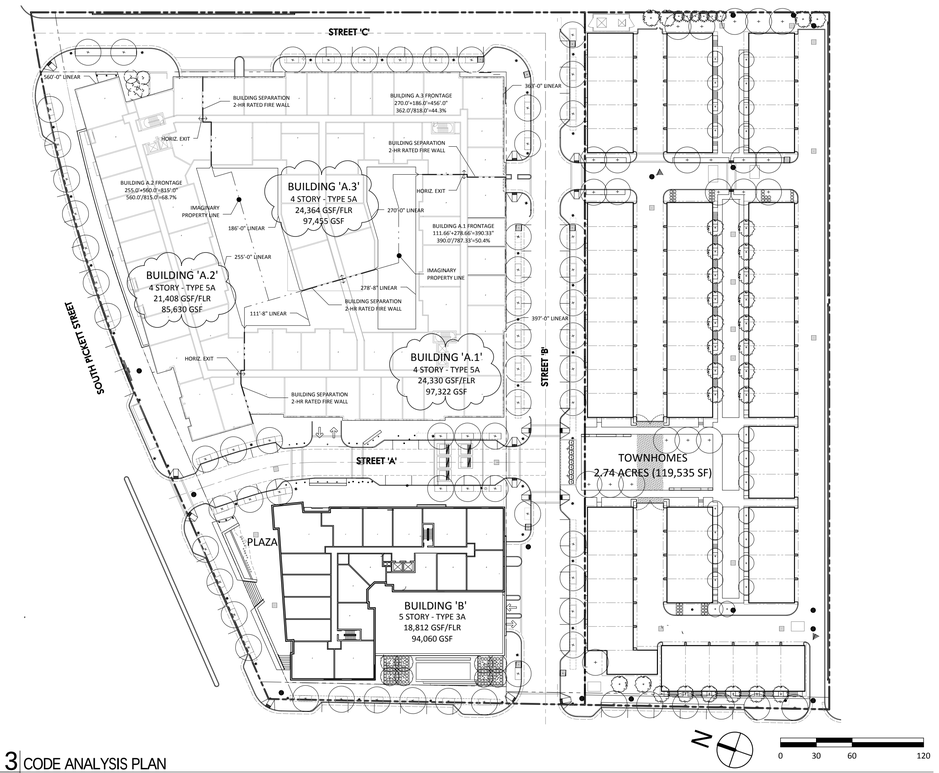

3 CODE ANALYSIS PLAN

A100 1" = 60'-0"

BUILDING CODE ANALYSIS

Applicable Code: 2006 Edition, Virginia Uniform Building Code (USBC)

Buildings herein are to be designed under the special provisions of Section 509.2 of the Uniform Statewide Building Code

Building & Floor	Type of Construction	Use Group	Proposed Height*	Allowable Height	Proposed Area	Allowable Area	Fire Protection
Building A			70 ft	70 ft			
Parking Level 2	I-A	S2			0	Unlimited	NFPA 13
Parking Level 1	I-A	S2			0	Unlimited	NFPA 13
Ground Floor	I-A	M, B, S2			93,294	Unlimited	NFPA 13
Horizontal Building Seperation (3-hour fire rated)							
1st thru 4th Floors	V-A	R2			Less than max. allowed Floor Area per Code	24,000 sf per floor / 96,000 sf total per fire area + frontage increase	NFPA 13
Building B			85 ft	85 ft			
Parking Level 1	I-A	S2			0	Unlimited	NFPA 13
Ground Floor	I-A	M, B, S2			25,167	Unlimited	NFPA 13
Horizontal Building Seperation (3-hour fire rated)							
1st thru 5th Floors	III-A	R2			Less than max. allowed Floor Area per Code	48,000 sf per floor / 240,000 sf total per fire area + frontage increase	NFPA 13

* Building height is measured from the average grade plane to median height of low slope "flat" roof elevation of each building.
* Floor Area within fire walls will be less than the maximum allowed floor area, including sprinkler and frontage increases, per code.

BUILDING USE AND OCCUPANCY

Nonseperated Mixed Uses; 508.3.2
M - Mercantile
B - Business
S2 - Storage (Parking Garage)
Seperated Mixed Uses; 508.3.3
R2 - Residential with seperated A2

SPECIAL PROVISIONS

Horizontal Building Seperation Allowance; 509.2

CONSTRUCTION TYPES

Above Horizontal Assembly:	Building 'A': VA	Building 'B': IIIA
Below Horizontal Assembly:	Building 'A': IA	Building 'B': IA

FIRE PROTECTION

An automatic sprinkler system will be provided in accordance with IBC 903.3.1.1 for both Building 'A' and Building 'B'.

Fire Alarm: Yes
Fire Extinguishers: Yes
Stand Pipe: Yes
Fire seperation between uses to comply with code.

BUILDING TABULATIONS

Gross Floor Area

Lot Area	339,667
Maximum FAR	2
Allowable Floor Area	679,334
Proposed FAR	2.00

Building and Floor	A GFA	B Retail (included in GFA)	C Garage (included in GFA)	D Deductions	E Proposed FA (A-D)
Building A					
Parking Level 2	0	0	0	0	0
Parking Level 1	0	0	0	0	0
Ground Floor	93,294	26,000	37,838	3,638	89,656
Mezzanine Level	18,498	0	0	1,231	17,267
1st Residential Floor	73,981	0	0	3,500	70,481
2nd Residential Floor	72,268	0	0	3,374	68,894
3rd Residential Floor	74,351	0	0	3,364	70,987
4th Residential Floor	73,932	0	0	3,364	70,568
Totals - Building A	406,324	26,000	37,838	18,471	387,094
				4.76%	
Building B					
Parking Level Building B	0	0	0	0	0
Ground Floor	25,167	10,653	2,225	2,840	22,307
1st Residential Floor	18,812	0	0	1,099	17,713
2nd Residential Floor	18,812	0	0	1,099	17,713
3rd Residential Floor	18,812	0	0	1,099	17,713
4th Residential Floor	18,812	0	0	1,099	17,713
5th Residential Floor	18,812	0	0	1,099	17,713
Totals - Building B	119,227	10,653	2,225	8,355	110,872
				7.53%	
Townhouses					
Totals - Townhouses	199,320	0	0	17,952	181,368
Totals - All Buildings	724,871	36,653	40,063	44,728	679,334
				6.35%	

Unit Mix

Building and Floor	F Total Units (G+H)	G 1 Bedroom	H 2 Bedroom	I Townhouse
Building A				
Parking Level 2	0	0	0	0
Parking Level 1	0	0	0	0
Ground Floor	16	16	0	0
Mezzanine Level	19	17	2	0
1st Residential Floor	66	47	19	0
2nd Residential Floor	69	47	22	0
3rd Residential Floor	71	47	24	0
4th Residential Floor	71	47	24	0
Totals - Building A	312	221	91	0
Building B				
Parking Level Building B	0	0	0	0
Ground Floor	0	0	0	0
1st Residential Floor	17	12	5	0
2nd Residential Floor	18	13	5	0
3rd Residential Floor	18	13	5	0
4th Residential Floor	18	13	5	0
5th Residential Floor	18	13	5	0
Totals - Building B	89	64	25	0
Townhouses				
Totals - Townhouses	66	0	0	66
Totals - All Buildings	467	285	116	66

Vehicle Parking Calculations

Building and Floor	J 1.1 Spaces for Each 1 BR Residential Unit (G x 1.1)	K 1.1 Spaces for Each 2 BR Residential Unit (H x 1.1)	L Total Residential Parking (J + K)	M 3 Spaces per 1,000 SF of Retail Space (R/10,000 x 3)	N 2.0 Spaces per Townhouse (I x 2.0)	O Total Vehicle Parking Required (L + M)
Building A						
Parking Level 2	0.0	0.0	0.0	0.0	0.0	0.0
Parking Level 1	0.0	0.0	0.0	0.0	0.0	0.0
Ground Floor	17.6	0.0	17.6	78.0	0.0	78.8
Mezzanine Level	18.7	2.2	20.9	0.0	0.0	9.9
1st Residential Floor	51.7	20.9	72.6	0.0	0.0	81.4
2nd Residential Floor	51.7	24.2	75.9	0.0	0.0	83.6
3rd Residential Floor	51.7	26.4	78.1	0.0	0.0	83.6
4th Residential Floor	51.7	26.4	78.1	0.0	0.0	83.6
Totals - Building A	243.1	100.1	343.2	78.0	0.0	421.2
Building B						
Parking Level Building B	0.0	0.0	0.0	0.0	0.0	0.0
Ground Floor	0.0	0.0	0.0	32.0	0.0	32.0
1st Residential Floor	13.2	5.5	18.7	0.0	0.0	18.7
2nd Residential Floor	14.3	5.5	19.8	0.0	0.0	19.8
3rd Residential Floor	14.3	5.5	19.8	0.0	0.0	19.8
4th Residential Floor	14.3	5.5	19.8	0.0	0.0	19.8
5th Residential Floor	14.3	5.5	19.8	0.0	0.0	19.8
Totals - Building B	70.4	27.5	97.9	32.0	0.0	129.9
Townhouses						
Totals - Townhouses	0	0	0	0	132.0	132
Totals - All Buildings	313.5	127.6	441.1	110.0	132.0	683.1
						684

Vehicle Parking Spaces

Building and Floor	P Standard Parking Spaces	Q Compact Parking Spaces	R Accessible Car Parking Spaces	S Accessible Van Parking Spaces	T Parrallel Parking Spaces	U Vehicle Parking Provided (SUM of O thru S)
Building A						
Parking Level 2	175	45	3	1	0	224
Parking Level 1	149	23	3	1	0	176
Ground Floor	83	3	3	0	4	93
Mezzanine Level	0	0	0	0	0	0
1st Residential Floor	0	0	0	0	0	0
2nd Residential Floor	0	0	0	0	0	0
3rd Residential Floor	0	0	0	0	0	0
4th Residential Floor	0	0	0	0	0	0
	407	71	9	2	4	493
	82.56%	14.40%	2.23%		0.81%	
Building B						
Parking Level Building B	69	21	3	1	0	94
Ground Floor	0	0	0	0	0	0
1st Residential Floor	0	0	0	0	0	0
2nd Residential Floor	0	0	0	0	0	0
3rd Residential Floor	0	0	0	0	0	0
4th Residential Floor	0	0	0	0	0	0
5th Residential Floor	0	0	0	0	0	0
	69	21	3	1	0	94
	73.40%	22.34%	4.26%			
Townhouses						
Totals - Townhouses						140
Totals - All Buildings	476	92	12	3	4	727
	61.34%	12.65%	2.06%		0.55%	

Bicycle Parking Calculations

Building and Floor	V 3 Spaces per 10 Residential Units (F/10)	W 2 Spaces per 10,000 SF Retail (R/10,000) x 2	X Total Bicycle Parking Required (U+V+W)	Y Bicycle Parking Provided
Building A				
Parking Level 2	0.00	0.00	0.00	0
Parking Level 1	0.00	0.00	0.00	76
Ground Floor	4.80	5.25	5.25	28
Mezzanine Level	5.70	0.00	5.70	0
1st Residential Floor	19.80	0.00	19.80	0
2nd Residential Floor	20.70	0.00	20.70	0
3rd Residential Floor	21.30	0.00	21.30	0
4th Residential Floor	21.30	0.00	21.30	0
	93.60	5.25	98.85	104
Building B				
Parking Level Building B	0.00	0.00	0.00	32
Ground Floor	0.00	2.13	2.13	0
1st Residential Floor	5.10	0.00	5.10	0
2nd Residential Floor	5.40	0.00	5.40	0
3rd Residential Floor	5.40	0.00	5.40	0
4th Residential Floor	5.40	0.00	5.40	0
5th Residential Floor	5.40	0.00	5.40	0
	26.70	2.13	28.83	32
Townhouses				
Totals - Townhouses	0	0	0	0
Totals - All Buildings	120.3	7.38	127.68	136
			128	

Permitted Compact Parking Spaces

	Total Spaces Required	% of Compact Spaces Permitted	Permitted Compact Spaces	Compact Spaces Provided
Retail	111	30%	34	29
Residential	430	75%	323	131

Required Accessible Parking Spaces

Total Parking Spaces Provided (including street parking on Street A)	753
Required Minimum Number of Accessible Spaces (2% of Total)	16

Required Van Spaces

For every six or fraction of six accessible parking spaces	3
At least one shall be an Accessible Van parking space.	

Required Loading and Unloading Area

One off-street loading space or fraction thereof for each 20,000 SF of retail floor area.

Retail Floor Area (SF)	36,919
Number of Loading and Unloading Spaces (12'x25' minimum) Required for Retail	2
Total Number of Loading and Unloading Spaces Provided for Retail and Residential	6

Note: Building 'A' has two loading spaces for the large Retail Tenant's use and one loading space for Residential use. Building 'B' has two loading spaces for Retail use and one loading space for Residential use.

Surface Parking

South Pickett Street	Public Right-of-Way	14
Cameron Station Blvd.	Public Right-of-Way	13
Street A	Private Right-of-Way	14
Street B	Public Right-of-Way	20
Street C	Public Right-of-Way	6
Townhouse Streets	Private Right-of-Way	0
Total Surface Parking		67

Total Parking Spaces Provided	806

Notes

Both the "Retail" and the "Garage" areas are included in the "GFA" value and are not part of the Proposed FA calculation. "Retail" and "Garage" areas are included for reference only.
The "Deduction" area is a sum of all mechanical rooms and shafts, stairways and elevator shafts as well as basement garage levels per City of Alexandria Zoning Ordinance 2-145.
The "Proposed FA" excludes the "Deductions" area from the "GFA".
Refer to sheet A111 and A112 for Gross Floor Area exhibits.

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	01.05.2016	DSUP REVISIONS SUBMISSION
	02.26.2016	DSUP REVISIONS SUBMISSION

Date 1 Revision 1

Project Name
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Project Number
215239.00

Date
02.26.2016

Scale
As indicated

Drawing
CODE ANALYSIS AND BUILDING TABULATIONS

A100

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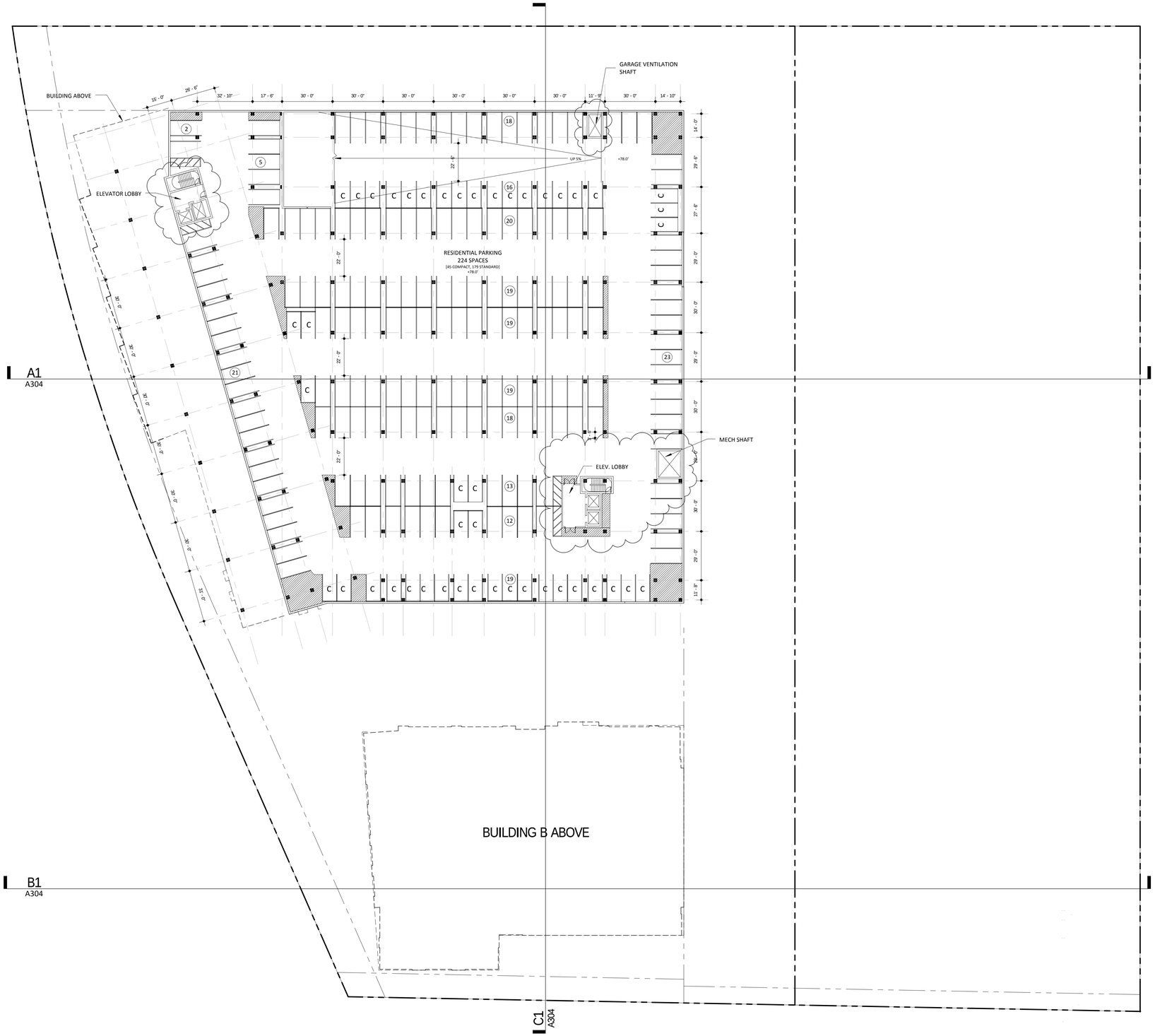

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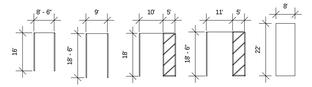

COMPACT PARKING SPACE | STANDARD PARKING SPACE | ACCESSIBLE CAR PARKING SPACE | ACCESSIBLE VAN PARKING SPACE | PARALLEL PARKING SPACE

1 PARKING LEVEL 2
A101 | 1" = 30'-0"

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1" = 30'-0"

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PARKING LEVEL 2 PLAN

A101

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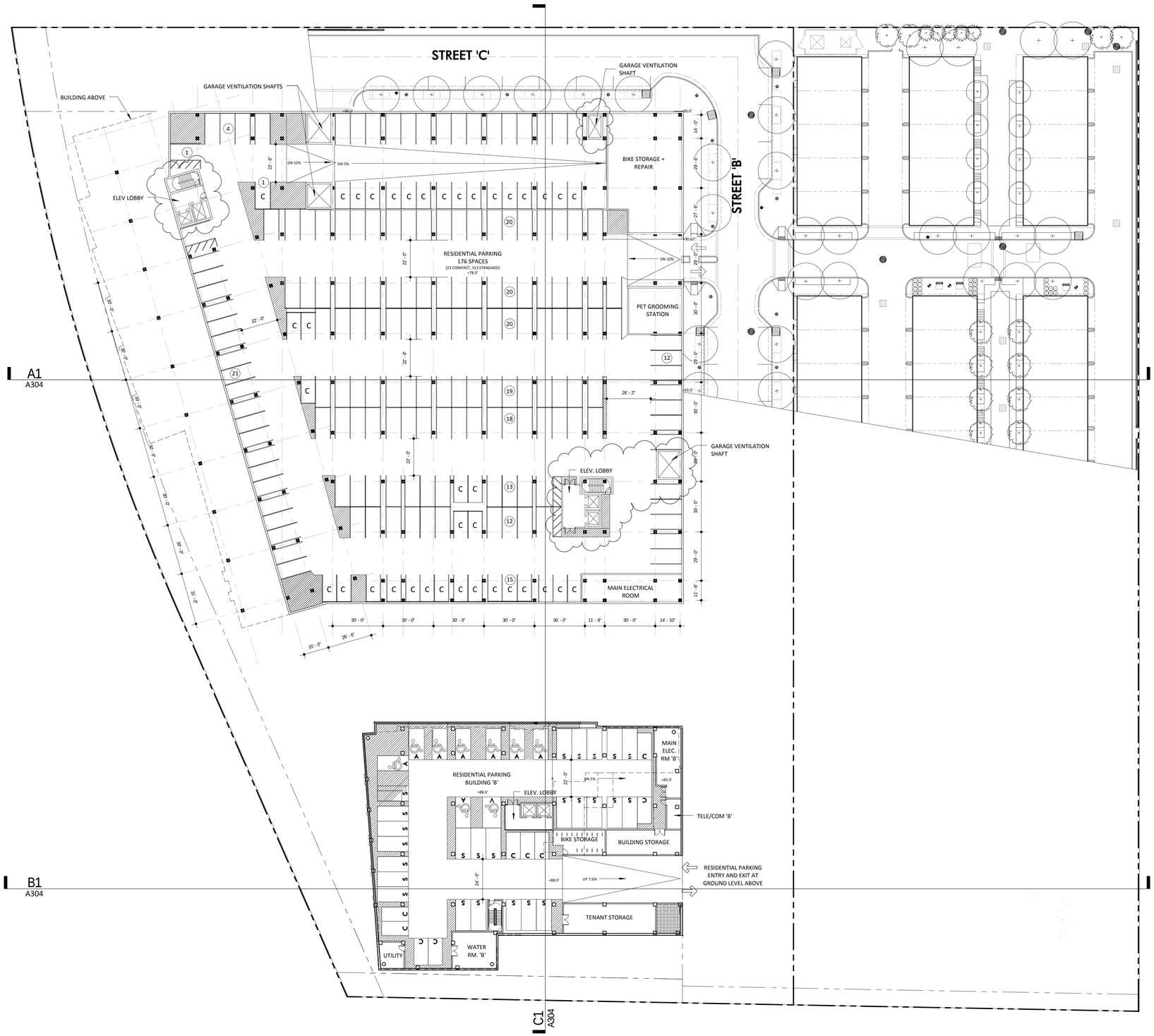

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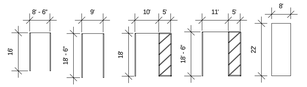

COMPACT PARKING SPACE | STANDARD PARKING SPACE | ACCESSIBLE CAR PARKING SPACE | ACCESSIBLE VAN PARKING SPACE | PARALLEL PARKING SPACE

1 PARKING LEVEL 1
A102 | 1" = 30'-0"

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PARKING LEVEL 1 PLAN

A102

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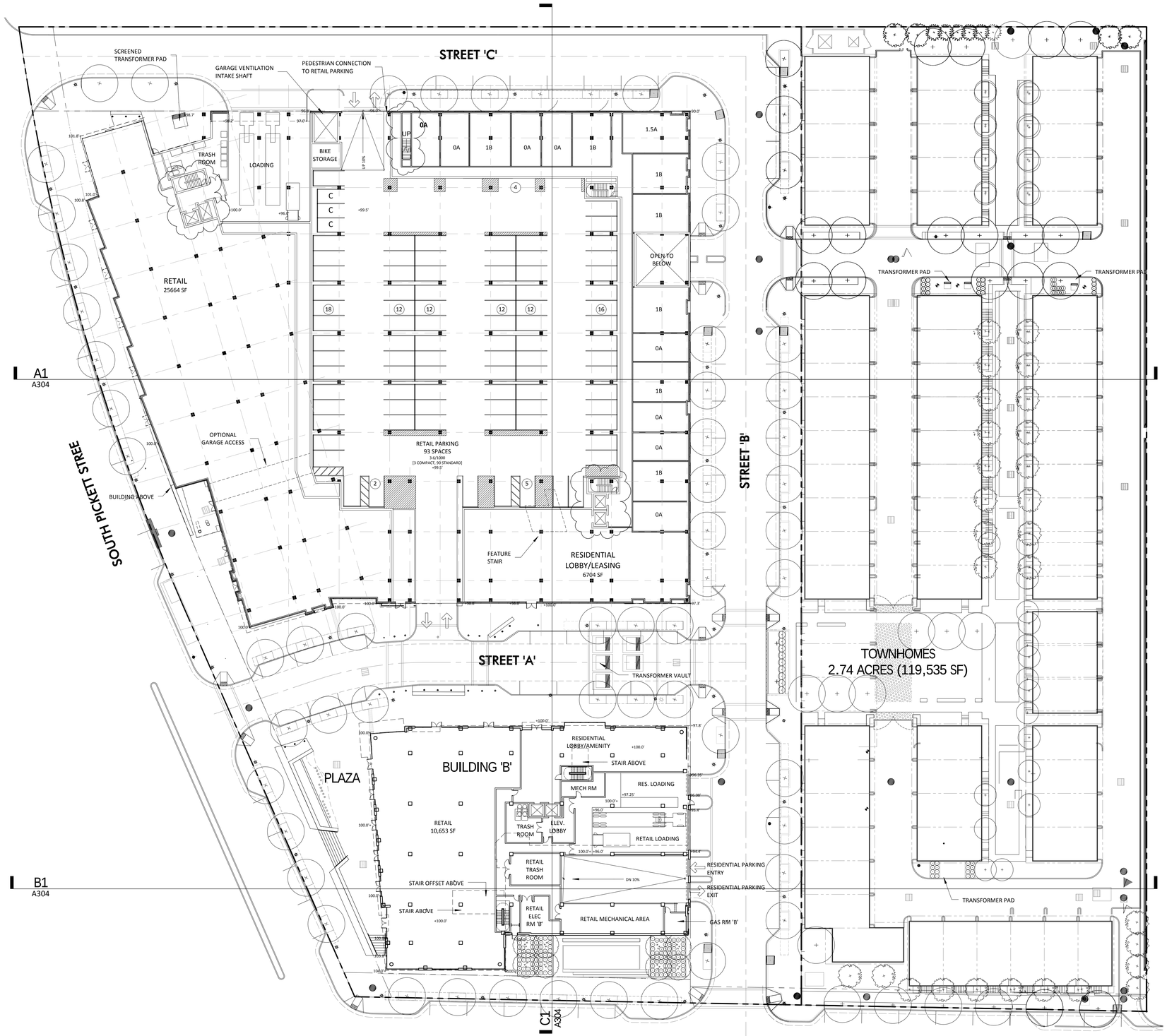

1 GROUND LEVEL
A103 1" = 30'-0"

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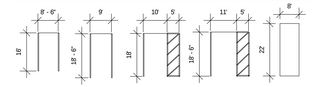

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Drawing
GROUND LEVEL PLAN

A103

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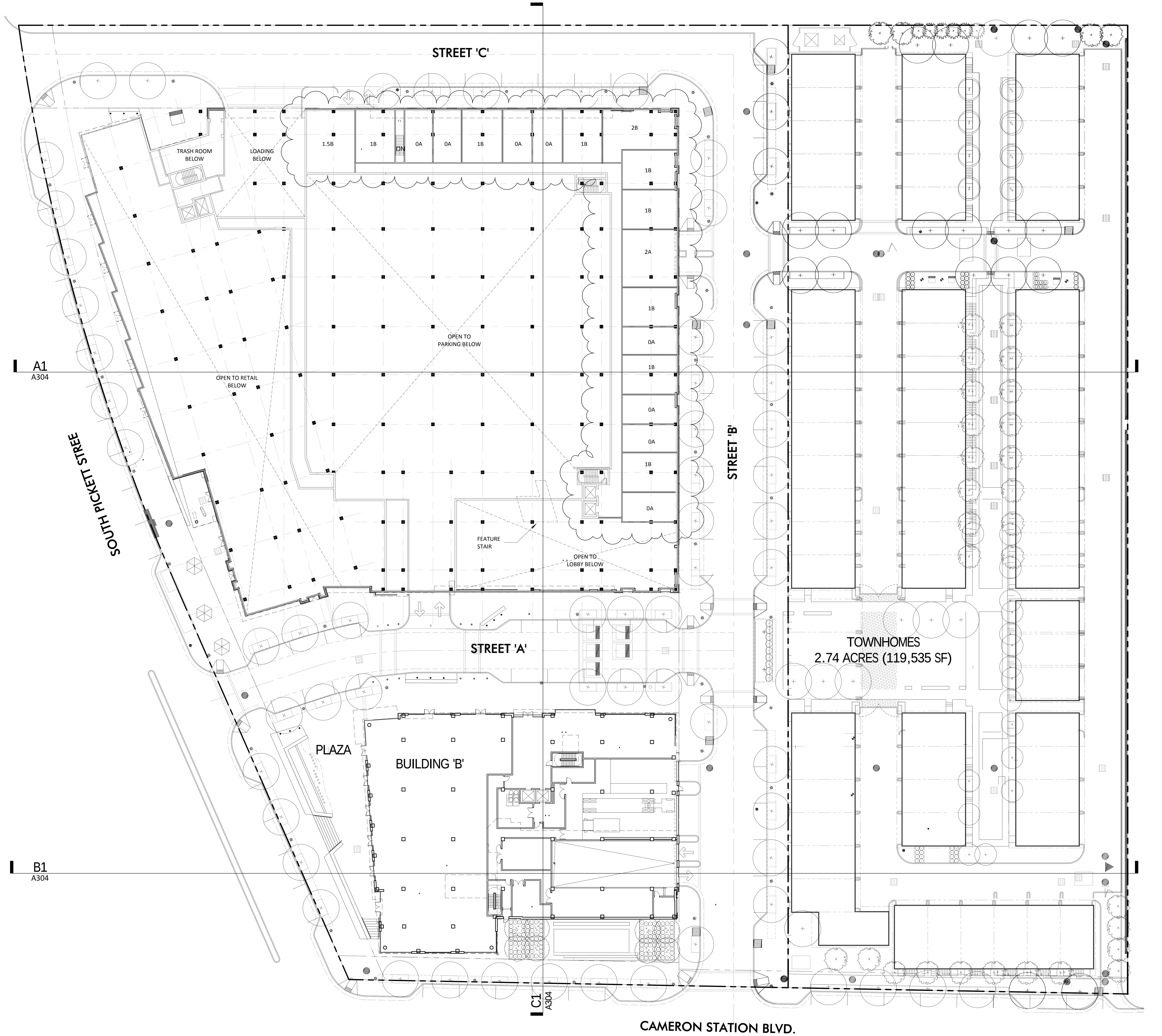

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1 MEZZANINE LEVEL

A103.A 1" = 30'-0"

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	01.05.2016	DSUP REVISIONS SUBMISSION
	02.26.2016	DSUP REVISIONS SUBMISSION
Date 1		Revision 1

Project Name
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Project Number
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Date
02.26.2016

Scale
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Drawing
MEZZANINE LEVEL PLAN

A103.A

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1 RES_01
A104 1" = 30'-0"

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no. date	revision

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1ST RESIDENTIAL LEVEL

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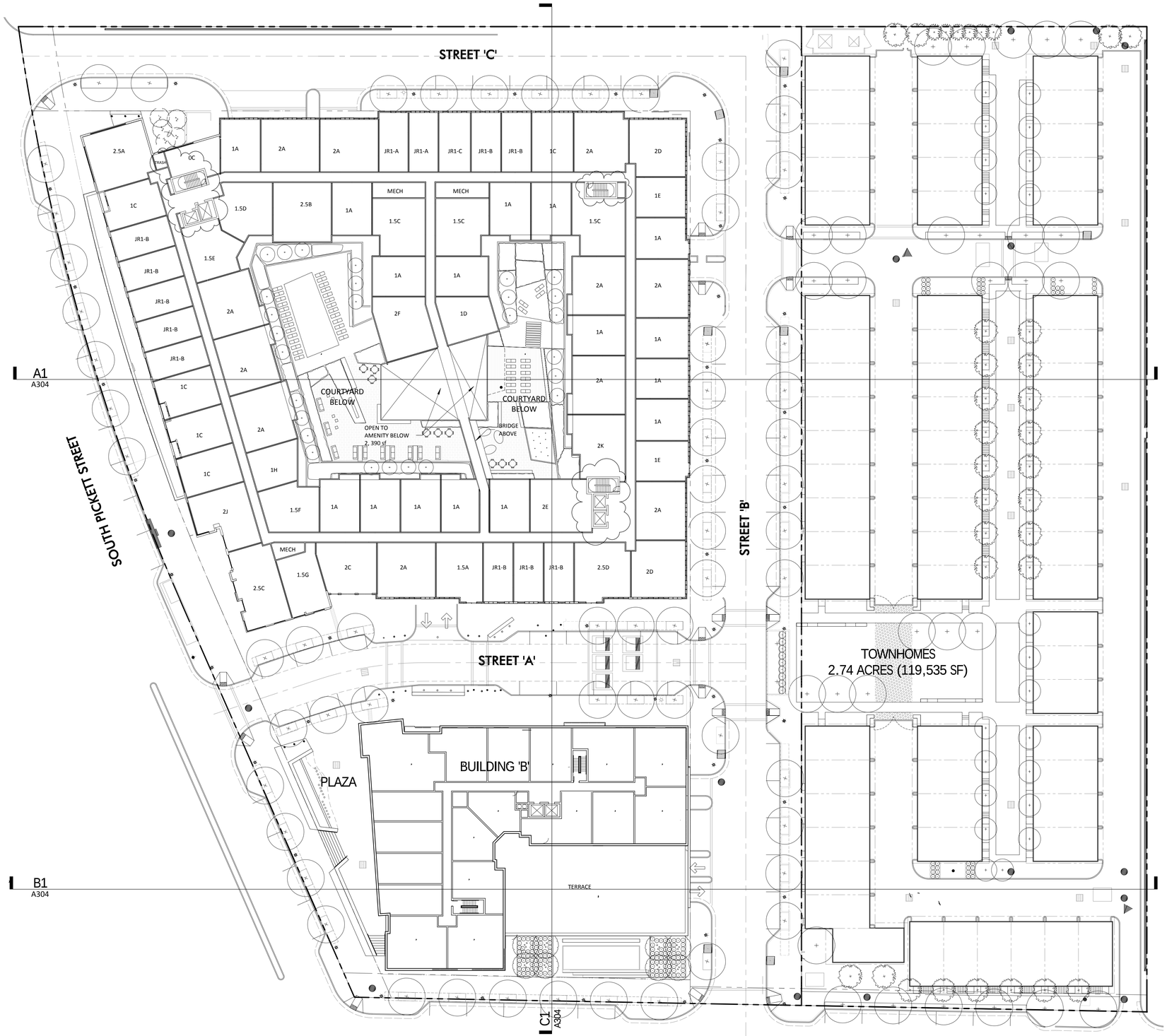

1 2ND RESIDENTIAL LEVEL

A105 1" = 30'-0"

ARCHITECT

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03.11.2014	DSUP 3RD SUBMISSION
01.05.2016	DSUP REVISIONS SUBMISSION
02.26.2016	DSUP REVISIONS SUBMISSION

Date 1	Revision 1
no. date	revision

Project Name
CAMERON PARK

Project Number
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Date
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Scale
1" = 30'-0"

Drawing
2ND RESIDENTIAL LEVEL

A105

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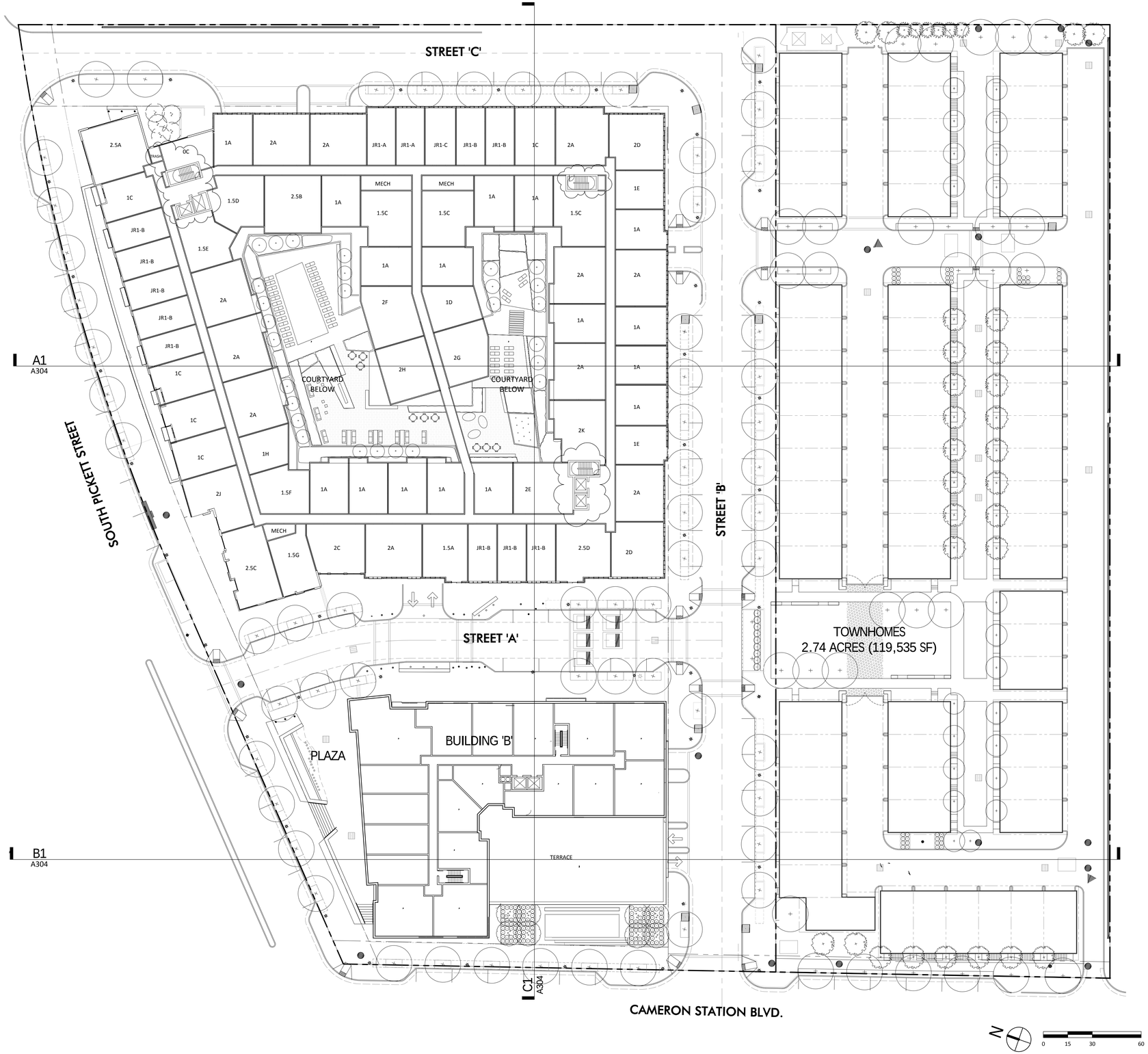

1 RES_03
A106 1" = 30'-0"

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Date 1	Revision 1
no.	date revision

Project Name
CAMERON PARK

Project Number
215239.00

Date
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Scale
1" = 30'-0"

Drawing
3RD THRU 4TH
RESIDENTIAL LEVEL PLAN

A106

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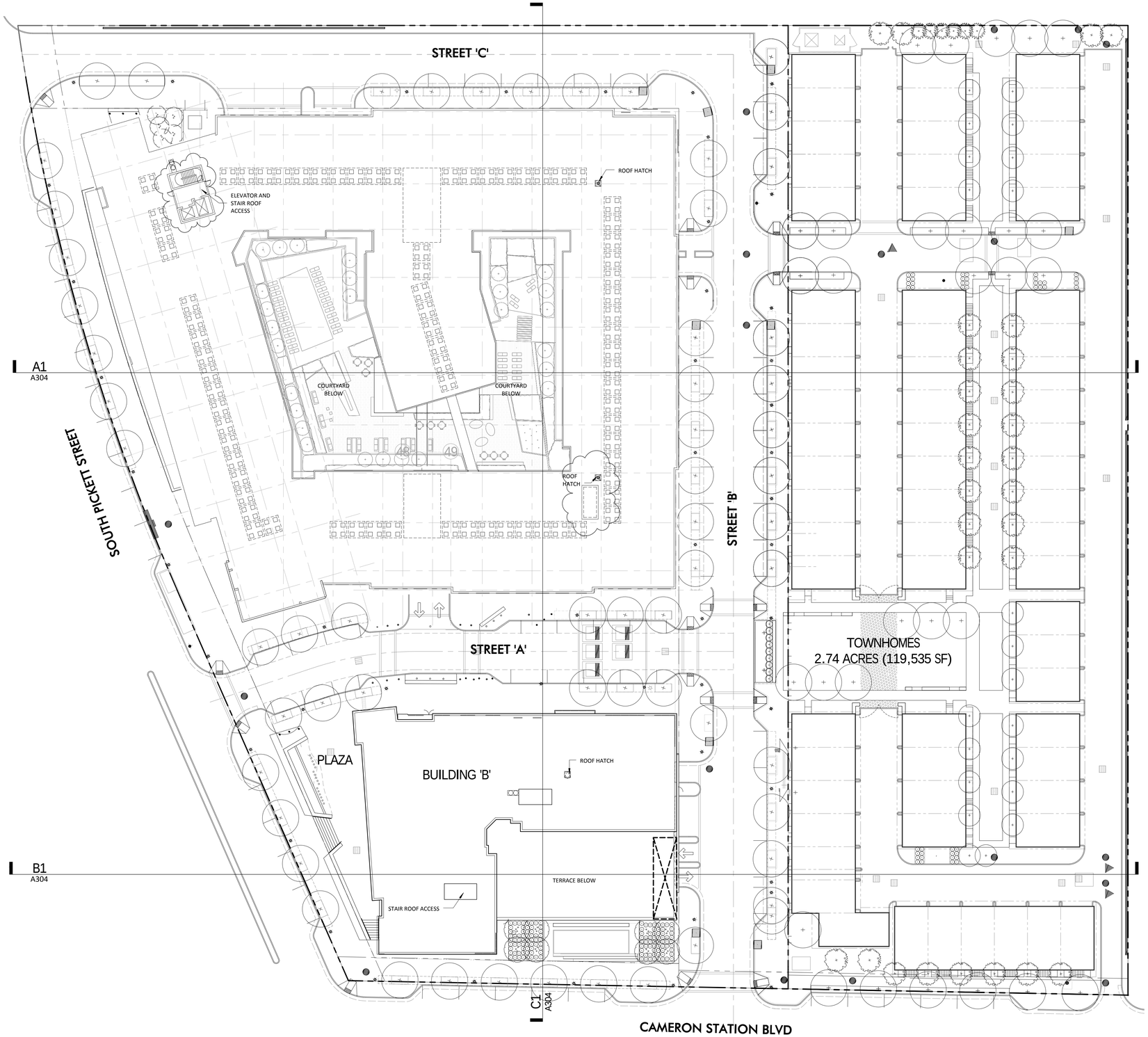

1 ROOF
A107 1" = 30'-0"

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Date 1 Revision 1

Project Name
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Scale
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Drawing
ROOF LEVEL PLAN

A107

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1 OPEN SPACE PLAN
A109 1" = 30'-0"

LEGEND

- OPEN AND USABLE SPACE AT GRADE
- OPEN AND USABLE PLAZA AND PARK SPACE AT GRADE
- OPEN SPACE ABOVE GRADE AT RESIDENTIAL LEVEL OF BUILDINGS 'A' AND 'B'
- OPEN SPACE WITHIN MULTI-MODAL BRIDGE CONNECTION DEDICATION

TABULATION

SITE AREA:		339,667 SF
DEDICATED RIGHT-OF-WAY:		71,833 SF
SITE AREA AFTER DEDICATION:		267,834 SF
REQUIRED OPEN AND USABLE SPACE:	25.0% SITE AREA	66,959 SF
A - SOUTH PICKET STREET PLAZA (AT GRADE):	2.7% SITE AREA	7,099 SF
B - CAMERON PARK BLVD PARK (AT GRADE):	1.0% SITE AREA	2,739 SF
C - INTERNAL TOWNHOME PARK (AT GRADE):	3.7% SITE AREA	9,887 SF
ADDITIONAL OPEN AND USABLE SPACE (AT GRADE):	10.1% SITE AREA	27,166 SF
OPEN SPACE AT RESIDENTIAL LEVEL (ABOVE GRADE):	9.1% SITE AREA	24,391 SF
TOTAL OPEN SPACE AT GRADE:	18.5% SITE AREA	49,602 SF
TOTAL OPEN SPACE ABOVE GRADE:	9.1% SITE AREA	24,391 SF
TOTAL PROPOSED OPEN SPACE:	27.6% SITE AREA	73,993 SF
MULTI-MODAL BRIDGE CONNECTION DEDICATION:	1.0% SITE AREA	2,756
TOTAL OPEN SPACE IF INCLUDING DEDICATION:	28.7% SITE AREA	76,749 SF

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Scale
As indicated

Drawing
OPEN SPACE PLAN

A109

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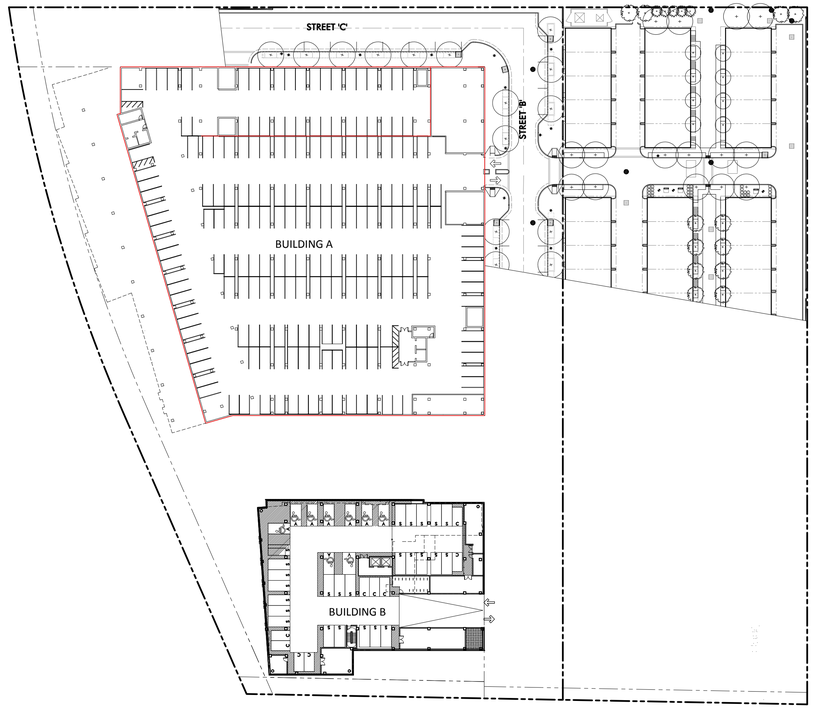
0 30 60 120

1 PARKING LEVEL 2 FLOOR AREA PLAN

A111 1" = 60'-0" *BASEMENT LEVEL NOT COUNTED IN GFA OR FLOOR AREA RATIO



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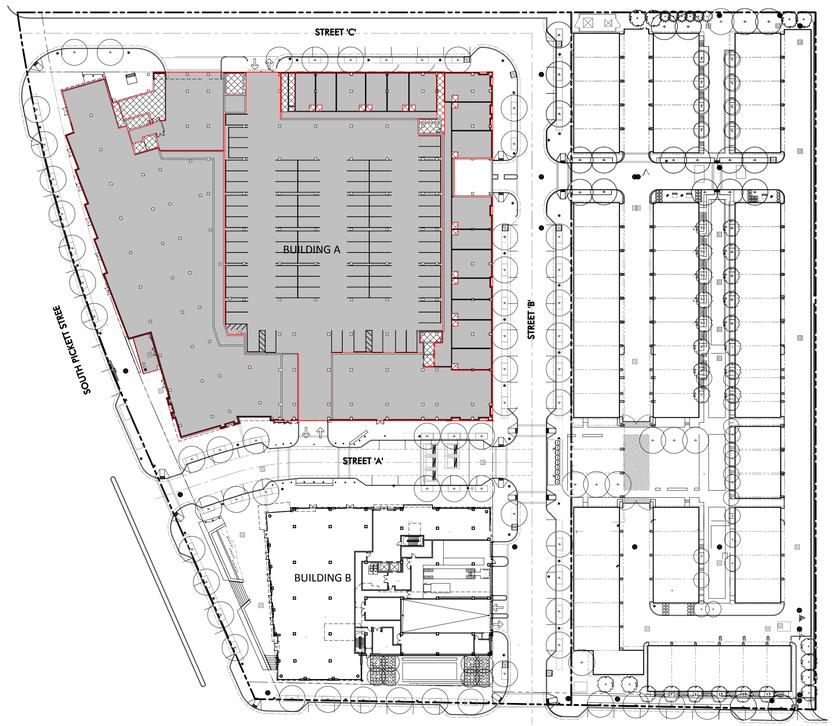
2 PARKING LEVEL 1 FLOOR AREA PLAN

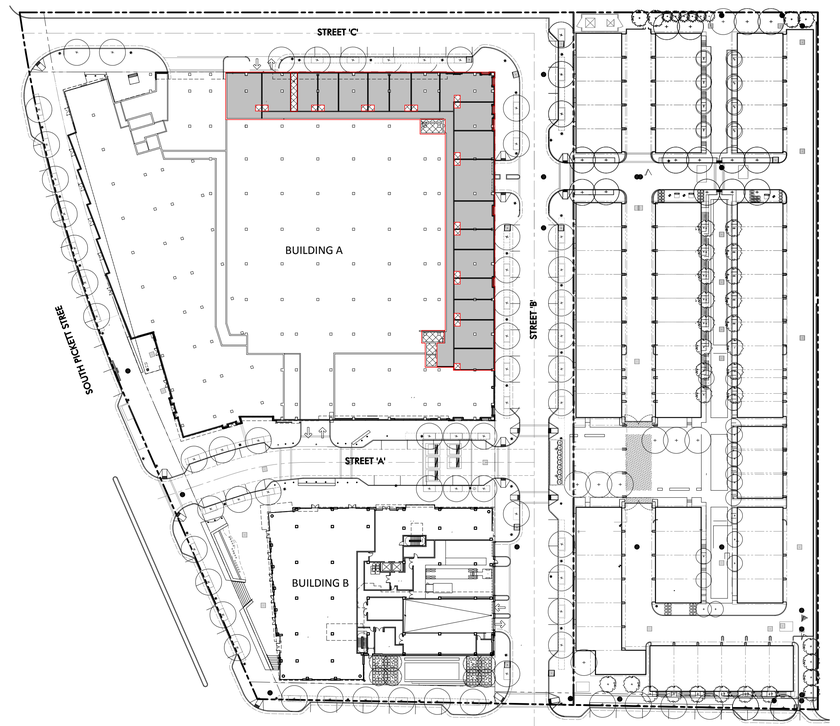
A111 1" = 60'-0" *BASEMENT LEVEL NOT COUNTED IN GFA OR FLOOR AREA RATIO



0 30 60 120

3 GROUND LEVEL FLOO R AREA PLAN

A111 1" = 60'-0"



0 30 60 120

4 MEZZANINE LEVEL FLOOR AREA PLAN

A111 1" = 60'-0"

LEGEND

GROSS FLOOR AREA - INCLUDING EXTERIOR AREAS BELOW ROOFS

AREA DEDUCTIONS PER CITY OF ALEXANDRIA ZONING ORDINANCE 2-145

REFER TO SHEET A100 FOR GROSS FLOOR AREA AND AREA DEDUCTION TABULATION

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CAMERON PARK

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Scale
1" = 60'-0"

Drawing
FLOOR AREA PLANS

A111

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1 1ST RESIDENTIAL LEVEL FLOOR AREA PLAN

A112 1" = 60'-0"

2 2ND RESIDENTIAL LEVEL FLOOR AREA PLAN

A112 1" = 60'-0"

3 3RD RESIDENTIAL LEVEL FLOOR AREA PLAN

A112 1" = 60'-0"

4 4TH RESIDENTIAL LEVEL FLOOR AREA PLAN

A112 1" = 60'-0"

LEGEND

GROSS FLOOR AREA - INCLUDING EXTERIOR AREAS BELOW ROOFS

AREA DEDUCTIONS PER CITY OF ALEXANDRIA ZONING ORDINANCE 2-145

REFER TO SHEET A100 FOR GROSS FLOOR AREA AND AREA DEDUCTION TABULATION

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Scale
1" = 60'-0"

Drawing
FLOOR AREA PLANS

A112

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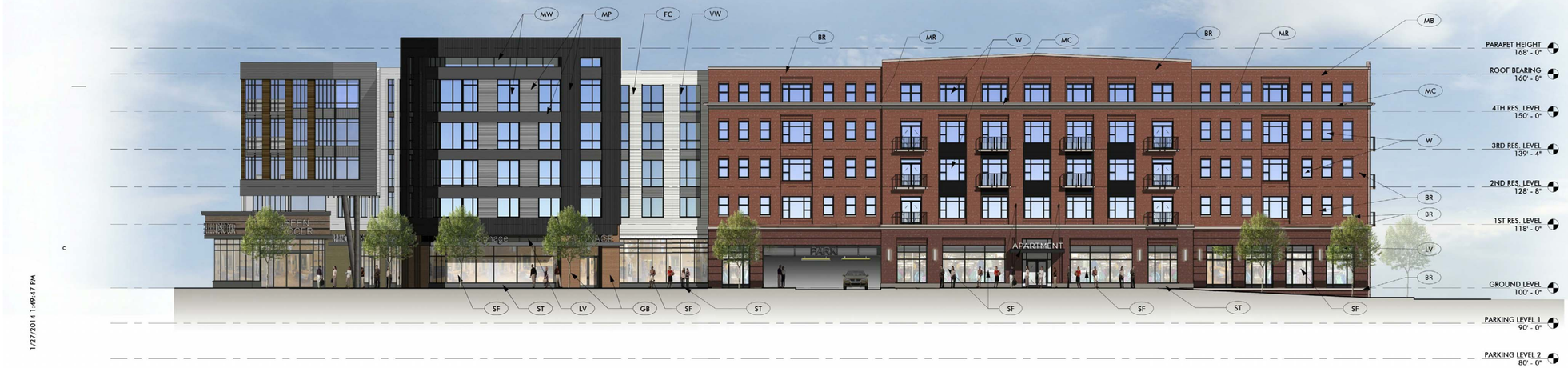
B1 BUILDING 'A' - NORTH ELEVATION

A301 SCALE 1/16" = 1'-0"



C1 BUILDING 'A' - WEST ELEVATION

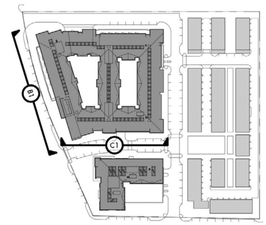
A301 SCALE 1/16" = 1'-0"

1/27/2014 1:49:47 PM

MATERIAL SCHEDULE

TAG	TEXT
BR	BRICK
CS	CAST STONE
DM	DECORATIVE METAL
FC	FIBER CEMENT
FG	FROSTED GLASS
GB	GLAZED BRICK
GW	GREEN WALL
LV	LOUVER
MB	METAL WINDOW BAY

TAG	TEXT
MC	PAINTED METAL CORNICE
MG	METAL GRILL
MP	METAL PANEL
MR	METAL RAILINGS
MW	METAL WINDOWS/DOORS
SF	STOREFRONT
SP	SPANDREL PANEL
ST	STONE
W	WINDOWS/DOORS



KEY PLAN

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Project Name
CAMERON PARK

Project Number
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Date
02.26.2016

Scale
1/16" = 1'-0"

Drawing
BUILDING ELEVATIONS

A301

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B1 BUILDING 'A' - SOUTH ELEVATION

A302 SCALE 1/16" = 1'-0"

C1 BUILDING 'A' - EAST ELEVATION

A302 SCALE 1/16" = 1'-0"

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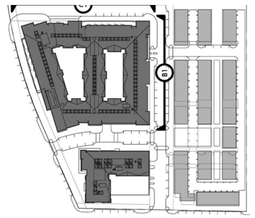
MATERIAL SCHEDULE

TAG	TEXT
BR	BRICK
CS	CAST STONE
DM	DECORATIVE METAL
FC	FIBER CEMENT
FG	FROSTED GLASS
GB	GLAZED BRICK
GW	GREEN WALL
LV	LOUVER
MB	METAL WINDOW BAY

TAG	TEXT
MC	PAINTED METAL CORNICE
MG	METAL GRILL
MP	METAL PANEL
MR	METAL RAILINGS
MW	METAL WINDOWS/DOORS
SF	STOREFRONT
SP	SPANDREL PANEL
ST	STONE
W	WINDOWS/DOORS



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Scale
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Drawing
BUILDING ELEVATIONS

A302

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B1 BUILDING 'B' - EAST ELEVATION

A303 SCALE 1/16" = 1'-0"

B4 BUILDING 'B' - NORTH ELEVATION

A303 SCALE 1/16" = 1'-0"

C1 BUILDING 'B' - WEST ELEVATION

A303 SCALE 1/16" = 1'-0"

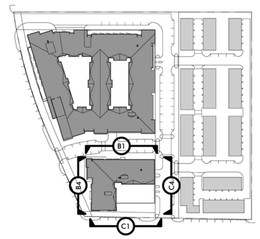
C4 BUILDING 'B' - SOUTH ELEVATION

A303 SCALE 1/16" = 1'-0"

MATERIAL SCHEDULE

TAG	TEXT
BR	BRICK
CS	CAST STONE
DM	DECORATIVE METAL
FC	FIBER CEMENT
GB	GLAZED BRICK
GW	GREEN WALL
LV	LOUVER
MB	METAL WINDOW BAY

TAG	TEXT
MG	METAL GRILL
MP	METAL PANEL
MR	METAL RAILINGS
MW	METAL WINDOWS/DOORS
SF	STOREFRONT
SP	SPANDREL PANEL
ST	STONE
VW	VINYL WINDOWS/DOORS



KEY PLAN

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Project Name
CAMERON PARK

Project Number
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Date
02.26.2016

Scale
1/16" = 1'-0"

Drawing
BUILDING ELEVATIONS

A303

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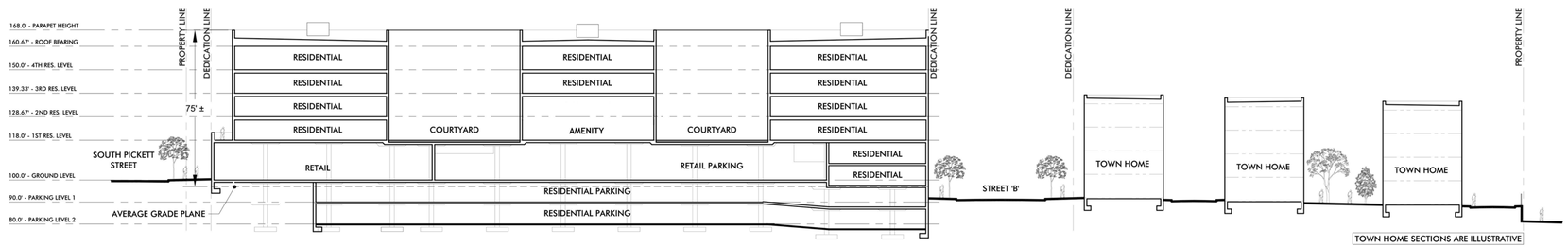
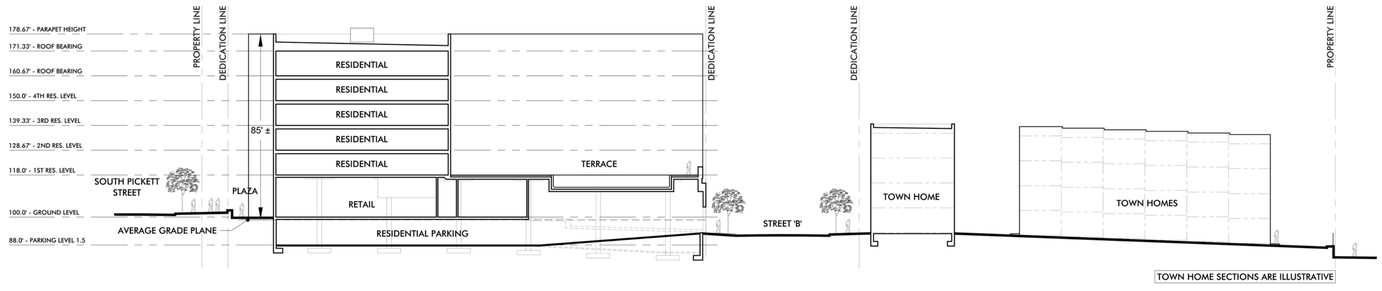


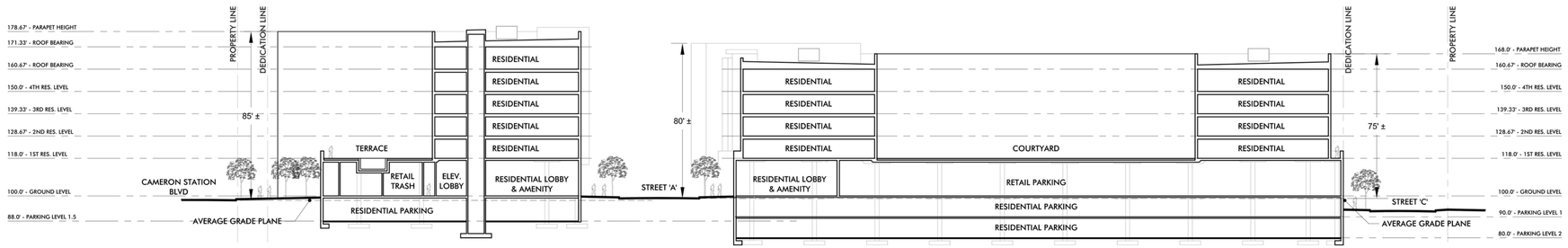
A1 SECTION A

A311 SCALE 1" = 30'



B1 SECTION B

A311 SCALE 1" = 30'



C1 SECTION C

A311 SCALE 1" = 30'

ARCHITECT

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CAMERON PARK

ALEXANDRIA, VA

hord | coplan | macht

ARCHITECTURE

LANDSCAPE ARCHITECTURE

PLANNING

INTERIOR DESIGN

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND
LICENSE NUMBER:
EXPIRATION DATE:

no.	date	revision
	11.07.2013	PRELIMINARY SITE PLAN
	12.30.2013	DSUP 2ND SUBMISSION
	03.11.2014	DSUP 3RD SUBMISSION
	01.05.2016	DSUP REVISIONS SUBMISSION
	02.26.2016	DSUP REVISIONS SUBMISSION

Project Name
CAMERON PARK

Project Number
215239.00

Date
02.26.2016

Scale
12" = 1'-0"

Drawing
BUILDING AND SITE SECTIONS

A304

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