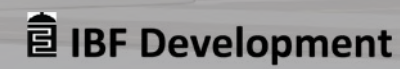


THE LADREY

SEPTEMBER 6 | 2023

UDAC MEETING #2



hord | coplan | macht **Bowman**



SITE PLAN

SHARED CURB CUT FOR LOADING AND PARKING ENTRANCE



ENHANCED PEDESTRIAN EXPERIENCE AT FAIRFAX ST



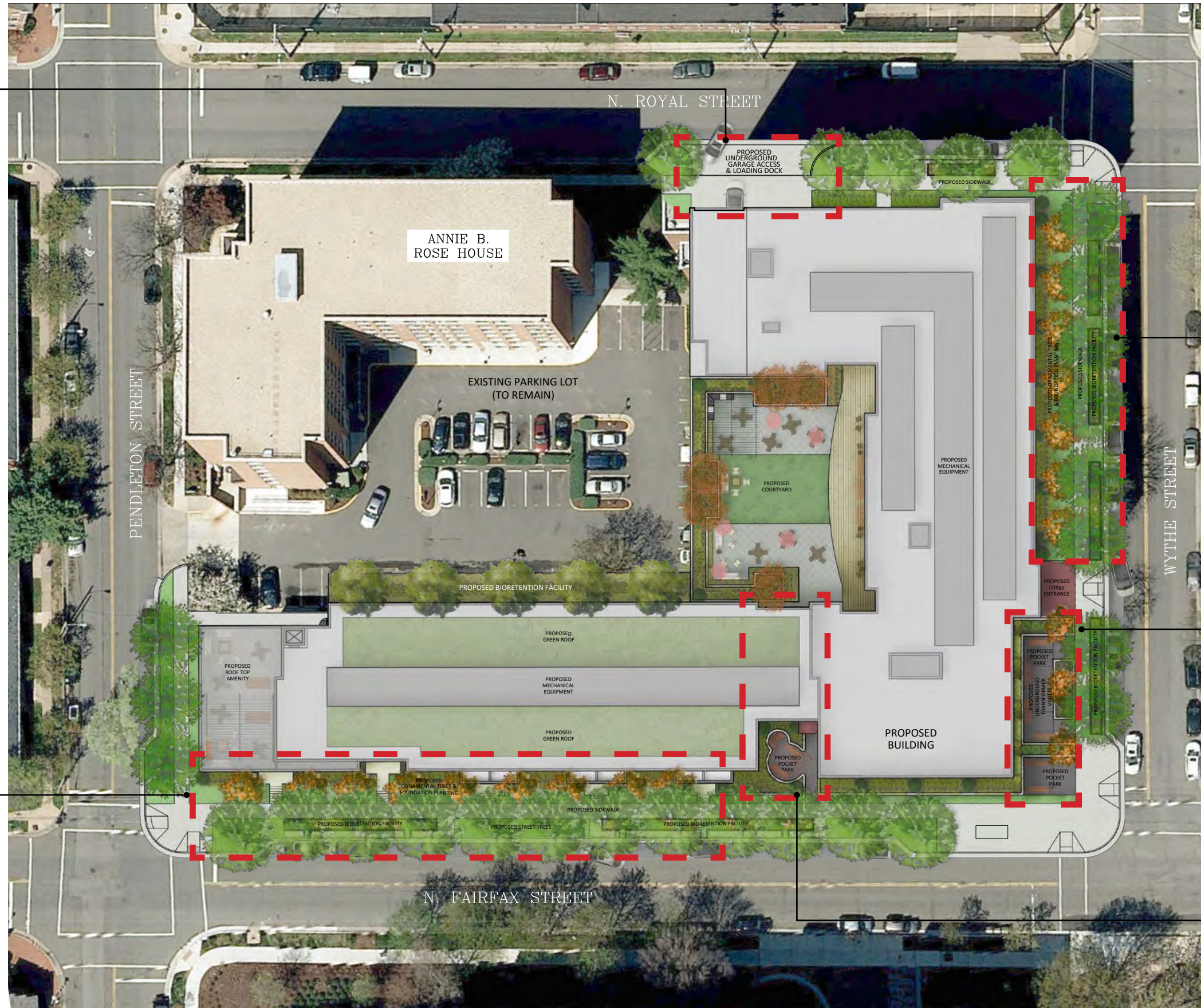
ENHANCED PEDESTRIAN EXPERIENCE AT WYTHE ST WITH DEDICATED PARKING



CORNER PARK WITH OUTDOOR SEATING AND LANDSCAPING

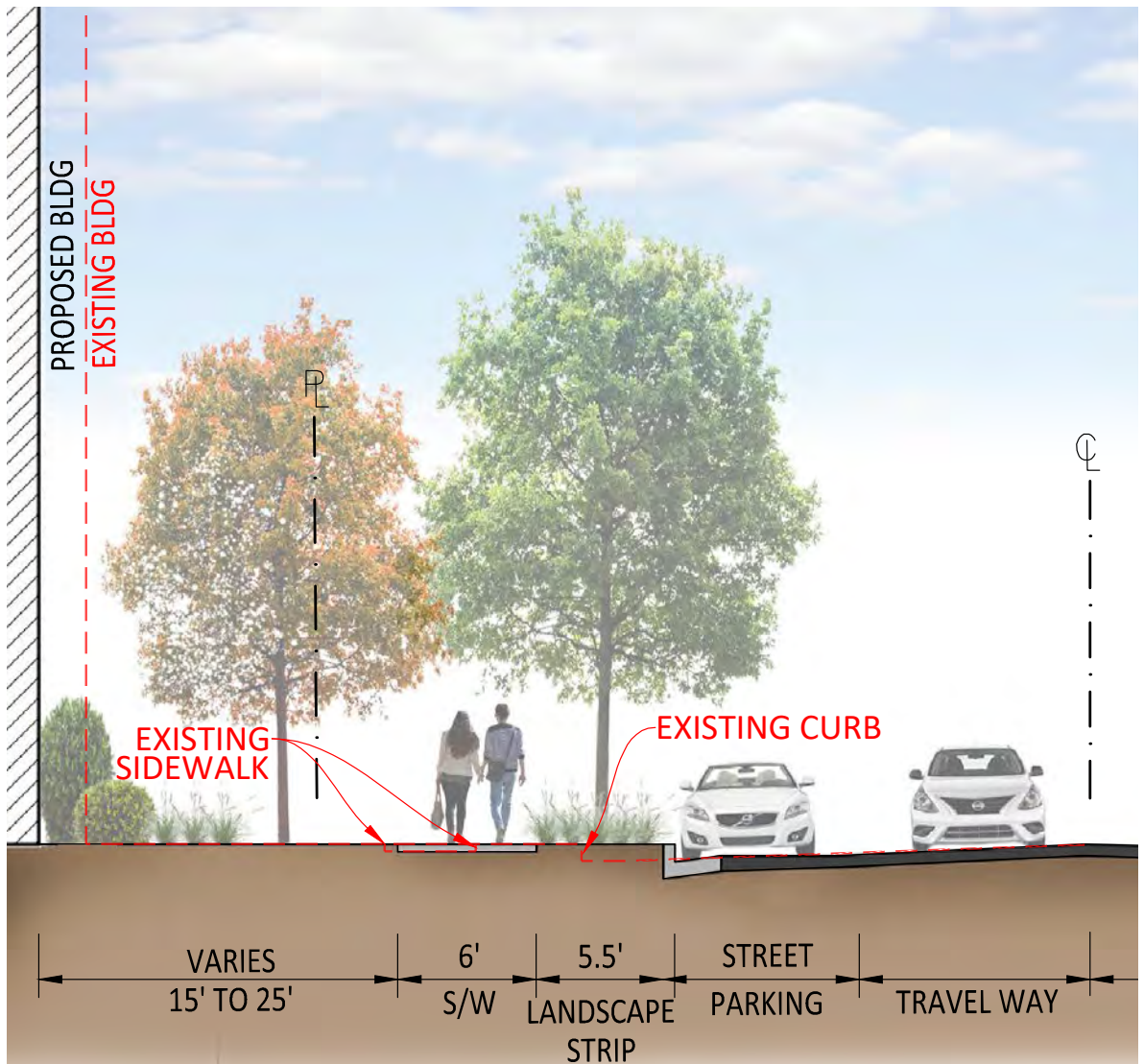


PUBLICLY ACCESSIBLE POCKET PARK WITH VISUAL CONNECTION TO COURTYARD



SITE PLAN





1' SETBACK AT LEVEL 2



BRICK PIERS

STREET-FACING RESIDENT AMENITY

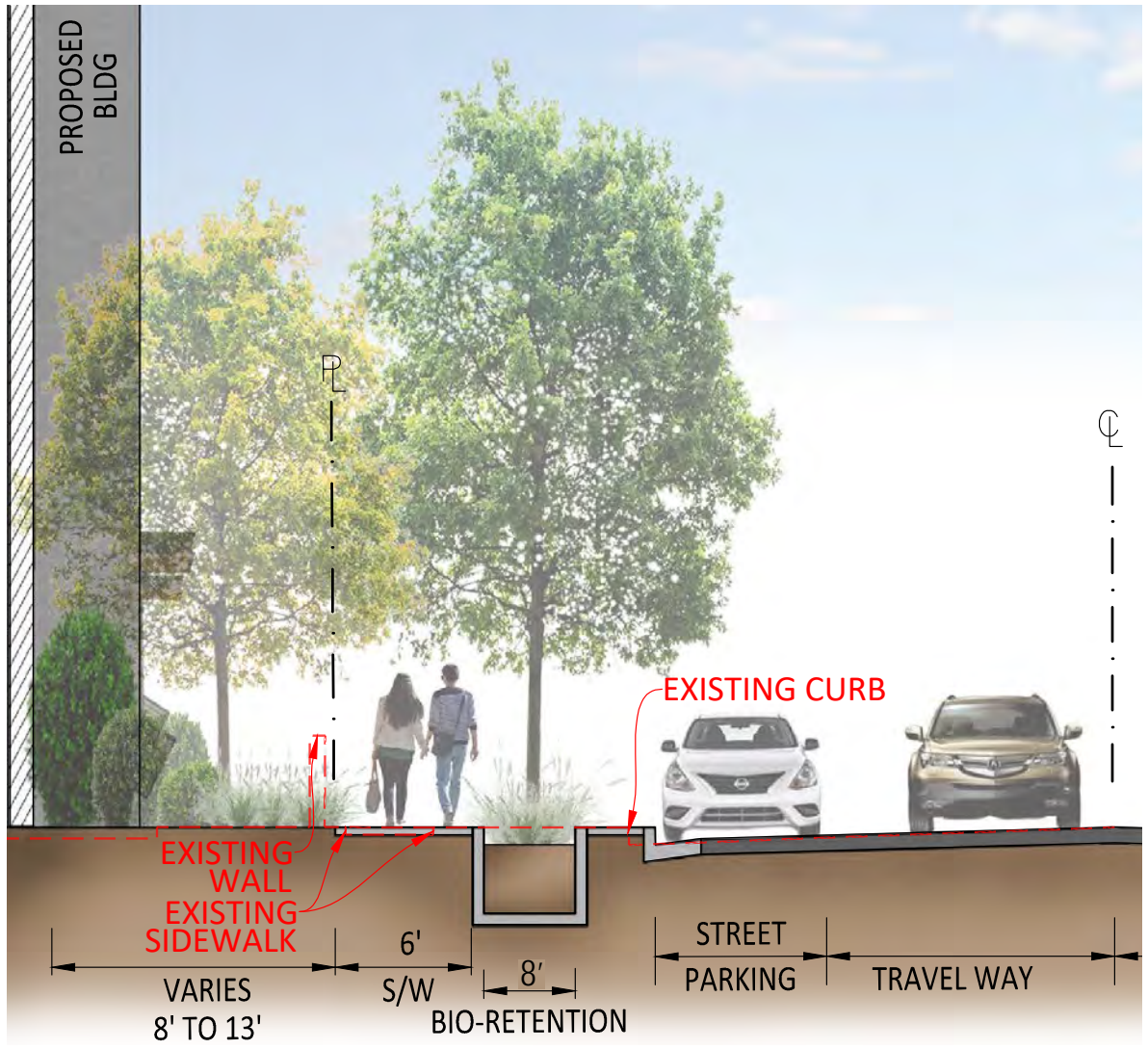
PROPOSED WYTHE STREET SECTION

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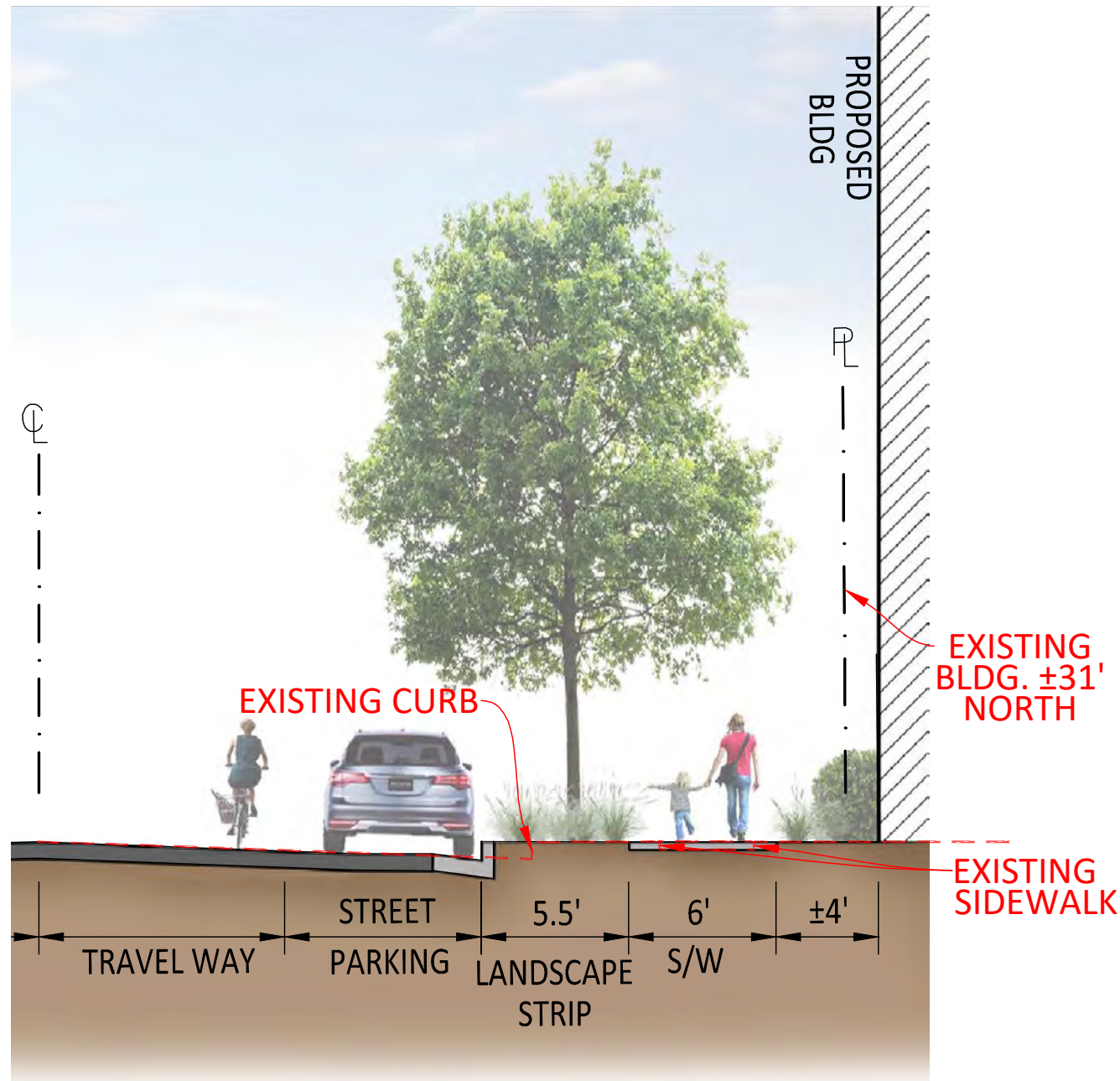
PROPOSED FAIRFAX STREET SECTION

WINN DEVELOPMENT | IBF - THE LADREY | UDAC PRESENTATION #2

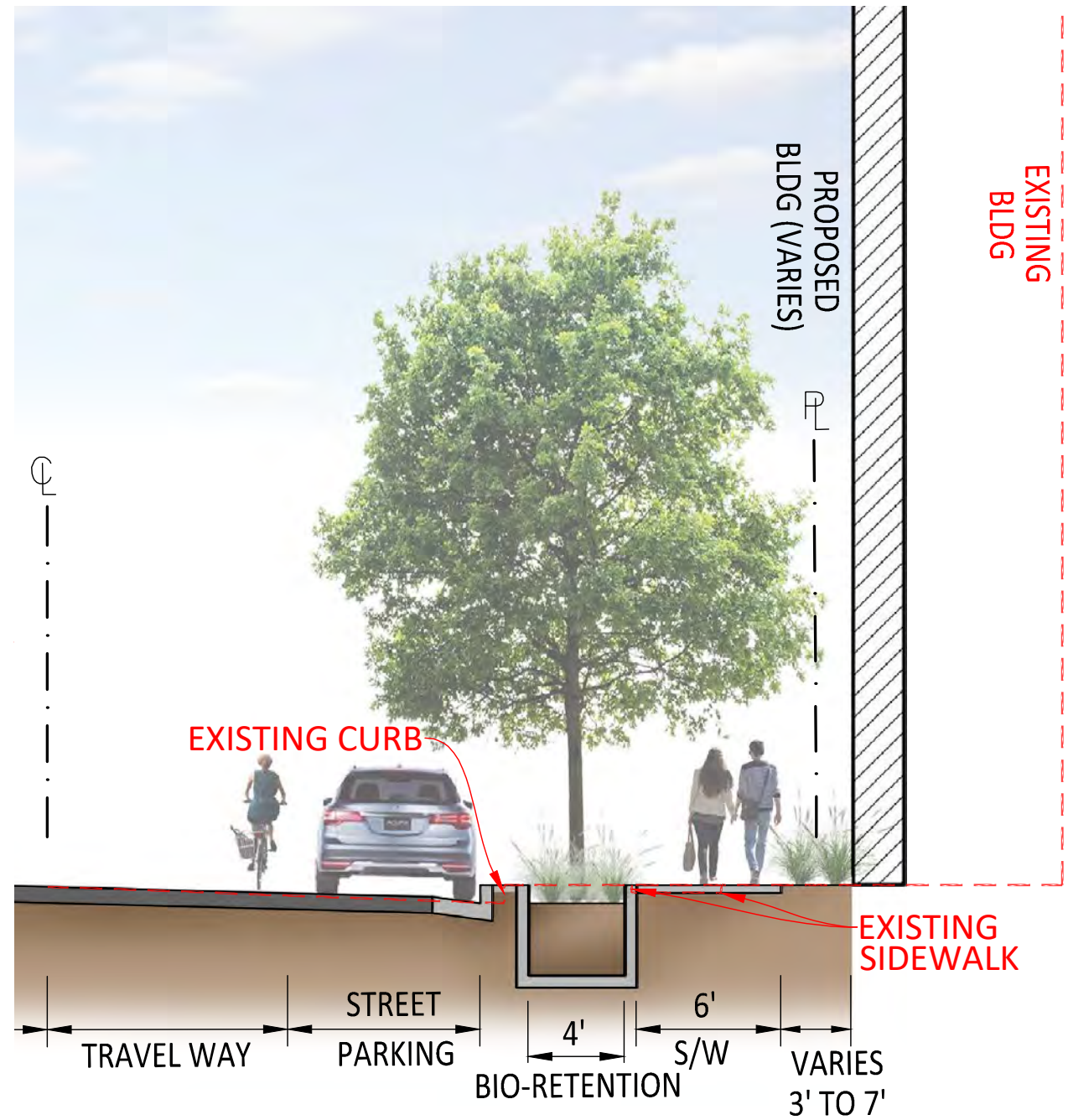


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PROPOSED PENDLETON STREET SECTION

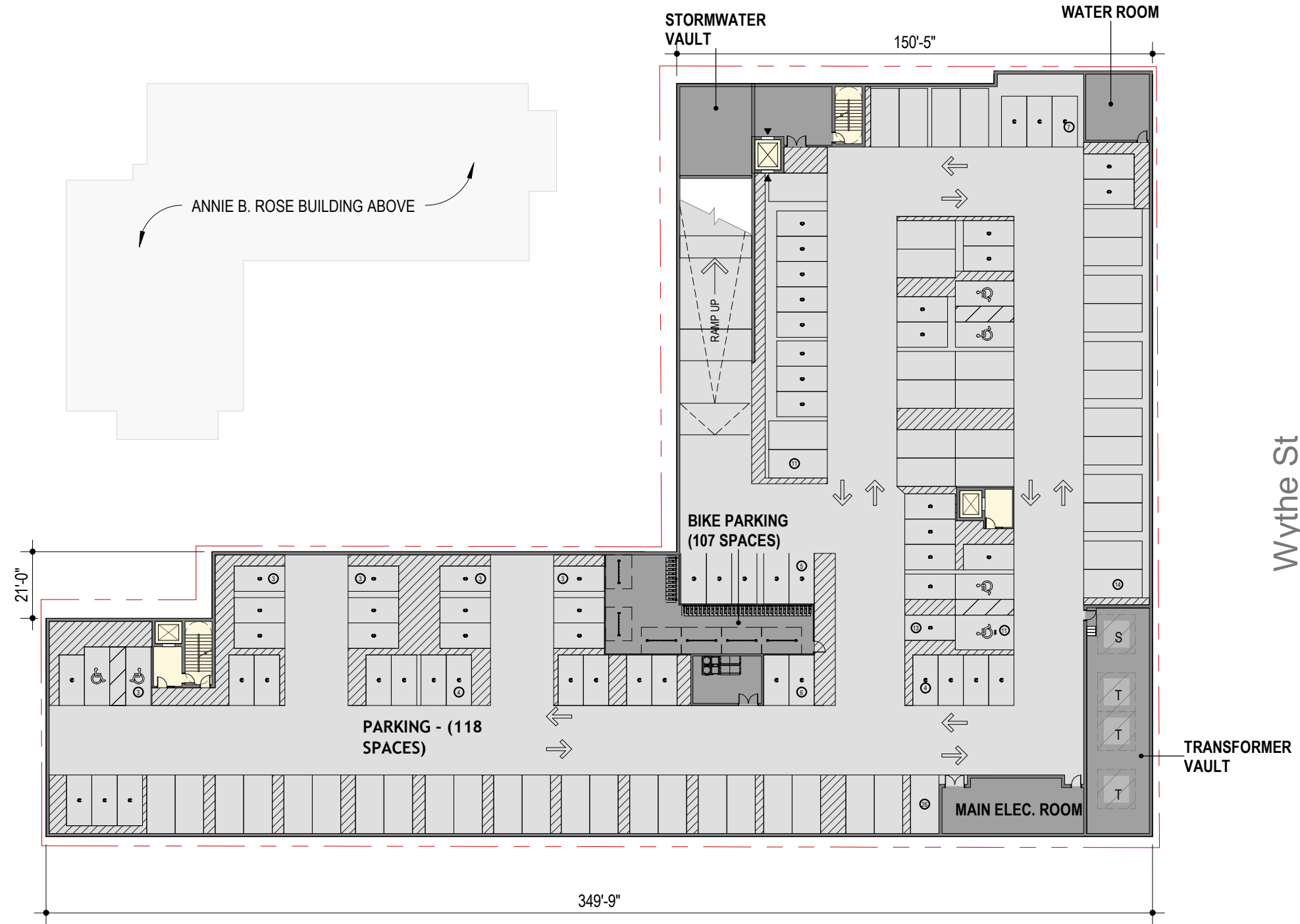


PROPOSED NORTH ROYAL STREET SECTION

STREETSCAPE DESIGN

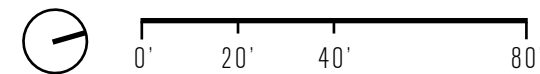
N Royal St

Pendleton St



Wythe St

N Fairfax St



LEVEL P1



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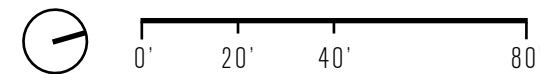


N Royal St

Pendleton St

Wythe St

N Fairfax St



LEVEL 1

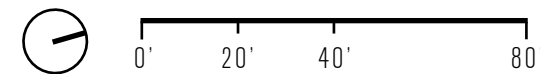
N Royal St

Pendleton St



Wythe St

N Fairfax St



LEVEL 2



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Bowman

N Royal St

Pendleton St

Wythe St

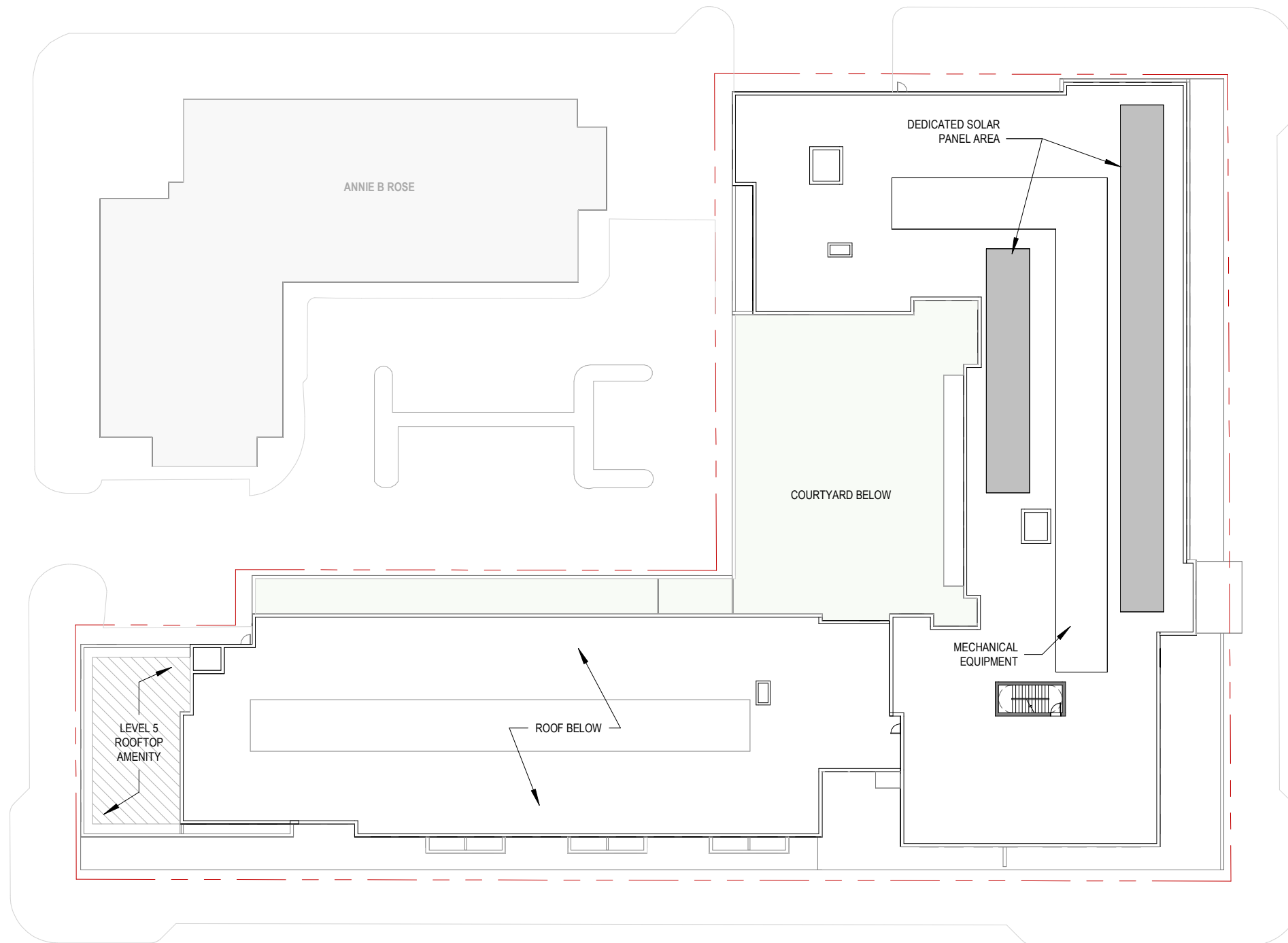


N Fairfax St

LEVEL 7

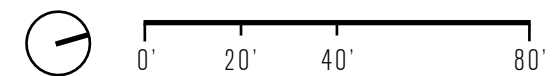
N Royal St

Pendleton St



Wythe St

N Fairfax St



ROOF LEVEL



07.12 UDAC SUBMISSION

CURRENT DESIGN

NE CORNER FAIRFAX ST & WYTHE ST

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DEDICATED PARKING SPACES

OUTDOOR SEATING



RAISED PLANTER



VIEW OF CORNER PARK

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07.12 UDAC SUBMISSION

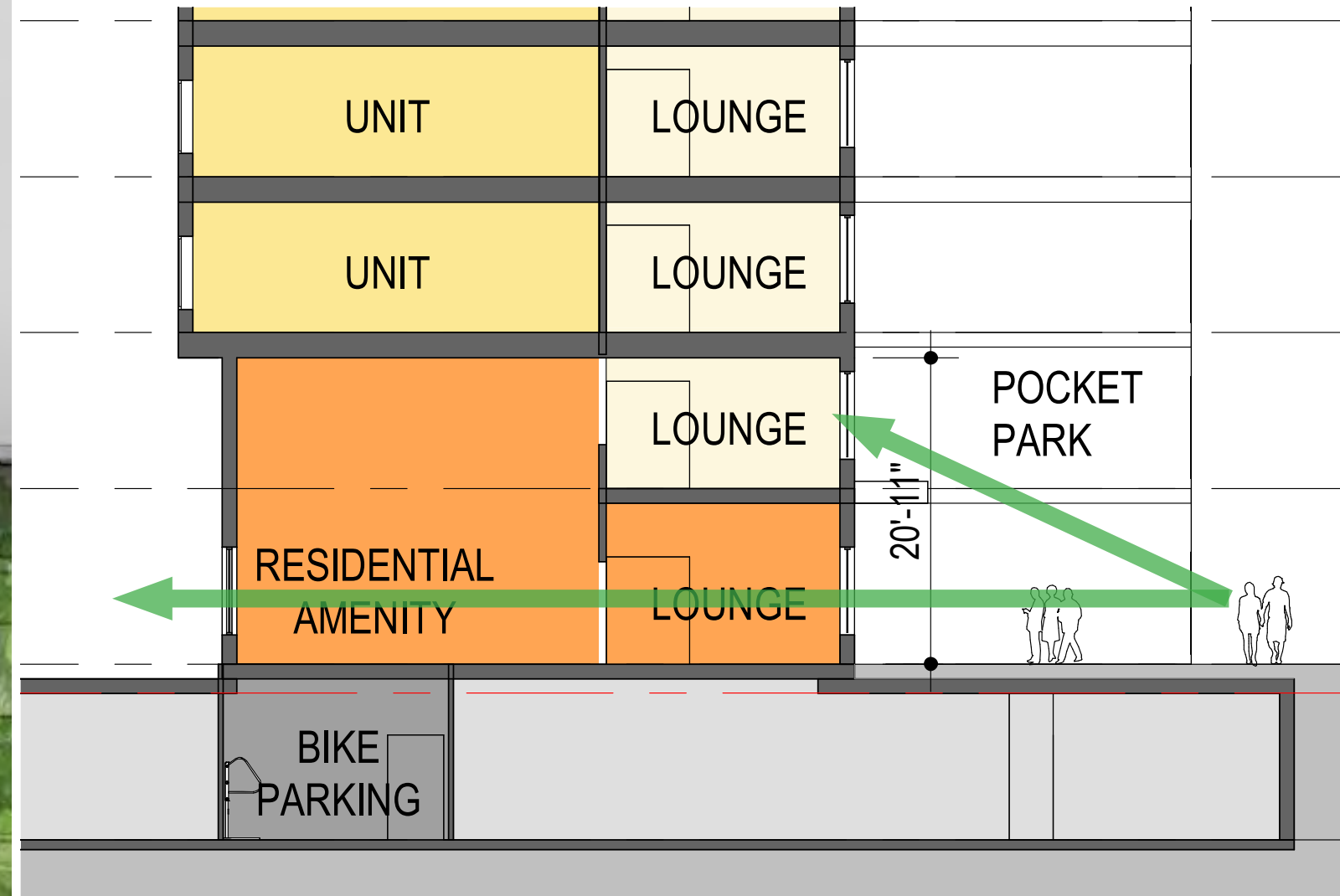
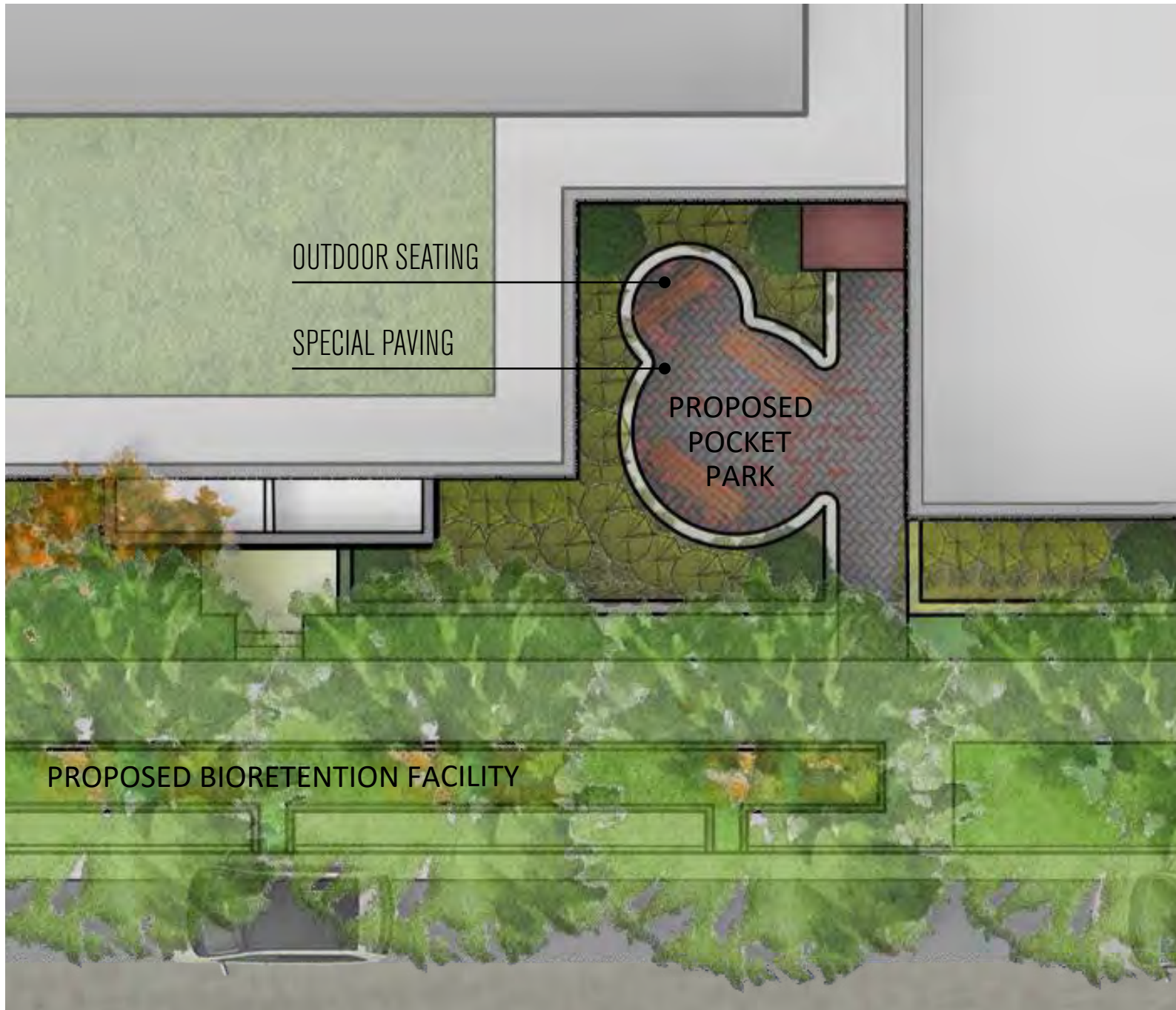
CURRENT DESIGN

SE CORNER FAIRFAX ST & PENDLETON ST

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 **WinnCompanies**  **IBF Development**  **ARHA**
Alexandria Redevelopment and Housing Authority

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POCKET PARK AND FAIRFAX ST AMENITY

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VIEW OF FAIRFAX STREET ARTICULATION

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VIEW OF POCKET PARK AND FAIRFAX STREET ENTRY

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07.12 UDAC SUBMISSION



CURRENT DESIGN

LOADING & PARKING FROM ROYAL ST

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VIEW INTERIOR COURTYARD LOOKING NORTH



VIEW OF INTERIOR COURTYARD LOOKING SOUTH

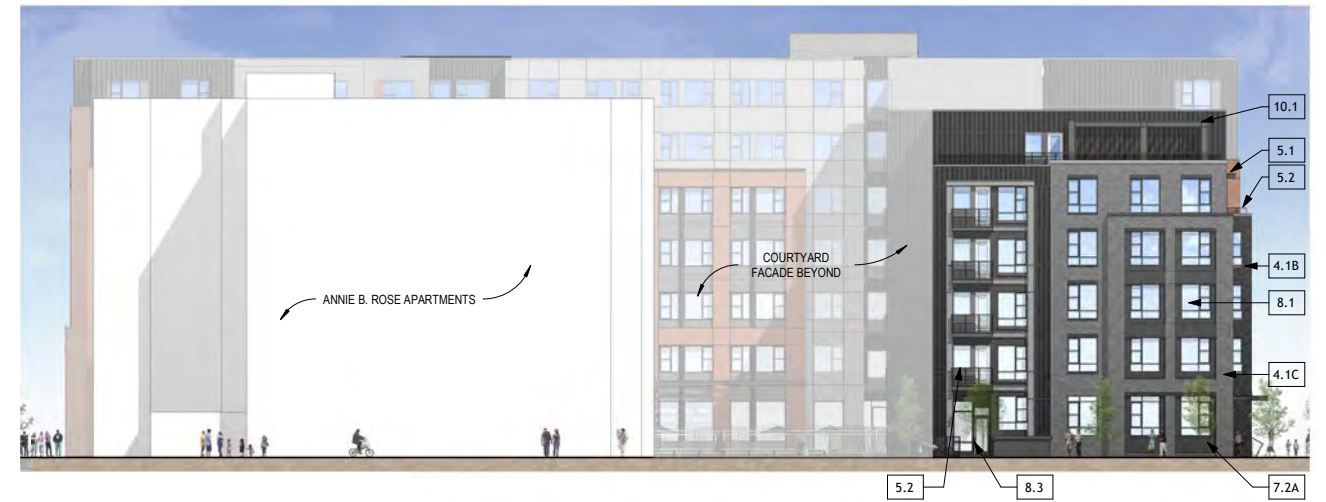
COURTYARD VIEWS

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NORTH ELEVATION WYTHE ST.



SOUTH ELEVATION PENDLETON ST.

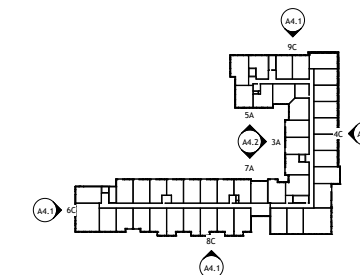


EAST ELEVATION FAIRFAX ST.



WEST ELEVATION ROYAL ST.

EXTERIOR ELEVATION KEYNOTE LEGEND	
TYPE	MATERIAL
4.1A	BRICK VENEER TYPE 1
4.1B	BRICK VENEER TYPE 2
4.1C	BRICK VENEER TYPE 3
4.1D	BRICK VENEER TYPE 4
5.1	PRE-FINISHED METAL CANOPY
5.2	PRE-FINISHED METAL RAILING
7.1A	METAL PANEL TYPE 1
7.1B	METAL PANEL TYPE 2
7.1C	METAL PANEL TYPE 3
7.1D	METAL PANEL TYPE 4
7.2A	FIBER CEMENT PANEL TYPE 1
7.2B	FIBER CEMENT PANEL TYPE 2
7.2C	FIBER CEMENT PANEL TYPE 3
7.2D	FIBER CEMENT PANEL TYPE 4
7.2E	FIBER CEMENT LAP SIDING
7.2F	TEXTURED FIBER CEMENT PANEL
8.1	VINYL SINGLE-HUNG WINDOW
8.2	ALUMINUM STOREFRONT SYSTEMS
8.3	EXTERIOR UNIT ENTRY DOOR
8.4	OVERHEAD DOOR
10.1	TRELLIS
32.1	METAL FENCE



BUILDING ELEVATIONS NTS

WINN DEVELOPMENT | IBF - THE LADREY | UDAC PRESENTATION #2



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N. FAIRFAX STREET ELEVATION



WYTHE STREET ELEVATION



PENDLETON STREET ELEVATION



N. ROYAL STREET ELEVATION

Material Legend

- Description
- Brick (36%)
- Fiber Cement Panel (15%)
- Glazing (34%)
- Metal Panel (15%)

BUILDING MATERIAL DIAGRAM

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NE CORNER - FAIRFAX ST & WYTHE ST

VIEW OF FAIRFAX ST MURAL



SE CORNER - FAIRFAX ST & PENDLETON ST

NW CORNER - WYTHE ST & ROYAL ST



PERSPECTIVES

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THANK YOU