

ISSUE: Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations

APPLICANT: 601 Wythe Street, LLC

LOCATION: Old and Historic Alexandria District
601 Wythe Street

ZONE: CRMU-X/Commercial residential mixed-use (Old Town North) zone

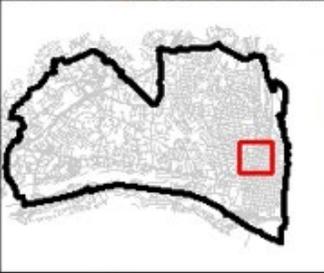
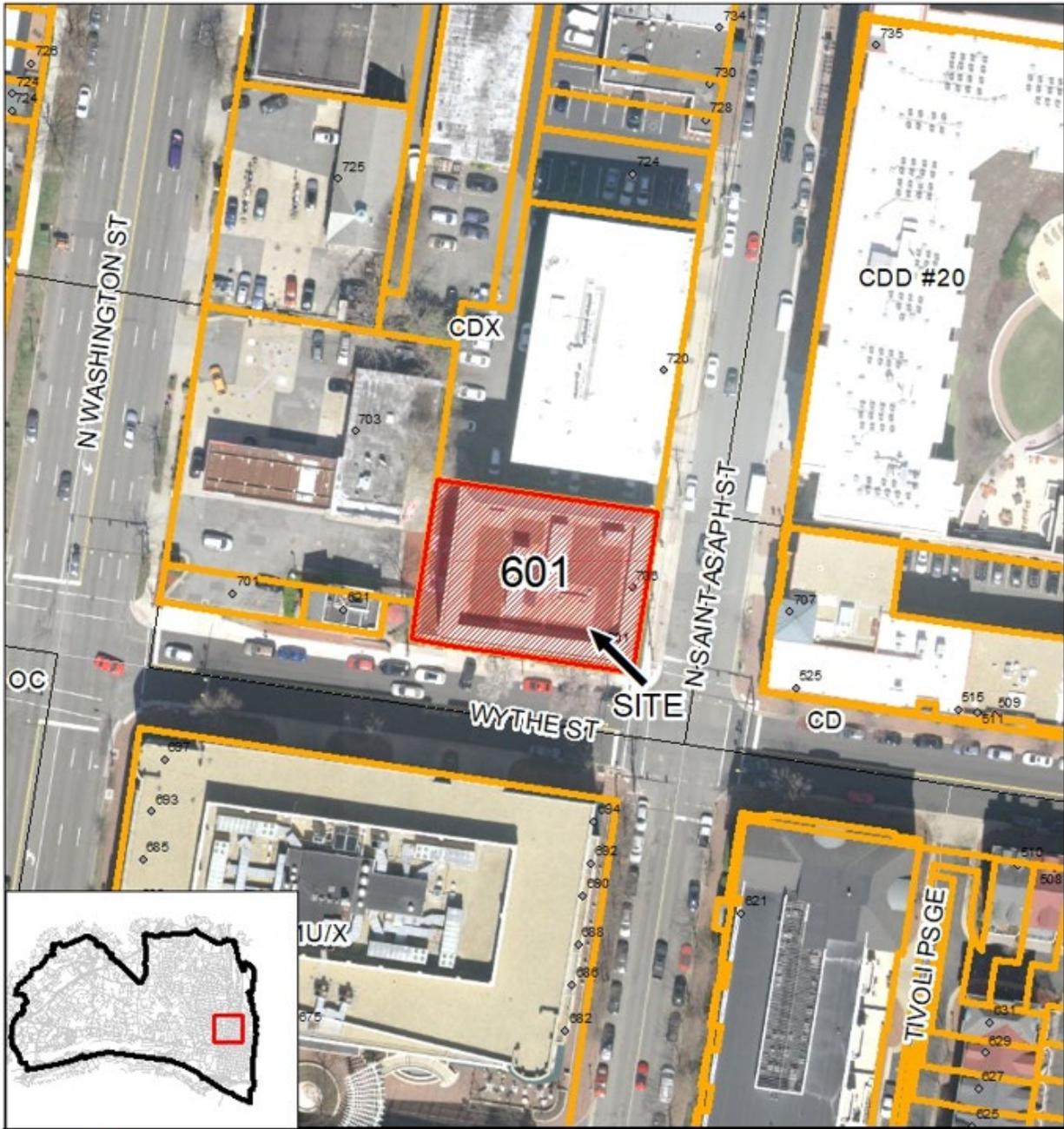
STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations with the following conditions:

1. The applicant will work with staff to ensure that the windows meet the requirements listed in the *Design Guidelines*.
2. The fiber cement siding will be a smooth texture.
3. The applicant will work with staff to determine the right level of stain opacity to allow the brick detailing to remain visible.

GENERAL NOTES TO THE APPLICANT

1. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



 **BAR#2025-00549 & BAR#2025-00550**
OHAD
601 Wythe Street

0 30 60 120 Feet

N



Note: Staff coupled the applications for a Permit to Demolish (BAR #2025-00550) and Certificate of Appropriateness (BAR #2025-00549) for clarity and brevity. The Permit to Demolish requires a roll call vote.

I. APPLICANT'S PROPOSAL

The applicant requests a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness to make various exterior modifications to the building to convert this existing commercial building into a multi-unit residential use. The proposed modifications include the replacement of all existing windows, and the building entry enclosure. A new roof deck with railings and balconies will be added to the building and the existing brick will be stained.

Permit to Demolish/Capsulate

- Remove all existing windows
- Remove storefront at building entry
- Area of brick below some windows to be removed to allow for larger windows
- The existing metal rooftop screening and rooftop mechanical units will be removed
- Replace existing louvers
- Replace all light fixtures

Certificate of Appropriateness

- All windows will be replaced
- Install new storefront and fiber cement at existing two story building entry
- Add new canopy with illuminated channel cut letters to building entry and corner
- Install new balconies with metal railings and fiber cement cladding in areas where brick below windows was removed
- Replace exterior light fixtures throughout
- New roof deck with elevator enclosure, stair enclosure, and perimeter railings
- Install decorative louvers in place of previous louvers
- Stain the existing red brick

Site context

The subject property is located at the northwest corner of the intersection of Wythe Street and North St. Asaph Street. Because of the small size of nearby buildings, all parts of the subject building are visible from a public right of way.

II. HISTORY

The existing five story commercial building at 601 Wythe Street was constructed in 1985 (Permit 1679-54730). The property remained undeveloped until the middle twentieth century. In the 1920s and 1930s an auto repair shop occupied a portion of the lot. In the 1950s a restaurant was constructed on a portion of the property.

Previous BAR Approvals

BAR 2016-00423 – Signage

III. ANALYSIS

Permit to Demolish/Capsulate

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B), which relate only to the subject property and not to neighboring properties. The Board has purview of the proposed demolition/capsulation regardless of visibility.

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?	No
(2)	Is the building or structure of such interest that it could be made into a historic shrine?	No
(3)	Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No
(4)	Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?	No
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(6)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?	No

The analysis of the standards indicated above relate only to the specific portions of the building proposed for demolition/capsulation, not the overall building.

In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. The select portions of the building proposed for demolition are not themselves of unusual or uncommon design. As the building dates from 1985, it is not of “unusual or uncommon design” and could be built using modern methods of construction.

Certificate of Appropriateness

The subject property is being converted from the previous commercial use to a multi-unit residential use. The proposed exterior modifications are consistent with the requirements of a residential property and there is no significant modification to the building massing being proposed. Some of the more significant modifications include the following:

Replacement windows and balconies

The existing building features dark metal ribbon windows that are consistent with the 1980s building architecture. These types of windows do not lend themselves to a residential use, so the applicant is proposing to replace all of the existing windows with a more residential style aluminum window. In addition to replacing the windows, each window bay will be broken up by vertical strips of fiber cement siding.

The applicant is also proposing to install balconies throughout. As with the replacement windows, these balconies will help to give the building a more residential and less commercial look. In order to install these balconies, the applicant will be using the existing recesses within the exterior skin. The existing building has vertical brick elements that are in front of the windows for the first four floors. The proposed balconies will project beyond these vertical elements to create balconies that both project and recede into the elevation (Figure 1).



Figure 1: View of exterior showing proposed replacement windows and balconies

Staff finds the replacement windows and new balconies to be a welcome modification to the existing building. In the existing configuration, the building is rather stark and without a great deal of visual interest. The introduction of windows with greater articulation and vertical breaks within the masonry openings creates a subtle layering within the exterior that does not exist in the current configuration. Using the recesses at the windows allows the applicant to create balconies that both project and recess, a feature that the Board has recently encouraged on multi-unit residential buildings. Staff supports the proposed design and finds that it is consistent with the review standards in Chapter 10 of the Zoning Ordinance. The submission materials do not include complete specifications on the proposed windows. Staff recommends that the applicant work with staff to ensure that the windows meet the requirements listed in the *Design Guidelines*.

Building entry

In the current configuration, there are two-story storefront elements at the building entry and at the building corner. These elements are not sensitive to the pedestrian scale and reflect the previous commercial use more than the proposed residential use. The building entry also does not include a canopy, a feature that is typically found on residential properties.



Figure 2: View showing existing two story storefront at entry and corner

The proposed design will reimagine the building entry and corner as one story elements with modern storefront windows and fiber cement panels covering the second-floor slab (Figure 3). At the second floor will be located windows similar to those found elsewhere. In addition, a new metal canopy will be located above both the entry and the corner storefront that features an illuminated sign identifying the name and address of the building. New wall sconces will be located centered on the brick pier on either side of the building entry bay.

Staff supports the revisions to the building entry and the corner storefront. The existing configuration is not sensitive to a pedestrian scale and does not serve to enliven the streetscape. By lowering these elements to a single story, the applicant is able to utilize the second-floor area for usable space. In addition, the single-story scale addresses the street in a way that is similar to other modern buildings in the vicinity. The use of fiber cement panels above the storefront and in between the brick piers helps to define this area as different from the brick infill found elsewhere. While illuminated signs are often discouraged, this building is located in a busy retail area where there are numerous other signs and lights. In this context, the illumination will not detract from historic resources.



Figure 3: Single story building entry and corner storefront

Staining brick

The existing building is clad in a red brick with light colored mortar and precast concrete coping at the balconies. As part of the re-imagining of this building from commercial to residential the applicant is requesting approval to stain the existing brick. The submission materials include an enlarged area of the building elevation with detailed information regarding the specifications for various exterior materials. Per this page, the applicant is proposing a light brown stain for the second through fifth floors with a darker brown stain at the first floor and specific highlighted areas on the upper floors.

In recent cases the Board has preferred the use of a masonry stain to painting of unpainted masonry where it has found this alteration to be appropriate. Notably, the Board approved the use of a grey stain at the AKA hotel building located at 625 First Street in lieu of painting the brick. During discussions regarding this case, Board members noted that the use of stain allows the brick coursing details to be visible where painting the brick obscures these details. While there is not extensive brick detailing on this building, there are recessed bands and header courses in some locations. Given the 1980s vintage of the building, staff supports the use of stain as proposed. When masonry stain is applied, the opacity of the stain can be regulated which determines how much of the existing brick detailing remains visible. Staff recommends that the

applicant work with staff to determine a level of stain opacity that will allow the brick details to remain visible while maintaining a consistent brick color.

Staff recommends approval of the Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations with the following conditions:

4. The applicant will work with staff to ensure that the windows meet the requirements listed in the *Design Guidelines*.
5. The fiber cement siding will be a smooth texture.
6. The applicant will work with staff to determine the right level of stain opacity to allow the brick detailing to remain visible.

STAFF

Bill Conkey, AIA, Historic Preservation Architect, Planning & Zoning
Tony LaColla, AICP, Land Use + Preservation Division Chief, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

Legend: C- code requirement R- recommendation S- suggestion F- finding

Zoning (format all comments like the below two)

F-1 Proposed conversion must comply with all terms and conditions of SUP 2025-00049.

Code Administration

C-1 A building permit is required. Change of use shall comply with VEBC2021

Transportation and Environmental Services

R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)

R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)

C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)

- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)
- C-7 The owner shall obtain and maintain an encroachment permit and policy of general liability insurance in compliance with the permit requirements in Sec. 5-2-29(a)(3). See <https://www.alexandriava.gov/permits/right-of-way-administrative-encroachment-permit> for details. (T&ES)

Alexandria Archaeology

- F-1 According to historic maps and aerial photographs, the property at 601 Wythe St. remained vacant and undeveloped until the mid-twentieth century. For a short period of time in the 1920s and 1930s, an auto repair shop and shed stood on a small portion of the property. In the 1950s a restaurant was built on the lot. It was later torn down in preparation for the construction of the office building that now occupies the site. Due to the underground parking, the likelihood for encountering significant archaeological remains is extremely low.
- C-1 Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, 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 language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology)
- C-2 The applicant/developer shall not allow any metal detection to be conducted on the property, or allow independent parties to collect or excavate artifacts, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology)

V. ATTACHMENTS

- Application Materials for BAR 2025-00549 & BAR 2025-00550
- Supplemental Materials

BAR CASE# _____
(OFFICE USE ONLY)

ADDRESS OF PROJECT: 601 Wythe Street, Alexandria VA 223414

DISTRICT: Old & Historic Alexandria Parker – Gray 100 Year Old Building

TAX MAP AND PARCEL: 054.04-09-08 **ZONING:** CRMU-X

APPLICATION FOR: (Please check all that apply)

- CERTIFICATE OF APPROPRIATENESS
- PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)
- WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)
- WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant: Property Owner Business (Please provide business name & contact person)

Name: 601 Wythe Street LLC

Address: [REDACTED]

City: [REDACTED] State: [REDACTED]

Phone: [REDACTED] E-mail: [REDACTED]

Authorized Agent (if applicable): Attorney Architect

Name: Matthew Lee, AIA Phone: [REDACTED]

E-mail: [REDACTED]

Legal Property Owner:

Name: Water Pollution Control Federation

Address: [REDACTED]

City: [REDACTED] State: [REDACTED] Zip: [REDACTED]

Phone: [REDACTED] E-mail: [REDACTED]

NATURE OF PROPOSED WORK: *Please check all that apply*

- NEW CONSTRUCTION
- EXTERIOR ALTERATION: *Please check all that apply.*
 - awning
 - doors
 - lighting
 - other _____
 - fence, gate or garden wall
 - windows
 - pergola/trellis
 - HVAC equipment
 - siding
 - painting unpainted masonry
 - shutters
 - shed
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

DESCRIPTION OF PROPOSED WORK: *Please describe the proposed work in detail (Additional pages may be attached).*

This project consists of the renovation of an existing office building and change of occupancy from (B) Business to (R-2) residential. Type IA/IIB construction to include renovation of (5) stories and new construction of residential penthouse space with existing below-grade parking to remain. The proposed project contains eighteen (18) condo units with two (2) existing stairs to remain and one (1) existing elevator.

Please find the attached proposal package for a thorough description and details regarding the project.

SUBMITTAL REQUIREMENTS:

Check this box if there is a homeowner’s association for this property. If so, you must attach a copy of the letter approving the project.

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Demolition/Encapsulation : *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- N/A
- Survey plat showing the extent of the proposed demolition/encapsulation.
- Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
- Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
- Description of the reason for demolition/encapsulation.
- Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

ALL APPLICATIONS: *Please read and check that you have read and understand the following items:*

- I understand that after reviewing the proposed alterations, BAR staff will invoice the appropriate filing fee in APEX. The application will not be processed until the fee is paid online.
- I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- I, the applicant, or an authorized representative will be present at the public hearing.
- I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and revised materials.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:

Signature: _____

Printed Name: Matthew Lee Signature _____

Date: 12/15/2025

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. 601 Wythe Street LL	[REDACTED]	Lee R. Kenna ? 3%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 601 Wythe Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Water Environment Federr	[REDACTED]	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. none	none	none
2. none		
3. none		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

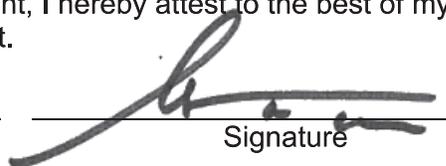
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

12/15/2025

Date

MATTHEW D. LEE, AIA

Printed Name


Signature

601 WYTHE STREET ALEXANDRIA, VA 22314

Board of Architectural Review Hearing
01 / 21 / 2026

*Permit to Demolish
Certificate of Appropriateness*

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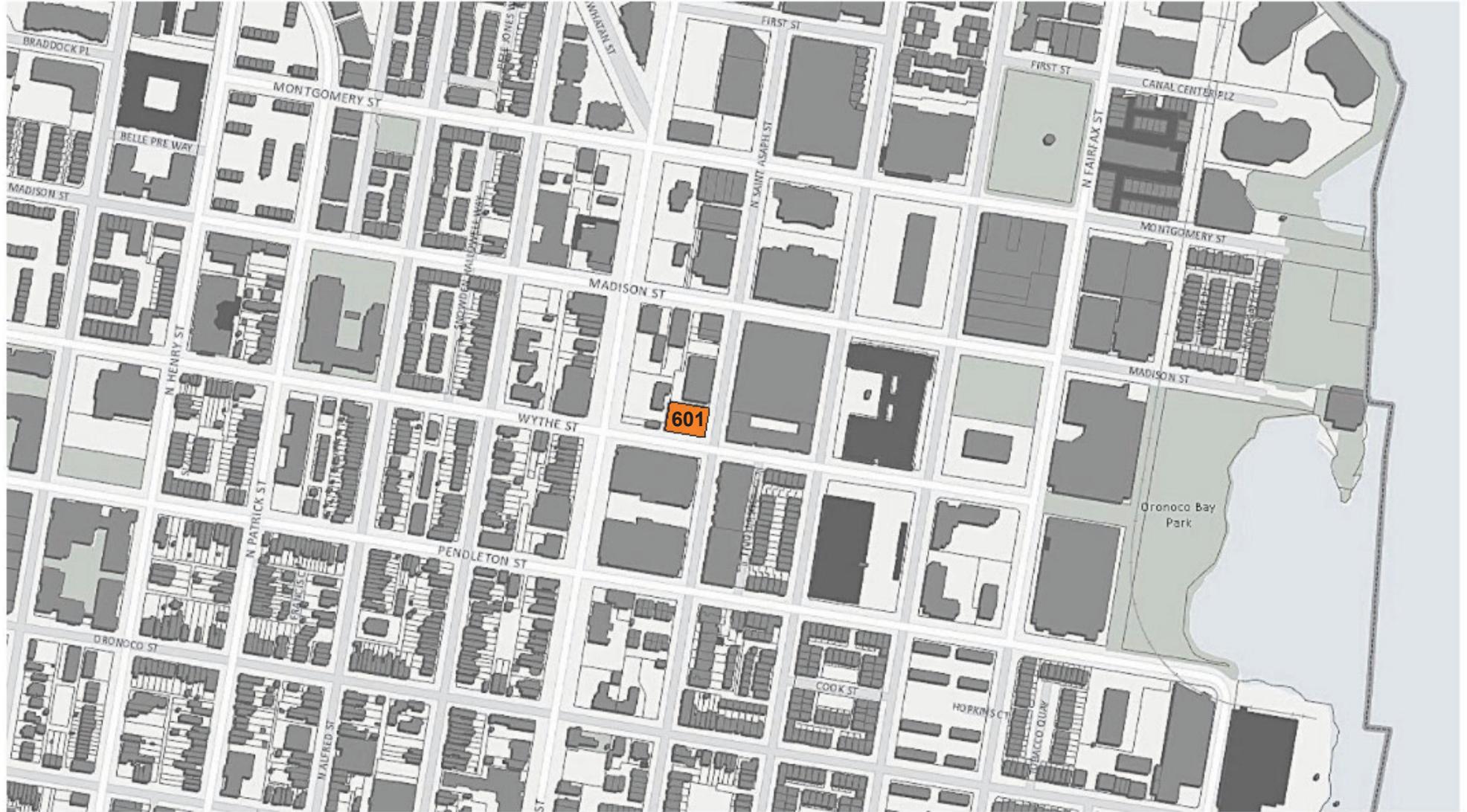
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VICINITY MAP - BAR HISTORIC OVERLAY

NTS



VICINITY MAP - GREATER CONTEXT

NTS

601 WYTHE STREET
ALEXANDRIA, VA 22314

PERMIT TO DEMOLISH
CERTIFICATE OF APPROPRIATENESS

12 / 15 / 25

LEEDESIGN.STUDIO
ARCHITECTURE | DESIGN | PLANNING

5



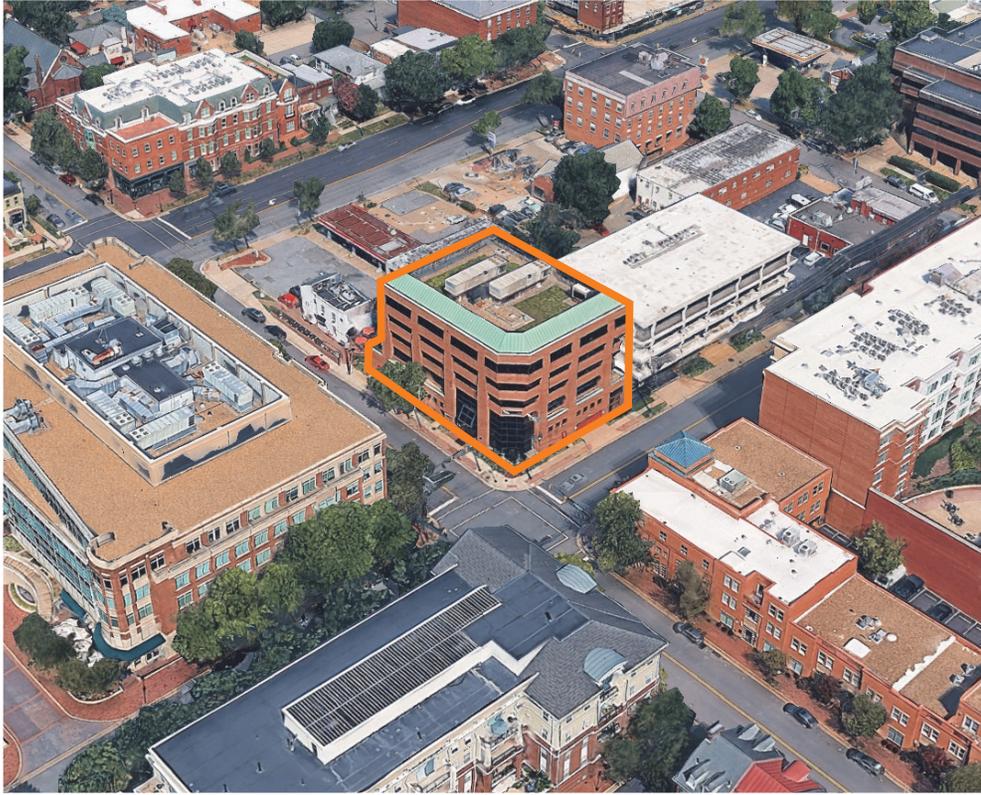
VICINITY MAP - SITE AERIAL

NTS

601 WYTHE STREET
ALEXANDRIA, VA 22314

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SOUTHEAST AERIAL



NORTHWEST AERIAL

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N. ST ASAPH STREET
(EAST FACADE)

601 WYTHE STREET
ALEXANDRIA, VA 22314

PERMIT TO DEMOLISH
CERTIFICATE OF APPROPRIATENESS

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WYTHE STREET (SOUTH FACADE)



SE CORNER VIEW AT WYTHE AND N. ST ASAPH



VIEW FROM N. WASHINGTON ST.



VIEW FROM N. WASHINGTON ST.



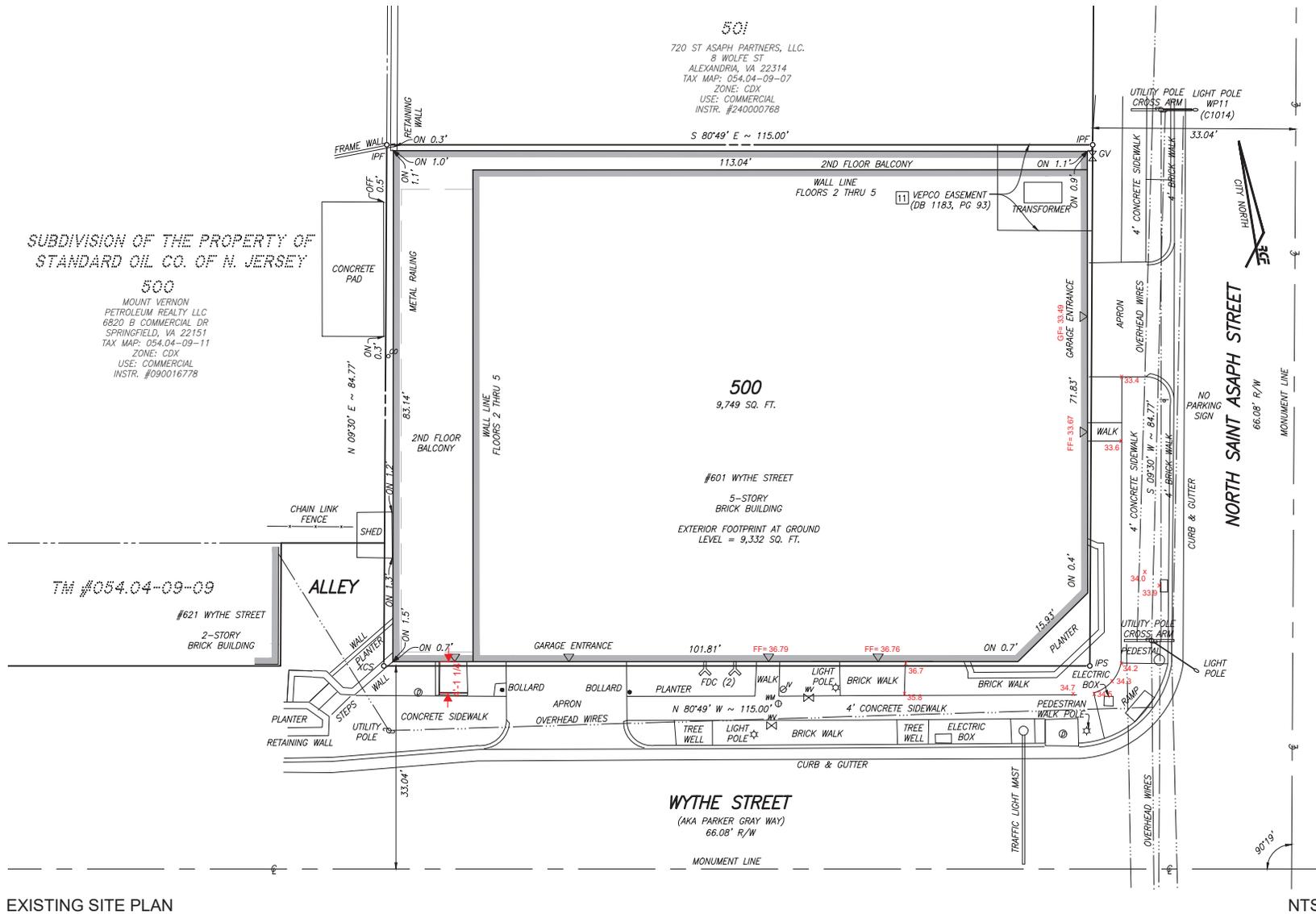
NE CORNER VIEW AT ST. ASAPH

EXISTING FINISH LEGEND

- 01 ALUM. COPING
- 02 FLUSH FACE BRICK HEADER
- 03 GAS LINE TO ROOFTOP GENERATOR
- 04 EXIST. AL. STOREFRONT SYSTEM
- 05 BRICK ROWLOCK SILL
- 06 ALUM. COPING
- 07 EXIST. BRICK REVEAL
- 08 EXIST. STL. TRANSFORMER GATE
- 09 EXIST. STL. LOUVERED GRILLE
- 10 EXIST. ROLLING OVERHEAD GARAGE DOOR
- 11 OVERSIZE FACE BRICK MASONRY

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601 WYTHE STREET
 ALEXANDRIA, VA 22314

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LEEDESIGN.STUDIO
 ARCHITECTURE | DESIGN | PLANNING

SUBDIVISION OF THE
PROPERTY OF
STANDARD OIL CO. OF
N. JERSEY

501
720 ST ASAPH PARTNERS, LLC.
8 WOLFE ST ALEXANDRIA, VA 22314
TAX MAP: 054.04-09-07
ZONE: CDX
USE: COMMERCIAL
INSTR. #240000768
S 80°49' E ~ 115.00'

500
MOUNT VERNON
PETROLEUM REALTY LLC
6820 B COMMERCIAL DR
SPRINGFIELD, VA 22151
TAX MAP: 054.04-09-11
ZONE: CDX
USE: COMMERCIAL
INSTR. #090016778

500
9,749 SQ. FT.

EXISTING 5-STORY
BRICK BUILDING

BALCONY AREA OF
ENCROACHMENT
20.17'x2.50' =
50.4 SQ FT

BALCONY AREA OF
ENCROACHMENT
20.17'x2.50' =
50.4 SQ FT

BALCONY AREA OF
ENCROACHMENT
20.17'x2.50' =
50.4 SQ FT

PLANTER BOX AREA
OF ENCROACHMENT
= 35.3 SQ FT

PLANTER BOX AREA
OF ENCROACHMENT
= 30.4 SQ FT

4' CONCRETE SIDEWALK

UTILITY POLE
CROSS ARM

WYTHE STREET
66.08' R/W

NORTH SAINT ASAPH STREET
66.08' R/W

**RIVERPORT
CONDOMINIUM**

N/F RIVERPORT CONDOMINIUM
515 WYTHE STREET
ALEXANDRIA, VA 22314
TAX MAP: 054.04-0B-00
USE: CONDOMINIUM
ZONE: CD
DB:1360, PG:1516

PORTNER'S LANDING CONDOMINIUM

N/F PORTNER'S LANDING PH 1
PORTNER HOUSE
621 N SAINT ASAPH STREET
ALEXANDRIA, VA 22314
TAX MAP: 054.04-0C-00
USE: CONDOMINIUM
ZONE: CRMU/X
INSTR #200012157

HATCH LEGEND

PROP ENCROACHMENT	
EXISTING ENCROACHMENT	

H
P
E

CITY
NTS

PROPOSED SITE PLAN W/ENCROACHMENT

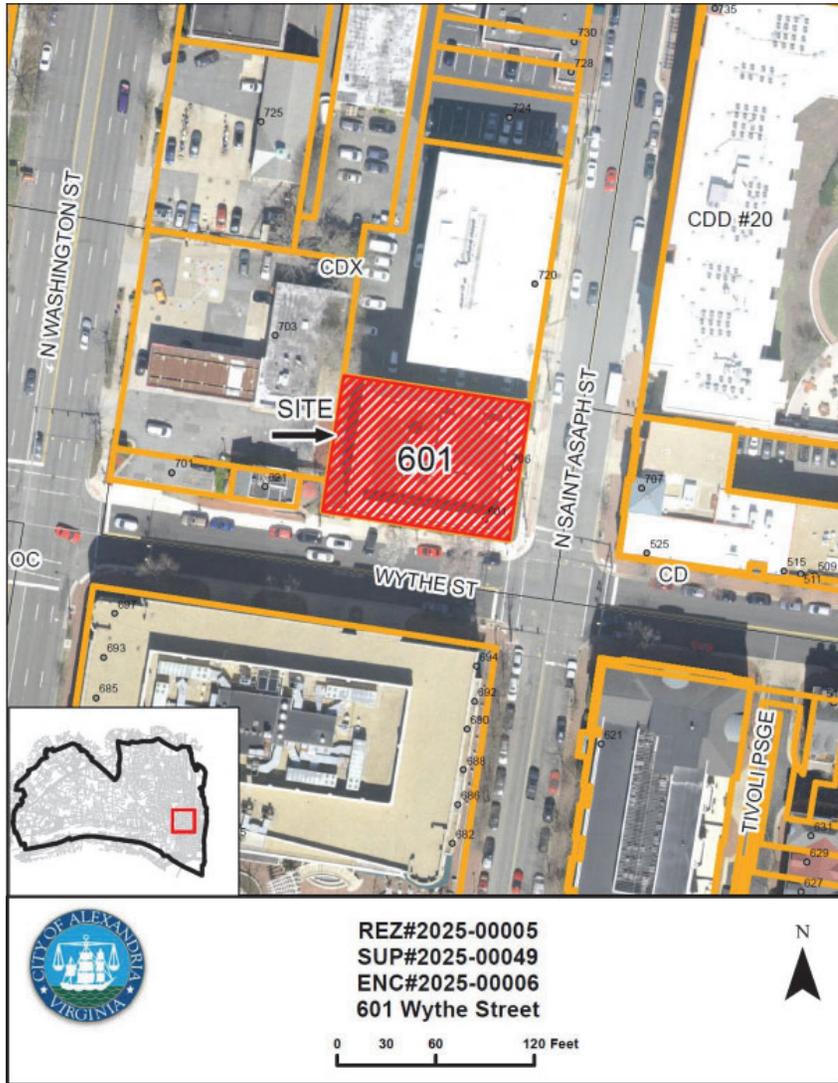
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REZONING PACKAGE EXHIBIT
STATUS: APPROVED

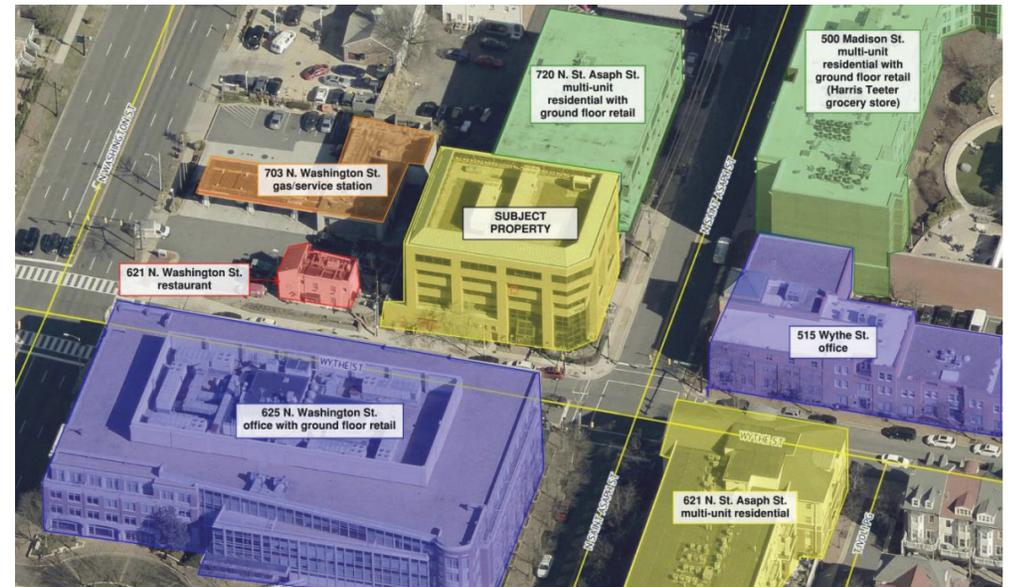
I. PROJECT SUMMARY

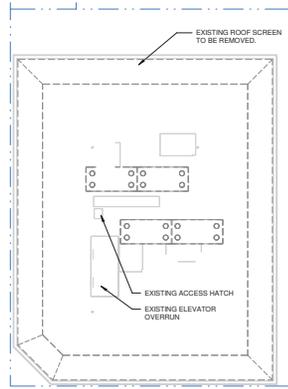
The applicant, 601 Wythe Street LLC, represented by Kenneth Wire attorney, requests:

- (A) a **rezoning from CD-X/Commercial Downtown Zone (Old Town North) to CRMU-X/Commercial Residential Mixed Use (Old Town North) Zone,**
- (B) a **special use permit (SUP)** for a multi-unit dwelling use, and
- (C) an **encroachment** into the public right-of-way for proposed upper floor balconies and other street level structures: bollards, a permanent landscaping planter box, and low walls.

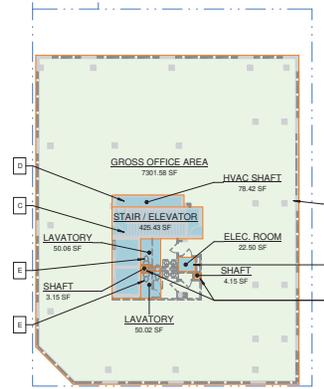
These approvals would allow an office-to-residential conversion of the existing building at 601 Wythe Street. The applicant proposes 18 dwelling units each with access to private and shared open space and off-street parking in the building's garage.

Staff **recommends approval** of all three requests as they generally meet all applicable criteria and are consistent with the City's planning goals and strategies for office to residential conversions as envisioned in the Old Town North Small Area Plan (SAP).

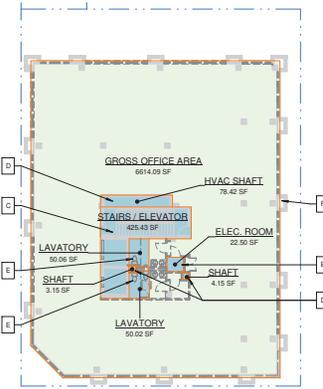




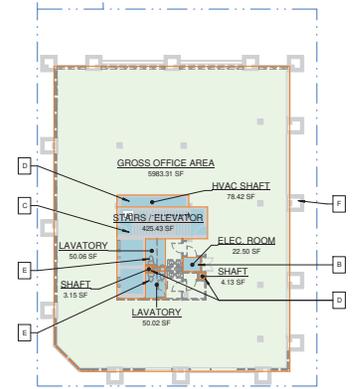
T.O. ROOF 8
1/16" = 1'-0" (201A)



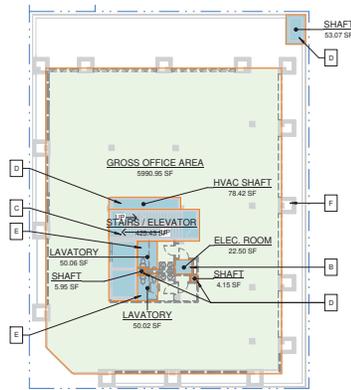
LEVEL 5 7
1/16" = 1'-0" (201A)



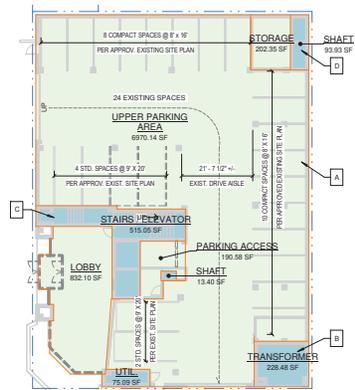
LEVEL 4 6
1/16" = 1'-0" (201A)



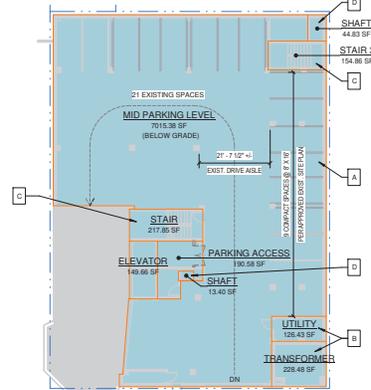
LEVEL 3 5
1/16" = 1'-0" (201A)



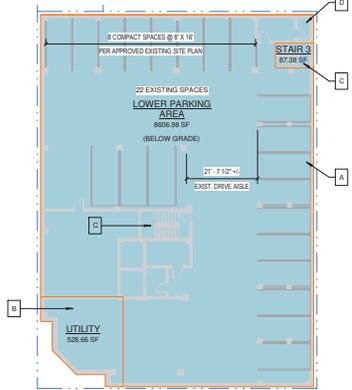
LEVEL 2 4
1/16" = 1'-0" (201A)



LOBBY LEVEL 3
1/16" = 1'-0" (201A)



MID PARKING LEVEL 2
1/16" = 1'-0" (201A)



LOWER PARKING LEVEL 1
1/16" = 1'-0" (201A)



EXISTING NON-RESIDENTIAL GROSS FLOOR AREA		
LEVEL	NAME	AREA
LOBBY LEVEL	UPPER PARKING AREA	8970 SF
LOBBY LEVEL	STORAGE	202 SF
LOBBY LEVEL	LOBBY	802 SF
LOBBY LEVEL	PARKING ACCESS	191 SF
LEVEL 3	GROSS OFFICE AREA	5991 SF
LEVEL 4	GROSS OFFICE AREA	6614 SF
LEVEL 5	GROSS OFFICE AREA	7902 SF
		34085 SF

EXCLUSIONS FROM GROSS FLOOR AREA

PER ALEXANDRIA CITY ZONING ORDINANCE
ARTICLE II, SECTION 2-145 - FLOOR AREA

- A. ANY FLOOR AREA THAT WAS USED AS A PUBLIC OR PRIVATE GARAGE PRIOR TO MARCH 17, 2018 WITH A HEIGHT OF LESS THAN SEVEN FEET SIX INCHES.
- B. FLOOR SPACE FOR UTILITIES WHICH MAY INCLUDE ACCESSORY WATER TANKS, COOLING TOWERS, MECHANICAL AND ELECTRICAL EQUIPMENT, AND ANY SIMILAR CONSTRUCTION NOT SUSCEPTIBLE TO STORAGE OR OCCUPANCY.
- C. STAIRS AND ELEVATORS, THE TERM STAIRS INCLUDES RAMPS AND OTHER SIMILAR STRUCTURES DEEMED NECESSARY TO PROVIDE ACCESS TO PERSONS WITH DISABILITIES.
- D. MECHANICAL SHAFTS.
- E. LAVATORIES OF WHICH ONLY A MAXIMUM OF 50 SF OF EACH LAVATORY CAN BE EXCLUDED. THE MAXIMUM TOTAL OF EXCLUDABLE AREA FOR LAVATORIES SHALL BE NO GREATER THAN TEN PERCENT OF THE GROSS FLOOR AREA.
- F. ARCHITECTURAL FEATURES UP TO A MAXIMUM PROJECTION OF 30 INCHES EXTENDING BEYOND AN EXTERIOR FACE OF A BUILDING WALL OR COLUMN.
- G. SPACE UNDER OPEN BALCONIES AND SIMILAR STRUCTURES PROJECTING FROM A FLOOR ABOVE THE FIRST FLOOR UP TO A MAXIMUM OF DEPTH OF EIGHT FEET.

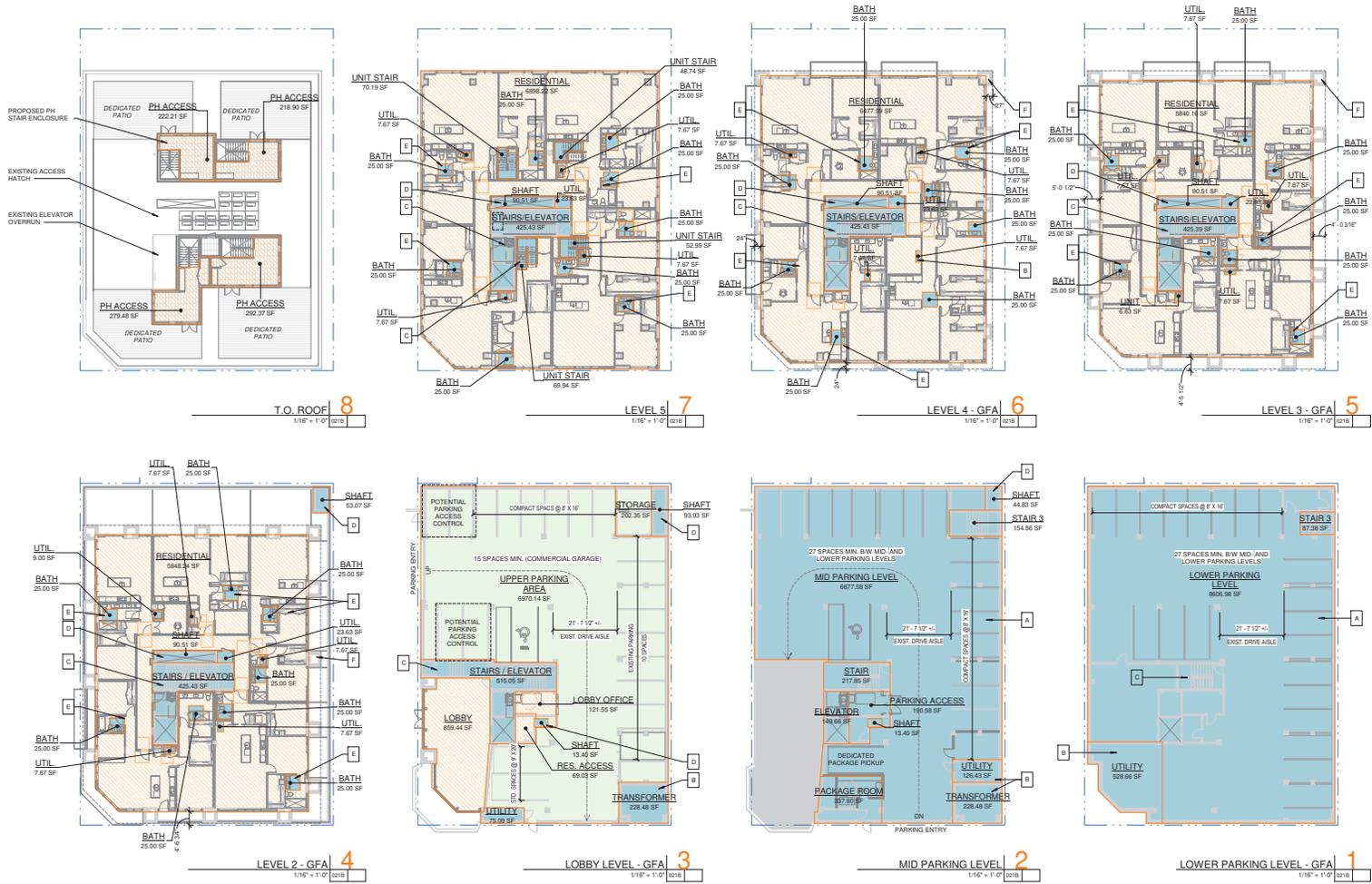
REZONING PACKAGE EXHIBIT
STATUS: APPROVED

601 WYTHE STREET
ALEXANDRIA, VA 22314

PERMIT TO DEMOLISH
CERTIFICATE OF APPROPRIATENESS

12 / 15 / 25

LEEDesign.STUDIO
ARCHITECTURE | DESIGN | PLANNING



GROSS FLOOR AREA LEGEND	
	GROSS FLOOR AREA
	EXCLUSIONS FROM GROSS FLOOR AREA

GROSS FLOOR AREA SCHEDULE	
LEVEL	AREA
LOBBY LEVEL	6970 SF
LOBBY LEVEL	699 SF
LOBBY LEVEL	122 SF
LOBBY LEVEL	202 SF
LOBBY LEVEL	69 SF
LEVEL 2	6948 SF
LEVEL 3	6840 SF
LEVEL 4	6478 SF
LEVEL 5	6998 SF
T.O. ROOF	232 SF
T.O. ROOF	219 SF
T.O. ROOF	279 SF
T.O. ROOF	3900 SF

EXCLUSIONS FROM GROSS FLOOR AREA

PER ALEXANDRIA CITY ZONING ORDINANCE
 ARTICLE II, SECTION 2-145 - FLOOR AREA

P.R. ALEXANDRIA CITY ZONING ORDINANCE

A. ANY FLOOR AREA THAT WAS USED AS A PUBLIC OR PRIVATE GARAGE PRIOR TO MARCH 17, 2018 WITH A HEIGHT OF LESS THAN SEVEN FEET SIX INCHES.

B. FLOOR SPACE FOR UTILITIES, WHICH MAY INCLUDE ACCESSORY WATER TANKS, COOLING TOWERS, MECHANICAL AND ELECTRICAL EQUIPMENT, AND ANY SIMILAR CONSTRUCTION NOT SUBJECT TO STORAGE OR OCCUPANCY.

C. STAIRS AND ELEVATORS, THE TERM STAIRS INCLUDES RAMPS AND OTHER SIMILAR STRUCTURES DEEMED NECESSARY TO PROVIDE ACCESS TO PERSONS WITH DISABILITIES.

D. MECHANICAL SHAFTS.

E. LAVATORIES OF WHICH ONLY A MAXIMUM OF 50 SF OF EACH LAVATORY CAN BE EXCLUDED, THE MAXIMUM TOTAL OF EXCLUDABLE AREA FOR LAVATORIES SHALL BE NO GREATER THAN TEN PERCENT OF THE GROSS FLOOR AREA.

F. ARCHITECTURAL FEATURES UP TO A MAXIMUM PROJECTION OF 30 INCHES EXTENDING BEYOND AN EXTERIOR FACE OF A BUILDING WALL OR COLUMN.

G. SPACE UNDER OPEN BALCONIES AND SIMILAR STRUCTURES PROJECTING FROM A FLOOR ABOVE THE FIRST FLOOR UP TO A MAXIMUM OF DEPTH OF EIGHT FEET.

REZONING PACKAGE EXHIBIT
 STATUS: APPROVED

601 WYTHE STREET
 ALEXANDRIA, VA 22314

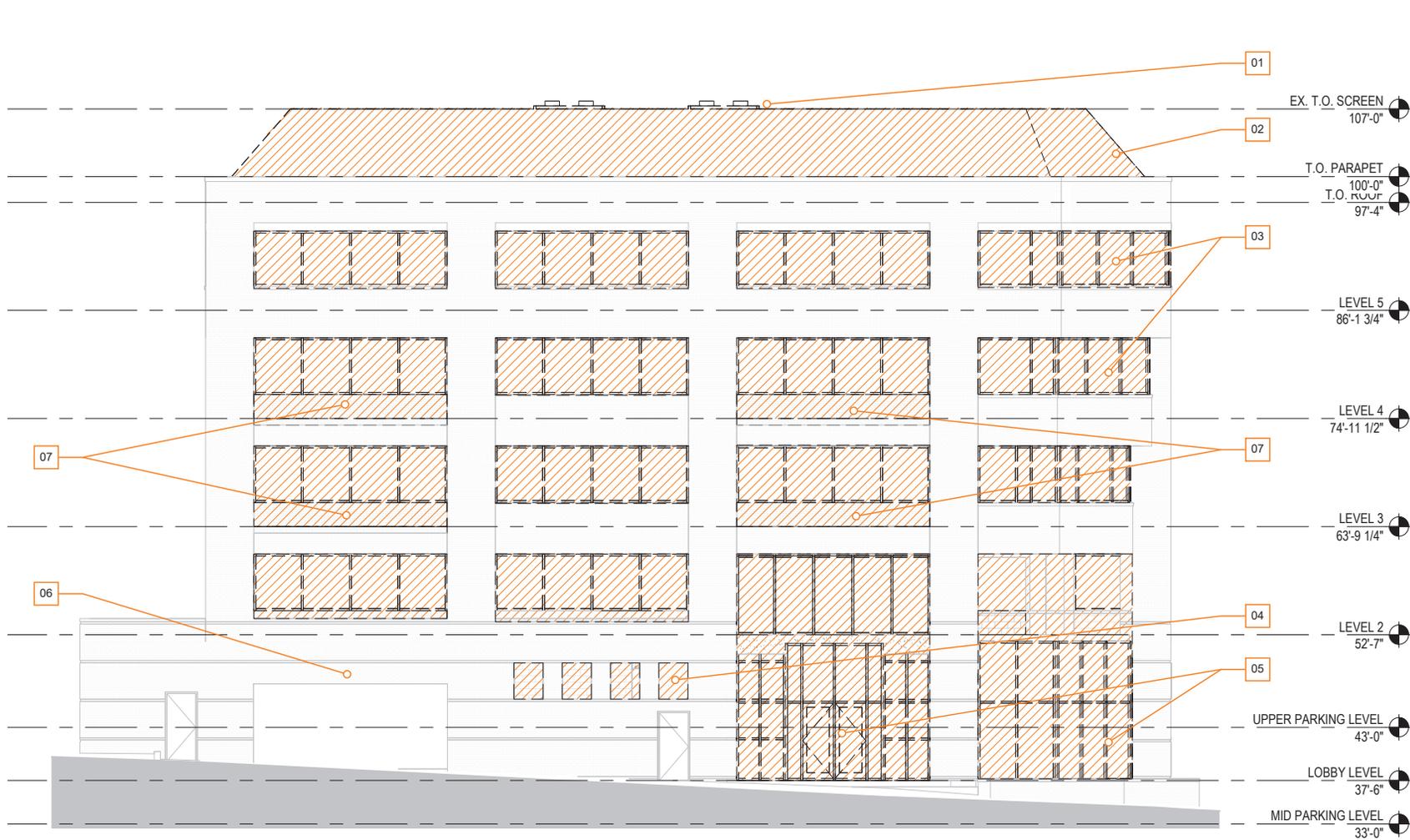
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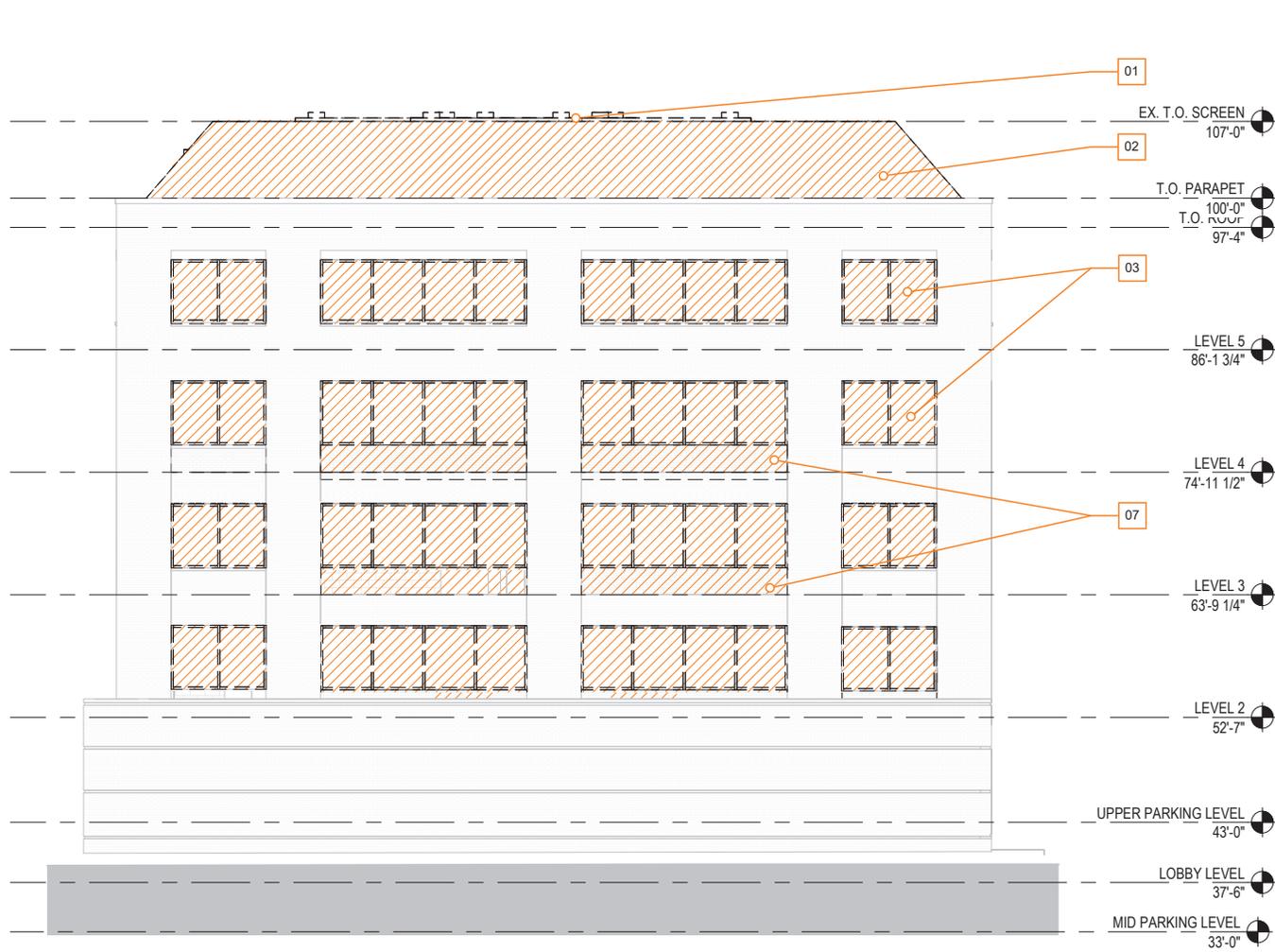
01	VICINITY MAPS
02	EXISTING CONTEXT PHOTOS
03	SITE PLANS
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05	ELEVATIONS
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08	DRAWING SET EXHIBIT



-  DEMOLISH FLOORS AND ROOF
-  DEMOLISH EXISTING WALL
-  CUT WALL DOWN TO 42"
-  EXISTING WALL TO REMAIN
-  DEMO DOOR

- DEMOLITION NOTES**
- 01 REMOVE EXISTING ROOFTOP MECHANICAL
 - 02 REMOVE EXISTING METAL SCREEN
 - 03 REMOVE EXISTING STOREFRONT, TYP.
 - 04 REMOVE EXISTING LOUVERED GRILLE, TYP.
 - 05 REMOVE EXIST. ENTRY STOREFRONT, TYP.
 - 06 REMOVE EXIST. LIGHT FIXTURE, TYP.
 - 07 REMOVE EXIST. FACE BRICK

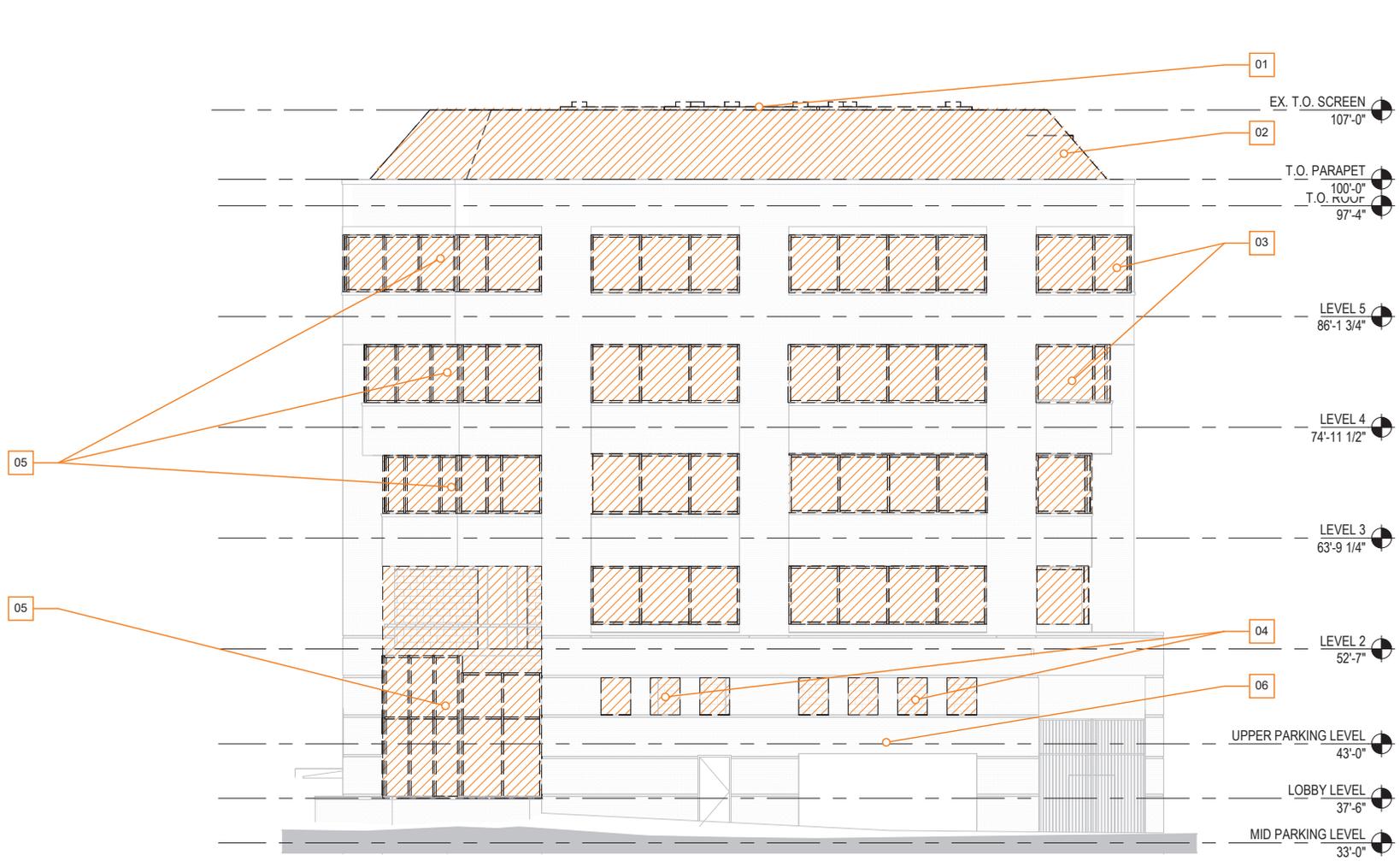
DEMO - SOUTH ELEVATION **3**
 3/32" = 1'-0" D005



-  DEMOLISH FLOORS AND ROOF
-  DEMOLISH EXISTING WALL
-  CUT WALL DOWN TO 42"
-  EXISTING WALL TO REMAIN
-  DEMO DOOR

- DEMOLITION NOTES**
- 01 REMOVE EXISTING ROOFTOP MECHANICAL
 - 02 REMOVE EXISTING METAL SCREEN
 - 03 REMOVE EXISTING STOREFRONT, TYP.
 - 04 REMOVE EXISTING LOUVERED GRILLE, TYP.
 - 05 REMOVE EXIST. ENTRY STOREFRONT, TYP.
 - 06 REMOVE EXIST. LIGHT FIXTURE, TYP.
 - 07 REMOVE EXIST. FACE BRICK

DEMO - WEST ELEVATION **1**
 3/32" = 1'-0" D005



- DEMOLITION NOTES**
- 01 REMOVE EXISTING ROOFTOP MECHANICAL
 - 02 REMOVE EXISTING METAL SCREEN
 - 03 REMOVE EXISTING STOREFRONT, TYP.
 - 04 REMOVE EXISTING LOUVERED GRILLE, TYP.
 - 05 REMOVE EXIST. ENTRY STOREFRONT, TYP.
 - 06 REMOVE EXIST. LIGHT FIXTURE, TYP.
 - 07 REMOVE EXIST. FACE BRICK

DEMO - EAST ELEVATION **2**
 3/32" = 1'-0" D005



-  DEMOLISH FLOORS AND ROOF
-  DEMOLISH EXISTING WALL
-  CUT WALL DOWN TO 42"
-  EXISTING WALL TO REMAIN
-  DEMO DOOR

- DEMOLITION NOTES**
- 01 REMOVE EXISTING ROOFTOP MECHANICAL
 - 02 REMOVE EXISTING METAL SCREEN
 - 03 REMOVE EXISTING STOREFRONT, TYP.
 - 04 REMOVE EXISTING LOUVERED GRILLE, TYP.
 - 05 REMOVE EXIST. ENTRY STOREFRONT, TYP.
 - 06 REMOVE EXIST. LIGHT FIXTURE, TYP.
 - 07 REMOVE EXIST. FACE BRICK

DEMO - NORTH ELEVATION **4**
 3/32" = 1'-0" D005

ELEVATION KEYNOTE LEGEND	
KEY	MATERIAL
BR01	EXISTING FACE BRICK, STAINED, COLOR TBD
FC01	HARDIE ARTISAN F.C. LAP SIDING
FC02	NICHHA F.C. RIBBED PANEL, MOUNTED VERTICALLY
FC03	FIBER CEMENT PANEL
MR01	NEW METAL GUARDRAIL AT PH. FLOOR
MR02	NEW METAL GUARDRAIL ON NEW INSET METAL BALCONY, TYP.
OD01	EXISTING OVERHEAD ROLLING GARAGE DOOR TO REMAIN; PAINT
SC01	FABRICATED STEEL CANOPY WITH HIGH-PERFORMANCE COATING, TYP.
SF01	NEW ALUMINUM STOREFRONT SYSTEM
WU01	ALUMINUM WINDOW UNIT, TYP.



PROPOSED ELEVATION NOTES

- 01 NEW DECORATIVE METAL LOUVERED GRILLE
- 02 EXIT DOOR TO REMAIN; PAINT
- 03 BRICK PLANTER TO REMAIN; PAINT AND LANDSCAPE
- 04 CHANNEL CUT, ILLUMINATED MARQUEE LETTERS, 12" TYP, NON-SERIF TYPEFACE (GILL SANS OR SIM.)
- 05 NEW EXTERIOR UPLIGHT FOR PILASTER
- 06 NEW EXTERIOR STREET FIXTURE
- 07 NEW EXTERIOR ENTRY FIXTURE
- 08 EXISTING METAL RAILING TO REMAIN; PAINT

PROPOSED SOUTH (WYTHE) ELEVATION

601 WYTHE STREET
ALEXANDRIA, VA 22314

PERMIT TO DEMOLISH
CERTIFICATE OF APPROPRIATENESS

12 / 15 / 25

ELEVATION KEYNOTE LEGEND	
KEY	MATERIAL
BR01	EXISTING FACE BRICK, STAINED, COLOR TBD
FC01	HARDIE ARTISAN F.C. LAP SIDING
FC02	NICHIHA F.C. RIBBED PANEL, MOUNTED VERTICALLY
FC03	FIBER CEMENT PANEL
MR01	NEW METAL GUARDRAIL AT PH FLOOR
MR02	NEW METAL GUARDRAIL ON NEW INSET METAL BALCONY, TYP.
OD01	EXISTING OVERHEAD ROLLING GARAGE DOOR TO REMAIN; PAINT
SC01	FABRICATED STEEL CANOPY WITH HIGH-PERFORMANCE COATING, TYP.
WU01	ALUMINUM WINDOW UNIT, TYP.



PROPOSED ELEVATION NOTES

- 01 NEW DECORATIVE METAL LOUVERED GRILLE
- 02 EXIT DOOR TO REMAIN; PAINT
- 03 BRICK PLANTER TO REMAIN; PAINT AND LANDSCAPE
- 04 CHANNEL CUT, ILLUMINATED MARQUEE LETTERS, 12" TYP, NON-SERIF TYPEFACE (GILL SANS OR SIM.)
- 05 NEW EXTERIOR UPLIGHT FOR PILASTER
- 06 NEW EXTERIOR STREET FIXTURE
- 07 NEW EXTERIOR ENTRY FIXTURE

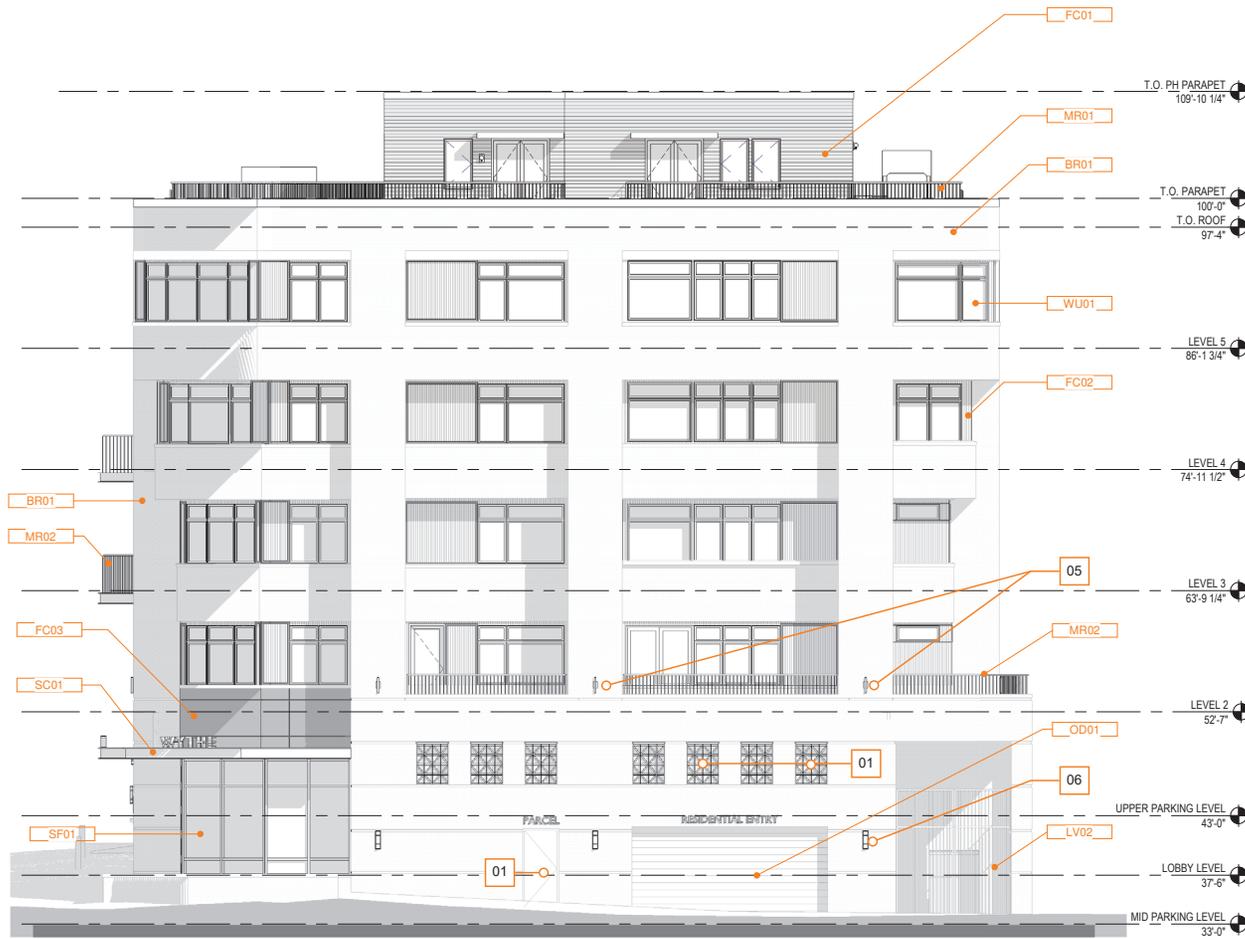
PROPOSED WEST ELEVATION

601 WYTHE STREET
ALEXANDRIA, VA 22314

PERMIT TO DEMOLISH
CERTIFICATE OF APPROPRIATENESS

12 / 15 / 25

ELEVATION KEYNOTE LEGEND	
KEY	MATERIAL
BR01	EXISTING FACE BRICK, STAINED, COLOR TBD
FC01	HARDIE ARTISAN F.C. LAP SIDING
FC02	NICHIHA F.C. RIBBED PANEL, MOUNTED VERTICALLY
FC03	FIBER CEMENT PANEL
MR01	NEW METAL GUARDRAIL AT PH. FLOOR
MR02	NEW METAL GUARDRAIL ON NEW INSET METAL BALCONY, TYP.
OD01	EXISTING OVERHEAD ROLLING GARAGE DOOR TO REMAIN; PAINT
SC01	FABRICATED STEEL CANOPY WITH HIGH-PERFORMANCE COATING, TYP.
SF01	NEW ALUMINUM STOREFRONT SYSTEM
WU01	ALUMINUM WINDOW UNIT, TYP.



PROPOSED ELEVATION NOTES

- 01 NEW DECORATIVE METAL LOUVERED GRILLE
- 02 EXIT DOOR TO REMAIN; PAINT
- 03 BRICK PLANTER TO REMAIN; PAINT AND LANDSCAPE
- 04 CHANNEL CUT, ILLUMINATED MARQUEE LETTERS, 12" TYP, NON-SERIF TYPEFACE (GILL SANS OR SIM.)
- 05 NEW EXTERIOR UPLIGHT AT PILASTER
- 06 NEW EXTERIOR STREET FIXTURE
- 07 NEW EXTERIOR ENTRY FIXTURE

PROPOSED EAST (ST. ASAPH) ELEVATION

601 WYTHE STREET
ALEXANDRIA, VA 22314

PERMIT TO DEMOLISH
CERTIFICATE OF APPROPRIATENESS

12 / 15 / 25

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ARCHITECTURE | DESIGN | PLANNING 27

ELEVATION KEYNOTE LEGEND	
KEY	MATERIAL
BR01	EXISTING FACE BRICK, STAINED, COLOR TBD
FC01	HARDIE ARTISAN F.C. LAP SIDING
FC02	NICHIHA F.C. RIBBED PANEL, MOUNTED VERTICALLY
FC03	FIBER CEMENT PANEL
MR01	NEW METAL GUARDRAIL AT PH. FLOOR
MR02	NEW METAL GUARDRAIL ON NEW INSET METAL BALCONY, TYP.
OD01	EXISTING OVERHEAD ROLLING GARAGE DOOR TO REMAIN, PAINT
SC01	FABRICATED STEEL CANOPY WITH HIGH-PERFORMANCE COATING, TYP.
SF01	NEW ALUMINUM STOREFRONT SYSTEM
WU01	ALUMINUM WINDOW UNIT, TYP.



PROPOSED ELEVATION NOTES

- 01 NEW DECORATIVE METAL LOUVERED GRILLE
- 02 EXIT DOOR TO REMAIN; PAINT
- 03 BRICK PLANTER TO REMAIN; PAINT AND LANDSCAPE
- 04 CHANNEL CUT, ILLUMINATED MARQUEE LETTERS, 12" TYP. NON-SERIF TYPEFACE (GILL SANS OR SIM.)
- 05 NEW EXTERIOR UPLIGHT FOR PILASTER
- 06 NEW EXTERIOR STREET FIXTURE
- 07 NEW EXTERIOR ENTRY FIXTURE

PROPOSED NORTH ELEVATION

601 WYTHE STREET
ALEXANDRIA, VA 22314

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NE CORNER FROM ST. ASAPH





SE CORNER AT ST. ASAPH / WYTHE ST.

601 WYTHE STREET
ALEXANDRIA, VA 22314

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SW CORNER FROM WYTHE ST.





NW CORNER





601 WYTHE STREET
ALEXANDRIA, VA 22314

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12 / 15 / 25

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601 WYTHE STREET
ALEXANDRIA, VA 22314

PERMIT TO DEMOLISH
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01 Nichiha Architectural Wall Panel or comparable. Ribbed - Mounted Vertically. Custom Color.



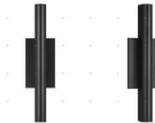
02 02A. Brick Stain. Benjamin Moore 2107-40 Basis of Design Intent: "Driftwood"



02 02B. Brick Stain. Benjamin Moore HC-72 Basis of Design Intent: "Branchport Brown"



03 Exterior Wall Sconce (Pier Uplighting). Visual Comfort. Chara 17" Outdoor Wall or comparable. Matte Black.



04 Gold painted entry letter signage at storefront transom. 8" min.



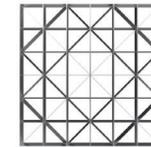
05 Entry Fixture. Parc Lighting. Viera 25" Gas Flush Mount or comparable.



06 Street Fixture. WAC Lighting. Latitude 14" Tall LED Outdoor Wall Sconce or comparable. Matt Black, Bronze.

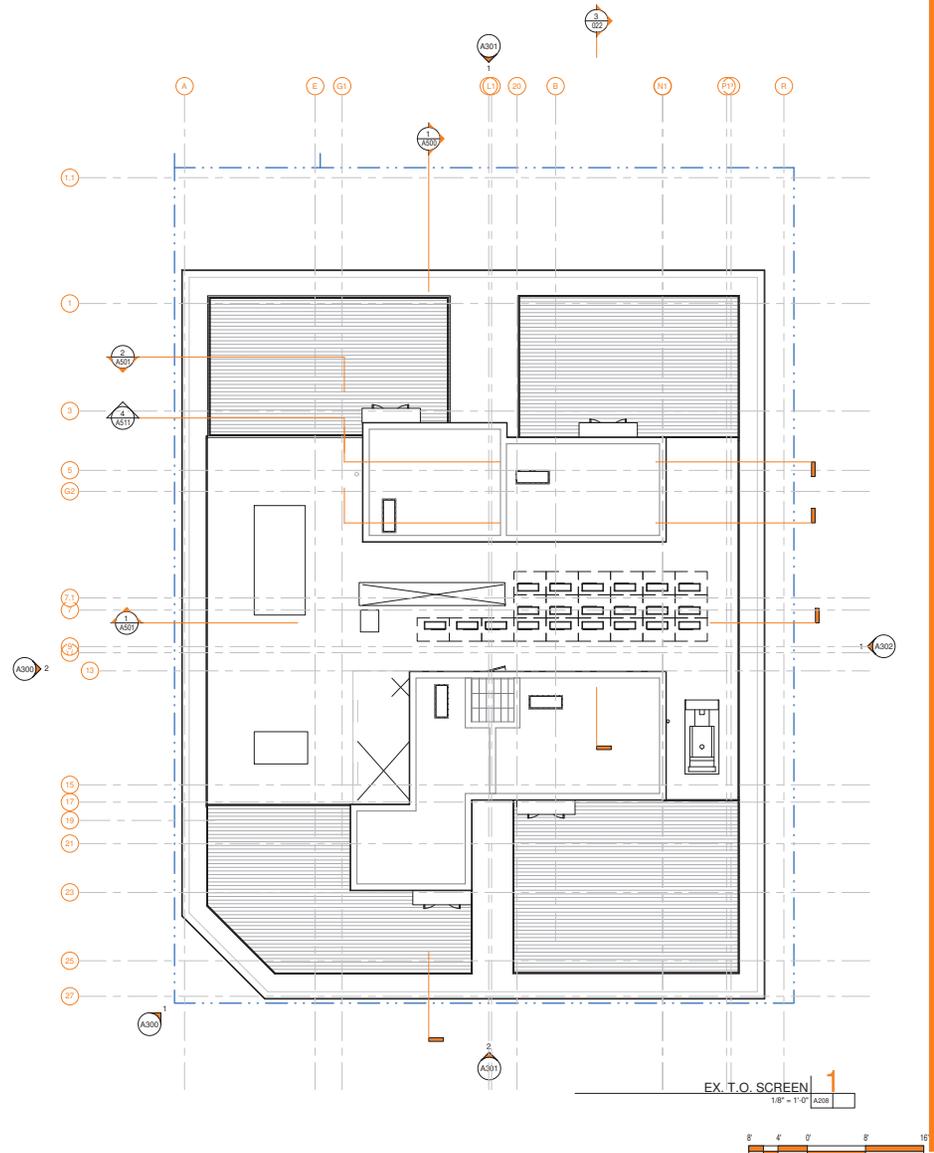


07 Construction Specialities Decorative Screen. Myriad Diamond or comparable. Kynar and Powder Coat. Black.



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A41 APPROVAL STAMP

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ARCHITECTURE | DESIGN | PLANNING

410 S MARKET AVENUE, SUITE 114
FALLS CHURCH, VA 22046
WWW.LEEDESIGN.STUDIO

PROJECT #:
24078

DATE

DESCRIPTION

#

601 WYTHE
601 WYTHE STREET
ALEXANDRIA, VA 22314-1919

SHEET TITLE
UPPER ROOF PLAN

SHEET NUMBER
A208

11/24/2025
50% DESIGN DEVEL.

DRAWN BY: [Name], CHECKED BY: [Name], DATE: [Date]

ELEVATION KEYNOTE LEGEND	
KEY	MATERIAL
BR01	EXISTING FACE BRICK, STAINED, COLOR TBD
FC02	HARDBE ARTISAN F.C. LAP SIDING
FC03	NICHHA F.C. RIBBED PANEL, MOUNTED VERTICALLY
FC03	FIBER CEMENT PANEL
MR01	NEW METAL GUARDRAIL AT PH. FLOOR
MR02	NEW METAL GUARDRAIL ON NEW INSET METAL BALCONY, TYP.
OD01	EXISTING OVERHEAD PULLING GARAGE DOOR TO REMAIN, PAINT
SC01	FABRICATED STEEL CANOPY WITH HIGH-PERFORMANCE COATING, TYP.
SF01	NEW ALUMINUM STOREFRONT SYSTEM
WU01	ALUMINUM WINDOW UNIT, TYP.

AHJ APPROVAL STAMP

LEEEDesign.STUDIO
 ARCHITECTURE | DESIGN | PLANNING
 410 S MAPLE AVENUE, SUITE 114
 FALLS CHURCH, VA 22046
 WWW.LEEEDesign.STUDIO



#	DESCRIPTION	DATE

601 WYTHE
 601 WYTHE STREET
 ALEXANDRIA, VA 22314-1919

SHEET TITLE
BUILDING ELEVATIONS

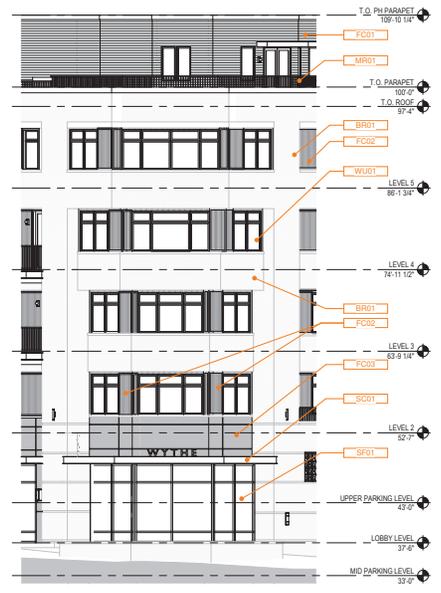
SHEET NUMBER

A300

11/24/2023
 50% DESIGN DEVEL.



SOUTH ELEVATION 2
 1/8" = 1'-0" A300



SE ELEVATION 1
 1/8" = 1'-0" A300





EAST ELEVATION 2
1/8" = 1'-0" AS01 AS01

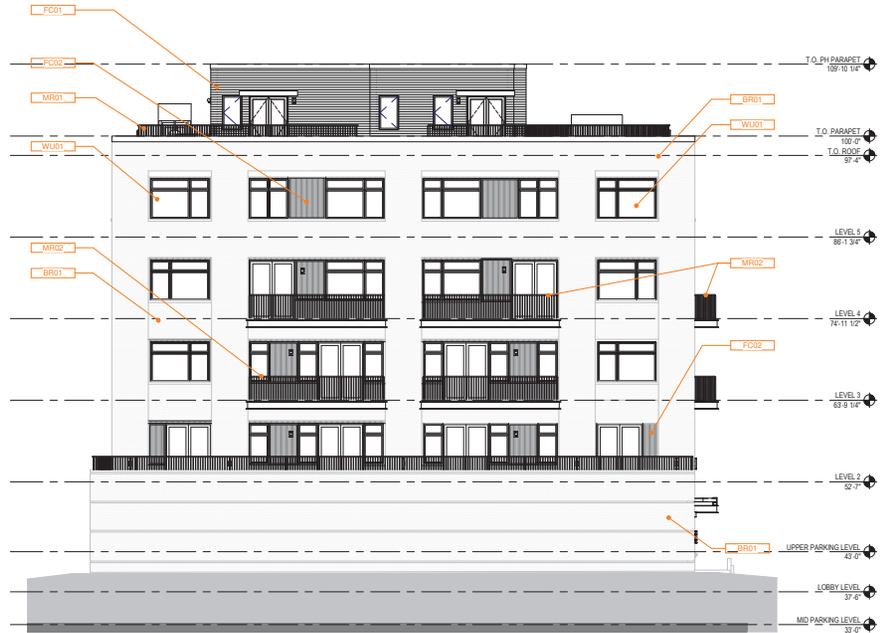
ELEVATION KEYNOTE LEGEND	
KEY	MATERIAL
BR01	EXISTING FACE BRICK, STAINED, COLOR TBD
FC01	HARDEE ARTISAN F.C. LAP SIDING
FC02	NICHHA F.C. RIBBED PANEL, MOUNTED VERTICALLY
FC03	FIBER CEMENT PANEL
LV02	EXISTING TRANSFORMER GATES TO REMAIN, PAINT
MR01	NEW METAL GUARDRAIL AT PH FLOOR
MR02	NEW METAL GUARDRAIL ON NEW INSET METAL BALCONY, TYP.
OD01	EXISTING OVERHEAD ROLLING GARAGE DOOR TO REMAIN, PAINT
SC01	FABRICATED STEEL CANOPY WHICH-PERFORMANCE COATING, TYP.
SF01	NEW ALUMINUM STOREFRONT SYSTEM
WU01	ALUMINUM WINDOW UNIT, TYP.

AHJ APPROVAL STAMP

LEEDESIGN.STUDIO
ARCHITECTURE | DESIGN | PLANNING
410 S HAMPLE AVENUE, SUITE 114
FALLS CHURCH, VA 22046
PROJECT # : 24078
WWW.LEEDESIGN.STUDIO



#	DESCRIPTION	DATE



WEST ELEVATION 1
1/8" = 1'-0" AS01



601 WYTHE
601 WYTHE STREET
ALEXANDRIA, VA 22314-1919

SHEET TITLE
BUILDING ELEVATIONS

SHEET NUMBER

A301
11/24/2023
50% DESIGN DEVEL.

