

# CITY OF ALEXANDRIA - AHC/ECR MULTIFAMILY + CHURCH

## BEAUREGARD DESIGN ADVISORY COMMITTEE (BDAC)

SEPTEMBER 25, 2017

INITIAL SUBMISSION SEPTEMBER 8, 2017

PROJECT SPONSOR/  
LANDOWNER:

CHURCH OF THE RESURRECTION  
2280 N BEAUREGARD STREET  
ALEXANDRIA, VA 22311

DEVELOPER:

AHC, INC.  
2230 N. FAIRFAX DRIVE  
ARLINGTON, VA 22201

LAND USE ATTORNEY:

LAND, CARROLL & BLAIR, P.C.  
524 KING STREET  
ALEXANDRIA, VA 22314

ARCHITECT:

CUNNINGHAM QUILL ARCHITECTS, PLLC  
1054 31ST STREET NW  
SUITE 315  
WASHINGTON, DC 20007

CIVIL:

WALTER L. PHILLIPS, INC.  
207 PARK AVE.  
FALLS CHURCH, VA 22046

LANDSCAPE ARCHITECT:

CAMPION HRUBY LANDSCAPE  
ARCHITECTS  
26 SOUTH STREET  
ANNAPOLIS, MD 21401

# BEAUREGARD SMALL AREA PLAN

Figure 12: Proposed and Existing Neighborhoods

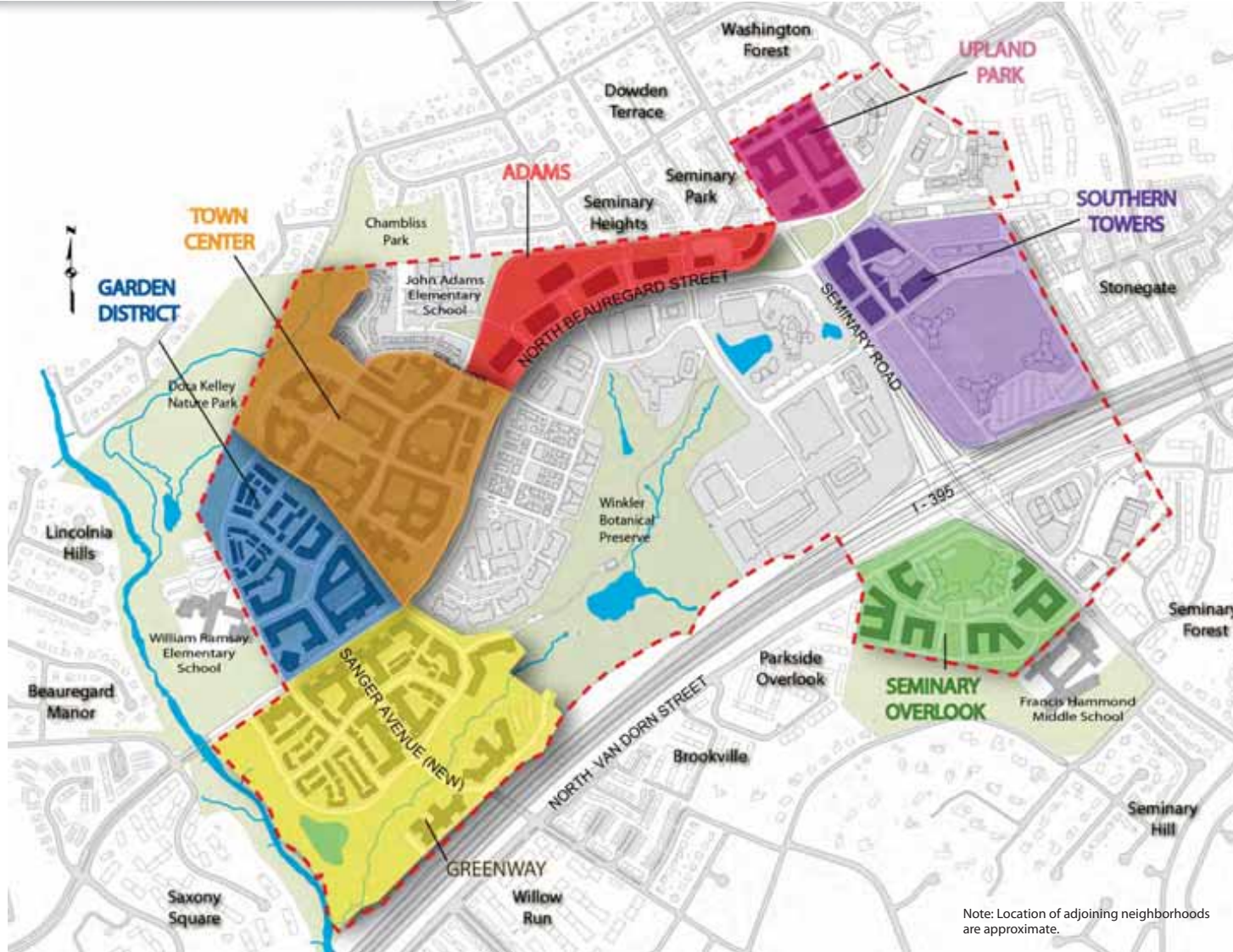
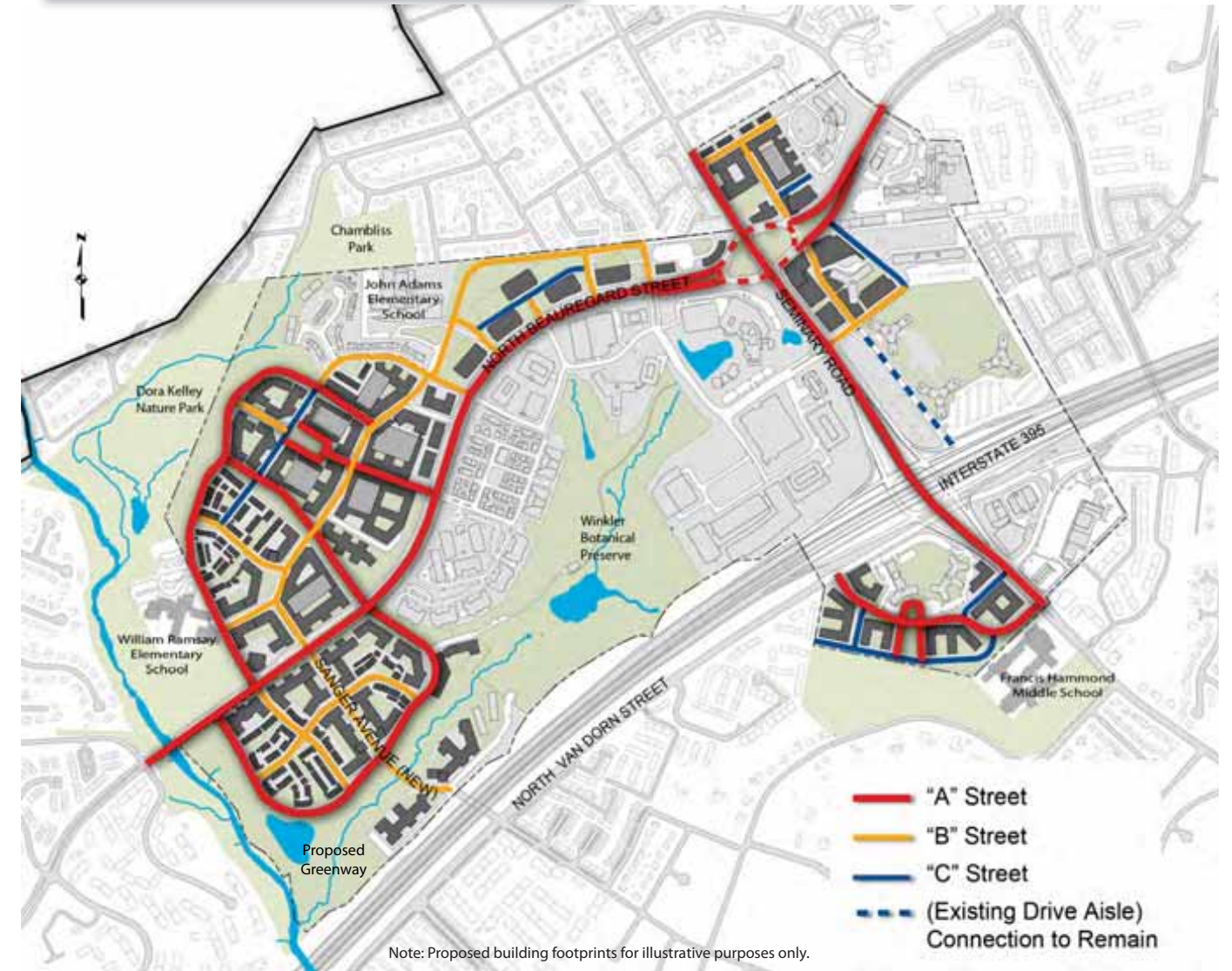


Figure 17: Street Hierarchy

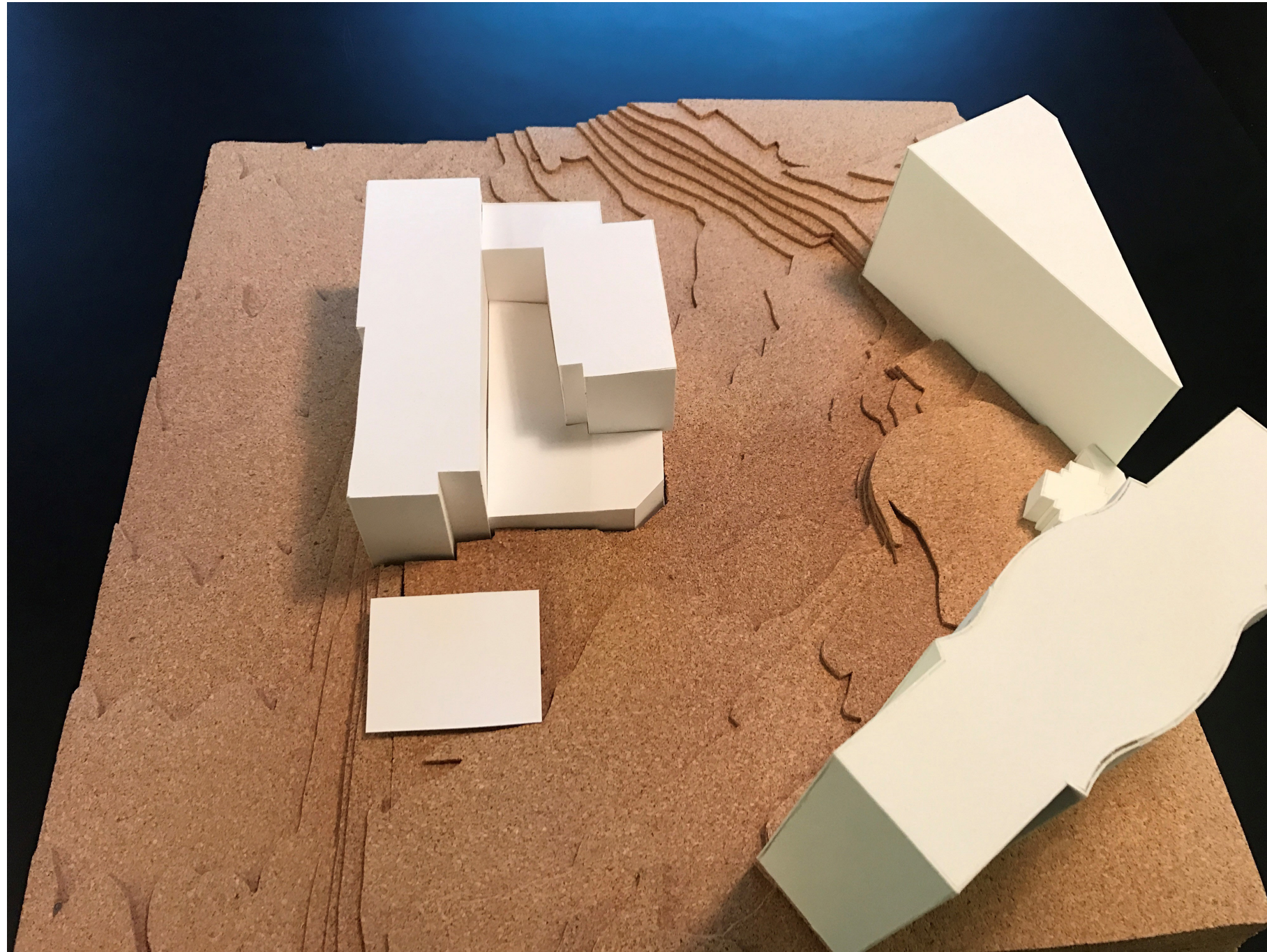


# AERIAL IMAGE

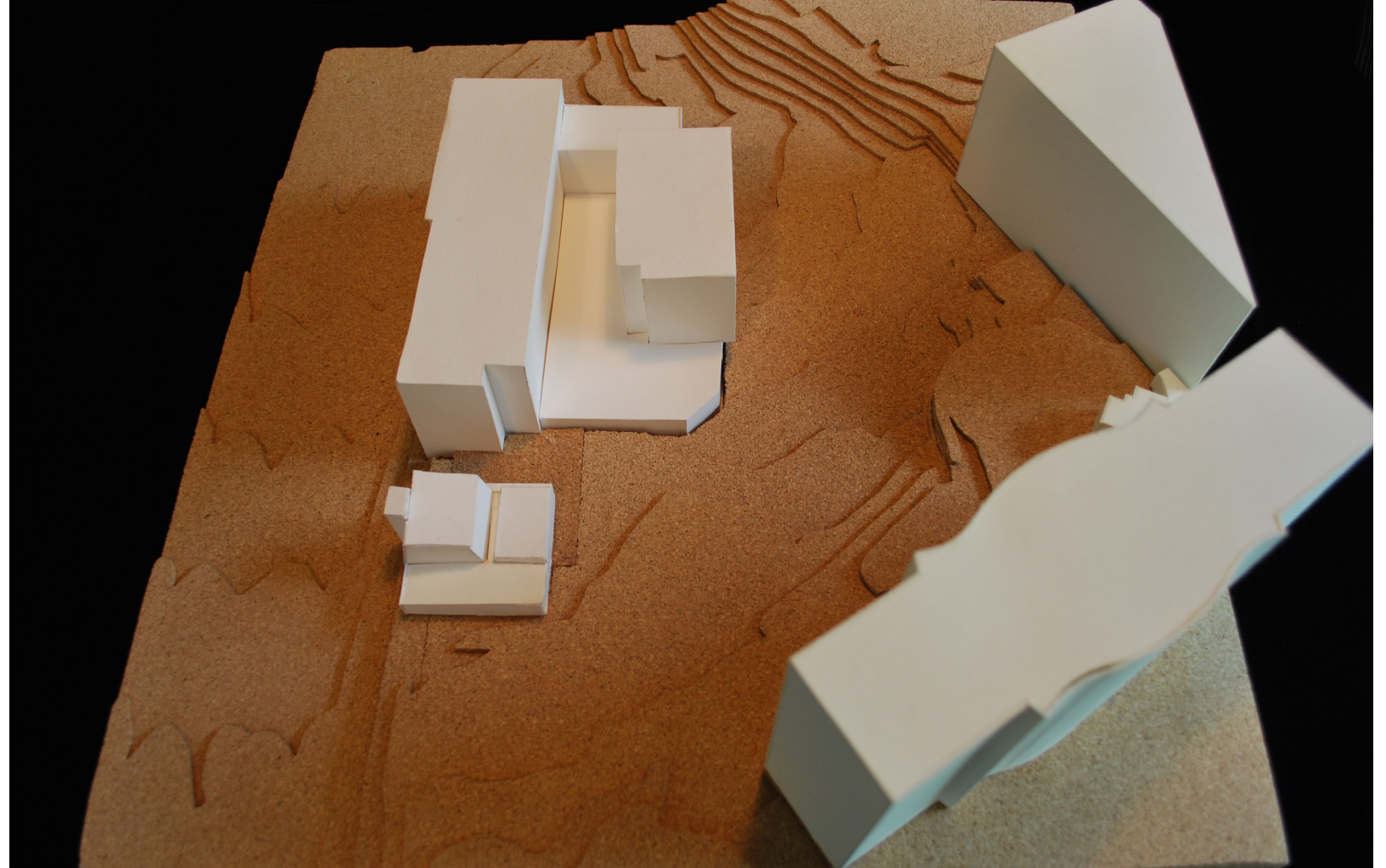
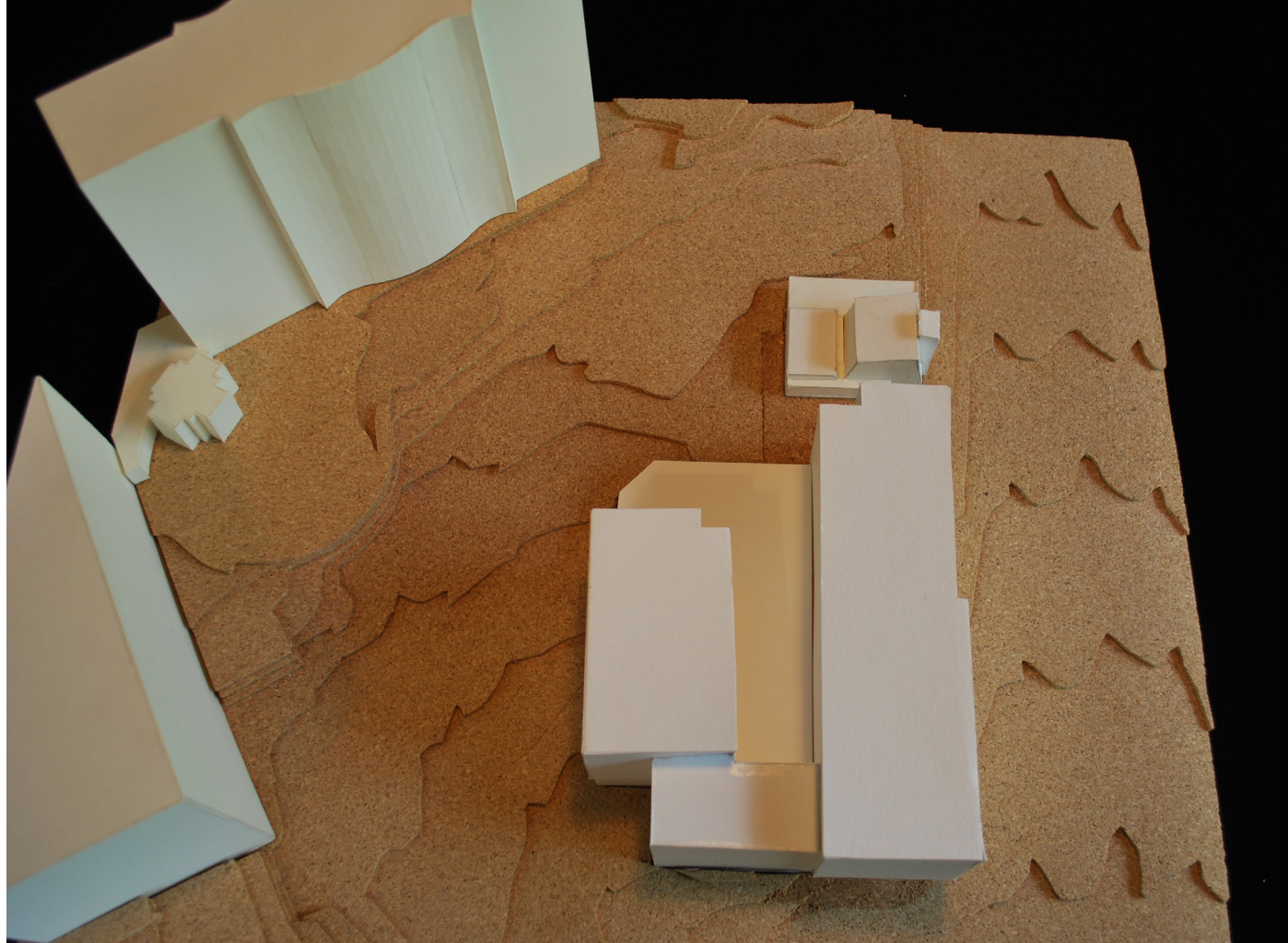


1 AERIAL VIEW OF SITE  
SCALE: NTS

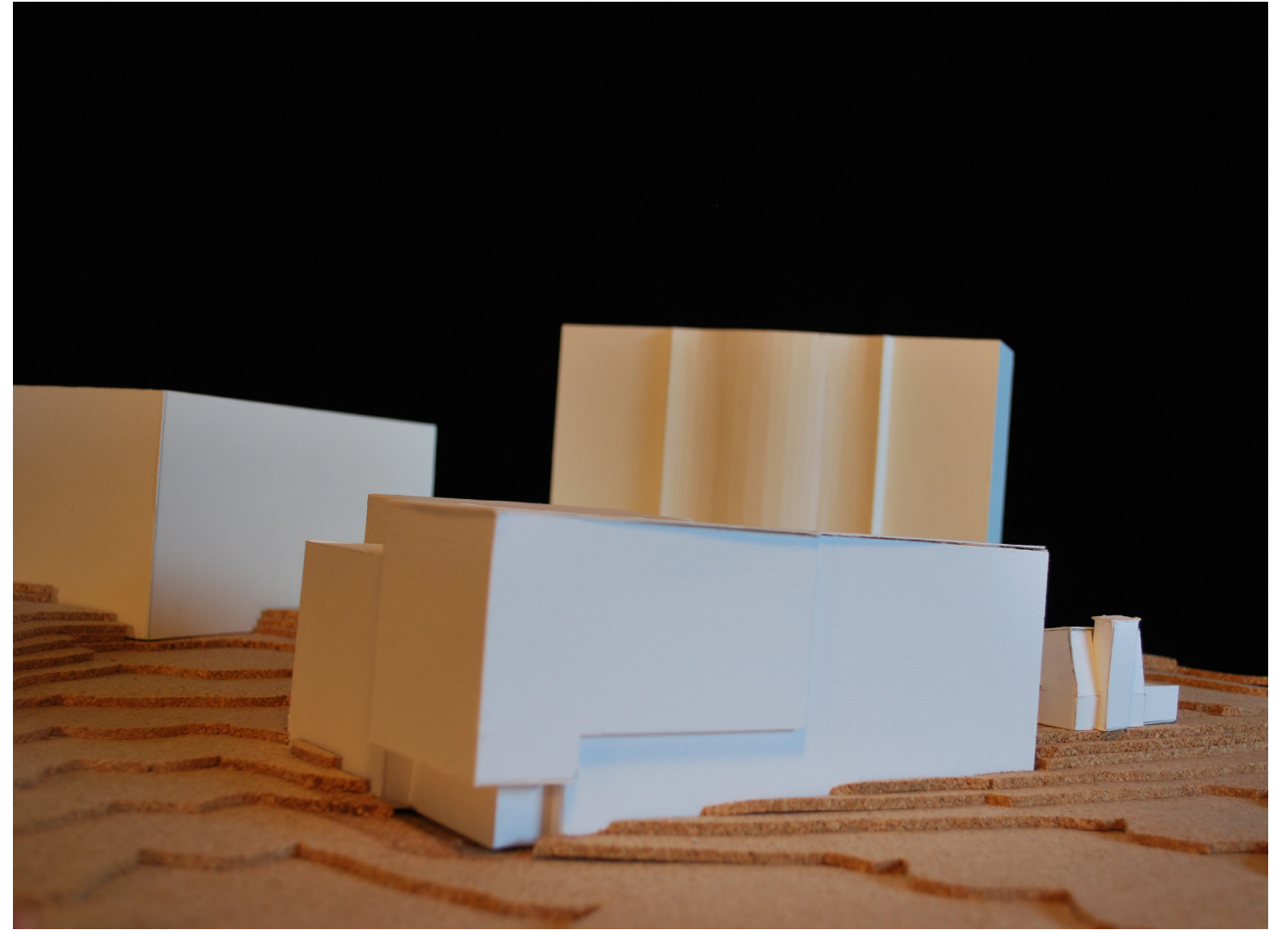
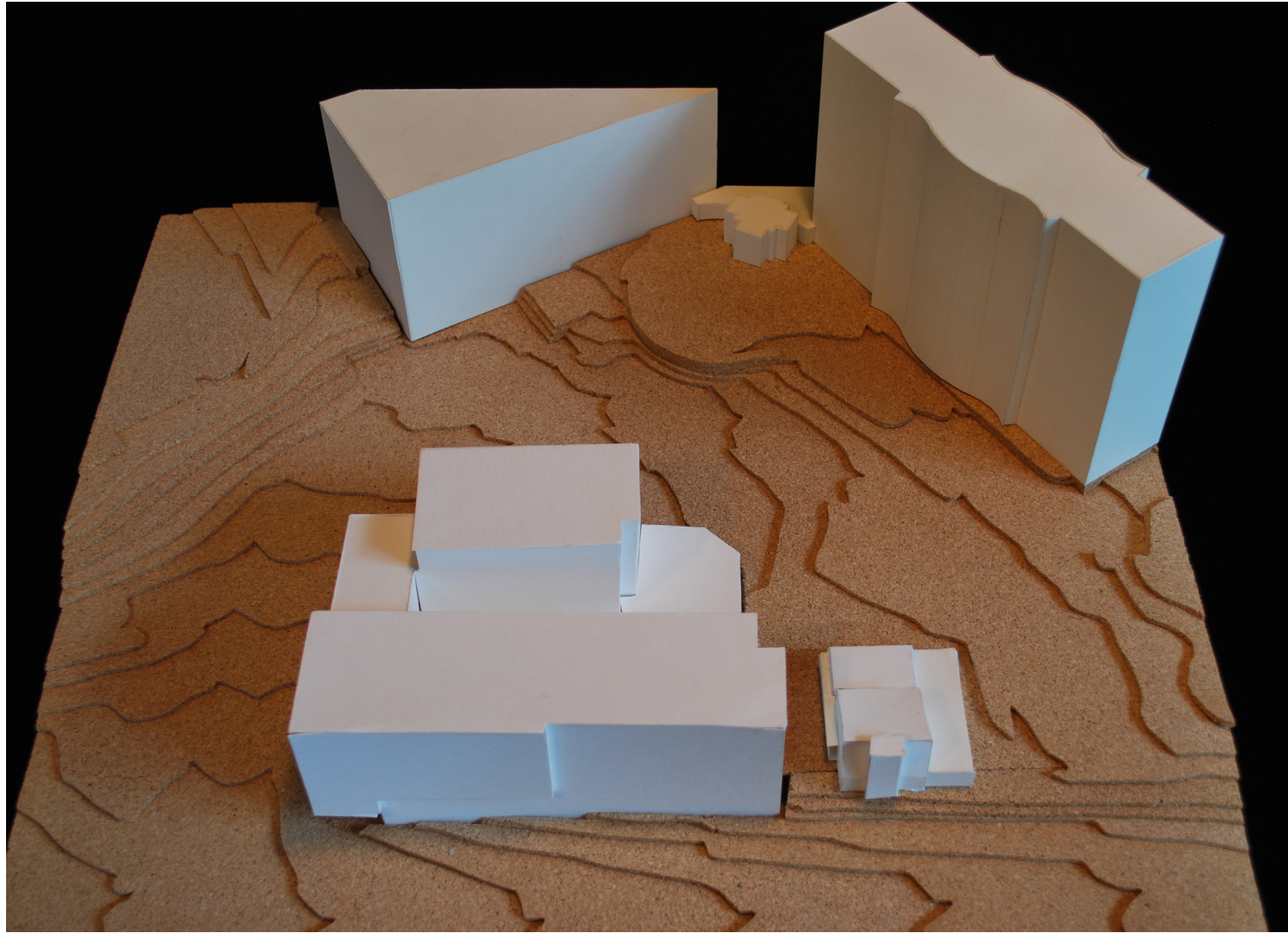
PHYSICAL MODEL PHOTOS - PREVIOUS

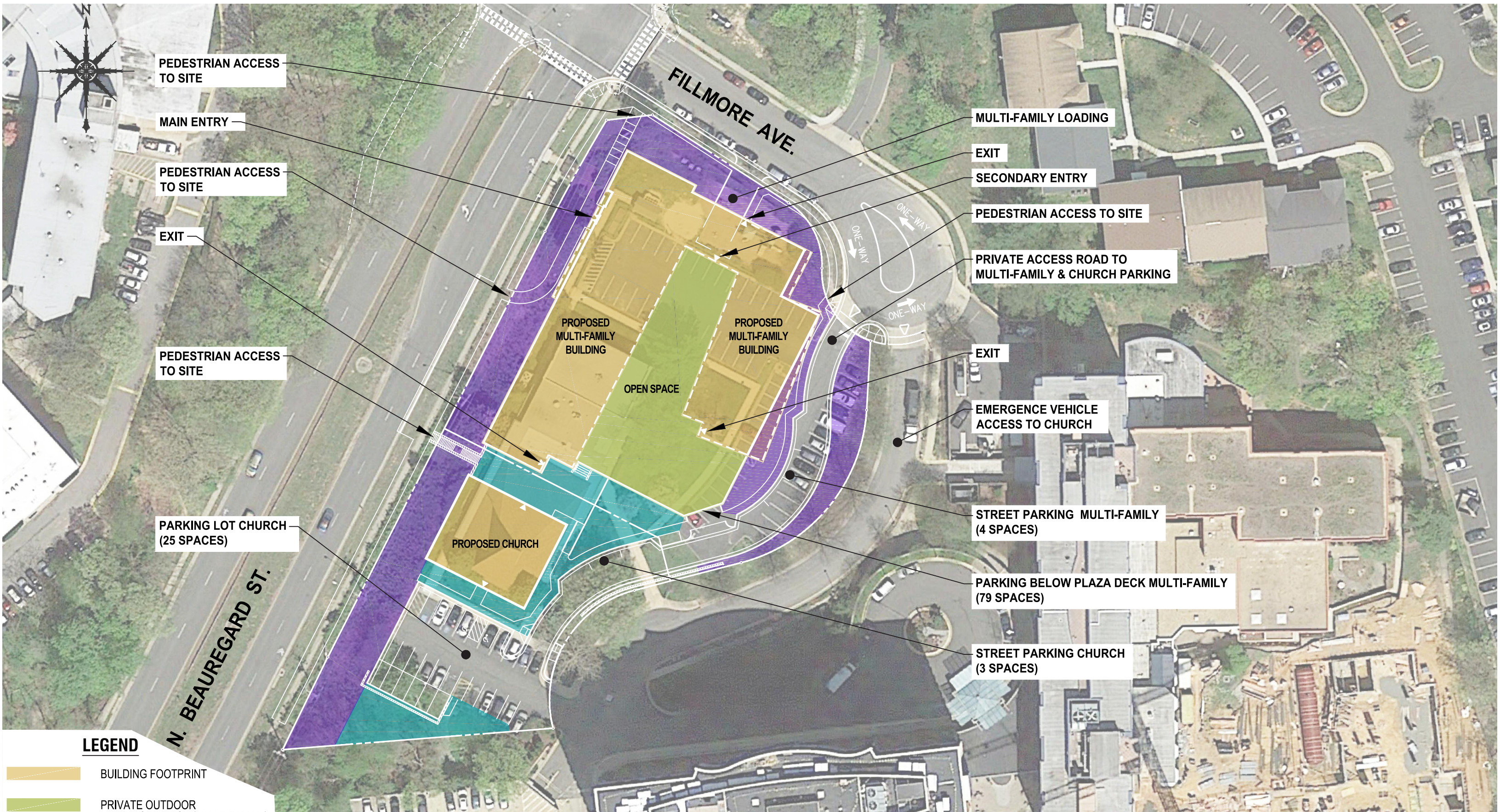


PHYSICAL MODEL PHOTOS - CURRENT



PHYSICAL MODEL PHOTOS - CURRENT





PEDESTRIAN ACCESS TO SITE

MAIN ENTRY

PEDESTRIAN ACCESS TO SITE

EXIT

PEDESTRIAN ACCESS TO SITE

PARKING LOT CHURCH (25 SPACES)

N. BEAUREGARD ST.

FILLMORE AVE.

PROPOSED MULTI-FAMILY BUILDING

PROPOSED MULTI-FAMILY BUILDING

OPEN SPACE

PROPOSED CHURCH

MULTI-FAMILY LOADING

EXIT

SECONDARY ENTRY

PEDESTRIAN ACCESS TO SITE

PRIVATE ACCESS ROAD TO MULTI-FAMILY & CHURCH PARKING

EXIT

EMERGENCE VEHICLE ACCESS TO CHURCH

STREET PARKING MULTI-FAMILY (4 SPACES)

PARKING BELOW PLAZA DECK MULTI-FAMILY (79 SPACES)

STREET PARKING CHURCH (3 SPACES)

**LEGEND**

- BUILDING FOOTPRINT
- PRIVATE OUTDOOR RAISED DECK (MULT-FAMILY)
- SEMI-PRIVATE OUTDOOR GROUND LEVEL (CHURCH)
- PUBLIC OUTDOOR GROUND LEVEL

CUNNINGHAM | QUILL ARCHITECTS

**AERIAL EXHIBIT**  
**CHURCH OF THE RESURRECTION**

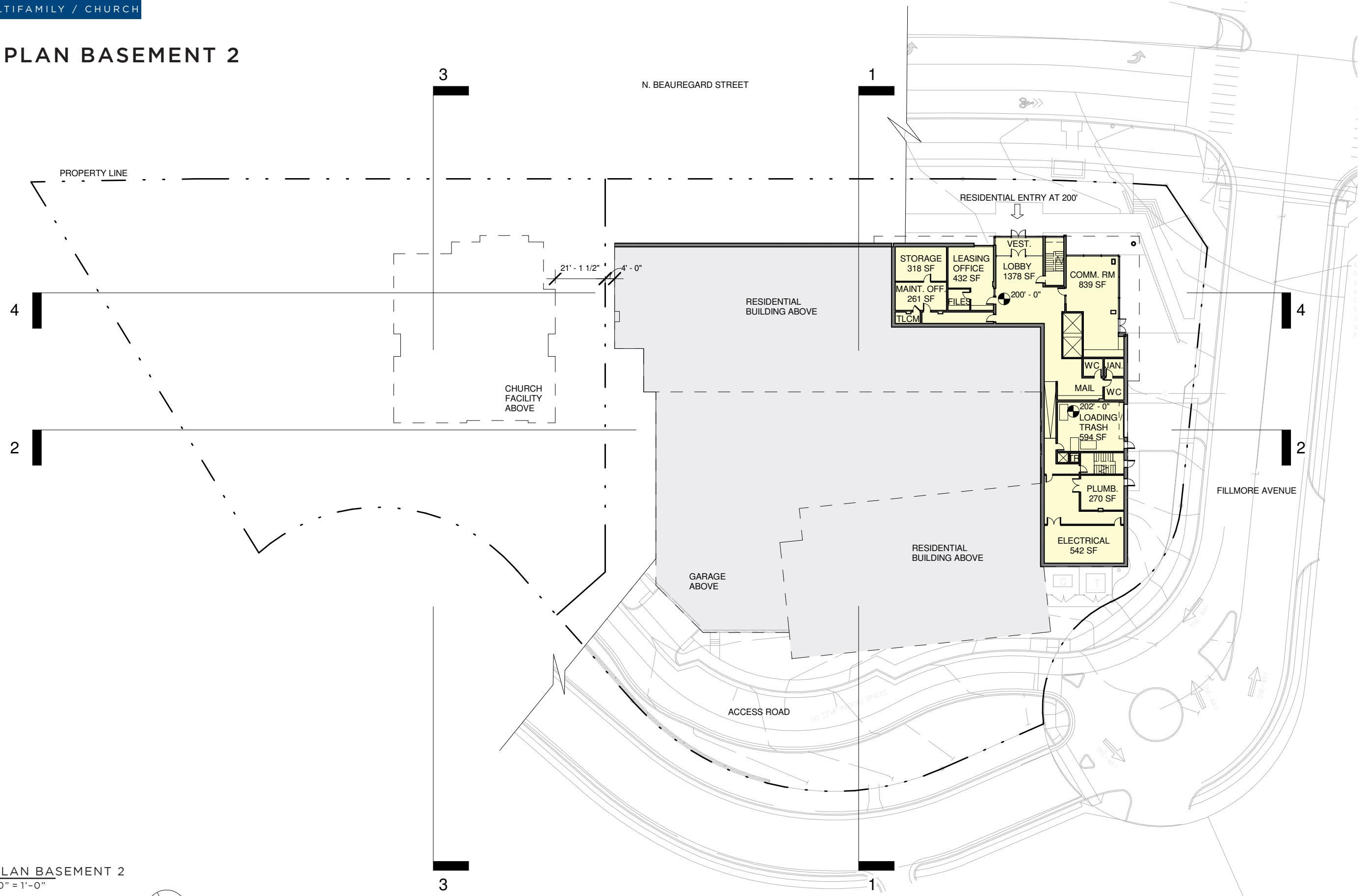
PREPARED BY  
**WALTER L. PHILLIPS**  
INCORPORATED ESTABLISHED 1945

Engineers • Surveyors • Planners  
Landscape Architects • Arborists  
207 PARK AVENUE  
FALLS CHURCH, VIRGINIA 22046  
(703) 532-6163 Fax (703) 533-1301  
WLPINC.com

SCALE: 1" = 60'

09.08.2017 ■ 7 ■

# FLOOR PLAN BASEMENT 2

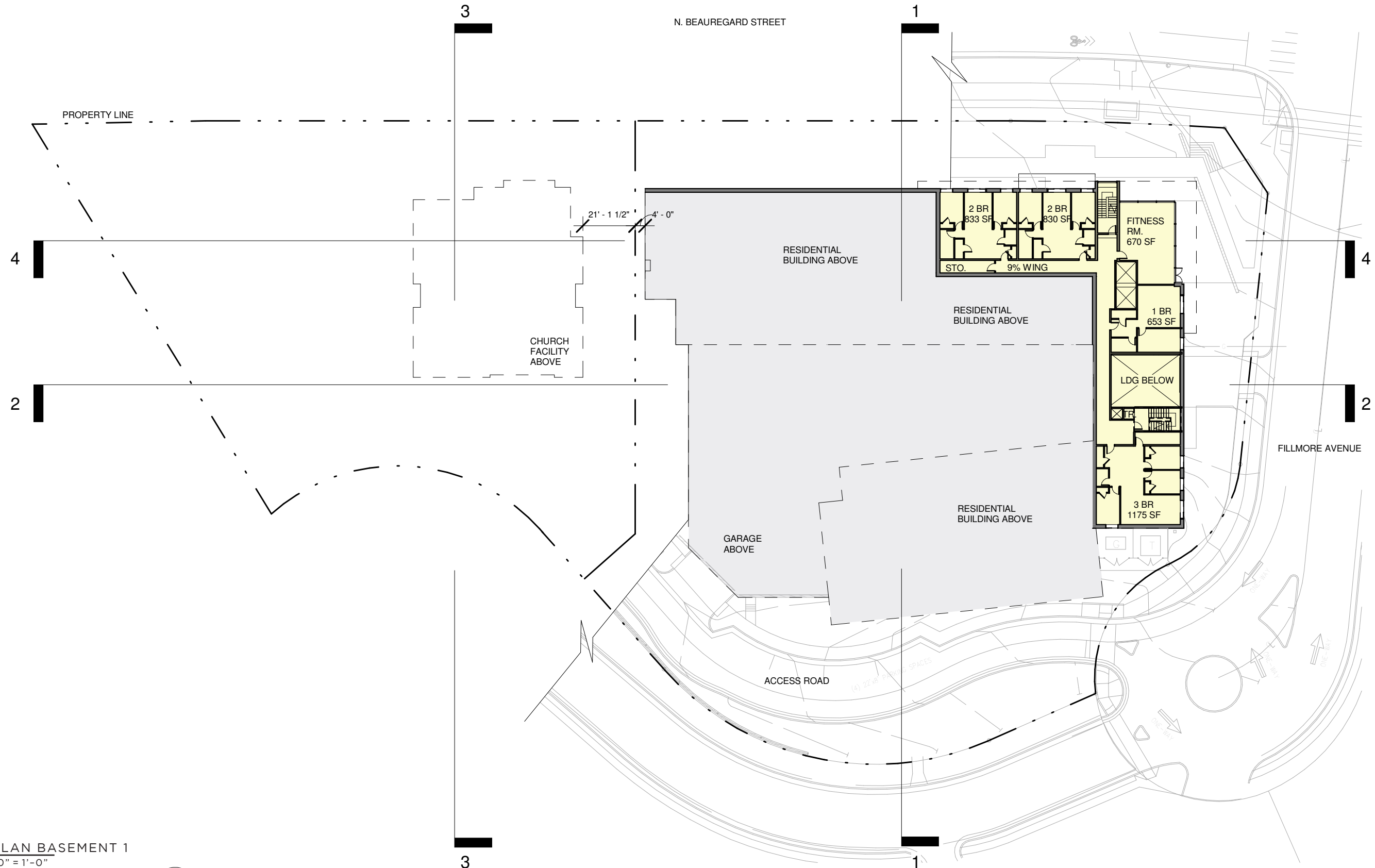


1 FLOOR PLAN BASEMENT 2  
SCALE: 1/40" = 1'-0"





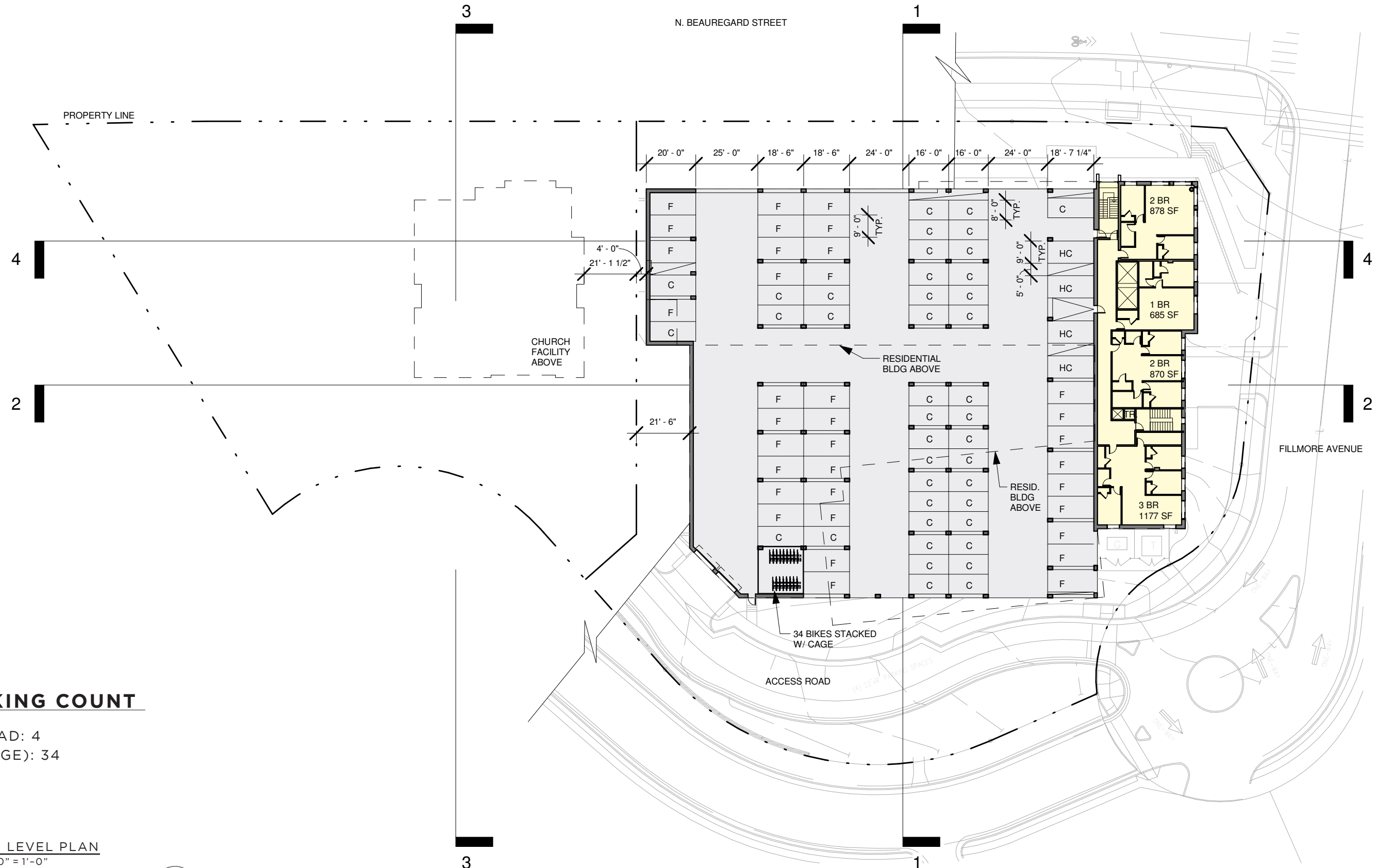
# FLOOR PLAN BASEMENT 1



1 FLOOR PLAN BASEMENT 1  
SCALE: 1/40" = 1'-0"



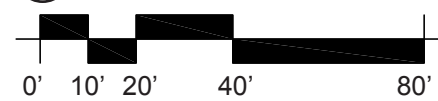
# FLOOR PLAN - PARKING LEVEL



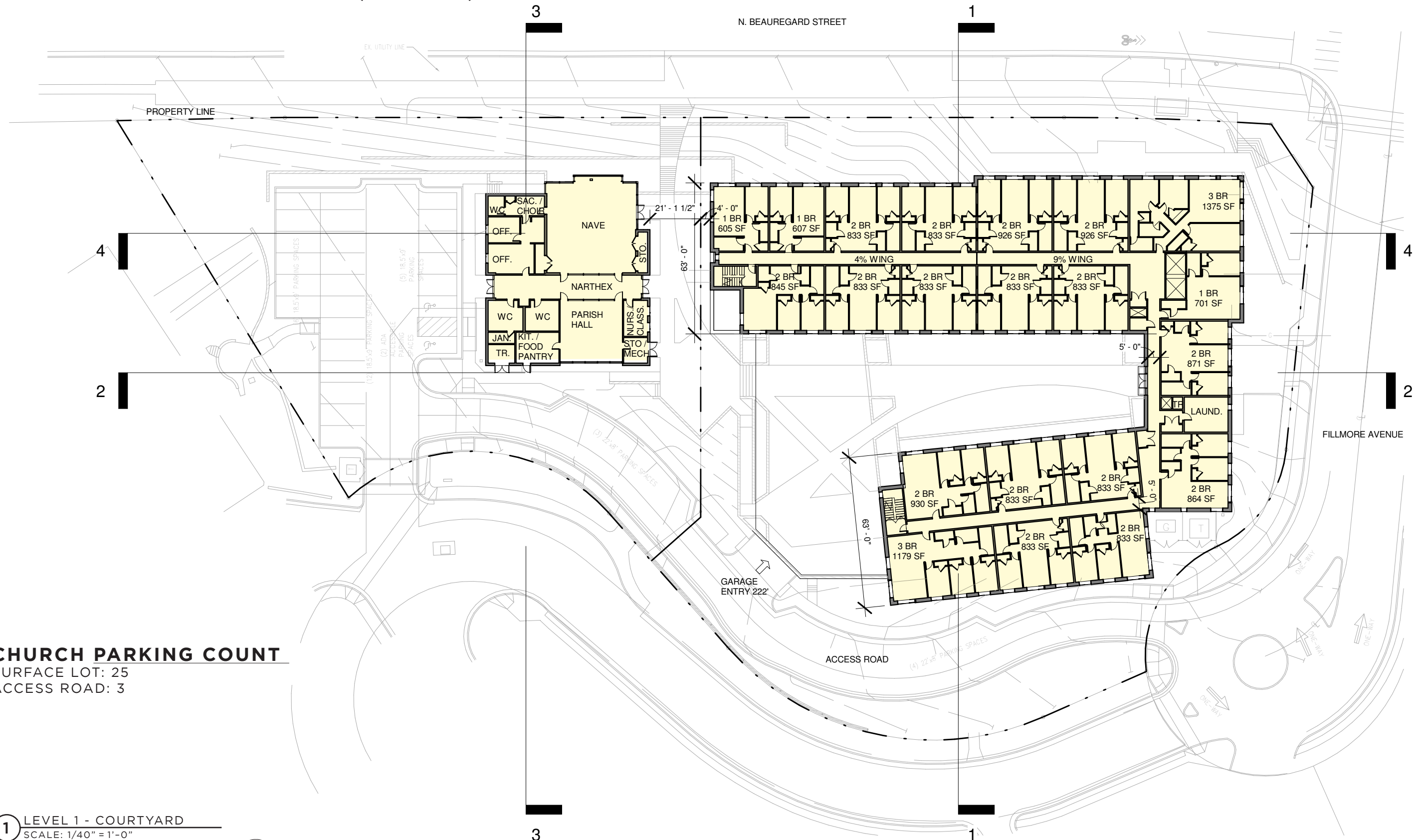
## MF PARKING COUNT

GARAGE: 76  
 ACCESS ROAD: 4  
 BIKE (GARAGE): 34

1 PARKING LEVEL PLAN  
 SCALE: 1/40" = 1'-0"



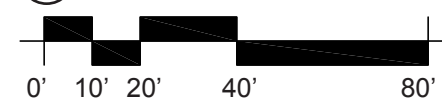
# FLOOR PLAN - COURTYARD (LEVEL 1)



## CHURCH PARKING COUNT

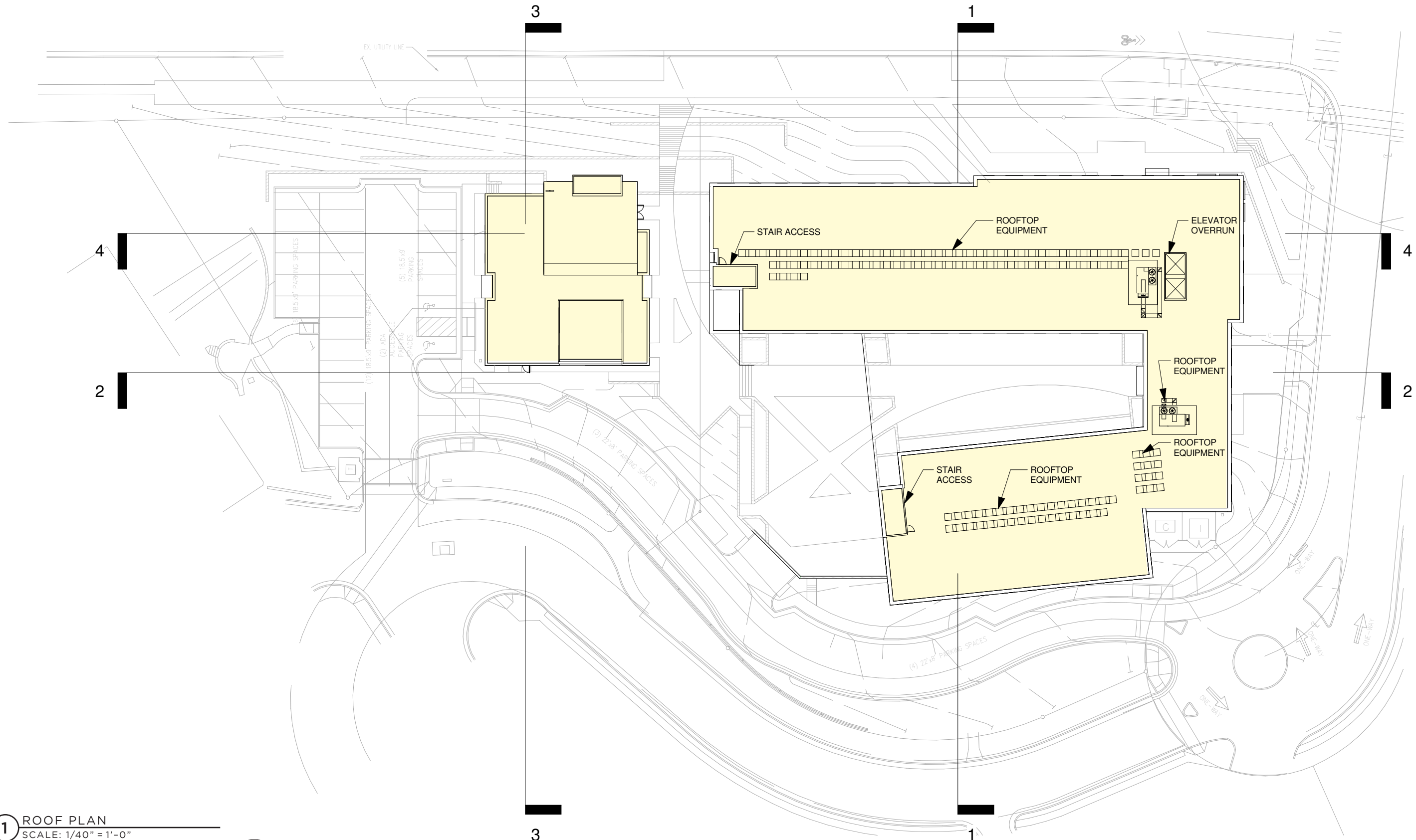
SURFACE LOT: 25  
ACCESS ROAD: 3

1 LEVEL 1 - COURTYARD  
SCALE: 1/40" = 1'-0"





# ROOF PLAN

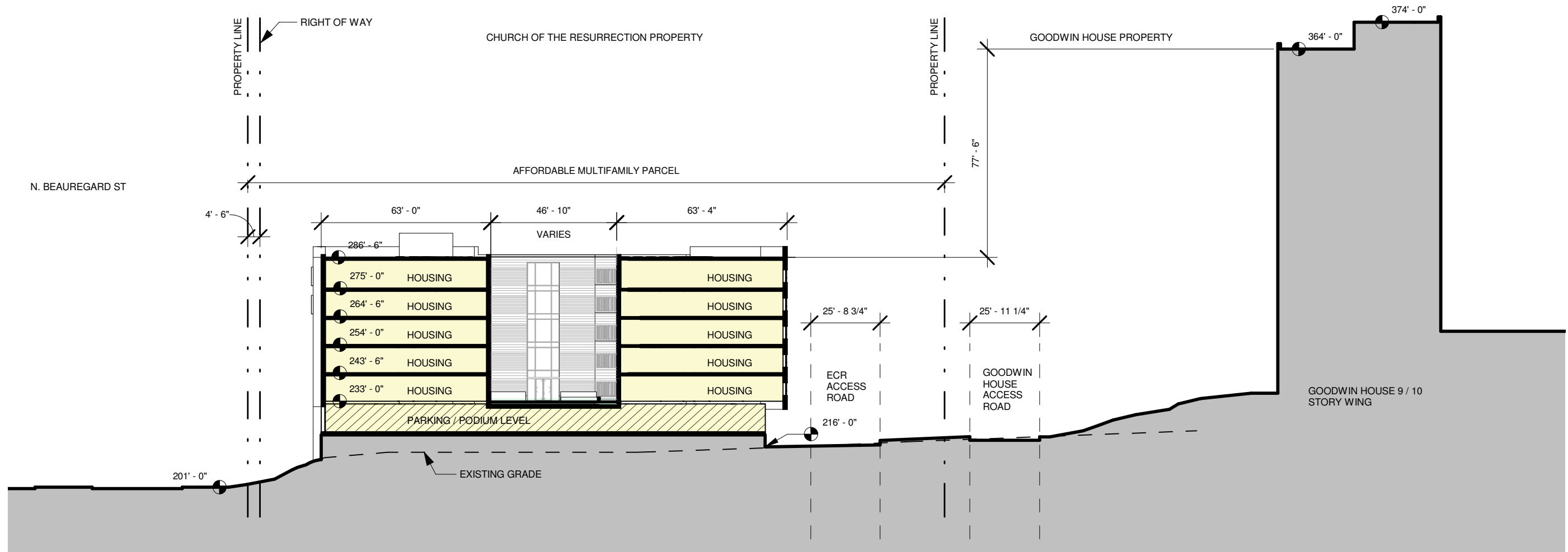


**1** ROOF PLAN  
SCALE: 1/40" = 1'-0"

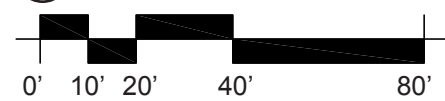
CUNNINGHAM | QUILL ARCHITECTS



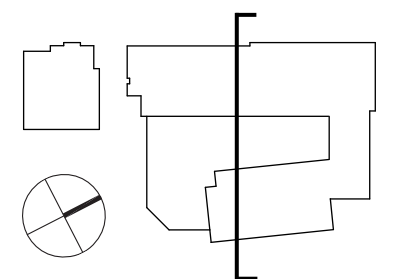
# SITE SECTIONS



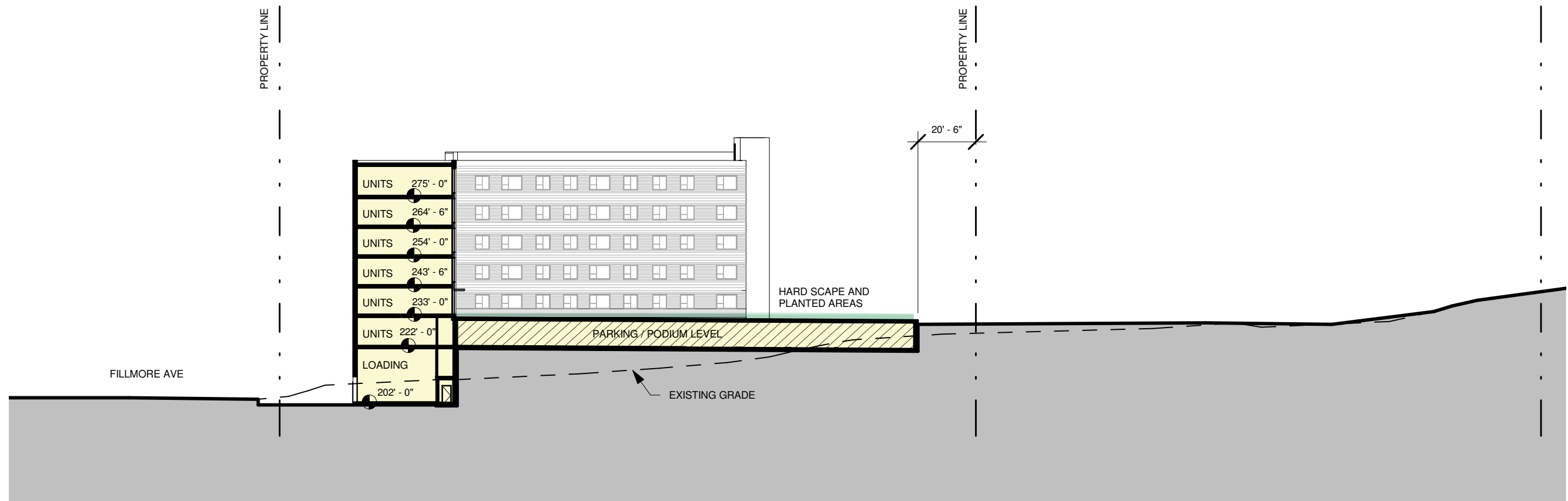
1 SECTION 1 - EAST-WEST  
SCALE: 1/40" = 1'-0"



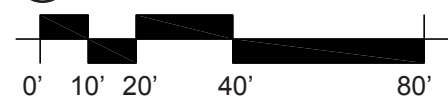
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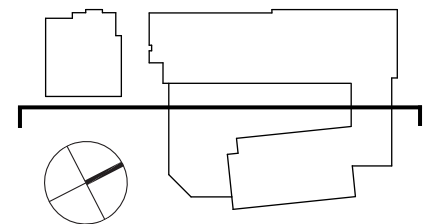
# SITE SECTIONS



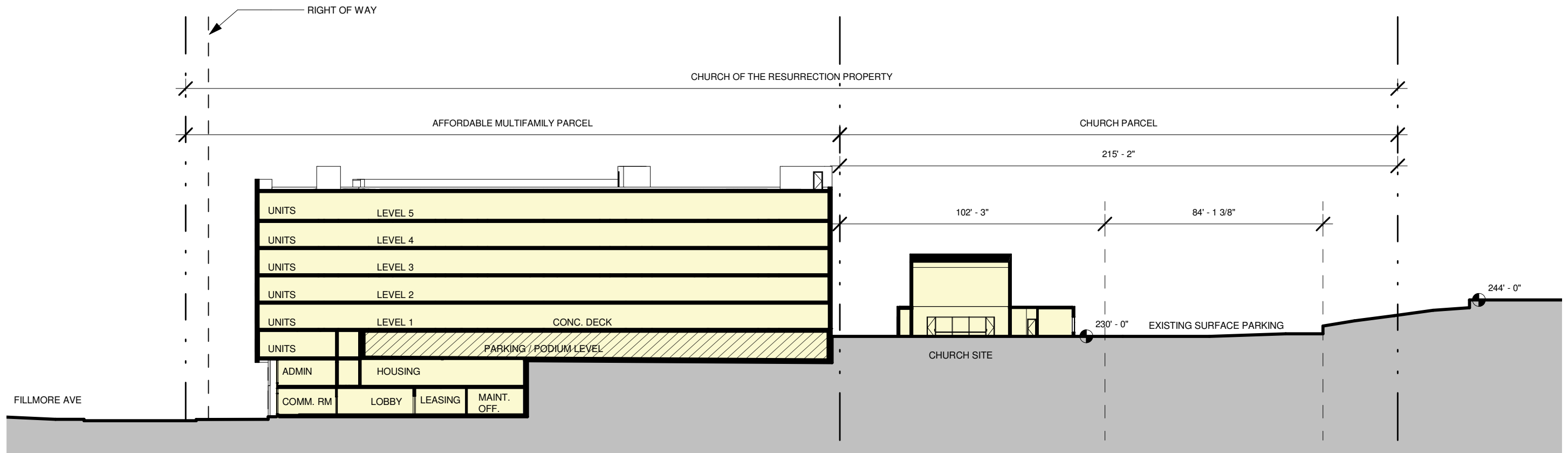
1 SECTION 2 - NORTH-SOUTH  
SCALE: 1/40" = 1'-0"



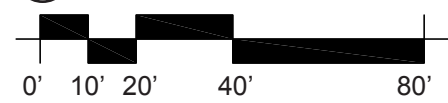
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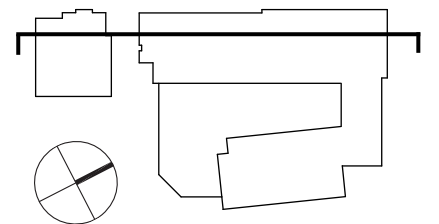
# SITE SECTIONS



1 SECTION 3 - NORTH-SOUTH  
SCALE: 1/40" = 1'-0"



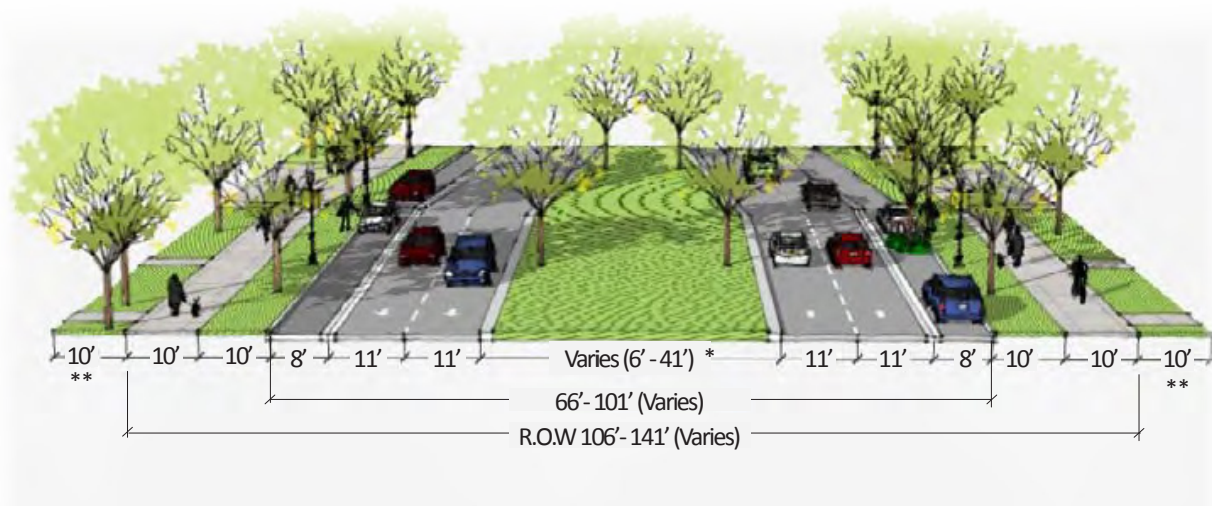
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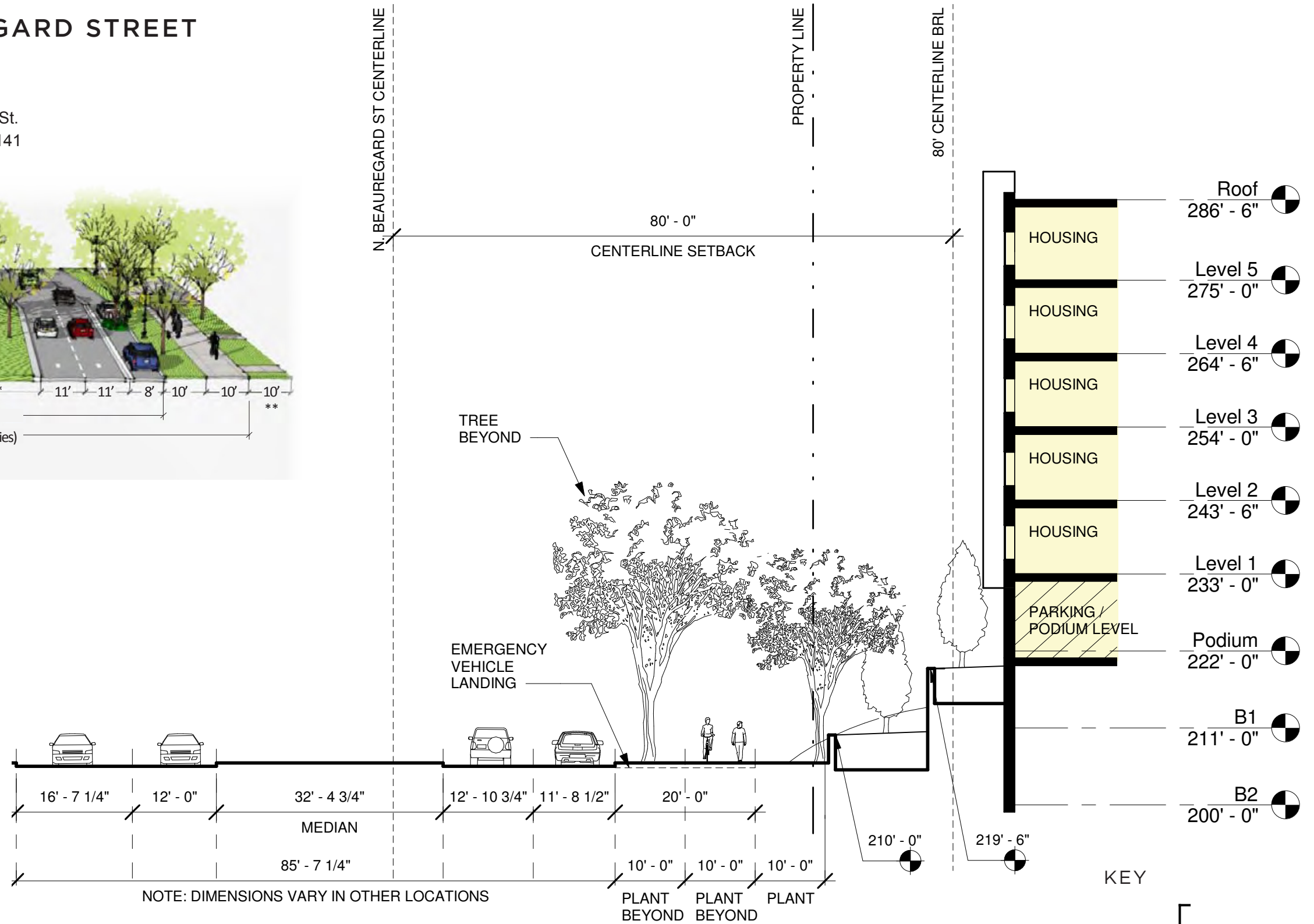


# SITE SECTIONS - N. BEAUREGARD STREET

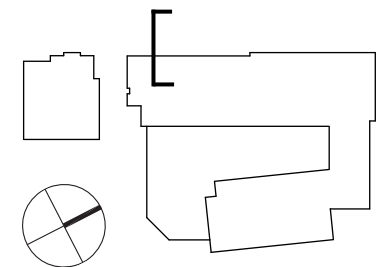
North Beauregard St.  
ST - 66-101 - 106-141



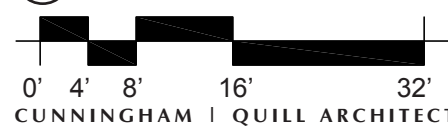
2 BEAUREGARD "10 X 10 X 10" DIAGRAM  
SCALE: NTS



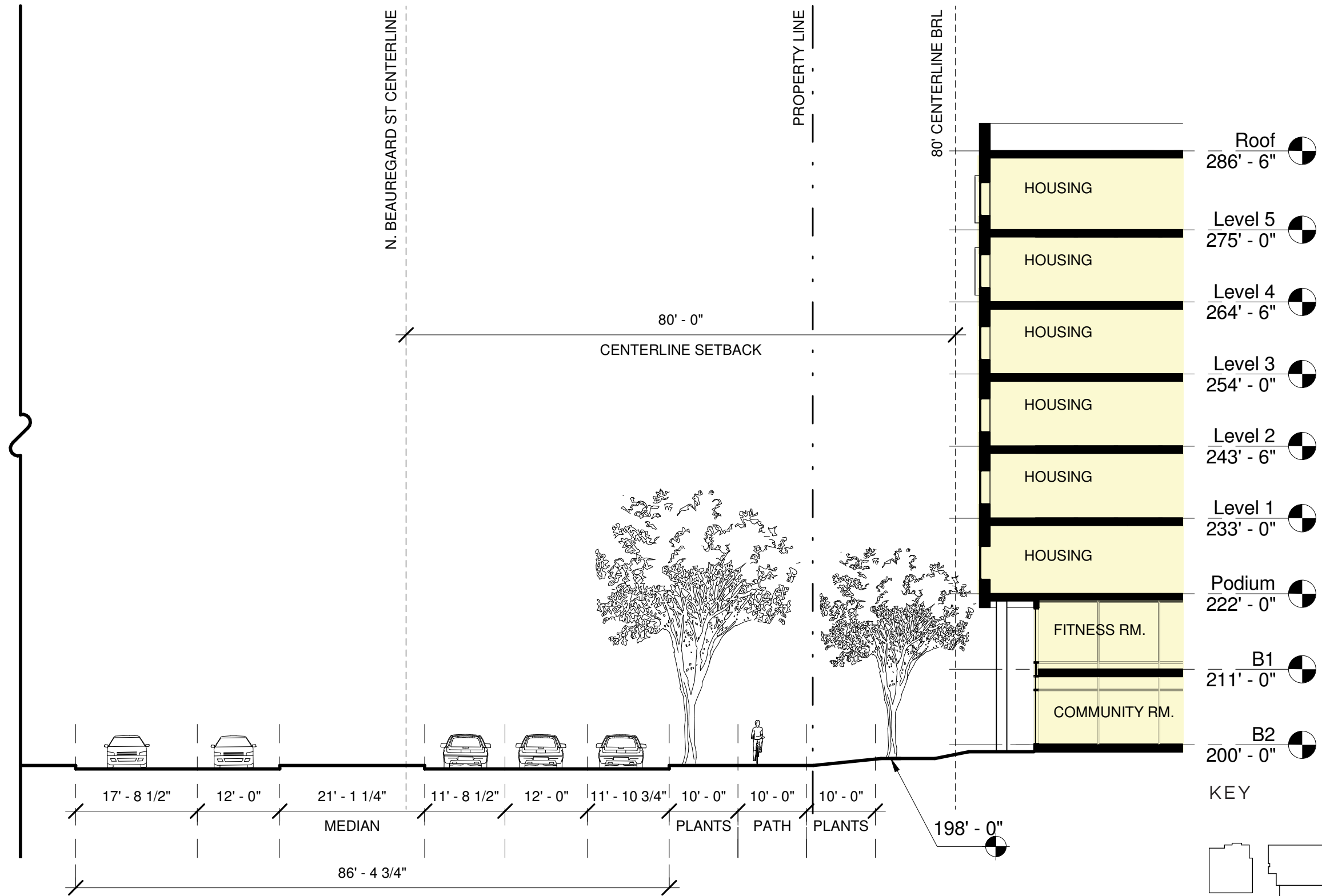
KEY



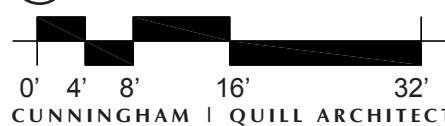
1 SECTION 5 - N. BEAUREGARD ST  
SCALE: 1/16" = 1'-0"



# SITE SECTIONS - N. BEAUREGARD STREET

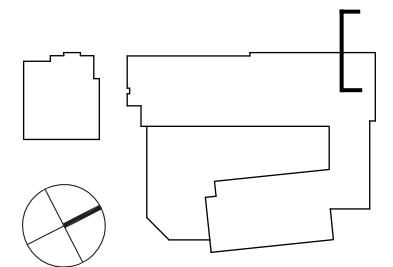


1 SECTION 6 - N. BEAUREGARD ST  
SCALE: 1/16" = 1'-0"

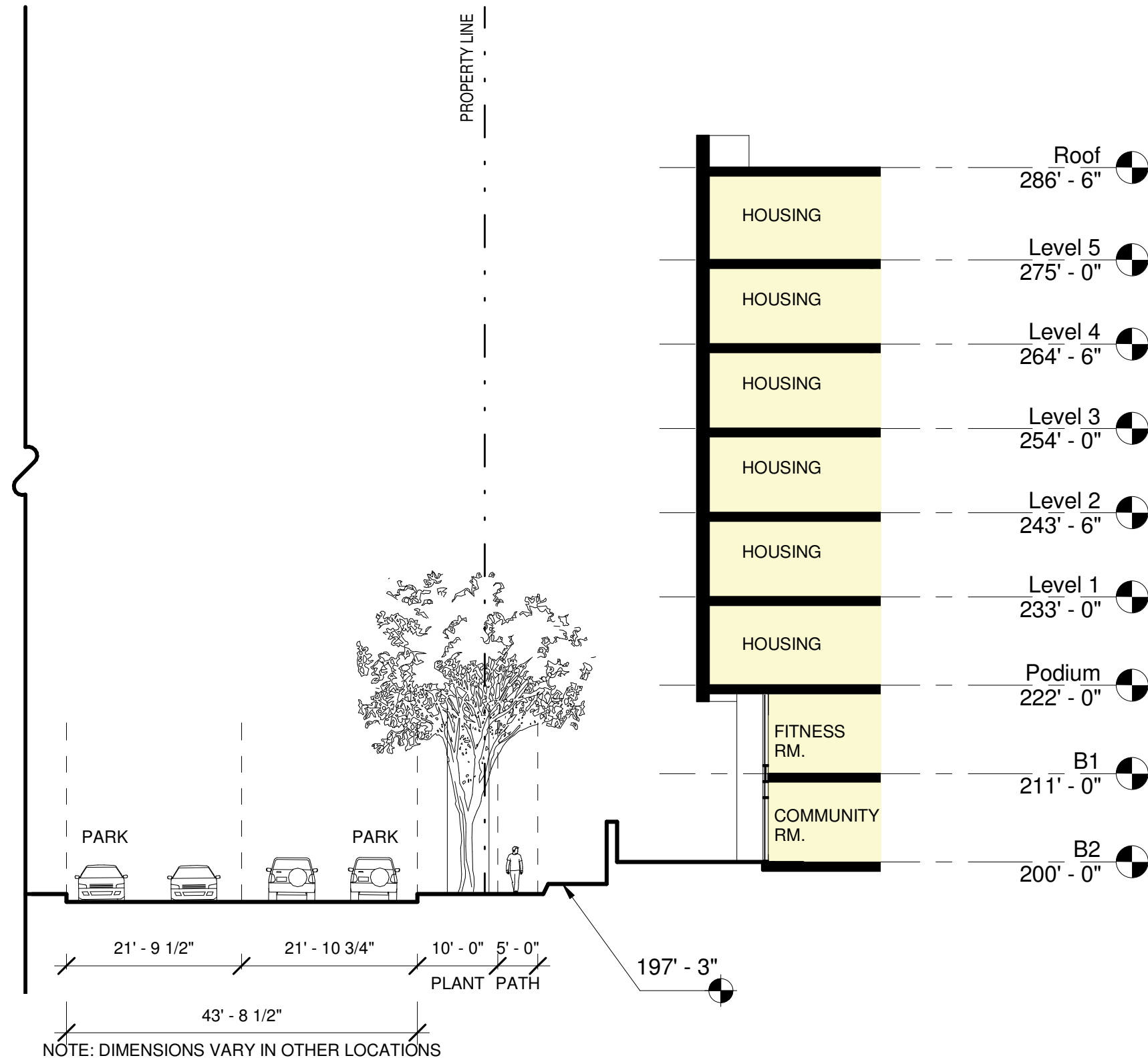


NOTE: DIMENSIONS VARY IN OTHER LOCATIONS

KEY



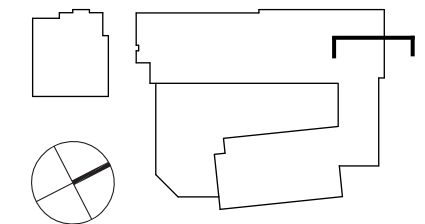
# SITE SECTIONS - FILLMORE AVENUE



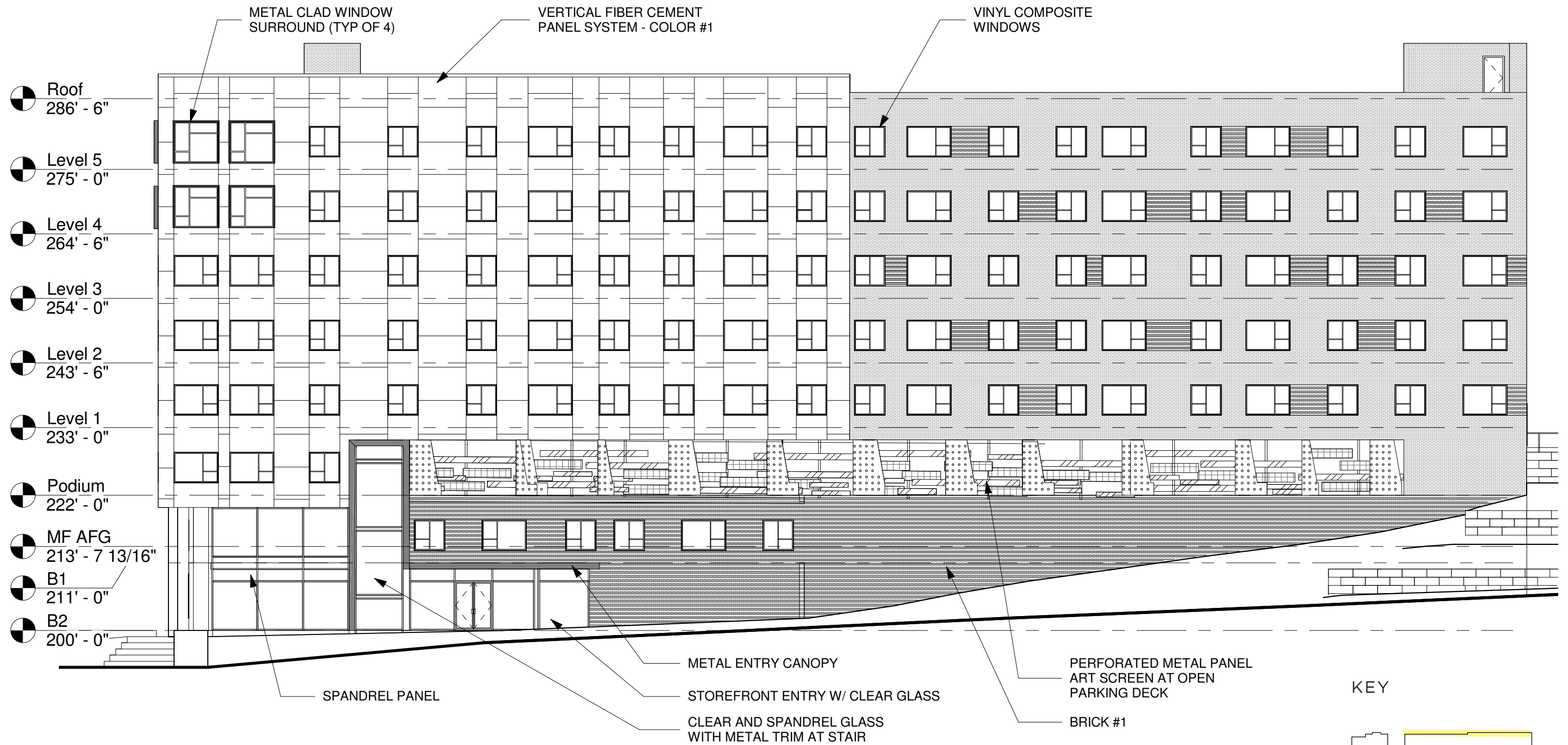
1 SECTION 7 - FILLMORE AVE  
SCALE: 1/16" = 1'-0"



KEY



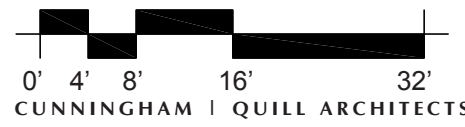
# NORTHWEST ELEVATION



## KEY



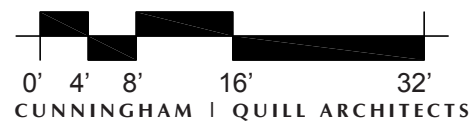
1 NORTHWEST ELEVATION - N. BEAUREGARD ST.  
SCALE: 1/16" = 1'-0"



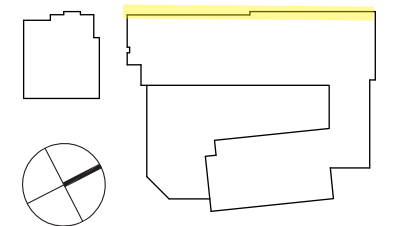
# NORTHWEST ELEVATION



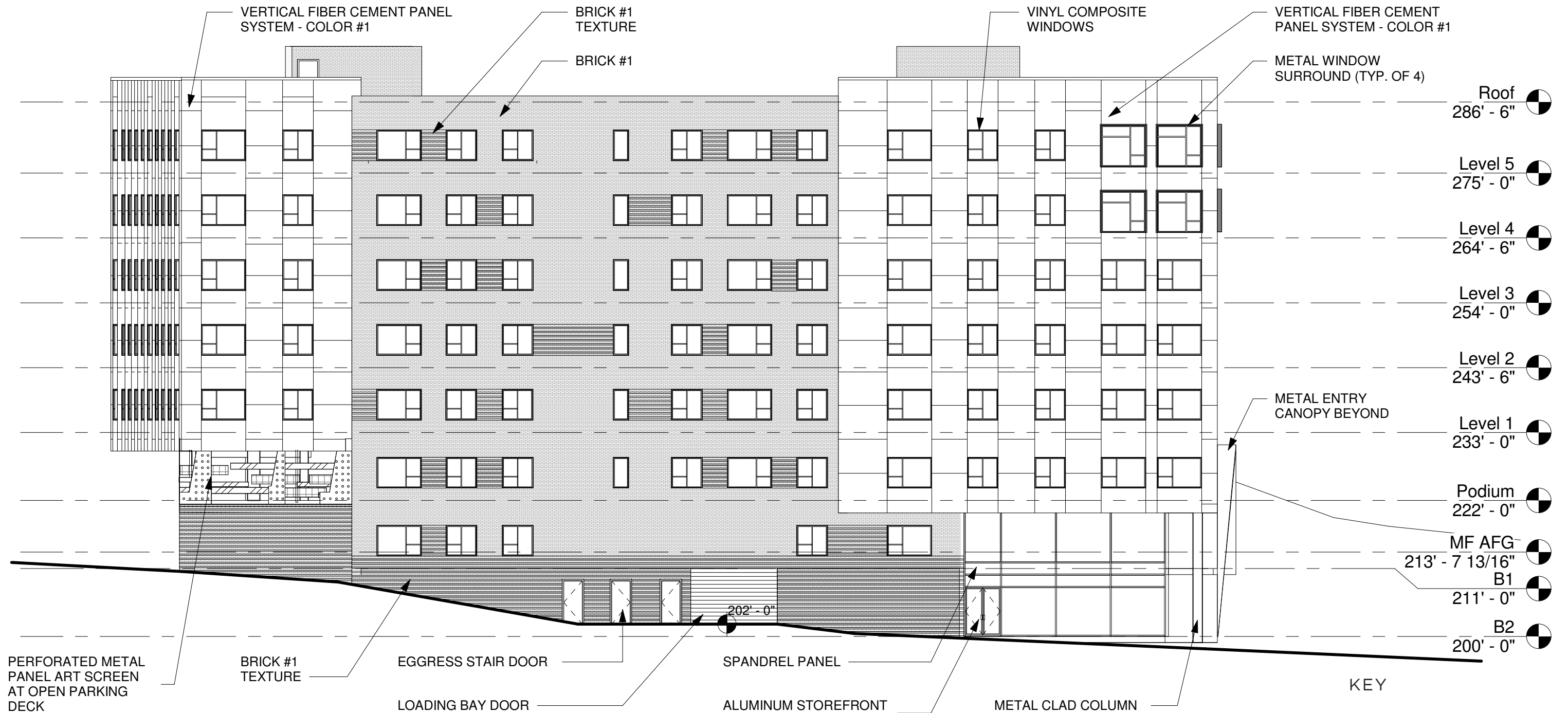
1 NORTHWEST ELEVATION - N. BEAUREGARD ST.  
SCALE: 1/16" = 1'-0"



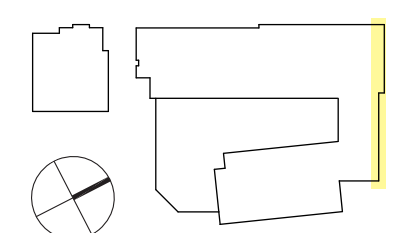
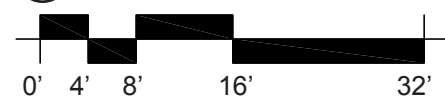
## KEY



# NORTHEAST ELEVATION



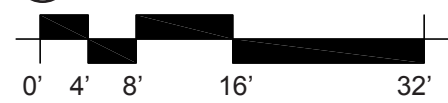
1 NORTHEAST ELEVATION - FILLMORE AVE.  
SCALE: 1/16" = 1'-0"



# NORTHEAST ELEVATION

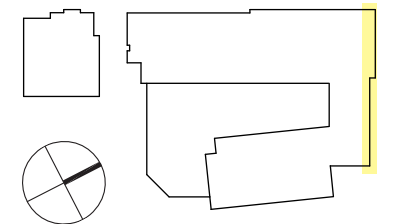


1 NORTHEAST ELEVATION - FILLMORE AVE.  
SCALE: 1/16" = 1'-0"

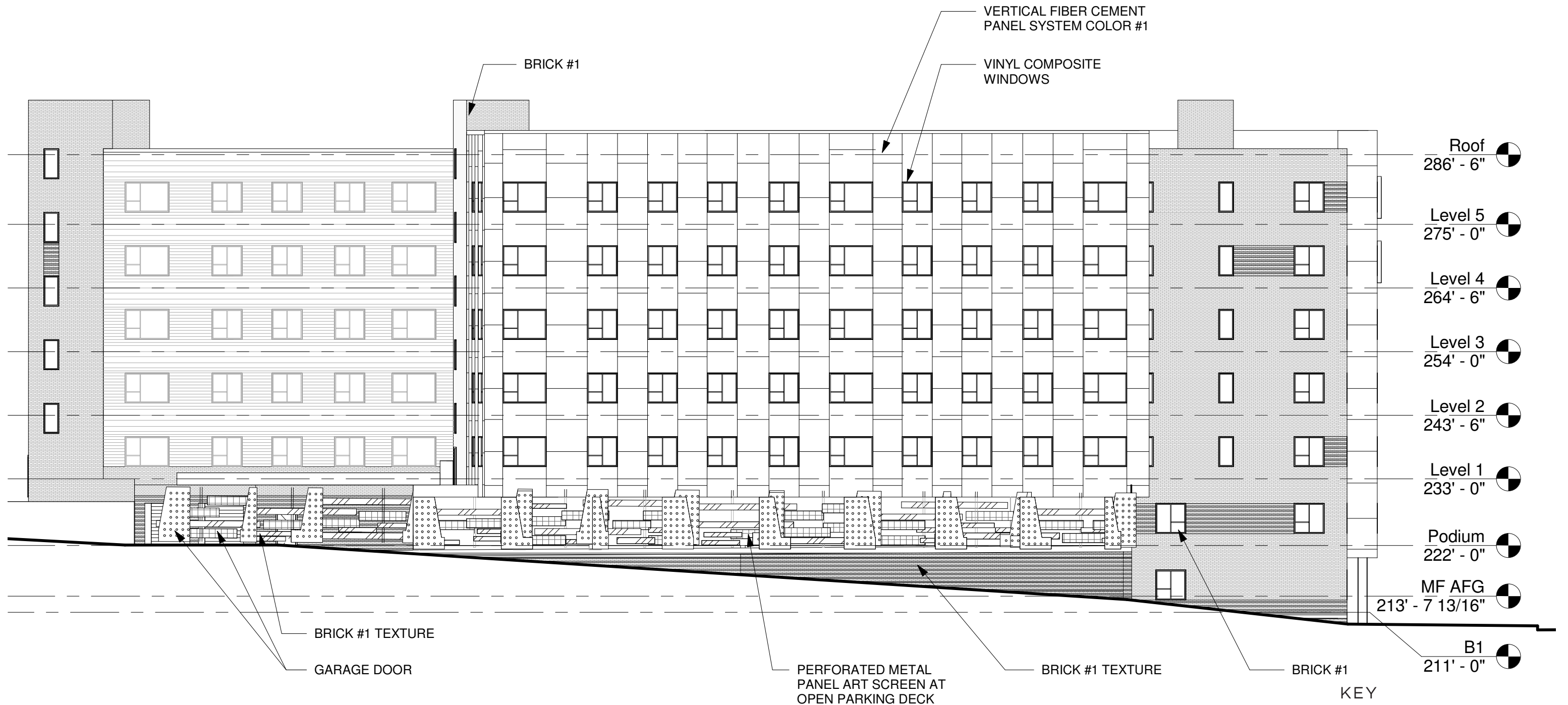


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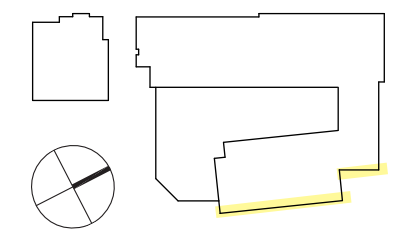
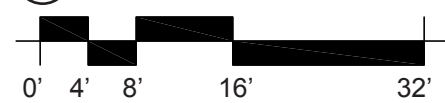
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# SOUTHEAST ELEVATION

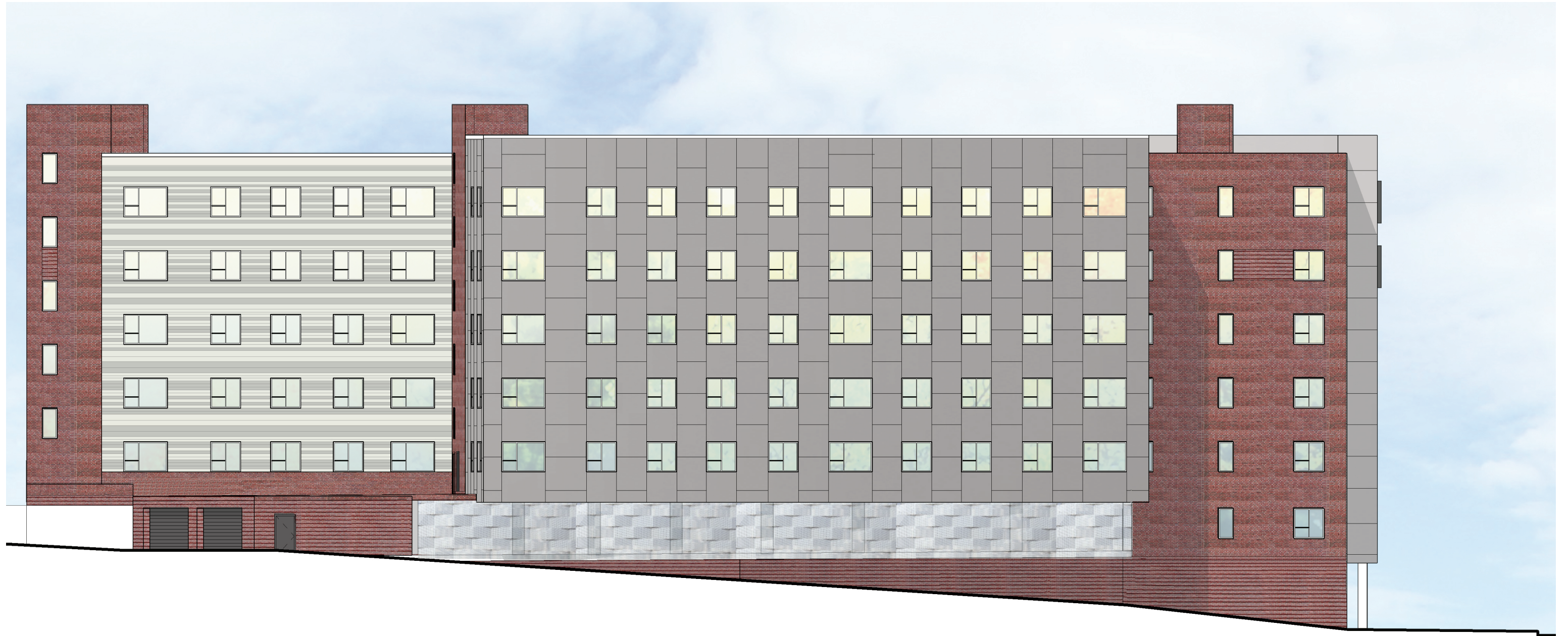


1 SOUTHEAST ELEVATION - PRIVATE ACCESS ROAD  
SCALE: 1/16" = 1'-0"





# SOUTHEAST ELEVATION



1 SOUTHEAST ELEVATION - PRIVATE ACCESS ROAD  
SCALE: 1/16" = 1'-0"

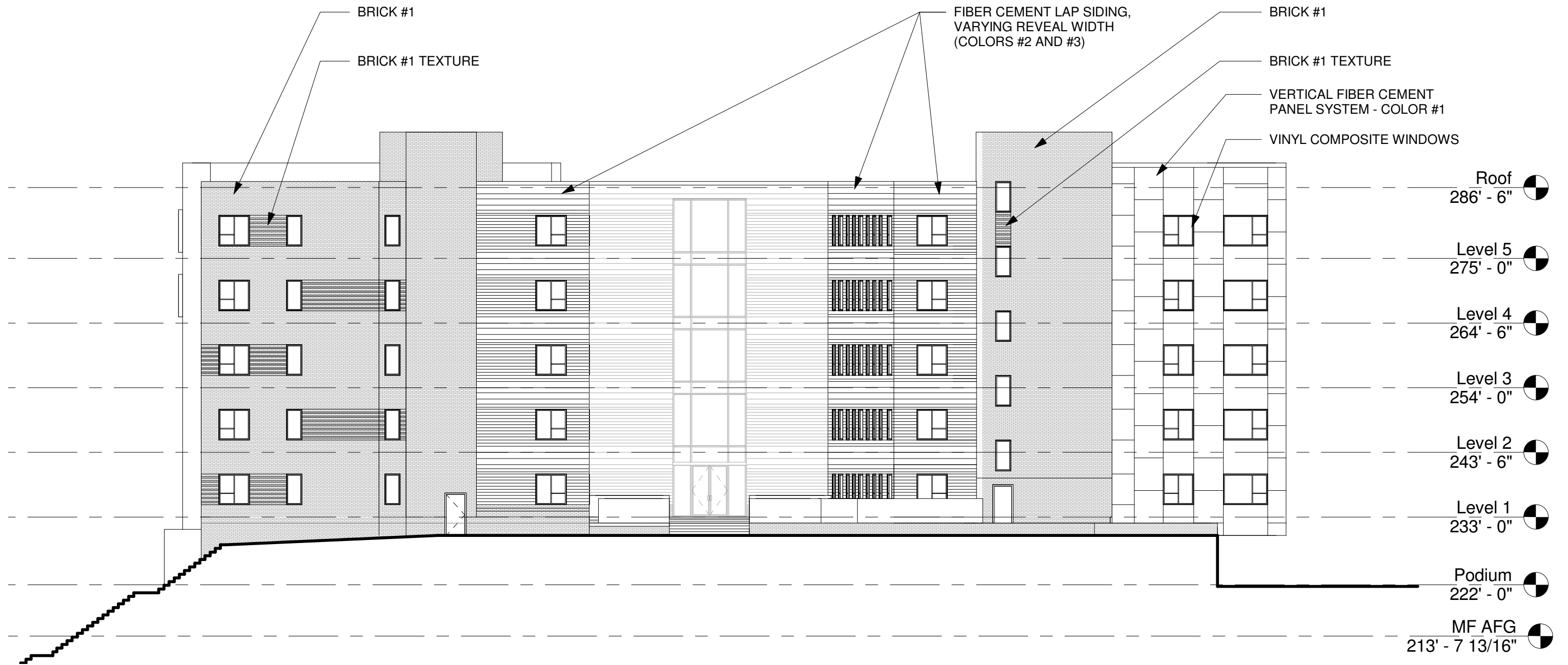


CUNNINGHAM | QUILL ARCHITECTS

## KEY



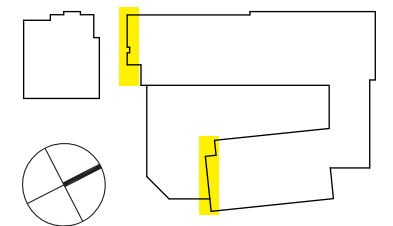
# SOUTHWEST ELEVATION



1 SOUTHWEST ELEVATION - PLAZA  
SCALE: 1/16" = 1'-0"



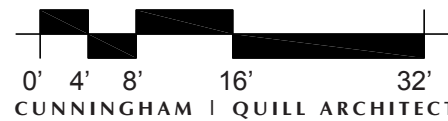
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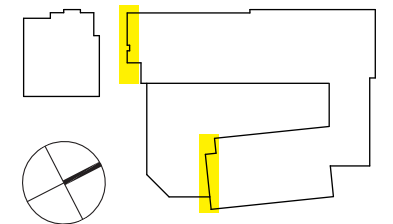
# SOUTHWEST ELEVATION



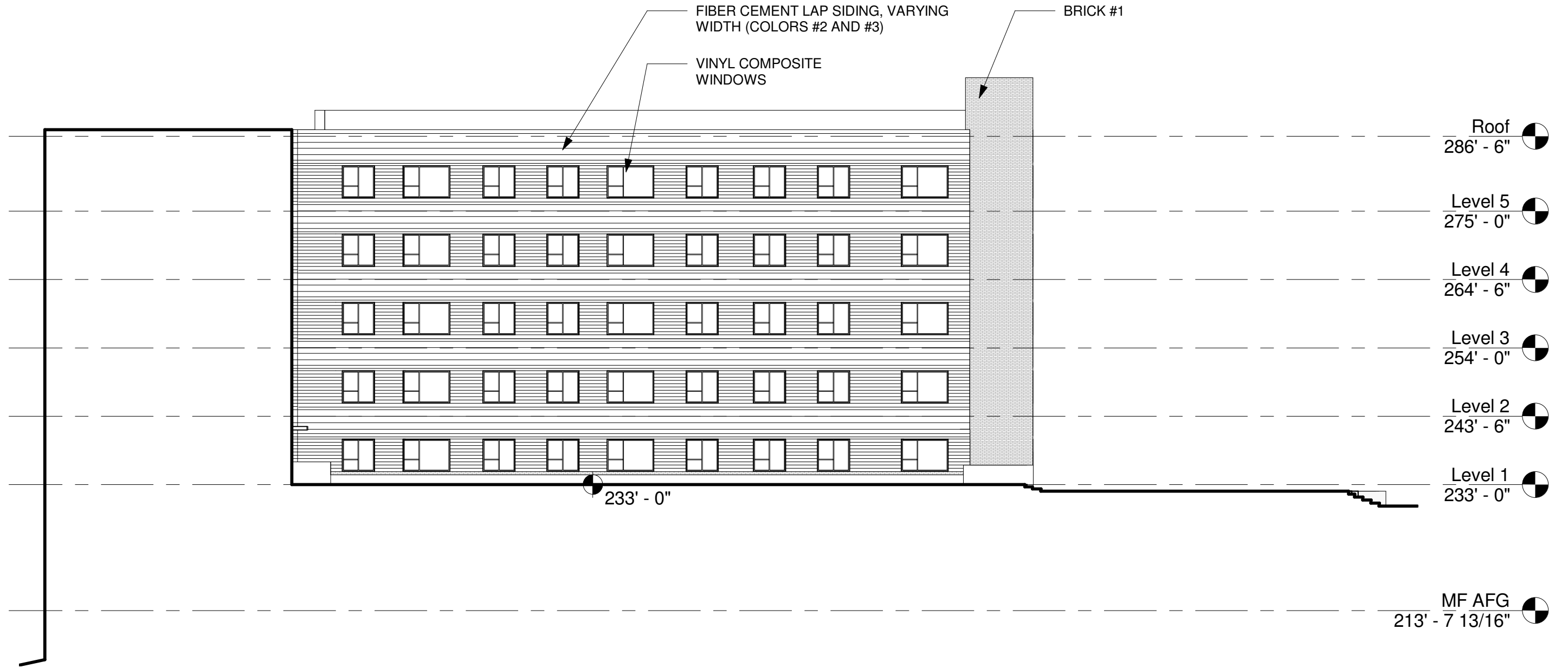
1 SOUTHWEST ELEVATION - PLAZA  
SCALE: 1/16" = 1'-0"



## KEY



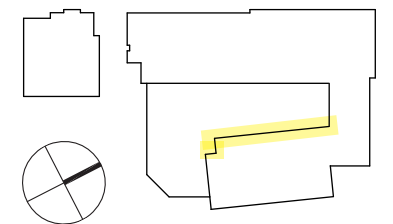
# NORTHWEST COURTYARD ELEVATION



1 NORTHWEST COURTYARD ELEVATION  
SCALE: 1/16" = 1'-0"



## KEY



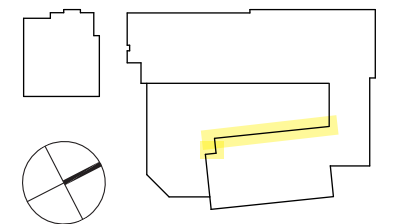
# NORTHWEST COURTYARD ELEVATION



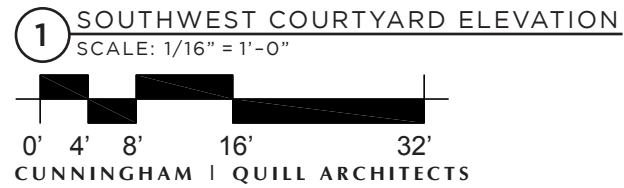
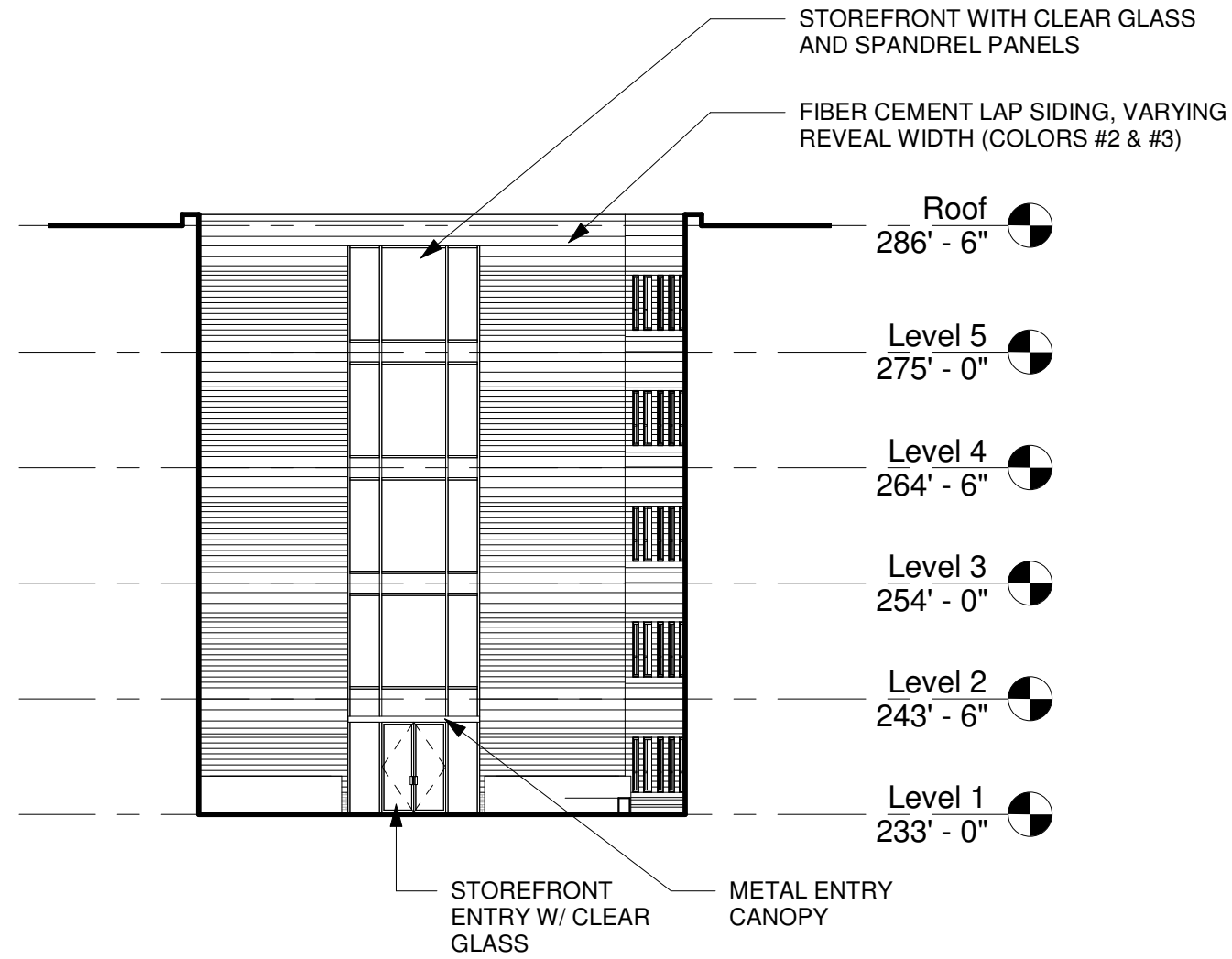
1 NORTHWEST COURTYARD ELEVATION  
SCALE: 1/16" = 1'-0"



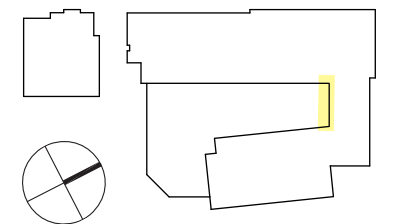
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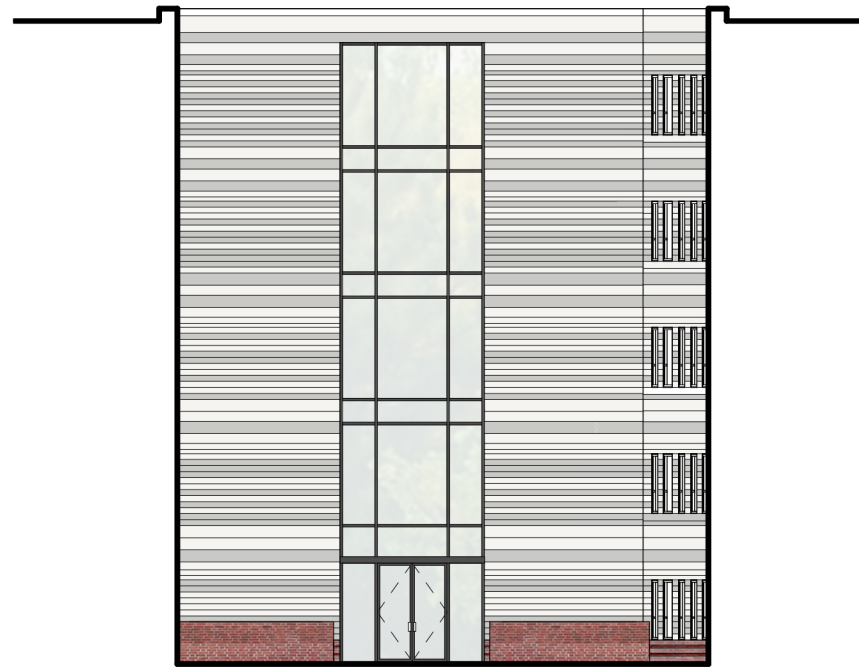
# SOUTHWEST COURTYARD ELEVATION



## KEY

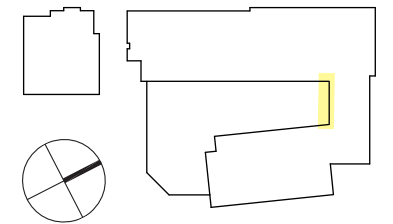


# SOUTHWEST COURTYARD ELEVATION

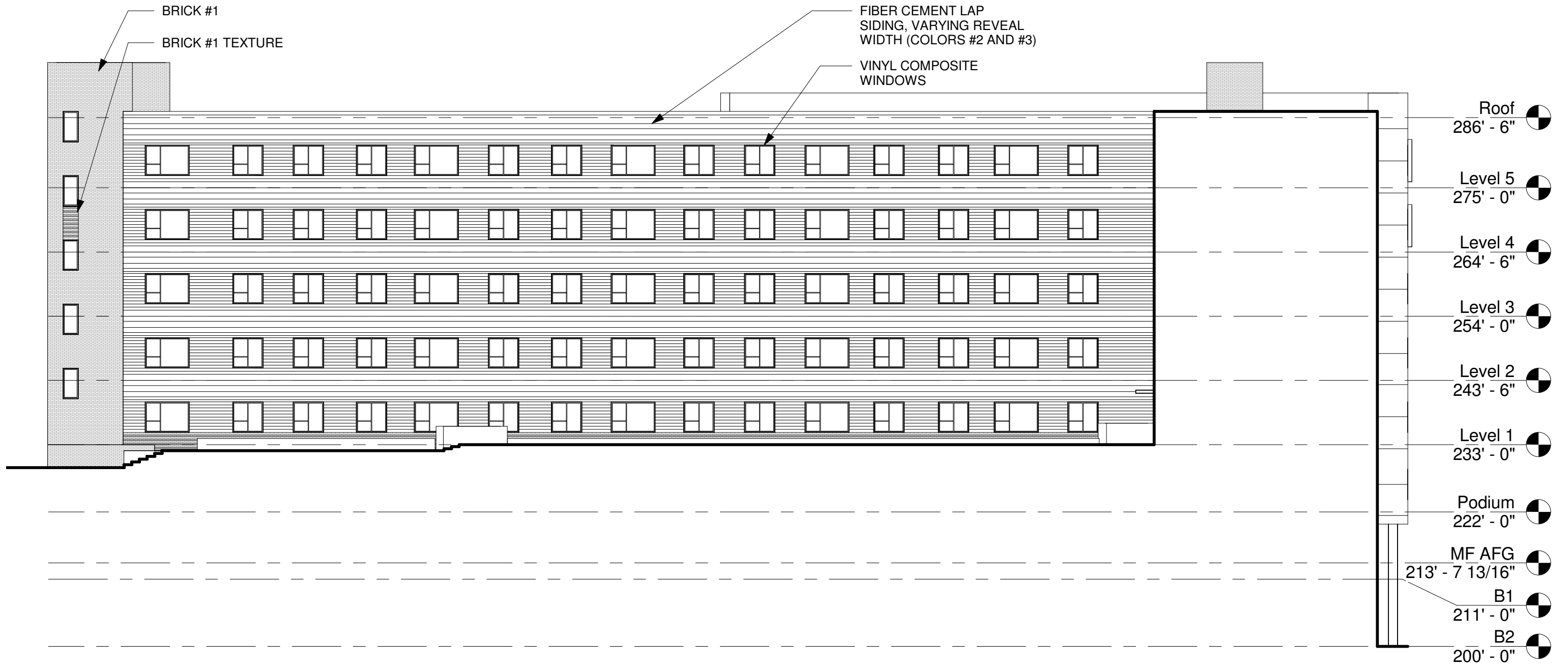


1 **SOUTHWEST COURTYARD ELEVATION**  
SCALE: 1/16" = 1'-0"  
0' 4' 8' 16' 32'  
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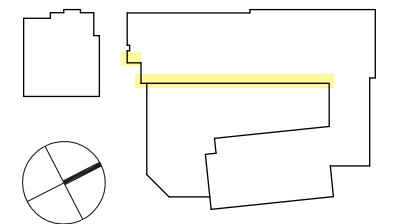
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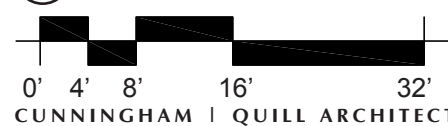
# SOUTHEAST COURTYARD ELEVATION



KEY



1 SOUTHEAST COURTYARD ELEVATION  
SCALE: 1/16" = 1'-0"

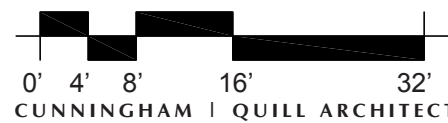




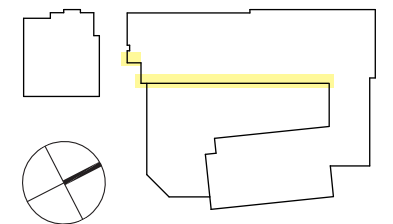
# SOUTHEAST COURTYARD ELEVATION



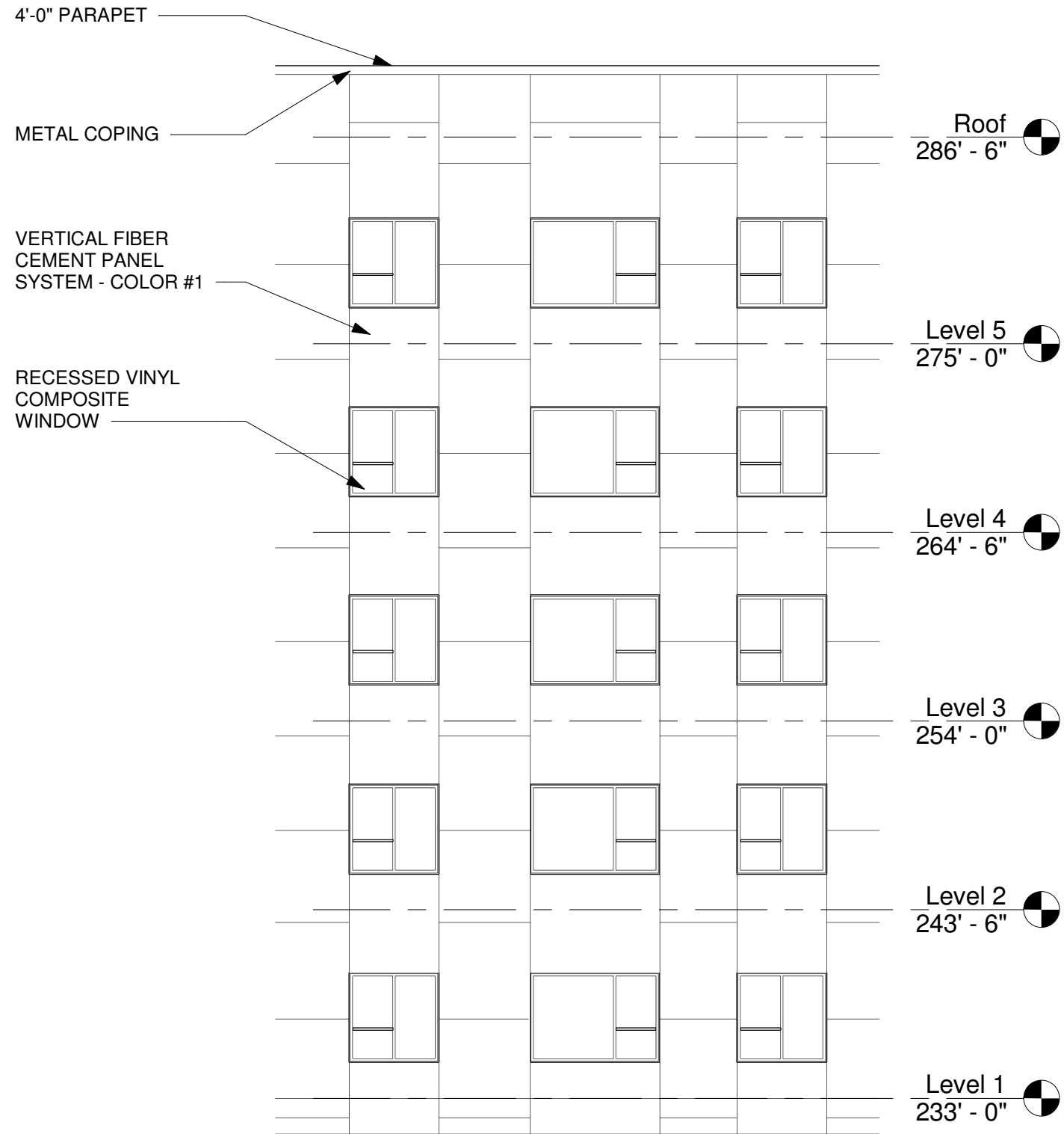
1 SOUTHEAST COURTYARD ELEVATION  
SCALE: 1/16" = 1'-0"



KEY



# DETAIL ELEVATION STUDIES

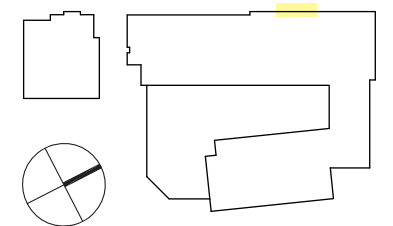


1 NORTHWEST DETAIL ELEVATION (BEAUREGARD)  
SCALE: 1/8" = 1'-0"

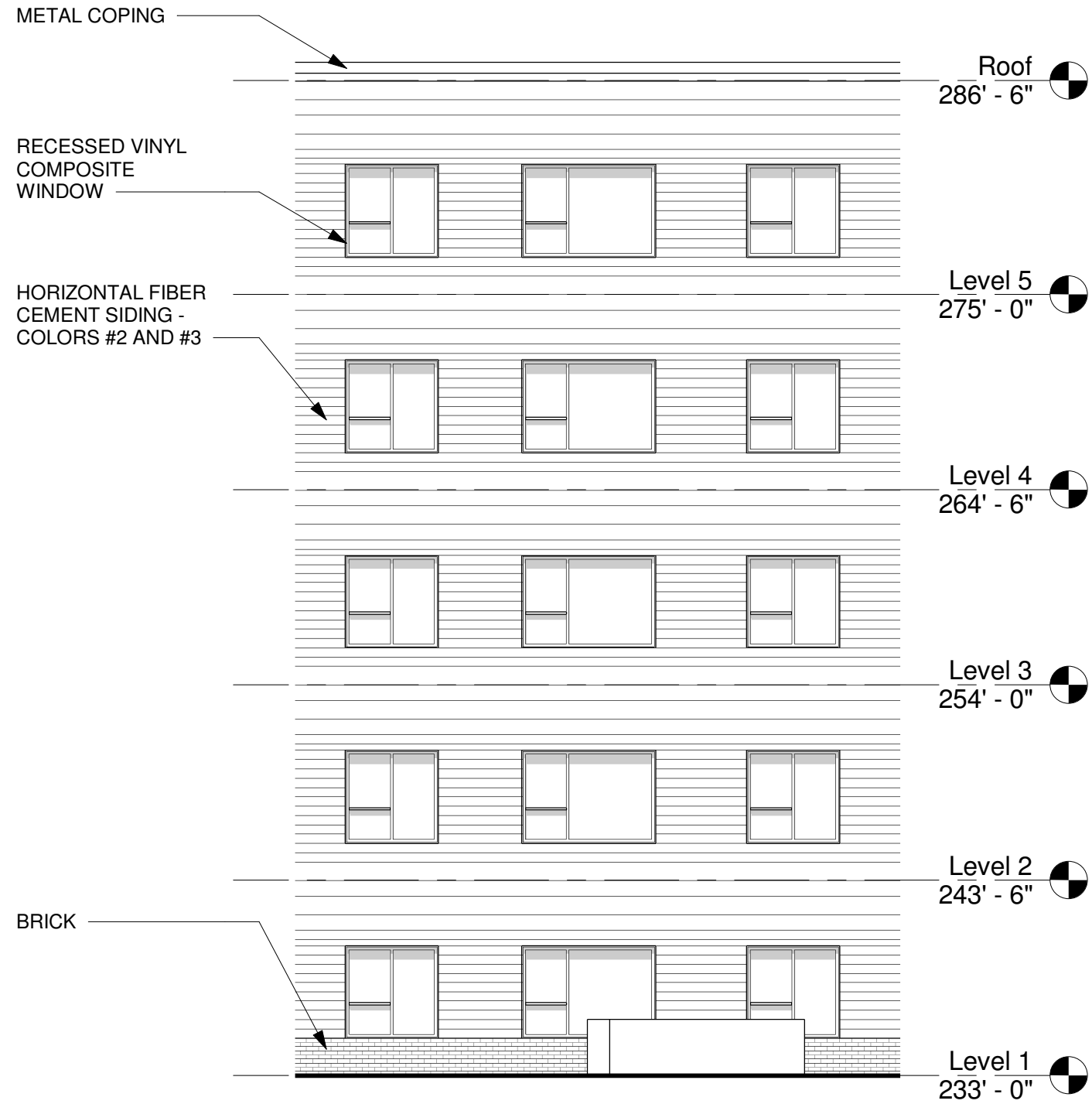


2 NORTHWEST DETAIL ELEVATION (BEAUREGARD)  
SCALE: 1/8" = 1'-0"

KEY



# DETAIL ELEVATION STUDIES



**1** NORTHWEST BAY ELEVATION (COURTYARD)  
SCALE: 1/8" = 1'-0"

CUNNINGHAM | QUILL ARCHITECTS

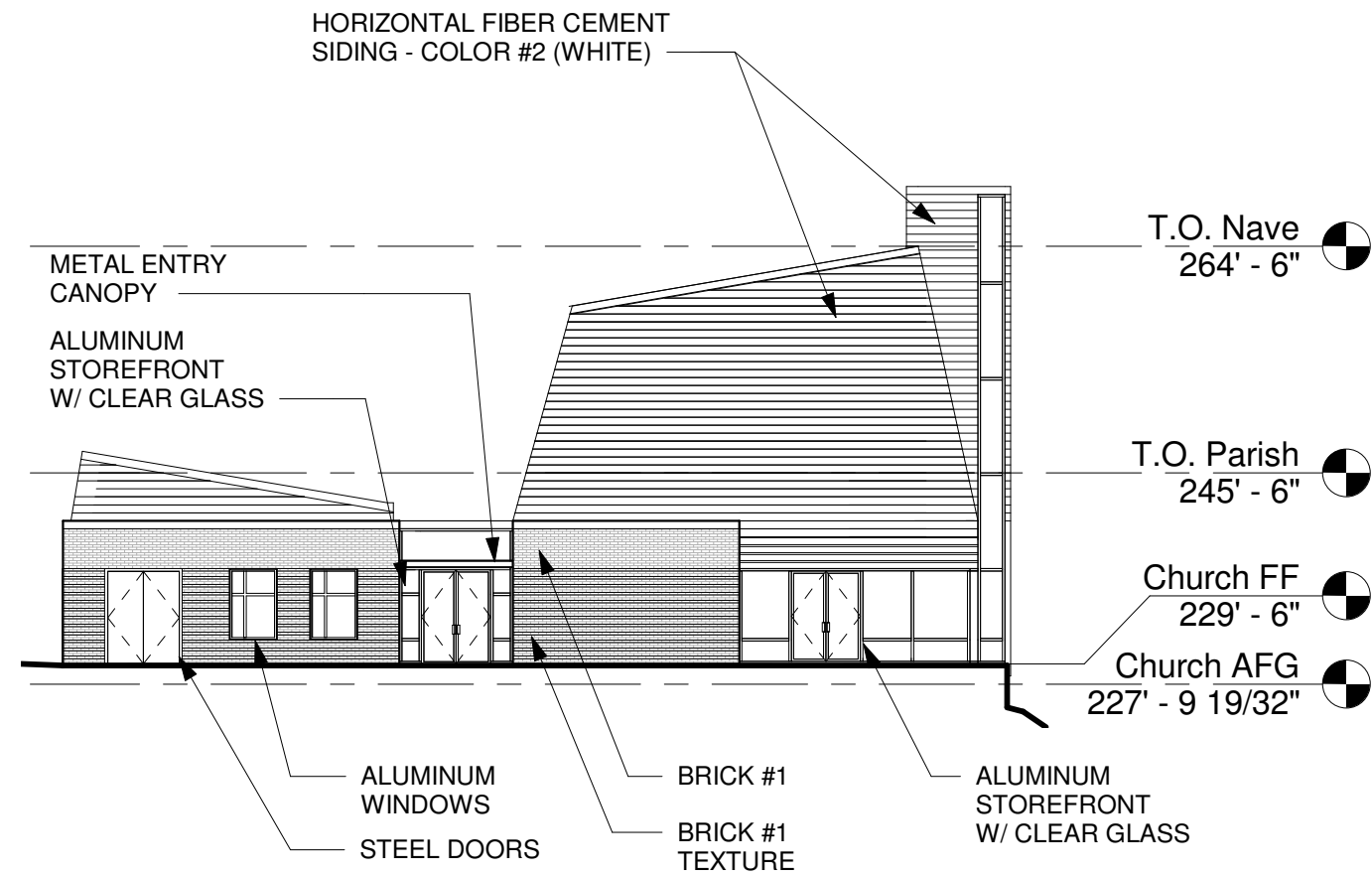


**2** SOUTHEAST COURTYARD BAY ELEVATION  
SCALE: 1/8" = 1'-0"

KEY



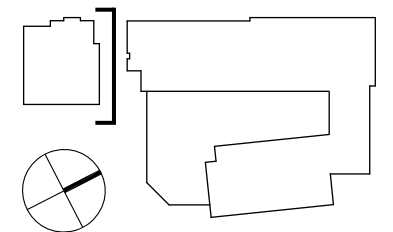
# CHURCH ELEVATIONS



1 NORTHEAST CHURCH ELEVATION  
SCALE: 1/16" = 1'-0"

CUNNINGHAM | QUILL ARCHITECTS

## KEY



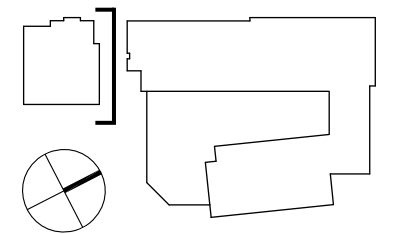
# CHURCH ELEVATIONS



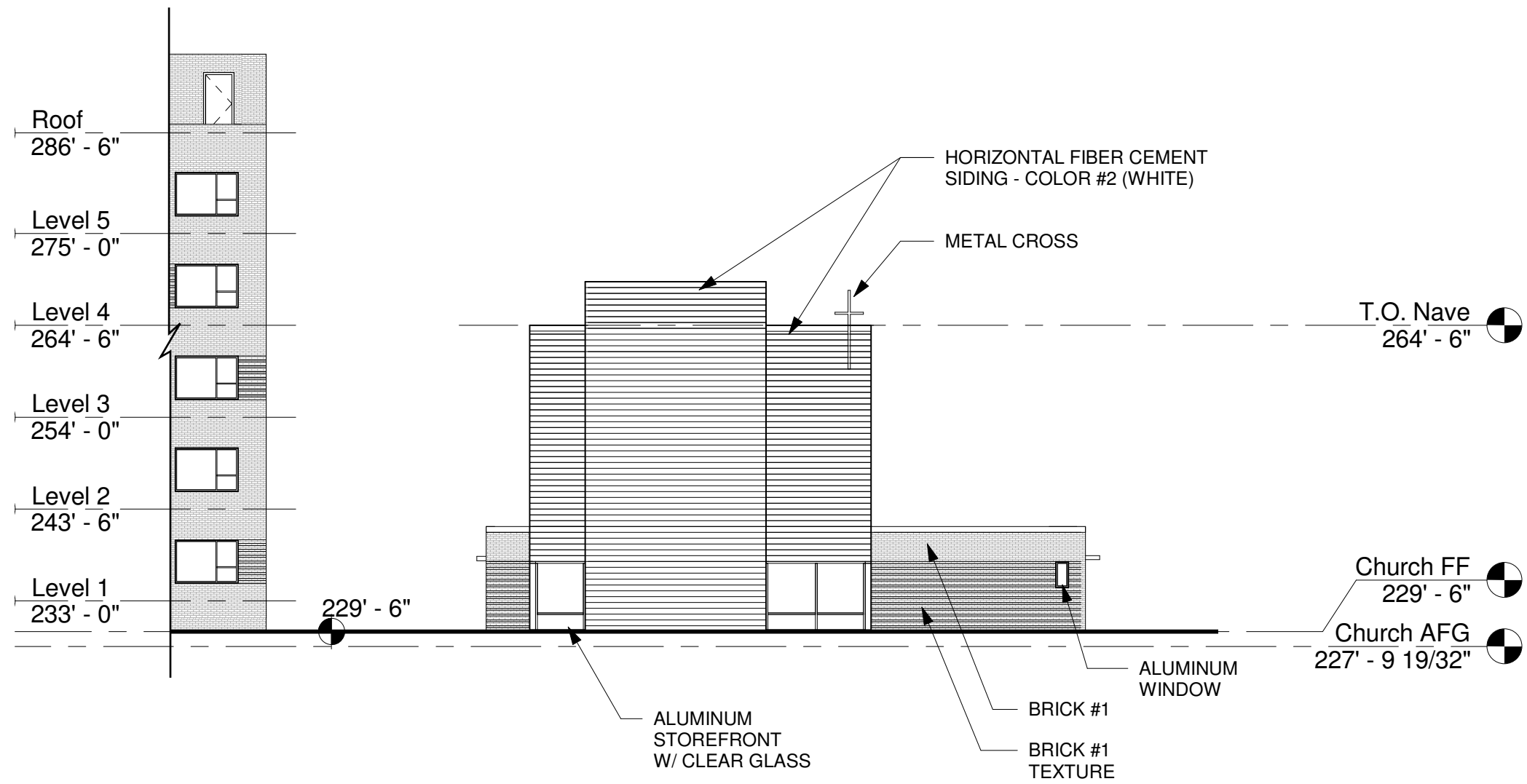
1 NORTHEAST CHURCH ELEVATION  
SCALE: 1/16" = 1'-0"

CUNNINGHAM | QUILL ARCHITECTS

## KEY

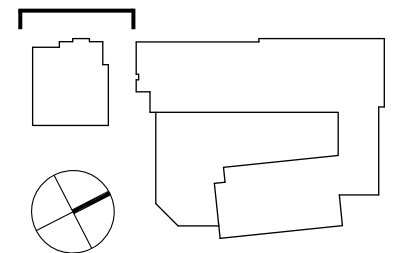


# CHURCH ELEVATIONS

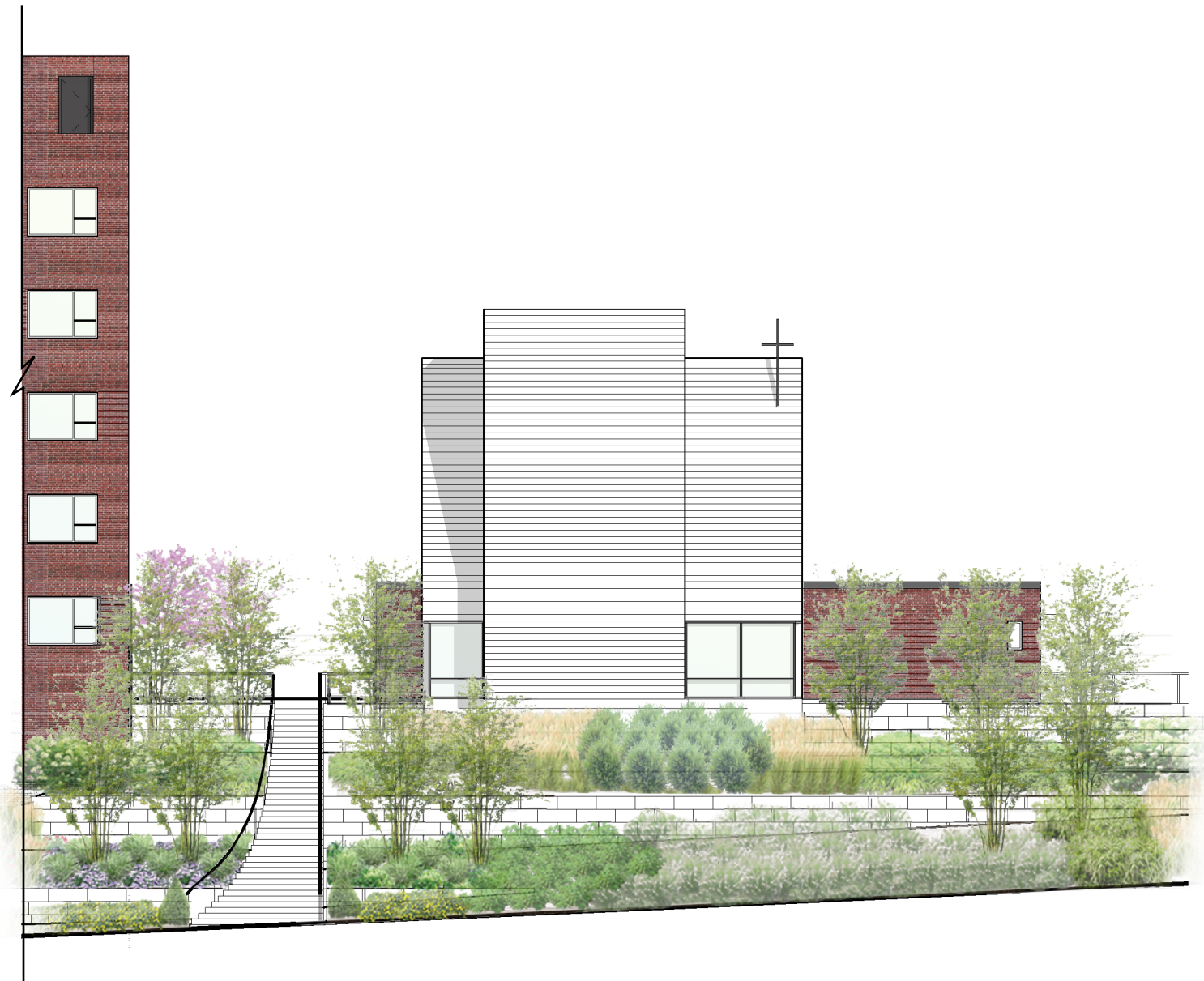


1 NORTHWEST CHURCH ELEVATION  
SCALE: 1/16" = 1'-0"  
0' 4' 8' 16' 32'  
CUNNINGHAM | QUILL ARCHITECTS

### KEY

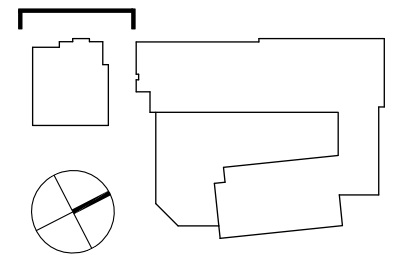


# CHURCH ELEVATIONS

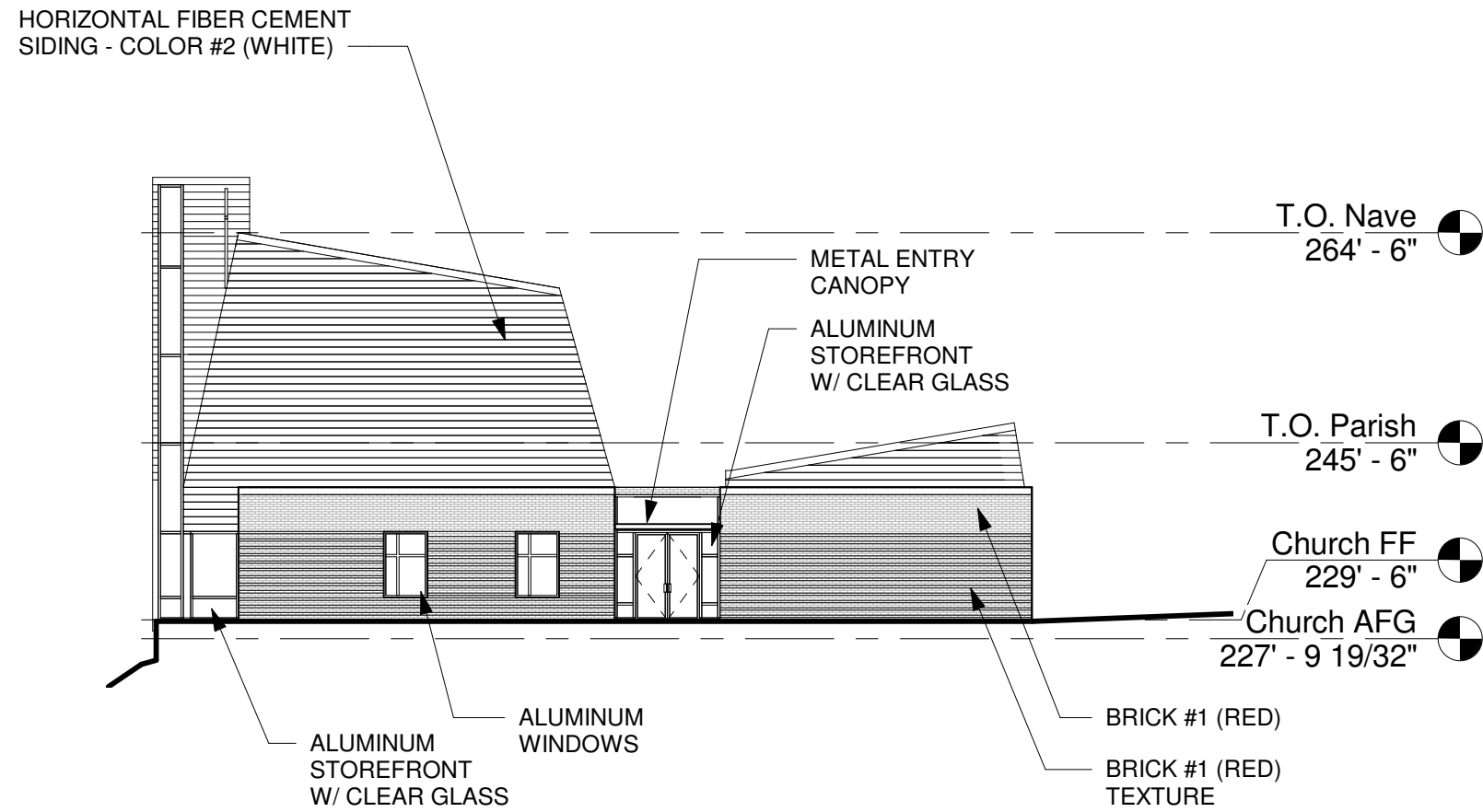


1 NORTHWEST CHURCH ELEVATION  
SCALE: 1/16" = 1'-0"  
0' 4' 8' 16' 32'  
CUNNINGHAM | QUILL ARCHITECTS

KEY



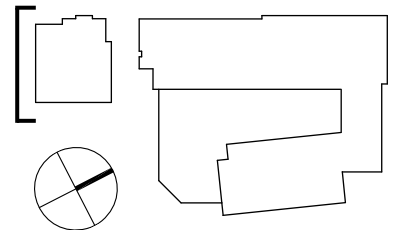
# CHURCH ELEVATIONS



1 SOUTHWEST CHURCH ELEVATION  
SCALE: 1/16" = 1'-0"

CUNNINGHAM | QUILL ARCHITECTS

## KEY



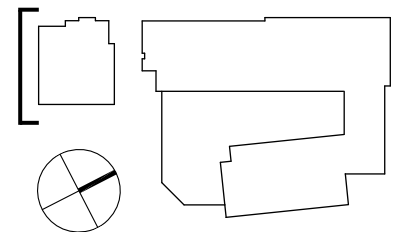


# CHURCH ELEVATIONS

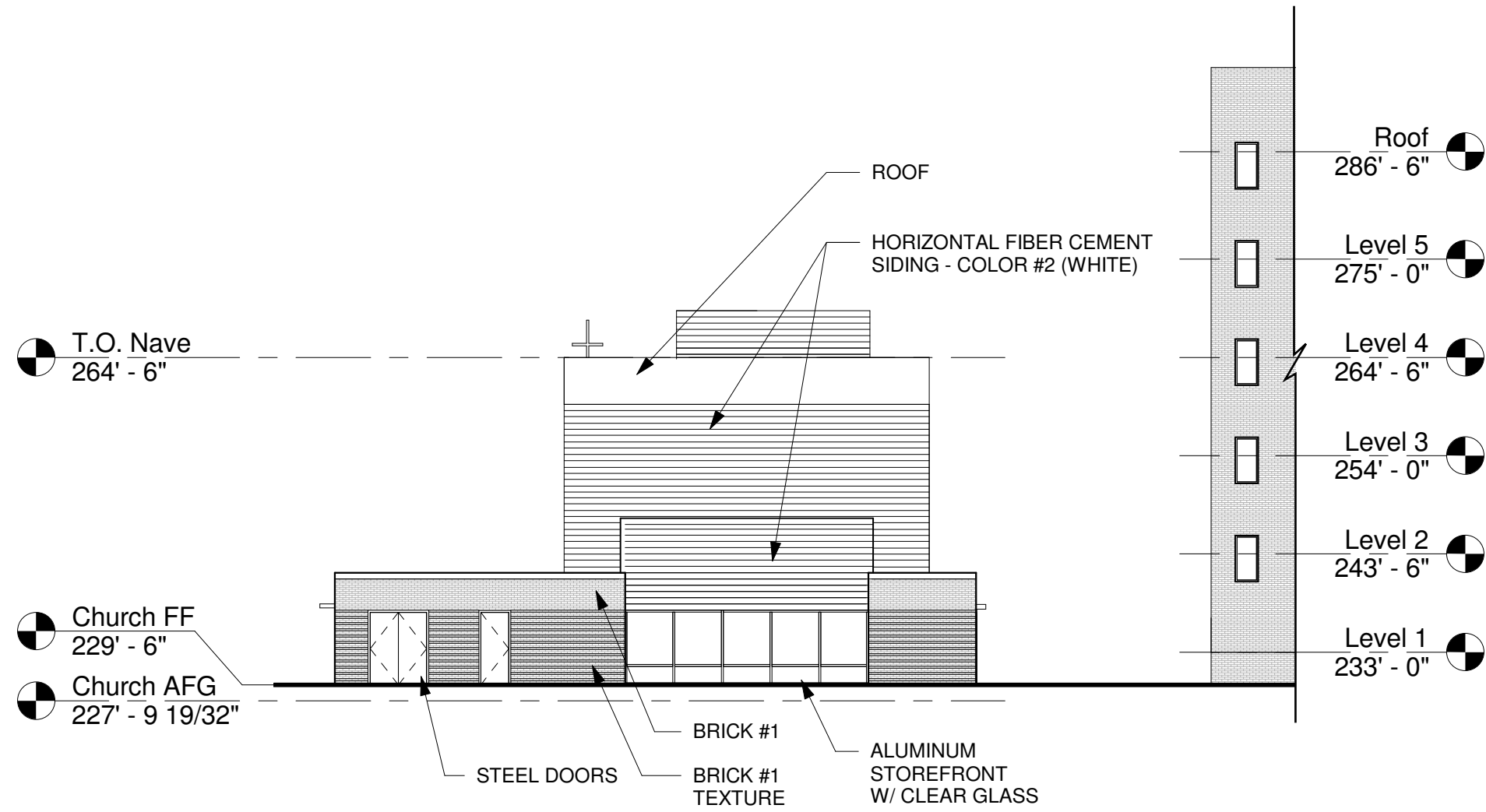


1 **SOUTHWEST CHURCH ELEVATION**  
SCALE: 1/16" = 1'-0"  
0' 4' 8' 16' 32'  
CUNNINGHAM | QUILL ARCHITECTS

## KEY

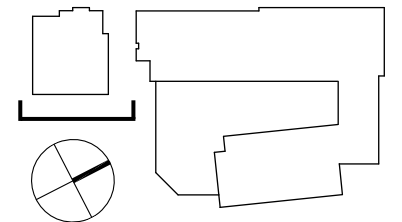


# CHURCH ELEVATIONS

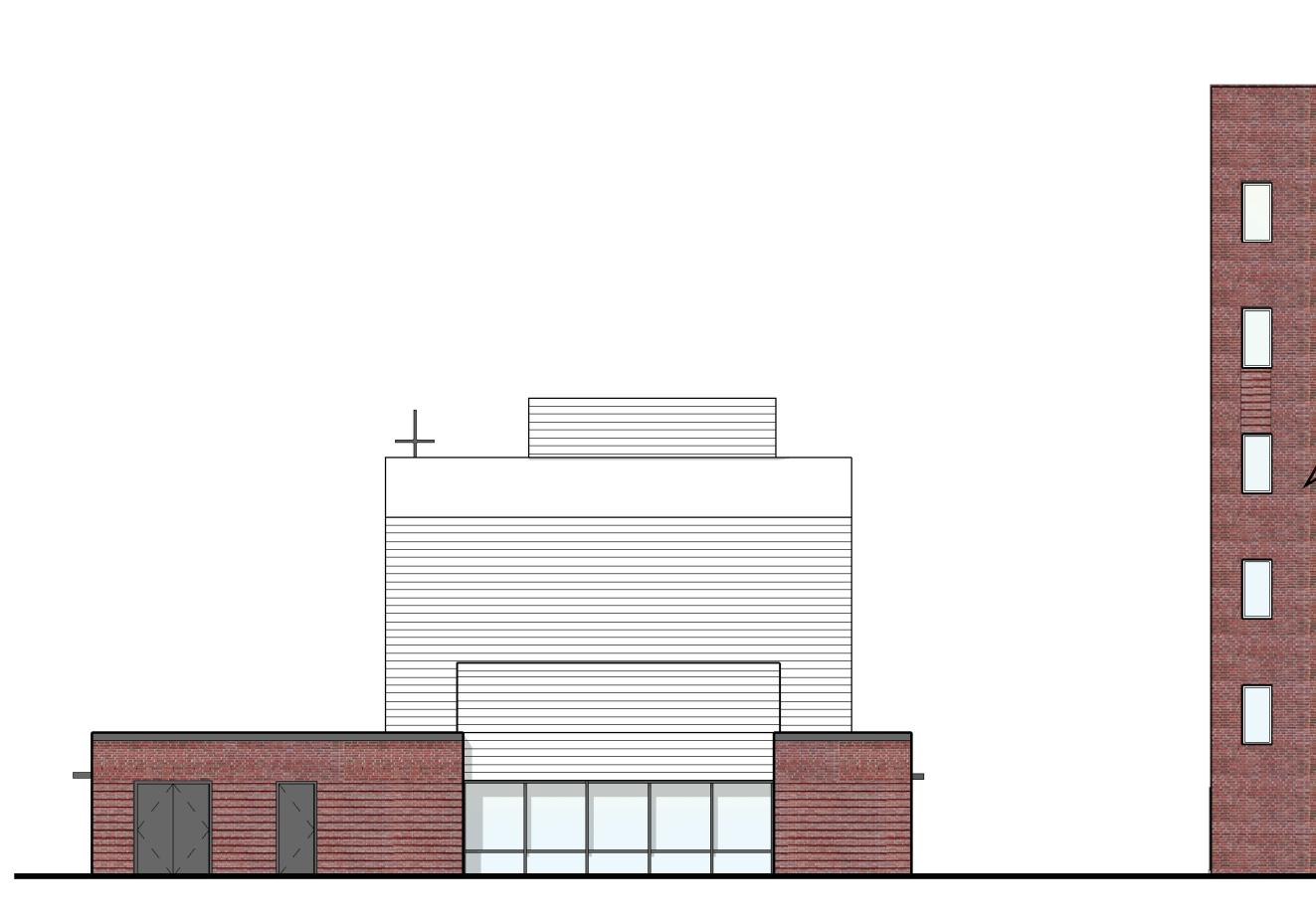


1 SOUTHEAST CHURCH ELEVATION  
SCALE: 1/16" = 1'-0"  
0' 4' 8' 16' 32'  
CUNNINGHAM | QUILL ARCHITECTS

## KEY

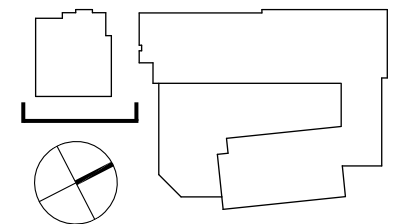


# CHURCH ELEVATIONS



1 SOUTHEAST CHURCH ELEVATION  
SCALE: 1/16" = 1'-0"  
0' 4' 8' 16' 32'  
CUNNINGHAM | QUILL ARCHITECTS

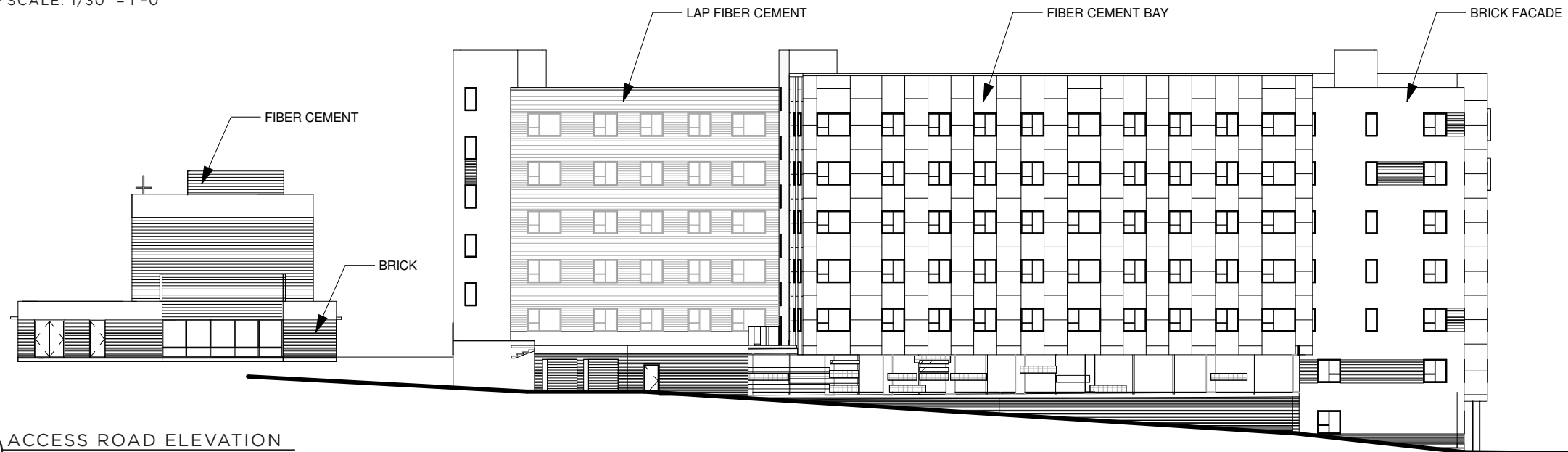
## KEY



# SITE ELEVATIONS

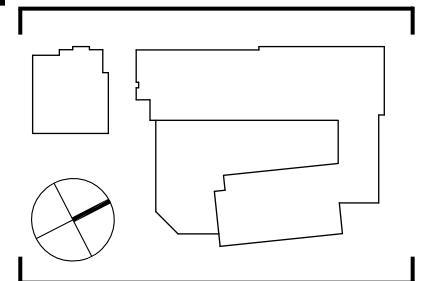


**1** BEAUREGARD ELEVATION  
SCALE: 1/30" = 1'-0"



**1** ACCESS ROAD ELEVATION  
SCALE: 1/30" = 1'-0"

## KEY



# PERSPECTIVES - MULTIFAMILY BUILDING



1 VIEW 1 FROM ACCESS ROAD



3 VIEW 2 FROM ACCESS ROAD



2 VIEW FROM N. BEAUREGARD ST.



4 VIEW FROM FILLMORE AVENUE

## PERSPECTIVES - MULTIFAMILY BUILDING



1 VIEW FROM N. BEAUREGARD ST.



2 VIEW FROM N. BEAUREGARD ST.

# PERSPECTIVES - CHURCH



1 WEST VIEW FROM N. BEAUREGARD ST.



3 NORTH VIEW FROM N. BEAUREGARD ST.

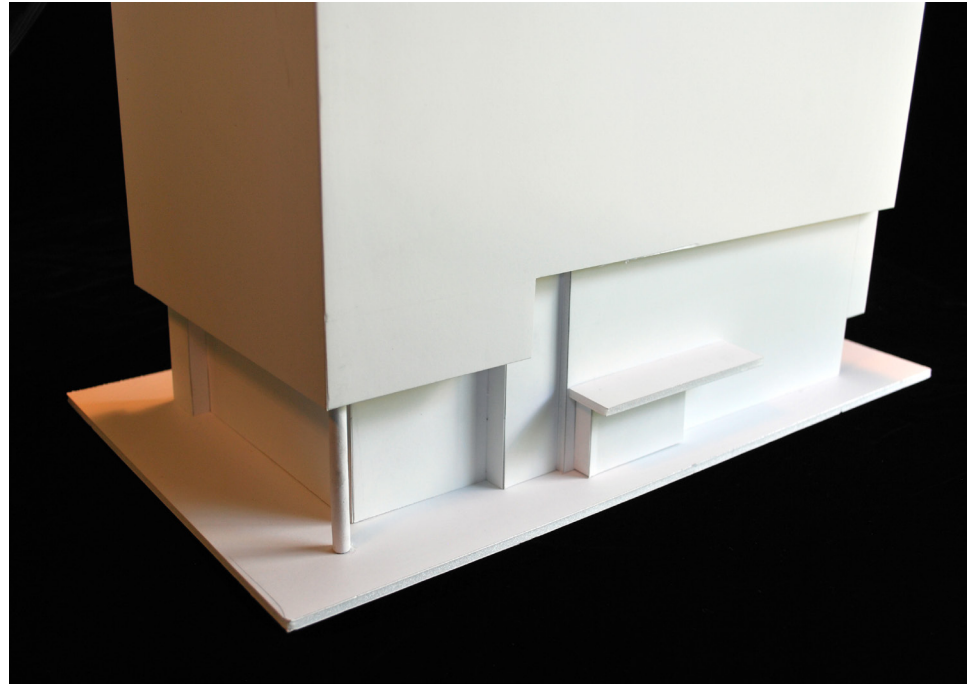


2 SOUTH VIEW FROM PRIVATE ACCESS ROAD



4 EAST VIEW FROM PRIVATE ACCESS ROAD

## GROUND LEVEL CORNER & PUBLIC SPACES



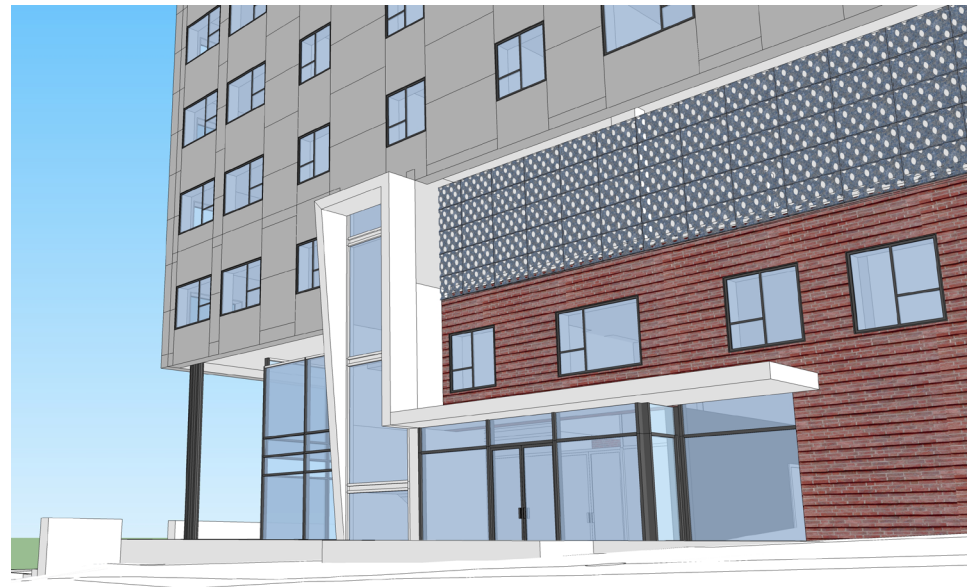
STUDY MODEL OF OPEN CORNER WITH COLUMN



COLUMN AT CANTILEVERED CORNER



COMMUNITY ROOM & PUBLIC SPACE



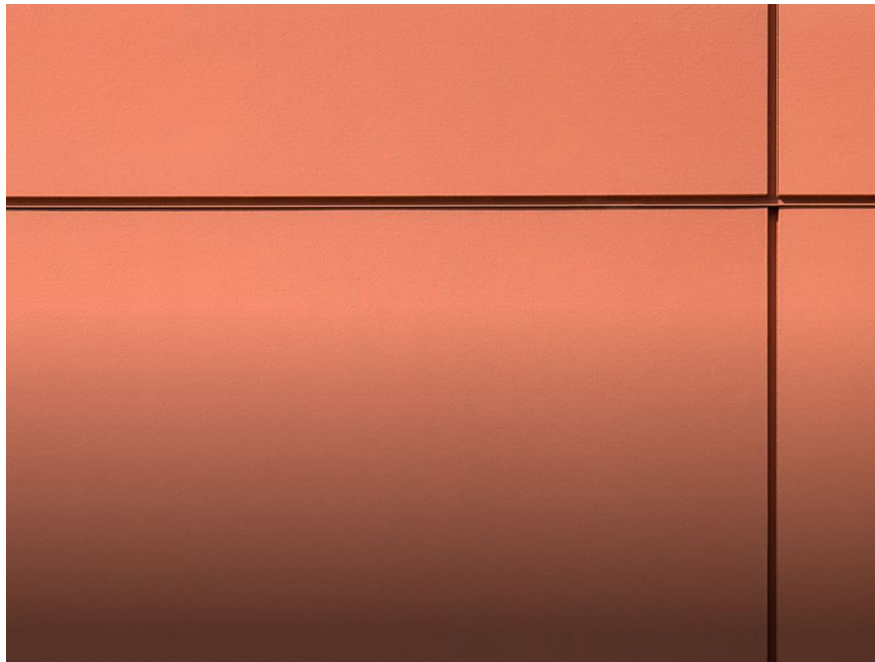
VIEW OF OPEN CORNER



# FIBER CEMENT PANELS



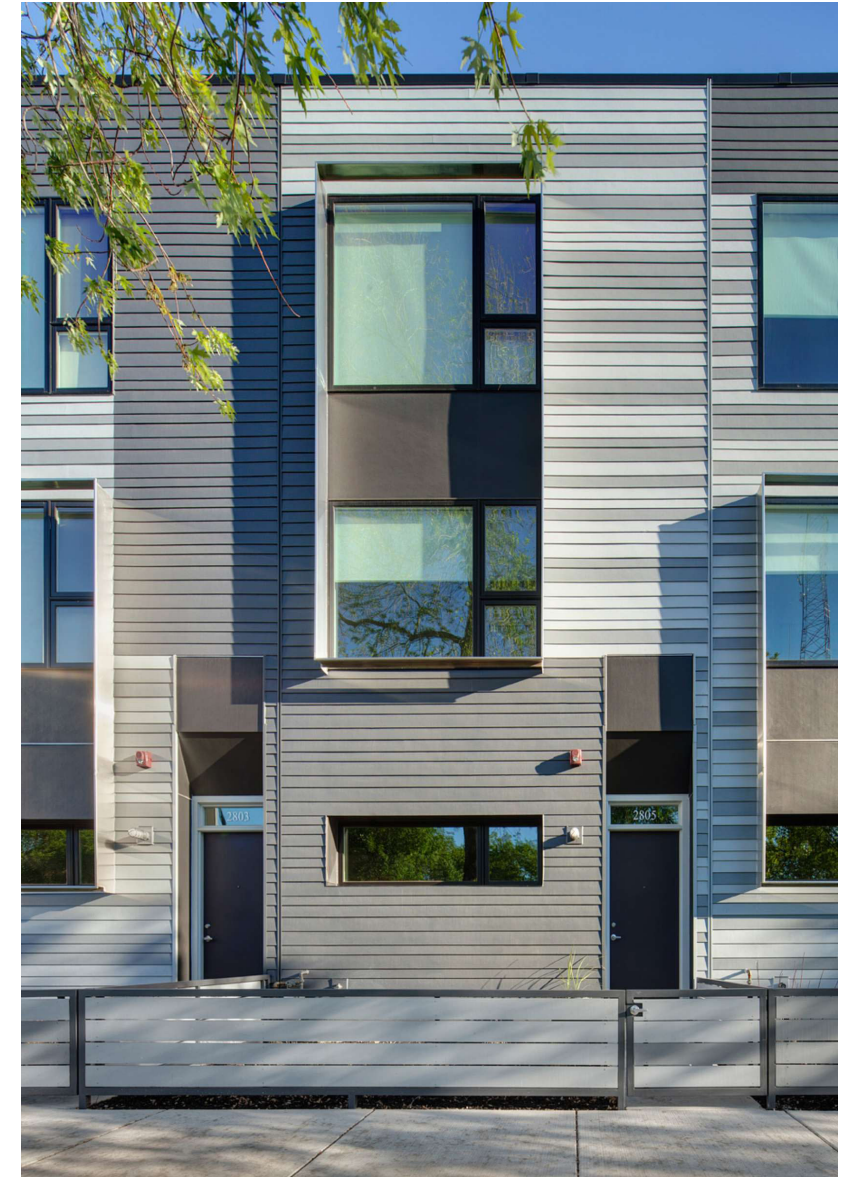
PROJECTING BAYS



PROJECTING BAYS

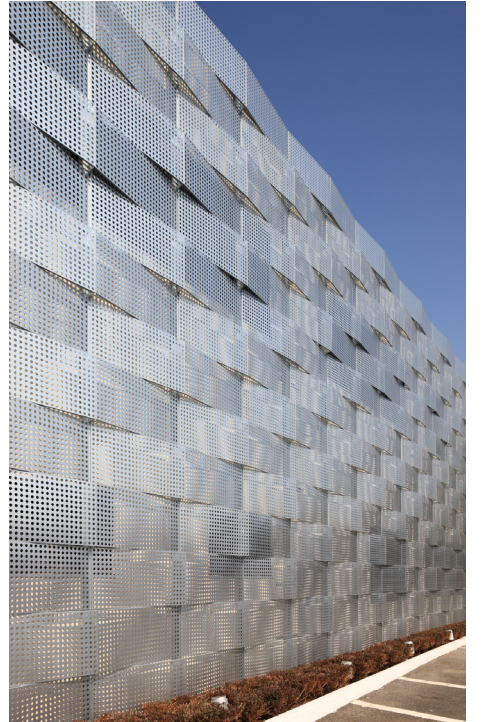
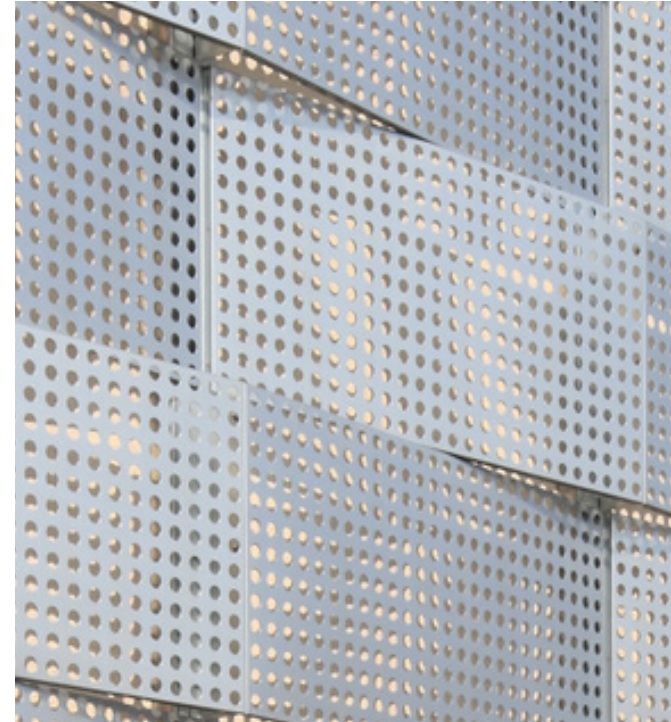
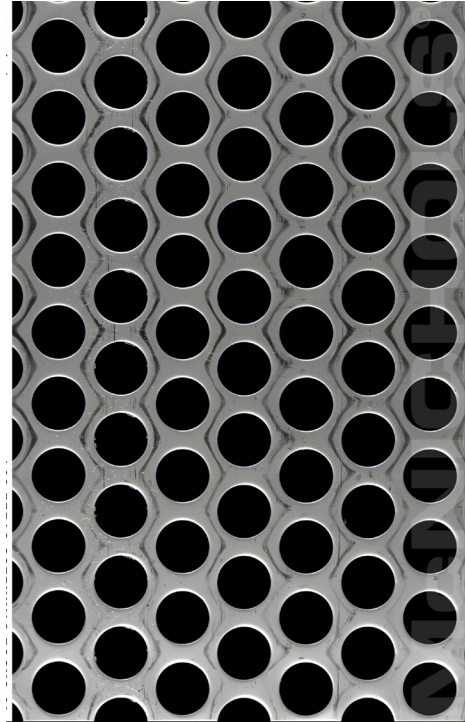


INTERIOR COURTYARD

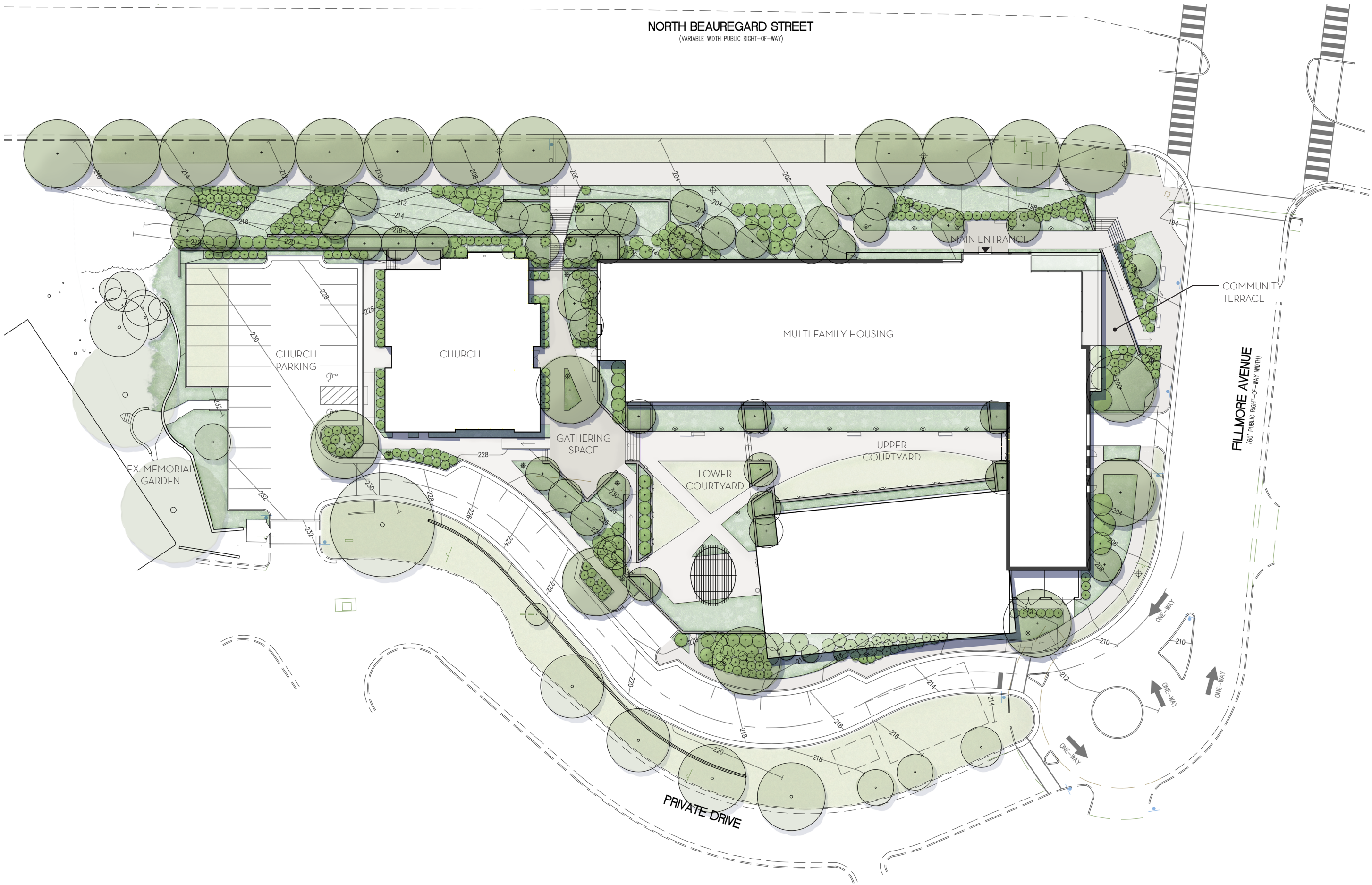


INTERIOR COURTYARD

# PERFORATED & MESH METAL PANEL - GARAGE ART SCREEN



NORTH BEAUREGARD STREET  
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

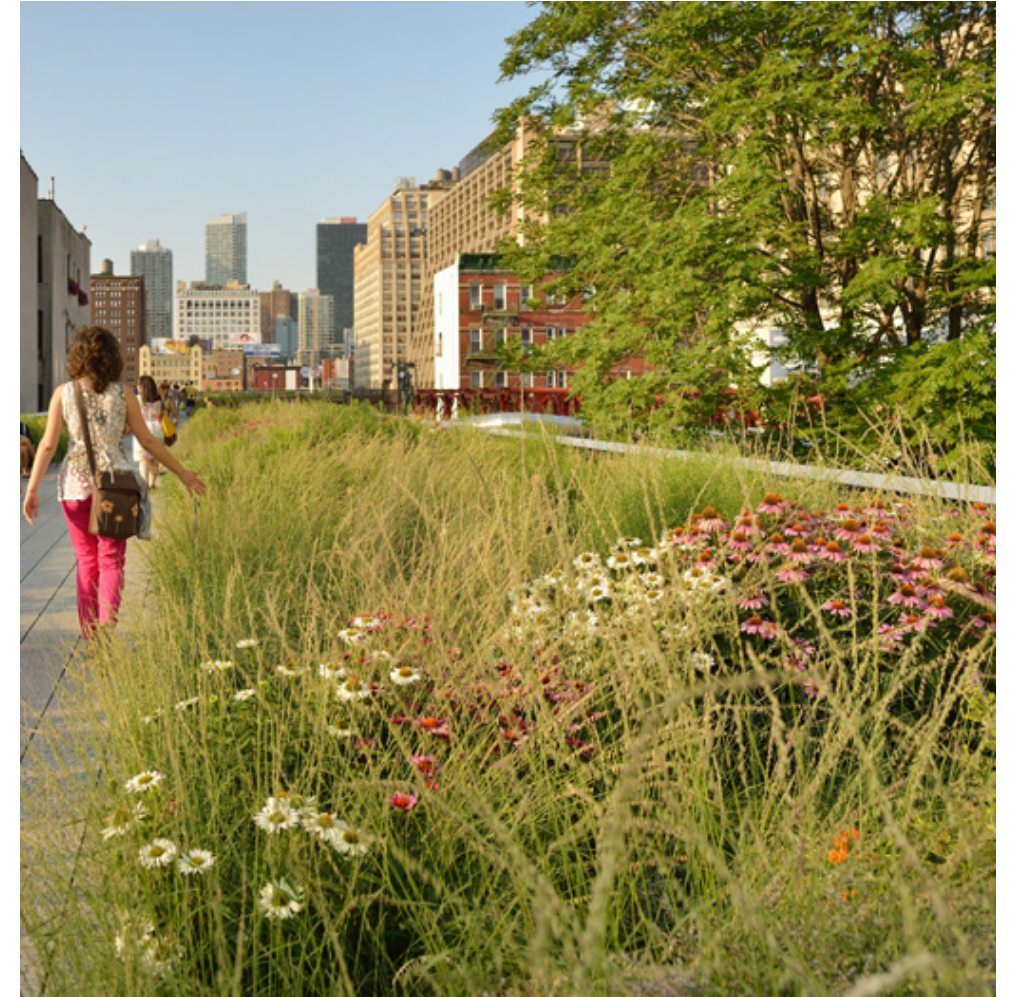


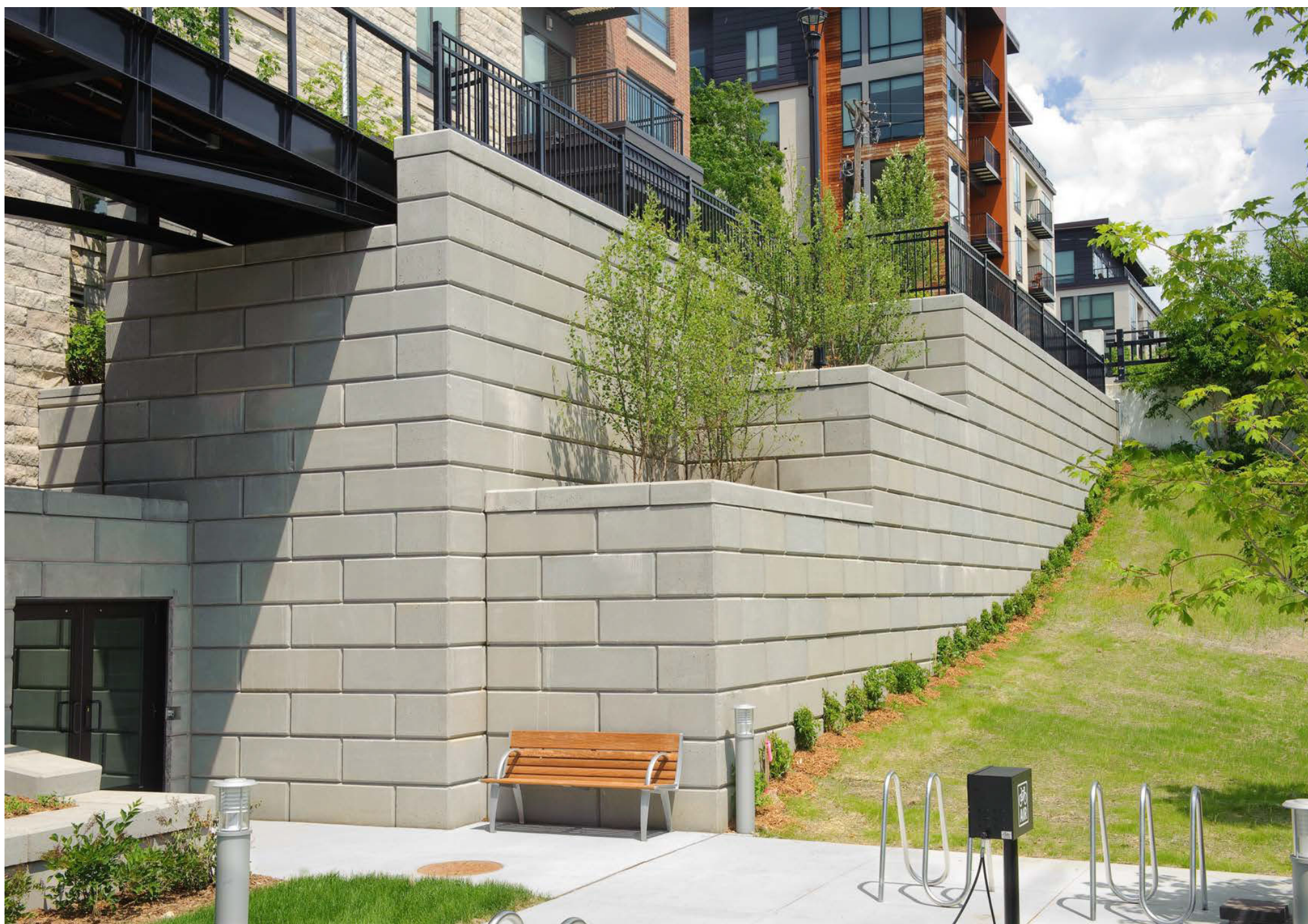


FILMORE AVENUE ELEVATION  
1/32" = 1'-0"



N. BEAUREGARD STREET ELEVATION  
1/32" = 1'-0"





RECON - SEGMENTAL CONCRETE RETAINING WALL



STEPSTONE - NARROW MODULAR PAVER (SPECIALTY PAVING)



STEPSTONE - LARGE SCALE CALARC (ON STRUCTURE)



