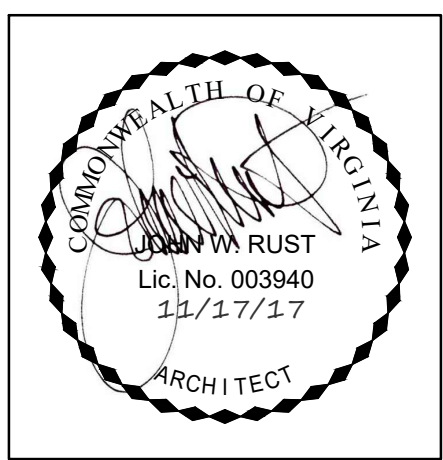


Building Code Data			
	211 Strand St.	205 Strand St.	203 Strand St. (ex'g to remain)
Use Group	R-2/M/S-2/A-3	R-3/M	A-2
Number of stories	5 + Occupied Roof	3	2
Type of Construction	II-B	III-B	existing
Floor Area per floor	1	13,632	2,750
	2	11,112	2,700
	3	12,953	2,700
	4	12,795	n/a
	5	12,566	n/a
Sprinklered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



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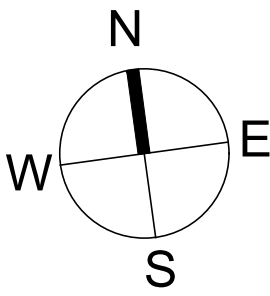
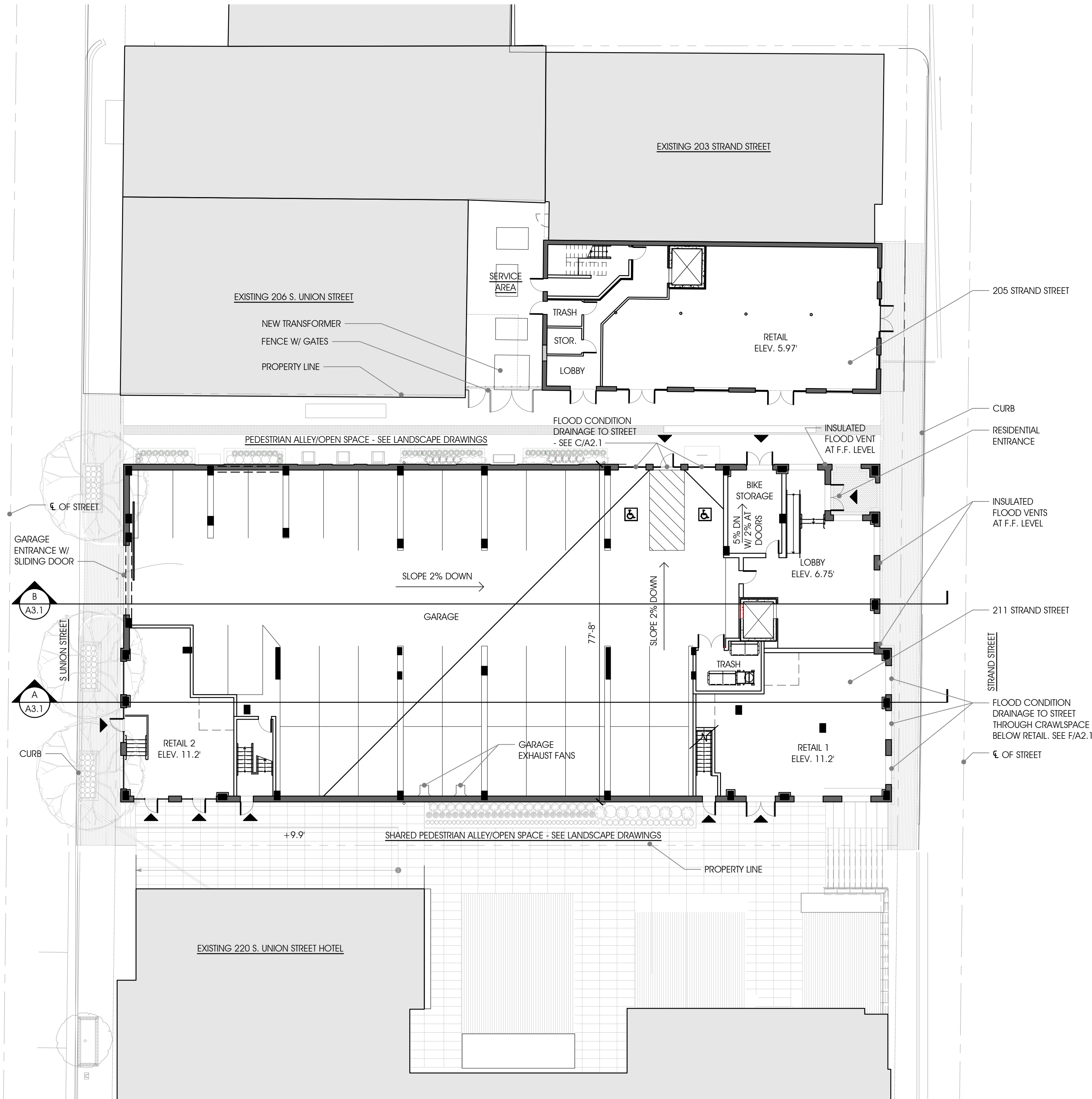
DATE	DESCRIPTION

PRELIMINARY
SITE PLAN
11.17.17

ARCHITECTURAL
SITE PLAN

SHEET NO.

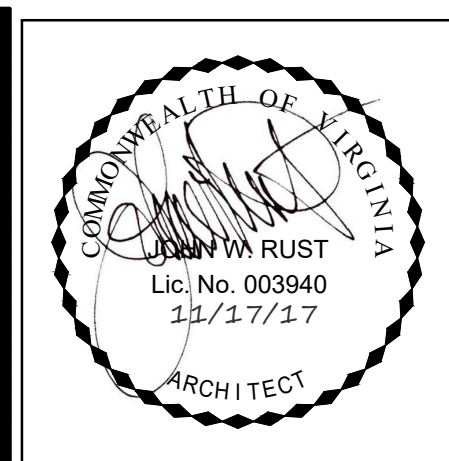
A1.1



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

A

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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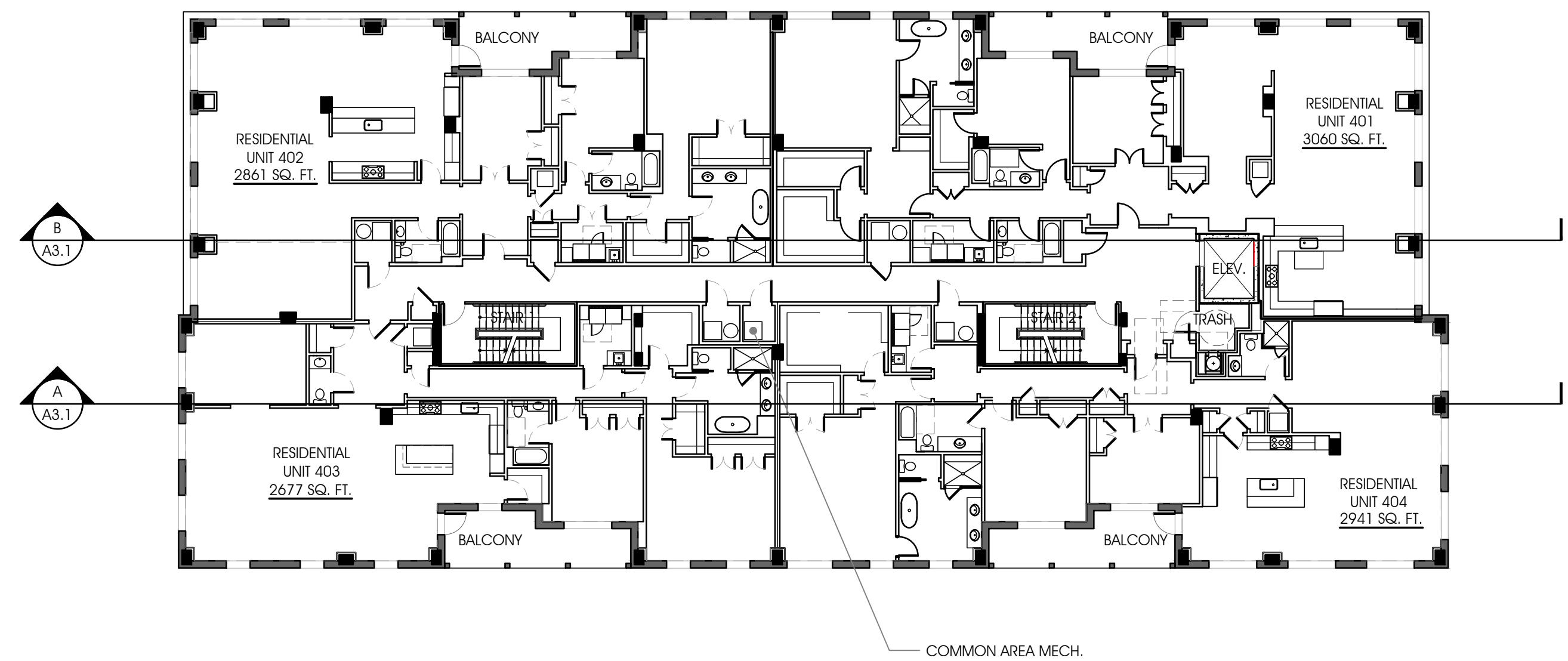
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REVISIONS	
DATE	DESCRIPTION

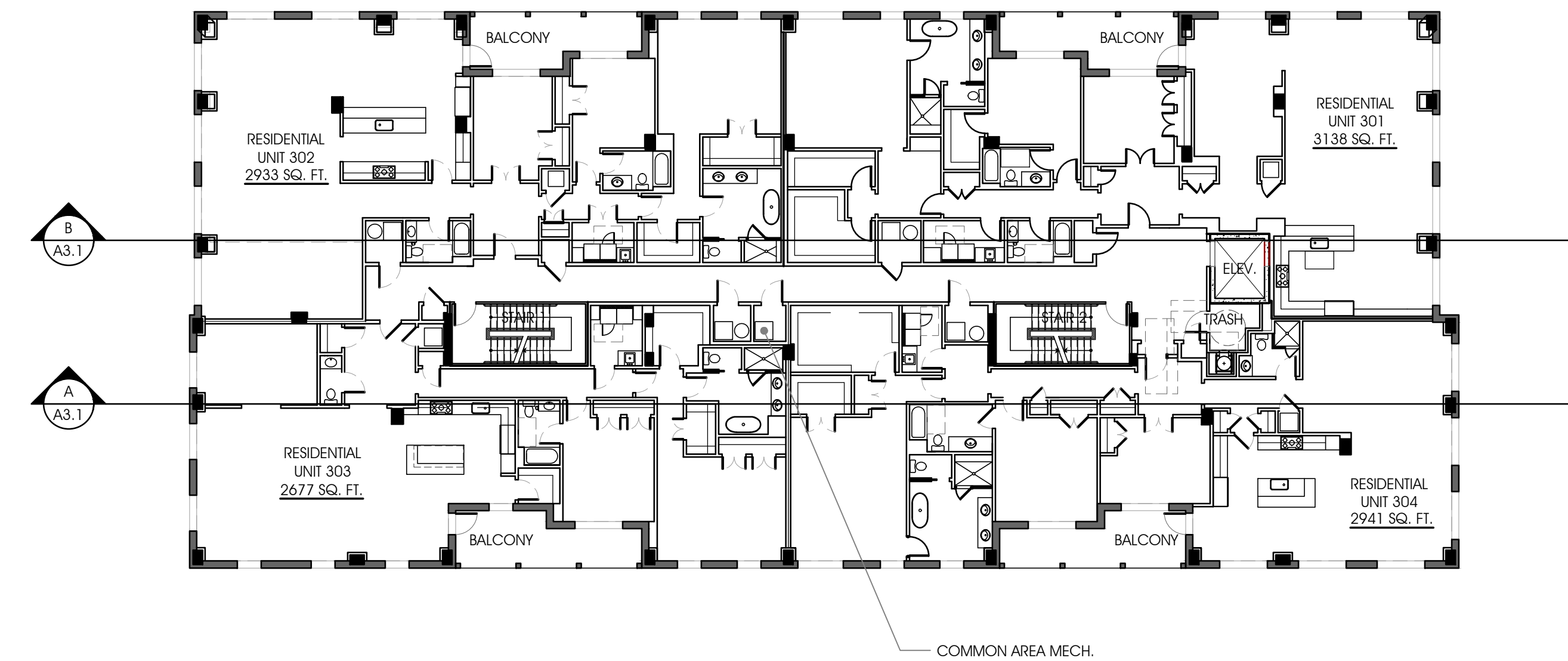
PRELIMINARY
SITE PLAN
11.17.17

FLOOR PLANS

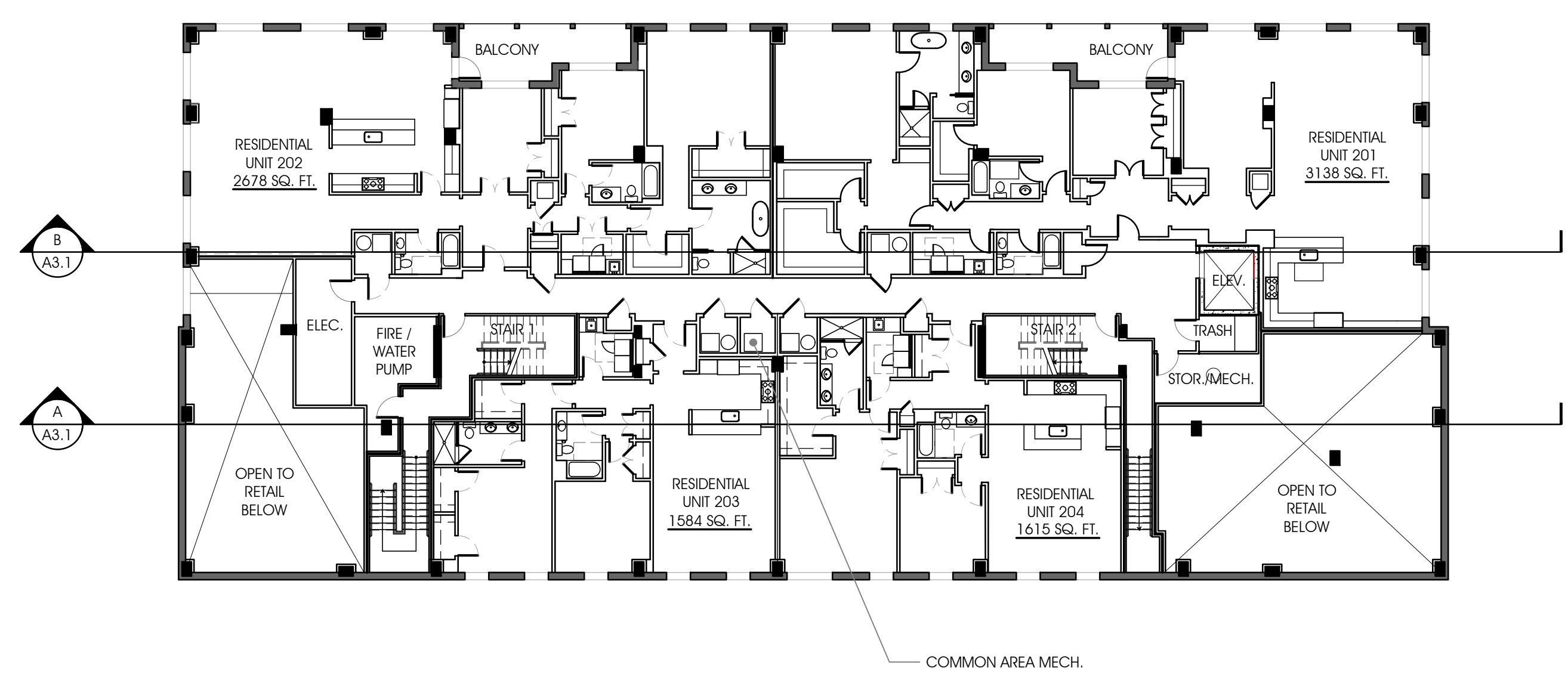
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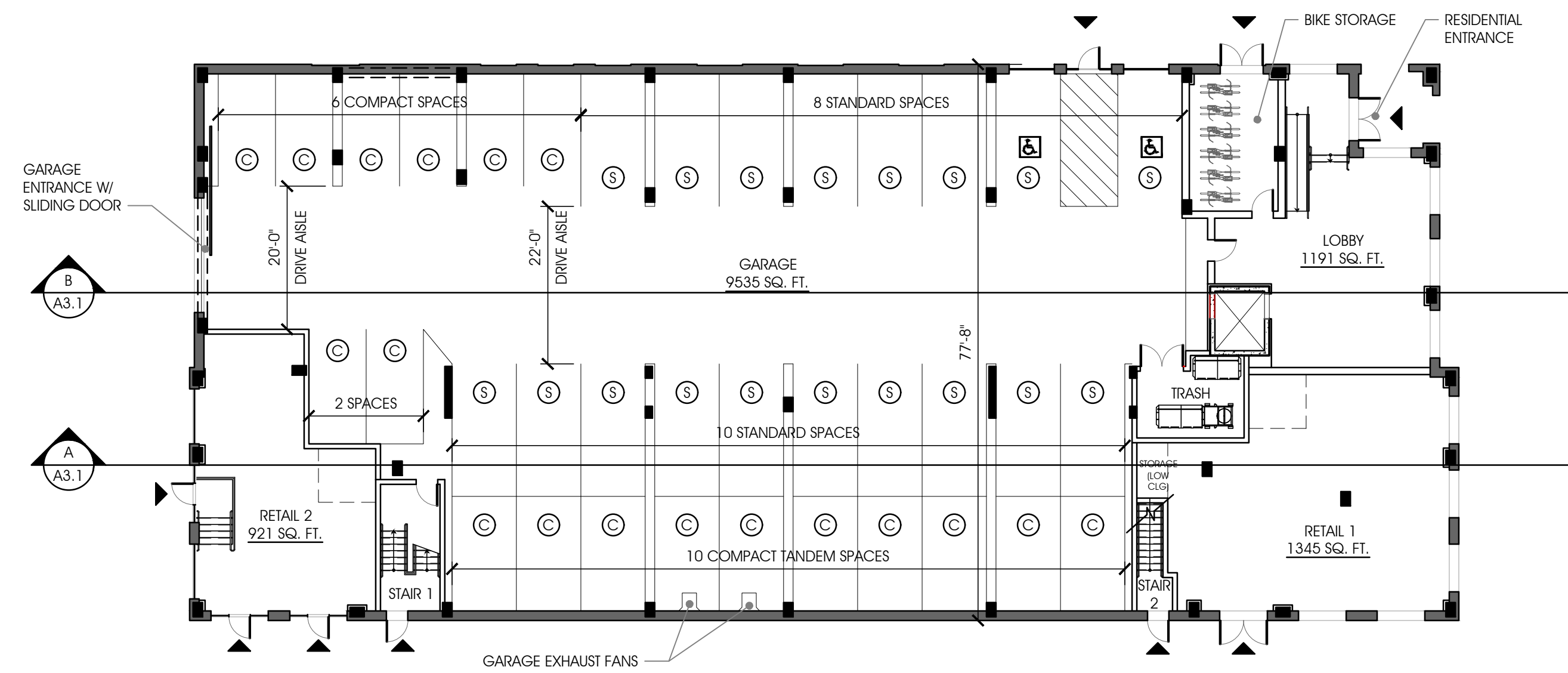
D 211 STRAND - PROPOSED FOURTH FLOOR PLAN
1/16"=1'-0"



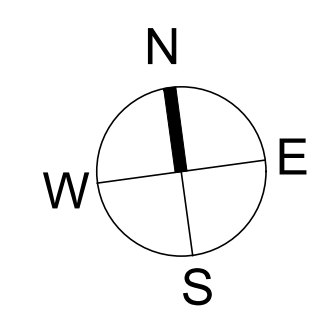
C 211 STRAND - PROPOSED THIRD FLOOR PLAN
1/16"=1'-0"



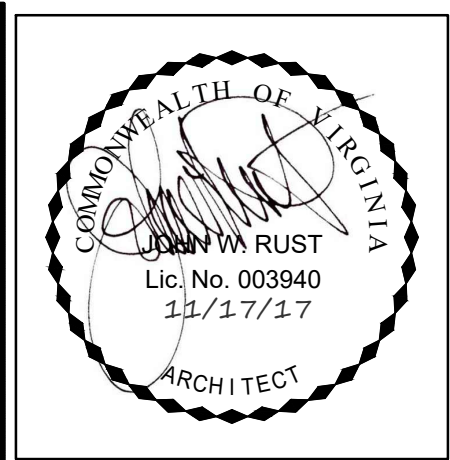
B 211 STRAND - PROPOSED SECOND FLOOR PLAN
1/16"=1'-0"



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



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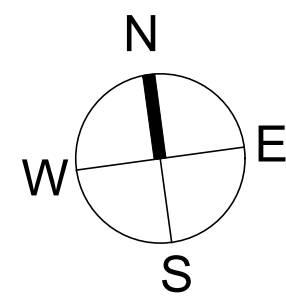
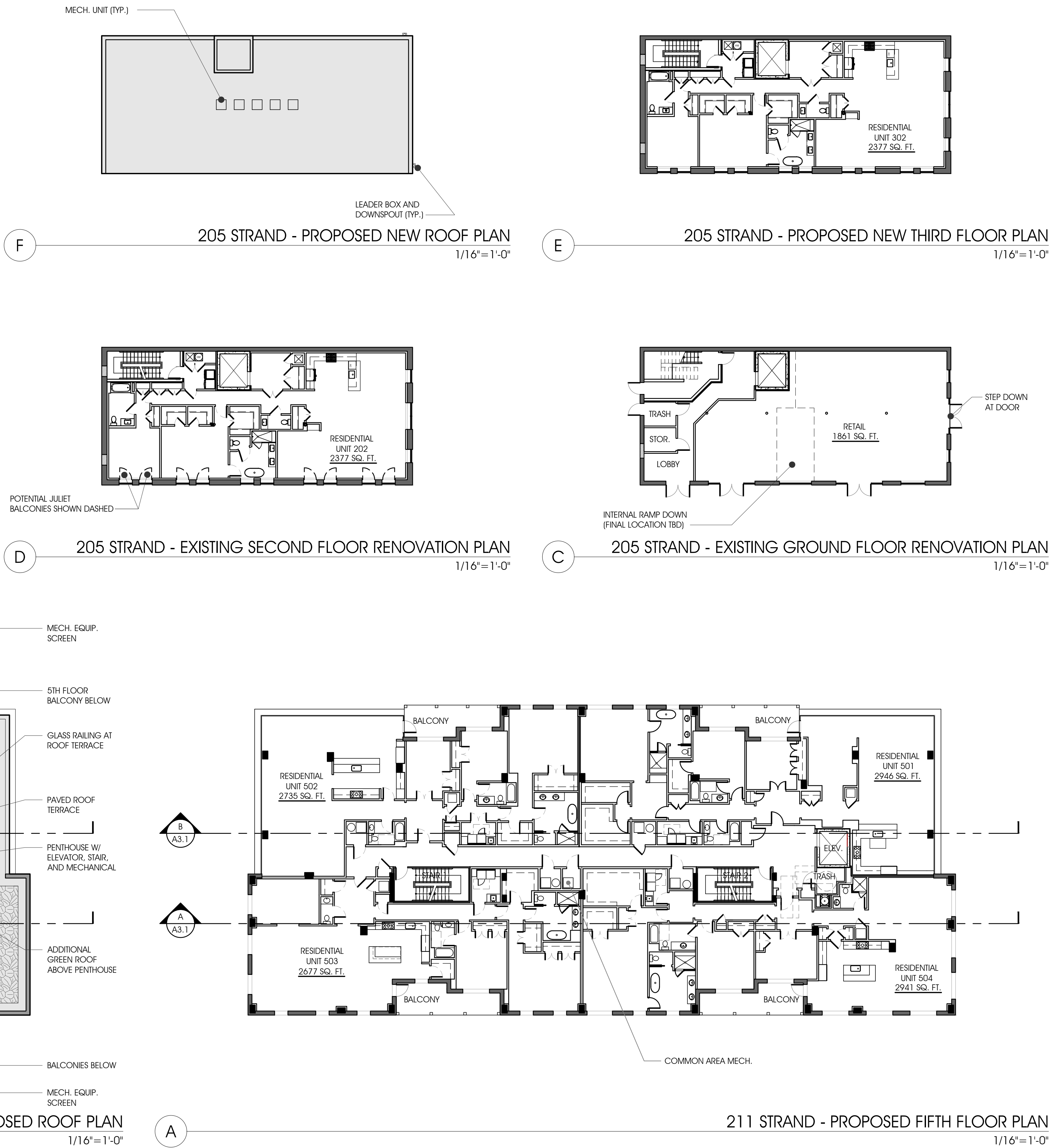
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DATE	DESCRIPTION

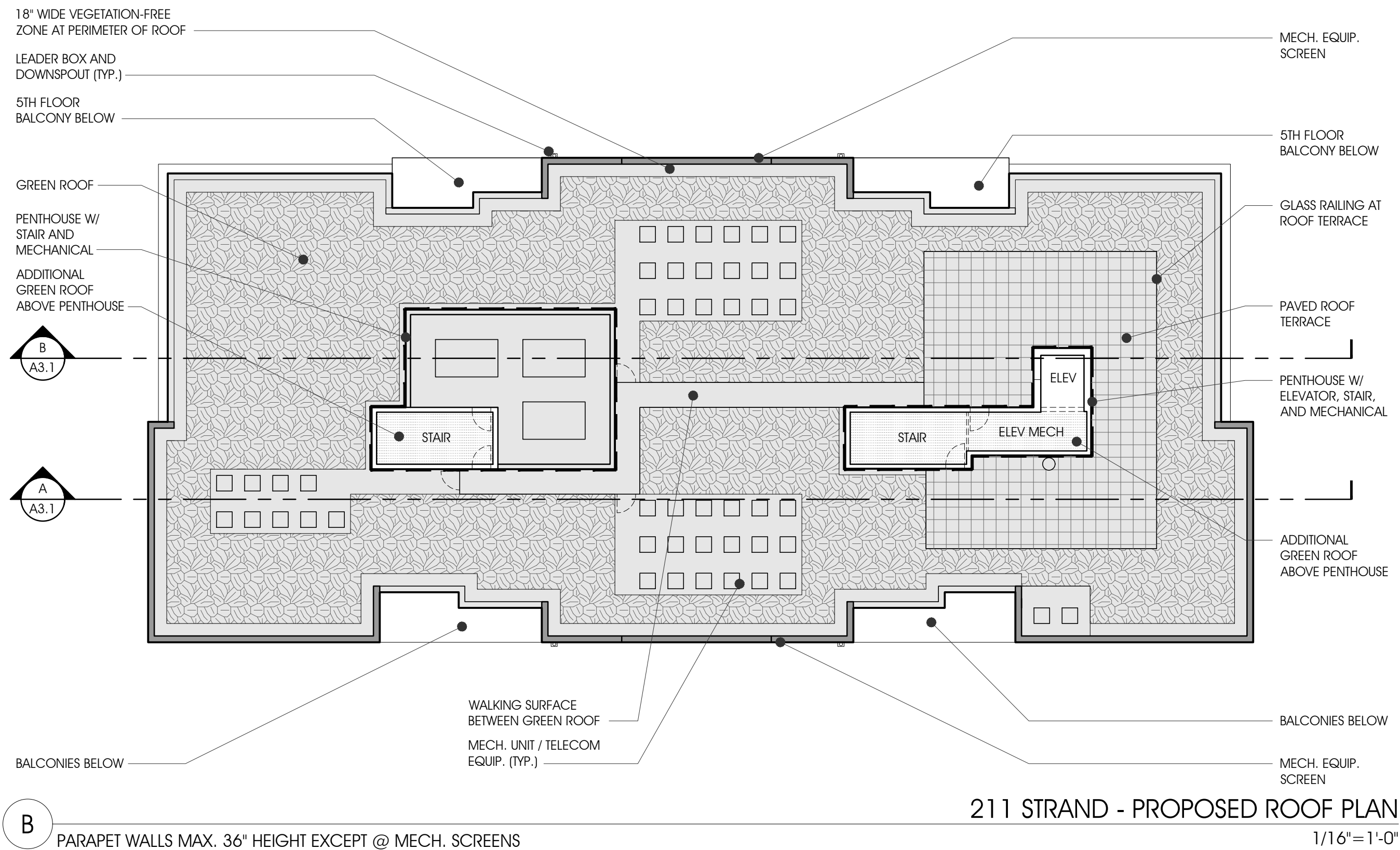
PRELIMINARY
SITE PLAN
11.17.17

FLOOR PLANS

SHEET NO.
A1.3

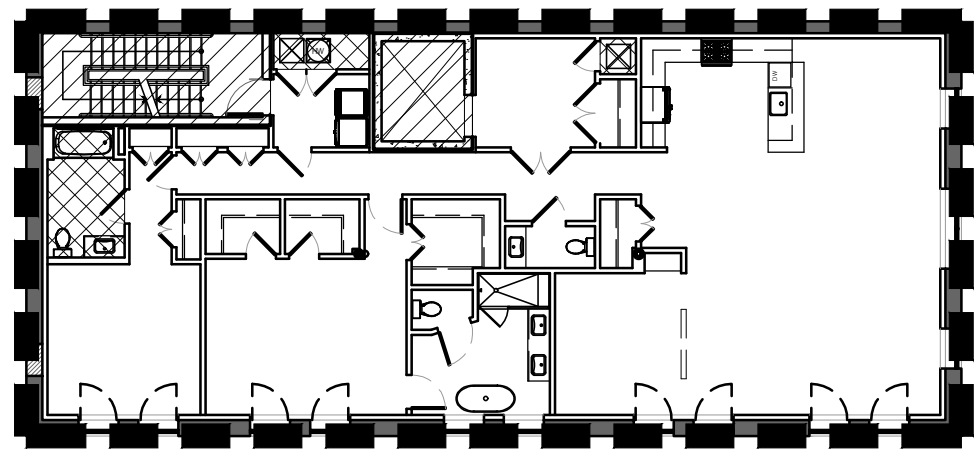


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SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
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INSTRUMENT NO. _____	DEED BOOK NO. _____ PAGE NO. _____

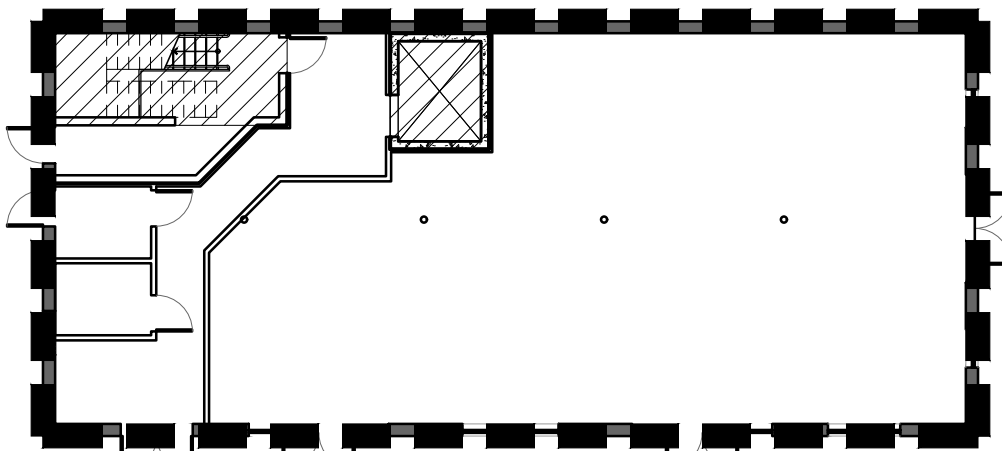


		Proposed FAR Deduction Summary			
		205 Strand	211 Strand	Total (205 & 211)	
Potential Floor Area Deductions	Residential Unit Calculations	2nd Floor Deductions	98	353	451
		3rd Floor Deductions	98	387	485
		4th Floor Deductions		387	387
		5th Floor Deductions		387	387
		Total Unit Deductions			1,710
	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	

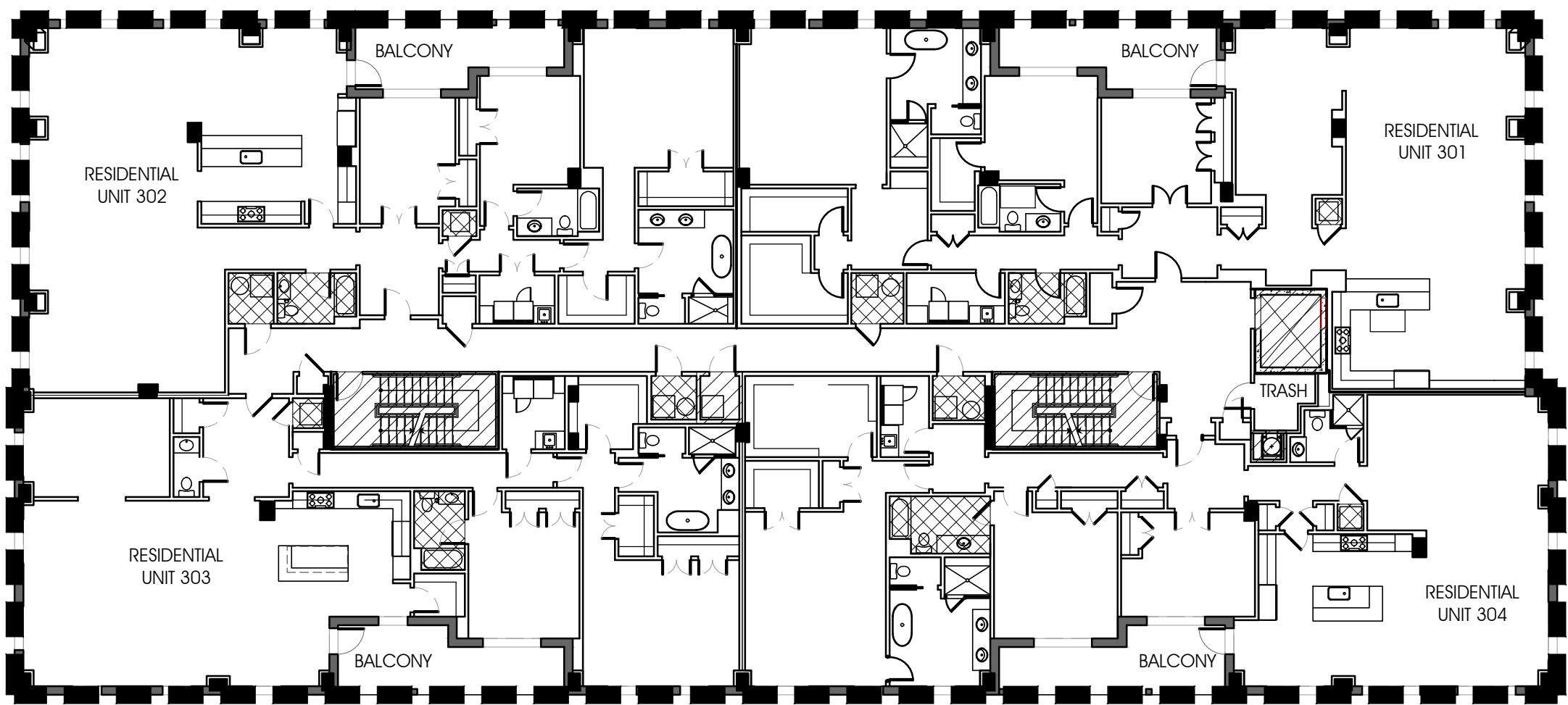
- General Notes
1. Total deductions for residential area will not exceed 15% of gross residential area
 2. Gross floor area is all above grade floor area measured to the outside face of all exterior walls and includes all covered balconies per Alexandria Zoning Ordinance section 2-145-Floor Area.
 3. 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.



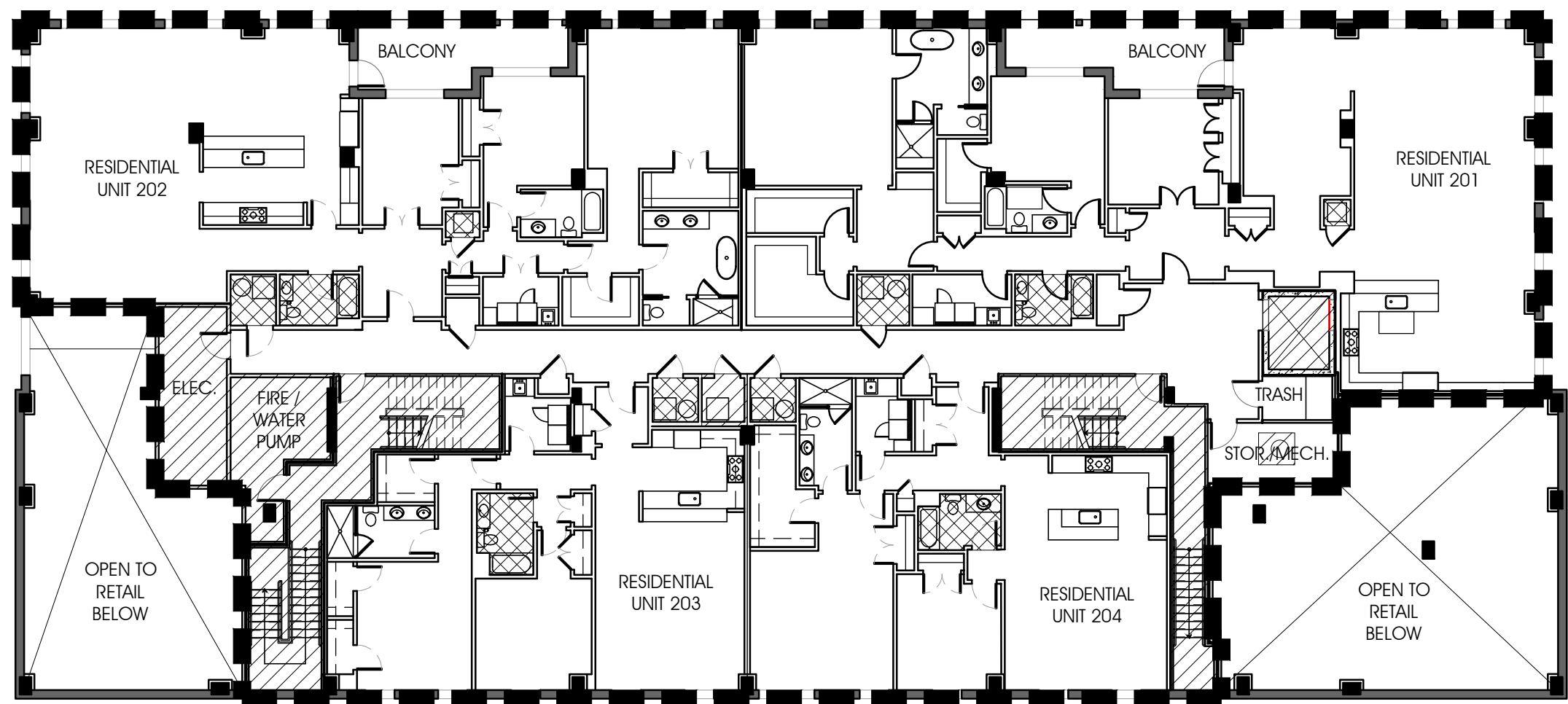
COMMON SPACE DEDUCTIONS:	225 SQ. FT.
UNIT DEDUCTIONS:	98 SQ. FT.



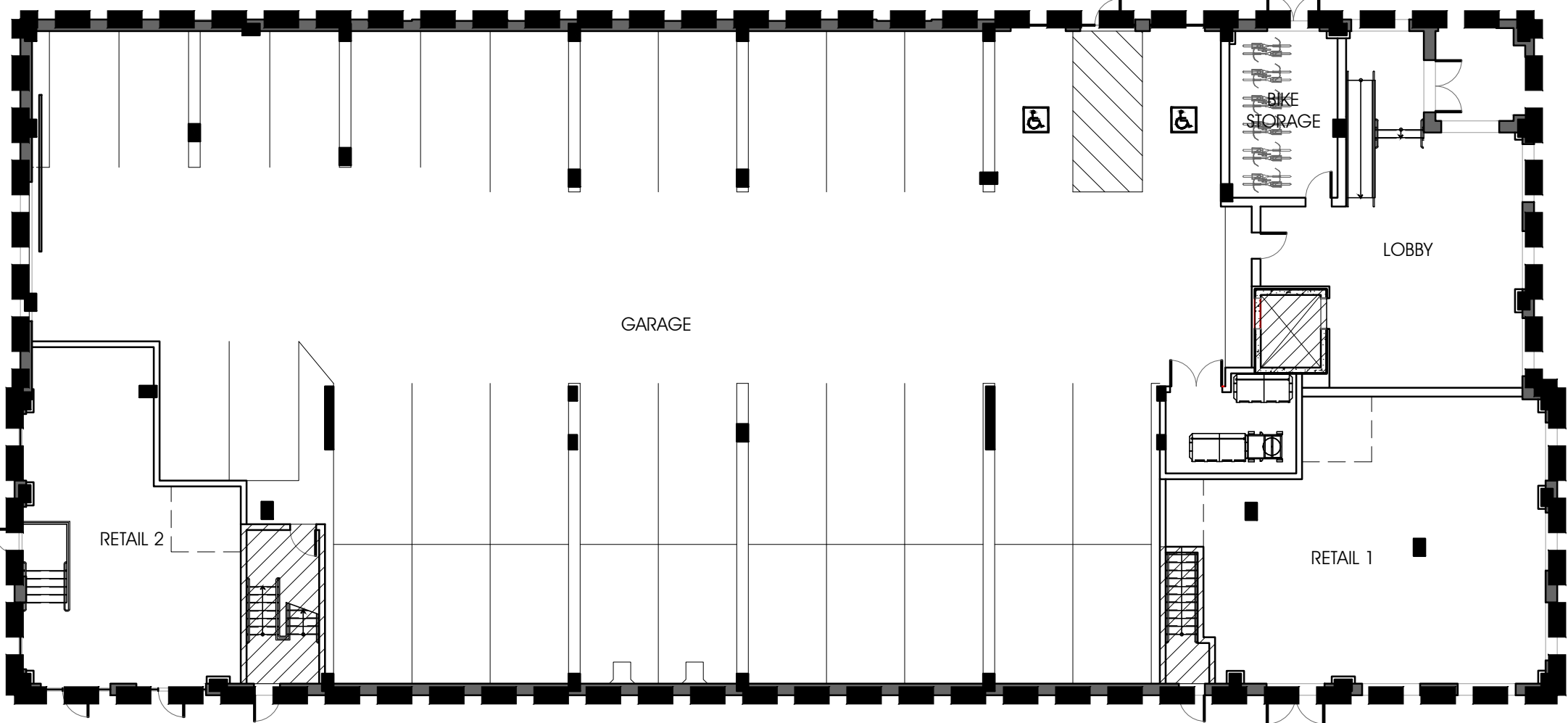
COMMON SPACE DEDUCTIONS:	228 SQ. FT.
--------------------------	-------------



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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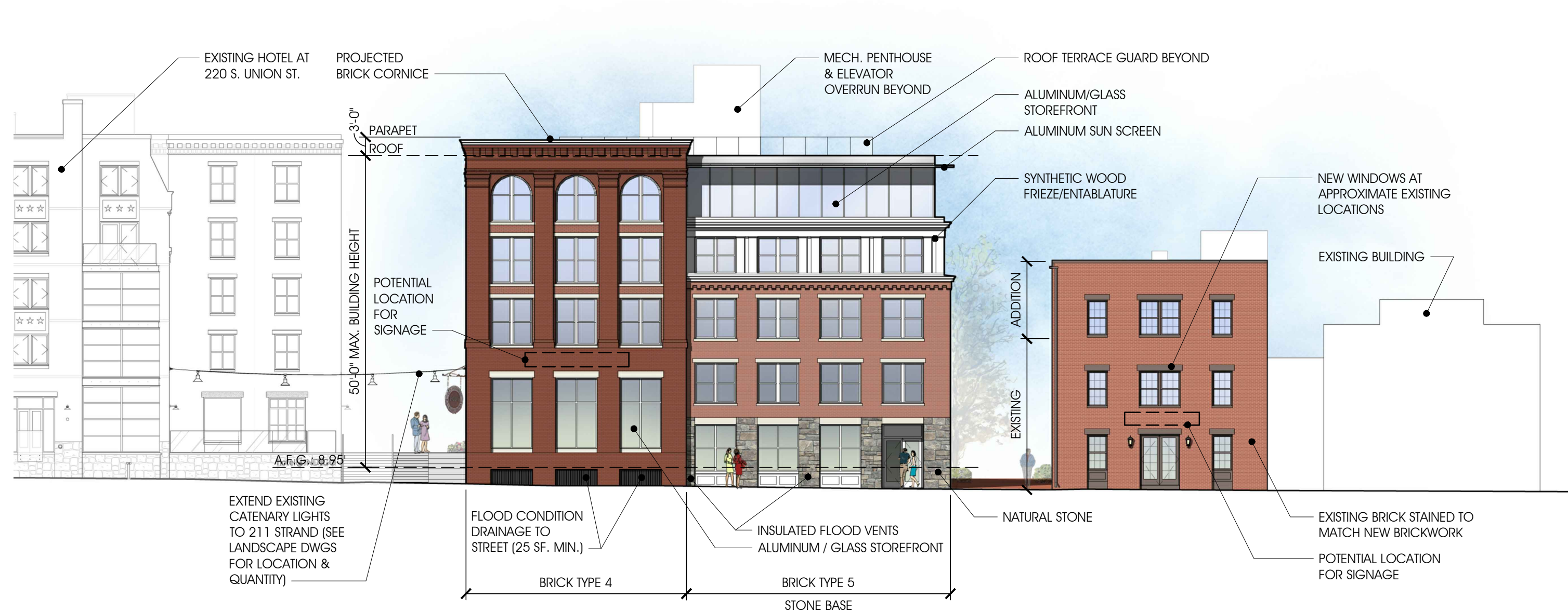
DATE	DESCRIPTION

PRELIMINARY
SITE PLAN
11.17.17

FAR DIAGRAMS

SHEET NO.

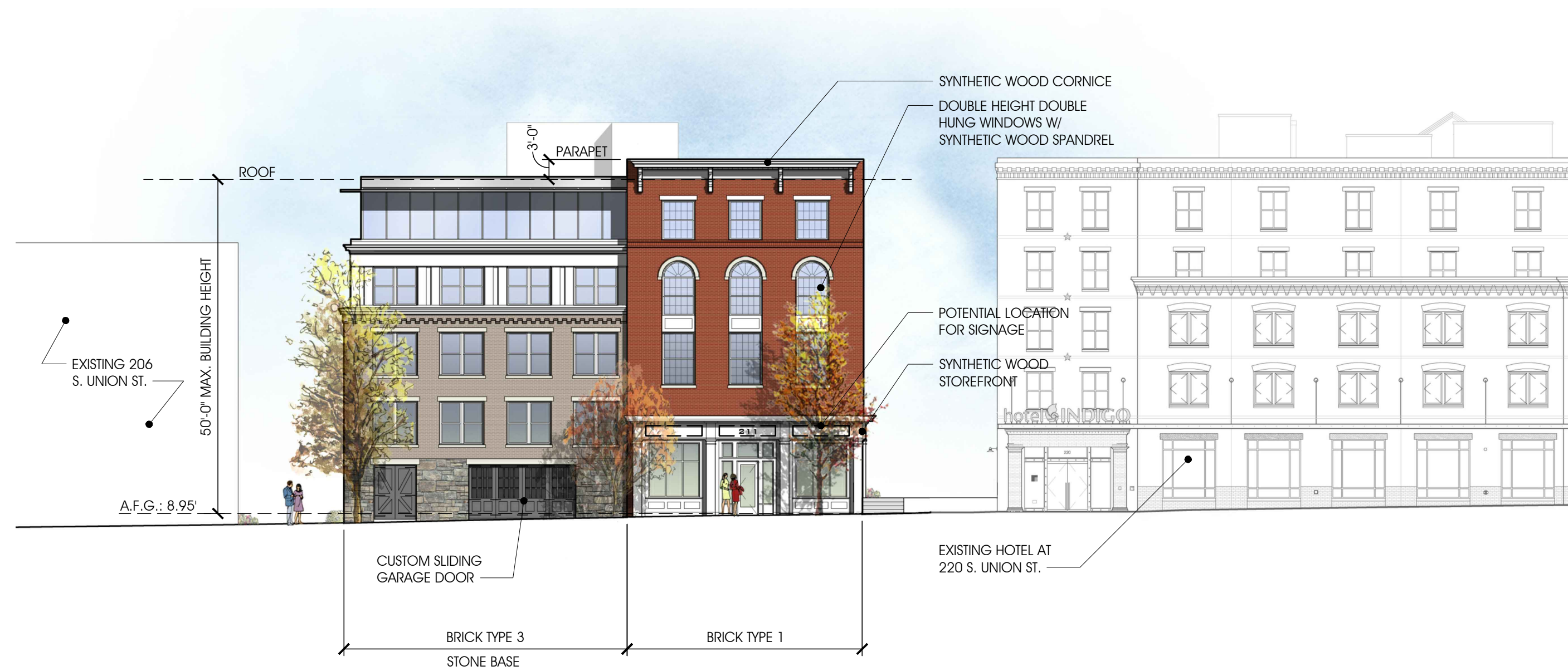
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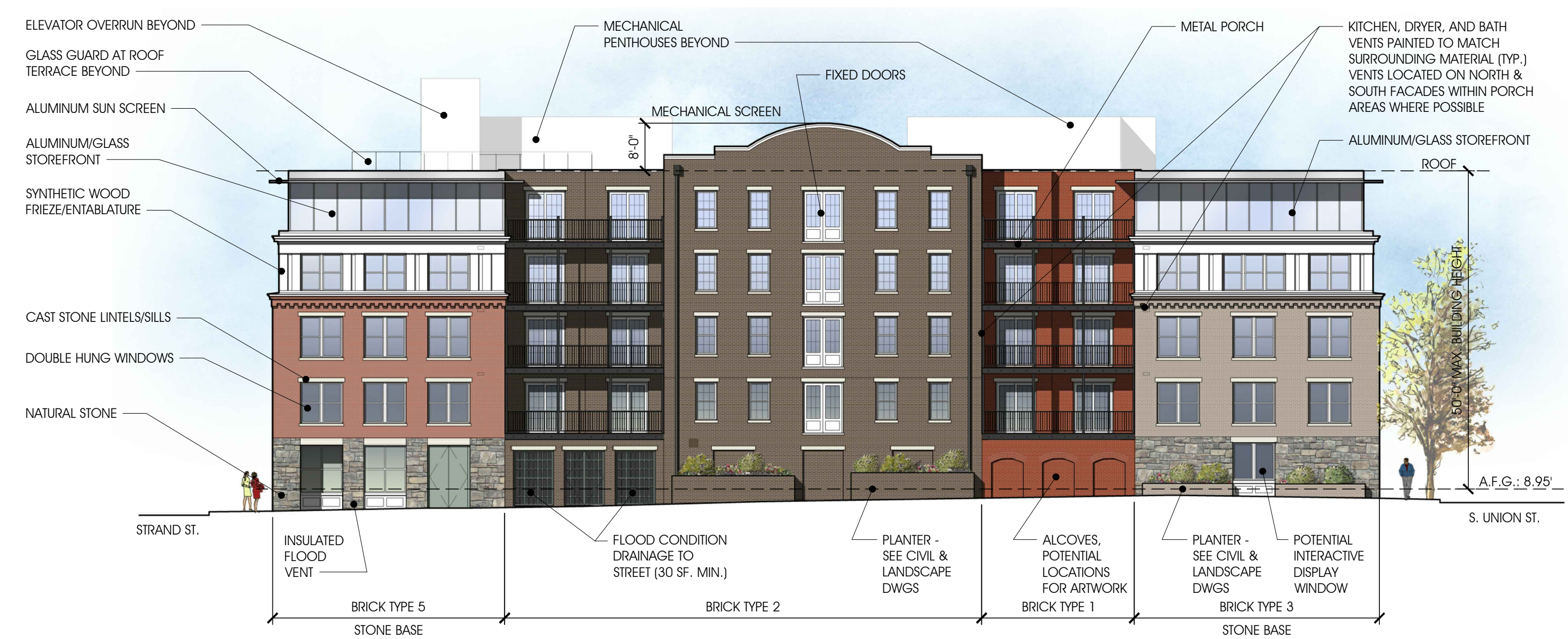
211 & 205 STRAND PROPOSED EAST (STRAND STREET) ELEVATION
1/16"=1'-0"



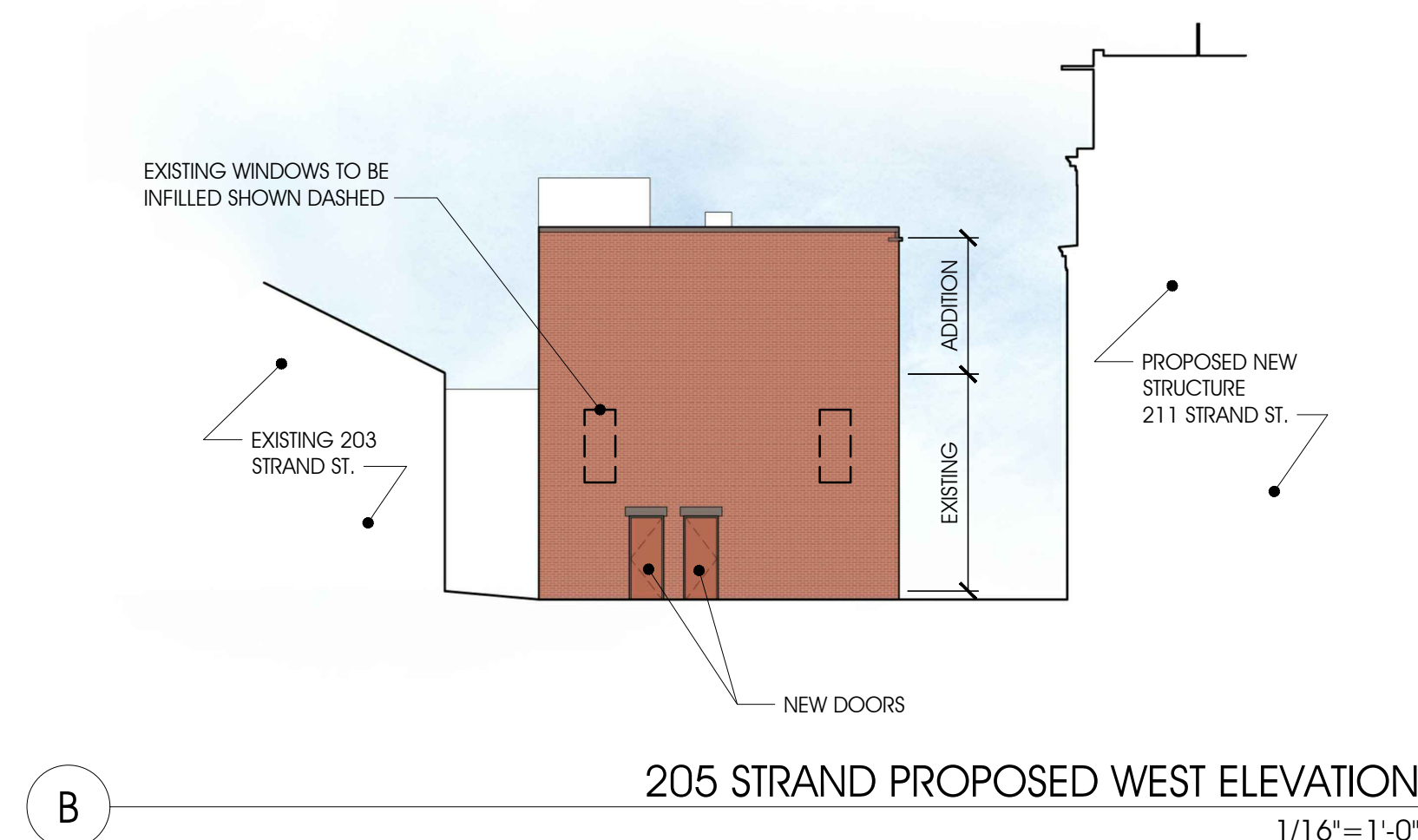
211 STRAND PROPOSED SOUTH ELEVATION
1/16"=1'-0"



211 STRAND PROPOSED WEST (S. UNION STREET) ELEVATION
1/16"=1'-0"



211 STRAND PROPOSED NORTH ELEVATION
1/16"=1'-0"



205 STRAND PROPOSED WEST ELEVATION
1/16"=1'-0"



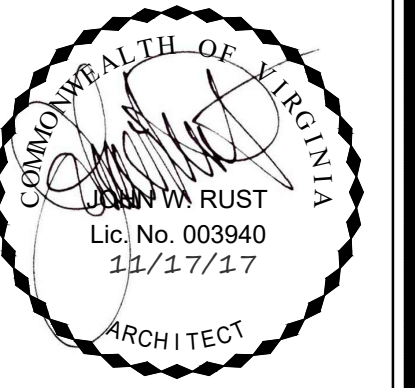
205 STRAND PROPOSED SOUTH ELEVATION
1/16"=1'-0"

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DEPARTMENT OF PLANNING & ZONING

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DIRECTOR _____ DATE _____

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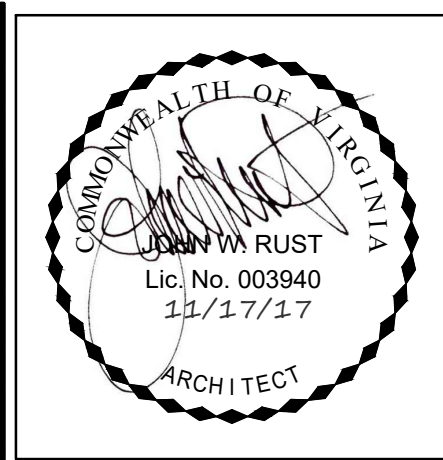
DATE	DESCRIPTION

PRELIMINARY
SITE PLAN
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EXTERIOR
ELEVATIONS

SHEET NO.

A2.1



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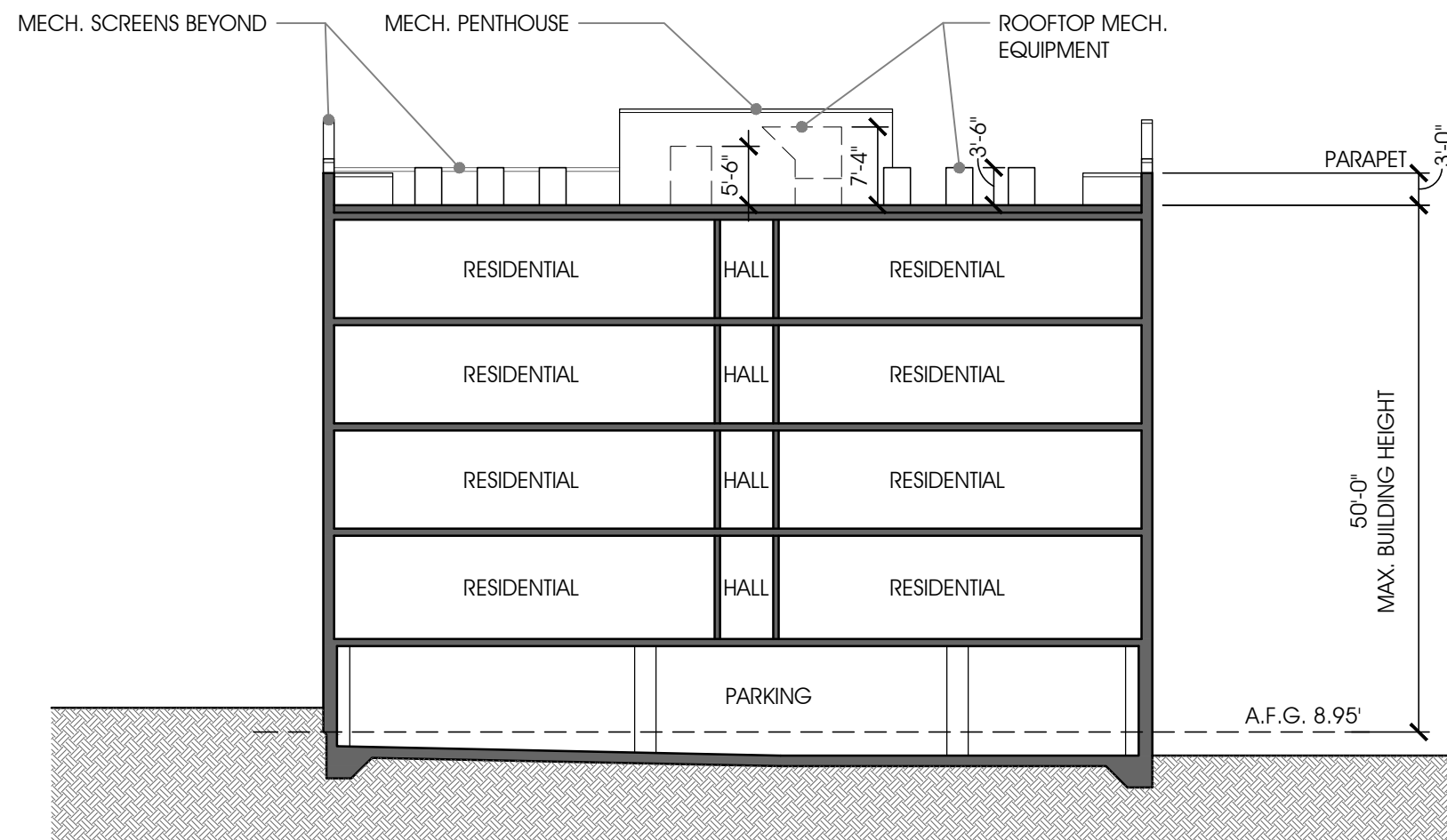
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PRELIMINARY
SITE PLAN
11.17.17

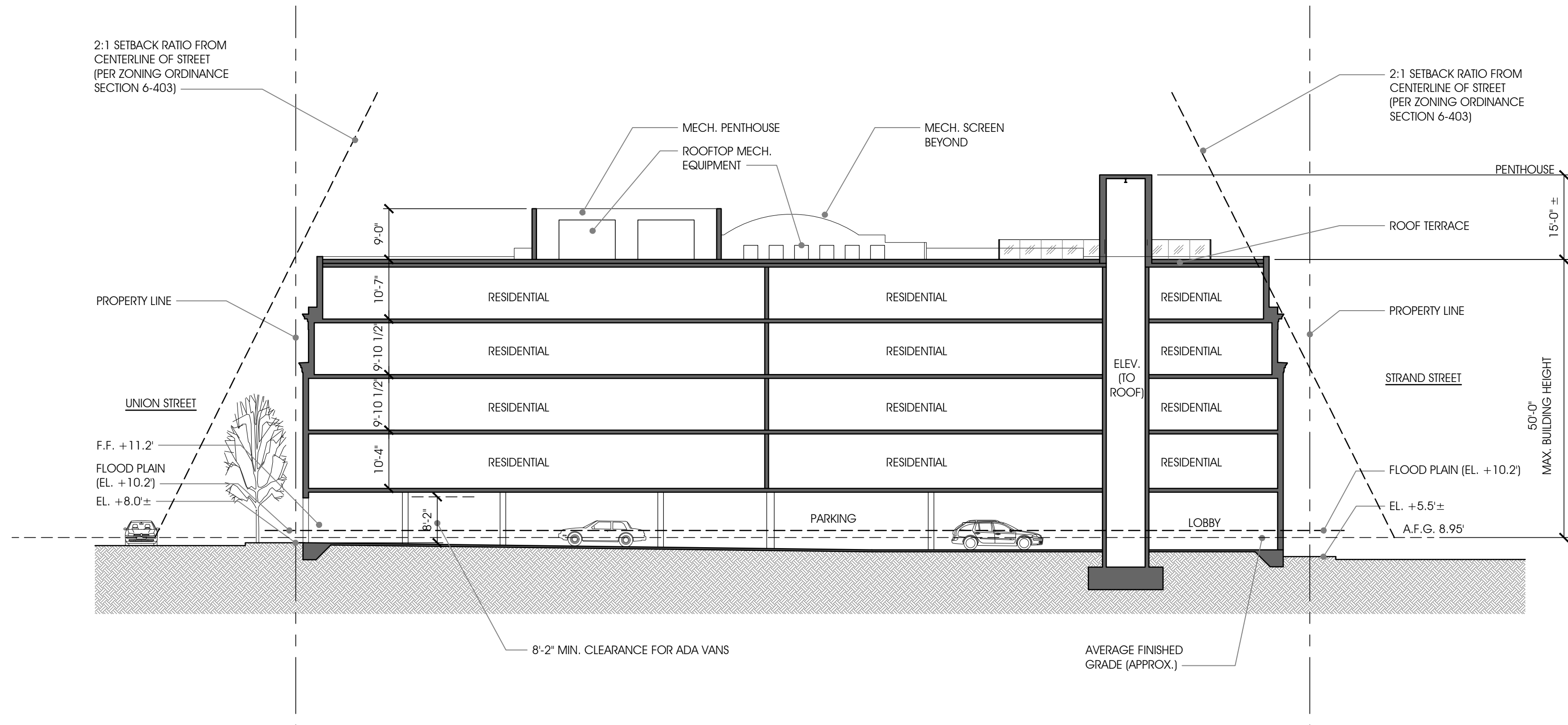
211 STRAND
BUILDING
SECTIONS

SHEET NO.

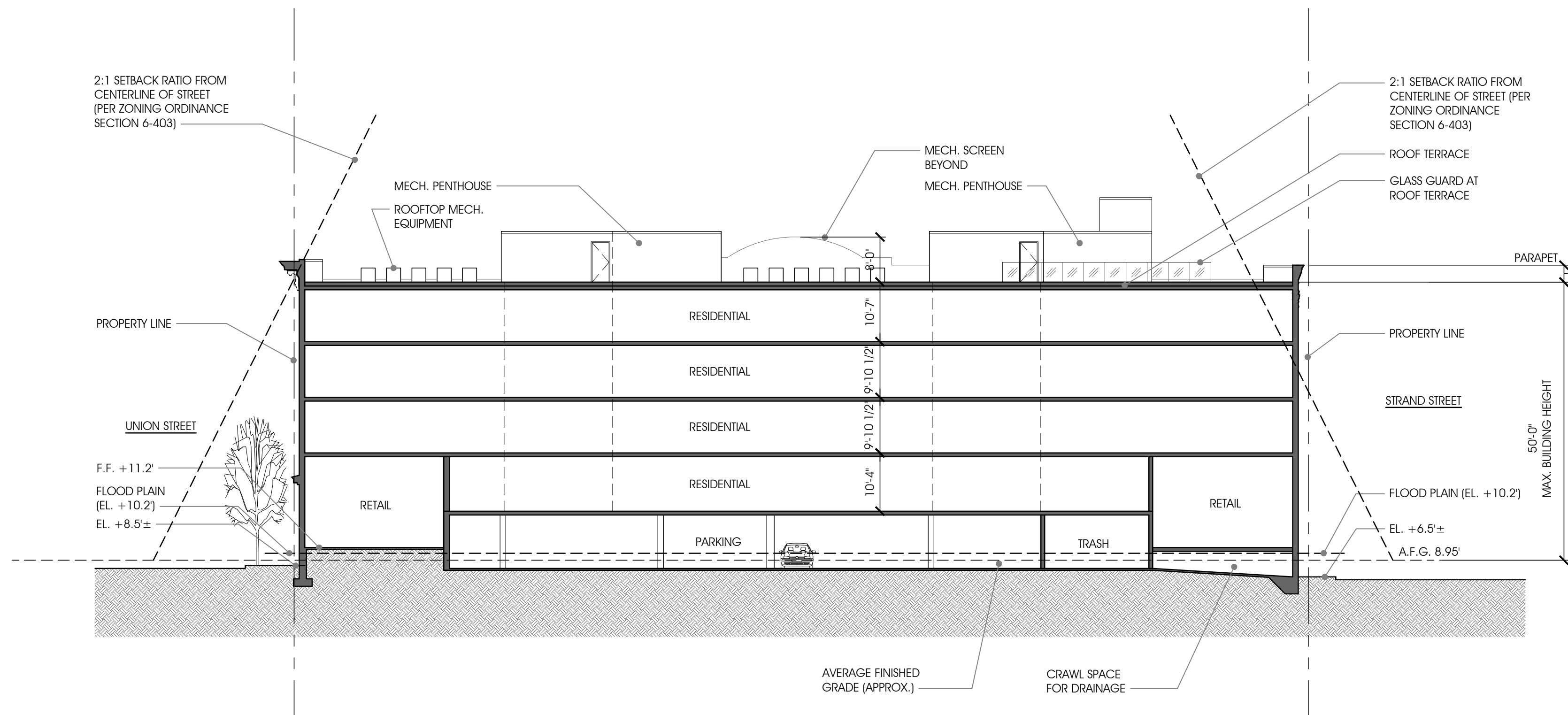
A3.1



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



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



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

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