

# 2051 JAMIESON RESIDENTIAL ADAPTIVE REUSE

2051 JAMIESON AVE ALEXANDRIA, VA, 22314

APRIL 25, 2025

# DESIGN REVIEW BOARD II

CLIENT / OWNER

James Campbell Company 1001 Kamokila Blvd #200 Kapolei, HI 96707 tel: 703.203.0990 www.redfoxdc.com OWNER REP

Red Fox Development 1794 Lanier Place NW Suite 407 Washington, DC 20009 tel: 703.203.0990 www.redfoxdc.com ARCHITECT

Cooper Carry
625 N Washington Street
Suite 200
Alexandria, VA 22314
tel: 703.519.6152
www.coopercarry.com

CIVIL

IMEG 4035 Ridge Top Road Suite 601 Fairfax, VA 22030 tel: 703.273.6820 www.imegcorp.com LANDSCAPE

Land Design 200 South Peyton Street Alexandria, VA 22314 tel: 703.549.7784

www.landdesign.com

STRUCTURAL ENGINEER

SK&A Engineers 12435 Park Potomac Avenue Suite 300 Potomac, MD 20854 tel: 301.881.1441 www.skaengineers.com LAND USE ATTOURNEY

Wire Gill, LLP 700 North Fairfax Street Suite 600 Alexandria, VA 22314 tel: 703.836.5757 www.wiregill.com



EXISTING CONDITION

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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                 |            |
|----|---------------------------|------------|
| ). | Drawing Issue Description | Date       |
|    | DRB                       | 03/21/2025 |
|    | DRB II                    | 04/25/2025 |

2051 Jamieson - 4 Story Addition

2051 Jamieson Ave, Alexandria, VA

JAMES CAMPBELL COMPANIES/REDFOX

**COVER SHEET** 

 Designer
 20240137

 Principal-in-Charge
 Project No.

 Approver
 09/06/11

 Project Manager
 Date

 Checker

 Project Architect

G0-00

- 1. THE PROPERTY SHOWN HEREON IS IDENTIFIED ON THE CITY OF ALEXANDRIA, VIRGINIA GEOGRAPHIC INFORMATION SYSTEM AS PIN 073.01-02-04 AND IS ZONED CDD#1.
- 2. THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF CHI 2051 JAMIESON AVENUE LLC, RECORDED IN INSTRUMENT #080004320, AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.
- 3. A.) HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE VIRGINIA STATE GRID NORTH (1983/ 11-ZONE 4501) AS ESTABLISHED FROM A CURRENT GPS SURVEY.
  - B.) THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) GEOID-18 AS ESTABLISHED FROM A CURRENT GPS SURVEY.
- 4. NO TITLE REPORT FURNISHED. ALL UNDERLYING TITLE LINES, EASEMENTS, SERVITUDES AND OTHER MATTERS OF TITLE MAY NOT BE SHOWN HEREON.
- 5. THE PHYSICAL IMPROVEMENTS AND TOPOGRAPHY SHOWN HEREON ARE BASED UPON A FIELD SURVEY CONDUCTED BY THIS FIRM BETWEEN THE DATES OF DECEMBER 2, 2024 AND DECEMBER 30, 2024 IN ACCORDANCE WITH THE REQUIREMENTS OF VIRGINIA ASSOCIATION OF LAND SURVEYORS.
- 6. NO GEOTECHNICAL, SUBSURFACE, FIELD REVIEWS, RESEARCH, AGENCY OR GOVERNMENTAL RECORD REVIEWS, OR OTHER INVESTIGATIONS HAVE BEEN MADE FOR THE PURPOSE OF LOCATING, OR DETERMINING THE EXISTENCE OF HAZARDOUS MATERIALS, OR OTHER ENVIRONMENTAL CONCERNS ON SITE IN THE PERFORMANCE OF IMEG CORPORATION SERVICES FOR THE PROJECT AS SHOWN HEREON.
- 7. NO CERTIFICATION HAS BEEN MADE AS TO THE LOCATIONS OF UNDERGROUND UTILITIES SUCH AS, BUT NOT LIMITED TO ELECTRIC, GAS, TELEPHONE, CATV, WATER, SANITARY AND STORM SEWERS.
- 8. DURING THE PROCESS OF OUR PHYSICAL SURVEY NO INDICATIONS OF A CEMETERY WERE FOUND. NO FURTHER INSPECTION OF THIS PROPERTY HAS BEEN MADE FOR POSSIBLE CEMETERIES.
- 9. THE PROPERTIES SHOWN HEREON ARE LOCATED ON FLOOD INSURANCE RATE MAPS (FIRM) COMMUNITY PANEL NUMBER 515519 0037 F, REVISED JANUARY 11, 2024. ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- 10. IN ACCORDANCE WITH THE CITY OF ALEXANDRIA'S MARINE CLAY AREAS MAP DATED NOVEMBER 1976, THERE ARE NO AREAS OF MARINE CLAY LOCATED IN THE VICINITY OF THESE SITES.
- 11. IN ACCORDANCE WITH THE RESOURCE PROTECTION AREAS MAP ADOPTED JUNE 12, 2004 BY THE CITY COUCIL OF ALEXANDRIA, THERE ARE NO RESOURCE PROTECTION AREAS LOCATED ON THESE PROPERTIES.
- 12. THIS PROJECT IS <u>NOT</u> LOCATED IN A COMBINED SEWER AREA.
- 13. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS CURRENTLY LOCATED AT
- 14. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO AREAS ON-SITE CONTAINING CONTAMINATED SOILS OR CONTAMINATED GROUNDWATER.
- 15. THE ENTIRE SUBJECT PROPERTIES CONSIST OF SOIL TYPE 98 URBAN LAND GRIST MILL.

### FLOOD ZONE NOTE

THE AREA SHOWN HEREON IS LOCATED ON THE FLOOD INSURANCE RATE MAP (FIRM), NO. 5155190037F, WITH AN EFFECTIVE DATE OF JANUARY 11, 2024.

BY GRAPHIC DEPICTION ONLY, THE PROPERTY SHOWN HEREON IS SHOWN IN:

• FLOOD ZONE "X" (OTHER AREAS), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

A FIELD SURVEY WAS NOT PERFORMED TO DETERMINE THE FLOOD ZONES LISTED HEREON. AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

# **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**

THIS PROJECT WILL COMPLY WITH THE CITY OF ALEXANDRIA 2019 GREEN BUILDING POLICY. ADAPTIVE REUSE OF AN EXISTING STRUCTURE IS AN INHERENTLY GREEN BUILDING STRATEGY. UTILIZING THE EXISTING STRUCTURE AND MAINTAINING THE VAST MAJORITY OF THE EXISTING EXTERIOR SKIN, THE PROJECT AIMS TO REUSE AS MUCH OF EXISTING OFFICE FACILITY AS IS POSSIBLE THROUGHOUT THE CHANGE OF USE TYPE. ANY FACADE SYSTEMS REQUIRING ALTERATION FOR THE CHANGE IN USE TYPE WILL COMPLY WITH ALEXANDRIA'S GREEN BUILDING POLICY, AS WILL THE NEW CONSTRUCTION LEVELS PROPOSED FOR THE TOP OF THE EXISTING BUILDING. THE PROJECT WILL COMPLY WITH MULTIFAMILY RESIDENTIAL ENERGY AND WATER USAGE AND REDUCTION POLICIES AS-IS REASONABLY POSSIBLE THROUGH THE CHANGE IN USE TYPE OF THE FACILITY. ADDITIONAL DETAILS WILL BE IDENTIFIED AND DEVELOPED AS FURTHER INVESTIGATORY STUDY OF THE EXISTING STRUCTURE IS AVAILABLE.

# 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.

# SANITARY SEWER OUTFALL NARRATIVE

THIS PROJECT PROPOSES TO CONNECT TO THE EXISTING 10" SANITARY SEWER MAIN THAT IN CAMERON MILLS ROAD. PER MEMO TO INDUSTRY 06-14, AN ADEQUATE ANALYSIS MUST BE PERFORMED AT THE TIME OF THE DSUP TO ANALYZE THE SYSTEM UNTIL IT RUNS TO A 24" PIPE. THIS PROJECT IS NOT LOCATED IN A COMBINED SEWER AREA.

# STORM WATER MANAGEMENT NARRATIVE

THIS PROJECT WILL PROVIDE NO STORMWATER MANAGEMENT PRACTICES, DUE TO NO SITE DISTURBANCE PROPOSED.

**BEST MANAGEMENT PRACTICES:** 

THIS PROJECT WILL PROVIDE NO BMP MANAGEMENT PRACTICES, DUE TO NO SITE DISTURBANCE PROPOSED.

### **ZONING TABULATIONS**

EXISTING ZONE:

PROPOSED ZONE:

PROPOSED FAR:

SITE LOCATION/ADDRESS: 2051 JAMIESON AVE, ALEXANDRIA, VA 073.01-02-04

CDD #1

CDD #1

TAX MAP NUMBERS:

EXISTING SITE AREA: 39,017 S.F. OR 0.90 AC

PROPOSED SITE AREA: 39,017 S.F. OR 0.90 AC

**EXISTING USE:** OFFICE / RETAIL RESIDENTIAL PROPOSED USE:

PROPOSED NUMBER OF UNITS: (132 1-BR, 55 2-BR/3-BR) 187 UNITS

UNITS PER ACRE REQUIRED:

UNITS PER ACRE PROVIDED: 187 UNITS / 0.90 AC = 208 DU/AC.

146,713 SF **EXISTING GROSS FLOOR AREA:** EXISTING NET FLOOR AREA: 137,903 SF GROSS FLOOR AREA PROPOSED: 214,228 SF NET FLOOR AREA PROPOSED: 189,422 SF

PERMITTED FAR: 2.62 (PER ZO FOR CCD #1) EXISTING FAR: 3.53 (AS CALCULATED PER EXISTING ZO)

REQUIRED LOT FRONTAGE: 50' MINIMUM PROVIDED LOT FRONTAGE:

FRONT: NONE REQUIRED BUILDING SETBACK:

SIDE & REAR: 16' MINIMUM FRONT: 6' PROVIDED BUILDING SETBACK: EAST SIDE: 17.5'

NOTE: SETBACKS PROVIDED ARE EXISTING CONDITIONS.

MAXIMUM BUILDING HEIGHT: (PER ZO FOR CCD #1)

WEST SIDE: 5' REAR: 19.6'

PROPOSED BUILDING HEIGHT: (NOTE: THE 15' PENTHOUSE IS EXCLUDED FROM THIS HEIGHT MEASUREMENT)

**AVERAGE FINISHED GRADE:** 38.19'

PARKING REQUIRED:

0.8 SPACE/BEDROOM - (5% REDUCTION PER SITE WITHIN METRO HALF-MILE WALKSHED) = [0.8 SPACES X 135 1-BR UNITS] + [1.6 SPACES X 55 2-BR/3-BR UNITS] - 5%

REDUCTION = 108 SPACES + 88 SPACES - 13 SPACES PER REDUCTION = 182 SPACES TOTAL

ACCESSIBLE SPACES REQUIRED: 6 ADA SPACES + 1 VAN ADA SPACE OF EVERY 6 ADA SPACES

PARKING PROVIDED: 216 SPACES TOTAL

NOTE: UP TO 75% OF PARKING 82 STANDARD SPACES ARE TO BE COMPACT 127 COMPACT PARKING SPACES. 5 ACCESSIBLE 2 VAN ACCESSIBLE

REQUIRED LOADING SPACE: 1 SPACE PROVIDED LOADING SPACE: 1 SPACE EXISTING AVG. DAILY TRIPS: 1,400 VPD PROPOSED AVG. DAILY TRIPS: 1,216 VPD

APPROXIMATE AREA OF DISTURBANCE: 0 SF OR 0 ACRES

OPEN SPACE REQUIRED: 25% x 39,017 = 9,754 SF OPEN SPACE PROVIDED: AT-GRADE = 11,910 SF ABOVE-GRADE = 5,093 SF

# RUNOFF COMPUTATIONS

POST-DEVELOPMENT PRE-DEVELOPMENT A = 0.90 ACRES A = 0.90 ACRES C = (0.16)(0.35) + (0.74)(0.90) = 0.80C = (0.16)(0.35) + (0.74)(0.90) = 0.80

TOTAL = 17,003 SF OR 43.5%

 $T_C = 5 MINUTES$  $T_C = 5 MINUTES$  $I_2 = 6.2$  INCHES/HOUR I<sub>2</sub> = 6.2 INCHES/HOUR  $I_{10} = 9.0$  INCHES/HOUR  $I_{10}$  = 9.0 INCHES/HOUR  $Q_2 = (0.80)(6.2)(0.90) = 4.46 \text{ CFS}$ Q<sub>2</sub> = (0.80)(6.2)(0.90)= 4.46 CFS Q<sub>10</sub>= (0.80)(9.0)(0.90)= 6.48 CFS Q<sub>10</sub>= (0.80)(9.0)(0.90)= 6.48 CFS

> NET DECREASE IN RUNOFF Q<sub>2</sub> = 4.46 CFS - 4.46 CFS = 0.00 CFS Q<sub>10</sub>= 6.48 CFS - 6.48 CFS = 0.00 CFS

SANITARY SEWER DESIGN FLOWS

**EXISTING FLOWS** 146,713 SF OFFICE

CITY OF ALEXANDRIA RECOMMENDED AVERAGE DESIGN FLOWS:

200 GPD/1,000 SF (OFFICE)

146,713 SF X (200 GPD/1,000 SF) = 29,343 GPD Q = (29,343 GPD / 7.48 GAL/CF) X (DAY/86,400 SEC) = 0.045 CFS PEAK FACTOR FOR LATERALS = 4.0 DESIGN FLOW = 0.045 X 4.0 = 0.182 CFS

PROPOSED FLOWS 187 RESIDENTIAL UNITS

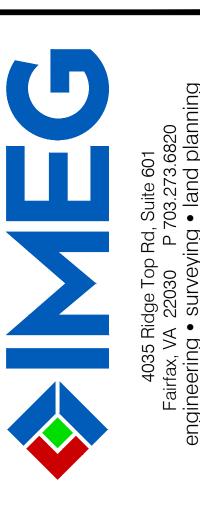
CITY OF ALEXANDRIA RECOMMENDED AVERAGE DESIGN FLOWS:

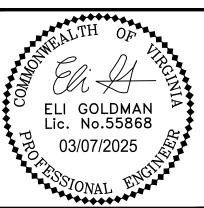
300 GPD/UNIT (FOR MULTI-FAMILY/AFFORDABLE UNITS)

300 GPD/UNIT X 187 UNITS = 56,100GPD Q = (56,100 GPD / 7.48 GAL/CF) X (DAY/86,400 SEC) = 0.087 CFS PEAK FACTOR FOR LATERALS = 4.0 DESIGN FLOW = 0.087 X 4.0 = 0.347 CFS

NET INCREASE IN FLOW PROPOSED PEAK FLOW - EXISTING PEAK FLOW = CHANGE IN PEAK FLOW

0.347 CFS - 0.182 CFS = 0.165 CFS





0

2

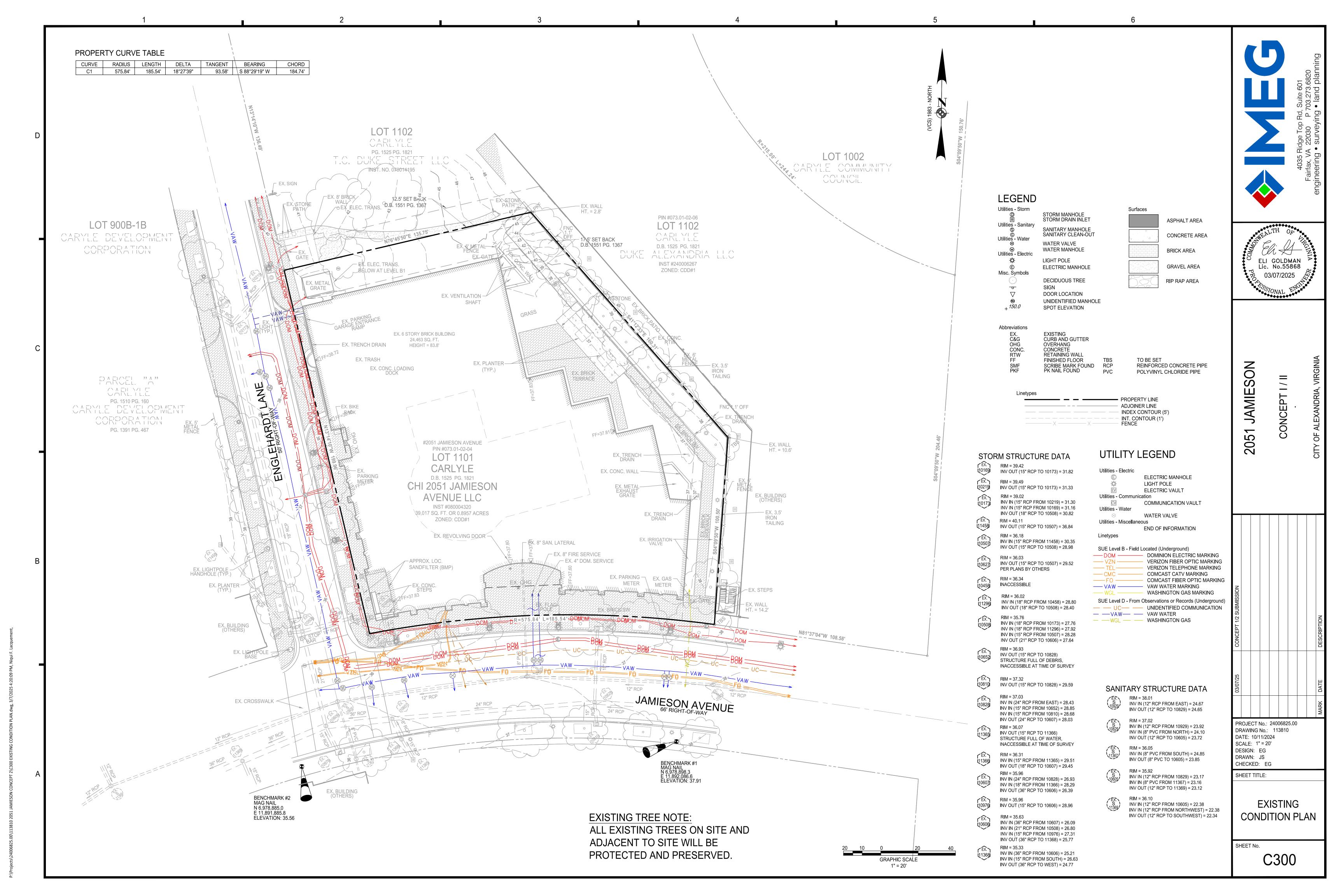
PROJECT No.: 24006825.00 DRAWING No.: 113810 DATE: 10/11/2024 SCALE: NONE DESIGN: EG DRAWN: JS CHECKED: EG

SHEET TITLE:

**NOTES AND TABULATIONS** 

SHEET No.

C200



# OWNERSHIP INFORMATION

- 1. CHI 2051 JAMIESON AVENUE LLC 2051 JAMIESON AV USE: OFFICE BUILDING (487)
- 2. DUKE ALEXANDRIA LLC 2000 DUKE ST USE: OFFICE BUILDING (487)
- 3. CARLYLE COMMUNITY COUNCIL 2000A DUKE ST USE: VACANT LAND COM AREA (980)
- 4. CARLYLE COMMUNITY COUNCIL 1970 DUKE ST USE: VACANT LAND COM AREA (980)
- 5. I&G DIRECT REAL ESTATE 23 LP 1940 DUKE ST USE: OFFICE BUILDING (487)
- 6. 1900 DUKE STREET LLC 1900 DUKE ST USE: OFFICE BUILDING (487)
- 7. 1900 DUKE STREET LLC 333 JOHN CARLYLE ST USE: OFFICE BUILDING (487)
- USE: VACANT LOT COM AREA (980) ZONE: CDD#1
- 1800 DUKE ST USE: OFFICE BUILDING (487) ZONE: CDD#1
- 300 JOHN CARLYLE ST USE: VACANT LAND COM AREA (980) ZONE: CDD#1
- 11. SOCIETY FOR HUMAN RESOURCE MANAGEMENT 330 JOHN CARLYLE ST USE: OFFICE BUILDING (487)
- 12. NATIONAL CREDIT UNION ADMINISTRATION 1775 DUKE ST
- 13. KING STREET IV ASSOCIATES LP 1755 DUKE ST USE: HOTEL AND MOTEL (470)
- 14. KING STREET CONDOMINIUM 1904 DIAGONAL RD USE: CONDO MASTER CARDS (802)
- 15. WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY 1900 KING ST USE: WASH METRO TRAN AUTH (750)
- 16. CSX TRANSPORTATION INC 150 CALLAHAN DR USE: OP RAILROAD (600)
- 17. CITY OF ALEXANDRIA 110 CALLAHAN DR USE: CITY GOVT BLDGS
- 18. GEORGE WASHINGTON MASONIC NATIONAL MEMORIAL ASSOCIATION 101 CALLAHAN DR USE: CHARITABLE (770)
- 19. ALEXANDRIA WATER CO 223 DUKE ST USE: WATER CORP SCC (616)
- 20. UNITED STATES POSTAL SERVICE 2226 DUKE ST USE: FEDERAL (700)
- 21. CSX TRANSPORTATION INC 3001 BUSINESS CENTER DR USE: RAILRAOD PROPERTY (500)
- 22. WASHINGTON METROPOLITAN AREA TRANSIT 2320 DUKE ST USE: WASH METRO TRAN AUTH (750)
- 23. WASHINGTON METROPOLITAN AREA TRANSIT 2340 DUKE ST USE: WASH METRO TRAN AUTH (750)
- 24. CARLYLE DEVELOPMENT CORP 321 ENGLEHARDT LA USE: VACANT LAND COM AREA (980)
- 25. CARLYLE TOWERS CONDOMINIUM 2121 JAMIESON AV USE: CONDO MASTER CARDS (802) ZONE: CDD#1
- 2151 JAMIESON AV USE: CONDO MASTER CARDS (802) ZONE: CDD#1
- 27. CITY OF ALEXANDRIA 450 ANDREWS LN USE: CITY PKS/PLAYGROUNDS (731)
- 28. CITY OF ALEXANDRIA 2355 MILL RD USE: CITY GOVT BLDGS (730)
- 29. WASHINGTON METROPOLITAN AREA TRANSIT 2395 MILL RD USE: WASH METRO TRAN AUTH (750)
- 30. CITY OF ALEXANDRIA 2375 MILL RD USE: CITY GOVT BLDGS (730) ZONE: OCN (100)

- 31. WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY 2365 MILL RD
- USE: WASH METRO TRAN AUTH (750) ZONE: UT 32. MHF ALEXANDRIA V LLC
- ZINE: CDD#2 33. REEVE DEBORAH B TR 2181 JAMIESON AV USE: CONDO MASTEER CARDS (802)

USE: EXTENDED STAY (472)

2345 MILL RD

- ZONE: CDD#1 34. WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY 2360
- USE: WASH METRO TRAN AUTH (750) ZONE: UT
- 35. CARLYLE OVERLOOK CONDOMINIUM 2318 MILL RD USE: CONDO MASTER CARDS (802) ZONE: CDD#2
- 36. UNITED STATES OF AMERICA 2100 JAMIESON AV USE: FEDERAL (700) ZONE: CDD#1
- 37. EISENHOWER MILL PROPERTIES LLC 2331 MILL RD USE: OFFICE BUILDINGS (487) ZONE: CDD#2
- 38. SIMPSON DEVELOPMENT CO 2121 EISENHOWER AVE USE: OFFICE BUILDINGS (487) ZONE: OCM(100)
- 39. 211 EISENHOWER AVENUE LIMITED PARTNERSHIP 2111 EISENHOWER AVE USE: OFFICE BUILDINGS (487) ZONE: OCM(100)
- 40. CARLYLE COMMUNITY COUNCIL 400A COURTHOUSE SQ USE: VACANT LAND COM AREA (980) ZONE: CDD#1
- 41. ALEXANDRIA TOWERS MASTER CONDOMINIUM 2050 JAMIESON AV USE: CONDO MASTER CARDS (802) ZONE: CDD#1
- 42.LCOR ALEXANDRIA LLC 401 DULANY ST USE: OFFICE BUILDINGS (487) ZONE: CDD#1
- 43. CARLYLE COMMUNITY COUNCIL 444 DULANY ST USE: VACANT LAND COM AREA (980) ZONE: CDD#1
- 44.LCOR ALEXANDRIA LLC 400 DULANY ST USE: OFFICE BUILDINGS (487) ZONE: CCD#1

ZONE: CCD#1

- 45. MACH 1 AREP CARLYLE CENTER LLC 1900 JAMIESON AV USE: OFFICE BUILDINGS (487)
- 46. 2050 BALLENGER LLC 2050 BALLENGER AVE USE: CHURCH/RELIGIOUS (760) ZONE: CCD#1
- 47. LCOR ALEXANDRIA LLC 501 DULANY ST USE: OFFICE BUILDINGS (487) ZONE: CDD#1
- 48. CARLYLE DEVELOPMENT CORPORATION 503 DULANY ST USE: VACANT LAND COM AREA (980)
- ZONE: CDD#1 49. CARLYLE COMMUNITY COUNCIL 505 DULANY ST
- ZONE: CDD#1 50. CARLYLE DEVELOPMENT CORP 502 DULANY ST USE: VACANT LAND COM AREA (980)

USE: VACANT LAND COM AREA

51. LCOR ALEXANDRIA LLC 500 DULANY ST USE: OFFICE BUILDINGS (487)

ZONE: CDD#1

ZONE: CDD#1

ZONE: CDD#1

- 52. HAI 1920 BALLENGER LLC 1920 BALLENGER AVE USE: OFFICE BUILDINGS (487)
- 53. LCOR ALEXANDRIA LLC 551 JOHN CARLYLE ST USE: OFFICE BUILDINGS (487) ZONE: CCD#1
- 54. CARLYLE SQUARE CONDOMINIUM 520 JOHN CARLYLE ST USE: CONDO MASTER CARDS (802) ZONE: CDD#1
- 55. LCOR ALEXANDRIA LLC 550 ELIZABETH LA USE: OFFICE BUILDINGS (487) ZONE: CDD#1
- 56. LCOR ALEXANDRIA LLC 600 DULANY ST USE: OFFICE BUILDINGS (487) ZONE: CDD#1
- 57. CARLYLE COMMUNITY COUNCIL 1901 JAMIESON AV USE: VACANT LAND COM AREA ZONE: CDD#1
- 58. MOORE BRIAN KELSEY TR BRIAN KELSEY MOORE LIVING TRUST 1802 JAMIESON AV USE: SEMI-DETACHED HOUSE (110) ZONE: CCD#1
- 59. BUCKLEY BARBARA FRAUNHOFFER FRIESE HERBERT MARK 1804 JAMIESON AV USE: ROW (TOWNHOUSE) (120) ZINE: CDD#1
- 60. MACCANN RAYMOND C MACNEIL DEIRDRE 1806 JAMAISON AV USE: SEMI-DETACHED HOUSE (110) ZONE: CDD#1

- 61. LIEBHABER RICHARD L 400 JOHN CARLYLE ST USE: SEMI-DETACHED HOUSE (110) ZONE: CDD#1
- 62. TONE CVHRISTOPHER J OR KATHRYN G 402 JOHN CARLYLE ST USE: ROW (TOWNHOSE) (120)
- ZONE: CDD#1 63. SIMPSON JAMES P FRASURE SARAH E 404 JOHN CARLYLE ST
- USE: ROW (TOWNHOUSE) (120) ZONE: CDD#1 64. FRIEDMAN WILLIAM J IV
- 406 JOHN CARLYLE ST USE: ROW (TOWNHOUSE) (120) ZONE: CDD#1
- 65. URGER DANIEL G DICKSON DANA 408 JOHN CARLYLE ST USE: JROW (TOWNHOUSE) (120) ZONE: CDD#1
- 66. SIMPSON JAMES TERRY TR SIMPSON ALLISON LOUISE TR 410 JOHN CARLYLE ST USE: ROW (TOWNHOUSE) (120) ZONE: CDD#1
- 67. JOHNSTON MATTHEW 412 JOHN CARLYLE ST USE: SEMI-DETACHED HOUSE (110) ZONE: CDD#1
- 68. ROBERTS MARK BRIAN AND WITHERSPOON CONST 420 JOHN CARLYLE ST USE: SEMI-DETACHED HOUSE (110) ZONE: CDD#1
- 69. ZOLFAGHARI JANE CAROLYN 422 JOHN CARLYLE ST USE: SEMI-DETACHED HOUSE (110) ZONE: CCD#1
- 70. LOWE KRISTINA W OR WILLIAM C 424 JOHN CARLYLE ST USE: ROW (TOWNHOUSE) (120) ZONE: CDD#1
- 71. HOLM DAVID MICHAEL **426 JOHN CARLYLE ST** USE: ROW (TOWNHOUSE) (120) ZONE: CDD#1
- 72. CROSS DURRANT PAUL R OR MARLO S 428 JOHN CARLYLE ST USE: ROW (TOWNHOUSE) (120) ZONE: CDD#1
- 73. HARRIS ROBERT 430 JOHN CARLYLE ST USE: ROW (TOWNHOUSE) (120) ZONE: CDD#1

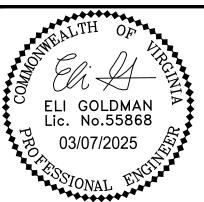
ZONE: CDD#1

- 74. KOSTANECKI EILEEN OR ROOSA BRYAN 1865 BALLENGER AVE USE: SEMI-DETACHED HOUSE (110)
- 75. ROHLFS ANGELE M OR MARK L 1863 BALLENGER AVE USE: ROW (TOWNHOUSE) (120) ZONE: CDD#1
- 76. M00RE BRET E AND SAUTER DIANE 1861 BALLENGER AVE USE: ROW (TOWNHOUSE) (120) ZONE: CDD#1
- 77. SCHUETTE MEGAN RENEE OR BEALL ZACHARY 1859 BALLENGER AVE USE: ROW (TOWNHOUSE) (120) ZONE: CDD#1
- 78. WILWERDING JOHN K CHOY ANGELA WAI-YUAH 1857 BALLENGER AVE USE: ROW (TOWNHOUSE) (120) ZONE: CDD#1
- 79. MAIER SUSAN AND **IMOTHY J TRS** 1855 BALLENGER AVE USE: SEMI-DETACHED HOUSE (110) ZONE: CDD#1
- 80. DEYAMPERT NICOLE MARIE 446 CHAUNCEY CT USE: RSEMI-DETACHED HOUSE (110) ZONE: CDD#1
- 444 CHAUNCY CT USE: ROW (TOWNHOUSE) (120) ZONE: CDD#1 82. EMPSON TARA
- 442 CHAUNCEY CT USE: ROW (TOWNHOUSE) (120) ZONE: CDD#1

81. TANIGAWA GARY R

83. KEEGAN JULIE ANN 440 CHAUNCEY CT USE: SEMI-DETACHED HOUSE (110) ZONE: CDD#1





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PROJECT No.: 24006825.00

DRAWING No.: 113810 DATE: 10/11/2024 SCALE: 1" = 150' DESIGN: EG DRAWN: JS

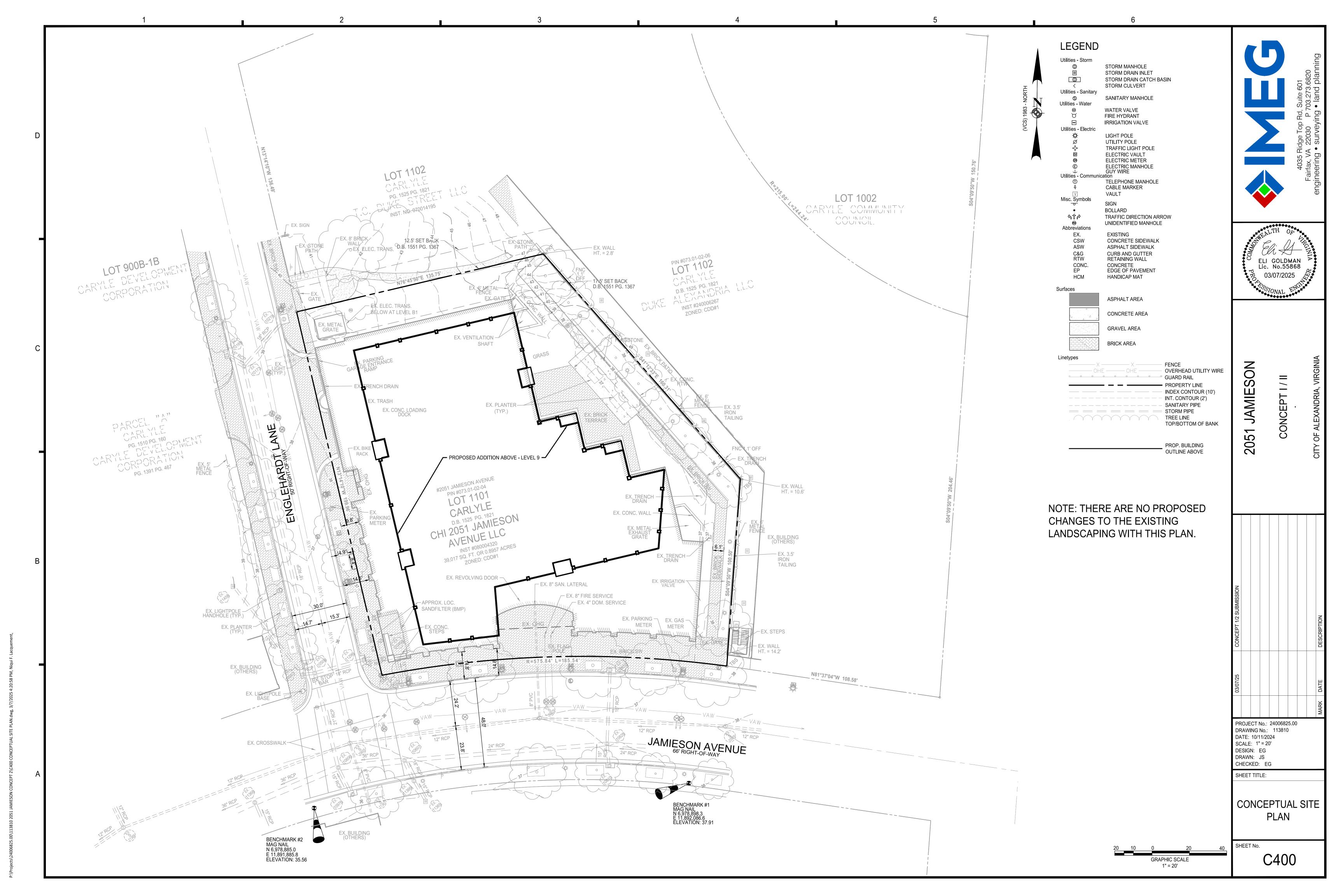
SHEET TITLE:

CHECKED: EG

CONTEXTUAL PLAN

SHEET No.

C301



|         | Gross Floor<br>Area | Exterior -<br>Floor Area |            |           |          | Floor Commo         | n Area |          |          |        |                        |                   | - | Units      | j     |
|---------|---------------------|--------------------------|------------|-----------|----------|---------------------|--------|----------|----------|--------|------------------------|-------------------|---|------------|-------|
|         |                     | Exterior<br>Amenity      | Commercial | Corridor  | Elevator | Interior<br>Amenity | Lobby  | Stair    | Storage  | Trash  | Area<br>(Utilites/BOH) | Area<br>(Parking) |   | Unit Area  | Count |
|         |                     |                          |            |           |          |                     |        |          |          |        |                        |                   |   |            |       |
| LEVEL 1 | 24,189 SF           | 0 SF                     | 0 SF       | 1,957 SF  | 419 SF   | 6,141 SF            | 0 SF   | 379 SF   | 0 SF     | 169 SF | 943 SF                 | 4,110 SF          |   | 10,070 SF  | 12    |
| LEVEL 2 | 23,878 SF           | 0 SF                     | 0 SF       | 2,216 SF  | 412 SF   | 395 SF              | 0 SF   | 378 SF   | 1,420 SF | 106 SF | 866 SF                 | 0 SF              |   | 18,086 SF  | 22    |
| LEVEL 3 | 25,040 SF           | 0 SF                     | 0 SF       | 2,129 SF  | 412 SF   | 392 SF              | 0 SF   | 387 SF   | 885 SF   | 112 SF | 895 SF                 | 0 SF              | П | 19,828 SF  | 24    |
| LEVEL 4 | 24,956 SF           | 0 SF                     | 0 SF       | 2,130 SF  | 412 SF   | 0 SF                | 0 SF   | 389 SF   | 886 SF   | 109 SF | 702 SF                 | 0 SF              |   | 20,328 SF  | 23    |
| LEVEL 5 | 23,378 SF           | 0 SF                     | 0 SF       | 1,957 SF  | 422 SF   | 0 SF                | 0 SF   | 389 SF   | 885 SF   | 109 SF | 627 SF                 | 0 SF              | П | 18,990 SF  | 21    |
| LEVEL 6 | 22,932 SF           | 0 SF                     | 0 SF       | 1,948 SF  | 434 SF   | 0 SF                | 0 SF   | 389 SF   | 885 SF   | 109 SF | 609 SF                 | 0 SF              | П | 18,560 SF  | 21    |
|         | 144,374 SF          | <br>l                    | 0 SF       | 12,336 SF | 2,512 SF | 6,928 SF            | 0 SF   | 2,309 SF | 4,960 SF | 713 SF | 4,642 SF               | 4.110 SF          |   | 105,862 SF | 123   |

|             |                     |                         |            |                     | RESID    | DENTIAL - L         | EVELS 7 | <b>'-10</b> |          |        |                        |                   |  |           |      |
|-------------|---------------------|-------------------------|------------|---------------------|----------|---------------------|---------|-------------|----------|--------|------------------------|-------------------|--|-----------|------|
|             | Gross Floor<br>Area | - Exterior - Floor Area | •          | Floor Common Area - |          |                     |         |             |          |        | Units                  | i                 |  |           |      |
|             |                     | Exterior<br>Amenity     | Commercial | Corridor            | Elevator | Interior<br>Amenity | Lobby   | Stair       | Storage  | Trash  | Area<br>(Utilites/BOH) | Area<br>(Parking) |  | Unit Area | Coun |
| LEVEL 7     | 20,706 SF           | 0 SF                    | 0 SF       | 1,855 SF            | 403 SF   | 561 SF              | 0 SF    | 381 SF      | 332 SF   | 105 SF | 295 SF                 | 0 SF              |  | 16,776 SF | 19   |
| (NEW FLOOR) |                     |                         |            |                     |          |                     |         |             |          |        |                        |                   |  |           |      |
| LEVEL 8     | 16,399 SF           | 2,090 SF                | 0 SF       | 1,541 SF            | 426 SF   | 2,277 SF            | 0 SF    | 419 SF      | 245 SF   | 73 SF  | 126 SF                 | 0 SF              |  | 11,293 SF | 13   |
| LEVEL 9     | 16,351 SF           | 0 SF                    | 0 SF       | 1,541 SF            | 426 SF   | 0 SF                | 0 SF    | 419 SF      | 245 SF   | 78 SF  | 126 SF                 | 0 SF              |  | 13,517 SF | 16   |
| LEVEL 10    | 16,398 SF           | 0 SF                    | 0 SF       | 1,541 SF            | 426 SF   | 0 SF                | 0 SF    | 419 SF      | 245 SF   | 73 SF  | 125 SF                 | 0 SF              |  | 13,570 SF | 16   |
|             | 69,854 SF           | 2,090 SF                | 0 SF       | 6,478 SF            | 1,681 SF | 2,838 SF            | 0 SF    | 1,637 SF    | 1,065 SF | 330 SF | 671 SF                 | 0 SF              |  | 55,155 SF | 64   |

NOTES:
1. EXTERIOR AMENITY (2,090 SF) IS NOT INCLUDED IN GSF.

### **6 STORY EXISTING OFFICE BUILDING WITH 4-STORY ADDITION:**

**EXISTING BUILDING GFA: 146,713** 

**EXISTING BUILDING NGFA: 137,903** 

ALLOWABLE GFA EXCLUSIONS: STAIRS 2289sf + ELEVATORS 2405sf + PARKING/LOADING 4116sf = 8,810sf

PROPOSED NEW NGFA MAX: 137,903 x 1.4 = 193,064

PROPOSED TOTAL GFA: 214,228

PROPOSED TOTAL NGFA: 189,422 - 187 UNITS

# **4 STORY EXISTING BELOW GRADE PARKING:**

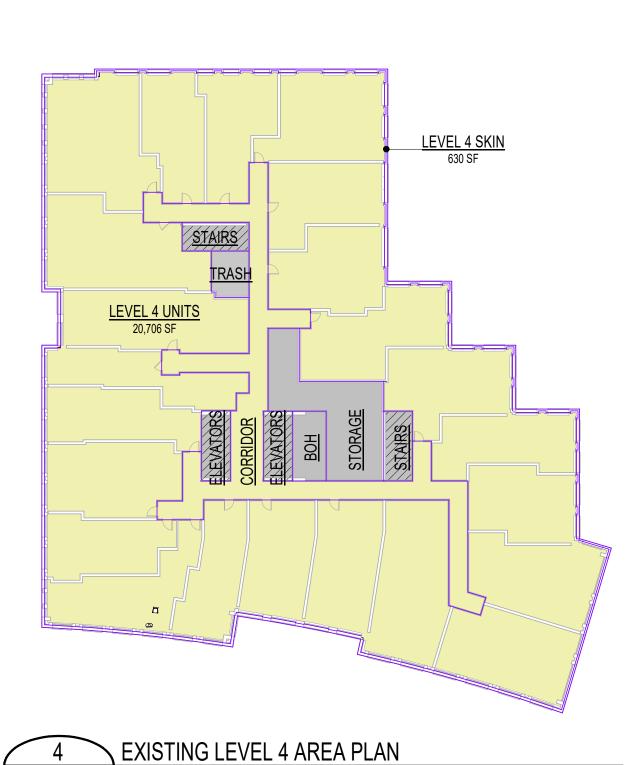
**EXISTING PARKING GFA: 113,870** 

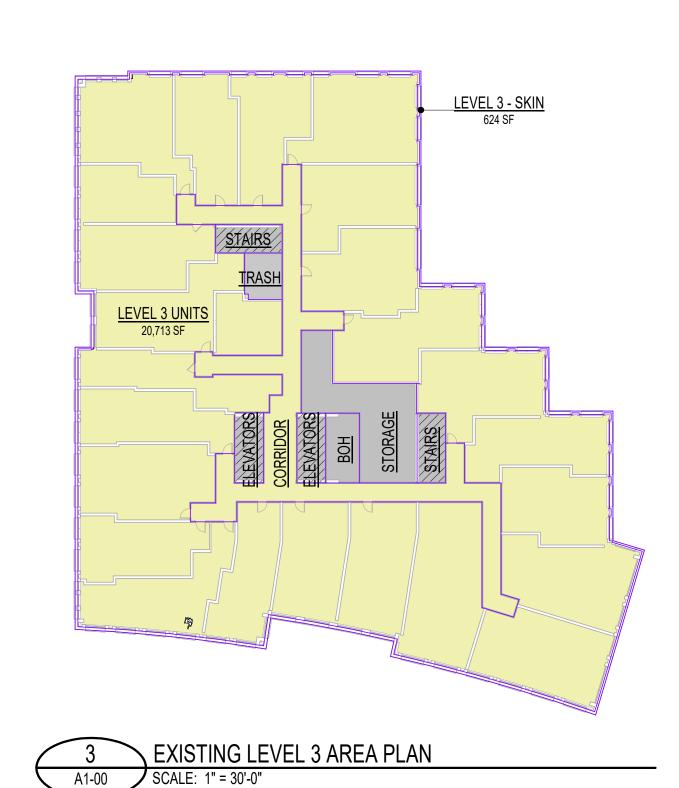
**EXISTING PARKING SPACE PROVIDED: 216** 

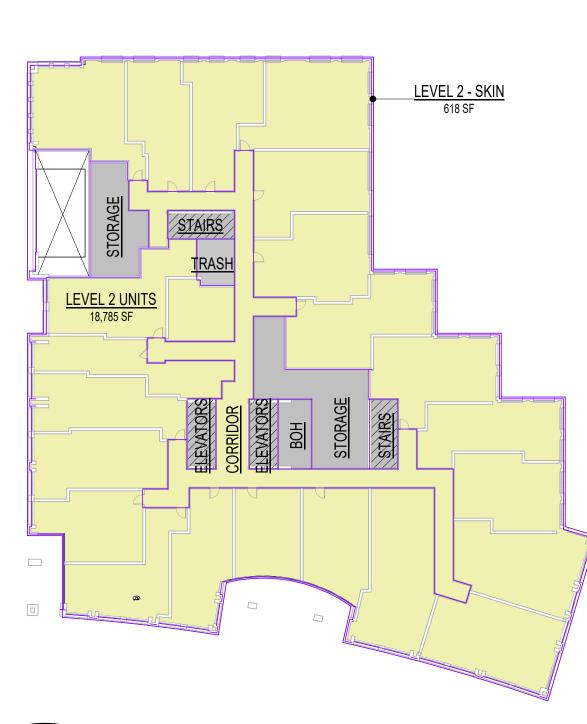
**EXISTING TANDEM SPACES: 42 TOTAL EXISTING PARKING: 258** 

| UNIT T            | ٩B | s co | NCE | PT II ( | RENT | ABL | E) - E | XISTING | В | UILDIN | G LEVE | LS | 6 1-6       |
|-------------------|----|------|-----|---------|------|-----|--------|---------|---|--------|--------|----|-------------|
|                   |    |      |     |         |      |     | -      |         |   |        |        |    | Area        |
|                   |    |      |     |         |      |     |        | Total   |   | Total  | Count  | Ī  | Unit        |
| Unit Type         |    | L1   | L2  | L3      | L4   | L5  | L6     | Units   | İ | Bed    | Bath   | Ī  | Total SQ FT |
| <varies></varies> |    | 12   | 22  | 24      | 23   | 21  | 21     | 123     |   | 162    | 168    |    | 105,862 SF  |

| UNIT TA           | ABS CON | NCEF | PT II | (REN | TABLE) | - PROPOSED A | DDITIO | ON LEVE | ELS 7-10    |
|-------------------|---------|------|-------|------|--------|--------------|--------|---------|-------------|
|                   |         | -    |       |      |        | -            |        |         | Area        |
|                   |         |      |       |      | Total  |              | Total  | Count   | Unit        |
| Unit Type         | L7      | L8   | L9    | L10  | Units  |              | Bed    | Bath    | Total SQ FT |
| <varies></varies> | 19      | 13   | 16    | 16   | 70     |              | 88     | 77      | 60,575 SF   |







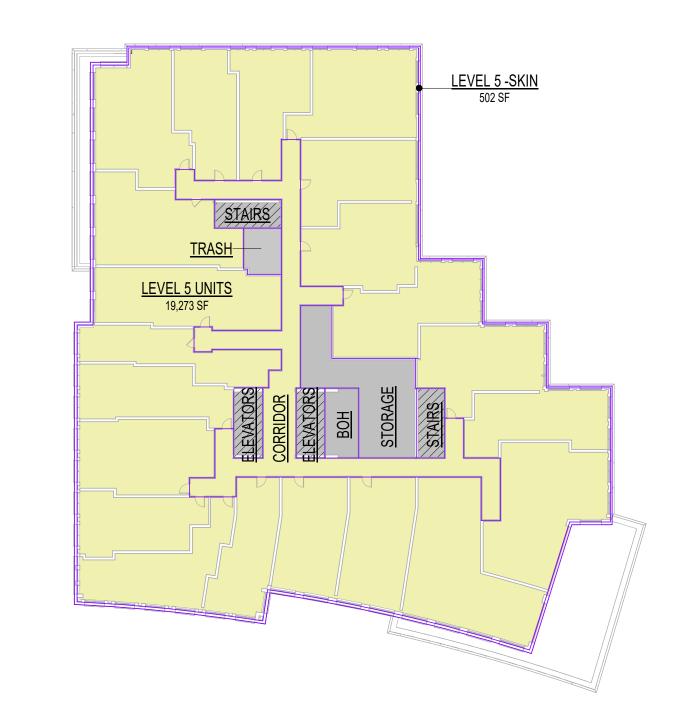
SCALE: 1" = 30'-0"

LEVEL 6 UNITS

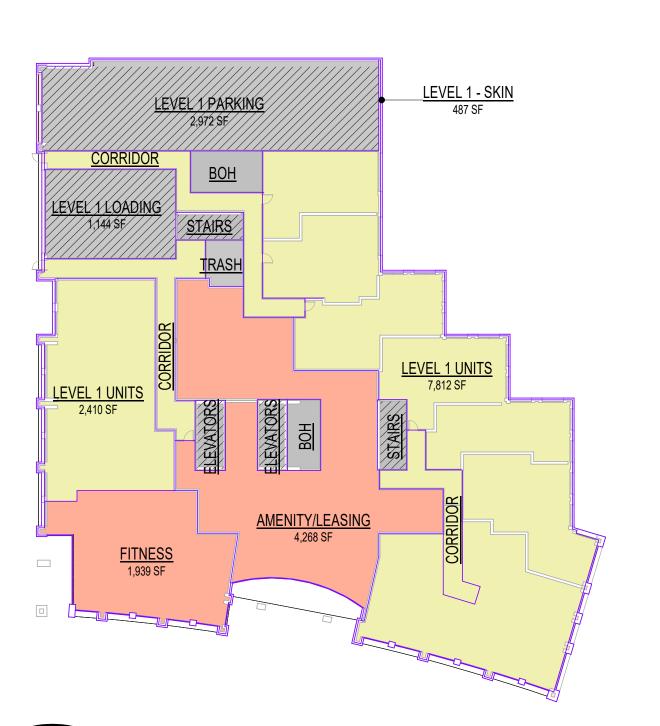
18,339 SF

EXISTING LEVEL 2 AREA PLAN SCALE: 1" = 30'-0"

LEVEL 6 - SKIN







EXISTING LEVEL 1 AREA PLAN

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### SCOPE DOCUMENTS

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|     | ISSUANCES                 |            |
|-----|---------------------------|------------|
| lo. | Drawing Issue Description | Date       |
|     | CONCEPT II                | 03/07/2025 |
|     | DRB                       | 03/21/2025 |
|     | DRB II                    | 04/25/2025 |

AREA PLAN USE KEY PUBLIC / AMENITY
BOH / SERVICE
RESI UNITS
EXCLUDED AREAS

2051 Jamieson - 4 Story Addition

2051 Jamieson Ave, Alexandria, VA

JAMES CAMPBELL COMPANIES/REDFOX

SCHEDULE - GFA/UNIT COUNT **MATRIX** 

20240137 03/07/25 Date Approver Checker Author

A1-00



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SCOPE DOCUMENTS

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|     | DRB                       | 03/21/2025 |
|     | DRB II                    | 04/25/2025 |

2051 Jamieson - 4 Story Addition

2051 Jamieson Ave, Alexandria, VA

JAMES CAMPBELL COMPANIES/REDFOX

FLOOR PLANS

Designer
Principal-in-Charge

Approver
Project Manager

Checker
Project Architect

Author
Staff Architect

Author



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THE CENTER FOR CONNECTIVE ARCHITECTURE

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SCOPE DOCUMENTS

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|     | DRB                       | 03/21/2025 |
|     | DRB II                    | 04/25/2025 |
|     | 12.12.11                  | 0 1/20/202 |

2051 Jamieson - 4 Story Addition

2051 Jamieson Ave, Alexandria, VA

JAMES CAMPBELL COMPANIES/REDFOX

FLOOR PLANS

Designer
Principal-in-Charge

Approver
Project Manager

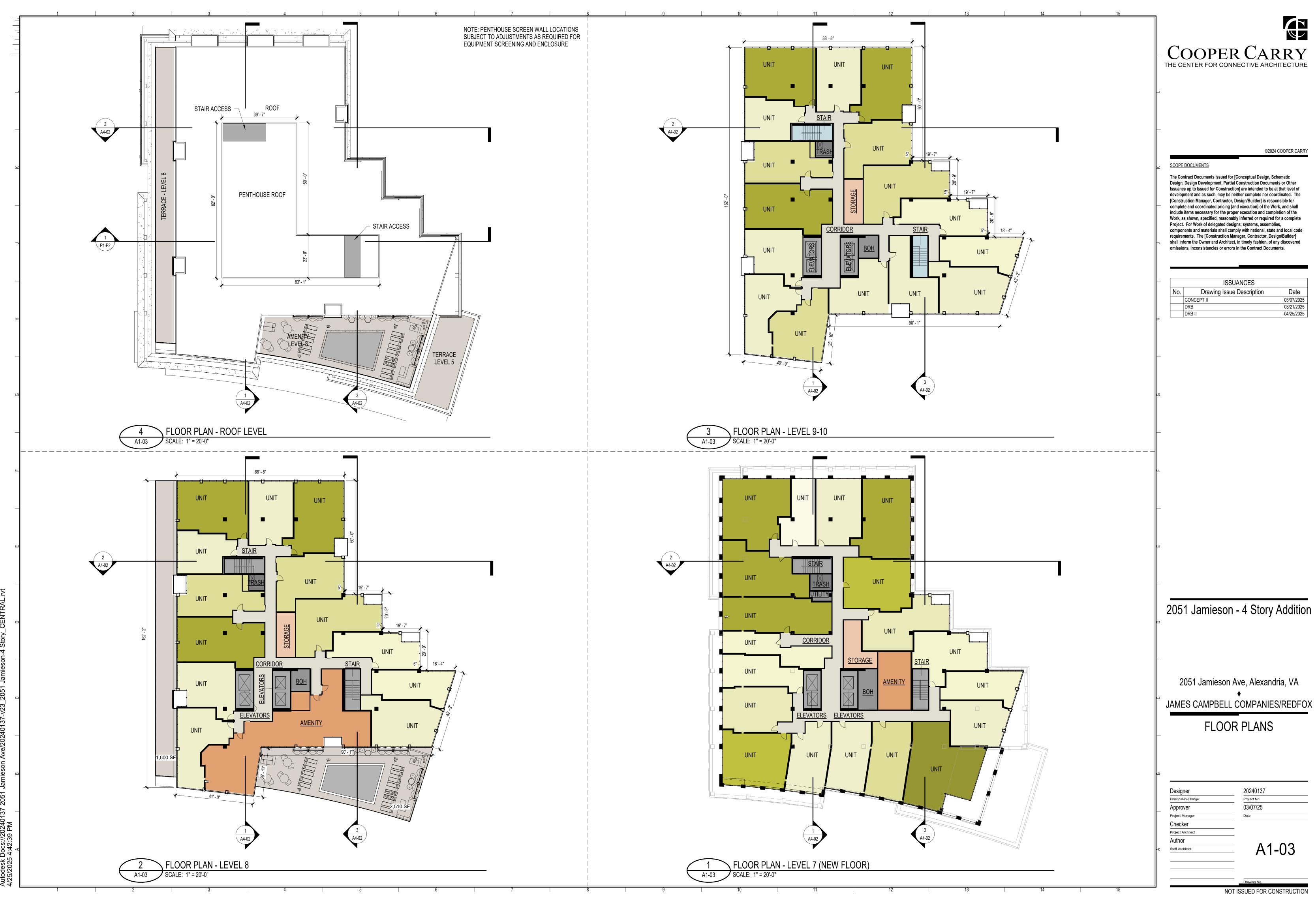
Checker
Project Architect

Author
Staff Architect

20240137
Project No.
03/07/25
Date

Atalogue

Ata



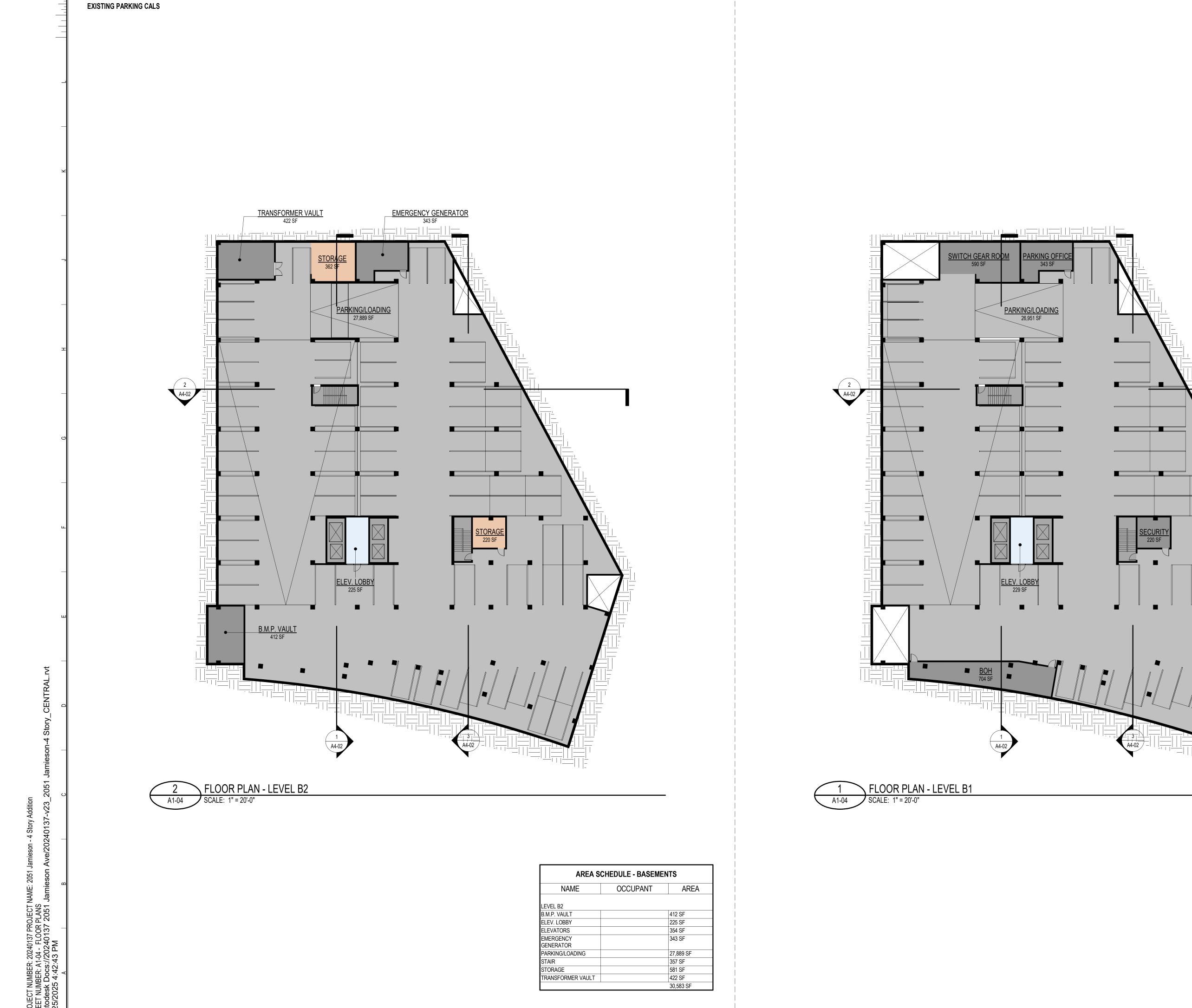
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THE CENTER FOR CONNECTIVE ARCHITECTURE

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|-----|---------------------------|------------|
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|     | DRB                       | 03/21/2025 |
|     | DRB II                    | 04/25/2025 |
|     |                           |            |

A1-03





### SCOPE DOCUMENTS

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|     | DRB                       | 03/21/2025 |
|     | DRB II                    | 04/25/2025 |

2051 Jamieson - 4 Story Addition

2051 Jamieson Ave, Alexandria, VA

JAMES CAMPBELL COMPANIES/REDFOX

**FLOOR PLANS** 

| Designer            | 20240137    |
|---------------------|-------------|
| Principal-in-Charge | Project No. |
| Approver            | 03/07/25    |
| Project Manager     | Date        |
| Checker             |             |
| Project Architect   |             |
| Author              |             |
| Staff Architect     | Δ1_         |

AREA SCHEDULE - BASEMENTS

ELEV. LOBBY
ELEVATORS
PARKING OFFICE
PARKING/LOADING

SWITCH GEAR ROOM

OCCUPANT

AREA

704 SF 229 SF 354 SF

343 SF 26,951 SF

220 SF

357 SF

590 SF

29,749 SF 113,871 SF



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|     | DRB                       | 03/21/2025 |
|     | DRB II                    | 04/25/2025 |

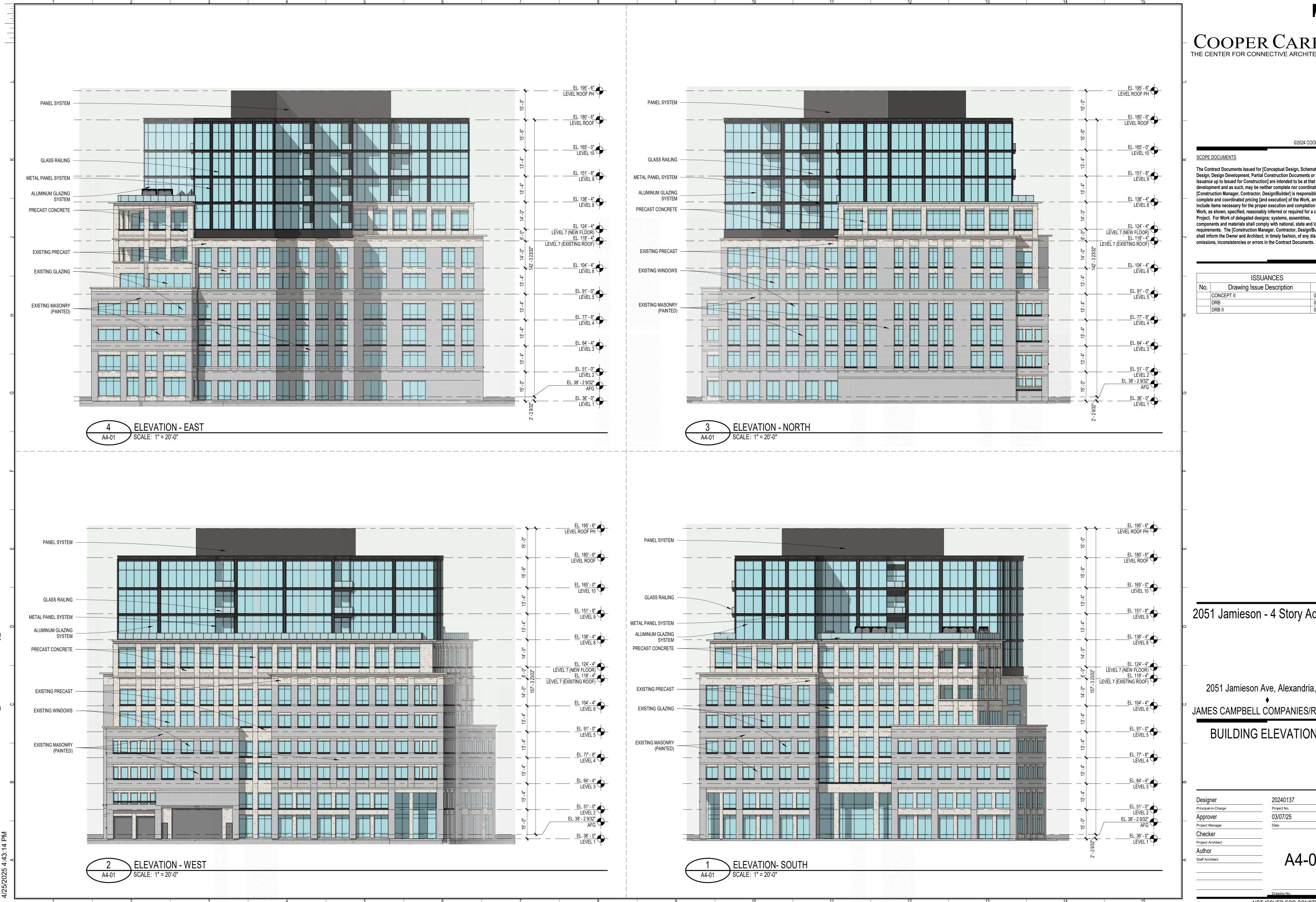
2051 Jamieson - 4 Story Addition

2051 Jamieson Ave, Alexandria, VA

JAMES CAMPBELL COMPANIES/REDFOX

FLOOR PLANS

| Designer            | 20240137    |
|---------------------|-------------|
| Principal-in-Charge | Project No. |
| Approver            | 03/07/25    |
| Project Manager     | Date        |
| Checker             |             |
| Project Architect   |             |
| Author              | A 4 0 =     |
| Staff Architect     | — Δ1-()5    |





SCOPE DOCUMENTS

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| Date       |
|------------|
| 03/07/2025 |
| 03/21/2025 |
| 04/25/2025 |
| -          |

2051 Jamieson - 4 Story Addition

2051 Jamieson Ave, Alexandria, VA

JAMES CAMPBELL COMPANIES/REDFOX

**BUILDING ELEVATIONS** 

20240137

A4-01

EL. 195' - 6" LEVEL ROOF PH EL. 180' - 6"
LEVEL ROOF COOPER CARRY EL. 165' - 0"
LEVEL 10 EL. 151' - 8"
LEVEL 9 \_\_ EL. 138' - 4" LEVEL 8 ©2024 COOPER CARRY EL. 124' - 4"
LEVEL 7 (NEW FLOOR) EL. 118' - 4"
LEVEL 7 (EXISTING ROOF) 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 \_\_ EL. 104' - 4" LEVEL 6 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. EL. 64' - 4" LEVEL 3 **ISSUANCES** Date Drawing Issue Description CONCEPT II 03/07/2025 DRB DRB II 03/21/2025 04/25/2025 EL. 6' - 4" LEVEL B3 BUILDING SECTION E/W FACING SOUTH EL. 195' - 6" LEVEL ROOF PH \_\_\_\_\_EL. 195' - 6" LEVEL ROOF PH EL. 180' - 6" LEVEL ROOF EL. 180' - 6"
LEVEL ROOF EL. 165' - 0"
LEVEL 10 EL. 165' - 0"
LEVEL 10 EL. 151' - 8"
LEVEL 9 EL. 151' - 8" LEVEL 9 AREA PLAN USE KEY PUBLIC / AMENITY
BOH / SERVICE
RESI UNITS
EXCLUDED AREAS \_ EL. 138' - 4" LEVEL 8 - EL. 138' - 4" LEVEL 8 EL. 124' - 4"

LEVEL 7 (NEW FLOOR)

EL. 118' - 4"

LEVEL 7 (EXISTING ROOF) EL. 124' - 4"
LEVEL 7 (NEW FLOOR)
EL. 118' - 4"
LEVEL 7 (EXISTING ROOF) 2051 Jamieson - 4 Story Addition EL. 104' - 4" EL. 104' - 4"
LEVEL 6 EL. 91' - 0" EL. 91' - 0" LEVEL 5 EL. 77' - 8" EL. 77' - 8" 2051 Jamieson Ave, Alexandria, VA JAMES CAMPBELL COMPANIES/REDFOX EL. 64' - 4" LEVEL 3 EL. 64' - 4" LEVEL 3 **BUILDING SECTIONS** EL. 51' - 0"
LEVEL 2
EL. 38' - 2 9/32"
AFG EL. 51' - 0" LEVEL 2 EL. 38' - 2 9/32" AFG EL. 36' - 0" LEVEL 1 PROJECT NUMBER: 20240137 PROJECT NAME: 20 SHEET NUMBER: A4-02 - BUILDING SECTIONS Autodesk Docs://20240137 2051 Jamies 4/25/2025 4:43:23 PM EL. 25' - 4" EL. 25' - 4" LEVEL B1 20240137 EL. 15' - 10" EL. 15' - 10" LEVEL B2 03/07/25
Date EL. 6' - 4" EL. 6' - 4" LEVEL B3 EL. -3' - 2" LEVEL B4 EL. -3' - 2" LEVEL B4 EL. -9' - 2" LEVEL B4.5 A4-02 BUILDING SECTION N/S FACING WEST BUILDING SECTION E/W FACING EAST A4-02 SCALE: 1" = 20'-0" A4-02 | SCALE: 1" = 20'-0" NOT ISSUED FOR CONSTRUCTION



### SCOPE DOCUMENTS

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|     | DRB                       | 03/21/2025 |
|     | DRB II                    | 04/25/2025 |

2051 Jamieson - 4 Story Addition

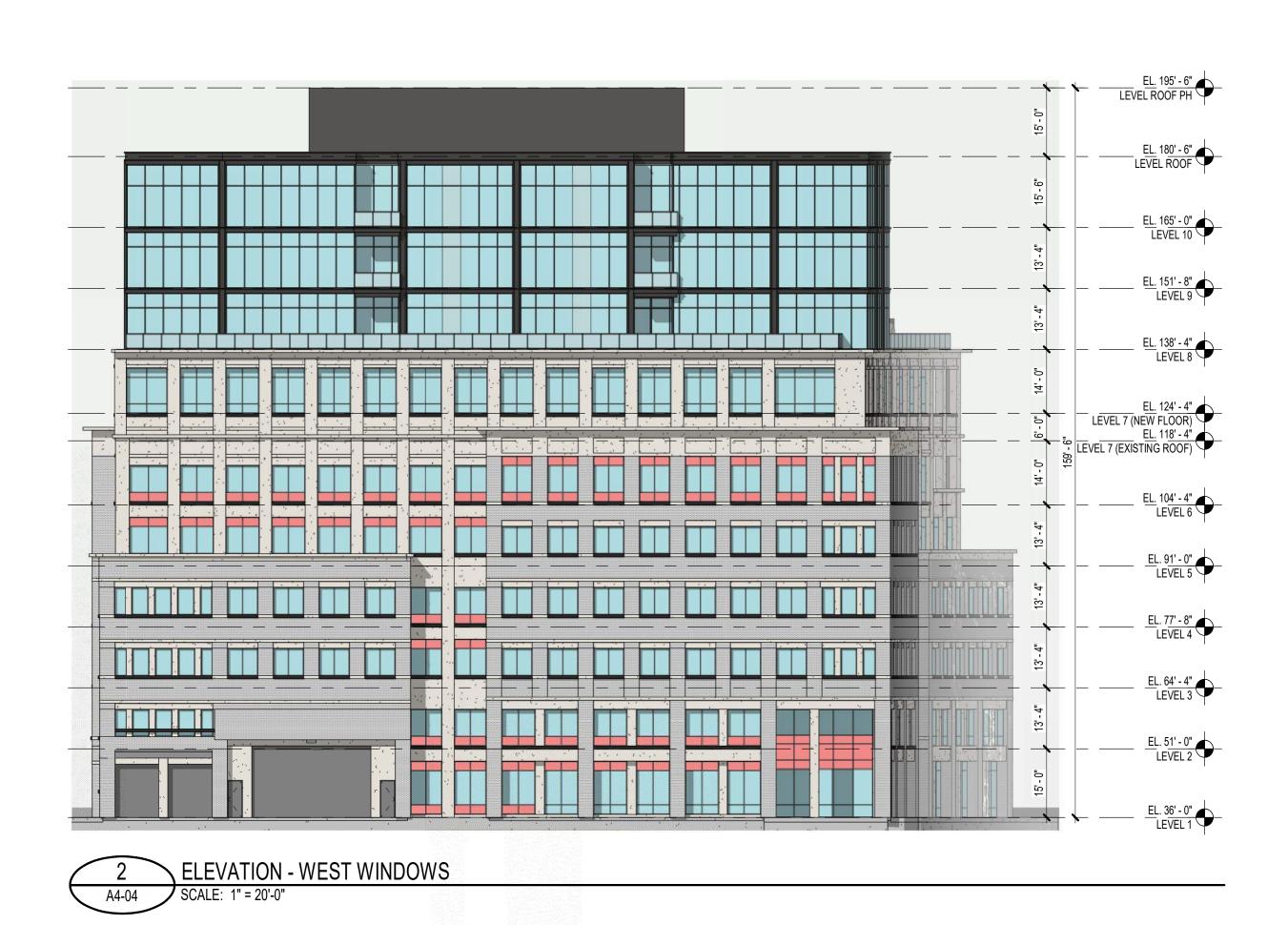
2051 Jamieson Ave, Alexandria, VA

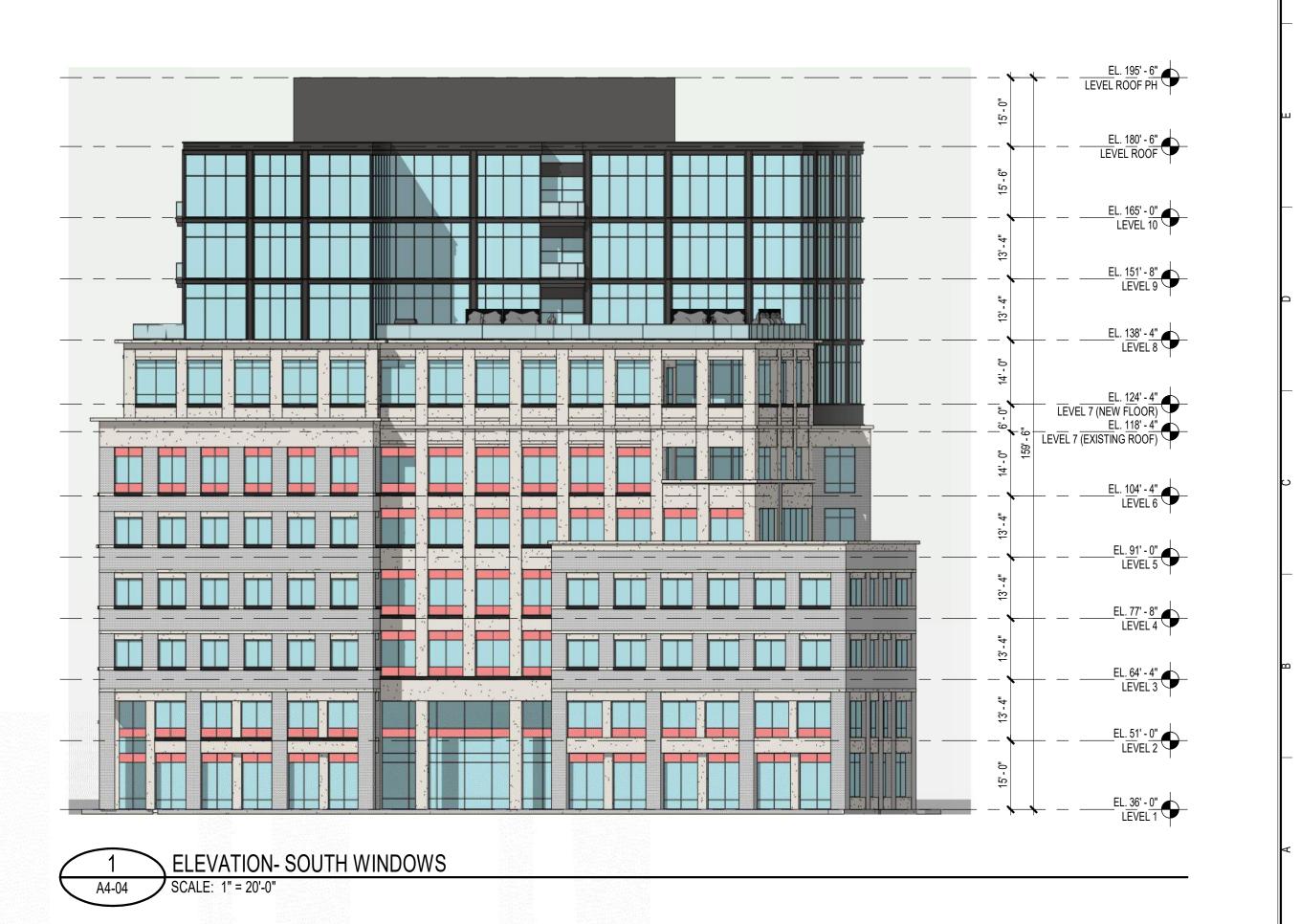
JAMES CAMPBELL COMPANIES/REDFOX

SITE SECTIONS

A4-03







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SCOPE DOCUMENTS

EL. 195' - 6"
LEVEL ROOF PH

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| ISSUANCES |                           |            |
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|           | DRB II                    | 04/25/2025 |

SPANDREL WINDOW TYPES - TOTAL UNIT COUNTS

- EXISTING SPANDREL TO CONVERT TO VISION

LEVEL 01 - 06 (EXISTING)

34 - LOWER AND UPPER LITE

28 - UPPER SPANDREL LITE

31 - LOWER SPANDREL LITE

30 - STANDARD PUNCH

123 - TOTAL

LEVEL 07 - 10 (NEW)

64 - LOWER AND UPPER LITE

0 - UPPER SPANDREL LITE
0 - LOWER SPANDREL LITE

0 - STANDARD PUNCH

64 - TOTAL

187 - TOTAL BUILDING UNITS

2051 Jamieson - 4 Story Addition

2051 Jamieson Ave, Alexandria, VA

JAMES CAMPBELL COMPANIES/REDFOX

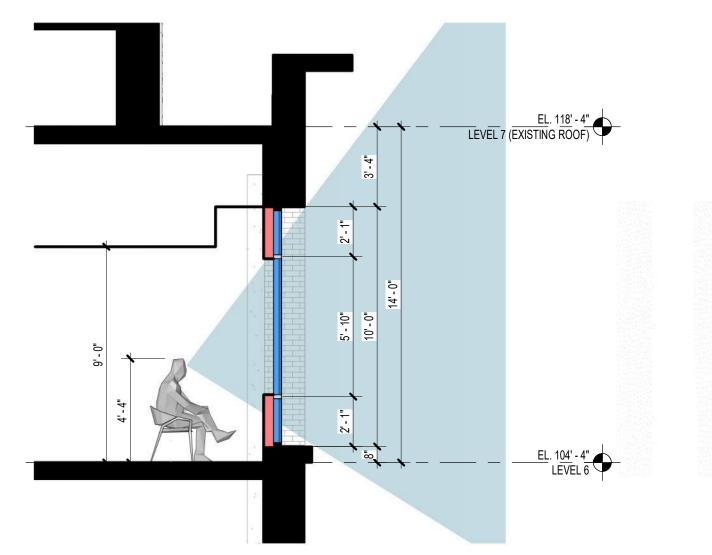
ELEVATIONS ILLUSTRATIVE - UNIT VISION GLASS

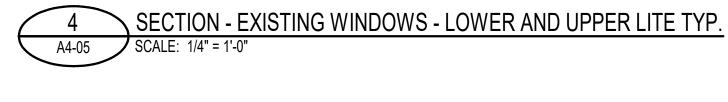
Designer
Principal-in-Charge
Approver
Approver
Project Manager
Checker
Project Architect
Author

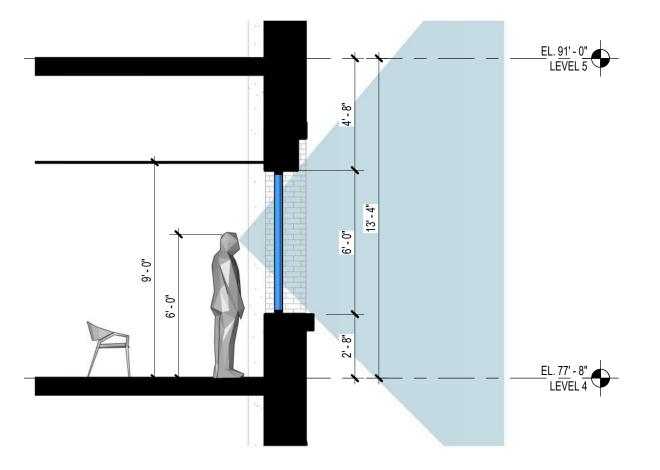
A4-04

Drawing No.

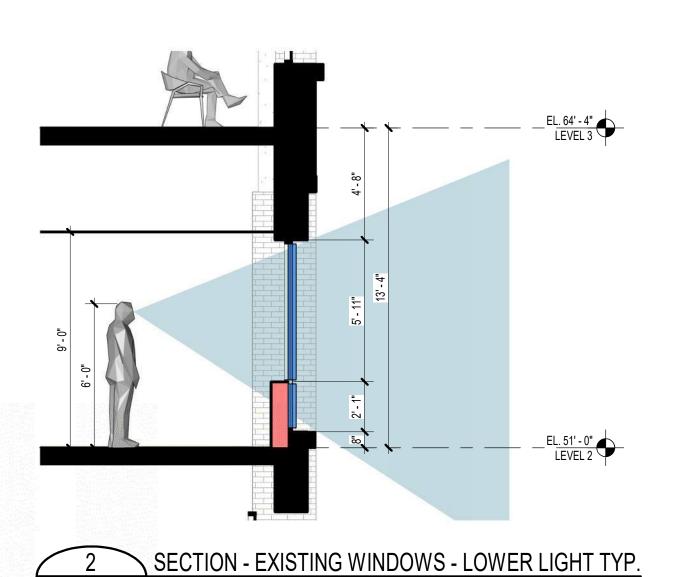
| LEVELS   | LOWER AND<br>UPPER LITE | UPPER<br>LITE | LOWER<br>LITE | STANDARD<br>PUNCH | UNITS<br>/FLOOR |
|----------|-------------------------|---------------|---------------|-------------------|-----------------|
| LEVEL 01 | 3                       | 3             | 6             | 0                 | 12              |
| LEVEL 02 | 0                       | 9             | 12            | 1                 | 22              |
| LEVEL 03 | 11                      | 1             | 0             | 12                | 24              |
| LEVEL 04 | 2                       | 0             | 10            | 11                | 23              |
| LEVEL 05 | 0                       | 15            | 0             | 6                 | 21              |
| LEVEL 06 | 18                      | 0             | 3             | 0                 | 21              |
| LEVEL 07 | 19                      | 0             | 0             | 0                 | 19              |
| LEVEL 08 | 13                      | 0             | 0             | 0                 | 13              |
| LEVEL 09 | 16                      | 0             | 0             | 0                 | 16              |
| LEVEL 10 | 16                      | 0             | 0             | 0                 | 16              |
| TOTAL    | 98                      | 28            | 31            | 30                | 187             |
| %        | 52.4%                   | 15.0%         | 16.6%         | 16.0%             |                 |



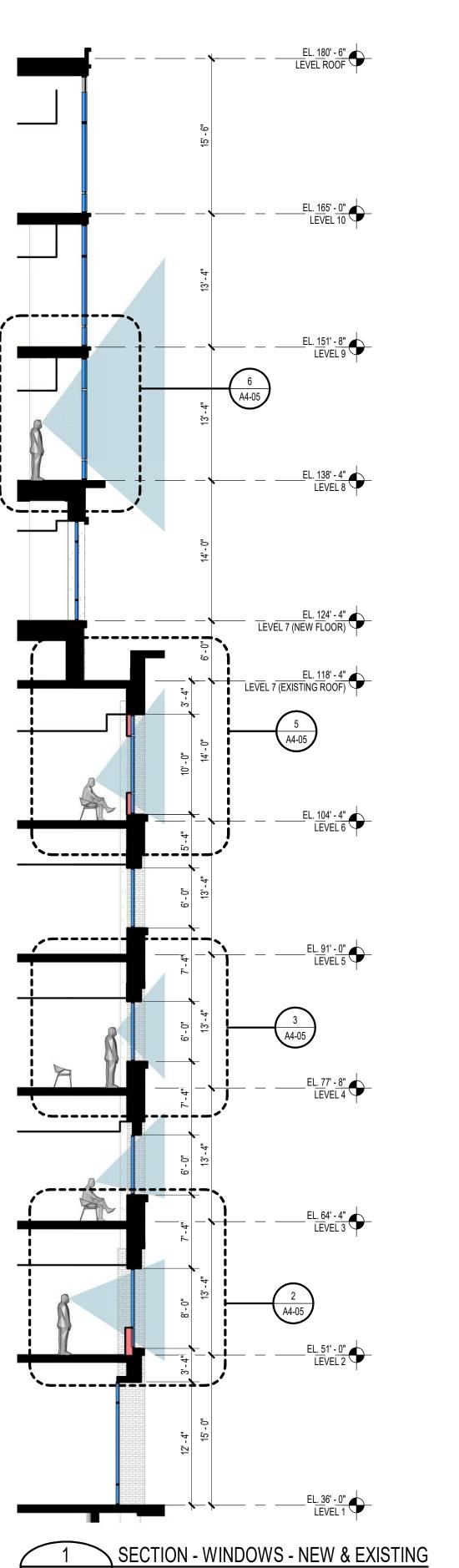






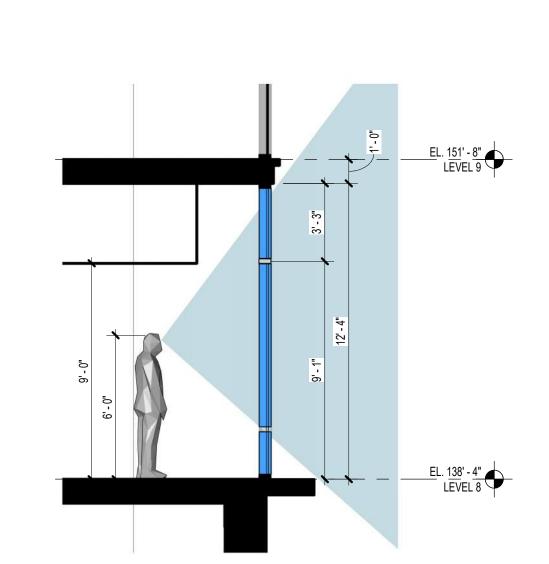


SCALE: 1/4" = 1'-0"

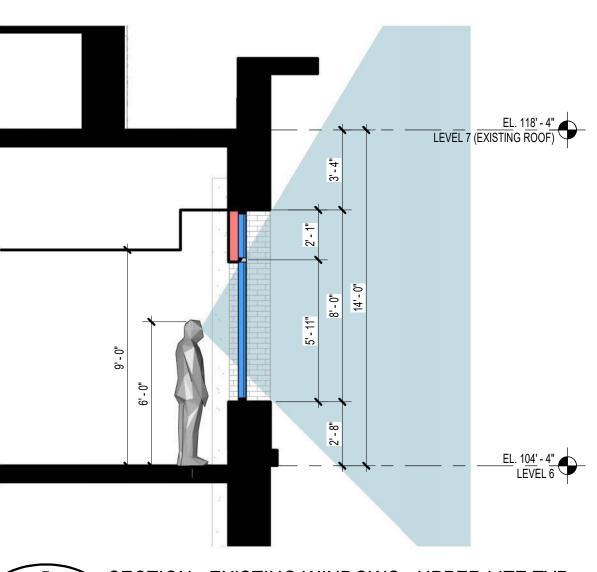


SCALE: 1/8" = 1'-0"

SPANDREL WINDOW TYPES - TOTAL UNIT COUNTS



SECTION - NEW WINDOWS - LOWER AND UPPER LITE TYP.



SECTION - EXISTING WINDOWS - UPPER LITE TYP.

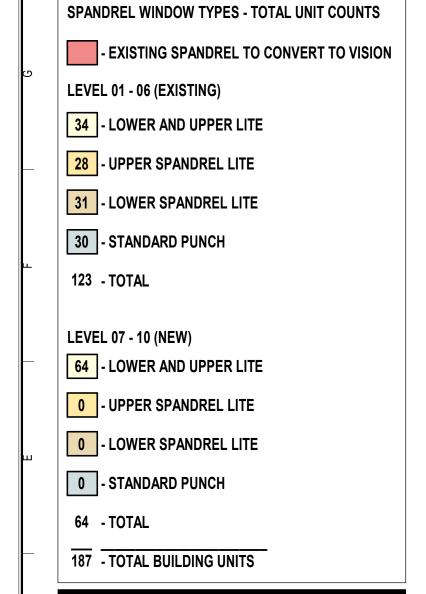
COOPER CARRY

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SCOPE DOCUMENTS

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|    | ISSUANCES                 |            |
|----|---------------------------|------------|
| Ю. | Drawing Issue Description | Date       |
|    | CONCEPT II                | 03/07/2025 |
|    | DRB                       | 03/21/2025 |
|    | DRB II                    | 04/25/2025 |



2051 Jamieson - 4 Story Addition

2051 Jamieson Ave, Alexandria, VA

JAMES CAMPBELL COMPANIES/REDFOX

SECTIONS ILLUSTRATIVE -UNIT VISION GLASS

20240137 03/07/25
Date Approver Checker Project Architect Author A4-05

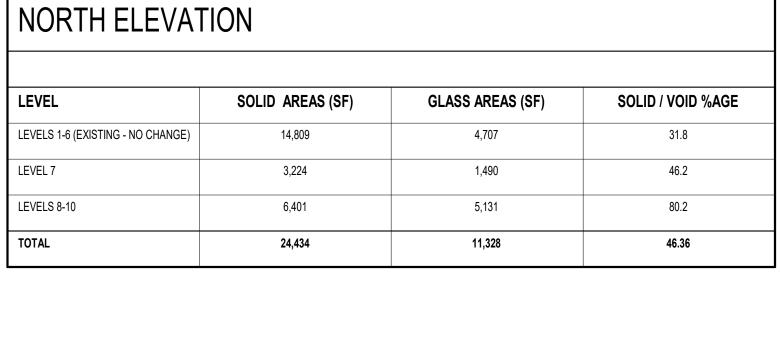
|       | SOLID AREAS (SF) | VOID AREAS (SF) | SOLID / VOID %AGE |
|-------|------------------|-----------------|-------------------|
| TOTAL | 28,326           | 14,485          | 51.1              |

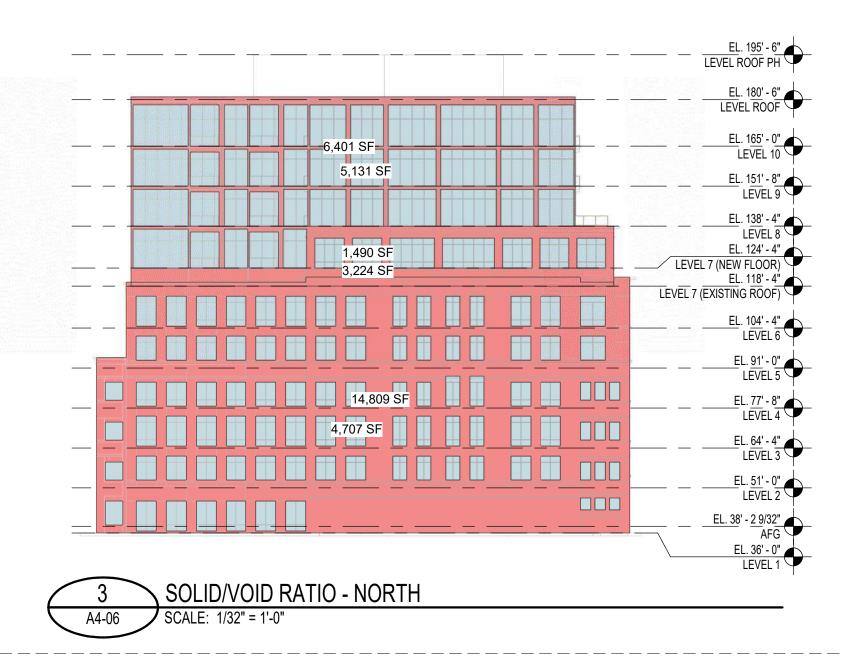
|                                   |                  | ,                |                   |
|-----------------------------------|------------------|------------------|-------------------|
| LEVEL                             | SOLID AREAS (SF) | GLASS AREAS (SF) | SOLID / VOID %AGE |
| LEVELS 1-6 (EXISTING - NO CHANGE) | 12,473           | 4,763            | 38.2              |
| LEVEL 7                           | 2,580            | 1,380            | 53.5              |
| LEVELS 8-10                       | 6,103            | 4,919            | 80.5              |
| TOTAL                             | 21,156           | 11,062           | 52.3              |
| ANGLED ELEVATION                  |                  | ı                |                   |
| LEVELS 1-6 (EXISTING - NO CHANGE) | 3,995            | 1,477            | 37                |
| LEVEL 7                           | 1,298            | 491              | 37.8              |
| LEVELS 8-10                       | 1,877            | 1,455            | 77.5              |
| TOTAL                             | 7,170            | 3,423            | 47.7              |



| WEST ELEVATION                    | WEST ELEVATION   |                  |                           |
|-----------------------------------|------------------|------------------|---------------------------|
| LEVEL                             | SOLID AREAS (SF) | GLASS AREAS (SF) | SOLID / VOID RATIO (%AGE) |
| LEVELS 1-6 (EXISTING - NO CHANGE) | 13,961           | 4,937            | 35.6                      |
| LEVEL 7                           | 2,791            | 1,165            | 41.7                      |
| LEVELS 8-10                       | 7,029            | 5,921            | 84.2                      |
| TOTAL                             | 23,781           | 12,023           | 50.5                      |

| LEVEL                             | SOLID AREAS (SF) | GLASS AREAS |
|-----------------------------------|------------------|-------------|
| LEVELS 1-6 (EXISTING - NO CHANGE) | 14,809           | 4,707       |
| LEVEL 7                           | 3,224            | 1,490       |
| LEVELS 8-10                       | 6,401            | 5,131       |
| TOTAL                             | 24,434           | 11,328      |





| LEVEL                             | SOLID AREAS (SF) | GLASS AREAS (SF) | SOLID / VOID %AGE  |
|-----------------------------------|------------------|------------------|--------------------|
| LEVEL                             | SOLID AREAS (SF) | GLASS AREAS (SF) | SOLID / VOID /6AGE |
| LEVELS 1-6 (EXISTING - NO CHANGE) | 13,150           | 5,351            | 40.6               |
| LEVEL 7                           | 2,203            | 813              | 36.9               |
| LEVELS 8-10                       | 5,850            | 4,746            | 81.1               |

2051 Jamieson - 4 Story Addition

LEGEND 2051 Jamieson Ave, Alexandria, VA

Checker

Author

LEGEND

VOID

JAMES CAMPBELL COMPANIES/REDFOX

SOLID / VOID AREA CALCULATIONS

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03/21/2025

COOPER CARRY

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include items necessary for the proper execution and completion of the Work, as shown, specified, reasonably inferred or required for a complete

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

Drawing Issue Description

Project. For Work of delegated designs; systems, assemblies,

SCOPE DOCUMENTS

DRB DRB II

20240137 03/19/25
Date

Project Architect A4-06

EL. 138' - 4"

LEVEL 8

EL. 124' - 4"

LEVEL 7 (NEW FLOOR)

EL. 118' - 4"

LEVEL 7 (EXISTING ROOF) 813 SF EL. 104' - 4" LEVEL 6 EL. 91' - 0" LEVEL 5 EL. 77' - 8" LEVEL 4 EL. 64' - 4" LEVEL 3 EL. 38' - 2 9/32" AFG SOLID/VOID RATIO - SOUTH SCALE: 1/32" = 1'-0"

EL. 195' - 6"
LEVEL ROOF PH

EL. 180' - 6" LEVEL ROOF

EL. 165' - 0" LEVEL 10

5,921 SF EL. 118' - 4"
LEVEL 7 (EXISTING ROOF) EL. 91' - 0" LEVEL 5 4,937 SF 13,961 SF EL. 77' - 8" LEVEL 4 EL. <u>64'</u> - 4" LEVEL 3 EL. <u>51'</u> - 0" LEVEL 2 EL. 38' - 2 9/32" AFG EL. 36' - 0" LEVEL 1 SOLID/VOID RATIO - WEST

CT NUMBER: 20240137 PROJECT NAME: 2051 Jamieson NUMBER: A4-06 - SOLID / VOID AREA CALCULATIONS Iesk Docs://20240137 2051 Jamieson Ave/20 2025 4:44:39 PM







3 BUILDING PERSPECTIVE - SE CORNER







1 BUILDING PERSPECTIVE - SW CORNER

A4-10 SCALE: 12" = 1'-0"

- COOPER CARRY
THE CENTER FOR CONNECTIVE ARCHITECTURE

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| ISSUANCES |                           |            |
|-----------|---------------------------|------------|
| Ю.        | Drawing Issue Description | Date       |
|           | CONCEPT II                | 03/07/2025 |
|           | DRB                       | 03/21/2025 |
|           | DRB II                    | 04/25/2025 |

2051 Jamieson - 4 Story Addition

2051 Jamieson Ave, Alexandria, VA

JAMES CAMPBELL COMPANIES/REDFOX

BUILDING PERSPECTIVES -MEDIUM GRAY / ORIGINAL PROPOSAL

| )esigner           | 20240137    |  |
|--------------------|-------------|--|
| rincipal-in-Charge | Project No. |  |
| pprover            | 03/07/25    |  |
| roject Manager     | Date        |  |
| Checker            |             |  |
| roject Architect   |             |  |
| uthor              |             |  |

A4-10

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 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 |                                  |            |
|-----------|----------------------------------|------------|
| ٥.        | <b>Drawing Issue Description</b> | Date       |
|           | CONCEPT II                       | 03/07/2025 |
|           | DRB                              | 03/21/2025 |
|           | DRB II                           | 04/25/2025 |

2051 Jamieson - 4 Story Addition

2051 Jamieson Ave, Alexandria, VA

JAMES CAMPBELL COMPANIES/REDFOX

BUILDING PERSPECTIVES

| r      | 20240137    |
|--------|-------------|
| Charge | Project No. |
| r      | 03/07/25    |
| ager   | Date        |
|        |             |
| itect  |             |
|        |             |
| ct     | = A4-10A    |
|        | ,           |

# **BUILDING PERSPECTIVE - SOUTHWEST CORNER**









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                 |            |
|---------------------------|------------|
| Drawing Issue Description | Date       |
| CONCEPT II                | 03/07/2025 |
| DRB                       | 03/21/2025 |
| DRB II                    | 04/25/2025 |

2051 Jamieson - 4 Story Addition

2051 Jamieson Ave, Alexandria, VA

JAMES CAMPBELL COMPANIES/REDFOX

BUILDING PERSPECTIVES

 Designer
 20240137

 Principal-in-Charge
 Project No.

 Approver
 03/07/25

 Project Manager
 Date

Checker
Project Architect

A4-10B

**BUILDING PERSPECTIVE - SOUTHEAST CORNER** 









### SCOPE DOCUMENTS

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| ISSUANCES |                           |            |
|-----------|---------------------------|------------|
| ).        | Drawing Issue Description | Date       |
|           | CONCEPT II                | 03/07/2025 |
|           | DRB                       | 03/21/2025 |
|           | DRB II                    | 04/25/2025 |

2051 Jamieson - 4 Story Addition

2051 Jamieson Ave, Alexandria, VA

JAMES CAMPBELL COMPANIES/REDFOX

BUILDING PERSPECTIVES

A4-10C

# 

**BUILDING PERSPECTIVE - NORTHWEST CORNER** 









SCOPE DOCUMENTS

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| ISSUANCES |                           |            |
|-----------|---------------------------|------------|
| ).        | Drawing Issue Description | Date       |
|           | CONCEPT II                | 03/07/2025 |
|           | DRB                       | 03/21/2025 |
|           | DRB II                    | 04/25/2025 |

2051 Jamieson - 4 Story Addition

2051 Jamieson Ave, Alexandria, VA

JAMES CAMPBELL COMPANIES/REDFOX

BUILDING PERSPECTIVES

 Designer
 20240137

 Principal-in-Charge
 Project No.

 Approver
 03/07/25

 Project Manager
 Date

chitect

A4-10D

**BUILDING PERSPECTIVE - NORTHEAST CORNER** 



















(PROPOSED AT DRB I) 90% GREY - BLACK









40% GREY - SILVER/DOVE



68% GREY - CHARCOAL

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SCOPE DOCUMENTS

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|    | ISSUANCES                 |            |
|----|---------------------------|------------|
| ). | Drawing Issue Description | Date       |
|    | CONCEPT II                | 03/07/2025 |
|    | DRB                       | 03/21/2025 |
|    | DRB II                    | 04/25/2025 |

2051 Jamieson - 4 Story Addition

2051 Jamieson Ave, Alexandria, VA

JAMES CAMPBELL COMPANIES/REDFOX

**BUILDING PERSPECTIVES -**ADDITION COLOR STUDY

| signer          | 20240137    |
|-----------------|-------------|
| cipal-in-Charge | Project No. |
| prover          | 03/07/25    |
| ect Manager     | Date        |
| ecker           |             |
| ect Architect   |             |
| thor            |             |
| f Architect     |             |

A4-11

### 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       |
|     | CONCEPT II                | 03/07/2025 |
|     | DRB                       | 03/21/2025 |
|     | DRB II                    | 04/25/2025 |

2051 Jamieson - 4 Story Addition

2051 Jamieson Ave, Alexandria, VA

JAMES CAMPBELL COMPANIES/REDFOX

BUILDING PERSPECTIVES -SW CORNER - 68% GREY (DRB 1 PROPOSAL)

| Designer            | 20240137    |
|---------------------|-------------|
| Principal-in-Charge | Project No. |
| Approver            | 03/07/25    |
| Project Manager     | Date        |
| Checker             |             |
| Project Architect   |             |
| Author              |             |
| Staff Architect     | = A4-12     |
|                     | , , , , _   |



SHEET NUMBER: A4-12 - BUILDING PERSPECTIVES - SW CORNER - 68% GREY (DRB 1 PROPOSAL)
Autodesk Docs://20240137 2051 Jamieson Ave/20240137-v23\_2051 Jamieson-4 Story\_CENTRAL.rv

### SCOPE DOCUMENTS

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| ISSUANCES |                                  |            |
|-----------|----------------------------------|------------|
| ٥.        | <b>Drawing Issue Description</b> | Date       |
|           | CONCEPT II                       | 03/07/2025 |
|           | DRB                              | 03/21/2025 |
|           | DRB II                           | 04/25/2025 |

2051 Jamieson - 4 Story Addition

2051 Jamieson Ave, Alexandria, VA

JAMES CAMPBELL COMPANIES/REDFOX

**BUILDING PERSPECTIVES -**SW CORNER - 40% GREY

| esigner          | 20240137    |
|------------------|-------------|
| ncipal-in-Charge | Project No. |
| prover           | 03/07/25    |
| ject Manager     | Date        |
| necker           |             |
| ject Architect   |             |
| ithor            |             |
| ff Architect     | A4-13       |
|                  | 71110       |



SCOPE DOCUMENTS

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| ISSUANCES |                           |            |
|-----------|---------------------------|------------|
| 0.        | Drawing Issue Description | Date       |
|           | CONCEPT II                | 03/07/2025 |
|           | DRB                       | 03/21/2025 |
|           | DRB II                    | 04/25/2025 |

2051 Jamieson - 4 Story Addition

2051 Jamieson Ave, Alexandria, VA

JAMES CAMPBELL COMPANIES/REDFOX

BUILDING PERSPECTIVES -SW CORNER - 90% GREY

| esigner          | 20240137    |
|------------------|-------------|
| ncipal-in-Charge | Project No. |
| prover           | 03/07/25    |
| oject Manager    | Date        |
| hecker           |             |
| oject Architect  |             |
| uthor            |             |
| aff Architect    | = A4-14     |
|                  | _ / \       |



### SCOPE DOCUMENTS

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| D-4-       |
|------------|
| Date       |
| 03/07/2025 |
| 03/21/2025 |
| 04/25/2025 |
|            |

2051 Jamieson - 4 Story Addition

2051 Jamieson Ave, Alexandria, VA

JAMES CAMPBELL COMPANIES/REDFOX

BUILDING PERSPECTIVES -SE CORNER - 68% GREY (DRB 1 PROPOSAL)

| igner         | 20240137    |
|---------------|-------------|
| pal-in-Charge | Project No. |
| rover         | 03/07/25    |
| ct Manager    | Date        |
| ecker         |             |
| ct Architect  | _           |
| nor           | A 4 4 5     |
| Architect     | A4-15       |
|               | , , , , , , |



| Designer            | 20240137    |
|---------------------|-------------|
| Principal-in-Charge | Project No. |
| Approver            | 03/07/25    |
| Project Manager     | Date        |
| Checker             |             |
| Project Architect   |             |
| Author              |             |
| Staff Architect     | = A4-15     |
|                     | , , , , ,   |

### SCOPE DOCUMENTS

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| ISSUANCES |                           |            |
|-----------|---------------------------|------------|
| ٥.        | Drawing Issue Description | Date       |
|           | CONCEPT II                | 03/07/2025 |
|           | DRB                       | 03/21/2025 |
|           | DRB II                    | 04/25/2025 |

2051 Jamieson - 4 Story Addition

2051 Jamieson Ave, Alexandria, VA

JAMES CAMPBELL COMPANIES/REDFOX

BUILDING PERSPECTIVES -SE CORNER - 40% GREY

| Designer           | 20240137    |
|--------------------|-------------|
| rincipal-in-Charge | Project No. |
| Approver           | 03/07/25    |
| Project Manager    | Date        |
| Checker            |             |
| Project Architect  |             |
| Author             | A 4 4 0     |
| taff Architect     | = A4-16     |
|                    | , ( 1 1 0   |

PROJECT NUMBER: 2024013/ PROJECT NAME: 2031 Jamieson - 4 Story Addition SHEET NUMBER: A4-16 - BUILDING PERSPECTIVES - SE CORNER - 40% GREY Autodesk Docs://20240137 2051 Jamieson Ave/20240137-v23\_2051 Jamieson-4 Story\_CENTRAI 4/25/2025 4:52:07 PM

SCOPE DOCUMENTS

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

| ISSUANCES |                                    |            |  |
|-----------|------------------------------------|------------|--|
| No.       | No. Drawing Issue Description Date |            |  |
|           | CONCEPT II                         | 03/07/2025 |  |
|           | DRB                                | 03/21/2025 |  |
|           | DRB II                             | 04/25/2025 |  |

2051 Jamieson - 4 Story Addition

2051 Jamieson Ave, Alexandria, VA

JAMES CAMPBELL COMPANIES/REDFOX

BUILDING PERSPECTIVES -SE CORNER - 90% GREY

| esigner           | 20240137    |
|-------------------|-------------|
| incipal-in-Charge | Project No. |
| pprover           | 03/07/25    |
| oject Manager     | Date        |
| hecker            |             |
| oject Architect   |             |
| uthor             | A 4 4 🖚     |
| aff Architect     | = A4-17     |
|                   | / \ 1 1 /   |

2051 Jami

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JAMES CAME
BUILDIN
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Designer
Principalin-Charge
Approver
Price Manager

SHEET NUMBER: A4-17 - BUILDING PERSPECTIVES - SE CORNER - 90% GREY
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