



DEPARTMENT OF
**PLANNING &
ZONING**

421 King St.
703.746.4666

DATE: January 21, 2026

TO: CHAIR AND MEMBERS OF THE
BOARD OF ARCHITECTURAL REVIEW

FROM: HISTORIC PRESERVATION STAFF

SUBJECT: CONCEPT REVIEW OF 333 NORTH FAIRFAX STREET
BAR 2025-00305

November 19, 2025, BAR Hearing Minutes

BOARD ACTION: The Board of Architectural Review received a presentation and heard public testimony on the proposed concept review of 333 North Fairfax Street.

SPEAKERS:

Jack McLaurin, applicant, presented the design.

Scott Corzine, 300 Queen Street, appreciated the porosity of the site design but stated that the design for the architecture is incompatible with the surrounding blocks. He showed a variety of examples of other development projects noting that these look more like townhouses than the design being proposed.

Anna Bergman, 300 Queen Street, stated that the design should be reconsidered and that the buildings should look more like individual townhouses.

DISCUSSION:

Mr. Scott stated that in the proposed design, each block of townhouses appears to be a single building rather than a collection of individual

townhouse units. He agreed that flat roofs could be okay in this location as long as there is additional variation between the units. He also noted that where the end of a block of townhouses faces the street it should be more prominent as the front of the building.

Mr. Adams suggested that the recessed fourth floor massing alternate locations so that in some units it is in the front and others in the back. This would help to provide additional variation within the blocks. He also suggested that some units not include a roof deck. He stated a preference for Queen Street as being a critical blockface and that this should specifically have a greater level of variation.

Ms. del Ninno noted that the design has improved since the last hearing and that the massing is consistent with the neighborhood. She asked the applicant about the material for the proposed trellis and was told that cedar is a possible option. She appreciated the response and noted that she liked the openness of the trellis but was concerned about the longevity of wood in this location. She expressed concern about the Nichiha clad bays facing Queen Street.

Mr. Spencer stated that the design is improved from the previous version and that the applicant has been responsive to Board comments. He did not have an issue with the use of Nichiha at the projecting bays and stated that flat roofs are preferable to sloped ones that meant the roofs would be taller.

Ms. Miller stated that the Queen Street elevation is important and these buildings should be more prominent. She asked the applicant to make the buildings more similar to nearby context and asked them to explore additional porosity.

Ms. Zandian agreed with previous comments regarding the need for additional variation within the building design. She suggested that some variation in building height might help to add visual interest to the block. She stated a preference for historic looking buildings in lieu of contemporary design and does not like the two story Nichiha clad projecting bays. She did not think that the trellis on Street facing units was

successful because they make the buildings appear to be too tall. She asked for additional variation in the window design including some with potentially arched window heads and did not like the proposed casement windows.

Mr. Scott summarized the conversation noting an overall preference for additional variety within the individual blocks.

CONCEPT III UPDATE

On November 17, 2025, the BAR held the second Concept Review hearing for the proposed redevelopment of the property at 333 North Fairfax Street, to include the construction of a new multi-unit townhouse development in place of the existing office buildings. The proposed development will encompass the majority of the block with the exception of the site of the previously approved multi-unit residential building at 301 North Fairfax Street.

There were a variety of comments from the Board regarding the proposed development but in general they were supportive of the concept of a townhouse development in this location. The Board appreciated the concept of different design styles for the townhouses based on the nearby building context. Some specific comments from the Board include the following:

- Some Board members expressed concern that the buildings were still too monolithic and did not appear to be individual townhouse units.
- Board members expressed support for the flat roofs but asked for additional diversity in the roof configuration.
- One Board member suggested flipping the fourth-floor massing from the front to the back in some locations to provide additional variation in the building form.
- Board members noted Queen Street as a particularly important part of the project because of the nearby historic properties.
- There was a discussion regarding the proposed trellises, some Board members were concerned about the material and other felt that they made the buildings appear taller.
- There was apprehension on the part of some Board members regarding the use of two story Nichiha clad projecting bays.

- All Board members appreciated the evolution in the design and encouraged the applicant to include a greater level of diversity in the design.

I. SUMMARY

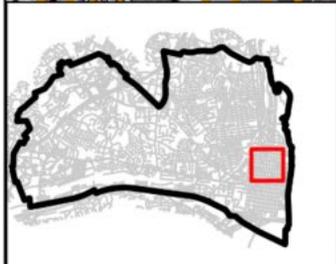
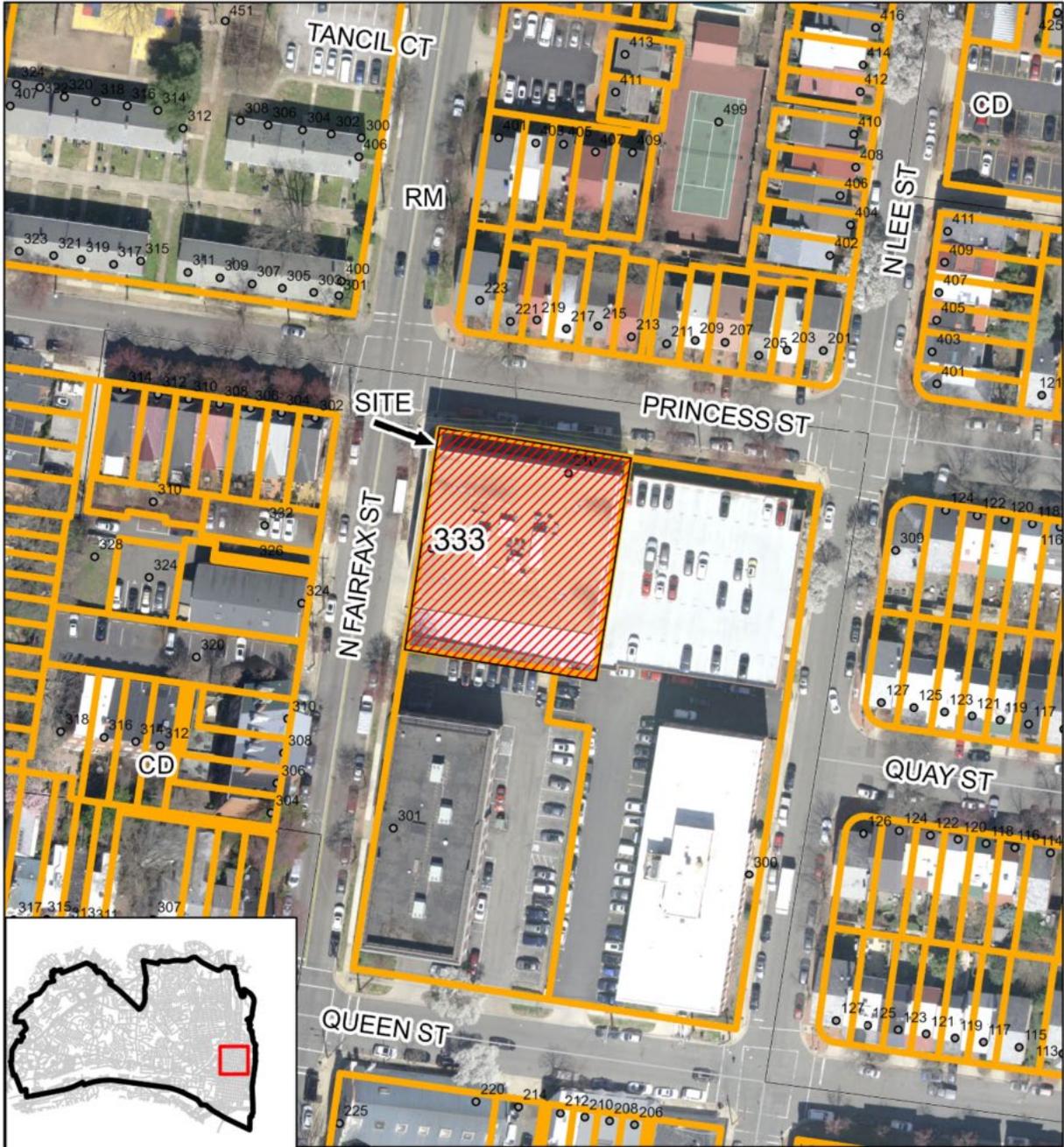
The applicant is requesting BAR Concept Review of the redevelopment of the property at 333 North Fairfax Street, to include the construction of a new multi-unit townhouse development in place of the existing office buildings. The proposed development will encompass the majority of the block, with the exception of the site of the previously approved multi-unit residential building at 301 North Fairfax Street.

The Concept Review Policy was adopted in May 2001 and amended and restated in 2016 (attached). Concept Review is an optional, informal process at the beginning of a Development Special Use Permit (DSUP) application whereby the BAR provides the applicant, staff, Planning Commission, and City Council with comments relating to the overall appropriateness of a project's height, scale, mass, and general architectural character. These comments are not binding on the BAR or the applicant. The Board takes no formal action at the Concept Review stage but will provide comments and may endorse the direction of a project's design by a straw vote. If the Board believes that a building height or mass, or area proposed for construction is not appropriate and would not be supported in the future, the applicant and staff should be advised as soon as possible. This early step in the development review process is intended to minimize future architectural design conflicts between what is shown to the community and City Council during the DSUP approval and what the Board later finds architecturally appropriate under the criteria in Chapter 10 of the Zoning Ordinance and the BAR's adopted *Design Guidelines*.

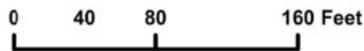
The Development Special Use Permit (CDSUP#2025-00004) associated with this project will be heard by Planning Commission and City Council at a time to be determined. The following approvals will be requested through this process:

1. A DSUP for 32 cluster townhomes in the CD Zone
2. An SUP for a cluster development
3. An SUP for bonus density for the provision of affordable housing

4. An SUP for lots without public street frontage
5. Yar, lot area, and lot width modifications from the CD zone standards per the cluster SUP.
6. A proposed subdivision



BAR2025-00305
333 N Fairfax Street



II. SITE CONTEXT AND HISTORY

Site Context

The project site includes the majority of the block bounded by North Fairfax Street, Princess Street, North Lee Street, and Queen Street, with the exception of the multi-unit residential building approved for the southwest corner of the block. The proposed configuration of the townhouse blocks will create interior alleys and pedestrian pathways, the result of which is that all parts of the proposed townhouses will be visible from a public right of way.

History

This block has included a variety of uses over the years, including industrial, residential, and entertainment. The southwest corner of the block has been dominated by industrial use, with foundry and wood cutting buildings shown in this area on the 1885 Sanborn Insurance Map. A variety of different industrial uses existed in this area until the construction of an office building in 1977.

The southeast corner and eastern edge of the block included single unit residential, boarding houses, and small retail uses as early as 1885. As shown on the 1941 and 1959 Sanborn Insurance Map, these small-scale residential style structures were replaced with industrial uses. The office building currently located at 300 North Lee Street was approved by the BAR at the August 12, 1964 hearing. At that time, the building was described as a “warehouse-office building on the west side of Lee Street between Princess and Queen Streets.”

According to the July 1996 edition of the *Alexandria Archaeology Volunteer News*, Irish immigrant Dan Henry constructed a saloon at the southeast corner of Princess and North Fairfax Street shortly after the Civil War. In 1893, the building was expanded with the construction of a large addition to being used as a theater and concert hall. The structure housed numerous musical and theatrical events but became known for hosting boxing matches and other sporting events. The saloon and theater were closed prior to 1941 when the Sanborn Insurance Map shows the site having been incorporated into the industrial use to the south of the site. The “Essex Building” commercial office building currently occupying the site was constructed in 1979.

III. PROPOSED DEVELOPMENT

The applicant proposes to demolish the existing office buildings at 300 North Lee Street and 333 North Fairfax Street, reviewed under a separate BAR number, and construct a townhouse development in their place. The development will include 32 three story townhouses, mid-block pedestrian pathways, and private drives. Each townhouse will be three stories with a fourth-floor setback from the street facing façade, creating a rooftop terrace for each unit. Each unit will feature a garage accessed by a private drive.

Following the November 17, 2025, BAR hearing, the applicant has modified the proposed design in response to comments from staff, the public, and the Board. The changes are summarized below:

Building type organization

The proposed townhouse development is broken into seven buildings, each containing four or five townhouse units. When reviewing the proposed design it is helpful to note the location of each building type as it relates to the surrounding context (Figure 1).

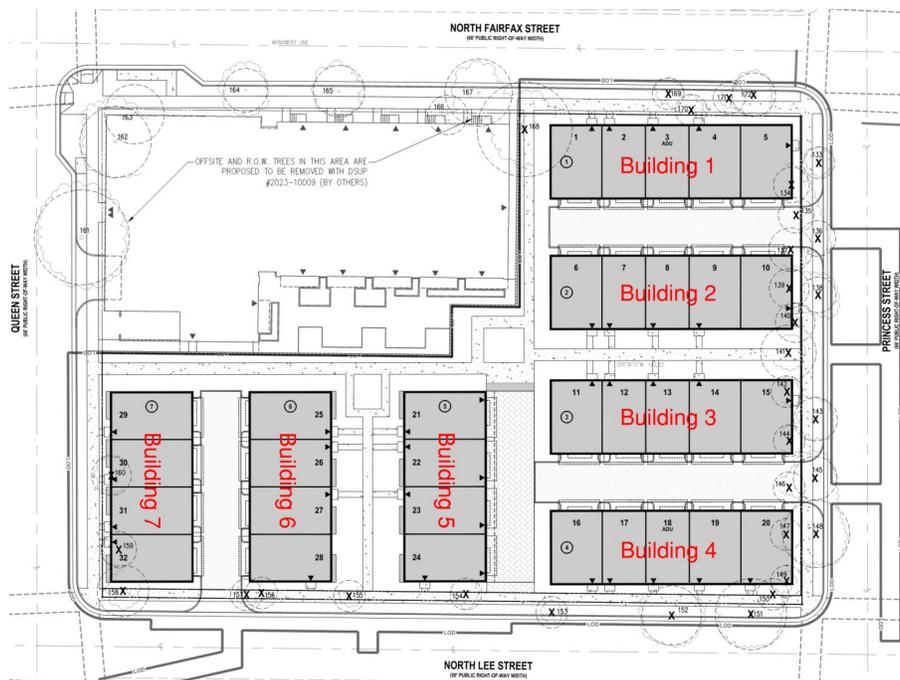


Figure 1: Organization of building types

Building 1

Building 1 is located at the northwest corner of the site, facing North Fairfax Street, adjacent to the recently approved multi-unit residential building. In the previous design, the townhouses were similar to one another with slight variations in the color and railings in lieu of a solid parapet at the end units. In response to comments from the Board about this monolithic design, the applicant is proposing more variation in the building. The three western units will remain as previously proposed but the second unit from the east will be more traditional with a decorative cornice and Juliet balconies. The unit on the end facing Princess Street will feature a stone base with brick above and a mansard roof concealing the fourth floor (Figure 2).



Figure 2: Previous (top) and revised (bottom) proposal for Building 1
Building 2

Building 2 runs perpendicular to Princess Street with the northern townhouse unit facing the street and the remainder of the units facing east. The previous design featured two stone and brick clad townhouses at either end and three tan colored brick townhouses with a 2-story projecting bay. In the revised design, the two end units remain the same and two cream colored townhouses with a decorative cornice and Juliet balconies and a tan colored building with a projecting bay at the second and third floors take the place of the three tan colored townhouses (Figure 3)



Figure 3: Previous (top) and revised (bottom) proposal for Building 2

Building 3

Building 3 is situated to the east of building 2 and similarly runs perpendicular to Princess Street with the eastern townhouse facing Princess Street and the remainder of the units facing west towards building 2. The previous design featured two stone and brick clad townhouses at either end and three tan colored brick townhouses with a 2-story projecting bay. In the revised design, the end townhouses will be red brick with a mansard roof concealing the fourth floor. The two western middle townhouse units will have a stone base and brick above with a three-story projecting bay and railing at the top. A tan colored building with a projecting bay at the second and third floors will replace the previous design for the second unit in from the north (Figure 4).



Figure 4: Previous (top) and revised (bottom) proposal for building 3

Building 4

Building 4 is located at the northeast corner of the site at the intersection of North Lee Street and Princess Street. This design for this building was significantly changed prior to the last hearing in response to Board comments. Following that revision, Board members expressed support for this area of the project, noting that they appreciated the level of differentiation in the townhouse units in this building. In the new design, this building remains much the same as in the previous submission with the exception of the color of the masonry on the northern townhouse, which has gone from a tan brick to a dark red brick (Figure 5).



Figure 5: Previous (top) and proposed (bottom) proposal for building 4

Building 5

Building 5 runs perpendicular to North Lee Street with the eastern townhouse facing the street and the remaining townhouses facing south towards building 6. As with all buildings that are perpendicular to the adjacent street, the Board has asked the applicant to create a building facing the street instead of a side elevation. The previous design for this building included a red brick and stone clad building at the east end with a railing at the fourth floor and three tan colored brick townhouses with a 2-story projecting bay. In the new design, the townhouse facing North Lee Street will be cream colored brick with a mansard roof concealing the fourth floor. The two middle townhouse units will have a stone base and brick above with a three-story projecting bay and railing at the top. The western end of the building will be a cream colored brick townhouse with arched masonry window heads and a small mansard concealing the roof deck parapet (Fig. 6).



Figure 6: Previous (top) and revised (bottom) proposal for building 5

Building 6

Building 6 sits to the south of building 5, running perpendicular to North Lee Street. The previous design for this building included a red brick and stone clad building at the east end with a railing at the fourth floor and three tan colored brick townhouses with a 2-story projecting bay. The new design for this building is similar to the design for building 5 with the exception of the western townhouse which in the new design is a cream colored building with a projecting bay at the second and third floors (Figure 7).



Figure 7: Previous (top) and revised (bottom) proposal for Building 6

Building 7

Building 7 is located at the southeast corner of the site and has been noted by Board members as being important because of its proximity to historic structures on Queen Street. The previous design included four townhouse units clad in dark red brick with the two end units featuring a projecting bay at the second and third floors and a railing and trellis at the top. In the revised design the western townhouse is a cream colored brick townhouse with arched masonry window heads and a small mansard concealing the roof deck parapet. The two middle townhouse units will be simple four bay units with a bracketed cornice clad in two different color bricks. The eastern townhouse will be red brick with a projecting bay at the second and third floor on both the south and east sides (Figure 8).



Figure 8: Previous (top) and revised (bottom) proposal for building 7

IV. STAFF ANALYSIS

As a reminder, the BAR's purview in this concept review work session is limited to endorsing the project and providing feedback on its height, scale, mass, and general architectural character. The applicant will ultimately return to the Board for approval of a Certificate of Appropriateness for architectural details, finishes, and colors after City Council approval of the DSUP.

Within the historic districts, the Board utilizes the *Design Guidelines* to determine if a potential new building or additions would be compatible with nearby buildings of historic merit. This is an unusual project in that the proposal is for a grouping of 32 individual townhouses that includes a variety of site conditions and nearby architectural context. When reviewing this project, the Board should consider the proposal at various scales. At the largest scale, the townhouses will be divided into 8 blocks arranged around the site. The Board should consider the proposed arrangement that has been designed to prioritize the creation of a cohesive street wall on N Fairfax Street and Queen Street. The adjacent context in these areas is more historic than the other streets, consisting mostly of single-unit residential buildings aligned at the edge of the sidewalk with minimal curb cuts. The properties on the opposite side of Princess Street include twentieth century townhouses, each of which has a curb cut and garage facing the street. In this area the proposed development includes end units and entries to private drives. The east side of N Lee Street consists of end units of the twentieth century townhouse development leading to Union Street. In reaction to this context, the proposal includes a single curb cut with end units making up the southern half of the block and a grouping of five townhouses facing N Lee Street at the northern end of the block. Staff finds the proposed site organization to be an appropriate response to the nearby context.

In previous BAR reviews, the Board has provided feedback on individual buildings and on the overall site composition. For the most part, the Board has expressed support for the design of individual townhouse units, noting the level of detailing and façade composition. There has been a mixture of comments regarding the proposed trellises, some Board members have found them to help break up the continuous roof line while others have expressed concern about their construction and integration into the

townhouse design. In large part the trellises have been removed from the project in the current proposal with the exception of two townhouses on building 1.

A general comment from the public and Board members in previous hearings has been a concern about a lack of diversity within the individual buildings. Some Board members supported the inclusion of details that tie together the townhouses within a building while including some level of design diversity. Others preferred a composition for individual buildings that include a collection of unique townhouse designs, furthering the impression of the buildings being a collection of individual buildings rather than cohesive units.

The revised design has eliminated most of the trellises from the project. Staff finds this to be responsive to concerns about their construction and their effect on the perceived height of each townhouse but would encourage the applicant to explore similar ways to achieve the effect of breaking up the continuous roof line.

Regarding the revised composition of each building, the revised proposal addresses the comments regarding a lack of diversity by mixing together different townhouse styles within the same building. Staff finds this revised composition to bring more visual interest to the buildings and to create a fabric similar to the mix of buildings within the historic district, however in some locations the mix of styles leads to awkward transitions between townhouse units. Staff encourages the applicant to continue to explore the composition of each building to ensure smooth transitions between each individual townhouse.

V. STAFF RECOMMENDATION

Staff recommends that the BAR endorse the proposed design for height, mass, scale, and general architectural character. The proposed design is an improvement over the previous version and staff finds that with continued design evolution, the project will be a successful addition to the historic district. As this is a Concept Review, the project will return to the Board for a Certificate of Appropriateness upon approval of the DSUP by the City Council.

General Comments

As the design progresses, the applicant should continue to develop the design with some of the following factors:

- As previously noted, staff encourages the design team to consider the composition of the overall block face in addition to the composition of each building. Given that this proposal will encompass the entire block it will create much of its own context. Since the last submission the applicant has created greater variety in the design for the ends of the mid-block buildings which will help to create a successful blockface. As the design continues to evolve, the applicant should study how these designs interact to create a cohesive design. Staff recommends that the applicant produce drawings showing each blockface in its entirety so that these relationships can be studied.
- In response to comments from the Board, the applicant has revised the design to add a higher level of diversity to the design of each building. Board members noted that in previous versions the buildings appeared to be single multi-use residential instead of individual townhouses. The revised proposal addresses this by creating several different townhouse types and distributing them throughout the project. Staff recommends that the applicant consider ways in which the composition of each building can maintain a sense of continuity through the use of some common elements while maintaining the impression of individual townhouses.
- In several of the buildings, the applicant is proposing a mansard roof at the end facing the street. Staff appreciates the use of this roof form as a way to turn the corner and address the street. It is unclear at this time how the mansard roof form intersects the more simple shed roof form of the adjacent buildings. Staff recommends that the applicant carefully study examples of how mansard roofs intersect with nearby buildings in the historic district and integrate similar details into the project.
- The use of metal railings at the upper level roof decks and Juliet balconies successfully adds a level of visual interest to the individual units. Metalwork such as this is used throughout the historic districts on railings, fences, and other enclosures. Staff recommends that the applicant study these precedents and use them to inform the final

design of the metalwork elements. This will help to tie the new construction into the nearby historic fabric.

Building 1

- This building is the only location where trellises are still being proposed. In this area the trellis is on a relatively formal townhouse design that features a monolithic color scheme. The applicant should explore ways to integrate the trellis into the design of the townhouse.
- The proposed design for the southern townhouse is similar to the adjacent two townhouses but utilizes a slightly different brick color. Staff would support the use of a single brick color in this location to create a triplet in contrast to the varied elevation of the previously approved project to the south. If the applicant chooses to maintain a different brick color, it should be vary from the adjacent townhouses to be clearly different.
- The rear elevation of building 1 lacks the level of detail and continuity of the street facing elevation. The applicant should study how this elevation can be more simple than the front while maintaining a similar character.

Building 2

- The north end of building 2 faces the street and includes the main entry door. Other than the location of the door, the design for this townhouse does not have a level of hierarchy denoting the north end as the façade. The applicant should study was to create a higher level of detail for the street facing elevation.
- It appears that the upper level windows are larger than windows on the lower three floors. Typically in historic buildings, the upper level windows are smaller and less prominent than lower level windows. The applicant should explore ways to diminish the visual impact of the upper level.

Building 3

- Building 3 includes townhouses with mansard roofs at each end as a way to bookend the collection of townhouses. In the proposed design, there is a set of two and a single townhouse design between these two bookends. The use of a triplet in this location could help to provide the level of diversity that has been requested while maintaining a sense of continuity.

Building 4

- Three of the townhouses in this building include a small square window next to the door. This window appears not to align with other windows

on the façade and therefore appears out of place. The applicant should consider aligning this window with other façade features.

Building 5

- There appears to be a discrepancy between the perspective and the elevations for this building, specifically at the “front elevation” of the east end of the building.

Building 6

- The applicant should continue to develop the design for the cornice at the western townhouse. There is little detail at this stage of development, but as the project develops the proportion of this element should continue to be studied.

Building 7

- The Queen Street elevation has been identified as being the closest in proximity to historic buildings. The eastern townhouse design in this location appears to be out of place in this composition. One potential resolution would be to repeat the western townhouse at the east end to create a bookend for the two middle units.

STAFF

William Conkey, AIA, Historic Preservation Architect

Tony LaColla, AICP, Land Use + Preservation Division Chief, Planning & Zoning

VI. CITY DEPARTMENT COMMENTS

Legend: C- code requirement R- recommendation S- suggestion F- finding

Zoning

C-1 Proposed concept review for new townhouses and supporting infrastructure will comply with zoning.

C-2 Plans and design to follow what was approved under CDS2025-00004.

Code Administration

Building permit is required

Transportation and Environmental Services

R-1 Comply with all requirements of CDSP2025-00004. (T&ES)

R-2 The Final Site Plan must be approved and released and a copy of that plan must be attached to the demolition permit application. No demolition permit will be issued in advance of the building permit

unless the Final Site Plan includes a demolition plan which clearly represents the demolished condition. (T&ES)

Archaeology

F-1 Records indicate that the block began to be developed in the latter eighteenth century. By the 1790s Henry McCue had built a complex of buildings along Princess Street, between N. Fairfax St. and N. Lee St. (at the time known as N. Water St.). The McCue family operated a large tavern with support buildings. In addition to the McCue complex, by 1810 the character of the neighborhood was in place, a few large dwellings interspersed with townhouses, open lots, stables, and commercial industries. During the Civil War the Union Army occupied the frontage on Princess St. with an office and large shed on the northwest corner of the block, and a steam fire engine house on the northeast corner of the block, which included a “sink” (i.e. privy or outhouse) to the south of the engine house.

In the post-Civil War years, a row of six townhouses fronted on Queen St. The street addresses for these dwellings spanned from 201 to 211 Queen St. Several larger dwellings and lots lined along Water St. (306, 310, 314, 316, 322, 324 Water St.), and a small complex of buildings stood on the northwest corner of the block. In the 1920s the Alexandria Fertilizer and Chemical Company acquired the northeast quadrant of the block and built a facility there. By 1940 the company had expanded its ownership of the entire half of the block (what is now 300 N. Lee St.) and proceeded to tear down all the small neighborhood of buildings there. This area was then used as a work and storage yard until the late 1960s.

F-2. If this project is a federal undertaking or involves the use of any federal funding, the applicant shall comply with federal preservation laws, in particular Section 106 of the National Historic Preservation Act of 1966. The applicant will coordinate with the Virginia Department of Historic Resources and the federal agency involved in the project, as well as with Alexandria Archaeology

R-1 Incorporate and interpret elements of the site history and archaeological findings into the design of the public realm with a professional archaeological consultant or qualified historian, in consultation with Staff. The site plan shall indicate themes and locations of interpretive elements such as interpretive signs, markers, specialty paving, historic features, and the like.

- a. Interpretive Signage - A professional archaeological consultant or qualified historian, in consultation with Staff, shall write text and graphically design interpretive signage using a template provided by the Office of Historic Alexandria. Once approved by the Office of Historic Alexandria/Alexandria Archaeology, install the interpretative signage prior to issuance of the Certificate of Occupancy. Alternatively, the applicant may opt to have Alexandria Archaeology write, design, fabricate, and install the interpretive signage for a one-time fee.
- b. Interpretive Elements - A professional landscape architect or designer, in consultation with Staff, shall provide graphics, and descriptions for interpretive elements such as markers, plaques, monuments, inscriptions, specialty paving, specialty railings, historic features, and the like, prior to Final Site Plan release subject to approval by the Office of Historic Alexandria/Alexandria Archaeology and the Director of P&Z. Install the interpretative elements prior to issuance of the Certificate of Occupancy. (P&Z) (Arch)

R-2 Hire an archaeological consultant to complete a Documentary Study and an Archaeological Evaluation. If the study identifies potentially significant resources associated with the property, the consultant shall complete a Resource Management Plan, as outlined in the City of Alexandria Archaeological Standards. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented. The Archaeological Evaluation and implementation of the Resource Management Plan shall be completed prior to submission of the Final Site Plan unless archaeological work is required in concert with demolition and construction activities, which must be demonstrated to the satisfaction of the City Archaeologist. (Archaeology)

R-3 The Final Site Plan, Grading Plan, or any other permits involving ground disturbing activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance) shall not be released until the City archaeologist confirms that all archaeological field work has been completed or that an approved Archaeological Evaluation plan and any required Resource Management Plans will be implemented to recover significant resources before or in concert with construction activities. * (Archaeology)

- R-4 Call Alexandria Archaeology (703/746-4399) two (2) weeks before the starting date of any ground disturbance so that an inspection or monitoring schedule for City archaeologists can be arranged. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology)
- R-5 Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology)
- R-6 The applicant/developer shall not allow any metal detection to be conducted on the property, or allow independent parties to collect or excavate artifacts, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology)
- R-7 The final Certificate of Occupancy shall not be issued for this property until the final archaeological report has been received and approved by the City Archaeologist.*** (Archaeology)
- C -1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

VI. ATTACHMENTS

- Application Materials

333 N. FAIRFAX STREET

ALEXANDRIA, VIRGINIA

BAR CONCEPT REVIEW SUBMISSION #3

December 19, 2025



INDEX OF DRAWINGS

- C-0.0 Cover Sheet

- C-1.0 Site Plan
- C-2.0 Site Context Plan
- C-3.0 Architectural Context Aerial
- C-4.1 Architectural Precedents
- C-4.2 Architectural Precedents
- C-5.0 Elevation Key Plan

- A-1.0 Perspective Rendering – Building #1
- A-1.1 Architectural Elevations – Building #1
- A-1.2 Streetscape Elevation - Building #1
- A-2.0 Perspective Rendering – Building #2
- A-2.1 Architectural Elevations – Building #2
- A-3.0 Perspective Rendering – Building #3
- A-3.1 Architectural Elevations – Building #3
- A-4.0 Perspective Rendering – Building #4
- A-4.1 Architectural Elevations – Building #4
- A-5.0 Perspective Rendering – Building #5
- A-5.1 Architectural Elevation – Building #5
- A-6.0 Perspective Rendering - Building #6
- A-6.1 Architectural Elevations - Building #6
- A-7.0 Perspective Rendering - Building #7
- A-7.1 Architectural Elevations - Building #7
- A-7.2 Streetscape Elevation - Building #7
- A-8.0 Design Comparison - Building #1
- A-8.1 Design Comparison - Building #2
- A-8.2 Design Comparison - Building #3
- A-8.3 Design Comparison - Building #4
- A-8.4 Design Comparison - Building #5
- A-8.5 Design Comparison - Building #6
- A-8.6 Design Comparison - Building #7

BAR CONCEPT REVIEW - SUBMISSION #3

COVER SHEET

333 N. Fairfax St.
City of Alexandria, VA

| ISSUE/REVISION | NO | DATE |
|------------------------------------|----|----------|
| BAR CONCEPT SUBMISSION #1 | | 7/28/25 |
| BAR CONCEPT REVIEW - SUBMISSION #2 | | 9/23/25 |
| GENERAL REVISIONS | | 10/21/25 |
| BAR CONCEPT REVIEW - SUBMISSION #3 | | 12/19/25 |

FILE NAME:
PLOT DATE: Sep. 17, 2025
DRAWING SCALE:

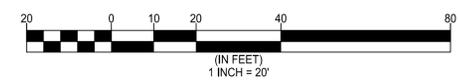
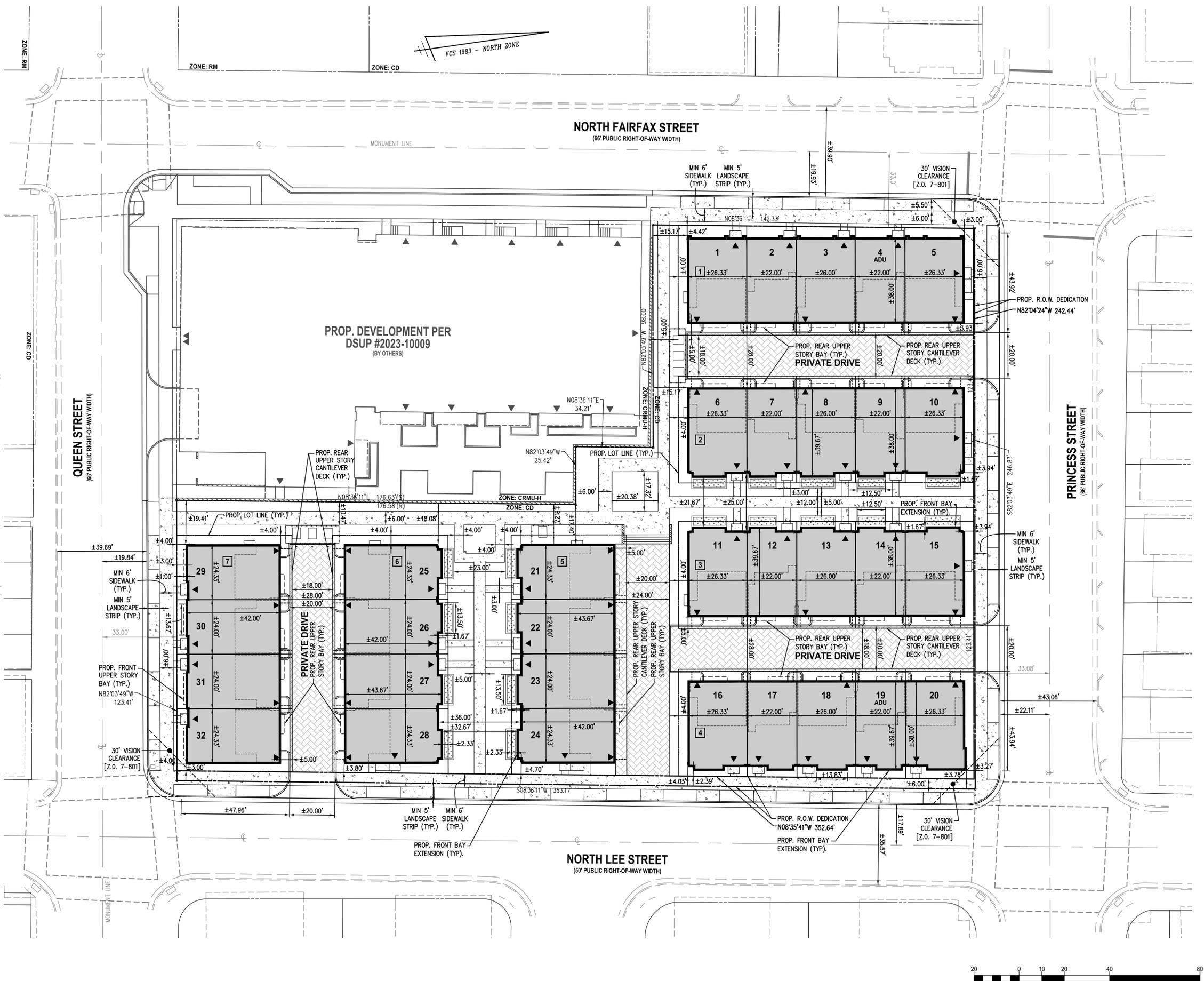
C-0.0

LEGEND

| PROPOSED | DESCRIPTION | EXISTING |
|----------|-------------------------------|----------|
| EP | EDGE OF PAVEMENT | EP |
| MH | MANHOLE | MH |
| WV | WATER VALVE | WV |
| WM | WATER METER | WM |
| GM | GAS METER | GM |
| TCB | TRAFFIC CONTROL BOX | TCB |
| LP | LIGHT POLE | LP |
| LP/S | LIGHT POLE WITH SIGNALS | LP/S |
| | CURB & GUTTER | |
| | CG-2 | |
| | TRANSITION FROM CG-6 TO CG-6R | |
| | CG-6R | |
| | CG-6 | |
| | SANITARY SEWER | |
| | SANITARY LATERAL | |
| | CLEAN OUT | |
| | C.O. | |
| | STORM SEWER | |
| | WATER MAIN | |
| | FIRE HYDRANT | |
| | PLUG | |
| | OVERHEAD WIRES | |
| | UTILITY POLE | |
| | UNDERGROUND ELECTRIC | |
| | TELEPHONE | |
| | GAS MAIN | |
| | ELECTRICAL | |
| | TRANSFORMER | |
| | HANDICAP RAMP (CG-12) | |
| | GUARDRAIL | |
| | FENCE | |
| | TRAFFIC FLOW | |
| | LIGHT | |
| | DOOR | |
| | TREES | |
| | TEST PIT | |
| | LOD | |
| | LIMITS OF DISTURBANCE | |
| | BUILDING NUMBER | |

NOTES

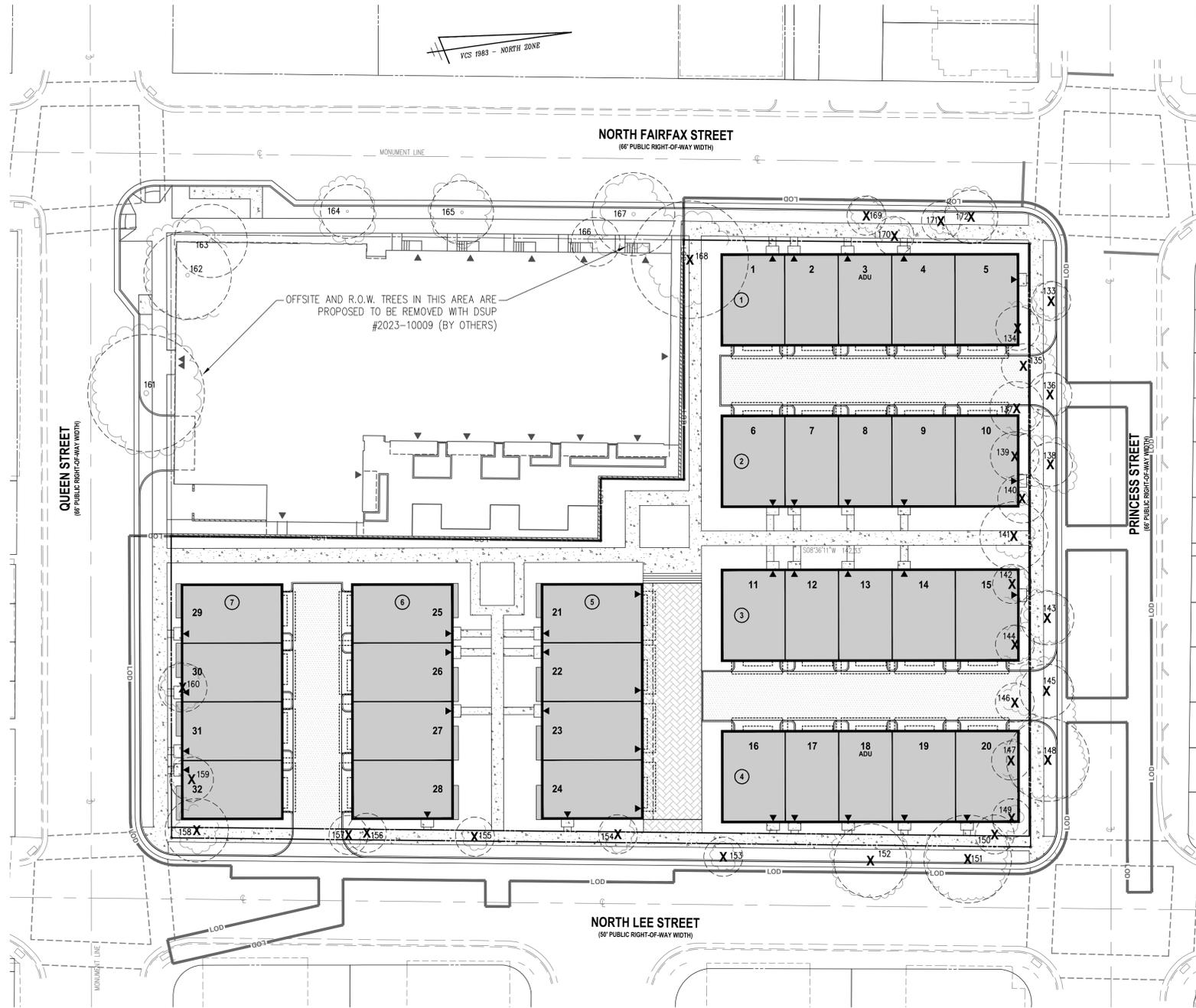
1. INFORMATION & DETAILS SHOWN ON THESE PLANS ARE CONCEPTUAL AND SUBJECT TO CHANGE.
2. REFER TO ARCHITECTURE PLANS FOR DETAILS OF BUILDING DESIGN.



The use of these plans shall be restricted to the original project for which they were created, and publication thereof is expressly limited to such use. Review, reproduction or publication by any method, in whole or in part, is prohibited. This drawing is classified as part of an unpublished collection of visual art under the 1976 copyright act. It is an exclusive work of original authorship. None of the pictorial graphic or technical charts or drawings depicted on this sheet may be reproduced by any method, including tracing or photocopying, stored in a retrieval system or transmitted in any form or by means electronic, mechanical or otherwise, nor may they be used or re-used for any purpose without the express prior written permission of the author. Title and ownership remains with the author without prejudice. Visual contact with these plans shall constitute prima facie evidence of the acceptance of these restrictions. ALL RIGHTS RESERVED. Copyright ©2025 EYA, LLC.

| ISSUE/REVISION | DATE |
|------------------------------------|----------|
| BAR CONCEPT SUBMISSION #1 | 7/28/25 |
| BAR CONCEPT REVIEW - SUBMISSION #2 | 9/23/25 |
| BAR CONCEPT REVIEW - SUBMISSION #3 | 12/19/25 |

BAR CONCEPT REVIEW - SUBMISSION #3



BAR CONCEPT REVIEW - SUBMISSION #3

SITE CONTEXT PLAN

333 N. Fairfax St.
City of Alexandria, VA

| NO | ISSUE/REVISION | DATE |
|----|------------------------------------|----------|
| | BAR CONCEPT SUBMISSION #1 | 7/28/25 |
| | BAR CONCEPT REVIEW - SUBMISSION #2 | 9/23/25 |
| | BAR CONCEPT REVIEW - SUBMISSION #3 | 12/19/25 |

FILE NAME:
PLOT DATE: Sep. 17, 2025
DRAWING SCALE:

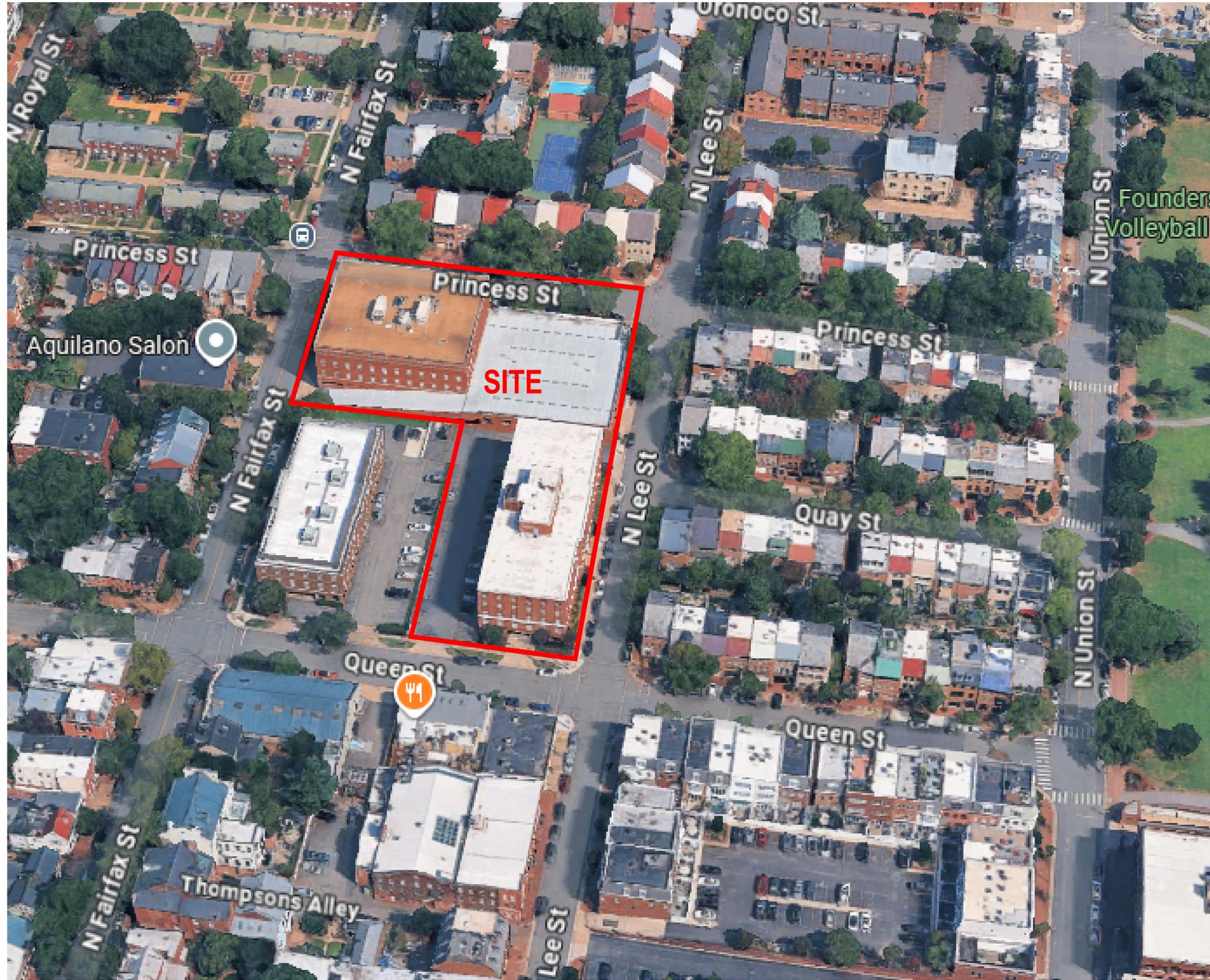
C-2.0



333 N. Fairfax LLC

4800 Hampden Lane
Suite 300
Bethesda, MD 20814
P 301-864-8600
F 301-634-8601
WWW.EYA.COM

The use of these plans shall be restricted to the original project for which they were created, and publication thereof is expressly limited to such use. Review, reproduction or publication by any method, in whole or in part, is prohibited. This drawing is classified as part of an unpublished collection of visual art under the 1976 copyright act. It is an exclusive work of original authorship. None of the pictorial graphic or technical charts or drawings depicted on this sheet may be reproduced by any method, including tracing or photocopying, stored in a retrieval system, or transmitted in any form or by means electronic, mechanical or otherwise, nor may they be used or re-used for any purpose without the express prior written permission of the author. Title and ownership remains with the author without prejudice. Visual contact with these plans shall constitute prima facie evidence of the acceptance of these restrictions. ALL RIGHTS RESERVED. Copyright ©2025 EYA, LLC.



Aerial Showing Immediate Surrounding Neighborhood

BAR CONCEPT REVIEW - SUBMISSION #3

ARCHITECTURAL CONTEXT AERIAL

| ISSUE/REVISION | DATE |
|------------------------------------|----------|
| BAR CONCEPT SUBMISSION #1 | 7/28/25 |
| BAR CONCEPT REVIEW - SUBMISSION #2 | 9/23/25 |
| BAR CONCEPT REVIEW - SUBMISSION #3 | 12/19/25 |

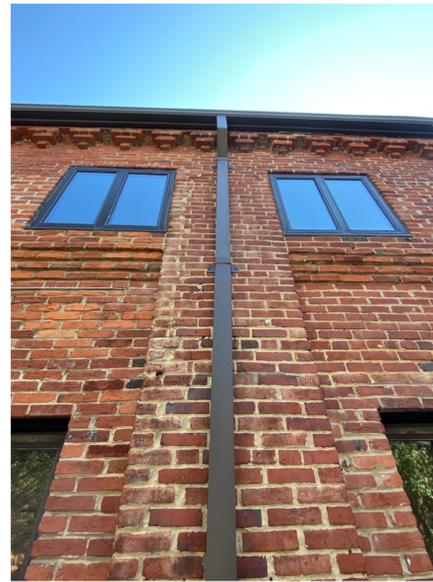
FILE NAME:
PLOT DATE: Sep. 17, 2025
DRAWING SCALE:

C-3.0

333 N. Fairfax St.
City of Alexandria, VA

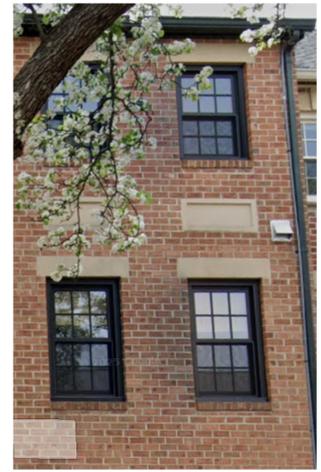
333 N. Fairfax LLC
4800 Hampden Lane
Suite 300
Bethesda, MD 20814
P 301-864-8600
F 301-634-8601
WWW.EYA.COM

The use of these plans shall be restricted to the original project for which they were created, and publication thereof is expressly limited to such use. Review, reproduction or publication by any method, in whole or in part, is prohibited. This drawing is classified as part of an unpublished collection of visual art under the 1976 copyright act. It is an exclusive work of original authorship. None of the pictorial graphic or technical charts or drawings depicted on this sheet may be reproduced by any method, including tracing or photocopying, stored in a retrieval system or transmitted in any form or by means electronic, mechanical or otherwise, nor may they be used or re-used for any purpose without the express prior written permission of the author. Title and ownership remains with the author without prejudice. Visual contact with these plans shall constitute prima facie evidence of the acceptance of these restrictions. ALL RIGHTS RESERVED. Copyright ©2025 EYA, LLC.

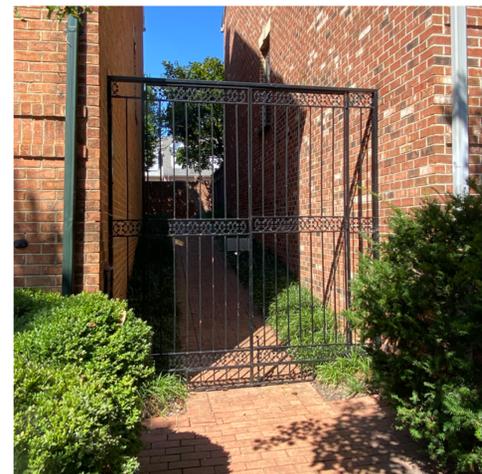
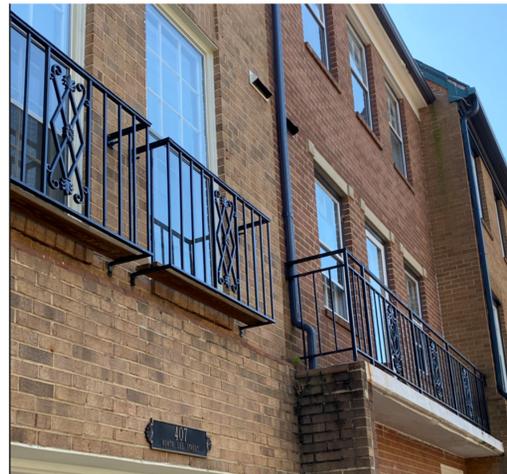


All photos taken from immediate surrounding neighborhood

Precast Panels



Materials - Masonry



Materials - Iron



300 Block N. Lee Street

THE NEIGHBORHOODS OF
EYA
life within walking distance®

333 N. Fairfax LLC
4800 Hampden Lane
Suite 300
Bethesda, MD 20814
P 301-864-8600
F 301-634-8601
WWW.EYA.COM

The use of these plans shall be restricted to the original project for which they were created, and publication thereof is expressly limited to such use. Review, reproduction or publication by any method, in whole or in part, is prohibited. This drawing is classified as part of an unpublished collection of visual art under the 1976 copyright act. It is an exclusive work of original authorship. None of the pictorial graphic or technical charts or drawings depicted on this sheet may be reproduced by any method, including tracing or photocopying, stored in a retrieval system, or transmitted in any form or by means electronic, mechanical or otherwise, nor may they be used or re-used for any purpose without the express prior written permission of the author. Title and ownership remains with the author without prejudice. Visual contact with these plans shall constitute prima facie evidence of the acceptance of these restrictions. ALL RIGHTS RESERVED. Copyright ©2025 EYA, LLC.

BAR CONCEPT REVIEW - SUBMISSION #3

ARCHITECTURAL PRECEDENTS
333 N. Fairfax St.
City of Alexandria, VA

| ISSUE/REVISION | NO | DATE |
|------------------------------------|----|----------|
| BAR CONCEPT SUBMISSION #1 | | 7/28/25 |
| BAR CONCEPT REVIEW - SUBMISSION #2 | | 9/23/25 |
| BAR CONCEPT REVIEW - SUBMISSION #3 | | 12/19/25 |

FILE NAME:
PLOT DATE: Sep. 17, 2025
DRAWING SCALE:

C-4.1



Adjacent Commercial



All photos taken from immediate surrounding neighborhood

Flat Roof / Italianate



Doors & Bays



Corners

THE NEIGHBORHOODS OF
EYA
life within walking distance®

333 N. Fairfax LLC
4800 Hampden Lane
Suite 300
Bethesda, MD 20814
P 301-864-8600
F 301-634-8601
WWW.EYA.COM

The use of these plans shall be restricted to the original project for which they were created, and publication thereof is expressly limited to such use. Review, reproduction or publication by any method, in whole or in part, is prohibited. This drawing is classified as part of an unpublished collection of visual art under the 1976 copyright act. It is an exclusive work of original authorship. None of the pictorial graphic or technical charts or drawings depicted on this sheet may be reproduced by any method, including tracing or photocopying, stored in a retrieval system, or transmitted in any form or by means electronic, mechanical or otherwise, nor may they be used or re-used for any purpose without the express prior written permission of the author. Title and ownership remains with the author without prejudice. Visual contact with these plans shall constitute prima facie evidence of the acceptance of these restrictions. ALL RIGHTS RESERVED. Copyright ©2025 EYA, LLC.

BAR CONCEPT REVIEW - SUBMISSION #3

ARCHITECTURAL PRECEDENTS

| ISSUE/REVISION | DATE |
|------------------------------------|----------|
| BAR CONCEPT SUBMISSION #1 | 7/28/25 |
| BAR CONCEPT REVIEW - SUBMISSION #2 | 9/23/25 |
| BAR CONCEPT REVIEW - SUBMISSION #3 | 12/19/25 |

FILE NAME:
PLOT DATE: Sep. 17, 2025
DRAWING SCALE:

C-4.2

333 N. Fairfax St.
City of Alexandria, VA



26x38 - 5 facades
22x38 - 3 facades
24x42 - 6 facades
14 UNIQUE FACADES
(32 LOTS)

HOME TYPE / SIZE

FACADE DESIGNATION

ALT. COLOR SCHEMES

QUEEN STREET
 (66' PUBLIC RIGHT-OF-WAY WIDTH)

NORTH FAIRFAX STREET
 (66' PUBLIC RIGHT-OF-WAY WIDTH)

NORTH LEE STREET
 (50' PUBLIC RIGHT-OF-WAY WIDTH)

PRINCESS STREET
 (66' PUBLIC RIGHT-OF-WAY WIDTH)

BAR CONCEPT REVIEW - SUBMISSION #3

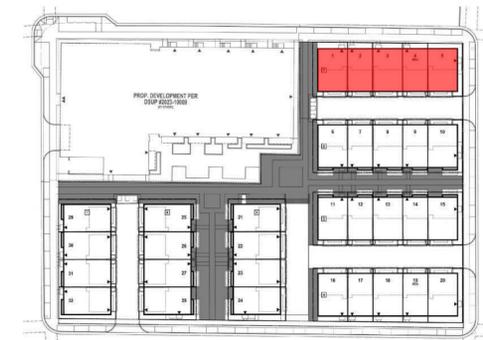
ELEVATION KEY PLAN

333 N. Fairfax St.
 City of Alexandria, VA

| ISSUE/REVISION | DATE |
|------------------------------------|----------|
| BAR CONCEPT SUBMISSION #1 | 7/28/25 |
| BAR CONCEPT REVIEW - SUBMISSION #2 | 9/23/25 |
| BAR CONCEPT REVIEW - SUBMISSION #3 | 12/19/25 |

FILE NAME:
 PLOT DATE: Sep. 17, 2025
 DRAWING SCALE:

C-5.0



333 N. Fairfax LLC

4800 Hampden Lane
 Suite 300
 Bethesda, MD 20814
 P 301-864-8600
 F 301-634-8601
 WWW.EYA.COM

The use of these plans shall be restricted to the original project for which they were created, and publication thereof is expressly limited to such use. Reuse, reproduction or publication by any method, in whole or in part, is prohibited. This drawing is classified as part of an unpublished collection of visual art under the 1976 copyright act. It is an exclusive work of original authorship. None of the pictorial graphic or technical charts or drawings depicted on this sheet may be reproduced by any method, including tracing or photocopying, stored in a retrieval system, or transmitted in any form or by means electronic, mechanical or otherwise, nor may they be used or re-used for any purpose without the express prior written permission of the author. Title and ownership remains with the author without prejudice. Visual contact with these plans shall constitute prima facie evidence of the acceptance of these restrictions. ALL RIGHTS RESERVED. Copyright ©2005 EYA, LLC.

BAR CONCEPT REVIEW - SUBMISSION #3

**BUILDING #1
 PERSPECTIVE RENDERING**

333 N. Fairfax St.
 City of Alexandria, VA

| ISSUE/REVISION | DATE |
|------------------------------------|----------|
| BAR CONCEPT SUBMISSION #1 | 7/28/25 |
| BAR CONCEPT REVIEW - SUBMISSION #2 | 9/23/25 |
| GENERAL REVISIONS | 10/21/25 |
| BAR CONCEPT REVIEW - SUBMISSION #3 | 12/19/25 |

FILE NAME:
 PLOT DATE: Sep. 17, 2025
 DRAWING SCALE:

A-1.0



1 FRONT ELEVATION
Scale: 1/8"=1'



2 RIGHT SIDE ELEVATION
Scale: 1/8"=1'



3 REAR ELEVATION
Scale: 1/8"=1'



4 LEFT SIDE ELEVATION
Scale: 1/8"=1'



| NO | ISSUE/REVISION | DATE |
|----|------------------------------------|----------|
| 1 | BAR CONCEPT SUBMISSION #1 | 7/28/25 |
| 2 | BAR CONCEPT REVIEW - SUBMISSION #2 | 9/23/25 |
| 3 | BAR CONCEPT REVIEW - SUBMISSION #3 | 12/19/25 |

FILE NAME: 331-A-SHEET ELEVATION.dwg
PLOT DATE:
DRAWING SCALE:



301 N. FAIRFAX
(UNDER SEPARATE APPLICATION BY OTHERS)

Image captured from City of Alexandria BAR Case #2024-00160,
BAR Appeal to City Council, dated July 2, 2024



The use of these plans shall be restricted to the original project for which they were created, and publication thereof is expressly limited to such use. Reuse, reproduction or publication by any method, in whole or in part, is prohibited. This drawing is classified as part of an unpublished collection of visual art under the 1976 copyright act. It is an exclusive work of original authorship. None of the pictorial graphic or technical charts or drawings depicted on this sheet may be reproduced by any method, including tracing or photocopying, stored in a retrieval system, or transmitted in any form or by means electronic, mechanical or otherwise, nor may they be used or re-used for any purpose without the express prior written permission of the author. Title and ownership remains with the author without prejudice. Visual contact with these plans shall constitute prima facie evidence of the acceptance of these restrictions. ALL RIGHTS RESERVED. Copyright ©2025 EYA, LLC.

BAR CONCEPT REVIEW - SUBMISSION #3

BUILDING #1
STREETSCAPE ELEVATIONS
333 N. Fairfax St.
City of Alexandria, VA

| ISSUE/REVISION | DATE |
|------------------------------------|----------|
| BAR CONCEPT SUBMISSION #1 | 7/28/25 |
| BAR CONCEPT REVIEW - SUBMISSION #2 | 9/23/25 |
| GENERAL REVISIONS | 10/21/25 |
| BAR CONCEPT REVIEW - SUBMISSION #3 | 12/19/25 |

FILE NAME:
PLOT DATE: Sep. 17, 2025
DRAWING SCALE:

A-1.2



333 N. Fairfax LLC

4800 Hampden Lane
 Suite 300
 Bethesda, MD 20814
 P 301-864-8600
 F 301-634-8601
 WWW.EYA.COM

The use of these plans shall be restricted to the original project for which they were created, and publication thereof is expressly limited to such use. Reuse, reproduction or publication by any method, in whole or in part, is prohibited. This drawing is classified as part of an unpublished collection of visual art under the 1978 copyright act. It is an exclusive work of original authorship. None of the pictorial graphic or technical charts or drawings depicted on this sheet may be reproduced by any method, including tracing or photocopying, stored in a retrieval system, or transmitted in any form or by means electronic, mechanical or otherwise, nor may they be used or re-used for any purpose without the express prior written permission of the author. Title and ownership remains with the author without prejudice. Visual contact with these plans shall constitute prima facie evidence of the acceptance of these restrictions. ALL RIGHTS RESERVED. Copyright ©2020 EYA, LLC

BAR CONCEPT REVIEW - SUBMISSION #3

**BUILDING #2
 PERSPECTIVE RENDERING**

333 N. Fairfax St.
 City of Alexandria, VA

| NO | ISSUE/REVISION | DATE |
|----|------------------------------------|----------|
| 1 | BAR CONCEPT SUBMISSION #1 | 7/28/25 |
| 2 | BAR CONCEPT REVIEW - SUBMISSION #2 | 9/23/25 |
| 3 | BAR CONCEPT REVIEW - SUBMISSION #3 | 12/19/25 |

FILE NAME: 31-A-SHEET ELEVATION.dwg
 PLOT DATE:
 DRAWING SCALE:

A-2.0



1 FRONT ELEVATION
Scale: 1/8"=1'

2 RIGHT SIDE ELEVATION
Scale: 1/8"=1'



3 REAR ELEVATION
Scale: 1/8"=1'



4 LEFT SIDE ELEVATION
Scale: 1/8"=1'



BAR CONCEPT REVIEW - SUBMISSION #3

BUILDING #2
ARCHITECTURAL ELEVATIONS
333 N. Fairfax St.
City of Alexandria, VA

| ISSUE/REVISION | DATE |
|------------------------------------|----------|
| BAR CONCEPT SUBMISSION #1 | 7/28/25 |
| BAR CONCEPT REVIEW - SUBMISSION #2 | 9/23/25 |
| BAR CONCEPT REVIEW - SUBMISSION #3 | 12/19/25 |

FILE NAME: 333-A-SHEET ELEVATION.dwg
PLOT DATE:
DRAWING SCALE:

A-2.1



333 N. Fairfax LLC

4800 Hampden Lane
 Suite 300
 Bethesda, MD 20814
 P 301-864-8600
 F 301-634-8601
 WWW.EYA.COM

The use of these plans shall be restricted to the original project for which they were created, and publication thereof is expressly limited to such use. Reuse, reproduction or publication by any method, in whole or in part, is prohibited. This drawing is classified as part of an unpublished collection of visual art under the 1978 copyright act. It is an exclusive work of original authorship. None of the pictorial graphic or technical charts or drawings depicted on this sheet may be reproduced by any method, including tracing or photocopying, stored in a retrieval system, or transmitted in any form or by means electronic, mechanical or otherwise, nor may they be used or re-used for any purpose without the express prior written permission of the author. Title and ownership remains with the author without prejudice. Visual contact with these plans shall constitute prima facie evidence of the acceptance of these restrictions. ALL RIGHTS RESERVED. Copyright ©2025 EYA, LLC

BAR CONCEPT REVIEW - SUBMISSION #3

BUILDING #3

PERSPECTIVE RENDERING

333 N. Fairfax St.
 City of Alexandria, VA

| NO | ISSUE/REVISION | DATE |
|----|------------------------------------|----------|
| 1 | BAR CONCEPT SUBMISSION #1 | 7/28/25 |
| 2 | BAR CONCEPT REVIEW - SUBMISSION #2 | 9/23/25 |
| 3 | BAR CONCEPT REVIEW - SUBMISSION #3 | 12/19/25 |

FILE NAME: 331-A-SHEET ELEVATION.dwg
 PLOT DATE:
 DRAWING SCALE:

A-3.0



1 FRONT ELEVATION
Scale: 1/8"=1'



2 RIGHT SIDE ELEVATION
Scale: 1/8"=1'



3 REAR ELEVATION
Scale: 1/8"=1'



4 LEFT SIDE ELEVATION
Scale: 1/8"=1'



BAR CONCEPT REVIEW - SUBMISSION #3

BUILDING #3
ARCHITECTURAL ELEVATIONS

333 N. Fairfax St.
City of Alexandria, VA

| NO | ISSUE/REVISION | DATE |
|----|------------------------------------|----------|
| 1 | BAR CONCEPT SUBMISSION #1 | 7/28/25 |
| 2 | BAR CONCEPT REVIEW - SUBMISSION #2 | 9/23/25 |
| 3 | BAR CONCEPT REVIEW - SUBMISSION #3 | 12/19/25 |

FILE NAME: 31-A-SHEET ELEVATION.dwg
PLOT DATE:
DRAWING SCALE:

A-3.1



333 N. Fairfax LLC

4800 Hampden Lane
 Suite 300
 Bethesda, MD 20814
 P 301-864-8600
 F 301-634-8601
 WWW.EYA.COM

The use of these plans shall be restricted to the original project for which they were created, and publication thereof is expressly limited to such use. Reuse, reproduction or publication by any method, in whole or in part, is prohibited. This drawing is classified as part of an unpublished collection of visual art under the 1978 copyright act. It is an exclusive work of original authorship. None of the pictorial graphic or technical charts or drawings depicted on this sheet may be reproduced by any method, including tracing or photocopying, stored in a retrieval system, or transmitted in any form or by means electronic, mechanical or otherwise, nor may they be used or re-used for any purpose without the express prior written permission of the author. Title and ownership remains with the author without prejudice. Visual contact with these plans shall constitute prima facie evidence of the acceptance of these restrictions. ALL RIGHTS RESERVED. Copyright ©2025 EYA, LLC

BAR CONCEPT REVIEW - SUBMISSION #3

**BUILDING #4
 PERSPECTIVE RENDERING**

333 N. Fairfax St.
 City of Alexandria, VA

| NO | ISSUE/REVISION | DATE |
|----|------------------------------------|----------|
| 1 | BAR CONCEPT SUBMISSION #1 | 7/28/25 |
| 2 | BAR CONCEPT REVIEW - SUBMISSION #2 | 9/23/25 |
| 3 | BAR CONCEPT REVIEW - SUBMISSION #3 | 12/19/25 |

FILE NAME: 331-A-SHEET ELEVATION.dwg
 PLOT DATE:
 DRAWING SCALE:

A-4.0



- PTD. DECORATIVE BRACKETS
- ROOF OVERHANG WITH METAL COPING
- PTD. CEMENTITIOUS VERTICAL SIDING
- PTD. TRIM & CORNICE
- METAL DOWNSPOUT & CONDUCTOR BOX
- PTD. CEMENTITIOUS BAY
- PTD. WINDOW CASING
- DECORATIVE METAL RAILING
- BRICK VENEER

1 FRONT ELEVATION
Scale: 1/8"=1'



2 RIGHT SIDE ELEVATION
Scale: 1/8"=1'



3 REAR ELEVATION
Scale: 1/8"=1'



4 LEFT SIDE ELEVATION
Scale: 1/8"=1'



| NO | ISSUE/REVISION | DATE |
|----|------------------------------------|----------|
| 1 | BAR CONCEPT SUBMISSION #1 | 7/28/25 |
| 2 | BAR CONCEPT REVIEW - SUBMISSION #2 | 9/23/25 |
| 3 | BAR CONCEPT REVIEW - SUBMISSION #3 | 12/19/25 |

FILE NAME: 331-A-SHEET ELEVATION.dwg
PLOT DATE:
DRAWING SCALE:



333 N. Fairfax LLC

4800 Hampden Lane
 Suite 300
 Bethesda, MD 20814
 P 301-864-8600
 F 301-634-8601
 WWW.EYA.COM

The use of these plans shall be restricted to the original project for which they were created, and publication thereof is expressly limited to such use. Reuse, reproduction or publication by any method, in whole or in part, is prohibited. This drawing is classified as part of an unpublished collection of visual art under the 1978 copyright act. It is an exclusive work of original authorship. None of the pictorial graphic or technical charts or drawings depicted on this sheet may be reproduced by any method, including tracing or photocopying, stored in a retrieval system, or transmitted in any form or by means electronic, mechanical or otherwise, nor may they be used or re-used for any purpose without the express prior written permission of the author. Title and ownership remains with the author without prejudice. Visual contact with these plans shall constitute prima facie evidence of the acceptance of these restrictions. ALL RIGHTS RESERVED. Copyright ©2025 EYA, LLC

BAR CONCEPT REVIEW - SUBMISSION #3

BUILDING #5

PERSPECTIVE RENDERING

333 N. Fairfax St.
 City of Alexandria, VA

| NO | ISSUE/REVISION | DATE |
|----|------------------------------------|----------|
| 1 | BAR CONCEPT SUBMISSION #1 | 7/28/25 |
| 2 | BAR CONCEPT REVIEW - SUBMISSION #2 | 9/23/25 |
| 3 | BAR CONCEPT REVIEW - SUBMISSION #3 | 12/19/25 |

FILE NAME: 331-A-SHEET ELEVATION.dwg

PLOT DATE:

DRAWING SCALE:

A-5.0



1 FRONT ELEVATION
Scale: 1/8"=1'



2 RIGHT SIDE ELEVATION
Scale: 1/8"=1'



3 REAR ELEVATION
Scale: 1/8"=1'



4 LEFT SIDE ELEVATION
Scale: 1/8"=1'



- PTD. DECORATIVE BRACKETS
- ROOF OVERHANG WITH METAL COPING
- PTD. CEMENTITIOUS VERTICAL SIDING
- PTD. TRIM & CORNICE
- METAL DOWNSPOUT & CONDUCTOR BOX
- PTD. CEMENTITIOUS BAY
- PTD. WINDOW CASING
- DECORATIVE METAL RAILING
- BRICK VENEER

ARCHED BRICK HEADER
BRICK ROWLOCK SILL

333 N. Fairfax LLC
4800 Hampden Lane
Suite 300
Bethesda, MD 20814
P 301-864-8600
F 301-634-8601
WWW.EYA.COM

The use of these plans shall be restricted to the original project for which they were created, and publication thereof is expressly limited to such use. Resale, reproduction or publication by any method, in whole or in part, is prohibited. This drawing is classified as part of an unpublished collection of visual art under the 1976 copyright act. It is an exclusive work of original authorship. None of the pictorial graphic or technical charts or drawings depicted on this sheet may be reproduced by any method, including tracing or photocopying, stored in a retrieval system, or transmitted in any form or by means electronic, mechanical or otherwise, nor may they be used or re-used for any purpose without the express prior written permission of the author. Title and ownership remains with the author without prejudice. Visual contact with these plans shall constitute prima facie evidence of the acceptance of these restrictions. ALL RIGHTS RESERVED. Copyright ©2005 EYA, LLC.

BAR CONCEPT REVIEW - SUBMISSION #3

BUILDING #5
ARCHITECTURAL ELEVATIONS
333 N. Fairfax St.
City of Alexandria, VA

| NO | ISSUE/REVISION | DATE |
|----|------------------------------------|----------|
| | BAR CONCEPT SUBMISSION #1 | 7/28/25 |
| | BAR CONCEPT REVIEW - SUBMISSION #2 | 9/23/25 |
| | BAR CONCEPT REVIEW - SUBMISSION #3 | 12/19/25 |

FILE NAME: 331-A-SHEET ELEVATION.dwg
PLOT DATE:
DRAWING SCALE:

A-5.1



333 N. Fairfax LLC

4800 Hampden Lane
 Suite 300
 Bethesda, MD 20814
 P 301-864-8600
 F 301-634-8601
 WWW.EYA.COM

The use of these plans shall be restricted to the original project for which they were created, and publication thereof is expressly limited to such use. Reuse, reproduction or publication by any method, in whole or in part, is prohibited. This drawing is classified as part of an unpublished collection of visual art under the 1978 copyright act. It is an exclusive work of original authorship. None of the pictorial graphic or technical charts or drawings depicted on this sheet may be reproduced by any method, including tracing or photocopying, stored in a retrieval system, or transmitted in any form or by means electronic, mechanical or otherwise, nor may they be used or re-used for any purpose without the express prior written permission of the author. Title and ownership remains with the author without prejudice. Visual contact with these plans shall constitute prima facie evidence of the acceptance of these restrictions. ALL RIGHTS RESERVED. Copyright ©2025 EYA, LLC

BAR CONCEPT REVIEW - SUBMISSION #3

BUILDING #6

PERSPECTIVE RENDERING

333 N. Fairfax St.
 City of Alexandria, VA

| NO | ISSUE/REVISION | DATE |
|----|------------------------------------|----------|
| 1 | BAR CONCEPT SUBMISSION #1 | 7/28/25 |
| 2 | BAR CONCEPT REVIEW - SUBMISSION #2 | 9/23/25 |
| 3 | BAR CONCEPT REVIEW - SUBMISSION #3 | 12/19/25 |

FILE NAME: 331-A-SHEET ELEVATION.dwg

PLOT DATE:

DRAWING SCALE:

A-6.0



- ROOF OVERHANG WITH METAL COPING
- PTD. CEMENTITIOUS VERTICAL SIDING
- DECORATIVE METAL RAILING
- PTD. TRIM & CORNICE
- METAL DOWNSPOUT & CONDUCTOR BOX
- PTD. CEMENTITIOUS BAY AND PANELS

1 FRONT ELEVATION
Scale: 1/8"=1'

- 2" PRECAST STONE SURROUND W/ 1/2" PROJECTION
- PTD. CEMENTITIOUS PANEL AND MULL
- PRECAST STONE HEADER & MULL



2 RIGHT SIDE ELEVATION
Scale: 1/8"=1'



3 REAR ELEVATION
Scale: 1/8"=1'



4 LEFT SIDE ELEVATION
Scale: 1/8"=1'



The use of these plans shall be restricted to the original project for which they were created, and publication thereof is expressly limited to such use. Resale, reproduction or publication by any method, in whole or in part, is prohibited. This drawing is classified as part of an unpublished collection of visual art under the 1976 copyright act. It is an exclusive work of original authorship. None of the pictorial graphic or technical charts or drawings depicted on this sheet may be reproduced by any method, including tracing or photocopying, stored in a retrieval system, or transmitted in any form or by means electronic, mechanical or otherwise, nor may they be used or re-used for any purpose without the express prior written permission of the author. Title and ownership remains with the author without prejudice. Visual contact with these plans shall constitute prima facie evidence of the acceptance of these restrictions. ALL RIGHTS RESERVED. Copyright ©2005 EYA, LLC.

BAR CONCEPT REVIEW - SUBMISSION #3

BUILDING #6
ARCHITECTURAL ELEVATIONS
333 N. Fairfax St.
City of Alexandria, VA

| ISSUE/REVISION | DATE |
|------------------------------------|----------|
| BAR CONCEPT SUBMISSION #1 | 7/28/25 |
| BAR CONCEPT REVIEW - SUBMISSION #2 | 9/23/25 |
| BAR CONCEPT REVIEW - SUBMISSION #3 | 12/19/25 |

FILE NAME: 331-A-SHEET ELEVATION.dwg
PLOT DATE:
DRAWING SCALE:

A-6.1



333 N. Fairfax LLC

4800 Hampden Lane
 Suite 300
 Bethesda, MD 20814
 P 301-864-8600
 F 301-634-8601
 WWW.EYA.COM

The use of these plans shall be restricted to the original project for which they were created, and publication thereof is expressly limited to such use. Reuse, reproduction or publication by any method, in whole or in part, is prohibited. This drawing is classified as part of an unpublished collection of visual art under the 1978 copyright act. It is an exclusive work of original authorship. None of the pictorial graphic or technical charts or drawings depicted on this sheet may be reproduced by any method, including tracing or photocopying, stored in a retrieval system, or transmitted in any form or by means electronic, mechanical or otherwise, nor may they be used or re-used for any purpose without the express prior written permission of the author. Title and ownership remains with the author without prejudice. Visual contact with these plans shall constitute prima facie evidence of the acceptance of these restrictions. ALL RIGHTS RESERVED. Copyright ©2025 EYA, LLC

BAR CONCEPT REVIEW - SUBMISSION #3

BUILDING #7

PERSPECTIVE RENDERING

333 N. Fairfax St.
 City of Alexandria, VA

| NO | ISSUE/REVISION | DATE |
|----|------------------------------------|----------|
| 1 | BAR CONCEPT SUBMISSION #1 | 7/28/25 |
| 2 | BAR CONCEPT REVIEW - SUBMISSION #2 | 9/23/25 |
| 3 | BAR CONCEPT REVIEW - SUBMISSION #3 | 12/19/25 |

FILE NAME: 31-A-SHEET ELEVATION.dwg
 PLOT DATE:
 DRAWING SCALE:

A-7.0



1 FRONT ELEVATION
Scale: 1/8"=1'



2 RIGHT SIDE ELEVATION
Scale: 1/8"=1'



3 REAR ELEVATION
Scale: 1/8"=1'



4 LEFT SIDE ELEVATION
Scale: 1/8"=1'



BAR CONCEPT REVIEW - SUBMISSION #3

BUILDING #7
ARCHITECTURAL ELEVATIONS
333 N. Fairfax St.
City of Alexandria, VA

| ISSUE/REVISION | NO | DATE |
|------------------------------------|----|----------|
| BAR CONCEPT SUBMISSION #1 | | 7/28/25 |
| BAR CONCEPT REVIEW - SUBMISSION #2 | | 9/23/25 |
| BAR CONCEPT REVIEW - SUBMISSION #3 | | 12/19/25 |

FILE NAME: 333-A-SHEET ELEVATION.dwg
PLOT DATE:
DRAWING SCALE:

A-7.1



Prior



Current

333 N. Fairfax LLC

4800 Hampden Lane
 Suite 300
 Bethesda, MD 20814
 P 301-864-8600
 F 301-634-8601
 WWW.EYA.COM

The use of these plans shall be restricted to the original project for which they were created, and publication thereof is expressly limited to such use. Review, reproduction or publication by any method, in whole or in part, is prohibited. This drawing is classified as part of an unpublished collection of visual art under the 1976 copyright act. It is an exclusive work of original authorship. None of the pictorial graphic or technical charts or drawings depicted on this sheet may be reproduced by any method, including tracing or photocopying, stored in a retrieval system, or transmitted in any form or by means electronic, mechanical or otherwise, nor may they be used or re-used for any purpose without the express prior written permission of the author. Title and ownership remains with the author without prejudice. Visual contact with these plans shall constitute prima facie evidence of the acceptance of these restrictions. ALL RIGHTS RESERVED. Copyright ©2025 EYA, LLC.

BAR CONCEPT REVIEW - SUBMISSION #3

BUILDING #1
 DESIGN COMPARISON

333 N. Fairfax St.
 City of Alexandria, VA

| ISSUE/REVISION | DATE |
|------------------------------------|----------|
| BAR CONCEPT SUBMISSION #1 | 7/28/25 |
| BAR CONCEPT REVIEW - SUBMISSION #2 | 9/23/25 |
| GENERAL REVISIONS | 10/21/25 |
| BAR CONCEPT REVIEW - SUBMISSION #3 | 12/19/25 |

FILE NAME:
 PLOT DATE: Sep. 17, 2025
 DRAWING SCALE:

A-8.0



Prior



Current

333 N. Fairfax LLC

4800 Hampden Lane
 Suite 300
 Bethesda, MD 20814
 P 301-864-8600
 F 301-634-8601
 WWW.EYA.COM

The use of these plans shall be restricted to the original project for which they were created, and publication thereof is expressly limited to such use. Reuse, reproduction or publication by any method, in whole or in part, is prohibited. This drawing is classified as part of an unpublished collection of visual art under the 1976 copyright act. It is an exclusive work of original authorship. None of the pictorial graphic or technical charts or drawings depicted on this sheet may be reproduced by any method, including tracing or photocopying, stored in a retrieval system, or transmitted in any form or by means electronic, mechanical or otherwise, nor may they be used or re-used for any purpose without the express prior written permission of the author. Title and ownership remains with the author without prejudice. Visual contact with these plans shall constitute prima facie evidence of the acceptance of these restrictions. ALL RIGHTS RESERVED. Copyright ©2025 EYA, LLC.

BAR CONCEPT REVIEW - SUBMISSION #3

BUILDING #2
 DESIGN COMPARISON

333 N. Fairfax St.
 City of Alexandria, VA

| ISSUE/REVISION | NO | DATE |
|------------------------------------|----|----------|
| BAR CONCEPT SUBMISSION #1 | | 7/28/25 |
| BAR CONCEPT REVIEW - SUBMISSION #2 | | 9/23/25 |
| GENERAL REVISIONS | | 10/21/25 |
| BAR CONCEPT REVIEW - SUBMISSION #3 | | 12/19/25 |

FILE NAME:
 PLOT DATE: Sep. 17, 2025
 DRAWING SCALE:

A-8.1



Prior



Current

BAR CONCEPT REVIEW - SUBMISSION #3

BUILDING #3
 DESIGN COMPARISON
 333 N. Fairfax St.
 City of Alexandria, VA

| ISSUE/REVISION | NO | DATE |
|------------------------------------|----|----------|
| BAR CONCEPT SUBMISSION #1 | | 7/28/25 |
| BAR CONCEPT REVIEW - SUBMISSION #2 | | 9/23/25 |
| GENERAL REVISIONS | | 10/21/25 |
| BAR CONCEPT REVIEW - SUBMISSION #3 | | 12/19/25 |

FILE NAME:
 PLOT DATE: Sep. 17, 2025
 DRAWING SCALE:

A-8.2



Prior



Current

333 N. Fairfax LLC

4800 Hampden Lane
 Suite 300
 Bethesda, MD 20814
 P 301-864-8600
 F 301-634-8601
 WWW.EYA.COM

The use of these plans shall be restricted to the original project for which they were created, and publication thereof is expressly limited to such use. Reuse, reproduction or publication by any method, in whole or in part, is prohibited. This drawing is classified as part of an unpublished collection of visual art under the 1976 copyright act. It is an exclusive work of original authorship. None of the pictorial graphic or technical charts or drawings depicted on this sheet may be reproduced by any method, including tracing or photocopying, stored in a retrieval system, or transmitted in any form or by means electronic, mechanical or otherwise, nor may they be used or re-used for any purpose without the express prior written permission of the author. Title and ownership remains with the author without prejudice. Visual contact with these plans shall constitute prima facie evidence of the acceptance of these restrictions. ALL RIGHTS RESERVED. Copyright ©2015 EYA, LLC.

BAR CONCEPT REVIEW - SUBMISSION #3

BUILDING #4
 DESIGN COMPARISON

333 N. Fairfax St.
 City of Alexandria, VA

| ISSUE/REVISION | DATE |
|------------------------------------|----------|
| BAR CONCEPT SUBMISSION #1 | 7/28/25 |
| BAR CONCEPT REVIEW - SUBMISSION #2 | 9/23/25 |
| GENERAL REVISIONS | 10/21/25 |
| BAR CONCEPT REVIEW - SUBMISSION #3 | 12/19/25 |

FILE NAME:
 PLOT DATE: Sep. 17, 2025
 DRAWING SCALE:

A-8.3



Prior



Current

333 N. Fairfax LLC
 4800 Hampden Lane
 Suite 300
 Bethesda, MD 20814
 P 301-864-8600
 F 301-634-8601
 WWW.EYA.COM

The use of these plans shall be restricted to the original project for which they were created, and publication thereof is expressly limited to such use. Reuse, reproduction or publication by any method, in whole or in part, is prohibited. This drawing is classified as part of an unpublished collection of visual art under the 1976 copyright act. It is an exclusive work of original authorship. None of the pictorial graphic or technical charts or drawings depicted on this sheet may be reproduced by any method, including tracing or photocopying, stored in a retrieval system, or transmitted in any form or by means electronic, mechanical or otherwise, nor may they be used or re-used for any purpose without the express prior written permission of the author. Title and ownership remains with the author without prejudice. Visual contact with these plans shall constitute prima facie evidence of the acceptance of these restrictions. ALL RIGHTS RESERVED. Copyright ©2005 EYA, LLC.

BAR CONCEPT REVIEW - SUBMISSION #3

BUILDING #5
 DESIGN COMPARISON

333 N. Fairfax St.
 City of Alexandria, VA

| ISSUE/REVISION | DATE |
|------------------------------------|----------|
| BAR CONCEPT SUBMISSION #1 | 7/28/25 |
| BAR CONCEPT REVIEW - SUBMISSION #2 | 9/23/25 |
| GENERAL REVISIONS | 10/21/25 |
| BAR CONCEPT REVIEW - SUBMISSION #3 | 12/19/25 |

FILE NAME:
 PLOT DATE: Sep. 17, 2025
 DRAWING SCALE:

A-8.4



Prior



Current

The use of these plans shall be restricted to the original project for which they were created, and publication thereof is expressly limited to such use. Review, reproduction or publication by any method, in whole or in part, is prohibited. This drawing is classified as part of an unpublished collection of visual art under the 1976 copyright act. It is an exclusive work of original authorship. None of the pictorial graphic or technical charts or drawings depicted on this sheet may be reproduced by any method, including tracing or photocopying, stored in a retrieval system, or transmitted in any form or by means electronic, mechanical or otherwise, nor may they be used or re-used for any purpose without the express prior written permission of the author. Title and ownership remains with the author without prejudice. Visual contact with these plans shall constitute prima facie evidence of the acceptance of these restrictions. ALL RIGHTS RESERVED. Copyright ©2015 EYA, LLC.

BAR CONCEPT REVIEW - SUBMISSION #3

BUILDING #6
 DESIGN COMPARISON

333 N. Fairfax St.
 City of Alexandria, VA

| ISSUE/REVISION | DATE |
|------------------------------------|----------|
| BAR CONCEPT SUBMISSION #1 | 7/28/25 |
| BAR CONCEPT REVIEW - SUBMISSION #2 | 9/23/25 |
| GENERAL REVISIONS | 10/21/25 |
| BAR CONCEPT REVIEW - SUBMISSION #3 | 12/19/25 |

FILE NAME:
 PLOT DATE: Sep. 17, 2025
 DRAWING SCALE:

A-8.5



Prior



Current

333 N. Fairfax LLC

4800 Hampden Lane
 Suite 300
 Bethesda, MD 20814
 P 301-864-8600
 F 301-634-8601
 WWW.EYA.COM

The use of these plans shall be restricted to the original project for which they were created, and publication thereof is expressly limited to such use. Reuse, reproduction or publication by any method, in whole or in part, is prohibited. This drawing is classified as part of an unpublished collection of visual art under the 1976 copyright act. It is an exclusive work of original authorship. None of the pictorial graphic or technical charts or drawings depicted on this sheet may be reproduced by any method, including tracing or photocopying, stored in a retrieval system, or transmitted in any form or by means electronic, mechanical or otherwise, nor may they be used or re-used for any purpose without the express prior written permission of the author. Title and ownership remains with the author without prejudice. Visual contact with these plans shall constitute prima facie evidence of the acceptance of these restrictions. ALL RIGHTS RESERVED. Copyright ©2005 EYA, LLC.

BAR CONCEPT REVIEW - SUBMISSION #3

BUILDING #7
 DESIGN COMPARISON

333 N. Fairfax St.
 City of Alexandria, VA

| ISSUE/REVISION | NO | DATE |
|------------------------------------|----|----------|
| BAR CONCEPT SUBMISSION #1 | | 7/28/25 |
| BAR CONCEPT REVIEW - SUBMISSION #2 | | 9/23/25 |
| GENERAL REVISIONS | | 10/21/25 |
| BAR CONCEPT REVIEW - SUBMISSION #3 | | 12/19/25 |

FILE NAME:
 PLOT DATE: Sep. 17, 2025
 DRAWING SCALE:

A-8.6