

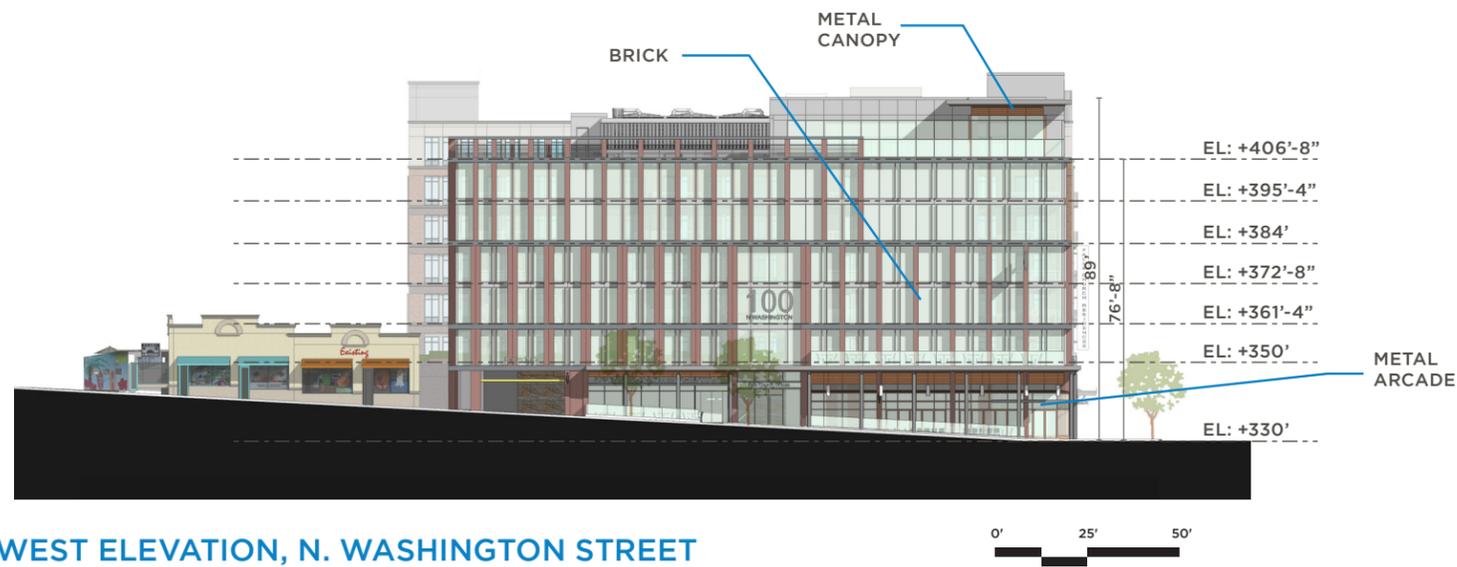
# BUILDING ELEVATIONS



SOUTH ELEVATION, E. BROAD STREET

## SOUTH ELEVATION MATERIAL SUMMARY

	MASONRY	GLAZING	FIBER CEMENT	METAL
Residential Building Level 2 and above	40%	40%	16%	4%
Residential Building Street Level	18%	55.5%	N/A	26.5%
Office Building Level 2 and above	17.3%	74.7%	N/A	8%
Office Building Street Level	N/A	65%	N/A	35%

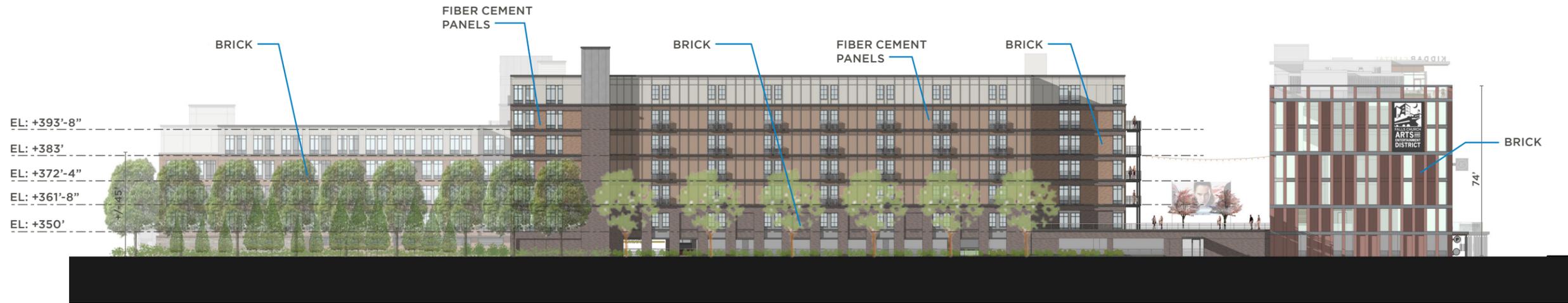


WEST ELEVATION, N. WASHINGTON STREET

## WEST ELEVATION MATERIAL SUMMARY

	MASONRY	GLAZING	FIBER CEMENT	METAL
Office Building Level 2 and above	30%	70%	N/A	N/A
Office Building Street Level	25.4%	56.9%	17.7%	N/A

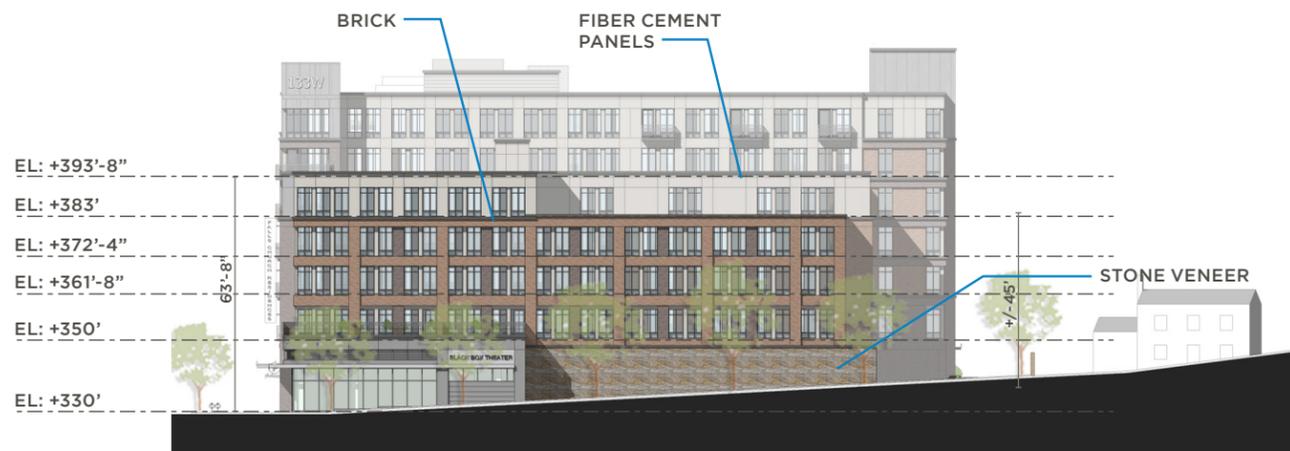
Note: The elevations and material summary shown here are illustrative in nature and meant to broadly convey the aesthetic intent for the project. As such, flexibility is requested to vary the final selection within the color ranges and general material types proposed, based on availability at the time of construction without reducing the quality of materials.



NORTH ELEVATION, PARK PLACE

NORTH ELEVATION MATERIAL SUMMARY

	MASONRY	GLAZING	FIBER CEMENT	METAL
Residential Building All Levels	38.7%	18.2%	41.1%	2%
Office Building All Levels	65%	35%	N/A	N/A



EAST ELEVATION, LAWTON STREET

EAST ELEVATION MATERIAL SUMMARY

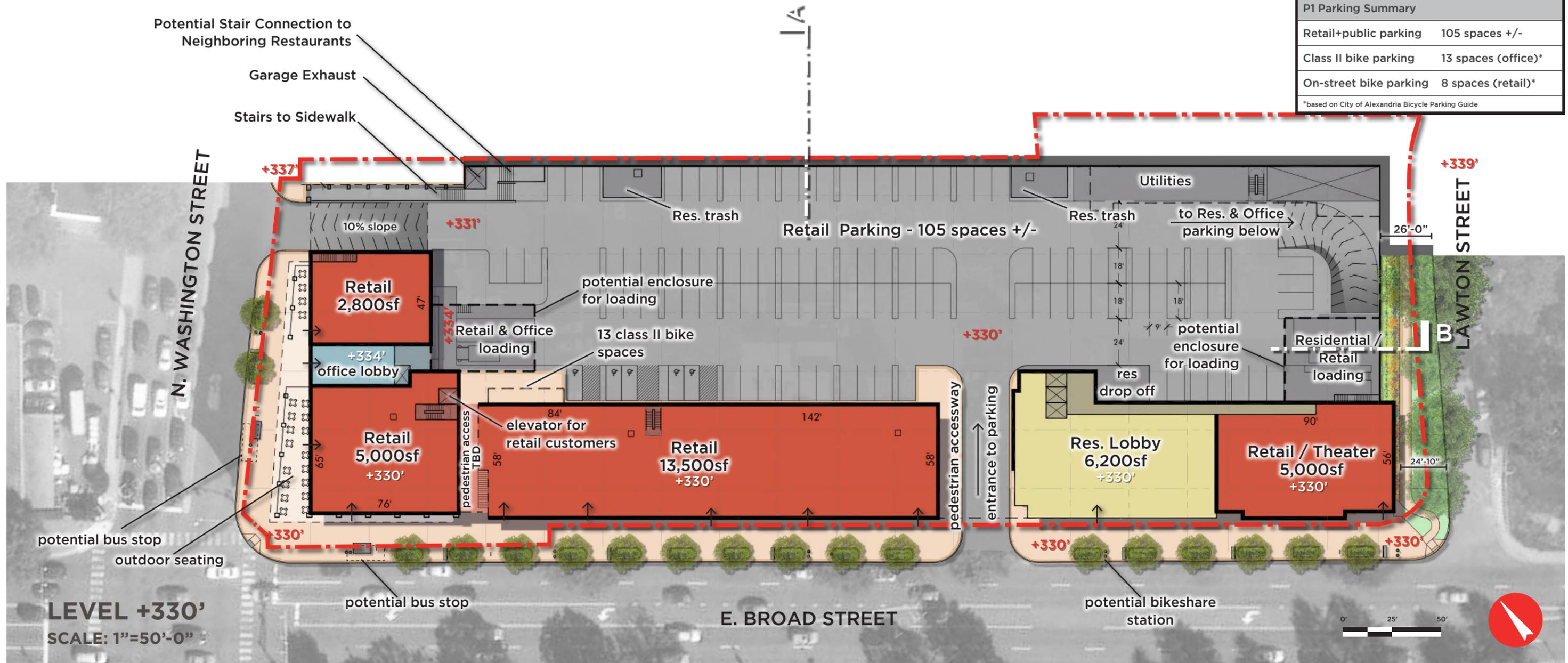
	MASONRY	GLAZING	FIBER CEMENT	METAL
Residential Building Level 2 and above	42.3%	35.3%	18.7%	3.7%
Residential Building Street Level	46.7%	22.4%	N/A	30.9%

Note: The elevations and material summary shown here are illustrative in nature and meant to broadly convey the aesthetic intent for the project. As such, flexibility is requested to vary the final selection within the color ranges and general material types proposed, based on availability at the time of construction without reducing the quality of materials.

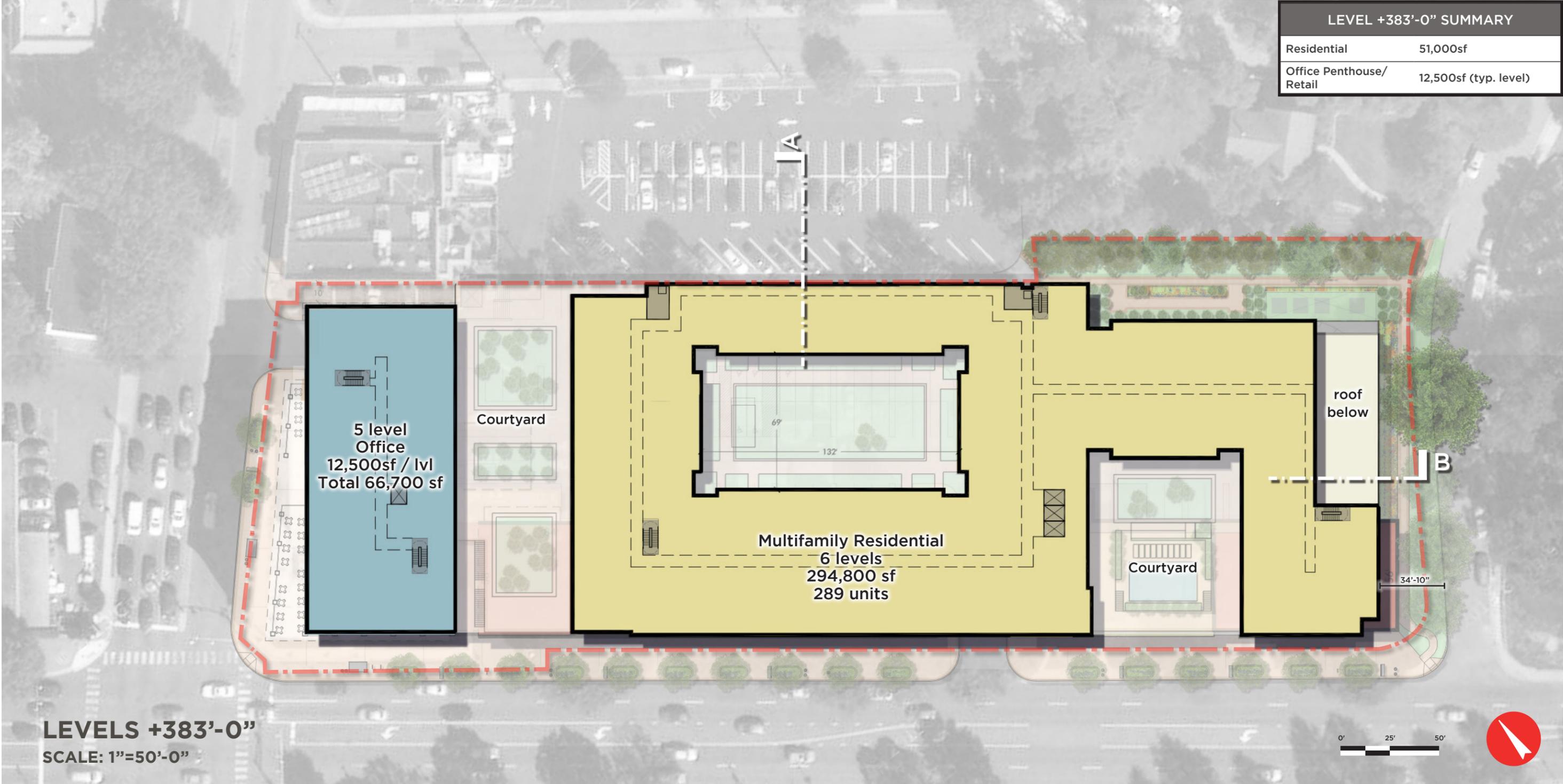
CONCEPTUAL FLOOR PLANS AND PARKING LEVELS

LEVEL +330' SUMMARY	
In-Line Retail	26,300sf
Residential	6,200sf (lobby)
Office	1,200sf (lobby)
P1 Parking Summary	
Retail+public parking	105 spaces +/-
Class II bike parking	13 spaces (office)*
On-street bike parking	8 spaces (retail)*

\*based on City of Alexandria Bicycle Parking Guide

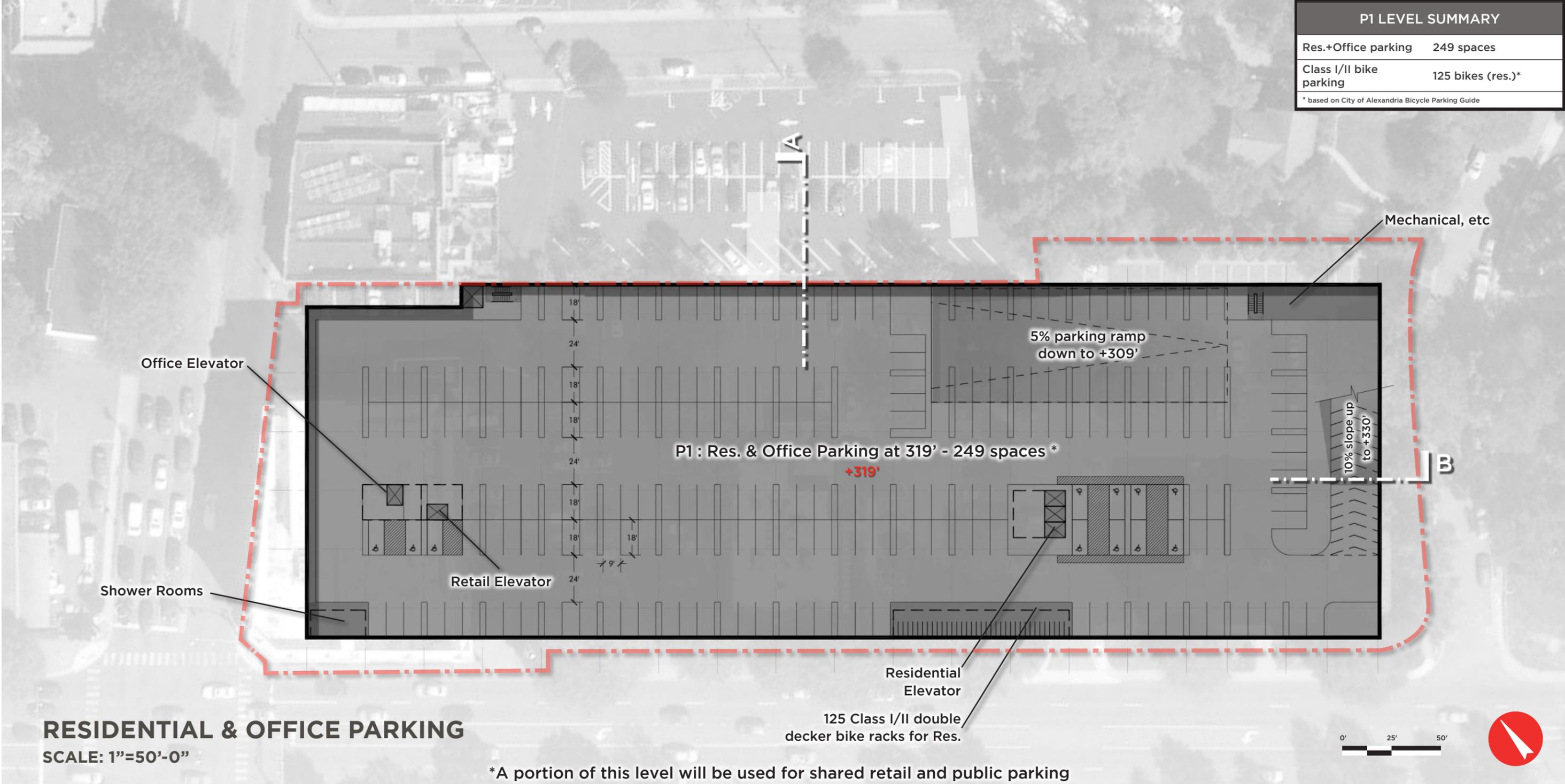








P1 LEVEL SUMMARY	
Res.+Office parking	249 spaces
Class I/II bike parking	125 bikes (res.)*
* based on City of Alexandria Bicycle Parking Guide	







VIEW ALONG LAWTON STREET FROM 201 E. BROAD STREET



NORTHEAST CORNER OF PROJECT ALONG LAWTON STREET AS SEEN FROM 102 LAWTON STREET



VIEW FROM LAWTON STREET LOOKING DOWN TO E. BROAD STREET FROM 107 LAWTON STREET



VIEW FROM INTERSECTION OF PARK PLACE AND N. WASHINGTON STREET



VIEW FROM PARK PLACE

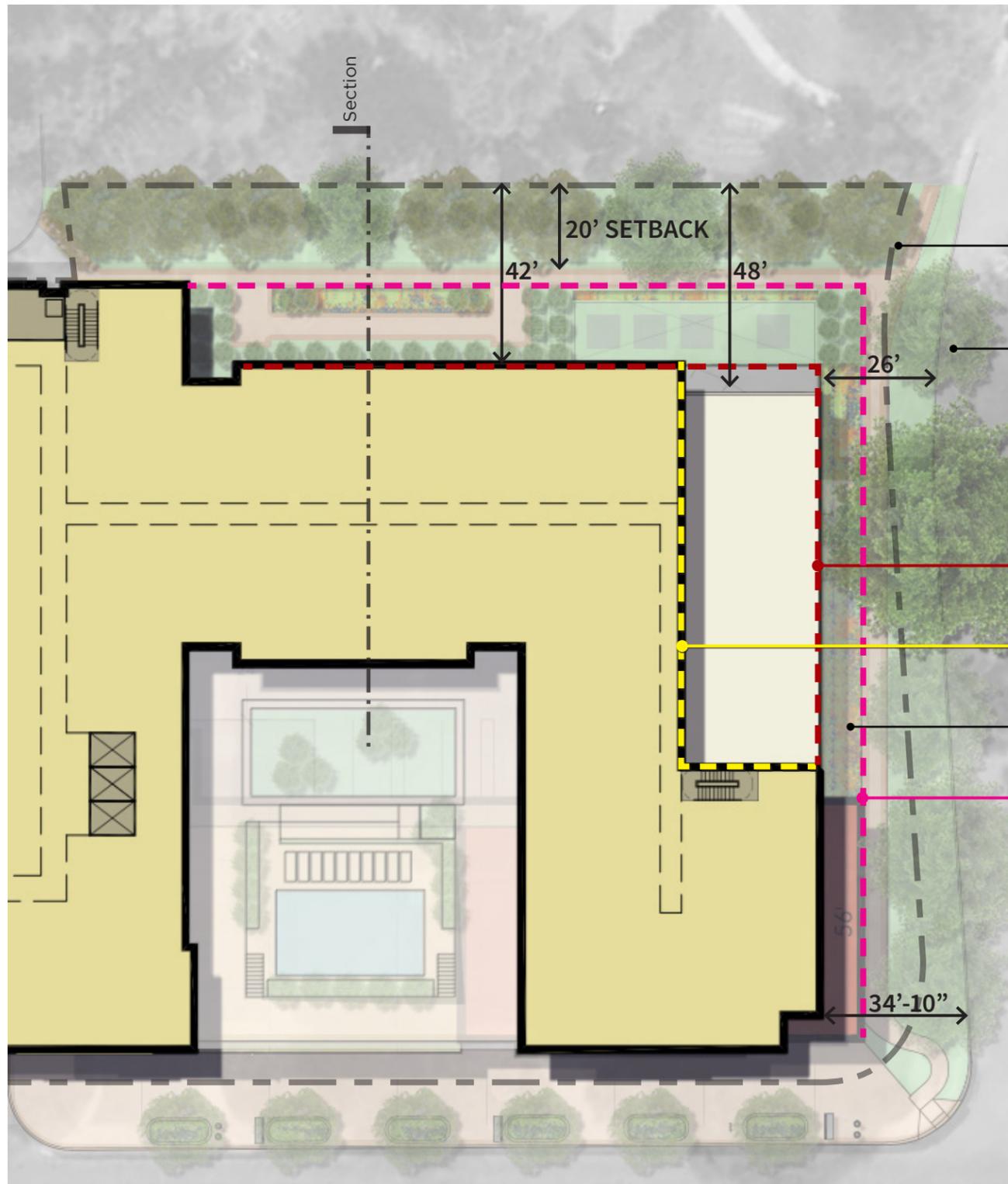


PUBLIC STAIR FROM BROAD STREET TO COURTYARD ABOVE



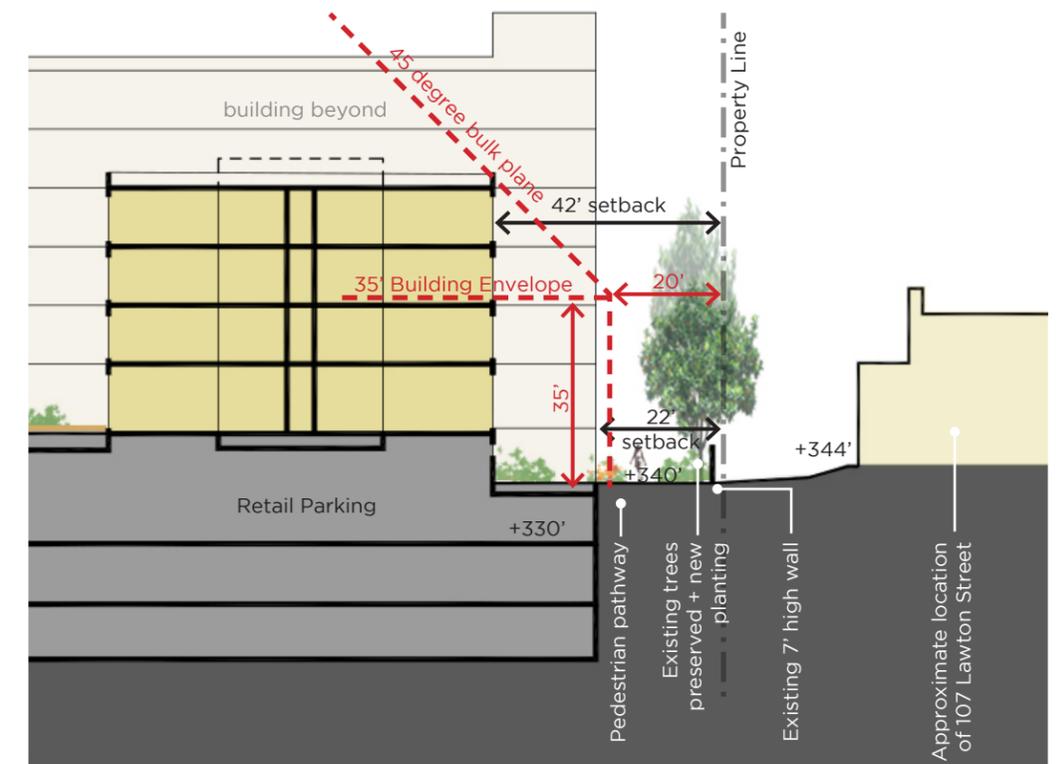
VIEW OF LANDSCAPING EDGE WITH PLANTINGS ALONG CITY LOT

# PROJECT MASSING ALONG LAWTON STREET

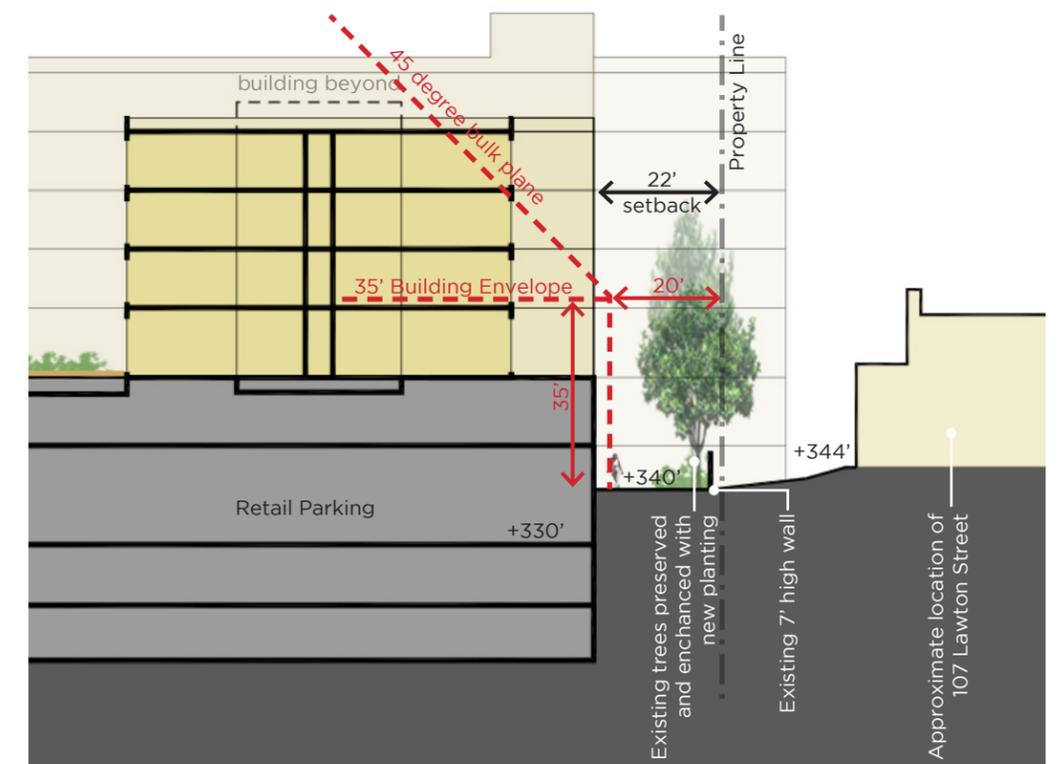


## SETBACK UPDATES

- Additional 22' setback from adjacent 'R' property along northeastern edge - total 42' setback shown with additional 6' setback at building corner
- Additional 10' setback for residential building shown along Lawton street
- Building height reduced from approx. 65' To 46' at northeastern corner
- Building height reduced from approx. 76' To 65' at intersection of Broad and Lawton streets



MAY 2017 PROPOSED BUILDING MASSING



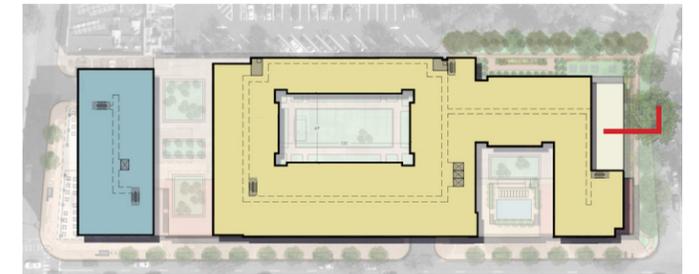
2015 PROPOSED BUILDING MASSING

PLAN AND SECTION STUDIES SHOWING SETBACKS & PROGRESSIVE CHANGES IN MASSING ALONG LAWTON STREET

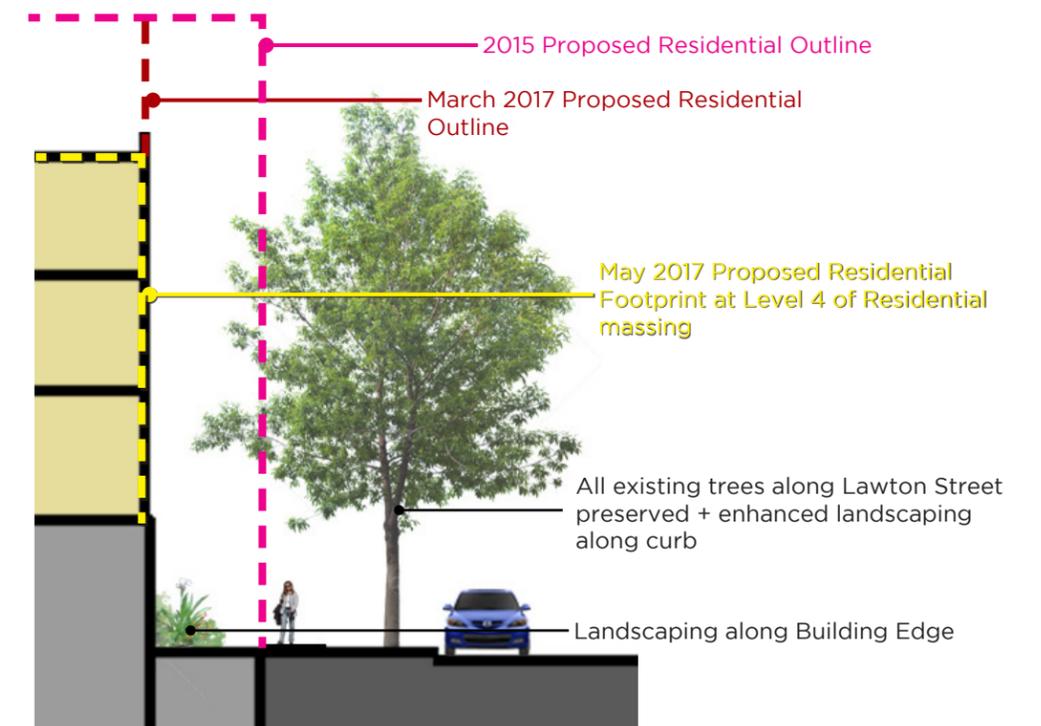
# PROJECT MASSING ALONG LAWTON STREET



CONCEPTUAL VIEW SHOWING LANDSCAPING ALONG LAWTON STREET SIDEWALK



KEY PLAN

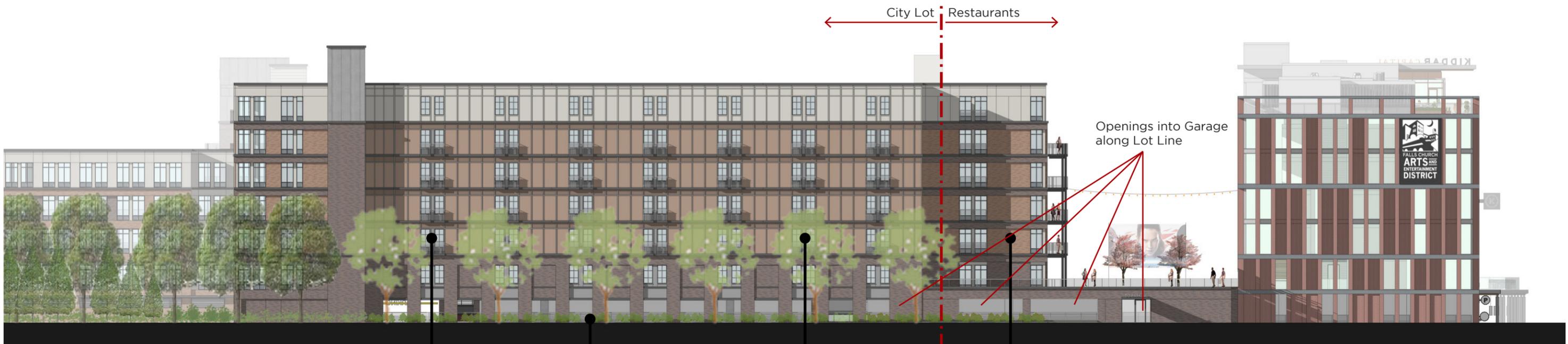


SECTION

# NORTHEAST FACADE



ELEVATION SEEN IN MARCH 20 SUBMISSION



CURRENT ELEVATION

Facade along lot line with at-risk windows along corridor

Existing green buffer on City Lot to be enhanced with tree plantings

Facade along lot line with at-risk windows along corridor

Facade set back by approx. 6' with windows for the corner unit

NORTHEAST FACADE - DESIGN UPDATES

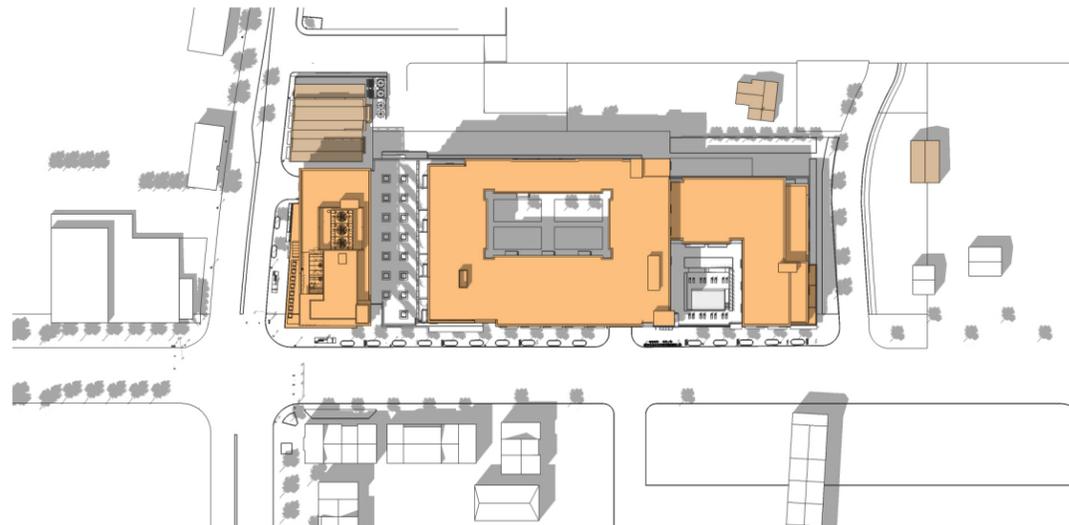
# SHADOW STUDY



JUNE 21 - 10 AM



DECEMBER 21 - 10 AM



JUNE 21 - 4 PM



sunrise:  
5:43 am



sunset:  
8:37 pm



DECEMBER 21 - 4 PM



sunrise:  
7:24 am



sunset:  
4:50 pm