APPLICATION

☑ **Master Plan Amendment** MPA# _____

☐ **Zoning Map Amendment** REZ# _____

PROPERTY LOCATION: 2425 Mill Road

APPLICANT

Name: Red Fox Development LLC

Address: [redacted]

PROPERTY OWNER:

Name: Hoffman Family LLC

Address: [redacted]

Interest in property:

○ Owner ○ Contract Purchaser

X ○ Developer ○ Lessee ○ Other _____

If property owner or applicant is being represented by an authorized agent such as an attorney, a realtor, or other person for which there is some form of compensation, does this agent or the business in which they are employed have a business license to operate in Alexandria, VA:

◉ Yes: If yes, provide proof of current City business license.

○ No: If no, said agent shall obtain a business license prior to filing application.

THE UNDERSIGNED certifies that the information supplied for this application is complete and accurate, and, pursuant to Section 11-301B of the Zoning Ordinance, hereby grants permission to the City of Alexandria, Virginia, to post placard notice on the property which is the subject of this application.

Kenneth W. Wire, Megan C. Rappolt, Wire Gill LLP
Print Name of Applicant or Agent

Signature

[redacted]
Mailing/Street Address

[redacted]
Telephone # Fax #

[redacted]
City and State Zip Code

9/2/2025
Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____ Fee Paid: $_____

Legal advertisement: _____

ACTION - PLANNING COMMISSION _____ ACTION - CITY COUNCIL: _____

MPA #	MPA2025-00002
REZ #	

SUBJECT PROPERTY

Provide the following information for each property for which an amendment is being requested. (Attach separate sheets if needed.)

Address **Tax Map - Block - Lot**	**Land Use** Existing - Proposed **surface lot**	**Mixed-use building**	**Master Plan Designation** Existing - Proposed **Residential/ Commercial**	**Residential/ Commercial**	**Zoning Designation** Existing - Proposed **CDD#2**	**CDD#2**	**Frontage (ft.)** **Land Area (acres)**
1 2425 Mill Road							3.12 ac.
2							
3							
4							

PROPERTY OWNERSHIP

[ ] Individual Owner [✓] Corporation or Partnership Owner

Identify each person or individual with ownership interest. If corporation or partnership owner, identify each person with more than 3% interest in such corporation or partnership.

1. Name: See attached disclosure statement Extent of Interest: _____

   Address: _____

2. Name: _____ Extent of Interest: _____

   Address: _____

3. Name: _____ Extent of Interest: _____

   Address: _____

4 . Name: _____ Extent of Interest: _____

   Address: _____

Disclosure Attachment

Owner Entity:

1) Hoffman Family LLC

Hubert N. Hoffman, III — All Own Greater than 3%
Holly Nolting
Thomas Hoffman

c/o Hoffman Companies
[redacted]

MPA #	MPA2025-00002
REZ #	

JUSTIFICATION FOR AMENDMENT

(attach separate sheets if needed)

1. Explain how and why any proposed amendment(s) to the Master Plan are desirable, beneficial to surrounding properties, in character with the applicable Small Area Plan and consistent with City policies:

Please see enclosed CDD #2 and Master Plan Amendment statement of support. The project generally complies with the guidance of the EESAP. The requested amendments either are technical in nature or meet the intent of the guidelines; however flexibility is necessary in the ultimate application of the guideline due to site specific reasons.

2. Explain how and why the proposed amendment to the Zoning Map(s) is consistent with the proposed amendment to the Master Plan, or, if no amendment to the Master Plan is being requested, how the proposed zoning map amendment is consistent with the existing Master Plan:

The requested amendments to CDD #2 include a request to increase building height to 365' and to allow for density transfers within the CDD. The building height and density transfers allow for an iconic building in keeping with the EESAP spirit of the densest, transit-oriented redevelopment in the City of Alexandria.

3. Explain how the property proposed for reclassification will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire, drainage structures, refuse disposal, water and sewers, and schools.

The property is adjacent to the I-495 beltway, Telegraph Road and Duke Street, all regional thoroughfares. The Applicant proposes the required parking to serve the building and utility infrastructure that will also meet City standards/requirements. The building is also 0.3 miles or a 6 min walk to the Eisenhower Metro Station.

4. If this application is for conditional zoning approval pursuant to Section 11-804 of the Zoning Ordinance, identify all proffered conditions that are to be considered part of this application (see Zoning Ordinance Section 11-804 for restrictions on conditional zoning):

This request is not a conditional zoning approval per Section 11-804.

EISENHOWER EAST
BLOCK 3
CITY OF ALEXANDRIA, VIRGINIA
AUGUST 28, 2025

BEGINNING AT A POINT AT THE SOUTHWEST CORNER OF EISENHOWER EAST, BLOCK 3, BEING AT THE INTERSECTION OF TELEGRAPH ROAD AND PERSHING AVENUE, BOTH VARIABLE WIDTH PUBLIC RIGHT-OF-WAYS; THENCE RUNNING WITH TELEGRAPH ROAD THE FOLLOWING SIX COURSES:

1. THENCE N 27°38'44" E A DISTANCE OF 26.42 FEET TO A POINT;
2. THENCE N 06°33'44" E A DISTANCE OF 92.44 FEET TO A POINT;
3. THENCE N 12°37'55" E A DISTANCE OF 113.70 FEET TO A POINT;
4. THENCE N 03°30'07" W A DISTANCE OF 28.39 FEET TO A POINT;
5. THENCE WITH A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 21.58 FEET, A CENTRAL ANGLE OF 09°45'14", A RADIUS OF 126.74 FEET, WITH A CHORD LENGTH OF 21.55 FEET WHICH BEARS N 08°22'47" W TO A POINT;
6. THENCE N 01°43'55" E A DISTANCE OF 13.59 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF EISENHOWER EAST, BLOCK 3, AND AT THE INTERSECTION OF TELEGRAPH ROAD AND MILL ROAD, BOTH VARIABLE WIDTH PUBLIC RIGHT-OF-WAYS;

THENCE DEPARTING TELEGRAPH ROAD AND RUNNING WITH MILL ROAD THE FOLLOWING THREE COURSES:

1. THENCE WITH A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 92.31 FEET, A CENTRAL ANGLE OF 01°15'22", A RADIUS OF 4211.13 FEET, WITH A CHORD LENGTH OF 92.31 FEET WHICH BEARS S 88°22'26" E TO A POINT;
2. THENCE WITH A REVERSE CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 168.15 FEET, A CENTRAL ANGLE OF 02°20'15", A RADIUS OF 4121.48 FEET, WITH A CHORD LENGTH OF 168.14 FEET WHICH BEARS S 87°49'59" E TO A POINT;
3. THENCE S 86°39'51" E A DISTANCE OF 79.72 FEET TO A POINT, SAID POINT BEING AT THE NORTHEAST CORNER OF EISENHOWER EAST, BLOCK 3, AT THE INTERESECTION OF MILL ROAD AND STOVALL STREET, BOTH VARIABLE WIDTH PUBLIC RIGHT-OF-WAYS;

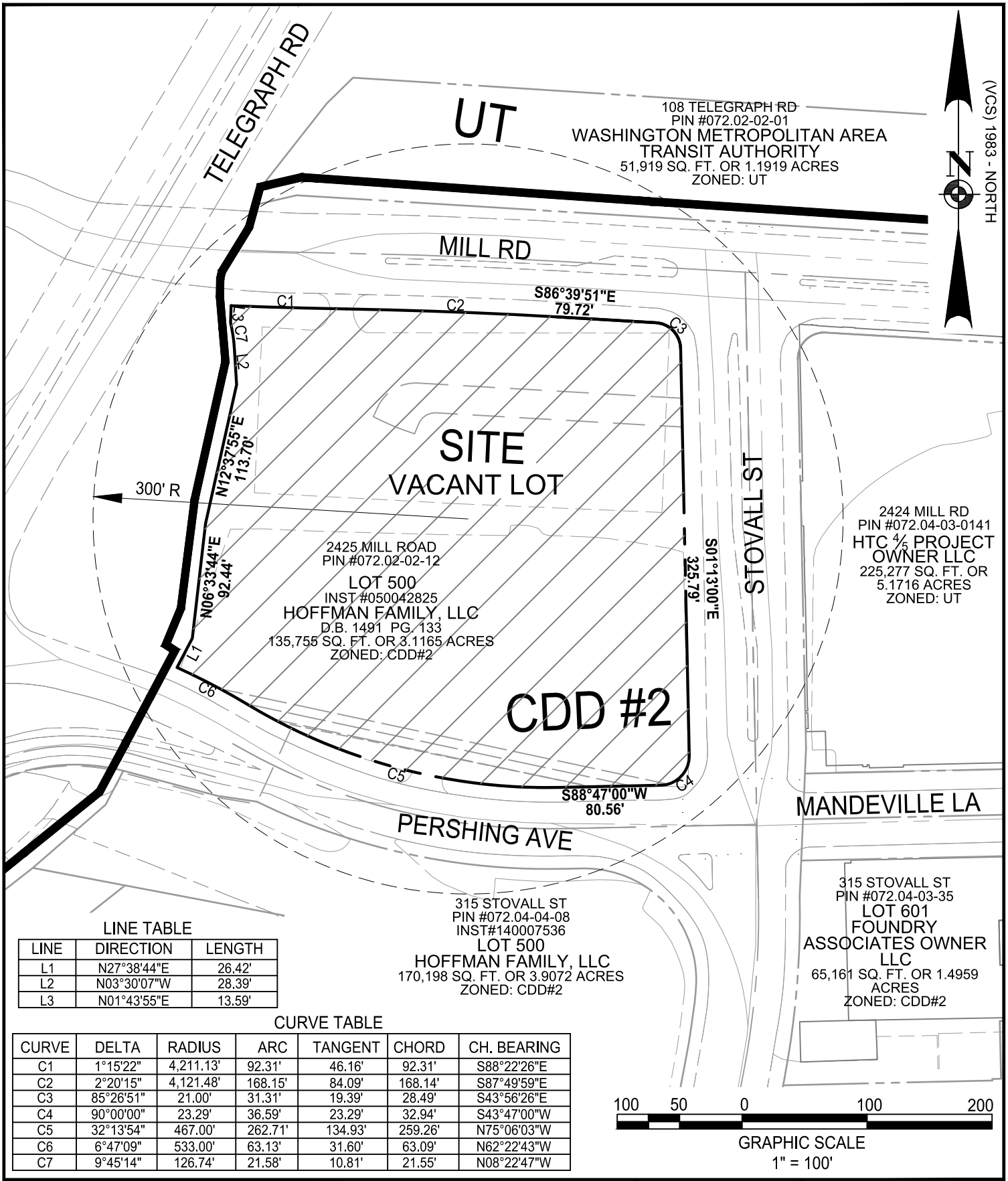
THENCE DEPARTING MILL ROAD RUNNING STOVALL STREET THE FOLLOWING TWO COURSES:

1. THENCE WITH A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 31.31 FEET, A CENTRAL ANGLE OF 85°26'51", A RADIUS OF 21.00 FEET, WITH A CHORD LENGTH OF 28.49 FEET WHICH BEARS S 43°56'26" E TO A POINT;
2. THENCE S 01°13'00" E A DISTANCE OF 325.79 FEET TO A POINT, SAID POINT BEING AT THE SOUTHEAST CORNER OF EISENHOWER EAST, BLOCK 3, AT THE INTERSECTION OF STOVALL STREET AND PERSHING AVENUE, BOTH VARIABLE WIDTH PUBLIC RIGHT-OF-WAYS;

THENCE DEPARTING STOVALL STREET AND RUNNING WITH PERSHING AVENUE THE FOLLOWING FOUR COURSES:

1. THENCE WITH A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 36.61 FEET, A CENTRAL ANGLE OF 90°02'33", A RADIUS OF 23.29 FEET, WITH A CHORD LENGTH OF 32.95 FEET WHICH BEARS S 43°48'17" W TO A POINT;
2. THENCE S 88°47'00" W A DISTANCE OF 80.53 FEET TO A POINT;
3. THENCE WITH A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 262.71 FEET, A CENTRAL ANGLE OF 32°13'54", A RADIUS OF 467.00 FEET, WITH A CHORD LENGTH OF 259.26 FEET WHICH BEARS N 75°06'03" W TO A POINT;
4. THENCE WITH A REVERSE CURVE TO THE LEFT HAVING AN ARC LENGTH OF 63.13 FEET, A CENTRAL ANGLE OF 06°47'09", A RADIUS OF 533.00 FEET, WITH A CHORD LENGTH OF 63.09 FEET WHICH BEARS N 62°22'43" W TO THE POINT OF BEGINNING;

CONTAINING 135,755 SQUARE FEET OR 3.1165 ACRES, MORE OR LESS



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°20'15"	4,121.48'	168.15'	84.09'	168.14'	S87°49'59"E
C3	85°26'51"	21.00'	31.31'	19.39'	28.49'	S43°56'26"E
C4	90°00'00"	23.29'	36.59'	23.29'	32.94'	S43°47'00"W
C5	32°13'54"	467.00'	262.71'	134.93'	259.26'	N75°06'03"W
C6	6°47'09"	533.00'	63.13'	31.60'	63.09'	N62°22'43"W
C7	9°45'14"	126.74'	21.58'	10.81'	21.55'	N08°22'47"W

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

VICINITY MAP

EISENHOWER EAST, BLOCK 3

CITY OF ALEXANDRIA, VIRGINIA

DESIGN: AH
DRAWN: JS
CHECKED: KMW
DATE: 08/28/2025

SCALE: 1" = 100'
SHEET: 1 of 1

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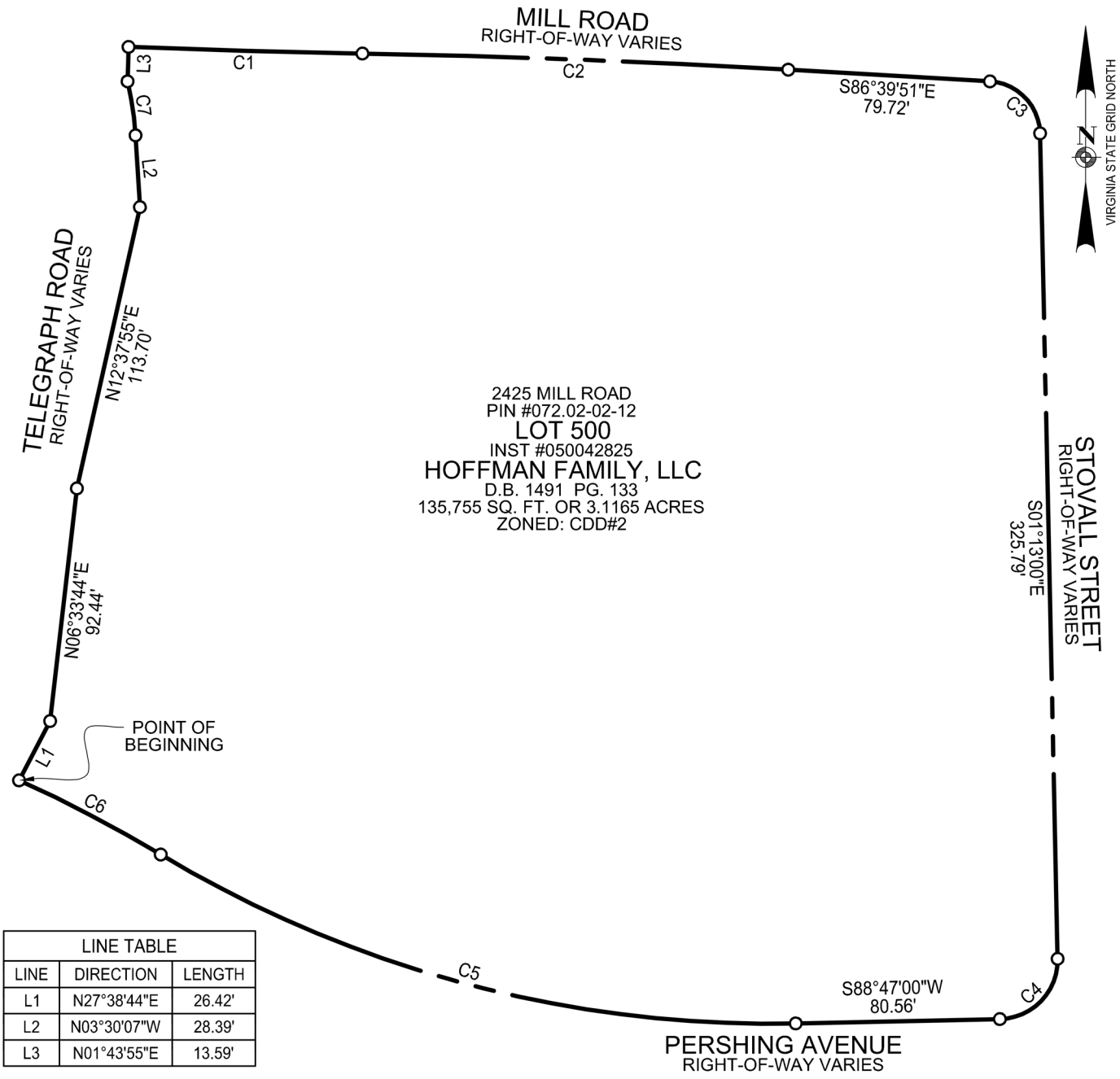

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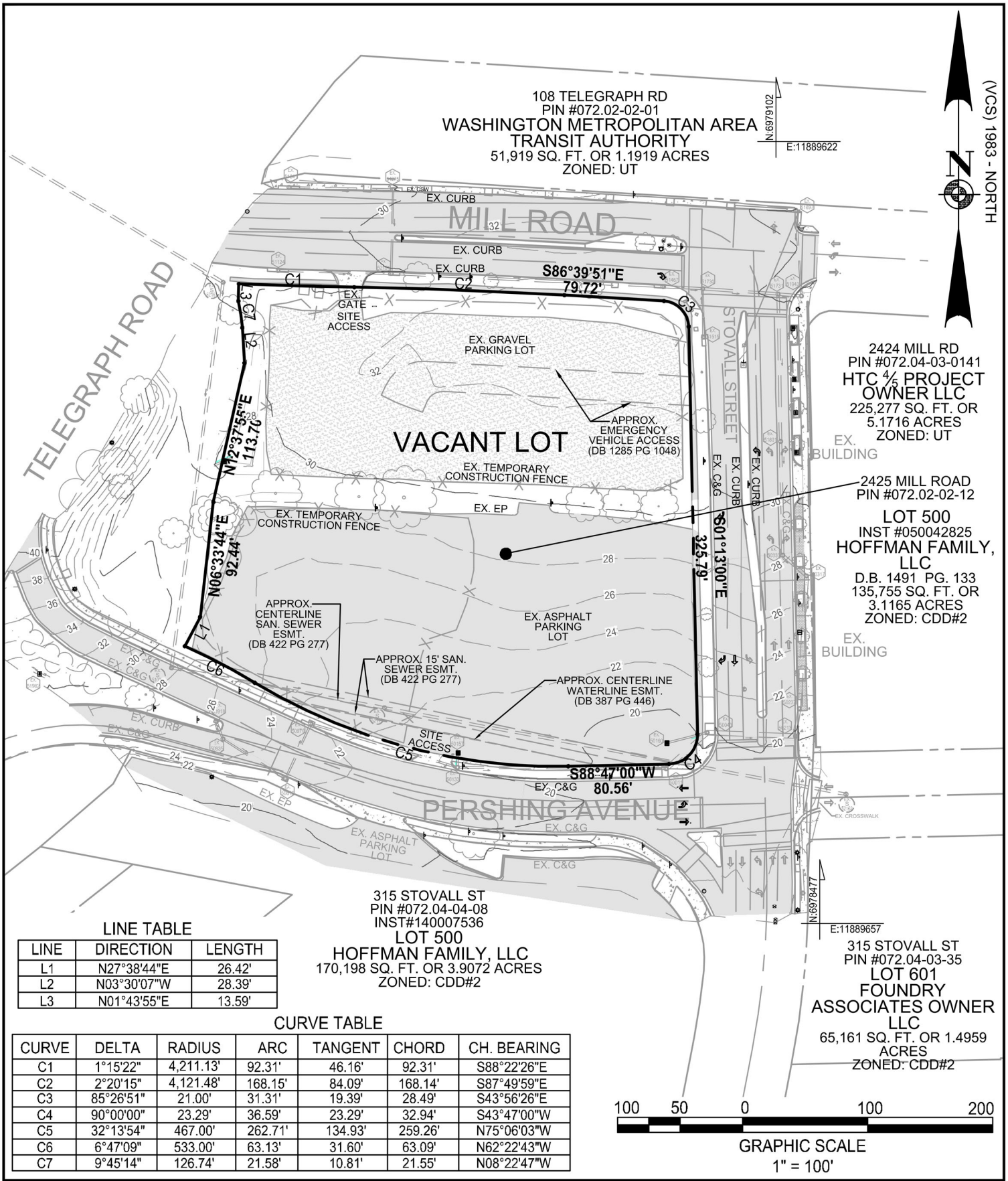
IMEG
9301 INNOVATION DRIVE
SUITE 150
MANASSAS, VA 20110
PH: 703.393.9887
www.imegcorp.com

METES AND BOUNDS EXHIBIT
LOT 500, HOFFMAN FAMILY, LLC
ALSO KNOWN AS
EISENHOWER EAST, BLOCK 3
CITY OF ALEXANDRIA, VIRGINIA

DRAWN:	MB
CHECKED:	CGH
DATE:	8/28/2025

SCALE: 1" = 60'
SHEET: 1 of 1

P:\Projects\24004058.00\SURVEYS\Exhibits\Hoffman Block 3 exhibit\Hoffman Block 3 Exhibit.dwg, 8/28/2025 12:02:52 PM, Matt.E.Baird, 1:1



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BUILDING AND STRUCTURE MAP

EISENHOWER EAST, BLOCK 3

CITY OF ALEXANDRIA, VIRGINIA

DESIGN: AH
DRAWN: JS
CHECKED: KMW
DATE: 08/28/2025
SCALE: 1" = 100'
SHEET: 1 of 1

P:\Projects\24004058.00\EXHIBITS\Building and Structure Map Exhibit\BUILDING AND STRUCTURE MAP.dwg, 8/29/2025 8:39:39 AM, DWG To PDF.pc3

APPLICATION

CDD DEVELOPMENT CONCEPT PLAN

CDD # 2 Amendment

[*must use black ink or type*]

PROPERTY LOCATION: 2425 Mill Road

TAX MAP REFERENCE: 072.02-02-12 **ZONE:** CDD #2

APPLICANT'S NAME: Red Fox Development LLC

ADDRESS: [redacted]

PROPERTY OWNER NAME: Hoffman Family LLC

ADDRESS: [redacted]

REQUEST: Amendment to CDD #2 to reflect proposed Block 3 development under separate cover

THE UNDERSIGNED hereby applies for CDD Development Concept Plan approval in accordance with the provisions of Section 5-600 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Ken Wire, Megan Rappolt Wire Gill LLP
Print Name of Applicant or Agent

[redacted]
Telephone #

Fax #

[redacted]
Mailing/Street Address

Signature

9/2/2025
Email address

DO NOT WRITE IN THIS SPACE OFFICE USE ONLY

Application Received: _____ Date and Fee Paid: _____ $_____

ACTION - PLANNING COMMISSION: _____ ACTION - CITY COUNCIL _____

Development Site Plan (DSP) # DSUP #2025-10017

ALL APPLICANTS MUST COMPLETE THIS FORM.

The applicant is: (check one)

[ ] the Owner [ ] Contract Purchaser [ ] Lessee or [X] Other: Developer of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than three percent.

Red Fox Development LLC: Adam Peters, Greater than 3% 1800 N. Lynn St. #2804 Arlington, VA 22209

If property owner or applicant is being represented by an authorized agent, such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

[X] **Yes.** Provide proof of current City business license.

[ ] **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. Adam Peters	[redacted]	Greater than 3%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 2425 Mill Road (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. See attached disclosure		
2.		
3.		

3. BusinessorFinancialRelationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Adam Peters	None	N/A
2. Hubert N. Hoffman, III	Yes; donation greater than $100	Council member Jacinta Greene
3.		

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

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

Sept. 2, 2025 (Date) | Ken W. Wire; Megan C. Rappolt, Wire Gill LLP (Printed Name) | [signature] (Signature)

Disclosure Attachment

Owner Entity:

1) Hoffman Family LLC

Hubert N. Hoffman, III — All Own Greater than 3%
Holly Nolting
Thomas Hoffman

c/o Hoffman Companies
[redacted]

APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSUP # 2025-10017 **Project Name:** Block 3

PROPERTY LOCATION: 2425 Mill Road

TAX MAP REFERENCE: 072.02-02-12 **ZONE:** CDD #2

APPLICANT:

Name: Red Fox Development LLC

Address: [redacted]

PROPERTY OWNER:

Name: Hoffman Family LLC

Address: [redacted]

SUMMARY OF PROPOSAL Mixed Use Development. Master Plan and CDD Amendments requested under separate cover.

MODIFICATIONS REQUESTED

SUP's REQUESTED Per ZO 8-100(A)(8), Exceed parking maximum for residential and retail/commercial uses and exclusion of loading space floor area per Section 7-2503

☑ **THE UNDERSIGNED** hereby applies for Development Site Plan with Special Use Permit approval in accordance with the provisions of Section 11-400 of the Zoning Ordinance of the City of Alexandria, Virginia.

☑ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☑ **THE UNDERSIGNED** also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his/her knowledge and belief.

Kenneth W. Wire & Megan C. Rappolt, Wire Gill LLP
Print Name of Applicant or Agent

[redacted]
Mailing/Street Address

[redacted]
City and State Zip Code

[redacted]
Signature

[redacted] [redacted]
Telephone # Fax #

[redacted]
Email address

Sept. 2, 2025
Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: Received Plans for Completeness:
Fee Paid and Date: Received Plans for Preliminary:

ACTION - PLANNING COMMISSION:

ACTION - CITY COUNCIL:

Development SUP # 2025-10017

ALL APPLICANTS MUST COMPLETE THIS FORM.

Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is: (check one)

○ The Owner ○ Contract Purchaser ○ Lessee or **X** ○ Other: Developer of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than three percent.

Red Fox Development LLC: Adam Peters, Greater than 3%

[redacted]

If property owner or applicant is being represented by an authorized agent, such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

◉ **Yes.** Provide proof of current City business license.

○ **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

OWNERSHIP AND DISCLOSURE STATEMENT

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2.		
3.		

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Sept. 2, 2025	Ken W. Wire; Megan C. Rappolt, Wire Gill LLP	[signature]
Date	Printed Name	Signature

Disclosure Attachment

Owner Entity:

1) Hoffman Family LLC

Hubert N. Hoffman, III — All Own Greater than 3%
Holly Nolting
Thomas Hoffman

c/o Hoffman Companies
[redacted]

Development SUP # 2025-10017

2. Narrative description. The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. If not appropriate to the request, delete pages 6-9. (Attach additional sheets if necessary.)

The Applicant proposes new mixed-use development with a 365-foot tall residential building of up to 775 units and 40,000 SF of ground floor retail. This iconic building will be the tallest building in the City of Alexandria, and will provide a dynamic skyline with views north into D.C. and Masonic Temple. The innovative design and architecture complements existing development in Eisenhower East, while introducing a new aesthetic approach for the City of Alexandria. Concurrently with the DSUP request, the Applicant requests an SUP to exceed the required residential and commercial/retail parking. The Applicant also requests several amendments to CDD #2 and the EESAP. Please see enclosed CDD and MPA Amendments narrative under separate cover.

Development SUP # 2025-10017

3. How many patrons, clients, pupils and other such users do you expect?
Specify time period (i.e., day, hour, or shift).

Typical for large residential building with 40,000 SF retail.

4. How many employees, staff and other personnel do you expect?
Specify time period (i.e. day, hour, or shift).

Typical building management staff for large residential building and 40,000 SF of retail. There will be 24/7 activity at this building because it is residential.

5. Describe the proposed hours and days of operation of the proposed use:

Day	Hours	Day	Hours
7	24	7	typical buisness hours

6. Describe any potential noise emanating from the proposed use:

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

Typical noise for a large residential building and 40,000 SF of retail

B. How will the noise from patrons be controlled?

Building management staff and noise ordinance

7. Describe any potential odors emanating from the proposed use and plans to control them:

N/A

Development SUP # 2025-10017

8. Provide information regarding trash and litter generated by the use:

A. What type of trash and garbage will be generated by the use?

Typical residential trash from a large multifamily building and 40,000 SF of retail

B. How much trash and garbage will be generated by the use?

Typical amount of residential trash from a large multifamily building and 40,000 SF of retail

C. How often will trash be collected?

Daily

D. How will you prevent littering on the property, streets and nearby properties?

Building management staff

9. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

☐ Yes. ☑ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

10. Will any organic compounds (for example: paint, ink, lacquer thinner, or cleaning or degreasing solvent) be handled, stored, or generated on the property?

☐ Yes. ☐ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

Building maintenance and cleaning supplies for both the residential and retail components of the building. Specific names, quantities and disposal methods are unknown at this time.

Development SUP # 2025-10017

11. What methods are proposed to ensure the safety of residents, employees and patrons?

Building and site lighting, & secured resident and vehicular access

ALCOHOL SALES

12. Will the proposed use include the sale of beer, wine or mixed drinks?

☐ **Yes.** ☐ **No.** ***For the retail, it is unknown at this time***

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/ or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

It is unknown at this time due to uncertain retail tenants.

PARKING AND ACCESS REQUIREMENTS

13. Provide information regarding the availability of off-street parking:

A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

718 residential and 120 retail/commercial

B. How many parking spaces of each type are provided for the proposed use:

See DSUP plans Standard spaces

_____ Compact spaces

_____ Handicapped accessible spaces

_____ Other

743 residential and 200 retail spaces are provided

C. Where is required parking located? (check one) [✓] **on-site** [ ] **off-site**

If the required parking will be located off-site, where will it be located?

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the **Parking Reduction Supplemental Application.**

14. Provide information regarding loading and unloading facilities for the use:

A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? 2

B. How many loading spaces are available for the use? 2

C. Where are off-street loading facilities located? Inside the building garage

D. During what hours of the day do you expect loading/unloading operations to occur?
Typical business hours

E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

After initial lease up, residential loading will be infrequent & typical for multifamily building as lessees turn over. For retail space, loading could occur daily depending on the nature of the retail.

15. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Generally the existing street access is adequate and needed improvements are shown on the enclosed DSUP plans.

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 695,469 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-495/395, TELEGRAPH ROAD AND DUKE 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 7-2503, EXCLUDE INTERNAL LOADING DOCK AREA FROM FAR; 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 #2022-00001

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

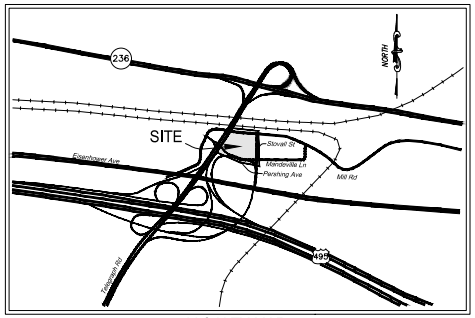
TAX MAP NUMBER:
072.02-02-12

EX. TAX PARCEL AREA:
135,755 SF OR 3.12 AC

LIMITS OF DISTURBANCE:	189,523 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:	126,760 SF (2.91 AC)
PROPOSED PERVIOUS AREA:	7,841 SF (0.18 AC)

PREPARED BY:

IMEG
engineering · surveying · land planning
4035 Ridge Top Rd., Suite 601, Fairfax, VA 22030
phone 703.273.6820 fax 703.273.7636



VICINITY MAP
SCALE: 1" = 1000'

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OWNER
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RED FOX DEVELOPMENT
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COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
09/02/2025
PROFESSIONAL ENGINEER

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
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

C100
114107

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 CDD#2.
2. THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF HOFFMAN FAMILY, LLC RECORDED IN DEED BOOK 1491 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) 1983 - 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 25, 2023 AND DECEMBER 4, 2023.
5. TO THE BEST OF OUR KNOWLEDGE THEAREAREAS ONSITE 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 OFEFEATSANITARY LANDFILL. SHOULD ANY UNANTICIPATED UNDERGROUN STORAGE TANKS OR DRUMS BE ENCOUNTERED AT THE SITE, THE APPLICANT SHALL IMMEDIATELY NOTIFY THE CITY 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 WITHIN A COMBINED SEWER AREA.

ENVIRONMENTAL SITE ASSESSMENT

THERE ARE NO RPA'S, 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 EAC OPTIMIZE ENERGY PERFORMANCE, EAC RENEWABLE ENERGY PRODUCTION, WEC INDOOR WATER USE REDUCTION, WEC OUTDOOR WATER USE REDUCTION, EQC LOW-EMITTING MATERIALS, EQC CONSTRUCTION IAQ MANAGEMENT PLAN, AND EQC 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 MODELER AND VERIFIED COMMISSIONING AGENT TO MANAGE ADDITIONAL SUSTAINABILITY ACTIVITIES.

ARCHAEOLOGY NOTES

1. THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
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 ARCHEOLOGY CONSULTANT AND WILL BE COORDINATING WITH ALEXANDRIA ARCHEOLOGY FOR THE SCOPE OF WORK FOR THE PROJECT.

ZONING TABULATIONS

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

EXISTING ZONE: CDD#2
PROPOSED ZONE: CDD#2

SMALL AREA PLAN DISTRICT: EISENHOWER EAST

EXISTING USE: PAVED PARKING LOT
PROPOSED USE: RESIDENTIAL & RETAIL

EXISTING SITE AREA: 135,755 S.F. OR 3.12 AC.
PROPOSED SITE AREA: 134,478 S.F. OR 3.09 AC.

GROSS FLOOR AREA PROPOSED:

RETAIL	RESIDENTIAL	PARKING	TOTAL
41,937 SF	812,918 SF	321,641 SF	1,176,496 SF
3.57%	69.09%	27.34%	

NET FLOOR AREA PROPOSED:

RETAIL	RESIDENTIAL	PARKING	TOTAL
40,000 SF	695,469 SF	315,674 SF	1,051,143 SF
3.81%	66.16%	30.03%	

NOTES:
1) NET AREAS ARE AFTER EXEMPTIONS PER CITY OF ALEXANDRIA ZONING ORDINANCE SECTION 2-145-FLOOR AREA (B)
2) 70,421 SF OF LEVEL 1 (BASEMENT/BELOW GRADE) PARKING IS PROVIDED IN THIS PROJECT BUT NOT INCLUDED IN THIS CHART.
3) LOADING AREA IS INCLUDED WITH LEVEL 2 PARKING AREAS (TWO - 850 SF LOADING BAYS ARE EXEMPT THROUGH ALEXANDRIA ZONING)
4) AREA OF MECHANICAL PENTHOUSE ABOVE MAIN ROOF IS NOT INCLUDED IN THIS CHART.

PROPOSED FAR: 7.81

MAXIMUM NUMBER OF UNITS: 775 UNITS
PROPOSED NUMBER OF UNITS: 767 UNITS (637 1 BR, 130 2BR)
PROPOSED UNITS PER ACRE: 767 UNITS / 3.09 AC. = 248 UNITS/AC.

MAXIMUM BUILDING HEIGHT REQUIRED: 360'
MAXIMUM BUILDING HEIGHT PROPOSED: 362'

NUMBER OF STORIES 32

AVERAGE FINISH GRADE: 28.2'

MIN. REQUIRED PARKING: 0 SPACES NOTE: PARKING MAXIMUM (CDD#2)

MAX. REQUIRED PARKING:

Zoning Requirements Based on Residential Performance-Based City Standards (Maximums)

	Baseline Zoning Ratio[1]	Total Credits	Final Zoning Ratio		Development Size	Bedrooms		Maximum Spaces
Residential								
1 Bedroom	0.80 /bdrm	0%	0.80 /bdrm	x	637 units	637 bdrms	=	510
2+ Bedroom[2]	0.80 /bdrm	0%	0.80 /bdrm	x	130 units	260 bdrms	=	208
Residential Subtotal					**767 units**			**718**
Non-Residential								
			3.00 /ksf	x	40 ksf[3]		=	120
Non-Residential Subtotal								**120**
Total with Zoning Requirements								**838**

Notes:
1. Residential performance-based ratios based on the Guiding Document for Parking Standards for Multi-Family Residential Development Projects dated febraury 24, 2016.
2. Units with 2 bedrooms or more counted as 2-bedroom units.

PARKING PROVIDED:
RETAIL: 200 SPACES (30 COMPACT, 164 STANDARD, 6 HANDICAP)
RESIDENTIAL: 743 SPACES (87 COMPACT, 638 STANDARD, 18 HANDICAP)
TOTAL: 943 SPACES (117 COMPACT, 802 STANDARD, 24 HANDICAP)

NOTE: ADDITIONAL 11 TEMPORARY PARKING PROPOSED WITHIN THE ROW

LOADING SPACES REQUIRED: 2 SPACES

LOADING SPACES PROVIDED: 2 SPACES

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

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

APPROXIMATE TOTAL AREA DISTURBED: 4.35 AC OR 189,523 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 10,000 SF AT-GRADE PER CDD OPTION #2

OPEN SPACE PROVIDED: 91,534 SF TOTAL
13,850 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 AND WAS ADDED PER MARKS BY OTHERS SHOWN HEREON AS QL-D.
5) VAW WATER LINES WERE NOT TRACEABLE PAST NOTED LOCATIONS USING GEOPHYSICAL METHODS DURING THE FIELD INVESTIGATION AND WERE ADDED PER RECORDS SHOWN HEREON AS QL-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 QL-D. IMEG RECOMMENDS, PRIOR TO CONSTRUCTION, TEST HOLES BE PERFORMED ON THESE LINES TO CONFIRM LOCATIONS.
7) NOTED ALEXANDRIA COUNTY COMMUNICATION LINE WAS EMPTY AND WAS ADDED PER FIELD OBSERVATIONS, SHOWN HEREON AS QL-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 PLAT ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES, SURFACE GROUND MARKINGS, AND EXISTING PLANS AND MAPS.
2) BEFORE DIGGING IN THIS AREA, CALL "MISS UTILITY" 732-394-3000 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	GIS MAP 11/20/23	X	X	MARKED AND LOCATED. SEE UTILITY NOTES #4, #10, & #12.
PRIVATE ELECTRIC	NO PLANS RECEIVED AT THIS TIME	X	X	MARKED AND LOCATED. SEE UTILITY NOTE #5.
		COMMUNICATION		
VERIZON	NO PLANS RECEIVED AT THIS TIME	X	X	MARKED AND LOCATED.
COMCAST	GIS MAP 11/17/23	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	GIS MAP 10/4/23	X	X	MARKED AND LOCATED. SEE UTILITY NOTE #5.
		GAS		
WASHINGTON GAS	GIS MAP 11/30/23	X	X	MARKED AND LOCATED. SEE UTILITY NOTES #3 & #6.

SANITARY STRUCTURE DATA

S1 RIM EL. = 31.46
INV. IN = (24" RCP FROM NORTH) = 17.10
INV. OUT = (24" RCP TO S2161) = 16.84

S2 RIM EL. = 29.92
INV. IN = (24" RCP FROM S2160) = 14.31
INV. OUT = (27" RCP TO S1001) = 14.02

S3 RIM EL. = 28.32
INV IN = (27" RCP FROM S2161) = 10.99
INV OUT = (27" RCP TO S2119) = 10.70

S4 RIM EL. = 22.47
INVERTS NOT ACCESSIBLE

S5 RIM EL. = 17.78
INVERTS NOT ACCESSIBLE

S6 RIM EL. = 19.23
INV IN (18" RCP FROM S0133) = 15.28
INV OUT (2.35'x3.75' RCP TO S0043) = 15.14

S7 RIM EL. = 18.52
INV OUT (15" RCP TO S0043) = 16.42

S8 RIM EL. = 20.43
INV IN (2.35'x3.75' RCP FROM S0011) = 14.51
INV IN (15" RCP FROM S0160) = 16.11
INV OUT (2.35'x3.75' RCP TO S0213) = 14.31

S9 INV OUT = 27.04 (15" PVC TO S1030) = 27.04

S10 RIM EL. = 28.57
INV IN = (15" PVC FROM S1029) = 26.57
INV OUT = (18" CPP TO SW) = 26.42

STORM STRUCTURE DATA

S11 RIM EL. = 28.59
INV OUT (15" RCP TO S1275) = 24.59

S12 RIM EL. = 29.98
INV IN (15" RCP FROM S1241) = 24.14
INV OUT (15" RCP TO S2151) = 23.98

S13 RIM EL. = 29.16
INV OUT (18" RCP TO S2151) = 23.76

S14 RIM EL. = 30.49
INV IN (15" RCP FROM S1275) = 23.69
INV IN (18" RCP FROM S1124) = 23.34
INV OUT (21" RCP TO S1467) = 23.29

S15 RIM EL. = 31.42
INV IN (21" RCP FROM S2151) = 22.32
INV OUT (21" RCP TO S1730) = 22.26

S16 RIM EL. = 31.21
INV OUT (15" RCP TO S1730) = 26.56

S17 RIM EL. = 30.52
INV IN (21" RCP FROM S1467) = 22.16
INV IN (15" RCP FROM S1515) = 23.15
INV OUT (24" RCP TO S1731) = 22.00

S18 RIM EL. = 29.98
INV OUT (15" RCP TO S1943) = NOT ACCESSIBLE

S19 RIM EL. = 30.37
INV IN (15" RCP FROM S1697) = 22.05
INV OUT (24" RCP TO S1731) = 21.60

S20 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

S21 RIM EL. = 31.00
INV IN (24" RCP FROM S1731) = 19.00
INV OUT (24" RCP TO S0333) = 18.91

S22 RIM EL. = 28.27
INV IN (24" RCP FROM S1801) = 17.32
INV OUT (24" RCP TO S0317) = 17.27

S23 RIM EL. = 27.75
INV IN (24" RCP FROM S0333) = 17.02
INV OUT (2'x3' RCP TO S0237) = 16.90

S24 RIM EL. = 30.26
INV IN (24" RCP FROM SE) = 20.26
INV OUT (24" RCP TO NW) = 20.16

S25 RIM EL. = 21.32
INV IN (2'x3' RCP FROM S0317) = 14.72
INV OUT (27" RCP TO S0213) = 14.67

S26 RIM EL. = 19.75
INV IN (27" RCP FROM S0237) = 14.10
INV IN (2.35'x3.75' RCP FROM S0043) = 13.65
INV OUT (30" RCP TO SOUTH) = 13.55

S27 RIM EL. = 26.09
INV OUT (15" RCP TO S0935) = 22.20

S28 RIM EL. = 25.14
INV IN (15" RCP FROM S0918) = 21.99
INV OUT (15" RCP TO S0815) = 18.99

S29 RIM EL. = 22.87
INV IN (15" RCP FROM S0935) = 17.97
INV OUT (15" RCP TO S0970) = 17.27

S30 RIM EL. = 23.08
INV IN (15" RCP FROM S0815) = 16.93
INV OUT (18" RCP TO S0133) = 16.73

S31 RIM EL. = 20.85
INV OUT (15" RCP TO S0133) = 16.60

S32 RIM EL. = 20.65
INV IN (18" RCP FROM S0970) = 16.10
INV IN (15" RCP FROM S0157) = 16.20
INV OUT (18" RCP TO S0011) = 16.00

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

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COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
09/02/2025
PROFESSIONAL ENGINEER

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

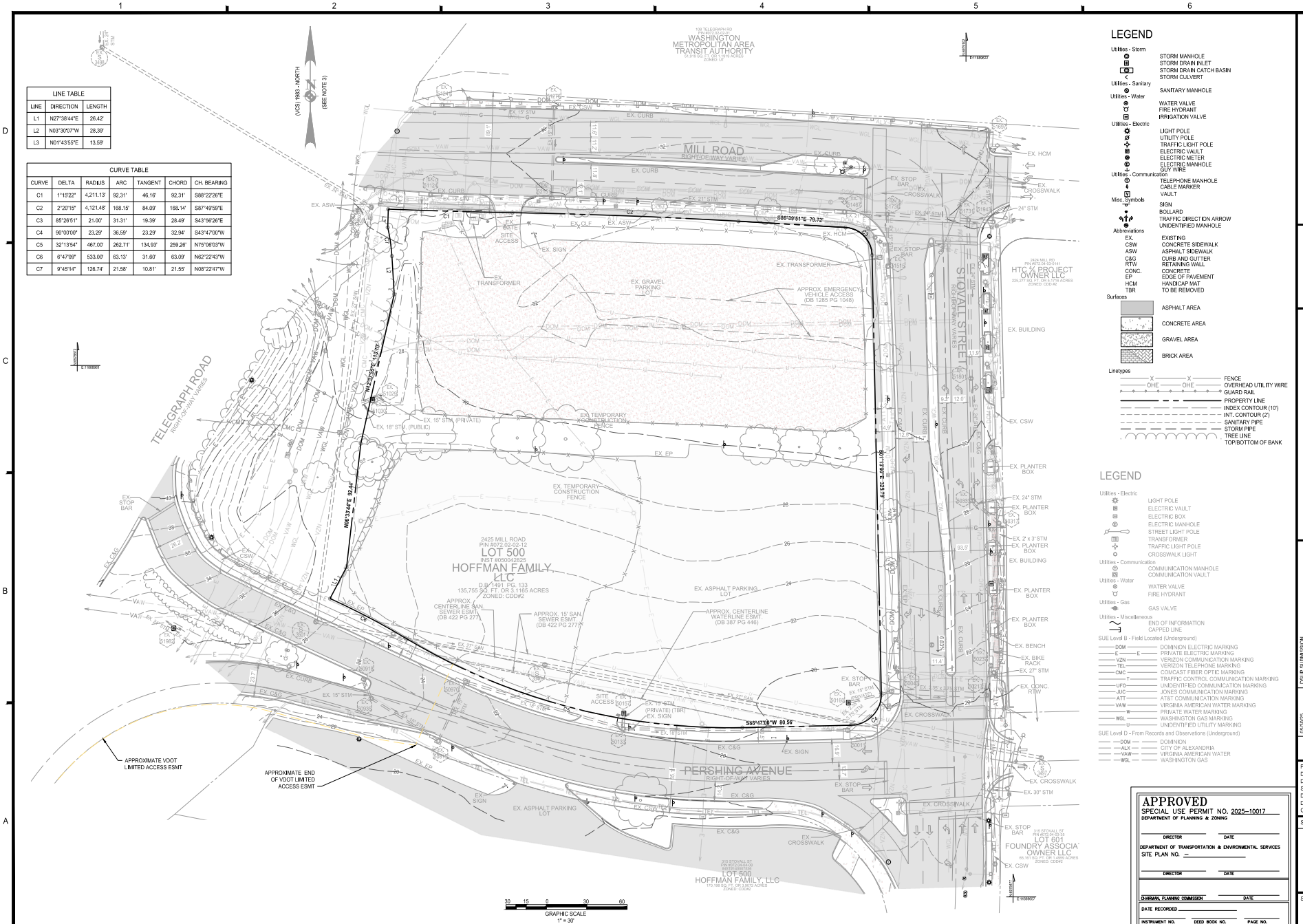
MARK	DATE	DESCRIPTION
1	09/02/25	DSUP SUBMISSION
2	09/04/25	VERIFICATION SUBMISSION
3	09/02/25	REVISED COMPLETENESS #2

PROJECT No.: 24004058.00
DRAWING No.: 114107
DATE: 09/02/2025
SCALE: NONE
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:
NOTES AND TABULATIONS

SHEET No.
C101

P:\Projects\24004058.00\114107 Hoffman Block 3 DSP\C101 NOTES AND TABULATIONS.dwg, 9/2/2025 3:27:23 PM, August Himenkamp


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°20'15" | 4,121.48' | 168.15' | 84.09' | 168.14' | S87°49'59"E
C3 | 85°26'51" | 21.00' | 31.31' | 19.39' | 28.49' | S43°56'26"E
C4 | 90°00'00" | 23.29' | 36.59' | 23.29' | 32.94' | S43°47'00"W
C5 | 32°13'54" | 467.00' | 262.71' | 134.93' | 259.26' | N75°06'03"W
C6 | 6°47'09" | 533.00' | 63.13' | 31.60' | 63.09' | N62°22'43"W
C7 | 9°45'14" | 126.74' | 21.58' | 10.81' | 21.55' | N08°22'47"W
(VCS) 1983 - NORTH
(SEE NOTE 3)
TELEGRAPH ROAD
RIGHT-OF-WAY VARIES
MILL ROAD
RIGHT-OF-WAY VARIES
PERSHING AVENUE
RIGHT-OF-WAY VARIES
STOVALL STREET
RIGHT-OF-WAY VARIES
198 TELEGRAPH RD
PIN 8072-04-52-0001
WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY
51,918 SQ. FT. OR 1.1919 ACRES
ZONED: UTN
2425 MILL ROAD
PIN #072 02-02-12
LOT 500
INST #050042825
HOFFMAN FAMILY, LLC
D.B. 1491, PG. 133
135,755 SQ. FT. OR 3.1165 ACRES
ZONED: CDD#2
2424 MILL RD
PIN #072-04-52-0141
HTC VA PROJECT OWNER LLC
220,277 SQ. FT. OR 5.1739 ACRES
ZONED: CDD #2
315 STOVALL ST
PIN #072-04-52-0139
LOT 601
FOUNDRY ASSOCIATE OWNER LLC
65,181 SQ. FT. OR 1.4965 ACRES
ZONED: CDD#2
315 STOVALL ST
PIN #072-04-52-0138
LOT 500
HOFFMAN FAMILY, LLC
176,198 SQ. FT. OR 4.0472 ACRES
ZONED: CDD#2
S66°39'51"E 78.72'
N43°25'54"E 143.70'
N09°33'44"E 82.44'
S01°43'55"W 328.28'
S60°47'08"W 80.56'
APPROX. EMERGENCY VEHICLE ACCESS (DB 1285 PG 1046)
EX. GRAVEL PARKING LOT
EX. TEMPORARY CONSTRUCTION FENCE
EX. 15" STM. (PRIVATE)
EX. 18" STM. (PUBLIC)
EX. ASPHALT PARKING LOT
APPROX. CENTERLINE WATERLINE ESMT. (DB 387 PG 446)
APPROX. 15' SAN. SEWER ESMT. (DB 422 PG 277)
APPROX. CENTERLINE SAN. SEWER ESMT. (DB 422 PG 277)
APPROXIMATE VDOT LIMITED ACCESS ESMT
APPROXIMATE END OF VDOT LIMITED ACCESS ESMT
GRAPHIC SCALE
1" = 30'
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
GUY 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
C&G CURB AND GUTTER
RTW RETAINING WALL
CONC. CONCRETE
EP EDGE OF PAVEMENT
HCM HANDICAP MAT
TBR TO BE REMOVED
Surfaces
ASPHALT AREA
CONCRETE AREA
GRAVEL AREA
BRICK AREA
Linetypes
FENCE
OVERHEAD UTILITY WIRE
GUARD RAIL
PROPERTY LINE
INDEX CONTOUR (10')
INT. CONTOUR (2')
SANITARY PIPE
STORM PIPE
TREE LINE
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 MARKING
E PRIVATE ELECTRIC MARKING
VZN VERIZON COMMUNICATION MARKING
TEL VERIZON TELEPHONE MARKING
CMC COMCAST FIBER OPTIC MARKING
T TRAFFIC CONTROL COMMUNICATION MARKING
UTL UNIDENTIFIED COMMUNICATION MARKING
JUC JONES COMMUNICATION MARKING
ATT AT&T COMMUNICATION MARKING
VAW VIRGINIA AMERICAN WATER MARKING
W PRIVATE WATER MARKING
WGL WASHINGTON GAS MARKING
UTL UNIDENTIFIED UTILITY MARKING
SUE Level D - From Records and Observations (Underground)
DOM DOMINION
ALX CITY OF ALEXANDRIA
VAW VIRGINIA AMERICAN WATER
WGL WASHINGTON GAS
APPROVED
SPECIAL USE PERMIT NO. 2025-10017
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. –
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
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INSTRUMENT NO. DEED BOOK NO. PAGE NO.
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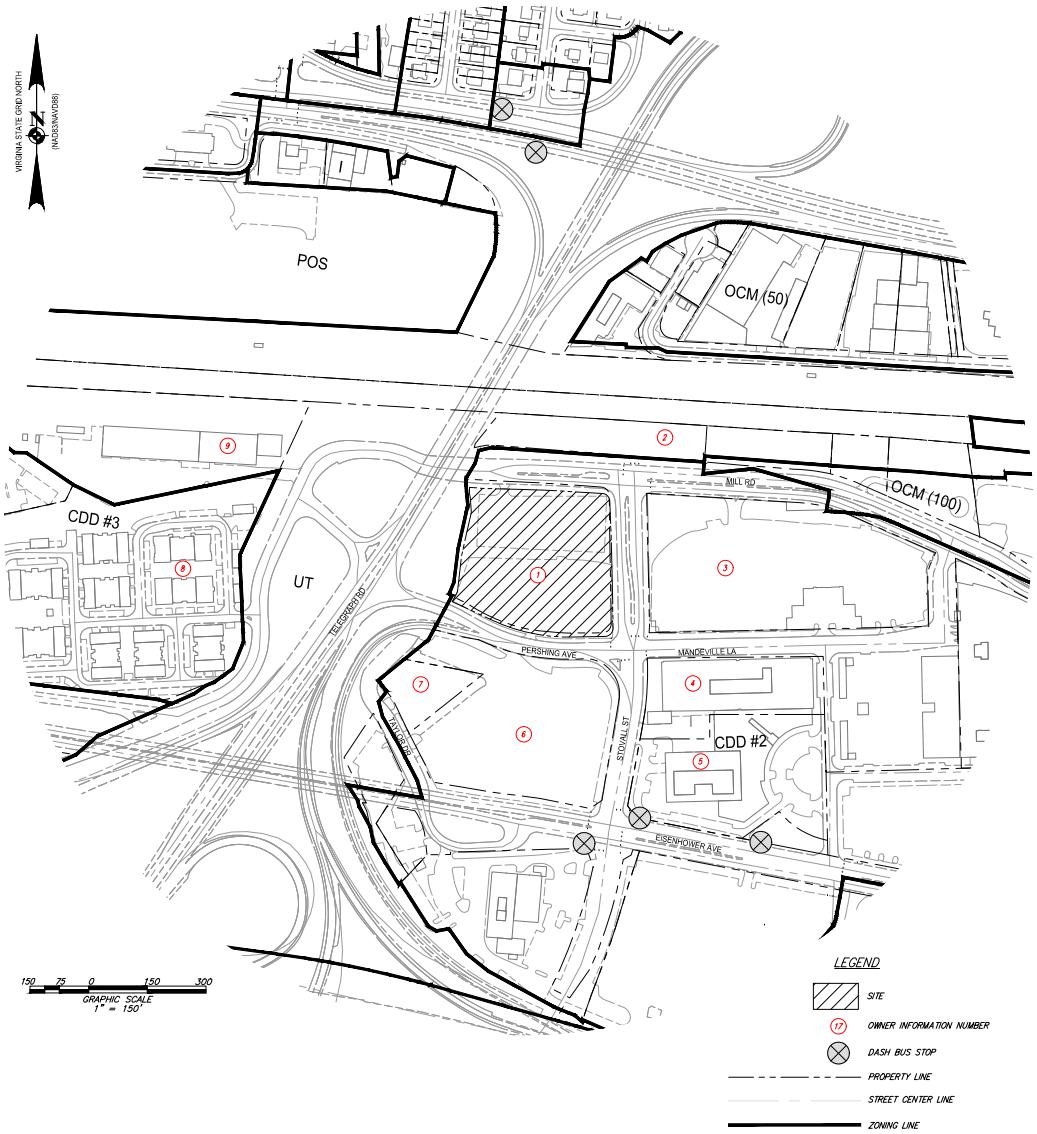
COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
PROFESSIONAL ENGINEER
09/02/2025
EISENHOWER EAST, BLOCK 3
PRELIMINARY DEVELOPMENT SITE PLAN
CITY OF ALEXANDRIA, VIRGINIA
MARK | DATE | DESCRIPTION
DSUP SUBMISSION | 05/30/25
VERIFICATION SUBMISSION | 08/04/25
REVISED COMPLETENESS #2 | 09/02/25
PROJECT No.: 24004058.00
DRAWING No.: 113323
DATE: 09/02/2025
SCALE: SEE DWGS.
DESIGN: EG
DRAWN: JS
CHECKED: EG
SHEET TITLE:
EXISTING CONDITION PLAN
SHEET No.
C200



OWNERSHIP INFORMATION

1. HOFFMAN FAMILY LLC
   2425 MILL RD.
   USE: VACANT LAND COMMERC (941)
   ZONE: CDD#2
2. WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY
   108 TELEGRAPH RD.
   USE: WASH METRO TRAN AUTH (750)
   ZONE: UT
3. HTC 4/5 PROJECT OWNER LLC
   2424 MILL MILL RD
   USE: HI-RISE (7 ST AMD UP (330)
   ZONE: CDD #2
4. FOUNDRY ASSOCIATES OWNERS LLC
   2472 MANDEVILLE LA
   USE: HI-RISE (7 ST AND UP (330)
   ZONE: CDD #2
5. 2461 EISENHOWER ACQUISITIONS LLC
   2461 EISENHOWER AVENUE
   USE: OFFICE BUILDINGS (457)
   ZONE: CDD #2
6. HOFFMAN FAMILY LLC
   315 STOVAL ST
   USE: VACANT LAND COMMERC. (941)
   ZONE: CDD #2
7. HOFFMAN MANAGEMENT INC.
   312 TAYLOR DR
   USE: VACANT LAND COMMERC.
   ZONE: CDD #2
8. BPREP CAMERON COURT LLC
   233 TELEGRAPH RD
   USE: APARTMENT (HI-RISE)
   ZONE: CDD #3
9. WASHINGTON METROPOLITAN AREA TRANSIT
   195 TELEGRAPH RD
   USE: UNKNOWN
   ZONE: UT

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JOHN L. HELMS
Lic. No.52485
09/02/2025
PROFESSIONAL ENGINEER

EISENHOWER EAST, BLOCK 3

PRELIMINARY DEVELOPMENT SITE PLAN

CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	05/30/25	DSUP SUBMISSION
2	08/04/25	VERIFICATION SUBMISSION
3	09/02/25	REVISED COMPLETENESS #2

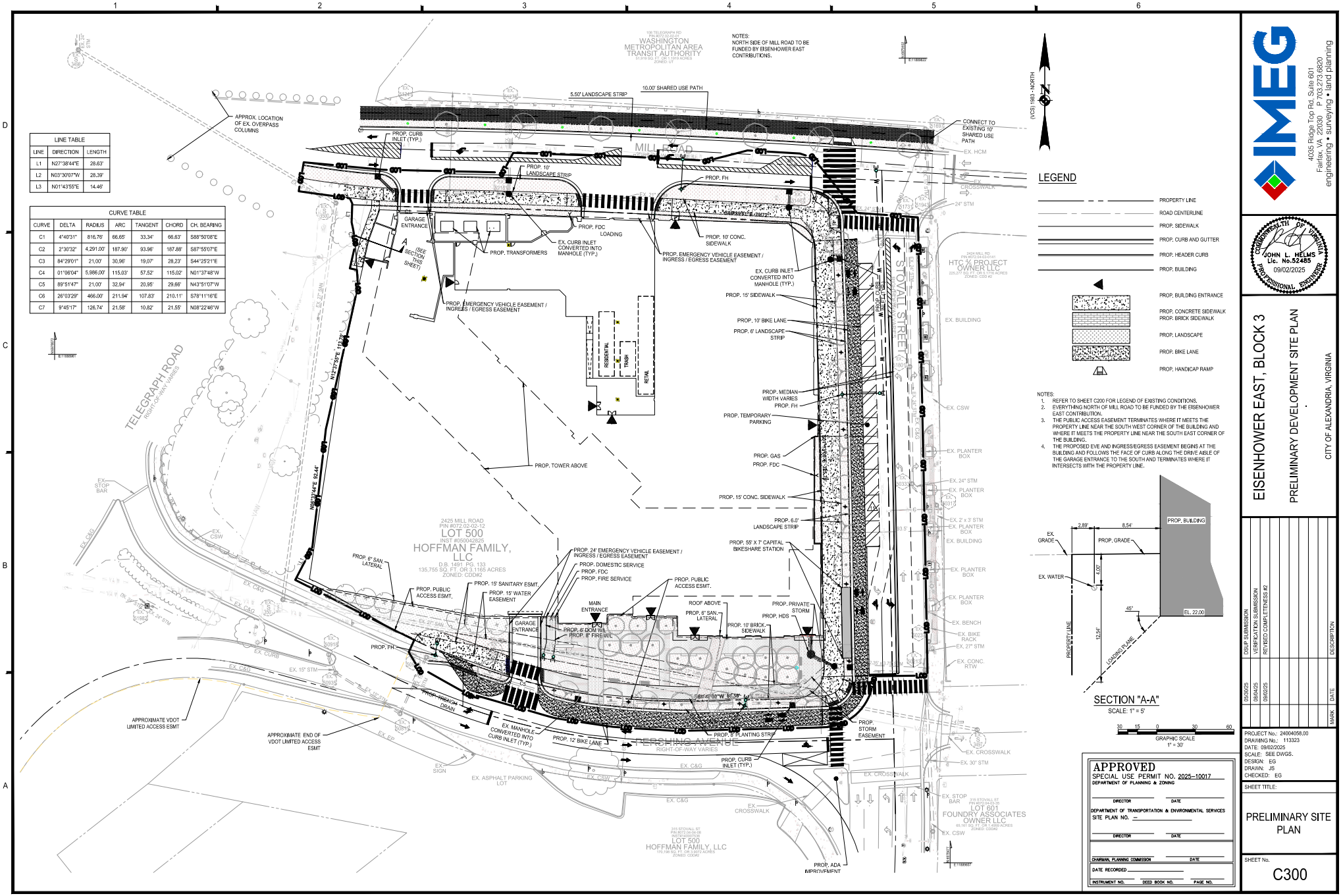
PROJECT No.: 24004058.00
DRAWING No.: 114107
DATE: 09/02/2025
SCALE: 1" = 150'
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:

CONTEXTUAL SITE PLAN

SHEET No.
C201

P:\Projects\24004058.00\114107 Hoffman Block 3 DSP\C201 CONTEXTUAL SITE PLAN.dwg, 9/2/2025 3:28:21 PM, August Himenkamp


LINE TABLE
LINE | DIRECTION | LENGTH
L1 | N27°38'44"E | 28.63'
L2 | N03°30'07"W | 28.39'
L3 | N01°43'55"E | 14.46'
CURVE TABLE
CURVE | DELTA | RADIUS | ARC | TANGENT | CHORD | CH. BEARING
C1 | 4°40'31" | 816.76' | 66.65' | 33.34' | 66.63' | S88°50'08"E
C2 | 2°30'32" | 4,291.00' | 187.90' | 93.96' | 187.88' | 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' | 32.94' | 20.95' | 29.66' | N43°51'07"W
C6 | 26°03'29" | 466.00' | 211.94' | 107.83' | 210.11' | S78°11'16"E
C7 | 9°45'17" | 126.74' | 21.58' | 10.82' | 21.55' | N08°22'46"W
NOTES:
NORTH SIDE OF MILL ROAD TO BE FUNDED BY EISENHOWER EAST CONTRIBUTIONS.
APPROX. LOCATION OF EX. OVERPASS COLUMNS
5.50' LANDSCAPE STRIP
10.00' SHARED USE PATH
CONNECT TO EXISTING 10' SHARED USE PATH
MILL ROAD
TELEGRAPH ROAD
RIGHT-OF-WAY VARIES
PERSHING AVENUE
RIGHT-OF-WAY VARIES
STOVALL STREET
WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY
2425 MILL ROAD
PIN #072.02-02-12
LOT 500
HOFFMAN FAMILY, LLC
D.B. 1491, PG. 133
135,755 SQ. FT. OR 3.1165 ACRES
ZONED: CDD#2
HTC/ 2M PROJECT OWNER LLC
LOT 601
FOUNDRY ASSOCIATES OWNER LLC
LOT 500
HOFFMAN FAMILY, LLC
PROP. BUILDING
PROP. 10' LANDSCAPE STRIP
PROP. CURB INLET (TYP.)
PROP. FH
PROP. FDC LOADING
PROP. TRANSFORMERS
GARAGE ENTRANCE
PROP. 10' CONC. SIDEWALK
PROP. EMERGENCY VEHICLE EASEMENT / INGRESS / EGRESS EASEMENT
EX. CURB INLET CONVERTED INTO MANHOLE (TYP.)
PROP. 15' SIDEWALK
PROP. 10' BIKE LANE
PROP. 6' LANDSCAPE STRIP
PROP. MEDIAN WIDTH VARIES
PROP. TEMPORARY PARKING
PROP. GAS
PROP. FDC
PROP. TOWER ABOVE
PROP. 15' CONC. SIDEWALK
PROP. 8.0' LANDSCAPE STRIP
PROP. 55' X 7' CAPITAL BIKESHARE STATION
PROP. 24' EMERGENCY VEHICLE EASEMENT / INGRESS / EGRESS EASEMENT
PROP. DOMESTIC SERVICE
PROP. FDC
PROP. FIRE SERVICE
PROP. 6" SAN. LATERAL
PROP. PUBLIC ACCESS ESMT.
PROP. 15' SANITARY ESMT.
PROP. 15' WATER EASEMENT
MAIN ENTRANCE
ROOF ABOVE
PROP. 8" SAN. LATERAL
PROP. HDS
PROP. PRIVATE STORM
PROP. 10' BRICK SIDEWALK
PROP. 6" DOM. W.L.
PROP. 8" FIRE W.L.
PROP. 12' BIKE LANE
PROP. 8' PLANTING STRIP
PROP. STORM EASEMENT
PROP. CURB INLET (TYP.)
PROP. ADA IMPROVEMENT
EX. MANHOLE CONVERTED INTO CURB INLET (TYP.)
PROP. TRENCH DRAIN
APPROXIMATE VDOT LIMITED ACCESS ESMT
APPROXIMATE END OF VDOT LIMITED ACCESS ESMT
EX. ASPHALT PARKING LOT
RESIDENTIAL
RETAIL
TRASH
N72°37'29"E 1.71'
N66°33'44"E 92.44'
LEGEND
PROPERTY LINE
ROAD CENTERLINE
PROP. SIDEWALK
PROP. CURB AND GUTTER
PROP. HEADER CURB
PROP. BUILDING
PROP. BUILDING ENTRANCE
PROP. CONCRETE SIDEWALK
PROP. BRICK SIDEWALK
PROP. LANDSCAPE
PROP. BIKE LANE
PROP. HANDICAP RAMP
NOTES:
1. REFER TO SHEET C200 FOR LEGEND OF EXISTING CONDITIONS.
2. EVERYTHING NORTH OF MILL ROAD TO BE FUNDED BY THE EISENHOWER EAST CONTRIBUTION.
3. THE PUBLIC ACCESS EASEMENT TERMINATES WHERE IT MEETS THE PROPERTY LINE NEAR THE SOUTH WEST CORNER OF THE BUILDING AND WHERE IT MEETS THE PROPERTY LINE NEAR THE SOUTH EAST CORNER OF THE BUILDING.
4. THE PROPOSED EVE AND INGRESS/EGRESS EASEMENT BEGINS AT THE BUILDING AND FOLLOWS THE FACE OF CURB ALONG THE DRIVE ABLE OF THE GARAGE ENTRANCE TO THE SOUTH AND TERMINATES WHERE IT INTERSECTS WITH THE PROPERTY LINE.
SECTION "A-A"
SCALE: 1" = 5'
PROP. BUILDING
EX. GRADE
PROP. GRADE
EX. WATER
2.89'
8.54'
4.00'
45°
EL. 22.00
12.54'
PROPERTY LINE
LOADING PLANE
GRAPHIC SCALE
1" = 30'
APPROVED
SPECIAL USE PERMIT NO. 2025-10017
DEPARTMENT OF PLANNING & ZONING
DIRECTOR
DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. –
CHAIRMAN, PLANNING COMMISSION
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PAGE NO.
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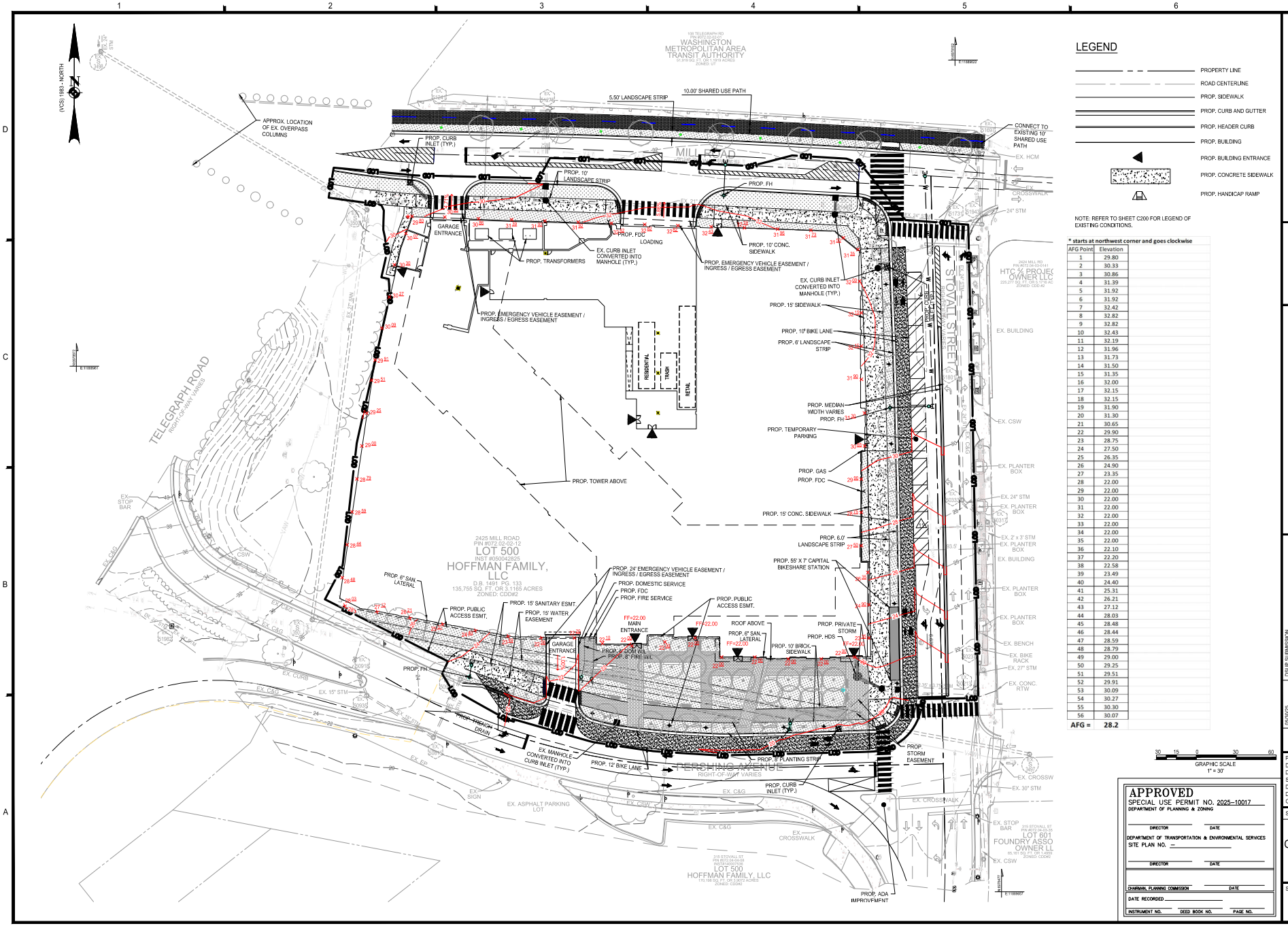
COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
PROFESSIONAL ENGINEER
09/02/2025
EISENHOWER EAST, BLOCK 3
PRELIMINARY DEVELOPMENT SITE PLAN
CITY OF ALEXANDRIA, VIRGINIA
MARK | DATE | DESCRIPTION
DSUP SUBMISSION
05/30/25 | VERIFICATION SUBMISSION
09/04/25 | REVISED COMPLETENESS #2
09/02/25
PROJECT No.: 24004058.00
DRAWING No.: 113323
DATE: 09/02/2025
SCALE: SEE DWGS.
DESIGN: EG
DRAWN: JS
CHECKED: EG
SHEET TITLE:
PRELIMINARY SITE PLAN
SHEET No.
C300


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.
* starts at northwest corner and goes clockwise
AFG Point | Elevation
1 | 29.80
2 | 30.33
3 | 30.86
4 | 31.39
5 | 31.92
6 | 31.92
7 | 32.42
8 | 32.82
9 | 32.82
10 | 32.43
11 | 32.19
12 | 31.96
13 | 31.73
14 | 31.50
15 | 31.35
16 | 32.00
17 | 32.15
18 | 32.15
19 | 31.90
20 | 31.30
21 | 30.65
22 | 29.90
23 | 28.75
24 | 27.50
25 | 26.35
26 | 24.90
27 | 23.35
28 | 22.00
29 | 22.00
30 | 22.00
31 | 22.00
32 | 22.00
33 | 22.00
34 | 22.00
35 | 22.00
36 | 22.10
37 | 22.20
38 | 22.58
39 | 23.49
40 | 24.40
41 | 25.31
42 | 26.21
43 | 27.12
44 | 28.03
45 | 28.48
46 | 28.44
47 | 28.59
48 | 28.79
49 | 29.00
50 | 29.25
51 | 29.51
52 | 29.91
53 | 30.09
54 | 30.27
55 | 30.30
56 | 30.07
AFG = 28.2
GRAPHIC SCALE 1" = 30'
APPROVED
SPECIAL USE PERMIT NO. 2025-10017
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. –
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
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COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
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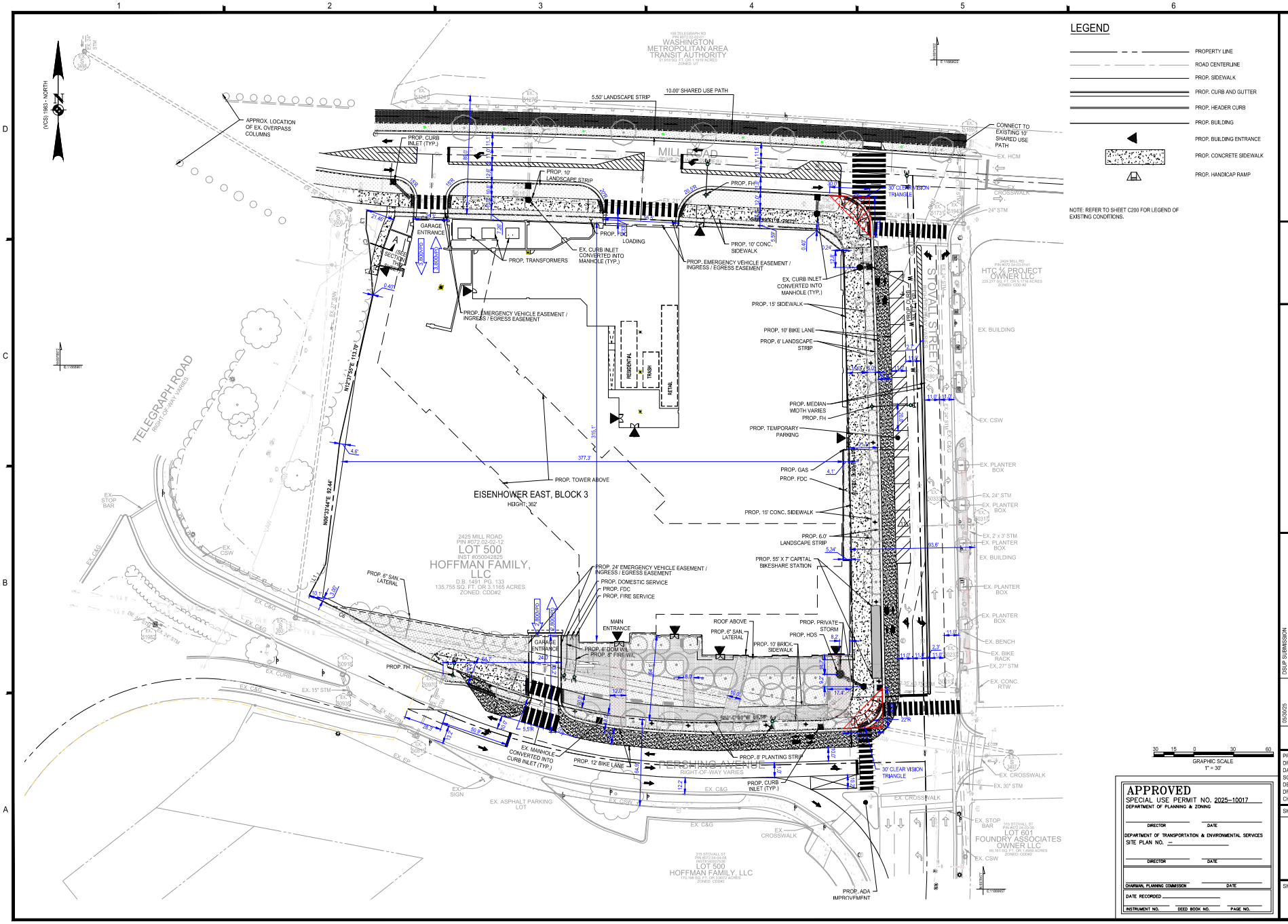
09/02/2025
PROFESSIONAL ENGINEER
EISENHOWER EAST, BLOCK 3
PRELIMINARY DEVELOPMENT SITE PLAN
CITY OF ALEXANDRIA, VIRGINIA
MARK | DATE | DESCRIPTION
DSUP SUBMISSION
VERIFICATION SUBMISSION
REVISED COMPLETENESS #2
PROJECT No.: 24004058.00
DRAWING No.: 113323
DATE: 09/02/2025
SCALE: SEE DWGS.
DESIGN: EG
DRAWN: JS
CHECKED: EG
SHEET TITLE:
PRELIMINARY GRADING PLAN AND AVERAGE FINISH GRADE
SHEET No.
C400



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JOHN L. HELMS
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09/02/2025
PROFESSIONAL ENGINEER

EISENHOWER EAST, BLOCK 3

PRELIMINARY DEVELOPMENT SITE PLAN

CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	09/02/25	DSUP SUBMISSION
2	09/04/25	VERIFICATION SUBMISSION
3	09/30/25	REVISED COMPLETENESS #2

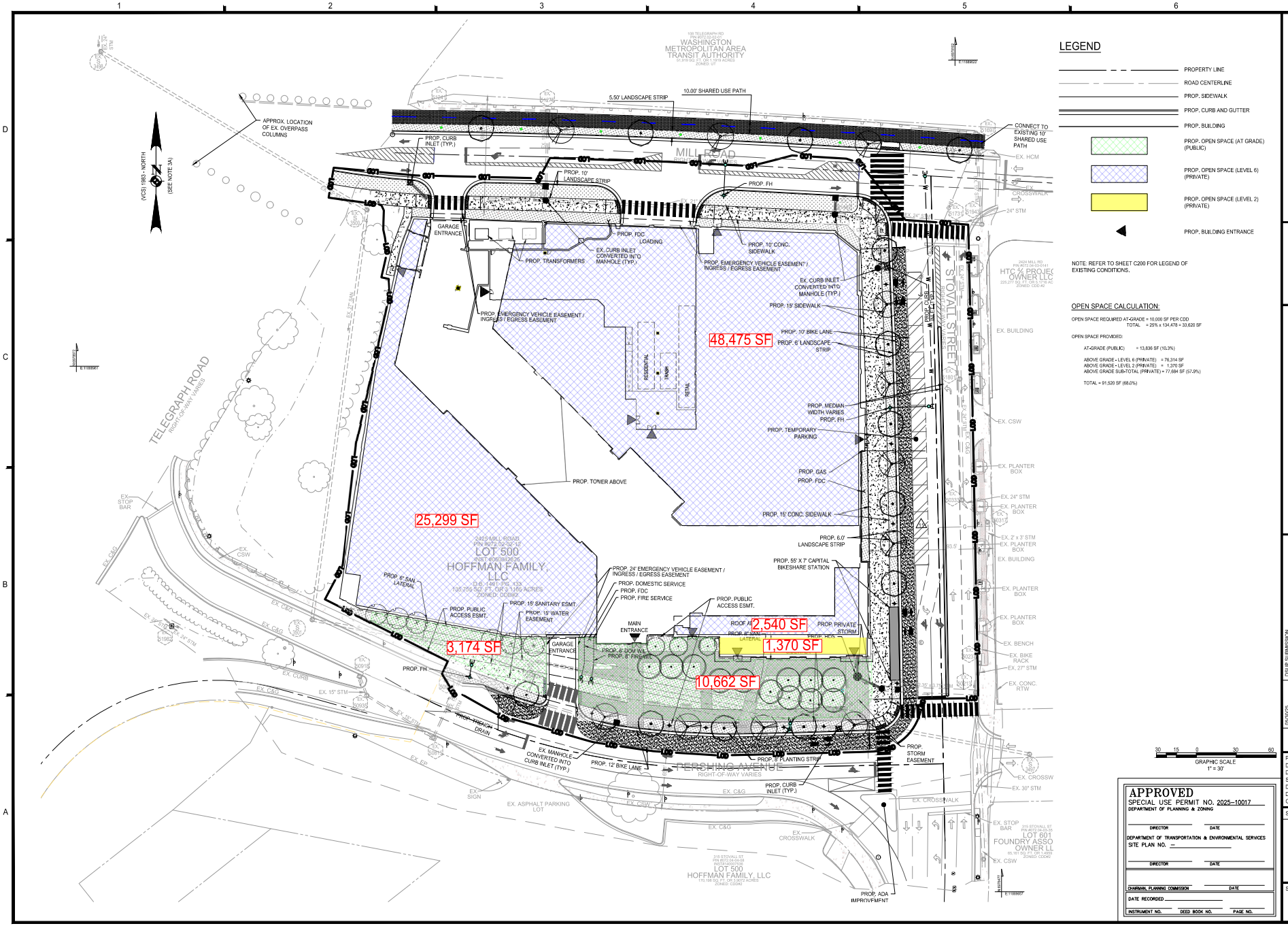
PROJECT No.: 24004058.00
DRAWING No.: 113323
DATE: 09/02/2025
SCALE: SEE DWGS.
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:

PRELIMINARY DIMENSION PLAN

SHEET No.

C402



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COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
PROFESSIONAL ENGINEER
09/02/2025

EISENHOWER EAST, BLOCK 3

PRELIMINARY DEVELOPMENT SITE PLAN

CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	09/02/25	DSUP SUBMISSION
2	09/04/25	VERIFICATION SUBMISSION
3	09/30/25	REVISED COMPLETENESS #2

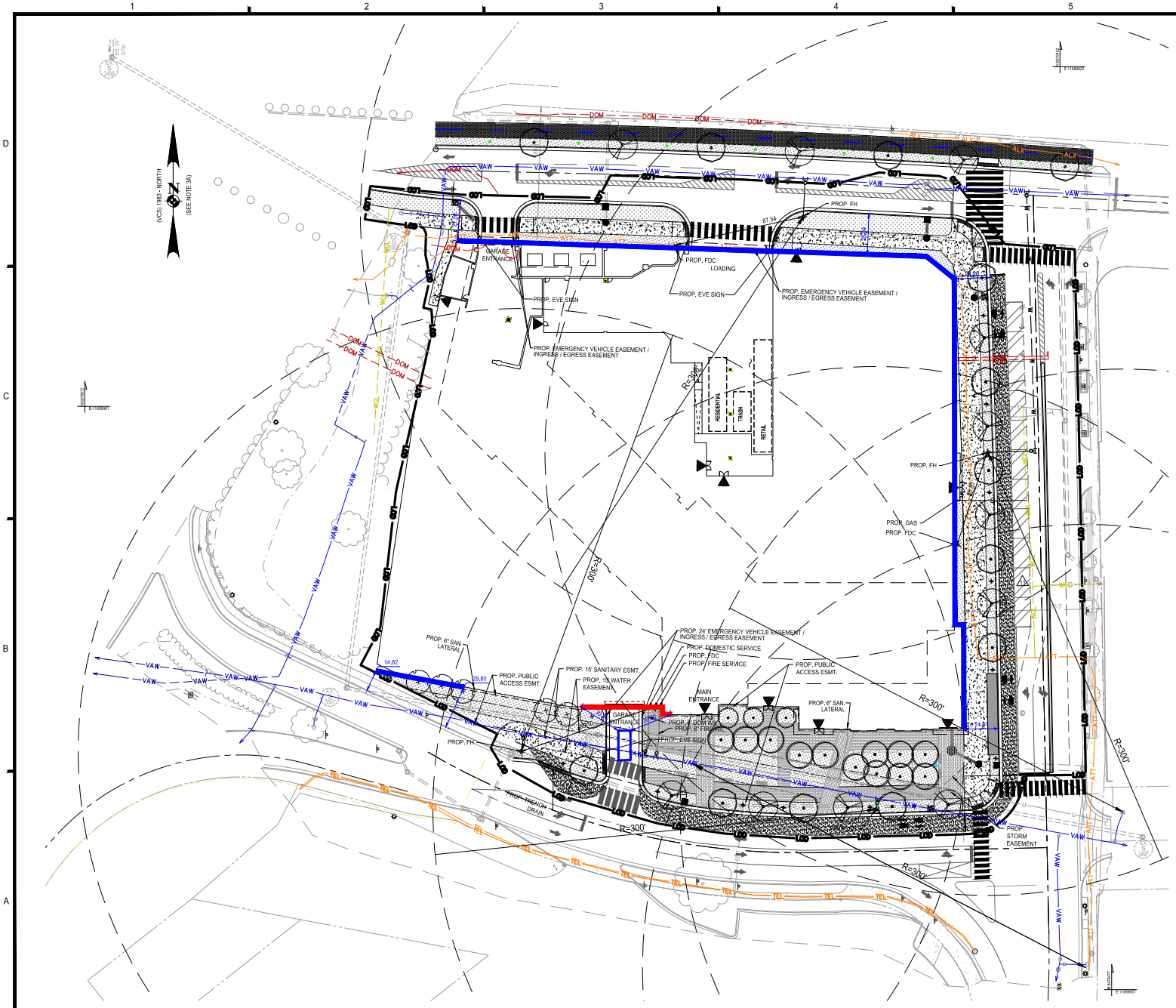
PROJECT No.: 24004058.00
DRAWING No.: 113323
DATE: 09/02/2025
SCALE: SEE DWGS.
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:

OPEN SPACE EXHIBIT

SHEET No.

C403



BUILDING CODE ANALYSIS

a.	USE GROUP:	RESIDENTIAL-2/COMMERCIAL
b.	NUMBER OF STORIES:	362' (32 STORIES)
c.	TYPE OF CONSTRUCTION:	IA
c.	GROSS FLOOR AREA / FLOOR:	SEE SHEET A10-1
d.	FIRE PROTECTION PLAN:	BUILDING TO BE FULLY SPRINKLER WITH FIRE PUMP SEE C404 FOR COVERAGE.

FIRE COVERAGE

PERIMETER LENGTH = 1,377 LF
ROOF ACCESS LENGTH BY ROADS = 713 LF (BLUE)
ROOF ACCESS BY GARAGE ACCESS = 125 LF (RED)

TOTAL = 838 LF
PERCENTAGE COVERAGE 60%

GRAPHIC SCALE
1" = 30'

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

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EISENHOWER EAST, BLOCK 3

PRELIMINARY DEVELOPMENT SITE PLAN

CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	09/02/25	DSUP SUBMISSION
2	09/04/25	VERIFICATION SUBMISSION
3	09/30/25	REVISED COMPLETENESS #2

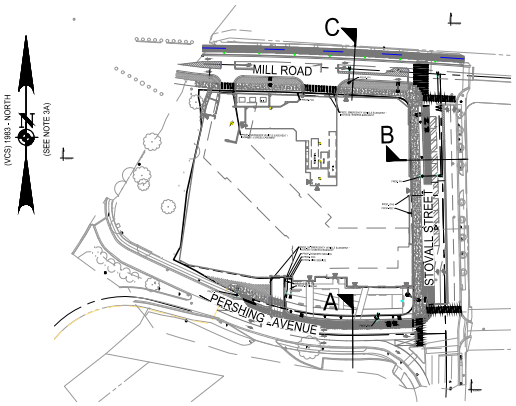
PROJECT No.: 24004058.00
DRAWING No.: 113323
DATE: 09/02/2025
SCALE: SEE DWGS.
DESIGN: AH
DRAWN: AH
CHECKED: AH

SHEET TITLE:

FIRE SAFETY PLAN

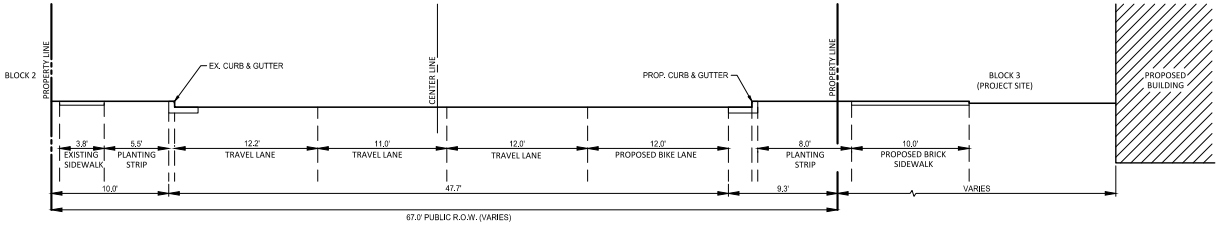
SHEET No.

C404

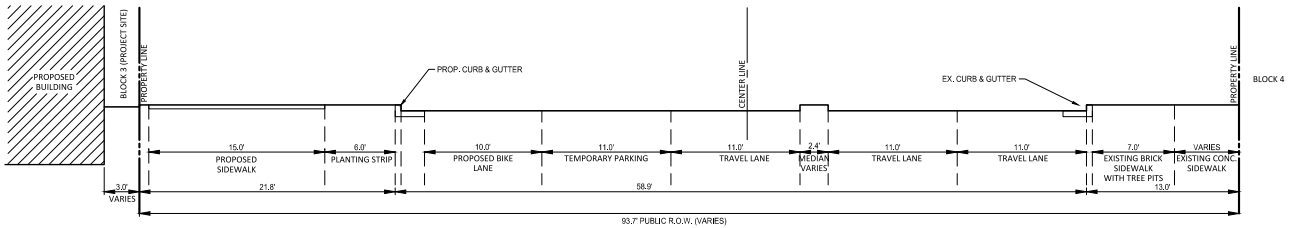


KEY MAP
SCALE: 1" = 100'

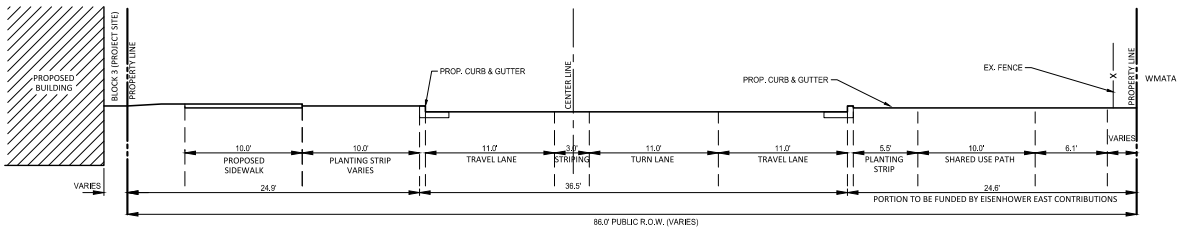
100 50 0 100 200
GRAPHIC SCALE
1" = 100'



PERSHING AVENUE - SECTION 'A'
SCALE: 1" = 5'



STOVALL STREET - SECTION 'B'
SCALE: 1" = 5'



MILL ROAD - SECTION 'C'
SCALE: 1" = 5'

5 2.5 0 5 10
GRAPHIC SCALE
1" = 5'

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

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

MARK	DATE	DESCRIPTION
	05/30/25	DSUP SUBMISSION
	08/04/25	VERIFICATION SUBMISSION
	09/02/25	REVISED COMPLETENESS #2

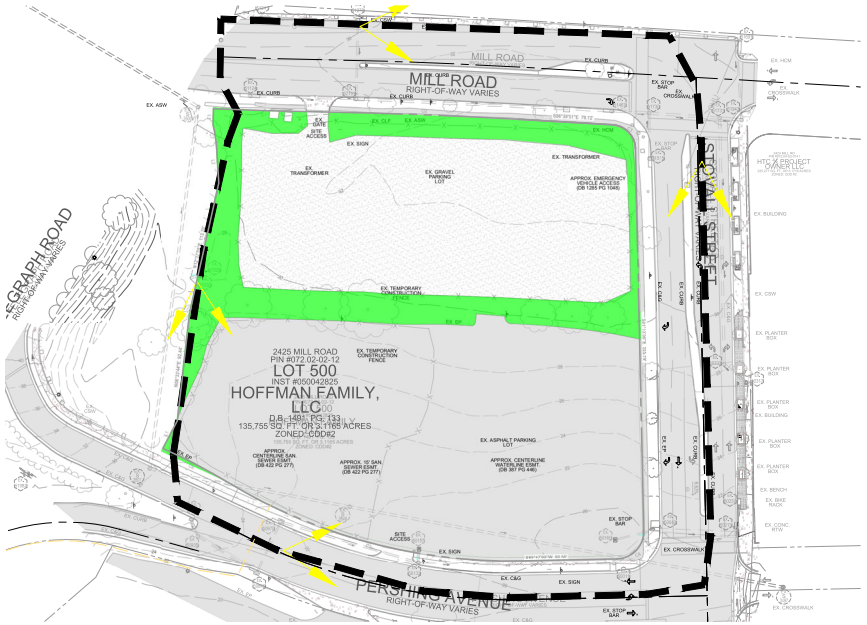
PROJECT No.: 24004058.00
DRAWING No.: 113323
DATE: 09/02/2025
SCALE: SEE DWGS.
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:
ROAD SECTIONS

SHEET No.
C500

P:\Projects\24004058.00\113407 Hoffman Block 3 DSP\C500 ROAD SECTIONS.dwg, 9/2/2025 3:32:10 PM, August Minnerkamp,

PRE-DEVELOPMENT



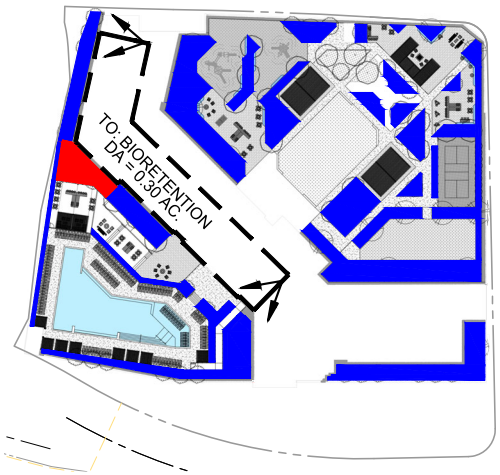
LEGEND:

- PROPERTY LINE / LIMITS OF BMP (A = 3.09 AC.)
- NO-HATCH = IMPERVIOUS GROUND COVER (A = 2.59 AC.)
- MANAGED TURF COVER (A = 0.50 AC.)
- DRAINAGE DIVIDE

POST-DEVELOPMENT (ON-GRADE)



POST-DEVELOPMENT (ABOVE-GRADE)



LEGEND:

- PROPERTY LINE / LIMITS OF BMP (A = 3.09 AC.)
- NO-HATCH = IMPERVIOUS GROUND COVER (A = 2.30 AC.)
- MANAGED TURF COVER (ON-GRADE) (A = 0.26 AC.)
- GREEN ROOF COVER - LEVEL 2 (ABOVE-GRADE) (A = 0.56 AC.)
- BIORETENTION #1 (ABOVE-GRADE) (A = 0.02 AC.)
- DRAINAGE DIVIDE

50 25 0 50 100
GRAPHIC SCALE
1" = 50'

APPROVED
SPECIAL USE PERMIT NO. 2025-10017
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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09/02/2025
PROFESSIONAL ENGINEER

EISENHOWER EAST, BLOCK 3

PRELIMINARY DEVELOPMENT SITE PLAN

CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
3	09/02/25	DSUP SUBMISSION
2	08/04/25	VERIFICATION SUBMISSION
1	06/02/25	REVISED COMPLETENESS #2

PROJECT No.: 24004058.00
DRAWING No.: 114107
DATE: 09/02/2025
SCALE: 1" = 50'
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:

PRE AND POST BMP MAP

SHEET No.
C600

P:\Projects\24004058.00\114107 Hoffman Block 3 DSP\C600 PRE_AND POST BMP.dwg, 7/27/2025 3:33:06 PM, August Himmelsprng,

EXISTING CONDITION SITE NARRATIVE

THIS SITE IS 3.09 ACRES (EXCLUDING RIGHT-OF-WAYS) AND IS 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 #50160 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 XIII 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.

WQV TREATMENT
THE WQV TO BE TREATED AS PER THE CITY OF ALEXANDRIA SUPPLEMENT TO THE NORTHERN VIRGINIA BMP HANDBOOK IS 1816 CU FT/ ACRE OF IMPERVIOUS SURFACE.
THEREFORE WQV REQUIRED = 2.91 x 1816 = 5,285 CU FT. SEE WQV 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 WQVD REQUIREMENT, THEREFORE A FEE IN LIEU OF WILL BE PAID TO THE WQIF IS REQUIRED.

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 RE-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 (WQV) NEEDS TO BE TREATED (13-109-E-1); 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 20%. THE SITE IS BEING DESIGNED TO CAPTURE AND TREAT AS MUCH WATER AS POSSIBLE 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 QUANTITY (CHANNEL PROTECTION / FLOOD PROTECTION)
SEE SHEETS C604 AND C605 FOR NARRATIVE AND COMPUTATIONS.

NOTE:
SEE SHEET C600 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 PLACED IN THE BMP OPERATION 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 (BMPS) 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 (BMPS) 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 T&ES THAT THE BMPS 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.

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

CLEAR ALL

data input cells
constant values
calculation cells
final results

Project Name: Hoffman Block 3
Date: 5/28/2025
Linear Development Project? No

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area *(acres)* → 3.09

Maximum reduction required:	20%
The site's net increase in impervious cover (acres) is:	0.32
Post-Development TP Load Reduction for Site (lb/yr):	0.67

Check:
BMP Design Specifications List: 2024 Stds & Specs
Linear project? No
Land cover areas entered correctly? ✓
Total disturbed area entered? ✓

Pre-ReDevelopment Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest (acres) – undisturbed, protected forest or reforested land					0.00
Mixed Open (acres) – undisturbed/infrequently maintained grass or shrub land					0.00
Managed Turf (acres) – disturbed, graded for yards or other turf to be mowed/managed				0.50	0.50
Impervious Cover (acres)				2.59	2.59
					3.09

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) – undisturbed, protected forest or reforested land					0.00
Mixed Open (acres) – undisturbed/infrequently maintained grass or shrub land					0.00
Managed Turf (acres) – disturbed, graded for yards or other turf to be mowed/managed				0.18	0.18
Impervious Cover (acres)				2.91	2.91
Area Check	OK.	OK.	OK.	OK.	3.09

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr) 0.67

Nitrogen Loads (Informational Purposes Only)

Pre-ReDevelopment TN Load (lb/yr) 36.45
Final Post-Development TN Load 37.51

LAND COVER SUMMARY – PRE-REDEVELOPMENT

Land Cover Summary-Pre Pre-ReDevelopment	Listed	Adjusted[1]
Forest Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
Weighted Loading Rate(forest)	0.00	0.00
% Forest	0%	0%
Mixed Open Cover (acres)	0.00	0.00
Weighted Rv(mixed)	0.00	0.00
Weighted Loading Rate(mixed)	0.00	0.00
% Mixed Open	0%	0%
Managed Turf Cover (acres)	0.50	0.18
Weighted Rv(turf)	0.25	0.25
Weighted Loading Rate(turf)	0.85	0.85
% Managed Turf	16%	6%
Impervious Cover (acres)	2.59	2.59
Rv(impervious)	0.95	0.95
Weighted Loading Rate(impervious)	0.86	0.86
% Impervious	84%	94%
Total Site Area (acres)	3.09	2.77
Site Rv	0.84	0.90
Treatment Volume and Nutrient Load		
Pre-ReDevelopment Treatment Volume (acre-ft)	0.2155	0.2088
Pre-ReDevelopment Treatment Volume (cubic feet)	9,385	9,095
Pre-ReDevelopment TP Load (lb/yr)	2.65	2.37
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	0.86	0.86
Baseline TP Load (lb/yr) (0.26 lbs/acre/yr applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)		0.72

[1] Adjusted Land Cover Summary:
Pre-ReDevelopment land cover minus pervious land cover (forest, mixed open or managed turf) acreage proposed for new impervious cover.

Adjusted total acreage is consistent with Post-ReDevelopment acreage (minus acreage of new impervious cover).

Column I shows load reduction requirement for new impervious cover based on new development load limit, 0.26 lbs/acre/year).

LAND COVER SUMMARY – POST DEVELOPMENT

Land Cover Summary-Post (Final) Post ReDev. & New Impervious	
Forest Cover (acres)	0.00
Weighted Rv(forest)	0.00
Wgt. Ld. Rate(forest)	0.00
% Forest	0%
Mixed Open Cover (acres)	0.00
Weighted Rv(mixed)	0.00
Wgt. Ld. Rate(mixed)	0.00
% Mixed Open	0%
Managed Turf Cover (acres)	0.18
Weighted Rv (turf)	0.25
Wgt. Ld. Rate(turf)	0.85
% Managed Turf	6%
Impervious Cover (acres)	2.91
Rv(impervious)	0.95
Wgt. Ld. Rate(impers.)	0.86
% Impervious	94%
Final Site Area (acres)	3.09
Final Post Dev Site Rv	0.91
Treatment Volume and Nutrient Load	
Final Post-Development Treatment Volume (acre-ft)	0.2341
Final Post-Development Treatment Volume (cubic feet)	10,196
Final Post-Development TP Load (lb/yr)	2.65
Final Post-Development TP Load per acre (lb/acre/yr)	0.86
TP Load Reduction Required for ReDeveloped Area (lb/yr)	0.47

Land Cover Summary-Post Post-ReDevelopment	
Forest Cover (acres)	0.00
Weighted Rv(forest)	0.00
Wgt. Ld. Rate(forest)	0.00
% Forest	0%
Mixed Open Cover (acres)	0.00
Weighted Rv(mixed)	0.00
Wgt. Ld. Rate(mixed)	0.00
% Mixed Open	0%
Managed Turf Cover (acres)	0.18
Weighted Rv (turf)	0.25
Wgt. Ld. Rate(turf)	0.85
% Managed Turf	6%
ReDev. Impervious Cover (acres)	2.59
Rv(impervious)	0.95
Wgt. Ld. Rate(impers.)	0.86
% Impervious	94%
Total ReDev. Site Area (acres)	2.77
ReDev Site Rv	0.90
Treatment Volume and Nutrient Load	
Post-ReDevelopment Treatment Volume (acre-ft)	0.2088
Post-ReDevelopment Treatment Volume (cubic feet)	9,095
Post-ReDevelopment Load (TP) (lb/yr)[2]	2.37
Post-ReDevelopment TP Load per acre (lb/acre/yr)	0.86
Max. Reduction Required (Below Pre-ReDevelopment Load)	20%
TP Load Reduction Required for ReDeveloped Area (lb/yr)	0.47

Land Cover Summary-Post Post Development New Impervious	
New Impervious Cover (acres)	0.32
Rv(impervious)	0.95
Post-Development Treatment Volume (acre-ft)	0.0253
Post-Development Treatment Volume (cubic feet)	1,104
Post-Development TP Load (lb/yr)	0.27
TP Load Reduction Required for New Impervious Area (lb/yr)	0.19

[2] Column I shows load reduction requirement for new impervious cover based on new development load limit, 0.26 lbs/acre/year).

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 (ac)	0.00	0.00	0.00	0.00	0.00	OK.
MIXED OPEN (ac)	0.00	0.00	0.00	0.00	0.00	OK.
MIXED OPEN AREA TREATED (ac)	0.00	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA (ac)	0.00	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA TREATED (ac)	0.00	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER (ac)	2.36	0.30	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	2.36	0.30	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft³) 10,196

Runoff Reduction Volume and TP By Drainage Area

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft³)	1,159	414	0	0	0	1,573
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	2.02	0.26	0.00	0.00	0.00	2.28
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.64	0.16	0.00	0.00	0.00	0.80
TP LOAD REMAINING (lb/yr)	1.38	0.09	0.00	0.00	0.00	1.48
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	4.14	2.37	0.00	0.00	0.00	6.51

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	2.65
TP LOAD REDUCTION REQUIRED (lb/yr)	0.67
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.80
TP LOAD REMAINING (lb/yr)	1.85
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr)	0.00 **

** TARGET TP REDUCTION EXCEEDED BY 0.13 LB/YEAR **

Total Nitrogen (For Information Purposes)

POST-DEVELOPMENT LOAD (lb/yr)	37.51
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	6.51
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	31.00

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	TP Removed (nonproprietary)	Coordinates	Notes
Drainage Area A									
1.b. Vegetated Roof #2 (P-FIL-02)	0.56	0.00	0.00	0.56	0%	0.29	0.29	X: 11889450 Y: 6978769	
16.a. Manufactured Treatment Device-Hydrodynamic	1.80	0.00	0.00	1.80	20%	0.35	-	X: 11889548 Y: 6978639	
Drainage Area B									
6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (P-FIL-05)	0.30	0.00	0.00	0.30	25%	0.14	0.14	X: 11889201 Y: 6978851	
16.a. Manufactured Treatment Device-Hydrodynamic	0.00	0.00	0.00	0.00	20%	0.02	-	X: 11889548 Y: 6978639	
Total Treated	**2.66**	**0.00**	**0.00**	**2.66**		**0.80**	**0.43**		
Untreated	0.00			0.00	0.00				
Total	**2.66**		**0.00**	**2.66**					
					Grand Total Phosphorus Removed	**0.80**	**0.43**		
					Total Phosphorus Requirement	0.67	0.43		

Phosphorus Load Reduction Requirements

DA	Area (ac.)	Pre - Imp	Pre - Perv	Post - Imp [2]	Post - Perv	TP Reduction Required	TP Reduction Required with nonproprietary BMPs[1]
BMP Limits	3.09	2.59	0.50	2.91	0.18	0.67	0.43

Notes:
(1) Per City's memo-to-industry 01-18, 65% of the total phosphorus removal required by the VRRM must be achieved
(2) City's WQIF requirement that 100% of the site's impervious area be treated or pay a fee in lieu of ($2/sf) for any

WQVD CALCULATIONS

REQUIRED = (1,816 CU FT/ACRE) * (2.91 ACRES) = 5,285 CU FT

PROVIDED (ON-SITE) = (1,816 CU FT/ACRE) * (2.66 ACRES) = 4,831 CU FT

TOTAL CAPTURED WQVD = 8,826 + 127 = 8,953 CU FT
NOT CAPTURED WQVD = 9,153 - 8,953 = 200 CU FT

IMPERVIOUS AREA COVERAGE

TOTAL IMPERVIOUS AREA = 2.91 ACRES

TOTAL IMPERVIOUS TREATED (ON-SITE) = 2.66 ACRES

UNTREATED IMPERVIOUS AREA = 2.91 - 2.66 = 0.25 AC

NOTE: A FEE IN LIEU OF WILL BE PAID TO THE WQIF FOR THE 0.25 ACRES (10,890 SF) OF UNTREATED IMPERVIOUS AREA.

Drainage Area A

VRRM 4.1, 2024

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv	Composite Loading P
Forest (acres)					0.00	0.00	0.00
Mixed Open (acres)					0.00	0.00	0.00
Managed Turf (acres)					0.00	0.00	0.00
Impervious Cover (acres)				2.66	2.66	0.95	0.86
				Total	2.66		

CLEAR BMP AREAS

Total Phosphorus Available for Removal in D.A. A (lb/yr) 2.28
Post Development Treatment Volume in D.A. A (ft³) 9,173

Stormwater Best Management Practices (RR = Runoff Reduction)

–Select from dropdown lists–

Practice	Runoff Reduction Credit (%)	Mixed Open Credit Area (acres)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft³)	Runoff Reduction (ft³)	Remaining Runoff Volume (ft³)	Total BMP Treatment Volume (ft³)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
1. Vegetated Roof (RR)														
1.b. Vegetated Roof #2 (P-FIL-02)	60			0.56		1,159	772	1,931	0		0.48	0.29	0.19	16.a. MTD - Hydrodynamic
16. Manufactured Treatment Devices (no RR)														
16.a. Manufactured Treatment Device-Hydrodynamic	0			2.08	800	0	7,973	7,973	20	0.20	1.78	0.40	1.59	

Drainage Area B

VRRM 4.1, 2024

Drainage Area B Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv	Composite Loading P
Forest (acres)					0.00	0.00	0.00
Mixed Open (acres)					0.00	0.00	0.00
Managed Turf (acres)					0.00	0.00	0.00
Impervious Cover (acres)				0.30	0.30	0.95	0.86
				Total	0.30		

CLEAR BMP AREAS

Total Phosphorus Available for Removal in D.A. B (lb/yr) 0.26
Post Development Treatment Volume in D.A. B (ft3) 1,035

Stormwater Best Management Practices (RR = Runoff Reduction)

–Select from dropdown lists–

Practice	Runoff Reduction Credit (%)	Mixed Open Credit Area (acres)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft³)	Runoff Reduction (ft³)	Remaining Runoff Volume (ft³)	Total BMP Treatment Volume (ft³)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
6. Bioretention (RR)														
6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (P-FIL-05)	40			0.30	0	414	621	1,035	25	0.00	0.26	0.14	0.12	16.a. MTD - Hydrodynamic
16. Manufactured Treatment Devices (no RR)														
16.a. Manufactured Treatment Device-Hydrodynamic	0				621	0	621	621	20	0.12	0.00	0.02	0.09	

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COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
09/02/2025
PROFESSIONAL ENGINEER

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

MARK	DATE	DESCRIPTION
1	05/30/25	DSUP SUBMISSION
2	08/04/25	VERIFICATION SUBMISSION
3	09/02/25	REVISED COMPLETENESS #2

PROJECT No.: 24004058.00
DRAWING No.: 113323
DATE: 09/02/2025
SCALE: SEE DWGS.
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:
PRELIMINARY BMP

SHEET No.
C601

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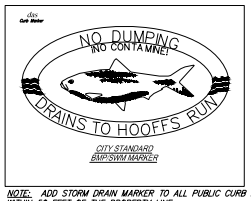

CITY STANDARD
BMP/SWM MARKER

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.	0.18 AC.	3.09 AC.
On-Site Treated	2.66 AC.	0.00 AC.	2.66 AC.
Off-Site Treated	0.00 AC.	0.00 AC.	0.00 AC.
Total Treated	2.66 AC.	0.00 AC.	2.66 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	2.66 AC.	0.00 AC.	2.66 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

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EISENHOWER EAST, BLOCK 3

PRELIMINARY DEVELOPMENT SITE PLAN

CITY OF ALEXANDRIA, VIRGINIA

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PROJECT No.: 24004058.00
DRAWING No.: 113323
DATE: 09/02/2025
SCALE: SEE DWGS.
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:

PRELIMINARY BMP

SHEET No.

C602

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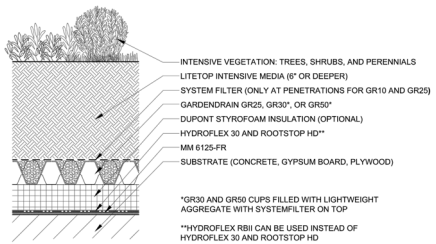
INTENSIVE GREEN ROOF TYPICAL DETAIL



INTENSIVE

NOTES:
1. ADDITIONAL COMBINATIONS OF GARDEN ROOF ASSEMBLY COMPONENTS ARE POSSIBLE TO FIT SPECIFIC PROJECT REQUIREMENTS.
2. CONSULT HYDROTECH FOR VARIATIONS ON ABOVE ASSEMBLIES.

URBAN BIORETENTION TYPICAL DETAIL

VA DCR STORMWATER DESIGN SPECIFICATION NO. 9 **BIORETENTION**

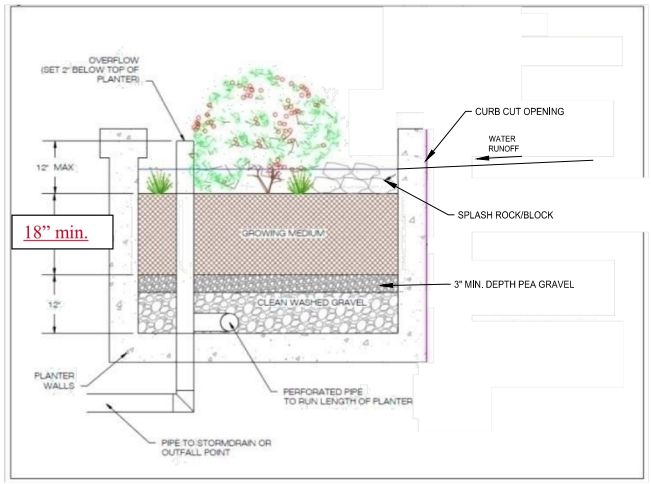
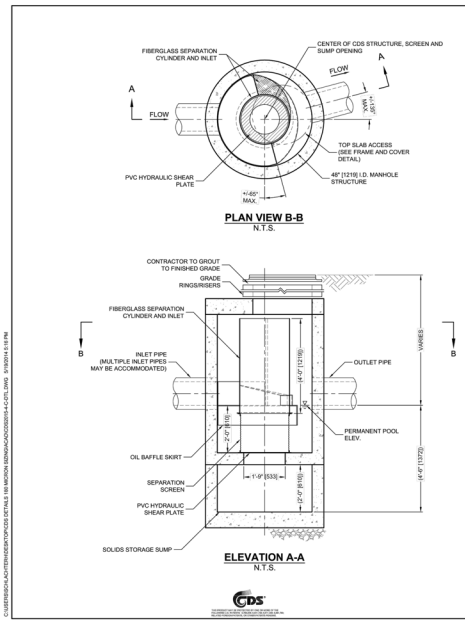


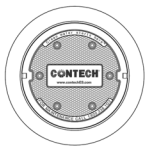
Figure 9-A.4. Stormwater Planter Cross-Section

NOTE: SWM PLANTER WILL BE OVERSIZED TO PROVIDE ENOUGH DETENTION TO MEET SWM REQUIREMENT.

HYDRODYNAMIC SEPARATOR TYPICAL DETAIL



CDS2015-4-C DESIGN NOTES
THE STANDARD CDS2015-4-C CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.
CONFIGURATION DESCRIPTION
GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES
SEPARATE OIL BAFFLE (SINGLE INLET PIPE REQUIRED FOR THIS CONFIGURATION)
SEDIMENT WEIR FOR NJDEP / NJCAT CONFORMING UNITS



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			
WATER QUALITY FLOW RATE (CFS OR L/s)			*
PEAK FLOW RATE (CFS OR L/s)			*
RETURN PERIOD OF PEAK FLOW (YRS)			*
SCREEN APERTURE (2400 OR 4700)			*
PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	*	*	*
INLET PIPE 2	*	*	*
OUTLET PIPE	*	*	*
RIM ELEVATION			*
ANTI-FLOTATION BALLAST	WIDTH		HEIGHT
	*		*

NOTES/SPECIAL REQUIREMENTS:

* PER ENGINEER OF RECORD

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com
4. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE SHALL MEET AASHTO H20 AND CASTINGS SHALL MEET H20 (AASHTO M 306) LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
6. PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
C. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CDS2015-4-C
INLINE CDS
STANDARD DETAIL

C:\USERS\BSCHLACHTER\DESKTOP\CDS DETAILS 180 MICRON SEPARATION\CAD\CDS2015-4-C-DTL.DWG 3/19/2014 5:18 PM

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JOHN L. HELMS
Lic. No.52485
09/02/2025
PROFESSIONAL ENGINEER

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

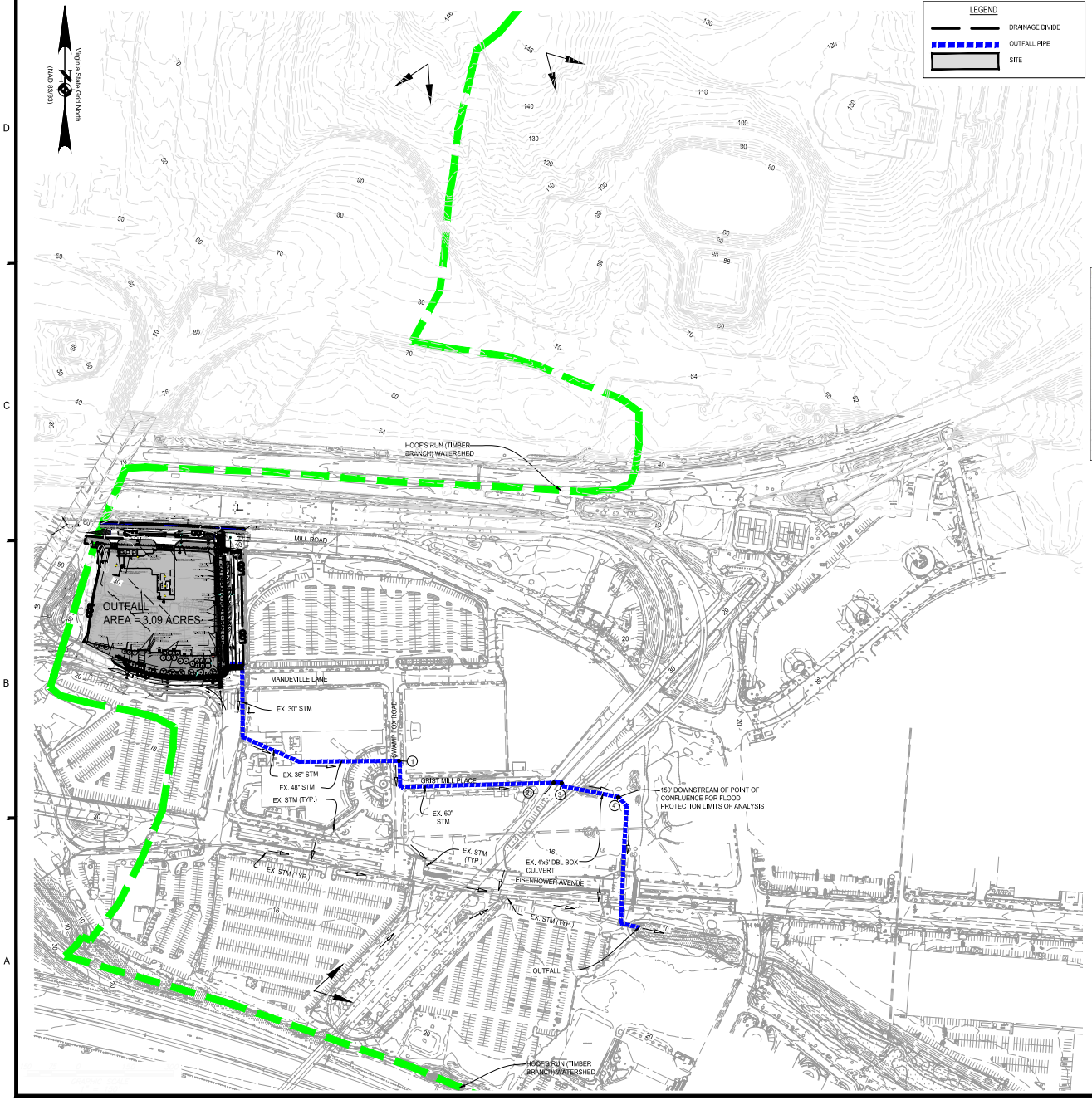
MARK	DATE	DESCRIPTION
	05/30/25	DSUP SUBMISSION
	08/04/25	VERIFICATION SUBMISSION
	09/02/25	REVISED COMPLETENESS #2

PROJECT No.: 24004058.00
DRAWING No.: 114107
DATE: 09/02/2025
SCALE: NONE
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:
PRELIMINARY BMP DETAILS

SHEET No.
C603

P:\Projects\24004058.00\114107 Hoffman Block 3 DSP-10017 PRELIMINARY BMP DETAILS.dwg, 9/2/2025 3:19:54 PM, August Himmelsbach



PRE	Acres	CN	AcresxCN
Managed Turf	0.50	80	40.00
Imp	2.59	98	253.82
Total Area	3.09		293.82
Ave. CN			95

POST	Acres	CN (1-YR)	CN (2-YR)	CN (10-YR)
Green Roof Area	0.58	37.12	38.28	41.76
Managed Turf	0.18	14.40	14.40	14.40
Imp	2.33	228.34	228.34	228.34
Total Area	3.09	279.86	281.02	284.50
Ave. CN		91	91	92

Drainage Area B		A Soils	B Soils	C Soils	D Soils
Forest – undisturbed, protected forest or reforested land	Area (acres)	0.00	0.00	0.00	0.00
	CN	30	55	70	77
Mixed Open – undisturbed/infrequently maintained grass or shrub land	Area (acres)	0.00	0.00	0.00	0.00
	CN	34	58	72	79
Managed Turf – disturbed, graded for yards or other turf to be mowed/managed	Area (acres)	0.00	0.00	0.00	0.00
	CN	39	61	74	80
Impervious Cover	Area (acres)	0.00	0.00	0.00	0.30
	CN	98	98	98	98
					$CN_{A,B,C}$ 98

Total Area (acres):	0.30
Runoff Reduction Volume (ft³):	414

	1-year storm	2-year storm	10-year storm
$RV_{Developed}$ (watershed-inch) with no Runoff Reduction*	2.47	2.97	4.96
$RV_{Developed}$ (watershed-inch) with Runoff Reduction*	2.09	2.59	4.58
Adjusted CN*	96	96	95

*See Notes above

	Pre-Development						Post - Development					
	1 - Year		2 - Year		10 - Year		1 - Year		2 - Year		10 - Year	
	Q (cfs)	Rv (cf)	Q (cfs)	Rv (cf)	Q (cfs)	Rv (cf)	Q (cfs)	Rv (cf)	Q (cfs)	Rv (cf)	Q (cfs)	Rv (cf)
SITE	11.39	24,953	13.78	30,594	23.22	53,414	9.55	19,788	11.97	25,085	22.01	48,310

Channel Protection (1-year storm):

SITE: Improvement Factor Equation

Q dev < IF * (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.

NOTE: PER THE DEQ STORMWATER SPEC #5, THE FOLLOWING CURVE NUMBER (CN) SHOULD BE USED FOR THE DESIGNATED DESIGN STORM:
- 1-YEAR STORM: 64
- 2-YEAR STORM: 66
- 10-YEAR STORM: 72
- 100-YEAR STORM: 75

CN FOR MANAGED TURF AND IMPERVIOUS
MANAGED TURF 80
IMP 98

NOTE:
THE FOLLOWING RAINFALL VALUES WERE USED TO CALCULATE THE ABOVE NOTED PEAK RUNOFFS USING THE NRCS TR-55 METHOD:
- 1-YEAR 24-HOUR: 2.7 INCHES
- 2-YEAR 24-HOUR: 3.2 INCHES
- 10-YEAR 24-HOUR: 5.2 INCHES

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 IMPROVEMENT FACTOR (13-109-F-1-c-i), 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-c-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 PREDEVELOPMENT PEAK FLOW RATE OF THE SAME STORM EVENT. IF THE PEAK FLOW IS REDUCED, THE SYSTEM WILL STILL NOT EXPERIENCE FLOODING, THUS MEETING 13-109-F-2-c-i AND 13-109-F-2-b-i. THE PRE-DEVELOPMENT FLOW RATE AT THIS OUTFALL WAS 23.22 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), THUS 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 1.45 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.

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DATE: 09/02/2025
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DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:

PRELIMINARY SWM AND OUTFALL ANALYSIS

SHEET No.

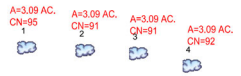
C604

P:\Projects\24004058.00\11107 Hoffman Block 3 DSP\C604 PRELIMINARY SWM AND OUTFALL ANALYSIS.dwg, 9/2/2025 3:34:37 PM, August Himenstamp

Watershed Model Schematic

1

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



Project: Hoffmn Block 3.gpw | Wednesday, 05 / 28 / 2025

PRE SITE (1-YR)
Hydrograph Summary Report

2

Hydraflow 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 strge used (cuft)	Hydrograph Description
1	SCS Runoff	11.39	1	717	24,953	-----	-----	-----	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)

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

POST (1-YR)
Hydrograph Summary Report

2

Hydraflow 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 strge used (cuft)	Hydrograph Description
1	SCS Runoff	11.39	1	717	24,953	-----	-----	-----	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)

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

POST (2-YR)
Hydrograph Summary Report

3

Hydraflow 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 strge 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)

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

POST (10-YR)
Hydrograph Summary Report

4

Hydraflow 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 strge 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)

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

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

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. --

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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4035 Ridge Top Rd, Suite 601
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COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
09/02/2025
PROFESSIONAL ENGINEER

EISENHOWER EAST, BLOCK 3

PRELIMINARY DEVELOPMENT SITE PLAN

CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	05/30/25	DSUP SUBMISSION
2	08/04/25	VERIFICATION SUBMISSION
3	09/02/25	REVISED COMPLETENESS #2

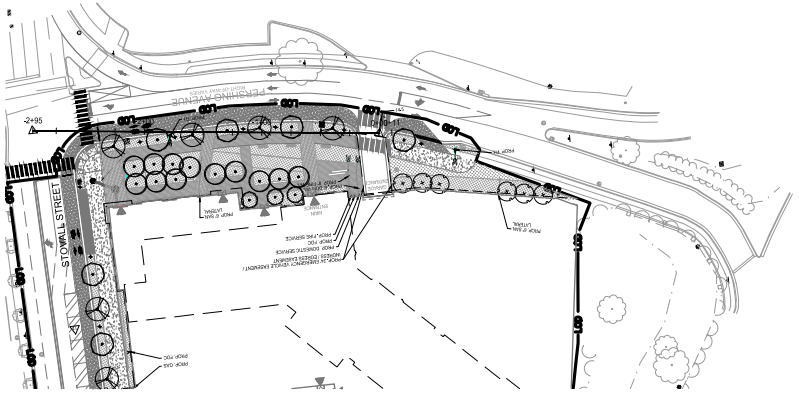
PROJECT No.: 24004058.00
DRAWING No.: 114107
DATE: 09/02/2025
SCALE: NONE
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:

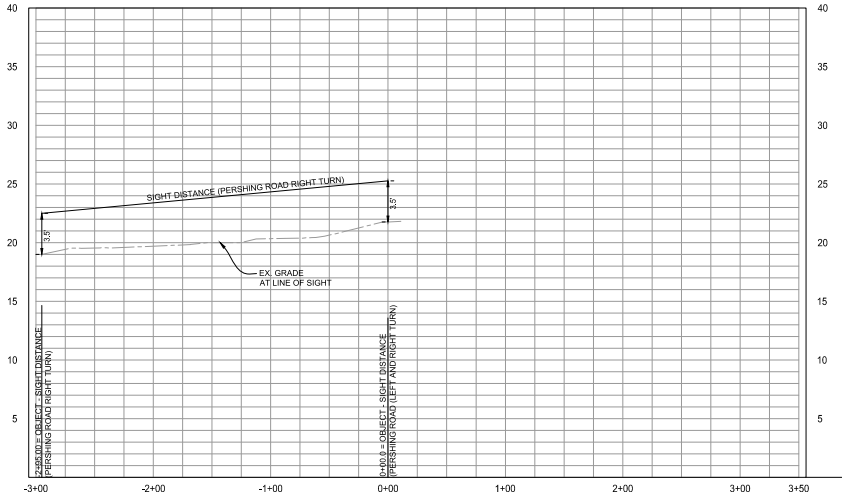
PRELIMINARY SWM COMPUTATIONS

SHEET No.
C605

P:\Projects\24004058.00\11-Hoffman Block 3 DSP\11107 Hoffman Block 3 DSP\11107 PRELIMINARY SWM COMPUTATIONS.dwg, 9/2/2025 3:34:57 PM, August Himmelsbach



SIGHT DISTANCE #1 PLAN
SCALE: 1" = 50'



SIGHT DISTANCE #1 PROFILE
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'

VERTICAL GRAPHIC SCALE
1" = 5'

HORIZONTAL GRAPHIC SCALE
1" = 50'

APPROVED
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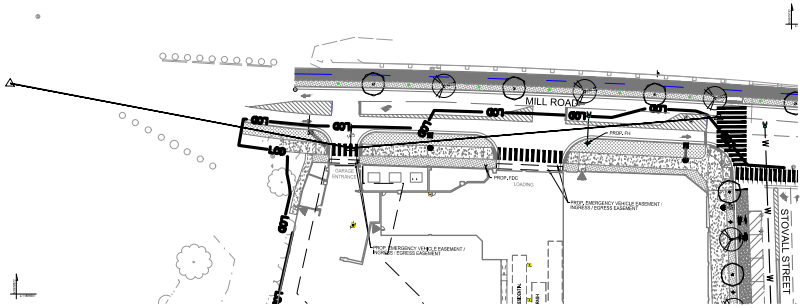
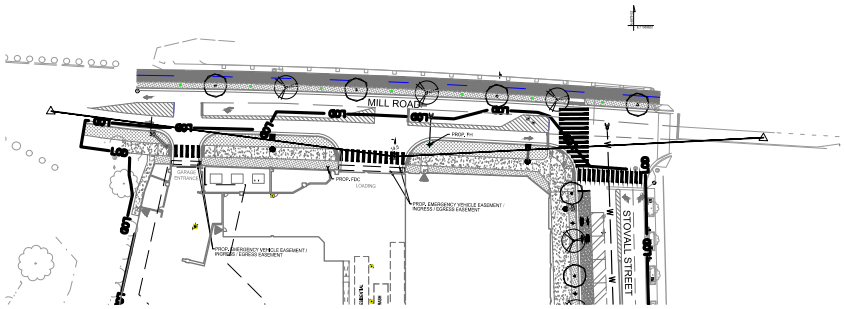
	09/02/25	REVISED COMPLETENESS #2

PROJECT No.: 24004058.00
DRAWING No.: 113323
DATE: 09/02/2025
SCALE: SEE DWGS.
DESIGN: AH
DRAWN: AH
CHECKED: AH

SHEET TITLE:
SIGHT DISTANCE

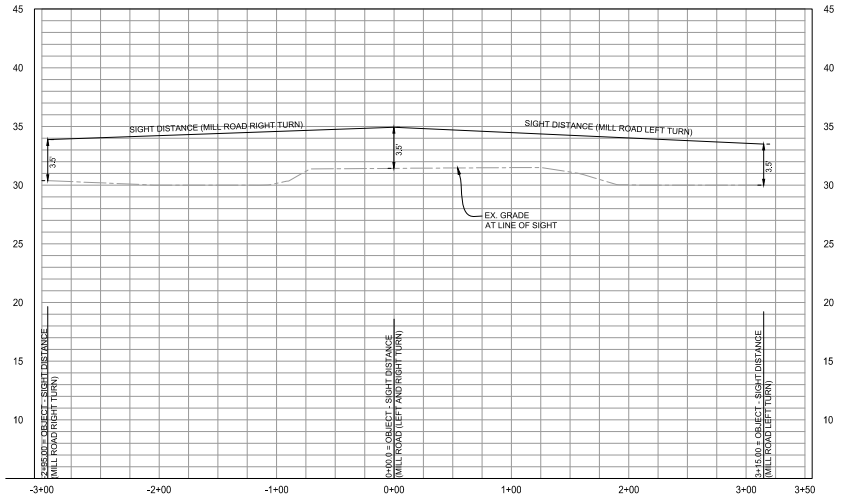
SHEET No.
C700


MILL ROAD
STOVALL STREET
PROP. FDC
PROP. EMERGENCY VEHICLE EASEMENT / INGRESS / EGRESS EASEMENT
PROP. EMERGENCY VEHICLE EASEMENT / INGRESS / EGRESS EASEMENT
GRADE
GRADE
GRADE



SIGHT DISTANCE #3 PLAN

SCALE: 1" = 50'



SIGHT DISTANCE #3 PROFILE

HORIZONTAL SCALE: 1" = 50'

VERTICAL SCALE: 1" = 5'

(VCS) 1983 - NORTH

VERTICAL GRAPHIC SCALE
1" = 5'

HORIZONTAL GRAPHIC SCALE
1" = 50'

APPROVED
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09/02/2025
PROFESSIONAL ENGINEER

EISENHOWER EAST, BLOCK 3

PRELIMINARY DEVELOPMENT SITE PLAN

CITY OF ALEXANDRIA, VIRGINIA

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PROJECT No.: 24004058.00
DRAWING No.: 113323
DATE: 09/02/2025
SCALE: SEE DWGS.
DESIGN: AH
DRAWN: AH
CHECKED: AH

SHEET TITLE:

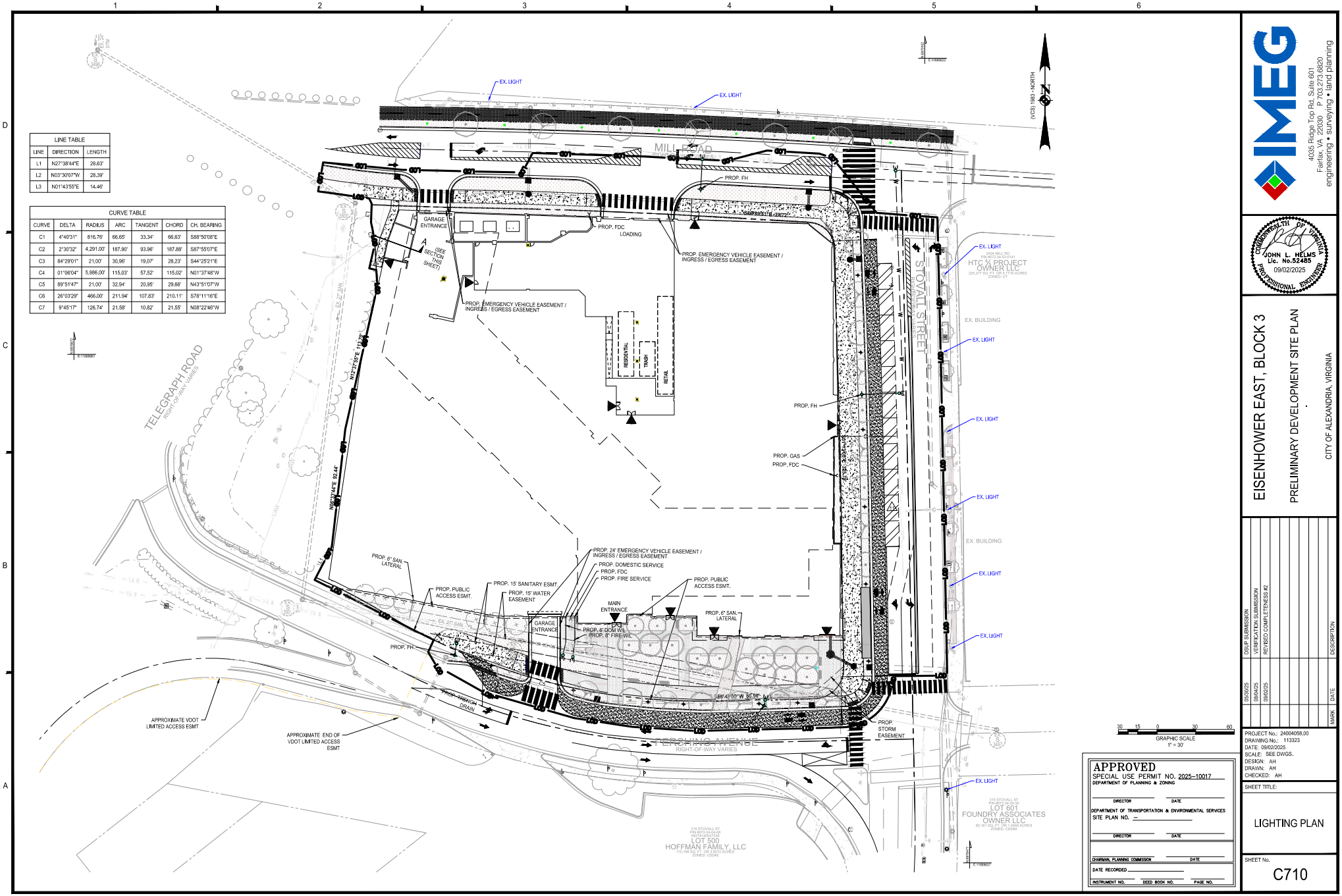
SIGHT DISTANCE

SHEET No.

C702

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N27°38'44"E	28.63'
L2	N03°30'07"W	28.39'
L3	N01°43'55"E	14.46'

CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CH. BEARING
C1	4°40'31"	816.76'	66.65'	33.34'	66.63'	S88°50'08"E
C2	2°30'32"	4,291.00'	187.90'	93.96'	187.88'	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'	32.94'	20.95'	29.66'	N43°51'07"W
C6	26°03'29"	466.00'	211.94'	107.83'	210.11'	S78°11'16"E
C7	9°45'17"	126.74'	21.58'	10.82'	21.55'	N08°22'46"W



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EISENHOWER EAST, BLOCK 3

PRELIMINARY DEVELOPMENT SITE PLAN

CITY OF ALEXANDRIA, VIRGINIA

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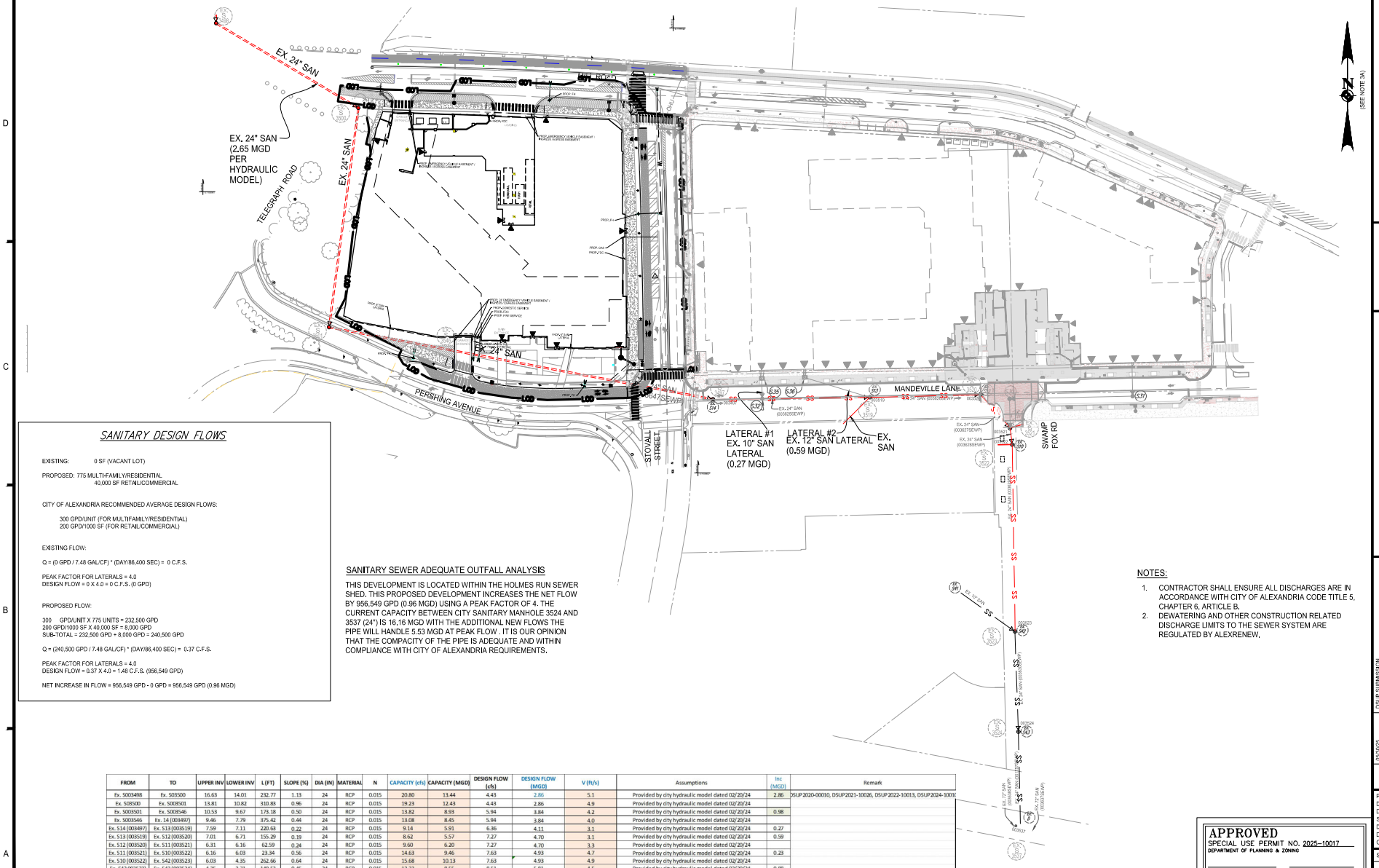
DRAWING No.: 113323
DATE: 09/02/2025
SCALE: SEE DWGS.
DESIGN: AH
DRAWN: AH
CHECKED: AH

SHEET TITLE:
LIGHTING PLAN

SHEET No.
C710



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 GPD / 7.48 GAL/CF) * (DAY/86,400 SEC) = 0 C.F.S.

PEAK FACTOR FOR LATERALS = 4.0
DESIGN FLOW = 0 X 4.0 = 0 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 GPD / 7.48 GAL/CF) * (DAY/86,400 SEC) = 0.37 C.F.S.

PEAK FACTOR FOR LATERALS = 4.0
DESIGN FLOW = 0.37 X 4.0 = 1.48 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 COMPACITY OF THE PIPE IS ADEQUATE AND WITHIN COMPLIANCE WITH CITY OF ALEXANDRIA REQUIREMENTS.

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. S003498	Ex. S03500	16.63	14.01	232.77	1.13	24	RCP	0.015	20.80	13.44	4.43	2.86	5.1	Provided by city hydraulic model dated 02/20/24	2.86	DSUP2020-00010, DSUP2021-10026, DSUP2022-10013, DSUP2024-10010
Ex. S03500	Ex. S003501	13.81	10.82	310.83	0.96	24	RCP	0.015	19.23	12.43	4.43	2.86	4.9	Provided by city hydraulic model dated 02/20/24		
Ex. S003501	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. 14 (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		
Ex. 514 (003497)	Ex. S13 (003519)	7.59	7.11	220.63	0.22	24	RCP	0.015	9.14	5.91	6.36	4.11	3.1	Provided by city hydraulic model dated 02/20/24	0.27	
Ex. S13 (003519)	Ex. S12 (003520)	7.01	6.71	155.29	0.19	24	RCP	0.015	8.62	5.57	7.27	4.70	3.1	Provided by city hydraulic model dated 02/20/24	0.59	
Ex. S12 (003520)	Ex. S11 (003521)	6.31	6.16	62.59	0.24	24	RCP	0.015	9.60	6.20	7.27	4.70	3.3	Provided by city hydraulic model dated 02/20/24		
Ex. S11 (003521)	Ex. S10 (003522)	6.16	6.03	23.34	0.56	24	RCP	0.015	14.63	9.46	7.63	4.93	4.7	Provided by city hydraulic model dated 02/20/24	0.23	
Ex. S10 (003522)	Ex. S42 (003523)	6.03	4.35	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		
Ex. S42 (003523)	Ex. S43 (003524)	4.35	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	132.74	0.72	24	RCP	0.015	16.67	10.78	8.51	5.81	5.3	As-built data from field survey dated 6/1/17. Also from DSUP 2013-0018 (C-4979); Includes flow from NSF site (lower invert not accessible)		

Notes:
1. Assumption for starting flow: 1,855 gpm given with Hydraulic Model dated 02/20/2025
2. All capacities shown on the chart are full flow capacities, approximately 71% of the maximum capacity.
3. All velocities shown are calculated per a partial flow analysis.
4. 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.

NOTES:

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

GRAPHIC SCALE
60 30 0 60 120
1" = 60'

APPROVED
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EISENHOWER EAST, BLOCK 3

PRELIMINARY DEVELOPMENT SITE PLAN

CITY OF ALEXANDRIA, VIRGINIA

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PROJECT No.: 24004058.00
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DATE: 09/02/2025
SCALE: SEE DWGS.
DESIGN: EG
DRAWN: JS
CHECKED: EG

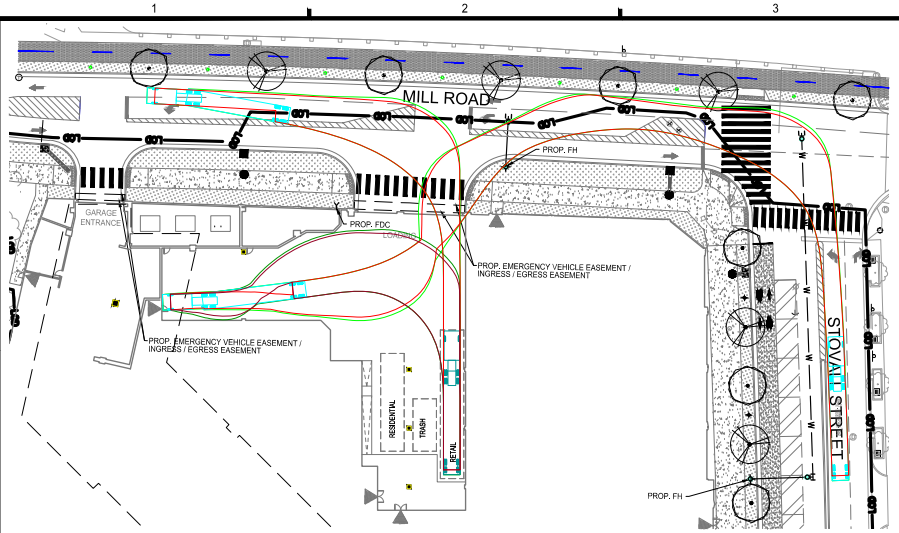
SHEET TITLE:

SANITARY OUTFALL ANALYSIS

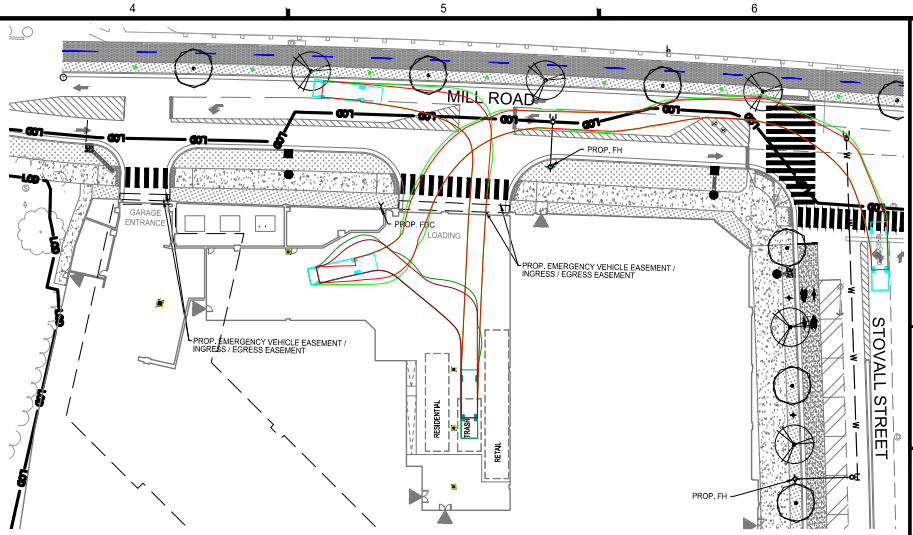
SHEET No.

C800

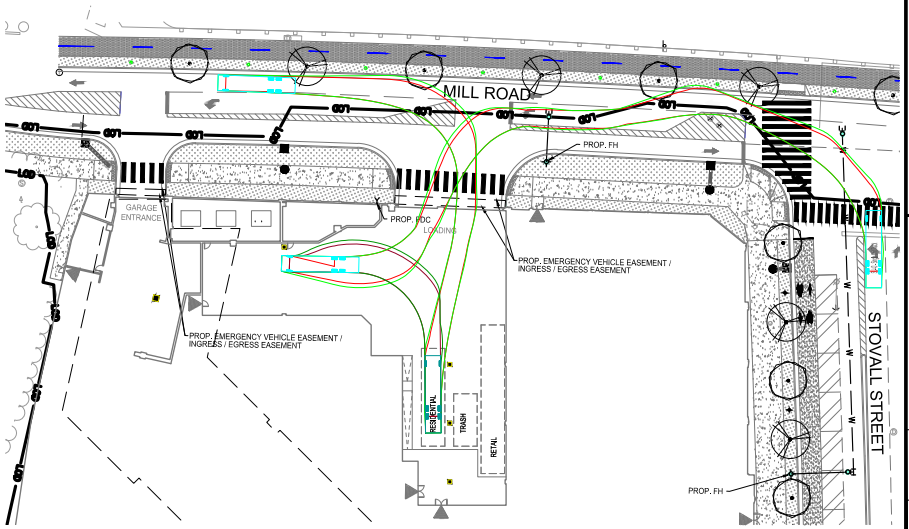
P:\Projects\24004058.00\113107 Hoffman Block 3 SDP\CBD\ SANITARY OUTFALL ANALYSIS.dwg, 9/2/2025 3:37:01 PM, August Himmelsbach



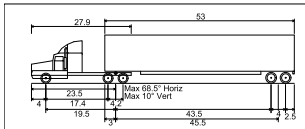
WB-67 TRUCK - ENTERING/EXITING BAY #1 FOR RETAIL



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

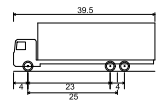


WB-40 TRUCK - ENTERING/EXITING BAY #3 FOR RESIDENTIAL



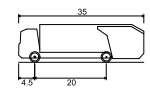
WB-67 - Interstate Semi-Trailer

Overall Length	73.501ft
Overall Width	8.500ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	28.40°



SU-40 - Single Unit Truck

Overall Length	39.500ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	31.80°



Rear-Load Garbage Truck

Overall Length	35.000ft
Overall Width	8.375ft
Overall Body Height	10.546ft
Min Body Ground Clearance	1.000ft
Track Width	8.375ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	29.300ft

30 15 0 30 60
GRAPHIC SCALE
1" = 30'

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DATE: 09/02/2025
SCALE: SEE DWGS.
DESIGN: EG
DRAWN: JS
CHECKED: EG

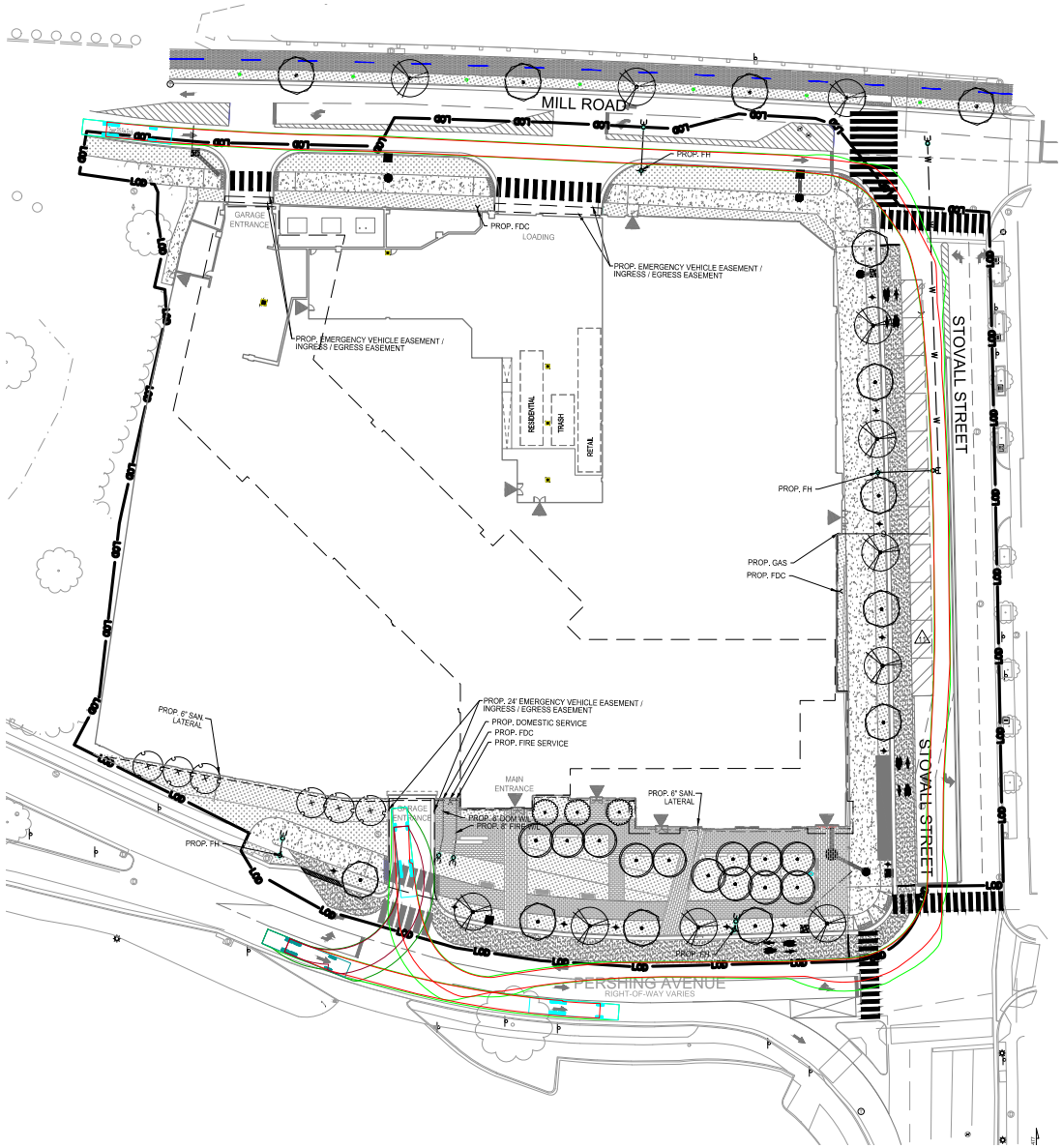
SHEET TITLE:

TURNING MOVEMENTS

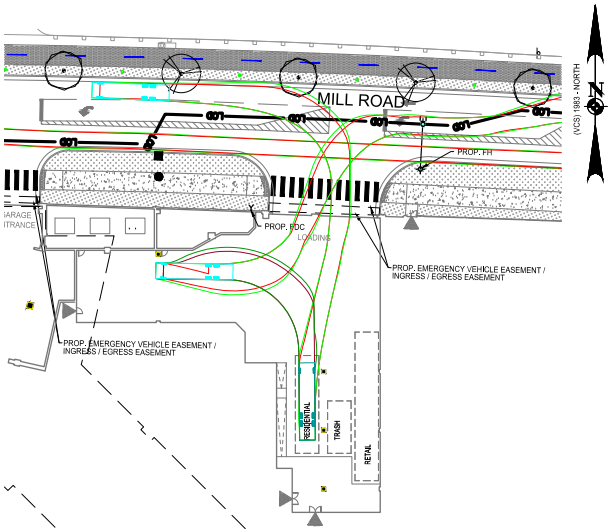
SHEET No.

C900

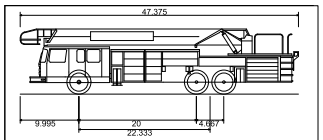
P:\Projects\24004058.00\114107 Hoffman Block 3 DSP\C901 TURNING MOVEMENTS.dwg, 9/2/2025 5:37:52 PM, August Hinnerkamp,



FIRE TRUCK - CLOCKWISE AROUND SITE



FIRE TRUCK- LOADING DOCK AREA



Tower 203 Fire Truck	
Overall Length	47.375ft
Overall Width	8.167ft
Overall Body Height	11.082ft
Min Body Ground Clearance	1.512ft
Track Width	7.667ft
Lock-to-lock time	4.00s
Wall to Wall Turning Radius	54.980ft

30 15 0 30 60
GRAPHIC SCALE
1" = 30'

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

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

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
09/02/2025
PROFESSIONAL ENGINEER

EISENHOWER EAST, BLOCK 3

PRELIMINARY DEVELOPMENT SITE PLAN

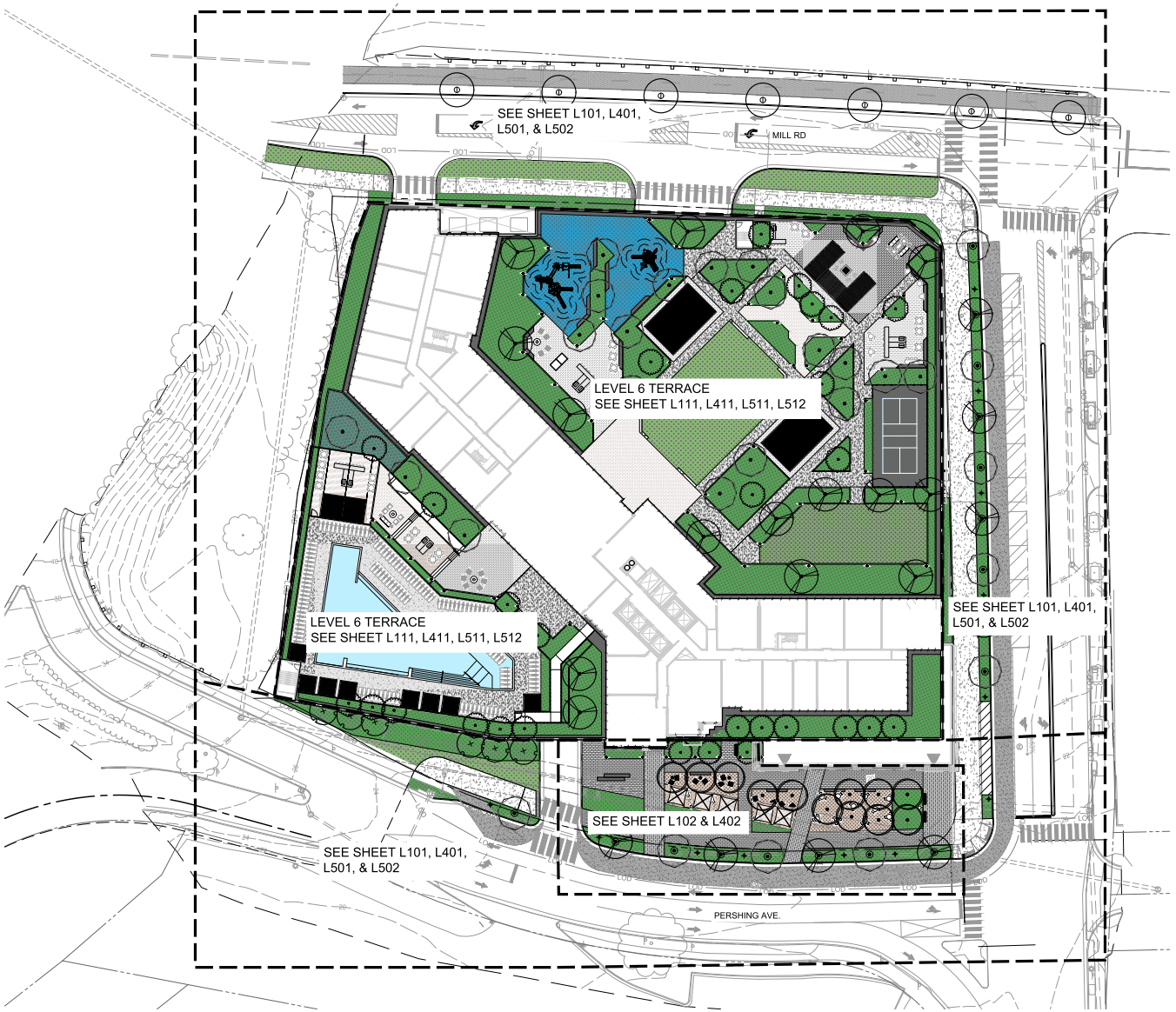
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
05/30/25		DSUP SUBMISSION
08/04/25		VERIFICATION SUBMISSION
09/02/25		REVISED COMPLETENESS #2

PROJECT No.: 24004058.00
DRAWING No.: 113323
DATE: 09/02/2025
SCALE: SEE DWGS.
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:
TURNING MOVEMENTS

SHEET No.
C901



APPROVED
SPECIAL USE PERMIT NO. DSUP2025-10017
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

LandDesign
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL
COMMONWEALTH OF VIRGINIA
MATTHEW V. CLARK
Lic. No. 952
09-02-2025
LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

PROJECT
EISENHOWER BLOCK 3

ALEXANDRIA, VA

LANDDESIGN PROJ.#
2024124

REVISION / ISSUANCE

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

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

SCALE
VERT: N/A
HORZ: 1"=30'
0 15' 30' 60'

NORTH

SHEET TITLE
REFERENCE PLAN

SHEET NUMBER
L001

9/2/2025 2:01 PM CECILIA TRAN P:\ALX_2024\2024124\CAD\DOCUMENTATION\ENTITLEMENTS\DSUP4104_PLAN_REF.DWG

ORIGINAL SHEET SIZE: 24" X 36"



A STREETSCAPE MATERIALS PLAN
PLAN 1" = 30'

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

NOTES:

1. PAVING PATTERNS ARE PRELIMINARY AND ARE INTENDED TO SHOW CHANGES IN MATERIALS. PATTERNS DO NOT DEPICT FINAL PAVING PATTERN OR LAYOUT.
2. SEE PLANTING PLAN L401-L402 FOR PLANTING DESIGN AND TABULATIONS

APPROVED
SPECIAL USE PERMIT NO. DSUP2025-10017
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

LandDesign
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL
COMMONWEALTH OF VIRGINIA
Matthew V. Clark
MATTHEW V. CLARK
Lic. No. 952
09-02-2025
LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

PROJECT
EISENHOWER BLOCK 3

ALEXANDRIA, VA

LANDDESIGN PROJECT
2024124

REVISION / ISSUANCE

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

DESIGNED BY: MC
DRAWN BY: WT
CHECKED BY: MC

SCALE
VERT: N/A
HORZ: 1"=30'
0 15' 30' 60'

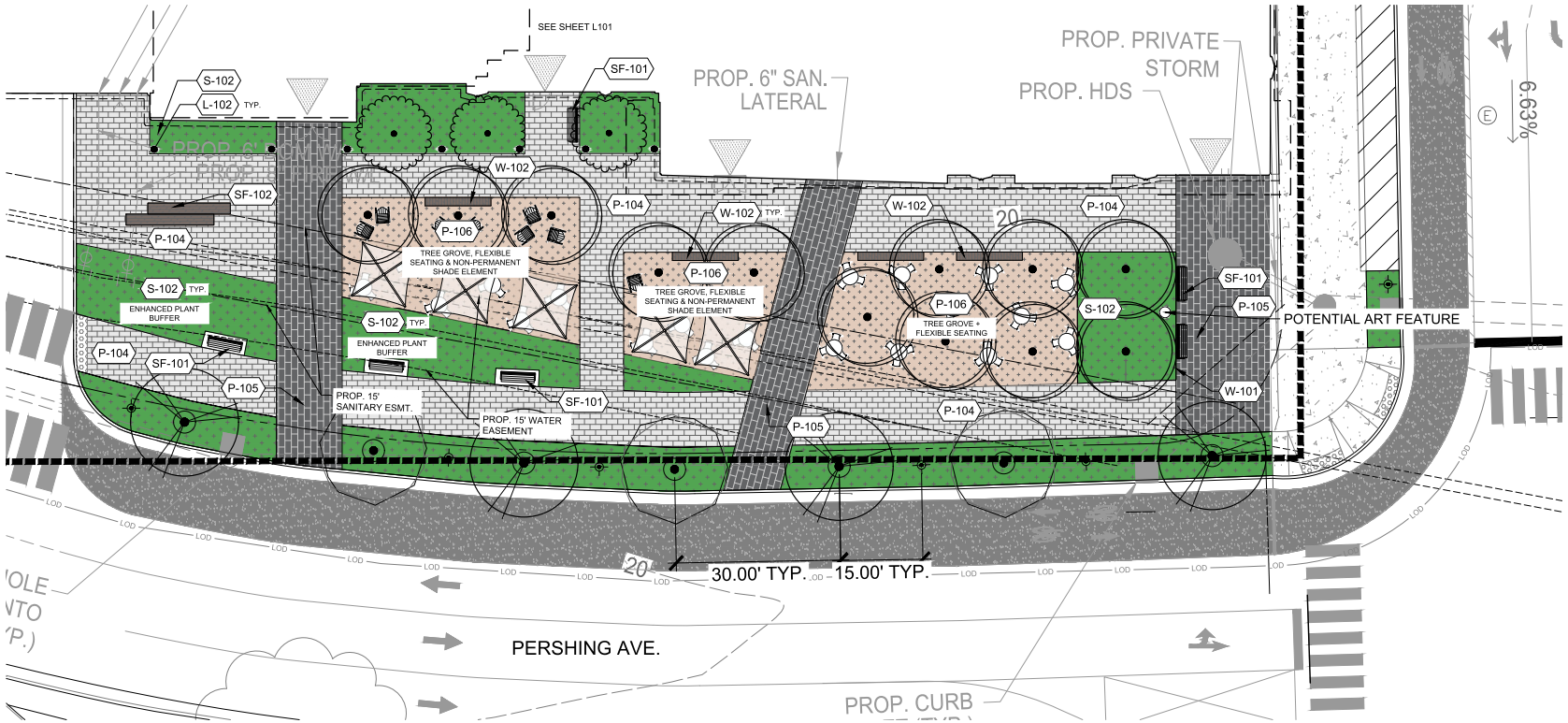
NORTH

SHEET TITLE
MATERIALS PLAN - STREETSCAPE

SHEET NUMBER
L101

9/2/2025 12:49 PM CECILIA TRAN P:\ALX_2024\2024124\CAD\DOCUMENTATION\ENTITLEMENTS\DSUP\24124_PLAN_MATR.DWG

ORIGINAL SHEET SIZE: 24" X 36"



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. DSUP2025-10017
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

LandDesign
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL

COMMONWEALTH OF VIRGINIA
Matthew V. Clark
MATTHEW V. CLARK
Lic. No. 952
09-02-2025
LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

PROJECT
EISENHOWER BLOCK 3

ALEXANDRIA, VA

LANDDESIGN PROJECT
2024124

REVISION / ISSUANCE

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

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

SCALE
VERT: N/A
HORZ: 1"=10'
0 5' 10' 20'

NORTH

SHEET TITLE
MATERIALS PLAN - PLAZA

SHEET NUMBER
L102

9/2/2025 12:41PM | P:\ALX\300\300-00\300-00-00\300-00-00-00\300-00-00-00-00\300-00-00-00-00-00\300-00-00-00-00-00-00\300-00-00-00-00-00-00-00\300-00-00-00-00-00-00-00-00\300-00-00-00-00-00-00-00-00-00\300-00-00-00-00-00-00-00-00-00-00\300-00-00-00-00-00-00-00-00-00-00-00\300-00-00-00-00-00-00-00-00-00-00-00-00\300-00-00-00-00-00-00-00-00-00-00-00-00-00\300-00-00-00-00-00-00-00-00-00-00-00-00-00-00\300-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00\300-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00\300-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00\300-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00\300-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00\300-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00\300-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00\300-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00\300-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00\300-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00\300-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00\300-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00\300-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00\300-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00\300-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00\300-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00\300-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00\300-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00\300-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00\300-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00\300-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00\300-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00\300-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00\300-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00\300-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00\300-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00\300-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00\300-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00\300-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00\300-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00\300-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00\300-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00\300-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00\300-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00\300-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00\300-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00\300-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00\300-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00\300-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00\300-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00\300-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00\300-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-00-0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A LEVEL 6 - MATERIALS PLAN

PLAN 1" = 20'

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
CUSTOM	
S-201	SHADE STRUCTURE TYPE 1 - ON STRUCTURE
S-202	SHADE STRUCTURE TYPE 2 - ON STRUCTURE
S-203	SHADE STRUCTURE TYPE 3 - ON STRUCTURE
LIGHTING & ELECTRICAL	
L-102	BOLLARD LIGHT
PAVING & CURBS	
P-201	PAVING TYPE 1 - ON-STRUCTURE
P-202	PAVING TYPE 2 - ON-STRUCTURE
P-203	PAVING TYPE 3 - ON-STRUCTURE
P-204	PAVING TYPE 4 - ON STRUCTURE
P-205	PAVING TYPE 5 - ON STRUCTURE
P-206	PAVING TYPE 6 - ON STRUCTURE
P-207	ARTIFICIAL TURF TYPE 1 - ON STRUCTURE
P-208	ARTIFICIAL TURF TYPE 2 - ON STRUCTURE
RAILINGS & FENCES	
R-201	RAILING TYPE 1 - ON STRUCTURE
R-202	6' POOL FENCE + GATE TYP.
SOILS	
SF-201	PLANT BED - ON STRUCTURE
FURNISHINGS	
SF-201	BENCH TYPE 1 - ON STRUCTURE
WALLS & STAIRS	
W-201	WALL TYPE 1 - ON STRUCTURE
W-202	WALL TYPE 2 - ON STRUCTURE
W-203	SEAT WALL - ON STRUCTURE
W-204	STAIR - ON STRUCTURE
W-205	RAMP - ON STRUCTURE

PRIVATE TERRACE - DESIGN NARRATIVE

THE LEVEL 6 OPEN SPACE WILL CONTINUE TO KNIT THE BIOPHILIC NOTION THAT THE SITE LEVEL AND PLAZA PROVIDES FOR THE CARLYLE NEIGHBORHOOD THROUGH PRIVATE AMENITIES FOR THE RESIDENTS LIVING HERE.

THE TERRACE TAKES IN CONSIDERATION OF MICROCLIMATES AND OPTIMAL SUN VS SHADE OPPORTUNITIES TO CULTIVATE A BIO-DIVERSE LANDSCAPE PALETTE. THE LANDSCAPE WILL THRIVE TO SERVE AS A HABITAT CONNECTION TO THE SITE AND THE CARLYLE NEIGHBORHOOD, AS WELL AS OPTIMIZING VISUAL NEIGHBORHOOD CONNECTIONS TO MONUMENTS AND NEIGHBORING GREEN SPACES.

THE AMENITIES, SUCH AS, INCLUSIVE PLAYGROUND, DOG PARK, AND ADDITIONAL SMALL-SCALE RECREATIONAL AMENITIES LIKE OPEN LAWN GAMES, GRILL AREAS, AND SHADE FEATURES WILL ALSO SERVE TO PROVIDE A VARIETY OF USES THAT HELP EMPHASIS THE RESIDENTS' CONNECTION TO BIOPHILIC ENVIRONMENTS AND FOSTER THAT CONNECTION TO THE CONTEXT OF THE CARLYLE AREA. EACH SPACE WILL BE FRAMED AND PURPOSEFULLY INTEGRATED WITH THE PROPOSED LANDSCAPE THAT IS THOUGHTFULLY SELECTED FROM THE CITY OF ALEXANDRIA LANDSCAPE LIST AND ABIDE BY THE CITY'S GUIDELINES TO HAVE A BALANCED SELECTION COMPOSED OF NATIVE OR ADAPTED SPECIES TO MAXIMIZE NATIVE SELECTIONS AND BIODIVERSITY.

APPROVED
SPECIAL USE PERMIT NO. DSUP2025-10017
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

LandDesign
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
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KEY MAP

SEAL
COMMONWEALTH OF VIRGINIA
Matthew V. Clark
MATTHEW V. CLARK
Lic. No. 952
09-02-2025
LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

PROJECT
EISENHOWER BLOCK 3

ALEXANDRIA, VA

LANDDESIGN PROJECT
2024124

REVISION / ISSUANCE

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

DESIGNED BY: MC/GC
DRAWN BY: WT/CT
CHECKED BY: MC/GC

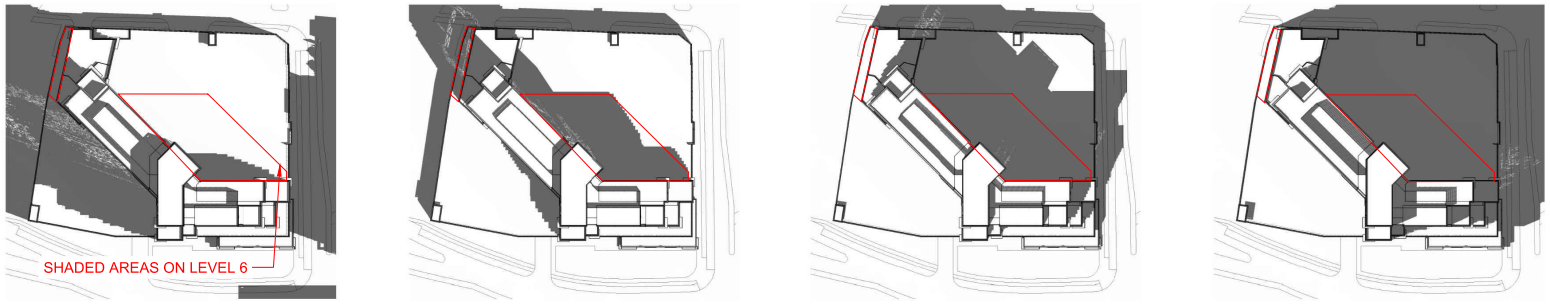
SCALE
VERT: N/A
HORZ: 1"=20'
0 10' 20' 40'

NORTH

SHEET TITLE
MATERIALS PLAN - LVL6

SHEET NUMBER
L111

ORIGINAL SHEET SIZE: 24" X 36"



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1 A2-104 SHADE STUDY - SPRING - APRIL 21
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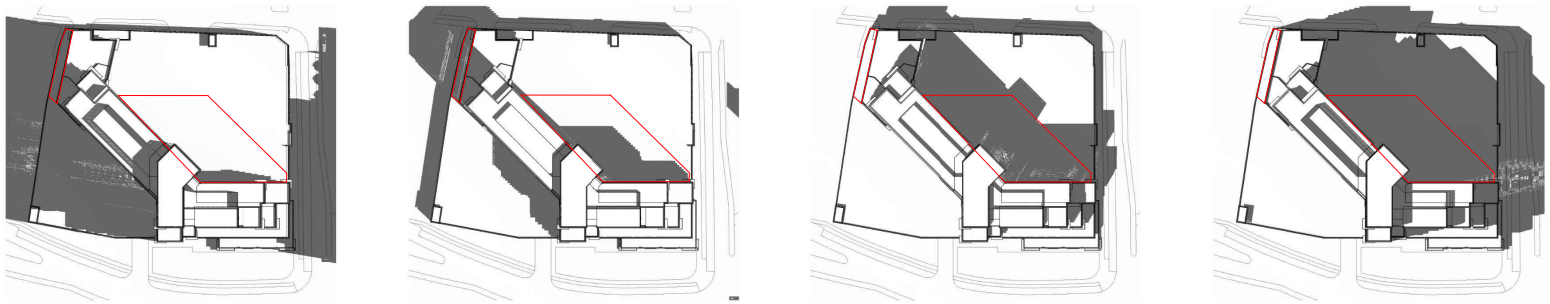

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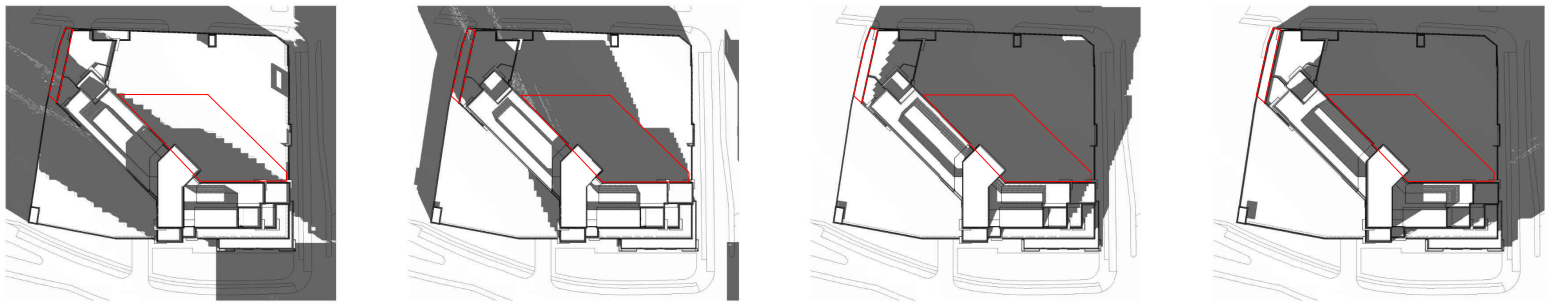

9:00 AM | 11:00 AM | 1:00 PM | 3:00 PM

3 A2-104 SHADE STUDY - FALL - SEPTEMBER 21
SCALE:

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

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SITE PLAN NO.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

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09-02-2025
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PROJECT

EISENHOWER BLOCK 3

ALEXANDRIA, VA

LANDDESIGN PROJ.#
2024124

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NO.	DESCRIPTION	DATE
1	CONCEPT II SUBMISSION	03-07-2025
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3	VERIFICATION SET	08-04-2025
4	REVISED COMPLETENESS #2	09-02-2025

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

SCALE NORTH

VERT: N/A
HORZ: N/A

SHEET TITLE
SHADE STUDY

SHEET NUMBER
L121

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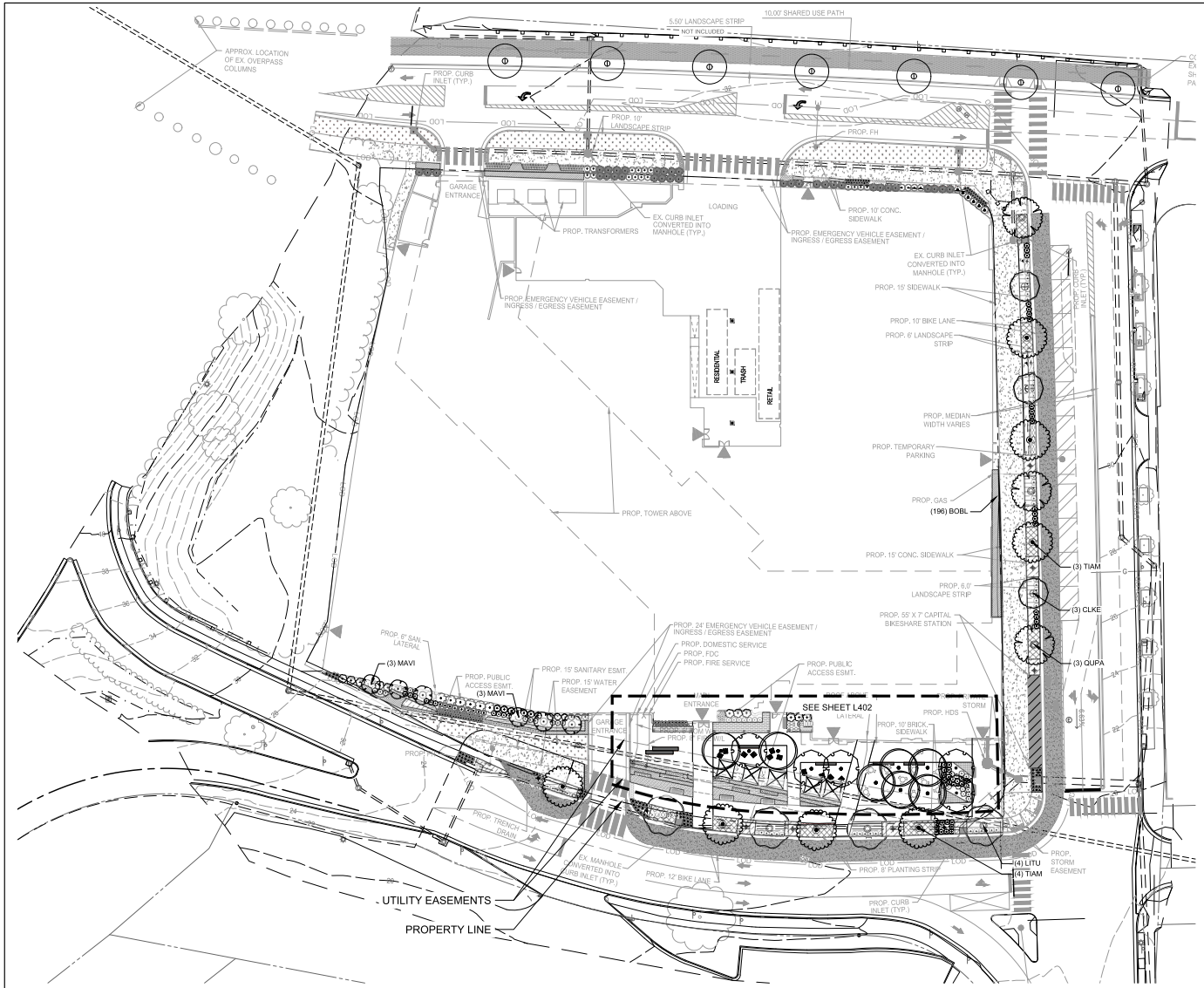
ORIGINAL SHEET SIZE: 24" X 36"



PLANT SCHEDULE STREETSCAPE

SYMBOL	CODE	BOTANICAL NAME
DECIDUOUS TREES		
	CLKE	CLADRASTIS KENTUKEA
	LITU	LIRIODENDRON TULIPIFERA
	QUPA	QUERCUS PALUSTRIS
	TIAM	TILIA AMERICANA
ORNAMENTAL TREES		
	MAVI	MAGNOLIA VIRGINIANA
DECIDUOUS SHRUBS		
	ABGR	ABELIA X GRANDIFLORA
	CLAL	CLETHRA ALNIFOLIA `HUMMINGBIRD`
	COSE	CORNUS SERICEA 'CARDINAL'
	FTBU	FOTHERGILLA GARDENII 'BLUE MIST'
	HYDA	HYDRANGEA ARBORESCENS 'ANNABELLE'
	HYQE	HYDRANGEA QUERCIFOLIA
	VAR	VIBURNUM DENTATUM
EVERGREEN SHRUB		
	ARUV	ARCTOSTAPHY LOS UVA-URSI
	ILGL	ILEX GLABRA
	TABA	TAXUS BACCATA 'FASTIGIATA'
	ZERU	ZENOBIA PULVERULENTA
PERENNIALS		
	AMHU	AMSONIA HUBRICHTII
	ECPP	ECHINACEA PURPUREA
	GEMA	GERANIUM MACULATUM
	HUCO	HEUCHERA AMERICANA
	RUFD	RUDBECKIA FULGIDA DEAMII
ORNAMENTAL GRASSES / SEDGES		
	BOBL	BOUTELOUA GRACILIS 'BLONDE AMBITION'
	DEGT	DESCHAMPSIA CESPITOSA 'GOLDTAU'
	ERSP	ERAGROSTIS SPECTABILIS
	MUCA	MUHLENBERGIA CAPILLARIS
GROUND COVERS		
	LAWN	LAWN
	PAPO	PACHYSANDRA PROCUMBENS

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

SCALE
VERT: N/A
HORZ: 1"=30'
0 15' 30' 60'

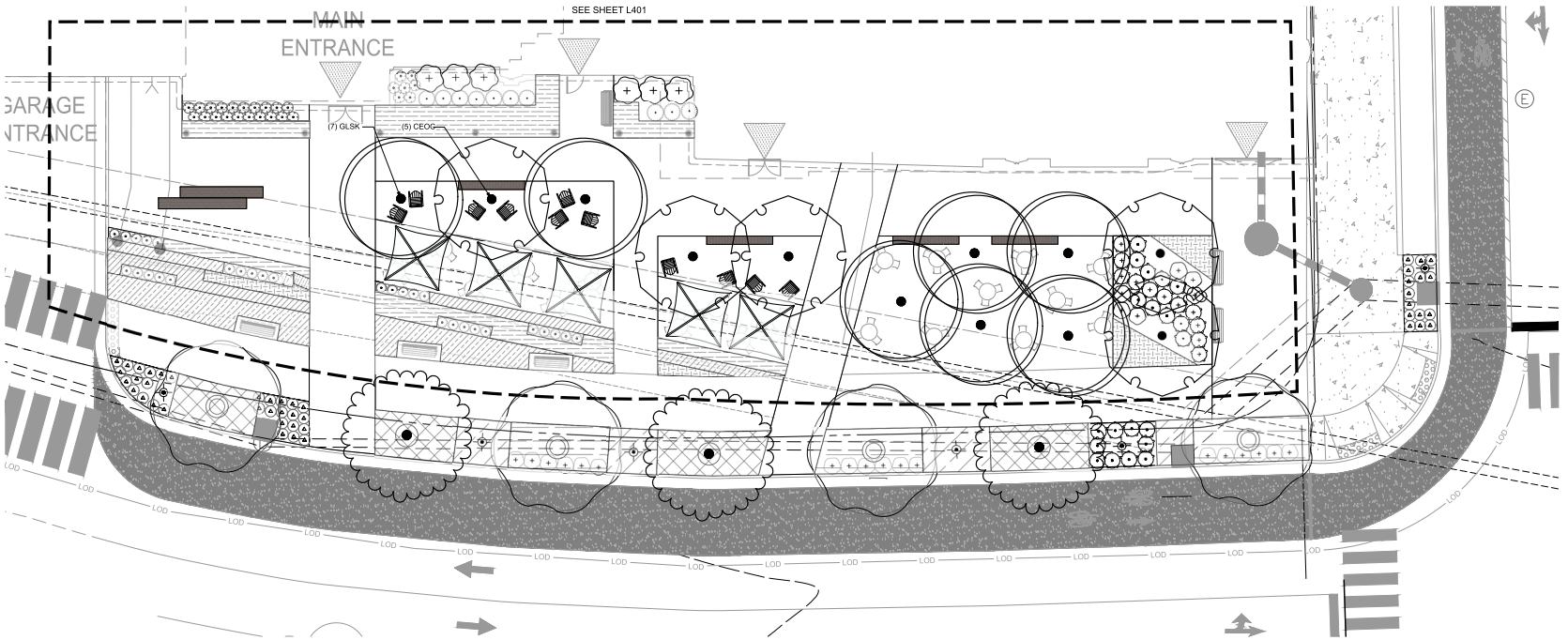
NORTH

SHEET TITLE
PLANTING PLAN - STREETSCAPE

SHEET NUMBER
L401

9/2/2025 12:39 PM CECILIA TRAN P:\ALX_2024\2024124\CAD\DOCUMENTATION\ENTITLEMENTS\DSUP\H124_PLAN_PLNT.DWG

ORIGINAL SHEET SIZE: 24" X 36"



PLANT SCHEDULE PLAZA

SYMBOL	CODE	BOTANICAL NAME
DECIDUOUS TREES		
	CEOC	CELTIS OCCIDENTALIS
	GLSK	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'
DECIDUOUS SHRUBS		
+	ABGR	ABELIA X GRANDIFLORA
+	CLAL	CLETHRA ALNIFOLIA `HUMMINGBIRD`
+	ITVI	ITEA VIRGINICA
EVERGREEN SHRUB		
	ILGL	ILEX GLABRA
	ILEB	ILEX GLABRA 'GEM BOX'
PERENNIALS		
	MOFI	MONARDA FISTULOSA
ORNAMENTAL GRASSES / SEDGES		
	ANBM	ANDROPOGON TERNARIUS 'BLACK MOUNTAIN'
	BOBL	BOUTELOUA GRACILIS 'BLONDE AMBITION'
	DEGT	DESCHAMPSIA CESPITOSA 'GOLDTAU'
	PASH	PANICUM VIRGATUM 'SHENANDOAH'
	SEAU	SESLERIA AUTUMNALIS
	SPTA	SPOROBOLUS HETEROLEPIS 'TARA'

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ALEXANDRIA, VA

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

SCALE
VERT: N/A
HORZ: 1"=10'
0 5' 10' 20'

NORTH

SHEET TITLE
PLANTING PLAN - PLAZA

SHEET NUMBER
L402

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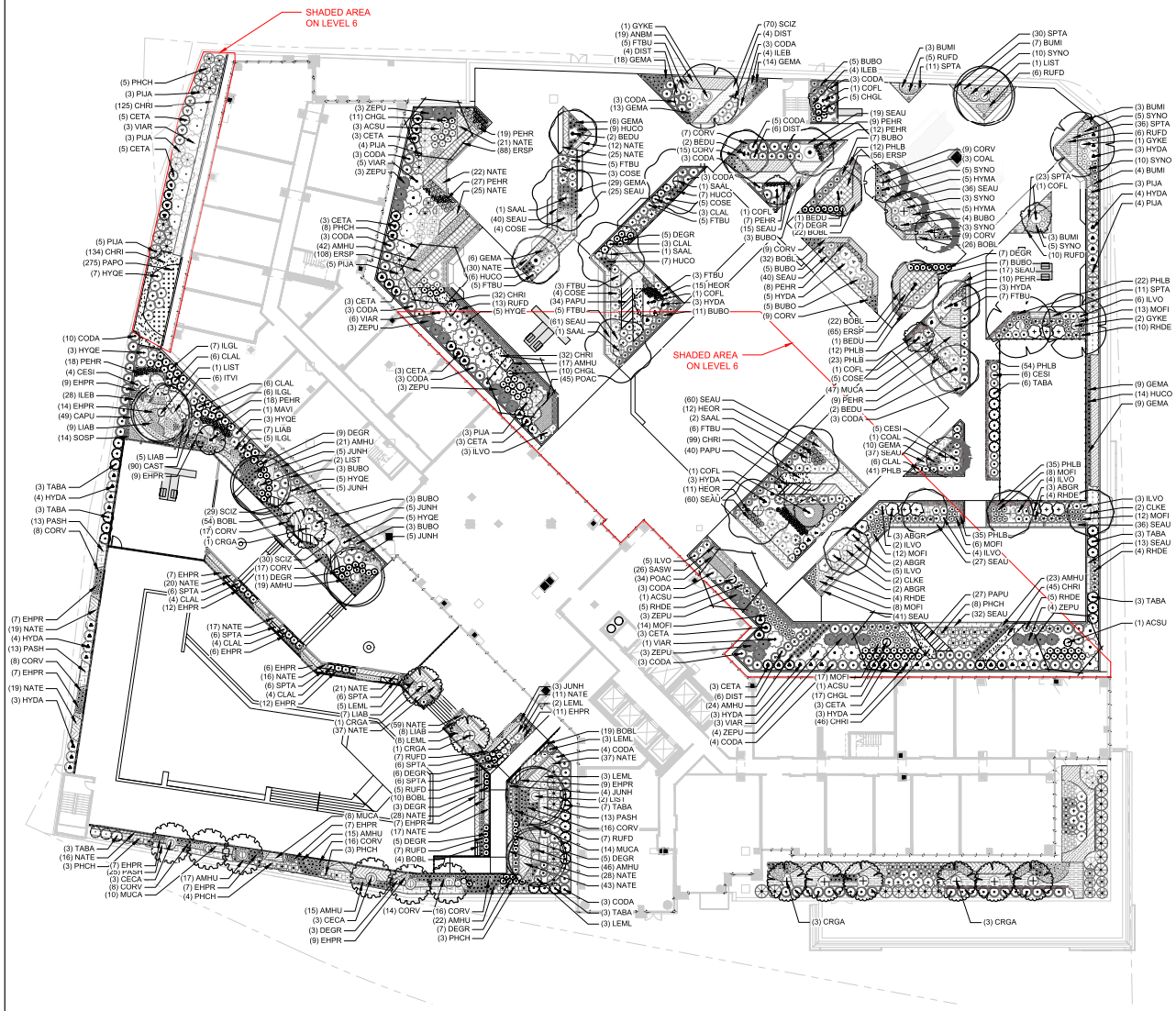
ORIGINAL SHEET SIZE: 24" X 36"



PLANT SCHEDULE LEVEL 6

SYMBOL	CODE	BOTANICAL NAME
DECIDUOUS TREES		
	ACSU	ACER SACCHARUM
	BEDU	BETULA NIGRA 'BMVP'
	CLVE	CLADRASTIS KENTUKEA
	GYKE	GYMNOCLADUS DIOICA
	LIST	LIQUIDAMBAR STYRACIFLUA
	SAAL	SASSAFRAS ALBIDUM
ORNAMENTAL TREES		
	CECA	CERCIS CANADENSIS
	KOKA	CORNUS ALTERNIFOLIA
	COFL	CORNUS FLORIDA
	KPSA	KOMTAGUSSUS GALLI PERMS
	MAVI	MAGNOLIA VIRGINIANA
DECIDUOUS SHRUBS		
	ABGR	ABELIA X GRANDIFLORA
	CESI	CEPHALANTHUS OCCIDENTALIS 'SUGAR SHACK' TM
CLAL	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	
COSE	CORNUS SERICEA 'CARDINAL'	
DEGR	DEUTZIA GRACILIS 'NIKKO'	
FTBU	FOTHERGILLA GARDENII 'BLUE MIST'	
HYDA	HYDRANGEA ARBORESCENS 'ANNABELLE'	
HYMA	HYDRANGEA MACROPHYLLA 'HORTFIRE'	
HYSE	HYDRANGEA QUERCIFOLIA	
ITVI	ITEA VIRGINICA	
PHCH	PHYSOCARPUS OPULIFOLIUS ELEBIOT	
VIAR	VIBURNUM DENTATUM	
EVERGREEN SHRUB		
BUBO	BUXUS MICROPHYLLA	
BUMI	BUXUS MICROPHYLLA 'COMPACTA'	
KETA	CEPHALOTAXUS HARRINGTONIA	
CODA	COTONEASTER DAMMERI	
DIST	DISTYLIUM X 'PROSTAT H TM	
ILCL	ILEX CLARA	
ILEB	ILEX GUARA 'SEMSDOX'	
ILVO	ILEX VOMITORIA 'NANA'	
LEML	LEUCOTHOE AXILLARIS 'COMPACTA'	
PIJA	PIERIS JAPONICA	
RHDE	RHODODENDRON X 'DELAWARE VALLEY WHITE'	
SASW	SARCOCOCCA HOOKERIANA VAR. HUMILIS	
TABA	TAXUS BACCATA 'FASTIGIATA'	
ZEPU	ZENOBIA PULVERULENTA	
GROUNDCOVER		
JUHH	JUNIPERUS HORIZONTALIS	
PERENNIALS		
AMHU	AMSONIA HUBRICHTI	
CMDL	CHELONE GLABRA	
CORV	CORDOPSIS VERTICILLATA	
EHPR	ECHINACEA PURPUREA	
KEMA	KERNANUM MACULATUM	
HEMR	HELLEBORUS ORIENTALIS	
HUCO	HEUCHERA AMERICANA	
LIAB	LIATRIS SPICATA 'ALBA'	
MOFI	MONARDA FISTULOSA	
PEHR	PENSTEMON DIGITALIS 'HUSKER RED'	
RUFD	RUDBECKIA FULGIDA DEAM	
SOSP	SOLIDAGO SPHACELATA 'GOLDEN FLEECE'	
SYNO	SYMPHYOTRICHUM NOVAE-ANGLIAE	
FERNS		
POAC	POLYSTICHUM ACROSTICHOIDES	
ORNAMENTAL GRASSES / SEDGES		
ANBM	ANDROPOGON TERNARIUS 'BLACK MOUNTAIN'	
BOBL	BOUTELOUA GRACILIS 'BLONDE AMBITION'	
CAST	CAREX STRICTA	
CAPU	CAREX VULPINOIDEA	
CHRI	CHASMANTHIUM LATIFOLIUM 'RIVER MIST'	
ERSP	ERAGROSTIS SPECTABILIS	
MUCA	MUHLENBERGIA CAPILLARIS	
NATE	NASSELLA TENUISSIMA	
PAPU	PANICUM VIRGATUM 'PURPLE TEARS'	
PASH	PANICUM VIRGATUM 'SHENANDOAH'	
SCIZ	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	
SEAU	SESLERIA AUTUMNALIS	
SPTA	SPOROBOLUS HETEROLEPIS 'TARA'	
GROUND COVERS		
PAPO	PACHYSANDRA PROCUMBENS	
PHLB	PHLOX SUBULATA 'BLUE'	

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EISENHOWER BLOCK 3

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

SCALE
VERT: N/A
HORZ: 1"=20'
0 10' 20' 40'

NORTH

SHEET TITLE
PLANTING PLAN - LVL6

SHEET NUMBER
L411

ORIGINAL SHEET SIZE: 24" X 36"

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	CAL.	HT.	REMARKS
DECIDUOUS TREES								
	ACSH	6	ACER SACCHARUM	SUGAR MAPLE	B & B	2"-3"	12'-14'	FULL SUN TO PART SHADE (2-6 HRS)
	BEDU	8	BETULA NIGRA 'BNMTF'	DURA HEAT® RIVER BIRCH	B & B	2"-3"	12'-14'	FULL SUN TO PART SHADE (2-6 HRS)
	CEOC	5	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2"-3"	12'-14'	FULL SUN TO PART SHADE; CCA: 750 SF; LOCAL, REGIONAL, EASTERN U.S NATIVE; SYMMETRICAL, SINGLE LEADER
	CLKE	7	CLADRASTIS KENTUKEA	KENTUCKY YELLOWWOOD	B & B	2"-3"	12'-14'	FULL SUN TO PART SHADE (2-6 HRS)
	GLSK	7	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE® HONEY LOCUST	B & B	2"-3"	12'-14'	FULL SUN TO PART SHADE; CCA: 750 SF; LOCAL, REGIONAL, EASTERN U.S NATIVE; SYMMETRICAL, SINGLE LEADER
	GYKE	4	GYMNOCLADUS DIOICA	KENTUCKY COFFEETREE	B & B	2"-3"	12'-14'	FULL SUN; CCA: 1250 SF; REGIONAL, EASTERN U.S NATIVE; HORIZONTAL, IRREGULAR CROWN, SINGLE LEADER
	LIST	6	LIQUIDAMBAR STYRACIFLUA	SWEET GUM	B & B	2"-3"	12'-14'	FULL SUN; CCA: 1250 SF; EASTERN U.S, LOCAL, REGIONAL NATIVE; HORIZONTAL, IRREGULAR CROWN, SINGLE LEADER
	LITU	4	LIRIODENDRON TULIPIFERA	TULIP POPLAR	B & B	2"-3"	12'-14'	FULL SUN; CCA: 1250 SF; EASTERN U.S, LOCAL, REGIONAL NATIVE; , ROUNDED, PYRAMIDAL CROWN; SINGLE LEADER
	QUPA	3	QUERCUS PALUSTRIS	PIN OAK	B & B	2"-3"	14' - 16'	FULL SUN ; CCA: 1250 SF; LOCAL, REGIONAL , EASTERN U.S; NATIVE ; ROUNDED CROWN; SINGLE LEADER
	SAAL	6	SASSAFRAS ALBIDUM	SASSAFRAS	B & B	2"-3"	6' - 10'	FULL SUN TO PART SHADE (2-6 HRS)
	TIAM	7	TILIA AMERICANA	AMERICAN BASSWOOD	B & B	2"-3"	12'-14'	FULL SUN TO PART SHADE (2-6 HRS); LOCAL, REGIONAL AND EASTERN U.S. NATIVE
ORNAMENTAL TREES								
	CECA	6	CERCIS CANADENSIS	EASTERN REDBUD	B & B	1.5"-1.75"	6' - 10'	FULL SUN TO PART SHADE (2-6 HRS)
	COAL	4	CORNUS ALTERNIFOLIA	PAGODA DOGWOOD	B & B	1.5"-1.75"	6' - 10'	FULL SUN TO PART SHADE (2-6 HRS)
	COFL	6	CORNUS FLORIDA	FLOWERING DOGWOOD	B & B	1.5" - 1.75"	6' - 10'	FULL SUN TO PART SHADE (2-6 HRS)
	CRGA	9	CRATAEGUS CRUS-GALLI INERMIS	THORNLESS COCKSPUR HAWTHORN	B & B	1.5" - 1.75"	6' - 10'	FULL SUN TO PART SHADE (2-6 HRS)
	MAVI	7	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	B & B	1.5"-1.75"	6' - 10'	FULL SUN TO PART SHADE (2-6 HRS)

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPREAD	REMARKS
DECIDUOUS SHRUBS								
	ABGR	24	ABELIA X GRANDIFLORA	GLOSSY ABELIA	#CONTAINER	18"-24"		FULL SUN TO PART SHADE (2-6 HRS)
	CESI	19	CEPHALANTHUS OCCIDENTALIS 'SUGAR SHACK' TM	SUGAR SHACK BUTTONBUSH	CONTAINER	24" - 36"	24" - 36"	FULL SUN TO PART SHADE (2-6 HRS)
	CLAL	74	CLETHRA ALNIFOLIA `HUMMINGBIRD`	SUMMERSWEET	CONTAINER	18" - 24"		FULL SUN TO PART SHADE (2-6 HRS)
	COSE	37	CORNUS SERICEA 'CARDINAL'	CARDINAL RED TWIG DOGWOOD	CONTAINER	24" - 36"		FULL SUN TO PART SHADE; CCA: 25 SF; MUTISTEM; REGIONAL, EASTREN U.S NATIVE
	DEGR	71	DEUTZIA GRACILIS 'NIKKO'	NIKKO DEUTZIA	CONTAINER	10" - 12"		FULL SUN TO PART SHADE (2-6 HRS)
	FTBU	100	FOTHERGILLA GARDENII 'BLUE MIST'	BLUE MIST FOTHERGILLA	CONTAINER	18" - 24"		FULL SUN TO PART SHADE (2-6 HRS)
	HYDA	50	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	CONTAINER	2` - 3`		LOCAL, REGIONAL, AND EASTERN U.S. NATIVE; 10 CCA
	HYMA	10	HYDRANGEA MACROPHYLLA 'HORTFIRE'	SEASIDE SERENADE® FIRE ISLAND HYDRANGEA	CONTAINER	18" - 24"	18" - 24"	PART SHADE TO FULL SHADE
	HYQE	76	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	CONTAINER	30" - 36"		FULL SUN TO PART SHADE (2-6 HRS)
	ITVI	12	ITEA VIRGINICA	VIRGINIA SWEETSPIRE	CONTAINER	30"		FULL SUN TO PART SHADE (2-6 HRS)
	PHCH	39	PHYSOCARPUS OPULIFOLIUS 'ZLEBICS'	SWEET CHERRY TEA™ NINEBARK	CONTAINER	18" - 24"	18" - 24"	FULL SUN TO PART SHADE (2-6 HRS)
	VIAR	35	VIBURNUM DENTATUM	VIBURNUM	CONTAINER	18" - 24"		FULL SUN TO PART SHADE (2-6 HRS)
EVERGREEN SHRUB								
	ARUV	79	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	CONTAINER	8"-10"		FULL SUN TO PART SHADE (2-6 HRS)
	BUBO	70	BUXUS MICROPHYLLA	LITTLELEAF BOXWOOD	CONTAINER	18" - 24"		FULL SUN TO PART SHADE (2-6 HRS)
	BUMI	20	BUXUS MICROPHYLLA `COMPACTA`	DWARF LITTLELEAF BOXWOOD	CONTAINER	18" - 24"		FULL SUN TO PART SHADE (2-6 HRS)
	CETA	37	CEPHALOTAXUS HARRINGTONIA	JAPANESE PLUM YEW	CONTAINER	24" - 36"		PART SHADE TO FULL SHADE
	CODA	97	COTONEASTER DAMMERI	BEARBERRY COTONEASTER	CONTAINER	10" - 12"		FULL SUN TO PART SHADE (2-6 HRS)
	DIST	24	DISTYLIUM X 'PIIDIST-II' TM	BLUE CASCADE DISTYLIUM	CONTAINER	24" - 30"		FULL SUN TO PART SHADE (2-6 HRS)
	ILGL	58	ILEX GLABRA	INKBERRY HOLLY	CONTAINER	21" - 24"	24" - 36"	FULL SUN TO PART SHADE (2-6 HRS)
	ILEB	66	ILEX GLABRA 'GEM BOX'	GEMBOX	CONTAINER	18" - 30"		FULL SUN TO PART SHADE (2-6 HRS)
	ILVO	33	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	CONTAINER	18" - 24"	21" - 24"	FULL SUN TO PART SHADE (2-6 HRS)
	LEML	28	LEUCOTHOE AXILLARIS 'COMPACTA'	DWARF COASTAL LEUCOTHOE	CONTAINER	24" - 36"	24" - 36"	PART SHADE TO FULL SHADE
	PIJA	56	PIERIS JAPONICA	JAPANESE PIERIS	CONTAINER	24" - 36"	24" - 36"	FULL SUN TO PART SHADE (2-6 HRS)
	RHDE	43	RHODODENDRON X 'DELAWARE VALLEY WHITE'	DELAWARE VALLEY WHITE AZALEA	CONTAINER	24" - 30"		FULL SUN TO PART SHADE (2-6 HRS)
	SASW	74	SARCOCOCCA HOOKERIANA VAR. HUMILIS	SWEETBOX	CONTAINER	12"-24"		PART SHADE TO FULL SHADE
	TABA	40	TAXUS BACCATA 'FASTIGIATA'	ENGLISH YEW	CONTAINER	24" - 36"		FULL SUN TO PART SHADE (2-6 HRS)
	ZEPU	60	ZENOBIA PULVERULENTA	HONEYCUP	CONTAINER	15" - 18"	18" - 24"	FULL SUN TO PART SHADE (2-6 HRS)
GROUNDCOVER								
	JUNH	59	JUNIPERUS HORIZONTALIS	CREEPING JUNIPER	CONTAINER	18" - 24"		EASTERN U.S. NATIVE; SPACING 60" O.C.
PERENNIALS								
	AMHU	393	AMSONIA HUBRICHTII	ARKANSAS BLUESTAR	CONTAINER	18" - 24"	18" - 24"	FULL SUN TO PART SHADE (2-6 HRS)
	CHGL	63	CHELONE GLABRA	WHITE TURTLEHEAD	CONTAINER	18" - 24"	8" - 12"	FULL SUN TO PART SHADE (2-6 HRS)
	CORV	206	COREOPSIS VERTICILLATA	TICKSEED	CONTAINER	18" - 24"	12" - 18"	LOCAL, REGIONAL, AND EASTERN U.S. NATIVE; SPACING 18" O.C.
	EHPR	206	ECHINACEA PURPUREA	CONEFLOWER	CONTAINER	12" - 18"		FULL SUN TO PART SHADE (2-6 HRS)
	GEMA	149	GERANIUM MACULATUM	SPOTTED GERANIUM	CONTAINER	18" - 24"	12"-24"	FULL SUN TO PART SHADE (2-6 HRS)
	HEOR	56	HELLEBORUS ORIENTALIS	LENTEN ROSE 'SNOWBELLS'	CONTAINER	6"- 8"		PART SHADE TO FULL SHADE
	HUCO	105	HEUCHERA AMERICANA	AMERICAN ALUMROOT	CONTAINER	12"-24"		
	LIAB	50	LIATRIS SPICATA 'ALBA'	WHITE BLAZING STAR	CONTAINER	12" - 18"	9"-12"	LOCAL, REGIONAL, AND EASTERN U.S. NATIVE; SPACING 18" O.C.
	MOFI	117	MONARDA FISTULOSA	BERGAMOT	CONTAINER	18" - 24"	12" - 18"	FULL SUN TO PART SHADE (2-6 HRS)
	PEHR	128	PENSTEMON DIGITALIS 'HUSKER RED'	HUSKER RED BEARDTONGUE	CONTAINER	18" - 24"		LOCAL, REGIONAL, AND EASTERN U.S. NATIVE; SPACING 18" O.C.
	RUFD	82	RUDBECKIA FULGIDA DEAMII	DEAM'S CONEFLOWER	CONTAINER	18" - 24"	12" - 18"	REGIONAL AND EASTERN U.S. NATIVE; SPACING 18" O.C.
	SOSP	26	SOLIDAGO SPHACELATA 'GOLDEN FLEECE'	AUTUMN GOLDENROD	CONTAINER	18" - 24"		REGIONAL AND EASTERN U.S. NATIVE, SPACING 18"
	SYNO	41	SYMPHYOTRICHUM NOVAE-ANGLIAE	NEW ENGLAND ASTER	CONTAINER	9"-12"	9"-12"	FULL SUN TO PART SHADE (2-6 HRS)

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT	SPREAD	REMARKS
FERNS								
	POAC	145	POLYSTICHUM ACROSTICHOIDES	CHRISTMAS FERN	#1	6" - 12"		LOCAL, REGIONAL AND EASTERN U.S. NATIVE
ORNAMENTAL GRASSES / SEDGES								
	ANBM	144	ANDROPOGON TERNARIUS 'BLACK MOUNTAIN'	BLACK MOUNTAIN SPLITBEARD BLUESTEM	#1	12" - 15"		LOCAL, REGIONAL, EASTERN U.S. NATIVE
	BOBL	748	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	#1	8" - 12"		EASTERN U.S. NATIVE
	CAST	106	CAREX STRICTA	TUSSOCK SEDGE	#1	8" - 12"		FULL SUN TO PART SHADE (2-6 HRS)
	CAPU	157	CAREX VULPINOIDEA	BROWN FOX SEDGE	#1	8" - 12"		FULL SUN TO PART SHADE (2-6 HRS)
	CHRI	613	CHASMANTHIUM LATIFOLIUM 'RIVER MIST'	RIVER MIST VARIEGATED NORTHERN SEA OATS	#1	8" - 12"		FULL SUN TO PART SHADE (2-6 HRS)
	DEGT	1,106	DESCHAMPSIA CESPITOSA 'GOLDTAU'	GOLD DEW TUFTED HAIR GRASS	#1	8" - 12"		FULL SUN TO PART SHADE (2-6 HRS)
	ERSP	1,156	ERAGROSTIS SPECTABILIS	PURPLE LOVEGRASS	#1	8" - 12"		LOCAL, REGIONAL, EASTERN U.S. NATIVE
	MUCA	837	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	#1	12" - 15"		REGIONAL, EASTERN U.S. NATIVE; FULL SUN
	NATE	891	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	#1	8" - 12"		FULL SUN TO PART SHADE (2-6 HRS)
	PAPU	101	PANICUM VIRGATUM 'PURPLE TEARS'	PURPLE TEARS SWITCH GRASS	#1	12" - 15"		LOCAL, REGIONAL, EASTERN U.S. NATIVE; FULL SUN
	PASH	162	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	#1	12" - 15"		FULL SUN TO PART SHADE (2-6 HRS)
	SCIZ	222	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	STANDING OVATION LITTLE BLUESTEM	#1	12" - 15"		LOCAL, REGIONAL, EASTERN U.S. NATIVE; FULL SUN
	SEAU	701	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	#1	8" - 12"		FULL SUN TO PART SHADE (2-6 HRS)
	SPTA	417	SPOROBOLUS HETEROLEPIS 'TARA'	TARA PRAIRIE DROPSEED	#1	8" - 12"		EASTERN U.S. NATIVE; FULL SUN

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COLOR	BLOOMS	REMARKS
GROUND COVERS								
	LAWN	3,963 SF	LAWN		SOD			
	PAFO	744	PACHYSANDRA PROCUMBENS	ALLEGHENY SPURGE	#SP4			PART SHADE TO FULL SHADE
	PHBS	234	PHLOX SUBULATA 'BLUE'	BLUE CREEPING PHLOX	#SP4			

NOTES:

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APPROVED
SPECIAL USE PERMIT NO. DSUP2025-10017
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

LandDesign
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL

COMMONWEALTH OF VIRGINIA
MATTHEW V. CLARK
Lic. No. 952
09-02-2025
LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

PROJECT
EISENHOWER BLOCK 3

ALEXANDRIA, VA

LANDDESIGN PROJECT
2024124

REVISION / ISSUANCE

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

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

SCALE NORTH
VERT: N/A
HORZ: N/A

SHEET TITLE
PLANTING SCHEDULE

SHEET NUMBER
L421

CROWN COVER TABULATIONS: TOTAL SITE	
TOTAL SITE AREA (SF)	134,478
25% CROWN COVER REQUIRED (SF)	33,620
EXISTING CROWN COVER (SF)	N/A
REMOVED CROWN COVER (SF)	N/A
PRESERVED CROWN COVER (SF)	
Crown Cover from Preserved Trees	N/A
PROPOSED CROWN COVER (SF)	
Crown Cover from Proposed Trees	51,250
TOTAL CROWN COVER PROVIDED (%)	38.1%
TOTAL CROWN COVER PROVIDED (SF)	51,250

URBAN RIGHT-OF-WAY TREES	
PLAN INFORMATION	
PLAN KEY	QUANTITY
DECID ROW	
ACSU	0
BEDU	0
CEOC	0
CLKE	3
GLSK	0
LIST	0
LITU	4
QUPA	3
SAAL	0
TIAM	7
TOTAL:	17
URBAN ROW NATIVES	10

RIGHT-OF-WAY SHRUBS	
PLAN INFORMATION	
ABGR	0
CESI	0
CLAL	0
COSE	0
DEGR	0
FTBU	48
HYDA	6
HYMA	0
HYQE	20
ITVI	0
PHCH	0
VIAR	0
ARUV	73
BUBO	0
BUMI	0
CETA	0
CODA	0
DIST	0
ILGL	29
ILEB	0
ILVO	0
LEML	0
PIJA	0
RHDE	0
SASW	0
TABA	0
ZEPU	34
TOTAL:	210

NATIVE PLANT TABULATIONS

PLANT TYPE	QUANTITY	NATIVE TYPE	MARCH 2, 2019 – JANUARY 1, 2020 REQUIRED %	MARCH 2, 2019 – JANUARY 1, 2020 PROVIDED QTY.	MARCH 2, 2019 – JANUARY 1, 2020 PROVIDED %	JANUARY 2, 2020 – JANUARY 1, 2024 REQUIRED %	JANUARY 2, 2020 – JANUARY 1, 2024 PROVIDED QTY.	JANUARY 2, 2020 – JANUARY 1, 2024 PROVIDED %	BEGINNING JANUARY 2, 2024 REQUIRED %	BEGINNING JANUARY 2, 2024 PROVIDED QTY.	BEGINNING JANUARY 2, 2024 PROVIDED %
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	10%			15%			20%	266	49%
		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%			25% (perennials) 30% (ferns & grasses)	5233	59%
		Total Natives	25%			40%			60% (perennials) 80% (ferns & grasses)	8171	92%
Vines		Total Natives	80%			100%			100%	n/a	0%

TOTALS

TOTAL PLANTS SPECIFIED	TOTAL SUM OF REGIONAL/LOCAL NATIVE PLANTS	TOTAL SUM OF NATIVE PLANTS
11333	6746	10053
	59.5%	88.7%

NOTES:

1) Percentages apply to the total quantity of each plant type specifed on Completeness/Preliminary Plans and Final #1 Grading Plans submitted during the listed time frames.
2) Total Natives is the sum of Eastern U.S. Native, Regionally Native, and Locally Native vegetation specifed on the plans for each plant type.
3) 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.

LEGEND	
	TREE LOCATED IN R.O.W.; DOES NOT COUNT TOWARDS OVERALL CCA
	TREE LOCATED ON LEVEL 6 SHADED AREA; DOES NOT COUNT TOWARDS OVERALL CCA

TREES CCA BREAKDOWN

PLAN INFORMATION		BOTANIC/COMMON NAME				SIZE		NOTES	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'	B&B	1250	2500	X	X
	4	ACER	SACCHARUM		SUGAR MAPLE	2"-3"	12'-14'	B&B; LEVEL 6 SHADED AREA	N/A	N/A	X	X
BEDU	8	BETULA	NIGRA	DURA HEAT	DURA HEAT RIVER BIRCH	2"-3"	12'-14'	B&B	750	6000	X	X
CEOC	5	CELTIS	OCCIDENTALIS		COMMON HACKBERRY	2"-3"	12' - 14'	B&B	1250	6250	X	X
CLKE	2	CLADRASTIS	KENTUKEA		KENTUCKY YELLOWWOOD	2"-3"	12'-14'	B&B	1250	2500		X
	3	CLADRASTIS	KENTUKEA		KENTUCKY YELLOWWOOD	2"-3"	12'-14'	B&B; ROW	N/A	N/A		X
	2	CLADRASTIS	KENTUKEA		KENTUCKY YELLOWWOOD	2"-3"	12'-14'	B&B; LEVEL 6 SHADED AREA	N/A	N/A		X
GLSK	7	GLEDITSIA	GLEDITSIA TRIACANTHOS INERMIS	`SKYCOLE`	SKYLINE THORNLESS HONEY LOCUST	2"-3"	12' - 14'	B&B	750	5250	X	X
GYKE	4	GYMNOCLADUS	GYMNOCLADUS DIOICA		KENTUCKY COFFEE TREE	2"-3"	12' - 14'	B&B	1250	5000	X	X
LIST	6	LIQUIDAMBAR	LIQUIDAMBAR STYRACIFLUA		AMERICAN SWEETGUM	2"-3"	12' - 14'	B&B	1250	7500	X	X
LITU	4	LIRIODENDRON	TULIPIFERA		TULIP TREE	2"-3"	12' - 14'	B&B; ROW	N/A	N/A	X	X
QUPA	3	QUERCUS	PALUSTRIS		PIN OAK	2"-3"	12' - 14'	B&B; ROW	N/A	N/A	X	X
SAAL	3	SASSAFRAS	ALBIDUM		SASSAFRAS	2"-3"	6'-10'	B&B	1250	3750	X	X
	3	SASSAFRAS	ALBIDUM		SASSAFRAS	2"-3"	6'-10'	B&B; LEVEL 6 SHADED AREA	N/A	N/A	X	X
TIAM	7	TILIA	AMERICANA		AMERICAN BASSWOOD	2"-3"	12' - 14'	B&B; ROW	N/A	N/A	X	X
ORN TREES												
CECA	6	CERCIS	CANADENSIS		EASTERN REDBUD	1.5"-1.75"	6' - 10'	B&B	500	3000	X	X
COAL	4	CORNUS	ALTERNIFOLIA		PAGODA DOGWOOD	1.5" - 1.75"	6' - 10'	B&B	500	2000		X
COFL	5	CORNUS	FLORIDA		FLOWERING DOGWOOD	1.5" - 1.75"	6' - 10'	B&B	250	1250	X	X
	1	CORNUS	FLORIDA		FLOWERING DOGWOOD	1.5" - 1.75"	6' - 10'	B&B; LEVEL 6 SHADED AREA	N/A	N/A	X	X
CRGA	9	CRATAEGUS	CRUS-GALLI	`INERMIS`	THORNLESS COCKSPUR HAWTHORN	1.5" - 1.75"	6' - 10'	B&B	500	4500	X	X
MAVI	7	MAGNOLIA	VIRGINIANA		SWEETBAY MAGNOLIA	1.5" - 1.75"	6' - 10'	B&B	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	
DECID SHRUB						HEIGHT/SPREAD	CCA PER SHRUB	TOTAL CCA	LOCAL/REGIONAL	EASTERN U.S.
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`	SUMMERSWEET	18" - 24"	10	740	X	X
COSE	37	CORNUS	SERICEA	`CARDINAL`	CARDINAL RED TWIG DOGWOOD	24" - 36"	25	925	X	X
DEGR	71	DEUTZIA	GRACILIS	NIKKO`	NIKKO DEUTZIA	18" - 24"	10	710		
FTBU	100	FOTHERGILLA	GARDENII	BLUE MIST`	BLUE MIST FOTHERGILLA	18" - 24"	2	104		X
HYDA	50	HYDRANGEA	ARBORESCENS	ANNABELLE`	ANNABELLE HYDRANGEA	18" - 24"	10	440	X	X
HYMA	10	HYDRANGEA	MACROPHYLLA	`HORTFIRE`	SEASIDE SERENADE\ FIRE ISLAND HYDRANGEA	18" - 24"	10	100		
HYQE	76	HYDRANGEA	QUERCIFOLIA		OAKLEAF HYDRANGEA	30" - 36"	25	1400		X
ITVI	12	ITEA	VIRGINICA	`LITTLE GEM`	SWEETSPIRE	30"-24"	10	120	X	X
PHCH	39	PHYSOCARPUS	OPULIFOLIUS	`ZLEBICS`	SWEET CHERRY TEA\ NINEBARK	18" - 24"	10	390	X	X
VIAR	35	VIBURNUM	DENTATUM		SOUTHERN ARROWWOOD	18" - 24"	25	875	X	X
EVER SHRUB						HEIGHT/SPREAD	CCA PER SHRUB	TOTAL CCA	LOCAL/REGIONAL	EASTERN U.S.
ARUV	79	ARCTOSTAPHYLOS	UVA-URSI		KINNIKINNICK	12" - 18"	10	60		X
BUBO	70	BUXUS	MICROPHYLLA		LITTLELEAF BOXWOOD	21" - 24"	2	140		
BUMI	20	BUXUS	MICROPHYLLA	COMPACTA'	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	24	DISTYLIUM	X	PIIDIST-II' TM	BLUE CASCADE DISTYLIUM	12"-24"	0	0		
ILGL	58	ILEX	GLABRA		INKBERRY HOLLY	18" - 24"	25	725	X	X
ILEB	66	ILEX	GLABRA	`GEM BOX`	GEMBOX INKBERRY HOLLY	18" - 24"	25	1650	X	X
ILVO	33	ILEX	VOMITORIA	`NANA`	DWARF YAUPON HOLLY	18" - 24"	25	825	X	X
LEML	28	LEUCOTHOE	AXILLARIS	COMPACTA'	DWARF COASTAL LEUCOTHOE	18" - 24"	10	280	X	X
PIJA	56	PIERIS	JAPONICA		JAPANESE PIERIS	24" - 36"	25	1400		
RHDE	43	RHODEDENRON	X	`DELAWARE VALLEY WHITE`	DELAWARE VALLEY WHITE AZAELEA	24" - 30"	0	0		X
SASW	74	SARCOCOCCA	HOOKERIANA	VAR HUMILIS	SWEETBOX	18" - 24"	10	740		
TABA	40	TAXUS	BACCATA	`FASTIGATA`	ENGLISH YEW	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 OVERAL		**15,639**		

NOTES:

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3. 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)

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 I. 'SKYCOLE'	5	5%	10%
GYMNOCLADUS	4	4%	33%	DIOCUS	4	4%	10%
LIQUIDAMBAR	6	6%	33%	STYRACIFLUA	6	6%	10%
LIRIODENDRON	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%
BUXUS	90	7%	33%	MICROPHYLLA	70	5%	10%
				MICROPHYLLA 'COMPACTA'	20	2%	10%
CEPHALOTAXUS	37	3%	33%	HARRINGTONIA	37	3%	10%
COTONEASTER	97	7%	33%	DAMMERI	97	7%	10%
DISTYLIUM	24	2%	33%	X	24	2%	10%
ILEX	157	12%	33%	GLABRA	58	4%	10%
				GLABRA 'GEM BOX'	66	5%	10%
				VOMITORIA 'NANA'	33	2%	10%
LEUCOTHOE	28	2%	33%	AXILLARIS	28	2%	10%
PIERIS	56	4%	33%	JAPONICA	56	4%	10%
RHODEDENRON	43	3%	33%	X	43	3%	10%
SARCOCOCCA	74	6%	33%	HOOKERIANA VAR. HUMILIS	74	6%	10%
TAXUS	40	3%	33%	BACCATA	40	3%	10%
ZENOBIA	60	5%	33%	PULVERULENTA	60	5%	10%
TOTAL	**1332**						

TOTAL DECI	**547**
TOTAL EVGR	**785**

APPROVED
SPECIAL USE PERMIT NO. DSUP2025-10017
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

LandDesign
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ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL
COMMONWEALTH OF VIRGINIA
Matthew V. Clark
MATTHEW V. CLARK
Lic. No. 952
09-02-2025
LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

PROJECT
EISENHOWER BLOCK 3

ALEXANDRIA, VA

LANDDESIGN PROJECT
2024124

REVISION / ISSUANCE

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

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

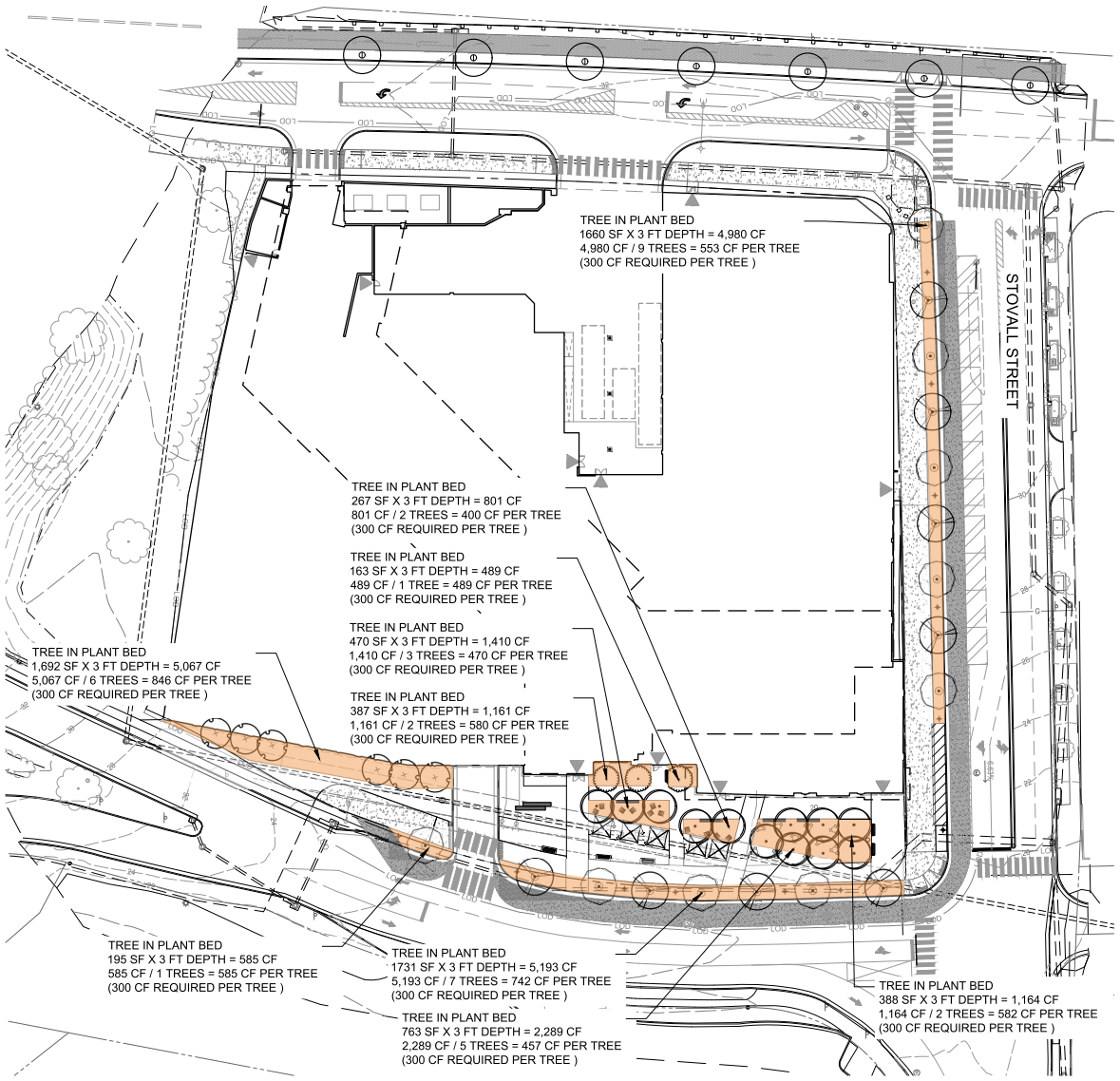
SCALE NORTH
VERT: N/A
HORZ: N/A

SHEET TITLE
PLANTING TABULATIONS

SHEET NUMBER
L422

9/2/2025 12:37:59 PM C:\USERS\MCLARK\DESKTOP\EISENHOWER\EISENHOWER_PLAN_PLNT.DWG

ORIGINAL SHEET SIZE: 24" X 36"



LEGEND

STREETSCAPE SOIL VOLUME

EXTENTS OF 3' DEPTH OF UNCOMPACTED SOIL VOLUME FOR TREES.

ALL OTHER PLANT BEDS HAVE MIN 24" SOIL DEPTH

NOTES:

1. SOIL SURVEY TO BE PERFORMED AT A LATER DATE CLOSER TO INSTALLATION OF PLANT MATERIAL.

APPROVED
SPECIAL USE PERMIT NO. DSUP2025-10017
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PROJECT

EISENHOWER BLOCK 3

ALEXANDRIA, VA

LANDDESIGN PROJ.#
2024124

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4	REVISED COMPLETENESS #2	09-02-2025

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

SCALE
VERT: N/A
HORZ: 1"=30'
0 15' 30' 60'

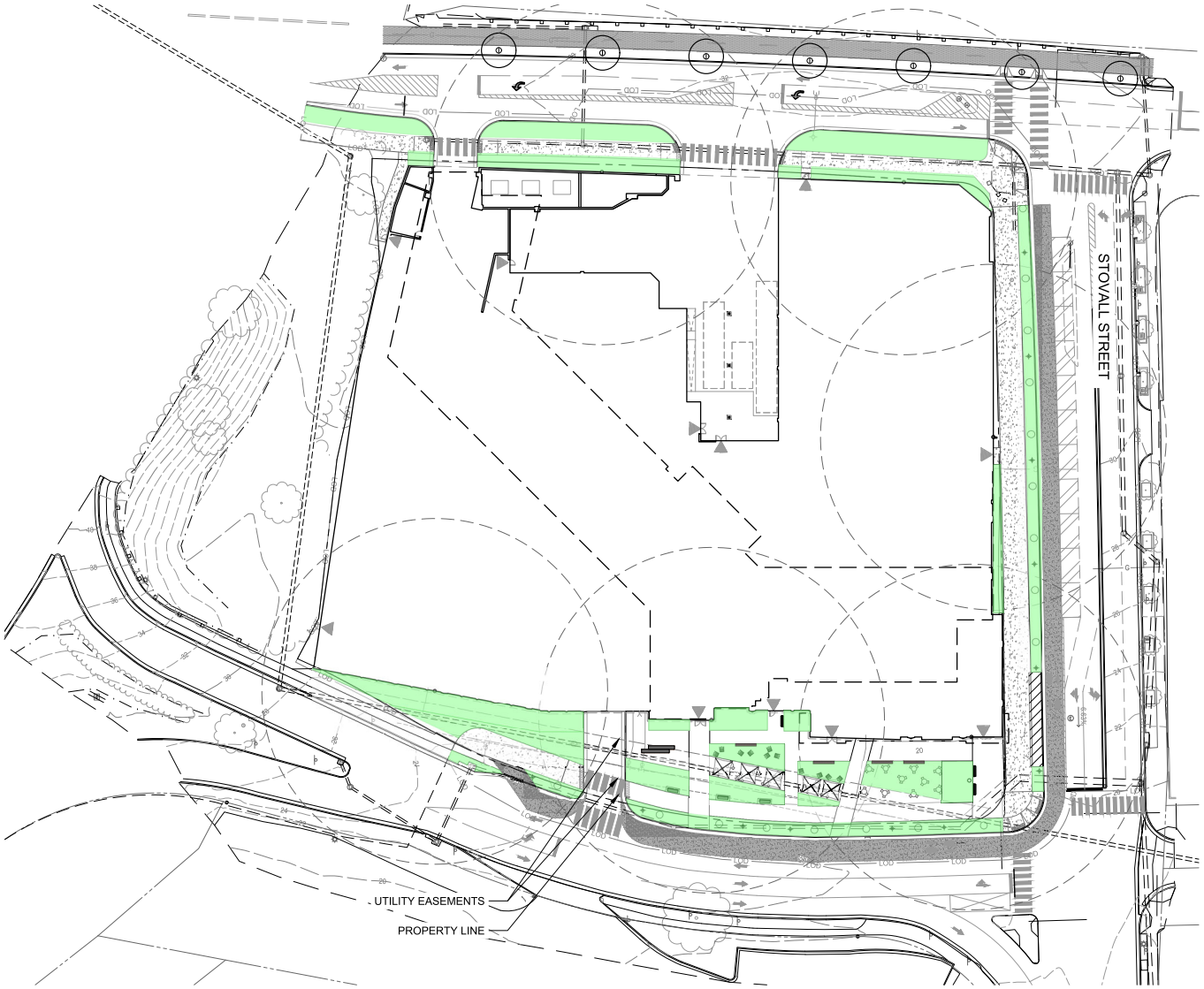
NORTH

SHEET TITLE
SOIL VOLUME PLAN - STREETSCAPE

SHEET NUMBER
L501

9/2/2025 1:38:31 PM | C:\Users\wtaylor\Documents\2024124_EISENHOWER BLOCK 3_wtaylor.rvt | P:\LDG\2024\2024124\Design\Drawings\Site\Exhibits\DSUP\2024124_PLAN_SOIL_XFR.DWG

ORIGINAL SHEET SIZE: 24" X 36"



LEGEND

SYMBOL	DESCRIPTION
◎	HOSE BIB
— —	100' SPRAY HEAD MAINTENANCE HOSE RADIUS

LIMITS OF IRRIGATION

- LIMITS OF AREA WITH NO PERMANENT IRRIGATION / SPRAY (TO BE HAND-WATERED/WATER TRUCK)
- LIMITS OF AREA WITH DRIP IRRIGATION
- LIMITS OF AREA WITH BMP IRRIGATION (TO BE HAND IRRIGATED UNTIL ESTABLISHMENT)

APPROVED
SPECIAL USE PERMIT NO. DSUP2025-10017
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DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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KEY MAP

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LANDSCAPE ARCHITECT

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PROJECT

EISENHOWER BLOCK 3

ALEXANDRIA, VA

LANDDESIGN PROJ.#
2024124

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NO.	DESCRIPTION	DATE
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3	VERIFICATION SET	08-04-2025
4	REVISED COMPLETENESS #2	09-02-2025

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

SCALE
VERT: N/A
HORZ: 1"=30'
0 15' 30' 60'

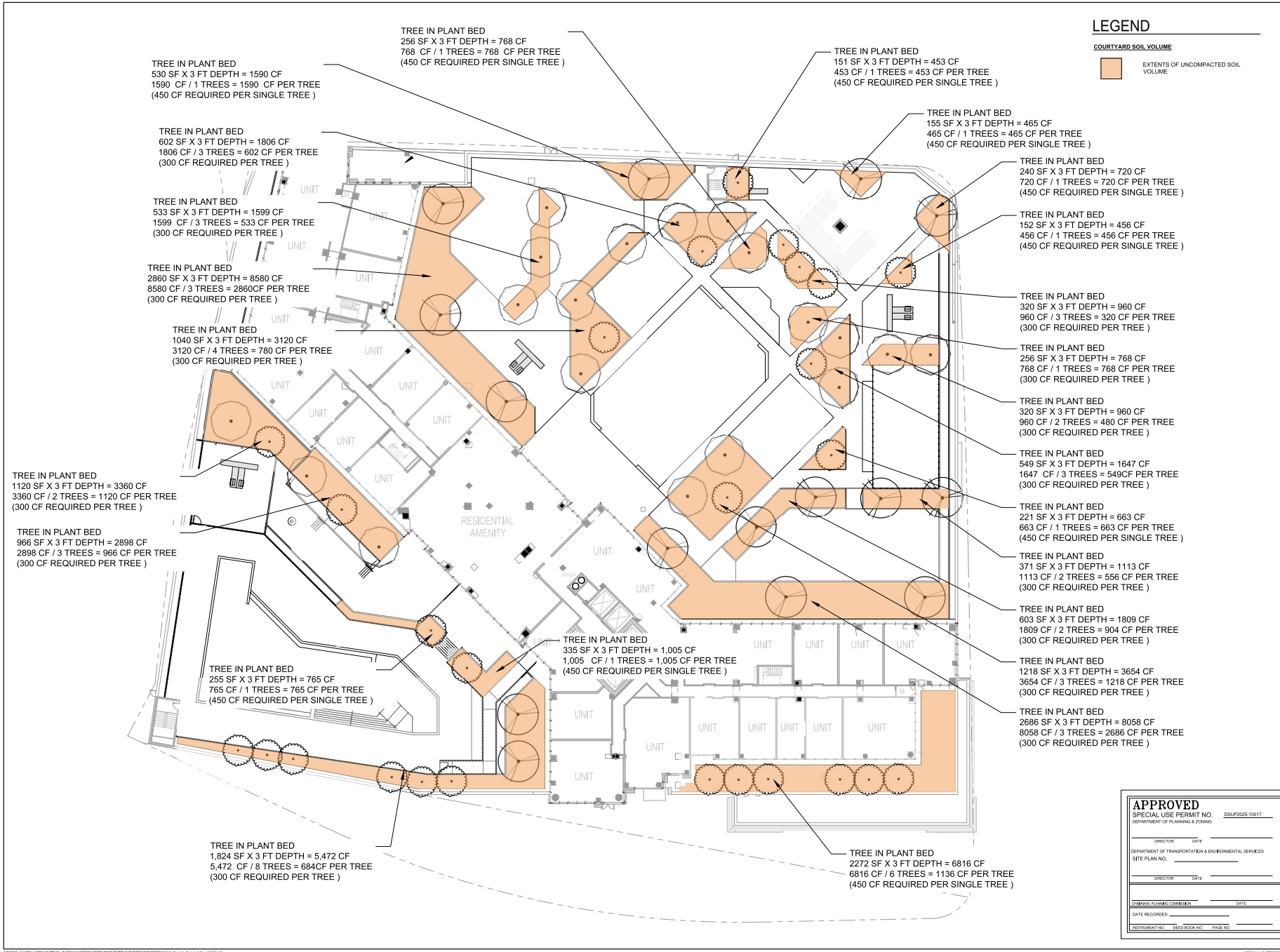
NORTH

SHEET TITLE
IRRIGATION PLAN - STREETSCAPE

SHEET NUMBER
L502

9/2/2025 1:38:17 PM | C:\Users\...\P:\NOVA\PROJECTS\2024\2024124\DESIGN\CAD\SHEETS\DSUP\2024124_PLAN_SCAL_IRR.DWG

ORIGINAL SHEET SIZE: 24" X 36"



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KEY MAP

SEAL

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Lic. No. 952
09-02-2025
LANDSCAPE ARCHITECT

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PROJECT

EISENHOWER BLOCK 3

ALEXANDRIA, VA

LANDDESIGN PROJECT
2024124

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

SCALE
VERT: N/A
HORZ: 1"=20'
0 10' 20' 40'

NORTH

SHEET TITLE
SOIL VOLUME PLAN - LVL 6

SHEET NUMBER
L511

9/2/2025 1:38:37 PM I:\2024\124-EISENHOWER BLOCK 3\DSUP\24124_PLAN_SOIL_IRR.DWG

ORIGINAL SHEET SIZE: 24" X 36"



LEGEND

SYMBOL	DESCRIPTION
◎	HOSE BIB
— —	100' SPRAY HEAD MAINTENANCE HOSE RADIUS

LIMITS OF IRRIGATION

- LIMITS OF AREA WITH NO PERMANENT IRRIGATION / SPRAY (TO BE HAND-WATERED/WATER TRUCK)
- LIMITS OF AREA WITH DRIP IRRIGATION
- LIMITS OF AREA WITH BMP IRRIGATION (TO BE HAND IRRIGATED UNTIL ESTABLISHMENT)

APPROVED
SPECIAL USE PERMIT NO. DSUP2025-10017
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DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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KEY MAP

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LANDSCAPE ARCHITECT

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PROJECT

EISENHOWER BLOCK 3

ALEXANDRIA, VA

LANDDESIGN PROJECT
2024124

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4	REVISED COMPLETENESS #2	09-02-2025

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

SCALE
VERT: N/A
HORZ: 1"=20'
0 10' 20' 40'

NORTH

SHEET TITLE
IRRIGATION PLAN - LVL 6

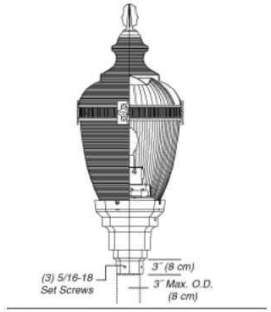
SHEET NUMBER
L512

9/2/2025 1:38:17 PM | C:\Users\wtaylor\Documents\2024124_EISENHOWER BLOCK 3_CENTRAL_wtaylor.rvt | P:\PROJECTS\2024\2024124_EISENHOWER BLOCK 3\CAD\DSUP\2024124_PLAN_SOIL_IRR.DWG

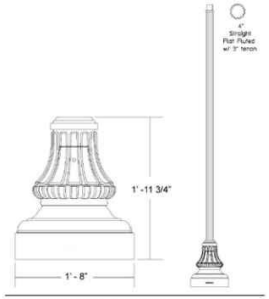
ORIGINAL SHEET SIZE: 24" X 36"



STREET LIGHT:
FIXTURE TO BE SINGLE LUMINARIE
COLOR: STANDARD BLACK



Street light fixture (1)



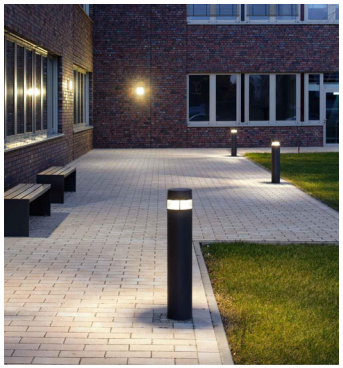
Virginia Dominion Power - Fiberglass fluted street pole (2)

STREET LIGHT
SHOWN FOR INFORMATIONAL PURPOSES ONLY

NOTES:

1. LIGHT POST TO ABIDE BY CITY OF ALEXANDRIA STANDARDS, SHOP DRAWINGS TO BE APPROVED BY CITY PRIOR TO PROCUREMENT AND INSTALLATION
2. LIGHT SPECIFICATIONS AND LOCATIONS TO BE REVIEWED AND FINALIZED BY A QUALIFIED LIGHTING ENGINEER
3. INSTALL PER MANUFACTURER'S SPECIFICATIONS ALL STRUCTURAL CROSS SECTIONS, INCLUDING FOOTINGS, SHALL BE REVIEWED BY A QUALIFIED STRUCTURAL ENGINEER AND MODIFIED AS NECESSARY BASED ON THE SITE SPECIFIC GEOTECHNICAL REPORT.
4. STREET LIGHTS ALONG ROUTE 1 TO ABIDE BY CITY OF ALEXANDRIA STREET GUIDELINES

1 / L601 STREET LIGHT - CITY STANDARD (L-101)
PICTORIAL NTS



NOTES:
1. OR APPROVED EQUAL
2. INSTALL PER MANUFACTURER'S SPECIFICATIONS

2 / L601 BOLLARD LIGHT (L-102)
PICTORIAL NTS

APPROVED
SPECIAL USE PERMIT NO. DSUP2025-10017
DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
DIRECTOR DATE
CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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KEY MAP

SEAL

COMMONWEALTH OF VIRGINIA
MATTHEW V. CLARK
Lic. No. 952
09-02-2025
LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

PROJECT
EISENHOWER BLOCK 3

LANDDESIGN PROJ.#
2024124

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
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2	PDSUP SUBMISSION	06-02-2025
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4	REVISED COMPLETENESS #2	09-02-2025

DESIGNED BY: MC/GC
DRAWN BY: WT/CT
CHECKED BY: MC/GC

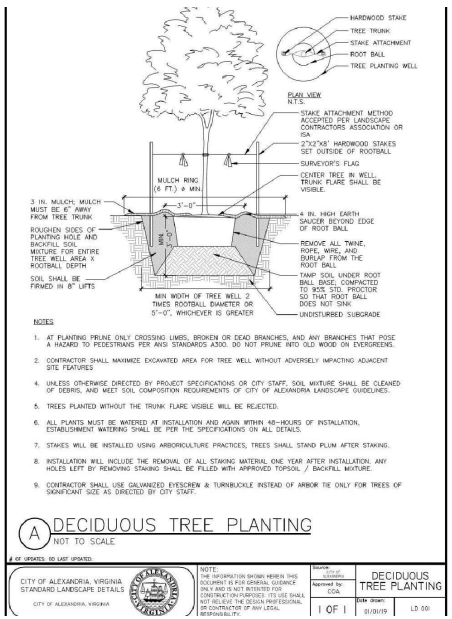
SCALE NORTH
VERT: N/A
HORZ: AS NOTED

SHEET TITLE
DETAILS - HARDSCAPE

SHEET NUMBER
L601

9/2/2025 1:28 PM CECILIA TRIMM

ORIGINAL SHEET SIZE: 24" X 36"



NOTES:

1. AT PLANTING PRUNE ONLY CROSSING LIMBS, BROKEN OR DEAD BRANCHES, AND ANY BRANCHES THAT POSE A HAZARD TO PEDESTRIANS PER ANSI STANDARDS A300. DO NOT PRUNE INTO OLD WOOD ON EVERGREENS.
2. CONTRACTOR SHALL MAXIMIZE EXCAVATED AREA FOR TREE WELL WITHOUT ADVERSELY IMPACTING ADJACENT SITE FEATURES
4. UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS OR CITY STAFF, SOIL MIXTURE SHALL BE CLEANED OF DEBRIS, AND MEET SOIL COMPOSITION REQUIREMENTS OF CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.
5. TREES PLANTED WITHOUT THE TRUNK FLARE VISIBLE WILL BE REJECTED.
6. ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION, ESTABLISHMENT WATERING SHALL BE PER THE SPECIFICATIONS ON ALL DETAILS.
7. STAKES WILL BE INSTALLED USING ARBORICULTURE PRACTICES, TREES SHALL STAND PLUM AFTER STAKING.
8. INSTALLATION WILL INCLUDE THE REMOVAL OF ALL STAKING MATERIAL ONE YEAR AFTER INSTALLATION. ANY HOLES LEFT BY REMOVING STAKING SHALL BE FILLED WITH APPROVED TOPSOIL / BACKFILL MIXTURE.
9. CONTRACTOR SHALL USE GALVANIZED EYESCREW & TURNBUCKLE INSTEAD OF ARBOR TIE ONLY FOR TREES OF SIGNIFICANT SIZE AS DIRECTED BY CITY STAFF.

A DECIDUOUS TREE PLANTING
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

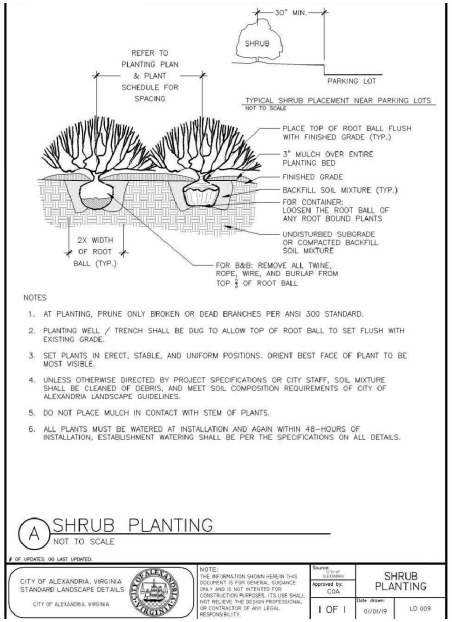
CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENTED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.

Source: CITY OF ALEXANDRIA
Approved by: COA
Date drawn: 01/01/19

DECIDUOUS TREE PLANTING

1 OF 1 | LD 001



NOTES

1. AT PLANTING, PRUNE ONLY BROKEN OR DEAD BRANCHES PER ANSI 300 STANDARD.
2. PLANTING WELL / TRENCH SHALL BE DUG TO ALLOW TOP OF ROOT BALL TO SET FLUSH WITH EXISTING GRADE.
3. SET PLANTS IN ERECT, STABLE, AND UNIFORM POSITIONS. ORIENT BEST FACE OF PLANT TO BE MOST VISIBLE.
4. UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS OR CITY STAFF, SOIL MIXTURE SHALL BE CLEANED OF DEBRIS, AND MEET SOIL COMPOSITION REQUIREMENTS OF CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.
5. DO NOT PLACE MULCH IN CONTACT WITH STEM OF PLANTS.
6. ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION, ESTABLISHMENT WATERING SHALL BE PER THE SPECIFICATIONS ON ALL DETAILS.

A SHRUB PLANTING
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

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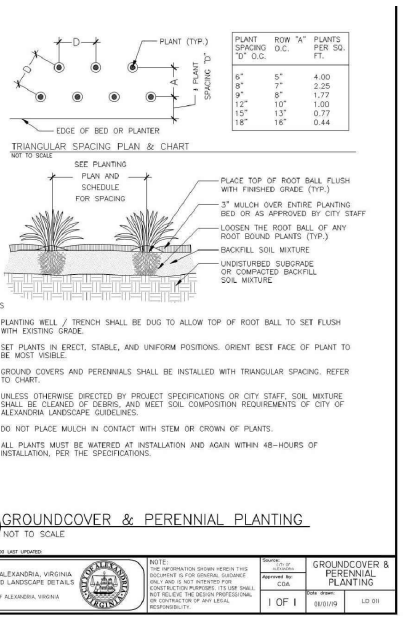
Source: CITY OF ALEXANDRIA
Approved by: COA
Date drawn: 01/01/19

SHRUB PLANTING

1 OF 1 | LD 009



PLANT SPACING "D" O.C.	ROW "A" O.C.	PLANTS PER SQ. FT.
6"	5"	4.00
8"	7"	2.25
9"	8"	1.77
12"	10"	1.00
15"	13"	0.77
18"	16"	0.44

TRIANGULAR SPACING PLAN & CHART
NOT TO SCALE

NOTES

1. PLANTING WELL / TRENCH SHALL BE DUG TO ALLOW TOP OF ROOT BALL TO SET FLUSH WITH EXISTING GRADE.
2. SET PLANTS IN ERECT, STABLE, AND UNIFORM POSITIONS. ORIENT BEST FACE OF PLANT TO BE MOST VISIBLE.
3. GROUND COVERS AND PERENNIALS SHALL BE INSTALLED WITH TRIANGULAR SPACING. REFER TO CHART.
4. UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS OR CITY STAFF, SOIL MIXTURE SHALL BE CLEANED OF DEBRIS, AND MEET SOIL COMPOSITION REQUIREMENTS OF CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.
5. DO NOT PLACE MULCH IN CONTACT WITH STEM OR CROWN OF PLANTS.
6. ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION, PER THE SPECIFICATIONS.

A GROUNDCOVER & PERENNIAL PLANTING
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENTED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.

Source: CITY OF ALEXANDRIA
Approved by: COA
Date drawn: 01/01/19

GROUNDCOVER & PERENNIAL PLANTING

1 OF 1 | LD 011

1 / L701 SECTION

NTS

A) STANDARD LANDSCAPE PLAN NOTES FOR ALL PLANS REQUIRING APPROVAL:

THE FOLLOWING NOTES SHALL BE PROVIDED ON LANDSCAPE PLAN SUBMISSIONS FOR ALL PROJECTS THAT REQUIRE APPROVAL BY THE CITY AS OUTLINED IN CHAPTER 3 OF THE CITY'S 2019 LANDSCAPE GUIDELINES:

1) THE PROPERTY OWNER AND/OR APPLICANT, SPECIFIER, CONTRACTOR AND INSTALLER OF PLANT MATERIAL ARE RESPONSIBLE FOR UNDERSTANDING AND ADHERING TO THE STANDARDS SET FORTH IN THE MOST RECENT VERSION OF THE CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND APPLICABLE CONDITIONS OF APPROVAL. ALL QUESTIONS REGARDING APPLICATION OF, OR ADHERENCE TO, THE STANDARDS AND/OR CONDITIONS OF APPROVAL SHALL BE DIRECTED TO THE CITY PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION, OR ANY LAND DISTURBING ACTIVITY.

2) THE CITY-APPROVED LANDSCAPE PLAN SUBMISSION, INCLUDING PLANT SCHEDULE, NOTES AND DETAILS SHALL BE THE DOCUMENT USED FOR INSTALLATION PURPOSES AND ALL PROCEDURES SET FORTH IN THE LANDSCAPE GUIDELINES MUST BE FOLLOWED.

3) THE CONTRACTOR SHALL NOT INTERFERE WITH ANY TREE PROTECTION MEASURES OR IMPACT ANY EXISTING VEGETATION IDENTIFIED TO BE PRESERVED PER THE APPROVED TREE AND VEGETATION PROTECTION PLAN.

4) ANY CHANGES, ALTERATIONS OR MODIFICATIONS TO THE SITE CONDITIONS THAT AFFECT VEGETATION PROTECTION ZONES WILL REQUIRE AN AMENDMENT TO THE APPROVED TREE AND VEGETATION PROTECTION PLAN AND/OR DETAILS.

5) INSTALLATION OF PLANT MATERIAL MAY ONLY OCCUR DURING THE PLANTING SEASONS IDENTIFIED IN THE LANDSCAPE GUIDELINES.

6) IN LIEU OF MORE STRENUOUS SPECIFICATIONS, ALL LANDSCAPE RELATED WORK SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT AND MOST UP-TO-DATE EDITION (AT TIME OF CONSTRUCTION) OF LANDSCAPE SPECIFICATION GUIDELINES AS PRODUCED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF MARYLAND, DISTRICT OF COLUMBIA AND VIRGINIA; GAITHERSBURG, MARYLAND.

7) SUBSTITUTIONS TO THE APPROVED PLANT MATERIAL SHALL NOT OCCUR UNTIL WRITTEN APPROVAL IS PROVIDED BY THE CITY.

8) MAINTENANCE FOR THIS PROJECT SHALL BE PERFORMED BY THE OWNER, APPLICANT, SUCCESSOR(S) AND/OR ASSIGN(S) IN PERPETUITY AND IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND AS CONDITIONED BY PROJECT APPROVAL, AS APPLICABLE.

B) STANDARD LANDSCAPE PLAN NOTES FOR DEVELOPMENT SITE PLANS:

IN ADDITION TO THE NOTES PROVIDED ABOVE, THE FOLLOWING NOTES SHALL BE PROVIDED ON LANDSCAPE PLAN SUBMISSIONS FOR ALL DSP/DSUP PROJECTS:

1) THE APPROVED METHOD(S) OF PROTECTION MUST BE IN PLACE FOR ALL VEGETATION TO BE PRESERVED ON-SITE AND ADJACENT TO THE PROJECT SITE PURSUANT TO THE APPROVED TREE AND VEGETATION PROTECTION PLAN AND DETAILS PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION, OR ANY LAND DISTURBANCE. THE APPLICANT SHALL NOTIFY THE PLANNING & ZONING (P&Z) PROJECT MANAGER ONCE THE TREE PROTECTION METHODS ARE IN PLACE. NO DEMOLITION, CONSTRUCTION, OR LAND DISTURBANCE MAY OCCUR UNTIL AN INSPECTION IS PERFORMED BY THE CITY AND WRITTEN CONFIRMATION IS PROVIDED BY THE CITY WHICH VERIFIES CORRECT INSTALLATION OF THE TREE PROTECTION MEASURES.

2) THE APPLICANT MUST CONTACT THE P&Z PROJECT MANAGER PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION/PLANTING OPERATION TO SCHEDULE A PRE-INSTALLATION MEETING. THE MEETING SHOULD BE HELD BETWEEN THE APPLICANT'S GENERAL CONTRACTOR, LANDSCAPE CONTRACTOR, LANDSCAPE ARCHITECT, THE P&Z PROJECT MANAGER AND THE CITY ARBORIST (AS APPLICABLE) TO REVIEW THE SCOPE OF INSTALLATION PROCEDURES AND PROCESSES DURING AND AFTER INSTALLATION.

3) THE FOLLOWING INFORMATION SHALL BE PROVIDED TO THE P&Z PROJECT MANAGER AT LEAST FIVE (5) BUSINESS DAYS PRIOR TO THE LANDSCAPE PRE-INSTALLATION MEETING: 1) A LETTER THAT CERTIFIES THAT THE PROJECT LANDSCAPE ARCHITECT PERFORMED PRE-SELECTION TAGGING FOR ALL TREES PROPOSED WITHIN THE PUBLIC RIGHT OF WAY AND ON PUBLIC LAND PRIOR TO INSTALLATION. THIS LETTER MUST BE SIGNED AND SEALED BY THE PROJECT LANDSCAPE ARCHITECT, AND 2) A COPY OF THE SOIL BULK DENSITY TEST REPORT VERIFYING THAT MAXIMUM COMPRESSION RATES ARE MET.

4) ALL CONSTRUCTION WASTE SHALL BE REMOVED PRIOR TO PLANTING.

5) AS-BUILT DRAWINGS FOR THIS LANDSCAPE AND/OR IRRIGATION/WATER MANAGEMENT SYSTEM WILL BE PROVIDED IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES. THE CITY CODE OF ORDINANCES, AND ALL APPLICABLE PLAN PREPARATION CHECKLISTS. AS-BUILT DRAWINGS SHALL INCLUDE CLEAR IDENTIFICATION OF ALL VARIATION(S) AND CHANGES FROM APPROVED DRAWINGS INCLUDING LOCATION, QUANTITY AND SPECIFICATION OF ALL PROJECT ELEMENTS.

6) AREAS OF BARE SOIL WILL NOT BE ACCEPTED. MULCHED AREAS AND PLANTING AREAS SHALL BE WEED FREE UPON ACCEPTANCE OF THE PROJECT BY THE CITY.

A STANDARD LANDSCAPE PLAN NOTES
NOT TO SCALE

OF UPDATES: 01 LAST UPDATED: 12/02/2019

CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENTED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.

Source: CITY OF ALEXANDRIA
Approved by: COA
Date drawn: 01/01/19

STANDARD LANDSCAPE PLAN NOTES

1 OF 1 | LD 016

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

DIRECTOR DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE

DATE RECORDED

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

LandDesign
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL

COMMONWEALTH OF VIRGINIA
Matthew V. Clark
MATTHEW V. CLARK
Lic. No. 952
09-02-2025
LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

PROJECT

EISENHOWER BLOCK 3

ALEXANDRIA, VA

LANDDESIGN PROJECT
2024124

REVISION / ISSUANCE

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

DESIGNED BY: MC
DRAWN BY: WT
CHECKED BY: MC

SCALE

VERT: N/A
HORZ: 1"=20'
0 10' 20' 40'

SHEET TITLE

DETAILS - PLANTING

SHEET NUMBER

L701

2/2/2025 9:37:09 AM EISENHOWER BLOCK 3 P:\ALX_2024\2024124\CAD\DOCUMENTATION\ENTITLEMENTS\DSUP\124_DTL-PLANT.DWG

ORIGINAL SHEET SIZE: 24" X 36"

WORKING LEED SCORECARD

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

Y	?	N			
1			Integrative Process		1
12	1	19	Location and Transportation		16
		16	LTc1	LEED for Neighborhood Development Location	16
1			LTc2	Sensitive Land Protection	1
2			LTc3	High Priority Site	2
5			LTc4	Surrounding Density and Diverse Uses*	5
3	1	1	LTc5	Access to Quality Transit	5
		1	LTc6	Bicycle Facilities	1
		1	LTc7	Reduced Parking Footprint v4.1	1
1			LTc8	Green Vehicles	1
6	2	2	Sustainable Sites		10
Y			SSp1	Construction Activity Pollution Prevention	Required
1			SSc1	Site Assessment	1
2			SSc2	Site Development - Protect or Restore Habitat	2
1			SSc3	Open Space	1
	1	2	SSc4	Rainwater Management v4.1	3
2			SSc5	Heat Island Reduction	2
	1		SSc6	Light Pollution Reduction	1
5	3	3	Water Efficiency		11
Y			WEp1	Outdoor Water Use Reduction	Required
Y			WEp2	Indoor Water Use Reduction	Required
Y			WEp3	Building-Level Water Metering	Required
1	1		WEc1	Outdoor Water Use Reduction v4.1	2
4	1	1	WEc2	Indoor Water Use Reduction	6
		2	WEc3	Cooling Tower Water Use	2
	1		WEc4	Water Metering	1
7	6	19	Energy and Atmosphere		33
Y			EAp1	Fundamental Commissioning and Verification	Required
Y			EAp2	Minimum Energy Performance	Required
Y			EAp3	Building-Level Energy Metering	Required
Y			EAp4	Fundamental Refrigerant Management	Required
	3	3	EAc1	Enhanced Commissioning	6
5	2	10	EAc2	Optimize Energy Performance	18
	1		EAc3	Advanced Energy Metering	1
		2	EAc4	Demand Response	2
2		1	EAc5	Renewable Energy Production v4.1	3
		1	EAc6	Enhanced Refrigerant Management	1
		2	EAc7	Green Power and Carbon Offsets	2

COOPER CARRY

KEY
Alexandria GBP Alignment — DSUP

6	2	5	Materials and Resources		13
Y			MRp1	Storage and Collection of Recyclables	Required
Y			MRp2	Construction and Demolition Waste Management Planning	Required
	1	4	MRc1	Building Life-Cycle Impact Reduction	5
2			MRc2	BPDO - EPDs v4.1	2
	1	1	MRc3	BPDO - Sourcing of Raw Materials v4.1	2
2			MRc4	BPDO - Material Ingredients v4.1	2
2			MRc5	Construction and Demolition Waste Management	2
9	2	5	Indoor Environmental Quality		16
Y			EQp1	Minimum Indoor Air Quality Performance	Required
Y			EQp2	Environmental Tobacco Smoke Control*	Required
2			EQc1	Enhanced Indoor Air Quality Strategies*	2
3			EQc2	Low-Emitting Materials v4.1	3
1			EQc3	Construction Indoor Air Quality Management Plan	1
	2		EQc4	Indoor Air Quality Assessment	2
1			EQc5	Thermal Comfort	1
	1	1	EQc6	Interior Lighting	2
1	1	1	EQc7	Daylight v4.1	3
1			EQc8	Quality Views	1
	1		EQc9	Acoustic Performance	1
6	0	0	Innovation		6
1			INc1.1	INc Purchasing - Lamps	1
1			INc1.2	INc O+M Starter Kit	1
1			INc1.3	EP SSc Heat Island Reduction	1
1			INc1.4	Pilot: Social Equity within the Project Team	1
1			INc1.5	INc WELL Features	1
1			INc1.6	LEED Accredited Professional	1
2	1	1	Regional Priority (22331)		4
1			RPc1	LTc Green Vehicles (1 pt)	1
	1		RPc2	LTc Reduced Parking Footprint (1 pt)	1
1			RPc3	LTc Access to Quality Transit (4 pts)	1
1			RPc4	SSc Site Development - Protect or Restore Habitat (2 pts)	1
54	17	54	TOTALS	Possible Points:	110

Certified: 40 to 49 points, **Silver:** 50 to 59 points, **Gold:** 60 to 79 points, **Platinum:** 80 to 110



FIRE RESISTANCE RATINGS

BUILDING ELEMENTS:
VCC TABLE 601
(PER VCC 403.2.1.1 -THE FIRE RESISTANCE RATING IN TYPE 1A CONSTRUCTION SHALL BE PERMITTED TO BE REDUCED TO THE MINIMUM FIRE-RESISTANCE RATINGS FOR THE BUILDING ELEMENTS IN TYPE 1B, EXCEPT FOR COLUMNS SUPPORTING FLOORS)

	RATING (HRS)	REMARKS
STRUCTURAL FRAME:	3 (COLUMNS) 2(BEAMS)	
BEARING PARTITIONS: EXTERIOR: INTERIOR:	 2 2	
NON-BEARING PARTITIONS: EXTERIOR: INTERIOR:	 0 0	1 HR IF FIRE SEPARATION DISTANCE IS <20'
FLOOR CONSTRUCTION: (INCLUDING SUPPORTING BEAMS AND JOISTS)	2	
ROOF CONSTRUCTION: (INCLUDING SUPPORTING BEAMS AND JOISTS)	1	

FIRE SEPARATIONS:

	RATING (HRS)	REMARKS
VERTICAL SHAFTS: (VCC SECTION 707)	2	
PARTITIONS & PENETRATIONS:		
FIRE BARRIERS AND FIRE PARTITIONS: (VCC TABLE 707.3.10)	2	
FIRE PARTITIONS AND TENANT SEPARATION: (VCC SECTION 708)	1	
FIRE PARTITIONS AND TENANT SEPARATION: (VCC SECTION 708)	1	
EXITS:		
HORIZONTAL EXIT: (VCC SECTION 1026)	2	
EXIT ACCESS CORRIDOR: (VCC SECTION 1020)	1/2 (GROUP R) 0 (GROUP A & M)	W/ SPRINKLER SYSTEM
EXIT PASSAGEWAY: (VCC SECTION 1024)	2	

INCIDENTAL USE: (VCC TABLE 509)

	RATING (HRS)	REMARKS
STORAGE: (VCC SECTION 509)	-	
ELEVATOR MACHINE ROOM: (IBC SECTION 3005)	2	
ELECTRICAL: (NFPA 70)	-	
MECHANICAL: (VCC SECTION 509)	-	

MIXED OCCUPANCY SEPARATION:
(IBC TABLE 508.4 FULLY SPRINKLERED BUILDING)

	A	B	R-2	S-2	REMARKS
A	-	1	1	-	
B	-	-	1	1	
R-2	-	-	-	1	
S-2	-	-	-	-	

EXIT REQUIREMENTS

DEAD END CORRIDOR (MAX.) (VCC SECTION 1020.4)	50 FT, 20' IN ASSEMBLY OCCUPANCY
COMMON PATH OF TRAVEL (MAX.) (VCC SECTION 1006.2.1	R-2: 125', B, S: 100', ALL OTHERS: 75'
SINGLE EXIT ALLOWED (VCC SECTION 1006.3.3)	R-2: <20 OCC, S:<29 OCC, A,M,B: < 50 OCC
EXIT SEPARATION (MIN.) (VCC SECTION 1007.1)	1/4 DIAGONAL OF FLOOR OR SPACE
MAXIMUM EXIT ACCESS TRAVEL DISTANCE (VCC TABLE 1017.2)	A,M,R-2 OCC: 250', S-2 OCC: 400', B OCC: 300'
MINIMUM STAIR WIDTH (VCC SECTION 1011.2)	44"
MINIMUM CORRIDOR WIDTH (VCC SECTION 1020.2)	44"
MINIMUM NO. OF EXITS REQUIRED (VCC SECTION 1006.3)	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 / ANSI A117.1, 2009 EDITION
FAIR HOUSING:	FEDERAL FAIR HOUSING ACT GUIDELINES 1990

OCCUPANCY CLASSIFICATIONS

PRIMARY OCCUPANCY: R-2, MIXED USE RESIDENTIAL

CLASSIFICATION VCC - CHAPTER 3	FUNCTION VCC TABLE 1004.5	OCCUPANT LOAD FACTOR VCC TABLE 1004.5
RESIDENTIAL, R-2	RESIDENTIAL	200 SF PER PERSON - GROSS
STORAGE, S-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

SPRINKLERS: (VCC SECTION 404.3 AND 903.2.8)	YES	NFPA 13	SUPERVISED: YES
STANDPIPES: (VCC SECTION 905.3.1)	YES	CLASS 1	WET / DRY
FIRE DISTRICT: (REFERENCE LOCAL AUTHORITY)	YES	-	-
HIGH RISE: (VCC SECTION 403)	YES	32 STORIES	-
MEZZANINE: (VCC SECTION 403)	NO	-	-
FIRE ALARM: (VCC SECTION 907 AND 403.4.4)	YES	AUTOMATIC	EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM

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THE CENTER FOR CONNECTIVE ARCHITECTURE

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SCOPE DOCUMENTS

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ISSUANCES

No.	Drawing Issue Description	Date
	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

GENERAL INFORMATION

STEVE SMITH Principal-in-Charge	20230384 Project No.
ALYSHA BUCK Project Manager	06/02/25 Date
MATT GUELCHER Project Architect	
SAM GUENIN Staff Architect	G0-01 Drawing No.

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
SHEET NUMBER: G0-01 - GENERAL INFORMATION
Autodesk Docs://20230384 Eisenhower Block Three/20230384_v23_eisenhower_arch.rvt
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BUILDING OVERVIEW



SE RETAIL CORNER



SW VIEW FROM TELEGRAPH ROAD



NE VIEW FROM MILL ROAD



PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
SHEET NUMBER: A1-01 - RENDERINGS
Autodesk Docs://20230384 Eisenhower Block Three/20230384_v23_eisenhower_arch.rvt
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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
	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

RENDERINGS

STEVE SMITH Principal-in-Charge	20230384 Project No.
ALYSHA BUCK Project Manager	08/04/25 Date
MATT GUELCHER Project Architect	
SAM GUENIN Staff Architect	A1-01 Drawing No.

NOT ISSUED FOR CONSTRUCTION

SW PODIUM VIEW - POOL



SE CORNER RETAIL EXPERIENCE



SOUTH ELEVATION FROM EISENHOWER AVENUE



SE PODIUM AND RETAIL CORNER FROM ABOVE



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	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 Principal-in-Charge	20230384 Project No.
ALYSHA BUCK Project Manager	08/04/25 Date
MATT GUELCHER Project Architect	
SAM GUENIN Staff Architect	A1-02 Drawing No.

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
SHEET NUMBER: A1-02 - RENDERINGS
Autodesk Docs://20230384 Eisenhower Block Three/20230384_v23_eisenhower_arch.rvt
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STOVALL ROAD ELEVATION - PROPOSED



SOUTH RESIDENTIAL ENTRY



BUILDING OVERVIEW - DUSK



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	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 Architect	
SAM GUENIN Staff Architect	A1-03 Drawing No.

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
SHEET NUMBER: A1-03 - RENDERINGS
Autodesk Docs://20230384 Eisenhower Block Three/20230384_v23_eisenhower_arch.rvt
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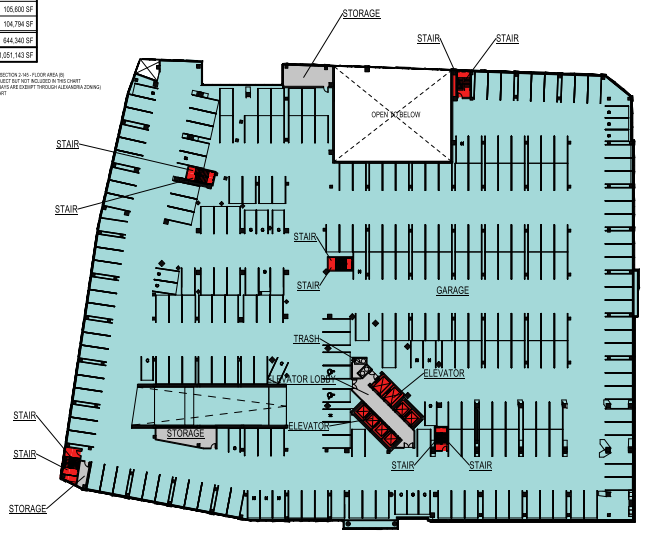
LEGEND:

- GFA
- GFA EXCLUSION
- PARKING AREA
- PARKING EXCLUSION

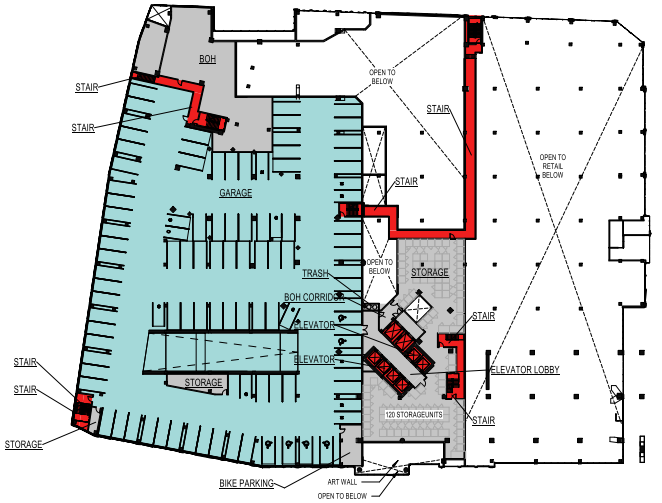
GFA TABLE

LEVELS	GFA	PARKING	NET DEDUCTIONS	NFA (W/O PARKING)
LEVEL 1	45,056 SF	13,322 SF	5,761 SF	38,295 SF
LEVEL 2	109,965 SF	57,948 SF	7,709 SF	102,256 SF
LEVEL 3	56,928 SF	42,753 SF	4,070 SF	54,858 SF
LEVEL 4	107,350 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	747,753 SF		103,413 SF	644,340 SF
TOTAL:	1,176,496 SF	321,641 SF	123,353 SF	1,051,143 SF

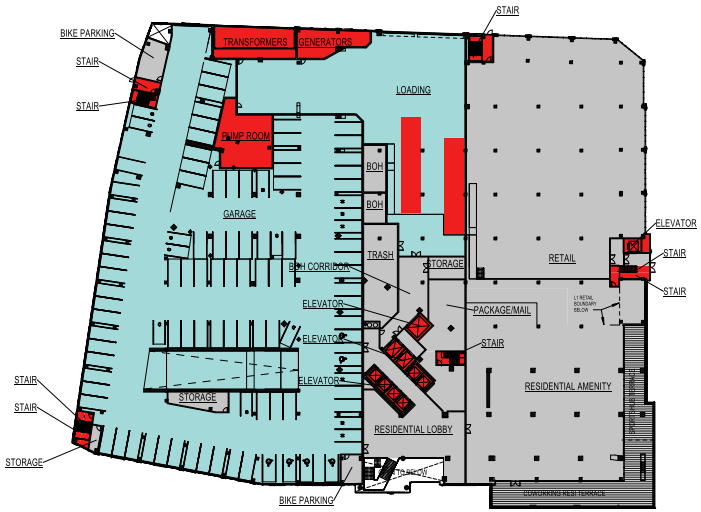
NOTES:
1. NET AREAS ARE AFTER EXEMPTIONS PER CITY OF ALEXANDRIA ZONING ORDINANCE SECTION 2-145 - FLOOR AREA (B)
2. 70,421 SF OF LEVEL 1 (BASEMENT/BELOW GRADE) PARKING IS PROVIDED IN THIS PROJECT BUT NOT INCLUDED IN THIS CHART
3. LOADING AREA IS INCLUDED WITH LEVEL 2 PARKING AREAS (TYP.) - SEE SF LOADING DATA ARE EXEMPT THROUGH ALEXANDRIA ZONING
4. AREA OF MECHANICAL PENTHOUSE ABOVE MAIN ROOF IS NOT INCLUDED IN THIS CHART



4 A1-10 GFA LEVEL 4
SCALE: 1" = 40'-0"



3 A1-10 GFA LEVEL 3
SCALE: 1" = 40'-0"



2 A1-10 GFA LEVEL 2
SCALE: 1" = 40'-0"



1 A1-10 GFA LEVEL 1
SCALE: 1" = 40'-0"

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
SHEET NUMBER: A1-10 - GFA PLANS
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	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
Principal-in-Charge	Project No.
ALYSHA BUCK	08/04/25
Project Manager	Date
MATT GUELCHER	
Project Architect	
SAM GUENIN	
Staff Architect	

A1-10

Drawing No.

NOT ISSUED FOR CONSTRUCTION

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- GFA EXCLUSION
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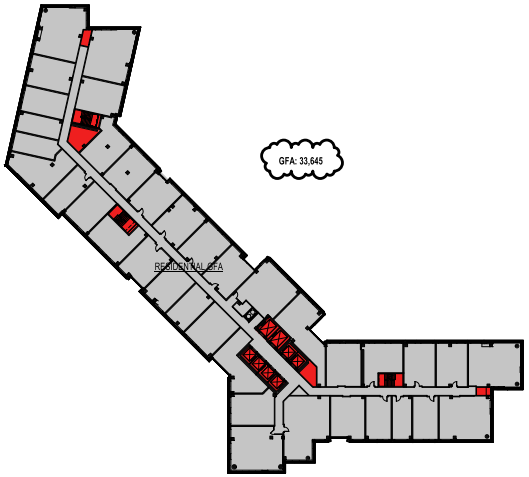
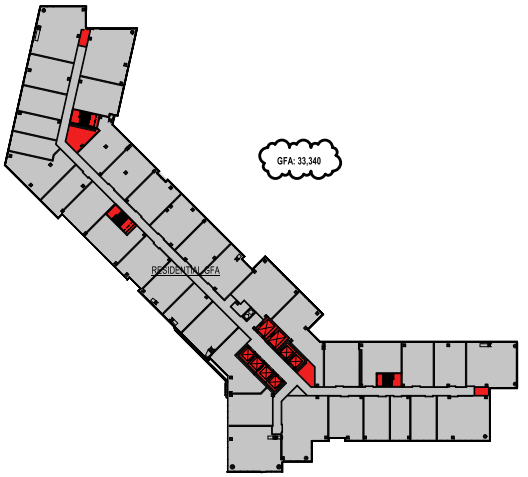
1. NET AREAS ARE AFTER EXEMPTIONS PER CITY OF ALEXANDRIA ZONING ORDINANCE SECTION 2-145 - FLOOR AREA (B)
2. 70,421 SF OF LEVEL 1 (BASEMENT/BELOW GRADE) PARKING IS PROVIDED IN THIS PROJECT BUT NOT INCLUDED IN THIS CHART
3. LOADING AREA IS INCLUDED WITH LEVEL 2 PARKING AREAS (TYP.) - BIG SF LOADING BAYS ARE EXEMPT THROUGH ALEXANDRIA ZONING)
4. AREA OF MECHANICAL PENTHOUSE ABOVE MAIN ROOF IS NOT INCLUDED IN THIS CHART



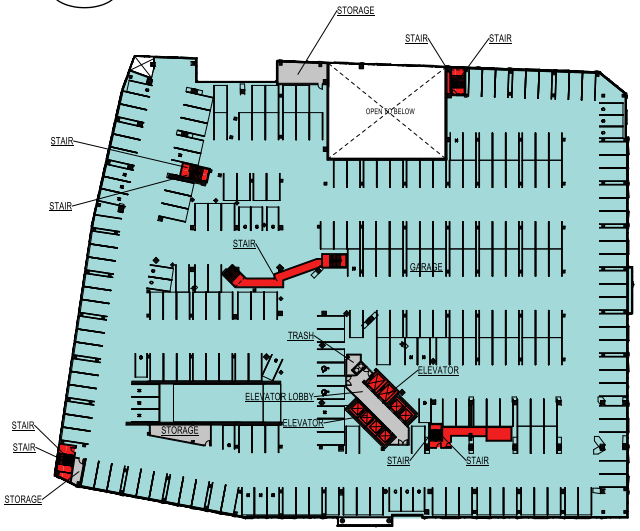
4 A1-11 GFA LEVEL 8-15
SCALE: 1" = 40'-0"



3 A1-11 GFA LEVEL 7
SCALE: 1" = 40'-0"



2 A1-11 GFA LEVEL 6
SCALE: 1" = 40'-0"



1 A1-11 GFA LEVEL 5
SCALE: 1" = 40'-0"

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
SHEET NUMBER: A1-11 - GFA PLANS
Autodesk Docs://20230384 Eisenhower Block Three/20230384_v23_eisenhower_arch.rvt
9/2/2025 12:23:12 PM

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SCOPE DOCUMENTS

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ISSUANCES

No.	Drawing Issue Description	Date
	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

GFA PLANS

STEVE SMITH Principal-in-Charge	20230384 Project No.
ALYSHA BUCK Project Manager	08/04/25 Date
MATT GUELCHER Project Architect	
SAM GUENIN Staff Architect	A1-11 Drawing No.

NOT ISSUED FOR CONSTRUCTION

LEGEND:

- GFA
- GFA EXCLUSION
- PARKING AREA
- PARKING EXCLUSION

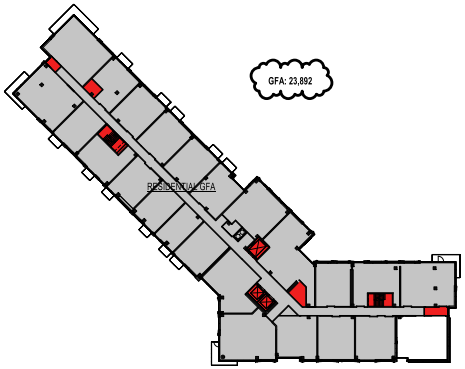
GFA TABLE

LEVELS	GFA	PARKING	NET DEDUCTIONS	NFA (W/O PARKING)
LEVEL 1	45,056 SF	13,322 SF	5,761 SF	38,295 SF
LEVEL 2	109,965 SF	57,948 SF	7,709 SF	102,256 SF
LEVEL 3	58,928 SF	42,753 SF	4,070 SF	54,858 SF
LEVEL 4	107,350 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	747,753 SF		103,413 SF	644,340 SF
TOTAL:	1,176,496 SF	321,641 SF	123,353 SF	1,051,143 SF

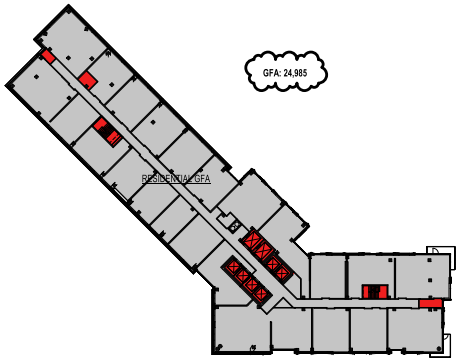
NOTES:
1. NET AREAS ARE AFTER EXEMPTIONS PER CITY OF ALEXANDRIA ZONING ORDINANCE SECTION 2-145 - FLOOR AREA (B)
2. 70,421 SF OF LEVEL 1 (BASEMENT/BELOW GRADE) PARKING IS PROVIDED IN THIS PROJECT BUT NOT INCLUDED IN THIS CHART
3. LOADING AREA IS INCLUDED WITH LEVEL 2 PARKING AREAS (TYP.) - 650 SF LOADING BAYS ARE EXEMPT THROUGH ALEXANDRIA ZONING)
4. AREA OF MECHANICAL PENTHOUSE ABOVE MAIN ROOF IS NOT INCLUDED IN THIS CHART



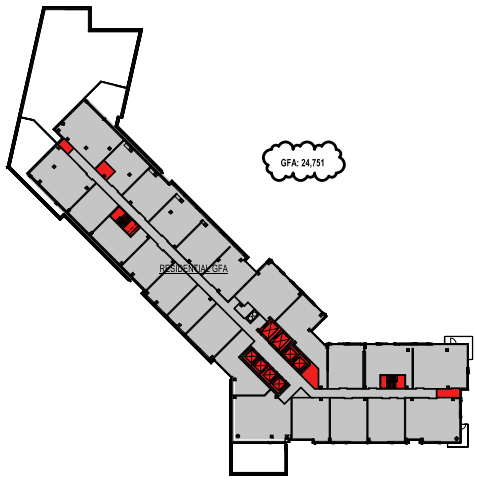
5 A1-12 GFA LEVEL 30-31
SCALE: 1" = 40'-0"



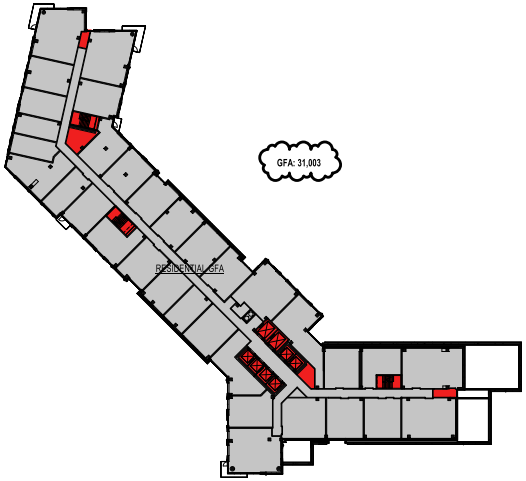
4 A1-12 GFA LEVEL 29
SCALE: 1" = 40'-0"



3 A1-12 GFA LEVEL 21-28
SCALE: 1" = 40'-0"



2 A1-12 GFA LEVEL 19-20
SCALE: 1" = 40'-0"



1 A1-12 GFA LEVEL 16-18
SCALE: 1" = 40'-0"

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
SHEET NUMBER: A1-12 - GFA PLANS
Autodesk Docs://20230384 Eisenhower Block Three/20230384_v23_eisenhower_arch.rvt
9/2/2025 12:23:27 PM

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ISSUANCES

No.	Drawing Issue Description	Date
	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

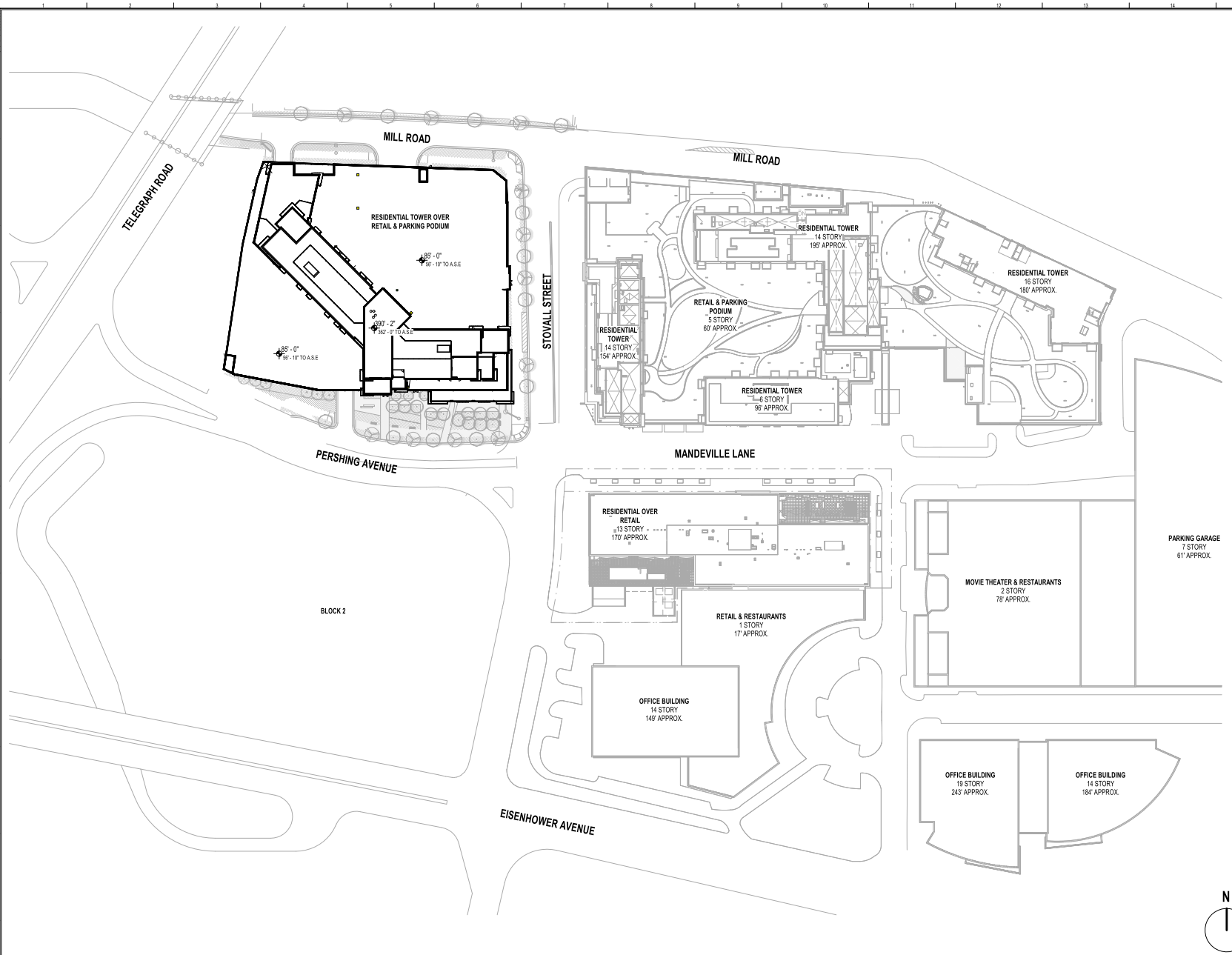
Red Fox Development

GFA PLANS

STEVE SMITH (Principal-in-Charge)	20230384 (Project No.)
ALYSHA BUCK (Project Manager)	08/04/25 (Date)
MATT GUELCHER (Project Architect)	
SAM GUENIN (Staff Architect)	A1-12

Drawing No.

NOT ISSUED FOR CONSTRUCTION



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

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
SHEET NUMBER: A2-00 - SITE PLAN
Autodesk Docs://20230384 Eisenhower Block Three/20230384_v23_eisenhower_arch.rvt
9/2/2025 12:23:37 PM

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ISSUANCES		
No.	Drawing Issue Description	Date
	CONCEPT 1 SUBMISSION	08.02.2024
	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
	DSUP 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

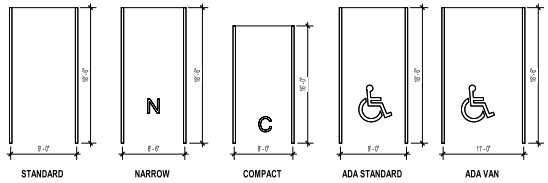
Red Fox Development

SITE PLAN

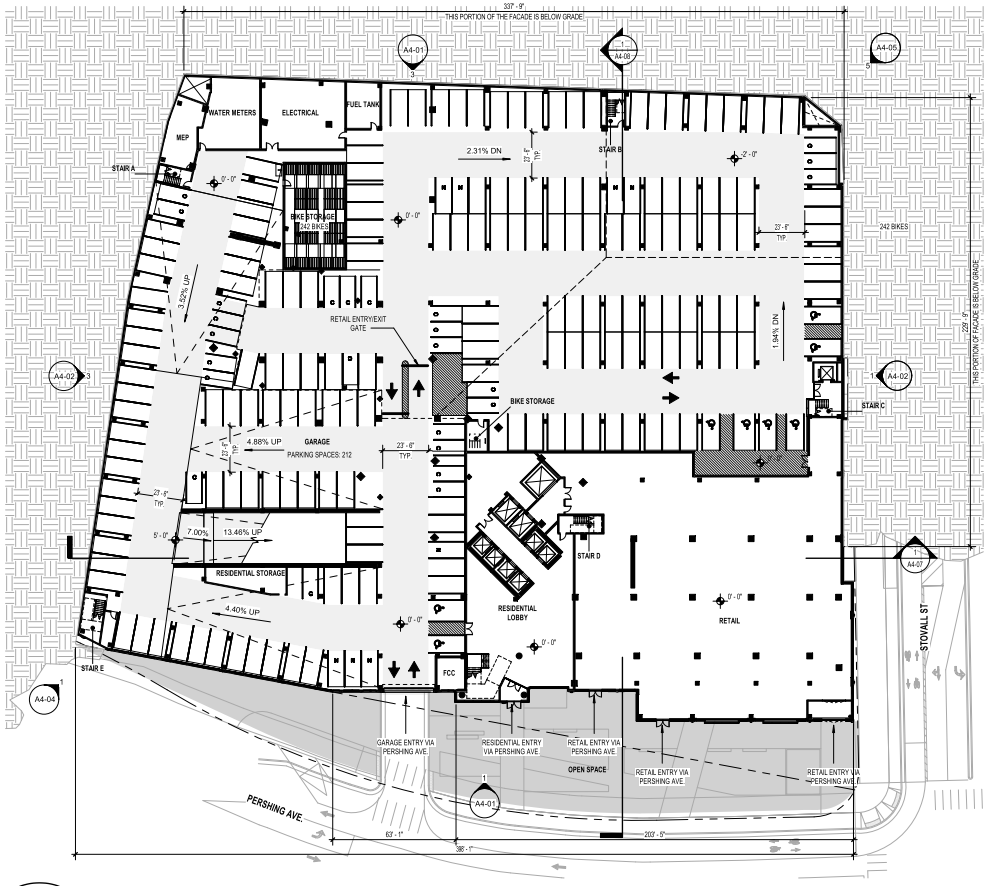
STEVE SMITH Principal-in-Charge	20230384 Project No.
ALYSHA BUCK Project Manager	08/04/25 Date
MATT GUELCHER Project Architect	
SAM GUENIN Staff Architect	A2-00 Drawing No.

NOT ISSUED FOR CONSTRUCTION

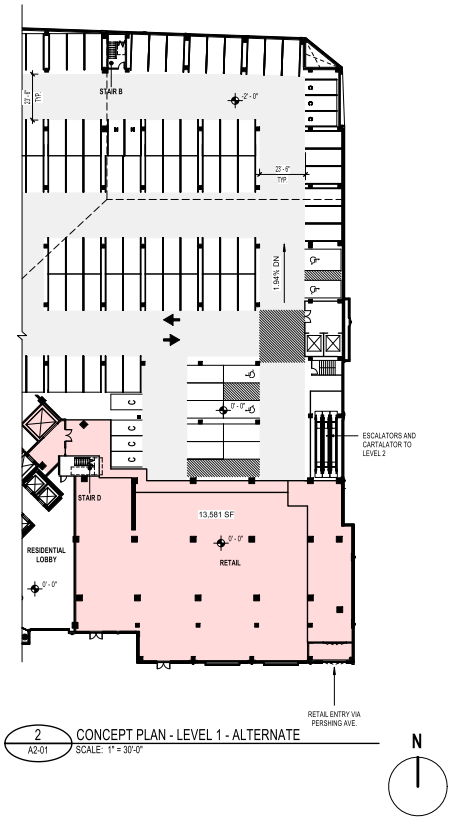
PARKING SCHEDULE	
SPACE TYPE	COUNT
RESIDENTIAL	
ADA STANDARD	17
ADA VAN	1
COMPACT	50
NARROW	37
STANDARD	638
	743
RETAIL	
ADA STANDARD	5
ADA VAN	1
COMPACT	22
NARROW	8
STANDARD	164
	200
TOTAL SPACES:	943



BICYCLE PARKING SCHEDULE		
RESIDENTIAL	REQUIRED:	PROVIDED:
	CLASS 1: 233 SPACES	CLASS 1: 252 SPACES
	CLASS 2/3: 16 SPACES	CLASS 2/3: 16 SPACES
RETAIL	CLASS 1: 2 SPACES	CLASS 1: 11 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"

N

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ISSUANCES		
No.	Drawing Issue Description	Date
	CONCEPT 1 SUBMISSION	08.02.2024
	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
	DSUP 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

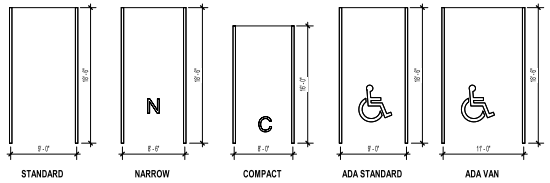
FLOOR PLAN - LEVEL 1

STEVE SMITH Principal-in-Charge	20230384 Project No.
ALYSHA BUCK Project Manager	08/04/25 Date
MATT GUELCHER Project Architect	
SAM GUENIN Staff Architect	A2-01 Drawing No.

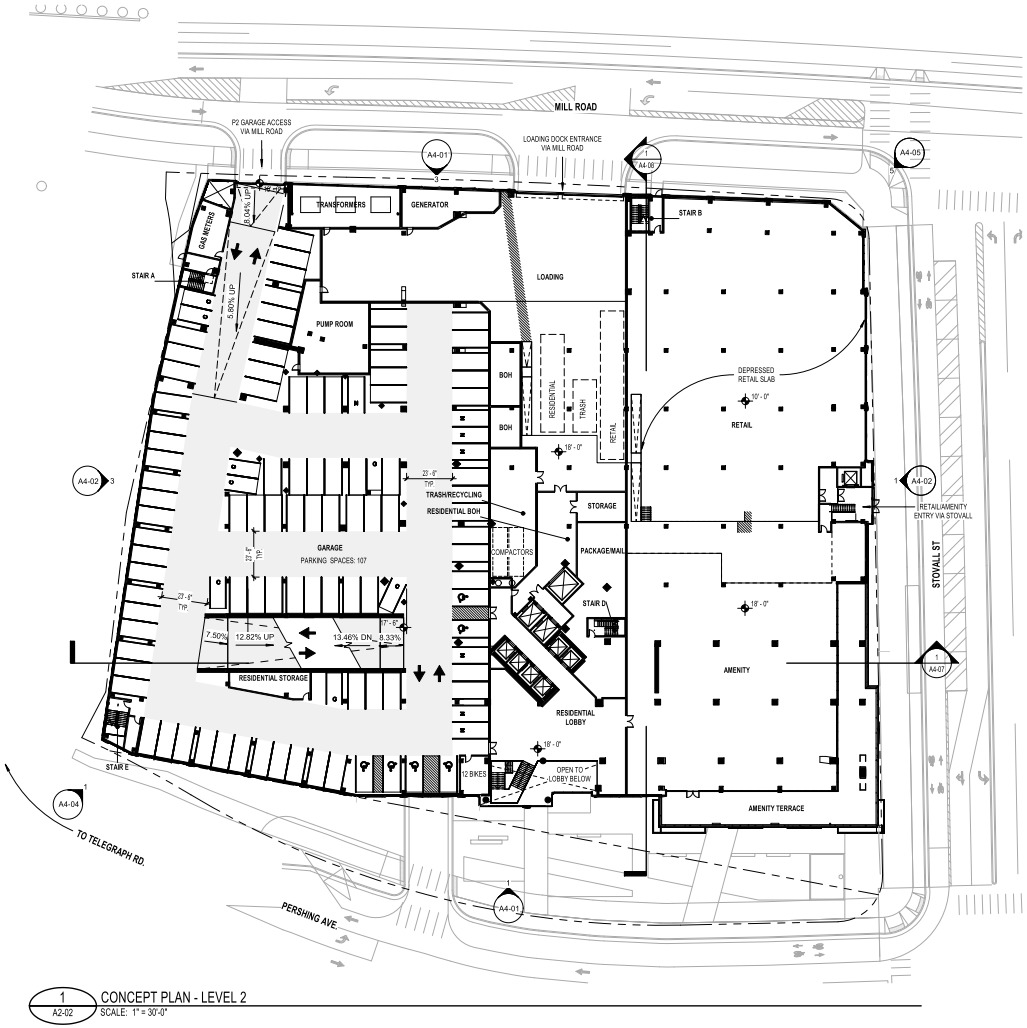
NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
SHEET NUMBER: A2-01 - FLOOR PLAN - LEVEL 1
Autodesk Docs://20230384 Eisenhower Block Three/20230384_v23_eisenhower_arch.rvt
9/2/2025 12:23:44 PM

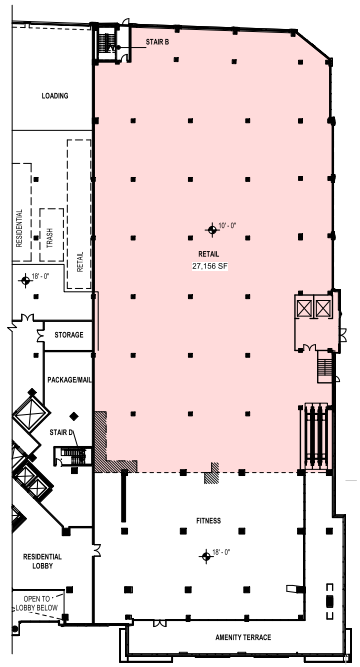
PARKING SCHEDULE	
SPACE TYPE	COUNT
RESIDENTIAL	
ADA STANDARD	17
ADA VAN	1
COMPACT	50
NARROW	37
STANDARD	638
	743
RETAIL	
ADA STANDARD	5
ADA VAN	1
COMPACT	22
NARROW	8
STANDARD	164
	200
TOTAL SPACES:	943



BICYCLE PARKING SCHEDULE		
	REQUIRED:	PROVIDED:
RESIDENTIAL	CLASS 1: 233 SPACES	CLASS 1: 252 SPACES
	CLASS 2/3: 16 SPACES	CLASS 2/3: 16 SPACES
RETAIL	CLASS 1: 2 SPACES	CLASS 1: 11 SPACES
	CLASS 2: 10 SPACES	CLASS 2: 10 SPACES



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



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

N

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ISSUANCES		
No.	Drawing Issue Description	Date
	CONCEPT 1 SUBMISSION	08.02.2024
	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
	DSUP 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

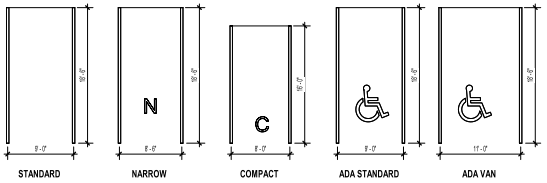
FLOOR PLAN - LEVEL 2

STEVE SMITH Principal-in-Charge	20230384 Project No.
ALYSHA BUCK Project Manager	08/04/25 Date
MATT GUELCHER Project Architect	
SAM GUENIN Staff Architect	A2-02 Drawing No.

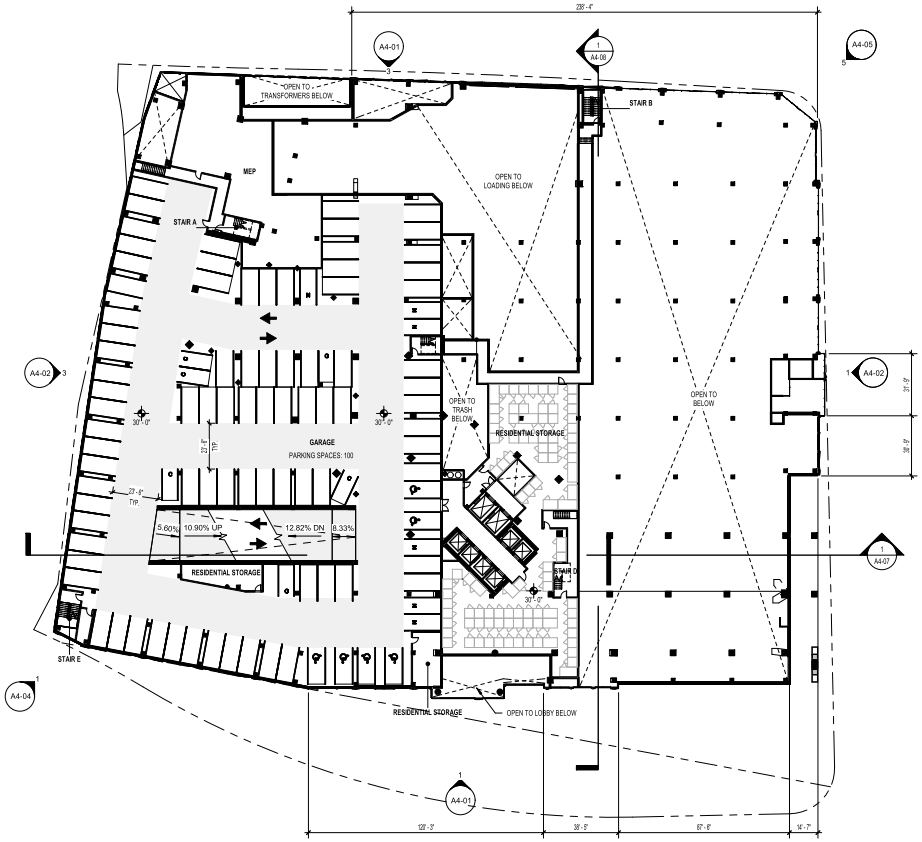
NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
SHEET NUMBER: A2-02 - FLOOR PLAN - LEVEL 2
Autodesk Docs://20230384 Eisenhower Block Three/20230384_v23_eisenhower_arch.rvt
9/2/2025 12:23:52 PM

PARKING SCHEDULE	
SPACE TYPE	COUNT
RESIDENTIAL	
ADA STANDARD	17
ADA VAN	1
COMPACT	50
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		
RESIDENTIAL	REQUIRED:	PROVIDED:
	CLASS 1: 233 SPACES	CLASS 1: 252 SPACES
	CLASS 2/3: 16 SPACES	CLASS 2/3: 16 SPACES
RETAIL	CLASS 1: 2 SPACES	CLASS 1: 11 SPACES
	CLASS 2: 10 SPACES	CLASS 2: 10 SPACES



1 A2-03 CONCEPT PLAN - LEVEL 3
SCALE: 1" = 30'-0"



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ISSUANCES		
No.	Drawing Issue Description	Date
	CONCEPT 1 SUBMISSION	08.02.2024
	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
	DSUP 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

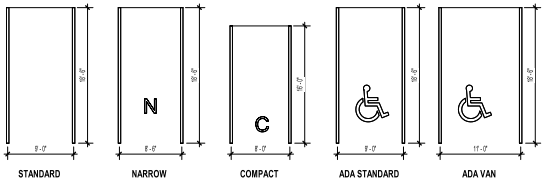
FLOOR PLAN - LEVEL 3

STEVE SMITH Principal-in-Charge	20230384 Project No.
ALYSHA BUCK Project Manager	08/04/25 Date
MATT GUELCHER Project Architect	
SAM GUENIN Staff Architect	A2-03 Drawing No.

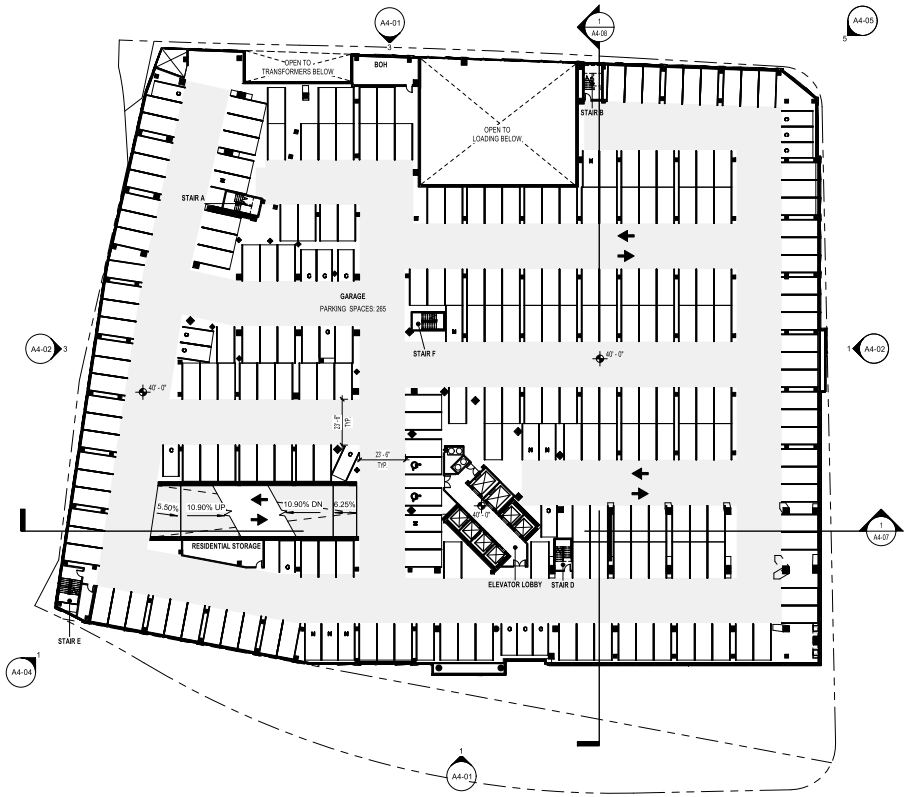
NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
SHEET NUMBER: A2-03 - FLOOR PLAN - LEVEL 3
Autodesk Docs://20230384 Eisenhower Block Three/20230384_v23_eisenhower_arch.rvt
9/2/2025 12:23:58 PM

PARKING SCHEDULE	
SPACE TYPE	COUNT
RESIDENTIAL	
ADA STANDARD	17
ADA VAN	1
COMPACT	50
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
	CLASS 2/3: 16 SPACES	CLASS 2/3: 16 SPACES
RETAIL	CLASS 1: 2 SPACES	CLASS 1: 11 SPACES
	CLASS 2: 10 SPACES	CLASS 2: 10 SPACES





1 A2-04 CONCEPT PLAN - LEVEL 4
SCALE: 1" = 30'-0"

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ISSUANCES		
No.	Drawing Issue Description	Date
	CONCEPT 1 SUBMISSION	08.02.2024
	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
	DSUP 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

FLOOR PLAN - LEVEL 4

STEVE SMITH Principal-in-Charge	20230384 Project No.
ALYSHA BUCK Project Manager	08/04/25 Date
MATT GUELCHER Project Architect	
SAM GUENIN Staff Architect	A2-04 Drawing No.

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
SHEET NUMBER: A2-04 - FLOOR PLAN - LEVEL 4
Autodesk Docs://20230384 Eisenhower Block Three/20230384_v23_eisenhower_arch.rvt
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PARKING SCHEDULE	
SPACE TYPE	COUNT

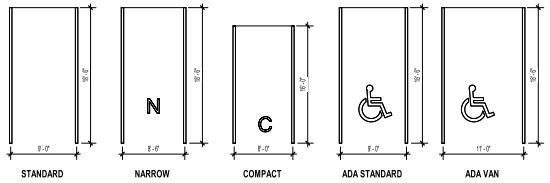
RESIDENTIAL

ADA STANDARD	17
ADA VAN	1
COMPACT	50
NARROW	37
STANDARD	638
	743

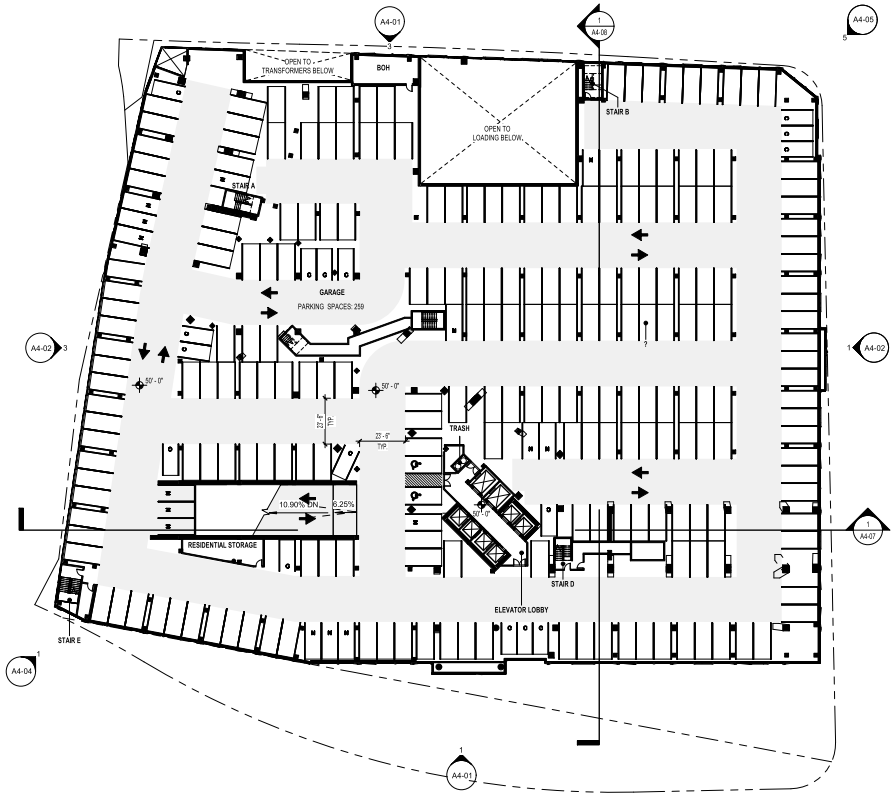
RETAIL

ADA STANDARD	5
ADA VAN	1
COMPACT	22
NARROW	8
STANDARD	164
	200

TOTAL SPACES: 943



BICYCLE PARKING SCHEDULE		
RESIDENTIAL	REQUIRED:	PROVIDED:
	CLASS 1: 233 SPACES	CLASS 1: 252 SPACES
	CLASS 2/3: 16 SPACES	CLASS 2/3: 16 SPACES
RETAIL	CLASS 1: 2 SPACES	CLASS 1: 11 SPACES
	CLASS 2: 10 SPACES	CLASS 2: 10 SPACES



1 A2-05 CONCEPT PLAN - LEVEL 5
SCALE: 1" = 30'-0"

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ISSUANCES		
No.	Drawing Issue Description	Date
	CONCEPT 1 SUBMISSION	08.02.2024
	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
	DSUP 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

FLOOR PLAN - LEVEL 5

STEVE SMITH Principal-in-Charge	20230384 Project No.
ALYSHA BUCK Project Manager	08/04/25 Date
MATT GUELCHER Project Architect	
SAM GUENIN Staff Architect	A2-05 Drawing No.

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
SHEET NUMBER: A2-05 - FLOOR PLAN - LEVEL 5
Autodesk Docs://20230384 Eisenhower Block Three/20230384_v23_eisenhower_arch.rvt
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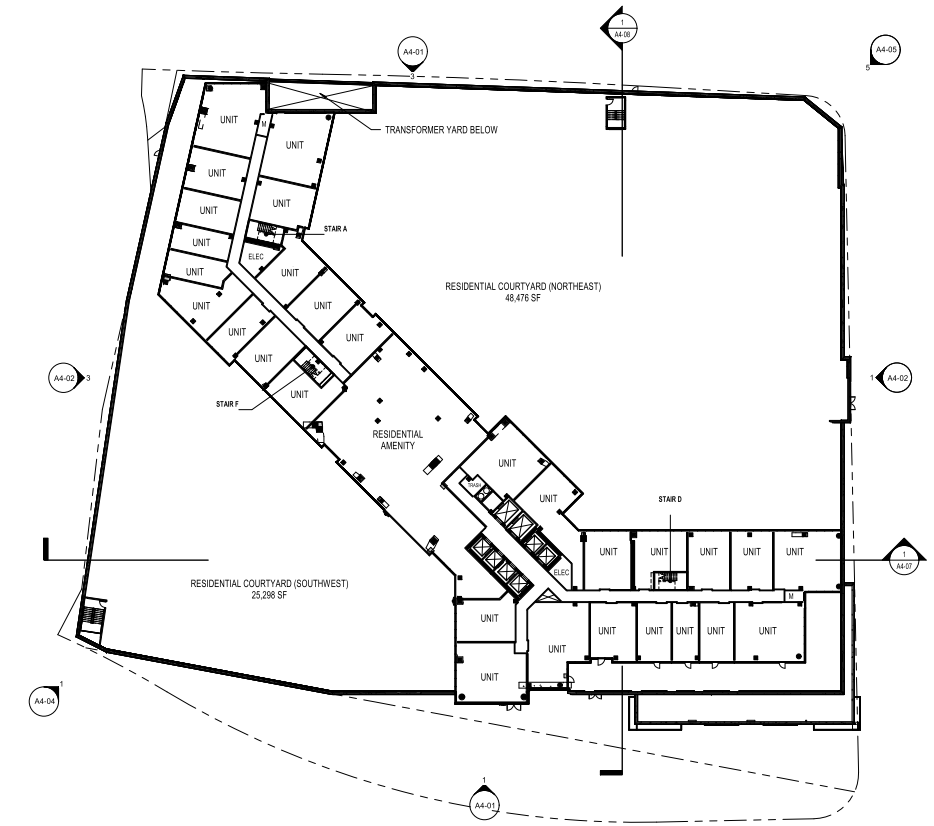

1 A2-06 CONCEPT PLAN - LEVEL 6 (TOP OF PODIUM)
SCALE: 1" = 30'-0"

N

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
SHEET NUMBER: A2-06 - FLOOR PLAN - LEVEL 6 (TOP OF PODIUM)
Autodesk Docs://20230384 Eisenhower Block Three/20230384_v23_eisenhower_arch.rvt
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ISSUANCES		
No.	Drawing Issue Description	Date
	CONCEPT 1 SUBMISSION	08.02.2024
	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
	DSUP SUBMISSION	06.02.2025
	VERIFICATION SUBMISSION	06.04.2025
	REVISED COMPLETENESS #2	09.02.2025

EISENHOWER BLOCK THREE

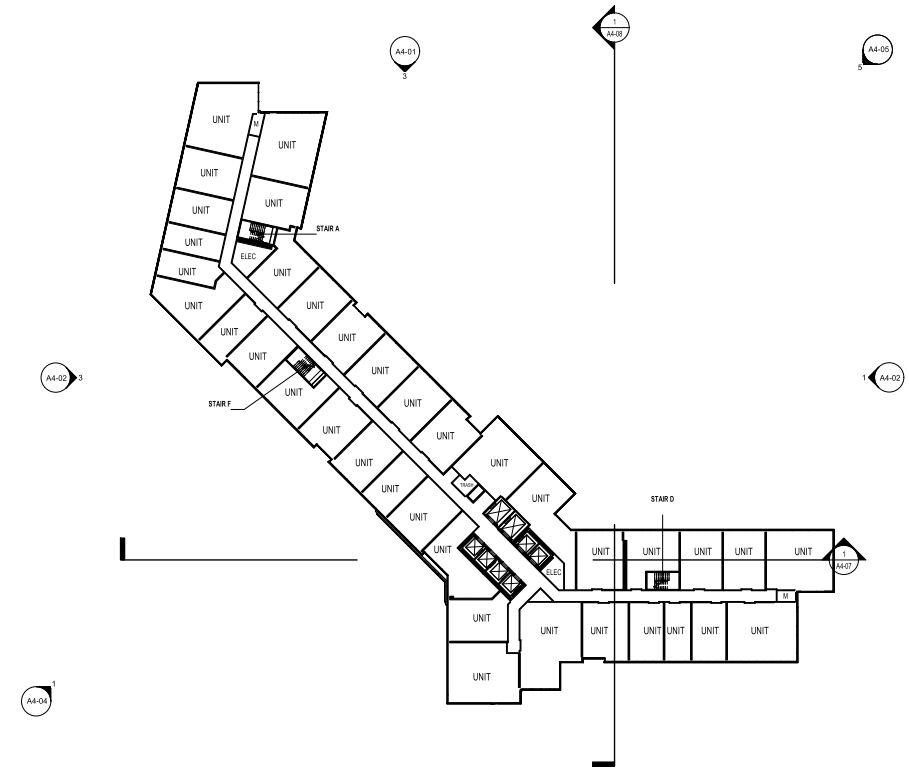
MILL RD, STOVALL ST, PERSHING AVE
ALEXANDRIA, VA 22314

Red Fox Development

FLOOR PLAN - LEVEL 6 (TOP OF PODIUM)

STEVE SMITH Principal-in-Charge	20230384 Project No.
ALYSHA BUCK Project Manager	08/04/25 Date
MATT GUELCHER Project Architect	
SAM GUENIN Staff Architect	A2-06 Drawing No.

NOT ISSUED FOR CONSTRUCTION



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

N

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
SHEET NUMBER: A2-07 - FLOOR PLAN - LEVEL 7
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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

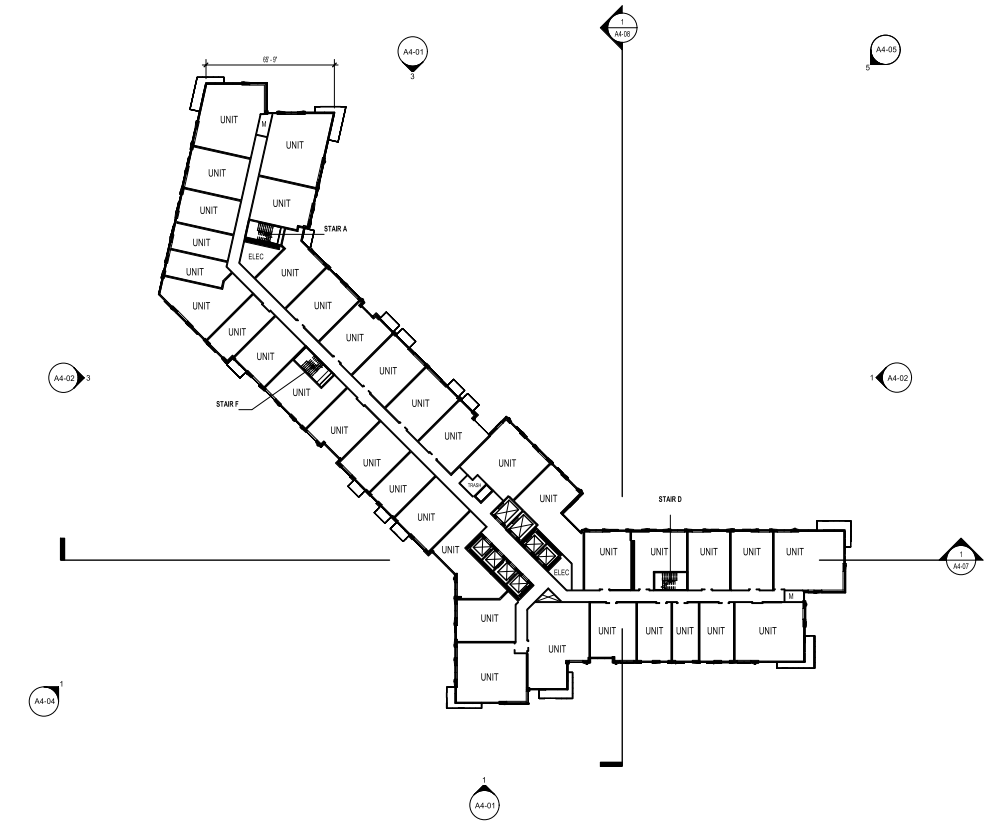
FLOOR PLAN - LEVEL 7

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

A2-07

Drawing No.

NOT ISSUED FOR CONSTRUCTION



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

N

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
SHEET NUMBER: A2-08 - FLOOR PLAN - LEVEL 8 (TYPICAL RESIDENTIAL)
Autodesk Docs://20230384 Eisenhower Block Three/20230384_v23_eisenhower_arch.rvt
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ISSUANCES

No.	Drawing Issue Description	Date
	CONCEPT 1 SUBMISSION	08.02.2024
	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
	DSUP SUBMISSION	06.02.2025
	VERIFICATION SUBMISSION	06.04.2025
	REVISED COMPLETENESS #2	09.02.2025

EISENHOWER BLOCK THREE

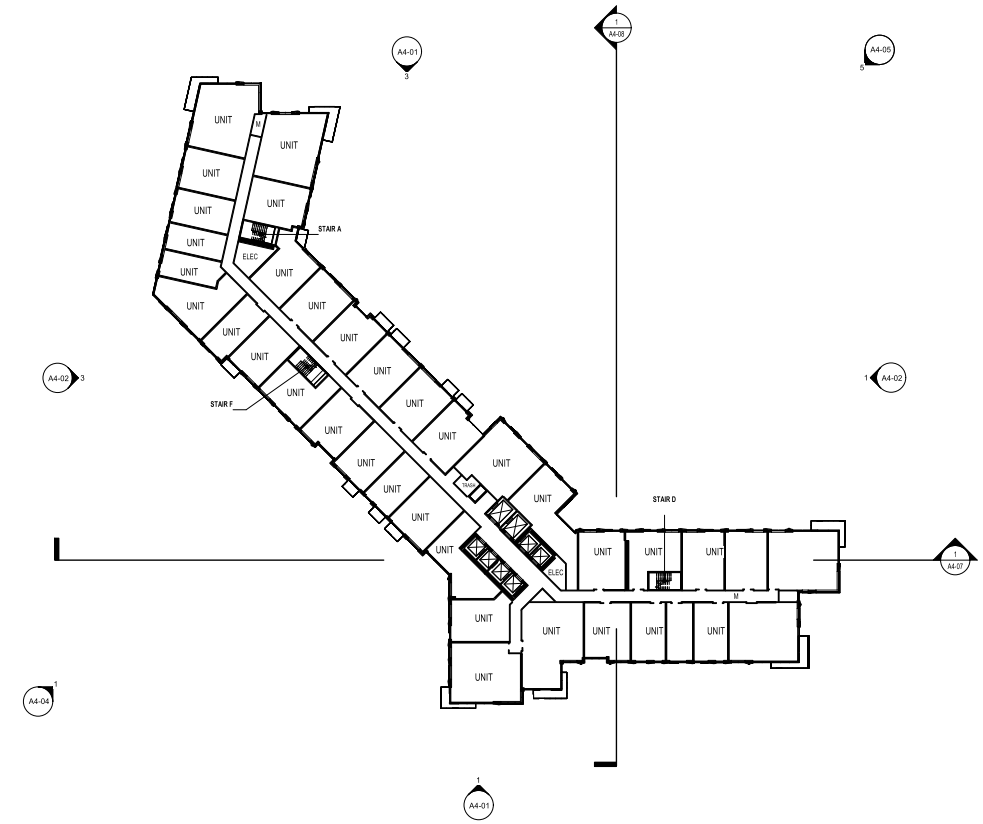
MILL RD, STOVALL ST, PERSHING AVE
ALEXANDRIA, VA 22314

Red Fox Development

FLOOR PLAN - LEVEL 8
(TYPICAL RESIDENTIAL)

STEVE SMITH Principal-in-Charge	20230384 Project No.
ALYSHA BUCK Project Manager	08/04/25 Date
MATT GUELCHER Project Architect	
SAM GUENIN Staff Architect	A2-08 Drawing No.

NOT ISSUED FOR CONSTRUCTION



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

N

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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 9

STEVE SMITH	20230384
Principal-in-Charge	Project No.
ALYSHA BUCK	08/04/25
Project Manager	Date
MATT GUELCHER	
Project Architect	
SAM GUENIN	A2-09
Staff Architect	
	Drawing No.

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
SHEET NUMBER: A2-09 - FLOOR PLAN - LEVEL 9
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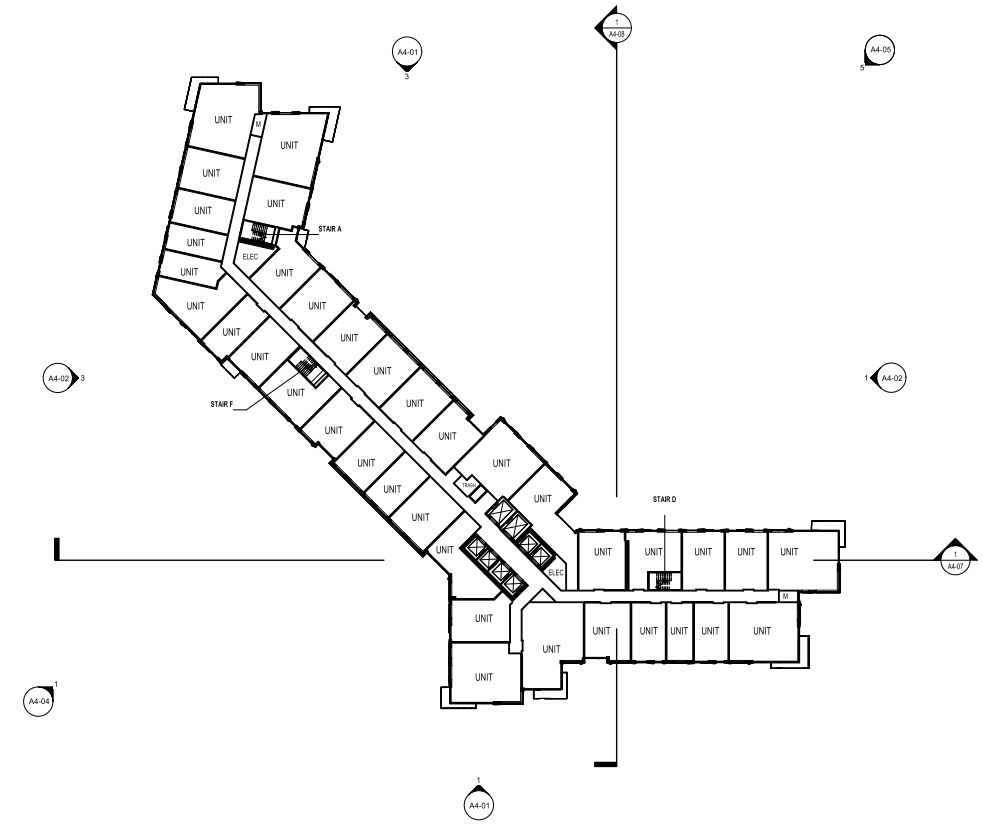

1 A2-10 CONCEPT PLAN - LEVEL 10
SCALE: 1" = 30'-0"

N

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
SHEET NUMBER: A2-10 - FLOOR PLAN - LEVEL 10
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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 10

STEVE SMITH	20230384
Principal-in-Charge	Project No.
ALYSHA BUCK	08/04/25
Project Manager	Date
MATT GUELCHER	
Project Architect	
SAM GUENIN	A2-10
Staff Architect	
	Drawing No.

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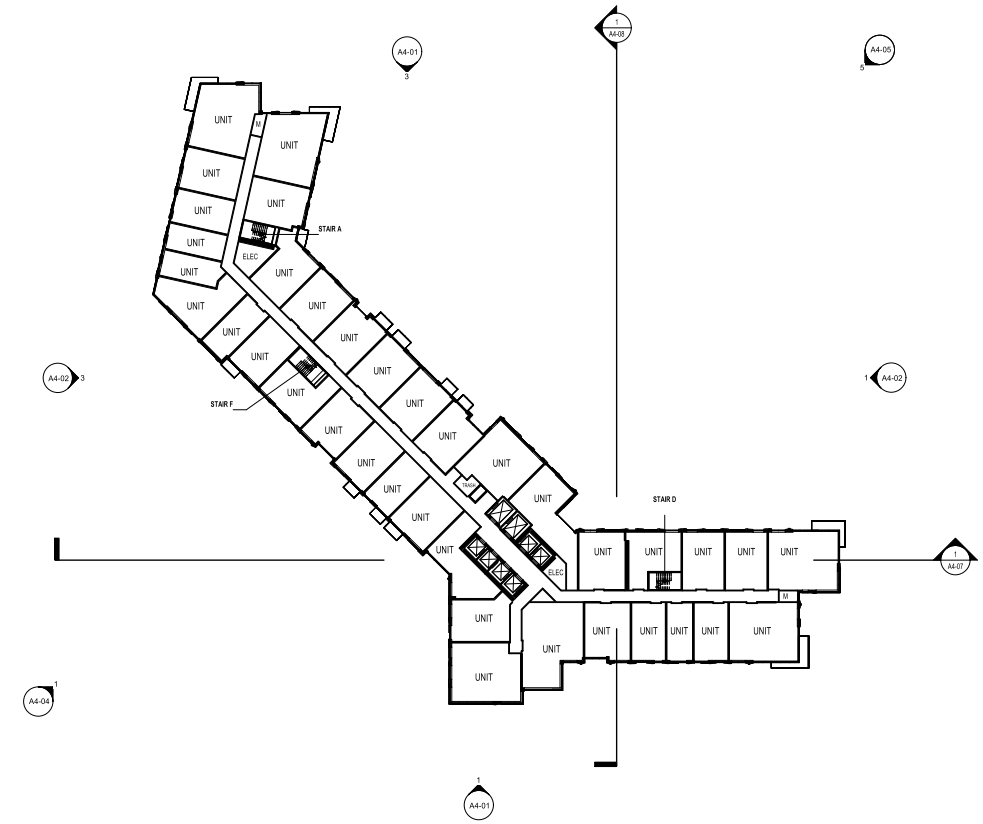

1 A2-11 CONCEPT PLAN - LEVEL 11
SCALE: 1" = 30'-0"

N

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
SHEET NUMBER: A2-11 - FLOOR PLAN - LEVEL 11
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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

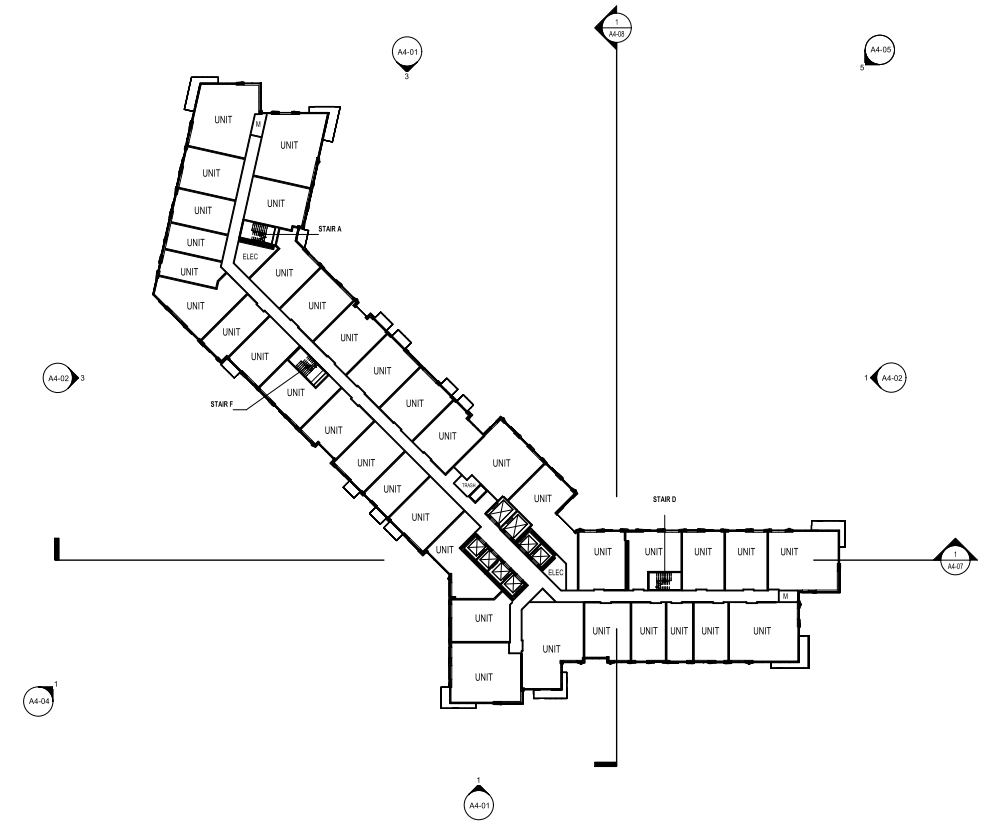
FLOOR PLAN - LEVEL 11

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

A2-11

Drawing No.

NOT ISSUED FOR CONSTRUCTION



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

N

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
SHEET NUMBER: A2-12 - FLOOR PLAN - LEVEL 12
Autodesk Docs://20230384 Eisenhower Block Three/20230384_v23_eisenhower_arch.rvt
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ISSUANCES		
No.	Drawing Issue Description	Date
	VERIFICATION SUBMISSION	08.04.2025
	REVISED COMPLETENESS #2	09.02.2025

EISENHOWER BLOCK THREE

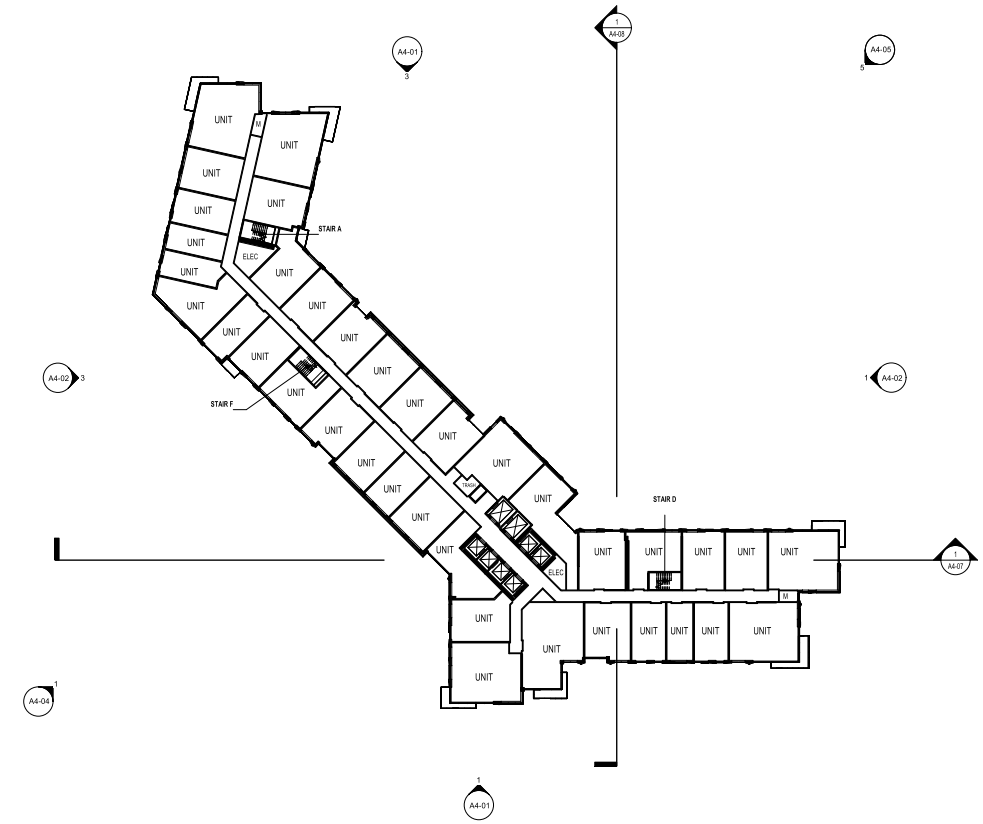
MILL RD, STOVALL ST, PERSHING AVE
ALEXANDRIA, VA 22314

Red Fox Development

FLOOR PLAN - LEVEL 12

STEVE SMITH Principal-in-Charge	20230384 Project No.
ALYSHA BUCK Project Manager	08/04/25 Date
MATT GUELCHER Project Architect	
SAM GUENIN Staff Architect	A2-12 Drawing No.

NOT ISSUED FOR CONSTRUCTION



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

N

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
SHEET NUMBER: A2-13 - FLOOR PLAN - LEVEL 13
Autodesk Docs://20230384 Eisenhower Block Three/20230384_v23_eisenhower_arch.rvt
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ISSUANCES		
No.	Drawing Issue Description	Date
	VERIFICATION SUBMISSION	08.04.2025
	REVISED COMPLETENESS #2	09.02.2025

EISENHOWER BLOCK THREE

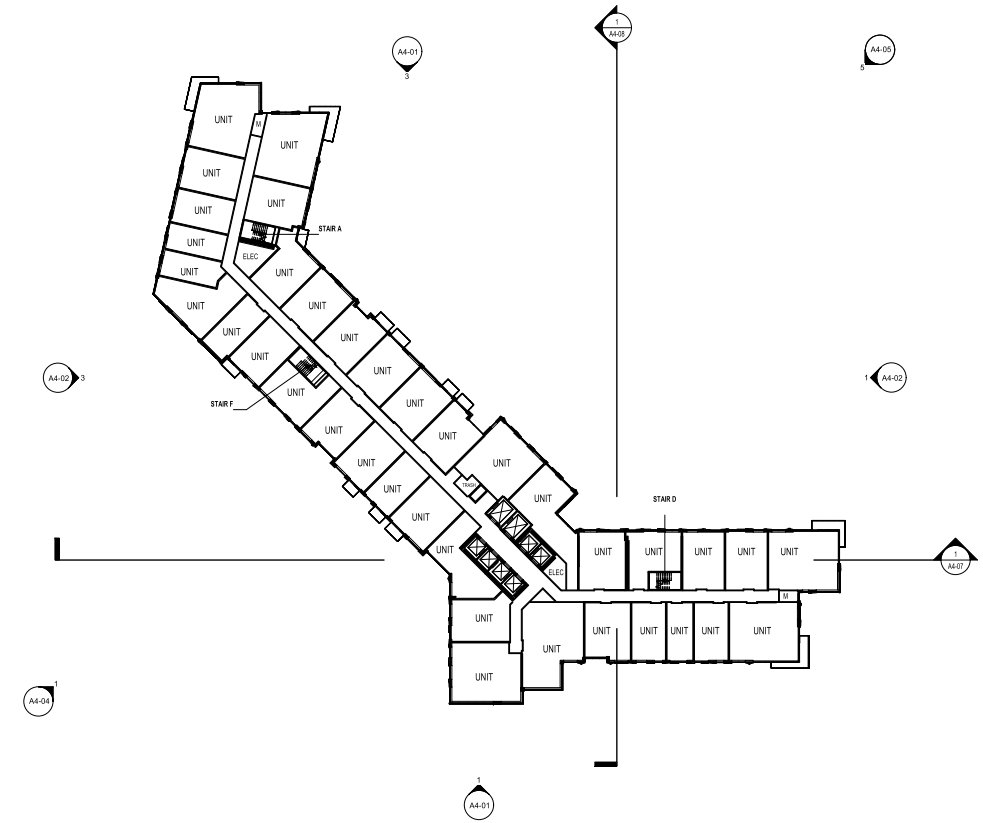
MILL RD, STOVALL ST, PERSHING AVE
ALEXANDRIA, VA 22314

Red Fox Development

FLOOR PLAN - LEVEL 13

STEVE SMITH Principal-in-Charge	20230384 Project No.
ALYSHA BUCK Project Manager	08/04/25 Date
MATT GUELCHER Project Architect	
SAM GUENIN Staff Architect	A2-13 Drawing No.

NOT ISSUED FOR CONSTRUCTION



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

N

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
SHEET NUMBER: A2-14 - FLOOR PLAN - LEVEL 14
Autodesk Docs://20230384 Eisenhower Block Three/20230384_v23_eisenhower_arch.rvt
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ISSUANCES		
No.	Drawing Issue Description	Date
	VERIFICATION SUBMISSION	08.04.2025
	REVISED COMPLETENESS #2	09.02.2025

EISENHOWER BLOCK THREE

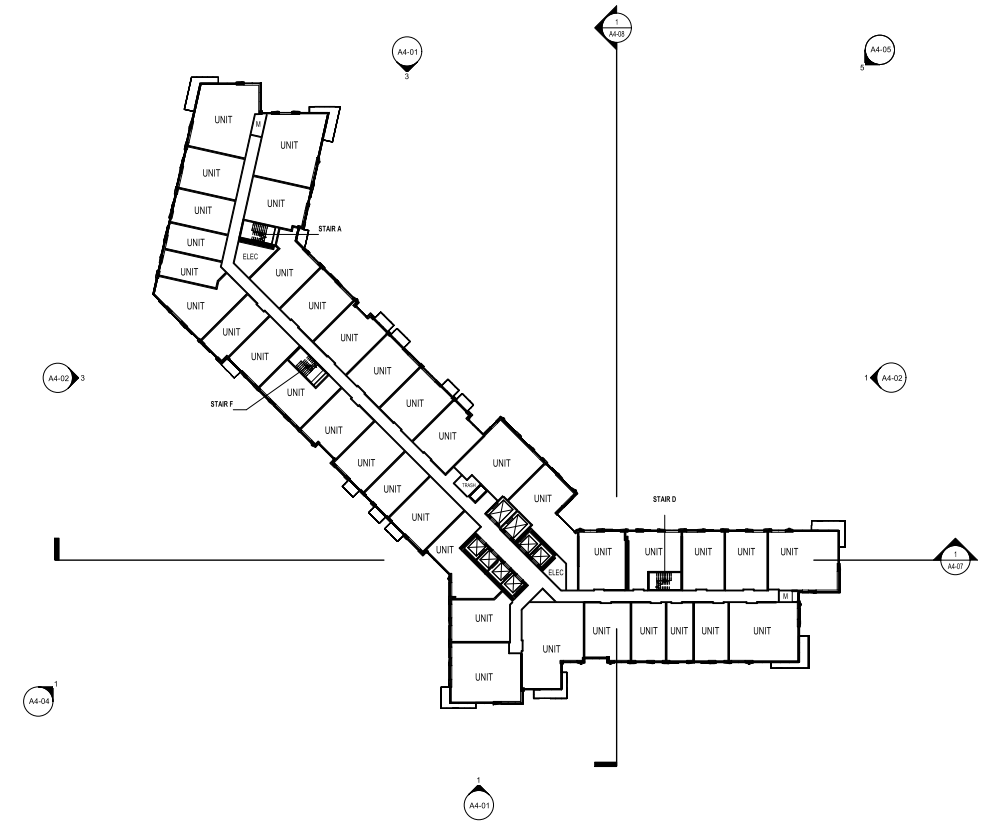
MILL RD, STOVALL ST, PERSHING AVE
ALEXANDRIA, VA 22314

Red Fox Development

FLOOR PLAN - LEVEL 14

STEVE SMITH Principal-in-Charge	20230384 Project No.
ALYSHA BUCK Project Manager	08/04/25 Date
MATT GUELCHER Project Architect	
SAM GUENIN Staff Architect	A2-14 Drawing No.

NOT ISSUED FOR CONSTRUCTION



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

N

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
SHEET NUMBER: A2-15 - FLOOR PLAN - LEVEL 15
Autodesk Docs://20230384 Eisenhower Block Three/20230384_v23_eisenhower_arch.rvt
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ISSUANCES		
No.	Drawing Issue Description	Date
	VERIFICATION SUBMISSION	08.04.2025
	REVISED COMPLETENESS #2	09.02.2025

EISENHOWER BLOCK THREE

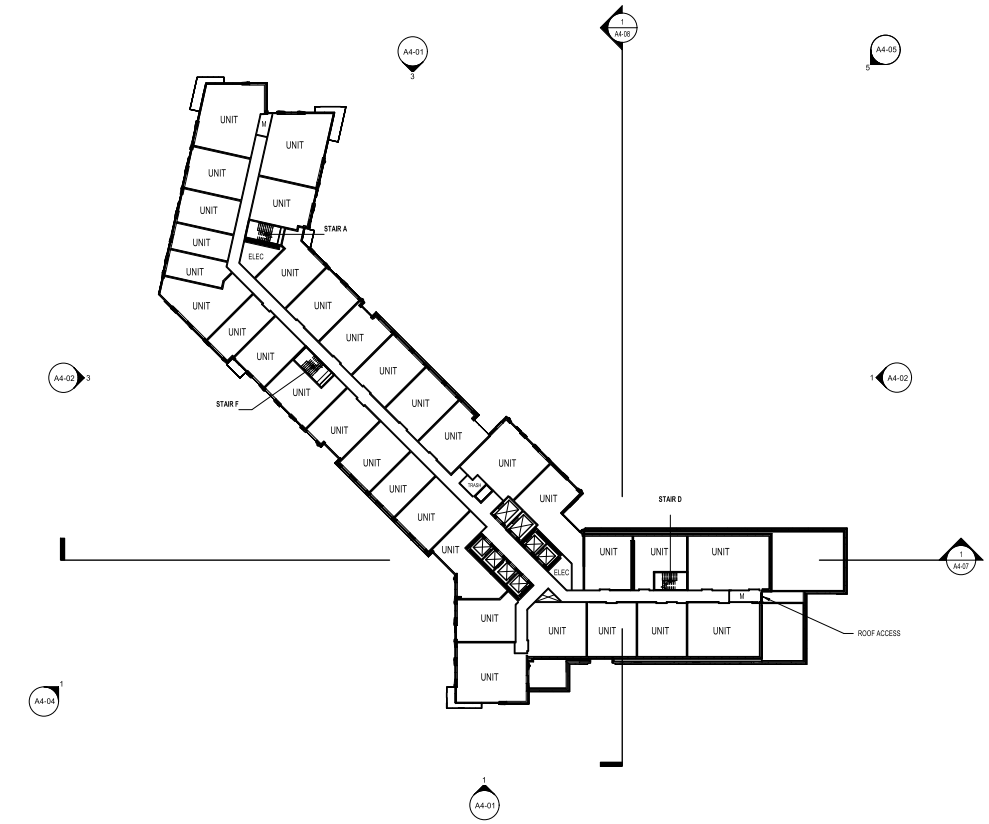
MILL RD, STOVALL ST, PERSHING AVE
ALEXANDRIA, VA 22314

Red Fox Development

FLOOR PLAN - LEVEL 15

STEVE SMITH Principal-in-Charge	20230384 Project No.
ALYSHA BUCK Project Manager	08/04/25 Date
MATT GUELCHER Project Architect	
SAM GUENIN Staff Architect	A2-15 Drawing No.

NOT ISSUED FOR CONSTRUCTION



1 A2-16 CONCEPT PLAN - LEVEL 16 (EAST STEP BACK)
SCALE: 1" = 30'-0"

N

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
SHEET NUMBER: A2-16 - FLOOR PLAN - LEVEL 16 (EAST STEP BACK)
Autodesk Docs://20230384 Eisenhower Block Three/20230384_v23_eisenhower_arch.rvt
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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
	DSUP SUBMISSION	06.02.2025
	VERIFICATION SUBMISSION	08.04.2025
	REVISED COMPLETENESS #2	09.02.2025

EISENHOWER BLOCK THREE

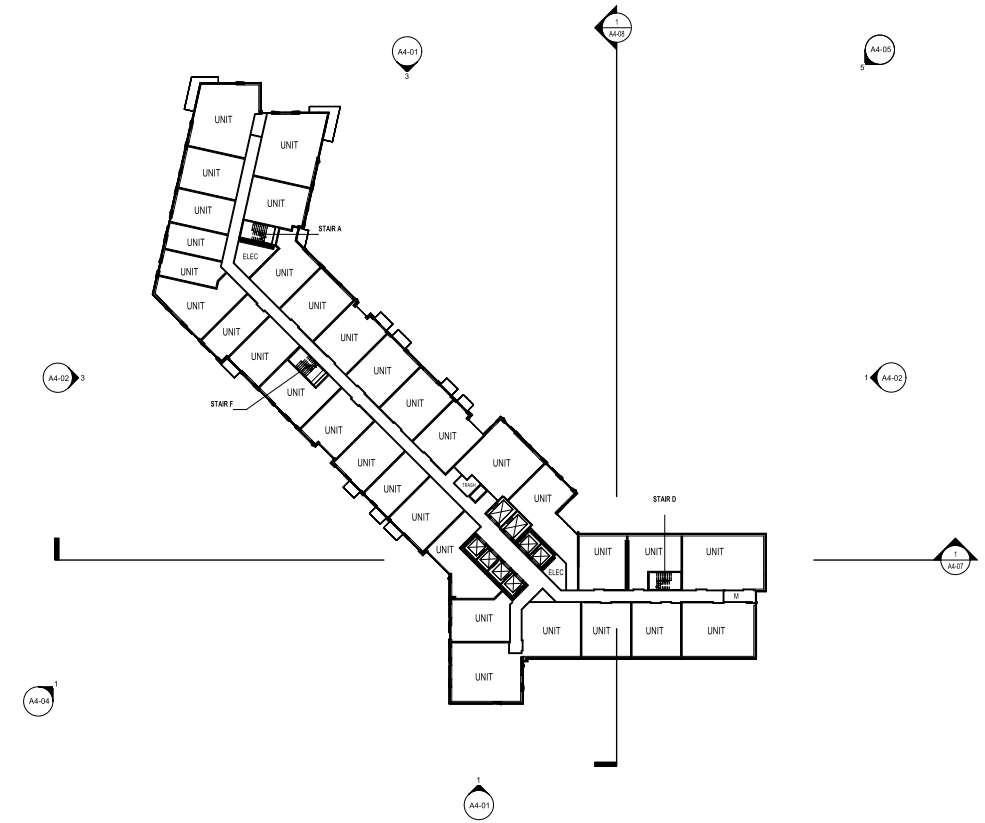
MILL RD, STOVALL ST, PERSHING AVE
ALEXANDRIA, VA 22314

Red Fox Development

FLOOR PLAN - LEVEL 16
(EAST STEP BACK)

STEVE SMITH Principal-in-Charge	20230384 Project No.
ALYSHA BUCK Project Manager	08/04/25 Date
MATT GUELCHER Project Architect	
SAM GUENIN Staff Architect	A2-16 Drawing No.

NOT ISSUED FOR CONSTRUCTION



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

N

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
SHEET NUMBER: A2-17 - FLOOR PLAN - LEVEL 17
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ISSUANCES		
No.	Drawing Issue Description	Date
	VERIFICATION SUBMISSION	08.04.2025
	REVISED COMPLETENESS #2	09.02.2025

EISENHOWER BLOCK THREE

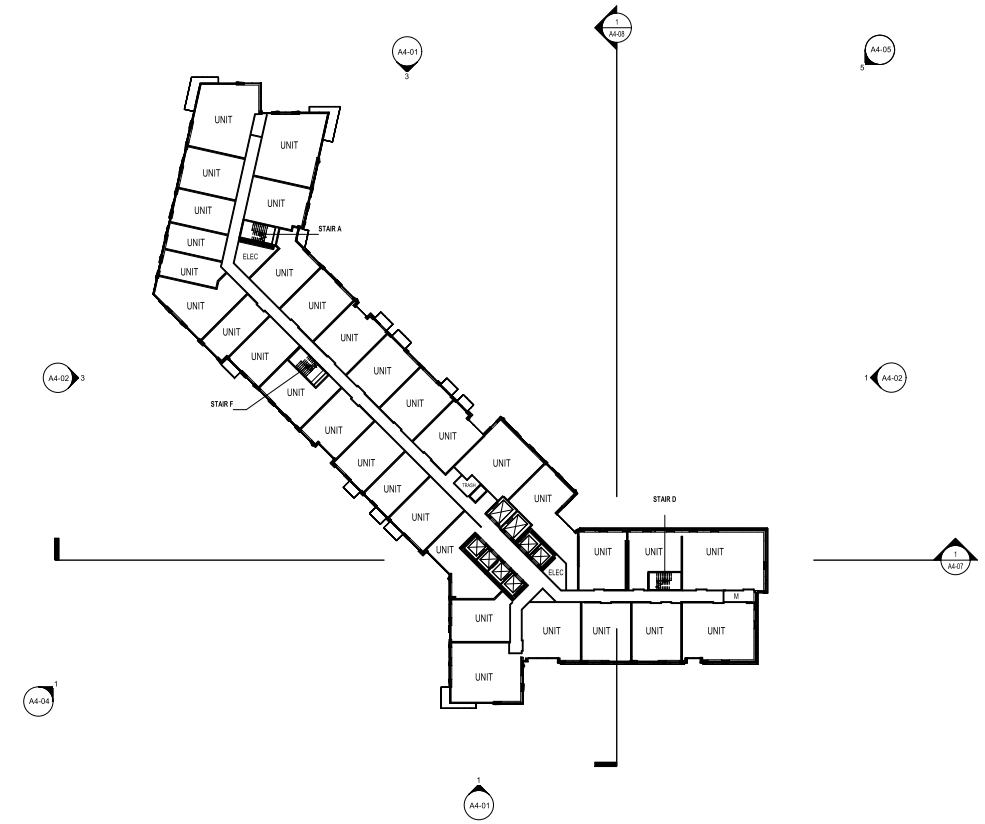
MILL RD, STOVALL ST, PERSHING AVE
ALEXANDRIA, VA 22314

Red Fox Development

FLOOR PLAN - LEVEL 17

STEVE SMITH Principal-in-Charge	20230384 Project No.
ALYSHA BUCK Project Manager	08/04/25 Date
MATT GUELCHER Project Architect	
SAM GUENIN Staff Architect	A2-17 Drawing No.

NOT ISSUED FOR CONSTRUCTION



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

N

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
SHEET NUMBER: A2-18 - FLOOR PLAN - LEVEL 18
Autodesk Docs://20230384 Eisenhower Block Three/20230384_v23_eisenhower_arch.rvt
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ISSUANCES		
No.	Drawing Issue Description	Date
	VERIFICATION SUBMISSION	08.04.2025
	REVISED COMPLETENESS #2	09.02.2025

EISENHOWER BLOCK THREE

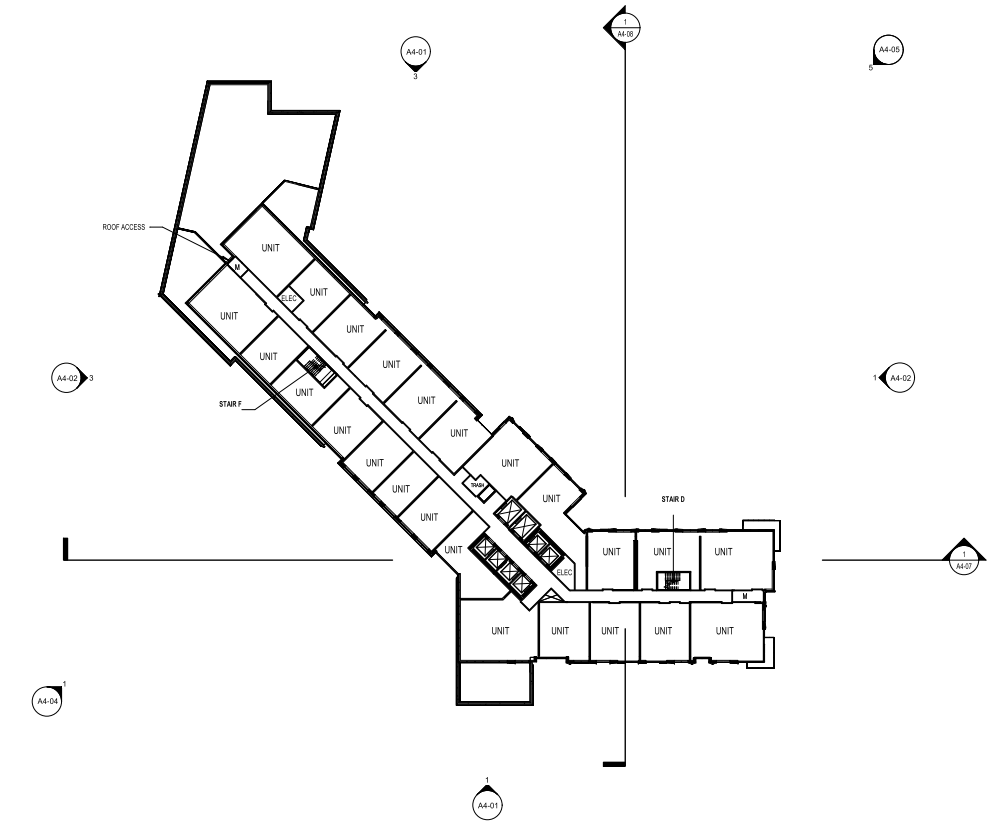
MILL RD, STOVALL ST, PERSHING AVE
ALEXANDRIA, VA 22314

Red Fox Development

FLOOR PLAN - LEVEL 18

STEVE SMITH Principal-in-Charge	20230384 Project No.
ALYSHA BUCK Project Manager	08/04/25 Date
MATT GUELCHER Project Architect	
SAM GUENIN Staff Architect	A2-18 Drawing No.

NOT ISSUED FOR CONSTRUCTION



1 A2-19 CONCEPT PLAN - LEVEL 19 (NORTHWEST STEP BACK)
SCALE: 1" = 30'-0"

N

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
SHEET NUMBER: A2-19 - FLOOR PLAN - LEVEL 19 (NORTHWEST STEP BACK)
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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
	DSUP SUBMISSION	06.02.2025
	VERIFICATION SUBMISSION	08.04.2025
	REVISED COMPLETENESS #2	09.02.2025

EISENHOWER BLOCK THREE

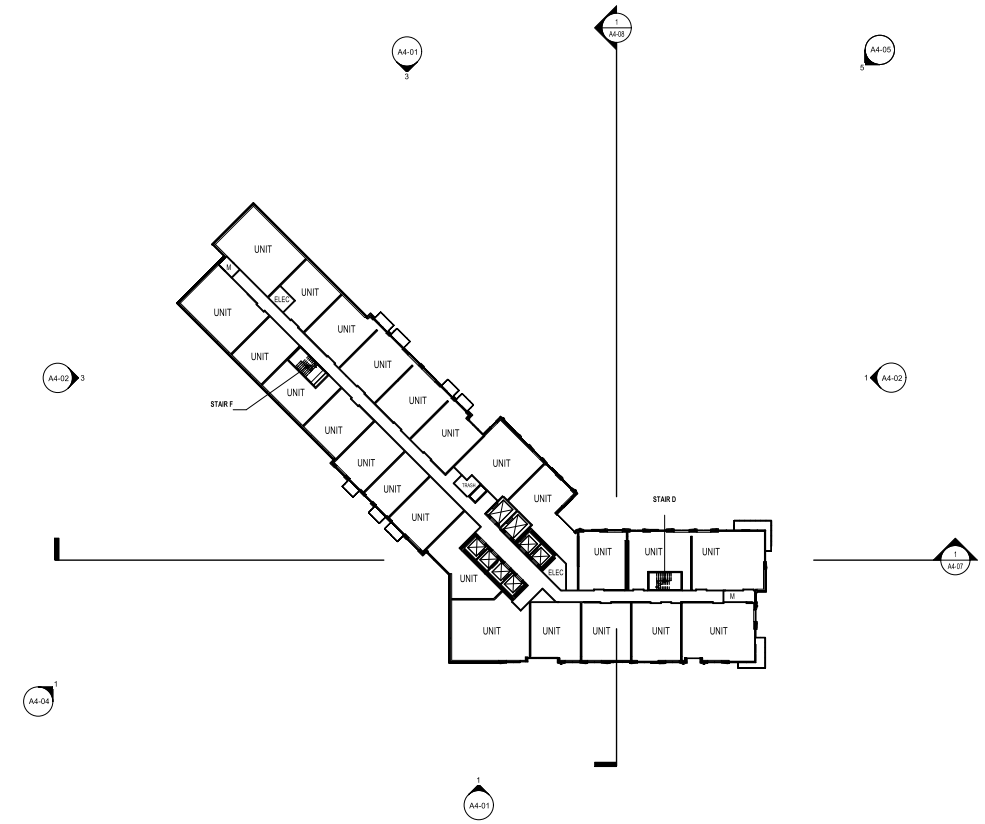
MILL RD, STOVALL ST, PERSHING AVE
ALEXANDRIA, VA 22314

Red Fox Development

FLOOR PLAN - LEVEL 19
(NORTHWEST STEP BACK)

STEVE SMITH Principal-in-Charge	20230384 Project No.
ALYSHA BUCK Project Manager	08/04/25 Date
MATT GUELCHER Project Architect	
SAM GUENIN Staff Architect	A2-19 Drawing No.

NOT ISSUED FOR CONSTRUCTION



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

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
SHEET NUMBER: A2-20 - FLOOR PLAN - LEVEL 20
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ISSUANCES		
No.	Drawing Issue Description	Date
	VERIFICATION SUBMISSION	08.04.2025
	REVISED COMPLETENESS #2	09.02.2025

EISENHOWER BLOCK THREE

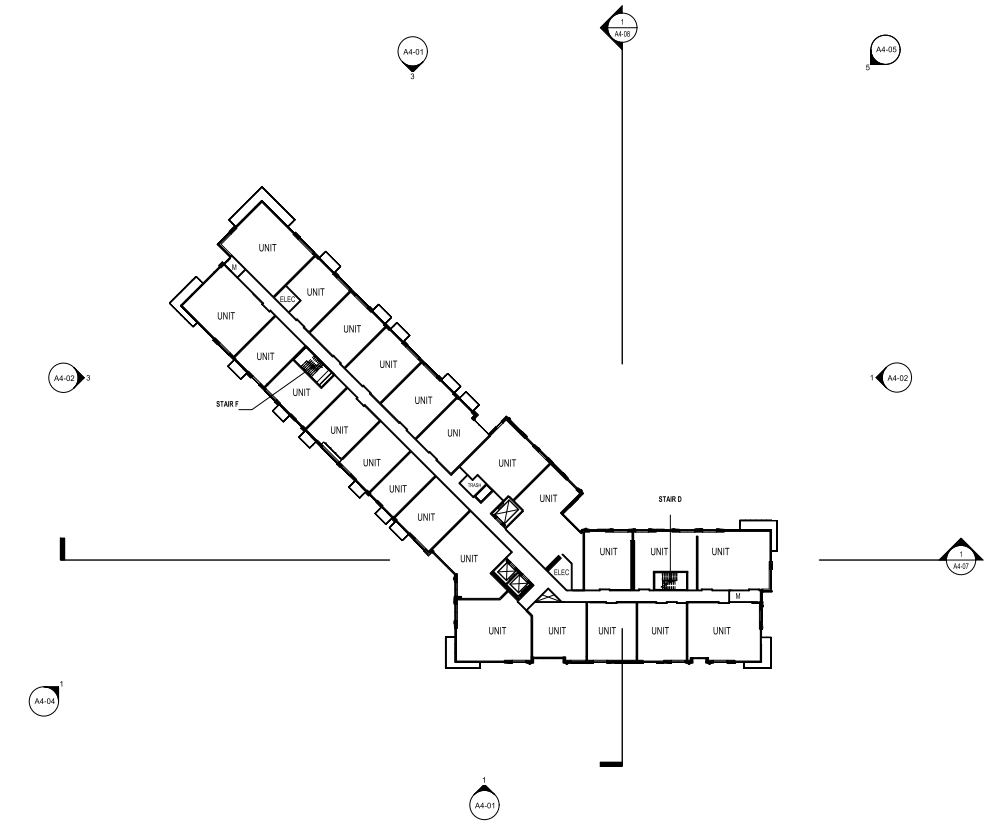
MILL RD, STOVALL ST, PERSHING AVE
ALEXANDRIA, VA 22314

Red Fox Development

FLOOR PLAN - LEVEL 20

STEVE SMITH Principal-in-Charge	20230384 Project No.
ALYSHA BUCK Project Manager	08/04/25 Date
MATT GUELCHER Project Architect	
SAM GUENIN Staff Architect	A2-20 Drawing No.

NOT ISSUED FOR CONSTRUCTION



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

N

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
SHEET NUMBER: A2-21 - FLOOR PLAN - LEVEL 21 (TYP. RESIDENTIAL PH UNITS)
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	CONCEPT 2 SUBMISSION	03.07.2025
	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

EISENHOWER BLOCK THREE

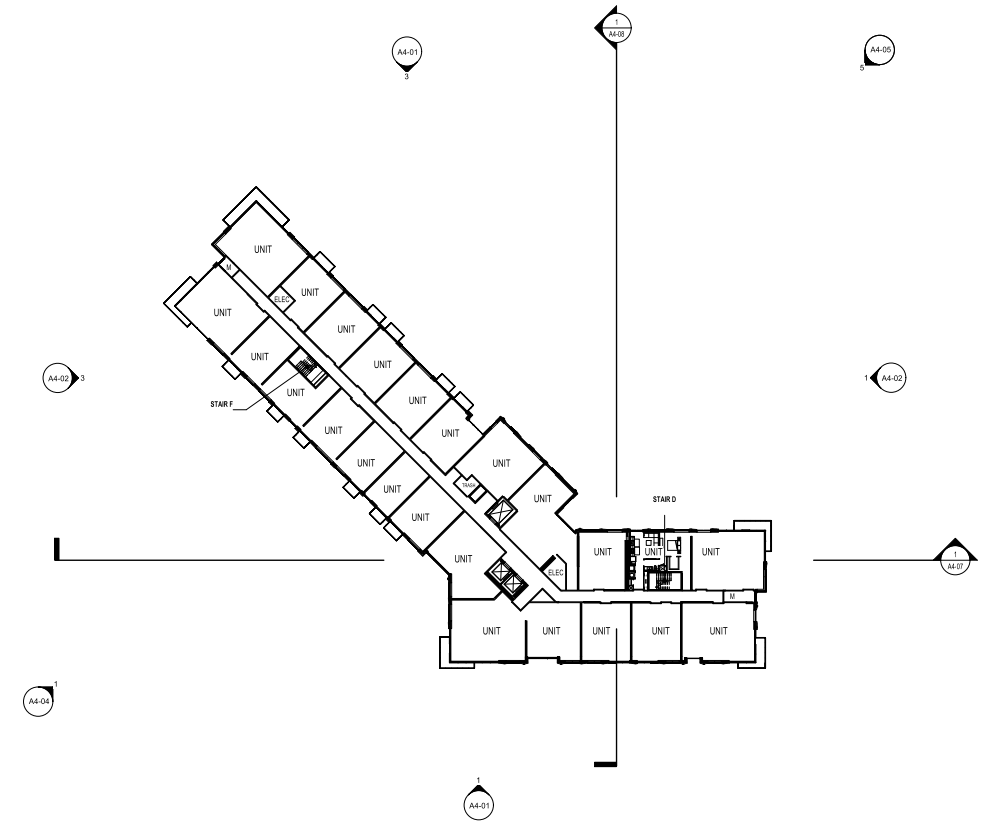
MILL RD, STOVALL ST, PERSHING AVE
ALEXANDRIA, VA 22314

Red Fox Development

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

STEVE SMITH	20230384
Principal-in-Charge	Project No.
ALYSHA BUCK	08/04/25
Project Manager	Date
MATT GUELCHER	
Project Architect	
SAM GUENIN	A2-21
Staff Architect	
	Drawing No.

NOT ISSUED FOR CONSTRUCTION



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

N

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
SHEET NUMBER: A2-22 - FLOOR PLAN - LEVEL 22
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ISSUANCES		
No.	Drawing Issue Description	Date
	VERIFICATION SUBMISSION	08.04.2025
	REVISED COMPLETENESS #2	09.02.2025

EISENHOWER BLOCK THREE

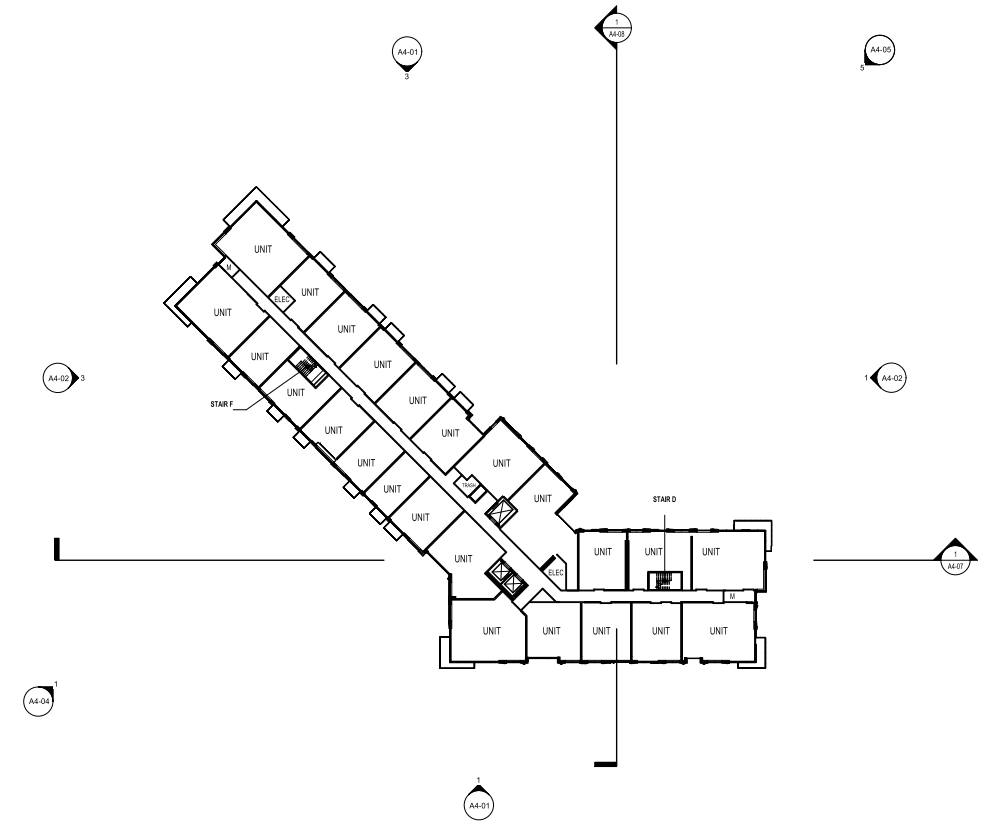
MILL RD, STOVALL ST, PERSHING AVE
ALEXANDRIA, VA 22314

Red Fox Development

FLOOR PLAN - LEVEL 22

STEVE SMITH Principal-in-Charge	20230384 Project No.
ALYSHA BUCK Project Manager	08/04/25 Date
MATT GUELCHER Project Architect	
SAM GUENIN Staff Architect	A2-22 Drawing No.

NOT ISSUED FOR CONSTRUCTION



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

N

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
SHEET NUMBER: A2-23 - FLOOR PLAN - LEVEL 23
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ISSUANCES		
No.	Drawing Issue Description	Date
	VERIFICATION SUBMISSION	08.04.2025
	REVISED COMPLETENESS #2	09.02.2025

EISENHOWER BLOCK THREE

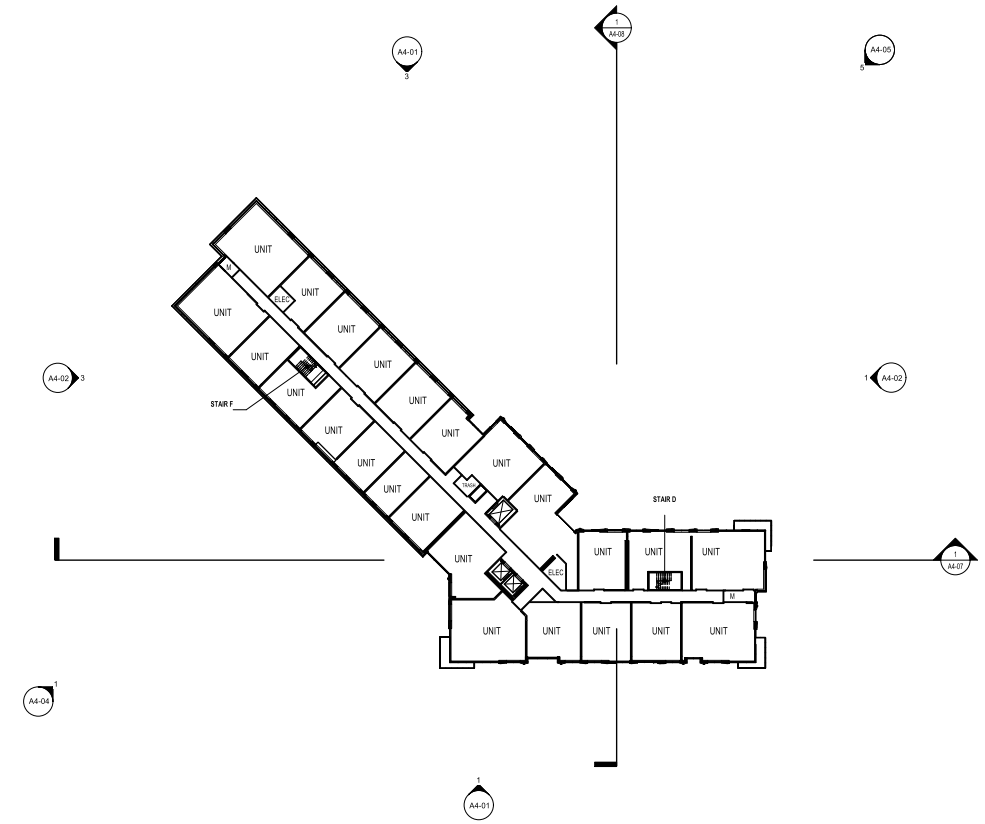
MILL RD, STOVALL ST, PERSHING AVE
ALEXANDRIA, VA 22314

Red Fox Development

FLOOR PLAN - LEVEL 23

STEVE SMITH Principal-in-Charge	20230384 Project No.
ALYSHA BUCK Project Manager	08/04/25 Date
MATT GUELCHER Project Architect	
SAM GUENIN Staff Architect	A2-23 Drawing No.

NOT ISSUED FOR CONSTRUCTION



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

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
SHEET NUMBER: A2-24 - FLOOR PLAN - LEVEL 24
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ISSUANCES		
No.	Drawing Issue Description	Date
	VERIFICATION SUBMISSION	08.04.2025
	REVISED COMPLETENESS #2	09.02.2025

EISENHOWER BLOCK THREE

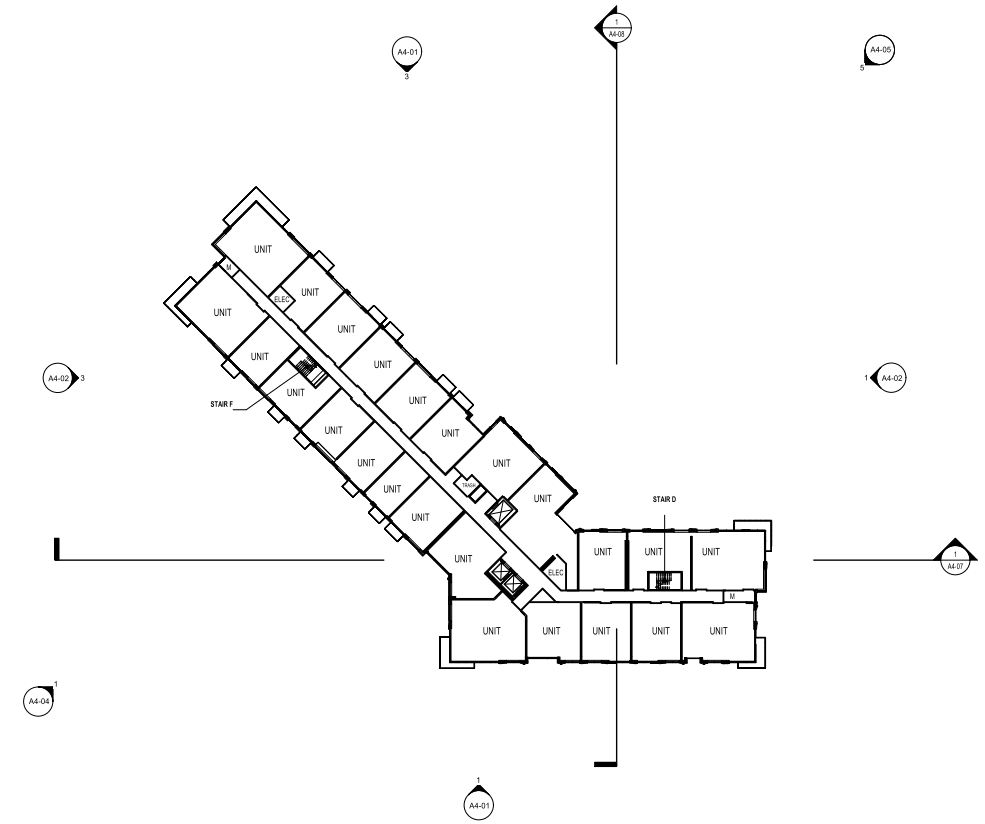
MILL RD, STOVALL ST, PERSHING AVE
ALEXANDRIA, VA 22314

Red Fox Development

FLOOR PLAN - LEVEL 24

STEVE SMITH Principal-in-Charge	20230384 Project No.
ALYSHA BUCK Project Manager	08/04/25 Date
MATT GUELCHER Project Architect	
SAM GUENIN Staff Architect	A2-24 Drawing No.

NOT ISSUED FOR CONSTRUCTION



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

N

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
SHEET NUMBER: A2-25 - FLOOR PLAN - LEVEL 25
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ISSUANCES		
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	VERIFICATION SUBMISSION	08.04.2025
	REVISED COMPLETENESS #2	09.02.2025

EISENHOWER BLOCK THREE

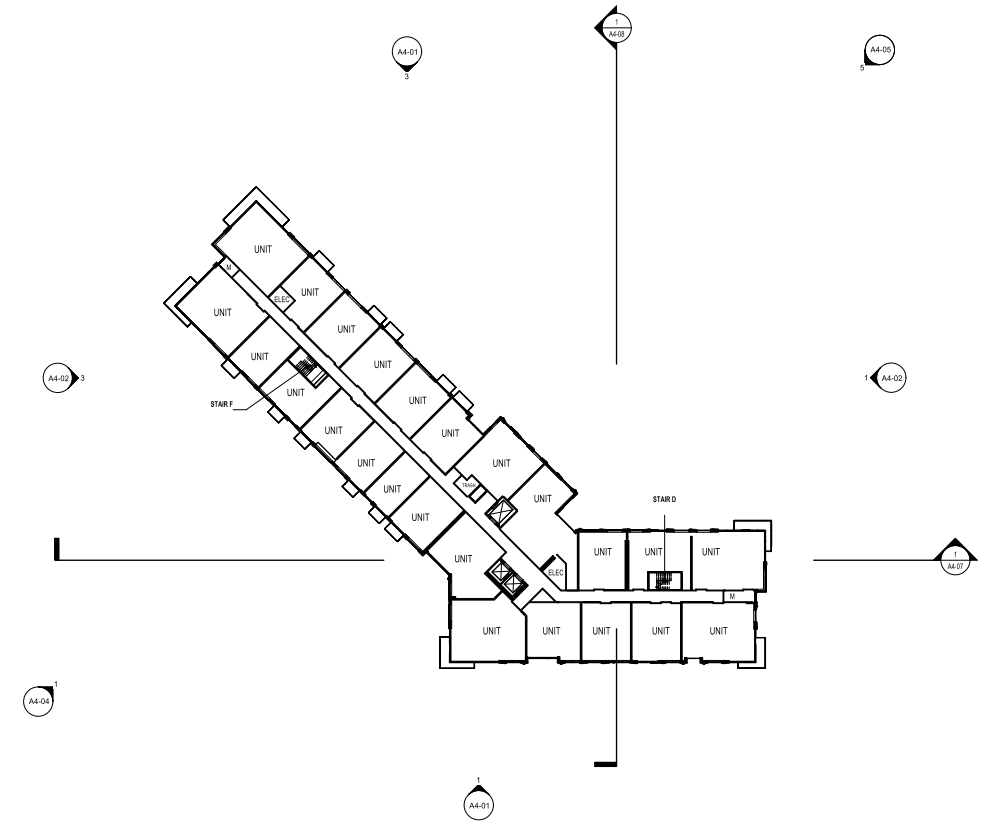
MILL RD, STOVALL ST, PERSHING AVE
ALEXANDRIA, VA 22314

Red Fox Development

FLOOR PLAN - LEVEL 25

STEVE SMITH Principal-in-Charge	20230384 Project No.
ALYSHA BUCK Project Manager	08/04/25 Date
MATT GUELCHER Project Architect	
SAM GUENIN Staff Architect	A2-25 Drawing No.

NOT ISSUED FOR CONSTRUCTION



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

N

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
SHEET NUMBER: A2-26 - FLOOR PLAN - LEVEL 26
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	REVISED COMPLETENESS #2	09.02.2025

EISENHOWER BLOCK THREE

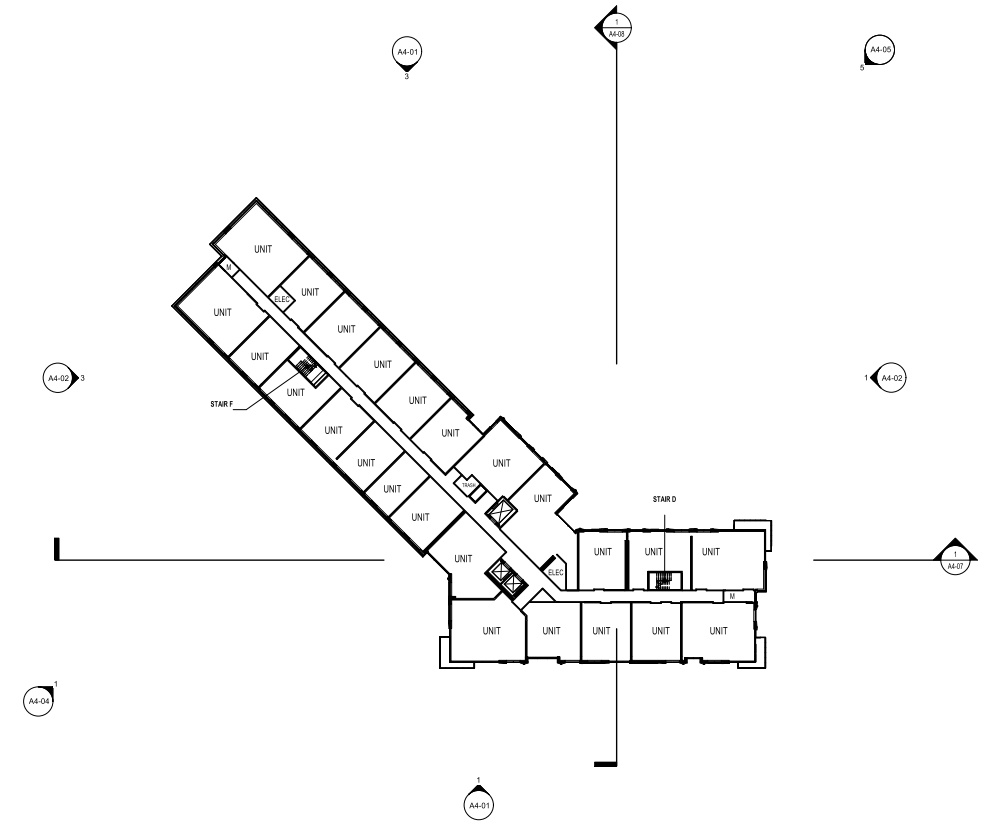
MILL RD, STOVALL ST, PERSHING AVE
ALEXANDRIA, VA 22314

Red Fox Development

FLOOR PLAN - LEVEL 26

STEVE SMITH Principal-in-Charge	20230384 Project No.
ALYSHA BUCK Project Manager	08/04/25 Date
MATT GUELCHER Project Architect	
SAM GUENIN Staff Architect	A2-26 Drawing No.

NOT ISSUED FOR CONSTRUCTION



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

N

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
SHEET NUMBER: A2-27 - FLOOR PLAN - LEVEL 27
Autodesk Docs://20230384 Eisenhower Block Three/20230384_v23_eisenhower_arch.rvt
9/2/2025 12:25:55 PM

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

EISENHOWER BLOCK THREE

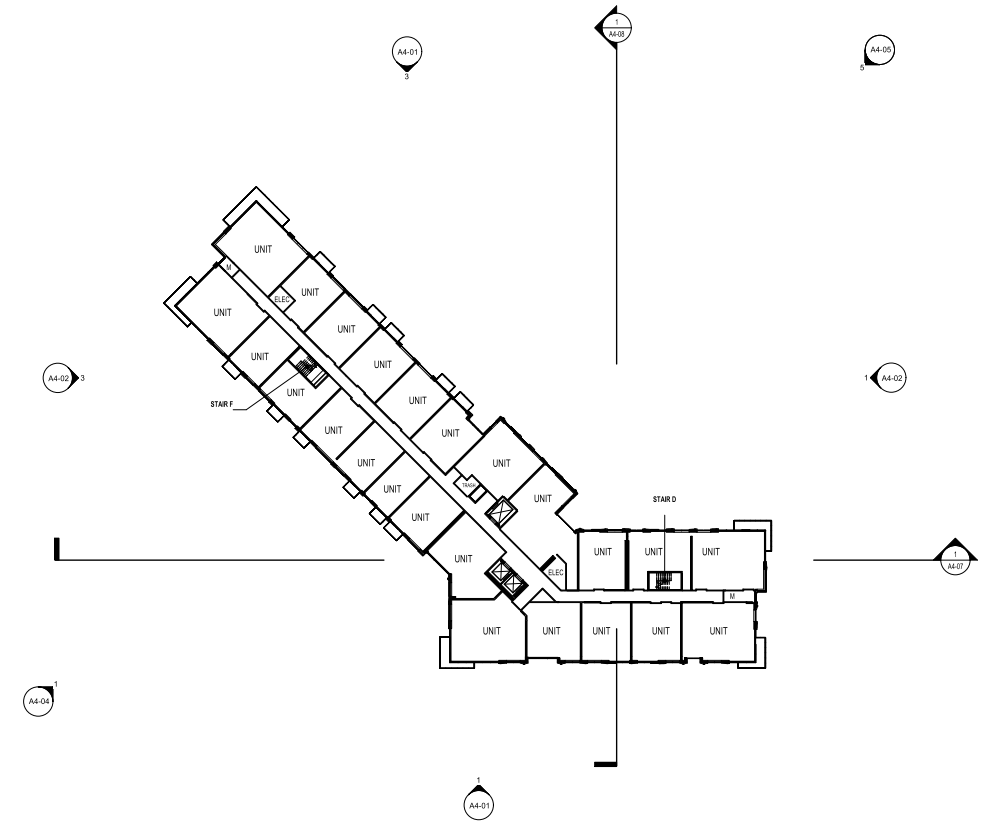
MILL RD, STOVALL ST, PERSHING AVE
ALEXANDRIA, VA 22314

Red Fox Development

FLOOR PLAN - LEVEL 27

STEVE SMITH Principal-in-Charge	20230384 Project No.
ALYSHA BUCK Project Manager	08/04/25 Date
MATT GUELCHER Project Architect	
SAM GUENIN Staff Architect	A2-27 Drawing No.

NOT ISSUED FOR CONSTRUCTION



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

N

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
SHEET NUMBER: A2-28 - FLOOR PLAN - LEVEL 28
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ISSUANCES		
No.	Drawing Issue Description	Date
	VERIFICATION SUBMISSION	08.04.2025
	REVISED COMPLETENESS #2	09.02.2025

EISENHOWER BLOCK THREE

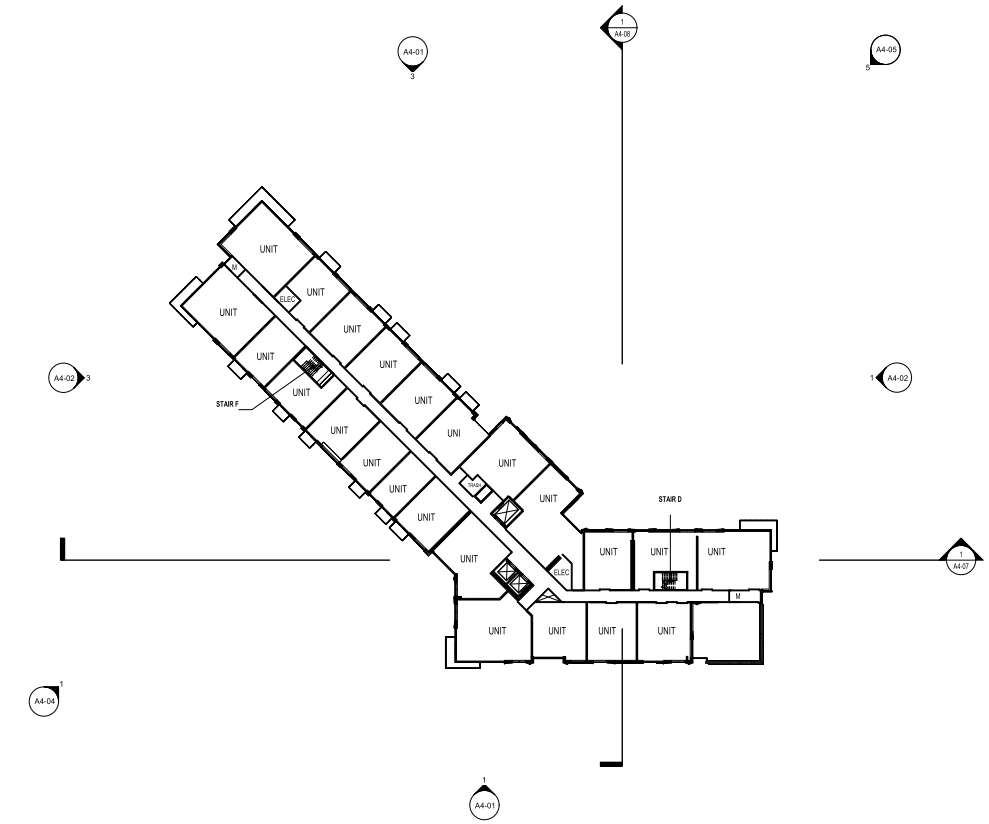
MILL RD, STOVALL ST, PERSHING AVE
ALEXANDRIA, VA 22314

Red Fox Development

FLOOR PLAN - LEVEL 28

STEVE SMITH Principal-in-Charge	20230384 Project No.
ALYSHA BUCK Project Manager	08/04/25 Date
MATT GUELCHER Project Architect	
SAM GUENIN Staff Architect	A2-28 Drawing No.

NOT ISSUED FOR CONSTRUCTION



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

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
SHEET NUMBER: A2-29 - FLOOR PLAN - LEVEL 29 (SOUTHEAST STEP BACK)
Autodesk Docs://20230384 Eisenhower Block Three/20230384_v23_eisenhower_arch.rvt
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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
	DSUP SUBMISSION	06.02.2025
	VERIFICATION SUBMISSION	08.04.2025
	REVISED COMPLETENESS #2	09.02.2025

EISENHOWER BLOCK THREE

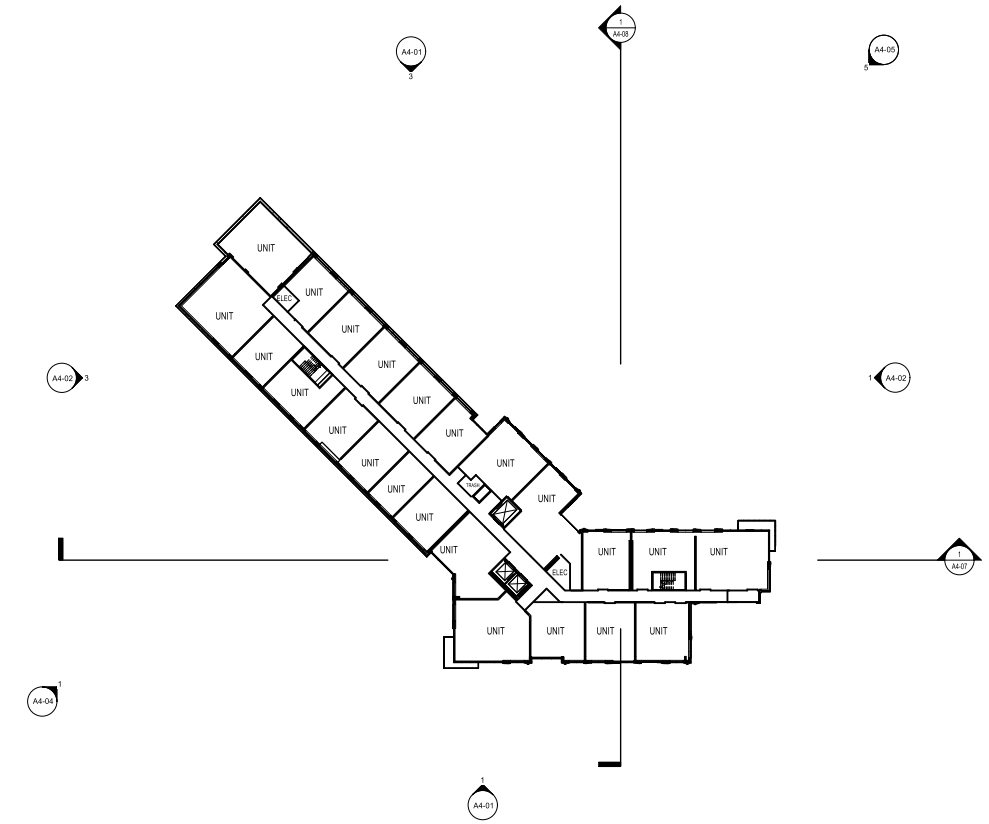
MILL RD, STOVALL ST, PERSHING AVE
ALEXANDRIA, VA 22314

Red Fox Development

FLOOR PLAN - LEVEL 29
(SOUTHEAST STEP BACK)

STEVE SMITH Principal-in-Charge	20230384 Project No.
ALYSHA BUCK Project Manager	08/04/25 Date
MATT GUELCHER Project Architect	
SAM GUENIN Staff Architect	A2-29 Drawing No.

NOT ISSUED FOR CONSTRUCTION



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

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
SHEET NUMBER: A2-30 - FLOOR PLAN - LEVEL 30
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ISSUANCES		
No.	Drawing Issue Description	Date
	VERIFICATION SUBMISSION	08.04.2025
	REVISED COMPLETENESS #2	09.02.2025

EISENHOWER BLOCK THREE

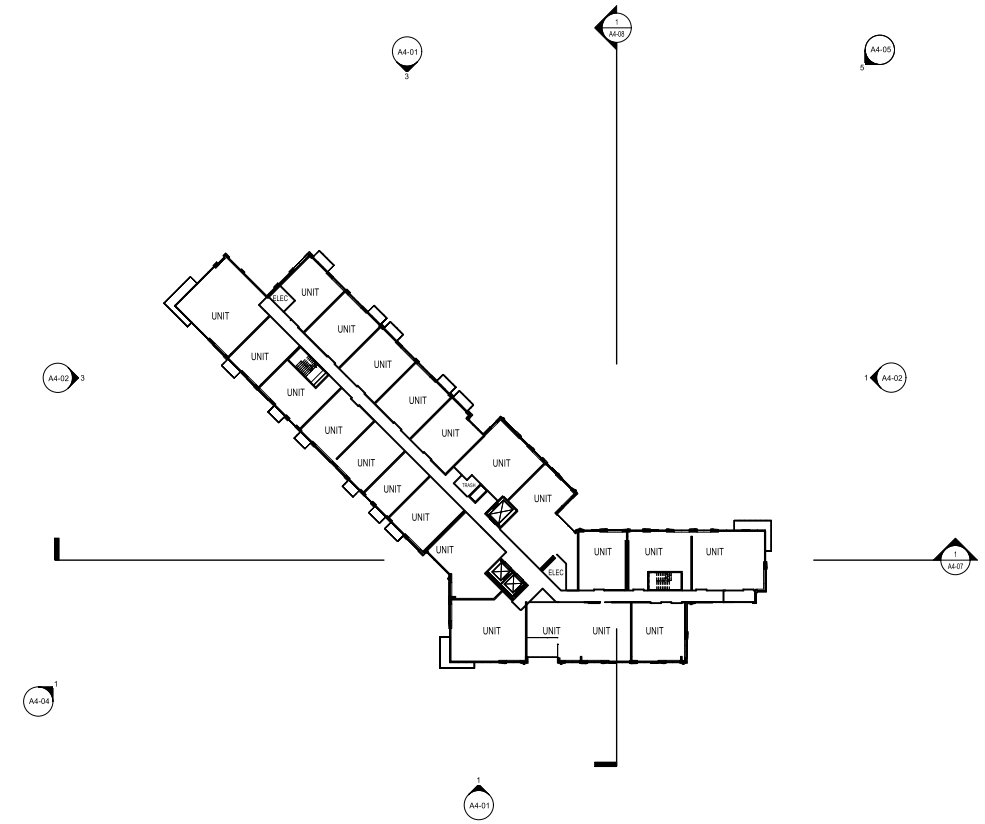
MILL RD, STOVALL ST, PERSHING AVE
ALEXANDRIA, VA 22314

Red Fox Development

FLOOR PLAN - LEVEL 30

STEVE SMITH Principal-in-Charge	20230384 Project No.
ALYSHA BUCK Project Manager	08/04/25 Date
MATT GUELCHER Project Architect	
SAM GUENIN Staff Architect	A2-30 Drawing No.

NOT ISSUED FOR CONSTRUCTION



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

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
SHEET NUMBER: A2-31 - FLOOR PLAN - LEVEL 31
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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

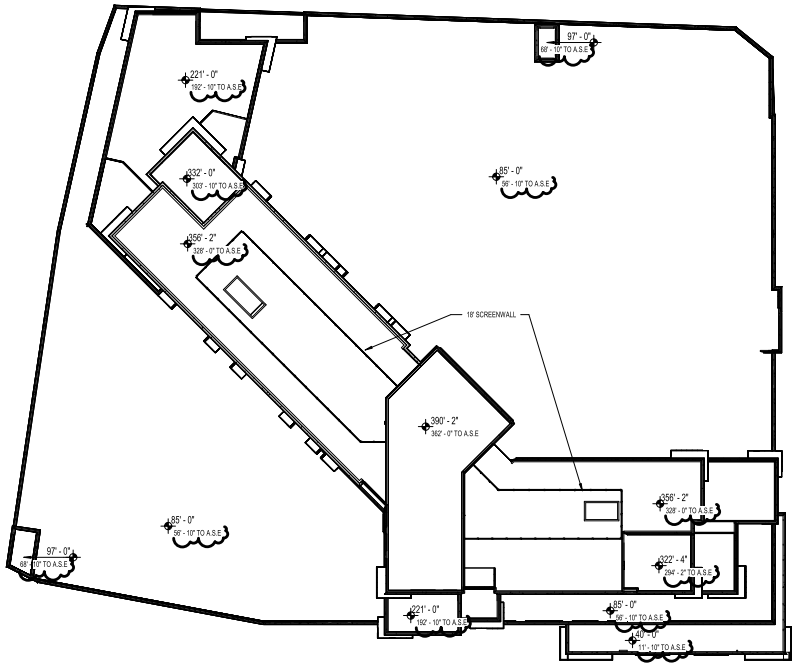
Red Fox Development

FLOOR PLAN - LEVEL 31

STEVE SMITH Principal-in-Charge	20230384 Project No.
ALYSHA BUCK Project Manager	08/04/25 Date
MATT GUELCHER Project Architect	
SAM GUENIN Staff Architect	A2-31 Drawing No.

NOT ISSUED FOR CONSTRUCTION

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



1 A2-32 CONCEPT ROOF PLAN
SCALE: 1" = 30'-0"

N

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
SHEET NUMBER: A2-32 - ROOF PLAN
Autodesk Docs://20230384 Eisenhower Block Three/20230384_v23_eisenhower_arch.rvt
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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
	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

ROOF PLAN

STEVE SMITH	20230384
Principal-in-Charge	Project No.
ALYSHA BUCK	08/04/25
Project Manager	Date
MATT GUELCHER	
Project Architect	
SAM GUENIN	A2-32
Staff Architect	
	Drawing No.

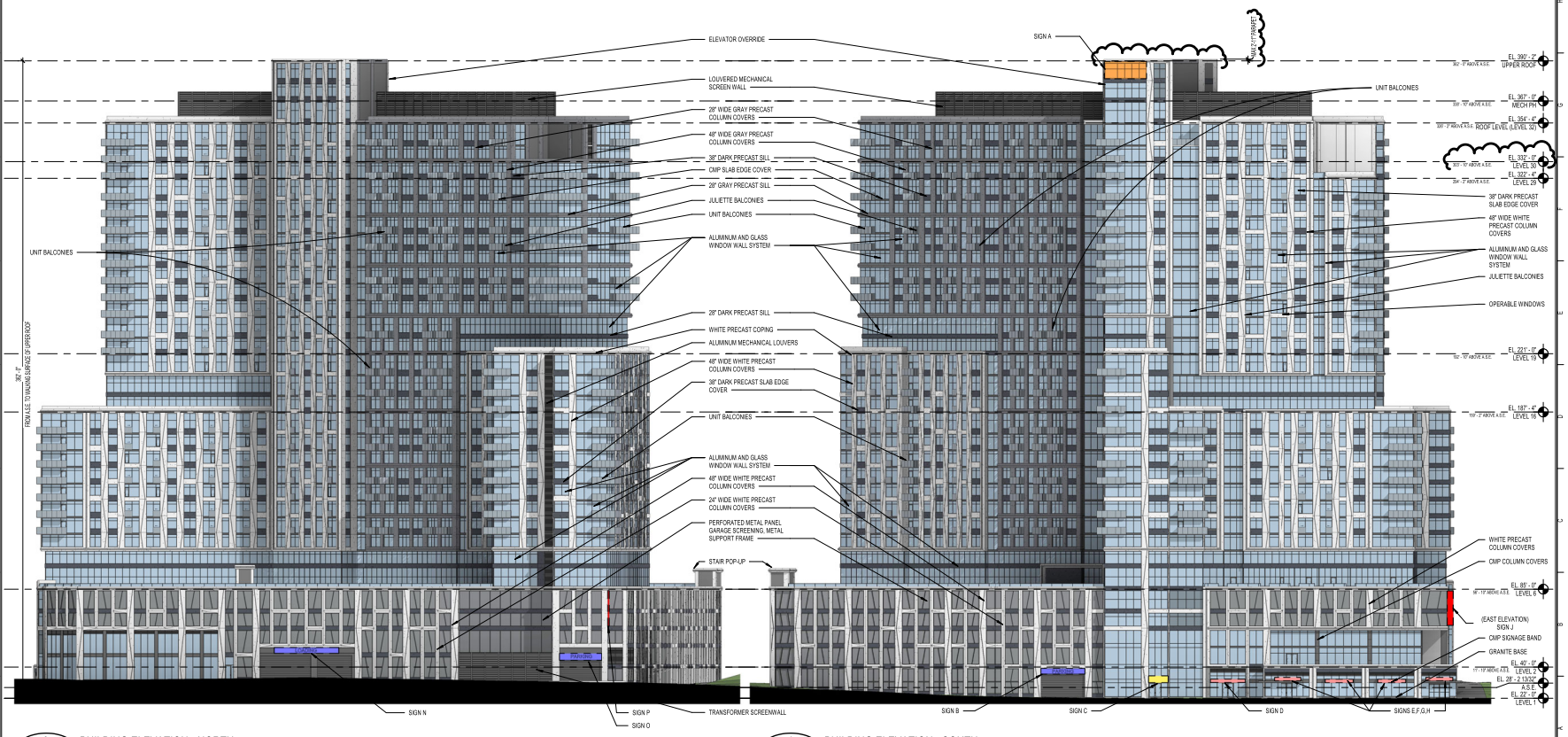
NOT ISSUED FOR CONSTRUCTION

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

FOR SIGNAGE INFORMATION, SEE SHEET A4-05.

NORTH ELEVATION WWR: 37.8%

SOUTH ELEVATION WWR: 43.5%



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

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

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
SHEET NUMBER: A4-01 - BUILDING ELEVATIONS
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ISSUANCES

No.	Drawing Issue Description	Date
	CONCEPT 2 SUBMISSION	03.07.2025
	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

EISENHOWER BLOCK THREE

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

Red Fox Development

BUILDING ELEVATIONS

STEVE SMITH Principal-in-Charge	20230384 Project No.
ALYSHA BUCK Project Manager	08/04/25 Date
MATT GUELCHER Project Architect	
SAM GUENIN Staff Architect	A4-01 Drawing No.

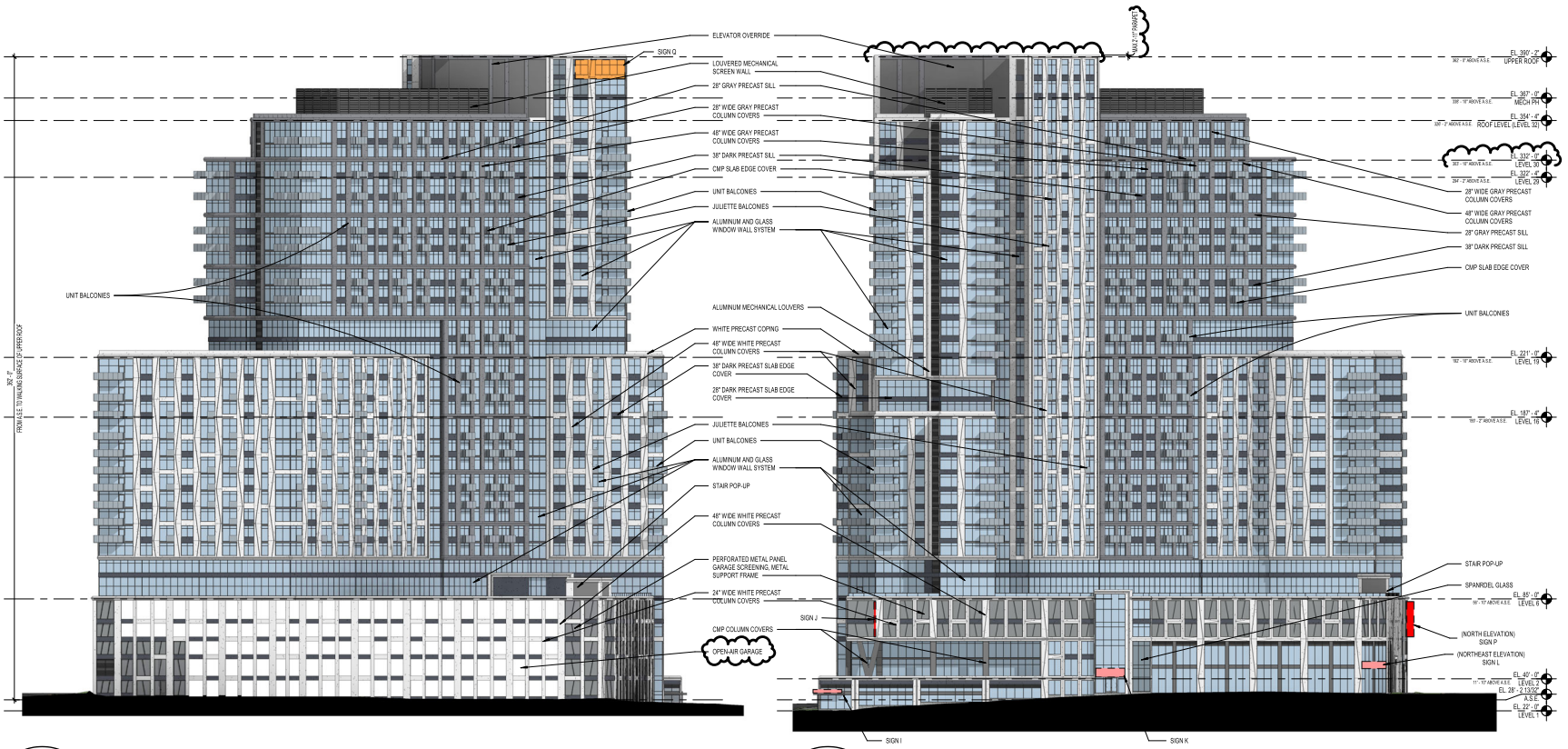
NOT ISSUED FOR CONSTRUCTION

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

FOR SIGNAGE INFORMATION, SEE SHEET A4-05.

EAST ELEVATION WWR: 44.6%

WEST ELEVATION WWR: 33.1%



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

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

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
SHEET NUMBER: A4-02 - BUILDING ELEVATIONS
Autodesk Docs://20230384 Eisenhower Block Three/20230384_v23_eisenhower_arch.rvt
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No.	Drawing Issue Description	Date
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	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

EISENHOWER BLOCK THREE

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

Red Fox Development

BUILDING ELEVATIONS

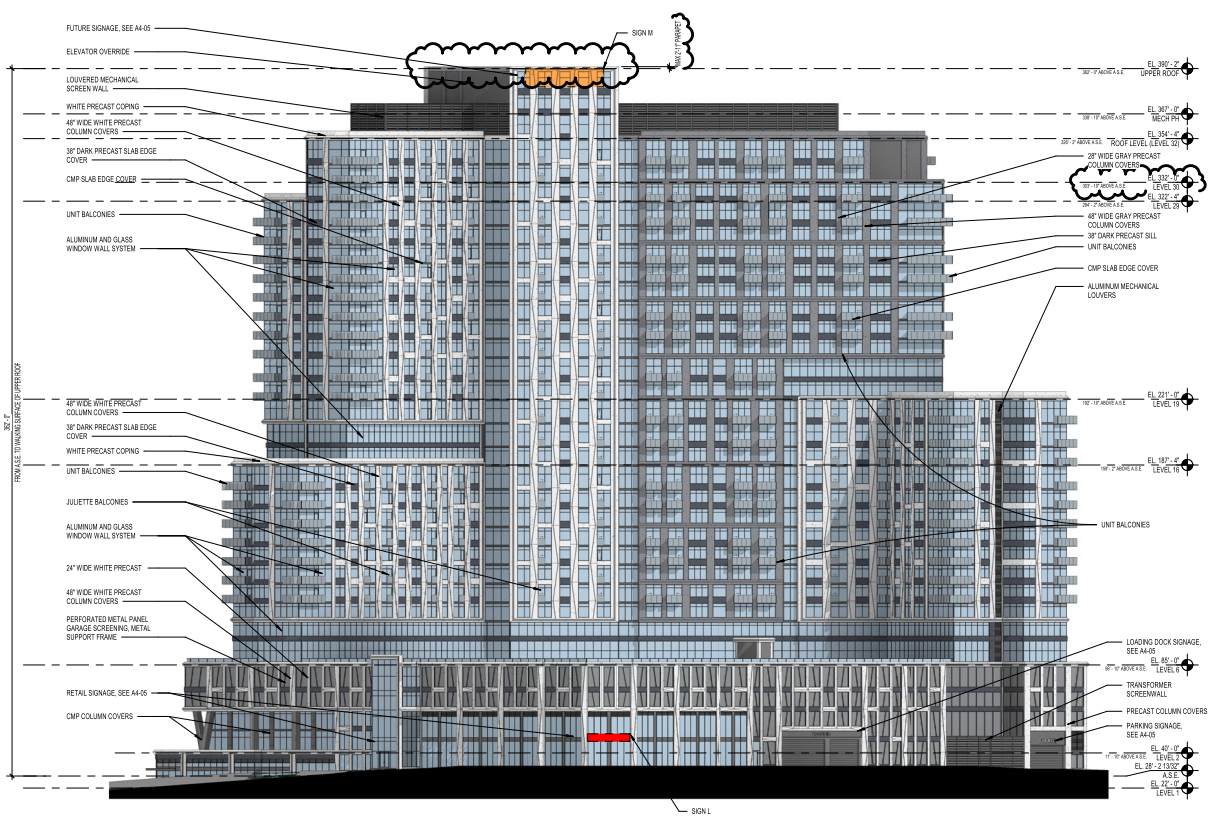
STEVE SMITH Principal-in-Charge	20230384 Project No.
ALYSHA BUCK Project Manager	08/04/25 Date
MATT GUELCHER Project Architect	
SAM GUENIN Staff Architect	A4-02 Drawing No.

NOT ISSUED FOR CONSTRUCTION

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

FOR SIGNAGE INFORMATION, SEE SHEET A4-05.

NORTHEAST ELEVATION WWR: 49.5%



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

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
SHEET NUMBER: A4-03 - BUILDING ELEVATIONS
Autodesk Docs://20230384 Eisenhower Block Three/20230384_v23_eisenhower_arch.rvt
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No.	Drawing Issue Description	Date
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	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

EISENHOWER BLOCK THREE

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

Red Fox Development

BUILDING ELEVATIONS

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

A4-03

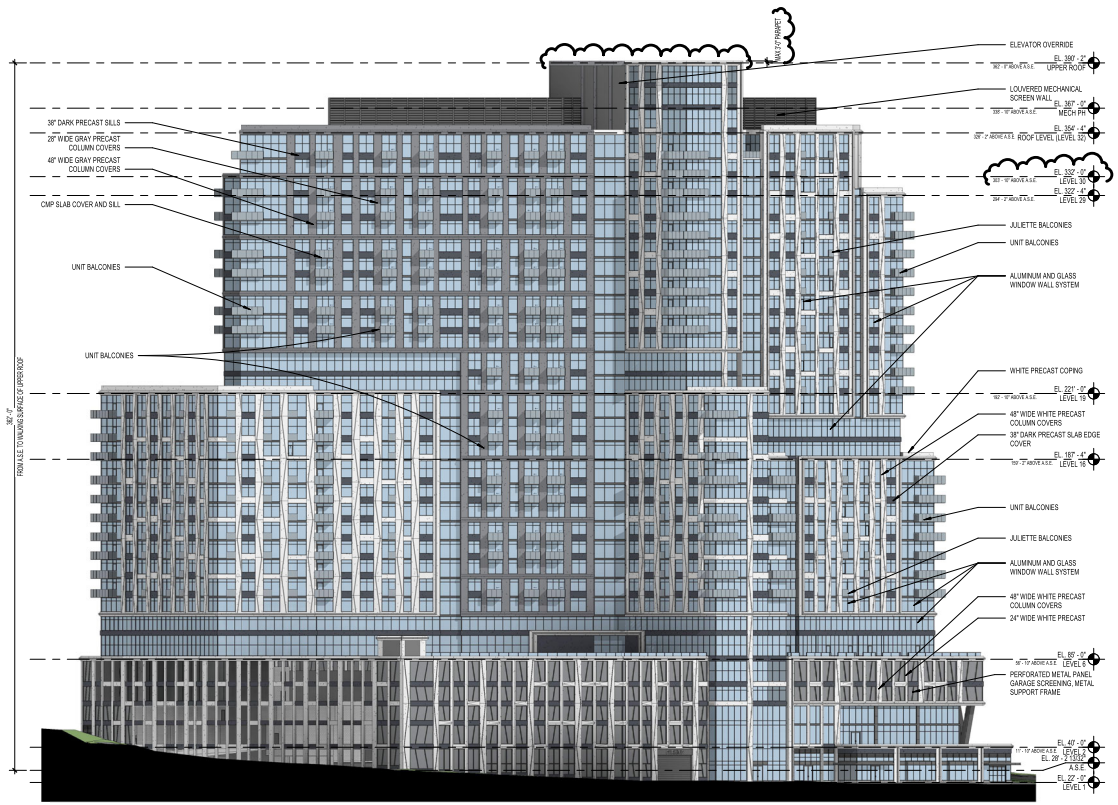
Drawing No.

NOT ISSUED FOR CONSTRUCTION

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

FOR SIGNAGE INFORMATION, SEE SHEET A4-05.

SOUTHWEST ELEVATION WWR: 44.7%



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

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
SHEET NUMBER: A4-04 - BUILDING ELEVATIONS
Autodesk Docs://20230384 Eisenhower Block Three/20230384_v23_eisenhower_arch.rvt
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ISSUANCES		
No.	Drawing Issue Description	Date
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	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

EISENHOWER BLOCK THREE

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

Red Fox Development

BUILDING ELEVATIONS

STEVE SMITH Principal-in-Charge	20230384 Project No.
ALYSHA BUCK Project Manager	08/04/25 Date
MATT GUELCHER Project Architect	
SAM GUENIN Staff Architect	A4-04 Drawing No.

NOT ISSUED FOR CONSTRUCTION

SIGNAGE LEGEND
GROUND-LEVEL RETAIL
RETAIL BLADE SIGN
RETAIL TOWER SIGN
RESIDENTIAL
PARKING

SIGN	TYPE	ELEVATION	DIMENSIONS	AREA	NOTES
A	RETAIL TOWER SIGN	SOUTH	25'-6" x 10'-2"	259.25 SF	
B	PARKING	SOUTH	26'-0" x 3'-4"	86.67 SF	
C	RESIDENTIAL	SOUTH	11'-0" x 4'-0"	44 SF	
D	GROUND LEVEL RETAIL	SOUTH	20'-0" x 2'-0"	40 SF	
E	GROUND LEVEL RETAIL	SOUTH	16'-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	16'-0" x 2'-0"	32 SF	
I	GROUND LEVEL RETAIL	EAST	16'-0" x 2'-0"	32 SF	
J	RETAIL BLADE SIGN	EAST	20'-0" x 4'-0"	80 SF	
K	GROUND LEVEL RETAIL	EAST	17'-6" x 5'-0"	87.5 SF	
L	GROUND LEVEL RETAIL	NORTHEAST	21'-6" 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	28-6" x 10'-10"	308.75 SF	

NOTE: SIGNAGE LIGHTING TO BE COORDINATED FOR FSP

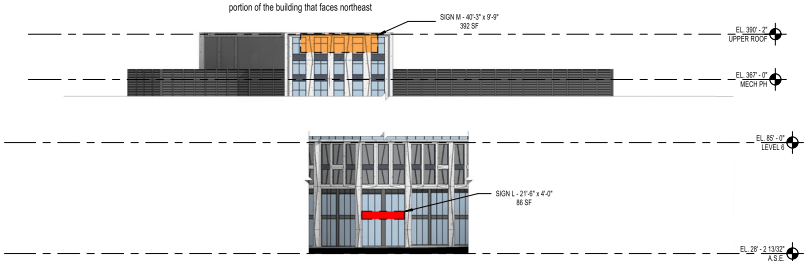
NOTE: ALL SPOT ELEVATIONS ARE MEASURED FROM SEA LEVEL UNLESS OTHERWISE NOTED.

NO SIGNS ON THIS ELEVATION

6 A4-05 CONCEPT ELEVATION - SOUTHWEST - SIGNAGE
SCALE: 1" = 30'-0"

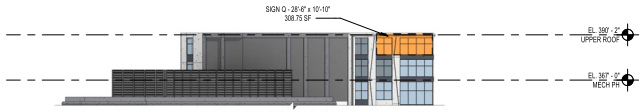
BUILDING WALL WIDTH*	259' - 3"
ALLOWABLE SIGN AREA (1:2 RATIO)	518.5 SF
TOTAL PROVIDED SIGN AREA	478 SF

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



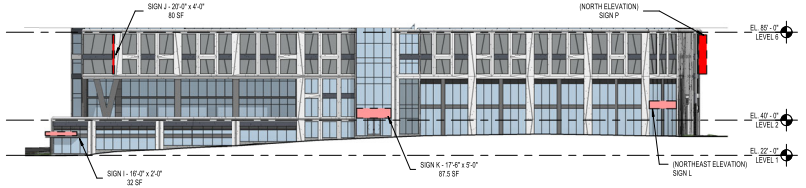
5 A4-05 CONCEPT ELEVATION - NORTHEAST - SIGNAGE
SCALE: 1" = 30'-0"

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



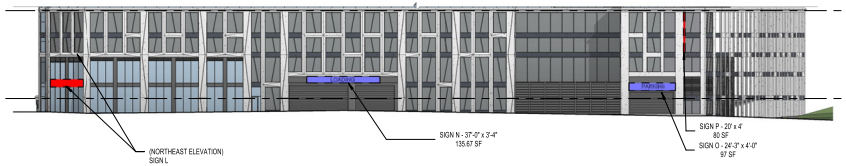
4 A4-05 CONCEPT ELEVATION - WEST - SIGNAGE
SCALE: 1" = 30'-0"

BUILDING WALL WIDTH	336' - 6"
ALLOWABLE SIGN AREA (1:2 RATIO)	673 SF
TOTAL PROVIDED SIGN AREA	199.5 SF



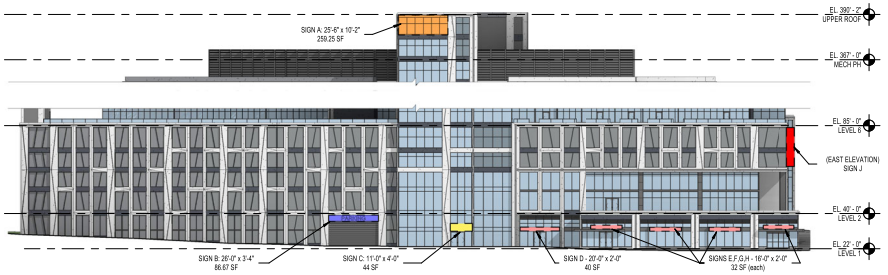
3 A4-05 CONCEPT ELEVATION - EAST - SIGNAGE
SCALE: 1" = 30'-0"

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



2 A4-05 CONCEPT ELEVATION - NORTH - SIGNAGE
SCALE: 1" = 30'-0"

BUILDING WALL WIDTH	429' - 9"
ALLOWABLE SIGN AREA (1:2 RATIO)	859.5 SF
TOTAL PROVIDED SIGN AREA	557.92 SF



1 A4-05 CONCEPT ELEVATION - SOUTH - SIGNAGE
SCALE: 1" = 30'-0"

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
SHEET NUMBER: A4-05 - BUILDING ELEVATIONS - SIGNAGE
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ISSUANCES		
No.	Drawing Issue Description	Date
	DRB CONCEPT REVIEW 2	05.09.2025
	DSUP 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

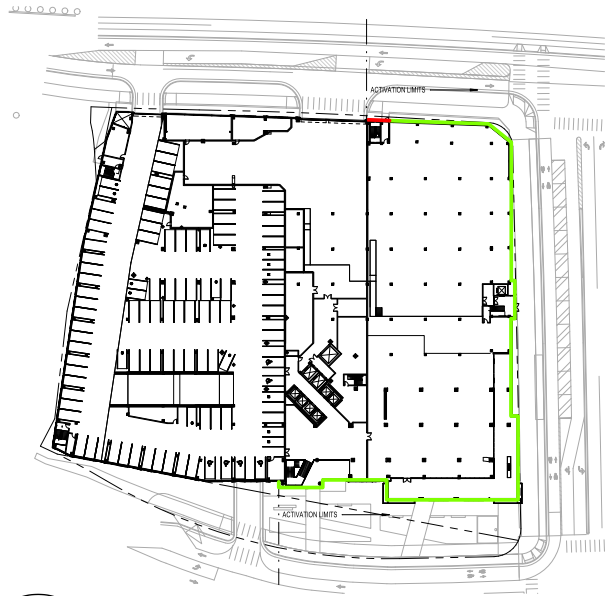
Red Fox Development

BUILDING ELEVATIONS - SIGNAGE

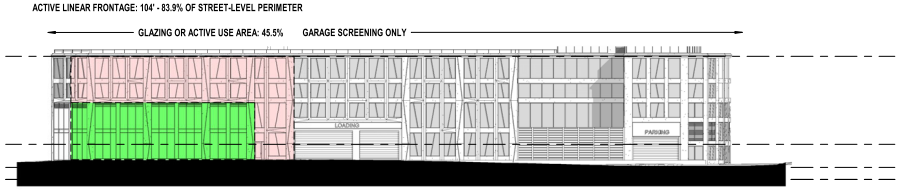
STEVE SMITH Principal-in-Charge	20230384 Project No.
ALYSHA BUCK Project Manager	08/04/25 Date
MATT GUELCHER Project Architect	
SAM GUENIN Staff Architect	A4-05 Drawing No.

NOT ISSUED FOR CONSTRUCTION

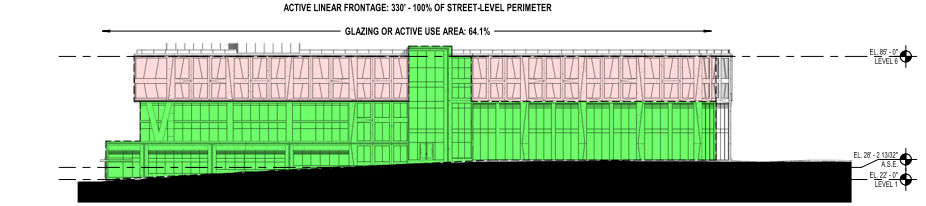
NOTE: ALL SPOT ELEVATIONS ARE MEASURED FROM SEA LEVEL UNLESS OTHERWISE NOTED.



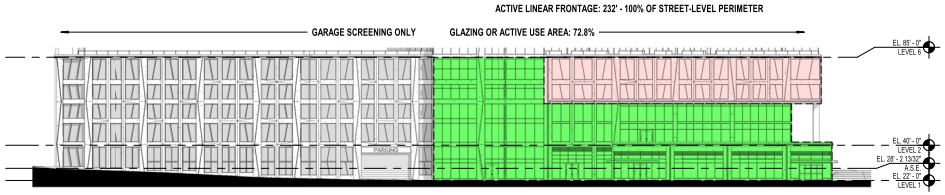
4 A4-06 KEY PLAN - ACTIVATION DIAGRAM
SCALE: 1" = 50'-0"



3 A4-06 BUILDING ELEVATION - NORTH - ACTIVATION DIAGRAM
SCALE: 1" = 30'-0"



2 A4-06 BUILDING ELEVATION - EAST - ACTIVATION DIAGRAM
SCALE: 1" = 30'-0"



1 A4-06 BUILDING ELEVATION - SOUTH - ACTIVATION DIAGRAM
SCALE: 1" = 30'-0"

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
SHEET NUMBER: A4-06 - BUILDING ELEVATIONS - ACTIVATION DIAGRAMS
Autodesk Docs://20230384 Eisenhower Block Three/20230384_v23_eisenhower_arch.rvt
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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

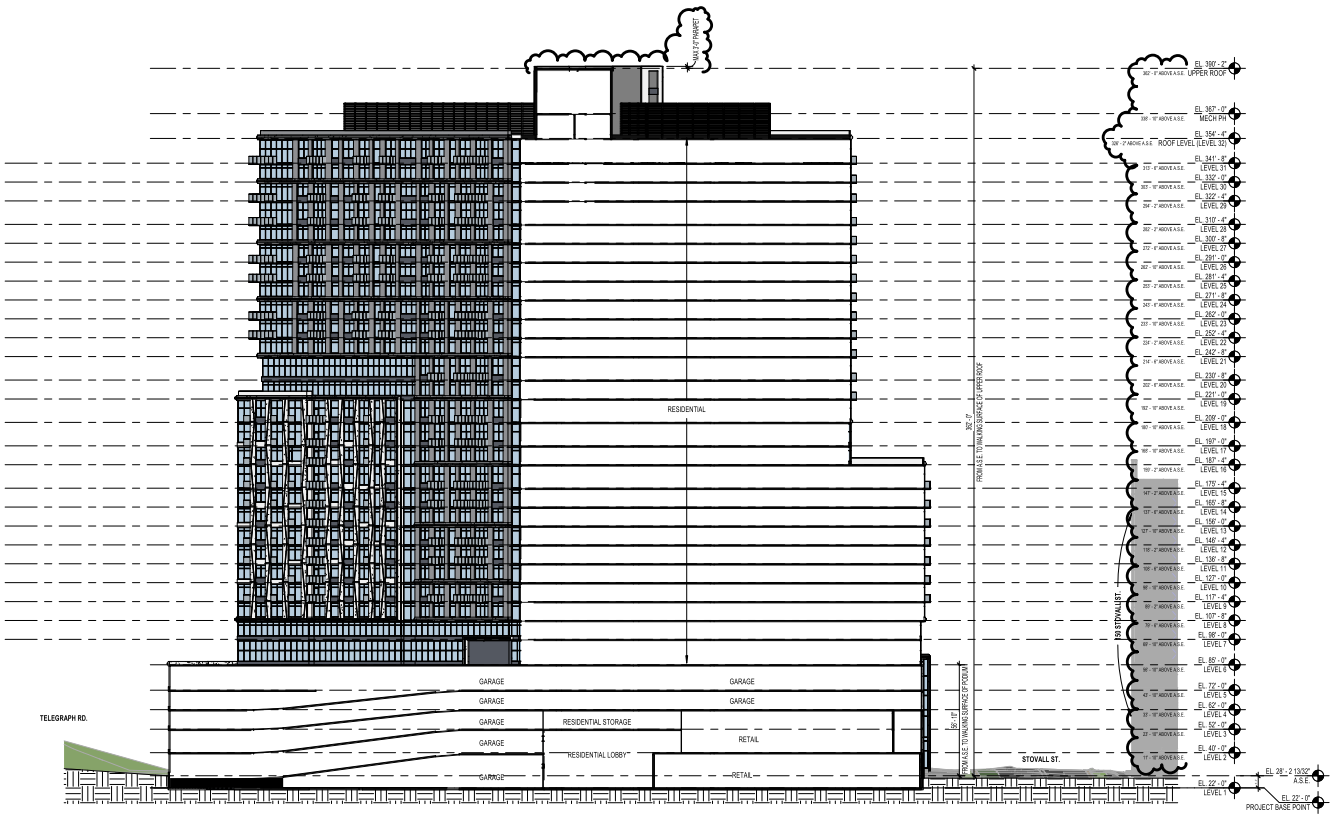
Red Fox Development

BUILDING ELEVATIONS - ACTIVATION DIAGRAMS

STEVE SMITH Principal-in-Charge	20230384 Project No.
ALYSHA BUCK Project Manager	08/04/25 Date
MATT GUELCHER Project Architect	
SAM GUENIN Staff Architect	A4-06 Drawing No.

NOT ISSUED FOR CONSTRUCTION

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



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

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
SHEET NUMBER: A4-07 - BUILDING SECTIONS
Autodesk Docs://20230384 Eisenhower Block Three/20230384_v23_eisenhower_arch.rvt
9/2/2025 12:41:13 PM

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ISSUANCES		
No.	Drawing Issue Description	Date
	CONCEPT 1 SUBMISSION	08.02.2024
	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

EISENHOWER BLOCK THREE

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

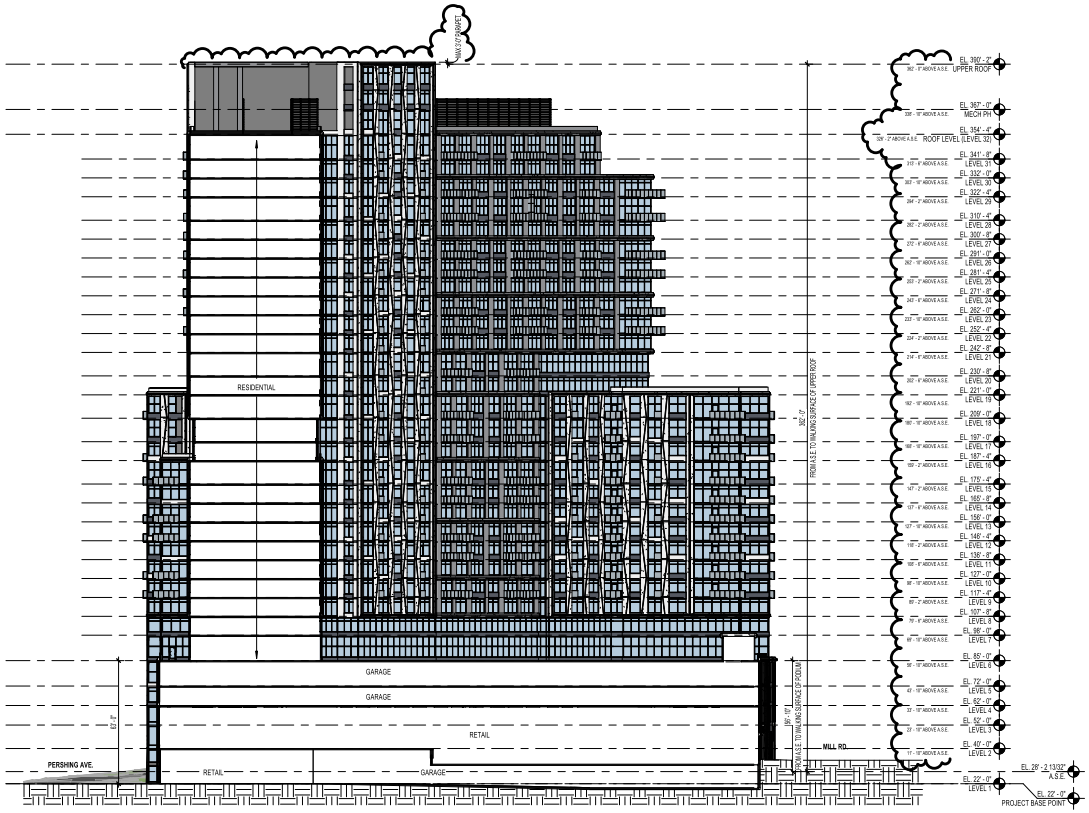
Red Fox Development

BUILDING SECTIONS

STEVE SMITH Principal-in-Charge	20230384 Project No.
ALYSHA BUCK Project Manager	08/04/25 Date
MATT GUELCHER Project Architect	
SAM GUENIN Staff Architect	A4-07 Drawing No.

NOT ISSUED FOR CONSTRUCTION

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



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

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
SHEET NUMBER: A4-08 - BUILDING SECTIONS
Autodesk Docs://20230384 Eisenhower Block Three/20230384_v23_eisenhower_arch.rvt
9/2/2025 1:08:31 PM

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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
	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

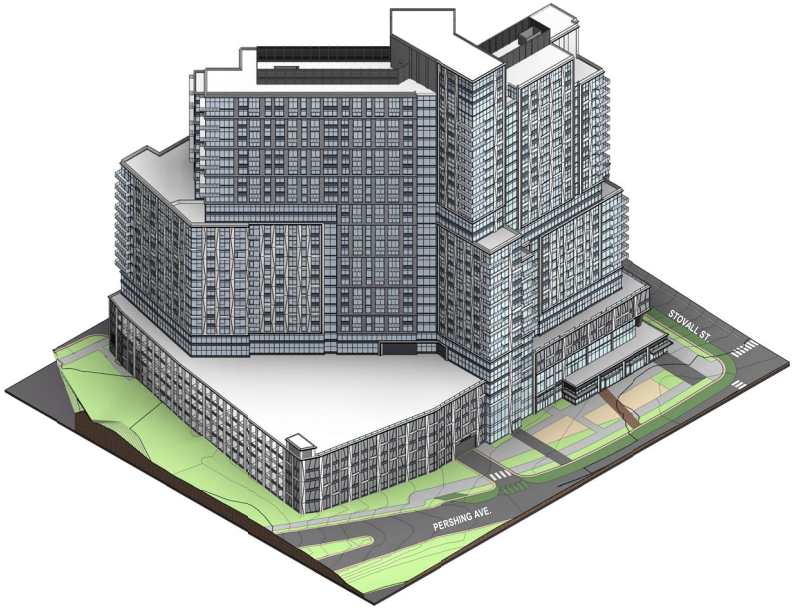
Red Fox Development

BUILDING SECTIONS

STEVE SMITH Principal-in-Charge	20230384 Project No.
ALYSHA BUCK Project Manager	08/04/25 Date
MATT GUELCHER Project Architect	
SAM GUENIN Staff Architect	A4-08 Drawing No.

NOT ISSUED FOR CONSTRUCTION

NOTE: SEE LANDSCAPE DRAWINGS FOR PODIUM AND GRADE LEVEL DETAILS



2 A4-10 SW AXON
SCALE:



1 A4-10 NE AXON
SCALE:

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
SHEET NUMBER: A4-10 - AXONOMETRIC VIEWS
Autodesk Docs://20230384 Eisenhower Block Three/20230384_v23_eisenhower_arch.rvt
9/2/2025 12:47:24 PM

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ISSUANCES

No.	Drawing Issue Description	Date
	CONCEPT 2 SUBMISSION	03.07.2025
	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

EISENHOWER BLOCK THREE

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

Red Fox Development

AXONOMETRIC VIEWS

STEVE SMITH (Principal-in-Charge)	20230384 (Project No.)
ALYSHA BUCK (Project Manager)	08/04/25 (Date)
MATT GUELCHER (Project Architect)	
SAM GUENIN (Staff Architect)	A4-10

Drawing No.

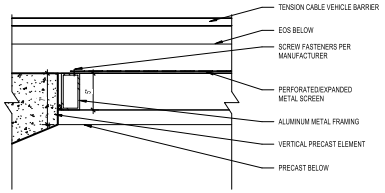
NOT ISSUED FOR CONSTRUCTION

GENERAL NOTES

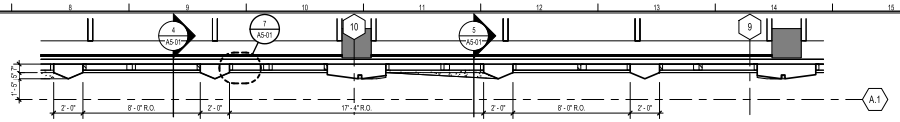
1. SEE SHEET A6-01 FOR LIGHTING INFORMATION
2. PROVIDE 8" MIN. TALL GRANITE BASE AT ALL EXTERIOR WALLS AT GRADE LEVEL, TYP.

PERFORATED METAL PANEL - 1/2" HOLES @ 11/16" STAGGERED SPACING

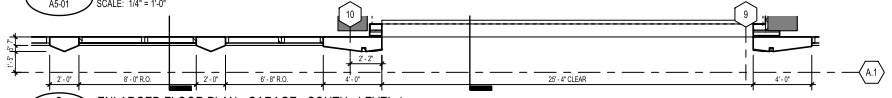




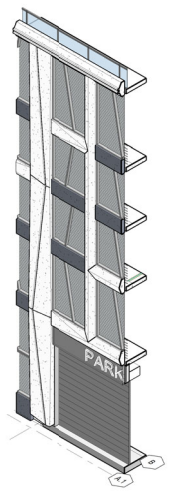
7 A5-01 PLAN DETAIL - METAL PANEL JAMB
SCALE: 1 1/2" = 1'-0"

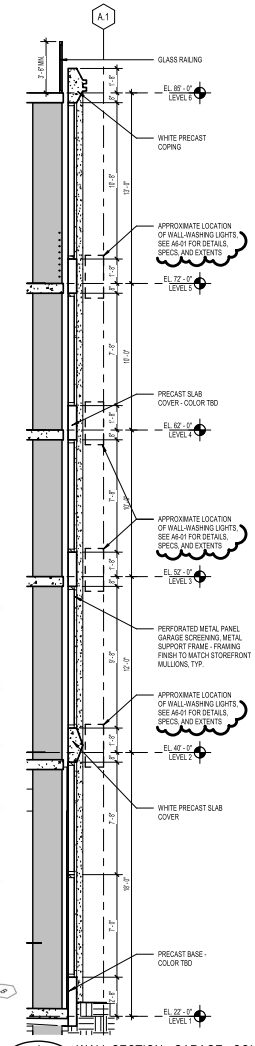


3 A5-01 ENLARGED FLOOR PLAN - GARAGE - SOUTH - TYPICAL LEVELS (2-5)
SCALE: 1/4" = 1'-0"

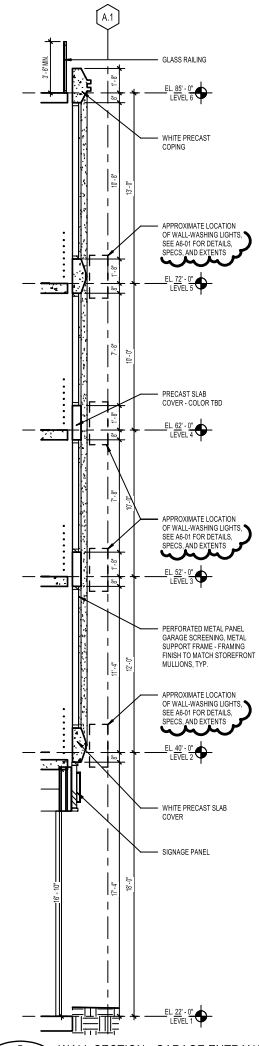


2 A5-01 ENLARGED FLOOR PLAN - GARAGE - SOUTH - LEVEL 1
SCALE: 1/4" = 1'-0"

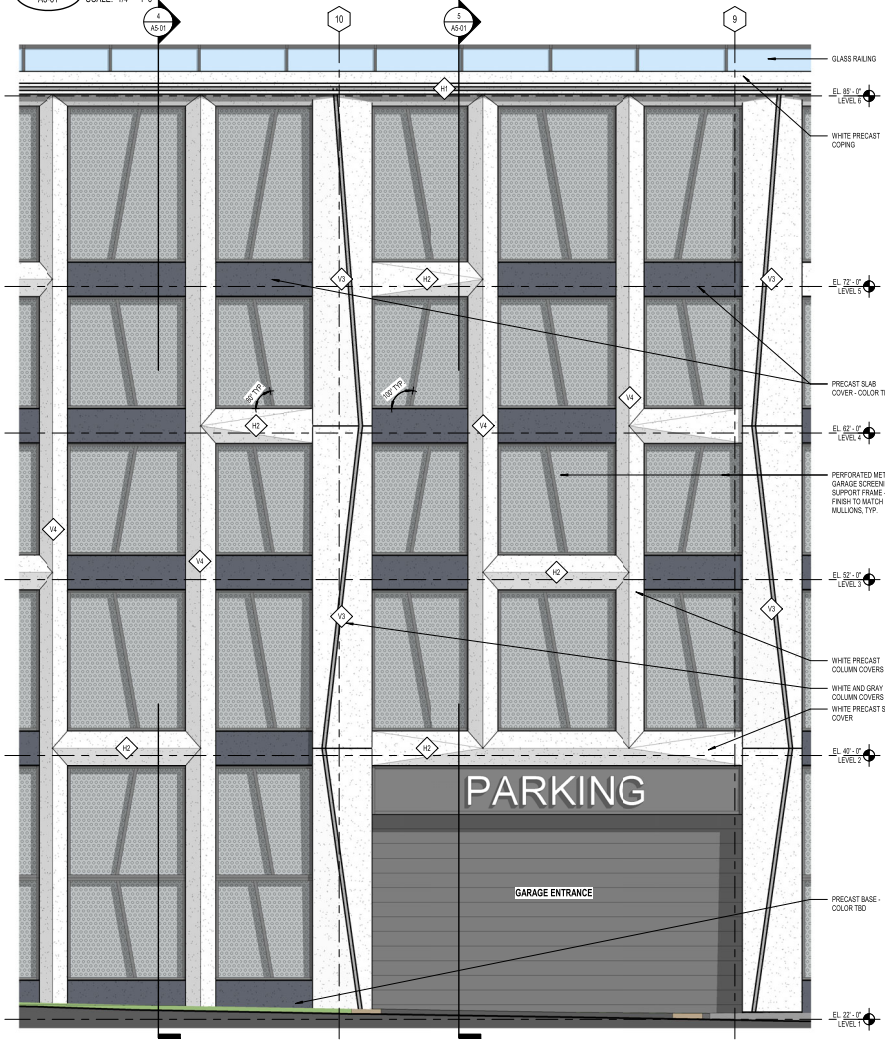




4 A5-01 WALL SECTION - GARAGE - SOUTH
SCALE: 1/4" = 1'-0"



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



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

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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

ENLARGED PLANS, ELEVATIONS AND SECTIONS - PODIUM

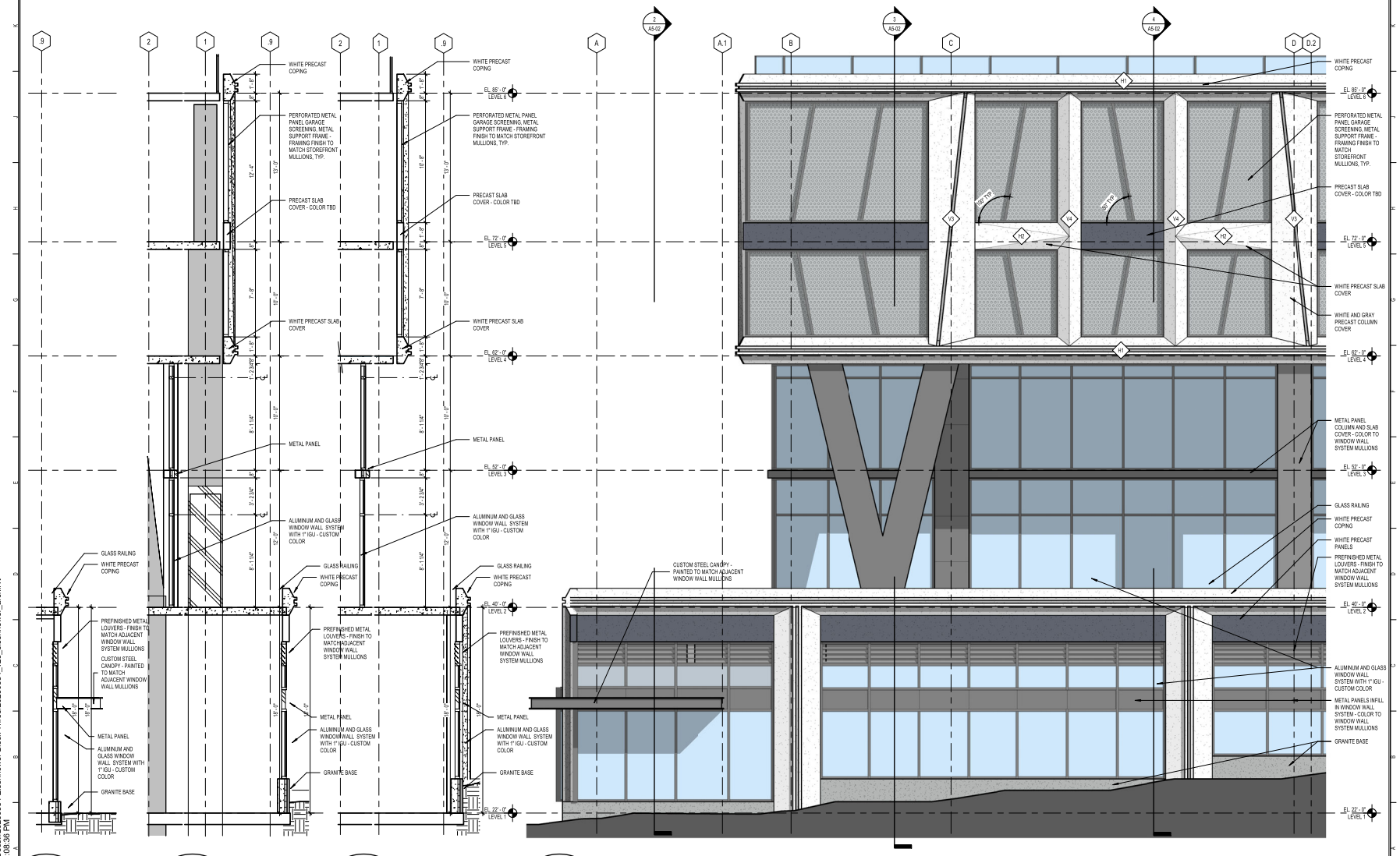
STEVE SMITH (Principal-in-Charge)	20230384 (Project No.)
ALYSHA BUCK (Project Manager)	08/04/25 (Date)
MATT GUELCHER (Project Architect)	
MUSHTAQUE A (Staff Architect)	A5-01 (Drawing No.)

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
SHEET NUMBER: A5-01 - ENLARGED PLANS, ELEVATIONS AND SECTIONS - PODIUM
Autodesk Docs://20230384 Eisenhower Block Three/20230384_v23_eisenhower_arch.rvt
9/2/2025 1:08:33 PM

GENERAL NOTES

1. SEE SHEET A6-01 FOR LIGHTING INFORMATION
2. PROVIDE 8" MIN. TALL GRANITE BASE AT ALL EXTERIOR WALLS AT GRADE LEVEL, TYP.



2 A5-02 WALL SECTION SE-1 SCALE: 1/4" = 1'-0"

3 A5-02 WALL SECTION SE-2 SCALE: 1/4" = 1'-0"

4 A5-02 WALL SECTION SE-3 SCALE: 1/4" = 1'-0"

1 A5-02 ENLARGED ELEVATION - SE RETAIL PODIUM SCALE: 1/4" = 1'-0"

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
SHEET NUMBER: A5-02 - ENLARGED ELEVATIONS AND SECTIONS - PODIUM
Autodesk Docs://20230384 Eisenhower Block Three/20230384_v23_eisenhower_arch.rvt
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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

ENLARGED ELEVATIONS AND SECTIONS - PODIUM

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

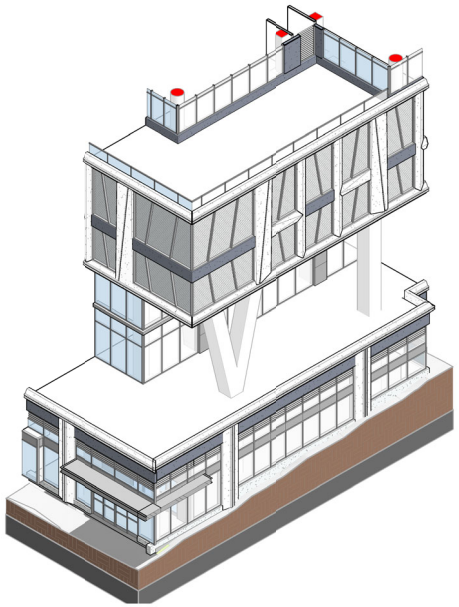
A5-02

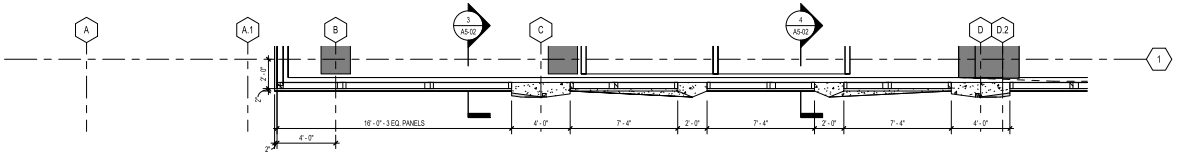
Drawing No.

NOT ISSUED FOR CONSTRUCTION

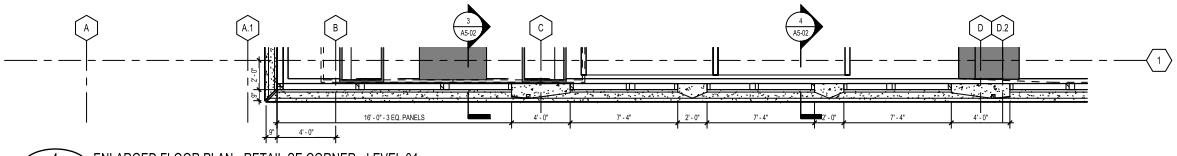
GENERAL NOTES

1. ❮SEE SHEET A6-01 FOR LIGHTING INFORMATION❯
2. PROVIDE 8" MIN. TALL GRANITE BASE AT ALL EXTERIOR WALLS AT GRADE LEVEL, TYP.

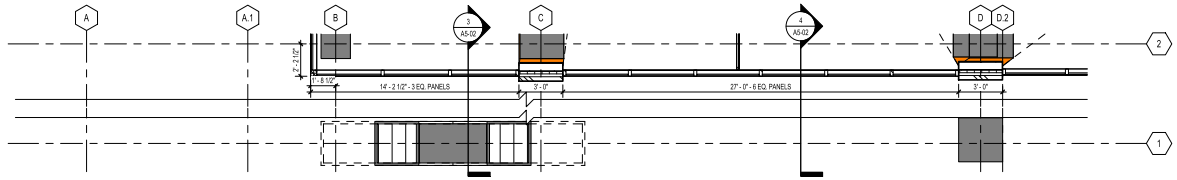




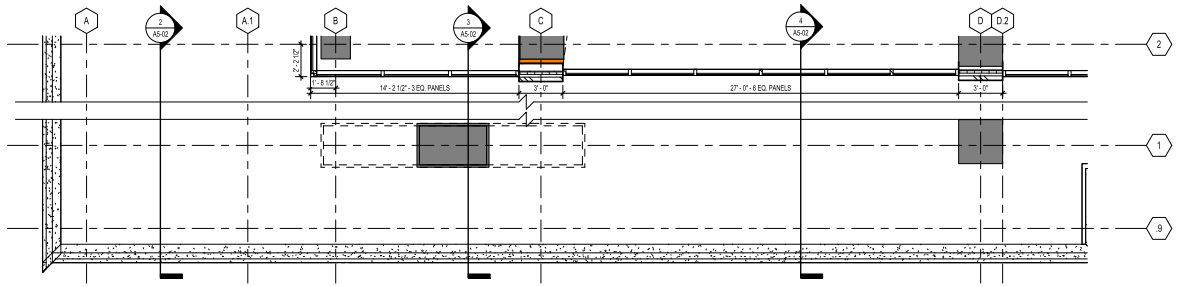
5 A5-03 ENLARGED FLOOR PLAN - RETAIL SE CORNER - LEVEL 05
SCALE: 1/4" = 1'-0"



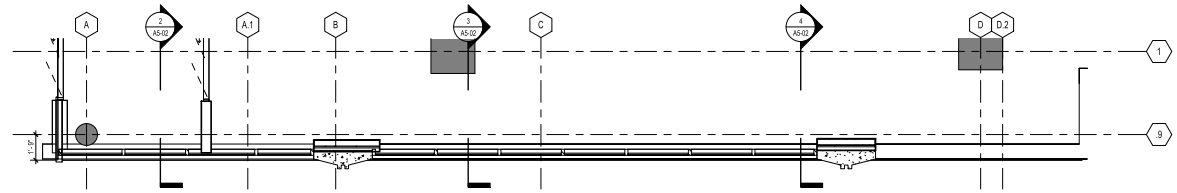
4 A5-03 ENLARGED FLOOR PLAN - RETAIL SE CORNER - LEVEL 04
SCALE: 1/4" = 1'-0"



3 A5-03 ENLARGED FLOOR PLAN - RETAIL SE CORNER - LEVEL 03
SCALE: 1/4" = 1'-0"



2 A5-03 ENLARGED FLOOR PLAN - RETAIL SE CORNER - LEVEL 02
SCALE: 1/4" = 1'-0"



1 A5-03 ENLARGED FLOOR PLAN - RETAIL SE CORNER - LEVEL 01
SCALE: 1/4" = 1'-0"

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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

ENLARGED PLANS - PODIUM

Designer Principal-In-Charge	20230384 Project No.
Approver Project Manager	08/04/25 Date
Checker Project Architect	
Author Staff Architect	A5-03 Drawing No.

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
SHEET NUMBER: A5-03 - ENLARGED PLANS - PODIUM
Autodesk Docs://20230384 Eisenhower Block Three/20230384_v23_eisenhower_arch.rvt
9/2/2025 1:08:38 PM



1 A6-01 KEY PLAN - LIGHTING
SCALE: 1" = 50'-0"

PRECAST COLUMN LIGHTING SPEC*



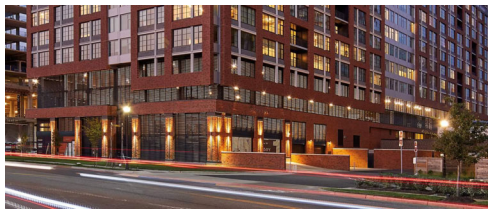
MINI SLOT SQUARE
WALL / WALL UP AND DOWN

Type: SPECIFICATION SHEET
Project: Page: 1 of 2

Collection of wall mounted luminaires for exterior applications. Exceptional European build quality with high corrosion resistant finish. Robust marine grade die-cast aluminum construction with stainless steel fasteners and factory and glass diffuser.

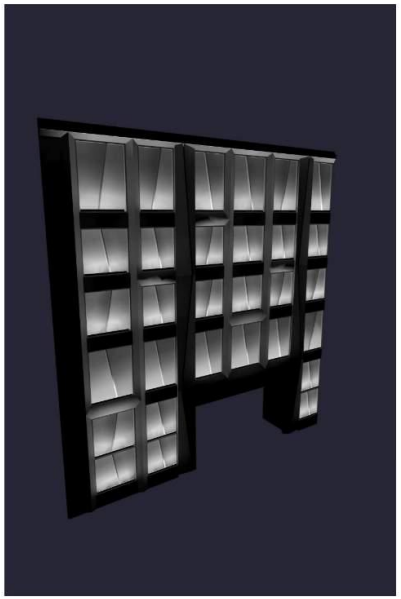
Luminaire characteristics:	Power input: 16W or 32W Lumens: 830 or 1650 lm (for 3000K, downlight only) Luminaire efficacy: 50 lm/W (refers to downlight only)
Source:	White LED module (LM-80 tested) 4000K : 90CRI 3000K : 90CRI
Lumen maintenance:	70% of initial lumens at 50 000 hours (L70)(LM-70 tested).
Optics:	Narrow Flood, adjustable ±15°, up and/or down.
Material:	Body: Die-cast aluminum Reflector: 99.98% pure anodized aluminum Diffuser: Clear tempered glass Mounting plate: Machined aluminum Hardware: Stainless steel screws
Mounting:	Luminaire can be installed as up and/or downlight. Install on a standard 4" Jbox. The center of Jbox is located 1-3/8" higher than the center of the luminaire.
Electrical:	Integral high efficiency electronic driver, rated at 50 000 hours, 120-277V.
Finish:	Aluminum or Anthracite gray (RAL7022) painted finish, following a double powder paint in 3 step process: surface treatment containing ceramic nano particles (Bonderite). Epoxy primer paint. Polyester powder paint with high resistance against UV rays and harsh weather conditions.
Weight:	10.8 / 13.7lbs (4.9 / 6.2kg)
Warranty:	5 year limited warranty.
Ratings:	IP65, IK08
Certification:	cULus listed for Wet location

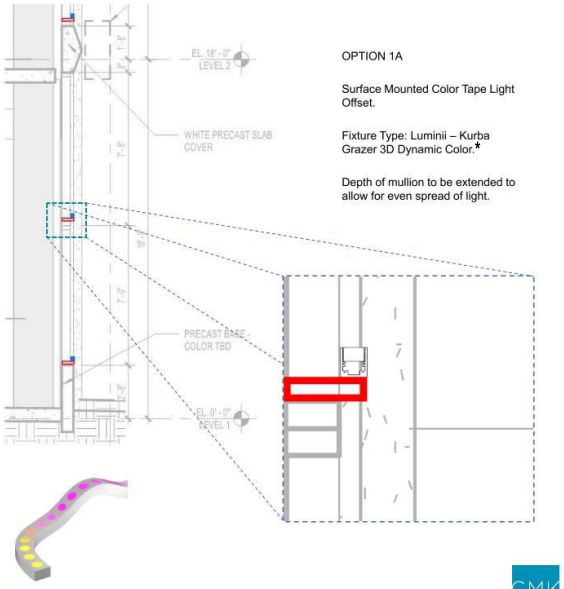
PRECEDENT IMAGERY FROM 200 STOVALL ST



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

GARAGE LIGHTING DETAILS





OPTION 1A

Surface Mounted Color Tape Light Offset.

Fixture Type: Luminii – Kurba Grazer 3D Dynamic Color.*

Depth of mullion to be extended to allow for even spread of light.

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

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 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
	REVISED COMPLETENESS #2	09.02.2025

EISENHOWER BLOCK THREE

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

Red Fox Development

BUILDING LIGHTING DETAILS

STEVE SMITH Principal-in-Charge	20230384 Project No.
ALYSHA BUCK Project Manager	09/02/25 Date
MATT GUELCHER Project Architect	
SAM GUENIN Staff Architect	A6-01 Drawing No.

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
SHEET NUMBER: A6-01 - BUILDING LIGHTING DETAILS
Autodesk Docs://20230384 Eisenhower Block Three/20230384_v23_eisenhower_arch.rvt
9/2/2025 12:47:41 PM

COORDINATED DEVELOPMENT DISTRICT #2
CONCEPTUAL DESIGN PLAN
ALEXANDRIA, VIRGINIA

GENERAL NOTES

1. THE CITY OF ALEXANDRIA TAX ASSESSMENT MAP NUMBERS FOR THIS SITE ARE 078.02-01-08, 078.02-01-09, 078.02-01-13, 078.02-01-22, 078.02-01-23, 072.02-02-12, 072.04-03-26, 072.04-03-38 072.03-04-08 AND 072.04-04-09.
2. THE SITE CONTAINS APPROXIMATELY 78.90 ACRES (ENTIRE CDD #2).
3. THE BOUNDARY SURVEY WAS PREPARED BY christopher consultants, Ltd. BETWEEN THE YEARS OF 1998 AND 2021.
4. THE TOPOGRAPHIC SURVEY WAS OBTAINED FROM christopher consultants, Ltd. BETWEEN THE DATES OF 1998 AND 2021.
5. 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.
6. 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.
7. REFER TO THE TABLE ON SHEET C200 FOR THE MAXIMUM HEIGHT OF ANY BUILDING ON THIS SITE.
8. THE PROJECT WILL MEET THE PARKING REQUIREMENTS AS PART OF THE DSUP PROCESS FOR EACH BLOCK. (5-604-C (8)).
9. 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.
10. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO MARINE CLAYS ON SITE. (5-604-C (14)).
11. 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.
12. 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.
13. 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.

VICINITY MAP
SCALE 1"= 350'



PROJECT NARRATIVE

THE APPLICANTS ARE FILING THIS CDD CONCEPT PLAN FOR CDD #2 TO ADDRESS BLOCKS 2, 3, 7, 9, 11, 12, 14, AND 20. THIS AREA INCLUDED AS PART OF CDD SHALL STILL COMPLY WITH THE GUIDELINES SET FORTH IN THE EISENHOWER EAST SMALL AREA PLAN (EESAP). THE APPLICANT SEEKS AN OPTION TO REMOVE BLOCK 3 ROAD. OPEN SPACE, BIKE CONNECTIONS, AND COMPLETE STREETS WILL BE PROVIDED IN THIS CDD PER THE EESAP GUIDELINES TO PROMOTE GROWTH AND CONNECTIVITY BETWEEN THE BLOCKS WITHIN THE EISENHOWER EAST AREA.

ALL OTHER BLOCKS WITHIN THIS CDD THAT ARE NOT PART OF THIS APPLICATION AND ARE INCLUDED FOR REFERENCE ONLY.

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

PROFESSIONAL SEAL AND SIGNATURE

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
09/02/2025
PROFESSIONAL ENGINEER

DATE	REVISION
02-11-2022	FIRST SUBMISSION
07-01-2022	SECOND SUBMISSION
05-23-2023	THIRD SUBMISSION
11-03-2023	FOURTH SUBMISSION
02-02-2024	FIFTH SUBMISSION (COMPLETENESS)
03-08-2024	SIXTH SUBMISSION (COMPLETENESS)
09-30-2024	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 Commerical	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		400'	200'		1.8	78,408				Yes
Block 10A	U/T/Open Space	0%	50'	N/A	0	3.1	133,424	8,000		8,000	No
Block 10B	U/T/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:
1. Minimum percentage commercial area can be shared between Block 2 and 3 to achieve minimum commercial area above.
2. Open space shown on C400 as distributed over Blocks 2 A/B may be consolidated.
3. Blocks highlighted in gray are included in this CDD Conceptual Design Plan.
4. Blocks 4, 5, 6A, 6B/C, 7, 8, and 9B are required to provide ground floor retail as shown on EESAP Figure 5.
5. Garage Floor Area of 215,000 SF is not included in approved Block 20 density.
6. 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 290
ALEXANDRIA, VA 22314

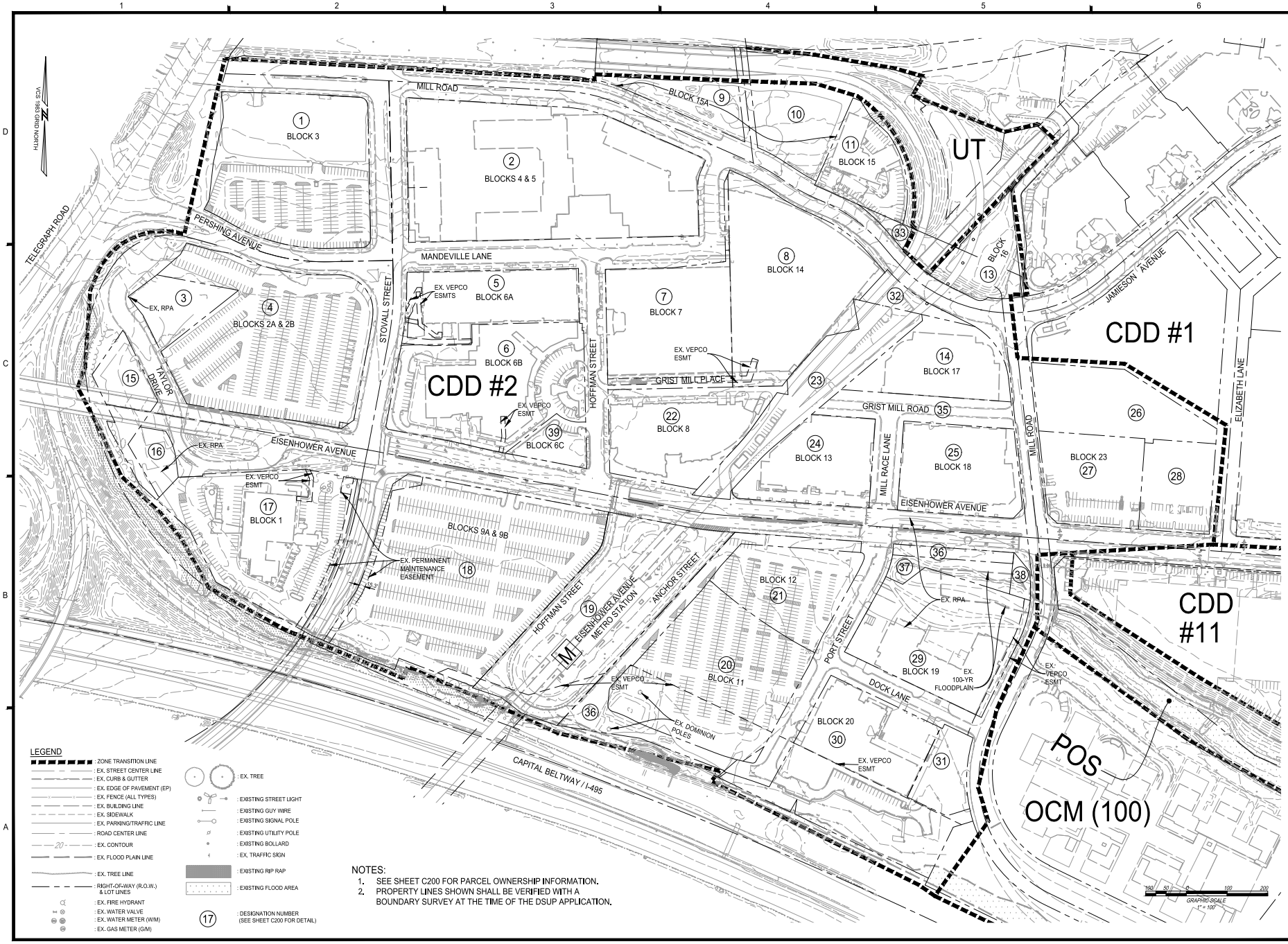
APPLICANT
PARADIGM DEVELOPMENT COMPANY, LLC
1515 NORTH COURTHOUSE ROAD, SUITE 600
ARLINGTON, VA 22201

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 COS)

SHEET: C000



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COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
08/04/2025
PROFESSIONAL ENGINEER

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

MARK	DATE	DESCRIPTION
5	03-05-2024	CDD AMENDMENT SUBMISSION #5 (COMPLETENESS)
6	03-26-2024	CDD AMENDMENT SUBMISSION #6 (COMPLETENESS)
7	05-30-2024	FINAL CDD CONCEPTUAL DESIGN PLAN
8	03-05-2025	CDD - PHASE 1 #1 SUBMISSION
9	03-21-2025	CDD - REVISION #1 SUBMISSION
10	04-14-2025	CDD - AMENDMENT #1 SUBMISSION
11	04-22-2025	CDD - AMENDMENT #1 SUBMISSION 2
12		
13		

PROJECT No.: 98085.065.00
DRAWING No.: 111404
DATE: 02.11.22
SCALE: SEE SHEET
DESIGN: EG
DRAWN: MQ
CHECKED: KMW

SHEET TITLE:

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 Eisenhowwer 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.

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COMMONWEALTH OF VIRGINIA
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08/04/2025
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COORDINATED DEVELOPMENT DISTRICT #2
CONCEPTUAL DESIGN PLAN
CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
1	02-11-2022	FINAL CDD CONCEPTUAL DESIGN PLAN
2	03-30-2023	CDD - FINAL #1 SUBMISSION
3	05-05-2023	CDD - REVISION #1 SUBMISSION
4	09-01-2023	CDD - AMENDMENT #1 SUBMISSION
5	04-04-2024	CDD - AMENDMENT #1 SUBMISSION #2
6	05-06-2024	CDD AMENDMENT SUBMISSION #3 (COMPLETENESS)
7	05-24-2024	CDD AMENDMENT SUBMISSION #4 (COMPLETENESS)
8	05-29-2024	CDD AMENDMENT SUBMISSION #5 (COMPLETENESS)
9	06-04-2024	CDD AMENDMENT SUBMISSION #6 (COMPLETENESS)
10	06-25-2024	CDD AMENDMENT SUBMISSION #7 (COMPLETENESS)
11		
12		
13		

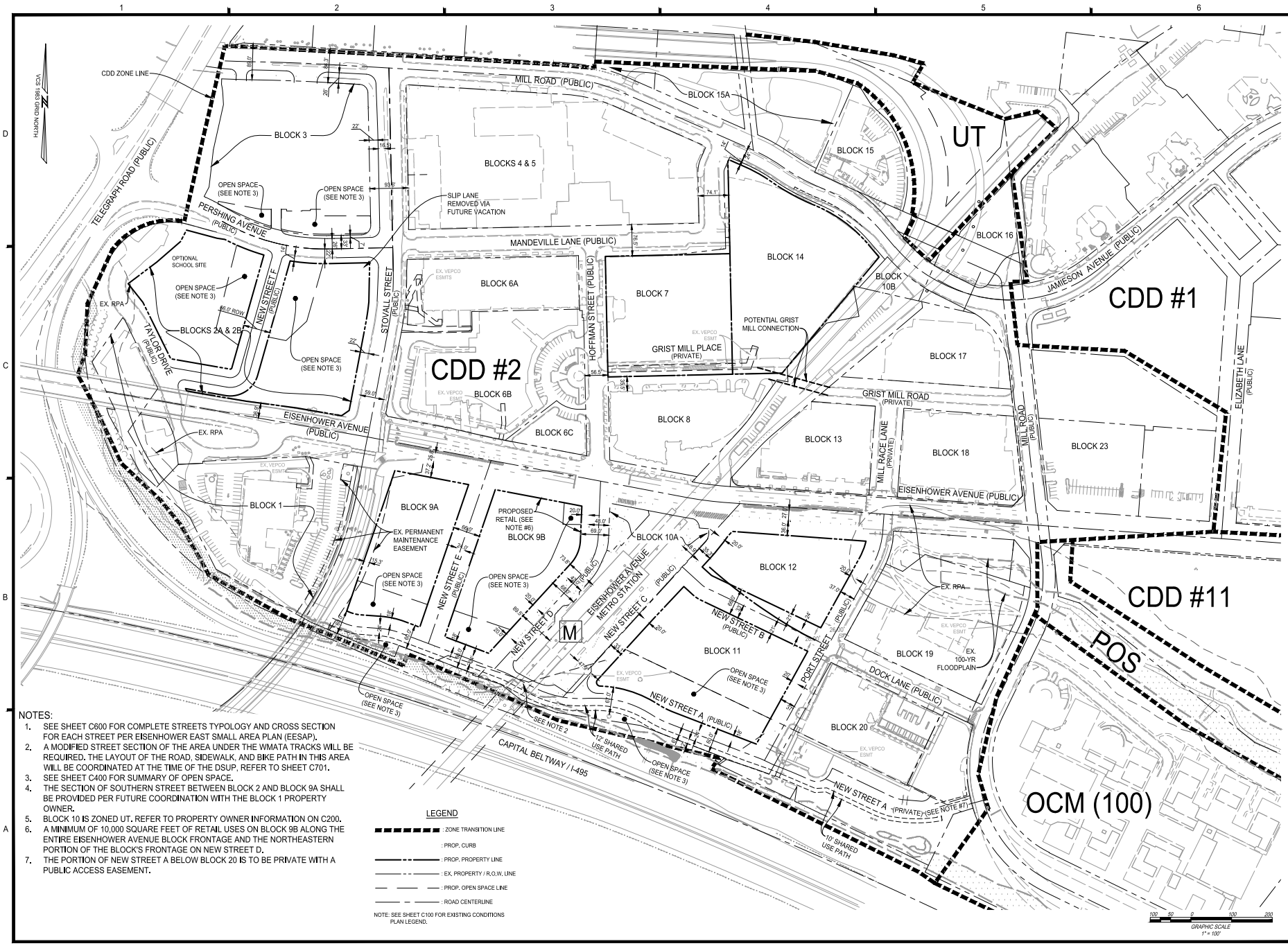
PROJECT No.: 98085.065.00
DRAWING No.: 111404
DATE: 02.11.22
SCALE: N.A.
DESIGN: EG
DRAWN: MQ
CHECKED: KMW

SHEET TITLE:

PROPERTY OWNERSHIP INFORMATION

SHEET No.

C200



NOTES:

1. SEE SHEET C600 FOR COMPLETE STREETS TYPOLOGY AND CROSS SECTION FOR EACH STREET PER EISENHOWER EAST SMALL AREA PLAN (EESAP).
2. 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.
3. SEE SHEET C400 FOR SUMMARY OF OPEN SPACE.
4. THE SECTION OF SOUTHERN STREET BETWEEN BLOCK 2 AND BLOCK 9A SHALL BE PROVIDED PER FUTURE COORDINATION WITH THE BLOCK 1 PROPERTY OWNER.
5. BLOCK 10 IS ZONED UT. REFER TO PROPERTY OWNER INFORMATION ON C200.
6. 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 BLOCK'S FRONTAGE ON NEW STREET D.
7. THE PORTION OF NEW STREET A BELOW BLOCK 20 IS TO BE PRIVATE WITH A PUBLIC ACCESS EASEMENT.

LEGEND

- : ZONE TRANSITION LINE
- : PROP. CURB
- : PROP. PROPERTY LINE
- : EX. PROPERTY / R.O.W. LINE
- : PROP. OPEN SPACE LINE
- : ROAD CENTERLINE

NOTE: SEE SHEET C100 FOR EXISTING CONDITIONS PLAN LEGEND.

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08/04/2025
PROFESSIONAL ENGINEER

COORDINATED DEVELOPMENT DISTRICT #2

CONCEPTUAL DESIGN PLAN

CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
5	05-06-2024	CDD AMENDMENT SUBMISSION #6 (COMPLETENESS)
6	05-06-2024	CDD AMENDMENT SUBMISSION #6 (COMPLETENESS)
7	05-30-2024	FINAL CDD CONCEPTUAL DESIGN PLAN
8	05-05-2025	CDD – FINAL #1 SUBMISSION
9	05-21-2025	CDD – REVISION #1 SUBMISSION
10	06-04-2025	CDD – AMENDMENT #1 SUBMISSION
11	06-05-2025	CDD – AMENDMENT #1 SUBMISSION 2
12		
13		

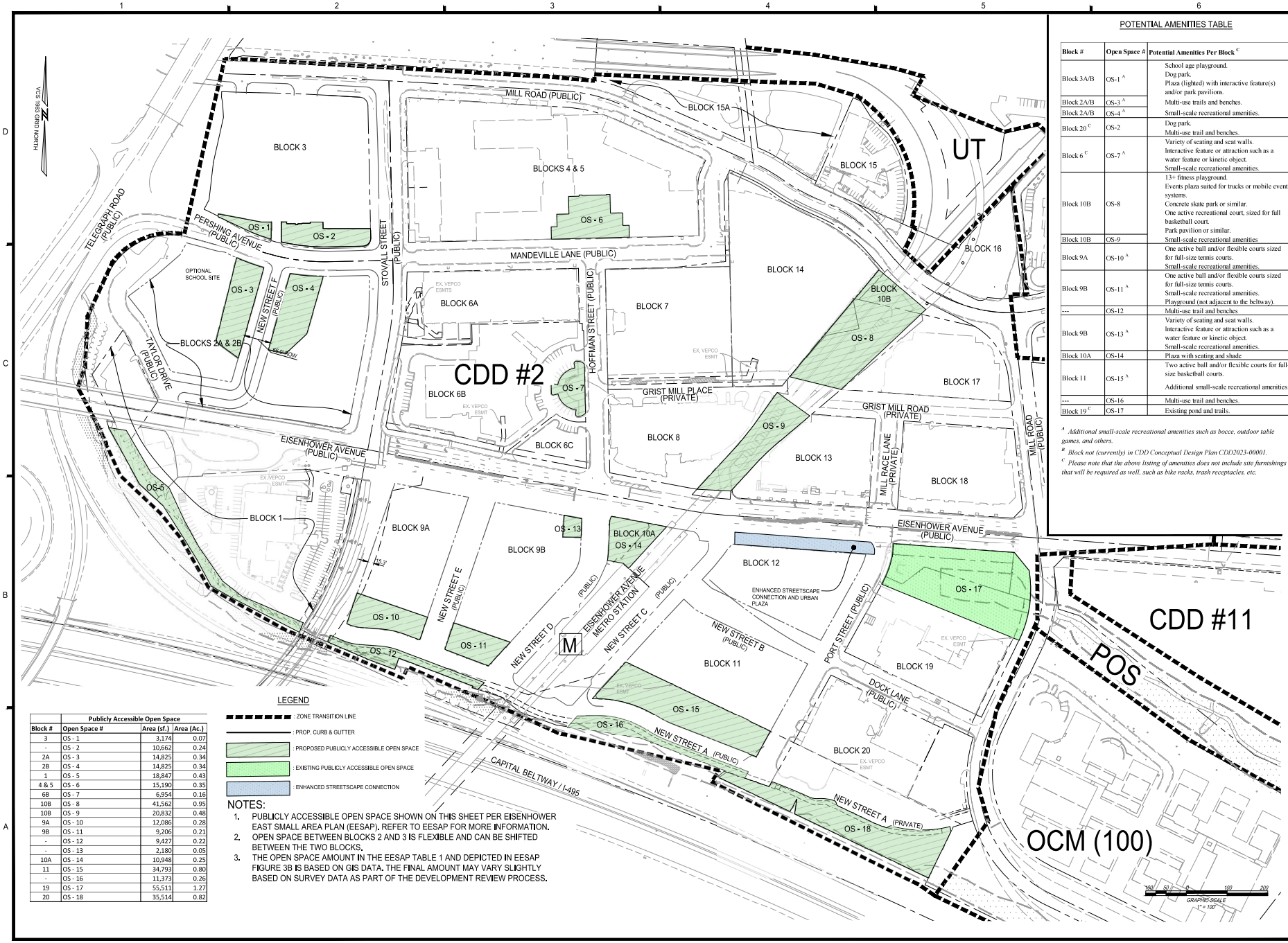
PROJECT No.: 98085.065.00
DRAWING No.: 111404
DATE: 02.11.22
SCALE: SEE SHEET
DESIGN: EG
DRAWN: MQ
CHECKED: KMW

SHEET TITLE:

CDD CONCEPT PLAN

SHEET No.

C300



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. Park pavilion or similar.
Block 10B	OS-9	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
Block 9B	OS-13 [A]	Variety of seating and seat walls. 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. Additional small-scale recreational amenities.
---	OS-16	Multi-use trail and benches.
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.*

	Publicly Accessible Open Space		
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	6,954	0.16
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:

1. PUBLICLY ACCESSIBLE OPEN SPACE SHOWN ON THIS SHEET PER EISENHOWER EAST SMALL AREA PLAN (EESAP). REFER TO EESAP FOR MORE INFORMATION.
2. OPEN SPACE BETWEEN BLOCKS 2 AND 3 IS FLEXIBLE AND CAN BE SHIFTED BETWEEN THE TWO BLOCKS.
3. 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.

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COORDINATED DEVELOPMENT DISTRICT #2

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CITY OF ALEXANDRIA, VIRGINIA

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8	05-05-2025	CDD - FINAL #1 SUBMISSION
9	05-21-2025	CDD - REVISION #1 SUBMISSION
10	06-04-2025	CDD - REVISION #1 SUBMISSION
11	09-02-2025	CDD - AMENDMENT #1 SUBMISSION 2
12		
13		

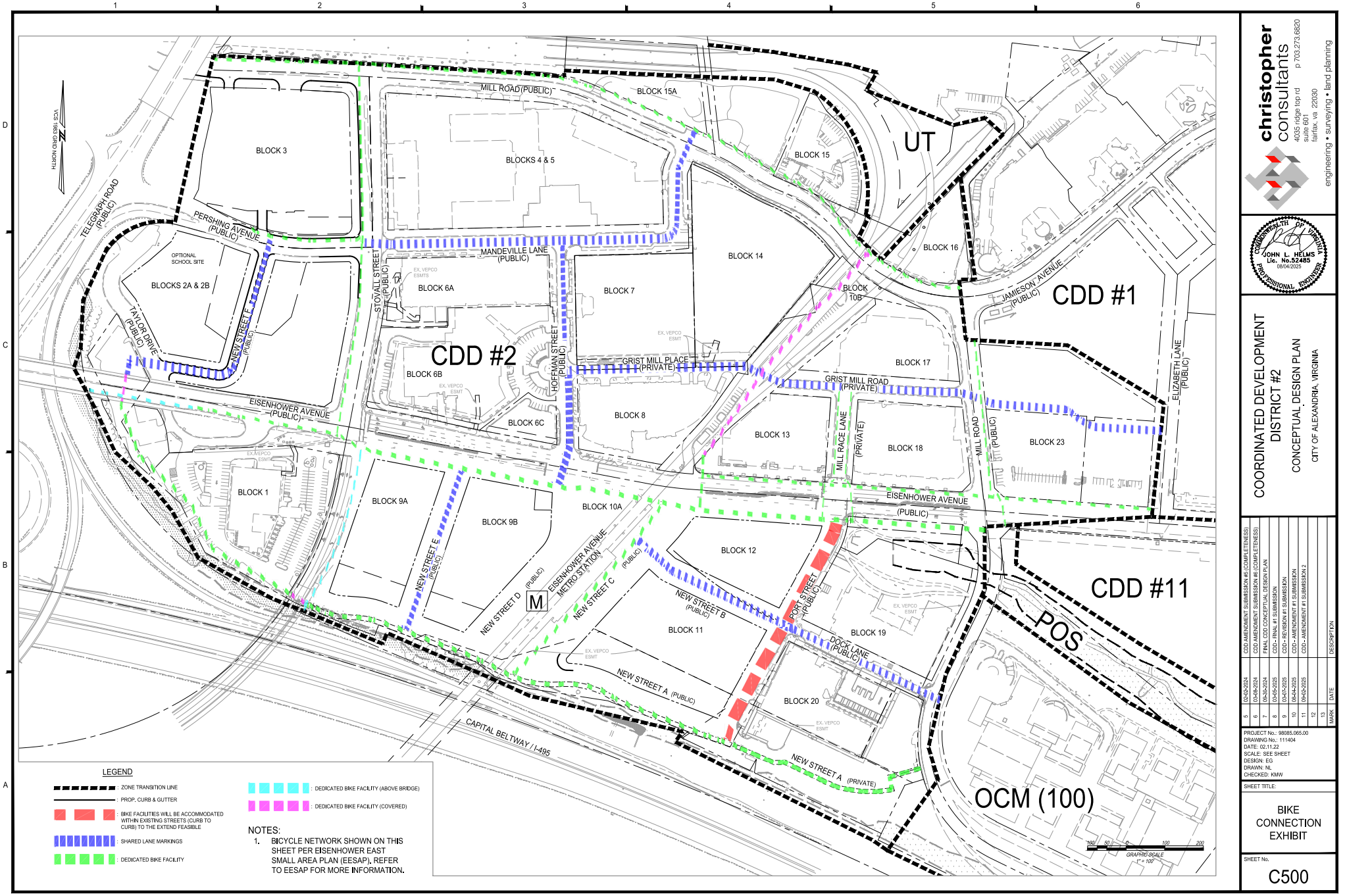
PROJECT No.: 98085.065.00
DRAWING No.: 111404
DATE: 02.11.22
SCALE: SEE SHEET
DESIGN: EG
DRAWN: FA
CHECKED: KMW

SHEET TITLE:

OPEN SPACE EXHIBIT

SHEET No.

C400



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8	05-05-2025	CDD – FINAL #1 SUBMISSION
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10	06-04-2025	CDD – AMENDMENT #1 SUBMISSION
11	06-05-2025	CDD – AMENDMENT #1 SUBMISSION 2
12		
13		

PROJECT No.: 98085.065.00
DRAWING No.: 111404
DATE: 02.11.22
SCALE: SEE SHEET
DESIGN: EG
DRAWN: NL
CHECKED: KMW

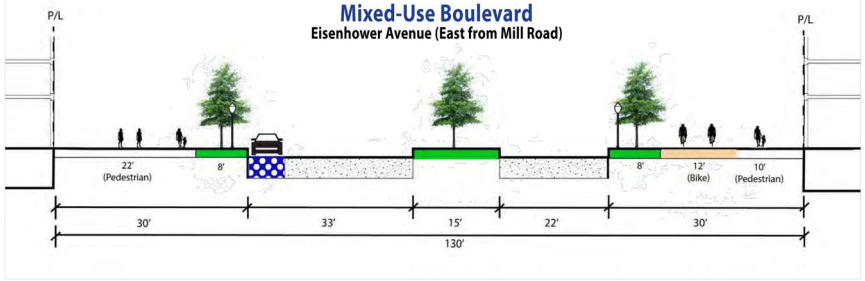
SHEET TITLE:

BIKE CONNECTION EXHIBIT

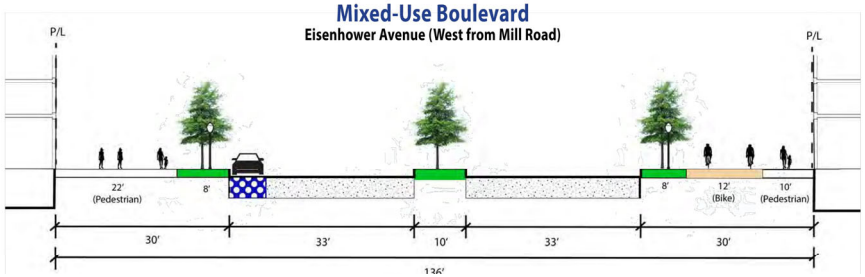
SHEET No.

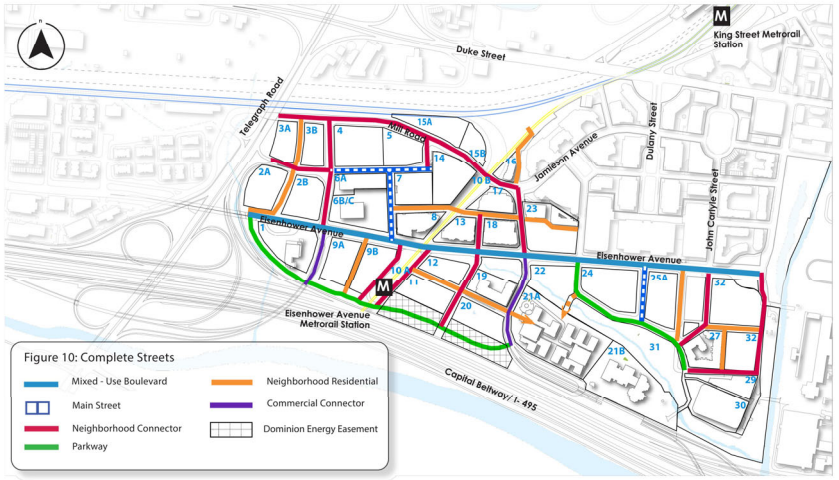
C500

Mixed-Use Boulevard
Eisenhower Avenue (East from Mill Road)



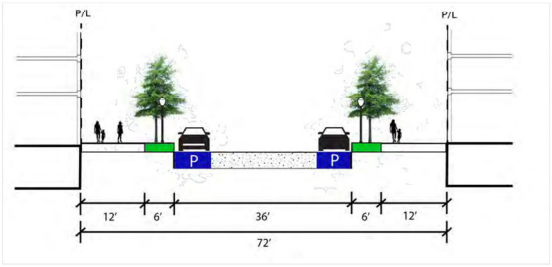
Mixed-Use Boulevard
Eisenhower Avenue (West from Mill Road)



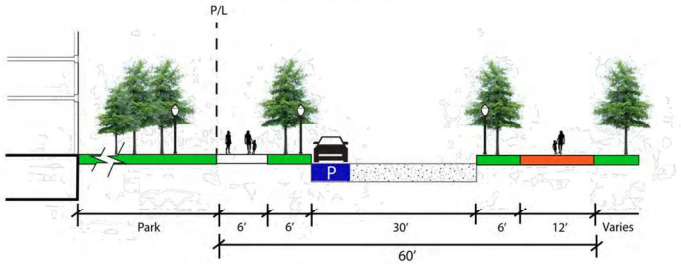


NOTE: THE STREET SECTIONS ADJACENT TO THE EISENHOWER METRO WILL BE MODIFIED VERSIONS OF THE NEIGHBORHOOD CONNECTOR AND PARKWAY STREET SECTIONS. THE STREET SECTIONS WILL NEED TO BE COORDINATED AND AGREED UPON WITH WMATA.

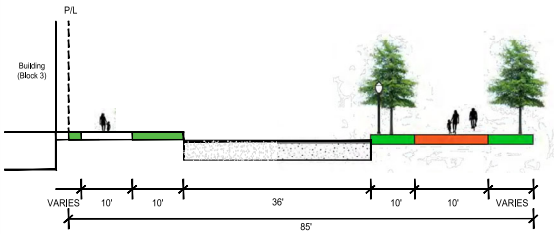
Main Street



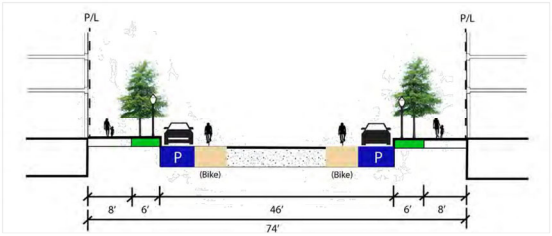
Parkway [1]
Blocks 1, 9A, 9B, 11, 20A, and 20B

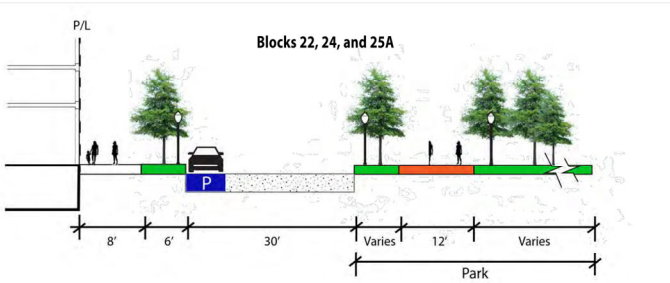


MILL ROAD CORRIDOR
North of Block 3

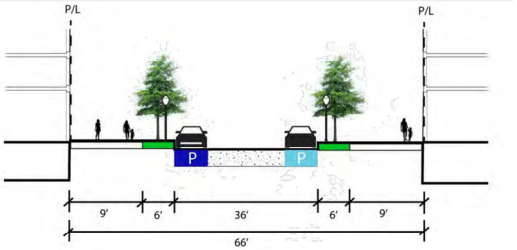


Neighborhood Connector





Neighborhood Residential [1,2]



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COORDINATED DEVELOPMENT DISTRICT #2

CONCEPTUAL DESIGN PLAN

CITY OF ALEXANDRIA, VIRGINIA

MARK	DATE	DESCRIPTION
5	02-05-2024	CDD AMENDMENT SUBMISSION #5 (COMPLETENESS)
6	03-26-2024	CDD AMENDMENT SUBMISSION #6 (COMPLETENESS)
7	05-30-2024	FINAL CDD CONCEPTUAL DESIGN PLAN
8	03-05-2025	CDD - FINAL #1 SUBMISSION
9	03-21-2025	CDD - REVISION #1 SUBMISSION
10	04-04-2025	CDD - REVISION #1 SUBMISSION
11	04-25-2025	CDD - AMENDMENT #1 SUBMISSION 2
12		
13		

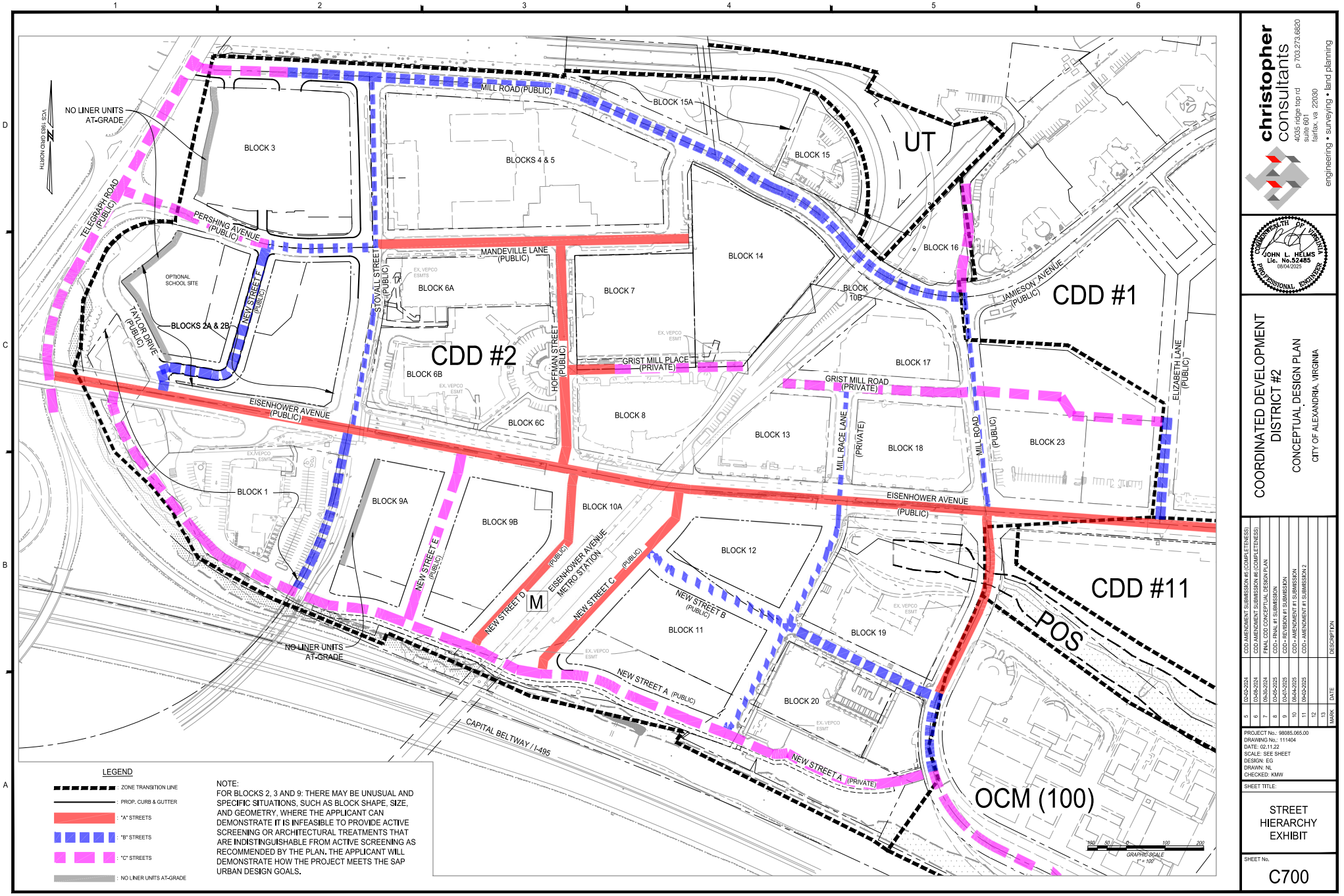
PROJECT No.: 98085.065.00
DRAWING No.: 111404
DATE: 02.11.22
SCALE: N.A.
DESIGN: EG
DRAWN: MQ
CHECKED: KMW

SHEET TITLE:

STREET CROSS SECTION EXHIBIT

SHEET No.

C600



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CITY OF ALEXANDRIA, VIRGINIA

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5	05-05-2024	CDD AMENDMENT SUBMISSION #5 (COMPLETENESS)
6	05-06-2024	CDD AMENDMENT SUBMISSION #6 (COMPLETENESS)
7	05-30-2024	FINAL CDD CONCEPTUAL DESIGN PLAN
8	05-05-2025	CDD – FINAL #1 SUBMISSION
9	05-21-2025	CDD – REVISION #1 SUBMISSION
10	06-04-2025	CDD – AMENDMENT #1 SUBMISSION
11	06-05-2025	CDD – AMENDMENT #1 SUBMISSION 2
12		
13		

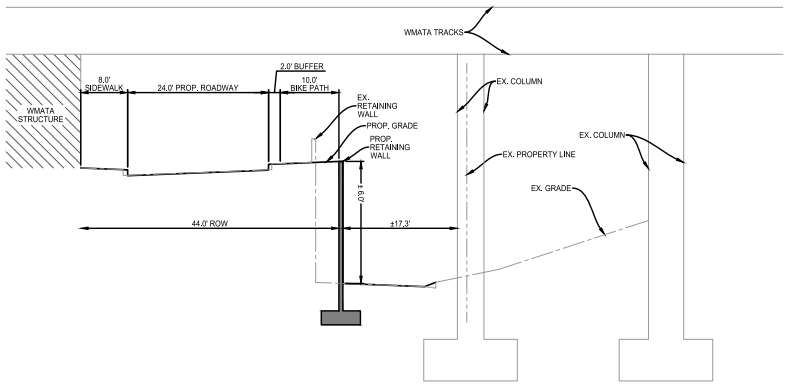
PROJECT No.: 98085.065.00
DRAWING No.: 111404
DATE: 02.11.22
SCALE: SEE SHEET
DESIGN: EG
DRAWN: NL
CHECKED: KMW

SHEET TITLE:

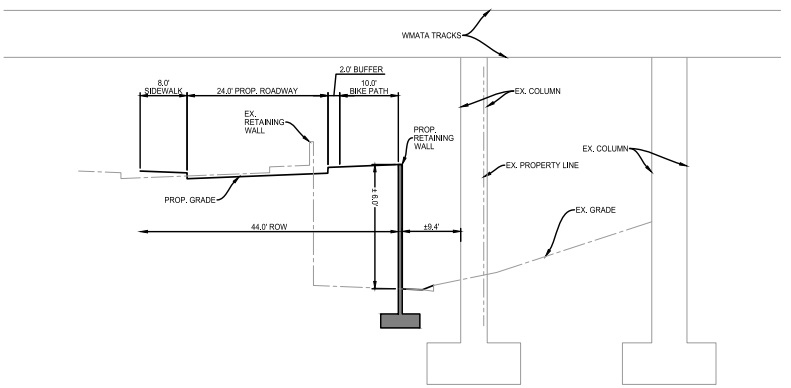
STREET HIERARCHY EXHIBIT

SHEET No.

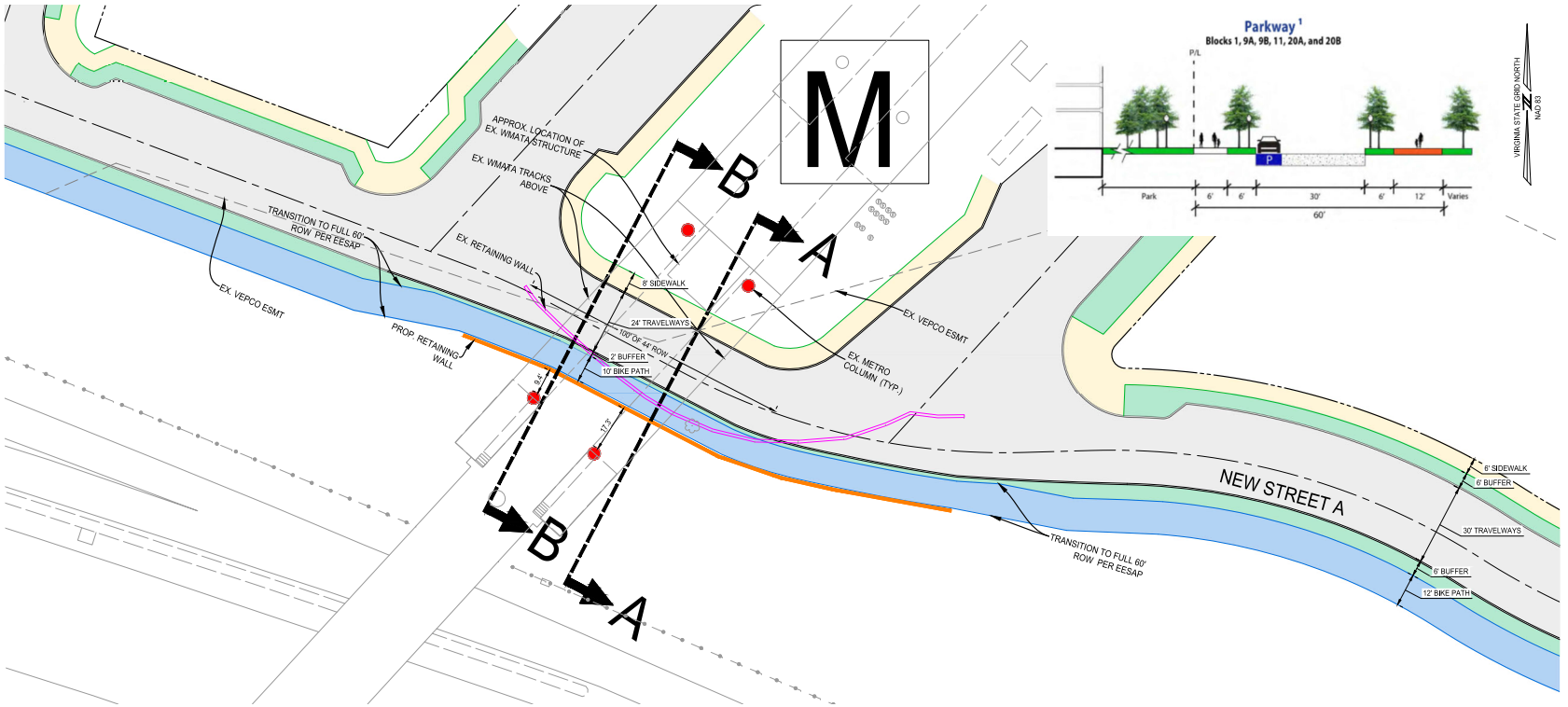
C700



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



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



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.

PROPOSED SOUTHERN STREET UNDER WMATA TRACKS

20 10 0 20 40
GRAPHIC SCALE
1" = 20'

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CITY OF ALEXANDRIA, VIRGINIA

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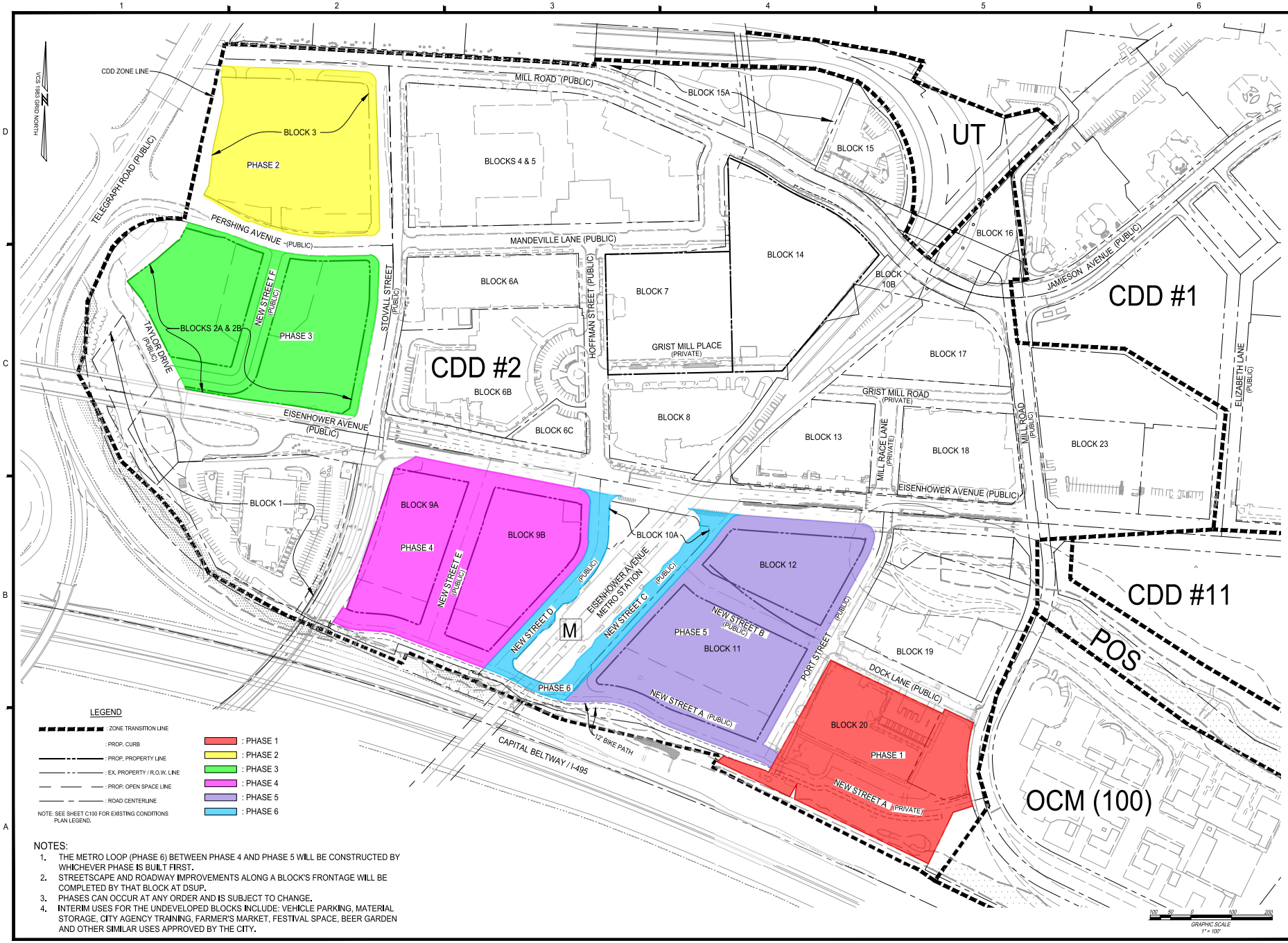
6	05-28-2024	CDD AMENDMENT SUBMISSION #6 (COMPLETENESS)
7	06-06-2024	FINAL CDD CONCEPTUAL DESIGN PLAN
8	05-05-2025	CDD - FINAL #1 SUBMISSION
9	05-21-2025	CDD - REVISION #1 SUBMISSION
10	06-04-2025	CDD - AMENDMENT #1 SUBMISSION
11	06-05-2025	CDD - AMENDMENT #1 SUBMISSION 2
12		
13		

PROJECT No.: 98085.065.00
DRAWING No.: 111404
DATE: 02.11.22
SCALE: SEE SHEET
DESIGN: EG
DRAWN: MQ
CHECKED: KMW

SHEET TITLE:

SOUTHERN STREET UNDER WMATA TRACKS EXHIBIT

SHEET No.
C701



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6	03-26-2024	CDD AMENDMENT SUBMISSION #6 (COMPLETENESS)
7	05-30-2024	FINAL CDD CONCEPTUAL DESIGN PLAN
8	03-05-2025	CDD – PHASE 1 SUBMISSION
9	03-21-2025	CDD – REVISION #1 SUBMISSION
10	04-14-2025	CDD – AMENDMENT #1 SUBMISSION
11	04-22-2025	CDD – AMENDMENT #1 SUBMISSION 2
12		
13		

PROJECT No.: 98085.065.00
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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.