



APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSUP # CDSP2025-00008 **Project Name:** Eisenhower Pointe Phase 2

PROPERTY LOCATION: 4701-4801 Eisenhower Ave.

TAX MAP REFERENCE: 069.01-01-01 and 068.04-01-03 **ZONE:** OCM-100

APPLICANT:

Name: Tri Pointe Homes DC Metro, Inc

Address: [REDACTED]

PROPERTY OWNER:

Name: ICOV II EISENHOWER OWNER LLC

Address: [REDACTED]

SUMMARY OF PROPOSAL The Applicant is seeking approval of a development special use permit with site plan to construct 37 townhomes and 80 back-to-back units with an accompanying subdivision for the fee simple townhouses.

MODIFICATIONS REQUESTED Modification of Open Space Requirement due to difference between zoning ordinance and small area plan, Modification of rear yard setback and Modification to permit parking over more than 50% of the required yards.

SUP's REQUESTED SUP for residential use within 1000 feet of Eisenhower Ave., SUP for fee simple townhouses without frontage on a public street, and a technical parking reduction to count tandem spaces in certain garages in the plan.

THE UNDERSIGNED hereby applies for Development Site Plan with Special Use Permit approval in accordance with the provisions of Section 11-400 of the Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his/her knowledge and belief.

Mary Catherine Gibbs, Wire Gill, LLP
Print Name of Applicant or Agent

Mary Catherine Gibbs
Signature

[REDACTED]

[REDACTED]

Mailing/Street Address

Telephone # Fax #

[REDACTED]

[REDACTED]

City and State Zip Code

Email address

12/12/2025

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY	
Application Received: _____	Received Plans for Completeness: _____
Fee Paid and Date: _____	Received Plans for Preliminary: _____
ACTION - PLANNING COMMISSION: _____	
ACTION - CITY COUNCIL: _____	

ALL APPLICANTS MUST COMPLETE THIS FORM.

Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is: (check one)

- The Owner Contract Purchaser Lessee or Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than three percent.

See attached ownership and disclosure form.

If property owner or applicant is being represented by an authorized agent, such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

- Yes.** Provide proof of current City business license.
 No. The agent shall obtain a business license prior to filing application, if required by the City Code.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Tri Pointe Homes DC Metro, Inc.		
2. Tri Pointe Holdings, Inc.		100%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 4701-4801 Eisenhower Ave. (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. ICOV II EISENHOWER OWNER LLC		100% of Property
2. Island Club Orlando Ventures II-A, LLC		100% of Entity
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose **any** business or financial relationship, as defined by [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Tri Pointe Homes DC Metro, Inc.	None	None
2. Tri Pointe Holdings, Inc.	None	None
3. ICOV II EISENHOWER OWNER LLC	None	None
4. Island Club Orlando Ventures II-A, LLC	None	None

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

12/12/2025
Date

Mary Catherine Gibbs
Printed Name


Signature

- 2. Narrative description.** The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. If not appropriate to the request, delete pages 6-9. (Attach additional sheets if necessary.)

Tri Pointe Homes DC Metro, Inc. is proposing the redevelopment of the site located at 4701–4801 Eisenhower Avenue, replacing an existing two-story office complex with a vibrant new residential community. The property, situated immediately east of the Commonwealth One Federal Credit Union Building, is zoned OCM-100, which permits residential development of this nature. The project is designed to align with the Eisenhower West Small Area Plan (EWSAP) and will contribute to the transformation of the corridor into a more livable, connected neighborhood.

The proposed development includes 37 townhomes and 80 back-to-back units, offering a mix of housing options to meet diverse community needs. Approximately 24% of the site will be dedicated to open space at ground level, with an additional 4% provided on rooftops, creating opportunities for outdoor recreation and gathering. The plan also introduces a new street grid consistent with EWSAP, featuring the extension of Cumberland Street (East/West) and a new North/South street, enhancing connectivity and walkability. A new public open space will be located at the intersection of Eisenhower Avenue and the new North/South street (Public Street A), serving as a focal point for community interaction.

Parking will be accommodated through two spaces per unit in attached garages, supplemented by new on-street parking. The design emphasizes accessibility and integration with surrounding infrastructure, while reducing vehicular impact: traffic analysis indicates a net decrease in vehicular trips compared to the existing use, eliminating the need for a multimodal transportation study.

This redevelopment represents a significant step toward revitalizing Eisenhower Avenue, creating a thoughtfully designed residential community that prioritizes open space, connectivity, and sustainable growth.

3. How many patrons, clients, pupils and other such users do you expect?

Specify time period (i.e., day, hour, or shift).

24 hours a day, 7 days a week.

4. How many employees, staff and other personnel do you expect?

Specify time period (i.e. day, hour, or shift).

NA

5. Describe the proposed hours and days of operation of the proposed use:

Day	Hours	Day	Hours
NA			

6. Describe any potential noise emanating from the proposed use:

A. Describe the noise levels anticipated from all mechanical equipment and patrons.
Typical levels of noise from a residential development of this size.

B. How will the noise from patrons be controlled?

NA

7. Describe any potential odors emanating from the proposed use and plans to control them:

NA

Development SUP # _____

8. Provide information regarding trash and litter generated by the use:

A. What type of trash and garbage will be generated by the use?

Typical type from a residential development of this size.

B. How much trash and garbage will be generated by the use?

Typical amount from a residential development of this size.

C. How often will trash be collected?

Once a week by a private collection service.

D. How will you prevent littering on the property, streets and nearby properties?

HOA/Condo association will maintain the common areas/open spaces with a requisite maintenance company.

9. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

Yes. No.

If yes, provide the name, monthly quantity, and specific disposal method below:

10. Will any organic compounds (for example: paint, ink, lacquer thinner, or cleaning or degreasing solvent) be handled, stored, or generated on the property?

Yes. No.

If yes, provide the name, monthly quantity, and specific disposal method below:

Development SUP # _____

11. What methods are proposed to ensure the safety of residents, employees and patrons?

This is a new residential development that will provide the standard safety provisions in each of the homes.

ALCOHOL SALES

12. Will the proposed use include the sale of beer, wine or mixed drinks?

Yes. No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

PARKING AND ACCESS REQUIREMENTS

13. Provide information regarding the availability of off-street parking:

A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

160 Required, 154 provided (not including 25 new on street spaces on the new public streets.)

B. How many parking spaces of each type are provided for the proposed use:

154 Standard spaces

80 Compact spaces Not Counted Toward total parking provided because they are tandem in the Back to Back units, hence the technical parking reduction.

 Handicapped accessible spaces

 Other

Development SUP # _____

- C. Where is required parking located? (check one) **on-site** **off-site**

If the required parking will be located off-site, where will it be located?

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the **Parking Reduction Supplemental Application**.

14. Provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? 0
- B. How many loading spaces are available for the use? 0
- C. Where are off-street loading facilities located? NA
- D. During what hours of the day do you expect loading/unloading operations to occur?
NA
- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
NA

15. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Street access is adequate, and a pedestrian refuge zone is proposed in the median of Eisenhower as requested by Staff.



APPLICATION - SUPPLEMENTAL

PARKING REDUCTION

Supplemental information to be completed by applicants requesting special use permit approval of a reduction in the required parking pursuant to section 8-100(A)(4) or (5).

1. Describe the requested parking reduction. (e.g. number of spaces, stacked parking, size, off-site location)

2. Provide a statement of justification for the proposed parking reduction.

3. Why is it not feasible to provide the required parking?

4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces?

_____ Yes. _____ No.

5. If the requested reduction is for more than five parking spaces, the applicant must submit a *Parking Management Plan* which identifies the location and number of parking spaces both on-site and off-site, the availability of on-street parking, any proposed methods of mitigating negative affects of the parking reduction.

6. The applicant must also demonstrate that the reduction in parking will not have a negative impact on the surrounding neighborhood.

Green Building Narrative

Eisenhower Phase II by Tri Pointe Homes

General Approach

The 2020 National Green Building Standard (NGBS; ICC-700), verified at the Silver level with sufficient Performance Points achieved per the 2019 City of Alexandria Green Building Policy, is proposed for green building compliance.

Energy

- Dwelling-unit-specific energy models are being completed to ensure all involved building components contribute to achieving sufficient Performance Points for project energy use. These incorporate passive solar heating design elements by including in energy calculations all orientations, areas, and solar heat gain coefficients (SHGC's) of exterior fenestrations.
- Smart thermostatic controls optimize energy consumption and occupant comfort.
- Passive cooling during cooling-dominant seasons is assessed on account of trees planted to provide natural shading over community life cycle.
- Plantings will also serve as vegetative wind breaks, enhancing the units' Shelter Class, already contributing to energy efficiency on account of relative development density.
- This residential development does not utilize mass assemblies.
- Building envelope will be verified to have Grade 1 insulation and Climate Zone 4- compliant U-Factor and SHGC fenestration values to help reduce the energy demand of the home.
- LED lighting promotes significant home energy use reduction, while extending the lifetime of lighting fixtures.
- Plug (television, microwave, computer equipment, etc.) and process (water heater, clothes washer and dryer, refrigerator, etc.) loads are accounted for in all power load summaries on a per lot basis.
- Performance compliance for the most energy-intensive model type in the community will be carried out through one of three proposed options:
 - **Heat Pump space conditioning at 9.2 HSPF2, 18.8 SEER2** - \$62 in savings (3.7%) according to Virginia 2021 USBC Performance Code's reference home, and \$385 in savings (19.3%) in line with NGBS 2020 Performance Path's reference home.
 - **ERV Broan B150E75NT 1.3 cfm/W with an ACH of 2.8** - \$177 in savings (9.2%) according to Virginia 2021 USBC Performance Code's reference home, and \$387 in savings (18.5%) in line with NGBS 2020 Performance Path's reference home.
 - **Energy Star Washer with an ACH of 2.8** - \$82 in savings (4.8%) according to Virginia 2021 USBC Performance Code's reference home, and \$353 in savings (17.7%) in line with NGBS 2020 Performance Path's reference home.
- Renewable energy production is projected in the form of 1 block of RECs as offered by Dominion Energy's Block Option for delivering renewable photovoltaic energy to the project's service area.
- Based on computed power loads for each mode type in the community and Dominion Energy's Block Option offering 167 kilowatt-hours (kWh) of renewable energy per block, purchasing 1

block per month (12 per year) for the community’s most energy-intensive model type will account for 12.8% of the homes power load, easily satisfying the 2019 City of Alexandria Green Building Policy’s 5% minimum requirement.

- Each home at Eisenhower Pointe is to be commissioned in accordance with the Mortgage Industry National Home Energy Rating Standard (MINHERS) and National Green Building Standard (NGBS) requirements to ensure all MINHERS’ Minimum Rated Features and NGBS practices involved in the project Green Building Plan are contained and installed appropriately.
- Units will be individually metered per standard utility service for single-family developments.

Water

- Irrigation demand will be minimized through the planting of native species in the landscaping throughout this community such that no irrigation systems will be required.
- Indoor water efficiency strategies meeting a 40% water use reduction compared to the LEED baseline are three-fold, through a) the installation of low-flow plumbing fixtures in kitchens and lavatories, b) ENERGY STAR labels specified for installed dishwashers and clothes washers, and c) suggestions for water use reduction provided to homeowners in “Your Green Home” homeowner manuals.

Proposed Flow Rates	
showerheads	1.5 gpm
lavatory faucets	1.0 gpm
kitchen faucets	1.5 gpm
toilets	1.28 gpf

Indoor Environmental Quality

- The project will be monitored at all key stages of construction to verify that best management practices are present in the following areas:
 1. installation of clean, uncontaminated products
 2. All installed structural plywood made with moisture-resistant adhesives
 3. protection of installed ductwork during construction with temporary MERV 8+ filters placed in all return grilles

Indoor Environmental Quality *continued*

4. Indoor air quality assessment to be performed post-completion per ASTM D7338 Section 6.3 and ASTM D7338 Section 7.4.3
- ASHRAE 62.2-compliant mechanical ventilation system specified
 - All spot ventilation vented directly to outdoors
 - Verification of spot and whole-house mechanical ventilation rates
 - Low/no-emitting site-applied finish components and insulation materials
 - Prefinished building flooring, siding, and fenestration components
 - MERV 8+ filters to be specified for HVAC system
 - No solid-fuel-burning appliances
 - No carpeting in bathrooms



January 15, 2026

- There are no requirements for a daylight analysis regarding this project according to Alexandria's 2019 Green Building Policy.

Virginia 2021 USBC Performance Compliance



Property

TBD
ALEXANDRIA, VA 22304
Model: 60R2
Community: Hensley at Eisenhower Poi

Organization

PEG
Justin Krupa

Inspection Status

Results are projected

Builder

Tri Pointe Homes

Tri Pointe 2021 VA IBC, 2020 NGBS, ESv3.2
WC end (Option 1)

This report is based on a proposed design and does not confirm field enforcement of design elements.

Annual Energy Cost

Design	Virginia 2021 USBC Performance	As Designed
Heating	\$514	\$468
Cooling	\$210	\$216
Water Heating	\$301	\$301
SubTotal - Used to determine compliance	\$1,026	\$986
Lights & Appliances	\$634	\$611
Onsite generation	\$0	\$0
Total	\$1,659	\$1,597

Source Energy Exception: The proposed home uses 6.68 MBtu LESS source energy than the reference home.

Requirements

✓	R405.2	Performance-based compliance passes by 5.9%	The proposed house meets the Virginia 2021 USBC Performance reference energy bill requirement by \$62.73 (6.68 MBtu).
✓	R405.2 Item 2 (IECC 2009)	Total UA alternative compliance passes by 26.2%	The proposed home meets the UA requirement by 26.2%
✓	R405.2 Item 2 (IECC 2009)	Glazed Fenestration SHGC	
✓	R402.4.1.2	Air Leakage Testing	
✓	R403.3.1	Duct Insulation	All ducts are inside the thermal envelope or outside and insulated to at least R8.0.
✓	R403.3.5	Duct Testing	
✓	R403.6	Mechanical Ventilation	
✓	R404.1	Lighting Equipment	
✓	Mandatory Checklist	Mandatory code requirements that are not checked by Ekotrope must be met.	2021 IECC Required Items must be checked as complete.
✓	R403.6.2	Mechanical Ventilation Efficacy	
✓	R403.6.1	Mechanical Ventilation Energy Recovery	
✓	R402.5	Area-weighted average fenestration SHGC	Area-weighted average fenestration SHGC is 0.31. The maximum allowed value is [No Limit].
✓	R402.5	Area-weighted average fenestration U-Factor	
✓	R401.2.5 Option 2	Additional energy efficiency	R401.2.5: 2.2 - 95% Threshold Met.

Design exceeds requirements for Virginia 2021 USBC Performance compliance by 5.9%.

As a 3rd party extension of the code jurisdiction utilizing these reports, I certify that this energy code compliance document has been created in accordance with the requirements of Chapter 4 of the adopted International Energy Conservation Code based on ALEXANDRIA CITY County. If rating is Projected, I certify that the building design described herein is consistent with the building plans, specifications, and other calculations submitted with the permit application. If rating is Confirmed, I certify that the address referenced above has been inspected/tested and that the mandatory provisions of the IECC have been installed to meet or exceed the intent of the IECC or will be verified as such by another party.

Name: Justin Krupa
Organization: PEG

Signature: *Justin Krupa*
Digitally signed: 12/11/25 at 2:34 PM

Ekotrope RATER - Version 5.2.1.3763

Virginia 2021 USBC Performance compliance results calculated using Ekotrope RATER's energy and code compliance algorithm, including appropriate amendments.
Ekotrope RATER is a RESNET Accredited HERS Rating Tool. All results are based on data entered by Ekotrope users.
Ekotrope disclaims all liability for the information shown on this report.

NGBS 2020 Performance

Property

TBD
ALEXANDRIA, VA 22304
Model: 60R2
Community: Hensley at Eisenhower Poi

Organization

PEG
Justin Krupa

Inspection Status

Results are projected



Tri Pointe 2021 VA IBC, 2020 NGBS, ESv3.2
WC end (Option 1)

Builder

Tri Pointe Homes

Annual Energy

Reference

As Designed

Type	Cost (\$/yr)	MBtu	Cost (\$/yr)	MBtu
Heating	\$535	18.0	\$473	16.0
Cooling	\$246	8.3	\$214	7.2
Water Heating	\$344	11.6	\$351	11.8
Lights & Appliances	\$872	29.4	\$620	20.9
Onsite Generation	-\$0	0.0	-\$45	1.5
Total	\$1,997	67.3	\$1,612	54.4

Note: MBtu values reflective of site energy consumption

For projects registered on or after February 15, 2025, the 2020 NGBS Performance reference home in this version is no longer valid for certification. Please use version 4.2.3 or later and contact Home Innovation with any questions.

NGBS Points: 68

The As Designed home consumes 19% less energy than the NGBS Reference Home and MEETS the requirements of the 2020 NGBS Section 702 for Chapter 7, Energy Efficiency, Performance path and is eligible for 68 points in section 702.2.2. This energy use summary compares the NGBS Proposed Design to the NGBS Reference Design. The NGBS Proposed Design includes improvements in building envelope, air infiltration, heating system efficiencies, cooling system efficiencies, ventilation system efficiencies, duct sealing, water heating system efficiencies, lighting, appliances, and on-site renewable energy production. Points are assigned using the following formula: Points = 30 + (percent above NGBS Reference Design) * 2.

Energy Rating Index (ERI)

Index With PV	53
Index Without PV	55

General Information

Conditioned Area	2,674.5 ft ²
Conditioned Volume	28,802.7 ft ³
House Type	Townhouse, end unit
Foundation	Slab
Bedrooms	4

NGBS 2020 Performance

Property

TBD
ALEXANDRIA, VA 22304
Model: 60R2
Community: Hensley at Eisenhower Poi

Organization

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Justin Krupa

Inspection Status

Results are projected



Tri Pointe 2021 VA IBC, 2020 NGBS, ESv3.2
WC end (Option 1)

Builder

Tri Pointe Homes



Mechanical Systems Features

Heating:	Air Source Heat Pump • Electric • 9.2 HSPF2
Cooling:	Air Source Heat Pump • Electric • 18.8 SEER2
Water Heating:	Residential Water Heater • Electric • 0.92 UEF
Duct Leakage to Outside:	4 CFM25 / 100 ft ²
Ventilation System:	121 CFM • 34.36 Watts • Air Cyclor (CFIS)
Programmable Thermostat:	Yes

UNCONFIRMED

Building Shell Features

Ceiling Flat	N/A
Vaulted Ceiling	R-49
Above Grade Walls	R-21
Foundation Walls	N/A
Slab	R-10
Exposed Floor	R-38
Window Type	U-Value: 0.3, SHGC: 0.31
Infiltration Rate	3 ACH50
Method	Blower-door tested

Lights and Appliances Features

% Interior LED Lighting	100%
% Garage LED Lighting	100%
Refrigerator (kWh/yr)	640.0
Dishwasher Efficiency	240 kWh
Range/Oven Fuel	Electric
Clothes Dryer Fuel	Electric
Clothes Dryer CEF	3.0
Ceiling Fan	None

Virginia 2021 USBC Performance Compliance



Property

TBD
ALEXANDRIA, VA 22304
Model: 60R2
Community: Hensley at Eisenhower Poi

Organization

PEG
Justin Krupa

Inspection Status

Results are projected

Builder

Tri Pointe Homes

Tri Pointe 2021 VA IBC, 2020 NGBS, ESv3.2
WC end (Option 2)

This report is based on a proposed design and does not confirm field enforcement of design elements.

Annual Energy Cost

Design	Virginia 2021 USBC Performance	As Designed
Heating	\$641	\$496
Cooling	\$280	\$264
Water Heating	\$301	\$301
SubTotal - Used to determine compliance	\$1,222	\$1,061
Lights & Appliances	\$695	\$678
Onsite generation	\$0	\$0
Total	\$1,916	\$1,739

Source Energy Exception: The proposed home uses 17.6 MBtu LESS source energy than the reference home.

Requirements

✔	R405.2	Performance-based compliance passes by 13.0%	The proposed house meets the Virginia 2021 USBC Performance reference energy bill requirement by \$165.6 (17.6 MBtu).
✔	R405.2 Item 2 (IECC 2009)	Total UA alternative compliance passes by 26.2%	The proposed home meets the UA requirement by 26.2%
✔	R405.2 Item 2 (IECC 2009)	Glazed Fenestration SHGC	
✔	R402.4.1.2	Air Leakage Testing	
✔	R403.3.1	Duct Insulation	All ducts are inside the thermal envelope or outside and insulated to at least R8.0.
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✔	R404.1	Lighting Equipment	
✔	Mandatory Checklist	Mandatory code requirements that are not checked by Ekotrope must be met.	2021 IECC Required Items must be checked as complete.
✔	R403.6.2	Mechanical Ventilation Efficacy	
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✔	R402.5	Area-weighted average fenestration SHGC	Area-weighted average fenestration SHGC is 0.31. The maximum allowed value is [No Limit].
✔	R402.5	Area-weighted average fenestration U-Factor	
✔	R401.2.5 Option 2	Additional energy efficiency	R401.2.5: 2.2 - 95% Threshold Met.

Design exceeds requirements for Virginia 2021 USBC Performance compliance by 13%.

As a 3rd party extension of the code jurisdiction utilizing these reports, I certify that this energy code compliance document has been created in accordance with the requirements of Chapter 4 of the adopted International Energy Conservation Code based on ALEXANDRIA CITY County. If rating is Projected, I certify that the building design described herein is consistent with the building plans, specifications, and other calculations submitted with the permit application. If rating is Confirmed, I certify that the address referenced above has been inspected/tested and that the mandatory provisions of the IECC have been installed to meet or exceed the intent of the IECC or will be verified as such by another party.

Name: Justin Krupa
Organization: PEG

Signature: *Justin Krupa*
Digitally signed: 12/11/25 at 2:24 PM

Ekotrope RATER - Version 5.2.1.3763

Virginia 2021 USBC Performance compliance results calculated using Ekotrope RATER's energy and code compliance algorithm, including appropriate amendments. Ekotrope RATER is a RESNET Accredited HERS Rating Tool. All results are based on data entered by Ekotrope users. Ekotrope disclaims all liability for the information shown on this report.

NGBS 2020 Performance

Property

TBD
ALEXANDRIA, VA 22304
Model: 60R2
Community: Hensley at Eisenhower Poi

Organization

PEG
Justin Krupa

Inspection Status

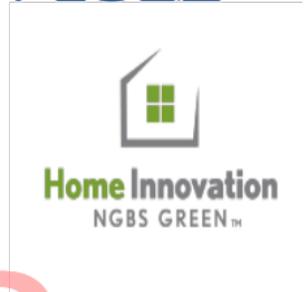
Results are projected



Tri Pointe 2021 VA IBC, 2020 NGBS, ESv3.2
WC end (Option 2)

Builder

Tri Pointe Homes



Annual Energy

Reference

As Designed

Type	Cost (\$/yr)	MBtu	Cost (\$/yr)	MBtu
Heating	\$600	20.2	\$495	16.7
Cooling	\$256	8.6	\$247	8.3
Water Heating	\$344	11.6	\$351	11.8
Lights & Appliances	\$887	29.9	\$652	22.0
Onsite Generation	-\$0	0.0	-\$45	1.5
Total	\$2,087	70.4	\$1,700	57.3

Note: MBtu values reflective of site energy consumption

For projects registered on or after February 15, 2025, the 2020 NGBS Performance reference home in this version is no longer valid for certification. Please use version 4.2.3 or later and contact Home Innovation with any questions.

NGBS Points: 68

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Energy Rating Index (ERI)

Index With PV	54
Index Without PV	56

General Information

Conditioned Area	2,674.5 ft ²
Conditioned Volume	28,802.7 ft ³
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Foundation	Slab
Bedrooms	4

NGBS 2020 Performance

Property

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ALEXANDRIA, VA 22304
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WC end (Option 2)

Builder

Tri Pointe Homes



Mechanical Systems Features

Heating:	Air Source Heat Pump • Electric • 7.5 HSPF2
Cooling:	Air Source Heat Pump • Electric • 14.3 SEER2
Water Heating:	Residential Water Heater • Electric • 0.92 UEF
Duct Leakage to Outside:	4 CFM25 / 100 ft ²
Ventilation System:	121 CFM • 90 Watts • ERV
Programmable Thermostat:	Yes

Building Shell Features

Ceiling Flat	N/A
Vaulted Ceiling	R-49
Above Grade Walls	R-21
Foundation Walls	N/A
Slab	R-10
Exposed Floor	R-38
Window Type	U-Value: 0.3, SHGC: 0.31
Infiltration Rate	2.8 ACH50
Method	Blower-door tested

Lights and Appliances Features

% Interior LED Lighting	100%
% Garage LED Lighting	100%
Refrigerator (kWh/yr)	640.0
Dishwasher Efficiency	240 kWh
Range/Oven Fuel	Electric
Clothes Dryer Fuel	Electric
Clothes Dryer CEF	3.0
Ceiling Fan	None

Virginia 2021 USBC Performance Compliance



Property

TBD
ALEXANDRIA, VA 22304
Model: 60R2
Community: Hensley at Eisenhower Poi

Organization

PEG
Justin Krupa

Inspection Status

Results are projected

Tri Pointe 2021 VA IBC, 2020 NGBS, ESv3.2
WC end (Option 3)

Builder

Tri Pointe Homes

This report is based on a proposed design and does not confirm field enforcement of design elements.

Annual Energy Cost

Design	Virginia 2021 USBC Performance	As Designed
Heating	\$573	\$511
Cooling	\$247	\$253
Water Heating	\$301	\$301
SubTotal - Used to determine compliance	\$1,121	\$1,065
Lights & Appliances	\$592	\$566
Onsite generation	\$0	\$0
Total	\$1,713	\$1,631

Source Energy Exception: The proposed home uses 8.78 MBtu LESS source energy than the reference home.

Requirements

✔	R405.2	Performance-based compliance passes by 7.1%	The proposed house meets the Virginia 2021 USBC Performance reference energy bill requirement by \$82.35 (8.78 MBtu).
✔	R405.2 Item 2 (IECC 2009)	Total UA alternative compliance passes by 26.2%.	The proposed home meets the UA requirement by 26.2%
✔	R405.2 Item 2 (IECC 2009)	Glazed Fenestration SHGC	
✔	R402.4.1.2	Air Leakage Testing	
✔	R403.3.1	Duct Insulation	All ducts are inside the thermal envelope or outside and insulated to at least R8.0.
✔	R403.3.5	Duct Testing	
✔	R403.6	Mechanical Ventilation	
✔	R404.1	Lighting Equipment	
✔	Mandatory Checklist	Mandatory code requirements that are not checked by Ekotrope must be met.	2021 IECC Required Items must be checked as complete.
✔	R403.6.2	Mechanical Ventilation Efficacy	
✔	R403.6.1	Mechanical Ventilation Energy Recovery	
✔	R402.5	Area-weighted average fenestration SHGC	Area-weighted average fenestration SHGC is 0.31. The maximum allowed value is [No Limit].
✔	R402.5	Area-weighted average fenestration U-Factor	
✔	R401.2.5 Option 2	Additional energy efficiency	R401.2.5: 2.2 - 95% Threshold Met.

Design exceeds requirements for Virginia 2021 USBC Performance compliance by 7.1%.

As a 3rd party extension of the code jurisdiction utilizing these reports, I certify that this energy code compliance document has been created in accordance with the requirements of Chapter 4 of the adopted International Energy Conservation Code based on ALEXANDRIA CITY County. If rating is Projected, I certify that the building design described herein is consistent with the building plans, specifications, and other calculations submitted with the permit application. If rating is Confirmed, I certify that the address referenced above has been inspected/tested and that the mandatory provisions of the IECC have been installed to meet or exceed the intent of the IECC or will be verified as such by another party.

Name: Justin Krupa
Organization: PEG

Signature: *Justin Krupa*
Digitally signed: 12/11/25 at 2:45 PM

Ekotrope RATER - Version 5.2.1.3763

Virginia 2021 USBC Performance compliance results calculated using Ekotrope RATER's energy and code compliance algorithm, including appropriate amendments.
Ekotrope RATER is a RESNET Accredited HERS Rating Tool. All results are based on data entered by Ekotrope users.
Ekotrope disclaims all liability for the information shown on this report.

NGBS 2020 Performance

Property

TBD
ALEXANDRIA, VA 22304
Model: 60R2
Community: Hensley at Eisenhower Poi

Organization

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Justin Krupa

Inspection Status

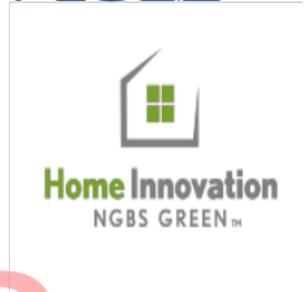
Results are projected



Tri Pointe 2021 VA IBC, 2020 NGBS, ESv3.2
WC end (Option 3)

Builder

Tri Pointe Homes



Annual Energy

Reference

As Designed

Type	Cost (\$/yr)	MBtu	Cost (\$/yr)	MBtu
Heating	\$528	17.8	\$509	17.2
Cooling	\$246	8.3	\$250	8.4
Water Heating	\$344	11.6	\$351	11.8
Lights & Appliances	\$872	29.4	\$573	19.3
Onsite Generation	-\$0	0.0	-\$45	1.5
Total	\$1,990	67.1	\$1,637	55.2

Note: MBtu values reflective of site energy consumption

For projects registered on or after February 15, 2025, the 2020 NGBS Performance reference home in this version is no longer valid for certification. Please use version 4.2.3 or later and contact Home Innovation with any questions.

NGBS Points: 66

The As Designed home consumes 18% less energy than the NGBS Reference Home and MEETS the requirements of the 2020 NGBS Section 702 for Chapter 7, Energy Efficiency, Performance path and is eligible for 66 points in section 702.2.2. This energy use summary compares the NGBS Proposed Design to the NGBS Reference Design. The NGBS Proposed Design includes improvements in building envelope, air infiltration, heating system efficiencies, cooling system efficiencies, ventilation system efficiencies, duct sealing, water heating system efficiencies, lighting, appliances, and on-site renewable energy production. Points are assigned using the following formula: Points = 30 + (percent above NGBS Reference Design) * 2.

Energy Rating Index (ERI)

Index With PV	54
Index Without PV	56

General Information

Conditioned Area	2,674.5 ft ²
Conditioned Volume	28,802.7 ft ³
House Type	Townhouse, end unit
Foundation	Slab
Bedrooms	4

NGBS 2020 Performance

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Mechanical Systems Features

Heating:	Air Source Heat Pump • Electric • 7.5 HSPF2
Cooling:	Air Source Heat Pump • Electric • 14.3 SEER2
Water Heating:	Residential Water Heater • Electric • 0.92 UEF
Duct Leakage to Outside:	4 CFM25 / 100 ft ²
Ventilation System:	121 CFM • 34.36 Watts • Air Cyclor (CFIS)
Programmable Thermostat:	Yes

UNCONFIRMED

Building Shell Features

Ceiling Flat	N/A
Vaulted Ceiling	R-49
Above Grade Walls	R-21
Foundation Walls	N/A
Slab	R-10
Exposed Floor	R-38
Window Type	U-Value: 0.3, SHGC: 0.31
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Lights and Appliances Features

% Interior LED Lighting	100%
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Refrigerator (kWh/yr)	640.0
Dishwasher Efficiency	240 kWh
Range/Oven Fuel	Electric
Clothes Dryer Fuel	Electric
Clothes Dryer CEF	3.0
Ceiling Fan	None