

EISENHOWER BLOCK 20 PROPOSED RESIDENTIAL AND HOTEL CONCEPTUAL DESIGN SUBMISSION 3

SHEET INDEX

ARCHITECTURAL DRAWINGS

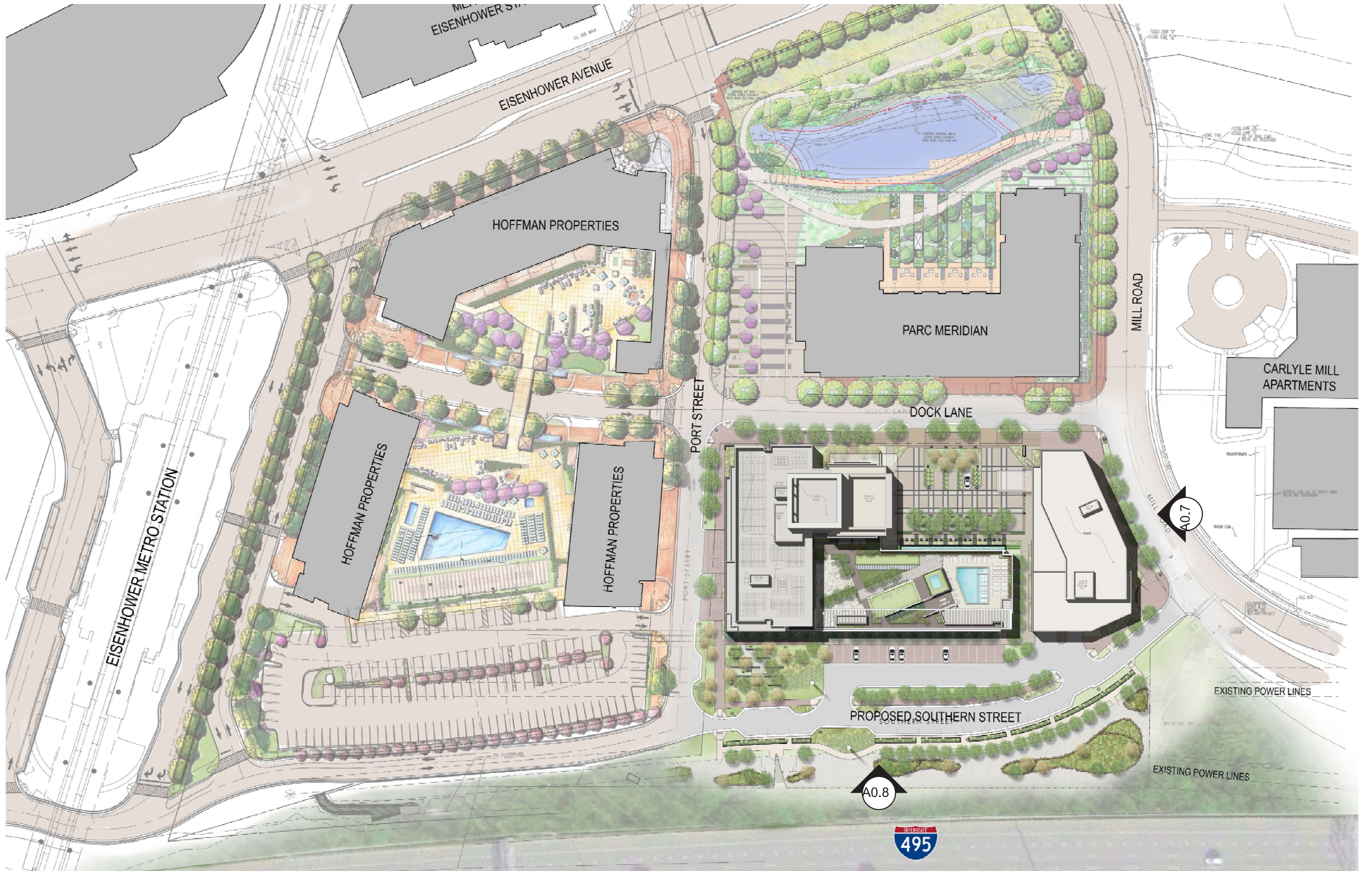
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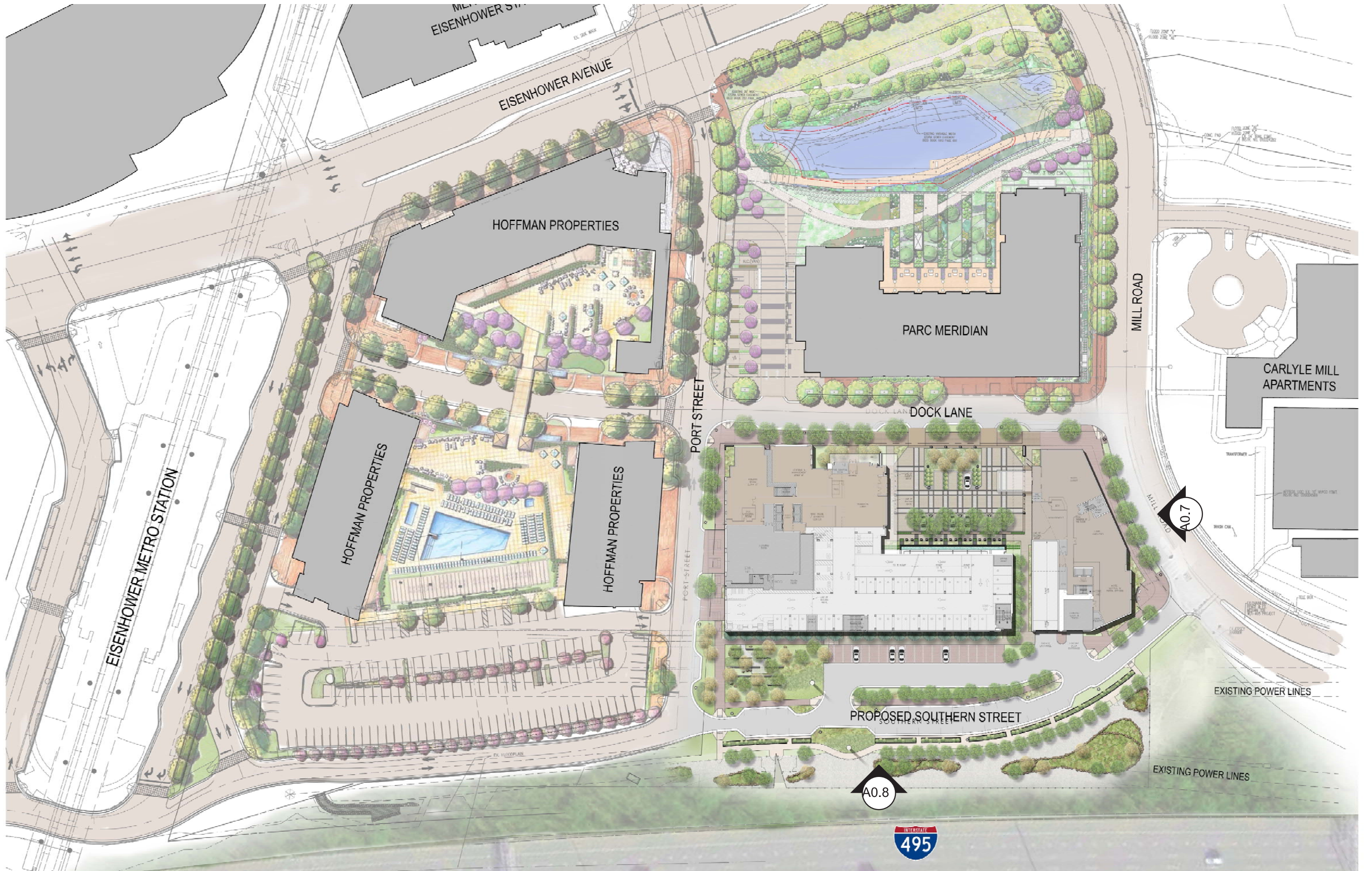
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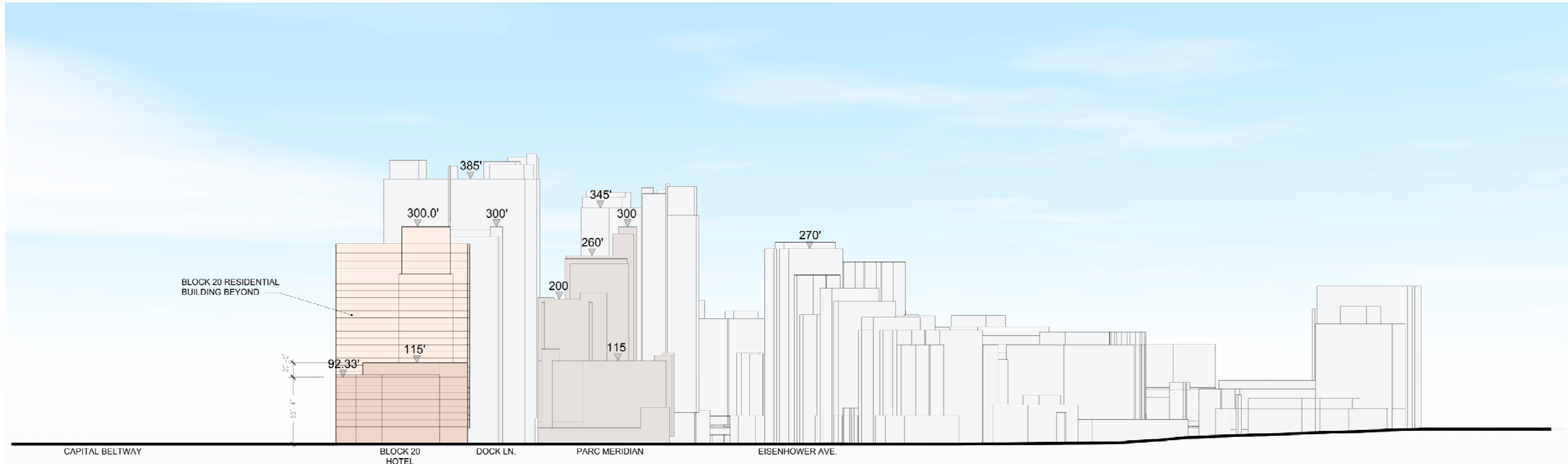


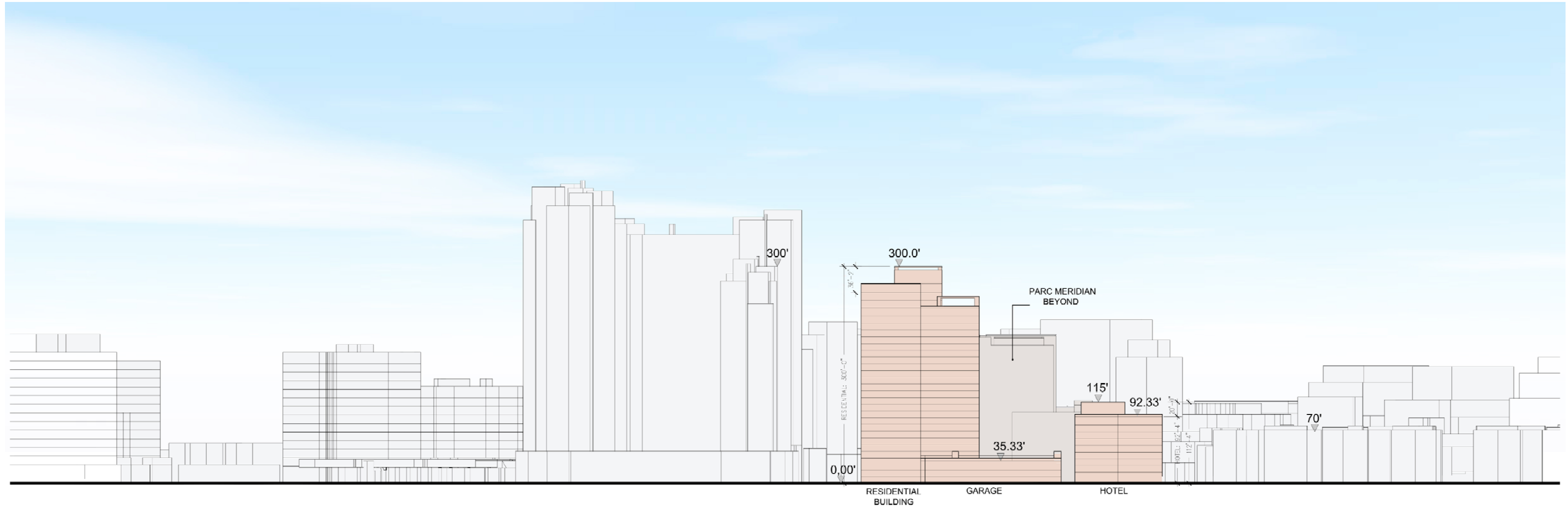


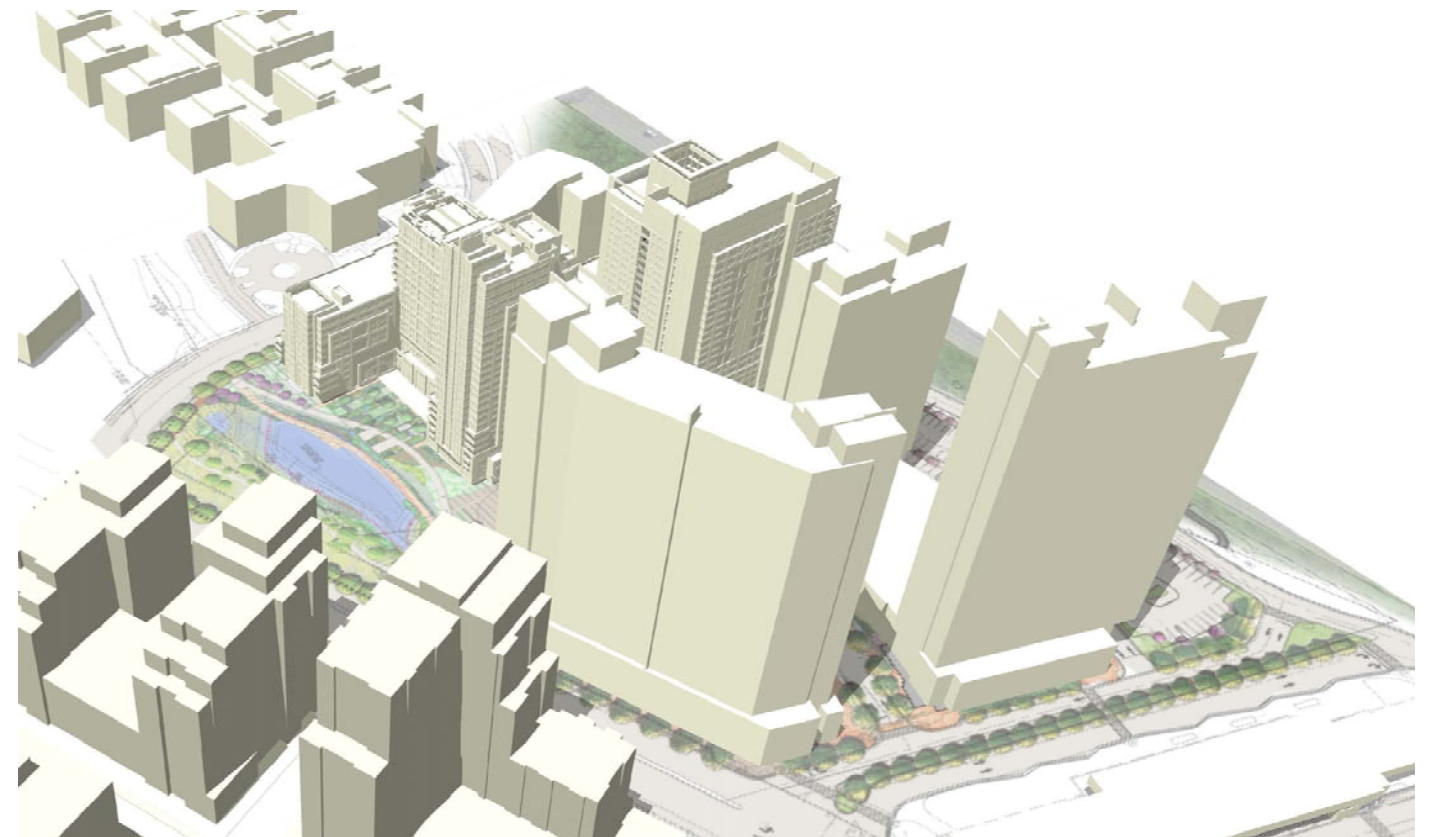


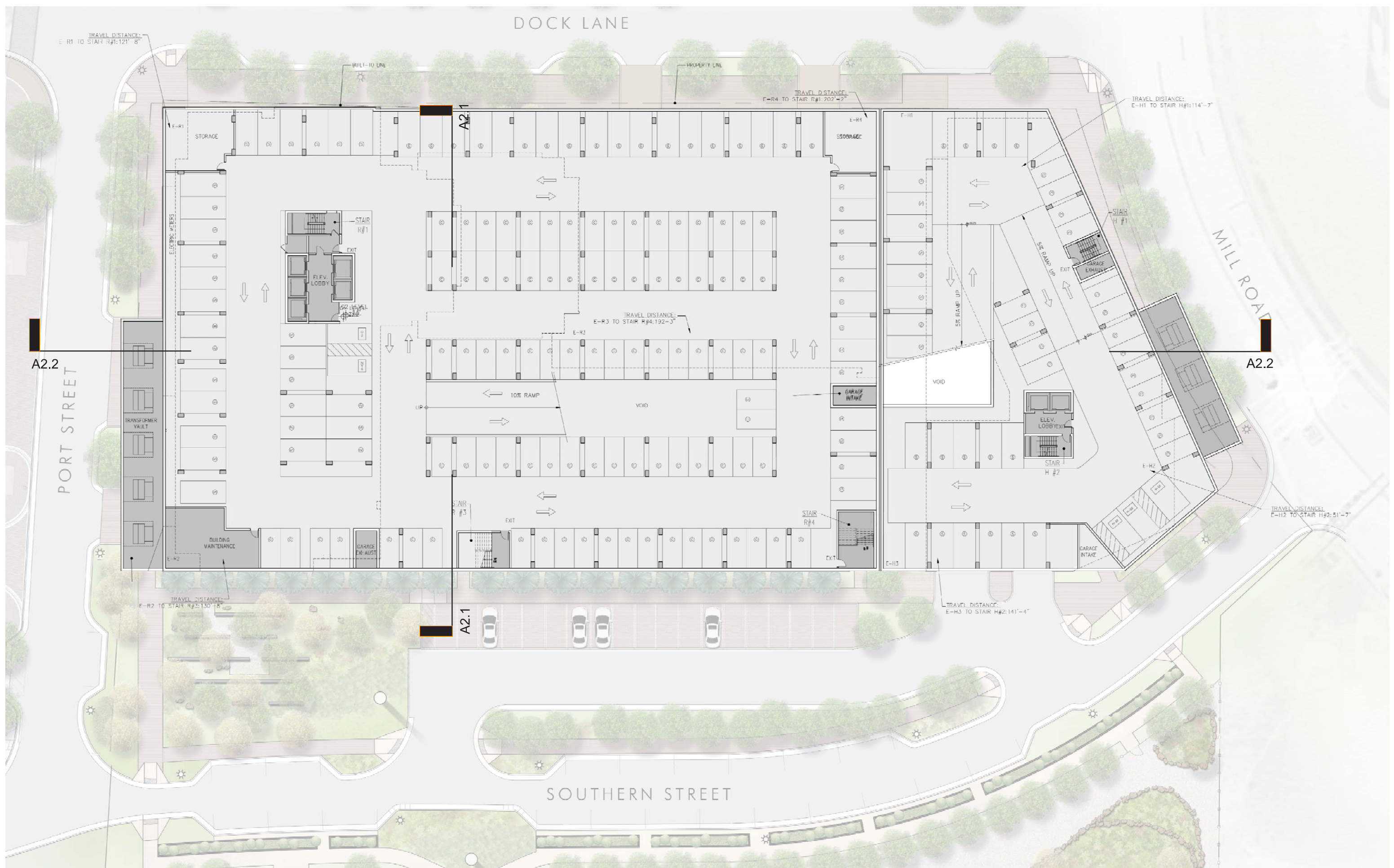
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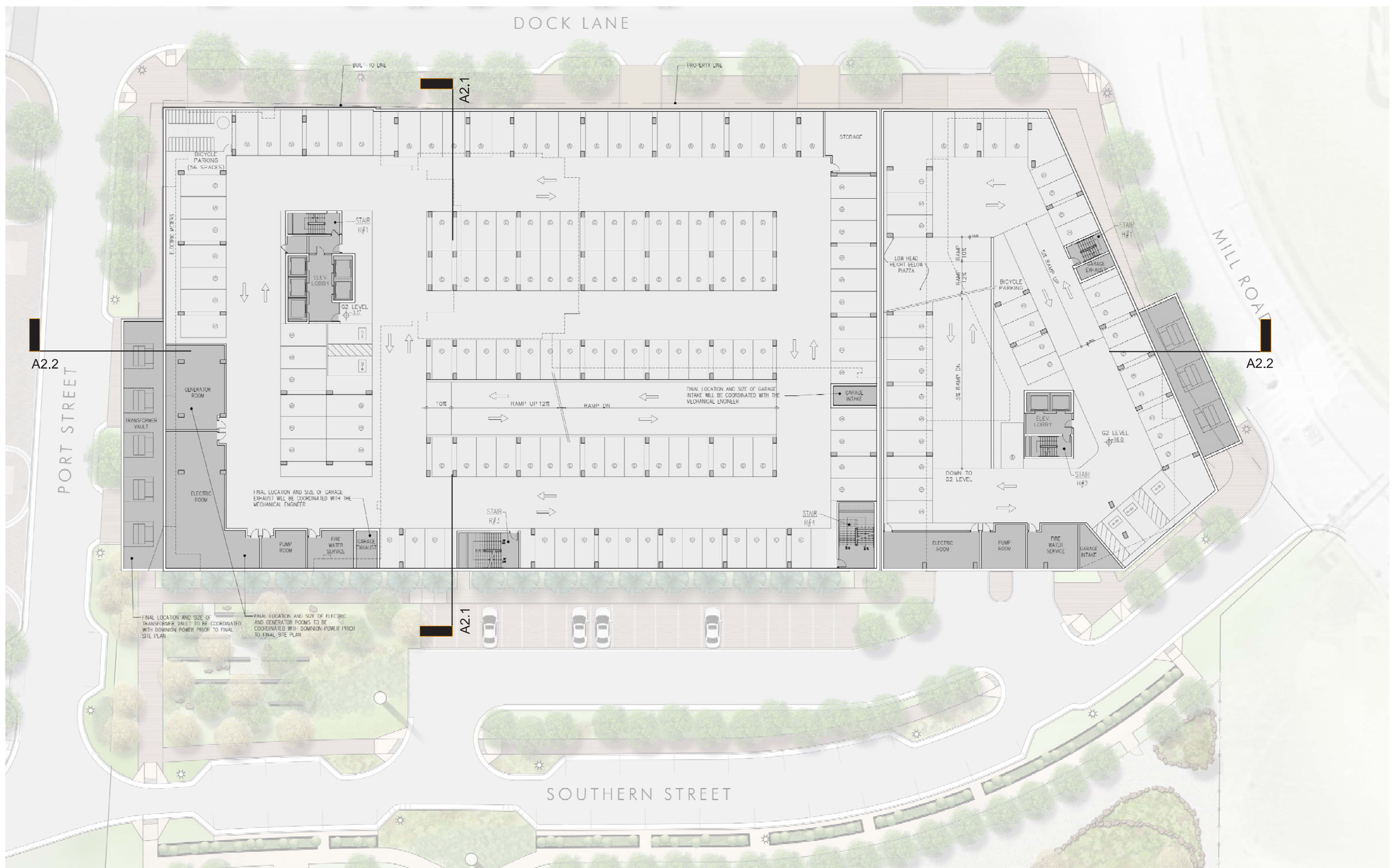












DOCK LANE

MILL ROAD

PORT STREET

SOUTHERN STREET

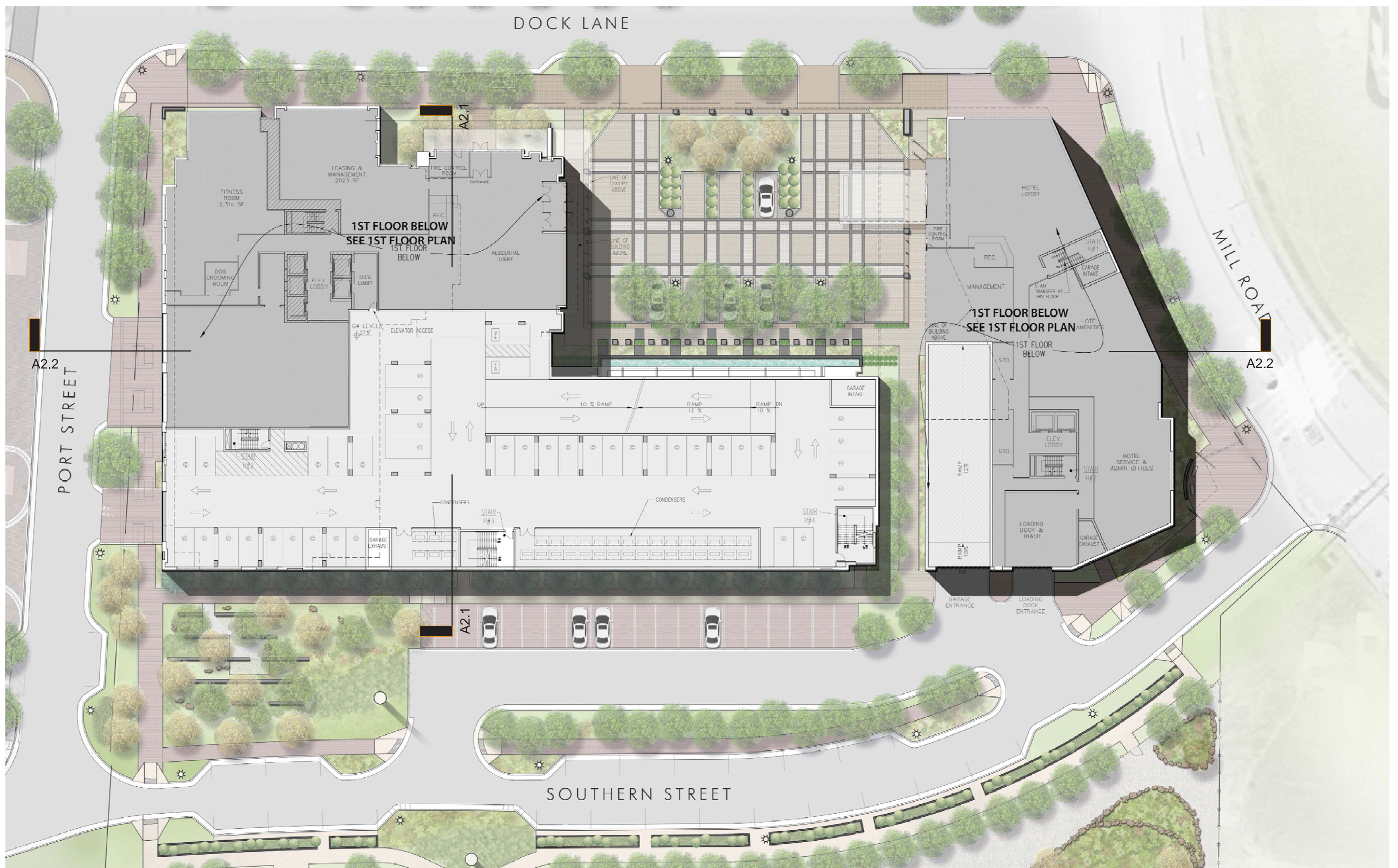
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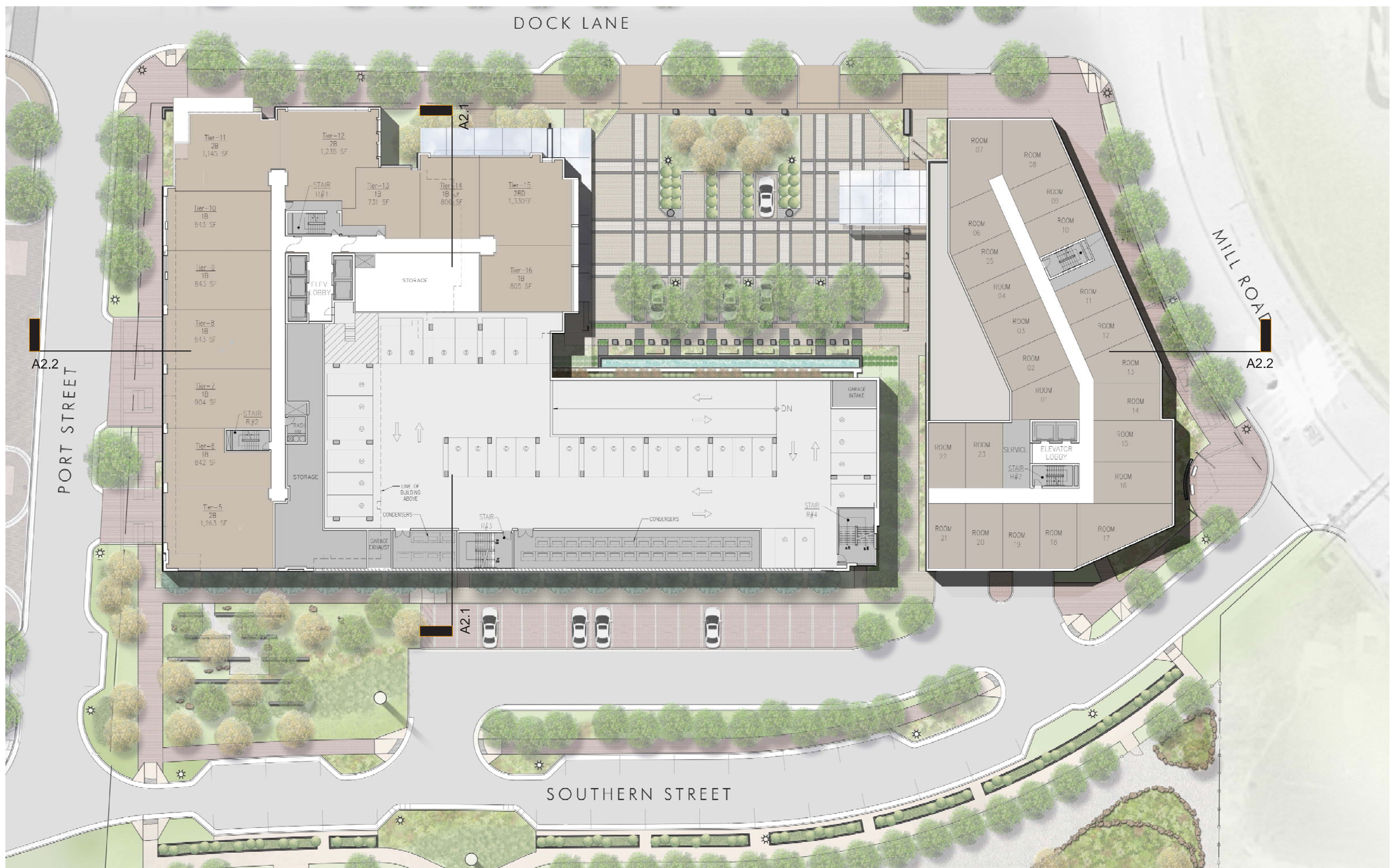
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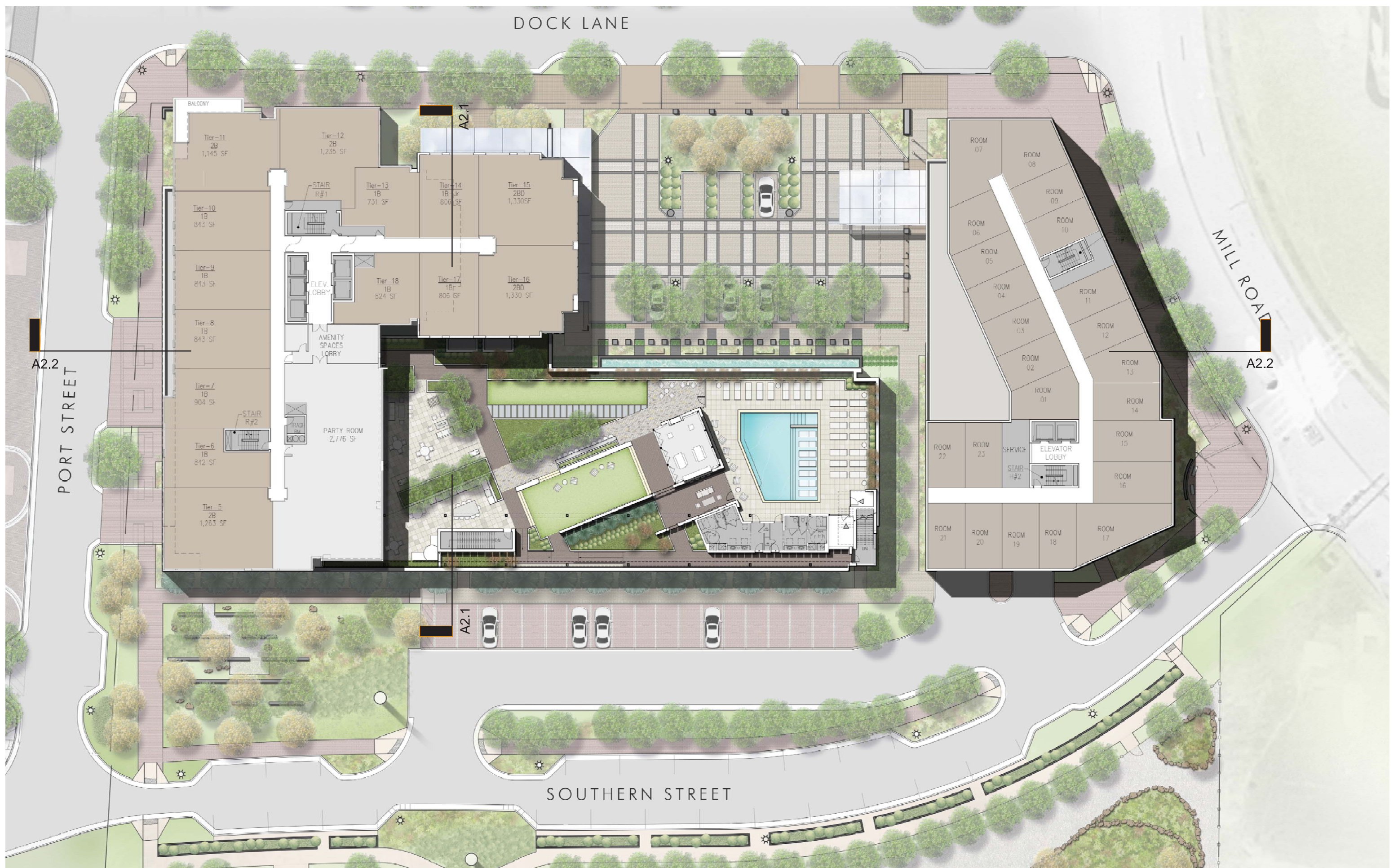
A2.2

A2.1









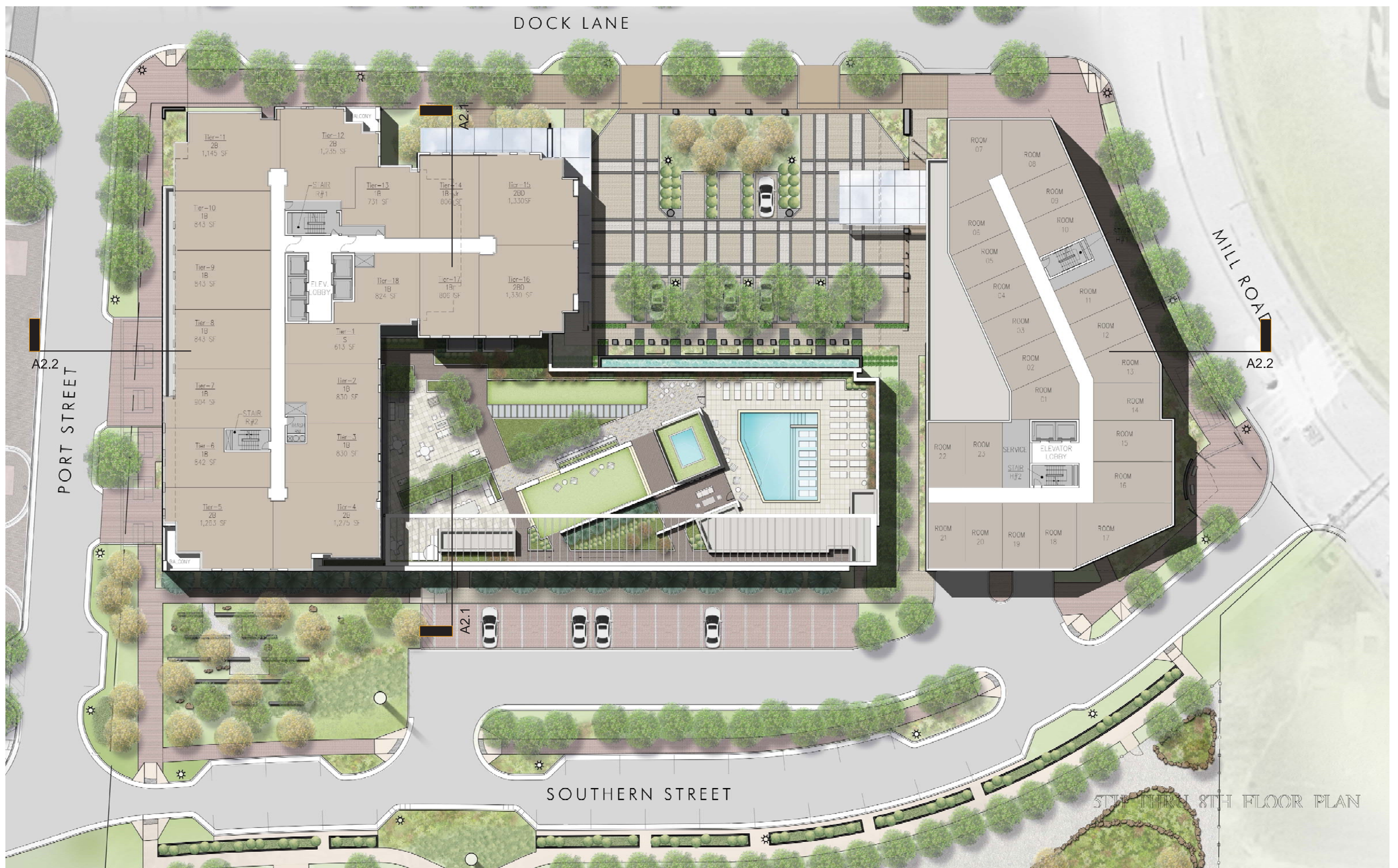
DOCK LANE

MILL ROAD

PORT STREET

SOUTHERN STREET

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



DOCK LANE

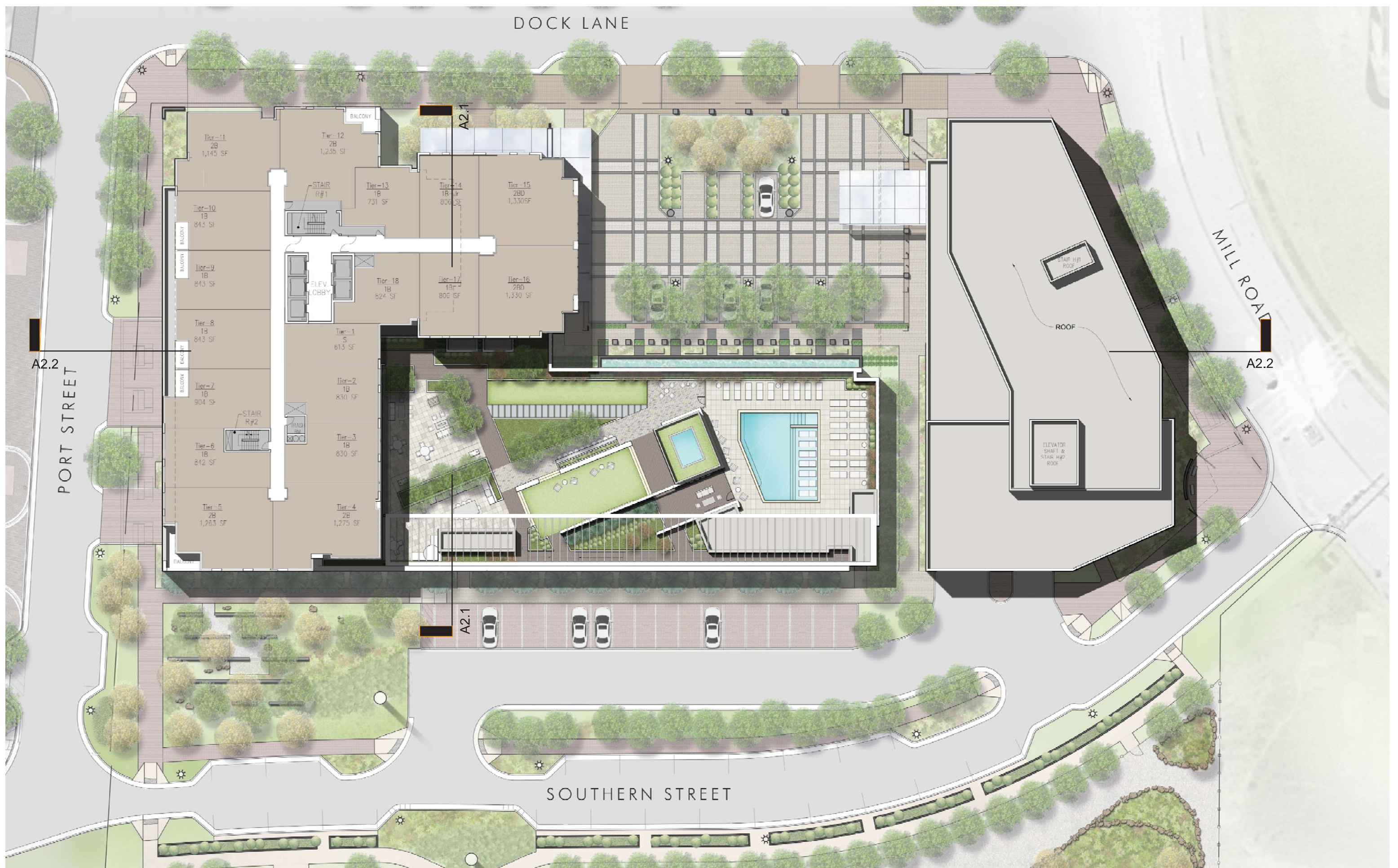
MILL ROAD

PORT STREET

SOUTHERN STREET

5TH THRU 8TH FLOOR PLAN

ENLARGED 5TH THRU 8TH FLOOR PLAN



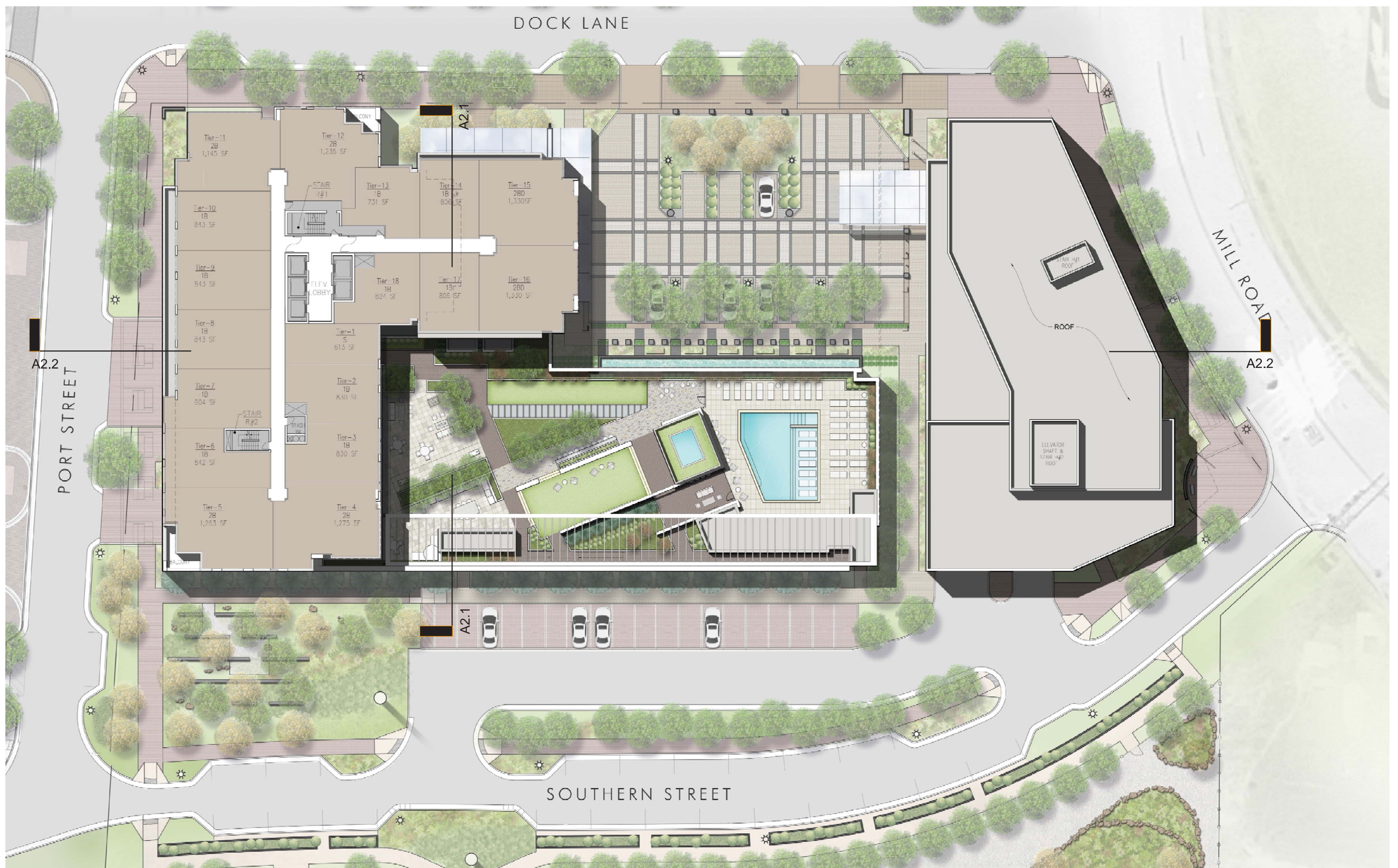
DOCK LANE

MILL ROAD

PORT STREET

SOUTHERN STREET

ENLARGED 9TH THRU 22ND PLAN



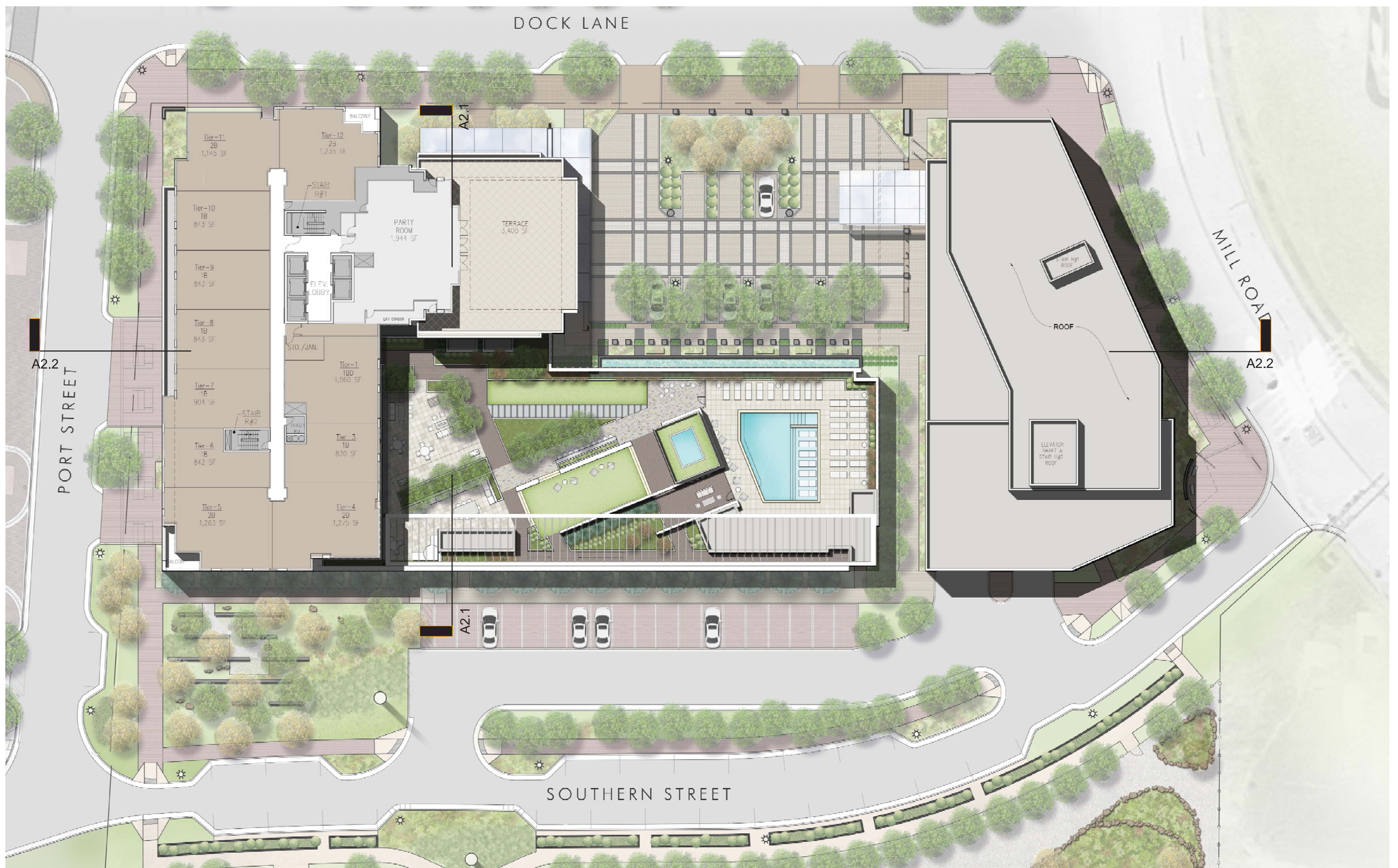
DOCK LANE

MILL ROAD

PORT STREET

SOUTHERN STREET

ENLARGED 23RD PLAN



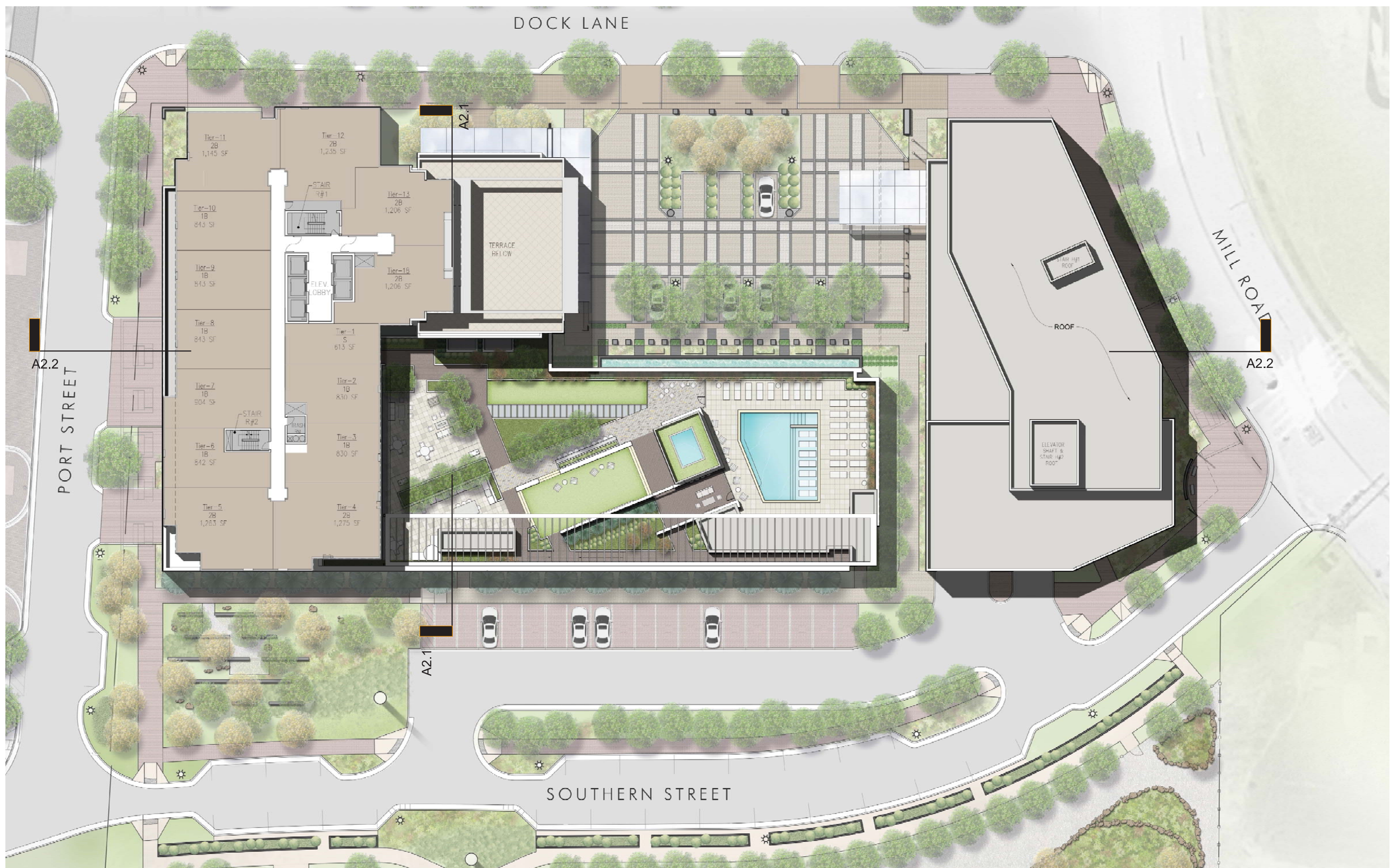
DOCK LANE

MILL ROAD

PORT STREET

SOUTHERN STREET

ENLARGED 24TH-25TH PLAN



DOCK LANE

MILL ROAD

PORT STREET

SOUTHERN STREET

Tier-11
2B
1,145 SF

Tier-12
2B
1,235 SF

Tier-13
2B
1,206 SF

Tier-10
1B
843 SF

Tier-16
2B
1,206 SF

Tier-9
1B
843 SF

Tier-1
5
613 SF

Tier-8
1B
843 SF

Tier-2
1B
830 SF

Tier-7
1B
904 SF

Tier-3
1B
830 SF

Tier-6
1B
842 SF

Tier-4
2B
1,275 SF

Tier-5
2B
1,263 SF

A2.1

A2.2

A2.2

A2.1

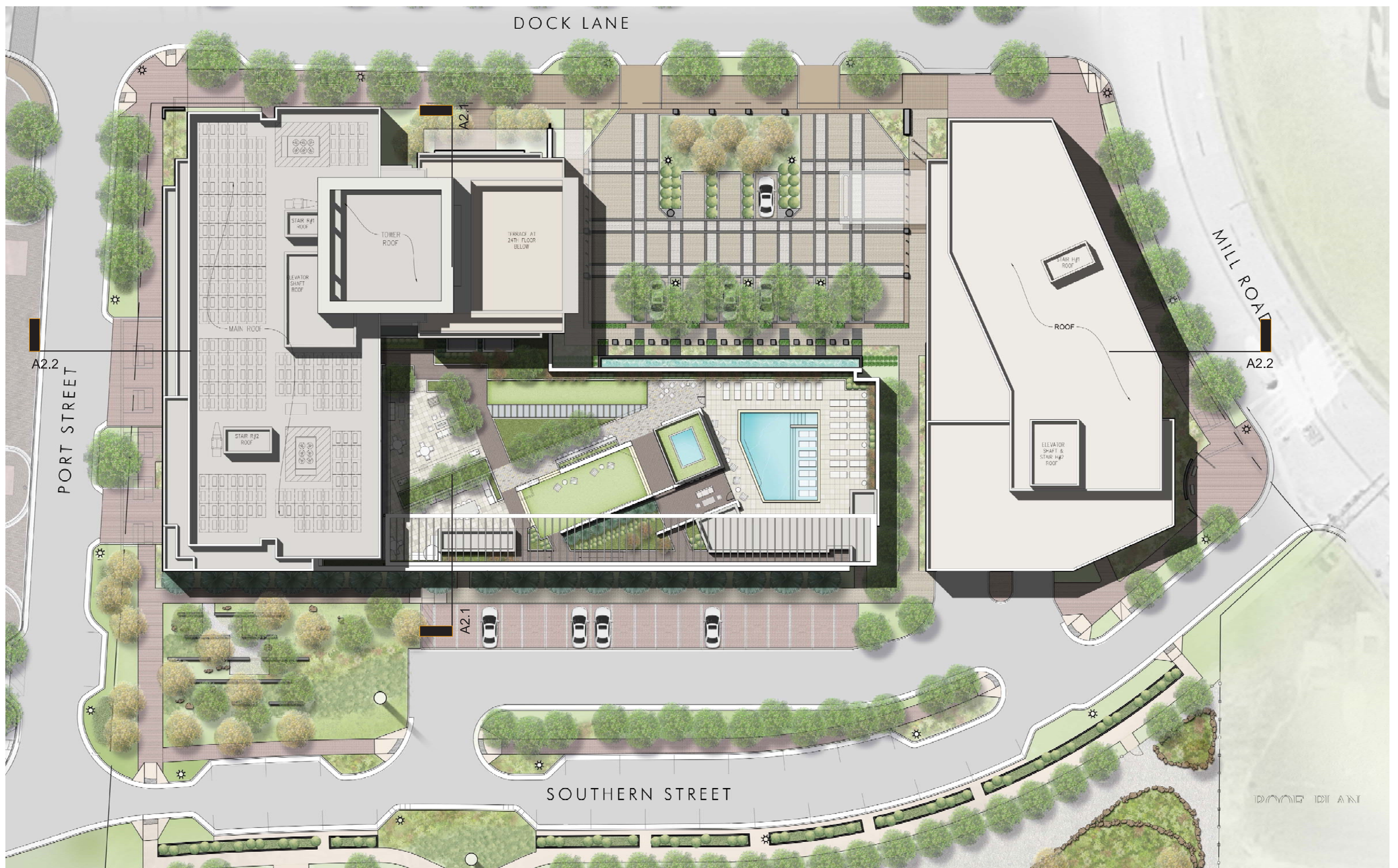
TERRACE BELOW

STAIR H#1
ROOF

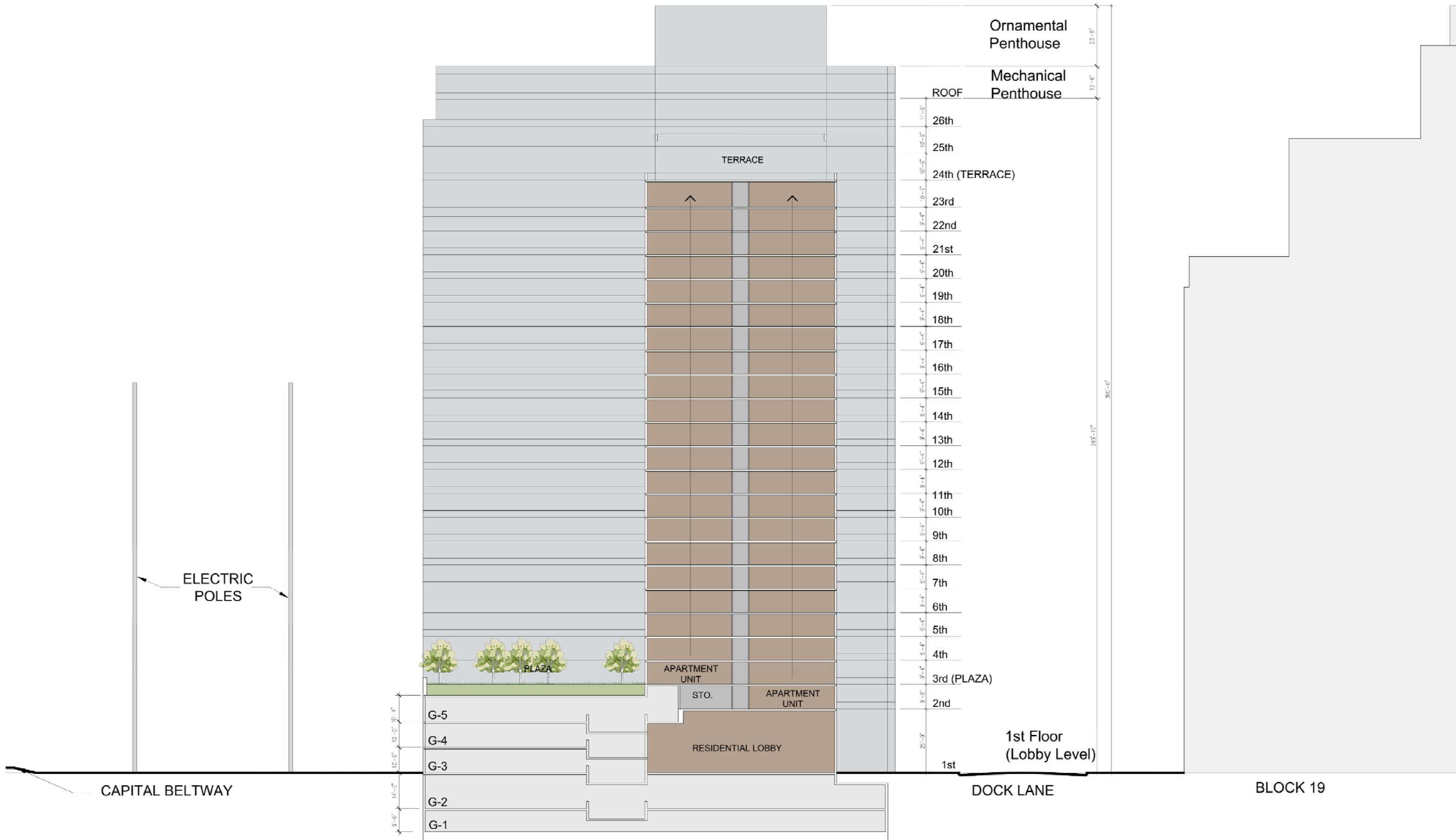
ELEVATOR
SHAFT &
STAIR H#2
ROOF

ROOF

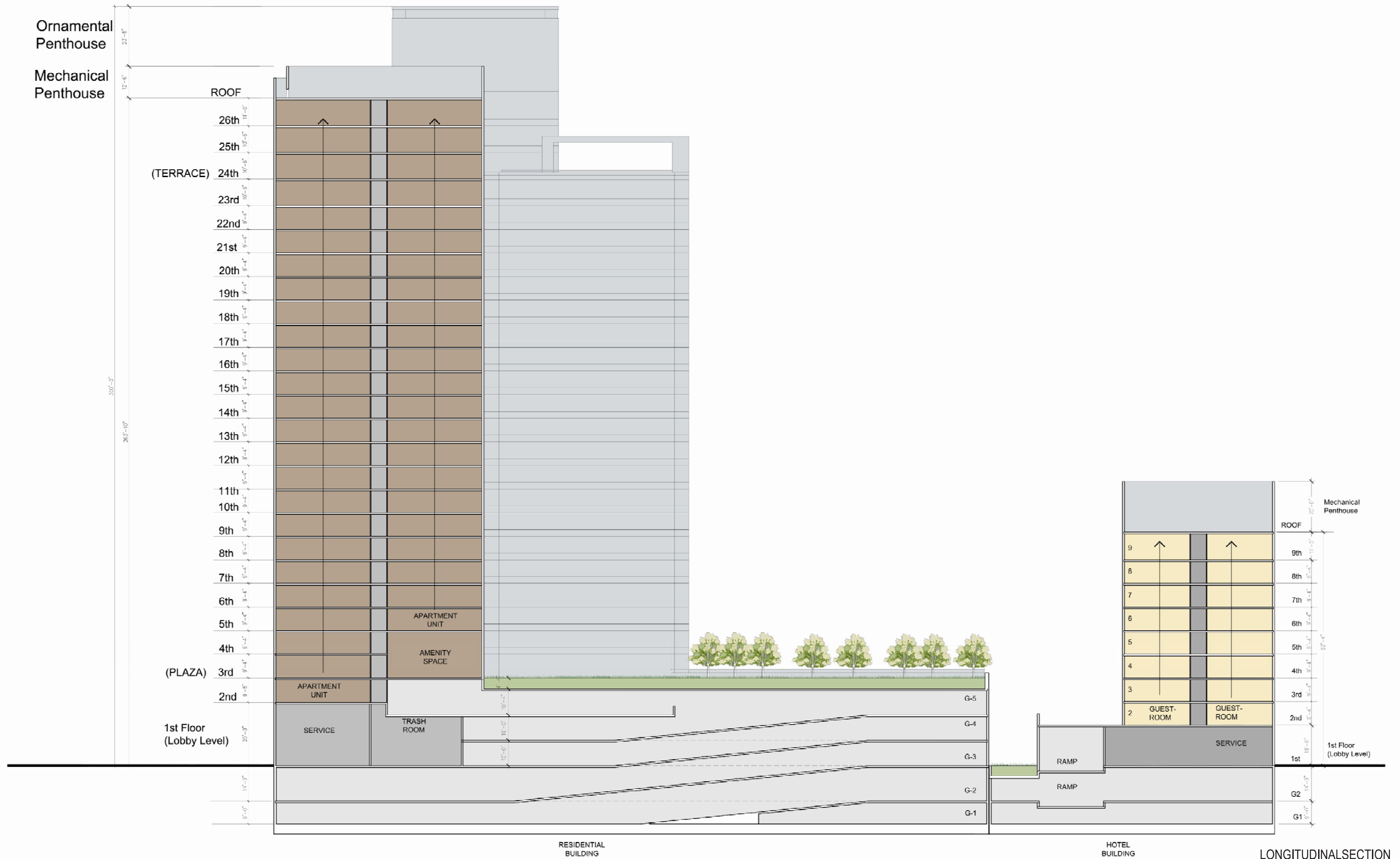
ENLARGED 26TH PLAN



ENLARGED ROOF PLAN



TRANSVERSE SECTION



LONGITUDINALSECTION



- T.O. Ornamental Penthouse
- T.O. Parapet Mech. Penthouse
- Roof
- 26th
- 25th
- 24th - Terrace
- 23rd
- 22nd
- 21st
- 20th
- 19th
- 18th
- 17th
- 16th
- 15th
- 14th
- 13th
- 12th
- 11th
- 10th
- 9th
- 8th
- 7th
- 6th
- 5th
- 4th
- 3rd - Plaza
- 2nd
- 1st - Lobby

AVERAGE SITE ELEVATION 17.15'

MEASURED FROM AVERAGE SITE ELEVATION
 26' - 2 1/2"
 300' - 0"

MILL ROAD ELEVATION



- T.O. Ornamental Penthouse
- T.O. Parapet Mech. Penthouse
- Roof
- 26th
- 25th
- 24th - Terrace
- 23rd
- 22nd
- 21st
- 20th
- 19th
- 18th
- 17th
- 16th
- 15th
- 14th
- 13th
- 12th
- 11th
- 10th
- 9th
- 8th
- 7th
- 6th
- 5th
- 4th
- 3rd - Plaza
- 2nd
- 1st - Lobby

AVERAGE
SITE
ELEVATION
17.15'

MEASURED FROM AVERAGE SITE ELEVATION
284'-2"
MEASURED FROM AVERAGE SITE ELEVATION
200'-0"

DOCK LANE ELEVATION



PORT STREET ELEVATION



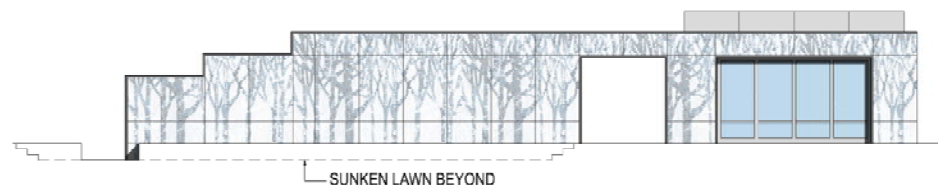
T.O. Ornamental Penthouse
 T.O. Parapet Mech. Penthouse
 Roof
 26th
 25th
 Terrace - 24th
 23rd
 22nd
 21st
 20th
 19th
 18th
 17th
 16th
 15th
 14th
 13th
 12th
 11th
 10th
 9th
 8th
 7th
 6th
 5th
 4th
 Plaza - 3rd
 2nd
 Lobby - 1st

MEASURED FROM AVERAGE SITE ELEVATION
 330'-0"
 284'-2"

MEASURED FROM AVERAGE SITE ELEVATION
 17'-5"

AVERAGE SITE ELEVATION
 17'-5"

BELTWAY ELEVATION



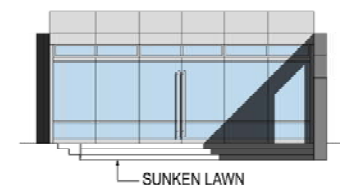
4 - ELEVATION



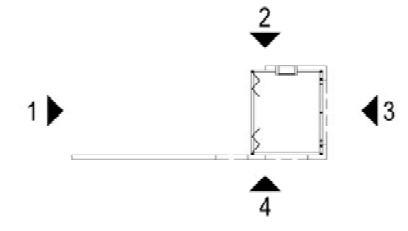
3 - ELEVATION



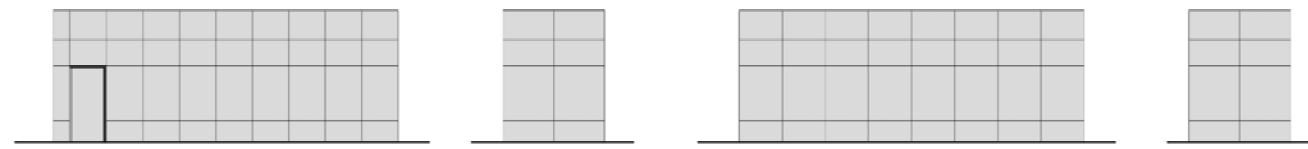
2 - ELEVATION



1 - ELEVATION



KEY PLAN - PARTY ROOM

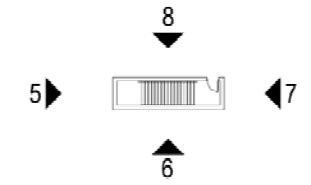


8 - ELEVATION

7 - ELEVATION

6 - ELEVATION

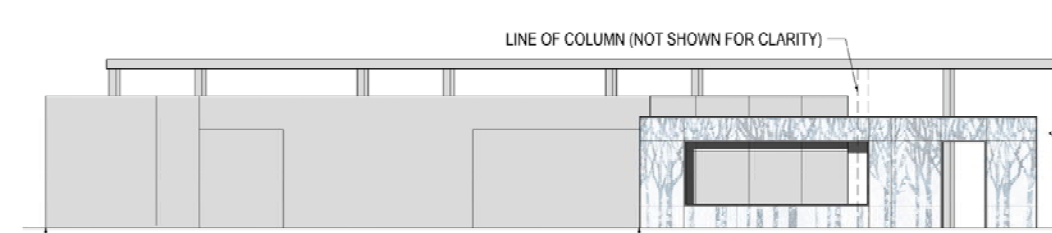
5 - ELEVATION



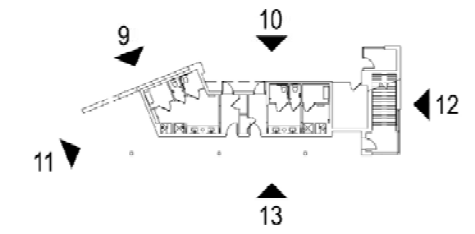
KEY PLAN - PLAZA STAIR



10 - ELEVATION



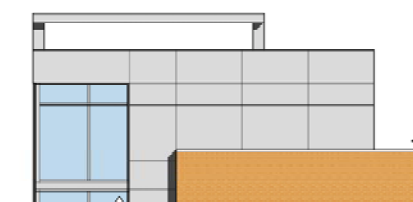
9 - ELEVATION



KEY PLAN - BATHROOM, STAIR 2, POOL EQUIPMENT ROOM, LIFEGUARD ROOM



13 - ELEVATION



12 - ELEVATION



11 - ELEVATION



VIEW FROM MILL ROAD AND DOCK LANE



VIEW FROM EISENHOWER RD & PORT ST



VIEW FROM BELTWAY AND PORT ST



ARCHITECTS
COLLABORATIVE
INCORPORATED

EISENHOWER BLOCK 20
ALEXANDRIA, VA



A4.3
AUGUST 31, 2017



VIEW FROM BELTWAY AND MILL RD



ARCHITECTS
COLLABORATIVE
INCORPORATED

EISENHOWER BLOCK 20
ALEXANDRIA, VA



A4.4
AUGUST 31, 2017



VIEW OF ENTRANCE COURTYARD



EISENHOWER BLOCK 20
ALEXANDRIA, VA



A4.5
AUGUST 31, 2017



VIEW OF ENTRANCE COURTYARD



EISENHOWER BLOCK 20
ALEXANDRIA, VA



A4.6
AUGUST 31, 2017



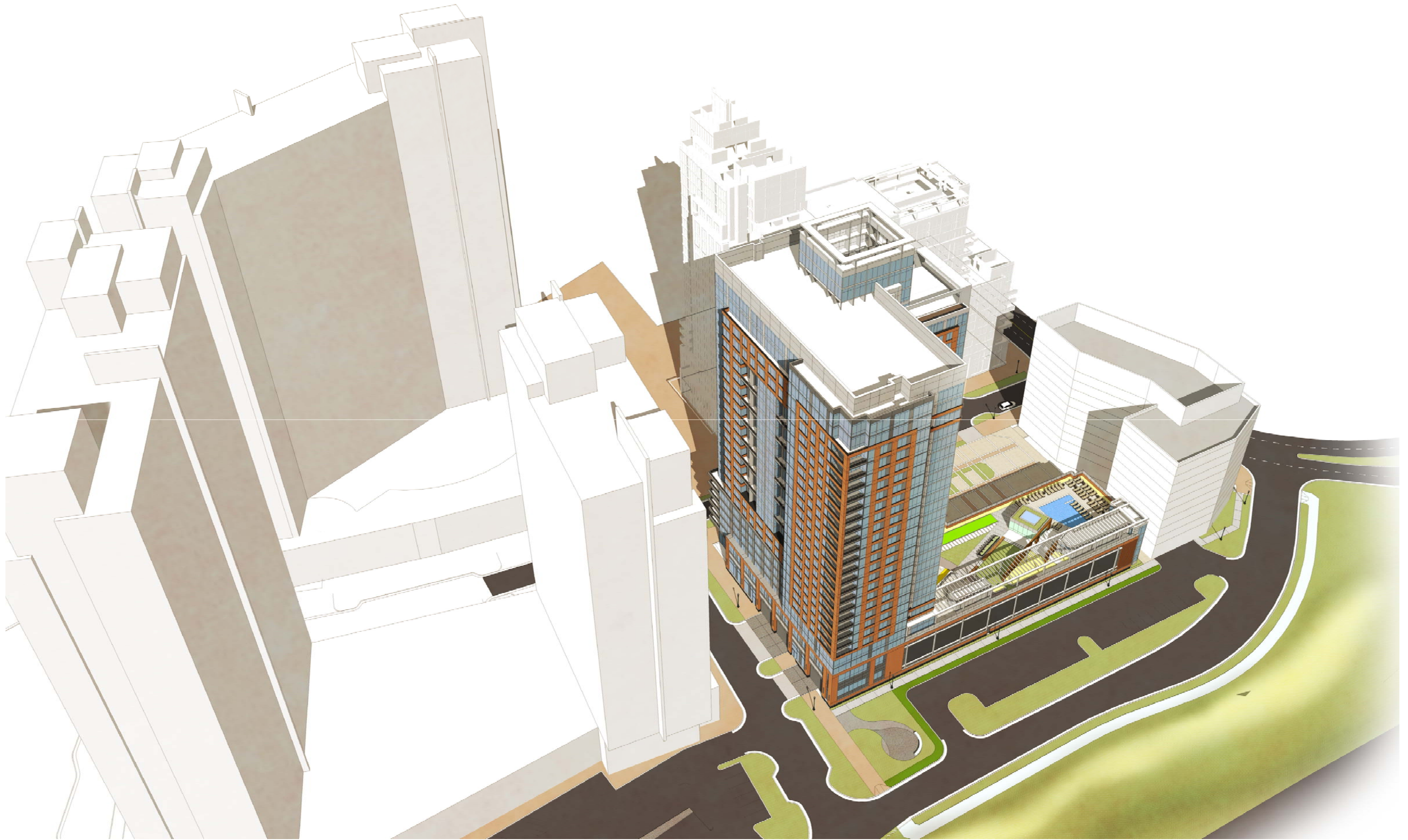
VIEW OF BELTWAY SIDE GARAGE WALL



EISENHOWER BLOCK 20
ALEXANDRIA, VA



A4.7
AUGUST 31, 2017



BIRD'S EYE FROM BELTWAY AND PORT ST

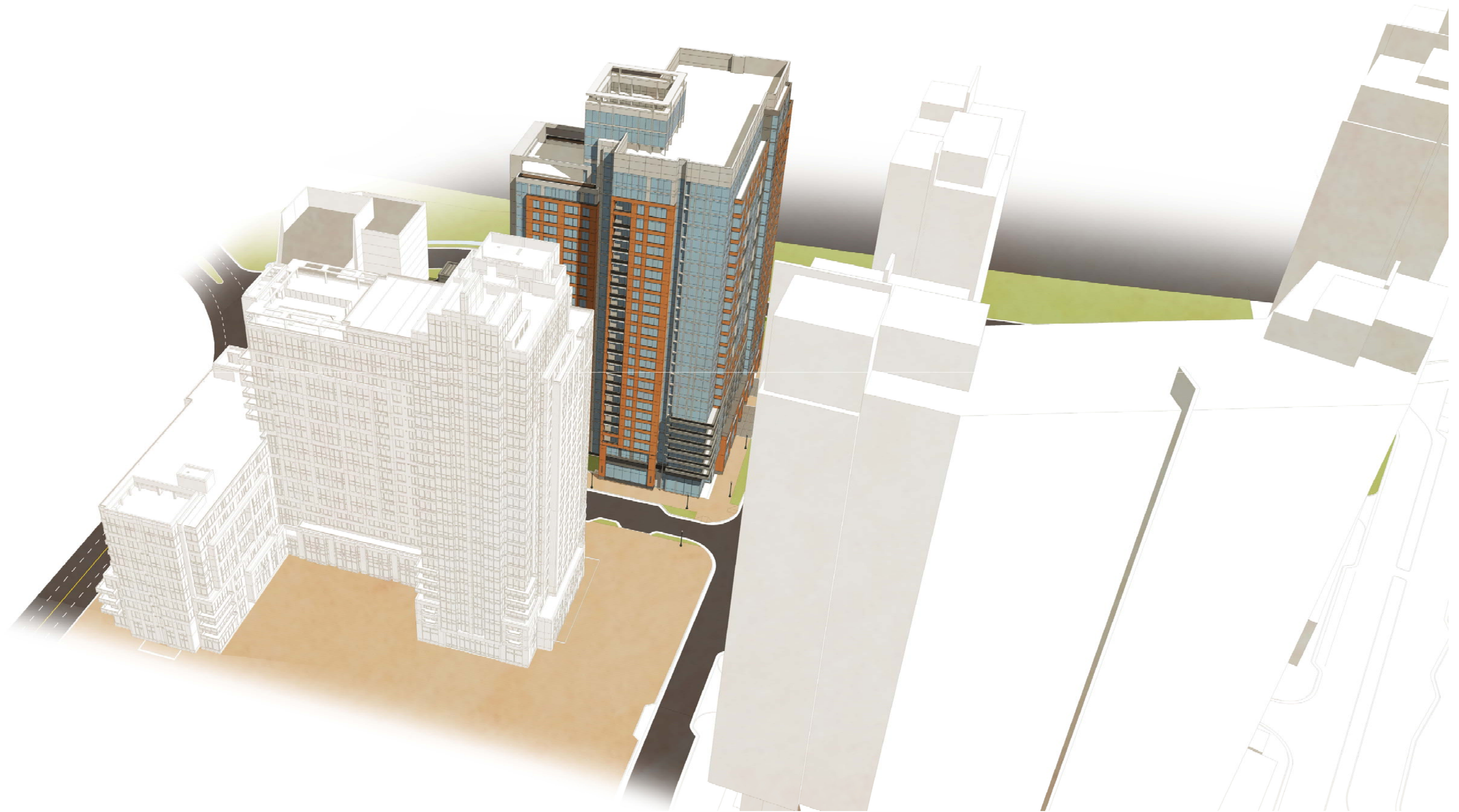


ARCHITECTS
COLLABORATIVE
INCORPORATED

EISENHOWER BLOCK 20
ALEXANDRIA, VA



A4.8
AUGUST 31, 2017



BIRD'S EYE FROM EISENHOWER AVE

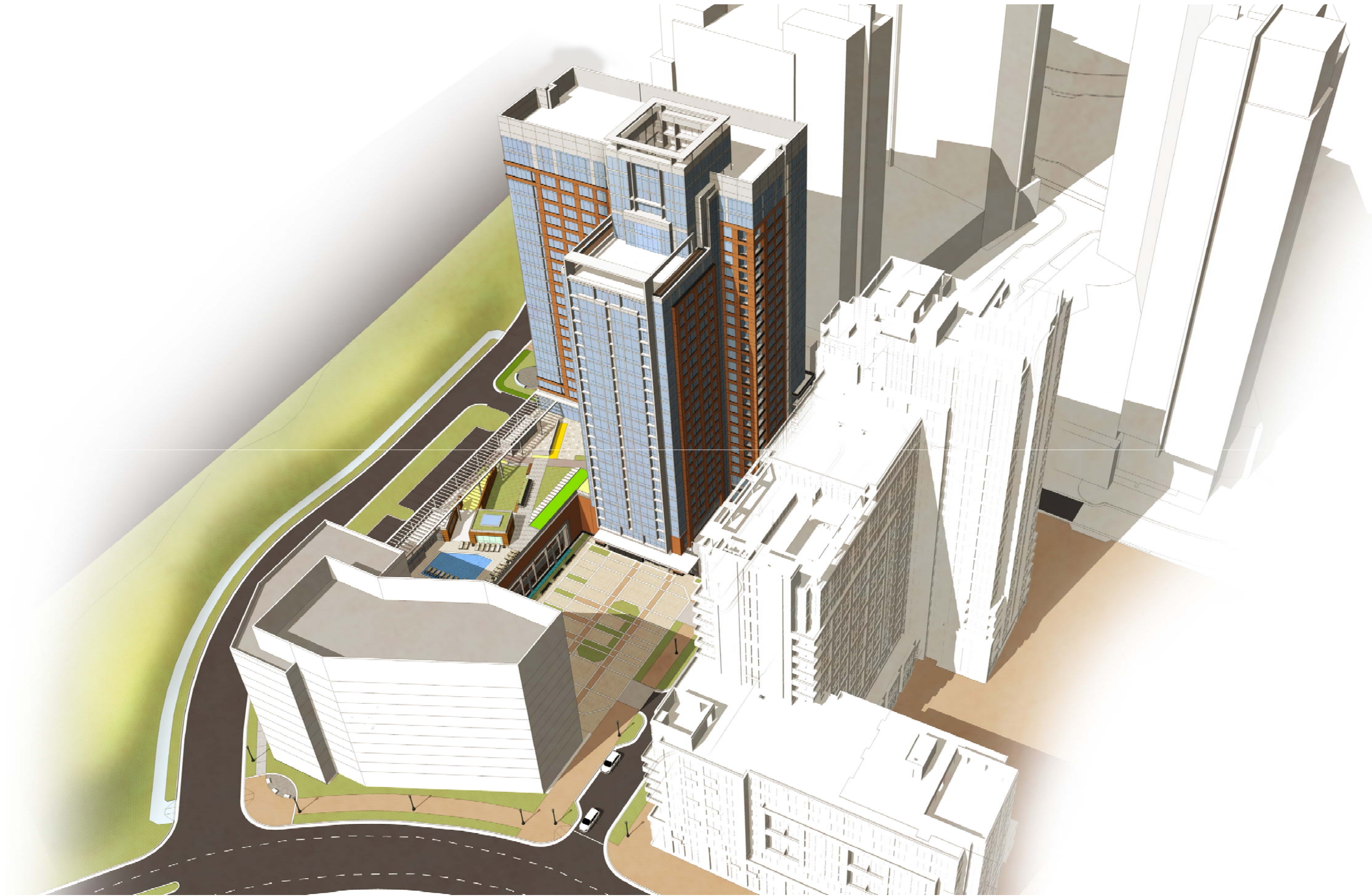


ARCHITECTS
COLLABORATIVE
INCORPORATED

EISENHOWER BLOCK 20
ALEXANDRIA, VA

Paradigm
COMPANIES

A4.9
AUGUST 31, 2017



BIRD'S EYE FROM DOCK LANE



ARCHITECTS
COLLABORATIVE
INCORPORATED

EISENHOWER BLOCK 20
ALEXANDRIA, VA



A4.10
AUGUST 31, 2017



BIRD'S EYE FROM BELTWAY AND MILL RUN



ARCHITECTS
COLLABORATIVE
INCORPORATED

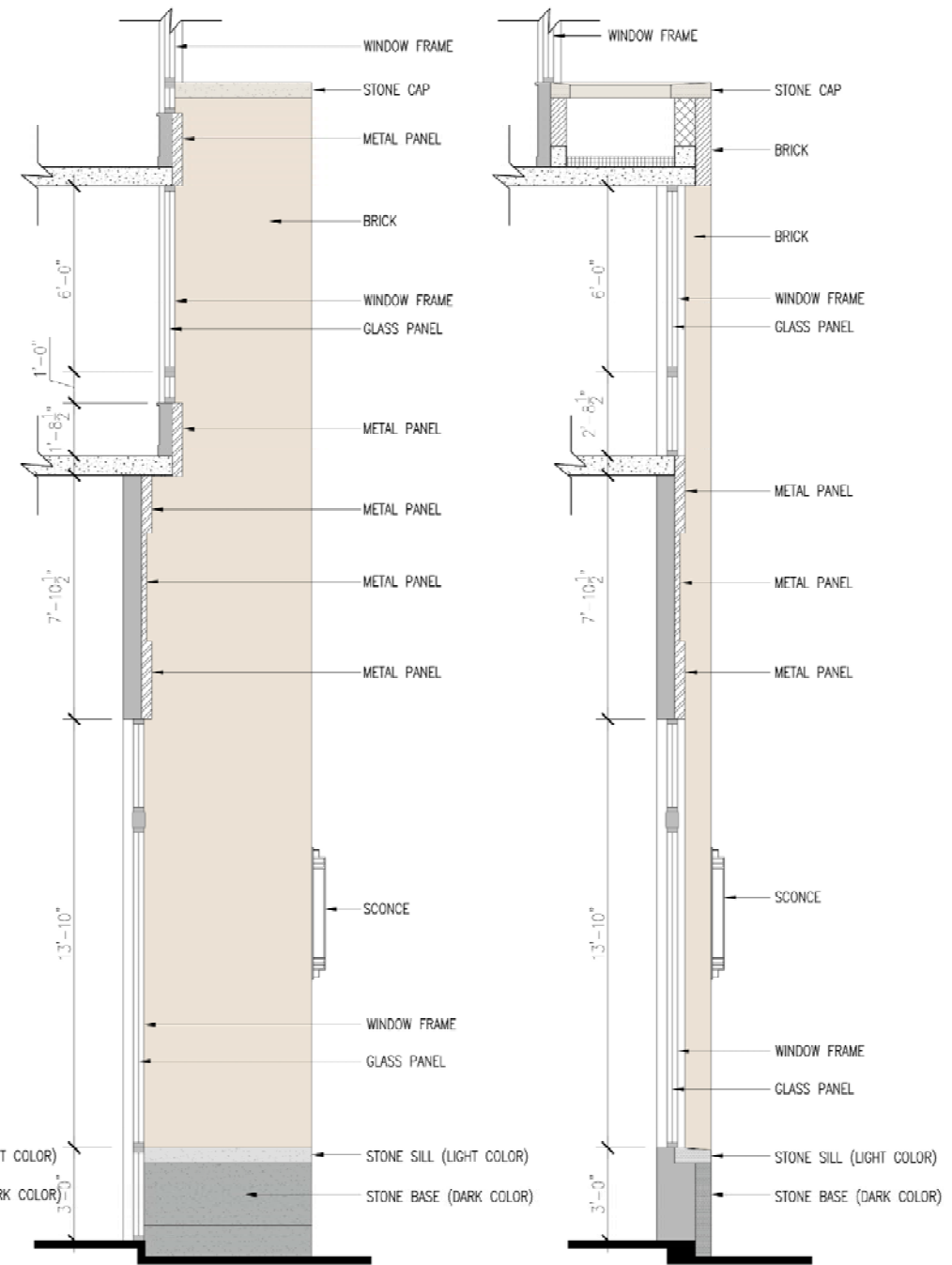
EISENHOWER BLOCK 20
ALEXANDRIA, VA

Paradigm
COMPANIES

A4.11
AUGUST 31, 2017

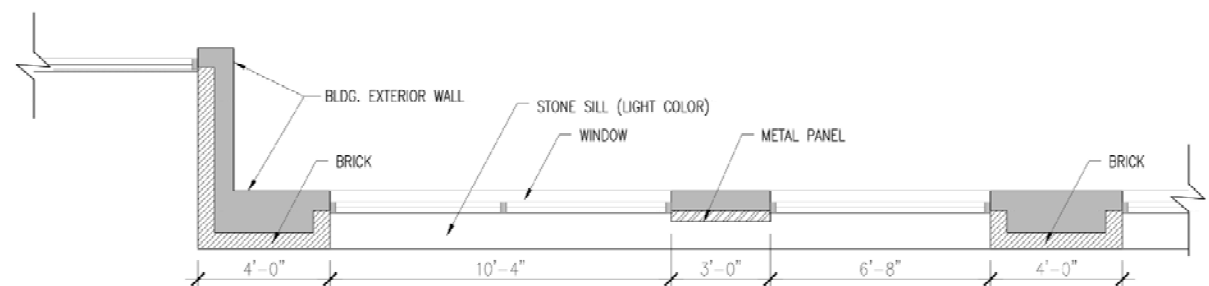


ELEVATION

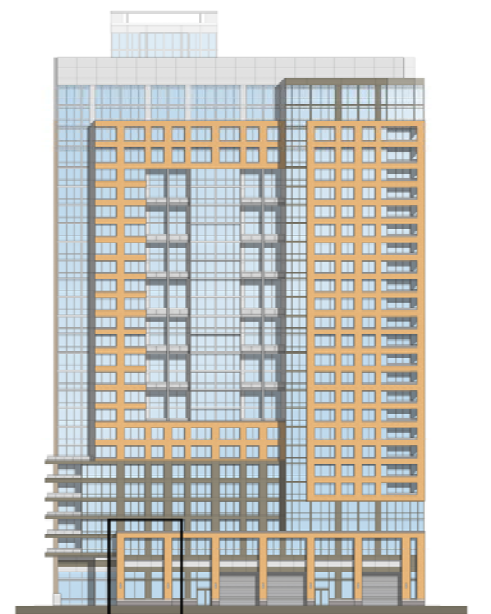


SECTION A

SECTION B



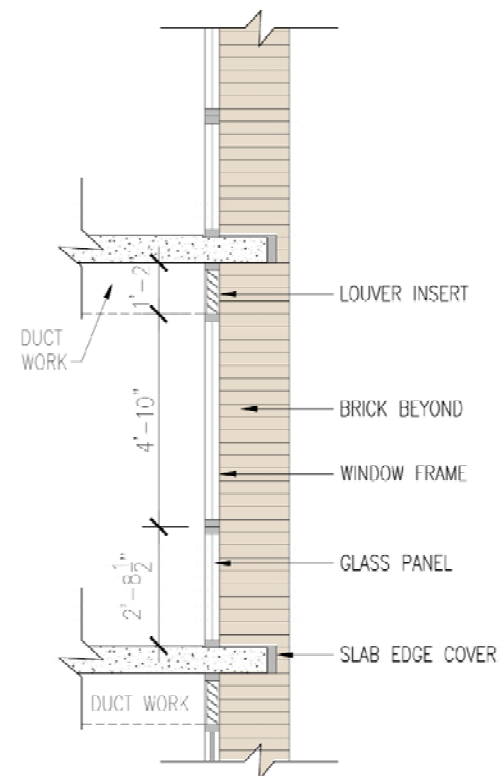
PLAN



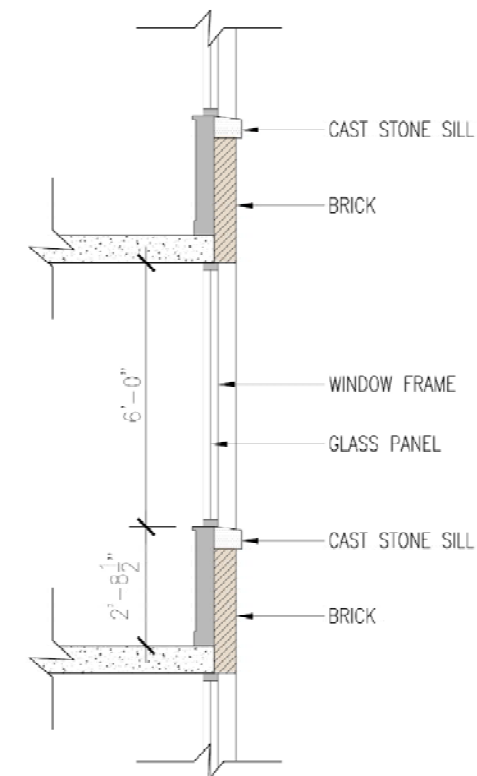
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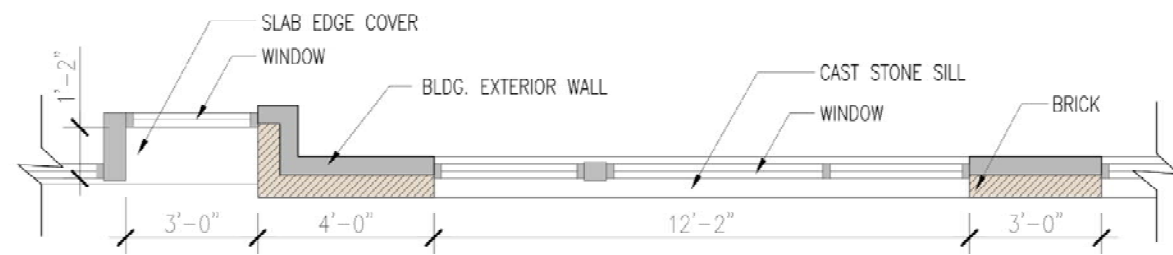
ELEVATION



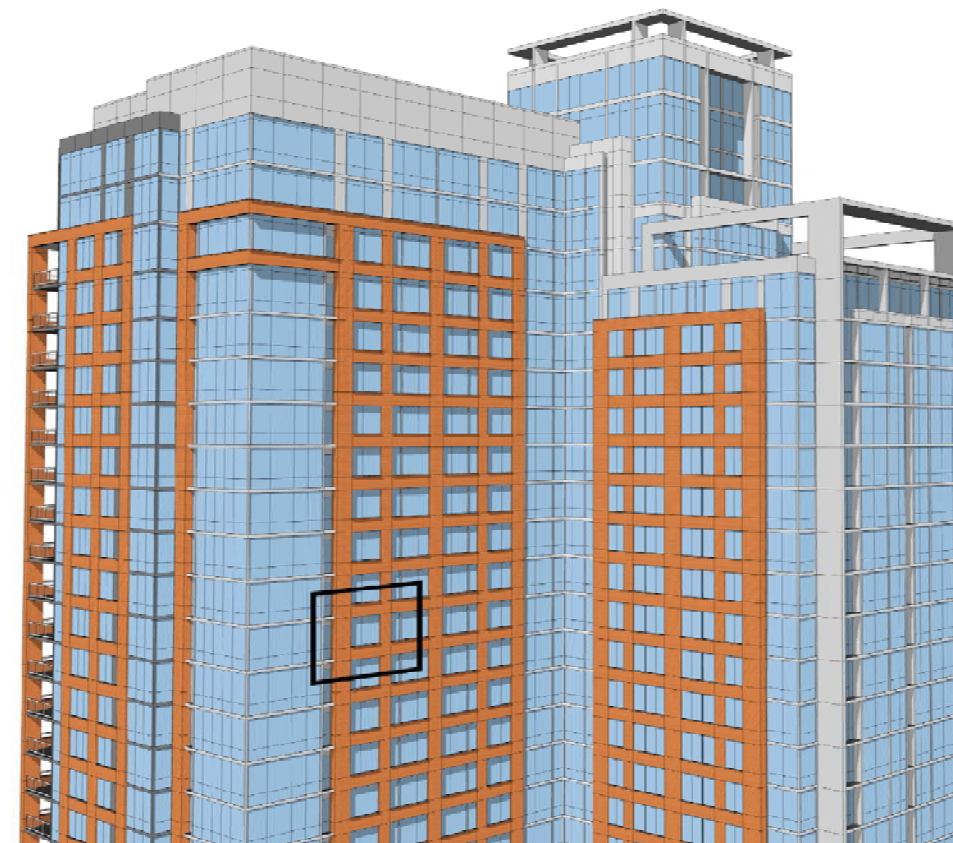
SECTION C



SECTION D

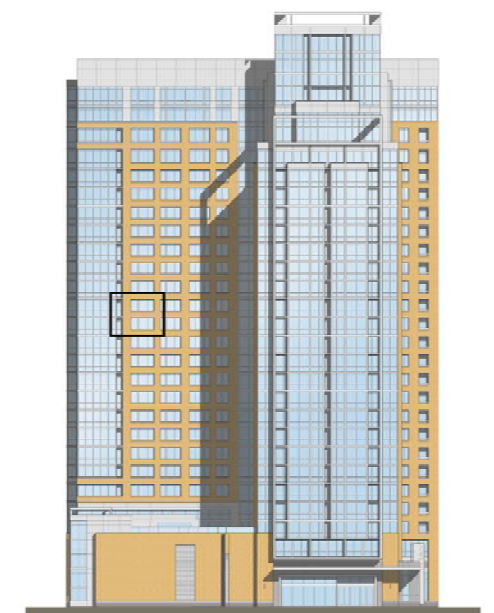


PLAN



PERSPECTIVE

NOT TO SCALE

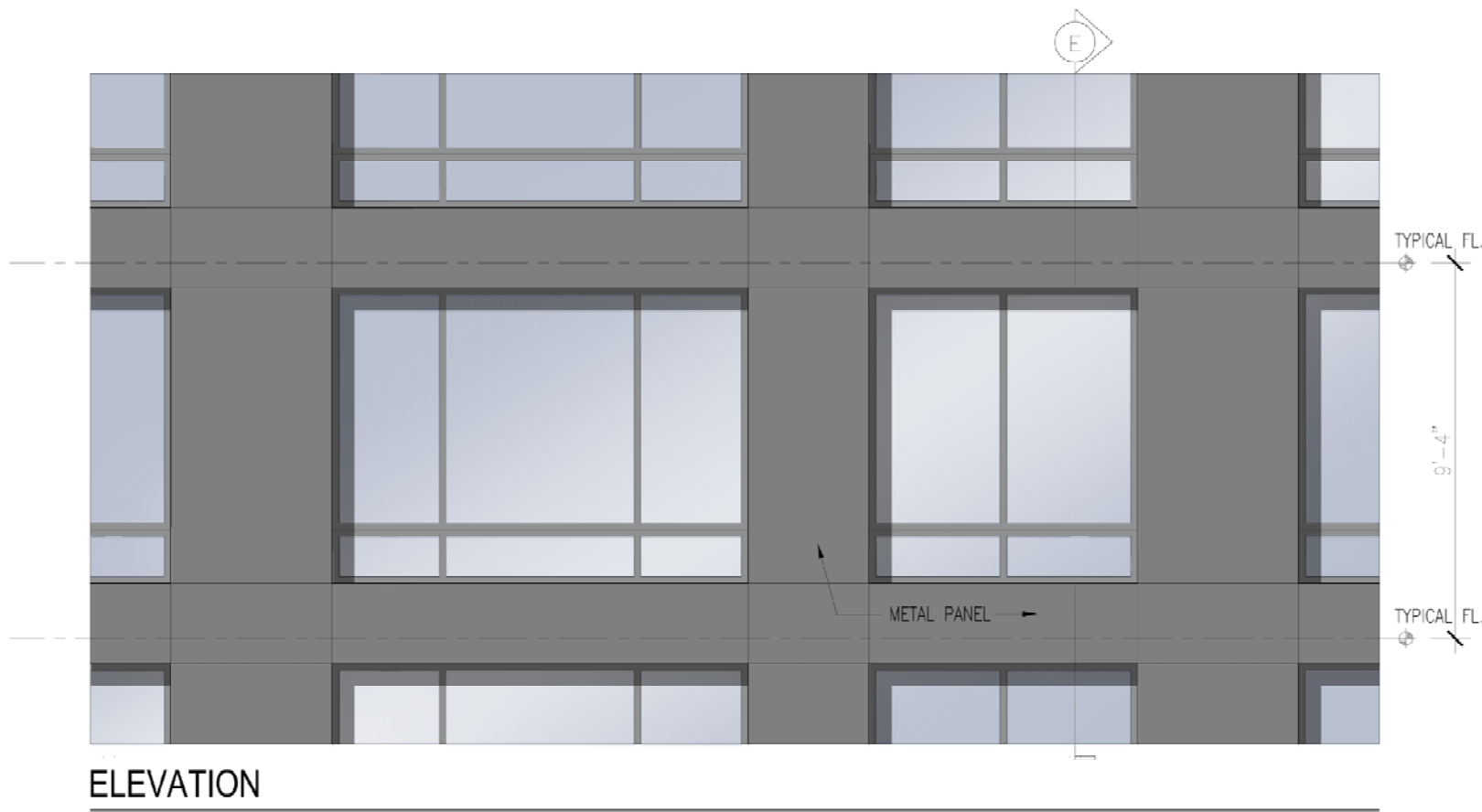


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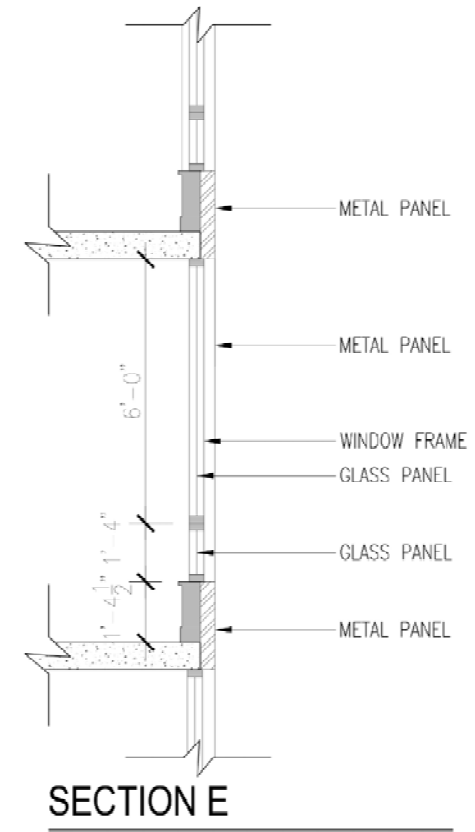
NOT TO SCALE

DETAIL AT TYPICAL FLOOR BRICK





ELEVATION



SECTION E



PLAN



PERSPECTIVE

NOT TO SCALE

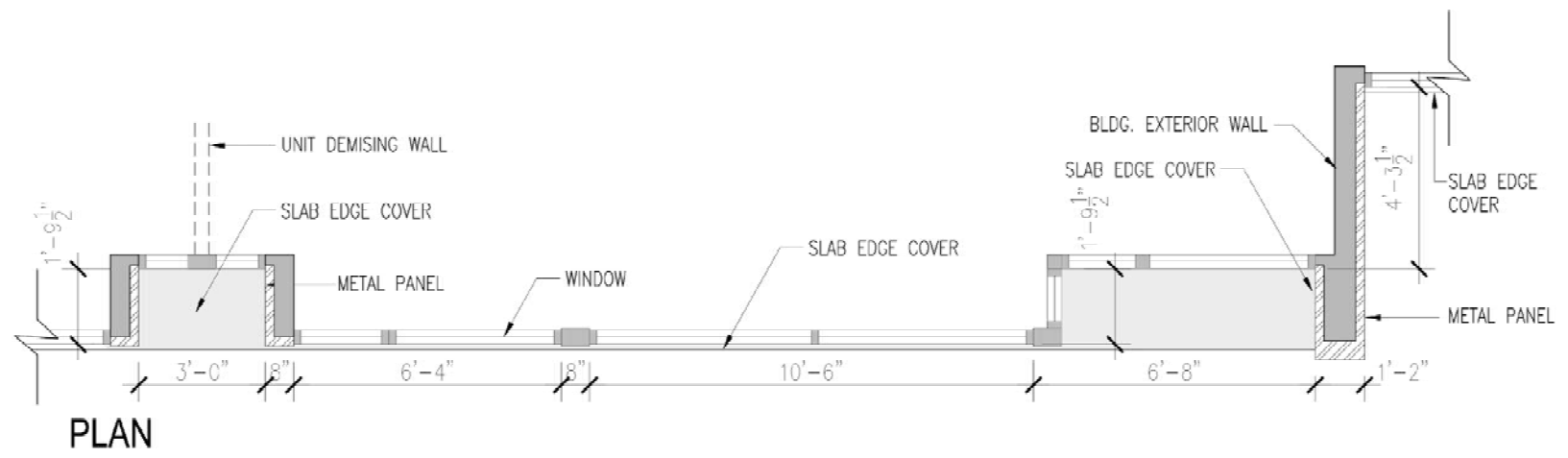
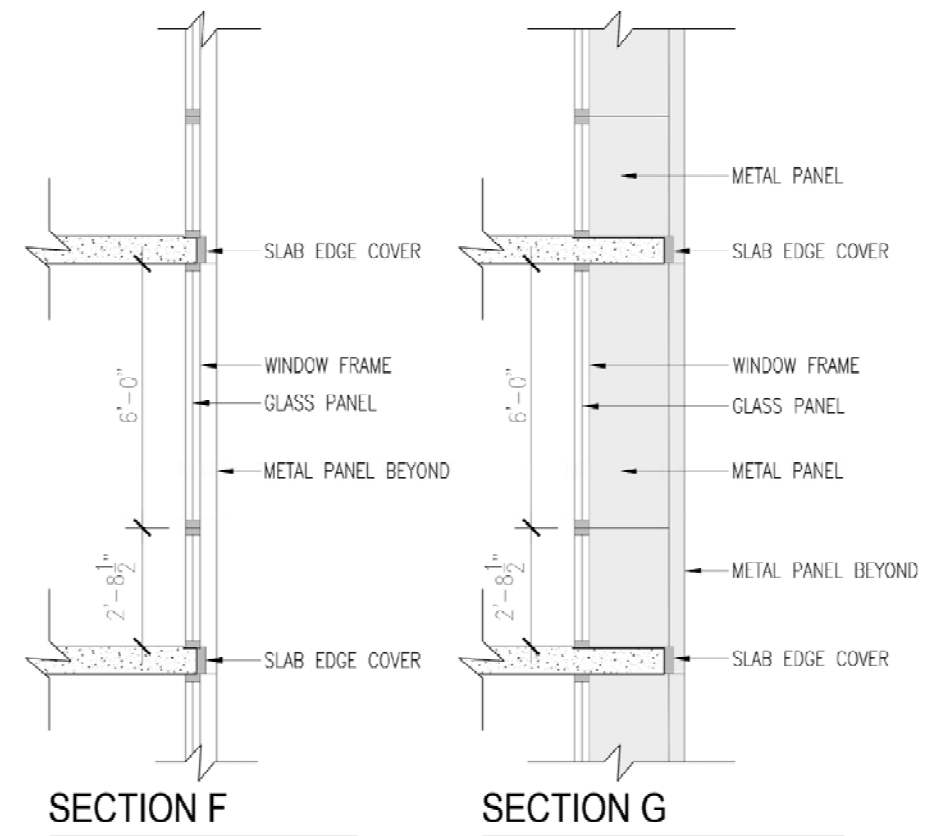
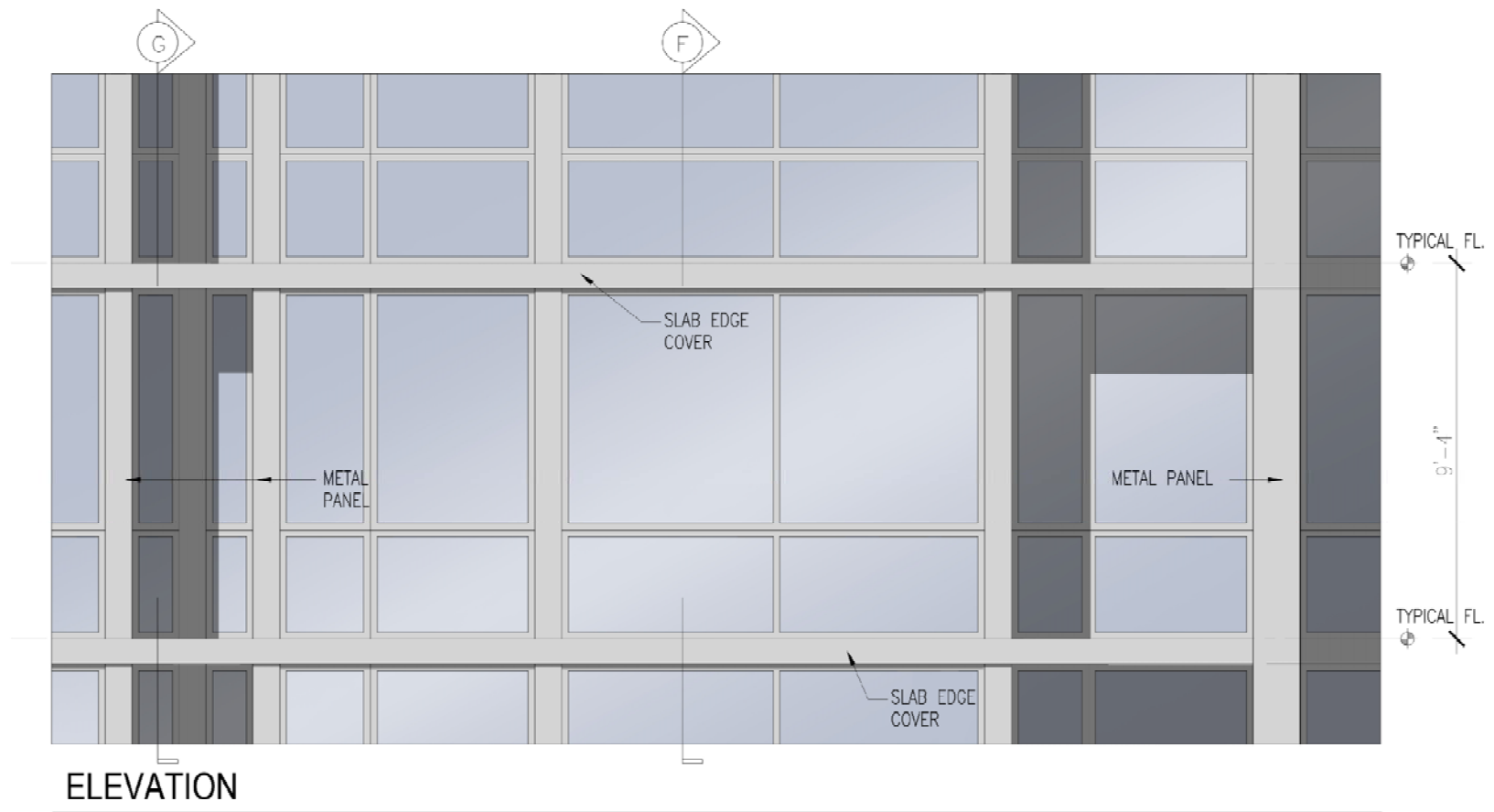


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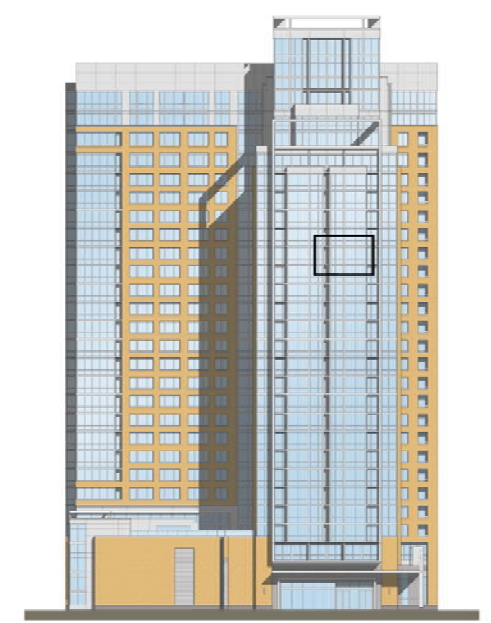
NOT TO SCALE

DETAIL AT METAL PANEL



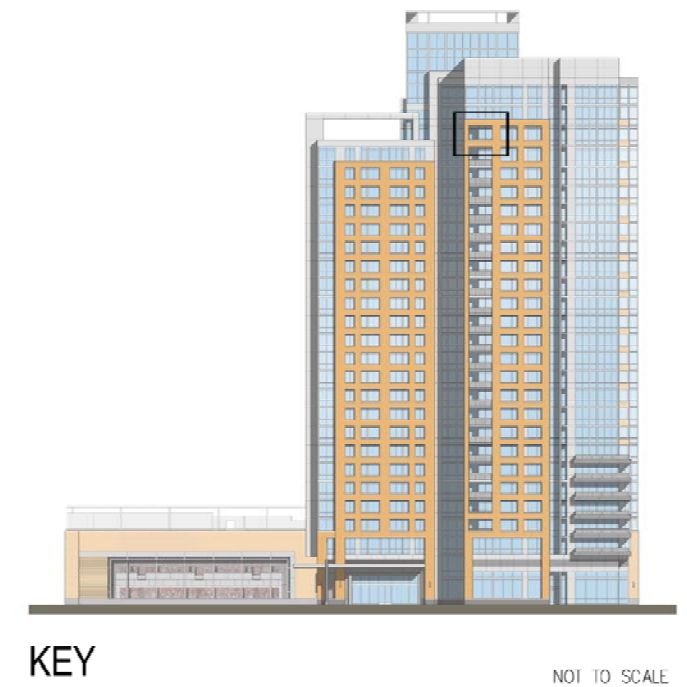
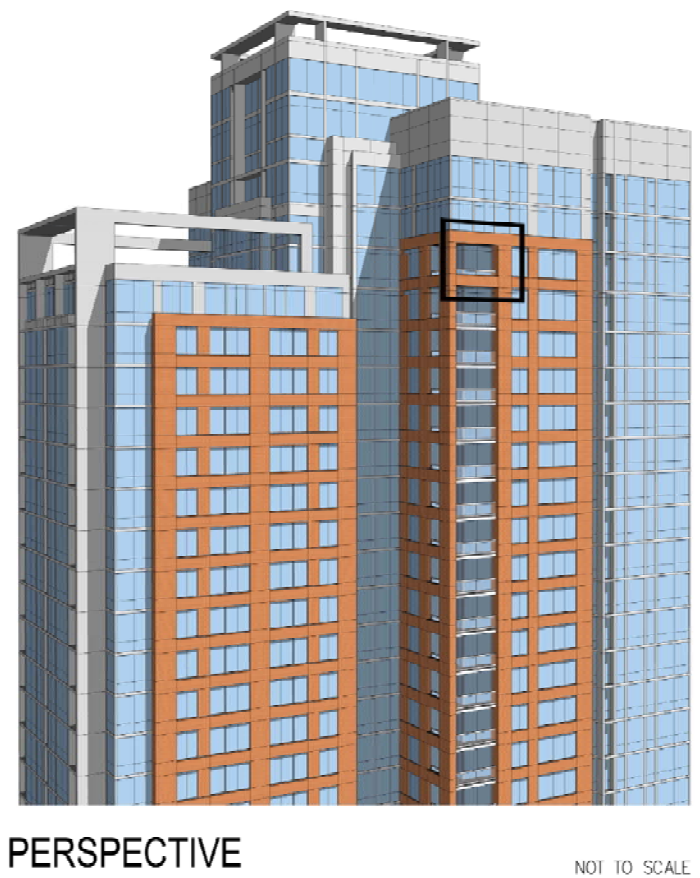
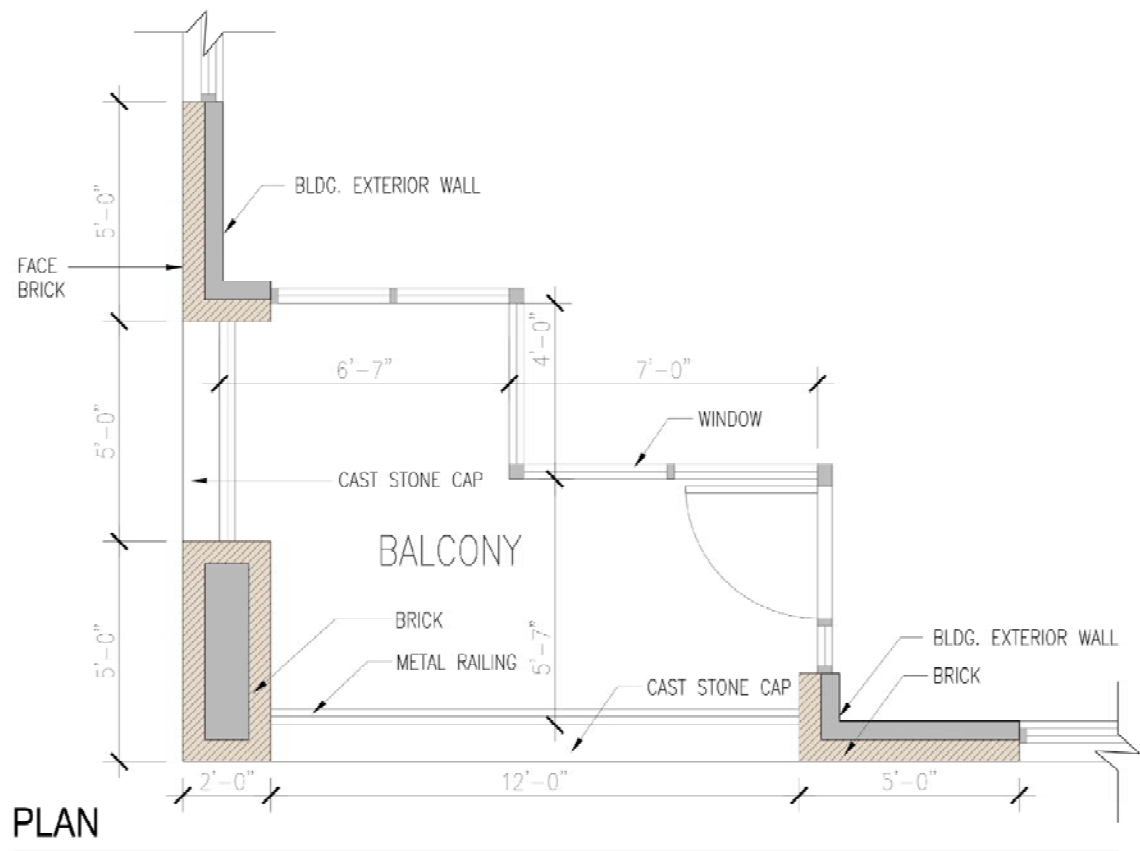
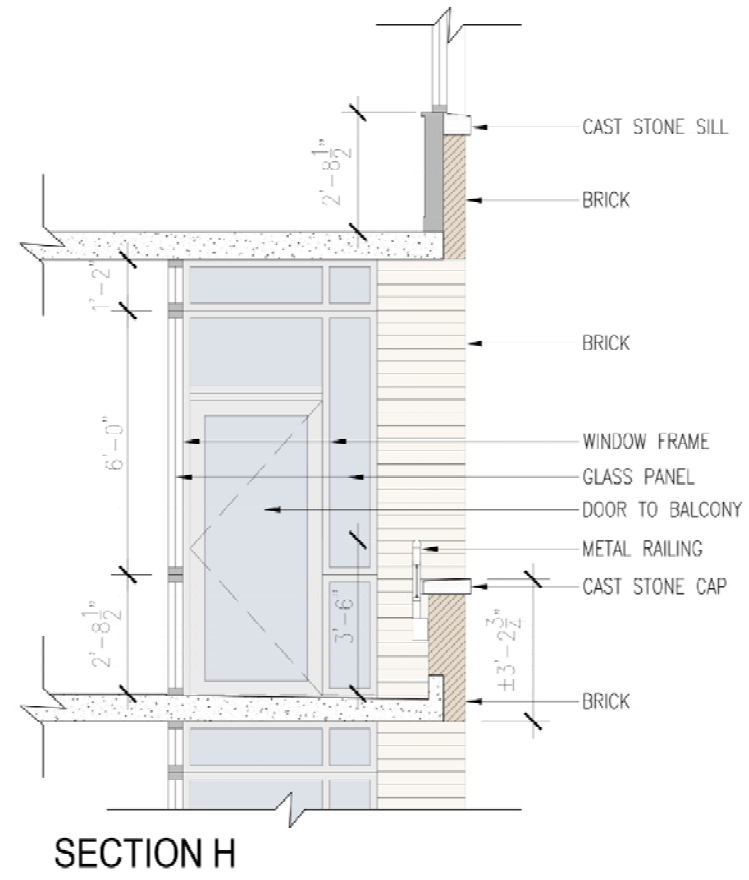
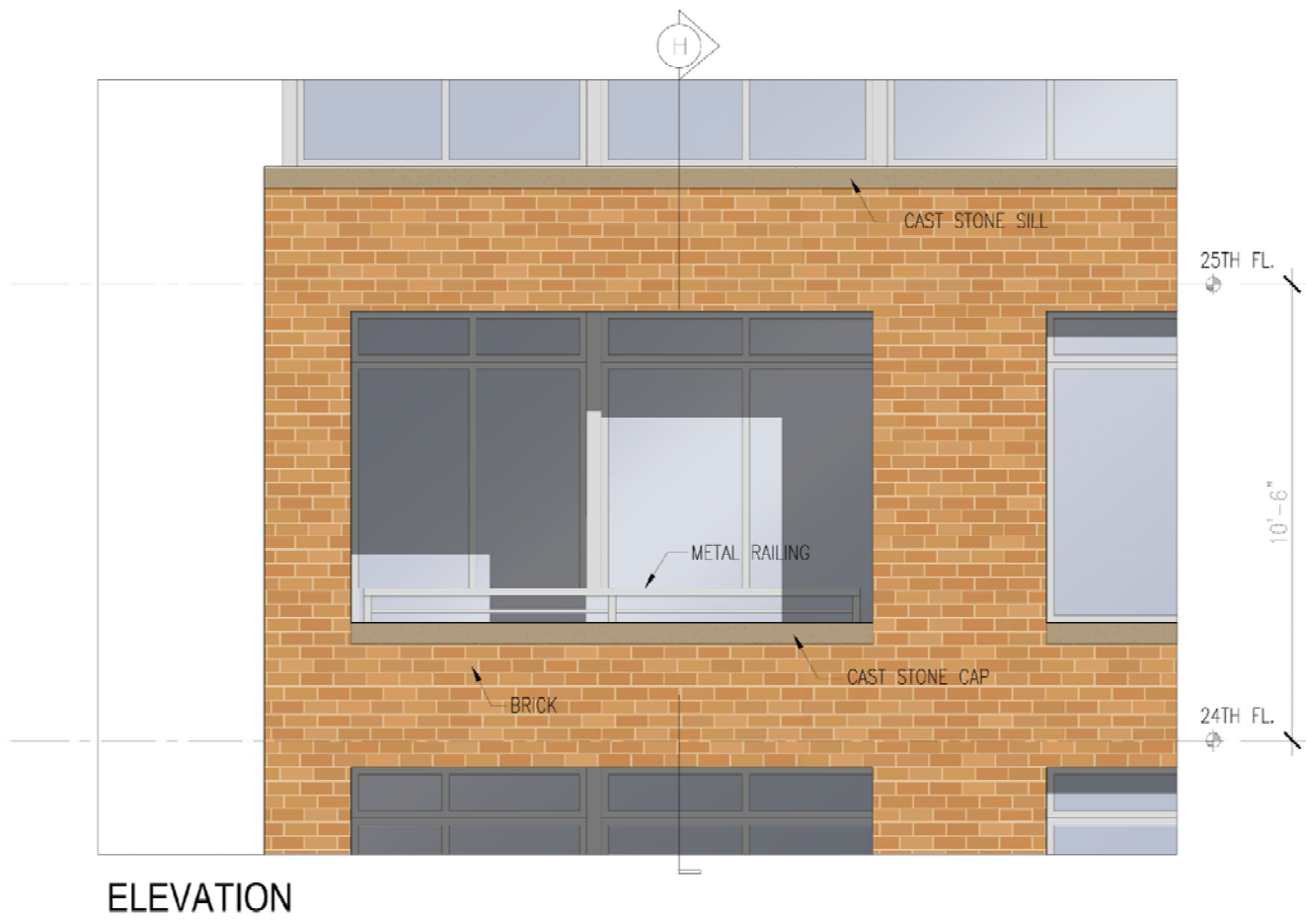


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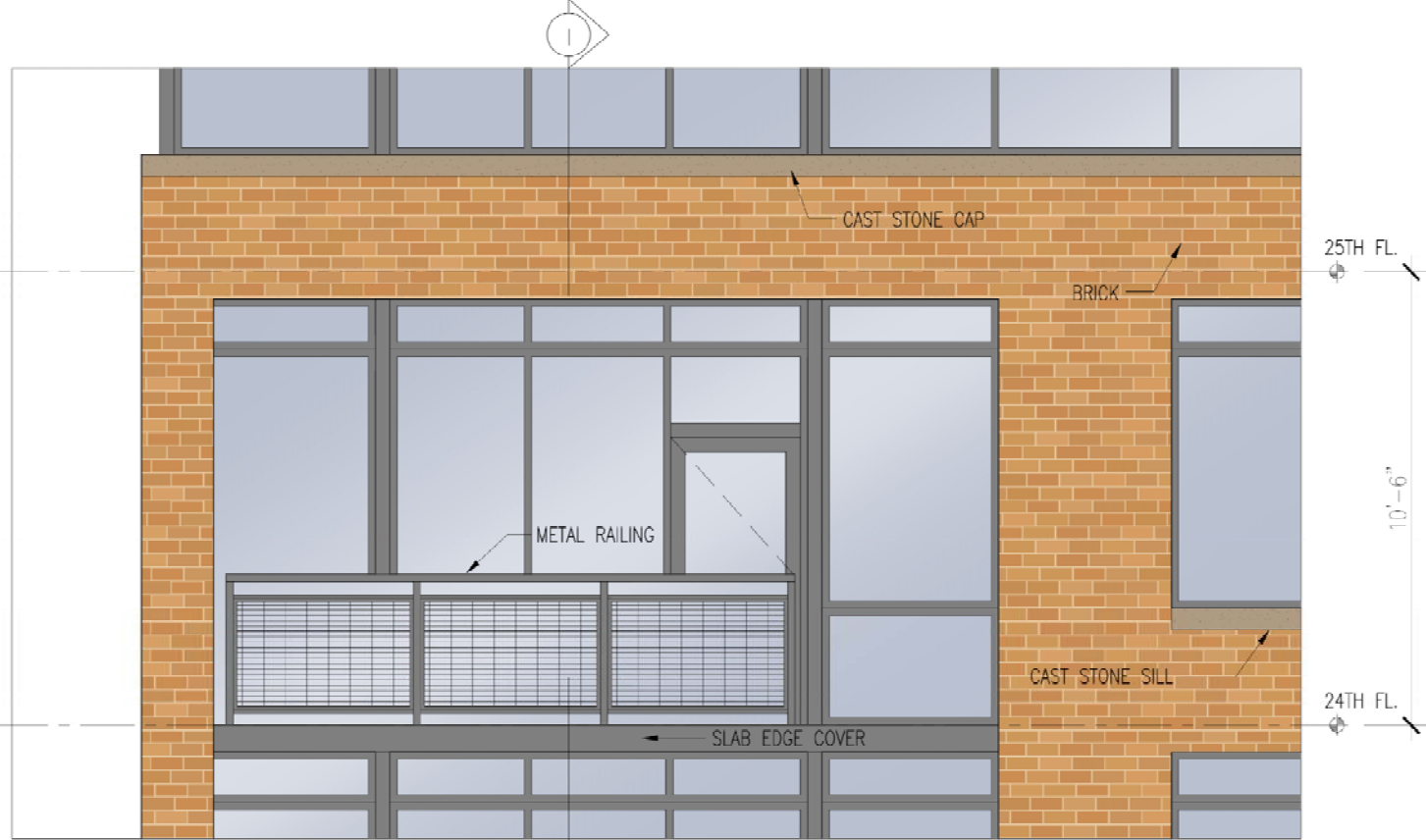


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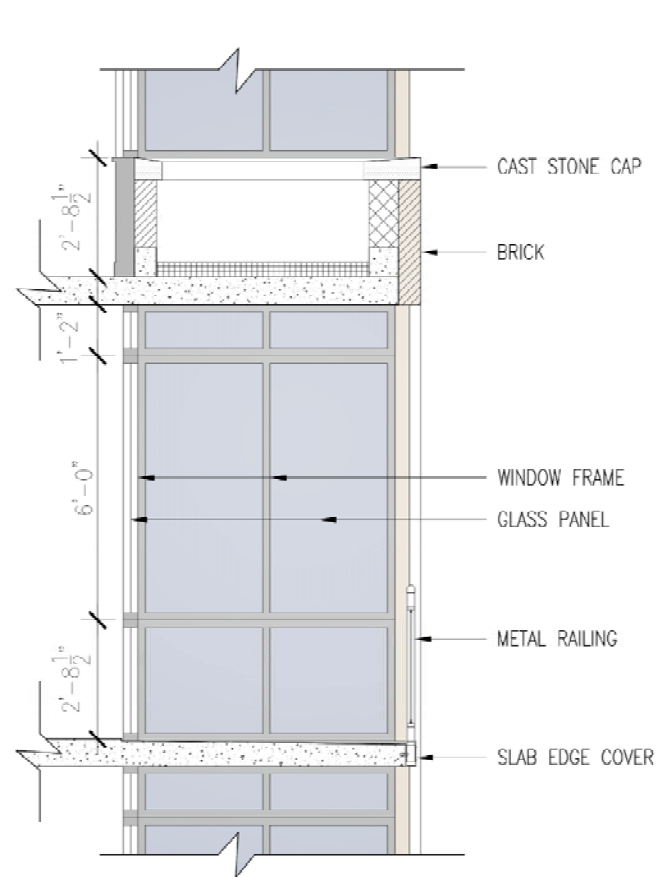
DETAIL AT WINDOW WALL



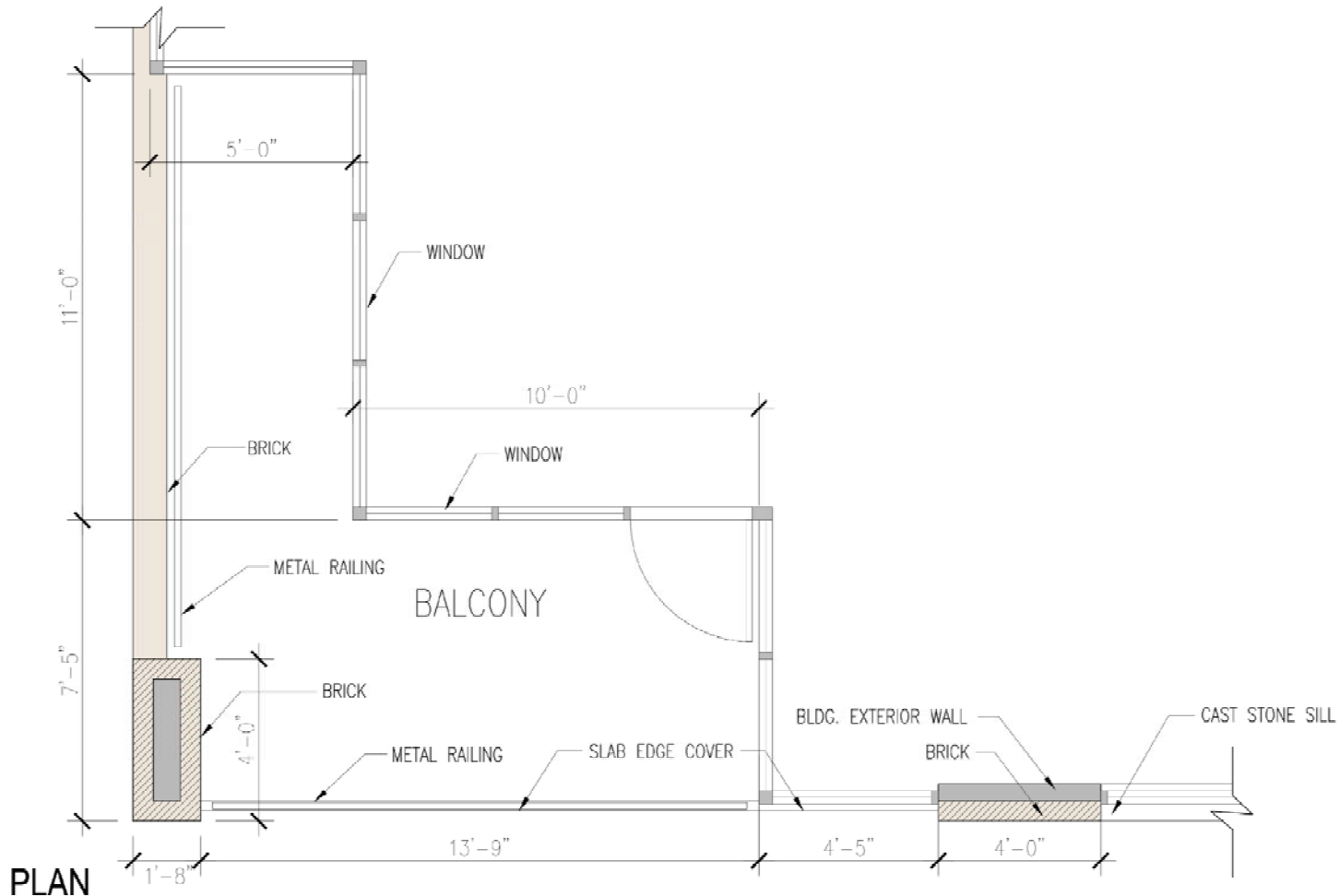
DETAIL AT BRICK AND OPEN RAIL BALCONY



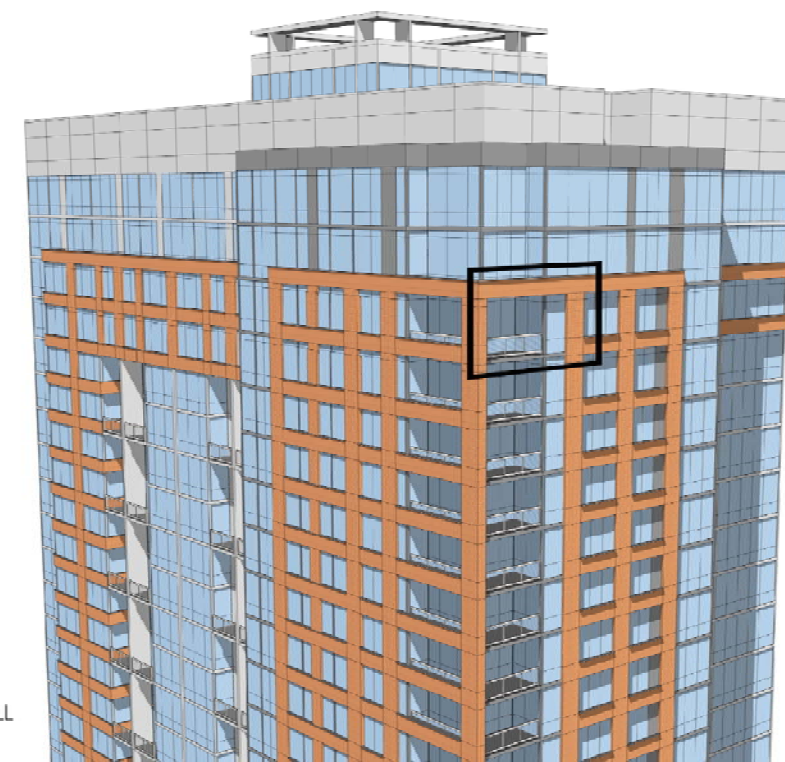
ELEVATION



SECTION I



PLAN



PERSPECTIVE

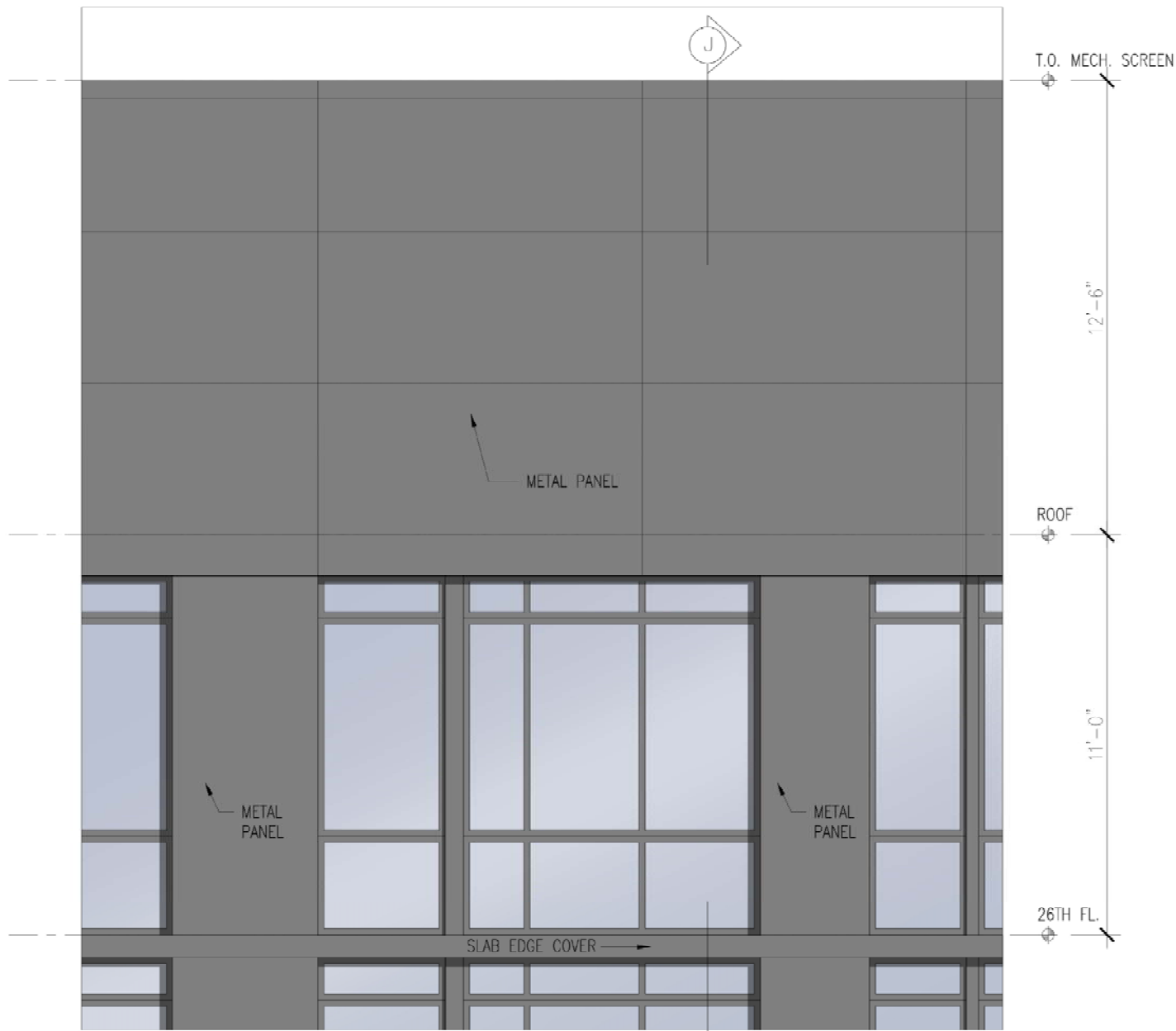
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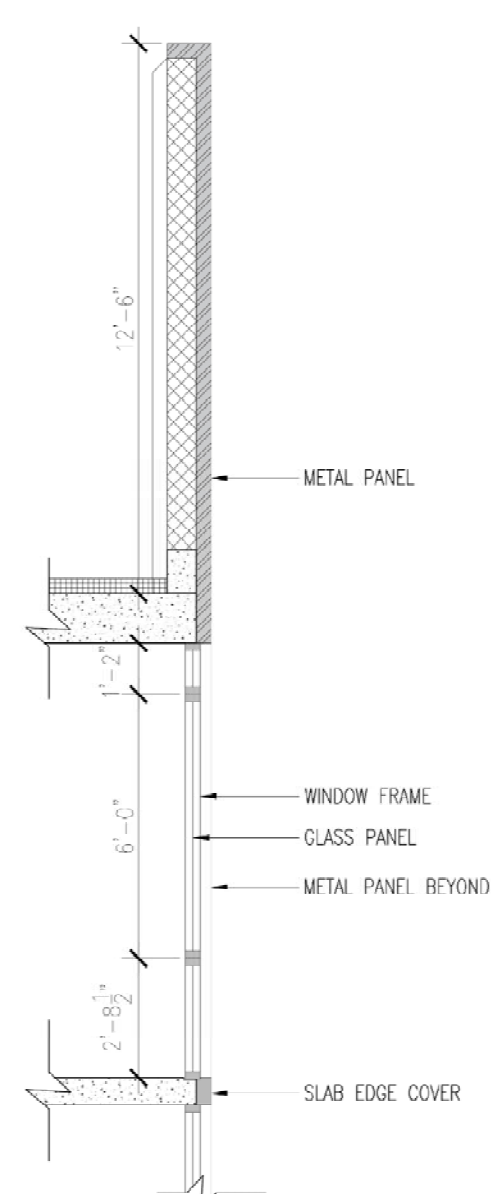
KEY

NOT TO SCALE

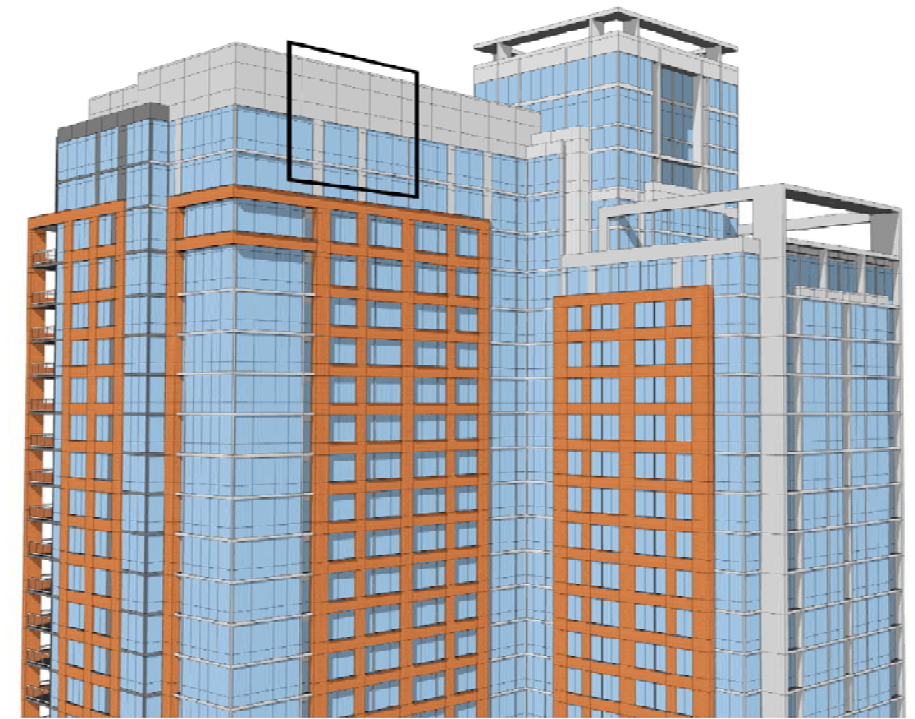
DETAIL AT OPEN RAIL BALCONY



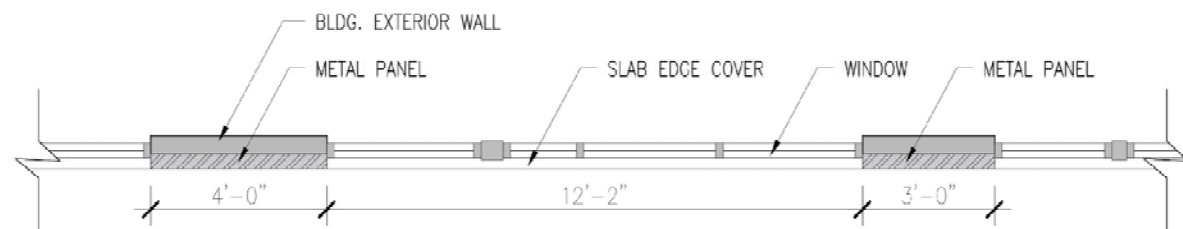
ELEVATION



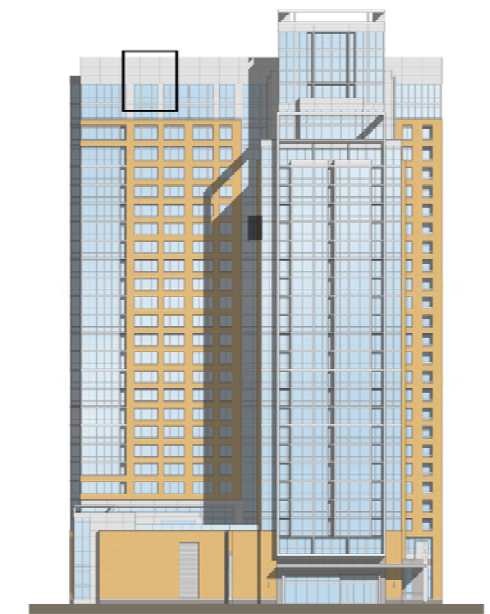
SECTION J



PERSPECTIVE

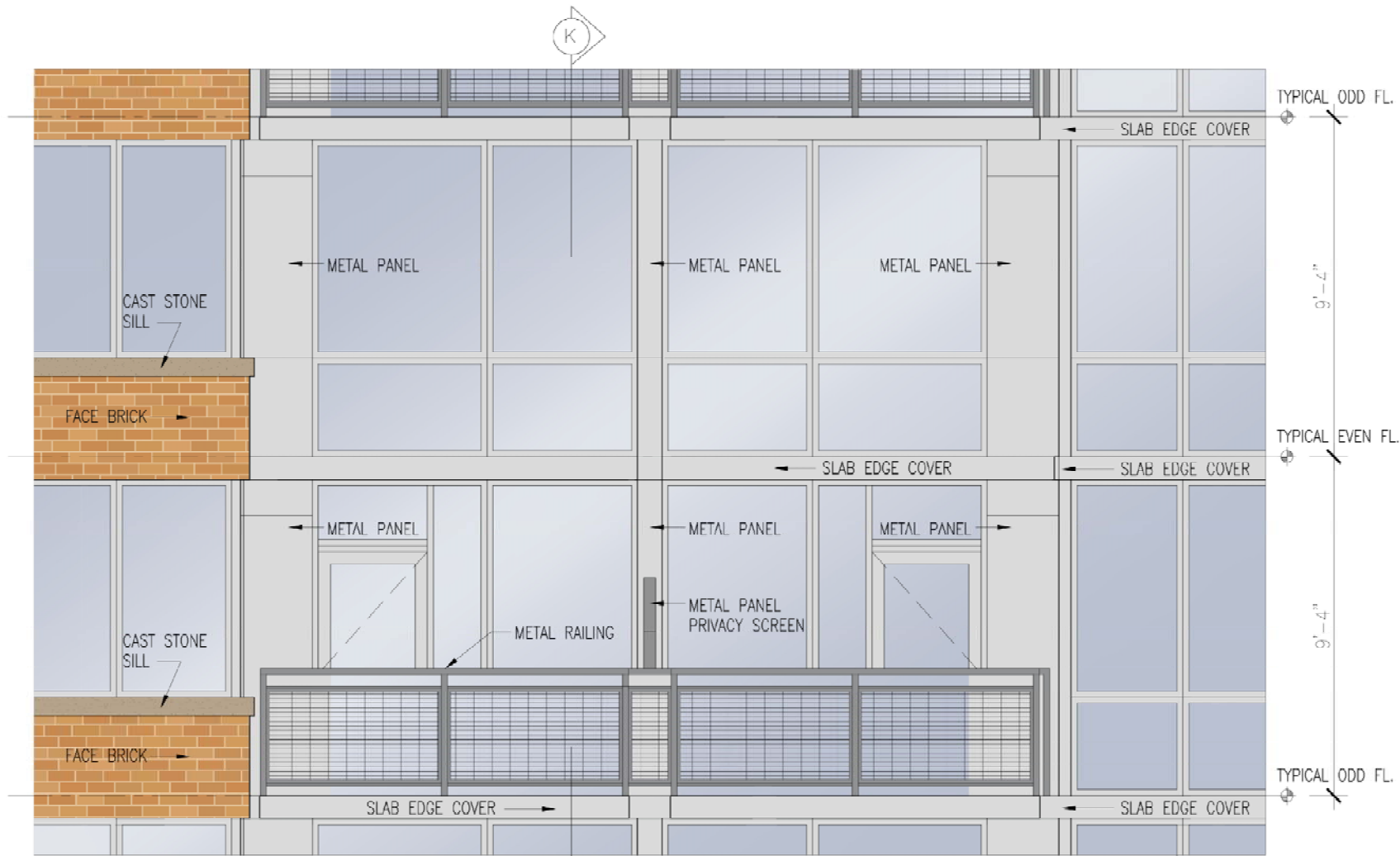


PLAN

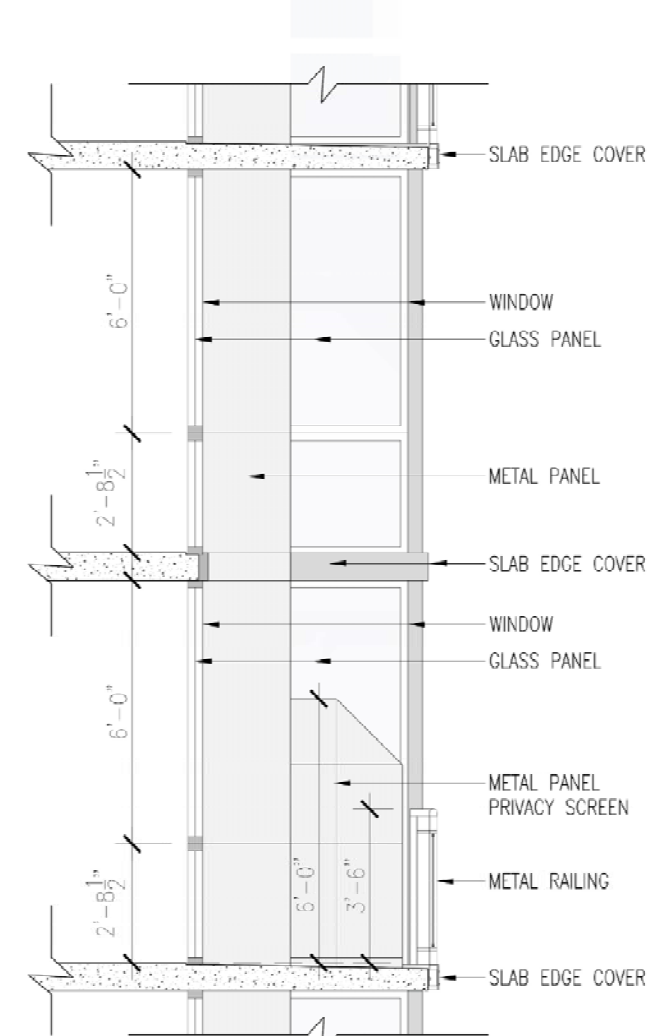


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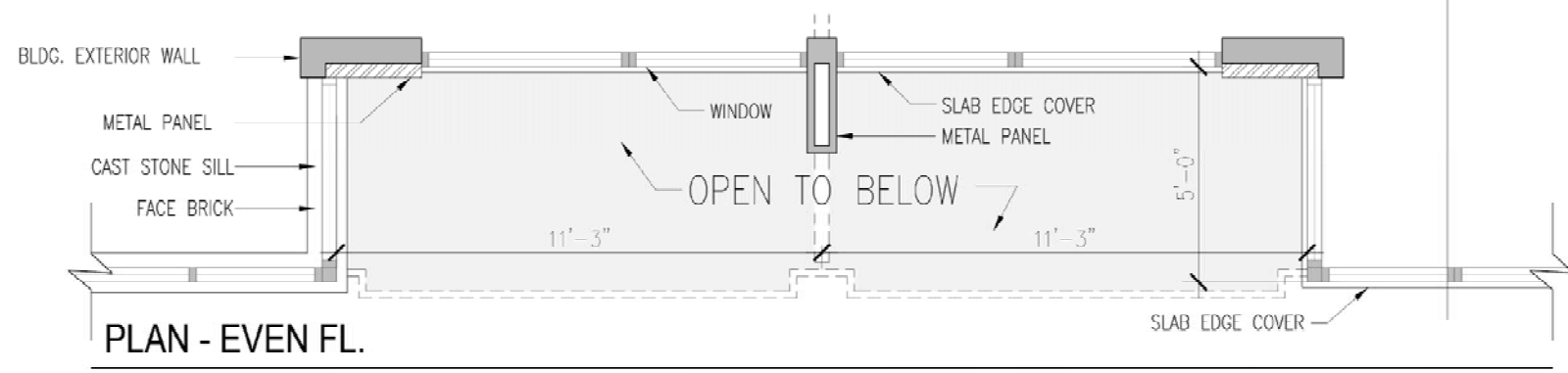
DETAIL AT METAL PANEL PARAPET



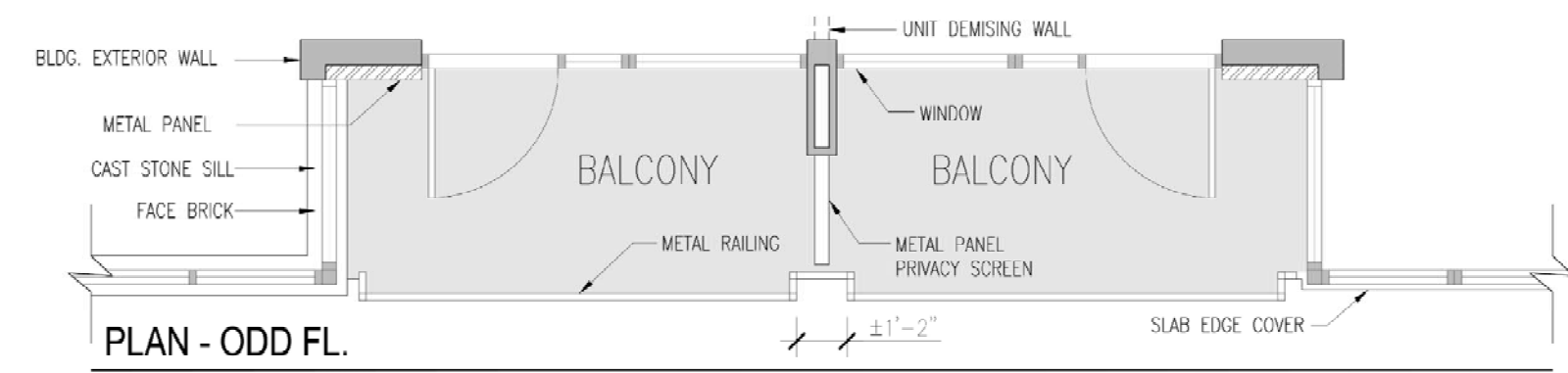
ELEVATION



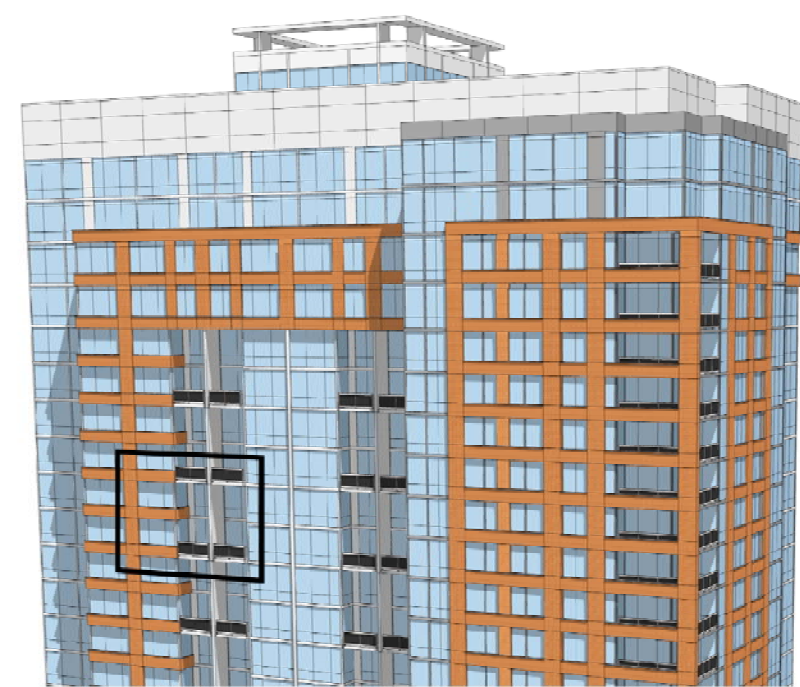
SECTION K



PLAN - EVEN FL.

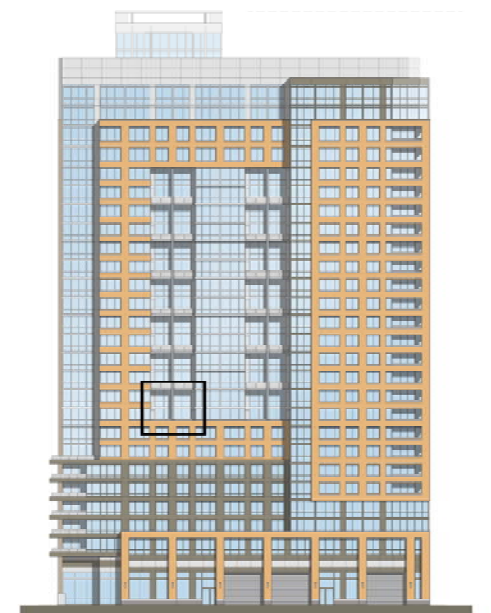


PLAN - ODD FL.



PERSPECTIVE

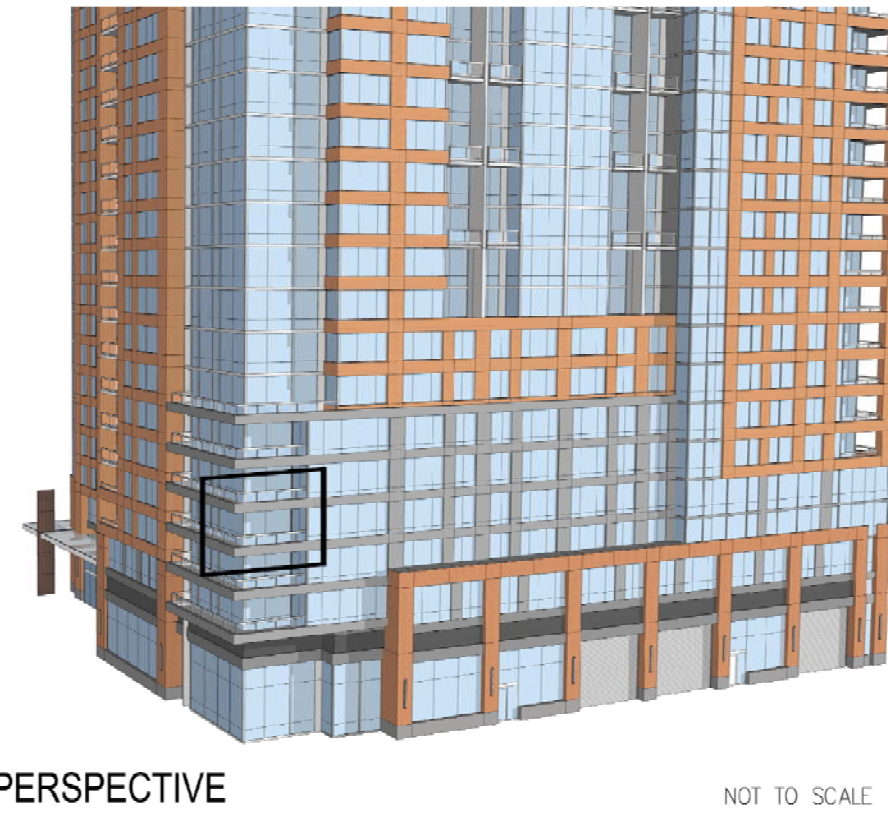
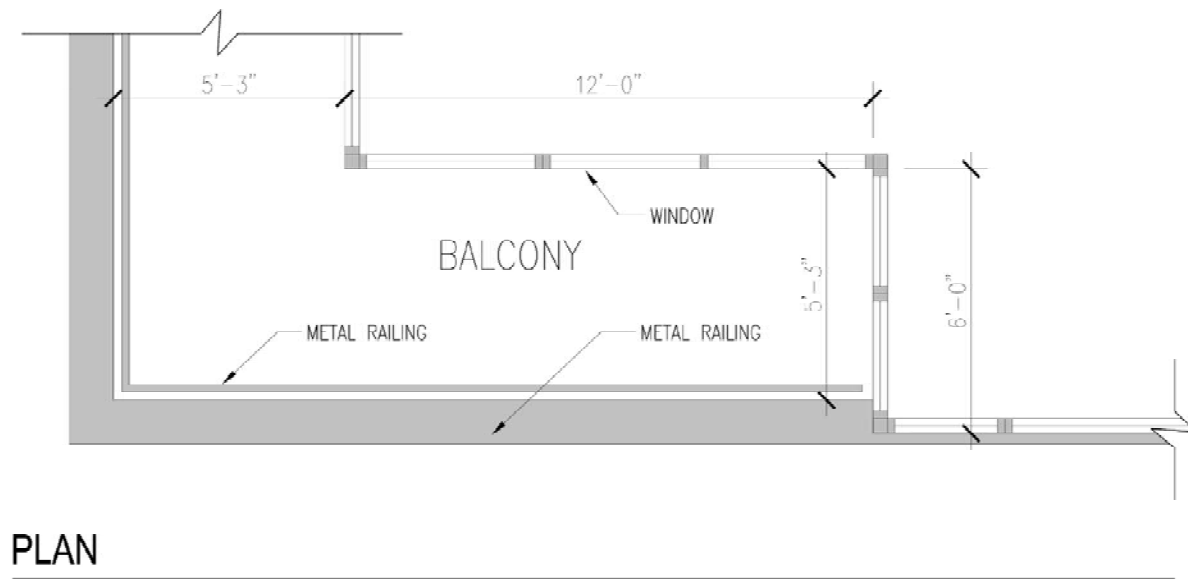
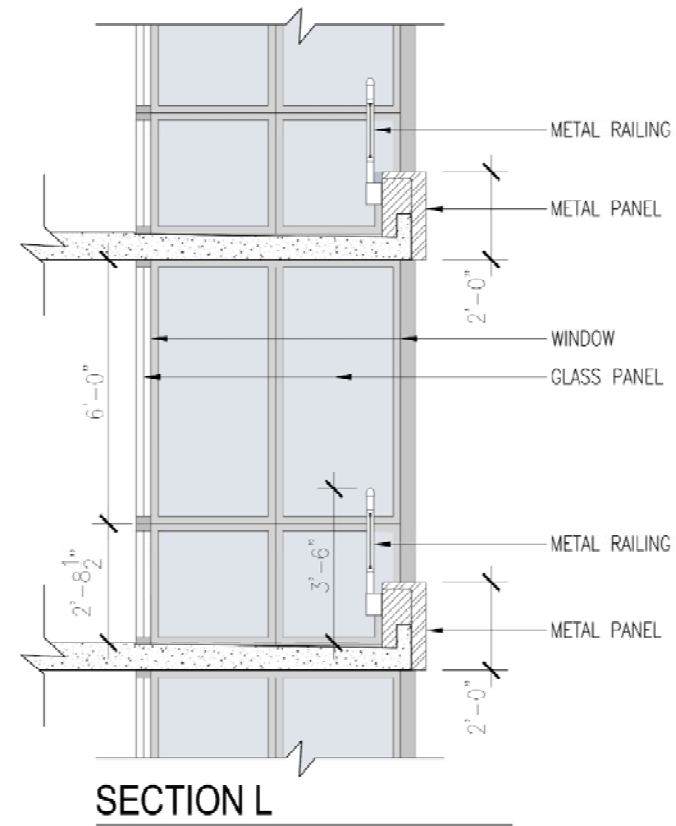
NOT TO SCALE



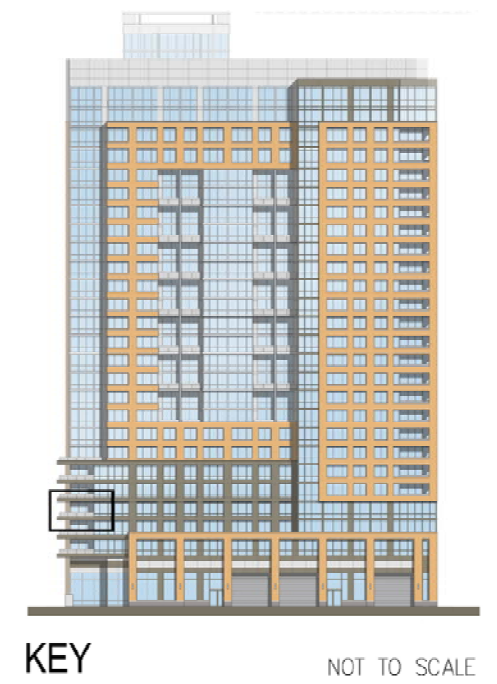
KEY

NOT TO SCALE

DETAIL AT OPEN RAIL BALCONY



NOT TO SCALE



NOT TO SCALE

DETAIL AT METAL PANEL AND OPEN RAIL BALCONY



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	584,994

PROPOSED RESIDENTIAL ADJUSTED GFA	486,040
PROPOSED HOTEL ADJUSTED GFA	98,954
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	8		3	2	14	23,748	102		1,018	100	150	1,370	22,378
2nd Floor		1	7		3	1	12	16,122	102		1,018	100	120	1,340	14,782
1st Floor								17,317	1,252	3,859	1,466	30	6,607	10,710	
Total **	22	22	233	1	99	43	420	527,623	3,802	3,859	27,080	2,450	4,240	41,431	486,040
Unit Type %	5.2%	5.2%	55.5%	0.2%	23.6%	10.2%									

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

** Apartment Unit count and mix may change.

*** All units have one Mechanical Closet (app. 10sf each).

RESIDENTIAL PARKING	S	C	Accessible	Van	Total Parking	Bicycle Spaces	GFA*
Surface Parking North (Guest)	6			1	7		
Surface Parking South	10		1		11		
G5 Level / 2nd Floor	16	17			33		22,728
G4 Level / 1.5th Floor	8	29	2		39		23,820
G3 Level / 1st Floor	4	33	5	1	43	80	21,236
G2 Level	52	80	2		134	56	54,225
G1 Level	58	87	2		147		54,225
Total**	154	246	12	2	414	136	176,234
Compact Car Ratio		59%					

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

** 414 Total Parking includes 11 Surface parking spaces on the South side of the building and 7 Guest Parking Space in the drop off area.

SUMMARY FOR RESIDENTIAL BUILDING

- 420 Units
- 486,040 sf Adjusted Residential GFA
- 176,234 sf Garage GFA
- 414 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	11,846		588	115	703	11,143
8th Floor	23	11,846		588	115	703	11,143
7th Floor	23	11,846		588	115	703	11,143
6th Floor	23	11,846		588	115	703	11,143
5th Floor	23	11,846		588	115	703	11,143
4th Floor	23	11,846		588	115	703	11,143
3rd Floor	23	11,846		588	115	703	11,143
2nd Floor	19	11,846		588	115	703	11,143
1st Floor		13,778	3,331	607	30	3,968	9,810
Total **	180	108,546	3,331	5,311	950	9,592	98,954

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

** Guest Room count may change.

*** All Guest Rooms have one Mechanical Closet (app. 5sf each).

HOTEL PARKING	S	C	Accessible	Van	Total Parking	Bicycle Spaces	GFA
Surface Parking North	3			1	4		
Surface Parking South	8				8		
G2 Level	16	17	2	1	36	6	19,437
G1 Level	23	17	1		41		19,437
Total**	50	34		5	89	6	38,874
Compact Car Ratio		38%					

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

** 89 Total Parking includes 8 Surface parking spaces on the South side of the building and 4 Parking Space in the drop off area.

SUMMARY FOR HOTEL BUILDING

- 180 Guest Rooms
- 98,954 sf Adjusted Hotel GFA
- 38,874 sf Garage GFA
- 89 Total Parking Spaces
- Bicycle Parking Requirement: 6 Visitor Racks for a Hotel with more than 75 rooms: 6 Total



PROP. BLOCK 12 BUILDING

EXISTING BLOCK 19 RESIDENTIAL BUILDING

EXISTING CARLYLE MILL APARTMENTS

DOCK LANE

MILL ROAD

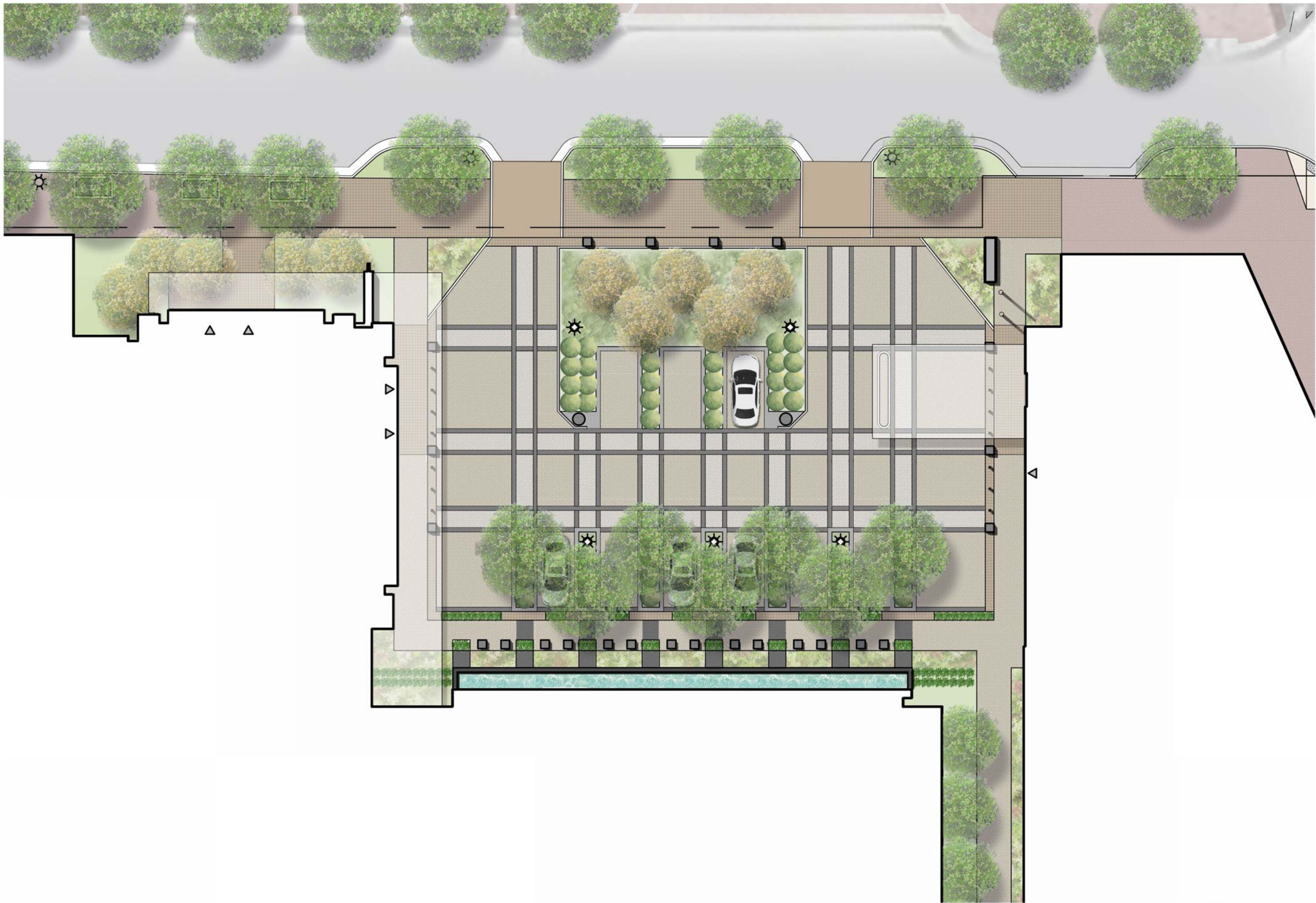
PORT STREET

RESIDENTIAL BUILDING

HOTEL BUILDING

SOUTHERN STREET

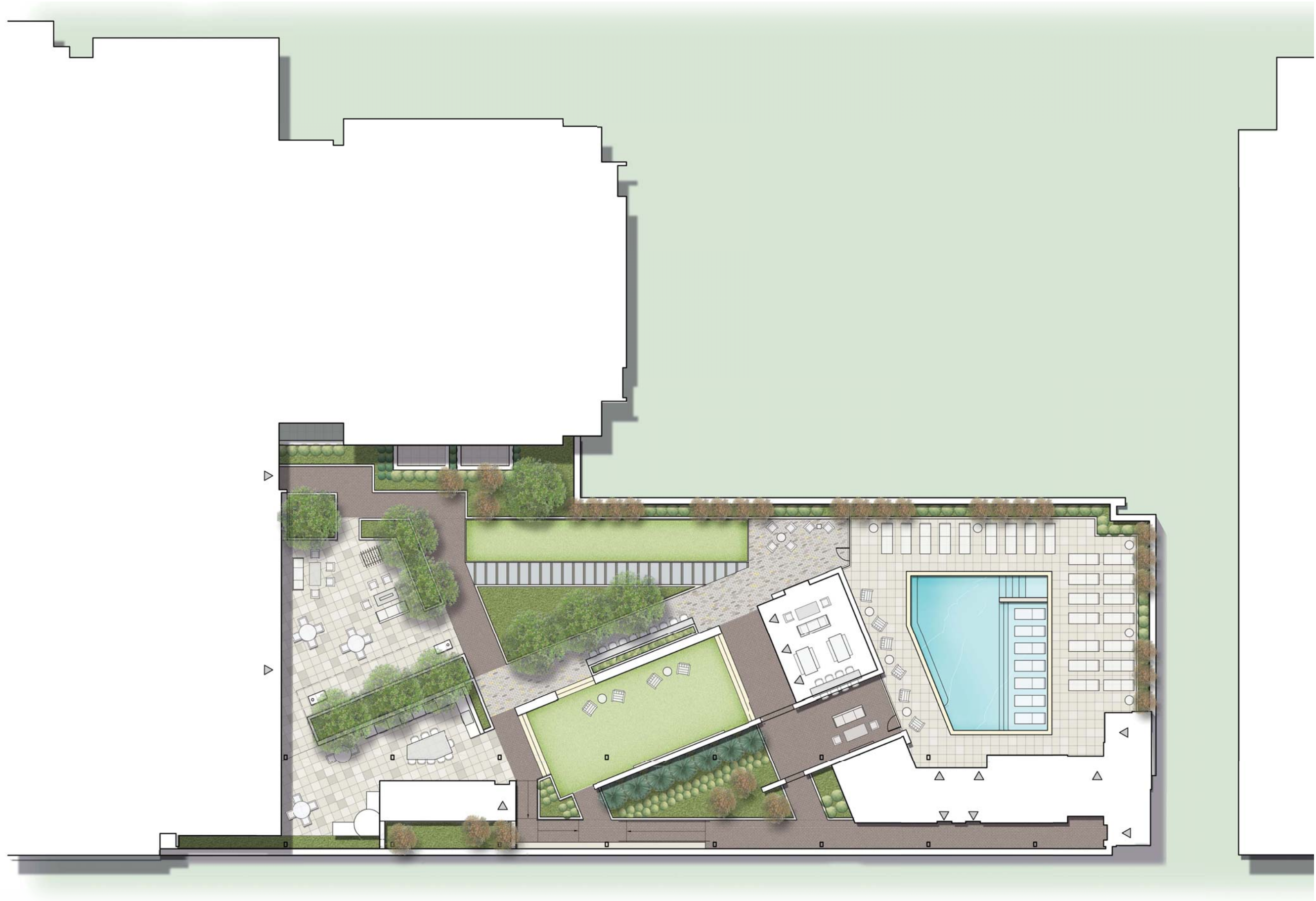
Scale: 1" = 30'-0"
0 15' 30' 60' NORTH



Scale: 1" = 10'-0"
0 5' 10' 20'



ENLARGED MOTOR COURT PLAN







UPPER PLAZA RENDERING VIEW 2



EISENHOWER BLOCK 20
ALEXANDRIA, VA



L1.5
AUGUST 31, 2017



UPPER PLAZA RENDERING VIEW 3

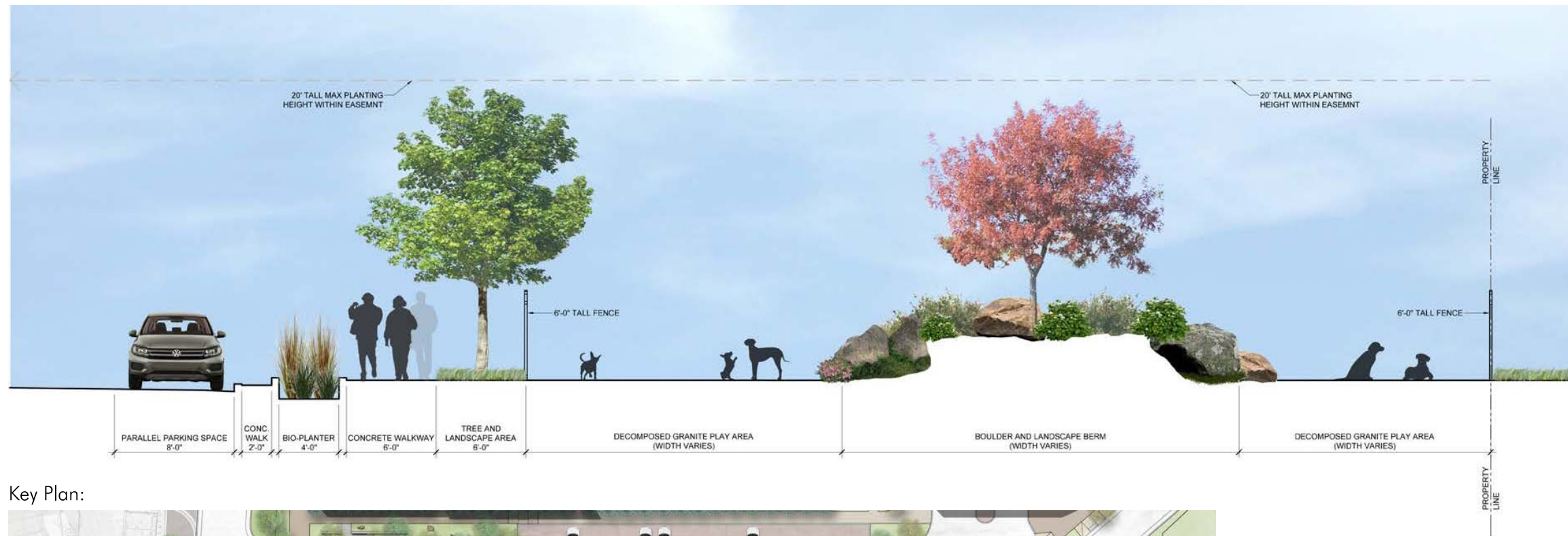


ARCHITECTS
COLLABORATIVE
INCORPORATED

EISENHOWER BLOCK 20
ALEXANDRIA, VA



L1.6
AUGUST 31, 2017



Key Plan:



Precedent Images:



Scale: 1" = 30'-0"
 0 15' 30' 60'



ENLARGED UPPER PLAZA



Amsonia hubrichtii
Bluestar



Echinacea purpurea
Purple Coneflower



Solidago rugosa 'Golden Fleece'
Goldenrod



Veronica lettermanii 'Iron Butterfly'
Ironweed



Chelone glabra
Turtlehead



Liatris spicata
Blazing Star



Lobelia cardinalis
Cardinal Flower



Phlox divaricata
Wild Blue Phlox



Salvia nemorosa 'Mainacht'
May Night Salvia



Rudbeckia hirta
Black Eyed Susan



Achillea mil. 'Rose'
Yarrow

Grasses:



Calamagrostis brachytricha
Korean Feather Grass



Eragrostis spectabilis
Purple Love Grass



Muhlenbergia capillaris
Pink Muhly Grass



Stipa tenuissima
Mexican Feather Grass



Panicum Virgatum 'Shenandoah'
Shenandoah Switchgrass



Panicum Virgatum 'Heavy Metal'
Switchgrass



Carex flacca
Blue Sedge



Carex pensylvanica
Pennsylvania Sedge



Carex stricta
Tussock Sedge

Trees and Shrubs:



Amelanchier canadensis
Canadian Serviceberry



Parrotia persica
Persian Ironwood



Cornus sericea
Red Twig Dogwood



Ilex Glabra
Inkberry



Ilex verticillata
American Winterberry



Buxus 'Green Velvet'
Green Velvet Boxwood



Prunus laurocerasus 'Otto Luyken'
Otto Luyken Cherry Laurel



Prunus laurocerasus 'Schipkaensis'
Schip Cherry Laurel



Taxus media densiformis
Yew

