

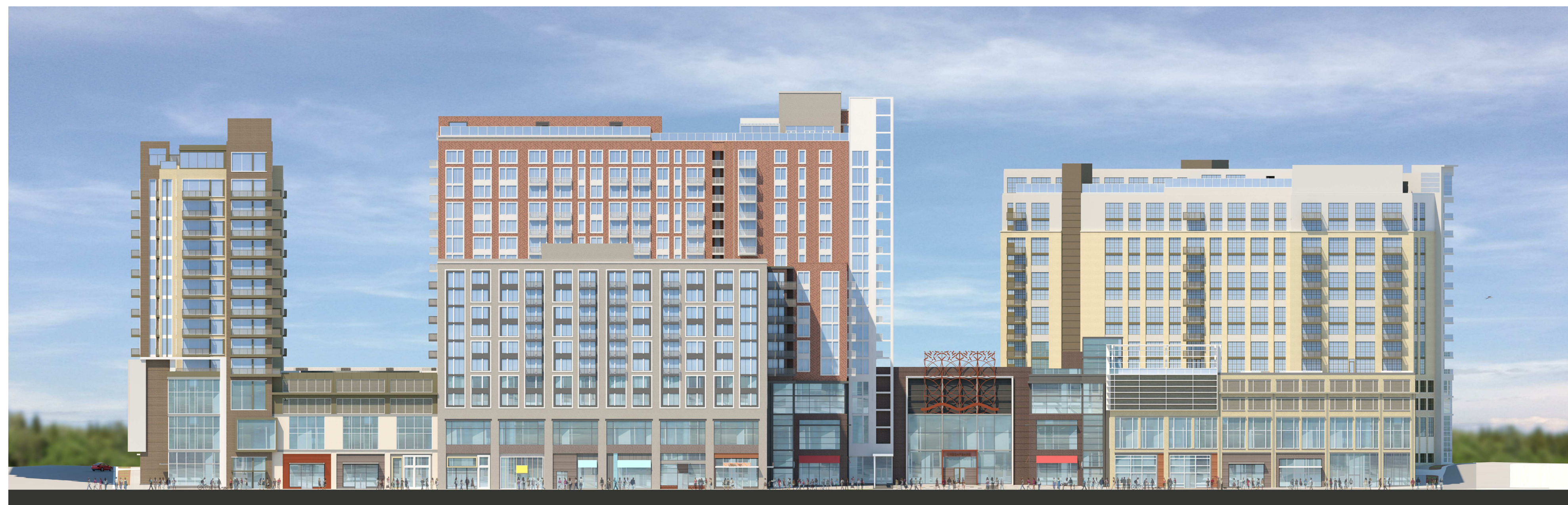


SCOPE DOCUMENTS

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ISSUANCES

No.	Drawing Issue Description	Date
	DRB CONCEPT REVIEW	02/23/2017
	DRB CONCEPT REVIEW	05/04/2017
	DRB CONCEPT REVIEW	06/28/2017
	DRB CONCEPT REVIEW	10/13/2017
	DRB CONCEPT REVIEW	12/15/2017



HOFFMAN TOWN CENTER

STONEBRIDGE CARRAS

2410 & 2460 MILL ROAD ALEXANDRIA, VIRGINIA 22314

DEC 15, 2017

DRB CONCEPT REVIEW

NARRATIVE DESCRIPTION OF DEVELOPMENT

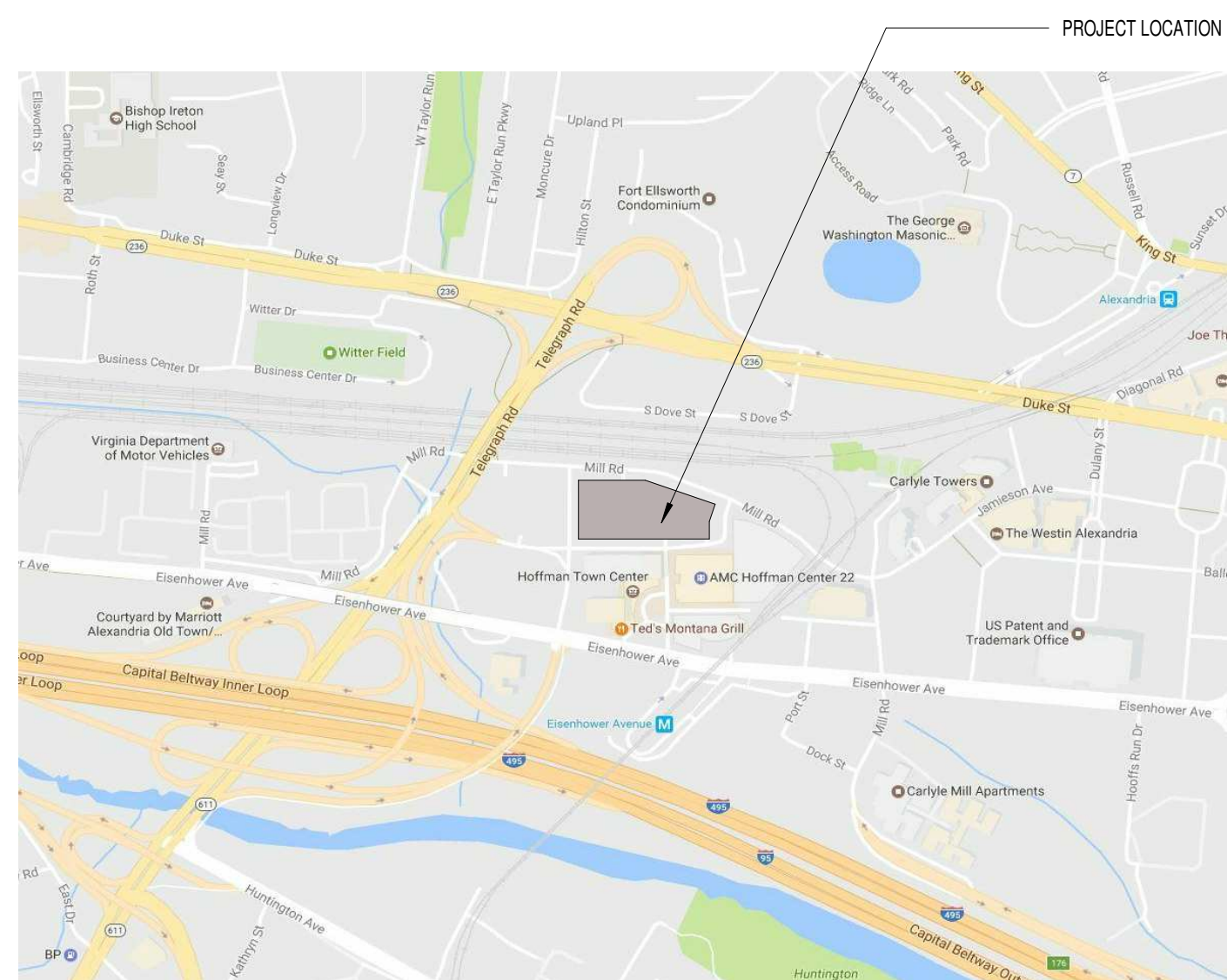
THIS SITE IS BORDERED TO THE NORTH BY MILL ROAD; TO THE SOUTH AND EAST BY MANDEVILLE LANE; AND TO THE WEST BY STOVALL STREET.

THIS PROJECT CONSISTS OF THE DEVELOPMENT OF RESIDENTIAL MULTI-FAMILY UNITS, CONDOMINIUMS, SENIOR LIVING, GROUND AND 2ND LEVEL RETAIL SPACE INCLUDING GROCERY.

SITE ACCESS: THE PRIMARY ACCESS TO THE SITE WILL BE FROM MILL ROAD, STOVALL STREET AND MANDEVILLE LANE.

DRAWING INDEX - DRB CONCEPT REVIEW

SHEET NO.	SHEET NAME
G0 - GENERAL	
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G0.01	APPLICATION MATERIALS
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L-1	ILLUSTRATIVE PLAN - PODIUM
L-2	ILLUSTRATIVE PLAN - SENIOR ROOFTOP
L-3	ILLUSTRATIVE PLAN - MULTI-FAMILY ROOFTOP
L-4	ILLUSTRATIVE PLAN - MULTI-FAMILY ROOFTOP
L-5	ILLUSTRATIVE PLAN - CONDO ROOFTOP
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A1.01	LEVEL 1 PLAN - MANDEVILLE LANE
A1.02	LEVEL 2 PLAN - PARKING
A1.03	LEVEL 3 PLAN - GROCERY AND RETAIL
A1.04	LEVEL 4 PLAN - PARKING
A1.05	LEVEL 5 PLAN - PARKING
A1.06	PODIUM ROOF PLAN
A1.07	TYPICAL RESIDENTIAL LOWER LEVEL PLAN
A1.08	TYPICAL RESIDENTIAL UPPER LEVEL PLAN
A1.09	ROOFTOP AMENITY PLAN
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A8 - ILLUSTRATIVE	
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A8.02	SOUTHEAST AXONOMETRIC RENDERING
A8.03	NORTHWEST AXONOMETRIC RENDERING
A8.04	NORTHEAST AXONOMETRIC RENDERING
A8.11	RENDERINGS - PLAZA SW
A8.12	RENDERINGS - PLAZA SE
A8.13	RENDERINGS - PLAZA SE (NIGHT)
A8.14	RENDERINGS - MANDEVILLE MID-WAY
A8.15	RENDERINGS - MANDEVILLE SW CORNER
A8.16	RENDERINGS - MILL NW CORNER
A8.17	RENDERINGS - MILL NORTH
A8.18	RENDERINGS - MILL SENIOR LIVING
A8.19	RENDERINGS - MILL NE RETAIL
A8.20	RENDERINGS - MANDEVILLE SE CORNER



LOCATION MAP

ZONING TABULATIONS		EXISTING IMPERVIOUS AREA:		NET FLOOR AREA:		YARDS:											
SITE ADDRESSES & TAX MAP NUMBERS: 072.04-03-28 (2460 MILL ROAD) 072.04-03-25 (2410 MILL ROAD)		184,393 S.F. OR 4.23 AC.		TBD		N/A											
EXISTING ZONE: COORDINATED DEVELOPMENT DISTRICT #2 (CDD)		PROPOSED IMPERVIOUS AREA: 220,940 S.F. OR 5.07 AC.		LOT AREA REQUIRED: N/A LOT AREA PROVIDED: 220,940 S.F. OR 5.07 ACRES		PARKING MAXIMUMS: 2,201 SPACES (FROM APPROVED CDD #2)											
PROPOSED ZONE: COORDINATED DEVELOPMENT DISTRICT #2 (CDD)		MAXIMUM FLOOR AREA RATIO: N/A*		BUILDING SETBACK REQUIRED: 0' BUILDING SETBACK PROVIDED: 0'		PROPOSED PARKING: STANDARD: 1,315 SPACES HC: 36 SPACES COMPACT: 213 SPACES TOTAL: 1,563 SPACES											
SMALL AREA PLAN DISTRICT: EISENHOWER EAST		PROPOSED FLOOR AREA RATIO: N/A*		LOT FRONTAGE REQUIRED: N/A LOT FRONTAGE PROVIDED: N/A		LOADING PROVIDED: 5 SPACES LOADING PROVIDED: 10 SPACES											
EXISTING SITE AREA: 072.04-03-25 - 96,503 S.F. OR 2.22 AC. 072.04-03-28 - 166,104 S.F. OR 3.81 AC. TOTAL: 262,607 S.F. OR 6.03 AC.		ALLOWABLE FLOOR AREA: N/A*		LOT FRONTAGE REQUIRED: N/A LOT FRONTAGE PROVIDED: N/A		APPROXIMATE AREA OF DISTURBANCE DURING CONSTRUCTION: 7.21 AC OR 314,000 S.F.											
PROPOSED SITE AREA: 220,940 S.F. OR 5.07 AC.		*AN AMENDMENT TO CDD #2 IS FORTHCOMING AND WILL SET ALL OF THE ALLOWABLE FLOOR AREAS THAT THIS BUILDING WILL COMPLY WITH.		PROPOSED MAXIMUM NUMBER OF UNITS: 750 UNITS		EXISTING TRIP GENERATION: 0 VEHICLES A TRAFFIC STUDY WAS SUBMITTED ON 8/29 BY GOROVE/SOADE TO CITY STAFF FOR THE EISENHOWER EAST SAP DENSITY CONVERSION.											
EXISTING USE: PARKING LOT		PROPOSED MAXIMUM NUMBER OF UNITS: 750 UNITS		UNITS PER ACRE: 750 UNITS/5.07 ACRES = 148 UNITS/ACRE													
PROPOSED USE: MULTI-FAMILY RESIDENTIAL, CONDOMINIUM, SENIOR LIVING, GROUND AND 2ND LEVEL RETAIL INCLUDING GROCERY		GROSS FLOOR AREA PROPOSED:		OPEN SPACE REQUIRED: 10,900 S.F. (PER APPROVED CDD #2) OPEN SPACE PROVIDED: 10,900 S.F.													
		<table border="1"> <thead> <tr> <th>GROCERY</th> <th>NON-GROCERY RETAIL</th> <th>RESIDENTIAL</th> <th>TOTAL GFA</th> <th>PARKING/LOADING</th> </tr> </thead> <tbody> <tr> <td>92,696</td> <td>143,911</td> <td>801,441</td> <td>1,038,048</td> <td>702,239 SF</td> </tr> </tbody> </table>		GROCERY	NON-GROCERY RETAIL	RESIDENTIAL	TOTAL GFA	PARKING/LOADING	92,696	143,911	801,441	1,038,048	702,239 SF	MAXIMUM BUILDING HEIGHT: 220' PROPOSED BUILDING HEIGHT: 200.5'			
GROCERY	NON-GROCERY RETAIL	RESIDENTIAL	TOTAL GFA	PARKING/LOADING													
92,696	143,911	801,441	1,038,048	702,239 SF													
				AVERAGE FINISHED GRADE: 25.5'													



HOFFMAN TOWN CENTER LOTS 4 AND 5

MANDEVILLE LANE ALEXANDRIA VA
STONEBRIDGE CARRAS

COVER SHEET

PROJECT NUMBER: 20160037 PROJECT NAME: HOFFMAN TOWN CENTER LOTS 4 AND 5
SHEET NUMBER: G 0.00 - COVER SHEET
12/15/2017 2:51:25 PM

APPLICANT S/C EISENHOWER, LLC 7200 WISCONSIN AVENUE SUITE 700 BETHESDA, MARYLAND 20814 301-913-9610 www.stonebridgecarras.com	ARCHITECT COOPER CARRY, INC. 625 NORTH WASHINGTON STREET SUITE 200 ALEXANDRIA, VIRGINIA 22314 703-519-6152 www.coopercarry.com	CIVIL ENGINEER CHRISTOPHER CONSULTANTS, LTD. 9900 MAIN STREET FOURTH FLOOR FAIRFAX, VIRGINIA 22031 703-273-6820 www.christopherconsultants.com	LANDSCAPE ARCHITECT LANDDESIGN 200 SOUTH PEYTON STREET ALEXANDRIA, VIRGINIA 22314 703-549-7784 www.landdesign.com	STRUCTURAL ENGINEER THE SK&A GROUP 1155 CONNECTICUT AVENUE NW 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
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DK	20160037
Principal in Charge	Project No.
JG	12/15/2017
Project Manager	Date
SJ	
Project Architect	
AD	
Staff Architect	

G 0.00



COOPER CARRY

THE CENTER FOR CONNECTIVE ARCHITECTURE

625 North Washington Street
Suite 200
Alexandria, VA 22314
(703) 519-6152
coopercarry.com

ATLANTA NEW YORK WASHINGTON

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SCOPE DOCUMENTS

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HOFFMAN TOWN CENTER
LOTS 4 AND 5

MANDEVILLE LANE ALEXANDRIA VA
STONEBRIDGE CARRAS

APPLICATION MATERIALS

DK	20160037
Principal in Charge	Project No.
JG	12/15/17
Project Manager	Date
SJ	
Project Architect	
AD	
Staff Architect	

G.0.01

NOT ISSUED FOR CONSTRUCTION

STONEBRIDGE CARRAS

December 15, 2017

Carlyle Design Review Board
301 King St.
Alexandria, VA 22314

RE: Hoffman Town Center - Blocks 4 & 5
Design Review Board Submission - January 2018 Hearing

Dear Members of the Carlyle Design Review Board:

Please find attached the submission items intended for review and consideration at the January 2018 Carlyle Design Review Board (DRB) hearing.

Per the direction received at the Carlyle DRB hearing in November 2017, we have strived to address the items directed by the Board as follows:

- Mandeville "Hyphen" - Bring the top two levels of the garage façade together through the use of a single, common material.
- Condo Tower Element (Stovall St.) - Amend the western tower element on the condo building to read as a more substantial, volumetric element.
- Northwest Corner - Extend the masonry material and pattern to wrap the Northwest corner of the project and turn down Stovall St. from Mill Rd.
- Southeast Corner - Study the potential for removing the lower elements from the upper most (P-5) garage level on Mandeville Ln. and adding louvers to the N-S leg of Mandeville Ln. on the P-4 garage level. However, per code, all garage ventilation must be analyzed on a level-by-level basis and the additional louvers on the P-4 level did not allow for adequate ventilation. In light of the ventilation restriction, we explored the possibility of simply removing the P-5 louvers and not adding any louvers to the P-4 level. However, this scenario resulted in a rather disjointed design and we have opted to maintain the louvers on both the P-4 and P-5 levels on the E-W leg of Mandeville Ln. as previously shown at the November 2017 DRB hearing. Due to the ventilation requirements and our studies (which we will bring to the January meeting), the design is generally unchanged in this location.

Finally, in addition to addressing the above items from the previous DRB hearing, we have provided additional detail and further refinement to the podium level as well as upper roof amenity spaces on each building for your review.

Thank you for your time and consideration of this submission; we look forward to the January DRB hearing.

Sincerely,

Douglas M. Firstenberg

STONEBRIDGE CARRAS, LLC

7200 Wisconsin Avenue • Suite 700 • Bethesda, Maryland 20814-5332
Telephone: 301.913.9610 Fax: 301.913.9615
www.stonebridgecarras.com

Carlyle/Eisenhower East Design Review Board (DRB)

Application

Hoffman Town Center

PROJECT NAME: Blocks 4 & 5 BLOCK: _____

ADDRESS OF PROJECT: 2410 and 2460 Mill Road, Alexandria, VA _____

APPLICATION FOR REVIEW OF: (Check one)

- Building Concept Final
 Sign
 Awning
 Other: _____

APPLICANT Name: S/C Eisenhower, LLC _____

Address: 7200 Wisconsin Ave., Suite 700, Bethesda, MD 20184 _____

Phone: 301-913-9610 Email Address: lena@stonebridgecarras.com _____

ARCHITECT/DESIGNER Name: Cooper Carry _____

Address: 625 N. Washington St., Suite 200, Alexandria, VA 22314 _____

Phone: 703-519-6152 Email Address: davidkitchens@coopercarry.com _____

PROPERTY OWNER Name: Hoffman Building II, LLC; Hoffman Family, LLC _____

(if different from APPLICANT)

Address: c/o Hoffman Company, 2034 Eisenhower Ave., #290, Alexandria, VA 22314 _____

Phone: 703-960-4700 Email Address: ldouglas@hoffmantowncenter.com _____

DESCRIBE THE REQUEST BRIEFLY: Provide the Board with review of on-going design efforts.

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.

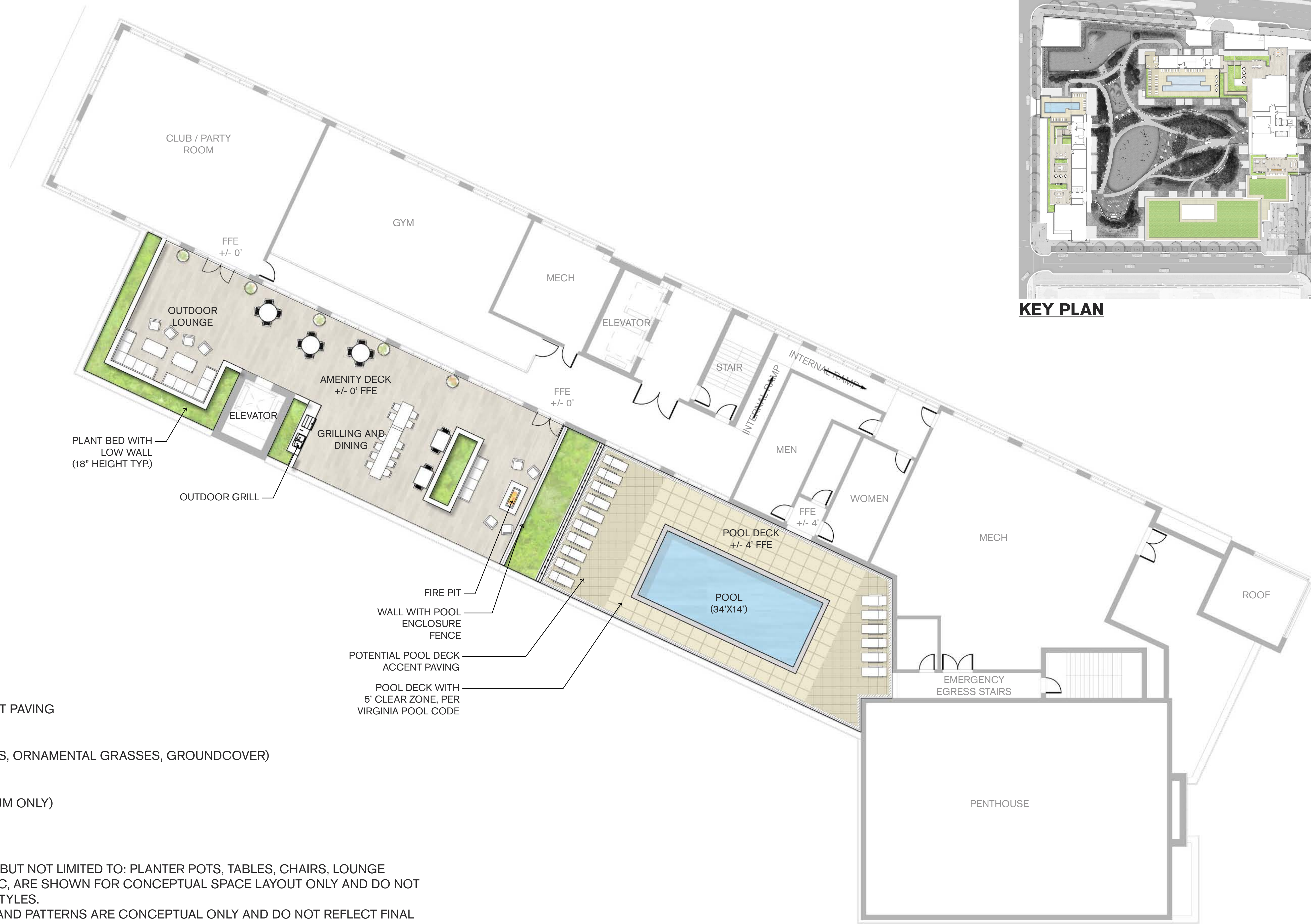
Note: Per condition #67 of the Carlyle SUP #2253, as amended by SUP #2007-0094, all applicants will be responsible for the costs associated with DRB review of the application. Fees are determined based upon the number of applicants per hearing. Applicants will be notified by Planning and Zoning staff 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: 12/15/17 _____

Applicant Printed Name: Douglas M. Firstenberg
S/C Eisenhower, LLC


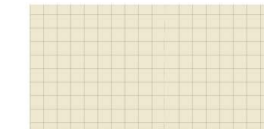



Revised 9/9/09

PROJECT NUMBER: 20160037 PROJECT NAME: HOFFMAN TOWN CENTER LOTS 4 AND 5
SHEET NUMBER: G.0.01 - APPLICATION MATERIALS
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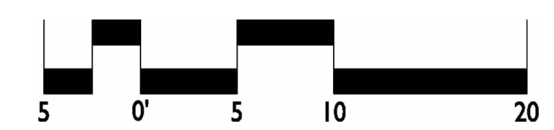
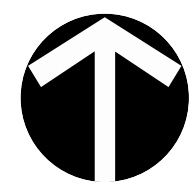


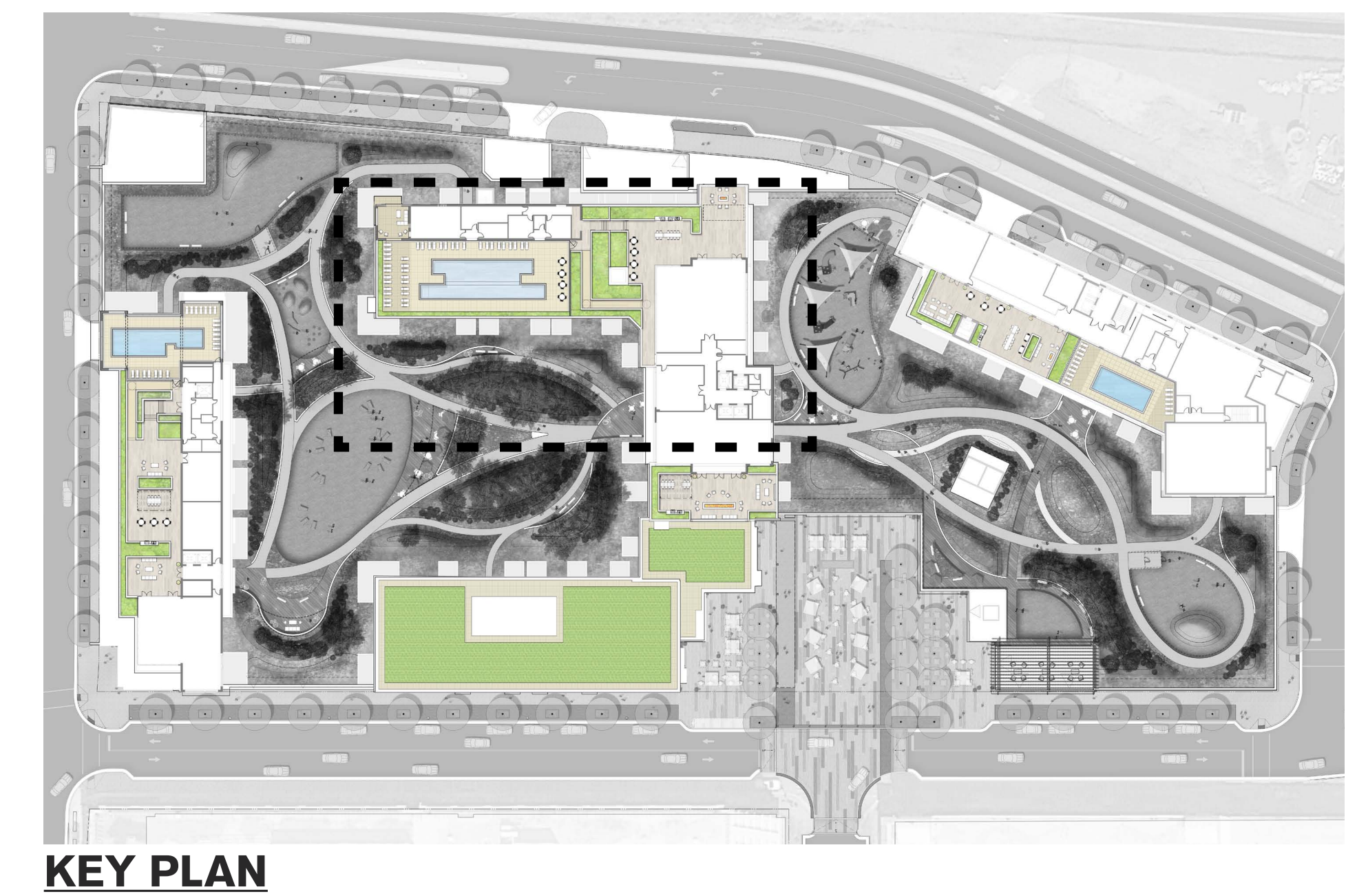
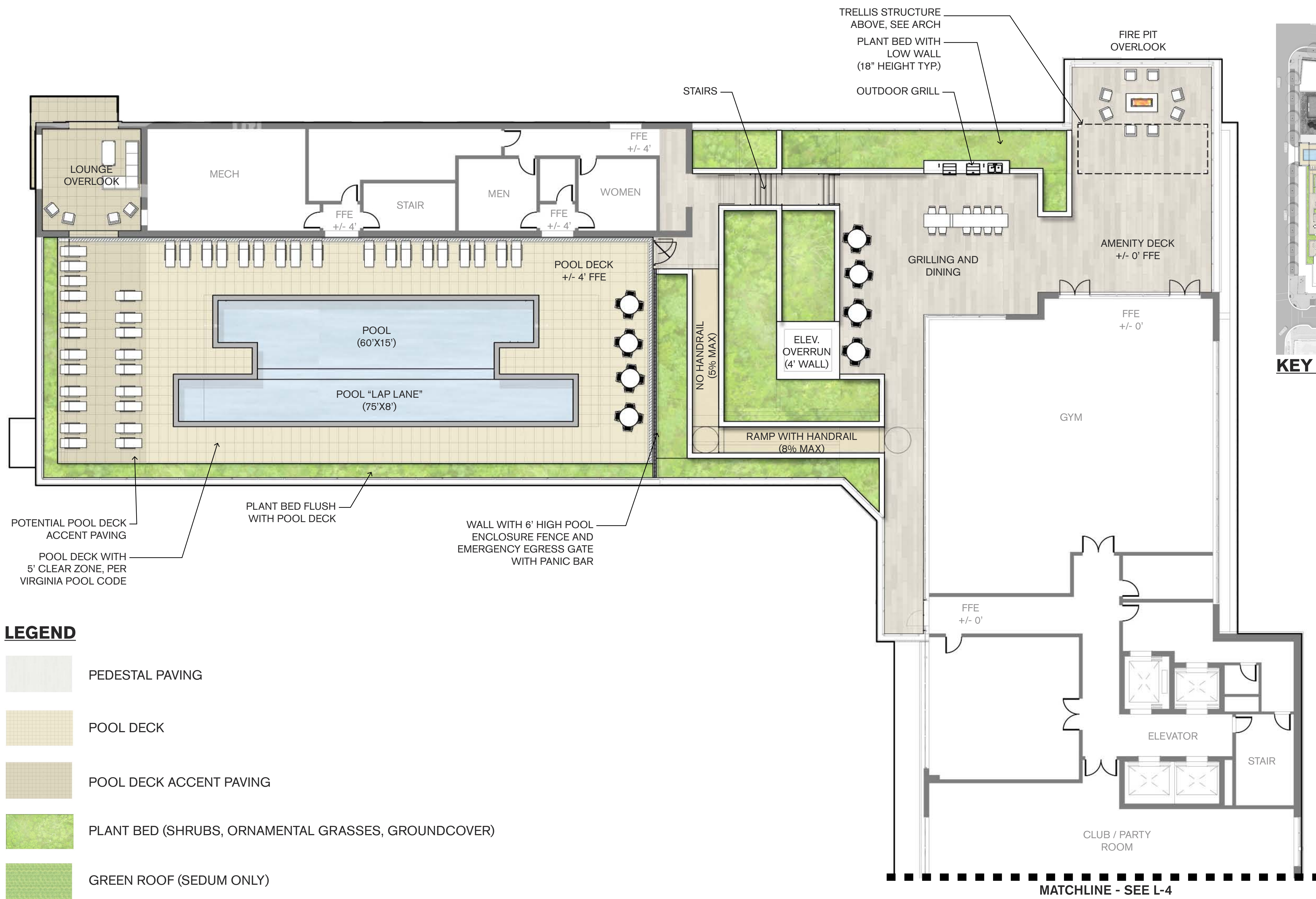
KEY PLAN

LEGEND


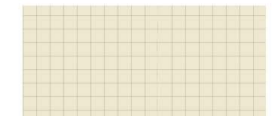



-  PEDESTAL PAVING
-  POOL DECK
-  POOL DECK ACCENT PAVING
-  PLANT BED (SHRUBS, ORNAMENTAL GRASSES, GROUNDCOVER)
-  GREEN ROOF (SEDUM ONLY)

NOTES:
 1) SITE FURNISHINGS, INCLUDED BUT NOT LIMITED TO: PLANTER POTS, TABLES, CHAIRS, LOUNGE FURNISHINGS, POOL CHAIRS, ETC, ARE SHOWN FOR CONCEPTUAL SPACE LAYOUT ONLY AND DO NOT REFLECT FINAL LOCATIONS OR STYLES.
 2) PAVING COLORS, MATERIALS, AND PATTERNS ARE CONCEPTUAL ONLY AND DO NOT REFLECT FINAL MATERIALS OR ORIENTATIONS.

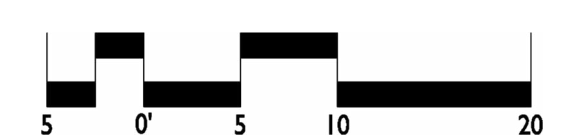
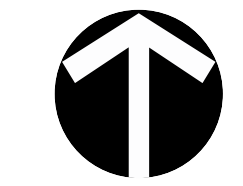









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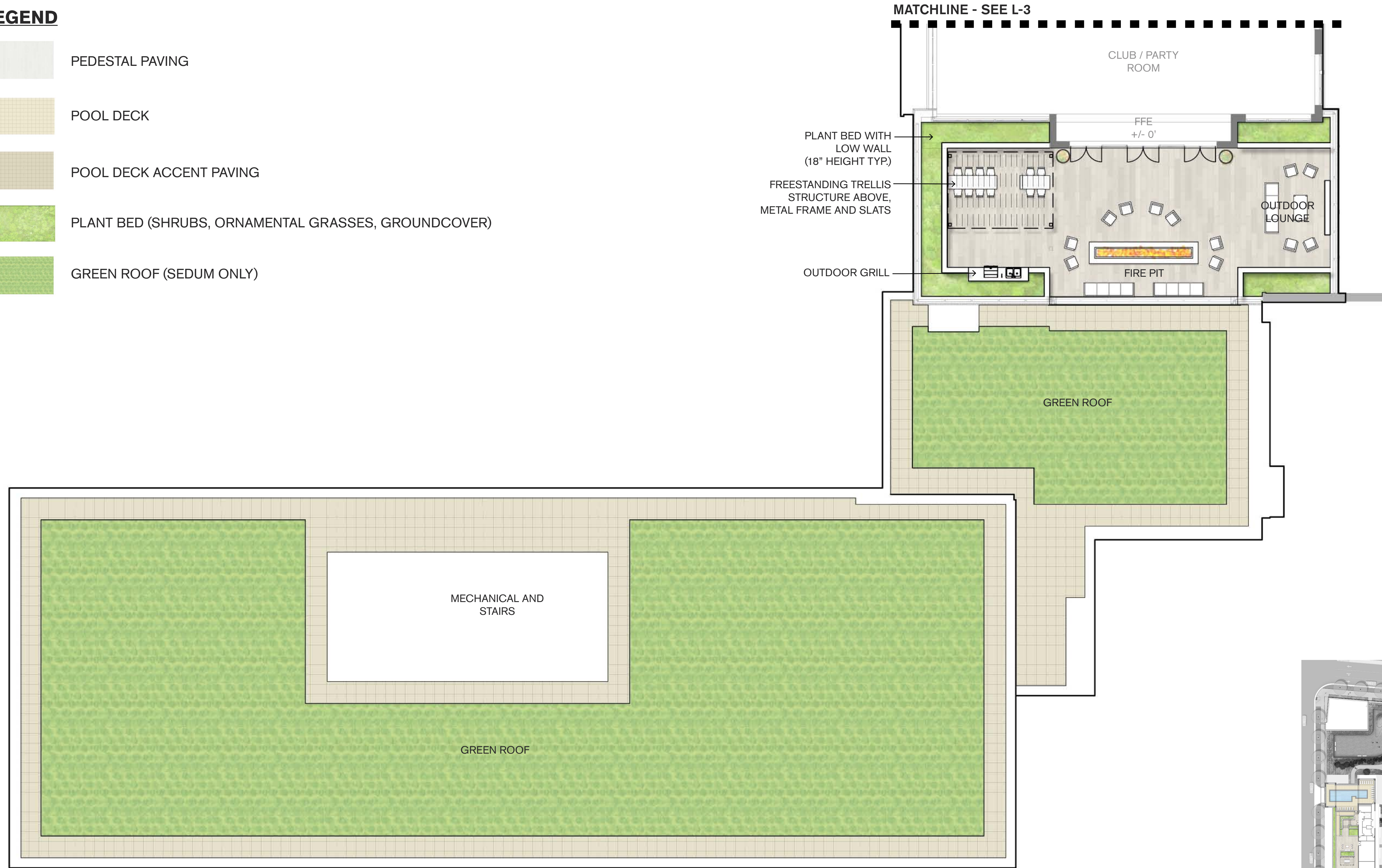
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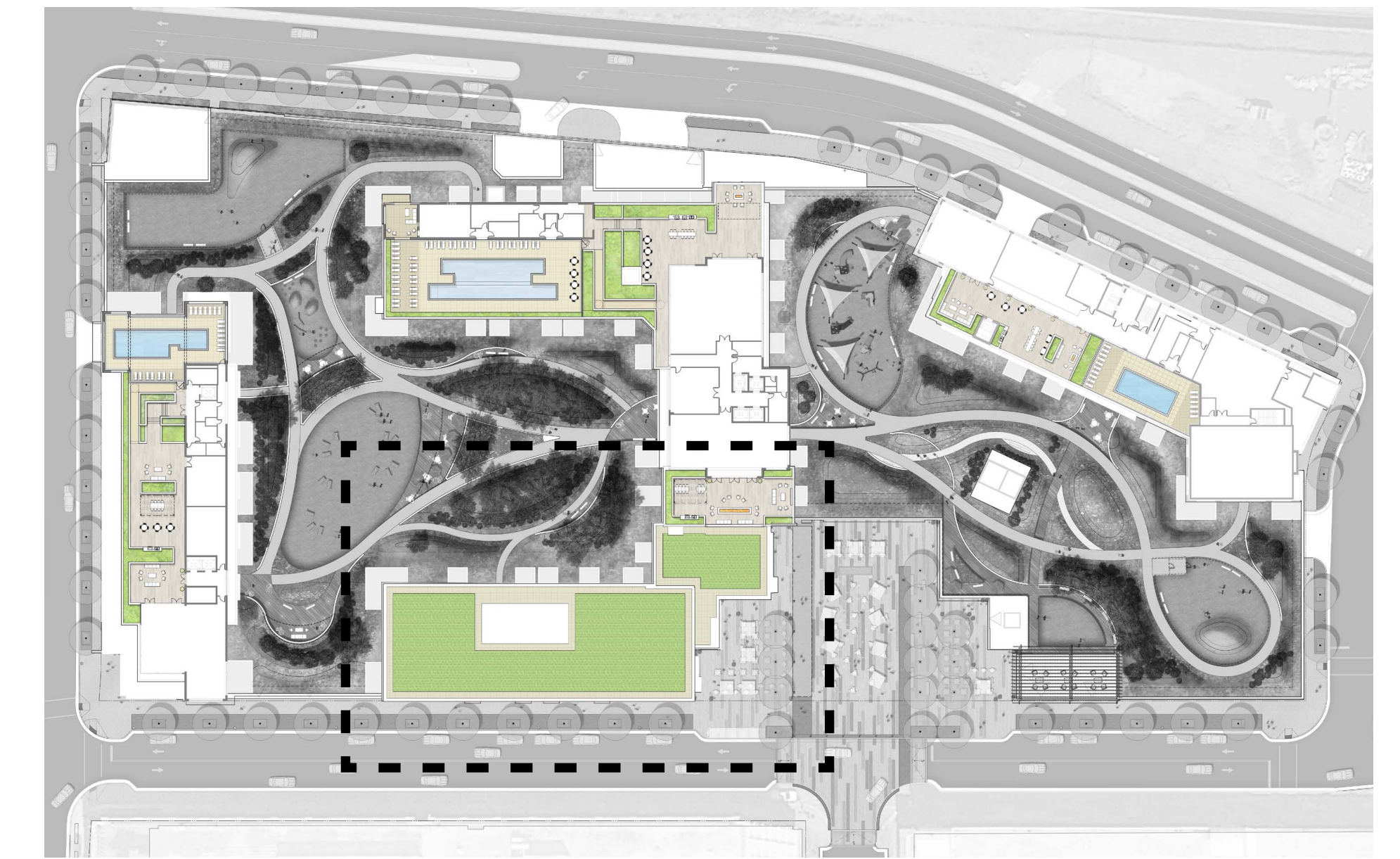


LEGEND

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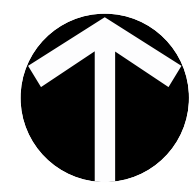


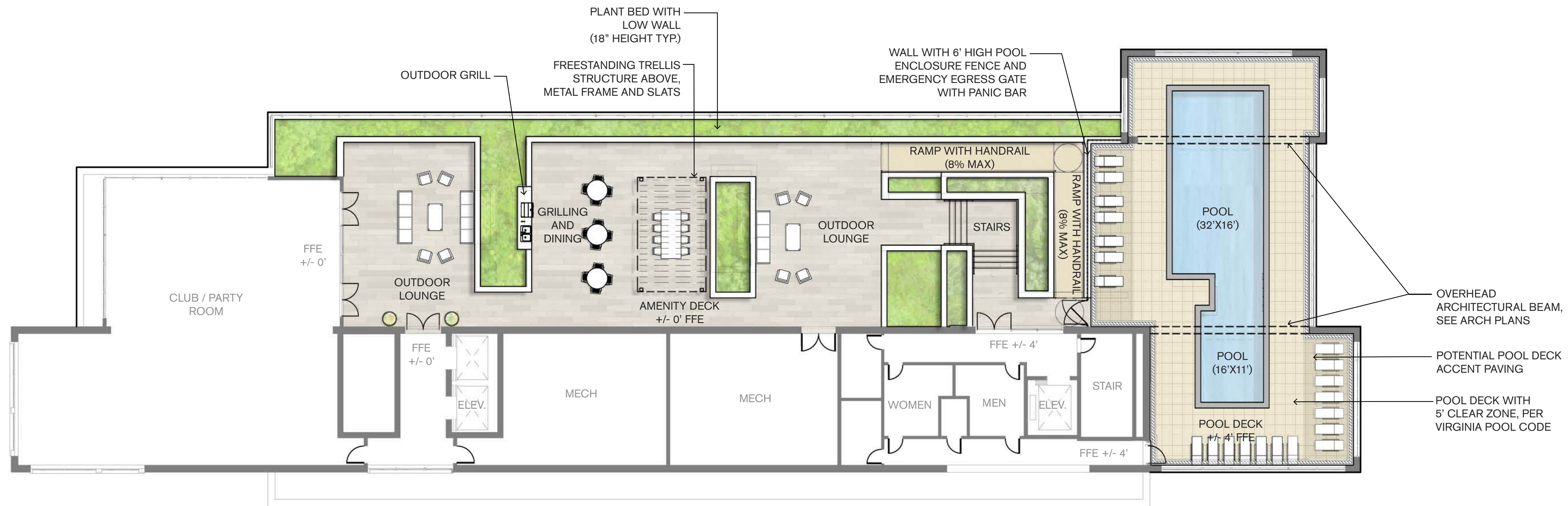
MATCHLINE - SEE L-3








KEY PLAN

- NOTES:
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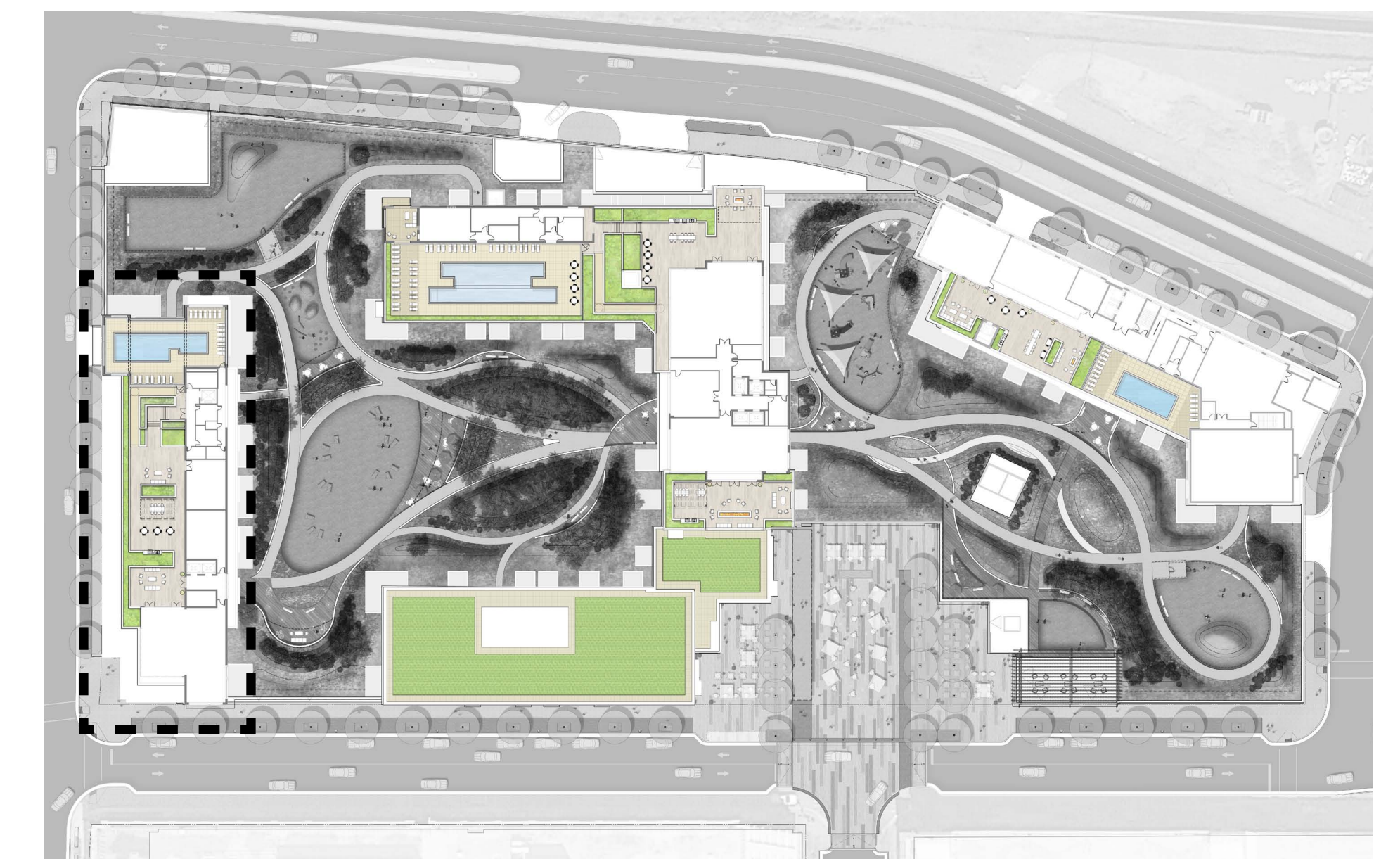




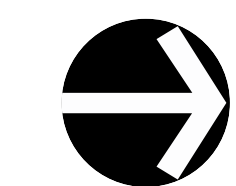
LEGEND

-  PEDESTAL PAVING
-  POOL DECK
-  POOL DECK ACCENT PAVING
-  PLANT BED (SHRUBS, ORNAMENTAL GRASSES, GROUNDCOVER)
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 3) PLAN ORIENTATION CHANGE IS THIS SHEET ONLY.



KEY PLAN





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DRB CONCEPT REVIEW		06/28/2017
DRB CONCEPT REVIEW		10/13/2017
DRB CONCEPT REVIEW		12/15/2017



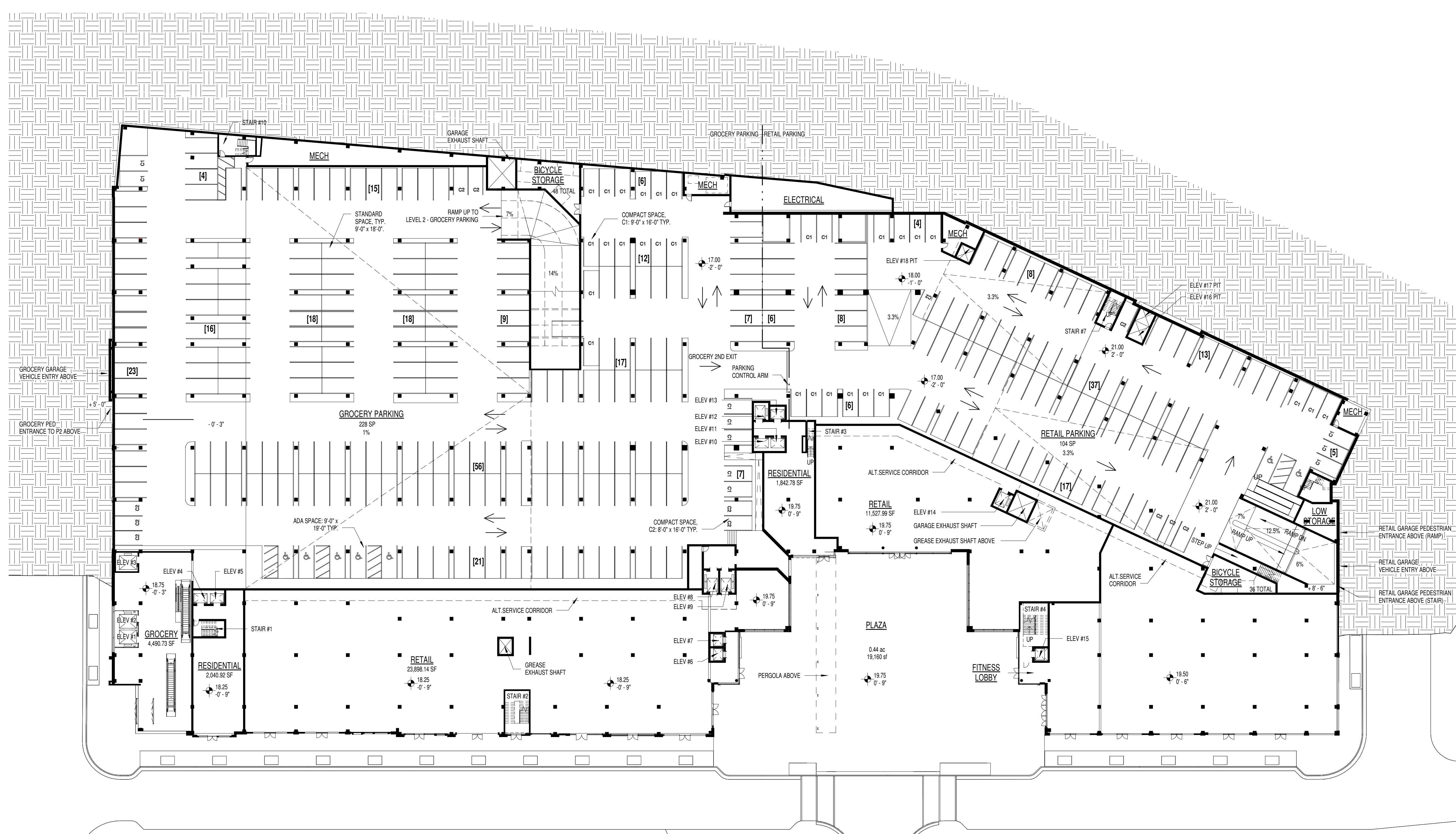
**HOFFMAN TOWN CENTER
LOTS 4 AND 5**

MANDEVILLE LANE ALEXANDRIA VA
STONEBRIDGE CARRAS

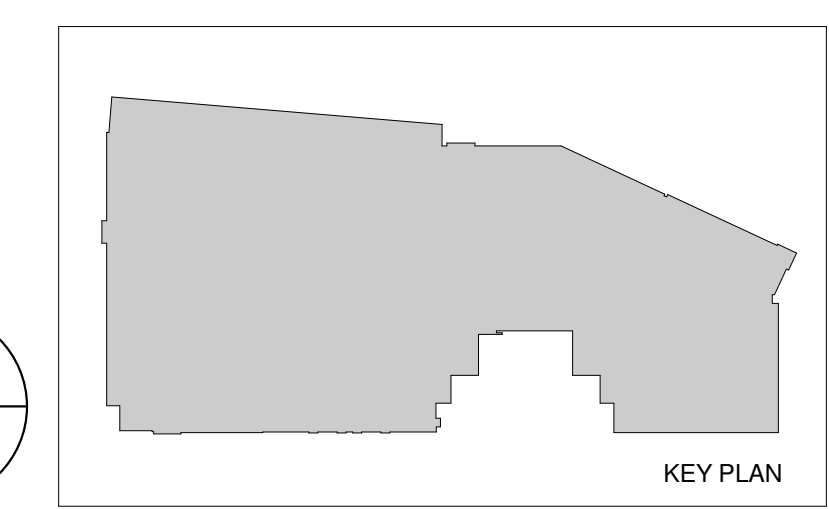
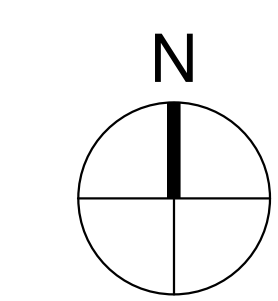
**LEVEL 1 PLAN - MANDEVILLE
LANE**

DK	20160037
Principal in Charge	Project No.
JG	12/15/2017
Project Manager	Date
SJ	
Project Architect	
AD	
Staff Architect	

A 1.01



1 CONCEPT LEVEL 1 - MANDEVILLE LANE
A 1.01 SCALE: 1" = 30'-0"



PROJECT NUMBER: 20160037 PROJECT NAME: HOFFMAN TOWN CENTER LOTS 4 AND 5
 SHEET NUMBER: A.1.01 - LEVEL 1 PLAN - MANDEVILLE LANE
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ISSUANCES		
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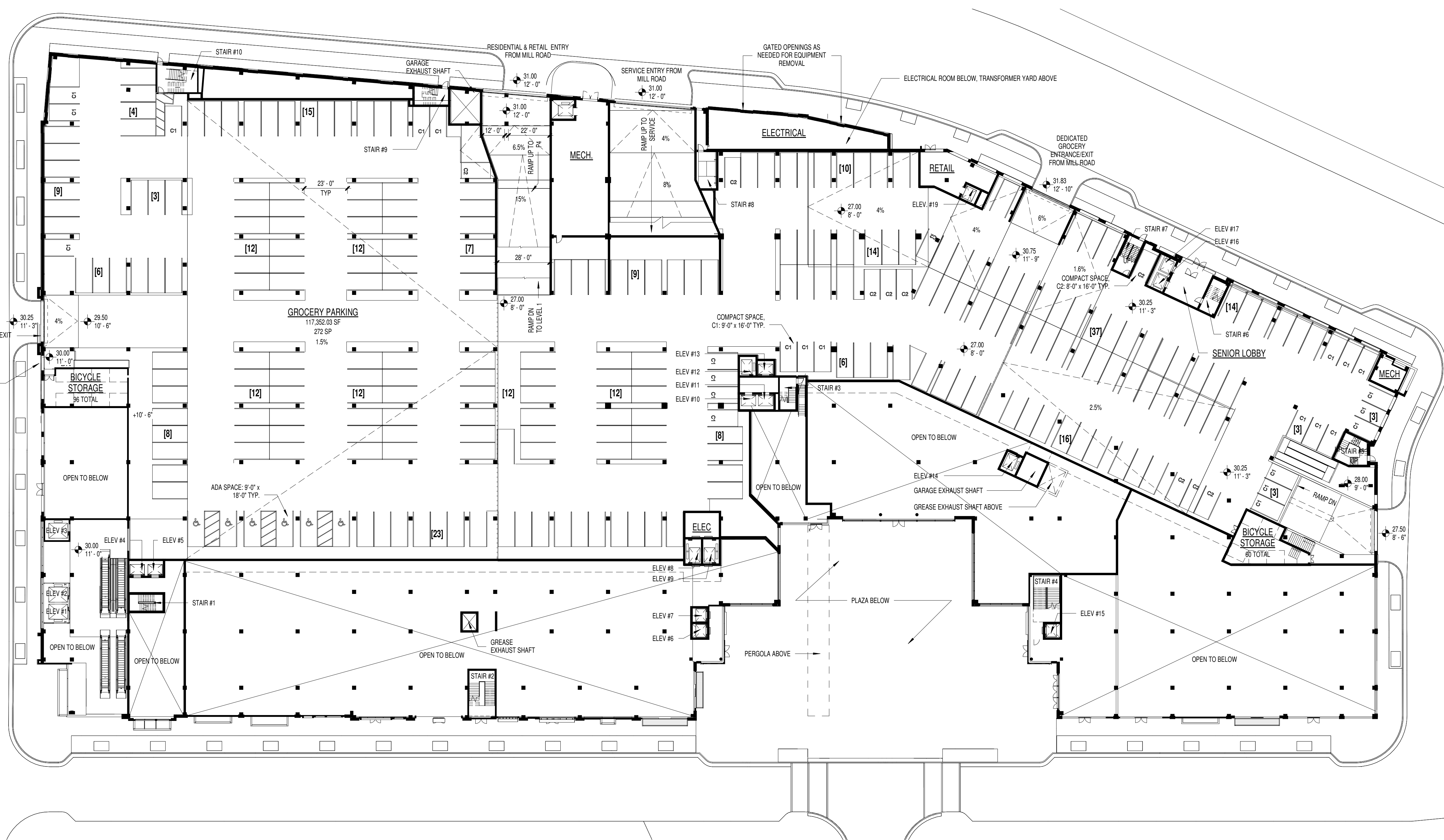
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LOTS 4 AND 5**

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STONEBRIDGE CARRAS

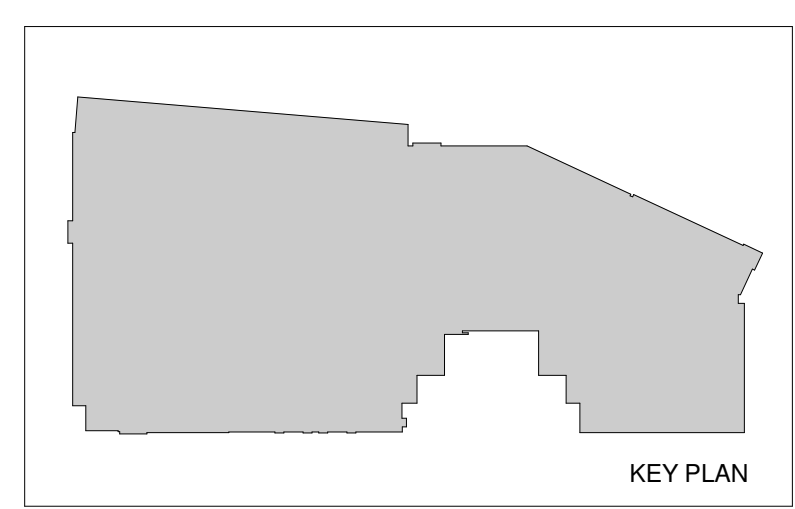
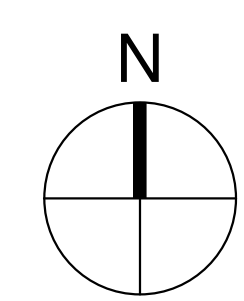
LEVEL 2 PLAN - PARKING

DK	20160037
Principal in Charge	Project No.
JG	12/15/2017
Project Manager	Date
SJ	
Project Architect	
AD	
Staff Architect	

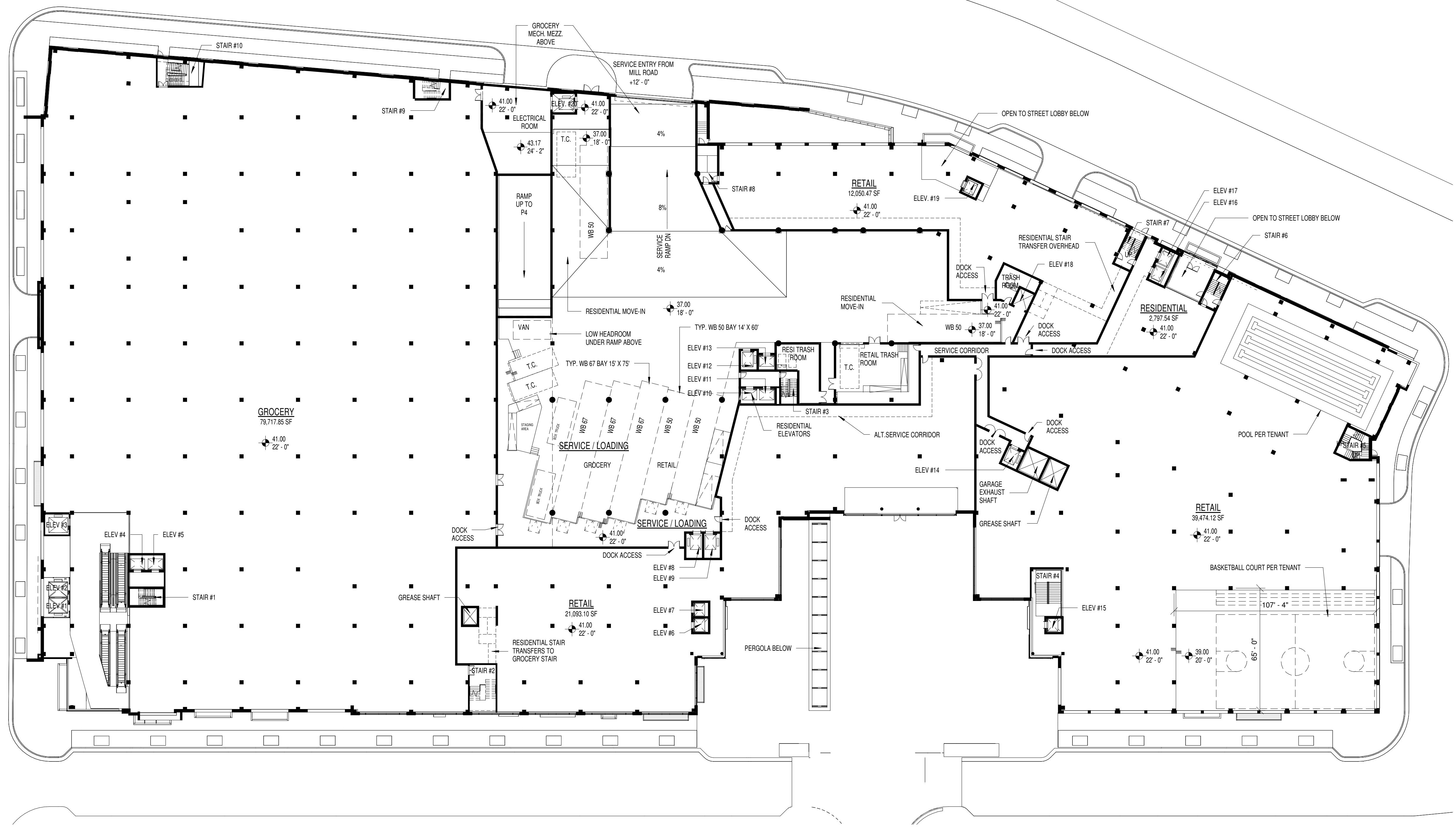
A 1.02



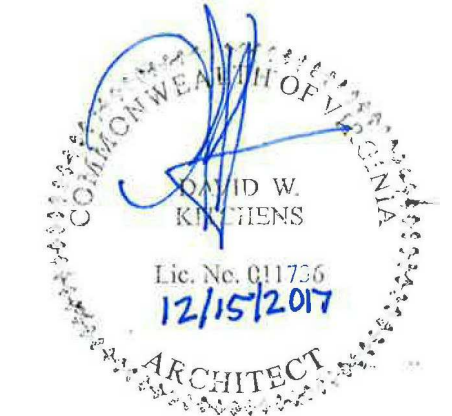
1 CONCEPT LEVEL 2 - PARKING
A 1.02 SCALE: 1" = 30'-0"



PROJECT NUMBER: 20160037 PROJECT NAME: HOFFMAN TOWN CENTER LOTS 4 AND 5
SHEET NUMBER: A.1.02 - LEVEL 2 PLAN - PARKING
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DRB CONCEPT REVIEW		12/15/2017

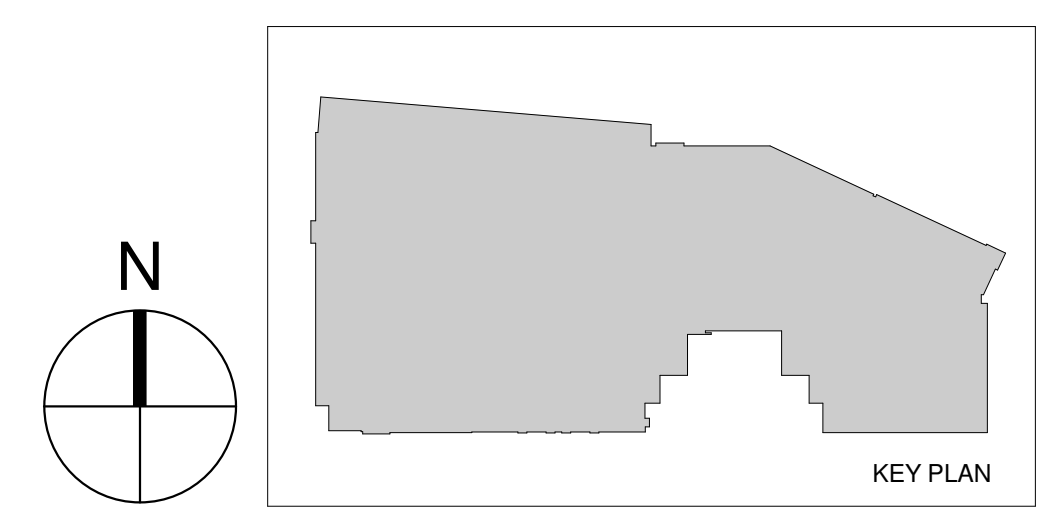


**HOFFMAN TOWN CENTER
LOTS 4 AND 5**

MANDEVILLE LANE ALEXANDRIA VA
STONEBRIDGE CARRAS

**LEVEL 3 PLAN - GROCERY
AND RETAIL**

1 CONCEPT LEVEL 3 - GROCERY/FITNESS
A 1.03 SCALE: 1" = 30'-0"



DK	20160037
Principal in Charge	Project No.
JG	12/15/2017
Project Manager	Date
SJ	
Project Architect	
AD	
Staff Architect	

A 1.03

PROJECT NUMBER: 20160037 PROJECT NAME: HOFFMAN TOWN CENTER LOTS 4 AND 5
SHEET NUMBER: A.1.03 - LEVEL 3 PLAN - GROCERY AND RETAIL
P:\2016\20160037\7-1 revit\users\Podium\20160037_2015_podium_gosbel.rvt
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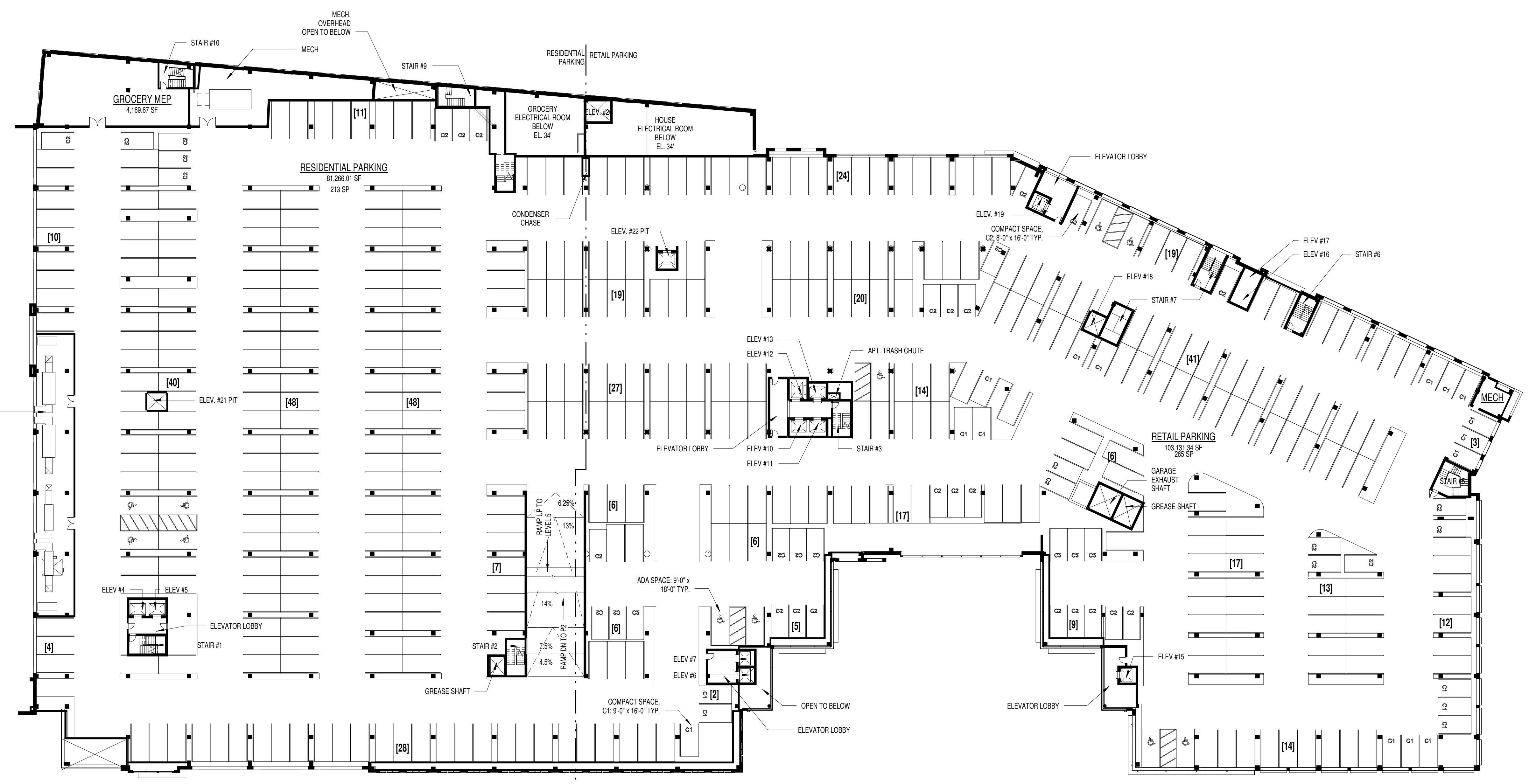
ISSUANCES		
No.	Drawing Issue Description	Date
DRB CONCEPT REVIEW		02/23/2017
DRB CONCEPT REVIEW		05/04/2017
DRB CONCEPT REVIEW		06/28/2017
DRB CONCEPT REVIEW		10/13/2017
DRB CONCEPT REVIEW		12/15/2017



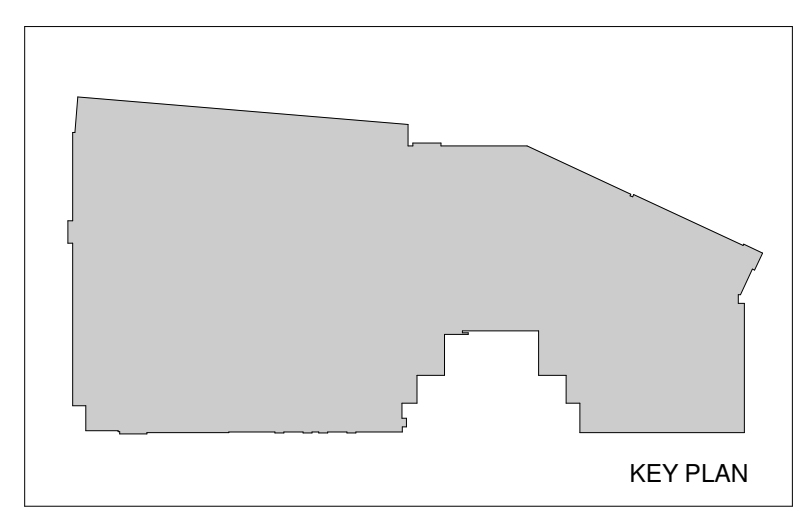
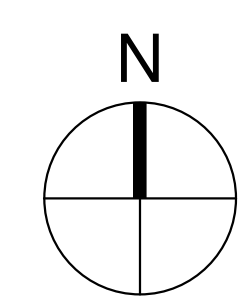
**HOFFMAN TOWN CENTER
LOTS 4 AND 5**

MANDEVILLE LANE ALEXANDRIA VA
STONEBRIDGE CARRAS

LEVEL 4 PLAN - PARKING



1 CONCEPT LEVEL 4 - PARKING
A 1.04 SCALE: 1" = 30'-0"



DK	20160037
Principal in Charge	Project No.
JG	12/15/2017
Project Manager	Date
SJ	
Project Architect	
AD	
Staff Architect	

A 1.04

PROJECT NUMBER: 20160037 PROJECT NAME: HOFFMAN TOWN CENTER LOTS 4 AND 5
SHEET NUMBER: A.1.04 - LEVEL 4 PLAN - PARKING
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ISSUANCES		
No.	Drawing Issue Description	Date
DRB CONCEPT REVIEW		02/23/2017
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DRB CONCEPT REVIEW		12/15/2017



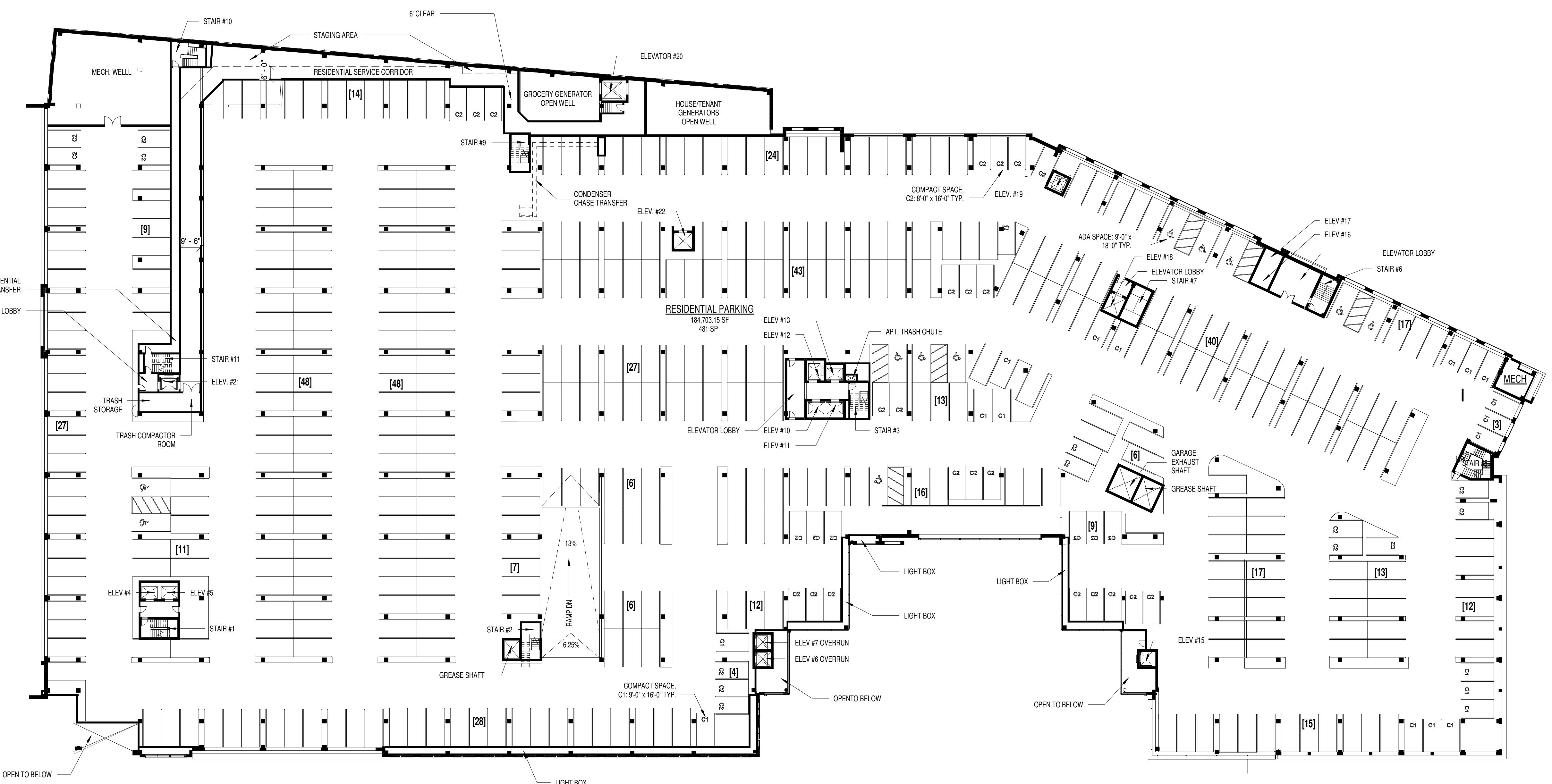
**HOFFMAN TOWN CENTER
LOTS 4 AND 5**

MANDEVILLE LANE ALEXANDRIA VA
STONEBRIDGE CARRAS

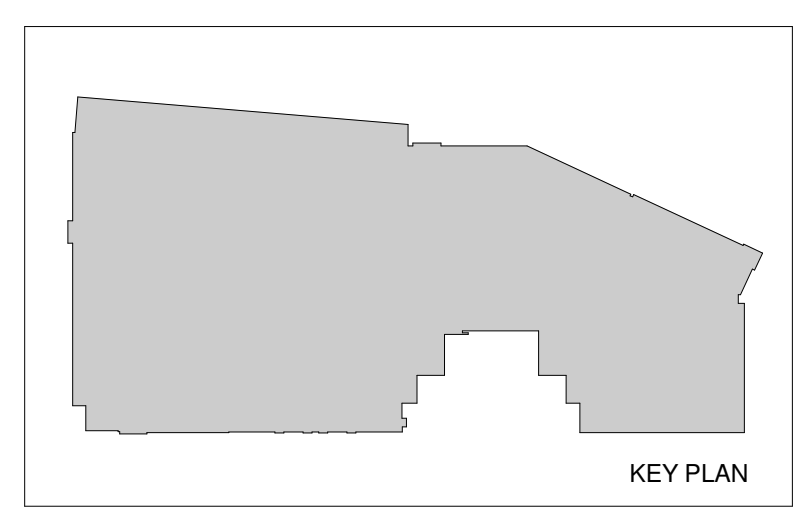
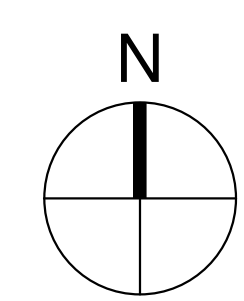
LEVEL 5 PLAN - PARKING

DK	20160037
Principal in Charge	Project No.
JG	12/15/2017
Project Manager	Date
SJ	
Project Architect	
AD	
Staff Architect	

A 1.05



1 CONCEPT LEVEL 5 - PARKING
A 1.05 SCALE: 1" = 30'-0"



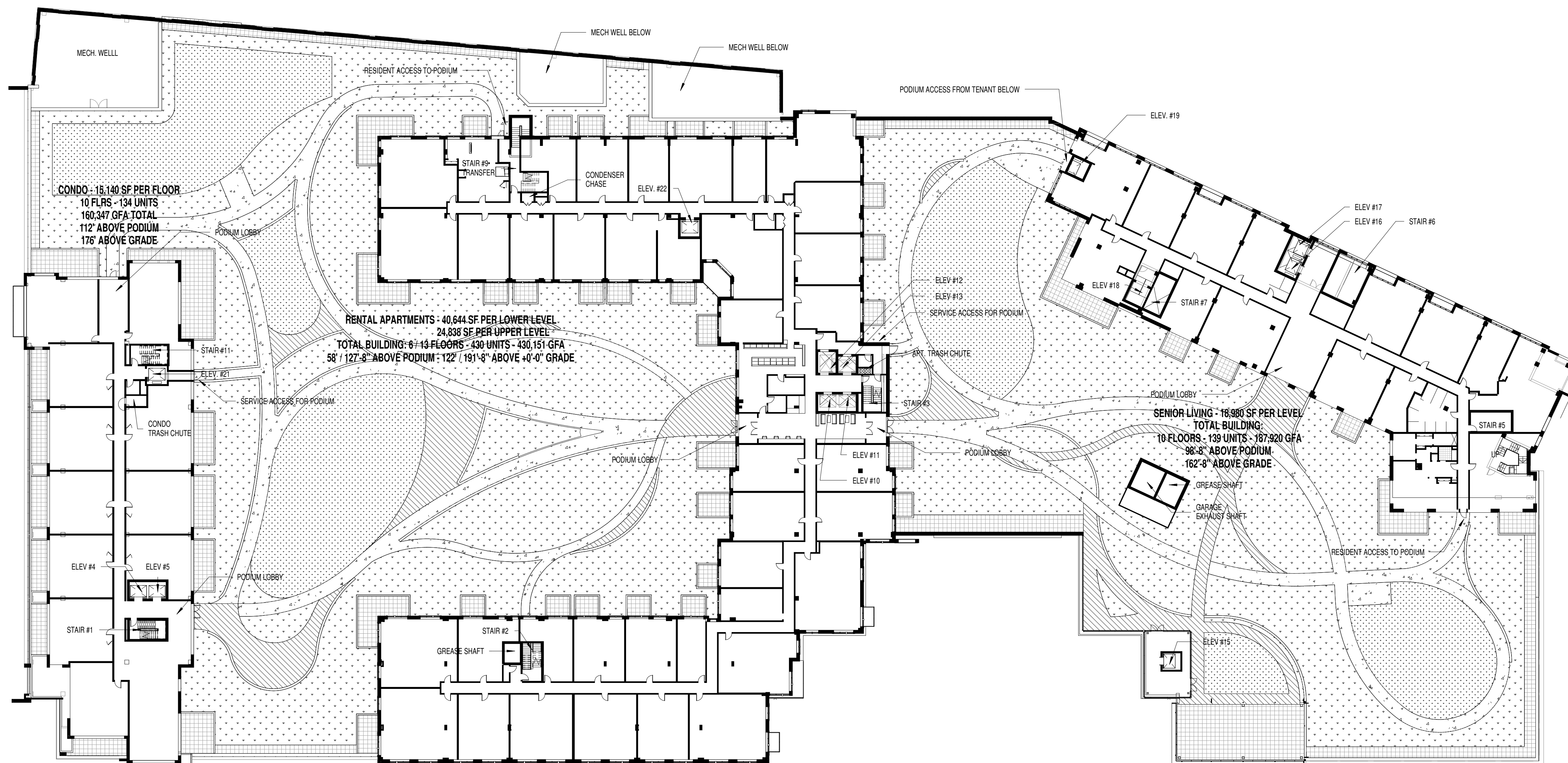
PROJECT NUMBER: 20160037 PROJECT NAME: HOFFMAN TOWN CENTER LOTS 4 AND 5
SHEET NUMBER: A.1.05 - LEVEL 5 PLAN - PARKING
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ISSUANCES		
No.	Drawing Issue Description	Date
DRB	CONCEPT REVIEW	02/23/2017
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DRB	CONCEPT REVIEW	06/28/2017
DRB	CONCEPT REVIEW	10/13/2017
DRB	CONCEPT REVIEW	12/15/2017

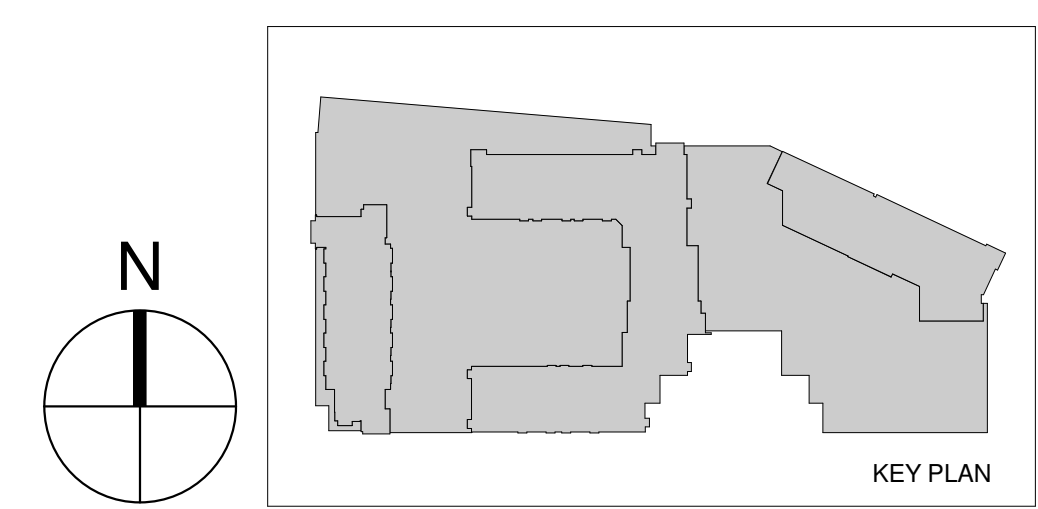


**HOFFMAN TOWN CENTER
LOTS 4 AND 5**

MANDEVILLE LANE ALEXANDRIA VA
STONEBRIDGE CARRAS

PODIUM ROOF PLAN

1 CONCEPT PODIUM ROOF
A 1.06 SCALE: 1" = 30'-0"



DK	20160037
Principal in Charge	Project No.
JG	12/15/2017
Project Manager	Date
SJ	
Project Architect	
AD	
Staff Architect	

A 1.06

PROJECT NUMBER: 20160037 PROJECT NAME: HOFFMAN TOWN CENTER LOTS 4 AND 5
SHEET NUMBER: A.1.06 - PODIUM ROOF PLAN
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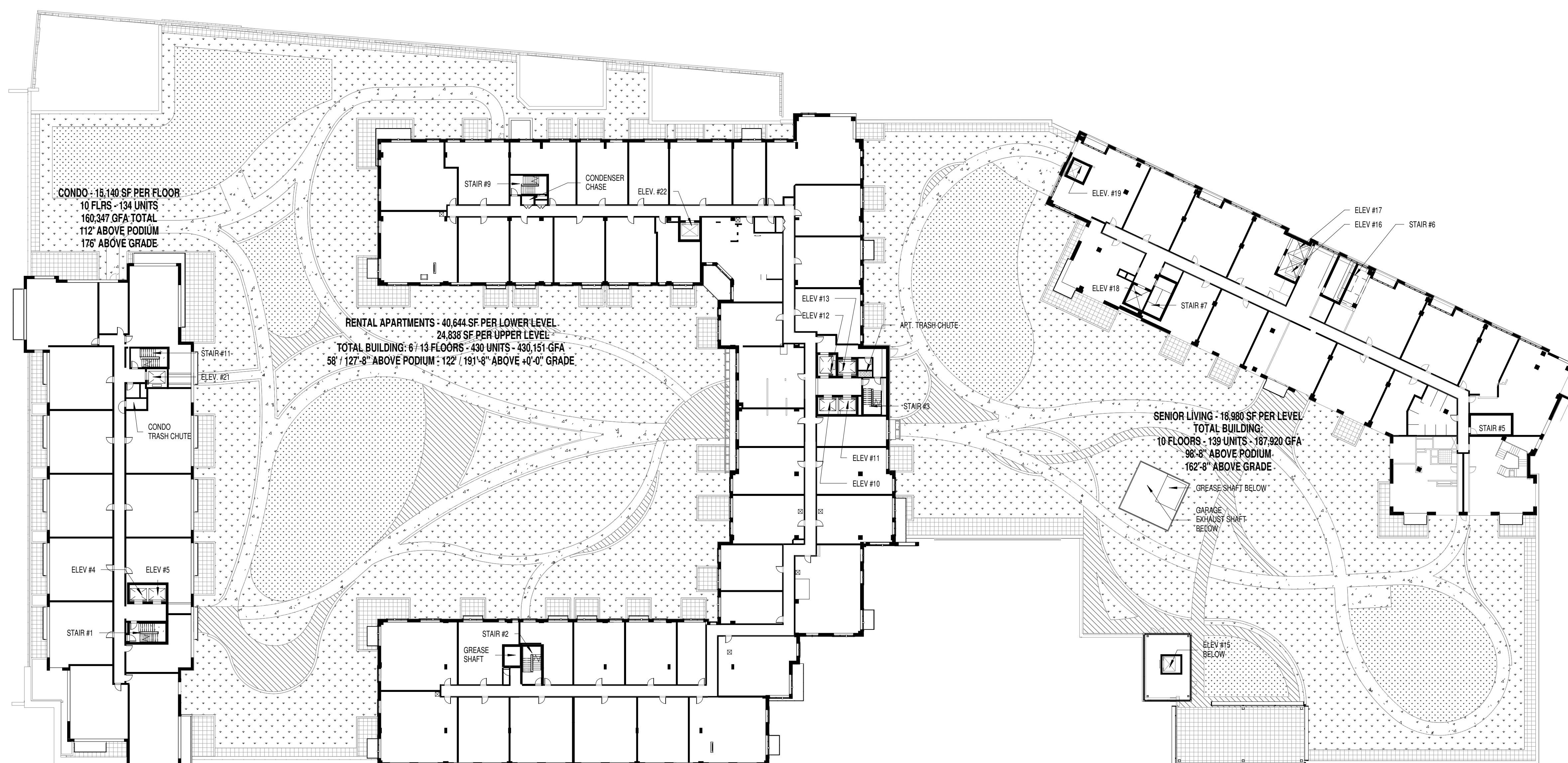


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No.	Drawing Issue Description	Date
DRB CONCEPT REVIEW		02/23/2017
DRB CONCEPT REVIEW		05/04/2017
DRB CONCEPT REVIEW		06/28/2017
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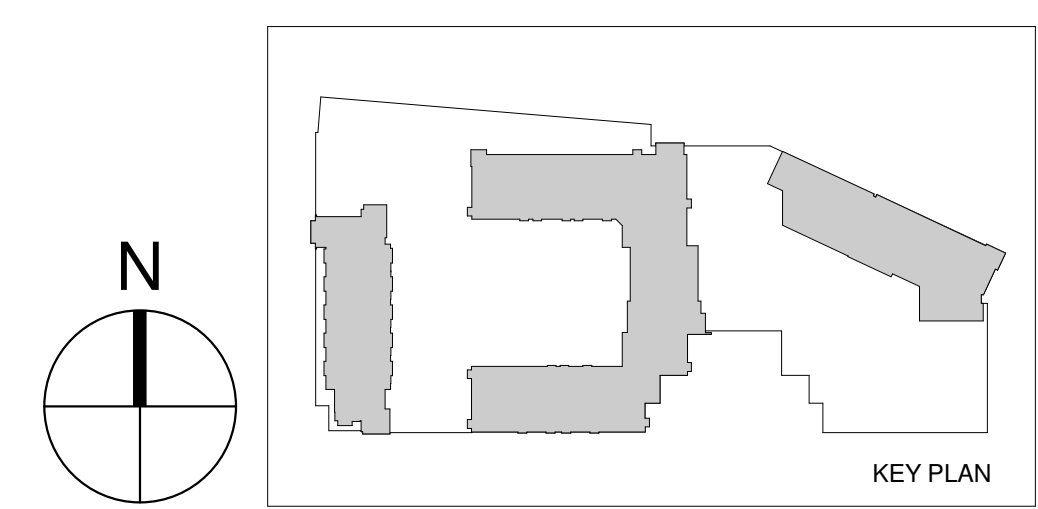


HOFFMAN TOWN CENTER
LOTS 4 AND 5

MANDEVILLE LANE ALEXANDRIA VA
STONEBRIDGE CARRAS

TYPICAL RESIDENTIAL LOWER
LEVEL PLAN

1 CONCEPT TYPICAL RESIDENTIAL LEVEL
A 1.07 SCALE: 1" = 30'-0"

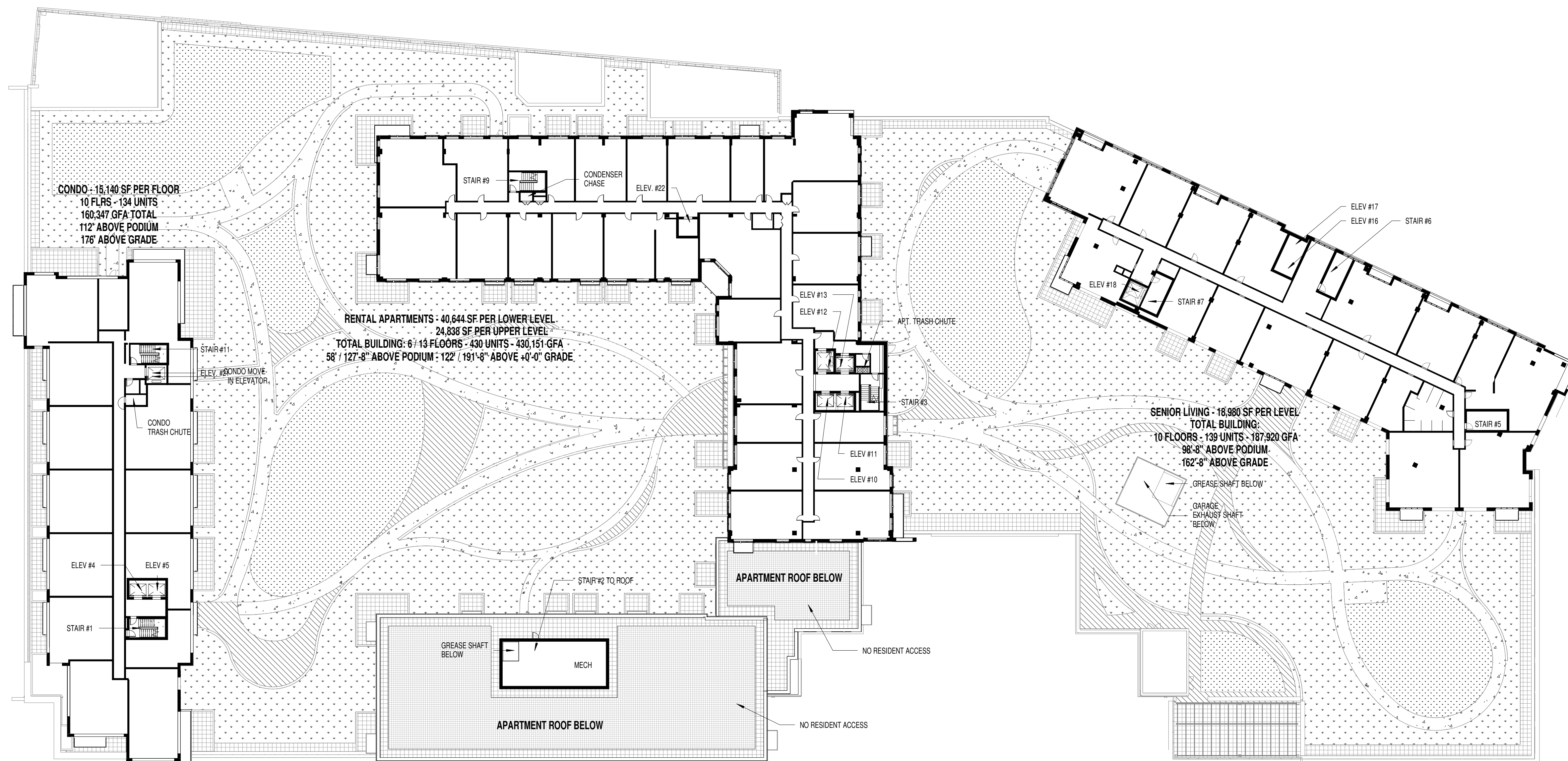


DK	20160037
Principal in Charge	Project No.
JG	12/15/2017
Project Manager	Date
SJ	
Project Architect	
AD	
Staff Architect	

A 1.07

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20160037 PROJECT NAME: HOFFMAN TOWN CENTER LOTS 4 AND 5
SHEET NUMBER: A.1.07 - TYPICAL RESIDENTIAL LOWER LEVEL PLAN
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ISSUANCES		
No.	Drawing Issue Description	Date
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DRB CONCEPT REVIEW		12/15/2017

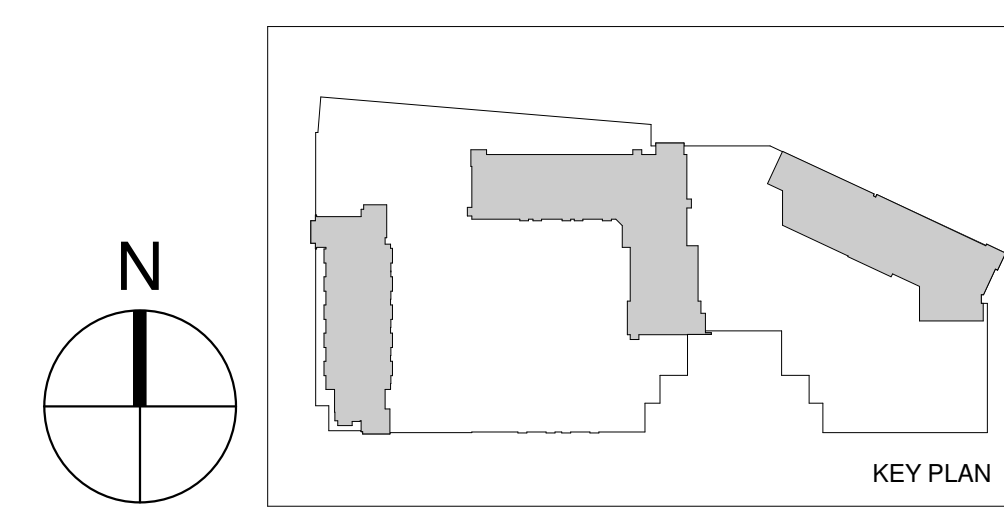


**HOFFMAN TOWN CENTER
LOTS 4 AND 5**

MANDEVILLE LANE ALEXANDRIA VA
STONEBRIDGE CARRAS

**TYPICAL RESIDENTIAL UPPER
LEVEL PLAN**

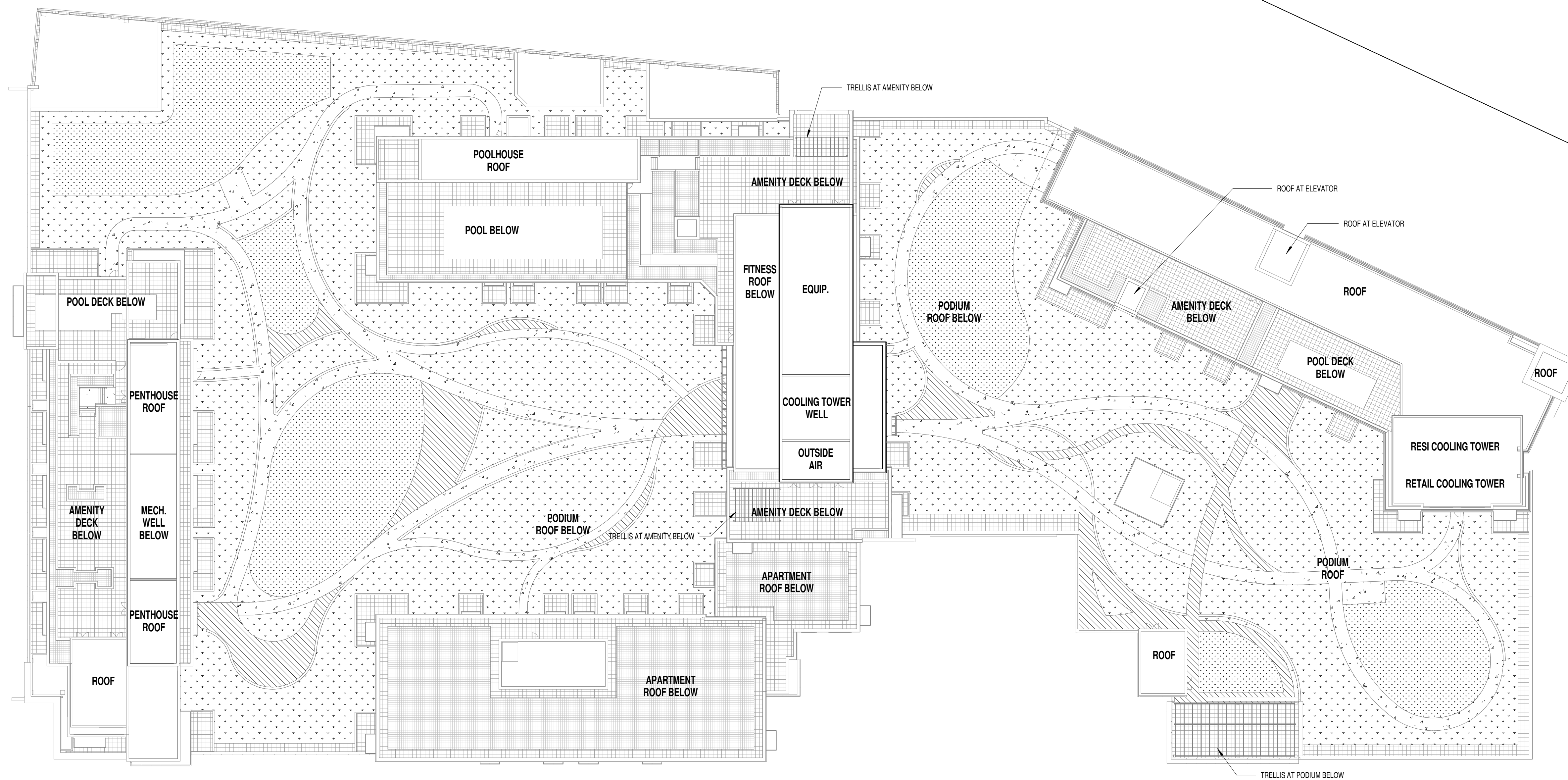
1 CONCEPT TYPICAL UPPER RESIDENTIAL LEVEL
A 1.08 SCALE: 1" = 30'-0"



DK	20160037
Principal in Charge	Project No.
JG	12/15/2017
Project Manager	Date
SJ	
Project Architect	
AD	
Staff Architect	

A 1.08

PROJECT NUMBER: 20160037 PROJECT NAME: HOFFMAN TOWN CENTER LOTS 4 AND 5
SHEET NUMBER: A.108 - TYPICAL RESIDENTIAL UPPER LEVEL PLAN
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ISSUANCES		
No.	Drawing Issue Description	Date
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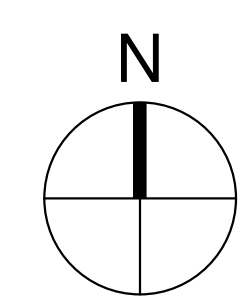
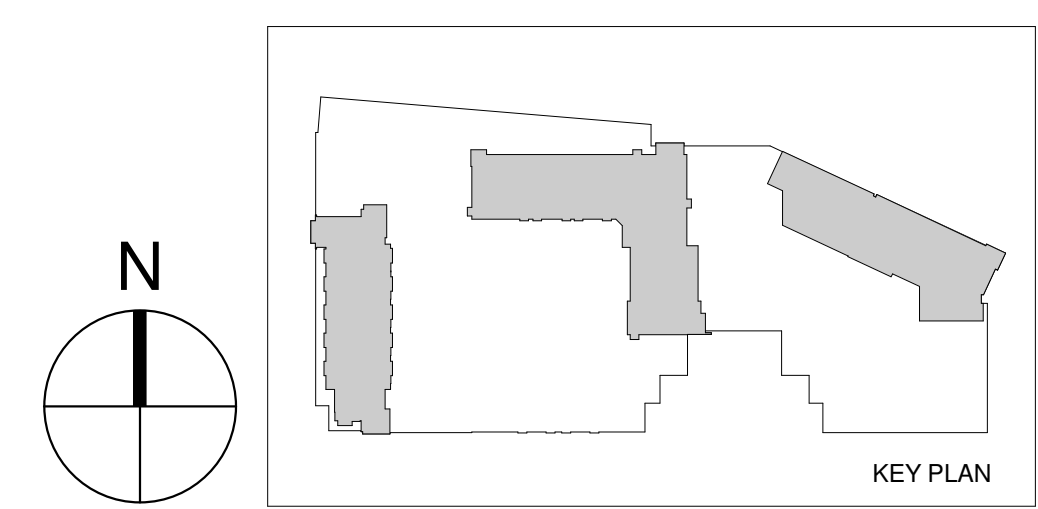


1 CONCEPT LEVEL APT PENTHOUSE
A 1.10 SCALE: 1" = 30'-0"

**HOFFMAN TOWN CENTER
LOTS 4 AND 5**

MANDEVILLE LANE ALEXANDRIA VA
STONEBRIDGE CARRAS

ROOF PLAN



DK	20160037
Principal in Charge	Project No.
JG	12/15/2017
Project Manager	Date
SJ	
Project Architect	
AD	
Staff Architect	

A 1.10

PROJECT NUMBER: 20160037 PROJECT NAME: HOFFMAN TOWN CENTER LOTS 4 AND 5
SHEET NUMBER: A.1.10 - ROOF PLAN
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SCOPE DOCUMENTS

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ISSUANCES

No.	Drawing Issue Description	Date
DRB CONCEPT REVIEW		02/23/2017
DRB CONCEPT REVIEW		05/04/2017
DRB CONCEPT REVIEW		06/28/2017
DRB CONCEPT REVIEW		10/13/2017
DRB CONCEPT REVIEW		12/15/2017



HOFFMAN TOWN CENTER LOTS 4 AND 5

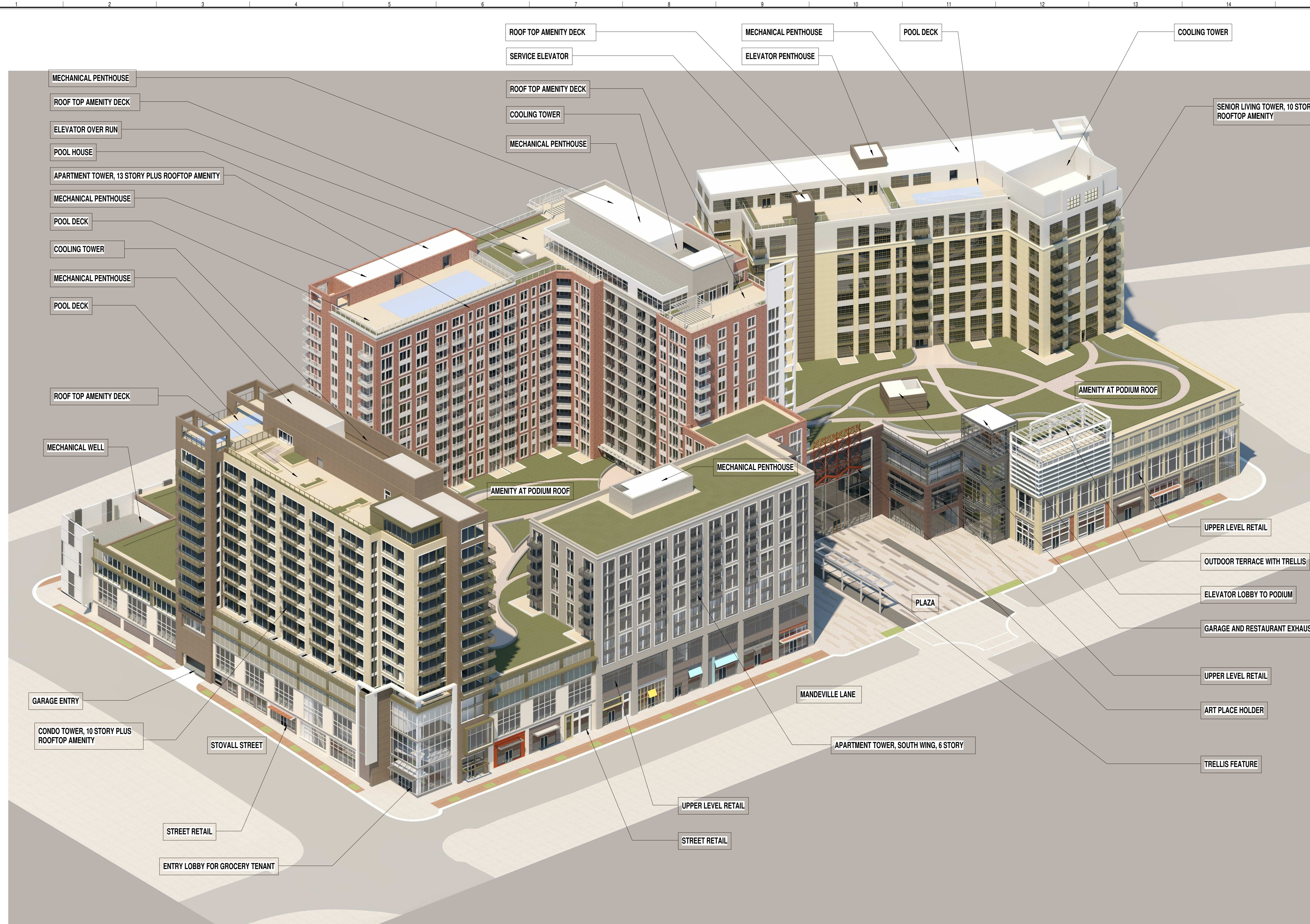
MANDEVILLE LANE ALEXANDRIA VA
STONEBRIDGE CARRAS

SOUTHWEST AXONOMETRIC RENDERING

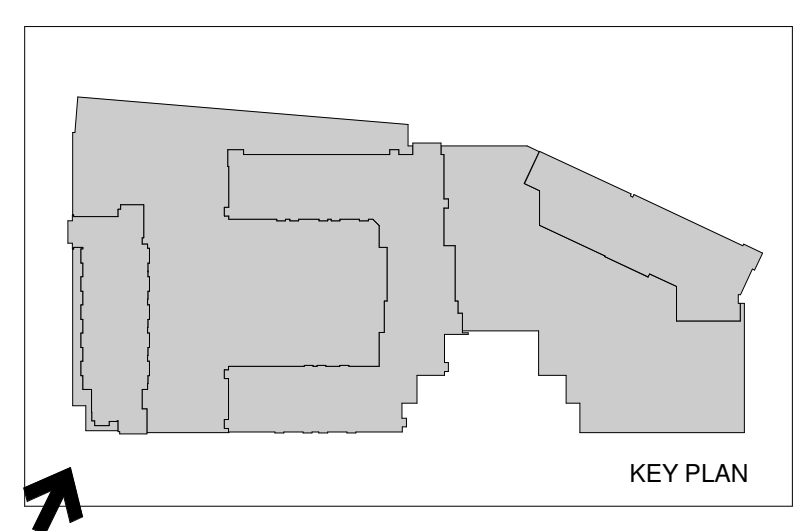
DK	20160037
Principal in Charge	Project No.
JG	12/15/2017
Project Manager	Date
SJ	
Project Architect	
AD	
Staff Architect	

A 8.01

NOT ISSUED FOR CONSTRUCTION



1 SOUTHWEST AXONOMETRIC - RENDERED
A 8.01 SCALE: 1/2" = 1'-0"



PROJECT NUMBER: 20160037 PROJECT NAME: HOFFMAN TOWN CENTER LOTS 4 AND 5
SHEET NUMBER: A.8.01 - SOUTHWEST AXONOMETRIC RENDERING
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ISSUANCES		
No.	Drawing Issue Description	Date
	DRB CONCEPT REVIEW	02/23/2017
	DRB CONCEPT REVIEW	05/04/2017
	DRB CONCEPT REVIEW	06/28/2017
	DRB CONCEPT REVIEW	10/13/2017
	DRB CONCEPT REVIEW	12/15/2017



HOFFMAN TOWN CENTER LOTS 4 AND 5

MANDEVILLE LANE ALEXANDRIA VA
STONEBRIDGE CARRAS

SOUTHEAST AXONOMETRIC RENDERING

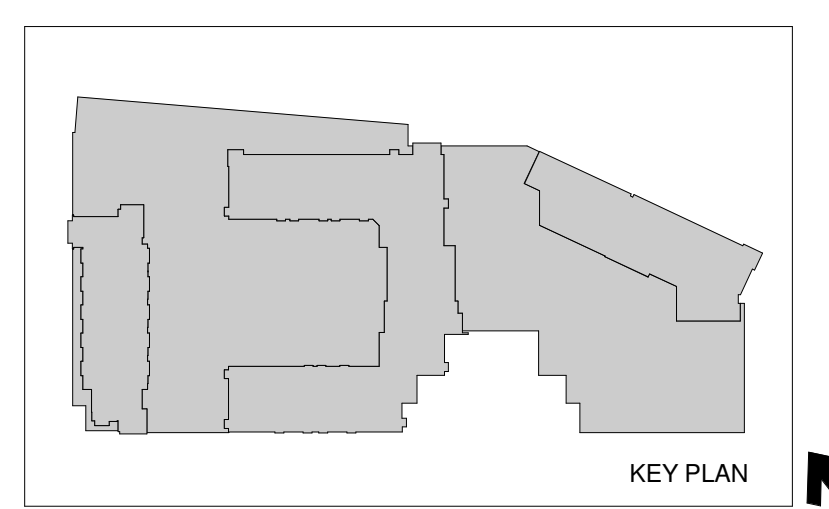
DK	20160037
Principal in Charge	Project No.
JG	12/15/2017
Project Manager	Date
SJ	
Project Architect	
AD	
Staff Architect	

A 8.02

NOT ISSUED FOR CONSTRUCTION



1
A 8.02
SOUTHEAST AXONOMETRIC - RENDERED
SCALE: 1/2" = 1'-0"



PROJECT NUMBER: 20160037 PROJECT NAME: HOFFMAN TOWN CENTER LOTS 4 AND 5
SHEET NUMBER: A 8.02 - SOUTHEAST AXONOMETRIC RENDERING
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12/13/2017 9:22:11 PM



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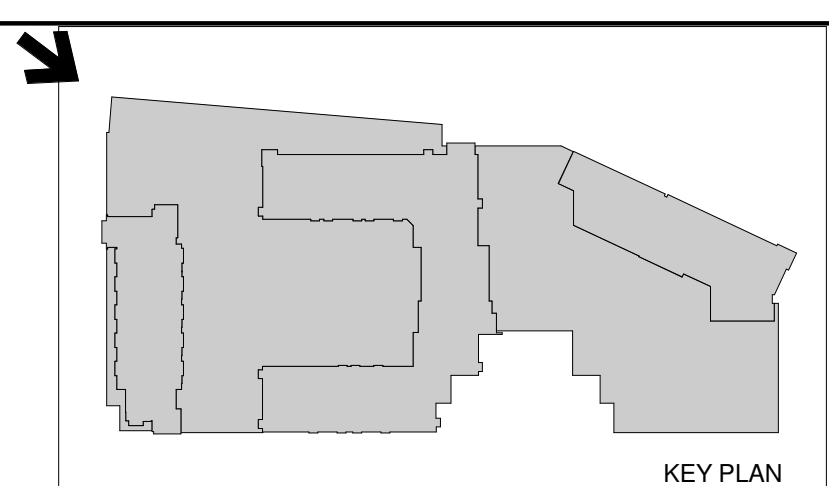
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ISSUANCES

No.	Drawing Issue Description	Date
DRB CONCEPT REVIEW		02/23/2017
DRB CONCEPT REVIEW		05/04/2017
DRB CONCEPT REVIEW		06/28/2017
DRB CONCEPT REVIEW		10/13/2017
DRB CONCEPT REVIEW		12/15/2017



1 NORTHWEST AXONOMETRIC - RENDERED
A 8.03 SCALE: 1/2" = 1'-0"



PROJECT NUMBER: 20160037 PROJECT NAME: HOFFMAN TOWN CENTER LOTS 4 AND 5
SHEET NUMBER: A 8.03 - NORTHWEST AXONOMETRIC RENDERING
P:\2016\20160037\A-7-1 revit\users\Podium\20160037_2015_podium_gosbel.rvt
12/13/2017 9:22:14 PM

HOFFMAN TOWN CENTER LOTS 4 AND 5

MANDEVILLE LANE ALEXANDRIA VA
STONEBRIDGE CARRAS

NORTHWEST AXONOMETRIC RENDERING

DK	20160037
Principal in Charge	Project No.
JG	12/15/2017
Project Manager	Date
SJ	
Project Architect	
AD	
Staff Architect	

A 8.03



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ISSUANCES

No.	Drawing Issue Description	Date
	DRB CONCEPT REVIEW	02/23/2017
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	DRB CONCEPT REVIEW	10/13/2017
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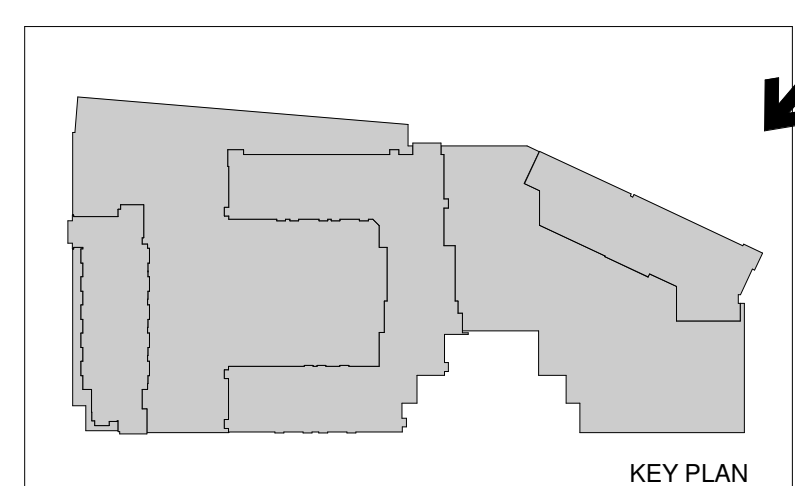
HOFFMAN TOWN CENTER LOTS 4 AND 5

MANDEVILLE LANE ALEXANDRIA VA
STONEBRIDGE CARRAS

NORTHEAST AXONOMETRIC RENDERING



1
A 8.04
NORTHEAST AXONOMETRIC - RENDERED
SCALE: 1/2" = 1'-0"



DK	20160037
Principal in Charge	Project No.
JG	12/15/2017
Project Manager	Date
SJ	
Project Architect	
AD	
Staff Architect	

A 8.04

PROJECT NUMBER: 20160037 PROJECT NAME: HOFFMAN TOWN CENTER LOTS 4 AND 5
SHEET NUMBER: A 8.04 - NORTHEAST AXONOMETRIC RENDERING
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ISSUANCES

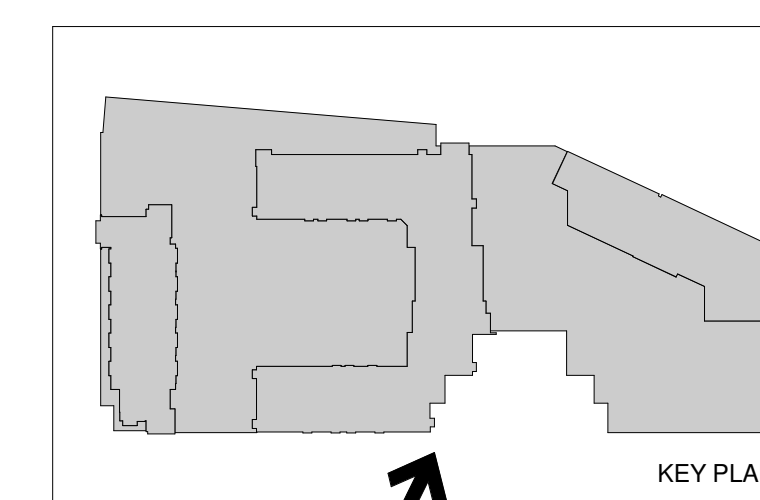
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	DRB CONCEPT REVIEW	10/13/2017
	DRB CONCEPT REVIEW	12/15/2017



HOFFMAN TOWN CENTER LOTS 4 AND 5

MANDEVILLE LANE ALEXANDRIA VA
STONEBRIDGE CARRAS

RENDERINGS - PLAZA SW



KEY PLAN

DK	20160037
Principal in Charge	Project No.
JG	12/15/2017
Project Manager	Date
SJ	
Project Architect	
AD	
Staff Architect	

A 8.11

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20160037 PROJECT NAME: HOFFMAN TOWN CENTER LOTS 4 AND 5
SHEET NUMBER: A.8.11 - RENDERINGS - PLAZA SW
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ISSUANCES

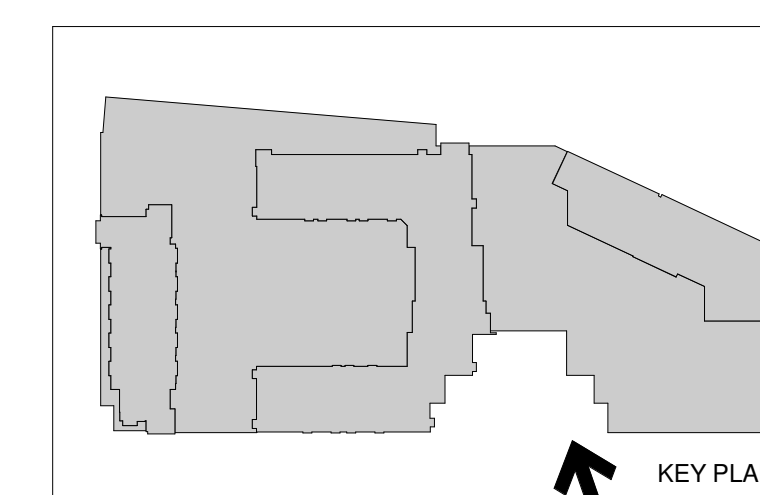
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DRB CONCEPT REVIEW		10/13/2017
DRB CONCEPT REVIEW		12/15/2017



HOFFMAN TOWN CENTER LOTS 4 AND 5

MANDEVILLE LANE ALEXANDRIA VA
STONEBRIDGE CARRAS

RENDERINGS - PLAZA SE



KEY PLAN

DK	20160037
Principal in Charge	Project No.
JG	12/15/2017
Project Manager	Date
SJ	
Project Architect	
AD	
Staff Architect	

A 8.12

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20160037 PROJECT NAME: HOFFMAN TOWN CENTER LOTS 4 AND 5
SHEET NUMBER: A.8.12 - RENDERINGS - PLAZA SE
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ISSUANCES

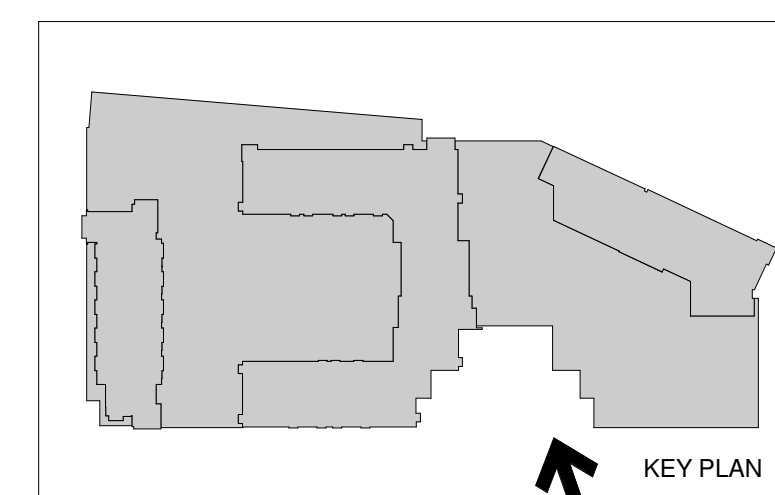
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DRB CONCEPT REVIEW		05/04/2017
DRB CONCEPT REVIEW		06/28/2017
DRB CONCEPT REVIEW		10/13/2017
DRB CONCEPT REVIEW		12/15/2017



HOFFMAN TOWN CENTER LOTS 4 AND 5

MANDEVILLE LANE ALEXANDRIA VA
STONEBRIDGE CARRAS

RENDERINGS - PLAZA SE (NIGHT)



KEY PLAN

DK	20160037
Principal in Charge	Project No.
JG	12/15/2017
Project Manager	Date
SJ	
Project Architect	
AD	
Staff Architect	

A 8.13

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20160037 PROJECT NAME: HOFFMAN TOWN CENTER LOTS 4 AND 5
SHEET NUMBER: A 8.13 - RENDERINGS - PLAZA SE (NIGHT)
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SCOPE DOCUMENTS

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ISSUANCES

No.	Drawing Issue Description	Date
	DRB CONCEPT REVIEW	02/23/2017
	DRB CONCEPT REVIEW	05/04/2017
	DRB CONCEPT REVIEW	06/28/2017
	DRB CONCEPT REVIEW	10/13/2017
	DRB CONCEPT REVIEW	12/15/2017



HOFFMAN TOWN CENTER LOTS 4 AND 5

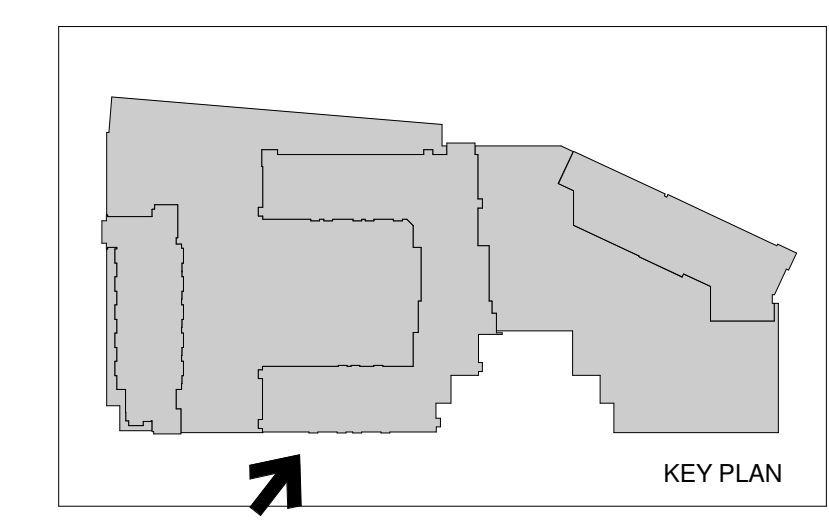
MANDEVILLE LANE ALEXANDRIA VA
STONEBRIDGE CARRAS

RENDERINGS - MANDEVILLE MID-WAY

DK	20160037
Principal in Charge	Project No.
JG	12/15/2017
Project Manager	Date
SJ	
Project Architect	
AD	
Staff Architect	

A 8.14

NOT ISSUED FOR CONSTRUCTION



PROJECT NUMBER: 20160037 PROJECT NAME: HOFFMAN TOWN CENTER LOTS 4 AND 5
SHEET NUMBER: A.8.14 - RENDERINGS - MANDEVILLE MID-WAY
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ISSUANCES

No.	Drawing Issue Description	Date
	DRB CONCEPT REVIEW	02/23/2017
	DRB CONCEPT REVIEW	05/04/2017
	DRB CONCEPT REVIEW	06/28/2017
	DRB CONCEPT REVIEW	10/13/2017
	DRB CONCEPT REVIEW	12/15/2017



HOFFMAN TOWN CENTER LOTS 4 AND 5

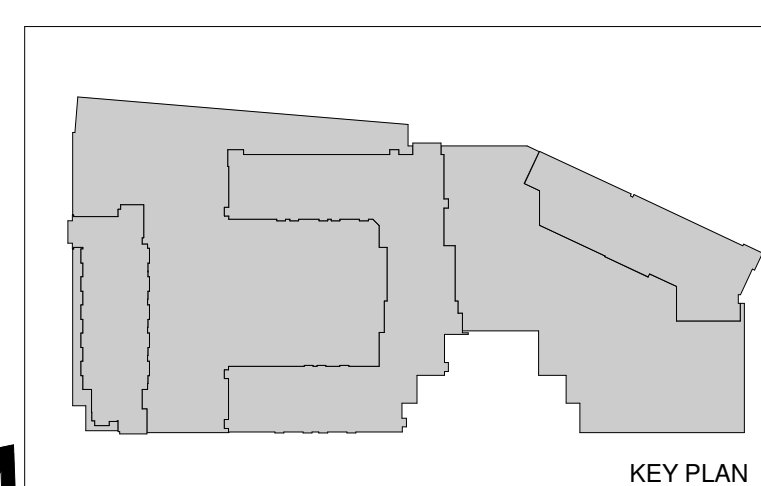
MANDEVILLE LANE ALEXANDRIA VA
STONEBRIDGE CARRAS

RENDERINGS - MANDEVILLE SW CORNER

DK	20160037
Principal in Charge	Project No.
JG	12/15/2017
Project Manager	Date
SJ	
Project Architect	
AD	
Staff Architect	

A 8.15

NOT ISSUED FOR CONSTRUCTION



KEY PLAN

PROJECT NUMBER: 20160037 PROJECT NAME: HOFFMAN TOWN CENTER LOTS 4 AND 5
SHEET NUMBER: A 8.15 - RENDERINGS - MANDEVILLE SW CORNER
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ISSUANCES

No.	Drawing Issue Description	Date
DRB CONCEPT REVIEW		02/23/2017
DRB CONCEPT REVIEW		05/04/2017
DRB CONCEPT REVIEW		06/28/2017
DRB CONCEPT REVIEW		10/13/2017
DRB CONCEPT REVIEW		12/15/2017



HOFFMAN TOWN CENTER LOTS 4 AND 5

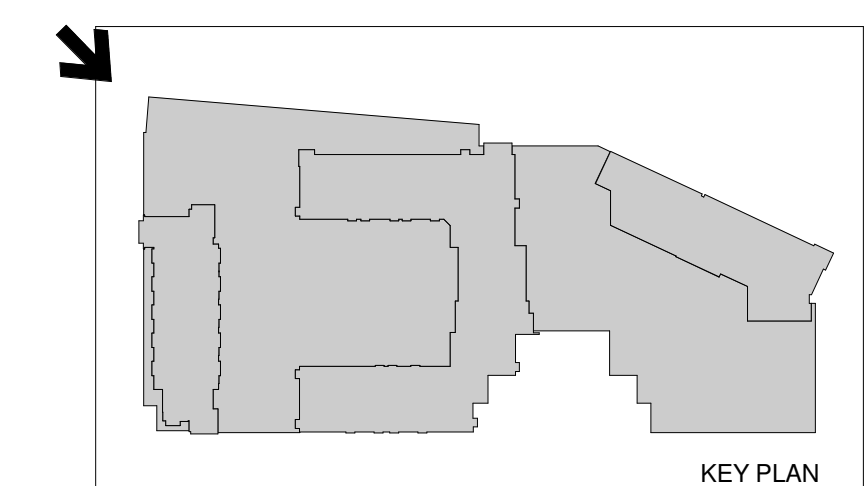
MANDEVILLE LANE ALEXANDRIA VA
STONEBRIDGE CARRAS

RENDERINGS - MILL NW CORNER

DK	20160037
Principal in Charge	Project No.
JG	12/15/2017
Project Manager	Date
SJ	
Project Architect	
AD	
Staff Architect	

A 8.16

NOT ISSUED FOR CONSTRUCTION



PROJECT NUMBER: 20160037 PROJECT NAME: HOFFMAN TOWN CENTER LOTS 4 AND 5
SHEET NUMBER: A 8.16 - RENDERINGS - MILL NW CORNER
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ISSUANCES

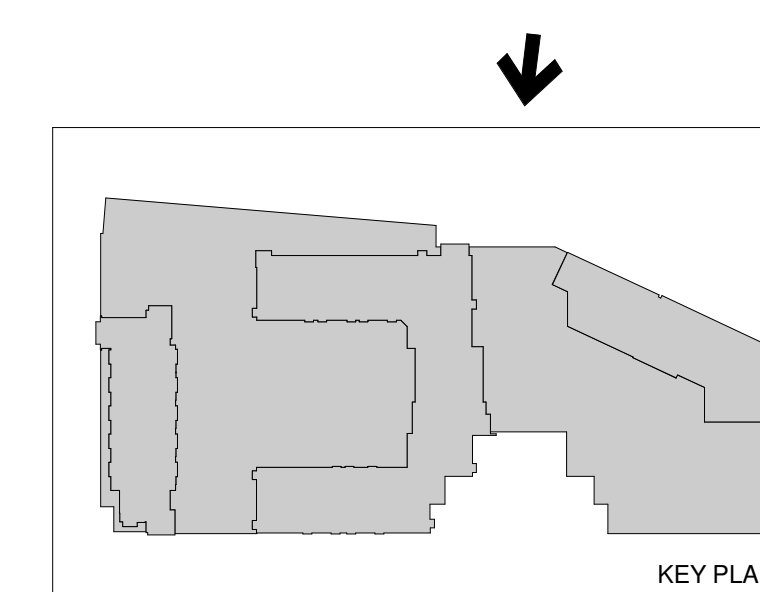
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	DRB CONCEPT REVIEW	05/04/2017
	DRB CONCEPT REVIEW	06/28/2017
	DRB CONCEPT REVIEW	10/13/2017
	DRB CONCEPT REVIEW	12/15/2017



HOFFMAN TOWN CENTER LOTS 4 AND 5

MANDEVILLE LANE ALEXANDRIA VA
STONEBRIDGE CARRAS

RENDERINGS - MILL NORTH



KEY PLAN

DK	20160037
Principal in Charge	Project No.
JG	12/15/2017
Project Manager	Date
SJ	
Project Architect	
AD	
Staff Architect	

A 8.17

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20160037 PROJECT NAME: HOFFMAN TOWN CENTER LOTS 4 AND 5
SHEET NUMBER: A.8.17 - RENDERINGS - MILL NORTH
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ISSUANCES

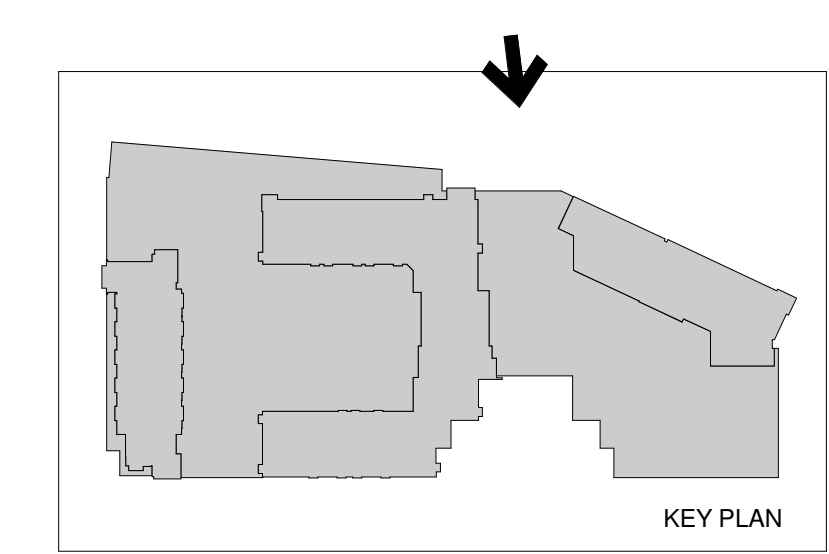
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	DRB CONCEPT REVIEW	05/04/2017
	DRB CONCEPT REVIEW	06/28/2017
	DRB CONCEPT REVIEW	10/13/2017
	DRB CONCEPT REVIEW	12/15/2017



HOFFMAN TOWN CENTER LOTS 4 AND 5

MANDEVILLE LANE ALEXANDRIA VA
STONEBRIDGE CARRAS

RENDERINGS - MILL SENIOR LIVING



KEY PLAN

PROJECT NUMBER: 20160037 PROJECT NAME: HOFFMAN TOWN CENTER LOTS 4 AND 5
SHEET NUMBER: A 8.18 - RENDERINGS - MILL SENIOR LIVING
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DK	20160037
Principal in Charge	Project No.
JG	12/15/2017
Project Manager	Date
SJ	
Project Architect	
AD	
Staff Architect	

A 8.18



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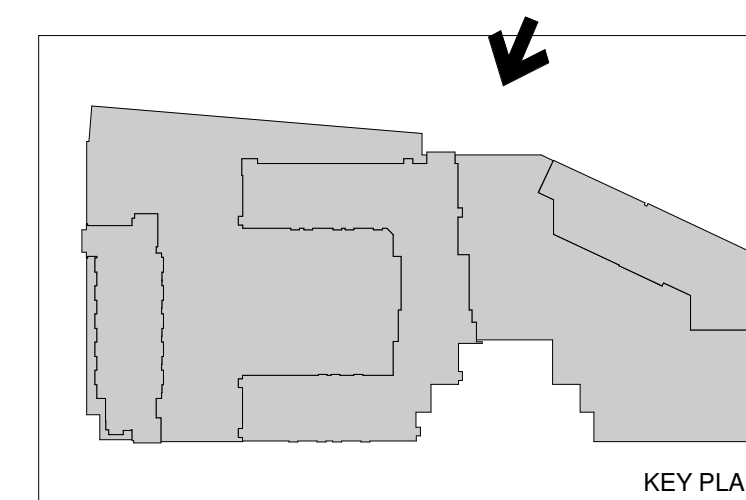
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No.	Drawing Issue Description	Date
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	DRB CONCEPT REVIEW	05/04/2017
	DRB CONCEPT REVIEW	06/28/2017
	DRB CONCEPT REVIEW	10/13/2017
	DRB CONCEPT REVIEW	12/15/2017



HOFFMAN TOWN CENTER LOTS 4 AND 5

MANDEVILLE LANE ALEXANDRIA VA
STONEBRIDGE CARRAS

RENDERINGS - MILL NE RETAIL



KEY PLAN

DK	20160037
Principal in Charge	Project No.
JG	12/15/2017
Project Manager	Date
SJ	
Project Architect	
AD	
Staff Architect	

A 8.19

NOT ISSUED FOR CONSTRUCTION



PROJECT NUMBER: 20160037 PROJECT NAME: HOFFMAN TOWN CENTER LOTS 4 AND 5
SHEET NUMBER: A.8.19 - RENDERINGS - MILL NE RETAIL
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No.	Drawing Issue Description	Date
DRB CONCEPT REVIEW		02/23/2017
DRB CONCEPT REVIEW		05/04/2017
DRB CONCEPT REVIEW		06/28/2017
DRB CONCEPT REVIEW		10/13/2017
DRB CONCEPT REVIEW		12/15/2017



HOFFMAN TOWN CENTER LOTS 4 AND 5

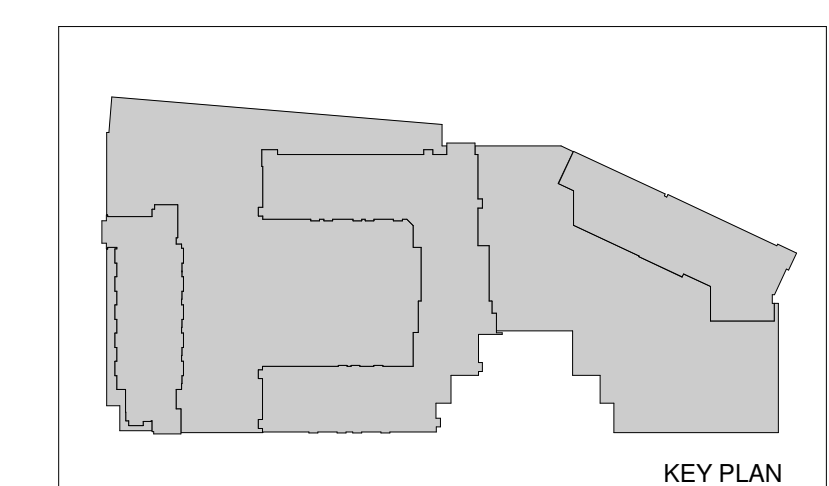
MANDEVILLE LANE ALEXANDRIA VA
STONEBRIDGE CARRAS

RENDERINGS - MANDEVILLE SE CORNER

DK	20160037
Principal in Charge	Project No.
JG	12/15/2017
Project Manager	Date
SJ	
Project Architect	
AD	
Staff Architect	

A 8.20

NOT ISSUED FOR CONSTRUCTION



KEY PLAN

PROJECT NUMBER: 20160037 PROJECT NAME: HOFFMAN TOWN CENTER LOTS 4 AND 5
SHEET NUMBER: A.8.20 - RENDERINGS - MANDEVILLE SE CORNER
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