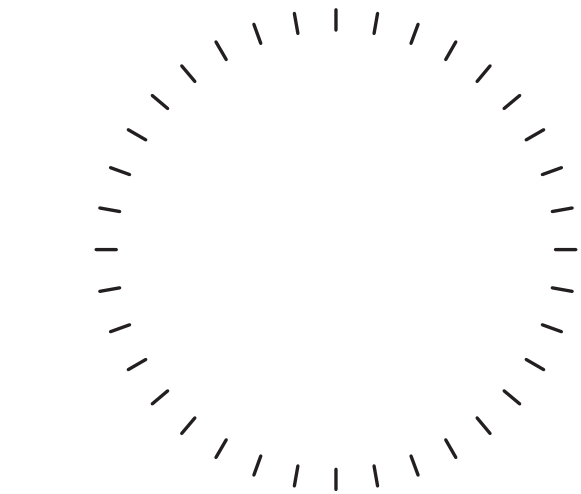
ARCHITECT
Hord Coplan Macht, Inc.
700 E. Pratt St, Suite 1200
Baltimore, MD 21202
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f. 410. 837. 6530

LANDSCAPE ARCHITECT
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CIVIL ENGINEER
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no.	date	revision
Project Number		
222365.00		
Project		
2480 S GLEBE ROAD		

Phase
4.1 SITE PLAN SUBMISSION

Date
11.01.2024
Scale
As indicated
Drawing

PARTIAL ELEVATIONS

No
A-23

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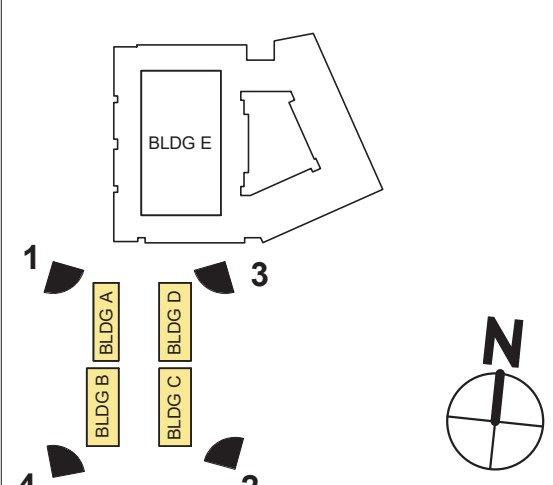
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Autodesk Docs\222365 Novel Arlington Ridge\222365 - Novel Arlington Ridge -
R01_4.1 Submission 05.rvt

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KEYPLAN - RENDERINGS



CC ROCK ARLINGTON OWNER, LLC



1 --- BLDGS A+B - NORTHWEST VIEW



2 --- BLDGS C+D - SOUTHEAST VIEW

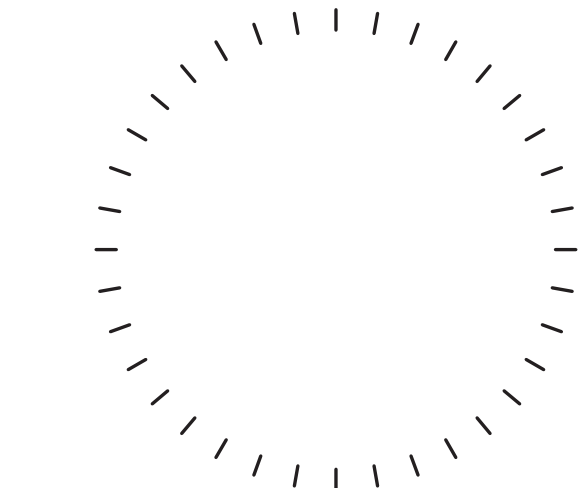


3 --- BLDGS D+C - NORTHEAST VIEW



4 --- BLDGS B+A - SOUTHWEST VIEW

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no.	date	revision
Project Number		
222365.00		
Project		
2480 S GLEBE ROAD		

Phase
4.1 SITE PLAN SUBMISSION

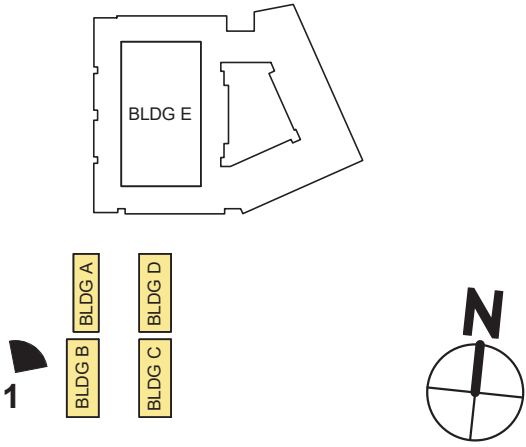
Date
11.01.2024
Scale
1" = 300'-0"

Drawing
RENDERINGS (A-D)

No
A-24

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KEYPLAN - RENDERINGS



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CIVIL ENGINEERS

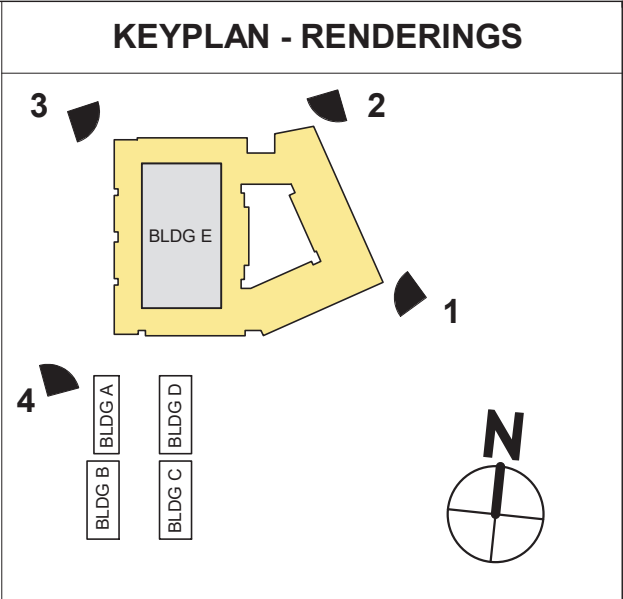
Bohler DC
1331 Pennsylvania Ave NW, Suite 1250
Washington, DC 20004
p. 202-524-5700

OWNER

Crescent Communities
7200 Wisconsin Avenue, 5th Floor
Bethesda, Maryland 20814



1 --- BLDGS A+B - WEST VIEW



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Land Design
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Bohler DC
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Suite 1250
Washington, DC 20004 p. 202.524.5700

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1 --- BLDG E - SOUTHEAST VIEW



2 --- BLDG E - NORTHEAST VIEW

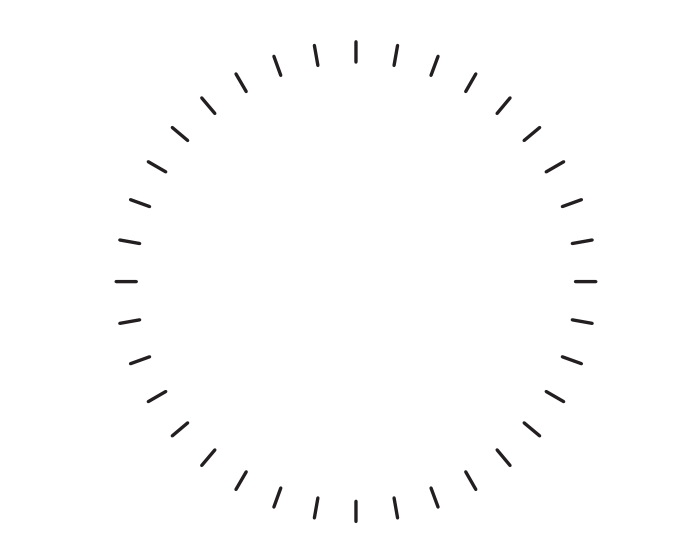


3 --- BLDG E - NORTHWEST VIEW



4 --- BLDG E - SOUTHWEST VIEW

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no.	date	revision
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Project Number
222365.00

Project
2480 S GLEBE ROAD

Phase
4.1 SITE PLAN SUBMISSION

Date
11.01.2024

Scale
1" = 300'-0"

Drawing

RENDERINGS (E)

No

A-26

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1 --- BLDG E - WEST VIEW AT GARAGE ENTRY

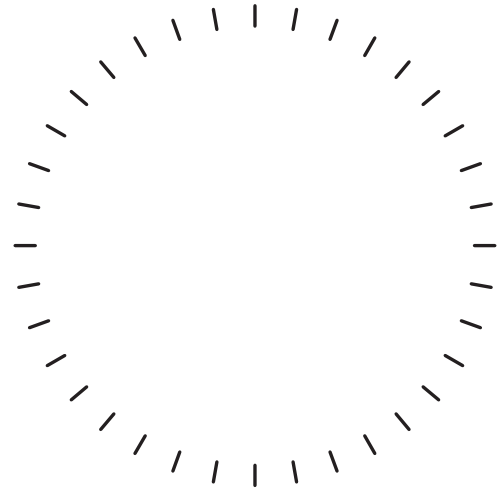
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no.	date	revision
Project Number		
222365.00		
Project		
2480 S GLEBE ROAD		

Phase
4.1 SITE PLAN SUBMISSION

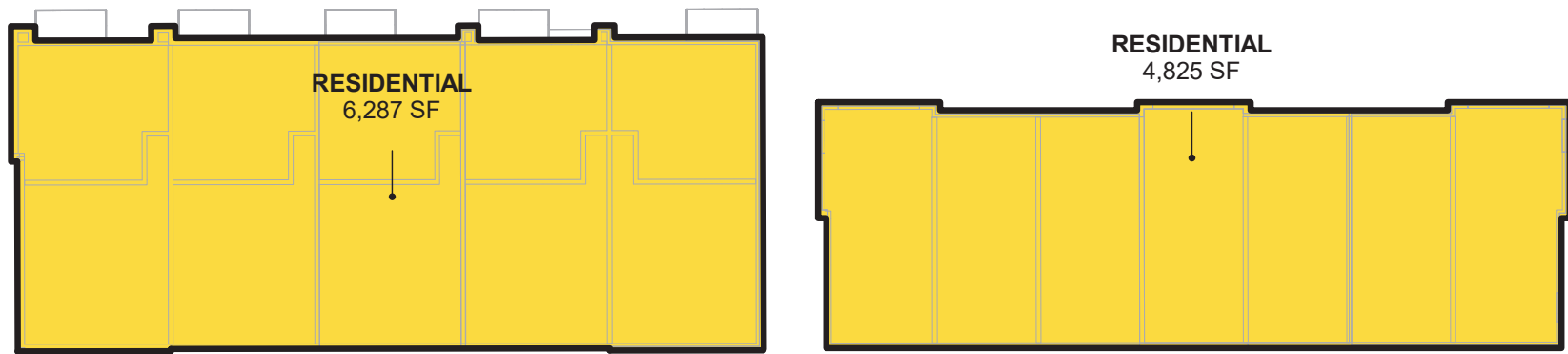
Date
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Scale

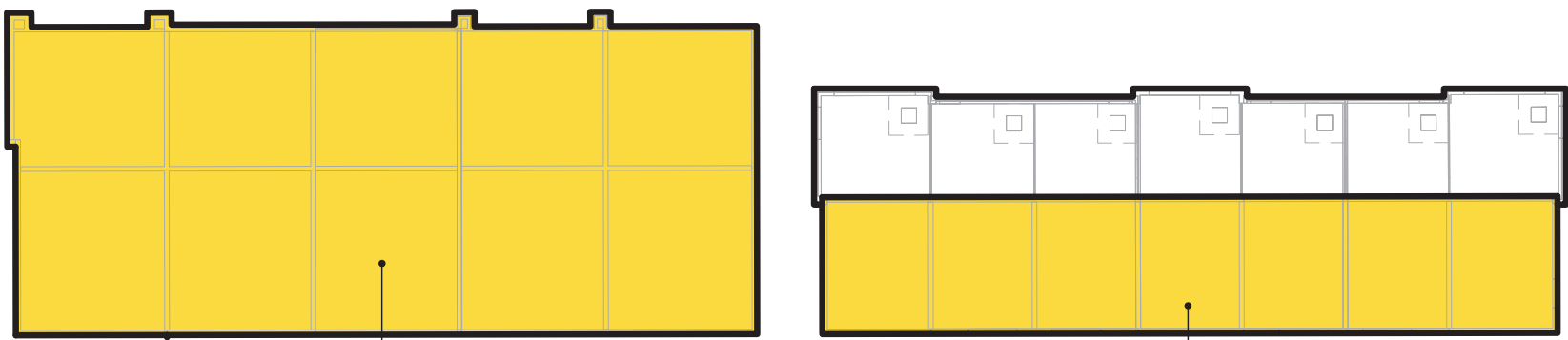
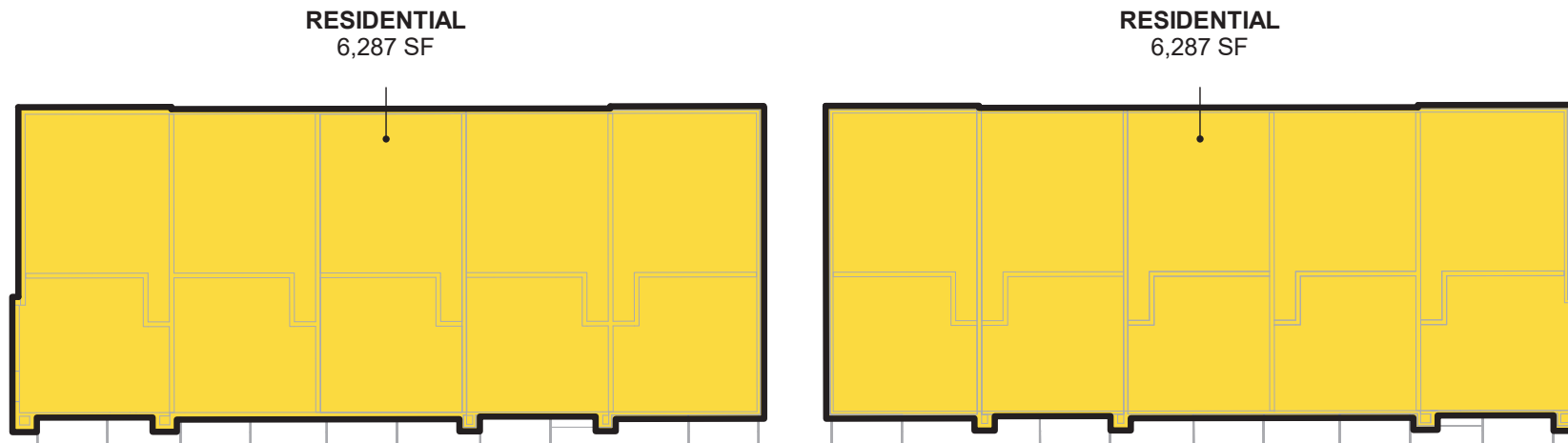
Drawing
RENDERINGS (E)

No
A-27

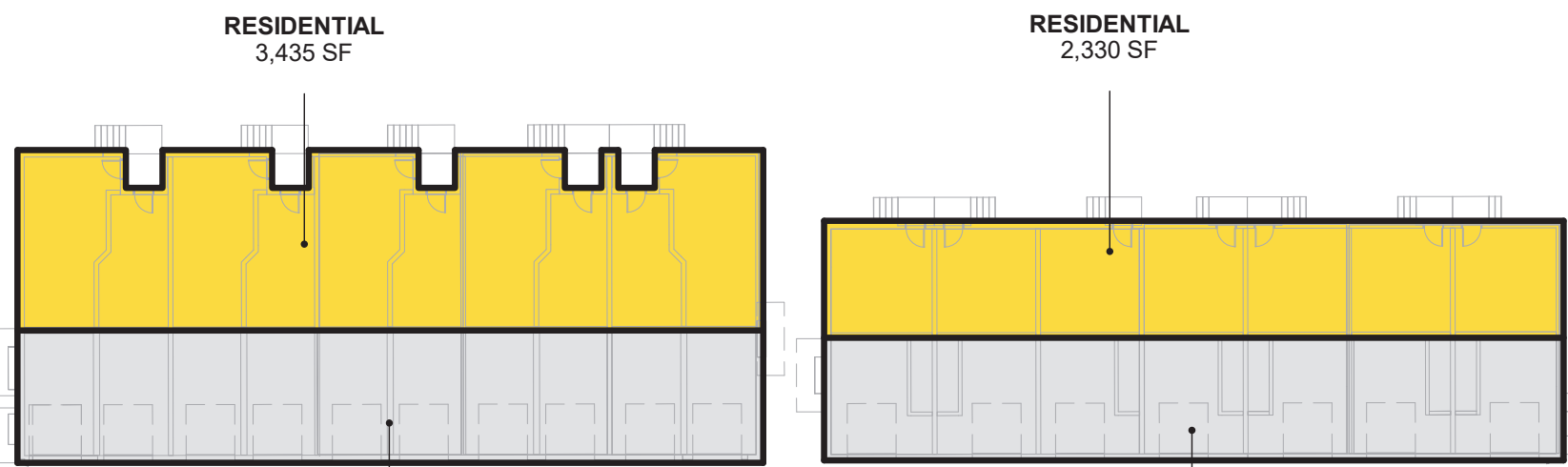
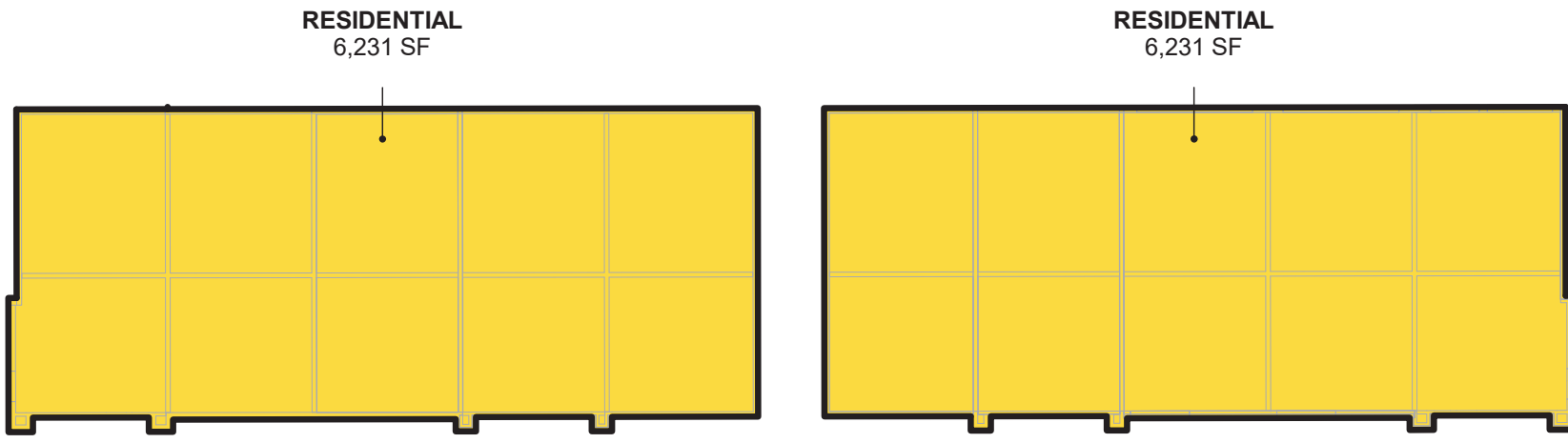
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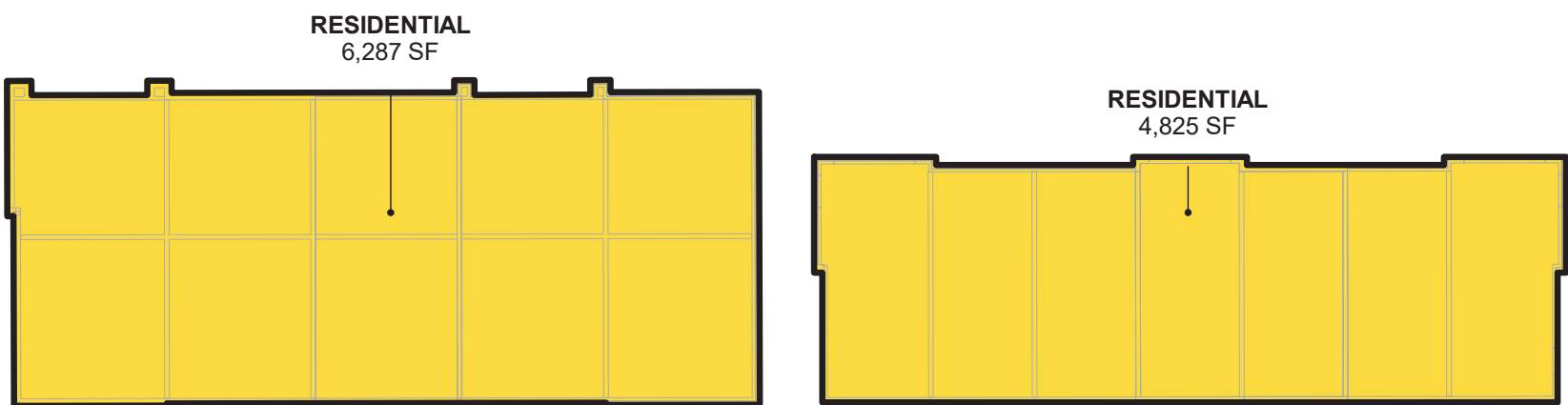
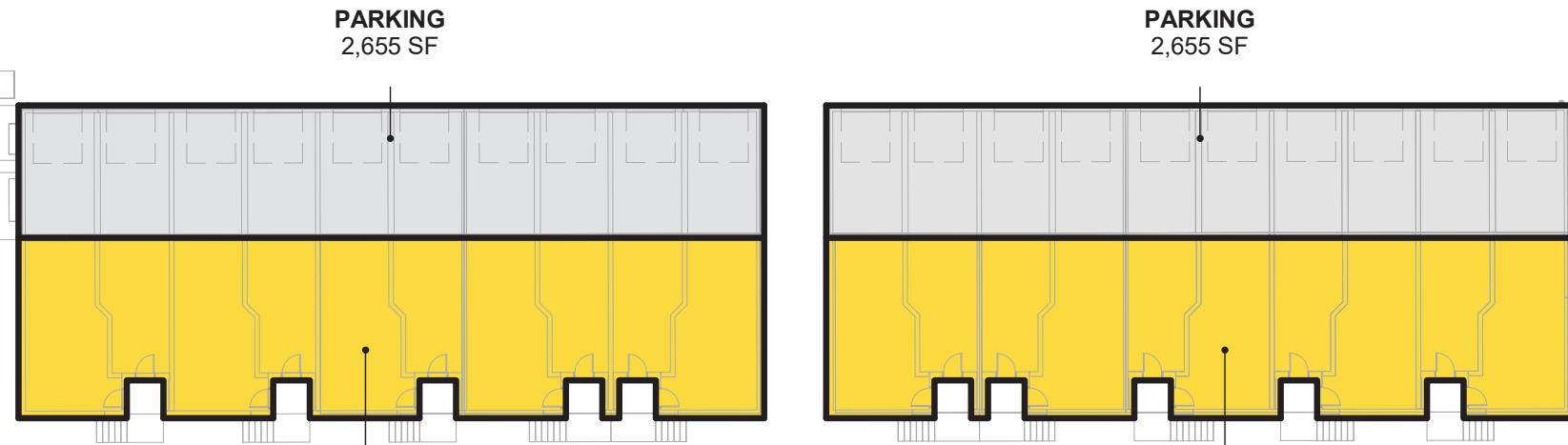
GFA 4.1 - BLDG A-D - LEVEL 2



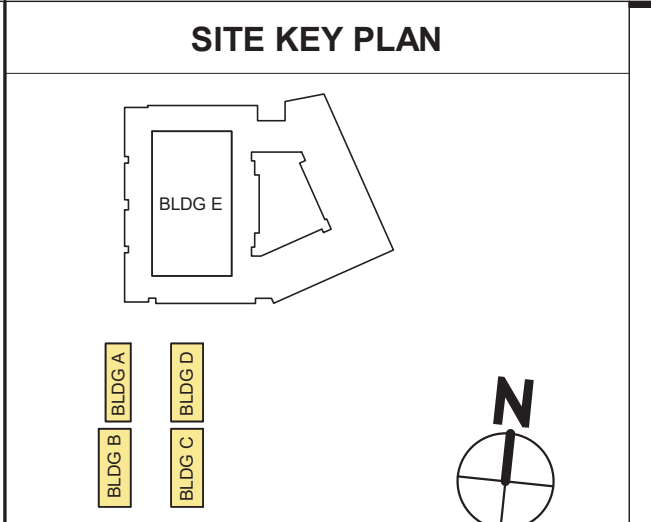
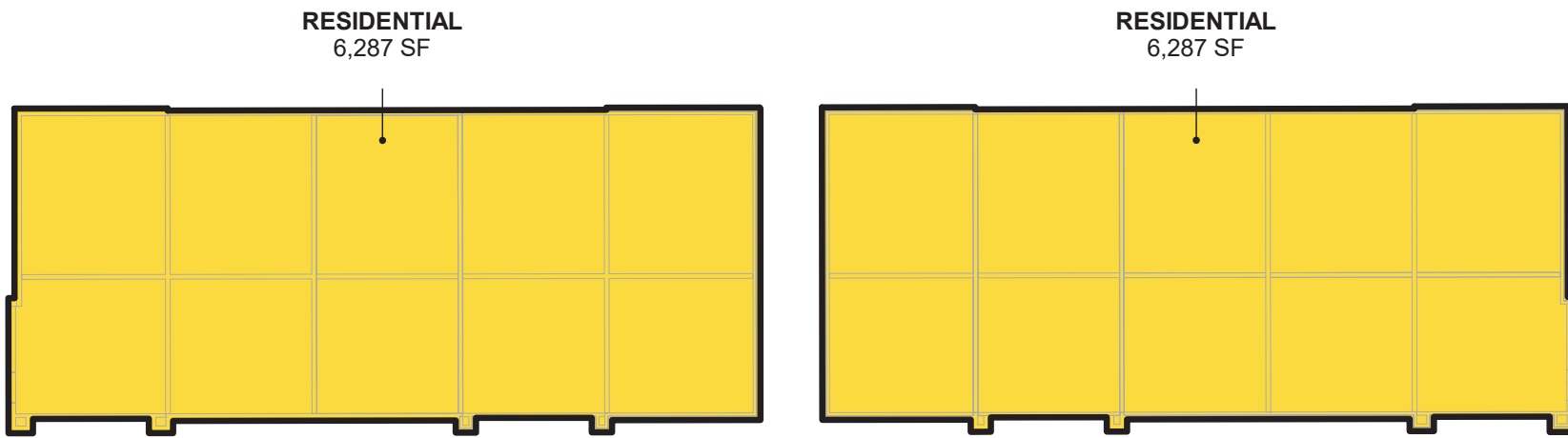
GFA 4.1 - BLDG A-D - LEVEL 4



GFA 4.1 - BLDG A-D - LEVEL 1



GFA 4.1 - BLDG A-D - LEVEL 3



GROSS FLOOR AREA LEGEND	
GFA INCLUSIONS	RESIDENTIAL
	RESIDENTIAL COMMON
GFA EXCLUSIONS	BELOW GRADE SHAFT
	BELOW GRADE STORAGE
	BELOW GRADE UTILITY
UNACCOUNTED	OPEN TO BELOW
	PARKING
	BIKE PARKING

BLDG A-D - GROSS FLOOR AREA		
BUILDING A		
BD LEVEL 1	RESIDENTIAL	2,330 SF
BD LEVEL 2	RESIDENTIAL	4,825 SF
BD LEVEL 3	RESIDENTIAL	4,825 SF
BD LEVEL 4	RESIDENTIAL	2,709 SF
		14,688 SF
BUILDING B		
BD LEVEL 1	RESIDENTIAL	3,435 SF
BD LEVEL 2	RESIDENTIAL	6,287 SF
BD LEVEL 3	RESIDENTIAL	6,287 SF
BD LEVEL 4	RESIDENTIAL	6,231 SF
		22,240 SF
BUILDING C		
BD LEVEL 1	RESIDENTIAL	3,435 SF
BD LEVEL 2	RESIDENTIAL	6,287 SF
BD LEVEL 3	RESIDENTIAL	6,287 SF
BD LEVEL 4	RESIDENTIAL	6,231 SF
		22,240 SF
BUILDING D		
BD LEVEL 1	RESIDENTIAL	3,435 SF
BD LEVEL 2	RESIDENTIAL	6,287 SF
BD LEVEL 3	RESIDENTIAL	6,287 SF
BD LEVEL 4	RESIDENTIAL	6,231 SF
		22,240 SF
		81,408 SF

BLDG A-D - GROSS PARKING AREA		
BUILDING A		
BD LEVEL 1	PARKING	2,439 SF
BUILDING B		
BD LEVEL 1	PARKING	2,655 SF
BUILDING C		
BD LEVEL 1	PARKING	2,655 SF
BUILDING D		
BD LEVEL 1	PARKING	2,655 SF
		10,405 SF

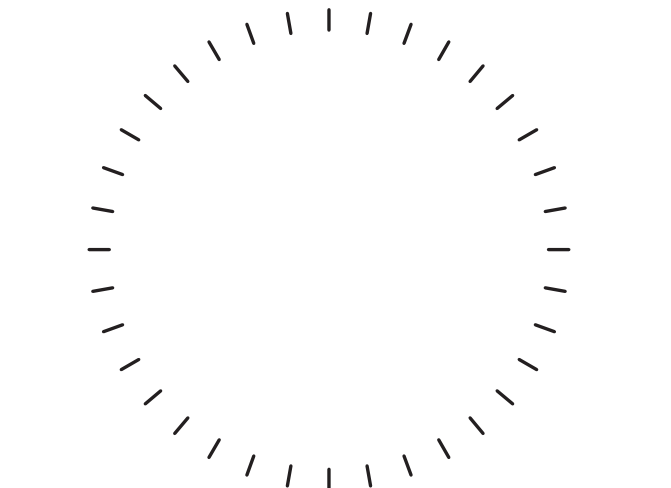
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no. date revision

Project Number
222365.00

Project
2480 S GLEBE ROAD

Phase
4.1 SITE PLAN SUBMISSION

Date
11.01.2024

Scale
As indicated

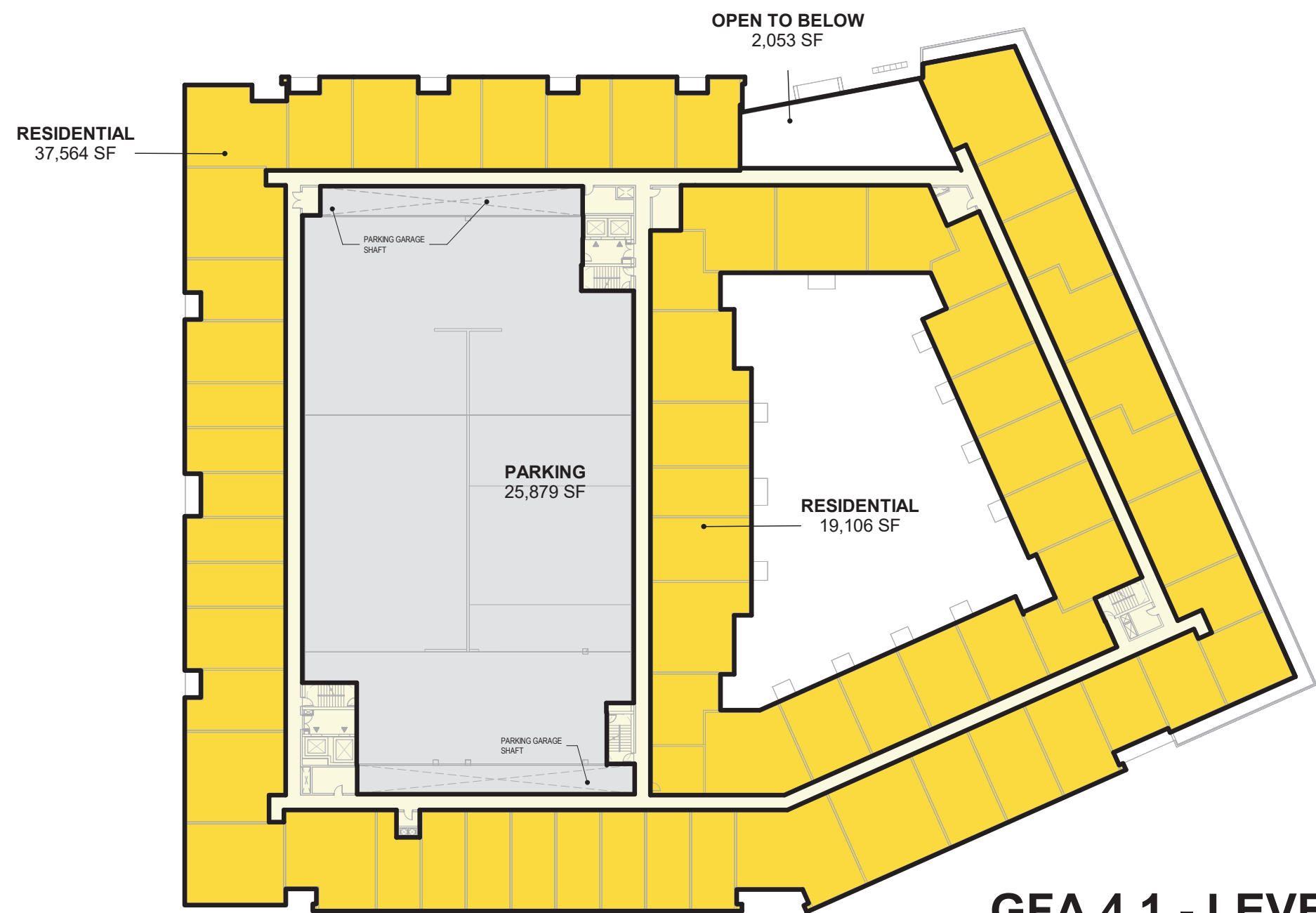
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FLOOR AREA
TABULATIONS

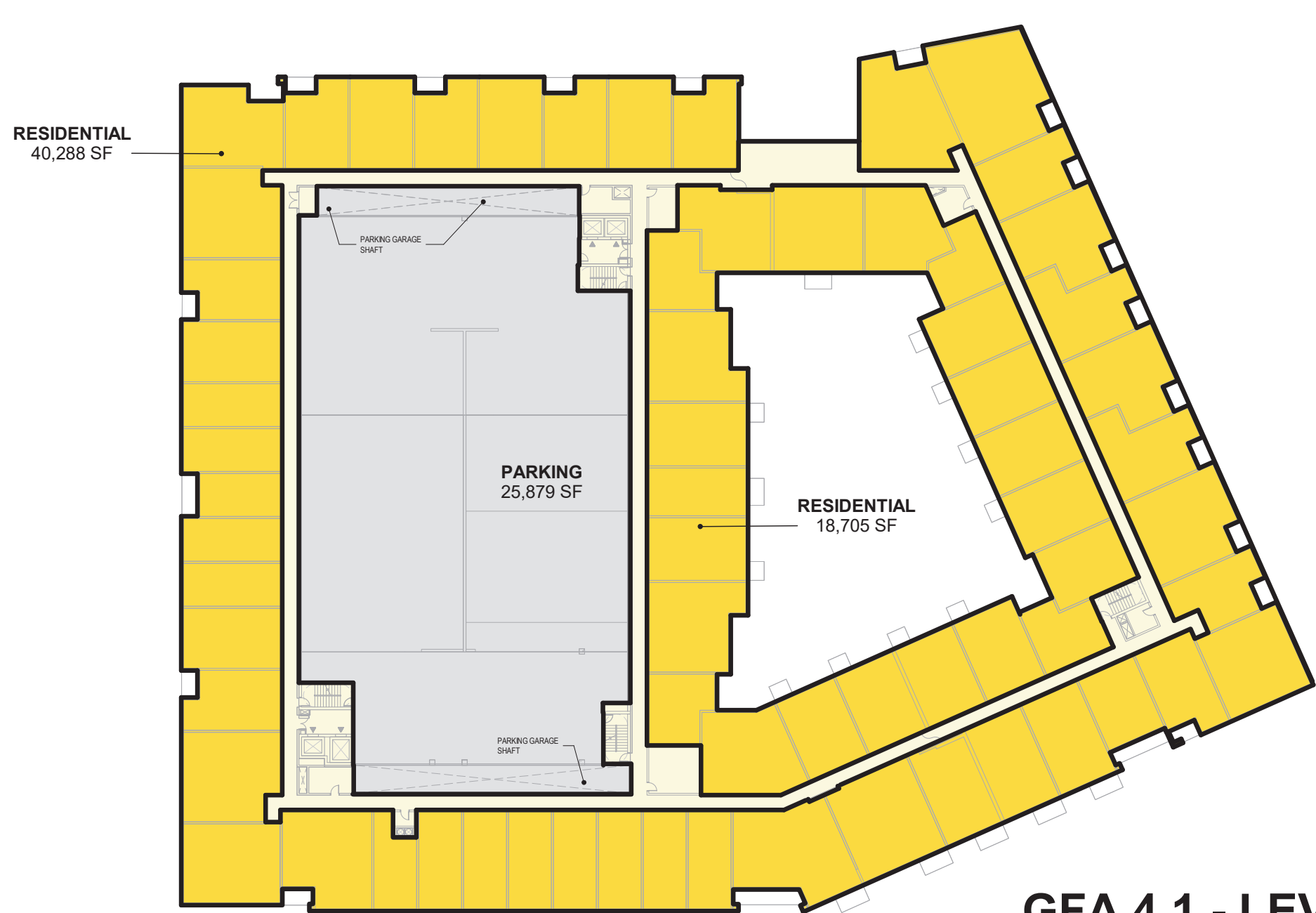
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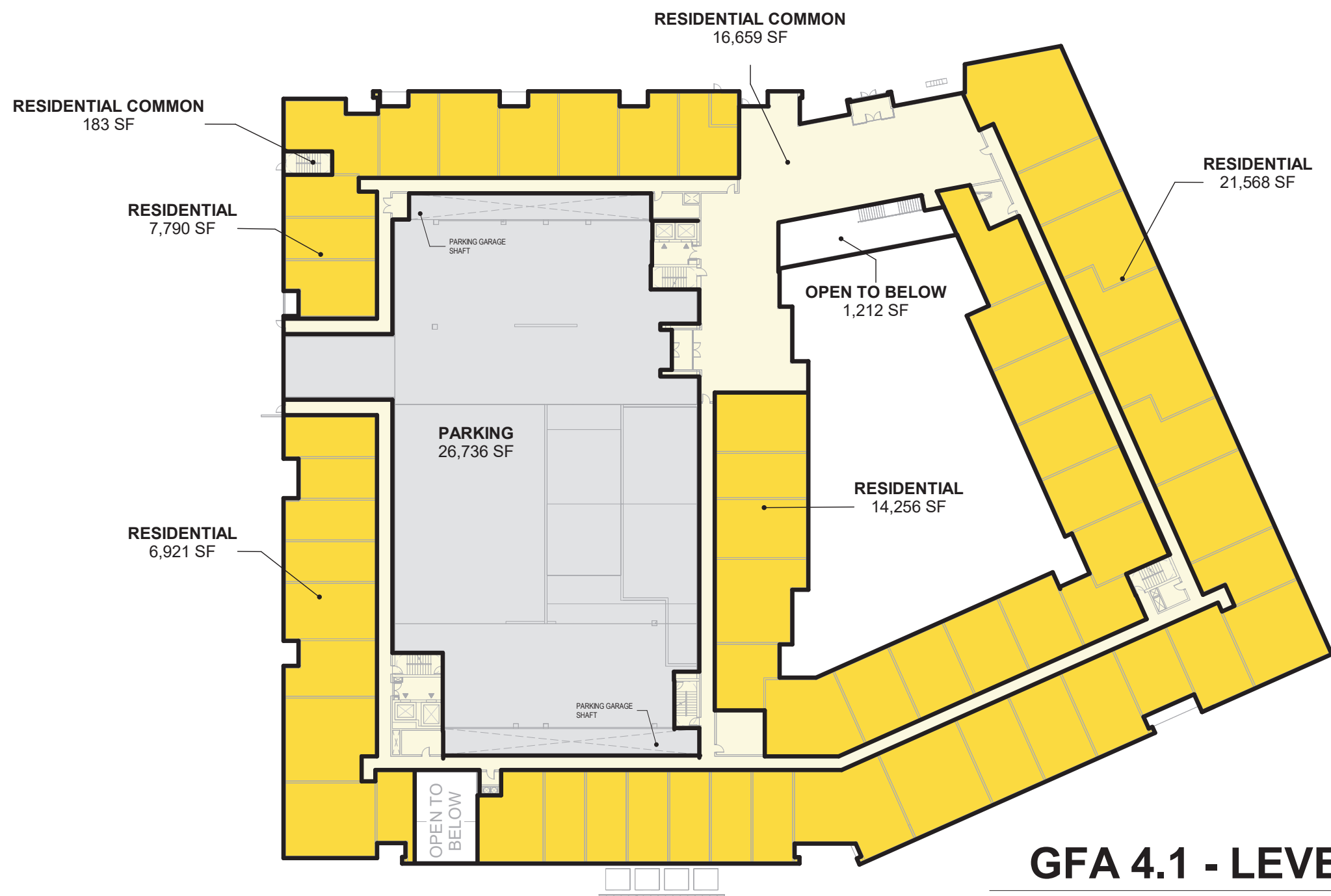
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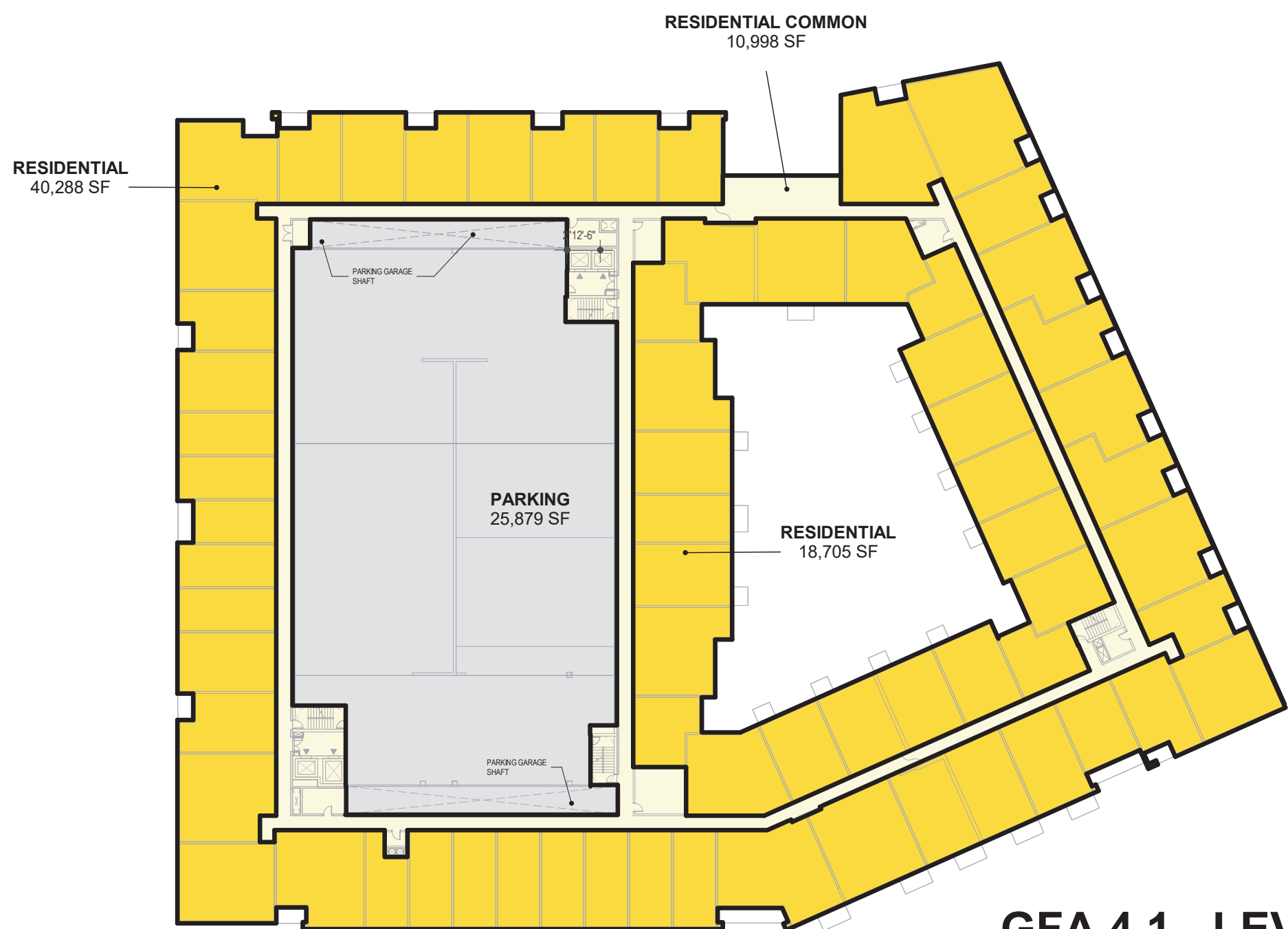
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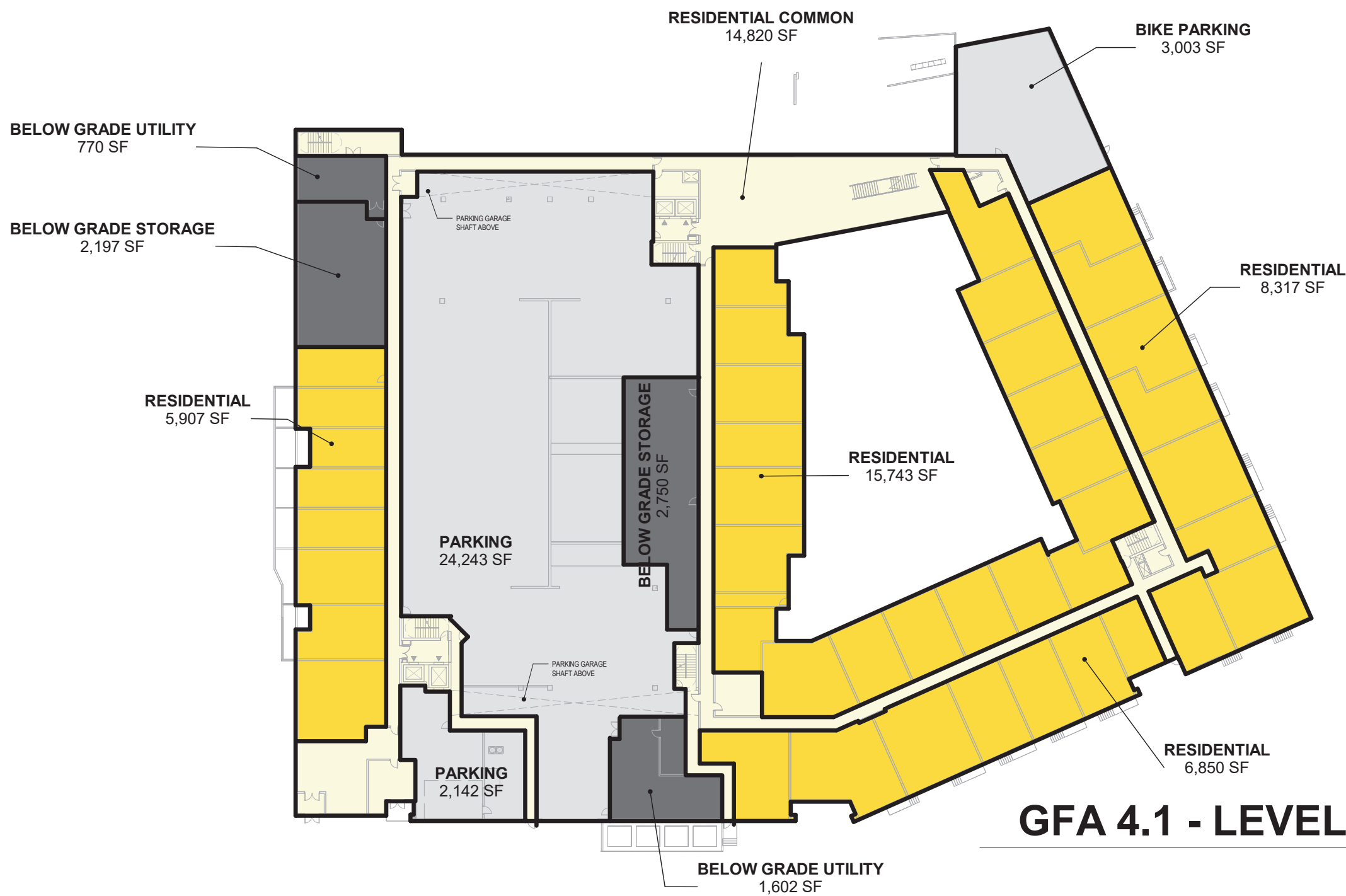
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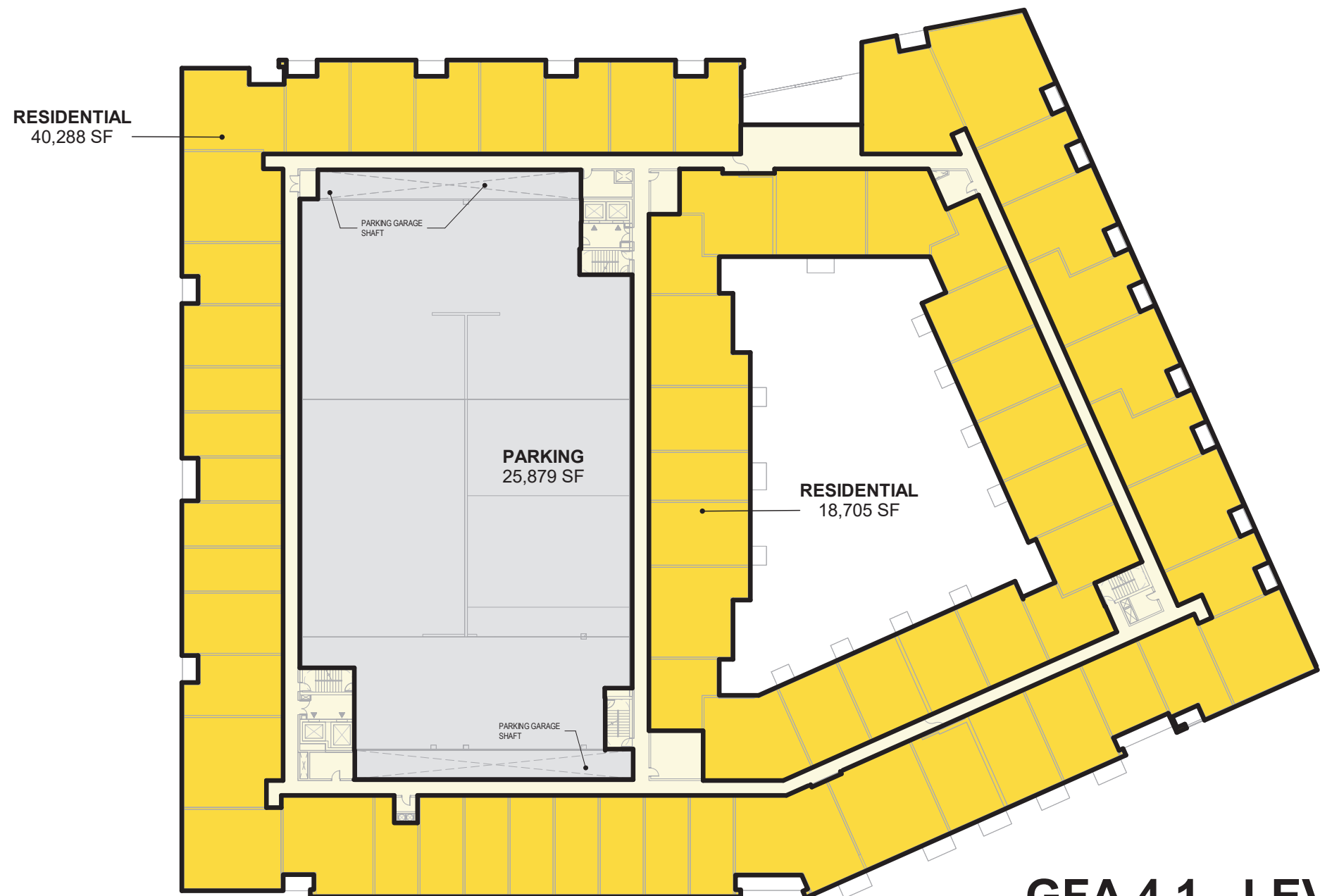
GFA 4.1 - LEVEL 2



GFA 4.1 - LEVEL 5

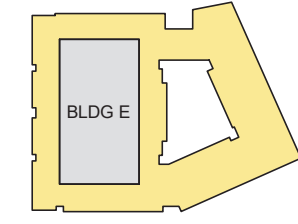


GFA 4.1 - LEVEL 1



GFA 4.1 - LEVEL 4

SITE KEY PLAN



BLDG A
BLDG B
BLDG C
BLDG D
BLDG E



GROSS FLOOR AREA LEGEND

GFA INCLUSIONS	RESIDENTIAL
GFA EXCLUSIONS	RESIDENTIAL COMMON
	BELOW GRADE SHAFT
	BELOW GRADE STORAGE
	BELOW GRADE UTILITY
UNACCOUNTED	OPEN TO BELOW
	PARKING
	BIKE PARKING

BUILDING E - GROSS FLOOR AREA

LEVEL 1	
RESIDENTIAL	36,816 SF
RESIDENTIAL COMMON	14,820 SF
	51,636 SF
LEVEL 2	
RESIDENTIAL	50,535 SF
RESIDENTIAL COMMON	16,842 SF
	67,377 SF
LEVEL 3	
RESIDENTIAL	56,671 SF
RESIDENTIAL COMMON	10,168 SF
	66,839 SF
LEVEL 4	
RESIDENTIAL	58,993 SF
RESIDENTIAL COMMON	10,998 SF
	69,991 SF
LEVEL 5	
RESIDENTIAL	58,993 SF
RESIDENTIAL COMMON	10,998 SF
	69,991 SF
LEVEL 6	
RESIDENTIAL	58,993 SF
RESIDENTIAL COMMON	10,998 SF
	69,991 SF
LEVEL 7	
RESIDENTIAL	56,518 SF
RESIDENTIAL COMMON	10,998 SF
	67,516 SF
LEVEL 8	
RESIDENTIAL	55,184 SF
RESIDENTIAL COMMON	10,599 SF
	65,783 SF
ROOF	
RESIDENTIAL COMMON	12,266 SF
	12,266 SF
	541,390 SF

BUILDING E - GROSS PARKING AREA

LEVEL 1	
PARKING	26,385 SF
LEVEL 2	
PARKING	26,736 SF
LEVEL 3	
PARKING	25,879 SF
LEVEL 4	
PARKING	25,879 SF
LEVEL 5	
PARKING	25,879 SF
LEVEL 6	
PARKING	25,879 SF
LEVEL 7	
PARKING	25,879 SF
LEVEL 8	
PARKING	9,636 SF
	192,152 SF

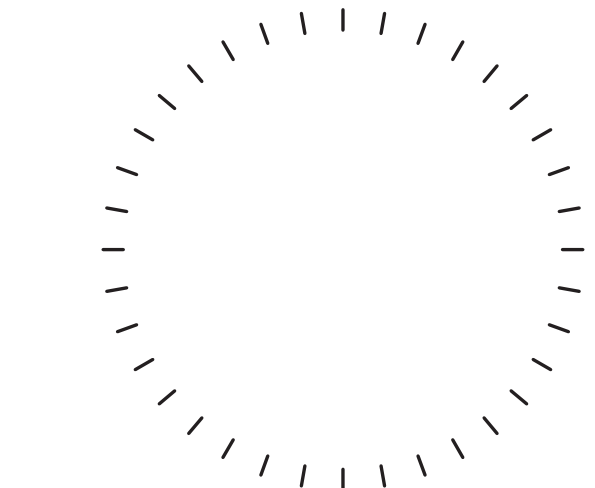
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Project Number

222365.00

Project

2480 S GLEBE ROAD

Phase

4.1 SITE PLAN SUBMISSION

Date

11.01.2024

Scale

As indicated

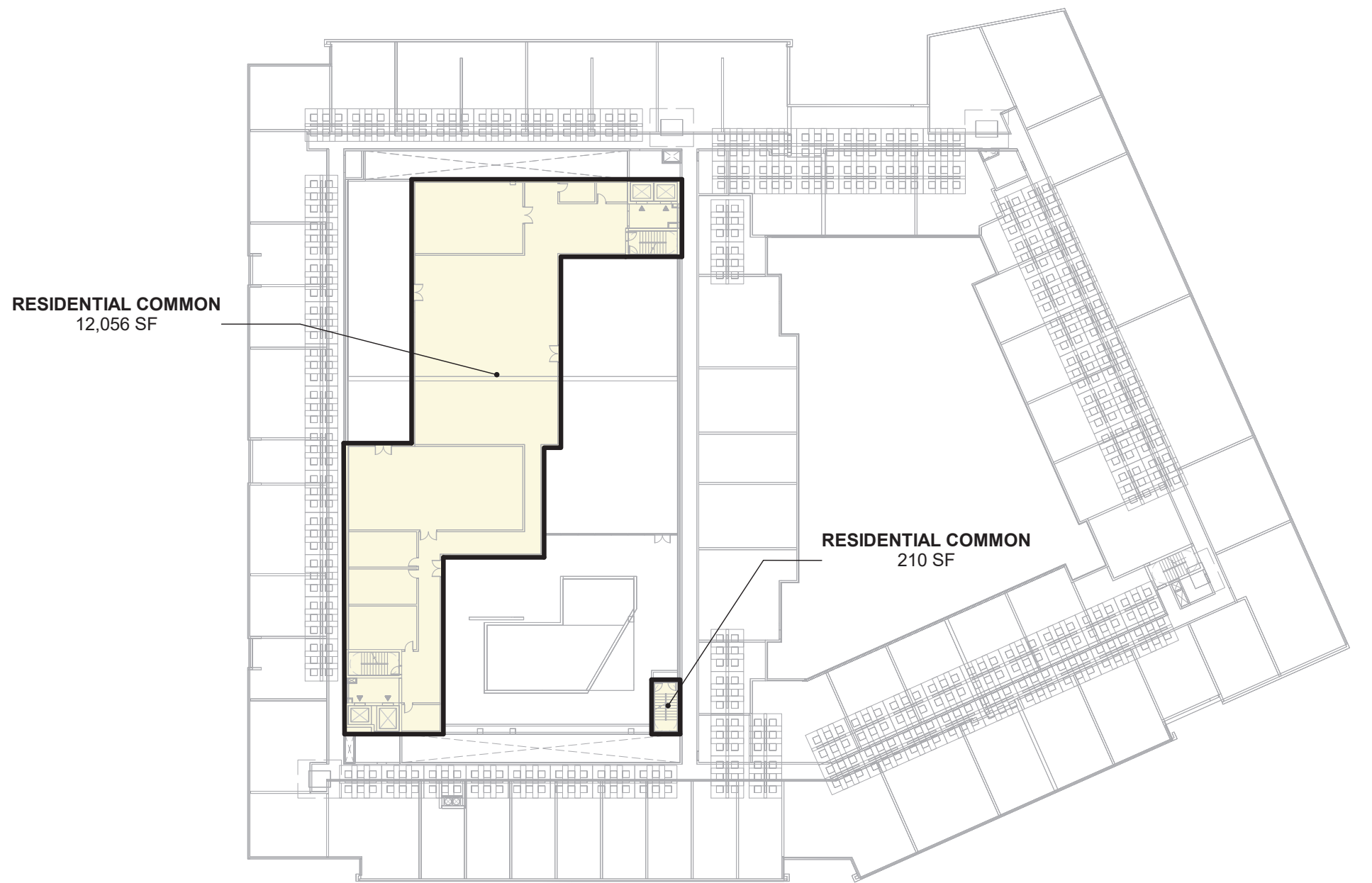
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FLOOR AREA
TABULATIONS

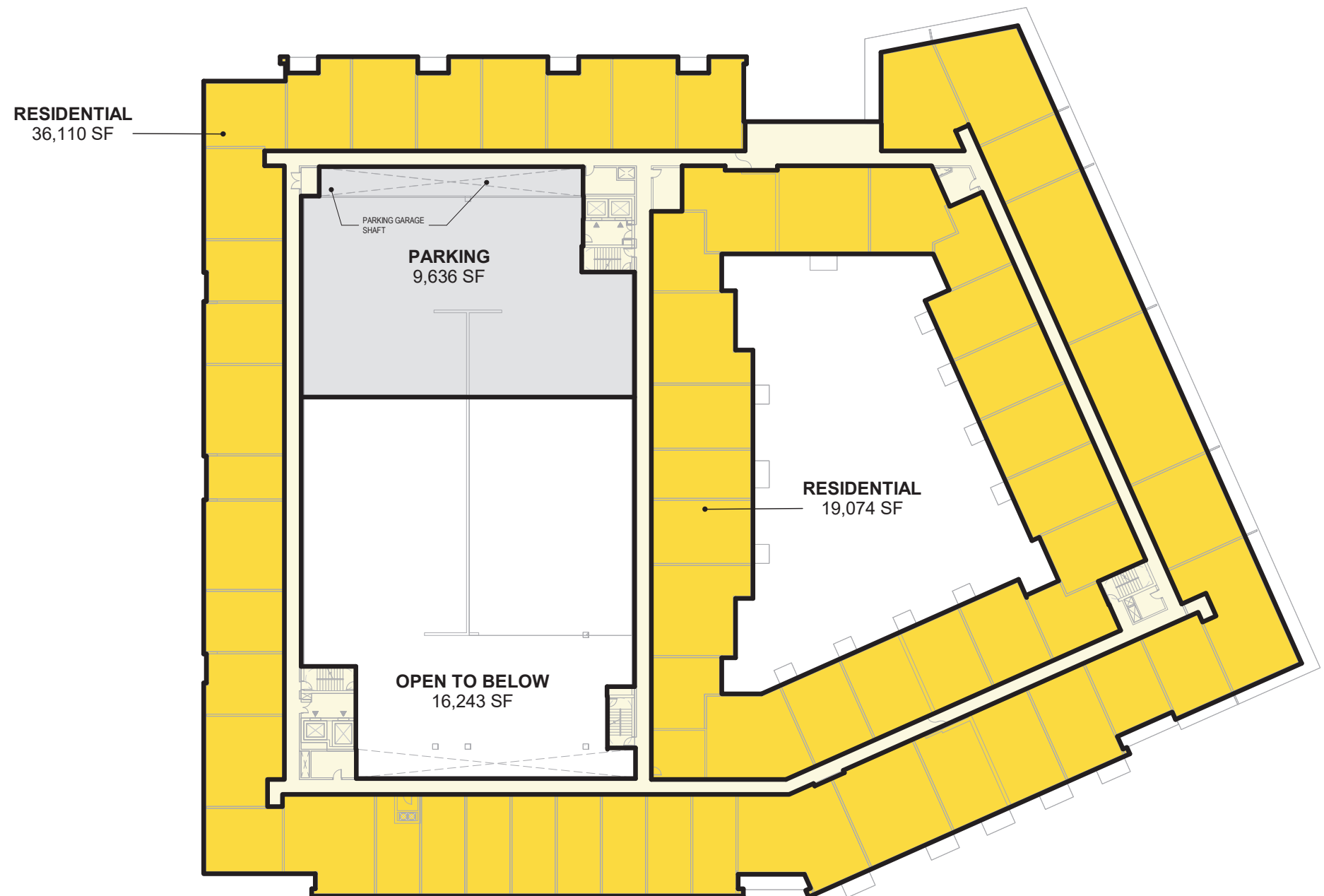
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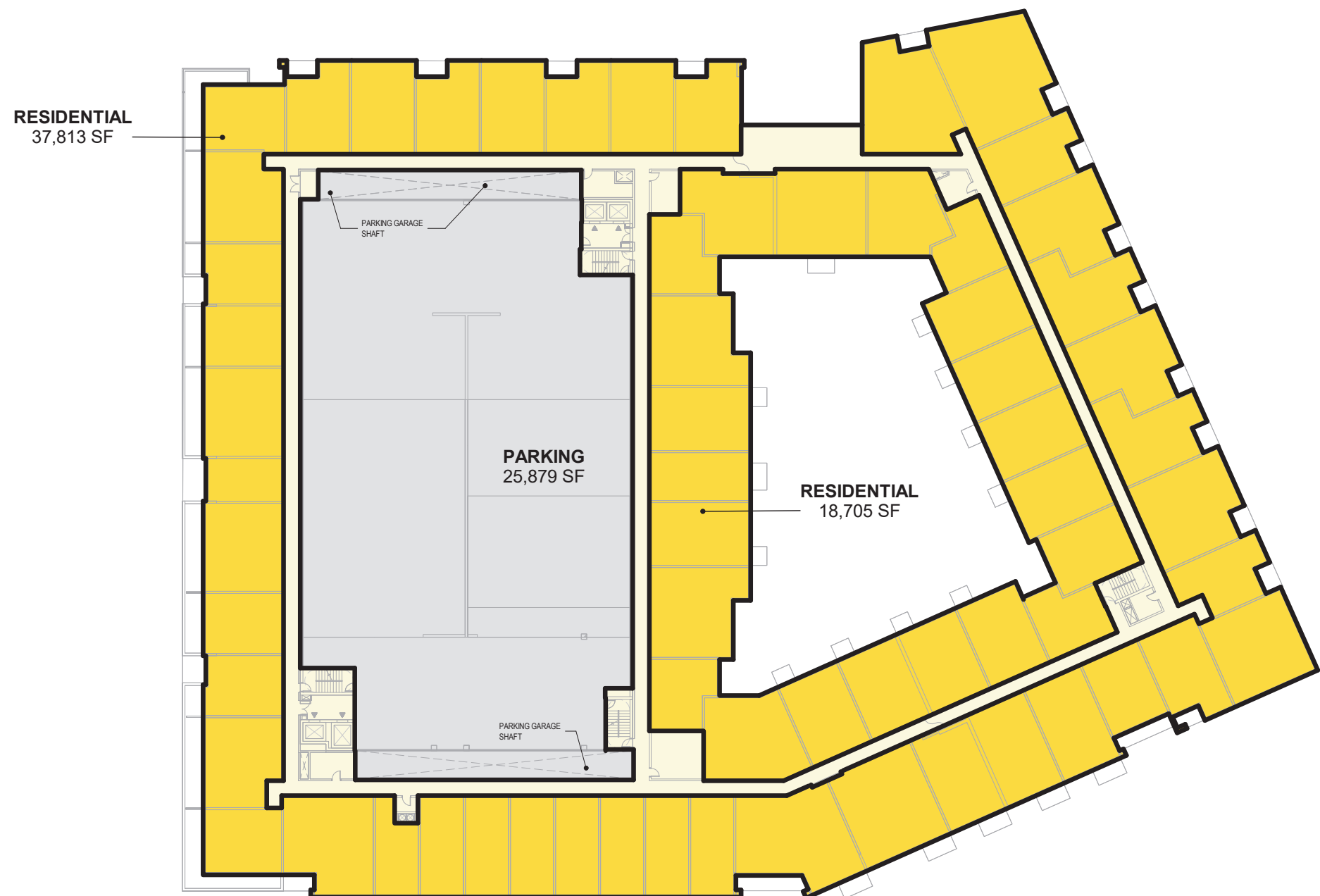
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GFA 4.1 - ROOF

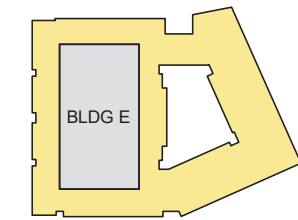


GFA 4.1 - LEVEL 8



GFA 4.1 - LEVEL 7

SITE KEY PLAN



GROSS FLOOR AREA LEGEND

GFA INCLUSIONS	RESIDENTIAL
	RESIDENTIAL COMMON
GFA EXCLUSIONS	BELOW GRADE SHAFT
	BELOW GRADE STORAGE
	BELOW GRADE UTILITY
UNACCOUNTED	OPEN TO BELOW
	PARKING
	BIKE PARKING

BUILDING E - GROSS FLOOR AREA

LEVEL 1	
RESIDENTIAL	36,816 SF
RESIDENTIAL COMMON	14,820 SF
	51,636 SF
LEVEL 2	
RESIDENTIAL	50,535 SF
RESIDENTIAL COMMON	16,842 SF
	67,377 SF
LEVEL 3	
RESIDENTIAL	56,671 SF
RESIDENTIAL COMMON	10,168 SF
	66,839 SF
LEVEL 4	
RESIDENTIAL	58,993 SF
RESIDENTIAL COMMON	10,998 SF
	69,991 SF
LEVEL 5	
RESIDENTIAL	58,993 SF
RESIDENTIAL COMMON	10,998 SF
	69,991 SF
LEVEL 6	
RESIDENTIAL	58,993 SF
RESIDENTIAL COMMON	10,998 SF
	69,991 SF
LEVEL 7	
RESIDENTIAL	56,518 SF
RESIDENTIAL COMMON	10,998 SF
	67,516 SF
LEVEL 8	
RESIDENTIAL	55,184 SF
RESIDENTIAL COMMON	10,599 SF
	65,783 SF
ROOF	
RESIDENTIAL COMMON	12,266 SF
	12,266 SF
	541,390 SF

BUILDING E - GROSS PARKING AREA

LEVEL 1	
PARKING	26,385 SF
LEVEL 2	
PARKING	26,736 SF
LEVEL 3	
PARKING	25,879 SF
LEVEL 4	
PARKING	25,879 SF
LEVEL 5	
PARKING	25,879 SF
LEVEL 6	
PARKING	25,879 SF
LEVEL 7	
PARKING	25,879 SF
LEVEL 8	
PARKING	25,879 SF
TOTAL	
PARKING	9,636 SF
	192,152 SF

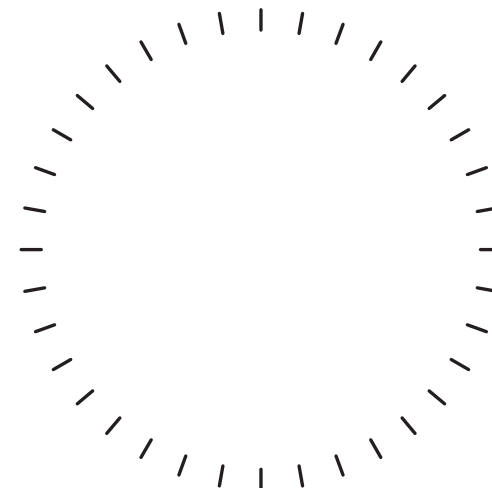
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Project Number

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Project

2480 S GLEBE ROAD

Phase

4.1 SITE PLAN SUBMISSION

Date

11.01.2024

Scale

As indicated

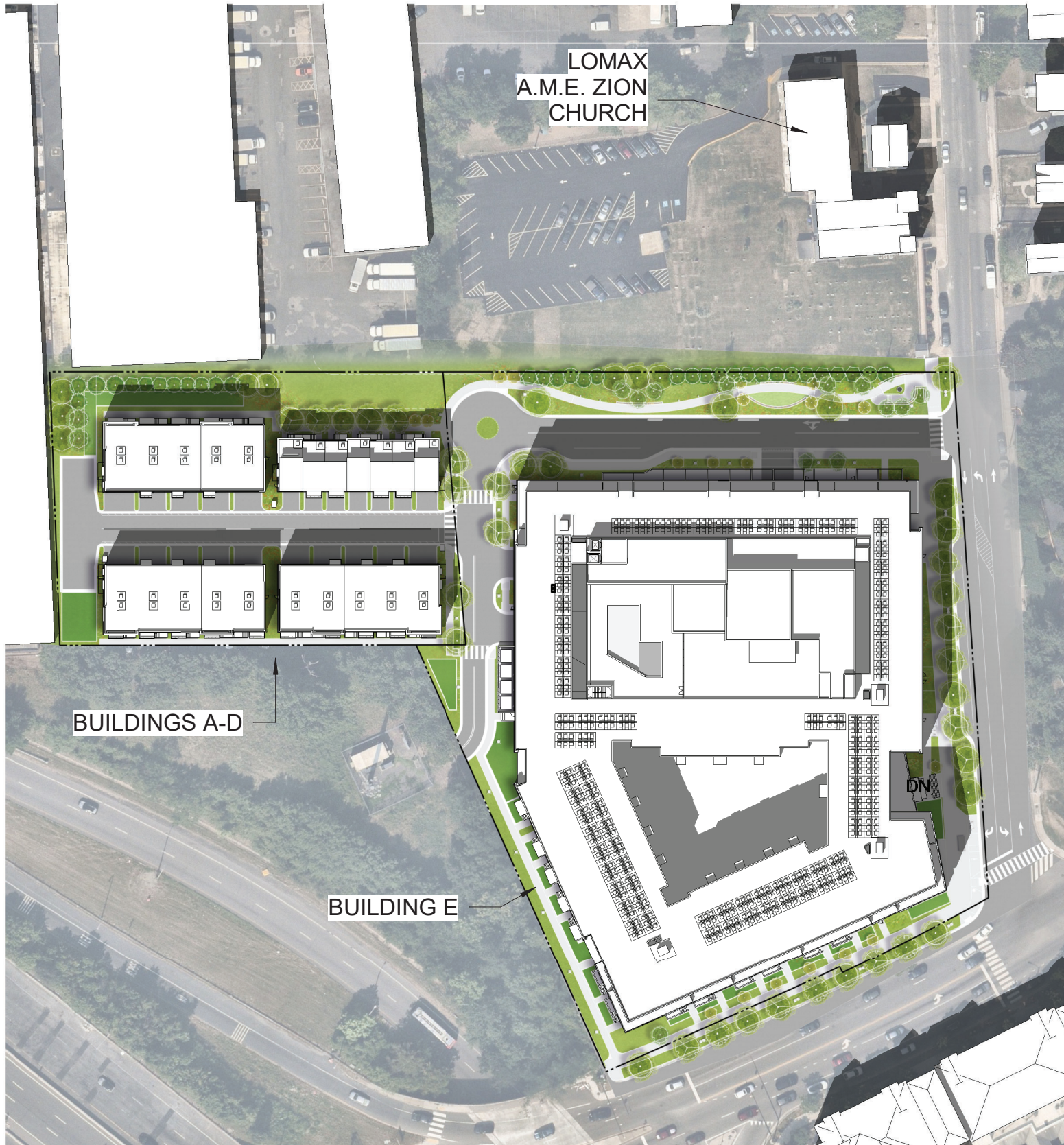
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FLOOR AREA
TABULATIONS

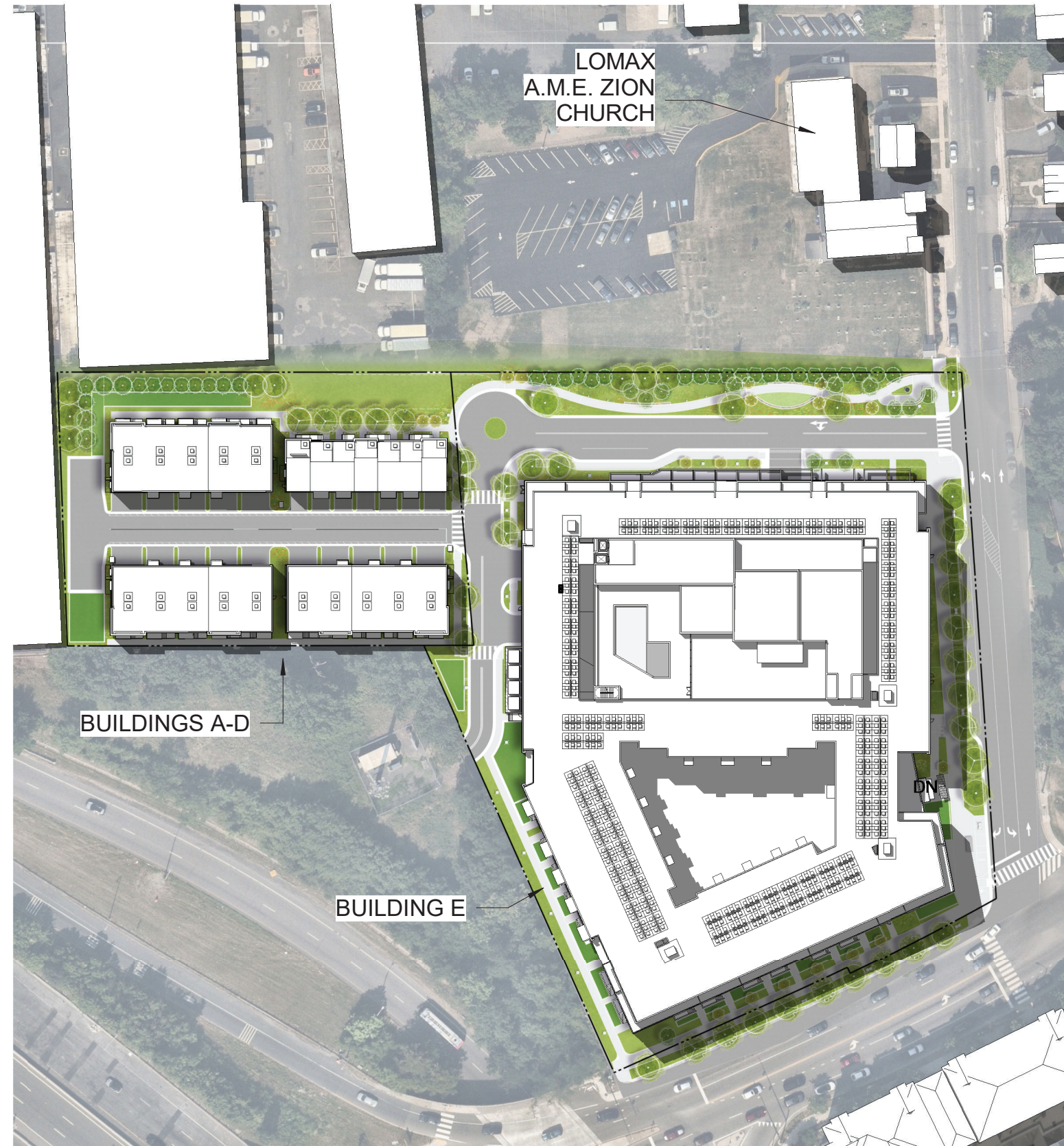
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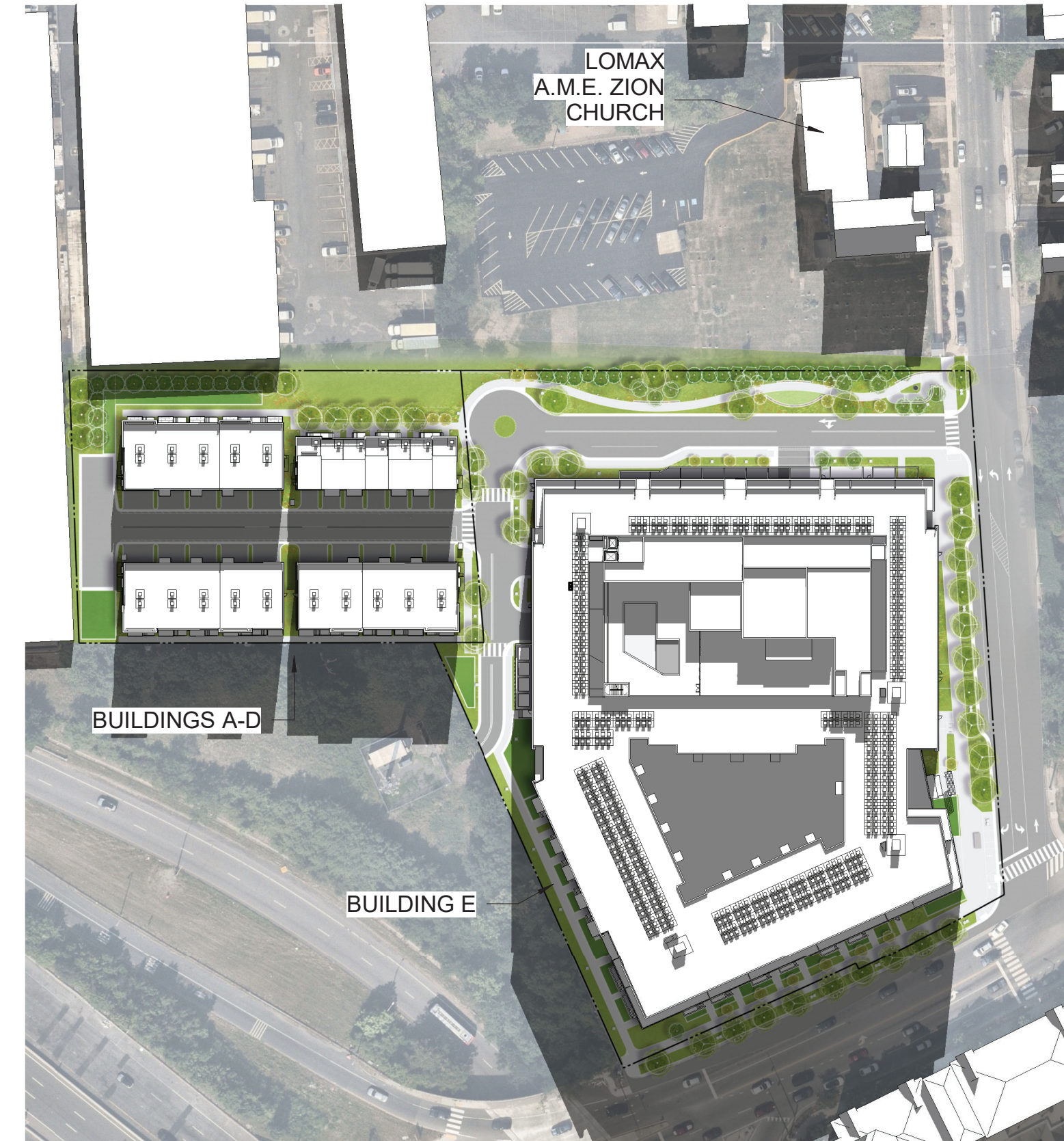
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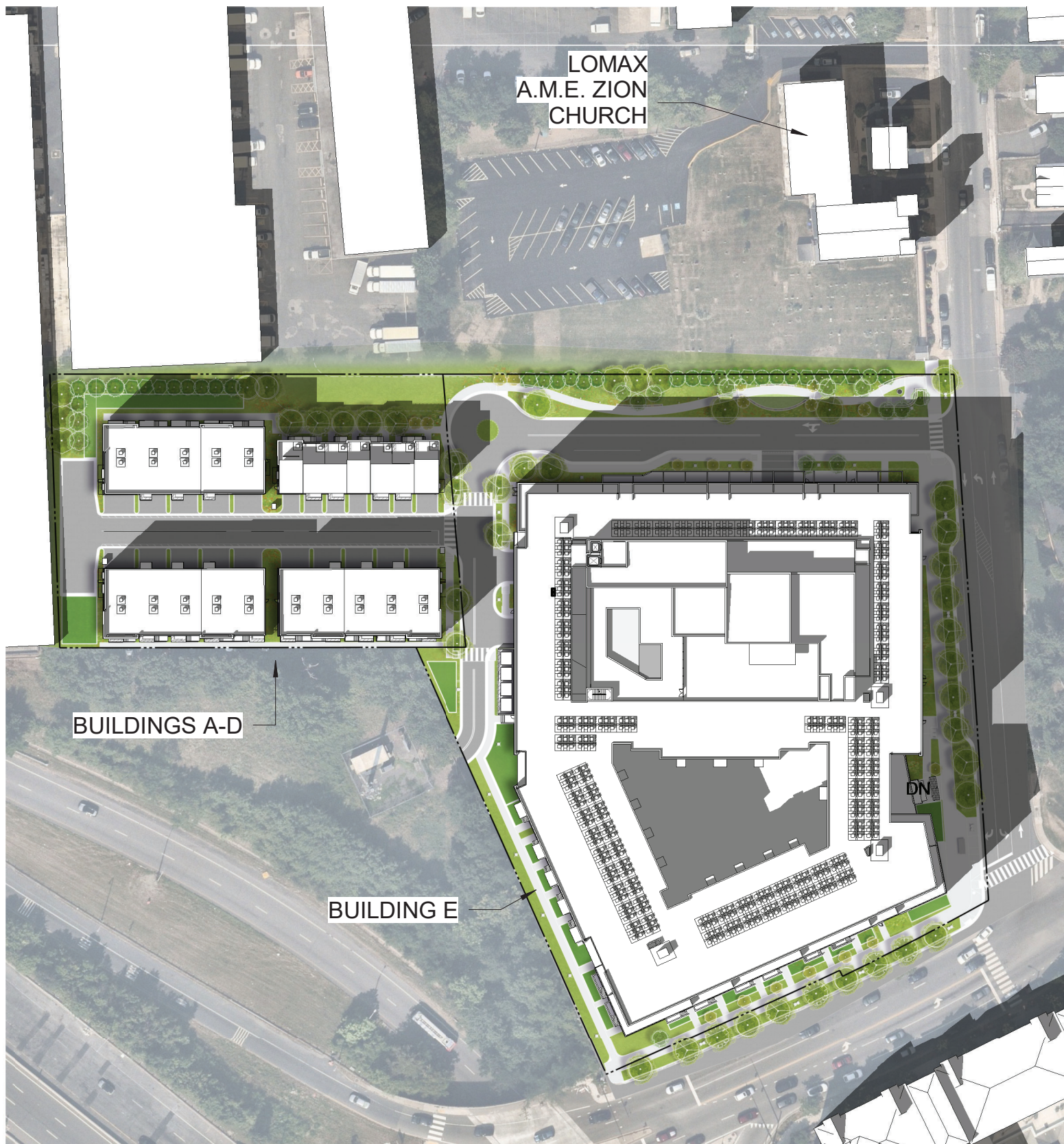
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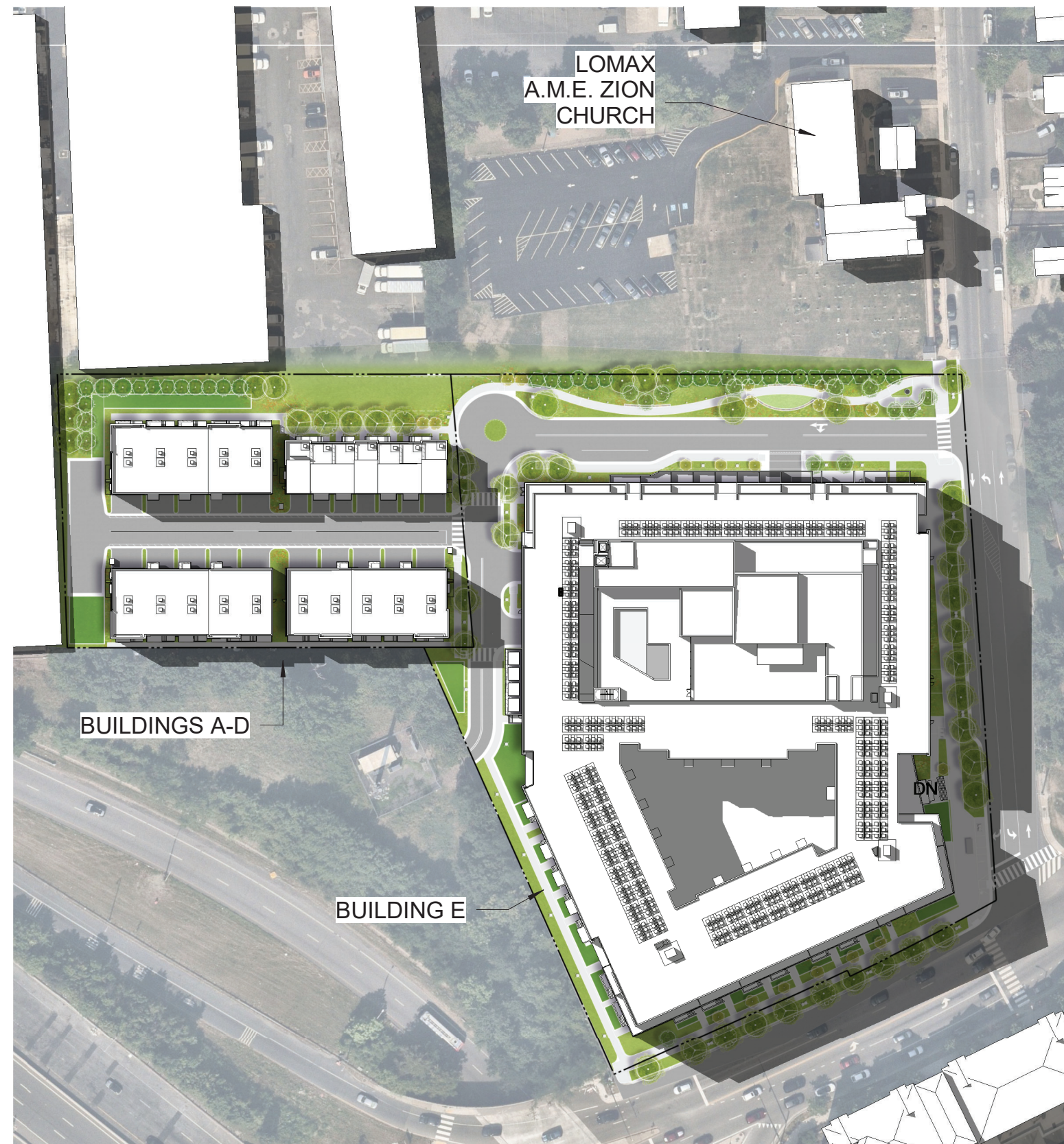
1:00 PM SUMMER



4:30 PM SUMMER



9:30 AM FALL



1:00 PM FALL



4:30 PM FALL

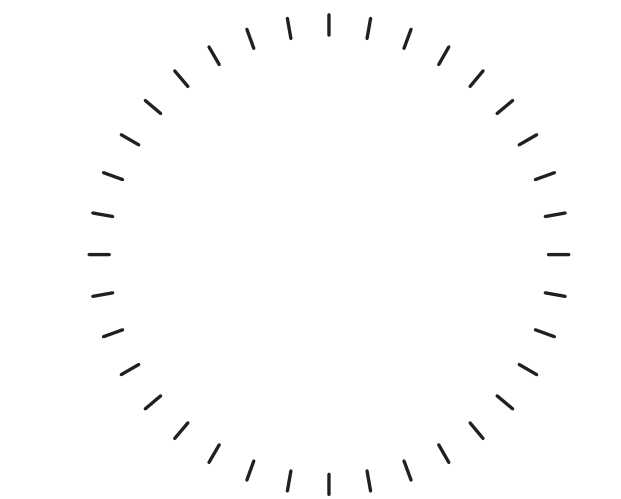
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222365.00

Project
2480 S GLEBE ROAD

Phase

Date
11.01.2024

Scale
1" = 100'-0"

Drawing

**SUN STUDY - SUMMER
& FALL**

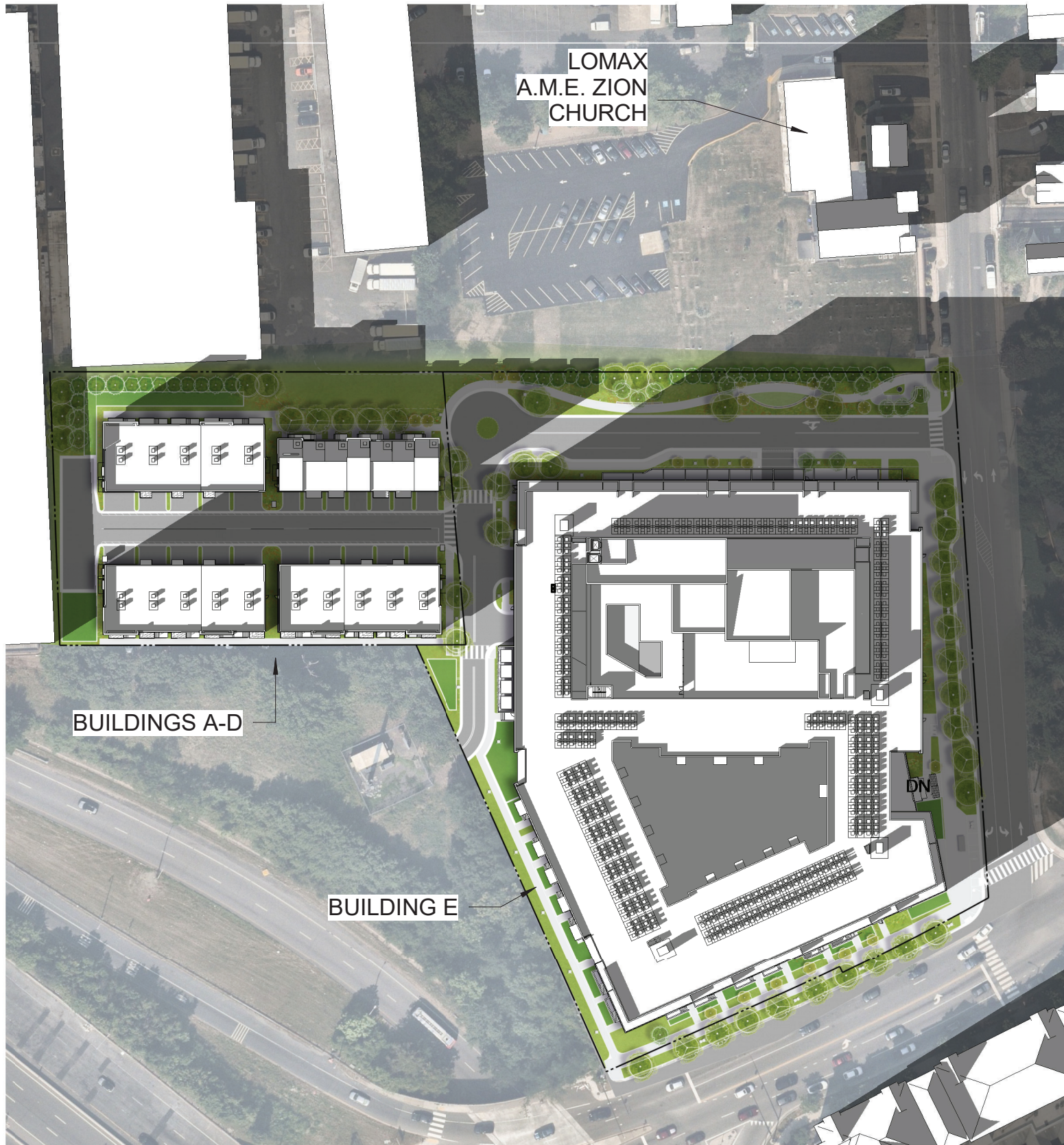
No

A-31

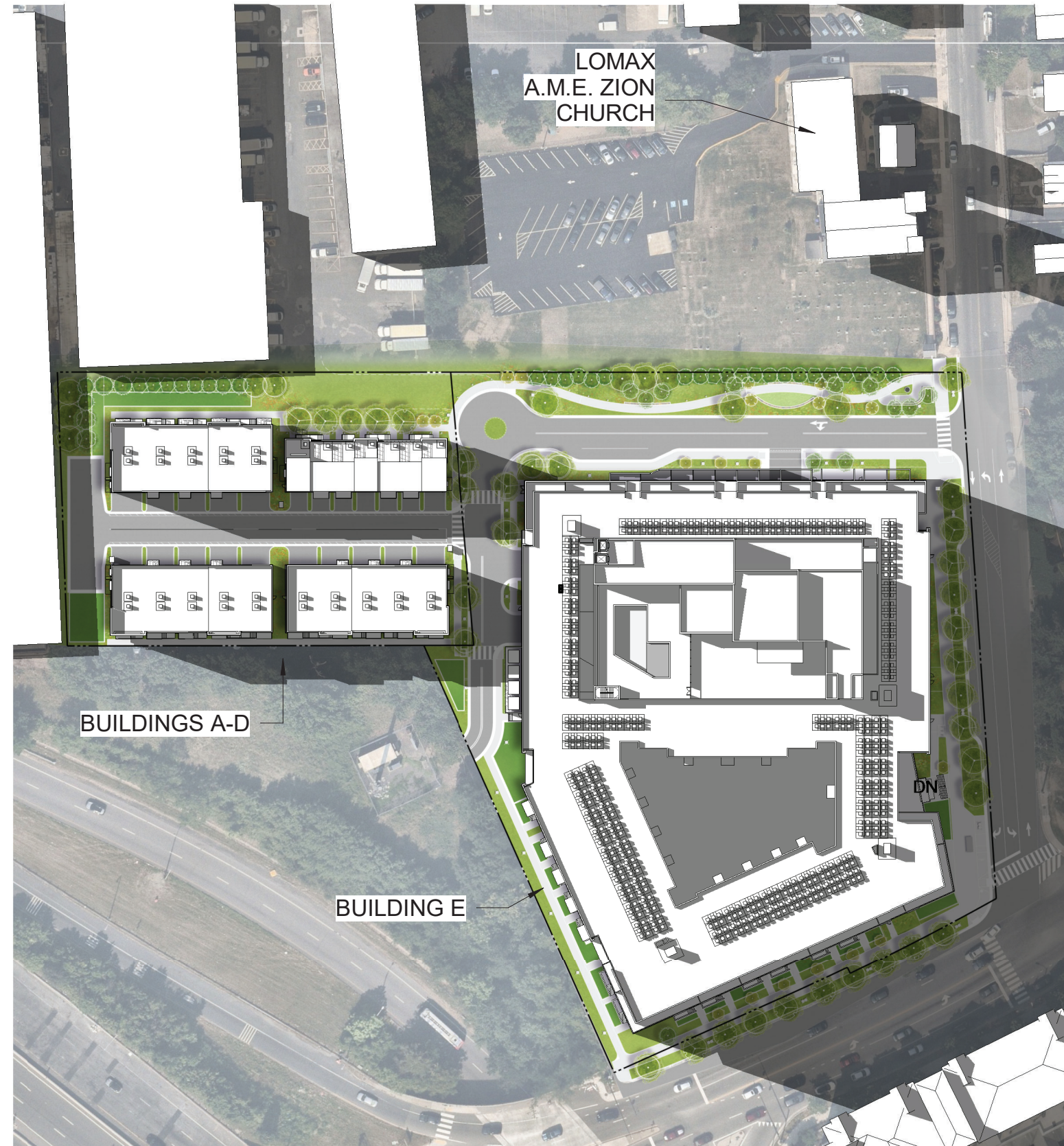
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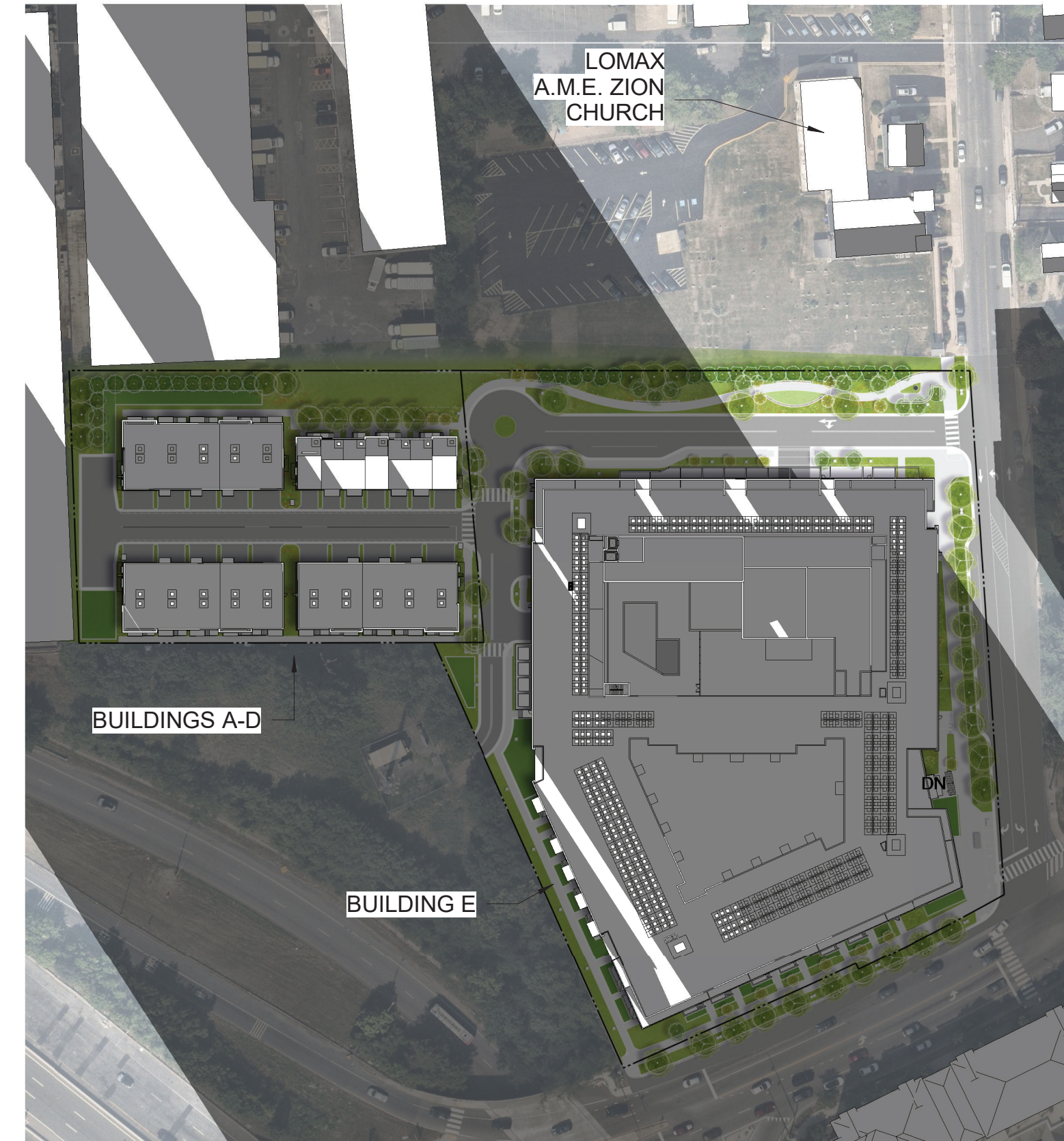
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Parking Study 01_chris\mhs302h.rvt



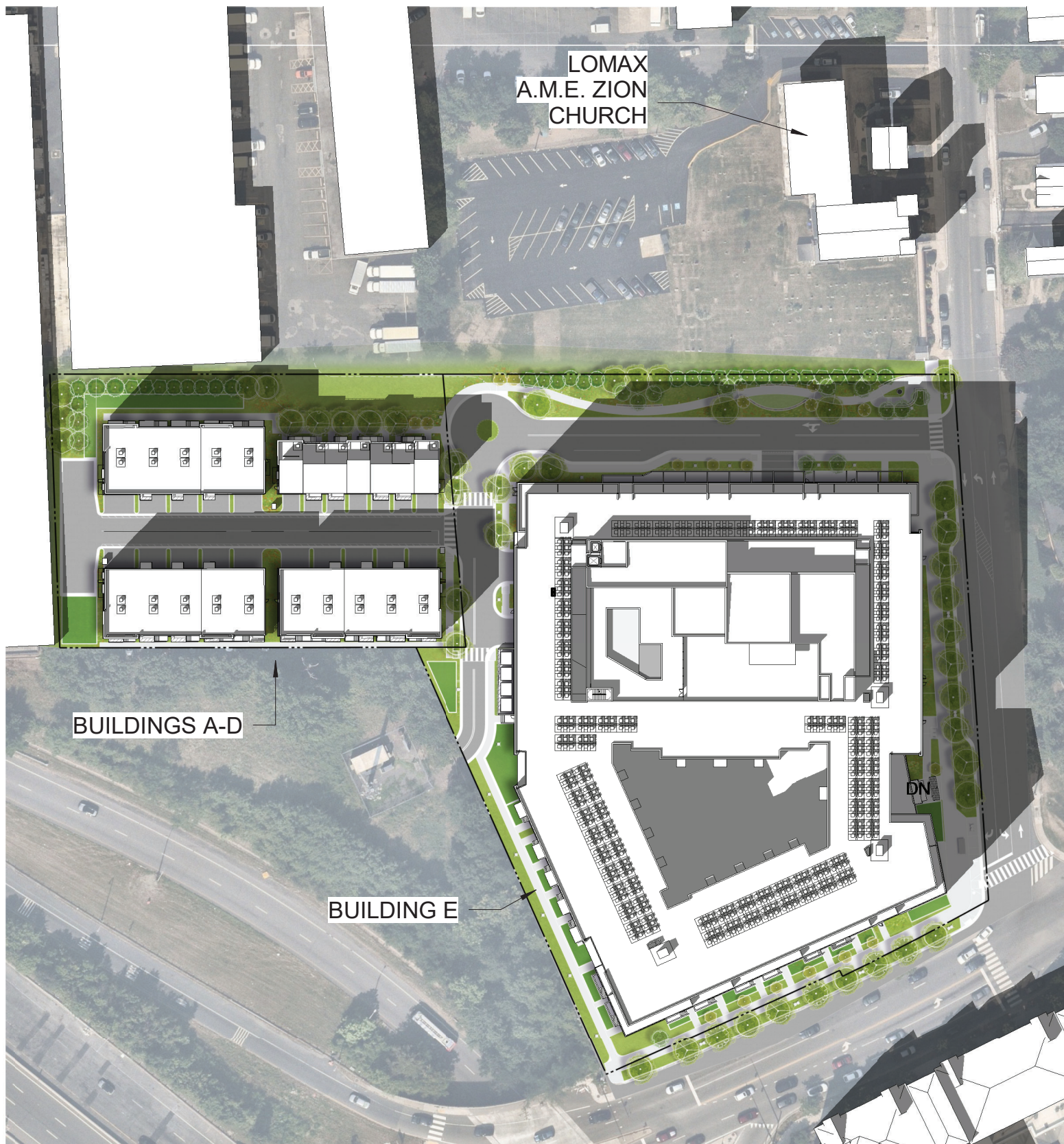
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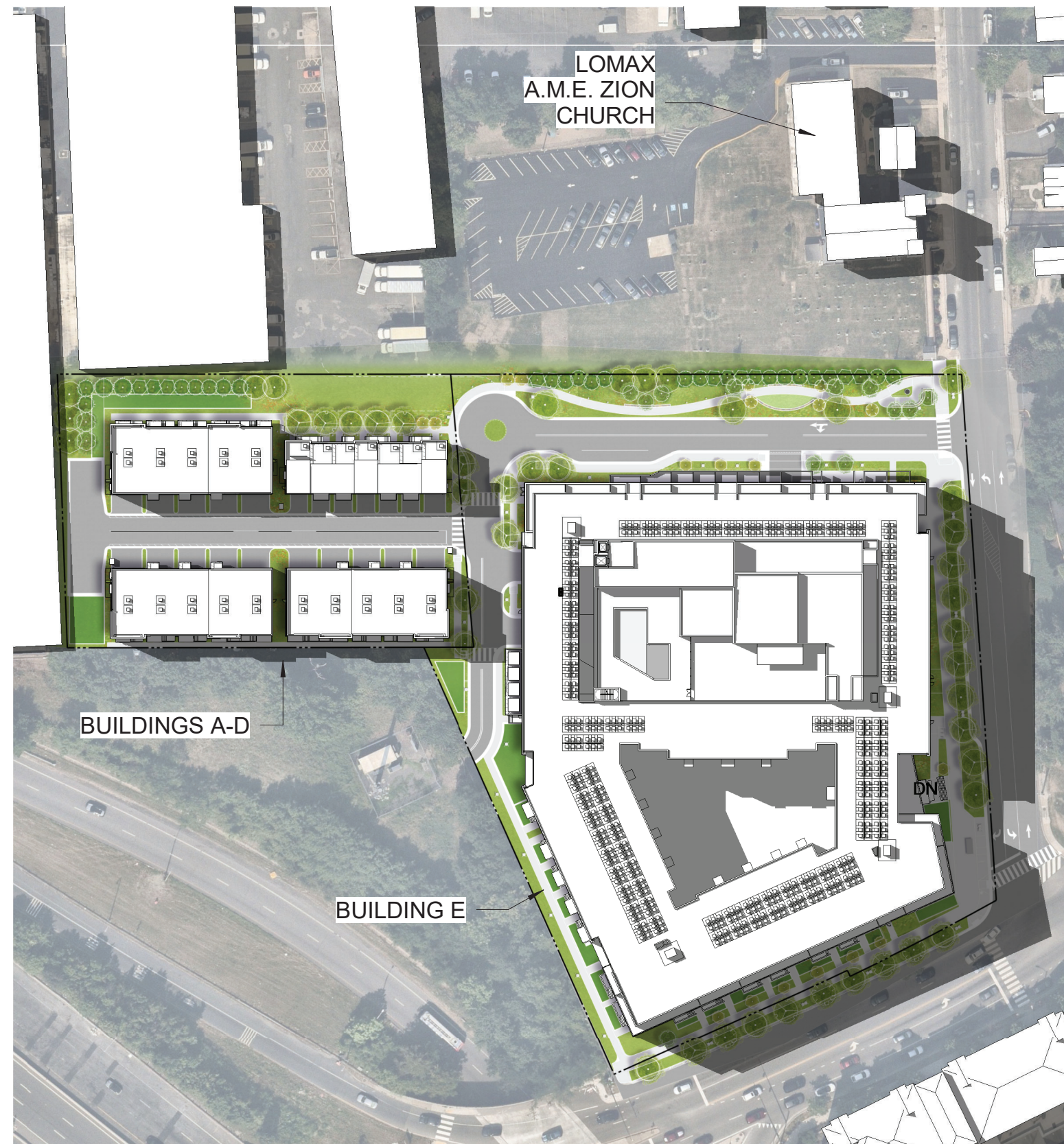
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4:30 PM WINTER



9:30 AM SPRING



1:00 PM SPRING



4:30 PM SPRING

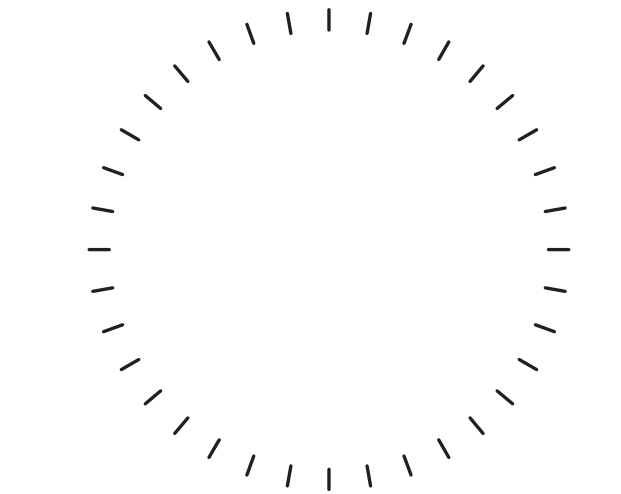
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PROFESSIONAL CERTIFICATION: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

no. date revision

Project Number
222365.00

Project
2480 S GLEBE ROAD

Phase

Date
11.01.2024

Scale
1" = 100'-0"

Drawing

**SUN STUDY - WINTER
& SPRING**

No

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10/1/2024 2:26:33 PM
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