

EISENHOWER BLOCK 20 PROPOSED RESIDENTIAL AND HOTEL CONCEPTUAL DESIGN SUBMISSION 3

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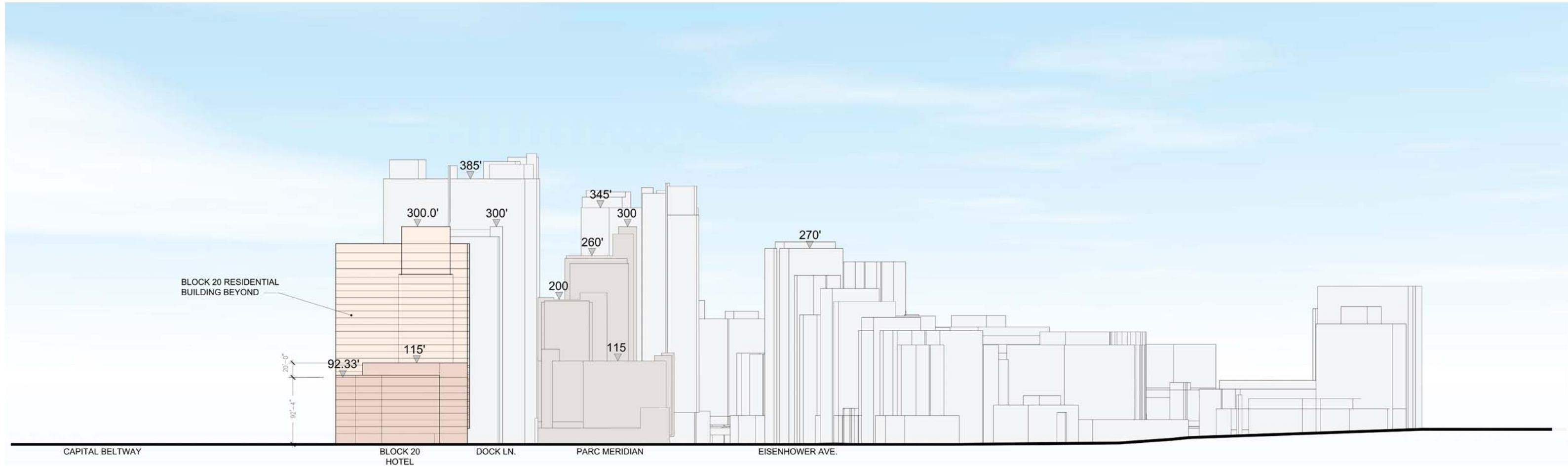


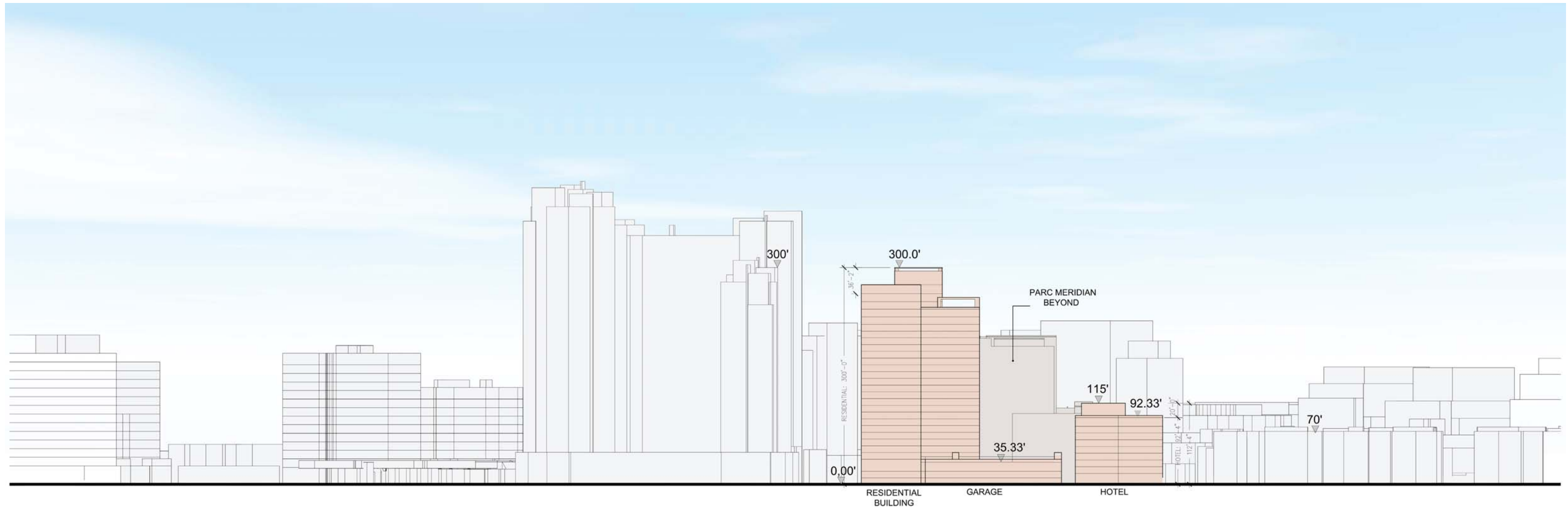
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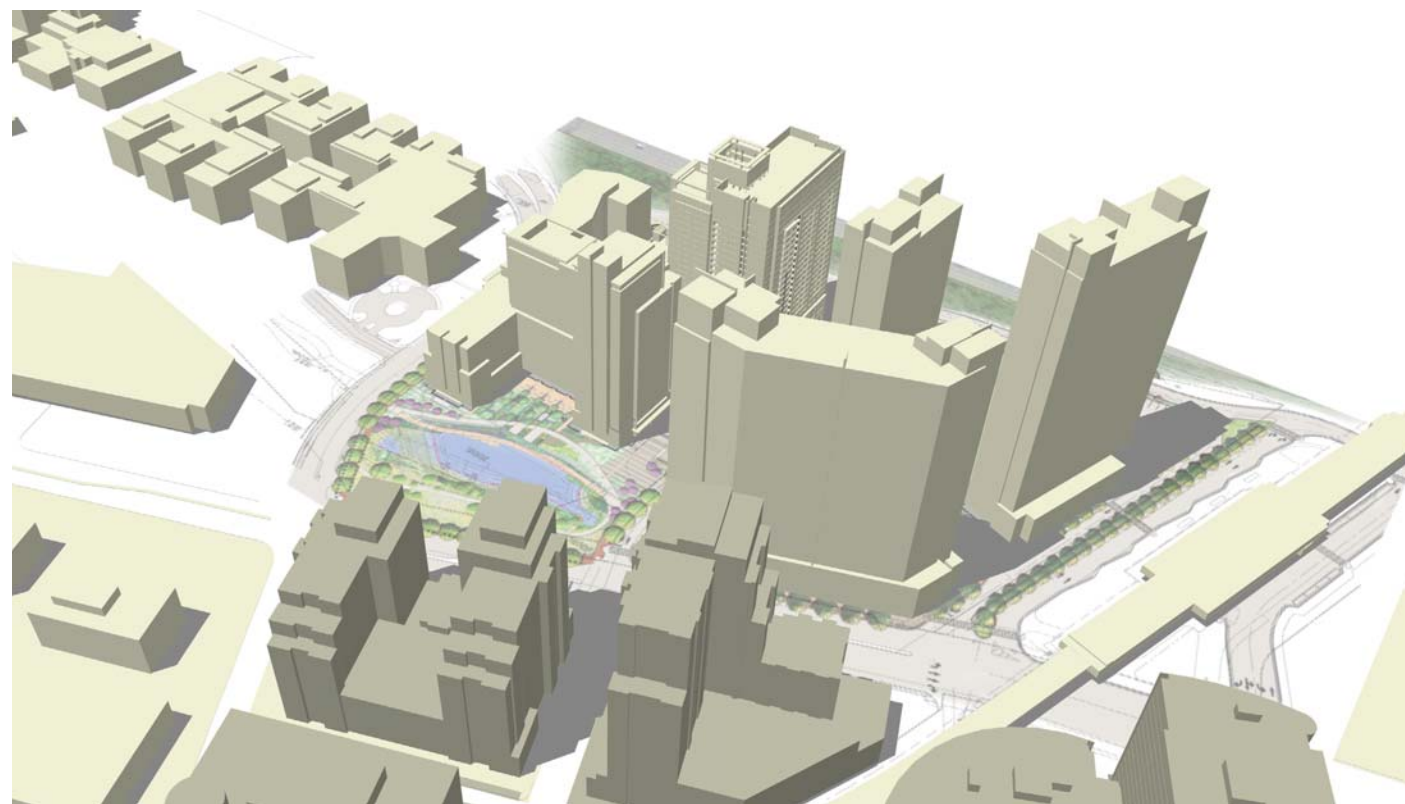


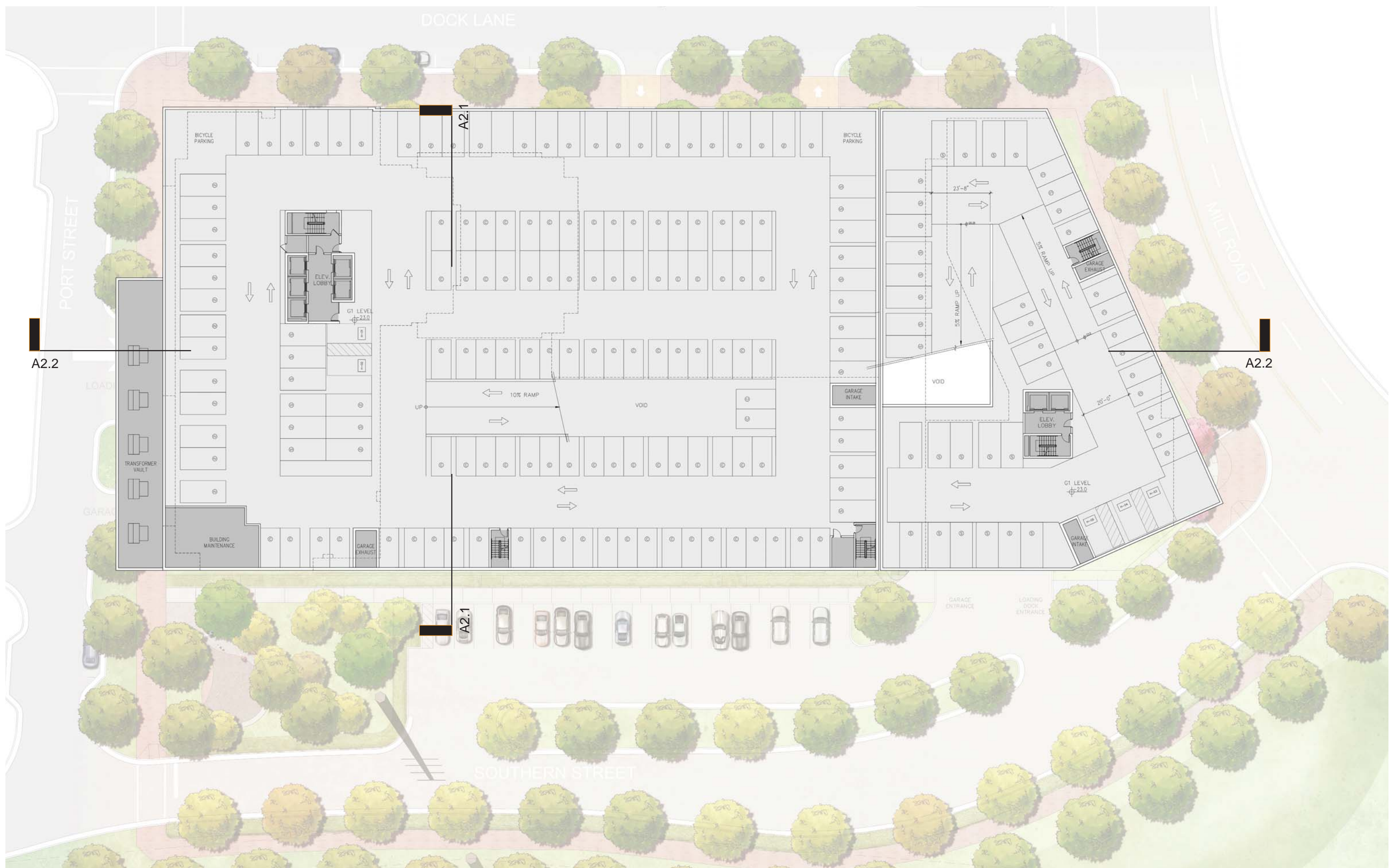


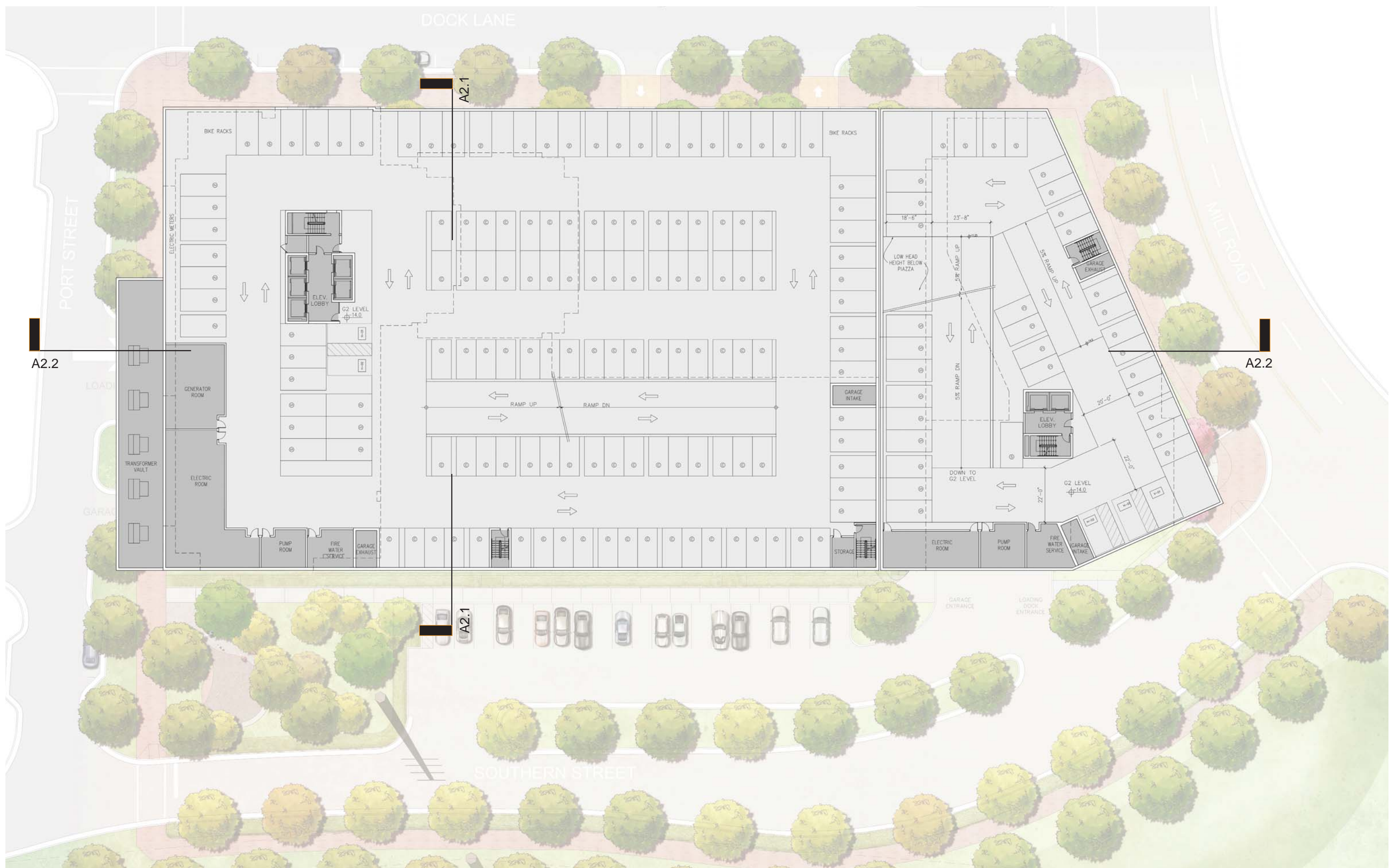
















DOCK LANE

PORT STREET

MILL ROAD

SOUTHERN STREET

1ST FLOOR BELOW
SEE 1ST FLOOR PLAN

1ST FLOOR BELOW
SEE 1ST FLOOR PLAN

A2.2

A2.2

EISENHOWER BLOCK 20
ALEXANDRIA, VA

ENLARGED 1.5TH FLOOR / GARAGE G4 PLAN





ENLARGED 3RD AND 4TH FLOOR (PLAZA LEVEL) PLAN



DOCK LANE

PORT STREET

MILL ROAD

SOUTHERN STREET

A2.2
LOADING

A2.2

GARAGE

GARAGE ENTRANCE
LOADING DOCK ENTRANCE

ENLARGED 5TH THRU 8TH FLOOR PLAN



DOCK LANE

PORT STREET

MILL ROAD

SOUTHERN STREET

A2.2
LOADING

A2.2

GARAGE ENTRANCE
LOADING DOCK ENTRANCE

ENLARGED 9TH THRU 22ND PLAN



ENLARGED 23RD PLAN



DOCK LANE

PORT STREET

MILL ROAD

SOUTHERN STREET

2B
1,145 SF

2B
1,235 SF

1B
843 SF

1B
843 SF

1B
843 SF

1B
904 SF

1B
842 SF

2B
1,263 SF

1BD
1,060 SF

1B
801 SF

2B
1,275 SF

PARTY ROOM
1,944 SF

TERRACE
3,400 SF

STO./JAN.

ALCOVE

EXIT CORRIDOR

EXIT CORRIDOR

A2.1

A2.2

A2.2

LOADING

GARAGE

GARAGE ENTRANCE

LOADING DOCK ENTRANCE

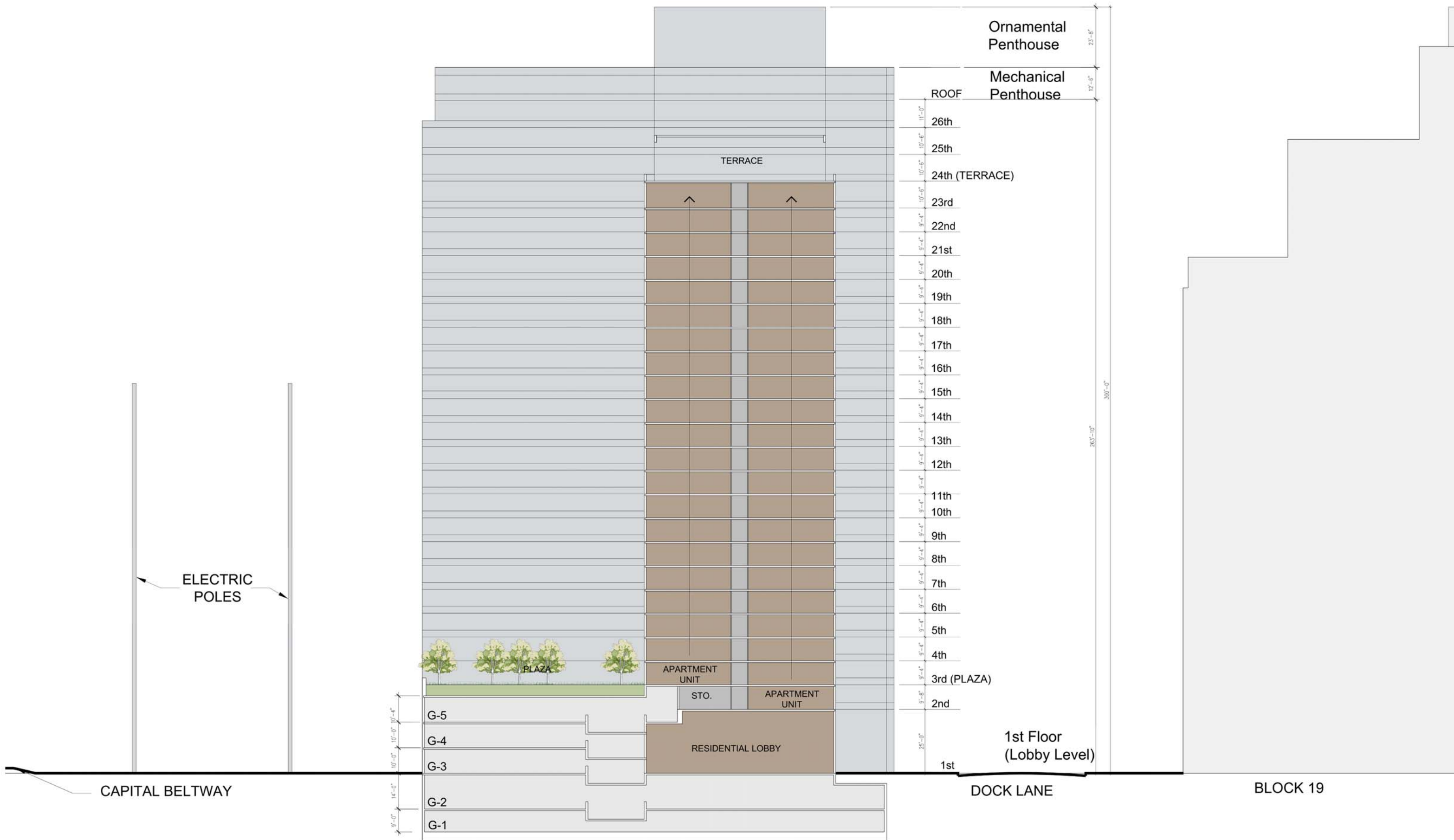
ENLARGED 24TH-25TH PLAN



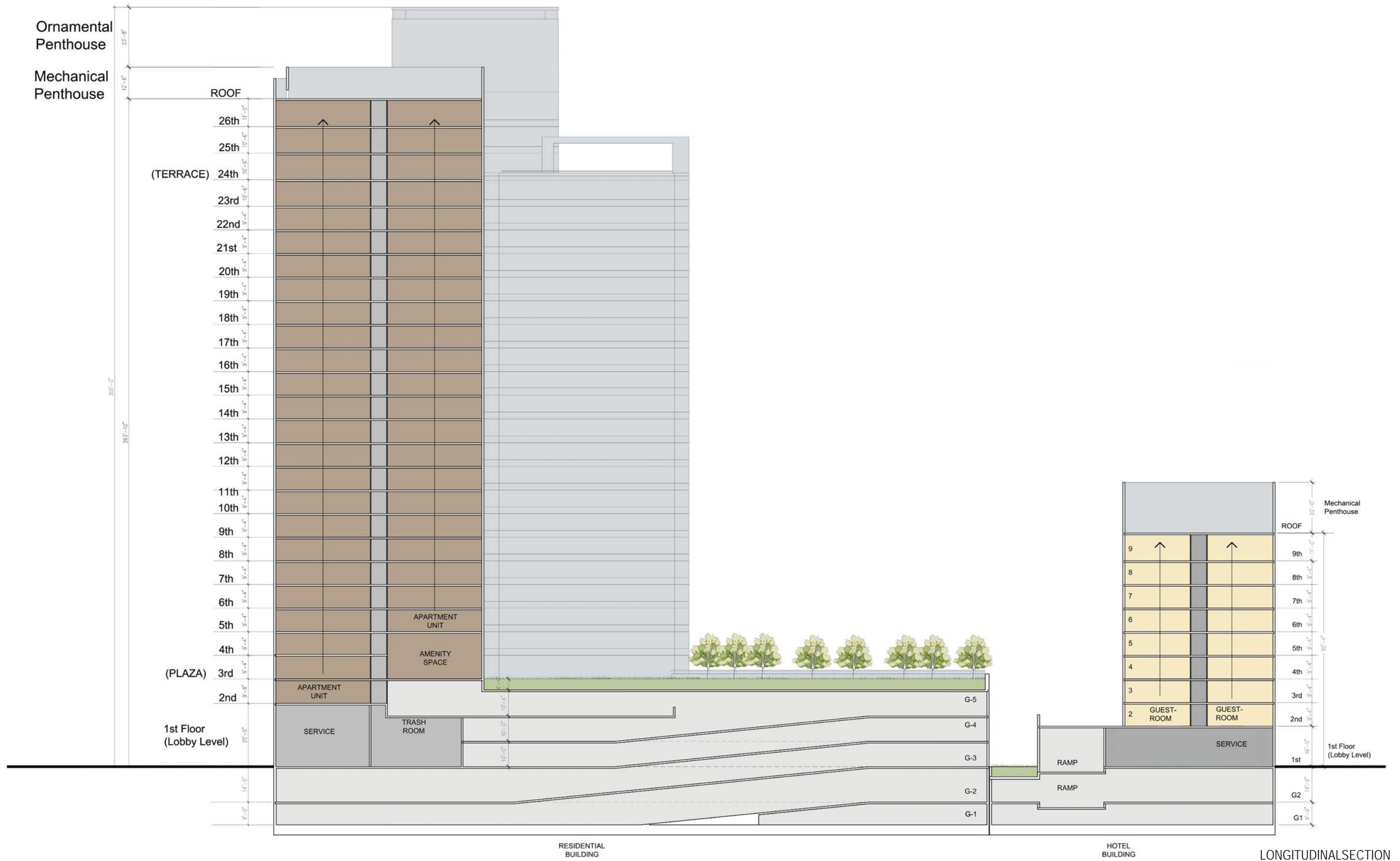
ENLARGED 26TH PLAN



ENLARGED ROOF PLAN



TRANSVERSE SECTION







DOCK LANE ELEVATION



PORT STREET ELEVATION



ORNAMENTAL PH
 23'-8"
 TOP OF PARAPET
 12'-6"
 ROOF
 11'-0"
 28TH FLOOR
 10'-6"
 25TH FLOOR
 10'-5"
 24TH FLOOR
 10'-5"
 23RD FLOOR
 9'-4"
 22ND FLOOR
 9'-4"
 21ST FLOOR
 9'-4"
 20TH FLOOR
 9'-4"
 19TH FLOOR
 9'-4"
 18TH FLOOR
 9'-4"
 17TH FLOOR
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 16TH FLOOR
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 12TH FLOOR
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 11TH FLOOR
 9'-4"
 10TH FLOOR
 9'-4"
 9TH FLOOR
 9'-4"
 8TH FLOOR
 9'-4"
 7TH FLOOR
 9'-4"
 6TH FLOOR
 9'-4"
 5TH FLOOR
 9'-4"
 4TH FLOOR
 9'-4"
 3RD FLOOR
 9'-8"
 25'-0"
 2ND FLOOR
 1ST FLOOR

300'-0"

276'-4"

283'-10"

BELTWAY ELEVATION



VIEW FROM MILL ROAD AND DOCK LANE



VIEW FROM EISENHOWER RD & PORT ST



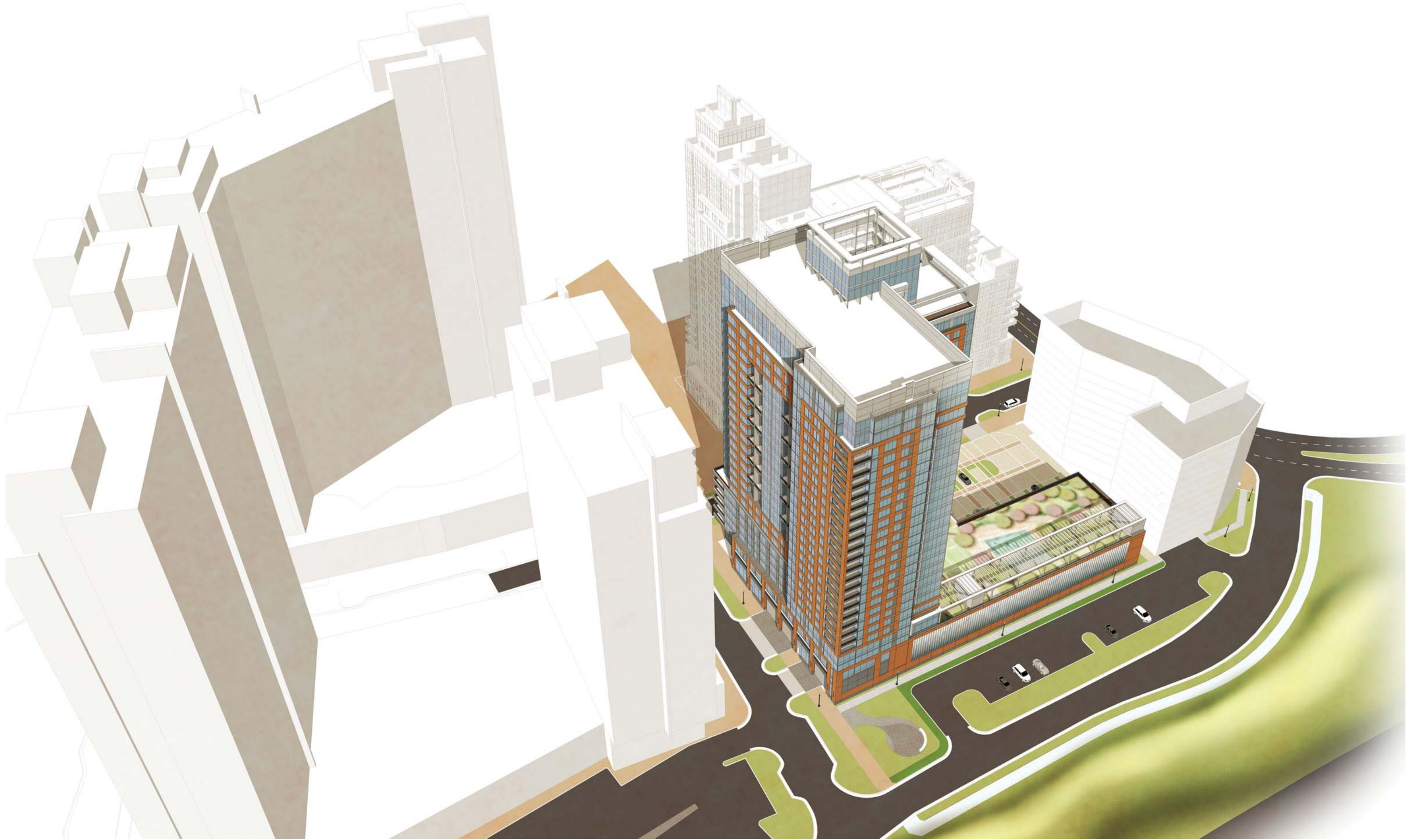
VIEW FROM BELTWAY AND PORT ST



VIEW FROM BELTWAY AND MILL RD



VIEW OF ENTRANCE COURTYARD



BIRD'S EYE FROM BELTWAY AND PORT ST



BIRD'S EYE FROM EISENHOWER AVE





BIRD'S EYE FROM BELTWAY AND MILL RUN



VIEW FROM PORT ST AND DOCK LN



VIEW OF GARAGE BELTWAY SIDE



ZONING TABULATIONS

	ZONING ORDINANCE	PROPOSED
ZONING	CDD-2	CDD-2
USES	VACANT	APARTMENT/HOTEL
SITE AREA	155,047 SF	153,672 SF
ALLOWABLE GROSS FLOOR AREA	585,000 SF	585,000 SF

PROPOSED RESIDENTIAL ADJUSTED GFA	484,034
PROPOSED HOTEL ADJUSTED GFA	100,960
PROPOSED TOTAL ADJUSTED GFA	584,994

UNIT MIX AND GFA TABULATIONS

RESIDENTIAL BUILDING*	S	1B-Jr	1B	1BD	2B	2BD	Total Unit Count	GFA	Deductions (SF)					Adjusted GFA	
									Trash	Loading Dock	Stair / Elevator Shaft	Mechanical Shaft	Mechanical Closet		Total
26th Floor	1		7		6		14	17,247	102		990	100	140	1,332	15,915
25th Floor	1		7		4		12	14,618	102		990	50	120	1,262	13,584
24th Floor			6	1	4		11	17,504	102		1,238	100	110	1,550	15,471
23rd Floor	1	1	10		4	2	18	21,263	102		1,018	100	180	1,400	19,863
22nd Floor	1	1	10		4	2	18	21,032	102		1,018	100	180	1,400	19,632
21st Floor	1	1	10		4	2	18	21,263	102		1,018	100	180	1,400	19,966
20th Floor	1	1	10		4	2	18	21,032	102		1,018	100	180	1,400	19,632
19th Floor	1	1	10		4	2	18	21,263	102		1,018	100	180	1,400	19,863
18th Floor	1	1	10		4	2	18	21,032	102		1,018	100	180	1,400	19,632
17th Floor	1	1	10		4	2	18	21,263	102		1,018	100	180	1,400	19,863
16th Floor	1	1	10		4	2	18	21,032	102		1,018	100	180	1,400	19,632
15th Floor	1	1	10		4	2	18	21,263	102		1,018	100	180	1,400	19,863
14th Floor	1	1	10		4	2	18	21,032	102		1,018	100	180	1,400	19,632
13th Floor	1	1	10		4	2	18	21,263	102		1,018	100	180	1,400	19,863
12th Floor	1	1	10		4	2	18	21,032	102		1,018	100	180	1,400	19,632
11th Floor	1	1	10		4	2	18	21,263	102		1,018	100	180	1,400	19,863
10th Floor	1	1	10		4	2	18	21,032	102		1,018	100	180	1,400	19,632
9th Floor	1	1	10		4	2	18	21,263	102		1,018	100	180	1,400	19,863
8th Floor	1	1	10		4	2	18	21,280	102		1,018	100	180	1,400	19,880
7th Floor	1	1	10		4	2	18	21,280	102		1,018	100	180	1,400	19,880
6th Floor	1	1	10		4	2	18	21,302	102		1,018	100	180	1,400	19,902
5th Floor	1	1	10		4	2	18	21,302	102		1,018	100	180	1,400	19,902
4th Floor	1	1	8		3	2	15	18,575	102		1,018	100	150	1,370	17,205
3rd Floor / Plaza	1	1	8		3	2	15	21,642	102		1,018	100	150	1,370	20,272
2nd Floor / Residential		1	7		3	1	12	16,122	102		1,018		120	1,240	14,882
1st Floor / Residential								17,317	1,252	3,859	1,466		30	6,607	10,710
Unit Type Total*	23	22	233	1	99	43	421	525,517				2,350	4,240	41,331	484,034
Unit Type %	5.5%	5.2%	55.3%	0.2%	23.5%	10.2%									

* Balconies are included in GFA and Adjusted GFA calculations

** Apartment Unit and Guest Room count and mix may change

RESIDENTIAL GARAGE	S	C	Accessible	Van	Total Parking	GFA
Surface Parking North (Guest)	6			1	7	
Surface Parking South	10		1		11	
G5 Level	16	16			32	22,728
G4 Level	8	27	2		37	23,820
G3 Level	4	34	5	1	44	21,236
G2 Level	52	83	2		137	54,225
G1 Level	58	89	2		149	54,225
Unit Type Total*	154	249	12	2	417	176,234
Compact Car Ratio		60%				

* Balconies are included in GFA and Adjusted GFA calculations

* 426 Total Parking includes 12 Surface parking spaces on the South side of the building and 5 Guest Parking Space in the drop off area.

SUMMARY FOR RESIDENTIAL BUILDING

- 421 Units
- 486,084 sf Adjusted Residential GFA
- 176,234 sf Garage GFA
- 426 Total parking Spaces

GUEST ROOM AND GFA TABULATIONS

HOTEL	Guest Rooms	GFA	Deductions (SF)				Adjusted GFA
			Ramp/Loading Dock	Stair/Elevator Shaft	Mechanical Closet	Total	
9th Floor	23	12,069		588	115	703	11,366
8th Floor	23	12,069		588	115	703	11,366
7th Floor	23	12,069		588	115	703	11,366
6th Floor	23	12,069		588	115	703	11,366
5th Floor	23	12,069		588	115	703	11,366
4th Floor	23	12,069		588	115	703	11,366
3rd Floor	23	12,069		588	115	703	11,366
2nd Floor	19	12,069		588	115	703	11,366
1st Floor		14,000	3,331	607	30	3,968	10,032
Guest Room Total	180	110,552	3,331	5,311	950	9,592	100,960

HOTEL GARAGE	S	C	Accessible	Van	Total Parking	GFA
Surface Parking North	3			1	4	
Surface Parking South	9				9	
G2 Level	11	18	1	1	31	19,437
G1 Level	27	17	2		46	19,437
Total	50	35		5	90	38,874

* Below grade Garage GFA is not included in the adjusted GFA calculations.

* 90 Total Parking includes 11 Surface parking spaces on the South side of the building and 2 Parking Space in the drop off area.

SUMMARY FOR HOTEL BUILDING

- 180 Guest Rooms
- 100,960 sf Adjusted Hotel GFA
- 38,874 sf Garage GFA
- 90 Parking Spaces



ORNAMENTAL PH 23'-5"

TOP OF PARAPET 12'-6"

ROOF 11'-0"

26TH FLOOR 10'-6"

25TH FLOOR 10'-6"

24TH FLOOR 10'-6"

23RD FLOOR 10'-6"

22ND FLOOR 9'-4"

21ST FLOOR 9'-4"

20TH FLOOR 9'-4"

19TH FLOOR 9'-4"

18TH FLOOR 9'-4"

17TH FLOOR 9'-4"

16TH FLOOR 9'-4"

15TH FLOOR 9'-4"

14TH FLOOR 9'-4"

13TH FLOOR 9'-4"

12TH FLOOR 9'-4"

11TH FLOOR 9'-4"

10TH FLOOR 9'-4"

9TH FLOOR 9'-4"

8TH FLOOR 9'-4"

7TH FLOOR 9'-4"

6TH FLOOR 9'-4"

5TH FLOOR 9'-4"

4TH FLOOR 9'-4"

3RD FLOOR 9'-4"

2ND FLOOR 9'-4"

1ST FLOOR 25'-0"

276'-4"

300'-0"

283'-10"

MILL ROAD ELEVATION



PORT STREET ELEVATION



BELTWAY ELEVATION





VIEW FROM MILL ROAD AND DOCK LANE





VIEW FROM BELTWAY AND PORT ST



