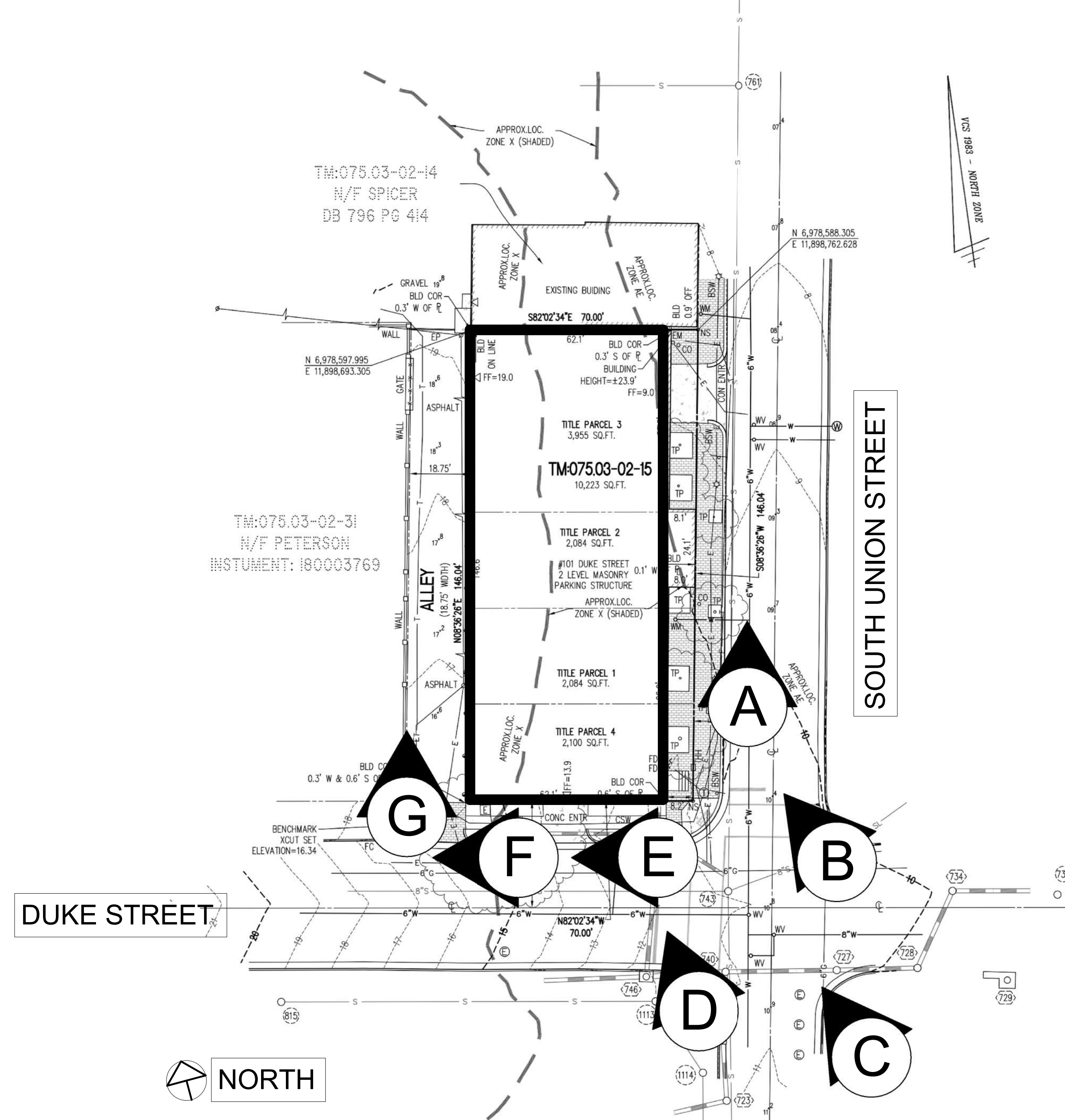
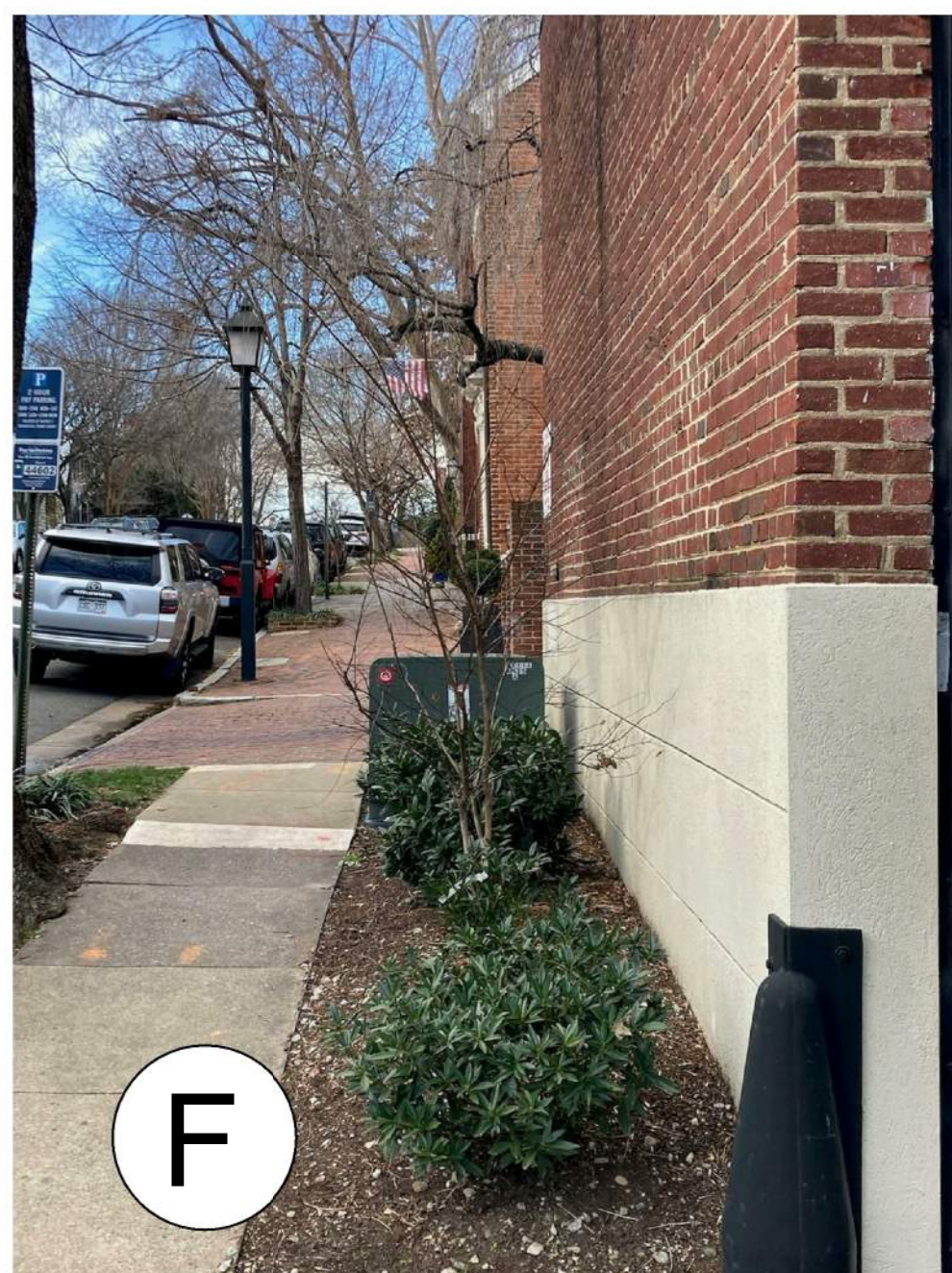








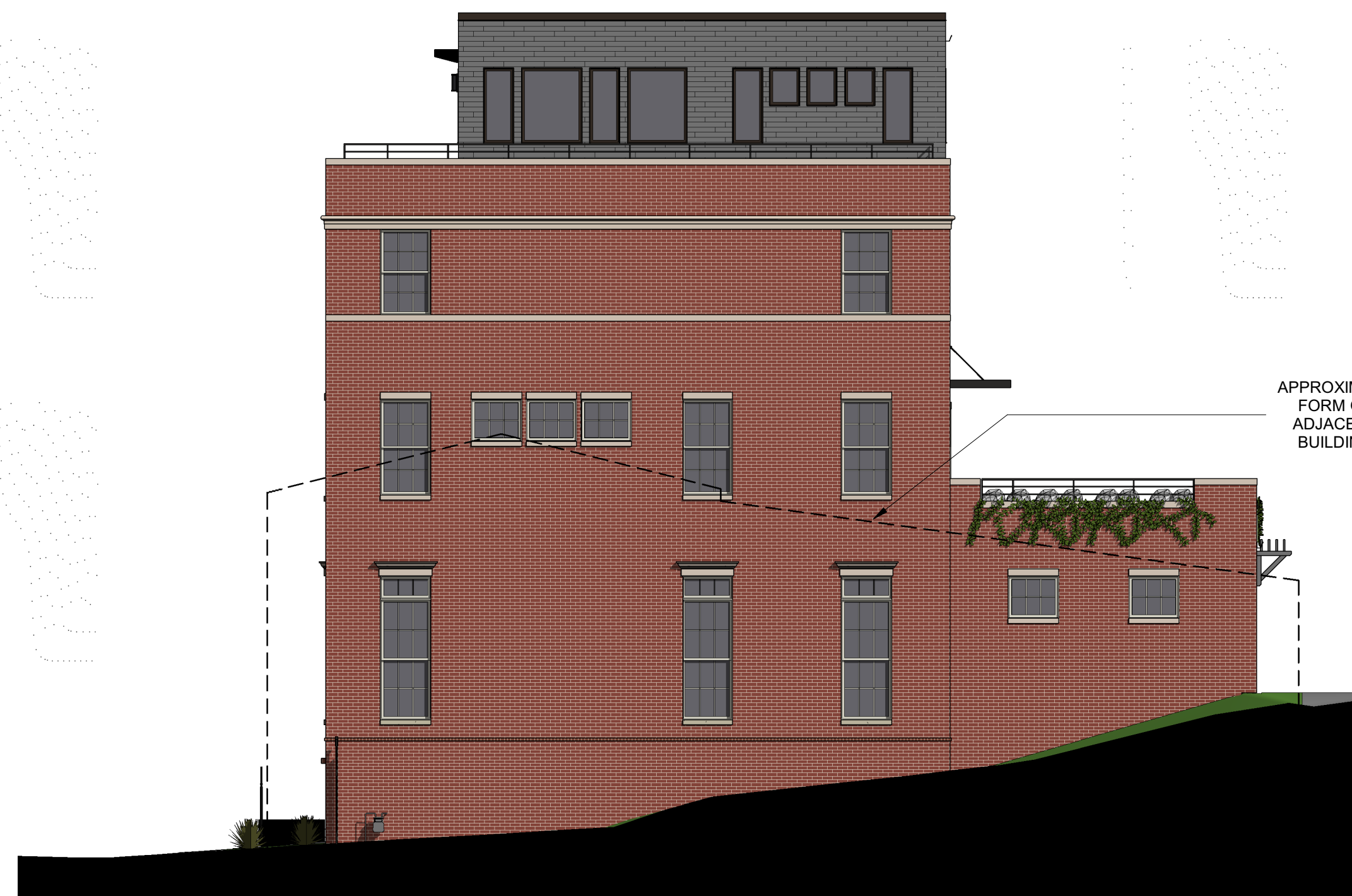
ALLEY PERSPECTIVE

NW CORNER OF SOUTH UNION AND DUKE STREETS

03

01.08.21 © 2021 ODELL Associates, Inc., All Rights Reserved

Alexandria, VA



4 NORTH ELEVATION
1/8" = 1'-0"

TH06



2 ALLEY ELEVATION
1/8" = 1'-0"

TH06

TH05

TH04

TH03

TH02

TH01



3 DUKE STREET ELEVATION
1/8" = 1'-0"

TH01



1 UNION STREET ELEVATION
1/8" = 1'-0"

TH01

TH02

TH03

TH04

TH05

TH06



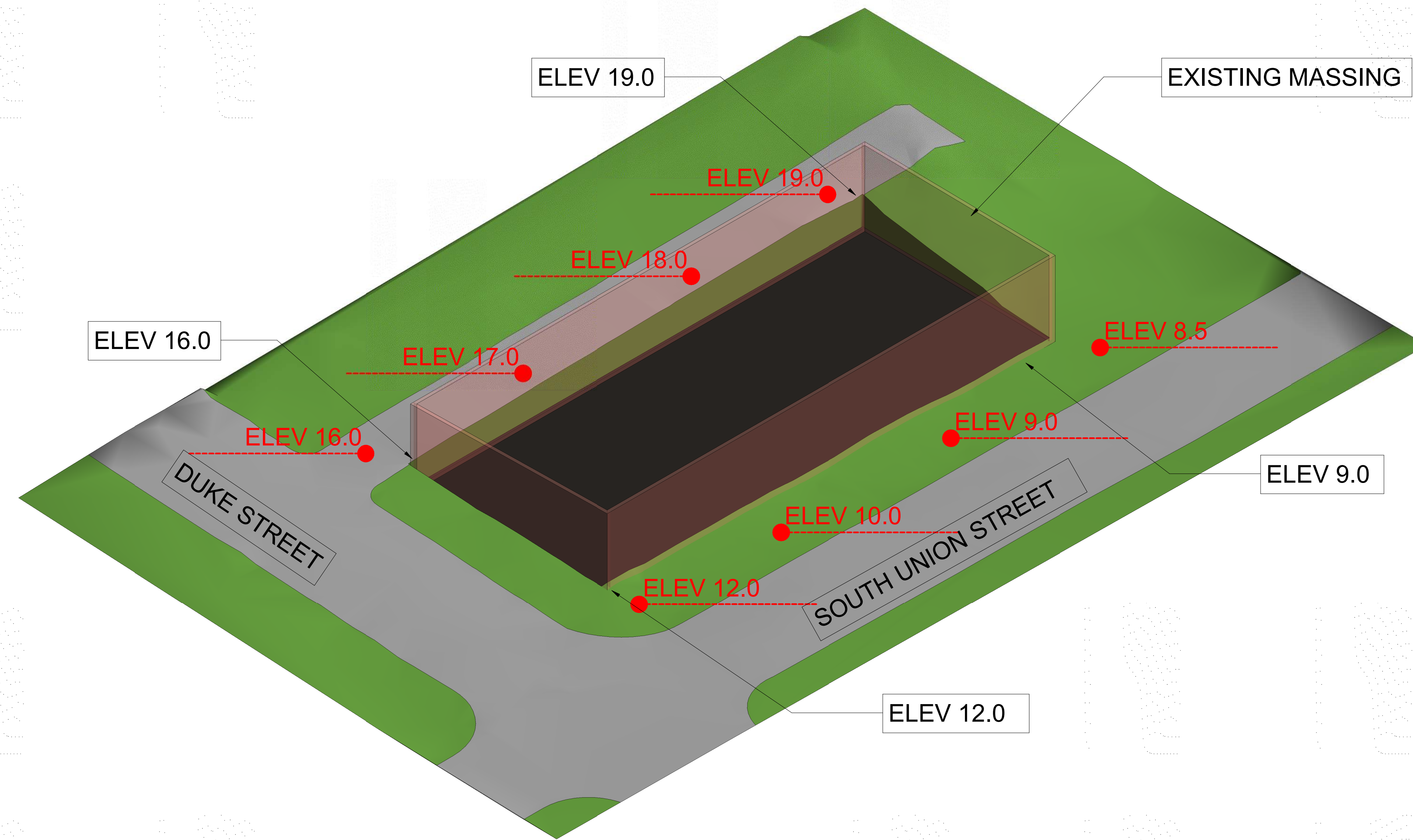
ELEVATIONS

NW CORNER OF SOUTH UNION AND DUKE STREETS

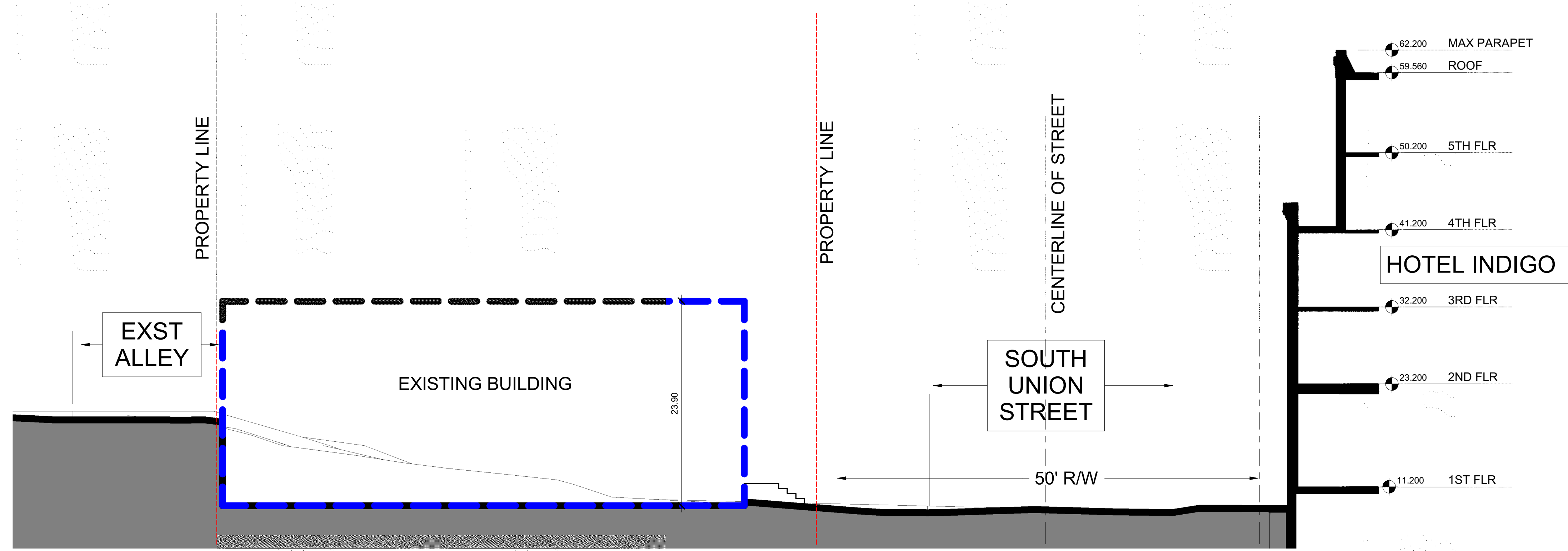
04

01.08.21 © 2021 ODELL Associates, Inc., All Rights Reserved

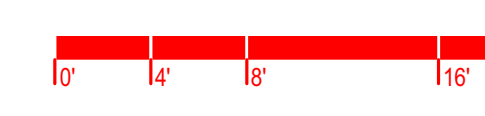
Alexandria, VA

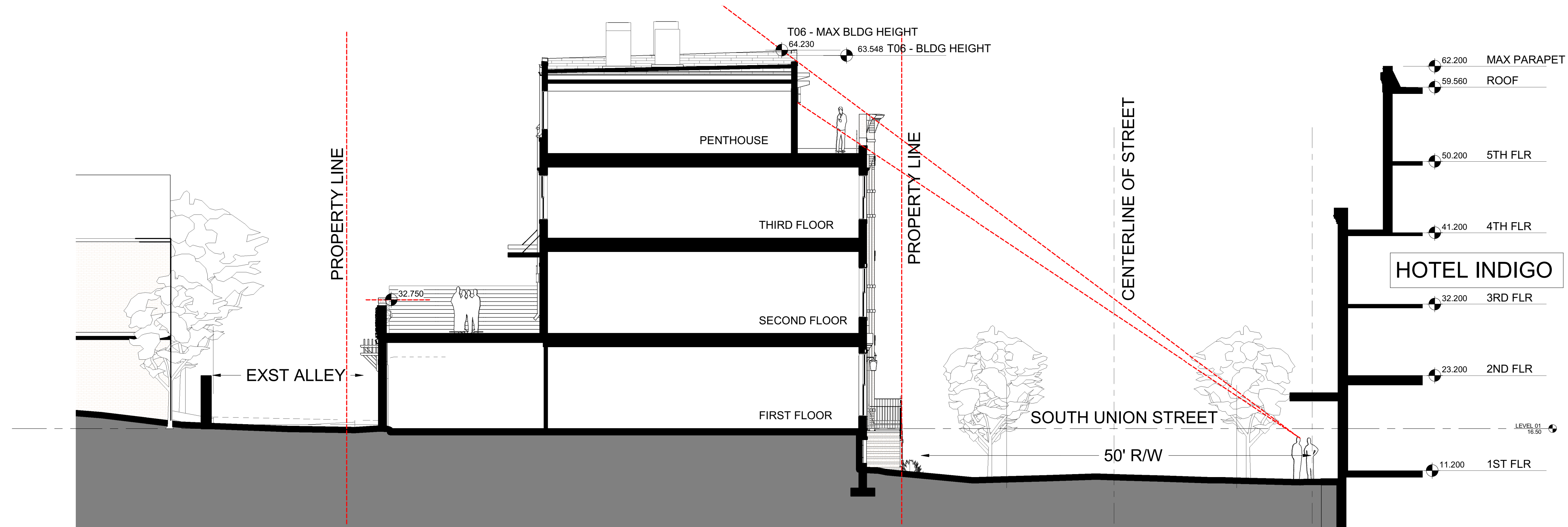


1 EXISTING TOPOGRAPHY AND MASSING



2 EXISTING STREET SECTION
1/8" = 1'-0"





3 SITE SECTION THRU ALLEY AND SOUTH UNION STREET
1/8" = 1'-0"

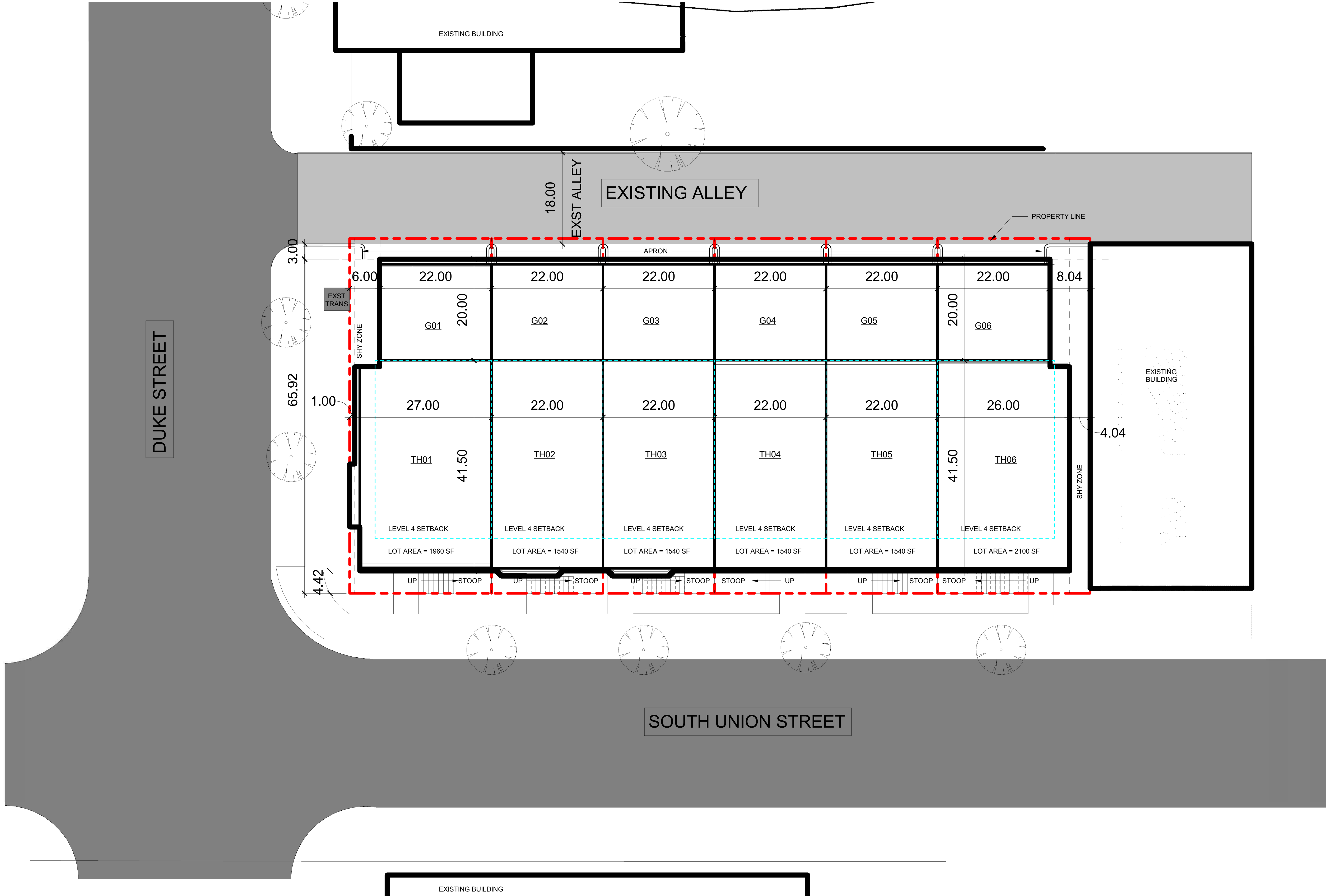


2 SOUTH UNION STREET SITE SECTION
1/16" = 1'-0"

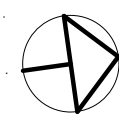
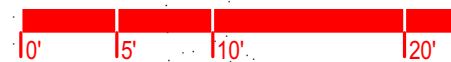


1 DUKE STREET SITE SECTION
1/16" = 1'-0"





1 ARCHITECTURAL SITE PLAN
1" = 10'-0"



TH01			
GROUND FLOOR	1088 SF	440 SF	GARAGE
SECOND FLOOR	1088 SF	440 SF	TERRACE
THIRD FLOOR	1072 SF		
FOURTH FLOOR	737 SF	335 SF	ROOFTOP
TOTAL INTERIOR	3985 SF		

TH02 AND TH03			
GROUND FLOOR	900 SF	446 SF	GARAGE
SECOND FLOOR	900 SF	446 SF	TERRACE
THIRD FLOOR	900 SF		
FOURTH FLOOR	702 SF	198 SF	ROOFTOP
TOTAL INTERIOR	3402 SF		

TH04 AND TH05			
GROUND FLOOR	888 SF	446 SF	GARAGE
SECOND FLOOR	888 SF	446 SF	TERRACE
THIRD FLOOR	888 SF		
FOURTH FLOOR	702 SF	186 SF	ROOFTOP
TOTAL INTERIOR	3366 SF		

TH06			
GROUND FLOOR	1032 SF	440 SF	GARAGE
SECOND FLOOR	1032 SF	440 SF	TERRACE
THIRD FLOOR	1032 SF		
FOURTH FLOOR	705 SF	327 SF	ROOFTOP
TOTAL INTERIOR	3801 SF		

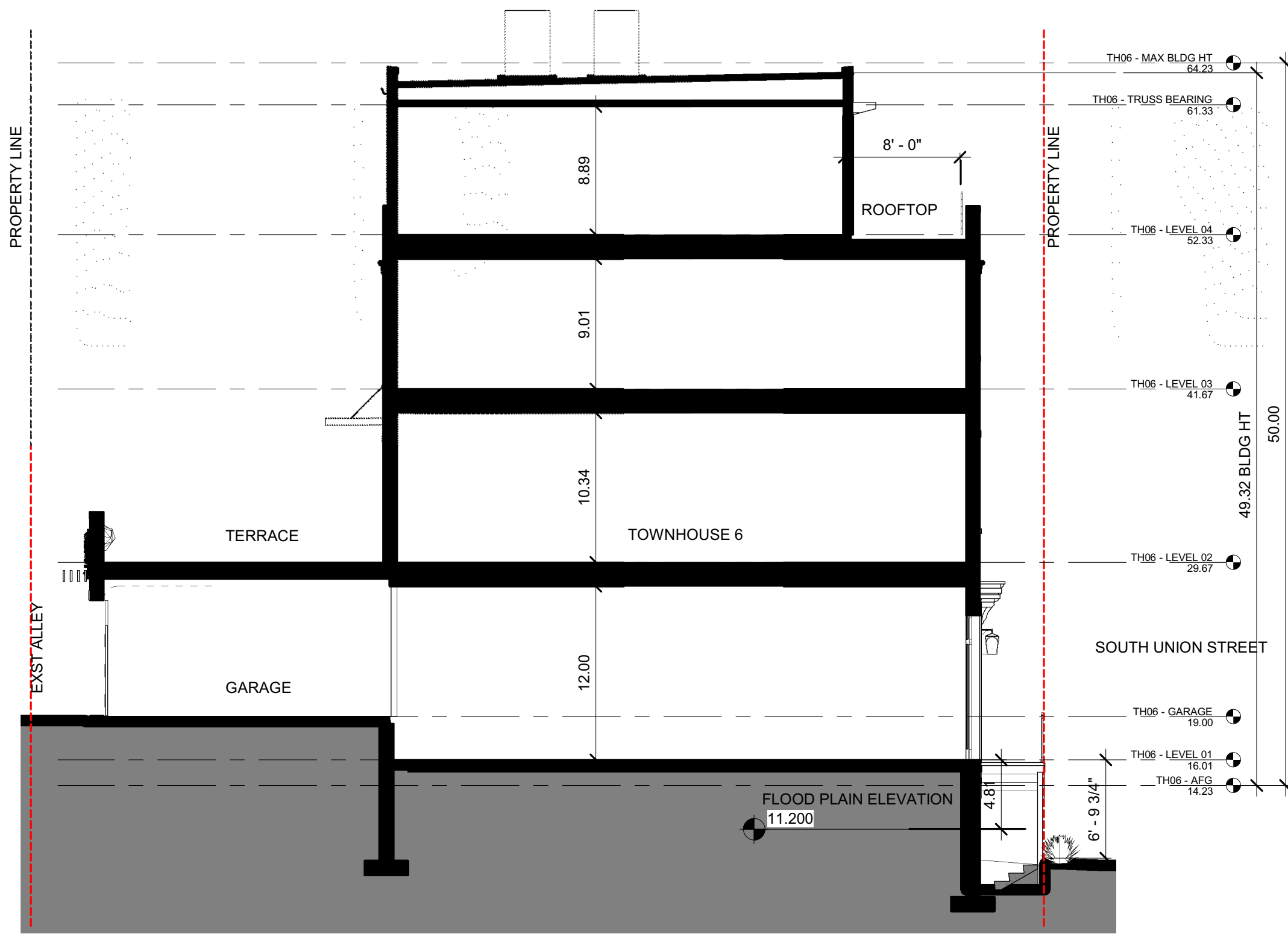
		GFA		DEDUCTIONS		FAR per LOT
	LOT AREA	TH	GARAGE	Mech/Stair	Bathrooms	
TH01	1983	3985	440	-550	-220	1.84
TH02	1540	3402	446	-550	-220	2.00
TH03	1540	3402	446	-550	-220	2.00
TH04	1540	3366	446	-550	-220	1.98
TH05	1540	3366	446	-550	-220	1.98
TH06	2080	3801	440	-550	-220	1.67

SITE AREA	10222
FAR	1.89

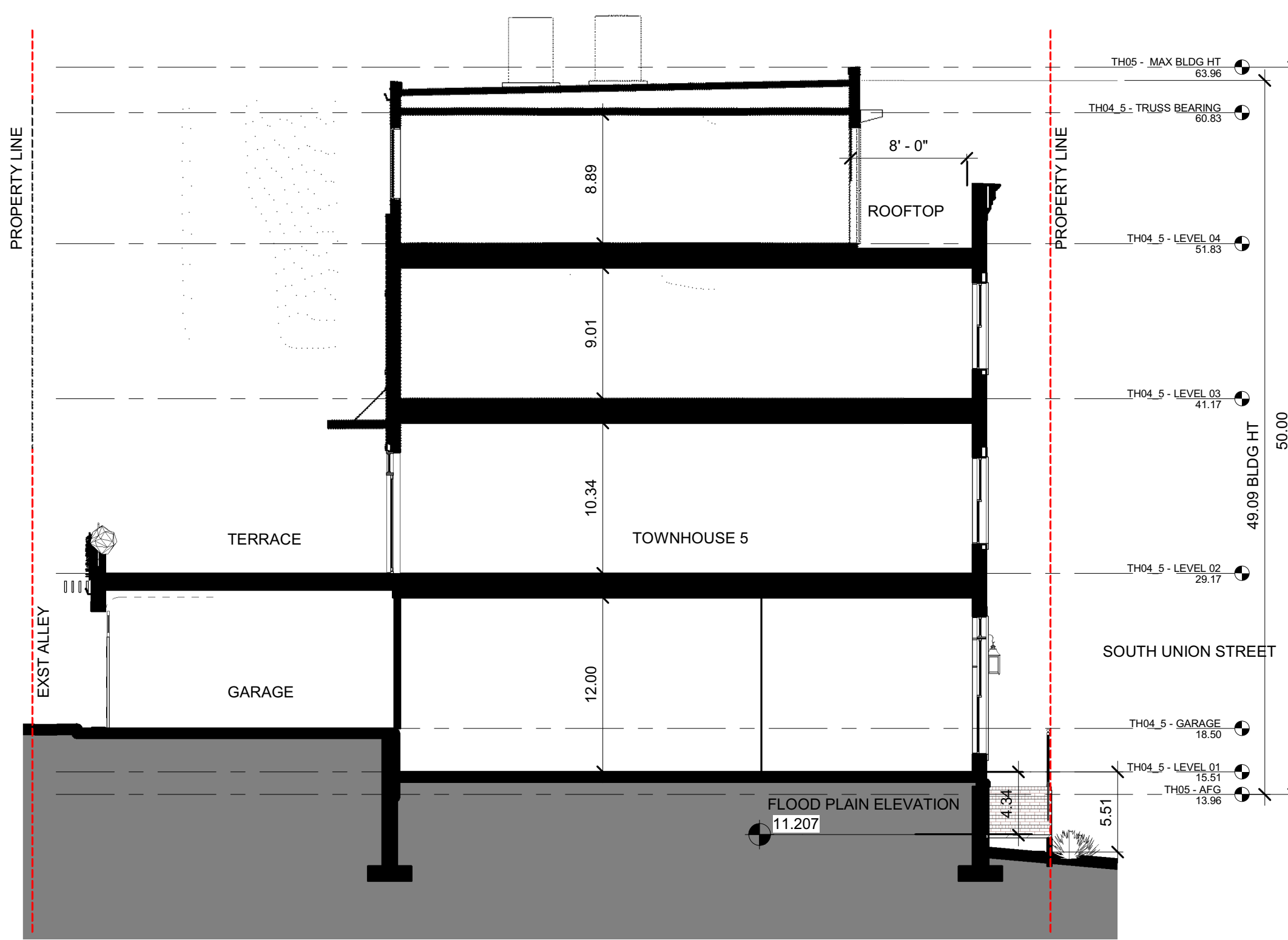
OPEN SPACE					
	LOT AREA	TERRACE	ROOFTOP	TOTAL	O/S PER LOT
TH01	1960	440	335	775	40%
TH02	1540	446	198	644	42%
TH03	1540	446	198	644	42%
TH04	1540	446	186	632	41%
TH05	1540	446	186	632	41%
TH06	2100	440	327	767	37%

ZONING INFORMATION		
ZONE	W-1	
USE	TOWNHOUSE FEE SIMPLE	
LOT AREA (SF)	10,222 (.235 ACRES)	
LOT AREA (SF MIN)	REQUIRED 1,452	PROVIDED 1,540 MIN
FRONTAGE (FT MIN)	18' INT, 26' END	22' INT, 28' END, 30' END
FRONT YARD (FT MIN)	N/A	N/A
REAR YARD (FT MIN)	N/A	N/A
SIDE YARDS (FT MIN)	8'	-
OPEN SPACE (SF/UNIT)	300 SF/UNIT	SEE CHART ABOVE
FAR	1	2
DENSITY	30 UNITS/ACRE	25.5 UNITS/ACRE
HEIGHT (FT MAX)	50'	50' MAX
PARKING	2 SP/UNIT	2 SP/UNIT

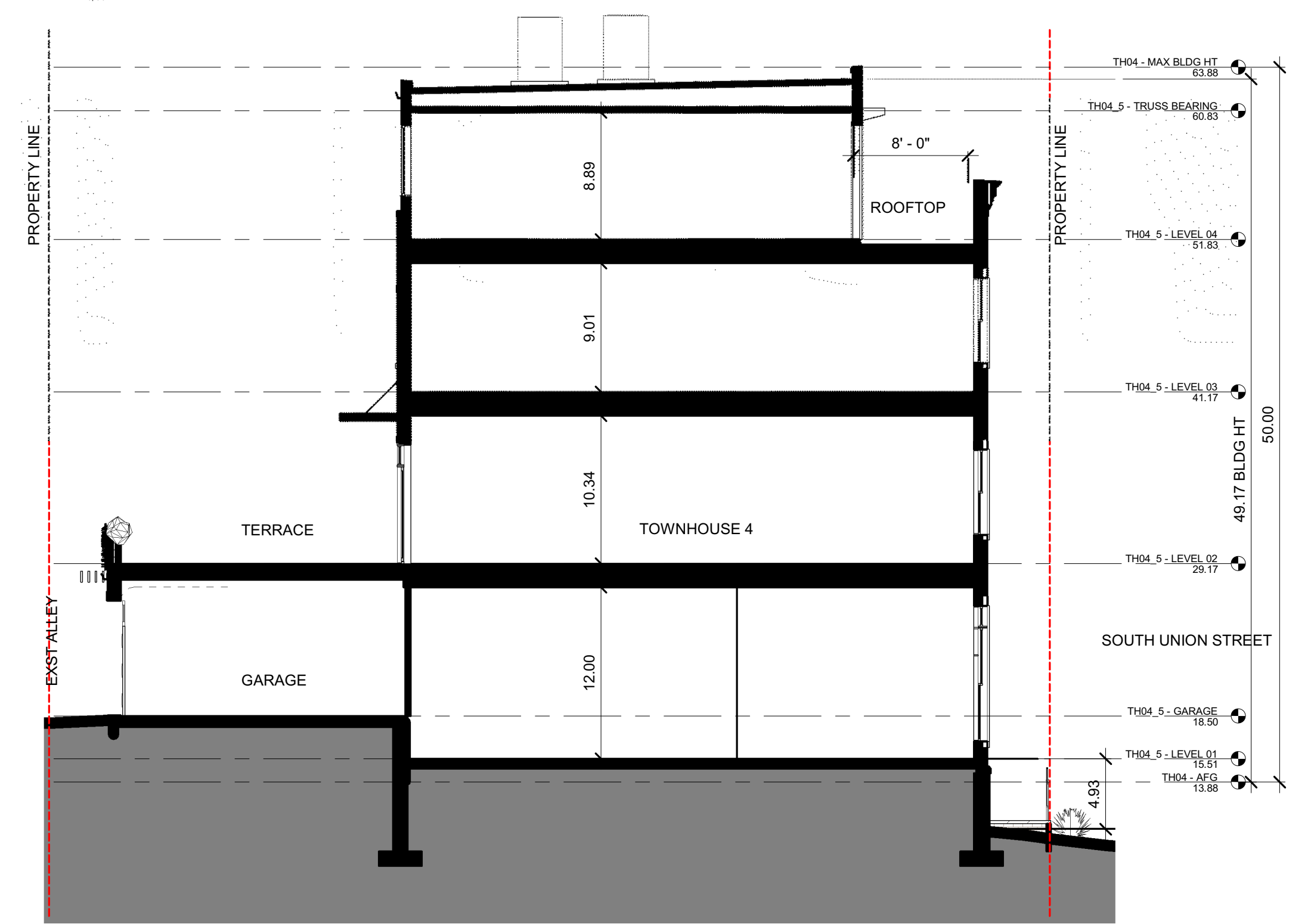
- NOTES:
- EXHIBIT IS FOR PLANNING PURPOSES ONLY
 - ALL OPEN SPACE PROVIDED ON ABOVE GRADE ROOFTOPS AND DECKS/BALCONIES
 - TWO (2) PARKING SPACES PER UNIT PROVIDED IN GARAGE



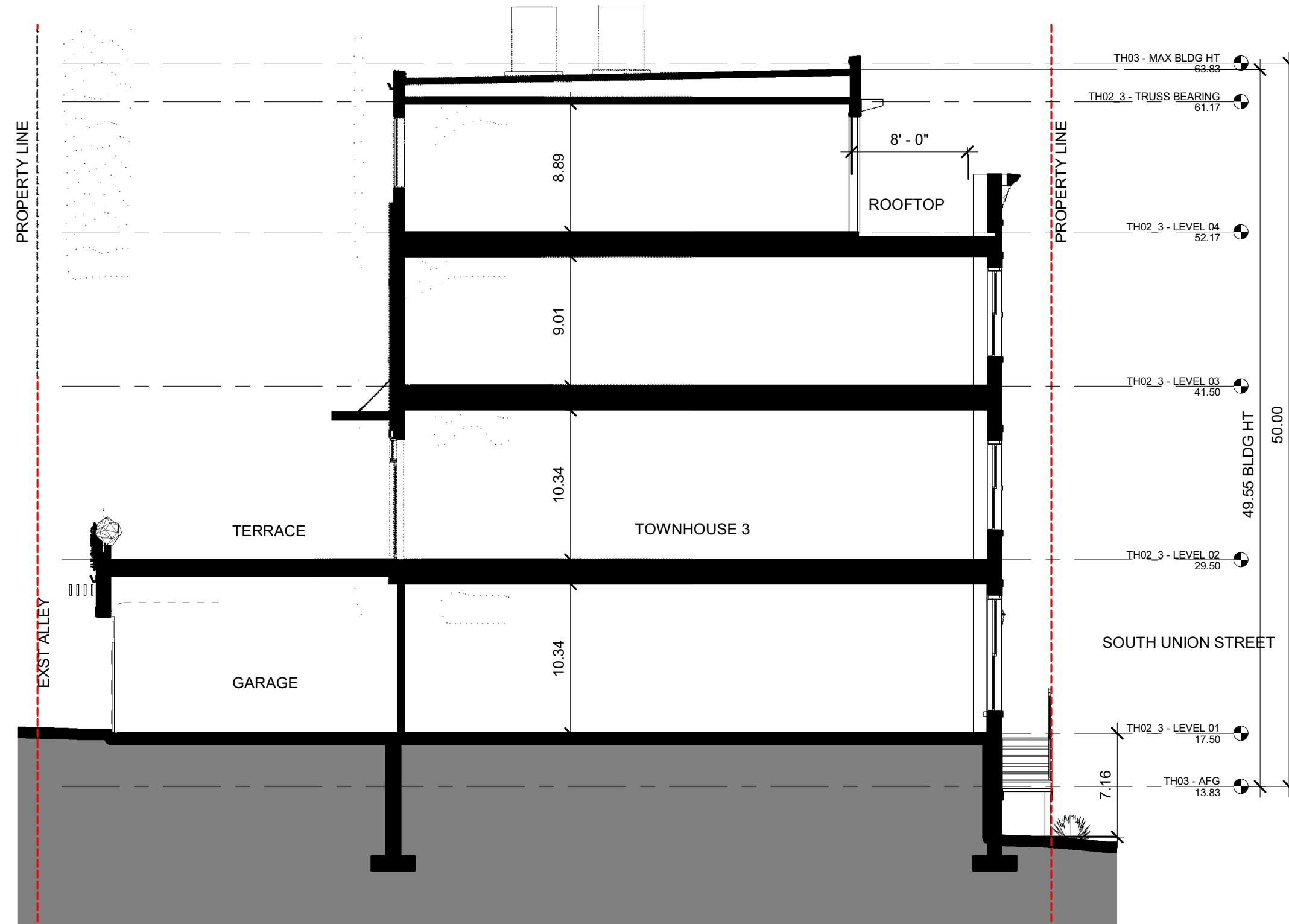
6 TH 6 GRADING SECTION
 1/8" = 1'-0"



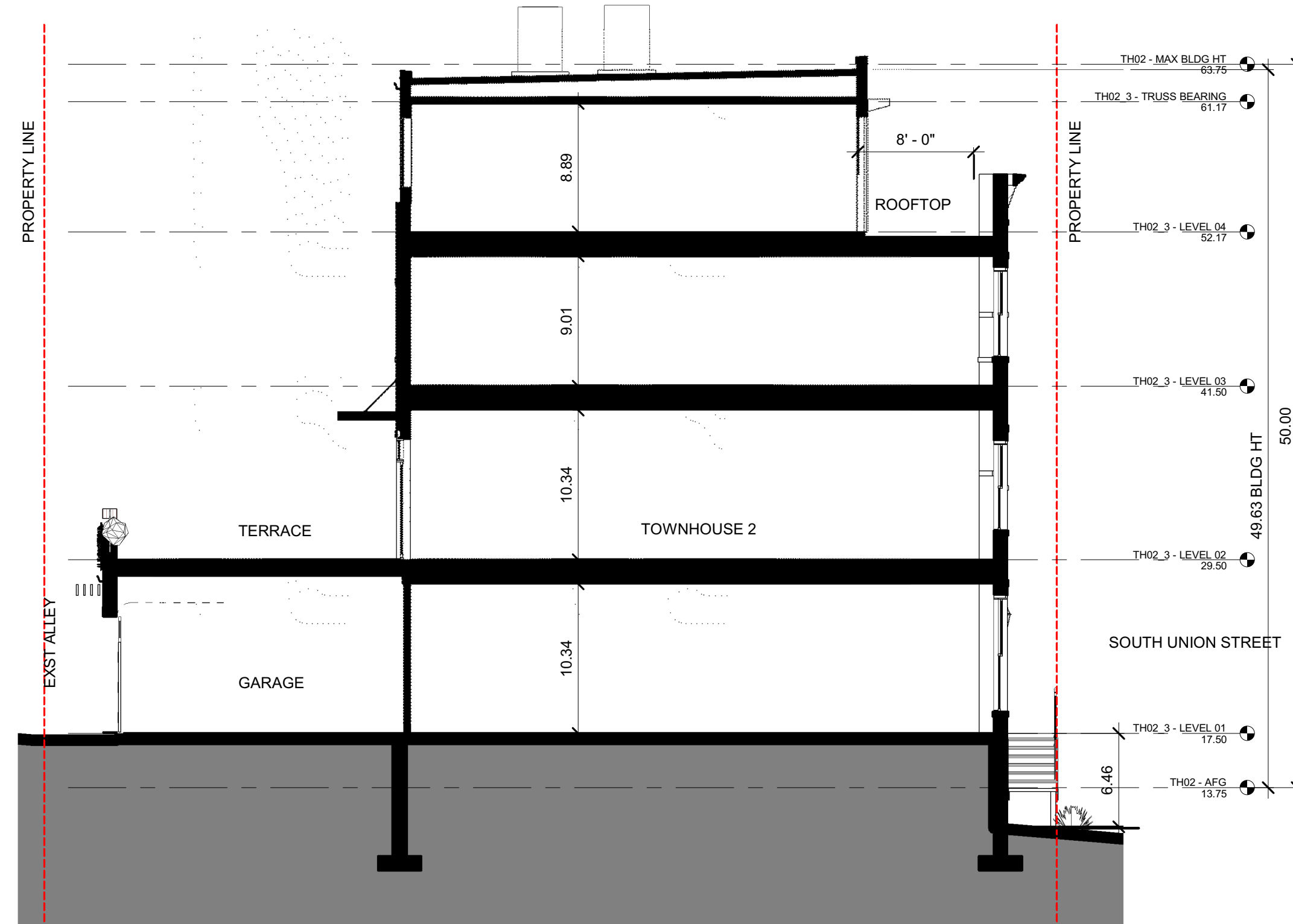
5 TH 5 GRADING SECTION
 1/8" = 1'-0"



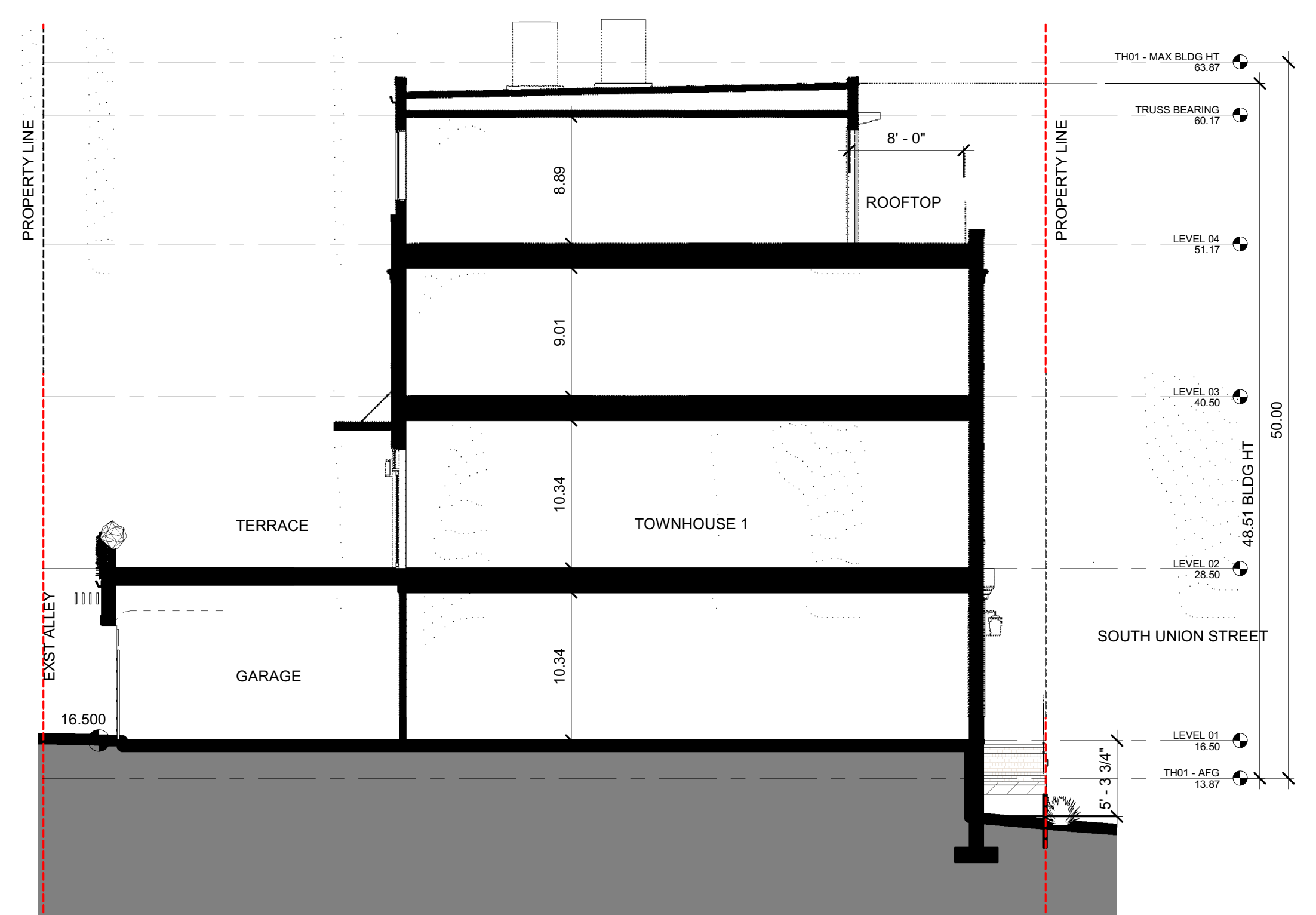
4 TH 4 GRADING SECTION
 1/8" = 1'-0"



3 TH 3 GRADING SECTION
 1/8" = 1'-0"



2 TH 2 GRADING SECTION
 1/8" = 1'-0"



1 TH 1 GRADING SECTION
 1/8" = 1'-0"



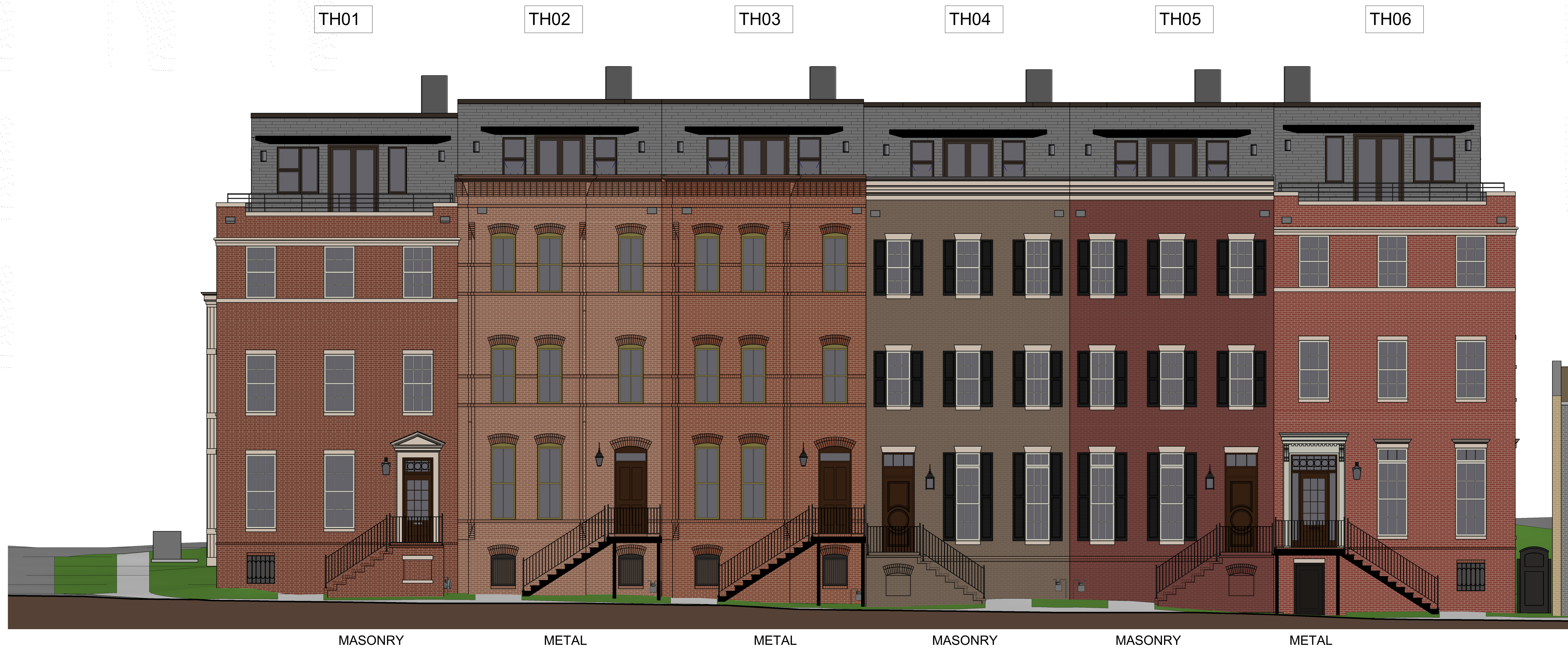
TH GRADING SECTIONS

NW CORNER OF SOUTH UNION AND DUKE STREETS

08

01.19.21 © 2021 ODELL Associates, Inc., All Rights Reserved

Alexandria, VA



TH01

TH02

TH03

TH04

TH05

TH06

MASONRY

METAL

METAL

MASONRY

MASONRY

METAL



STOOP EXHIBIT

NW CORNER OF SOUTH UNION AND DUKE STREETS

09

01.19.21 © 2021 ODELL Associates, Inc., All Rights Reserved

Alexandria, VA







