



SCOPE DOCUMENTS

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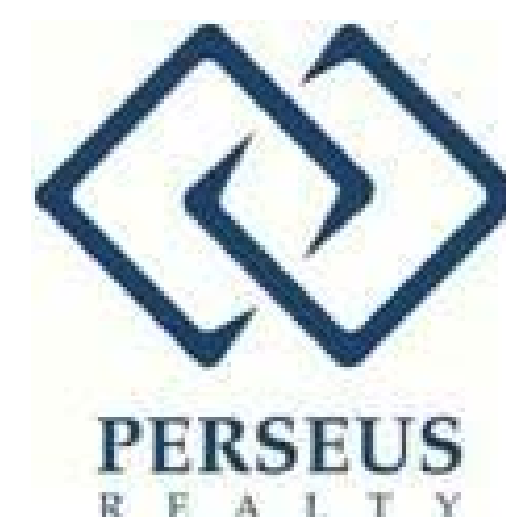
ISSUANCES

No.	Drawing Issue Description	Date
	DRB CONCEPT REVIEW	06/20/2017



# 200 STOVALL STREET CONVERSION

## 200 STOVALL STREET, ALEXANDRIA, VA 22314



### DRB CONCEPT REVIEW

JUNE 20, 2017

#### ZONING TABULATION

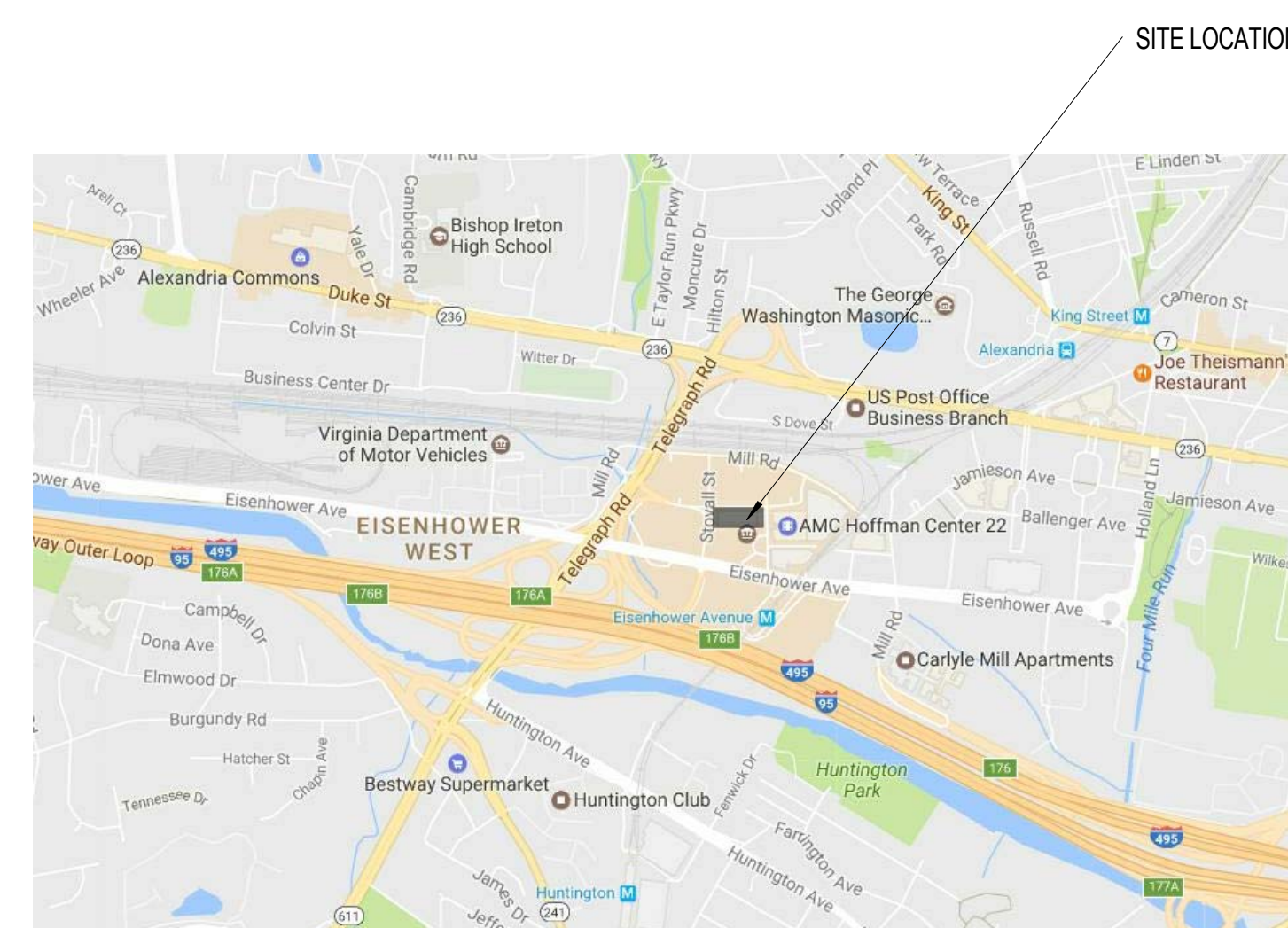
SITE LOCATION/ADDRESS:	200 STOVALL STREET				
EXISTING ZONE:	COORDINATED DEVELOPMENT DISTRICT #2 (CDD)				
PROPOSED ZONE:	COORDINATED DEVELOPMENT DISTRICT #2 (CDD)				
SMALL AREA PLAN DISTRICT:	EISENHOWER EAST PLAN				
EXISTING SITE AREA:	TAX MAP #072.04-03-29	82,941 S.F. OR 1.90 AC.	(BEFORE R.O.W. DEDICATION)		
R.O.W. DEDICATION	17,783 S.F. OR 0.4 AC.				
PROPOSED SITE AREA:	65,161 SF OR 1.50 AC.	(AFTER R.O.W. DEDICATION)			
EXISTING USE:	OFFICE BUILDING				
PROPOSED USE:	MULTI-FAMILY, RETAIL, AND ASSOCIATED PARKING				
ALLOWABLE GROSS FLOOR AREA: AGFA	AN AMENDMENT TO THE EESAP HAS BEEN SUBMITTED TO THE CITY TO PERMIT THE AND EXCLUSIONS PROPOSED BY THE SITE PLAN AMENDMENT				
PROPOSED ALLOWABLE GROSS FLOOR AREA (AGFA):	RETAIL	RESIDENTIAL	AMENITY	BOH	TOTAL
	26,114 SF	482,882 SF	19,508 SF	47,344	575,848 SF
AREA NOT COUNTED TOWARDS AGFA:	PARKING	LOADING	OPEN TO BELOW	VERTICAL CIRCULATION	
TOTAL	111,036 SF	2,810 SF	18,690 SF	33,625 SF	66,161 SF
LOT AREA REQUIRED:	N/A				
LOT AREA PROVIDED:	65,158 SF OR 1.50 AC.				
BUILDING SETBACK REQUIRED:	N/A				
BUILDING SETBACK PROVIDED:	NORTH:	3'			
	EAST:	2'			
	SOUTH:	50', 0'			
	WEST:	+/-34'			
LOT FRONTAGE REQUIRED:	N/A				
LOT FRONTAGE PROVIDED:	NORTH:	423.2'			
	EAST:	133.8'			
	SOUTH:	487.1'			
	WEST:	180.7'			
PROPOSED MAXIMUM NUMBER OF UNITS:	525 UNITS				
UNITS PER ACRE:	525 UNITS/ 1.50 ACRES = 350 UNITS/ACRE				
OPEN SPACE REQUIRED:	N/A				
OPEN SPACE PROVIDED:	0.15 AC. (AT-GRADE)				
MAXIMUM BUILDING HEIGHT:	150'				
PROPOSED BUILDING HEIGHT:	200'				
AVERAGE FINISHED GRADE:	17.9'				
YARDS:	N/A				
PARKING PROVIDED:	236 SPACES (NEW SPACES PROVIDED INTERNAL TO THE BUILDING) STANDARD: 225, TANDEM: 10, ADA: 5, ADA VA: 2				
LOADING REQUIRED:	2 SPACES				
LOADING PROVIDED:	2 SPACES				
APPROXIMATE AREA OF DISTURBANCE DURING CONSTRUCTION:	26,819 S.F. OR 0.62 AC.				

#### DRAWING INDEX

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A_1.03	FLOOR PLAN - LEVEL 2
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A_1.05	FLOOR PLAN - LEVEL 4
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A_1.07	FLOOR PLAN - UPPER TYPICAL RESIDENTIAL LEVEL
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#### PROJECT NARRATIVE

THIS PROJECT PROPOSES TO CONVERT THE EXISTING 13 STORY HOFFMAN BUILDING II FROM OFFICE TO MULTIFAMILY RESIDENTIAL, RETAIL AND ASSOCIATED PARKING. AN ADDITIONAL 3 LEVELS OF RESIDENTIAL IS PROPOSED TO BE CONSTRUCTED ON THE EXISTING ROOF AND THE REMAINING ROOF AREA WILL BE CONVERTED TO AMENITY OPEN SPACE. THE PROPOSED PARKING ENTRANCE WILL REPLACE ONE BAY OF THE EXISTING LOADING AREA ON THE SOUTH SIDE OF THE BUILDING. ONE BAY OF THE LOADING DOCK WILL REMAIN, AND ANOTHER BAY WILL BE ADDED TO THE EAST OF THE EXISTING BAYS. ABOVE GRADE PARKING WILL BE LOCATED ON LEVELS 2, 3, AND 4. THERE WILL BE A DECREASE IN IMPERVIOUS COVER.



LOCATION MAP

#### 200 Stovall Street Conversion

Alexandria, VA  
PERSEUS REALTY

#### COVER SHEET

STEVE SMITH	20170012
Principal in Charge	Project No.
MATT GUELCHER	06/14/17
Project Manager	Date
BRANDON LENK	
Project Architect	
HEBA BELLA	
Staff Architect	

A\_0.00

PROJECT NUMBER: 20170012 PROJECT NAME: 200 Stovall Street Conversion  
SHEET NUMBER: A\_0.00 - COVER SHEET  
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SCOPE DOCUMENTS

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ISSUANCES

No.	Drawing Issue Description	Date
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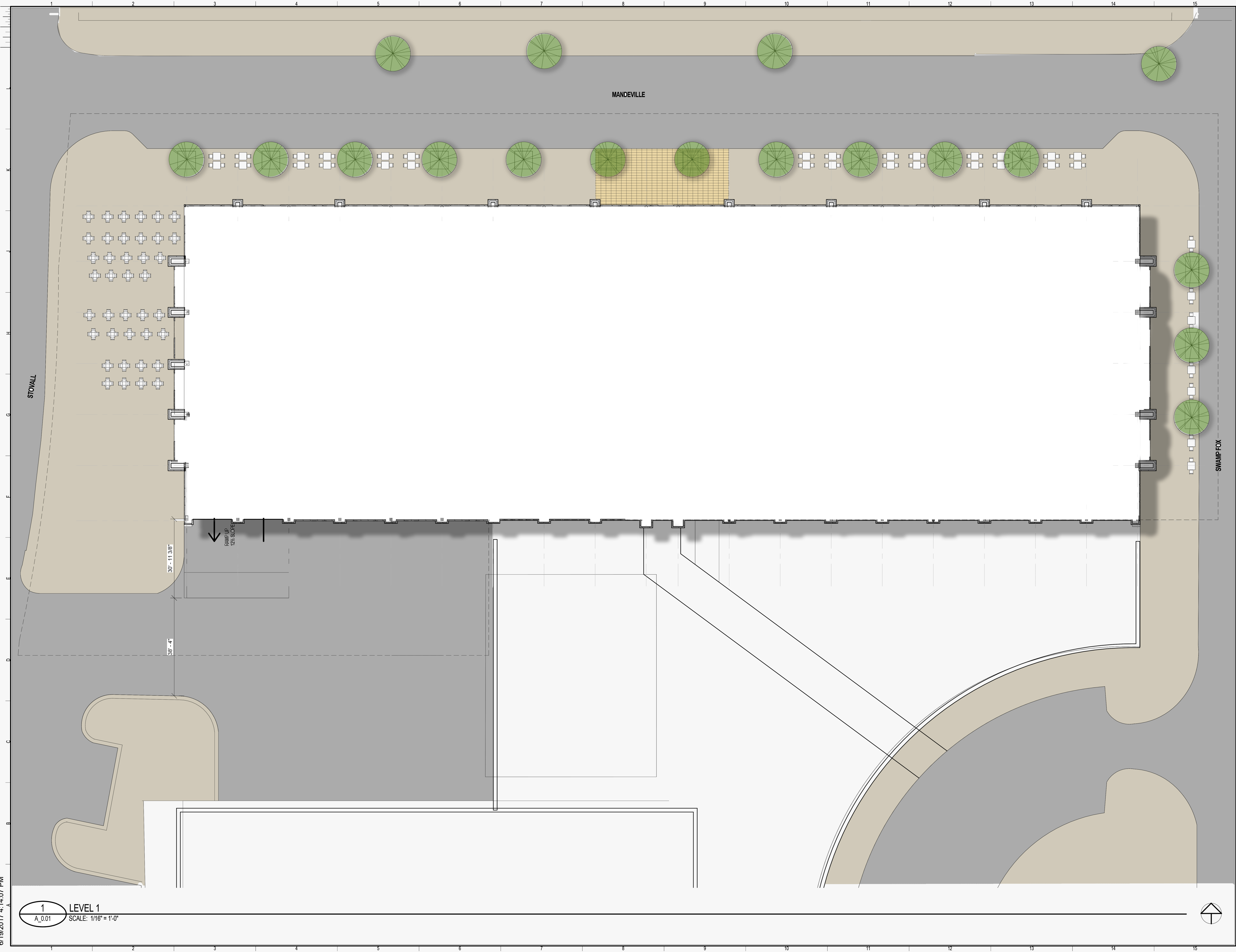
200 Stovall Street Conversion

Alexandria, VA  
PERSEUS REALTY

LANDSCAPE CONCEPT PLAN

Designer	20170012
Principal-in-Charge	Project No.
Approver	06/07/17
Project Manager	Date
Checker	
Project Architect	
Author	
Staff Architect	

A\_0.01



1 LEVEL 1  
A\_0.01 SCALE: 1/16" = 1'-0"

PROJECT NUMBER: 20170012 PROJECT NAME: 200 Stovall Street Conversion  
SHEET NUMBER: A\_0.01 - LANDSCAPE CONCEPT PLAN  
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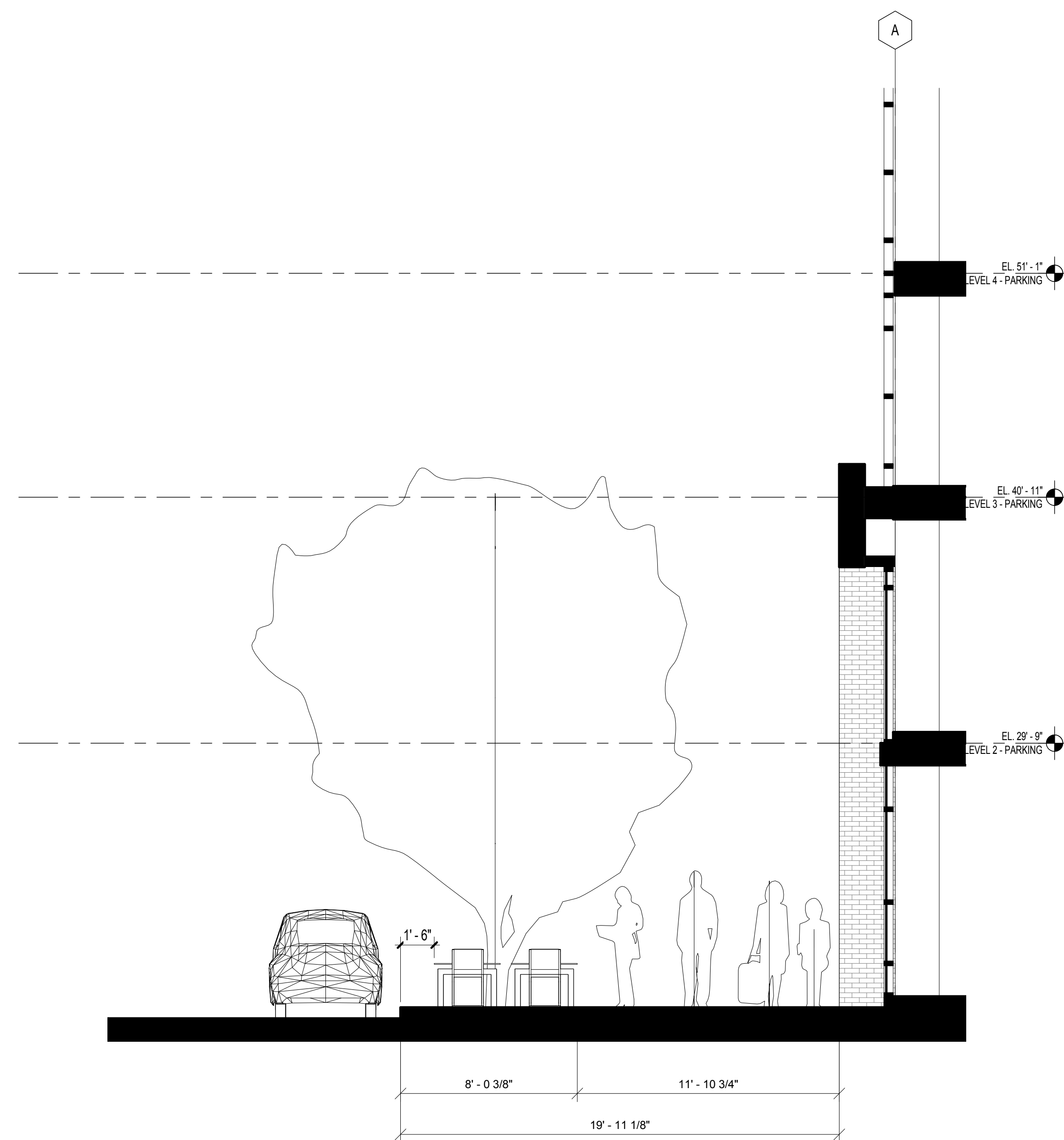


SCOPE DOCUMENTS

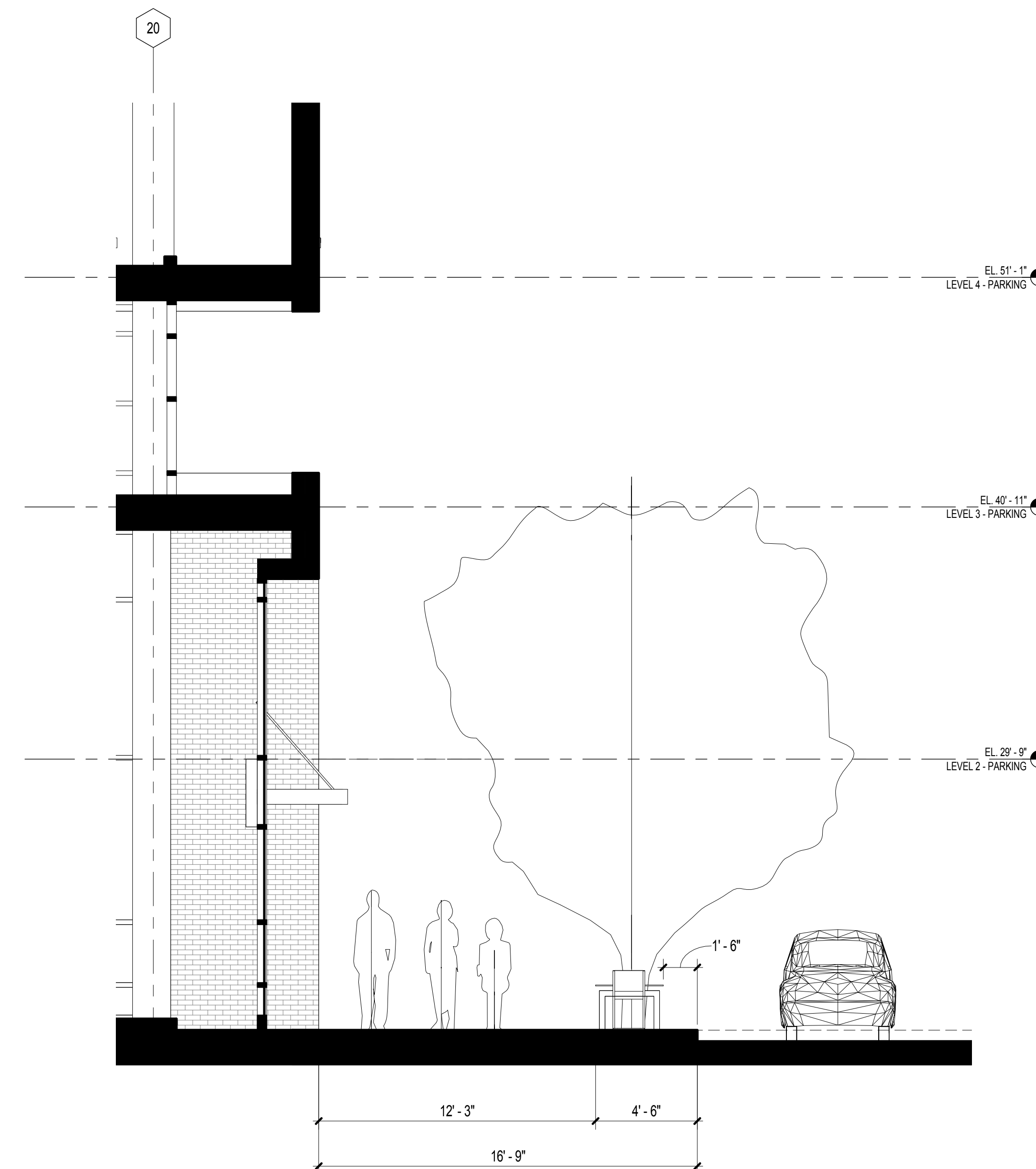
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DRB	CONCEPT REVIEW	06/20/2017



**1** STREET SECTION AT MANDEVILLE Copy 1  
A\_0.02 SCALE: 1/4" = 1'-0"



**2** STREET SECTION AT SWAMPFOX Copy 1  
A\_0.02 SCALE: 1/4" = 1'-0"

200 Stovall Street Conversion

Alexandria, VA  
PERSEUS REALTY

STREET SECTIONS

STEVE SMITH Principal in Charge	20170012 Project No.
MATT GUELCHER Project Manager	06/08/17 Date
BRANDON LENK Project Architect	
HEBA BELLA Staff Architect	

A\_0.02

PROJECT NUMBER: 20170012 PROJECT NAME: 200 Stovall Street Conversion  
SHEET NUMBER: A\_0.02 - STREET SECTIONS  
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**SCOPE DOCUMENTS**

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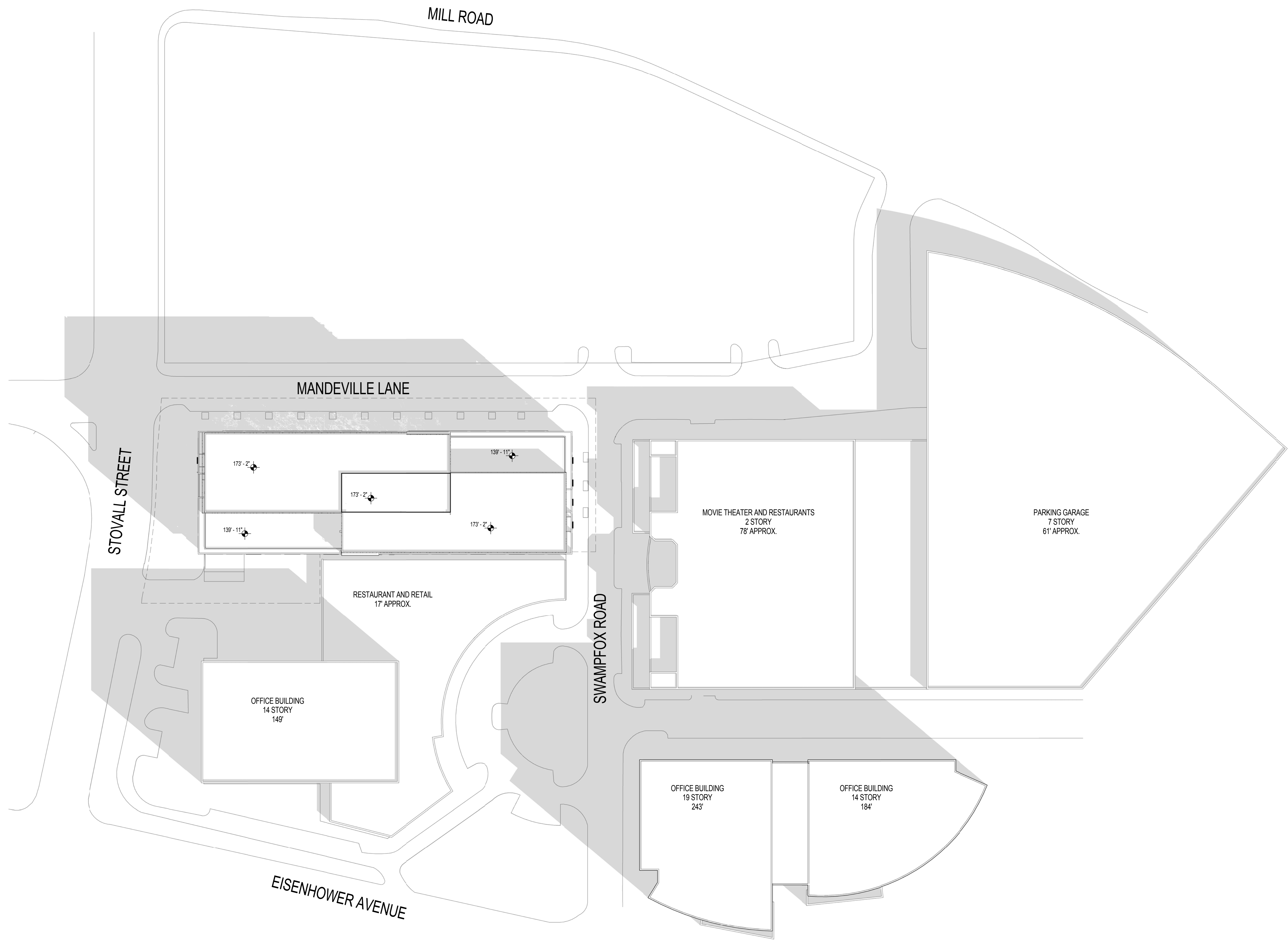
**200 Stovall Street Conversion**

Alexandria, VA  
PERSEUS REALTY

**SITE PLAN**

STEVE SMITH Principal in Charge	20170012 Project No.
MATT GUELCHER Project Manager	06/07/17 Date
BRANDON LENK Project Architect	
HEBA BELLA Staff Architect	

**A\_1.01**



**1**  
A\_1.01 **SITE PLAN - DRB**  
SCALE: 1" = 50'-0"

PROJECT NUMBER: 20170012 PROJECT NAME: 200 Stovall Street Conversion  
SHEET NUMBER: A\_1.01 - SITE PLAN  
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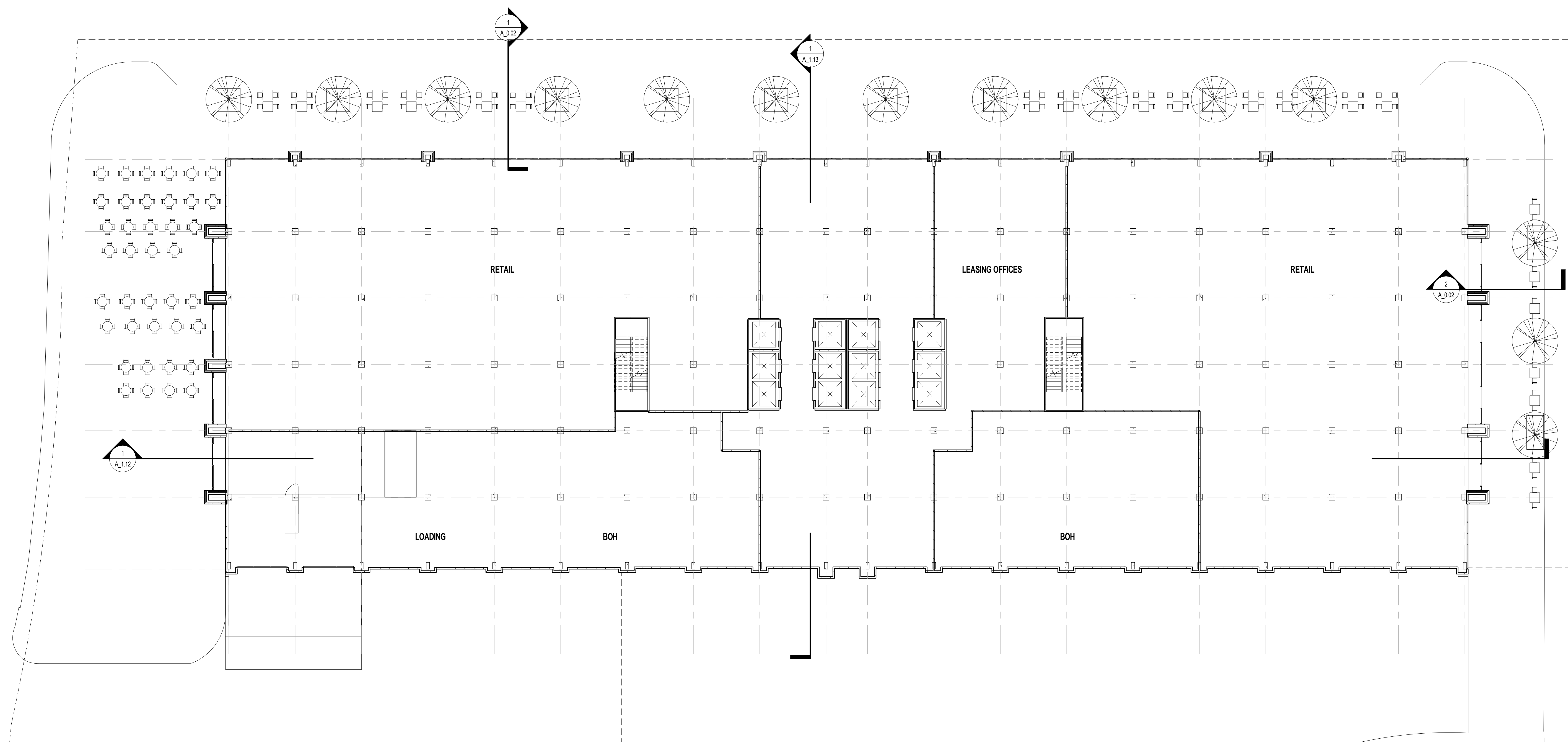


SCOPE DOCUMENTS

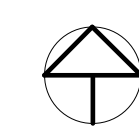
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**1** LEVEL 1  
A\_1.02 SCALE: 1/16" = 1'-0"



**200 Stovall Street Conversion**

Alexandria, VA  
PERSEUS REALTY

**FLOOR PLAN - LEVEL 1**

STEVE SMITH Principal in Charge	20170012 Project No.
MATT GUELCHER Project Manager	06/07/17 Date
BRANDON LENK Project Architect	
HEBA BELLA Staff Architect	

**A\_1.02**

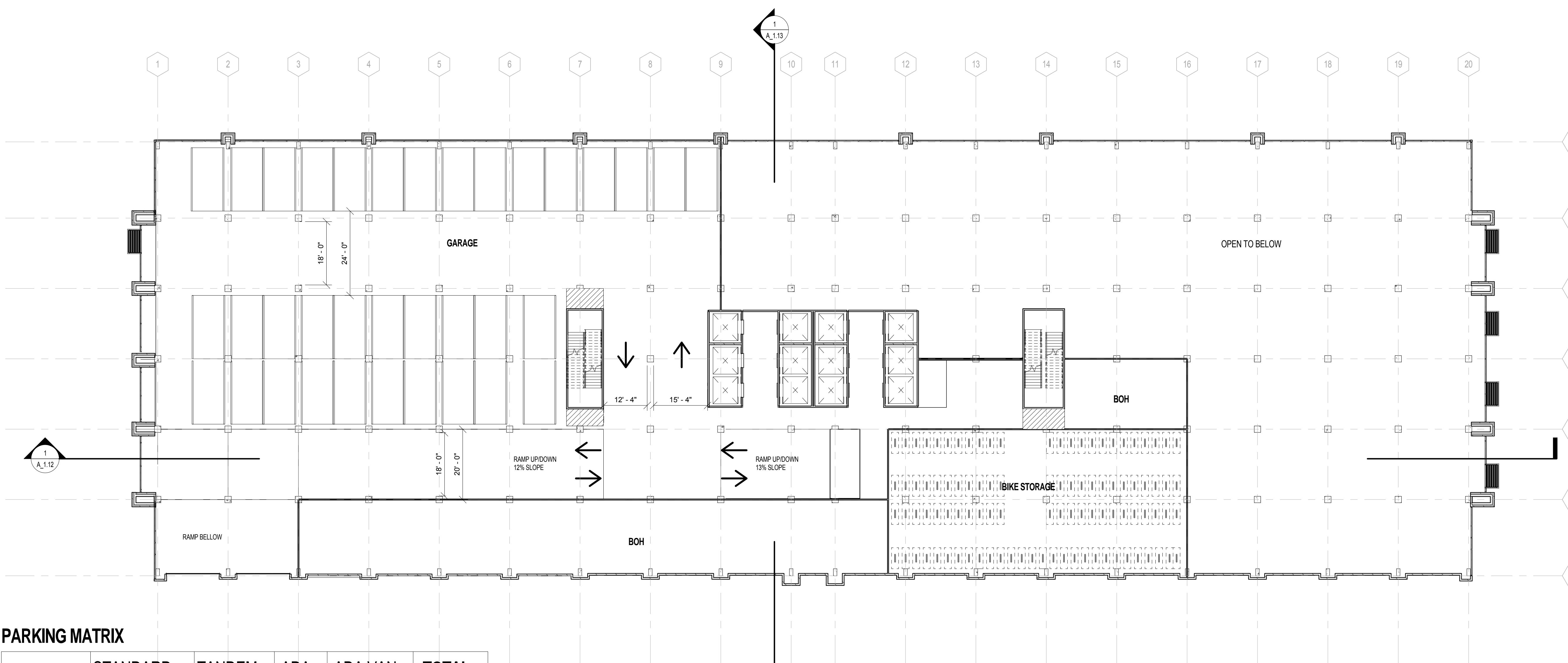
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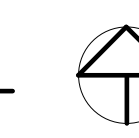
ISSUANCES		
No.	Drawing Issue Description	Date
DRB	CONCEPT REVIEW	06/20/2017



**PARKING MATRIX**

	STANDARD	TANDEM	ADA	ADA VAN	TOTAL
LEVEL 2	25	10			35
LEVEL 3	101		3	1	105
LEVEL 4	103		2	1	106
<b>TOTAL</b>	<b>225</b>	<b>10</b>	<b>5</b>	<b>2</b>	<b>246</b>

1 LEVEL 2  
A\_1.03 SCALE: 1/16" = 1'-0"



200 Stovall Street Conversion

Alexandria, VA  
PERSEUS REALTY

FLOOR PLAN - LEVEL 2

STEVE SMITH Principal in Charge	20170012 Project No.
MATT GUELCHER Project Manager	06/07/17 Date
BRANDON LENK Project Architect	
HEBA BELLA Staff Architect	

**A\_1.03**

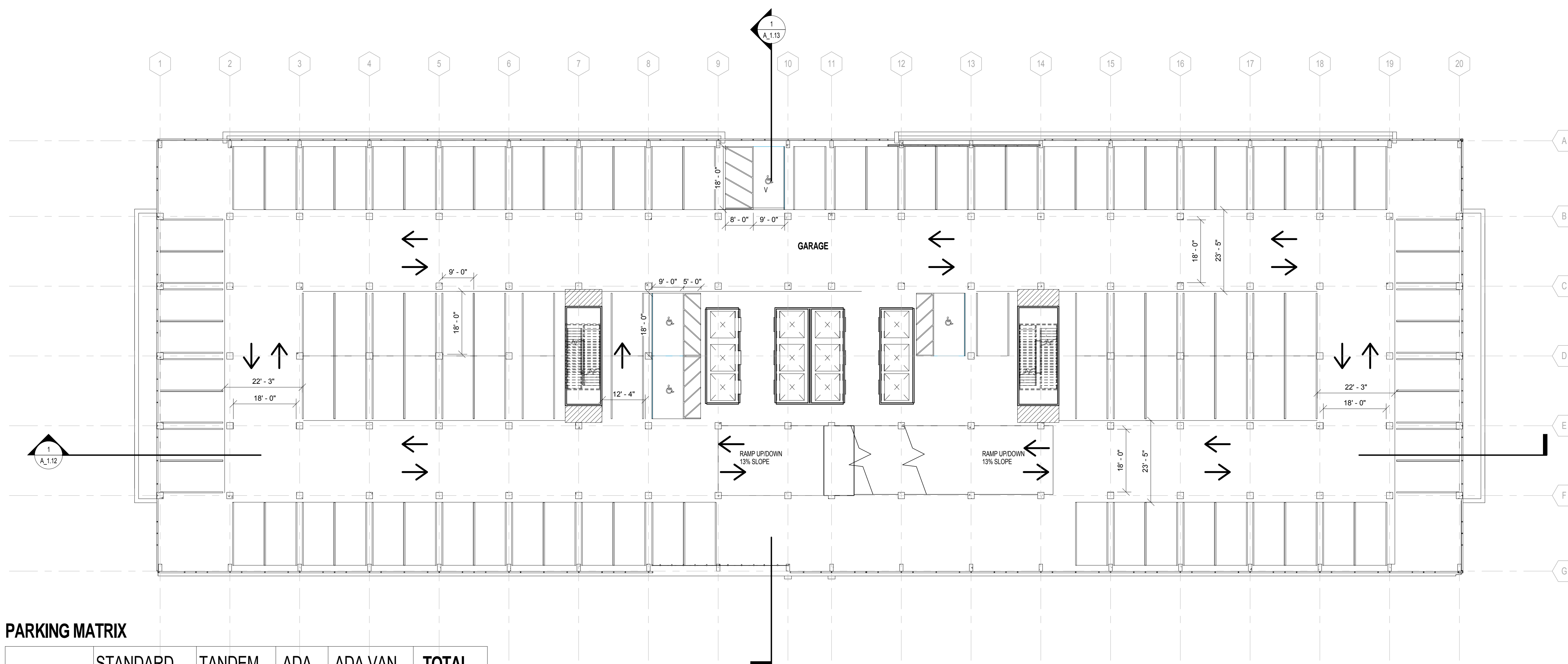
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**PARKING MATRIX**

	STANDARD	TANDEM	ADA	ADA VAN	TOTAL
LEVEL 2	25	10			35
LEVEL 3	101		3	1	105
LEVEL 4	103		2	1	106
<b>TOTAL</b>	<b>225</b>	<b>10</b>	<b>5</b>	<b>2</b>	<b>246</b>

**1**  
A.1.04  
LEVEL 3 - GARAGE  
SCALE: 1/16" = 1'-0"

**200 Stovall Street Conversion**

Alexandria, VA  
PERSEUS REALTY

**FLOOR PLAN - LEVEL 3**

STEVE SMITH Principal in Charge	20170012 Project No.
MATT GUELCHER Project Manager	06/07/17 Date
BRANDON LENK Project Architect	
HEBA BELLA Staff Architect	

**A\_1.04**

PROJECT NUMBER: 20170012 PROJECT NAME: 200 Stovall Street Conversion  
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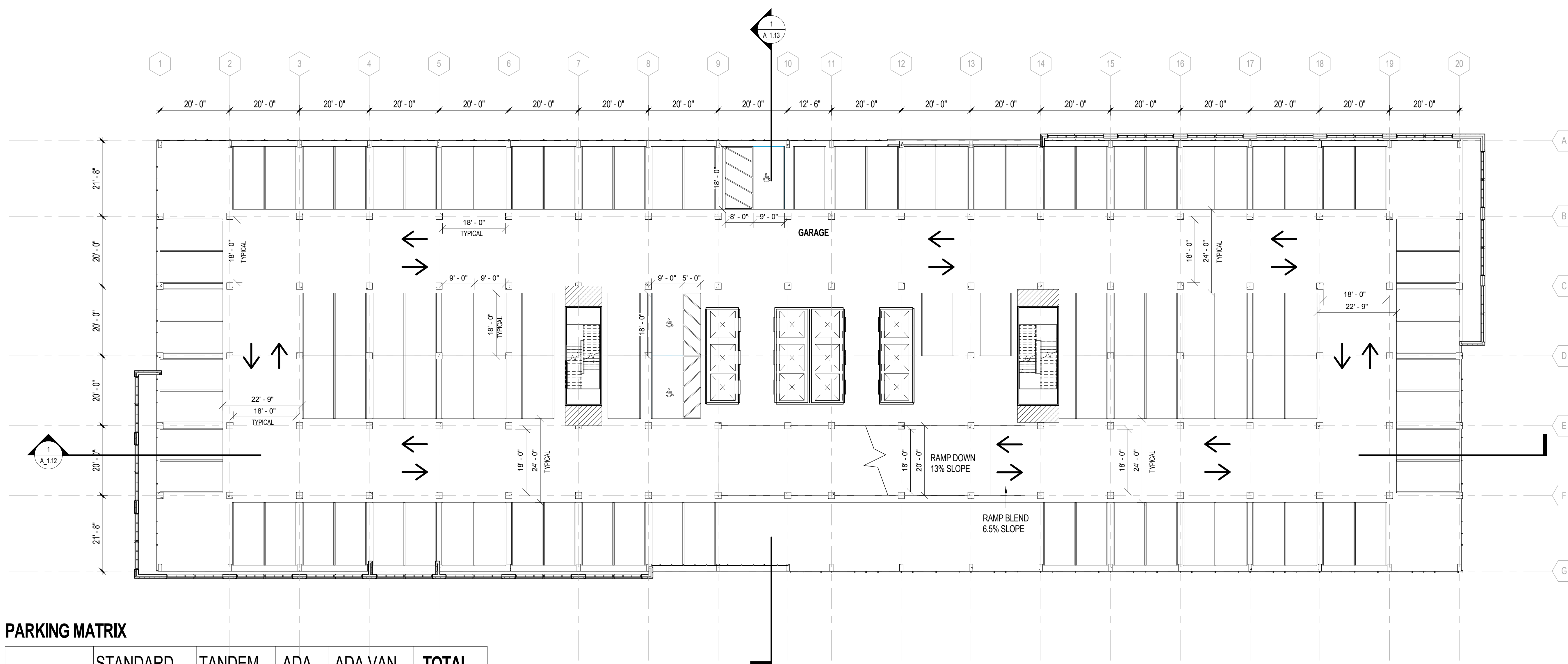


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NOTE: ALL PARKING SPACES ARE STANDARD SIZE (9'X18') UNLESS NOTED OTHERWISE



**PARKING MATRIX**

	STANDARD	TANDEM	ADA	ADA VAN	TOTAL
LEVEL 2	25	10			35
LEVEL 3	101		3	1	105
LEVEL 4	103		2	1	106
<b>TOTAL</b>	<b>225</b>	<b>10</b>	<b>5</b>	<b>2</b>	<b>246</b>

1 LEVEL 4 - PARKING GARAGE  
A\_1.05 SCALE: 1/16" = 1'-0"

**200 Stovall Street Conversion**

Alexandria, VA  
PERSEUS REALTY

**FLOOR PLAN - LEVEL 4**

STEVE SMITH Principal in Charge	20170012 Project No.
MATT GUELCHER Project Manager	06/07/17 Date
BRANDON LENK Project Architect	
HEBA BELLA Staff Architect	

**A\_1.05**

PROJECT NUMBER: 20170012 PROJECT NAME: 200 Stovall Street Conversion  
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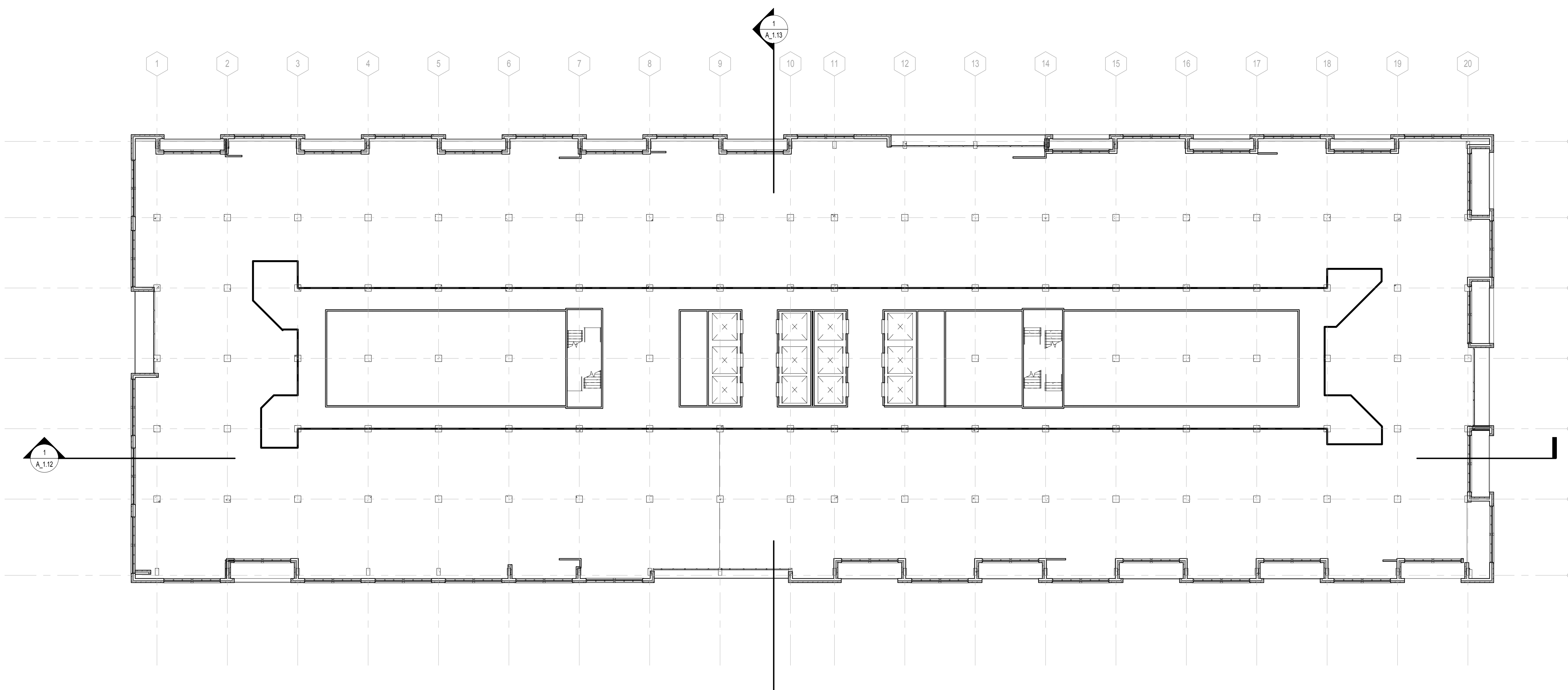


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1 LOWER TYPICAL RESIDENTIAL LEVEL  
A\_1.06 SCALE: 1/16" = 1'-0"

200 Stovall Street Conversion

Alexandria, VA  
PERSEUS REALTY

FLOOR PLAN - LOWER  
TYPICAL RESIDENTIAL LEVEL

STEVE SMITH Principal in Charge	20170012 Project No.
MATT GUELCHER Project Manager	06/07/17 Date
BRANDON LENK Project Architect	
HEBA BELLA Staff Architect	

A\_1.06

PROJECT NUMBER: 20170012 PROJECT NAME: 200 Stovall Street Conversion  
SHEET NUMBER: A\_1.06 - FLOOR PLAN - LOWER TYPICAL RESIDENTIAL LEVEL  
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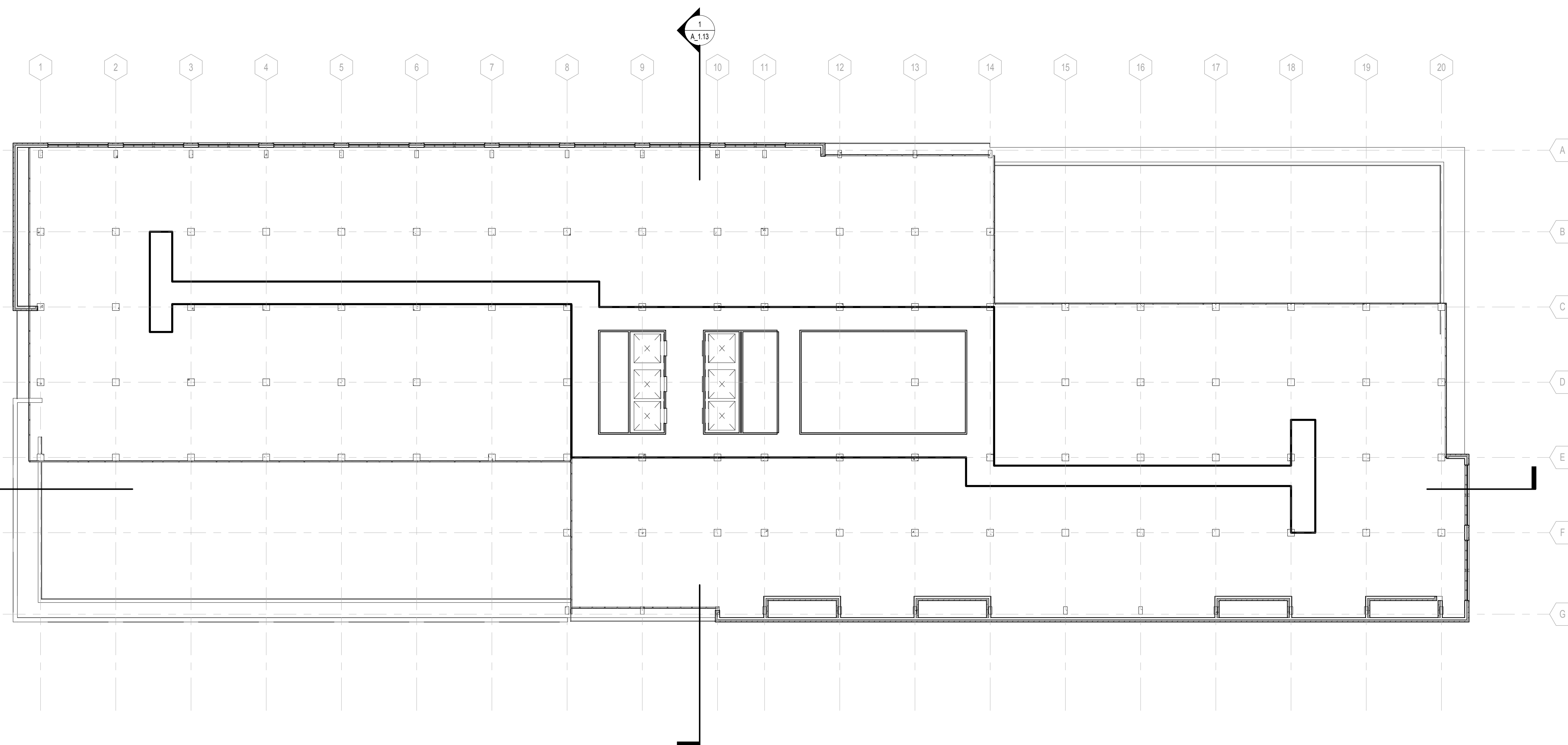


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200 Stovall Street Conversion

Alexandria, VA  
PERSEUS REALTY

FLOOR PLAN - UPPER TYPICAL  
RESIDENTIAL LEVEL

STEVE SMITH Principal in Charge	20170012 Project No.
MATT GUELCHER Project Manager	06/07/17 Date
BRANDON LENK Project Architect	
HEBA BELLA Staff Architect	

A\_1.07

PROJECT NUMBER: 20170012 PROJECT NAME: 200 Stovall Street Conversion  
SHEET NUMBER: A\_1.07 - FLOOR PLAN - UPPER TYPICAL RESIDENTIAL LEVEL  
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1  
A\_1.07 P3 - LEVEL 14 - TYPICAL RESI II - OPTION B Copy 1  
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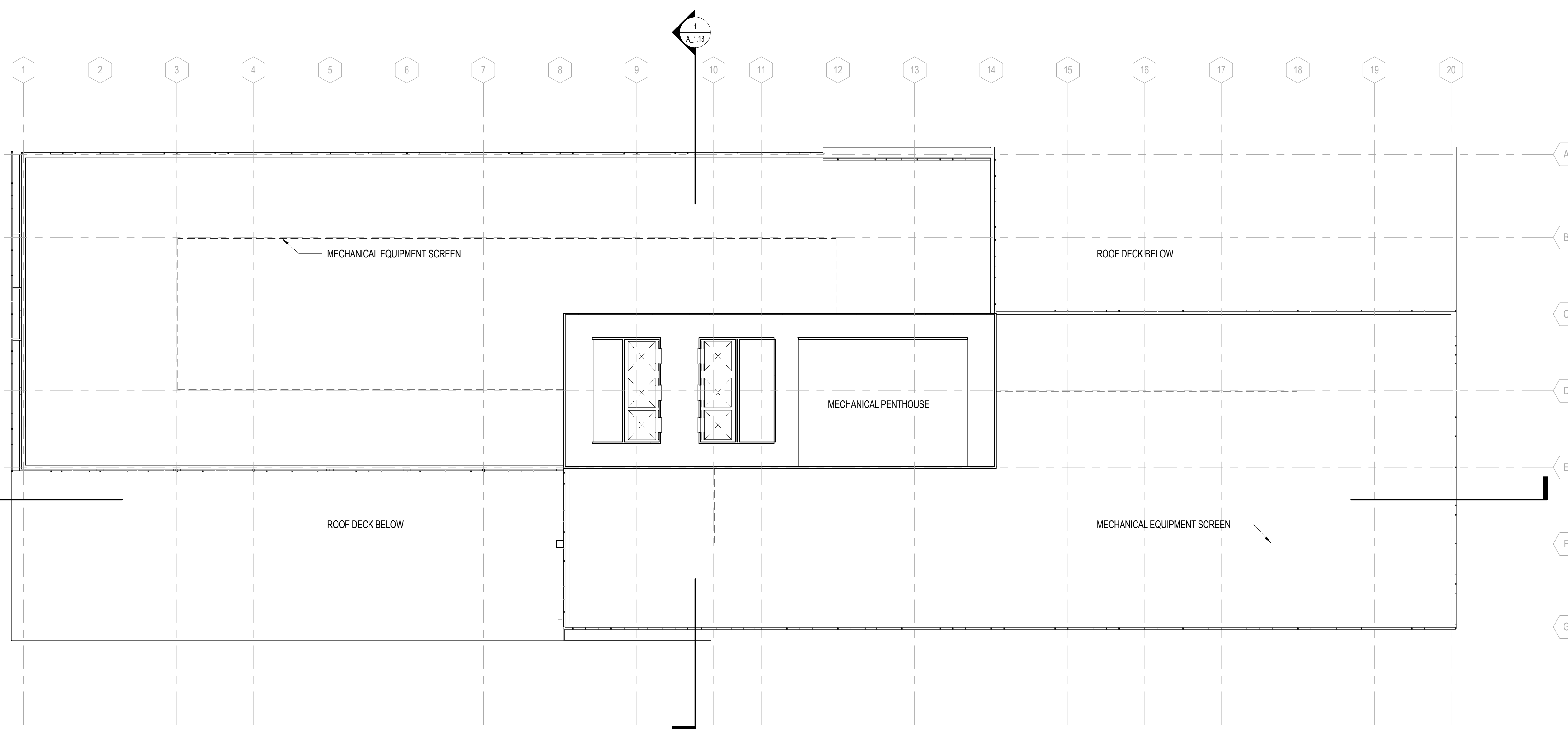


SCOPE DOCUMENTS

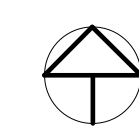
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**1**  
A\_1.08  
ROOF PLAN - DRB  
SCALE: 1/16" = 1'-0"



**200 Stovall Street Conversion**

Alexandria, VA  
PERSEUS REALTY

**FLOOR PLAN - ROOF**

STEVE SMITH Principal in Charge	20170012 Project No.
MATT GUELCHER Project Manager	06/07/17 Date
BRANDON LENK Project Architect	
HEBA BELLA Staff Architect	

**A\_1.08**

PROJECT NUMBER: 20170012 PROJECT NAME: 200 Stovall Street Conversion  
SHEET NUMBER: A\_1.08 - FLOOR PLAN - ROOF  
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**1** ELEVATION - NORTH  
A\_1.09 SCALE: 1/16" = 1'-0"

**200 Stovall Street Conversion**

Alexandria, VA  
PERSEUS REALTY

**ELEVATION - NORTH**

STEVE SMITH Principal in Charge	20170012 Project No.
MATT GUELCHER Project Manager	06/07/17 Date
BRANDON LENK Project Architect	
HEBA BELLA Staff Architect	

**A\_1.09**

PROJECT NUMBER: 20170012 PROJECT NAME: 200 Stovall Street Conversion  
SHEET NUMBER: A\_1.09 - ELEVATION - NORTH  
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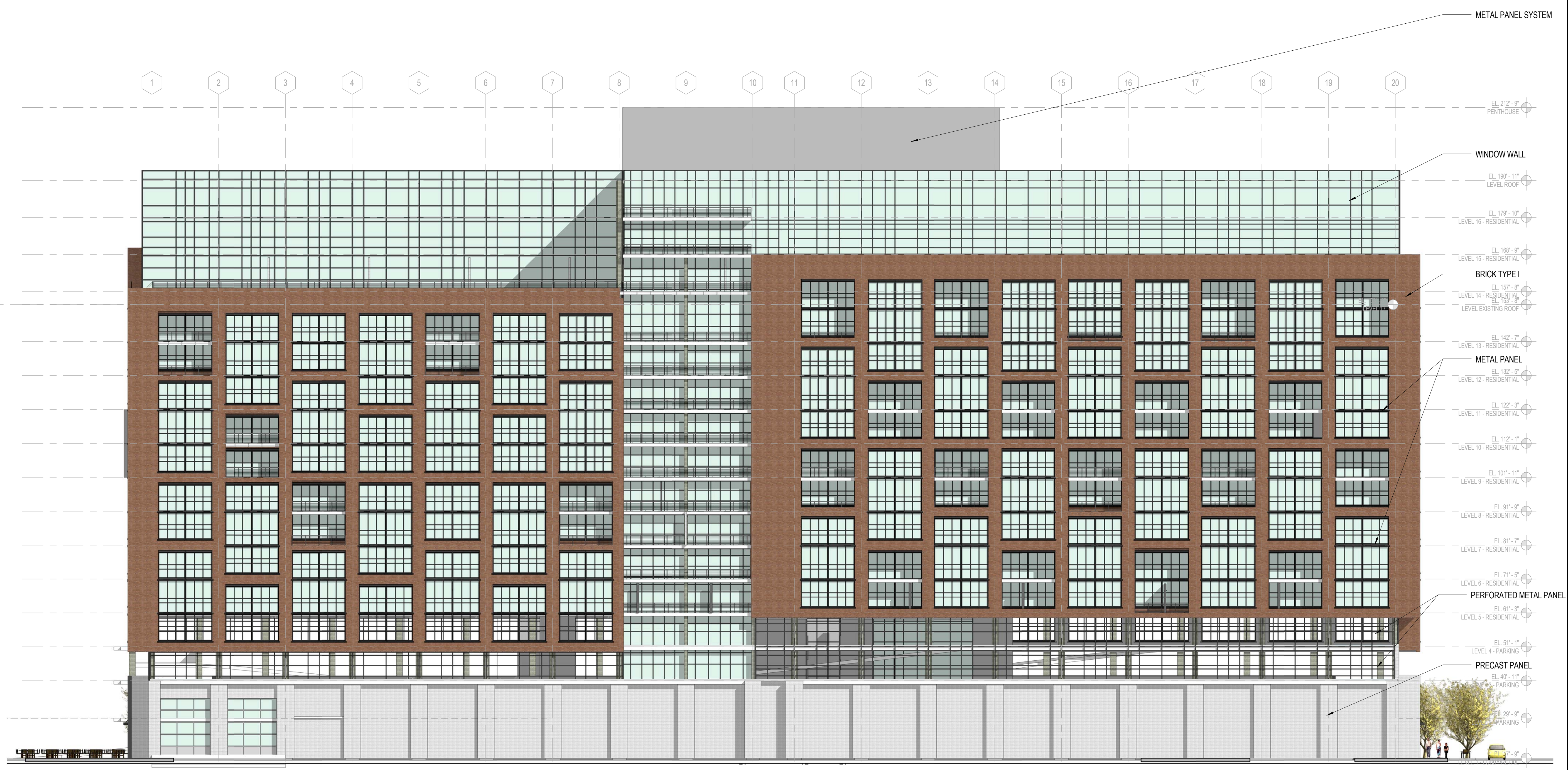


SCOPE DOCUMENTS

The Construction Documents have not been completed therefore this drawing may be incomplete or not coordinated. The documents issued indicate the general scope of the Project. The Contractor is responsible for complete and coordinated pricing and Work, and shall include all items necessary for the proper execution and completion of the Project, whether indicated or not. All components of the Project shall comply with any and all requirements of national, state, and local codes. The Contractor shall inform the Owner and Architect of any omissions, inconsistencies or errors in the information provided. If no notice is given and any omissions, inconsistencies or errors are discovered, the Architect's decisions on items of Work included in the scope shall be binding on the Contractor, when consistent with the general scope and quality of the Project.

ISSUANCES

No.	Drawing Issue Description	Date
DRB	CONCEPT REVIEW	06/20/2017



**1** ELEVATION - SOUTH  
A\_1.10 SCALE: 1/16" = 1'-0"

**200 Stovall Street Conversion**

Alexandria, VA  
PERSEUS REALTY

**ELEVATION - SOUTH**

STEVE SMITH Principal in Charge	20170012 Project No.
MATT GUELCHER Project Manager	06/07/17 Date
BRANDON LENK Project Architect	
HEBA BELLA Staff Architect	

**A\_1.10**

PROJECT NUMBER: 20170012 PROJECT NAME: 200 Stovall Street Conversion  
SHEET NUMBER: A\_1.10 - ELEVATION - SOUTH  
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SCOPE DOCUMENTS

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ISSUANCES		
No.	Drawing Issue Description	Date
DRB	CONCEPT REVIEW	06/20/2017

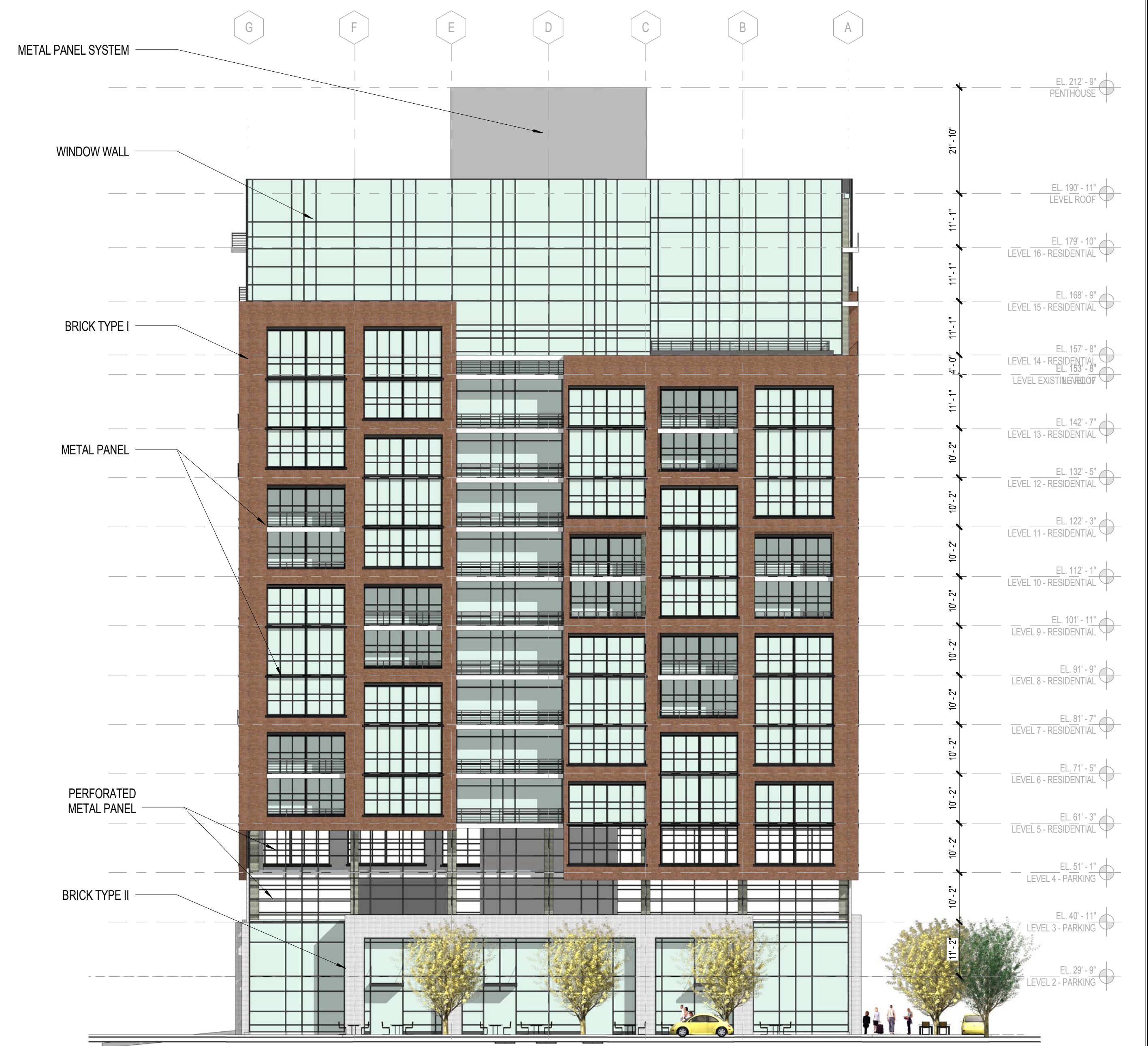
**200 Stovall Street Conversion**

Alexandria, VA  
PERSEUS REALTY

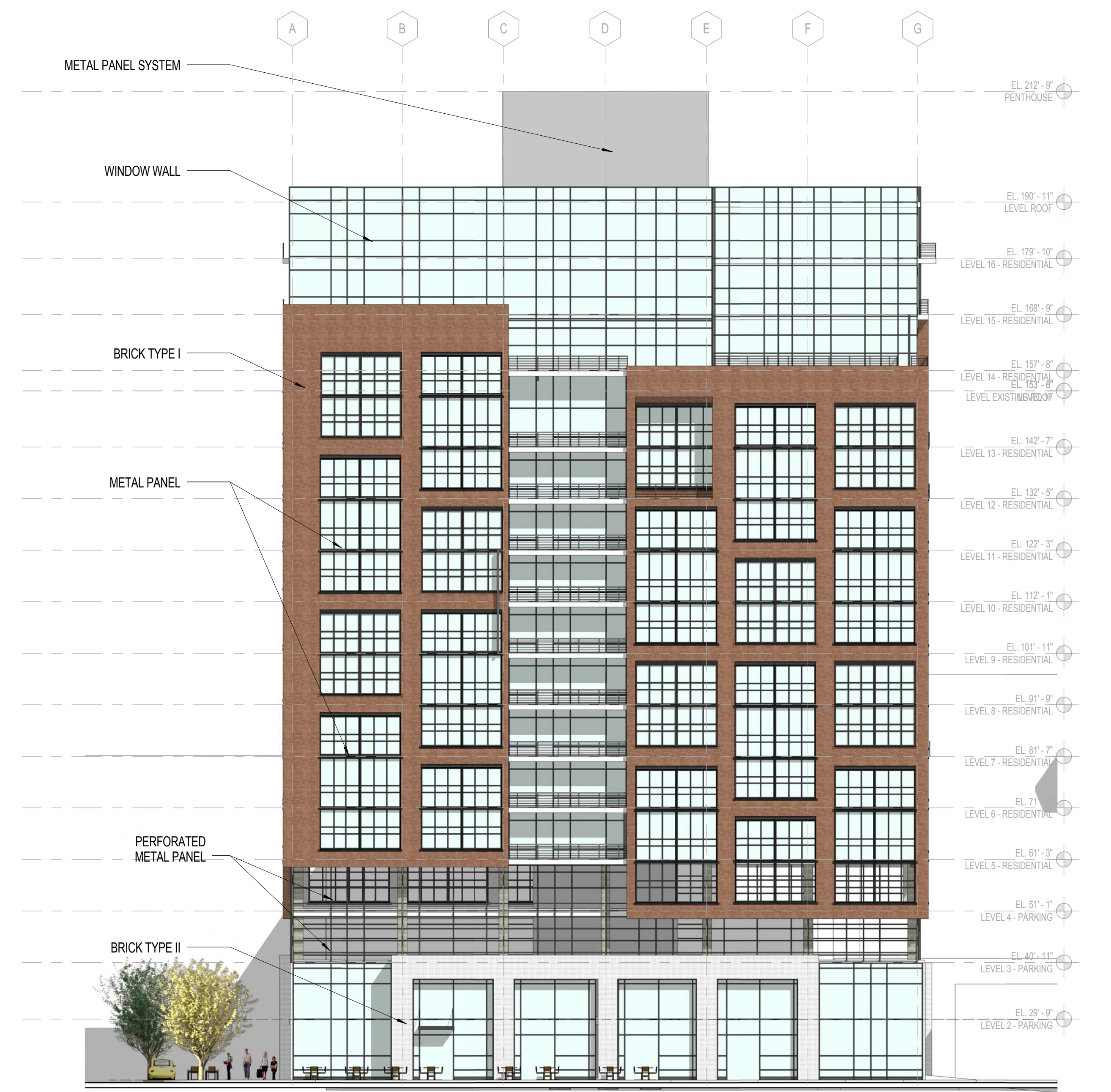
**ELEVATION - EAST AND WEST**

STEVE SMITH Principal in Charge	20170012 Project No.
MATT GUELCHER Project Manager	06/08/17 Date
BRANDON LENK Project Architect	
HEBA BELLA Staff Architect	

**A\_1.11**



**1** ELEVATION - EAST  
A\_1.11 SCALE: 1/16" = 1'-0"



**2** ELEVATION - WEST  
A\_1.11 SCALE: 1/16" = 1'-0"

PROJECT NUMBER: 20170012 PROJECT NAME: 200 Stovall Street Conversion  
SHEET NUMBER: A\_1.11 - ELEVATION - EAST AND WEST  
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SCOPE DOCUMENTS

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ISSUANCES		
No.	Drawing Issue Description	Date
DRB	CONCEPT REVIEW	06/20/2017

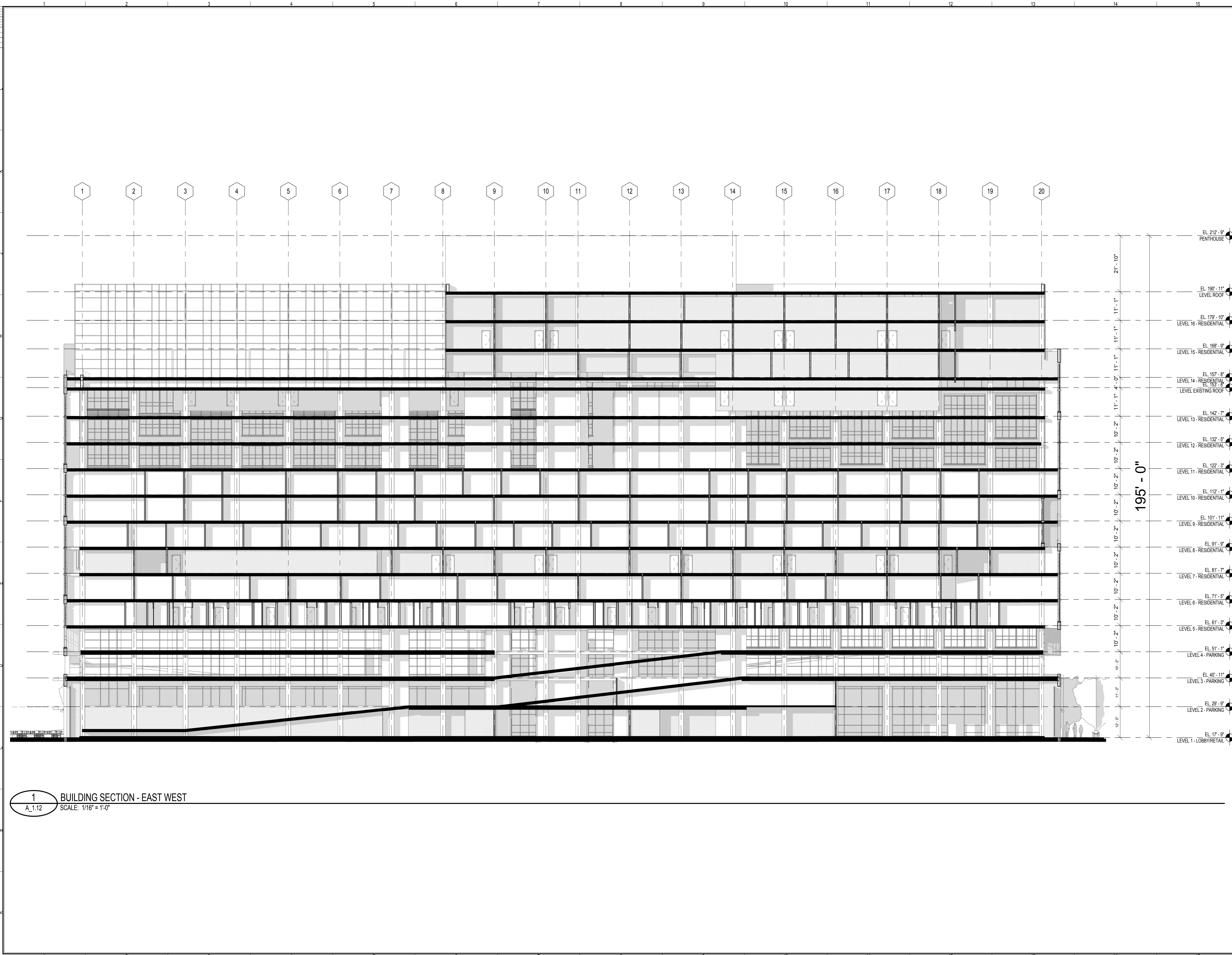
200 Stovall Street Conversion

Alexandria, VA  
PERSEUS REALTY

SECTION - EAST WEST

STEVE SMITH Principal in Charge	20170012 Project No.
MATT GUELCHER Project Manager	06/08/17 Date
BRANDON LENK Project Architect	
HEBA BELLA Staff Architect	

A\_1.12



1 BUILDING SECTION - EAST WEST  
A\_1.12 SCALE: 1/16" = 1'-0"

PROJECT NUMBER: 20170012 PROJECT NAME: 200 Stovall Street Conversion  
SHEET NUMBER: A\_1.12 - SECTION - EAST WEST  
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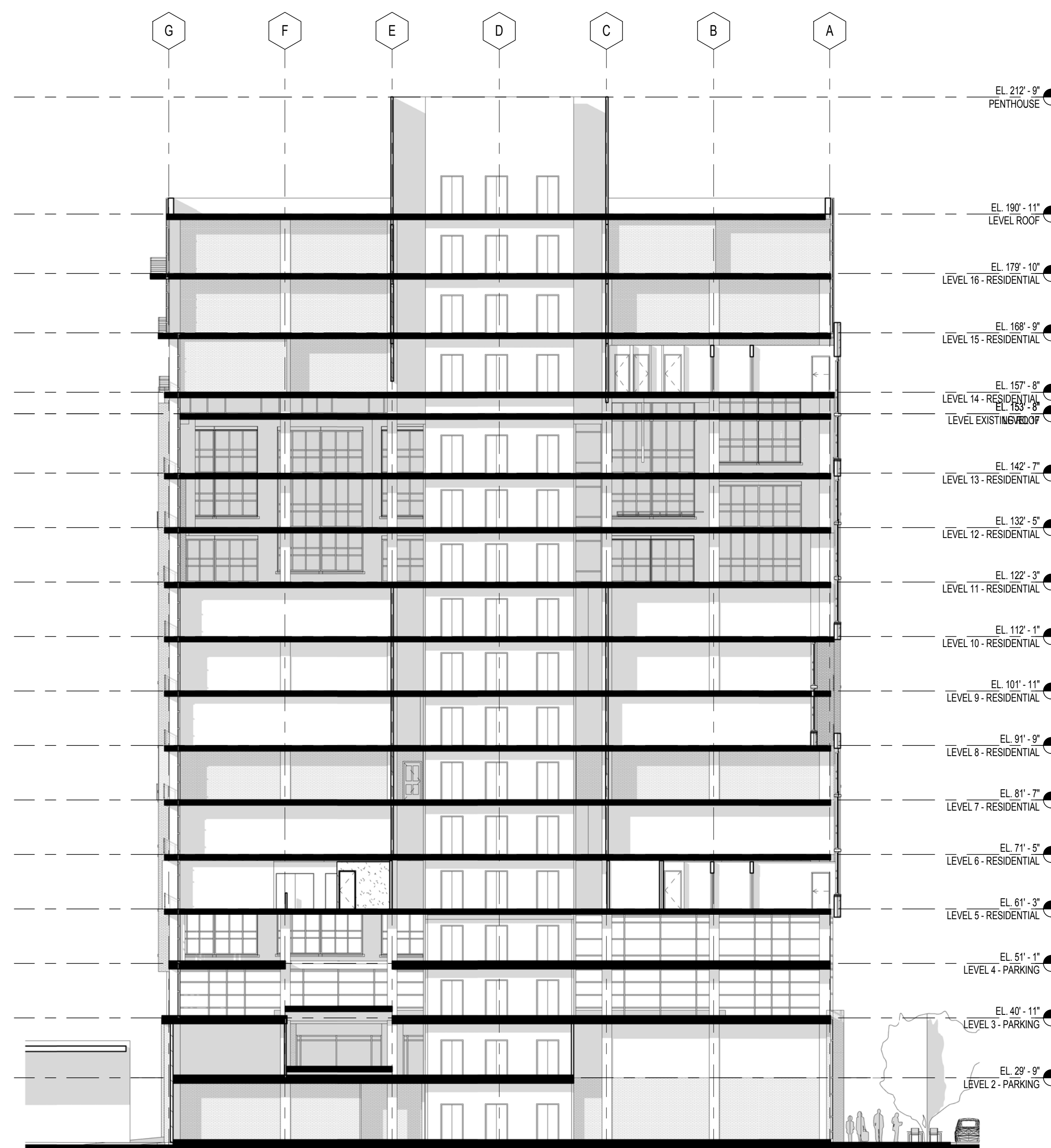


SCOPE DOCUMENTS

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ISSUANCES

No.	Drawing Issue Description	Date
DRB	CONCEPT REVIEW	06/20/2017



1 SECTION - NORTH SOUTH - DRB  
A\_1.13 SCALE: 1/16" = 1'-0"

PROJECT NUMBER: 20170012 PROJECT NAME: 200 Stovall Street Conversion  
SHEET NUMBER: A\_1.13 - SECTION - NORTH SOUTH  
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200 Stovall Street Conversion

Alexandria, VA  
PERSEUS REALTY

SECTION - NORTH SOUTH

STEVE SMITH Principal in Charge	20170012 Project No.
MATT GUELCHER Project Manager	06/08/17 Date
BRANDON LENK Project Architect	
HEBA BELLA Staff Architect	

A\_1.13



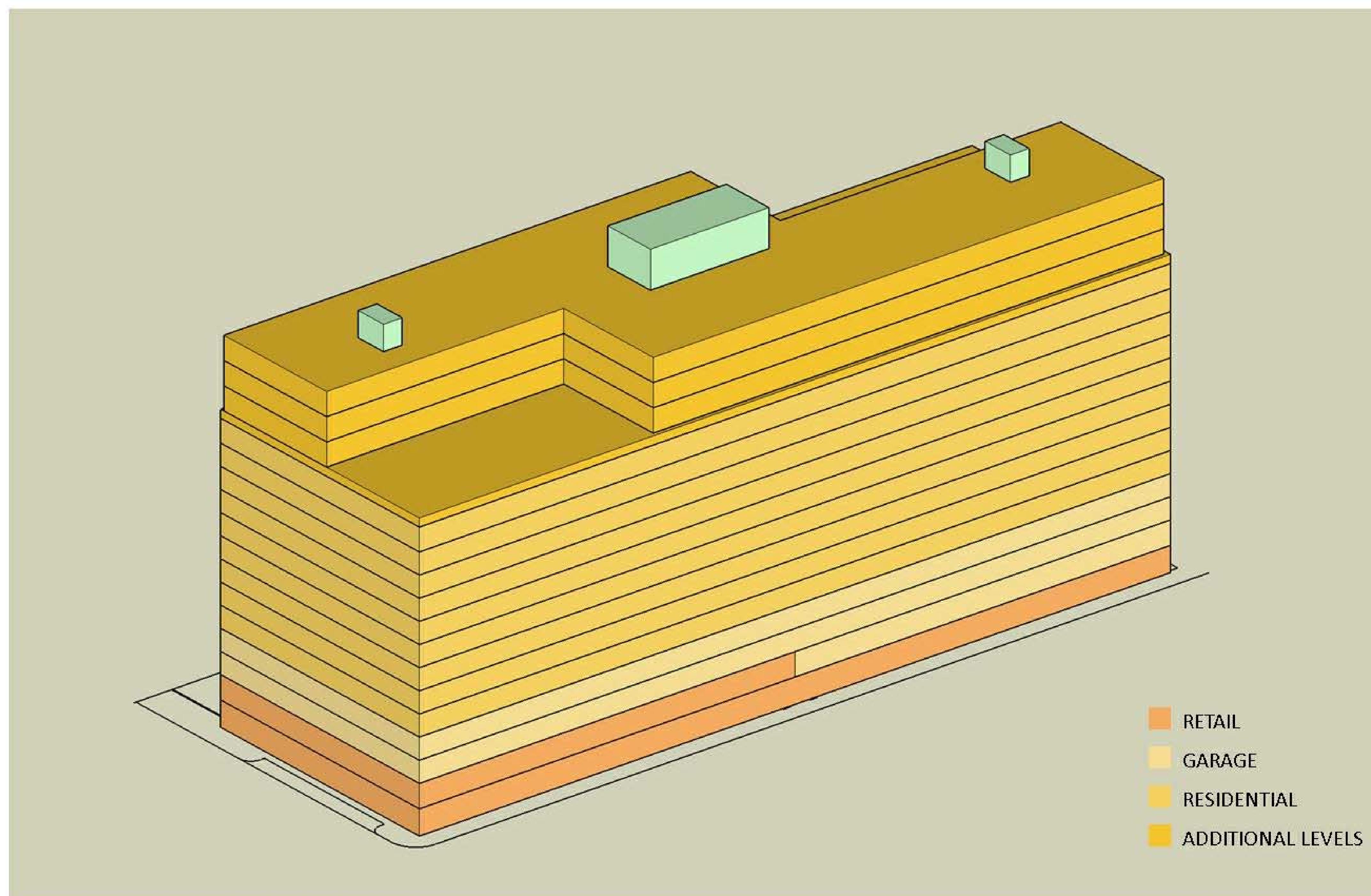


SCOPE DOCUMENTS

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ISSUANCES

No.	Drawing Issue Description	Date
	DRB CONCEPT REVIEW	06/20/2017



200 Stovall Street Conversion

Alexandria, VA  
PERSEUS REALTY

MASSING STUDY

STEVE SMITH Principal in Charge	20170012 Project No.
MATT GUELCHER Project Manager	06/16/17 Date
BRANDON LENK Project Architect	
HEBA BELLA Staff Architect	

A\_1.14

PROJECT NUMBER: 20170012 PROJECT NAME: 200 Stovall Street Conversion  
SHEET NUMBER: A\_1.14 - MASSING STUDY  
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SCOPE DOCUMENTS

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ISSUANCES

No.	Drawing Issue Description	Date
DRB	CONCEPT REVIEW	06/20/2017



**200 Stovall Street Conversion**

Alexandria, VA  
PERSEUS REALTY

**CONCEPT PERSPECTIVE**

STEVE SMITH Principal in Charge	20170012 Project No.
MATT GUELCHER Project Manager	06/08/17 Date
BRANDON LENK Project Architect	
HEBA BELLA Staff Architect	

**A\_1.15**

PROJECT NUMBER: 20170012 PROJECT NAME: 200 Stovall Street Conversion  
SHEET NUMBER: A\_1.15 - CONCEPT PERSPECTIVE  
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**SCOPE DOCUMENTS**

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**ISSUANCES**

No.	Drawing Issue Description	Date
DRB CONCEPT REVIEW		06/20/2017



**200 Stovall Street Conversion**

Alexandria, VA  
PERSEUS REALTY

**CONCEPT PERSPECTIVE**

STEVE SMITH Principal in Charge	20170012 Project No.
MATT GUELCHER Project Manager	06/09/17 Date
BRANDON LENK Project Architect	
HEBA BELLA Staff Architect	

**A\_1.16**

PROJECT NUMBER: 20170012 PROJECT NAME: 200 Stovall Street Conversion  
SHEET NUMBER: A\_1.16 - CONCEPT PERSPECTIVE  
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SCOPE DOCUMENTS

The Construction Documents have not been completed therefore this drawing may be incomplete or not coordinated. The documents issued indicate the general scope of the Project. The Contractor is responsible for complete and coordinated pricing and Work, and shall include all items necessary for the proper execution and completion of the Project, whether indicated or not. All components of the Project shall comply with any and all requirements of national, state, and local codes. The Contractor shall inform the Owner and Architect of any omissions, inconsistencies or errors in the information provided. If no notice is given and any omissions, inconsistencies or errors are discovered, the Architect's decisions on items of Work included in the scope shall be binding on the Contractor, when consistent with the general scope and quality of the Project.

ISSUANCES

No.	Drawing Issue Description	Date
DRB	DRB CONCEPT REVIEW	06/20/2017



**1** SOLID/VOID - ELEVATION - NORTH - DRB  
A\_1.17 SCALE: 1" = 30'-0"

**NORTH FACADE**

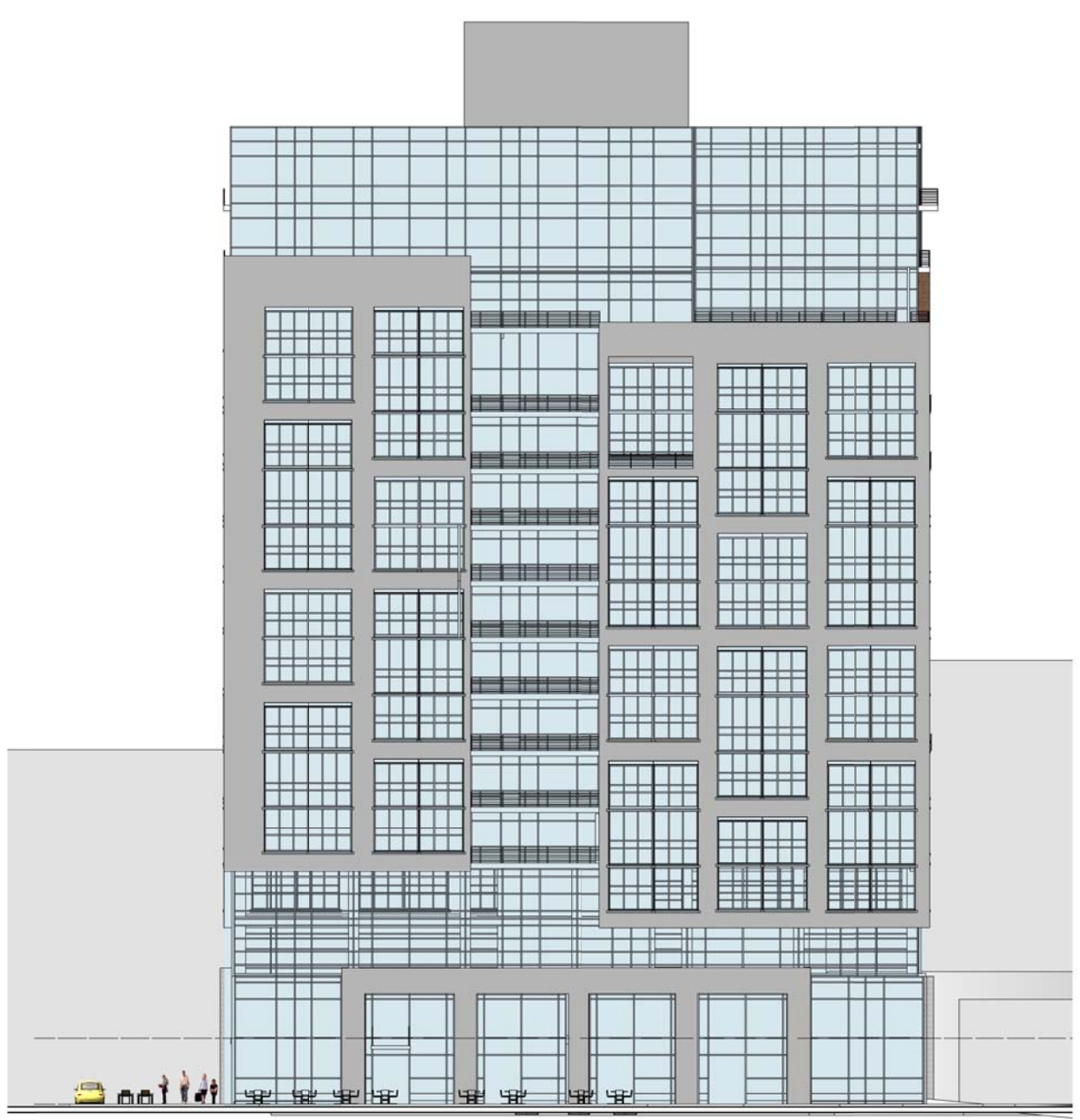
		PERCENT
TOTAL FACADE	69,310	
VOID	51,041	73%
SOLID	18,269	27%



**2** ELEVATION - SOUTH  
A\_1.17 SCALE: 1" = 30'-0"

**SOUTH FACADE**

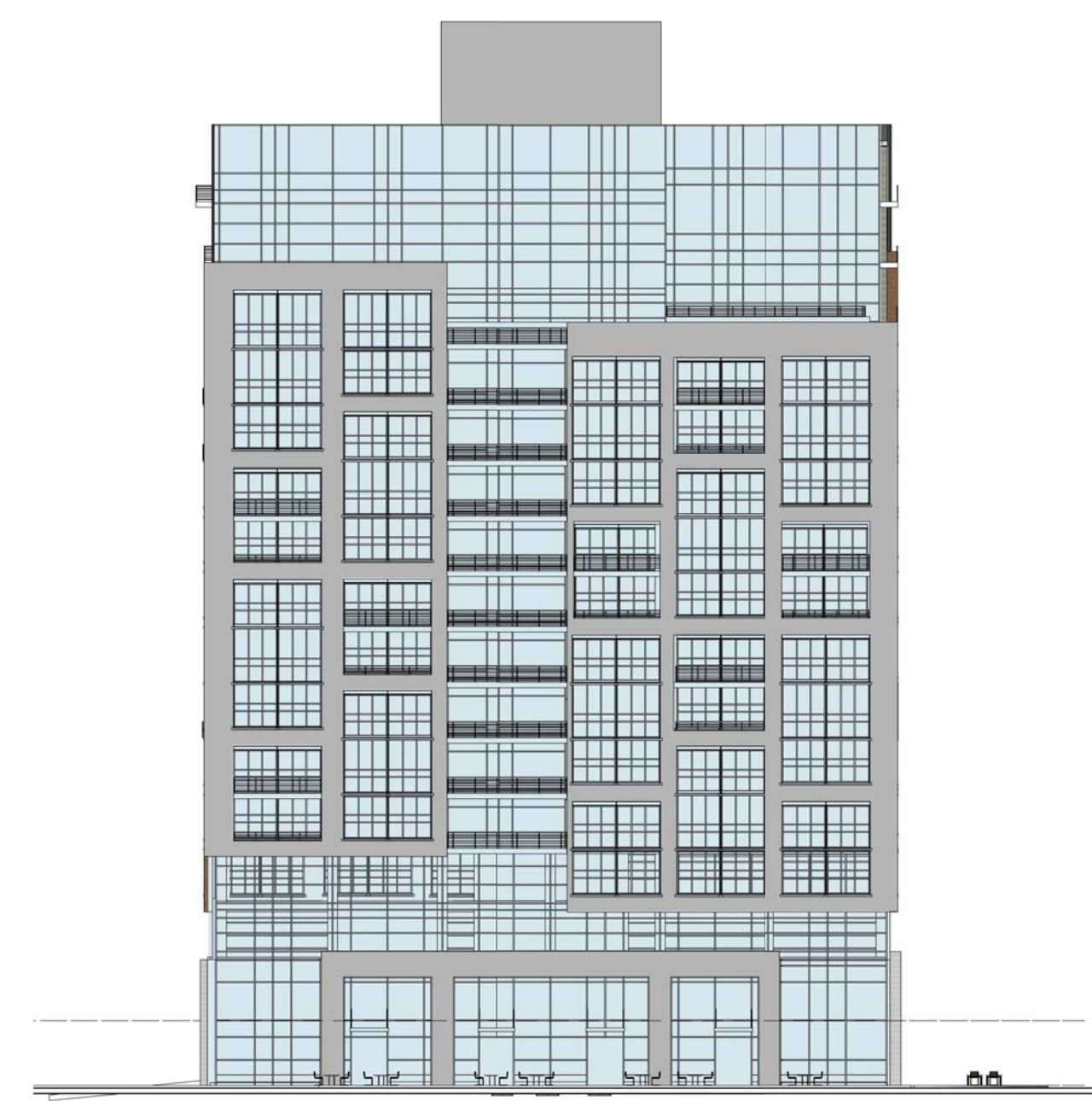
		PERCENT
TOTAL FACADE	69,699	
VOID	44,510	64%
SOLID	25,189	36%



**4** ELEVATION - WEST  
A\_1.17 SCALE: 1" = 30'-0"

**WEST FACADE**

		PERCENT
TOTAL FACADE	23,051	
VOID	17,231	75%
SOLID	5,820	25%



**3** ELEVATION - EAST  
A\_1.17 SCALE: 1" = 30'-0"

**EAST FACADE**

		PERCENT
TOTAL FACADE	22,958	
VOID	17,354	75.5%
SOLID	5,604	24.5%

**200 Stovall Street Conversion**

Alexandria, VA  
PERSEUS REALTY

**SOLID/VOID AREA CALCULATION**

STEVE SMITH	20170012
Principal in Charge	Project No.
MATT GUELCHER	06/15/17
Project Manager	Date
BRANDON LENK	
Project Architect	
HEBA BELLA	
Staff Architect	

**A\_1.17**

PROJECT NUMBER: 20170012 PROJECT NAME: 200 Stovall Street Conversion  
SHEET NUMBER: A\_1.17 - SOLID/VOID AREA CALCULATION  
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6/20/2017 10:52:06 AM



SCOPE DOCUMENTS

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ISSUANCES

No.	Drawing Issue Description	Date
	DRB CONCEPT REVIEW	06/20/2017



200 Stovall Street Conversion

Alexandria, VA  
PERSEUS REALTY

MASSING MODEL PHOTOS

STEVE SMITH Principal in Charge	20170012 Project No.
MATT GUELCHEER Project Manager	06/16/17 Date
BRANDON LENK Project Architect	
HEBA BELLA Staff Architect	

A\_1.18