AGENDA

1. Intro

2. General Project Overview

3. Review of the project modifications

4. Question & Answers
2. General Project Overview

a. Post DSUP Approval
b. Modifications are in response to prior BDAC comments
c. City directed Affordable Housing Units
d. Reassessment of the building's internal flow and layout
e. Minor building changes to improve internal layout and function; pool area, reduction of balconies
f. Site changes to minimize over-all rear traffic impact, better utilize storm water management
g. Façade changes that enhance the internal tenant experience and overall openness of the building
DSUP APPROVED SITE PLAN

UNITS ADDED ON TOP OF LOADING DOCK AND OPPOSITE CORNER

POOL RELOCATED INTO THE COURTYARD

BUILDING CORNER AND MAIN ENTRANCE WITH CANOPY RECONFIGURED

DSUP AMENDMENT - REVISED SITE PLAN

DROP-OFF REDUCED AND MORE LANDSCAPE PROVIDED

BUILDING CORNER MOVED AND SHORTENED THE HYPHEN FROM 83' TO 75'

2000 NORTH BEAUREGARD, ALEXANDRIA, VIRGINIA

BDAC MEETING
DSUP APPROVED SOUTH ELEVATION

WINDOW SIZE AND CONFIGURATION CHANGED TYPICAL

DSUP AMENDMENT - REVISED SOUTH ELEVATION

CONFIGURATION OF CORNER BALCONIES AND MAIN ENTRANCE WITH CANOPY CHANGED

SHORTENED FROM 83' TO 75'

2000 NORTH BEAUREGARD, ALEXANDRIA, VIRGINIA

BDAC MEETING
CANOPY & SIGNAGE ELIMINATED

WINDOW SIZE AND CONFIGURATION CHANGED TYPICAL

UNITS ADDED ON TOP OF LOADING DOCK AND AT THE OPPOSITE CORNER

BALCONIES ELIMINATED

CONFIGURATION OF WINDOWS AND EXTERIOR FINISHES CHANGED

CONFIGURATION OF WINDOWS AND EXTERIOR FINISHES CHANGED
LAYOUT OF THE WINDOWS AND INTERIOR CORNERS CHANGED
ARCHITECTURAL FENCE ADDED
BALCONIES MOVED TO THE BUILDING CORNERS
WINDOW SIZE AND CONFIGURATION CHANGED TYPICAL

DSUP APPROVED WEST ELEVATION

DSUP AMENDMENT REVISED WEST ELEVATION

2000 NORTH BEAUREGARD, ALEXANDRIA, VIRGINIA
BDAC MEETING
LAYOUT OF THE WINDOWS AND INTERIOR CORNERS CHANGED
ARCHITECTURAL FENCE ADDED
BALCONIES MOVED TO THE BUILDING CORNERS
WINDOW SIZE AND CONFIGURATION CHANGED TYPICAL

DSUP APPROVED WEST ELEVATION

DSUP AMENDMENT - REVISED WEST ELEVATION
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<thead>
<tr>
<th></th>
<th>MATERIALS KEY</th>
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<tbody>
<tr>
<td>1</td>
<td>BRICK COLOR - LIGHT GREY / ASPEN</td>
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<td>2</td>
<td>BRICK COLOR - DARK GREY / SILVERADO</td>
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<td>3</td>
<td>FIBER CEMENT BOARD PANELING - COLOR 1 / CUSTOM YELLOW PANTONE 109C</td>
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<td>4</td>
<td>FIBER CEMENT BOARD PANELING - COLOR 2 / CHESTNUT BROWN</td>
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<td>5</td>
<td>FIBER CEMENT BOARD PANELING - COLOR 3 / PEARL GREY</td>
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<td>6</td>
<td>FIBER CEMENT BOARD PANELING - COLOR 4 / ARCTIC WHITE</td>
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<td>7</td>
<td>CORRUGATED METAL PANEL CLADDING - COLOR FASHION GRAY</td>
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<td>8</td>
<td>LOW &quot;E&quot; - CLEAR INSULATED GLASS</td>
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<td>9</td>
<td>STO WALL SYSTEM - WHITE FLOUR</td>
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<td>10</td>
<td>HIGHLY REFLECTIVE GLASS</td>
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<td>11</td>
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<td>SOLID ROLL-UP DOOR</td>
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<td>13</td>
<td>SIGNAGE</td>
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<td>METAL CANOPY</td>
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<td>15</td>
<td>PRECAST BASE</td>
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<td>16</td>
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<td>17</td>
<td>ALUM. STOREFRONT W / INSULATED GLASS</td>
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<td>18</td>
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<td>19</td>
<td>ARCHITECTURAL FENCE</td>
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<tr>
<td>20</td>
<td>FIBER CEMENT BOARD PANELING - COLOR 5 / GRAY SLATE</td>
</tr>
</tbody>
</table>
2 - SOUTH WEST VIEW

3 - SOUTH VIEW

DSUP APPROVED PERSPECTIVES

2 - SOUTH WEST VIEW

3 - SOUTH VIEW

DSUP AMENDMENT - REVISED PERSPECTIVES
DSUP APPROVED PERSPECTIVE

DSUP AMENDMENT - REVISED PERSPECTIVE
2000 NORTH BEAUREGARD, ALEXANDRIA, VIRGINIA

BDAC MEETING
THANK YOU!

[Logos for Monday Properties and DCS Design]
EX. TREES TO BE SAVED
LEGEND

- EX. TREES TO BE SAVED
- TREE SAVE CANOPY CREDITED TOWARD CROWN COVERAGE

PLANTINGS IN THIS AREA ARE OFF-SITE PLANTINGS

DSUP AMENDMENT - REVISED LANDSCAPE PLAN

2000 NORTH BEAUREGARD, ALEXANDRIA, VIRGINIA
BDAC MEETING