

EISENHOWER BLOCK 11

BLOCK 11
ALEXANDRIA, VA
RESIDENTIAL / SENIOR LIVING

05/29/2019

DRB CONCEPT SUBMISSION

ZONING TABULATION - BLOCK 11

SITE LOCATION/ADDRESS:	2300 DOCK LANE			
EXISTING ZONE:	COORDINATED DEVELOPMENT DISTRICT #2 (CDD)			
PROPOSED ZONE:	COORDINATED DEVELOPMENT DISTRICT #2 (CDD)			
SMALL AREA PLAN DISTRICT:	EISENHOWER EAST PLAN			
SITE AREA:	127,954 SF / 2.94 AC			
TAX MAP #:	078.02-01-13			
EXISTING USE:	SURFACE PARKING			
PROPOSED USE:	MULTI-FAMILY, RETAIL (BLOCK 11 WEST) SENIOR LIVING, AND ASSOCIATED PARKING (BLOCK 11 EAST)			
PROPOSED ALLOWABLE GROSS FLOOR AREA (AGFA):	RETAIL 6,682 SF (BLOCK 11 WEST)	RESIDENTIAL 360,811 SF (BLOCK 11 WEST)	AMENITY 15,162 SF (BLOCK 11 WEST)	TOTAL 382,655 SF (BLOCK 11 WEST)
AREA NOT COUNTED TOWARDS AGFA: BUILDING SETBACK PROVIDED:	SENIOR LIVING 307,010 SF (BLOCK 11 EAST)	AMENITY (GROUND FLOOR AND BASEMENT) 34,215 SF (BLOCK 11 EAST)	TOTAL 341,225 SF (BLOCK 11 EAST)	
LOT FRONTAGE PROVIDED:	PARKING, CIRCULATION			
	NORTH: 0			
	EAST: 0			
	SOUTH: 0			
	WEST: 0			
PROPOSED MAXIMUM NUMBER OF UNITS:	BLOCK 11 WEST			
	508 RESIDENTIAL UNITS	614 BEDROOMS		
	BLOCK 11 EAST			
	32 MEMORY CARE UNITS	36 MEMORY CARE BEDS		
	69 ASSISTED LIVING UNITS	77 ASSISTED LIVING BEDS		
	120 INDEPENDENT LIVING UNITS	175 INDEPENDENT LIVING BEDS		
	221 TOTAL SENIOR LIVING UNITS	288 TOTAL SENIOR LIVING BEDS		
OPEN SPACE PROVIDED: (PARK NOT INCLUDED)	22,802 SF (BLOCK 11 WEST) 15,410 SF (BLOCK 11 EAST)			
PROPOSED BUILDING HEIGHT: (TOP OF ROOF SLAB)	345'-0" (BLOCK 11 WEST) 284'-0" (BLOCK 11 EAST)			
AVERAGE FINISHED GRADE:	EL. 17.39 (BLOCK 11)			
PARKING PROVIDED:	340 (BLOCK 11 WEST) 208 (BLOCK 11 EAST)			
LOADING PROVIDED:	2 (BLOCK 11 WEST) 1 (BLOCK 11 EAST)			

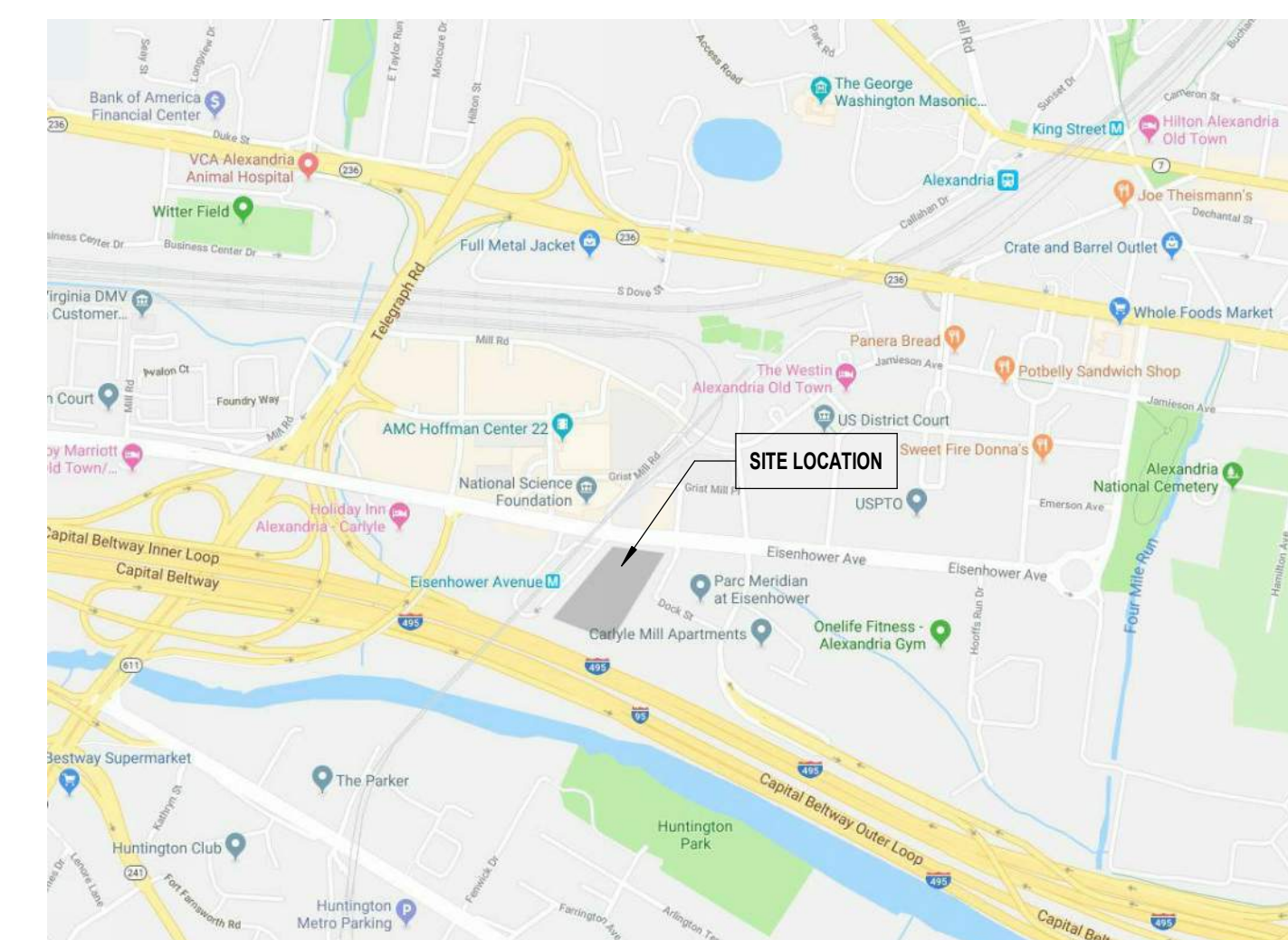
PROJECT NARRATIVE

THIS PROJECT PROPOSES A NEW DEVELOPMENT ON BLOCK 11 BORDERED TO THE NORTH BY A NEW PRIVATE STREET (DOCK LANE) TO THE SOUTH BY SOUTHERN LANE, TO THE EAST BY PORT STREET, AND TO THE WEST BY ANCHOR STREET.

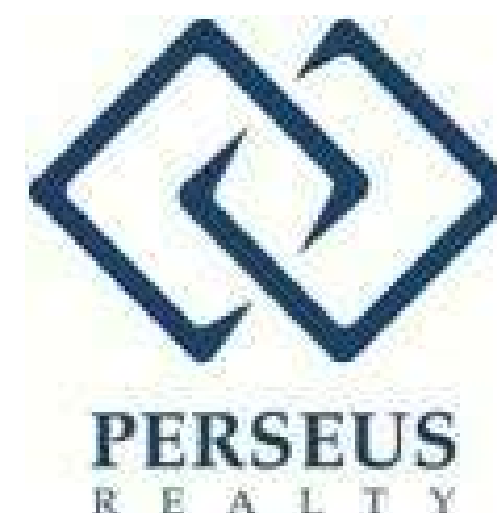
BLOCK 11 WILL CONSIST OF TWO BUILDINGS. THE WESTERN BUILDING, FRONTING ON ANCHOR STREET, WILL CONTAIN APARTMENTS, ABOVE GRADE PARKING, GROUND FLOOR RETAIL, AND AMENITIES. THE EASTERN BUILDING, FRONTING ON PORT STREET, WILL CONTAIN ASSISTED LIVING, INDEPENDENT LIVING, AND MEMORY CARE SENIOR LIVING UNITS WITH ASSOCIATED PROGRAM SPACES AND ABOVE GRADE PARKING.

DRAWING INDEX - DRB

SHEET NO.	SHEET NAME
A00.00	COVER SHEET
A01.01	AXONS
A01.03	SITE PLAN
A01.04	BUILDING SECTION E-W
A01.05	LEVEL 01 AND BASEMENT PLANS
A01.06	PARKING AND PODIUM PLANS
A01.07	TOWER PLANS
A01.08	TOWER PLANS
A01.09	TOWER PLANS
A04.11	BASIC MASSING - RESIDENTIAL
A04.13A	OPTION 1 BASIC MASSING - SENIOR LIVING
A04.14A	OPTION 2 BASIC MASSING - SENIOR LIVING
A04.30	STREETSCAPE SECTIONS - LANDSCAPE PLANS



LOCATION MAP



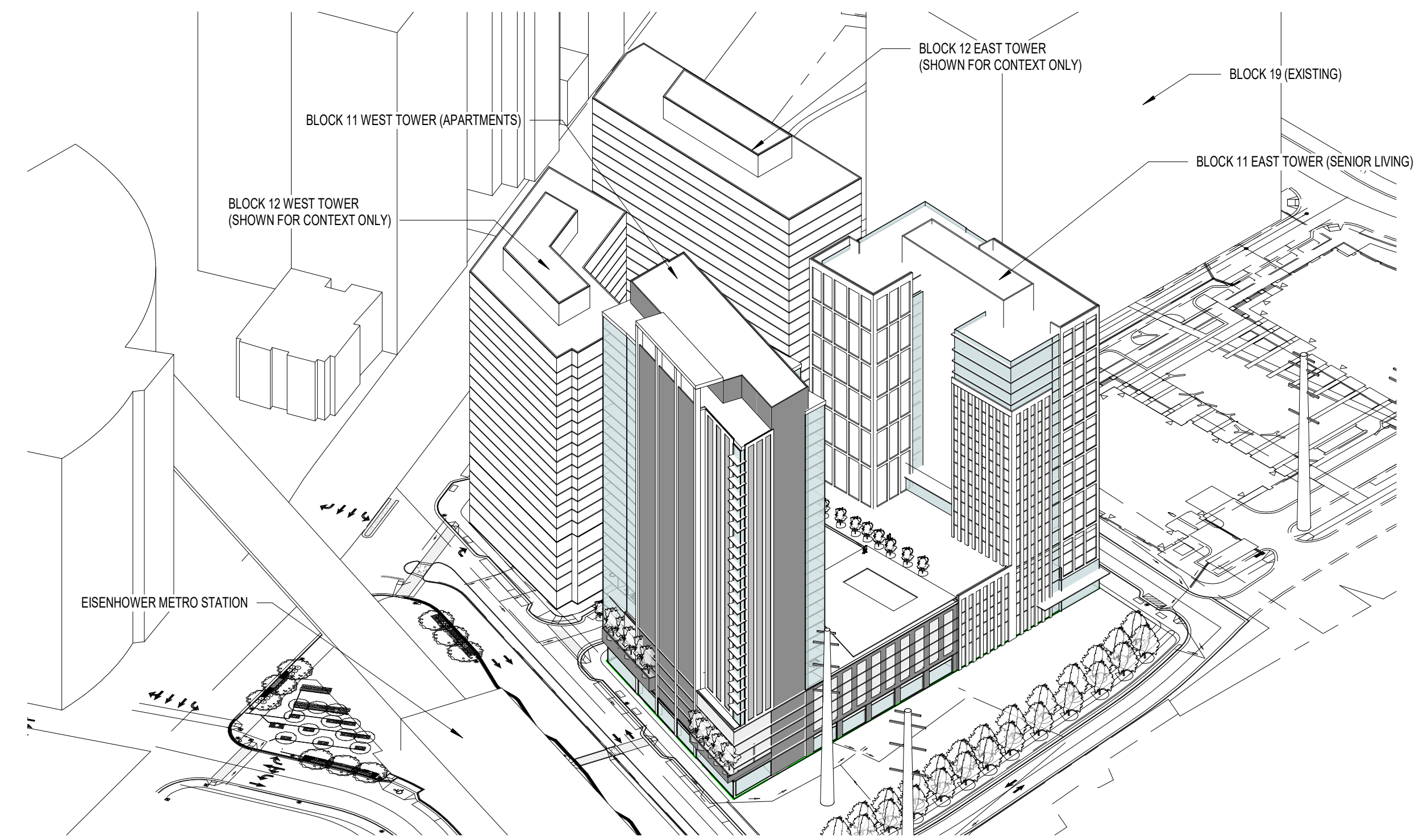


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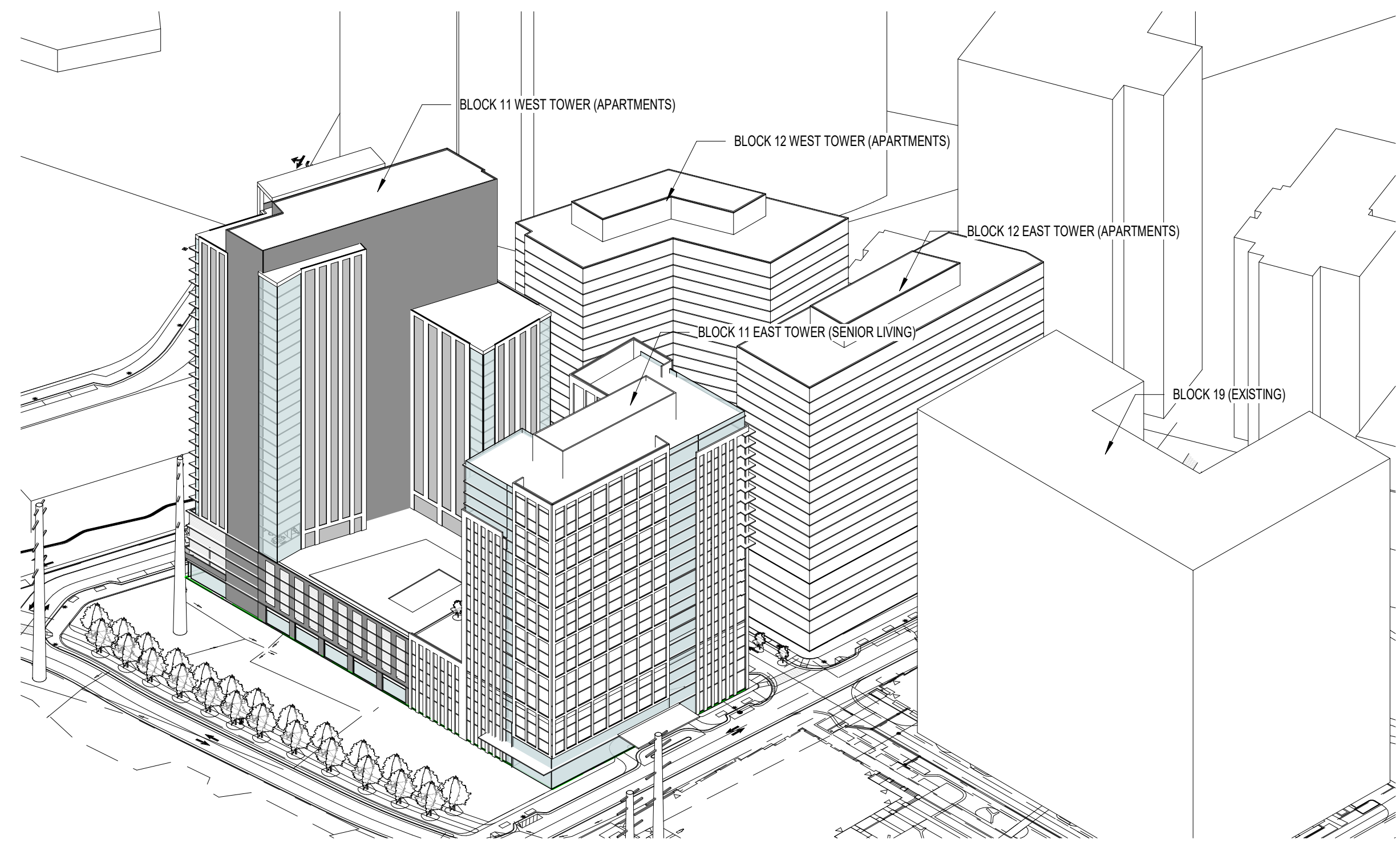
SCOPE DOCUMENTS

The Contract Documents Issued for [Conceptual Design, Schematic Design, Design Development, Partial Construction Documents or Other Issuance up to Issued for Construction] are intended to be at that level of development and as such, may be neither complete nor coordinated. The [Construction Manager, Contractor, 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 [Construction Manager, Contractor, Design/Builder] shall inform the Owner and Architect, in timely fashion, of any discovered omissions, inconsistencies or errors in the Contract Documents.

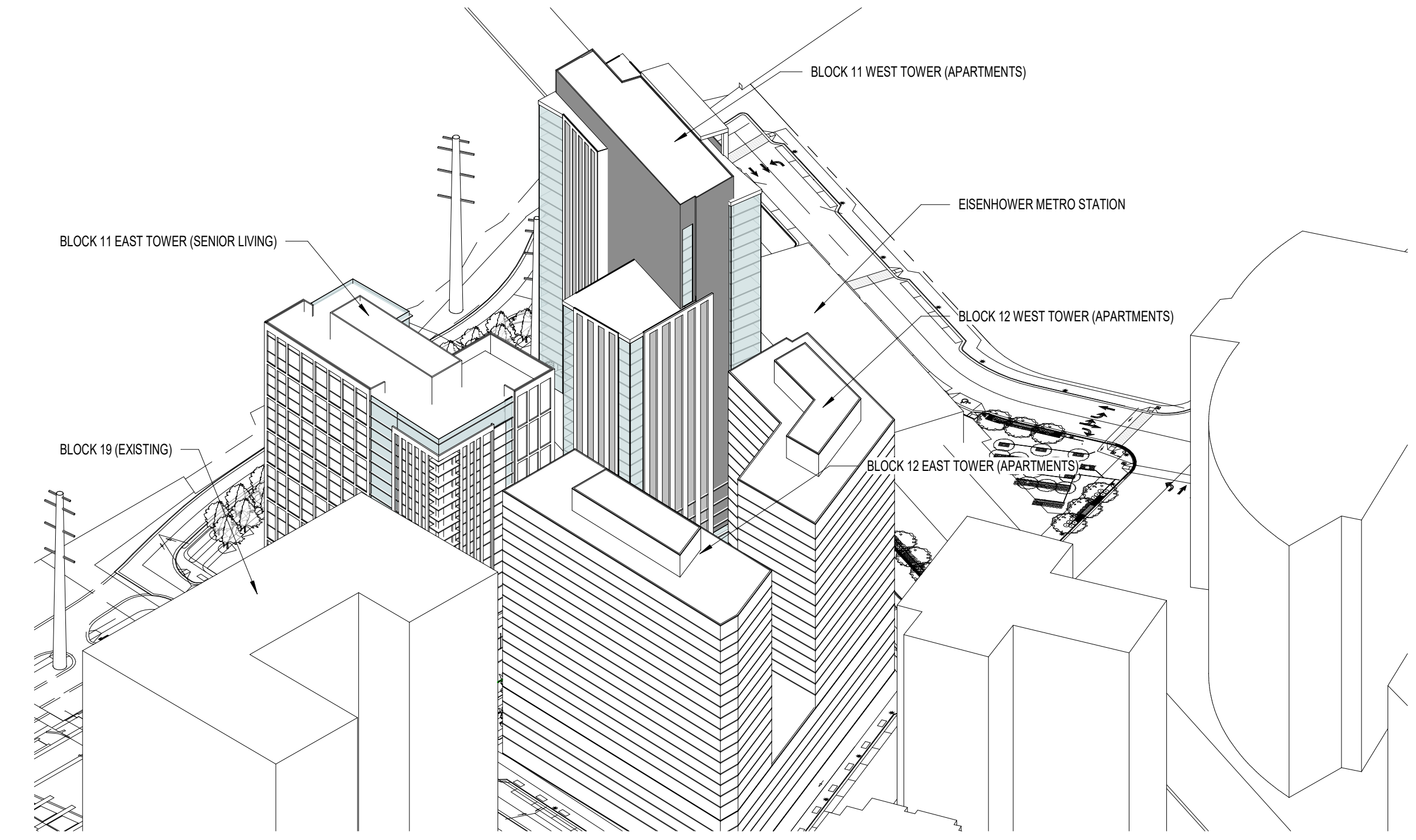
ISSUANCES		
No.	Drawing Issue Description	Date
1	Stage I Concept Submission	03/20/2019
2	Stage I Concept Submission Update	04/29/2019
6	DRB 1st Submission	05/29/2019



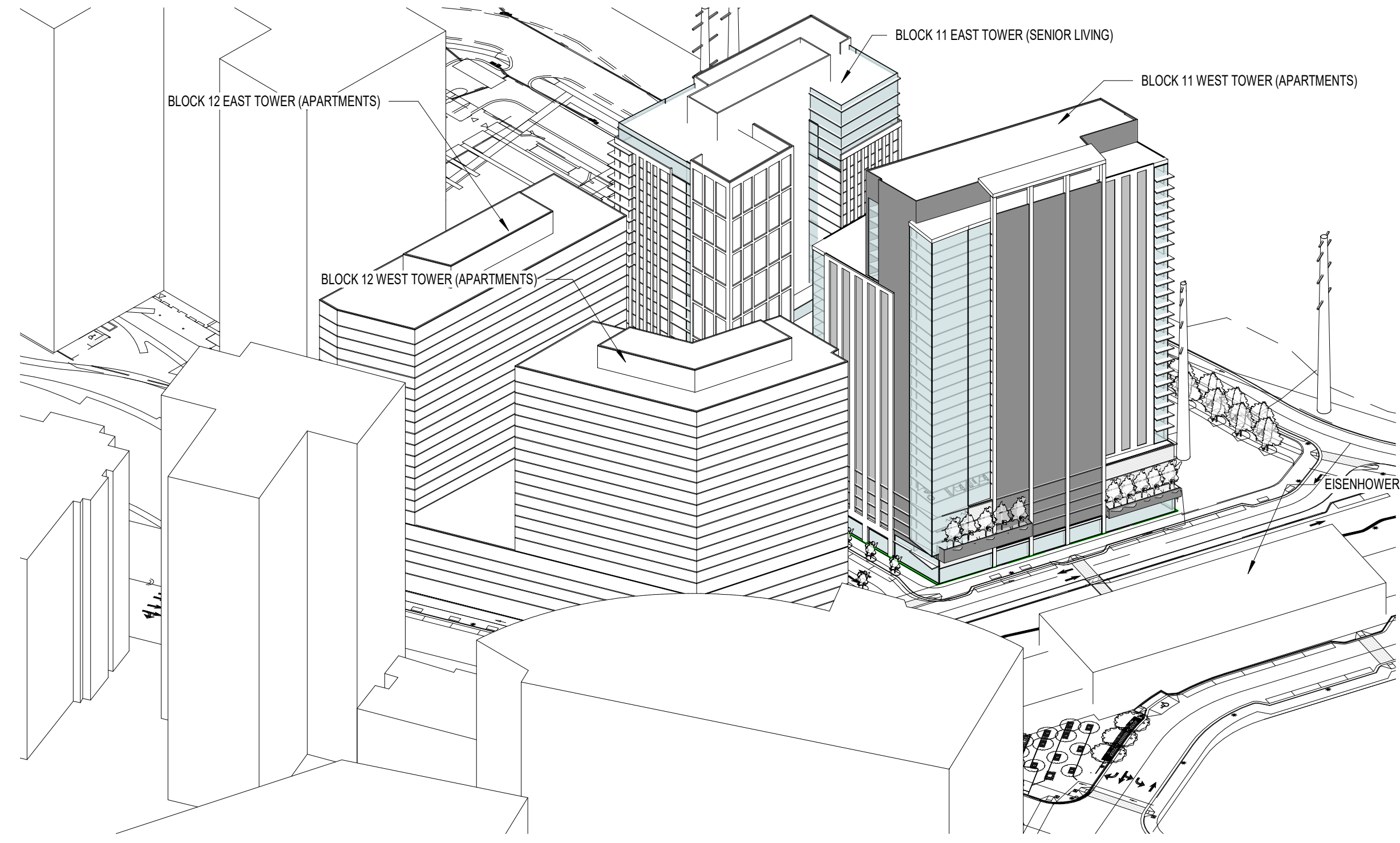
4 STREET FROM SW
A01.01 SCALE:



1 STREET FROM SE
A01.01 SCALE:



3 STREET FROM NE
A01.01 SCALE:



2 STREET FROM NW
A01.01 SCALE:

EISENHOWER BLOCK 11

Alexandria, Virginia
COOPER CARRY - MIXED USE STUDIO
AXONS

STEVE SMITH 20170032
Principal-in-Charge Project No.
AB, MG, SG, NA 05.28.2019
Project Manager Date
LA
Project Architect
Staff Architect

A01.01

PROJECT NUMBER: 20170032 PROJECT NAME: EISENHOWER BLOCK 11
SHEET NUMBER: A01.01 - AXONS
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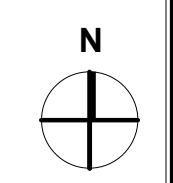


EISENHOWER BLOCK 11

Alexandria, Virginia
COOPER CARRY - MIXED USE STUDIO

SITE PLAN

1
A01.03
SCALE: 1/64" = 1'-0"



STEVE SMITH 20170032
Principal-in-Charge Project No.
AB, MG, SG, NA 05.28.2019
Project Manager Date
LA
Project Architect
Staff Architect

A01.03

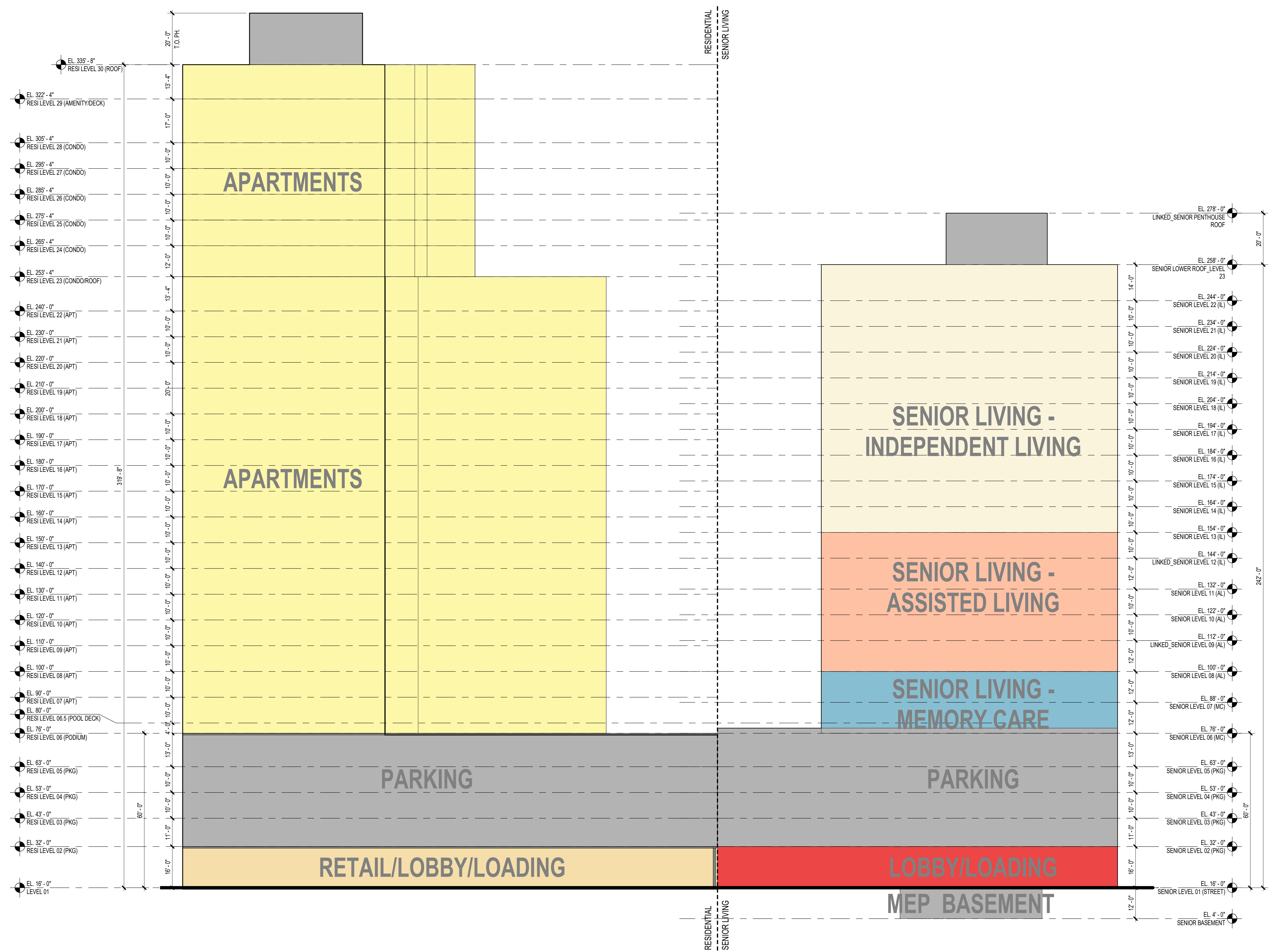
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SHEET NUMBER: A01.03 - SITE PLAN
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1 BLOCK 11 EAST-WEST SITE SECTION (LOOKING NORTH)
A01.05 | A01.04 SCALE: 1" = 20'-0"

EISENHOWER BLOCK 11

Alexandria, Virginia
COOPER CARRY - MIXED USE STUDIO
BUILDING SECTION E-W

STEVE SMITH 20170032
Principal-in-Charge Project No.
AB, MG, SG, NA 05.28.2019
Project Manager Date

Project Architect
Staff Architect

A01.04

PROJECT NUMBER: 20170032 PROJECT NAME: EISENHOWER BLOCK 11
SHEET NUMBER: A01.04 - BUILDING SECTION E-W
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SCOPE DOCUMENTS

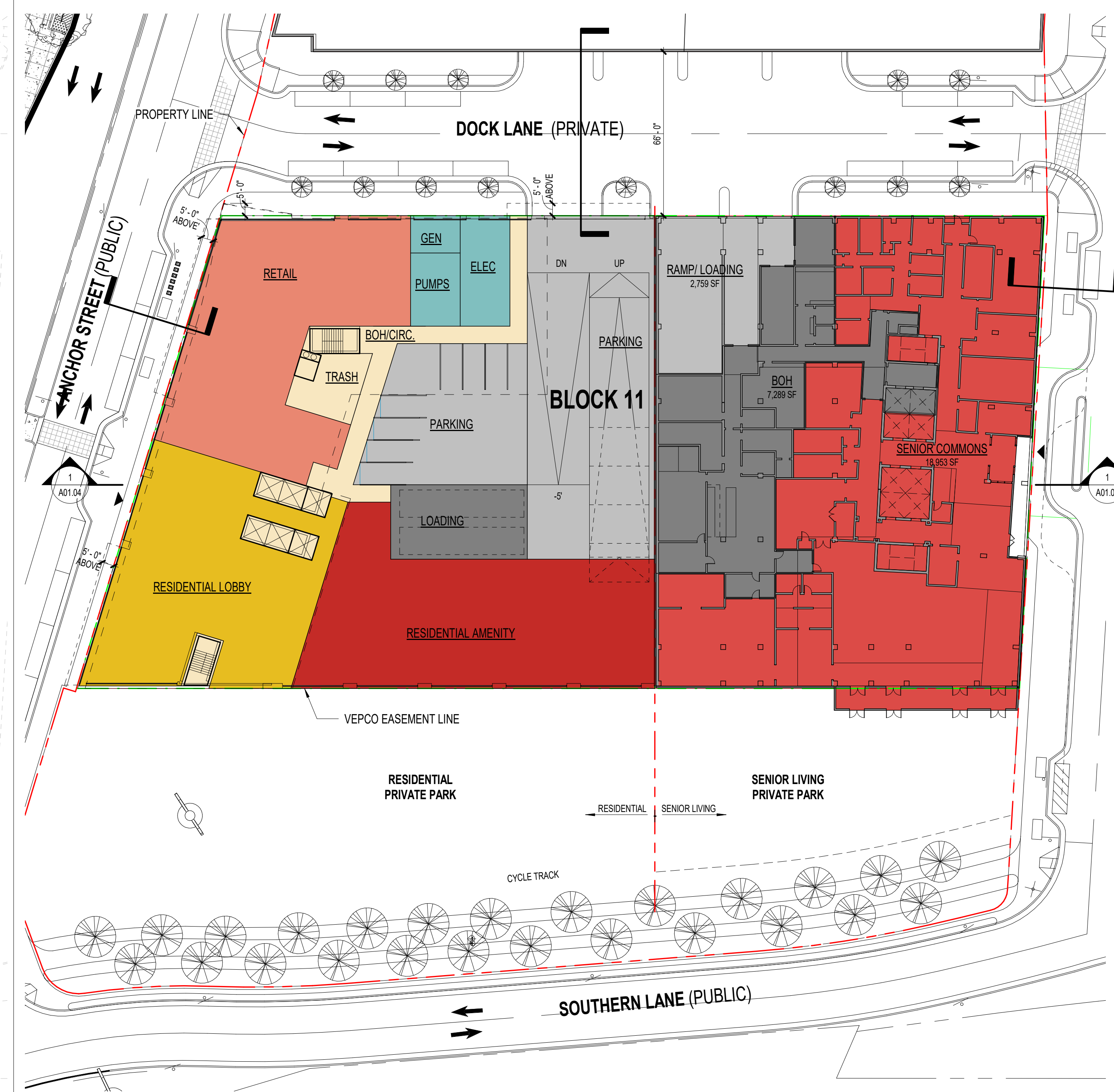
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2 OVERALL BLOCK 11 & 12 - (BELOW GRADE)
A01.05 SCALE: 1" = 30'-0"



1 RESI BLOCK 11 - LEVEL 01
A01.05 SCALE: 1" = 30'-0"

SCALE: 1" = 30'

EISENHOWER BLOCK 11

Alexandria, Virginia
COOPER CARRY - MIXED USE STUDIO
LEVEL 01 AND BASEMENT PLANS

STEVE SMITH 20170032
Principal-in-Charge Project No.
AB, MG, SG, NA 05.28.2019
Project Manager Date
LA
Project Architect

A01.05

PROJECT NUMBER: 20170032 PROJECT NAME: EISENHOWER BLOCK 11
SHEET NUMBER: A01.05 - LEVEL 01 AND BASEMENT PLANS
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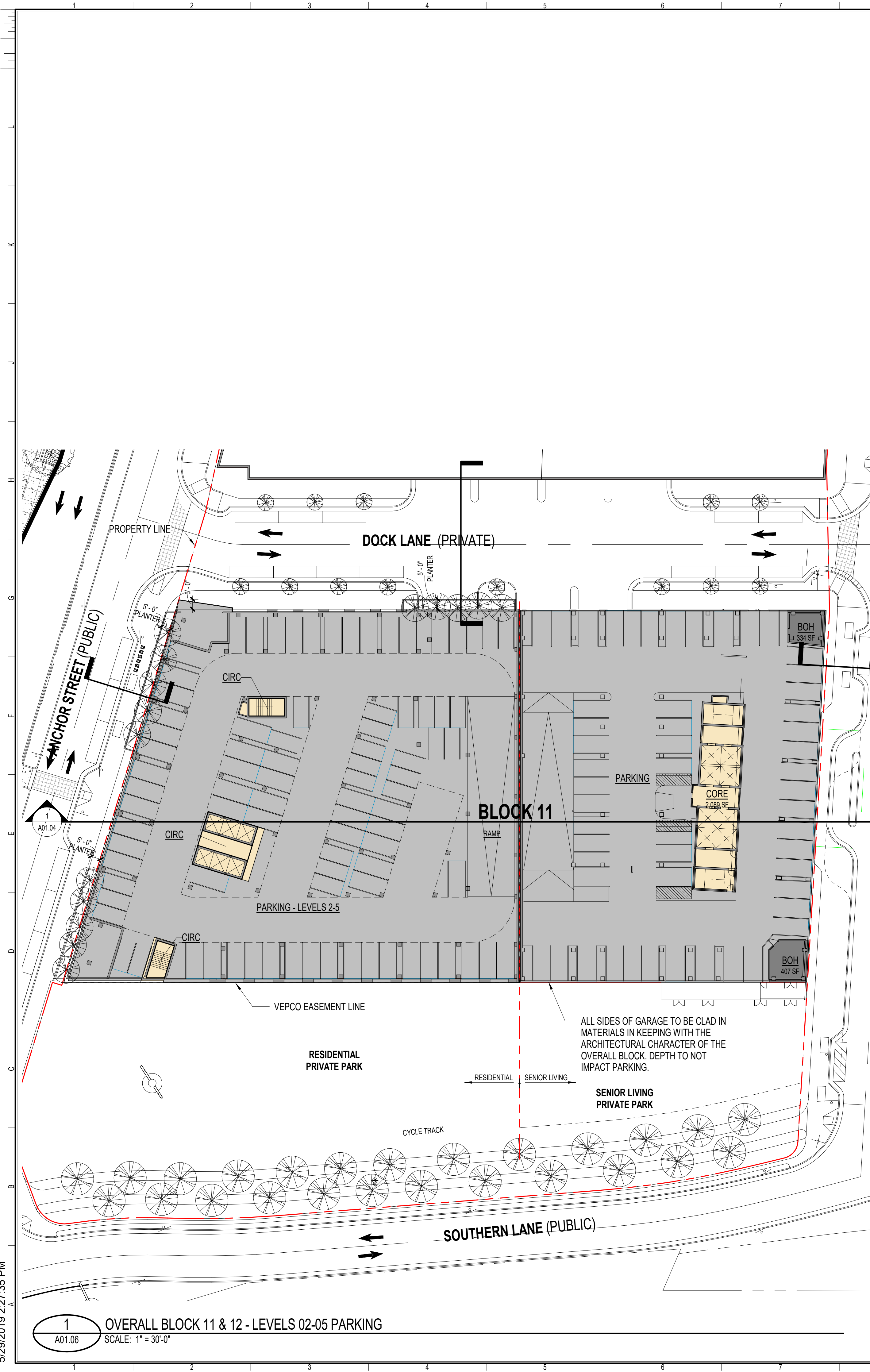


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EISENHOWER BLOCK 11

Alexandria, Virginia
COOPER CARRY - MIXED USE STUDIO
PARKING AND PODIUM PLANS

STEVE SMITH Principal-in-Charge	20170032 Project No.
AB, MG, SG, NA Project Manager	05.28.2019 Date
LA Project Architect	
Staff Architect	

A01.06

PROJECT NUMBER: 20170032 PROJECT NAME: EISENHOWER BLOCK 11
SHEET NUMBER: A01.06 - PARKING AND PODIUM PLANS
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1 OVERALL BLOCK 11 & 12 - LEVEL 08
A01.07 SCALE: 1" = 30'-0"



2 OVERALL BLOCK 11 & 12 - LEVEL 09
A01.07 SCALE: 1" = 30'-0"

SCALE: 1" = 30'

EISENHOWER BLOCK 11

Alexandria, Virginia
COOPER CARRY - MIXED USE STUDIO

TOWER PLANS

STEVE SMITH 20170032
Principal-in-Charge Project No.
AB, MG, SG, NA 05.28.2019
Project Manager Date
LA
Project Architect

A01.07

5 OF 11

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20170032 PROJECT NAME: EISENHOWER BLOCK 11
SHEET NUMBER: A01.07 - TOWER PLANS
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ISSUANCES

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2	Stage I Concept Submission Update	04/29/2019
6	DRB 1st Submission	05/29/2019



1 OVERALL BLOCK 11 & 12 - LEVEL 22
A01.08 SCALE: 1" = 30'-0"



2 OVERALL BLOCK 11 & 12 - LEVEL 23
A01.08 SCALE: 1" = 30'-0"

EISENHOWER BLOCK 11

Alexandria, Virginia
COOPER CARRY - MIXED USE STUDIO

TOWER PLANS

STEVE SMITH	20170032
Principal-in-Charge	Project No.
AB, MG, SG, NA	05.28.2019
Project Manager	Date
LA	
Project Architect	
Staff Architect	

A01.08

PROJECT NUMBER: 20170032 PROJECT NAME: EISENHOWER BLOCK 11
SHEET NUMBER: A01.08 - TOWER PLANS
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ISSUANCES		
No.	Drawing Issue Description	Date
1	Stage 1 Concept Submission	03/20/2019
2	Stage 1 Concept Submission Update	04/29/2019
6	DRB 1st Submission	05/29/2019



1 OVERALL BLOCK 11 & 12 - LEVEL 24-28
A01.09 SCALE: 1" = 30'-0"

EISENHOWER BLOCK 11

Alexandria, Virginia
COOPER CARRY - MIXED USE STUDIO
TOWER PLANS

STEVE SMITH 20170032
Principal-in-Charge Project No.
AB, MG, SG, NA 05.28.2019
Project Manager Date
LA
Project Architect

A01.09

PROJECT NUMBER: 20170032 PROJECT NAME: EISENHOWER BLOCK 11
SHEET NUMBER: A01.09 - TOWER PLANS
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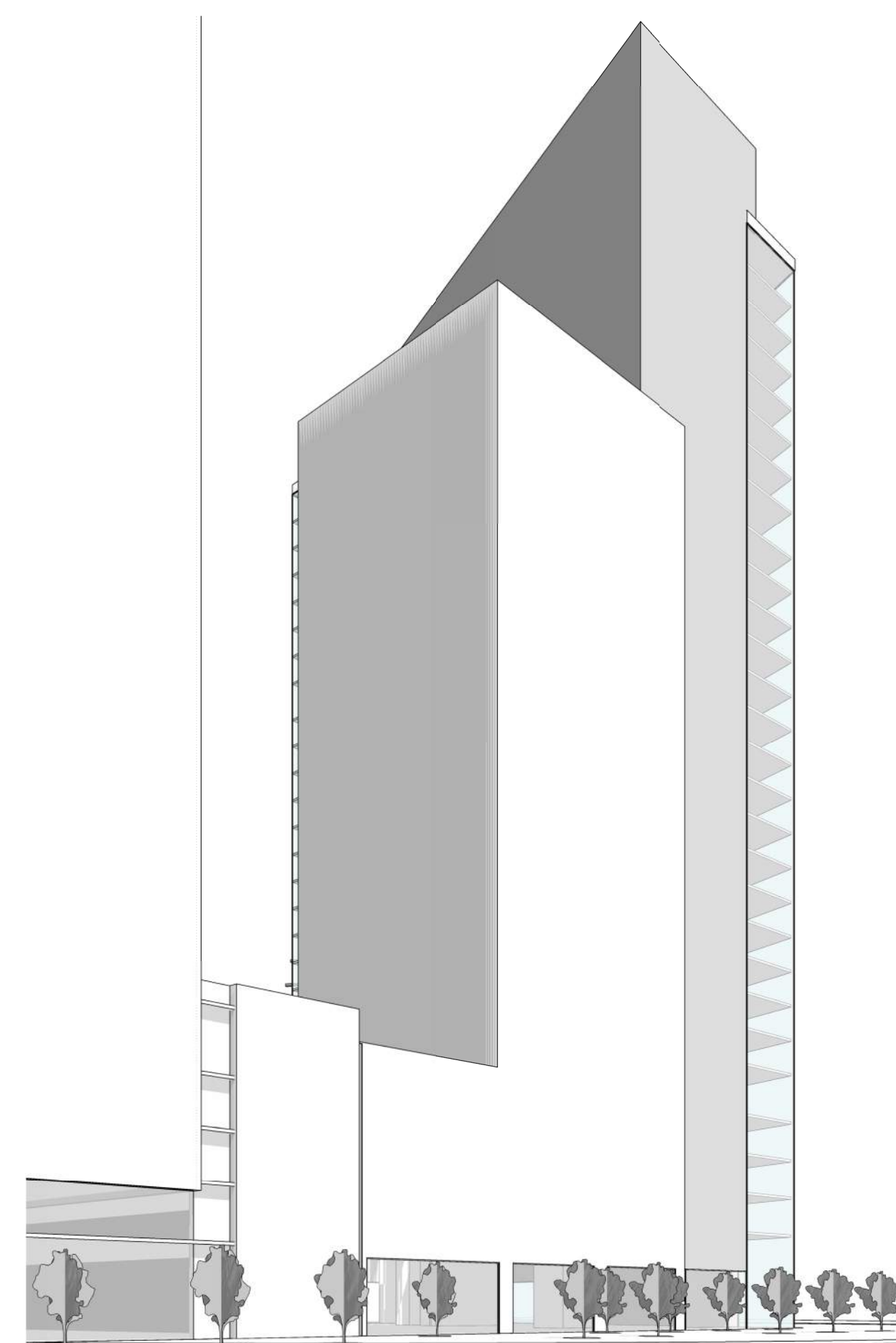
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SCOPE DOCUMENTS

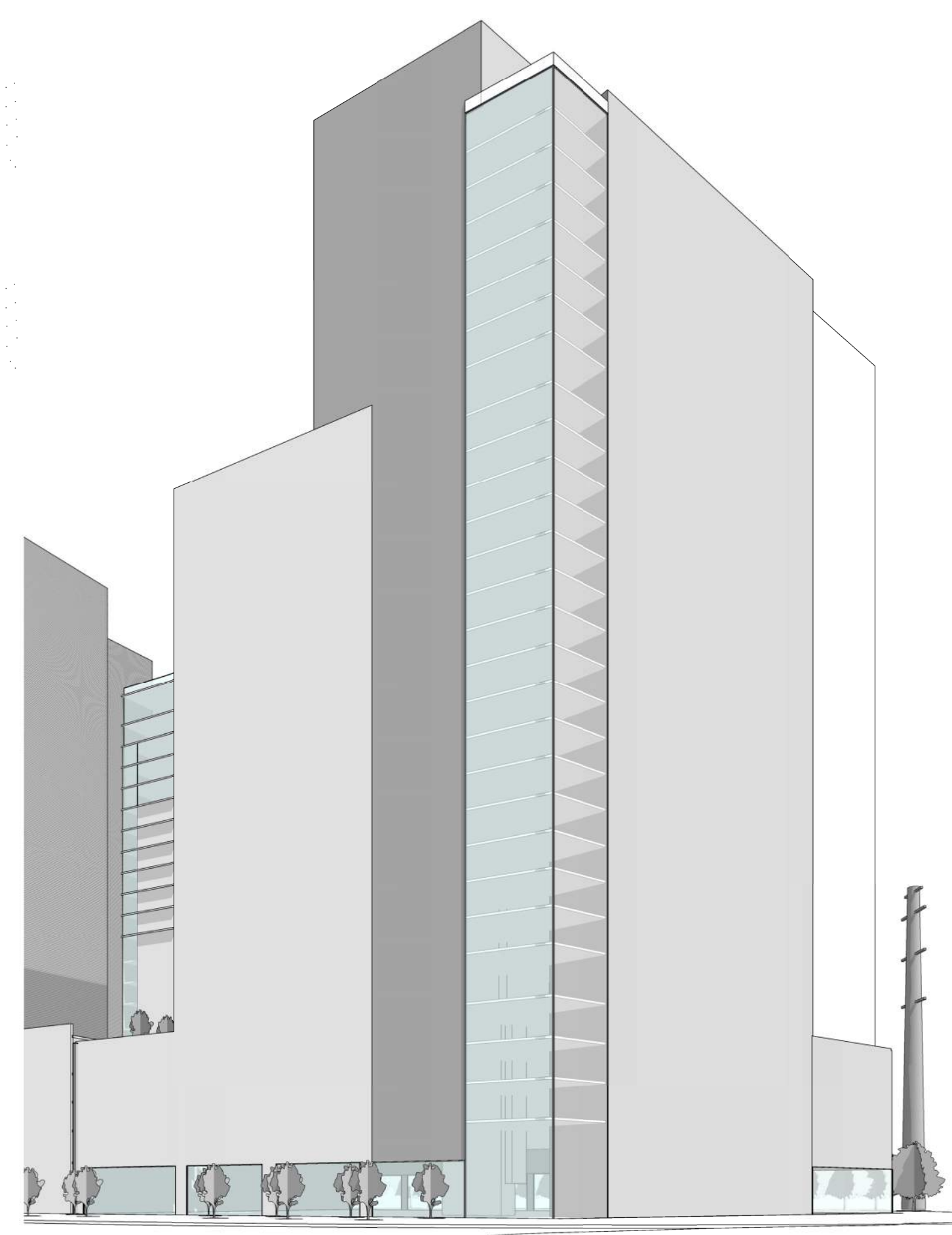
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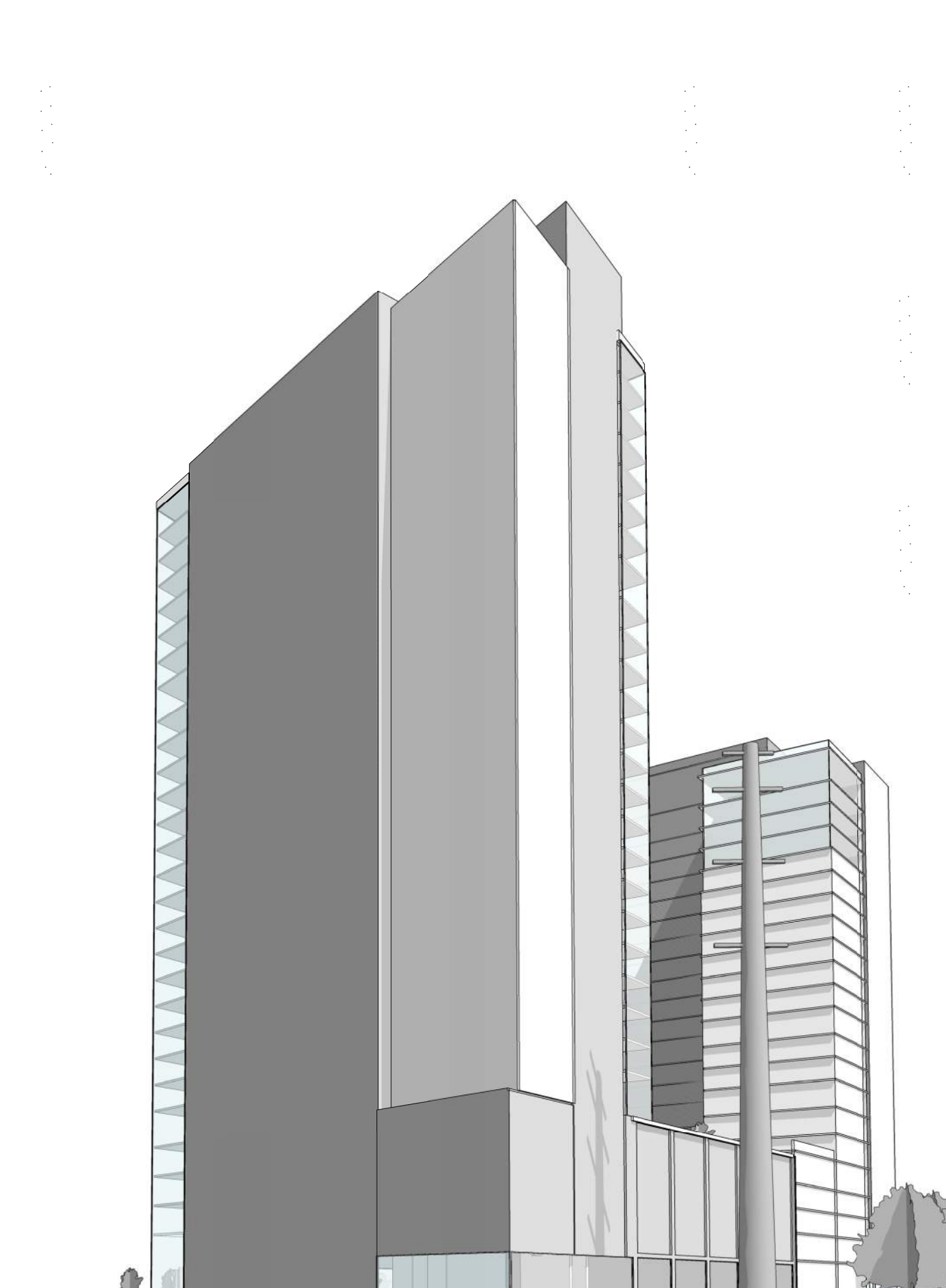
No.	Drawing Issue Description	Date
6	DRB 1st Submission	05/29/2019



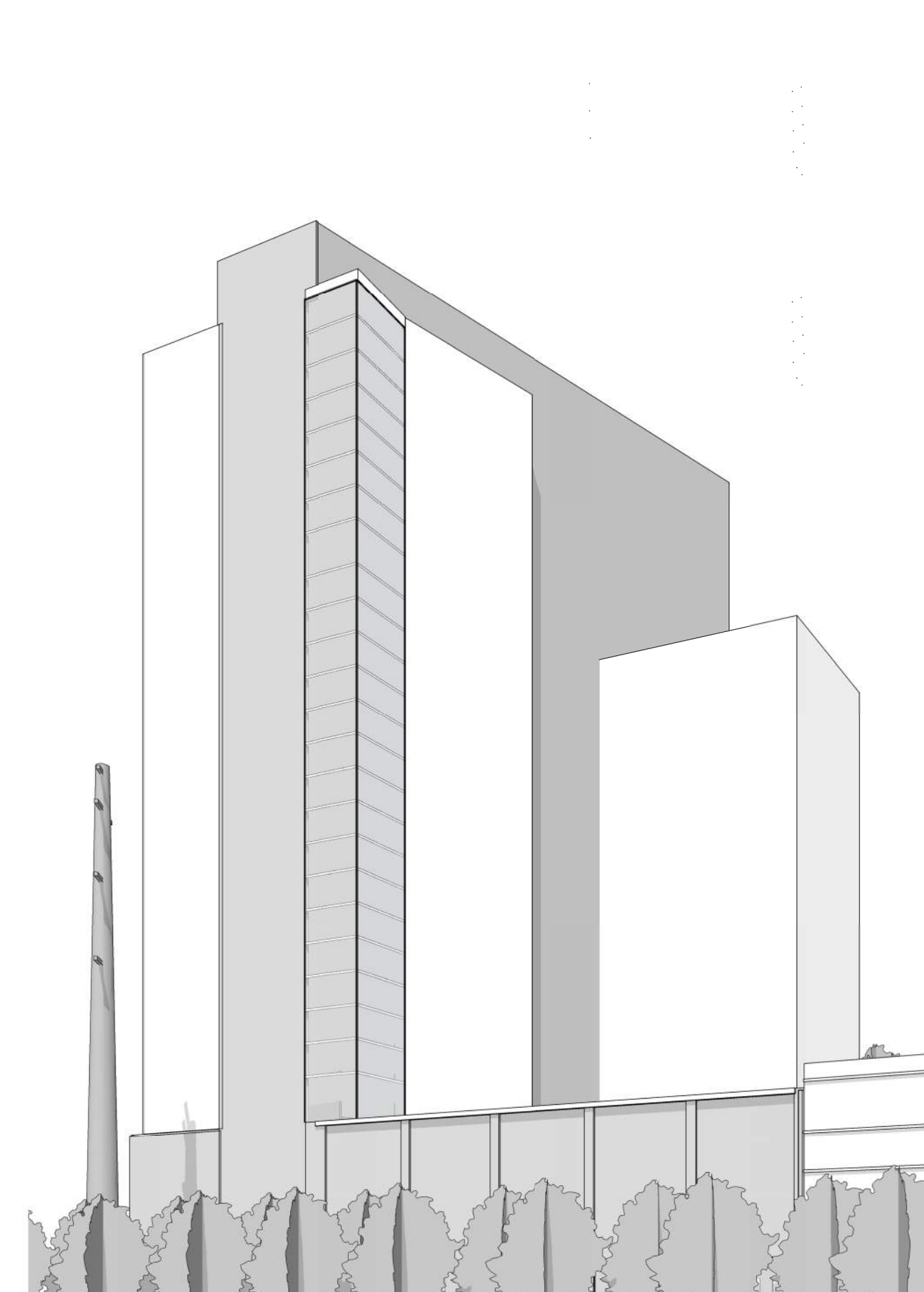
1 EB11 WEST - NE Corner Simple Massing (Dock Lane)
A04.11 SCALE:



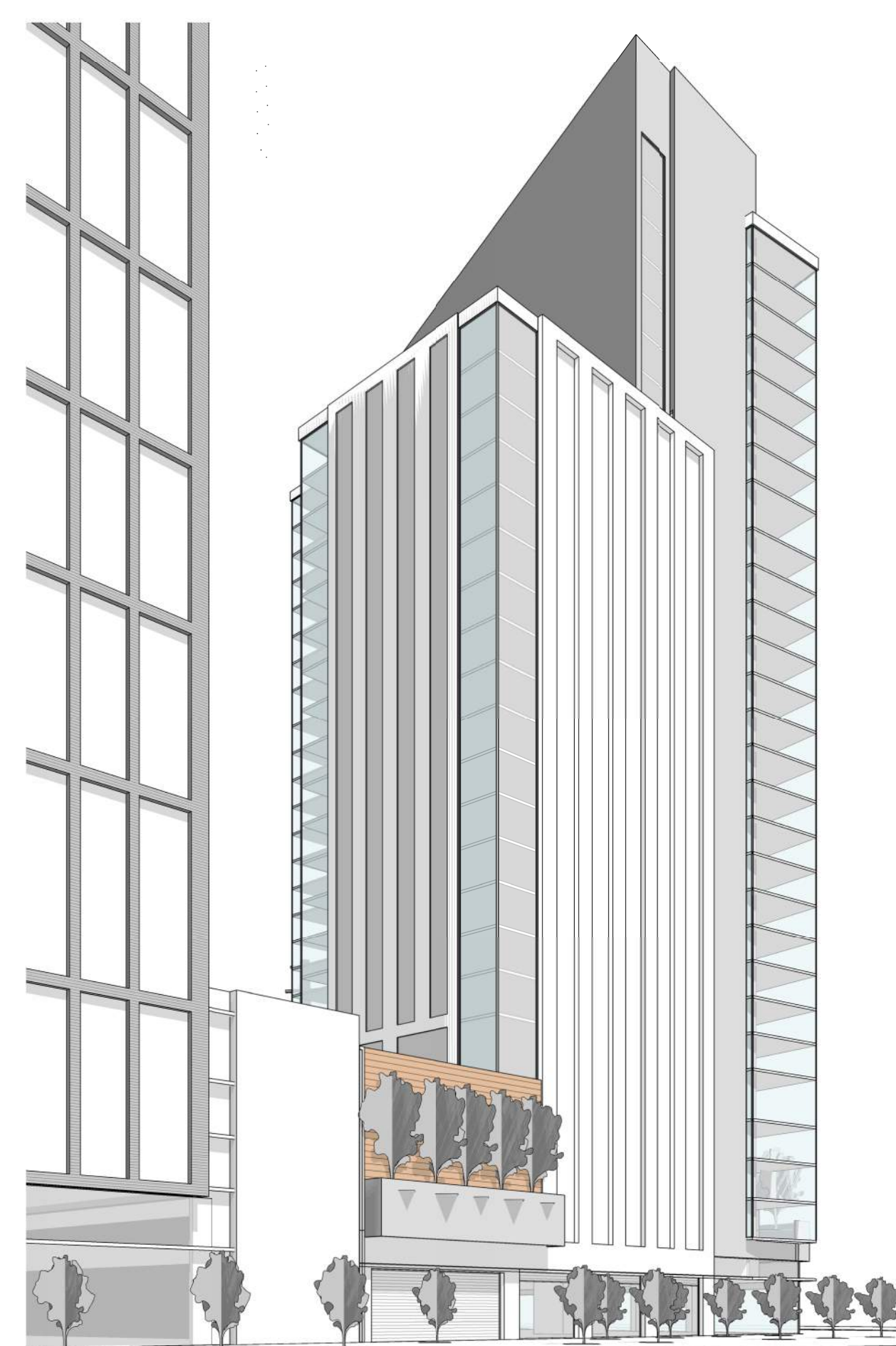
2 EB11 WEST - NW Corner Simple Massing (Dock & Anchor)
A04.11 SCALE:



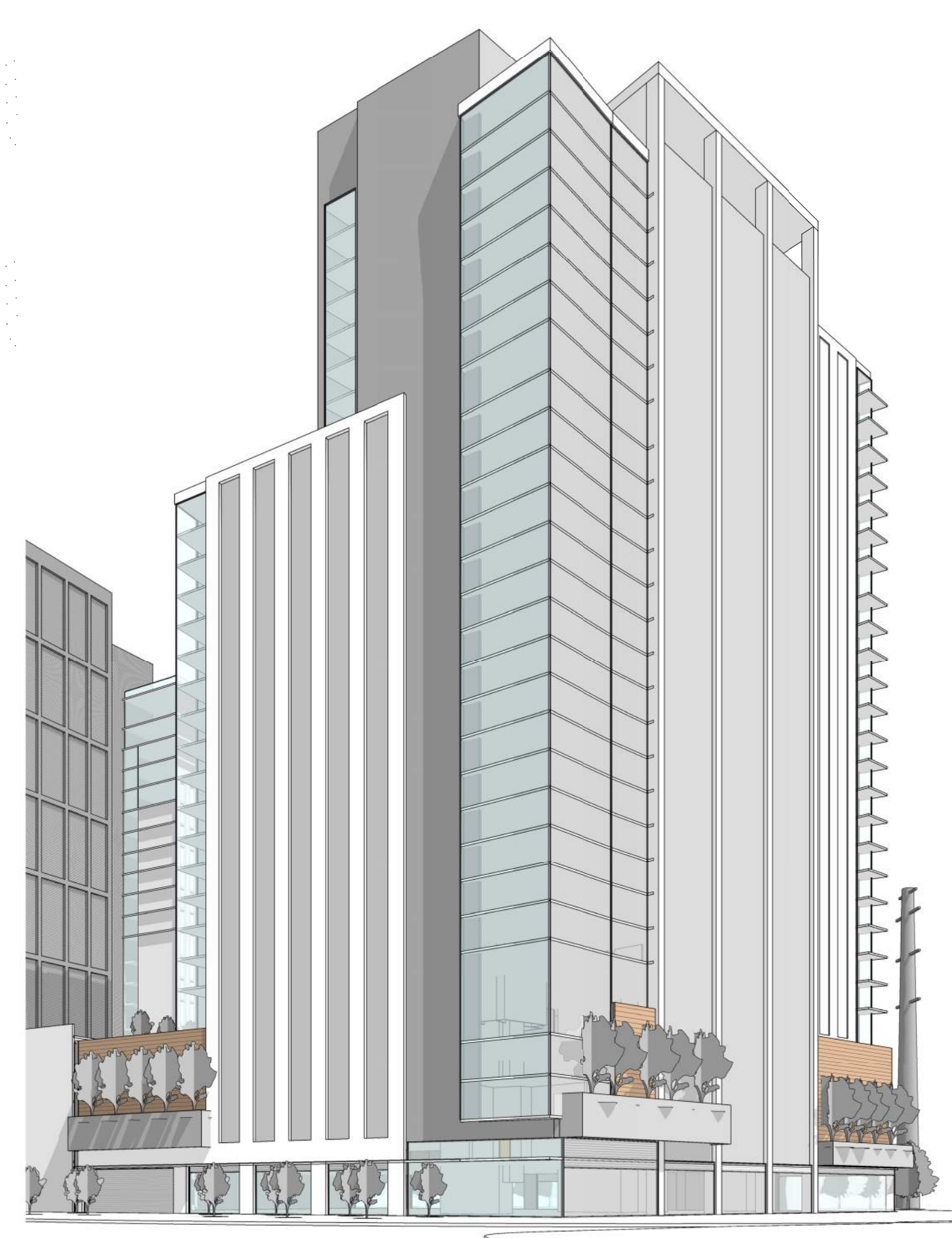
3 EB11 WEST - SW Corner Simple Massing (Anchor & Southern)
A04.11 SCALE:



4 EB11 WEST - SE Corner Simple Massing
A04.11 SCALE:



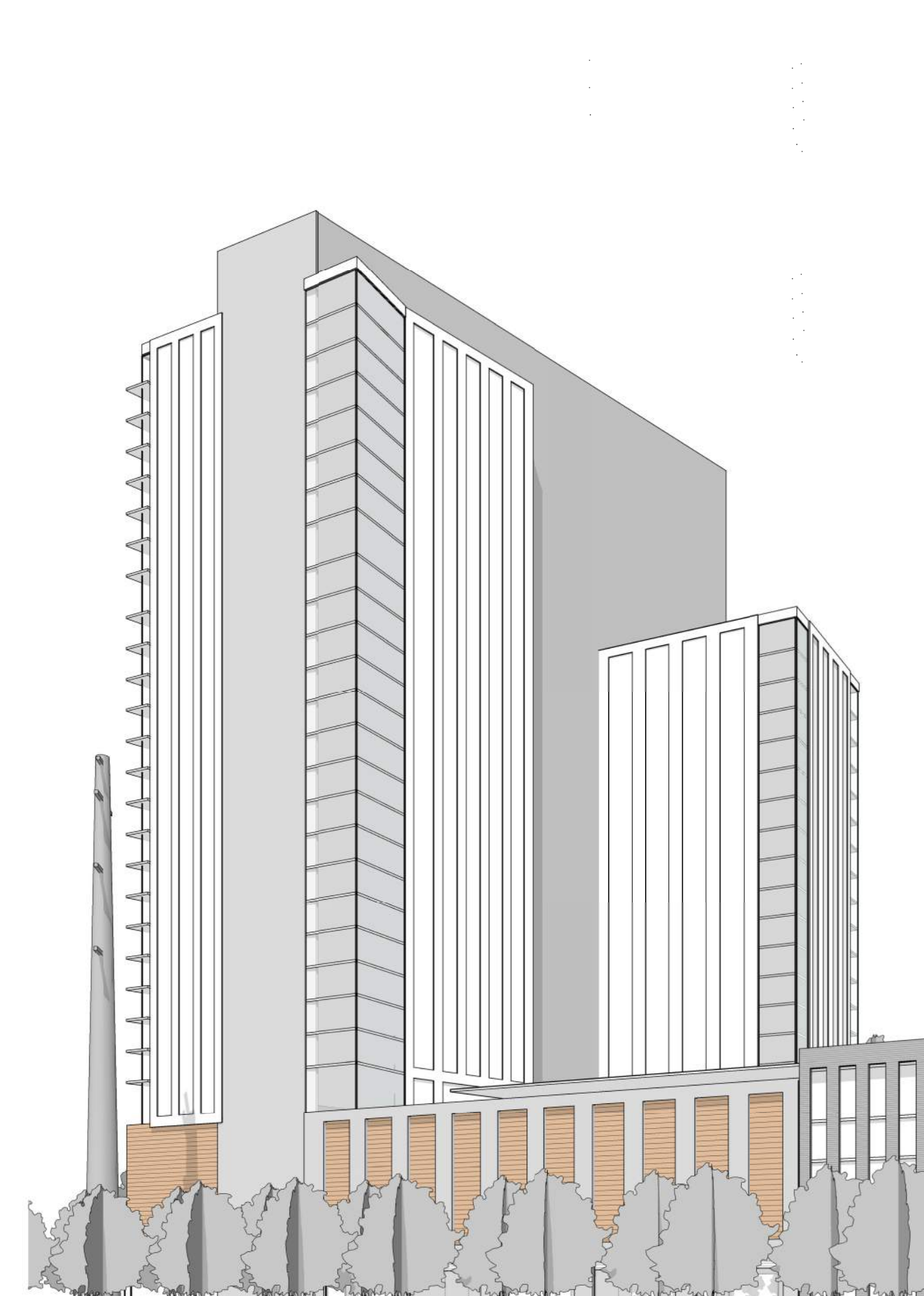
5 EB11 WEST - NE Corner Medium Massing (Dock Lane)
A04.11 SCALE:



6 EB11 WEST - NW Corner Medium Massing (Dock & Anchor)
A04.11 SCALE:



7 EB11 WEST - SW Corner Medium Massing (Anchor & Southern)
A04.11 SCALE:



8 EB11 WEST - SE Corner Medium Massing (Southern Lane)
A04.11 SCALE:

PROJECT NUMBER: 20170032 PROJECT NAME: EISENHOWER BLOCK 11
SHEET NUMBER: A04.11 - BASIC MASSING - RESIDENTIAL
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5/29/2019 2:46:25 PM

EISENHOWER BLOCK 11

Alexandria, Virginia
COOPER CARRY - MIXED USE STUDIO

BASIC MASSING - RESIDENTIAL

STEVE SMITH 20170032
Principal-in-Charge Project No.
AB, MG, SG, NA 05.28.2019
Project Manager Date

Project Architect
Author
Staff Architect

A04.11



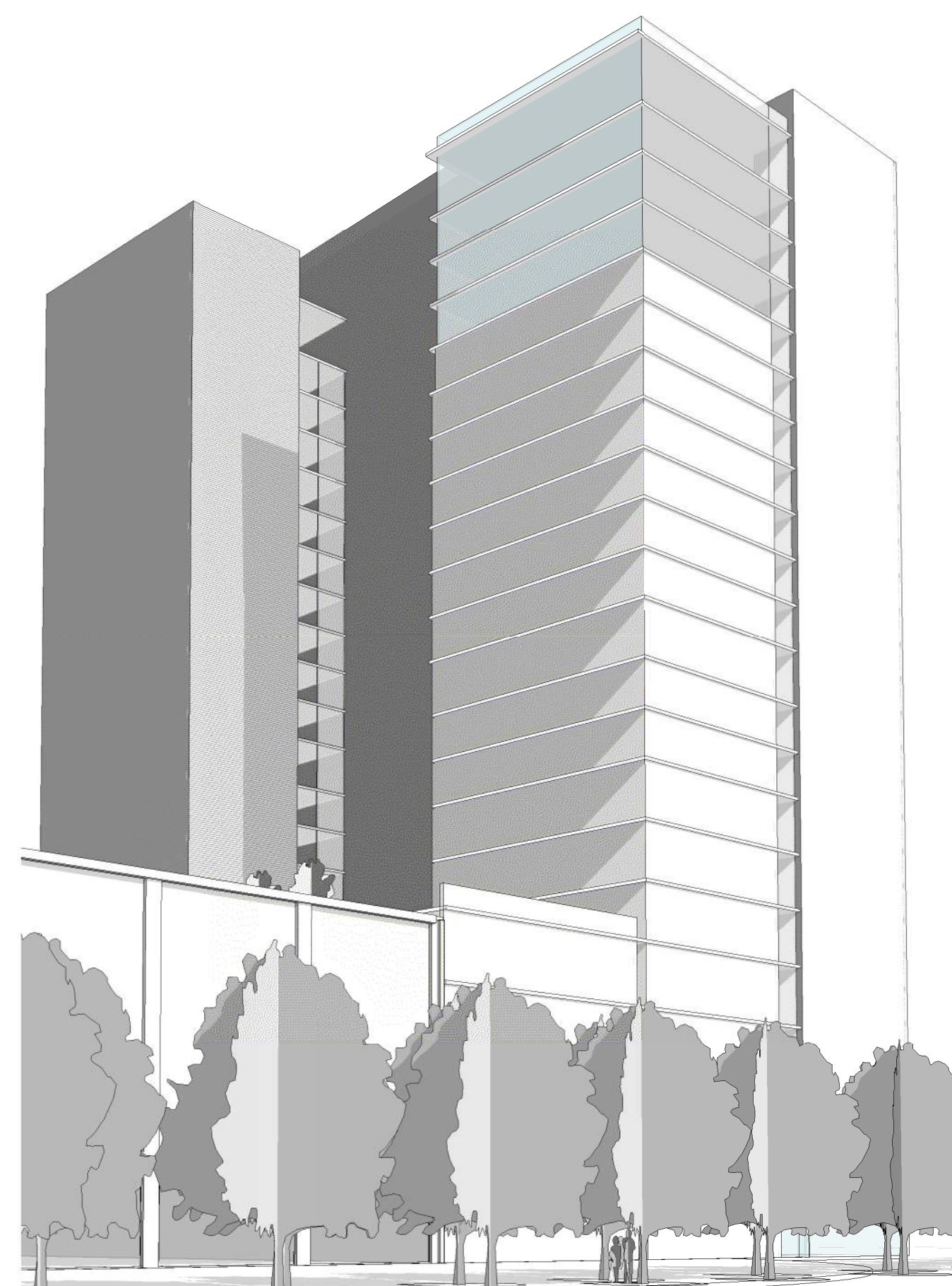
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SCOPE DOCUMENTS

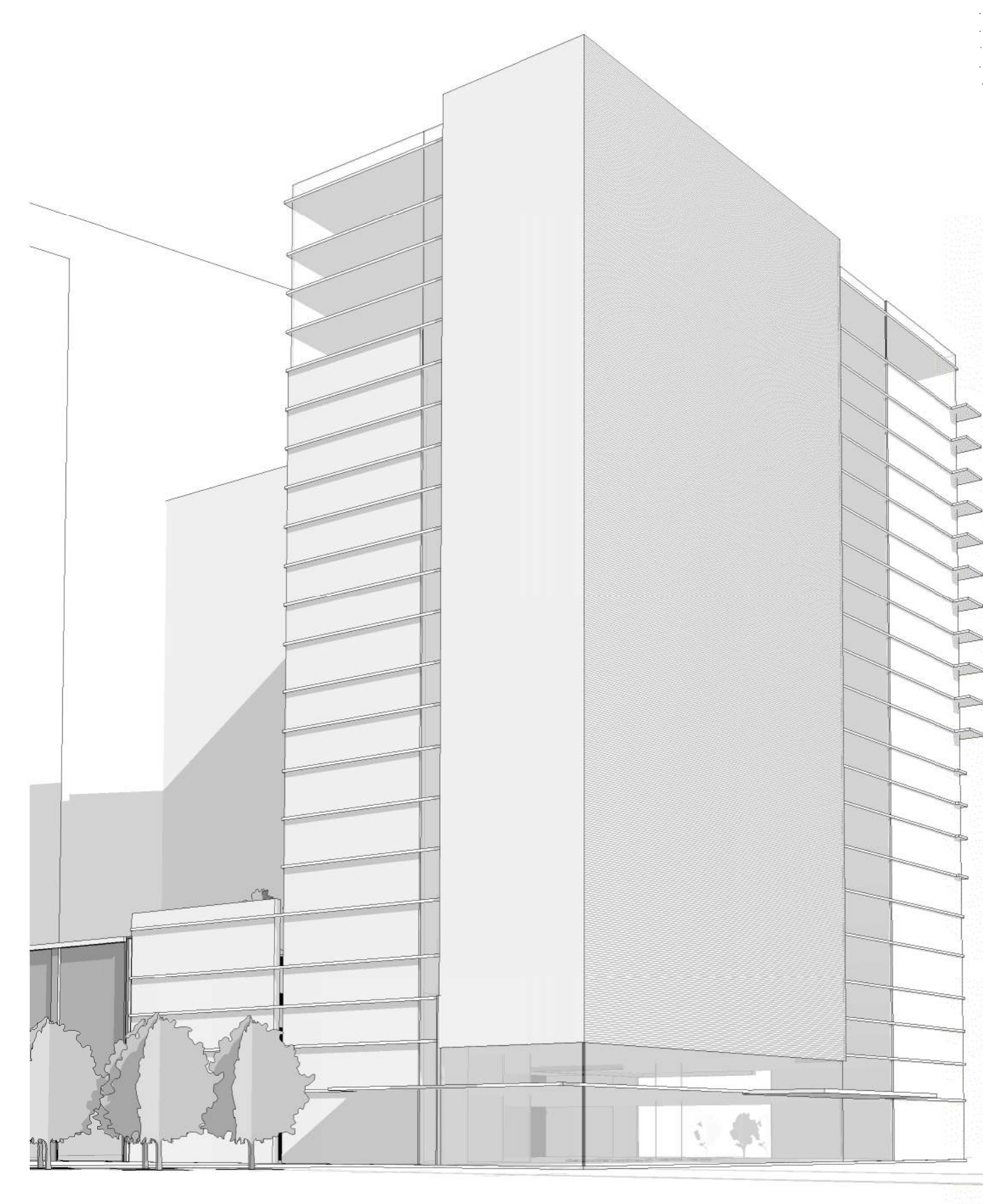
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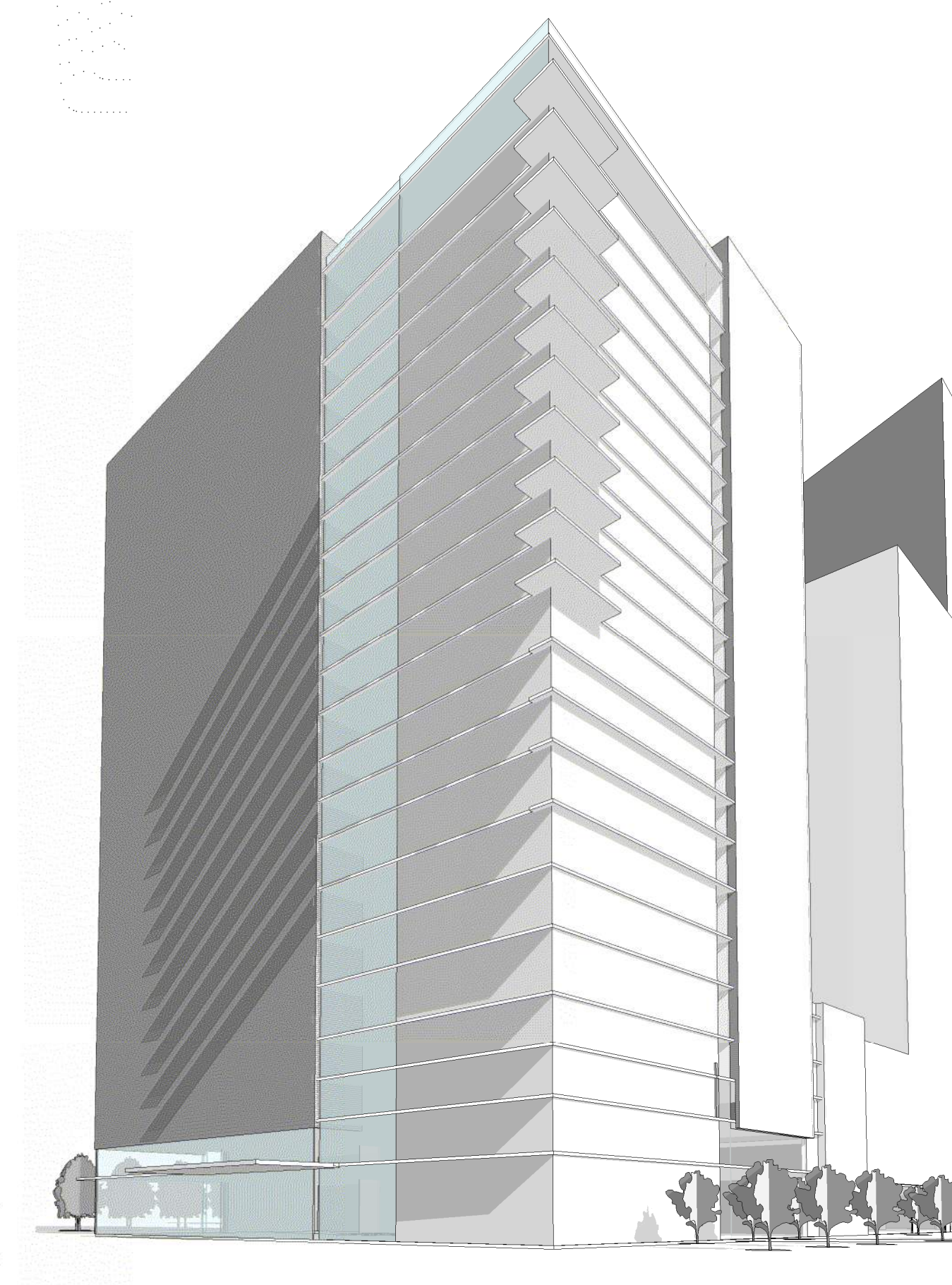
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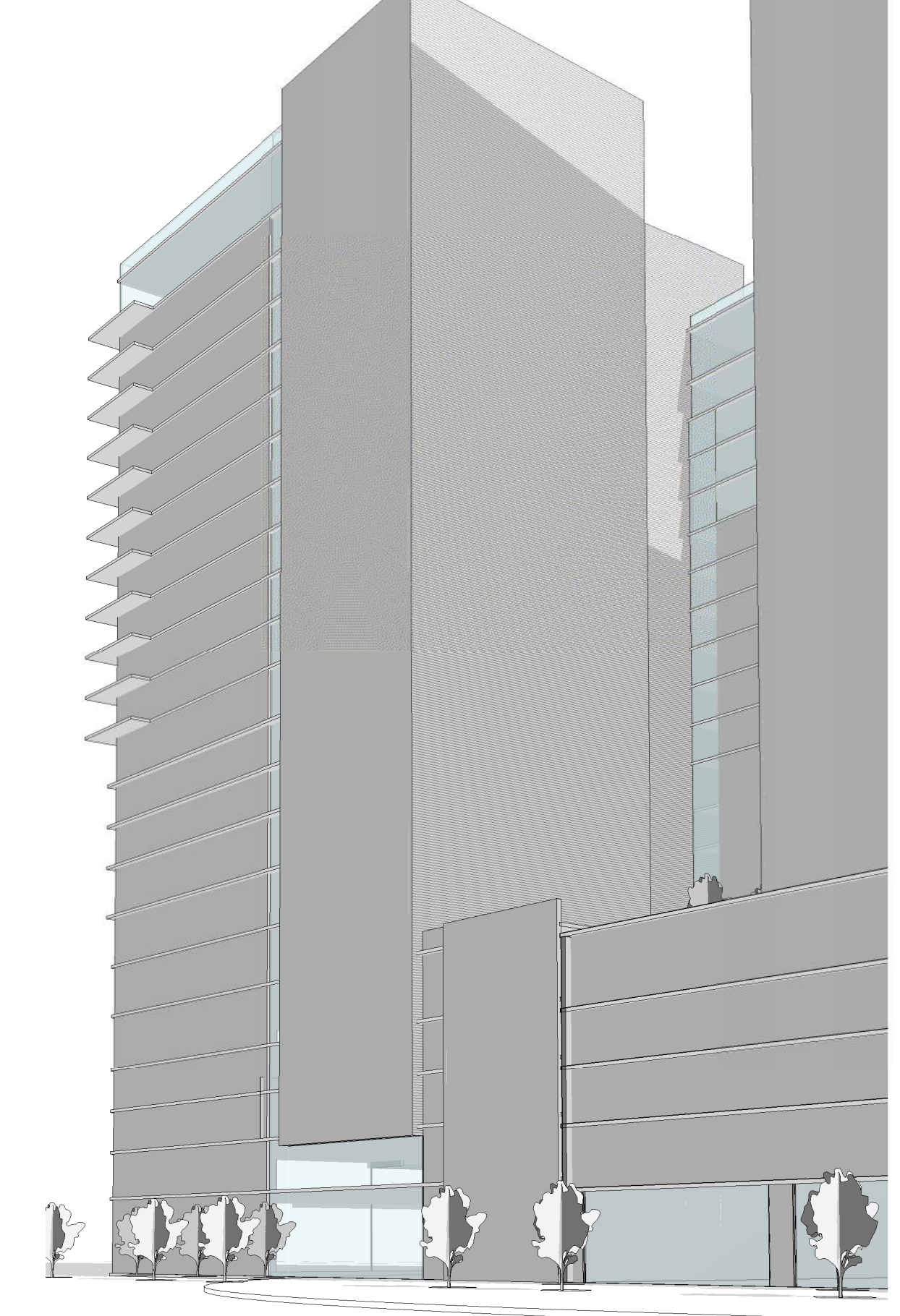
1 EB11 EAST - SW Corner Simple Massing OPT 1 (Southern Lane)
A04.13A SCALE:



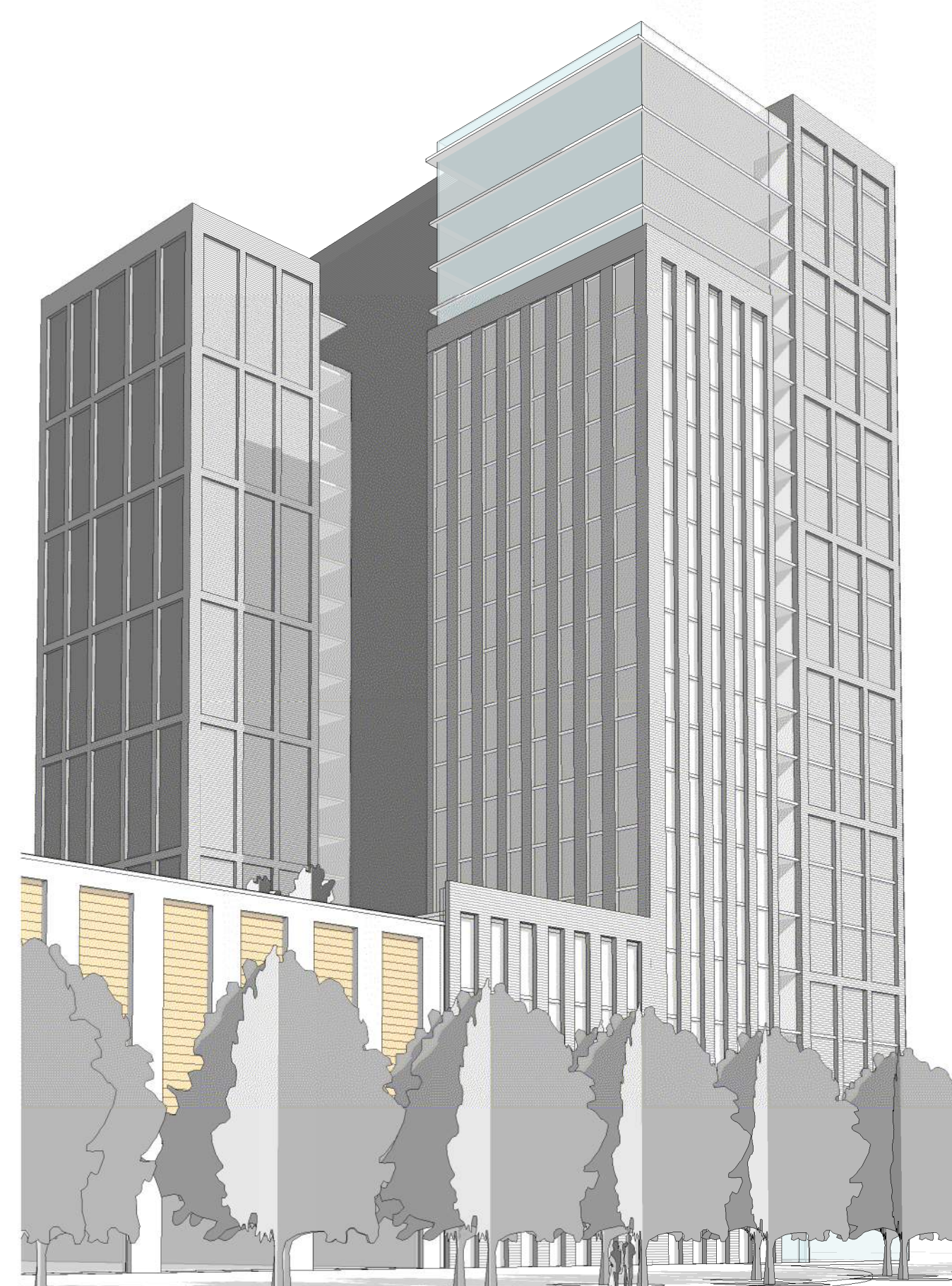
2 EB11 EAST - SE Corner Simple Massing OPT 1 (Southern & Port)
A04.13A SCALE:



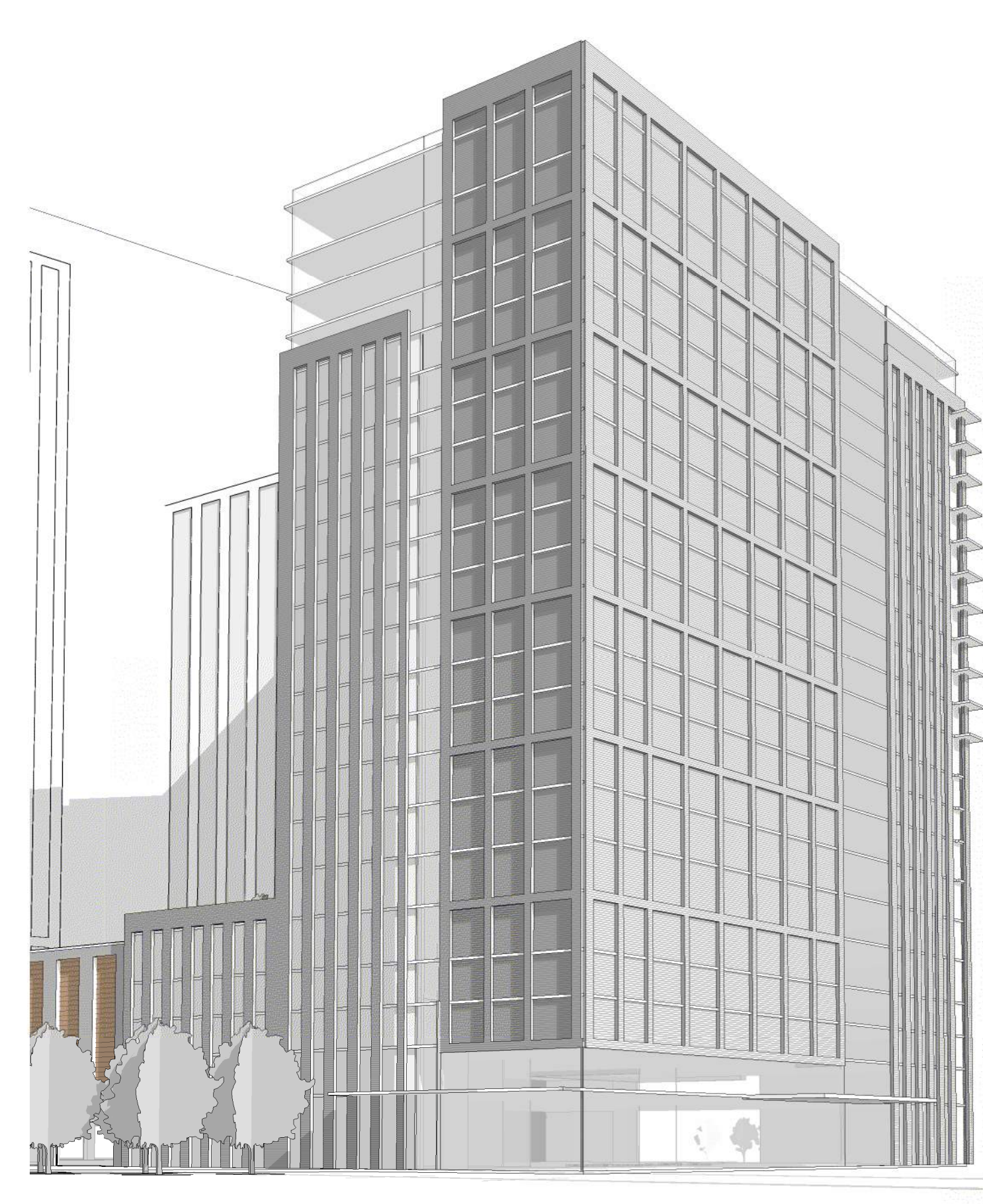
3 EB11 EAST - NE Corner Simple Massing OPT 1 (Port & Dock)
A04.13A SCALE:



4 EB11 EAST - NW Corner Simple Massing OPT 1 (Dock Lane)
A04.13A SCALE:



5 EB11 EAST - SW Corner Medium Massing OPT 1 (Southern Lane)
A04.13A SCALE:



6 EB11 EAST - SE Corner Medium Massing OPT 1 (Southern & Port)
A04.13A SCALE:



7 EB11 EAST - NE Corner Medium Massing OPT 1 (Port & Dock)
A04.13A SCALE:



8 EB11 EAST - NW Corner Medium Massing OPT 1 (Dock Lane)
A04.13A SCALE:

PROJECT NUMBER: 20170032 PROJECT NAME: EISENHOWER BLOCK 11
SHEET NUMBER: A04.13A - OPTION 1 BASIC MASSING - SENIOR LIVING
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5/29/2019 2:28:00 PM

EISENHOWER BLOCK 11

Alexandria, Virginia

COOPER CARRY - MIXED USE STUDIO

OPTION 1 BASIC MASSING - SENIOR LIVING

STEVE SMITH 20170032
Principal-in-Charge Project No.
AB, MG, SG, NA 05.28.2019
Project Manager Date
Project Architect
Author
Staff Architect

A04.13A



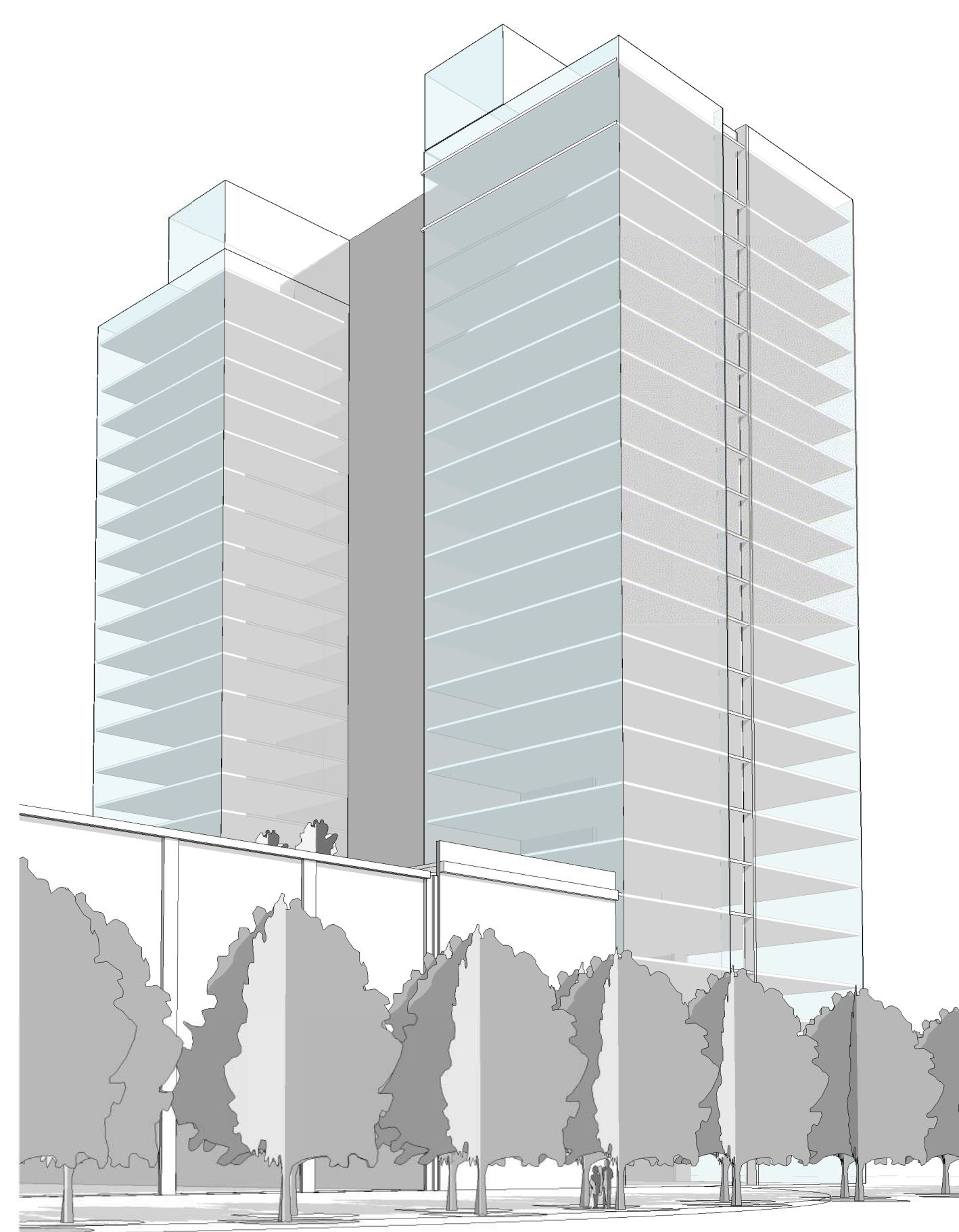
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SCOPE DOCUMENTS

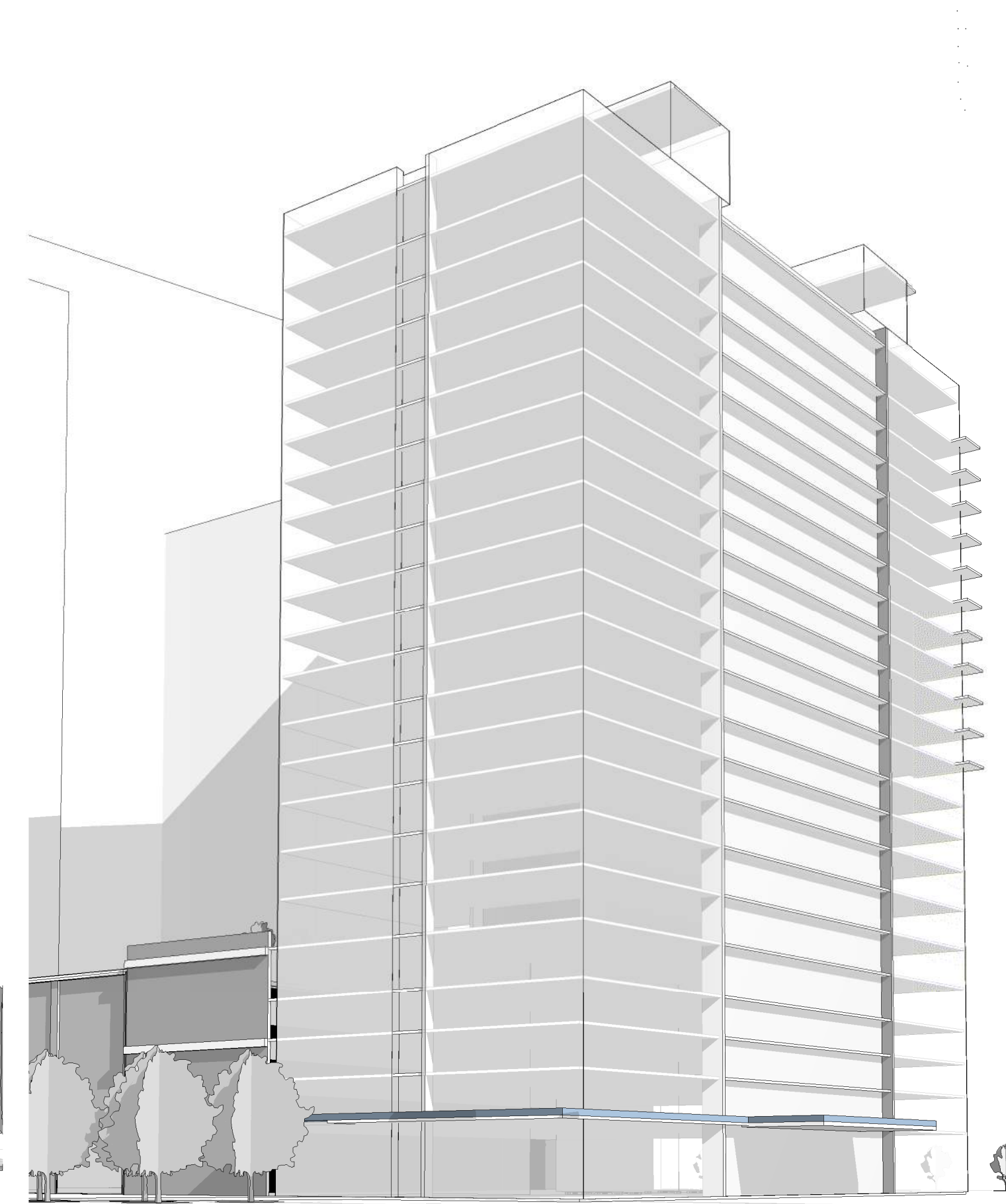
The Contract Documents Issued for [Conceptual Design, Schematic Design, Design Development, Partial Construction Documents or Other Issuance up to Issued for Construction] are intended to be at that level of development and as such, may be neither complete nor coordinated. The [Construction Manager, Contractor, 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 [Construction Manager, Contractor, Design/Builder] shall inform the Owner and Architect, in timely fashion, of any discovered omissions, inconsistencies or errors in the Contract Documents.

ISSUANCES

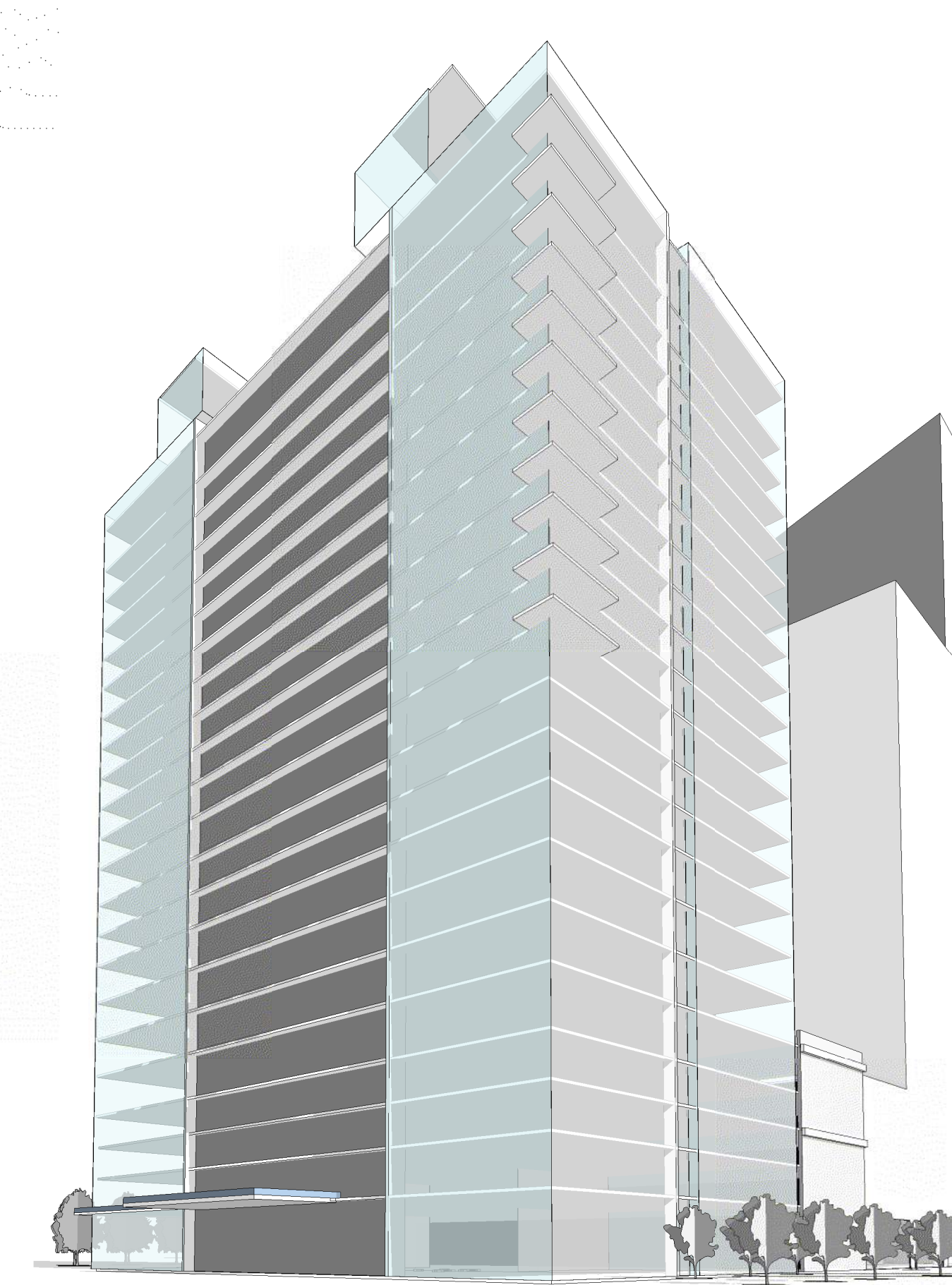
No.	Drawing Issue Description	Date
6	DRB 1st Submission	05/29/2019



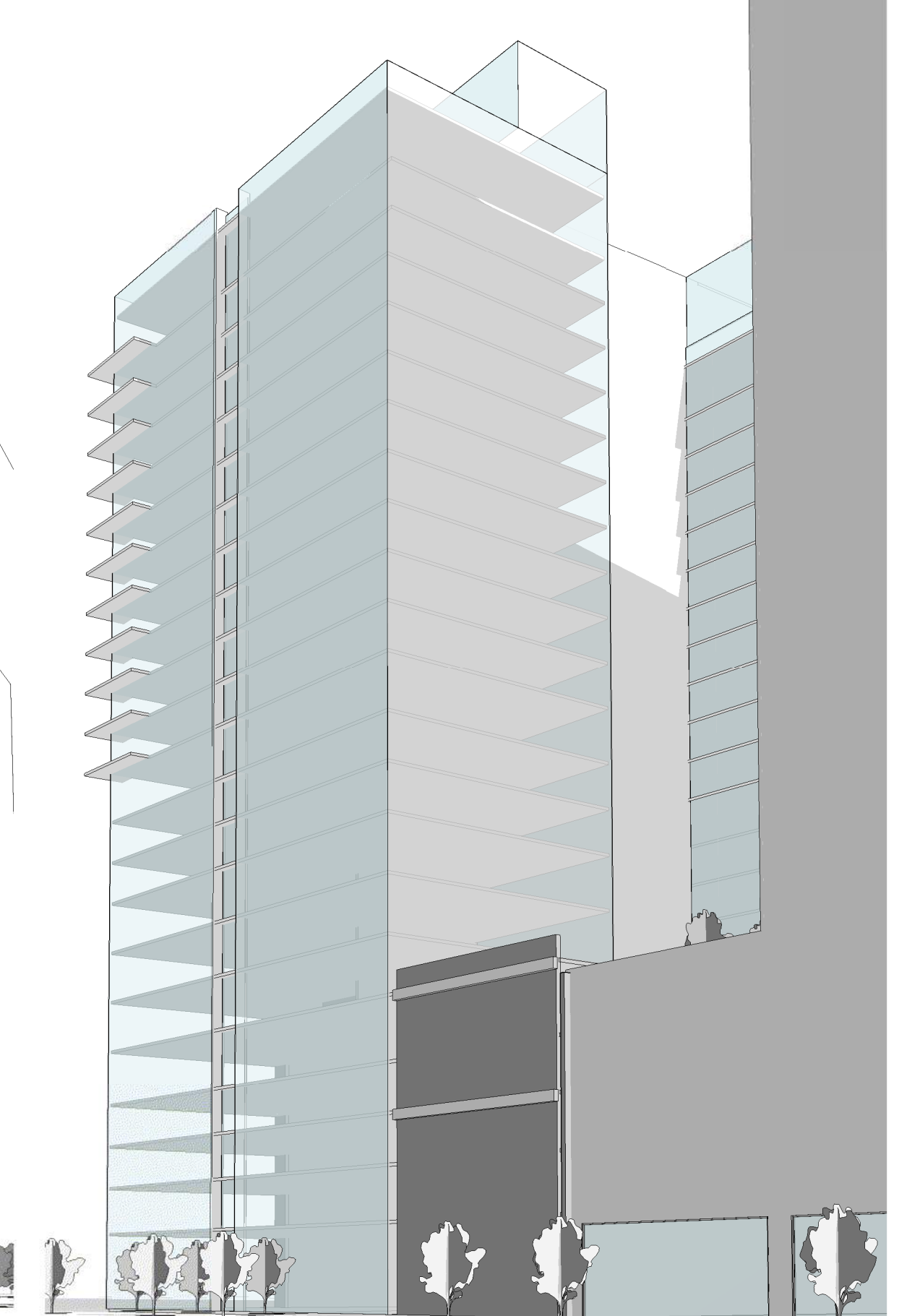
1 EB11 EAST - SW Corner Simple Massing OPT 2 (Southern Lane)
A04.14A SCALE:



2 EB11 EAST - SE Corner Simple Massing OPT 2 (Southern & Port)
A04.14A SCALE:



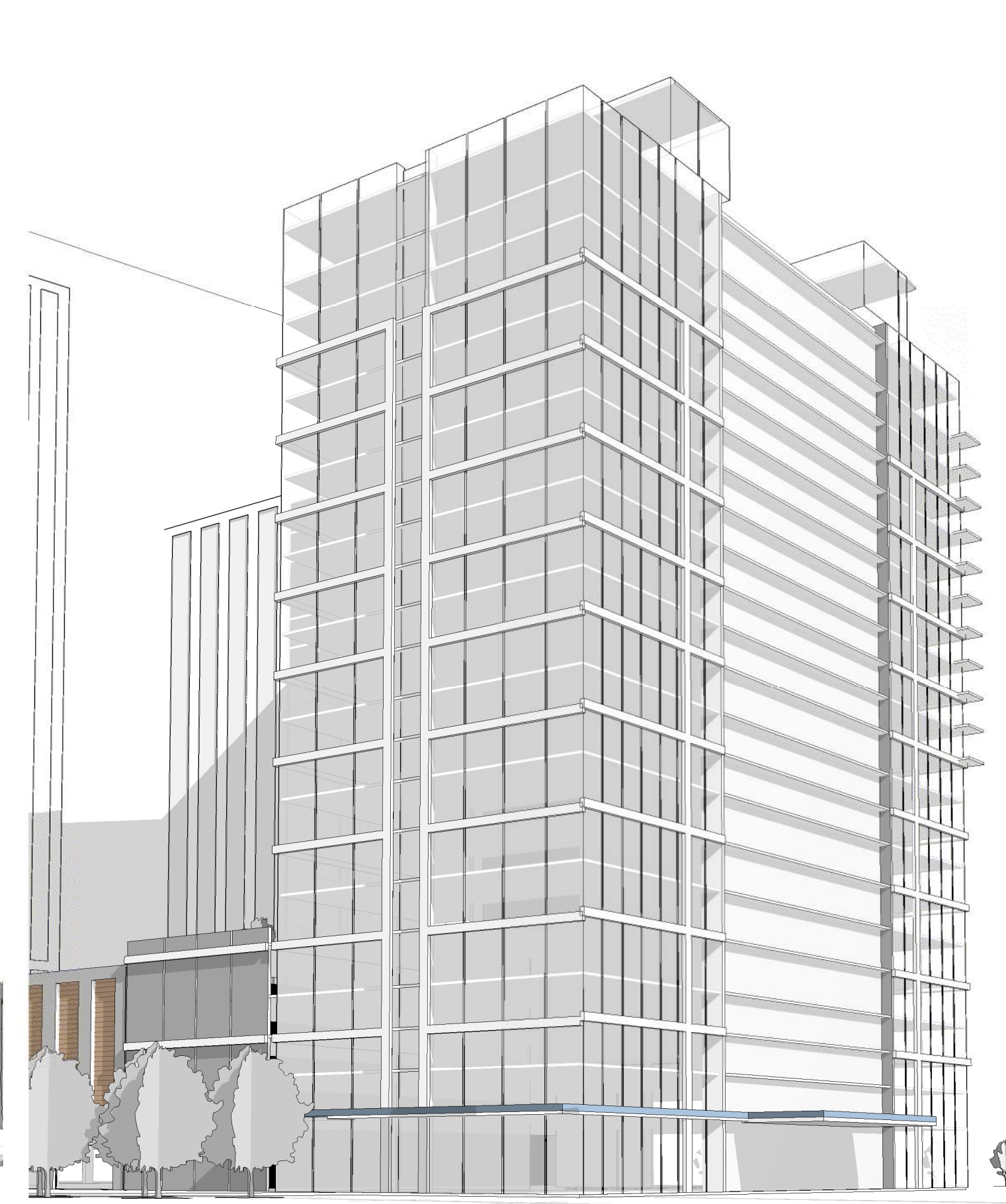
3 EB11 EAST - NE Corner Simple Massing OPT 2 (Port & Dock)
A04.14A SCALE:



4 EB11 EAST - NW Corner Simple Massing OPT 2 (Dock Lane)
A04.14A SCALE:



5 EB11 EAST - SW Corner Medium Massing OPT 2 (Southern Lane)
A04.14A SCALE:



6 EB11 EAST - SE Corner Medium Massing OPT 2 (Sourth & Port)
A04.14A SCALE:



7 EB11 EAST - NE Corner Medium Massing OPT 2 (Port & Dock)
A04.14A SCALE:



8 EB11 EAST - NW Corner Medium Massing OPT 2 (Dock Lane)
A04.14A SCALE:

PROJECT NUMBER: 20170032 PROJECT NAME: EISENHOWER BLOCK 11
SHEET NUMBER: A04.14A - OPTION 2 BASIC MASSING - SENIOR LIVING
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5/29/2019 2:28:09 PM

EISENHOWER BLOCK 11

Alexandria, Virginia

COOPER CARRY - MIXED USE STUDIO

OPTION 2 BASIC MASSING - SENIOR LIVING

STEVE SMITH 20170032
Principal-in-Charge Project No.
AB, MG, SG, NA 05.28.2019
Project Manager Date

Project Architect
Author
Staff Architect

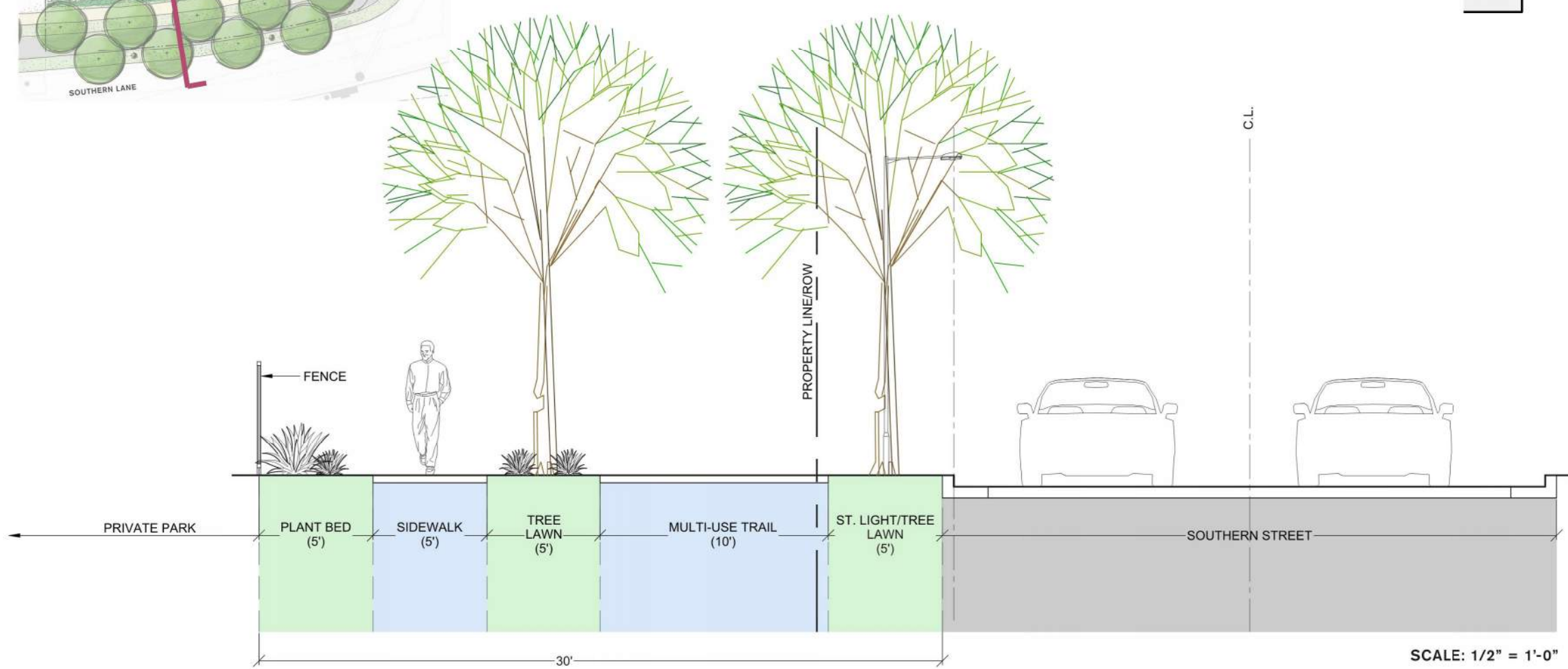
A04.14A



SCOPE DOCUMENTS

The Contract Documents Issued for [Conceptual Design, Schematic Design, Design Development, Partial Construction Documents or Other Issuance up to Issued for Construction] are intended to be at that level of development and as such, may be neither complete nor coordinated. The [Construction Manager, Contractor, 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 [Construction Manager, Contractor, Design/Builder] shall inform the Owner and Architect, in timely fashion, of any discovered omissions, inconsistencies or errors in the Contract Documents.

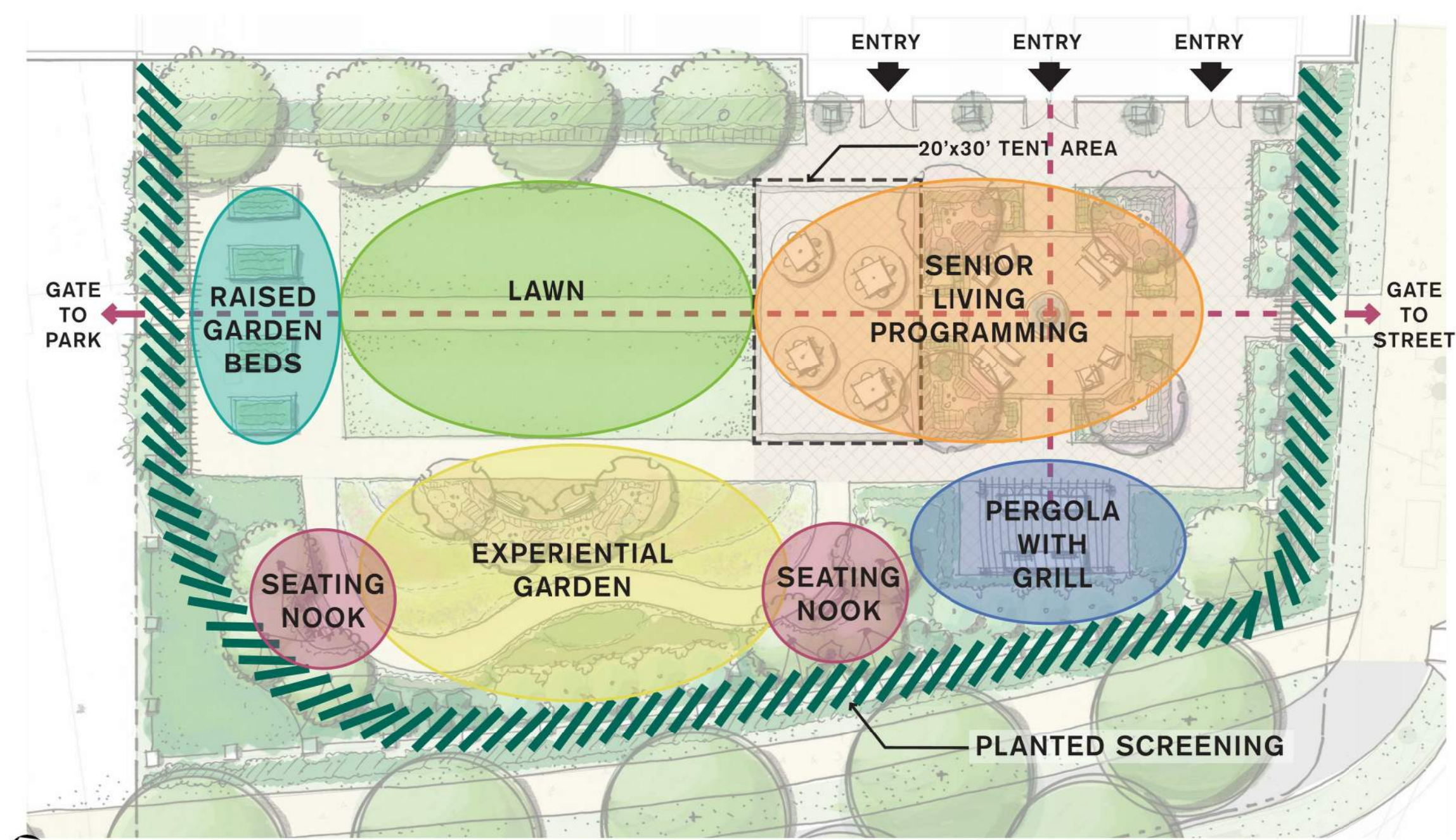
ISSUANCES		
No.	Drawing Issue Description	Date
2	Stage I Concept Submission Update	04/29/2019
6	DRB 1st Submission	05/29/2019



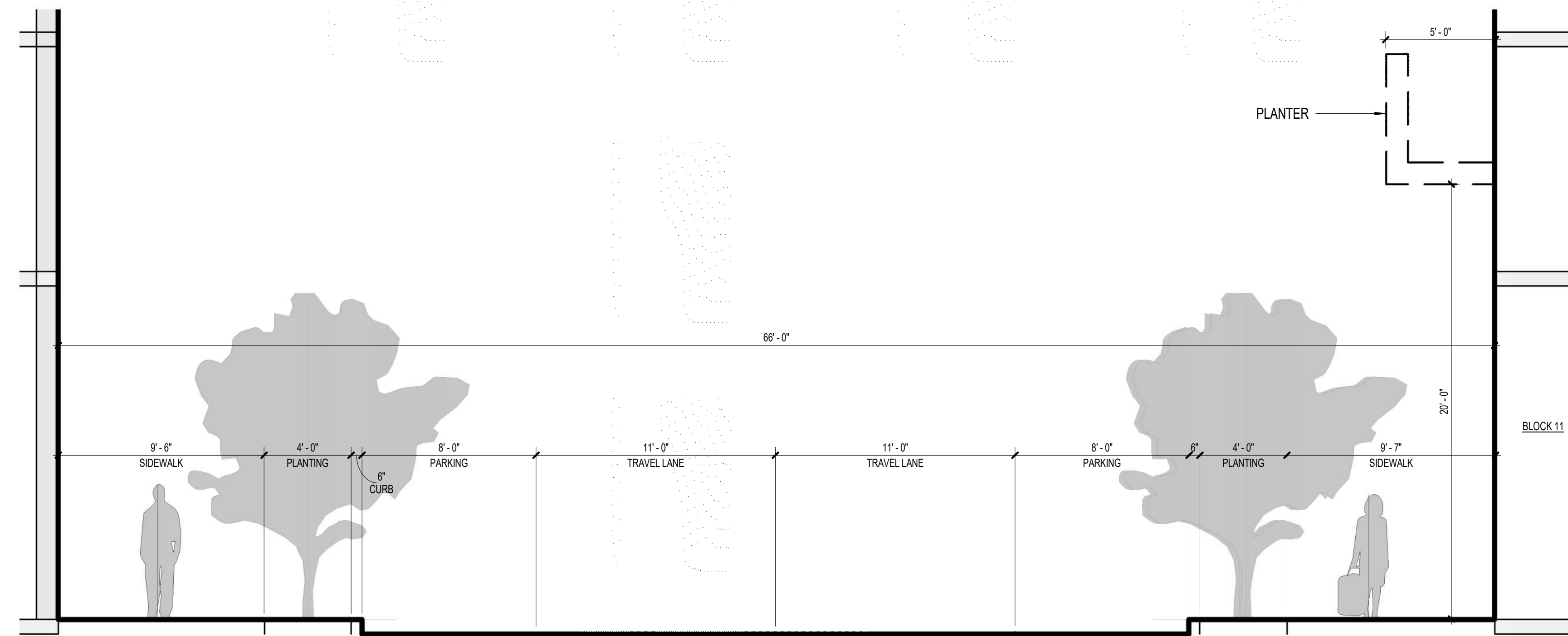
EISENHOWER BLOCK 11 SENIOR LIVING ALEXANDRIA, VA • CONCEPT EXHIBIT
PN 2019048 | 05.28.2019 | LCS DEVELOPMENT



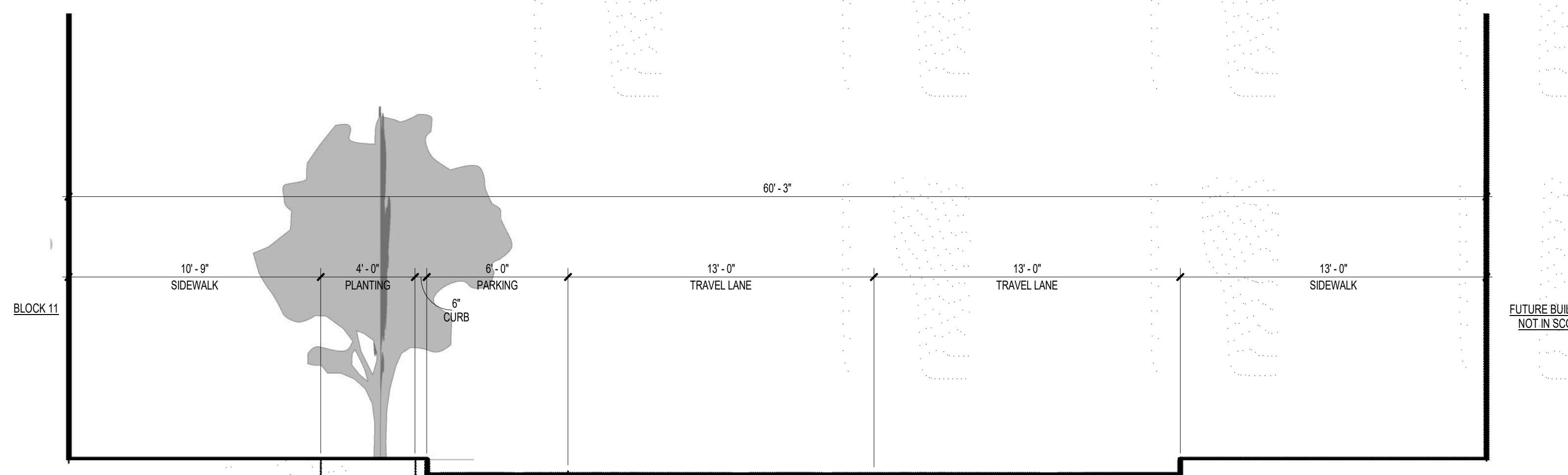
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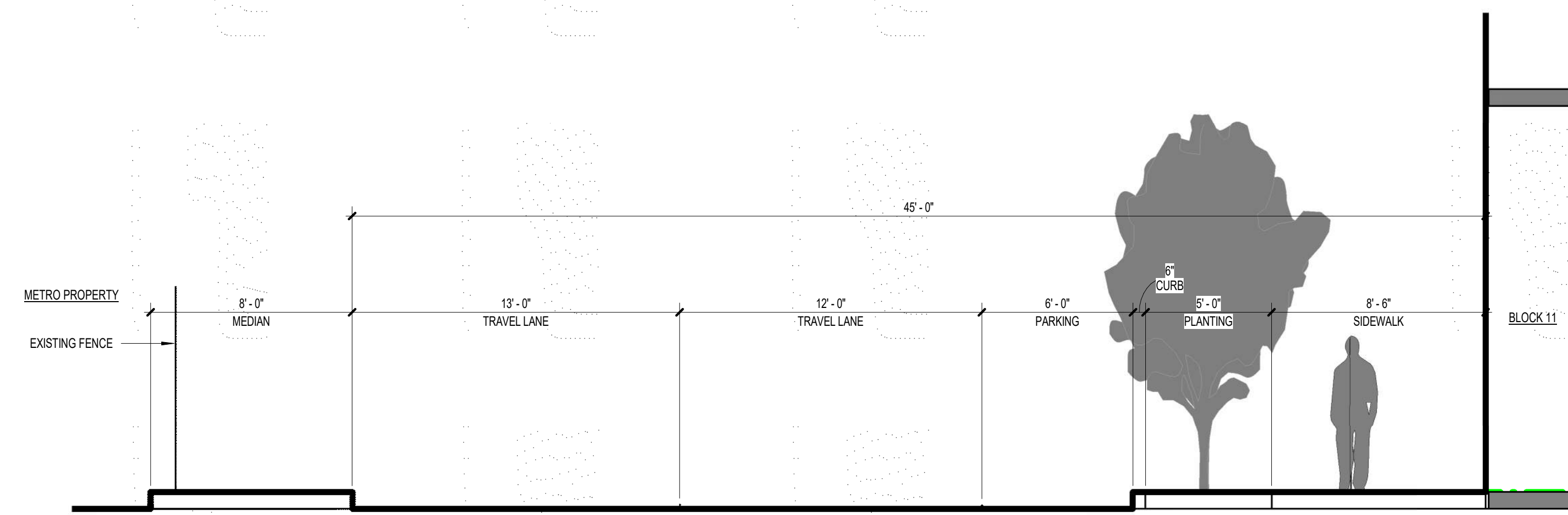
EISENHOWER BLOCK 11 SENIOR LIVING ALEXANDRIA, VA • CONCEPT EXHIBIT
PN 2019048 | 05.28.2019 | LCS DEVELOPMENT



1 DOCK LANE STREETSCAPE SECTION
A04.30 SCALE: 1/4" = 1'-0"



2 PORT STREET STREETSCAPE SECTION
A04.30 SCALE: 1/4" = 1'-0"



3 ANCHOR STREET STREETSCAPE SECTION
A04.30 SCALE: 1/4" = 1'-0"

EISENHOWER BLOCK 11

Alexandria, Virginia

COOPER CARRY - MIXED USE STUDIO

STREETSCAPE SECTIONS - LANDSCAPE PLANS

STEVE SMITH 20170032
Principal-in-Charge Project No.
AB, MG, SG, NA 05.28.2019
Project Manager Date

Project Architect
Author
Staff Architect

A04.30

PROJECT NUMBER: 20170032 PROJECT NAME: EISENHOWER BLOCK 11
SHEET NUMBER: A04.30 - STREETSCAPE SECTIONS - LANDSCAPE PLANS
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