## SITE PLANS, RENDERINGS, AND FLOOR PLANS

We have taken an imaginative approach to satisfying the City's parking requirements while providing attractive and economically feasible retail, residential, and complementary commercial uses on the sites. This approach is illustrated in the site plans and elevations contained in this section of the proposal. Note that all drawings included here are conceptual in nature, and are presented only to illustrate our development plans as well as to illuminate our thoughts about the appropriate and desirable development of these sites. Details and dimensions will be further discussed and refined after award of the sites.

***- EXHIBITS BEGIN ON THE FOLLOWING PAGE -***

**EXHIBIT 1**

**912-920 KING DRAFT SITE PLAN**

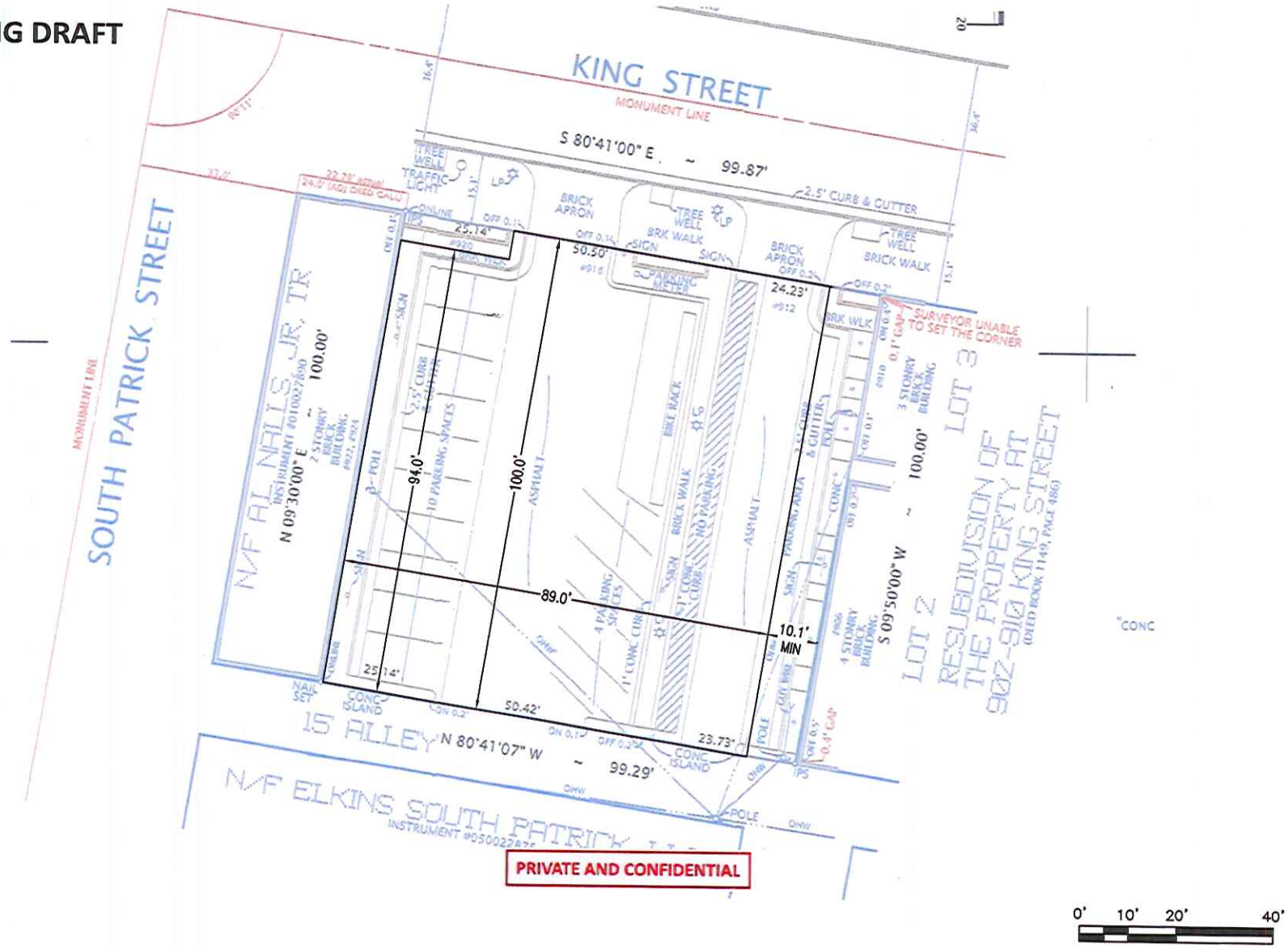


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**EXHIBIT 2**

**912-920 KING DRAFT**

**GROUND FLOOR**

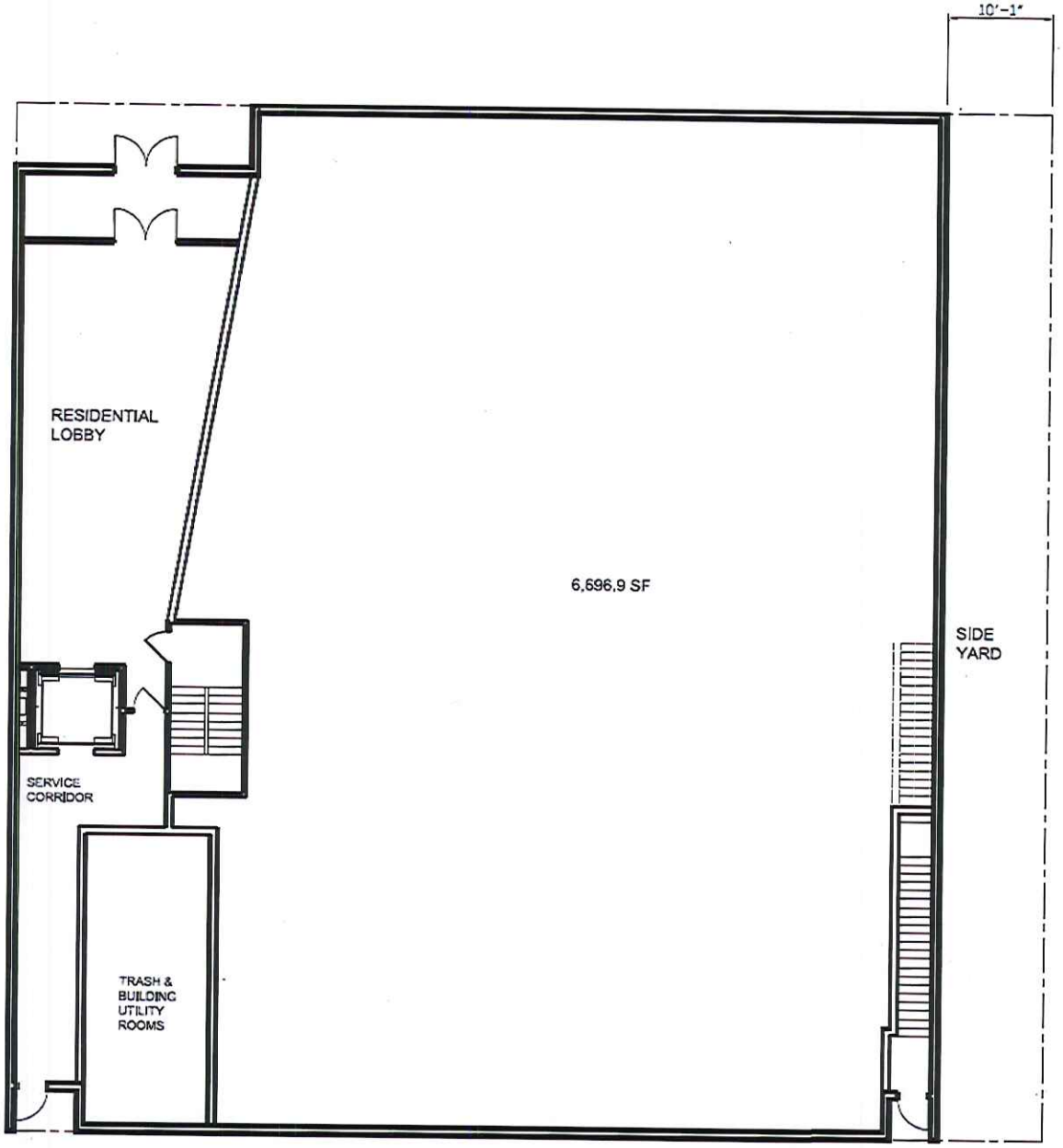


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**EXHIBIT 3**

**912-920 KING**

**TYPICAL FLOOR PLAN**

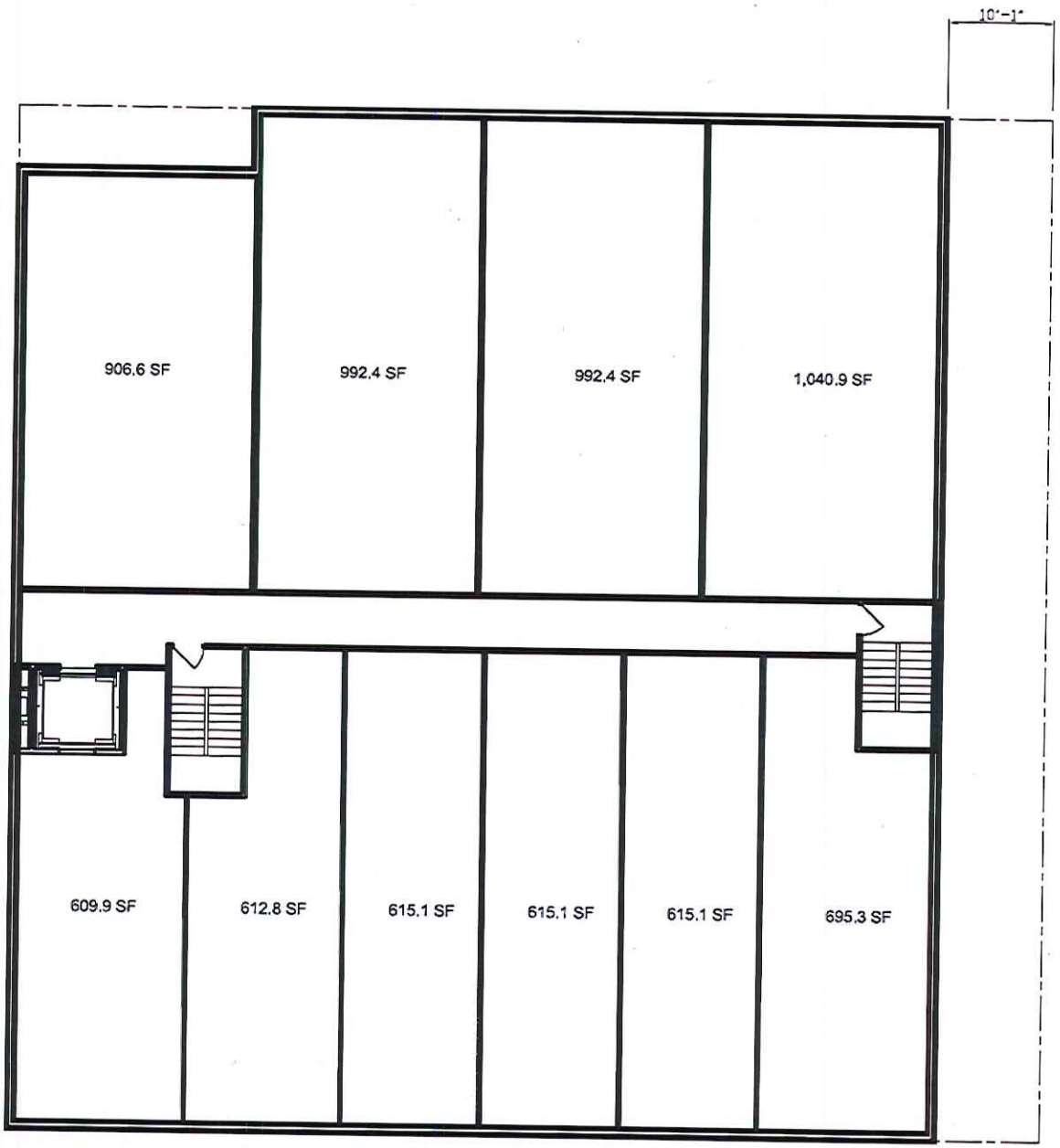


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**EXHIBIT 4**

**912-920 KING DRAFT ELEVATION**

EXHIBIT 5
912-920 KING DRAFT
ELEVATION
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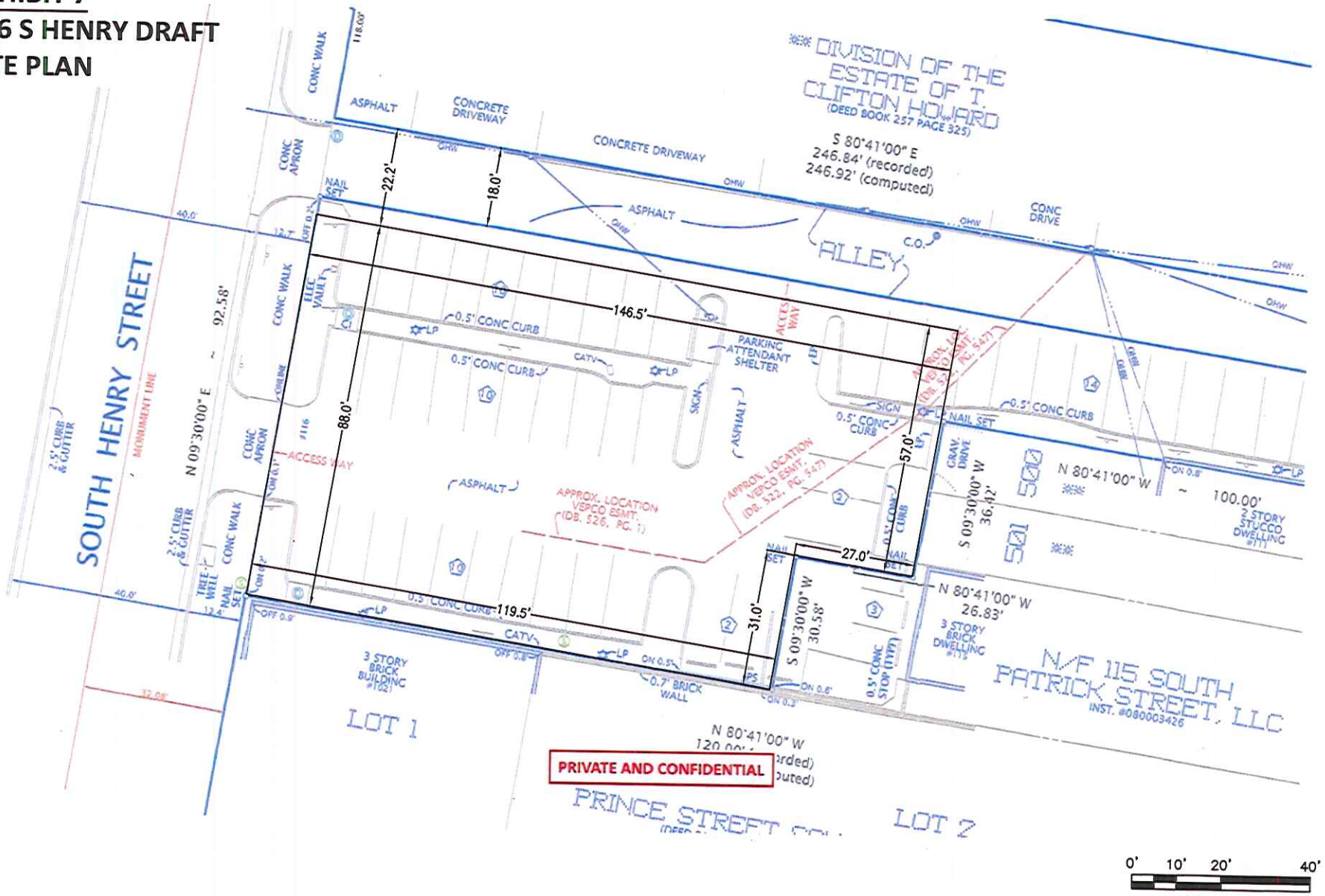
**EXHIBIT 6**

**912-920 KING DRAFT BLOCK FACE SCALE**

**EXHIBIT 7**

**116 S HENRY DRAFT SITE PLAN**

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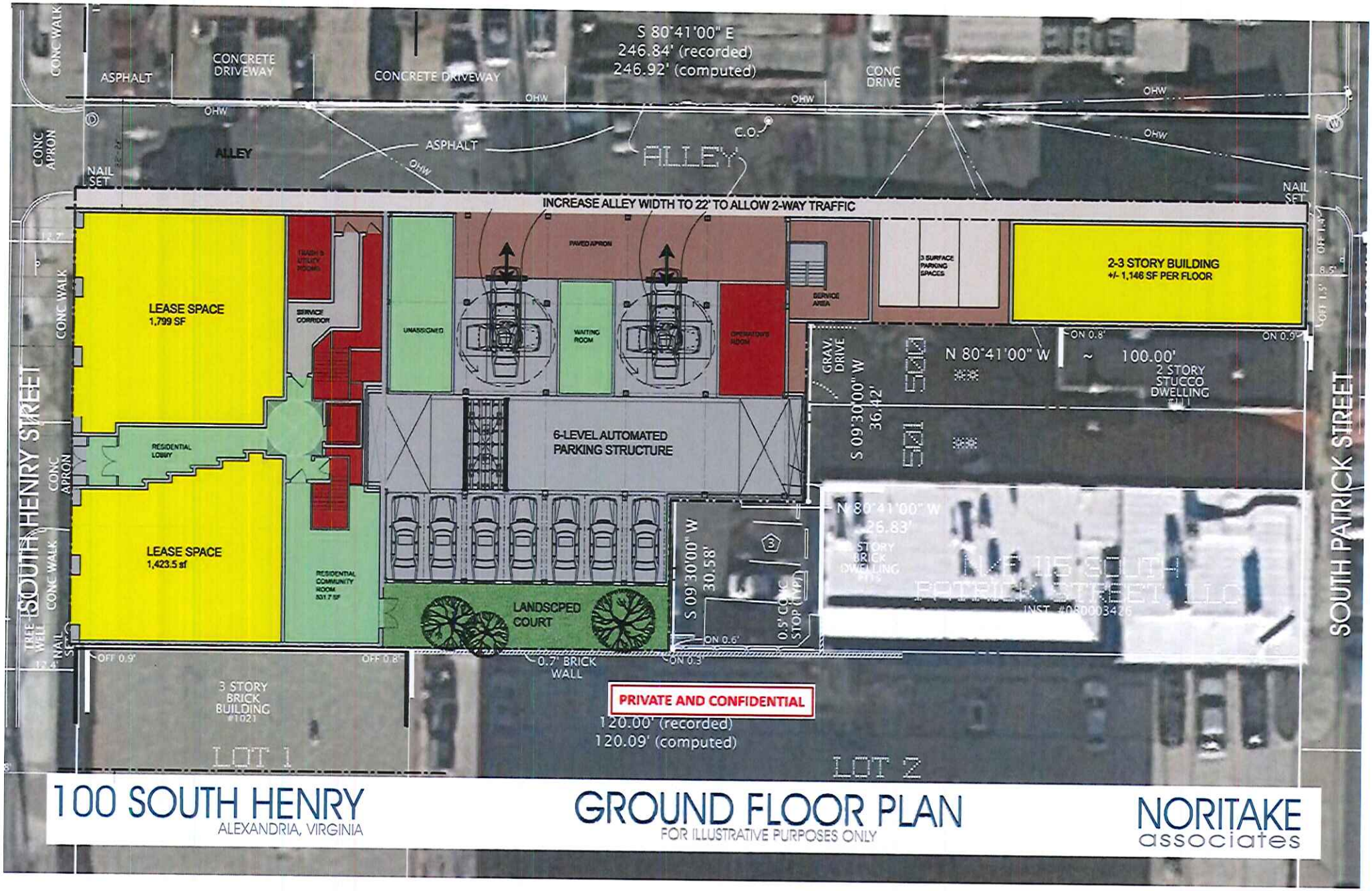
S 80°41'00" E
246.84' (recorded)
246.92' (computed)
CONC WALK
ASPHALT
CONCRETE DRIVEWAY
CONCRETE DRIVEWAY
CONC DRIVE
OHW
CONC APRON
ALLEY
ASPHALT
ALLEY
C.O.
NAIL SET
INCREASE ALLEY WIDTH TO 22' TO ALLOW 2-WAY TRAFFIC
LEASE SPACE
1,799 SF
TRASH & UTILITY ROOMS
SERVICE CORRIDOR
UNASSIGNED
PAVED APRON
WAITING ROOM
OPERATOR'S ROOM
SERVICE AREA
3 SURFACE PARKING SPACES
2-3 STORY BUILDING
+/- 1,146 SF PER FLOOR
GRAV. DRIVE
N 80°41'00" W
100.00'
2 STORY STUCCO DWELLING
S 09°30'00" W
36.42'
500
501
RESIDENTIAL LOBBY
6-LEVEL AUTOMATED PARKING STRUCTURE
LEASE SPACE
1,423.5 sf
RESIDENTIAL COMMUNITY ROOM
531.7 SF
LANDSCPED COURT
S 09°30'00" W
30.58'
N 80°41'00" W
26.83'
3 STORY BRICK DWELLING
0.5' CONC STOP (TYP)
INST. #050003426
SOUTH HENRY STREET
SOUTH PATRICK STREET
TREE WELL
0.7' BRICK WALL
3 STORY BRICK BUILDING
#1021
PRIVATE AND CONFIDENTIAL
120.00' (recorded)
120.09' (computed)
LOT 1
LOT 2
100 SOUTH HENRY
ALEXANDRIA, VIRGINIA
GROUND FLOOR PLAN
FOR ILLUSTRATIVE PURPOSES ONLY
NORITAKE
associates

**EXHIBIT 8**

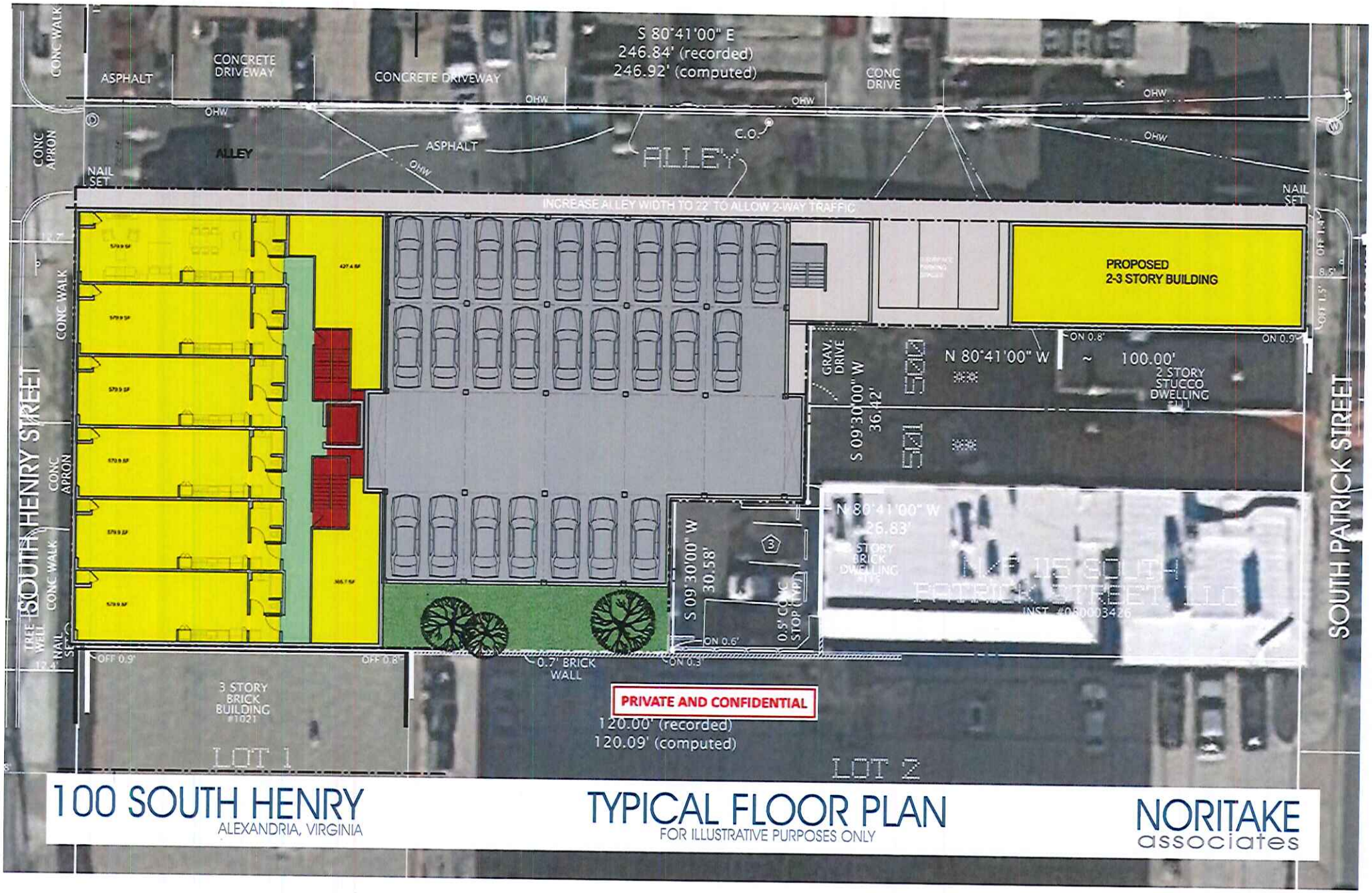
S 80°41'00" E
246.84' (recorded)
246.92' (computed)
CONC WALK
ASPHALT
CONCRETE DRIVEWAY
CONCRETE DRIVEWAY
CONC DRIVE
OHW
CONC APRON
ALLEY
ASPHALT
C.O.
ALLEY
NAIL SET
INCREASE ALLEY WIDTH TO 22' TO ALLOW 2-WAY TRAFFIC
PROPOSED
2-3 STORY BUILDING
GRAV. DRIVE
S 09°30'00" W
36.42'
500
N 80°41'00" W
~ 100.00'
2 STORY
STUCCO
DWELLING
501
S 09°30'00" W
30.58'
N 80°41'00" W
26.83'
2 STORY
BRICK
DWELLING
INST. #050003426
0.5' CONC STOP (TYP)
ON 0.6'
ON 0.3'
0.7' BRICK WALL
3 STORY
BRICK
BUILDING
#1021
LOT 1
PRIVATE AND CONFIDENTIAL
120.00' (recorded)
120.09' (computed)
LOT 2
SOUTH HENRY STREET
SOUTH PATRICK STREET
TREE WELL
100 SOUTH HENRY
ALEXANDRIA, VIRGINIA
TYPICAL FLOOR PLAN
FOR ILLUSTRATIVE PURPOSES ONLY
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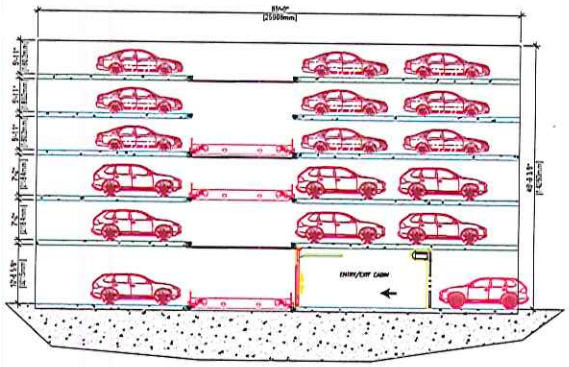
**EXHIBIT 9**

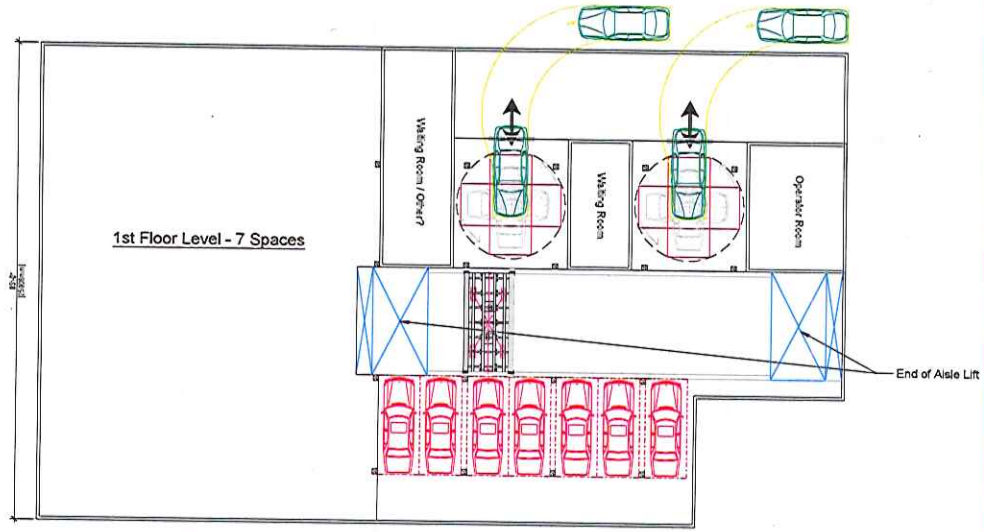
# EXHIBIT 10
# 116 S HENRY DRAFT
# PARKING LAYOUT

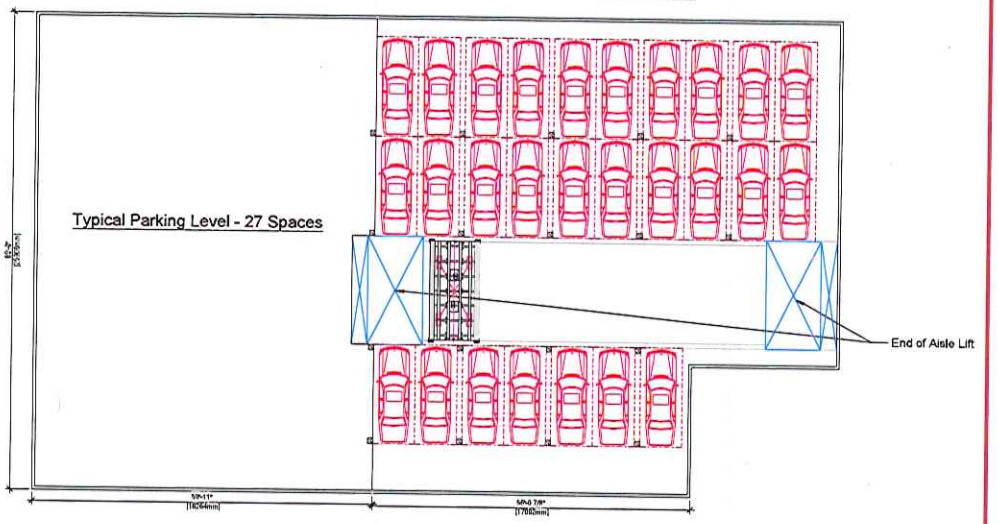
**PRIVATE AND CONFIDENTIAL**

| PARKING CAPACITY | | |
|---|---|---|
| **LEVEL** | **P1** | |
| LANES | DEEP | POSITIONS |
| 7 x | 1 | 7 |
| | **TOTAL:** | **7** |
| **LEVEL** | **P2 - P6 (EACH)** | |
| LANES | DEEP | POSITIONS |
| 27 x | 1 | 27 |
| | LEVEL TOTAL: | **27** |
| | X | 5 |
| | **TOTAL:** | **135** |
| **SYSTEM TOTAL:** | | **142** |




Typical Parking Section




PARKING SYSTEM LAYOUT
SCALE: 3/32" = 1'-0"

NOTES:
- ANY CONSTRUCTION JOINTS SHALL BE TIED TO PREVENT SEPARATION.
- REFER TO WTI DRAWING B-41884 FOR FLOOR FLATNESS SPECIFICATIONS.

FOR PROPOSAL PURPOSES ONLY

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| REV. | DESCRIPTION | BY | DATE |
|---|---|---|---|
| C | SECTION ADDED | LT | 5/31/17 |

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DRW BY: ——— DATE: 05/16/17

DRAWING NAME: PARKING SYSTEM LAYOUT

CLIENT: GALENA CAPITAL PARTNERS N/A

| SCALE: | VARIES | TOTAL SHEETS: 1 | |
|---|---|---|---|
| SIZE: D | DRAWING NO.: N/A | SHEET NO.: 1 | REV.: C |

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100 SOUTH HENRY
ALEXANDRIA, VIRGINIA
CONCEPT MASSING MODEL
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**EXHIBIT 11**