ST. ASAPH REDEVELOPMENT Y-12 INVESTMENTS LLC

509 & 517 N. SAINT ASAPH STREET

CONCEPT II





OWNER

Y-12 INVESTMENTS LLC 201 NORTH UNION STREET, SUITE 300 ALEXANDRIA VA 22314 703.717.6418 (PHONE)

ARCHITECT

HEFFNER ARCHITECTS PC 604 MONTGOMERY STREET ALEXANDRIA VA 22314 703.549.7766 (PHONE) 703.684.6212 (FAX)

STRUCTURAL

M/E/P

CIVIL

WALTER L. PHILLIPS 207 PARK AVENUE, SUITE 104 FALLS CHURCH VA 22046 703.532.6163 (PHONE) 703.533.1301 (FAX)





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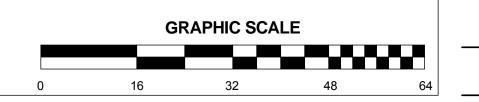
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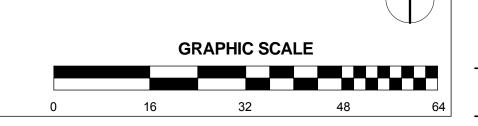
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BRICKED-IN OPENING @ ADDITION RETURNS







PERSPECTIVE - N ST ASAPH / PENDLETON



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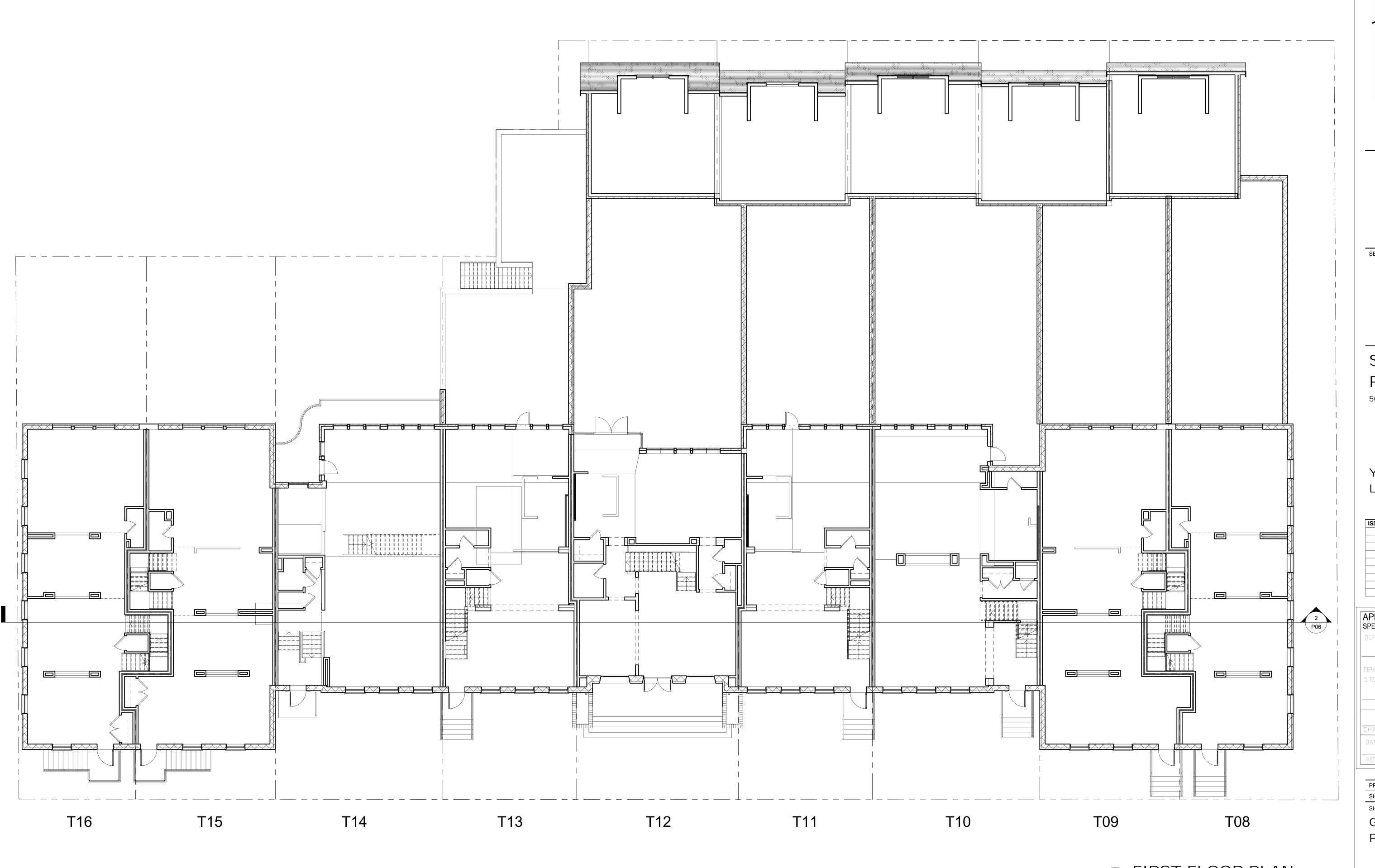
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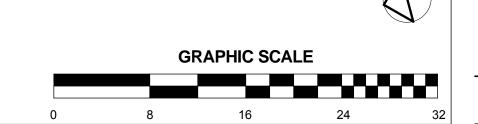
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P04



FIRST FLOOR PLAN

1/8" = 1'-0"





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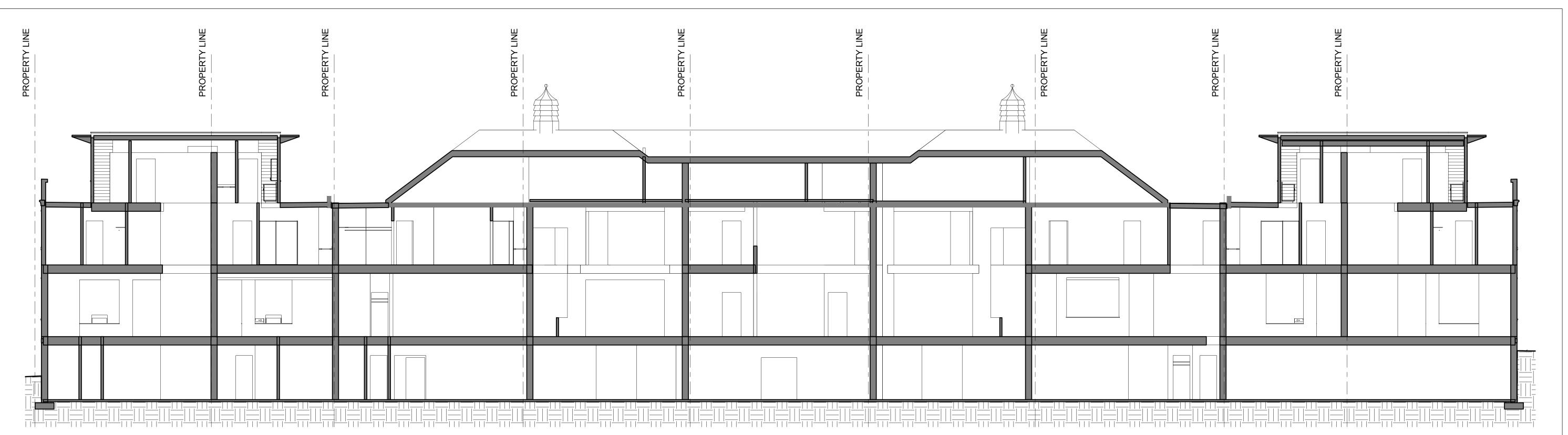
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GROUND FLOOR PLAN

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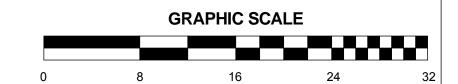






FRONT ELEVATION - N ST ASAPH STREET

1/8" = 1'-0"





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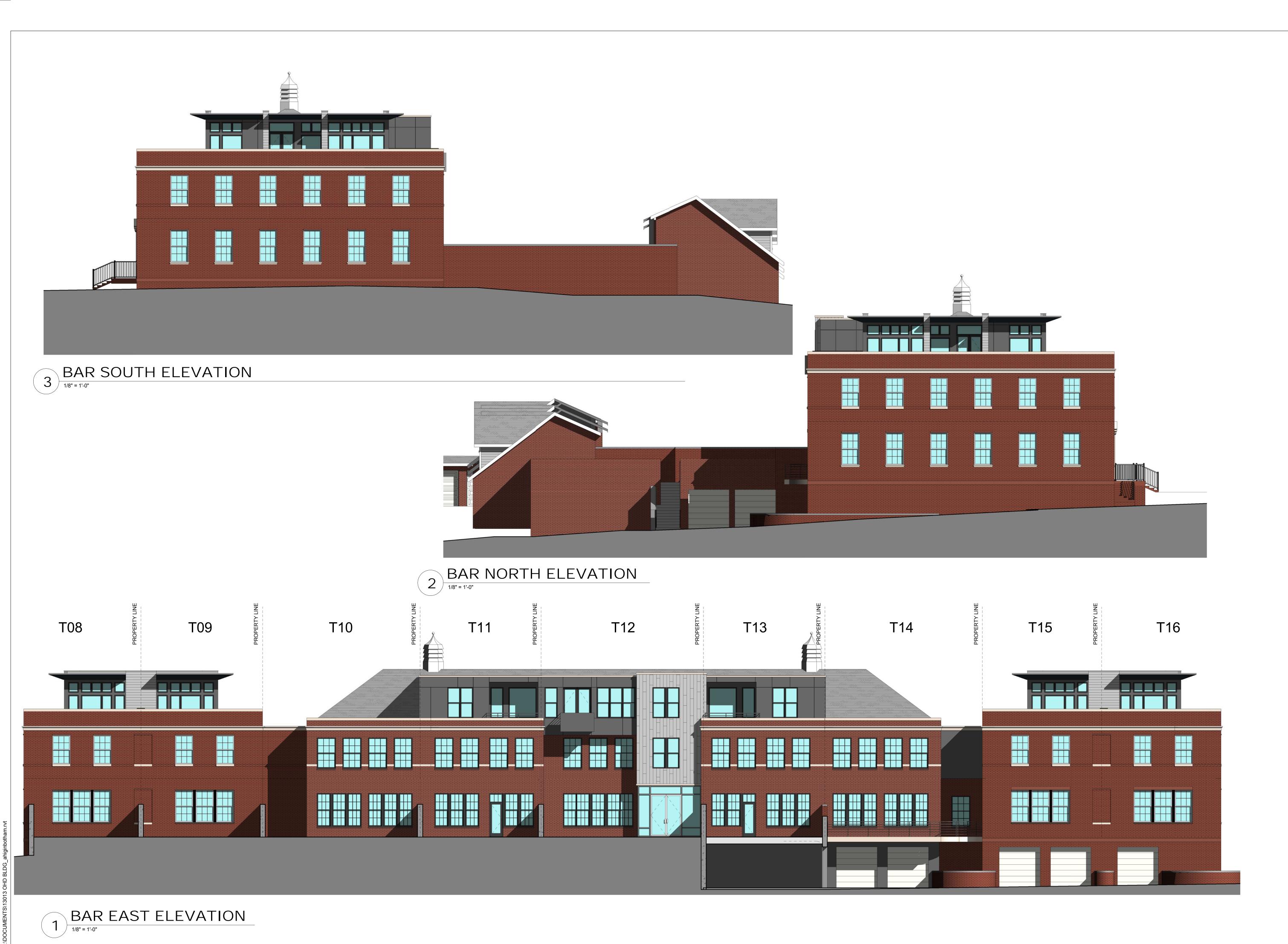
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P07



VIEW FROM ACROSS ST. ASAPH & PENDLETON



VIEW LOOKING WEST ON PENDLETON



2 VIEW FROM ACROSS ST. ASAPH



VIEW FROM ACROSS ST. ASAPH & ORONOCO



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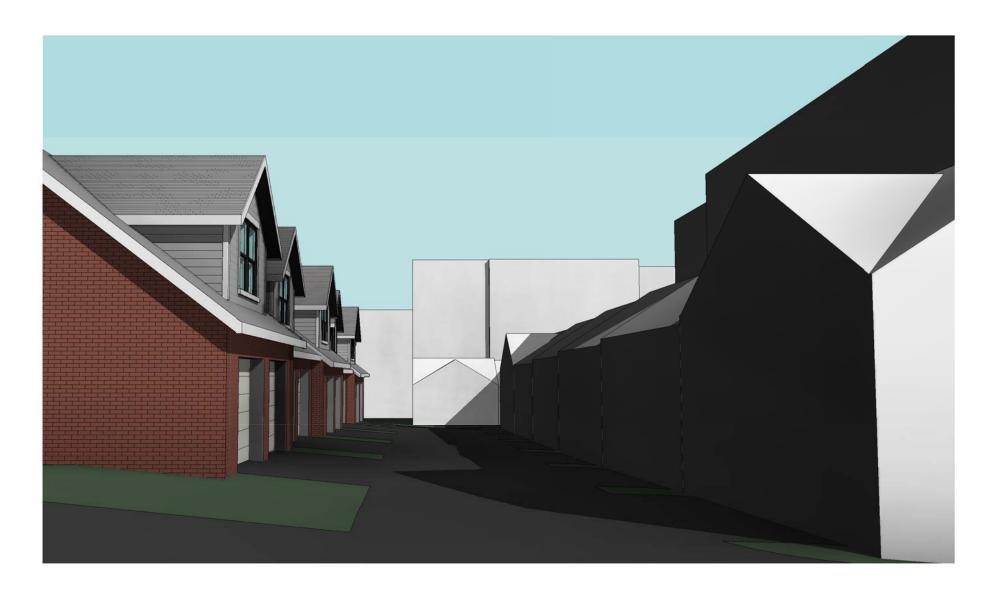
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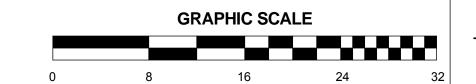














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P09



ARCHITECTURAL SITE PLAN - ORONOCO TH

1/16" = 1'-0"



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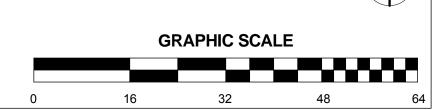
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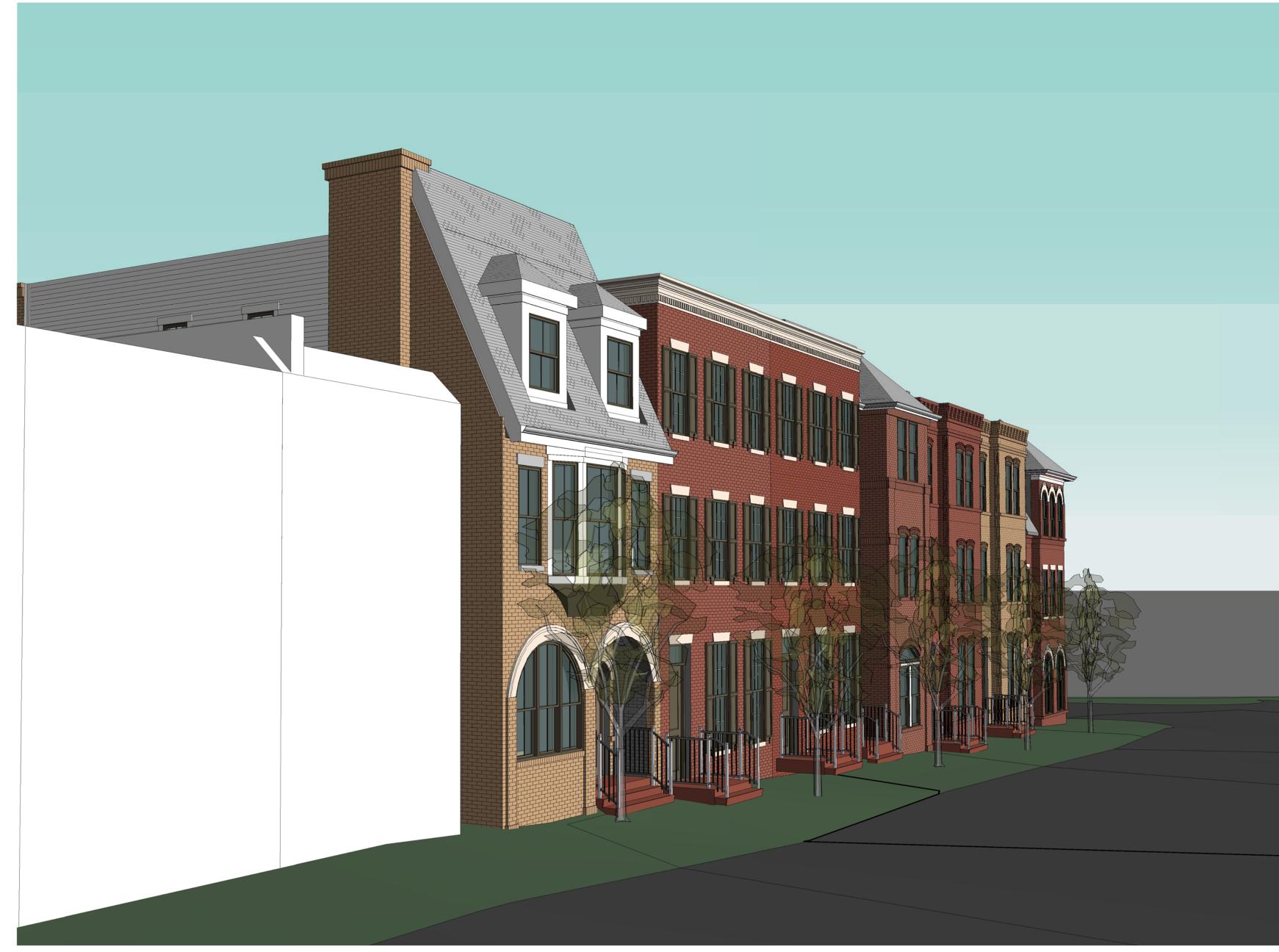
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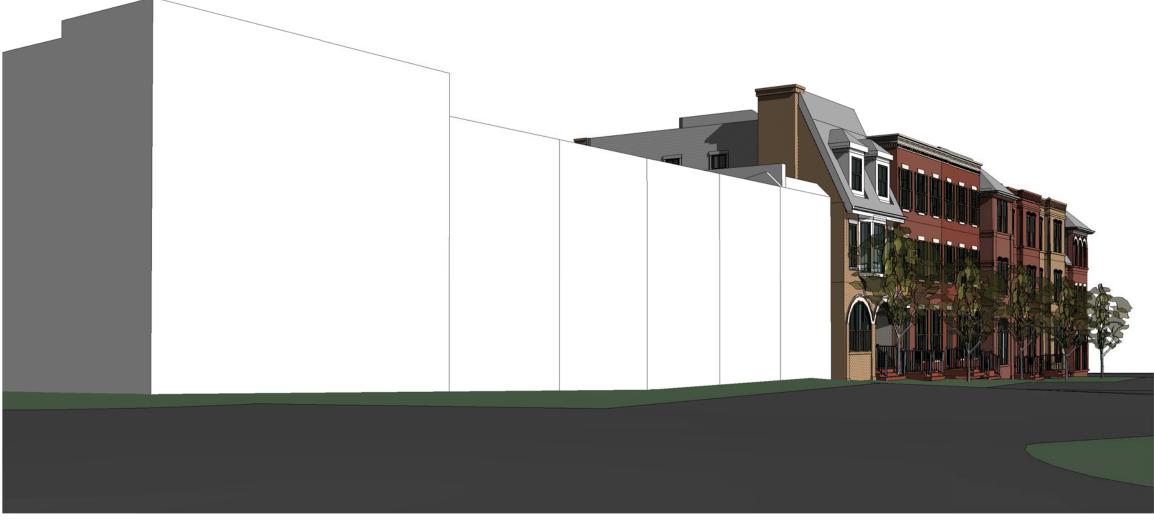
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P11





1 VIEW TO ORONOCO AND PITT

VIEW FROM ST. ASPAH AND ORONOCO



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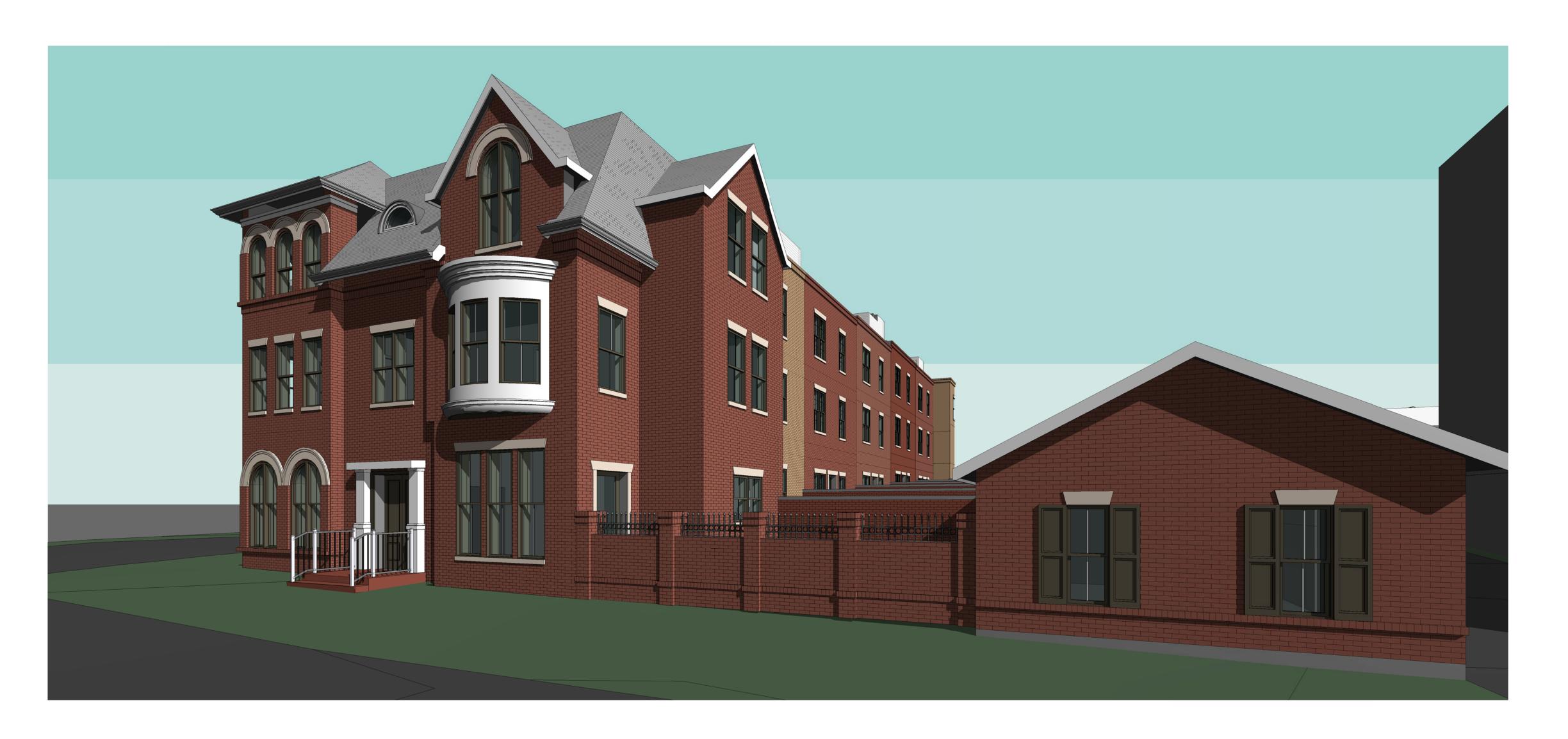
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ORONOCO STREET ELEVATION - NOT TO SCALE



N PITT STREET ELEVATION - NOT TO SCALE



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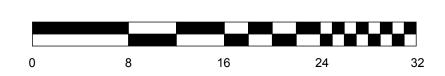
P14







2 SIDE ELEVATION - N PITT STREET





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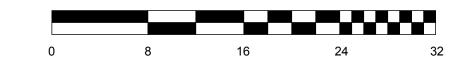
P15



FRONT ELEVATION - ORONOCO STREET



2 SIDE ELEVATION - N PITT STREET





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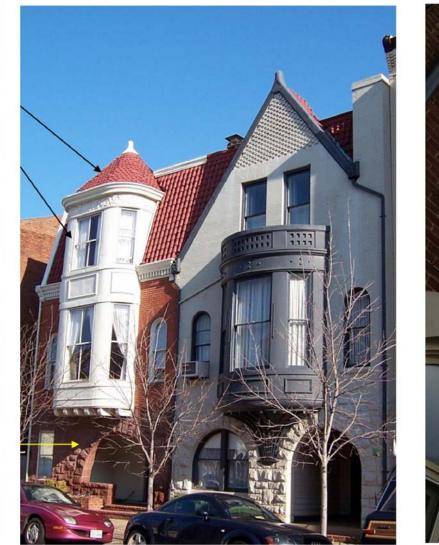
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P18











TO2 FRONT ELEVATION - ORONOCO STREET

1/4" = 1'-0"





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T02 ELEVATION

SHEET NUMBER

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TO3 FRONT ELEVATION - ORONOCO STREET

1/4" = 1'-0"





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P20



















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SEA

ORONOCO STREET DEVELOPMENT

513 & 515 ORONOCO STREET

Y12 INVESTMENTS

ISSUE	DESCRIPTION	DATE

APPROVED SPECIAL USE PERMIT NO. DSUP20 DEPARTMENT OF PLANNING & ZONIN	
DIRECTOR DEPARTMENT OF TRANSPORTATION & ENVIRO	
DIREC TOR	DATE
CHAIRMAN, PLANNING COMMISSION DATE RECORDED	DATE
INSTRUMENT NO. DEED BOOK NO.	PAGE NO.

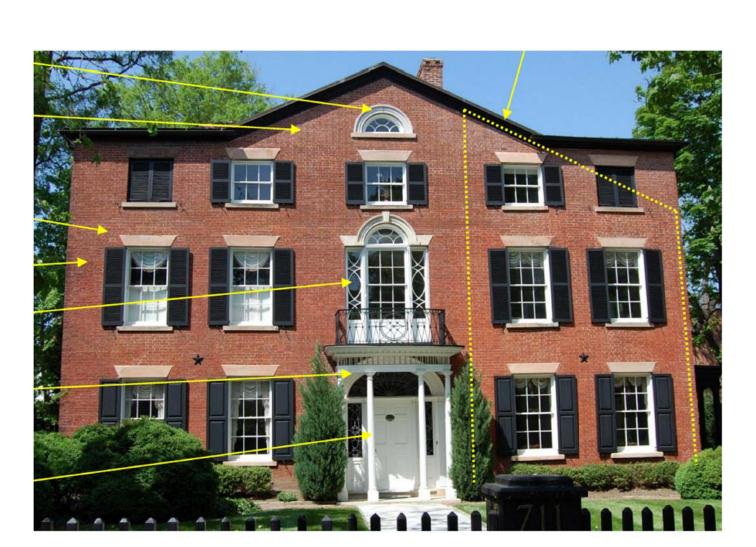
PROJECT NUMBER	13013
SHEET ISSUE DATE	10/23/13

SHEET TITLE

T04 ELEVATION

SHEET NUMBER

P21







TO5 FRONT ELEVATION - ORONOCO STREET

1/4" = 1'-0"





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ORONOCO STREET DEVELOPMENT

513 & 515 ORONOCO STREET

Y12 INVESTMENTS

ISSUE	DESCRIPTION	DATE

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DEPAR	TMENT OF	FPLANNING &	ZONING	
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DEPARTM	MENT OF TRA	ANSPORTATION &	ENVIRONMENTA	AL SERVICES
SITE P	LAN No			
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PROJECT NUMBER	13013
SHEET ISSUE DATE	10/23/13

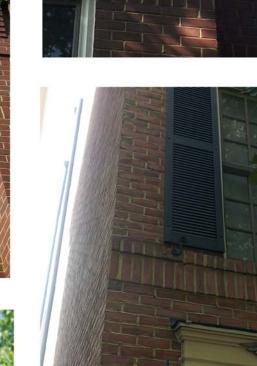
SHEET TITLE

T05 ELEVATION

SHEET NUMBER

P22











T06 FRONT ELEVATION - ORONOCO STREET

1 1/4" = 1'-0"





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ORONOCO STREET DEVELOPMENT

513 & 515 ORONOCO STREET

Y12 INVESTMENTS

ISSUE	DESCRIPTION	DATE

APPROVED
SPECIAL USE PERMIT NO. DSUP2013-0016

DEPARTMENT OF PLANNING & ZONING

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

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED _____

PROJECT NUMBER 13013
SHEET ISSUE DATE 10/23/13

SHEET TITLE

T06 ELEVATION

SHEET NUMBER

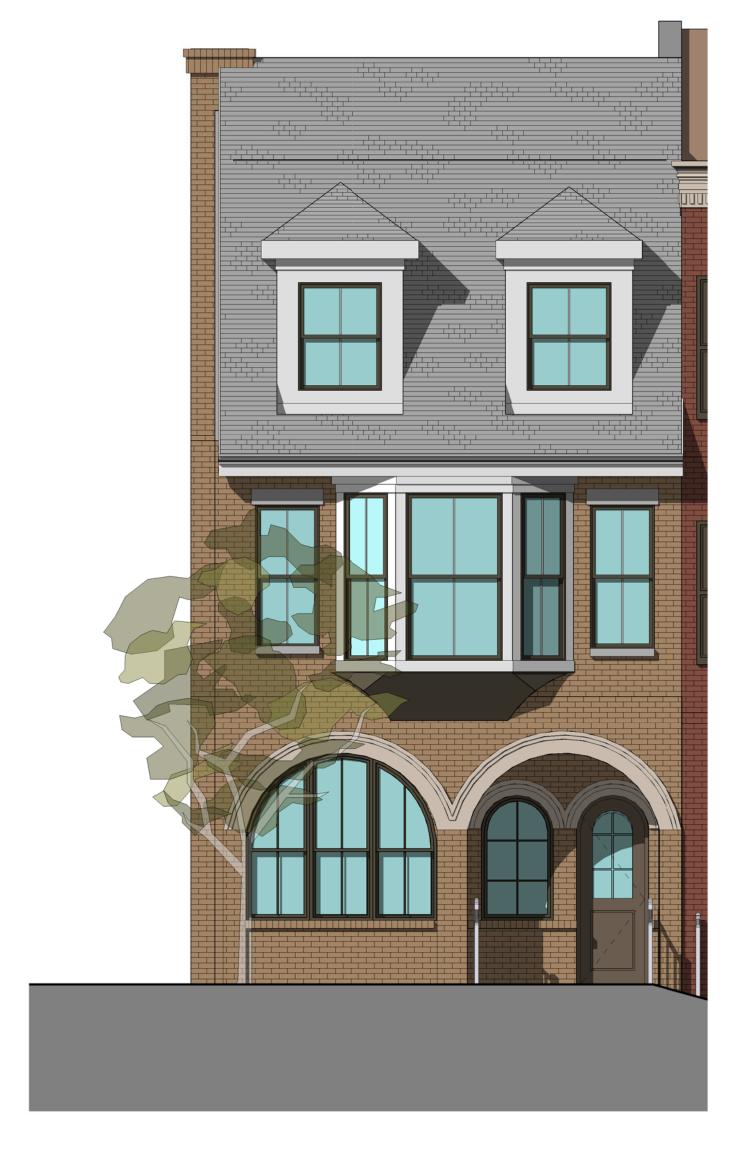
P24





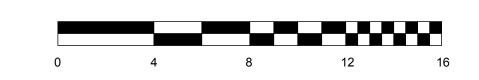






TO7 FRONT ELEVATION - ORONOCO STREET

1/4" = 1'-0"





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ORONOCO STREET DEVELOPMENT

513 & 515 ORONOCO STREET

Y12 INVESTMENTS

DESCRIPTION

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DEPARTME SITE PL	NT OF TRANSPORT		NVIRONMEN	TAL SERVICES DATE

PROJECT NUMBER 13013
SHEET ISSUE DATE 10/23/13

SHEET TITLE

T07 ELEVATION

SHEET NUMBER

P25