

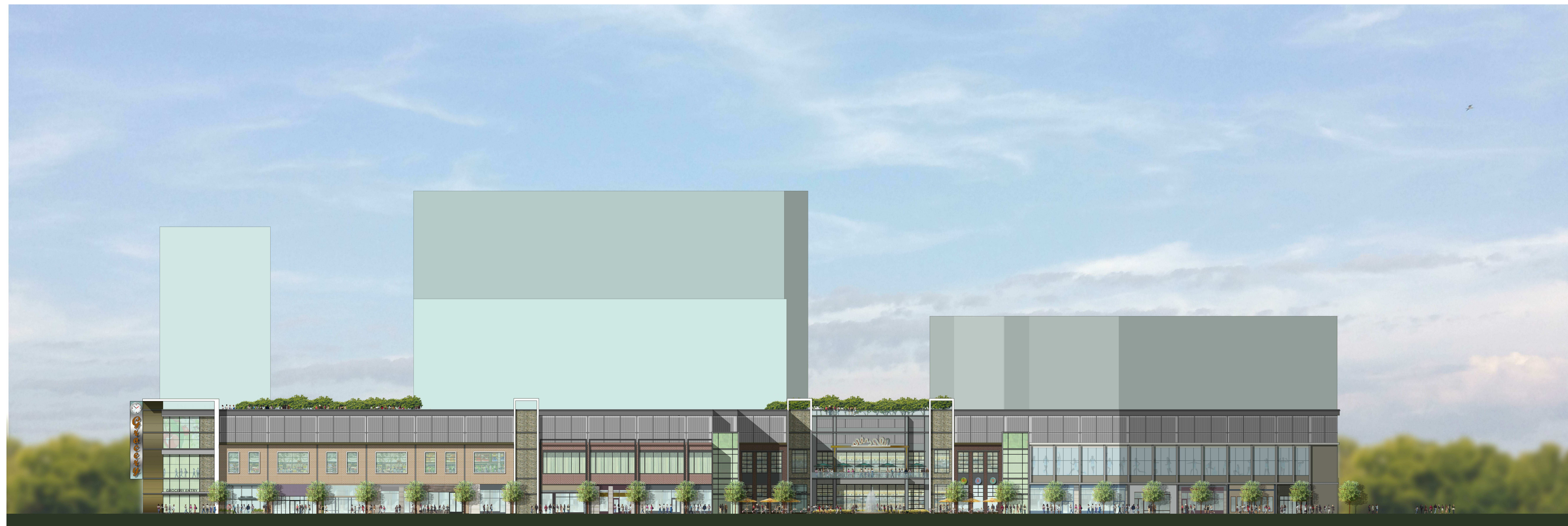


SCOPE DOCUMENTS

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
	PRELIMINARY DRB REVIEW	12/19/2016



HOFFMAN TOWN CENTER

STONEBRIDGE CARRAS

2410 & 2460 MILL ROAD
ALEXANDRIA, VIRGINIA 22314

DECEMBER 19, 2016

PRELIMINARY DRB REVIEW

DRAWING INDEX - DRB REVIEW	
SHEET NO.	SHEET NAME
G 0.00	COVER SHEET
A 2.01	LEVEL 1 PLAN - MANDEVILLE LANE
A 2.02	LEVEL 2 PLAN - PARKING
A 2.03	LEVEL 3 PLAN - GROCERY AND FITNESS
A 2.04	LEVEL 4 PLAN - PARKING
A 2.05	LEVEL 5 PLAN - PARKING
A 2.06	TYPICAL RESIDENTIAL LEVEL PLAN
A 4.01	BUILDING ELEVATIONS
A 4.02	BUILDING ELEVATIONS
A 5.01	BUILDING SECTIONS
A 8.01	MASSING STUDIES - ISOMETRIC

NARRATIVE DESCRIPTION OF DEVELOPMENT

THIS SITE IS BORDERED TO THE NORTH BY MILL ROAD, TO THE SOUTH AND EAST BY MANDEVILLE LANE, AND TO THE WEST BY STOVALL STREET.

THIS PROJECT CONSISTS OF THE DEVELOPMENT OF RESIDENTIAL MULTI-FAMILY UNITS, CONDOMINIUMS, SENIOR LIVING, GROUND AND 2ND LEVEL RETAIL SPACE INCLUDING GROCERY.

SITE ACCESS: THE PRIMARY ACCESS TO THE SITE WILL BE FROM MILL ROAD, STOVALL STREET AND MANDEVILLE LANE.

ZONING TABULATIONS							
SITE ADDRESSES & TAX MAP NUMBERS:	072.04-03-28 (2460 MILL ROAD) 072.04-03-25 (2410 MILL ROAD)						
EXISTING ZONE:	COORDINATED DEVELOPMENT DISTRICT #2 (CDD)						
PROPOSED ZONE:	COORDINATED DEVELOPMENT DISTRICT #2 (CDD)						
SMALL AREA PLAN DISTRICT:	EISENHOWER EAST						
EXISTING SITE AREA:	072.04-03-28 - 149,738 S.F. OR 3.44 AC. 072.04-03-25 - 71,500 S.F. OR 1.64 AC. TOTAL: 221,238 S.F. OR 5.08 AC.						
EXISTING USE:	072.04-03-28 - PARKING LOT 072.04-03-25 - PARKING LOT						
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL, CONDOMINIUM, SENIOR LIVING, GROUND AND 2ND LEVEL RETAIL INCLUDING GROCERY.						
PROPOSED SITE AREA:	221,238 S.F. OR 5.08 AC. (NOTE: TAX MAP PARCELS 072.04-03-28 AND 072.04-03-25 TO BE CONSOLIDATED WITH THIS DEVELOPMENT.)						
GROSS FLOOR AREA PROPOSED:	<table border="1"> <thead> <tr> <th>RETAIL</th> <th>RESIDENTIAL</th> <th>TOTAL</th> </tr> </thead> <tbody> <tr> <td>220,000 GSF</td> <td>755,000 SF</td> <td>975,000 GSF</td> </tr> </tbody> </table>	RETAIL	RESIDENTIAL	TOTAL	220,000 GSF	755,000 SF	975,000 GSF
RETAIL	RESIDENTIAL	TOTAL					
220,000 GSF	755,000 SF	975,000 GSF					
MAXIMUM NUMBER OF UNITS:	730 UNITS						
MAXIMUM BUILDING HEIGHT PROPOSED:	NOT TO EXCEED 220'-0"; SEE SHEET A 4.01						
MAXIMUM PARKING:	2,201 SPACES (FROM APPROVED CDD #2)						
PARKING PROVIDED:	1,620 SPACES						
APPROXIMATE TOTAL AREA DISTURBED:	250,480 S.F. OR 5.75 AC.						
EXISTING AVG. DAILY TRIPS:	0						
PROPOSED AVG. DAILY TRIPS:	TBD						
OPEN SPACE REQUIRED:	10,900 S.F. (PER APPROVED CDD #2)						
OPEN SPACE PROVIDED:	14,000 S.F.						

HOFFMAN TOWN CENTER
LOTS 4 AND 5

MANDEVILLE LANE ALEXANDRIA VA
STONEBRIDGE CARRAS

COVER SHEET

PROJECT NUMBER: 20160037 PROJECT NAME: HOFFMAN TOWN CENTER LOTS 4 AND 5
SHEET NUMBER: G 0.00 - COVER SHEET
P:\2016\20160037\A-7 drawings\A-7-1 revit\users\20160037_2015_Massing_Study_goebel.rvt
12/19/2016 11:46:50 AM

APPLICANT
S/C EISENHOWER, LLC
7200 WISCONSIN AVENUE
SUITE 700
BETHESDA, MARYLAND 20814
301-913-9610
www.stonebridgecarras.com

ARCHITECT
COOPER CARRY, INC.
625 NORTH WASHINGTON STREET
SUITE 200
ALEXANDRIA, VIRGINIA 22314
703-919-6152
www.coopercarry.com

CIVIL ENGINEER
CHRISTOPHER CONSULTANTS, LTD.
9900 MAIN STREET
FOURTH FLOOR
FAIRFAX, VIRGINIA 22031
703-273-6820
www.christopherconsultants.com

LAND USE ATTORNEY
LAND, CARROLL & BLAIR, P.C.
524 KING STREET
ALEXANDRIA, VIRGINIA 22314
703-836-1000
www.landcarroll.com

STRUCTURAL ENGINEER
THE SK&A GROUP
1155 CONNECTICUT AVENUE NW
SUITE 800
WASHINGTON, DC 20036
202-659-2520
www.skaengineers.com

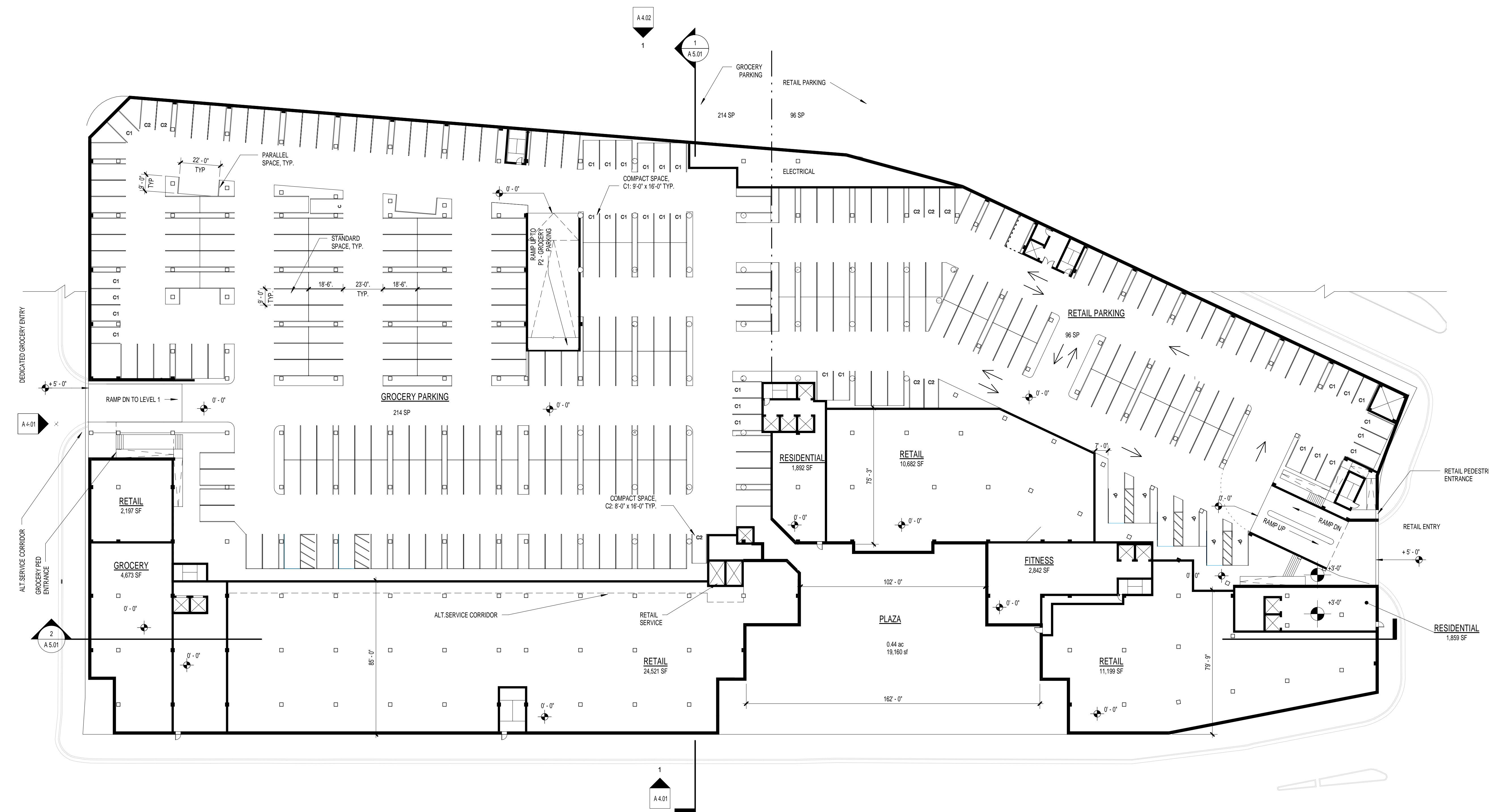
MEP ENGINEER
DEWBERRY ENGINEERS
8401 ARLINGTON BOULEVARD
SUITE 600
FAIRFAX, VIRGINIA 22031
703-698-9440
www.webaddress.com

Designer	20160037
Principal-in-Charge	Project No.
Approver	09/06/11
Project Manager	Date
Checker	
Project Architect	
Author	
Staff Architect	

G 0.00



ISSUANCES		
No.	Drawing Issue Description	Date
CONCEPTUAL PLAN 1		12/02/2016
PRELIMINARY DRB REVIEW		12/19/2016



**HOFFMAN TOWN CENTER
LOTS 4 AND 5**

MANDEVILLE LANE ALEXANDRIA VA
STONEBRIDGE CARRAS

**LEVEL 1 PLAN - MANDEVILLE
LANE**

1 CONCEPT LEVEL 1 - MANDEVILLE LANE
A 2.01 SCALE: 1" = 30'-0"

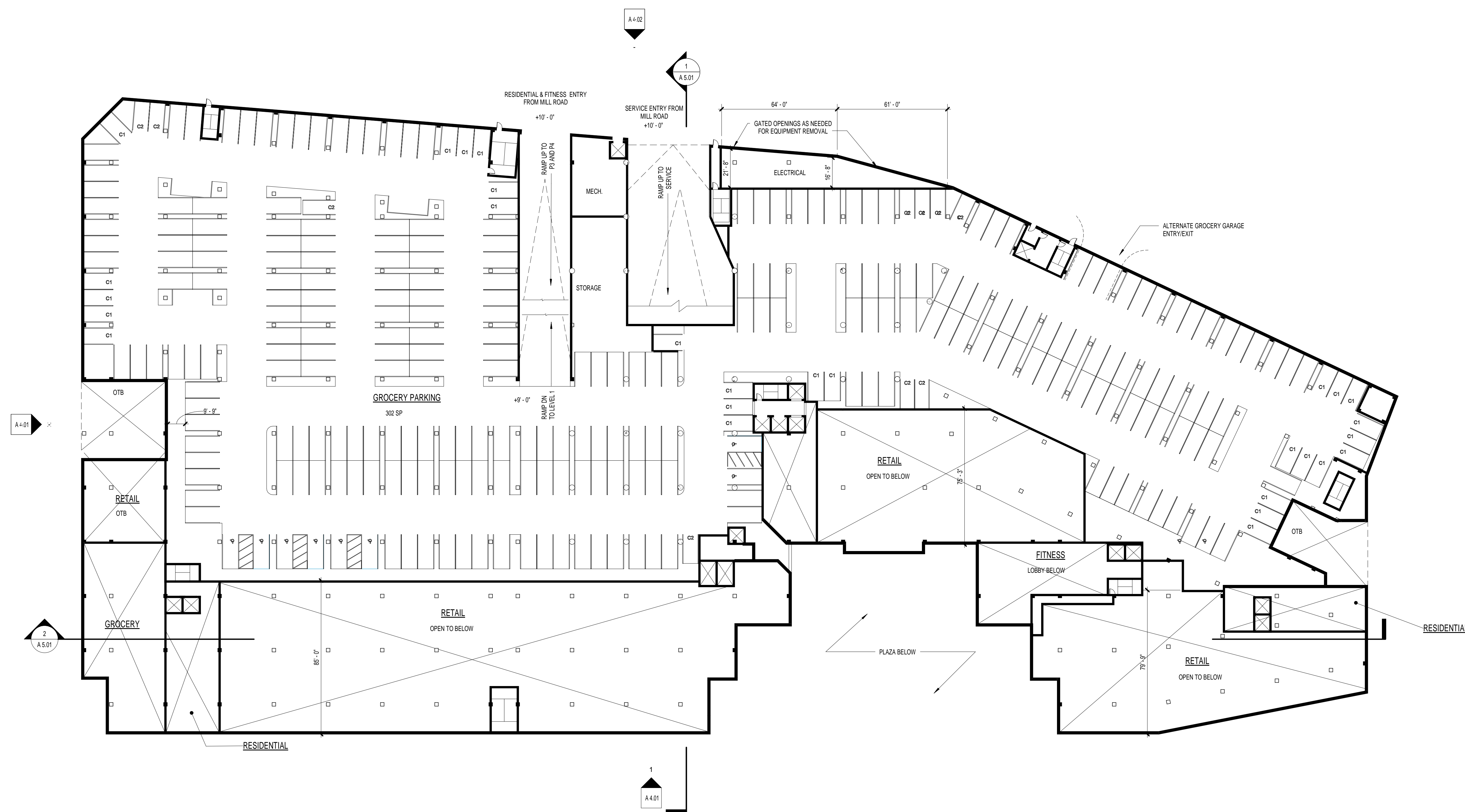
Designer	20160037
Principal in Charge	Project No.
Approver	12/19/16
Project Manager	Date
Checker	
Project Architect	
Author	
Staff Architect	

A 2.01

PROJECT NUMBER: 20160037 PROJECT NAME: HOFFMAN TOWN CENTER LOTS 4 AND 5
SHEET NUMBER: A.2.01 - LEVEL 1 PLAN - MANDEVILLE LANE
P:\2016\20160037\A-7 drawings\A-7-1 revit\users\20160037_2015_Massing Study_gobel.rvt
12/19/2016 11:47:37 AM



ISSUANCES		
No.	Drawing Issue Description	Date
1	CONCEPTUAL PLAN 1	12/02/2016
2	PRELIMINARY DRB REVIEW	12/19/2016



1 CONCEPT LEVEL 2 - PARKING
A 2.02 SCALE: 1" = 30'-0"

**HOFFMAN TOWN CENTER
LOTS 4 AND 5**

MANDEVILLE LANE ALEXANDRIA VA
STONEBRIDGE CARRAS

LEVEL 2 PLAN- PARKING

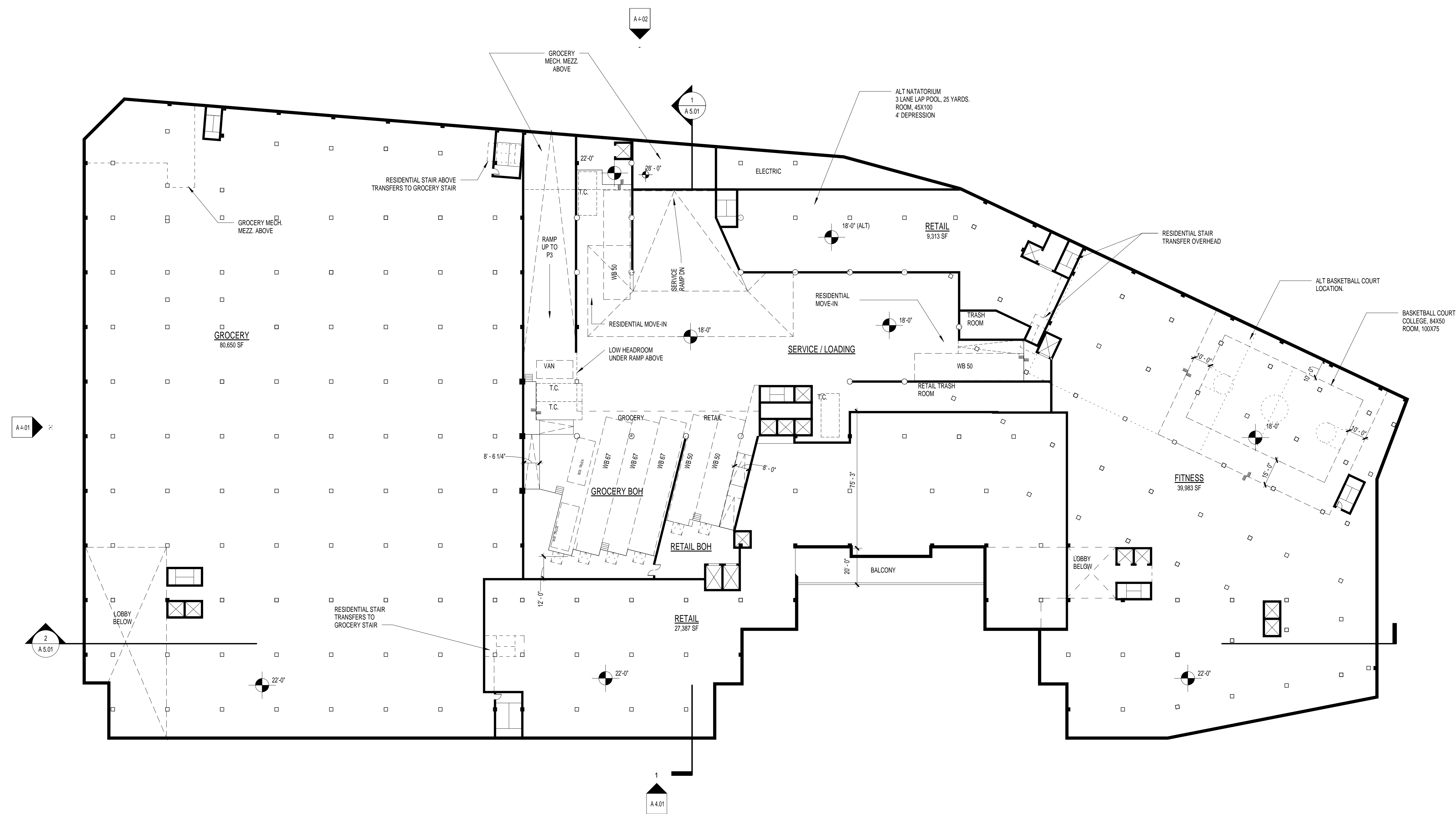
Designer	20160037
Principal-in-Charge	Project No.
Approver	12/19/16
Project Manager	Date
Checker	
Project Architect	
Author	
Staff Architect	

A 2.02

PROJECT NUMBER: 20160037 PROJECT NAME: HOFFMAN TOWN CENTER LOTS 4 AND 5
SHEET NUMBER: A.2.02 - LEVEL 2 PLAN- PARKING
P:\2016\20160037\A-7 drawings\A-7-1 revit\users\20160037_2015_Massing Study_gobel.rvt
12/16/2016 2:47:27 PM



ISSUANCES		
No.	Drawing Issue Description	Date
CONCEPTUAL PLAN 1		12/02/2016
PRELIMINARY DRB REVIEW		12/19/2016



**HOFFMAN TOWN CENTER
LOTS 4 AND 5**

MANDEVILLE LANE ALEXANDRIA VA
STONEBRIDGE CARRAS

**LEVEL 3 PLAN - GROCERY
AND FITNESS**

1
A 2.03
CONCEPT LEVEL 3 - GROCERY/FITNESS
SCALE: 1" = 30'-0"

Designer	20160037
Principal-in-Charge	Project No.
Approver	12/19/16
Project Manager	Date
Checker	
Project Architect	
Author	
Staff Architect	

A 2.03

PROJECT NUMBER: 20160037 PROJECT NAME: HOFFMAN TOWN CENTER LOTS 4 AND 5
SHEET NUMBER: A 2.03 - LEVEL 3 PLAN - GROCERY AND FITNESS
P:\2016\20160037\A-7 drawings\A-7-1 revit\users\20160037_2015_Massing Study_gobel.rvt
12/16/2016 2:47:28 PM



ISSUANCES		
No.	Drawing Issue Description	Date
CONCEPTUAL PLAN 1		12/02/2016
PRELIMINARY DRB REVIEW		12/19/2016

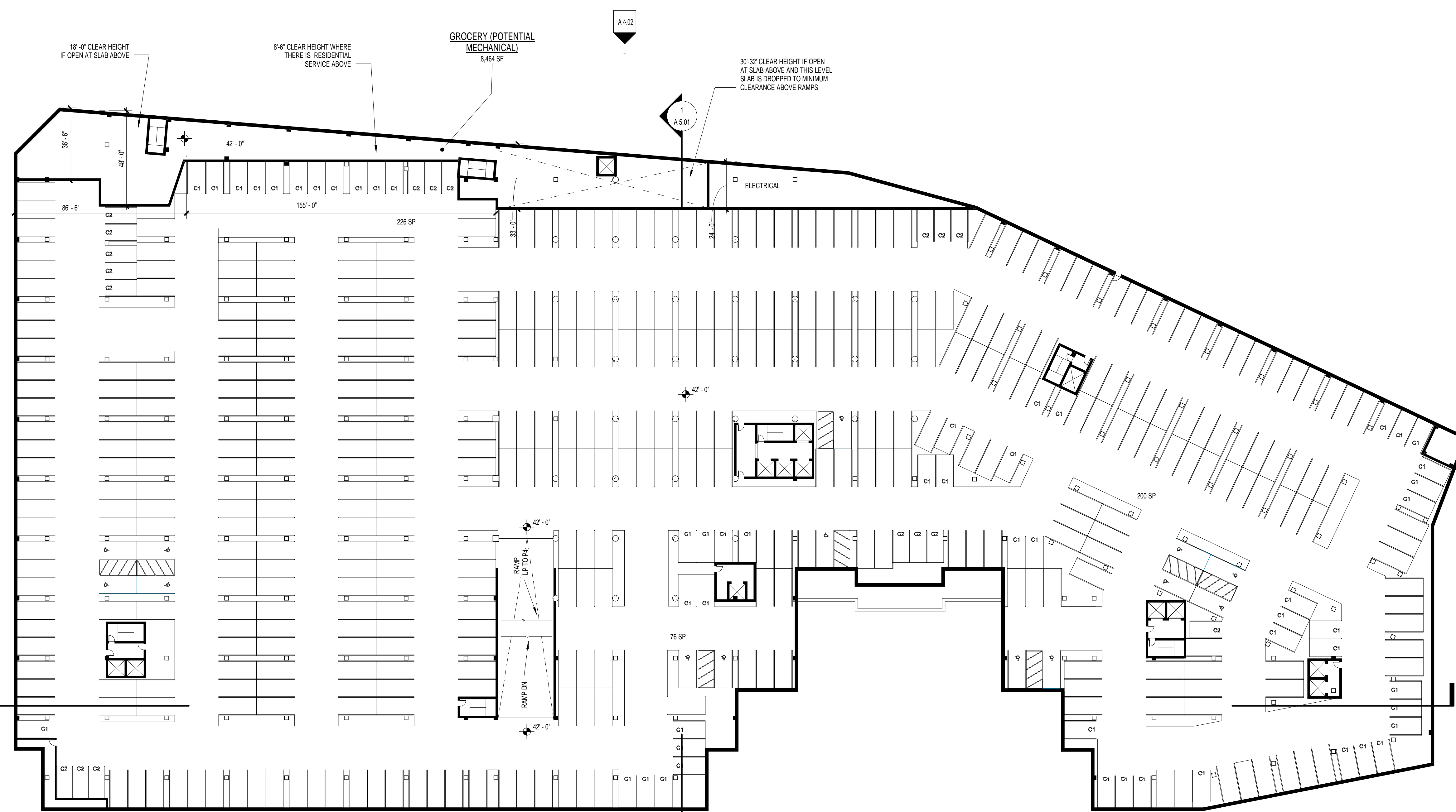
**HOFFMAN TOWN CENTER
LOTS 4 AND 5**

MANDEVILLE LANE ALEXANDRIA VA
STONEBRIDGE CARRAS

LEVEL 4 PLAN - PARKING

Designer	20160037
Principal-in-Charge	Project No.
Approver	12/19/16
Project Manager	Date
Checker	
Project Architect	
Author	
Staff Architect	

A 2.04



1 CONCEPT LEVEL 4 - PARKING
A 2.04 SCALE: 1" = 30'-0"

PROJECT NUMBER: 20160037 PROJECT NAME: HOFFMAN TOWN CENTER LOTS 4 AND 5
SHEET NUMBER: A.2.04 - LEVEL 4 PLAN - PARKING
P:\2016\20160037\A-7 drawings\A-7-1 revit\users\20160037_2015_Massing Study_goebel.rvt
12/16/2016 2:47:30 PM



ISSUANCES		
No.	Drawing Issue Description	Date
1	CONCEPTUAL PLAN 1	12/02/2016
2	PRELIMINARY DRB REVIEW	12/19/2016

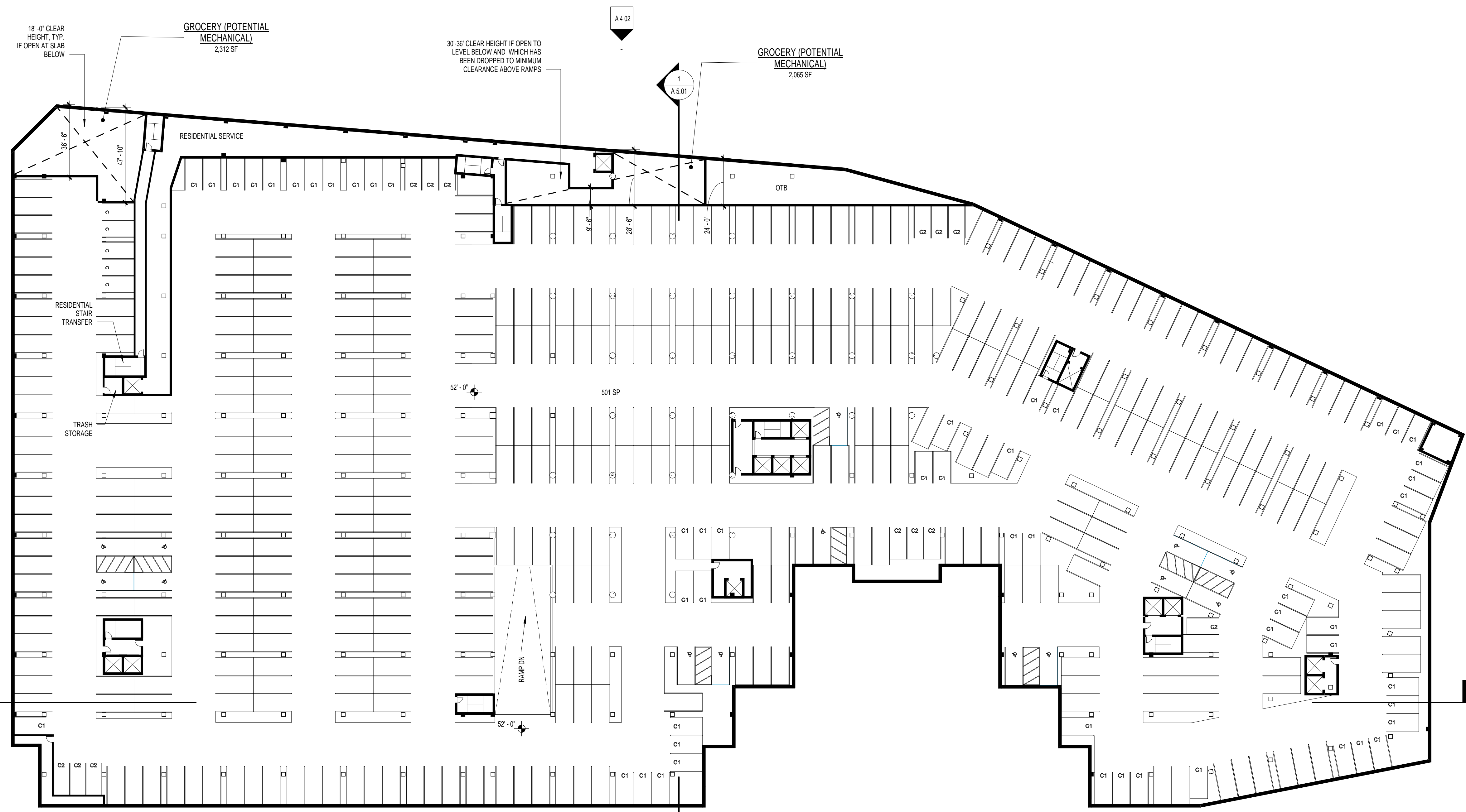
**HOFFMAN TOWN CENTER
LOTS 4 AND 5**

MANDEVILLE LANE ALEXANDRIA VA
↓
STONEBRIDGE CARRAS

LEVEL 5 PLAN - PARKING

Designer	20160037
Principal-in-Charge	Project No.
Approver	12/19/16
Project Manager	Date
Checker	
Project Architect	
Author	
Staff Architect	

A 2.05

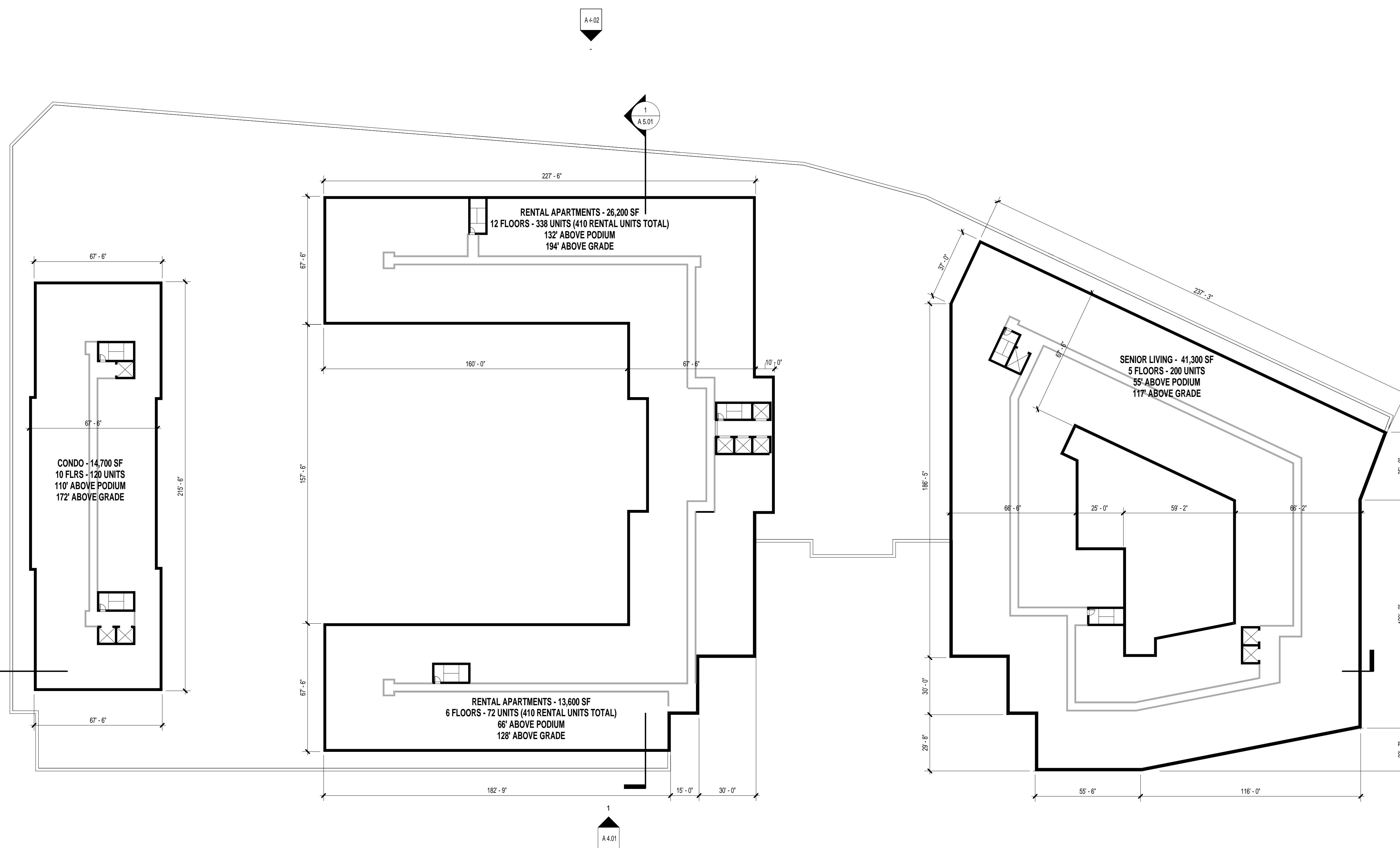


1 CONCEPT LEVEL 5 - PARKING
A 2.05 SCALE: 1" = 30'-0"

PROJECT NUMBER: 20160037 PROJECT NAME: HOFFMAN TOWN CENTER LOTS 4 AND 5
SHEET NUMBER: A 2.05 - LEVEL 5 PLAN - PARKING
P:\2016\20160037\A-7 drawings\A-7-1 revit\users\20160037_2015_Massing Study_goebel.rvt
12/16/2016 2:47:32 PM



ISSUANCES		
No.	Drawing Issue Description	Date
CONCEPTUAL PLAN 1		12/02/2016
PRELIMINARY DRB REVIEW		12/19/2016



1 CONCEPT TYPICAL RESIDENTIAL LEVEL
A 2.06 SCALE: 1" = 30'-0"

**HOFFMAN TOWN CENTER
LOTS 4 AND 5**

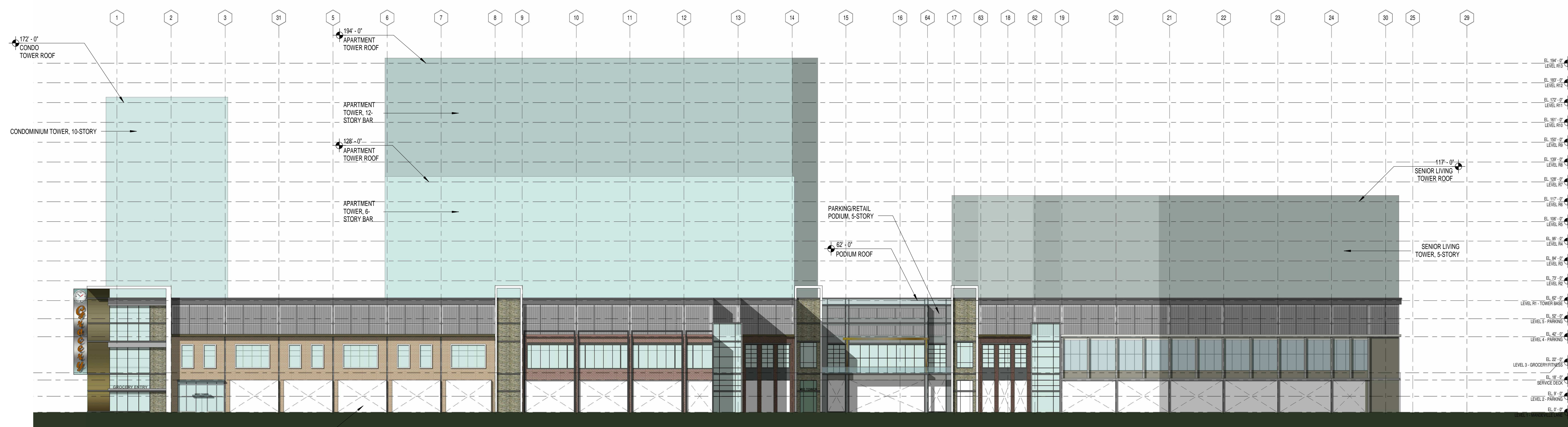
MANDEVILLE LANE ALEXANDRIA VA
STONEBRIDGE CARRAS

**TYPICAL RESIDENTIAL LEVEL
PLAN**

Designer	20160037
Principal-in-Charge	Project No.
Approver	12/19/16
Project Manager	Date
Checker	
Project Architect	
Author	
Staff Architect	

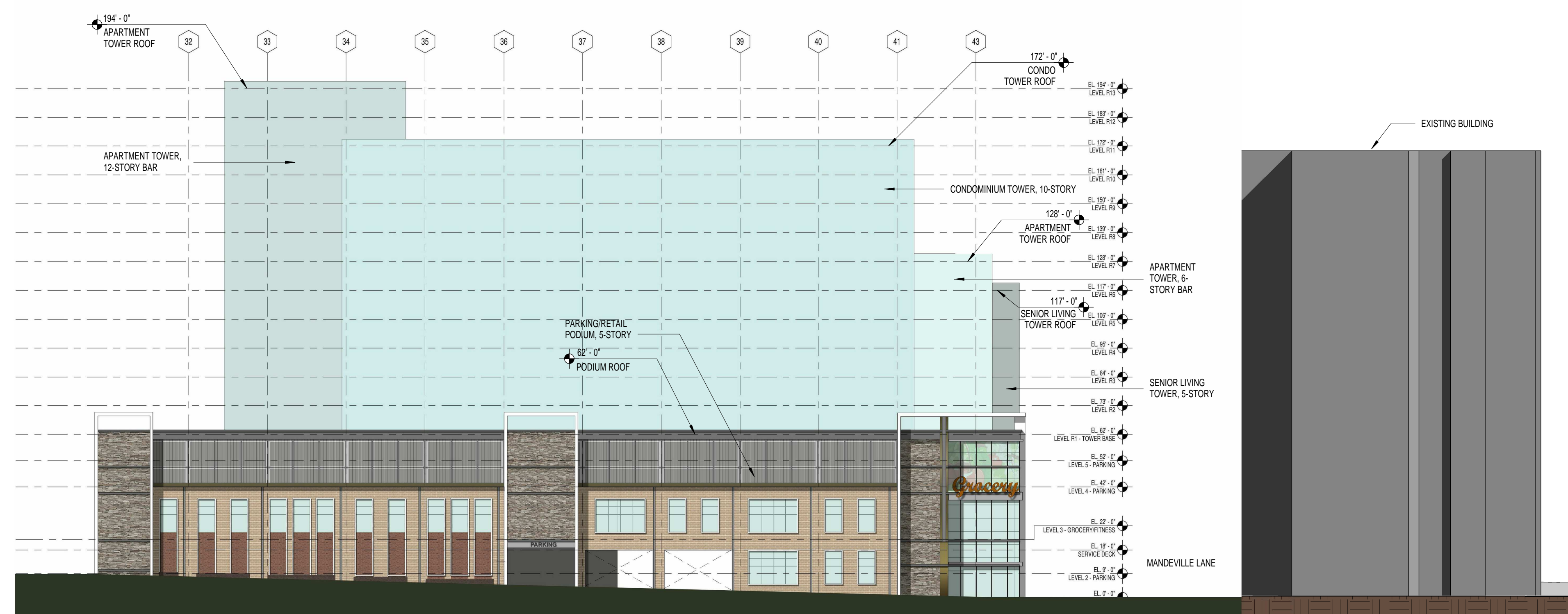
A 2.06

PROJECT NUMBER: 20160037 PROJECT NAME: HOFFMAN TOWN CENTER LOTS 4 AND 5
SHEET NUMBER: A 2.06 - TYPICAL RESIDENTIAL LEVEL PLAN
P:\2016\20160037\A-7 drawings\A-7-1 revit\users\20160037_2015_Massing Study_goebel.rvt
12/16/2016 2:47:34 PM



1 CONCEPT SOUTH ELEVATION
A 4.01 SCALE: 1" = 30'-0"

ISSUANCES		
No.	Drawing Issue Description	Date
	CONCEPTUAL PLAN 1	12/02/2016
	PRELIMINARY DRB REVIEW	12/19/2016



2 CONCEPT WEST ELEVATION
A 4.01 SCALE: 1" = 30'-0"

**HOFFMAN TOWN CENTER
LOTS 4 AND 5**

MANDEVILLE LANE ALEXANDRIA VA
STONEBRIDGE CARRAS

BUILDING ELEVATIONS

Designer	20160037
Principal-in-Charge	Project No.
Approver	12/19/16
Project Manager	Date
Checker	
Project Architect	
Author	
Staff Architect	

A 4.01

PROJECT NUMBER: 20160037 PROJECT NAME: HOFFMAN TOWN CENTER LOTS 4 AND 5
SHEET NUMBER: A.4.01 - BUILDING ELEVATIONS
P:\2016\20160037\A-7 drawings\d-7-1 revit\users\20160037_2015_Massing Study_gobel.rvt
12/19/2016 11:54:04 AM

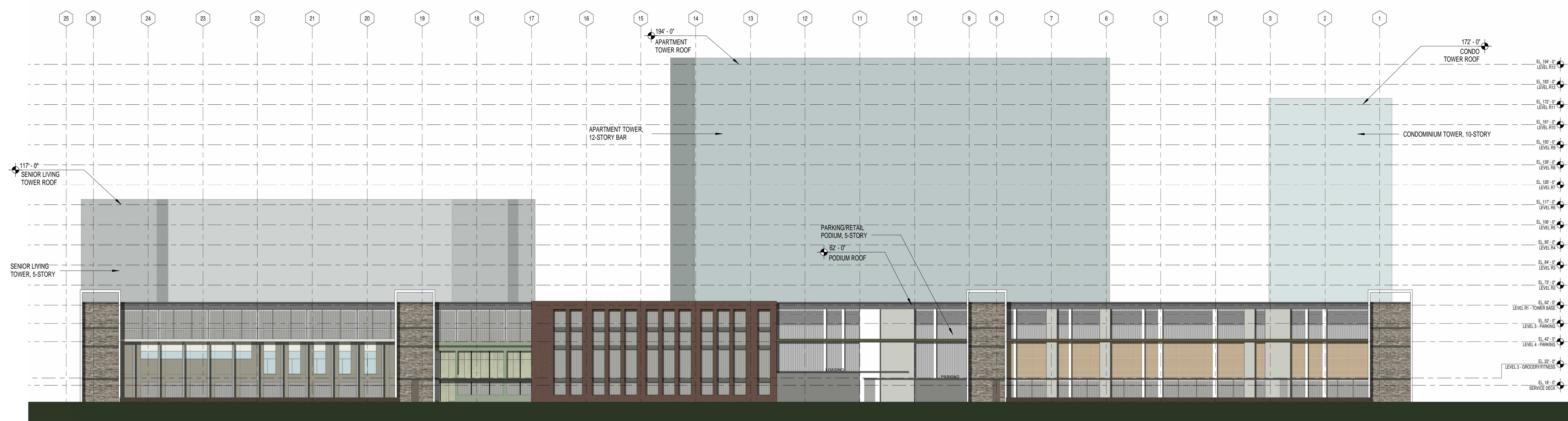


SCOPE DOCUMENTS

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
1	PRELIMINARY DRB REVIEW	12/19/2016



1
A 4.02 CONCEPT NORTH ELEVATION
SCALE: 1" = 30'-0"

**HOFFMAN TOWN CENTER
LOTS 4 AND 5**

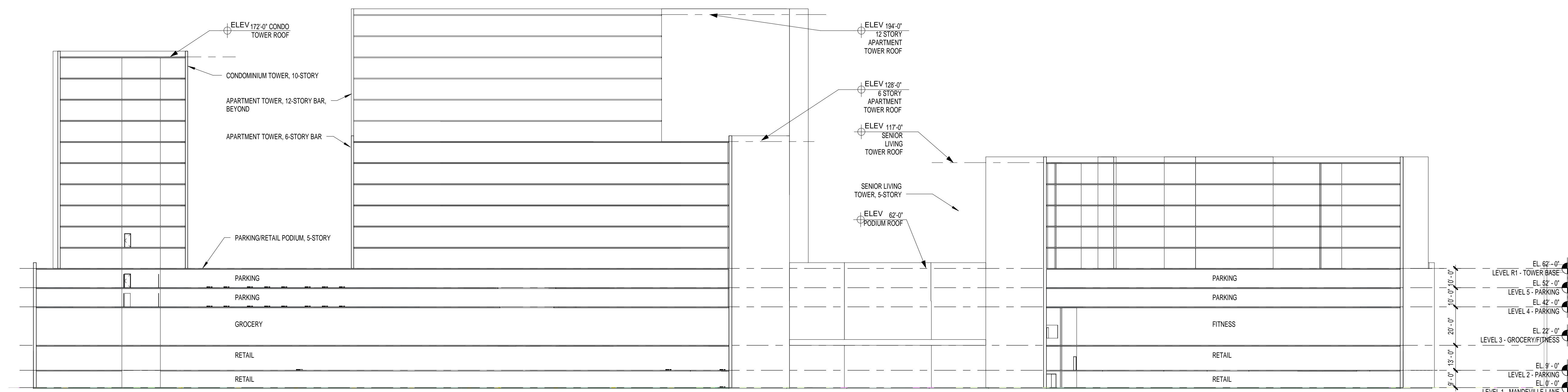
MANDEVILLE LANE ALEXANDRIA VA
♦
STONEBRIDGE CARRAS

BUILDING ELEVATIONS

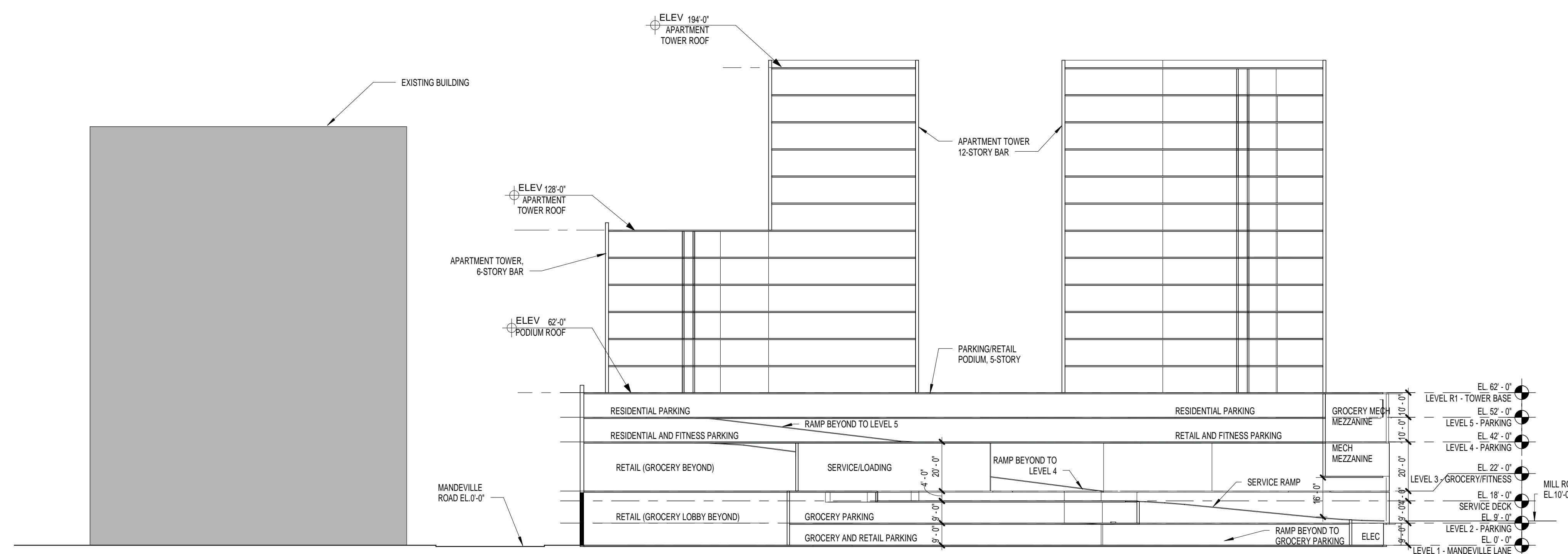
Designer	20160037
Principal-in-Charge	Project No.
Approver	12/19/16
Project Manager	Date
Checker	
Project Architect	
Author	
Staff Architect	

A 4.02

PROJECT NUMBER: 20160037 PROJECT NAME: HOFFMAN TOWN CENTER LOTS 4 AND 5
SHEET NUMBER: A.4.02 - BUILDING ELEVATIONS
P:\2016\20160037\A-7 drawings\d-7-1 revit\users\20160037_2015_Massing Study_goebel.rvt
12/19/2016 12:06:01 PM



2
A 5.01
CONCEPT BUILDING SECTION E-W THROUGH COURTYARD
SCALE: 1" = 30'-0"



1
A 5.01
CONCEPT BUILDING SECTION N-S THROUGH SERVICE RAMP
SCALE: 1" = 30'-0"

ISSUANCES		
No.	Drawing Issue Description	Date
	CONCEPTUAL PLAN 1	12/02/2016
	PRELIMINARY DRB REVIEW	12/19/2016

HOFFMAN TOWN CENTER
LOTS 4 AND 5

MANDEVILLE LANE ALEXANDRIA VA
STONEBRIDGE CARRAS

BUILDING SECTIONS

Designer	20160037
Principal-in-Charge	Project No.
Approver	12/19/16
Project Manager	Date
Checker	
Project Architect	
Author	
Staff Architect	

A 5.01

PROJECT NUMBER: 20160037 PROJECT NAME: HOFFMAN TOWN CENTER LOTS 4 AND 5
SHEET NUMBER: A.5.01 - BUILDING SECTIONS
P:\2016\20160037\A-7 drawings\A-7-1 revit\users\20160037_2015_Massing Study_gobel.rvt
12/16/2016 2:47:48 PM

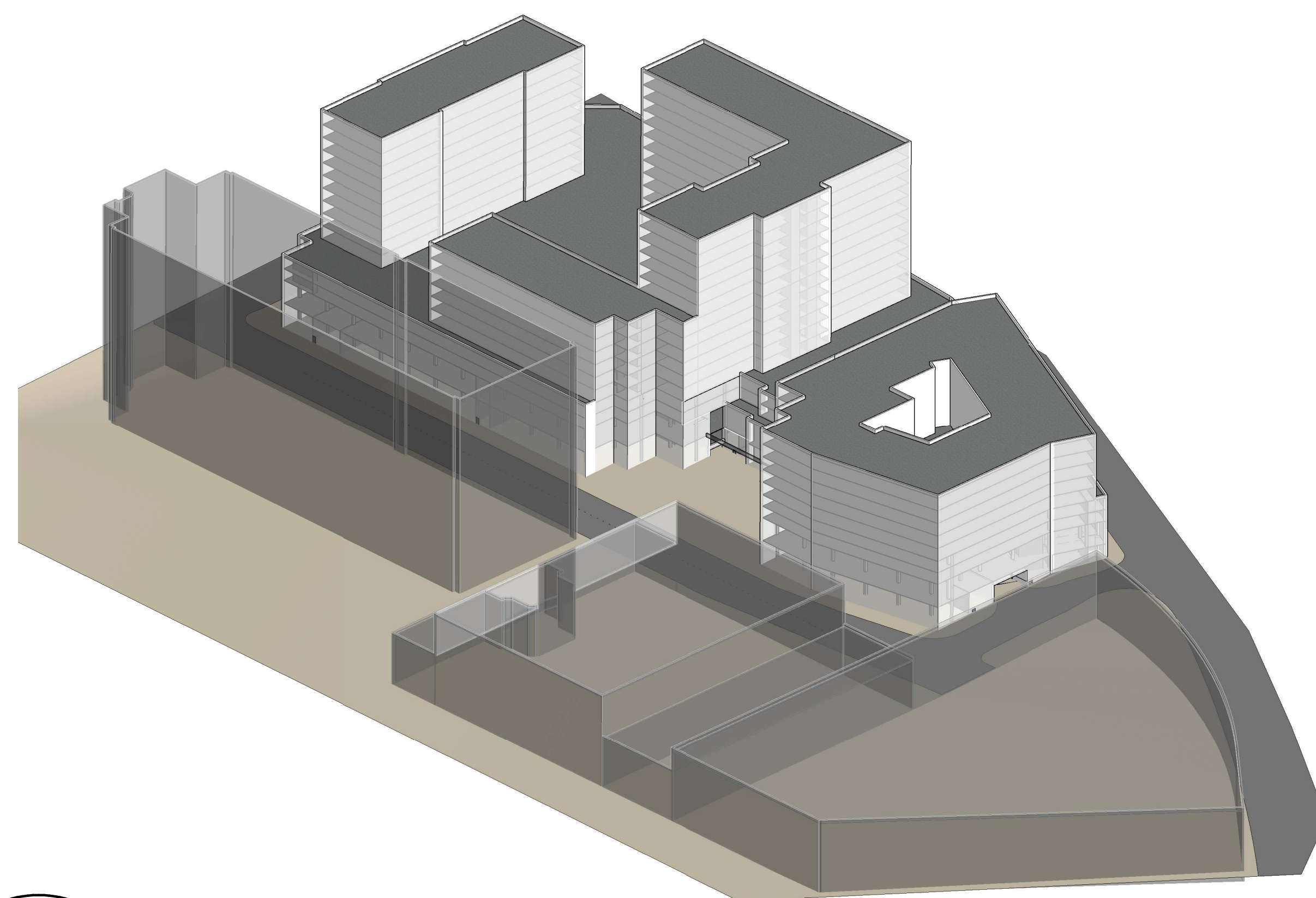


SCOPE DOCUMENTS

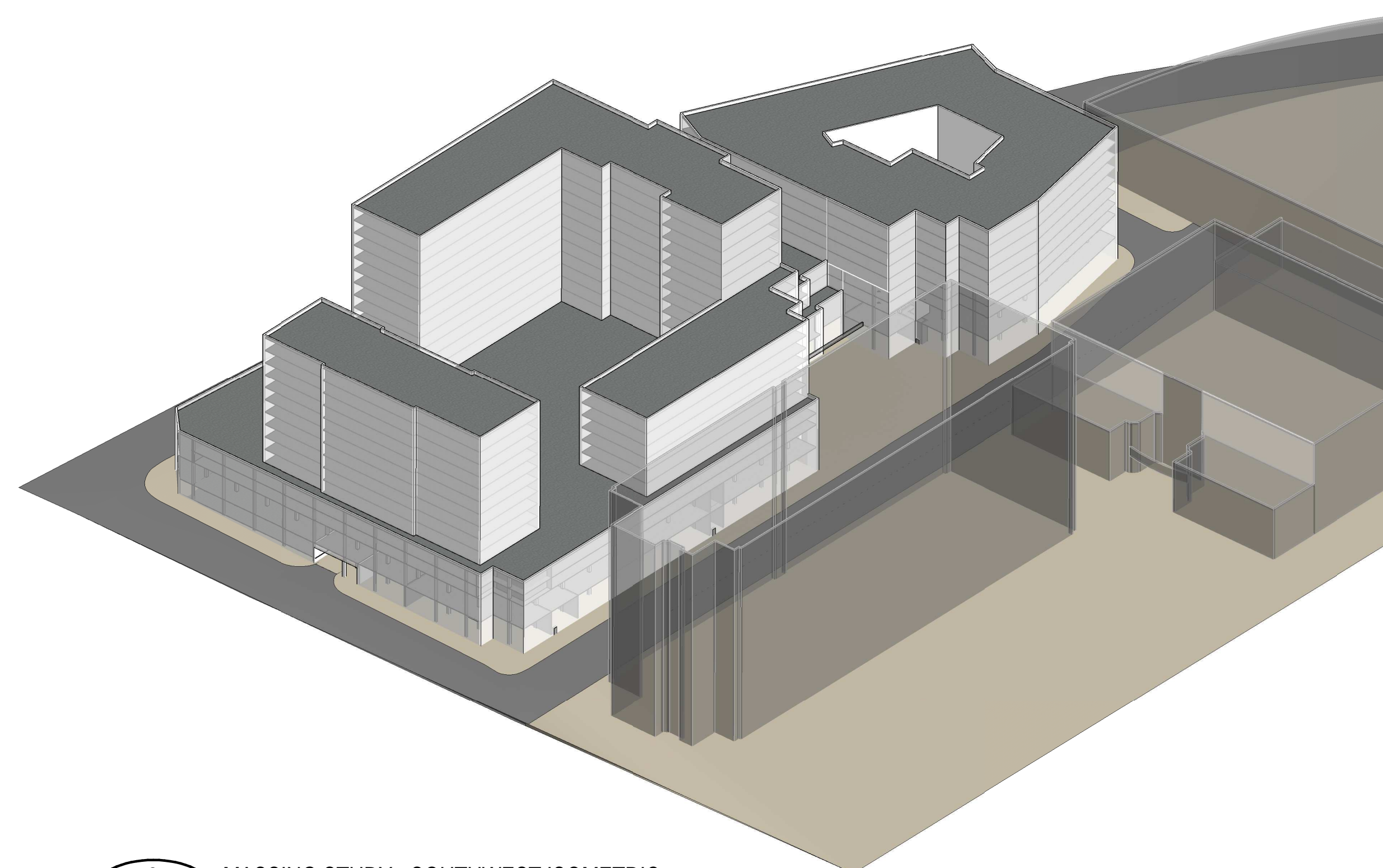
The Construction Documents have not been completed therefore this drawing may be incomplete or not coordinated. The documents issued indicate the general scope of the Project. The Contractor is responsible for complete and coordinated pricing and Work, and shall include all items necessary for the proper 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

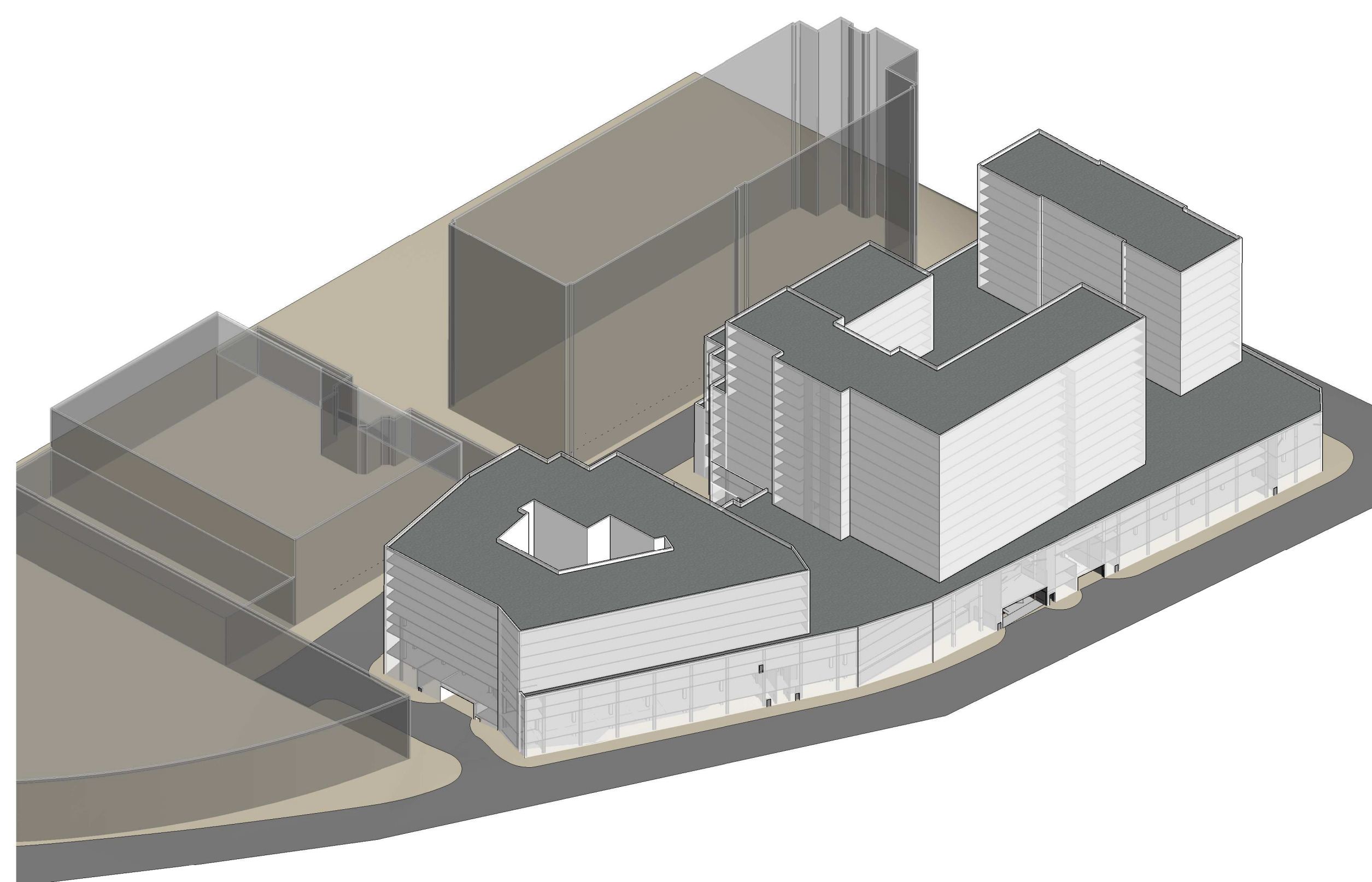
No.	Drawing Issue Description	Date
	PRELIMINARY DRB REVIEW	12/19/2016



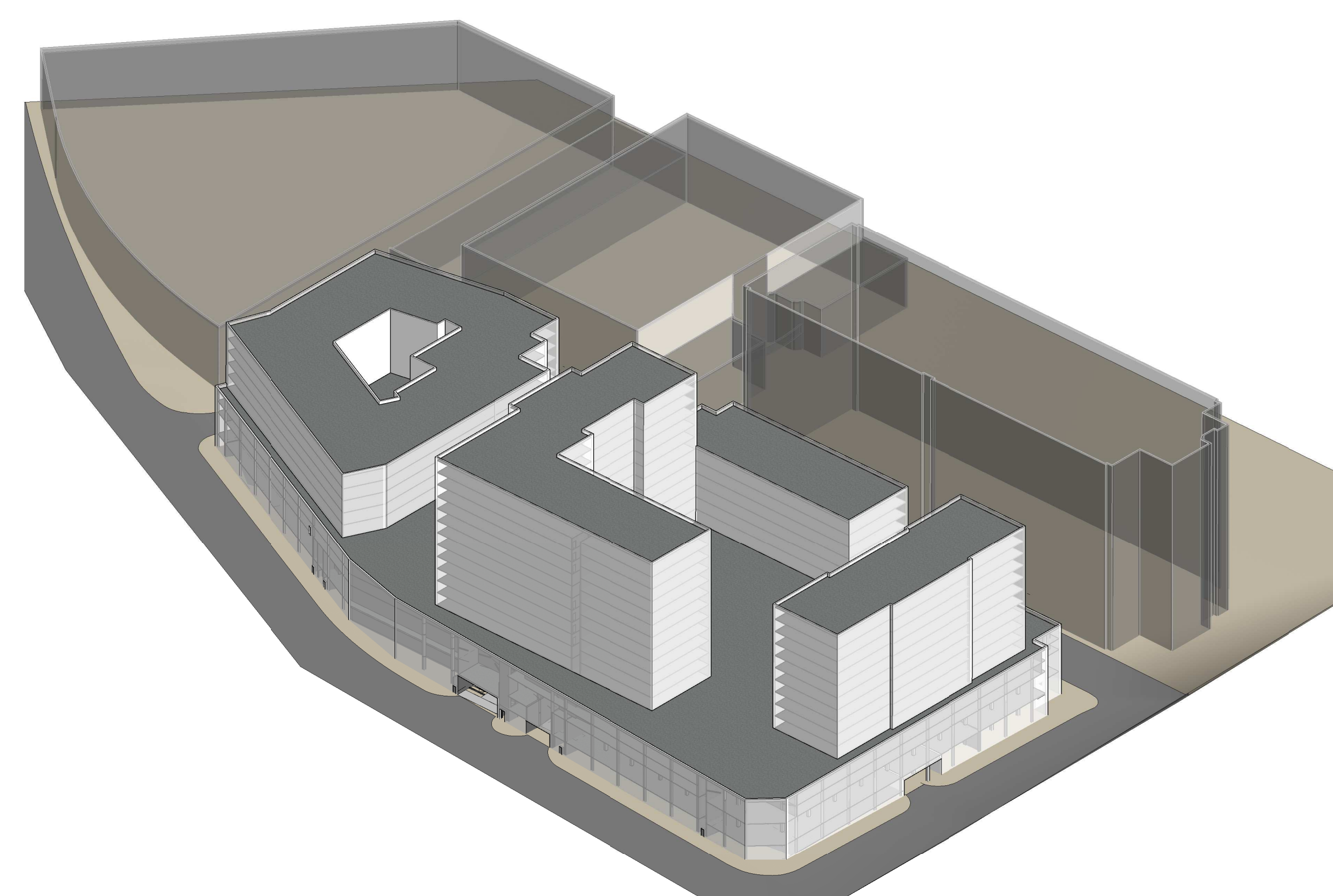
1 MASSING STUDY - SOUTHEAST ISOMETRIC
A 8.01 SCALE:



2 MASSING STUDY - SOUTHWEST ISOMETRIC
A 8.01 SCALE:



3 MASSING STUDY - NORTHEAST ISOMETRIC
A 8.01 SCALE:



4 MASSING STUDY - NORTHWEST ISOMETRIC
A 8.01 SCALE:

**HOFFMAN TOWN CENTER
LOTS 4 AND 5**

MANDEVILLE LANE ALEXANDRIA VA
STONEBRIDGE CARRAS

**MASSING STUDIES -
ISOMETRIC**

Designer	20160037
Principal-in-Charge	Project No.
Approver	12/19/16
Project Manager	Date
Checker	
Project Architect	
Author	
Staff Architect	

A 8.01

PROJECT NUMBER: 20160037 PROJECT NAME: HOFFMAN TOWN CENTER LOTS 4 AND 5
SHEET NUMBER: A 8.01 - MASSING STUDIES - ISOMETRIC
P:\2016\20160037\7-1 revit\users\20160037_2015_Massing Study_gobel.rvt
12/16/2016 2:48:06 PM