

TRAILS END, LLC.

HATCHER AVENUE

MIXED USE BUILDING

BAR SUBMISSION - REVISION 2
01.OCTOBER.2020

W C R A

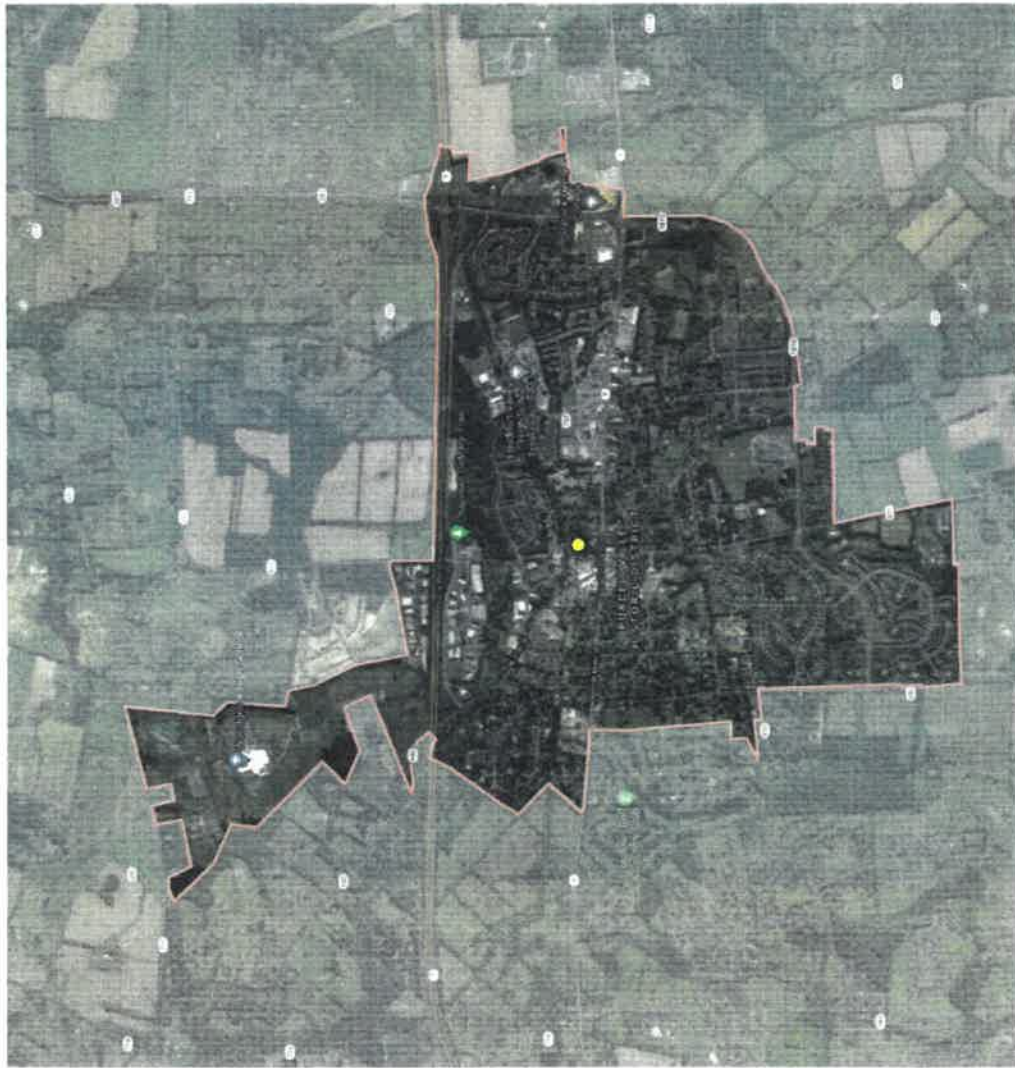
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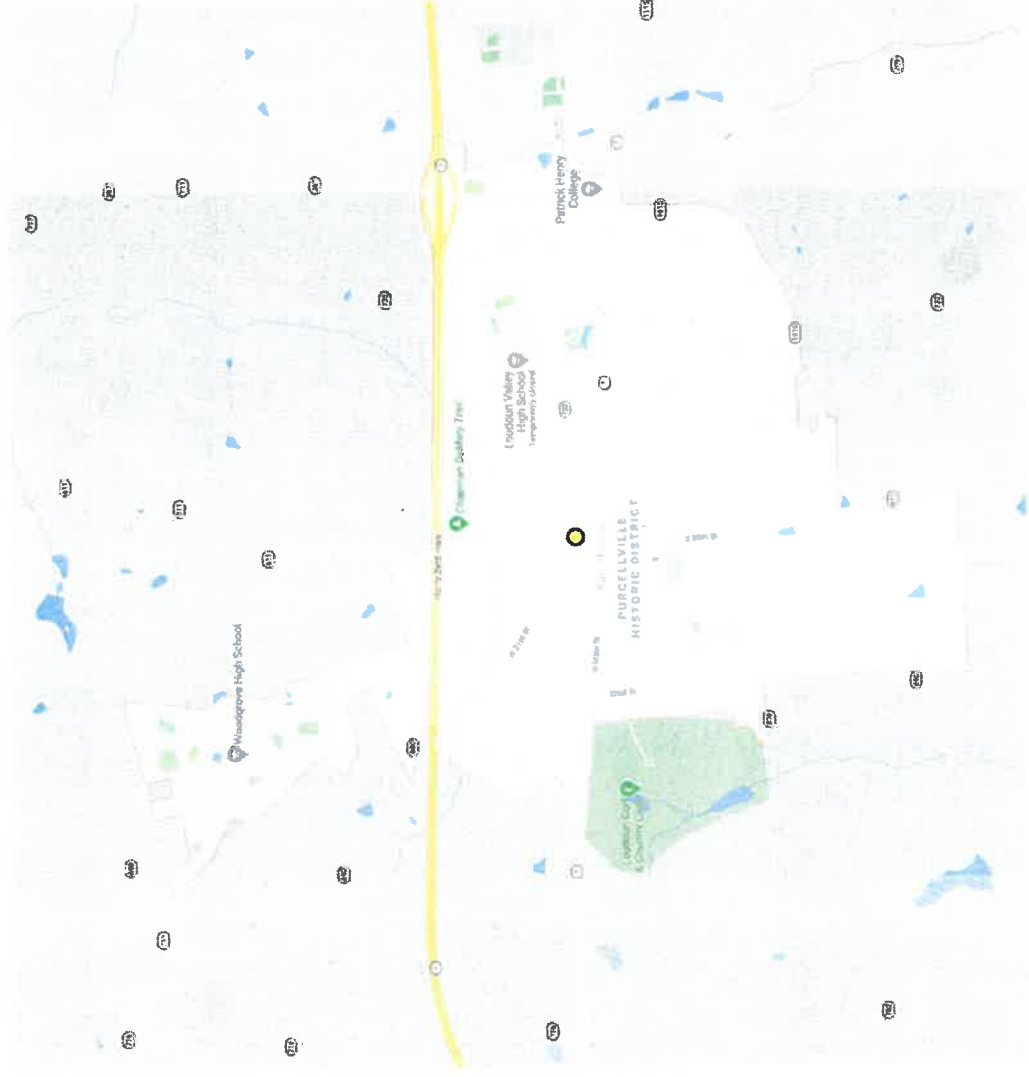
CDA-20-07
2ND SUBMISSION-2020-10-08
"TRAILS END"

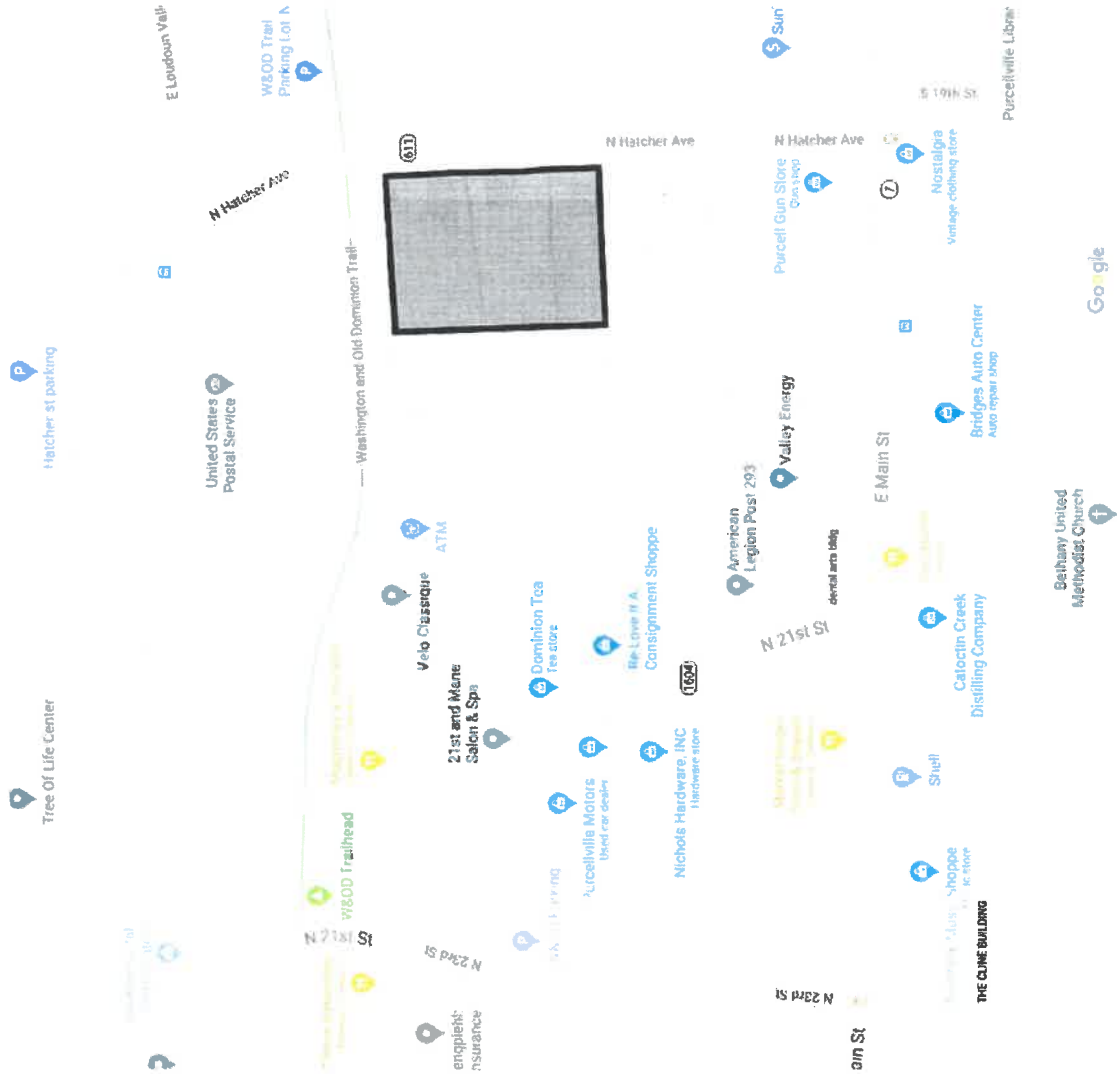


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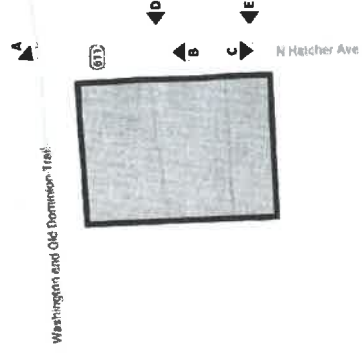




E. EXISTING SITE PHOTO [141 N. HATCHER AVENUE]



D. EXISTING SITE PHOTO [151 & 161 N. HATCHER AVENUE]



C. HATCHER AVENUE LOOKING TOWARDS MAIN

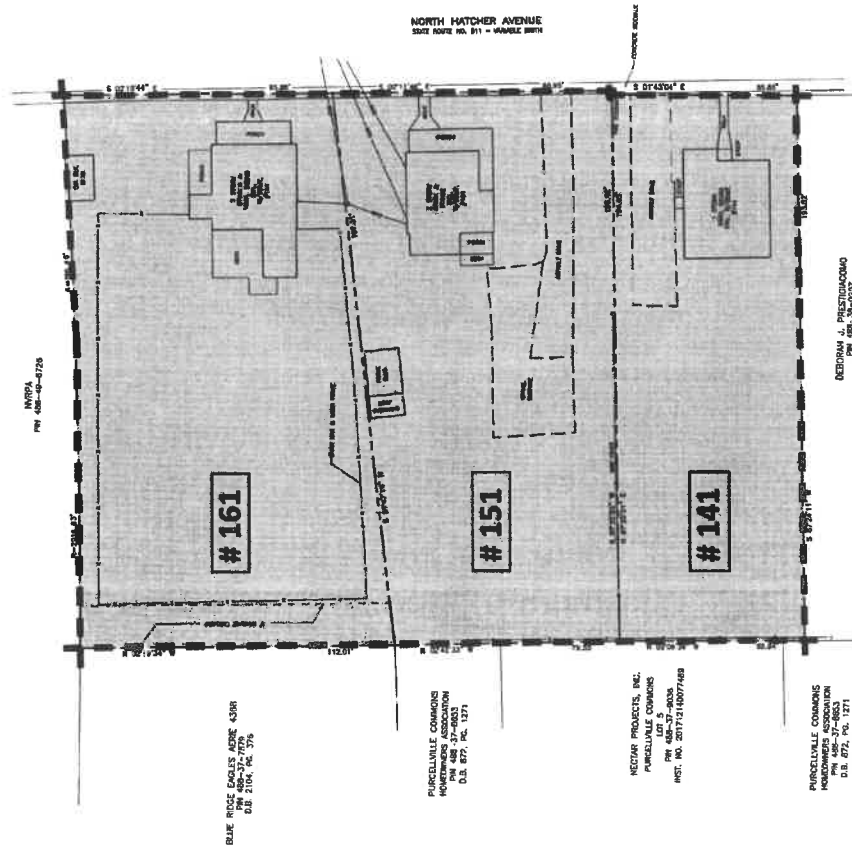


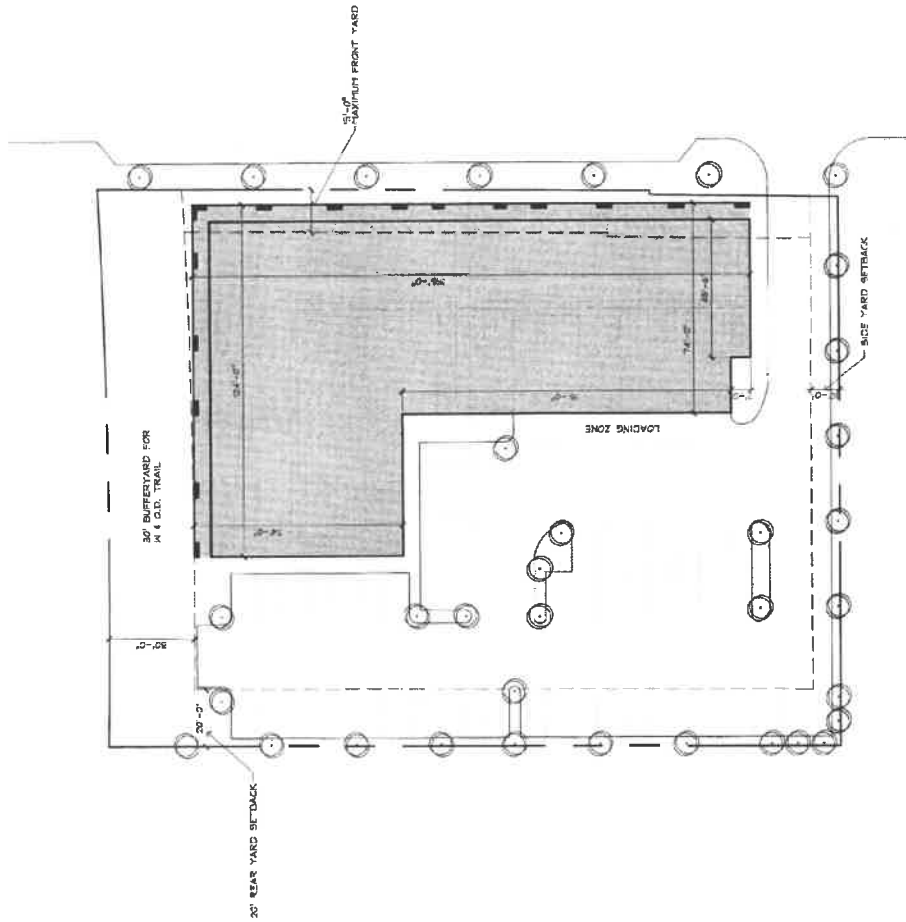
B. HATCHER AVENUE LOOKING NORTH



A. HATCHER AVENUE AT TRAIL







SITE TABULATIONS	REQUIRED	PROVIDED
OPEN SPACE	15% = 7,566 SF	16% = 8,070 SF
BUILDING FOOTPRINT		18,096 GSF
PARKING SPACES		57 TOTAL [48 INTERNAL SPACES, 9 STREET SPACES]

MAIN LEVEL - COMMERCIAL USE

TOTAL FOOTPRINT	18,095 GSF
TOTAL INTERIOR SPACE	15,774 GSF
RETAIL FLOOR AREA	9,160 NSF
AMENITY FLOOR AREA	2,080 NSF

UPPER LEVELS - RESIDENTIAL USE

FLOOR AREA	18,095 GSF PER FLOOR [2]
RESIDENCES	34



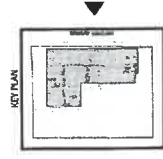
RECESSED BALCONIES
[BRICK RETURN]

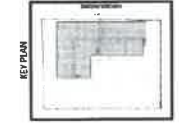
ALUMINUM RAILING
[BLACK]

STONE CLADDING AT
STOREFRONT

KEY PLAN







MATCH LINE

..... MAXIMUM BUILDING HEIGHT: 45'-0"

----- PROPOSED BUILDING HEIGHT: 45'-0"



SYNTHETIC TRIM

PAINTED BRICK

CEMENTITIOUS SIDING

FABRIC CANOPY

BRICK

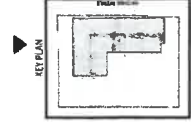
STREET ELEVATION

KEY PLAN



ENLARGED HATCHER AVENUE ELEVATION

HATCHER AVENUE - BAR SUBMISSION



WASHINGTON & OLD DOMINION TRAIL ELEVATION

HATCHER AVENUE - BAR SUBMITSON

MATCH LINE

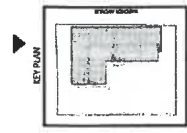
..... MASONRY BUILDING HEIGHT: 49'-0"

PROPOSED BUILDING HEIGHT: 45'-0"

STREET ELEVATION



- SYNTHETIC TRIM
- CLAD WINDOWS
- SYNTHETIC TRIM
- PAINTED BRICK
- CEMENTITIOUS STONING
- FABRIC CANOPY
- BRICK



ENLARGED WASHINGTON & OLD DOMINION TRAIL ELEVATION

HATCHER AVENUE - BAR SUBMISSION

MATCH LINE

..... MAXIMUM BUILDING HEIGHT: 45' 0"

----- PROPOSED BUILDING HEIGHT: 45' 0"



STREET ELEVATION

SYNTHETIC TRIM

CLAD WINDOWS

PAINTED BRICK

CEMENTITIOUS SIDING

FABRIC CANOPY

BRICK

KEY PLAN



ENLARGED WASHINGTON & OLD DOMINION TRAIL ELEVATION

HATCHER AVENUE - BAR SUBMISSION

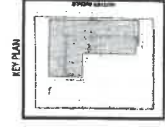


MATCH LINE

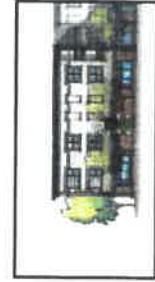
..... MAXIMUM BUILDING HEIGHT: 45' 0"
----- PROPOSED BUILDING HEIGHT: 45' 0"



----- STREET ELEVATION



KEY PLAN



ENLARGED REAR ELEVATION
HATCHER AVENUE - BAR SUBMISSION

MATCH LINE

..... MAXIMUM BUILDING HEIGHT: 45' 0"
..... EXISTING BUILDING HEIGHT: 35' 0"



SYNTHETIC TRIM

CLUB WINDOWS

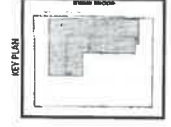
PAINTED BRICK

CEMENTITIOUS SIDING

FABRIC CANOPY

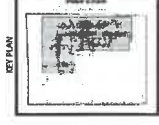
BRICK

STREET ELEVATION



ENLARGED REAR ELEVATION

HATCHER AVENUE - DAR SUBMISSION





ENLARGED LEFT SIDE ELEVATION
MATCHER AVENUE - PAR SUBMISSION

MATCH LINE

..... MAXIMUM BUILDING HEIGHT: 45'-0"
----- PROPOSED BUILDING HEIGHT: 45'-0"

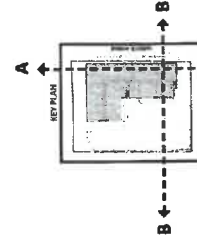


SYNTHETIC TRIM
CLAD WINDOWS
SYNTHETIC TRIM
PAINTED BRICK
CEMENTITIOUS SIDING
FABRIC CANOPY
BRICK

STREET ELEVATION

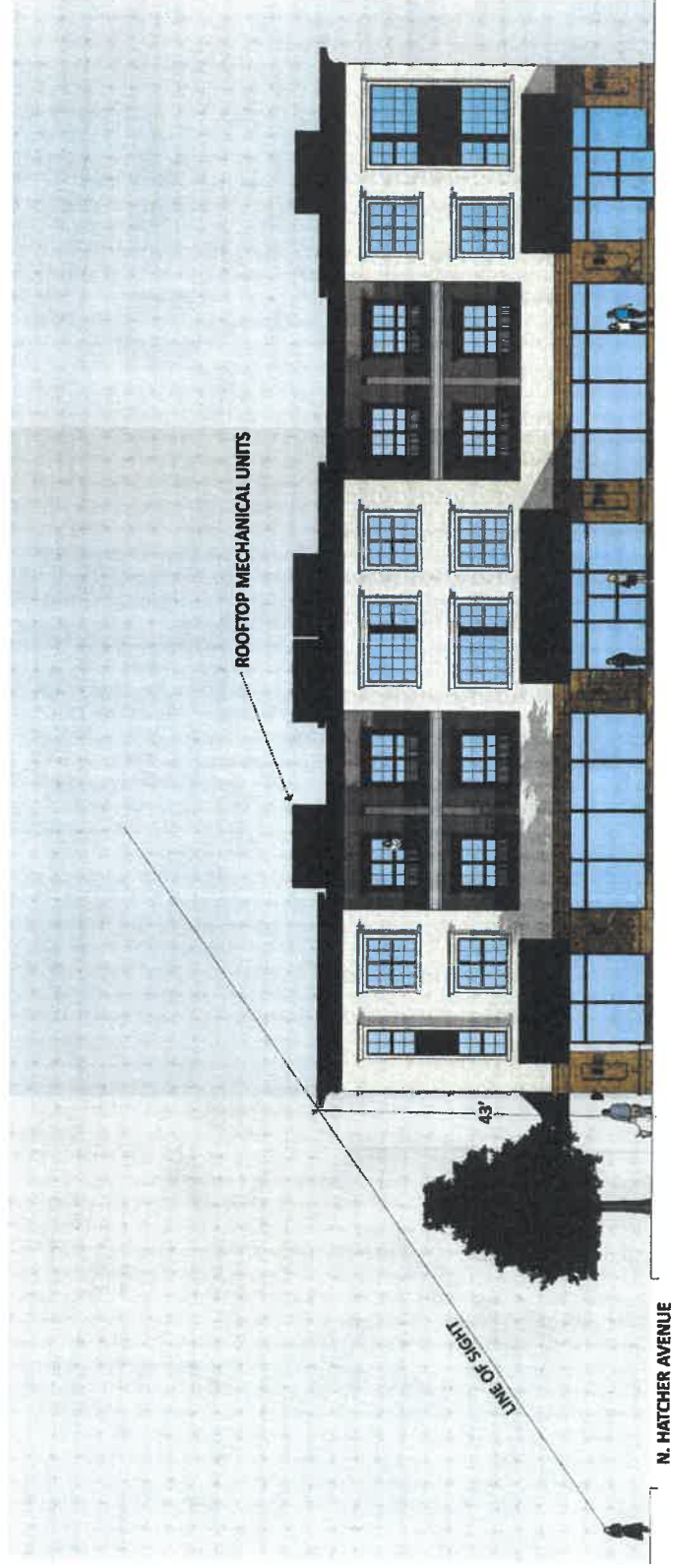


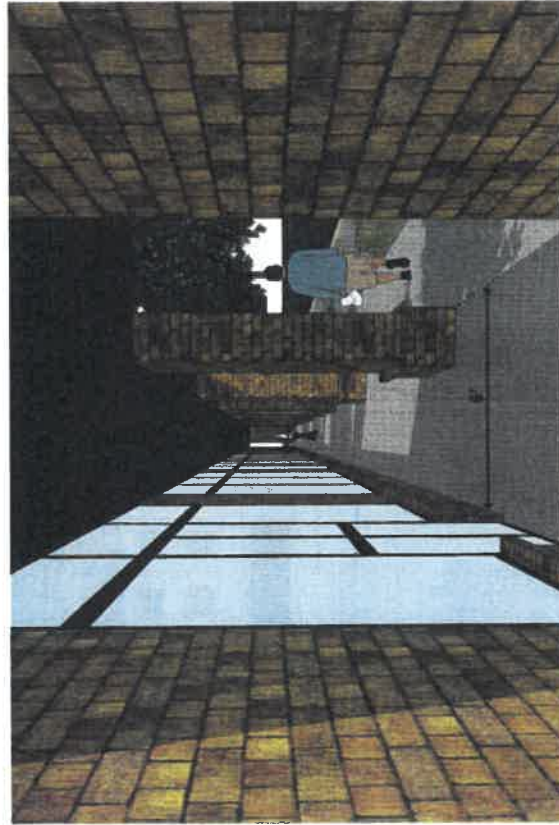
ENLARGED LEFT SIDE ELEVATION
HATCHER AVENUE - BAR SUBMISSION



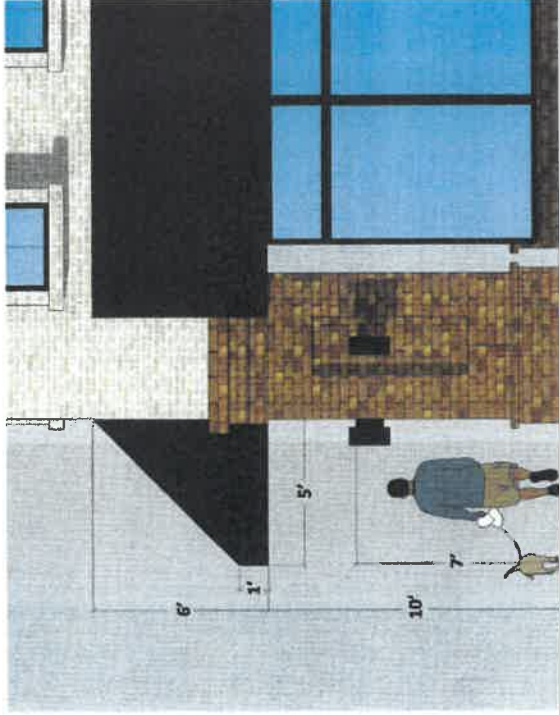
ADJACENT BUILDING HEIGHTS
HATCHER AVENUE - BAR SUBMISSION

HATCHER AVENUE - BAR SUBMISSION

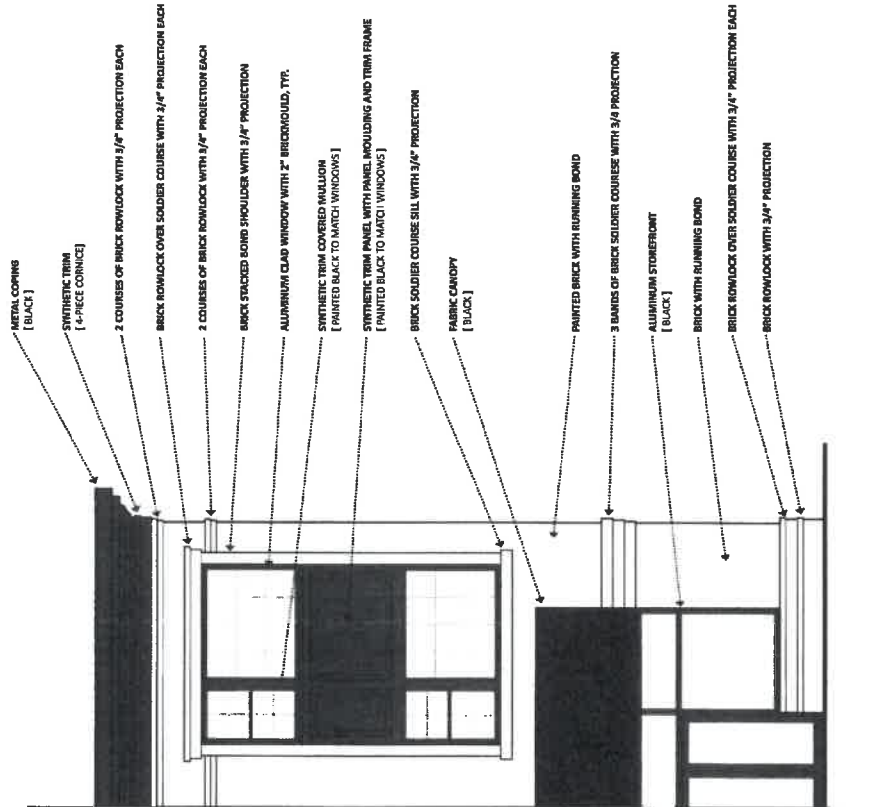


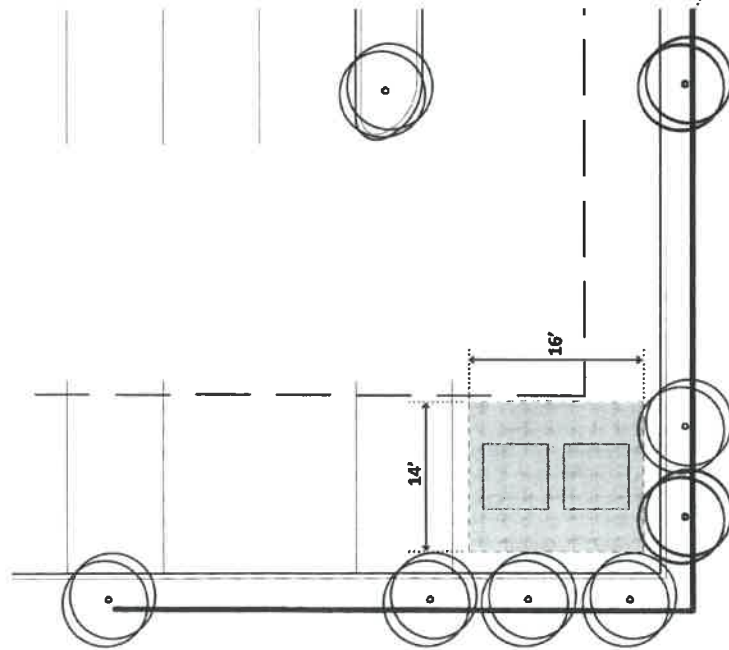


STOREFRONT COLONNADE



STOREFRONT CANOPIES





DIMENSIONS ARE APPROXIMATE

