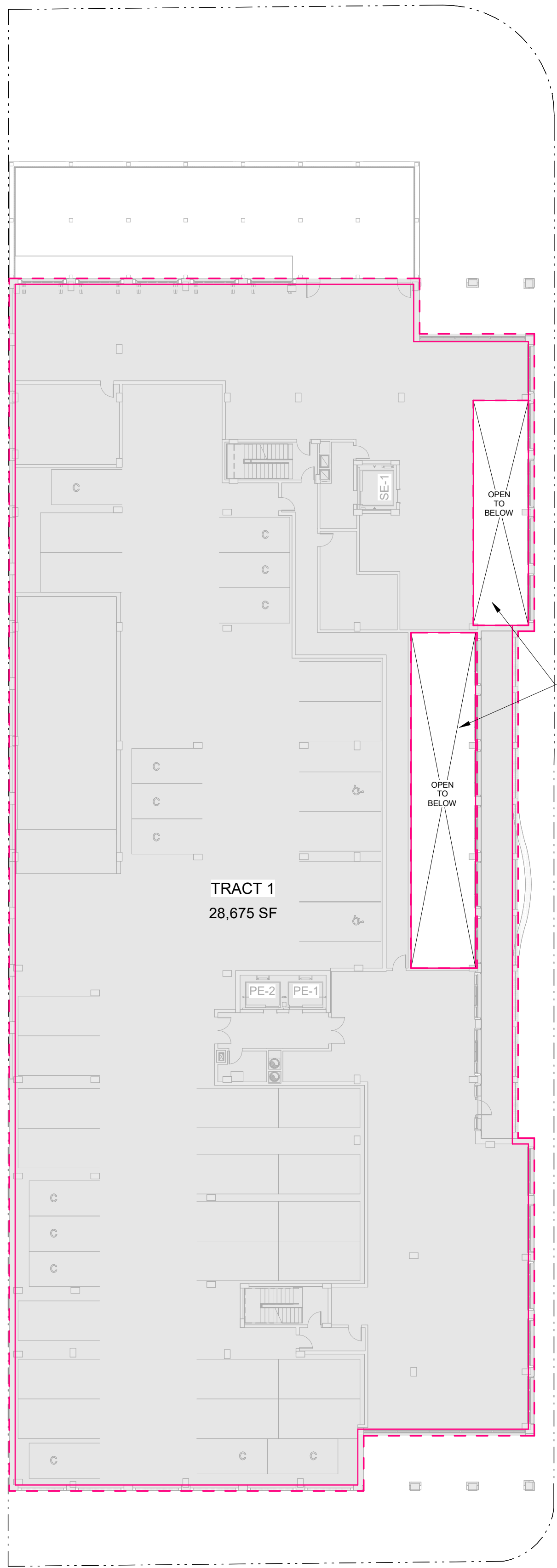


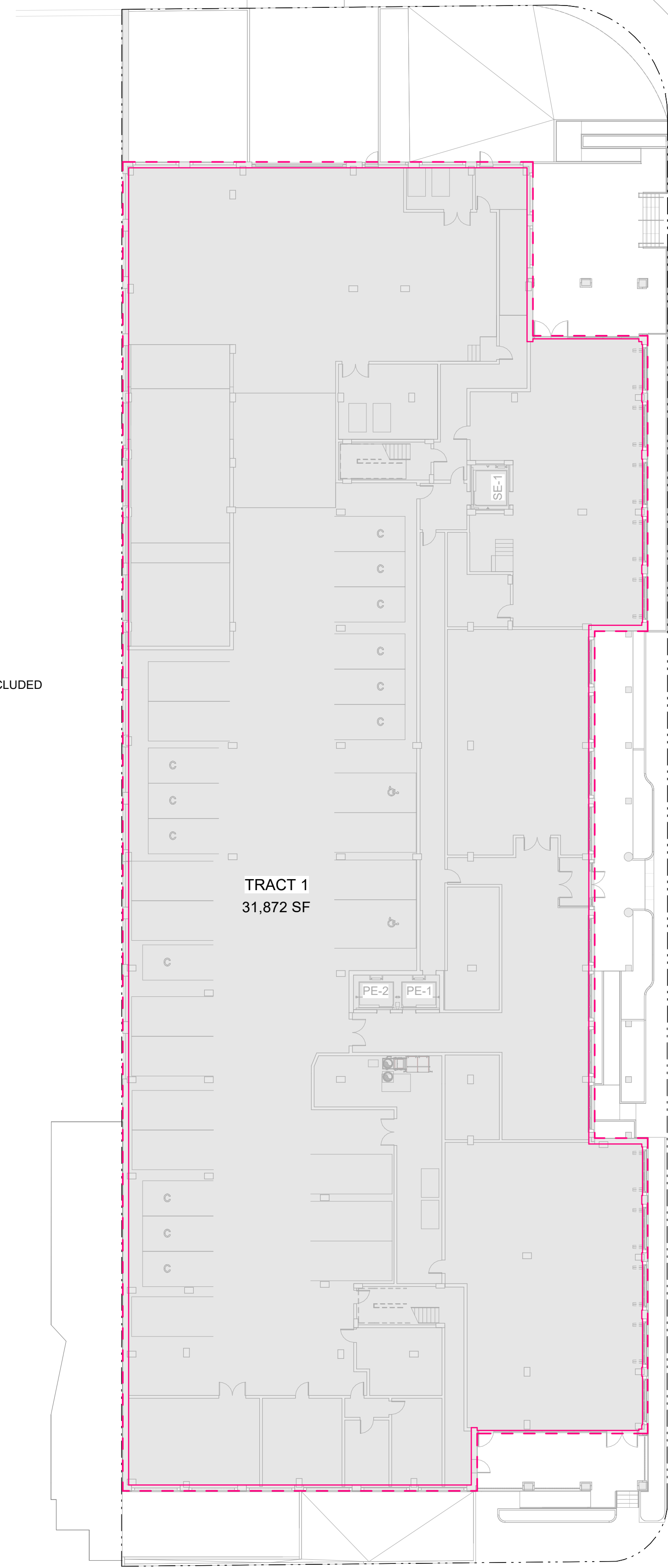
**3 BUILDING 500 - THIRD FLOOR**  
1" = 20'-0"

GROSS 500 - LEVEL 3		(FAR) NET 500 - LEVEL 3				
LEVEL	AREA	LEVEL	AREA	PARCEL	LOT	FAR
LEVEL 3 (W)	23,148 SF	LEVEL 3 (W)	22,047 SF	TRACT 1	43,521 SF	0.506583



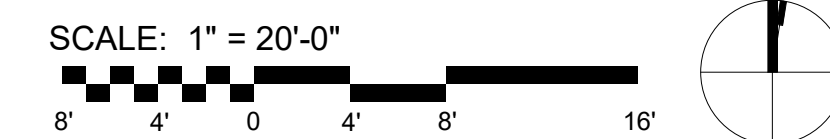
**2 BUILDING 500 - SECOND FLOOR**  
1" = 20'-0"

GROSS 500 - LEVEL 2		(FAR) NET 500 - LEVEL 2				
LEVEL	AREA	LEVEL	AREA	PARCEL	LOT	FAR
LEVEL 2 (W)	31,463 SF	LEVEL 2 (W)	28,675 SF	TRACT 1	43,521 SF	0.658872



**1 BUILDING 500 - GROUND FLOOR**  
1" = 20'-0"

GROSS 500 - LEVEL 1		(FAR) NET 500 - LEVEL 1				
LEVEL	AREA	LEVEL	AREA	PARCEL	LOT	FAR
LEVEL 1	32,961 SF	LEVEL 1	31,872 SF	TRACT 1	43,521 SF	0.732326



**MEASUREMENT METHODS**

- GROSS AREA:
  - MEASURED TO THE EXTERIOR FACE OF EXTERIOR WALLS
- FAR (NET) AREA:
  - MEASURED TO THE INTERIOR FACE OF THE EXTERIOR WALL
  - MECHANICAL WELLS OPEN TO THE SKY ARE NOT INCLUDED

**LEGEND**

- FAR (NET) AREA
- FAR (NET) AREA
- GROSS AREA
- PROPERTY LINE

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\_\_\_\_\_  
DIRECTOR

\_\_\_\_\_  
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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. \_\_\_\_\_

\_\_\_\_\_  
CHAIRMAN, PLANNING COMMISSION

\_\_\_\_\_  
DATE

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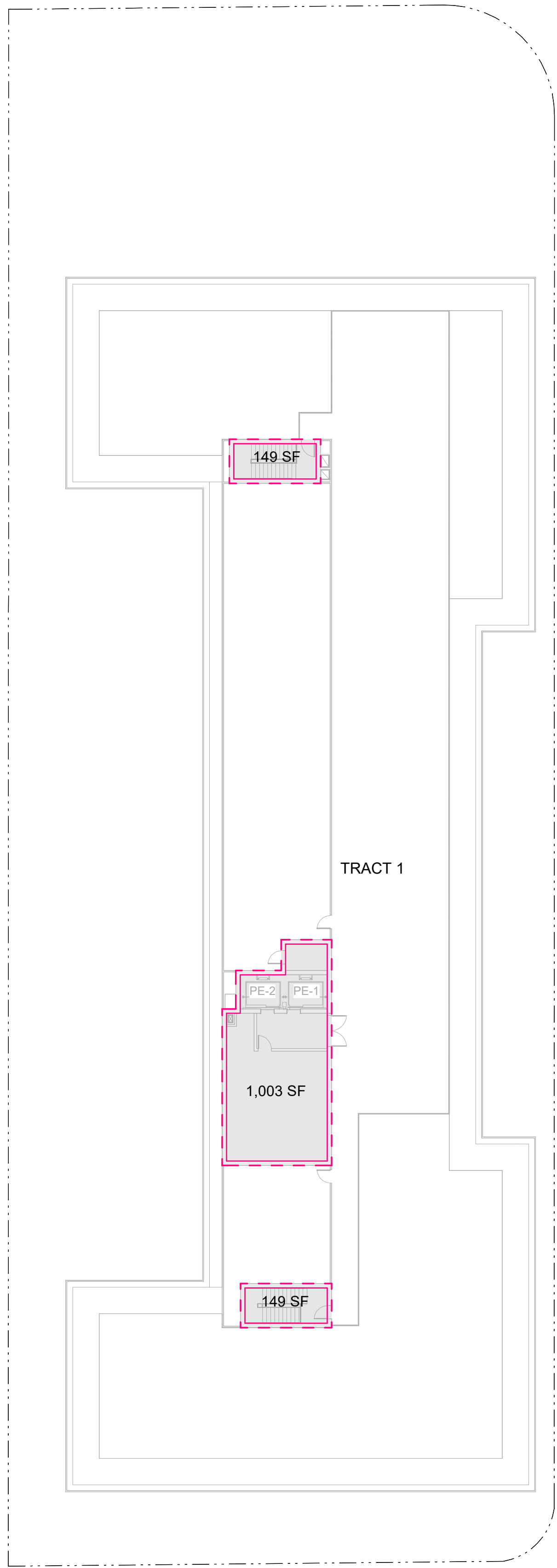
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DATE: 07/26/2024  
CAD I.D.:

**DEVELOPMENT PRELIMINARY SITE PLAN**  
FOR

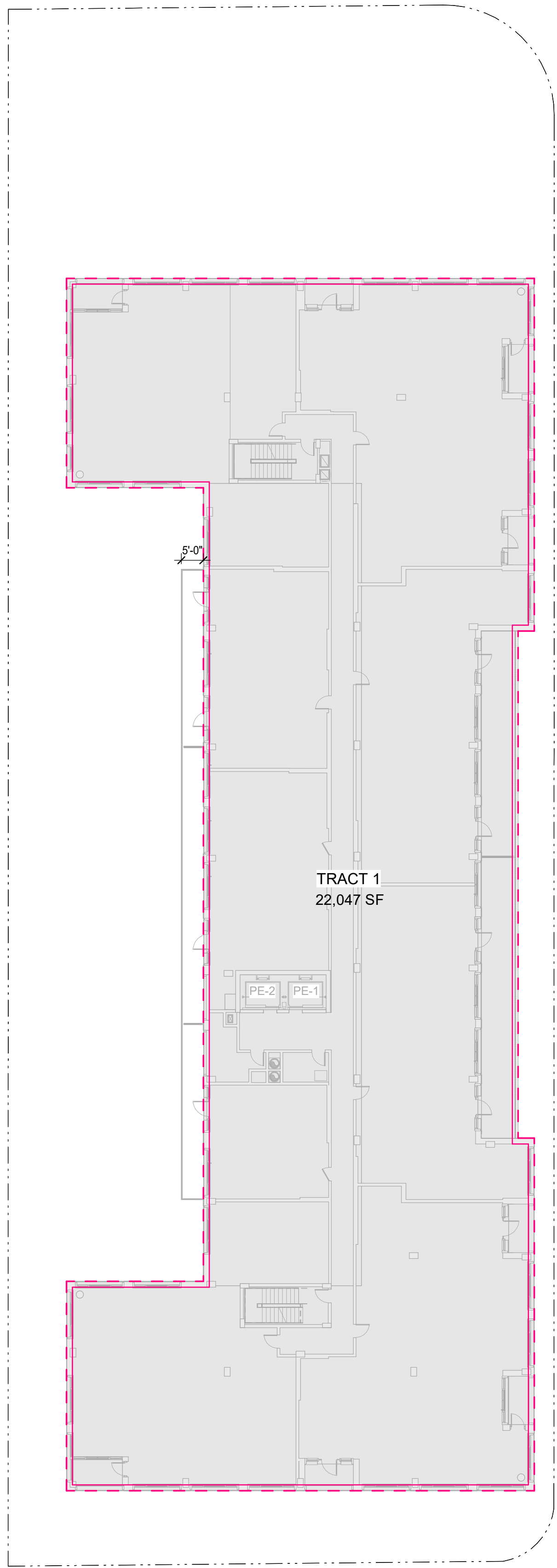
ROBINSON TERMINAL NORTH

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



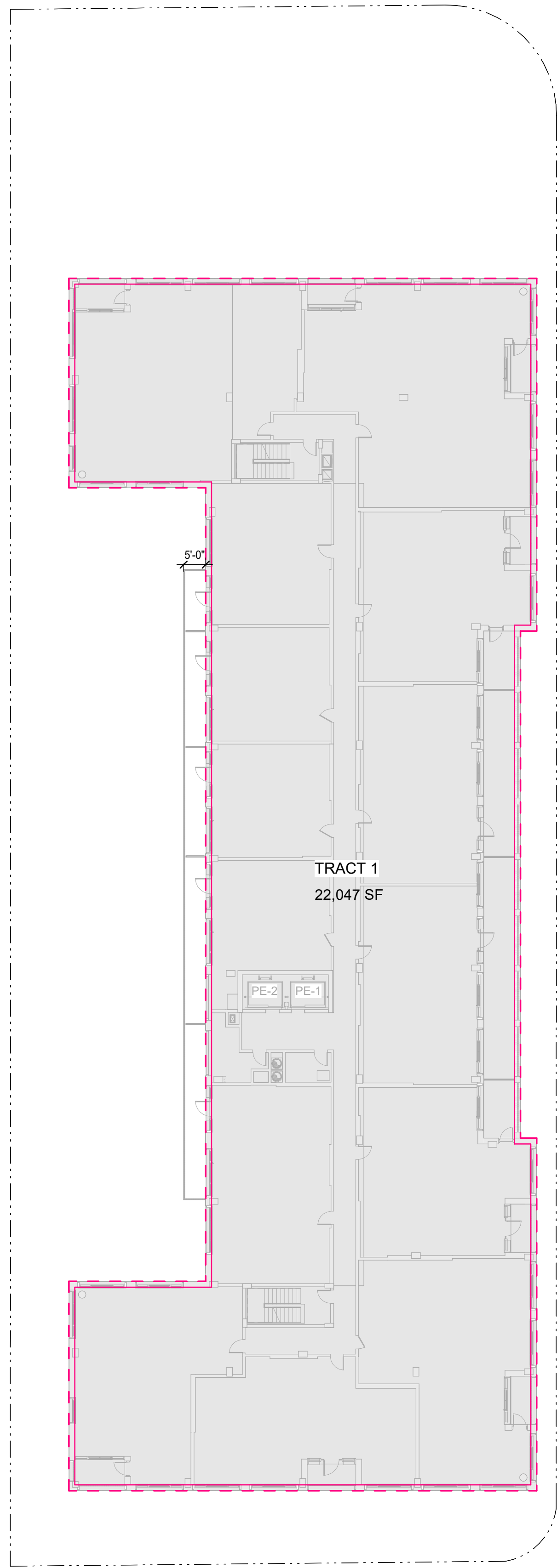
**3 BUILDING 500 - ROOF**  
1" = 20'-0"

GROSS 500 - ROOF		(FAR) NET 500 - ROOF				
LEVEL	AREA	LEVEL	AREA	PARCEL	LOT	FAR
LEVEL 6 (W)	1,591 SF	LEVEL 6 (W)	1,301 SF	TRACT 1	43,521 SF	0.0299



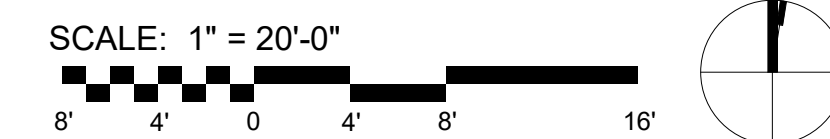
**2 BUILDING 500 - FIFTH FLOOR**  
1" = 20'-0"

GROSS 500 - LEVEL 5		(FAR) NET 500 - LEVEL 5				
LEVEL	AREA	LEVEL	AREA	PARCEL	LOT	FAR
LEVEL 5 (W)	23,148 SF	LEVEL 5 (W)	22,047 SF	TRACT 1	43,521 SF	0.506583



**1 BUILDING 500 - FOURTH FLOOR**  
1" = 20'-0"

GROSS 500 - LEVEL 4		(FAR) NET 500 - LEVEL 4				
LEVEL	AREA	LEVEL	AREA	PARCEL	LOT	FAR
LEVEL 4 (W)	23,148 SF	LEVEL 4 (W)	22,047 SF	TRACT 1	43,521 SF	0.506583



**MEASUREMENT METHODS**

- GROSS AREA:**  
- MEASURED TO THE EXTERIOR FACE OF EXTERIOR WALLS
- FAR (NET) AREA:**  
- MEASURED TO THE INTERIOR FACE OF THE EXTERIOR WALL  
- MECHANICAL WELLS OPEN TO THE SKY ARE NOT INCLUDED

**LEGEND**

- FAR (NET) AREA
- FAR (NET) AREA
- GROSS AREA
- PROPERTY LINE

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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. \_\_\_\_\_

\_\_\_\_\_  
CHAIRMAN, PLANNING COMMISSION

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**DEVELOPMENT PRELIMINARY SITE PLAN FOR**

ROBINSON TERMINAL NORTH

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

SHEET TITLE:  
**BUILDING 500, TRACK 1 - ZONING AREA**

SHEET NUMBER:  
**A-02.2**

07/26/2024

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PROJECT:  
**DEVELOPMENT  
 PRELIMINARY SITE  
 PLAN**  
 FOR

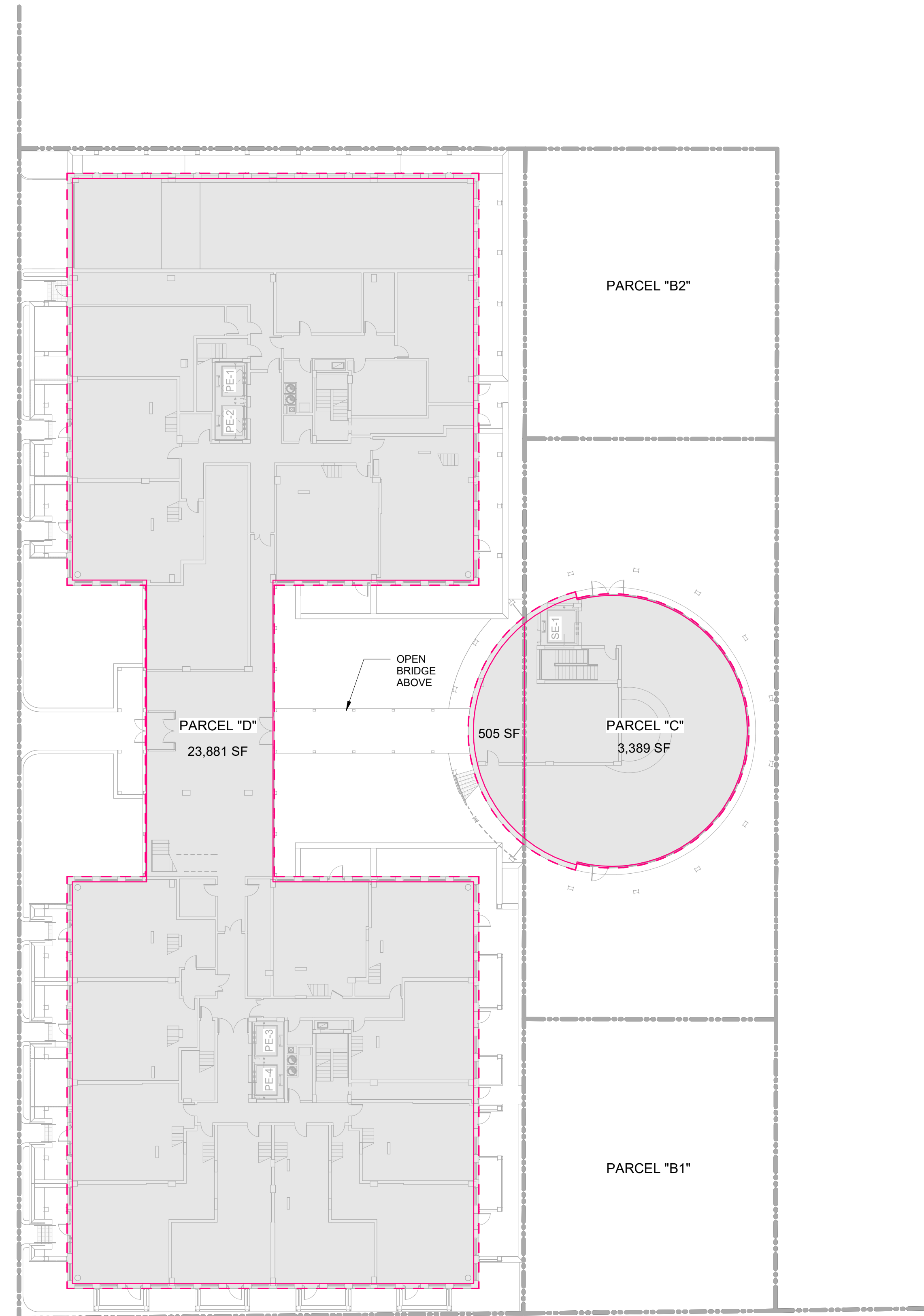
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 TERMINAL NORTH

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

SHEET TITLE:  
**BUILDING 501,  
 TRACK 2 -  
 ZONING AREA**

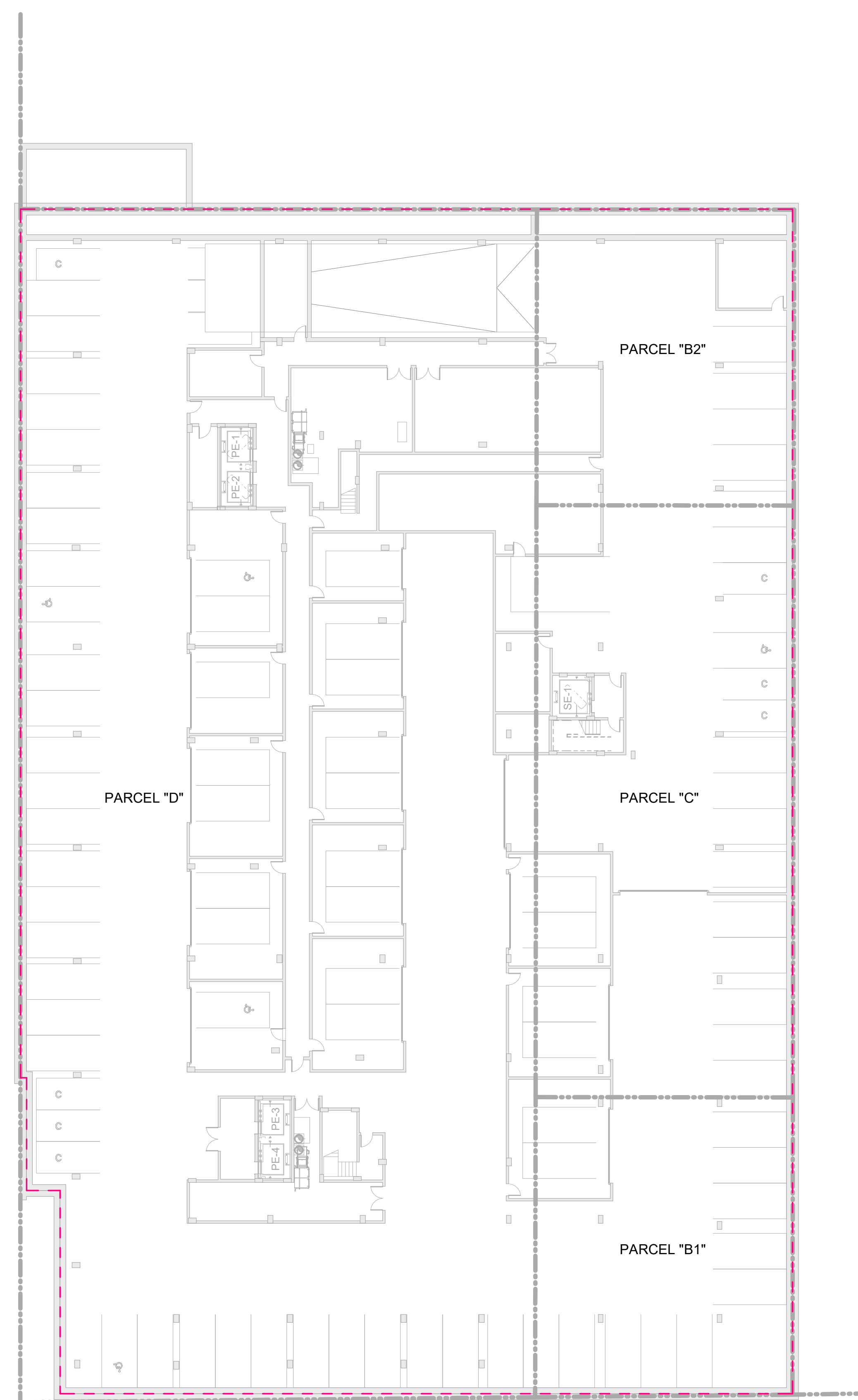
SHEET NUMBER:  
**A-02.3**

07/26/2024



**2 BUILDING 501 - GROUND FLOOR**  
 1" = 20'-0"

GROSS 501 - LEVEL 1		(FAR) NET 501 - LEVEL 1				
LEVEL	AREA	LEVEL	AREA	PARCEL	LOT	FAR
LEVEL 1 (E)	29,260 SF	LEVEL 1 (E)	3,389 SF	PARCEL C	9,690 SF	0.34979
		LEVEL 1 (E)	24,386 SF	PARCEL D	39,055 SF	0.624397



**1 BUILDING 501 - CELLAR**  
 1" = 20'-0"

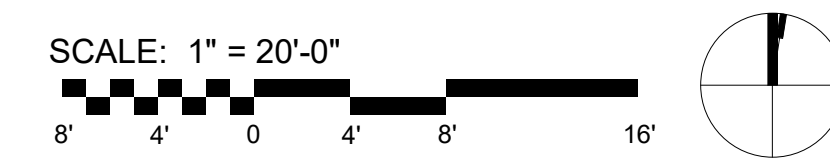
GROSS 501 - CELLAR	
LEVEL	AREA
CELLAR	58,359 SF

**MEASUREMENT METHODS**

- GROSS AREA:
  - MEASURED TO THE EXTERIOR FACE OF EXTERIOR WALLS
- FAR (NET) AREA:
  - MEASURED TO THE INTERIOR FACE OF THE EXTERIOR WALL
  - MECHANICAL WELLS OPEN TO THE SKY ARE NOT INCLUDED

**LEGEND**

- FAR (NET) AREA
- FAR (NET) AREA
- GROSS AREA
- PROPERTY LINE



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**DEVELOPMENT  
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 PLAN**  
 FOR

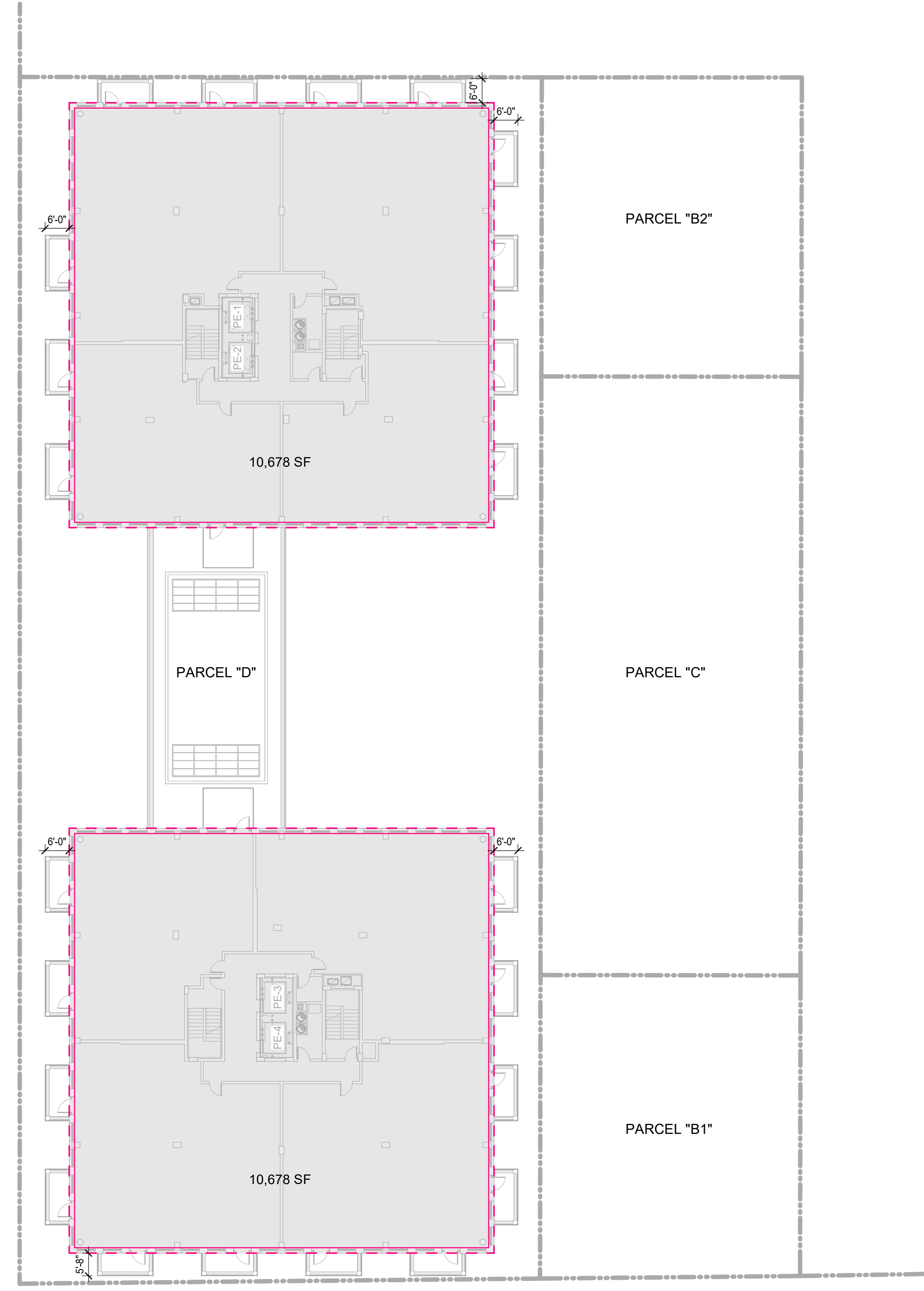
ROBINSON  
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500/501 NORTH UNION STREET  
 CITY OF ALEXANDRIA, VA 22314

SHEET TITLE:  
**BUILDING 501,  
 TRACK 2 -  
 ZONING AREA**

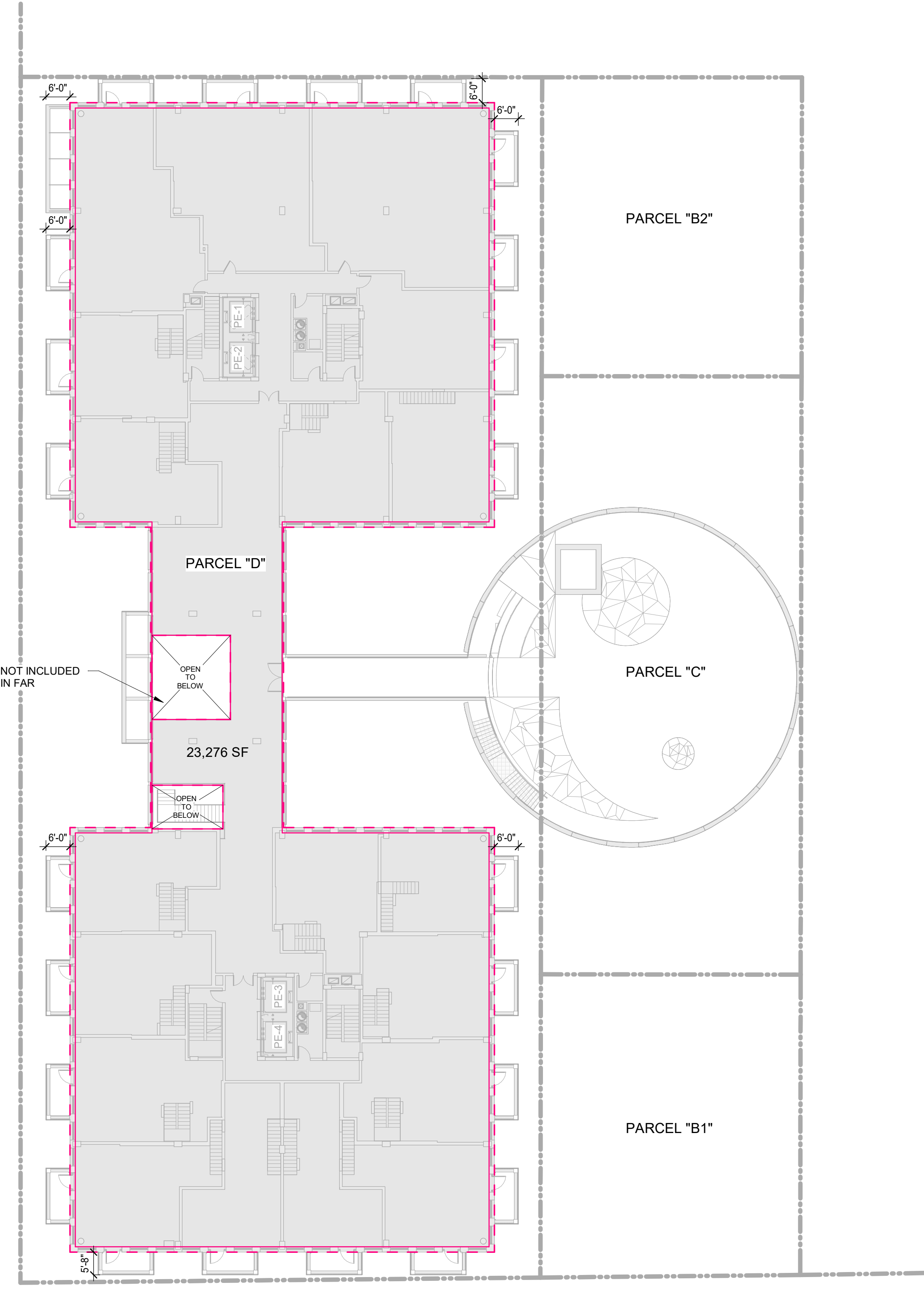
SHEET NUMBER:  
**A-02.4**

07/26/2024



**2 BUILDING 501 - THIRD FLOOR**  
 1" = 20'-0"

GROSS 501 - LEVEL 3		(FAR) NET 501 - LEVEL 3				
LEVEL	AREA	LEVEL	AREA	PARCEL	LOT	FAR
LEVEL 3 (E)	22,472 SF	LEVEL 3 (E)	21,356 SF	PARCEL D	39,055 SF	0.546807



**1 BUILDING 501 - SECOND FLOOR**  
 1" = 20'-0"

GROSS 501 - LEVEL 2		(FAR) NET 501 - LEVEL 2				
LEVEL	AREA	LEVEL	AREA	PARCEL	LOT	FAR
LEVEL 2 (E)	24,960 SF	LEVEL 2 (E)	23,276 SF	PARCEL D	39,055 SF	0.595974

**MEASUREMENT METHODS**

- GROSS AREA:
  - MEASURED TO THE EXTERIOR FACE OF EXTERIOR WALLS
- FAR (NET) AREA:
  - MEASURED TO THE INTERIOR FACE OF THE EXTERIOR WALL
  - MECHANICAL WELLS OPEN TO THE SKY ARE NOT INCLUDED

**LEGEND**

- FAR (NET) AREA
- FAR (NET) AREA
- GROSS AREA
- PROPERTY LINE

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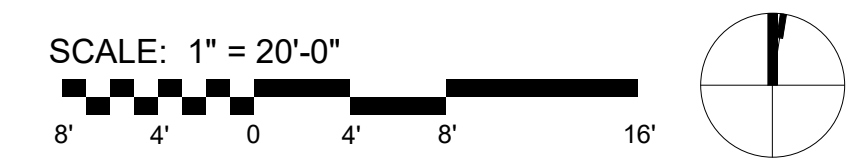
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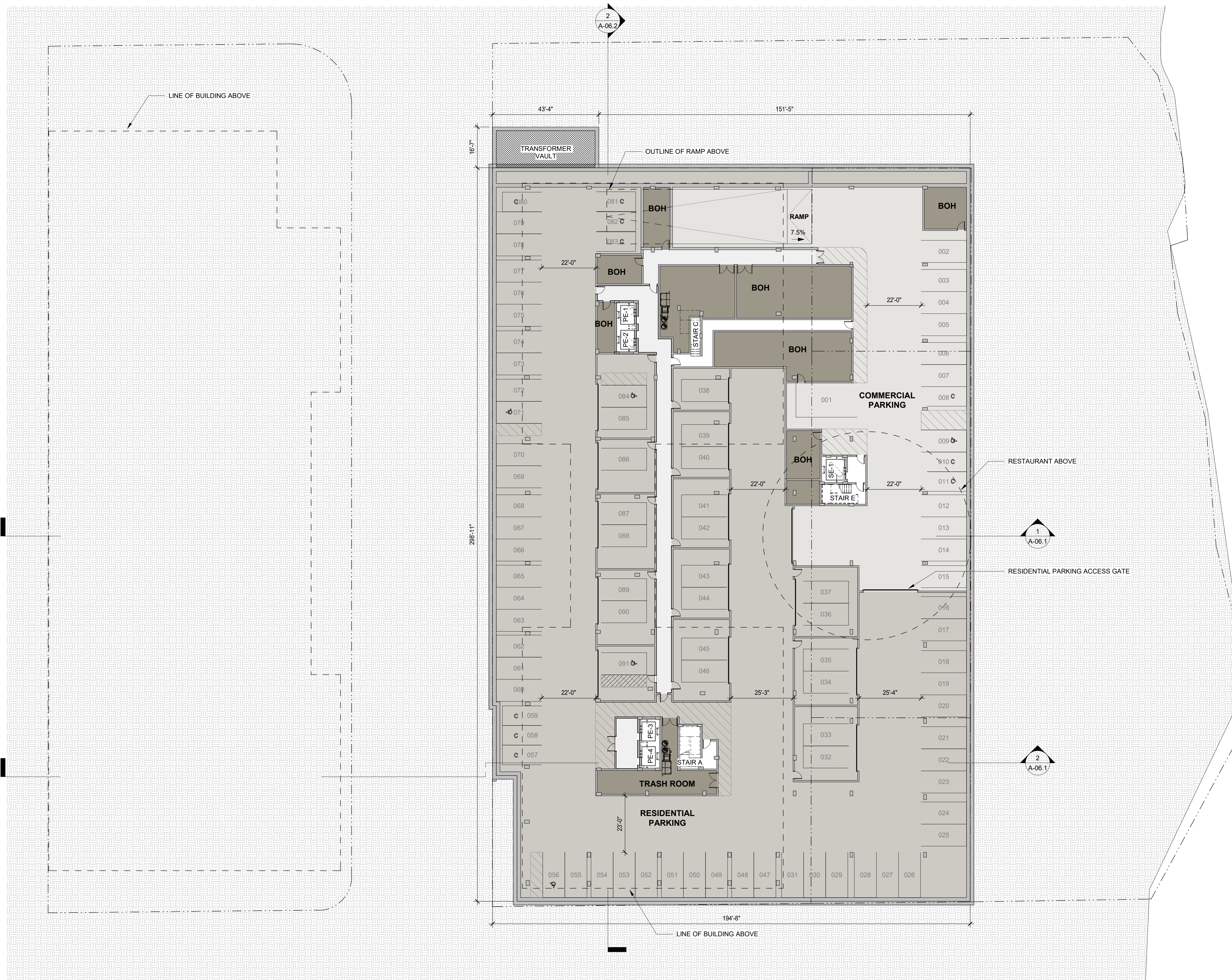












**1 PLAN - CELLAR**  
1" = 20'-0"

SCALE: 1" = 20'-0"



**BUILDING 501 - EAST PARCEL PARKING SUMMARY**

USER	REQ'D	PROVIDED
RESIDENTIAL	REGULAR	44
	COMPACT	7
	ACCESSIBLE	2
	VAN LOADING	1
	GARAGE - REGULAR	21
	GARAGE - ACCESSIBLE	2
	TOTAL AS-OF-RIGHT	77
EAST RESTAURANT (1 spot / 1000 sf)	TOTAL AS-OF-RIGHT	4
WEST RESTAURANT (1 spot / 1000 sf)	TOTAL AS-OF-RIGHT	10
<b>TOTAL REQUIRED PARKING</b>		<b>73</b>
<b>TOTAL PARKING PROVIDED</b>		<b>91</b>

TYPE	UNITS	REQ'D STALLS
MSNT	15	30
1BR	1	1
2BR	1	2
2BR+	8	16
3BR+	10	20
<b>TOTAL</b>	<b>35</b>	<b>69</b>

	LONG TERM	SHORT TERM	
	RESI	3 PER 10 UNITS	
RETAIL	1 PER 25,000 SF	2 PER 10,000 SF (FIRST 50,000 SF)	2
BIKES	PUBLIC (EXT.) NONE	15% OF REQUIRED PARKING	0
<b>TOTAL</b>			<b>14</b>

**AREA LEGEND**

- CIRCULATION
- PARKING/BOH 1
- PARKING/BOH 2
- PARKING/BOH 3

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**DEVELOPMENT  
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PLAN**  
FOR  
**ROBINSON  
TERMINAL NORTH**  
  
500/501 NORTH UNION STREET  
CITY OF ALEXANDRIA, VA 22314

**BOHLER DC**  
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CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

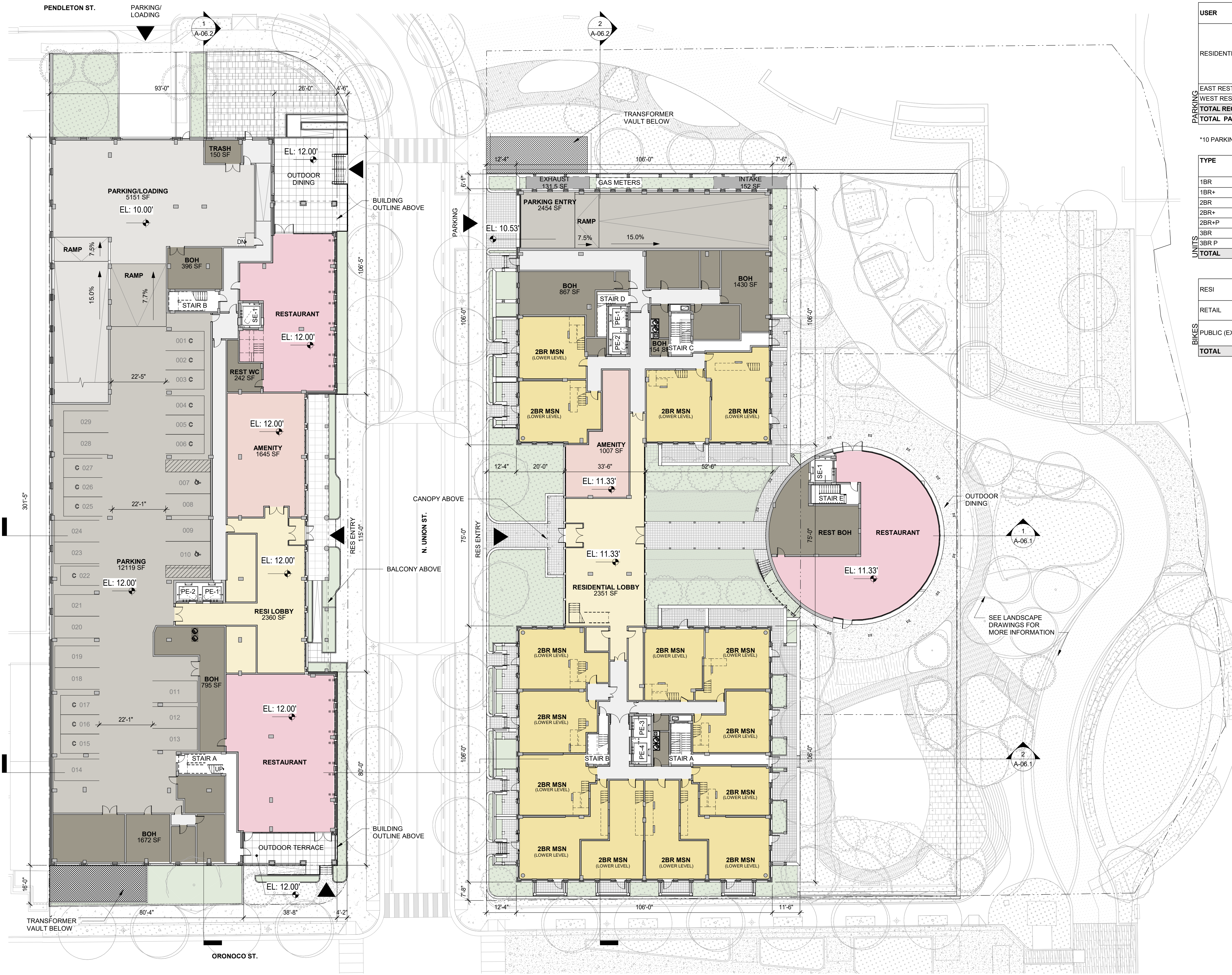
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SHEET TITLE:  
**PLAN - CELLAR**

SHEET NUMBER:  
**A-04.0**

07/26/2024



1 PLAN - GROUND FLOOR  
1" = 20'-0"

**BUILDING 500 - WEST PARCEL PARKING SUMMARY**

USER	REQ'D	PROVIDE D
REGULAR	-	39
COMPACT	-	26
ACCESSIBLE	-	4
TOTAL AS-OF-RIGHT	67	69
TANDEM (INCLUDED IN TOTAL AS-OF-RIGHT)	-	7
TOTAL	67	69
EAST RESTAURANT (1 spot / 1000 sf)	TOTAL AS-OF-RIGHT	4
WEST RESTAURANT (1 spot / 1000 sf)	TOTAL AS-OF-RIGHT	10
<b>TOTAL REQUIRED PARKING</b>		<b>77</b>
<b>TOTAL PARKING PROVIDED</b>		<b>69</b>

\*10 PARKING SPACES PROVIDED IN THE EAST BUILDING.

TYPE	UNITS	REQ'D STALLS
1BR	7	7
1BR+	2	2
2BR	15	30
2BR+	7	14
2BR+P	1	2
3BR	2	4
3BR P	4	8
<b>TOTAL</b>	<b>38</b>	<b>67</b>

	LONG TERM	SHORT TERM	
RESI	3 PER 10 UNITS	1 PER 50 UNITS	12
RETAIL	1 PER 25,000 SF	2 PER 10,000 SF (FIRST 50,000 SF)	1
BIKES	PUBLIC (EXT.) NONE	15% OF REQUIRED PARKING	0
<b>TOTAL</b>			<b>13</b>

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PROJECT:  
**DEVELOPMENT  
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PLAN**  
FOR

ROBINSON  
TERMINAL NORTH

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

**BOHLER DC**  
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WASHINGTON, DC 20004  
Phone: (202) 524-5700

**AREA LEGEND**

[Light Green]	RESIDENTIAL 1
[Yellow]	RESIDENTIAL 2
[Pink]	AMENITIES 1
[Light Blue]	RETAIL 1
[Light Grey]	CIRCULATION
[Dark Grey]	PARKING/BOH 1
[Black]	PARKING/BOH 2

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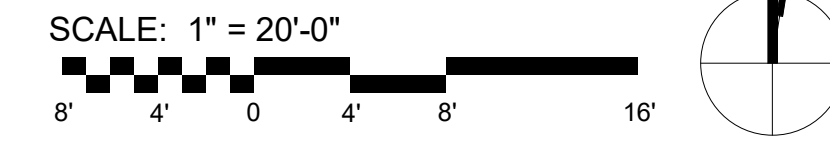
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SHEET TITLE:  
**PLAN -  
GROUND  
FLOOR**

SHEET NUMBER:  
**A-04.1**

07/26/2024





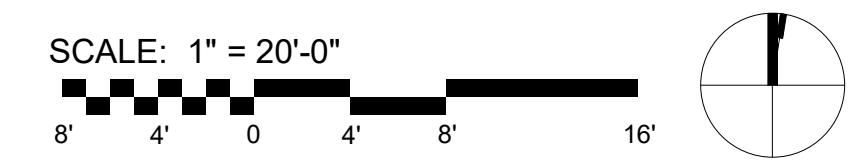




**1 PLAN - FOURTH FLOOR**  
1" = 20'-0"

**AREA LEGEND**

<span style="display:inline-block; width:10px; height:10px; background-color:yellow; border:1px solid black;"></span>	RESIDENTIAL 2
<span style="display:inline-block; width:10px; height:10px; background-color:lightgray; border:1px solid black;"></span>	CIRCULATION
<span style="display:inline-block; width:10px; height:10px; background-color:gray; border:1px solid black;"></span>	PARKING/BOH 2



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CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

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**DEVELOPMENT  
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PLAN**  
FOR  
ROBINSON  
TERMINAL NORTH

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

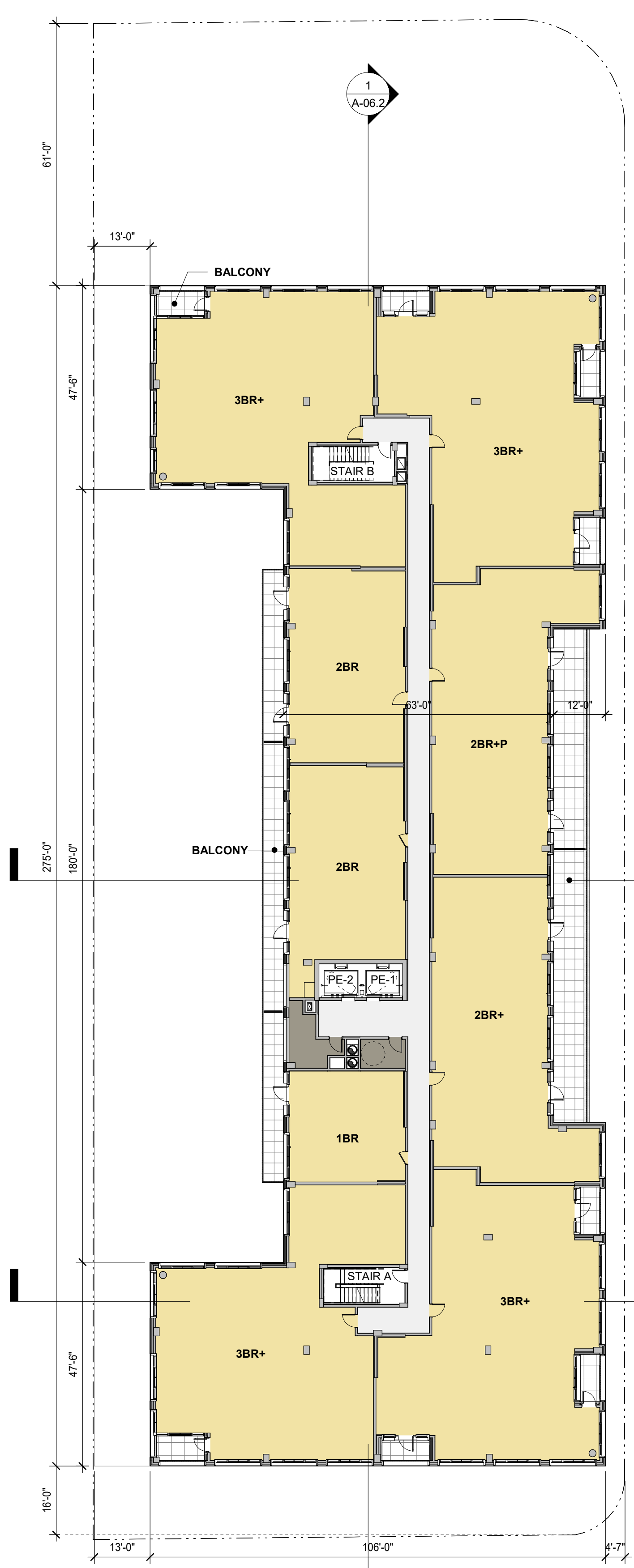
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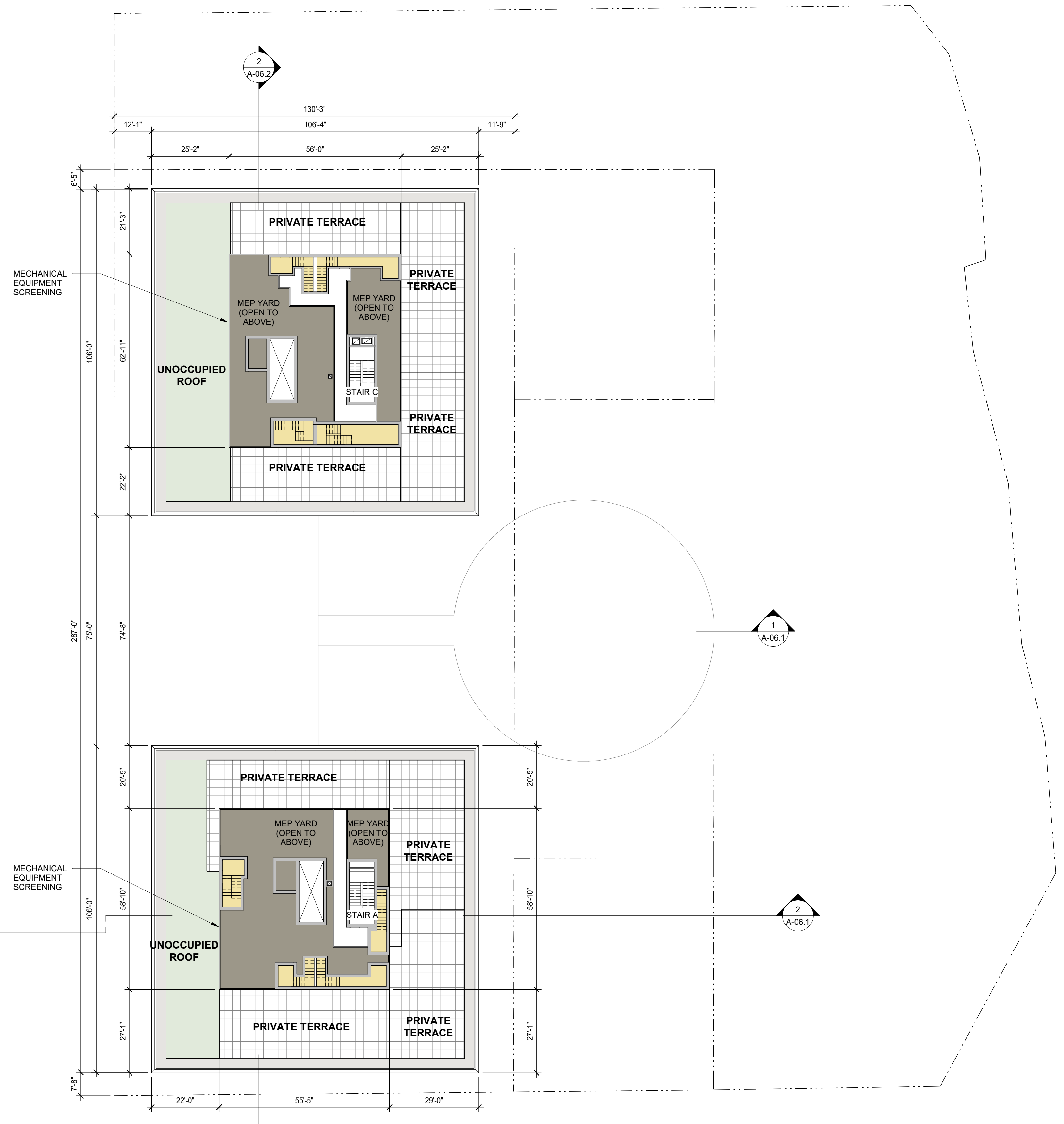
SHEET TITLE:  
**PLAN -  
FOURTH  
FLOOR**

SHEET NUMBER:  
**A-04.4**

07/26/2024

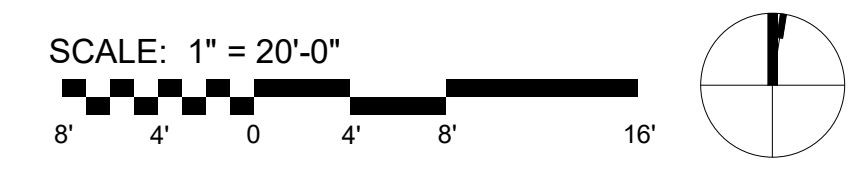


**1 PLAN - FIFTH FLOOR / ROOF**  
1" = 20'-0"



**AREA LEGEND**

[Yellow Box]	RESIDENTIAL 2
[Grey Box]	PARKING/BOH 2
[Light Grey Box]	PARKING/BOH 3
[White Box]	TERRACE
[Green Box]	LANDSCAPE 3



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PROJECT No.: DCA230074.00  
DRAWN BY:  
DATE: 07/26/2024  
CAD I.D.:

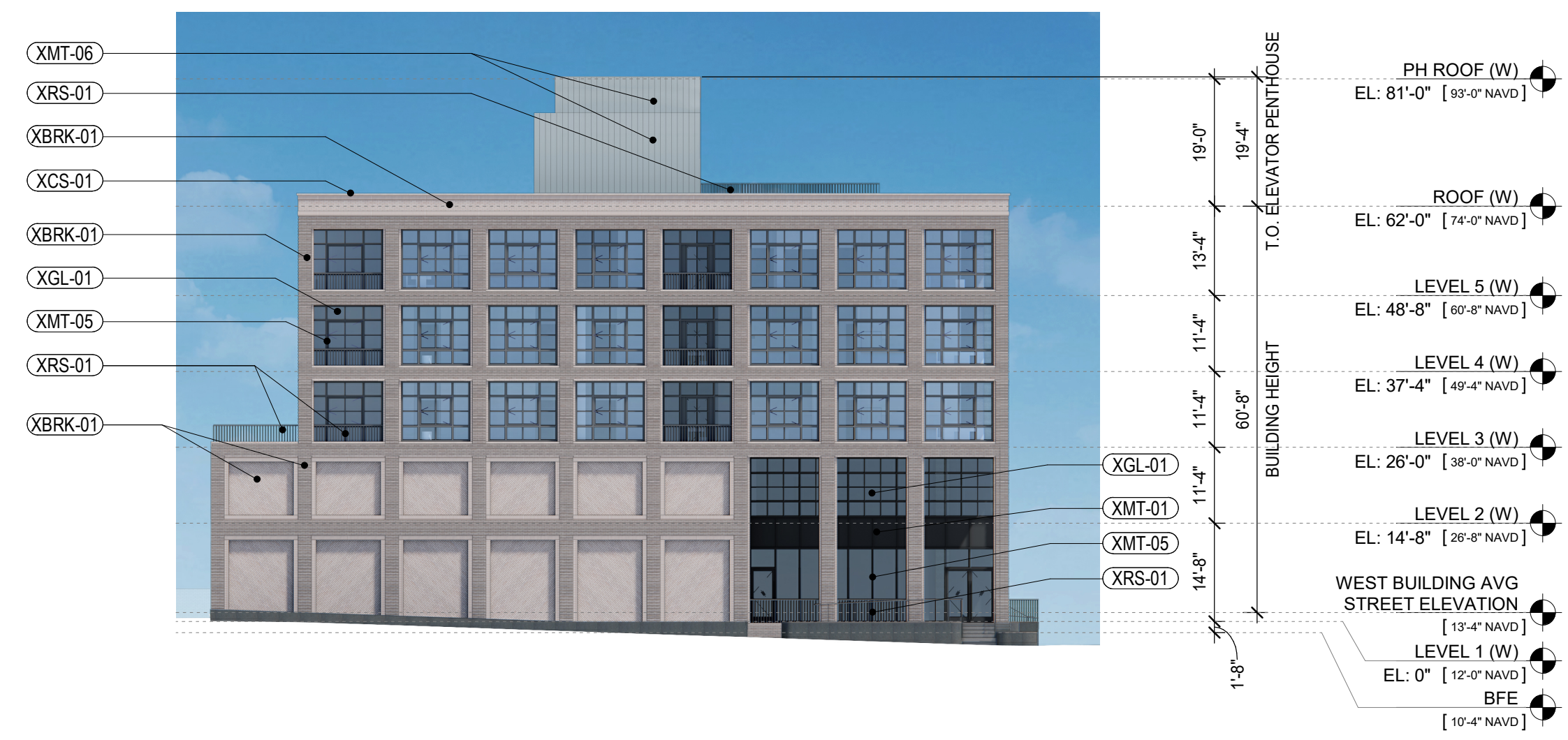
PROJECT:  
**DEVELOPMENT  
PRELIMINARY SITE  
PLAN**  
FOR  
**ROBINSON  
TERMINAL NORTH**

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





**4 BUILDING 500, ELEVATION - NORTH**  
1" = 20'-0"



**3 BUILDING 500, ELEVATION - SOUTH**  
1" = 20'-0"



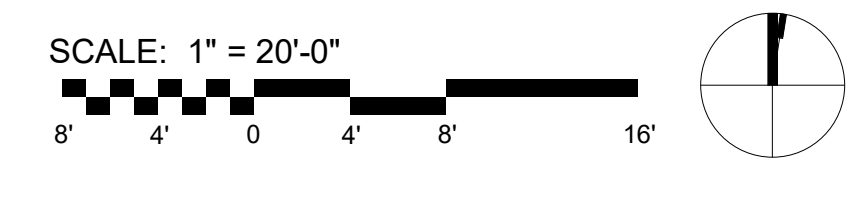
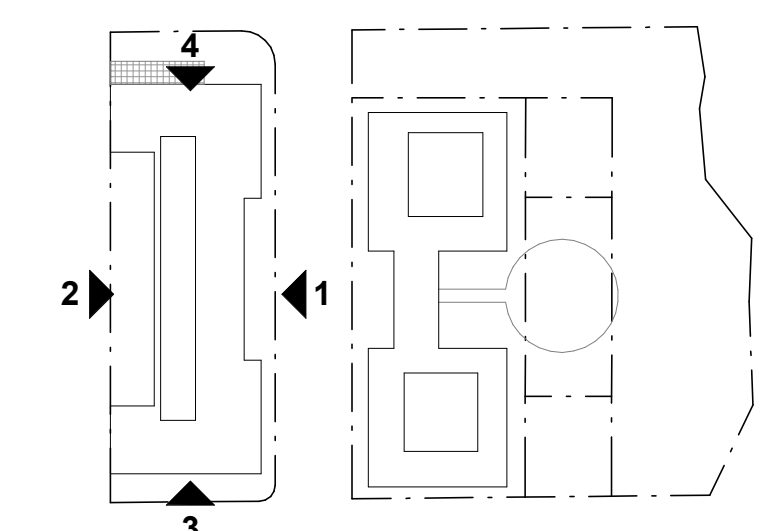
**2 BUILDING 500, ELEVATION - WEST**  
1" = 20'-0"



**1 BUILDING 500, ELEVATION - EAST**  
1" = 20'-0"

**TRACT 1 EXTERIOR MATERIALS LEGEND**

- XBRK-01 BRICK
- XBRK-02 GLAZED BRICK / TILE
- XCO-01 CONCRETE
- XMT-01 METAL PANEL
- XMT-02 SCREENED LOUVER
- XMT-03 ALUMINUM STOREFRONT SYSTEM WITH CUSTOM SNAP CAP
- XMT-04 ALUMINUM FOLDING WALL SYSTEM
- XMT-05 ALUMINUM WINDOW
- XMT-06 STANDING SEAM METAL PANEL
- XMT-07 DECORATIVE METAL SCREEN
- XCS-01 CAST STONE
- XGL-01 CLEAR/LOW IRON, THERMALLY BROKEN GLASS
- XRS-01 PICKET RAILING SYSTEM
- XRS-02 WEBNET RAILING SYSTEM
- XRS-03 METAL TERRACE DIVIDER
- XPV-01 CONCRETE PAVERS



**APPROVED**  
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DEPARTMENT OF PLANNING & ZONING

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. \_\_\_\_\_

CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

DATE RECORDED \_\_\_\_\_

INSTRUMENT NO. \_\_\_\_\_ DEED BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_

SHEET TITLE:  
**BUILDING 500,  
TRACT 1 -  
ELEVATIONS**

SHEET NUMBER:  
**A-05.1**

07/26/2024

**BOHLER DC**

SITE CIVIL AND CONSULTING ENGINEERING  
LAND SURVEYING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
PLANNING & PERMITTING SERVICES

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REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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**BOHLER DC**

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

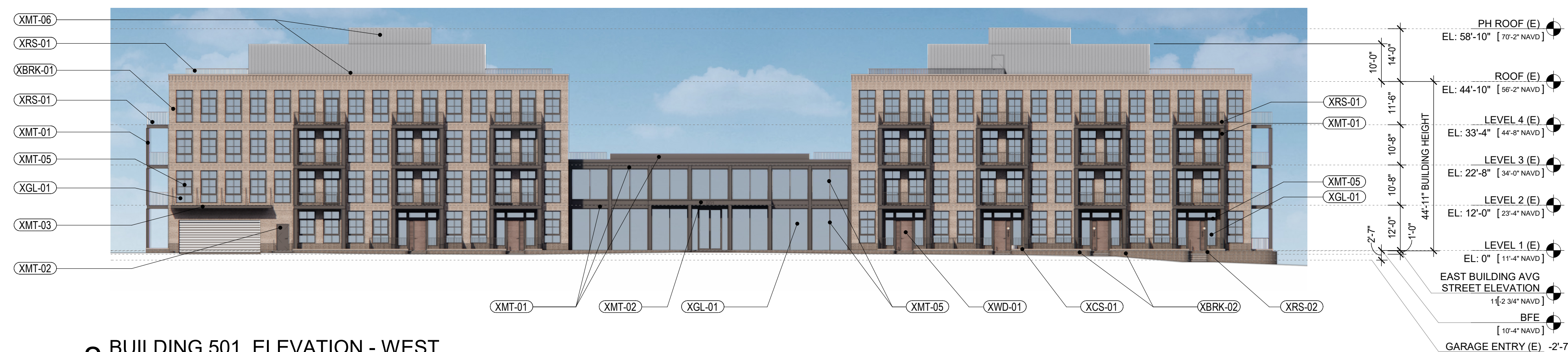




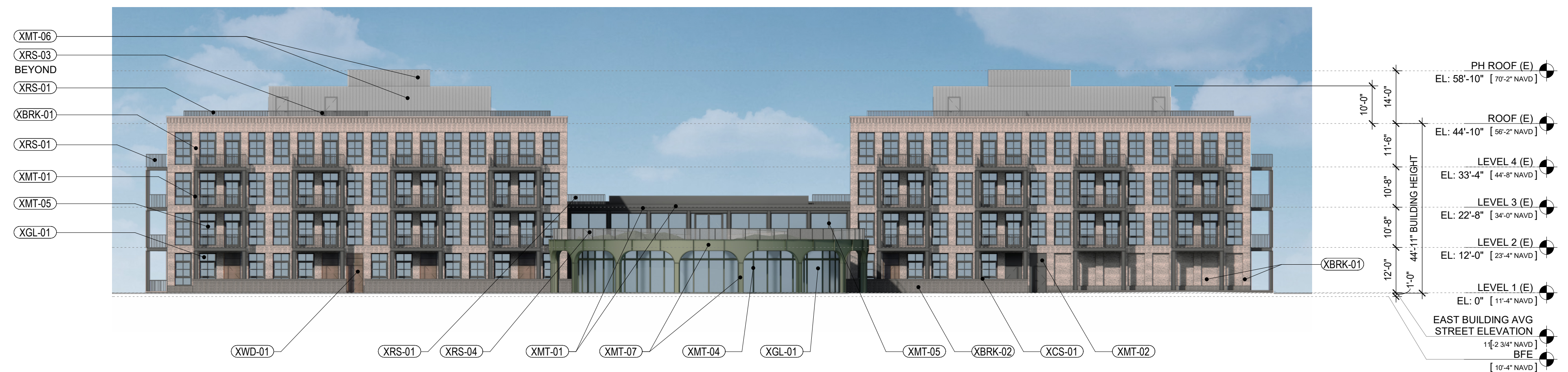
**4 BUILDING 501, ELEVATION - SOUTH**  
1" = 20'-0"



**3 BUILDING 501, ELEVATION - NORTH**  
1" = 20'-0"



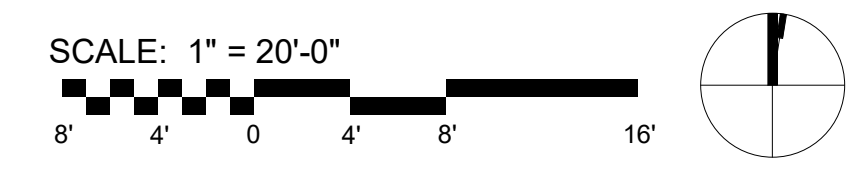
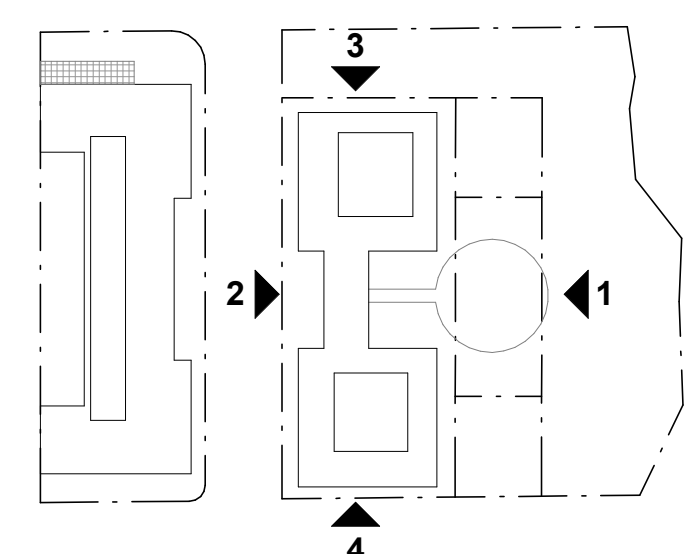
**2 BUILDING 501, ELEVATION - WEST**  
1" = 20'-0"



**1 BUILDING 501, ELEVATION - EAST**  
1" = 20'-0"

**TRACT 2 EXTERIOR MATERIALS LEGEND**

- |  |                                  |                                    |
|--|----------------------------------|------------------------------------|
| XBRK-01 BRICK  | XMT-05 ALUMINUM WINDOW           | XPV-01 CONCRETE PAVERS             |
| XBRK-02 WEATHERED BRICK                                | XMT-06 STANDING SEAM METAL PANEL | XRS-01 STEEL PICKET RAILING SYSTEM |
| XMT-01 ALUMINUM EXTRUSION                              | XMT-07 GREEN ALUMINUM PANEL      | XRS-02 STEEL GUARDRAIL             |
| XMT-02 ALUMINUM PLATE PANEL                            | XCS-01 CAST STONE                | XRS-03 TERRACE DIVIDER             |
| XMT-03 ALUMINUM STORM RESISTANT LOUVER                 | XST-01 STONE                     | XRS-04 WEBNET RAILING SYSTEM       |
| XMT-04 ALUMINUM STOREFRONT SYSTEM WITH CUSTOM SNAP CAP | XGL-01 INSULATED GLASS UNIT      | XWD-01 WOOD                        |



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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. \_\_\_\_\_

CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

DATE RECORDED \_\_\_\_\_

INSTRUMENT NO. \_\_\_\_\_ DEED BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_

SHEET TITLE:  
**BUILDING 501,  
TRACT 2 -  
ELEVATIONS**

SHEET NUMBER:  
**A-05.2**

07/26/2024

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