

PRELIMINARY DEVELOPMENT SITE PLAN EISENHOWER EAST, BLOCK 3 CITY OF ALEXANDRIA, VIRGINIA DSUP2025-10017

NARRATIVE DESCRIPTION OF DEVELOPMENT

THIS SITE IS BORDERED TO THE NORTH BY MILL ROAD; TO THE SOUTH BY PERSHING AVENUE; TO THE EAST BY STOVALL STREET; AND TO THE WEST BY TELEGRAPH ROAD.

ON BLOCK 3 WITHIN CDD #2, THE APPLICANT PROPOSES A NEW MIXED-USE DEVELOPMENT WITH A 365-FOOT TALL RESIDENTIAL BUILDING OF UP TO 775 UNITS AT 665,469 NET SF AND 40,000 SF OF GROUND FLOOR RETAIL. THE DEVELOPMENT IS GENERALLY CONSISTENT WITH CDD #2 AND THE EISENHOWER EAST SMALL AREA PLAN. THE APPLICANT REQUESTS SUP AND CDD AMENDMENTS FOR AN INCREASE IN BUILDING HEIGHT AND OTHER MODIFICATIONS TO FACILITATE THE PROJECT. THESE AMENDMENTS ALLOW FOR AN ICONIC, TRANSFORMATIVE DEVELOPMENT AT A PRIMARY LOCATION WITHIN THE EESAP, VIEWED FROM PRIMARY REGIONAL THOROUGHFARES OF I-495, TELEGRAPH ROAD AND DIKE STREET.

SITE ACCESS: THE PRIMARY ACCESS TO THE SITE WILL BE FROM MILL ROAD AND PERSHING AVENUE.

SPECIAL USE PERMITS/ZONING MODIFICATIONS/WAIVERS

1. MASTER PLAN AND CDD CONCEPT PLAN AMENDMENTS TO INCREASE BUILDING HEIGHT, TRANSFER PREVIOUSLY APPROVED DENSITY FROM BLOCK 9, AND OTHER MODIFICATIONS TO SUPPORT THE PROPOSED PLAN.
2. DSUP APPROVAL.
4. PER SECTION 7-2903, EXCLUDE INTERNAL LOADING DOCK AREA FROM FARL AND
5. PER SECTION 8-100(A)(B), EXCEED PARKING MAXIMUM FOR RESIDENTIAL AND RETAIL/COMMERCIAL USES.

LIST OF EXISTING APPROVALS

- CDD CONCEPTUAL DESIGN PLAN #0224-0001

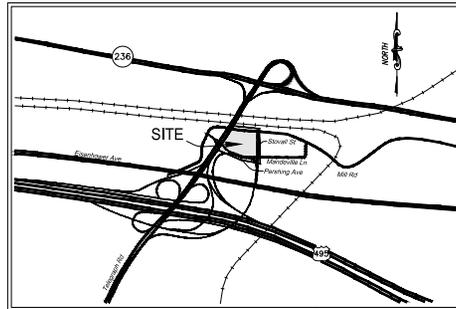
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VICINITY MAP
SCALE: 1" = 1000'

COMPLETE STREETS

	New	Upgraded
Crosswalks (number)	9	0
Standard	9	0
High Visibility	0	0
Curb Ramps	6	4
Sidewalks (LF)	0	1175
Bicycle Parking (number of spaces)		
Public/Visitor	21	N/A
Private/Garage	268	N/A
Bicycle Paths (LF)	719	N/A
Pedestrian Signals	0	0

AREA TABULATIONS

SITE ADDRESS:
2425 MILL ROAD
TAX MAP NUMBER:
0723046-2

LIMITS OF DISTURBANCE:	189,923 SF (4.35 AC)
EXISTING IMPERVIOUS AREA:	112,820 SF (2.59 AC)
EXISTING PERVIOUS AREA:	21,780 SF (0.50 AC)
PROPOSED IMPERVIOUS AREA:	126,789 SF (2.91 AC)
PROPOSED PERVIOUS AREA:	7,841 SF (0.18 AC)

OWNER
HOFFMAN FAMILY, LLC
2034 EISENHOWER AVE.,
SUITE 290
ALEXANDRIA, VA 22314
(703) 960-4700

APPLICANT
RED FOX DEVELOPMENT
1794 LANIER PLACE, NW
SUITE 407
WASHINGTON, DC 20009
(703) 203-0990

ATTORNEY
WIRE GILL
700 N. FAIRFAX STREET
SUITE 600
ALEXANDRIA, VA 22314
(703) 836-5757

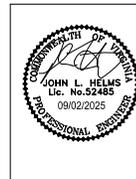
CIVIL ENGINEER
IMEG
4035 RIDGE TOP ROAD
SUITE 601
FAIRFAX, VIRGINIA 22030
(703) 273-6820

ARCHITECT
COOPER CARY
625 NORTH WASHINGTON STREET
SUITE 200
ALEXANDRIA, VA 22314
(703) 519-7127

LANDSCAPE ARCHITECT
LANDDESIGN
200 SOUTH PEYTON STREET
ALEXANDRIA, VA 22314
(703) 549-7784

TRANSPORTATION ENGINEER
GOROVE SLADE
225 REINEKERS LANE SUITE 750
ALEXANDRIA, VA 22314
(703) 721-3044

DATE	REVISION
06/02/25	DSUP SUBMISSION
08/04/25	DSUP VERIFICATION SUBMISSION
09/02/25	REVISED COMPLETENESS #2



APPROVED
SPECIAL USE PERMIT NO. DSUP2025-10017
DEPARTMENT OF PLANNING & ZONING

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

DIRECTOR _____ DATE _____

CIVILIAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

GENERAL NOTES

1. THE PROPERTY SHOWN HEREON IS IDENTIFIED ON THE CITY OF ALEXANDRIA, VIRGINIA GEOGRAPHIC INFORMATION SYSTEM AS PID #072.02-02-12 AND IS ZONED CDDQ2.
2. THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF HOFFMAN FAMILY, LLC RECORDED IN DEED BOOK 1461 AT PAGE 133, AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.
3. HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS) 1984 NORTH AS ESTABLISHED FROM A CURRENT GPS SURVEY.
4. BOUNDARY AND PHYSICAL IMPROVEMENTS SHOWN HEREON ARE BASED UPON A FIELD SURVEY CONDUCTED BY THIS FIRM BETWEEN THE DATES OF OCTOBER 23, 2023 AND DECEMBER 4, 2023.
5. TO THE BEST OF OUR KNOWLEDGE, THERE ARE AREAS ON SITE CONTAINING CONTAMINATED SOILS OR CONTAMINATED GROUNDWATER.
6. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS CURRENTLY LOCATED PROPERTY OR AREAS LOCATED WITHIN 1,000 FEET OF SANITARY LANDFILL. SHOULD ANY UNANTICIPATED UNDERGROUND STORAGE TANKS OR DRUMS BE ENCOUNTERED AT THE SITE, THE APPLICANT SHALL IMMEDIATELY NOTIFY THE CITY OF ALEXANDRIA FIRE DEPARTMENT AND DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, OFFICE ENVIRONMENTAL QUALITY.
7. IN ACCORDANCE WITH THE CITY OF ALEXANDRIA'S MARINE CLAY AREAS MAP DATED NOVEMBER 1976, THERE ARE N MARINE CLAY LOCATED IN THE VICINITY OF THIS SITE.
8. THIS PROJECT IS NOT LOCATED WITH A COMBINED SEWER AREA.

ENVIRONMENTAL SITE ASSESSMENT

THERE ARE NO BRAYS, TIDAL WETLANDS, SHORES, TRIBUTARY STREAMS, FLOODPLAINS, CONNECTED WETLANDS, ISOLATED WETLANDS, HIGHLY ERODIBLE/PERMEABLE SOILS OR BUFFER AREAS ASSOCIATED WITH SHORES, STREAMS OR WETLANDS LOCATED ON THIS SITE.

GREEN BUILDING NARRATIVE

EISENHOWER BLOCK 3 WILL MEET ALL OF THE INDICATED REQUIREMENTS IN THE ALEXANDRIA 2019 GREEN BUILDING POLICY. THIS INCLUDES MEETING A MINIMUM LEED SILVER RATING (50-POINTS) AND HITTING THE REQUIRED POINT THRESHOLDS FOR EACH OPTIMIZE ENERGY PERFORMANCE, ECO-RENEWABLE ENERGY PRODUCTION, WEC INDOOR WATER USE REDUCTION, WEC OUTDOOR WATER USE REDUCTION, EGC LOW-EMITTING MATERIALS, EGC CONSTRUCTION AND MANAGEMENT PLAN, AND EGC THERMAL COMFORT. THE TEAM HAS BROUGHT ON COOPER CARRY'S SUSTAINABILITY CONSULTANT TO MANAGE THESE EFFORTS AND ENSURE ALL REQUIREMENTS ARE MET. THEY WILL ALSO BE BRINGING ON AN ENERGY MODELLER AND VERIFIED COMMISSIONING AGENT TO MANAGE ADDITIONAL SUSTAINABILITY ACTIVITIES.

ARCHAEOLOGY NOTES

1. THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4500) 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.
2. THE APPLICANT/DEVELOPER SHALL NOT ALLOW ANY METAL DETECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY.
3. THE APPLICANT HAS HIRED A ARCHAEOLOGY CONSULTANT AND WILL BE COORDINATING WITH ALEXANDRIA ARCHAEOLOGY FOR THE SCOPE OF WORK FOR THE PROJECT.

ZONING TABULATIONS

SITE ADDRESSES & TAX MAP NUMBERS: 072.02-02-12 (2425 MILL ROAD)

EXISTING ZONE: CDDQ
PROPOSED ZONE: CDDQ2

SMALL AREA PLAN DISTRICT: EISENHOWER EAST

EXISTING USE: PAVED PARKING LOT
RESIDENTIAL & RETAIL

PROPOSED USE: RESIDENTIAL & RETAIL

EXISTING SITE AREA: 135,758 S.F. OR 3.12 AC.
PROPOSED SITE AREA: 134,475 S.F. OR 3.09 AC.

RETAIL	RESIDENTIAL	PARKING	TOTAL
41,937 SF	612,918 SF	321,641 SF	1,176,496 SF
3.57%	89.99%	27.34%	

RETAIL	RESIDENTIAL	PARKING	TOTAL
40,000 SF	685,469 SF	316,874 SF	1,051,343 SF
3.81%	66.16%	30.03%	

- NET FLOOR AREA PROPOSED:
- NET FLOOR AREA PROPOSED:
- NOTES:
- 1) NET AREAS ARE AFTER EXEMPTIONS PER CITY OF ALEXANDRIA ZONING ORDINANCE SECTION 2-164.1 COOR AREA (B) 70,421 SF OF LEVEL (BASEMENT/BELOW GRADE) PARKING IS PROVIDED IN THIS PROJECT BUT NOT INCLUDED IN THIS CHART.
 - 2) LOADING AREA IS INCLUDED WITH LEVEL 2 PARKING AREAS (TWO - 850 SF LOADING BAYS ARE EXEMPT THROUGH ALEXANDRIA ZONING).
 - 3) AREA OF MECHANICAL PENTHOUSE ABOVE MAIN ROOF IS NOT INCLUDED IN THIS CHART.
 - 4)

PROPOSED FAR: 7.81

MAXIMUM NUMBER OF UNITS: 775 UNITS
PROPOSED NUMBER OF UNITS: 767 UNITS (837 1 BR, 130 2BR)
PROPOSED UNITS PER ACRE: 767 UNITS / 3.09 AC. = 248 UNITS/AC.

MAXIMUM BUILDING HEIGHT REQUIRED: 36'
MAXIMUM BUILDING HEIGHT PROPOSED: 30'

NUMBER OF STORES: 32

AVERAGE FINISH GRADE: 26.2'

MIN. REQUIRED PARKING: 0 SPACES NOTE: PARKING MAXIMUM (CDDQ2)

MAX. REQUIRED PARKING:

Zoning Requirements Based on Residential Performance-Based City Standards (Maximums)		Development	
Residential	Commercial	Zoning Ratio	Development
Residential	Commercial	0.80 /bdsm	0%
2-3 Bedrooms	2-3 Bedrooms	0.80 /bdsm	0%
Non-Residential	Non-Residential	3.00 /sf	40' /sf
Non-Residential Subtotal	Non-Residential Subtotal		
Total with Zoning Requirements			838

PARKING PROVIDED: RETAIL: 200 SPACES (30 COMPACT, 164 STANDARD, 6 HANDICAP)
RESIDENTIAL: 743 SPACES (97 COMPACT, 638 STANDARD, 18 HANDICAP)

LOADING SPACES REQUIRED: TOTAL: 943 SPACES (117 COMPACT, 802 STANDARD, 24 HANDICAP)

LOADING SPACES PROVIDED: 2 SPACES NOTE: ADDITIONAL 11 TEMPORARY PARKING PROPOSED WITHIN THE ROW

BUILDING SETBACK REQUIRED: N/A
BUILDING SETBACK PROVIDED: PERFORMING = 3.0'
STOVALL = 1.14'
MILL = 0.40'

LOT FRONTAGE REQUIRED: N/A
LOT FRONTAGE PROVIDED: PERFORMING = 400'
STOVALL = 320'
MILL = 336'

APPROXIMATE TOTAL AREA DISTURBED: 4.35 AC OR 189,533 SF
EXISTING AVG. DAILY TRIPS: 0
PROPOSED AVG. DAILY TRIPS: 6,600 VPD

OPEN SPACE REQUIRED: 25% OF SITE (33,620 SF) PER EESAP OF WHICH 10,200 SF AT-GRADE PER CDD OPTION #2

OPEN SPACE PROVIDED: 91,534 SF TOTAL
13,860 SF AT-GRADE (PUBLIC)
77,684 SF ABOVE-GRADE (PRIVATE)
(SEE SHEET C400)

UTILITY MARKING NOTES

- 1) UTILITY LOCATIONS SHOWN HEREON ARE PER A FIELD SURVEY PERFORMED BY THIS FIRM BETWEEN 11/9/23 AND 12/7/23.
- 2) UNIDENTIFIED LINES WERE NOT TRACEABLE USING GEOPHYSICAL METHODS DURING THE FIELD INVESTIGATION. IMEG RECOMMENDS, PRIOR TO CONSTRUCTION, TEST HOLES BE PERFORMED ON THESE LINES IN THE VICINITY OF CONSTRUCTION TO CONFIRM UTILITY TYPE AND OWNERSHIP.
- 3) WASHINGTON GAS LINES WERE NOT TRACEABLE PAST NOTED LOCATIONS USING GEOPHYSICAL METHODS DURING THE FIELD INVESTIGATION. GAS LINES ARE ABANDONED ACCORDING TO UTILITY RECORDS.
- 4) DOMINION LINE WAS NOT TRACEABLE USING GEOPHYSICAL METHODS DURING THE FIELD INVESTIGATION. IMEG RECOMMENDS, PRIOR TO CONSTRUCTION, TEST HOLES BE PERFORMED ON THESE LINES TO CONFIRM LOCATION.
- 5) VAN WATER LINES WERE NOT TRACEABLE PAST NOTED LOCATIONS USING GEOPHYSICAL METHODS DURING THE FIELD INVESTIGATION AND WERE ADDED PER RECORDS SHOWN HEREON AS Q-L-D. IMEG RECOMMENDS, PRIOR TO CONSTRUCTION, TEST HOLES BE PERFORMED ON THESE LINES TO CONFIRM LOCATION.
- 6) WASHINGTON GAS LINES WERE NOT TRACEABLE PAST NOTED LOCATIONS USING GEOPHYSICAL METHODS DURING THE FIELD INVESTIGATION AND WERE ADDED PER RECORDS, SHOWN HEREON AS Q-L-D. IMEG RECOMMENDS, PRIOR TO CONSTRUCTION, TEST HOLES BE PERFORMED ON THESE LINES TO CONFIRM LOCATION.
- 7) NOTED ALEXANDRIA COUNTY COMMUNICATION LINE WAS EMPTY AND WAS ADDED PER FIELD OBSERVATIONS, SHOWN HEREON AS Q-L-D.
- 8) NOTED ALEXANDRIA COUNTY COMMUNICATION LINE WAS OBSERVED TO BE AN EMPTY CONDUIT AND WAS LOCATED USING A TRACER WIRE.
- 9) ELECTRIC LINES WERE NOT TRACEABLE PAST NOTED LOCATIONS USING GEOPHYSICAL METHODS DURING THE FIELD INVESTIGATION.
- 10) DOMINION ELECTRIC LINE WAS NOT TRACEABLE USING GEOPHYSICAL METHODS DURING THE FIELD INVESTIGATION DUE TO SITE CONDITIONS.
- 11) NOTED ARLINGTON VAULT WAS OBSERVED TO CONTAIN NEWLY INSTALLED EMPTY CONDUITS WITHOUT TRACER WIRES.
- 12) NOTED DOMINION VAULT WAS OBSERVED TO CONTAIN UNTRACEABLE AND ABANDONED UTILITIES.

GENERAL UTILITY NOTES

- 1) THE LOCATION OF UTILITIES LISTED IN THE TABLE BELOW AND SHOWN ON THIS PLAN ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES, SURFACE GROUND MARKINGS, AND EXISTING PLANS AND MAPS.
- 2) BEFORE DIGGING IN THIS AREA, CALL THIS UTILITY 773-396-3000 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES.
- 3) THIS INVESTIGATION DOES NOT INCLUDE THE USE OF GROUND PENETRATING RADAR OR INTRUSIVE METHODS OF INVESTIGATION SUCH AS TEST HOLES OR BORINGS.
- 4) THIS INVESTIGATION DOES NOT INCLUDE DESIGNATING SPRINKLER OR IRRIGATION SYSTEMS, BURIED TANKS, SEWER SYSTEMS, NON-CONDUCTIVE UTILITIES, OR WELLS.
- 5) DETECTING AND DESIGNATING UTILITIES THAT ARE BURIED DIRECTLY BELOW OTHER UTILITIES ARE NOT PROVIDED.

UTILITY DESCRIPTION	PLANS	MARKED	LOCATED	NOTES
ELECTRIC				
DOMINION	GE MAP 110023	X	X	MARKED AND LOCATED. SEE UTILITY NOTES #1, #10, & #15.
PRIVATE ELECTRIC	NO PLANS RECEIVED AT THIS TIME	X	X	MARKED AND LOCATED. SEE UTILITY NOTE #6.
COMMUNICATION				
VERIDON	NO PLANS RECEIVED AT THIS TIME	X	X	MARKED AND LOCATED.
COMCAST	GE MAP 111102	X	X	MARKED AND LOCATED.
JONES	NO PLANS RECEIVED AT THIS TIME	X	X	MARKED AND LOCATED.
CITY OF ALEXANDRIA	NO PLANS RECEIVED AT THIS TIME	X	X	MARKED AND LOCATED. SEE UTILITY NOTES #7, #8, & #11.
TRAFFIC CONTROL	NO PLANS RECEIVED AT THIS TIME	X	X	MARKED AND LOCATED.
AT&T	NO PLANS RECEIVED AT THIS TIME	X	X	MARKED AND LOCATED.
WATER				
VIRGINIA AMERICAN WATER	GE MAP 10433	X	X	MARKED AND LOCATED. SEE UTILITY NOTE #9.
GAS				
WASHINGTON GAS	GE MAP 110023	X	X	MARKED AND LOCATED. SEE UTILITY NOTES #3 & #6.

SANITARY STRUCTURE DATA

- RIM EL = 31.46
INV. OUT = (24" RCP FROM NORTH) = 17.10
INV. OUT = (24" RCP TO S1216) = 16.84
- RIM EL = 29.92
INV. IN = (24" RCP FROM S2160) = 14.31
INV. OUT = (27" RCP TO S1801) = 14.02
- RIM EL = 28.32
INV. IN = (24" RCP FROM S2163) = 10.99
INV. OUT = (27" RCP TO S2119) = 10.70
- RIM EL = 22.47
INVERTS NOT ACCESSIBLE
- RIM EL = 17.78
INVERTS NOT ACCESSIBLE

STORM STRUCTURE DATA

- RIM EL = 28.59
INV. OUT (15" RCP TO S1275) = 24.59
- RIM EL = 29.98
INV. IN (15" RCP FROM S12431) = 24.14
INV. OUT (15" RCP TO S12511) = 23.78
- RIM EL = 29.18
INV. OUT (18" RCP TO S2151) = 23.76
- RIM EL = 30.49
INV. IN (15" RCP FROM S1275) = 23.69
INV. IN (18" RCP FROM S12131) = 23.34
INV. OUT (21" RCP TO S1461) = 23.29
- RIM EL = 31.42
INV. IN (21" RCP FROM S12131) = 22.32
INV. OUT (21" RCP TO S1370) = 22.26
- RIM EL = 31.21
INV. OUT (15" RCP TO S1370) = 26.56
- RIM EL = 30.52
INV. IN (21" RCP FROM S1467) = 22.16
INV. IN (15" RCP FROM S12131) = 22.15
INV. OUT (24" RCP TO S1273) = 22.00
- RIM EL = 29.98
INV. OUT (15" RCP TO S1843) = NOT ACCESSIBLE
- RIM EL = 30.37
INV. IN (15" RCP FROM S1697) = 22.05
INV. OUT (24" RCP TO S1273) = 21.60
- RIM EL = 29.82
INV. IN (24" RCP FROM S1730) = 21.57
INV. IN (24" RCP FROM S1943) = 21.32
INV. OUT (24" RCP TO S1801) = 20.59
- RIM EL = 31.00
INV. IN (24" RCP FROM S1733) = 19.00
INV. IN (24" RCP TO S1603) = 22.91
- RIM EL = 28.27
INV. IN (24" RCP FROM S1801) = 17.27
INV. IN (24" RCP TO S1017) = 17.32
- RIM EL = 27.75
INV. OUT (24" RCP FROM S0333) = 17.02
INV. OUT (24" RCP TO S0237) = 16.90
- RIM EL = 30.26
INV. IN (24" RCP FROM SE) = 20.26
INV. OUT (24" RCP TO NW) = 20.16
- RIM EL = 21.32
INV. IN (24" RCP FROM S0117) = 14.72
INV. OUT (27" RCP TO S0211) = 14.67
- RIM EL = 19.75
INV. IN (27" RCP FROM S0237) = 14.10
INV. IN (2.35x3.75" RCP FROM S0043) = 13.65
INV. OUT (30" RCP TO S0078) = 13.55
- RIM EL = 18.52
INV. IN (15" RCP TO S0935) = 22.20
- RIM EL = 25.14
INV. IN (15" RCP FROM S0918) = 21.99
INV. OUT (15" RCP TO S0815) = 18.99
- RIM EL = 22.87
INV. IN (15" RCP FROM S0935) = 17.97
INV. OUT (15" RCP TO S0970) = 17.27
- RIM EL = 20.43
INV. IN (2.35x3.75" RCP FROM S0011) = 14.51
INV. IN (15" RCP FROM S0140) = 16.11
INV. OUT (2.35x3.75" RCP TO S0213) = 14.31
- RIM EL = 20.85
INV. OUT = 27.04 (15" PVC TO S0030) = 27.04
- RIM EL = 28.57
INV. IN = (15" PVC FROM S1029) = 26.57
INV. OUT = (18" CPP TO SW) = 26.42
- RIM EL = 20.65
INV. IN (18" RCP FROM S0970) = 15.30
INV. IN (15" RCP FROM S0157) = 16.20
INV. OUT (18" RCP TO S0011) = 16.00



EISENHOWER EAST, BLOCK 3

PRELIMINARY DEVELOPMENT SITE PLAN

CITY OF ALEXANDRIA, VIRGINIA

DISC#	DESCRIPTION	DATE
DISC01	PRELIMINARY SUBMISSION	
DISC02	REVISIONS	
DISC03	REVISIONS	
DISC04	REVISIONS	
DISC05	REVISIONS	
DISC06	REVISIONS	
DISC07	REVISIONS	
DISC08	REVISIONS	
DISC09	REVISIONS	
DISC10	REVISIONS	
DISC11	REVISIONS	
DISC12	REVISIONS	
DISC13	REVISIONS	
DISC14	REVISIONS	
DISC15	REVISIONS	
DISC16	REVISIONS	
DISC17	REVISIONS	
DISC18	REVISIONS	
DISC19	REVISIONS	
DISC20	REVISIONS	

PROJECT NO.: 2404060030
DRAWING NO.: 114507
DATE: 08/02/2025
SCALE: NONE
DESIGN: EG
DRAWN: JS
CHECKED: EG

NOTES AND TABULATIONS

SHEET TITLE:
SHEET No.: **C101**

APPROVED
SPECIAL USE PERMIT NO. 2025-10017

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

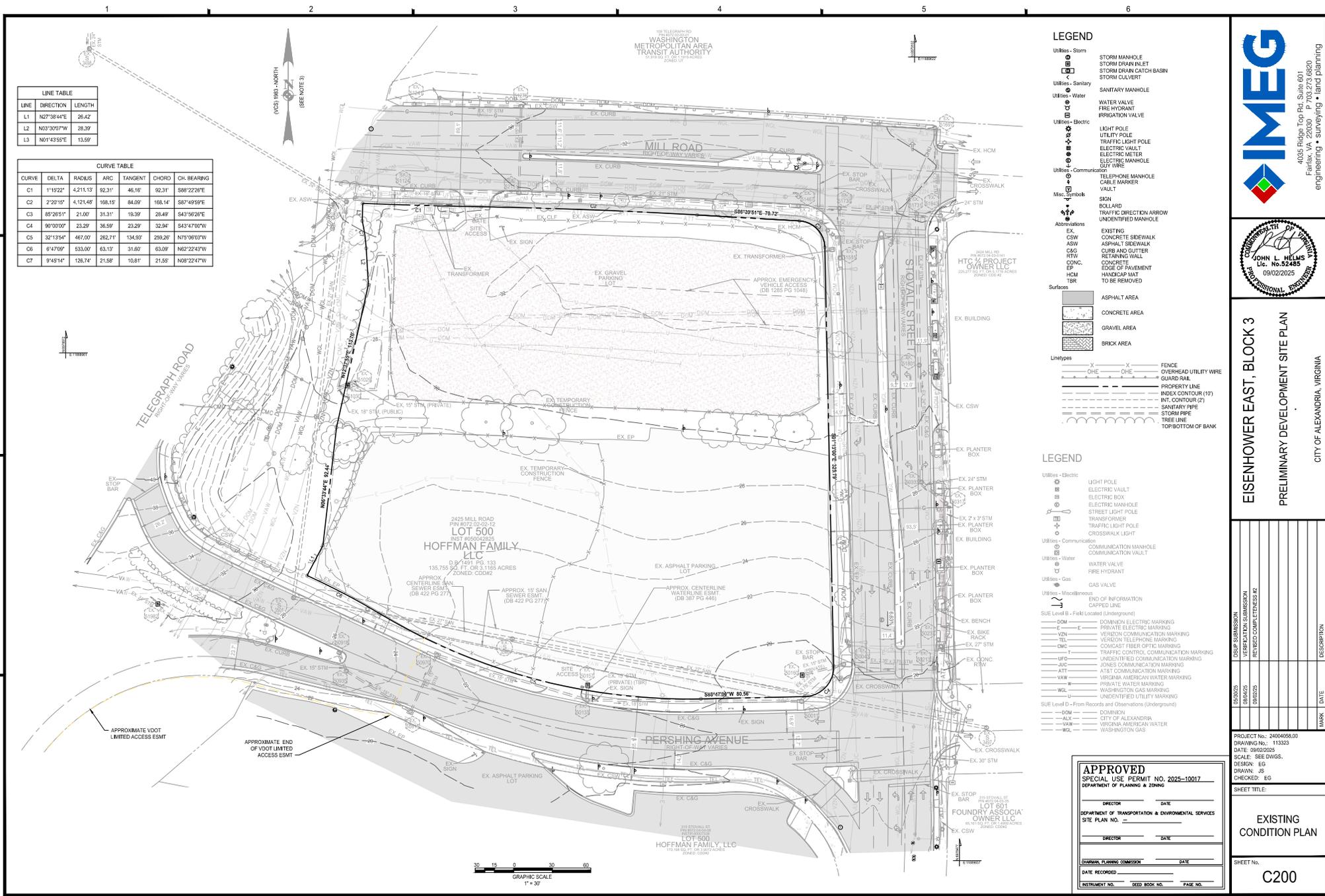
DIRECTOR _____ DATE _____

DIRECTOR _____ DATE _____

JURISDICTION, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____



LINE TABLE

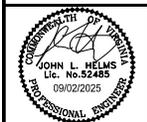
LINE	DIRECTION	LENGTH
L1	N27°38'44"E	26.42
L2	N03°30'07"W	28.39
L3	N01°43'55"E	13.59

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CH. BEARING
C1	1°15'22"	4,211.13'	92.31'	46.16'	92.31'	S88°22'26"E
C2	2°20'19"	4,121.48'	168.15'	84.09'	168.14'	S87°49'59"E
C3	85°28'51"	21.00'	31.31'	18.39'	28.49'	S43°56'26"E
C4	90°00'00"	23.29'	36.59'	23.29'	32.94'	S43°4'00"W
C5	32°13'54"	467.00'	262.71'	134.93'	259.26'	N75°08'03"W
C6	6°47'09"	533.00'	63.13'	31.60'	63.09'	N02°32'43"W
C7	9°45'14"	126.74'	21.58'	10.81'	21.58'	N03°32'47"W

- LEGEND**
- Utilities - Storm
 - STORM MANHOLE
 - STORM DRAIN INLET
 - STORM DRAIN CATCH BASIN
 - STORM CULVERT
 - Utilities - Sanitary
 - SANITARY MANHOLE
 - Utilities - Water
 - WATER VALVE
 - FIRE HYDRANT
 - IRRIGATION VALVE
 - Utilities - Electric
 - LIGHT POLE
 - UTILITY POLE
 - TRAFFIC LIGHT POLE
 - ELECTRIC VAULT
 - ELECTRIC METER
 - ELECTRIC MANHOLE
 - DUY WIRE
 - Utilities - Communication
 - TELEPHONE MANHOLE
 - CABLE MARKER
 - VAULT
 - Misc. Symbols
 - SIGN
 - BOLLARD
 - TRAFFIC DIRECTION ARROW
 - UNIDENTIFIED MANHOLE
 - Abbreviations
 - EX - EXISTING
 - CSW - CONCRETE SIDEWALK
 - ASW - ASPHALT SIDEWALK
 - CG - CURB AND GUTTER
 - RTW - RETAINING WALL
 - CONC. - CONCRETE
 - EDGE OF PAVEMENT
 - HCM - HANDICAP MAT TO BE REMOVED
 - TBR - TRAFFIC BAR
 - Surfaces
 - ASPHALT AREA
 - CONCRETE AREA
 - GRAVEL AREA
 - BRICK AREA
 - LineTypes
 - FENCE
 - OVERHEAD UTILITY WIRE
 - CONCRETE SIDEWALK
 - ASPHALT SIDEWALK
 - CURB AND GUTTER
 - RETAINING WALL
 - CONCRETE
 - EDGE OF PAVEMENT
 - HANDICAP MAT TO BE REMOVED
 - TRAFFIC BAR
 - TOP/BOTTOM OF BANK

- LEGEND**
- Utilities - Electric
 - LIGHT POLE
 - ELECTRIC VAULT
 - ELECTRIC BOX
 - ELECTRIC MANHOLE
 - STREET LIGHT POLE
 - TRANSFORMER
 - TRAFFIC LIGHT POLE
 - CROSSWALK LIGHT
 - Utilities - Communication
 - COMMUNICATION MANHOLE
 - COMMUNICATION VAULT
 - Utilities - Water
 - WATER VALVE
 - FIRE HYDRANT
 - Utilities - Gas
 - GAS VALVE
 - Utilities - Miscellaneous
 - END OF INFORMATION
 - CAPPED LINE
 - SUE Level B - Field Located (Underground)
 - DOM - DOMINION ELECTRIC MARKINGS
 - E - PRIVATE ELECTRIC MARKINGS
 - VZN - VERIZON COMMUNICATION MARKING
 - TB - VERIZON TELEPHONE MARKING
 - CMC - COMCAST FIBER OPTIC MARKINGS
 - T - TRAFFIC CONTROL COMMUNICATION MARKING
 - U - UNIDENTIFIED COMMUNICATION MARKINGS
 - JUC - JONES COMMUNICATION MARKINGS
 - ATT - AT&T COMMUNICATION MARKINGS
 - VAW - VIRGINIA AMERICAN WATER MARKING
 - W - PRIVATE WATER MARKING
 - WGM - WASHINGTON GAS MARKING
 - U - UNIDENTIFIED UTILITY MARKING
 - SUE Level D - From Records and Observations (Underground)
 - DOM - DOMINION
 - ALX - CITY OF ALEXANDRIA
 - VAW - VIRGINIA AMERICAN WATER
 - WGL - WASHINGTON GAS



EISENHOWER EAST, BLOCK 3
 PRELIMINARY DEVELOPMENT SITE PLAN
 CITY OF ALEXANDRIA, VIRGINIA

DISCS	DISP. SUBMISSION	DATE
000001	VERIFICATION SUBMISSION	
000002	REVISED COMPLETION #2	

PROJECT No.: 20040503
 DRAWING No.: 113323
 DATE: 08/02/2025
 SCALE: SEE DWGS.
 DESIGN: EG
 DRAWN: JS
 CHECKED: EG

SHEET TITLE:
EXISTING CONDITION PLAN

SHEET No.:
C200

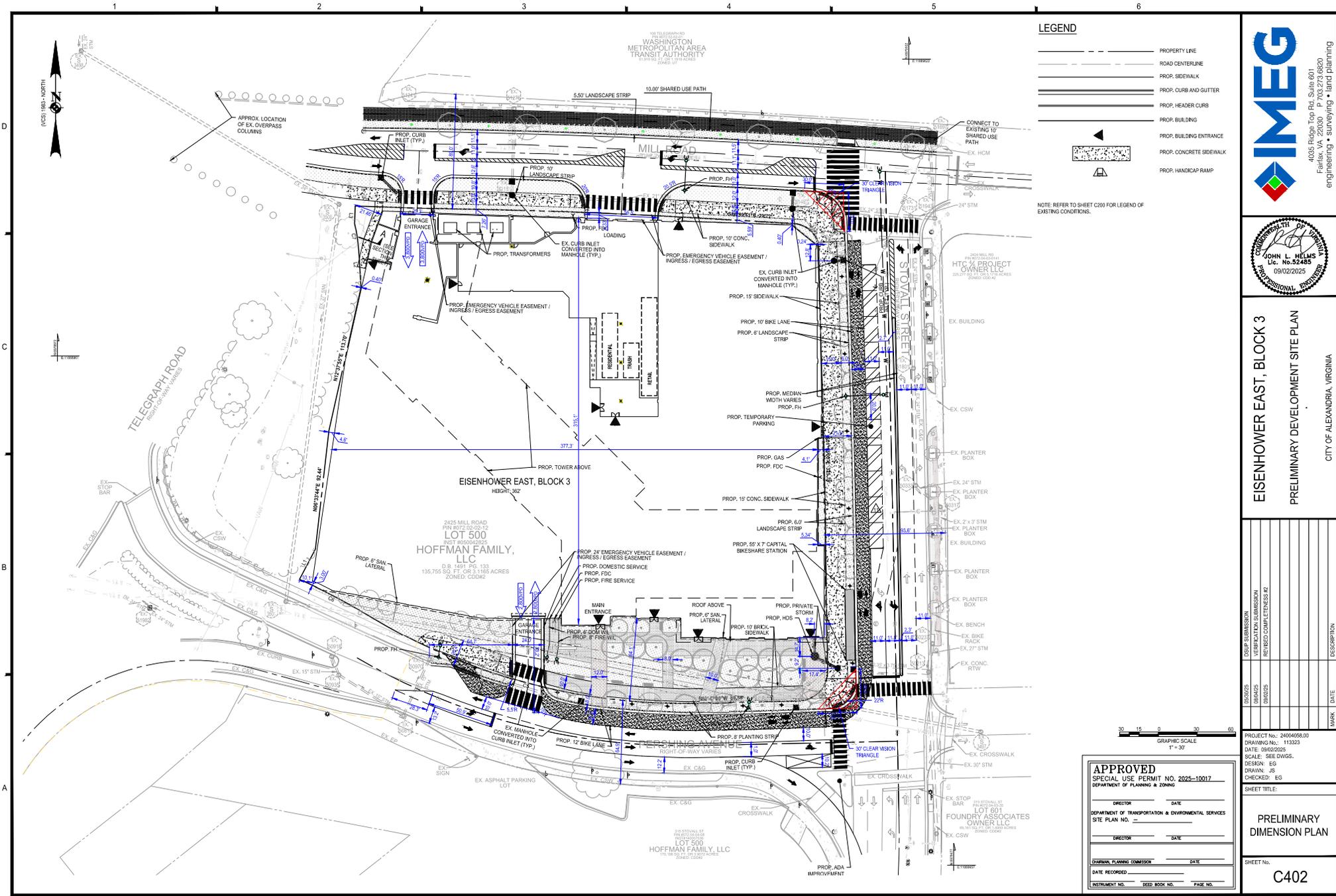
APPROVED
 SPECIAL USE PERMIT NO. 2025-10017

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
 SITE PLAN NO. _____

DEPARTMENT OF PLANNING & ZONING

DATE RECORDED: _____

DEED BOOK NO. _____ PAGE NO. _____



LEGEND

- PROPERTY LINE
- ROAD CENTERLINE
- PROP. SIDEWALK
- PROP. CURB AND GUTTER
- PROP. HEADER CURB
- PROP. BUILDING
- PROP. BUILDING ENTRANCE
- PROP. CONCRETE SIDEWALK
- PROP. HANDICAP RAMP

NOTE: REFER TO SHEET C200 FOR LEGEND OF EXISTING CONDITIONS.

4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • land planning

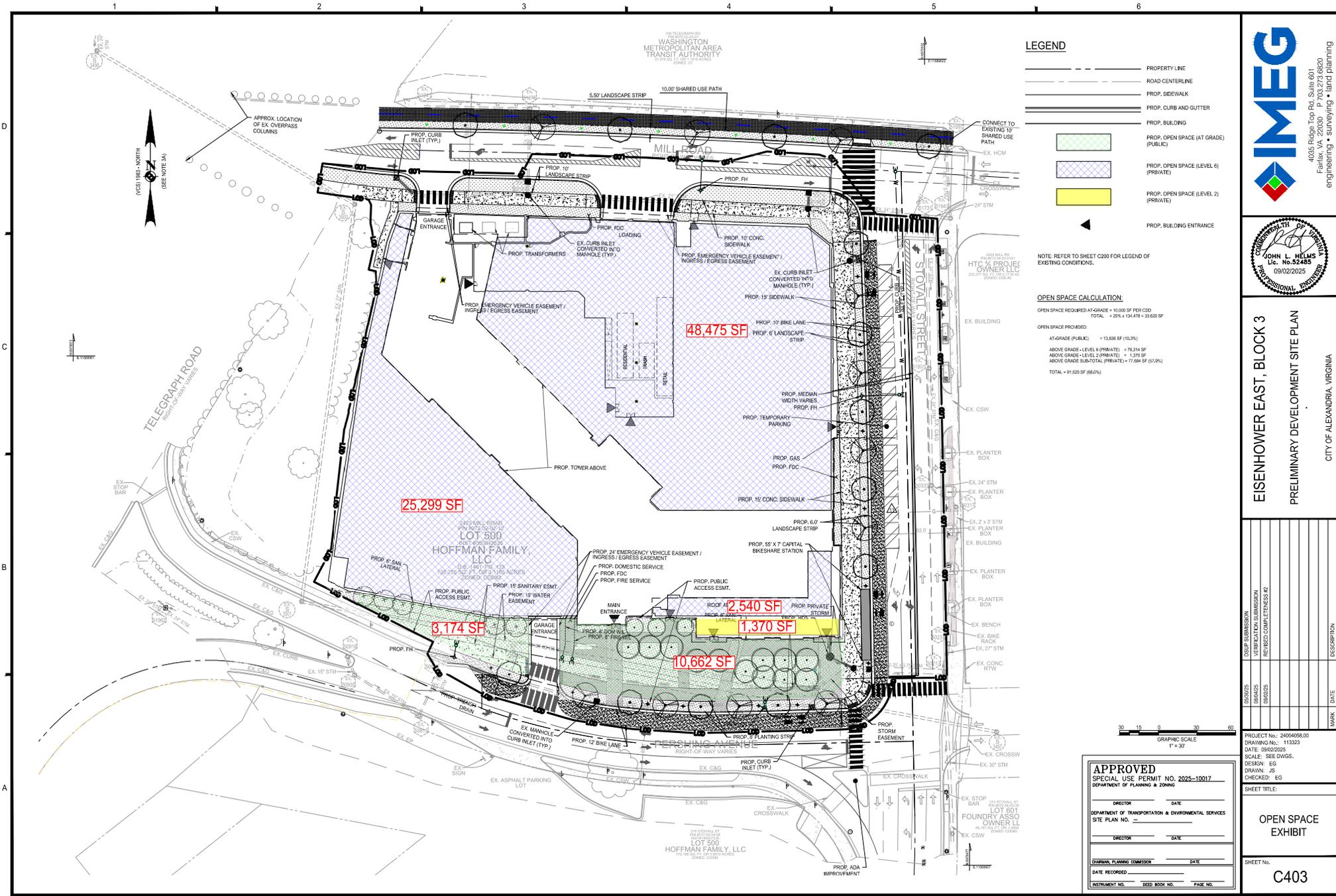
EISENHOWER EAST, BLOCK 3
PRELIMINARY DEVELOPMENT SITE PLAN
CITY OF ALEXANDRIA, VIRGINIA

DISCIPLINE	DESIGNER	DATE	DESCRIPTION
DESIGN			
VERIFICATION			
REVISION			

PROJECT No.: 24040550.00
DRAWING No.: 113323
DATE: 08/02/2025
SCALE: SEE DIMS.
DESIGN: EG
DRAWN: JS
CHECKED: EG

APPROVED
SPECIAL USE PERMIT NO. 2025-10017
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR _____ DATE _____
DEPARTMENT OF PLANNING & ZONING
DATE RECORDED _____
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

SHEET TITLE:
PRELIMINARY DIMENSION PLAN
SHEET No.: **C402**



LEGEND

- PROPERTY LINE
- ROAD CENTERLINE
- PROP. SIDEWALK
- PROP. CURB AND GUTTER
- PROP. BUILDING
- PROP. OPEN SPACE (AT GRADE) (PUBLIC)
- PROP. OPEN SPACE (LEVEL 6) (PRIVATE)
- PROP. OPEN SPACE (LEVEL 2) (PRIVATE)
- PROP. BUILDING ENTRANCE

NOTE: REFER TO SHEET C200 FOR LEGEND OF EXISTING CONDITIONS.

OPEN SPACE CALCULATION:

OPEN SPACE REQUIRED AT-GRADE = 10,000 SF PER CDD
 TOTAL = 26% x 134,478 = 33,620 SF

OPEN SPACE PROVIDED:

AT-GRADE (PUBLIC) = 13,836 SF (10.3%)
 ABOVE GRADE - LEVEL 6 (PRIVATE) = 78,314 SF
 ABOVE GRADE - LEVEL 2 (PRIVATE) = 1,330 SF
 ABOVE GRADE SUB-TOTAL (PRIVATE) = 77,684 SF (57.9%)
 TOTAL = 91,520 SF (68.2%)



EISENHOWER EAST, BLOCK 3

PRELIMINARY DEVELOPMENT SITE PLAN

CITY OF ALEXANDRIA, VIRGINIA

DISCS	DESCRIPTION	DATE
000001	DISP. SUBMISSION	
000002	VERIFICATION SUBMISSION	
000003	REVISED COMPLETENESS #2	

PROJECT No.: 24004050.00
 DRAWING No.: 113323
 DATE: 08/02/2025
 SCALE: SEE DWGS.
 DESIGN: EG
 DRAWN: JS
 CHECKED: EG

SHEET TITLE:
OPEN SPACE EXHIBIT

SHEET No.:
C403

APPROVED
 SPECIAL USE PERMIT NO. 2025-10017
 DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
 SITE PLAN NO. _____

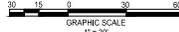
DIRECTOR _____ DATE _____

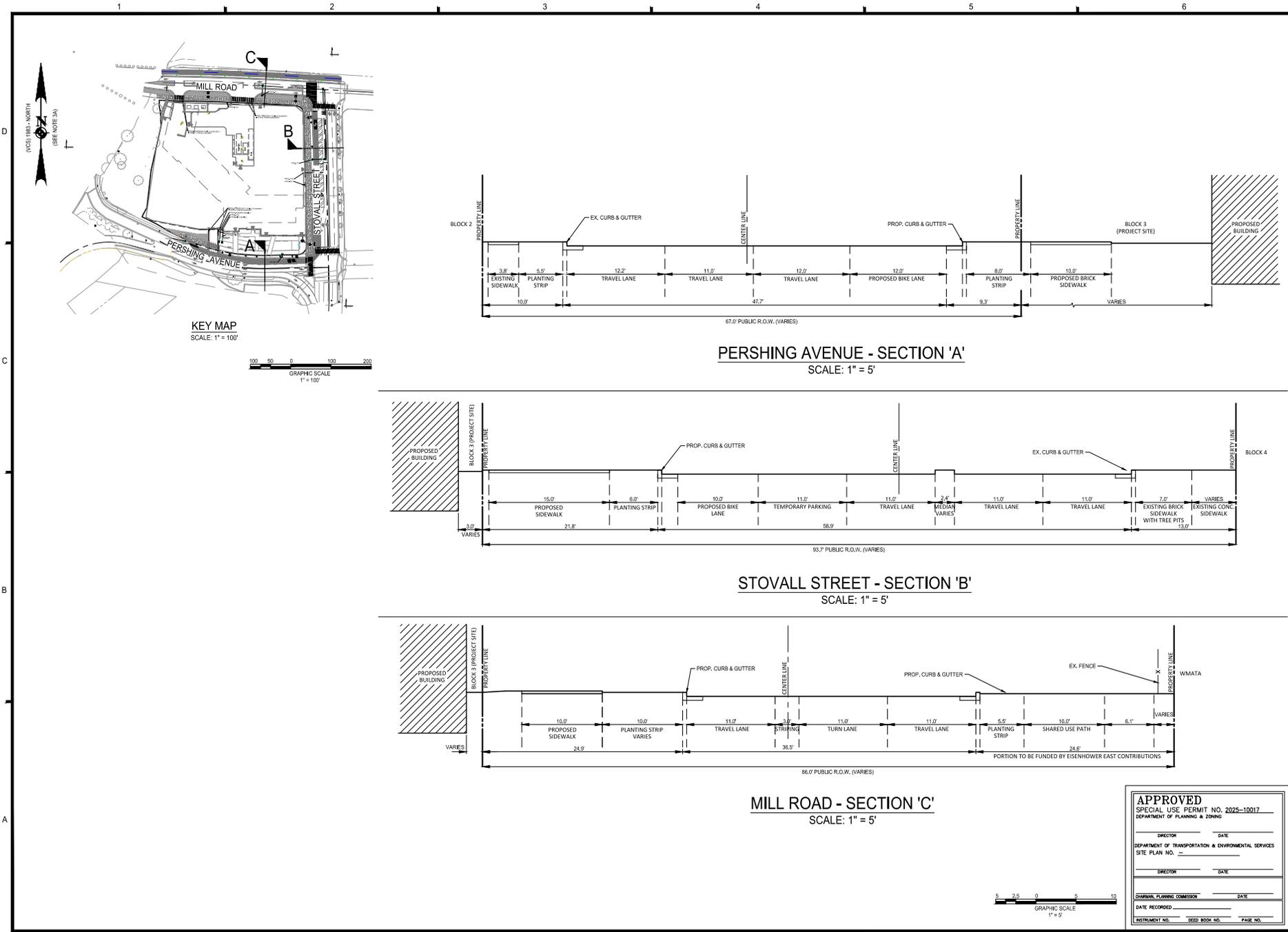
DIRECTOR _____ DATE _____

PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

RESTRICTION NO. _____ DEED BOOK NO. _____ PAGE NO. _____





EISENHOWER EAST, BLOCK 3
 PRELIMINARY DEVELOPMENT SITE PLAN
 CITY OF ALEXANDRIA, VIRGINIA

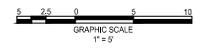
DISCS	DISP. SUBMISSION	DATE	DESCRIPTION
000002	VERIFICATION SUBMISSION		
000003	REVISED COMPLETENESS #2		

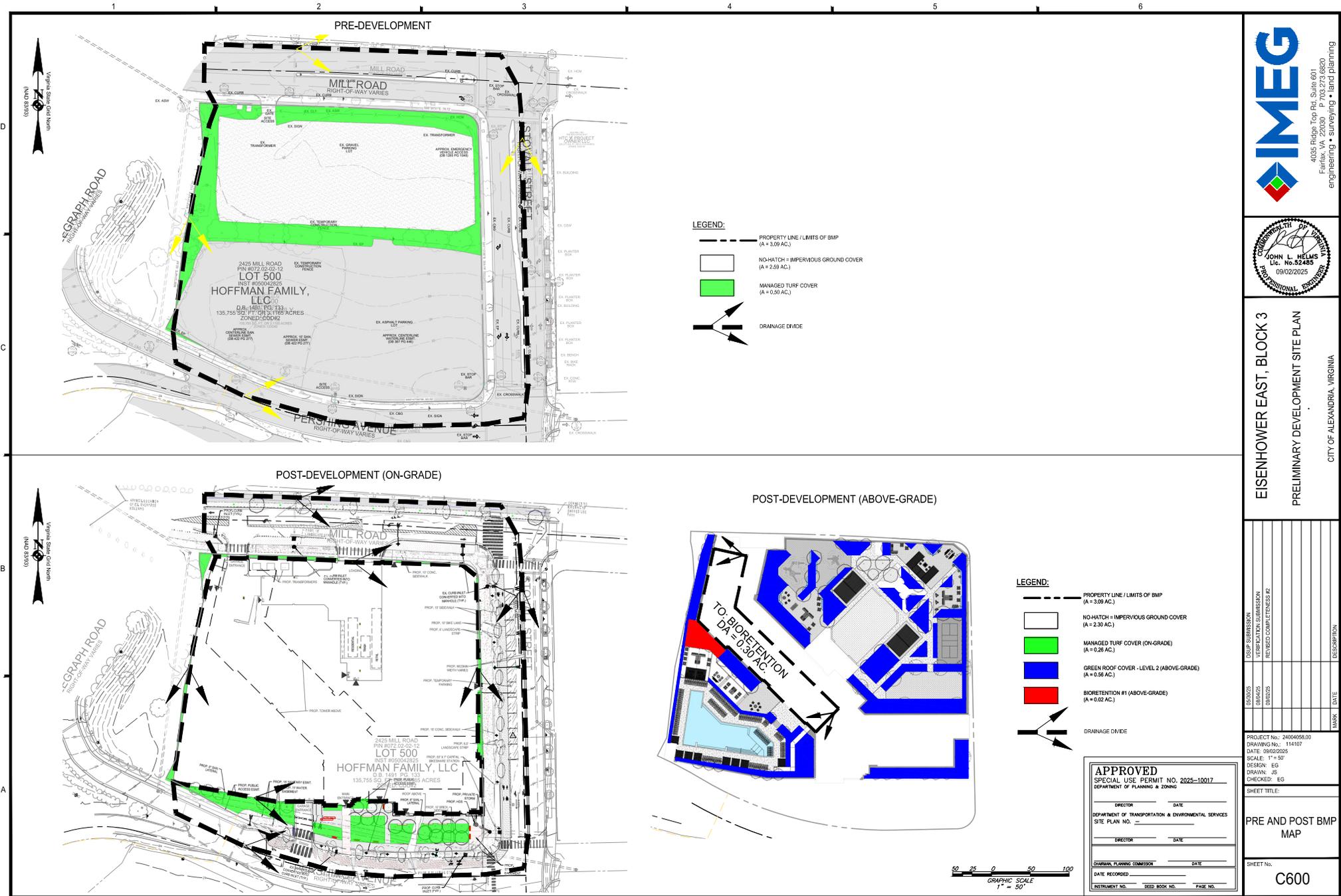
PROJECT No.: 24040505.00
 DRAWING No.: 113323
 DATE: 08/02/2025
 SCALE: SEE DIMS.
 DESIGN: EG
 DRAWN: JS
 CHECKED: EG

SHEET TITLE:
ROAD SECTIONS

SHEET No.
C500

APPROVED
 SPECIAL USE PERMIT NO. 2025-10017
 DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
 SITE PLAN NO. _____
 DIRECTOR _____ DATE _____
 DEPARTMENT OF PLANNING & ZONING
 DIRECTOR _____ DATE _____
 SUPPLEMENTAL PLANNING COMMISSION _____ DATE _____
 DATE RECORDED _____
 INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____





EISENHOWER EAST, BLOCK 3
 PRELIMINARY DEVELOPMENT SITE PLAN
 CITY OF ALEXANDRIA, VIRGINIA

DISCS	DESCRIPTION	DATE
01	DESIGN SUBMISSION	
02	VERIFICATION SUBMISSION	
03	REVISED COMPLETENESS #2	

PROJECT NO.: 24040505.00
 DRAWING NO.: 1145107
 DATE: 09/02/2025
 SCALE: 1" = 50'
 DESIGN: EG
 DRAWN: JS
 CHECKED: EG

SHEET TITLE:
PRE AND POST BMP MAP

SHEET NO.:
C600

EXISTING CONDITION SITE NARRATIVE

THIS SITE IS 3.09 ACRES EXCLUDING RIGHT-OF-WAYS AND A VACANT PARKING LOT. THE SITE IS LOCATED NORTHWEST OF THE EISENHOWER METRO AND IS BORDERED TO THE NORTH BY MILL ROAD, TO THE SOUTH BY PERSHING AVENUE, TO THE WEST BY TELEGRAPH ROAD, AND TO THE EAST BY STOVALL STREET.

REVIEW OF EXISTING TOPOGRAPHY INDICATES THAT MAJORITY OF THE PROPERTY DRAINS TOWARDS THE SOUTHEAST CORNER OF THE PROPERTY TO EXISTING STRUCTURE #50180 AND OUTFALL TO AN EXISTING STORM SYSTEM THAT RUNS EAST DOWN STOVALL STREET.

THERE ARE NO RESOURCE PROTECTION AREAS ON THIS PROPERTY.

PROPOSED CONDITION SITE NARRATIVE

THIS PROJECT PROPOSES A MIXED-USE DEVELOPMENT CONSISTING OF RETAIL AND RESIDENTIAL IMPROVEMENTS TO THE STREETScape FRONTING THE PROPERTY WILL ALSO BE PROVIDED.

WATER QUALITY TREATMENT (BMP) NARRATIVE

TO COMPLY WITH THE CHESAPEAKE BAY ACT (CBA) AND ARTICLE XII OF THE ZONING ORDINANCE, THE PROJECT WILL PROVIDE WATER QUALITY TREATMENT THROUGH THE USE OF GREEN ROOFS, HYDRODYNAMIC SEPARATORS AND BIORETENTION.

THE GREEN ROOFS WILL TREAT APPROXIMATELY 0.56 ACRES AND BIORETENTION WILL TREAT APPROXIMATELY 0.30 ACRES OF IMPERVIOUS RUNOFF FROM THE BUILDING. THE HYDRODYNAMIC SEPARATOR WILL TREAT APPROXIMATELY 2.66 ACRES OF IMPERVIOUS RUNOFF FROM THE BUILDING (INCLUDING THE 0.56 ACRES FROM THE GREEN ROOF AND 0.30 ACRES FROM BIORETENTION).

SITE AREA
PER CITY CODE SECTION 13-103-LL, THE SITE IS THE ENTIRE PARCEL SINCE GREATER THAN 50% OF THE TAX PARCEL IS BEING DISTURBED. THIS TOTAL SITE AREA IS 3.09 ACRES.

WOV TREATMENT
THE WOV TO BE TREATED AS PER THE CITY OF ALEXANDRIA SUPPLEMENT TO THE NORTHERN VIRGINIA BMP HANDBOOK § 1916 CU FT/ACRE OF IMPERVIOUS SURFACE.
THEREFORE WOV REQUIRED = 2.91 x 0.56 = 1.636 CU FT. SEE WOV CALCULATIONS ON THIS SHEET.

BMP TREATMENT PROVIDED
FOR THIS PROJECT, 2.66 AC OF ON-SITE IMPERVIOUS COVER (BUILDING) IS TREATED WITH THE GREEN ROOF AND HYDRODYNAMIC SEPARATOR. A TOTAL OF 2.66 ACRES OF IMPERVIOUS AREA IS BEING TREATED AND DOES NOT EXCEEDS THE CITY'S WOV REQUIREMENT. THEREFORE A FEE IN LIEU OF WILL BE PAID TO THE CITY.

STORM WATER MANAGEMENT / BEST MANAGEMENT PRACTICES NARRATIVE

BEST MANAGEMENT PRACTICES (BMP) - STORMWATER QUALITY
TO MEET THE STATE REQUIREMENTS FOR STORMWATER QUALITY, THE VIRGINIA RUNOFF REDUCTION METHOD SPREADSHEET FOR DEVELOPMENT MUST BE FILLED OUT AND MEET ALL POLLUTANT LOAD REDUCTION REQUIREMENTS. THE CITY REQUIREMENT IS MORE STRINGENT IN THIS CASE. THE ENTIRE SITE'S WATER QUALITY VOLUME (WVQ) NEEDS TO BE TREATED (10.186 CU FT). SINCE THERE IS A NET INCREASE IN IMPERVIOUS AREA FOR THE SITE, THE NET INCREASE WILL HAVE TO MEET THE NEW DEVELOPMENT REQUIREMENT AND THE REMAINING IMPERVIOUS AREA WILL MEET A PHOSPHORUS REDUCTION OF 2%. THE BMP'S BEING DESIGNED TO CAPTURE AND TREAT ALL RAINFALL AND PROPOSED WITH GREEN ROOF, BIORETENTION, AND HYDRODYNAMIC SEPARATOR. SEE THE BEST MANAGEMENT PRACTICES - STORMWATER QUALITY CALCULATION REQUIREMENT NARRATIVE ON THIS SHEET FOR MORE INFORMATION.

NOTE: FOR BMP PURPOSES, THE GREEN ROOF IS CONSIDERED IMPERVIOUS COVER.
STORMWATER QUALITY CHANNEL PROTECTION / FLOOD PROTECTION
SEE SHEETS 0204 AND 0205 FOR NARRATIVE AND COMPUTATIONS.

NOTE:
SEE SHEET 0200 FOR LOCATION OF ALL DRAINAGE AREAS

BMP MAINTENANCE AGREEMENT NOTE:
THE APPLICANT SHALL EXECUTE A MAINTENANCE SERVICE CONTRACT WITH A PRIVATE CONTRACTOR FOR A MINIMUM OF THREE YEARS. A COPY OF THE CONTRACT SHALL BE FILED BY THE BMP OPERATOR AND MAINTENANCE MANUAL PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. A COPY OF THE CONTRACT SHALL BE SUBMITTED TO THE CITY. THE APPLICANT SHALL PREPARE AN OWNER'S OPERATION AND MAINTENANCE MANUAL FOR ALL THE BEST MANAGEMENT PRACTICES (BMP'S) USED ON SITE. THE MANUAL SHALL INCLUDE AT A MINIMUM AN EXPLANATION OF THE FUNCTIONS AND OPERATIONS OF THE BMP(S); DRAWINGS AND DIAGRAMS OF THE BMP(S) AND ANY SUPPORTING UTILITIES; CATALOG CUTS ON MAINTENANCE REQUIREMENTS; MANUFACTURER CONTACT NAMES AND PHONE NUMBERS; A COPY OF THE EXECUTED MAINTENANCE SERVICE CONTRACT; AND A COPY OF THE MAINTENANCE AGREEMENT WITH THE CITY. PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, A COPY OF THE OPERATION AND MAINTENANCE MANUAL SHALL BE SUBMITTED TO THE CITY ON A DIGITAL MEDIA.

DESIGN PROFESSIONAL INSPECTION NOTE

THE STORMWATER BEST MANAGEMENT PRACTICES (BMP'S) REQUIRED FOR THIS PROJECT SHALL BE CONSTRUCTED AND INSTALLED UNDER THE DIRECT SUPERVISION OF THE DESIGN PROFESSIONAL OR HIS DESIGNATED REPRESENTATIVE. PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, THE DESIGN PROFESSIONAL SHALL SUBMIT A WRITTEN CERTIFICATION TO THE DIRECTOR OF TREES THAT THE BMP'S ARE:
A. CONSTRUCTED AND INSTALLED AS DESIGNED AND IN ACCORDANCE WITH THE APPROVED FINAL SITE PLAN.
B. CLEAN AND FREE OF DEBRIS, SOIL, AND LITTER BY EITHER HAVING BEEN INSTALLED OR BROUGHT INTO SERVICE AFTER SITE WAS STABILIZED.

DIQ Virginia Runoff Reduction Method Re-Development Compliance Spreadsheet - Version 4.1

Project Name: **Huffman Block 3**
Date: **5/28/2025**

Site Information
Linear Development Project? No

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area (acres) = **3.09**

Check: BMP Design Specifications (see 2024 SWS & SPS) No
Land cover areas entered correctly?
Total disturbed area entered?

Pre-Development Land Cover (acres)	A Soils	B Soils	C Soils	D Soils	Totals
Forest (acres)	0.00	0.00	0.00	0.00	0.00
Wooded Open (acres)	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres)	0.00	0.00	0.00	0.00	0.00
Impervious Cover (acres)	0.00	0.00	0.00	0.00	0.00
Post-Development Land Cover (acres)	0.00	0.00	0.00	0.00	0.00

Post-Development Requirement for Site Area
TP Load Reduction Required (lb/yr) = **0.27**

Nitrogen Loads (Informational Purposes Only)
Pre-Development TN Load (lb/yr) = **0.43**
Final Post-Development TN Load = **0.13**

LAND COVER SUMMARY - PRE-REDEVELOPMENT

Pre-Development	Land Cover Summary Post-Redevelopment	Land Cover Summary Post-Redevelopment
Forest Cover (acres)	0.00	0.00
Wooded Open (acres)	0.00	0.00
Managed Turf (acres)	0.00	0.00
Impervious Cover (acres)	0.00	0.00
Post-Development Land Cover (acres)	0.00	0.00

LAND COVER SUMMARY - POST DEVELOPMENT

Post-Development	Land Cover Summary Post-Redevelopment	Land Cover Summary Post-Redevelopment
Forest Cover (acres)	0.00	0.00
Wooded Open (acres)	0.00	0.00
Managed Turf (acres)	0.00	0.00
Impervious Cover (acres)	0.00	0.00
Post-Development Land Cover (acres)	0.00	0.00

TP Load Reduction Required for Site Area (lb/yr) = **0.27**

TP Load Reduction Required for Non-Impervious Area (lb/yr) = **0.19**

Site Results (Water Quality Compliance) VRRM 4.1, 2024

Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST	0.00	0.00	0.00	0.00	0.00	OK
WOODED OPEN	0.00	0.00	0.00	0.00	0.00	OK
MANAGED TURF AREA	0.00	0.00	0.00	0.00	0.00	OK
IMPERVIOUS COVER	0.00	0.00	0.00	0.00	0.00	OK
POST-DEVELOPMENT LAND COVER	0.00	0.00	0.00	0.00	0.00	OK

Site Treatment Volume (cu ft) = **10,186**

Runoff Reduction Volume and TP by Drainage Area

Drainage Area #	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
1.0	1.00	0.00	0.00	0.00	0.00	1.00
2.0	0.00	0.00	0.00	0.00	0.00	0.00
3.0	0.00	0.00	0.00	0.00	0.00	0.00
4.0	0.00	0.00	0.00	0.00	0.00	0.00
5.0	0.00	0.00	0.00	0.00	0.00	0.00
6.0	0.00	0.00	0.00	0.00	0.00	0.00
7.0	0.00	0.00	0.00	0.00	0.00	0.00
8.0	0.00	0.00	0.00	0.00	0.00	0.00
9.0	0.00	0.00	0.00	0.00	0.00	0.00
10.0	0.00	0.00	0.00	0.00	0.00	0.00
11.0	0.00	0.00	0.00	0.00	0.00	0.00
12.0	0.00	0.00	0.00	0.00	0.00	0.00
13.0	0.00	0.00	0.00	0.00	0.00	0.00
14.0	0.00	0.00	0.00	0.00	0.00	0.00
15.0	0.00	0.00	0.00	0.00	0.00	0.00
16.0	0.00	0.00	0.00	0.00	0.00	0.00
17.0	0.00	0.00	0.00	0.00	0.00	0.00
18.0	0.00	0.00	0.00	0.00	0.00	0.00
19.0	0.00	0.00	0.00	0.00	0.00	0.00
20.0	0.00	0.00	0.00	0.00	0.00	0.00
21.0	0.00	0.00	0.00	0.00	0.00	0.00
22.0	0.00	0.00	0.00	0.00	0.00	0.00
23.0	0.00	0.00	0.00	0.00	0.00	0.00
24.0	0.00	0.00	0.00	0.00	0.00	0.00
25.0	0.00	0.00	0.00	0.00	0.00	0.00
26.0	0.00	0.00	0.00	0.00	0.00	0.00
27.0	0.00	0.00	0.00	0.00	0.00	0.00
28.0	0.00	0.00	0.00	0.00	0.00	0.00
29.0	0.00	0.00	0.00	0.00	0.00	0.00
30.0	0.00	0.00	0.00	0.00	0.00	0.00
31.0	0.00	0.00	0.00	0.00	0.00	0.00
32.0	0.00	0.00	0.00	0.00	0.00	0.00
33.0	0.00	0.00	0.00	0.00	0.00	0.00
34.0	0.00	0.00	0.00	0.00	0.00	0.00
35.0	0.00	0.00	0.00	0.00	0.00	0.00
36.0	0.00	0.00	0.00	0.00	0.00	0.00
37.0	0.00	0.00	0.00	0.00	0.00	0.00
38.0	0.00	0.00	0.00	0.00	0.00	0.00
39.0	0.00	0.00	0.00	0.00	0.00	0.00
40.0	0.00	0.00	0.00	0.00	0.00	0.00
41.0	0.00	0.00	0.00	0.00	0.00	0.00
42.0	0.00	0.00	0.00	0.00	0.00	0.00
43.0	0.00	0.00	0.00	0.00	0.00	0.00
44.0	0.00	0.00	0.00	0.00	0.00	0.00
45.0	0.00	0.00	0.00	0.00	0.00	0.00
46.0	0.00	0.00	0.00	0.00	0.00	0.00
47.0	0.00	0.00	0.00	0.00	0.00	0.00
48.0	0.00	0.00	0.00	0.00	0.00	0.00
49.0	0.00	0.00	0.00	0.00	0.00	0.00
50.0	0.00	0.00	0.00	0.00	0.00	0.00
51.0	0.00	0.00	0.00	0.00	0.00	0.00
52.0	0.00	0.00	0.00	0.00	0.00	0.00
53.0	0.00	0.00	0.00	0.00	0.00	0.00
54.0	0.00	0.00	0.00	0.00	0.00	0.00
55.0	0.00	0.00	0.00	0.00	0.00	0.00
56.0	0.00	0.00	0.00	0.00	0.00	0.00
57.0	0.00	0.00	0.00	0.00	0.00	0.00
58.0	0.00	0.00	0.00	0.00	0.00	0.00
59.0	0.00	0.00	0.00	0.00	0.00	0.00
60.0	0.00	0.00	0.00	0.00	0.00	0.00
61.0	0.00	0.00	0.00	0.00	0.00	0.00
62.0	0.00	0.00	0.00	0.00	0.00	0.00
63.0	0.00	0.00	0.00	0.00	0.00	0.00
64.0	0.00	0.00	0.00	0.00	0.00	0.00
65.0	0.00	0.00	0.00	0.00	0.00	0.00
66.0	0.00	0.00	0.00	0.00	0.00	0.00
67.0	0.00	0.00	0.00	0.00	0.00	0.00
68.0	0.00	0.00	0.00	0.00	0.00	0.00
69.0	0.00	0.00	0.00	0.00	0.00	0.00
70.0	0.00	0.00	0.00	0.00	0.00	0.00
71.0	0.00	0.00	0.00	0.00	0.00	0.00
72.0	0.00	0.00	0.00	0.00	0.00	0.00
73.0	0.00	0.00	0.00	0.00	0.00	0.00
74.0	0.00	0.00	0.00	0.00	0.00	0.00
75.0	0.00	0.00	0.00	0.00	0.00	0.00
76.0	0.00	0.00	0.00	0.00	0.00	0.00
77.0	0.00	0.00	0.00	0.00	0.00	0.00
78.0	0.00	0.00	0.00	0.00	0.00	0.00
79.0	0.00	0.00	0.00	0.00	0.00	0.00
80.0	0.00	0.00	0.00	0.00	0.00	0.00
81.0	0.00	0.00	0.00	0.00	0.00	0.00
82.0	0.00	0.00	0.00	0.00	0.00	0.00
83.0	0.00	0.00	0.00	0.00	0.00	0.00
84.0	0.00	0.00	0.00	0.00	0.00	0.00
85.0	0.00	0.00	0.00	0.00	0.00	0.00
86.0	0.00	0.00	0.00	0.00	0.00	0.00
87.0	0.00	0.00	0.00	0.00	0.00	0.00
88.0	0.00	0.00	0.00	0.00	0.00	0.00
89.0	0.00	0.00	0.00	0.00	0.00	0.00
90.0	0.00	0.00	0.00	0.00	0.00	0.00
91.0	0.00	0.00	0.00	0.00	0.00	0.00
92.0	0.00	0.00	0.00	0.00	0.00	0.00
93.0	0.00	0.00	0.00	0.00	0.00	0.00
94.0	0.00	0.00	0.00	0.00	0.00	0.00
95.0	0.00	0.00	0.00	0.00	0.00	0.00
96.0	0.00	0.00	0.00	0.00	0.00	0.00
97.0	0.00	0.00	0.00	0.00	0.00	0.00
98.0	0.00	0.00	0.00	0.00	0.00	0.00
99.0	0.00	0.00	0.00	0.00	0.00	0.00
100.0	0.00	0.00	0.00	0.00	0.00	0.00

BMP VRRM Drainage Area Breakdown

BMP Device	Total Area Treated	Mixed Open Credit Area (acres)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	TP Removal Efficiency (%)	TP Removed (nonproprietary)	TP Removed (proprietary)	Coordinates	Notes
Drainage Area A									
1.0. Vegetated Roof #2 (P-FIL-02)	0.56	0.00	0.00	0.56	0%	0.29	0.29	X: 11899450 Y: 6578250	
16.a. Manufactured Treatment Device-Hydrodynamic	1.80	0.00	0.00	1.80	20%	0.35	-	X: 11899548 Y: 6579639	
16.a. Bioretention #1 or Micro-B									

1 2 3 4 5 6

D

C

B

A



NOTE: ADD STORM DRAIN MARKER TO ALL PUBLIC CURB INLETS WITHIN 50 FEET OF THE PROPERTY LINE.

Project Description

Development or Redevelopment

Drainage Area	Impervious	Pervious	Total
Site Area	2.91 AC.	0.19 AC.	3.09 AC.
On-Site Treated	2.88 AC.	0.00 AC.	2.88 AC.
Off-Site Treated	0.00 AC.	0.00 AC.	0.00 AC.
Total Treated	2.88 AC.	0.00 AC.	2.88 AC.
Any On-Site Disconnected by a Vegetated Buffer (25 ft)	0.00 AC.	0.00 AC.	0.00 AC.
Total On-Site Treated or Disconnected	2.88 AC.	0.00 AC.	2.88 AC.

Water Treatment on site

BMP Type	Area treated by BMP (acres)	Impervious area treated by BMP (acres)	BMP efficiency (%)
HDS	1.80 AC.	1.80 AC.	20
BIORETENTION #1	0.30 AC.	0.30 AC.	40
VEGETATED ROOF	0.56 AC.	0.56 AC.	0

Miscellaneous

Total WQV treated: yes no
 Detention on site: yes no

Project is within which watershed? HOOFFS RUN

Project discharges to which body of water? POTOMAC RIVER



4035 Ridge Top Rd, Suite 601
 Fairfax, VA 22030 P 703.273.6820
 engineering • surveying • land planning



EISENHOWER EAST, BLOCK 3
 PRELIMINARY DEVELOPMENT SITE PLAN
 CITY OF ALEXANDRIA, VIRGINIA

DISCS	DATE	DESCRIPTION
DISC#1		
DISC#2		
DISC#3		
DISC#4		
DISC#5		
DISC#6		
DISC#7		
DISC#8		
DISC#9		
DISC#10		
DISC#11		
DISC#12		
DISC#13		
DISC#14		
DISC#15		
DISC#16		
DISC#17		
DISC#18		
DISC#19		
DISC#20		

PROJECT No.: 240405003
 DRAWING No.: 113323
 DATE: 08/02/2025
 SCALE: SEE DWGS.
 DESIGN: EG
 DRAWN: JS
 CHECKED: EG

PRELIMINARY BMP

SHEET No. C602

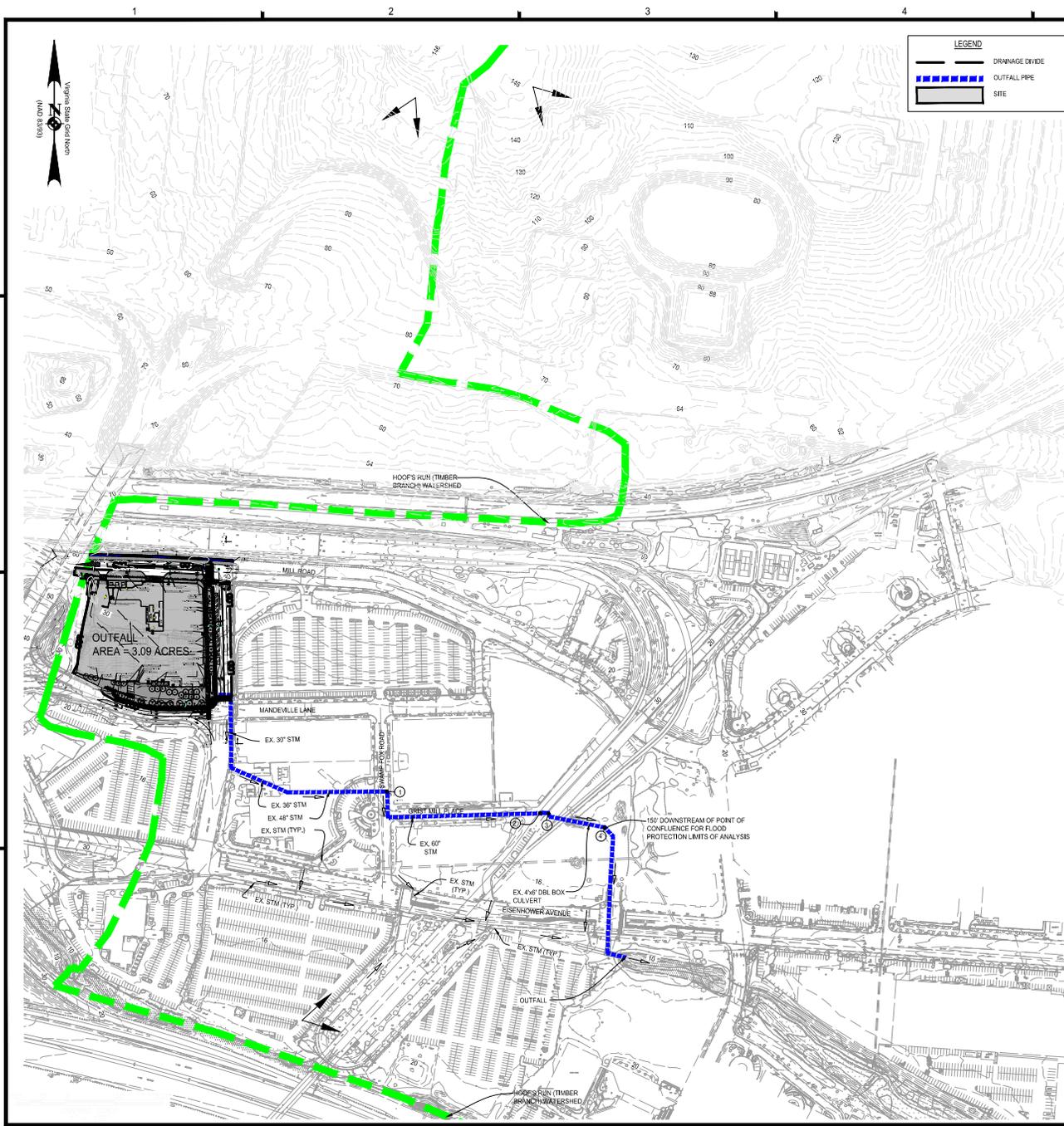
APPROVED
 SPECIAL USE PERMIT NO. 2025-10017
 DEPARTMENT OF PLANNING & ZONING

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

DIRECTOR _____ DATE _____

JURISDICTIONAL PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____
 INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____



LEGEND

- DRAINAGE DIVIDE
- OUTFALL PIPE
- ▭ SITE

	PRE			POST			
	Acres	CN	Acres/CN	Acres	CN (1-YR)	CN (2-YR)	CN (10-YR)
Managed Turf	0.50	80	40.00	0.58	37.12	38.28	41.78
Imp	2.59	98	253.82	1.18	14.40	14.40	14.40
Total Area	3.09		293.82	2.33	228.34	228.34	228.34
Ave. CN			95	3.09	279.86	281.02	284.50
					91	91	92

Drainage Area #	A Basins	B Basins	C Basins	D Basins	Total Area Serviced	Q (cfs)
Basin 1	1.00	1.00	1.00	1.00	1.00	1.00
Basin 2	1.00	1.00	1.00	1.00	1.00	1.00
Basin 3	1.00	1.00	1.00	1.00	1.00	1.00
Basin 4	1.00	1.00	1.00	1.00	1.00	1.00
Basin 5	1.00	1.00	1.00	1.00	1.00	1.00
Basin 6	1.00	1.00	1.00	1.00	1.00	1.00
Basin 7	1.00	1.00	1.00	1.00	1.00	1.00
Basin 8	1.00	1.00	1.00	1.00	1.00	1.00
Basin 9	1.00	1.00	1.00	1.00	1.00	1.00
Basin 10	1.00	1.00	1.00	1.00	1.00	1.00
Basin 11	1.00	1.00	1.00	1.00	1.00	1.00
Basin 12	1.00	1.00	1.00	1.00	1.00	1.00
Basin 13	1.00	1.00	1.00	1.00	1.00	1.00
Basin 14	1.00	1.00	1.00	1.00	1.00	1.00
Basin 15	1.00	1.00	1.00	1.00	1.00	1.00
Basin 16	1.00	1.00	1.00	1.00	1.00	1.00
Basin 17	1.00	1.00	1.00	1.00	1.00	1.00
Basin 18	1.00	1.00	1.00	1.00	1.00	1.00
Basin 19	1.00	1.00	1.00	1.00	1.00	1.00
Basin 20	1.00	1.00	1.00	1.00	1.00	1.00
Basin 21	1.00	1.00	1.00	1.00	1.00	1.00
Basin 22	1.00	1.00	1.00	1.00	1.00	1.00
Basin 23	1.00	1.00	1.00	1.00	1.00	1.00
Basin 24	1.00	1.00	1.00	1.00	1.00	1.00
Basin 25	1.00	1.00	1.00	1.00	1.00	1.00
Basin 26	1.00	1.00	1.00	1.00	1.00	1.00
Basin 27	1.00	1.00	1.00	1.00	1.00	1.00
Basin 28	1.00	1.00	1.00	1.00	1.00	1.00
Basin 29	1.00	1.00	1.00	1.00	1.00	1.00
Basin 30	1.00	1.00	1.00	1.00	1.00	1.00
Basin 31	1.00	1.00	1.00	1.00	1.00	1.00
Basin 32	1.00	1.00	1.00	1.00	1.00	1.00
Basin 33	1.00	1.00	1.00	1.00	1.00	1.00
Basin 34	1.00	1.00	1.00	1.00	1.00	1.00
Basin 35	1.00	1.00	1.00	1.00	1.00	1.00
Basin 36	1.00	1.00	1.00	1.00	1.00	1.00
Basin 37	1.00	1.00	1.00	1.00	1.00	1.00
Basin 38	1.00	1.00	1.00	1.00	1.00	1.00
Basin 39	1.00	1.00	1.00	1.00	1.00	1.00
Basin 40	1.00	1.00	1.00	1.00	1.00	1.00
Basin 41	1.00	1.00	1.00	1.00	1.00	1.00
Basin 42	1.00	1.00	1.00	1.00	1.00	1.00
Basin 43	1.00	1.00	1.00	1.00	1.00	1.00
Basin 44	1.00	1.00	1.00	1.00	1.00	1.00
Basin 45	1.00	1.00	1.00	1.00	1.00	1.00
Basin 46	1.00	1.00	1.00	1.00	1.00	1.00
Basin 47	1.00	1.00	1.00	1.00	1.00	1.00
Basin 48	1.00	1.00	1.00	1.00	1.00	1.00
Basin 49	1.00	1.00	1.00	1.00	1.00	1.00
Basin 50	1.00	1.00	1.00	1.00	1.00	1.00
Basin 51	1.00	1.00	1.00	1.00	1.00	1.00
Basin 52	1.00	1.00	1.00	1.00	1.00	1.00
Basin 53	1.00	1.00	1.00	1.00	1.00	1.00
Basin 54	1.00	1.00	1.00	1.00	1.00	1.00
Basin 55	1.00	1.00	1.00	1.00	1.00	1.00
Basin 56	1.00	1.00	1.00	1.00	1.00	1.00
Basin 57	1.00	1.00	1.00	1.00	1.00	1.00
Basin 58	1.00	1.00	1.00	1.00	1.00	1.00
Basin 59	1.00	1.00	1.00	1.00	1.00	1.00
Basin 60	1.00	1.00	1.00	1.00	1.00	1.00
Basin 61	1.00	1.00	1.00	1.00	1.00	1.00
Basin 62	1.00	1.00	1.00	1.00	1.00	1.00
Basin 63	1.00	1.00	1.00	1.00	1.00	1.00
Basin 64	1.00	1.00	1.00	1.00	1.00	1.00
Basin 65	1.00	1.00	1.00	1.00	1.00	1.00
Basin 66	1.00	1.00	1.00	1.00	1.00	1.00
Basin 67	1.00	1.00	1.00	1.00	1.00	1.00
Basin 68	1.00	1.00	1.00	1.00	1.00	1.00
Basin 69	1.00	1.00	1.00	1.00	1.00	1.00
Basin 70	1.00	1.00	1.00	1.00	1.00	1.00
Basin 71	1.00	1.00	1.00	1.00	1.00	1.00
Basin 72	1.00	1.00	1.00	1.00	1.00	1.00
Basin 73	1.00	1.00	1.00	1.00	1.00	1.00
Basin 74	1.00	1.00	1.00	1.00	1.00	1.00
Basin 75	1.00	1.00	1.00	1.00	1.00	1.00
Basin 76	1.00	1.00	1.00	1.00	1.00	1.00
Basin 77	1.00	1.00	1.00	1.00	1.00	1.00
Basin 78	1.00	1.00	1.00	1.00	1.00	1.00
Basin 79	1.00	1.00	1.00	1.00	1.00	1.00
Basin 80	1.00	1.00	1.00	1.00	1.00	1.00
Basin 81	1.00	1.00	1.00	1.00	1.00	1.00
Basin 82	1.00	1.00	1.00	1.00	1.00	1.00
Basin 83	1.00	1.00	1.00	1.00	1.00	1.00
Basin 84	1.00	1.00	1.00	1.00	1.00	1.00
Basin 85	1.00	1.00	1.00	1.00	1.00	1.00
Basin 86	1.00	1.00	1.00	1.00	1.00	1.00
Basin 87	1.00	1.00	1.00	1.00	1.00	1.00
Basin 88	1.00	1.00	1.00	1.00	1.00	1.00
Basin 89	1.00	1.00	1.00	1.00	1.00	1.00
Basin 90	1.00	1.00	1.00	1.00	1.00	1.00
Basin 91	1.00	1.00	1.00	1.00	1.00	1.00
Basin 92	1.00	1.00	1.00	1.00	1.00	1.00
Basin 93	1.00	1.00	1.00	1.00	1.00	1.00
Basin 94	1.00	1.00	1.00	1.00	1.00	1.00
Basin 95	1.00	1.00	1.00	1.00	1.00	1.00
Basin 96	1.00	1.00	1.00	1.00	1.00	1.00
Basin 97	1.00	1.00	1.00	1.00	1.00	1.00
Basin 98	1.00	1.00	1.00	1.00	1.00	1.00
Basin 99	1.00	1.00	1.00	1.00	1.00	1.00
Basin 100	1.00	1.00	1.00	1.00	1.00	1.00

SITE	Pre-Development			Post-Development		
	1-Year	2-Year	10-Year	1-Year	2-Year	10-Year
Q (cfs)	11.39	24,953	13,78	30,094	23,22	53,414
Rv (ft)	9.94	10.96	12.36	9.95	10.98	11.97
Q (cfs)	9.94	10.96	12.36	9.95	10.98	11.97
Rv (ft)	9.94	10.96	12.36	9.95	10.98	11.97
Q (cfs)	9.94	10.96	12.36	9.95	10.98	11.97
Rv (ft)	9.94	10.96	12.36	9.95	10.98	11.97

Channel Protection (1-year storm):

SITE: Improvement Factor Equation

$Q_{dev} < I^* (Q_{pre} * RV_{pre}) / RV_{dev}$

9.94 < 10.96 No Detention Required

2-year storm - Braddock Watershed 10% reduction

SITE: $Q_{post} < Q_{pre} * 0.90$

12.36 < 12.40 No Detention Required

Flood Protection (10-year storm) with 10% reduction from Braddock Watershed:

SITE: $Q_{post} < Q_{pre} * 0.90$

22.35 < 20.90 No Detention Required

NOTE: ADDITIONAL DETENTION WILL BE PROVIDED IN THE BIoretENTION FACILITY TO MEET THE FLOOD PROTECTION REQUIREMENTS.

CONCEPTUAL STORM WATER MANAGEMENT NARRATIVE

TO MEET THE CITY STORMWATER MANAGEMENT REQUIREMENTS FOR CHANNEL PROTECTION AND FLOOD PROTECTION, OUTFALLS WAS ANALYZED. THE CHANNEL PROTECTION IS MET BY USING THE ENERGY BALANCE EQUATION WITH THE IRRIGATION FACTOR (I) OF 1.0. BY USING THIS EQUATION IT WAS DETERMINED NO DETENTION IS REQUIRED FOR THE 1-YEAR 24-HOUR STORM. THE FLOOD PROTECTION IS MET BY THE POST-DEVELOPMENT 10-YEAR 24-HOUR STORM EVENT BEING LOWER THAN THE PRE-DEVELOPMENT. SINCE THE SITE IS LOCATED IN THE BRADDOCK ROAD WEST (TIMBER BRANCH) WATERSHED, THERE IS AN ADDITIONAL, 10% REDUCTION REQUIREMENT FROM THE EXISTING RUNOFF QUANTITIES FOR BOTH THE 2-YEAR AND 10-YEAR STORM EVENTS.

CHANNEL PROTECTION - THE ENERGY BALANCE EQUATION, 13-109-F-1-6(i) IN THE CITY CODE, WAS USED TO DETERMINE THAT THE POST-DEVELOPMENT 1-YEAR 24-HOUR STORM MEETS THE REQUIREMENTS AND DOES NOT NEED ANY DETENTION. SEE CALCULATIONS ABOVE.

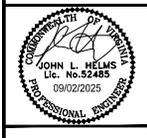
FLOOD PROTECTION - THE CONCENTRATED STORMWATER FLOW IS RELEASED INTO A STORMWATER CONVEYANCE SYSTEM THAT IS CURRENTLY NOT EXPERIENCING FLOODING. THE POST-DEVELOPMENT PEAK FLOW RATE FOR THE 10-YEAR 24-HOUR STORM EVENT IS REQUIRED TO BE LESS THAN THE PRE-DEVELOPMENT PEAK FLOW RATE OF THE SAME STORM EVENT. IF THE PEAK FLOW IS REDUCED, THE SYSTEM WILL STILL NOT EXPERIENCE FLOODING. THIS MEETING 13-109-F-1-6(a) AND 13-109-F-1-6(b), THE PRE-DEVELOPMENT FLOW RATE AT THIS OUTFALL WAS 33.22 CFS AND THE POST DEVELOPMENT FLOW RATE IS 22.01 CFS.

BRADDOCK ROAD WEST (TIMBER BRANCH) WATERSHED REQUIREMENT

TO COMPLY WITH THIS REQUIREMENT, THE POST-DEVELOPMENT RUNOFF FOR THE SITE MUST BE 10% LESS THAN THE PRE-DEVELOPMENT RUNOFF FOR BOTH THE 2-YEAR AND 10-YEAR STORMS. THE PRE-DEVELOPMENT RUNOFF RATES FOR THE 2-YEAR AND 10-YEAR WERE 13.78 CFS AND 23.22 CFS, RESPECTIVELY. THE 10% REDUCTION REQUIREMENT SETS THE POST-DEVELOPMENT REQUIREMENT AT 12.40 CFS (2-YEAR) AND 20.90 CFS (10-YEAR). THE ULTIMATE POST-DEVELOPMENT RUNOFF FOR THE SITE IS 12.36 CFS (2-YEAR) AND 22.35 CFS (10-YEAR), THIS MEETING THE REQUIREMENT FOR 2-YEAR STORM AND NOTE THE 10-YEAR STORM. TO COMPLY WITH THIS REQUIREMENT FOR THE 10-YEAR STORM, THE BIoretENTION FACILITY WILL BE OVERSIZED TO PROVIDE DETENTION TO REDUCE THE RELEASE RATE BY 145 CFS OR MORE. NOTE: AS THIS DESIGN PROGRESSES, THERE MAY BE OPPORTUNITY TO INCREASE GREEN ROOF AND REDUCE THE AMOUNT OF DETENTION NEEDED.

ADEQUATE OUTFALL NARRATIVE

THE POST-DEVELOPMENT RUNOFF FOR THE ENTIRE SITE HAS BEEN REDUCED FOR THE 1-YEAR, 2-YEAR AND 10-YEAR DESIGN STORMS AND MEETS THE BRADDOCK ROAD WEST WATERSHED REQUIREMENT OF HAVING AN ADDITIONAL, 10% REDUCTION FROM THE PRE-DEVELOPMENT RUNOFF CONDITION. THE CHANNEL PROTECTION AND FLOOD PROTECTION REQUIREMENTS ARE ALSO MET, BASED ON THE REDUCTION IN RUNOFF FROM THE SITE AND THE FACT THAT THE EXISTING STORM SYSTEM IS ADEQUATE. IT IS THE OPINION OF THE ENGINEER THAT THIS CONSTITUTES AS AN ADEQUATE OUTFALL.



EISENHOWER EAST, BLOCK 3
PRELIMINARY DEVELOPMENT SITE PLAN
CITY OF ALEXANDRIA, VIRGINIA

DISCS	DESCRIPTION	DATE
01	PRELIMINARY SUBMISSION	
02	REVISIONS	
03	REVISIONS	
04	REVISIONS	
05	REVISIONS	
06	REVISIONS	
07	REVISIONS	
08	REVISIONS	
09	REVISIONS	
10	REVISIONS	
11	REVISIONS	
12	REVISIONS	
13	REVISIONS	
14	REVISIONS	
15	REVISIONS	
16	REVISIONS	
17	REVISIONS	
18	REVISIONS	
19	REVISIONS	
20	REVISIONS	
21	REVISIONS	
22	REVISIONS	
23	REVISIONS	
24	REVISIONS	
25	REVISIONS	
26	REVISIONS	
27	REVISIONS	
28	REVISIONS	
29	REVISIONS	
30	REVISIONS	

PROJECT No.: 2404055/03
DRAWING No.: 113323
DATE: 08/02/2025
SCALE: SEE DIMS.
DESIGN: EG
DRAWN: JS
CHECKED: EG

APPROVED
SPECIAL USE PERMIT NO. 2025-10017
DEPARTMENT OF PLANNING & ZONING

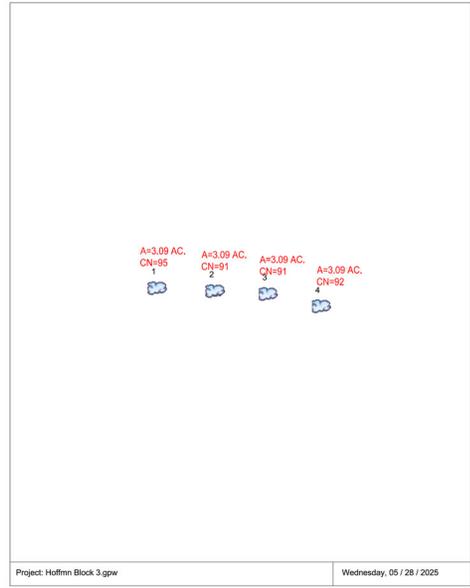
DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____
DIRECTOR _____ DATE _____

SUBMITTAL PLANNING COMMISSION _____ DATE _____
DATE RECORDED _____
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

SHEET TITLE:
PRELIMINARY SWM AND OUTFALL ANALYSIS
SHEET No.: **C604**

Watershed Model Schematic

Hydroflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022



PRE SITE (1-YR)

Hydrograph Summary Report

Hydroflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total stage used (cuft)	Hydrograph Description
1	SCS Runoff	11.39	1	717	24,903	---	---	---	Pre Site
2	SCS Runoff	9,938	1	717	20,744	---	---	---	Post (1-yr)
3	SCS Runoff	9,938	1	717	20,744	---	---	---	Post (2-yr)
4	SCS Runoff	10.32	1	717	21,737	---	---	---	Post (10-yr)

Hoffm Block 3.gpw Return Period: 1 Year Wednesday, 05/28/2025

POST (1-YR)

Hydrograph Summary Report

Hydroflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total stage used (cuft)	Hydrograph Description
1	SCS Runoff	11.39	1	717	24,903	---	---	---	Pre Site
2	SCS Runoff	9,938	1	717	20,744	---	---	---	Post (1-yr)
3	SCS Runoff	9,938	1	717	20,744	---	---	---	Post (2-yr)
4	SCS Runoff	10.32	1	717	21,737	---	---	---	Post (10-yr)

Hoffm Block 3.gpw Return Period: 1 Year Wednesday, 05/28/2025

POST (2-YR)

Hydrograph Summary Report

Hydroflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total stage used (cuft)	Hydrograph Description
1	SCS Runoff	13.78	1	717	30,594	---	---	---	Pre Site
2	SCS Runoff	12.36	1	717	26,122	---	---	---	Post (1-yr)
3	SCS Runoff	12.36	1	717	26,122	---	---	---	Post (2-yr)
4	SCS Runoff	12.75	1	717	27,190	---	---	---	Post (10-yr)

Hoffm Block 3.gpw Return Period: 2 Year Wednesday, 05/28/2025

POST (10-YR)

Hydrograph Summary Report

Hydroflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total stage used (cuft)	Hydrograph Description
1	SCS Runoff	23.22	1	717	53,414	---	---	---	Pre Site
2	SCS Runoff	22.01	1	717	48,310	---	---	---	Post (1-yr)
3	SCS Runoff	22.01	1	717	48,310	---	---	---	Post (2-yr)
4	SCS Runoff	22.35	1	717	49,563	---	---	---	Post (10-yr)

Hoffm Block 3.gpw Return Period: 10 Year Wednesday, 05/28/2025



EISENHOWER EAST, BLOCK 3
PRELIMINARY DEVELOPMENT SITE PLAN
CITY OF ALEXANDRIA, VIRGINIA

DISC#	DATE	DESCRIPTION
DISC#01	08/02/2025	PRELIMINARY SWM COMPUTATIONS

PROJECT NO.: 240405030
DRAWING NO.: 114507
DATE: 08/02/2025
SCALE: NONE
DESIGN: EG
DRAWN: JS
CHECKED: EG

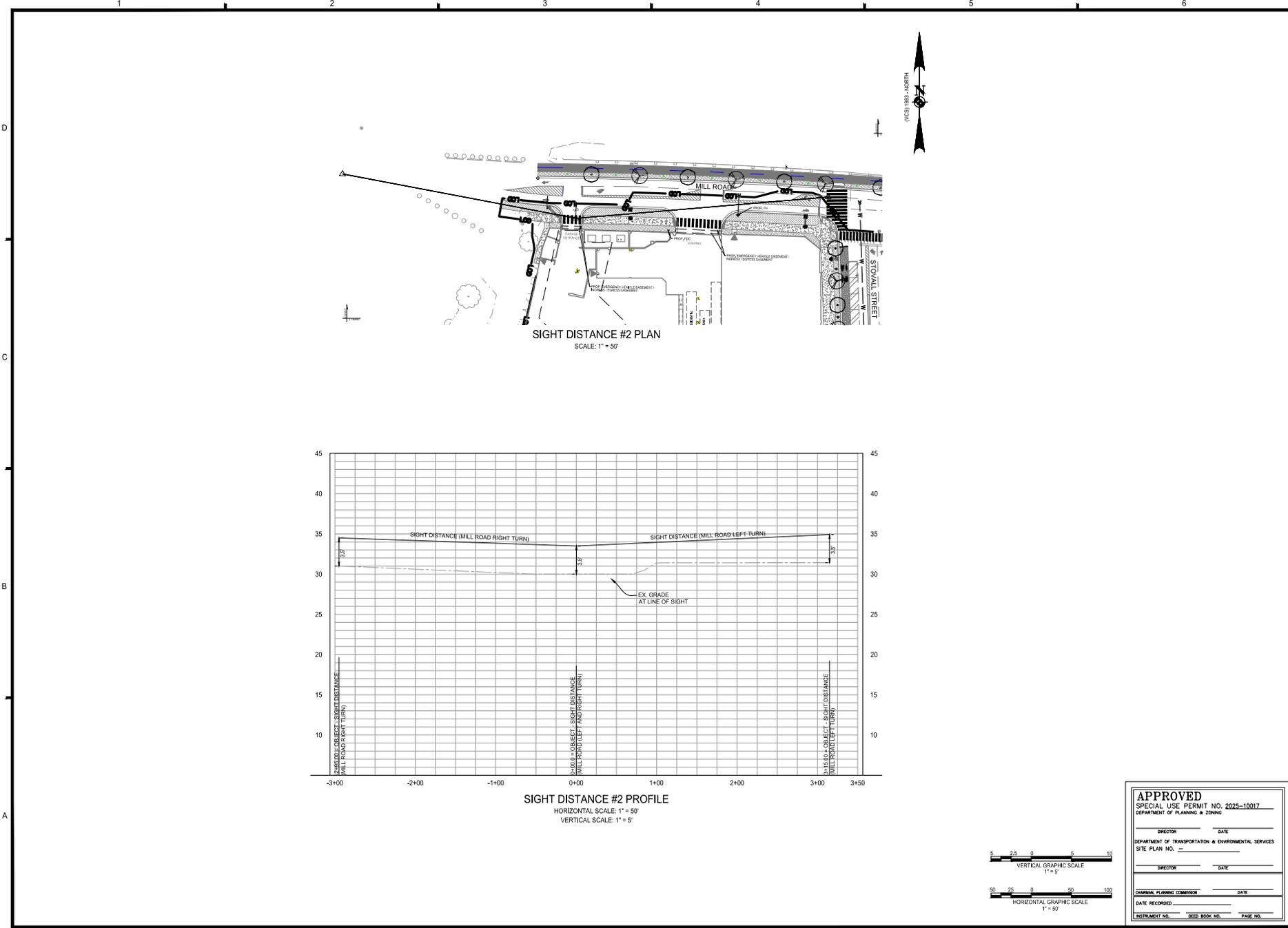
PRELIMINARY SWM COMPUTATIONS

SHEET No. C605

APPROVED
SPECIAL USE PERMIT NO. 2025-10017
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____
DIRECTIONS _____ DATE _____

DEPARTMENT OF PLANNING & ZONING _____ DATE _____
DATE RECORDED _____
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____



EISENHOWER EAST, BLOCK 3
PRELIMINARY DEVELOPMENT SITE PLAN
CITY OF ALEXANDRIA, VIRGINIA

DISCS	DATE	DESCRIPTION
DISP. SUBMISSION		
VERIFICATION SUBMISSION		
REVISED COMPLETENESS #2		

PROJECT No.: 24040505.00
DRAWING No.: 113323
DATE: 08/02/2025
SCALE: SEE DIMS.
DESIGN: AH
DRAWN: AH
CHECKED: AH

SIGHT DISTANCE

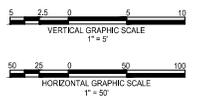
SHEET No.: C701

APPROVED
SPECIAL USE PERMIT NO. 2025-10017
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____
SITE PLAN NO. _____

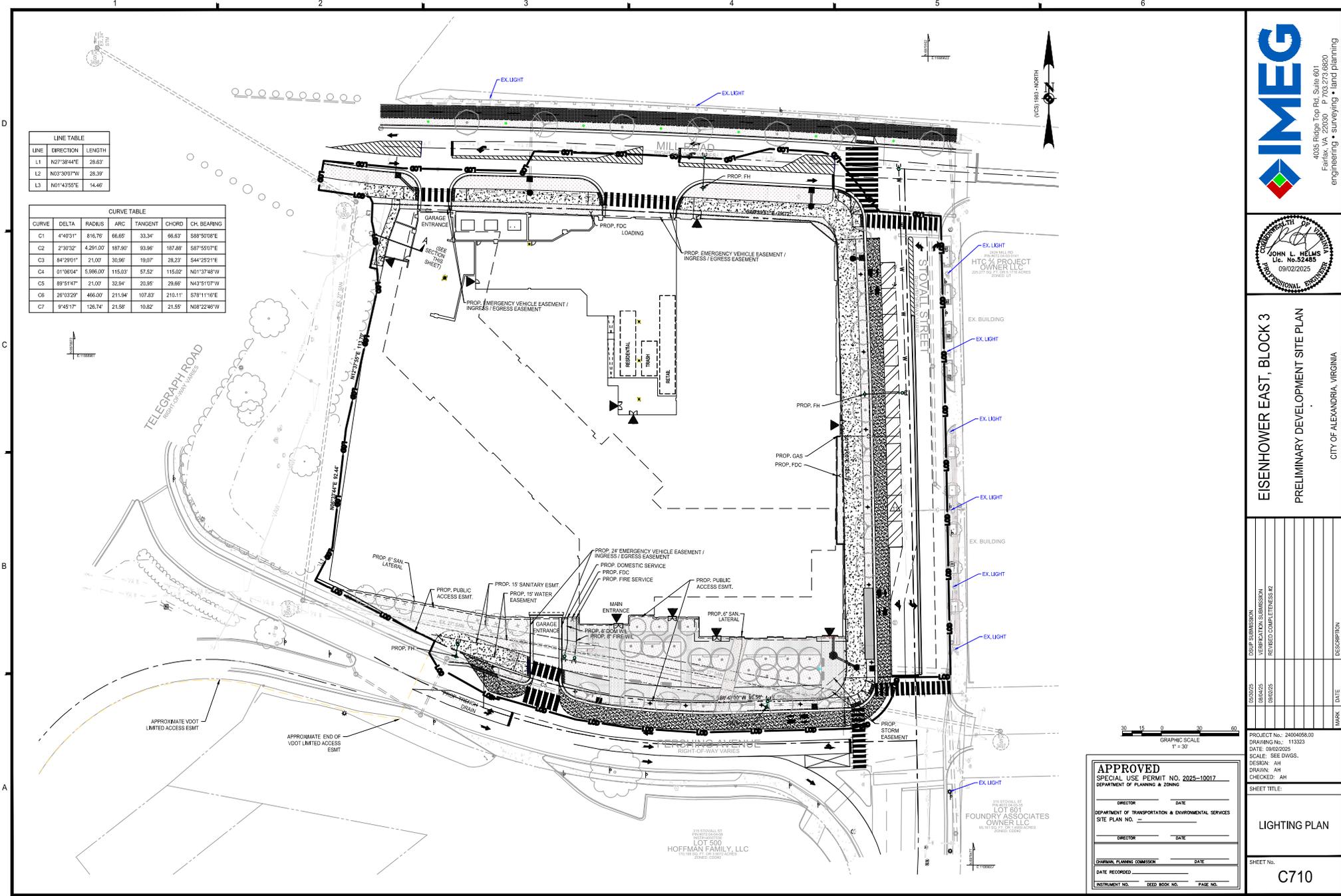
DIRECTOR _____ DATE _____

DEPARTMENT OF PLANNING & ZONING _____ DATE _____
DATE RECORDED _____
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____



LINE	DIRECTION	LENGTH
L1	N27°38'44"E	28.63
L2	N63°30'07"W	28.39
L3	N01°43'55"E	14.46

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CH BEARING
C1	4°40'31"	816.76	66.65	33.34	96.63	S88°50'08"E
C2	2°30'32"	4,291.00	187.80	93.90	187.80	S87°55'07"E
C3	84°29'01"	21.00	30.96	19.07	28.23	S44°25'21"E
C4	01°06'04"	5,986.00	115.03	57.52	115.02	N01°37'48"W
C5	89°51'47"	21.00	32.84	20.95	28.86	N43°51'07"W
C6	28°03'29"	468.00	211.94	107.83	210.11	S78°11'19"E
C7	9°45'17"	126.74	21.58	10.82	21.55	N88°22'46"W



EISENHOWER EAST, BLOCK 3
 PRELIMINARY DEVELOPMENT SITE PLAN
 CITY OF ALEXANDRIA, VIRGINIA

DISC NO.	DISC DESCRIPTION	DATE
000001	DESIGN SUBMISSION	
000002	VERIFICATION SUBMISSION	
000003	REVISED COMPLETENESS #2	

PROJECT NO.: 24004055.00
 DRAWING NO.: 113323
 DATE: 08/02/2025
 SCALE: SEE DWGS.
 DESIGN: AH
 DRAWN: AH
 CHECKED: AH

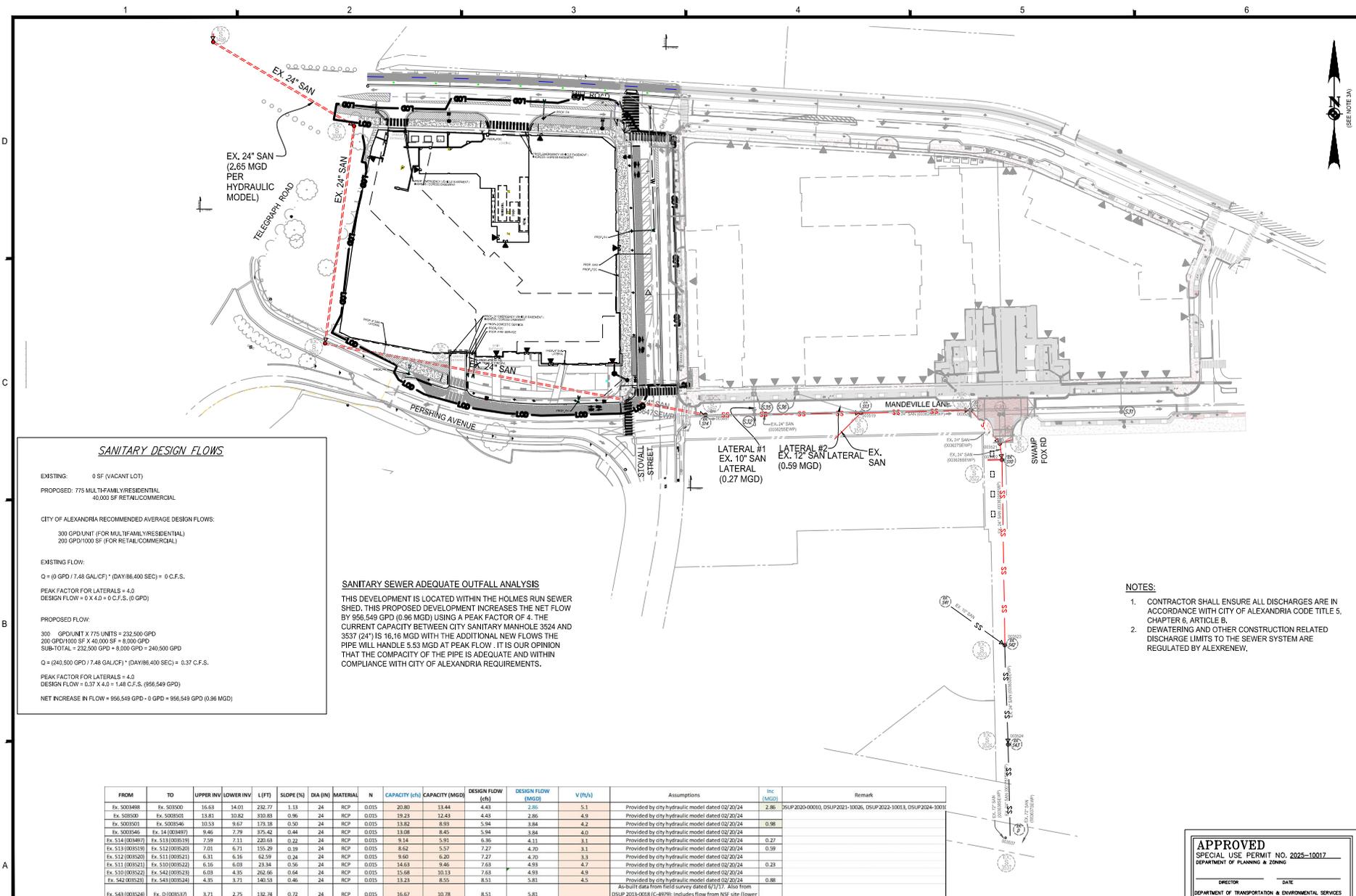
SHEET TITLE:
LIGHTING PLAN

SHEET NO.:
C710

APPROVED
 SPECIAL USE PERMIT NO. 2025-10017

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

JURISDICTIONAL PLANNING COMMISSION _____ DATE _____
 DATE RECORDED _____
 INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____



SANITARY DESIGN FLOWS

EXISTING: 0 SF (VACANT LOT)
 PROPOSED: 775 MULTI-FAMILY RESIDENTIAL
 40,000 SF RETAIL/COMMERCIAL

CITY OF ALEXANDRIA RECOMMENDED AVERAGE DESIGN FLOWS:
 300 GPD/UNIT (FOR MULTIFAMILY RESIDENTIAL)
 200 GPD/1000 SF (FOR RETAIL/COMMERCIAL)

EXISTING FLOW:
 $Q = (0 \text{ GPD} / 7.48 \text{ GAL/CF}) \cdot (\text{DAY}86,400 \text{ SEC}) = 0 \text{ C.F.S.}$

PEAK FACTOR FOR LATERALS = 4.0
 DESIGN FLOW = $0 \times 4.0 = 0 \text{ C.F.S. (0 GPD)}$

PROPOSED FLOW:
 300 GPD/UNIT X 775 UNITS = 232,500 GPD
 200 GPD/1000 SF X 40,000 SF = 8,000 GPD
 SUB-TOTAL = 232,500 GPD + 8,000 GPD = 240,500 GPD

$Q = (240,500 \text{ GPD} / 7.48 \text{ GAL/CF}) \cdot (\text{DAY}86,400 \text{ SEC}) = 0.37 \text{ C.F.S.}$

PEAK FACTOR FOR LATERALS = 4.0
 DESIGN FLOW = $0.37 \times 4.0 = 1.48 \text{ C.F.S. (956,549 GPD)}$

NET INCREASE IN FLOW = 956,549 GPD - 0 GPD = 956,549 GPD (0.96 MGD)

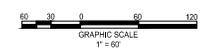
SANITARY SEWER ADEQUATE OUTFALL ANALYSIS
 THIS DEVELOPMENT IS LOCATED WITHIN THE HOLMES RUN SEWER SHED. THIS PROPOSED DEVELOPMENT INCREASES THE NET FLOW BY 956,549 GPD (0.96 MGD) USING A PEAK FACTOR OF 4. THE CURRENT CAPACITY BETWEEN CITY SANITARY MANHOLE 3524 AND 3537 (24") IS 16.16 MGD WITH THE ADDITIONAL NEW FLOWS THE PIPE WILL HANDLE 5.53 MGD AT PEAK FLOW. IT IS OUR OPINION THAT THE COMPACTY OF THE PIPE IS ADEQUATE AND WITHIN COMPLIANCE WITH CITY OF ALEXANDRIA REQUIREMENTS.

- NOTES:**
- CONTRACTOR SHALL ENSURE ALL DISCHARGES ARE IN ACCORDANCE WITH CITY OF ALEXANDRIA CODE TITLE 5, CHAPTER 6, ARTICLE B.
 - DEWATERING AND OTHER CONSTRUCTION RELATED DISCHARGE LIMITS TO THE SEWER SYSTEM ARE REGULATED BY ALEXRENEW.

FROM	TO	UPPER INV	LOWER INV	L (FT)	SLOPE (%)	DIA (IN)	MATERIAL	N	CAPACITY (cfs)	CAPACITY (MGD)	DESIGN FLOW (cfs)	DESIGN FLOW (MGD)	V (ft/s)	Assumptions	Inc (MGD)	Remark
Ex. S00348R	Ex. S00350	16.63	14.01	262.77	1.13	24	RCP	0.015	20.80	13.44	4.48	1.26	5.1	Provided by city hydraulic model dated 02/20/24	2.86	DSUP-2020-00010, DSUP-2021-10026, DSUP-2023-10013, DSUP-2024-10001
Ex. S00350	Ex. S00350L	13.81	10.82	330.83	0.96	24	RCP	0.015	19.23	12.43	4.48	2.86	4.9	Provided by city hydraulic model dated 02/20/24	0.98	
Ex. S00350L	Ex. S003546	10.53	9.67	173.18	0.50	24	RCP	0.015	13.82	8.93	5.94	3.84	4.2	Provided by city hydraulic model dated 02/20/24	0.98	
Ex. S003546	Ex. S14 (003497)	9.46	7.79	375.42	0.44	24	RCP	0.015	13.08	8.45	5.94	3.84	4.0	Provided by city hydraulic model dated 02/20/24	0.27	
Ex. S14 (003497)	Ex. S13 (003519)	7.29	7.11	220.63	0.22	24	RCP	0.015	9.14	5.93	6.36	4.11	3.1	Provided by city hydraulic model dated 02/20/24	0.59	
Ex. S13 (003519)	Ex. S12 (003520)	7.01	6.71	155.29	0.19	24	RCP	0.015	8.62	5.57	7.27	4.30	3.1	Provided by city hydraulic model dated 02/20/24	0.23	
Ex. S12 (003520)	Ex. S11 (003521)	6.31	6.16	62.59	0.24	24	RCP	0.015	9.60	6.20	7.27	4.30	3.3	Provided by city hydraulic model dated 02/20/24	0.88	
Ex. S11 (003521)	Ex. S10 (003522)	6.16	6.09	23.94	0.36	24	RCP	0.015	14.63	9.46	7.63	4.93	4.7	Provided by city hydraulic model dated 02/20/24	0.88	
Ex. S10 (003522)	Ex. S43 (003523)	6.03	4.95	262.66	0.64	24	RCP	0.015	15.68	10.13	7.63	4.93	4.9	Provided by city hydraulic model dated 02/20/24	0.88	
Ex. S43 (003523)	Ex. S43 (003524)	4.85	3.71	140.53	0.46	24	RCP	0.015	13.23	8.55	8.51	5.81	4.5	Provided by city hydraulic model dated 02/20/24	0.88	
Ex. S43 (003524)	Ex. D (003537)	3.71	2.75	130.74	0.72	24	RCP	0.015	16.67	10.78	8.51	5.81	5.3	As-built data from field survey dated 6/17/21. Also from DSUP 2013-0018 (C-4979); includes flow from NSF site (lower invert not accessible).		

- Notes:**
- Assumption for starting flow: 1,855 gpm given with Hydraulic Model dated 02/20/2025
 - All capacities shown on the chart are full flow capacities, approximately 75% of the maximum capacity.
 - All velocities shown are calculated per a partial flow analysis.
 - A 'N' value of 0.010 was used for all smooth pipes and a value of 0.15 for concrete pipes (diameter smaller than 36") per the ESI checklist.

NOTE: THE INVERT AND FLOW INFORMATION WAS PROVIDED BY THE CITY HYDRAULIC MODEL.



APPROVED
 SPECIAL USE PERMIT NO. 2025-10017

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
 SITE PLAN NO. _____

DIRECTOR _____ DATE _____
 DEPARTMENT OF PLANNING & ZONING

DESIGNER _____ DATE _____
 CHECKED: EG

SUBMITTAL PLANNING COMMISSION _____ DATE _____
 DATE RECORDED _____
 INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____



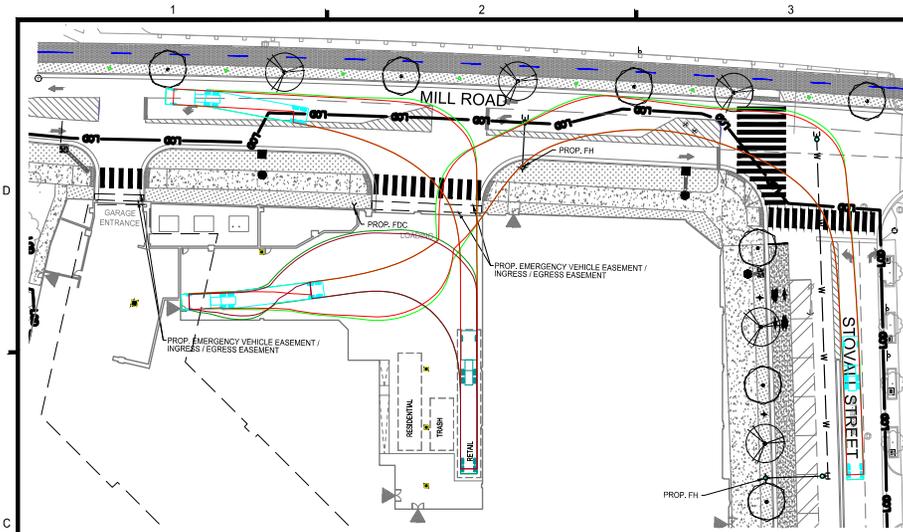
EISENHOWER EAST, BLOCK 3
 PRELIMINARY DEVELOPMENT SITE PLAN
 CITY OF ALEXANDRIA, VIRGINIA

DISCIPLINE	DATE	DESCRIPTION
DESIGN SUBMISSION		
VERIFICATION SUBMISSION		
REVISION COMPLETION #2		

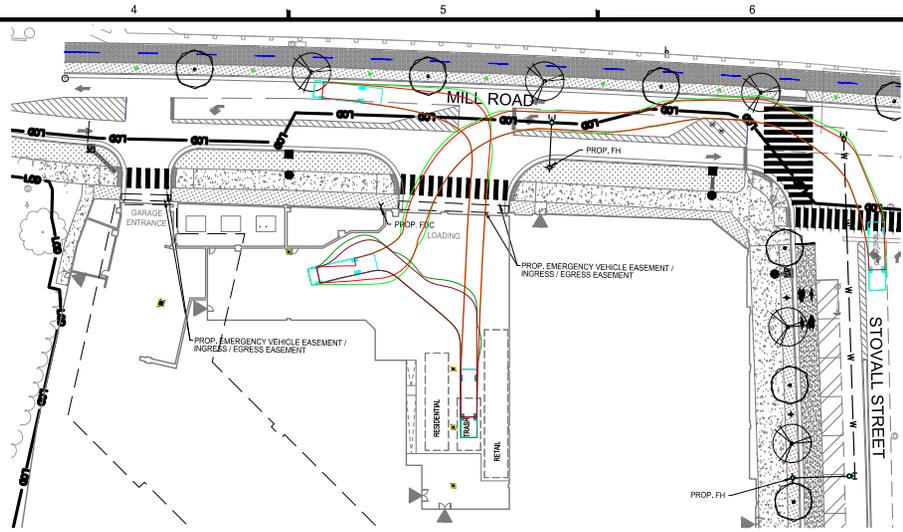
PROJECT No.: 2404050030
 DRAWING No.: 113323
 DATE: 08/02/2025
 SCALE: SEE DWGS.
 DESIGN: EG
 DRAWN: JS
 CHECKED: EG

SHEET TITLE:
SANITARY OUTFALL ANALYSIS

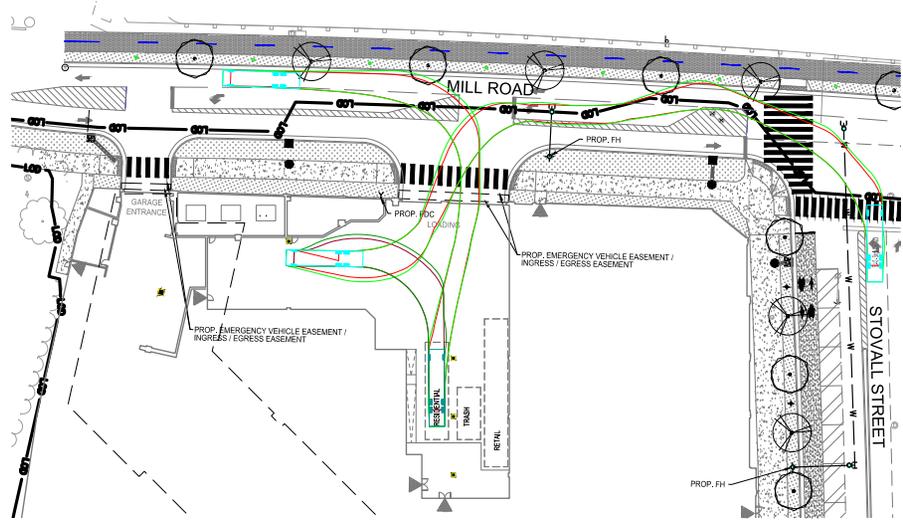
SHEET No.:
C800



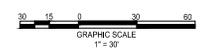
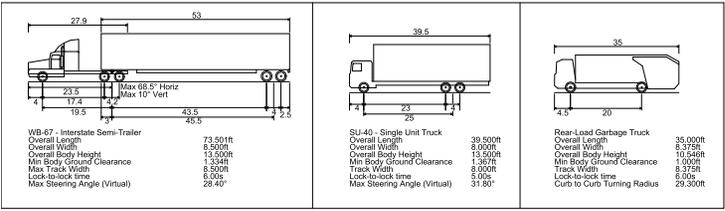
WB-67 TRUCK - ENTERING/EXITING BAY #1 FOR RETAIL



REAR LOAD GARBAGE TRUCK - ENTERING/EXITING BAY #2 FOR TRASH



WB-40 TRUCK - ENTERING/EXITING BAY #3 FOR RESIDENTIAL



APPROVED
 SPECIAL USE PERMIT NO. 2025-10017

DIRECTOR _____ DATE _____
 DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
 SITE PLAN NO. _____
 DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DATE RECORDED _____
 INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____



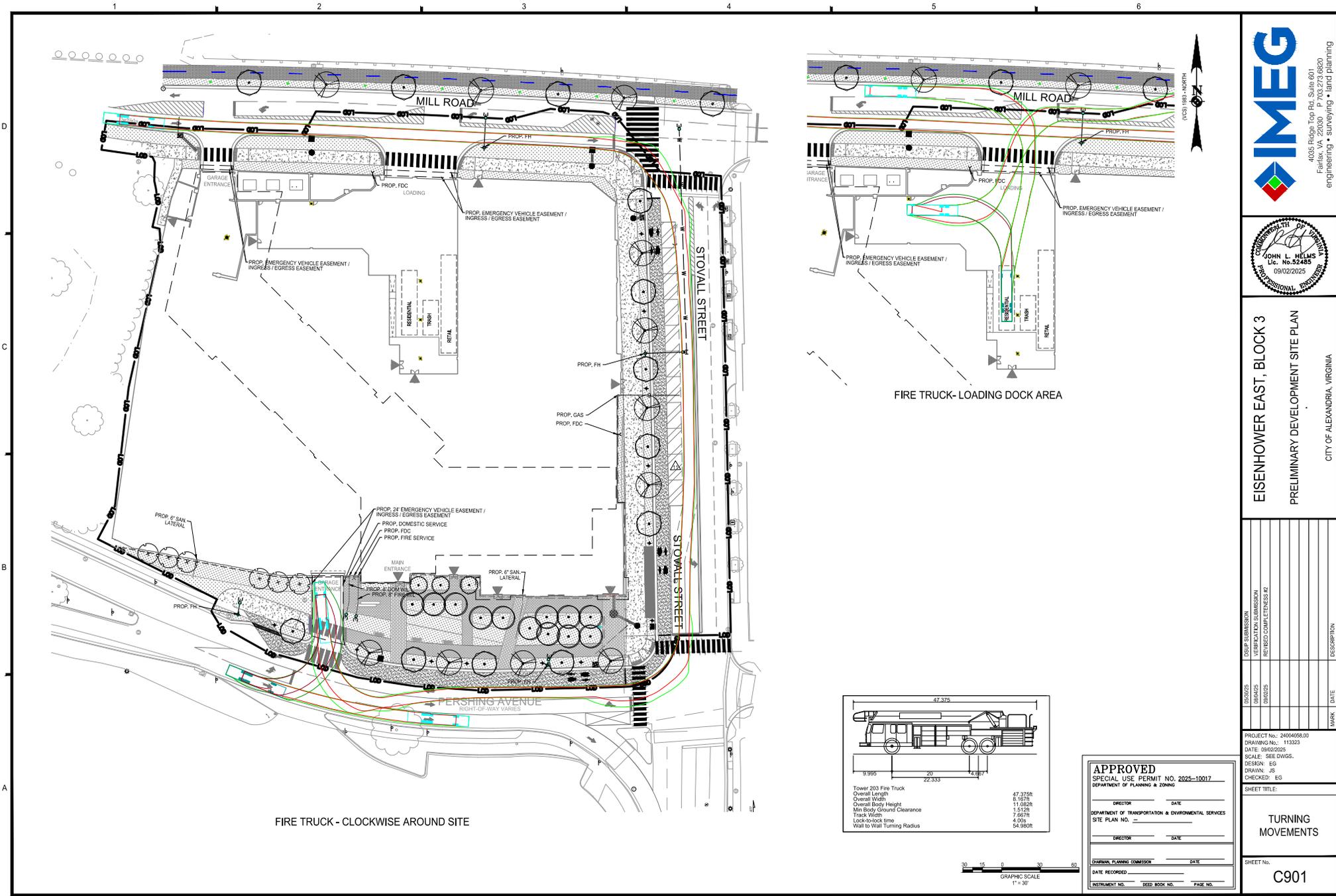
EISENHOWER EAST, BLOCK 3
 PRELIMINARY DEVELOPMENT SITE PLAN
 CITY OF ALEXANDRIA, VIRGINIA

DISCS	DESCRIPTION	DATE
010001	DESIGN SUBMISSION	
010002	VERIFICATION SUBMISSION	
010003	REVISED COMPLETENESS #2	

PROJECT No.: 24040550.00
 DRAWING No.: 113323
 DATE: 08/02/2025
 SCALE: SEE DIMS.
 DESIGN: EG
 DRAWN: JS
 CHECKED: EG

SHEET TITLE:
TURNING MOVEMENTS

SHEET No.:
C900



4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
engineering • surveying • land planning

EISENHOWER EAST, BLOCK 3
PRELIMINARY DEVELOPMENT SITE PLAN
CITY OF ALEXANDRIA, VIRGINIA

DISC NO.	DISC DESCRIPTION	DATE
000001	DESIGN SUBMISSION	
000002	VERIFICATION SUBMISSION	
000003	REVISED COMPLETENESS #2	

PROJECT No.: 24040505.00
DRAWING No.: 113323
DATE: 08/02/2025
SCALE: SEE DWGS.
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:
TURNING MOVEMENTS

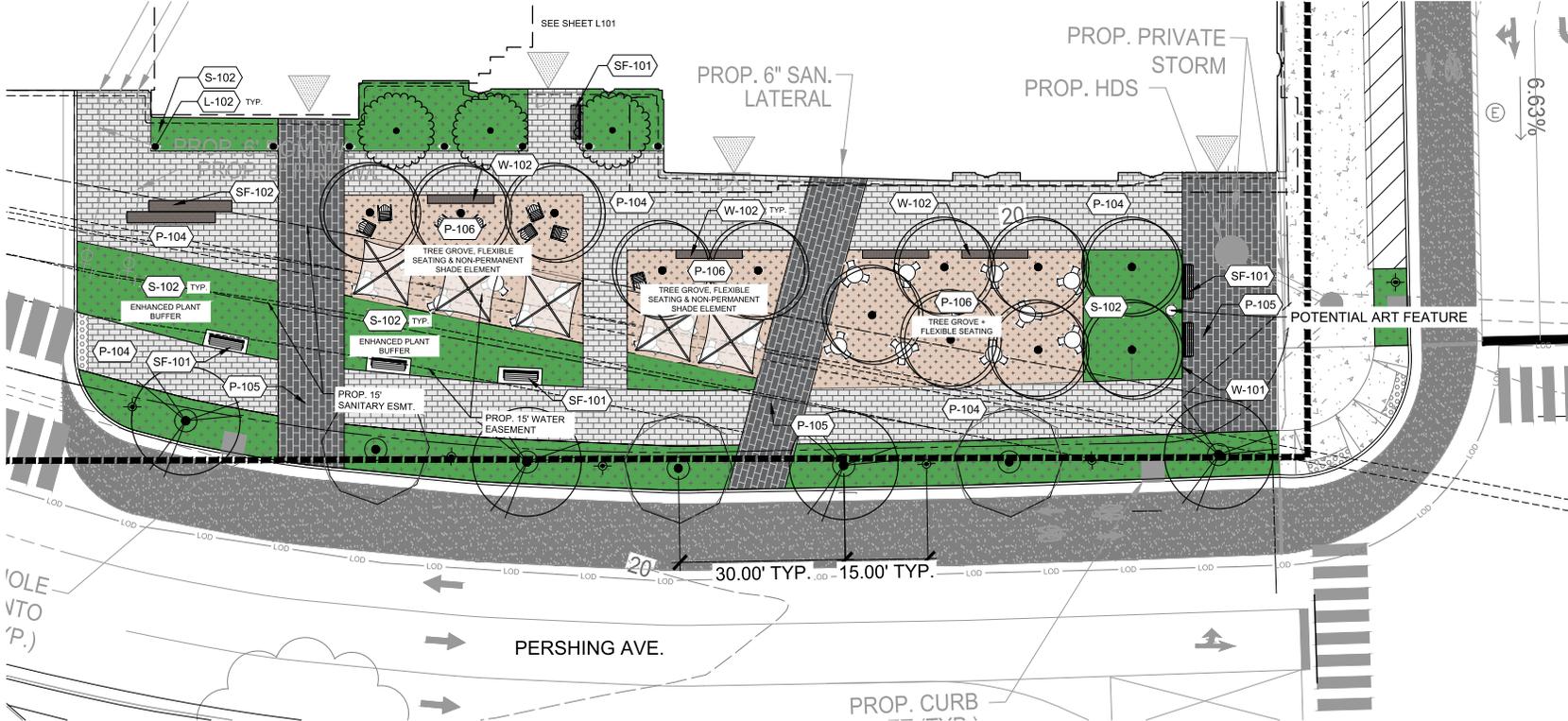
SHEET No.:
C901

APPROVED
SPECIAL USE PERMIT NO. 2025-10017
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

DEPARTMENT OF PLANNING & ZONING _____ DATE _____
DATE RECORDED _____
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____



A PLAZA MATERIALS PLAN
PLAN

1" = 10'

CODE DESCRIPTION

- LIGHTING & ELECTRICAL**
- L-101 STREET LIGHT - CITY STANDARD
- L-102 BOLLARD LIGHT
- PAVING & CURBS**
- P-101 CITY STANDARD SIDEWALK
- P-102 CITY STANDARD BIKE LANE
- P-104 PAVING TYPE 2 - ON GRADE
- P-105 PAVING TYPE 3 - ON GRADE
- P-106 PAVING TYPE 4 - ON GRADE
- SOILS**
- S-101 PLANTING STRIP
- S-102 PLANT BED - ON GRADE
- S-103 TURF LAWN - ON GRADE
- FURNISHINGS**
- SF-101 BENCH - ON GRADE
- SF-102 SPECIALTY CUSTOM SEATING FEATURE
- WALLS & STAIRS**
- W-101 PLANTER WALL - ON GRADE
- W-102 SEAT WALL - ON GRADE

PLAZA - DESIGN NARRATIVE

THE PLAZA OPEN SPACE WILL STRIVE TO CREATE A NODE AND DESTINATION TO THE CARLYLE NEIGHBORHOOD THROUGH BIOPHILIC DESIGN INCLUDING ELEMENTS IN LINE WITH THE CDD SUCH AS A MULTI-USE TRAIL AND DIVERSE BENCH ELEMENTS. ITS PROMINENT LOCATION AT THE CORNER OF PERSHING AVE. AND STOVALL ST. WILL ENSURE ACTIVATION OF THE GROUND LEVEL RETAIL AND ENGAGE VISITORS AND RESIDENTS ALIKE.

AS WELL AS CONNECT THE SITE TO THE URBAN CORE AT CARLYLE IN SCALE AND CHARACTER WITH BUILT IN DESIGN ELEMENTS, UNIQUE LIGHTING, MATERIALITY AND ART. THE NATIVE FOUNDATION PLANTING THAT WILL FOSTER THAT CONNECTION BETWEEN ARCHITECTURE AND OPEN SPACE.

APPROVED

SPECIAL USE PERMIT NO.
DEPARTMENT OF PLANNING & ZONING

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.

DIRECTOR DATE

COMMUNITY PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.



NOT FOR CONSTRUCTION

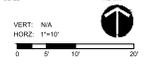
EISENHOWER BLOCK 3

ALEXANDRIA, VA

2024124

REVISION / ISSUANCE		
NO.	DESCRIPTION	DATE
1	CONCEPT SUBMISSION	03-07-2025
2	PRELIM SUBMISSION	06-02-2025
3	VERIFICATION SET	08-04-2025
4	REVISED COMPLETENESS #1	09-02-2025

DESIGNED BY: MC/CG
DRAWN BY: WT
CHECKED BY: MC/CG



SHEET TITLE

MATERIALS PLAN - PLAZA

SHEET NUMBER

L102

CROWN COVER TABULATIONS: TOTAL SITE	
TOTAL SITE AREA (SF)	334,478
25% CROWN COVER REQUIRED (SF)	83,620
EXISTING CROWN COVER (SF)	N/A
REMOVED CROWN COVER (SF)	N/A
RESERVED CROWN COVER (SF)	N/A
Crown Cover from Reserved Trees	
PROPOSED CROWN COVER (SF)	N/A
Crown Cover from Proposed Trees	
TOTAL CROWN COVER PROVIDED (%)	51.250
TOTAL CROWN COVER PROVIDED (SF)	38.1%
TOTAL CROWN COVER PROVIDED (SF)	51,250

URBAN RIGHT-OF-WAY TREES		RIGHT-OF-WAY SHRUBS	
PLAN INFORMATION		PLAN INFORMATION	
PLAN KEY	QUANTITY	ABGR	0
CESI	0	CESI	0
CLAL	0	CLAL	0
COSE	0	COSE	0
DEGR	0	DEGR	0
FTBU	48	FTBU	48
BEJU	0	HYDA	6
CEOC	0	HYMA	20
CLKE	3	HYDE	20
		ITVI	0
		PHCH	0
		VIAR	0
GLSK	0		
LIST	0		
LITU	4	ARUV	73
QUPA	3	BURD	0
SAAL	0	BUMI	0
		CETA	0
		CODA	0
		DIST	0
		ILGL	29
		ILEB	0
		ILVO	0
		LEMA	0
		PIJA	0
		RHDE	0
		SASW	0
		TABA	0
		ZEPU	34
		TOTAL:	210
		URBAN ROW NATIVES	10

LEGEND	
	TREE LOCATED IN R.O.W.; DOES NOT COUNT TOWARDS OVERALL CCA
	TREE LOCATED ON LEVEL SHADED AREA; DOES NOT COUNT TOWARDS OVERALL CCA

TREES CCA BREAKDOWN												
PLAN INFORMATION		BOTANIC/Common Name			SIZE		CROWN COVER ALLOWANCE (CCA)		NATIVE PLANTS PROVIDED			
PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	CALIPER	HEIGHT	CCA PER TREE (SF)	TOTAL CROWN COVER (SF)	LOCAL/REGIONAL (%)	EASTERN U.S. (%)	
DECID TREES												
ACSU	2	ACER	SACCHARUM		SUGAR MAPLE	2"-3"	12'-14'	88.8	1250	2500	X	X
ACER	4	ACER	SACCHARUM		SUGAR MAPLE	2"-3"	12'-14'	N/A	N/A	X	X	
BEJU	8	BETULA	NIGRA		DURA HEAT RIVER BIRCH	2"-3"	12'-14'	88.8	750	6000	X	X
CEOC	5	CELTIS	OCCIDENTALIS		DURA HEAT RIVER BIRCH	2"-3"	12'-14'	88.8	1250	6250	X	X
CLKE	2	CLADRASTIS	KENTUCKEA		KENTUCKY YELLOWWOOD	2"-3"	12'-14'	88.8	1250	2500	X	X
	3	CLADRASTIS	KENTUCKEA		KENTUCKY YELLOWWOOD	2"-3"	12'-14'	N/A	N/A	X	X	
	2	CLADRASTIS	KENTUCKEA		KENTUCKY YELLOWWOOD	2"-3"	12'-14'	N/A	N/A	X	X	
GLSK	7	GLEDITSIA	GLEDITSIA TRIACANTHOS INERMIS	SKYCOLE	SKYLINE THORNLESS HONEY LOCUST	2"-3"	12'-14'	88.8	750	5250	X	X
QYKE	4	GYMNOCALADUS	GYMNOCALADUS DIOICA		KENTUCKY COFFE TREE	2"-3"	12'-14'	88.8	1250	5000	X	X
LIST	6	LIQUIDAMBAR	LIQUIDAMBAR STRYACIFLUA		AMERICAN SWEETGUM	2"-3"	12'-14'	88.8	1250	7500	X	X
LITU	4	LIRODENDRON	TULIPIFERA		TULIP TREE	2"-3"	12'-14'	N/A	N/A	X	X	
QUPA	3	QUERCUS	PALUSTRIS		PIN OAK	2"-3"	12'-14'	N/A	N/A	X	X	
SAAL	3	SASSAFRAS	ALBIDUM		SASSAFRAS	2"-3"	6'-10'	88.8	1250	3750	X	X
TAMM	3	SASSAFRAS	ADOMITUM		SASSAFRAS	2"-3"	6'-10'	N/A	N/A	X	X	
TIJA	7	TILIA	AMERICANA		AMERICAN BASSWOOD	2"-3"	12'-14'	N/A	N/A	X	X	
ORN TREES												
CECA	6	CERCIS	CANADENSIS		EASTERN REDBUD	1.5"-1.75"	6'-10'	88.8	500	3000	X	X
COAL	4	CORNUS	ALTERNIFOLIA		FLOWERING DOGWOOD	1.5"-1.75"	6'-10'	88.8	500	2000	X	X
COFL	5	CORNUS	FLORIDA		FLOWERING DOGWOOD	1.5"-1.75"	6'-10'	88.8	250	1250	X	X
	1	CORNUS	FLORIDA		FLOWERING DOGWOOD	1.5"-1.75"	6'-10'	N/A	N/A	X	X	
CRGA	9	CRATAEGUS	CRUS-GALLI	INERMIS	THORNLESS COCKSPUR HAWTHORN	1.5"-1.75"	6'-10'	88.8	500	4500	X	X
MAVI	7	MAGNOLIA	VIRGINIANA		SWEETBAY MAGNOLIA	1.5"-1.75"	6'-10'	88.8	250	1750	X	X
TOTAL TREES:	95								TOTAL TREE CCA	51,250		

SHRUBS CCA BREAKDOWN											
PLAN INFORMATION		BOTANIC/Common Name			SIZE		CROWN COVER ALLOWANCE (CCA)		NATIVE PLANTS PROVIDED		
PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	CALIPER	HEIGHT/APREA	CCA PER SHRUB	TOTAL CCA	LOCAL/REGIONAL (%)	EASTERN U.S. (%)
DECID											
ABGR	24	ABELIA	GRANDIFLORA		GLOSSY ABELIA	18"-24"	10	240			
CESI	19	CEPHALANTHUS	OCCIDENTALIS		SUGAR SHACK BUTTON BUSH	18"-24"	10	190		X	X
CLAL	74	CLETHRA	ALNIFOLIA		'HUMMINGBIRD'	18"-24"	10	740		X	X
COSE	37	CORNUS	SERICEA		CARDINAL RED TWIG DOGWOOD	24"-36"	25	925		X	X
DEGR	71	DEUTZIA	GRACILIS		NIKKO DEUTZIA	18"-24"	10	710			
FTBU	100	FOTHERGILLA	GARDENII		BLUE MIST	18"-24"	2	104		X	X
HYDA	50	HYDRANGEA	ARBORESCENS		ANNABELLE	18"-24"	10	440		X	X
HYMA	10	HYDRANGEA	MACROPHYLLA		'HORTIFIRE'	18"-24"	10	100		N/A	N/A
HYDE	76	HYDRANGEA	QUERCIFOLIA		OAKLEAF HYDRANGEA	30"-36"	25	1400			
ITVI	12	ITEA	VIRGINICA		SWEETSPIRE	30"-24"	10	120		X	X
PHCH	39	PHYSOCARPUS	OPULIFOLIUS		SWEET CHERRY TAIL WINEBARK	18"-24"	10	390		X	X
VIAR	35	VIBURNUM	GENTIANUM		SOUTHERN ARBOWOOD	18"-24"	25	875		X	X
EVER SHRUB											
ARUV	79	ARCTOSTAPHYLOS	UVA-URSI		KINKINICK	12"-18"	10	60			X
BUBO	20	BUXUS	MICROPHYLLA		LITTLELEAF BOXWOOD	21"-24"	2	140			X
BUMI	20	BUXUS	MICROPHYLLA		DWARF LITTLELEAF BOXWOOD	21"-24"	2	40			
CETA	37	CEPHALOTAXUS	HARRINGTONIA		JAPANESE PLUM YEW	12"-24"	25	925			
CODA	97	COTONEASTER	DAMMERI		BEARBERRY COTONEASTER	12"-24"	10	970			
DIST	40	DISTYLUM	X		BLUE CASCADE DISTYLUM	12"-24"	0	0			
ILGL	58	ILEX	GLABRA		INKBERRY HOLLY	18"-24"	25	725		X	X
ILEB	66	ILEX	GLABRA		GEMBOX INKERRY HOLLY	18"-24"	25	1650		X	X
ILVO	33	ILEX	VOMITORIA		DWARF PAUPON HOLLY	18"-24"	25	825		X	X
LEMA	28	LEUCOTHOE	AXILLARIS		DWARF COASTAL LEUCOTHOE	18"-24"	10	280		X	X
PIJA	56	PIERIS	JAPONICA		JAPANESE PIERIS	24"-36"	25	1400			
RHDE	43	RHOEDENRON	X		DELAWARE VALLEY WHITE	24"-30"	0	0			X
SASW	74	SARCOCODCA	HOKKERIANA		VAR HURMUS	18"-24"	25	1850		X	X
TABA	40	TAXUS	BACCATA		'FASTIGIATA'	24"-36"	25	1000			
ZEPU	60	ZENOBIA	PULVERULENTA		HONEYCUP	15"-18"	25	650			X
TOTAL SHRUBS	1,332							TOTAL SHRUB CCA (NOT BEING COUNTED TOWARDS OVERALL)	15,639		

- NOTES:
- ALL MATERIALS' SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE INDUSTRY STANDARD FOR GRADING PLANT MATERIAL-THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
 - MAINTENANCE OF ALL TREES AND SHRUBS MATERIALS SHALL CONFORM TO ACCEPTED INDUSTRY STANDARDS SET FORTH BY THE LANDSCAPE CONTRACTORS ASSOCIATION, AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS, THE INTERNATIONAL SOCIETY OF ARBORICULTURE, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE.
 - TREES TO BE STAKED OUT PRIOR TO INSTALLATION AND LOCATIONS TO BE APPROVED BY LANDSCAPE ARCHITECT AND FINALIZED (TREES TO BE SPACED OUT EVENLY AVOIDING ANY UTILITIES SHOWN ON THE PLANS).

NATIVE PLANT TABULATIONS										
PLANT TYPE	QUANTITY	NATIVE TYPE	MARCH 2, 2019 - JANUARY 1, 2020		JANUARY 2, 2020 - JANUARY 1, 2024		BEGINNING JANUARY 2, 2024		PROVIDED	
			REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
			%	QTY.	%	QTY.	%	QTY.	%	QTY.
Urban Trees	0	Regional/Local	10%		15%		20%	n/a	0%	
		Total Natives	25%		25%		50%	n/a	0%	
Standard Trees	95	Regional/Local	15%		25%		40%	84	88%	
		Total Natives	40%		60%		80%	95	100%	
Evergreen Shrubs	785	Regional/Local	5%		8%		10%	185	24%	
		Total Natives	20%		30%		40%	367	47%	
Deciduous Shrubs	547	Regional/Local	15%		20%		20%	246	45%	
		Total Natives	40%		60%		80%	442	81%	
Groundcovers	978	Regional/Local	5%		10%		10%	978	100%	
		Total Natives	10%		20%		20%	978	100%	
Perennials, Ferns, Ornamental Grasses	8928	Regional/Local	10%		15%		20%	5233	59%	
		Total Natives	25%		40%		60%	8171	92%	
Vines		Total Natives	80%		100%		100%	n/a	0%	
TOTALS										
TOTAL PLANTS SPECIFIED		TOTAL SUM OF REGIONAL/LOCAL NATIVE PLANTS		6746		TOTAL SUM OF NATIVE PLANTS		10053		
	11333			59.5%				88.7%		

- NOTES:
- Percentages apply to the total quantity of each plant type specified on Completeness/Preliminary Plans and Final #1 Grading Plans submitted during the listed time frames.
 - Total Natives is the sum of Eastern U.S. Native, Regionally Native, and Locally Native vegetation specified on the plans for each plant type.
 - Non-native vegetation for the purposes of providing edible fruits, seeds, or nuts may be planted and shall not be calculated in the above-stated requirements for native species regardless of plant type.

BIODIVERSITY TABULATIONS - EISENHOWER BLOCK 3										
TREES (URBAN AND STANDARD)										
TOTAL NUMBER OF TREES PROPOSED										
GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED			
ACER	6	6%	33%	SACCHARUM	6	6%	10%			
BETULA	8	8%	33%	NIGRA	8	8%	10%			
CELTIS	5	5%	33%	OCCIDENTALIS	5	5%	10%			
CLADRASTIS	7	7%	33%	KENTUCKEA	7	7%	10%			
GLEDITSIA	7	7%	33%	TRIACANTHOS 1: SKYCOLE	5	5%	10%			
GYMNOCALADUS	4	4%	33%	DIOICUS	4	4%	10%			
LIQUIDAMBAR	6	6%	33%	STRYACIFLUA	6	6%	10%			
LIRODENDRON	4	4%	33%	TULIPIFERA	4	4%	10%			
QUERCUS	3	3%	33%	PALUSTRIS	3	3%	10%			
SASSAFRAS	6	6%	33%	ALBIDUM	6	6%	10%			
TILIA	7	7%	33%	AMERICANA	7	7%	10%			
CERCIS	6	6%	33%	CANADENSIS	6	6%	10%			
CORNUS	10	11%	33%	FLORIDA	6	6%	10%			
ALTERNIFOLIA	4	4%	10%							
CRATAEGUS	9	9%	33%	CRUS-GALLI 'INERMIS'	9	9%	10%			
MAGNOLIA	7	7%	33%	VIRGINIANA	7	7%	10%			
TOTAL	95									

BIODIVERSITY - SHRUBS										
TOTAL NUMBER OF SHRUBS PROPOSED:										
GENUS	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED	SPECIES	QTY.	PERCENT OF TOTAL PROPOSED	MAXIMUM PERCENT ALLOWED			
ABELIA	24	2%	33%	GRANDIFLORA	24	2%	10%			
CEPHALANTHUS	19	1%	33%	OCCIDENTALIS	19	1%	10%			
CLETHRA	74	6%	33%	ALNIFOLIA	74	6%	10%			
CORNUS	37	3%	33%	SERICEA	37	3%	10%			
DEUTZIA	71	5%	33%	GRACILIS	71	5%	10%			
FOTHERGILLA	100	8%	33%	GARDENII	100	8%	10%			
HYDRANGEA	136	10%	33%	ARBORESCENS	50	4%	10%			
				MACROPHYLLA	10	1%	10%			
				QUERCIFOLIA	76	6%	10%			
ITEA	12	1%	33%	VIRGINICA	12	1%	10%			
PHYSOCARPUS	39	3%	33%	OPULIFOLIUS	39	3%	10%			
VIBURNUM	35	3%	33%	DENTATUM	35	3%	10%			
ARCTOSTAPHYLOS	79	6%	33%	UVA-URSI	79	6%	10%			

WORKING LEED SCORECARD

LEED v4 for BD+C: New Construction
Eisenhower Block Three
5/22/2025

Category	Points Available	Points Earned	Requirement	Status
1	1	1	Integrative Process	Required
12	19	19	Location and Transportation	Required
1	1	1	LT-C1 LEED for Neighborhood Development Location	Required
1	1	1	LT-C2 Sensitive Land Protection	Required
2	1	1	LT-C3 High Priority Site	Required
5	5	5	LT-C4 Surrounding Density and Diverse Uses*	Required
3	1	1	LT-C5 Access to Quality Transit	Required
1	1	1	LT-C6 Bicycle Facilities	Required
1	1	1	LT-C7 Reduced Parking Footprint v4.1	Required
1	1	1	LT-C8 Green Vehicles	Required
6	2	2	Water Conservation	Required
1	1	1	WCp1 Construction Activity Pollution Prevention	Required
1	1	1	WCp2 Site Assessment	Required
2	2	2	WCp3 Site Development - Protect or Restore Habitat	Required
1	1	1	WCp3 Open Space	Required
1	1	1	WCp4 Rainwater Management v4.1	Required
2	2	2	WCp5 Heat Island Reduction	Required
1	1	1	WCp6 Light Pollution Reduction	Required
9	3	3	Energy and Atmosphere	Required
1	1	1	EAp1 Outdoor Water Use Reduction	Required
1	1	1	WEp2 Indoor Water Use Reduction	Required
1	1	1	WEp3 Building-Level Water Metering	Required
1	1	1	WEp4 Outdoor Water Use Reduction v4.1	Required
4	4	4	WEp5 Indoor Water Use Reduction	Required
2	2	2	WEp6 Cooling Tower Water Use	Required
1	1	1	WEp7 Water Metering	Required
7	19	19	Energy and Atmosphere	Required
1	1	1	EAp1 Fundamental Commissioning and Verification	Required
1	1	1	EAp2 Minimum Energy Performance	Required
1	1	1	EAp3 Building-Level Energy Metering	Required
1	1	1	EAp4 Fundamental Refrigerant Management	Required
3	3	3	EAp5 Enhanced Commissioning	Required
5	5	5	EAp6 Optimized Energy Performance	Required
1	1	1	EAp7 Enhanced Energy Metering	Required
2	2	2	EAp8 Demand Response	Required
1	1	1	EAp9 Renewable Energy Production v4.1	Required
1	1	1	EAp10 Enhanced Refrigerant Management	Required
2	2	2	EAp11 Green Power and Carbon Offsets	Required

KEY
Alexandria GBP Alignment
DGP

Category	Points Available	Points Earned	Requirement	Status
6	2	2	Materials and Resources	Required
1	1	1	MRp1 Storage and Collection of Recyclables	Required
1	1	1	MRp2 Construction and Demolition Waste Management Planning	Required
1	1	1	MRp3 Building Life-Cycle Impact Reduction	Required
2	2	2	MRp4 BPOD - EPDs v4.1	Required
2	2	2	MRp5 BPOD - Sourcing of Raw Materials v4.1	Required
2	2	2	MRp6 BPOD - Material Ingredients v4.1	Required
2	2	2	MRp7 Construction and Demolition Waste Management	Required

Category	Points Available	Points Earned	Requirement	Status
9	2	2	Indoor Environmental Quality	Required
1	1	1	EQp1 Minimum Indoor Air Quality Performance	Required
1	1	1	EQp2 Environmental Tobacco Smoke Control*	Required
1	1	1	EQp3 Enhanced Indoor Air Quality Strategies*	Required
1	1	1	EQp4 Low-Emitting Materials v4.1	Required
1	1	1	EQp5 Construction Indoor Air Quality Management Plan	Required
1	1	1	EQp6 Indoor Air Quality Assessment	Required
1	1	1	EQp7 Thermal Comfort	Required
1	1	1	EQp8 Interior Lighting	Required
1	1	1	EQp9 Daylight v4.1	Required
1	1	1	EQp10 Quality Views	Required
1	1	1	EQp11 Acoustic Performance	Required

Category	Points Available	Points Earned	Requirement	Status
6	0	0	Reduction	Not Applicable
1	1	1	RPc1 Ink Purchasing - Lamps	Not Applicable
1	1	1	RPc2 Ink Purchasing - Stamps	Not Applicable
1	1	1	RPc3 EP SSC: Heat Island Reduction	Not Applicable
1	1	1	RPc4 PISC: Social Equity within the Project Team	Not Applicable
1	1	1	RPc5 Ink-Well Features	Not Applicable
1	1	1	RPc6 LEED Accredited Professional	Not Applicable

Category	Points Available	Points Earned	Requirement	Status
2	1	1	Regional Priority (2/23/21)	Required
1	1	1	RP1 LT-C Green Vehicles (1 pt)	Required
1	1	1	RP2 LT-C Reduced Parking Footprint (1 pt)	Required
1	1	1	RP3 LT-C Access to Quality Transit (1 pt)	Required
1	1	1	RP4 SSC: Site Development - Protect or Restore Habitat (2 pts)	Required



FIRE RESISTANCE RATINGS

BUILDING ELEMENTS:	RATING (HRS)	REMARKS
PER VCC 403.2.1.1 - THE FIRE RESISTANCE RATING IN TYPE I/A CONSTRUCTION SHALL BE PERMITTED TO BE REDUCED TO THE MINIMUM FIRE RESISTANCE RATINGS FOR THE BUILDING ELEMENTS IN TYPE I/A, EXCEPT FOR COLLANS SUPPORTING FLOORS.		
STRUCTURAL FRAME:		
BEARING PARTITIONS:		
EXTERIOR:	2	
INTERIOR:	2	
NON-BEARING PARTITIONS:		
EXTERIOR:	0	1 HR IF FIRE SEPARATION DISTANCE IS <= 0'
INTERIOR:	0	
FLOOR CONSTRUCTION:	2	
ROOF CONSTRUCTION:	1	
FIRE SEPARATIONS:		
VERTICAL SHAFTS:	2	
PARTITIONS & PENETRATIONS:		
FIRE BARRIERS AND FIRE PARTITIONS:	2	
FIRE PARTITIONS AND TENANT SEPARATION:	1	
EXITS:		
HORIZONTAL EXIT:	2	
EXIT PASSAGEWAYS:	2	
INCIDENTAL USE:		
STORAGE:	-	
ELEVATOR MACHINE ROOM:	2	
ELECTRICAL:	-	
MECHANICAL:	-	
MIXED OCCUPANCY SEPARATION:		
A	1	
B	1	
R-2	1	
S-2	1	

EXIT REQUIREMENTS

DEAD END CORRIDOR (MAX.)	50 FT. 20' IN ASSEMBLY OCCUPANCY
COMMON PATH OF TRAVEL (MAX.)	R-2: 125' & S. 100', ALL OTHERS: 75'
SINGLE EXIT ALLOWED	R-2: < 80 OCC. S-2: < 90 OCC. A-M: B + 50 OCC.
EXIT SEPARATION (MIN.)	1/4 DIAGONAL OF FLOOR OR SPACE
MAXIMUM EXIT ACCESS TRAVEL DISTANCE	A-M: R2 OCC: 250'; S-2 OCC: 400'; B OCC: 300'
MINIMUM STAIR WIDTH	44"
MINIMUM CORRIDOR WIDTH	44"
MINIMUM NO. OF EXITS REQUIRED	OCCUPANT LOAD 50-499: 2 EXITS OCCUPANT LOAD 500-1000: 3 EXITS OCCUPANT LOAD >1000: 4 EXITS

APPLICABLE CODES

BUILDING:	VIRGINIA CONSTRUCTION CODE, 2021 EDITION
FIRE:	VIRGINIA STATEWIDE FIRE PREVENTION CODE, 2021 EDITION
MECHANICAL:	VIRGINIA MECHANICAL CODE, 2021 EDITION
PLUMBING:	VIRGINIA PLUMBING CODE, 2021 EDITION
ELECTRICAL:	NFPA NATIONAL ELECTRICAL CODE, 2020 EDITION
GAS:	VIRGINIA FUEL GAS CODE, 2021 EDITION
ENERGY:	VIRGINIA ENERGY CONSERVATION CODE, 2021
ACCESSIBILITY:	U.S.D.O.J. 2010 ACCESSIBILITY STANDARDS VIRGINIA BUILDING CODE 2021 ICC / ANS A117.1, 2009 EDITION
FAIR HOUSING:	FEDERAL FAIR HOUSING ACT GUIDELINES 1980

OCCUPANCY CLASSIFICATIONS

CLASSIFICATION	FUNCTION	OCCUPANT LOAD FACTOR
RESIDENTIAL R-2	RESIDENTIAL	200 SF PER PERSON - GROSS
ASSEMBLY A-2	PARKING GARAGE	200 SF PER PERSON - GROSS
ASSEMBLY A-3	UNCONCENTRATED TABLES & CHAIRS	15 SF PER PERSON - NET
ASSEMBLY A-3	SWIMMING POOL	50 SF PER PERSON - GROSS
ASSEMBLY A-3	SWIMMING POOL DECK	15 SF PER PERSON - GROSS
BUSINESS B	GENERAL OPEN OFFICE	100 SF PER PERSON - GROSS

BUILDING DATA

CONSTRUCTION TYPE:	1A	YES	NO	REMARKS
SPRINKLERS	YES	YES	NO	
STAIRWELLS	YES	YES	NO	
FIRE DETECT	YES	YES	NO	
HIGH RISE	NO	NO	NO	
MEZZANINE	NO	NO	NO	
FIRE ALARM	YES	YES	NO	



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No.	Drawing Issue Description	Date
	DSDP SUBMISSION	06/02/2025
	VERIFICATION SUBMISSION	03/04/2025
	REVISED COMPLETENESS #2	09/02/2025

EISENHOWER BLOCK THREE

MILL RD, STOVALL ST, PERSHING AVE
ALEXANDRIA, VA 22314
Red Fox Development

GENERAL INFORMATION

STEVE SMITH	20230394
Proposed in Charge	Project No.
ALYSHA BLICK	06/02/25
Project Manager	Date
MATT GUELCHER	
Project Designer	
SAM GUENIN	
Self/Architect	

G0-01

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20230394 PROJECT NAME: EISENHOWER BLOCK THREE
6/2/2025 12:22:49 PM
AutoSave: E:\20230394 Eisenhower Block Three\20230394_03_eisenhower_arch.rvt
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THE CENTER FOR CONNECTIVE ARCHITECTURE

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ISSUANCES		
No.	Drawing Issue Description	Date
	CONCEPT 1A SUBMISSION	10.09.2024
	CONCEPT 2 SUBMISSION	03.07.2025
	DRB CONCEPT REVIEW 1	03.21.2025
	DRB CONCEPT REVIEW 2	06.09.2025
	DSAP SUBMISSION	06.02.2025
	VERIFICATION SUBMISSION	06.04.2025
	REVISED COMPLETENESS #2	09.02.2025

BUILDING OVERVIEW



SE RETAIL CORNER



SW VIEW FROM TELEGRAPH ROAD



NE VIEW FROM MILL ROAD



EISENHOWER BLOCK THREE

MILL RD, STOVALL ST, PERSHING AVE
ALEXANDRIA, VA 22314

Red Fox Development

RENDERINGS

STEVE SMITH	20230384
Project in Charge	Project No.
ALYSHA BUCK	08/04/25
Project Manager	Date
MATT GUELCHER	
Project Director	
SAM GUENIN	
Self-Architect	

A1-01

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
FILE PATH: \\redfox.com\Projects\20230384 Eisenhower Block Three\20230384_03_eisenhower_arch.rvt
9/2/2025 12:22:52 PM

SW PODIUM VIEW - POOL



SE CORNER RETAIL EXPERIENCE



SOUTH ELEVATION FROM EISENHOWER AVENUE



SE PODIUM AND RETAIL CORNER FROM ABOVE



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ISSUANCES

No.	Drawing Issue Description	Date
	CONCEPT 1A SUBMISSION	10.09.2024
	CONCEPT 2 SUBMISSION	03.07.2025
	DRB CONCEPT REVIEW 1	03.21.2025
	DRB CONCEPT REVIEW 2	06.09.2025
	DSBP SUBMISSION	06.02.2025
	VERIFICATION SUBMISSION	06.04.2025
	REVISED COMPLETENESS #2	09.02.2025

EISENHOWER BLOCK THREE

MILL RD, STOVALL ST, PERSHING AVE
ALEXANDRIA, VA 22314

Red Fox Development

RENDERINGS

STEVE SMITH Principal in Charge	20230384 Project No.
ALYSHA BUCK Project Manager	08/04/25 Date
MATT GUELCHER Project Designer	
SAM GUENIN Self-Inspected	

A1-02

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
DRAWING TITLE: RENDERINGS
AUTHOR: Alysah Buck / 2025/08/04 Eisenhower Block Three/20230384_023_eisenhower_arch.rvt
9/2/2025 12:22:54 PM

STOVALL ROAD ELEVATION - PROPOSED



SOUTH RESIDENTIAL ENTRY



BUILDING OVERVIEW - DUSK



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SCOPE DOCUMENTS

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ISSUANCES

No.	Drawing Issue Description	Date
CONCEPT 1A SUBMISSION		10.09.2024
DRB CONCEPT REVIEW 1		03.21.2025
DRB CONCEPT REVIEW 2		05.09.2025
DSJP SUBMISSION		06.02.2025
VERIFICATION SUBMISSION		08.04.2025
REVISED COMPLETENESS #2		09.02.2025

EISENHOWER BLOCK THREE

MILL RD, STOVALL ST, PERSHING AVE
ALEXANDRIA, VA 22314

Red Fox Development

RENDERINGS

STEVE SMITH	20230384
Proposed in Charge	Project No.
ALYSHA BUCK	08/04/25
Project Manager	Date
MATT GUELCHER	
Project Designer	
SAM GUENIN	
Self Architect	

A1-03

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
DRAWING NUMBER: A1-03 ISSUED FOR CONSTRUCTION
ARCHITECT: Red Fox Development
DATE: 08/04/25 12:22:56 PM



SCOPE DOCUMENTS

The Contract Documents issued for (Conceptual Design, Schematic Design, Design Development, Partial Construction Documents or Other Issuance up to Issued for Construction) are intended to be at that level of development and as such, may be neither complete nor coordinated. The (Construction Manager, Contractor, Design/Builder) is responsible for complete and coordinated pricing (and execution) of the Work, and shall include items necessary for the proper execution and completion of the Work, as shown, specified, reasonably inferred or required for a complete Project. For Work of delineated designs, systems, assemblies, components and materials shall comply with national, state and local code requirements. The (Construction Manager, Contractor, Design/Builder) shall inform the Owner and Architect, in timely fashion, of any discovered omissions, inconsistencies or errors in the Contract Documents.

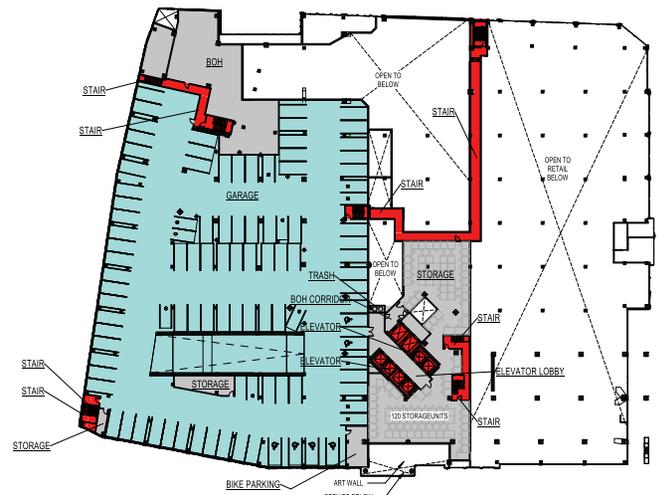
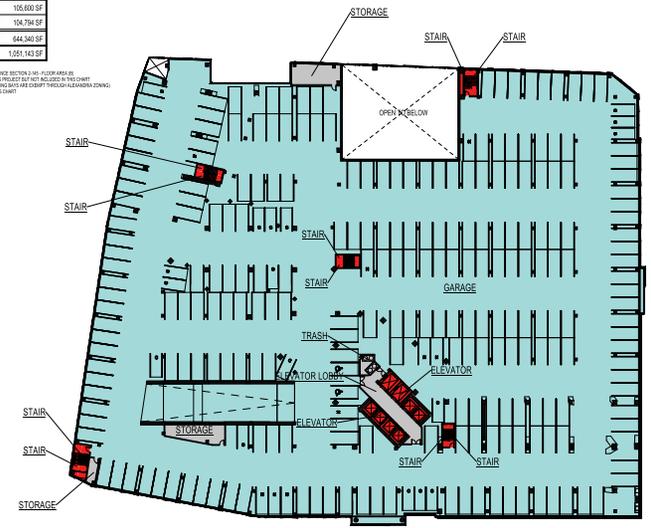
ISSUANCES		
No.	Drawing Issue Description	Date
1	DISP SUBMISSION	06.02.2025
2	VERIFICATION SUBMISSION	03.04.2025
3	REVISED COMPLETENESS #2	09.02.2025

LEGEND:

- GFA
- GFA EXCLUSION
- PARKING AREA
- PARKING EXCLUSION

LEVELS	GFA	PARKING	NET DEDUCTIONS	NFA (N/G) PARKING
LEVEL 1	42,056 SF	13,322 SF	5,761 SF	30,256 SF
LEVEL 2	102,965 SF	57,948 SF	7,709 SF	102,296 SF
LEVEL 3	58,529 SF	42,793 SF	4,070 SF	54,858 SF
LEVEL 4	107,360 SF	103,950 SF	1,750 SF	105,600 SF
LEVEL 5	107,444 SF	103,668 SF	2,650 SF	104,794 SF
TOWER	747,793 SF		103,413 SF	644,380 SF
TOTAL	2,176,496 SF	321,641 SF	123,335 SF	1,551,143 SF

NOTES:
1. NET MEASUREMENT OF GFA IS BASED ON THE EXTERIOR FACE OF ALL EXTERIOR WALLS.
2. 10' x 10' OF AREA UNDERGROUND GRADE PARKING IS PROVIDED AT THE PROJECT SITE NOT INCLUDED IN THIS COUNT.
3. COMMON AREA EXCLUDED FROM GFA IS BASED ON THE EXTERIOR FACE OF THE EXTERIOR WALLS.
4. AREA OF MECHANICAL FLOORS ABOVE MAIN FLOOR IS NOT INCLUDED IN THIS COUNT.



EISENHOWER BLOCK THREE

MILL RD, STOVALL ST, PERSHING AVE
ALEXANDRIA, VA 22314

Red Fox Development

GFA PLANS

STEVE SMITH	20230394
Project in Charge	Project No.
ALYSHA BUCK	08/04/25
Project Manager	Date
MATT GUELCHER	
Project Designer	
SAM GUENIN	
Dept. Head	

A1-10

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20230394 PROJECT NAME: EISENHOWER BLOCK THREE
ALYSHA BUCK 20230394 Eisenhower Block Three 20230394_023_eisenhower_arch.rvt
9/2/2025 12:23:01 PM



SCOPE DOCUMENTS

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ISSUANCES

No.	Drawing Issue Description	Date
DISP SUBMISSION		06.02.2025
VERIFICATION SUBMISSION		08.04.2025
REVISED COMPLETENESS #2		09.02.2025

EISENHOWER BLOCK THREE

MILL RD, STOVALL ST, PERSHING AVE
ALEXANDRIA, VA 22314

Red Fox Development

GFA PLANS

STEVE SMITH	20230394
Project in Charge	Project No.
ALYSHA BUCK	08/04/25
Project Manager	Date
MATT GUELCHER	
Project Designer	
SAM GUENIN	
Self-Inspector	

A1-11

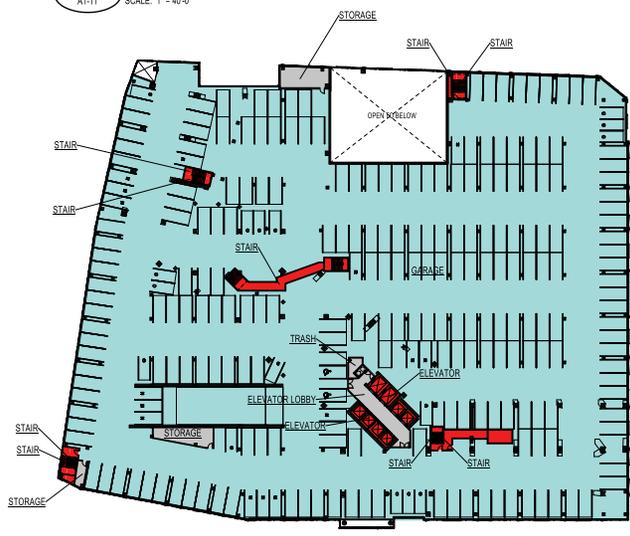
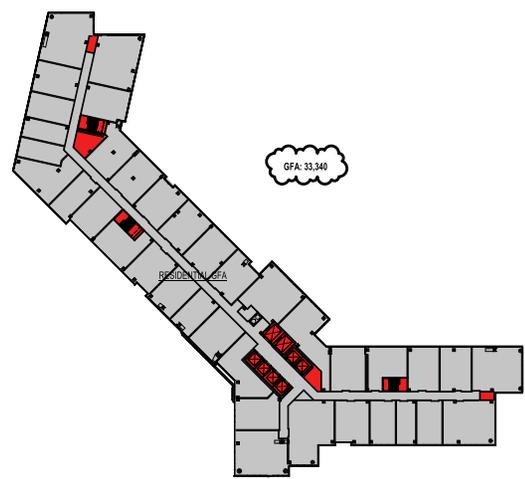
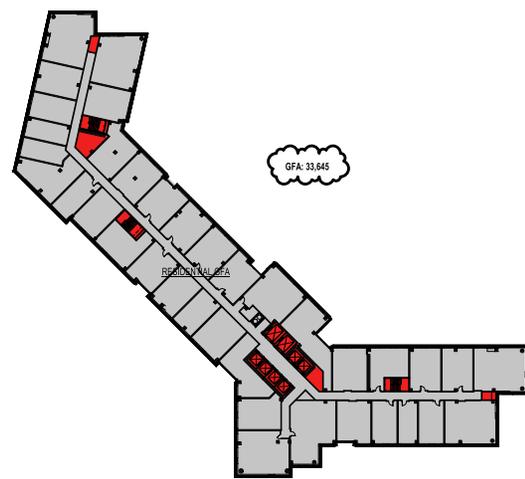
NOT ISSUED FOR CONSTRUCTION

LEGEND:

GFA TABLE

LEVELS	GFA	PARKING	NET DEDUCTIONS	NFA (W/O PARKING)
LEVEL 1	42,058 SF	13,322 SF	5,761 SF	50,259 SF
LEVEL 2	102,965 SF	57,948 SF	7,709 SF	102,296 SF
LEVEL 3	58,529 SF	42,793 SF	4,070 SF	54,808 SF
LEVEL 4	107,360 SF	103,950 SF	1,750 SF	105,600 SF
LEVEL 5	107,444 SF	103,698 SF	2,650 SF	104,794 SF
TOWER	747,793 SF		103,415 SF	644,340 SF
TOTAL:	1,176,490 SF	321,641 SF	123,335 SF	1,051,143 SF

NOTES:
1. NET RESIDUAL AREAS REPRESENT THE GFA OF ALL AREAS COMING OFF-RAMP SECTION 2.100 - PLUMB AREA IS
2. 10'x10' OF CURB, UNDERSTREET DRIVE PARKING & DRIVEWAYS IN THE PROJECT ARE NOT INCLUDED IN THIS COUNT
3. COMMON AREAS INCLUDING STAIRS, ELEVATOR LOBBIES, ETC. ARE INCLUDED IN THE COUNT THROUGHOUT THE DRAWING
4. AREA OF MECHANICAL ROOMS ABOVE MAIN ROOF IS NOT INCLUDED IN THIS COUNT



PROJECT NUMBER: 20230394 PROJECT NAME: EISENHOWER BLOCK THREE
ALYSHA BUCK 08/04/25 20230394 Eisenhower Block Three 20230394_023_eisenhower_arch.rvt
9/2/2025 12:24:12 PM



SCOPE DOCUMENTS

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ISSUANCES		
No.	Drawing Issue Description	Date
	DISP SUBMISSION	06.02.2025
	VERIFICATION SUBMISSION	08.04.2025
	REVISED COMPLETENESS #2	09.02.2025

EISENHOWER BLOCK THREE

MILL RD, STOVALL ST, PERSHING AVE
ALEXANDRIA, VA 22314

Red Fox Development

GFA PLANS

STEVE SMITH	20230384
Project in Charge	Project No.
ALYSHA BUCK	08/04/25
Project Manager	Date
MATT GUELCHER	
Project Designer	
SAM GUENIN	
Dept. Head	

A1-12

NOT ISSUED FOR CONSTRUCTION

LEGEND:

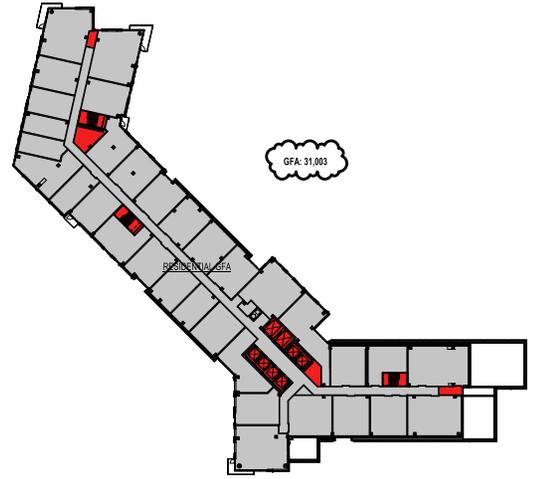
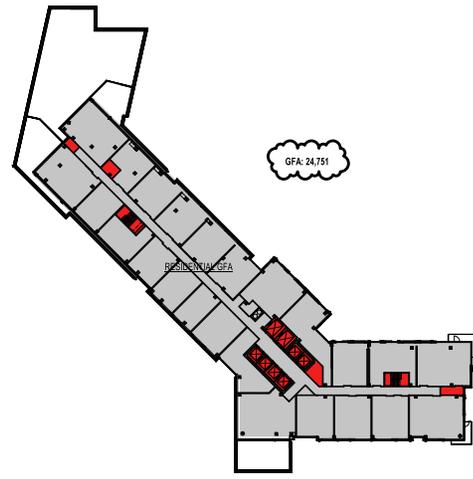
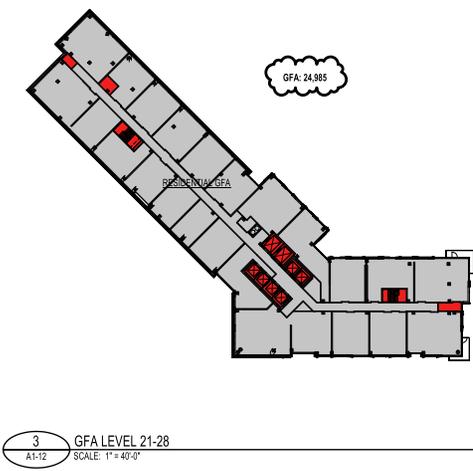
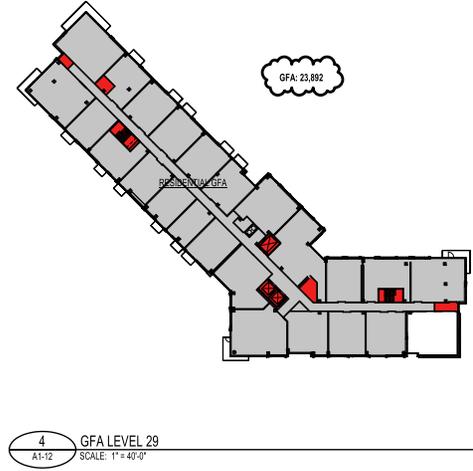
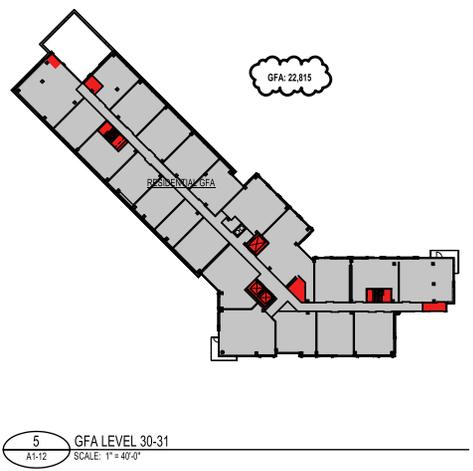
- GFA
- GFA EXCLUSION
- PARKING AREA
- PARKING EXCLUSION

GFA TABLE

LEVELS	GFA	PARKING	NET DEDUCTIONS	NFA (W/O PARKING)
LEVEL 1	42,058 SF	13,322 SF	5,761 SF	50,259 SF
LEVEL 2	109,965 SF	57,948 SF	7,709 SF	160,204 SF
LEVEL 3	58,929 SF	42,793 SF	4,070 SF	98,859 SF
LEVEL 4	107,360 SF	103,950 SF	1,750 SF	105,600 SF
LEVEL 5	107,444 SF	103,688 SF	2,650 SF	104,794 SF
TOWER	747,793 SF		103,413 SF	644,380 SF
TOTAL:	1,176,498 SF	321,641 SF	123,335 SF	1,053,143 SF

NOTES:

- NET RESIDUAL AFTER SUBSTITUTION PER CITY OF ALEXANDRIA ZONING ORDINANCE SECTION 3-103 - FLOOR AREA IS 10,407 SF LESS THAN THE PERMITTED GRADE PARKING & TRUCK OFFS AT THE PROJECT SITE NOT INCLUDED IN THIS CHART.
- CONCRETE IS INCLUDED AT THE LEVELS IN PARKING AREAS ONLY. SEE PLANS AND/OR THE COUNTY ZONING MANAGEMENT ZONING.
- AREA OF MECHANICAL FLOOR SPACE ABOVE MAIN FLOOR IS NOT INCLUDED IN THIS CHART.



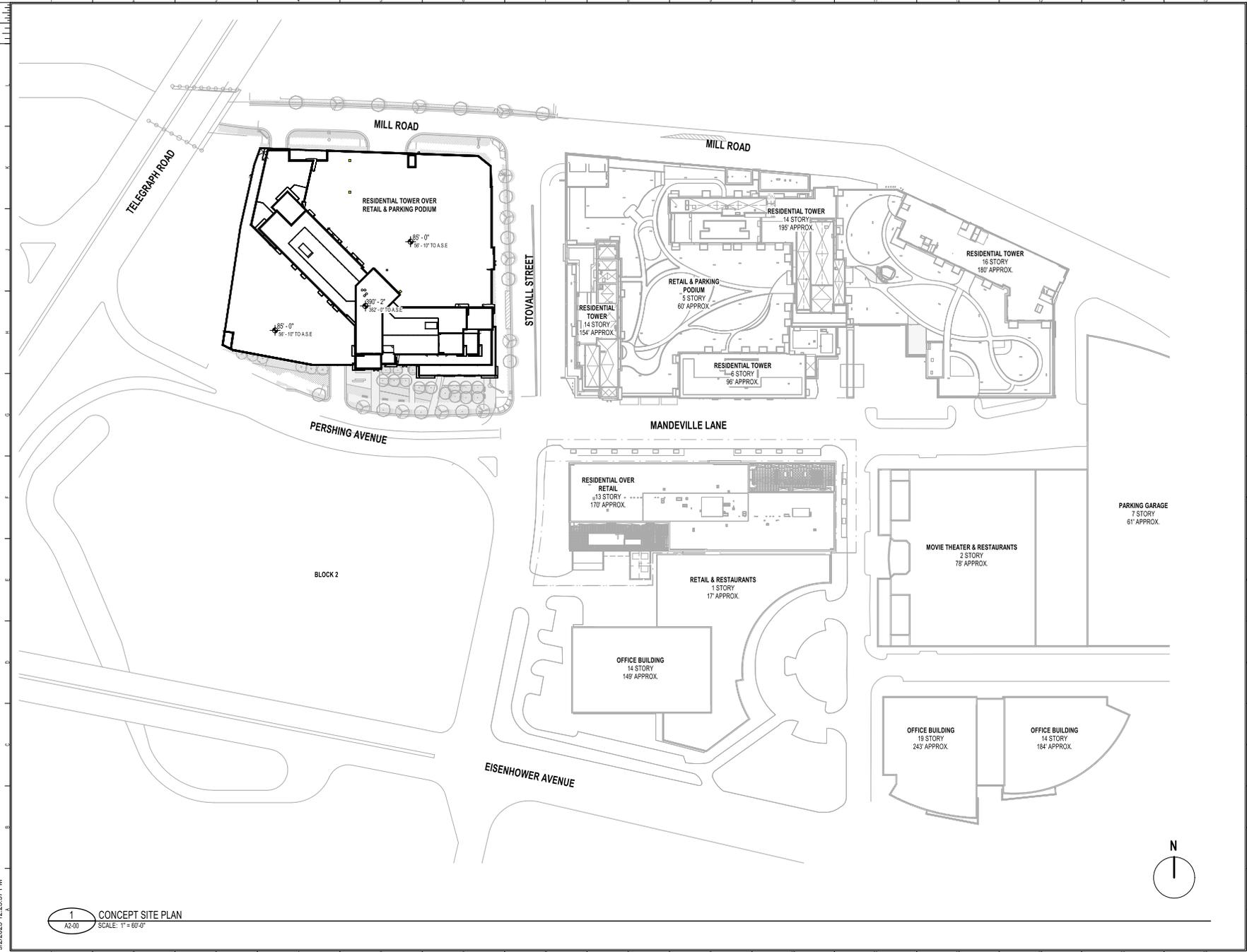
PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
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SCOPE DOCUMENTS

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ISSUANCES		
No.	Drawing Issue Description	Date
CONCEPT 1 SUBMISSION		08.02.2024
CONCEPT 1A SUBMISSION		11.09.2024
CONCEPT 2 SUBMISSION		03.07.2025
DRB CONCEPT REVIEW 1		03.21.2025
DRB CONCEPT REVIEW 2		03.09.2025
DSUP SUBMISSION		06.02.2025
VERIFICATION SUBMISSION		08.04.2025
REVISED COMPLETENESS #2		09.02.2025



PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
 A:\Projects\2023\20230384 Eisenhower Block Three\20230384_eisenhower_arch.v4
 9/2/2025 12:23:37 PM

1 CONCEPT SITE PLAN
A2-00 SCALE: 1" = 60'-0"



EISENHOWER BLOCK THREE

MILL RD, STOVALL ST, PERSHING AVE
ALEXANDRIA, VA 22314

Red Fox Development

SITE PLAN

STEVE SMITH Principal in Charge	20230384 Project No.
ALYSHA BUCK Project Manager	08/04/25 Date
MATT GUELCHER Project Designer	
SAM GUENIN Supt/Architect	

A2-00

NOT ISSUED FOR CONSTRUCTION



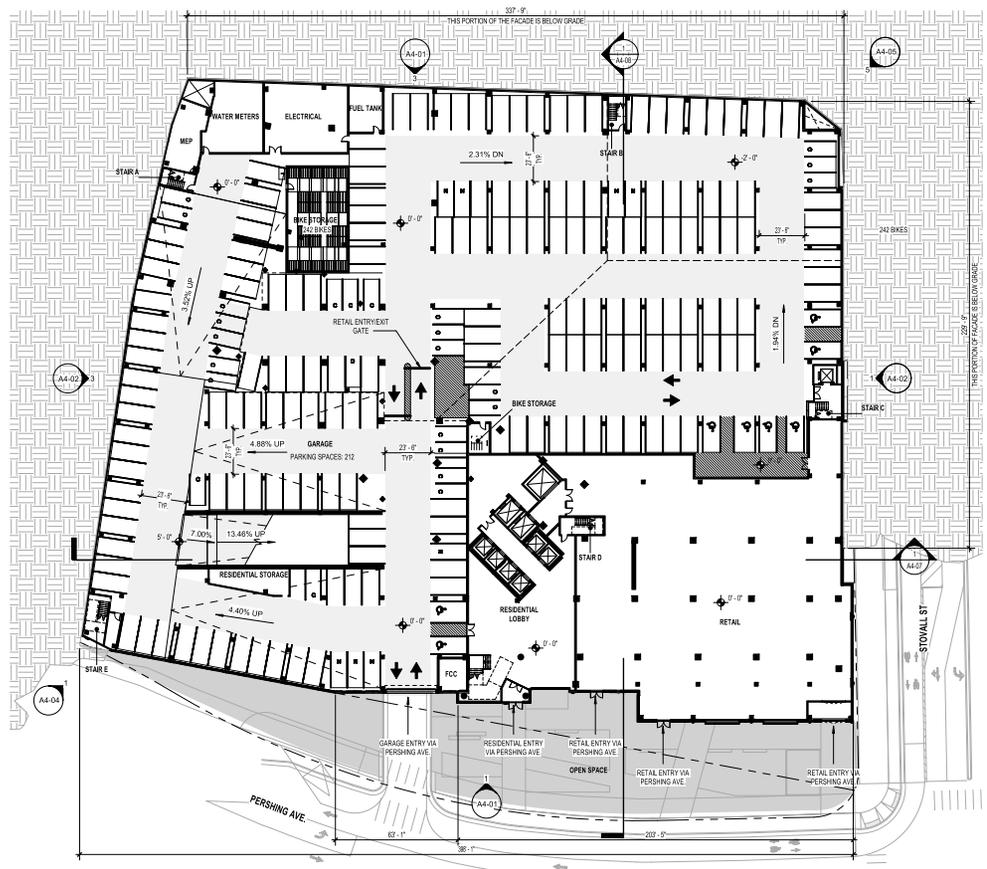
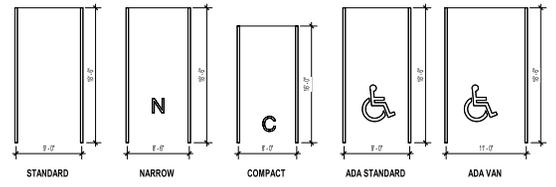
SCOPE DOCUMENTS

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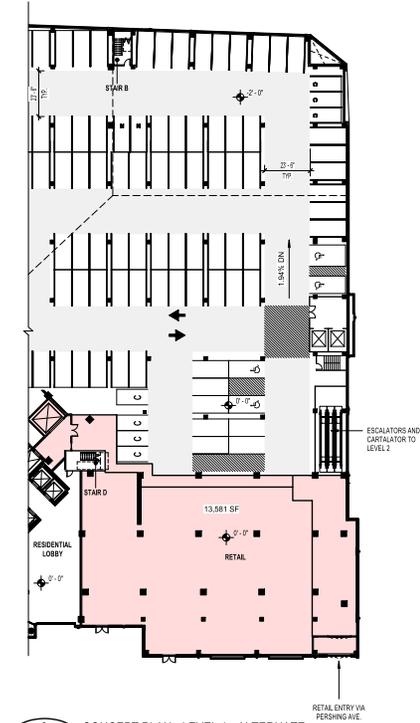
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No.	Drawing Issue Description	Date
CONCEPT 1 SUBMISSION		08.02.2024
CONCEPT 1A SUBMISSION		11.09.2024
CONCEPT 2 SUBMISSION		03.07.2025
DRB CONCEPT REVIEW 1		03.21.2025
DRB CONCEPT REVIEW 2		03.09.2025
DSUP SUBMISSION		06.02.2025
VERIFICATION SUBMISSION		08.04.2025
REVISED COMPLETENESS #2		09.02.2025

PARKING SCHEDULE	
SPACE TYPE	COUNT
RESIDENTIAL	
ADA STANDARD	17
ADA VAN	1
COMPACT	30
NARROW	37
STANDARD	638
	743
RETAIL	
ADA STANDARD	5
ADA VAN	1
COMPACT	22
NARROW	8
STANDARD	200
TOTAL SPACES:	943

BICYCLE PARKING SCHEDULE	
REQUIRED:	PROVIDED:
CLASS 1: 233 SPACES	CLASS 1: 250 SPACES
CLASS 2: 10 SPACES	CLASS 2: 10 SPACES



1
A2-01
CONCEPT PLAN - LEVEL 1
SCALE: 1" = 30'-0"



2
A2-01
CONCEPT PLAN - LEVEL 1 - ALTERNATE
SCALE: 1" = 30'-0"

EISENHOWER BLOCK THREE

MILL RD, STOVALL ST, PERSHING AVE
ALEXANDRIA, VA 22314

Red Fox Development

FLOOR PLAN - LEVEL 1

STEVE SMITH	20230384
Project in Charge	Project No.
ALYSHA BUCK	08/04/25
Project Manager	Date
MATT GUELCHER	
Project Designer	
SAM GUENIN	
Staff Architect	

A2-01

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
 DRAWING TITLE: LEVEL 1 FLOOR PLAN
 AUTHOR: SBC/20230384 Eisenhower Block Three/20230384_023_eisenhower_arch.dwg
 9/2/2025 12:23:44 PM



SCOPE DOCUMENTS

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ISSUANCES		
No.	Drawing Issue Description	Date
CONCEPT 1 SUBMISSION		08.02.2024
CONCEPT 1A SUBMISSION		11.09.2024
CONCEPT 2 SUBMISSION		03.07.2025
DRB CONCEPT REVIEW 1		03.21.2025
DRB CONCEPT REVIEW 2		03.09.2025
DSUP SUBMISSION		06.02.2025
VERIFICATION SUBMISSION		08.04.2025
REVISED COMPLETENESS #2		09.02.2025

EISENHOWER BLOCK THREE

MILL RD, STOVALL ST, PERSHING AVE
ALEXANDRIA, VA 22314

Red Fox Development

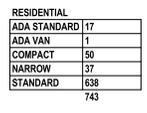
FLOOR PLAN - LEVEL 2

STEVE SMITH	20230384
Project in Charge	Project No.
ALYSHA BUCK	08/04/25
Project Manager	Date
MATT GUELCHER	
Project Designer	
SAM GUENIN	
Dept. Architect	

A2-02

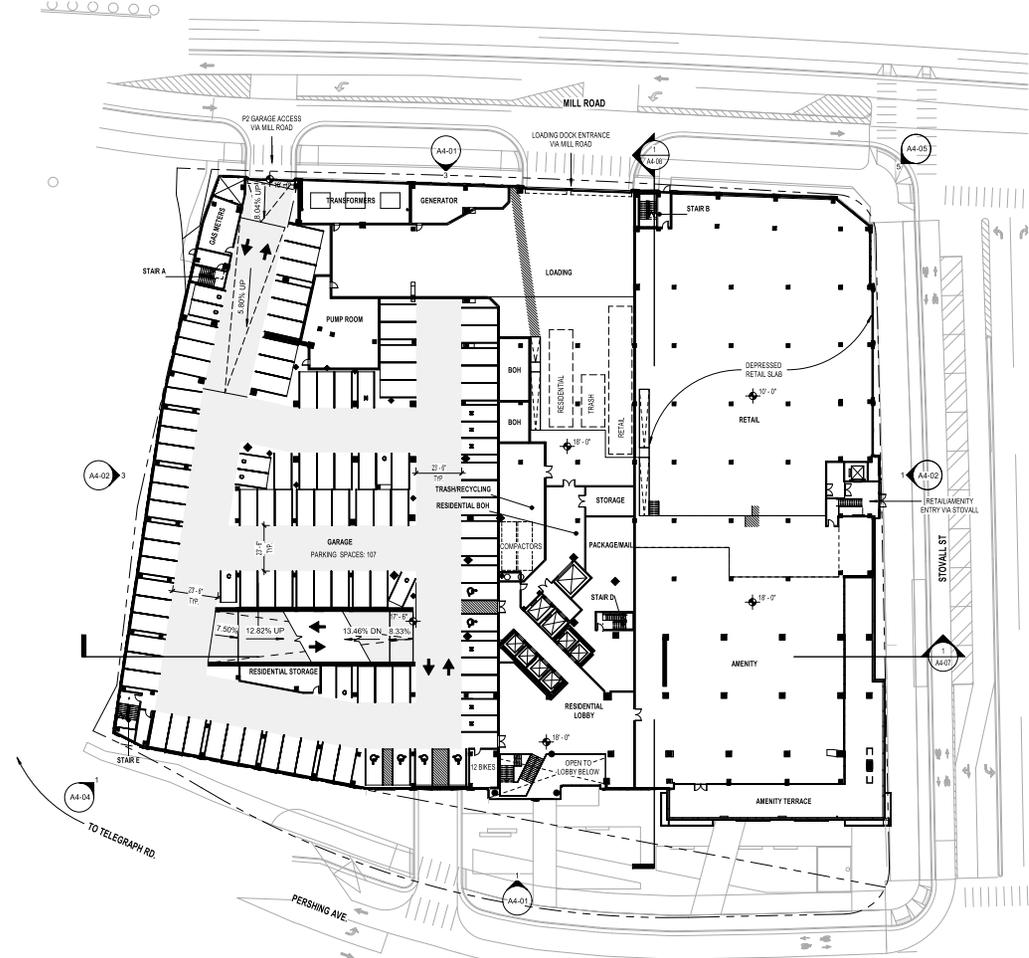
NOT ISSUED FOR CONSTRUCTION

PARKING SCHEDULE	
SPACE TYPE	COUNT
RESIDENTIAL	
ADA STANDARD	17
ADA VAN	1
COMPACT	30
NARROW	37
STANDARD	638
	743

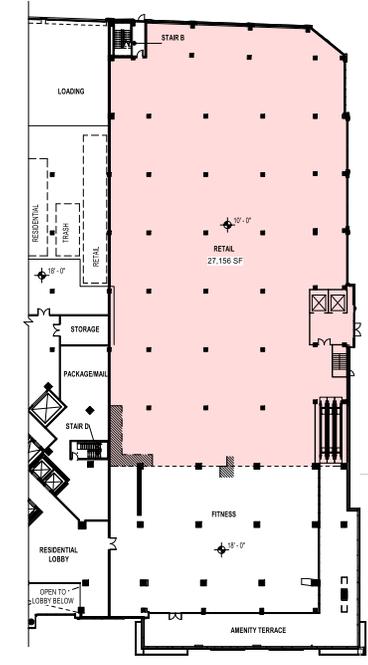


BICYCLE PARKING SCHEDULE	
REQUIRED:	PROVIDED:
RESIDENTIAL CLASS 1: 25 SPACES	CLASS 1: 25 SPACES
CLASS 2: 15 SPACES	CLASS 2: 15 SPACES
RETAIL CLASS 1: 2 SPACES	CLASS 1: 11 SPACES
CLASS 2: 10 SPACES	CLASS 2: 10 SPACES

RETAIL	
SPACE TYPE	COUNT
ADA STANDARD	5
ADA VAN	1
COMPACT	22
NARROW	8
STANDARD	164
	200
TOTAL SPACES:	943



1
A2-02
CONCEPT PLAN - LEVEL 2
SCALE: 1" = 30'-0"



2
A2-02
CONCEPT PLAN - LEVEL 2 - ALTERNATE
SCALE: 1" = 30'-0"



PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
DRAWING TITLE: FLOOR PLAN - LEVEL 2
DRAWING DATE: 08/04/25
DRAWING BY: Alysah Buck
DRAWING CHECKED BY: Matt Guelcher
DRAWING APPROVED BY: Steve Smith
DATE: 9/2/2025 12:23:52 PM



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SCOPE DOCUMENTS

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ISSUANCES		
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CONCEPT 1A SUBMISSION		11.09.2024
CONCEPT 2 SUBMISSION		03.07.2025
DRB CONCEPT REVIEW 1		03.21.2025
DRB CONCEPT REVIEW 2		03.09.2025
DSUP SUBMISSION		06.02.2025
VERIFICATION SUBMISSION		08.04.2025
REVISED COMPLETENESS #2		09.02.2025

EISENHOWER BLOCK THREE

MILL RD, STOVALL ST, PERSHING AVE
ALEXANDRIA, VA 22314

Red Fox Development

FLOOR PLAN - LEVEL 3

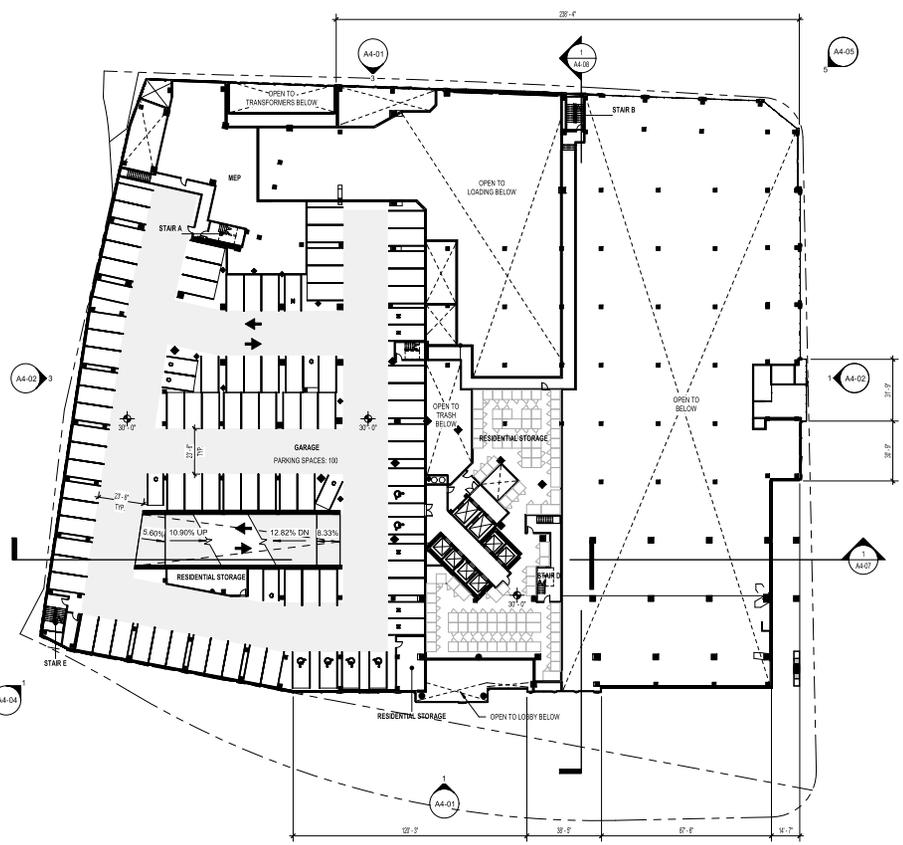
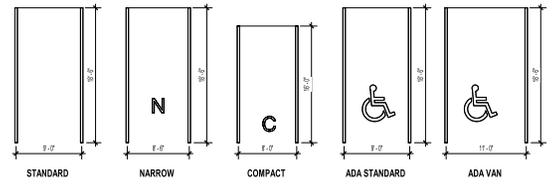
STEVE SMITH	20230384
Proposed in Charge	Project No.
ALYSHA BUCK	08/04/25
Project Manager	Date
MATT GUELCHER	
Project Designer	
SAM GUENIN	
Dept. Head/Arch	

A2-03

NOT ISSUED FOR CONSTRUCTION

PARKING SCHEDULE	
SPACE TYPE	COUNT
RESIDENTIAL	
ADA STANDARD	17
ADA VAN	1
COMPACT	30
NARROW	37
STANDARD	638
	743
RETAIL	
ADA STANDARD	5
ADA VAN	1
COMPACT	22
NARROW	8
STANDARD	164
	200
TOTAL SPACES:	943

BICYCLE PARKING SCHEDULE			
REQUIRED:		PROVIDED:	
RESIDENTIAL	CLASS 1: 233 SPACES	CLASS 1: 252 SPACES	
RETAIL	CLASS 2: 10 SPACES	CLASS 2: 10 SPACES	



1 CONCEPT PLAN - LEVEL 3
SCALE: 1" = 30'-0"

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
DRAWING TITLE: FLOOR PLAN - LEVEL 3
DRAWING DATE: 08/04/25
DRAWING TIME: 12:22:35 PM



SCOPE DOCUMENTS

The Contract Documents issued for [Conceptual Design, Schematic Design, Design Development, Partial Construction Documents or Other Issuance up to Issued for Construction] are intended to be at that level of development and as such, may be neither complete nor coordinated. The [Construction Manager, Contractor, Design/Builder] is responsible for complete and coordinated pricing (and execution) of the Work, and shall include items necessary for the proper execution and completion of the Work, as shown, specified, reasonably inferred or required for a complete Project. For Work not delineated, systems, assemblies, components and materials shall comply with national, state and local code requirements. The [Construction Manager, Contractor, Design/Builder] shall inform the Owner and Architect, in timely fashion, of any discovered omissions, inconsistencies or errors in the Contract Documents.

ISSUANCES

No.	Drawing Issue Description	Date
CONCEPT 1 SUBMISSION		08.02.2024
CONCEPT 1A SUBMISSION		11.09.2024
CONCEPT 2 SUBMISSION		03.07.2025
DRB CONCEPT REVIEW 1		03.21.2025
DRB CONCEPT REVIEW 2		03.09.2025
DSUP SUBMISSION		06.02.2025
VERIFICATION SUBMISSION		08.04.2025
REVISED COMPLETENESS #2		09.02.2025

EISENHOWER BLOCK THREE

MILL RD, STOVALL ST, PERSHING AVE
ALEXANDRIA, VA 22314

Red Fox Development

FLOOR PLAN - LEVEL 4

STEVE SMITH	20230384
Proposed in Charge	Project No.
ALYSHA BUCK	08/04/25
Project Manager	Date
MATT GUELCHER	
Project Designer	
SAM GUENIN	
Dept. Head/Arch	

A2-04

NOT ISSUED FOR CONSTRUCTION

PARKING SCHEDULE

SPACE TYPE	COUNT
RESIDENTIAL	
ADA STANDARD	17
ADA VAN	1
COMPACT	30
NARROW	37
STANDARD	658
	743

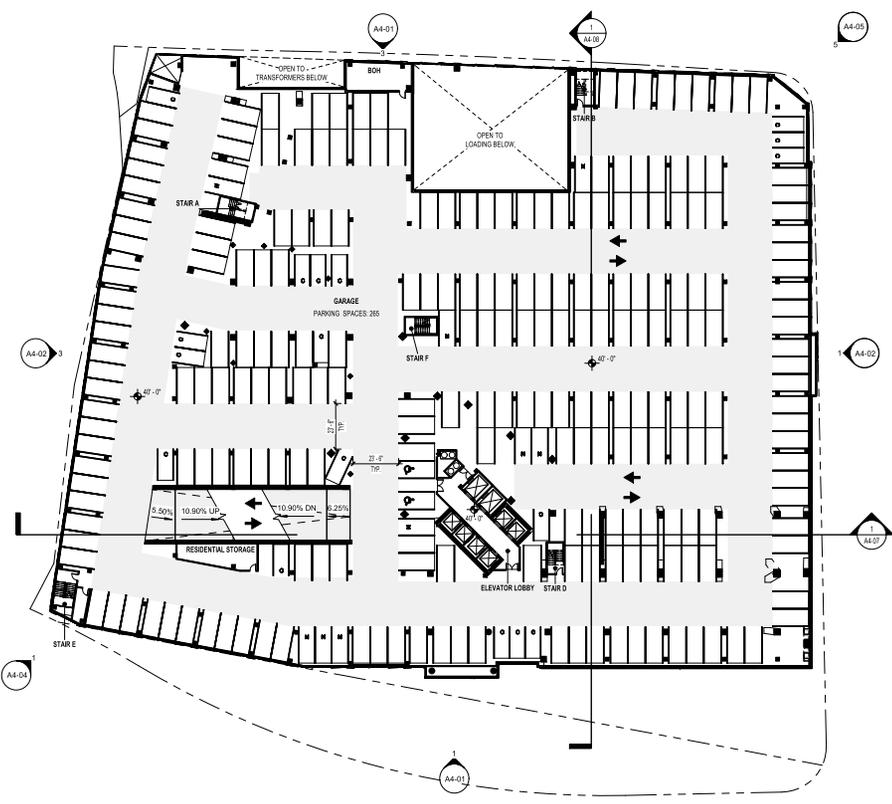
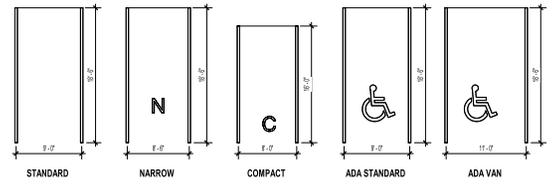
RETAIL

SPACE TYPE	COUNT
ADA STANDARD	5
ADA VAN	1
COMPACT	22
NARROW	8
STANDARD	164
	200

TOTAL SPACES: 943

BICYCLE PARKING SCHEDULE

REQUIRED:	PROVIDED:
CLASS 1: 233 SPACES	CLASS 1: 250 SPACES
CLASS 2: 10 SPACES	CLASS 2: 10 SPACES



1 CONCEPT PLAN - LEVEL 4
SCALE: 1" = 30'-0"

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
DRAWING TITLE: FLOOR PLAN - LEVEL 4
AUTHOR: SBC/20230384 EISENHOWER Block Three/20230384_023_eisenhower_arch.dwg
9/2/2025 12:24:03 PM



SCOPE DOCUMENTS

The Contract Documents issued for [Conceptual Design, Schematic Design, Design Development, Partial Construction Documents or Other Issuance up to Issued for Construction] are intended to be at that level of development and as such, may be neither complete nor coordinated. The [Construction Manager, Contractor, Design/Builder] is responsible for complete and coordinated pricing (and execution) of the Work, and shall include items necessary for the proper execution and completion of the Work, as shown, specified, reasonably inferred or required for a complete Project. For Work not delineated, systems, assemblies, components and materials shall comply with national, state and local code requirements. The [Construction Manager, Contractor, Design/Builder] shall inform the Owner and Architect, in timely fashion, of any discovered omissions, inconsistencies or errors in the Contract Documents.

ISSUANCES

No.	Drawing Issue Description	Date
CONCEPT 1 SUBMISSION	08.02.2024	
CONCEPT 1A SUBMISSION	11.09.2024	
CONCEPT 2 SUBMISSION	03.07.2025	
DRB CONCEPT REVIEW 1	03.21.2025	
DRB CONCEPT REVIEW 2	03.09.2025	
DSUP SUBMISSION	06.02.2025	
VERIFICATION SUBMISSION	08.04.2025	
REVISED COMPLETENESS #2	09.02.2025	

EISENHOWER BLOCK THREE

MILL RD, STOVALL ST, PERSHING AVE
ALEXANDRIA, VA 22314

Red Fox Development

FLOOR PLAN - LEVEL 5

STEVE SMITH	20230384
Proposed in Charge	Project No.
ALYSHA BUCK	08/04/25
Project Manager	Date
MATT GUELCHER	
Project Designer	
SAM GUENIN	
Dept. Head/Arch	

A2-05

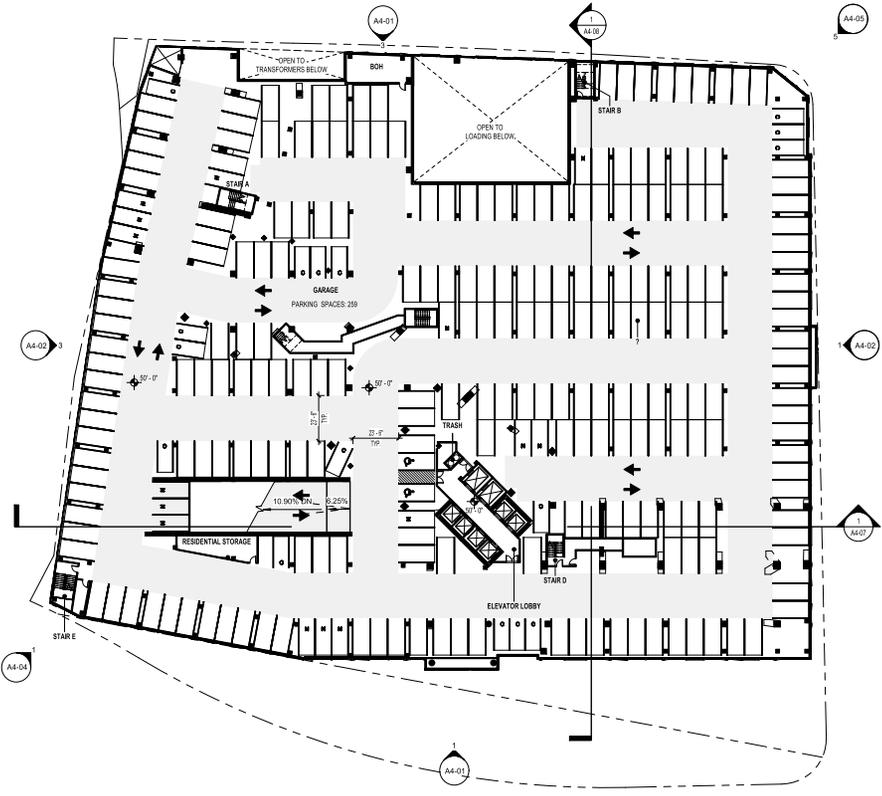
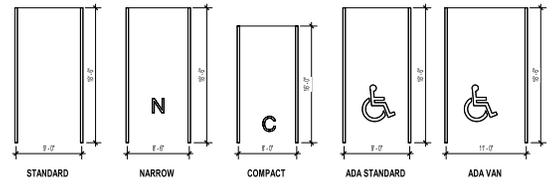
NOT ISSUED FOR CONSTRUCTION

PARKING SCHEDULE

SPACE TYPE	COUNT
RESIDENTIAL	
ADA STANDARD	17
ADA VAN	1
COMPACT	30
NARROW	37
STANDARD	658
	743
RETAIL	
ADA STANDARD	5
ADA VAN	1
COMPACT	22
NARROW	8
STANDARD	164
	200
TOTAL SPACES:	943

BICYCLE PARKING SCHEDULE

REQUIRED:	PROVIDED:
CLASS 1: 233 SPACES	CLASS 1: 250 SPACES
CLASS 2: 10 SPACES	CLASS 2: 10 SPACES



1 CONCEPT PLAN - LEVEL 5
SCALE: 1" = 30'-0"

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
DRAWING TITLE: FLOOR PLAN - LEVEL 5
DRAWING DATE: 08/04/25
DRAWING BY: Alysha Buck/20230384 Eisenhower Block Three/20230384_023_eisenhower_arch.dwg
9/2/2025 12:24:05 PM

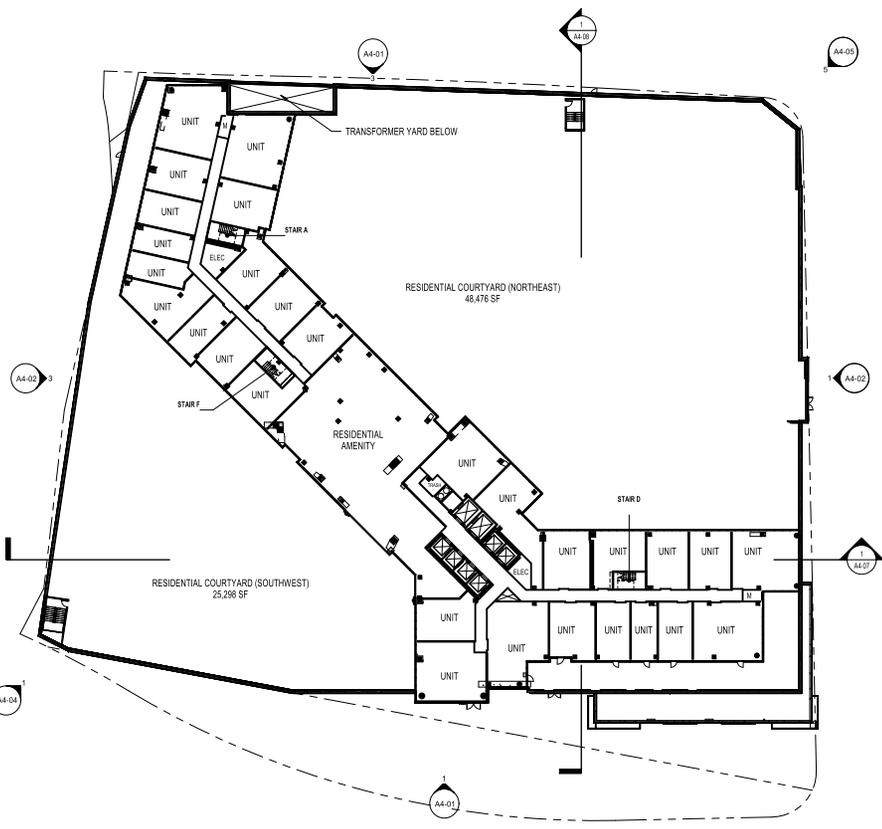


SCOPE DOCUMENTS

The Contract Documents issued for [Conceptual Design, Schematic Design, Design Development, Partial Construction Documents or Other Issuance up to Issued for Construction] are intended to be at that level of development and as such, may be neither complete nor coordinated. The [Construction Manager, Contractor, Design/Builder] is responsible for complete and coordinated pricing [and execution] of the Work, and shall include items necessary for the proper execution and completion of the Work, as shown, specified, reasonably inferred or required for a complete Project. For Work not delineated, designs, systems, assemblies, components and materials shall comply with national, state and local code requirements. The [Construction Manager, Contractor, Design/Builder] shall inform the Owner and Architect, in timely fashion, of any discovered omissions, inconsistencies or errors in the Contract Documents.

ISSUANCES

No.	Drawing Issue Description	Date
CONCEPT 1 SUBMISSION		08.02.2024
CONCEPT 1A SUBMISSION		11.09.2024
CONCEPT 2 SUBMISSION		03.07.2025
DRB CONCEPT REVIEW 1		03.21.2025
DRB CONCEPT REVIEW 2		03.09.2025
DSUP SUBMISSION		06.02.2025
VERIFICATION SUBMISSION		08.04.2025
REVISED COMPLETENESS #2		09.02.2025



1
A2-06 CONCEPT PLAN - LEVEL 6 (TOP OF PODIUM)
SCALE: 1" = 30'-0"

EISENHOWER BLOCK THREE

MILL RD, STOVALL ST, PERSHING AVE
ALEXANDRIA, VA 22314

Red Fox Development

FLOOR PLAN - LEVEL 6 (TOP OF PODIUM)

STEVE SMITH	20230384
Proposed in Charge	Project No.
ALYSHA BUCK	08/04/25
Project Manager	Date
MATT GUELCHER	
Project Designer	
SAM GUENIN	
Dept. Head/Arch	

A2-06

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
DRAWING NUMBER: A2-06 FLOOR PLAN - LEVEL 6 (TOP OF PODIUM)
DATE: 08/04/25 12:24:14 PM
DRAWN BY: Alysha Buck
CHECKED BY: Matt Guelcher
PROJECT MANAGER: Steve Smith



SCOPE DOCUMENTS

The Contract Documents issued for [Conceptual Design, Schematic Design, Design Development, Partial Construction Documents or Other Issuance up to Issued for Construction] are intended to be at that level of development and as such, may be neither complete nor coordinated. The [Construction Manager, Contractor, Design/Builder] is responsible for complete and coordinated pricing (and execution) of the Work, and shall include items necessary for the proper execution and completion of the Work, as shown, specified, reasonably inferred or required for a complete Project. For Work not delineated, design, systems, assemblies, components and materials shall comply with national, state and local code requirements. The [Construction Manager, Contractor, Design/Builder] shall inform the Owner and Architect, in timely fashion, of any discovered omissions, inconsistencies or errors in the Contract Documents.

ISSUANCES		
No.	Drawing Issue Description	Date
VERIFICATION SUBMISSION		08/04/2025
REVISED COMPLETENESS #2		09/02/2025

EISENHOWER BLOCK THREE

MILL RD, STOVALL ST, PERSHING AVE
ALEXANDRIA, VA 22314

Red Fox Development

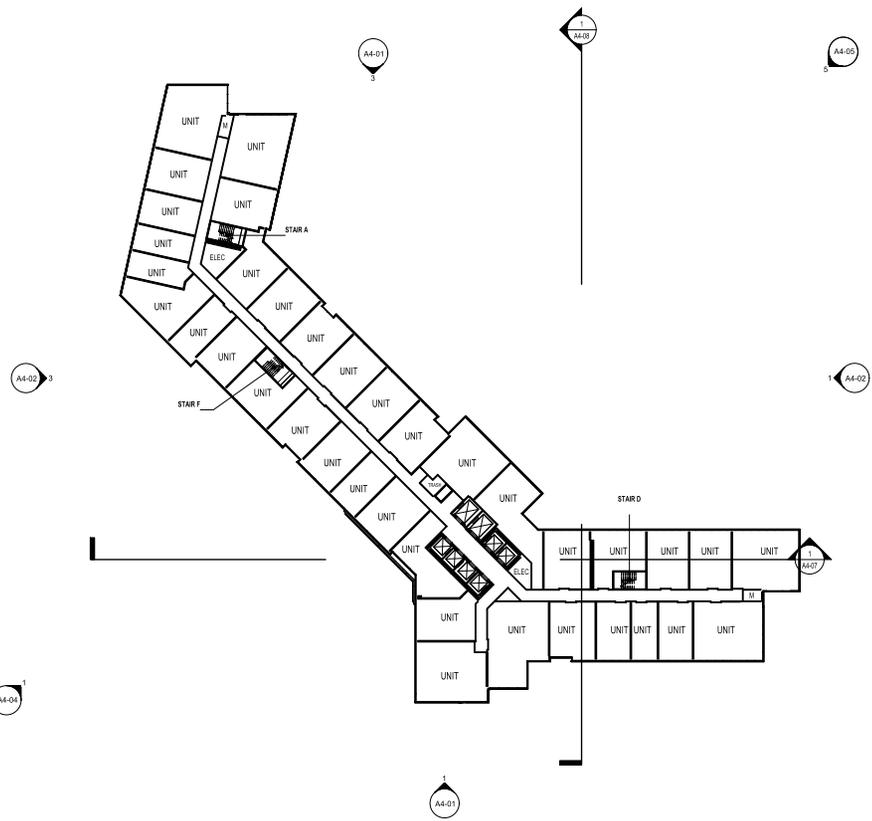
FLOOR PLAN - LEVEL 7

STEVE SMITH	20230394
Proposed in Charge	Project No.
ALYSHA BUCK	08/04/25
Project Manager	Date
MATT GUELCHER	
Project Designer	
SAM GUENIN	
Self-Inspected	

A2-07



1
A2-07
CONCEPT PLAN - LEVEL 7
SCALE: 1" = 30'-0"



PROJECT NUMBER: 20230394 - PROJECT NAME: EISENHOWER BLOCK THREE
DRAWING TITLE: FLOOR PLAN - LEVEL 7
AUTHOR: Alysah Buck/20250304 Eisenhower Block Three/20230394_023_eisenhower_arch.rvt
9/2/2025 12:24:18 PM

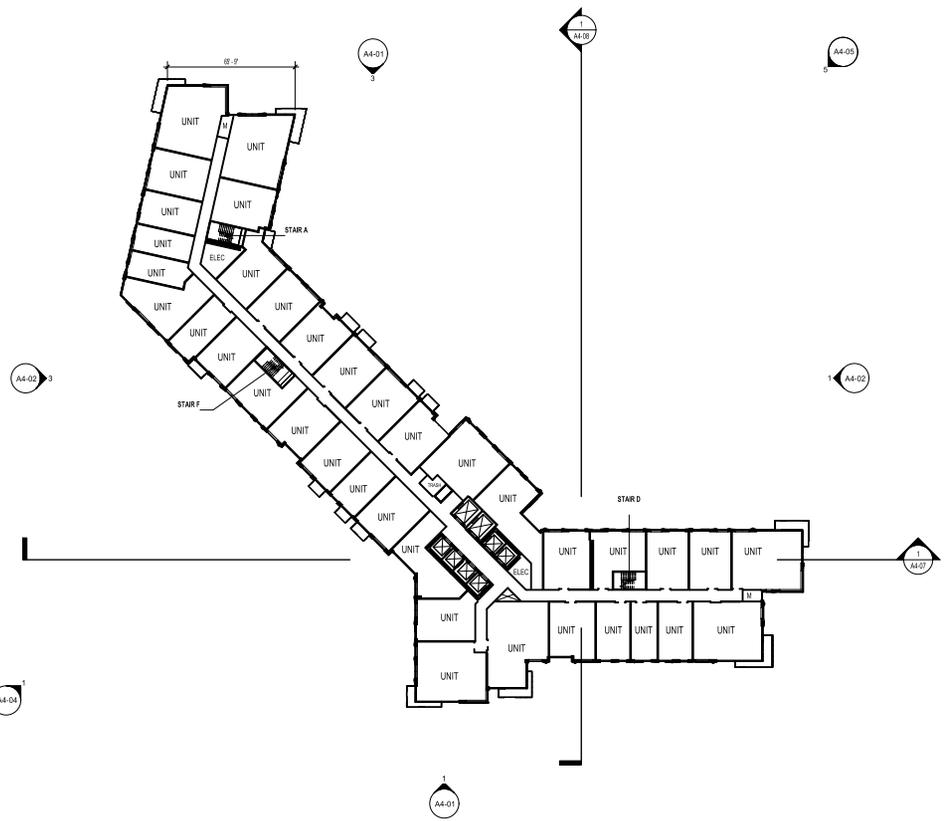


SCOPE DOCUMENTS

The Contract Documents issued for [Conceptual Design, Schematic Design, Design Development, Partial Construction Documents or Other Issuance up to Issued for Construction] are intended to be at that level of development and as such, may be neither complete nor coordinated. The [Construction Manager, Contractor, Design/Builder] is responsible for complete and coordinated pricing [and execution] of the Work, and shall include items necessary for the proper execution and completion of the Work, as shown, specified, reasonably inferred or required for a complete Project. For Work not delineated, designed, specified, assembled, components and materials shall comply with national, state and local code requirements. The [Construction Manager, Contractor, Design/Builder] shall inform the Owner and Architect, in timely fashion, of any discovered omissions, inconsistencies or errors in the Contract Documents.

ISSUANCES		
No.	Drawing Issue Description	Date
CONCEPT 1 SUBMISSION		08.02.2024
CONCEPT 1A SUBMISSION		11.09.2024
CONCEPT 2 SUBMISSION		03.07.2025
DRB CONCEPT REVIEW 1		03.21.2025
DRB CONCEPT REVIEW 2		03.09.2025
DSUP SUBMISSION		06.02.2025
VERIFICATION SUBMISSION		08.04.2025
REVISED COMPLETENESS #2		09.02.2025

1
A2-08 CONCEPT PLAN - LEVEL 8 (TYPICAL RESIDENTIAL)
SCALE: 1" = 30'-0"



EISENHOWER BLOCK THREE

MILL RD, STOVALL ST, PERSHING AVE
ALEXANDRIA, VA 22314

Red Fox Development

**FLOOR PLAN - LEVEL 8
(TYPICAL RESIDENTIAL)**

STEVE SMITH	20230384
Proposed in-Charge	Project No.
ALYSHA BUCK	08/04/25
Project Manager	Date
MATT GUELCHER	
Project Designer	
SAM GUENIN	
Dept. Head/Arch	

A2-08

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20230384 - PROJECT NAME: EISENHOWER BLOCK THREE - LEVEL 8 (TYPICAL RESIDENTIAL) - FLOOR PLAN - A2-08
 A:\Projects\2023\20230384 Eisenhower Block Three\20230384_023_eisenhower_arch.v4
 9/2/2025 12:24:22 PM



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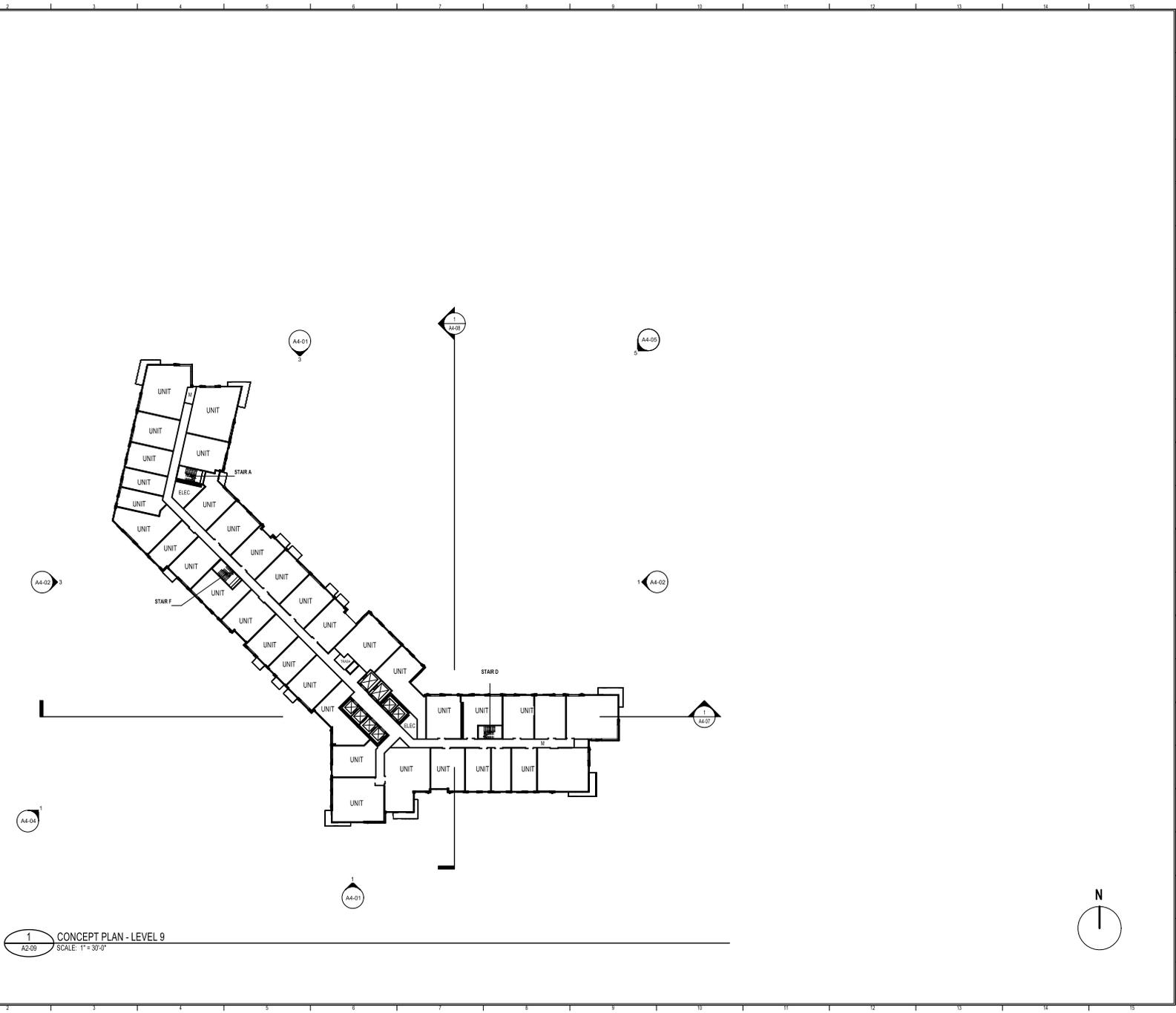
SCOPE DOCUMENTS

The Contract Documents issued for [Conceptual Design, Schematic Design, Design Development, Partial Construction Documents or Other Issuance up to Issued for Construction] are intended to be at that level of development and as such, may be neither complete nor coordinated. The [Construction Manager, Contractor, Design/Builder] is responsible for complete and coordinated pricing [and execution] of the Work, and shall include items necessary for the proper execution and completion of the Work, as shown, specified, reasonably inferred or required for a complete Project. For Work not delineated, designs, systems, assemblies, components and materials shall comply with national, state and local code requirements. The [Construction Manager, Contractor, Design/Builder] shall inform the Owner and Architect, in timely fashion, of any discovered omissions, inconsistencies or errors in the Contract Documents.

ISSUANCES

No.	Drawing Issue Description	Date
VERIFICATION SUBMISSION		08/04/2025
REVISED COMPLETENESS #2		09/02/2025

1 CONCEPT PLAN - LEVEL 9
A2-09 SCALE: 1" = 30'-0"



EISENHOWER BLOCK THREE

MILL RD, STOVALL ST, PERSHING AVE
ALEXANDRIA, VA 22314

Red Fox Development

FLOOR PLAN - LEVEL 9

STEVE SMITH	20230384
Proposed in Charge	Project No.
ALYSHA BUCK	08/04/25
Project Manager	Date
MATT GUELCHER	
Project Designer	
SAM GUENIN	
Self-Inspected	

A2-09

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20230384 - PROJECT NAME: EISENHOWER BLOCK THREE
DRAWING TITLE: FLOOR PLAN - LEVEL 9
AUTHOR: Alysah Buck/20230384 Eisenhower Block Three/20230384_023_eisenhower_arch.rvt
9/2/2025 12:24:26 PM



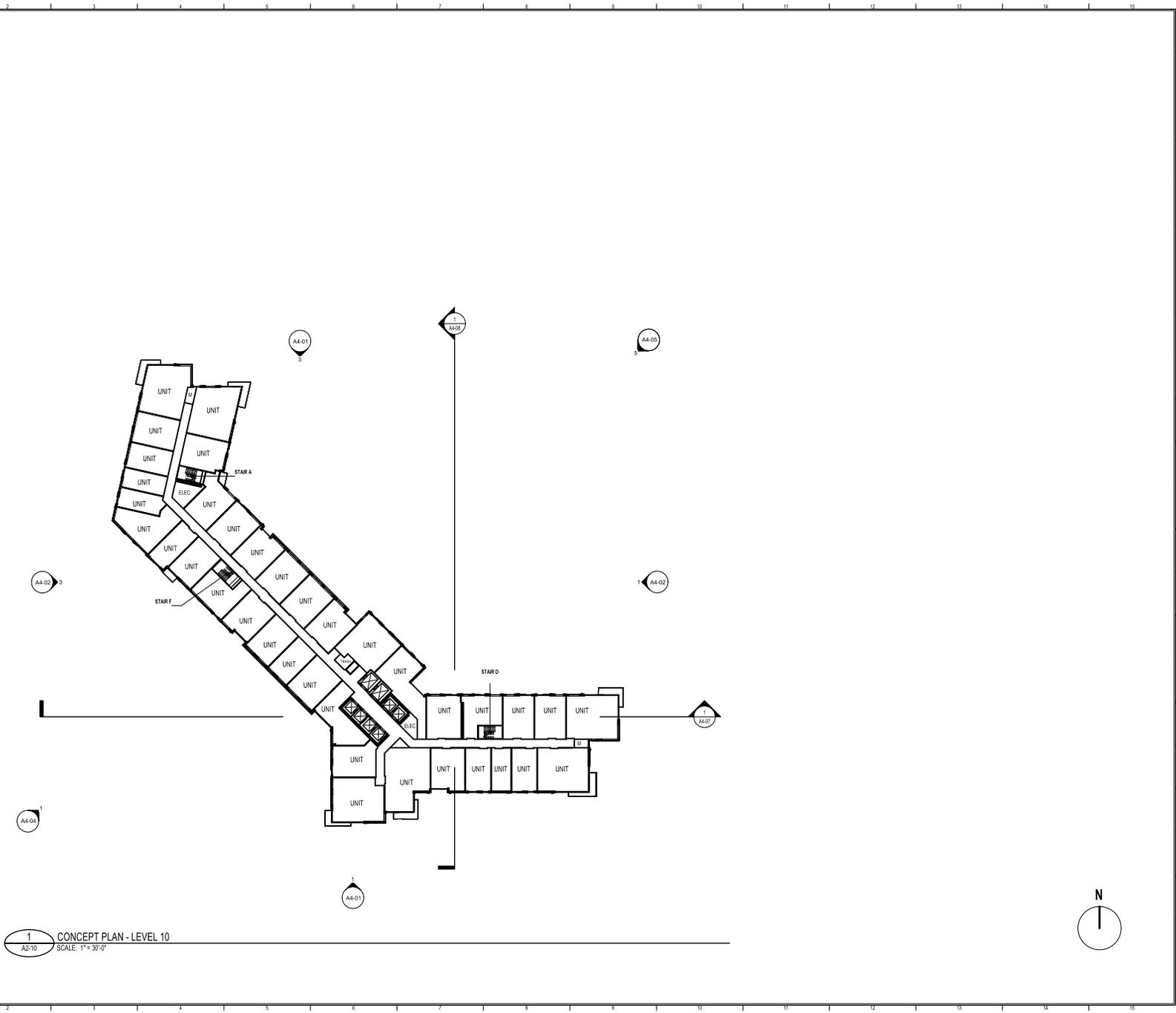
SCOPE DOCUMENTS

The Contract Documents issued for [Conceptual Design, Schematic Design, Design Development, Partial Construction Documents or Other Issuance up to Issued for Construction] are intended to be at that level of development and as such, may be neither complete nor coordinated. The [Construction Manager, Contractor, Design/Builder] is responsible for complete and coordinated pricing (and execution) of the Work, and shall include items necessary for the proper execution and completion of the Work, as shown, specified, reasonably inferred or required for a complete Project. For Work not delineated, design, systems, assemblies, components and materials shall comply with national, state and local code requirements. The [Construction Manager, Contractor, Design/Builder] shall inform the Owner and Architect, in timely fashion, of any discovered omissions, inconsistencies or errors in the Contract Documents.

ISSUANCES

No.	Drawing Issue Description	Date
VERIFICATION SUBMISSION		08/04/2025
REVISED COMPLETENESS #2		09/02/2025

1
A2-10
CONCEPT PLAN - LEVEL 10
SCALE: 1" = 30'-0"



EISENHOWER BLOCK THREE

MILL RD, STOVALL ST, PERSHING AVE
ALEXANDRIA, VA 22314

Red Fox Development

FLOOR PLAN - LEVEL 10

STEVE SMITH	20230384
Proposed in Charge	Project No.
ALYSHA BUCK	08/04/25
Project Manager	Date
MATT GUELCHER	
Project Designer	
SAM GUENIN	
Self-Inspected	

A2-10

NOT ISSUED FOR CONSTRUCTION

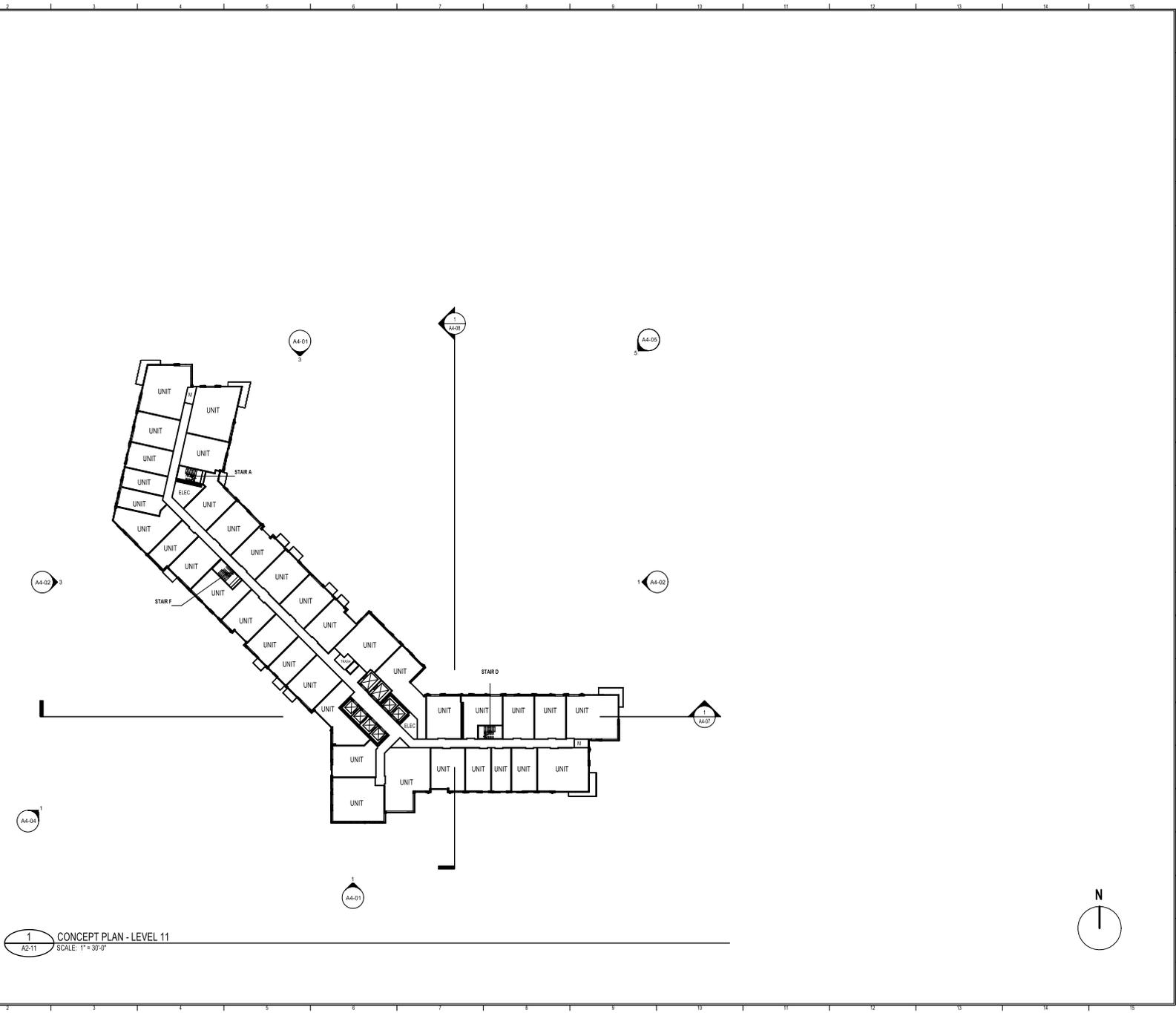
PROJECT NUMBER: 20230384 - PROJECT NAME: EISENHOWER BLOCK THREE
LEVEL: FLOOR PLAN
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9/2/2025 12:24:30 PM



SCOPE DOCUMENTS

The Contract Documents issued for [Conceptual Design, Schematic Design, Design Development, Partial Construction Documents or Other Issuance up to Issued for Construction] are intended to be at that level of development and as such, may be neither complete nor coordinated. The [Construction Manager, Contractor, Design/Builder] is responsible for complete and coordinated pricing (and execution) of the Work, and shall include items necessary for the proper execution and completion of the Work, as shown, specified, reasonably inferred or required for a complete Project. For Work not delineated, designed, specified, assembled, components and materials shall comply with national, state and local code requirements. The [Construction Manager, Contractor, Design/Builder] shall inform the Owner and Architect, in timely fashion, of any discovered omissions, inconsistencies or errors in the Contract Documents.

ISSUANCES		
No.	Drawing Issue Description	Date
VERIFICATION SUBMISSION		08/04/2025
REVISED COMPLETENESS #2		09/02/2025



1
A2-11
CONCEPT PLAN - LEVEL 11
SCALE: 1" = 30'-0"

EISENHOWER BLOCK THREE

MILL RD, STOVALL ST, PERSHING AVE
ALEXANDRIA, VA 22314

Red Fox Development

FLOOR PLAN - LEVEL 11

STEVE SMITH	20230394
Proposed in Charge	Project No.
ALYSHA BUCK	08/04/25
Project Manager	Date
MATT GUELCHER	
Project Designer	
SAM GUENIN	
Self-Inspected	

A2-11

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20230394 - PROJECT NAME: EISENHOWER BLOCK THREE
DRAWING TITLE: FLOOR PLAN - LEVEL 11
AUTHOR: Alysah Buck/20230394 Eisenhower Block Three/20230394_023_eisenhower_arch.rvt
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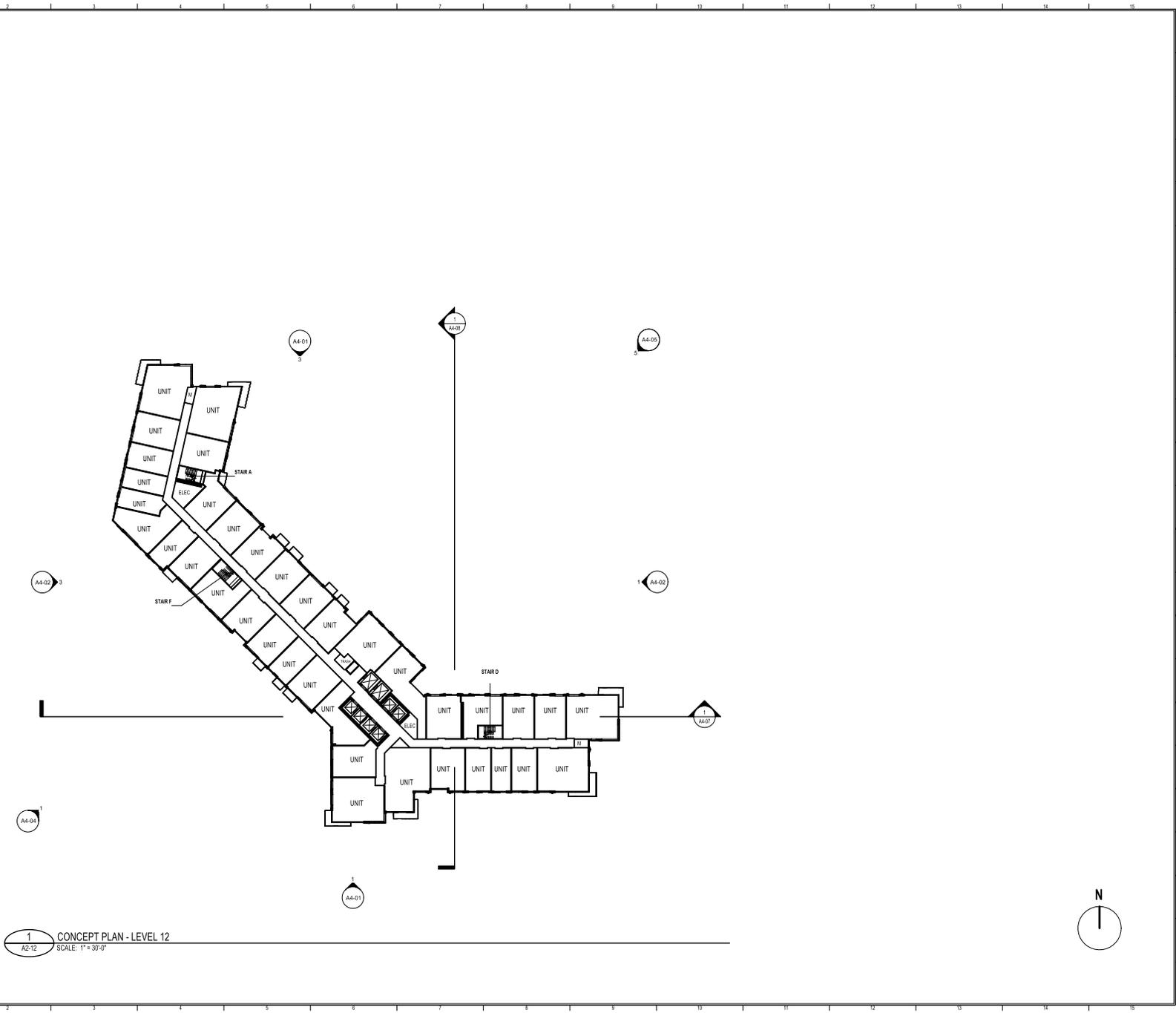


SCOPE DOCUMENTS

The Contract Documents issued for [Conceptual Design, Schematic Design, Design Development, Partial Construction Documents or Other Issuance up to Issued for Construction] are intended to be at that level of development and as such, may be neither complete nor coordinated. The [Construction Manager, Contractor, Design/Builder] is responsible for complete and coordinated pricing (and execution) of the Work, and shall include items necessary for the proper execution and completion of the Work, as shown, specified, reasonably inferred or required for a complete Project. For Work not delineated, designed, specified, assembled, components and materials shall comply with national, state and local code requirements. The [Construction Manager, Contractor, Design/Builder] shall inform the Owner and Architect, in timely fashion, of any discovered omissions, inconsistencies or errors in the Contract Documents.

ISSUANCES		
No.	Drawing Issue Description	Date
VERIFICATION SUBMISSION		08/04/2025
REVISED COMPLETENESS #2		09/02/2025

1
A2-12
CONCEPT PLAN - LEVEL 12
SCALE: 1" = 30'-0"



EISENHOWER BLOCK THREE

MILL RD, STOVALL ST, PERSHING AVE
ALEXANDRIA, VA 22314

Red Fox Development

FLOOR PLAN - LEVEL 12

STEVE SMITH	20230394
Proposed in Charge	Project No.
ALYSHA BUCK	08/04/25
Project Manager	Date
MATT GUELCHER	
Project Designer	
SAM GUENIN	
Dept. Architect	

A2-12



NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20230394 - PROJECT NAME: EISENHOWER BLOCK THREE
DRAWING TITLE: FLOOR PLAN - LEVEL 12
AUTHOR: Alysah Buck / 08/04/2025 03:04:44
DATE: 08/04/2025 12:24:39 PM
FILE: Eisenhower Block Three/20230394_Eisenhower Block Three/20230394_023_eisenhower_arch.rvt



SCOPE DOCUMENTS

The Contract Documents issued for [Conceptual Design, Schematic Design, Design Development, Partial Construction Documents or Other Issuance up to Issued for Construction] are intended to be at that level of development and as such, may be neither complete nor coordinated. The [Construction Manager, Contractor, Design/Builder] is responsible for complete and coordinated pricing [and execution] of the Work, and shall include items necessary for the proper execution and completion of the Work, as shown, specified, reasonably inferred or required for a complete Project. For Work not delineated, designs, systems, assemblies, components and materials shall comply with national, state and local code requirements. The [Construction Manager, Contractor, Design/Builder] shall inform the Owner and Architect, in timely fashion, of any discovered omissions, inconsistencies or errors in the Contract Documents.

ISSUANCES

No.	Drawing Issue Description	Date
VERIFICATION SUBMISSION		08/04/2025
REVISED COMPLETENESS #2		09/02/2025

1
A2-13
CONCEPT PLAN - LEVEL 13
SCALE: 1" = 30'-0"

PROJECT NUMBER: 20230394 - PROJECT NAME: EISENHOWER BLOCK THREE
 FLOOR PLAN: EISENHOWER BLOCK THREE - LEVEL 13
 A:\2023\20230394 Eisenhower Block Three\20230394_023_eisenhower_arch.rvt
 9/2/2025 12:24:43 PM

EISENHOWER BLOCK THREE

MILL RD, STOVALL ST, PERSHING AVE
ALEXANDRIA, VA 22314

Red Fox Development

FLOOR PLAN - LEVEL 13

STEVE SMITH	20230394
Proposed in Charge	Project No.
ALYSHA BUCK	08/04/25
Project Manager	Date
MATT GUELCHER	
Project Designer	
SAM GUENIN	
Self-Inspected	

A2-13

NOT ISSUED FOR CONSTRUCTION

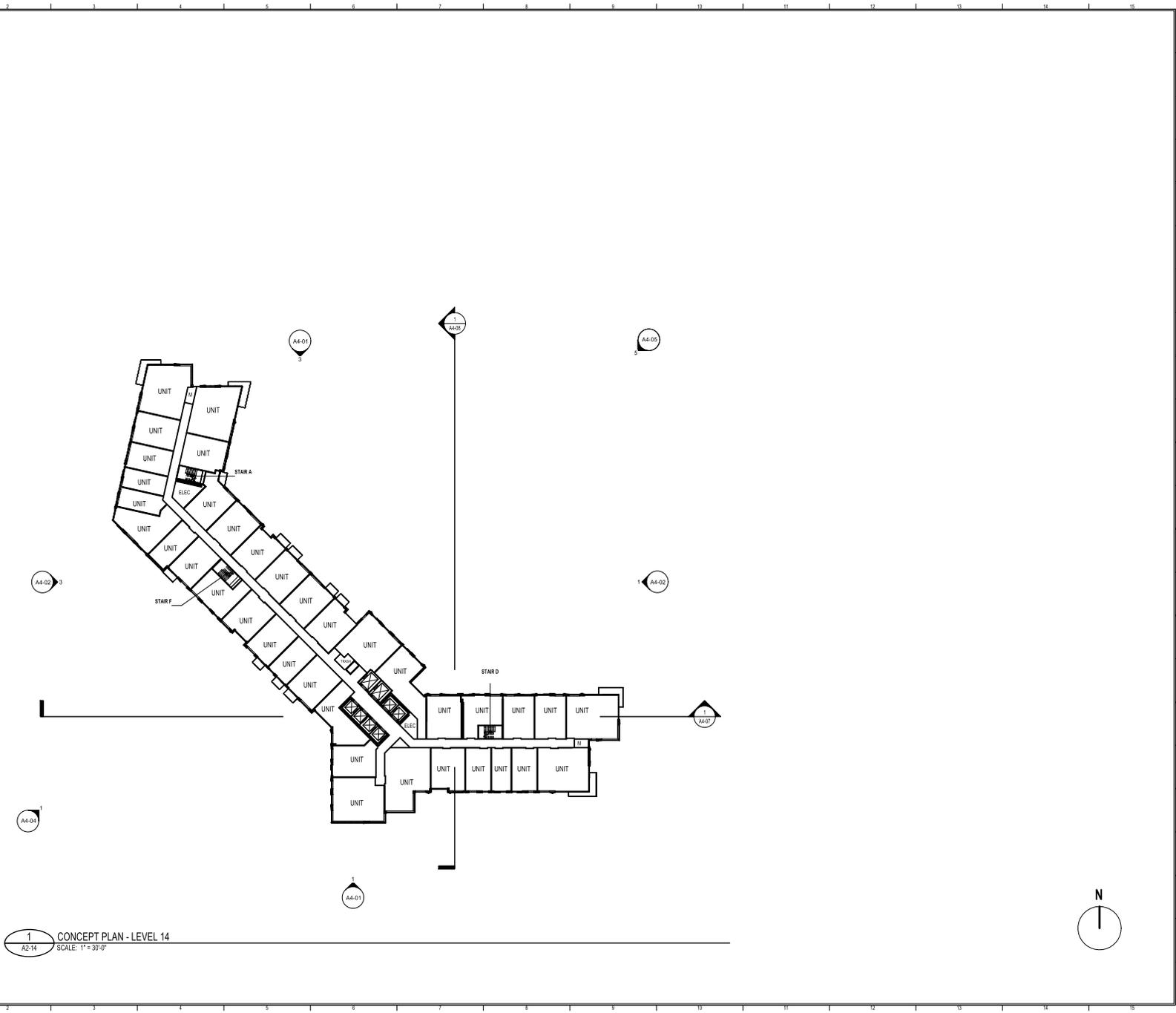


SCOPE DOCUMENTS

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ISSUANCES		
No.	Drawing Issue Description	Date
VERIFICATION SUBMISSION		08/04/2025
REVISED COMPLETENESS #2		09/02/2025

1
A2-14
CONCEPT PLAN - LEVEL 14
SCALE: 1" = 30'-0"



EISENHOWER BLOCK THREE

MILL RD, STOVALL ST, PERSHING AVE
ALEXANDRIA, VA 22314

Red Fox Development

FLOOR PLAN - LEVEL 14

STEVE SMITH	20230394
Proposed in Charge	Project No.
ALYSHA BUCK	08/04/25
Project Manager	Date
MATT GUELCHER	
Project Designer	
SAM GUENIN	
Self-Inspected	

A2-14

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20230394 - PROJECT NAME: EISENHOWER BLOCK THREE
DRAWING TITLE: FLOOR PLAN - LEVEL 14
AUTHOR: SSM/ALB/20230394 Eisenhower Block Three/20230394_023_eisenhower_arch.v4
9/2/2025 12:24:46 PM

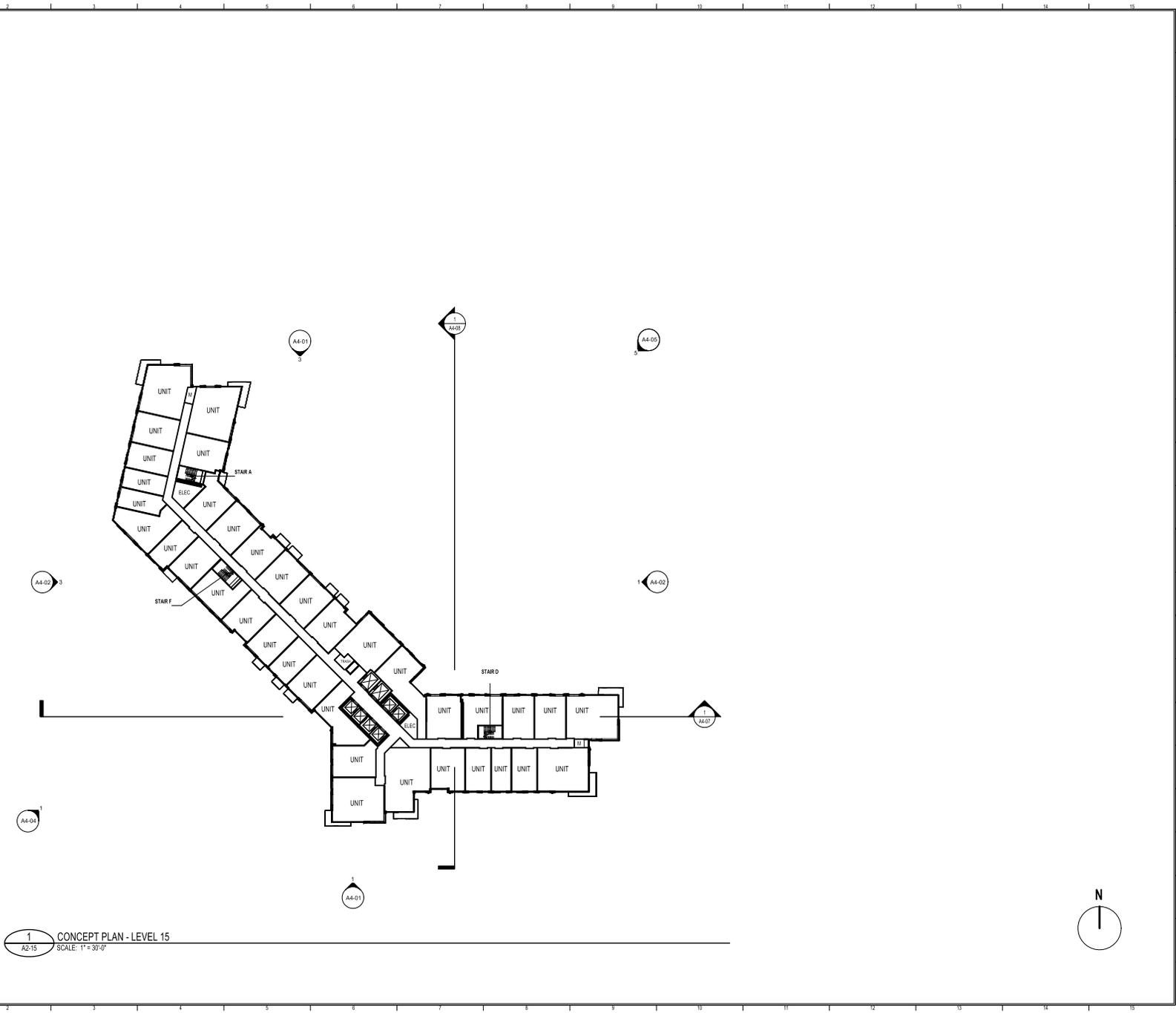


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SCOPE DOCUMENTS
The Contract Documents issued for [Conceptual Design, Schematic Design, Design Development, Partial Construction Documents or Other Issuance up to Issued for Construction] are intended to be at that level of development and as such, may be neither complete nor coordinated. The [Construction Manager, Contractor, Design/Builder] is responsible for complete and coordinated pricing [and execution] of the Work, and shall include items necessary for the proper execution and completion of the Work, as shown, specified, reasonably inferred or required for a complete Project. For Work not delineated, designs, systems, assemblies, components and materials shall comply with national, state and local code requirements. The [Construction Manager, Contractor, Design/Builder] shall inform the Owner and Architect, in timely fashion, of any discovered omissions, inconsistencies or errors in the Contract Documents.

ISSUANCES		
No.	Drawing Issue Description	Date
VERIFICATION SUBMISSION		08/04/2025
REVISED COMPLETENESS #2		09/02/2025

1
A2-15
CONCEPT PLAN - LEVEL 15
SCALE: 1" = 30'-0"



EISENHOWER BLOCK THREE

MILL RD, STOVALL ST, PERSHING AVE
ALEXANDRIA, VA 22314

Red Fox Development

FLOOR PLAN - LEVEL 15

STEVE SMITH	20230394
Proposed in Charge	Project No.
ALYSHA BUCK	08/04/25
Project Manager	Date
MATT GUELCHER	
Project Designer	
SAM GUENIN	
Self-Inspected	

A2-15

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20230394 - PROJECT NAME: EISENHOWER BLOCK THREE
DRAWING TITLE: FLOOR PLAN - LEVEL 15
AUTHOR: Alysah Buck / 20250304 Eisenhower Block Three/20230394_023_eisenhower_arch.rvt
9/2/2025 12:24:50 PM



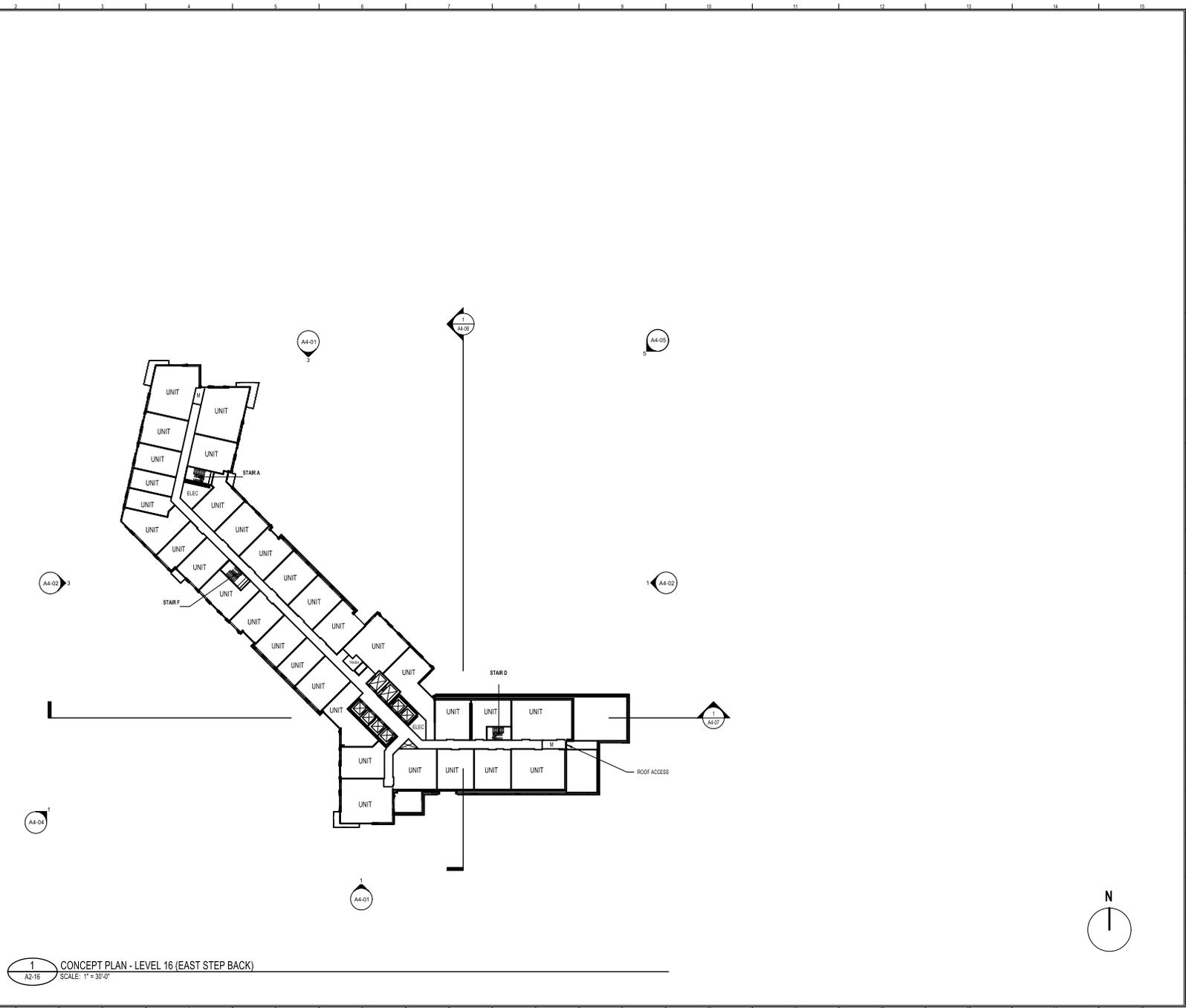
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SCOPE DOCUMENTS

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ISSUANCES

No.	Drawing Issue Description	Date
CONCEPT 1A SUBMISSION		10.09.2024
CONCEPT 2 SUBMISSION		03.07.2025
DRB CONCEPT REVIEW 1		03.21.2025
DRB CONCEPT REVIEW 2		06.09.2025
OSHP SUBMISSION		06.02.2025
VERIFICATION SUBMISSION		06.04.2025
REVISED COMPLETENESS #2		09.02.2025



PROJECT NUMBER: 20230384 - PROJECT NAME: EISENHOWER BLOCK THREE
 DRAWING TITLE: EAST STEP BACK - FLOOR PLAN - LEVEL 16
 AUTHOR: Alysia Buck / 20250304 Eisenhower Block Three/20230384_023_eisenhower_arch.dwg
 9/2/2025 12:24:54 PM

EISENHOWER BLOCK THREE

MILL RD, STOVALL ST, PERSHING AVE
ALEXANDRIA, VA 22314

Red Fox Development

**FLOOR PLAN - LEVEL 16
(EAST STEP BACK)**

STEVE SMITH	20230384
Proposed in Charge	Project No.
ALYSHA BUCK	08/04/25
Project Manager	Date
MATT GUELCHER	
Project Designer	
SAM GUENIN	
Dept. Head	

A2-16



NOT ISSUED FOR CONSTRUCTION



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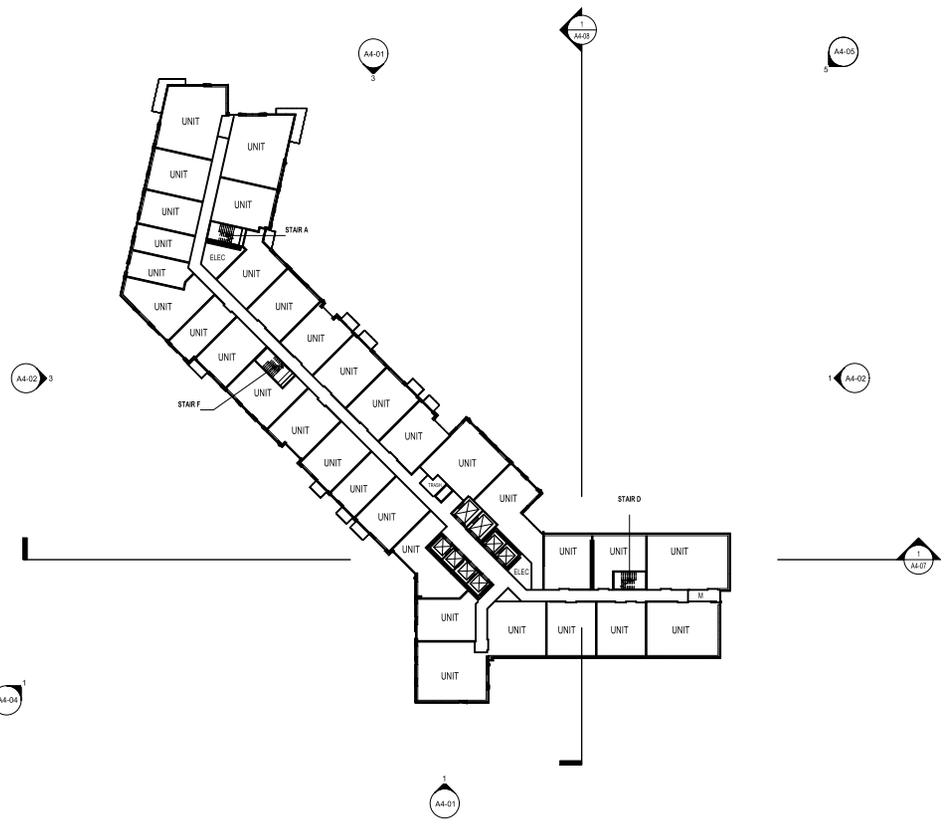
SCOPE DOCUMENTS

The Contract Documents issued for [Conceptual Design, Schematic Design, Design Development, Partial Construction Documents or Other Issuance up to Issued for Construction] are intended to be at that level of development and as such, may be neither complete nor coordinated. The [Construction Manager, Contractor, Design/Builder] is responsible for complete and coordinated pricing [and execution] of the Work, and shall include items necessary for the proper execution and completion of the Work, as shown, specified, reasonably inferred or required for a complete Project. For Work not delineated, design, systems, assemblies, components and materials shall comply with national, state and local code requirements. The [Construction Manager, Contractor, Design/Builder] shall inform the Owner and Architect, in timely fashion, of any discovered omissions, inconsistencies or errors in the Contract Documents.

ISSUANCES

No.	Drawing Issue Description	Date
VERIFICATION SUBMISSION		08/04/2025
REVISED COMPLETENESS #2		09/02/2025

1
A2-17
CONCEPT PLAN - LEVEL 17
SCALE: 1" = 30'-0"



EISENHOWER BLOCK THREE

MILL RD, STOVALL ST, PERSHING AVE
ALEXANDRIA, VA 22314

Red Fox Development

FLOOR PLAN - LEVEL 17

STEVE SMITH	20230384
Proposed in Charge	Project No.
ALYSHA BUCK	08/04/25
Project Manager	Date
MATT GUELCHER	
Project Designer	
SAM GUENIN	
Self-Inspector	

A2-17

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20230384 - PROJECT NAME: EISENHOWER BLOCK THREE
DRAWING TITLE: FLOOR PLAN - LEVEL 17
AUTHOR: Alysah Buck/20230384 Eisenhower Block Three/20230384_023_eisenhower_arch.rvt
9/2/2025 12:24:58 PM



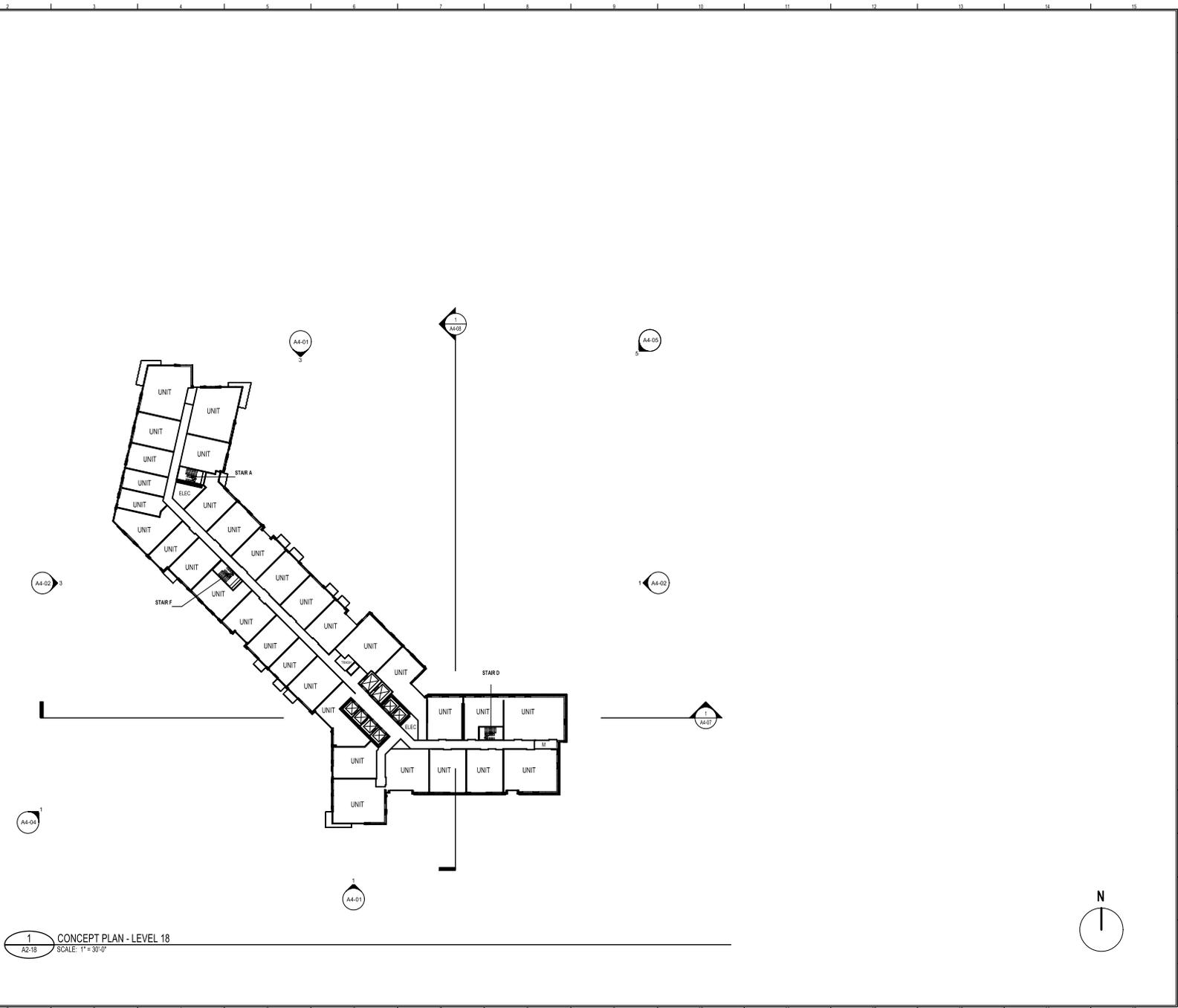
©2025 COOPER CARRY

SCOPE DOCUMENTS

The Contract Documents issued for [Conceptual Design, Schematic Design, Design Development, Partial Construction Documents or Other Issuance up to Issued for Construction] are intended to be at that level of development and as such, may be neither complete nor coordinated. The [Construction Manager, Contractor, Design/Builder] is responsible for complete and coordinated pricing (and execution) of the Work, and shall include items necessary for the proper execution and completion of the Work, as shown, specified, reasonably inferred or required for a complete Project. For Work of delegated designs, systems, assemblies, components and materials shall comply with national, state and local code requirements. The [Construction Manager, Contractor, Design/Builder] shall inform the Owner and Architect, in timely fashion, of any discovered omissions, inconsistencies or errors in the Contract Documents.

ISSUANCES		
No.	Drawing Issue Description	Date
VERIFICATION SUBMISSION		08/04/2025
REVISED COMPLETENESS #2		09/02/2025

1
A2-18
CONCEPT PLAN - LEVEL 18
SCALE: 1" = 30'-0"



EISENHOWER BLOCK THREE

MILL RD, STOVALL ST, PERSHING AVE
ALEXANDRIA, VA 22314

Red Fox Development

FLOOR PLAN - LEVEL 18

STEVE SMITH	20230384
Proposed in Charge	Project No.
ALYSHA BUCK	08/04/25
Project Manager	Date
MATT GUELCHER	
Project Designer	
SAM GUENIN	
Self-Inspector	

A2-18

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
DRAWING TITLE: FLOOR PLAN - LEVEL 18
AUTHOR: SBC/20230384 Eisenhower Block Three/20230384_023_eisenhower_arch.v4
9/2/2025 12:25:01 PM

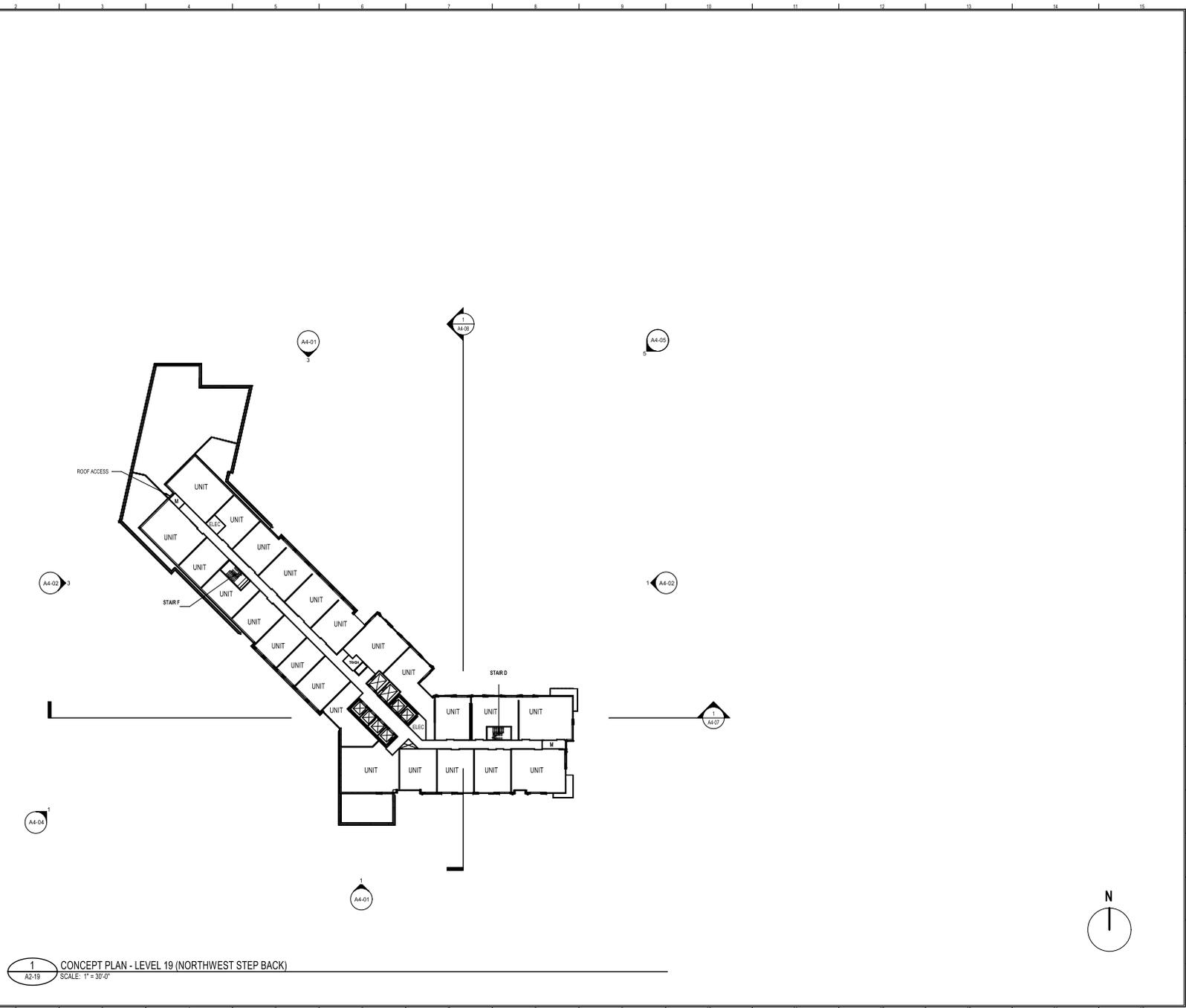


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SCOPE DOCUMENTS

The Contract Documents issued for [Conceptual Design, Schematic Design, Design Development, Partial Construction Documents or Other Issuance up to Issued for Construction] are intended to be at that level of development and as such, may be neither complete nor coordinated. The [Construction Manager, Contractor, Design/Builder] is responsible for complete and coordinated pricing [and execution] of the Work, and shall include items necessary for the proper execution and completion of the Work, as shown, specified, reasonably inferred or required for a complete Project. For Work not delineated, systems, assemblies, components and materials shall comply with national, state and local code requirements. The [Construction Manager, Contractor, Design/Builder] shall inform the Owner and Architect, in timely fashion, of any discovered omissions, inconsistencies or errors in the Contract Documents.

ISSUANCES		
No.	Drawing Issue Description	Date
	CONCEPT 1A SUBMISSION	10.09.2024
	CONCEPT 2 SUBMISSION	03.07.2025
	DRB CONCEPT REVIEW 1	03.21.2025
	DRB CONCEPT REVIEW 2	06.09.2025
	OSHP SUBMISSION	06.02.2025
	VERIFICATION SUBMISSION	06.04.2025
	REVISED COMPLETENESS #2	09.02.2025



1 CONCEPT PLAN - LEVEL 19 (NORTHWEST STEP BACK)
SCALE: 1" = 30'-0"

PROJECT NUMBER: 20230384 - PROJECT NAME: EISENHOWER BLOCK THREE
DRAWING TITLE: FLOOR PLAN - LEVEL 19 (NORTHWEST STEP BACK)
AUTHOR: Alysia Buck / 20230384 Eisenhower Block Three 20230384
9/2/2025 12:25:07 PM

EISENHOWER BLOCK THREE

MILL RD, STOVALL ST, PERSHING AVE
ALEXANDRIA, VA 22314

Red Fox Development

**FLOOR PLAN - LEVEL 19
(NORTHWEST STEP BACK)**

STEVE SMITH	20230384
Proposed in Charge	Project No.
ALYSHA BUCK	08/04/25
Project Manager	Date
MATT GUELCHER	
Project Designer	
SAM GUENIN	
Dept. Architect	

A2-19

NOT ISSUED FOR CONSTRUCTION



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SCOPE DOCUMENTS

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ISSUANCES		
No.	Drawing Issue Description	Date
VERIFICATION SUBMISSION		08/04/2025
REVISED COMPLETENESS #2		09/02/2025

EISENHOWER BLOCK THREE

MILL RD, STOVALL ST, PERSHING AVE
ALEXANDRIA, VA 22314

Red Fox Development

FLOOR PLAN - LEVEL 20

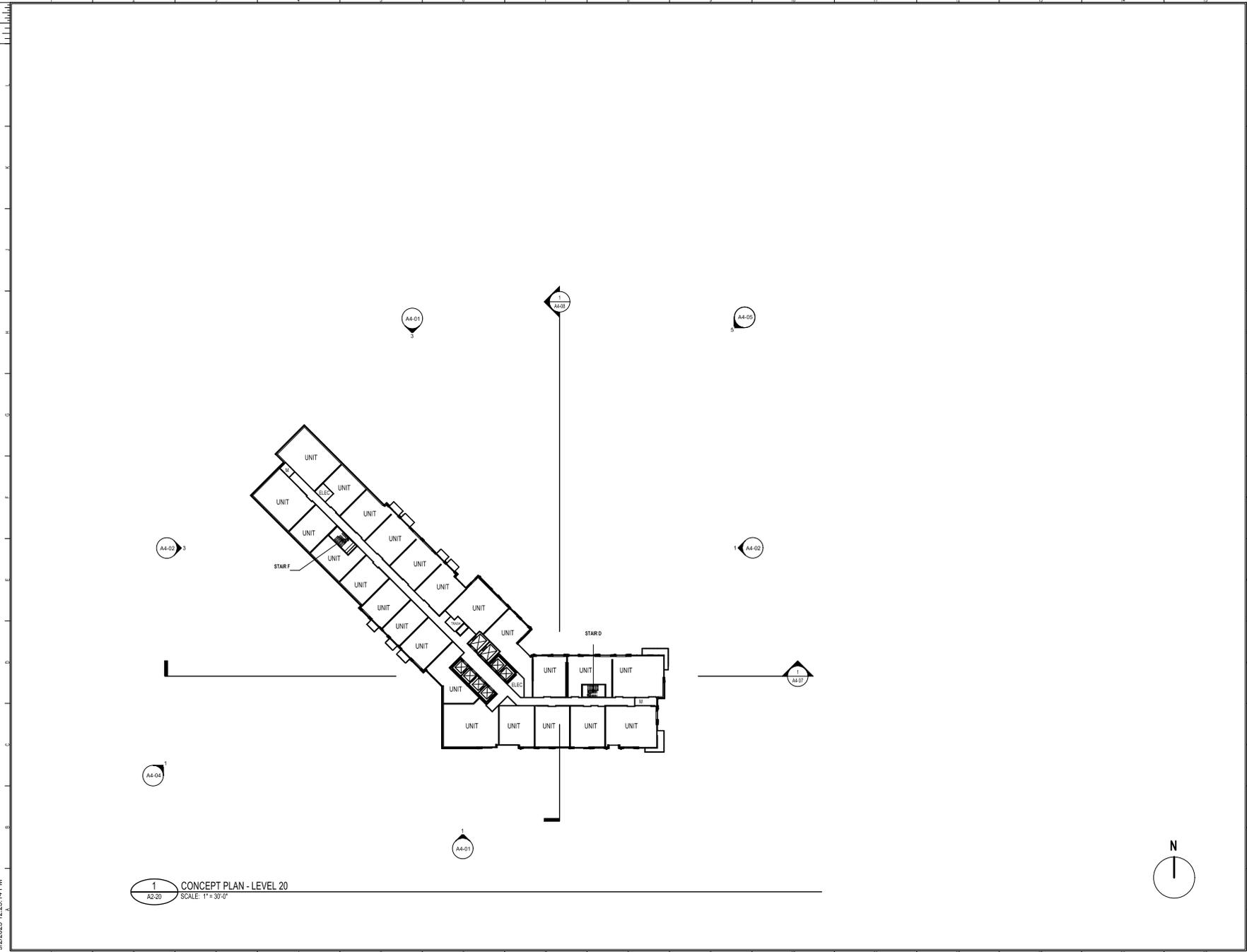
STEVE SMITH	20230394
Proposed in Charge	Project No.
ALYSHA BUCK	08/04/25
Project Manager	Date
MATT GUELCHER	
Project Designer	
SAM GUENIN	
Self-Inspector	

A2-20



1
A2-20
CONCEPT PLAN - LEVEL 20
SCALE: 1" = 30'-0"

PROJECT NUMBER: 20230394 PROJECT NAME: EISENHOWER BLOCK THREE
DRAWING TITLE: FLOOR PLAN - LEVEL 20
AUTHOR: Alysha Buck/20230394 Eisenhower Block Three/20230394_023_eisenhower_arch.rvt
9/2/2025 12:25:14 PM



NOT ISSUED FOR CONSTRUCTION



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SCOPE DOCUMENTS

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ISSUANCES

No.	Drawing Issue Description	Date
CONCEPT 1A SUBMISSION		10.09.2024
CONCEPT 2 SUBMISSION		03.07.2025
DRB CONCEPT REVIEW 1		03.21.2025
DRB CONCEPT REVIEW 2		05.09.2025
OSHP SUBMISSION		06.02.2025
VERIFICATION SUBMISSION		06.04.2025
REVISED COMPLETENESS #2		09.02.2025

PROJECT NUMBER: 20230384 - PROJECT NAME: EISENHOWER BLOCK THREE
 DRAWING NUMBER: RESIDENTIAL PH UNITS - LEVEL 21
 AUTHOR: Alysia Buck / 20230384 Eisenhower Block Three / 20230384_123_eisenhower_arch.dwg
 9/2/2025 12:29:19 PM

1
A2-21 CONCEPT PLAN - LEVEL 21 (TYPICAL PH RESIDENTIAL)
SCALE: 1" = 30'-0"

EISENHOWER BLOCK THREE

MILL RD, STOVALL ST, PERSHING AVE
ALEXANDRIA, VA 22314

Red Fox Development

FLOOR PLAN - LEVEL 21 (TYP. RESIDENTIAL PH UNITS)

STEVE SMITH	20230384
Proposed in Charge	Project No.
ALYSHA BUCK	08/04/25
Project Manager	Date
MATT GUELCHER	
Project Designer	
SAM GUENIN	
Dept. Architect	

A2-21

NOT ISSUED FOR CONSTRUCTION



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SCOPE DOCUMENTS

The Contract Documents issued for [Conceptual Design, Schematic Design, Design Development, Partial Construction Documents or Other Issuance up to Issued for Construction] are intended to be at that level of development and as such, may be neither complete nor coordinated. The [Construction Manager, Contractor, Design/Builder] is responsible for complete and coordinated pricing [and execution] of the Work, and shall include items necessary for the proper execution and completion of the Work, as shown, specified, reasonably inferred or required for a complete Project. For Work of delegated designs, systems, assemblies, components and materials shall comply with national, state and local code requirements. The [Construction Manager, Contractor, Design/Builder] shall inform the Owner and Architect, in timely fashion, of any discovered omissions, inconsistencies or errors in the Contract Documents.

ISSUANCES

No.	Drawing Issue Description	Date
VERIFICATION SUBMISSION		08/04/2025
REVISED COMPLETENESS #2		09/02/2025

EISENHOWER BLOCK THREE

MILL RD, STOVALL ST, PERSHING AVE
ALEXANDRIA, VA 22314

Red Fox Development

FLOOR PLAN - LEVEL 22

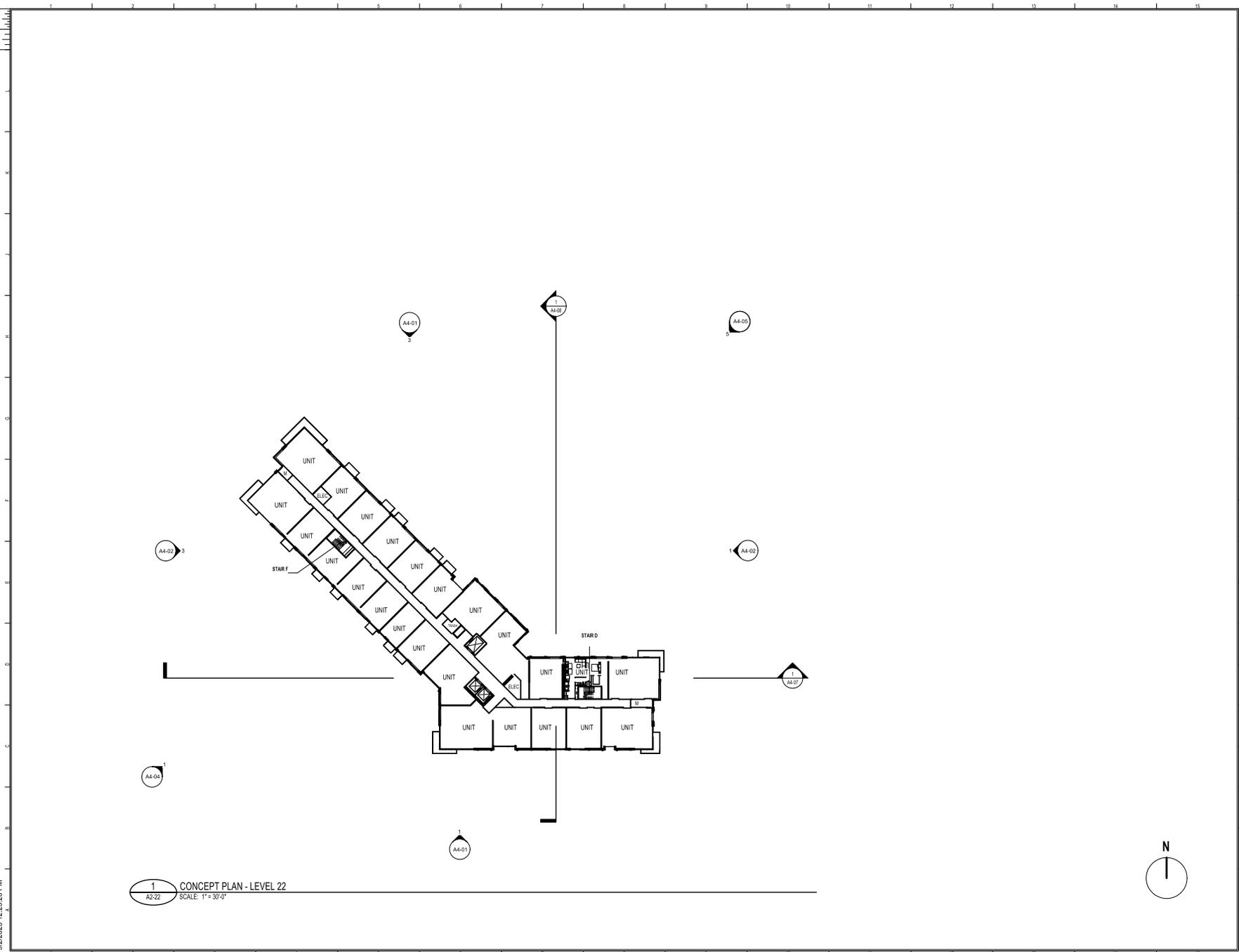
STEVE SMITH	20230394
Proposed in Charge	Project No.
ALYSHA BUCK	08/04/25
Project Manager	Date
MATT GUELCHER	
Project Designer	
SAM GUENIN	
Self-Inspector	

A2-22

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20230394 PROJECT NAME: EISENHOWER BLOCK THREE
DRAWING TITLE: FLOOR PLAN - LEVEL 22
DRAWING DATE: 08/04/2025 02:22:26 PM
DRAWING FILE: A:\Projects\20230394 Eisenhower Block Three\20230394_023_eisenhower_arch.rvt
9/2/2025 12:22:26 PM

1 CONCEPT PLAN - LEVEL 22
A2-22 SCALE: 1" = 30'-0"





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SCOPE DOCUMENTS

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ISSUANCES		
No.	Drawing Issue Description	Date
1	VERIFICATION SUBMISSION	08/04/25
	REVISED COMPLETENESS #2	09/02/2025

EISENHOWER BLOCK THREE

MILL RD, STOVALL ST, PERSHING AVE
ALEXANDRIA, VA 22314

Red Fox Development

FLOOR PLAN - LEVEL 23

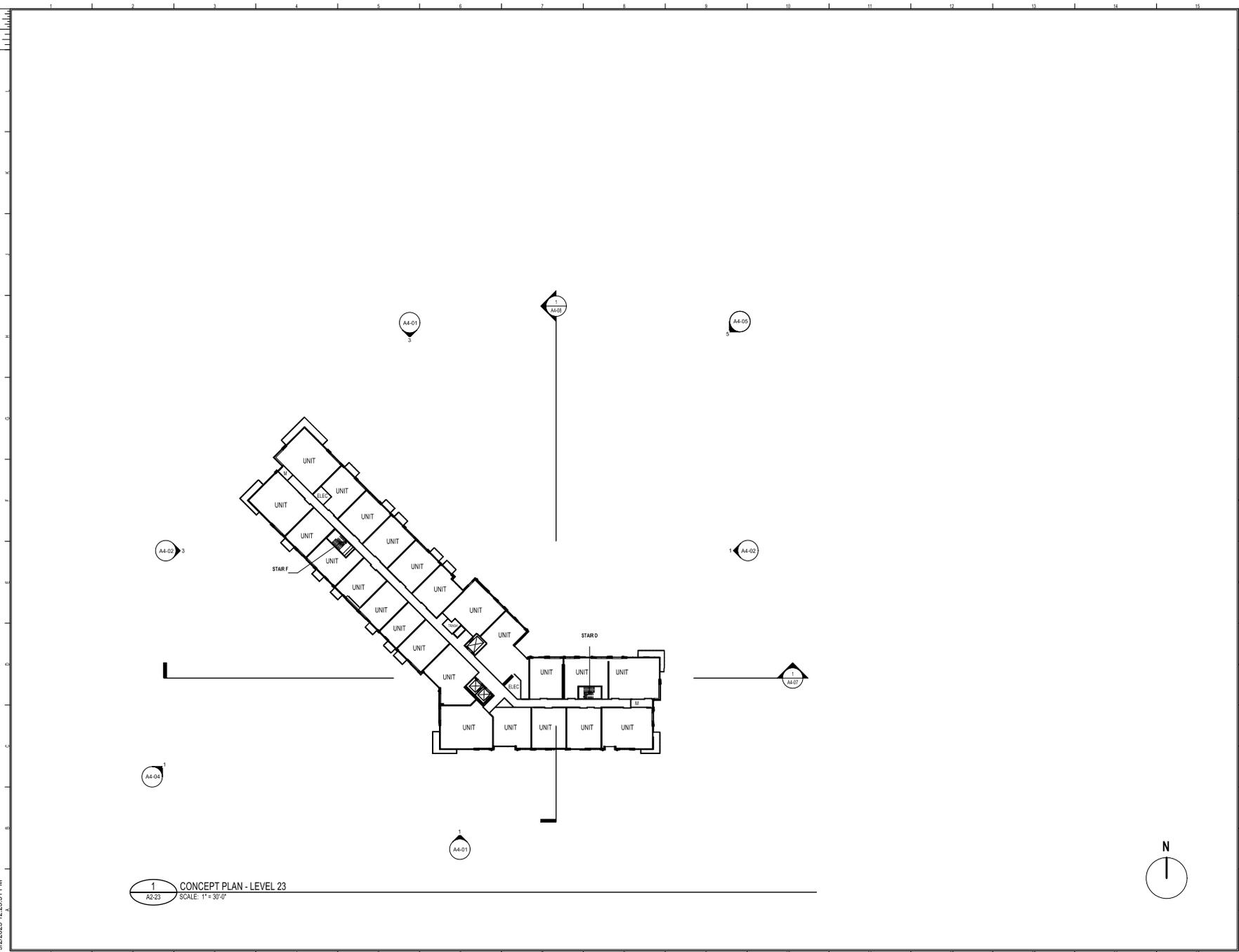
STEVE SMITH	20230384
Proposed in Charge	Project No.
ALYSHA BUCK	08/04/25
Project Manager	Date
MATT GUELCHER	
Project Designer	
SAM GUENIN	
Self Architect	

A2-23



1 CONCEPT PLAN - LEVEL 23
A2-23 SCALE: 1" = 30'-0"

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
DRAWING TITLE: FLOOR PLAN - LEVEL 23
AUTHOR: Alysah Buck/20230384 Eisenhower Block Three/20230384_023_eisenhower_arch.rvt
9/2/2025 12:25:31 PM



NOT ISSUED FOR CONSTRUCTION



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The Contract Documents issued for [Conceptual Design, Schematic Design, Design Development, Partial Construction Documents or Other Issuance up to Issued for Construction] are intended to be at that level of development and as such, may be neither complete nor coordinated. The [Construction Manager, Contractor, Design/Builder] is responsible for complete and coordinated pricing [and execution] of the Work, and shall include items necessary for the proper execution and completion of the Work, as shown, specified, reasonably inferred or required for a complete Project. For Work of delegated designs, systems, assemblies, components and materials shall comply with national, state and local code requirements. The [Construction Manager, Contractor, Design/Builder] shall inform the Owner and Architect, in timely fashion, of any discovered omissions, inconsistencies or errors in the Contract Documents.

ISSUANCES

No.	Drawing Issue Description	Date
1	VERIFICATION SUBMISSION	08/04/25
	REVISED COMPLETENESS #2	09/02/2025

EISENHOWER BLOCK THREE

MILL RD, STOVALL ST, PERSHING AVE
ALEXANDRIA, VA 22314

Red Fox Development

FLOOR PLAN - LEVEL 24

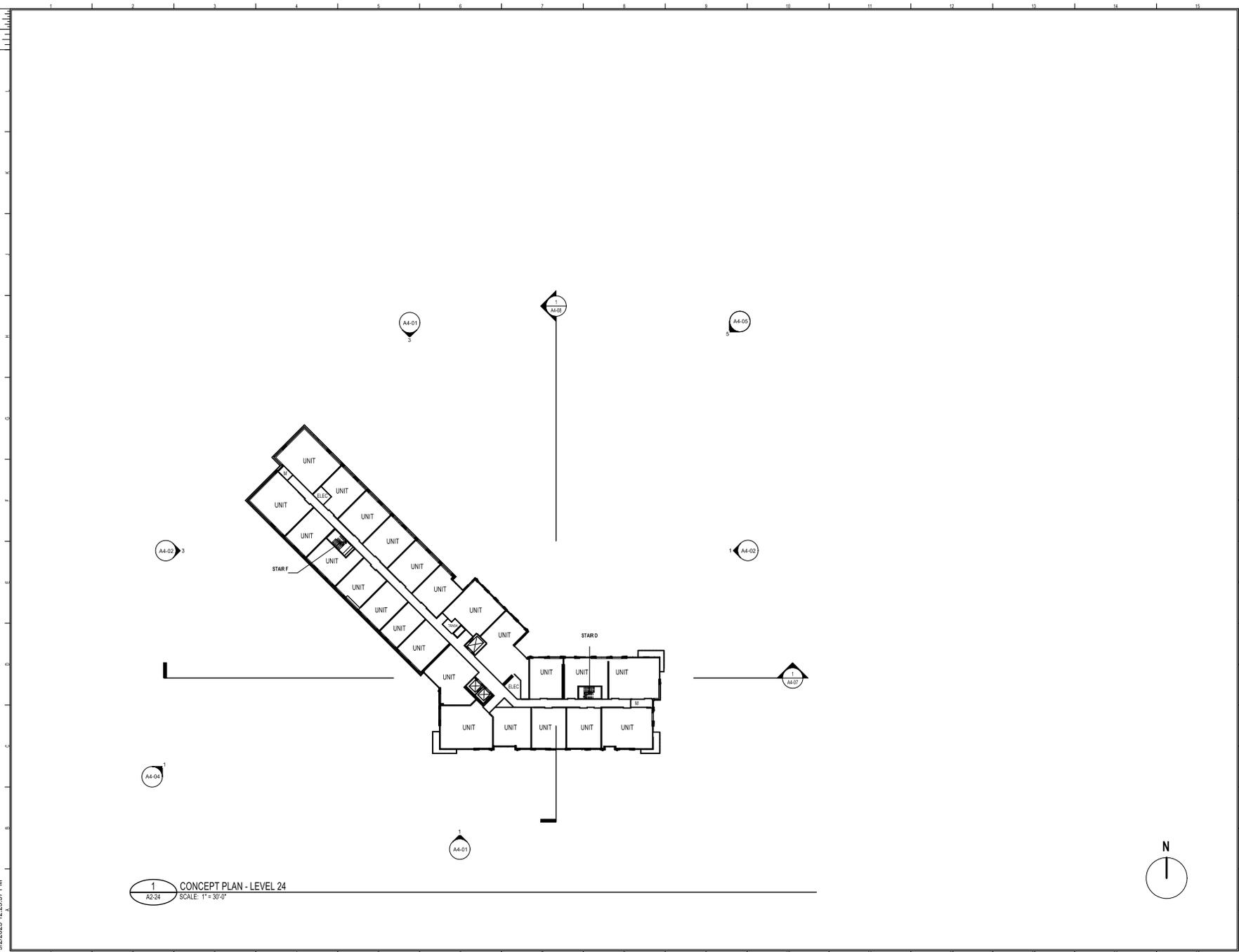
STEVE SMITH	20230384
Proposed in Charge	Project No.
ALYSHA BUCK	08/04/25
Project Manager	Date
MATT GUELCHER	
Project Designer	
SAM GUENIN	
Self-Inspector	

A2-24



1 CONCEPT PLAN - LEVEL 24
A2-24 SCALE: 1" = 30'-0"

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
DRAWING TITLE: FLOOR PLAN - LEVEL 24
AUTHOR: Alysah Buck/20230384 Eisenhower Block Three/20230384_023_eisenhower_arch.rvt
9/2/2025 12:25:37 PM



NOT ISSUED FOR CONSTRUCTION



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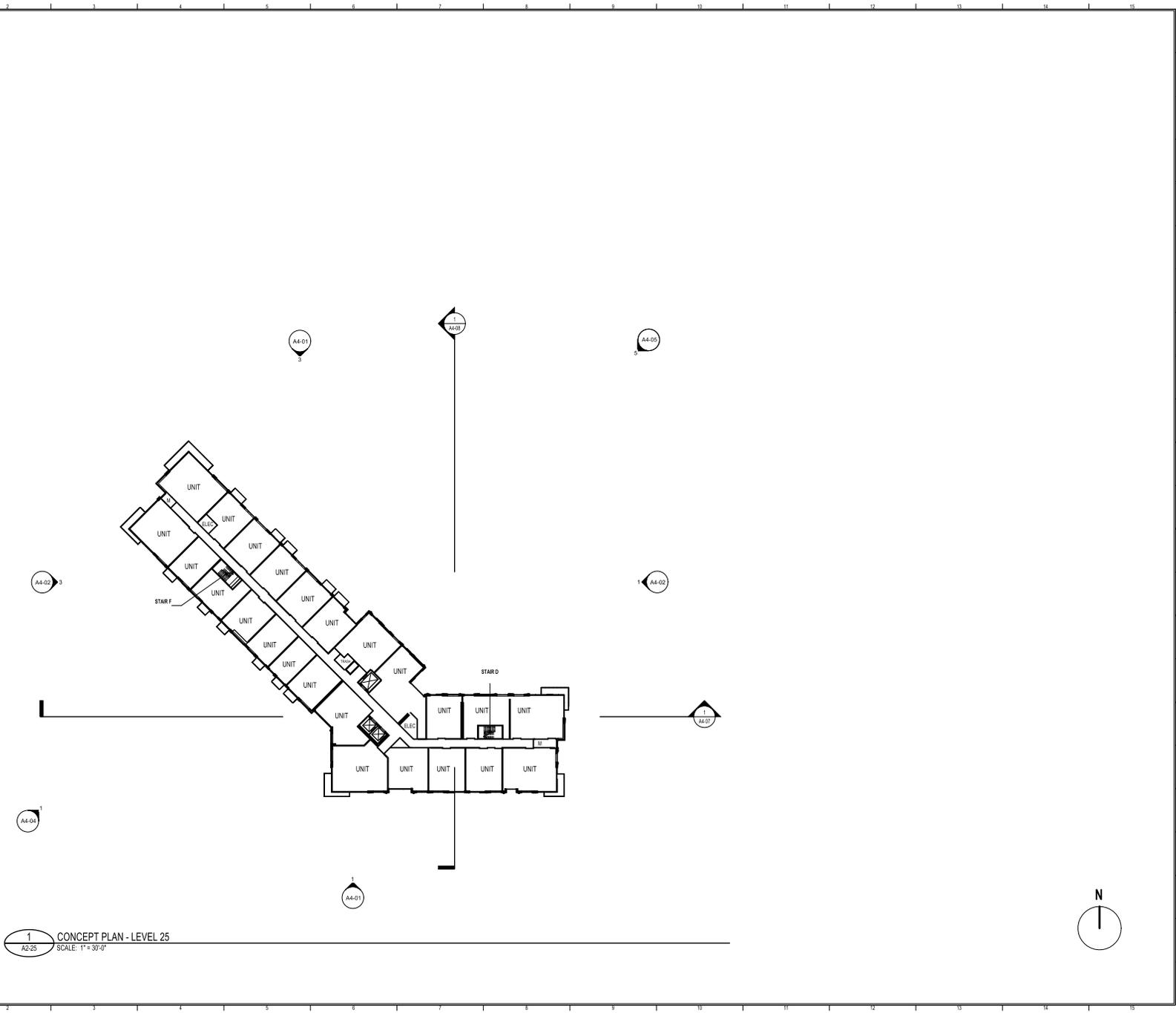
SCOPE DOCUMENTS

The Contract Documents issued for [Conceptual Design, Schematic Design, Design Development, Partial Construction Documents or Other Issuance up to Issued for Construction] are intended to be at that level of development and as such, may be neither complete nor coordinated. The [Construction Manager, Contractor, Design/Builder] is responsible for complete and coordinated pricing (and execution) of the Work, and shall include items necessary for the proper execution and completion of the Work, as shown, specified, reasonably inferred or required for a complete Project. For Work of delegated designs, systems, assemblies, components and materials shall comply with national, state and local code requirements. The [Construction Manager, Contractor, Design/Builder] shall inform the Owner and Architect, in timely fashion, of any discovered omissions, inconsistencies or errors in the Contract Documents.

ISSUANCES

No.	Drawing Issue Description	Date
1	VERIFICATION SUBMISSION	08/04/25
	REVISED COMPLETENESS #2	09/02/2025

1
A2-25
CONCEPT PLAN - LEVEL 25
SCALE: 1" = 30'-0"



EISENHOWER BLOCK THREE

MILL RD, STOVALL ST, PERSHING AVE
ALEXANDRIA, VA 22314

Red Fox Development

FLOOR PLAN - LEVEL 25

STEVE SMITH	20230384
Proposed in Charge	Project No.
ALYSHA BUCK	08/04/25
Project Manager	Date
MATT GUELCHER	
Project Designer	
SAM GUENIN	
Dept. Head	

A2-25

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
DRAWING TITLE: FLOOR PLAN - LEVEL 25
AUTHOR: Alysah Buck/20230384 Eisenhower Block Three/20230384_023_eisenhower_arch.rvt
9/2/2025 12:24:42 PM

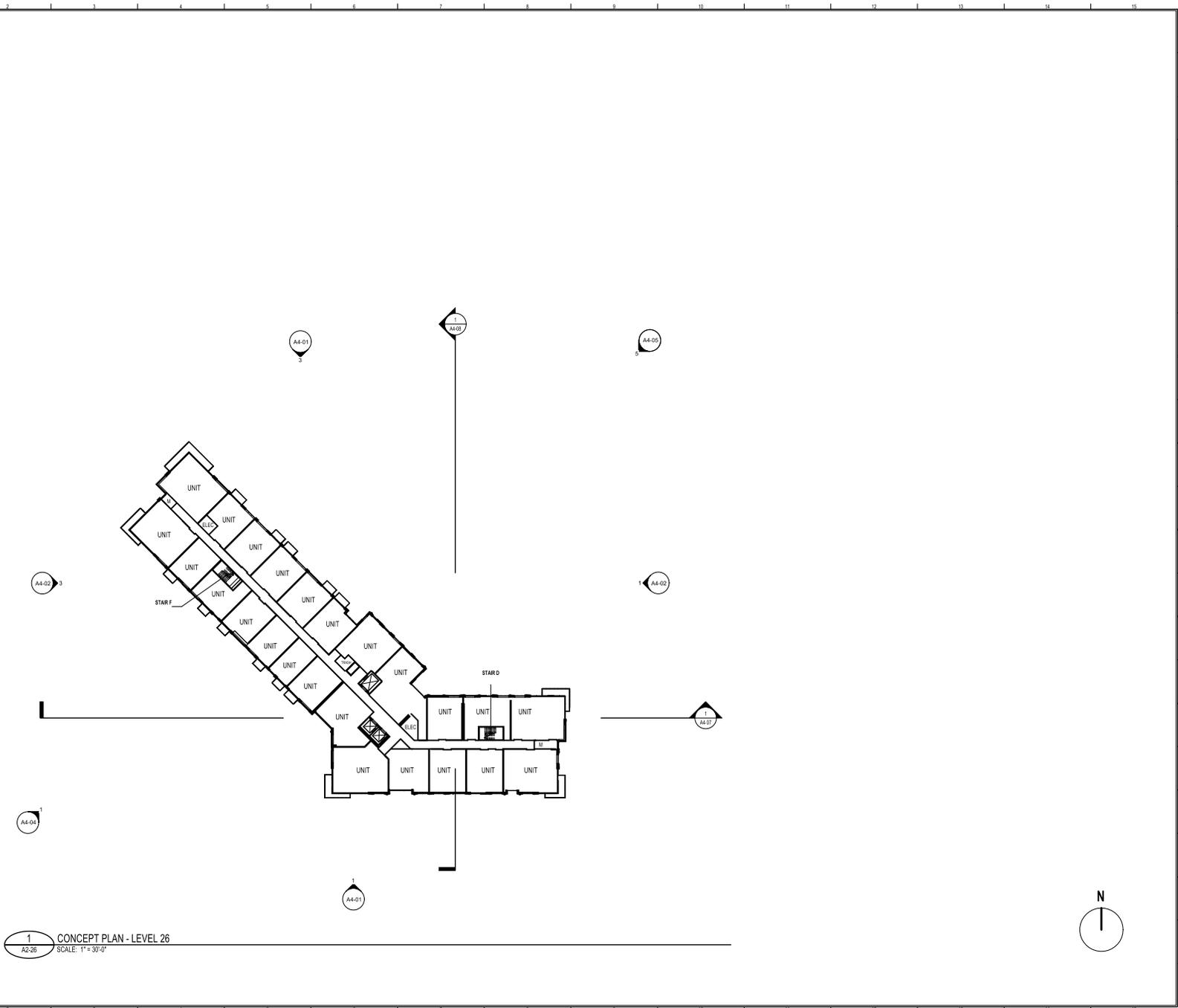


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SCOPE DOCUMENTS

The Contract Documents issued for [Conceptual Design, Schematic Design, Design Development, Partial Construction Documents or Other Issuance up to Issued for Construction] are intended to be at that level of development and as such, may be neither complete nor coordinated. The [Construction Manager, Contractor, Design/Builder] is responsible for complete and coordinated pricing (and execution) of the Work, and shall include items necessary for the proper execution and completion of the Work, as shown, specified, reasonably inferred or required for a complete Project. For Work of delegated designs, systems, assemblies, components and materials shall comply with national, state and local code requirements. The [Construction Manager, Contractor, Design/Builder] shall inform the Owner and Architect, in timely fashion, of any discovered omissions, inconsistencies or errors in the Contract Documents.

ISSUANCES		
No.	Drawing Issue Description	Date
1	VERIFICATION SUBMISSION	08/04/25
	REVISED COMPLETENESS #2	09/02/2025



1
A2-26
CONCEPT PLAN - LEVEL 26
SCALE: 1" = 30'-0"

EISENHOWER BLOCK THREE

MILL RD, STOVALL ST, PERSHING AVE
ALEXANDRIA, VA 22314

Red Fox Development

FLOOR PLAN - LEVEL 26

STEVE SMITH Proposed in Charge	20230394 Project No.
ALYSHA BUCK Project Manager	08/04/25 Date
MATT GUELCHER Project Designer	
SAM GUENIN Supt/Architect	

A2-26



NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20230394 PROJECT NAME: EISENHOWER BLOCK THREE
DRAWING TITLE: FLOOR PLAN - LEVEL 26
DRAWING DATE: 08/04/2025 03:04:44 Eisenhower Block Three/20230394_023_eisenhower_arch.rvt
9/2/2025 12:24:48 PM



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SCOPE DOCUMENTS

The Contract Documents issued for [Conceptual Design, Schematic Design, Design Development, Partial Construction Documents or Other Issuance up to Issued for Construction] are intended to be at that level of development and as such, may be neither complete nor coordinated. The [Construction Manager, Contractor, Design/Builder] is responsible for complete and coordinated pricing (and execution) of the Work, and shall include items necessary for the proper execution and completion of the Work, as shown, specified, reasonably inferred or required for a complete Project. For Work of delegated designs, systems, assemblies, components and materials shall comply with national, state and local code requirements. The [Construction Manager, Contractor, Design/Builder] shall inform the Owner and Architect, in timely fashion, of any discovered omissions, inconsistencies or errors in the Contract Documents.

ISSUANCES		
No.	Drawing Issue Description	Date
VERIFICATION SUBMISSION		08/04/25
REVISED COMPLETENESS #2		09/02/2025

EISENHOWER BLOCK THREE

MILL RD, STOVALL ST, PERSHING AVE
ALEXANDRIA, VA 22314

Red Fox Development

FLOOR PLAN - LEVEL 27

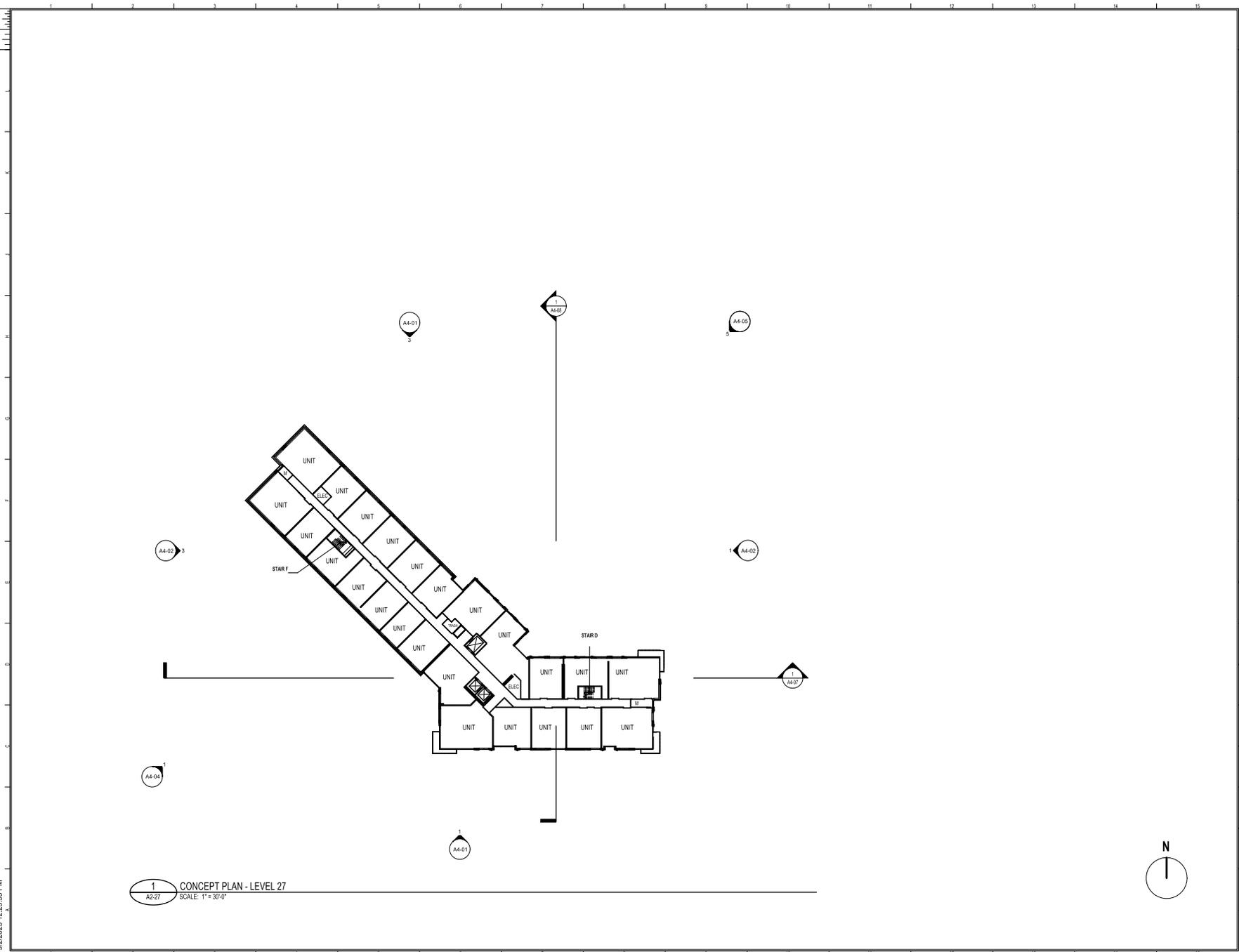
STEVE SMITH	20230384
Proposed in Charge	Project No.
ALYSHA BUCK	08/04/25
Project Manager	Date
MATT GUELCHER	
Project Designer	
SAM GUENIN	
Self-Inspector	

A2-27

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
DRAWING TITLE: FLOOR PLAN - LEVEL 27
DRAWING FILE: A:\Projects\2023\20230384 Eisenhower Block Three\20230384_023_eisenhower_arch.dwg
9/2/2025 12:24:55 PM

1 CONCEPT PLAN - LEVEL 27
A2-27 SCALE: 1" = 30'-0"





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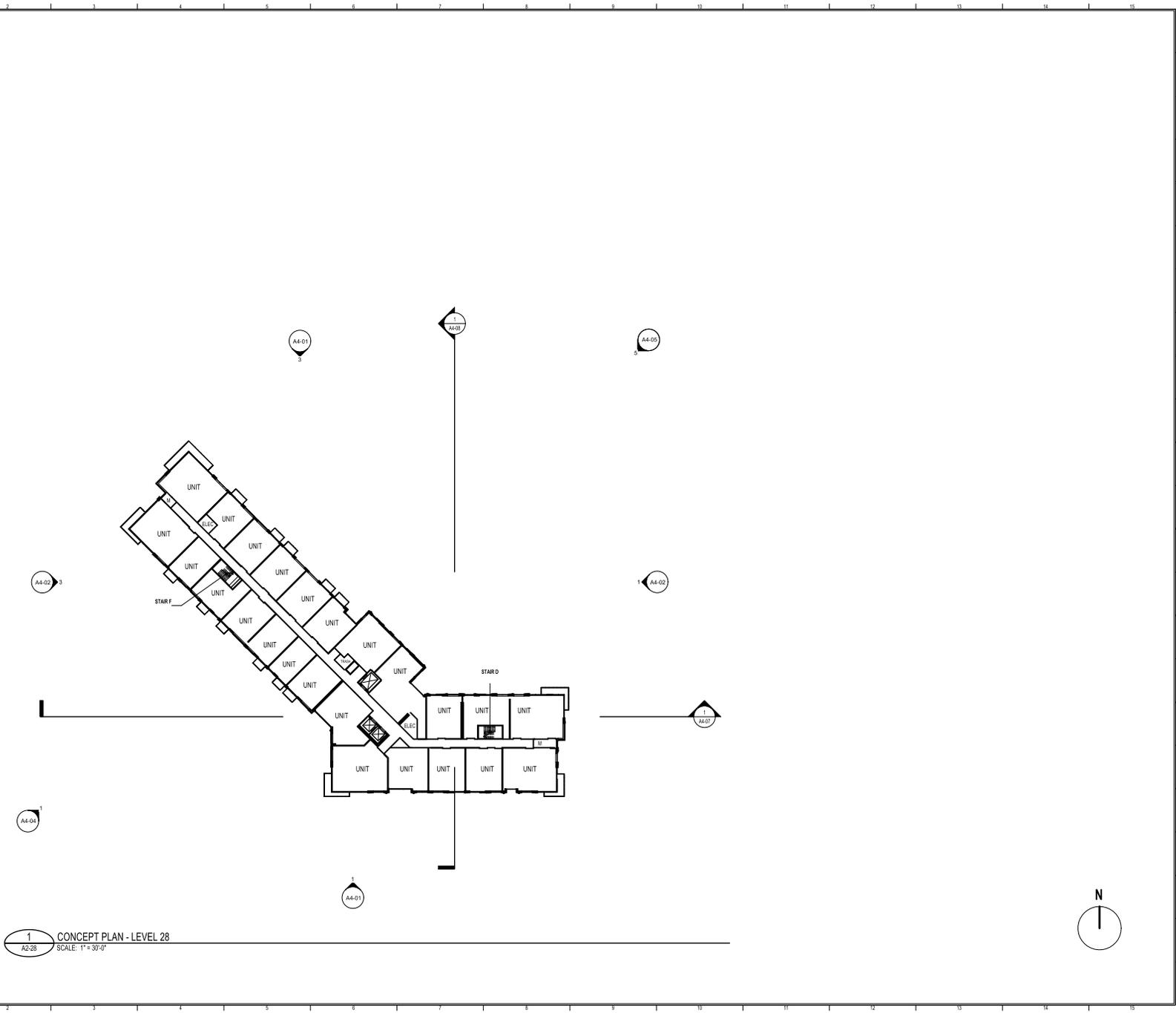
SCOPE DOCUMENTS

The Contract Documents issued for [Conceptual Design, Schematic Design, Design Development, Partial Construction Documents or Other Issuance up to Issued for Construction] are intended to be at that level of development and as such, may be neither complete nor coordinated. The [Construction Manager, Contractor, Design/Builder] is responsible for complete and coordinated pricing (and execution) of the Work, and shall include items necessary for the proper execution and completion of the Work, as shown, specified, reasonably inferred or required for a complete Project. For Work of delegated designs, systems, assemblies, components and materials shall comply with national, state and local code requirements. The [Construction Manager, Contractor, Design/Builder] shall inform the Owner and Architect, in timely fashion, of any discovered omissions, inconsistencies or errors in the Contract Documents.

ISSUANCES

No.	Drawing Issue Description	Date
1	VERIFICATION SUBMISSION	08/04/25
	REVISED COMPLETENESS #2	09/02/2025

1
A2-28
CONCEPT PLAN - LEVEL 28
SCALE: 1" = 30'-0"



EISENHOWER BLOCK THREE

MILL RD, STOVALL ST, PERSHING AVE
ALEXANDRIA, VA 22314

Red Fox Development

FLOOR PLAN - LEVEL 28

STEVE SMITH	20230384
Proposed in Charge	Project No.
ALYSHA BUCK	08/04/25
Project Manager	Date
MATT GUELCHER	
Project Designer	
SAM GUENIN	
Self-Inspector	

A2-28



NOT ISSUED FOR CONSTRUCTION

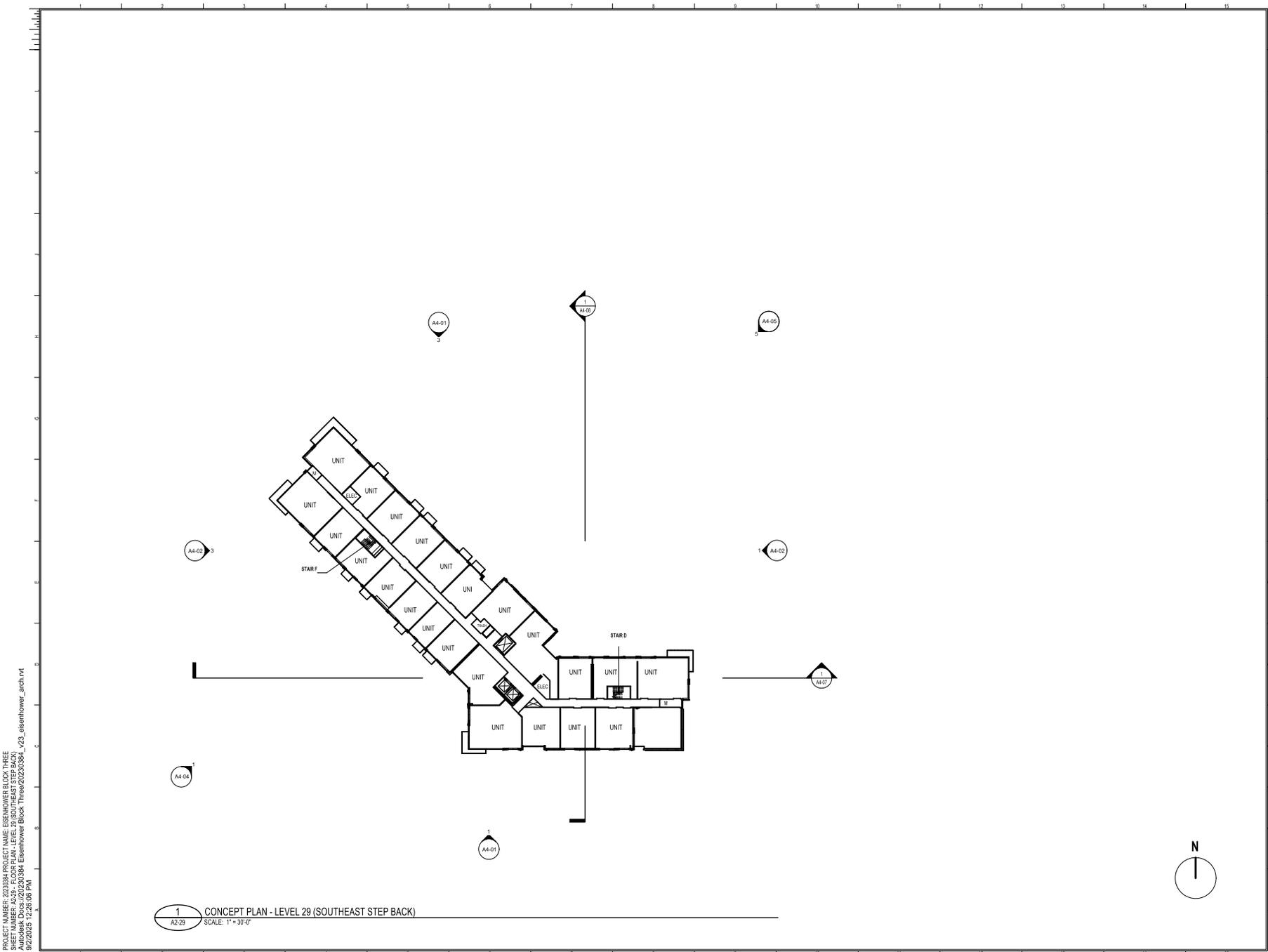
PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
DRAWING TITLE: FLOOR PLAN - LEVEL 28
AUTHOR: Alysah Buck/20230384 Eisenhower Block Three/20230384_023_eisenhower_arch.rvt
9/2/2025 12:26:00 PM



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SCOPE DOCUMENTS
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ISSUANCES		
No.	Drawing Issue Description	Date
	CONCEPT 1A SUBMISSION	10.09.2024
	CONCEPT 2 SUBMISSION	03.07.2025
	DRB CONCEPT REVIEW 1	03.21.2025
	DRB CONCEPT REVIEW 2	06.09.2025
	OSDP SUBMISSION	06.02.2025
	VERIFICATION SUBMISSION	06.04.2025
	REVISED COMPLETENESS #2	09.02.2025



1
A2-29 CONCEPT PLAN - LEVEL 29 (SOUTHEAST STEP BACK)
SCALE: 1" = 30'-0"



EISENHOWER BLOCK THREE

MILL RD, STOVALL ST, PERSHING AVE
ALEXANDRIA, VA 22314

Red Fox Development

FLOOR PLAN - LEVEL 29
(SOUTHEAST STEP BACK)

STEVE SMITH	20230384
Proposed in Charge	Project No.
ALYSHA BUICK	08/04/25
Project Manager	Date
MATT GUELCHER	
Project Designer	
SAM GUENIN	
Dept. Architect	

A2-29

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20230384 - PROJECT NAME: EISENHOWER BLOCK THREE
FLOOR PLAN: FLOOR PLAN - LEVEL 29 (SOUTHEAST STEP BACK)
FILE NAME: A2-29 - EISENHOWER BLOCK THREE - FLOOR PLAN - LEVEL 29 (SOUTHEAST STEP BACK)
DATE: 08/04/25 12:26:08 PM



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SCOPE DOCUMENTS

The Contract Documents issued for [Conceptual Design, Schematic Design, Design Development, Partial Construction Documents or Other Issuance up to Issued for Construction] are intended to be at that level of development and as such, may be neither complete nor coordinated. The [Construction Manager, Contractor, Design/Builder] is responsible for complete and coordinated pricing [and execution] of the Work, and shall include items necessary for the proper execution and completion of the Work, as shown, specified, reasonably inferred or required for a complete Project. For Work of delegated designs, systems, assemblies, components and materials shall comply with national, state and local code requirements. The [Construction Manager, Contractor, Design/Builder] shall inform the Owner and Architect, in timely fashion, of any discovered omissions, inconsistencies or errors in the Contract Documents.

ISSUANCES

No.	Drawing Issue Description	Date
VERIFICATION SUBMISSION		08/04/2025
REVISED COMPLETENESS #2		09/02/2025

EISENHOWER BLOCK THREE

MILL RD, STOVALL ST, PERSHING AVE
ALEXANDRIA, VA 22314

Red Fox Development

FLOOR PLAN - LEVEL 30

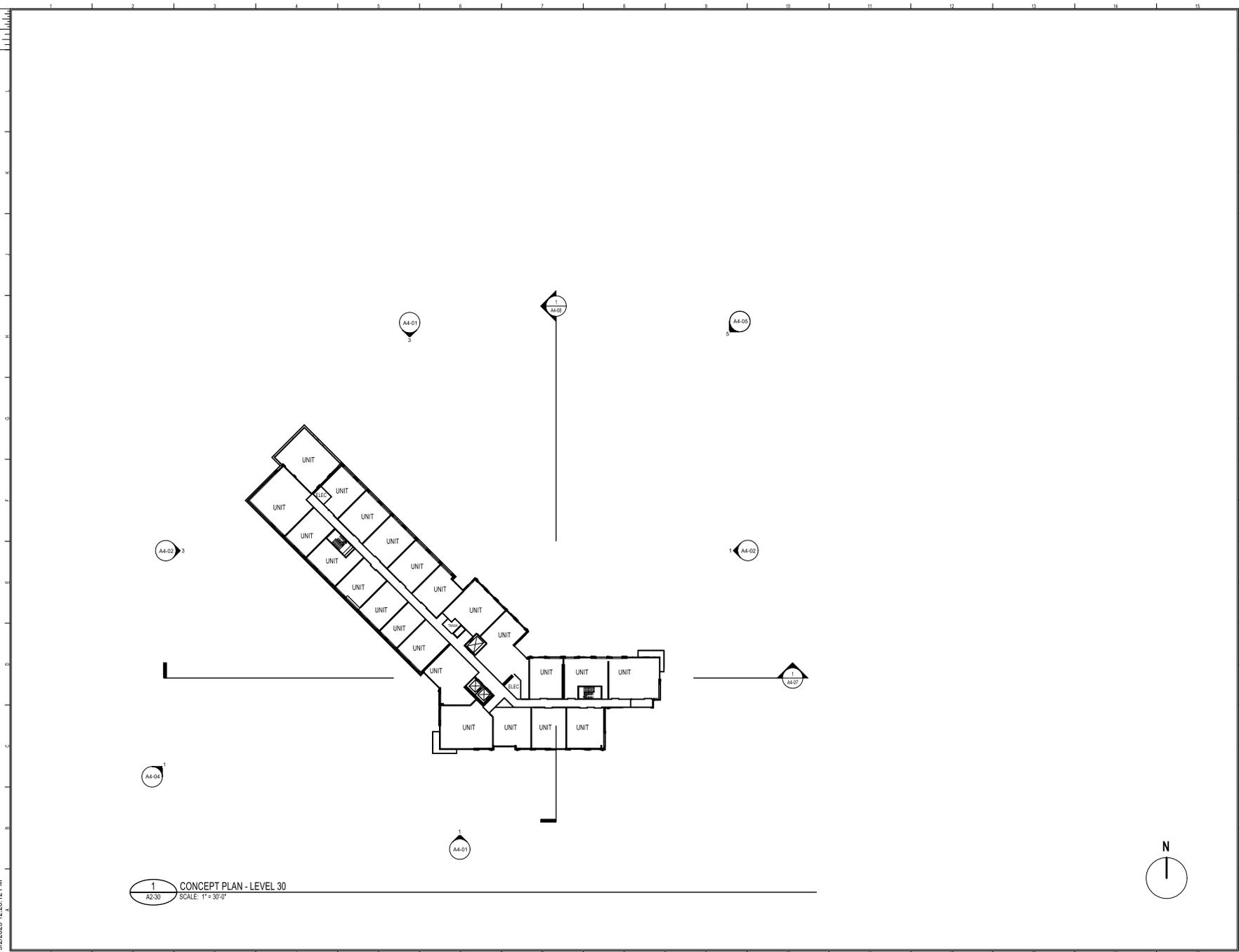
STEVE SMITH	20230394
Proposed in Charge	Project No.
ALYSHA BUCK	08/04/25
Project Manager	Date
MATT GUELCHER	
Project Designer	
SAM GUENIN	
Self Architect	

A2-30



1 CONCEPT PLAN - LEVEL 30
A2-30 SCALE: 1" = 30'-0"

PROJECT NUMBER: 20230394 - PROJECT NAME: EISENHOWER BLOCK THREE
DRAWING TITLE: FLOOR PLAN - LEVEL 30
AUTHOR: Alyssha Buck/20230394 Eisenhower Block Three/20230394_023_eisenhower_arch.rvt
9/2/2025 12:26:12 PM



NOT ISSUED FOR CONSTRUCTION



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SCOPE DOCUMENTS

The Contract Documents issued for [Conceptual Design, Schematic Design, Design Development, Partial Construction Documents or Other Issuance up to Issued for Construction] are intended to be at that level of development and as such, may be neither complete nor coordinated. The [Construction Manager, Contractor, Design/Builder] is responsible for complete and coordinated pricing [and execution] of the Work, and shall include items necessary for the proper execution and completion of the Work, as shown, specified, reasonably inferred or required for a complete Project. For Work of delegated designs, systems, assemblies, components and materials shall comply with national, state and local code requirements. The [Construction Manager, Contractor, Design/Builder] shall inform the Owner and Architect, in timely fashion, of any discovered omissions, inconsistencies or errors in the Contract Documents.

ISSUANCES		
No.	Drawing Issue Description	Date
1	VERIFICATION SUBMISSION	08/04/25
	REVISED COMPLETENESS #2	09/02/2025

1
A2-31
CONCEPT PLAN - LEVEL 31
SCALE: 1" = 30'-0"

EISENHOWER BLOCK THREE

MILL RD, STOVALL ST, PERSHING AVE
ALEXANDRIA, VA 22314

Red Fox Development

FLOOR PLAN - LEVEL 31

STEVE SMITH	20230394
Proposed in Charge	Project No.
ALYSHA BUCK	08/04/25
Project Manager	Date
MATT GUELCHER	
Project Designer	
SAM GUENIN	
Self-Inspector	

A2-31



PROJECT NUMBER: 20230394 - PROJECT NAME: EISENHOWER BLOCK THREE
DRAWING TITLE: FLOOR PLAN - LEVEL 31
AUTHOR: Alysah Buck/20230394 Eisenhower Block Three/20230394_023_eisenhower_arch.rvt
9/2/2025 12:26:17 PM

NOT ISSUED FOR CONSTRUCTION

NOTE: ALL SPOT ELEVATIONS ARE MEASURED FROM SEA LEVEL UNLESS OTHERWISE NOTED.
FOR SIGNAGE INFORMATION, SEE SHEET A4-05.



COOPER CARRY
THE CENTER FOR CONNECTIVE ARCHITECTURE

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SCOPE DOCUMENTS

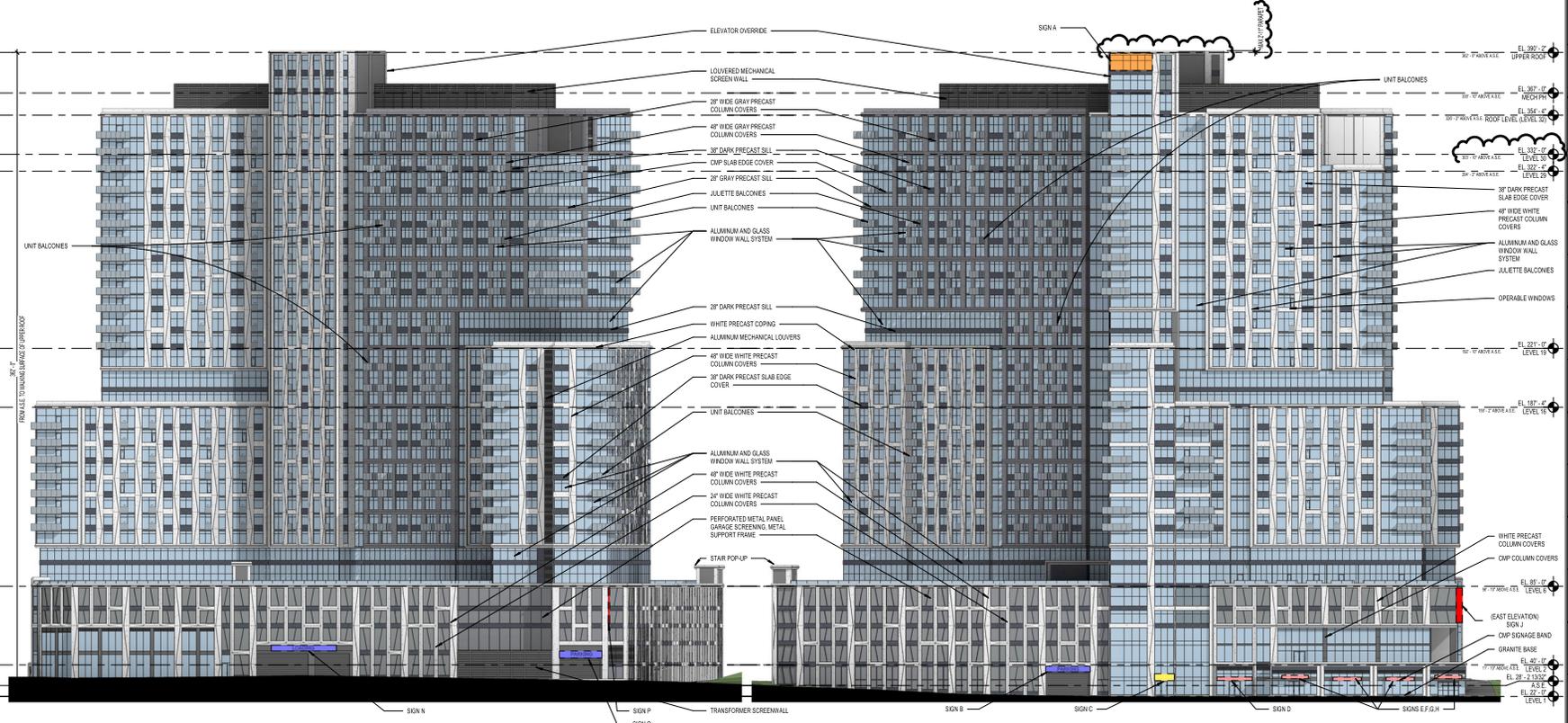
The Contract Documents issued for (Conceptual Design, Schematic Design, Design Development, Partial Construction Documents or Other Issuance up to Issued for Construction) are intended to be at that level of development and as such, may be neither complete nor coordinated. The (Construction Manager, Contractor, Design/Builder) is responsible for complete and coordinated pricing (and execution) of the Work, and shall include items necessary for the proper execution and completion of the Work, as shown, specified, reasonably inferred or required for a complete Project. For Work of designed designs, systems, assemblies, components and materials shall comply with national, state and local code requirements. The (Construction Manager, Contractor, Design/Builder) shall inform the Owner and Architect, in timely fashion, of any discovered omissions, inconsistencies or errors in the Contract Documents.

ISSUANCES

No.	Drawing Issue Description	Date
CONCEPT 2 SUBMISSION		03.07.2025
DRB CONCEPT REVIEW 1		03.27.2025
DRB CONCEPT REVIEW 2		05.09.2025
DSUP SUBMISSION		06.02.2025
VERIFICATION SUBMISSION		06.04.2025
REVISED COMPLETENESS #2		09.02.2025

NORTH ELEVATION WWR: 37.8%

SOUTH ELEVATION WWR: 43.5%



3 BUILDING ELEVATION - NORTH
A4-01 SCALE: 1" = 30'-0"

1 BUILDING ELEVATION - SOUTH
A4-01 SCALE: 1" = 30'-0"

EISENHOWER BLOCK THREE

MILL RD, STOVALL ST, PERSHING AVE
ALEXANDRIA, VA 22314

Red Fox Development

BUILDING ELEVATIONS

STEVE SMITH	20230384
Project in Charge	Project No.
ALYSHA BLICK	08/04/25
Project Manager	Date
MATT GUELCHER	
Project Designer	
SAM GUENIN	
Dept. Architect	

A4-01

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
DRAWING NUMBER: A4-01 ELEVATION: NORTH
AUTOCAD FILE: 20230384 Eisenhower Block Three/20230384_03_eisenhower_arch.dwg
9/2/2025 12:30:39 PM

NOTE: ALL SPOT ELEVATIONS ARE MEASURED FROM SEA LEVEL UNLESS OTHERWISE NOTED.
FOR SIGNAGE INFORMATION, SEE SHEET A4-05.



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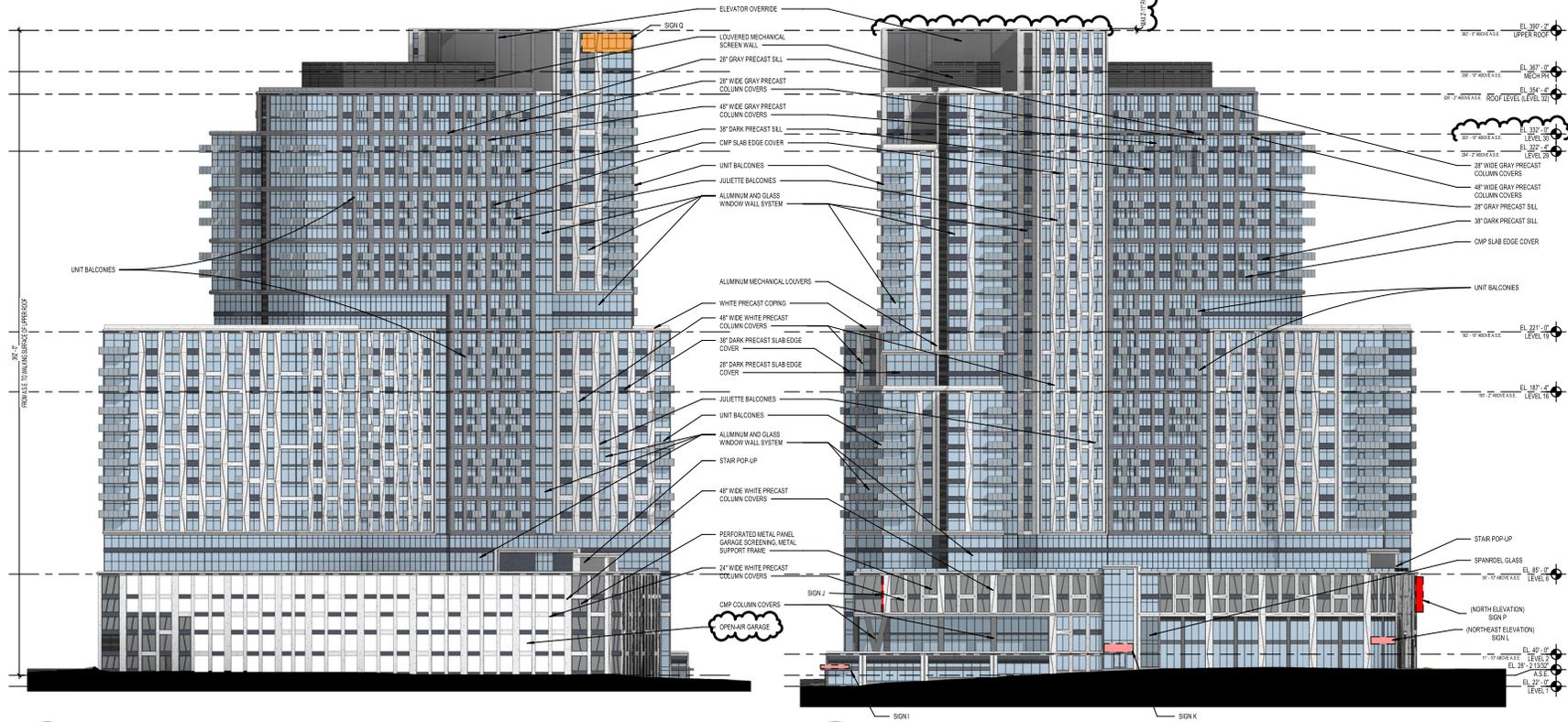
SCOPE DOCUMENTS

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ISSUANCES		
No.	Drawing Issue Description	Date
CONCEPT 2 SUBMISSION		03.07.2025
DRB CONCEPT REVIEW 1		03.27.2025
DRB CONCEPT REVIEW 2		05.09.2025
DSUP SUBMISSION		06.02.2025
VERIFICATION SUBMISSION		08.04.2025
REVISED COMPLETENESS #2		09.02.2025

EAST ELEVATION WWR: 44.6%

WEST ELEVATION WWR: 33.1%



3 CONCEPT ELEVATION - WEST
A4-02 SCALE: 1" = 30'-0"

1 BUILDING ELEVATION - EAST
A4-02 SCALE: 1" = 30'-0"

EISENHOWER BLOCK THREE

MILL RD, STOVALL ST, PERSHING AVE
ALEXANDRIA, VA 22314

Red Fox Development

BUILDING ELEVATIONS

STEVE SMITH	20230384
Project in Charge	Project No.
ALYSHA BLICK	08/04/25
Project Manager	Date
MATT GUELCHER	
Project Designer	
SAM GUENIN	
Dept. Architect	

A4-02

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
DRAWING NUMBER: BUILDING ELEVATIONS
Author: Alysah Blick/20230384 Eisenhower Block Three/20230384_023_eisenhower_arch.dwg
9/2/2025 12:34:43 PM

NOTE: ALL SPOT ELEVATIONS ARE MEASURED FROM SEA LEVEL UNLESS OTHERWISE NOTED.
FOR SIGNAGE INFORMATION, SEE SHEET A4-05.



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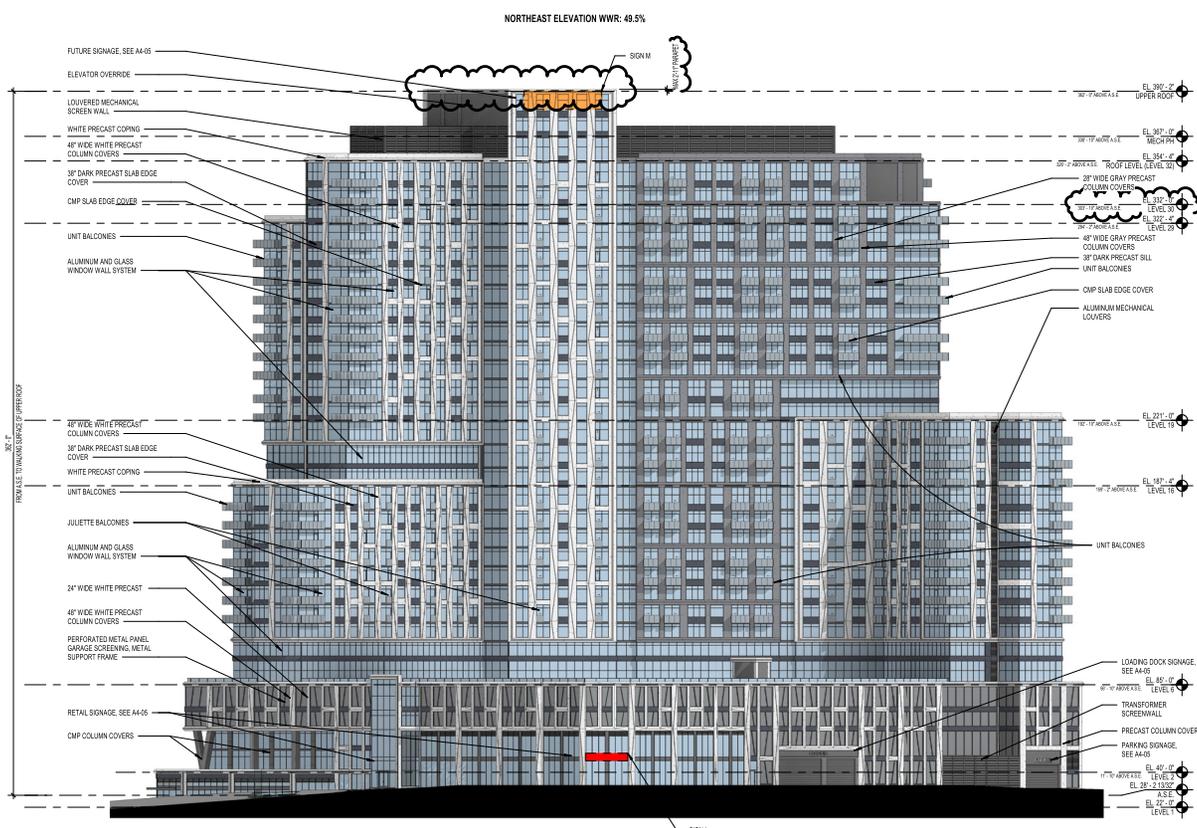
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SCOPE DOCUMENTS

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ISSUANCES

No.	Drawing Issue Description	Date
CONCEPT 2 SUBMISSION		03.07.2025
DRB CONCEPT REVIEW 1		03.27.2025
DRB CONCEPT REVIEW 2		05.09.2025
DSUP SUBMISSION		06.02.2025
VERIFICATION SUBMISSION		08.04.2025
REVISED COMPLETENESS #2		09.02.2025



1 BUILDING ELEVATION - NORTHEAST
A4-03 SCALE: 1" = 30'-0"

EISENHOWER BLOCK THREE

MILL RD, STOVALL ST, PERSHING AVE
ALEXANDRIA, VA 22314

Red Fox Development

BUILDING ELEVATIONS

STEVE SMITH	20230384
Proposed in Charge	Project No.
ALYSHA BUCK	08/04/25
Project Manager	Date
MATT GUELCHER	
Project Designer	
SAM GUENIN	
Dept. Architect	

A4-03

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
DRAWING NUMBER: A4-03 ELEVATIONS
ALYSHA BUCK 08/04/2025 03:03:44 Eisenhower Block Three(20230384_A4-03_eisenhower_arch.rvt
9/2/2025 12:37:47 PM

NOTE: ALL SPOT ELEVATIONS ARE MEASURED FROM SEA LEVEL UNLESS OTHERWISE NOTED.
FOR SIGNAGE INFORMATION, SEE SHEET A4-05.



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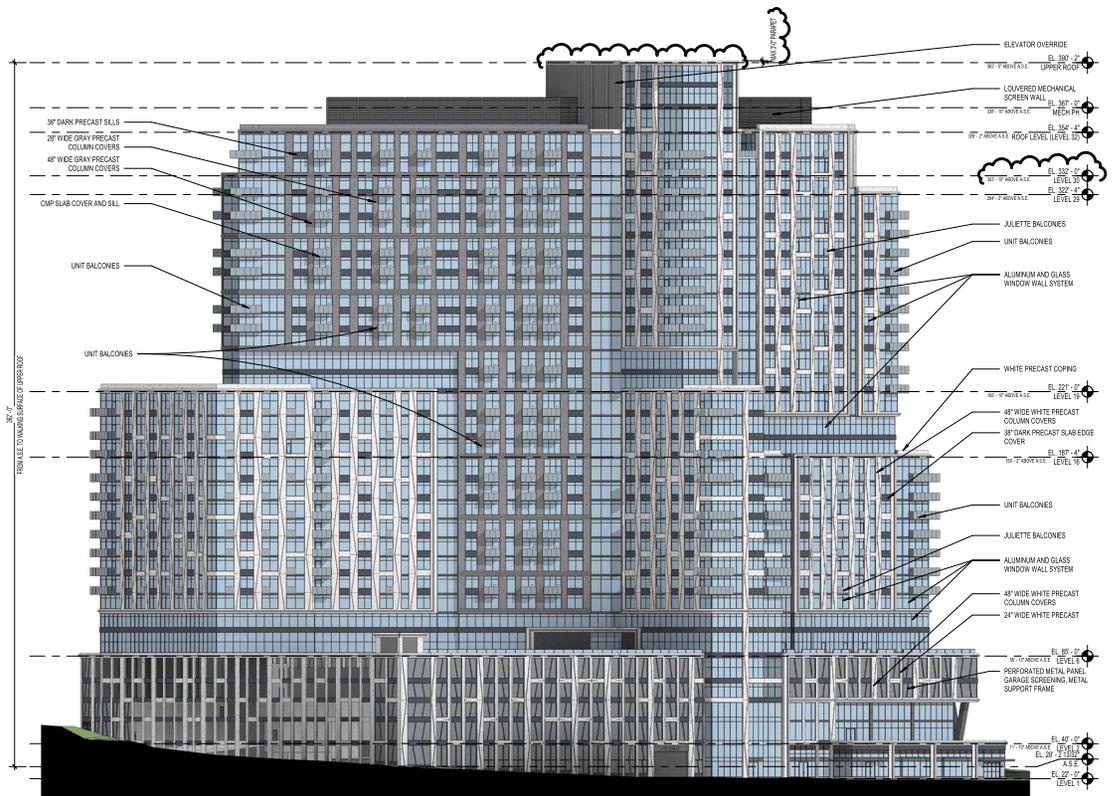
SCOPE DOCUMENTS

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ISSUANCES

No.	Drawing Issue Description	Date
CONCEPT 2 SUBMISSION		03.07.2025
DRB CONCEPT REVIEW 1		03.27.2025
DRB CONCEPT REVIEW 2		05.09.2025
DSUP SUBMISSION		06.02.2025
VERIFICATION SUBMISSION		08.04.2025
REVISED COMPLETENESS #2		09.02.2025

SOUTHWEST ELEVATION WWR: 44.7%



1 BUILDING ELEVATION - SOUTHWEST
A4-04 SCALE: 1" = 30'-0"

EISENHOWER BLOCK THREE

MILL RD, STOVALL ST, PERSHING AVE
ALEXANDRIA, VA 22314

Red Fox Development

BUILDING ELEVATIONS

STEVE SMITH	20230384
Proposed in Charge	Project No.
ALYSHA BUICK	08/04/25
Project Manager	Date
MATT GUELCHER	
Project Designer	
SAM GUENIN	
Dept. Architect	

A4-04

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
DRAWN BY: STEVE SMITH CHECKED BY: ALYSHA BUICK
DATE: 08/04/25 12:40:07 PM



SCOPE DOCUMENTS
The Contract Documents issued for (Conceptual Design, Schematic Design, Design Development, Partial Construction Documents or Other Issuance up to Issued for Construction) are intended to be at that level of development and as such, may be neither complete nor coordinated. The (Construction Manager, Contractor, Design/Builder) is responsible for complete and coordinated pricing (and execution) of the Work, and shall include items necessary for the proper execution and completion of the Work, as shown, specified, reasonably inferred or required for a complete Project. For Work of delegated designs, systems, assemblies, components and materials shall comply with national, state and local code requirements. The (Construction Manager, Contractor, Design/Builder) shall inform the Owner and Architect, in timely fashion, of any discovered omissions, inconsistencies or errors in the Contract Documents.

ISSUANCES		
No.	Drawing Issue Description	Date
DRS	CONCEPT REVIEW 2	05.09.2025
CDSP	SUBMISSION	03.02.2025
VERIFICATION	SUBMISSION	08.04.2025
REVISED	COMPLETENESS #2	09.02.2025

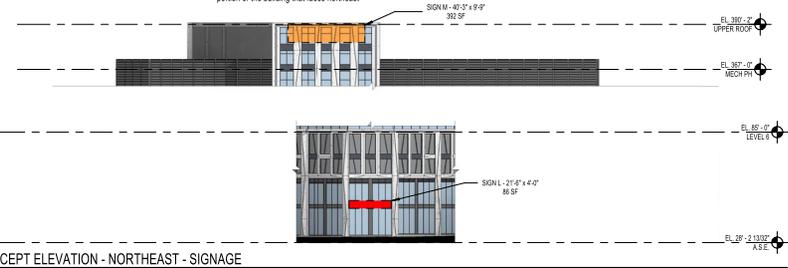
NOTE: ALL SPOT ELEVATIONS ARE MEASURED FROM SEA LEVEL UNLESS OTHERWISE NOTED.

SIGNAGE LEGEND	SIGN	TYPE	ELEVATION	DIMENSIONS	AREA	NOTES
GROUND-LEVEL RETAIL	A	RETAIL TOWER SIGN	SOUTH	25'-0" x 10'-2"	259.25 SF	
RETAIL BLADE SIGN	B	PARKING	SOUTH	28'-0" x 3'-4"	86.67 SF	
RETAIL TOWER SIGN	C	RESIDENTIAL	SOUTH	11'-0" x 4'-0"	44 SF	
RESIDENTIAL	D	GROUND LEVEL RETAIL	SOUTH	20'-0" x 2'-0"	40 SF	
PARKING	E	GROUND LEVEL RETAIL	SOUTH	18'-0" x 2'-0"	32 SF	
	F	GROUND LEVEL RETAIL	SOUTH	16'-0" x 2'-0"	32 SF	
	G	GROUND LEVEL RETAIL	SOUTH	16'-0" x 2'-0"	32 SF	
	H	GROUND LEVEL RETAIL	SOUTH	18'-0" x 2'-0"	32 SF	
	I	GROUND LEVEL RETAIL	EAST	18'-0" x 2'-0"	32 SF	
	J	RETAIL BLADE SIGN	EAST	20'-0" x 4'-0"	80 SF	
	K	GROUND LEVEL RETAIL	EAST	17'-0" x 5'-0"	87.5 SF	
	L	GROUND LEVEL RETAIL	NORTHEAST	21'-0" x 4'-0"	86 SF	
	M	RETAIL TOWER SIGN	NORTHEAST	40'-3" x 9'-9"	392 SF	
	N	PARKING	NORTH	37'-0" x 3'-4"	135.67 SF	
	O	PARKING	NORTH	24'-3" x 4'-0"	97 SF	
	P	RETAIL BLADE SIGN	NORTH	20'-0" x 4'-0"	80 SF	
	Q	RETAIL TOWER SIGN	WEST	28'-0" x 10'-10"	308.75 SF	

NOTE: SIGNAGE LIGHTING TO BE COORDINATED FOR FSP

BUILDING WALL WIDTH*	259' - 3"
ALLOWABLE SIGN AREA (1:2 RATIO)	518.5 SF
TOTAL PROVIDED SIGN AREA	478 SF

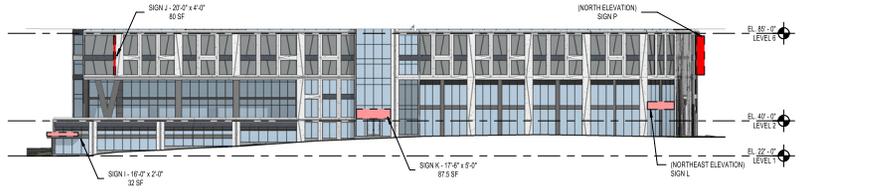
* This elevation width is calculated to include the entire middle portion of the building that faces northeast



5 CONCEPT ELEVATION - NORTHEAST - SIGNAGE
SCALE: 1" = 30'-0"

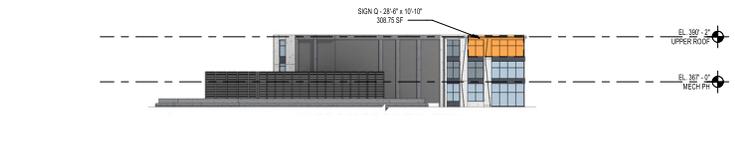
6 CONCEPT ELEVATION - SOUTHWEST - SIGNAGE
SCALE: 1" = 30'-0"

BUILDING WALL WIDTH	336' - 0"
ALLOWABLE SIGN AREA (1:2 RATIO)	673 SF
TOTAL PROVIDED SIGN AREA	199.5 SF



3 CONCEPT ELEVATION - EAST - SIGNAGE
SCALE: 1" = 30'-0"

BUILDING WALL WIDTH	301' - 3"
ALLOWABLE SIGN AREA (1:2 RATIO)	602.5 SF
TOTAL PROVIDED SIGN AREA	308.75 SF



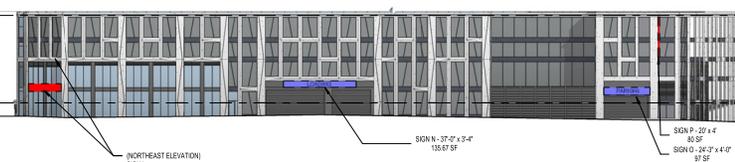
4 CONCEPT ELEVATION - WEST - SIGNAGE
SCALE: 1" = 30'-0"

BUILDING WALL WIDTH	429' - 0"
ALLOWABLE SIGN AREA (1:2 RATIO)	859.5 SF
TOTAL PROVIDED SIGN AREA	557.92 SF



1 CONCEPT ELEVATION - NORTH - SIGNAGE
SCALE: 1" = 30'-0"

BUILDING WALL WIDTH	345' - 10"
ALLOWABLE SIGN AREA (1:2 RATIO)	691.67 SF
TOTAL PROVIDED SIGN AREA	312.67 SF



2 CONCEPT ELEVATION - SOUTH - SIGNAGE
SCALE: 1" = 30'-0"

EISENHOWER BLOCK THREE

MILL RD, STOVALL ST, PERSHING AVE
ALEXANDRIA, VA 22314

Red Fox Development

BUILDING ELEVATIONS - SIGNAGE

STEVE SMITH	20230384
Principal in Charge	Project No.
ALYSHA BUCK	08/04/25
Project Manager	Date
MATT GUELCHER	
Project Designer	
SAM GUENIN	
Dept. Architect	

A4-05

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
DRAWING NUMBER: A4-05 DRAWING TITLE: BUILDING ELEVATIONS - SIGNAGE
ALYSHA BUCK 08/04/2025 2:03:34 PM Eisenhower Block Three 20230384_023_eisenhower_arch.dwg
9/2/2025 1:08:18 PM

NOTE: ALL SPOT ELEVATIONS ARE MEASURED FROM SEA LEVEL UNLESS OTHERWISE NOTED.



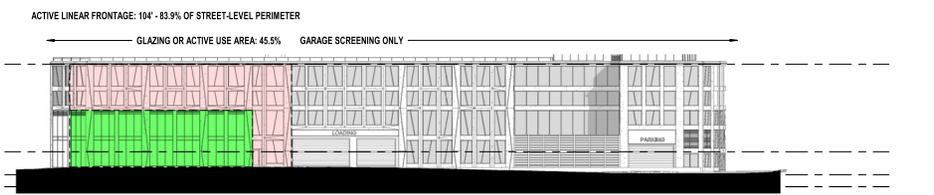
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SCOPE DOCUMENTS

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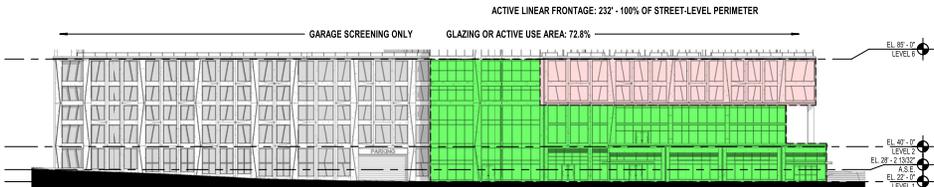
ISSUANCES		
No.	Drawing Issue Description	Date
VERIFICATION SUBMISSION		08/04/2025
REVISED COMPLETENESS #2		09/02/2025



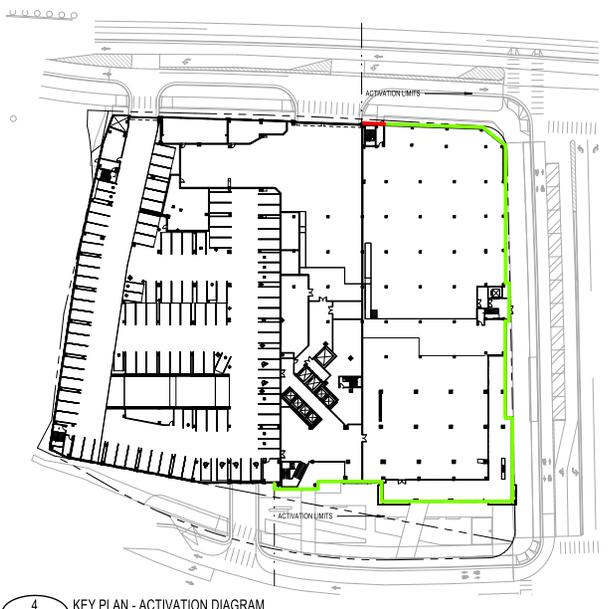
3 BUILDING ELEVATION - NORTH - ACTIVATION DIAGRAM
SCALE: 1" = 30'-0"



2 BUILDING ELEVATION - EAST - ACTIVATION DIAGRAM
SCALE: 1" = 30'-0"



1 BUILDING ELEVATION - SOUTH - ACTIVATION DIAGRAM
SCALE: 1" = 30'-0"



4 KEY PLAN - ACTIVATION DIAGRAM
SCALE: 1" = 30'-0"

EISENHOWER BLOCK THREE

MILL RD, STOVALL ST, PERSHING AVE
ALEXANDRIA, VA 22314

Red Fox Development

**BUILDING ELEVATIONS -
ACTIVATION DIAGRAMS**

STEVE SMITH Principal in Charge	20230384 Project No.
ALYSHA BUCK Project Manager	08/04/25 Date
MATT GUELCHER Project Designer	
SAM GUENIN Draft Architect	

A4-06

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
DRAWING NUMBER: A4-06 DRAWING TITLE: ACTIVATION DIAGRAMS
ALYSHA BUCK 08/04/2025 2:30:34 Eisenhower Block Three A4-06 Eisenhower Arch.dwg
9/2/2025 1:08:26 PM

NOTE: ALL SPOT ELEVATIONS ARE MEASURED FROM SEA LEVEL UNLESS OTHERWISE NOTED.



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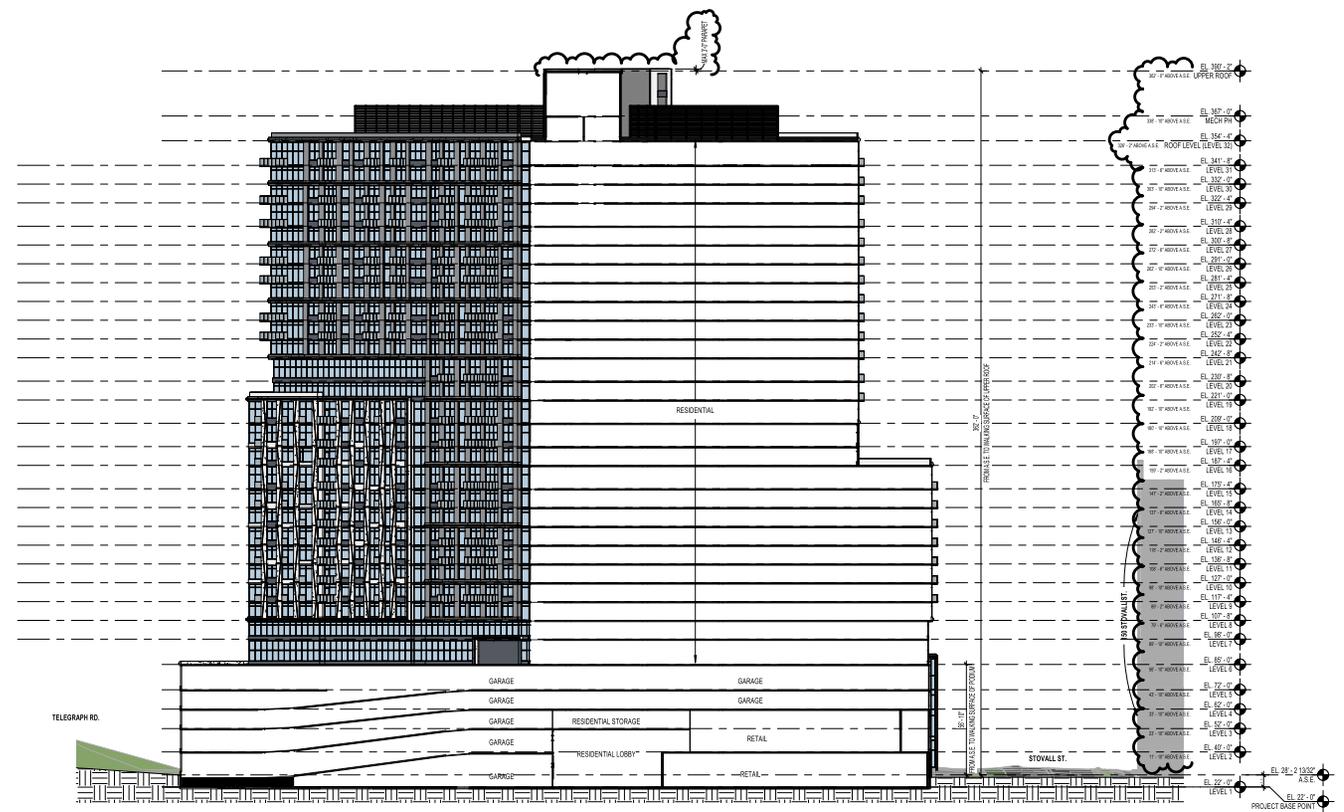
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ISSUANCES

No.	Drawing Issue Description	Date
	CONCEPT 1 SUBMISSION	08.02.2024
	CONCEPT 1A SUBMISSION	11.09.2024
	DRB CONCEPT REVIEW 1	03.21.2025
	DRB CONCEPT REVIEW 2	06.09.2025
	DSUP SUBMISSION	08.02.2025
	VERIFICATION SUBMISSION	08.04.2025
	REVISED COMPLETENESS #2	09.02.2025



1 BUILDING SECTION - EAST/WEST
A4-07 SCALE: 1" = 30'-0"

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
DRAWING TITLE: BUILDING SECTIONS
AUTHOR: Alysha Buck/20230384 Eisenhower Block Three/20230384_023_eisenhower_arch.rvt
9/2/2025 12:41:13 PM

EISENHOWER BLOCK THREE

MILL RD, STOVALL ST, PERSHING AVE
ALEXANDRIA, VA 22314

Red Fox Development

BUILDING SECTIONS

STEVE SMITH	20230384
Project in Charge	Project No.
ALYSHA BUCK	08/04/25
Project Manager	Date
MATT GUELCHER	
Project Designer	
SAM GUENIN	
Dept. Architect	

A4-07

NOT ISSUED FOR CONSTRUCTION

NOTE: ALL SPOT ELEVATIONS ARE MEASURED FROM SEA LEVEL UNLESS OTHERWISE NOTED.



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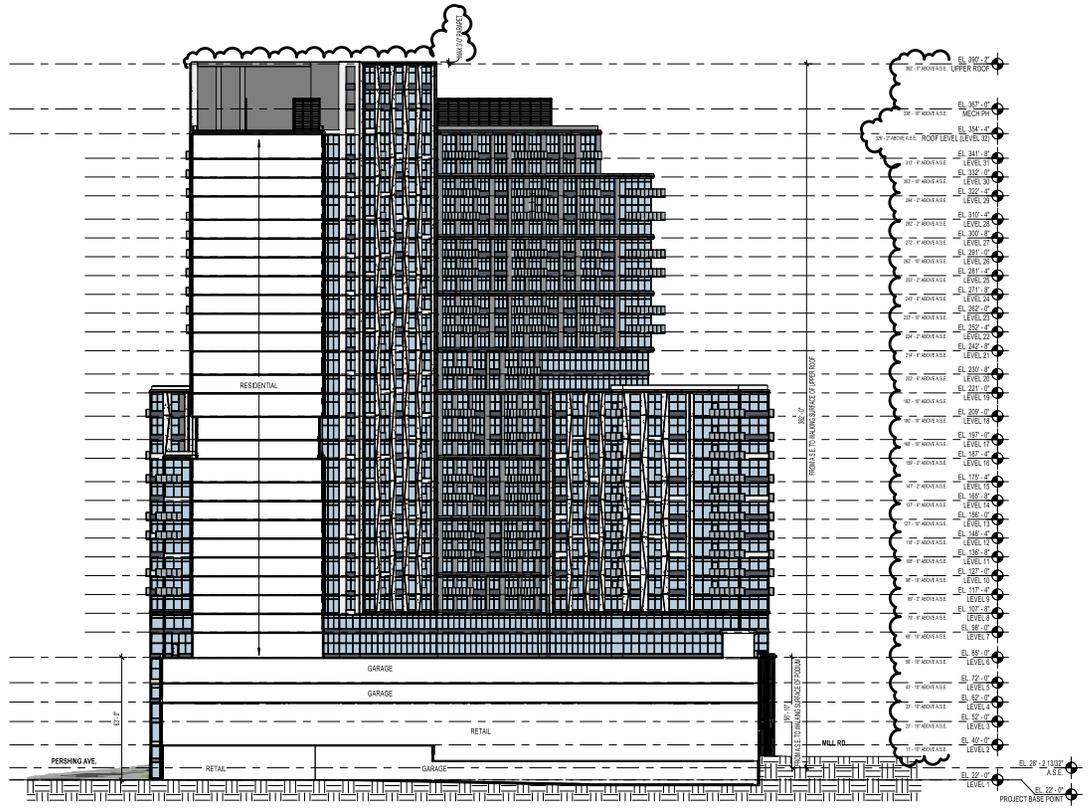
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ISSUANCES

No.	Drawing Issue Description	Date
CONCEPT 1A SUBMISSION		10.09.2024
DRB CONCEPT REVIEW 1		03.21.2025
DRB CONCEPT REVIEW 2		05.09.2025
DSUP SUBMISSION		06.02.2025
VERIFICATION SUBMISSION		08.04.2025
REVISED COMPLETENESS #2		09.02.2025



1 BUILDING SECTION - NORTH/SOUTH
A4-08 SCALE: 1" = 30'-0"

EISENHOWER BLOCK THREE

MILL RD, STOVALL ST, PERSHING AVE
ALEXANDRIA, VA 22314

Red Fox Development

BUILDING SECTIONS

STEVE SMITH	20230384
Project in Charge	Project No.
ALYSHA BUIK	08/04/25
Project Manager	Date
MATT GUELCHER	
Project Designer	
SAM GUENIN	
Dept. Architect	

A4-08

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
DRAWING TITLE: BUILDING SECTIONS
AUTHOR: Alysah Buik/20230384 Eisenhower Block Three/20230384_023_eisenhower_arch.rvt
9/2/2025 1:08:31 PM

NOTE: SEE LANDSCAPE DRAWINGS FOR PODIUM AND GRADE LEVEL DETAILS



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SCOPE DOCUMENTS

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ISSUANCES

No.	Drawing Issue Description	Date
CONCEPT 2 SUBMISSION		03.07.2025
DRB CONCEPT REVIEW 1		03.27.2025
DRB CONCEPT REVIEW 2		05.09.2025
DSUP SUBMISSION		06.02.2025
VERIFICATION SUBMISSION		08.04.2025
REVISED COMPLETENESS #2		09.02.2025



2 SW AXON
SCALE: A4-10



1 NE AXON
SCALE: A4-10

EISENHOWER BLOCK THREE

MILL RD, STOVALL ST, PERSHING AVE
ALEXANDRIA, VA 22314

Red Fox Development

AXONOMETRIC VIEWS

STEVE SMITH	20230384
Proposed in-Charge	Project No.
ALYSHA BUCK	08/04/25
Project Manager	Date
MATT GUELCHER	
Project Designer	
SAM GUENIN	
Staff Architect	

A4-10

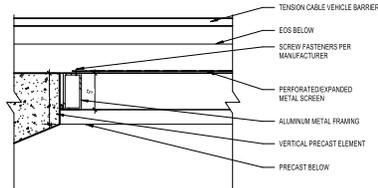
NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
DRAWING TITLE: AXONOMETRIC VIEWS
AUTHOR: Alysah Buck/08/04/2025 03:44 Eisenhower Block Three/20230384_023_eisenhower_arch.v4
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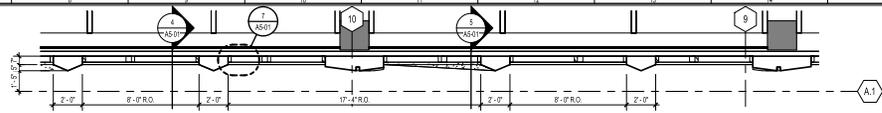
GENERAL NOTES

1. SEE SHEET A5-01 FOR LIGHTING INFORMATION
2. PROVIDE 8" MIN. TALL GRANITE BASE AT ALL EXTERIOR WALLS AT GRADE LEVEL.

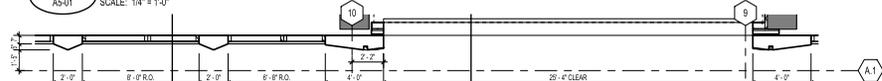
PERFORATED METAL PANEL - 1/2" HOLES @ 1 1/4" STAGGERED SPACING



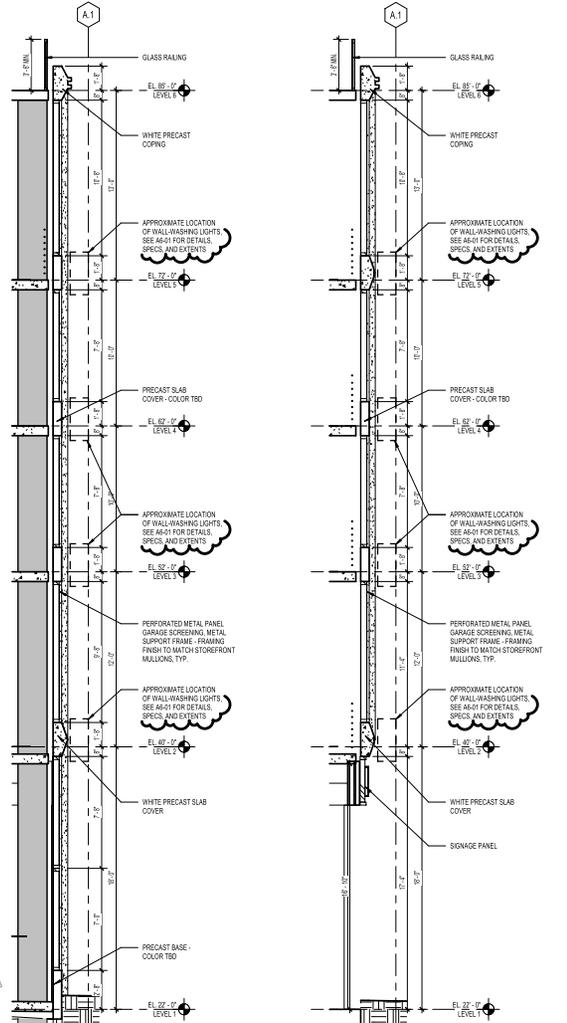
7 PLAN DETAIL - METAL PANEL JAMB
A5-01 SCALE: 1 1/2" = 1'-0"



3 ENLARGED FLOOR PLAN - GARAGE - SOUTH - TYPICAL LEVELS (2-5)
A5-01 SCALE: 1/4" = 1'-0"

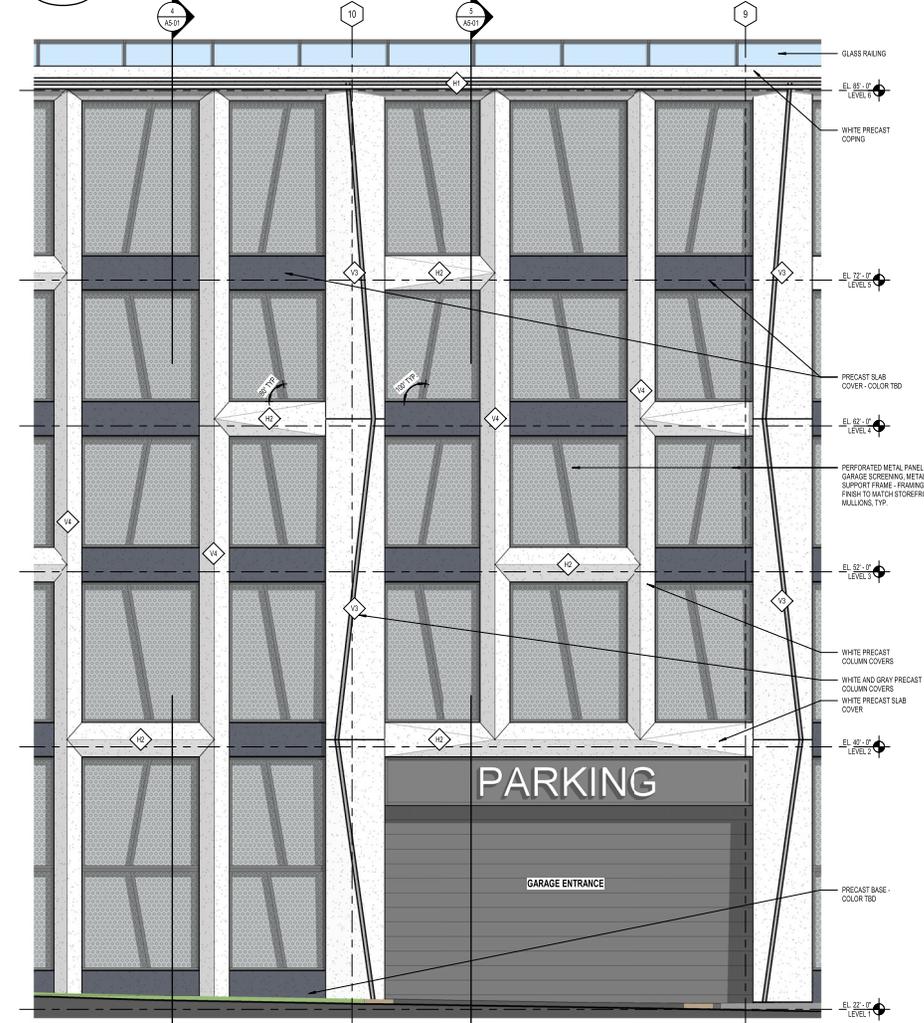


2 ENLARGED FLOOR PLAN - GARAGE - SOUTH - LEVEL 1
A5-01 SCALE: 1/4" = 1'-0"



4 WALL SECTION - GARAGE - SOUTH
A5-01 SCALE: 1/4" = 1'-0"

5 WALL SECTION - GARAGE ENTRANCE - SOUTH
A5-01 SCALE: 1/4" = 1'-0"



1 ENLARGED ELEVATION - SOUTH - GARAGE ENTRANCE
A5-01 SCALE: 1/4" = 1'-0"

SCOPE DOCUMENTS
02025 COOPER CARRY
The Contract Documents issued for (Conceptual Design, Schematic Design, Design Development, Partial Construction Documents or Other Issuance up to Issued for Construction) are intended to be at that level of development and as such, may be neither complete nor coordinated. The Construction Manager, Contractor, Design/Builder is responsible for complete and coordinated pricing (and execution) of the Work, and shall include items necessary for the proper execution and completion of the Work, as shown, specified, reasonably inferred or required for a complete Project. For Work of designed designs, systems, assemblies, components and materials shall comply with national, state and local code requirements. The [Construction Manager, Contractor, Design/Builder] shall inform the Owner and Architect, in timely fashion, of any discovered omissions, inconsistencies or errors in the Contract Documents.

ISSUANCES		
No.	Drawing Issue Description	Date
VERIFICATION SUBMISSION		08/04/2025
REVISED COMPLETENESS #2		09/02/2025

EISENHOWER BLOCK THREE

MILL RD, STOVALL ST, PERSHING AVE
ALEXANDRIA, VA 22314
Red Fox Development

ENLARGED PLANS, ELEVATIONS AND SECTIONS - PODIUM

STEVE SMITH	20230384
Project in Charge	Project No.
ALYSHA BUCK	08/04/25
Project Manager	Date
MATT GUELCHER	
Project Designer	
MUSHTAQUE A	
Self/Architect	

A5-01

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20230384 - PROJECT NAME: EISENHOWER BLOCK THREE - ARCHITECT: RED FOX DEVELOPMENT
ALYSHA BUCK, PROJECT MANAGER, 20230384 - ENLARGED PLANS, ELEVATIONS AND SECTIONS - PODIUM
MUSHTAQUE A, PROJECT DESIGNER, 20230384 - ENLARGED PLANS, ELEVATIONS AND SECTIONS - PODIUM
9/2/2025 1:08:33 PM

GENERAL NOTES

- 1 SEE SHEET A-01 FOR LIGHTING INFORMATION
- 2 PROVIDE 8" MIN. TALL GRANITE BASE AT ALL EXTERIOR WALLS AT GRADE LEVEL, TYP.

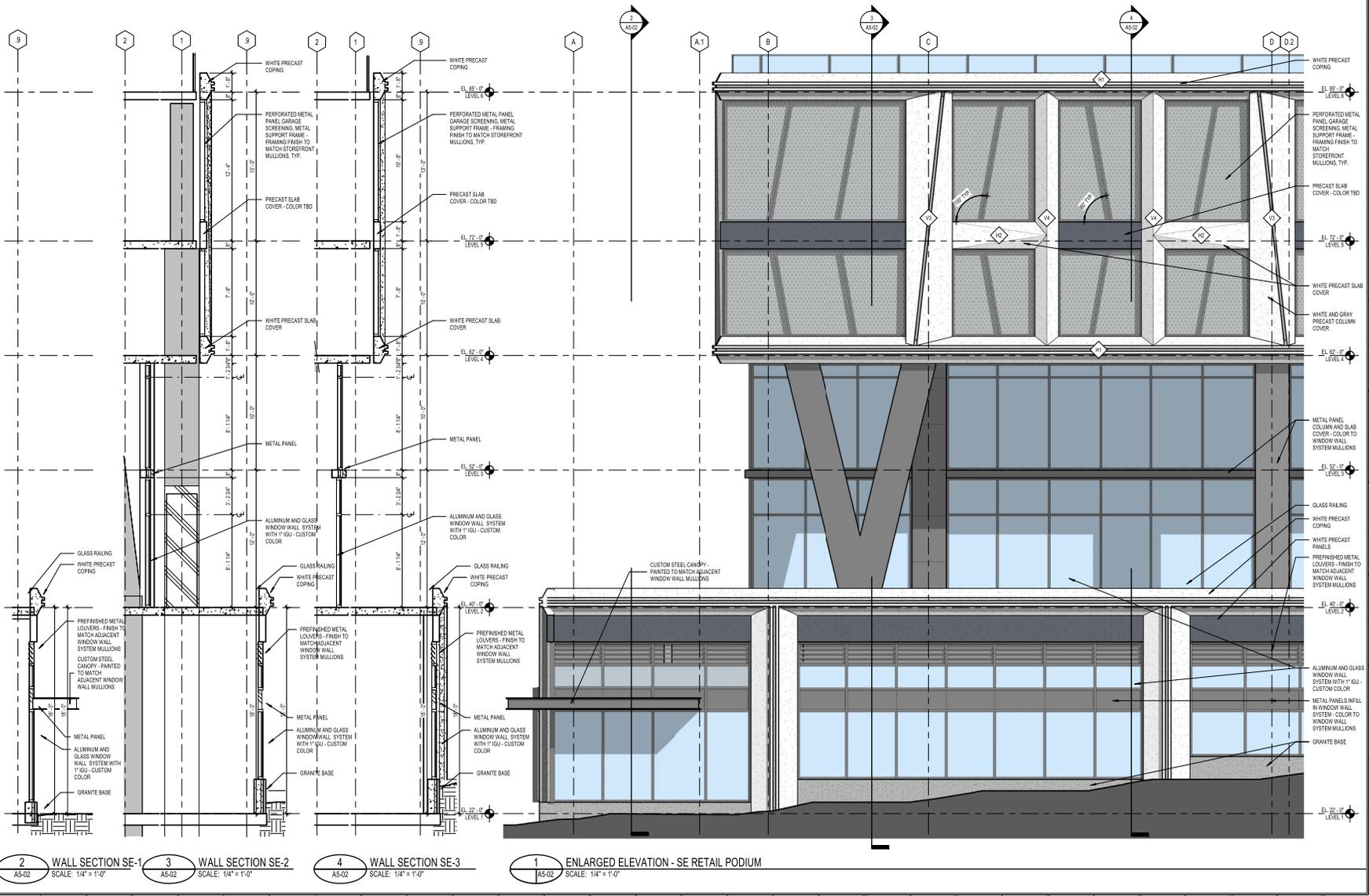
©2025 COOPER CARRY

SCOPE DOCUMENTS

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ISSUANCES

No.	Drawing Issue Description	Date
VERIFICATION SUBMISSION		08/04/25
REVISED COMPLETENESS #2		09/02/2025



EISENHOWER BLOCK THREE

MILL RD, STOVALL ST, PERSHING AVE
ALEXANDRIA, VA 22314

Red Fox Development

ENLARGED ELEVATIONS AND SECTIONS - PODIUM

Designer	20230384
Project in Charge	Project No.
Approver	08/04/25
Project Manager	Date
Checker	
Project Architect	
Author	
Self/Architect	

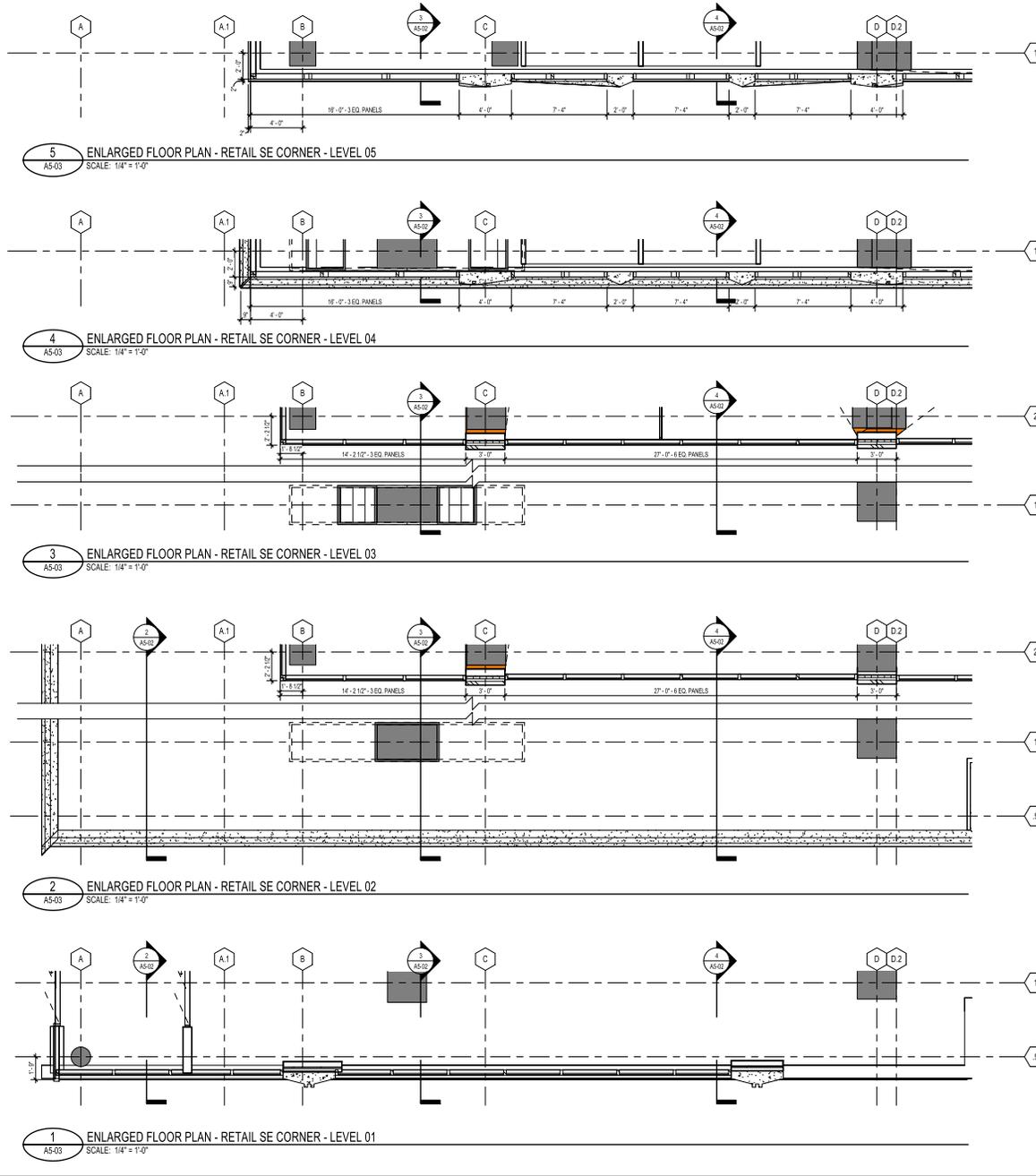
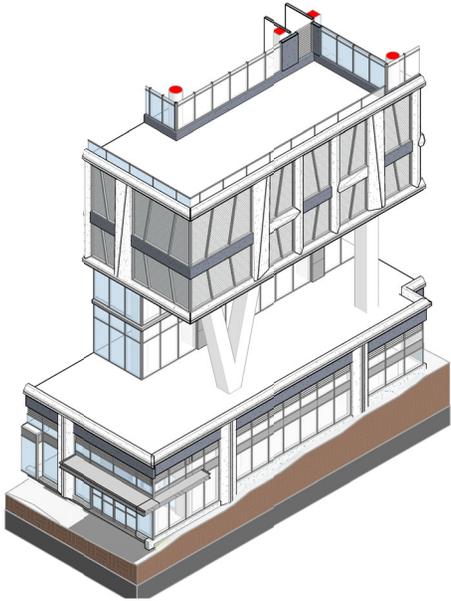
A5-02

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
 DRAWING TITLE: ENLARGED ELEVATIONS AND SECTIONS - PODIUM
 ARCHITECT: Red Fox Development, 11000 Lee Highway, Alexandria, VA 22304
 DATE: 08/04/25 1:08:36 PM

GENERAL NOTES

1. SEE SHEET A5-01 FOR LIGHTING INFORMATION
2. PROVIDE 8" MIN. TALL GRANITE BASE AT ALL EXTERIOR WALLS AT GRADE LEVEL, TYP.



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SCOPE DOCUMENTS

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ISSUANCES

No.	Drawing Issue Description	Date
VERIFICATION SUBMISSION		08/04/25
REVISED COMPLETENESS #2		09/02/2025

EISENHOWER BLOCK THREE

MILL RD, STOVALL ST, PERSHING AVE
ALEXANDRIA, VA 22314

Red Fox Development

ENLARGED PLANS - PODIUM

Designer	20230384
Project in Charge	Project No.
Approver	08/04/25
Project Manager	Date
Checker	
Project Architect	
Author	
Self-Inspected	

A5-03

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20230384 - PROJECT NAME: EISENHOWER BLOCK THREE
DRAWING TITLE: A5-03 - ENLARGED PLANS - PODIUM
DRAWING DATE: 08/04/25
DRAWING BY: Alexander Eickhoff/20230384 Eisenhower Block Three/20230384_023_eisenhower_arch.vt
9/2/2025 1:08:38 PM



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SCOPE DOCUMENTS

The Contract Documents issued for [Conceptual Design, Schematic Design, Design Development, Partial Construction Documents or Other Issuance up to Issued for Construction] are intended to be at that level of development and as such, may be neither complete nor coordinated. The [Construction Manager, Contractor, Design/Builder] is responsible for complete and coordinated pricing (and execution) of the Work, and shall include items necessary for the proper execution and completion of the Work, as shown, specified, reasonably inferred or required for a complete Project. For Work of designed designs, systems, assemblies, components and materials shall comply with national, state and local code requirements. The [Construction Manager, Contractor, Design/Builder] shall inform the Owner and Architect, in timely fashion, of any discovered omissions, inconsistencies or errors in the Contract Documents.

ISSUANCES

No.	Drawing Issue Description	Date
REVISED	COMPLETENESS #2	09.02.2025



1 KEY PLAN - LIGHTING
SCALE: 1" = 50'-0"

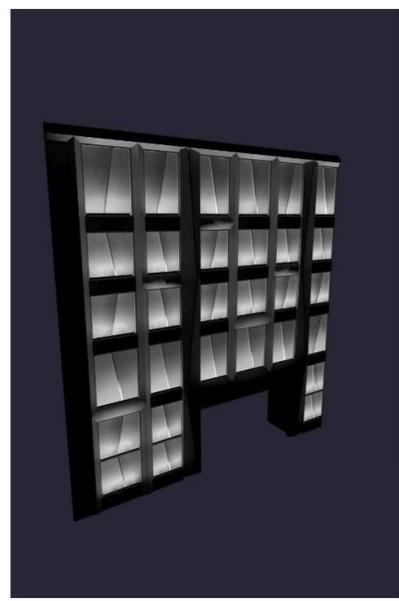
PRECAST COLUMN LIGHTING SPEC*

Item	Specification
MINI SLOT SQUARE	Specification Item Name: MINI SLOT SQUARE
Collection of well-mounted luminaires for exterior applications. Contemporary European build quality with high corrosion resistant finish. Robust marine grade die-cast aluminum construction with stainless steel fasteners and factory and glass gaskets.	
Luminaire characteristics:	Power input: 100W or 200W Luminaire size: 180mm x 180mm x 200mm (height only) Luminaire efficacy: 30lm/W (refers to downlight only)
Source:	White LED module (LM 82 tested) 4000K, 100 CRI 3000K, 90 CRI
Lumen maintenance:	70% of rated lumens at 50,000 hours, 3,750,000 lumens
Optics:	Narrow Flood, adjustable ±10° up and/or down
Material:	Body: Die-cast aluminum Reflector: 30.38% pure anodized aluminum Diffuser: Clear tempered glass Mounting plate: Marine aluminum Hardware: Stainless steel screws
Mounting:	Luminaires can be installed as up and/or downlight, install in a standard 4" hole. The center of hole is located 1.50" higher than the center of the luminaire.
Electrical:	Single high efficiency electronic driver, rated at 50,000 hours, 120-277V
Finish:	Aluminum or Anodized gray (RAL7022) painted finish. Mounting plate: Anodized aluminum. Glass: 3/16" clear tempered. Marine hardware (including screws) are stainless steel. Epoxy primer paint. Polyester powder paint with high mechanical adhesion. UV rays and harsh weather conditions.
Weight:	10.5 x 13.7lbs (4.8 x 6.2kg)
Warranty:	3 year limited warranty.
Rating:	IP65, IK08
Certification:	UL-Listed for that location

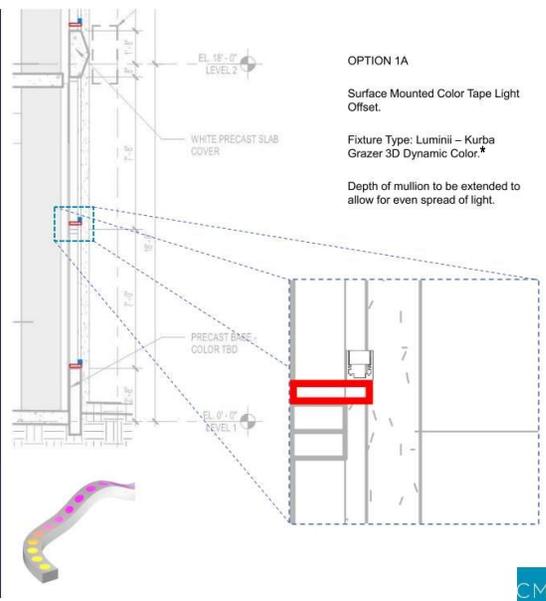


*NOTE: EXACT FIXTURE SPECIFICATION TO BE DETERMINED DURING FSP.

GARAGE LIGHTING DETAILS



*NOTE: EXACT FIXTURE SPECIFICATION TO BE DETERMINED DURING FSP.



EISENHOWER BLOCK THREE

MILL RD, STOVALL ST, PERSHING AVE
ALEXANDRIA, VA 22314

Red Fox Development

BUILDING LIGHTING DETAILS

STEVE SMITH	20230384
Project in Charge	Project No.
ALYSHA BUCK	09/02/25
Project Manager	Date
MATT QUELCHER	
Project Designer	
SAM GUENIN	
Self-Inspected	



NOT ISSUED FOR CONSTRUCTION

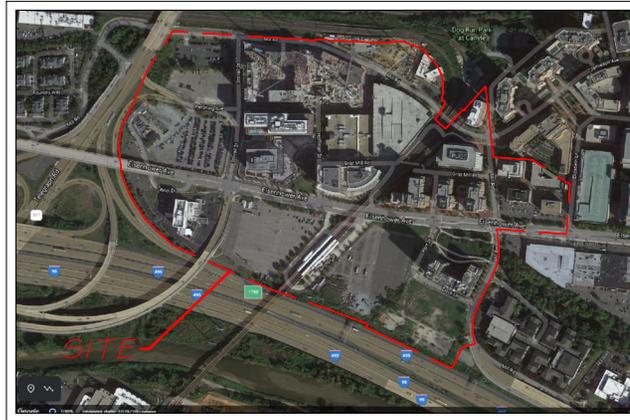
PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
DRAWING NUMBER: BUILDING LIGHTING DETAILS
DRAWN BY: Alysha Buck/09/02/2025 03:34 Eisenhower Block Three/20230384_023_eisenhower_arch.dwg
9/2/2025 12:47:41 PM

GENERAL NOTES

- THE CITY OF ALEXANDRIA TAX ASSESSMENT MAP NUMBERS FOR THIS SITE ARE 078.02-01-08, 078.02-01-09, 078.02-01-13, 078.02-01-23, 078.02-01-22, 078.02-01-22, 072.02-02-12, 072.04-03-26, 072.04-03-38 072.03-04-08 AND 072.04-04-09.
- THE SITE CONTAINS APPROXIMATELY 78.90 ACRES (ENTIRE CDD #2).
- THE BOUNDARY SURVEY WAS PREPARED BY christopher consultants, Ltd. BETWEEN THE YEARS OF 1998 AND 2021.
- THE TOPOGRAPHIC SURVEY WAS OBTAINED FROM christopher consultants, Ltd. BETWEEN THE DATES OF 1998 AND 2021.
- THE SITE IS CURRENTLY DEVELOPED AS THE HOFFMAN TOWN CENTER, THERE ARE NO NATURAL FEATURES ON THE SITE THAT NEED TO BE PRESERVED OR PROTECTED. THERE IS A RESOURCE PROTECTION AREA (RPA) BUFFER ON SITE. MODIFICATIONS TO THIS AREA WILL BE IN ACCORDANCE WITH CURRENT CITY OF ALEXANDRIA REQUIREMENTS FOR REDEVELOPMENT WITHIN THE RPA. THERE IS A WETLAND OF MINIMAL ECOLOGICAL VALUE ON THE PROPERTY AND ANY PERMITS REQUIRED FROM THE COE WILL BE OBTAINED.
- ADVERSE IMPACTS TO NEIGHBORING PROPERTIES FROM INTENSITY OF DEVELOPMENT RESULTING FROM A FUTURE DSUP WILL BE MITIGATED THROUGH GREEN BUILDING PRACTICES, TMPS, AFFORDABLE HOUSING, DEVELOPER CONTRIBUTIONS, NEW ROADWAYS AND STREETSCAPES, OPEN SPACE, DEVELOPMENT CONDITIONS, ETC. ALL SPECIFIED DURING THE DSUP PUBLIC REVIEW PROCESS.
- REFER TO THE TABLE ON SHEET C200 FOR THE MAXIMUM HEIGHT OF ANY BUILDING ON THIS SITE.
- THE PROJECT WILL MEET THE PARKING REQUIREMENTS AS PART OF THE DSUP PROCESS FOR EACH BLOCK. (5-604-C (8)).
- SIGNIFICANT GROUND LEVEL PUBLIC OPEN SPACE TO BE CREATED AS PART OF THE PROJECT. SUSTAINABILITY GOALS, STORMWATER MANAGEMENT IMPROVEMENTS AND SPECIFIC AMENITIES FOR EACH BLOCK TO BE DETERMINED AT EACH DSUP SUBMISSION. (5-604-C (9),(5-604-C (11)). REFER TO THE CHART ON SHEET C200 FOR AMOUNT OF OPEN SPACE PROVIDED. AS PART OF THIS CDD, THERE WILL BE PEDESTRIAN AND BICYCLE NETWORK IMPROVEMENTS. THE DETAILS OF THE IMPROVEMENTS WILL BE PROVIDED AT THE TIME OF THE DSUP PROCESS FOR EACH BLOCK, BUT REFER TO SHEET C500 FOR A SCHEMATIC LAYOUT OF BICYCLE NETWORK IMPROVEMENTS.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO MARINE CLAYS ON SITE. (5-604-C (14)).
- TO THE BEST OF OUR KNOWLEDGE CONTAMINATED SOIL MAY BE ON SITE, (5-604-c (15)) BASED ON ENVIRONMENTAL INVESTIGATIONS. BLOCK 2 CONTAINS ARSENIC AND HAS HIGH TOTAL CHROMIUM LEVELS. BLOCK 3 CONTAINS ARSENIC, PETROLEUM HYDROCARBONS AND CHLORINATED SOLVENTS (VOC). ADDITIONAL INVESTIGATIONS WILL BE COMPLETED WITH EACH DSUP WHEN A BLOCK MOVES FORWARD WITH REDEVELOPMENT. THERE IS NO KNOWN CONTAMINATION ON BLOCKS 9, 11 AND 12. THE APPLICANT ASSUMES SIMILAR FINDINGS FOR THE REMAINING PORTION OF BLOCK 20 AS WERE FOUND FOR BLOCK 19 AND THE APARTMENT PORTION OF BLOCK 20.
- FOR BLOCKS 2, 3 AND 9: THERE MAY BE UNUSUAL AND SPECIFIC SITUATIONS, SUCH AS BLOCK SHAPE, SIZE, AND GEOMETRY, WHERE THE APPLICANT CAN DEMONSTRATE IT IS INFEASIBLE TO PROVIDE ACTIVE SCREENING OR ARCHITECTURAL TREATMENTS THAT ARE INDISTINGUISHABLE FROM ACTIVE SCREENING AS RECOMMENDED BY THE PLAN. IN THOSE CASES THE APPLICANT WILL DEMONSTRATE HOW THE PROJECT MEETS THE SAP URBAN DESIGN GOALS.
- INTERIM USES FOR THE UNDEVELOPED BLOCKS SUCH AS VEHICLE PARKING, MATERIAL STORAGE, CITY AGENCY TRAINING, FARMERS' MARKETS, FESTIVAL SPACE, AND BEER GARDENS, MAY BE APPROVED BY THE DIRECTOR OF PLANNING & ZONING ACCORDING TO CURRENT ZONING ORDINANCE REQUIREMENTS. INTERIM USES SHALL NOT PRECLUDE THE LAYOUT OR FUNCTION OF THE APPROVED CDD CONCEPTUAL DESIGN PLAN.

**COORDINATED DEVELOPMENT DISTRICT #2
CONCEPTUAL DESIGN PLAN
ALEXANDRIA, VIRGINIA**

**VICINITY MAP
SCALE 1"= 350'**



HUNTER CREEK SCA

SHEET INDEX

C000	COVER SHEET
C100	EXISTING CONDITIONS PLAN
C200	PROPERTY OWNERSHIP INFORMATION
C300	CDD CONCEPT PLAN
C400	OPEN SPACE EXHIBIT
C500	BIKE CONNECTION EXHIBIT
C600	STREET CROSS SECTION EXHIBIT
C700	STREET HIERARCHY
C701	SOUTHERN STREET UNDER WMATA TRACKS EXHIBIT
C800	CDD PHASING PLAN



DATE	REVISION
02-1-2022	FIRST SUBMISSION
07-1-2022	SECOND SUBMISSION
05-23-2023	THIRD SUBMISSION
11-03-2023	FOURTH SUBMISSION
02-02-2024	FIFTH SUBMISSION (COMPLETENESS)
02-06-2024	SIXTH SUBMISSION (COMPLETENESS)
09-26-2024	FINAL CDD CONCEPTUAL DESIGN PLAN
03-05-2025	CDD - FINAL #1 SUBMISSION
03-07-2025	CDD - REVISION #1 SUBMISSION
08-04-2025	CDD - AMENDMENT #1 SUBMISSION
09-02-2025	CDD - AMENDMENT #1 SUBMISSION 2

Block	Principle Land Use	Minimum Percentage Commercial	Maximum Building Height (ft)	Minimum Building Height (ft)	Required On-Site Accessible Open Space (sf)	Approximate Block Area (Ac)	Approximate Block Area (sf)	Project Total GSF Without Garage (sf)	Garage GSF (sf)	Project Total GSF (Including Garage) (sf)	Proposed For Redevelopment
Block 1	Residential and Commercial	N/A	150'	N/A	18,500	2.79	121,532	101,000		101,000	No
Block 2A/B	Residential and Commercial	52%	300'	150'	29,650	3.6	155,509	1,500,000	1,400,000	2,900,000	Yes
Block 3	Residential and Commercial	5%	365'	125'	13,850	2.5	108,029	854,902	365,000	1,219,902	Yes
Block 4/5	Residential and Commercial	30%	250'	125'	10,900	5.1	220,849	1,755,000		1,755,000	No
Block 6A	Residential	0%	300'	150'	0	1.5	64,033	665,552		665,552	No
Block 6B/C	Residential and Commercial	60%	300'	150'	16,000	3.1	136,212	362,066		362,066	No
Block 7	Commercial	100%	300'	150'	0	2.1	91,040	79,000		79,000	No
Block 8	Commercial	100%	350'	175'	0	1.8	77,537	697,471		697,471	No
Block 9A	Residential and Commercial	60%	300'	150'	24,000	1.5	66,647	1,600,000	575,000	2,175,000	Yes
Block 9B	Residential and Commercial	60%	400'	200'	0	1.8	78,408				Yes
Block 10A	U/I/Open Space	0%	50'	N/A	0	3.1	133,424	8,000		8,000	No
Block 10B	U/I/Open Space	0%	50'	N/A	64,000	0.2	10,716	0		0	No
Block 11	Residential and Commercial	0%	400'	200'	40,000	2.4	104,544	1,300,000	440,000	1,740,000	Yes
Block 12	Residential and Commercial	0%	350'	175'	0	1.3	56,192	1,250,000	300,000	1,550,000	Yes
Block 13	Residential	0%	300'	150'	0	1.3	57,194	490,000		490,000	No
Block 14	Commercial	100%	250'	125'	0	2.8	120,661	18,000	960,508	978,508	No
Block 15/15A	Residential and Commercial	30%	200'	100'	0	2.3	100,188	490,772		490,772	No
Block 16	Commercial	100%	150'	75'	0	0.8	33,062	127,000		127,000	No
Block 17	Commercial	100%	250'	125'	0	1.3	54,450	406,000		406,000	No
Block 18	Residential	0%	300'	150'	0	1.5	63,598	525,000		525,000	No
Block 19	Residential	0%	300'	150'	55,000	2.3	101,495	432,000		432,000	No
Block 20 ¹	Residential and/or Commercial	0%	300'	150'	36,300	3.0	155,024	585,000	215,000	825,000	Yes
Block 23	Residential and/or Commercial	0%	250'	125'	0	1.2	53,579	402,000		402,000	No
TOTAL					308,200	49.2	2,163,924	13,648,763	4,255,508	17,929,271	

Notes:

- Minimum percentage commercial area can be shared between Block 2 and 3 to achieve minimum commercial area above.
- Open space shown on C400 as distributed over Blocks 2 A/B may be consolidated.
- Blocks highlighted in gray are included in this CDD Conceptual Design Plan.
- Blocks 4, 5, 6A, 6B/C, 7, 8, and 9B are required to provide ground floor retail as shown on EESAP Figure 5.
- Garage Floor Area of 215,000 SF is not included in approved Block 20 density.
- The minimum commercial SF for Block 2 is 783,016 SF and for Block 3 is 41,984 SF.

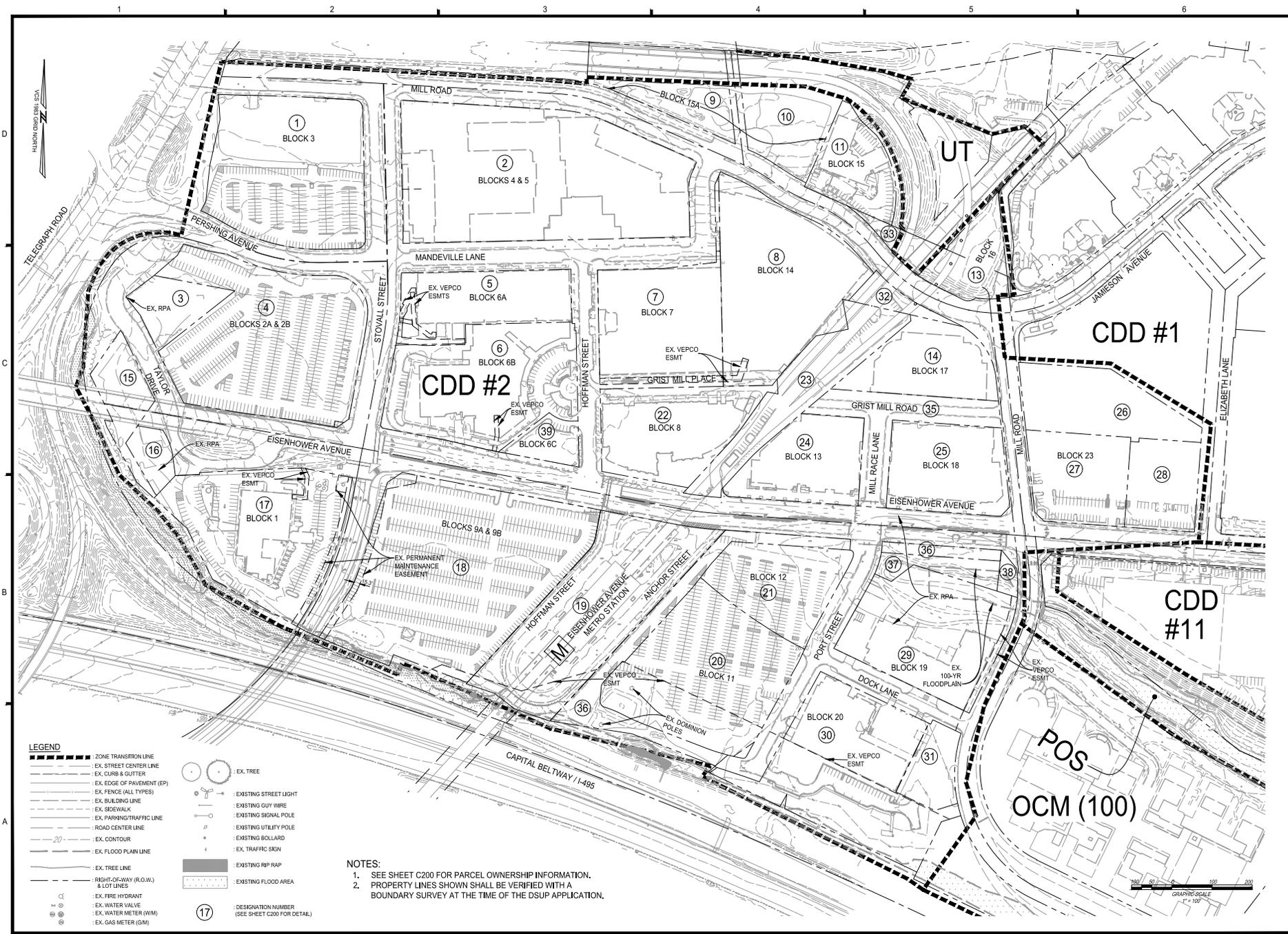
APPLICANT
HOFFMAN FAMILY, LLC
2034 EISENHOWER AVE, SUITE 200
ALEXANDRIA, VA 22314

APPLICANT
PARADIGM DEVELOPMENT COMPANY, LLC
1515 NORTH COURTHOUSE ROAD, SUITE 600
ARLINGTON, VA 22201

ARCHITECT
COOPER CARRY
625 N WASHINGTON ST., STE. 200,
ALEXANDRIA, VA 22314

CIVIL ENGINEER
CHRISTOPHER CONSULTANTS, LTD.
4035 RIDGE TOP ROAD, SUITE 601
FAIRFAX, VIRGINIA 22030

ATTORNEY
WIRE GILL
700 N FAIRFAX ST
SUITE 600
ALEXANDRIA, VA 22314
(KEN WIRE REPRESENTING HOFFMAN FAMILY, LLC)
(MARY CATHERINE GIBBS REPRESENTING PARADIGM DEVELOPMENT CO)



LEGEND

	: ZONE TRANSITION LINE		: EX. TREE
	: EX. STREET CENTER LINE		: EXISTING STREET LIGHT
	: EX. CURB & GUTTER		: EXISTING GUY WIRE
	: EX. EDGE OF PAVEMENT (EP)		: EXISTING SIGNAL POLE
	: EX. FENCE (ALL TYPES)		: EXISTING UTILITY POLE
	: EX. BUILDING LINE		: EXISTING BOLLARD
	: EX. SIDEWALK		: EX. TRAFFIC SIGN
	: EX. PARKING/TRAFFIC LINE		: EXISTING RPP RAP
	: ROAD CENTER LINE		: EXISTING FLOOD AREA
	: EX. CONTOUR		
	: EX. FLOOD PLAIN LINE		
	: EX. TREE LINE		
	: RIGHT-OF-WAY (R.O.W.) & LOT LINES		
	: EX. FIRE HYDRANT		: DESIGNATION NUMBER (SEE SHEET C200 FOR DETAIL)
	: EX. WATER VALVE		
	: EX. WATER METER (WM)		
	: EX. GAS METER (GM)		

NOTES:
 1. SEE SHEET C200 FOR PARCEL OWNERSHIP INFORMATION.
 2. PROPERTY LINES SHOWN SHALL BE VERIFIED WITH A BOUNDARY SURVEY AT THE TIME OF THE DSUP APPLICATION.



COORDINATED DEVELOPMENT DISTRICT #2
CONCEPTUAL DESIGN PLAN
 CITY OF ALEXANDRIA, VIRGINIA

NO.	DATE	DESCRIPTION
5	02/02/2024	CDD AMENDMENT SUBMISSION (EX. COMPLETENESS)
6	02/04/2024	CDD AMENDMENT SUBMISSION (EX. COMPLETENESS)
7	02/04/2024	FINAL CDD CONCEPTUAL DESIGN PLAN
8	02/04/2025	CDD - FINAL #1 SUBMISSION
9	02/04/2025	CDD - RETENTION #1 SUBMISSION
10	02/04/2025	CDD - AMENDMENT #1 SUBMISSION
11	02/04/2025	CDD - AMENDMENT #1 SUBMISSION #1
12		
13		

PROJECT No.: 50055.055.00
 DRAWING No.: 111404
 DATE: 02.11.22
 SCALE: SEE SHEET
 DESIGN: EG
 DRAWN: MD
 CHECKED: MMW

EXISTING CONDITIONS PLAN

SHEET No.: **C100**

CURRENT PROPERTY OWNERS							
DESIGNATION	BLOCK	MAP #	ADDRESS	OWNER	USES	PROPOSED FOR REDEVELOPMENT	ZONING
1	Block 3	072.02-02-12	2425 Mill Rd.	Hoffman Family LLC	Vacant Land Commerc. (941)	YES	CDD #2
2	Blocks 4 & 5	072.04-03-41	2424 Mill Rd.	HTC 4/5 Project Owner LLC	General Commercial (400)	NO	CDD #2
3	Blocks 2A & 2B	072.03-04-09	312 Taylor Dr.	Hoffman Management Inc.	Vacant Land Commerc. (941)	YES	CDD #2
4	Blocks 2A & 2B	072.04-04-08	315 Stoval Sr.	Hoffman Family LLC	Vacant Land Commerc. (941)	YES	CDD #2
5	Block 6A	072.04-03-35	2472 Mandeville La.	Foundry Associates Owner LLC	Hi-Rise (7 ST and Up (330))	NO	CDD #2
6	Block 6B	072.04-03-34	2461 Eisenhower Av.	2461 Eisenhower Acquisitions LLC	Office Buildings (487)	NO	CDD #2
7	Block 7	072.04-03-38	206 Hoffman St.	Hoffman Family LLC	General Commercial (400)	NO	CDD #2
8	Block 14	072.04-03-26	2380 Mill Rd.	Town Center Garage LLC	Parking Garage (449)	NO	CDD #2
9	Block 15A	072.02-02-22	2425 Mill Rd.	Washington Metropolitan Area Transit Authority	Wash Metro Tran Auth (750)	NO	CDD #2
10	Block 15A	072.02-02-21	2401 Mill Rd.	Washington Metropolitan Area Transit Authority	Wash Metro Tran Auth (750)	NO	CDD #2
11	Block 15	072.02-02-10	2355 Mill Rd.	City of Alexandria	City Govt Bldgs (730)	NO	OCM(100)
12	-	072.02-02-20	2395 Mill Rd.	Washington Metropolitan Area Transit Authority	Office Buildings (487)	NO	CDD #2
13	Block 16	072.04-02-19	2345 Mill Rd.	MFH Alexandria V LLC	Extended Stay (472)	NO	CDD #2
14	Block 17	072.04-0A-00	2318 Mill Rd.	Carlyle Overlook Condominium	Condo Master Cards (802)	NO	CDD #2
	Block 17	072.04-0A-ASCO-A	2318 Mill Rd.	American Society of Clinical Oncology Inc.	Condo/Office (160)	NO	CDD #2
	Block 17	072.04-0A-ASCO-B	2318 Mill Rd.	American Society of Clinical Oncology Inc.	Condo/Office (160)	NO	CDD #2
	Block 17	072.04-0A-RETAIL	2318 Mill Rd.	Carlyle Overlook Owner LLC	Retail Condo (165)	NO	CDD #2
	Block 17	072.04-0A-RP-MRP	2318 Mill Rd.	Carlyle Overlook Owner LLC	Condo/Office (160)	NO	CDD #2
15	-	072.03-04-11	310 Telegraph Rd.	Alexandria VA hotel Partners LLC	Vacant Land Commerc. (941)	NO	CDD #2
16	-	072.03-04-10	2468 Eisenhower Av.	Alexandria VA hotel Partners LLC	Vacant Land Commerc. (941)	NO	CDD #2
17	Block 1	072.04-04-07	2460 Eisenhower Av.	Alexandria VA hotel Partners LLC	Hotel and Motel (470)	NO	CDD #2
18	Blocks 9A & 9B	078.02-01-08	2400 Eisenhower Av.	Hoffman Family LLC	Vacant Land Commerc. (941)	YES	CDD #2
19	Block 10A	078.02-01-02	2390 Eisenhower Av.	Washington Metropolitan Area Transit Authority	Wash Metro Tran Auth (750)	YES	UT
20	Block 11	078.02-01-13	2300 Dock La.	Hoffman Towers Block 11 LLC	Vacant Land - APT (930)	YES	CDD #2
21	Block 12	078.02-01-09	2356 Eisenhower Av.	Hoffman Towers Block 12 LLC	Vacant Land - APT (930)	YES	CDD #2
22	Block 8	072.04-03-32	2415 Eisenhower Av.	USGBF NSF LLC	Office Buildings (487)	NO	CDD #2
23	Block 10B	072.04-03-12	2391 Eisenhower Av.	Washington Metropolitan Area Transit Authority	Wash Metro Tran Auth (750)	NO	UT
24	Block 13	072.04-03-23	2351 Eisenhower Av.	Eisenhower Residential LP	Hi-Rise (7 ST and Up (330))	NO	CDD #2
25	Block 18	072.04-03-21	2251 Eisenhower Av.	Carlyle Place Associates LLC	Hi-Rise (7 ST and Up (330))	NO	CDD #2
26	Block 23	073.03-01-07	2331 Mill Rd.	Eisenhower Mill Properties LLC	Office Buildings (487)	NO	CDD #2
27	Block 23	073.03-01-09	2121 Eisenhower Av.	Simpson Development Co.	Office Buildings (487)	NO	CDD #2
28	Block 23	073.03-01-08	2111 Eisenhower Av.	211 Eisenhower Avenue Limited Partnership	Office Buildings (487)	NO	CDD #2
29	Block 19	078.02-01-21	750 Port St.	Paradigm 2250 Mill LLC	Hi-Rise (7 ST and Up (330))	NO	CDD #2
30	Block 20	078.02-01-22	2250 Dock La.	Mill Road Block 20 LLC, C/O Paradigm Development Company, LLC	Hi-Rise (7 ST and Up (330))	YES	CDD #2
31	Block 20	078.02-01-23	2200 Dock La.	Block 20 A LLC, C/O Paradigm Development Company, LLC	Hi-Rise (7 ST and Up (330))	YES	CDD #2
32	-	072.04-03-08	2360 Mill Rd.	Washington Metropolitan Area Transit Authority	Wash Metro Tran Auth (750)	NO	UT
33	Block 15	072.04-02-14	2375 Mill Rd.	City of Alexandria	City Govt Bldgs (730)	NO	OCM(100)
34	-	072.04-02-20	2365 Mill Rd.	Washington Metropolitan Area Transit Authority	Wash Metro Tran Auth (750)	NO	CDD #2
35	-	072.04-03-22	2316 Mill Rd.	Mill Race Property Oners Association	Vacant Land Com Area (980)	NO	CDD #2
36	Block 19	078.02-01-19	2310 Eisenhower Av.	Hoffman Family LLC	Vacant Land - APT (930)	NO	CDD #2
37	Block 19	078.02-01-15	2250 Eisenhower Av.	Hoffman Family LLC	Vacant Land - APT (930)	NO	CDD #2
38	Block 19	078.02-01-07	2290 Mill Rd.	City of Alexandria	City Pks/Playgrounds (731)	NO	CDD #2
39	Block 6C	072.04-03-33	2425 Eisenhower Av.	2425 Eisenhower Acquisitions LLC	Vacant Land Commerc. (941)	NO	CDD #2

NOTES:
 1. BLOCKS HIGHLIGHTED IN GRAY ARE INCLUDED IN THIS CDD CONCEPTUAL DESIGN PLAN.



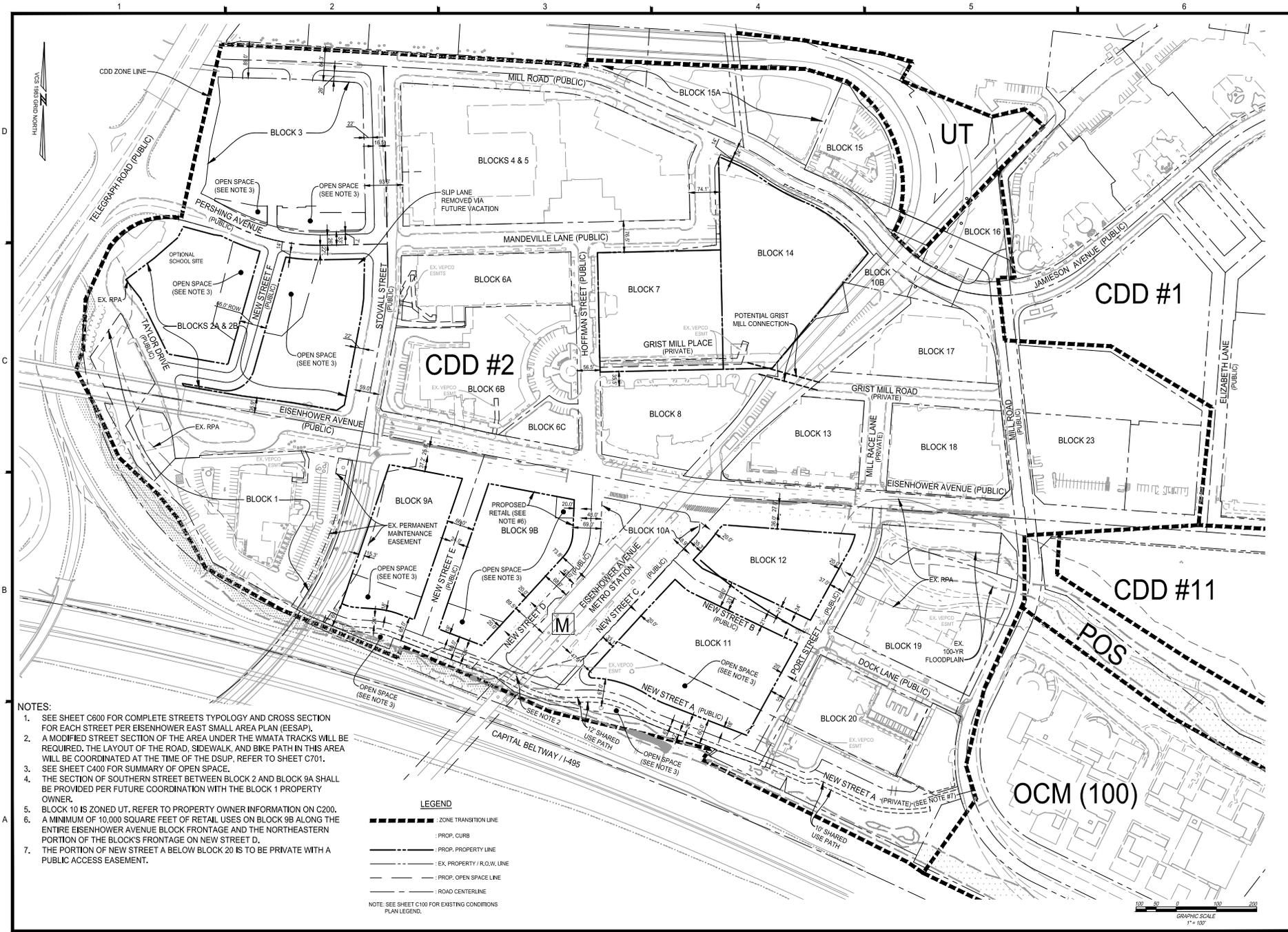
COORDINATED DEVELOPMENT DISTRICT #2
 CONCEPTUAL DESIGN PLAN
 CITY OF ALEXANDRIA, VIRGINIA

5	02/26/2024	CDD-AMENDMENT AT SUBMISSION #1 (COMPLETENESS)
6	02/26/2024	CDD-AMENDMENT SUBMISSION #1 (COMPLETENESS)
7	02/26/2024	FINAL CDD CONCEPTUAL DESIGN PLAN
8	02/26/2025	CDD- FINAL #1 SUBMISSION
9	02/26/2025	CDD- RETENTION AT SUBMISSION
10	02/26/2025	CDD- AMENDMENT AT SUBMISSION
11	02/26/2025	CDD- AMENDMENT AT SUBMISSION #1
12		
13		
	MARK	DATE

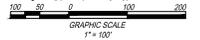
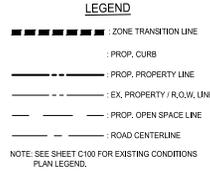
PROJECT No.: 5085-055-00
 DRAWING No.: 11404
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 DESIGN: EG
 DRAWN: MD
 CHECKED: KMW

PROPERTY OWNERSHIP INFORMATION

SHEET No.: C200



- NOTES:**
- SEE SHEET C600 FOR COMPLETE STREETS TYPOLOGY AND CROSS SECTION FOR EACH STREET PER EISENHOWER EAST SMALL AREA PLAN (EESAP).
 - A MODIFIED STREET SECTION OF THE AREA UNDER THE WMATA TRACKS WILL BE REQUIRED. THE LAYOUT OF THE ROAD, SIDEWALK, AND BIKE PATH IN THIS AREA WILL BE COORDINATED AT THE TIME OF THE DSUP. REFER TO SHEET C701.
 - SEE SHEET C400 FOR SUMMARY OF OPEN SPACE.
 - THE SECTION OF SOUTHERN STREET BETWEEN BLOCK 2 AND BLOCK 9A SHALL BE PROVIDED PER FUTURE COORDINATION WITH THE BLOCK 1 PROPERTY OWNER.
 - BLOCK 10 IS ZONED UT. REFER TO PROPERTY OWNER INFORMATION ON C200.
 - A MINIMUM OF 10,000 SQUARE FEET OF RETAIL USES ON BLOCK 9B ALONG THE ENTIRE EISENHOWER AVENUE BLOCK FRONTAGE AND THE NORTHEASTERN PORTION OF THE BLOCKS FRONTAGE ON NEW STREET D.
 - THE PORTION OF NEW STREET A BELOW BLOCK 20 IS TO BE PRIVATE WITH A PUBLIC ACCESS EASEMENT.



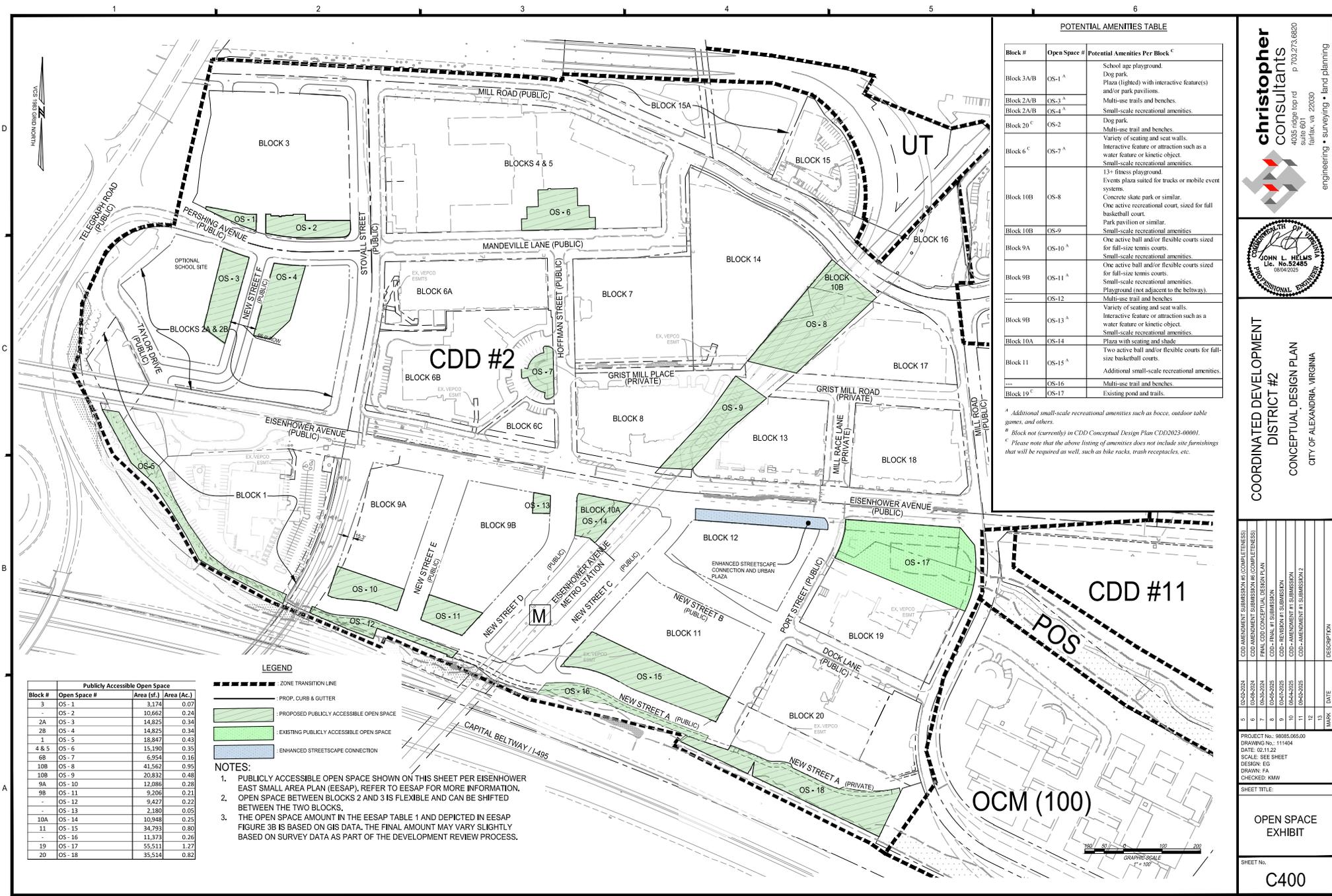
COORDINATED DEVELOPMENT
DISTRICT #2
CONCEPTUAL DESIGN PLAN
CITY OF ALEXANDRIA, VIRGINIA

NO.	DATE	DESCRIPTION
1	02/28/2024	CDD AMENDMENT SUBMISSION (IN COMPLETENESS)
2	02/28/2024	CDD AMENDMENT SUBMISSION (IN COMPLETENESS)
3	02/28/2024	FINAL CDD CONCEPTUAL DESIGN PLAN
4	02/28/2024	CDD - FINAL #1 SUBMISSION
5	02/28/2024	CDD - RETIREMENT #1 SUBMISSION
6	02/28/2024	CDD - AMENDMENT #1 SUBMISSION
7	02/28/2024	CDD - AMENDMENT #1 SUBMISSION
8	02/28/2024	CDD - AMENDMENT #1 SUBMISSION
9	02/28/2024	CDD - AMENDMENT #1 SUBMISSION
10	02/28/2024	CDD - AMENDMENT #1 SUBMISSION
11	02/28/2024	CDD - AMENDMENT #1 SUBMISSION
12	02/28/2024	CDD - AMENDMENT #1 SUBMISSION
13	02/28/2024	CDD - AMENDMENT #1 SUBMISSION
14	02/28/2024	CDD - AMENDMENT #1 SUBMISSION

PROJECT No.: 2023-055-00
DRAWING No.: 111404
DATE: 02.11.22
SCALE: SEE SHEET
DESIGN: EG
DRAWN: MD
CHECKED: RMW

SHEET TITLE:
CDD CONCEPT PLAN

SHEET No.:
C300



Block #	Open Space #	Area (sf)	Area (Ac.)
3	OS-1	3,174	0.07
-	OS-2	10,662	0.24
2A	OS-3	14,825	0.34
2B	OS-4	14,825	0.34
1	OS-5	18,847	0.43
4 & 5	OS-6	15,190	0.35
6B	OS-7	6,554	0.15
10B	OS-8	41,562	0.95
10B	OS-9	20,832	0.48
9A	OS-10	12,086	0.28
9B	OS-11	9,206	0.21
-	OS-12	9,427	0.22
-	OS-13	2,180	0.05
10A	OS-14	10,948	0.25
11	OS-15	34,793	0.80
-	OS-16	11,373	0.26
19	OS-17	55,511	1.27
20	OS-18	35,514	0.82

LEGEND

- ZONE TRANSITION LINE
- PROP. CURB & GUTTER
- PROPOSED PUBLICLY ACCESSIBLE OPEN SPACE
- EXISTING PUBLICLY ACCESSIBLE OPEN SPACE
- ENHANCED STREETScape CONNECTION

- NOTES:**
- PUBLICLY ACCESSIBLE OPEN SPACE SHOWN ON THIS SHEET PER EISENHOWER EAST SMALL AREA PLAN (EESAP), REFER TO EESAP FOR MORE INFORMATION.
 - OPEN SPACE BETWEEN BLOCKS 2 AND 3 IS FLEXIBLE AND CAN BE SHIFTED BETWEEN THE TWO BLOCKS.
 - THE OPEN SPACE AMOUNT IN THE EESAP TABLE 1 AND DEPICTED IN EESAP FIGURE 3B IS BASED ON GIS DATA, THE FINAL AMOUNT MAY VARY SLIGHTLY BASED ON SURVEY DATA AS PART OF THE DEVELOPMENT REVIEW PROCESS.

POTENTIAL AMENITIES TABLE

Block #	Open Space #	Potential Amenities Per Block ^c
Block 3A/B	OS-1 ^a	School age playground. Dog park. Plaza (lighted) with interactive feature(s) and/or park pavilions.
Block 2A/B	OS-3 ^a	Multi-use trails and benches.
Block 2A/B	OS-4 ^a	Small-scale recreational amenities.
Block 20 ^c	OS-2	Dog park. Multi-use trail and benches.
Block 6 ^c	OS-7 ^a	Variety of seating and seat walls. Interactive feature or attraction such as a water feature or kinetic object. Small-scale recreational amenities.
Block 10B	OS-8	13+ fitness playground. Events plaza suited for trucks or mobile event systems. Concrete skate park or similar. One active recreational court, sized for full basketball court.
Block 10B	OS-9	Park pavilion or similar. Small-scale recreational amenities.
Block 9A	OS-10 ^a	One active ball and/or flexible courts sized for full-size tennis courts. Small-scale recreational amenities.
Block 9B	OS-11 ^a	One active ball and/or flexible courts sized for full-size tennis courts. Small-scale recreational amenities. Playground (not adjacent to the beltway).
---	OS-12	Multi-use trail and benches. Variety of seating and seat walls.
Block 9B	OS-13 ^a	Interactive feature or attraction such as a water feature or kinetic object. Small-scale recreational amenities.
Block 10A	OS-14	Plaza with seating and shade.
Block 11	OS-15 ^a	Two active ball and/or flexible courts for full-size basketball courts.
---	OS-16	Additional small-scale recreational amenities.
Block 19 ^c	OS-17	Existing pond and trails.

^a Additional small-scale recreational amenities such as bocce, outdoor table games, and others.
^b Block not (currently) in CDD Conceptual Design Plan CDD2023-00001.
^c Please note that the above listing of amenities does not include site furnishings that will be required as well, such as bike racks, trash receptacles, etc.

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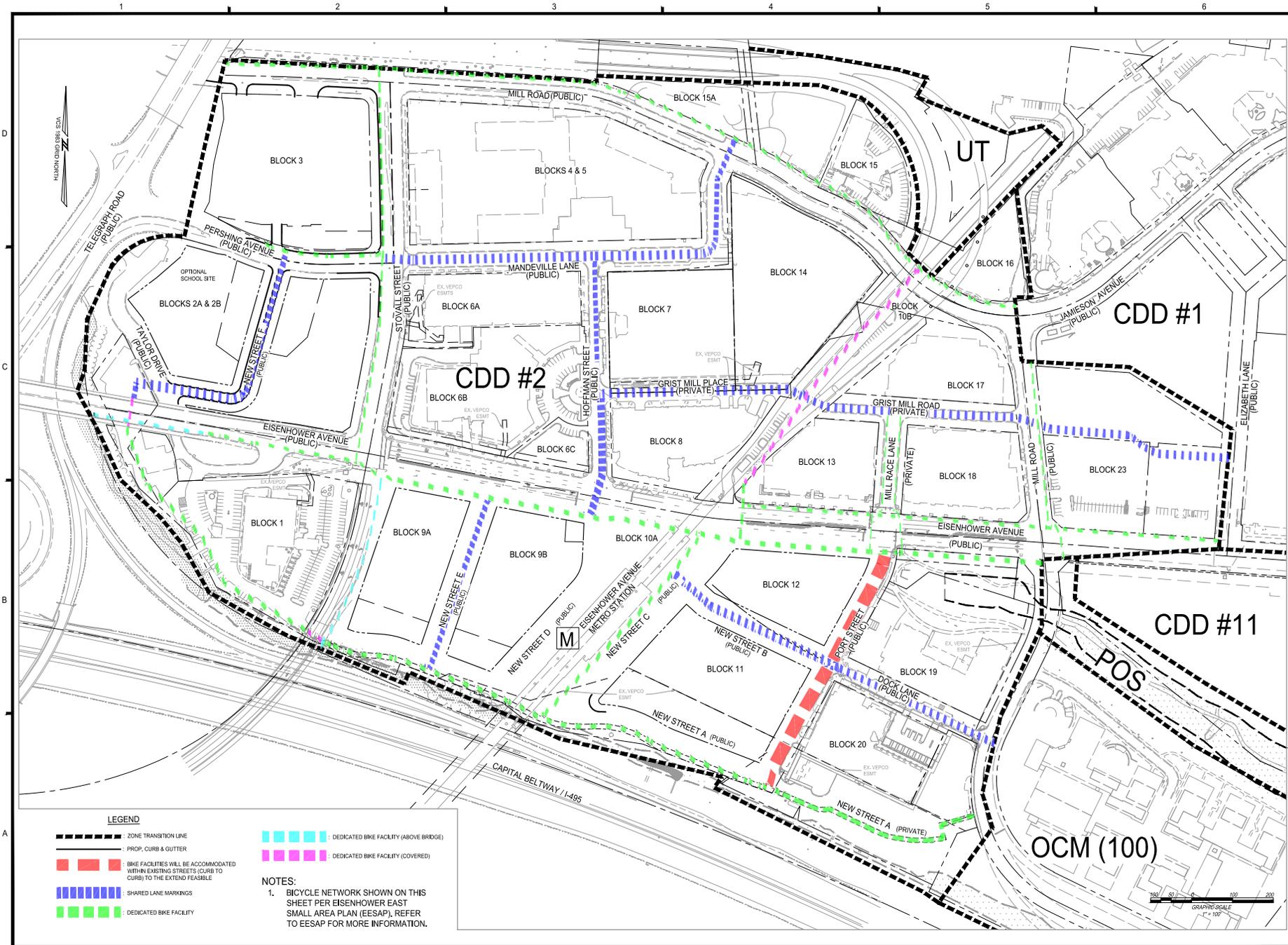
COORDINATED DEVELOPMENT DISTRICT #2
CONCEPTUAL DESIGN PLAN
 CITY OF ALEXANDRIA, VIRGINIA

NO.	DATE	DESCRIPTION
1	02/02/2024	CDD AMENDMENT SUBMISSION (IN COMPLETENESS)
2	02/02/2024	FINAL CDD CONCEPTUAL DESIGN PLAN
3	02/02/2024	CDD - FINAL #1 SUBMISSION
4	02/02/2024	CDD - RETURNED AT SUBMISSION
5	02/02/2024	CDD - AMENDMENT #1 SUBMISSION
6	02/02/2024	CDD - AMENDMENT #1 SUBMISSION
7	02/02/2024	CDD - AMENDMENT #1 SUBMISSION
8	02/02/2024	CDD - AMENDMENT #1 SUBMISSION
9	02/02/2024	CDD - AMENDMENT #1 SUBMISSION
10	02/02/2024	CDD - AMENDMENT #1 SUBMISSION
11	02/02/2024	CDD - AMENDMENT #1 SUBMISSION
12	02/02/2024	CDD - AMENDMENT #1 SUBMISSION
13	02/02/2024	CDD - AMENDMENT #1 SUBMISSION
14	02/02/2024	CDD - AMENDMENT #1 SUBMISSION
15	02/02/2024	CDD - AMENDMENT #1 SUBMISSION

OPEN SPACE EXHIBIT

SHEET TITLE: **C400**

SHEET NO. **C400**



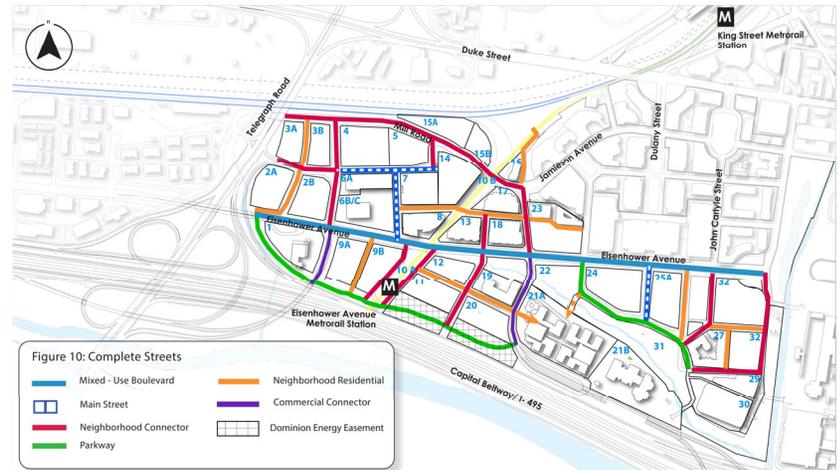
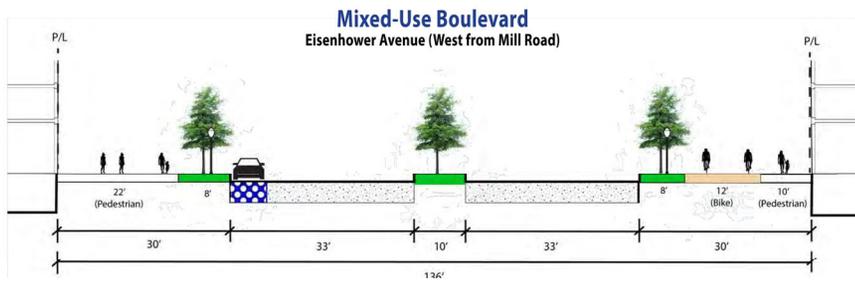
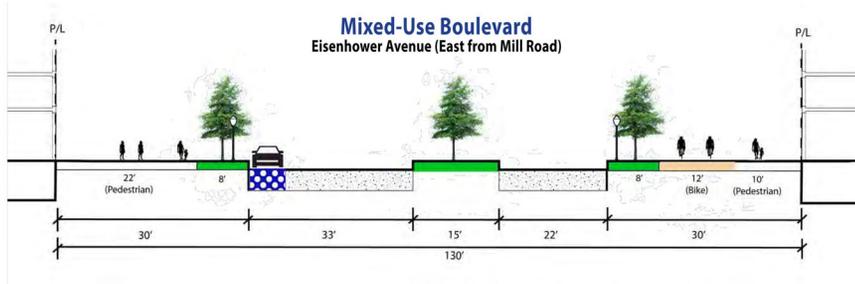
COORDINATED DEVELOPMENT DISTRICT #2
CONCEPTUAL DESIGN PLAN
 CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
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6	02/26/2024	CDD AMENDMENT SUBMISSION #6 (COMPLETENESS)
7	02/26/2024	FINAL CDD CONCEPTUAL DESIGN PLAN
8	02/26/2025	CDD - FINAL #1 SUBMISSION
9	02/26/2025	CDD - RETIREMENT #1 SUBMISSION
10	02/26/2025	CDD - AMENDMENT #1 SUBMISSION
11	02/26/2025	CDD - AMENDMENT #1 SUBMISSION
12	02/26/2025	CDD - AMENDMENT #1 SUBMISSION
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PROJECT No.: 20085-005-00
 DRAWING No.: 111404
 DATE: 02.11.22
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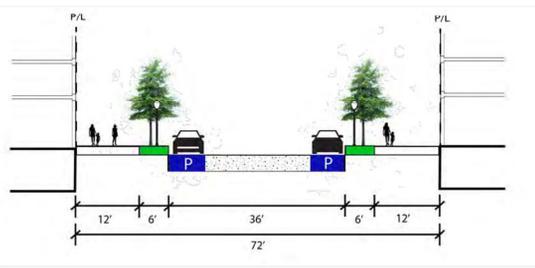
BIKE CONNECTION EXHIBIT

SHEET No. **C500**

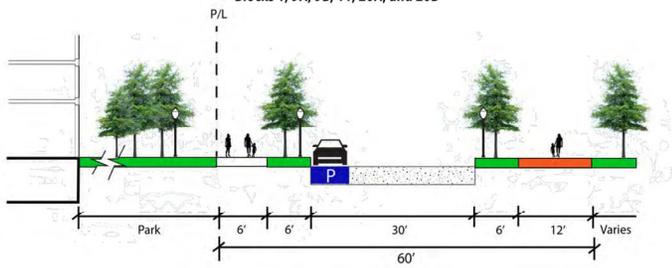


NOTE: THE STREET SECTIONS ADJACENT TO THE EISENHOWER METRO WILL BE MODIFIED VERSIONS OF THE NEIGHBORHOOD CONNECTOR AND PARKWAY STREET SECTIONS. THE STREET SECTIONS WILL NEED TO BE COORDINATED AND AGREED UPON WITH WMATA.

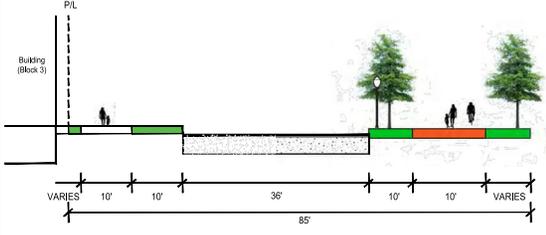
Main Street



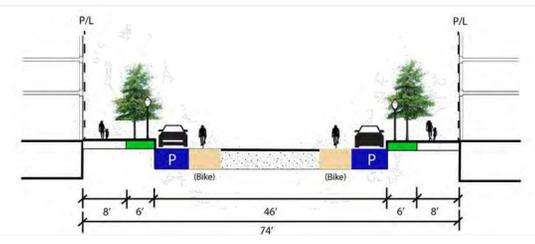
Parkway¹



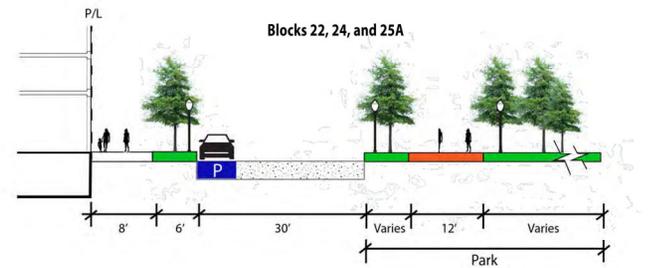
MILL ROAD CORRIDOR
North of Block 3



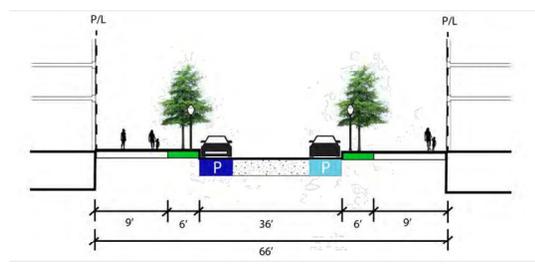
Neighborhood Connector



Blocks 22, 24, and 25A



Neighborhood Residential^{1,2}



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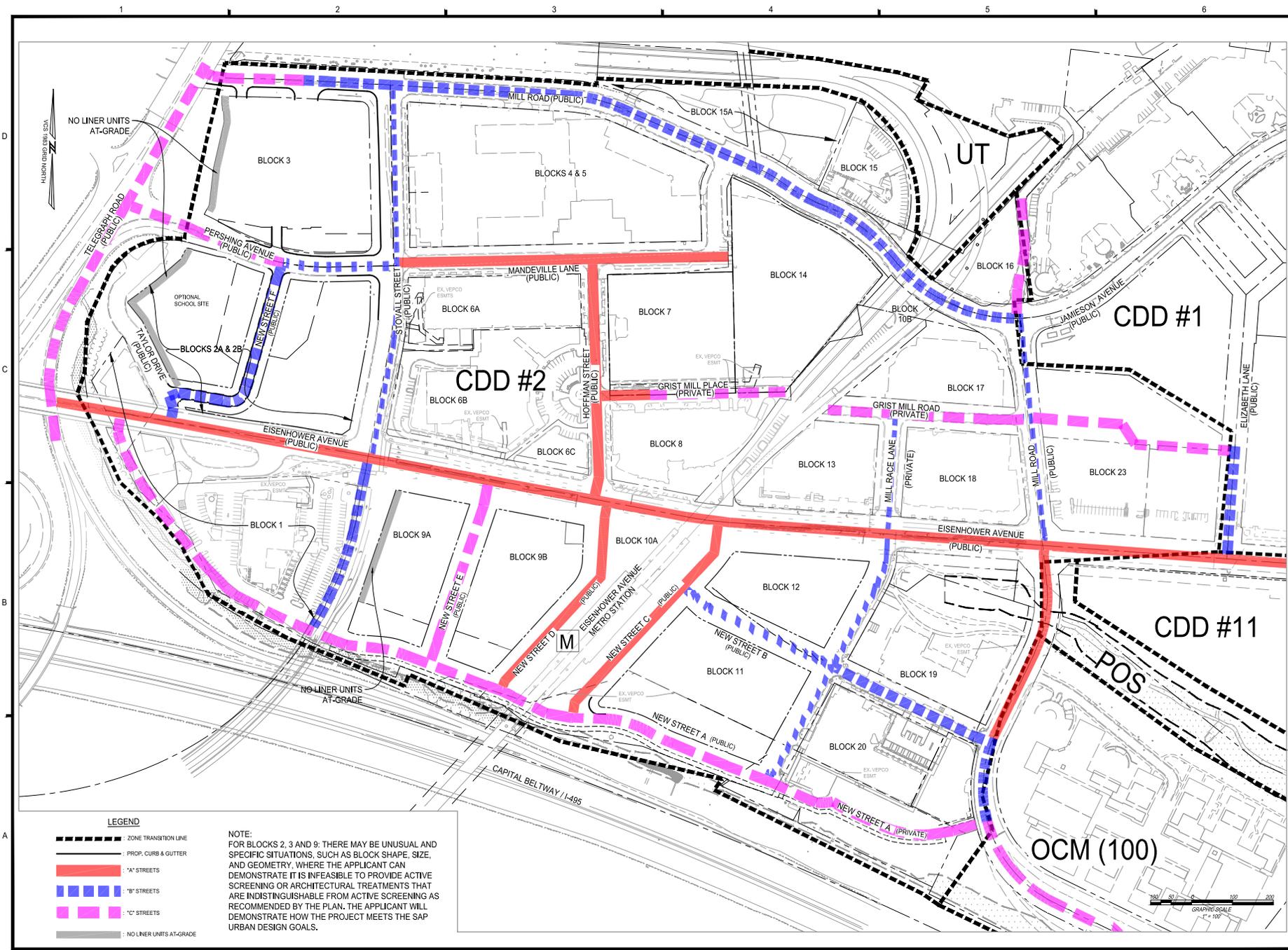


COORDINATED DEVELOPMENT
DISTRICT #2
CONCEPTUAL DESIGN PLAN
CITY OF ALEXANDRIA, VIRGINIA

NO.	DATE	DESCRIPTION
5	02/02/2024	CDP-AMENDMENT SUBMISSION #6 (COMPLETENESS)
6	02/04/2024	CDP-AMENDMENT SUBMISSION #6 (COMPLETENESS)
7	02/04/2024	FINAL CDD CONCEPTUAL DESIGN PLAN
8	02/04/2025	CDP-FINAL #1 SUBMISSION
9	02/04/2025	CDP-REVISION #1 SUBMISSION
10	02/04/2025	CDP-AMENDMENT #1 SUBMISSION
11	02/04/2025	CDP-AMENDMENT #1 SUBMISSION I
12		
13		

SHEET TITLE:
STREET CROSS SECTION EXHIBIT

SHEET No.
C600



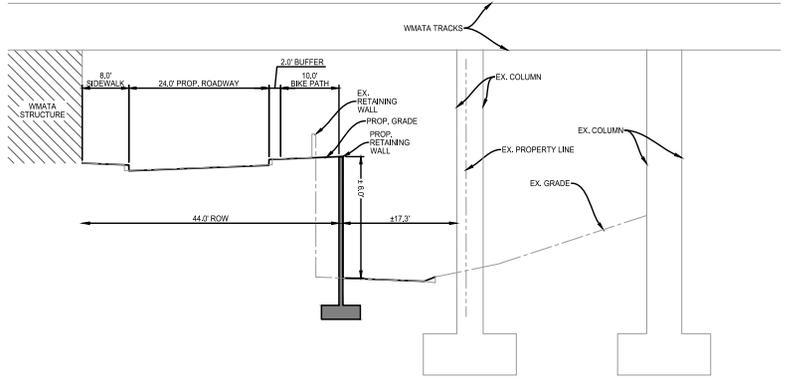
COORDINATED DEVELOPMENT DISTRICT #2
CONCEPTUAL DESIGN PLAN
 CITY OF ALEXANDRIA, VIRGINIA

NO.	DATE	DESCRIPTION
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6	02/04/2024	CDD AMENDMENT SUBMISSION #6 (COMPLETENESS)
7	02/04/2024	FINAL CDD CONCEPTUAL DESIGN PLAN
8	02/04/2025	CDD - FINAL #1 SUBMISSION
9	02/04/2025	CDD - RETURNED #1 SUBMISSION
10	02/04/2025	CDD - AMENDMENT #1 SUBMISSION
11	02/04/2025	CDD - AMENDMENT #1 SUBMISSION
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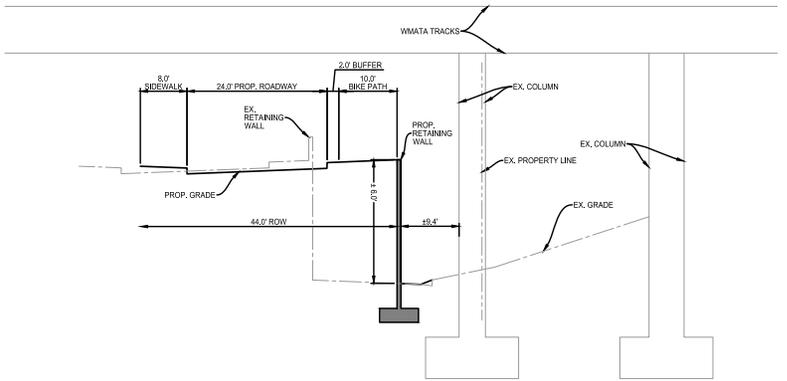
PROJECT No.: 20055-005-00
 DRAWING No.: 111404
 DATE: 02.11.22
 SCALE: SEE SHEET
 DESIGN: EG
 DRAWN: NL
 CHECKED: KMW

STREET HIERARCHY EXHIBIT

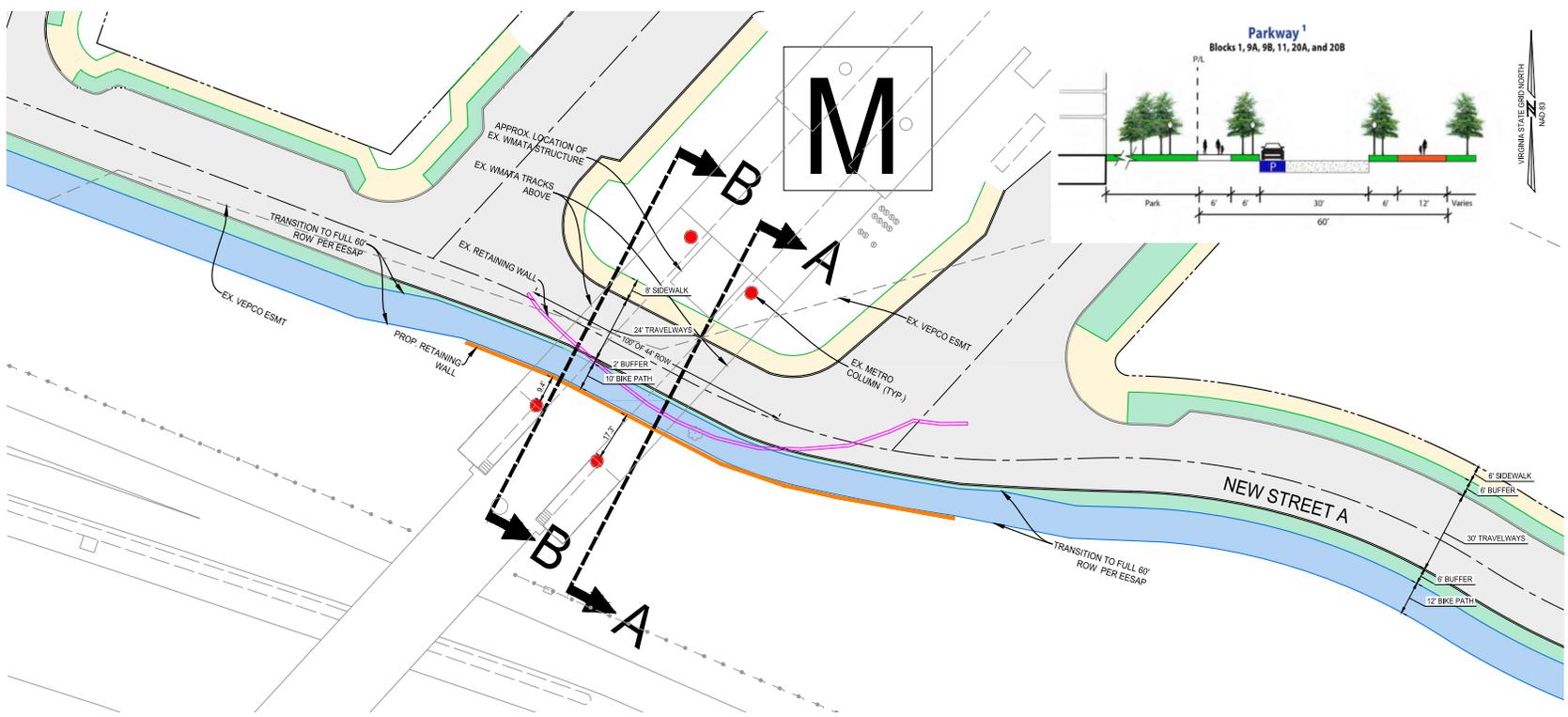
SHEET No.: **C700**



SECTION A-A (44' ROW)
NOT TO SCALE

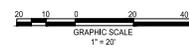


SECTION B-B (44' ROW)
NOT TO SCALE



PROPOSED SOUTHERN STREET UNDER WMATA TRACKS

NOTE:
DUE TO THE CLOSE PROXIMITY OF THE PROPOSED RETAINING WALL TO THE EXISTING WMATA COLUMNS, ADDITIONAL COORDINATION WILL BE REQUIRED WITH WMATA AND A STRUCTURAL ENGINEER TO CONFIRM THIS LAYOUT CAN WORK WITHOUT IMPACTING WMATA.



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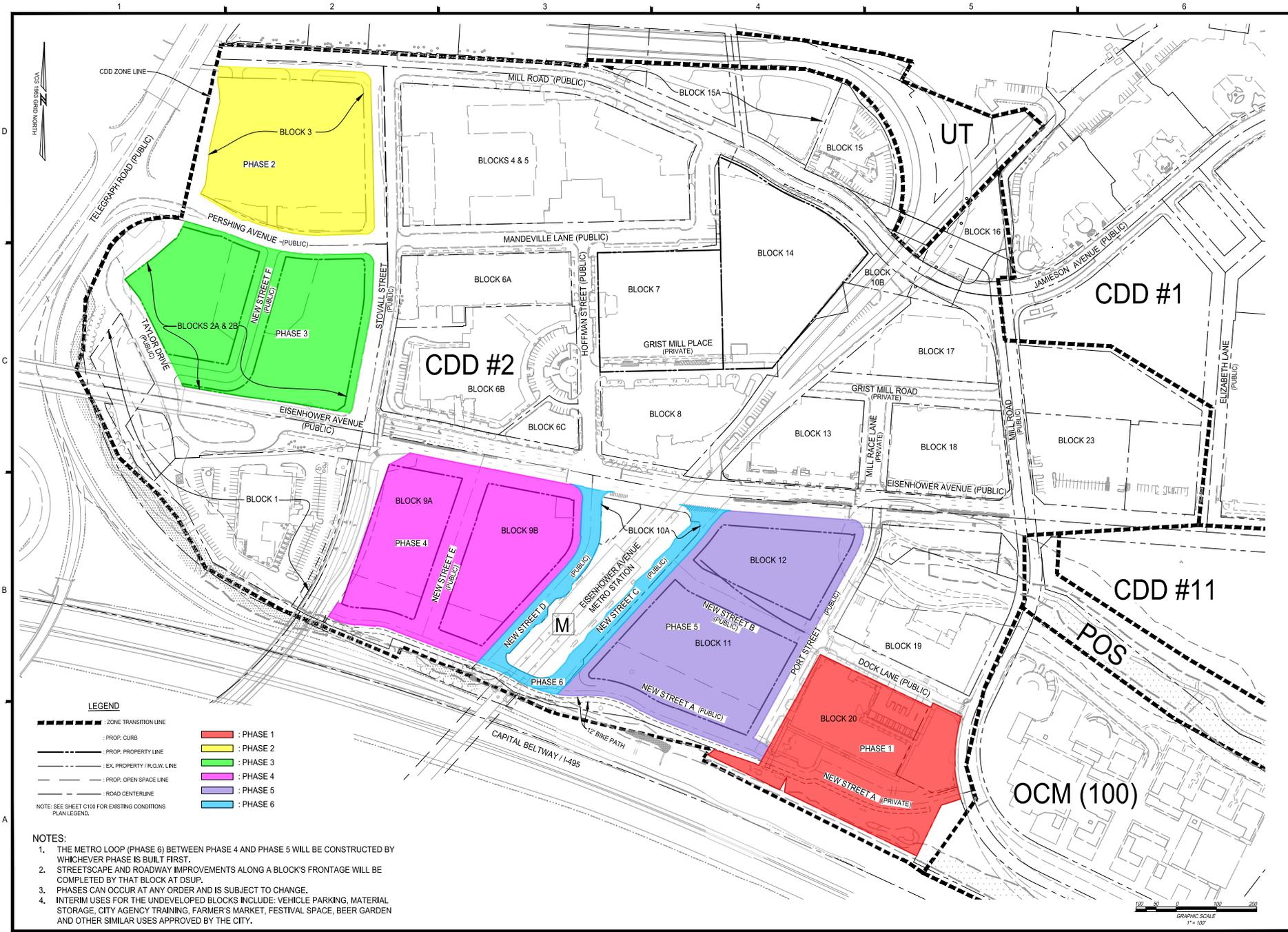
COORDINATED DEVELOPMENT
DISTRICT #2
CONCEPTUAL DESIGN PLAN
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
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6	02/26/2024	CCD-AMENDMENT SUBMISSION #6 (COMPLETENESS)
7	02/26/2024	FINAL CCD CONCEPTUAL DESIGN PLAN
8	02/26/2025	CCD - FINAL #1 SUBMISSION
9	02/26/2025	CCD - RETENTION #1 SUBMISSION
10	02/26/2025	CCD-AMENDMENT #1 SUBMISSION
11	02/26/2025	CCD-AMENDMENT #1 SUBMISSION
12		
13		

PROJECT No.: 2025-055-00
DRAWING No.: 111404
DATE: 02.11.22
SCALE: SEE SHEET
DESIGN: EG
DRAWN: MD
CHECKED: KMW

SHEET TITLE:
SOUTHERN STREET UNDER WMATA TRACKS EXHIBIT

SHEET No.:
C701



LEGEND

- ZONE TRANSITION LINE
- - - PROP. CURB
- - - PROP. PROPERTY LINE
- - - EX. PROPERTY / R.O.W. LINE
- - - PROP. OPEN SPACE LINE
- - - ROAD CENTERLINE
- █ PHASE 1
- █ PHASE 2
- █ PHASE 3
- █ PHASE 4
- █ PHASE 5
- █ PHASE 6

- NOTES:**
1. THE METRO LOOP (PHASE 6) BETWEEN PHASE 4 AND PHASE 5 WILL BE CONSTRUCTED BY WHICHEVER PHASE IS BUILT FIRST.
 2. STREETScape AND ROADWAY IMPROVEMENTS ALONG A BLOCK'S FRONTAGE WILL BE COMPLETED BY THAT BLOCK AT DSUP.
 3. PHASES CAN OCCUR AT ANY ORDER AND IS SUBJECT TO CHANGE.
 4. INTERIM USES FOR THE UNDEVELOPED BLOCKS INCLUDE: VEHICLE PARKING, MATERIAL STORAGE, CITY AGENCY TRAINING, FARMER'S MARKET, FESTIVAL SPACE, BEER GARDEN AND OTHER SIMILAR USES APPROVED BY THE CITY.



COORDINATED DEVELOPMENT DISTRICT #2
CONCEPTUAL DESIGN PLAN
 CITY OF ALEXANDRIA, VIRGINIA

NO.	DATE	DESCRIPTION
5	02/26/2024	CDD AMENDMENT SUBMISSION IN COMPLETENESS
6	02/26/2024	CDD AMENDMENT SUBMISSION IN COMPLETENESS
7	02/26/2024	FINAL CDD CONCEPTUAL DESIGN PLAN
8	02/26/2025	CDD - FINAL #1 SUBMISSION
9	02/26/2025	CDD - RETURNED #1 SUBMISSION
10	02/26/2025	CDD - AMENDMENT #1 SUBMISSION
11	02/26/2025	CDD - AMENDMENT #1 SUBMISSION #1
12		
13		

PROJECT No.: 2023-055-00
 DRAWING No.: 11404
 DATE: 02.11.22
 SCALE: SEE SHEET
 DESIGN: EG
 DRAWN: NL
 CHECKED: KMW

SHEET TITLE:
CDD PHASING PLAN

SHEET No.:
C800

Block 3
CDD and MPA Amendments
Statement of Support
September 2, 2025

Summary of the Request

The following is a list of the Applicant's requested amendments to CDD #2 and the Eisenhower East Small Area Plan (EESAP) to allow for the proposed residential and retail development. These amendments allow for an iconic, transformative development at a primary location within the EESAP, across from the Wegman's development, viewed from primary regional thoroughfares of I-495/395, Telegraph Road and Duke Street. The development meets many of the EESAP recommendations and CDD #2 parameters, with the following exceptions:

1. CDD #2 Amendments to:
 - a) Update/revise the Cover Sheet development table to reflect the proposed square footage, open space, minimum commercial use, and building height; and
 - b) Update/revise Sheets C-300, C-400 and C-500 to reflect the proposed open space, rights of way sections and bike facility.

2. EESAP Master Plan Amendments and Deviations:
 - a) Revise Tables 1 and 6 to reflect Maximum Building Height from 250' to a maximum of 365'; and
 - b) Transfer 199,573 SF of base density from Block 9A/B to Block 3 in Table 5.

Context and Existing Conditions

Block 3 totals approximately 2.5 acres and is located between Stovall Street, Mill Road, Pershing Avenue, and an elevated portion of Telegraph Road. Block 3 is located west of the recently developed multifamily and retail Blocks 4 and 5 that include Wegman's. Block 3 is in the northwest corner of CDD #2. While most blocks within the CDD have developed, Block 3 along with Blocks 2, 9, and 12 have remained undeveloped. A variety of infrastructure improvements are planned within CDD #2 to support the proposed development and other future developments pursuant to CDD #2 and the EESAP. Improvements include streetscapes, cycle tracks, crosswalks, and significant improvements to the WMATA Eisenhower East Metro Station.

Zoning and Planning Guidance

The existing zoning of Block 3 is CDD #2. Recently, CDD #2 was amended and reinstated to allow for development that corresponds to the EESAP. Block 3 is approved for the following: residential and commercial use; a maximum of 250' in building height; an acre of open space between Blocks 2 and 3; and a total gross floor area of 1,615,000 SF.

Proposed CDD #2 and Master Plan Amendments and Deviations

The primary amendment the Applicant seeks is to increase building height from 250' to 362' (and up to a 365' maximum). The additional height will allow for a more prominent architectural expression, a variety of building heights atop the podium, and premier views both from and to Block 3. The additional height does not include a corresponding increase in density or residential units; it allows for sculpting of the building form in a more aesthetic manner. The other requested CDD and Master Plan Amendments are minor in nature and primarily serve as a record reflecting specific figures such as gross garage floor area and the configuration of open space, and rights-of-way. The Applicant also requests an amendment to the EESAP to modify the height and base density of both Block 3 and 9 to allow for an equitable, future distribution of affordable housing across the CDD area.

CDD Amendment Criteria

Below, the Applicant has addressed the CDD submission criteria pursuant to §5-604(C) in italics:

(3) A statement describing the project in narrative form and describing the relationship of the proposed development to the master plan guidelines for the district.

The proposed plan is generally consistent with the SAP guidance in terms of use, building form, site access and open space for the redevelopment contemplated for Block 2 in the CDD and EESAP. The Applicant seeks changes to height to allow for a more prominent development in a location of the City where height near a Metro Station is supported. As stated earlier, the proposed plan is consistent with the use, and other recommendations of the EESAP.

(4) A general description of how adjacent and neighboring properties will be protected from any adverse effects prompted by the proposed development.

The proposed multifamily is setback/situated a significant distance from other residential uses. The Applicant is providing a significant streetscape improvements, a cycle track, bike lanes and bike parking to encourage alternative modes of transportation, lessening the need for cars that create traffic. The Applicant oriented loading and garage access on Mill Road, away from the at-grade open space along Pershing Ave., the premier, walkable retail at the corner of Pershing and Stovall Street, and as far as possible from pedestrian paths to Metro. The proposed garage will be fully screened except for the access points.

(5) A statement setting forth the maximum height of buildings to be constructed.

The maximum requested building height for the Property is 362' (and up to a 365' maximum).

(6) A statement setting forth the maximum overall gross floor area and floor area ratio proposed, and the maximum gross floor area and floor area ratio proposed for each use in the proposed development.

The proposed net floor area of the Property is approximately 1,051,143 SF including the garage area. The gross floor area is approximately 1,176,643 SF.

(7) A statement setting forth the maximum number of dwelling units proposed, and an approximate breakdown of units by type and size.

The proposed multifamily residential building on the Property includes a maximum of 775 units with 767 proposed. The proposed unit types are enclosed with the DSUP submission.

(8) A statement setting forth the maximum number of parking spaces, and the general location and character, whether surface or structured, thereof.

The maximum parking provided will be 943 parking spaces, with up to 200 spaces for retail and 743 for residential. The parking garage is located within a multi-level podium less than 60'. One level of the garage is primarily underground. The parking garage is screened on all sides with a variety of treatments.

(9) A statement identifying those special amenities proposed for the development.

The primary public amenities proposed include the ground floor open space at the prominent corner of Pershing Ave. and Stovall Street; the cycle track/bike lane along Stovall Street; the new bike lane along Pershing Ave.; and new streetscape around the Property. Other distinctive features of the development include desirable retail at the corner of Stovall Street and Pershing Ave.; tall building towers and a variety of building heights adding visual interest to the neighborhood; and significant resident amenities atop the podium and other towers.

(10) A statement setting forth any proposed interim uses of the site or portion thereof, the proposed development schedule and phases for development, and, if applicable, requesting the division of the district into sections for the purpose of subsequent submissions under this section 5-600.

Interim uses in addition to those permitted through CDD #2 are not requested.

(11) A statement of the improvements, public or private, on or off site, proposed for construction or dedication, and an estimate of the timing of providing such improvements.

As the DSUP plans continue to develop the Applicant will provide a list of public and private easements or dedications including open space and sidewalks, at minimum.

CDD Amendment Approval Standards

Below, the Applicant has addressed the CDD Standards of approval pursuant to §5-604(H) in italics:

(1) The proposed development shall substantially conform to the city's master plan with respect to the general type, character, intensity, and location of uses, as reflected in the CDD guidelines of the applicable area plan.

The Applicant seeks amendments to CDD #2 to allow for a height increase. The Applicant does not propose an increase in density. The proposed road network/connections, building form/massing and open space are generally consistent with the EESAP.

(2) The proposed development shall preserve and protect to the extent possible all scenic assets and natural features of the land.

There is a lack of scenic assets and natural features on Block 3. Tree plantings and new ground level and above ground open space with a variety of amenities will also be provided.

(3) The proposed development shall be designed to mitigate substantial adverse impacts to the use and value of surrounding lands.

The proposed residential development on the Property is consistent with the residential character to the adjacent Block 4/5 Wegman's development, and the other built blocks of CDD #2. The podium with towers allows for a substantial setback from other residential uses. Adequate parking and other improvements promoting bicycling and walking, such as the cycle track and streetscapes, also mitigate traffic impacts to surrounding lands.

(4) The proposed development shall be designed in accordance with public facilities, services, transportation systems and utilities which are adequate for the development proposed, and which are available, or reasonably probable of achievement, prior to use and occupancy of the development.

Block 3 is near the Metro and will take advantage of the existing sidewalks, streetlights, etc. supporting pedestrian passage. CDD #2 includes an existing grid of streets that will support vehicular and bicycle access in and around the site. The proposed development includes connections to existing utilities that are adequate to serve future residents and commercial tenants. The proposed open space is part of a future network of open spaces that residents will be able to enjoy.

(5) The proposed development shall be designed to provide adequate recreational amenities and, if appropriate to the site, a comprehensive system of pedestrian, bicycle or other recreational paths which shall be carefully coordinated with the provision of open spaces, public facilities, vehicular access routes and mass transportation facilities.

As stated, the development will include new streetscapes, bike share station, bike lanes, a cycle track, and open spaces to serve future residents, patrons, and visitors of CDD #2/Eisenhower East.

(6) The proposed development shall provide a substantial number of residential units, including an affordable housing component.

The Applicant submitted an Affordable Housing Plan under separate cover.

Development Contributions

The Applicant agrees to provide a developer contribution consistent with Eisenhower East Implementation Fund. The Applicant also agrees to meet the City's current Green Building Policy and will provide on-site affordable housing and a monetary contribution to affordable housing.