

**Carlyle/Eisenhower East Design Review Board (DRB)
Application**

PROJECT NAME: Blocks 4+5 Hoffman Town Center BLOCK: 4+5

ADDRESS OF PROJECT: 2410 + 2460 MILL RD. ALEXANDRIA, VA

APPLICATION FOR REVIEW OF: (Check one)

- Building Concept Final
- Sign
- Awning
- Other: DRB

APPLICANT Name: HTC 4/5 Project Owner LLC [BEN FLOOD]

Address: 7200 Wisconsin Ave, Ste. 700, Bethesda, MD 20814

Phone: _____ Email Address: flood@stonebridge.us.com

ARCHITECT/DESIGNER Name: Cooper Carry [ANDREW ROZZI, project architect]

Address: 625 N. WASHINGTON ST., Ste. 200, Alexandria, VA 22314

Phone: 703-462-6637 Email Address: andrewrozzi@coopercarry.com

PROPERTY OWNER Name: _____
(if different from APPLICANT)

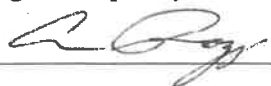
Address: _____

Phone: _____ Email Address: _____

DESCRIBE THE REQUEST BRIEFLY: This application is for the DRB submission for the West Tower of the Hoffman Town Center, blocks 4+5.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

Note: Per condition #67 of the Carlyle SUP #2253, as amended by SUP #2007-0094, all applicants will be responsible for the costs associated with DRB review of the application. Fees are determined based upon the number of applicants per hearing. Applicants will be notified by Planning and Zoning staff of the amount owed after the filing deadline has passed and the agenda for the hearing has been finalized. Payment is expected prior to the request being acted upon by the DRB.

Applicant Signature: 

Date: 6/19/19

Applicant Printed Name: ANDREW ROZZI

Carlyle Design Review Board
Submission-July 18, 2019 Hearing
2410 & 2460 Mill Road
HTC Block 4 & 5
19-0007

June 19, 2019

Mr. Bill Cook
Urban Planner, Development Division
City of Alexandria
Department of Planning & Zoning
301 King Street
Room 2100
Alexandria, VA 22313

RE: Hoffman Town Center, Blocks 4 & 5
DSUP #2019-0018
Comment Response Letter
Cooper Carry project# : 20160037

Dear Mr. Cook:

We are in receipt of your comments dated June 3, 2019 and offer the following in response. We request a follow up meeting with staff to go through the updates. Please send us your availability.

1. Façade Expression

- a. A number of vertical expressive elements have been shortened. Consider way to increase the vertical expression of the revised design.

Response: A great effort has been made to restore the vertical expressions of the tower. Such modifications include floor to ceiling glazing and the restoration of elements from the approved DSUP elevations.

- b. The thickness of the west accent vertical (“basket handle”) has been greatly reduced, and its form confused by attempting to blend it into the primary tower mass. Consider restoring the original design approach.

Response: The footprint of the tower has been revised per the DSUP amendment. In doing so, the form of this “basket handle” has been revised from an open volume to a mass wall which carries through the Retail Base down to grade.

- c. The glazed garage screening in the northwest-facing accent tower at garage levels 4 and 5 emphasized the verticality of the tower. The substitution of louvers now allows the parking podium to read through this formerly strong vertical, undermining the goal of having tower elements come to the ground.

Response: The louvers are a requirement for the mechanical equipment beyond. The tower element, however, has been modified to join the glazing with the louvers below strengthening the continuity of the form as it carries through the Retail Base to grade.

- d. The approximately 34’ long portion of west elevation that sits over the grocery entrance and south of the main center section has been changed completely, from a façade with a single

wide vertical and primarily floor-ceiling glass, to a wall with two vertical columns of small windows and reconfigured balconies. Consider way to restore the original design.

Response: The windows have been revised to incorporate as much glazing as permitted by the interior unit layout. This southwest balcony has been increased with the primary portion located on the west elevation and wraps the corner to the south elevation.

- e. The south end of the amenity level was a previously enclosed form and connected to the south-facing vertical accent as enclosed space. It is now a free-standing fin and appears much thinner than the corresponding one that faces west.

Response: The south end of the amenity level has been revised to be an open volume. It has been given the language of the “basket handle” to match that of the west and northeast elements.

- f. The heavy return on the south face of the brown vertical accent negates the approved expression of the building element as a “thick wall” which projects well above and out from the primary building volume.

Response: The south face of this accent has been modified with the footprint change in the DSUP amendment. It now recesses into the volume accentuating the 2'-8" “thick wall” as it carries down to grade. To articulate what otherwise would be a blank wall on this elevation, further texture has been added to this wall by adding reveals which align to the datum of window sills and headers.

- g. The prominent vertical piers in the center section have been reduced in width from 6' to 5'. This weakens their relationship to the piers of the grocery façade below.

Response: The piers have been restored to 6'-0”.

- h. The bays spacing on the approved east elevation reflected the west elevation, now incorporates varied bay and pier widths, creating a symmetrical pattern that diminishes the strongly asymmetric cues of the approved design.

Response: The difference in bay spacing has been driven by the change in program from a condominium to an apartment building. Although the number of units has increased, the five-bay rhythm has remained on each elevation and has been revised to match the approved DSUP as much as possible. Due to constraints regarding the building’s structure, as well as unit configuration, the glazing on the east elevation resulted in a symmetrical pattern.

- i. Many balconies have been removed (north and west-facing), and their projection reduced (south facing). On the north accent vertical, the strong north-facing balconies wrapping around to the east have been eliminated. The elimination of the west facing balconies within the dark vertical elements reduces the strength of the feature.

Response: The reduction in the quantity of balconies is due to market conditions for apartment buildings. However, the remaining balconies have been increased to be a minimum 5'-0" deep.

2. Windows

- a. Window widths, generous and previously approved as ranging from 3' to 7', with variation and directional emphasis, have been replaced with uniformly small (30"-32" wide) windows.

Response: Windows have been revised to be larger, and more standardized to best match the previously approved DSUP. Operable windows are 3ft wide while non-operable windows range between 4ft and 7ft wide.

- b. Window heights, approved as shown at 8.5' high with a 2' high floor edge band, have been reduced two feet to 6.5' high with a 3' high spandrel.

Response: The DSUP submission has been amended to reduce the floor to floor height from 11'-0" to 9'-8". Since this amendment, the windows heights have been adjusted to be 7'-0" tall with a 2'-8" edge band. Overall, the revised window height is similar in proportion to the approved DSUP.

- c. Combined effect is a change from vertical to horizontal orientation of windows and gives the impression of ribbon windows which are discouraged by the design guidelines.

Response: Windows size and spacing, as well as mullion size and configuration, has been revised to better reflect the approved DSUP and increase the verticality of the architecture.

- d. Two entire vertical columns of south-facing windows have been deleted from the face of both the west brown vertical accent, and the south return face of the cream-colored central portion, creating two blank walls where there was corner glass.

Response: The vertical column of windows in the cream-colored brick has been restored. The column of windows in the brown vertical accent has not been returned due to conflicts with the interior unit layout. However, as to not have a blank wall on this elevation, further articulation has been added to this wall by adding reveals which align to the datum of window sills and headers.

- e. Two vertical banks of windows have been removed from the west elevation above the grocery store entry. The section of the elevation had been predominantly glass and now is dominated by a solid vertical with small windows.

Response: The amount of glazing above the grocery store entrance has been increased to the greatest extent possible while maintaining functional interior unit layouts.

- f. Introduction of the two-color spandrel, which staff believes was done to give the impression of greater window height, is not successful and only serves to overcomplicate what was a simple elevation.

Response: Two-color spandrel has been removed.

- g. The west half of the north elevation has been completely changed from primarily glass to primarily solid, again with a change from large to small windows, a complete change in wall and opening proportions, and the relocation of many balconies.

Response: The north elevation's modification is reflected in the change in footprint in the DSUP Amendment. With this footprint change, the interior units have been changed as well. The glazing has been maximized as much as allowed by the interior unit layout with floor-to-ceiling glass where appropriate. The balcony on the west half continues to wrap the corner and the elevation is further enhanced with the addition of a larger balcony to the adjacent cream-color portion.

3. Penthouse and Rooftop

- a. Major portion of the upper penthouse (approx.. 13' high x 153' long) previously aligned with the distinctive center features on both the west and east elevations and has been eliminated. Results in a longer, undifferentiated penthouse. (west elevation)

Response: The upper penthouse has been elevated to be more consistent with the original architecture. It now stands 10'-0" high x 187'-0" long.

- b. Previously glazed openings in the penthouse have been eliminated, moved or altered.

Response: Glazing has been restored with the exception of one window on the east elevation which was removed due to a change in the program of the space now reserved for mechanical equipment.

- c. Elimination of the upper penthouse volume detracts significantly from the strength of the south brown vertical accent as a marker for the west tower entry, and also as a reinforcing mass for the central cream-colored portion on the east façade.

Response: The upper penthouse volume has been restored.

We trust that the above responses satisfactorily address the comments related to this project. Should you have any questions or need additional information, please do not hesitate to contact this office.

Sincerely,

Andrew Rozzi, AIA
Project Architect
Cooper Carry



COOPER CARRY
THE CENTER FOR CONNECTIVE ARCHITECTURE

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SCOPE DOCUMENTS

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ISSUANCES

No.	Drawing Issue Description	Date
	SCHEMATIC DESIGN	03/06/2019
	DESIGN DEVELOPMENT	04/29/2019
C	ADDENDUM #C	05/23/2019
	CONSTRUCTION DOCUMENTATION - 65%	06/18/2019
	DRB SUBMISSION	06/19/2019

HOFFMAN TOWN CENTER VOLUME 4 - WEST TOWER

BLOCKS 4 & 5
ALEXANDRIA, VIRGINIA 22314

JUNE 19, 2019

DRB SUBMISSION

HOFFMAN TOWN CENTER
LOTS 4 AND 5
WEST TOWER

STONEBRIDGE

COVER SHEET

APPLICANT

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www.stonebridgecarras.com

ARCHITECT

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CIVIL ENGINEER

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FOURTH FLOOR
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ALEXANDRIA, VA 22314
703-549-7784
www.landdesign.com

STRUCTURAL ENGINEER

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SUITE 800
WASHINGTON, DC 20036
202-659-2520
www.skaengineers.com

MEP ENGINEER

DEWBERRY ENGINEERS
8401 ARLINGTON BOULEVARD
SUITE 600
FAIRFAX, VIRGINIA 22031
703-698-9440
www.webaddress.com

LAND USE ATTORNEY

LAND, CARROLL & BLAIR, P.C.
524 KING STREET
ALEXANDRIA, VIRGINIA 22314
703-836-1000
www.landcarroll.com

DK	20160037
Principal-in-Charge	Project No.
JG	06/18/2019
Project Manager	Date
AR	
Project Architect	
JM	
Staff Architect	
	4-G0.00

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20160037 PROJECT NAME: HOFFMAN TOWN CENTER LOTS 4 AND 5
SHEET NUMBER: 4-G0.00 - COVER SHEET
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SCOPE DOCUMENTS

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	CONSTRUCTION DOCUMENTATION - 65%	06/18/2019
	DRB SUBMISSION	06/19/2019

ELEVATOR OVERRUN
COOLING TOWER / MECHANICAL PENTHOUSE
AMENITY DECK

ROOF TERRACE AMENITY

ROOF TERRACE AMENITY

STOVALL STREET

MANDEVILLE LANE

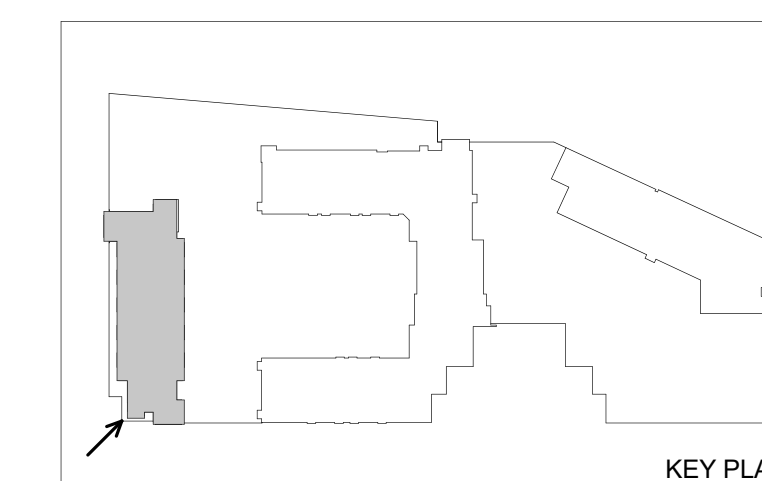
WEST TOWER ENTRANCE

HOFFMAN TOWN CENTER
LOTS 4 AND 5
WEST TOWER

STONEBRIDGE

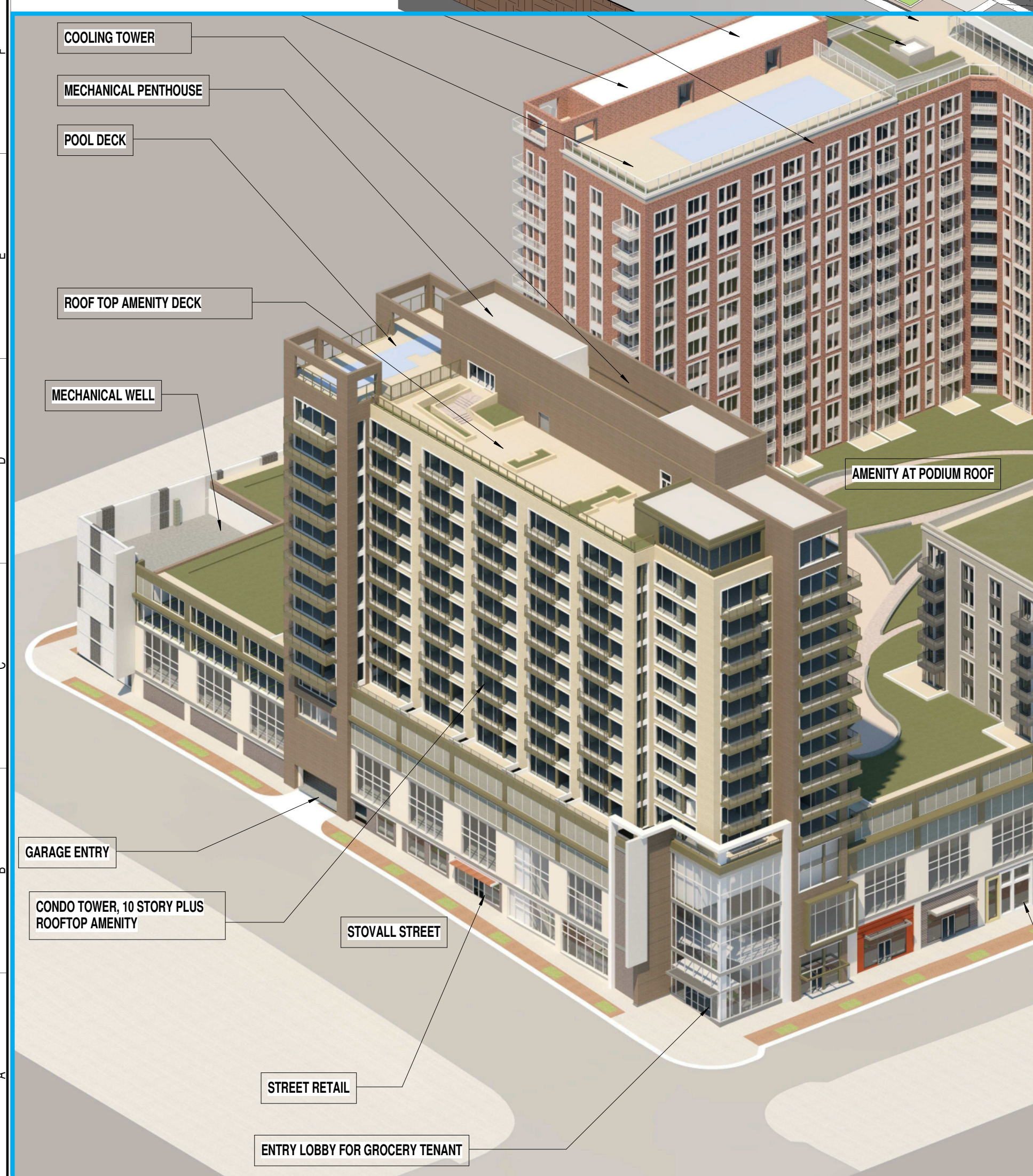
SOUTHWEST AXONOMETRIC VIEW

DK	20160037
Principal-in-Charge	Project No.
JG	06/18/2019
Project Manager	Date
AR	
Project Architect	
JM	
Staff Architect	
	4-G3.01



APPROVED DSUP
12/19/2017

PROJECT NUMBER: 20160037 PROJECT NAME: HOFFMAN TOWN CENTER LOTS 4 AND 5
SHEET NUMBER: 4-G3.01 - SOUTHWEST AXONOMETRIC VIEW
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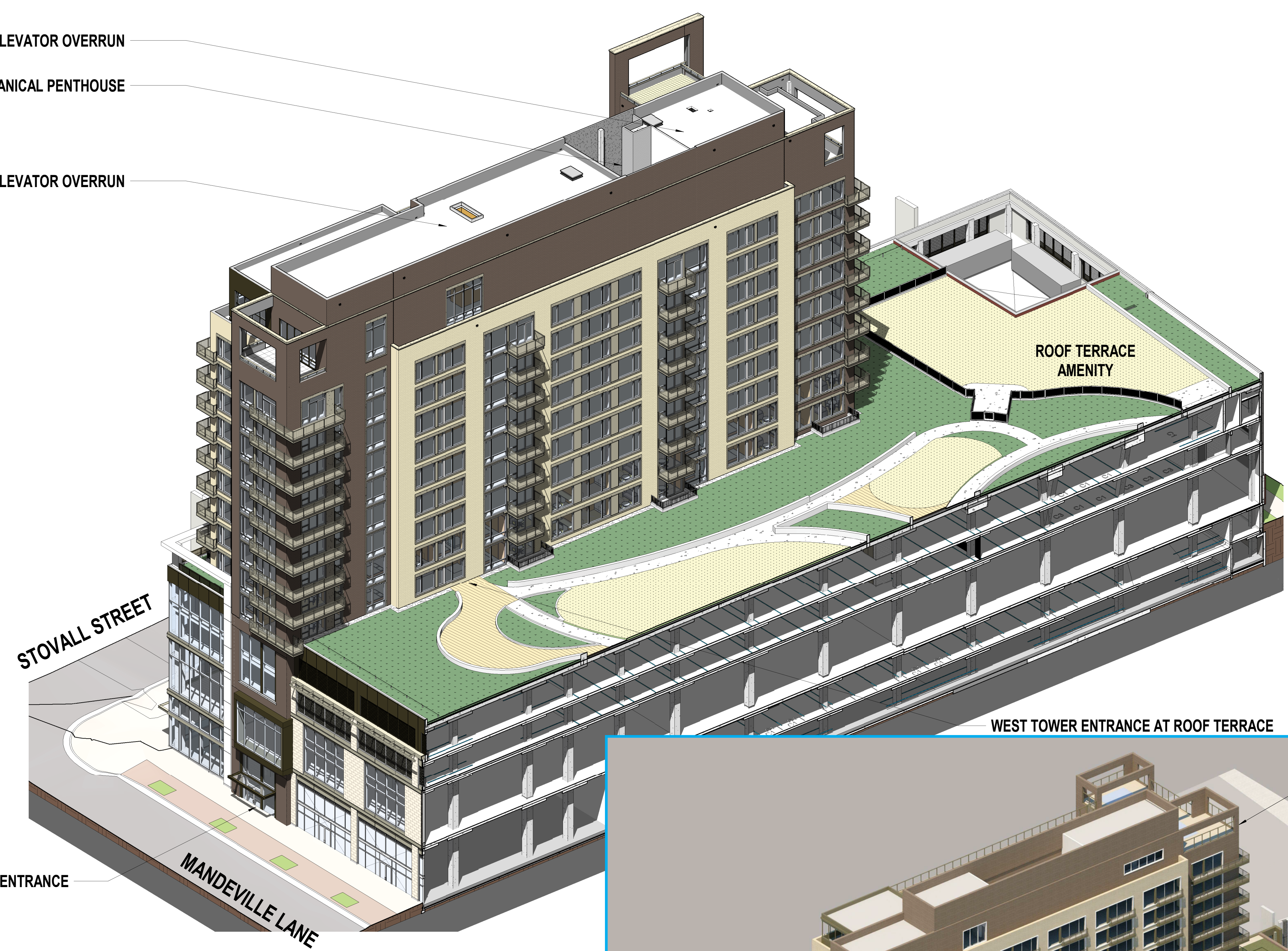


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	DRB SUBMISSION	06/19/2019



1 AXON SOUTH-EAST
4-G3.02 SCALE:



APPROVED DSUP
12/19/2017



HOFFMAN TOWN CENTER
LOTS 4 AND 5
WEST TOWER

STONEBRIDGE
SOUTHEAST AXONOMETRIC
VIEW

DK	20160037
Principal-in-Charge	Project No.
JG	06/18/2019
Project Manager	Date
AR	
Project Architect	
JM	
Staff Architect	
	4-G3.02

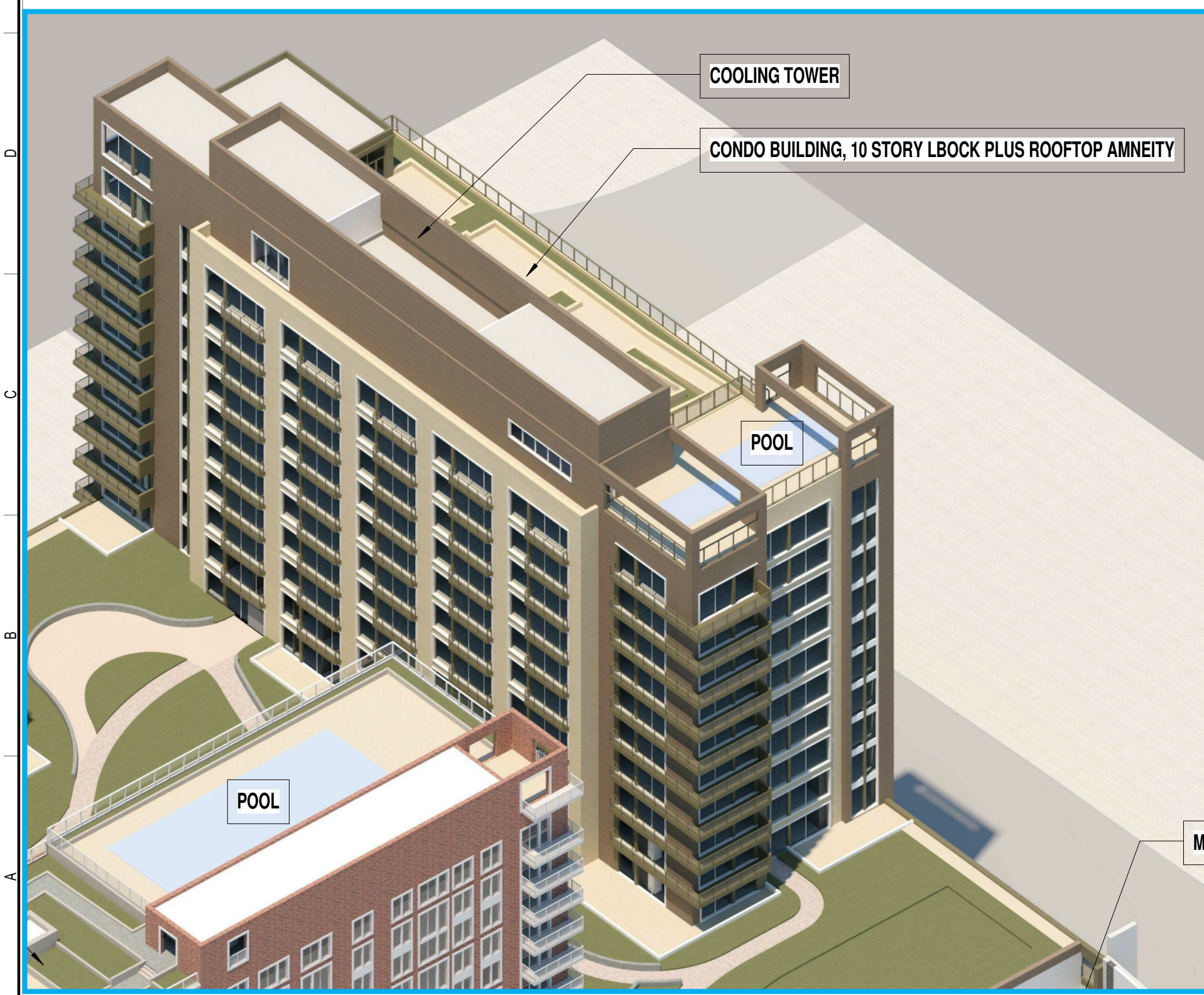
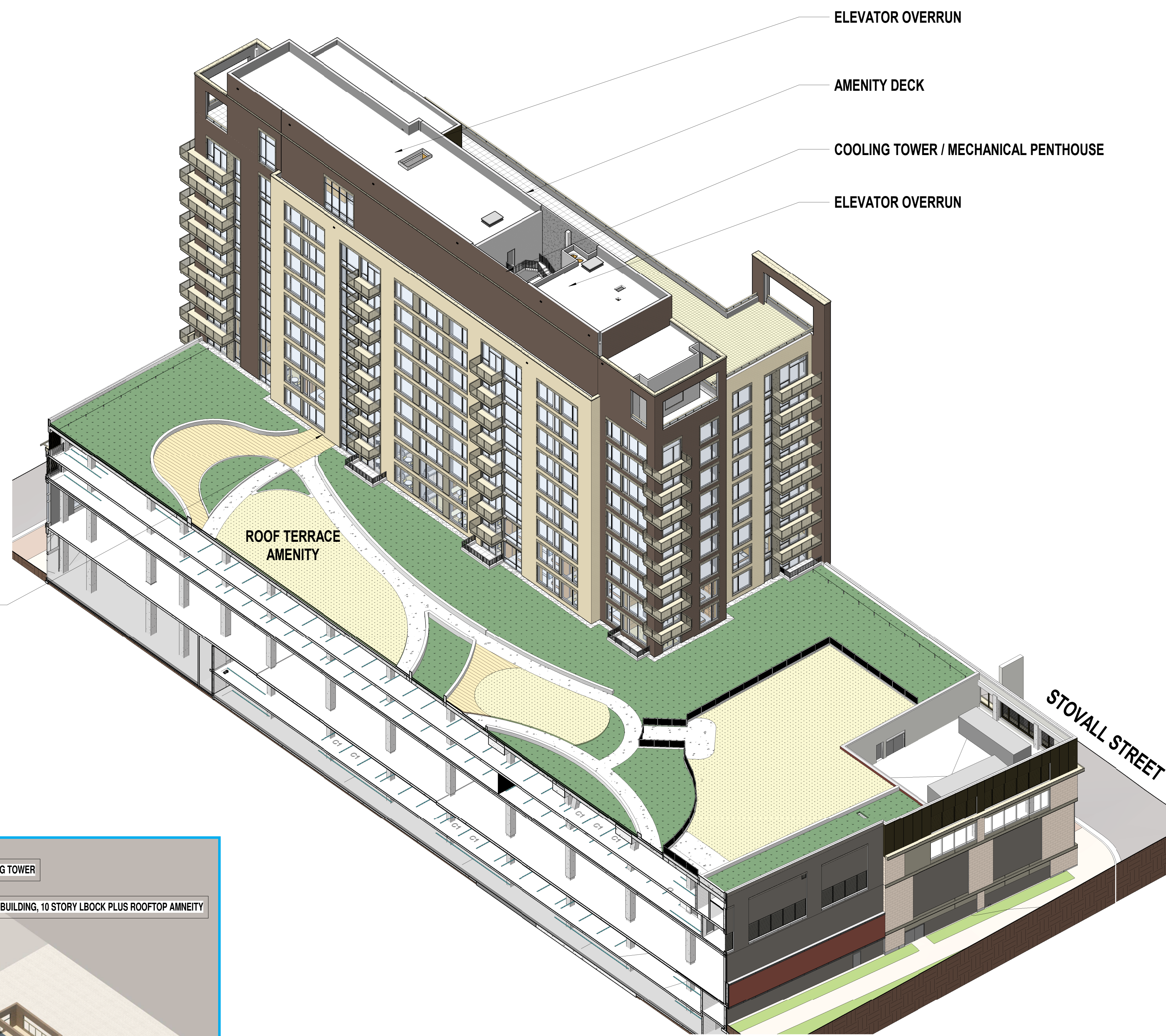
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	DRB SUBMISSION	06/19/2019



APPROVED DSUP
12/19/2017



HOFFMAN TOWN CENTER
LOTS 4 AND 5
WEST TOWER

STONEBRIDGE
NORTHEAST AXONOMETRIC
VIEW

DK	20160037
Principal-in-Charge	Project No.
JG	06/18/2019
Project Manager	Date
AR	
Project Architect	
JM	
Staff Architect	
	4-G3.03

PROJECT NUMBER: 20160037 PROJECT NAME: HOFFMAN TOWN CENTER LOTS 4 AND 5
SHEET NUMBER: 4-G3.03 - NORTHEAST AXONOMETRIC VIEW
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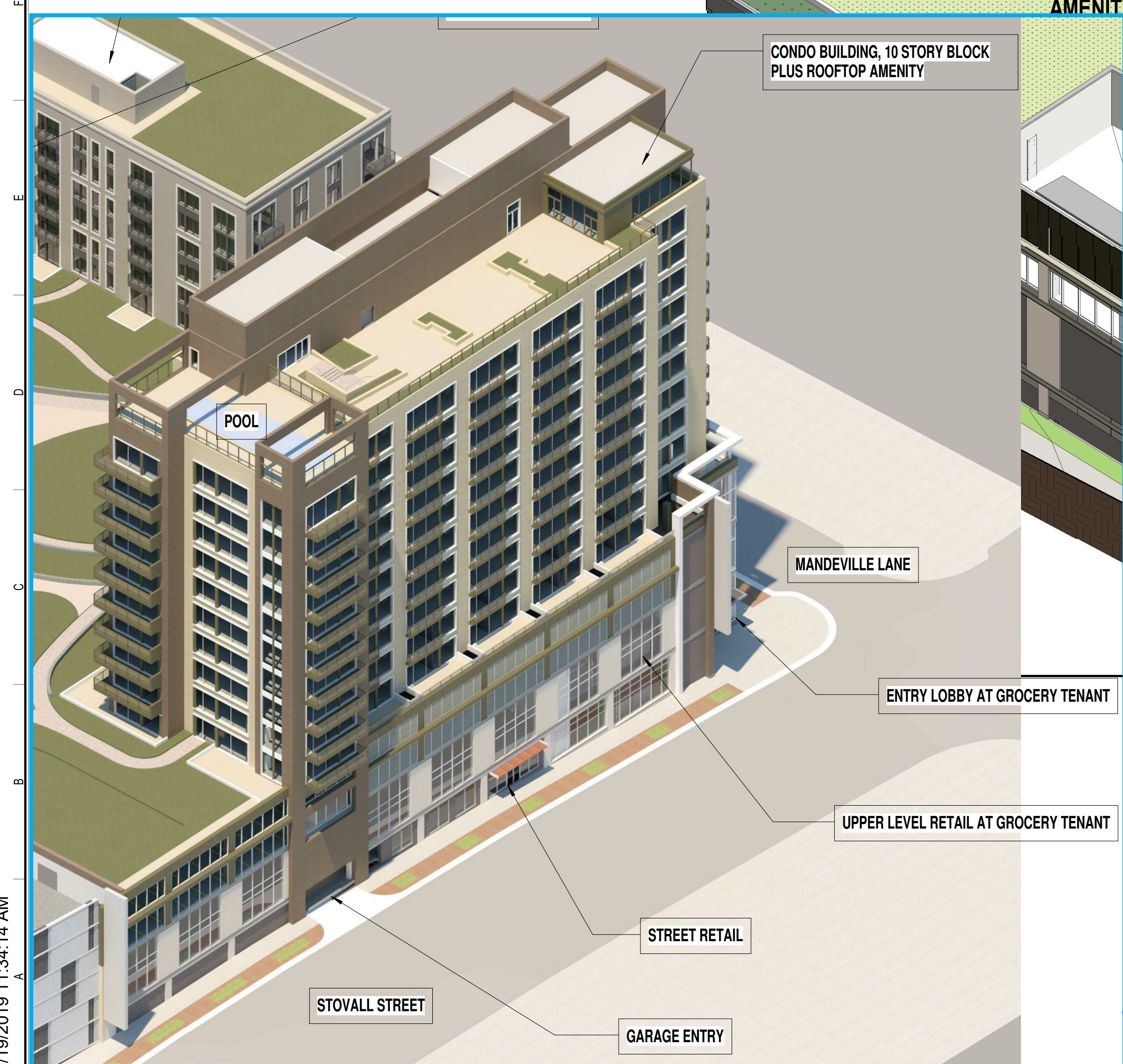
HOFFMAN TOWN CENTER
LOTS 4 AND 5
WEST TOWER

STONEBRIDGE
NORTHWEST AXONOMETRIC
VIEW

DK	20160037
Principal-in-Charge	Project No.
JG	06/18/2019
Project Manager	Date
AR	
Project Architect	
JM	
Staff Architect	
	4-G3.04



ELEVATOR OVERRUN
AMENITY DECK
COOLING TOWER / MECHANICAL PENTHOUSE
ELEVATOR OVERRUN



APPROVED DSUP
12/19/2017

PROJECT NUMBER: 20160037 PROJECT NAME: HOFFMAN TOWN CENTER LOTS 4 AND 5
SHEET NUMBER: 4-G3.04 - NORTHWEST AXONOMETRIC VIEW
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THE CENTER FOR CONNECTIVE ARCHITECTURE

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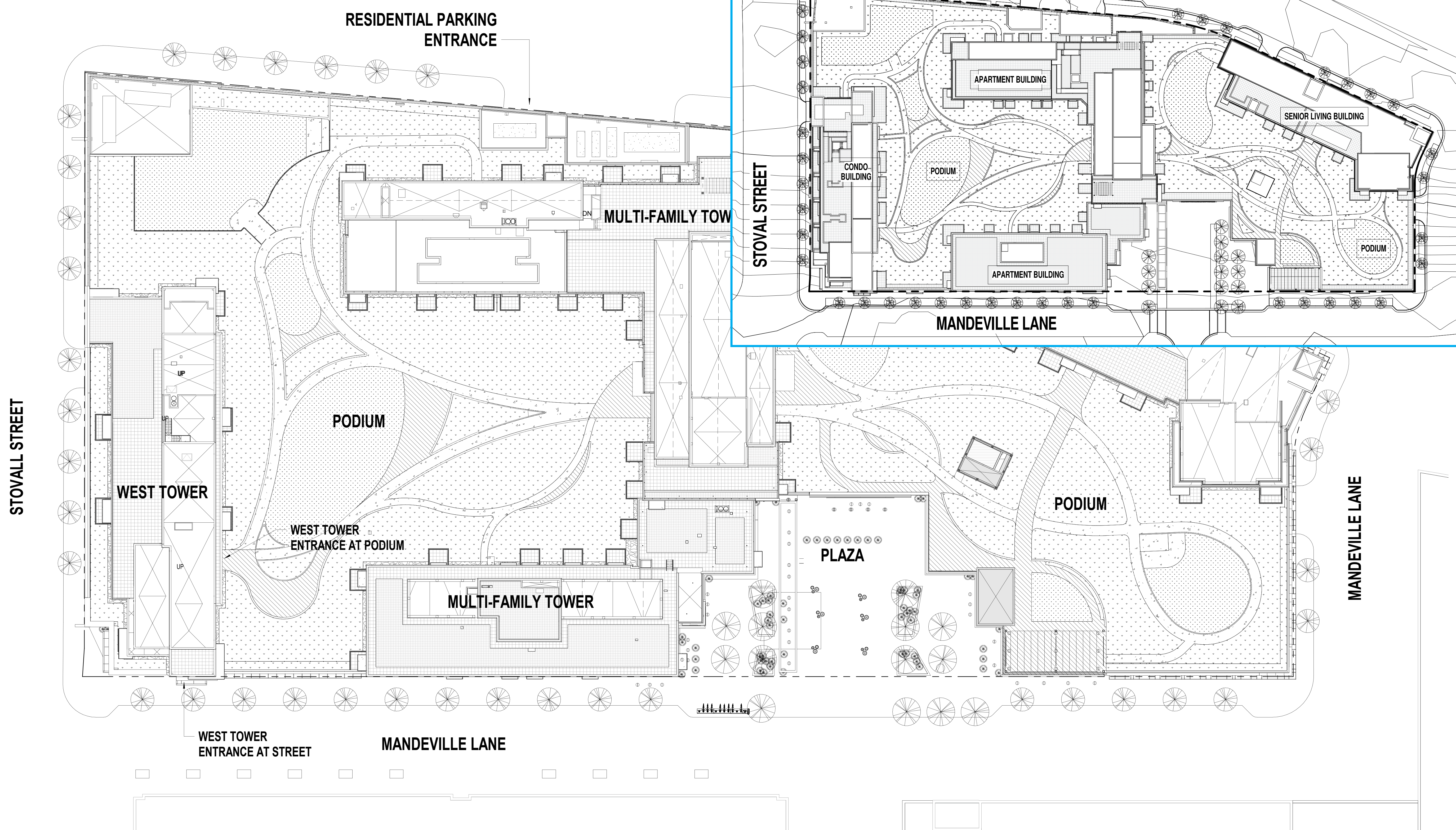
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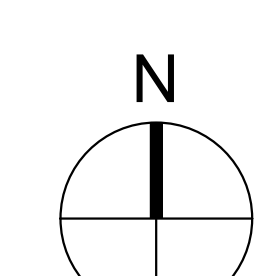
ISSUANCES

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	DRB SUBMISSION	06/19/2019

APPROVED DSUP
12/19/2017



1 SITE PLAN
4-A0.00 SCALE: 1" = 30'-0"



VIRGINIA STATE GRID NORTH,
NAD 83/93



HOFFMAN TOWN CENTER
LOTS 4 AND 5
WEST TOWER

STONEBRIDGE

SITE PLAN

SHEET FOR REFERENCE

DK	20160037
Principal-in-Charge	Project No.
JG	06/18/2019
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Staff Architect	
	4-A0.00

NOT ISSUED FOR CONSTRUCTION

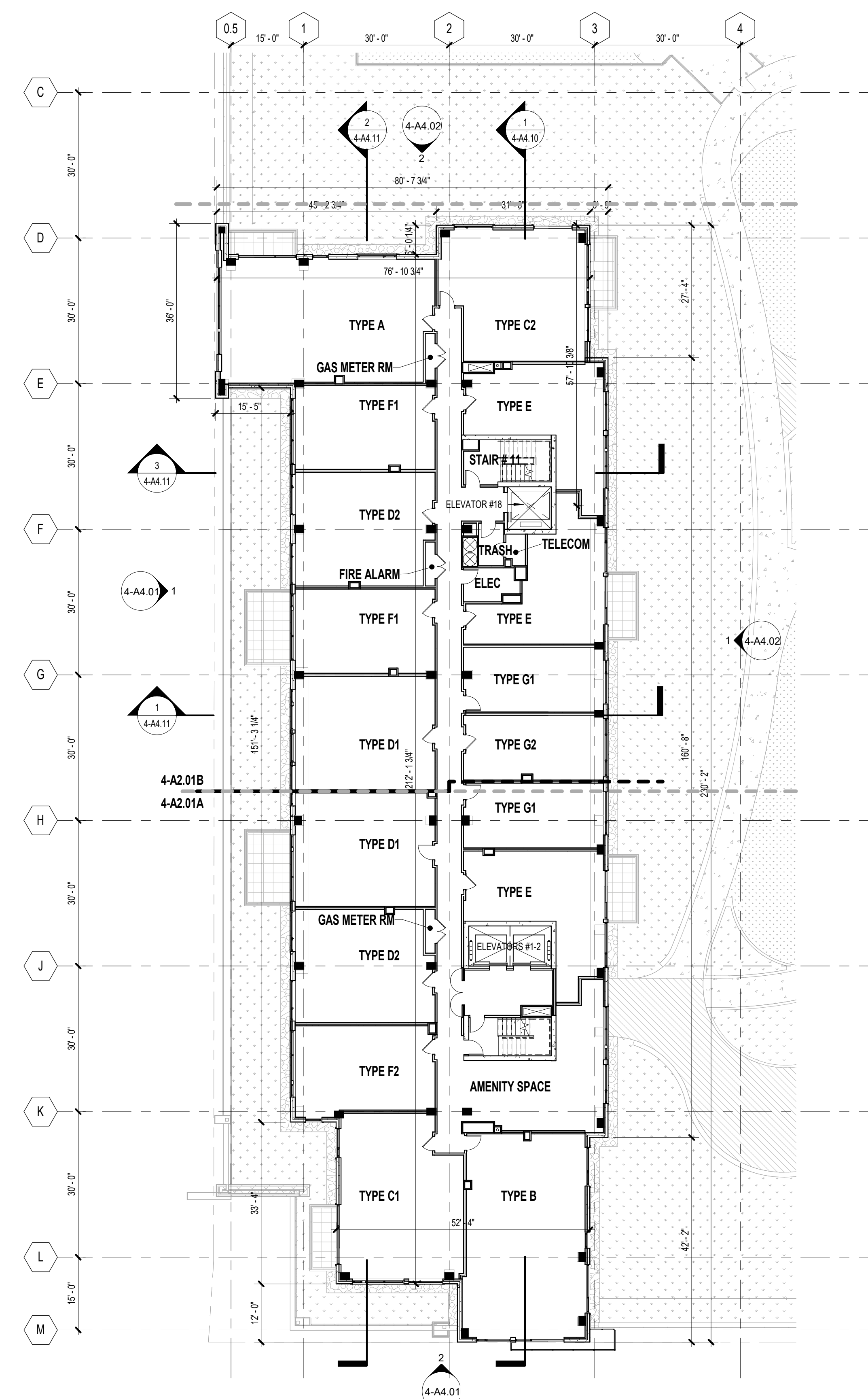
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SHEET NUMBER: 4-A0.00 - SITE PLAN
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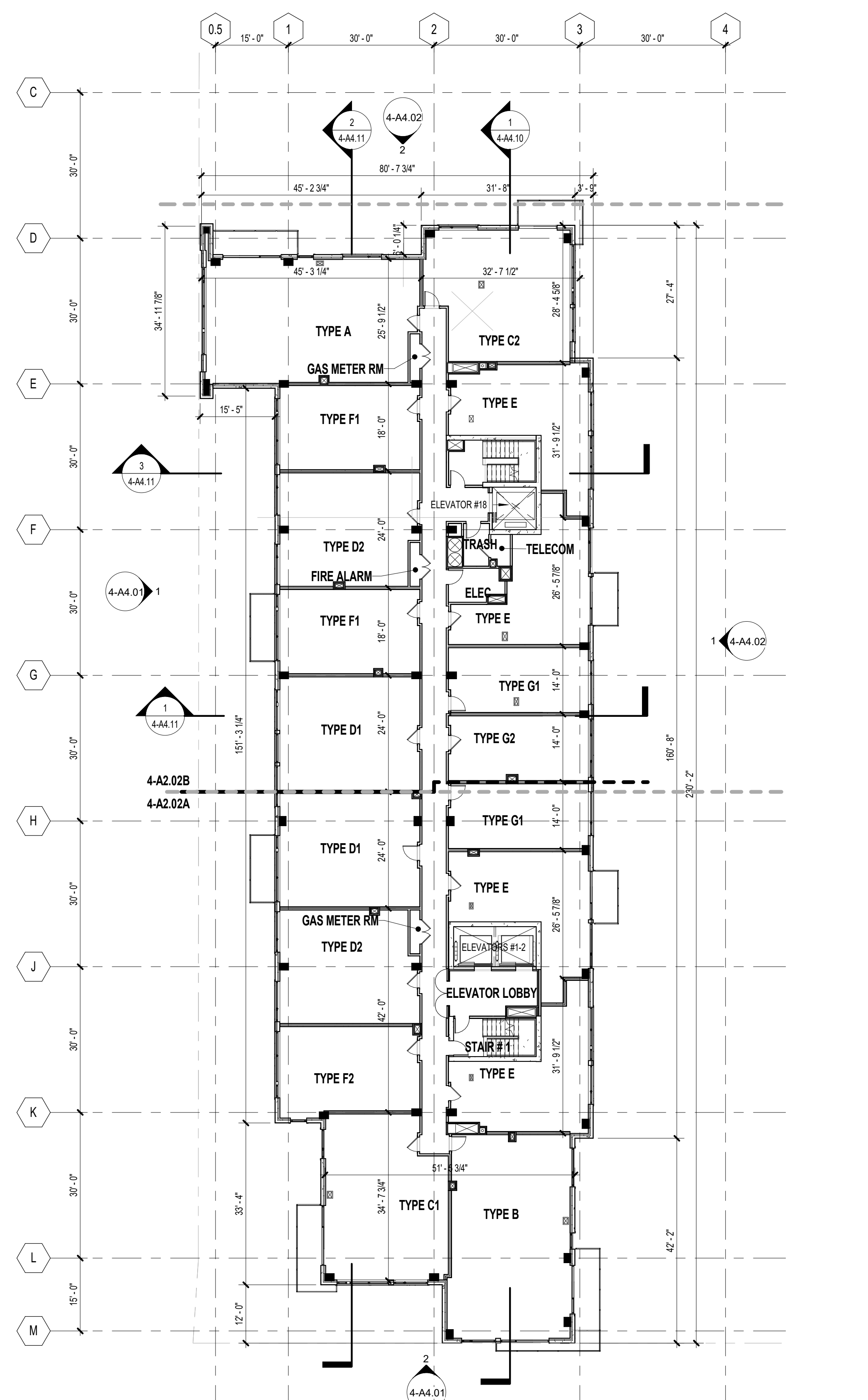
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C	ADDENDUM #C	05/23/2019
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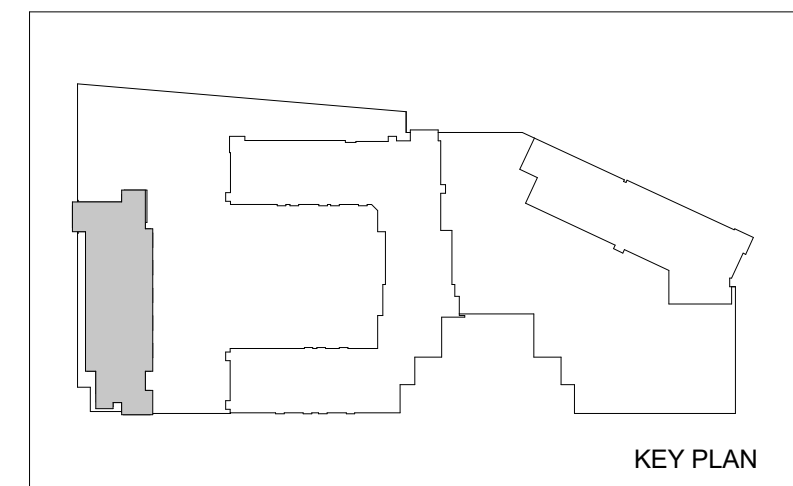
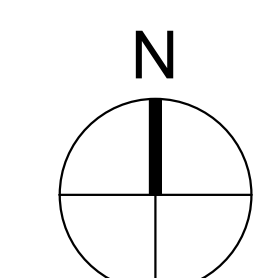


1 FLOOR LEVEL R1 - TOWER BASE
4-A1.01 SCALE: 1/16" = 1'-0"



2 FLOOR LEVEL R2 - TYPICAL FLOOR
4-A1.01 SCALE: 1/16" = 1'-0"

- UNIT LEGEND**
- TYPE A 2BR / 2BA / DEN
 - TYPE B 2BR / 2BA
 - TYPE C 1BR / 2BA / DEN
 - TYPE D 1BR / 1BA
 - TYPE E JR. 1BR / 1BA
 - TYPE F STUDIO
 - TYPE G MICRO



HOFFMAN TOWN CENTER
LOTS 4 AND 5
WEST TOWER

STONEBRIDGE
LEVEL R1 AND LEVEL R2-9
PLANS

SHEET FOR REFERENCE

DK	20160037
Principal-in-Charge	Project No.
JG	06/18/2019
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AR	
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Staff Architect	

4-A1.01

PROJECT NUMBER: 20160037 PROJECT NAME: HOFFMAN TOWN CENTER LOTS 4 AND 5
SHEET NUMBER: 4-A1.01 - LEVEL R1 AND LEVEL R2-9 PLANS
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SCOPE DOCUMENTS

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ISSUANCES

No.	Drawing Issue Description	Date
	SCHEMATIC DESIGN	03/06/2019
	DESIGN DEVELOPMENT	04/29/2019
C	ADDENDUM #C	05/23/2019
	CONSTRUCTION DOCUMENTATION - 65%	06/18/2019
	DRB SUBMISSION	06/19/2019

HOFFMAN TOWN CENTER
LOTS 4 AND 5
WEST TOWER

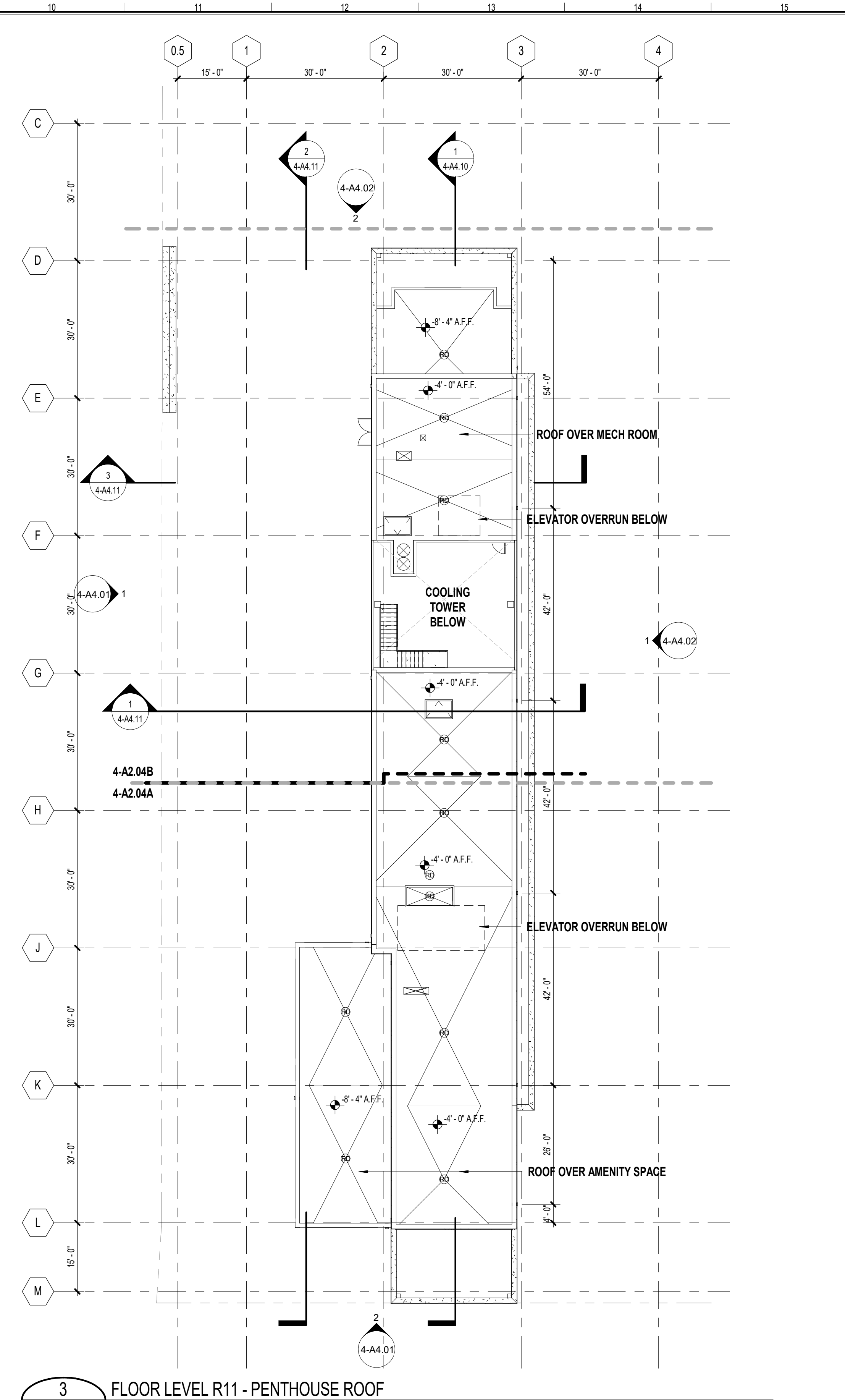
STONEBRIDGE

LEVEL R10 AND LEVEL R11
PLANS

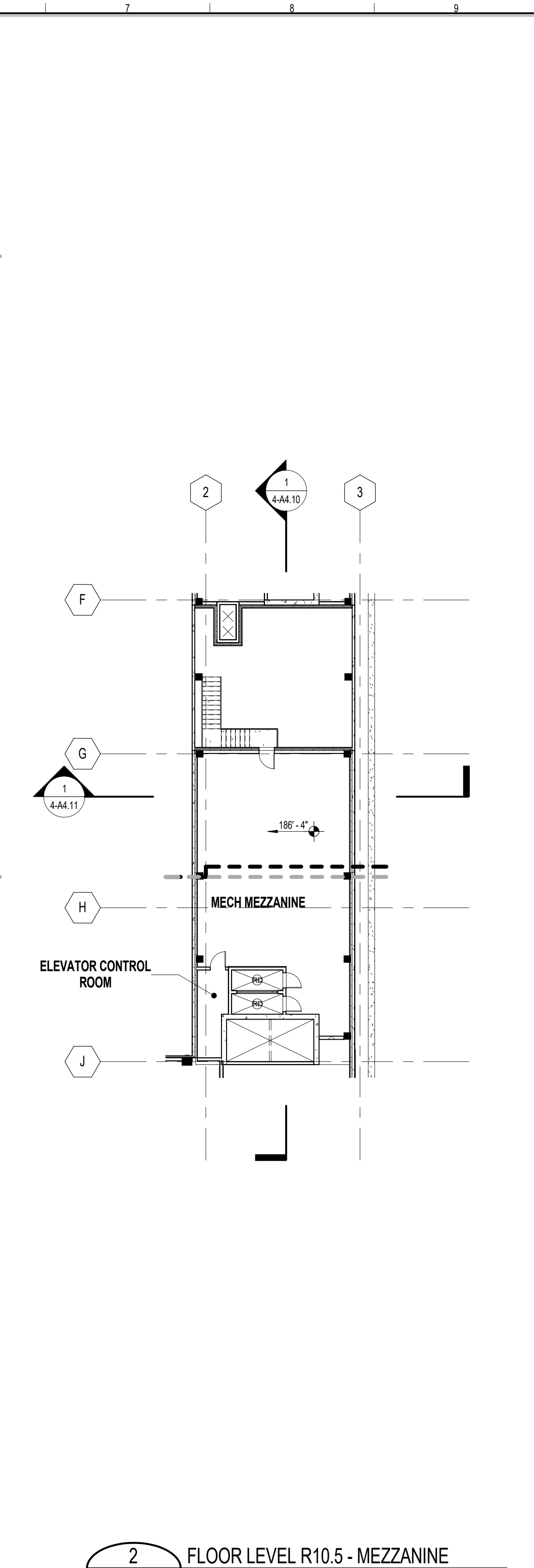
SHEET FOR REFERENCE

DK	20160037
Principal-in-Charge	Project No.
JG	06/18/2019
Project Manager	Date
AR	
Project Architect	
JM	
Staff Architect	

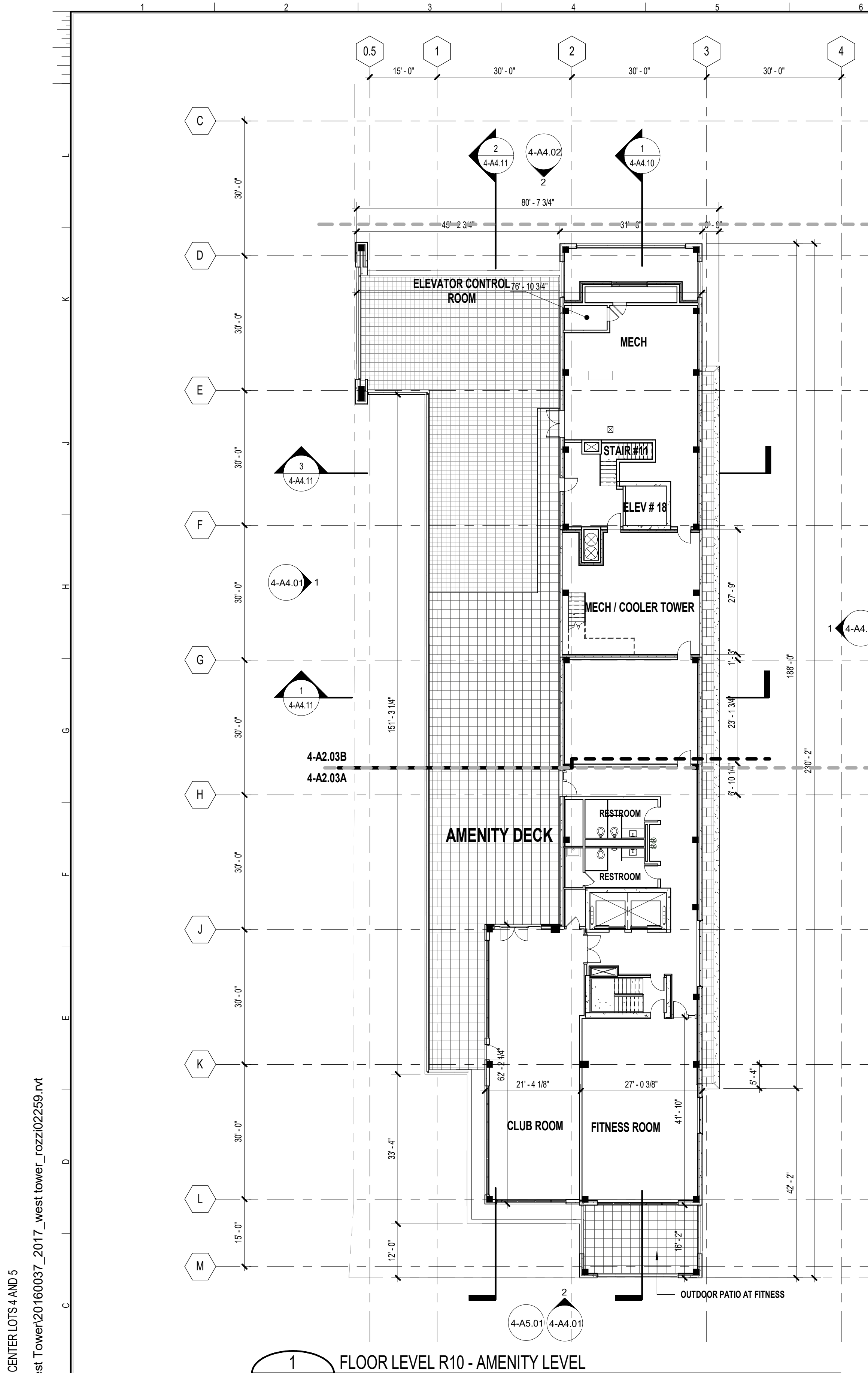
4-A-1.02



3 FLOOR LEVEL R11 - PENTHOUSE ROOF
4-A1.02 SCALE: 1/16" = 1'-0"



2 FLOOR LEVEL R10.5 - MEZZANINE
4-A1.02 SCALE: 1/16" = 1'-0"

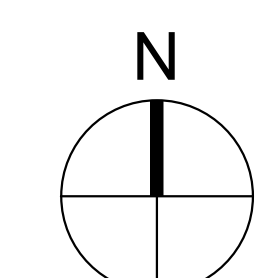


1 FLOOR LEVEL R10 - AMENITY LEVEL
4-A1.02 SCALE: 1/16" = 1'-0"

UNIT LEGEND

TYPE A	2BR / 2BA / DEN
TYPE B	2BR / 2BA
TYPE C	1BR / 2BA / DEN
TYPE D	1BR / 1BA
TYPE E	JR. 1BR / 1BA
TYPE F	STUDIO
TYPE G	MICRO

PROJECT NUMBER: 20160037 PROJECT NAME: HOFFMAN TOWN CENTER LOTS 4 AND 5
SHEET NUMBER: 4-A1.02 - LEVEL R10 AND LEVEL R11 PLANS
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VIRGINIA STATE GRID NORTH,
NAD 83/93



KEY PLAN



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.

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	DESIGN DEVELOPMENT	04/29/2019
C	ADDENDUM #C	05/23/2019
	CONSTRUCTION DOCUMENTATION - 65%	06/18/2019
	DRB SUBMISSION	06/19/2019

HOFFMAN TOWN CENTER
LOTS 4 AND 5
WEST TOWER

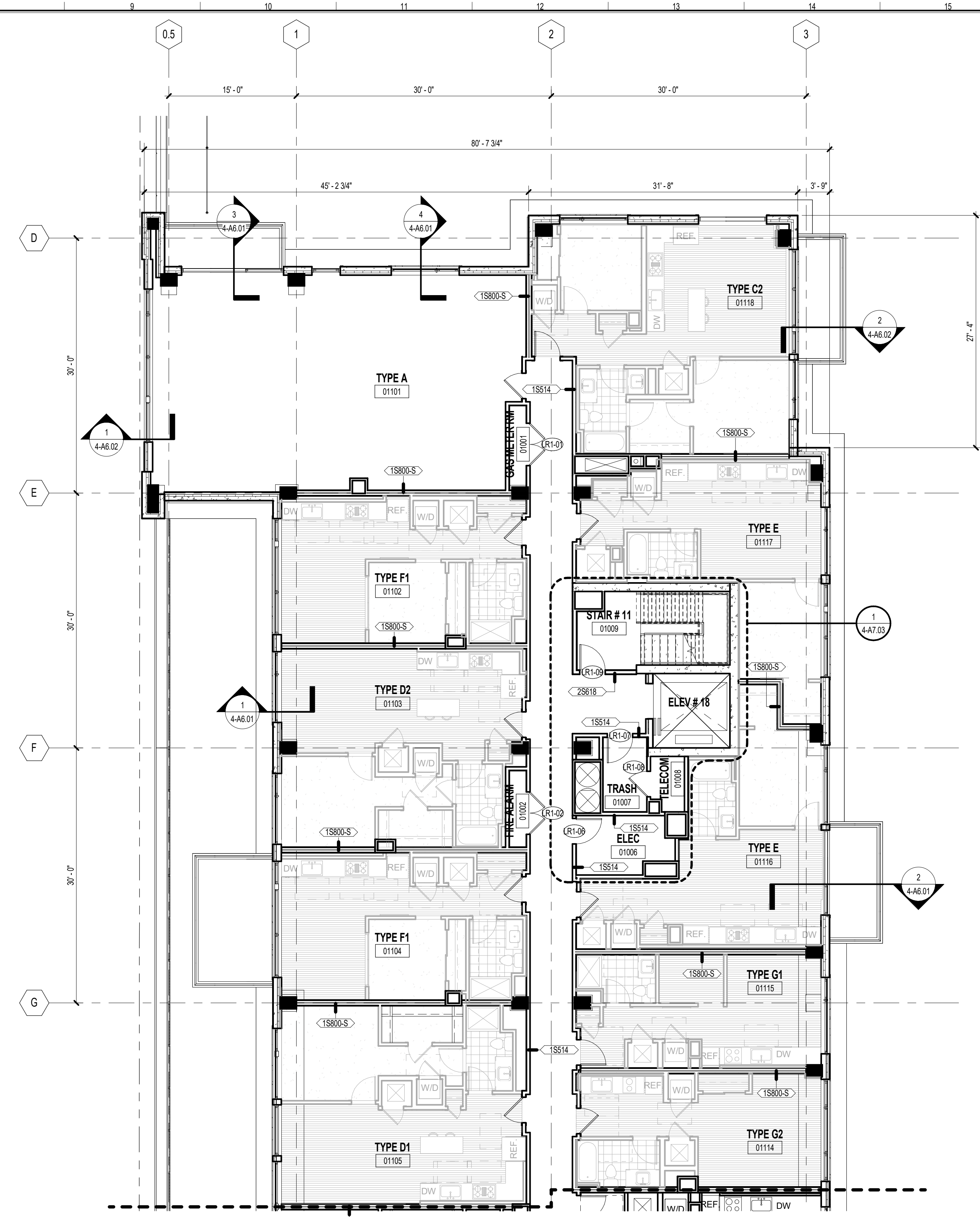
STONEBRIDGE

LEVEL R1 - TOWER BASE
PLAN

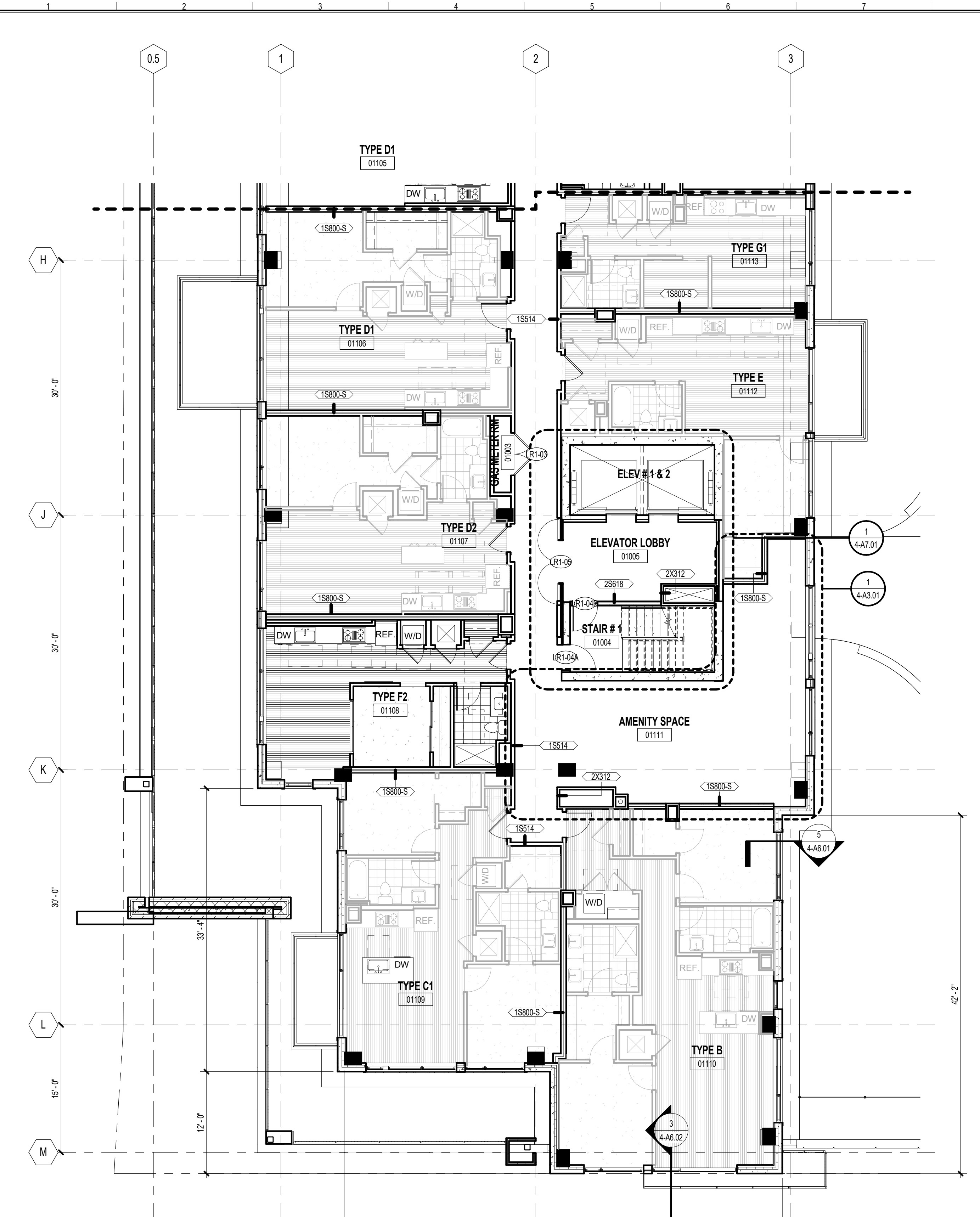
SHEET FOR REFERENCE

DK	20160037
Principal-in-Charge	Project No.
JG	06/18/2019
Project Manager	Date
AR	
Project Architect	
JM	
Staff Architect	

4-A2.01



2 LEVEL R1 (TOWER BASE) - AREA B
SCALE: 1/8" = 1'-0"



1 LEVEL R1 (TOWER BASE) - AREA A
SCALE: 1/8" = 1'-0"

UNIT LEGEND

TYPE A	2BR / 2BA / DEN
TYPE B	2BR / 2BA
TYPE C	1BR / 2BA / DEN
TYPE D	1BR / 1BA
TYPE E	JR. 1BR / 1BA
TYPE F	STUDIO
TYPE G	MICRO

PROJECT NUMBER: 20160037 PROJECT NAME: HOFFMAN TOWN CENTER LOTS 4 AND 5
SHEET NUMBER: 4-A2.01 - LEVEL R1 - TOWER BASE PLAN
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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

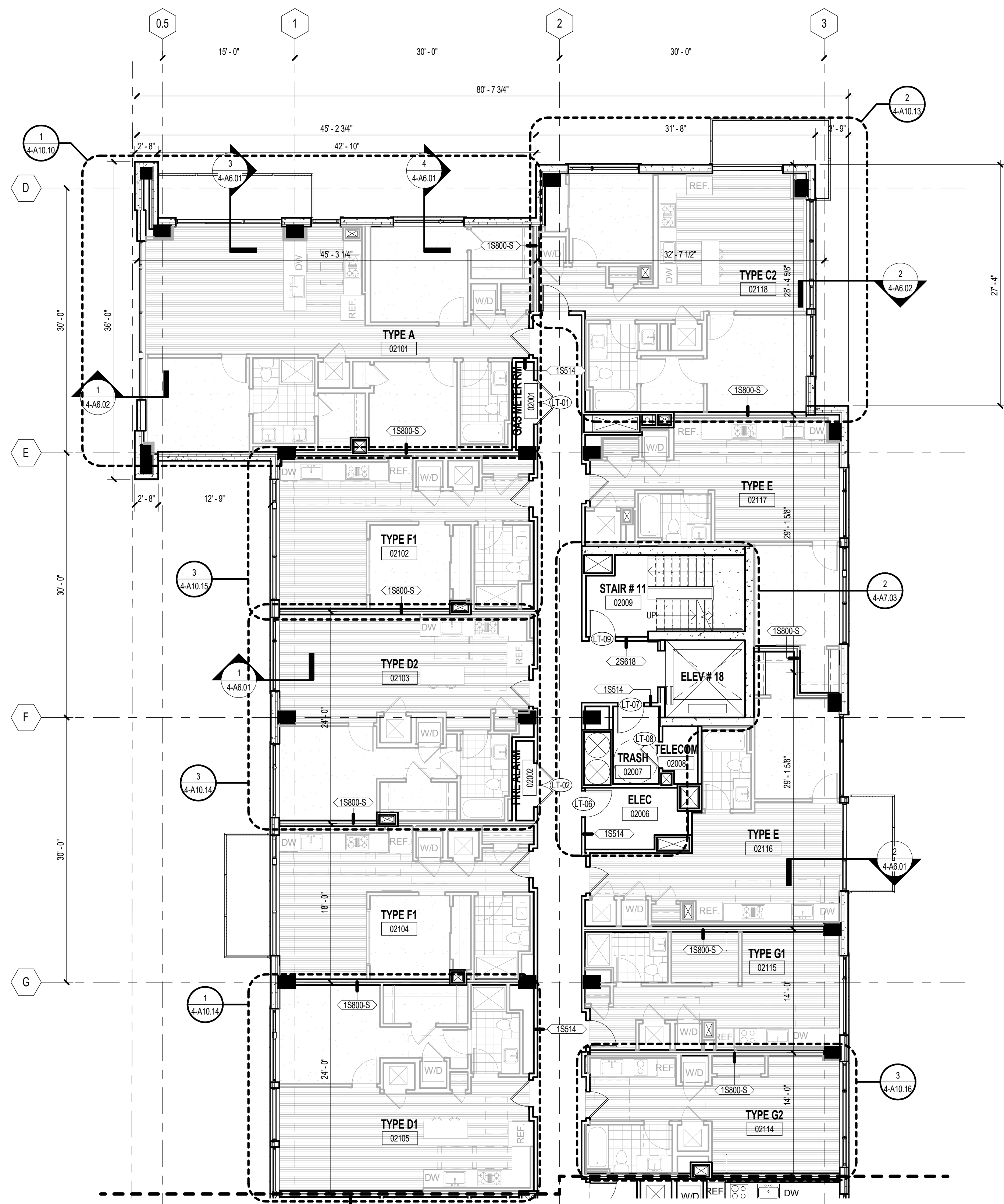
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	SCHEMATIC DESIGN	03/06/2019
	DESIGN DEVELOPMENT	04/29/2019
C	ADDENDUM #C	05/23/2019
	CONSTRUCTION DOCUMENTATION - 65%	06/18/2019
	DRB SUBMISSION	06/19/2019

HOFFMAN TOWN CENTER
LOTS 4 AND 5
WEST TOWER

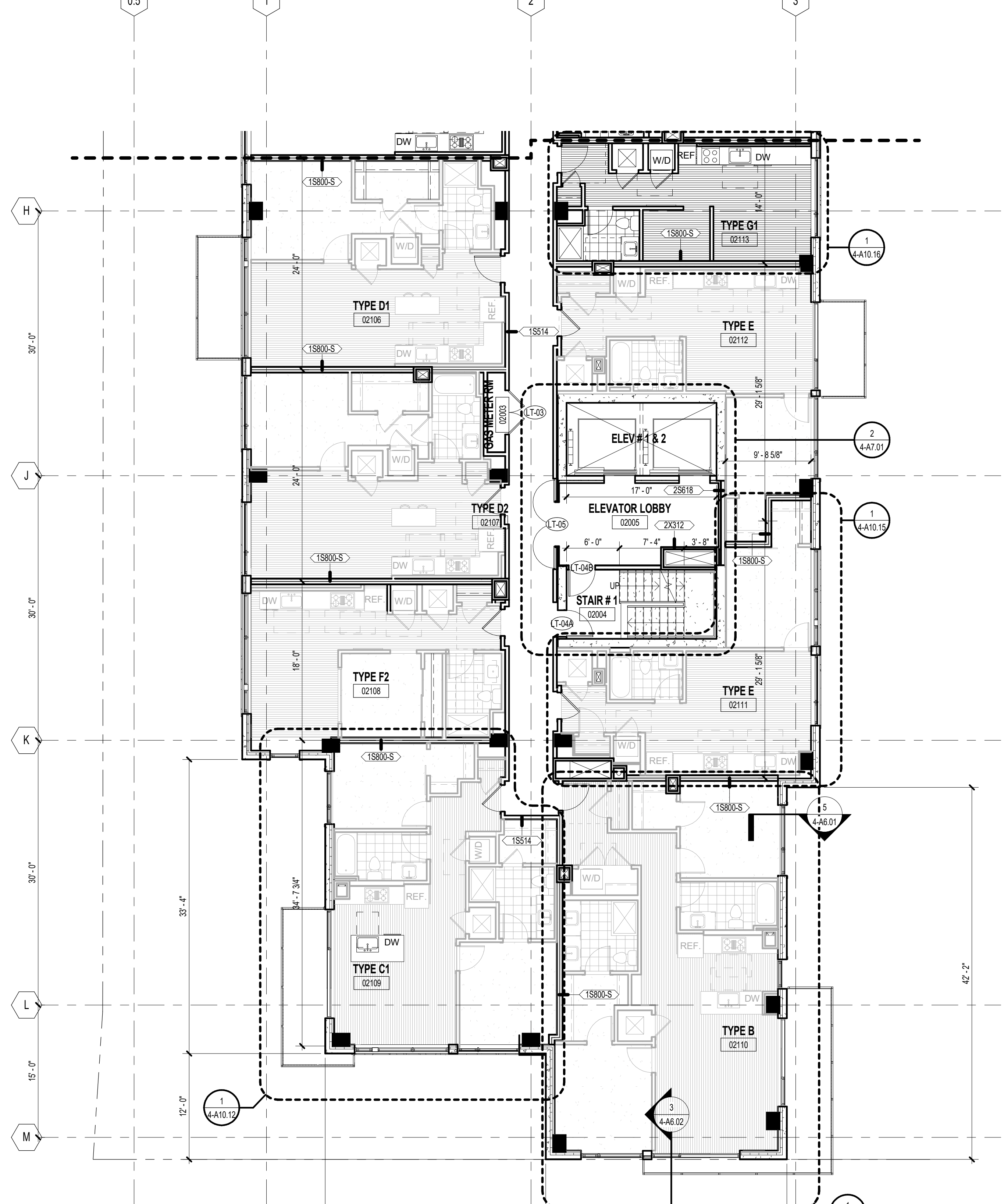
STONEBRIDGE
LEVEL R2 - TYPICAL FLOOR
PLAN

SHEET FOR REFERENCE

DK	20160037
Principal-in-Charge	Project No.
JG	06/18/2019
Project Manager	Date
AR	
Project Architect	
JM	
Staff Architect	
	4-A2.02



2 LEVEL R2 (TYPICAL FLOOR) - AREA B
SCALE: 1/8" = 1'-0"

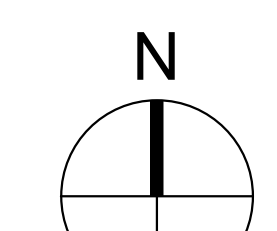


1 LEVEL R2 (TYPICAL FLOOR) - AREA A
SCALE: 1/8" = 1'-0"

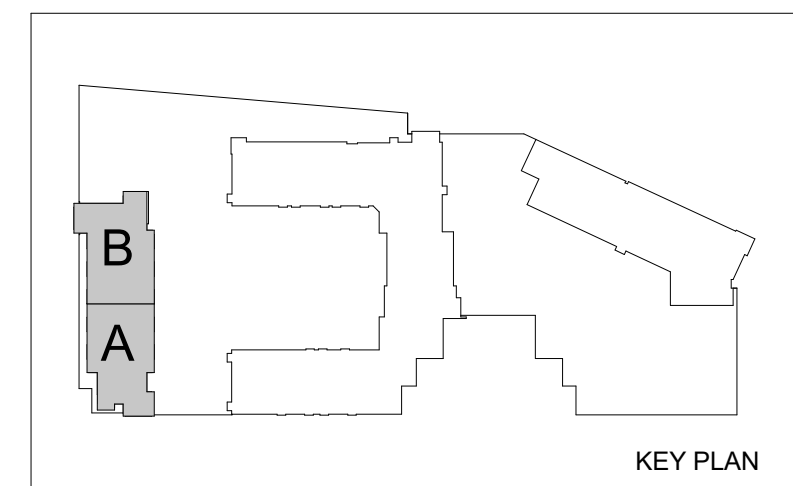
UNIT LEGEND

TYPE A	2BR / 2BA / DEN
TYPE B	2BR / 2BA
TYPE C	1BR / 2BA / DEN
TYPE D	1BR / 1BA
TYPE E	JR. 1BR / 1BA
TYPE F	STUDIO
TYPE G	MICRO

PROJECT NUMBER: 20160037 PROJECT NAME: HOFFMAN TOWN CENTER LOTS 4 AND 5
SHEET NUMBER: 4-A2.02 - LEVEL R2 - TYPICAL FLOOR PLAN
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VIRGINIA STATE GRID NORTH,
NAD 83/93



KEY PLAN



SCOPE DOCUMENTS

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	SCHEMATIC DESIGN	03/06/2019
	DESIGN DEVELOPMENT	04/29/2019
C	ADDENDUM #C	05/23/2019
	CONSTRUCTION DOCUMENTATION - 65%	06/18/2019
	DRB SUBMISSION	06/19/2019

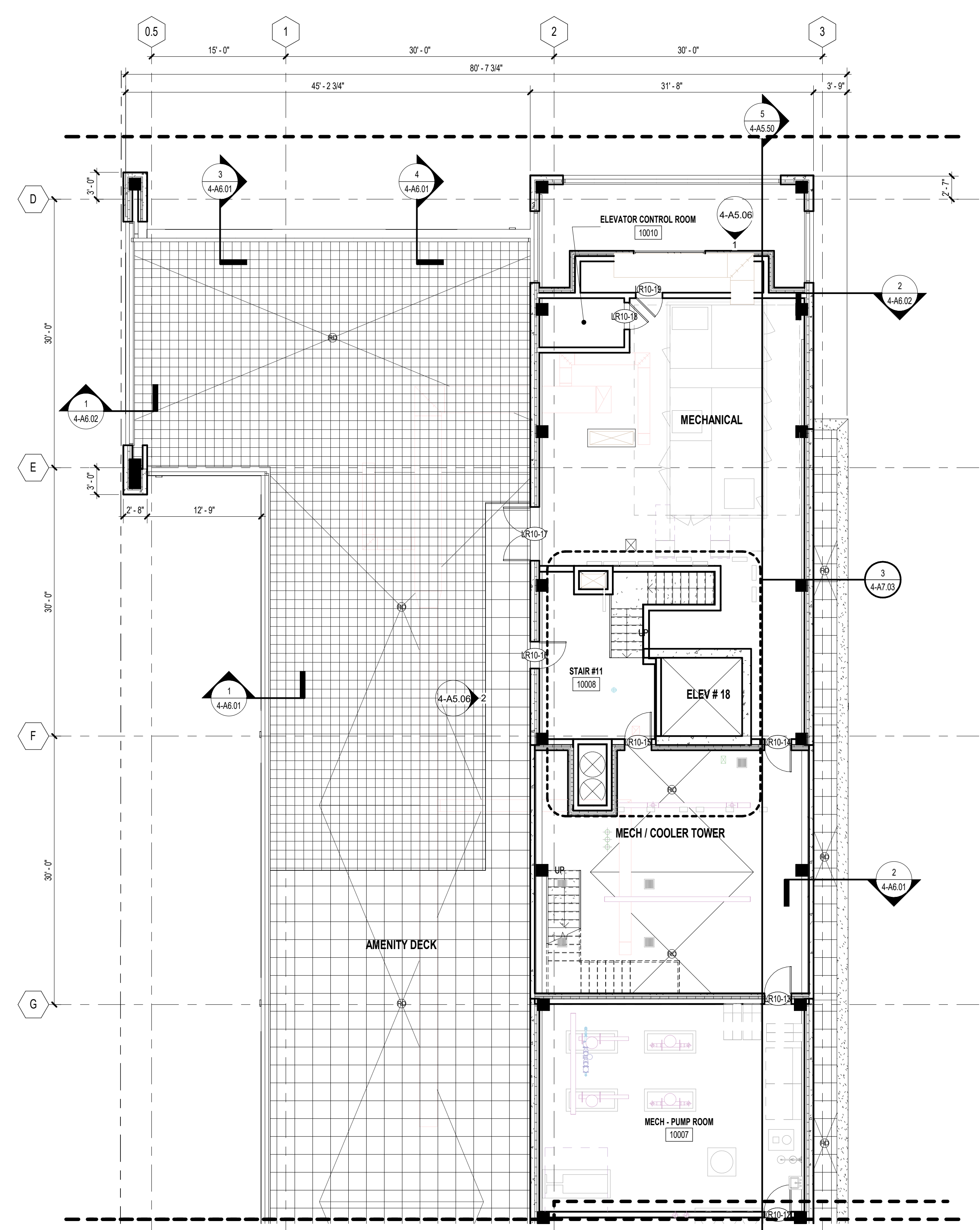
**HOFFMAN TOWN CENTER
LOTS 4 AND 5
WEST TOWER**

STONEBRIDGE
**LEVEL R10 - AMENITY LEVEL
PLAN**

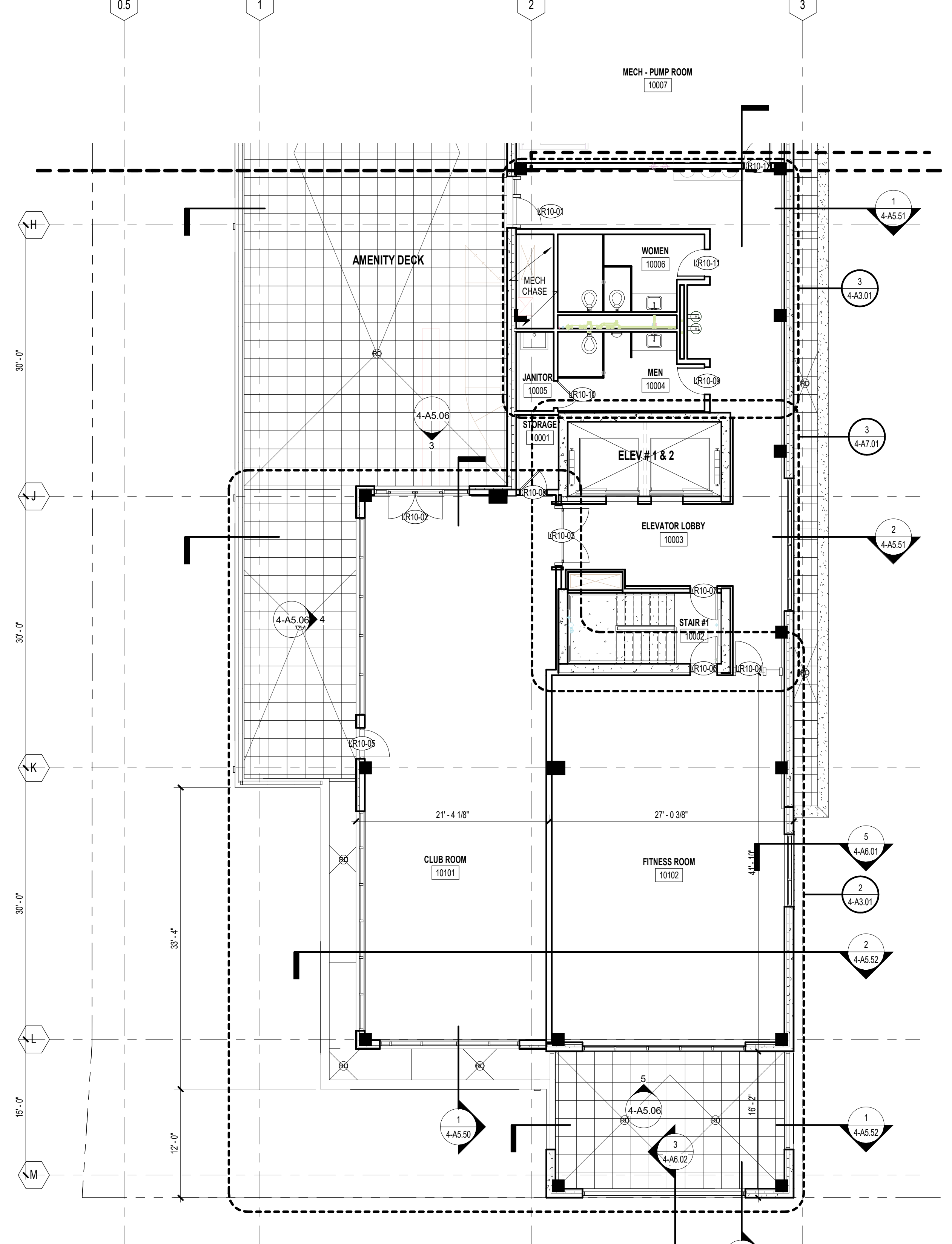
SHEET FOR REFERENCE

DK	20160037
Principal-in-Charge	Project No.
JG	06/18/2019
Project Manager	Date
AR	
Project Architect	
JM	
Staff Architect	

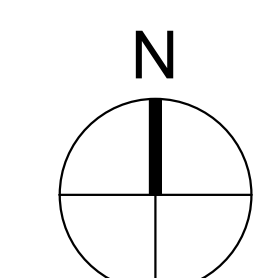
4-A2.10



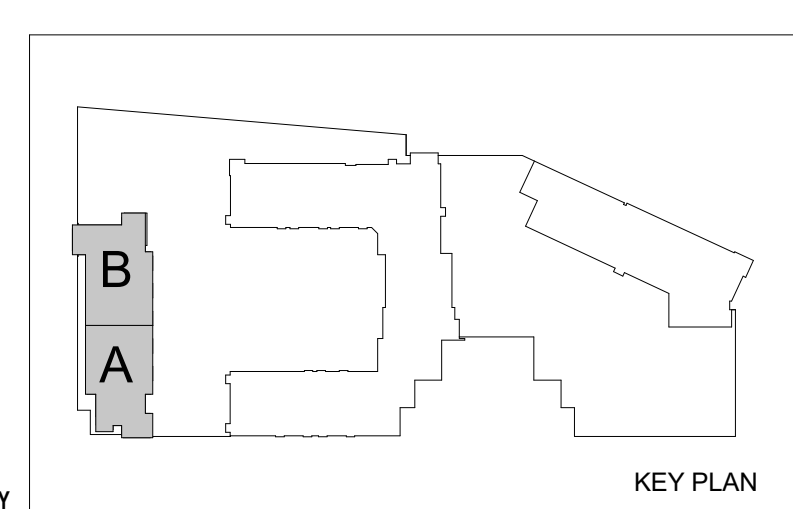
2 LEVEL R10 (AMENITY LEVEL) - AREA B
4-A2.10 SCALE: 1/8" = 1'-0"



1 LEVEL R10 (AMENITY LEVEL) - AREA A
4-A2.10 SCALE: 1/8" = 1'-0"



ELEVATOR LOBBY
VIRGINIA STATE GRID NORTH,
NAD 83/93



KEY PLAN

PROJECT NUMBER: 20160037 PROJECT NAME: HOFFMAN TOWN CENTER LOTS 4 AND 5
SHEET NUMBER: 4-A2.10 - LEVEL R10 - AMENITY LEVEL PLAN
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COOPER CARRY
THE CENTER FOR CONNECTIVE ARCHITECTURE

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Alexandria, VA 22314
(703) 519-6152
coopercarry.com

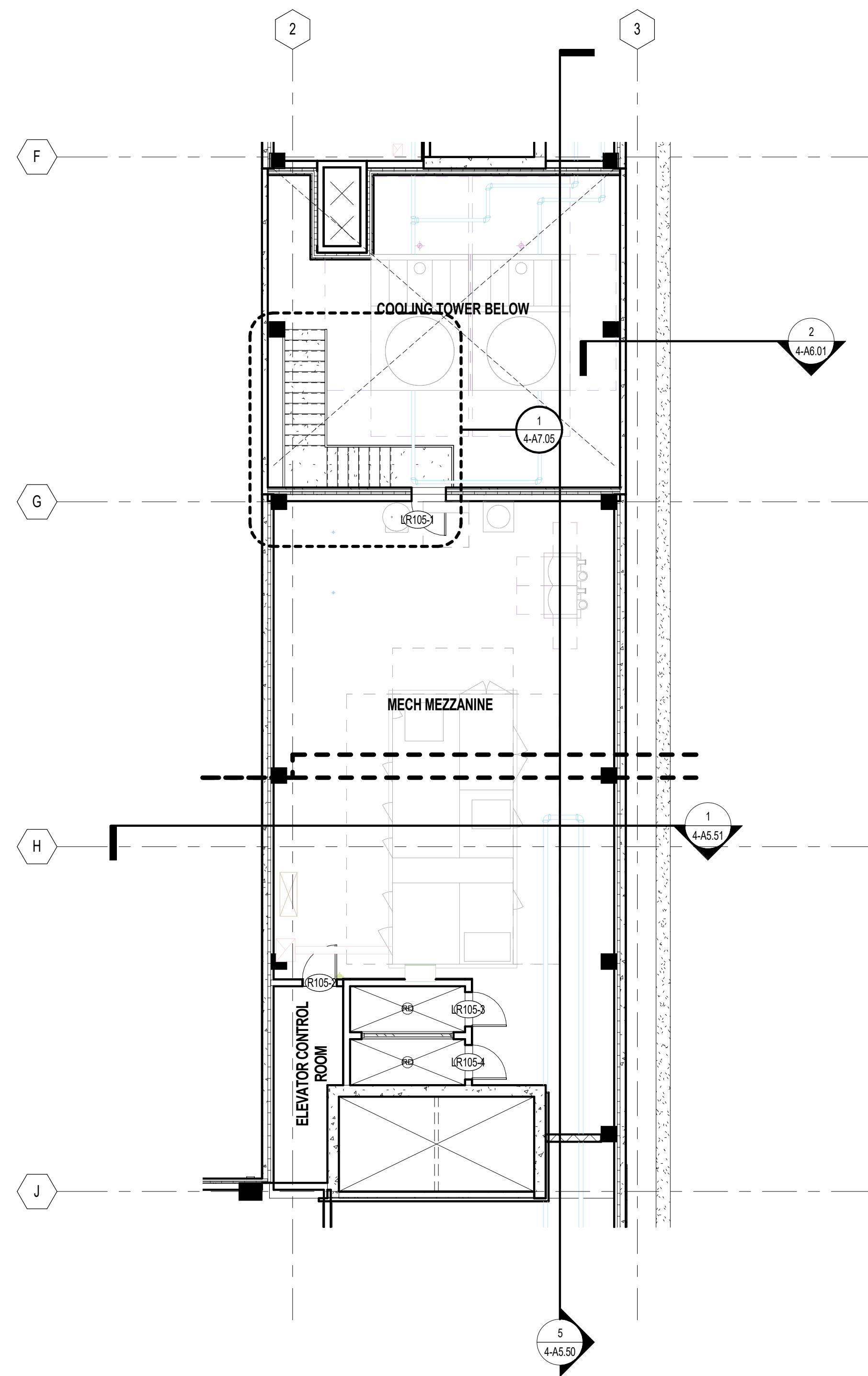
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SCOPE DOCUMENTS

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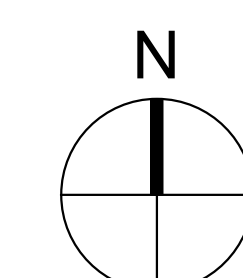
ISSUANCES

No.	Drawing Issue Description	Date
C	ADDENDUM #C	05/23/2019
	CONSTRUCTION DOCUMENTATION - 65%	06/18/2019
	DRB SUBMISSION	06/19/2019



1 FLOOR LEVEL R10.5 - MEZZANINE - COMPOSITE
4-A2.10.5 SCALE: 1/8" = 1'-0"

PROJECT NUMBER: 20160037 PROJECT NAME: HOFFMAN TOWN CENTER LOTS 4 AND 5
SHEET NUMBER: 4-A2.10.5 - LEVEL R10.5 - MEZZANINE
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VIRGINIA STATE GRID NORTH,
NAD 83/93



KEY PLAN

HOFFMAN TOWN CENTER
LOTS 4 AND 5
WEST TOWER

STONEBRIDGE
LEVEL R10.5 - MEZZANINE

SHEET FOR REFERENCE

DK	20160037
Principal-in-Charge	Project No.
JG	06/18/2019
Project Manager	Date
AR	
Project Architect	
JM	
Staff Architect	
	4-A2.10.5

NOT ISSUED FOR CONSTRUCTION

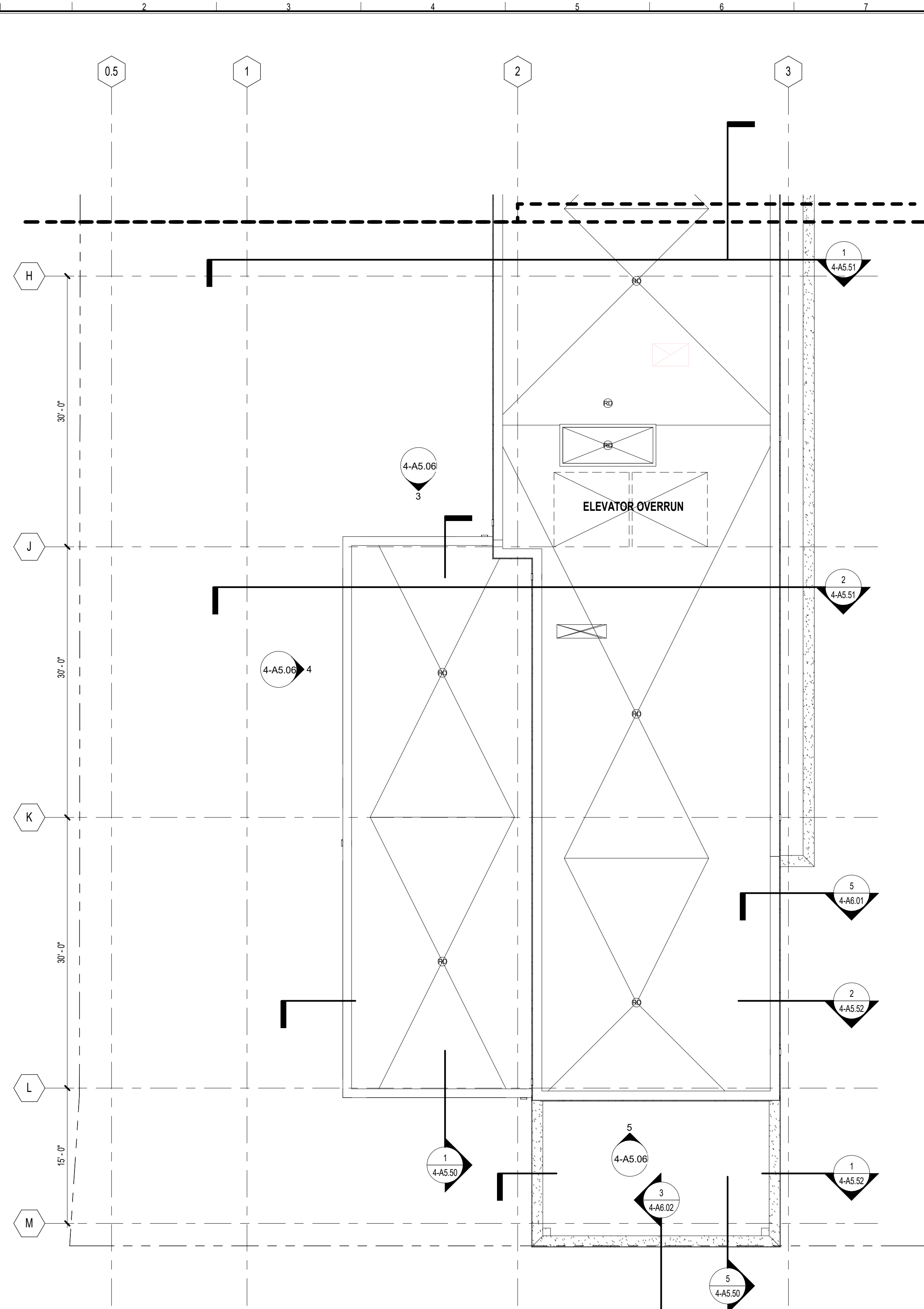


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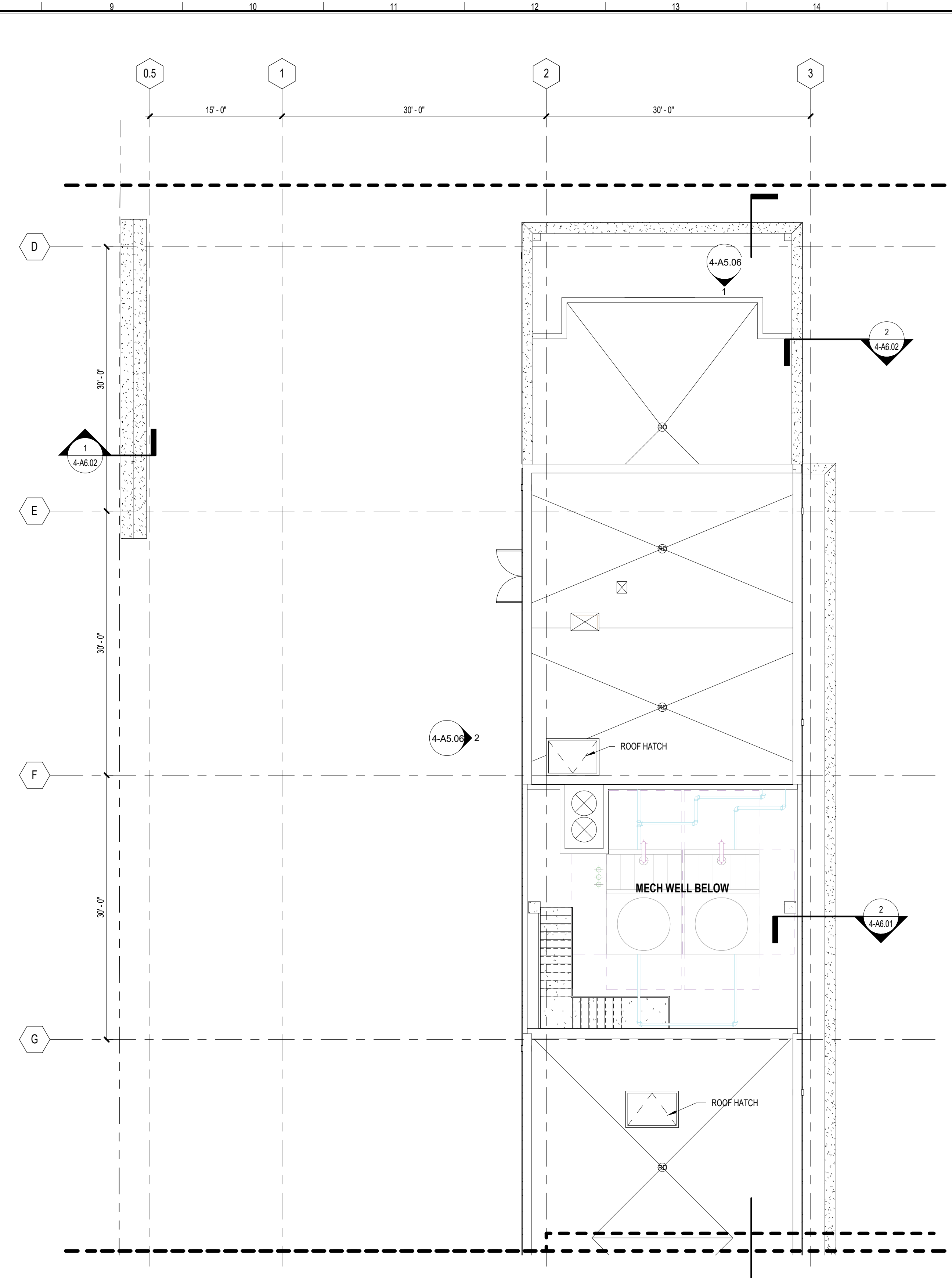
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ISSUANCES

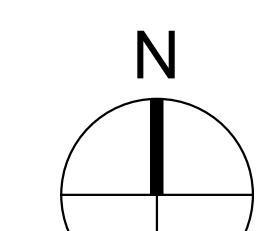
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C	ADDENDUM #C	05/23/2019
	CONSTRUCTION DOCUMENTATION - 65%	06/18/2019
	DRB SUBMISSION	06/19/2019



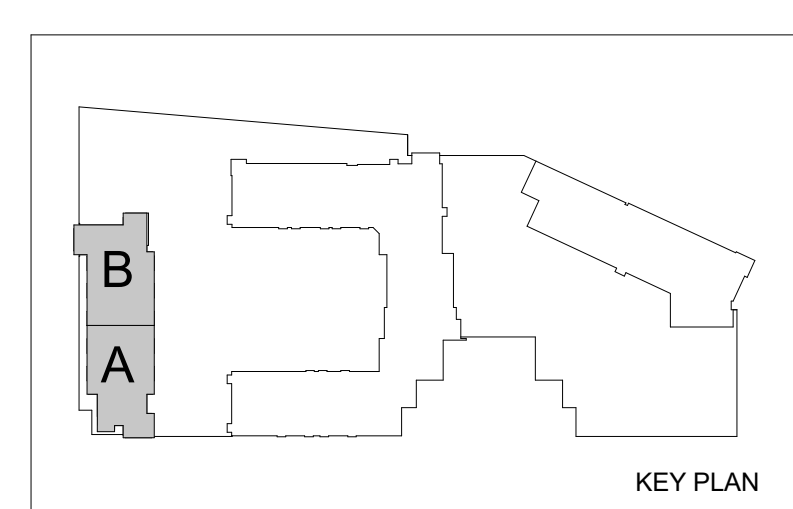
1 LEVEL R11 (PENTHOUSE ROOF) - AREA A
4-A2.11 SCALE: 1/8" = 1'-0"



2 LEVEL R11 (PENTHOUSE ROOF) - AREA B
4-A2.11 SCALE: 1/8" = 1'-0"



VIRGINIA STATE GRID NORTH,
NAD 83/93



**HOFFMAN TOWN CENTER
LOTS 4 AND 5
WEST TOWER**

STONEBRIDGE

**LEVEL R11 - PENTHOUSE
ROOF PLAN**

SHEET FOR REFERENCE

DK	20160037
Principal-in-Charge	Project No.
JG	06/18/2019
Project Manager	Date
AR	
Project Architect	
JM	
Staff Architect	

4-A2.11

PROJECT NUMBER: 20160037 PROJECT NAME: HOFFMAN TOWN CENTER LOTS 4 AND 5
SHEET NUMBER: 4-A2.11 - LEVEL R11 - PENTHOUSE ROOF PLAN
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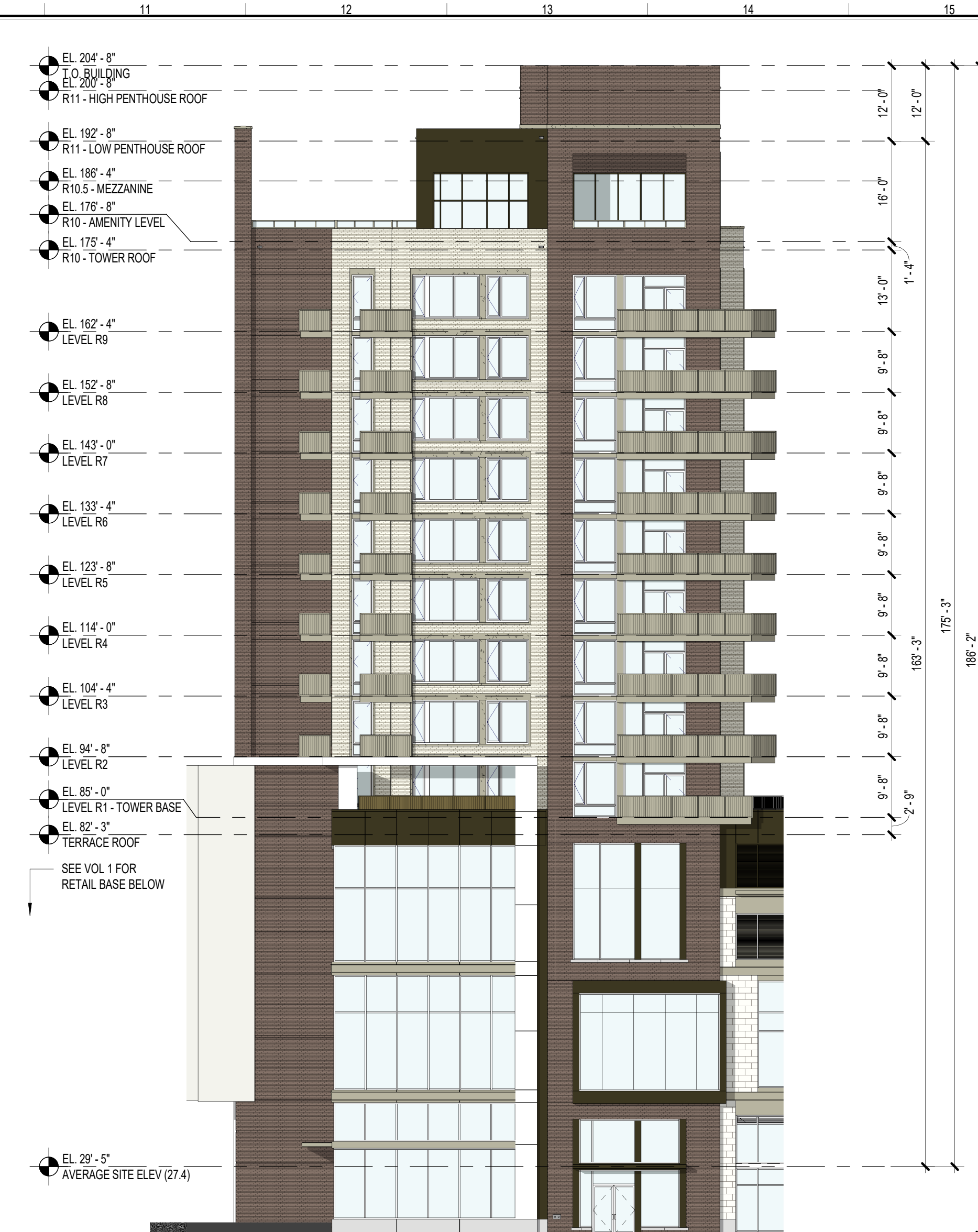
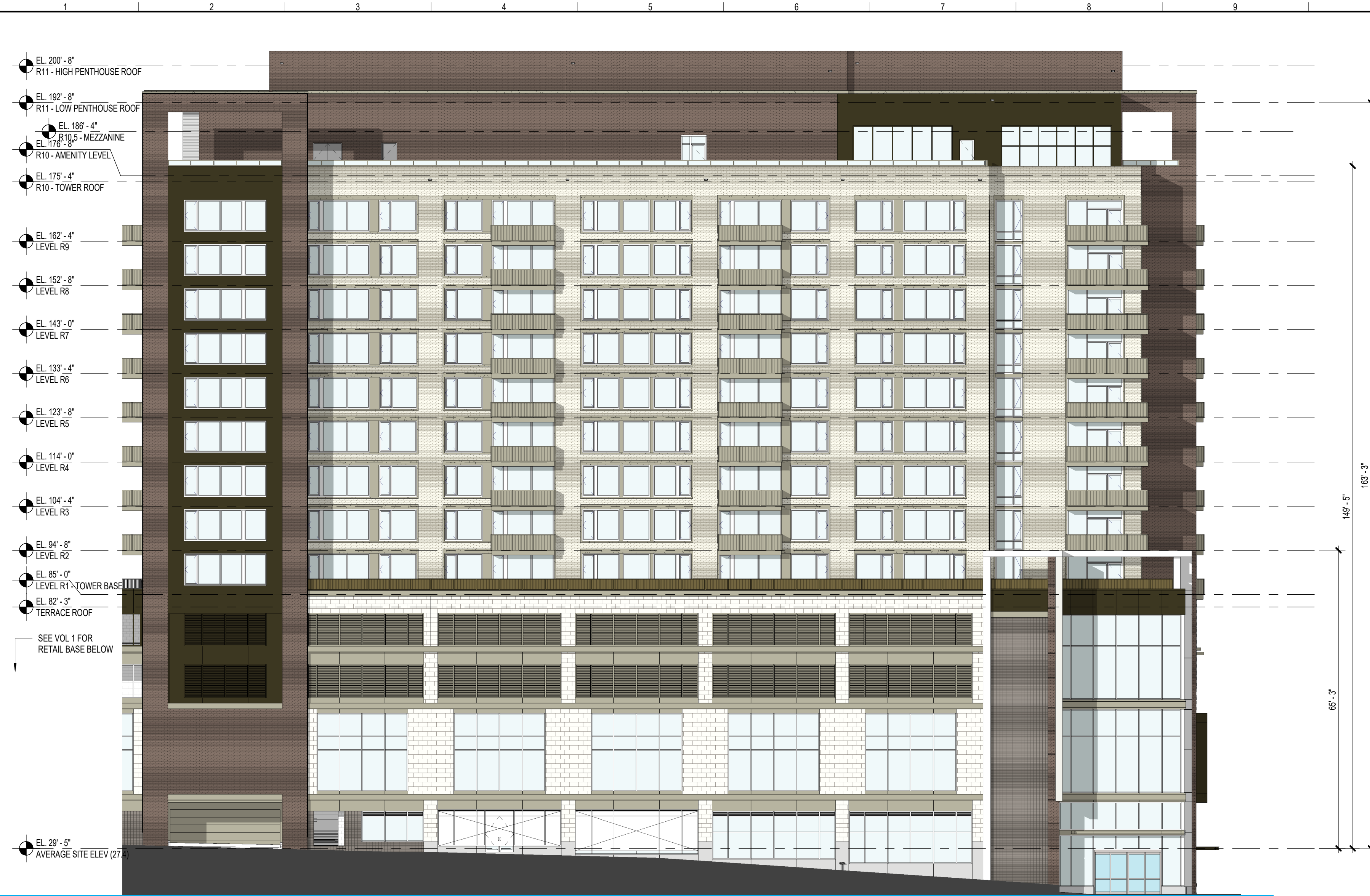


SCOPE DOCUMENTS

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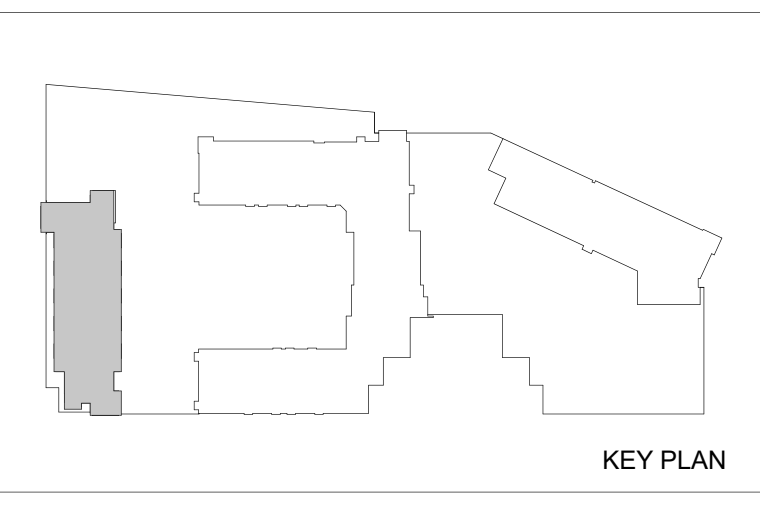
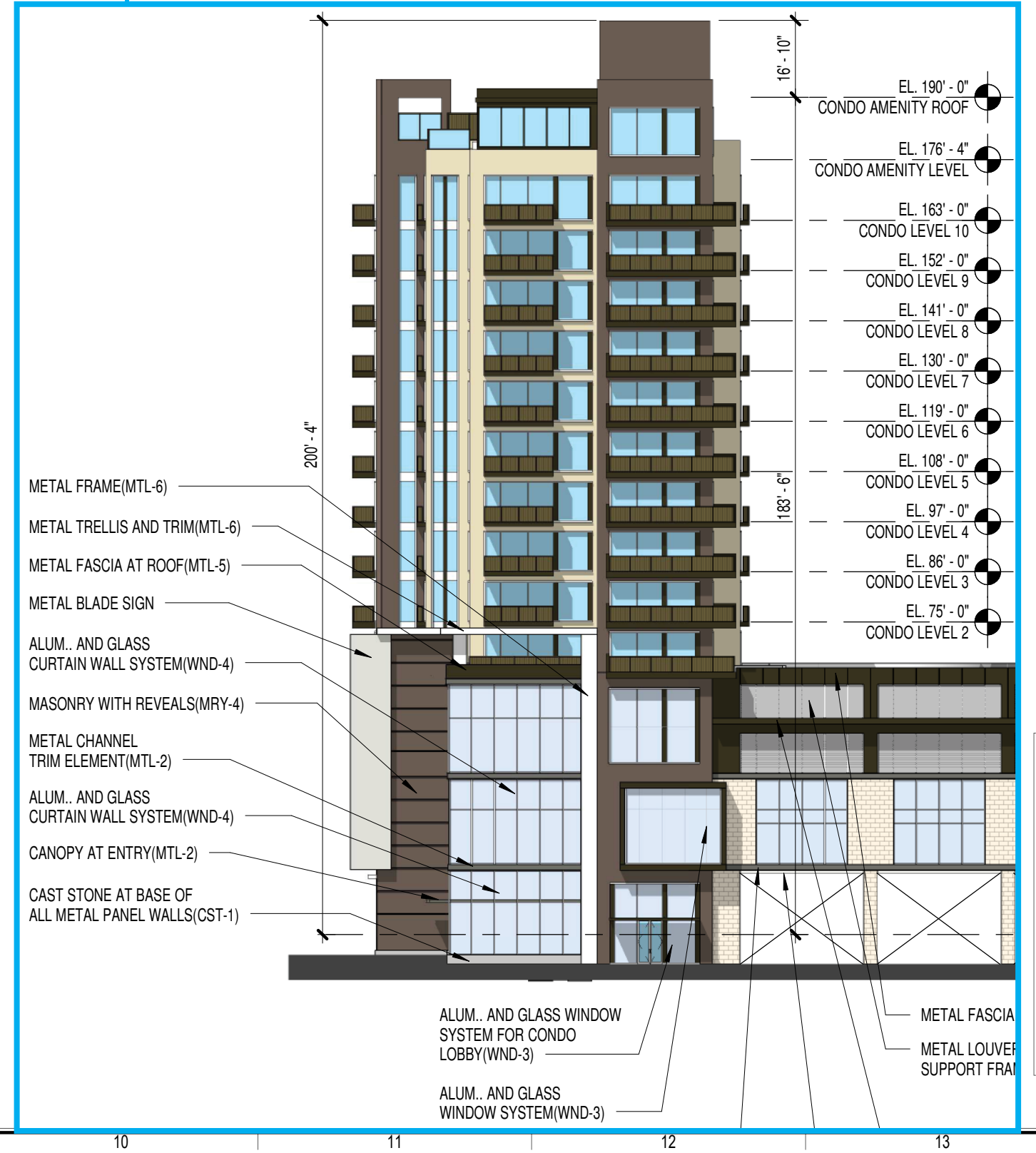
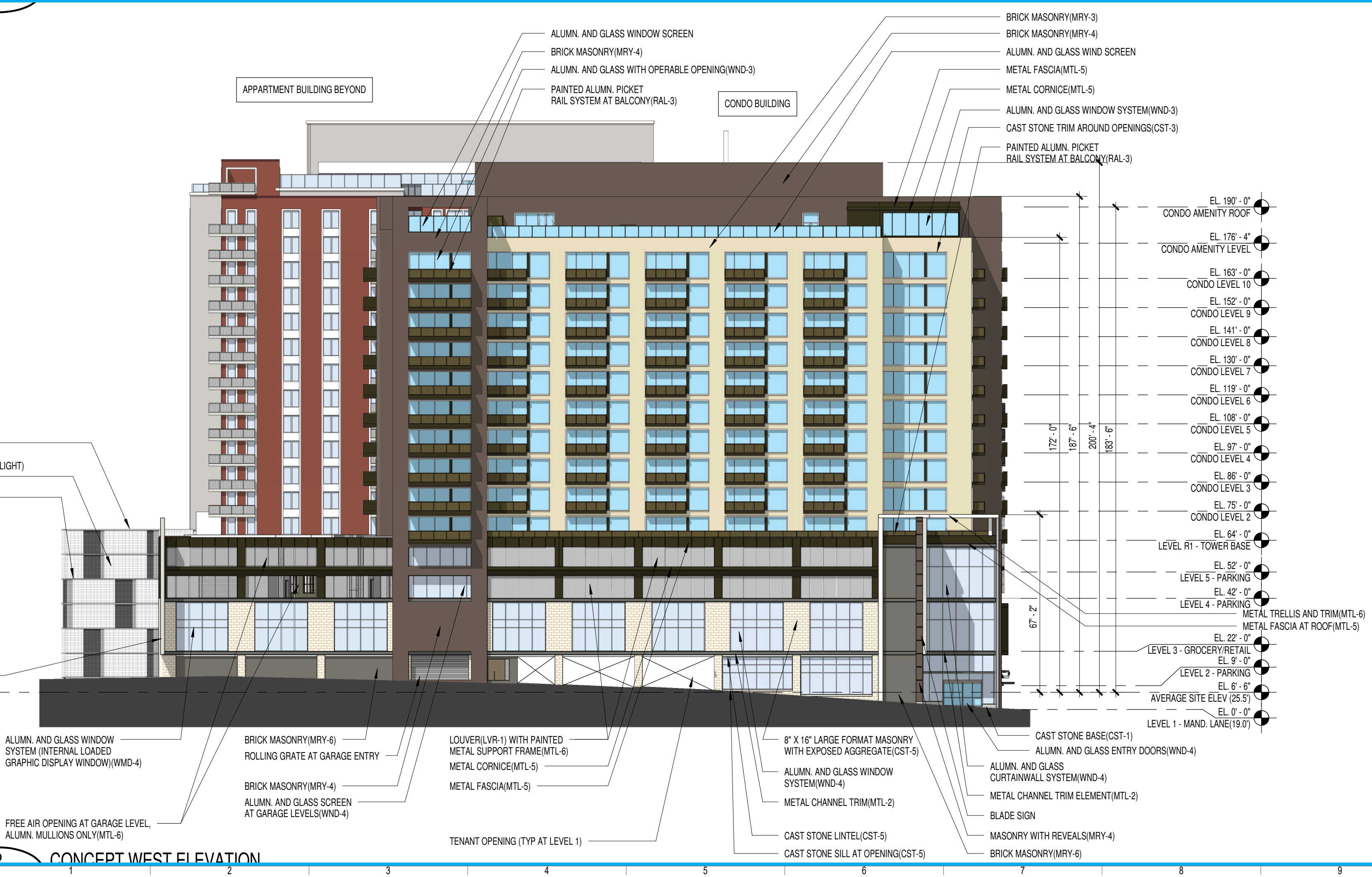
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No.	Drawing Issue Description	Date
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	DESIGN DEVELOPMENT	04/29/2019
C	ADDENDUM #C	05/23/2019
	CONSTRUCTION DOCUMENTATION - 65%	06/18/2019
	DRB SUBMISSION	06/19/2019



2 SOUTH ELEVATION
4-A4.01 SCALE: 1/16" = 1'-0"

APPROVED DSUP
12/19/2017



HOFFMAN TOWN CENTER
LOTS 4 AND 5
WEST TOWER

STONEBRIDGE
BUILDING ELEVATIONS

DK	20160037
Principal-in-Charge	Project No.
JG	06/18/2019
Project Manager	Date
AR	
Project Architect	
JM	
Staff Architect	

4-A4.01

PROJECT NUMBER: 20160037 PROJECT NAME: HOFFMAN TOWN CENTER LOTS 4 AND 5
SHEET NUMBER: 4-A4.01 - BUILDING ELEVATIONS
P:\2016\20160037\7-1 rev\Users\West Tower\20160037_2017_west tower_rough\2259.rvt
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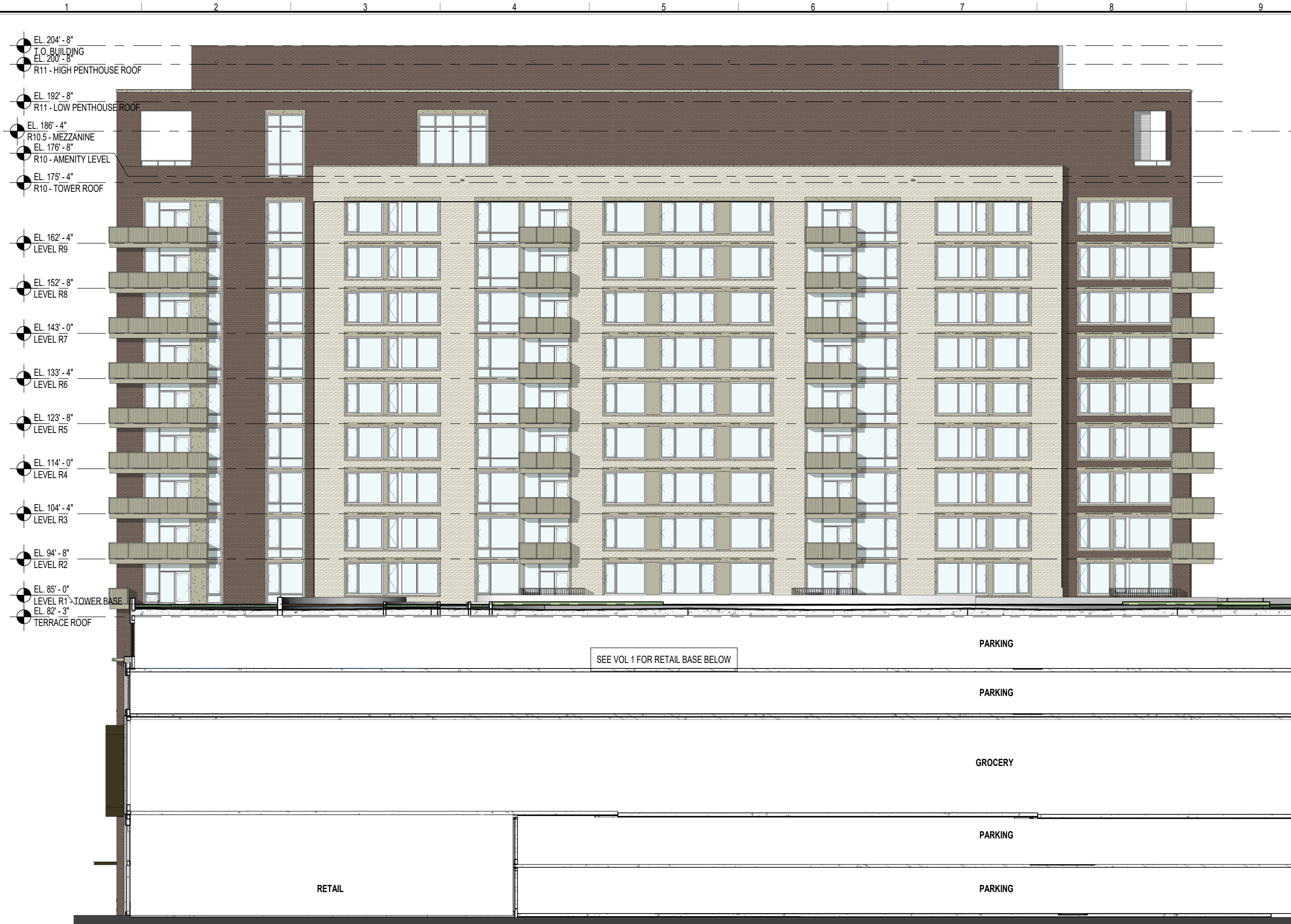


SCOPE DOCUMENTS

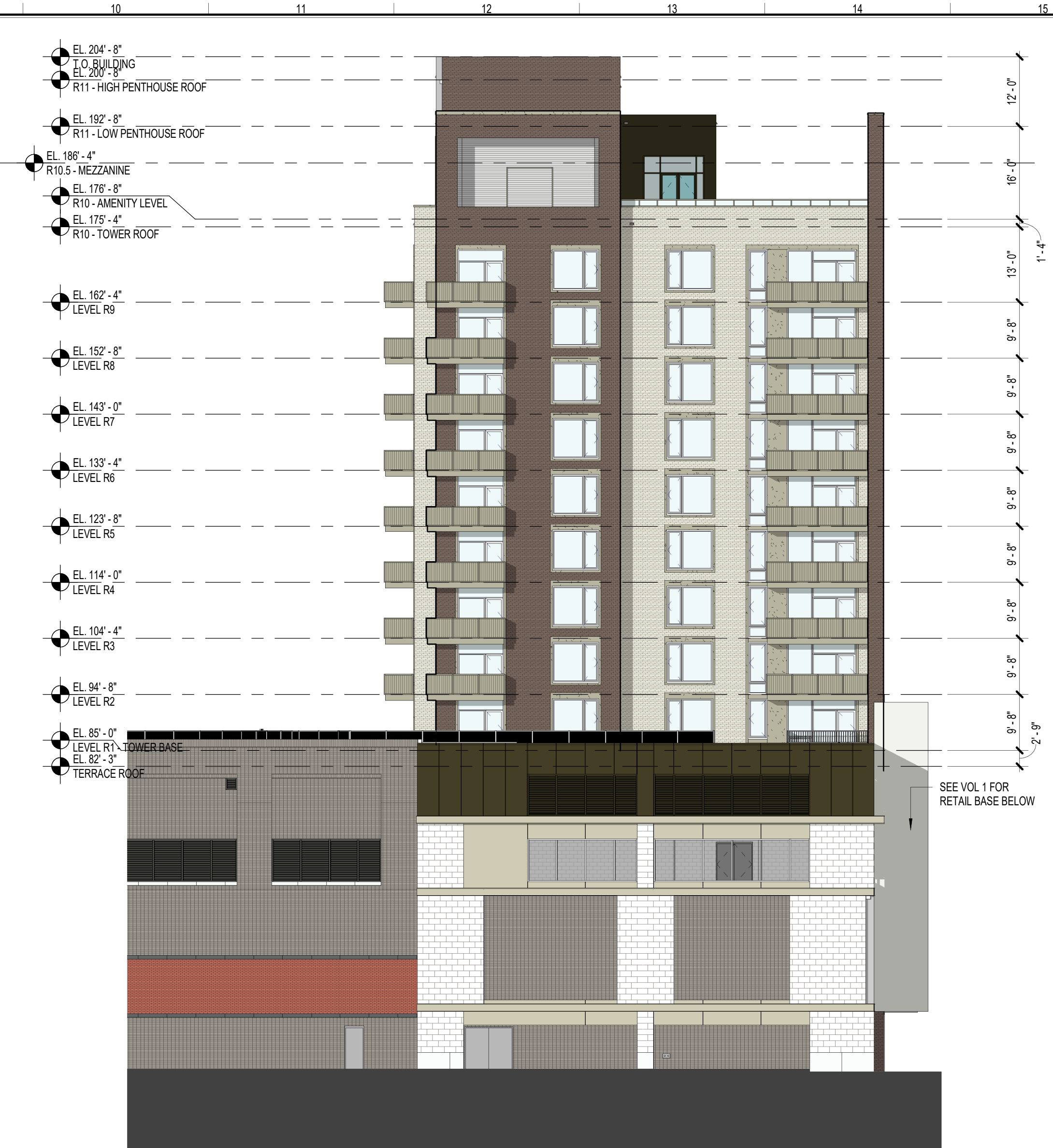
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ISSUANCES

No.	Drawing Issue Description	Date
	DESIGN DEVELOPMENT	04/29/2019
C	ADDENDUM #C	05/23/2019
	CONSTRUCTION DOCUMENTATION - 65%	06/18/2019
	DRB SUBMISSION	06/19/2019

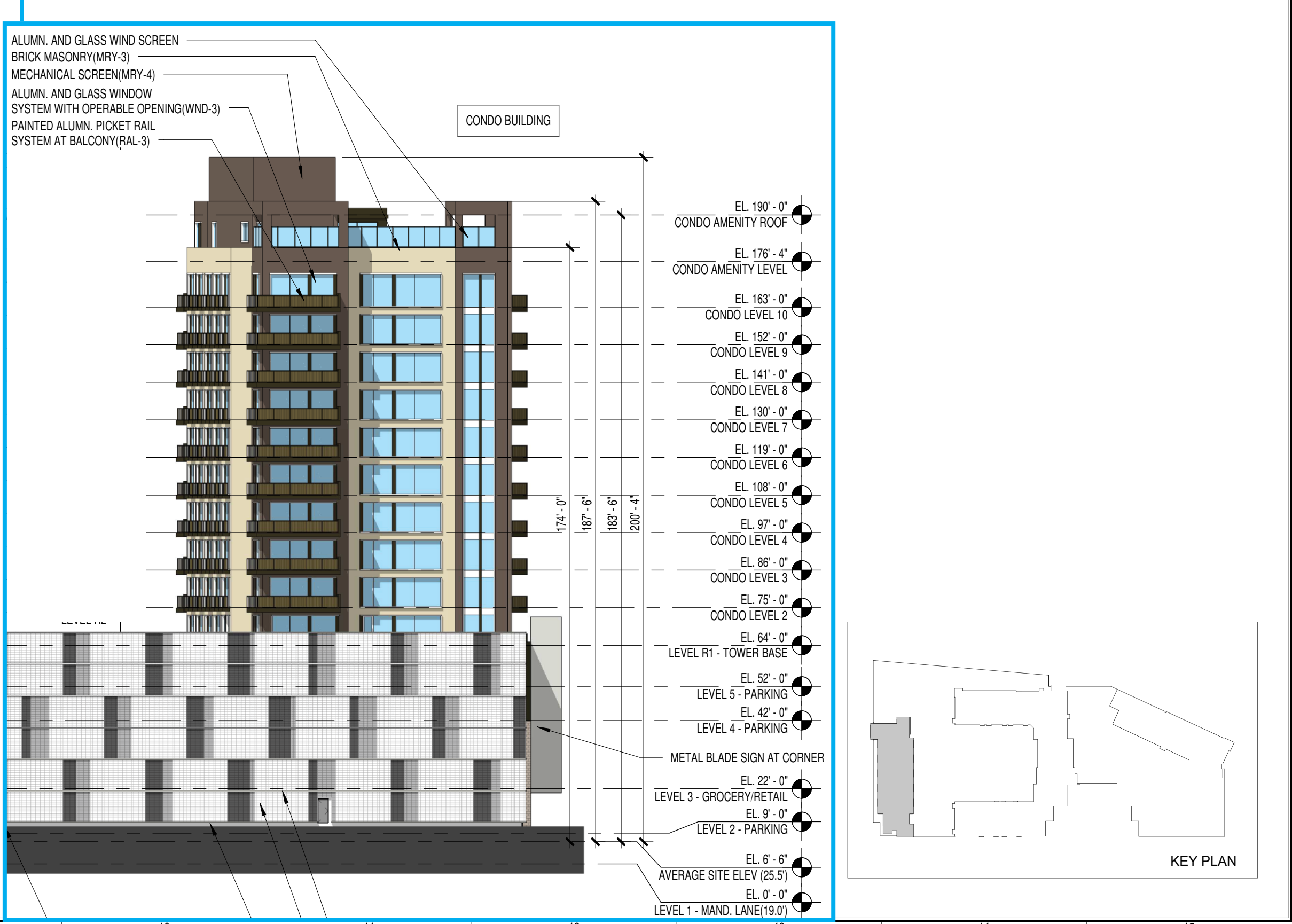
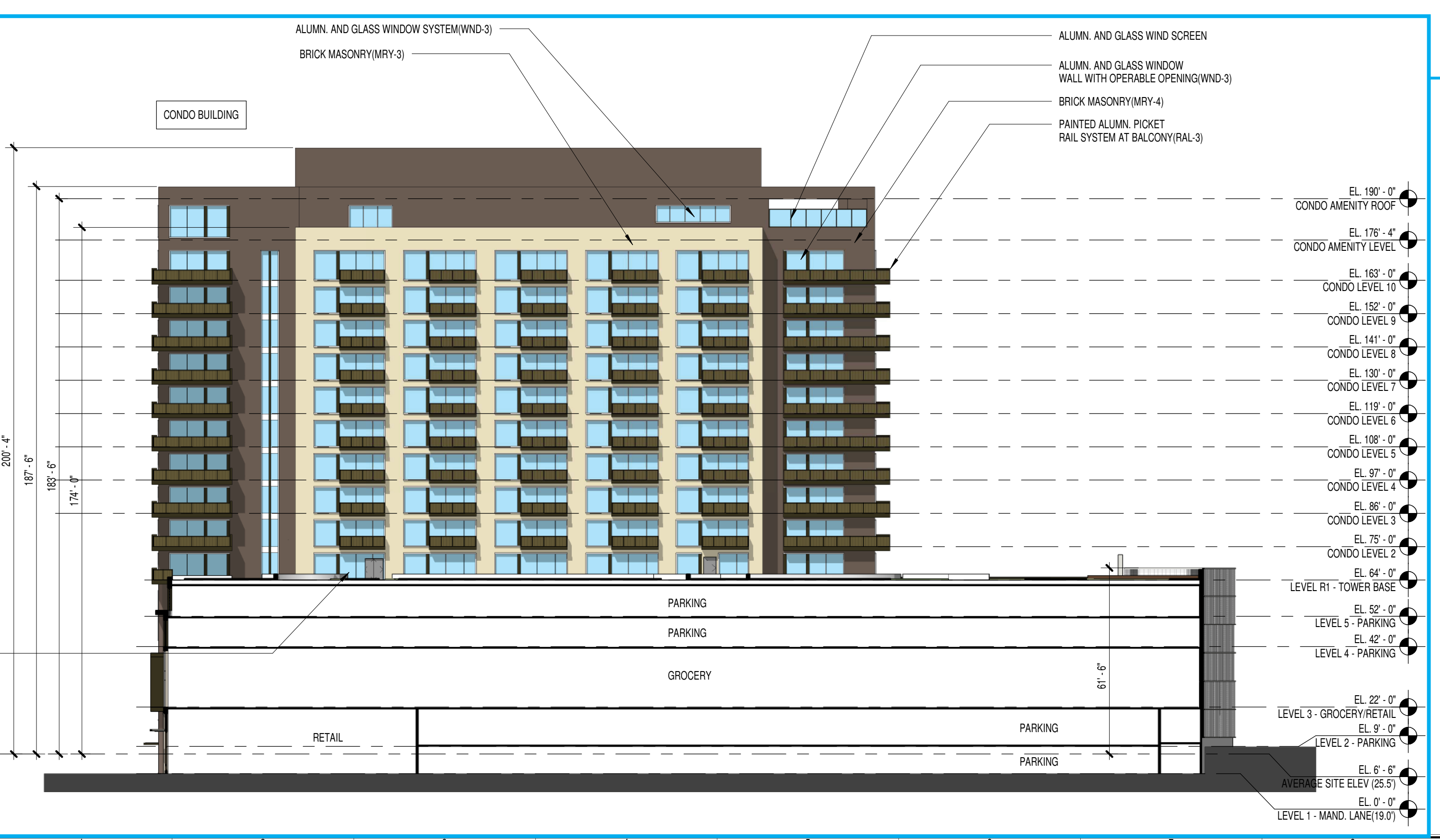


1 EAST ELEVATION
4-A4.02 SCALE: 1/16" = 1'-0"



2 NORTH ELEVATION
4-A4.02 SCALE: 1/16" = 1'-0"

APPROVED DSUP
12/19/2017



HOFFMAN TOWN CENTER
LOTS 4 AND 5
WEST TOWER

STONEBRIDGE
BUILDING ELEVATIONS

DK	20160037
Principal-in-Charge	Project No.
JG	06/18/2019
Project Manager	Date
AR	
Project Architect	
JM	
Staff Architect	

4-A4.02

PROJECT NUMBER: 20160037 PROJECT NAME: HOFFMAN TOWN CENTER LOTS 4 AND 5
SHEET NUMBER: 4-A4.02 - BUILDING ELEVATIONS
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