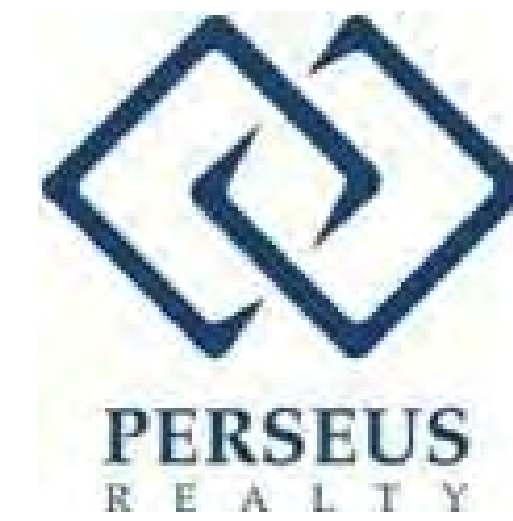




200 STOVALL STREET CONVERSION

200 STOVALL STREET, ALEXANDRIA, VA 22314



DRB FINAL REVIEW

FEBRUARY 15, 2018



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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ISSUANCES

No.	Drawing Issue Description	Date
DRB CONCEPT REVIEW		06/20/2017
DRB FINAL REVIEW		02/15/2018

ZONING TABULATION

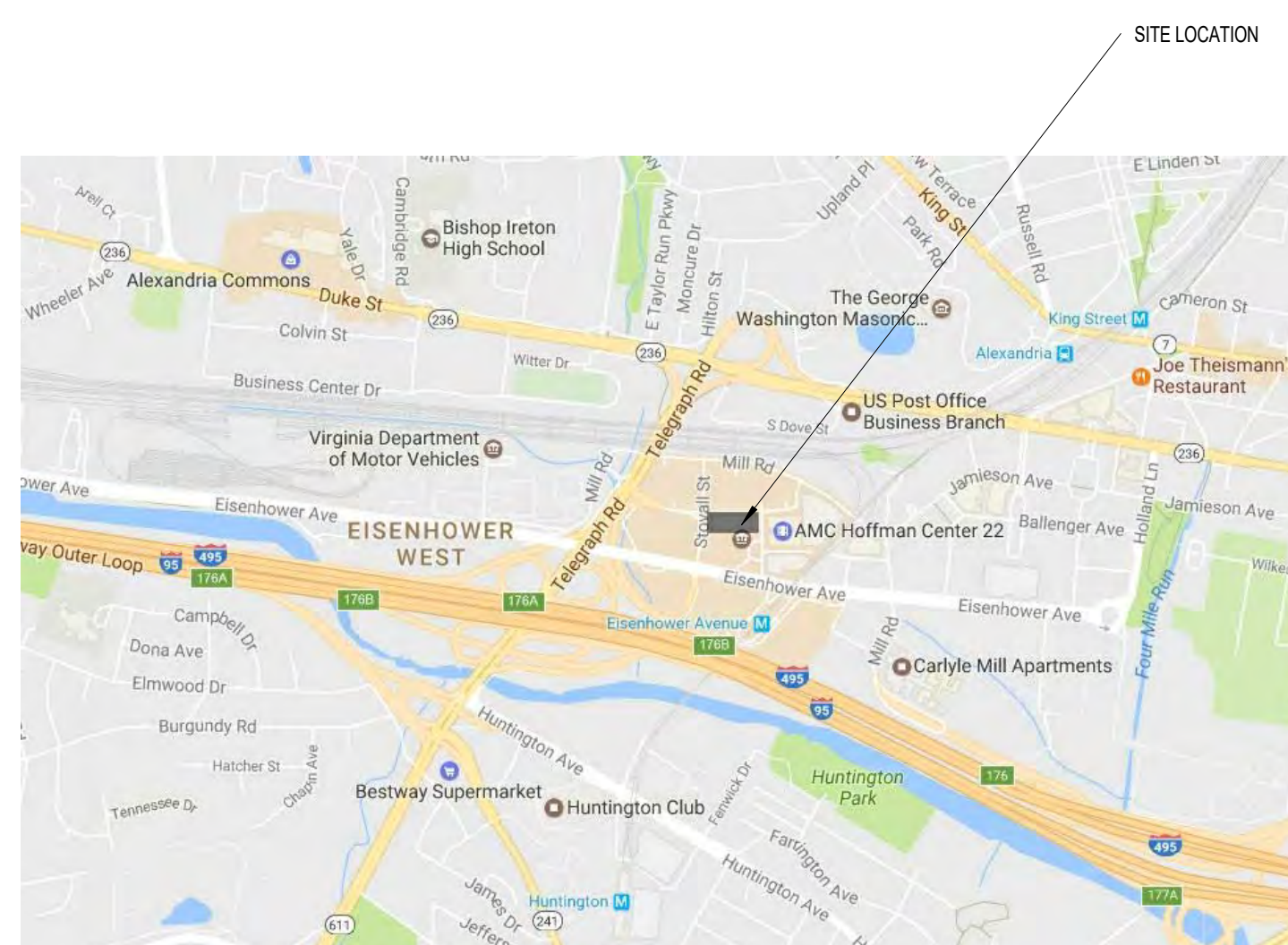
SITE LOCATION/ADDRESS:	200 STOVALL STREET		
EXISTING ZONE:	COORDINATED DEVELOPMENT DISTRICT #2 (CDD)		
PROPOSED ZONE:	COORDINATED DEVELOPMENT DISTRICT #2 (CDD)		
SMALL AREA PLAN DISTRICT:	EISENHOWER EAST PLAN		
EXISTING SITE AREA:	TAX MAP #072 04-03-29	82,941 S.F. OR 1.90 AC.	(BEFORE R.O.W. DEDICATION)
R.O.W. DEDICATION:	17,783 S.F. OR 0.4 AC.		
PROPOSED SITE AREA:	65,161 S.F. 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:	AN AMENDMENT TO THE EESAP HAS BEEN SUBMITTED TO THE CITY TO PERMIT THE AGFA AND EXCLUSIONS PROPOSED BY THE SITE PLAN AMENDMENT		
PROPOSED ALLOWABLE GROSS FLOOR AREA (AGFA):	RETAIL 36,475 SF	RESIDENTIAL 594,108 SF	TOTAL +1,630,583 SF NOT TO EXCEED 665,552 SF
AREA NOT COUNTED TOWARDS AGFA:	PARKING 115,900 SF	OPEN TO BELOW 13,980 SF	VERTICAL CIRCULATION 34,000 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:	+134'	
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:	218'		
AVERAGE FINISHED GRADE:	17.9'		
YARDS:	N/A		
PARKING PROVIDED:	246 SPACES (NEW SPACES PROVIDED INTERNAL TO THE BUILDING) STANDARD: 239, TANDEM: 12, 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

A_0.00	COVER SHEET
A_1.01	SITE PLAN
A_1.02	FLOOR PLAN - LEVEL 1
A_1.03	FLOOR PLAN - LEVEL 2
A_1.04	FLOOR PLAN - LEVEL 3
A_1.06	FLOOR PLAN - LOWER TYPICAL RESIDENTIAL LEVEL
A_1.07	FLOOR PLAN - UPPER TYPICAL RESIDENTIAL LEVEL
A_1.08	FLOOR PLAN - ROOF
A_1.09	ELEVATION - NORTH
A_1.10	ELEVATION - SOUTH
A_1.11	ELEVATION - EAST AND WEST
A_1.12	SECTION - EAST WEST
A_1.13	SECTION - NORTH SOUTH
A_1.15	CONCEPT PERSPECTIVE - NORTHEAST
A_1.16	CONCEPT PERSPECTIVE - SOUTHWEST
A_1.17	SOLID VOID AREA CALCULATIONS
A_1.20	RETAIL STUDY
A_1.29	STREET SECTIONS
A_1.30	ENLARGED PLANS, SECTIONS & ELEVATIONS
A_1.31	ENLARGED PLANS, SECTIONS & ELEVATIONS
A_1.32	ENLARGED PLANS, SECTIONS & ELEVATIONS
A_1.33	ENLARGED PLANS, SECTIONS & ELEVATIONS

PROJECT NARRATIVE

THIS PROJECT PROPOSES TO CONVERT THE EXISTING 13 STORY HOFFMAN BUILDING 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.



LOCATION MAP

200 Stovall Street Conversion

Alexandria, VA 22314

PERSEUS REALTY

COVER SHEET

STEVE SMITH	20170012
Principal in Charge	Project No.
MATT GUELCHER	02/15/18
Project Manager	Date
HEIDI LEINBACH	
Project Architect	
HEBA BELLA	
Staff Architect	

A_0.00

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20170012 PROJECT NAME: 200 Stovall Street Conversion
SHEET NUMBER: A_0.00 - COVER SHEET
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Alexandria, VA 22314
(703) 519-6152
coopercarry.com

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DRB FINAL REVIEW		02/15/2018

200 Stovall Street Conversion

Alexandria, VA 22314

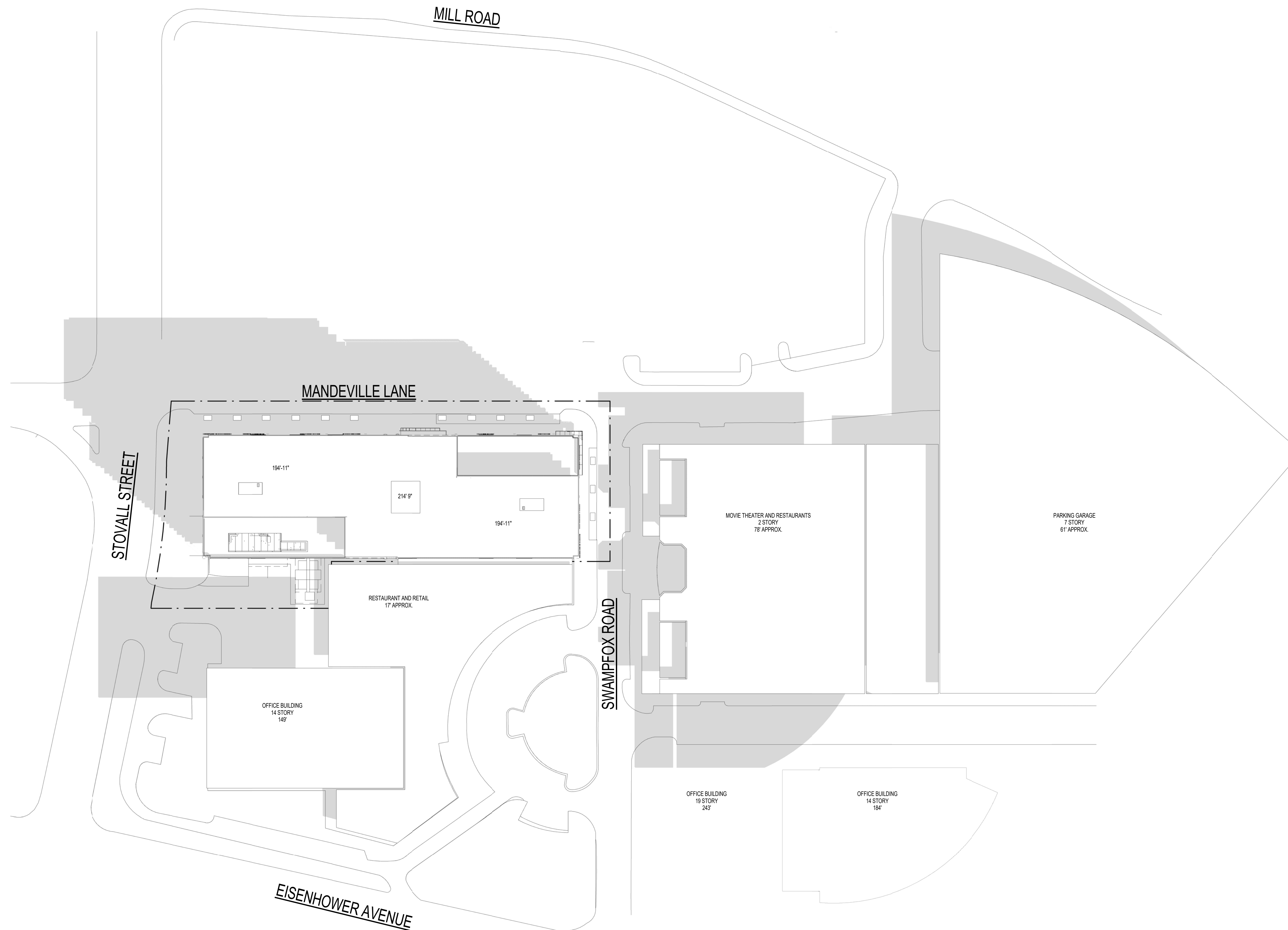
PERSEUS REALTY

SITE PLAN

STEVE SMITH	20170012
Principal in Charge	Project No.
MATT GUELCHER	02/15/18
Project Manager	Date
BRANDON LENK	
Project Architect	
HEBA BELLA	
Staff Architect	

A_1.01

NOT ISSUED FOR CONSTRUCTION



1
A_1.01 SITE PLAN
SCALE: 1" = 50'-0"



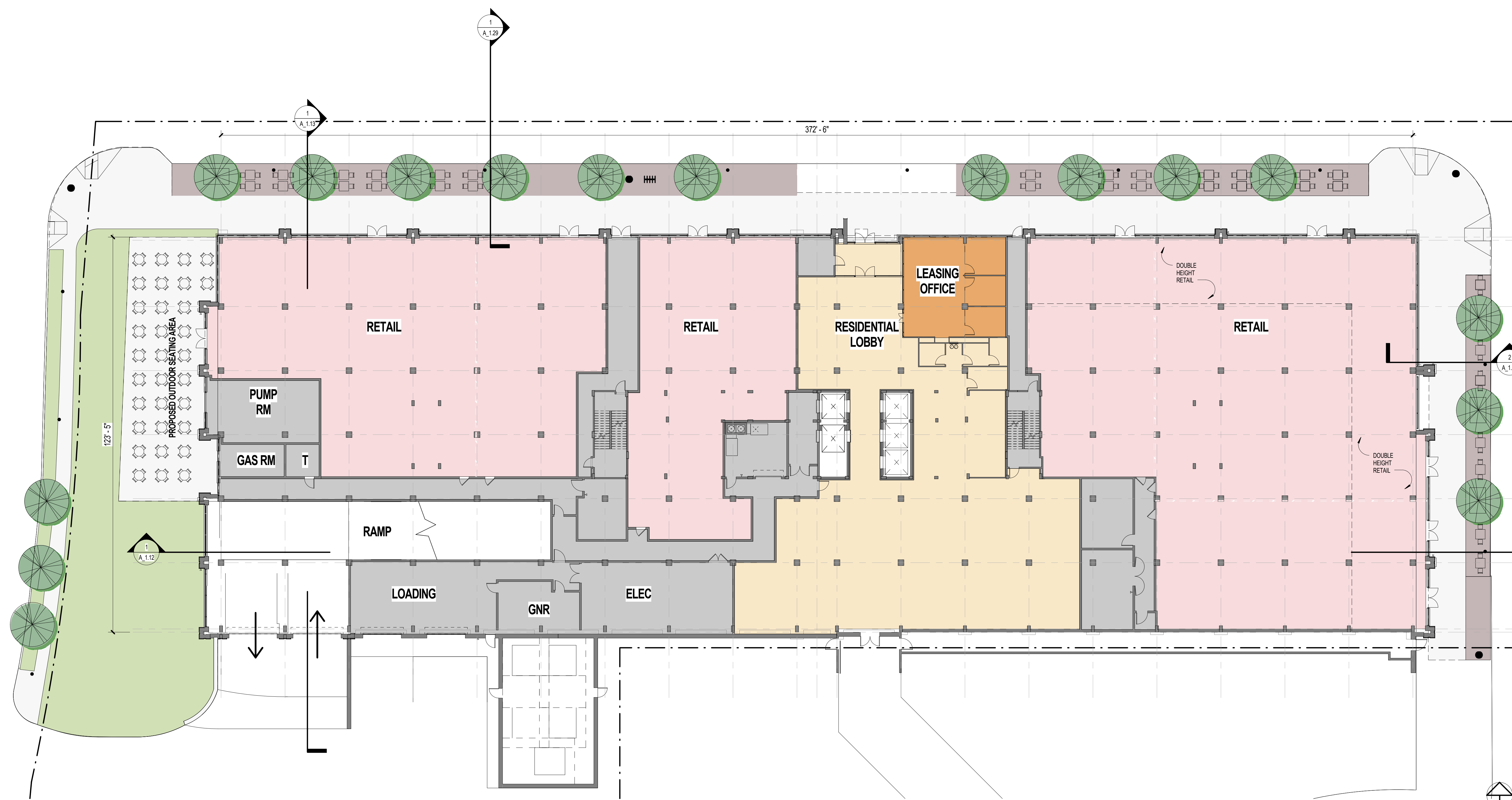
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SHEET NUMBER: A_1.01 - SITE PLAN
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SCOPE DOCUMENTS

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1 FLOOR PLAN - LEVEL 1
A_1.02 SCALE: 1/16" = 1'-0"

200 Stovall Street Conversion

Alexandria, VA 22314
PERSEUS REALTY

FLOOR PLAN - LEVEL 1

STEPHEN SMITH Principal in Charge	20170012 Project No.
MATT GUELCHER Project Manager	02/15/18 Date
HEIDI LEINBACH Project Architect	
HEBA BELLA Staff Architect	

A_1.02

PROJECT NUMBER: 20170012 PROJECT NAME: 200 Stovall Street Conversion
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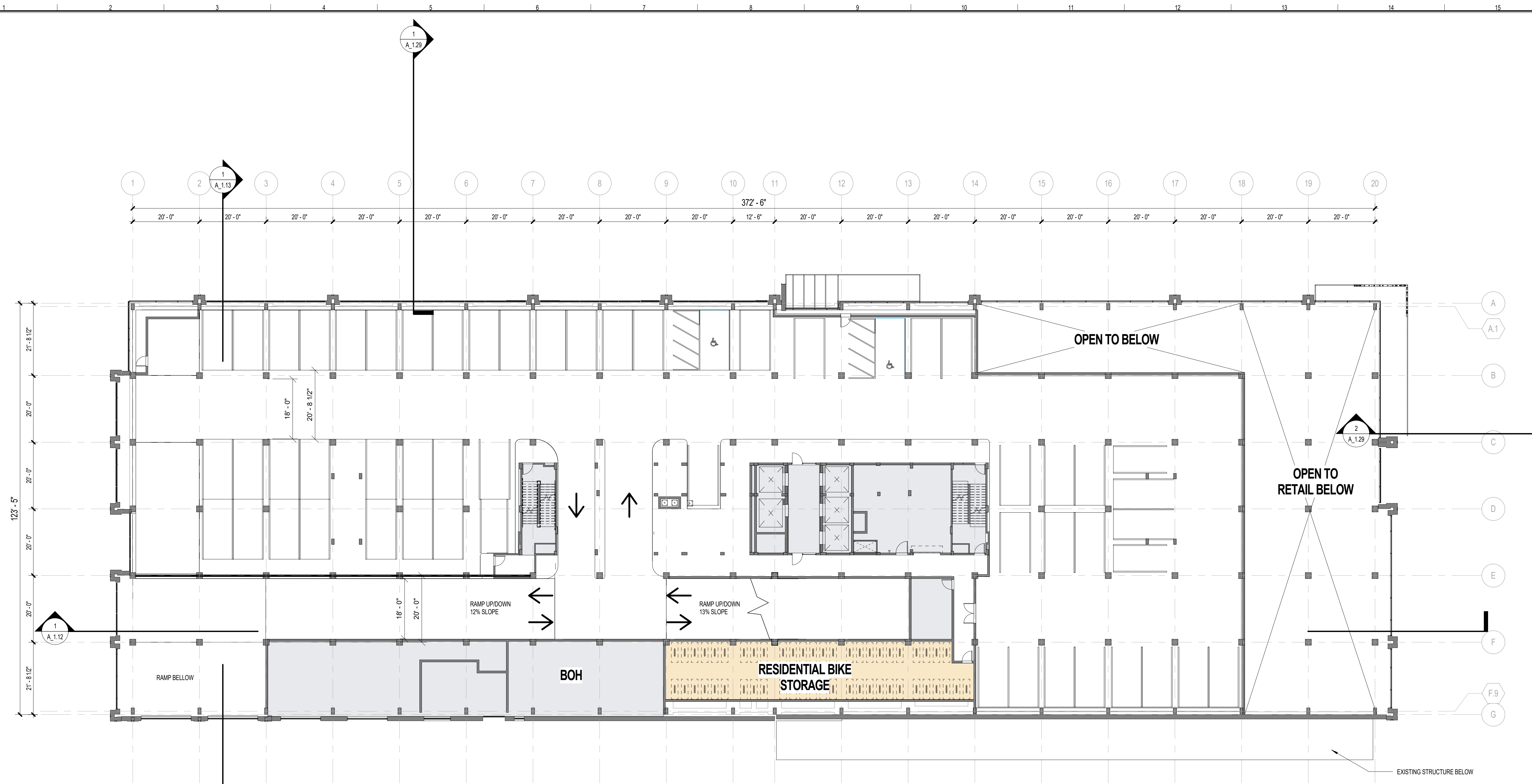


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DRB FINAL REVIEW		02/15/2018



PARKING MATRIX

	STANDARD	TANDEM	COMPACT	ADA	ADA VAN	TOTAL
LEVEL 2	<u>42</u>	<u>8</u>	<u>2</u>		<u>2</u>	<u>51</u>
LEVEL 3	<u>99</u>	<u>1</u>		<u>2</u>		<u>102</u>
LEVEL 4	<u>98</u>	<u>1</u>		<u>3</u>		<u>101</u>
TOTAL	<u>239</u>	<u>10</u>		<u>5</u>	<u>2</u>	<u>256</u>

1 FLOOR PLAN - LEVEL 2 PARKING GARAGE
A.1.03 SCALE: 1/16" = 1'-0"

200 Stovall Street Conversion

Alexandria, VA 22314
PERSEUS REALTY

FLOOR PLAN - LEVEL 2

STEPHEN SMITH 20170012
Principal in Charge Project No.
MATT GUELCHER 02/15/18
Project Manager Date
HEIDI LEINBACH
Project Architect
HEBA BELLA
Staff Architect

A_1.03

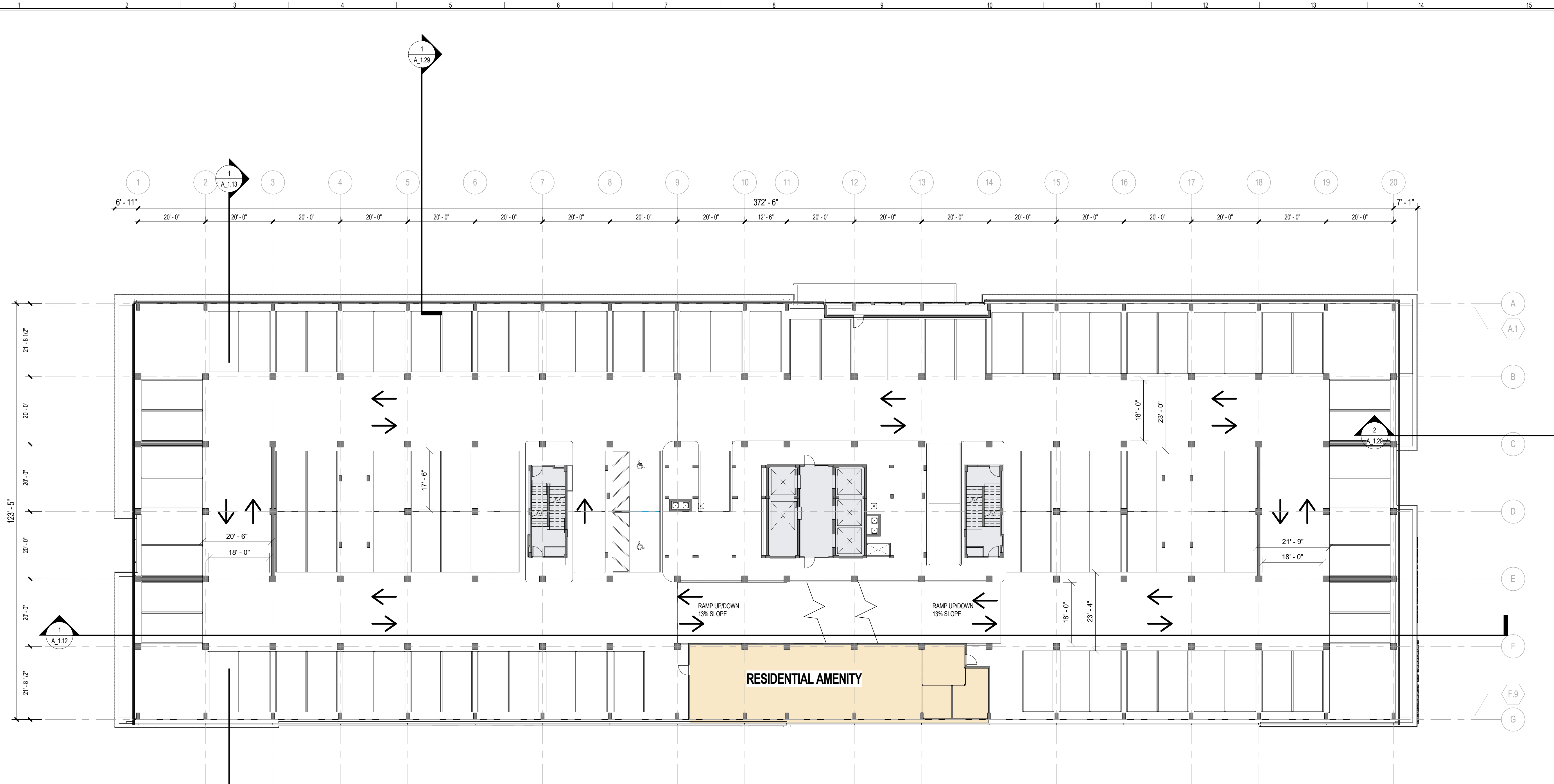
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SCOPE DOCUMENTS

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



PARKING MATRIX

	STANDARD	TANDEM	COMPACT	ADA	ADA VAN	TOTAL
<u>LEVEL 2</u>	<u>42</u>	<u>8</u>	<u>2</u>		<u>2</u>	<u>51</u>
<u>LEVEL 3</u>	<u>99</u>	<u>1</u>		<u>2</u>		<u>102</u>
<u>LEVEL 4</u>	<u>98</u>	<u>1</u>		<u>3</u>		<u>101</u>
TOTAL	<u>239</u>	<u>10</u>		<u>5</u>	<u>2</u>	<u>256</u>

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

PROJECT NUMBER: 20170012 PROJECT NAME: 200 Stovall Street Conversion
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200 Stovall Street Conversion

Alexandria, VA 22314
PERSEUS REALTY

FLOOR PLAN - LEVEL 3

STEPHEN SMITH Principal in Charge	20170012 Project No.
MATT GUELCHER Project Manager	02/15/18 Date
HEIDI LEINBACH Project Architect	
HEBA BELLA Staff Architect	

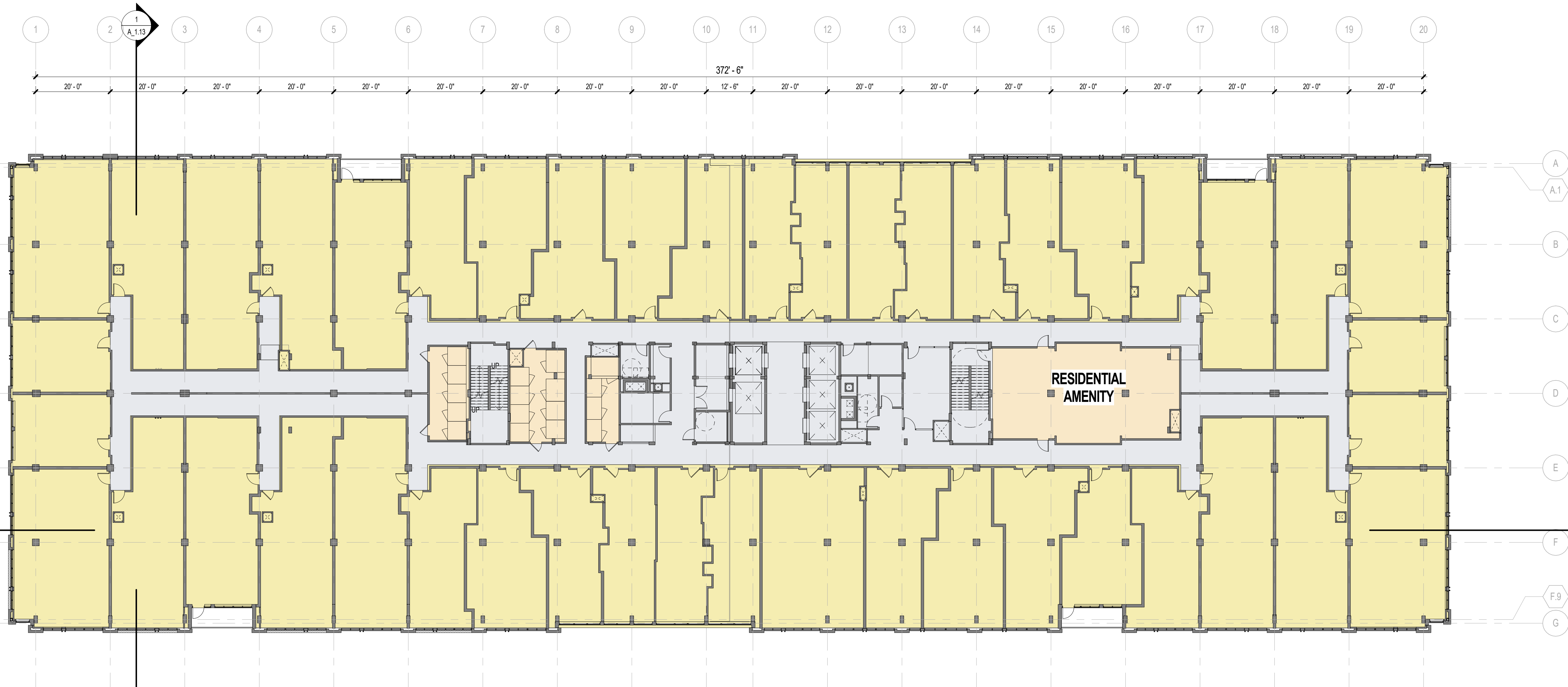
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DRB FINAL REVIEW		02/15/2018



2 FLOOR PLAN - TYPICAL RESIDENTIAL LOWER LEVEL
A_1.06 SCALE: 1/16" = 1'-0"

200 Stovall Street Conversion

Alexandria, VA 22314
PERSEUS REALTY

FLOOR PLAN - TYPICAL RESIDENTIAL LOWER LEVEL

STEPHEN SMITH Principal in Charge	20170012 Project No.
MATT GUELCHER Project Manager	02/15/18 Date
HEIDI LEINBACH Project Architect	
HEBA BELLA Staff Architect	

A_1.06

PROJECT NUMBER: 20170012 PROJECT NAME: 200 Stovall Street Conversion
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SCOPE DOCUMENTS

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DRB FINAL REVIEW		02/15/2018

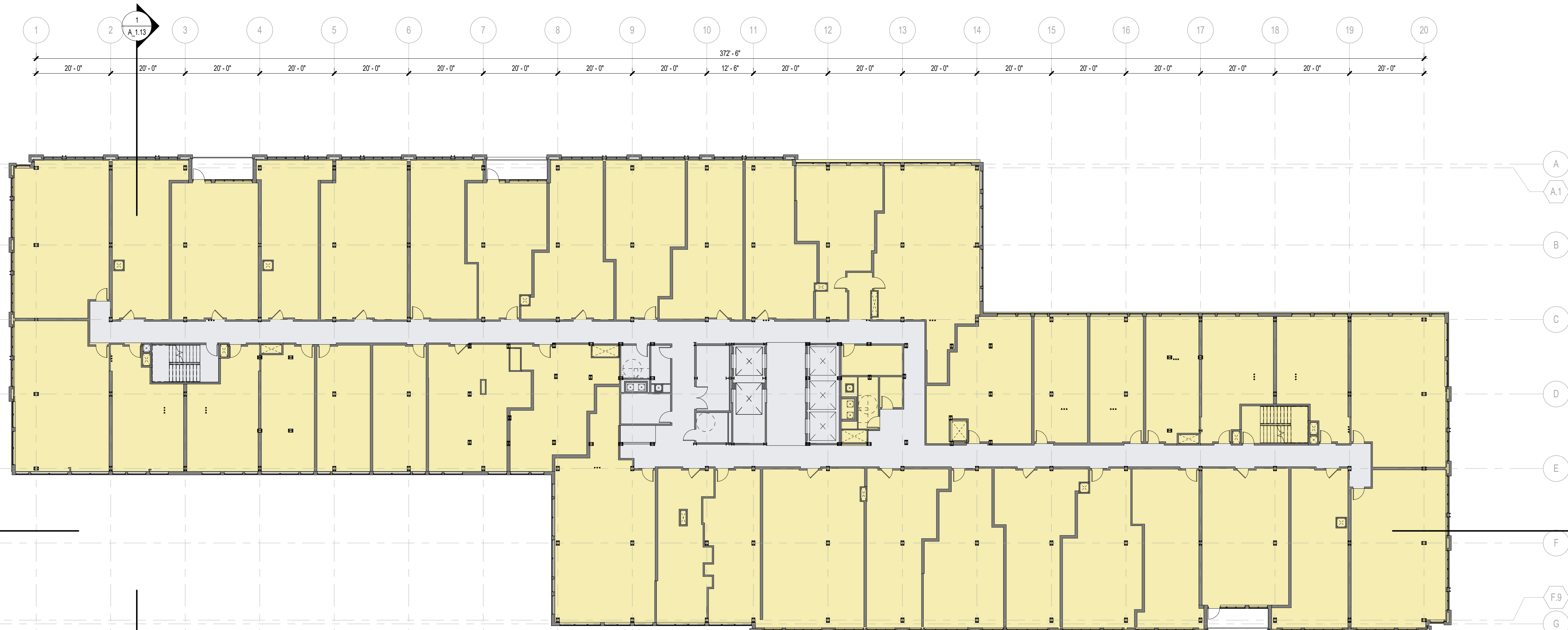
200 Stovall Street Conversion

Alexandria, VA 22314
↓
PERSEUS REALTY

FLOOR PLAN - TYPICAL
RESIDENTIAL PENTHOUSE
LEVEL

STEPHEN SMITH Principal in Charge	20170012 Project No.
MATT GUELCHER Project Manager	02/15/18 Date
HEIDI LEINBACH Project Architect	
HEBA BELLA Staff Architect	

A_1.07



2 FLOOR PLAN - TYPICAL RESIDENTIAL UPPER LEVEL
A_1.07 SCALE: 1/16" = 1'-0"

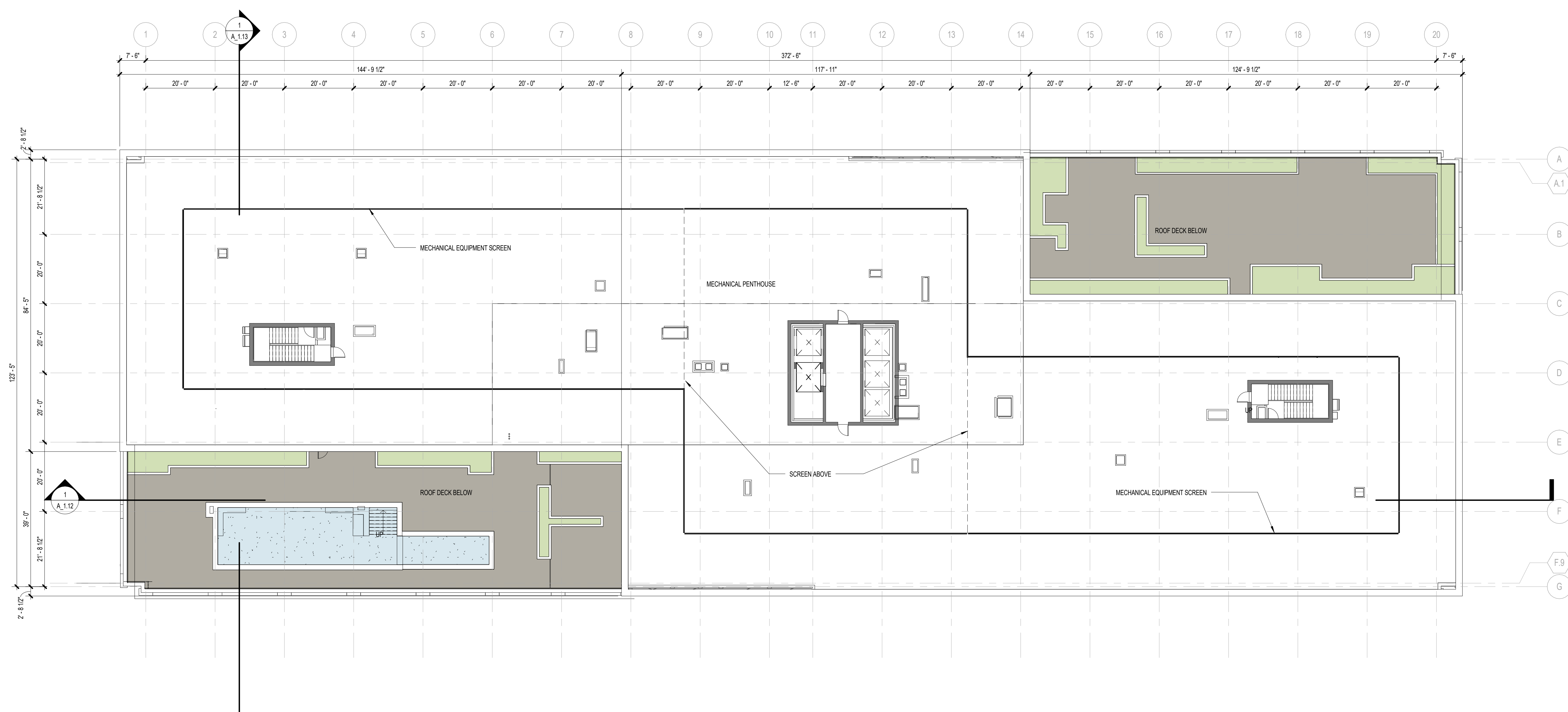
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SCOPE DOCUMENTS

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DRB FINAL REVIEW		02/15/2018



1 ROOF PLAN - DRB
A_1.08 SCALE: 1/16" = 1'-0"

200 Stovall Street Conversion

Alexandria, VA 22314
PERSEUS REALTY

FLOOR PLAN - ROOF

STEPHEN SMITH Principal in Charge	20170012 Project No.
MATT GUELCHER Project Manager	02/15/18 Date
HEIDI LEINBACH Project Architect	
HEBA BELLA Staff Architect	

A_1.08

PROJECT NUMBER: 20170012 PROJECT NAME: 200 Stovall Street Conversion
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SCOPE DOCUMENTS

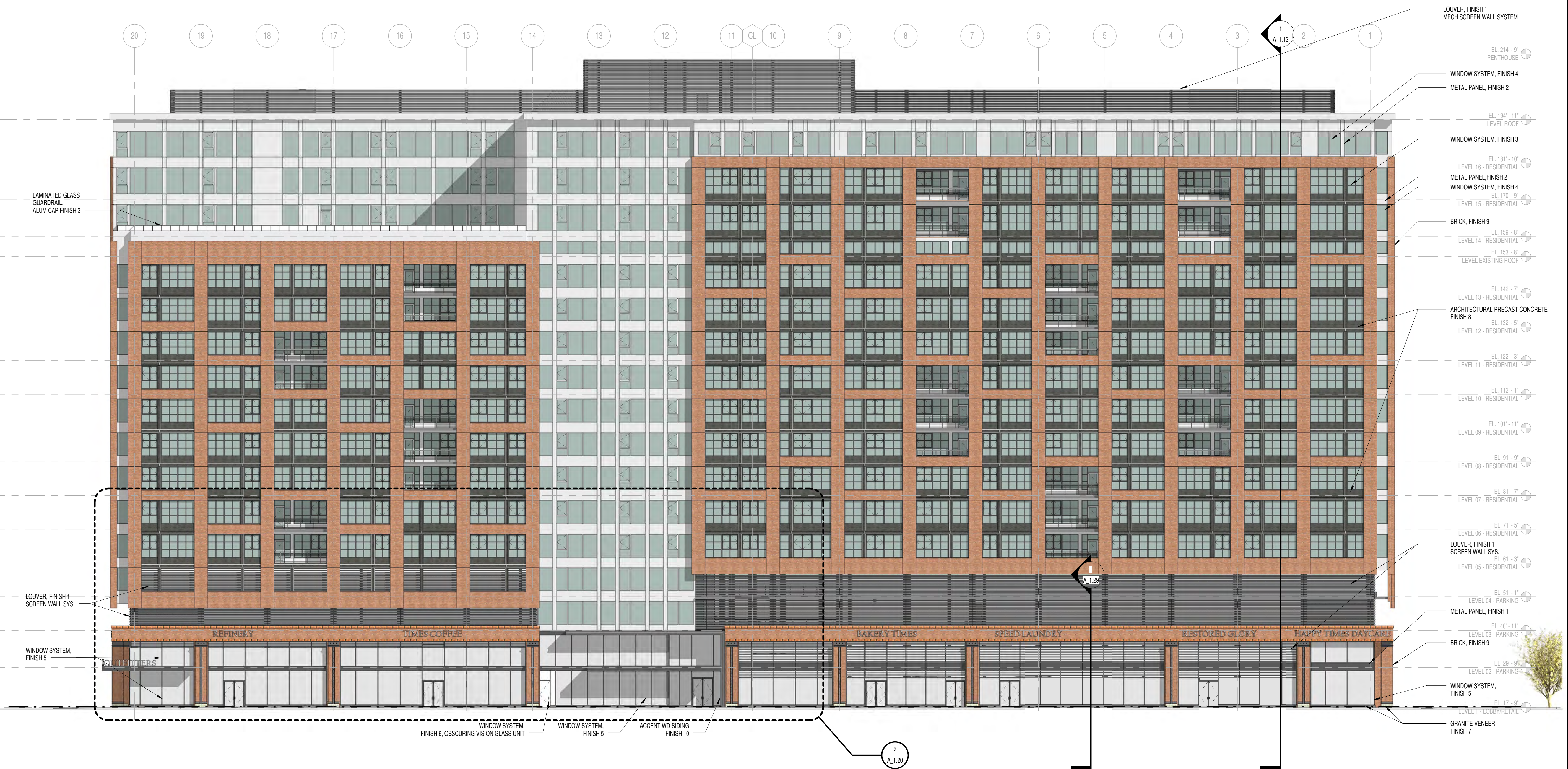
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ISSUANCES		
No.	Drawing Issue Description	Date
DRB	CONCEPT REVIEW	06/20/2017
DRB	FINAL REVIEW	02/15/2018

MATERIAL LEGEND

1. MATERIAL IMAGES ARE PROVIDED TO DESCRIBE GENERAL DESIGN INTENT ONLY
2. PRELIMINARY MATERIAL SELECTIONS ARE SUBJECT TO CHANGE DUE TO ONGOING PERFORMANCE CRITERIA EVALUATION.

FINISH 1: DARK GRAY METAL PANEL FINISH	FINISH 2: LIGHT GRAY PDVF COATED ALUM	FINISH 3: WINDOW SYSTEM W/ FINISH 1	FINISH 4: WINDOW SYSTEM W/ FINISH 2	FINISH 5: WINDOW SYSTEM, LOW IRON	FINISH 6: WINDOW SYSTEM - OBSCURE GLASS	FINISH 7: GRANITE VENEER	FINISH 8: ARCHITECTURAL PRECAST	FINISH 9: BRICK	FINISH 10: WOOD ACCENT SIDING
PDVF COATED ALUMINUM WINDOW SYSTEM, LOUVERS, PTD STEEL ACCENT & BREAK MTL	PDVF COATED ALUMINUM WINDOW SYSTEM, COMPOSITE METAL PANEL	LOW E-COATED COATED (SOLARBAN 60), INSULATED VISION GLASS W/ DARK GRAY PDVF COATED ALUM FRAME	LOW E-COATED COATED (SOLARBAN 60), INSULATED VISION GLASS W/ LIGHT GRAY PDVF COATED ALUM FRAME, GUARDRAIL SYSTEM	LOW-IRON SUPER NEUTRAL-88 LOW REFLECTION COATING, LOW-E COATED, INSULATED VISION GLASS UNIT	LOW-IRON SUPER NEUTRAL-88 LOW REFLECTION COATING, LOW-E COATED, INSULATED VISION GLASS UNIT W/ SATIN DECO ACID ETCHING		TWO TONE GRAY PANEL	GLEN GARY - 53DD BRICK BLEND OR SIM	CLEAR SEALED CEDAR, SHIPLAP



1 ELEVATION - NORTH
A.1.09 SCALE: 1/16" = 1'-0"

200 Stovall Street Conversion

Alexandria, VA 22314

PERSEUS REALTY

ELEVATION - NORTH

STEPHEN SMITH Principal in Charge	20170012 Project No.
MATT GUELCHER Project Manager	02/15/18 Date
HEIDI LEINBACH 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

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PVDF COATED ALUMINUM WINDOW SYSTEM, LOUVERS, PTD STEEL ACCENT & BREAK MTL	PVDF COATED ALUMINUM WINDOW SYSTEM, COMPOSITE METAL PANEL	LOW E-COATED COATED (SOLARBAN 60), INSULATED VISION GLASS W/ DARK GRAY PVDF COATED ALUM FRAME	LOW E-COATED COATED (SOLARBAN 60), INSULATED VISION GLASS W/ LIGHT GRAY PVDF COATED ALUM FRAME, GUARDRAIL SYSTEM	LOW-IRON SUPER NEUTRAL-88 LOW REFLECTION COATING, LOW-E COATED, INSULATED VISION GLASS UNIT	LOW-IRON SUPER NEUTRAL-88 LOW REFLECTION COATING, LOW-E COATED, INSULATED VISION GLASS UNIT W/ SATIN DECO ACID ETCHING		TWO TONE GRAY PANEL	GLEN GARY - 53DD BRICK BLEND OR SIM	CLEAR SEALED CEDAR, SHIPLAP



1 ELEVATION - SOUTH
A_1.10 SCALE: 1/16" = 1'-0"

200 Stovall Street Conversion

Alexandria, VA 22314
PERSEUS REALTY

ELEVATION - SOUTH

STEPHEN SMITH Principal in Charge	20170012 Project No.
MATT GUELCHER Project Manager	02/15/18 Date
HEIDI LEINBACH 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

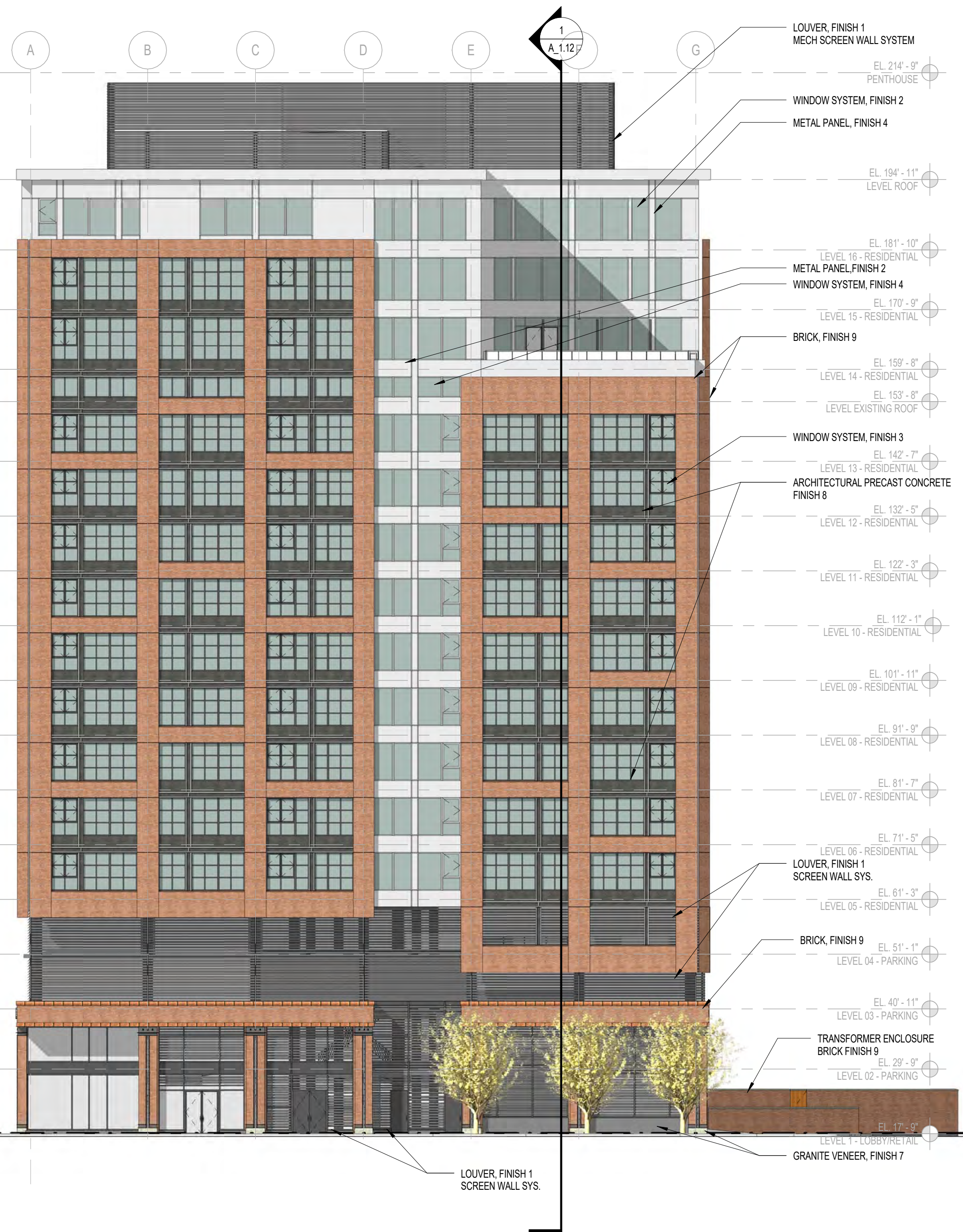
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ISSUANCES		
No.	Drawing Issue Description	Date
DRB	CONCEPT REVIEW	06/20/2017
DRB	FINAL REVIEW	02/15/2018

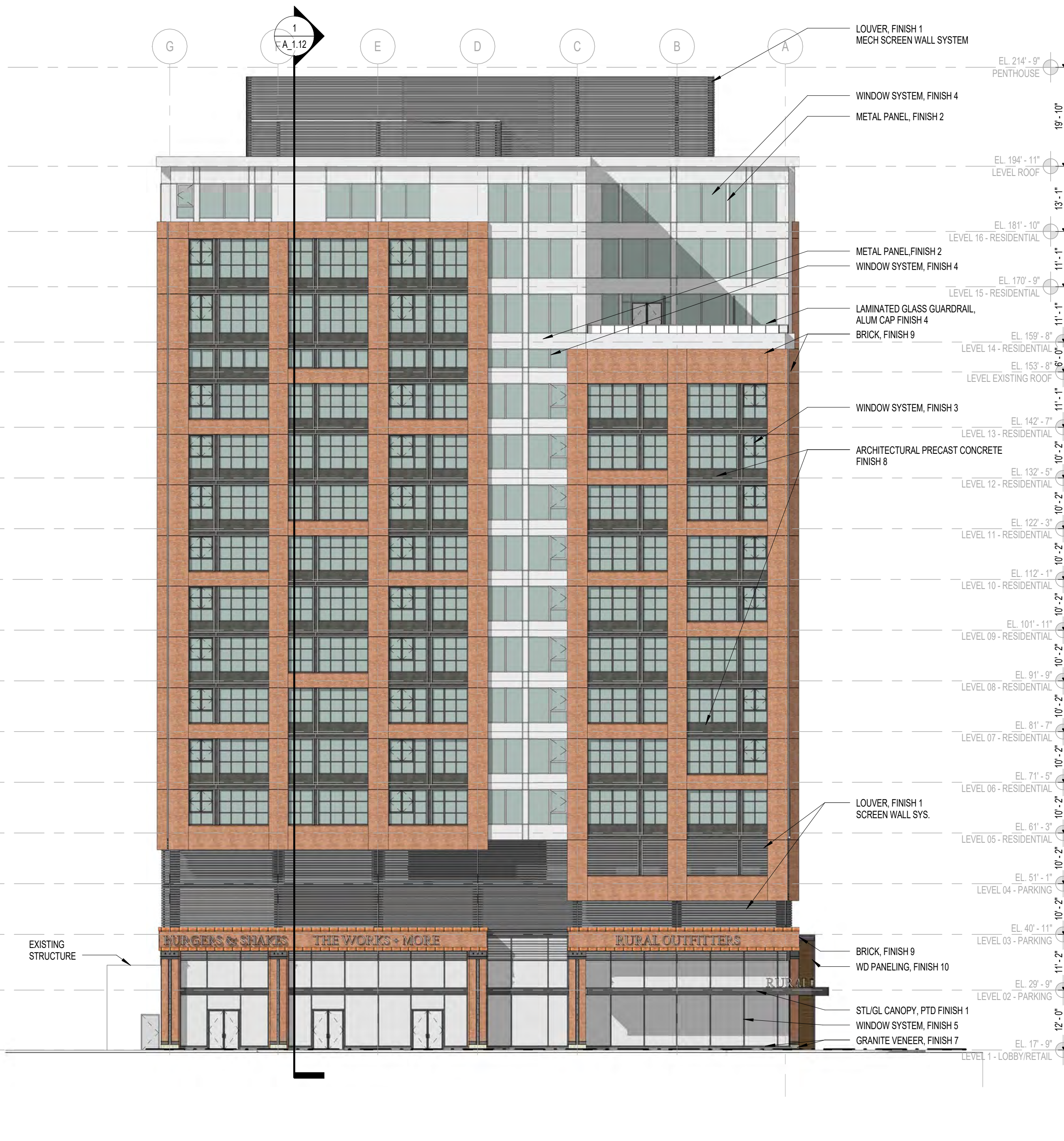
MATERIAL LEGEND

1. MATERIAL IMAGES ARE PROVIDED TO DESCRIBE GENERAL DESIGN INTENT ONLY
2. PRELIMINARY MATERIAL SELECTIONS ARE SUBJECT TO CHANGE DUE TO ONGOING PERFORMANCE CRITERIA EVALUATION.

FINISH 1: DARK GRAY METAL PANEL FINISH	FINISH 2: LIGHT GRAY PDVF COATED ALUM	FINISH 3: WINDOW SYSTEM W/ FINISH 1	FINISH 4: WINDOW SYSTEM W/ FINISH 2	FINISH 5: WINDOW SYSTEM, LOW IRON	FINISH 6: WINDOW SYSTEM - OBSCURE GLASS	FINISH 7: GRANITE VENEER	FINISH 8: ARCHITECTURAL PRECAST	FINISH 9: BRICK	FINISH 10: WOOD ACCENT SIDING
PDVF COATED ALUMINUM WINDOW SYSTEM, LOUVERS, PTD STEEL ACCENT & BREAK MTL	PDVF COATED ALUMINUM WINDOW SYSTEM, COMPOSITE METAL PANEL	LOW-E COATED COATED (SOLARBAN 60), INSULATED VISION GLASS W/ DARK GRAY PDVF COATED ALUM FRAME	LOW-E COATED COATED (SOLARBAN 60), INSULATED VISION GLASS W/ LIGHT GRAY PDVF COATED ALUM FRAME, GUARDRAIL SYSTEM	LOW-IRON SUPER NEUTRAL-88 LOW REFLECTION COATING, LOW-E COATED, INSULATED VISION GLASS UNIT	LOW-IRON SUPER NEUTRAL-88 LOW REFLECTION COATING, LOW-E COATED, INSULATED VISION GLASS UNIT W/ SATIN DECO ACID ETCHING		TWO TONE GRAY PANEL	GLEN GARY - 530D BRICK BLEND OR SIM	CLEAR SEALED CEDAR, SHIPLAP



2 ELEVATION - WEST
A_1.11 SCALE: 1/16" = 1'-0"



1 ELEVATION - EAST
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
P:\2017\20170012\A-7-1 revit\users\20170012_2015_stovall_bella.rvt
2/15/2018 12:57:45 PM

200 Stovall Street Conversion

Alexandria, VA 22314
PERSEUS REALTY

ELEVATION - EAST AND WEST

STEPHEN SMITH Principal in Charge	20170012 Project No.
MATT GUELCHER Project Manager	02/15/18 Date
HEIDI LEINBACH Project Architect	
HEBA BELLA Staff Architect	

A_1.11



SCOPE DOCUMENTS

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ISSUANCES

No.	Drawing Issue Description	Date
DRB CONCEPT REVIEW		06/20/2017
DRB FINAL REVIEW		02/15/2018

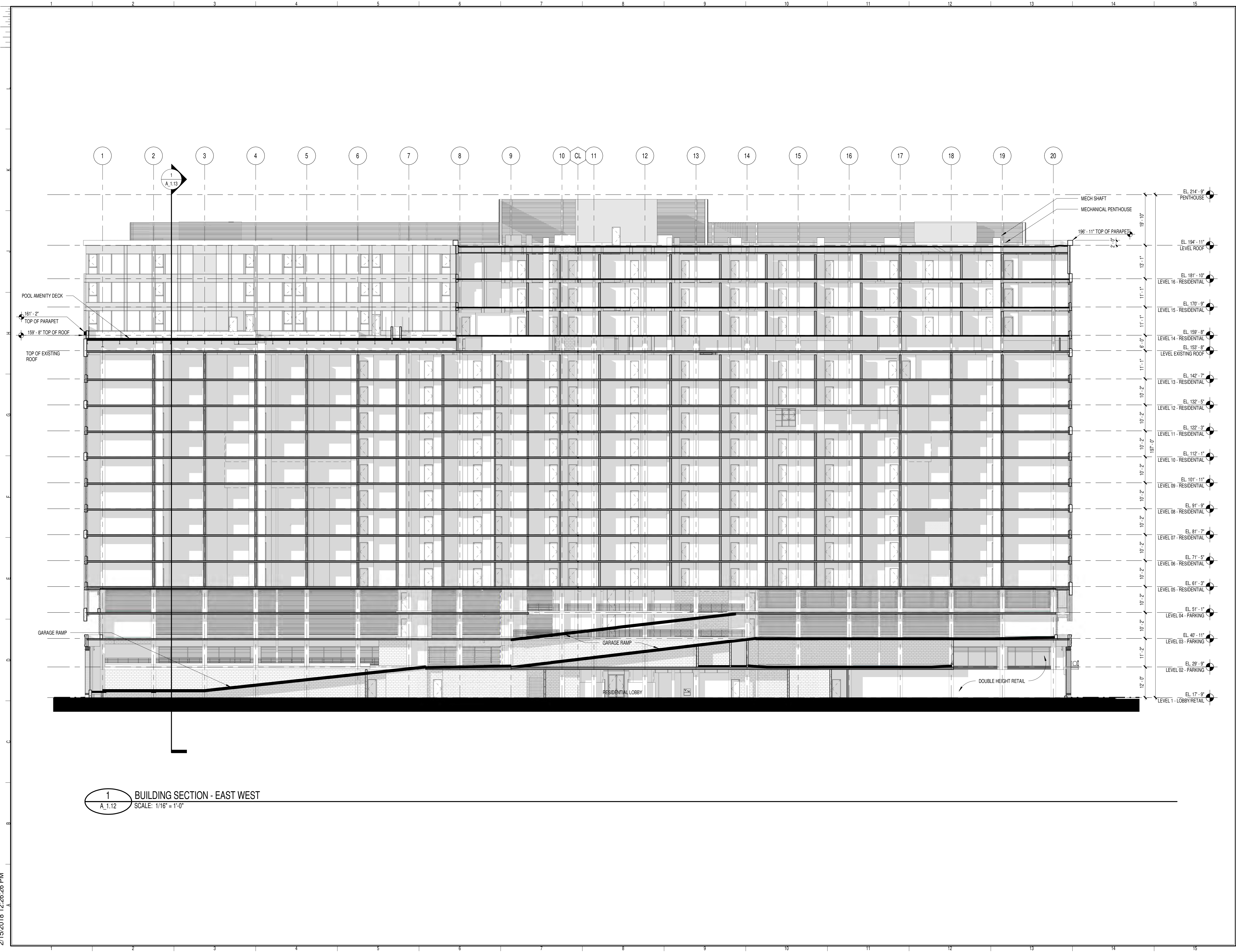
200 Stovall Street Conversion

Alexandria, VA 22314
PERSEUS REALTY

SECTION - EAST WEST

STEPHEN SMITH Principal in Charge	20170012 Project No.
MATT GUELCHER Project Manager	02/15/18 Date
HEIDI LEINBACH 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
P:\2017\20170012\7-drawings\7-1-rev\users\20170012_2015_stovall_leinbach.rvt
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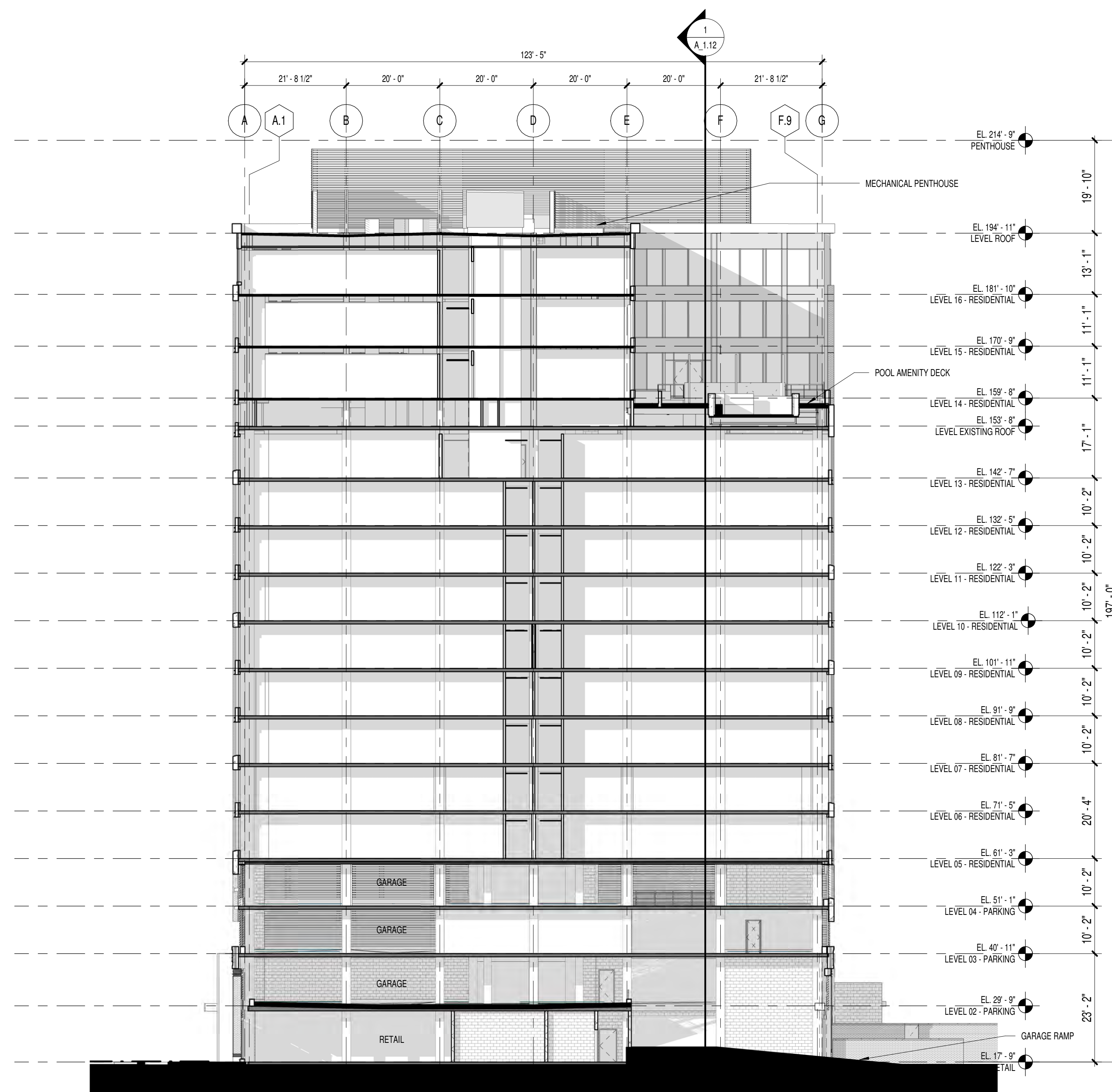


SCOPE DOCUMENTS

The Contract Documents Issued for Design Development/GMP are intended to be at that level of completion and as such, may be neither complete nor coordinated. The Contractor and Design/Builder is responsible for complete and coordinated pricing and execution of the Work, and shall include items necessary for the proper execution and completion of the Work, as shown, specified, reasonably inferred or required for a complete Project. For Work of delegated designs, systems, assemblies, components and materials shall comply with national, state and local code requirements. The Contractor and Design/Builder shall inform the Owner and Architect, in timely fashion, of any discovered omissions, inconsistencies or errors in the Contract Documents.

ISSUANCES

No.	Drawing Issue Description	Date
DRB CONCEPT REVIEW		06/20/2017
DRB FINAL REVIEW		02/15/2018



1 BUILDING SECTION - NORTH SOUTH
A_1.13 SCALE: 1/16" = 1'-0"

200 Stovall Street Conversion

Alexandria, VA 22314
PERSEUS REALTY

SECTION - NORTH SOUTH

STEPHEN SMITH Principal in Charge	20170012 Project No.
MATT GUELCHER Project Manager	02/15/18 Date
HEIDI LEINBACH Project Architect	
HEBA BELLA Staff Architect	

A_1.13



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THE CENTER FOR CONNECTIVE ARCHITECTURE

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DRB CONCEPT REVIEW		06/20/2017
DRB FINAL REVIEW		02/15/2018

200 Stovall Street Conversion

Alexandria, VA 22314
PERSEUS REALTY

CONCEPT PERSPECTIVE - NORTHEAST

STEVE SMITH	20170012
Principal in Charge	Project No.
MATT GUELCHER	09/08/17
Project Manager	Date
BRANDON LENK	
Project Architect	
HEBA BELLA	
Staff Architect	

A_1.15

NOT ISSUED FOR CONSTRUCTION



PROPOSED VIEW FROM NORTHEAST



EXISTING VIEW FROM NORTHEAST

PROJECT NUMBER: 20170012 PROJECT NAME: 200 Stovall Street Conversion
SHEET NUMBER: A_1.15 - CONCEPT PERSPECTIVE - NORTHEAST
P:\2017\20170012\4-7 drawings\4-7-1 rev\users\2017 0012_2015_stovall_bellah.rvt
2/15/2018 10:37:05 AM

PROPOSED VIEW FROM SOUTHWEST



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SCOPE DOCUMENTS

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ISSUANCES

No.	Drawing Issue Description	Date
DRB CONCEPT REVIEW		06/20/2017
DRB FINAL REVIEW		02/15/2018



PROPOSED VIEW FROM SOUTHWEST



EXISTING VIEW FROM SOUTHWEST

200 Stovall Street Conversion

Alexandria, VA 22314

PERSEUS REALTY

CONCEPT PERSPECTIVE - SOUTHWEST

STEVE SMITH	20170012
Principal in Charge	Project No.
MATT GUELCHER	09/08/17
Project Manager	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 - SOUTHWEST
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ISSUANCES

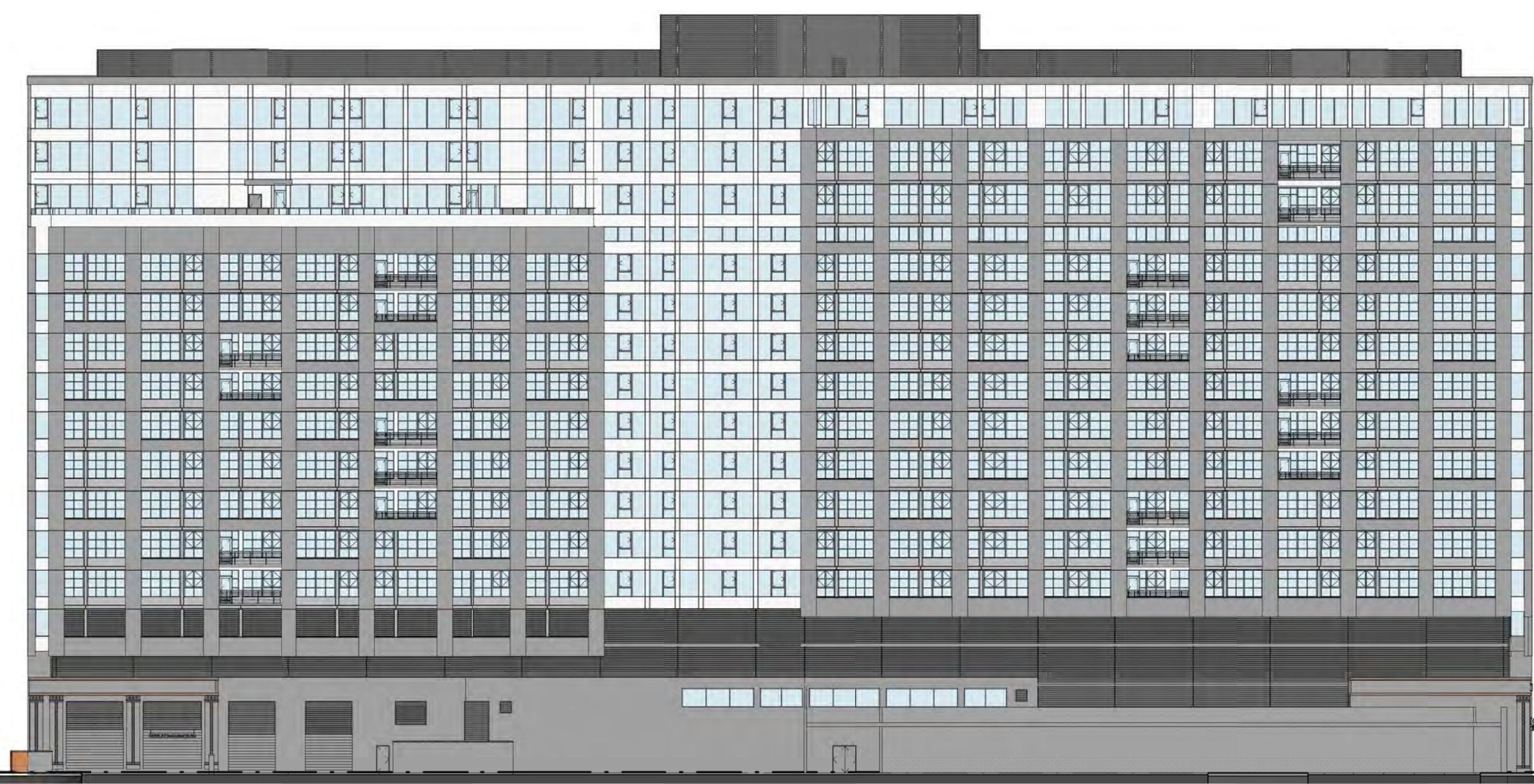
No.	Drawing Issue Description	Date
DRB CONCEPT REVIEW		06/20/2017
DRB FINAL REVIEW		02/15/2018



NORTH FACADE

		PERCENT
TOTAL FACADE	72,872	
VOID	33,408	46%
SOLID	39,464	54%

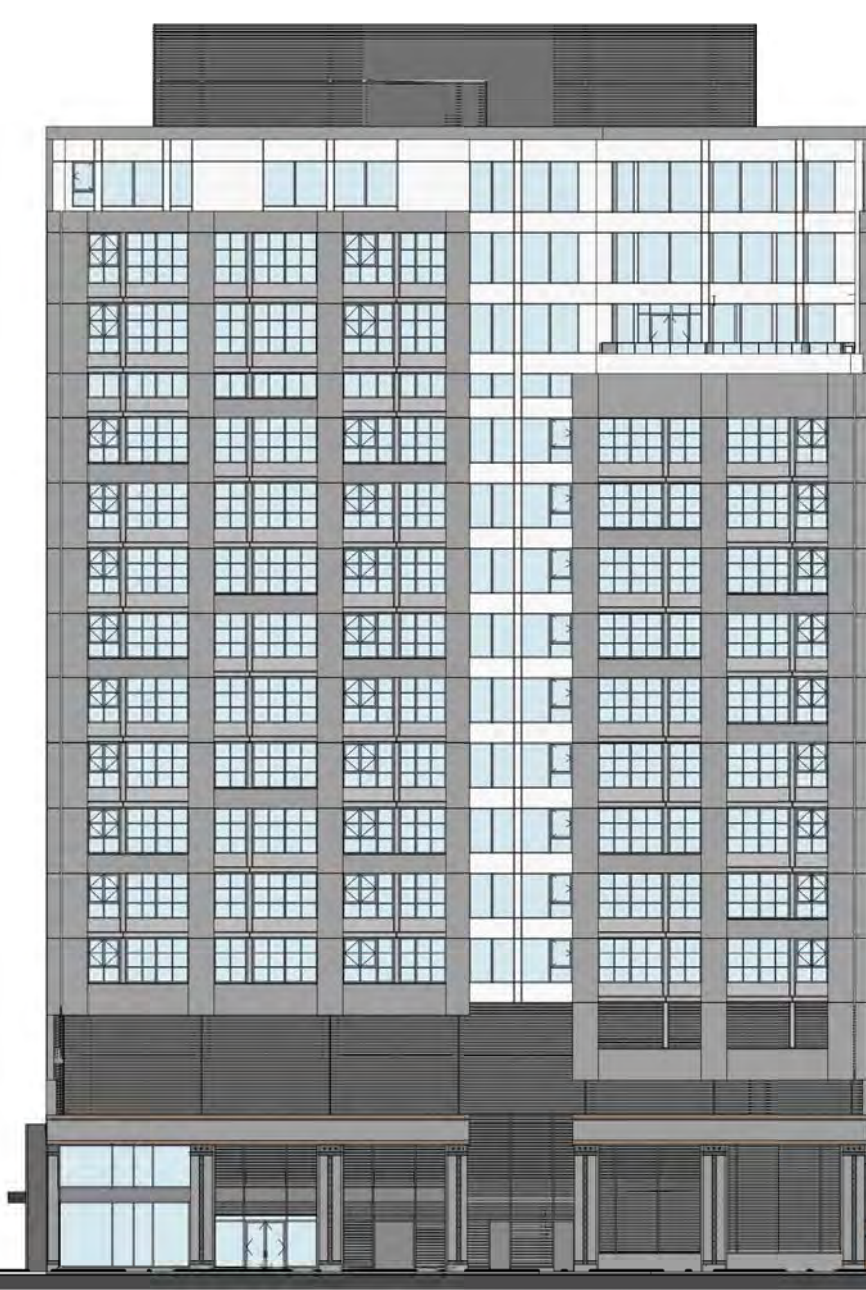
1 SOLID/VOID - ELEVATION - NORTH - DRB
A_1.17 SCALE: 1" = 30'-0"



SOUTH FACADE

		PERCENT
TOTAL FACADE	72,723	
VOID	27,858	38%
SOLID	44,865	62%

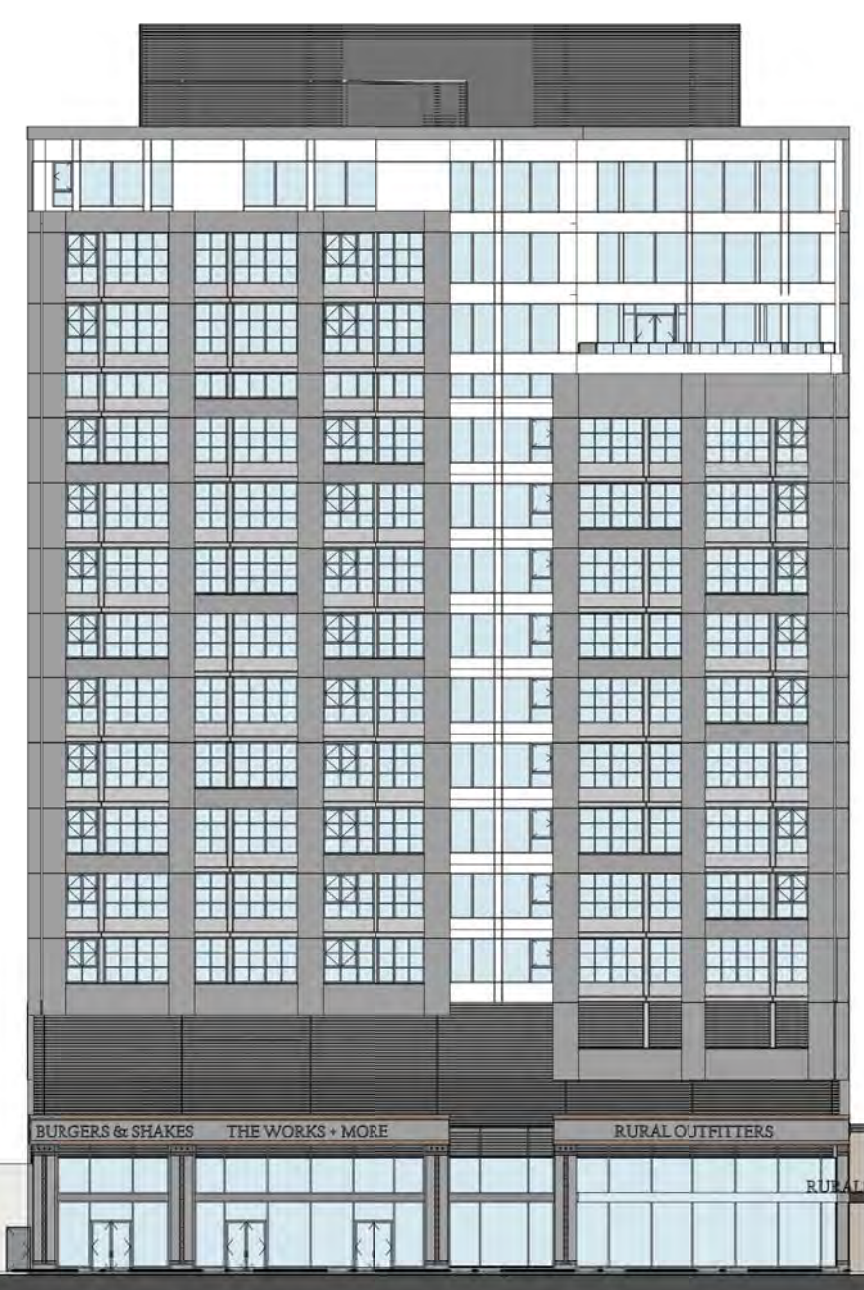
2 ELEVATION - SOUTH
A_1.17 SCALE: 1" = 30'-0"



WEST FACADE

		PERCENT
TOTAL FACADE	24,600	
VOID	8,996	37%
SOLID	15,604	63%

4 ELEVATION - WEST
A_1.17 SCALE: 1" = 30'-0"



EAST FACADE

		PERCENT
TOTAL FACADE	24,600	
VOID	10,430	43%
SOLID	14,170	57%

3 ELEVATION - EAST
A_1.17 SCALE: 1" = 30'-0"

200 Stovall Street Conversion

Alexandria, VA 22314
PERSEUS REALTY

SOLID/VOID AREA CALCULATION

STEPHEN SMITH	20170012
Principal in Charge	Project No.
MATT GUELCHER	09/08/17
Project Manager	Date
HEIDI LEINBACH	
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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SCOPE DOCUMENTS

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ISSUANCES

No.	Drawing Issue Description	Date
DRB	FINAL REVIEW	02/15/2018



2 ENLARGED ELEVATION - NORTH RETAIL
A_1.20 SCALE: 1/8" = 1'-0"



3 SIDEWALK PERSPECTIVE AT MANDEVILLE LANE
A_1.20 SCALE:



1 NE RETAIL CORNER PERSPECTIVE
A_1.20 SCALE:

200 Stovall Street Conversion

Alexandria, VA 22314
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RETAIL STUDY

STEPHEN SMITH Principal in Charge	20170012 Project No.
MATT GUELCHER Project Manager	09/08/17 Date
HEIDI LEINBACH Project Architect	
HEBA BELLA Staff Architect	

A_1.20

PROJECT NUMBER: 20170012 PROJECT NAME: 200 Stovall Street Conversion
SHEET NUMBER: A_1.20 - RETAIL STUDY
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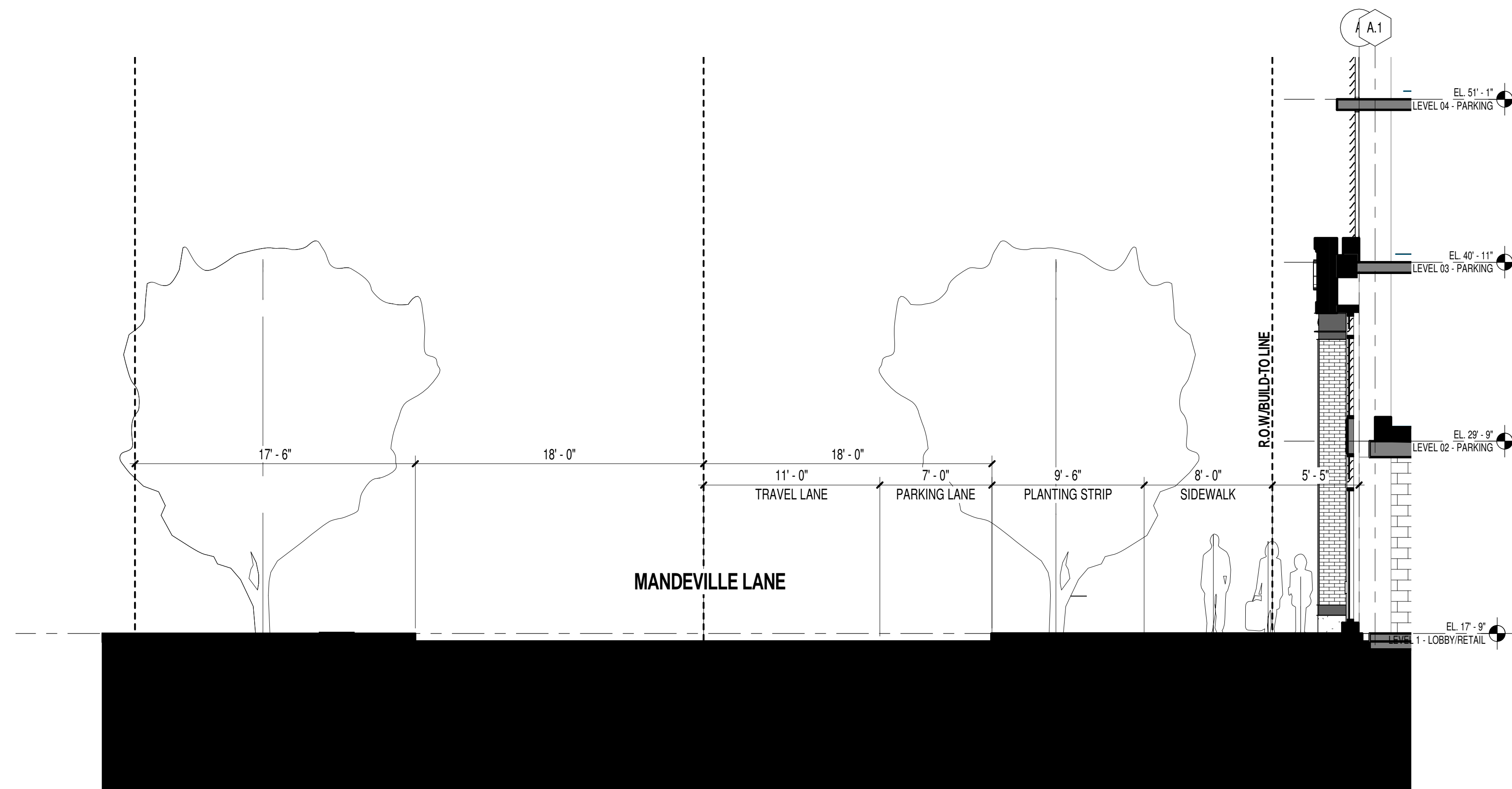


SCOPE DOCUMENTS

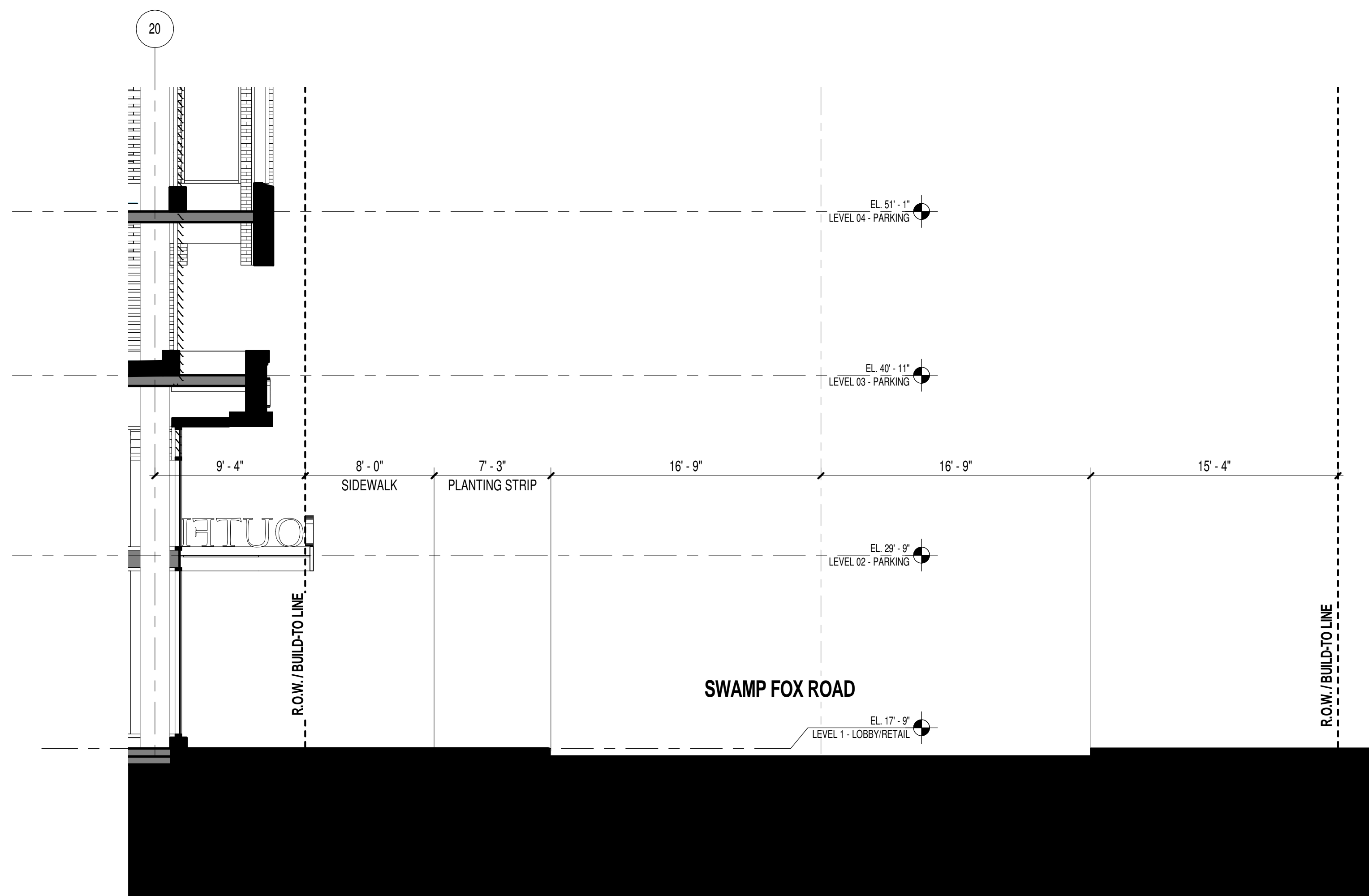
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ISSUANCES

No.	Drawing Issue Description	Date
DRB CONCEPT REVIEW		06/20/2017
DRB FINAL REVIEW		02/15/2018



1 STREET SECTION - MANDEVILLE LANE
A_1.29 SCALE: 3/16" = 1'-0"



2 STREET SECTION - SWAMPFOX ROAD
A_1.29 SCALE: 3/16" = 1'-0"

200 Stovall Street Conversion

Alexandria, VA 22314
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STREET SECTIONS

STEPHEN SMITH	20170012
Principal in Charge	Project No.
MATT GUELCHER	02/15/18
Project Manager	Date
HEIDI LEINBACH	
Project Architect	
HEBA BELLA	
Staff Architect	

A_1.29

PROJECT NUMBER: 20170012 PROJECT NAME: 200 Stovall Street Conversion
SHEET NUMBER: A_1.29 - STREET SECTIONS
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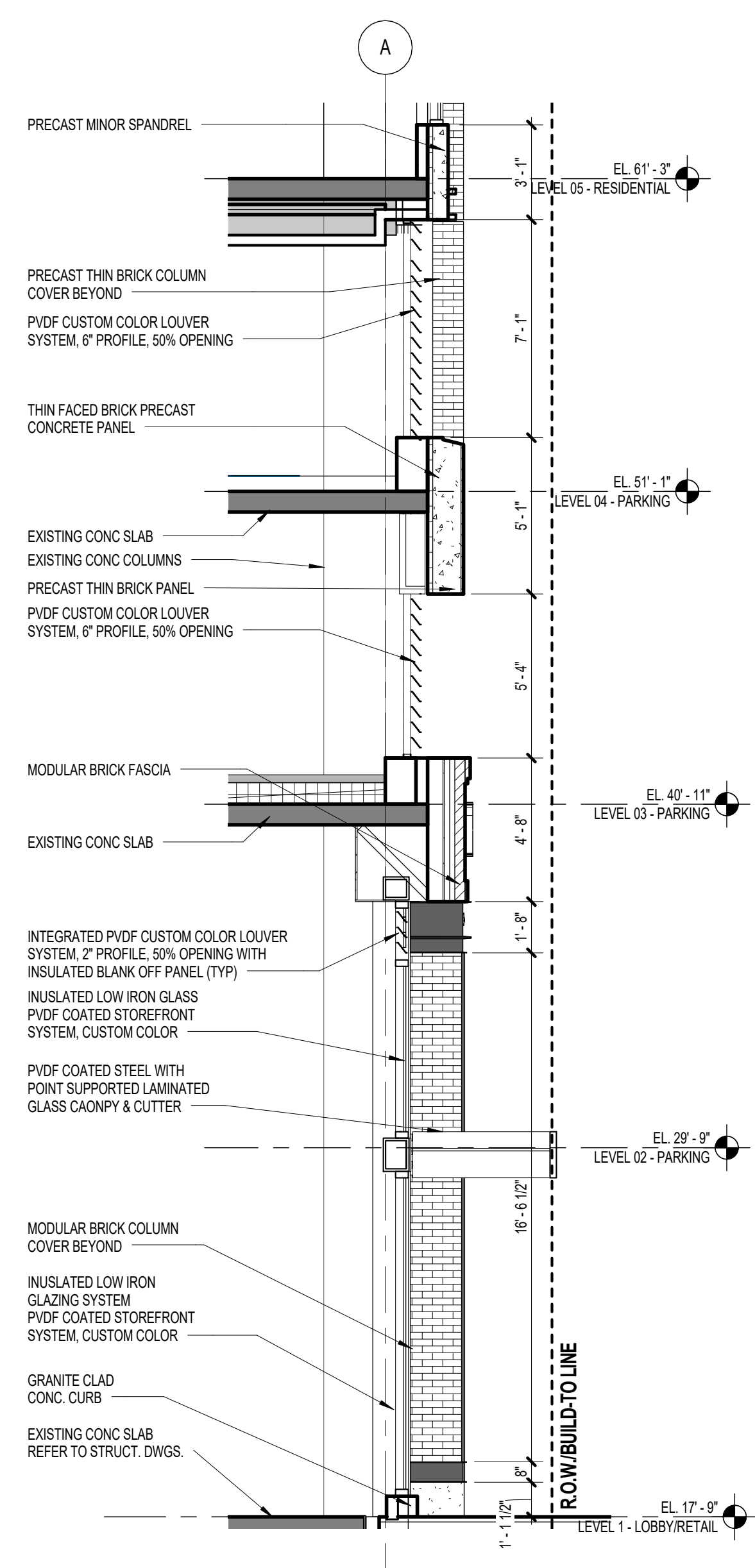


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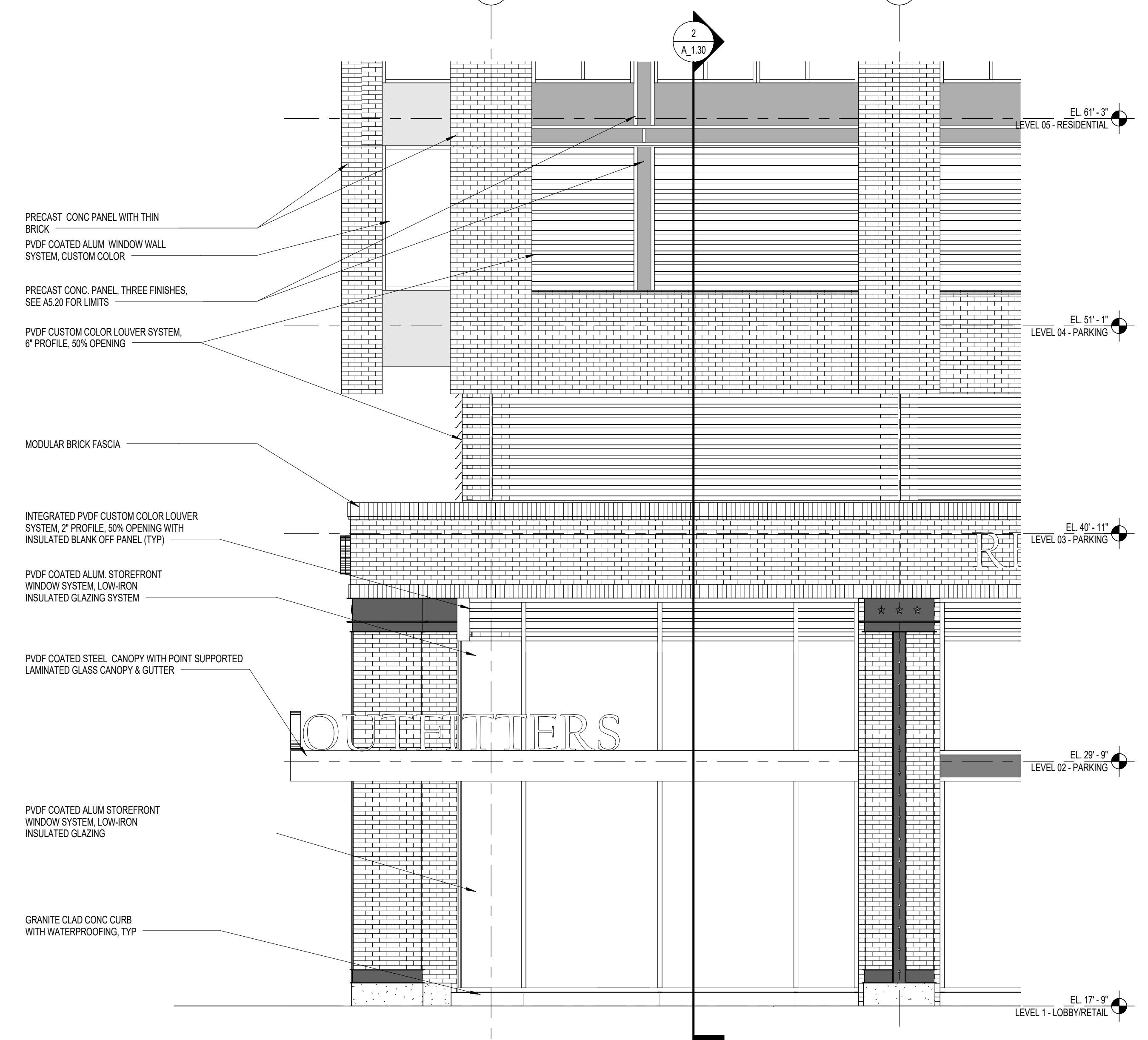
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ISSUANCES

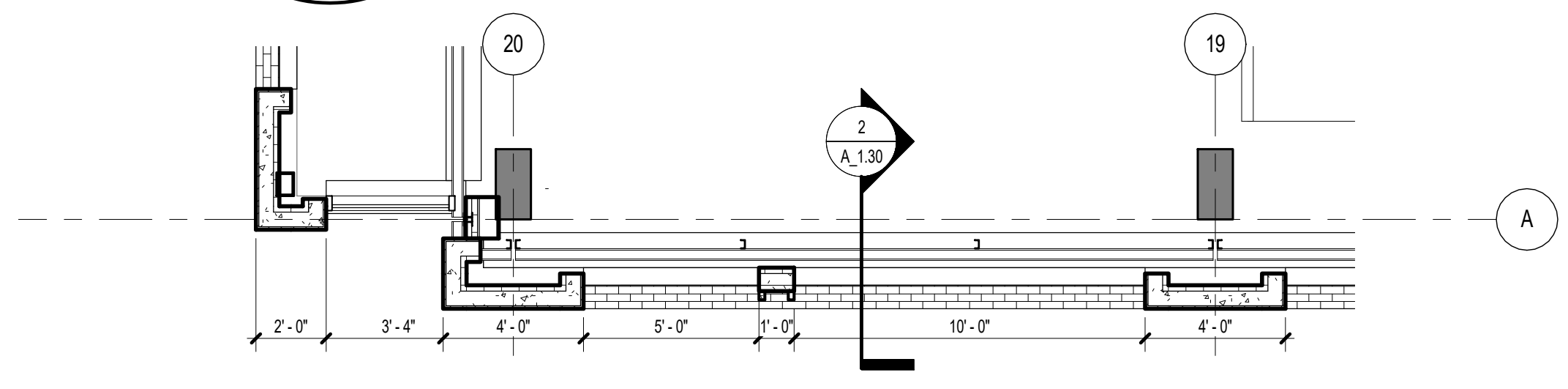
No.	Drawing Issue Description	Date
DRB FINAL REVIEW		02/15/2018



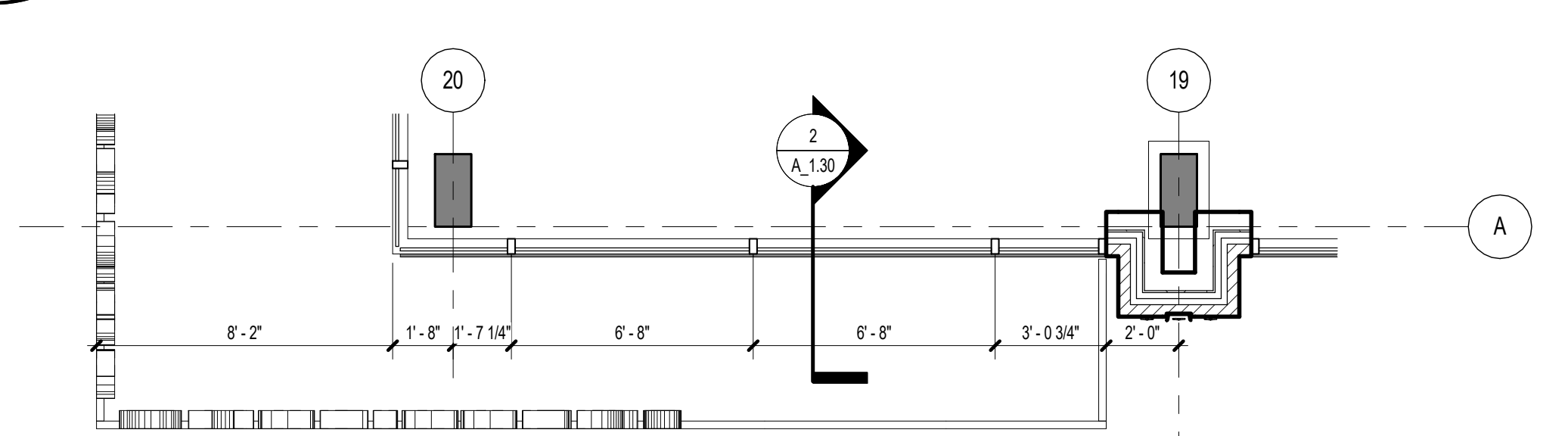
2 WALL SECTION AT RETAIL/GARAGE
A_1.30 SCALE: 1/4" = 1'-0"



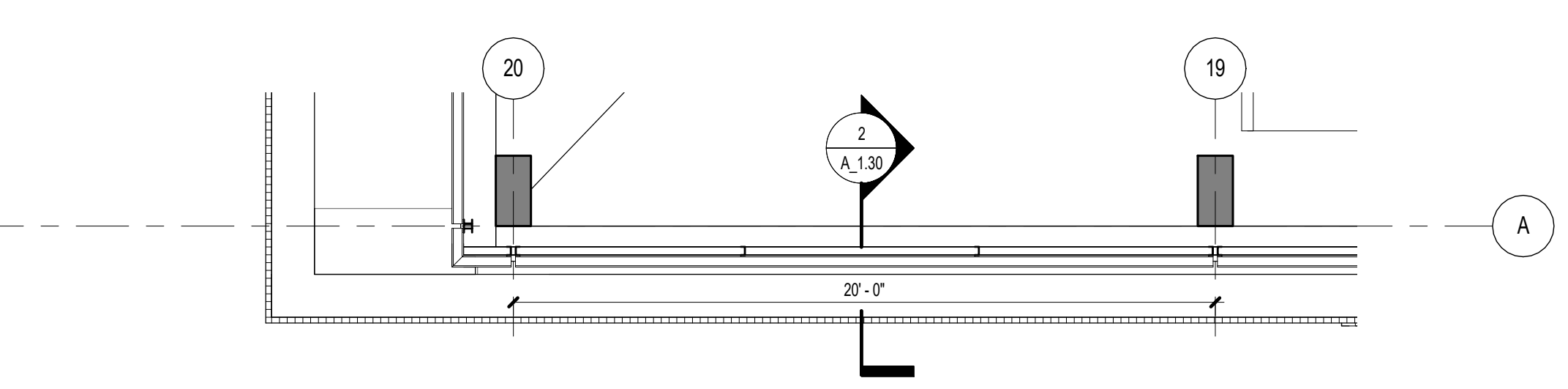
1 ENLARGED BUILDING ELEVATION - NORTH @ NE CORNER
A_1.30 SCALE: 1/4" = 1'-0"



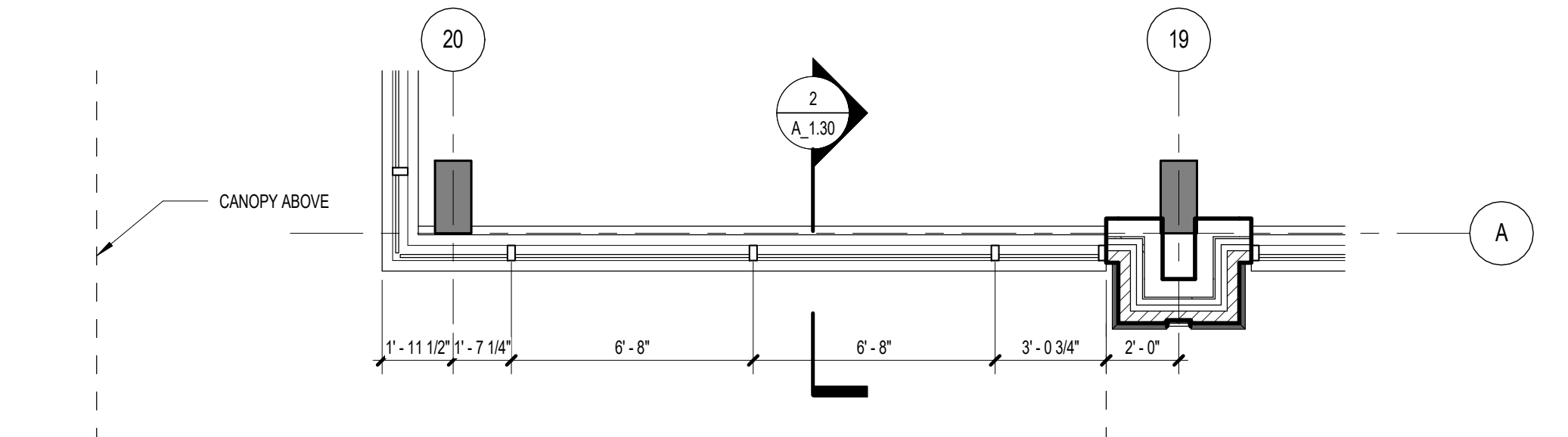
6 ENLARGED FLOOR PLAN NE CORNER - LEVEL 04
A_1.30 SCALE: 1/4" = 1'-0"



4 ENLARGED FLOOR PLAN NE CORNER - LEVEL 02
A_1.30 SCALE: 1/4" = 1'-0"



5 ENLARGED FLOOR PLAN NE CORNER - LEVEL 03
A_1.30 SCALE: 1/4" = 1'-0"



3 ENLARGED FLOOR PLAN NE CORNER - LEVEL 01
A_1.30 SCALE: 1/4" = 1'-0"

200 Stovall Street Conversion

Alexandria, VA 22314
PERSEUS REALTY

ENLARGED PLANS, SECTIONS & ELEVATIONS

MATT GUELCHER Principal-in-Charge	20170012 Project No.
STEVE SMITH Project Manager	02/08/18 Date
HEIDI LEINBACH Project Architect	
HEBA BELLA Staff Architect	

A_1.30

PROJECT NUMBER: 20170012 PROJECT NAME: 200 Stovall Street Conversion SHEET NUMBER: A_1.30 - ENLARGED PLANS, SECTIONS & ELEVATIONS P:\2017\20170012\2-d-7 drawings\2-d-7-1 rev\lusers\20170012_2015_stovall_bellah.rvt 2/15/2018 11:07:16 AM

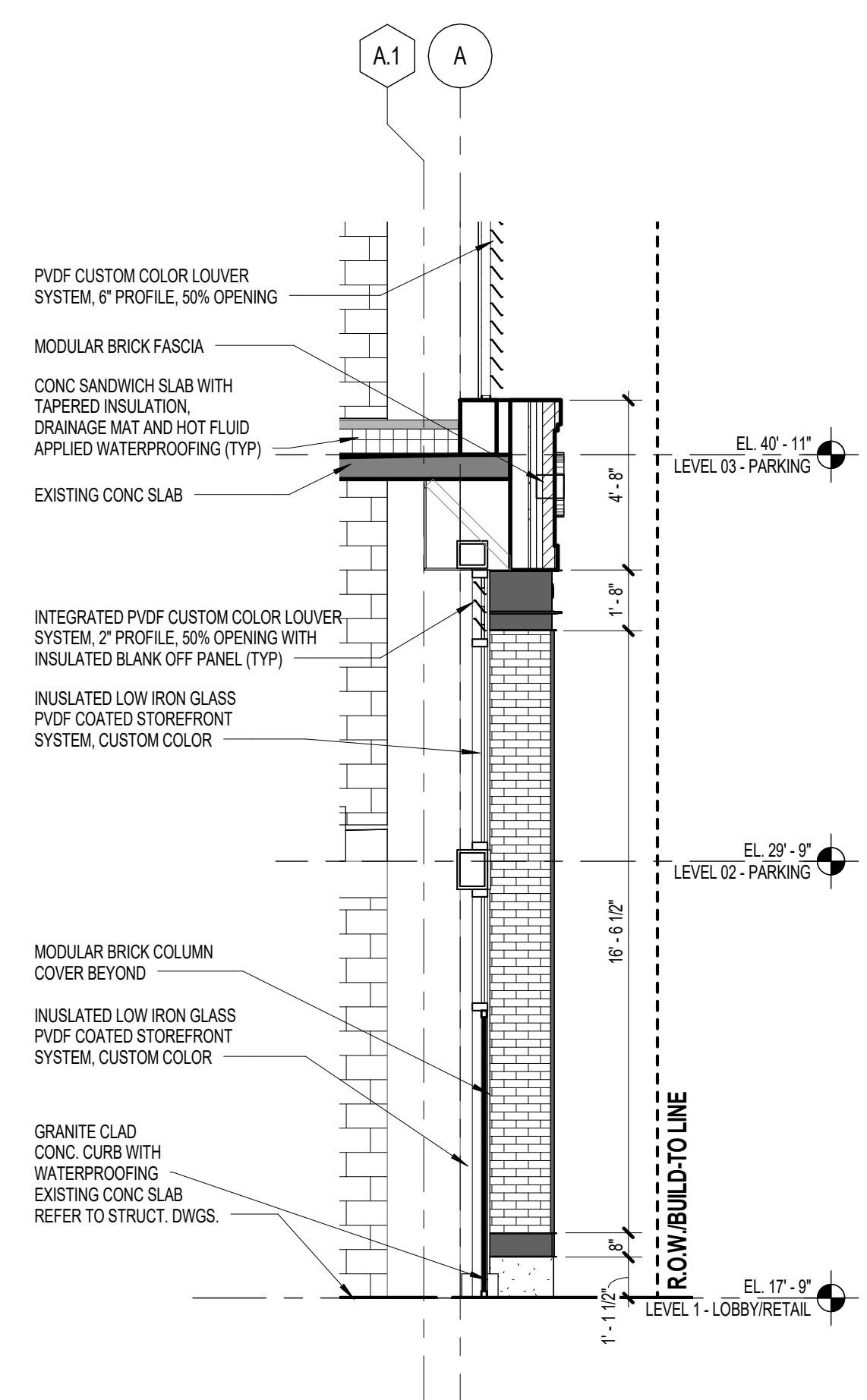


SCOPE DOCUMENTS

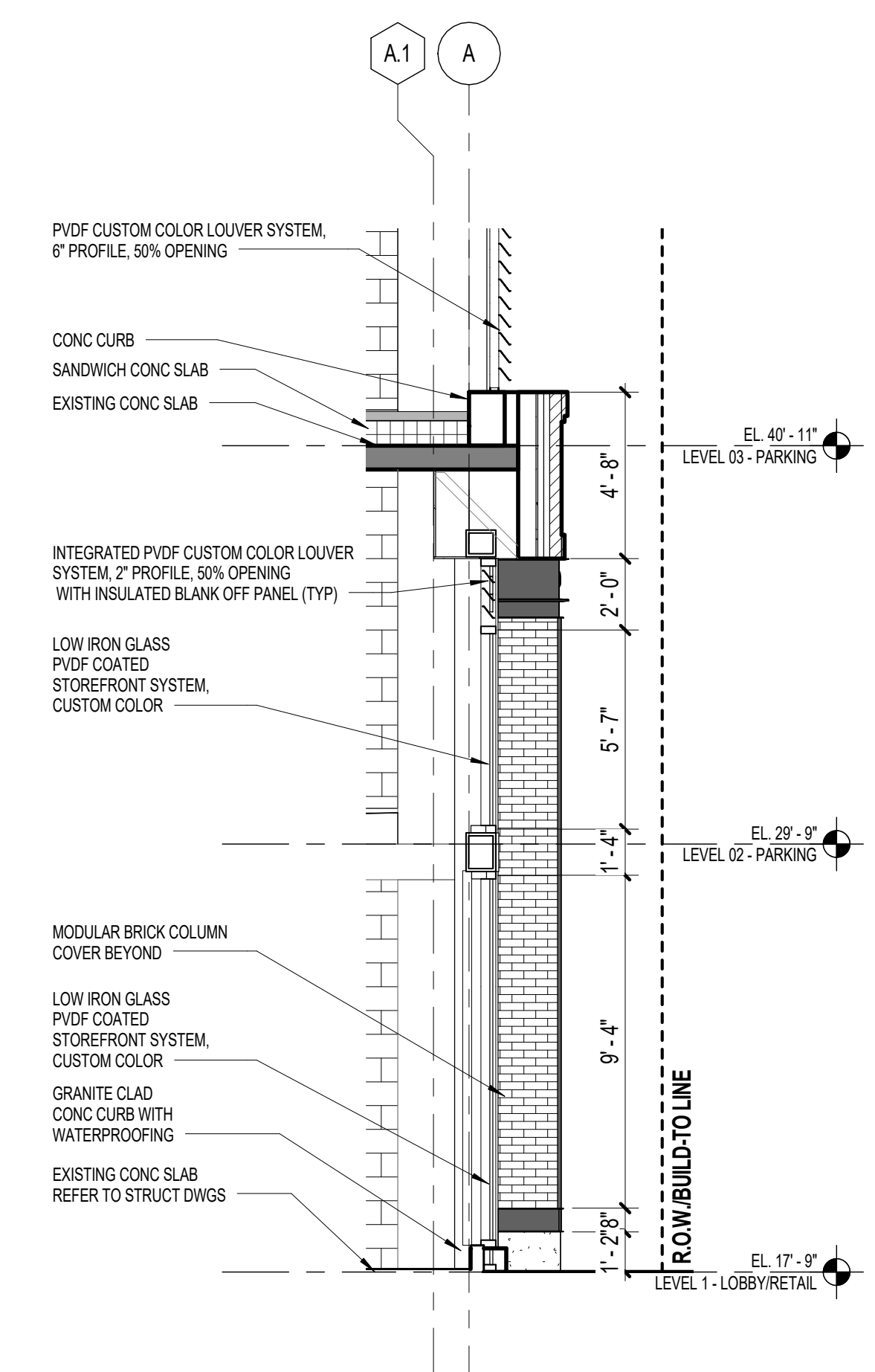
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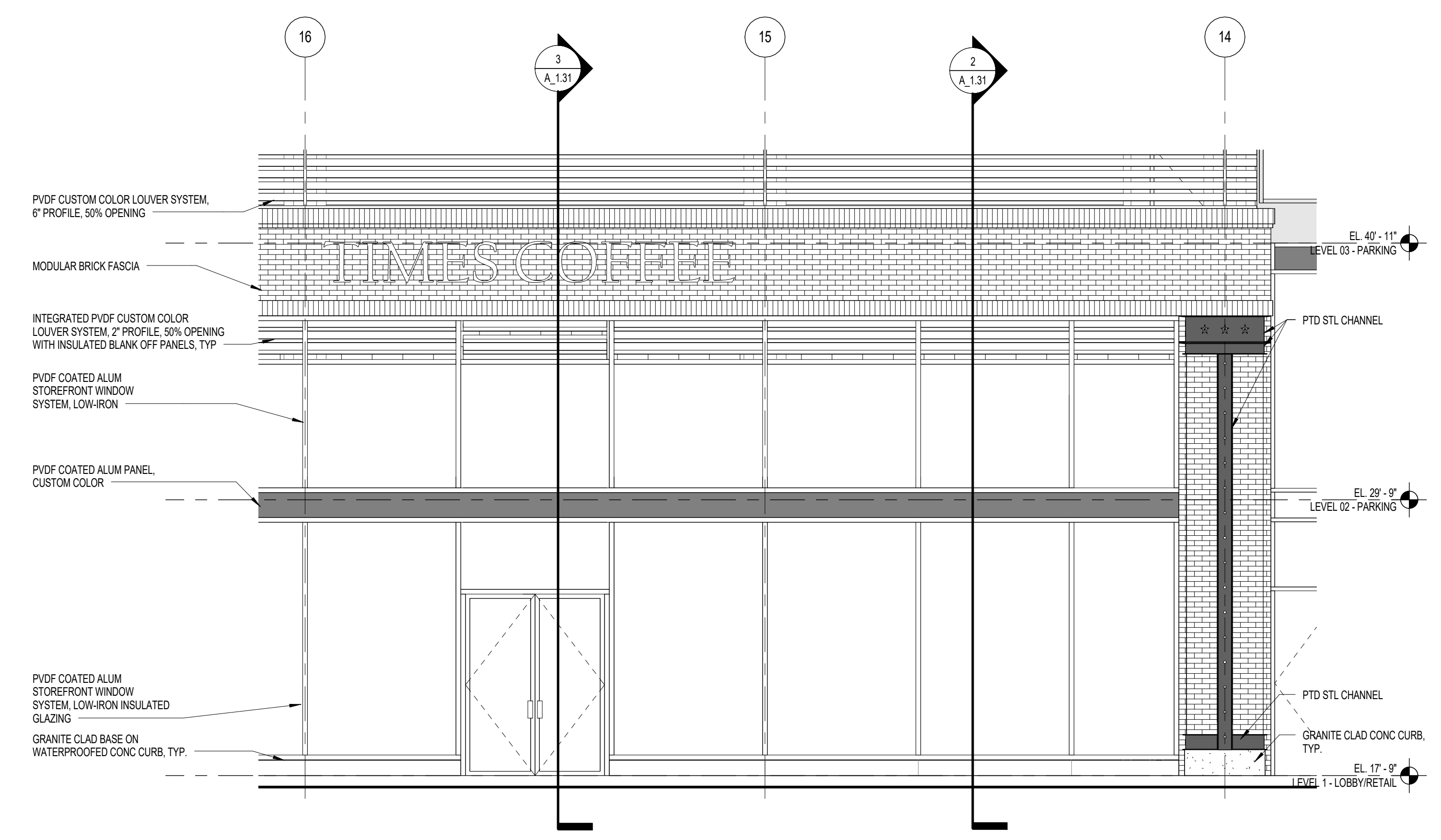
No.	Drawing Issue Description	Date
DRB FINAL REVIEW		02/15/2018



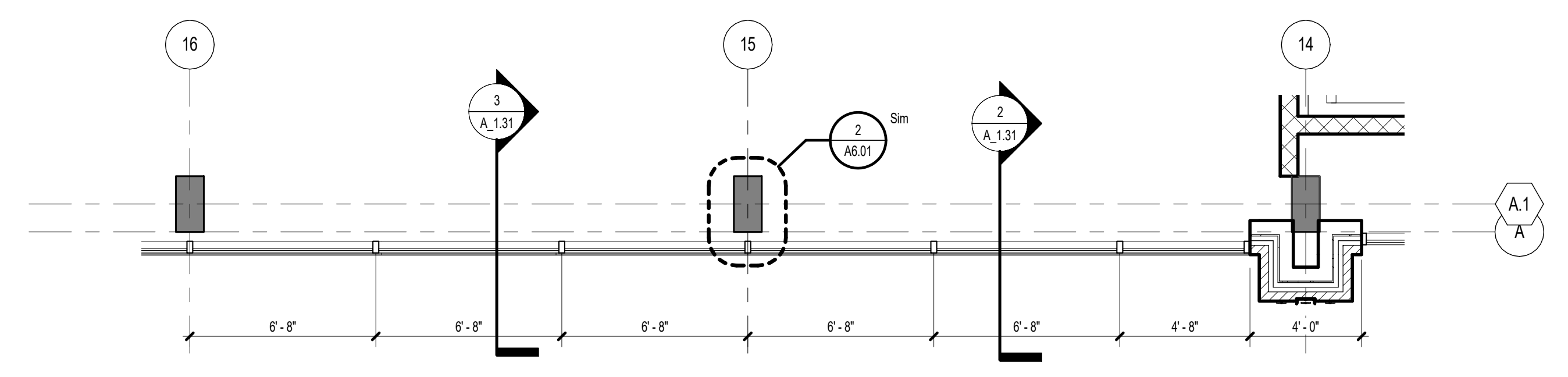
3 WALL SECTION AT TYPICAL RETAIL
A_1.31 SCALE: 1/4" = 1'-0"



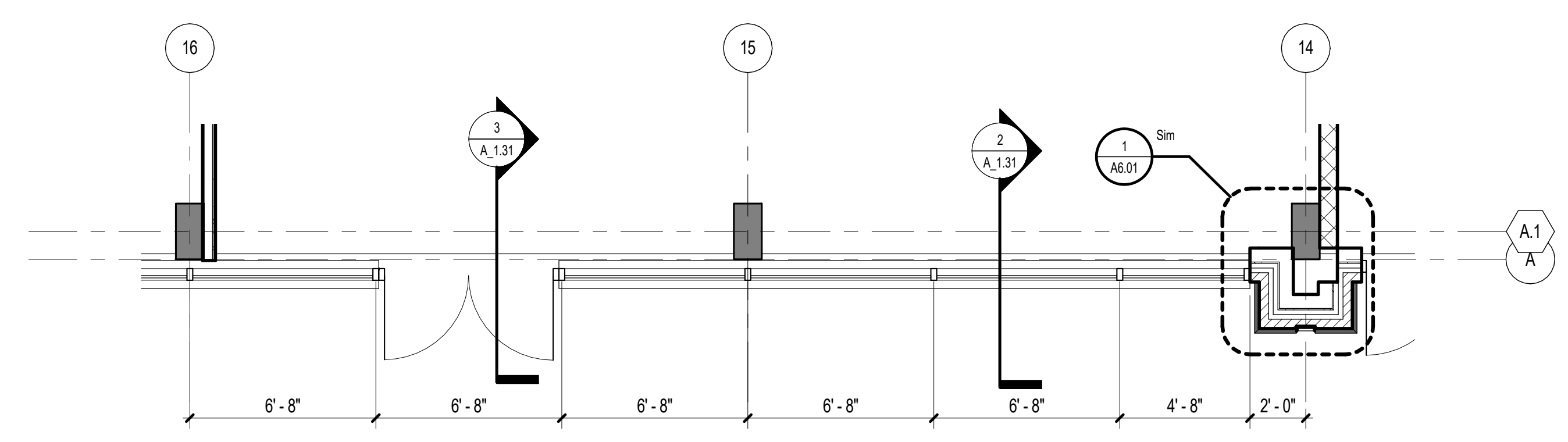
2 WALL SECTION AT TYPICAL RETAIL Copy 1
A_1.31 SCALE: 1/4" = 1'-0"



1 ENLARGED BUILDING ELEVATION - NORTH - TYPICAL TWO-LEVEL RETAIL Copy 1
A_1.31 SCALE: 1/4" = 1'-0"



5 ENLARGED FLOOR PLAN - LEVEL 02
A_1.31 SCALE: 1/4" = 1'-0"



4 ENLARGED FLOOR PLAN - LEVEL 01
A_1.31 SCALE: 1/4" = 1'-0"

200 Stovall Street Conversion

Alexandria, VA 22314
PERSEUS REALTY

ENLARGED PLANS, SECTIONS & ELEVATIONS

MATT GUELCHER Principal-in-Charge	20170012 Project No.
STEVE SMITH Project Manager	02/09/18 Date
HEIDI LEINBACH Project Architect	
HEBA BELLA Staff Architect	

A_1.31

PROJECT NUMBER: 20170012 PROJECT NAME: 200 Stovall Street Conversion
SHEET NUMBER: A_1.31 - ENLARGED PLANS, SECTIONS & ELEVATIONS
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2/15/2018 11:07:19 AM

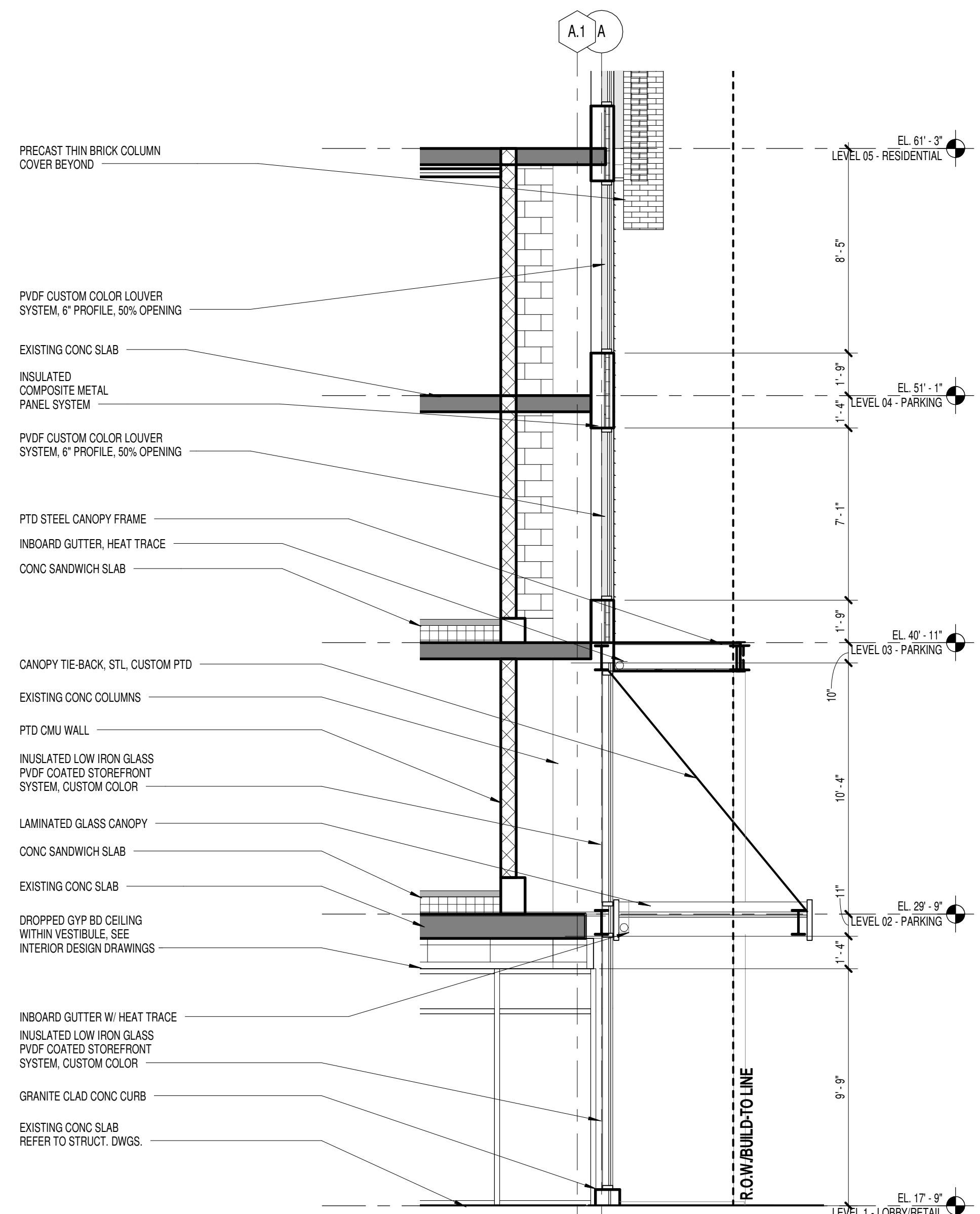


SCOPE DOCUMENTS

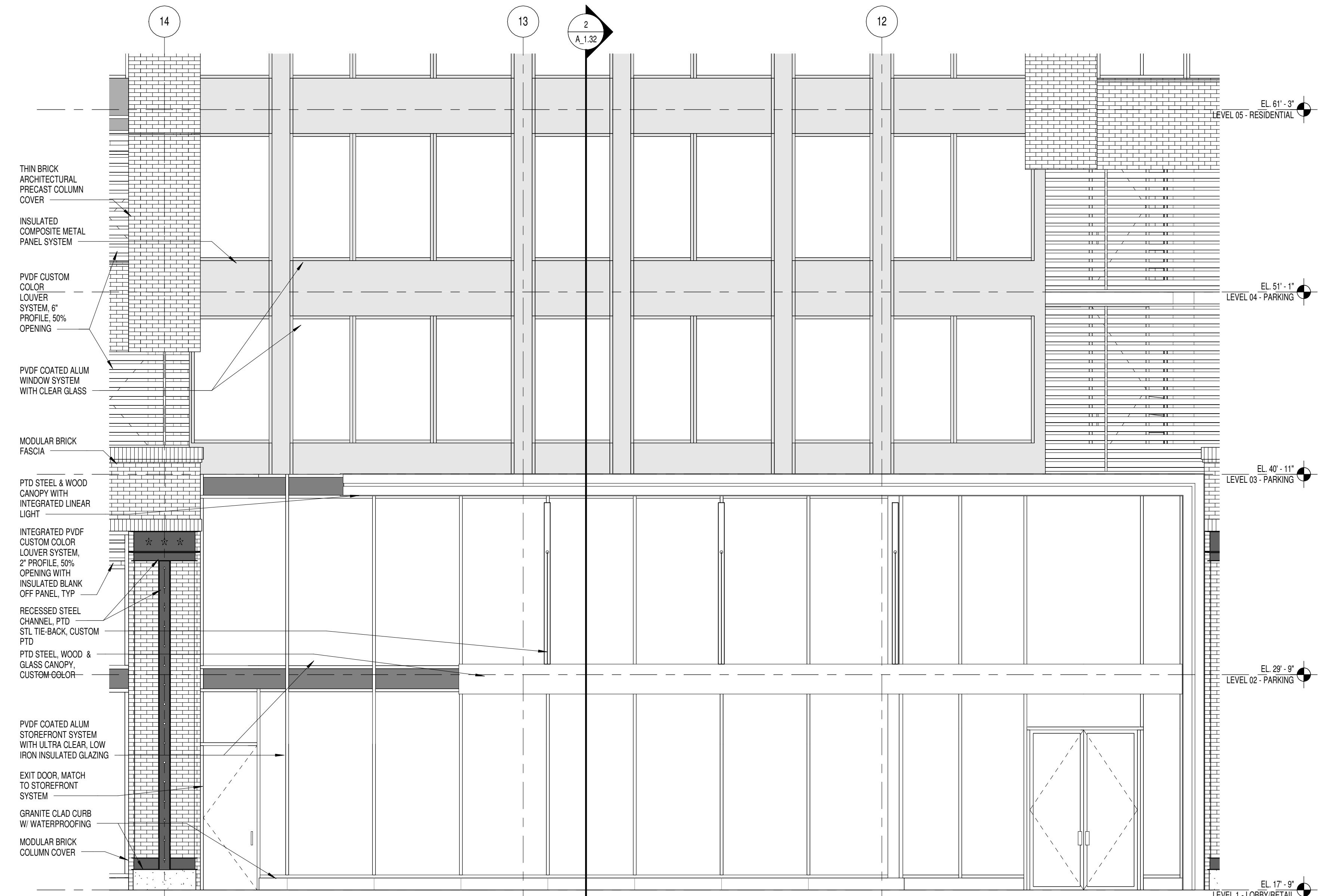
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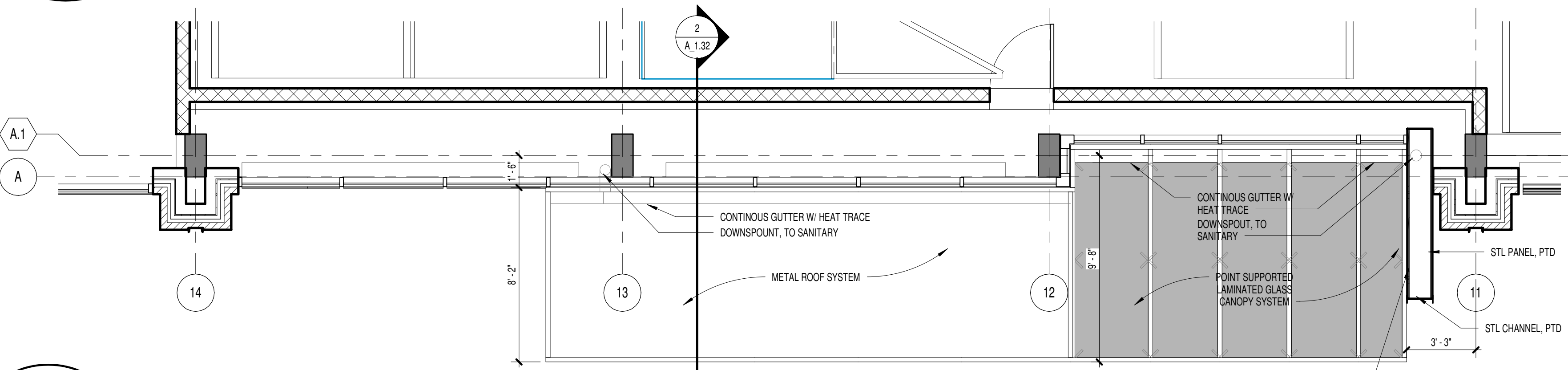
No.	Drawing Issue Description	Date
DRB FINAL REVIEW		02/15/2018



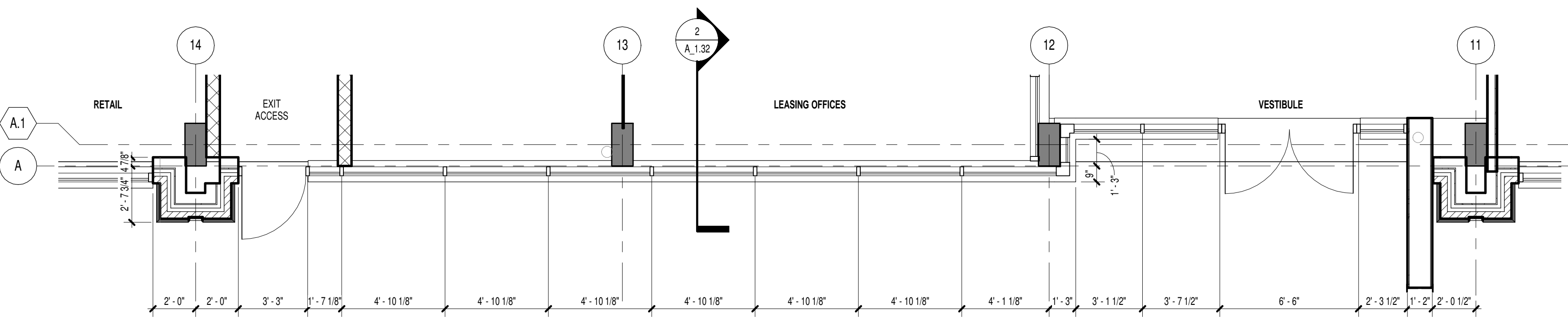
2 ENLARGED SECTION @ RESIDENTIAL LOBBY
A_1.32 SCALE: 1/4" = 1'-0"



1 ENLARGED BUILDING ELEVATION - NORTH @ RESIDENTIAL LOBBY Copy 1
A_1.32 SCALE: 1/4" = 1'-0"



4 ENLARGED FLOOR PLAN - LEVEL 02 @ RESIDENTIAL LOBBY
A_1.32 SCALE: 1/4" = 1'-0"



3 ENLARGED FLOOR PLAN - LEVEL 01 @ RESIDENTIAL LOBBY Copy 1
A_1.32 SCALE: 1/4" = 1'-0"

200 Stovall Street Conversion

Alexandria, VA 22314
PERSEUS REALTY

ENLARGED PLANS, SECTIONS & ELEVATIONS

STEPHEN SMITH Principal in Charge	20170012 Project No.
MATT GUELCHE Project Manager	02/15/18 Date
HEIDI LEINBACH Project Architect	
HEBA BELLA Staff Architect	

A_1.32

PROJECT NUMBER: 20170012 PROJECT NAME: 200 Stovall Street Conversion SHEET NUMBER: A_1.32 - ENLARGED PLANS, SECTIONS & ELEVATIONS P:\2017\20170012\2-d-7 drawings\d-7-1 rev\lusers\20170012_2015_stovall_leinbach.rvt 2/15/2018 12:11:20 PM

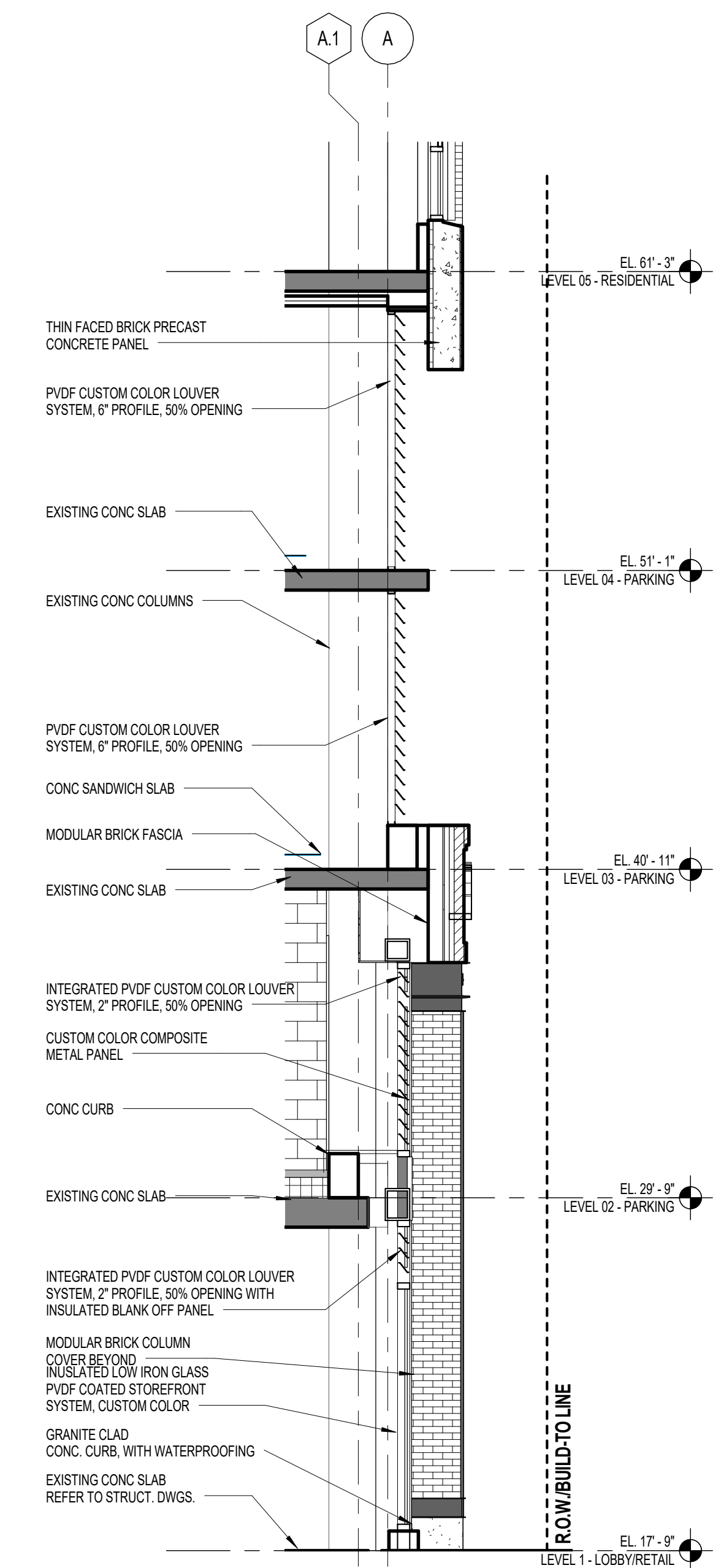


SCOPE DOCUMENTS

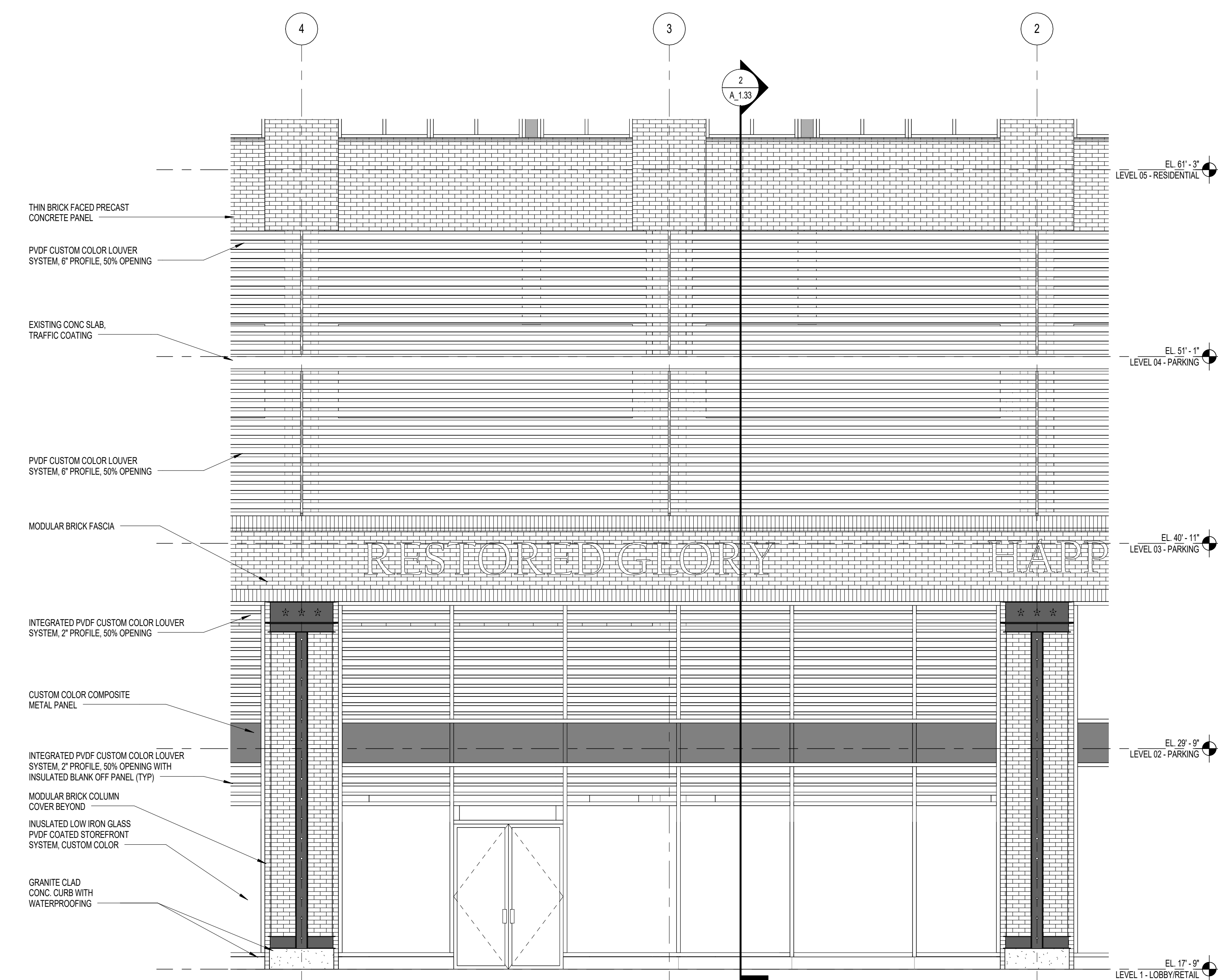
The Contract Documents issued for Design Development/GMP are intended to be at that level of completion and as such, may be neither complete nor coordinated. The Contractor and Design/Builder is responsible for complete and coordinated pricing and execution of the Work, as shown, specified, reasonably inferred or required for a complete Project. For Work of delegated designs, systems, assemblies, components and materials shall comply with national, state and local code requirements. The Contractor and Design/Builder shall inform the Owner and Architect, in timely fashion, of any discovered omissions, inconsistencies or errors in the Contract Documents.

ISSUANCES

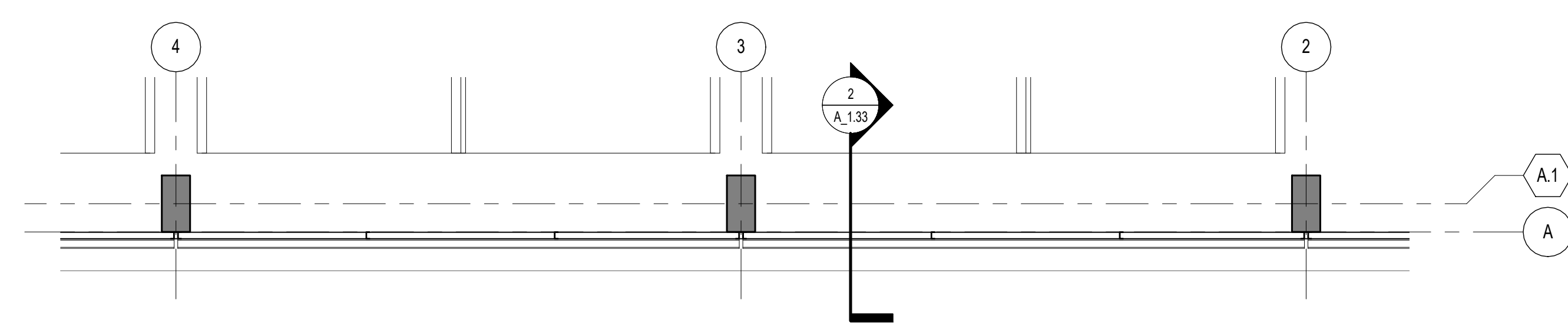
No.	Drawing Issue Description	Date
DRB FINAL REVIEW		02/15/2018



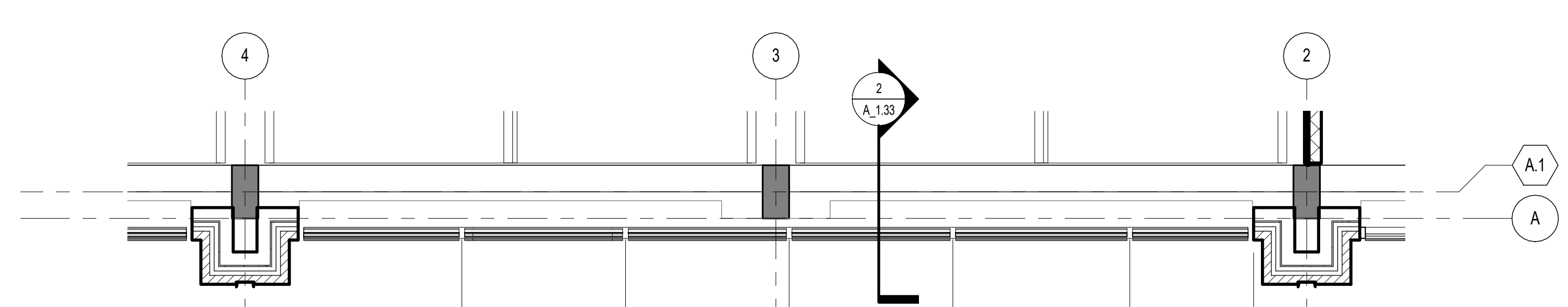
2 WALL SECTION AT TYPICAL SINGLE-HEIGHT RETAIL
A_1.33 SCALE: 1/4" = 1'-0"



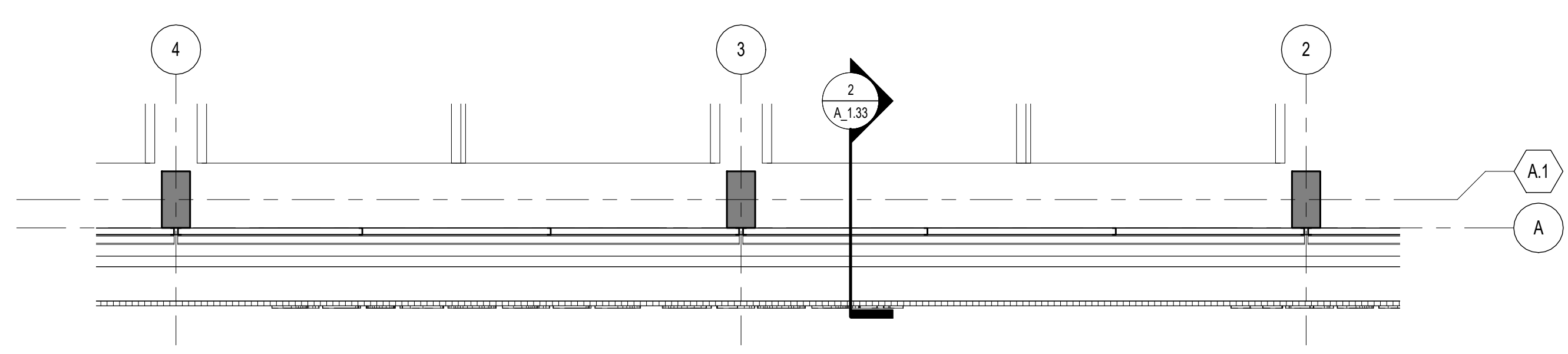
1 ENLARGED BUILDING ELEVATION - NORTH @ TYP. SINGLE-HEIGHT RETAIL
A_1.33 SCALE: 1/4" = 1'-0"



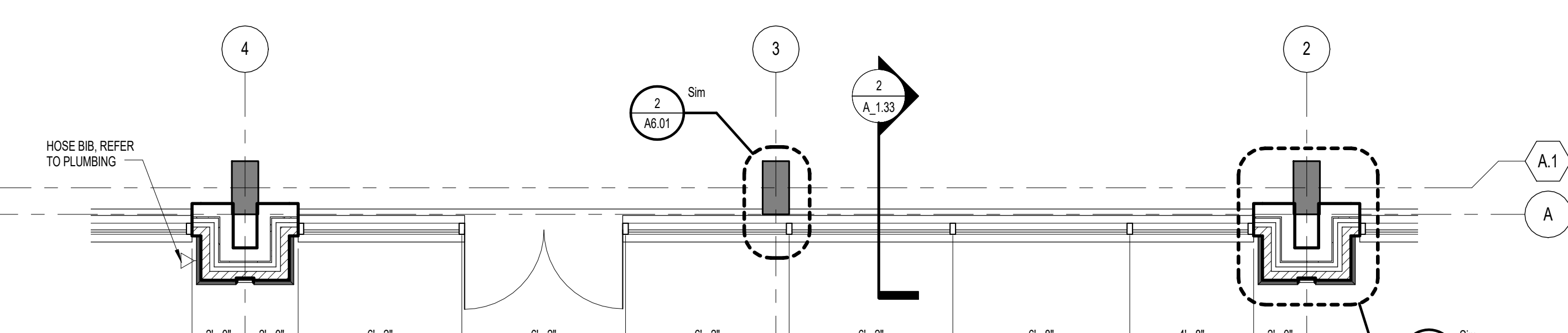
6 ENLARGED FLOOR PLAN - LEVEL 04 Copy 1
A_1.33 SCALE: 1/4" = 1'-0"



4 ENLARGED FLOOR PLAN - LEVEL 02 Copy 1
A_1.33 SCALE: 1/4" = 1'-0"



5 ENLARGED FLOOR PLAN - LEVEL 03 Copy 1
A_1.33 SCALE: 1/4" = 1'-0"



3 ENLARGED FLOOR PLAN - LEVEL 01
A_1.33 SCALE: 1/4" = 1'-0"

200 Stovall Street Conversion

Alexandria, VA 22314
PERSEUS REALTY

ENLARGED PLANS, SECTIONS & ELEVATIONS

MATT GUELCHER Principal-in-Charge	20170012 Project No.
STEVE SMITH Project Manager	02/09/18 Date
HEIDI LEINBACH Project Architect	
HEBA BELLA Staff Architect	

A_1.33

PROJECT NUMBER: 20170012 PROJECT NAME: 200 Stovall Street Conversion SHEET NUMBER: A_1.33 - ENLARGED PLANS, SECTIONS & ELEVATIONS P:\2017\20170012\20170012-d-7 drawings\d-7-1 revit\users\20170012_2015_stovall_bellah.rvt 2/15/2018 11:07:26 AM