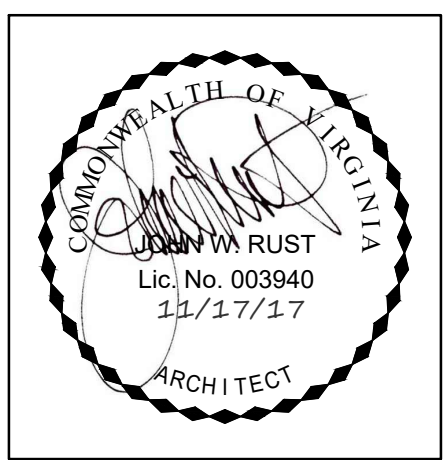


Building Code Data			
	211 Strand St.	205 Strand St.	203 Strand St. (ex'g to remain)
Use Group	R-2/M/S-2/A-3	R-3/M	A-2
Number of stories	5 + Occupied Roof	3	2
Type of Construction	II-B	III-B	existing
Floor Area per floor	1	13,632	2,750
	2	11,112	2,700
	3	12,953	2,700
	4	12,795	n/a
	5	12,566	n/a
Sprinklered	yes	yes	n/a



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THE
STRAND
CONDOMINIUM

203/205/211
Strand Street
Alexandria,
Virginia

16.002

REVISIONS

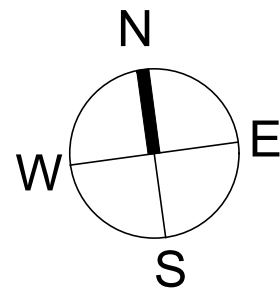
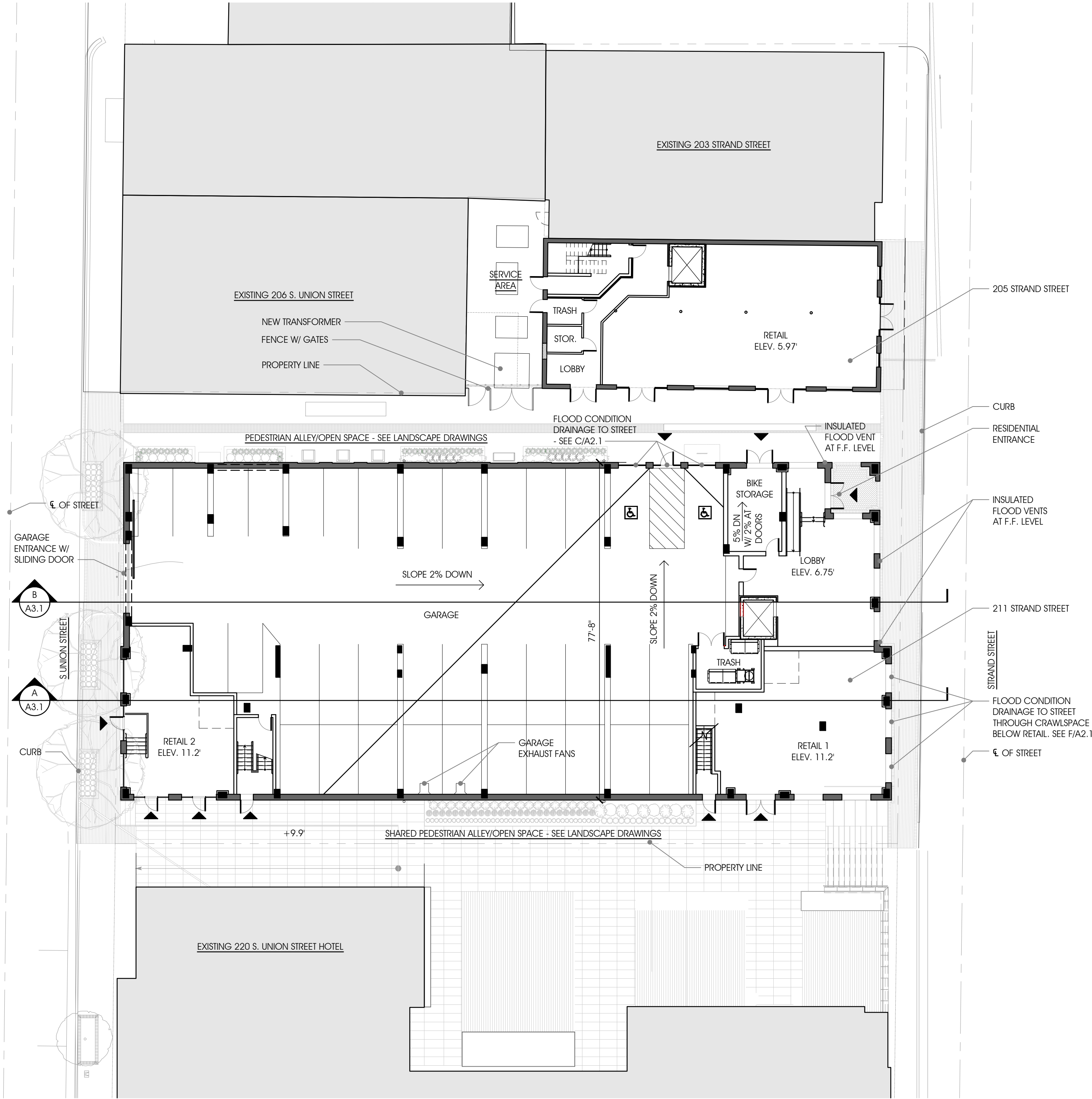
DATE	DESCRIPTION

PRELIMINARY
SITE PLAN
11.17.17

ARCHITECTURAL
SITE PLAN

SHEET NO.

A1.1



APPROVED

SPECIAL USE PERMIT NO. _____

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR _____ DATE _____

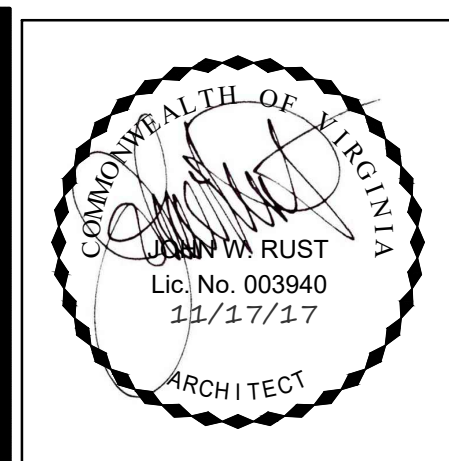
CHAIRMAN, PLANNING COMMISSION _____ DATE _____

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PROPOSED ARCHITECTURAL SITE PLAN & GROUND FLOOR PLANS
1/16"=1'-0"

A



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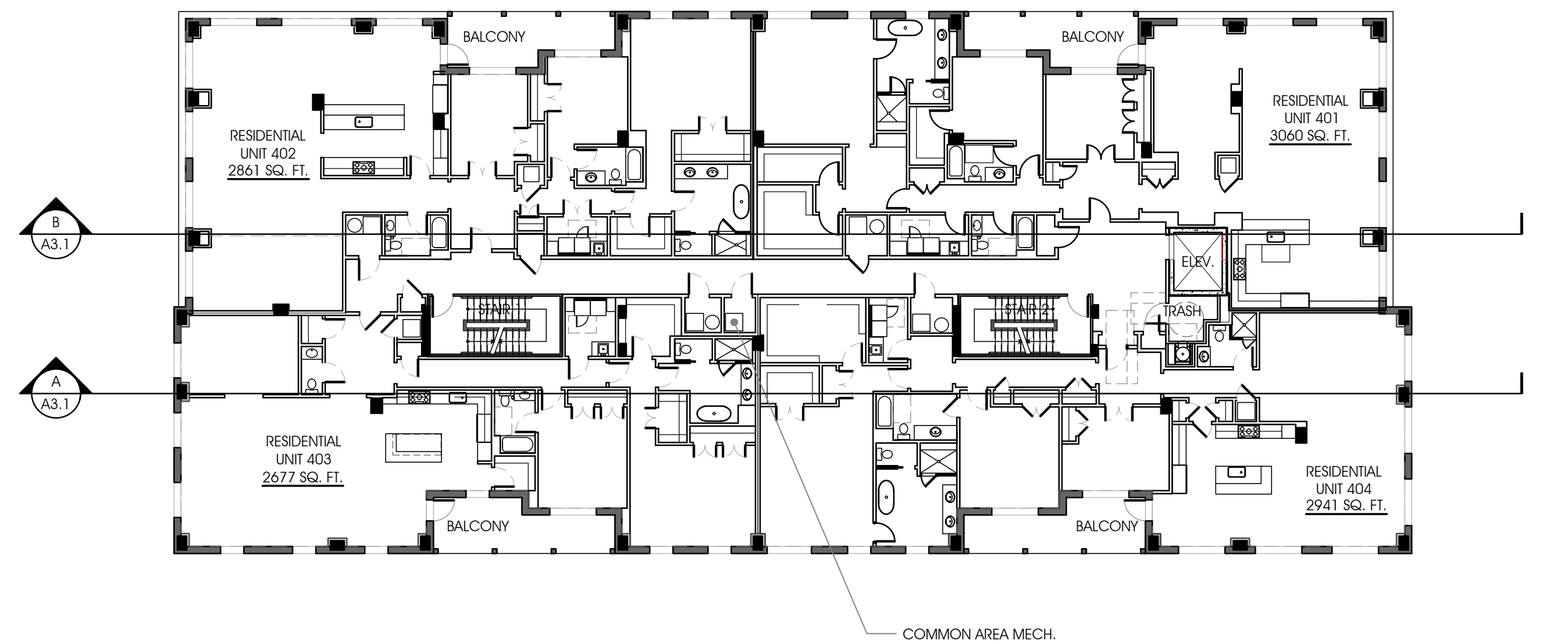
16.002

REVISIONS	
DATE	DESCRIPTION

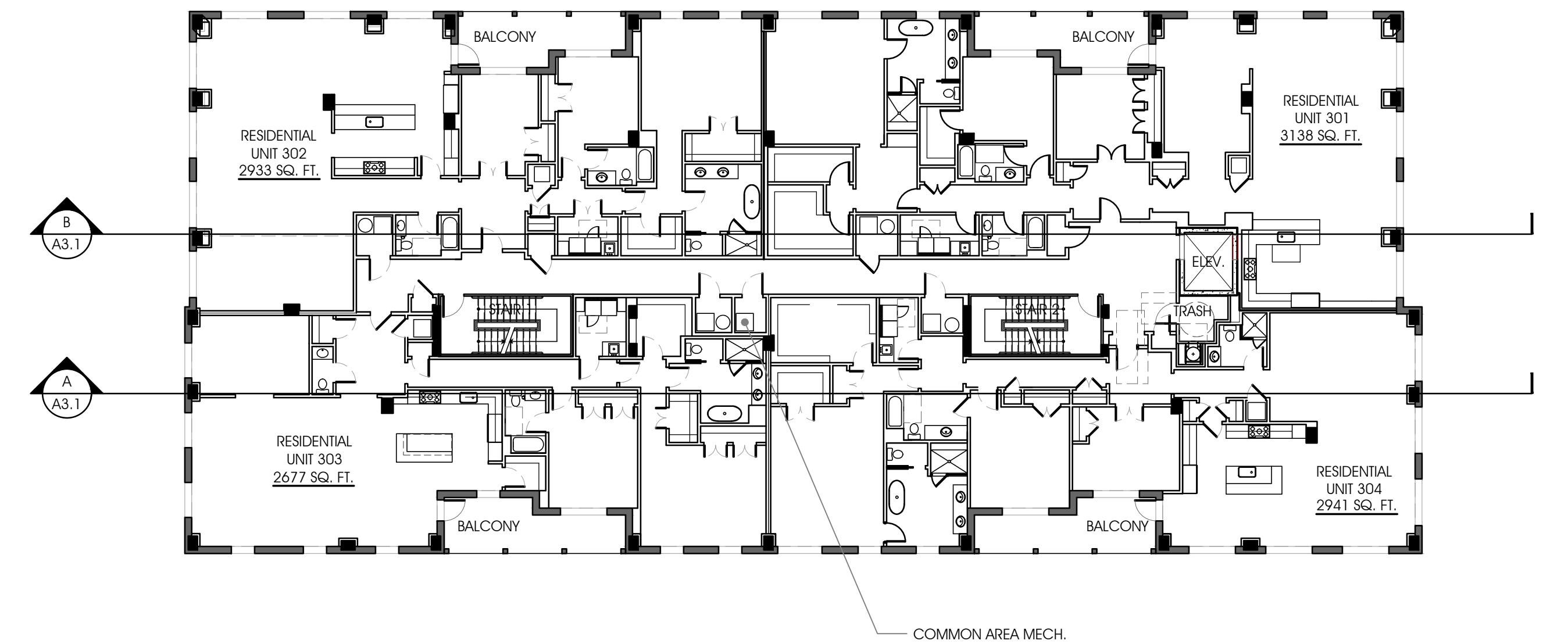
PRELIMINARY
SITE PLAN
11.17.17

FLOOR PLANS

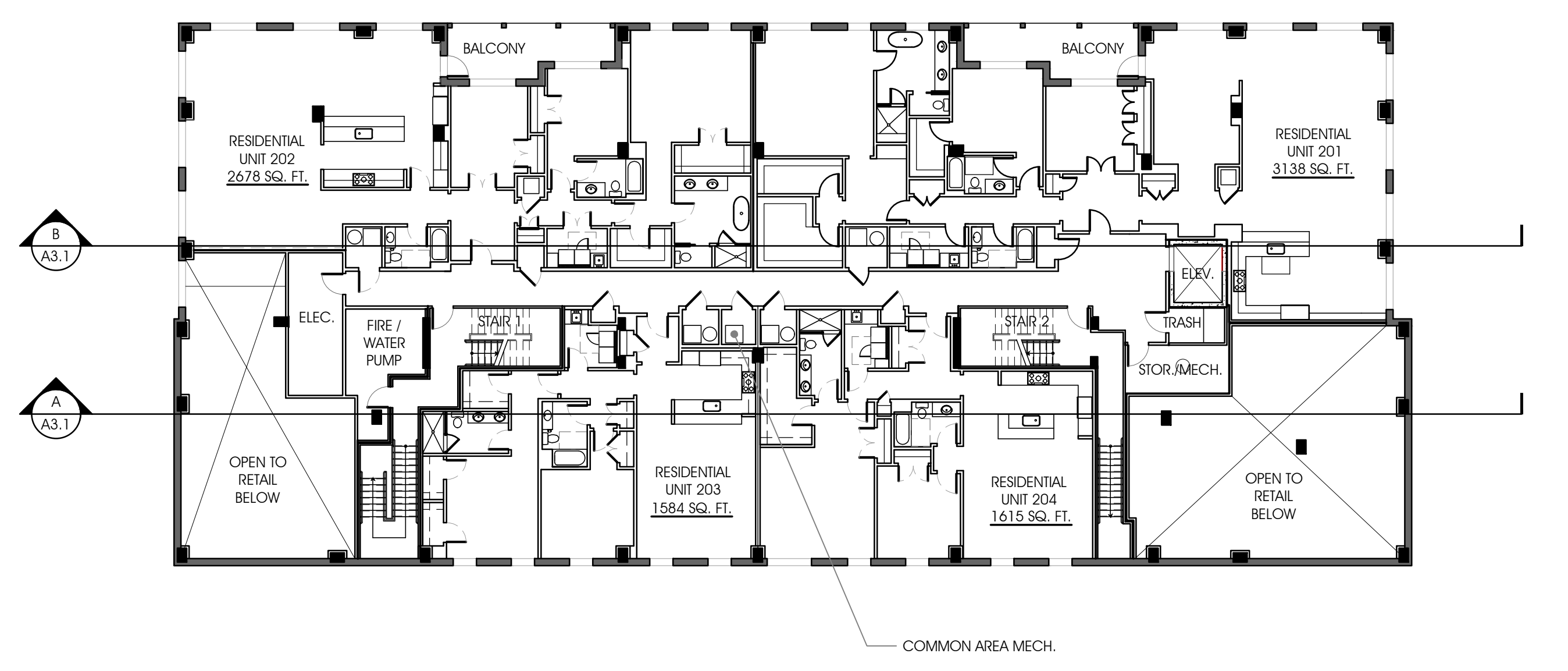
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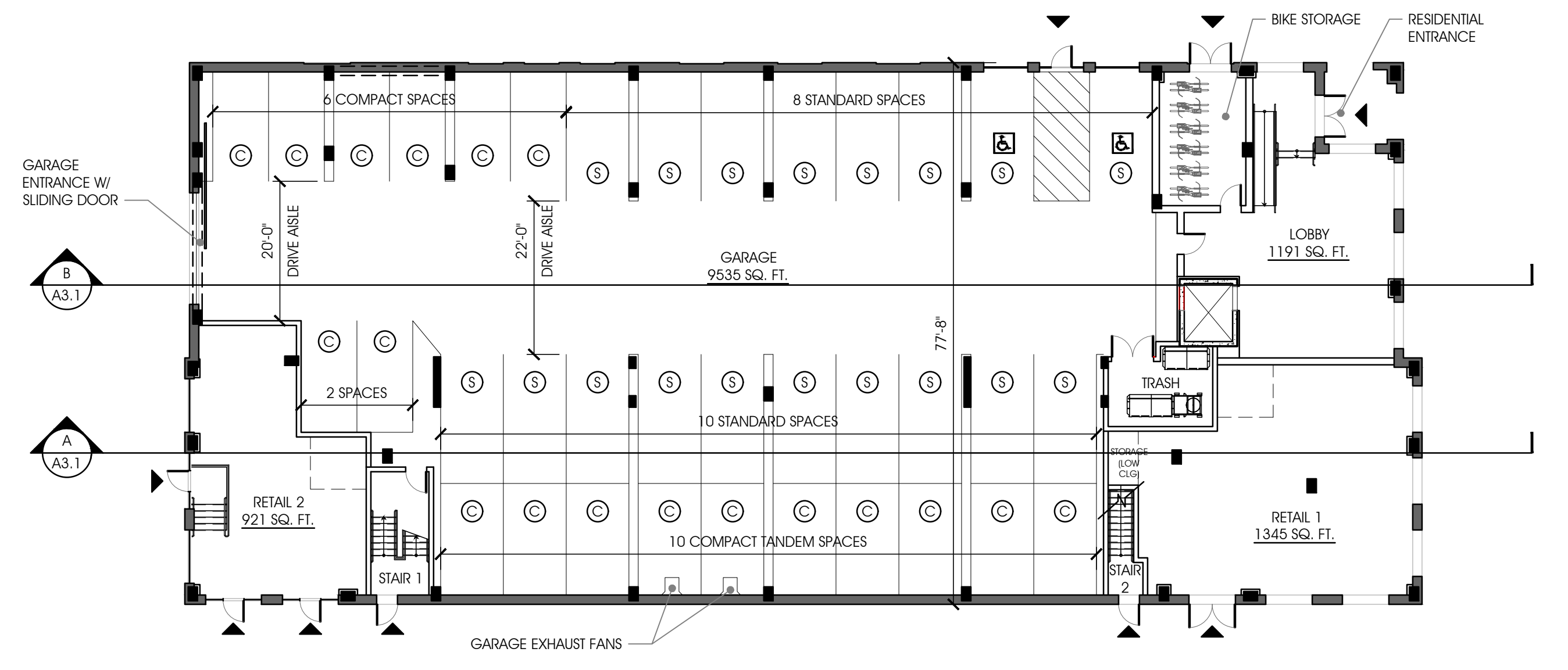
211 STRAND - PROPOSED FOURTH FLOOR PLAN
1/16"=1'-0"



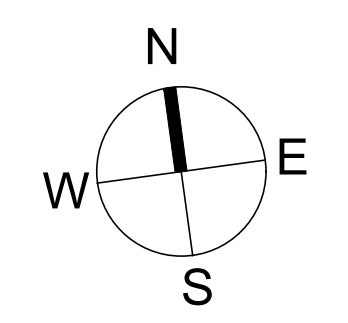
211 STRAND - PROPOSED THIRD FLOOR PLAN
1/16"=1'-0"



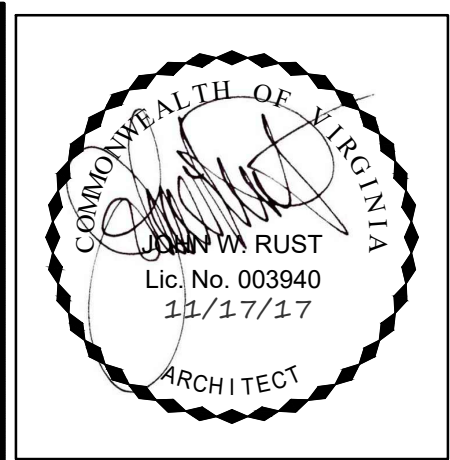
211 STRAND - PROPOSED SECOND FLOOR PLAN
1/16"=1'-0"



211 STRAND - PROPOSED GROUND FLOOR PLAN
1/16"=1'-0"



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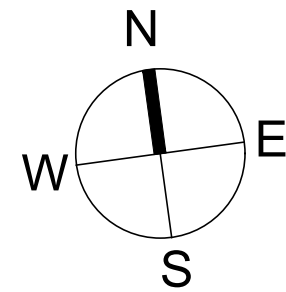
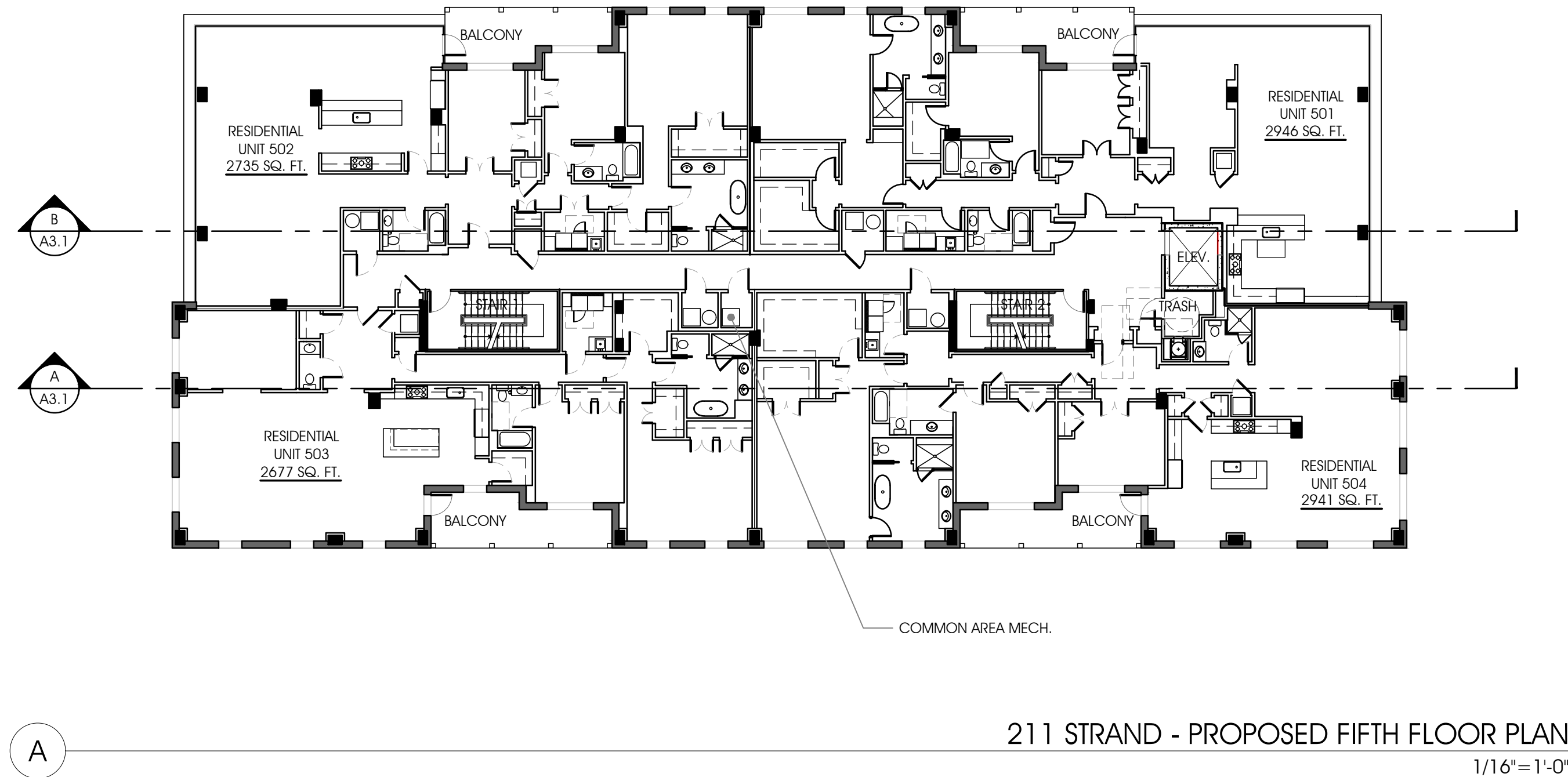
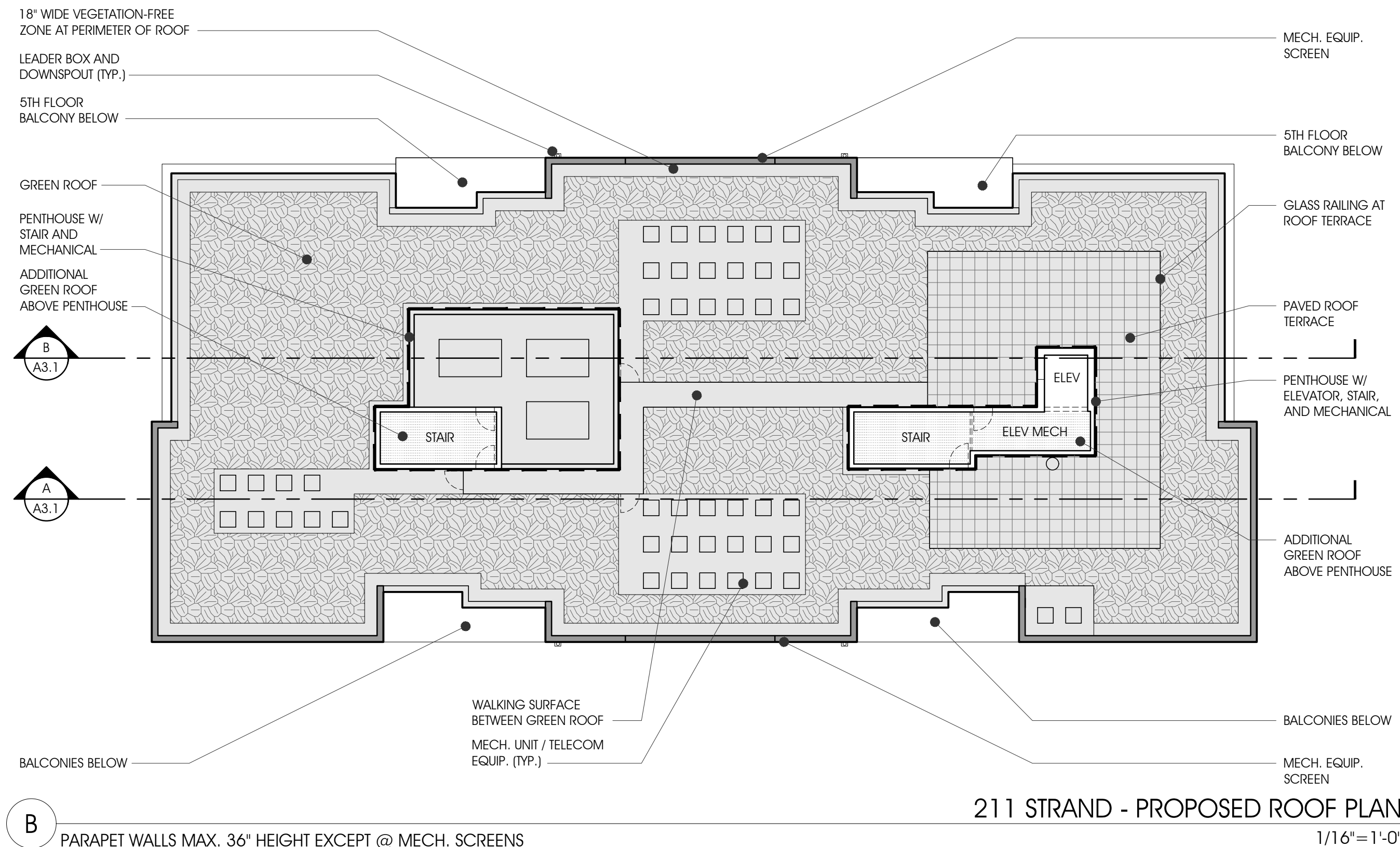
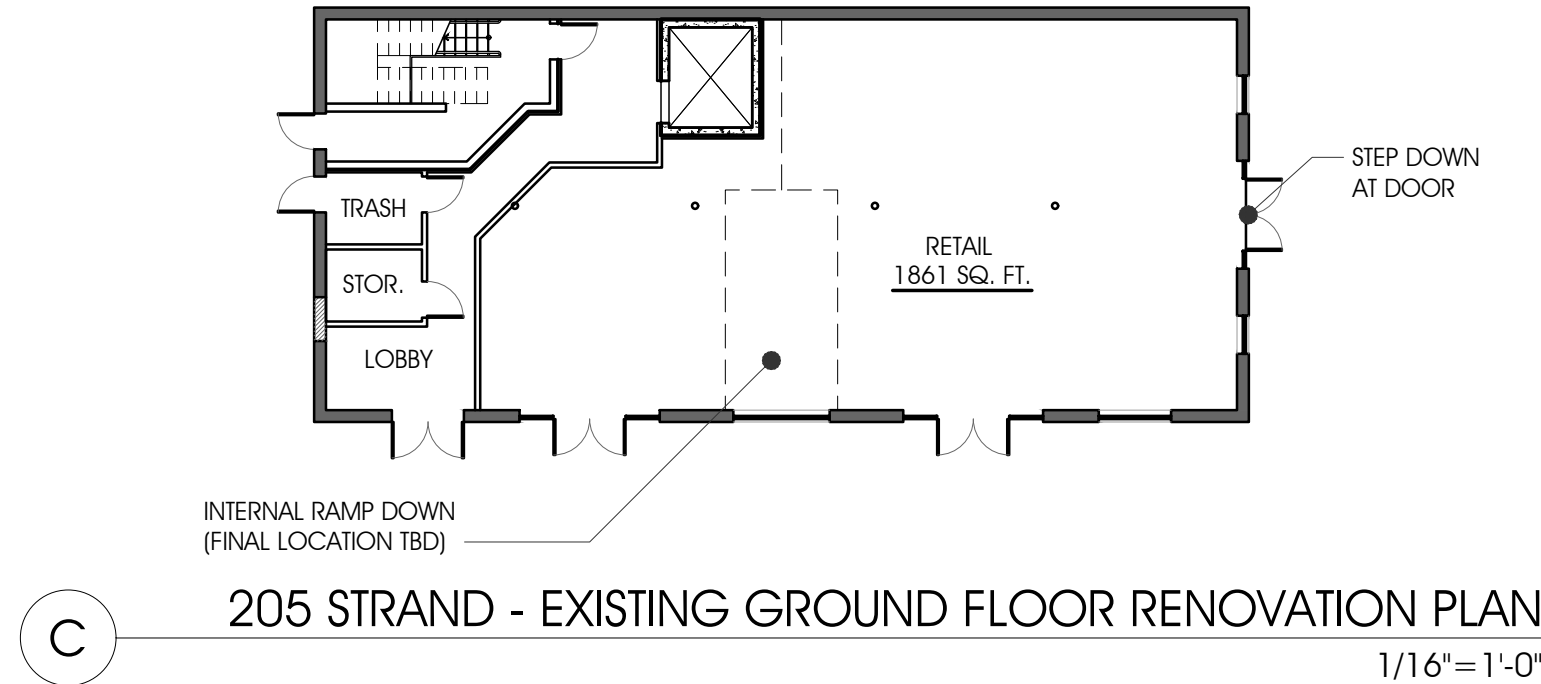
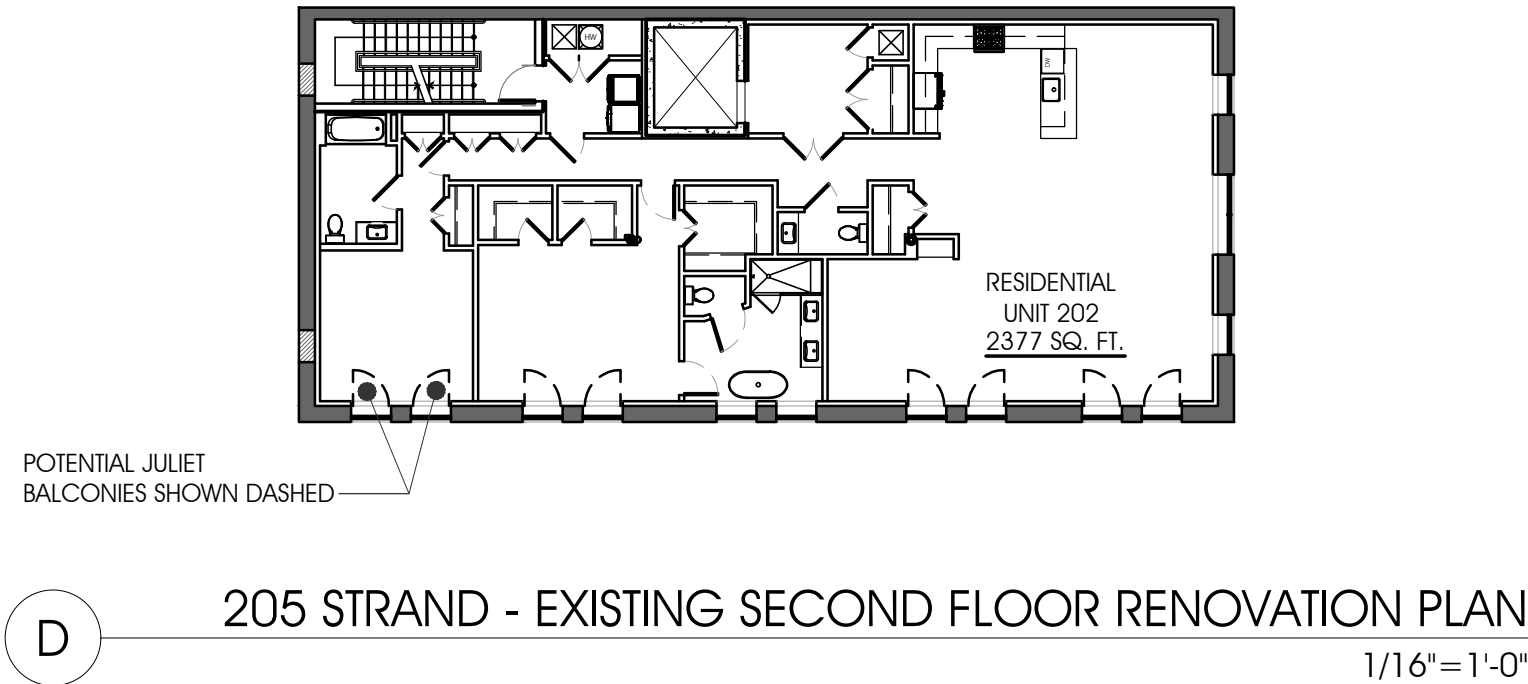
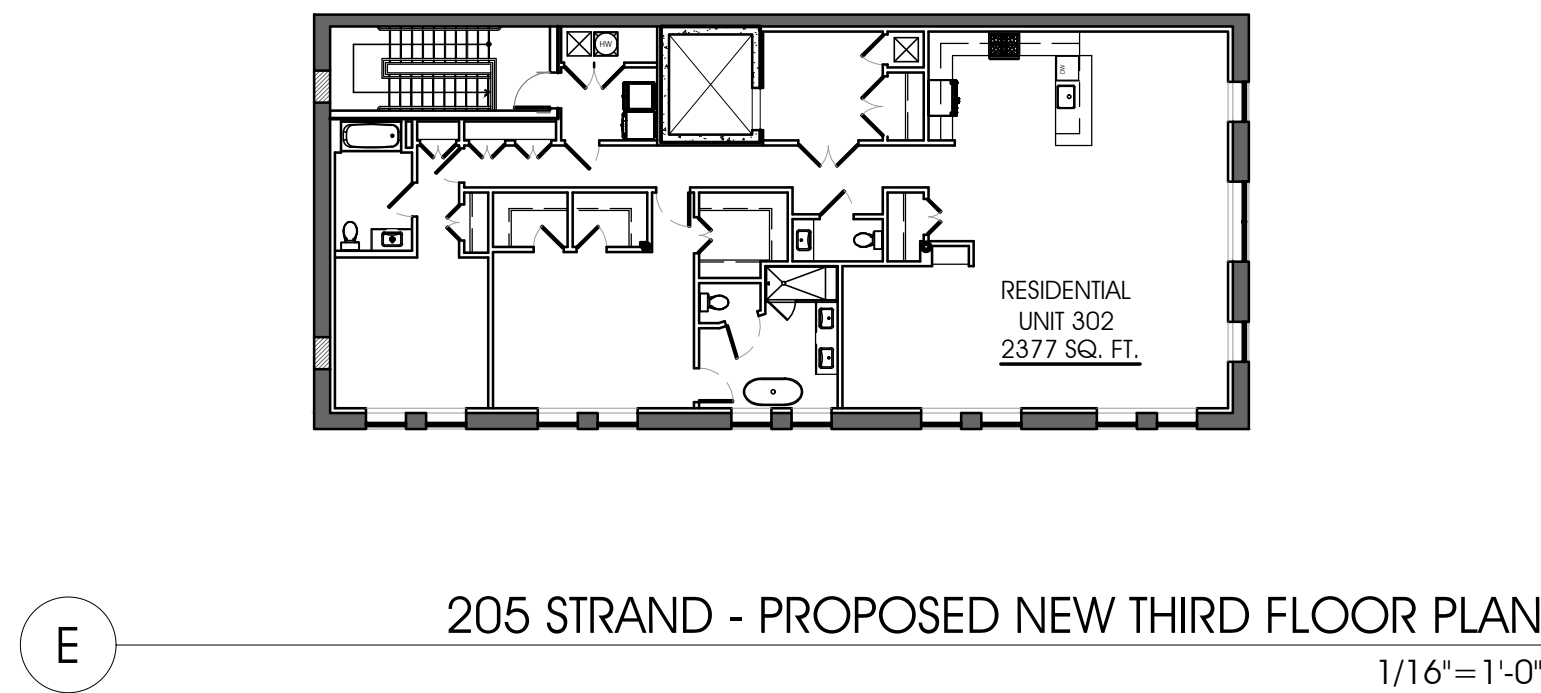
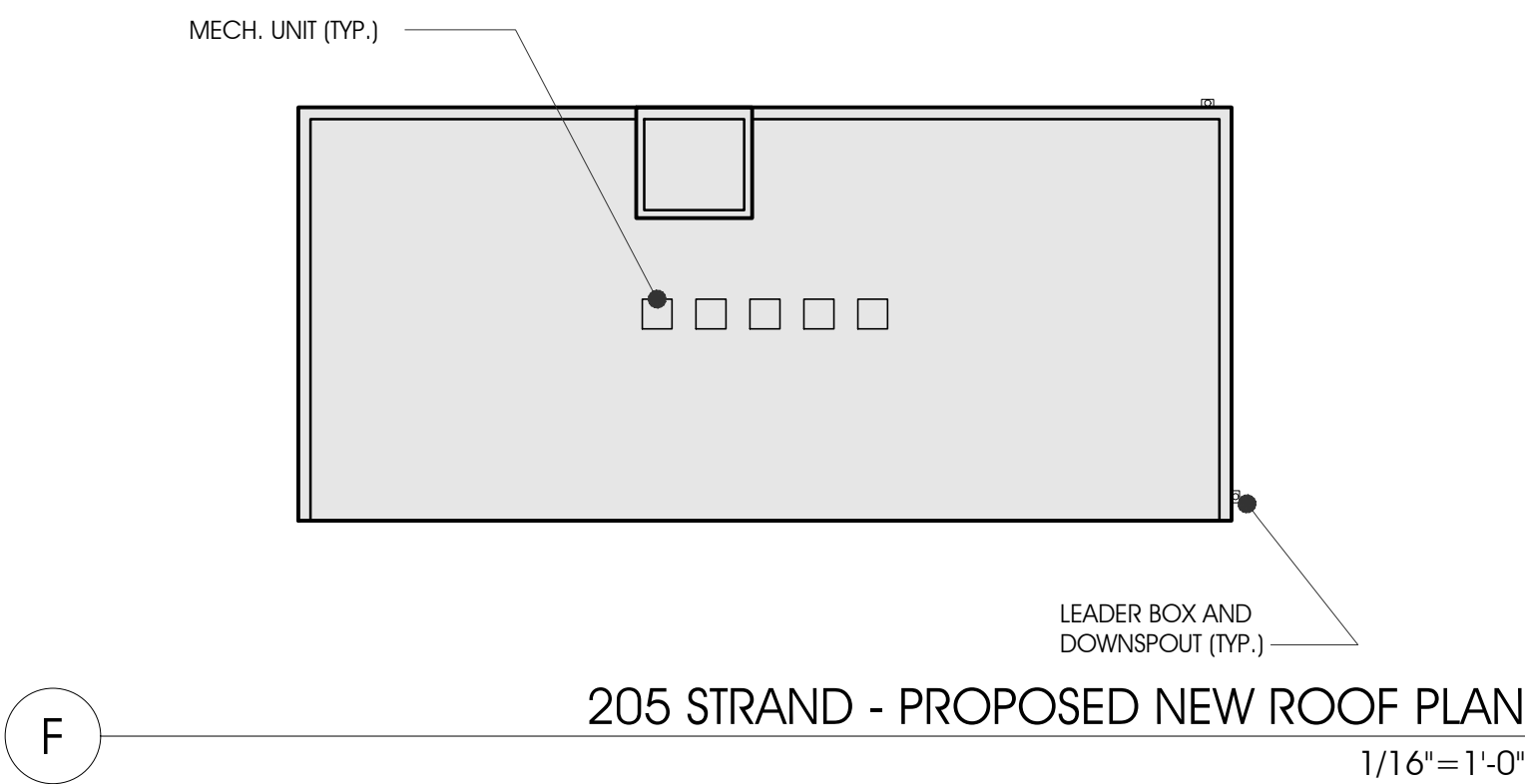
DATE	DESCRIPTION

PRELIMINARY
SITE PLAN
11.17.17

FLOOR PLANS

SHEET NO.

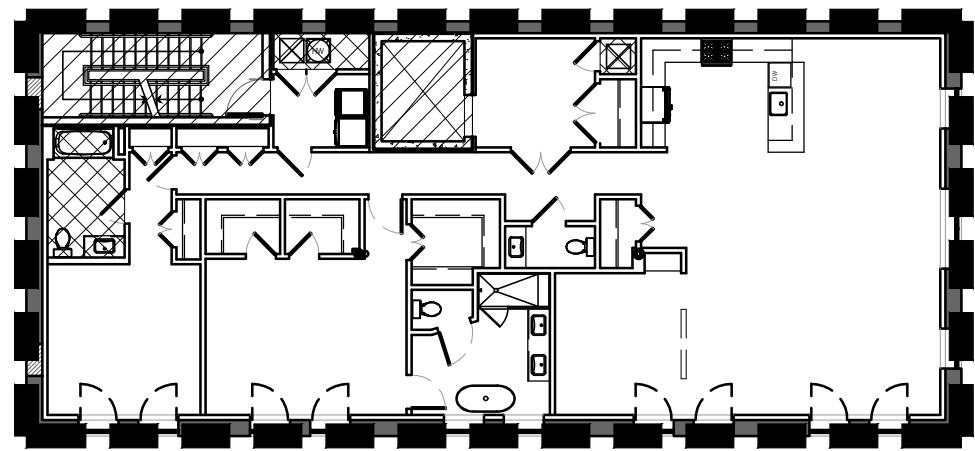
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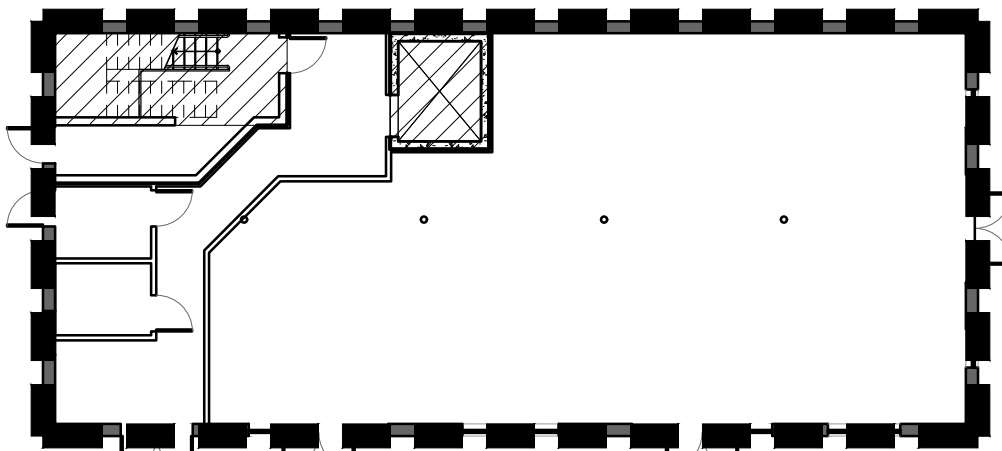
APPROVED	
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SITE PLAN NO. _____	
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DATE RECORDED _____	
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PAGE NO. _____	

		Proposed FAR Deduction Summary			
		205 Strand	211 Strand	Total (205 & 211)	
Potential Floor Area Deductions	Residential Unit Calculations	2nd Floor Deductions	98	353	451
		3rd Floor Deductions	98	387	485
		4th Floor Deductions		387	387
		5th Floor Deductions		387	387
		Total Unit Deductions			1,710
	Common Space Calculations	1st Floor Deductions	228	343	571
		2nd Floor Deductions	225	1189	1,414
		3rd Floor Deductions	225	470	695
		4th Floor Deductions		470	470
		5th Floor Deductions		470	470
Total Common Space Deductions				3,620	
Total Potential Deductions (See Note 3)				5,330	
Proposed Floor Area Deductions	Total Gross Floor Area (See Note 2)			81,005	
	Total Net Floor Area (See Note 4)			80,832	
	Total Deductions Proposed (See Note 3)			173	
	Deductions as % of Gross Floor area (See Note 1)			0.2%	
	FAR			3.00	

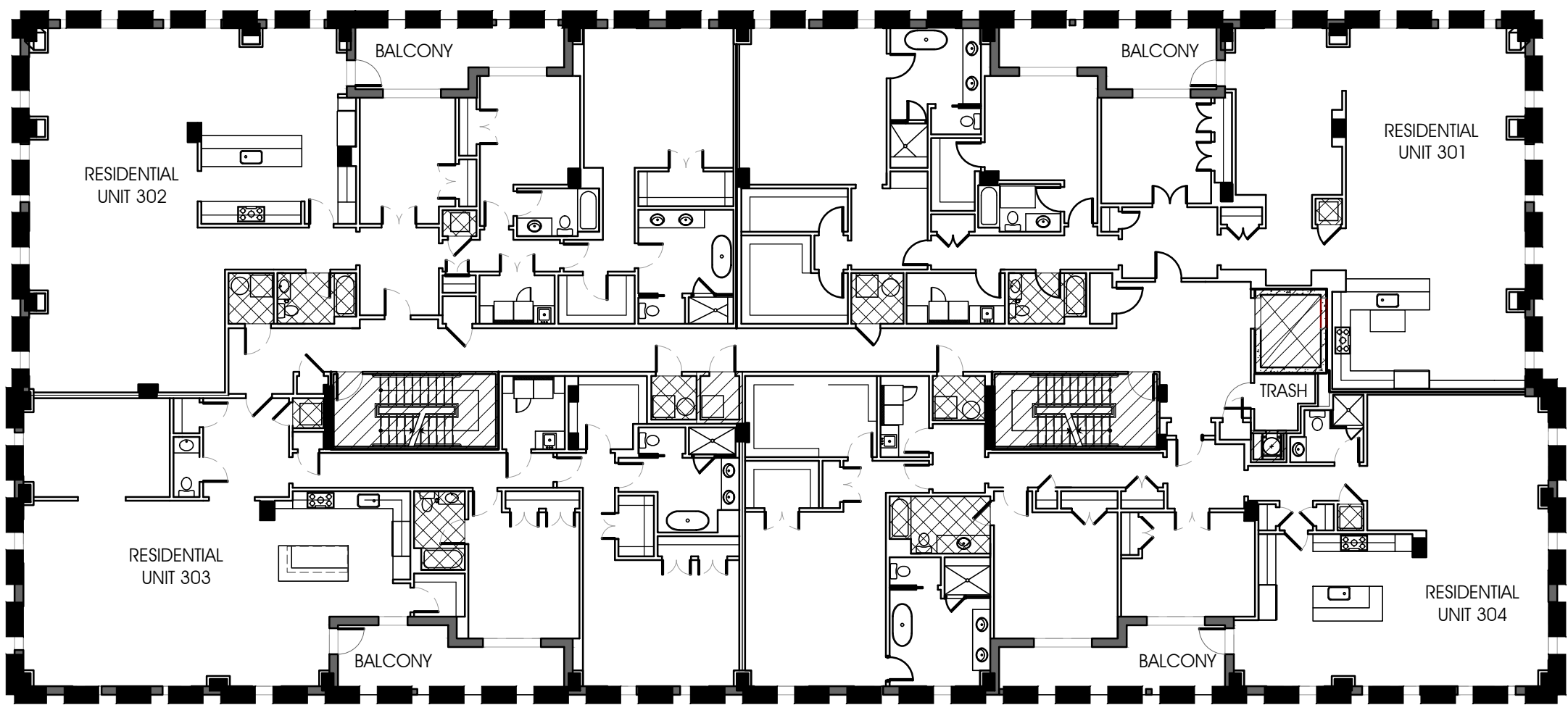
- General Notes
1. Total deductions for residential area will not exceed 15% of gross residential area
 2. Gross floor area is all above grade floor area measured to the outside face of all exterior walls and includes all covered balconies per Alexandria Zoning Ordinance section 2-145-Floor Area.
 3. Deductions include space with a headroom of seven feet six inches or less, whether or not provided with a finished floor or ceiling, as well as elevator and stair bulkheads, accessory water tanks, cooling towers and similar construction not susceptible to storage or occupancy per Alexandria Zoning Ordinance section 2-145-Floor Area.
 4. Maximum net floor area requested in order to accommodate final design of building & FAR deductions.



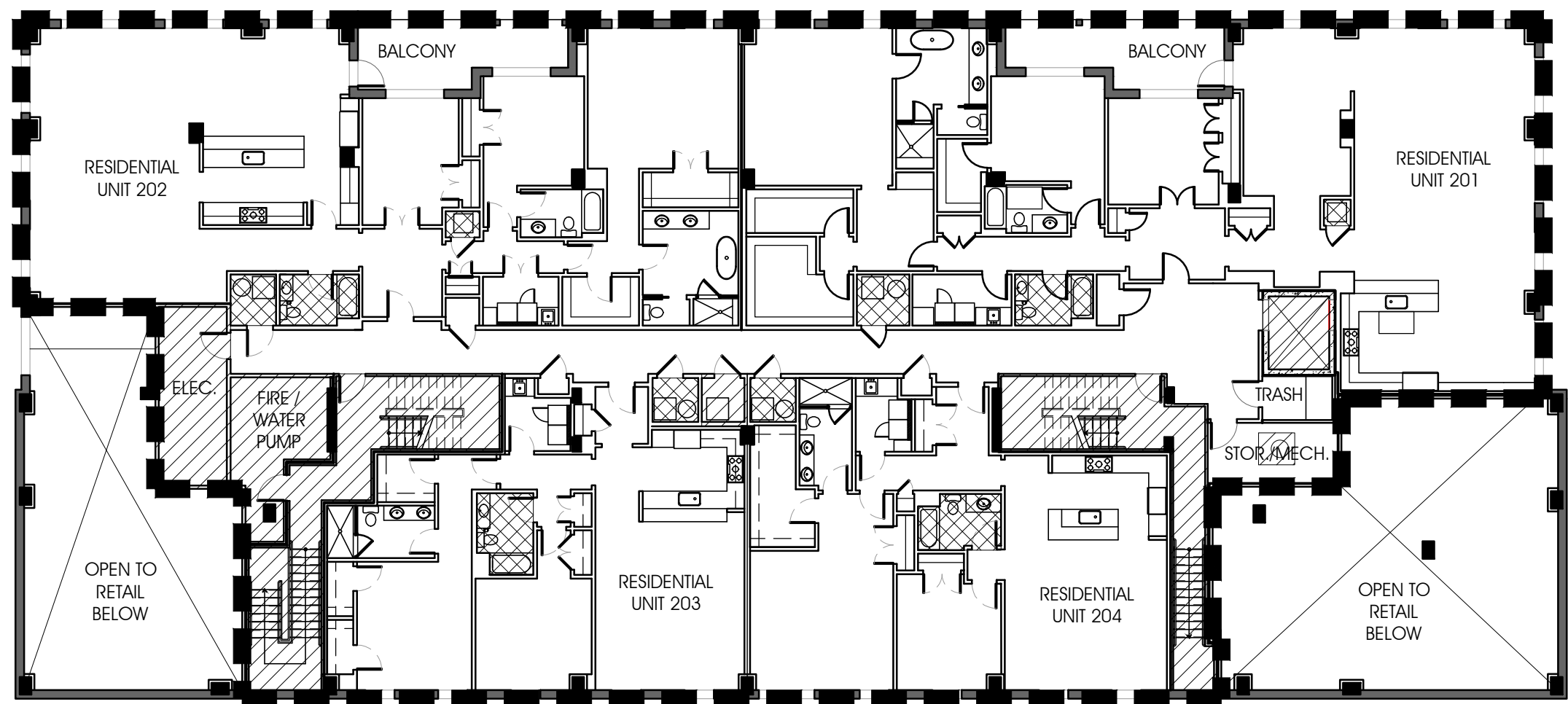
COMMON SPACE DEDUCTIONS:	225 SQ. FT.
UNIT DEDUCTIONS:	98 SQ. FT.



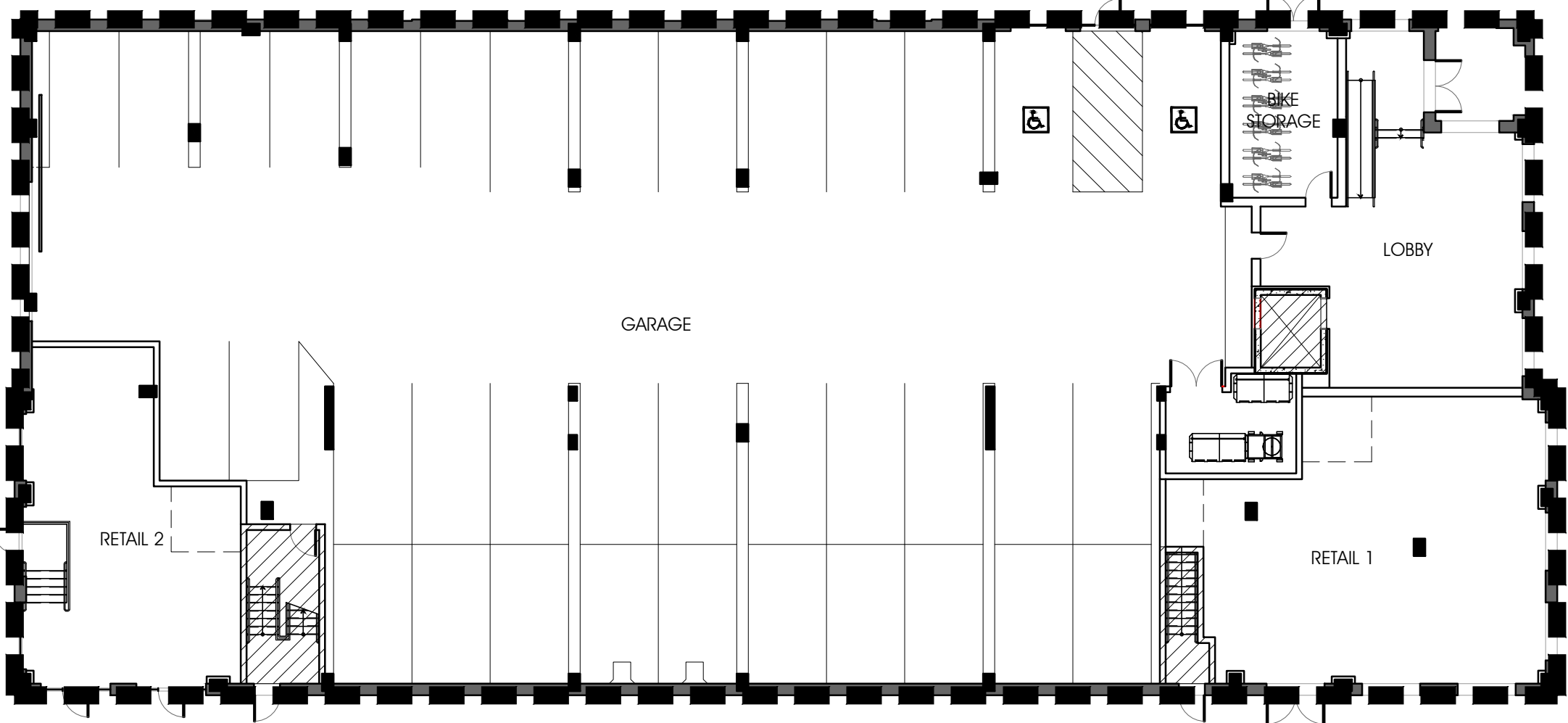
COMMON SPACE DEDUCTIONS:	228 SQ. FT.
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COMMON SPACE DEDUCTIONS:	470 SQ. FT.
UNIT DEDUCTIONS:	387 SQ. FT.



COMMON SPACE DEDUCTIONS:	1189 SQ. FT.
UNIT DEDUCTIONS:	353 SQ. FT.



COMMON SPACE DEDUCTIONS:	343 SQ. FT.
--------------------------	-------------

KEY	
	GROSS FLOOR AREA
AREAS DEDUCTED FROM GROSS SQ. FT. TO DETERMINE FAR:	
	SPACE WITH A HEADROOM OF SEVEN FEET SIX INCHES OR LESS, WHETHER OR NOT PROVIDED WITH A FINISHED FLOOR OR CEILING, AS WELL AS ELEVATOR AND STAIR BULKHEADS, ACCESSORY WATER TANKS, COOLING TOWERS AND SIMILAR CONSTRUCTION NOT SUSCEPTIBLE TO STORAGE OR OCCUPANCY.

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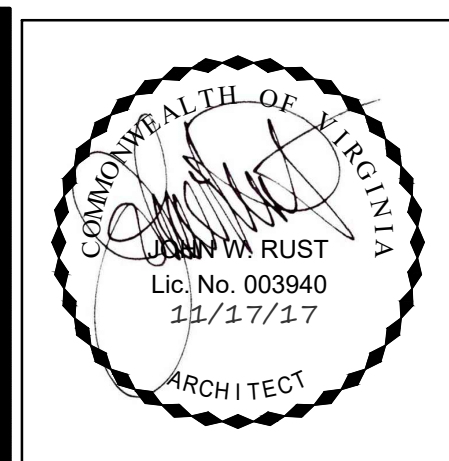
PRELIMINARY
SITE PLAN
11.17.17

FAR DIAGRAMS

SHEET NO.

A1.4

APPROVED		
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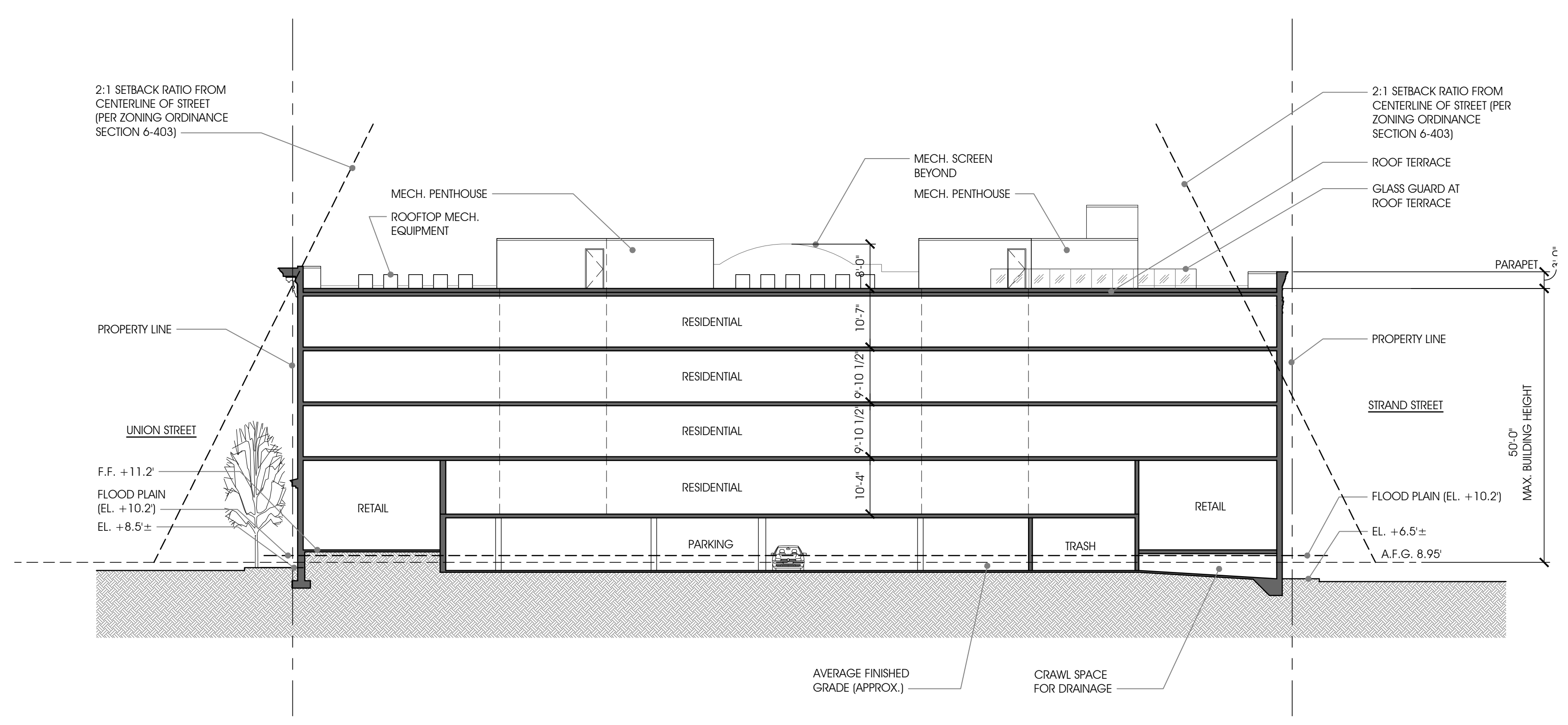
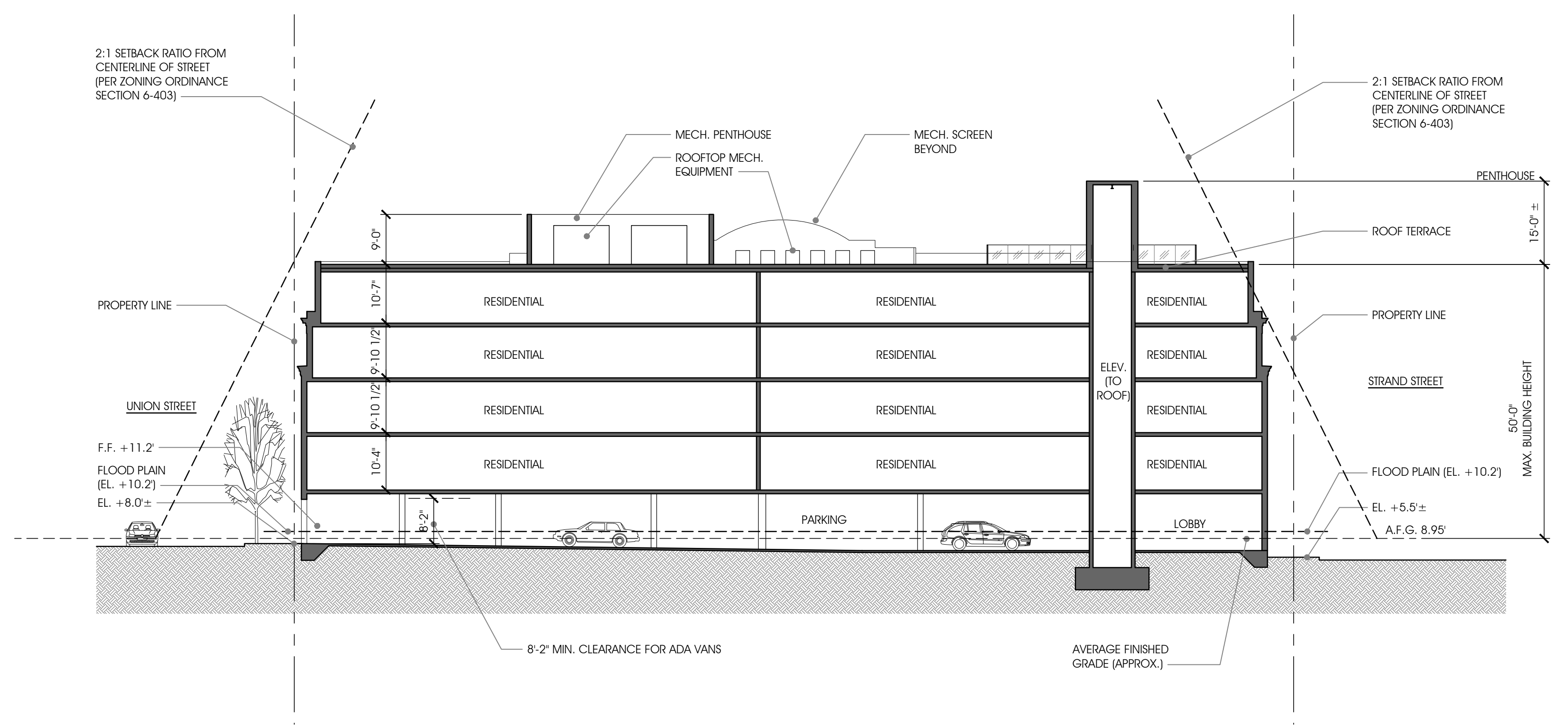
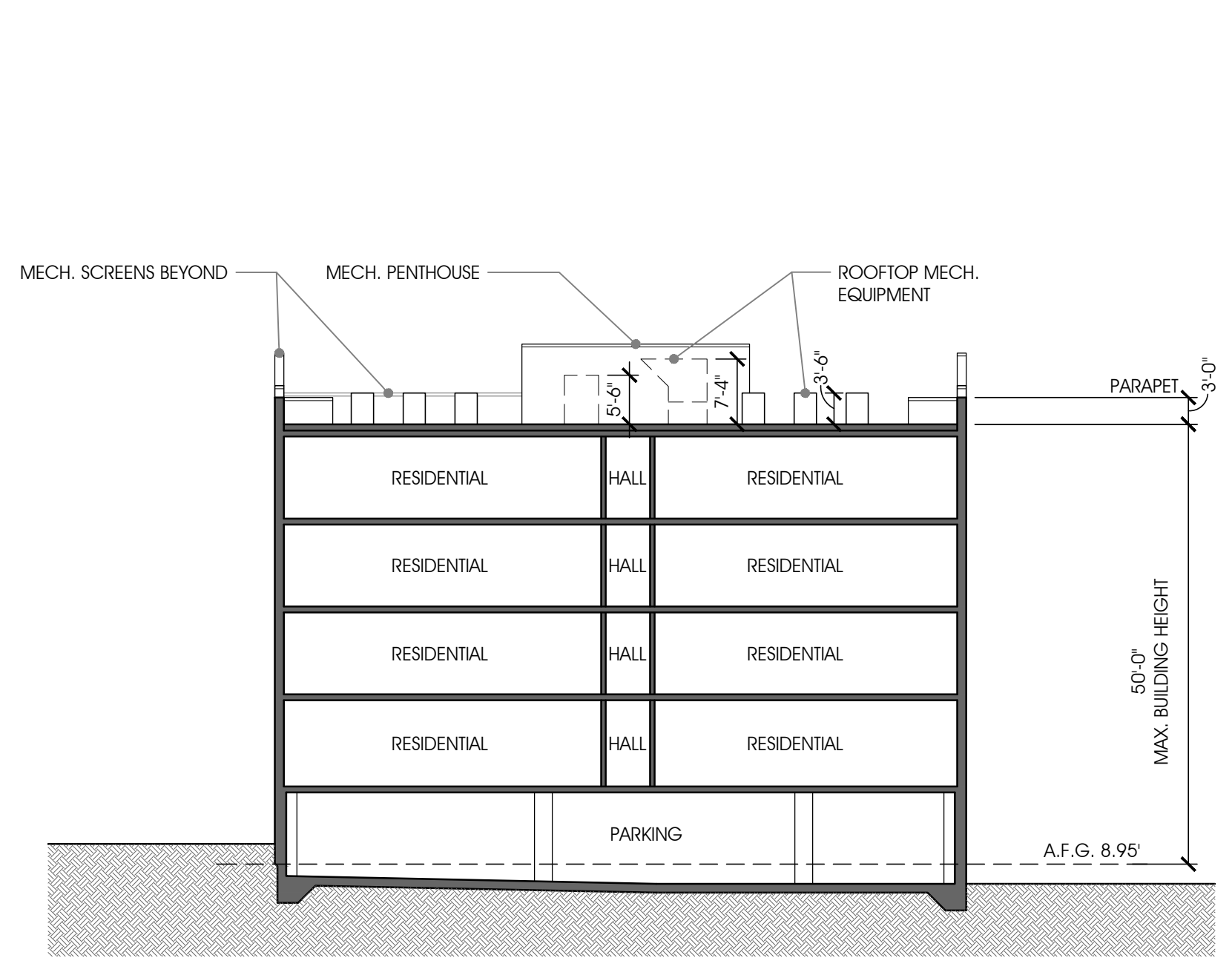
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DATE	DESCRIPTION

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SITE PLAN
11.17.17

211 STRAND
BUILDING
SECTIONS

SHEET NO.
A3.1



C BUILDING SECTION
1/16"=1'-0"

B BUILDING SECTION
1/16"=1'-0"

A BUILDING SECTION
1/16"=1'-0"

APPROVED SPECIAL USE PERMIT NO. _____ DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
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