

1ST	FIRST	GSF	GROSS SQUARE FEET
2ND	SECOND		
3RD	THIRD	HOR	HORIZONTAL
		HT	HEIGHT
BSMT	BASEMENT		
BLDG	BUILDING	MECH	MECHANICAL
		MAX	MAXIMUM
CL	CENTERLINE	MIN	MINIMUM
DWG	DWG	NA	NOT APPLICABLE
EL	ELEVATION		
ELEC	ELECTRICAL	PL	PROPERTY LINE
EXIST	EXISTING		
		R	RADIUS
FAR	FLOOR AREA RATIO	SCHED	SCHEDULE
FLR	FLOOR	SF	SQUARE FEET
FF	FINISH FLOOR		
FT	FOOT, FEET	TW	TOP OF WALL
		VERT	VERTICAL

EXISTING STRUCTURE

PROPOSED ADDITION

CURB

* Nonconformity allowed under DSUP 2001-0019
** Nonconformity allowed under DSUP 2001-0019

*Nonconformity approved under DSUP 2001-0019

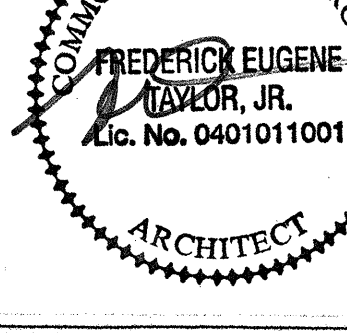
LOT	SF	% OF LOT
1	554.9 SF	28.9%* = existing
2	487.9 SF	28.9%* = existing
3	481.8 SF	28.51%* = existing
4	501.6 SF	29.7%* = existing
5	495.5 SF	29.3%* = existing
6	487.4 SF	28.84%* = existing
7	402.2 SF	21.81%* = existing
8	1068.6 SF	35.34% (proposed)
9	295.7 SF	19.35%* = existing
10	295.7 SF	19.37%* = existing
11	323.8 SF	20.73% = existing

LOT	BSMT GSF	1ST GSF	2ND GSF	3RD GSF	GARAGE net FAR	TOTAL SF	LOT AREA	FAR
1	806.5	806.5	806.5	806.5	400	2660.6	1921	1.385
2	793.4	793.4	793.4	793.4	200 *	2460.6	1690	1.456
3	793.4	793.4	793.4	793.4	200 *	2460.6	1690	1.456
4	793.4	793.4	793.4	793.4	200 *	2460.6	1690	1.456
5	793.4	793.4	793.4	793.4	200 *	2460.6	1690	1.456
6	793.4	793.4	793.4	793.4	200 *	2460.6	1690	1.456
7	793.4	793.4	793.4	793.4	220	2480.6	1844	1.3452
8	0	970.3	970.3	970.3	400	3206.9	3024	1.0605
9	0	793.4	793.4	793.4	0 **	2260.6	1528	1.4795
10	0	793.4	793.4	793.4	0 **	2260.	1526	1.4814
11	0	801.3	801.3	801.3	0 **	3206.9	1562	1.4576

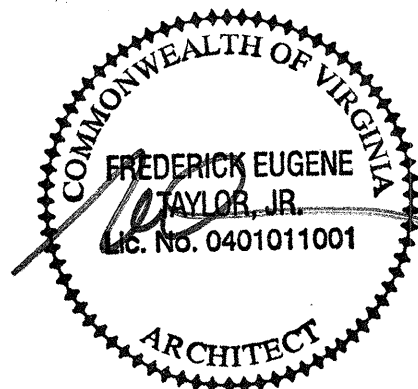
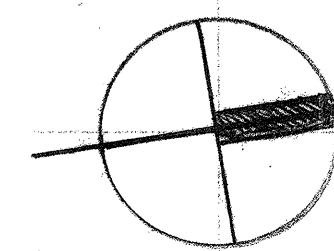
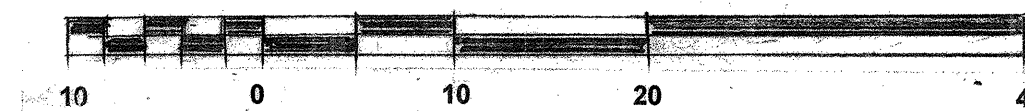
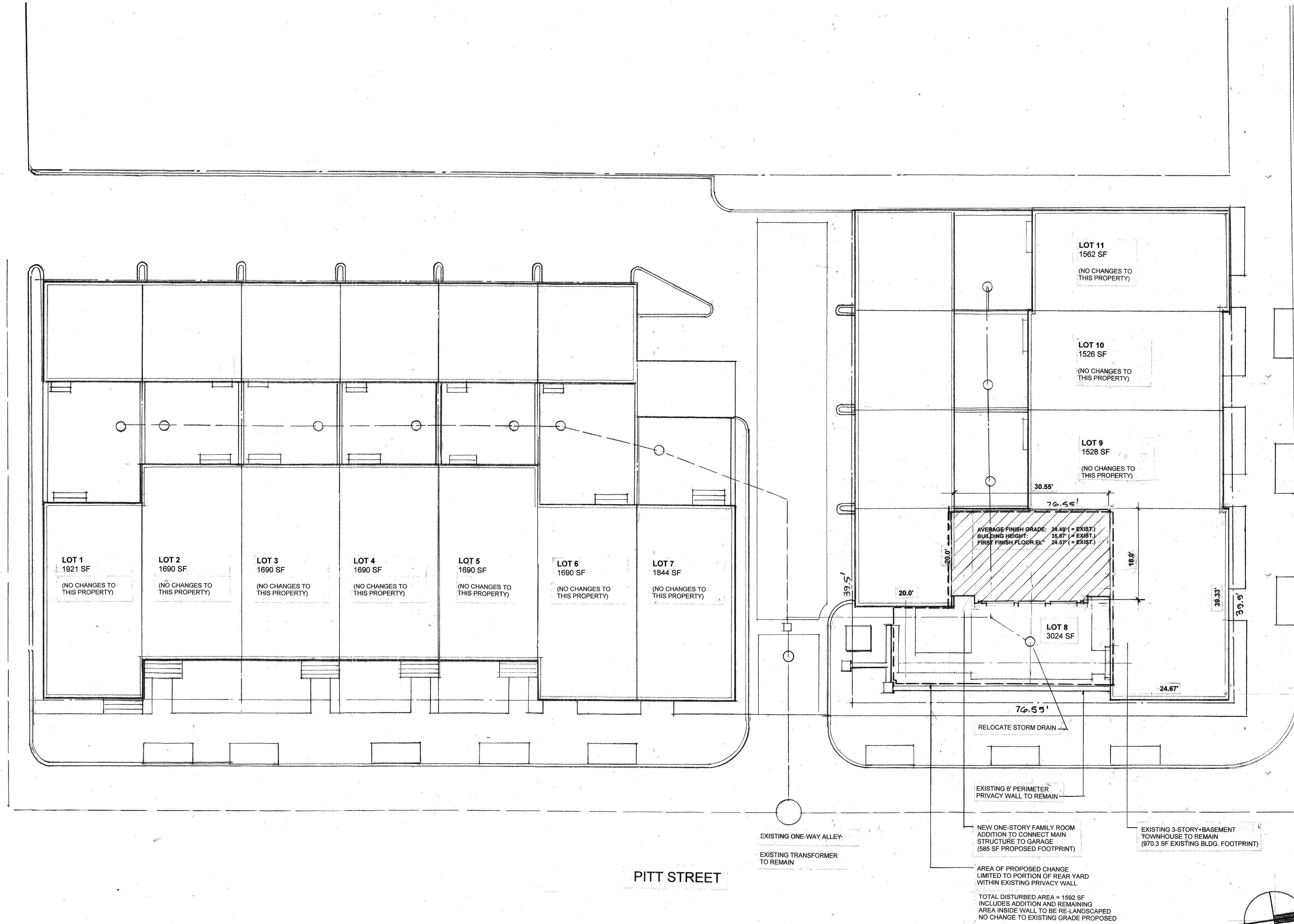
* DROP CEILING IN 50% OF GARAGE AREA (UNITS 2-6)
 **DROP CEILING IN ENTIRE GARAG (UNITS 9-11)

LOT	BSMT GSF	1ST GSF	2ND GSF	3RD GSF	GARAGE net FAR	TOTAL SF	LOT AREA	FAR	
1	806.5	806.5	806.5	806.5	400	2660.6	1921	1,385	(= EXISTING)
2	793.4	793.4	793.4	793.4	200	2460.6	1690	1,456	(= EXISTING)
3	793.4	793.4	793.4	793.4	200	2460.6	1690	1,456	(= EXISTING)
4	793.4	793.4	793.4	793.4	200	2460.6	1690	1,456	(= EXISTING)
5	793.4	793.4	793.4	793.4	200	2460.6	1690	1,456	(= EXISTING)
6	793.4	793.4	793.4	793.4	200	2460.6	1690	1,456	(= EXISTING)
7	793.4	793.4	793.4	793.4	220	2480.6	1844	1,3452	(= EXISTING)
8	0	1,555.4	970.3	970.3	400	3896.0	3024	1,2883	(PROPOSED)
9	0	793.4	793.4	793.4	0	2260.6	1528	1,4795	(=EXISTING)
10	0	793.4	793.4	793.4	0	2260.6	1526	1,4814	(=EXISTING)
11	0	801.3	801.3	801.3	0	3206.9	1562	1,4576	(=EXISTING)

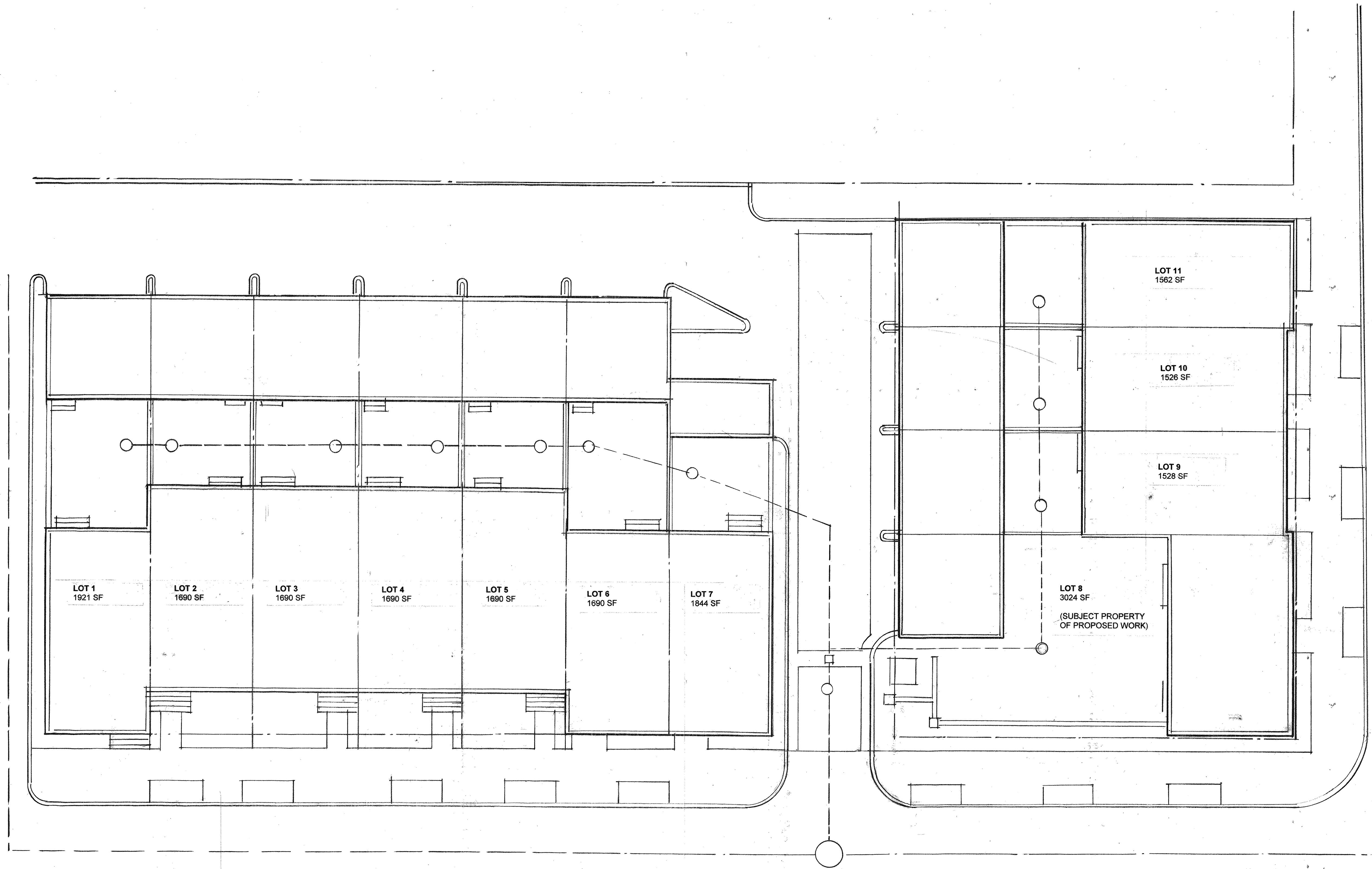
1. REQUEST DEVELOPMENT SITE PLAN APPROVAL
2. REQUEST AN AMENDMENT TO THE PREVIOUSLY APPROVED MODIFICATION TO THE REAR YARD SETBACK

7 SUBJECT PROPERTY 	
APPROVED CITY PLAN NO. _____ DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF PLANNING & ENVIRONMENTAL SERVICES SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	DATE _____
DATE RECORDED _____	
INSTRUMENT NO. _____	PAGE NO. _____

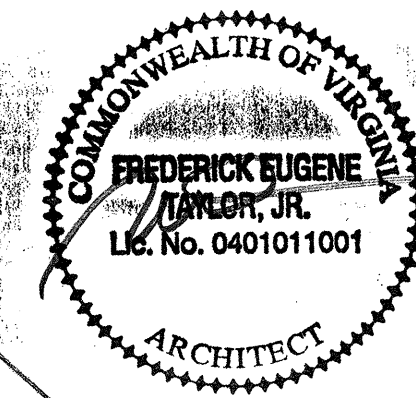
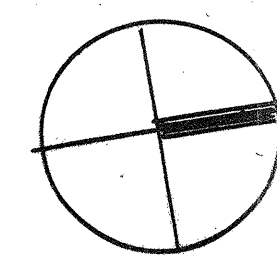
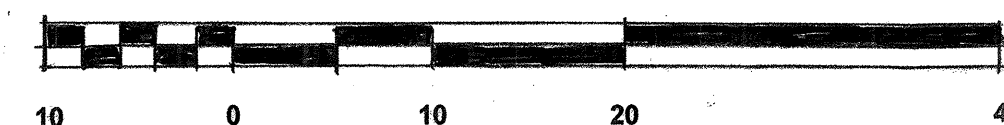
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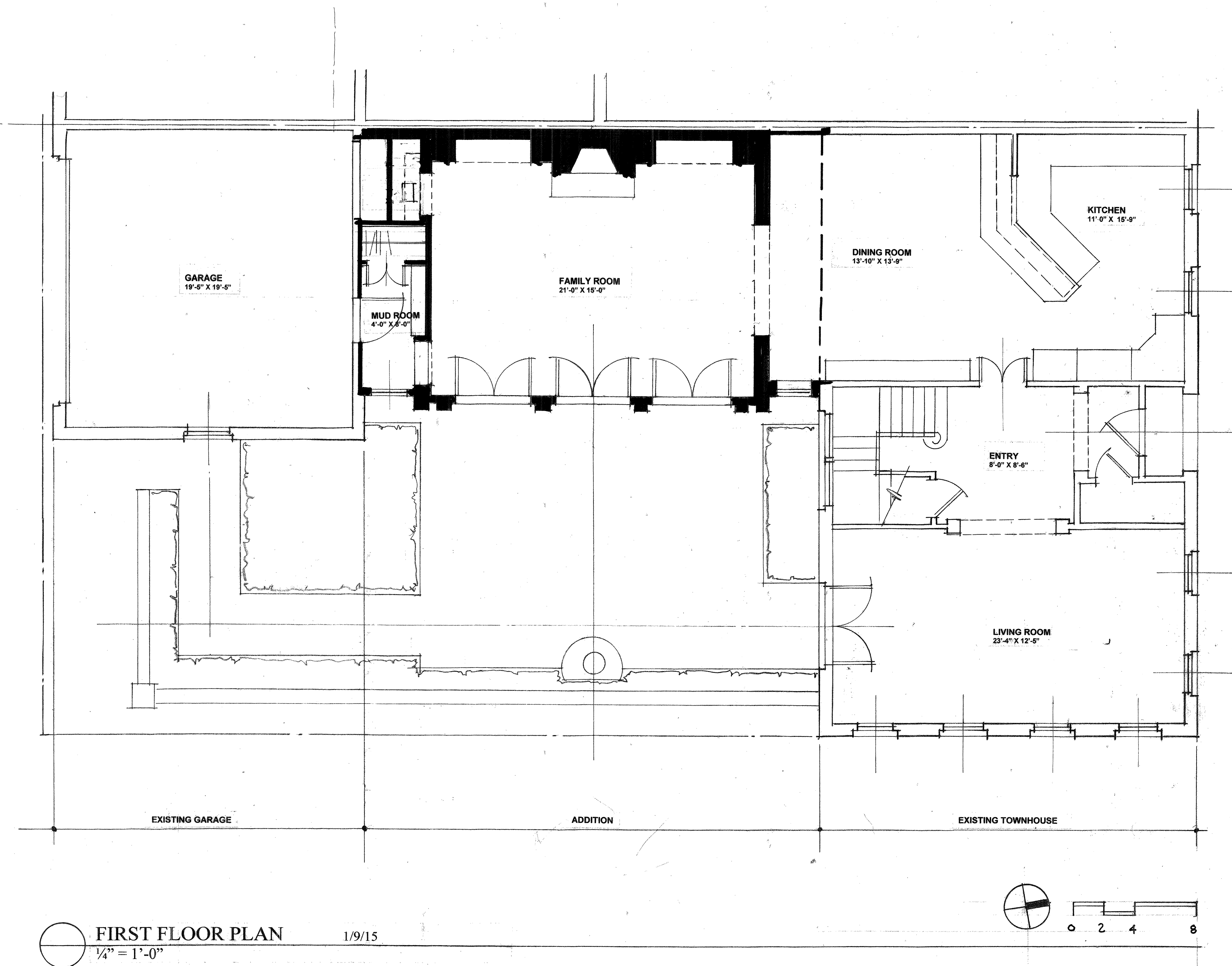
APPROVED	
CITY PLAN NO. _____	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
PAGE NO. _____	

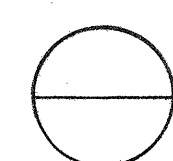


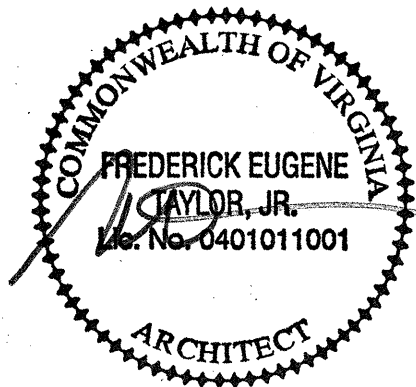
NOTE: REFER TO SHEET C-600 OF
DSP-2001-00019 FOR ORIGINAL
APPROVED SITE PLAN OF
GARRETT'S MILL DEVELOPMENT
(ATTACHED)



APPROVED	
CITY PLAN NO. _____	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
PAGE NO. _____	




FIRST FLOOR PLAN 1/9/15
 1/4" = 1'-0"



APPROVED	
CITY PLAN NO. _____	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	PAGE NO. _____

FIRST FLOOR PLAN
1/4" = 1'-0"

A2.1

ADAMS RESIDENCE
500 SOUTH PENDLETON STREET
ALEXANDRIA, VA 22314

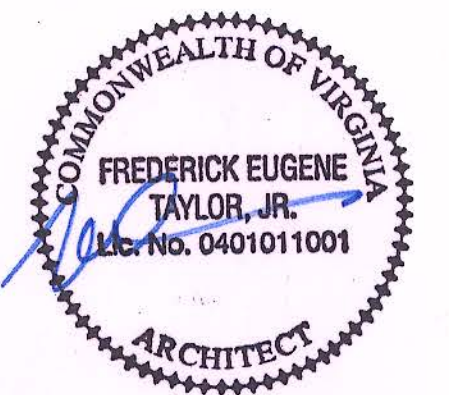
ISSUED
FEB 2, 2015 -
PRELIMINARY DSP

THORSEN CONSTRUCTION
5700 GENERAL WASHINGTON DR.
ALEXANDRIA, VA 22312
(202) 635-8087
www.thorsenconstruction.us

FREDERICK TAYLOR, AIA
1433 OTIS STREET NE
WASHINGTON, DC 20017
(202) 635-8087
www.freytaylorarchitect.com



1 EAST (GARDEN) ELEVATION 1/9/15
A3.1 1/4" = 1'-0"



APPROVED	
CITY PLAN NO. _____	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
DATE _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
PAGE NO. _____	

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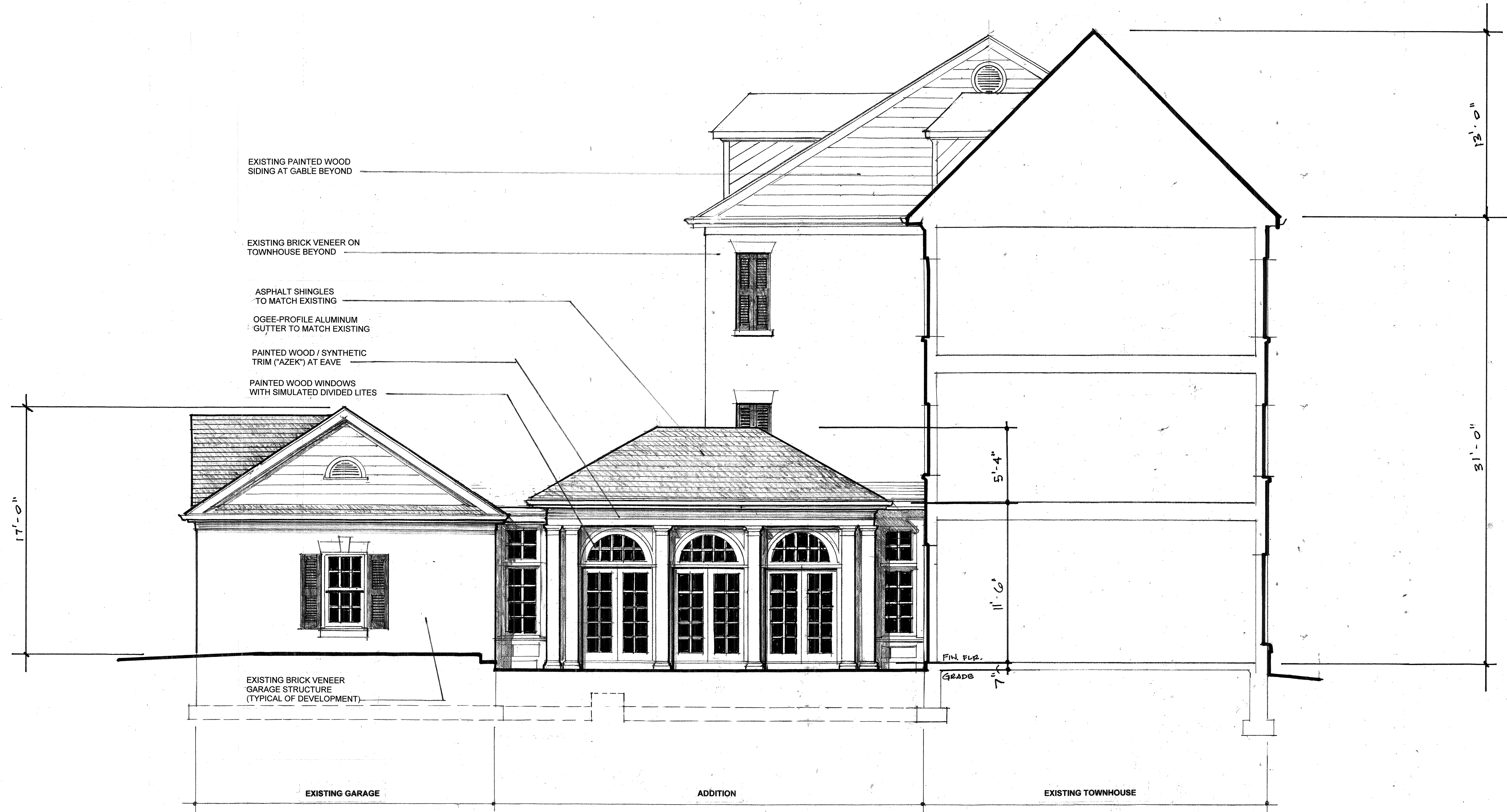
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EAST (GARDEN) ELEVATION
1/4" = 1'-0"

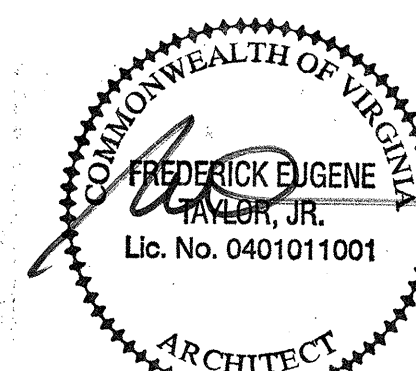
A3.1



1
A3.1

EAST (GARDEN) ELEVATION
1/4" = 1'-0"

1/9/15



APPROVED	
CITY PLAN NO. _____	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
PAGE NO. _____	

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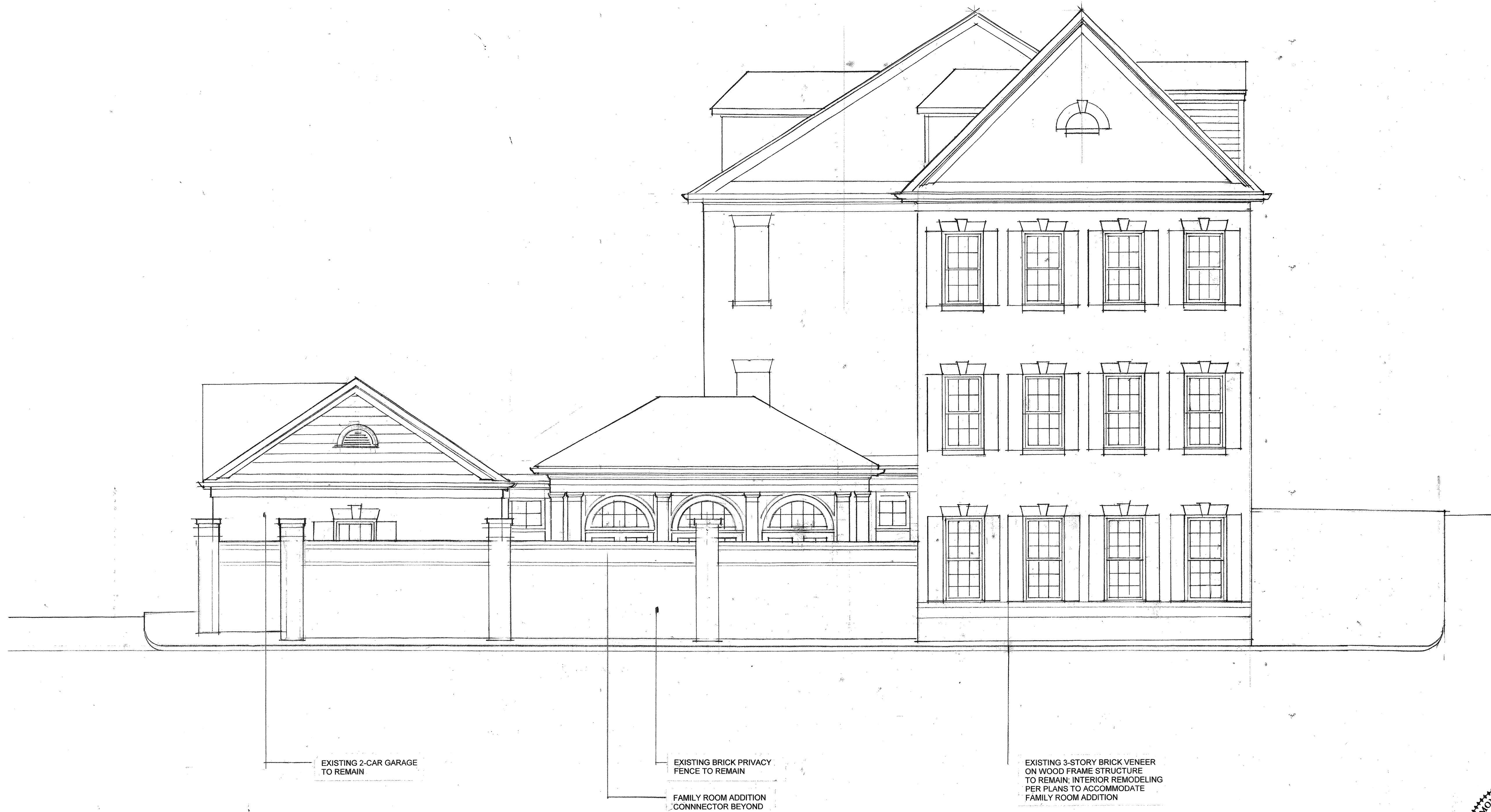
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EAST (GARDEN) ELEVATION
1/4" = 1'-0"

A3.1



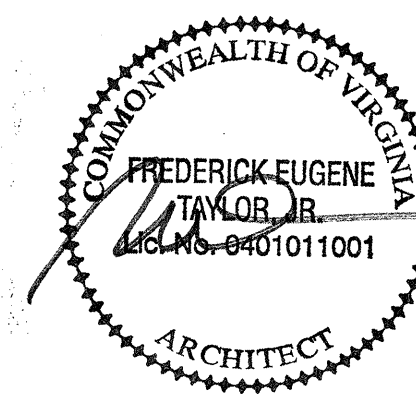
PITT STREET ELEVATION
1/4" = 1'-0"

EXISTING 2-CAR GARAGE
TO REMAIN

EXISTING BRICK PRIVACY
FENCE TO REMAIN

FAMILY ROOM ADDITION
CONNECTOR BEYOND

EXISTING 3-STORY BRICK VENEER
ON WOOD FRAME STRUCTURE
TO REMAIN; INTERIOR REMODELING
PER PLANS TO ACCOMMODATE
FAMILY ROOM ADDITION



APPROVED	
CITY PLAN NO. _____	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
PAGE NO. _____	

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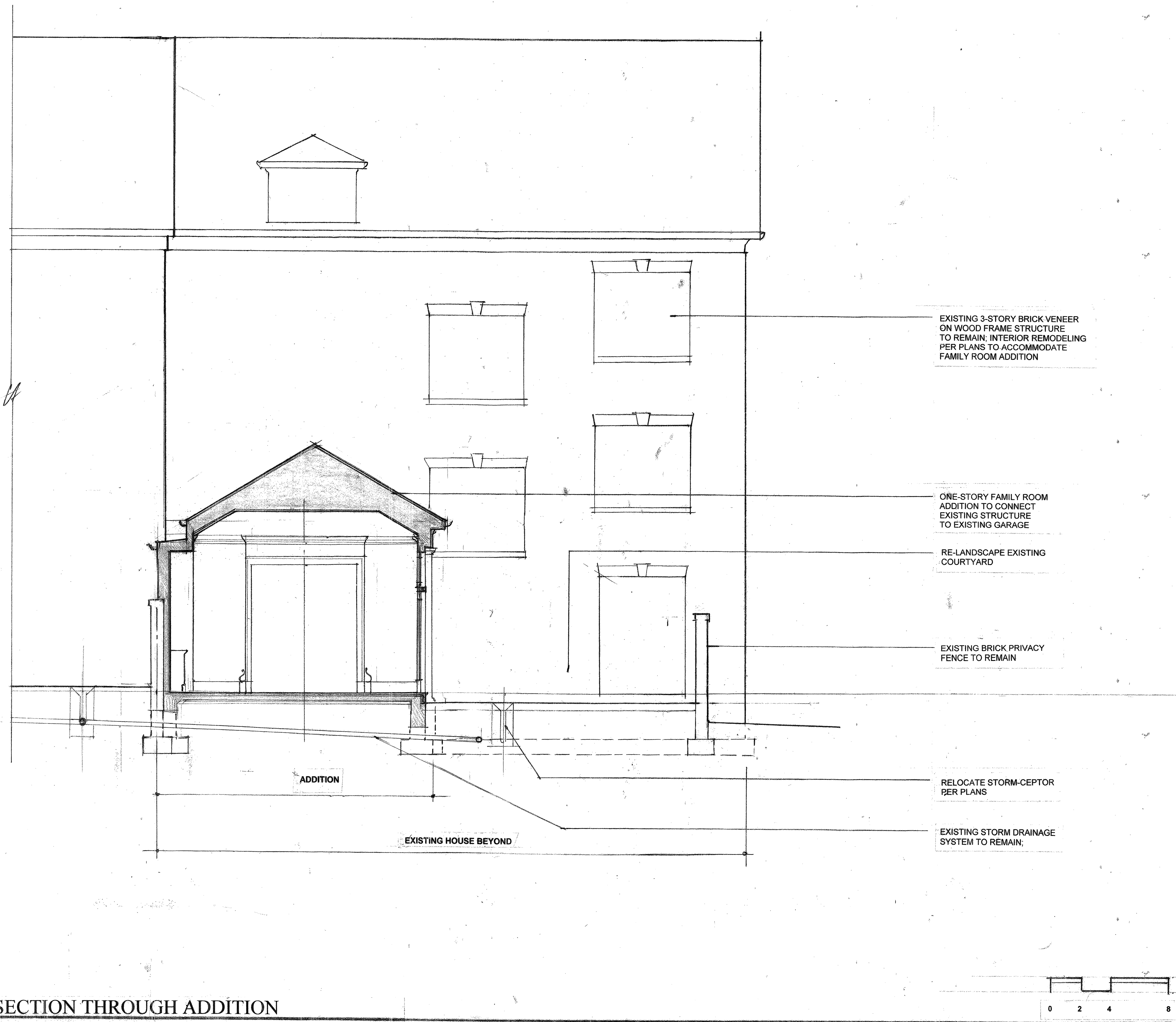
THORSEN CONSTRUCTION
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(703) 501-1506
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ADAMS RESIDENCE
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ALEXANDRIA, VA 22314

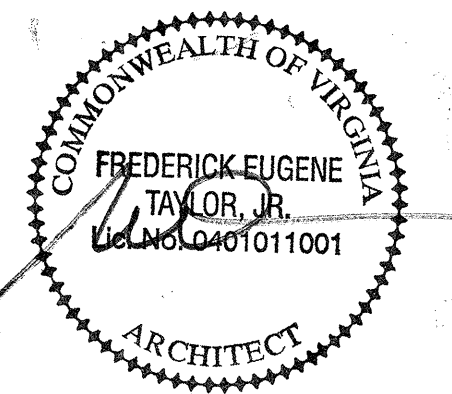
ISSUED
FEB 2, 2015 -
PRELIMINARY DSP

PITT STREET ELEVATION
1/4" = 1'-0"

A3.2



1 BLDG. SECTION THROUGH ADDITION
A4.1 1/4" = 1'-0"



APPROVED	
CITY PLAN NO. _____	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
PAGE NO. _____	

ADAMS RESIDENCE
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ALEXANDRIA, VA 22314

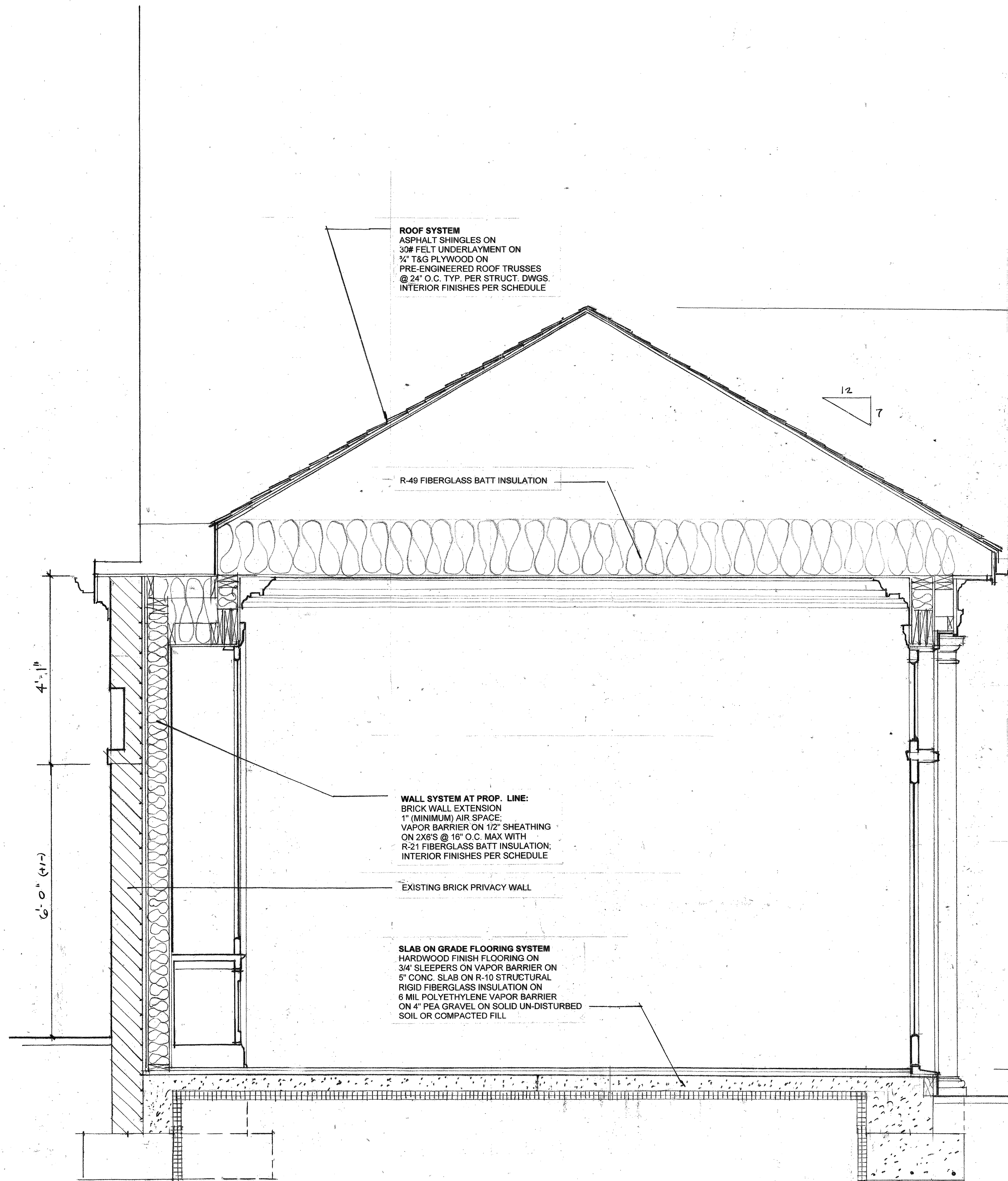
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BUILDING SECTION
1/4" = 1'-0"

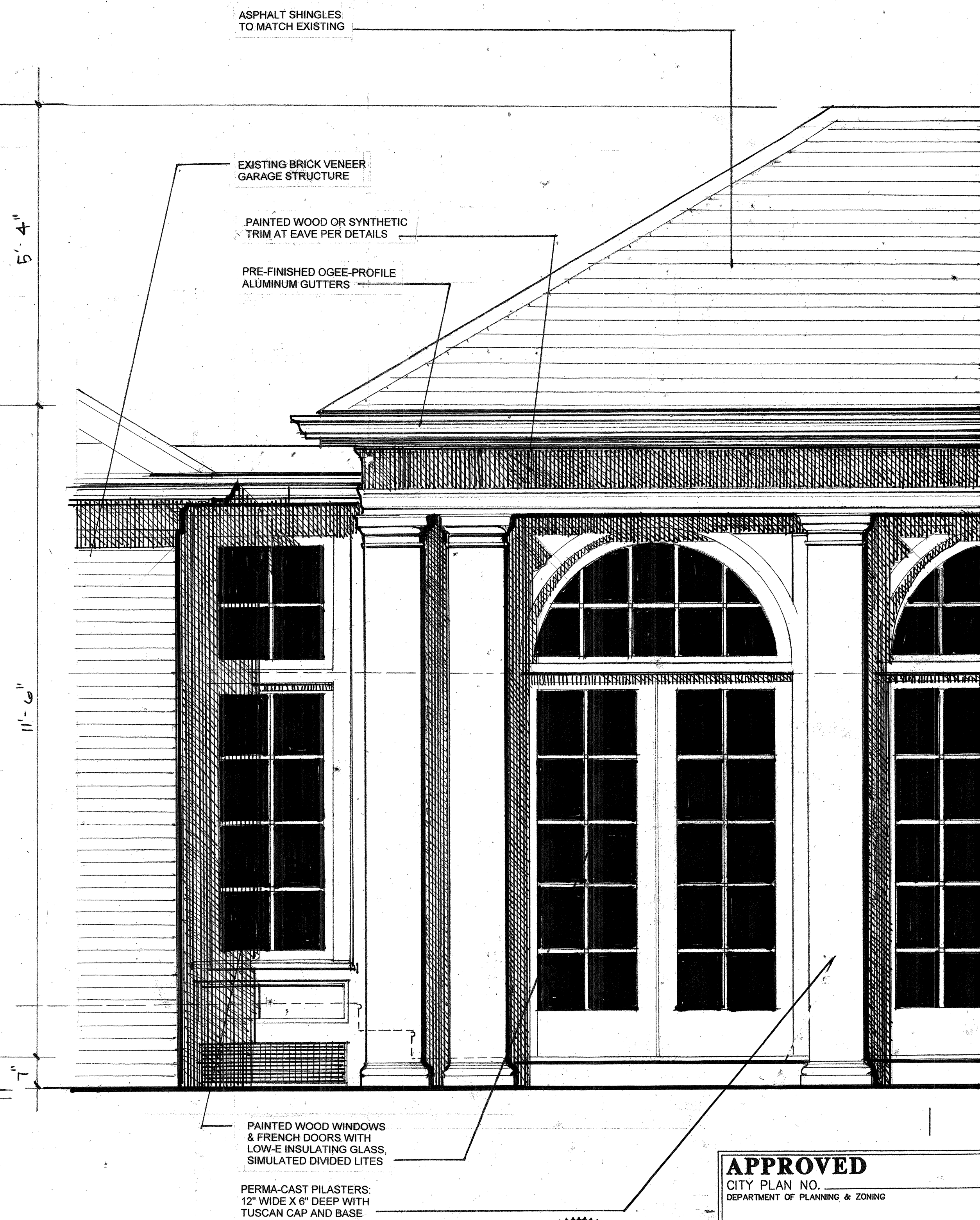
A4.1

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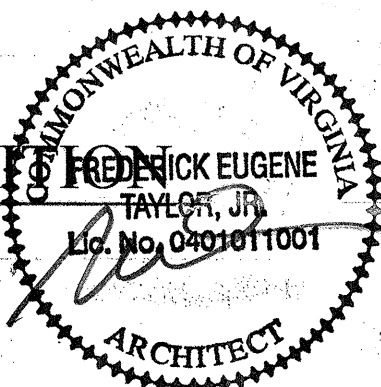
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ALEXANDRIA, VA 22312
(703) 501-1506
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2 SECTION THRU ADDITION LOOKING NORTH
3/4" = 1'-0"



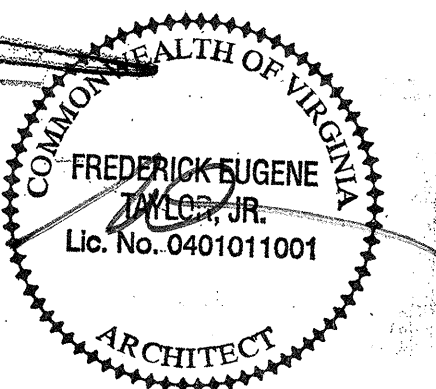
1 DETAIL EAST ELEVATION OF ADDITION
3/4" = 1'-0"



APPROVED	
CITY PLAN NO. _____	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
PAGE NO. _____	



PERSPECTIVE VIEW FROM PITT STREET



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CITY PLAN NO. _____	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____ DATE _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____ PAGE NO. _____

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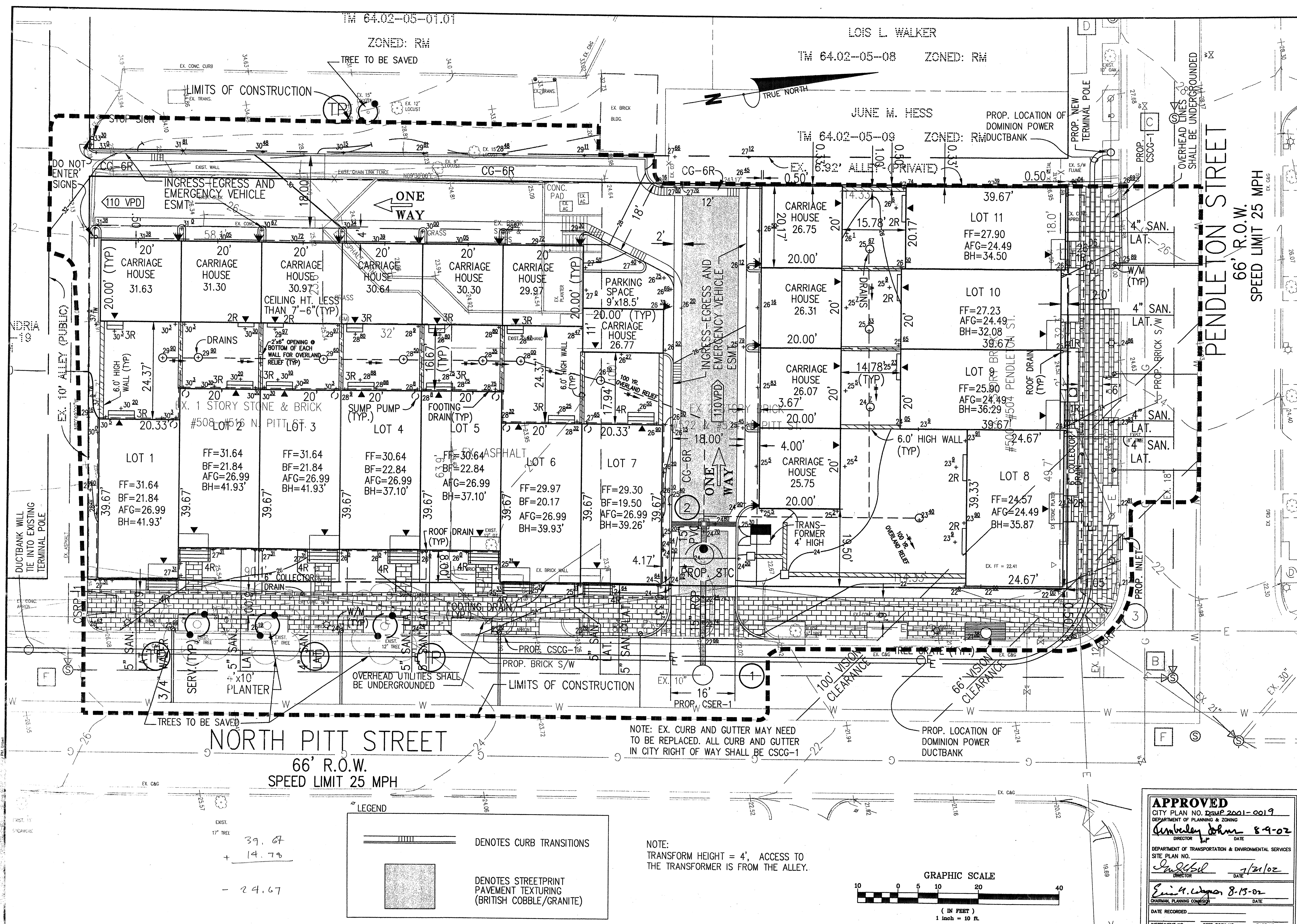
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ALEXANDRIA, VA 22312
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ADAMS RESIDENCE
500 SOUTH PENDLETON STREET
ALEXANDRIA, VA 22314

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PERSPECTIVE VIEW
1/2" = 1'-0"

A6.1



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CONSULTING
GROUP
ENGINEERS
PLANNERS
SURVEYORS

BOWMAN CONSULTING GROUP, LTD.
2212 EMBROIDER AVE., SUITE 302
ALEXANDRIA, VA 22304
PHONE (703) 683-2781
FAX (703) 683-5781
EMAIL: bco@bowmangroup.com
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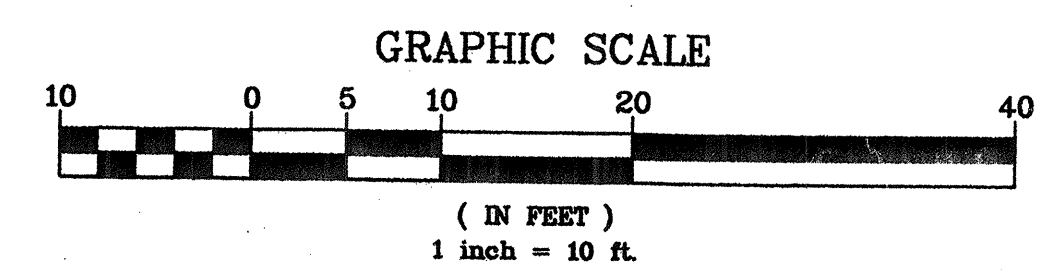
FINAL DEVELOPMENT PLAN
GARRETT'S MILL
CITY OF ALEXANDRIA, VIRGINIA

SP-NUMBER
COUNTY PROJECT NUMBER

PROFESSIONAL ENGINEER
ANTHONY MORSE
No. 12316
6/20/02
PLAN STATUS

DATE	DESCRIPTION
PP	STC
DESIGN	DRAWN
SCALE	H: 1"=10'
	V: 1"=10'
JOB No.	1622-01-001
DATE	JAN. 9, 2001
FILE No.	FILE
SHEET	C-6.00

APPROVED
CITY PLAN NO. DSUP 2001-0019
DEPARTMENT OF PLANNING & ZONING
DIRECTOR: *Anthony Morse* 8-9-02
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.: *Garrett's Mill*
DIRECTOR: *Garrett's Mill* 7/31/02
CHAIRMAN, PLANNING COMMISSION: *Garrett's Mill* 8-15-02
DATE RECORDED: _____
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____



NOTE: TRANSFORM HEIGHT = 4', ACCESS TO THE TRANSFORMER IS FROM THE ALLEY.

LEGEND

- DENOTES CURB TRANSITIONS
- DENOTES STREETPRINT PAVEMENT TEXTURING (BRITISH COBBLE/GRANITE)

NORTH PITT STREET
66' R.O.W.
SPEED LIMIT 25 MPH

PENDLETON STREET
66' R.O.W.
SPEED LIMIT 25 MPH