

STAGE I CONCEPT PLAN

FOR

ROBINSON TERMINAL NORTH

LOCATION OF SITE

500/501 NORTH UNION STREET
CITY OF ALEXANDRIA, VA 22314



LOCATION MAP

SCALE: NTS

ARCHITECT
MORRIS ADJMI ARCHITECTS
60 BROAD STREET, 32ND FLOOR
NEW YORK, NY 10004
212-982-2020

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DEVELOPER
ROONEY PROPERTIES, LLC
3330 WASHINGTON BLVD, SUITE 220
ARLINGTON, VA 22201
703-204-1400

LANDSCAPE ARCHITECT
LANDDESIGN
200 SOUTH PEYTON STREET
ALEXANDRIA, VA 22314
703-549-7784

CIVIL ENGINEER
BOHLER DC
1331 PENNSYLVANIA AVENUE, NW, SUITE 1250 N.
WASHINGTON, DC 20004
202-524-5700

PREPARED BY

BOHLER DC //

1331 PENNSYLVANIA AVENUE, NW, SUITE 1250 N.

WASHINGTON, DC 20004

CONTACT: MICHAEL BIRKLAND

PHONE: (202) 524-5700

ZONING SUMMARY	
SITE AREA = 3.32 AC (144,628 SF)	
TOTAL OF WEST PARCEL	43,521 SF
PARCEL A	42,650 SF
PARCEL B-1	4,873 SF
PARCEL B-2	4,844 SF
PARCEL C	9,699 SF
PARCEL D	39,650 SF
TOTAL OF EAST PARCEL	101,107 SF
SITE IS ZONED W-1 (WATERFRONT MIXED USE ZONE)	
F.A.R. (FLOOR AREA RATIO)	
WEST PARCEL:	REQUIRED MAX FAR: 3.0 FAR AREA ALLOWED: 130,563 SF
	PROPOSED RETAIL FLOOR AREA: 9,092 SF RESIDENTIAL FLOOR AREA: 82,540 SF PARKING/LOADING AREA: 33,075 SF TOTAL FAR AREA PROPOSED: 124,707 SF (2.87 FAR)
EAST PARCEL:	REQUIRED MAX FAR: 1.5 FAR AREA ALLOWED: 14,535 SF
	PROPOSED TOTAL FAR AREA PROPOSED: 3,768 SF (0.39 FAR)
PARCEL D:	REQUIRED MAX FAR: 2.4 FAR AREA ALLOWED: 93,720 SF
	PROPOSED TOTAL FAR AREA PROPOSED: 93,213 SF (2.39 FAR)
* NOTE: SQUARE FOOTAGES ARE APPROXIMATE AND SUBJECT TO CHANGE	

PLAN REFERENCES AND CONTACTS

REFERENCES	UTILITIES
1) TOPOGRAPHIC SURVEY: ENTITLED: "ROBINSON TERMINAL WAREHOUSE CORPORATION, 500 & 501 N. UNION STREET, SCHOOL DISTRICT A ELECTION DISTRICT, CITY OF ALEXANDRIA, VIRGINIA" PREPARED BY: BOHLER ENGINEERING DATED: 02/09/2015	◆ ELECTRIC POTOMAC ELECTRIC AND POWER COMPANY (PEPCO) 701 9TH STREET N.W. WASHINGTON, DC 20001 PHONE: (202) 872-2000
2) ARCHITECTURAL PLAN: CAD ENTITLED: "25-1106 - FP-01 - GROUND FLOOR PLAN.DWG" DATE PROVIDED: 11/06/2023 PREPARED BY: MA	◆ TELEPHONE VERIZON 1710 H STREET, N.W. WASHINGTON, DC 20006 PHONE: (202) 392-6006
PDF ENTITLED: "2023-11-3 CONCEPT DESIGN 1 SUBMISSION.PDF" DATE RECEIVED: 11/03/2023 PREPARED BY: MA	◆ GAS WASHINGTON GAS 1100 H STREET, N.W. WASHINGTON, DC 20080 PHONE: (800) 752-7520
3) ADJACENT LANDSCAPE PLAN: CAD ENTITLED: "300-001-LANDSCAPE-BASE.DWG" PREPARED BY: LAND DESIGN, INC DATE RECEIVED: 09/29/2023	◆ WATER & SANITARY SEWER DISTRICT OF COLUMBIA DC WATER 1100 4TH STREET SW, SUITE 310 WASHINGTON, DC 20024 PHONE: (202) 646-8600
	◆ DRAINAGE & STORMWATER DISTRICT OF COLUMBIA DEPARTMENT OF ENERGY AND ENVIRONMENT 1200 FIRST STREET, N.E. WASHINGTON, DC 20002 PHONE: (202) 535-2800

THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS. HOWEVER, BOHLER DC DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

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LANDSCAPE ARCHITECTURE
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PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	11/09/2023	CONCEPT 1 SUBMISSION	RF	SL

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PROJECT No.: DCA230074.00
DRAWN BY: RF
CHECKED BY: SL
DATE: 11/09/2023
CAD ID: CND5-0

PROJECT:

STAGE I CONCEPT PLAN

FOR

ROBINSON TERMINAL NORTH

500/501 NORTH UNION STREET
CITY OF ALEXANDRIA, VA 22314

BOHLER DC //

1331 PENNSYLVANIA AVE., NW,
STE. 1250 NORTH
WASHINGTON, DC 20004
Phone: (202) 524-5700



SHEET TITLE:

COVER SHEET

SHEET NUMBER:

C-01

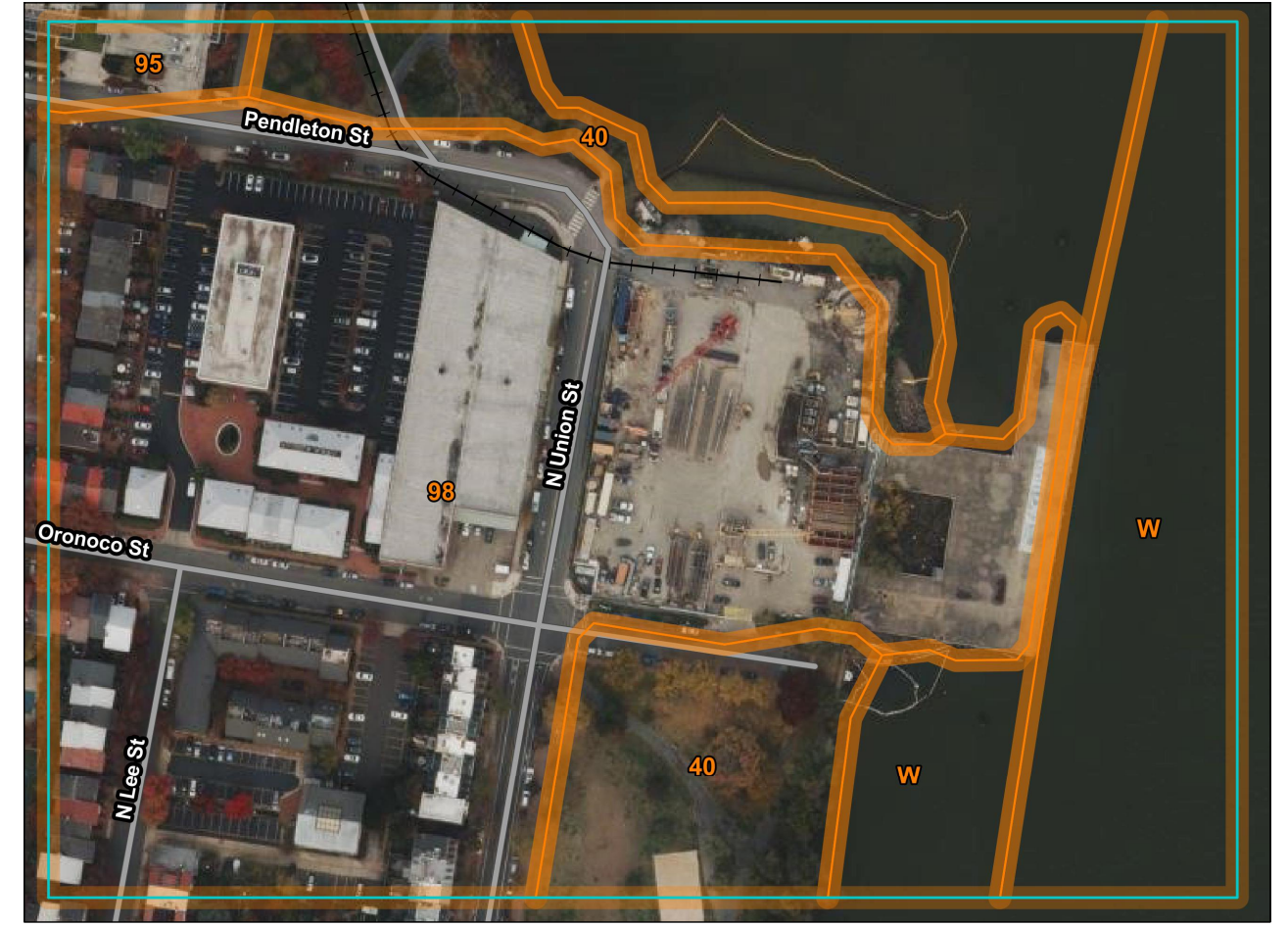
ORG. DATE - 11/09/2023

Nov 09, 2023 11:02:23 DCA230074.00 CAD/DRAWINGS/PLAN SETS/CONCEPT DCA230074.00-CND5-0-LAYOUT C-1 - COVER



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GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT. NONE SHALL BE CONSIDERED AS A CONTRACT. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.



SOILS MAP
 SCALE: NOT TO SCALE
 CITATION: NRCS USDA

SOILS INFORMATION
 13.0% 40 - GRIST MILL SANDY LOAM, 0 TO 25 PERCENT SLOPES
 FROST-FREE PERIOD: 185-212 DAYS, 0-25 PERCENT SLOPES, RUNOFF CLASS: VERY HIGH

1.7% 95 - URBAN LAND
 FROST-FREE PERIOD: 175-200 DAYS

54.3% 98 - URBAN LAND-GRIST MILL
 FROST-FREE PERIOD: 185-212 DAYS, 0-25 PERCENT SLOPES, RUNOFF CLASS: VERY HIGH

31.0% W - WATER

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 CITY OF ALEXANDRIA, VA 22314

BOHLER DC
 1331 PENNSYLVANIA AVE., NW
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 Phone: (202) 524-5700

COMMONWEALTH OF VIRGINIA
 MICHAEL J. BIRKLAND
 Lic. No. 031693
 11/09/2023
 PROFESSIONAL ENGINEER

SHEET TITLE:
EXISTING CONDITIONS PLAN

SHEET NUMBER:
C-02

ORG. DATE - 11/09/2023

DEMOLITION NARRATIVE

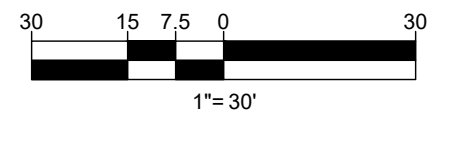
THE EXISTING SITE CONSISTS OF WAREHOUSE BUILDINGS, PARKING AND LOADING AREAS, STAGING FOR THE ALEXANDRIA RIVERRENEW PROJECT, AND A PIER. THE SITE IS CURRENTLY ZONED W-1 (WATERFRONT MIXED USE) PER THE CITY OF ALEXANDRIA 2023 ZONING MAP. THE ASSOCIATED SITE FEATURES WITH TRACTS ONE AND TWO WILL BE DEMOLISHED AS PART OF THIS DEVELOPMENT.

THE SITE IS LOCATED WITHIN FLOOD ZONE AE (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD).

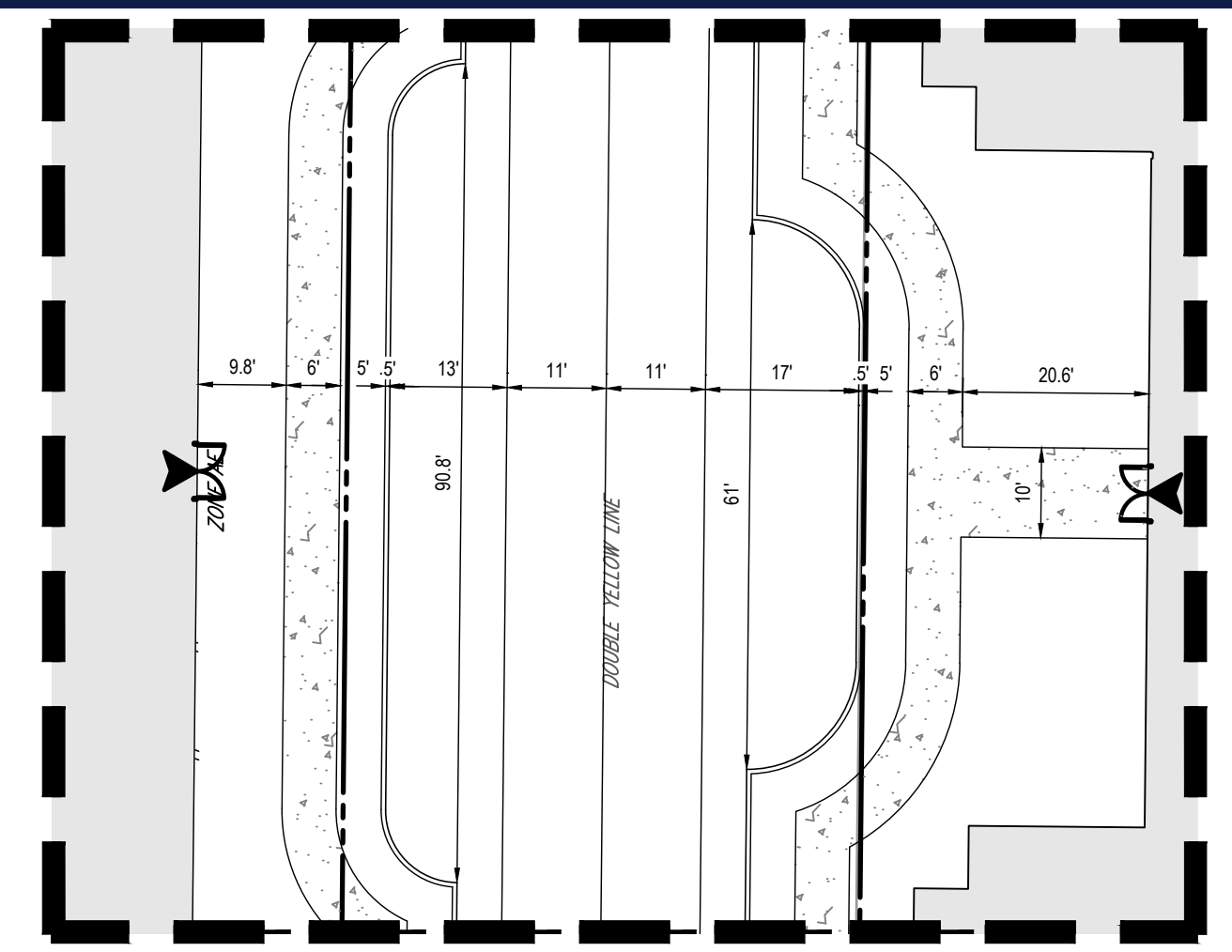
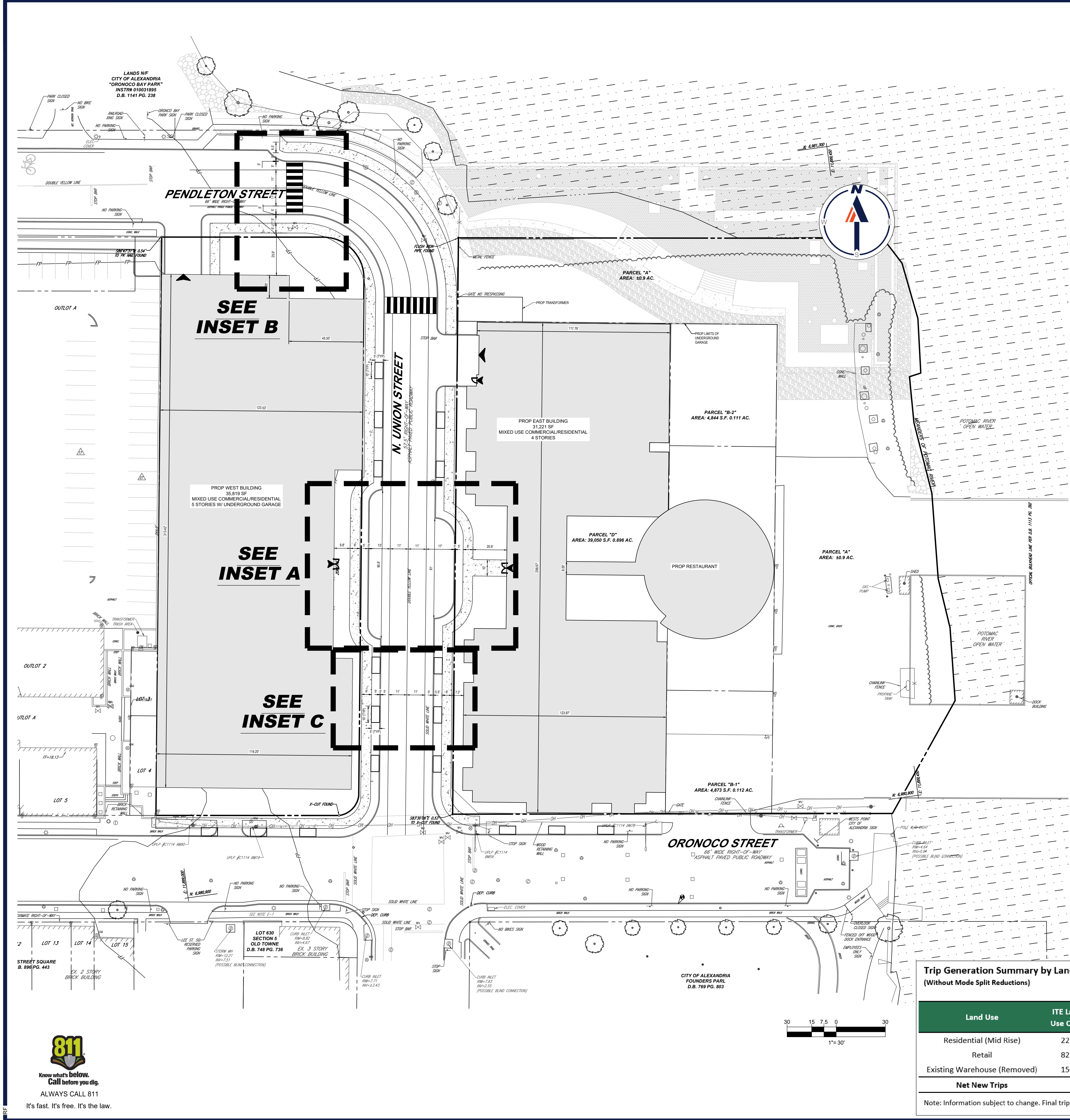
GEOTECHNICAL AND ENVIRONMENTAL STUDIES WILL BE SUBMITTED WITH THE SITE PLAN. AT THIS TIME, THERE ARE KNOWN CONTAMINANTS AND HAZARDOUS MATERIALS ON SITE. REMEDIATION PER ALL APPLICABLE REGULATIONS WILL BE PERFORMED DURING SITE CONSTRUCTION.

LEGEND

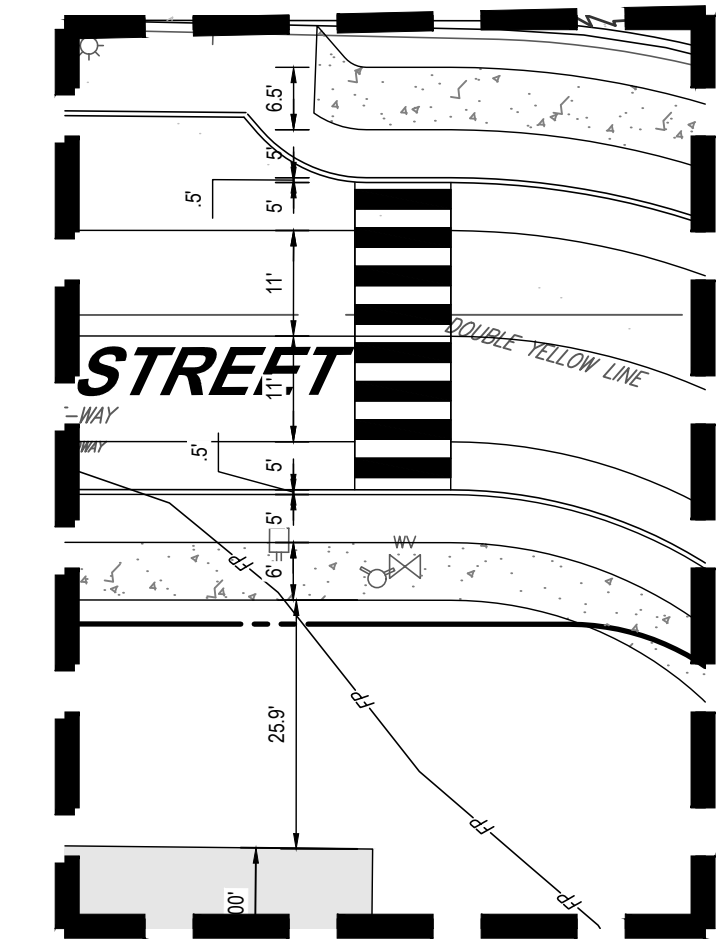
—LOD— PROP LIMITS OF DISTURBANCE



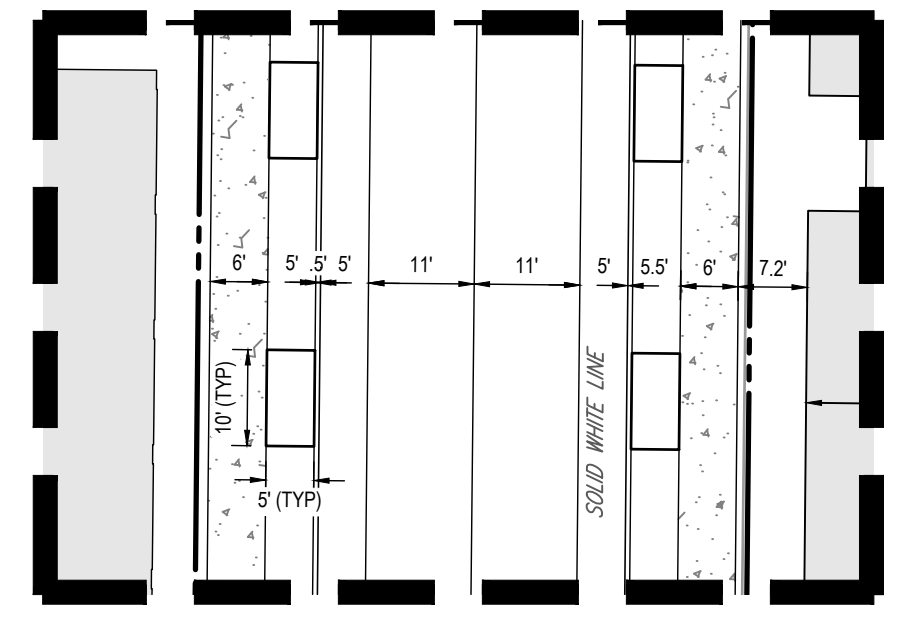
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INSET A
SCALE: 1" = 20'



INSET B
SCALE: 1" = 20'



INSET C
SCALE: 1" = 20'

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DRAWN BY: RF
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DATE: 11/09/2023
CAD ID: SITE-0

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CITY OF ALEXANDRIA, VA 22314

BOHLER DC
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COMMONWEALTH OF VIRGINIA
MICHAEL J. BIRKLAND
Lic. No. 031693
11/09/2023
PROFESSIONAL ENGINEER

SHEET TITLE:
SITE PLAN
SHEET NUMBER:
C-03
ORG. DATE - 11/09/2023

SITE PLAN NARRATIVE

THE PROPOSED PROJECT INCLUDES THE CONSTRUCTION OF ONE (1) FIVE-STORY MIXED-USE COMMERCIAL/RESIDENTIAL BUILDING WITH AN UNDERGROUND PARKING GARAGE AND ONE (1) FOUR-STORY MIXED-USE COMMERCIAL/RESIDENTIAL BUILDING.

LEGEND

— LOD — PROP LIMITS OF DISTURBANCE

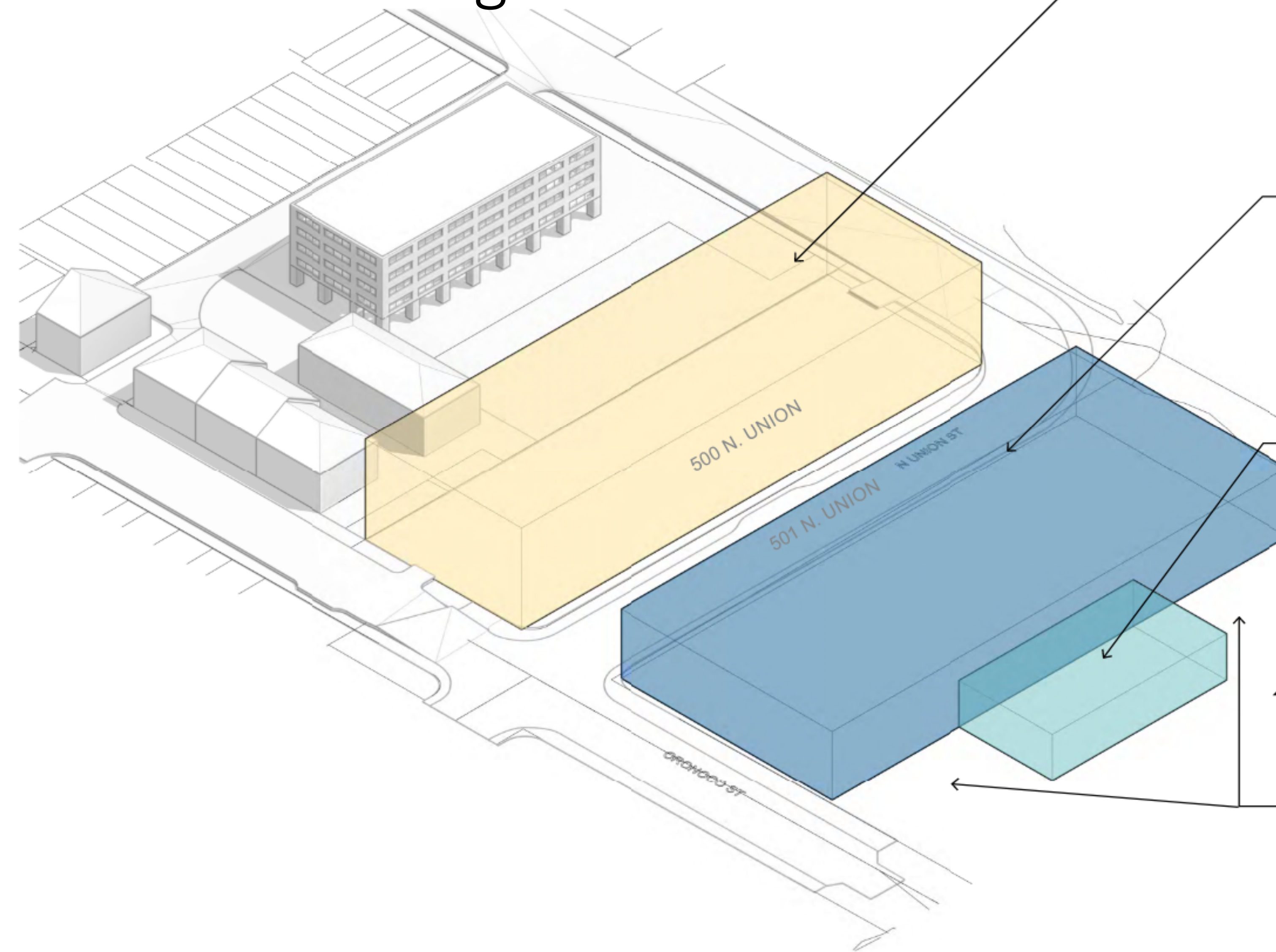
Trip Generation Summary by Land Use
(Without Mode Split Reductions)

Land Use	ITE Land Use Code	Quantity	AM Peak Hour			PM Peak Hour			Daily Total
			In	Out	Total	In	Out	Total	
Residential (Mid Rise)	221	88 du	8 veh/hr	25 veh/hr	33 veh/hr	21 veh/hr	13 veh/hr	34 veh/hr	400 veh
Retail	822	13,435 sf	19 veh/hr	13 veh/hr	32 veh/hr	45 veh/hr	44 veh/hr	89 veh/hr	1711 veh
Existing Warehouse (Removed)	150	36,552 sf	-5 veh/hr	-1 veh/hr	-6 veh/hr	-2 veh/hr	-5 veh/hr	-7 veh/hr	-63 veh
Net New Trips			22 veh/hr	37 veh/hr	59 veh/hr	64 veh/hr	52 veh/hr	116 veh/hr	2048 veh

Note: Information subject to change. Final trip generation and assumed mode splits to be provided with future submissions.

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NPS Settlement Agreement



TRACT I

- MAXIMUM FAR: 3.0**
MAXIMUM BUILDING HEIGHT: 66'-0"
MAXIMUM PENTHOUSE HEIGHT: 14'-0"
PERMITTED USES:
 - COMMERCIAL OFFICE
 - RETAIL
 - RESTAURANT
 - RESIDENTIAL

TRACT II

- PARCEL D:**
MAXIMUM FAR: 2.4
MAXIMUM BUILDING HEIGHT: 45'-0"
PERMITTED USES:
 - RESTAURANTS & CAFES
 - COMMERCIAL SHOPS
 - COMMERCIAL OFFICES
 - RESIDENTIAL
 - MARINA SERVICE FACILITIES
 - PUBLIC PARK
 - RECREATION FACILITIES

- PARCEL C:**
MAXIMUM FAR: 1.5
MAXIMUM BUILDING HEIGHT: 30'-0"
PERMITTED USES:
 - RESTAURANTS & CAFES
 - COMMERCIAL SHOPS
 - COMMERCIAL OFFICES
 - RESIDENTIAL
 - MARINA SERVICE FACILITIES
 - PUBLIC PARK
 - RECREATION FACILITIES

- PARCEL A:**
 NO STRUCTURES OR BUILDINGS
PERMITTED USES:
 - OPEN SPACE
 - PUBLIC PARK

- PARCELS B1 & B2:**
 NO BUILDINGS
PERMITTED USES:
 - OPEN AIR SHOPS OR RESTAURANTS
 - ENTRANCE WAYS, TREES, SHRUBS & PLANTINGS, PATIO AREAS, SUN DECKS, LIGHTING, & SECURITY DEVICES.

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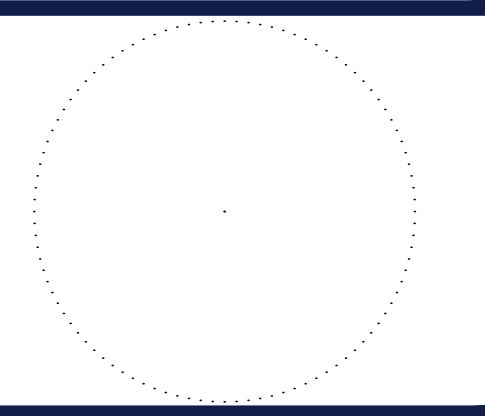
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Phone: (202) 524-5700



SHEET TITLE:
SITE INFORMATION

SHEET NUMBER:
A-00

ORG. DATE - 11/07/2023

WEST PARCEL AREA CALCULATIONS

TOTALS		RESIDENTIAL					COMMERCIAL	PARKING		BLDG. HEIGHT		
FLR	124,707	RESI. (NET)	RESI. GROSS	CIRC./ BOH*	LOBBY/ AMENITY	BALCONY*	RETAIL	PARKING / LOADING	CARS	SLAB ELEV.	HGT. TO NEXT	
FAR	2.87	53,954		13,544	7,326	7,716	9,092					
		*INCLUDED IN FAR										
FLOOR #	TOTAL GSF	RESI. (NET)	RESI. GROSS	CIRC./ CORE	LOBBY/ AMENITY	BALCONY*	RETAIL	PARKING / LOADING	CARS	SLAB ELEV.	HGT. TO NEXT	
BULKHEAD	-	-	-	-	-	-	-	-	-	76.00	-	
ROOF	856	-	-	856	-	-	-	-	-	62.00	14.00	
5	20,672	17,985	20,672	2,687	-	1,610	-	-	-	49.00	13.00	
4	20,672	17,985	20,672	2,687	-	1,610	-	-	-	37.00	12.00	
3	20,672	17,985	20,672	2,687	-	1,610	-	-	-	25.00	12.00	
2	9,561	-	-	1,417	4,307	936	3,837	13,337	47	13.00	12.00	
1	31,221	-	-	3,209	3,019	1,950	5,255	19,738	38	0.00	13.00	
Cellar	0	-	-	-	-	-	-	-	-			
TOTAL	103,654	53,954	62,016	13,544	7,326	7,716	9,092	33,075	85			
TOT. BY USE		82,540					9,092	33,075				

WEST PARCEL SITE INFORMATION

43,521 SF	LOT AREA	87%	NET RESI EFFICIENCY (ESTIMATED)
130,563 SF	MAX FLR @ 3.0 FAR	1627	AVERAGE NET UNIT SIZE (EXCL. BALCONIES)
		39	RESIDENTIAL UNIT COUNT

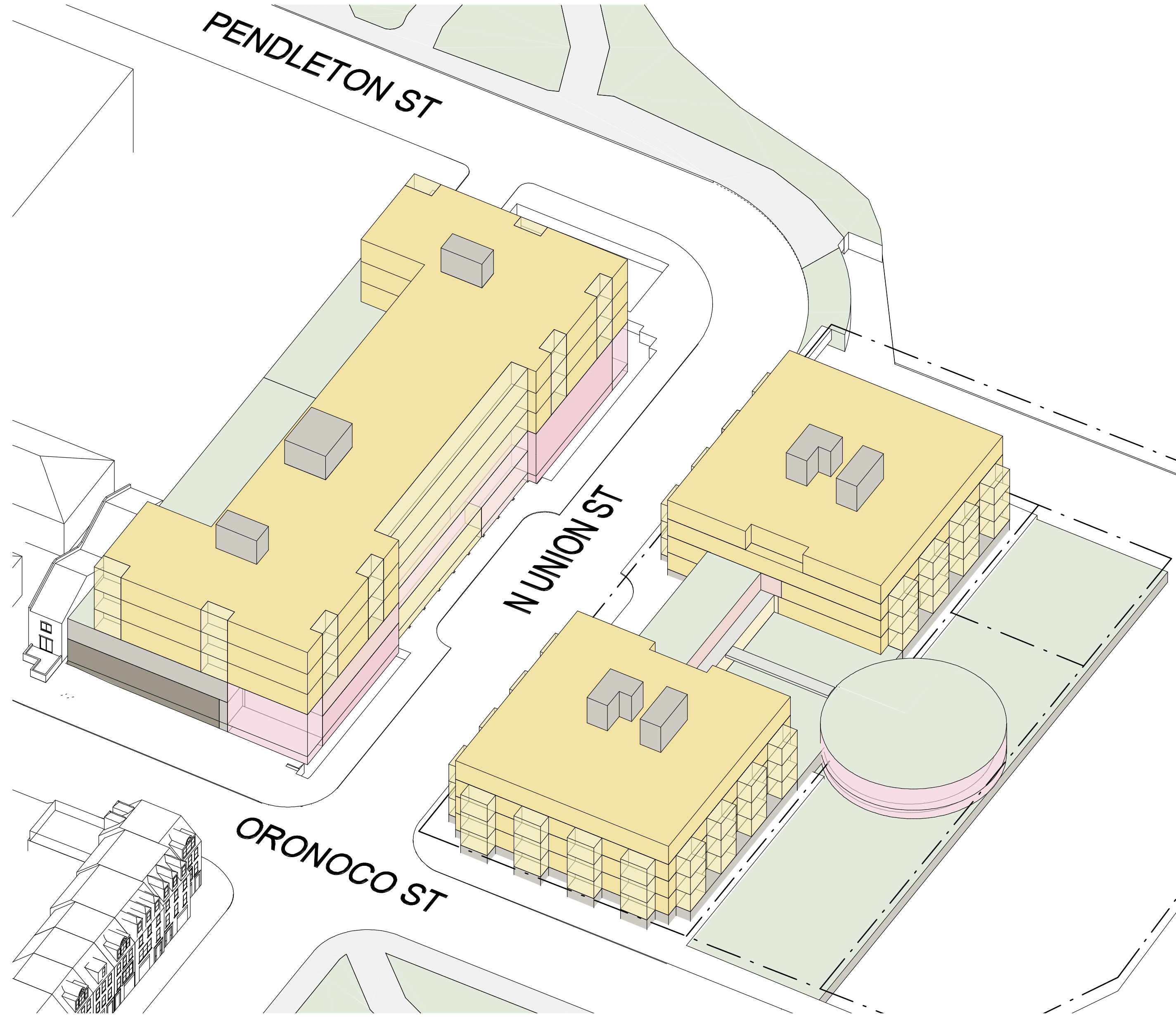
EAST PARCEL AREA CALCULATIONS

TOTALS		RESIDENTIAL					COMMERCIAL		PARKING		BLDG. HEIGHT	
D: FLR	93,213	RESI. (NET)	RESI. GROSS	CIRC./ BOH	LOBBY/ AMENITY	BALCONY*	RETAIL (D)	RETAIL (C)	PARKING / LOADING	CARS	SLAB ELEV.	HGT. TO NEXT
D: FAR	2.39	66,803		11,841	7,507	2,211	575	3,768				
C: FLR	3,768						0.01	0.10				
C: FAR	0.39	*NOT INCLUDED IN FAR										
FLOOR #	TOTAL GSF	RESI. (NET)	RESI. GROSS	CIRC./ CORE	LOBBY/ AMENITY	BALCONY*	RETAIL (D)	RETAIL (C)	PARKING / LOADING	CARS	SLAB ELEV.	HGT. TO NEXT
BULKHEAD	-	-	-	-	-	-	-	-	-	-	56.00	-
ROOF	974	-	-	974	-	-	-	-	-	-	41.00	15.00
4	21,352	18,576	21,352	2,776	-	-	-	-	-	-	30.00	11.00
3	21,632	18,820	21,632	2,812	-	-	-	-	-	-	20.00	10.00
2	23,633	17,387	19,985	2,598	3,648	-	-	-	-	-	10.00	10.00
1	29,390	12,020	13,816	2,681	3,859	-	575	3,768	6,487	-	0.00	10.00
Cellar	57,514	-	-	-	-	-	-	-	57,514	121		
TOTAL	96,981	66,803	76,785	11,841	7,507	0	575	3,768	64,001	121		
TOT. BY USE		86,151					575	3,768	64,001			

EAST PARCEL SITE INFORMATION

39,050 SF	LOT AREA PARCEL D	87%	NET RESI EFFICIENCY (ESTIMATED)
93,720 SF	PARCEL D MAX FLR @ 2.4 FAR	1294	AVERAGE NET UNIT SIZE (EXCL. BALCONIES)
14,535 SF	PARCEL C MAX FLR @ 1.5 FAR	49	RESIDENTIAL UNIT COUNT

Note: GSF per the Federal Settlement Agreement excludes the Exterior wall (estimated 1')



MASSING AXON



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CAD ID:	SITE-0

PROJECT:

STAGE I CONCEPT PLAN

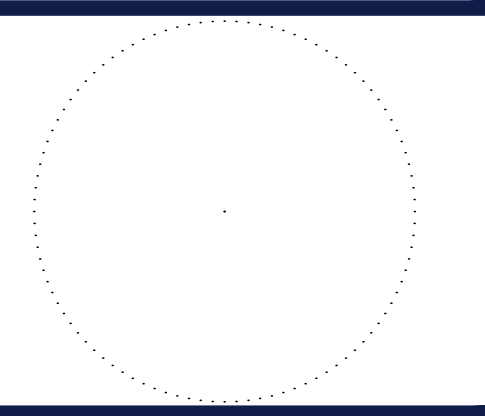
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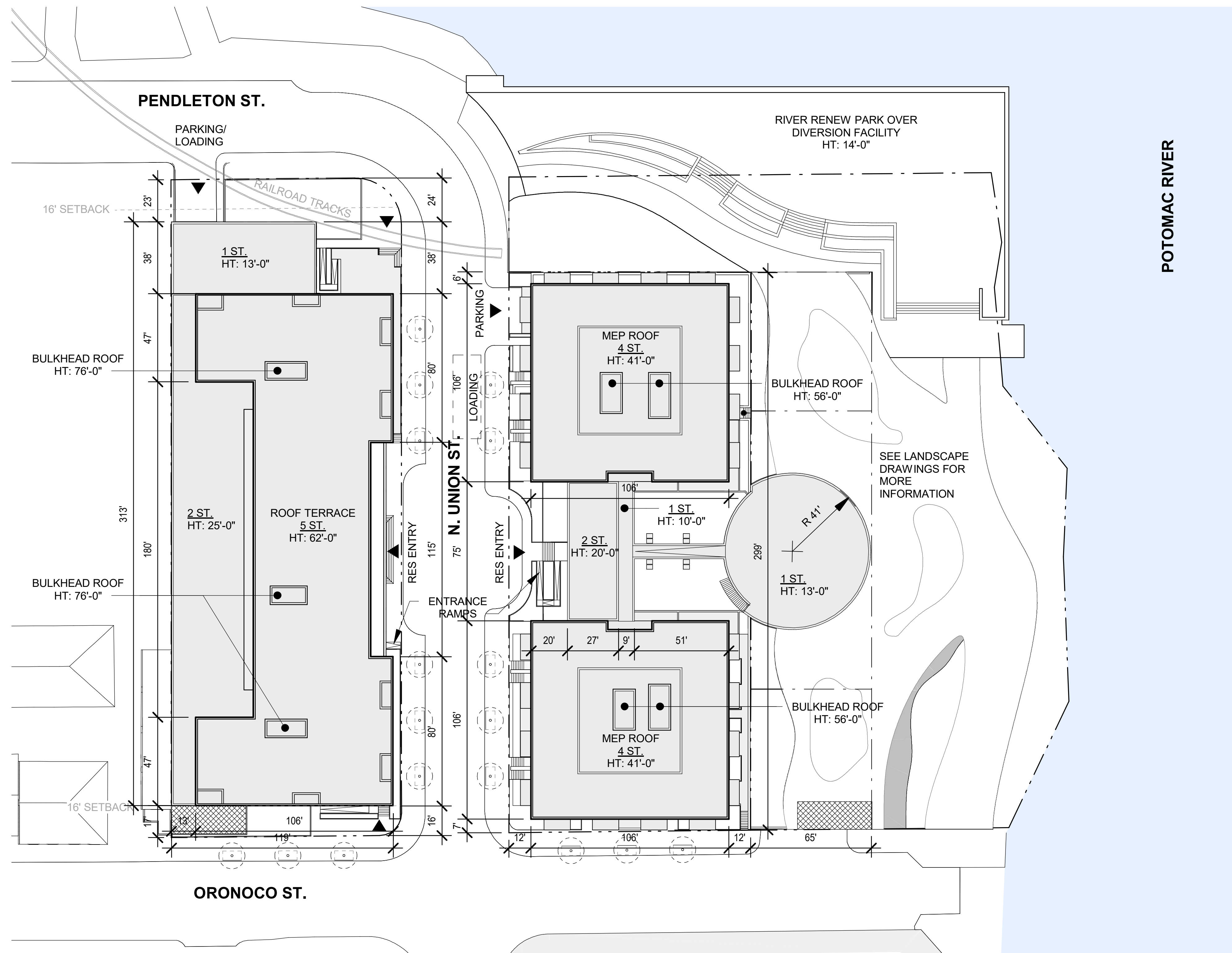
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SHEET TITLE:
PROJECT MASSING

SHEET NUMBER:
A-01

ORG. DATE - 11/07/2023



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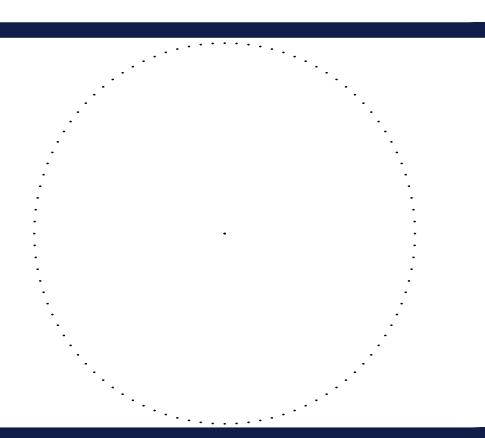
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 CITY OF ALEXANDRIA, VA 22314

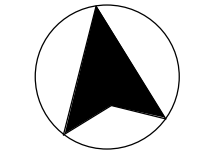
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 Phone: (202) 524-5700



SHEET TITLE:
SITE PLAN

SHEET NUMBER:
A-02

ORG. DATE - 11/07/2023



EAST PARCEL PARKING

PARKING

USER	STALLS
RESIDENTIAL	90
RETAIL (.25 spots / 1000 sf)	1
TOTAL REQUIRED PARKING	91
TOTAL PARKING PROVIDED	121

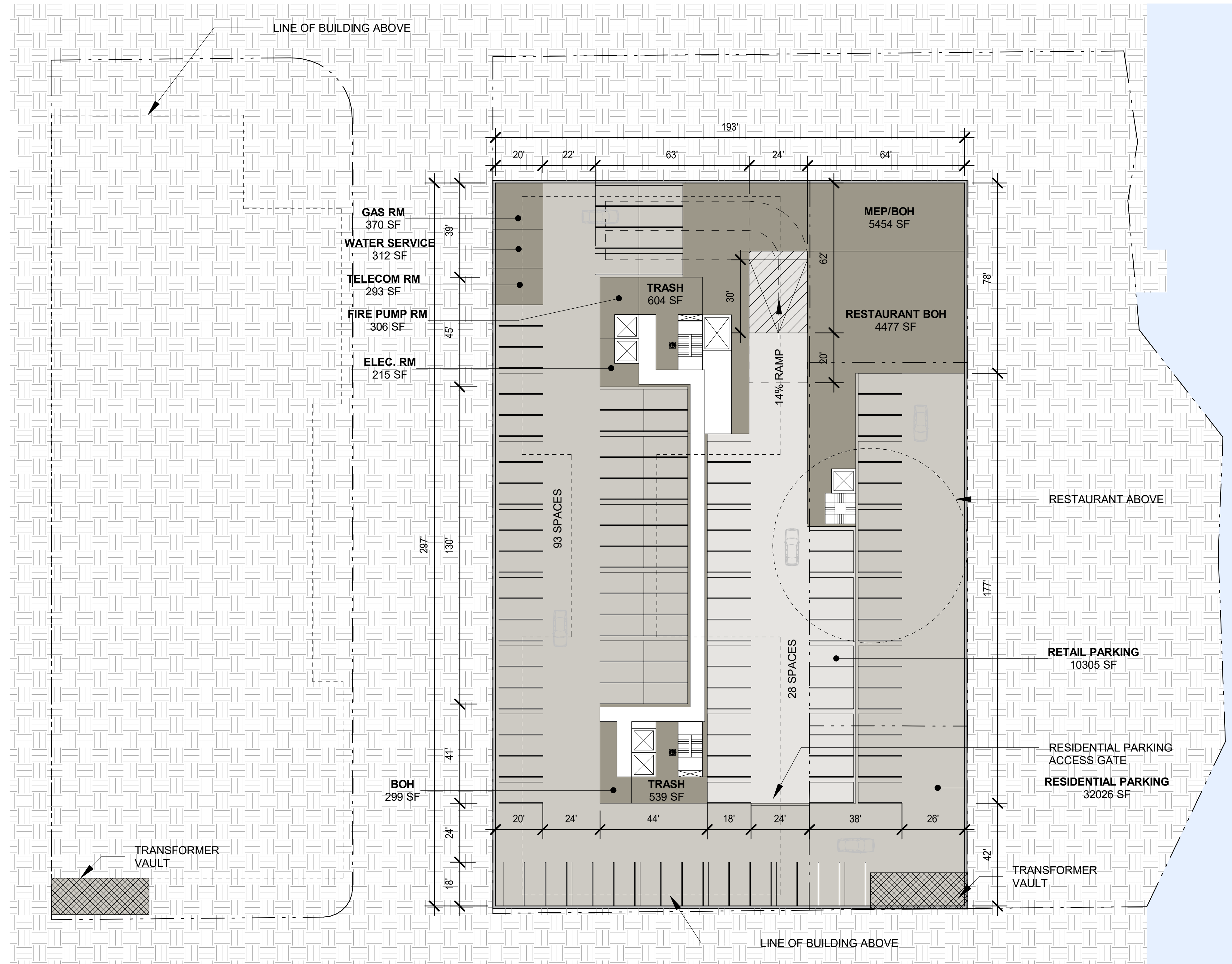
UNITS

TYPE	UNITS
MSNT	15
1BR	4
1BR+	8
2BR	4
2BR+	14
3BR	4
TOTAL	49

STALLS
30
4
8
8
28
12
90

BIKES

	LONG TERM	SHORT TERM	
RESI	3 PER 10 UNITS	1 PER 50 UNITS	16
RETAIL	1 PER 25,000 SF	2 PER 10,000 SF (FIRST 50,000 SF)	1
PUBLIC (EXT.)	NONE	15% OF REQUIRED PARKING	14
TOTAL			31



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 CAD ID: SITE-0

PROJECT:

STAGE I CONCEPT PLAN

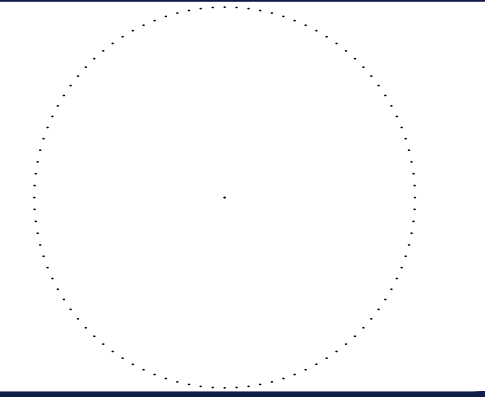
FOR

ROBINSON TERMINAL NORTH

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 CITY OF ALEXANDRIA, VA 22314

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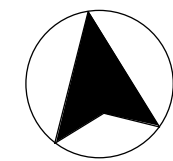
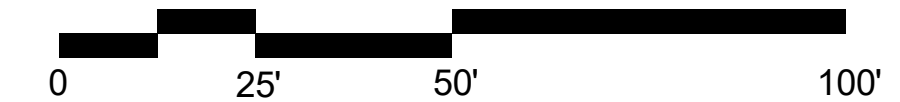


SHEET TITLE:
CELLAR FLOOR PLAN

SHEET NUMBER:
A-03

ORG. DATE - 11/07/2023

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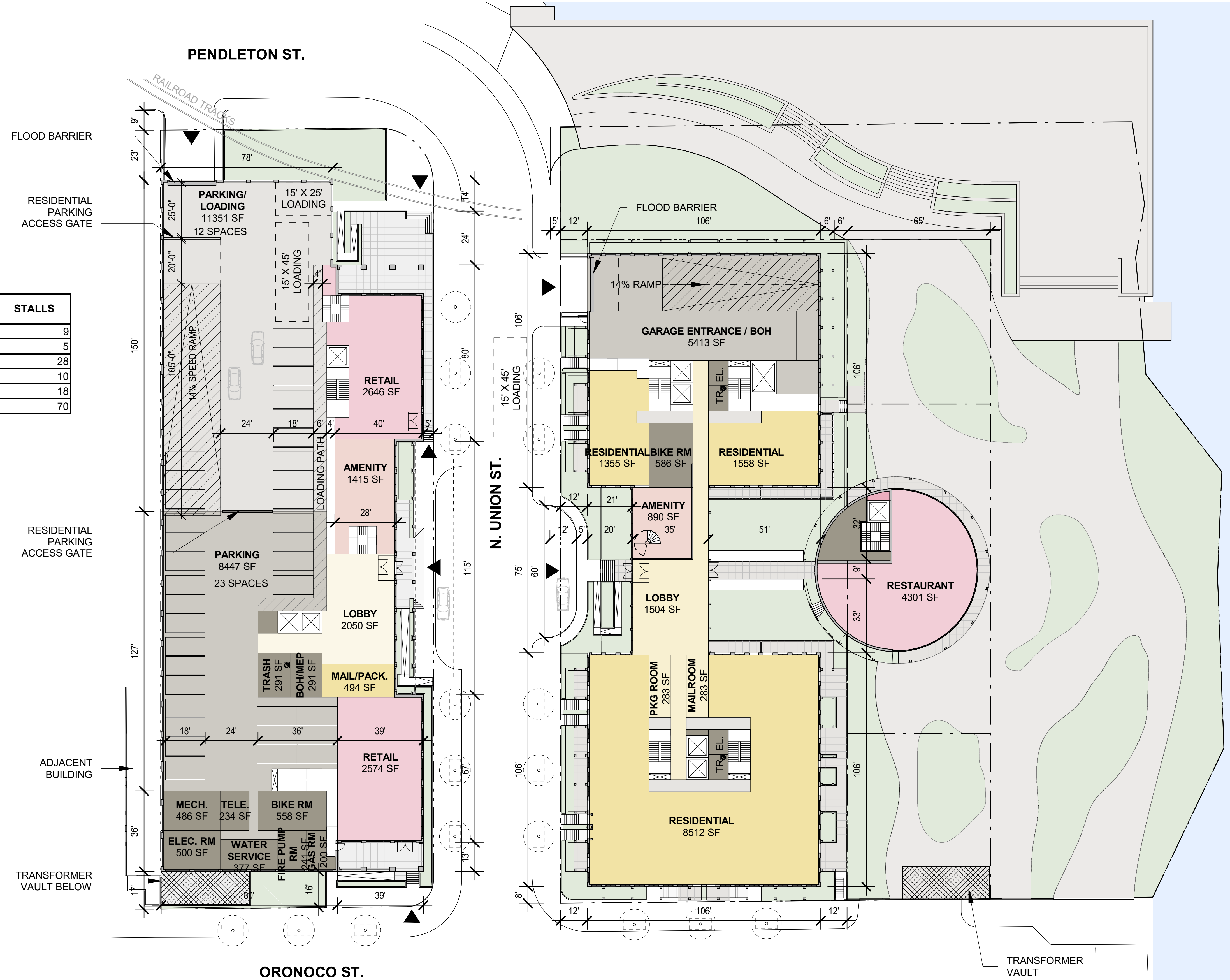
WEST PARCEL PARKING

USER	STALLS
RESIDENTIAL	70
RETAIL (.25 spots / 1000 sf)	2
TOTAL REQUIRED PARKING	72
TOTAL PARKING PROVIDED	85

TYPE	UNITS
1BR	9
1BR+	5
2BR	28
2BR+	5
3BR	6
TOTAL	39

	LONG TERM	SHORT TERM	
RESI	3 PER 10 UNITS	1 PER 50 UNITS	13
RETAIL	1 PER 25,000 SF	2 PER 10,000 SF (FIRST 50,000 SF)	1
PUBLIC (EXT.)	NONE	15% OF REQUIRED PARKING	11
TOTAL			25

STALLS
9
5
28
10
18
70



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 CAD ID: SITE-0

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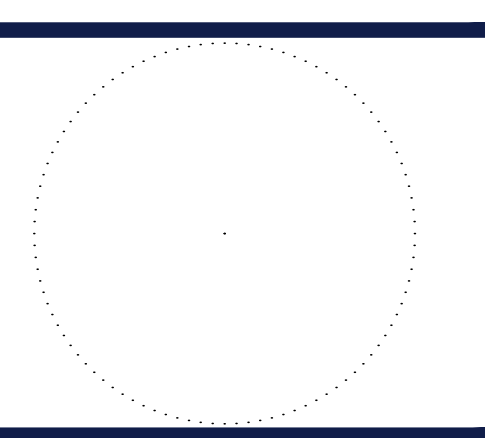
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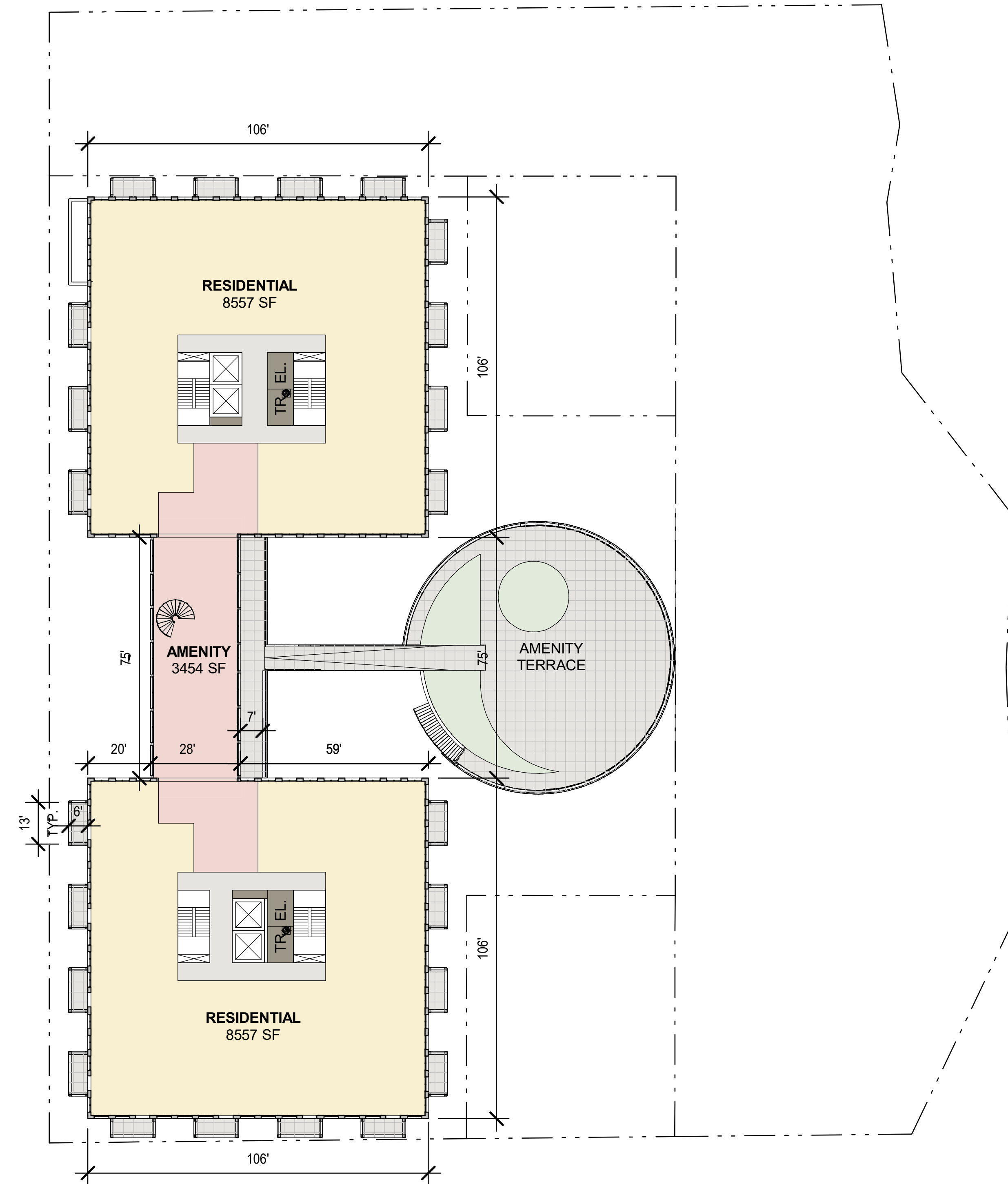
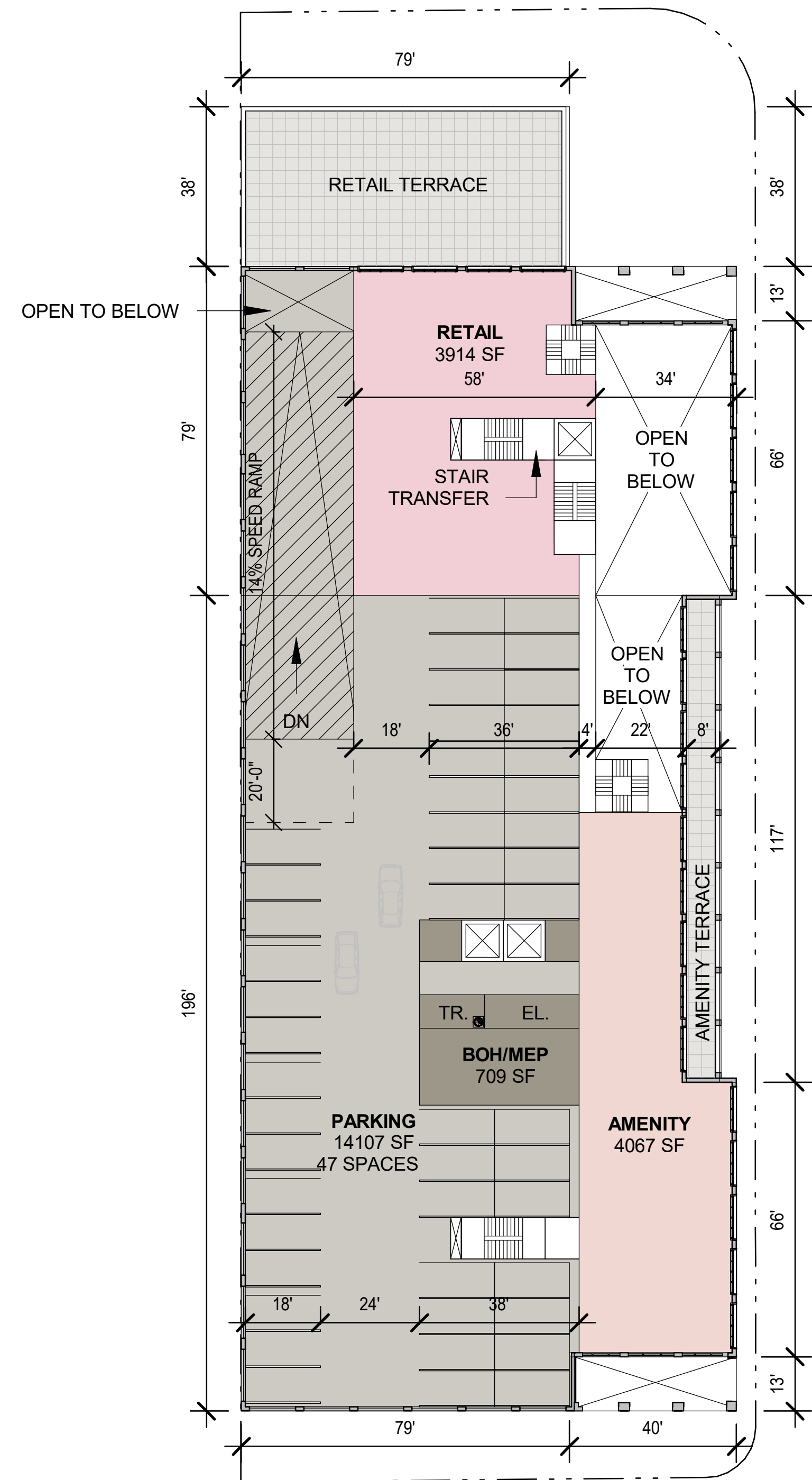
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GROUND FLOOR PLAN

SHEET NUMBER:
A-04

ORG. DATE - 11/07/2023

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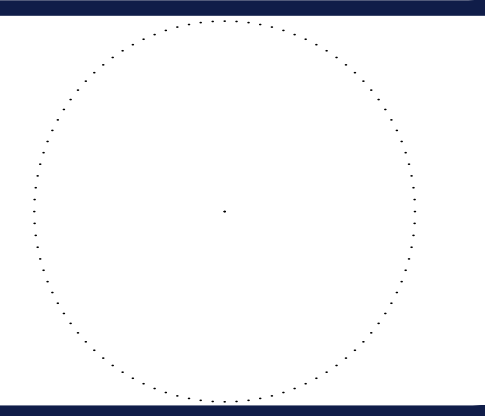
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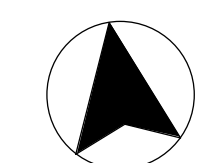
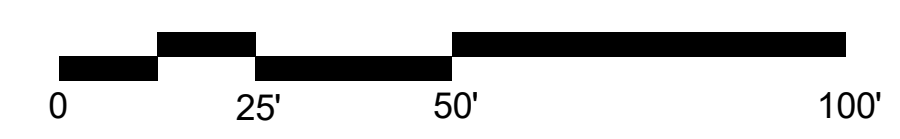
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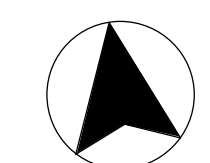
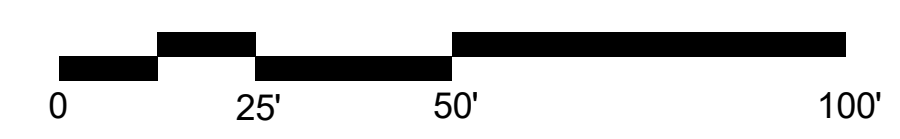
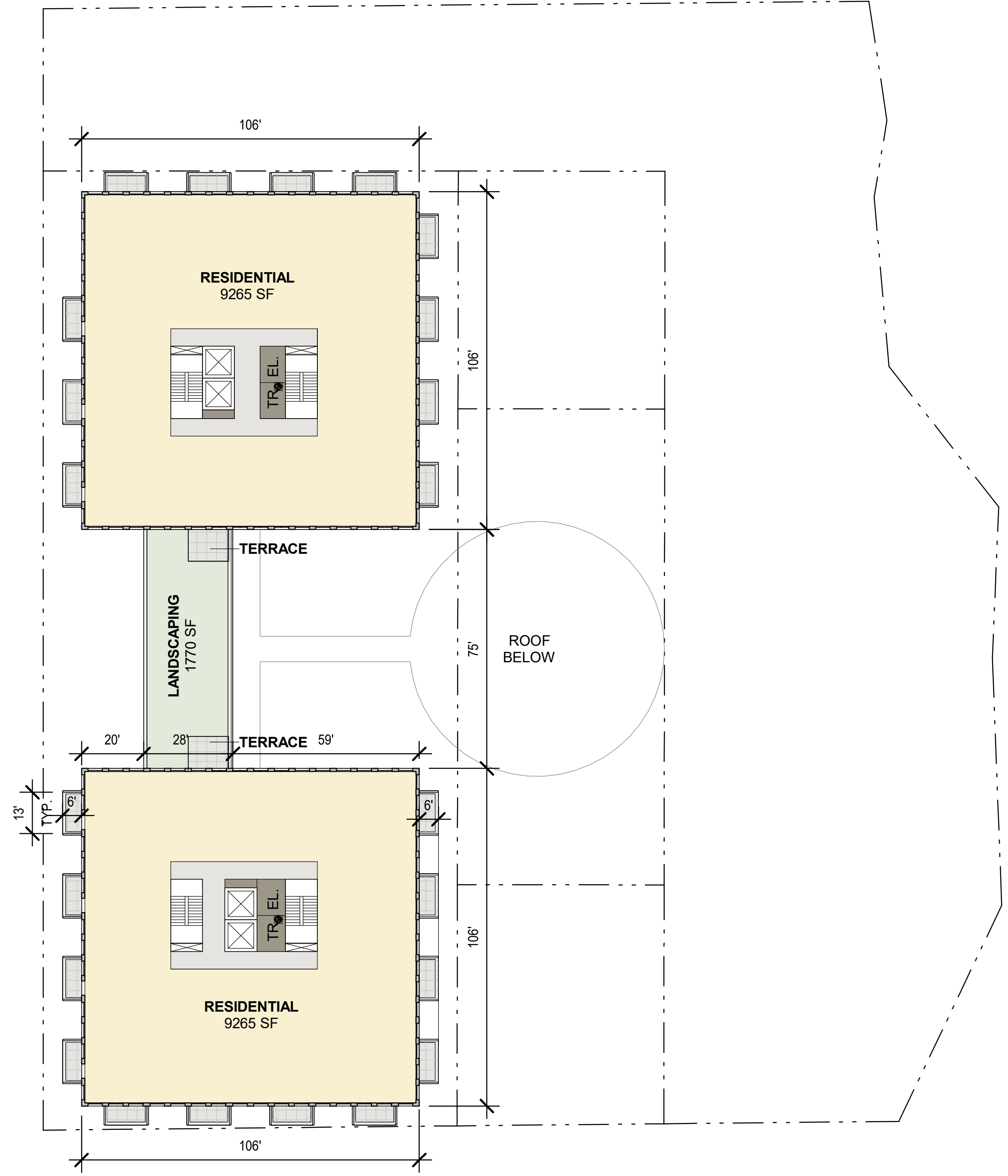
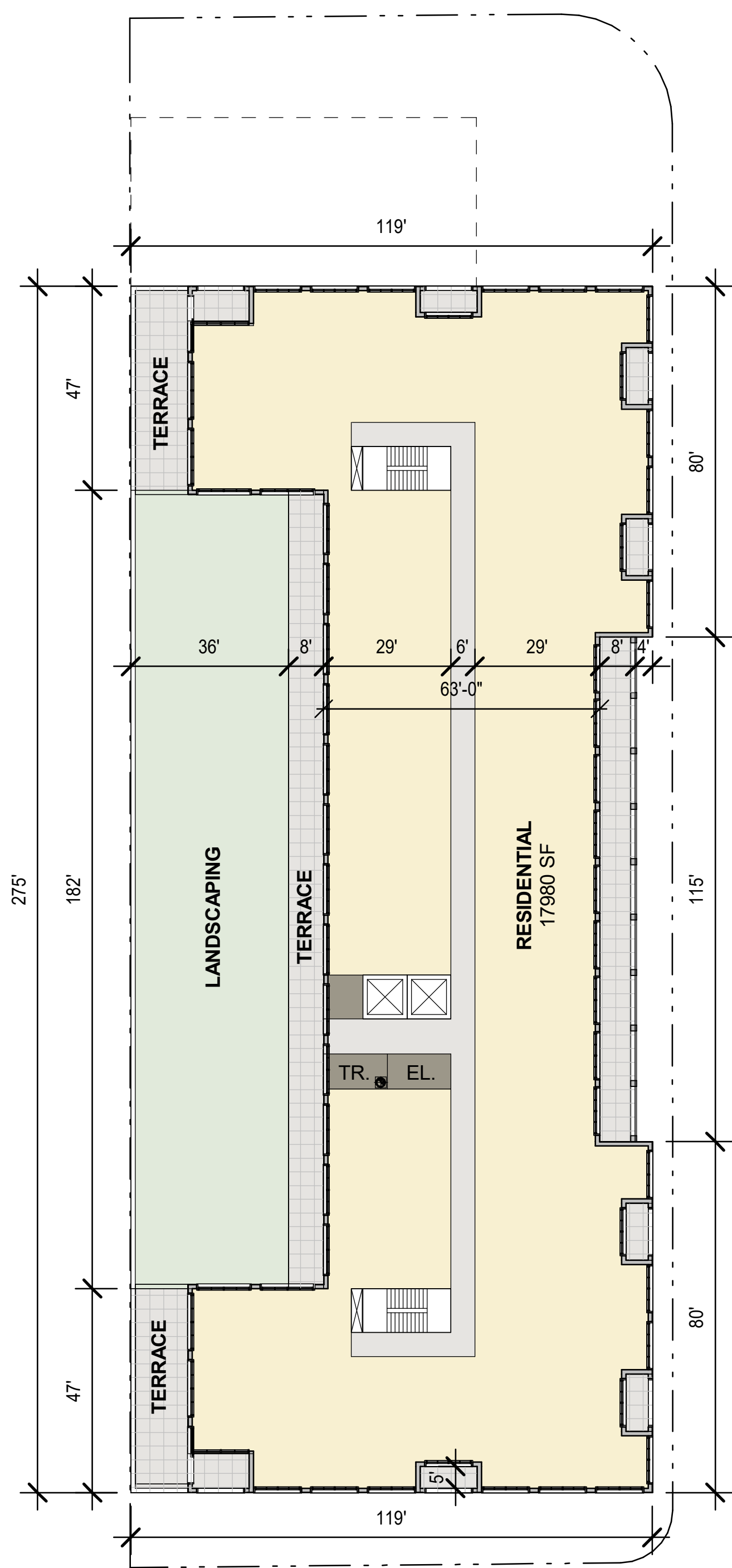
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2ND FLOOR PLAN

SHEET NUMBER:
A-05

ORG. DATE - 11/07/2023



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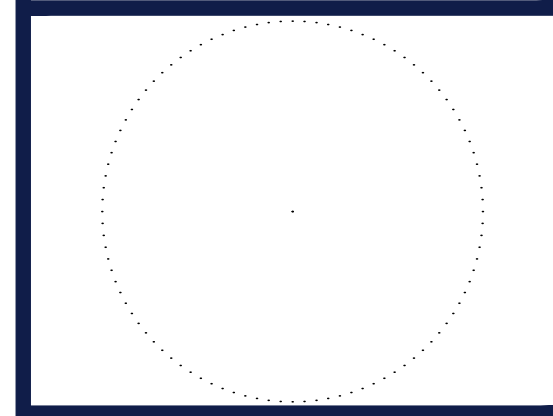
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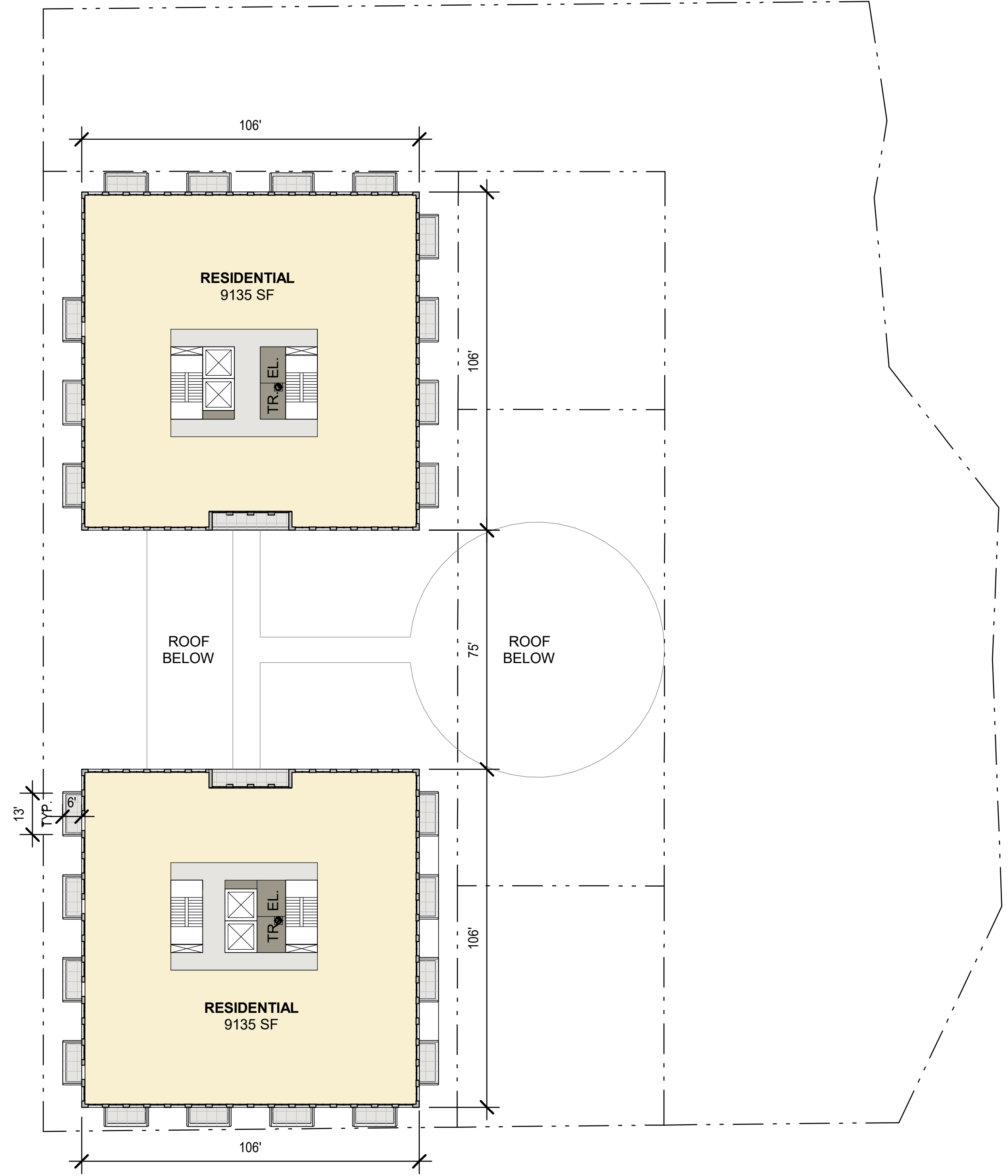
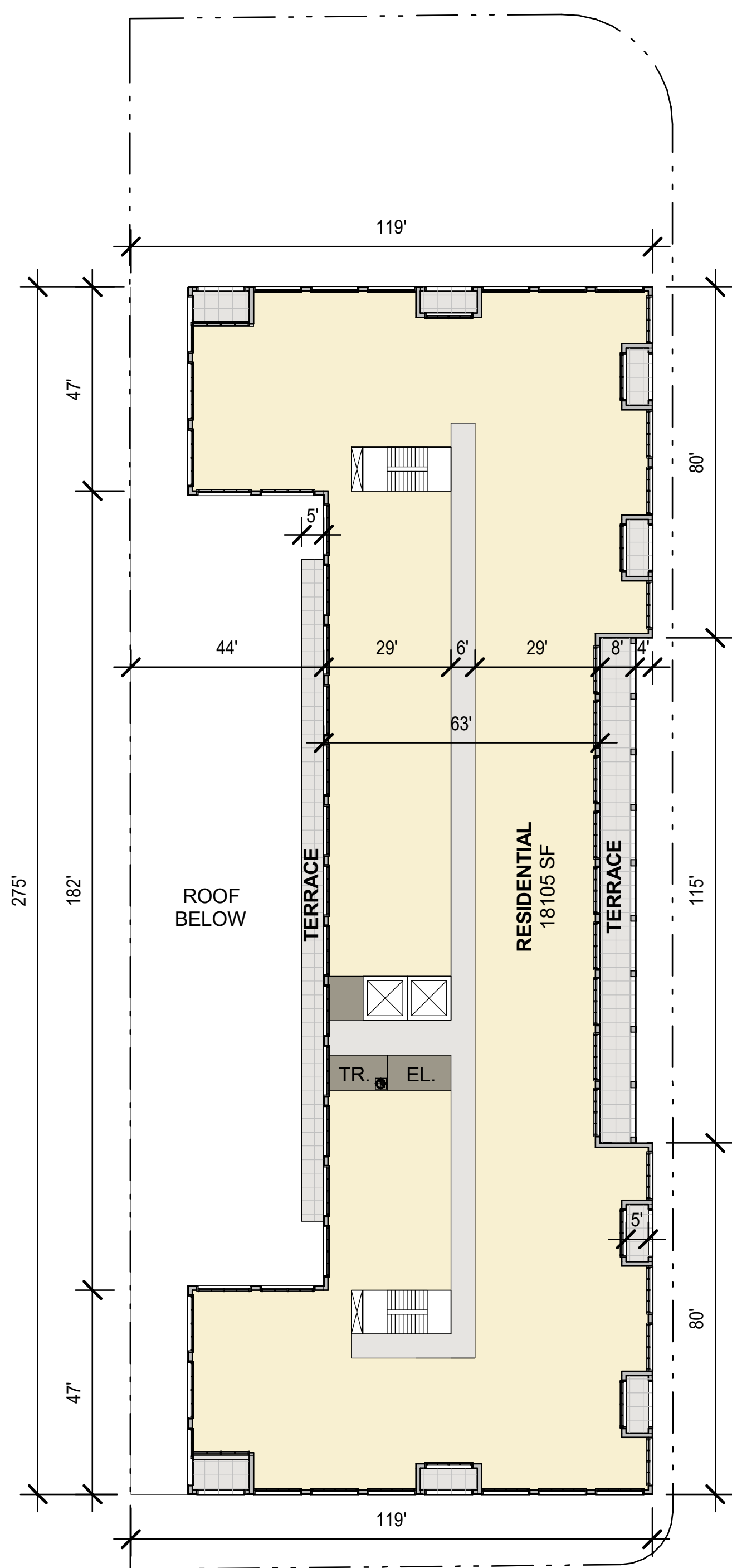


SHEET TITLE:
3RD FLOOR PLAN

SHEET NUMBER:
A-06

ORG. DATE - 11/07/2023

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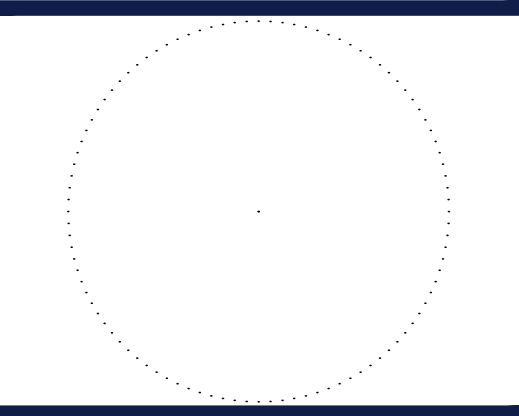
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 CAD ID: SITE-0

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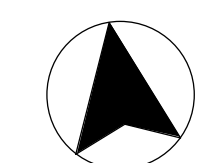
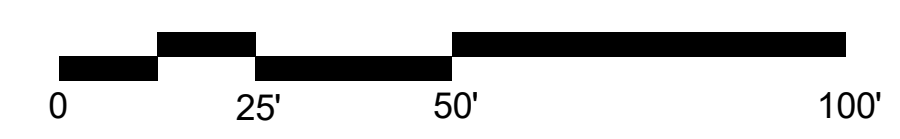


SHEET TITLE:
4TH FLOOR PLAN

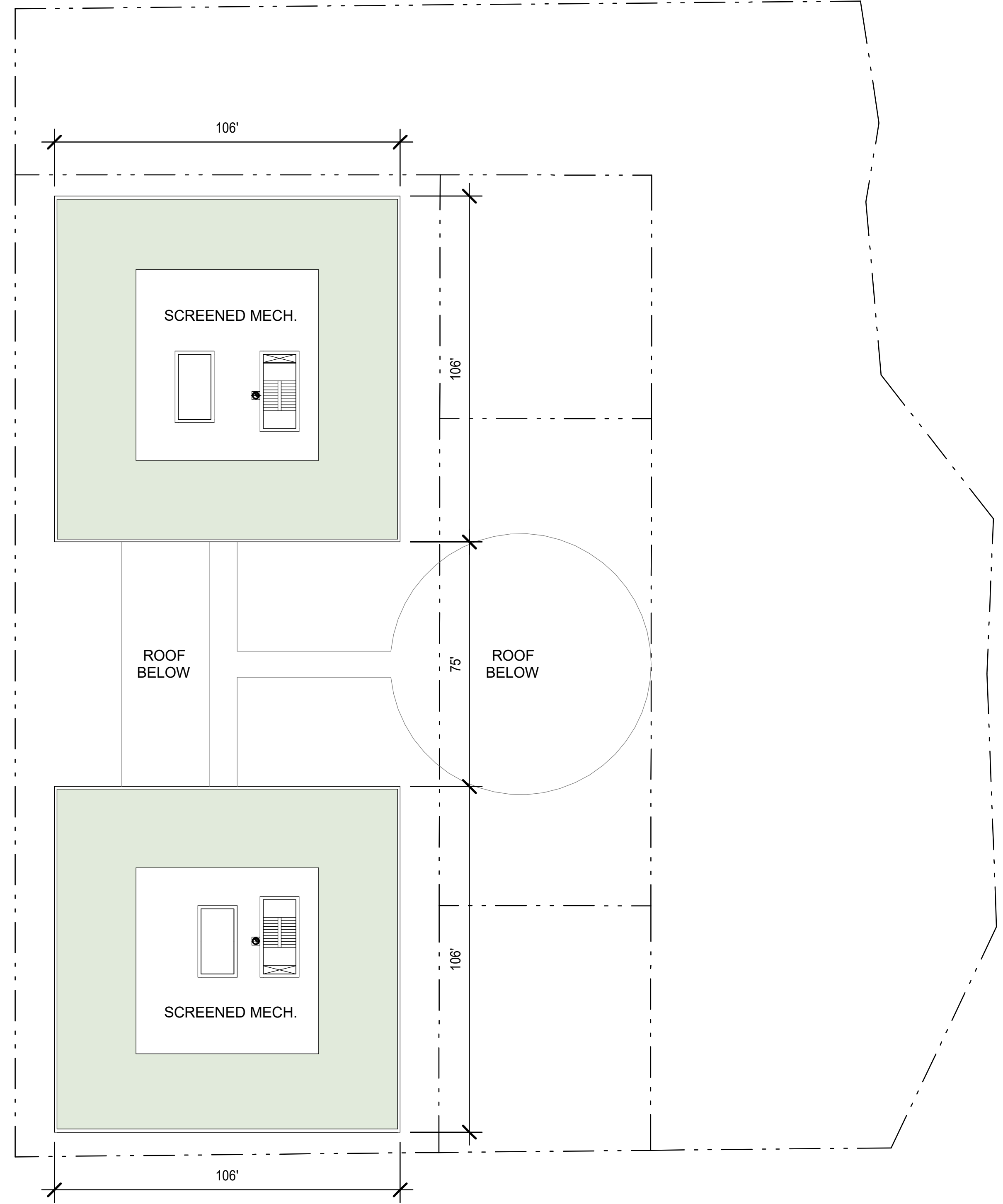
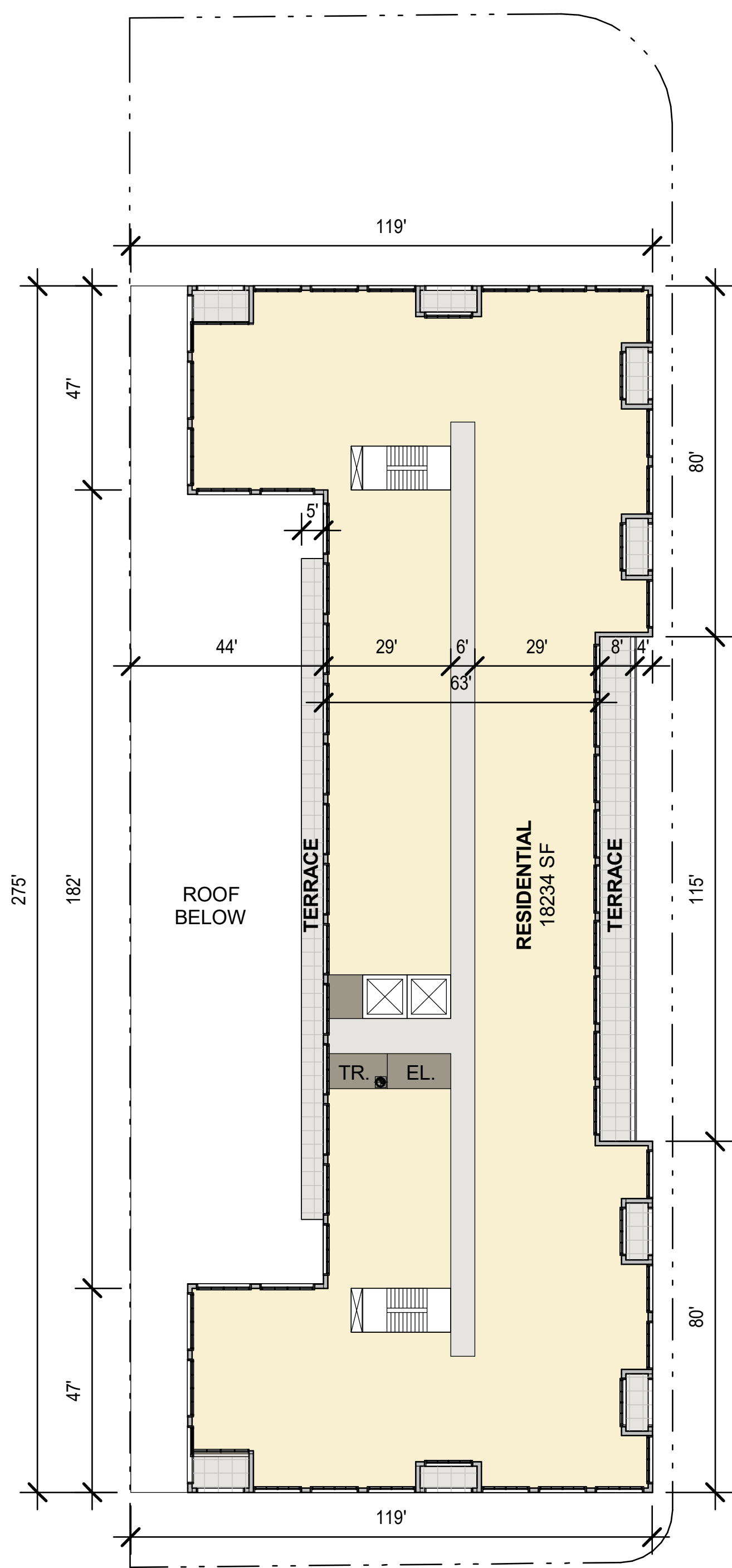
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A-07

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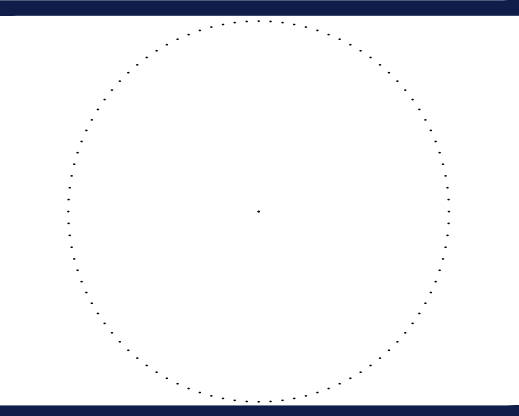
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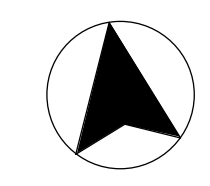
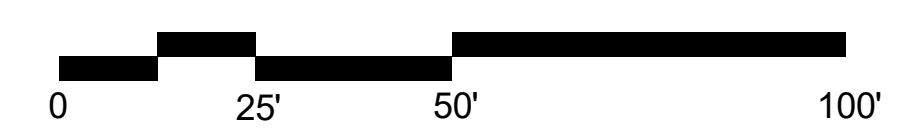


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SHEET NUMBER:
A-08

ORG. DATE - 11/07/2023

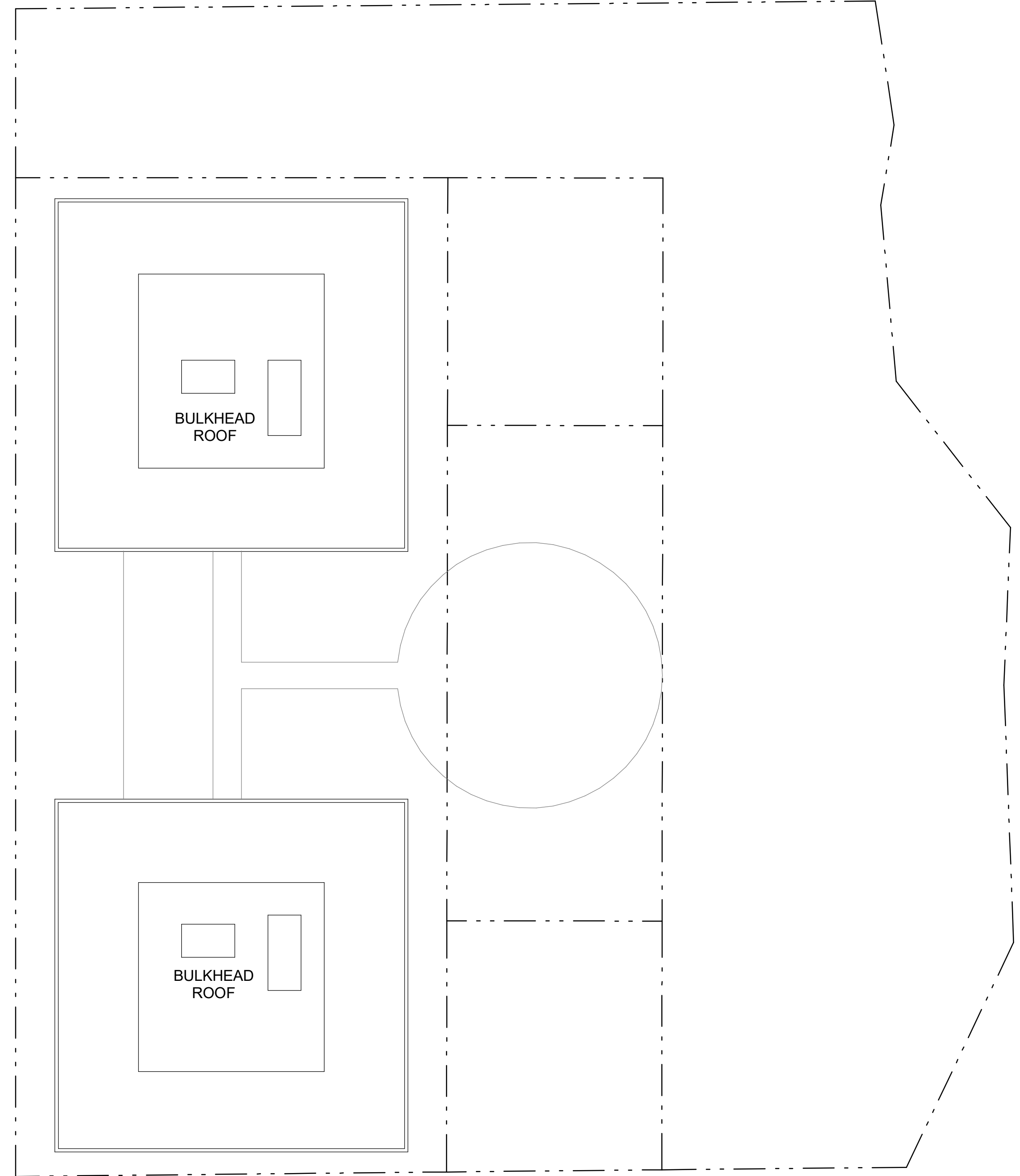
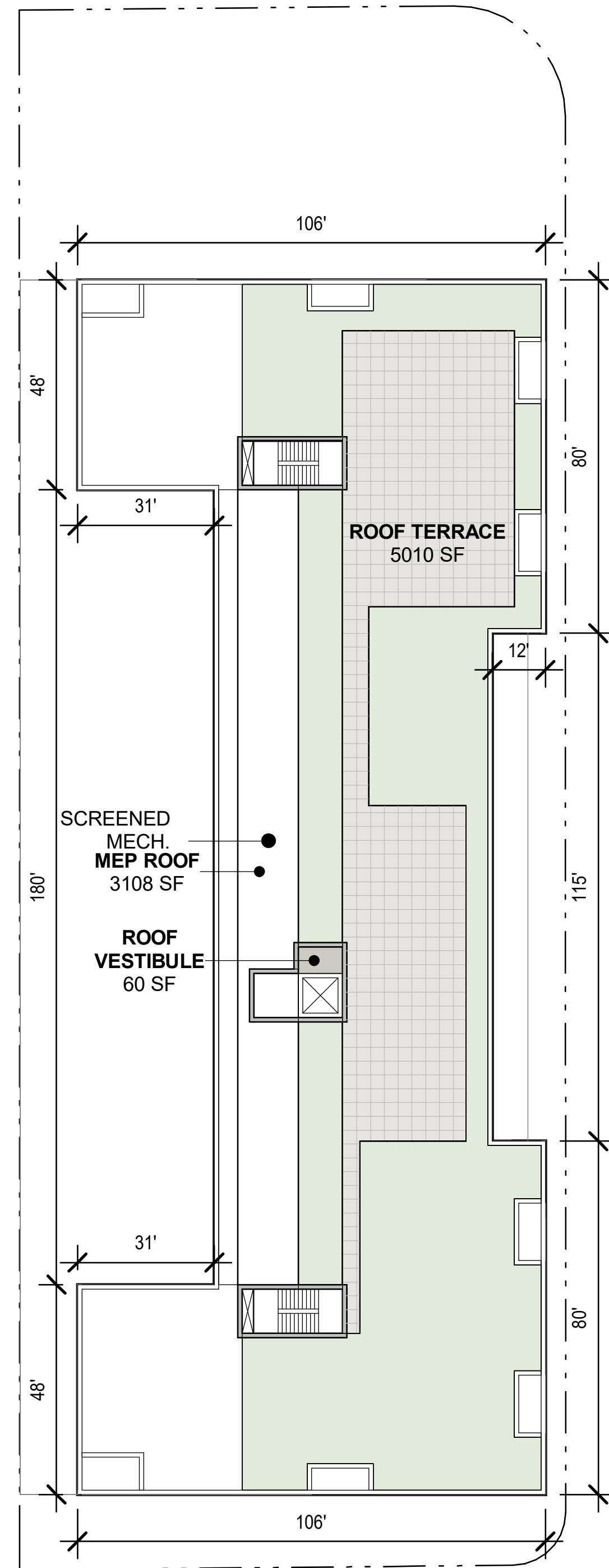
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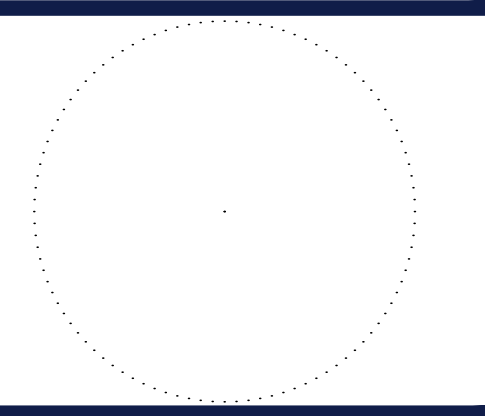
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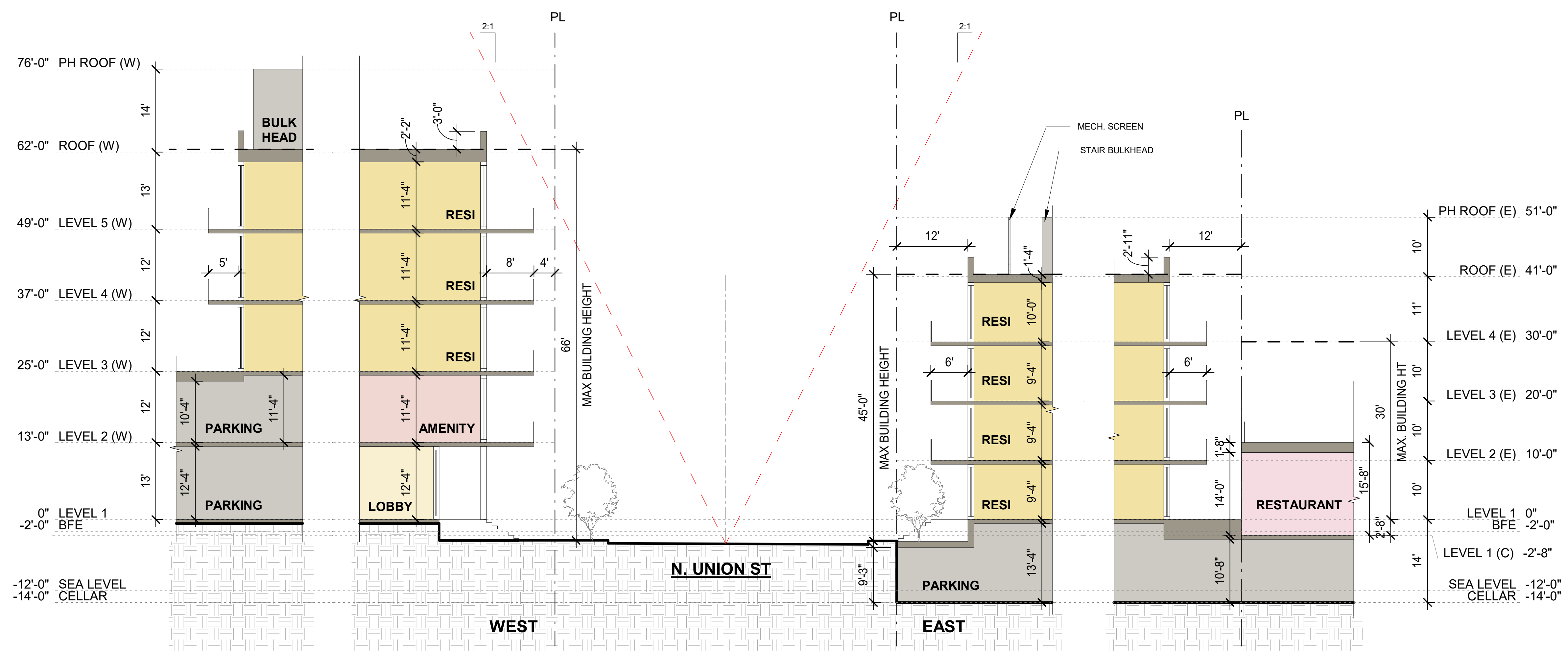
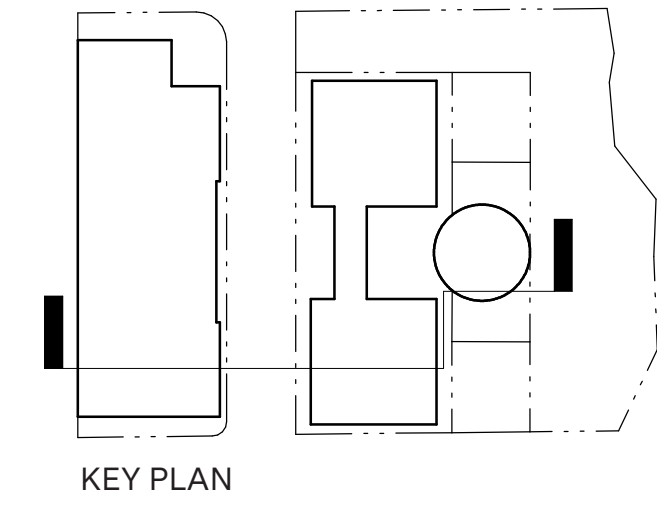


SHEET TITLE:
ROOF PLAN

SHEET NUMBER:
A-09

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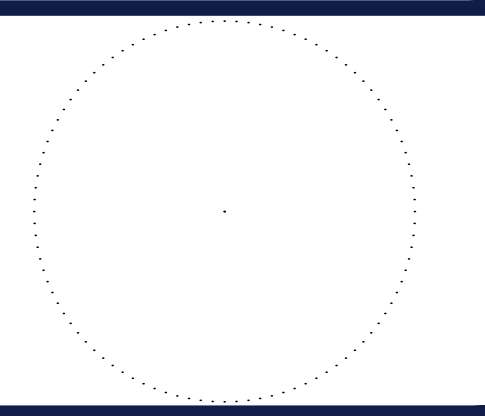
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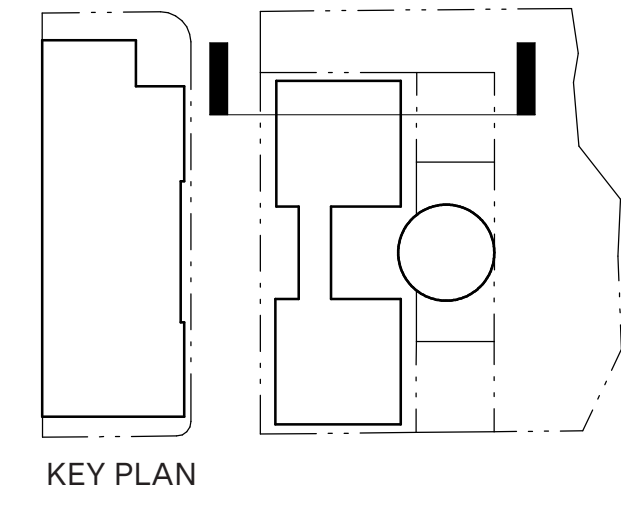
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ORG. DATE - 11/07/2023

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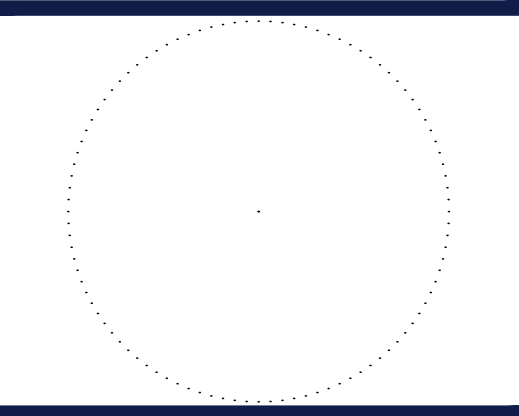
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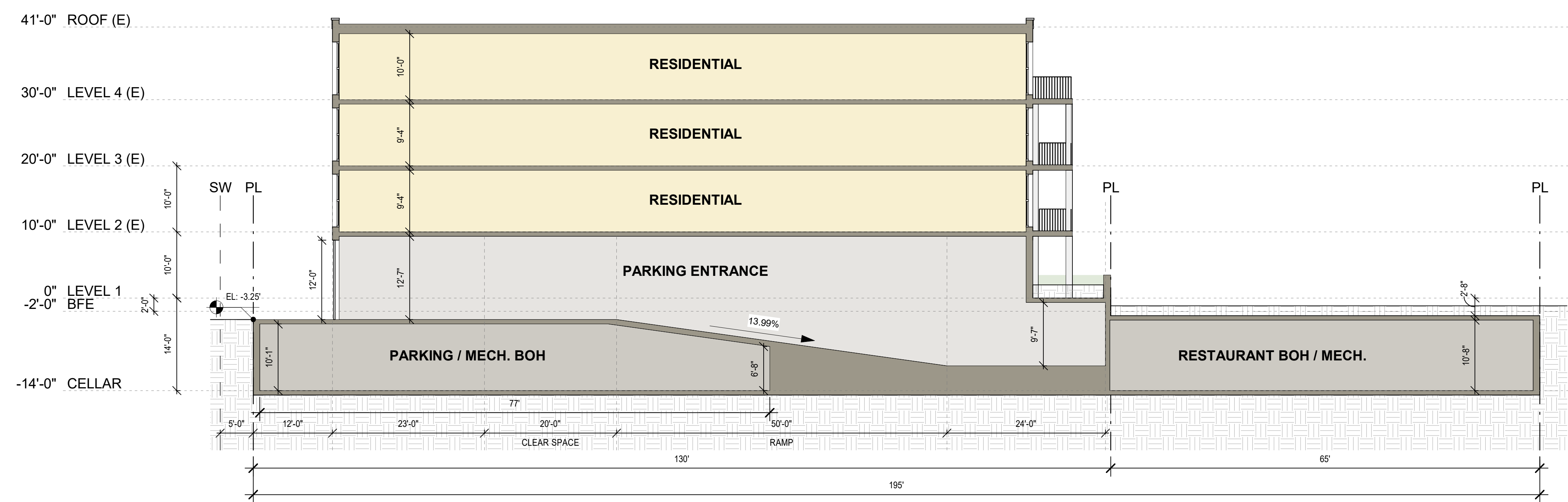
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 DRAWN BY:
 CHECKED BY:
 DATE: 11/07/2023
 CAD ID: SITE-0

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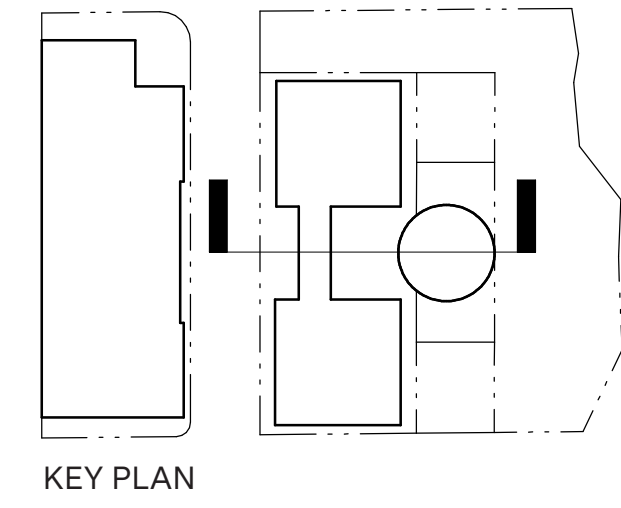


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PARKING SECTION
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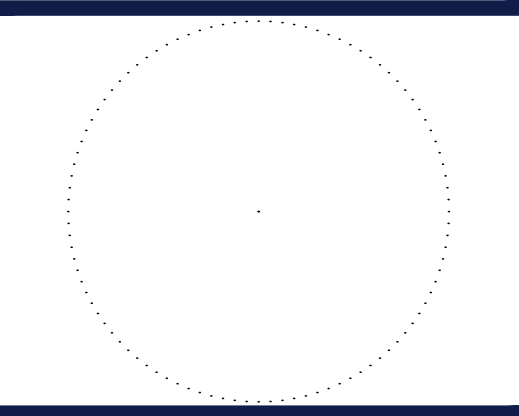
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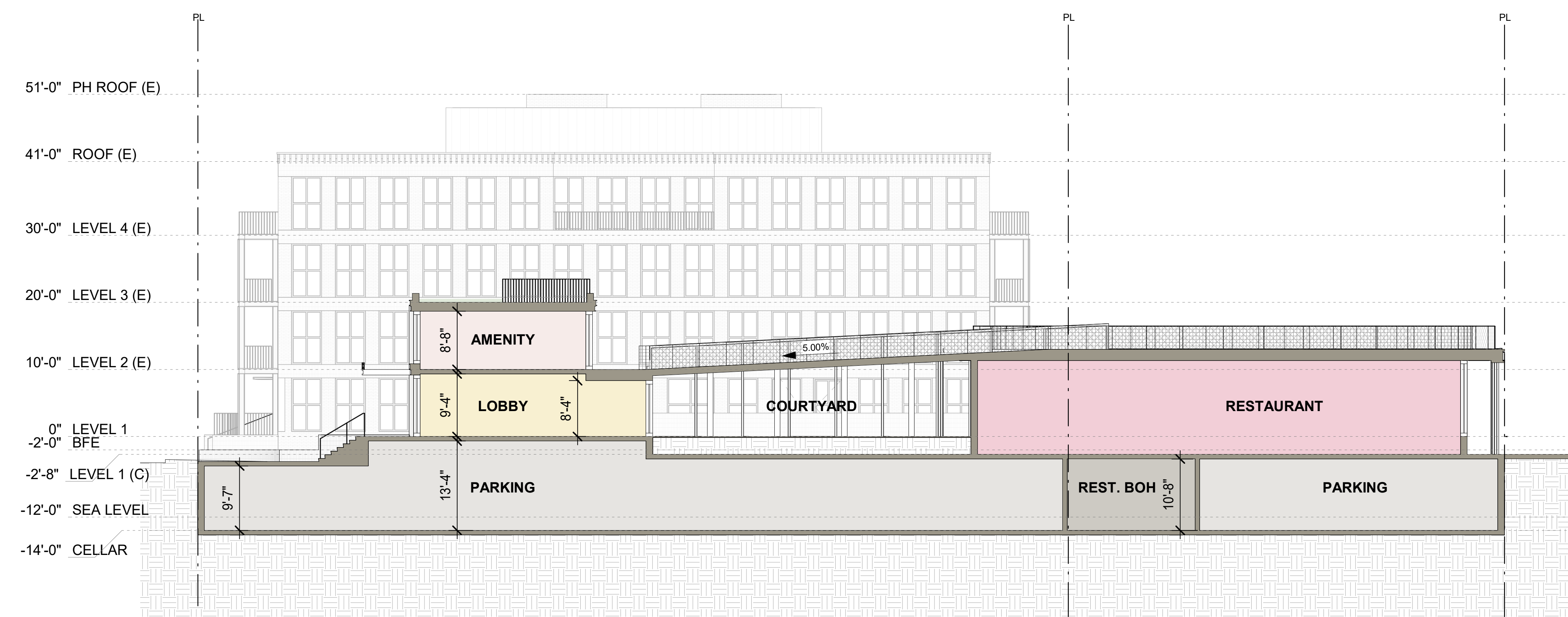
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SHEET TITLE:
RESTAURANT SECTION

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A-12

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PROJECT No.: DCA230074.00
DRAWN BY: JM
CHECKED BY: MC
DATE: 11/06/2023
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PROJECT:

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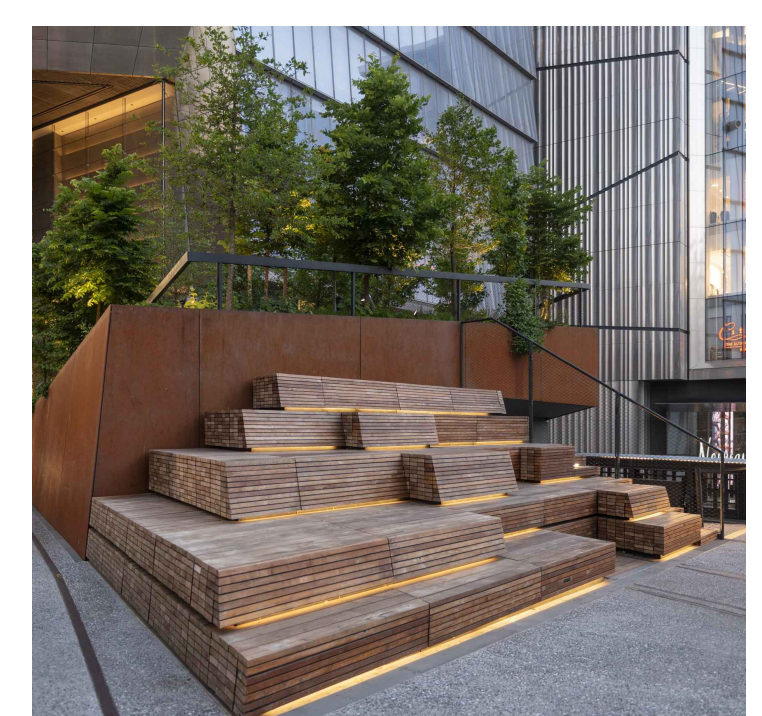
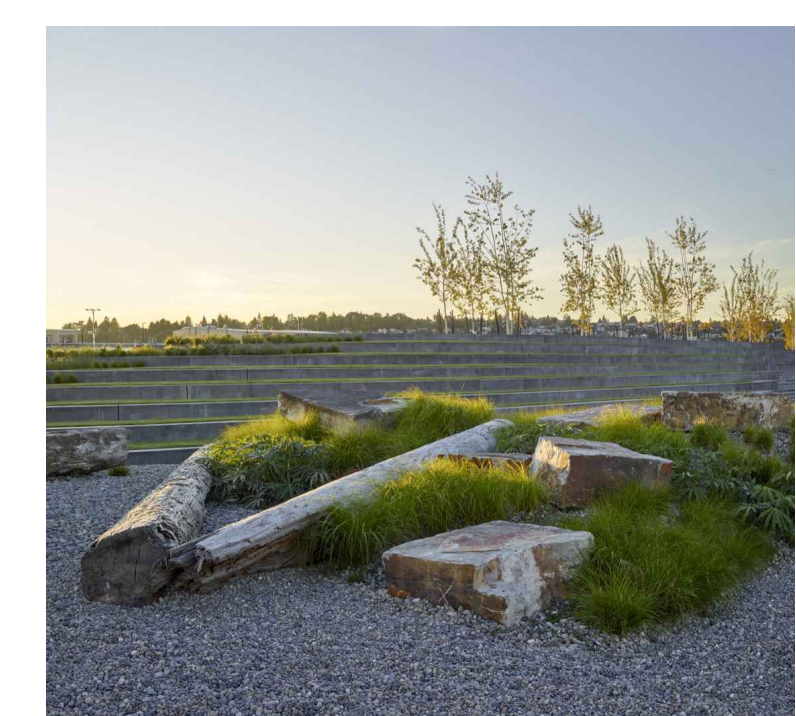
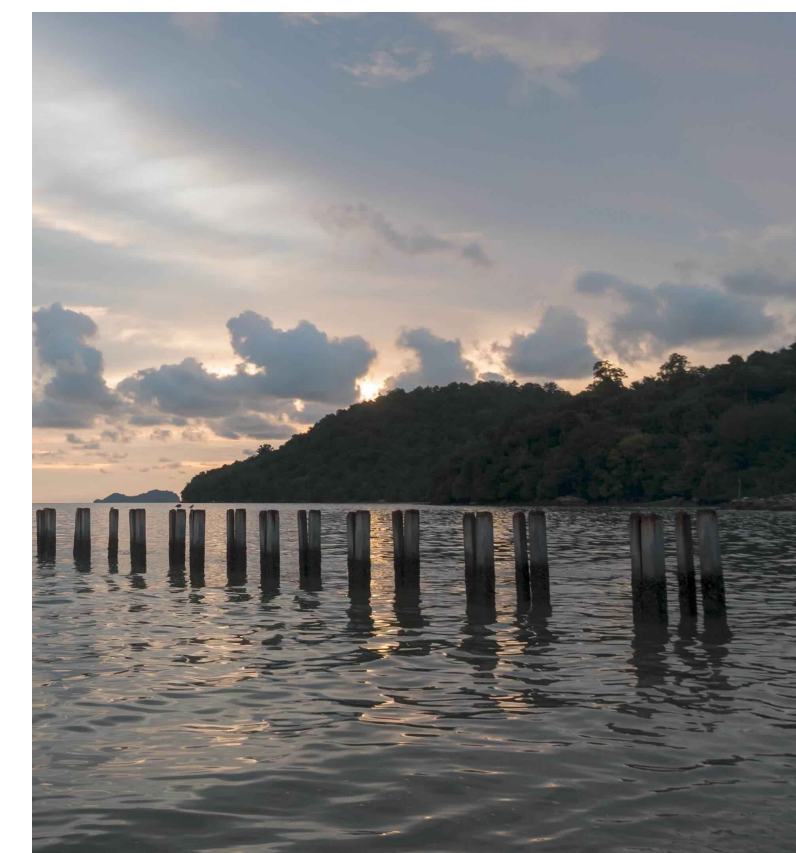
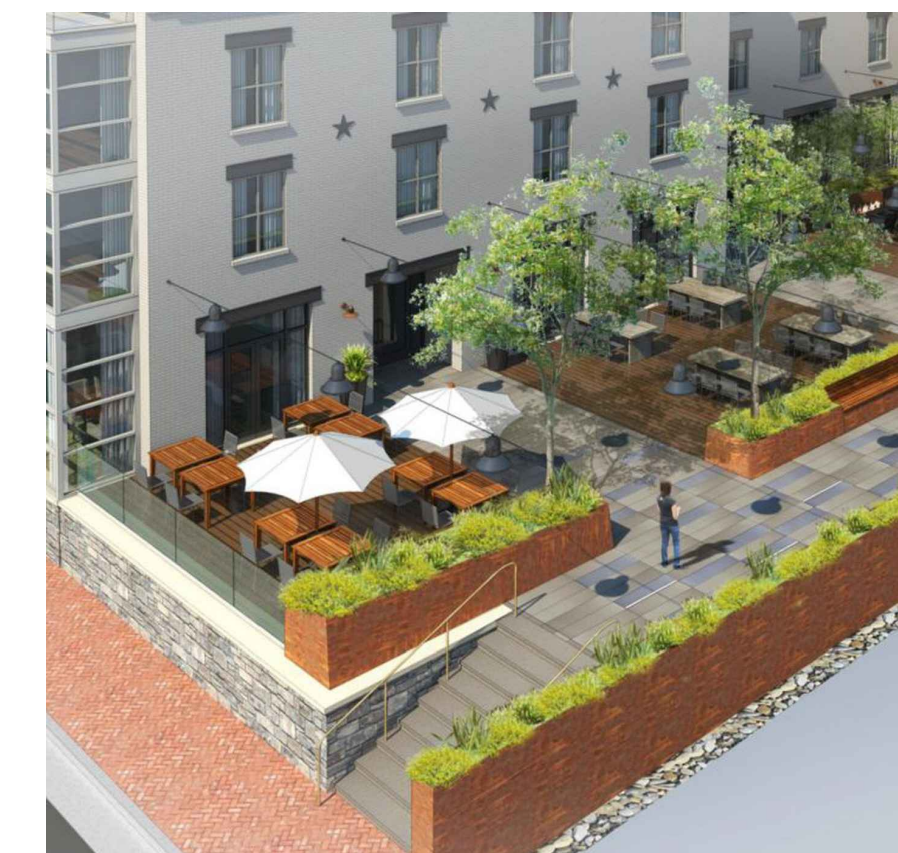
COMMONWEALTH OF VIRGINIA
Matthew V. Clark
MATTHEW V. CLARK
Lic. No. 952
11-06-2023
LANDSCAPE ARCHITECT

SHEET TITLE:

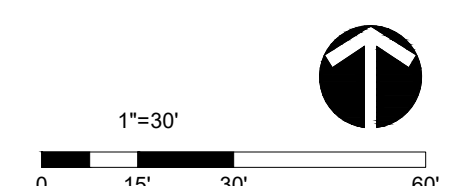
ILLUSTRATIVE CONCEPT PLAN

SHEET NUMBER:
L-01

ORG. DATE - 11/06/2023



RENDERED PLAN AND IMAGES
ARE SHOWN FOR ILLUSTRATIVE
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REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	11/06/2023	CONCEPT 1 SUBMISSION		

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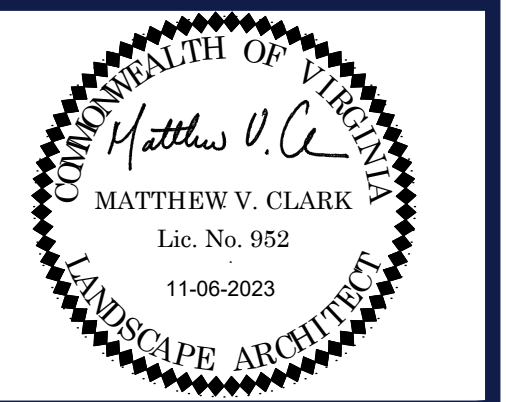
PROJECT No.: DCA230074.00
DRAWN BY: JM
CHECKED BY: MC
DATE: 11/06/2023
CAD ID:

PROJECT:
STAGE I CONCEPT PLAN

FOR
ROBINSON TERMINAL NORTH

500/501 NORTH UNION STREET
CITY OF ALEXANDRIA, VA 22314

BOHLER
1331 PENNSYLVANIA AVE., NW,
STE. 1250 NORTH
WASHINGTON, DC 20004
Phone: (202) 524-5700



SHEET TITLE:
ILLUSTRATIVE CONCEPT PLAN

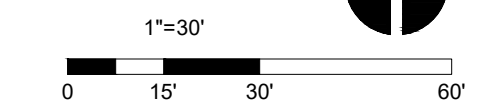
SHEET NUMBER:
L-02

ORG. DATE - 11/06/2023

LEGEND

- 1 ARENEW PLAZA
- 2 GATEWAY COURTYARD
- 3 PLACEMAKING NOOK
- 4 LAWN/ESPLANADE
- 5 PROMENADE
- 6 RIVER ENGAGEMENT AREA
- 7 OVERLOOK/INTERPRETIVE ELEMENTS
- 8 FORMAL GARDEN
- 9 RESTAURANT 7 ROOFTOP TERRACE
- 10 TERRACE WITH PERGOLA
- 11 DECK WITH SHADE STRUCTURE

RENDERED PLAN IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY



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