



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 ATTORNEY

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



EXISTING CONDITION

DRAWING INDEX - DESIGN REVIEW BOARD		
SHT DISCIPLINE	SHEET NO.	SHEET NAME
GENERAL	G0-00	COVER SHEET
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CIVIL	C400	CONCEPTUAL SITE PLAN

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ARCHITECTURE	A4-13	BUILDING PERSPECTIVES - SW CORNER - 40% GREY
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ARCHITECTURE	A4-15	BUILDING PERSPECTIVES - SE CORNER - 68% GREY (DRB 1 PROPOSAL)
ARCHITECTURE	A4-16	BUILDING PERSPECTIVES - SE CORNER - 40% GREY
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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
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	
Author	
Staff Architect	

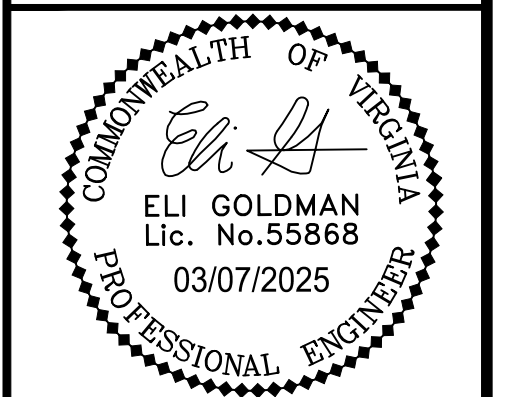
G0-00

Drawing No.

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20240137 PROJECT NAME: 2051 Jamieson - 4 Story Addition
SHEET NUMBER: G0-00 - COVER SHEET
Autodesk Docs://20240137-2051_Jamieson_Ave/20240137-v23_2051_Jamieson-4_Story_CENTRAL.rvt
4/25/2025 5:02:36 PM

CURVE	RADIUS	LENGTH	DELTA	TANGENT	BEARING	CHORD
C1	575.84'	185.54'	18°27'39"	93.58'	S 88°29'19" W	184.74'



2051 JAMIESON
CONCEPT I / II
CITY OF ALEXANDRIA, VIRGINIA

03/07/25	CONCEPT 1/2 SUBMISSION
MARK	DATE
	DESCRIPTION

PROJECT No.: 24006825.00
DRAWING No.: 113810
DATE: 10/11/2024
SCALE: 1" = 20'
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:

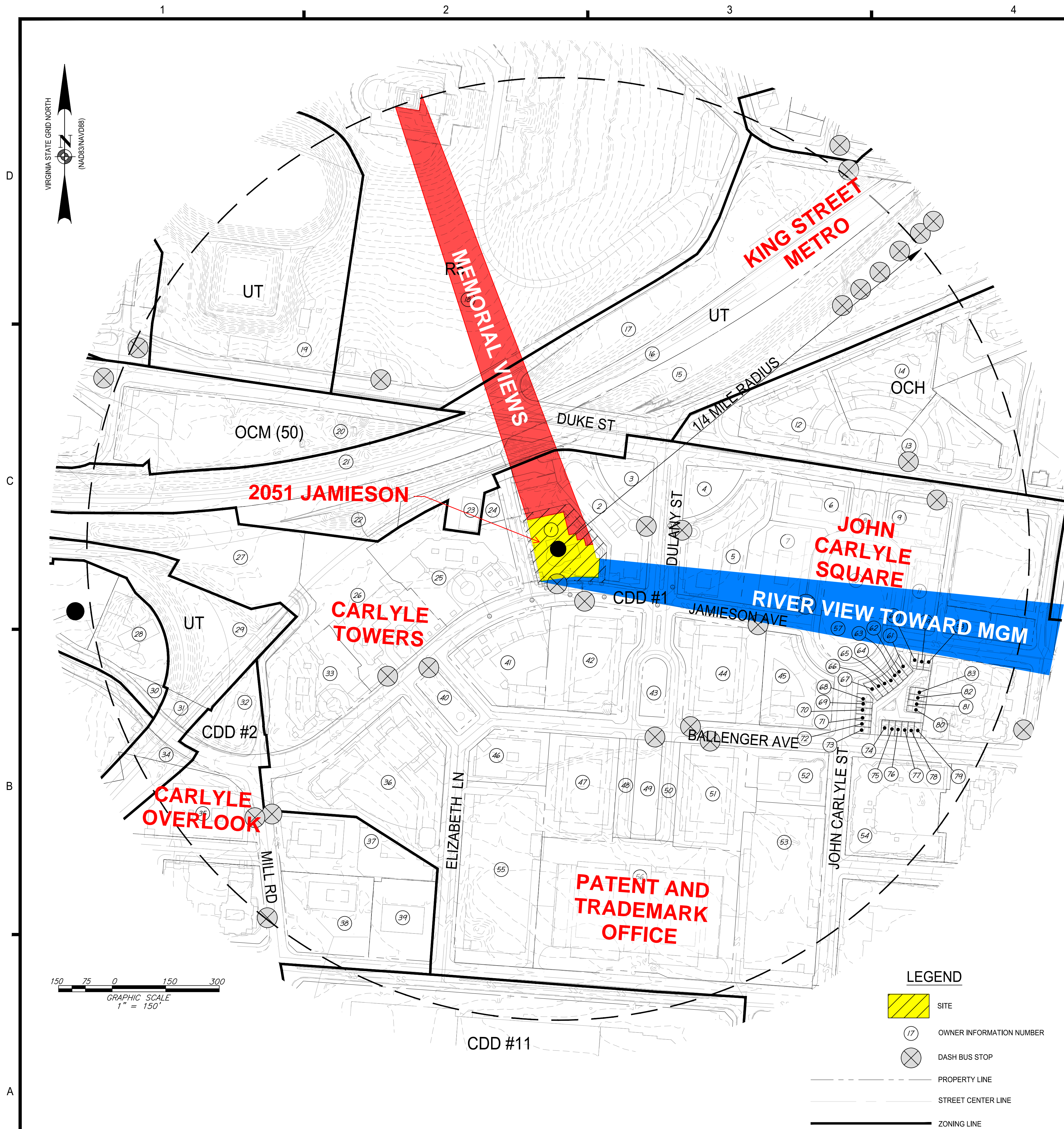
EXISTING
CONDITION PLAN

SHEET No.

C300

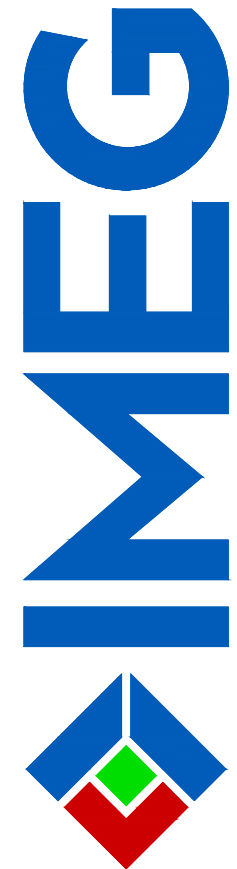
EXISTING TREE NOTE:
ALL EXISTING TREES ON SITE AND
ADJACENT TO SITE WILL BE
PROTECTED AND PRESERVED.

P:\Projects\24006825.00\113810 2051 JAMIESON CONCEPT 2\C301 CONTEXTUAL PLAN.dwg, 3/7/2025 4:20:29 PM, Ngali F. Lacquement,

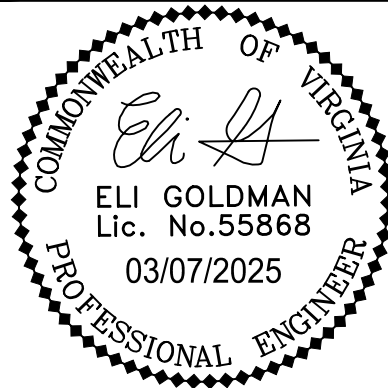


OWNERSHIP INFORMATION

- | | | |
|--|---|---|
| 1. CHI 2051 JAMIESON AVENUE LLC
2051 JAMIESON AV
USE: OFFICE BUILDING (487)
ZONE: CDD#1 | 31. WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY
2365 MILL RD
USE: WASH METRO TRAN AUTH (750)
ZONE: UT | 61. LIEBHABER RICHARD L
400 JOHN CARLYLE ST
USE: SEMI-DETACHED HOUSE (110)
ZONE: CDD#1 |
| 2. DUKE ALEXANDRIA LLC
2000 DUKE ST
USE: OFFICE BUILDING (487)
ZONE: CDD#1 | 32. MHF ALEXANDRIA V LLC
2345 MILL RD
USE: EXTENDED STAY (472)
ZONE: CDD#2 | 62. TONE CVHRISTOPHER J OR KATHRYN G
402 JOHN CARLYLE ST
USE: ROW (TOWNHOUSE) (120)
ZONE: CDD#1 |
| 3. CARLYLE COMMUNITY COUNCIL
2000A DUKE ST
USE: VACANT LAND COM AREA (980)
ZONE: CDD#1 | 33. REEVE DEBORAH B TR
2181 JAMIESON AV
USE: CONDO MASTER CARDS (802)
ZONE: CDD#1 | 63. SIMPSON JAMES P
FRASURE SARAH E
404 JOHN CARLYLE ST
USE: ROW (TOWNHOUSE) (120)
ZONE: CDD#1 |
| 4. CARLYLE COMMUNITY COUNCIL
1970 DUKE ST
USE: VACANT LAND COM AREA (980)
ZONE: CDD#1 | 34. WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY
MILL RD
USE: WASH METRO TRAN AUTH (750)
ZONE: UT | 64. FRIEDMAN WILLIAM J IV
HU MEI
406 JOHN CARLYLE ST
USE: ROW (TOWNHOUSE) (120)
ZONE: CDD#1 |
| 5. I&G DIRECT REAL ESTATE 23 LP
1940 DUKE ST
USE: OFFICE BUILDING (487)
ZONE: CDD#1 | 35. CARLYLE OVERLOOK CONDOMINIUM
2318 MILL RD
USE: CONDO MASTER CARDS (802)
ZONE: CDD#2 | 65. URGER DANIEL G
DICKSON DANA
408 JOHN CARLYLE ST
USE: JROW (TOWNHOUSE) (120)
ZONE: CDD#1 |
| 6. 1900 DUKE STREET LLC
1900 DUKE ST
USE: OFFICE BUILDING (487)
ZONE: CDD#1 | 36. UNITED STATES OF AMERICA
2100 JAMIESON AV
USE: FEDERAL (700)
ZONE: CDD#1 | 66. SIMPSON JAMES TERRY TR
SIMPSON ALLISON LOUISE TR
410 JOHN CARLYLE ST
USE: ROW (TOWNHOUSE) (120)
ZONE: CDD#1 |
| 7. 1900 DUKE STREET LLC
333 JOHN CARLYLE ST
USE: OFFICE BUILDING (487)
ZONE: CDD#1 | 37. EISENHOWER MILL PROPERTIES LLC
2311 MILL RD
USE: OFFICE BUILDINGS (487)
ZONE: CDD#2 | 67. JOHNSTON MATTHEW
412 JOHN CARLYLE ST
USE: SEMI-DETACHED HOUSE (110)
ZONE: CDD#1 |
| 8. CARLYLE DEVELOPMENT CORP
1888 DUKE ST
USE: VACANT LOT COM AREA (980)
ZONE: CDD#1 | 38. SIMPSON DEVELOPMENT CO
2121 EISENHOWER AVE
USE: OFFICE BUILDINGS (487)
ZONE: OCM(100) | 68. ROBERTS MARK BRIAN AND
WITHERSPOON CONST
420 JOHN CARLYLE ST
USE: SEMI-DETACHED HOUSE (110)
ZONE: CDD#1 |
| 9. SOCIETY FOR HUMAN RESOURCE
1800 DUKE ST
USE: OFFICE BUILDING (487)
ZONE: CDD#1 | 39. 211 EISENHOWER AVENUE LIMITED PARTNERSHIP
2111 EISENHOWER AVE
USE: OFFICE BUILDINGS (487)
ZONE: OCM(100) | 69. ZOLFAGHARI JANE CAROLYN
422 JOHN CARLYLE ST
USE: SEMI-DETACHED HOUSE (110)
ZONE: CDD#1 |
| 10. CARLYLE COMMUNITY COUNCIL
300 JOHN CARLYLE ST
USE: VACANT LAND COM AREA (980)
ZONE: CDD#1 | 40. CARLYLE COMMUNITY COUNCIL
400A COURTHOUSE SQ
USE: VACANT LAND COM AREA (980)
ZONE: CDD#1 | 70. LOWE KRISTINA W OR WILLIAM C
424 JOHN CARLYLE ST
USE: ROW (TOWNHOUSE) (120)
ZONE: CDD#1 |
| 11. SOCIETY FOR HUMAN RESOURCE MANAGEMENT
330 JOHN CARLYLE ST
USE: OFFICE BUILDING (487)
ZONE: CDD#1 | 41. ALEXANDRIA TOWERS MASTER CONDOMINIUM
2050 JAMIESON AV
USE: CONDO MASTER CARDS (802)
ZONE: CDD#1 | 71. HOLM DAVID MICHAEL
401 DULANY ST
USE: OFFICE BUILDINGS (487)
ZONE: CDD#1 |
| 12. NATIONAL CREDIT UNION ADMINISTRATION
1775 DUKE ST
USE: FEDERAL (700)
ZONE: OCH | 42. LCOOR ALEXANDRIA LLC
401 DULANY ST
USE: OFFICE BUILDINGS (487)
ZONE: CDD#1 | 72. CROSS DURRANT PAUL R OR MARLO S
428 JOHN CARLYLE ST
USE: ROW (TOWNHOUSE) (120)
ZONE: CDD#1 |
| 13. KING STREET IV ASSOCIATES LP
1755 DUKE ST
USE: HOTEL AND MOTEL (470)
ZONE: OCH | 43. CARLYLE COMMUNITY COUNCIL
444 DULANY ST
USE: VACANT LAND COM AREA (980)
ZONE: CDD#1 | 73. HARRIS ROBERT
430 JOHN CARLYLE ST
USE: ROW (TOWNHOUSE) (120)
ZONE: CDD#1 |
| 14. KING STREET CONDOMINIUM
1904 DIAGONAL RD
USE: CONDO MASTER CARDS (802)
ZONE: OCH | 44. LCOOR ALEXANDRIA LLC
400 DULANY ST
USE: OFFICE BUILDINGS (487)
ZONE: CDD#1 | 74. KOSTANECKI EILEEN OR
ROOSA BRYAN
1865 BALLENGER AVE
USE: SEMI-DETACHED HOUSE (110)
ZONE: CDD#1 |
| 15. WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY
1900 KING ST
USE: WASH METRO TRAN AUTH (750)
ZONE: UT | 45. MACH 1 AREP CARLYLE CENTER LLC
1900 JAMIESON AV
USE: OFFICE BUILDINGS (487)
ZONE: CDD#1 | 75. ROHLFS ANGELE M OR MARK L
1863 BALLENGER AVE
USE: CHURCH/RELIGIOUS (760)
ZONE: CDD#1 |
| 16. CSX TRANSPORTATION INC
150 CALLAHAN DR
USE: OP RAILROAD (600)
ZONE: UT | 46. 2050 BALLENGER LLC
2050 BALLENGER AVE
USE: CHURCH/RELIGIOUS (760)
ZONE: CDD#1 | 76. MOORE BRET E AND
SAUTER DIANE
1861 BALLENGER AVE
USE: ROW (TOWNHOUSE) (120)
ZONE: CDD#1 |
| 17. CITY OF ALEXANDRIA
110 CALLAHAN DR
USE: CITY GOVT BLDGS
ZONE: UT | 47. LCOOR ALEXANDRIA LLC
501 DULANY ST
USE: OFFICE BUILDINGS (487)
ZONE: CDD#1 | 77. SCHUETTE MEGAN RENEE OR
BEALL ZACHARY
1859 BALLENGER AVE
USE: ROW (TOWNHOUSE) (120)
ZONE: CDD#1 |
| 18. GEORGE WASHINGTON MASONIC NATIONAL MEMORIAL
ASSOCIATION
101 CALLAHAN DR
USE: CHARITABLE (770)
ZONE: RS | 48. CARLYLE DEVELOPMENT CORPORATION
503 DULANY ST
USE: VACANT LAND COM AREA (980)
ZONE: CDD#1 | 78. WILVERDING JOHN K
CHOY ANGELA WAL-YUAH
1857 BALLENGER AVE
USE: ROW (TOWNHOUSE) (120)
ZONE: CDD#1 |
| 19. ALEXANDRIA WATER CO
223 DUKE ST
USE: WATER CORP SCC (616)
ZONE: UT | 49. CARLYLE COMMUNITY COUNCIL
505 DULANY ST
USE: VACANT LAND COM AREA (980)
ZONE: CDD#1 | 79. MAIER SUSAN AND
IMOTHY J TRS
1855 BALLENGER AVE
USE: SEMI-DETACHED HOUSE (110)
ZONE: CDD#1 |
| 20. UNITED STATES POSTAL SERVICE
2226 DUKE ST
USE: FEDERAL (700)
ZONE: OCM (50) | 50. CARLYLE DEVELOPMENT CORP
502 DULANY ST
USE: VACANT LAND COM AREA (980)
ZONE: CDD#1 | 80. DEYAMPERT NICOLE MARIE
448 CHAUNCEY CT
USE: SEMI-DETACHED HOUSE (110)
ZONE: CDD#1 |
| 21. CSX TRANSPORTATION INC
3001 BUSINESS CENTER DR
USE: RAILROAD PROPERTY (500)
ZONE: RB | 51. LCOOR ALEXANDRIA LLC
500 DULANY ST
USE: OFFICE BUILDINGS (487)
ZONE: CDD#1 | 81. TANIGAWA GARY R
444 CHAUNCEY CT
USE: ROW (TOWNHOUSE) (120)
ZONE: CDD#1 |
| 22. WASHINGTON METROPOLITAN AREA TRANSIT
2320 DUKE ST
USE: WASH METRO TRAN AUTH (750)
ZONE: UT | 52. HAI 1920 BALLENGER LLC
1920 BALLENGER AVE
USE: OFFICE BUILDINGS (487)
ZONE: CDD#1 | 82. EMPSON TARA
442 CHAUNCEY CT
USE: ROW (TOWNHOUSE) (120)
ZONE: CDD#1 |
| 23. WASHINGTON METROPOLITAN AREA TRANSIT
2340 DUKE ST
USE: WASH METRO TRAN AUTH (750)
ZONE: UT | 53. LCOOR ALEXANDRIA LLC
551 JOHN CARLYLE ST
USE: OFFICE BUILDINGS (487)
ZONE: CDD#1 | 83. KEEGAN JULIE ANN
440 CHAUNCEY CT
USE: SEMI-DETACHED HOUSE (110)
ZONE: CDD#1 |
| 24. CARLYLE DEVELOPMENT CORP
321 ENGLEHARDT LA
USE: VACANT LAND COM AREA (980)
ZONE: CDD#1 | 54. LCOOR ALEXANDRIA LLC
520 JOHN CARLYLE ST
USE: CONDO MASTER CARDS (802)
ZONE: CDD#1 | |
| 25. CARLYLE TOWERS CONDOMINIUM
2121 JAMIESON AV
USE: CONDO MASTER CARDS (802)
ZONE: CDD#1 | 55. LCOOR ALEXANDRIA LLC
550 ELIZABETH LA
USE: OFFICE BUILDINGS (487)
ZONE: CDD#1 | |
| 26. CARLYLE TOWER CONDOMINIUM
2151 JAMIESON AV
USE: CONDO MASTER CARDS (802)
ZONE: CDD#1 | 56. LCOOR ALEXANDRIA LLC
600 DULANY ST
USE: OFFICE BUILDINGS (487)
ZONE: CDD#1 | |
| 27. CITY OF ALEXANDRIA
450 ANDREWS LN
USE: CITY PKS/PLAYGROUNDS (731)
ZONE: CDD#1 | 57. CARLYLE COMMUNITY COUNCIL
1901 JAMIESON AV
USE: VACANT LAND COM AREA (980)
ZONE: CDD#1 | |
| 28. CITY OF ALEXANDRIA
2355 MILL RD
USE: CITY GOVT BLDGS (730)
ZONE: OCM | 58. MOORE BRIAN KELSEY TR
BRIAN KELSEY MOORE LIVING TRUST
1802 JAMIESON AV
USE: SEMI-DETACHED HOUSE (110)
ZONE: CDD#1 | |
| 29. WASHINGTON METROPOLITAN AREA TRANSIT
2395 MILL RD
USE: WASH METRO TRAN AUTH (750)
ZONE: UT | 59. BUCKLEY BARBARA FRAUNHOFFER
FRIESE HERBERT MARK
1804 JAMIESON AV
USE: ROW (TOWNHOUSE) (120)
ZONE: CDD#1 | |
| 30. CITY OF ALEXANDRIA
2375 MILL RD
USE: CITY GOVT BLDGS (730)
ZONE: OCM (100) | 60. MACCANN RAYMOND C
MACNEIL DEIRDRE
1806 JAMIESON AV
USE: SEMI-DETACHED HOUSE (110)
ZONE: CDD#1 | |



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



2051 JAMIESON

CONCEPT I / II

CITY OF ALEXANDRIA, VIRGINIA

CONCEPT I/2 SUBMISSION

03/07/25

PROJECT No.: 24006825.00
DRAWING No.: 113810
DATE: 10/11/2024
SCALE: 1" = 150'
DESIGN: EG
DRAWN: JS
CHECKED: EG

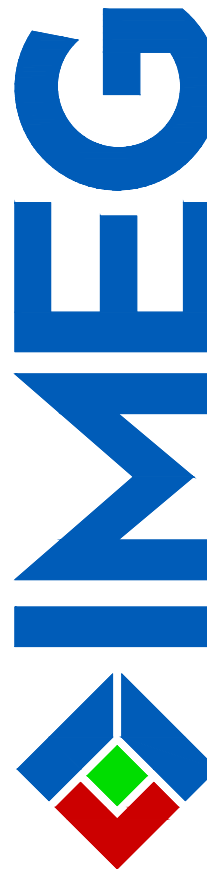
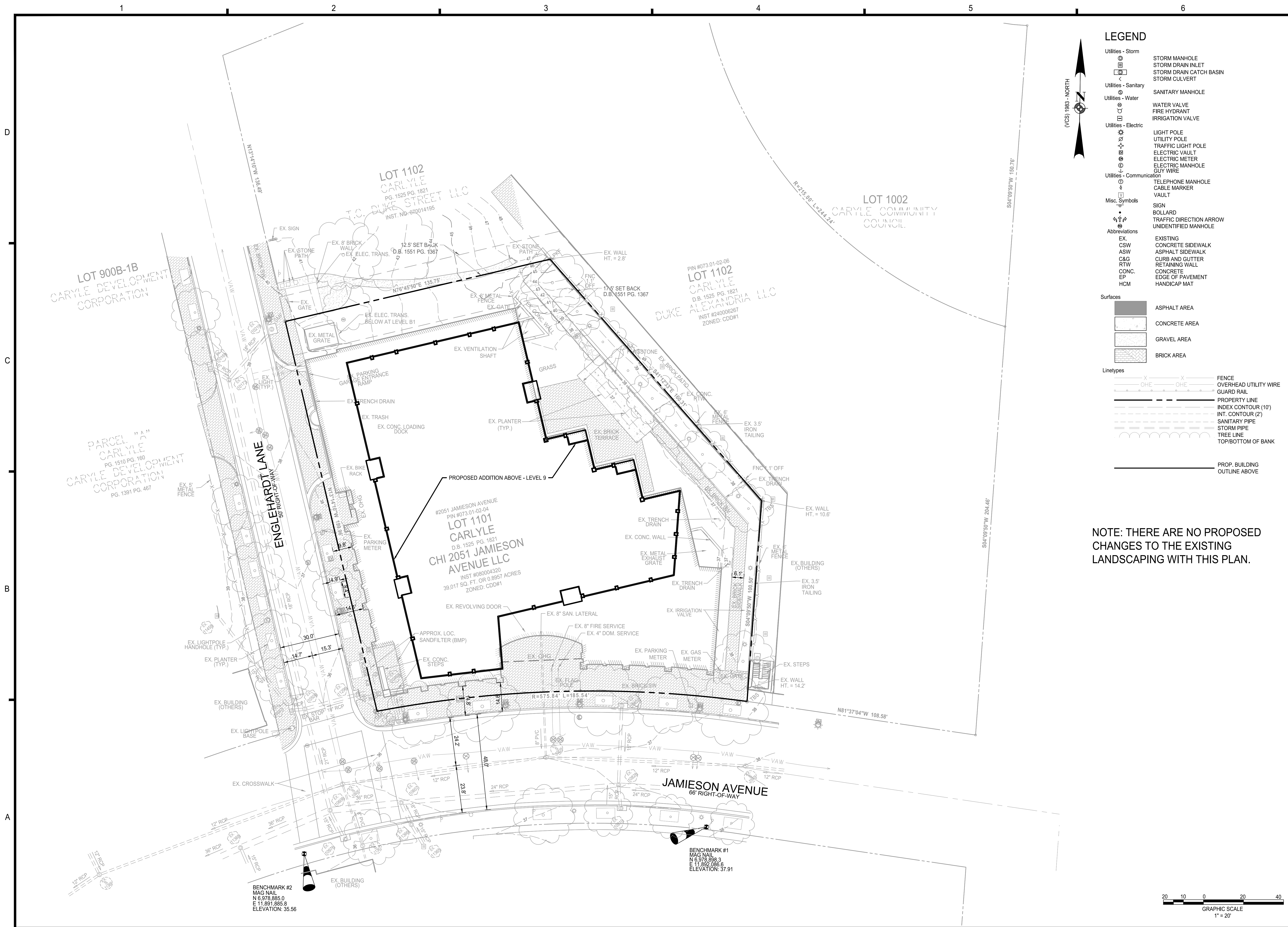
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CONTEXTUAL PLAN

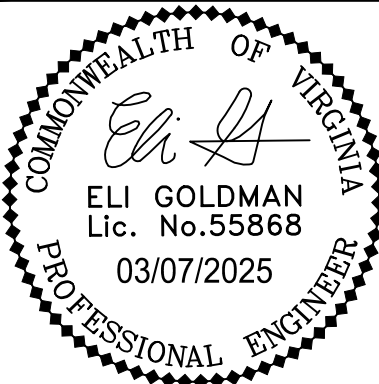
SHEET No.

C301

P:\Projects\24006825.00\113810 2051 JAMIESON CONCEPT 2\C400 CONCEPTUAL SITE PLAN.dwg, 3/7/2025 4:20:58 PM, Niqui F. Lacquement,



4035 Ridge Top Rd, Suite 601
Fairfax, VA 22030 P 703.273.6820
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2051 JAMIESON

CONCEPT I / II

CITY OF ALEXANDRIA, VIRGINIA

CONCEPT 1/2 SUBMISSION	DATE	MARK	DESCRIPTION
03/07/25			

PROJECT No.: 24006825.00
DRAWING No.: 113810
DATE: 10/11/2024
SCALE: 1" = 20'
DESIGN: EG
DRAWN: JS
CHECKED: EG

SHEET TITLE:

CONCEPTUAL SITE PLAN

SHEET No.

C400



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

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

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

A1-00

EXISTING GFA SCHEDULE - LEVELS 1-6

	Gross Floor Area	Exterior Floor Area	Floor Common Area										Units	
			Commercial	Corridor	Elevator	Interior Amenity	Lobby	Stair	Storage	Trash	Area (Utilities/BOH)	Area (Parking)	Unit Area	Count
LEVEL 1	24,473 SF	<varies>	0 SF	1,948 SF	419 SF	6,206 SF	0 SF	385 SF	0 SF	169 SF	522 SF	4,116 SF	10,221 SF	2
LEVEL 2	24,243 SF	<varies>	0 SF	2,232 SF	397 SF	0 SF	0 SF	381 SF	1,429 SF	170 SF	230 SF	0 SF	18,785 SF	1
LEVEL 3	25,567 SF	<varies>	0 SF	2,162 SF	397 SF	0 SF	0 SF	381 SF	890 SF	170 SF	230 SF	0 SF	20,713 SF	1
LEVEL 4	25,566 SF	<varies>	0 SF	2,162 SF	397 SF	0 SF	0 SF	381 SF	890 SF	170 SF	230 SF	0 SF	20,706 SF	1
LEVEL 5	23,855 SF	<varies>	0 SF	2,012 SF	397 SF	0 SF	0 SF	381 SF	890 SF	170 SF	230 SF	0 SF	19,273 SF	1
LEVEL 6	23,010 SF	<varies>	0 SF	2,012 SF	397 SF	0 SF	0 SF	381 SF	890 SF	170 SF	230 SF	0 SF	18,339 SF	1
	146,713 SF		0 SF	12,527 SF	2,405 SF	6,206 SF	0 SF	2,289 SF	4,989 SF	1,020 SF	1,672 SF	4,116 SF	108,038 SF	7

RESIDENTIAL - LEVELS 1-6

	Gross Floor Area	Exterior Floor Area	Exterior Amenity	Floor Common Area								Area (Utilities/BOH)	Area (Parking)	Units	
				Commercial	Corridor	Elevator	Interior Amenity	Lobby	Stair	Storage	Trash			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	18,066 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	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	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	18,560 SF	21
	144,374 SF			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

RESIDENTIAL - LEVELS 7-10

	Gross Floor Area	Exterior Floor Area	Floor Common Area										Units	
			Commercial	Corridor	Elevator	Interior Amenity	Lobby	Stair	Storage	Trash	Area (Utilities/BOH)	Area (Parking)	Unit Area	Count
LEVEL 7 (NEW FLOOR)	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
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:														

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

TARGET MAX GFA (1.4x MULTIPLE OF EXISTING NGFA, LESS ALLOWABLE ALEXANDRIA GFA EXCLUSIONS)

PROPOSED TOTAL GFA: 214,228

PROPOSED TOTAL NGFA: 189,422 - 187 UNITS

ALLOWABLE GFA EXCLUSIONS: LAWS (24575sf) 12,289sf + STAIRS 4179sf + ELEVATORS 4324sf + PARKING/LOADING 4052sf = 24,886sf

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 TABS CONCEPT II (RENTABLE) - EXISTING BUILDING LEVELS 1-6

Unit Type							Total Units	Total Count		Area Unit
	L1	L2	L3	L4	L5	L6		Bed	Bath	
<varies>	12	22	24	23	21	21	123	162	168	105,862 SF

UNIT TABS CONCEPT II (RENTABLE) - PROPOSED ADDITION LEVELS 7-10

Unit Type					Total Units	Total Count		Area Unit
	L7	L8	L9	L10		Bed	Bath	
<varies>	19	13	16	16	70	88	77	60,575 SF

LEVEL 4 SKIN

630 SF

LEVEL 4 UNITS

20,706 SF

LEVEL 3 - SKIN

624 SF

LEVEL 3 UNITS

20,713 SF

LEVEL 2 - SKIN

618 SF

LEVEL 2 UNITS

18,785 SF

LEVEL 1 - SKIN

487 SF

LEVEL 1 PARKING

2,972 SF

LEVEL 1 LOADING

1,144 SF

LEVEL 1 UNITS

2,410 SF

LEVEL 1 UNITS

7,812 SF

AMENITY/LEASING

4,268 SF

FITNESS

1,939 SF

LEVEL 4 SKIN

630 SF

LEVEL 4 UNITS

20,706 SF

LEVEL 3 - SKIN

624 SF

LEVEL 3 UNITS

20,713 SF

LEVEL 2 - SKIN

618 SF

LEVEL 2 UNITS

18,785 SF

LEVEL 1 - SKIN

487 SF

LEVEL 1 PARKING

2,972 SF

LEVEL 1 LOADING

1,144 SF

LEVEL 1 UNITS

2,410 SF

LEVEL 1 UNITS

7,812 SF

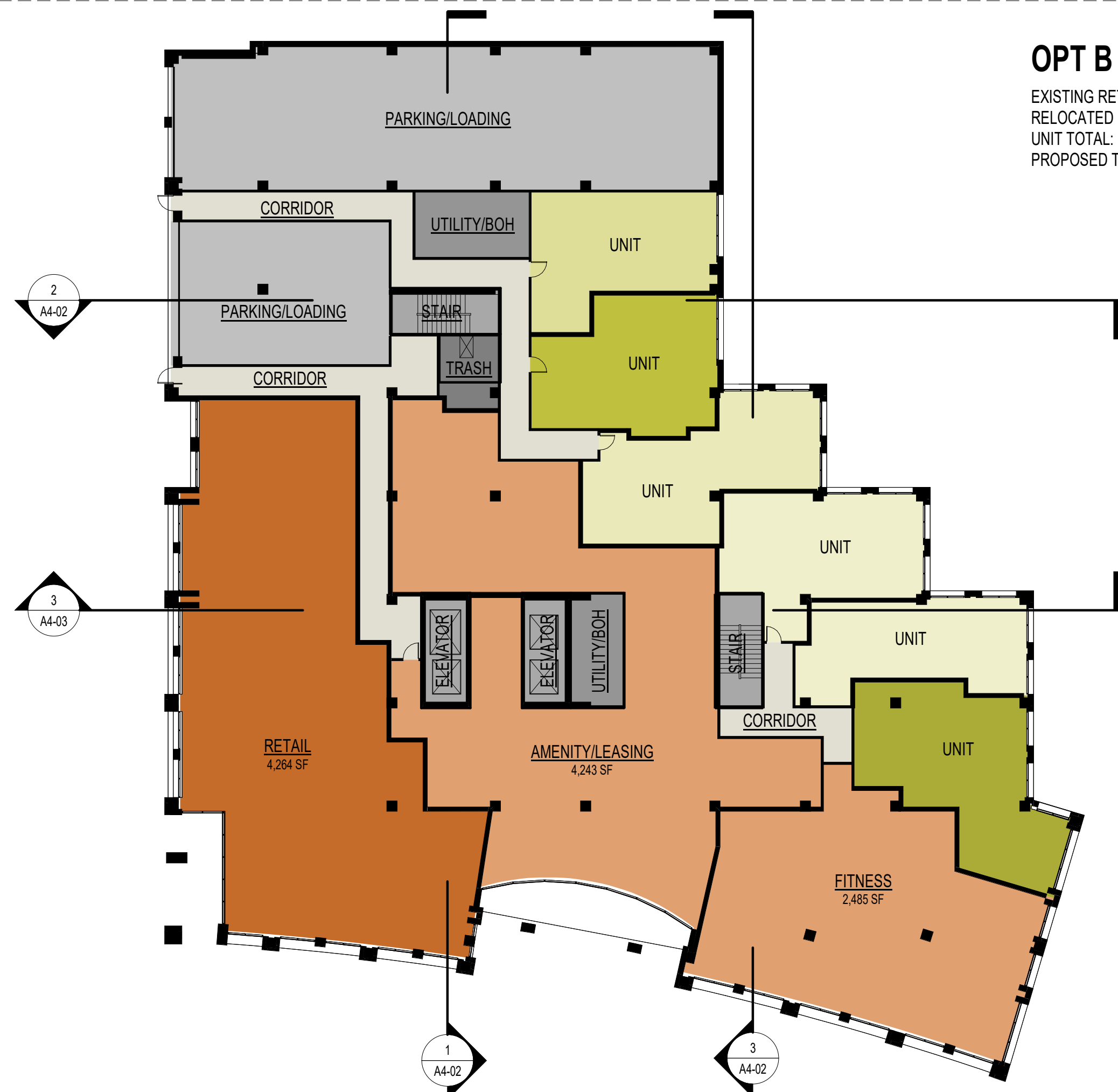
AMENITY/LEASING

4,268 SF

FITNESS

1,939 SF

PROJECT NUMBER: 20240137 PROJECT NAME: 2051 Jamieson - 4 Story Addition
SHEET NUMBER: A1-01 - FLOOR PLANS
Autodesk Docs://20240137 2051 Jamieson Ave/20240137-v23_2051 Jamieson-4 Story_CENTRAL.rvt
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2 FLOOR PLAN - LEVEL 1 - OPT B - RETAIL
A1-01 SCALE: 1" = 20'-0"

OPT B - CONCPET PLAN

EXISTING RETAIL TO REMAIN: 4,264 SF
RELOCATED FITNESS: 2,485 SF
UNIT TOTAL: 181 UNITS (OPT A - 187)
PROPOSED TOTAL NGFA: 189,422



1 FLOOR PLAN - LEVEL 1
A1-01 SCALE: 1" = 20'-0"



3 FLOOR PLAN - LEVEL 2
A1-01 SCALE: 1" = 20'-0"



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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

FLOOR PLANS

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

A1-01

NOT ISSUED FOR CONSTRUCTION



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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

FLOOR PLANS

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

A1-02

NOT ISSUED FOR CONSTRUCTION

4 FLOOR PLAN - LEVEL 6
A1-02 SCALE: 1" = 20'-0"

3 FLOOR PLAN - LEVEL 5
A1-02 SCALE: 1" = 20'-0"

2 FLOOR PLAN - LEVEL 4
A1-02 SCALE: 1" = 20'-0"

1 FLOOR PLAN - LEVEL 3
A1-02 SCALE: 1" = 20'-0"

PROJECT NUMBER: 20240137 PROJECT NAME: 2051 Jamieson - 4 Story Addition
SHEET NUMBER: A1-02 - FLOOR PLANS
Autodesk Docs://20240137 2051 Jamieson Ave/20240137-v23_2051 Jamieson-4 Story_CENTRAL.rvt
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SCOPE DOCUMENTS

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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

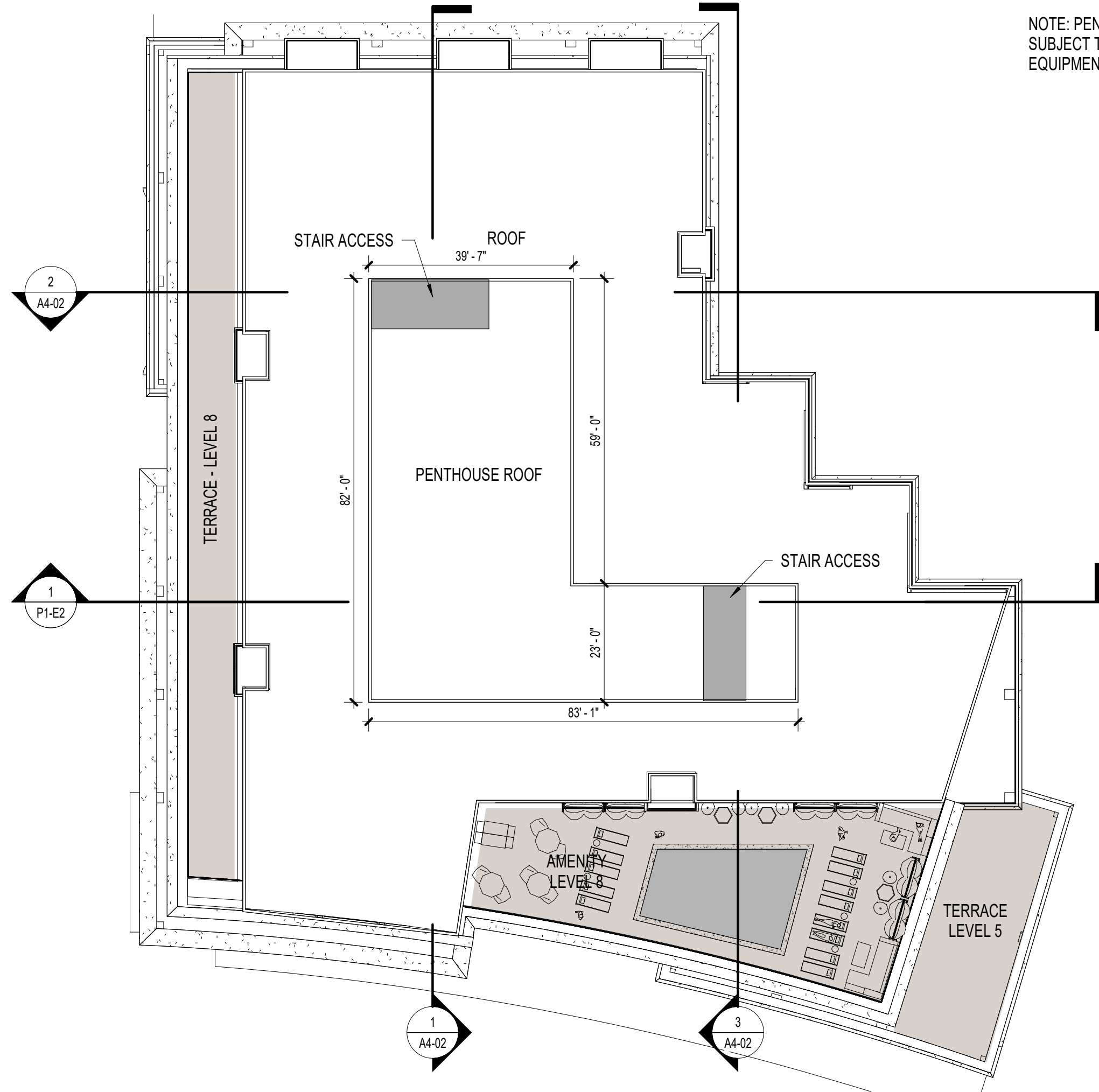
2051 Jamieson Ave, Alexandria, VA
JAMES CAMPBELL COMPANIES/REDFOX

FLOOR PLANS

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

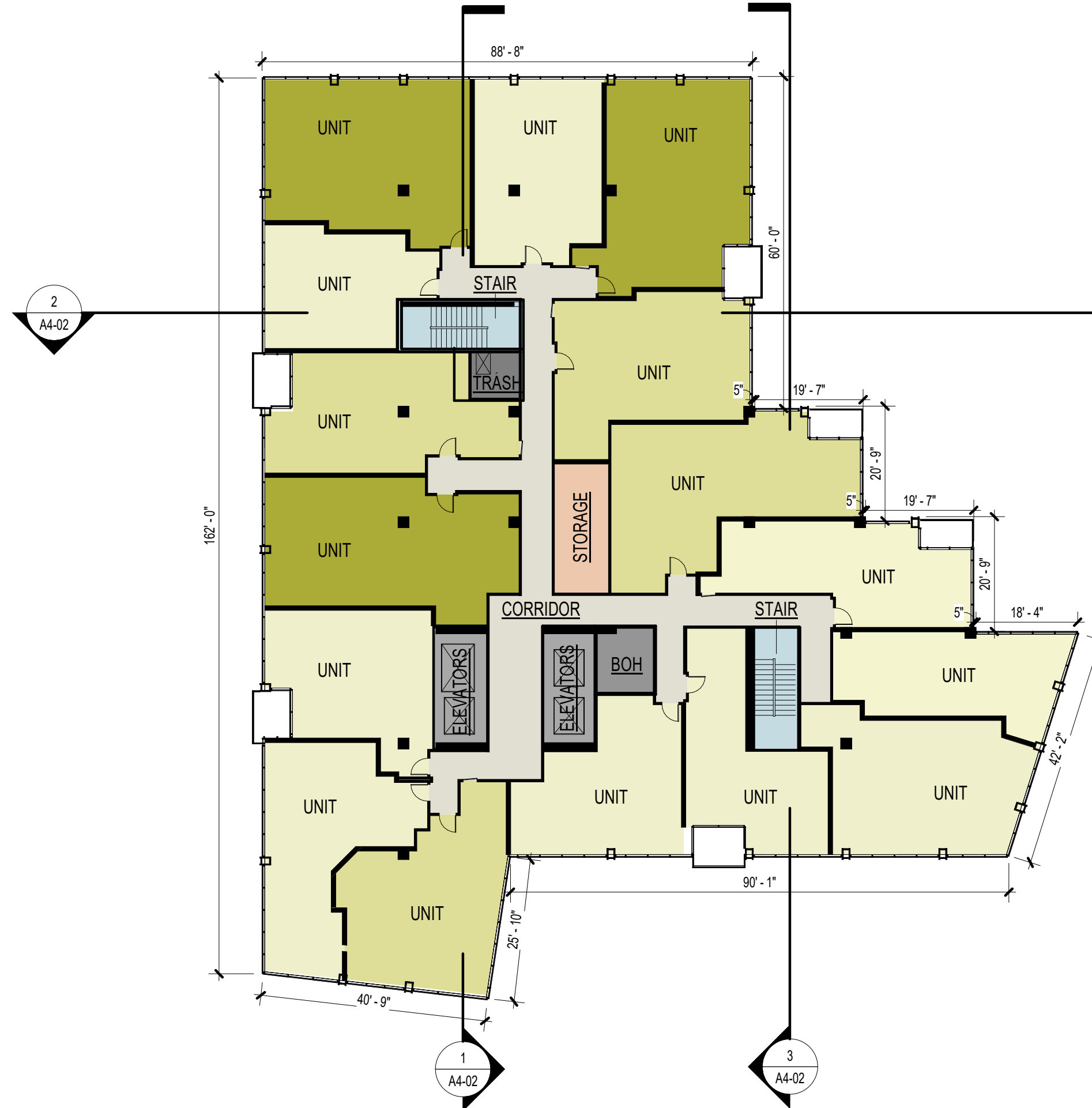
A1-03

NOTE: PENTHOUSE SCREEN WALL LOCATIONS
SUBJECT TO ADJUSTMENTS AS REQUIRED FOR
EQUIPMENT SCREENING AND ENCLOSURE



4 FLOOR PLAN - ROOF LEVEL

A1-03 SCALE: 1" = 20'-0"



3 FLOOR PLAN - LEVEL 9-10

A1-03 SCALE: 1" = 20'-0"



2 FLOOR PLAN - LEVEL 8

A1-03 SCALE: 1" = 20'-0"

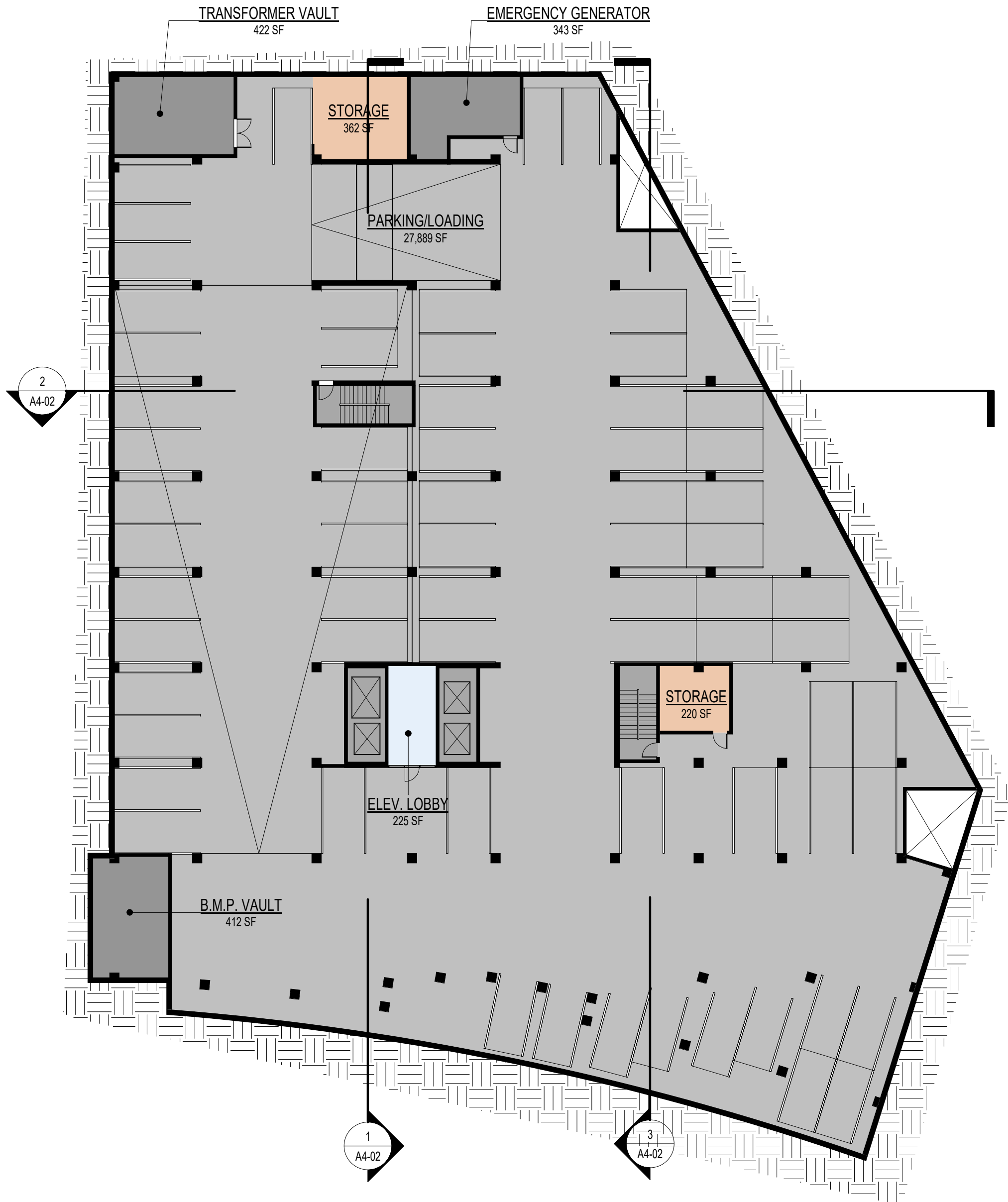


1 FLOOR PLAN - LEVEL 7 (NEW FLOOR)

A1-03 SCALE: 1" = 20'-0"

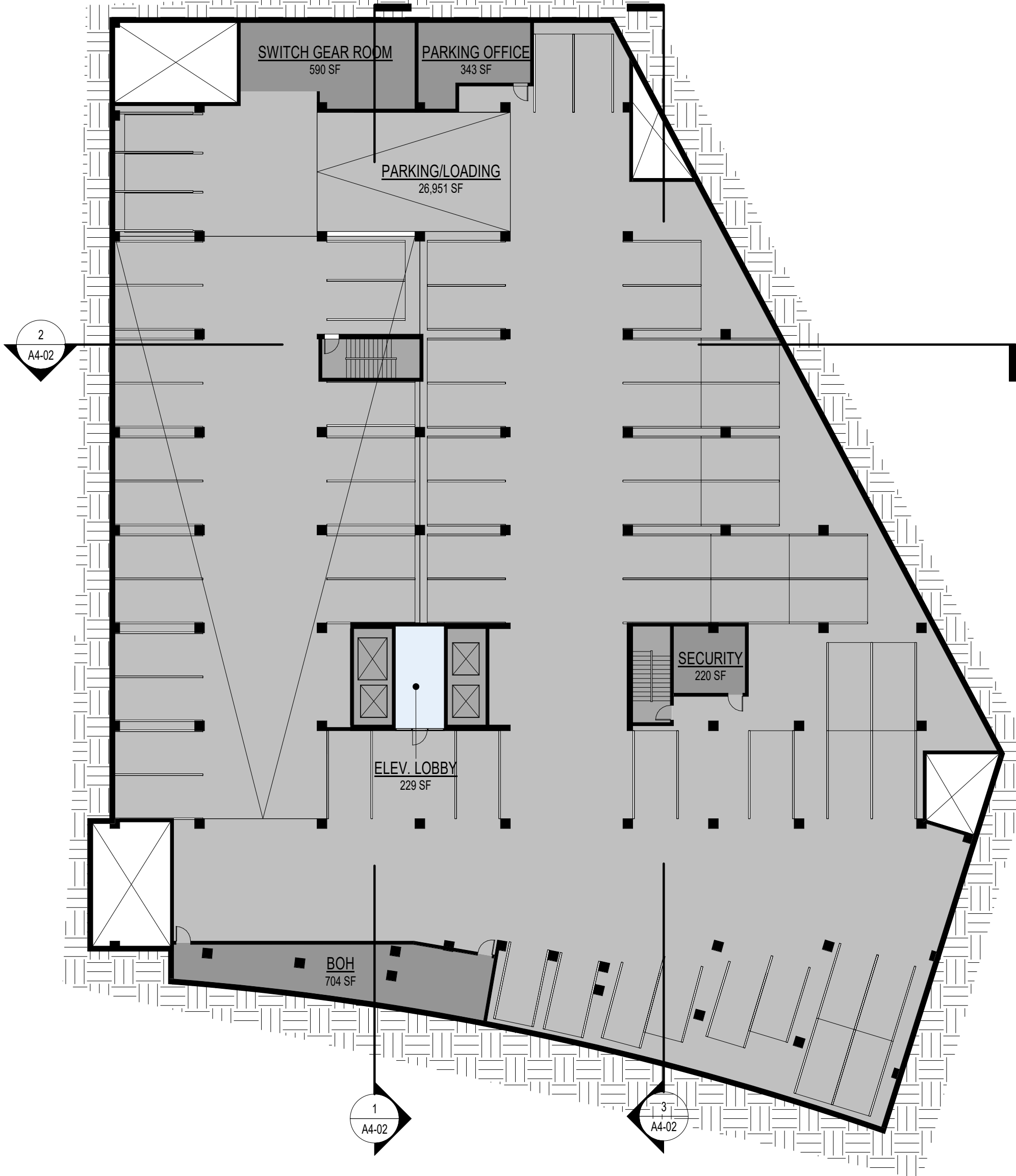
PROJECT NUMBER: 20240137 PROJECT NAME: 2051 Jamieson - 4 Story Addition
SHEET NUMBER: A1-04 - FLOOR PLANS
Autodesk Docs://20240137_2051_Jamieson_Ave/20240137-v23_2051_Jamieson-4 Story_CENTRAL.rvt
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EXISTING PARKING CALS



2 FLOOR PLAN - LEVEL B2
A1-04 SCALE: 1" = 20'-0"

AREA SCHEDULE - BASEMENTS		
NAME	OCCUPANT	AREA
LEVEL B2		
B.M.P. VAULT		412 SF
ELEV. LOBBY		225 SF
ELEVATORS		354 SF
EMERGENCY GENERATOR		343 SF
PARKING/LOADING		27,889 SF
STAIR		357 SF
STORAGE		581 SF
TRANSFORMER VAULT		422 SF
		30,583 SF



1 FLOOR PLAN - LEVEL B1
A1-04 SCALE: 1" = 20'-0"

AREA SCHEDULE - BASEMENTS		
NAME	OCCUPANT	AREA
LEVEL B1		
BOH		704 SF
ELEV. LOBBY		229 SF
ELEVATORS		354 SF
PARKING OFFICE		343 SF
PARKING/LOADING		26,951 SF
SECURITY		220 SF
STAIR		357 SF
SWITCH GEAR ROOM		590 SF
		29,749 SF
Grand total		113,871 SF

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SCOPE DOCUMENTS

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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

FLOOR PLANS

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

A1-04



SCOPE DOCUMENTS

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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

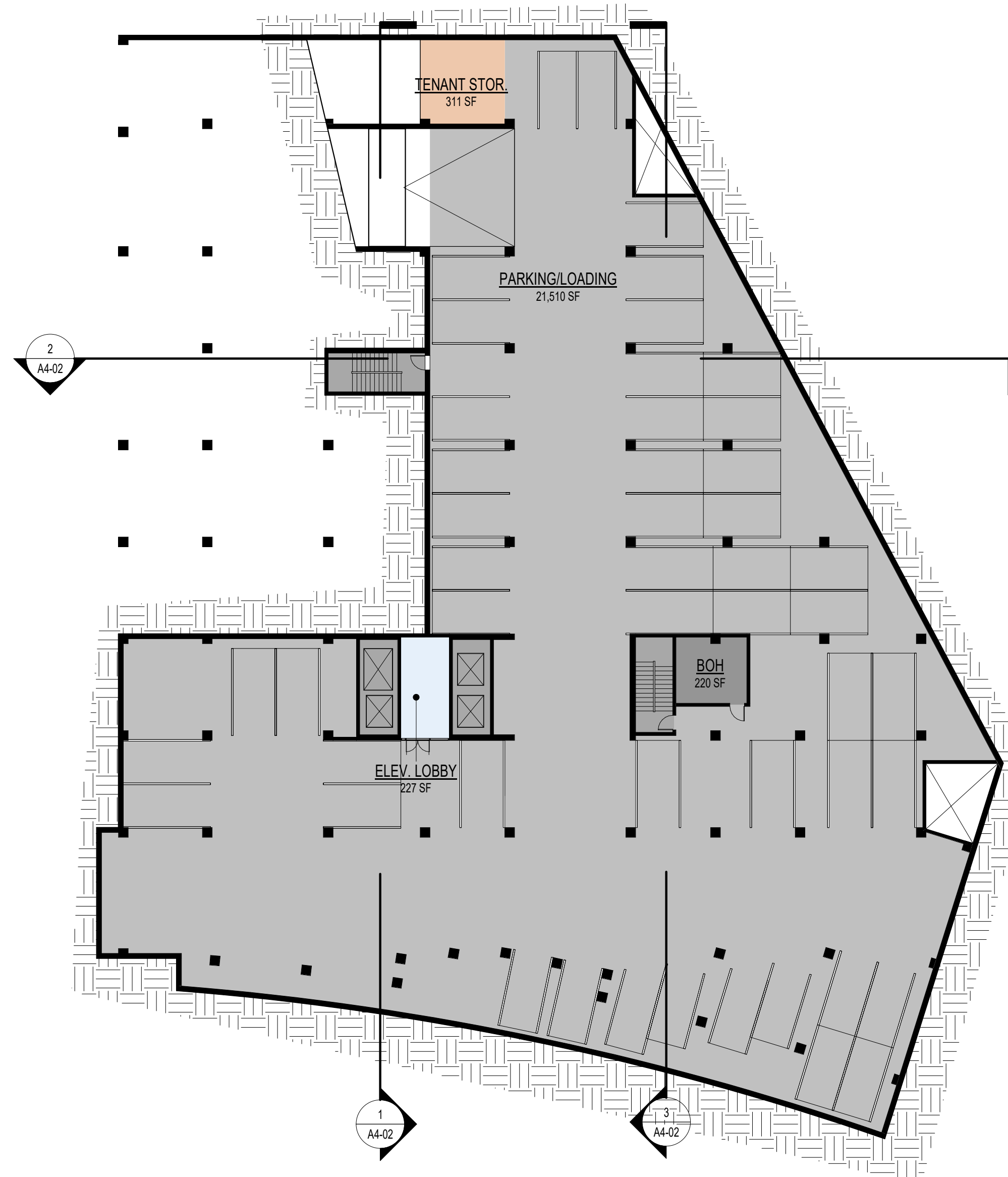
FLOOR PLANS

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

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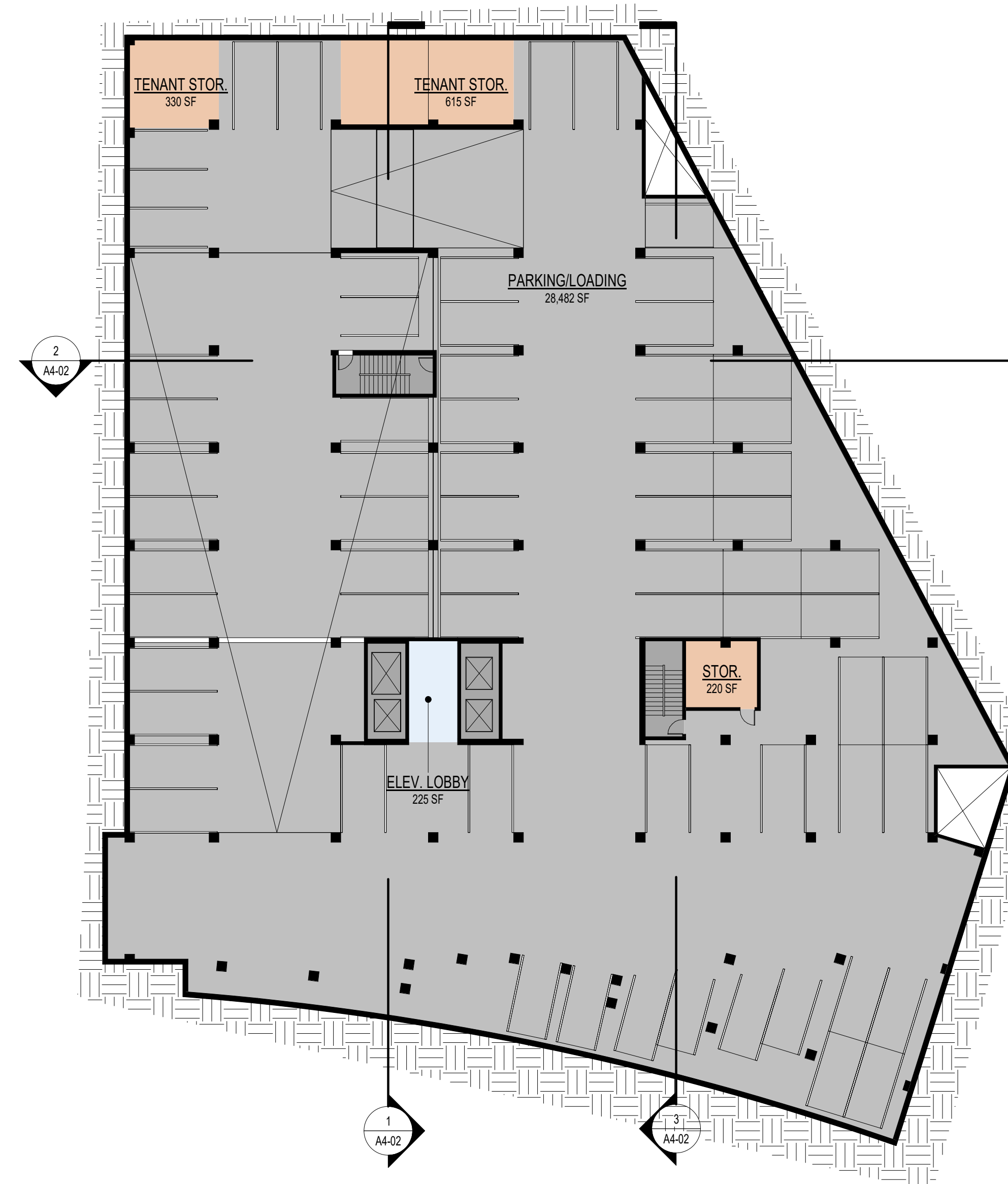
A1-05

EXISTING PARKING CALS



2 FLOOR PLAN - LEVEL B4
A1-05 SCALE: 1" = 20'-0"

AREA SCHEDULE - BASEMENTS		
NAME	OCCUPANT	AREA
LEVEL B4		
BOH		220 SF
ELEV. LOBBY		227 SF
ELEVATORS		349 SF
PARKING/LOADING		21,510 SF
STAIR		339 SF
TENANT STOR.		311 SF
		22,955 SF



1 FLOOR PLAN - LEVEL B3
A1-05 SCALE: 1" = 20'-0"

AREA SCHEDULE - BASEMENTS		
NAME	OCCUPANT	AREA
LEVEL B3		
ELEV. LOBBY		225 SF
ELEVATORS		354 SF
PARKING/LOADING		28,482 SF
STAIR		357 SF
STOR.		220 SF
TENANT STOR.		945 SF
		30,583 SF

PROJECT NUMBER: 20240137 PROJECT NAME: 2051 Jamieson - 4 Story Addition
SHEET NUMBER: A-05 - FLOOR PLANS
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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 ELEVATIONS

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

A4-01

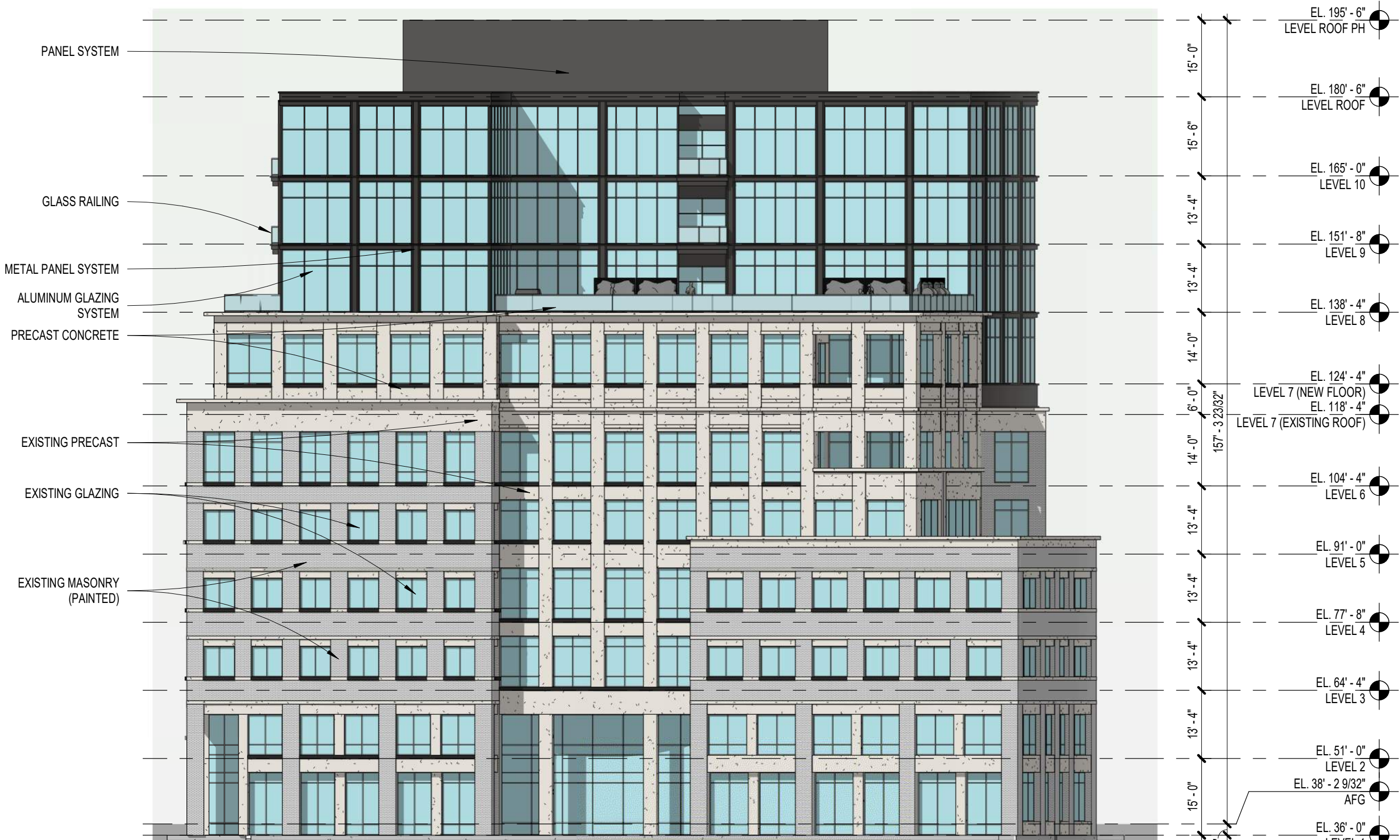
NOT ISSUED FOR CONSTRUCTION



3 ELEVATION - NORTH
SCALE: 1" = 20'-0"



4 ELEVATION - EAST
SCALE: 1" = 20'-0"



1 ELEVATION - SOUTH
SCALE: 1" = 20'-0"



2 ELEVATION - WEST
SCALE: 1" = 20'-0"

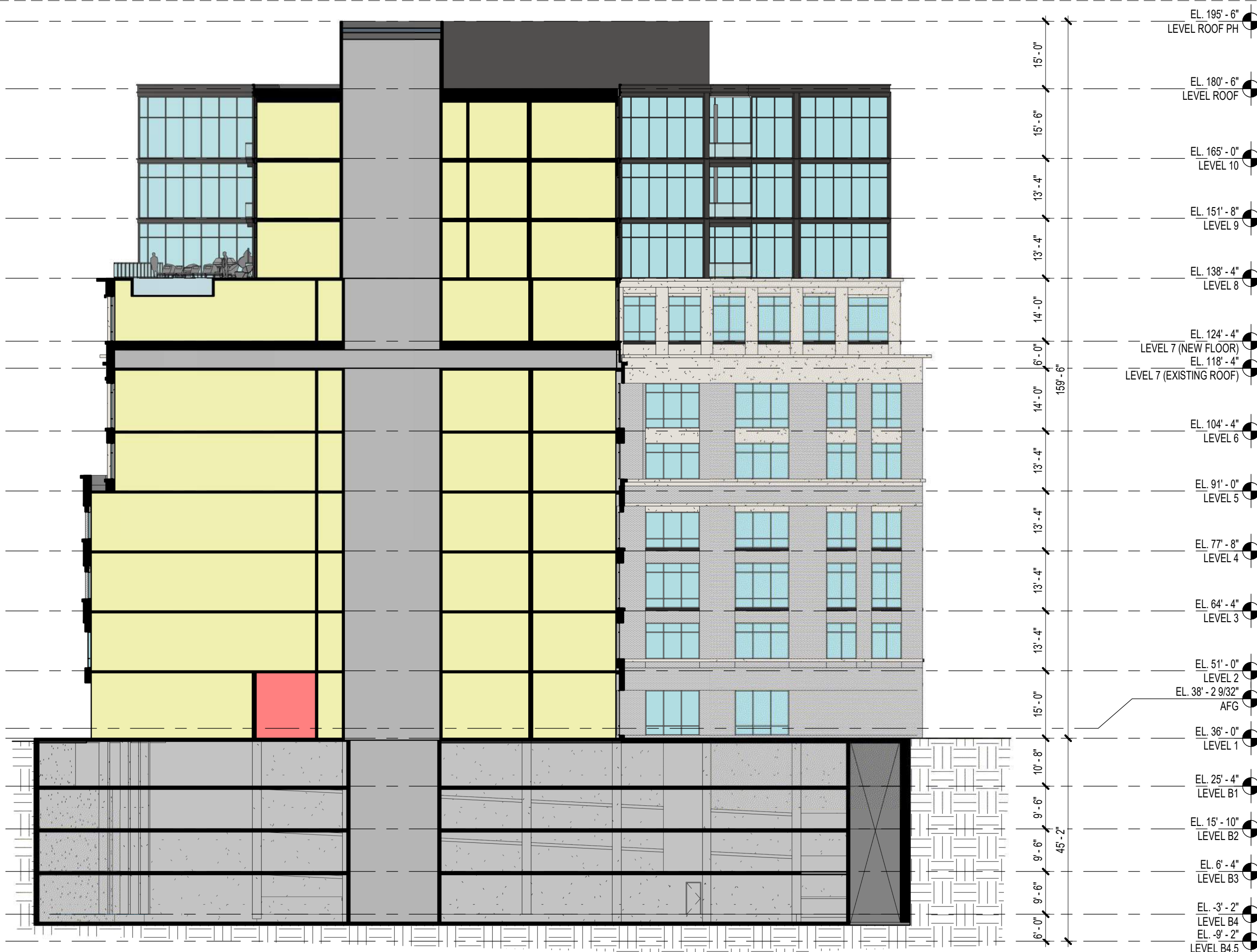


SCOPE DOCUMENTS

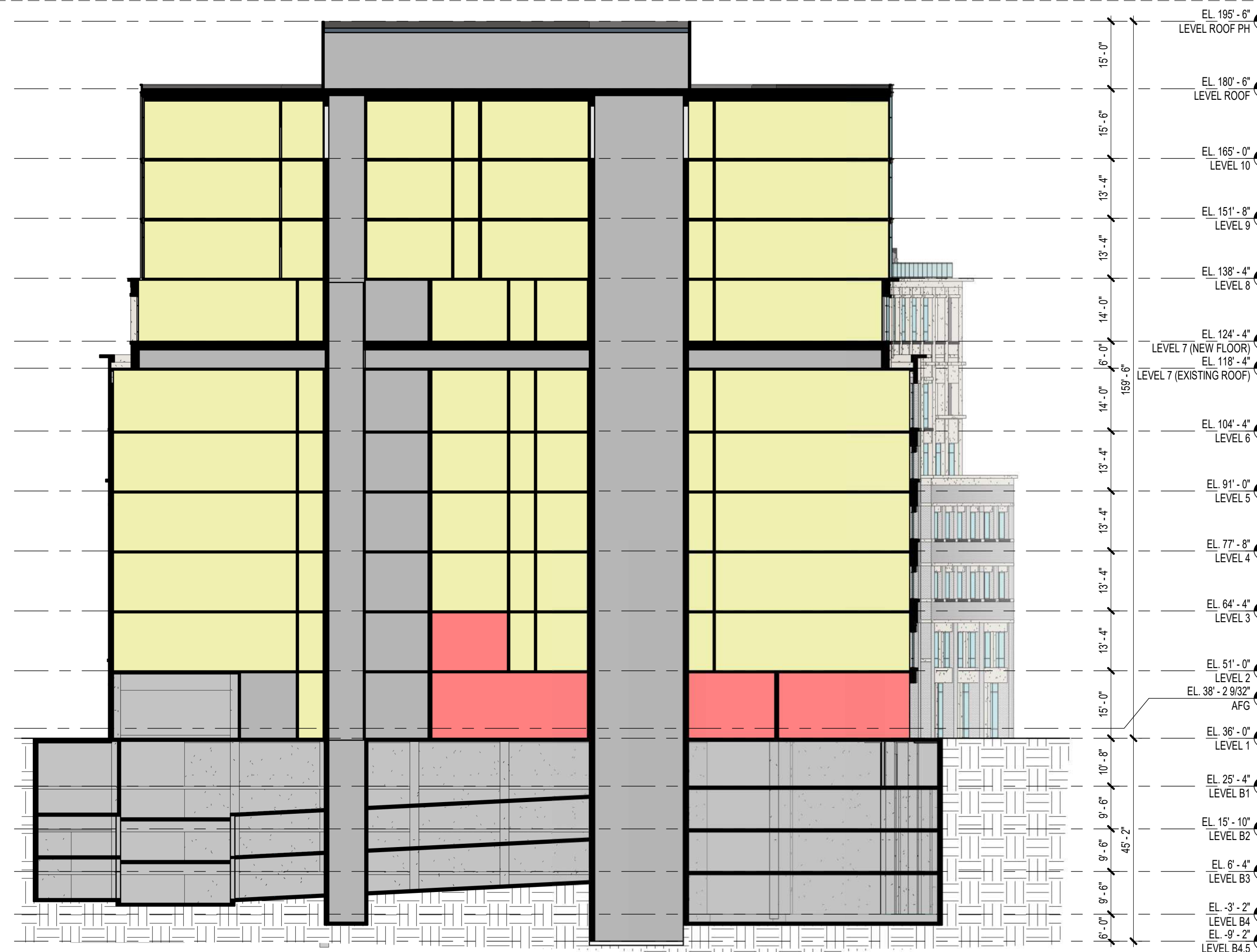
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ISSUANCES		
No.	Drawing Issue Description	Date
	CONCEPT II	03/07/2025
	DRB	03/21/2025
	DRB II	04/25/2025

A4-02 SCALE: 1" = 20'-0"






A4-02 SCALE: 1" = 20'-0"




BUILDING 3
 SCALE: 1" = 20' 0"

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

BUILDING SECTIONS

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

A4-02

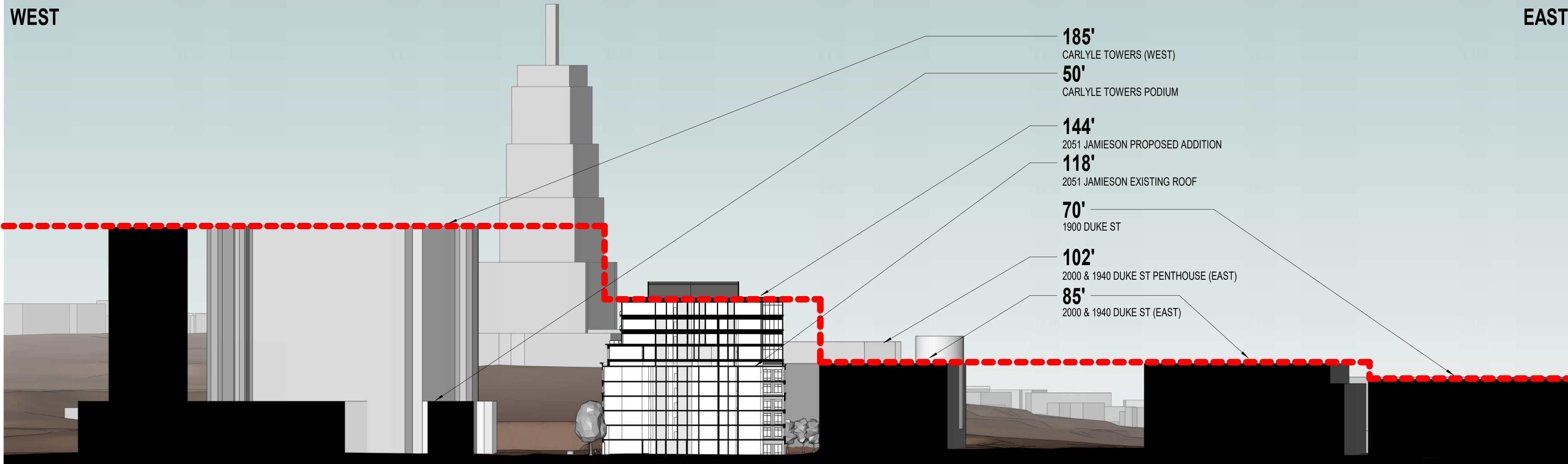
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SHEET NUMBER: A4-02 - BUILDING SECTIONS
Autodesk Docs/20240137_2051 Jamieson Ave/20240137-v23_2051 Jamieson-4 Story_CENTRAL.rvt
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WEST

EAST

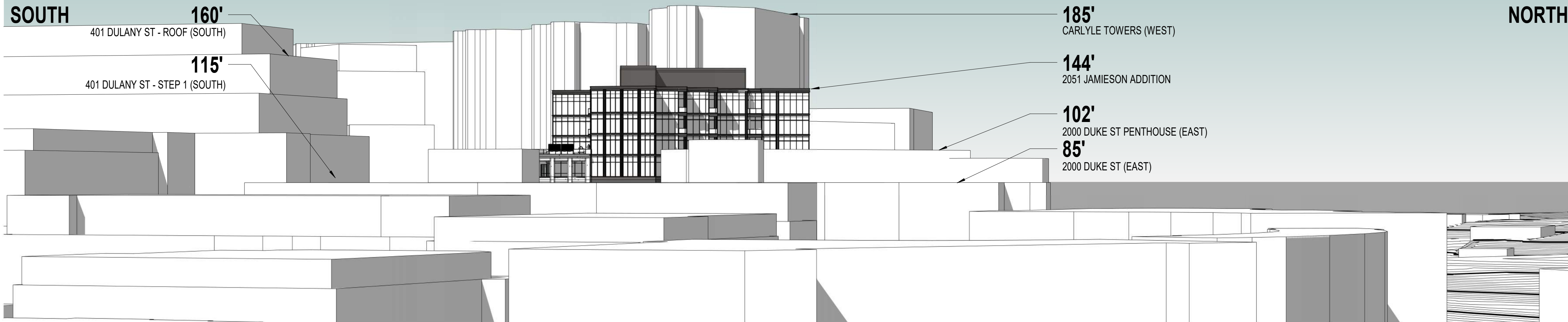


3 SITE SECTION E/W FACING NORTH
A4-03 SCALE: 1" = 60'-0"

*BUILDING HEIGHTS MEASURED RELATIVE TO GROUND LEVEL PLANE ADJACENT TO BUILDING.

SOUTH

NORTH

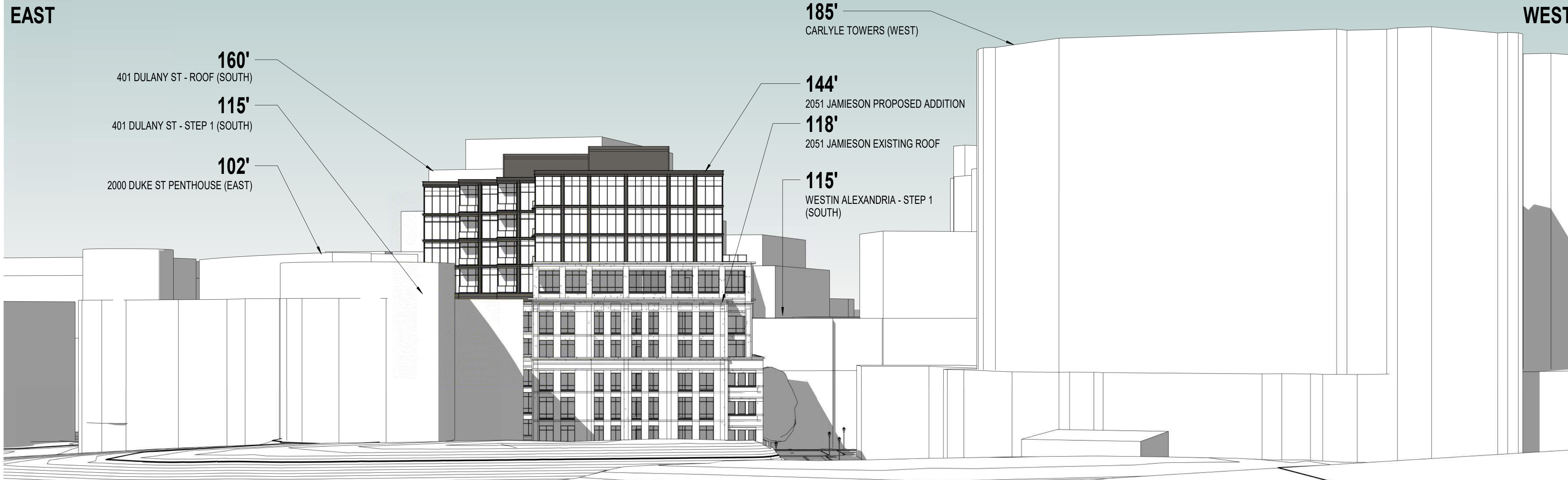


2 SITE SECTION - MASSING CONTEXT VIEW FROM EAST
A4-03 SCALE:

*BUILDING HEIGHTS MEASURED RELATIVE TO GROUND LEVEL PLANE ADJACENT TO BUILDING.

EAST

WEST



1 SITE SECTION - MASSING CONTEXT VIEW FROM NORTHWEST
A4-03 SCALE:

*BUILDING HEIGHTS MEASURED RELATIVE TO GROUND LEVEL PLANE ADJACENT TO BUILDING.



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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

SITE SECTIONS

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

A4-03

Drawing No.

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20240137 PROJECT NAME: 2051 Jamieson - 4 Story Addition
SHEET NUMBER: A4-03 - SITE SECTIONS
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SCOPE DOCUMENTS

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ISSUANCES

No.	Drawing Issue Description	Date
CONCEPT II		03/07/2025
DRB		03/21/2025
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

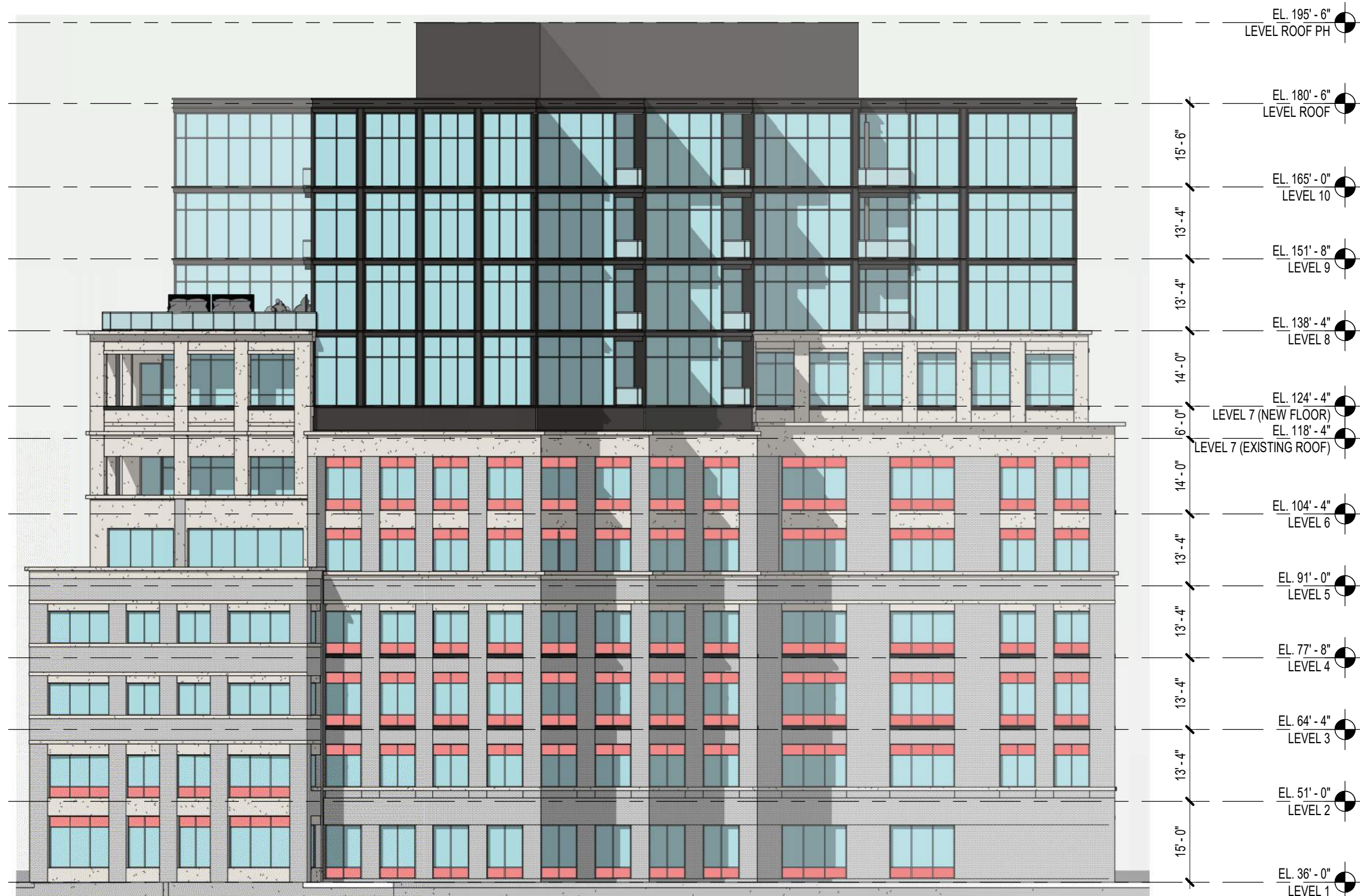
ELEVATIONS ILLUSTRATIVE -
UNIT VISION GLASS

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

A4-04

Drawing No.

NOT ISSUED FOR CONSTRUCTION



4 ELEVATION - EAST WINDOWS

A4-04 SCALE: 1" = 20'-0"



3 ELEVATION - NORTH WINDOWS

A4-04 SCALE: 1" = 20'-0"



2 ELEVATION - WEST WINDOWS

A4-04 SCALE: 1" = 20'-0"



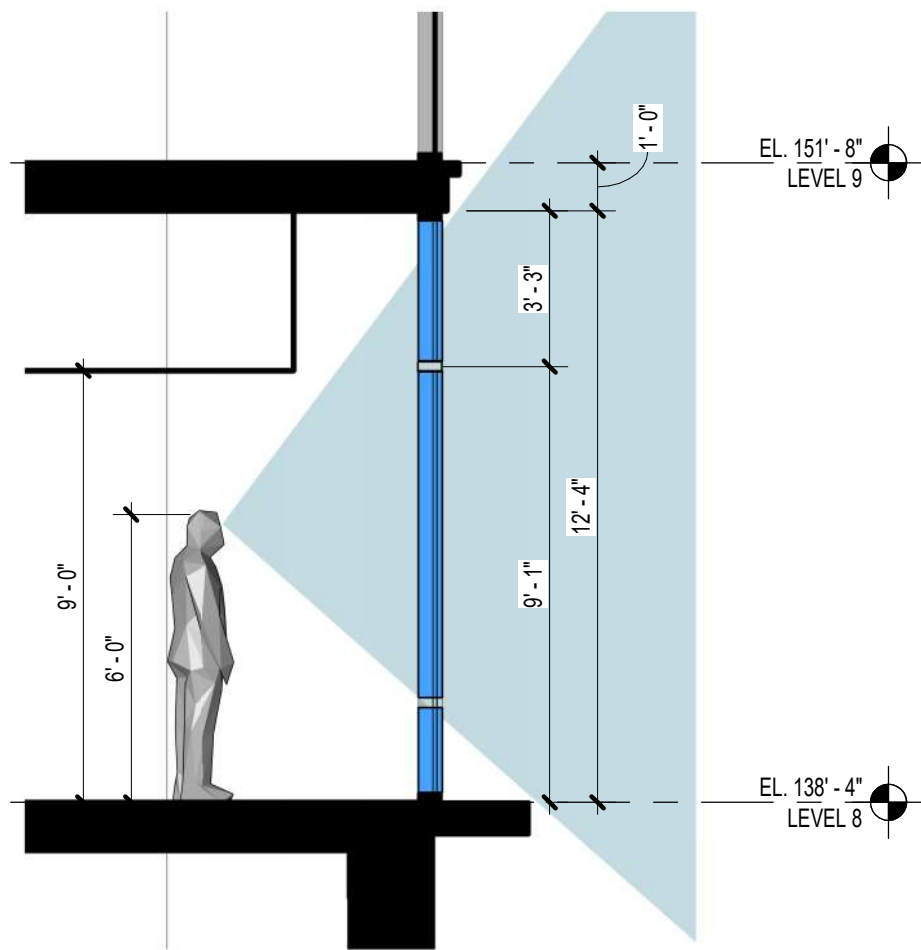
1 ELEVATION - SOUTH WINDOWS

A4-04 SCALE: 1" = 20'-0"

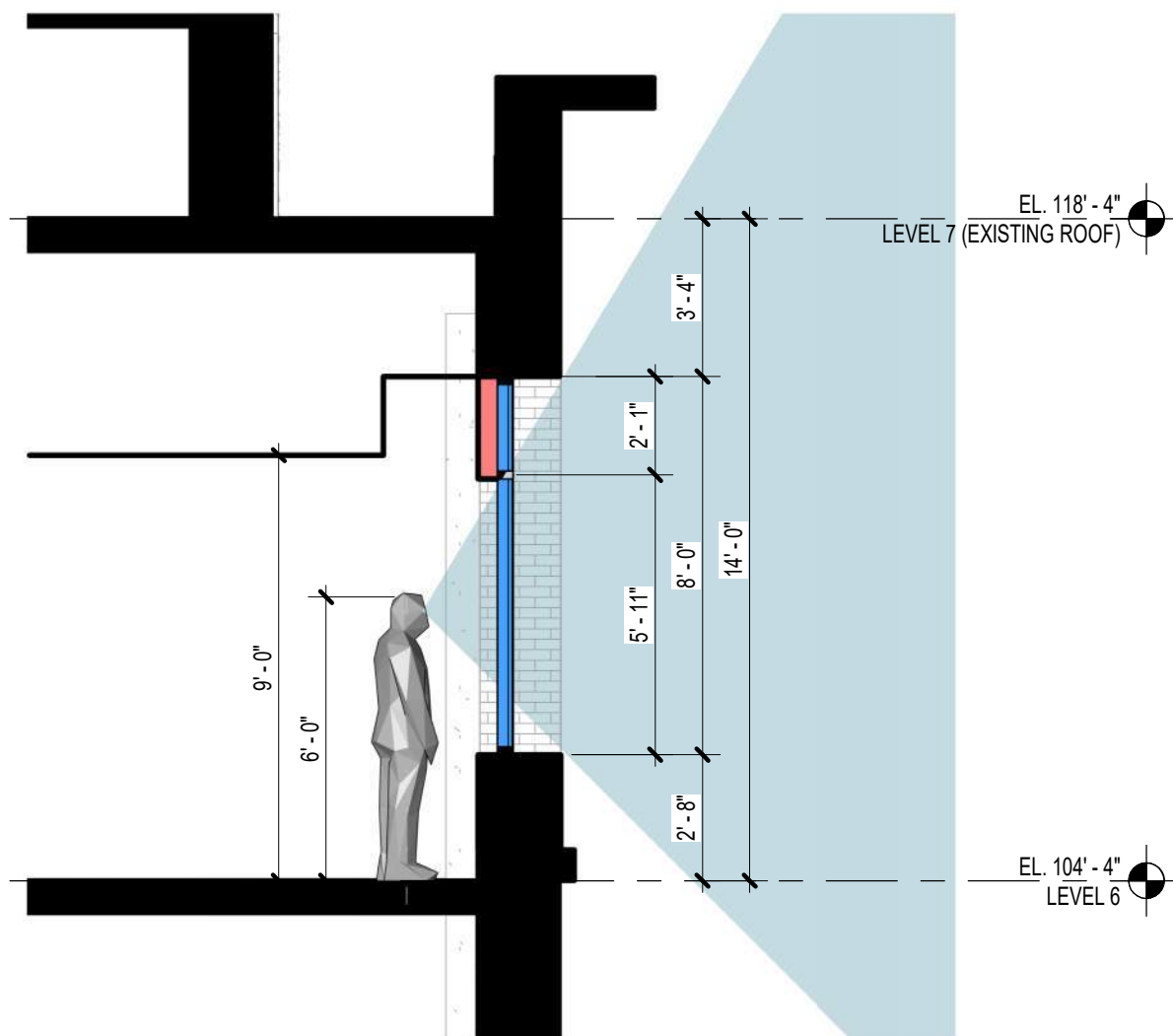
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SHEET NUMBER: A4-05 - SECTIONS ILLUSTRATIVE - UNIT VISION GLASS
Autodesk Docs://20240137 2051 Jamieson Ave/20240137-v23_2051 Jamieson-4 Story_CENTRAL.rvt
4/25/2025 4:44:22 PM

SPANDREL WINDOW TYPES - TOTAL UNIT COUNTS

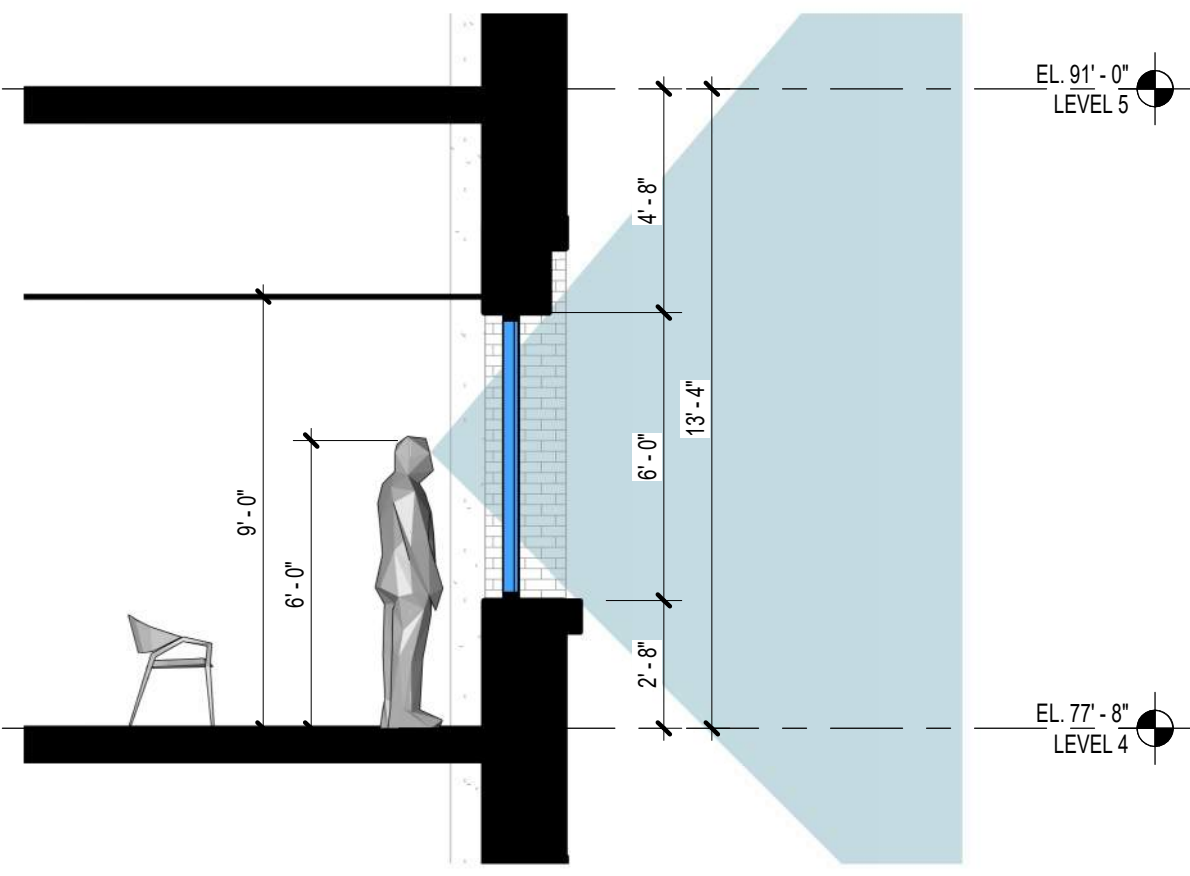
LEVELS	LOWER AND UPPER LITE	UPPER LITE	LOWER LITE	STANDARD PUNCH	UNITS /FLOOR
LEVEL 01	3	3	6	0	12
LEVEL 02	0	9	12	1	22
LEVEL 03	11	1	0	12	24
LEVEL 04	2	0	10	11	23
LEVEL 05	0	15	0	6	21
LEVEL 06	18	0	3	0	21
LEVEL 07	19	0	0	0	19
LEVEL 08	13	0	0	0	13
LEVEL 09	16	0	0	0	16
LEVEL 10	16	0	0	0	16
TOTAL	98	28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



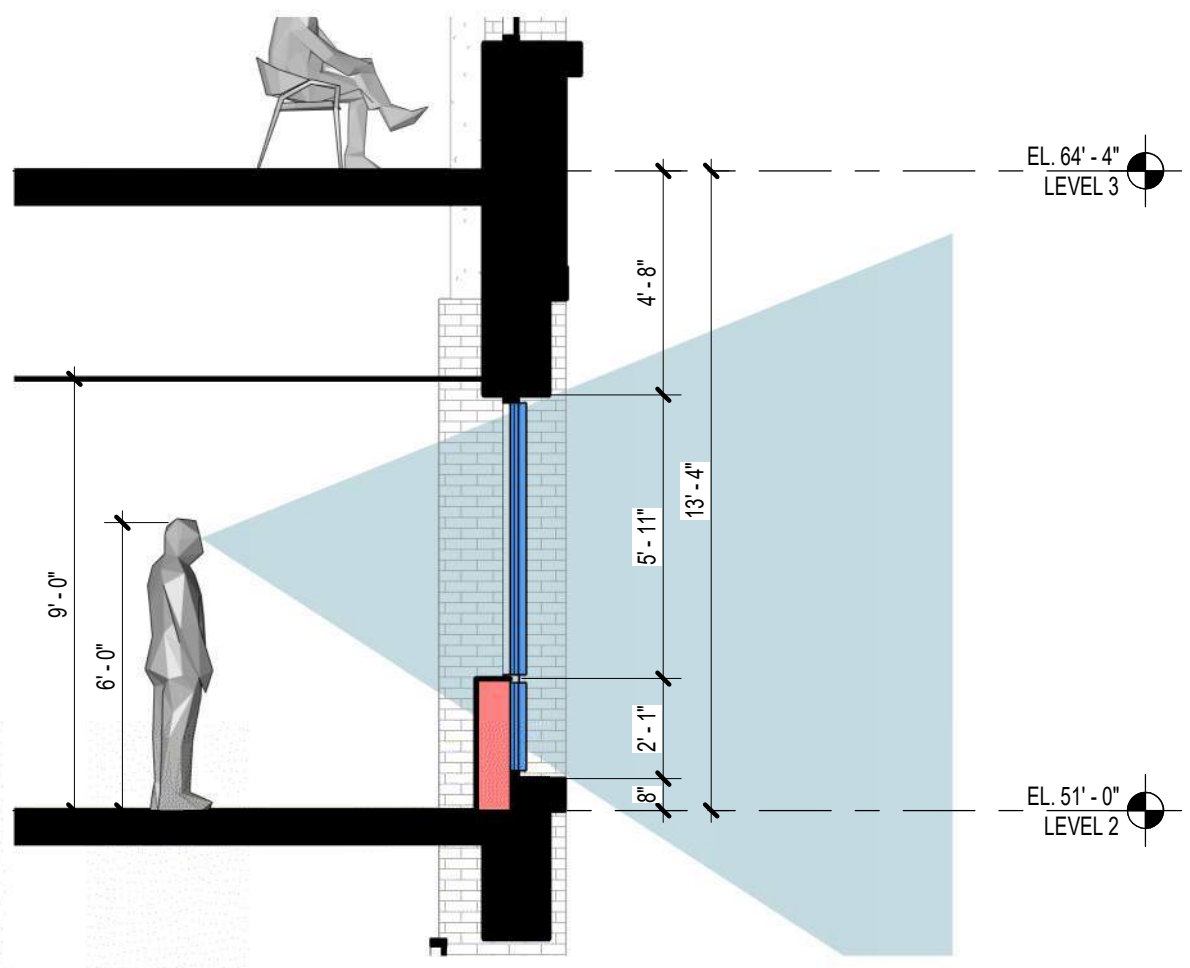
6 SECTION - NEW WINDOWS - LOWER AND UPPER LITE TYP.
A4-05 SCALE: 1/4" = 1'-0"



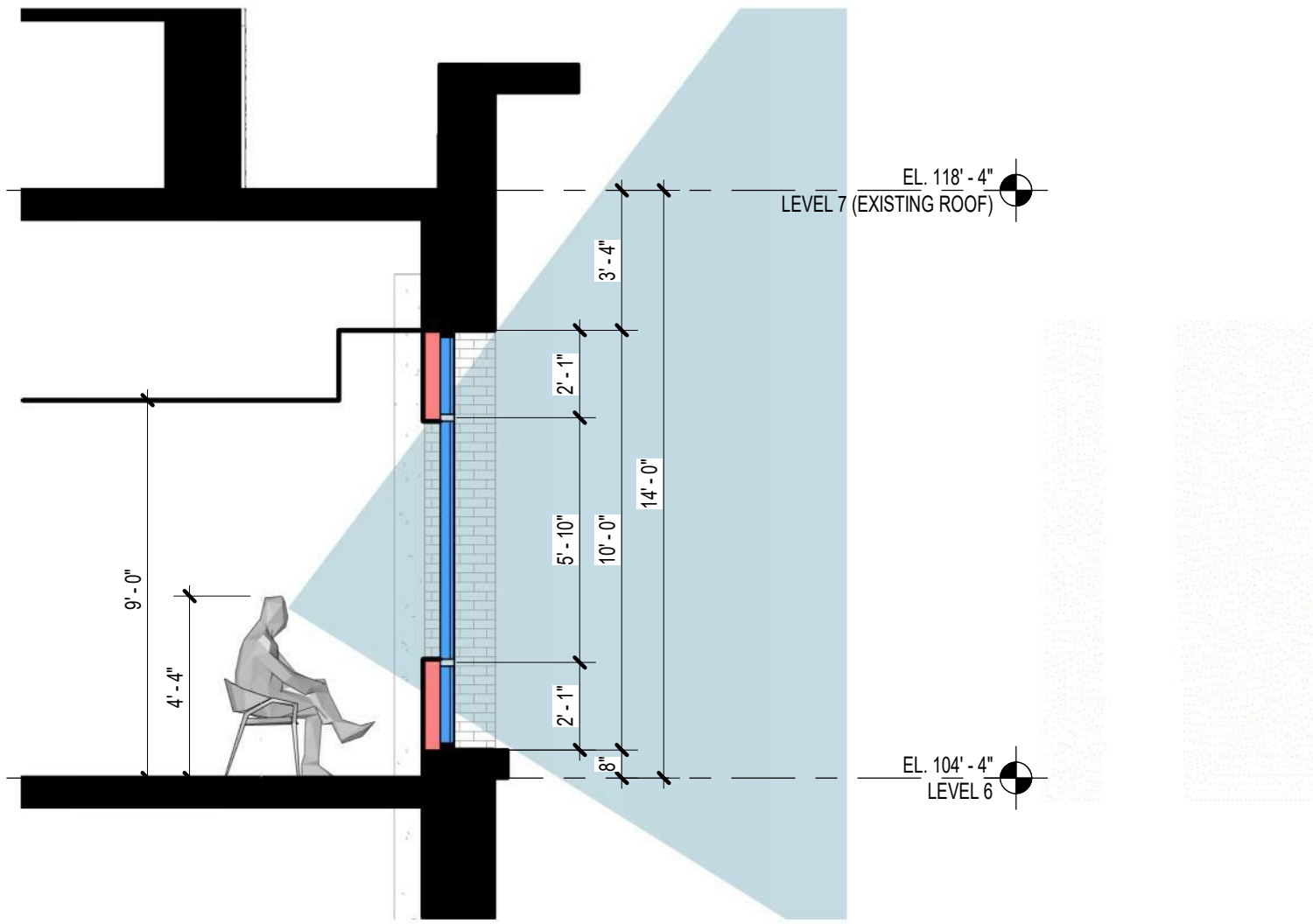
5 SECTION - EXISTING WINDOWS - UPPER LITE TYP.
A4-05 SCALE: 1/4" = 1'-0"



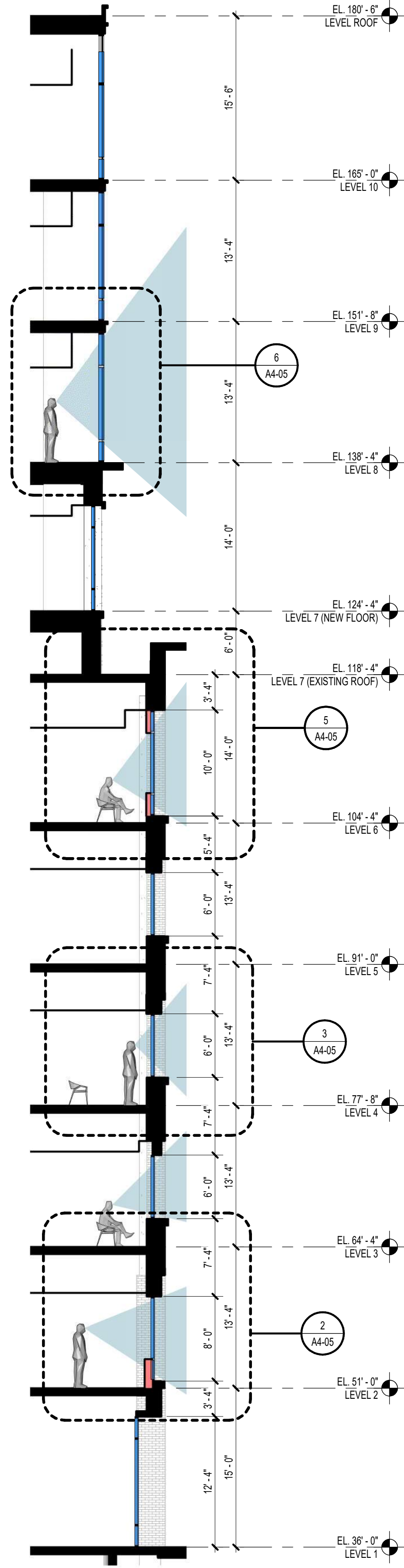
3 SECTION - EXISTING WINDOWS - STANDARD PUNCH
A4-05 SCALE: 1/4" = 1'-0"



2 SECTION - EXISTING WINDOWS - LOWER LIGHT TYP.
A4-05 SCALE: 1/4" = 1'-0"



4 SECTION - EXISTING WINDOWS - LOWER AND UPPER LITE TYP.
A4-05 SCALE: 1/4" = 1'-0"



1 SECTION - WINDOWS - NEW & EXISTING
A4-05 SCALE: 1/8" = 1'-0"

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ISSUANCES

No.	Drawing Issue Description	Date
CONCEPT II		03/07/2025
DRB		03/21/2025
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

SECTIONS ILLUSTRATIVE -
UNIT VISION GLASS

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

A4-05

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20240137 PROJECT NAME: 2051 Jamieson - 4 Story Addition
SHEET NUMBER: A4-06 - SOLID / VOID AREA CALCULATIONS
Autodesk Docs://20240137 2051 Jamieson Ave/20240137-v23_2051 Jamieson-4 Story_CENTRAL.rvt
4/25/2025 4:44:39 PM

EAST ELEVATION (OVERALL)

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

EAST ELEVATION

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			
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



4A SOLID/VOID RATIO - EAST (ANGLED)
A4-06 SCALE: 1/32" = 1'-0"

4B WWR ELEVATION - EAST
A4-06 SCALE: 1/32" = 1'-0"

WEST ELEVATION

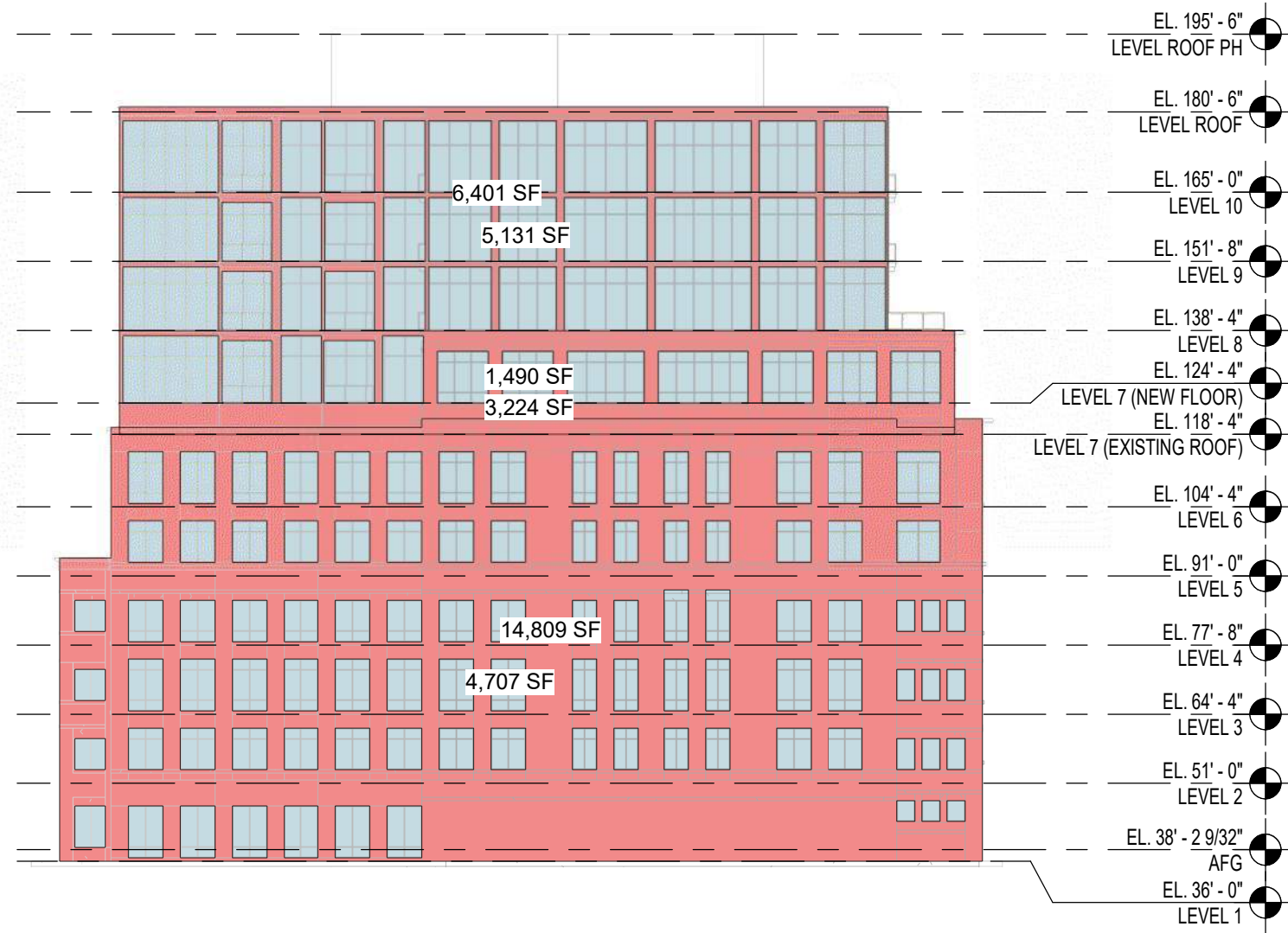
LEVEL	SOLID AREAS (SF)	GLASS AREAS (SF)	SOLID / VOID RATIO (%AGE)
LEVELS 1-6 (EXISTING - NO CHANGE)	13,961	4,937	35.6
LEVEL 7	2,791	1,165	41.7
LEVELS 8-10	7,029	5,921	84.2
TOTAL	23,781	12,023	50.5



2 SOLID/VOID RATIO - WEST
A4-06 SCALE: 1/32" = 1'-0"

NORTH ELEVATION

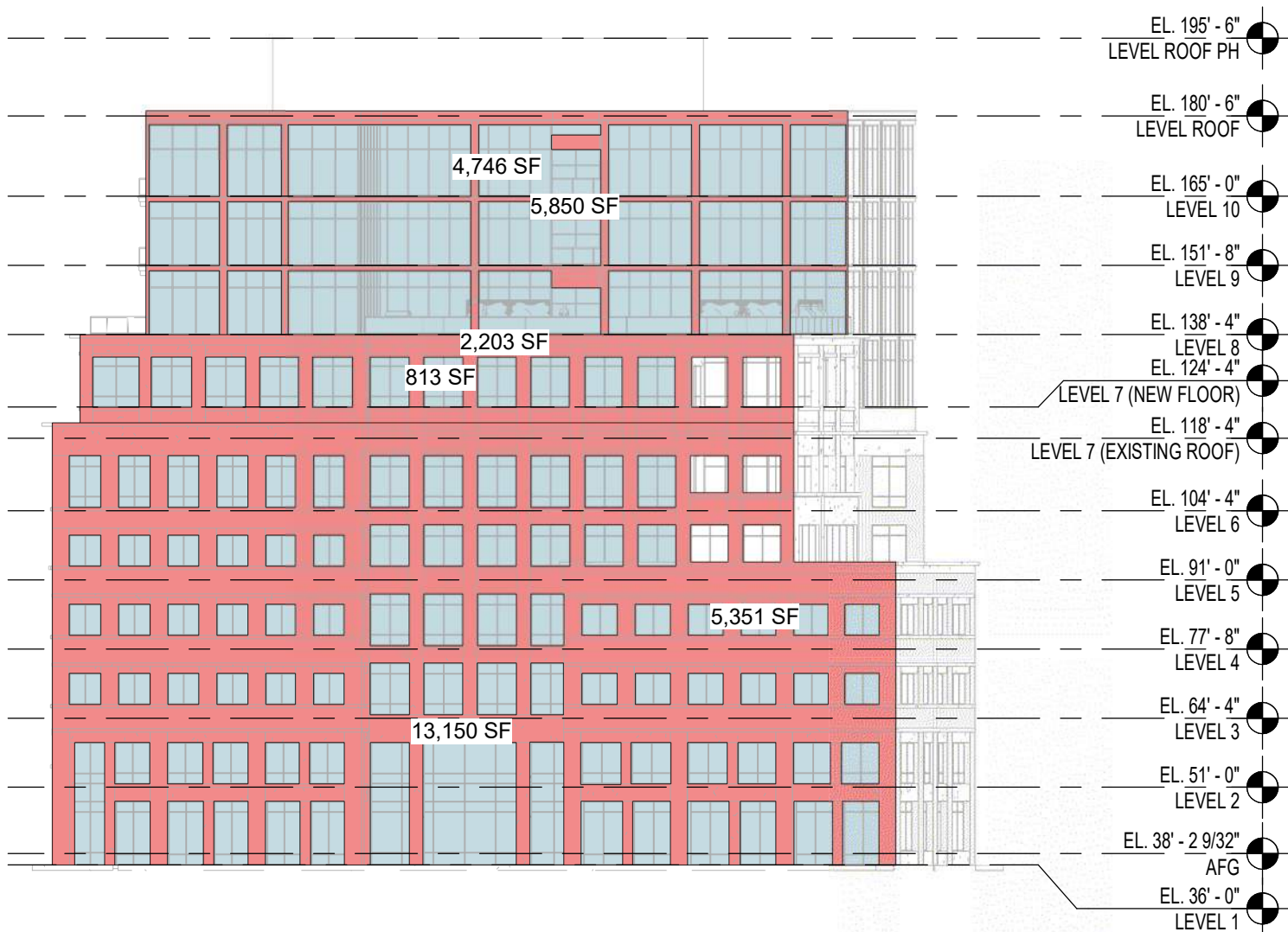
LEVEL	SOLID AREAS (SF)	GLASS AREAS (SF)	SOLID / VOID %AGE
LEVELS 1-6 (EXISTING - NO CHANGE)	14,809	4,707	31.8
LEVEL 7	3,224	1,490	46.2
LEVELS 8-10	6,401	5,131	80.2
TOTAL	24,434	11,328	46.36



3 SOLID/VOID RATIO - NORTH
A4-06 SCALE: 1/32" = 1'-0"

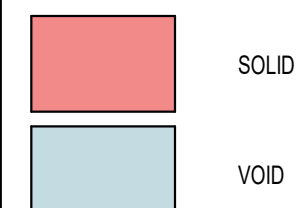
SOUTH ELEVATION

LEVEL	SOLID AREAS (SF)	GLASS AREAS (SF)	SOLID / VOID %AGE
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
TOTAL	21,203	10,910	51.45



1 SOLID/VOID RATIO - SOUTH
A4-06 SCALE: 1/32" = 1'-0"

LEGEND



SCOPE DOCUMENTS

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ISSUANCES

No.	Drawing Issue Description	Date
DRB		03/21/2025
DRB II		04/25/2025

2051 Jamieson - 4 Story Addition

LEGEND
2051 Jamieson Ave, Alexandria, VA

JAMES CAMPBELL COMPANIES/REDFOX

SOLID / VOID AREA CALCULATIONS

Designer	20240137
Principal-in-Charge	Project No.
Approver	03/19/25
Project Manager	Date
Checker	
Project Architect	
Author	
Staff Architect	

A4-06

PROJECT NUMBER: 20240137 PROJECT NAME: 2051 Jamieson - 4 Story Addition
SHEET NUMBER: A4-10 - BUILDING PERSPECTIVES - MEDIUM GRAY / ORIGINAL PROPOSAL
Autodesk Docs://20240137_2051_Jamieson_Ave/20240137-v23_2051_Jamieson-4 Story_CENTRAL.rvt
4/25/2025 4:44:43 PM



2 BUILDING PERSPECTIVE - NW CORNER
A4-10 SCALE: 12" = 1'-0"



4 BUILDING PERSPECTIVE - NE CORNER
A4-10 SCALE: 12" = 1'-0"



1 BUILDING PERSPECTIVE - SW CORNER
A4-10 SCALE: 12" = 1'-0"



3 BUILDING PERSPECTIVE - SE CORNER
A4-10 SCALE: 12" = 1'-0"



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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 -
MEDIUM GRAY / ORIGINAL
PROPOSAL

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

A4-10

NOT ISSUED FOR CONSTRUCTION



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ISSUANCES

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



BUILDING PERSPECTIVE - SOUTHWEST CORNER



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	
Author	
Staff Architect	

A4-10A

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20240137 PROJECT NAME: 2051 Jamieson - 4 Story Addition
SHEET NUMBER: A4-10 - BUILDING PERSPECTIVES
Autodesk Docs://20240137-2051 Jamieson Ave/20240137-v23_2051 Jamieson-4 Story_CENTRAL.rvt
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ISSUANCES

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



BUILDING PERSPECTIVE - SOUTHEAST CORNER

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	
Author	
Staff Architect	

A4-10B

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20240137 PROJECT NAME: 2051 Jamieson - 4 Story Addition
SHEET NUMBER: A4-10 - BUILDING PERSPECTIVES
Autodesk Docs://20240137_2051_Jamieson_Ave/20240137-v23_2051_Jamieson-4_Story_CENTRAL.rvt
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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

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

A4-10C

Drawing No.

NOT ISSUED FOR CONSTRUCTION



BUILDING PERSPECTIVE - NORTHWEST CORNER



PROJECT NUMBER: 20240137 PROJECT NAME: 2051 Jamieson - 4 Story Addition
SHEET NUMBER: A4-10 - BUILDING PERSPECTIVES
Autodesk Docs://20240137-2051 Jamieson Ave/20240137-v23_2051 Jamieson-4 Story_CENTRAL.rvt
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PROJECT NUMBER: 20240137 PROJECT NAME: 2051 Jamieson - 4 Story Addition
SHEET NUMBER: A4-10 - BUILDING PERSPECTIVES
Autodesk Docs://20240137 2051 Jamieson Ave/20240137-v23_2051 Jamieson-4 Story_CENTRAL.rvt
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BUILDING PERSPECTIVE - NORTHEAST CORNER



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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

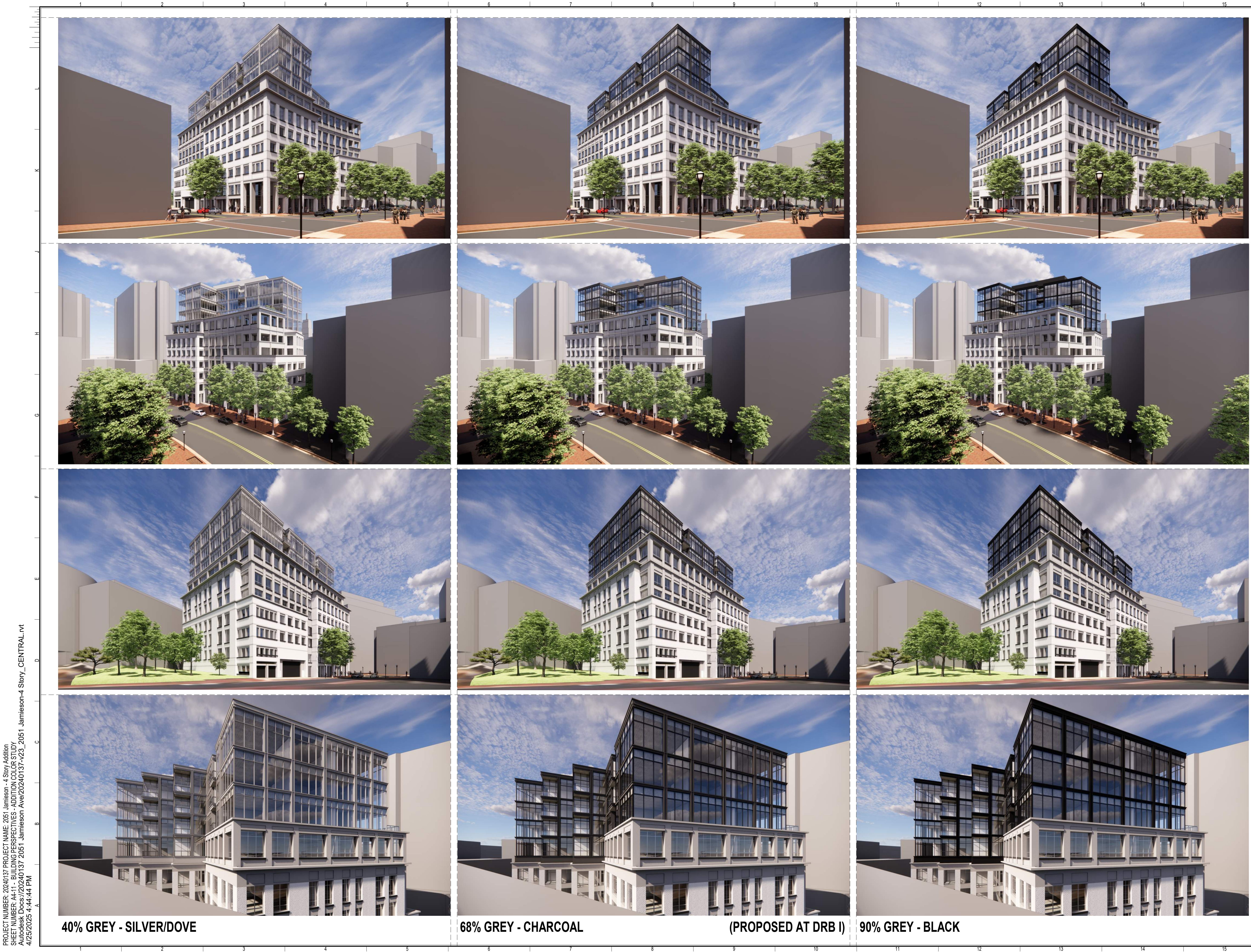
JAMES CAMPBELL COMPANIES/REDFOX

BUILDING PERSPECTIVES

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

A4-10D

NOT ISSUED FOR CONSTRUCTION



PROJECT NUMBER: 20240137 PROJECT NAME: 2051 Jamieson - 4 Story Addition
SHEET NUMBER: A4-11 - BUILDING PERSPECTIVES - ADDITION COLOR STUDY
Autodesk Docs://20240137 2051 Jamieson Ave/20240137-v23_2051 Jamieson-4 Story_CENTRAL.rvt
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40% GREY - SILVER/DOVE

68% GREY - CHARCOAL

(PROPOSED AT DRB I)

90% GREY - BLACK



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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 -
ADDITION COLOR STUDY

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

A4-11

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20240137 PROJECT NAME: 2051 Jamieson - 4 Story Addition
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.rvt
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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

NOT ISSUED FOR CONSTRUCTION



PROJECT NUMBER: 20240137 PROJECT NAME: 2051 Jamieson - 4 Story Addition
SHEET NUMBER: A4-13 - BUILDING PERSPECTIVES - SW CORNER - 40% GREY
Autodesk Docs://20240137 2051 Jamieson Ave/20240137-v23_2051 Jamieson-4 Story_CENTRAL.rvt
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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 - 40% GREY

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

A4-13

NOT ISSUED FOR CONSTRUCTION



PROJECT NUMBER: 20240137 PROJECT NAME: 2051 Jamieson - 4 Story Addition
SHEET NUMBER: A4-14 - BUILDING PERSPECTIVES - SW CORNER - 90% GREY
Autodesk Docs://20240137_2051_Jamieson_Ave/20240137-v23_2051_Jamieson-4 Story_CENTRAL.rvt
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SCOPE DOCUMENTS

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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 - 90% GREY

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

A4-14

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20240137 PROJECT NAME: 2051 Jamieson - 4 Story Addition
SHEET NUMBER: A4-15 - BUILDING PERSPECTIVES - SE CORNER - 68% GREY (DRB 1 PROPOSAL)
Autodesk Docs://20240137_2051_Jamieson_Ave/20240137-v23_2051_Jamieson-4_Story_CENTRAL.rvt
4/25/2025 4:52:07 PM



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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 -
SE 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	

A4-15

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20240137 PROJECT NAME: 2051 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_CENTRAL.rvt
4/25/2025 4:52:07 PM



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SCOPE DOCUMENTS

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

ISSUANCES

No.	Drawing Issue Description	Date
	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
Principal-in-Charge	Project No.
Approver	03/07/25
Project Manager	Date
Checker	
Project Architect	
Author	
Staff Architect	

A4-16

NOT ISSUED FOR CONSTRUCTION



PROJECT NUMBER: 20240137 PROJECT NAME: 2051 Jamieson - 4 Story Addition
SHEET NUMBER: A4-17 - BUILDING PERSPECTIVES - SE CORNER - 90% GREY
Autodesk Docs://20240137_2051 Jamieson Ave/20240137-v23_2051 Jamieson-4 Story_CENTRAL.rvt
4/25/2025 4:52:07 PM



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NOT ISSUED FOR CONSTRUCTION