

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
SHEET NUMBER: G0-00 - COVER SHEET
Autodesk Docs://20230384 Eisenhower Block Three/20230384_v23_eisenhower_arch.rvt
5/9/2025 2:30:05 PM



EISENHOWER BLOCK 3

2425 MILL ROAD
ALEXANDRIA, VA 22314

May 09, 2025

DRB CONCEPT REVIEW 2

CLIENT / OWNER

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

ZONING TABULATIONS

SITE ADDRESSES & TAX MAP NUMBERS:	072.02-02-12 (2425 MILL ROAD)	
EXISTING ZONE: PROPOSED ZONE:	CDD#2 CDD#2	
SMALL AREA PLAN DISTRICT:	EISENHOWER EAST	
EXISTING USE: PROPOSED USE:	VACANT LAND RESIDENTIAL & RETAIL	
EXISTING SITE AREA:	135,755 S.F. OR 3.12 AC.	
GROSS FLOOR AREA PROPOSED:	RETAIL: 41,560 S.F. RESIDENTIAL: 800,315 S.F. PARKING: 329,863 S.F. TOTAL: 1,171,838 S.F.	
NET FLOOR AREA PROPOSED:	RETAIL: 40,000 S.F. RESIDENTIAL: 892,167 S.F. PARKING: 310,977 S.F. TOTAL: 1,043,144 S.F.	
EXISTING FAR: PROPOSED FAR:	0.0 7.76	
AVERAGE FINISH GRADE:	28.2'	
MAXIMUM BUILDING HEIGHT REQUIRED:	360' (CDD AMENDMENT)	
MAXIMUM BUILDING HEIGHT PROPOSED:	332.33' (NOTE: THE 35' PENTHOUSE IS EXCLUDED FROM THIS HEIGHT MEASUREMENT)	
MAXIMUM NUMBER OF UNITS: PROPOSED NUMBER OF UNITS: PROPOSED UNITS PER ACRE: PROPOSED NUMBER OF BEDROOMS:	775 UNITS 767 UNITS (637 1BR, 130 2BR) 767 UNITS / 3.06 AC. = 248 UNITS/AC. 897 BEDROOMS	
PARKING PROVIDED:	RETAIL: 200 SPACES 30 COMPACT 164 STANDARD 6 HANDICAP RESIDENTIAL: 727 SPACES 83 COMPACT 626 STANDARD 18 HANDICAP TOTAL: 927 SPACES 113 COMPACT 790 STANDARD 24 HANDICAP	
LOADING SPACES PROVIDED:	2 SPACES	
BUILDING SETBACK REQUIRED: BUILDING SETBACK PROVIDED:	N/A PERSHING = 0.78' (MIN.), 60.60' (MAX.) STOVALL = 0.24' (MIN.), 5.34' (MAX.) MILL = 0.07' (MIN.), 3.17' (MAX.)	
LOT FRONTAGE REQUIRED: LOT FRONTAGE PROVIDED:	N/A PERSHING = 0.78' (MIN.), 60.60' (MAX.) STOVALL = 0.24' (MIN.), 5.34' (MAX.) MILL = 0.07' (MIN.), 3.17' (MAX.)	
OPEN SPACE REQUIRED:	25% OF SITE (33,620 SF) PER EESAP OF WHICH 10,000 SF AT-GRADE PER CDD OPTION #2	
OPEN SPACE PROVIDED:	91,506 SF TOTAL 13,850 SF AT-GRADE (PUBLIC) 77,684 SF ABOVE-GRADE (PRIVATE)	

DRAWING INDEX - DRB CONCEPT REVIEW

SHT DISCIPLINE	SHEET NO.	SHEET NAME
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GENERAL	G0-00	COVER SHEET
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CIVIL	C201	EXISTING SITE CONDITIONS
CIVIL	C300	CDD CONCEPT PLAN

LANDSCAPE	L1-01	ILLUSTRATIVE PLAN
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ZONING	A1-02	RENDERINGS
ZONING	A1-03	RENDERINGS

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ZONING	A2-02	FLOOR PLAN - LEVEL 2
ZONING	A2-03	FLOOR PLAN - LEVEL 3
ZONING	A2-04	FLOOR PLAN - LEVEL 4
ZONING	A2-05	FLOOR PLAN - LEVEL 5
ZONING	A2-06	FLOOR PLAN - LEVEL 6 (TOP OF PODIUM)
ZONING	A2-07	FLOOR PLAN - LEVEL 8 (TYPICAL RESIDENTIAL)
ZONING	A2-08	FLOOR PLAN - LEVEL 16 (EAST STEP BACK)
ZONING	A2-09	FLOOR PLAN - LEVEL 19 (NORTHWEST STEP BACK)
ZONING	A2-10	FLOOR PLAN - LEVEL 21 (TYP. RESIDENTIAL PH UNITS)
ZONING	A2-11	FLOOR PLAN - LEVEL 29 (SOUTHEAST STEP BACK)
ZONING	A2-12	ROOF PLAN

ZONING	A4-01	BUILDING ELEVATIONS
ZONING	A4-02	BUILDING ELEVATIONS
ZONING	A4-03	BUILDING ELEVATIONS
ZONING	A4-04	BUILDING ELEVATIONS
ZONING	A4-05	BUILDING ELEVATIONS - SIGNAGE
ZONING	A4-07	BUILDING SECTIONS
ZONING	A4-08	BUILDING SECTIONS
ZONING	A4-10	AXONOMETRIC VIEWS



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SCOPE DOCUMENTS

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ISSUANCES

No.	Drawing Issue Description	Date
	DRB CONCEPT REVIEW 1	03.21.2025
	DRB CONCEPT REVIEW 2	05.09.2025

EISENHOWER BLOCK THREE

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

Red Fox Development

COVER SHEET

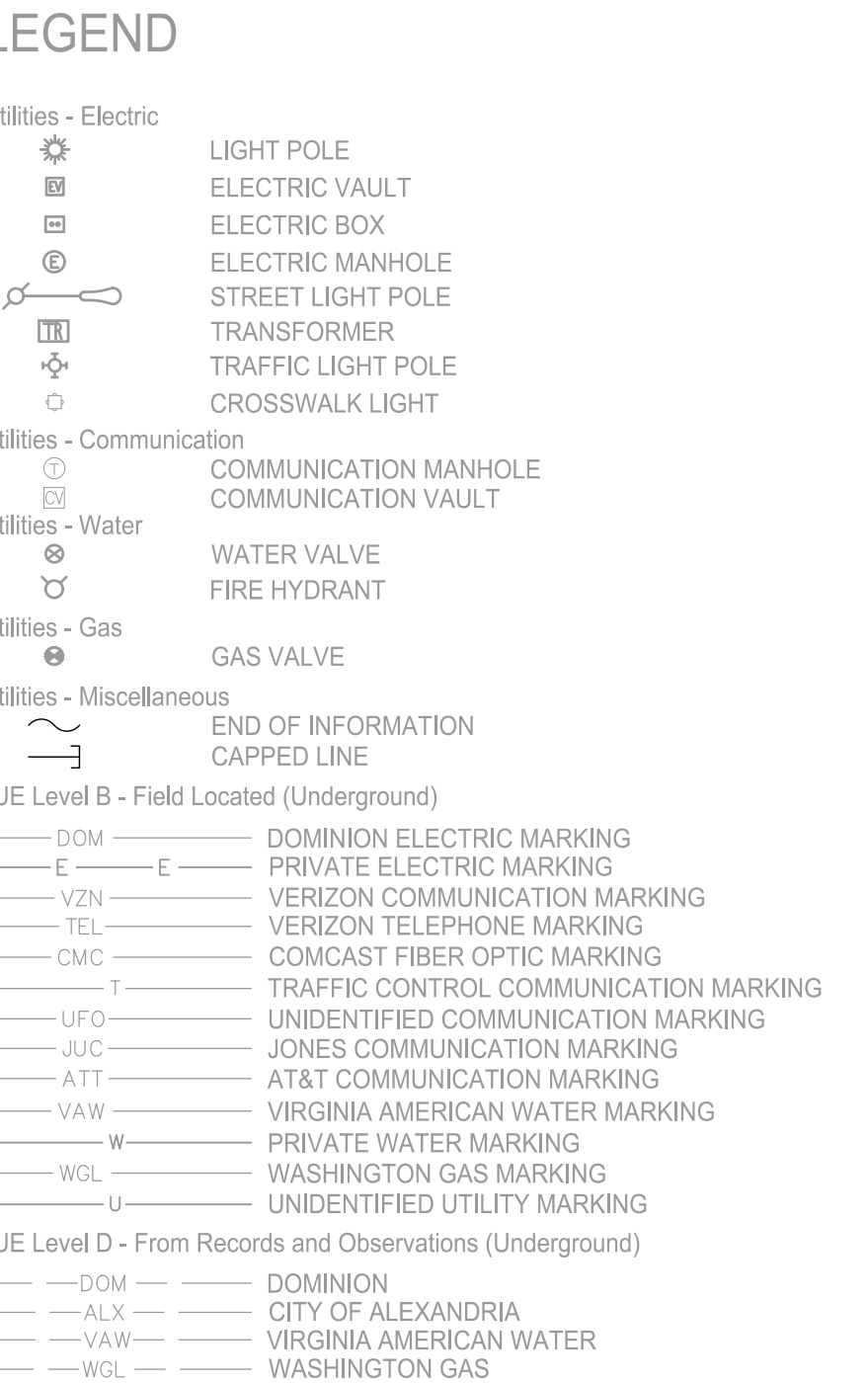
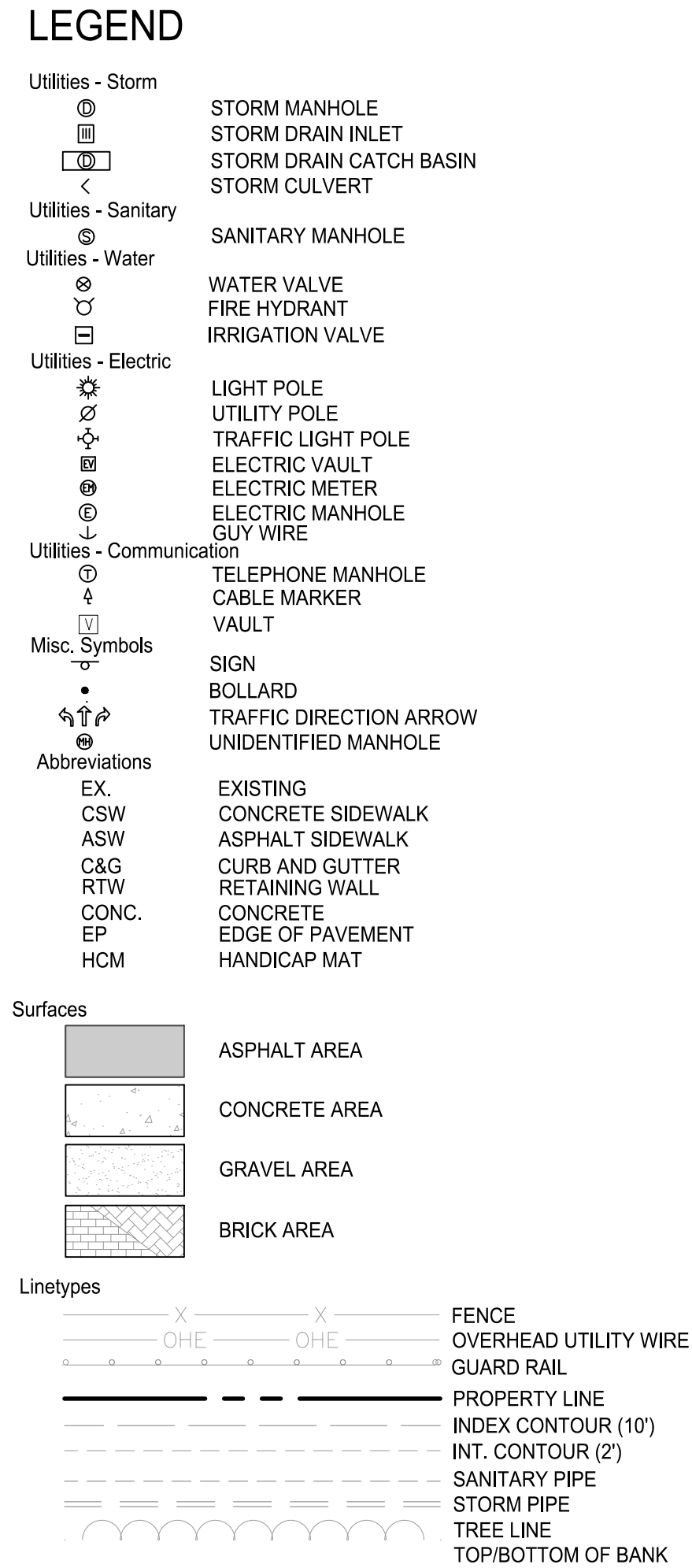
Designer	20230384
Principal-in-Charge	Project No.
Approver	05/09/25
Project Manager	Date
Checker	
Project Architect	
Author	
Staff Architect	

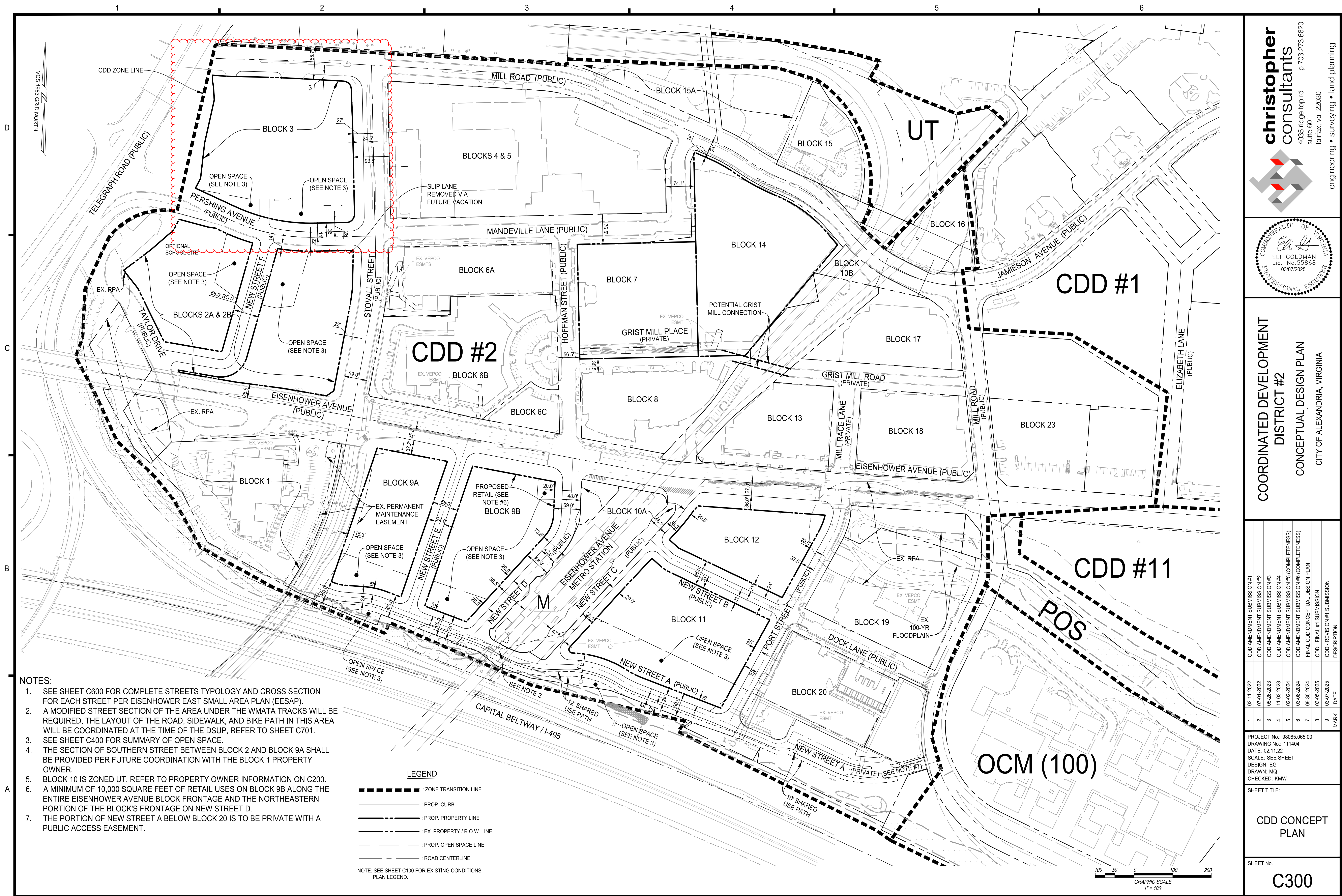
G0-00

Drawing No.

NOT ISSUED FOR CONSTRUCTION

CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CH. BEARING
C1	1°15'22"	4,211.13'	92.31'	46.16'	92.31'	S88°22'26"E
C2	2°20'15"	4,121.48'	168.15'	84.09'	168.14'	S87°49'59"E
C3	85°26'51"	21.00'	36.13'	19.39'	28.49'	S43°56'26"E
C4	90°00'00"	23.29'	36.59'	23.29'	32.94'	S43°47'00"W
C5	32°13'54"	467.00'	262.71'	134.93'	259.26'	N75°06'03"W
C6	6°47'09"	533.00'	63.13'	31.60'	63.09'	N62°22'43"W
C7	9°45'14"	126.74'	21.58'	10.81'	21.55'	N08°22'47"W

[illegible]



christopher
consultants

4035 ridge top rd
suite 601
fairfax, va 22030

engineering • surveying • land planning

**COORDINATED DEVELOPMENT
DISTRICT #2
CONCEPTUAL DESIGN PLAN**

CITY OF ALEXANDRIA, VIRGINIA

	CDD AMENDMENT SUBMISSION #1	CDD AMENDMENT SUBMISSION #2	CDD AMENDMENT SUBMISSION #3	CDD AMENDMENT SUBMISSION #4	CDD AMENDMENT SUBMISSION #5 (COMPLETENESS)	CDD AMENDMENT SUBMISSION #6 (COMPLETENESS)	FINAL CDD CONCEPTUAL DESIGN PLAN	CDD - FINAL #1 SUBMISSION	CDD - REVISION #1 SUBMISSION	MARK	DATE	DESCRIPTION
1	02-11-2022											
2	07-01-2022											
3	05-26-2023											
4	11-03-2023											
5	02-02-2024											
6	03-08-2024											
7	09-30-2024											
8	03-05-2025											
9	03-07-2025											

PROJECT No.: 99085.065.00
DRAWING No.: 111404
DATE: 02.11.22
SCALE: SEE SHEET
DESIGN: EG
DRAWN: MQ
CHECKED: KMW

SHEET TITLE:

**CDD CONCEPT
PLAN**

SHEET No.

C300



BUILDING OVERVIEW



SW VIEW FROM TELEGRAPH ROAD



SE RETAIL CORNER



NE VIEW FROM MILL ROAD



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SCOPE DOCUMENTS

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	CONCEPT 2 SUBMISSION	03.07.2025
	DRB CONCEPT REVIEW 1	03.21.2025
	DRB CONCEPT REVIEW 2	05.09.2025

EISENHOWER BLOCK THREE

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

Red Fox Development

RENDERINGS

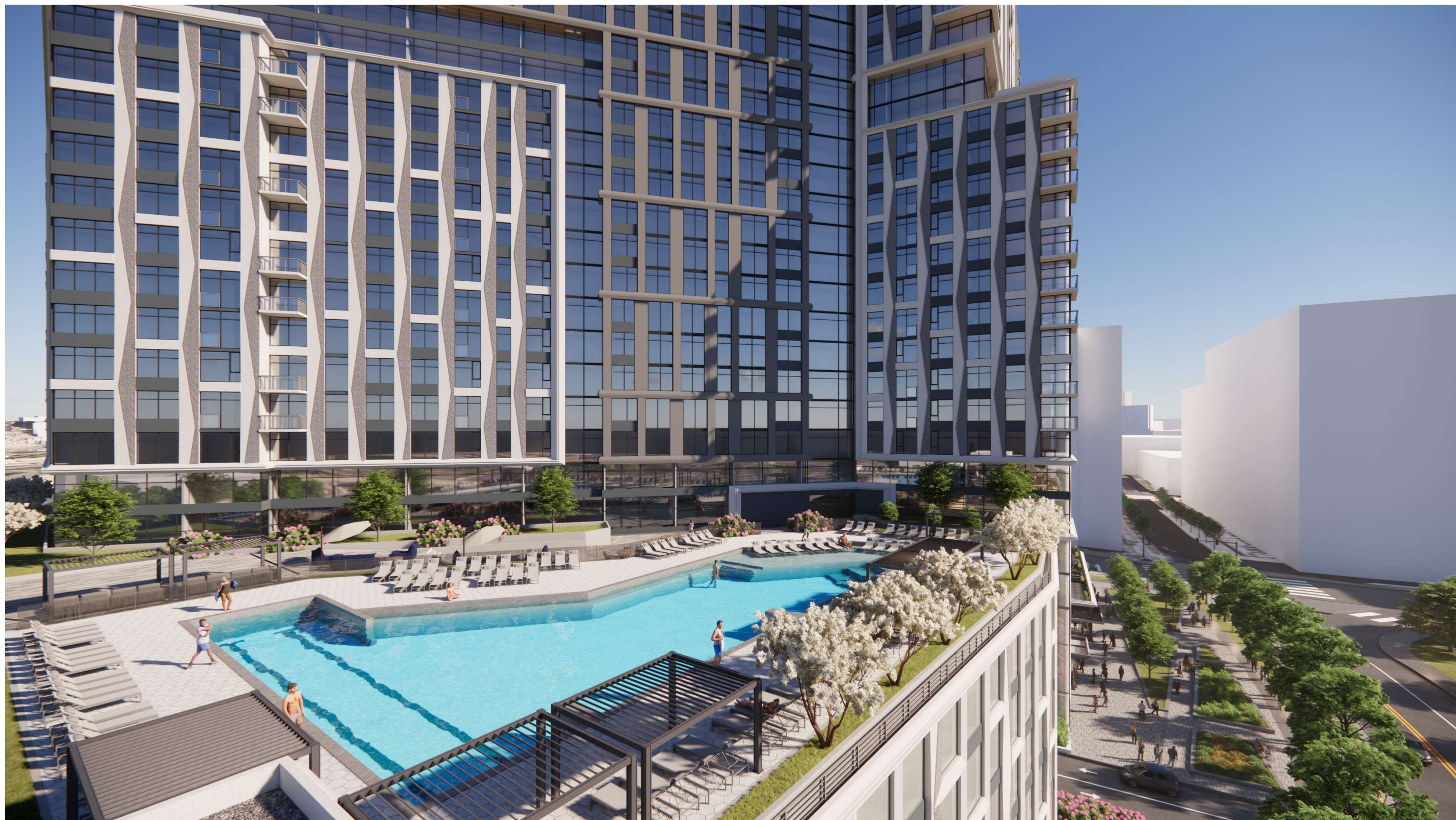
STEVE SMITH	20230384
Principal-in-Charge	Project No.
ALYSHA BUCK	05/09/25
Project Manager	Date
MATT GUELCHER	
Project Architect	
SAM GUENIN	
Staff Architect	

A1-01

NOT ISSUED FOR CONSTRUCTION

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



SE CORNER RETAIL EXPERIENCE



SOUTH ELEVATION FROM EISENHOWER AVENUE



SE PODIUM AND RETAIL CORNER FROM ABOVE



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	DRB CONCEPT REVIEW 2	05.09.2025

EISENHOWER BLOCK THREE

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

Red Fox Development

RENDERINGS

STEVE SMITH	20230384
Principal-in-Charge	Project No.
ALYSHA BUCK	05/09/25
Project Manager	Date
MATT GUELCHER	
Project Architect	
SAM GUENIN	
Staff Architect	

A1-02

NOT ISSUED FOR CONSTRUCTION

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



SOUTH RESIDENTIAL ENTRY



BUILDING OVERVIEW - DUSK



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SCOPE DOCUMENTS

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	DRB CONCEPT REVIEW 2	05.09.2025

EISENHOWER BLOCK THREE

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

Red Fox Development

RENDERINGS

STEVE SMITH	20230384
Principal-in-Charge	Project No.
ALYSHA BUCK	05/09/25
Project Manager	Date
MATT GUELCHER	
Project Architect	
SAM GUENIN	
Staff Architect	

A1-03



SCOPE DOCUMENTS

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	CONCEPT 2 SUBMISSION	03.07.2025
	DRB CONCEPT REVIEW 1	03.21.2025
	DRB CONCEPT REVIEW 2	05.09.2025

EISENHOWER BLOCK THREE

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

Red Fox Development

SITE PLAN

STEVE SMITH	20230384
Principal-in-Charge	Project No.
ALYSHA BUCK	05/09/25
Project Manager	Date
MATT GUELCHER	
Project Architect	
SAM GUENIN	
Staff Architect	

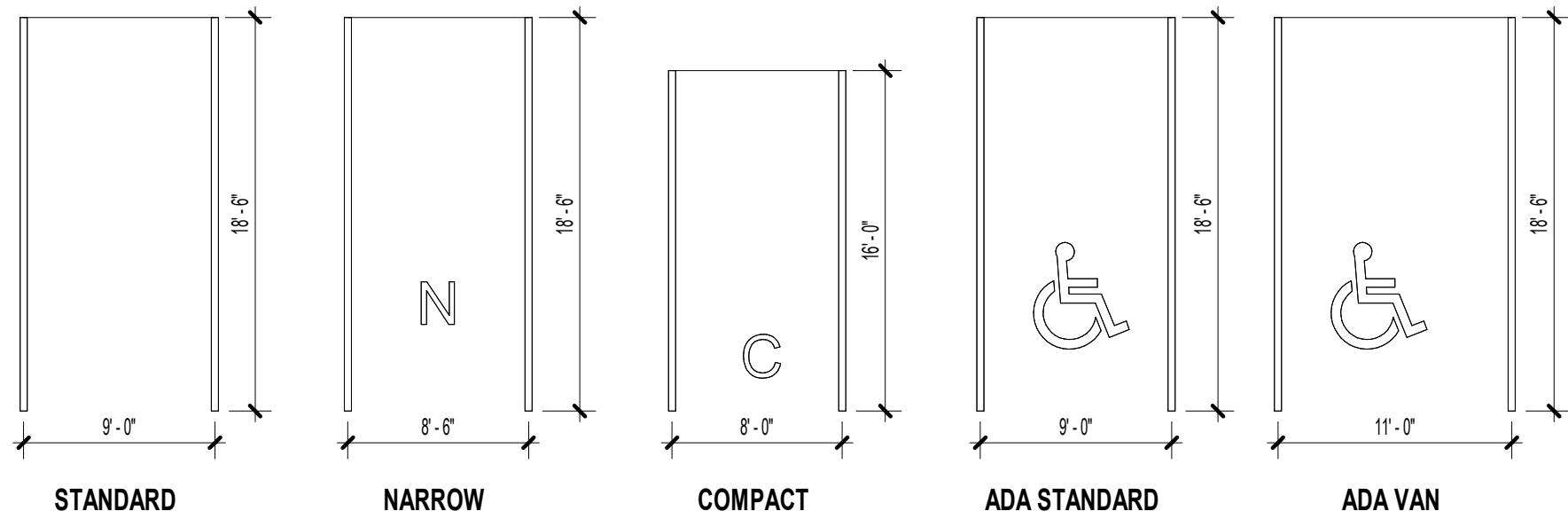
A2-00

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
SHEET NUMBER: A2-01 - FLOOR PLAN - LEVEL 1
Autodesk Docs://20230384 Eisenhower Block Three/20230384_v23_eisenhower_arch.rvt
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PARKING SCHEDULE	
SPACE TYPE	COUNT

RESIDENTIAL	
ADA STANDARD	17
ADA VAN	1
COMPACT	46
NARROW	37
STANDARD	626
727	

RETAIL	
ADA STANDARD	5
ADA VAN	1
COMPACT	22
NARROW	8
STANDARD	164
200	
TOTAL SPACES: 927	



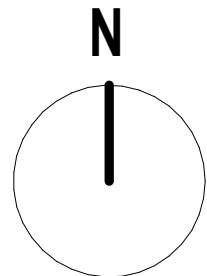
BICYCLE PARKING SCHEDULE	
REQUIRED:	PROVIDED:
CLASS 1: 233 SPACES	CLASS 1: 252 SPACES
CLASS 2/3: 16 SPACES	CLASS 2/3: 16 SPACES
CLASS 1: 2 SPACES	CLASS 1: 11 SPACES
CLASS 2: 10 SPACES	CLASS 2: 10 SPACES

USE TYPE LEGEND

- AMENITY
- BOH
- PARKING
- RESIDENTIAL
- RETAIL



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



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	DRB CONCEPT REVIEW 2	05.09.2025

EISENHOWER BLOCK THREE

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

Red Fox Development

FLOOR PLAN - LEVEL 1

STEVE SMITH Principal-in-Charge	20230384 Project No.
ALYSHA BUCK Project Manager	05/09/25 Date
MATT GUELCHER Project Architect	
SAM GUENIN Staff Architect	

A2-01

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
SHEET NUMBER: A2-02 - FLOOR PLAN - LEVEL 2
Autodesk Docs://20230384 Eisenhower Block Three/20230384_v23_eisenhower_arch.rvt
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PARKING SCHEDULE	
SPACE TYPE	COUNT

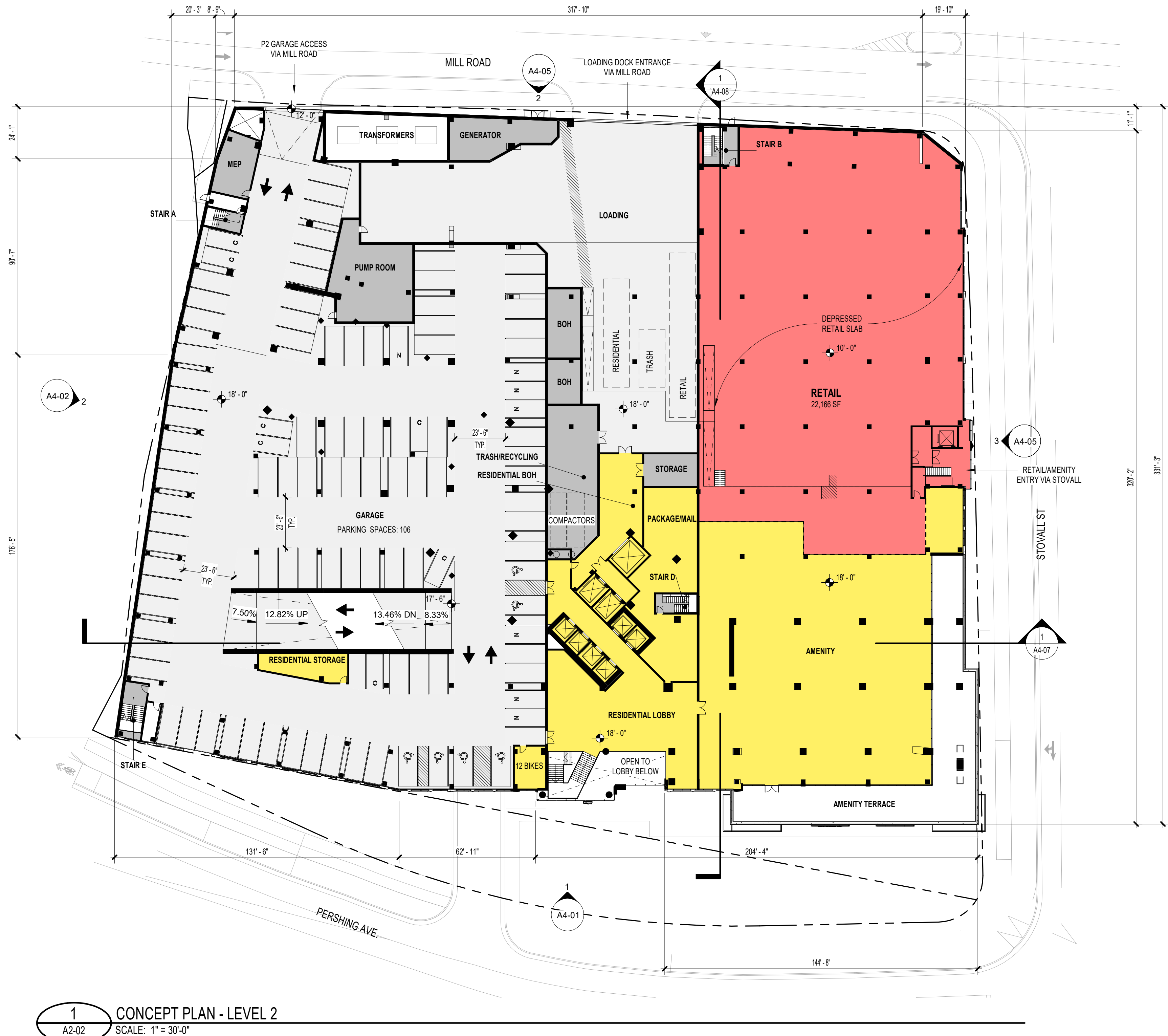
RESIDENTIAL	
ADA STANDARD	17
ADA VAN	1
COMPACT	46
NARROW	37
STANDARD	626
	727

RETAIL	
ADA STANDARD	5
ADA VAN	1
COMPACT	22
NARROW	8
STANDARD	164
	200
TOTAL SPACES: 927	

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

USE TYPE LEGEND

- AMENITY
- BOH
- PARKING
- RESIDENTIAL
- RETAIL



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

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EISENHOWER BLOCK THREE

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ALEXANDRIA, VA 22314

Red Fox Development

FLOOR PLAN - LEVEL 2

STEVE SMITH	20230384
Principal-in-Charge	Project No.
ALYSHA BUCK	05/09/25
Project Manager	Date
MATT GUELCHER	
Project Architect	
SAM GUENIN	
Staff Architect	

A2-02

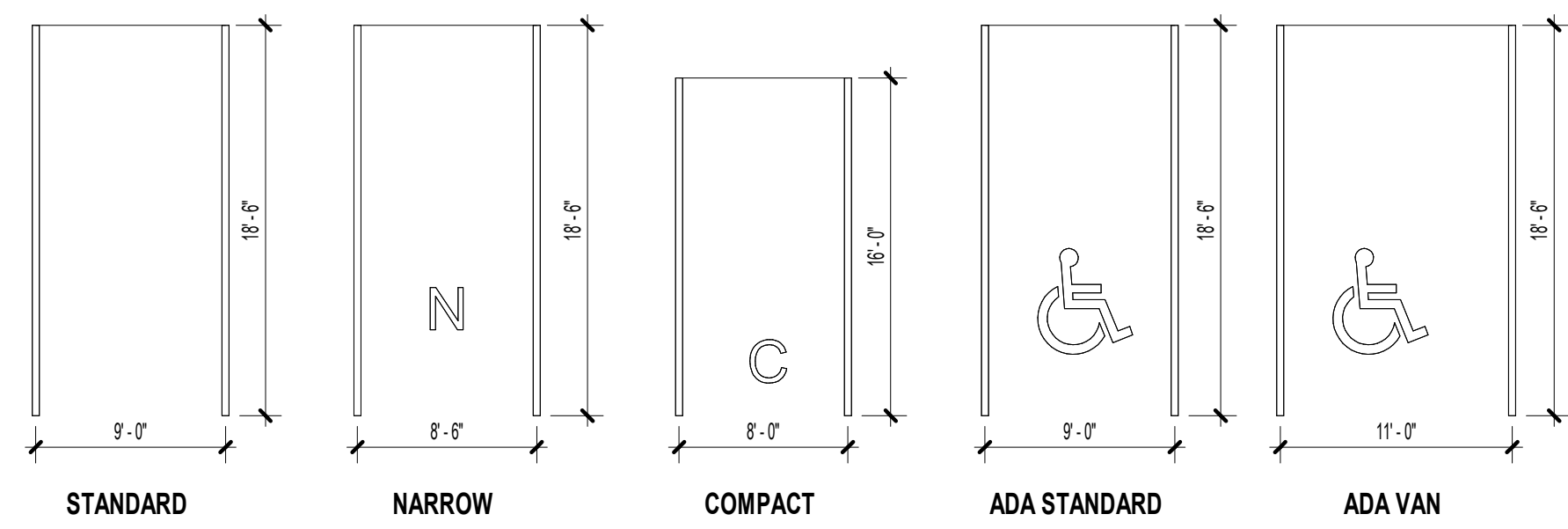
NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
SHEET NUMBER: A2-03 - FLOOR PLAN - LEVEL 3
Autodesk Docs://20230384 Eisenhower Block Three/20230384_v23_eisenhower_arch.rvt
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PARKING SCHEDULE	
SPACE TYPE	COUNT

RESIDENTIAL	
ADA STANDARD	17
ADA VAN	1
COMPACT	46
NARROW	37
STANDARD	626
727	

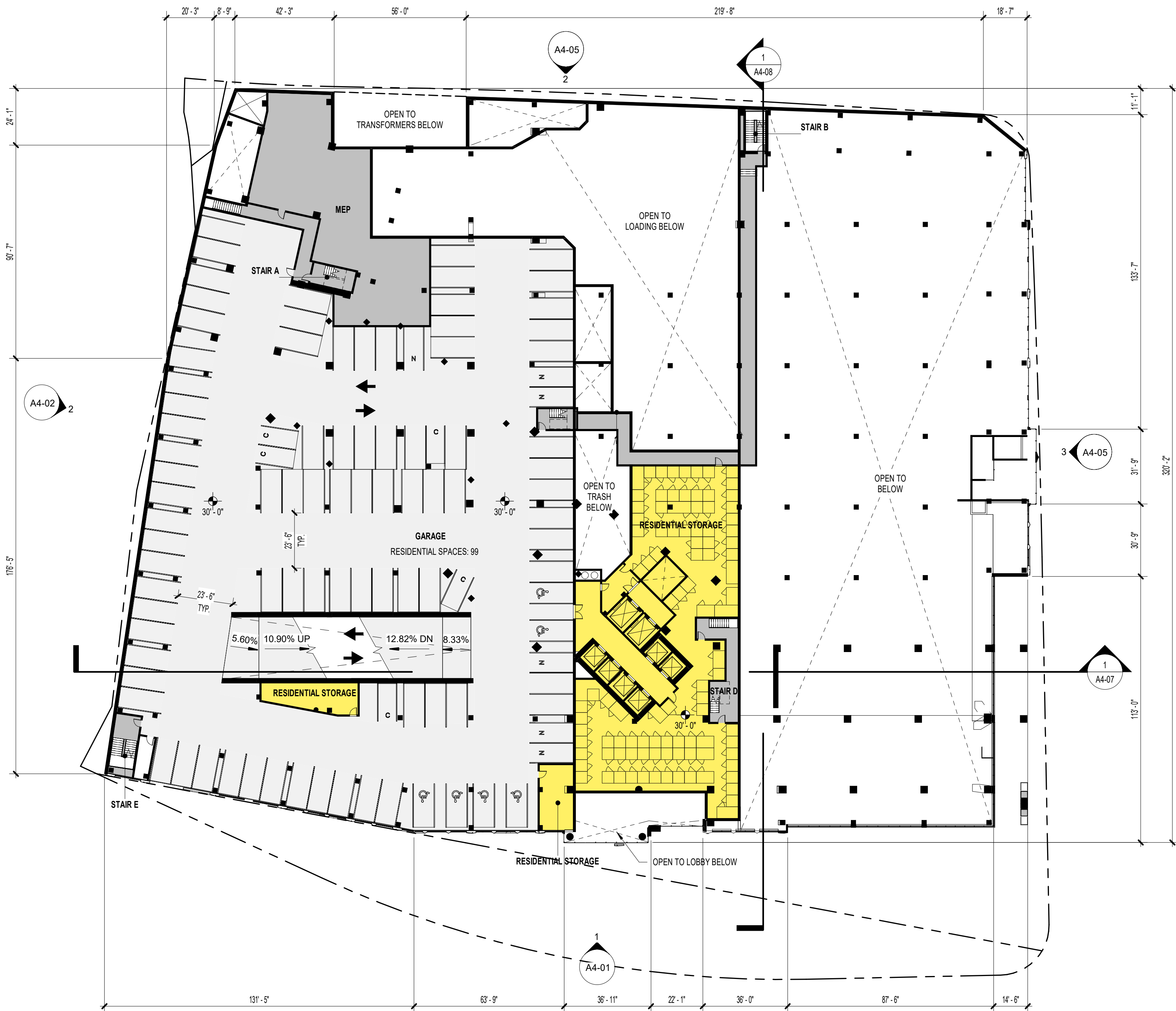
RETAIL	
ADA STANDARD	5
ADA VAN	1
COMPACT	22
NARROW	8
STANDARD	164
200	
TOTAL SPACES: 927	



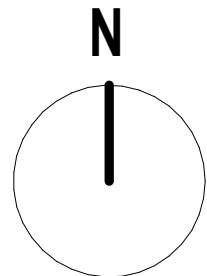
BICYCLE PARKING SCHEDULE	
REQUIRED:	PROVIDED:
CLASS 1: 233 SPACES	CLASS 1: 252 SPACES
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CLASS 1: 2 SPACES	CLASS 1: 11 SPACES
CLASS 2: 10 SPACES	CLASS 2: 10 SPACES

USE TYPE LEGEND

- AMENITY
- BOH
- PARKING
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- RETAIL



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



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EISENHOWER BLOCK THREE

MILL RD, STOVALL ST, PERSHING AVE
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Red Fox Development

FLOOR PLAN - LEVEL 3

STEVE SMITH	20230384
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ALYSHA BUCK	05/09/25
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MATT GUELCHER	
Project Architect	
SAM GUENIN	
Staff Architect	

A2-03

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
SHEET NUMBER: A2-04 - FLOOR PLAN - LEVEL 4
Autodesk Docs://20230384 Eisenhower Block Three/20230384_v23_eisenhower_arch.rvt
5/8/2025 2:19:35 PM

PARKING SCHEDULE	
SPACE TYPE	COUNT

RESIDENTIAL	
ADA STANDARD	17
ADA VAN	1
COMPACT	46
NARROW	37
STANDARD	626
727	

RETAIL	
ADA STANDARD	5
ADA VAN	1
COMPACT	22
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STANDARD	164
200	
TOTAL SPACES: 927	

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

USE TYPE LEGEND

- AMENITY
- BOH
- PARKING
- RESIDENTIAL
- RETAIL



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

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SCOPE DOCUMENTS

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ISSUANCES

No.	Drawing Issue Description	Date
	CONCEPT 1 SUBMISSION	08.02.2024
	CONCEPT 1A SUBMISSION	10.09.2024
	CONCEPT 2 SUBMISSION	03.07.2025
	DRB CONCEPT REVIEW 1	03.21.2025
	DRB CONCEPT REVIEW 2	05.09.2025

EISENHOWER BLOCK THREE

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

Red Fox Development

FLOOR PLAN - LEVEL 4

STEVE SMITH	20230384
Principal-in-Charge	Project No.
ALYSHA BUCK	05/09/25
Project Manager	Date
MATT GUELCHER	
Project Architect	
SAM GUENIN	
Staff Architect	

A2-04

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
SHEET NUMBER: A2-05 - FLOOR PLAN - LEVEL 5
Autodesk Docs://20230384 Eisenhower Block Three/20230384_v23_eisenhower_arch.rvt
5/8/2025 2:19:38 PM

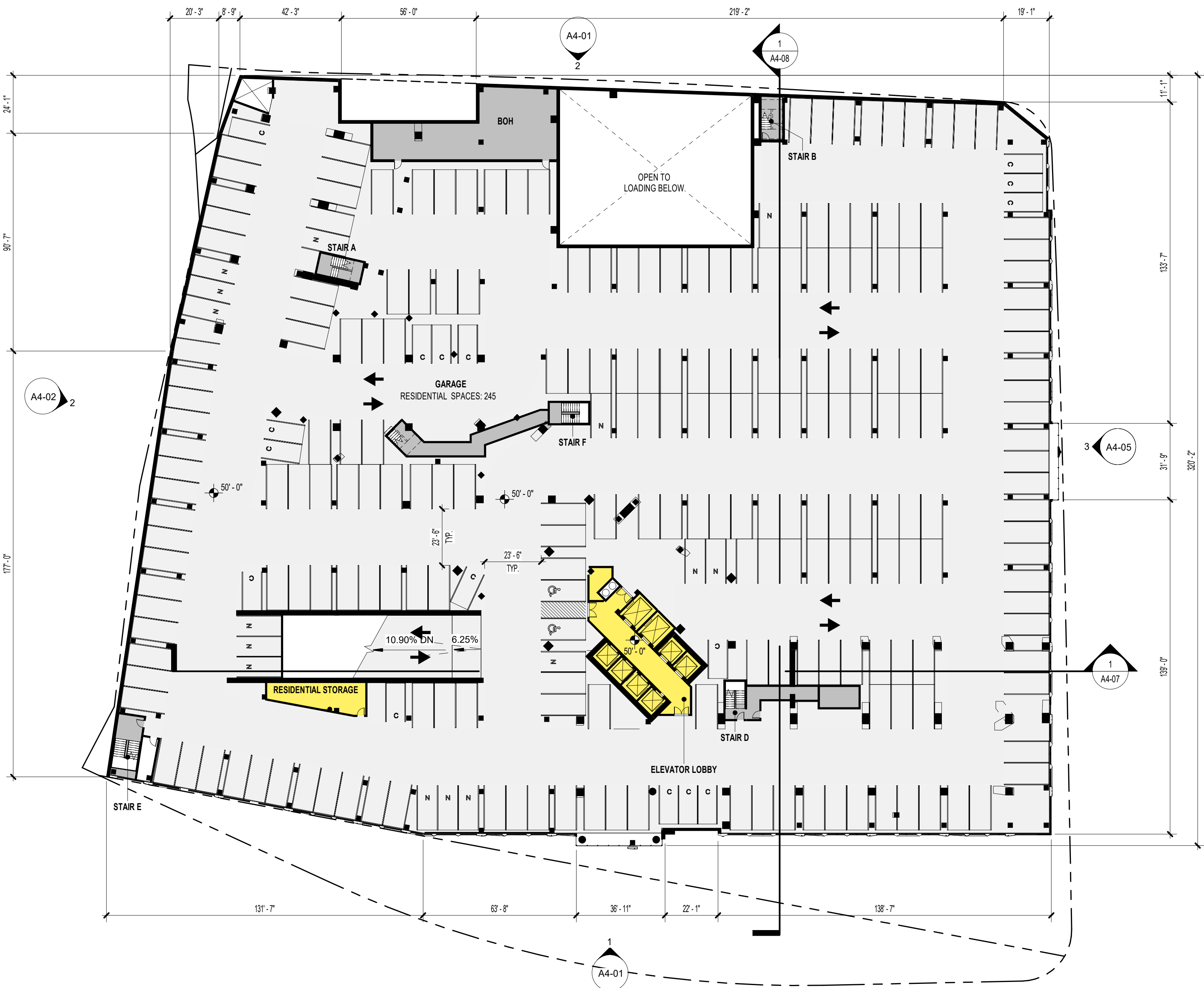
PARKING SCHEDULE	
SPACE TYPE	COUNT

RESIDENTIAL	
ADA STANDARD	17
ADA VAN	1
COMPACT	46
NARROW	37
STANDARD	626
727	

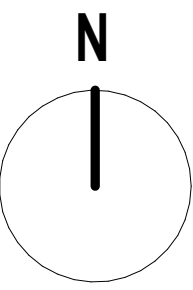
RETAIL	
ADA STANDARD	5
ADA VAN	1
COMPACT	22
NARROW	8
STANDARD	164
200	
TOTAL SPACES: 927	

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

USE TYPE LEGEND	
■	AMENITY
■	BOH
■	PARKING
■	RESIDENTIAL
■	RETAIL



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



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SCOPE DOCUMENTS

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ISSUANCES		
No.	Drawing Issue Description	Date
	CONCEPT 1 SUBMISSION	08.02.2024
	CONCEPT 1A SUBMISSION	10.09.2024
	CONCEPT 2 SUBMISSION	03.07.2025
	DRB CONCEPT REVIEW 1	03.21.2025
	DRB CONCEPT REVIEW 2	05.09.2025

EISENHOWER BLOCK THREE

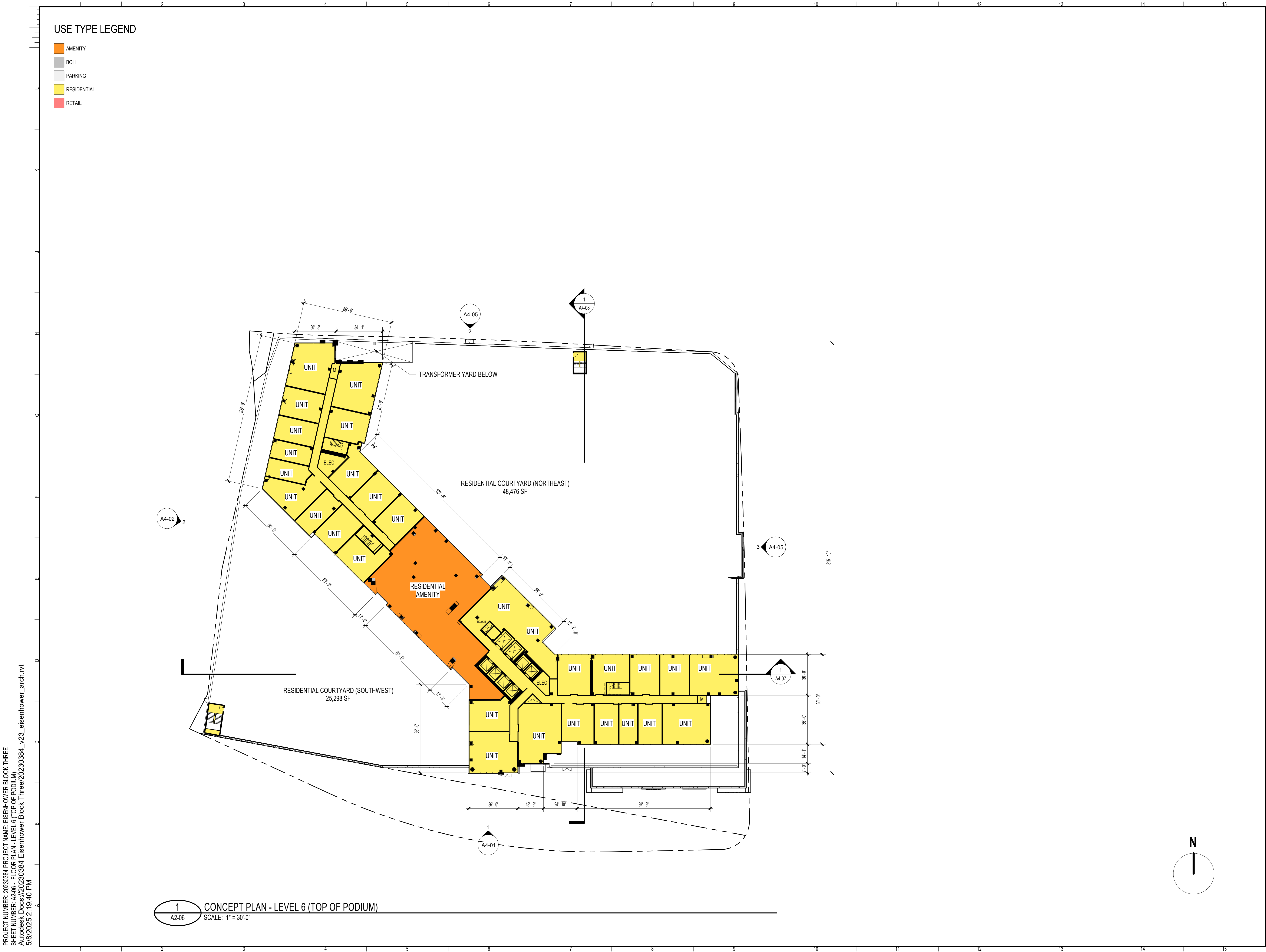
MILL RD, STOVALL ST, PERSHING AVE
ALEXANDRIA, VA 22314

Red Fox Development

FLOOR PLAN - LEVEL 5

STEVE SMITH	20230384
Principal-in-Charge	Project No.
ALYSHA BUCK	05/09/25
Project Manager	Date
MATT GUELCHER	
Project Architect	
SAM GUENIN	
Staff Architect	

A2-05



PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
SHEET NUMBER: A2-06 - FLOOR PLAN - LEVEL 6 (TOP OF PODIUM)
Autodesk Docs://20230384 Eisenhower Block Three/20230384_v23_eisenhower_arch.rvt
5/8/2025 2:19:40 PM

- USE TYPE LEGEND
- AMENITY
 - BOH
 - PARKING
 - RESIDENTIAL
 - RETAIL

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

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SCOPE DOCUMENTS

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

ISSUANCES		
No.	Drawing Issue Description	Date
	CONCEPT 1 SUBMISSION	08.02.2024
	CONCEPT 1A SUBMISSION	10.09.2024
	CONCEPT 2 SUBMISSION	03.07.2025
	DRB CONCEPT REVIEW 1	03.21.2025
	DRB CONCEPT REVIEW 2	05.09.2025

EISENHOWER BLOCK THREE

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

Red Fox Development

FLOOR PLAN - LEVEL 6 (TOP OF PODIUM)

STEVE SMITH	20230384
Principal-in-Charge	Project No.
ALYSHA BUCK	05/09/25
Project Manager	Date
MATT GUELCHER	
Project Architect	
SAM GUENIN	
Staff Architect	

A2-06

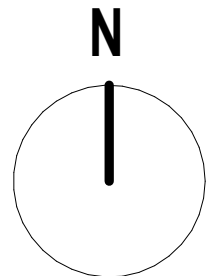
PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
SHEET NUMBER: A2-07 - FLOOR PLAN - LEVEL 8 (TYPICAL RESIDENTIAL)
Autodesk Docs://20230384 Eisenhower Block Three/20230384_v23_eisenhower_arch.rvt
5/8/2025 2:19:43 PM

USE TYPE LEGEND

- AMENITY
BOH
PARKING
RESIDENTIAL
RETAIL



1
A2-07 CONCEPT PLAN - LEVEL 8 (TYPICAL RESIDENTIAL)
SCALE: 1" = 30'-0"



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SCOPE DOCUMENTS

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

ISSUANCES

No.	Drawing Issue Description	Date
	CONCEPT 1 SUBMISSION	08.02.2024
	CONCEPT 1A SUBMISSION	10.09.2024
	CONCEPT 2 SUBMISSION	03.07.2025
	DRB CONCEPT REVIEW 1	03.21.2025
	DRB CONCEPT REVIEW 2	05.09.2025

EISENHOWER BLOCK THREE

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

Red Fox Development

FLOOR PLAN - LEVEL 8
(TYPICAL RESIDENTIAL)

STEVE SMITH 20230384
Principal-in-Charge Project No.
ALYSHA BUCK 05/09/25
Project Manager Date
MATT GUELCHER
Project Architect
SAM GUENIN
Staff Architect

A2-07

NOT ISSUED FOR CONSTRUCTION



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 [Contract 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 a design-build type, systems, assemblies, materials, and equipment shall comply with applicable national, state and local code requirements. The [Contract Manager, Contractor, Design/Builder] shall inform the Owner and Architect, in timely fashion, of any discovered omissions, inconsistencies or errors in the Contract Documents.

ISSUANCES		
No.	Drawing Issue Description	Date
	CONCEPT 1A SUBMISSION	10.09.2024
	CONCEPT 2 SUBMISSION	03.07.2025
	DRB CONCEPT REVIEW 1	03.21.2025
	DRB CONCEPT REVIEW 2	05.09.2025

EISENHOWER BLOCK THREE

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

Red Fox Development

FLOOR PLAN - LEVEL 16
(EAST STEP BACK)






STEVE SMITH	20230384
Principal-in-Charge	Project No.
ALYSHA BUCK	05/09/25
Project Manager	Date
MATT GUELCHER	
Project Architect	
SAM GUENIN	
Staff Architect	

A2-08

Drawing No. _____

NOT ISSUED FOR CONSTRUCTION

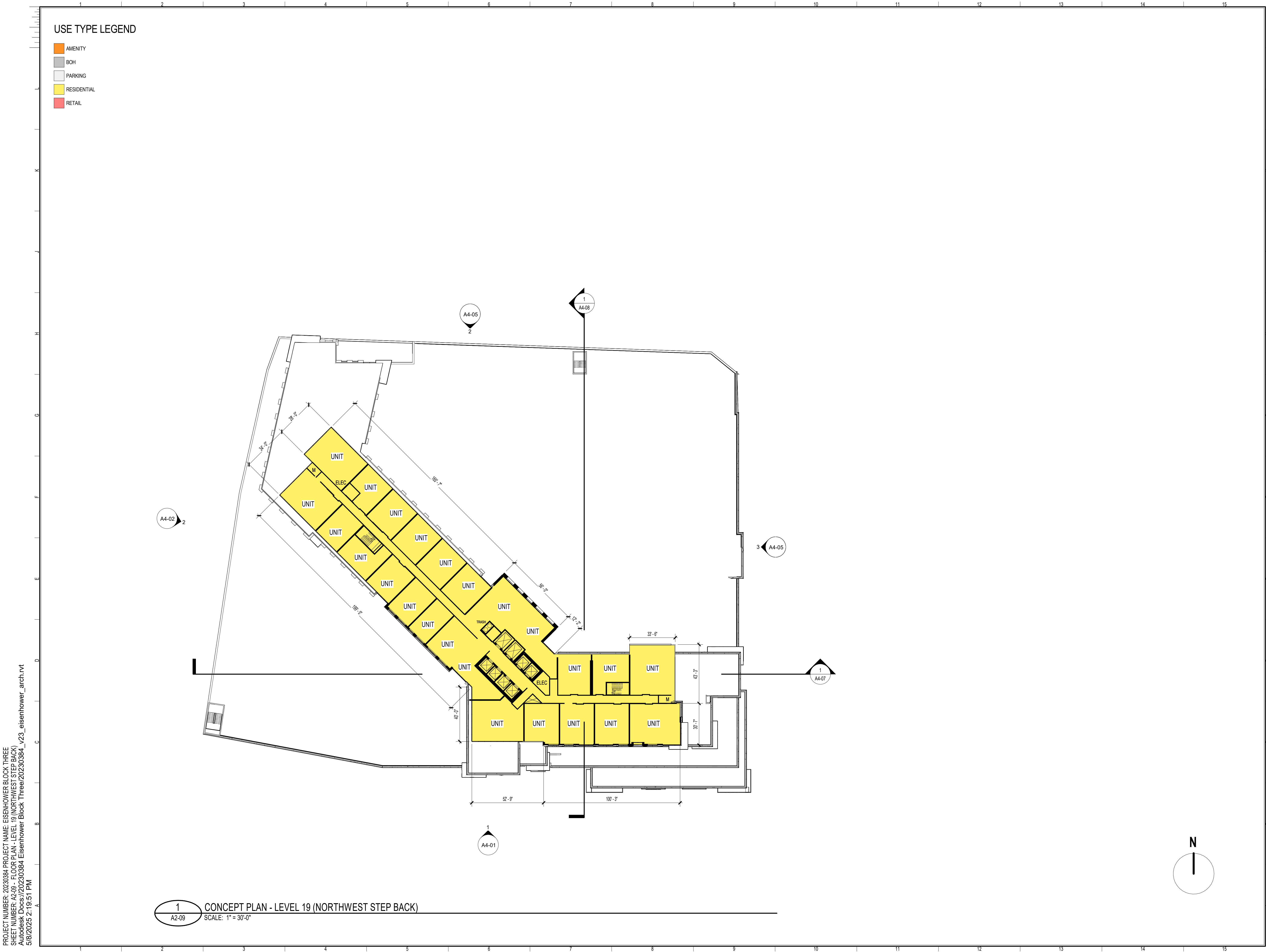
USE TYPE LEGEND

 AMENITY
 BOH
 PARKING
 RESIDENTIAL
 RETAIL



1 CONCEPT PLAN - LEVEL 16 (EAST STEP BACK)
A2-08 SCALE: 1" = 30'-0"

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
SHEET NUMBER: A2-08 - FLOOR PLAN - LEVEL 16 (EAST STEP BACK)
Autodesk Docs/20230384 Eisenhower Block Three/20230384_v23_eisenhower_arch.rvt
6/8/2025 2:19:47 PM



PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
SHEET NUMBER: A2-09 - FLOOR PLAN - LEVEL 19 (NORTHWEST STEP BACK)
Autodesk Docs://20230384 Eisenhower Block Three/20230384_v23_eisenhower_arch.rvt
5/8/2025 2:19:51 PM

USE TYPE LEGEND

- AMENITY
- BOH
- PARKING
- RESIDENTIAL
- RETAIL

1
A2-09 CONCEPT PLAN - LEVEL 19 (NORTHWEST STEP BACK)
SCALE: 1" = 30'-0"

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SCOPE DOCUMENTS

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

ISSUANCES

No.	Drawing Issue Description	Date
	CONCEPT 1A SUBMISSION	10.09.2024
	CONCEPT 2 SUBMISSION	03.07.2025
	DRB CONCEPT REVIEW 1	03.21.2025
	DRB CONCEPT REVIEW 2	05.09.2025

EISENHOWER BLOCK THREE

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

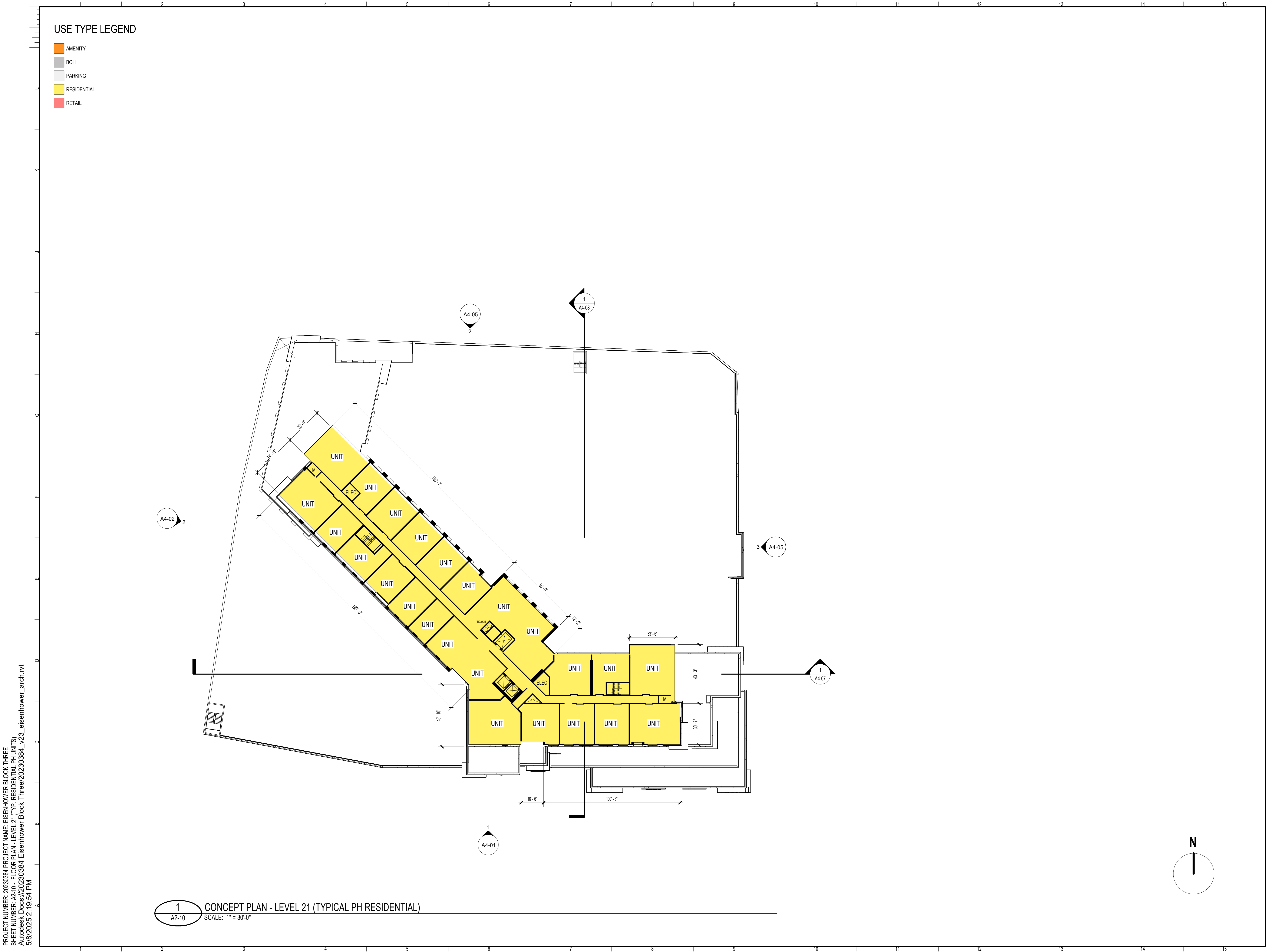
Red Fox Development

FLOOR PLAN - LEVEL 19
(NORTHWEST STEP BACK)

STEVE SMITH	20230384
Principal-in-Charge	Project No.
ALYSHA BUCK	05/09/25
Project Manager	Date
MATT GUELCHER	
Project Architect	
SAM GUENIN	
Staff Architect	

A2-09

NOT ISSUED FOR CONSTRUCTION



PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
SHEET NUMBER: A2-10 - FLOOR PLAN - LEVEL 21 (TYP. RESIDENTIAL PH UNITS)
Autodesk Docs://20230384 Eisenhower Block Three/20230384_v23_eisenhower_arch.rvt
5/8/2025 2:19:54 PM

USE TYPE LEGEND

- AMENITY
- BOH
- PARKING
- RESIDENTIAL
- RETAIL



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ISSUANCES

No.	Drawing Issue Description	Date
	CONCEPT 1A SUBMISSION	10.09.2024
	CONCEPT 2 SUBMISSION	03.07.2025
	DRB CONCEPT REVIEW 1	03.21.2025
	DRB CONCEPT REVIEW 2	05.09.2025

EISENHOWER BLOCK THREE

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

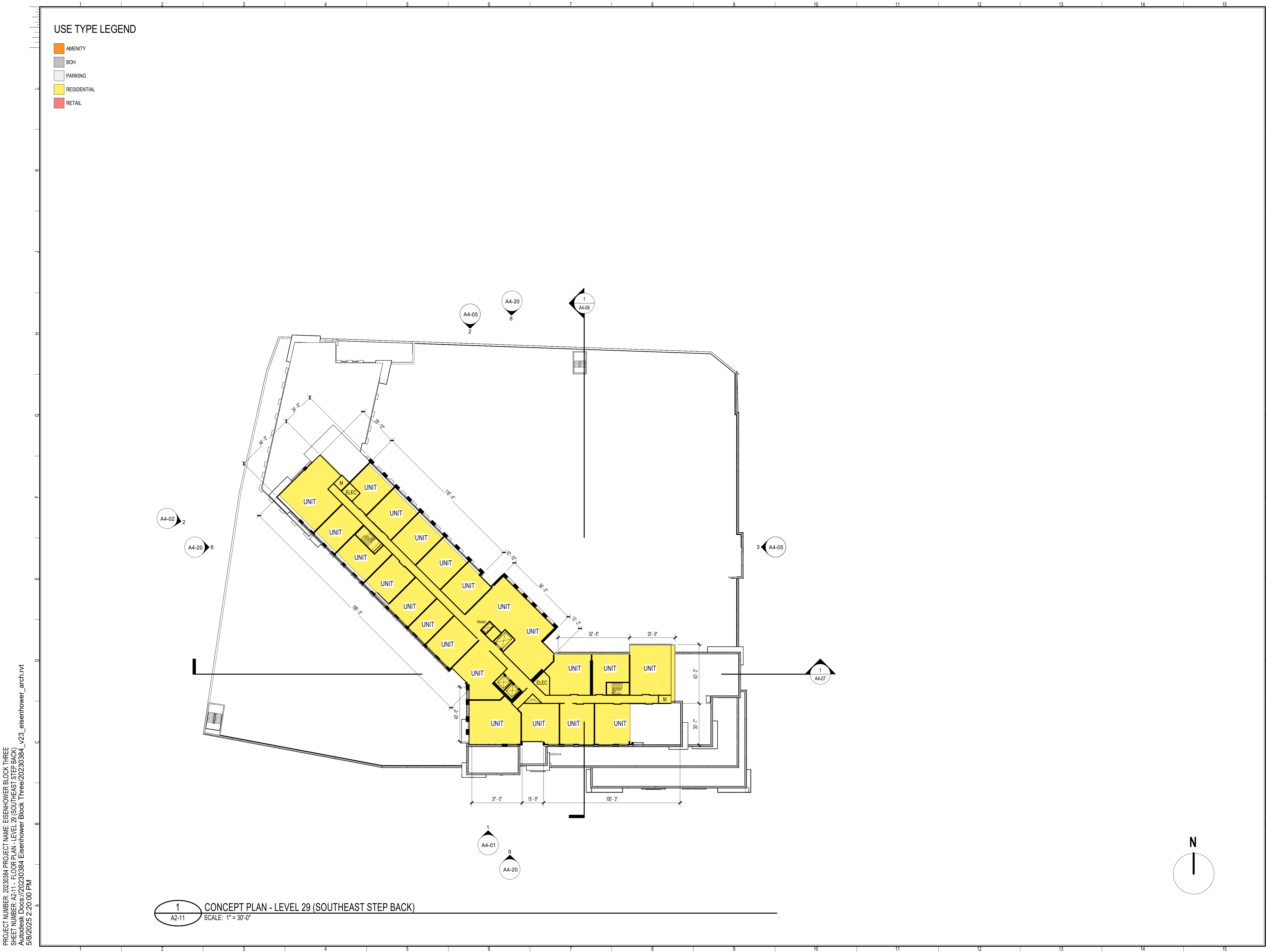
Red Fox Development

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

STEVE SMITH	20230384
Principal-in-Charge	Project No.
ALYSHA BUCK	05/09/25
Project Manager	Date
MATT GUELCHER	
Project Architect	
SAM GUENIN	
Staff Architect	

A2-10

NOT ISSUED FOR CONSTRUCTION



PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
SHEET NUMBER: A2-11 - FLOOR PLAN - LEVEL 29 (SOUTHEAST STEP BACK)
Autodesk Docs://20230384 Eisenhower Block Three/20230384_v23_eisenhower_arch.rvt
5/8/2025 2:20:00 PM

USE TYPE LEGEND

- AMENITY
- BOH
- PARKING
- RESIDENTIAL
- RETAIL



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SCOPE DOCUMENTS

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ISSUANCES

No.	Drawing Issue Description	Date
	CONCEPT 1A SUBMISSION	10.09.2024
	CONCEPT 2 SUBMISSION	03.07.2025
	DRB CONCEPT REVIEW 1	03.21.2025
	DRB CONCEPT REVIEW 2	05.09.2025

EISENHOWER BLOCK THREE

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

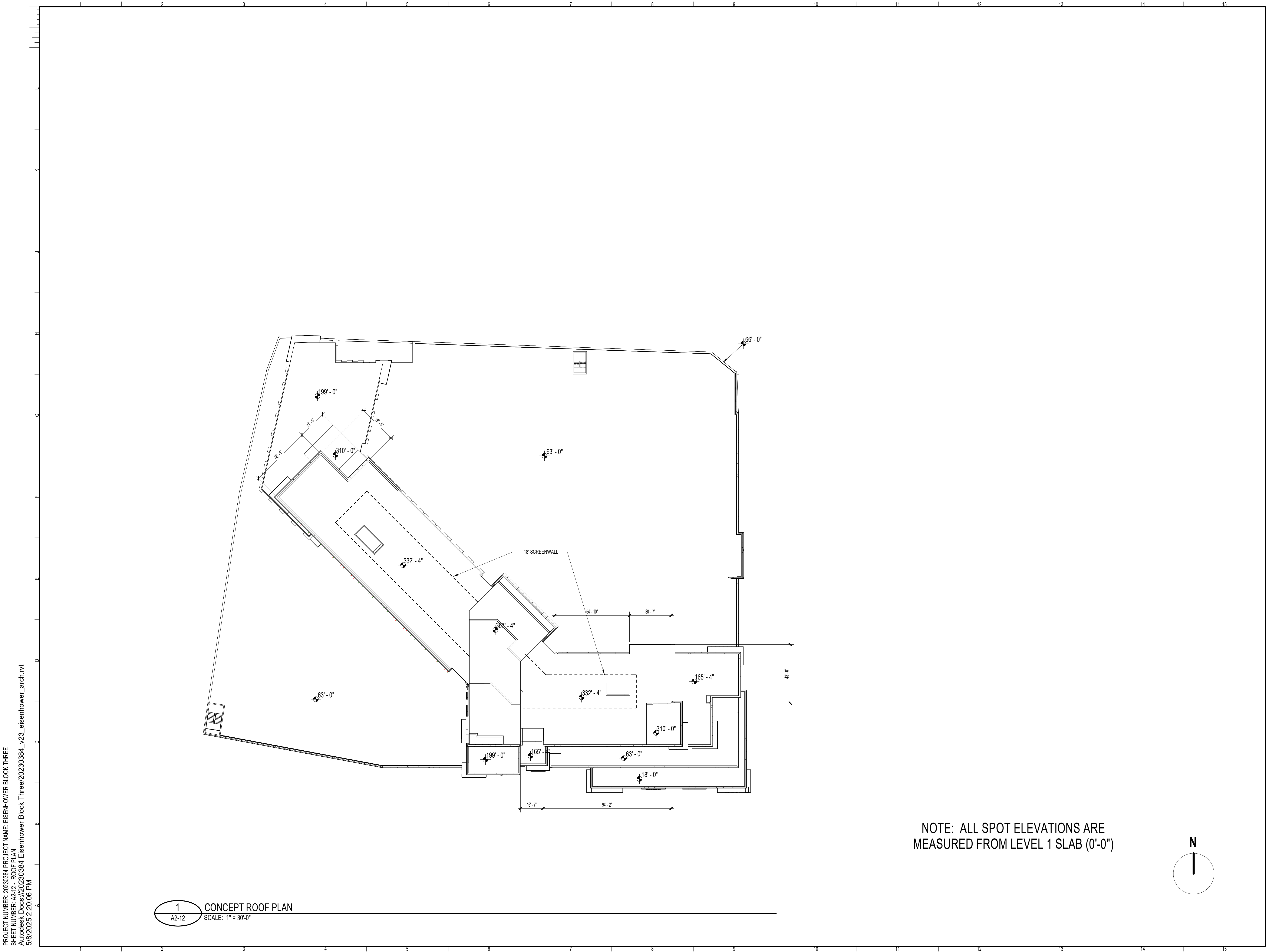
Red Fox Development

FLOOR PLAN - LEVEL 29
(SOUTHEAST STEP BACK)

STEVE SMITH 20230384
Principal-in-Charge Project No.
ALYSHA BUCK 05/09/25
Project Manager Date
MATT GUELCHER
Project Architect
SAM GUENIN
Staff Architect

A2-11

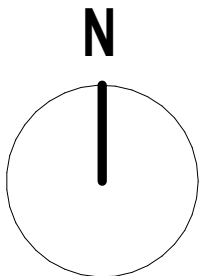
NOT ISSUED FOR CONSTRUCTION



PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
SHEET NUMBER: A2-12 - ROOF PLAN
Autodesk Docs://20230384 Eisenhower Block Three/20230384_v23_eisenhower_arch.rvt
5/8/2025 2:20:06 PM

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

NOTE: ALL SPOT ELEVATIONS ARE
MEASURED FROM LEVEL 1 SLAB (0'-0")



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SCOPE DOCUMENTS

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ISSUANCES

No.	Drawing Issue Description	Date
	CONCEPT 1A SUBMISSION	10.09.2024
	CONCEPT 2 SUBMISSION	03.07.2025
	DRB CONCEPT REVIEW 1	03.21.2025
	DRB CONCEPT REVIEW 2	05.09.2025

EISENHOWER BLOCK THREE

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

Red Fox Development

ROOF PLAN

STEVE SMITH 20230384
Principal-in-Charge Project No.
ALYSHA BUCK 05/09/25
Project Manager Date
MATT GUELCHER
Project Architect
SAM GUENIN
Staff Architect

A2-12

NOT ISSUED FOR CONSTRUCTION



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SCOPE DOCUMENTS

The Contract Documents Issued for [Conceptual Design, Schematic Design, Design Development, Partial Construction Documents or Other Issuance up to Issuance 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 2 SUBMISSION	03.07.2025
	DRB CONCEPT REVIEW 1	03.21.2025
	DRB CONCEPT REVIEW 2	05.09.2025

NORTH ELEVATION WWR: 44.2%

SOUTH ELEVATION WWR: 53.8%

FUTURE SIGNAGE, SEE A4-05

ELEVATOR OVERRIDE

LOUVERED MECHANICAL
SCREEN WALL

28" WIDE GRAY PRECAST
COLUMN COVERS

48" WIDE GRAY PRECAST
COLUMN COVERS

38" PRECAST SILL

CMP SLAB EDGE COVER

28" GRAY PRECAST SILL

UNIT BALCONIES

ALUMINUM AND GLASS
WINDOW WALL SYSTEM

28" WHITE PRECAST SILL

WHITE PRECAST COPING

ALUMINUM MECHANICAL LOUVERS

48" WIDE WHITE PRECAST
COLUMN COVERS

38" DARK PRECAST SLAB EDGE
COVER

UNIT BALCONIES

ALUMINUM AND GLASS
WINDOW WALL SYSTEM

48" WIDE WHITE PRECAST
COLUMN COVERS

24" WIDE WHITE PRECAST
COLUMN COVERS

PERFORATED METAL PANEL
GARAGE SCREENING, METAL
SUPPORT FRAME

PARKING SIGNAGE, SEE A4-05

STAIR POP-UP

LOADING SIGNAGE, SEE
A4-05

EL. 367' - 4"

MECH PH ROOF

EL. 345' - 0"

MECH PH

EL. 332' - 4"

ROOF LEVEL

38" DARK PRECAST
SLAB EDGE COVER

EL. 300' - 4"

LEVEL 29

48" WIDE WHITE
PRECAST COLUMN
COVERS

ALUMINUM AND GLASS
WINDOW WALL
SYSTEM

JULIETTE BALCONIES

OPERABLE WINDOWS

EL. 199' - 0"

LEVEL 19

EL. 165' - 4"

LEVEL 16

EL. 63' - 0"

LEVEL 6

BUILDING SIGNAGE,
SEE A4-05

WHITE PRECAST
COLUMN COVERS

CMP COLUMN COVERS

EL. 18' - 0"

LEVEL 2

EL. 28' - 2 13/32"

A.S.E.

EL. 0' - 0"

LEVEL 1

RETAIL SIGNAGE,
SEE A4-05

CMP SIGNAGE BAND

GRANITE BASE

LOADING

LOADING SIGNAGE, SEE
A4-05

LOADING SIGNAGE, SEE
A4-05

LOADING SIGNAGE, SEE
A4-05

LOADING SIGNAGE, SEE
A4-05

LOADING SIGNAGE, SEE
A4-05

LOADING SIGNAGE, SEE
A4-05

LOADING SIGNAGE, SEE
A4-05

LOADING SIGNAGE, SEE
A4-05

LOADING SIGNAGE, SEE
A4-05

LOADING SIGNAGE, SEE
A4-05

EISENHOWER BLOCK THREE

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

Red Fox Development

BUILDING ELEVATIONS

STEVE SMITH
Principal-in-Charge
20230384
Project No.
ALYSHA BUCK
Project Manager
05/09/25
Date
MATT GUELCHER
Project Architect
SAM GUENIN
Staff Architect

A4-01

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
SHEET NUMBER: A4-01 - BUILDING ELEVATIONS
Autodesk Docs://20230384 Eisenhower Block Three/20230384_v23_eisenhower_arch.rvt
5/8/2025 2:20:09 PM

2

CONCEPT ELEVATION - NORTH

A4-01

SCALE: 1" = 30'-0"

1

CONCEPT ELEVATION - SOUTH

A4-01

SCALE: 1" = 30'-0"



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 2 SUBMISSION	03.07.2025
	DRB CONCEPT REVIEW 1	03.21.2025
	DRB CONCEPT REVIEW 2	05.09.2025

EISENHOWER BLOCK THREE

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

Red Fox Development

BUILDING ELEVATIONS

STEVE SMITH
Principal-in-Charge
20230384
Project No.
05/09/25
Date
ALYSHA BUCK
Project Manager
MATT GUELCHER
Project Architect
SAM GUENIN
Staff Architect

A4-02

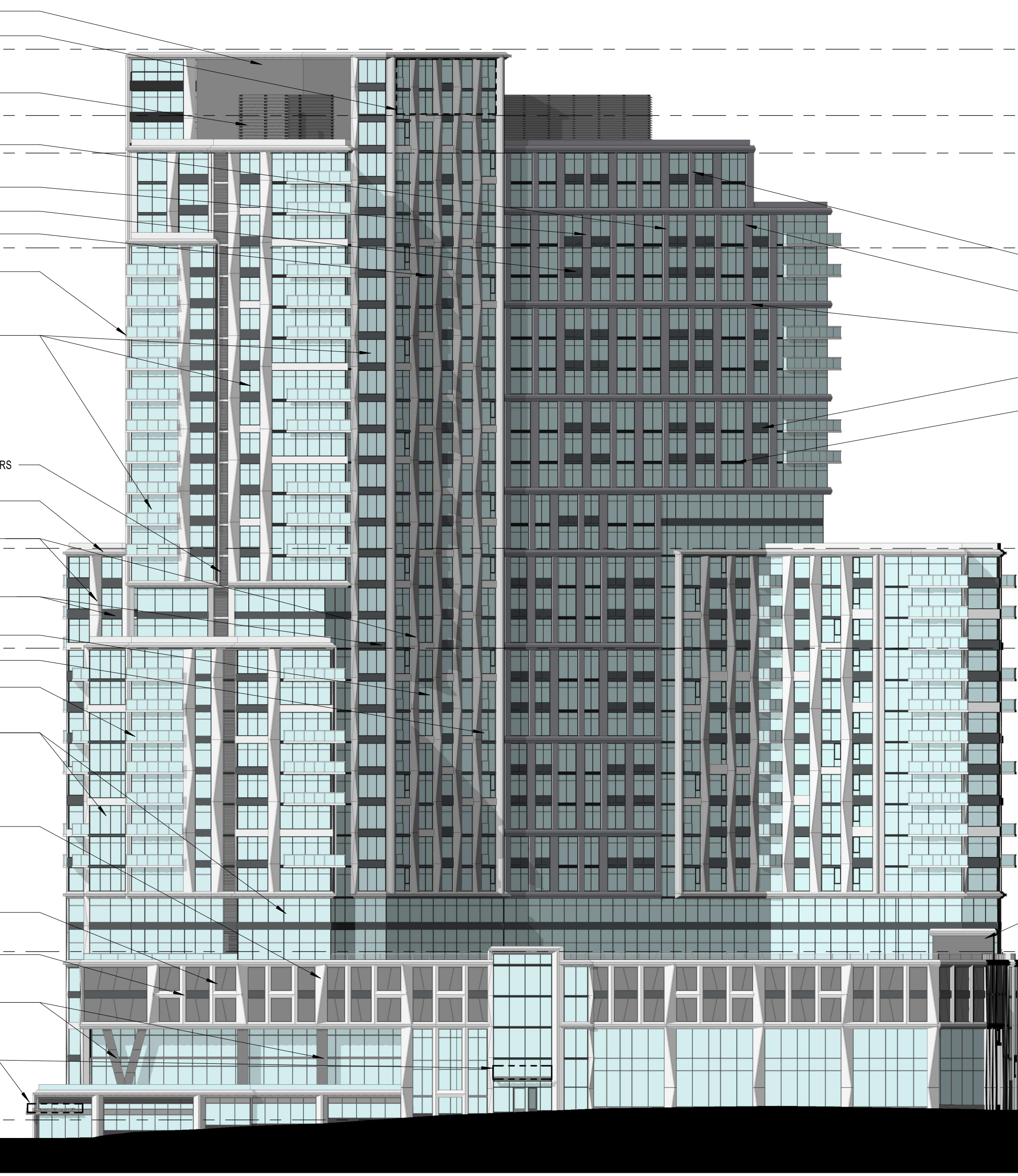
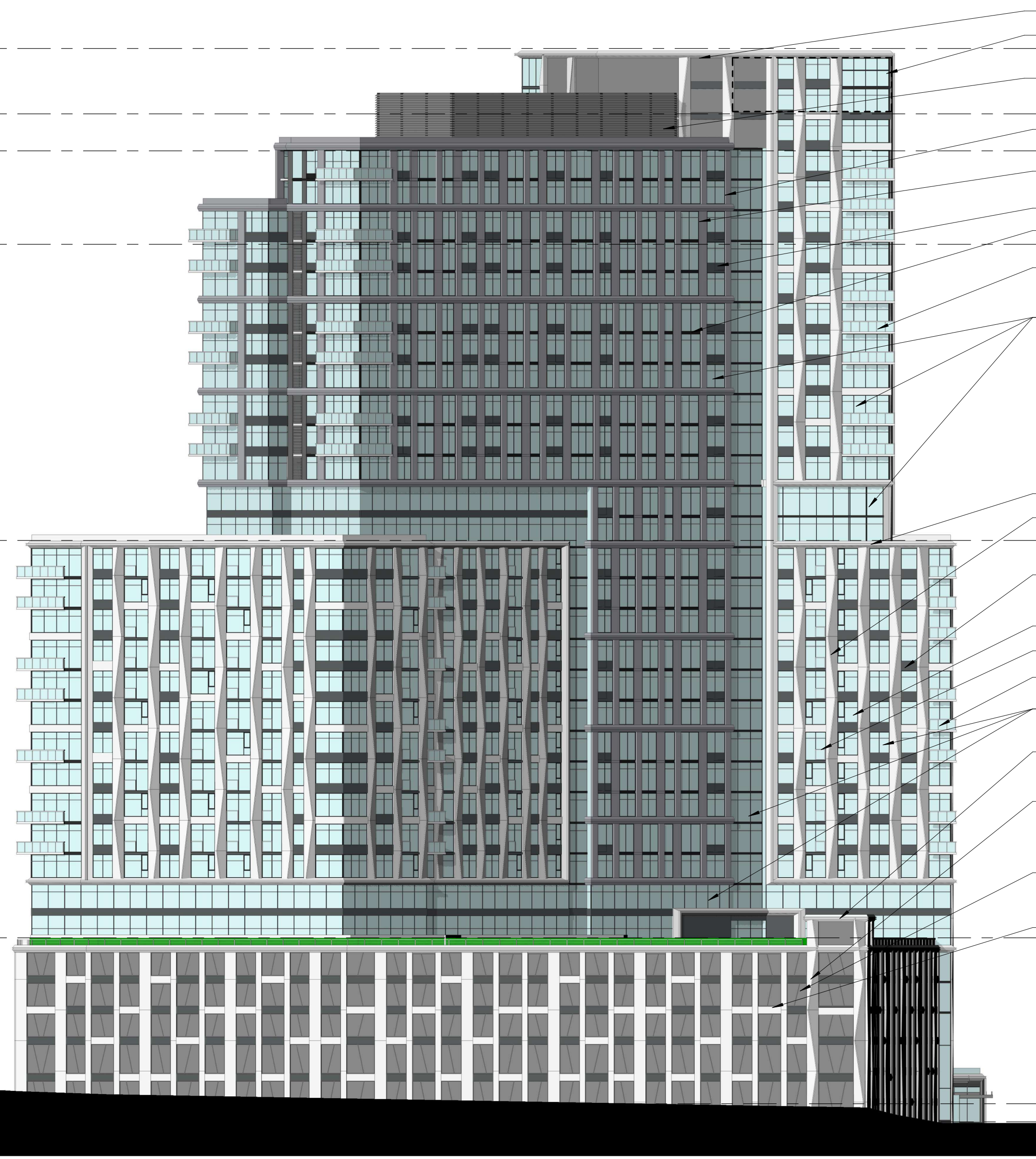
WEST ELEVATION WWR: 37.1%

WEST ELEVATION WWR: 54.8%

- ELEVATOR OVERRIDE
- FUTURE SIGNAGE, SEE A4-05
- LOUVERED MECHANICAL SCREEN WALL
- 28" WIDE GRAY PRECAST COLUMN COVERS
- 48" WIDE GRAY PRECAST COLUMN COVERS
- 38" DARK PRECAST SILL
- CMP SLAB EDGE COVER
- UNIT BALCONIES
- ALUMINUM AND GLASS WINDOW WALL SYSTEM
- ALUMINUM MECHANICAL LOUVERS
- WHITE PRECAST COPING
- 48" WIDE WHITE PRECAST COLUMN COVERS
- 28" DARK PRECAST SLAB EDGE COVER
- OPERABLE WINDOWS
- JULIETTE BALCONIES
- UNIT BALCONIES
- ALUMINUM AND GLASS WINDOW WALL SYSTEM
- STAIR POP-UP
- 48" WIDE WHITE PRECAST COLUMN COVERS
- PERFORATED METAL PANEL GARAGE SCREENING, METAL SUPPORT FRAME
- 24" WIDE WHITE PRECAST COLUMN COVERS
- CMP COLUMN COVERS
- RETAIL SIGNAGE, SEE A4-05

- EL. 367' - 4" MECH PH ROOF
- EL. 345' - 0" MECH PH
- EL. 332' - 4" ROOF LEVEL
- EL. 300' - 4" LEVEL 29
- 28" WIDE GRAY PRECAST COLUMN COVERS
- 48" WIDE GRAY PRECAST COLUMN COVERS
- 28" GRAY PRECAST SILL
- 38" DARK PRECAST SILL
- CMP SLAB EDGE COVER
- EL. 199' - 0" LEVEL 19
- EL. 165' - 4" LEVEL 16
- STAIR POP-UP
- EL. 63' - 0" LEVEL 6
- EL. 28' - 2 13/32" A.S.E.
- EL. 0' - 0" LEVEL 1

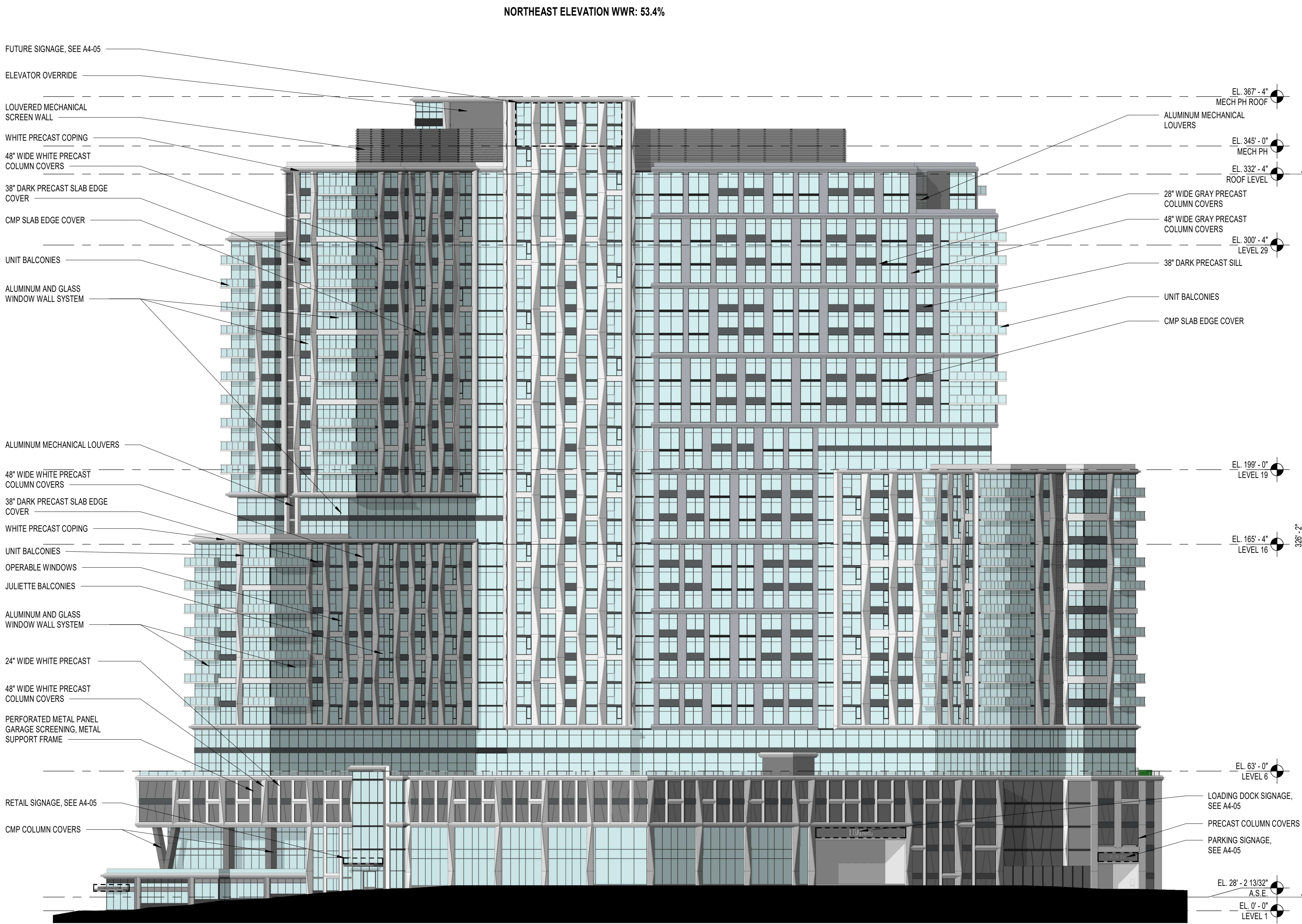
328' - 2"



2
A4-02
CONCEPT ELEVATION - WEST
SCALE: 1" = 30'-0"

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

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
SHEET NUMBER: A4-03 - BUILDING ELEVATIONS
Autodesk Docs://20230384 Eisenhower Block Three/20230384_v23_eisenhower_arch.rvt
5/8/2025 2:20:16 PM



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

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ISSUANCES

No.	Drawing Issue Description	Date
	CONCEPT 2 SUBMISSION	03.07.2025
	DRB CONCEPT REVIEW 1	03.21.2025
	DRB CONCEPT REVIEW 2	05.09.2025

EISENHOWER BLOCK THREE

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

Red Fox Development

BUILDING ELEVATIONS

STEVE SMITH Principal-in-Charge	20230384 Project No.
ALYSHA BUCK Project Manager	05/09/25 Date
MATT GUELCHER Project Architect	
SAM GUENIN Staff Architect	

A4-03

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ISSUANCES

No.	Drawing Issue Description	Date
	CONCEPT 2 SUBMISSION	03.07.2025
	DRB CONCEPT REVIEW 1	03.21.2025
	DRB CONCEPT REVIEW 2	05.09.2025

EISENHOWER BLOCK THREE

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

Red Fox Development

BUILDING ELEVATIONS

STEVE SMITH Principal-in-Charge	20230384 Project No.
ALYSHA BUCK Project Manager	05/09/25 Date
MATT GUELCHER Project Architect	
SAM GUENIN Staff Architect	

A4-04

NOT ISSUED FOR CONSTRUCTION

SOUTHWEST ELEVATION WWR: 60.1%

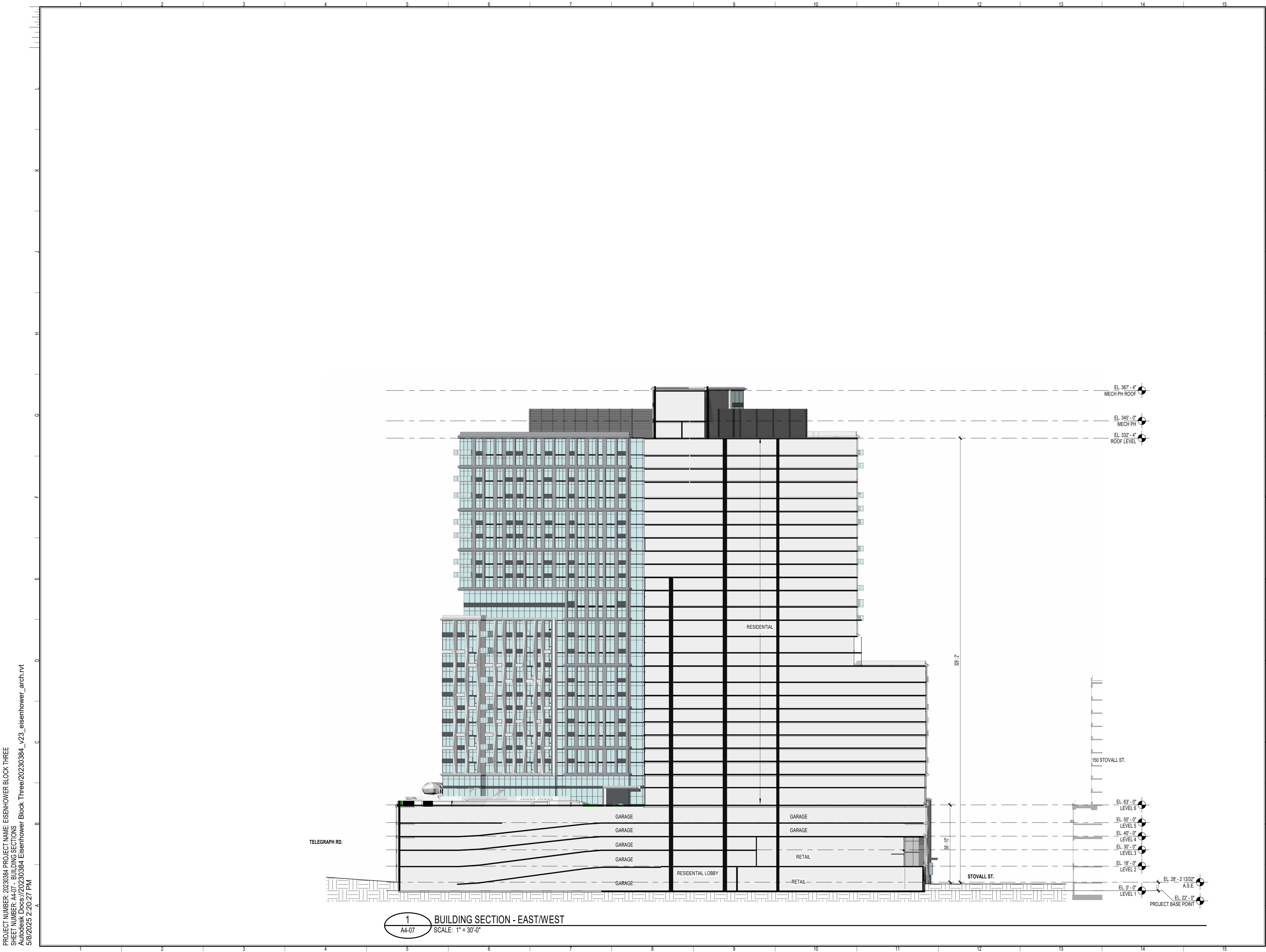


1

A4-04

CONCEPT ELEVATION - SOUTHWEST

SCALE: 1" = 30'-0"



PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
SHEET NUMBER: A4-07 - BUILDING SECTIONS
Autodesk Docs://20230384 Eisenhower Block Three/20230384_v23_eisenhower_arch.rvt
5/8/2025 2:20:27 PM

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

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ISSUANCES

No.	Drawing Issue Description	Date
	CONCEPT 1 SUBMISSION	08.02.2024
	CONCEPT 1A SUBMISSION	10.09.2024
	DRB CONCEPT REVIEW 1	03.21.2025
	DRB CONCEPT REVIEW 2	05.09.2025

EISENHOWER BLOCK THREE

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

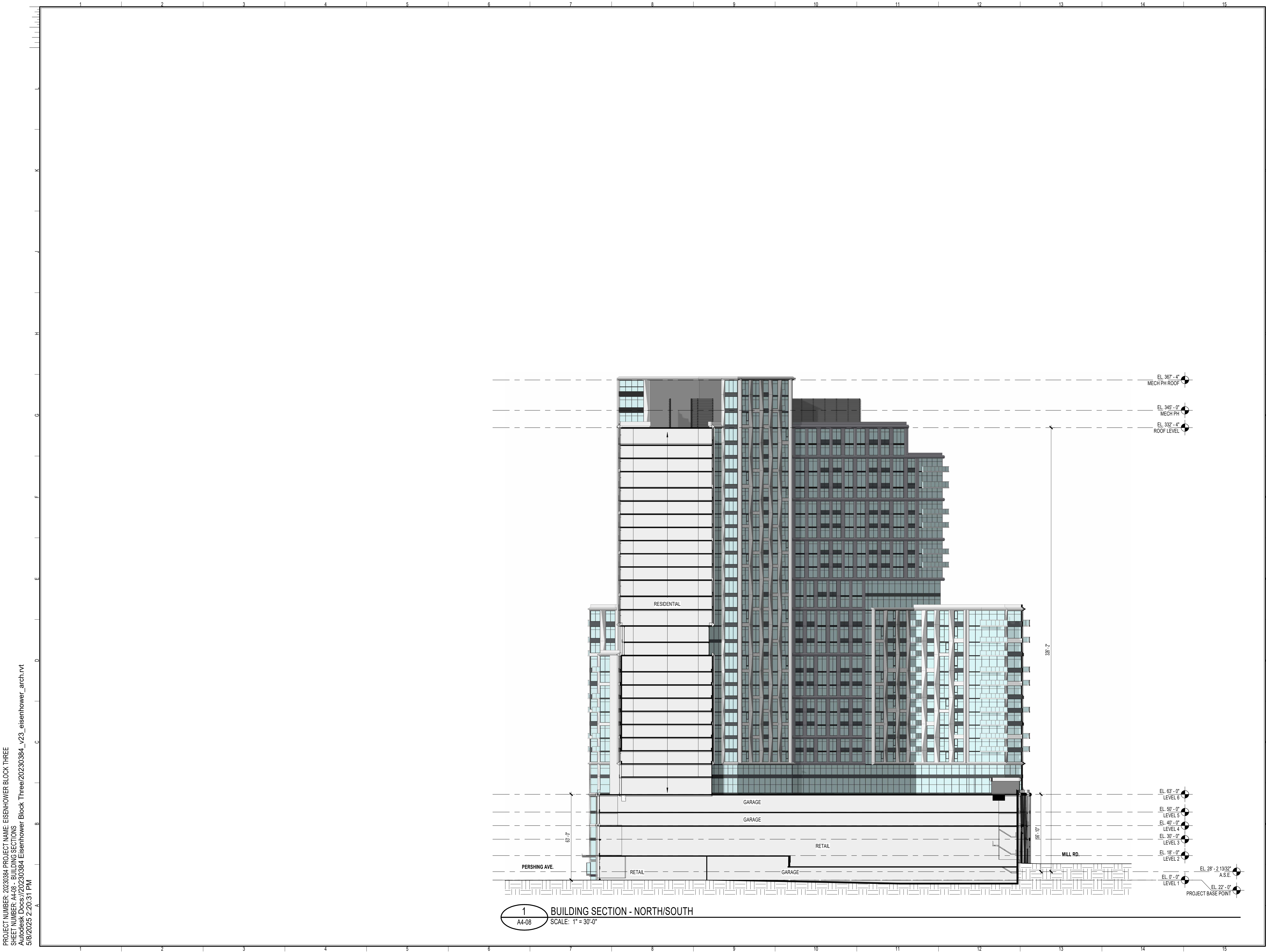
Red Fox Development

BUILDING SECTIONS

STEVE SMITH 20230384
Principal-in-Charge Project No.
ALYSHA BUCK 05/09/25
Project Manager Date
MATT GUELCHER
Project Architect
SAM GUENN
Staff Architect

A4-07

NOT ISSUED FOR CONSTRUCTION



PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
SHEET NUMBER: A4-08 - BUILDING SECTIONS
Autodesk Docs://20230384 Eisenhower Block Three/20230384_v23_eisenhower_arch.rvt
5/8/2025 2:20:31 PM

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

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SCOPE DOCUMENTS

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ISSUANCES

No.	Drawing Issue Description	Date
	CONCEPT 1A SUBMISSION	10.09.2024
	DRB CONCEPT REVIEW 1	03.21.2025
	DRB CONCEPT REVIEW 2	05.09.2025

EISENHOWER BLOCK THREE

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

Red Fox Development

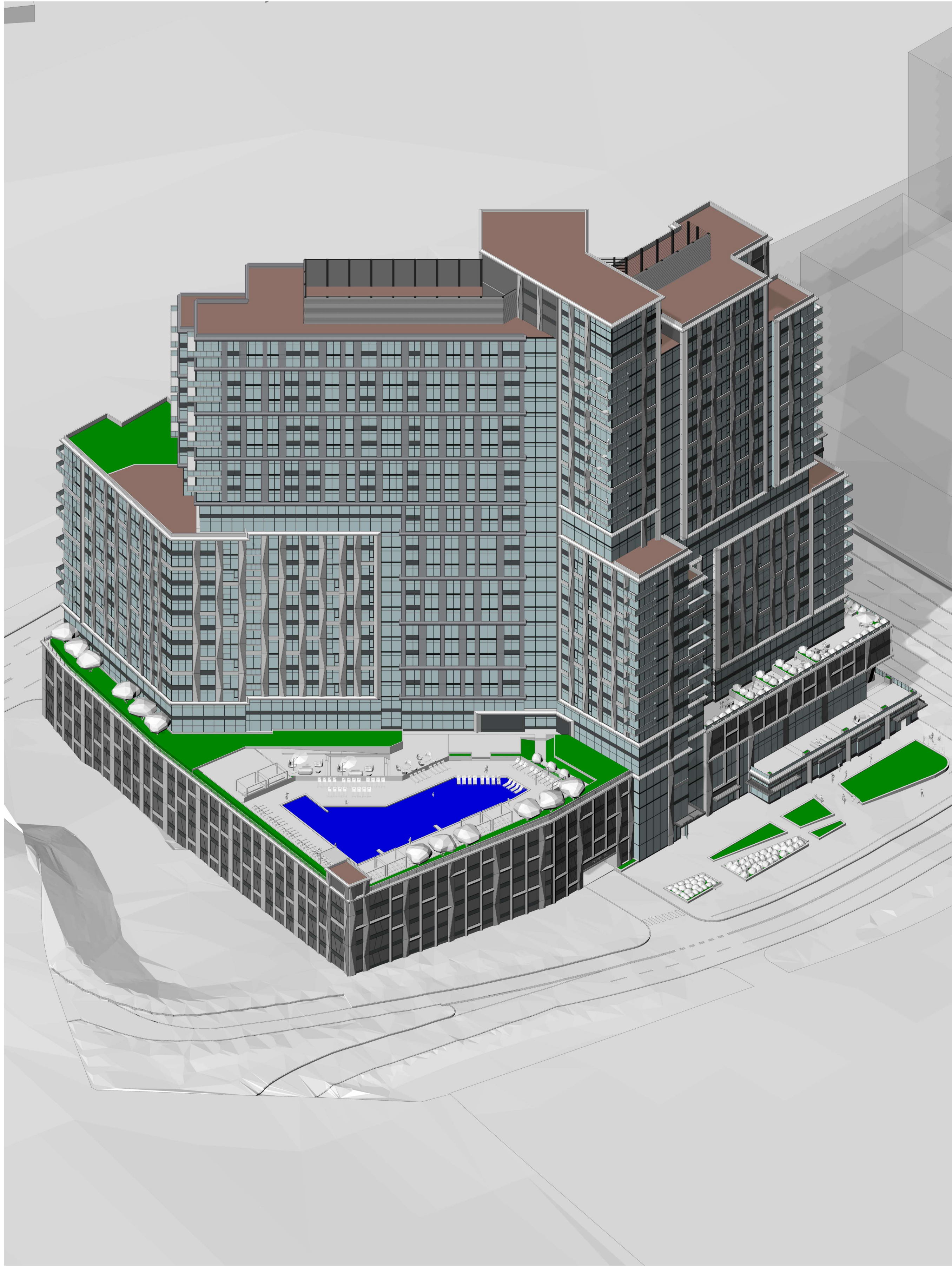
BUILDING SECTIONS

STEVE SMITH 20230384
Principal-in-Charge Project No.
ALYSHA BUCK 05/09/25
Project Manager Date
MATT GUELCHER
Project Architect
SAM GUENIN
Staff Architect

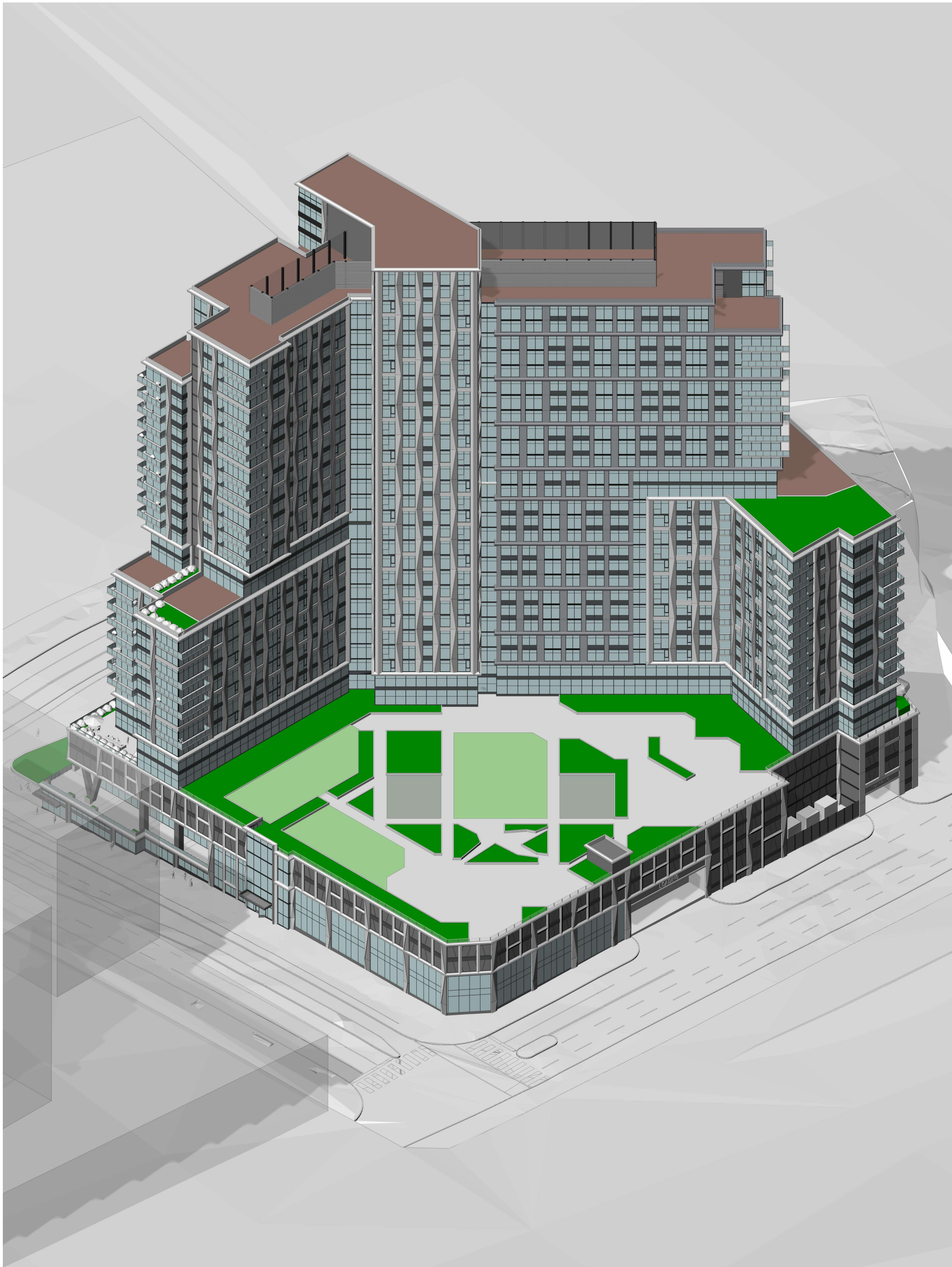
A4-08

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20230384 PROJECT NAME: EISENHOWER BLOCK THREE
SHEET NUMBER: A4-10 - AXONOMETRIC VIEWS
Autodesk Docs://20230384 Eisenhower Block Three/20230384_v23_eisenhower_arch.rvt
5/8/2025 2:20:36 PM



2 SW ISOMETRIC
A4-10 SCALE: 1" = 30'-0"



1 NE ISOMETRIC
A4-10 SCALE: 1" = 30'-0"



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THE CENTER FOR CONNECTIVE ARCHITECTURE

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ISSUANCES

No.	Drawing Issue Description	Date
	CONCEPT 2 SUBMISSION	03.07.2025
	DRB CONCEPT REVIEW 1	03.21.2025
	DRB CONCEPT REVIEW 2	05.09.2025

EISENHOWER BLOCK THREE

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

Red Fox Development

AXONOMETRIC VIEWS

STEVE SMITH	20230384
Principal-in-Charge	Project No.
ALYSHA BUCK	05/09/25
Project Manager	Date
MATT GUELCHER	
Project Architect	
SAM GUENIN	
Staff Architect	

A4-10

NOT ISSUED FOR CONSTRUCTION