

BAR CASE# _____
(OFFICE USE ONLY)

ADDRESS OF PROJECT: 330 N. Washington St.

DISTRICT: Old & Historic Alexandria Parker – Gray 100 Year Old Building

TAX MAP AND PARCEL: 064.04-02-31 ZONING: CD

APPLICATION FOR: *(Please check all that apply)*

CERTIFICATE OF APPROPRIATENESS

PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH *And Associated Concept Review for proposed infill development on surface parking lot*
(Required if more than 25 square feet of a structure is to be demolished/impacted)

WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)

WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant: Property Owner Business *(Please provide business name & contact person)*

Name: 330 N WASHINGTON LLC

Address: [Redacted]
City: [Redacted]
Phone: [Redacted]

Authorized Agent *(if applicable)*: Attorney Architect _____

Name: Mary Catherine Gibbs, Wire Gill, LLP Phone: [Redacted]

E-mail: [Redacted]

Legal Property Owner:

Name: Same as applicant

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

NATURE OF PROPOSED WORK: *Please check all that apply*

- NEW CONSTRUCTION
- EXTERIOR ALTERATION: *Please check all that apply.*
 - awning
 - doors
 - lighting
 - other Reduction in size of Bank canopy
 - fence, gate or garden wall
 - windows
 - pergola/trellis
 - HVAC equipment
 - siding
 - painting unpainted masonry
 - shutters
 - shed
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

DESCRIPTION OF PROPOSED WORK: *Please describe the proposed work in detail (Additional pages may be attached).*

The Applicant is seeking permission to reduce the size of the bank canopy in the rear of the building at 330 N. Washington Street in order to bring the number of drive aisles down to one. The proposal is to cut the existing canopy at the edge of the first drive aisle adjacent to the bank wall and then refinish the trim on the outer edge where it was demolished to match what is there now. The bank no longer needs three drive aisles. The reduction in the canopy will facilitate a new infill townhouse development on the most of the existing surface parking lot in the rear of the bank building. The applicant is seeking concept review of the proposed infill townhouse development of 6 townhouses that follow the pattern of the adjacent Cromley Row townhouses with access to the rear loading parking garages from the existing public access easement that serves the rears of the Cromley Row townhouses. The front doors of the new townhouses will face the bank building in a newly configured parking area adjacent to the bank, including a one way drive aisle from Princess Street through the site to exit at either N. Columbus or N. Washington St. The unit on Princess Street will have a front door on Princess Street. The Applicant is seeking the BAR's review at this concept stage as to the height, mass, scale and general architectural character of the new infill development.

SUBMITTAL REQUIREMENTS:

Check this box if there is a homeowner's association for this property. If so, you must attach a copy of the letter approving the project.

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Demolition/Encapsulation : *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- N/A
- Survey plat showing the extent of the proposed demolition/encapsulation.
 - Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
 - Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
 - Description of the reason for demolition/encapsulation.
 - Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. Check N/A if an item in this section does not apply to your project.

- ^{N/A} Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
- FAR & Open Space calculation form.
- Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- Existing elevations must be scaled and include dimensions.
- Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
- Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- For development site plan projects, a model showing mass relationships to adjacent properties and structures.

Signs & Awnings: One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.

- ^{N/A} Linear feet of building: Front: _____, Secondary front (if corner lot): _____.
- Square feet of existing signs to remain: _____.
- Photograph of building showing existing conditions.
- Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- Location of sign (show exact location on building including the height above sidewalk).
- Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
- Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

Alterations: Check N/A if an item in this section does not apply to your project.

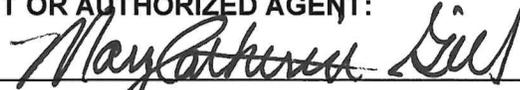
- ^{N/A} Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
- An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
- Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

ALL APPLICATIONS: *Please read and check that you have read and understand the following items:*

- I understand that after reviewing the proposed alterations, BAR staff will invoice the appropriate filing fee in APEX. The application will not be processed until the fee is paid online.
- I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- I, the applicant, or an authorized representative will be present at the public hearing.
- I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and revised materials.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:

Signature: 

Printed Name: Mary Catherine Gibbs, Wire Gill, LLP

Date: 2/19/26

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. 330 N Washington LLC | [REDACTED] | 100% |
| 2. | | |
| 3. | | |

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 330 N. Washington (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. MREC 10 LLC | [REDACTED] | 10% |
| 2. STM 330 N. Washington Inc. | [REDACTED] | 90% |
| 3. | | |

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required 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.

| 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. 3330 N. Washington St. LLC | None | None |
| 2. STM 330 N. Washington Inc. | None | None |
| 3. | | |

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.

2/9/20
Date

Mary Catherine Gibbs, Agent
Printed Name


Signature

**Request for Permit to Partially Demolish the Rear Bank Canopy
at 330 N. Washington Street**

Partial Demolition of Rear Canopy

Property: 330 N. Washington Street, Alexandria, Virginia 22314

Request: Permit approval for partial demolition/encapsulation of a portion of the existing bank canopy located at the rear of the building (reduction from three drive aisles to one).

1) Description of the Reason for Demolition/Encapsulation

The applicant is requesting approval to demolish and remove a portion of the existing drive-through canopy structure located at the rear of the bank building at 330 N. Washington Street. The existing canopy currently serves three drive-through aisles; however, the current and anticipated operational needs of the bank no longer require three lanes. The proposal will reduce the existing drive-through configuration from three aisles to one aisle, allowing for a more efficient site layout and reducing the overall visual and structural footprint of the canopy.

The removal of the unused portions of the canopy will improve the functionality of the rear service area, enhance circulation and safety for both vehicles and pedestrians, and reduce the amount of unnecessary built infrastructure on site. This change will also improve the appearance of the rear elevation by eliminating excess canopy coverage and associated support elements, which are not aligned with the character and scale encouraged in the Old and Historic District.

The proposed partial demolition is limited in scope and is intended to minimize impacts to the primary building structure while improving the overall site condition. The remaining canopy portion will continue to provide covered access for the single retained drive aisle, allowing continued operation while reducing the overall size and presence of the drive-through structure.

2) Description of the Alternatives to Demolition/Encapsulation and Why Such Alternatives Are Not Considered Feasible

The applicant evaluated alternatives to demolition or encapsulation of the existing canopy structure, including (a) retaining the full canopy and simply closing the additional lanes, (b) repurposing the additional canopy area for other uses, and (c) fully encapsulating or screening the structure without removal.

- a) **Retaining the full canopy without demolition** was not considered feasible because the additional canopy area would remain a large and visually prominent structure serving no functional purpose. Maintaining an oversized, unused canopy would require continued long-term maintenance and repair of roofing, structural components, and drainage systems, without providing a corresponding benefit. In addition, leaving the structure in place would preserve an unnecessary auto-oriented feature in the rear yard that is

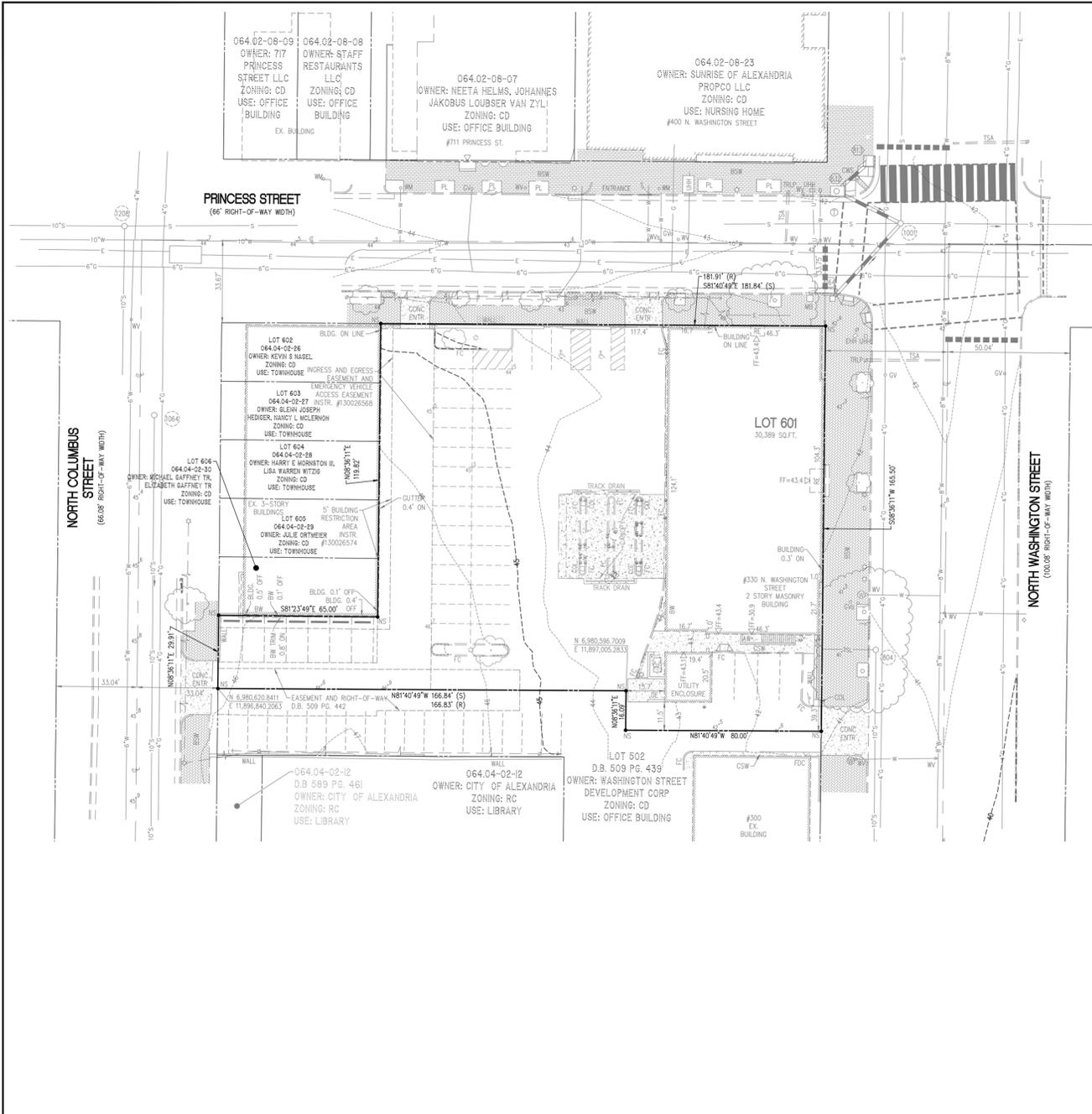
inconsistent with the objective of reducing excess site infrastructure in the Old and Historic District.

- b) **Repurposing the canopy structure** for an alternative use was also considered, but was determined to be impractical due to the canopy's original design and structural configuration, which is specifically tailored for drive-through operations. The existing lane layout, clearance requirements, and column placement limit adaptive reuse and do not readily support conversion to meaningful pedestrian or landscaped space without significant structural modifications. Such modifications would likely be more invasive than selective removal and would still result in an oversized structure inconsistent with the desired scale and character of the district.
- c) **Encapsulation or screening of the unused canopy lanes** was considered but not deemed feasible because screening would not reduce the physical mass or footprint of the structure and would likely introduce additional visual elements (walls, panels, fencing, or cladding) that could increase the appearance of bulk. Screening would also not eliminate the need for ongoing maintenance of the roof system and structural supports, nor would it address the inefficiencies of retaining a structure that is no longer required.

For these reasons, the proposed partial demolition and removal of the unused canopy sections is the most reasonable and least impactful approach. It reduces the overall size of the drive-through infrastructure, improves the rear appearance, minimizes unnecessary long-term maintenance burdens, and better aligns the site with the goals and character of the Old and Historic Alexandria District.

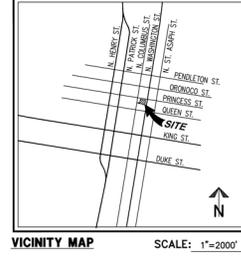
3) Consistency with BAR Guidelines / Old and Historic District Character

The proposed partial demolition of the existing rear drive-through canopy is consistent with the goals of the City of Alexandria's Old and Historic District design guidelines, which encourage site improvements that reduce unnecessary visual clutter and ensure that accessory and service-area features remain subordinate to the primary building and historic streetscape character. The reduction of the canopy from three drive aisles to one significantly decreases the scale and massing of an auto-oriented rear structure, thereby improving the appearance of the site and limiting the prominence of modern site elements within the historic district. The proposed work is confined to the rear of the property, will not impact character-defining features of the primary building, and represents a sensitive modification that supports continued use of the property while minimizing adverse effects on the surrounding historic context.



- LEGEND**
- AC AIR CONDITIONER
 - AW AREAWAY
 - BSW BRICK SIDEWALK
 - BWH BAY WINDOW
 - CO CLEANOUT
 - COL COLLAR
 - CONC CONCRETE
 - CSW CONCRETE SIDEWALK
 - DB DEED BOOK
 - DE DUMPSTER ENCLOSURE
 - EMH ELECTRIC HANDHOLE
 - ENTR ENTRANCE
 - ESMT EASEMENT
 - FC HEADER CURB
 - FF FIRST/FINISH FLOOR ELEVATION
 - GV GAS VALVE
 - INV INVERT
 - MB MAILBOX (PUBLIC)
 - NS NAIL SET (PROPERTY CORNER)
 - PS PASE
 - PL PLANTER
 - (R) RECORD
 - RCF REINFORCED CONCRETE PIPE
 - RE RECEIVED ENTRANCE
 - (S) SURVEY
 - SD, CD STORM SEWER STRUCTURE
 - SM, CS SANITARY SEWER STRUCTURE
 - SO.FT SQUARE FEET
 - SW SIDEWALK
 - TRLP TRAFFIC LIGHT/SIGNAL POLE
 - TS&L TRAFFIC SIGNAL ARM
 - UHH UTILITY HANDLE
 - WM WATER METER
 - WV WATER METER
 - WV WATER VALVE
 - FIRE HYDRANT
 - DOORWAY/ENTRANCE
 - UTILITY POLE
 - LIGHT POLE
 - GUY WIRE
 - OVERHEAD WIRES
 - UNDERGROUND ELECTRIC LINE
 - UNDERGROUND GAS LINE
 - UNDERGROUND SANITARY LINE
 - UNDERGROUND SANITARY LATERAL LINE
 - UNDERGROUND STORM SEWER LINE
 - UNDERGROUND TELECOMMUNICATIONS LINE
 - UNDERGROUND WATER LINE
 - TREE
 - LIMITS OF TREE CANOPY/VEGETATION
 - CURB AND GUTTER
 - BOLLARD
 - SPOT ELEVATION
 - SIGN
 - RESERVED FOR DISABLED

- NOTES**
- THE PROPERTY SHOWN HEREON IS DESIGNATED BY THE CITY OF ALEXANDRIA, VIRGINIA, AS MAP-BLOCK-LOT NUMBER 064.04-02-31, AND IS ZONED CD.
 - THE PROPERTY, CONSISTING OF LOT 601 CROMLEY ROW, AS RECORDED IN INSTRUMENT NUMBER 130026568, IS NOW IN THE NAME OF 330 N. WASHINGTON LLC, AS RECORDED IN INSTRUMENT NUMBER 160010517 AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.
 - THIS PLAN AND THE SURVEY UPON WHICH IT IS BASED SHOWS ONLY THOSE IMPROVEMENTS THAT ARE OBSERVABLE AND CAN BE LOCATED USING NORMAL SURVEY METHODS. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MISS UTILITY MARKINGS AND EXISTING RECORDS. THERE ARE NO WARRANTIES, EITHER EXPRESS OR IMPLIED, THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED. WATER AND GAS LINE SIZES ARE FROM RECORD INFORMATION.
 - THE DEPICTION OF OVERHEAD WIRES SHOWN HEREON REPRESENT THE PRESENCE OF OVERHEAD UTILITIES BUT DOES NOT REFLECT ACTUAL WIRE LOCATIONS OR SERVICES THAT MAY EXIST BETWEEN INDIVIDUAL POLES OR STRUCTURES.
 - TOTAL AREA OF THE PROPERTY IS 30,389 SQUARE FEET OR 0.6976 ACRES.
 - THIS PLAN IS BASED ON A FIELD SURVEY BY THIS FIRM, DATED 06/01/2023.
 - THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF ALEXANDRIA, VIRGINIA, MAP NUMBER 515519041E, REVISED DATE JUNE 15, 2011, DESIGNATES THE PROPERTY AS BEING IN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 - EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS, SHOWN AND/OR NOTED, ARE PER THE TITLE REPORT PREPARED BY SUBJECT TITLE GROUP, INC, CASE NUMBER STG# 230947 DATED JUNE 13, 2023.
 - THE PROPERTY IS SUBJECT TO THE EASEMENT AGREEMENT RECORDED IN INSTRUMENT NUMBER 130026574.
 - THE SITE SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AS COMPUTED FROM A FIELD RUN VERTICAL CONTROL SURVEY AND IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983, [NAD 83(2011)] [EPOCH:2010.0000] AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS SUBDIVISION BOUNDARY AND THE BENCHMARK(S) SHOWN TO MDAAGNS MONUMENT PID NUMBER DMS144; LMK1 STERILIN CORS ARP. THE COMBINED FACTOR APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.99995681. THE FOOT DEFINITION USED FOR CONVERSION OF THE MONUMENT COORDINATES AND IN THE PERFORMANCE OF THIS SURVEY IS THE U.S. SURVEY FOOT. CONTOUR INTERVAL IS ONE FOOT.
 - THIS SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF, DAVID N. ISHERWOOD, L.S., FROM AN ACTUAL [X] GROUND OR [] AIRBORNE SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON JUNE 1, 2023; AND THAT THIS PLAN, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.



WALTER L. PHILLIPS
 INCORPORATED
 ENGINEERS • SURVEYORS • PLANNERS • LANDSCAPE ARCHITECTS • ARCHAEOLOGISTS
 207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
 (703) 524-1483 Fax: (703) 524-1501 www.wlphillips.com

DATE: 03/06/2023
 DRAWN: DECKARD
 CHECKED: TRINITY
 BAR SUBMISSION #1: 130026568
 SCALE: 1" = 20'

REVISION APPROVED BY

| NO. | DESCRIPTION | DATE | BY | APPROVED | DATE |
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MERION ROW
330 NORTH WASHINGTON STREET
ALEXANDRIA, VIRGINIA 22314
BOARD OF ARCHITECTURAL REVIEW
 CITY OF ALEXANDRIA, VIRGINIA

EXISTING CONDITIONS PLAN

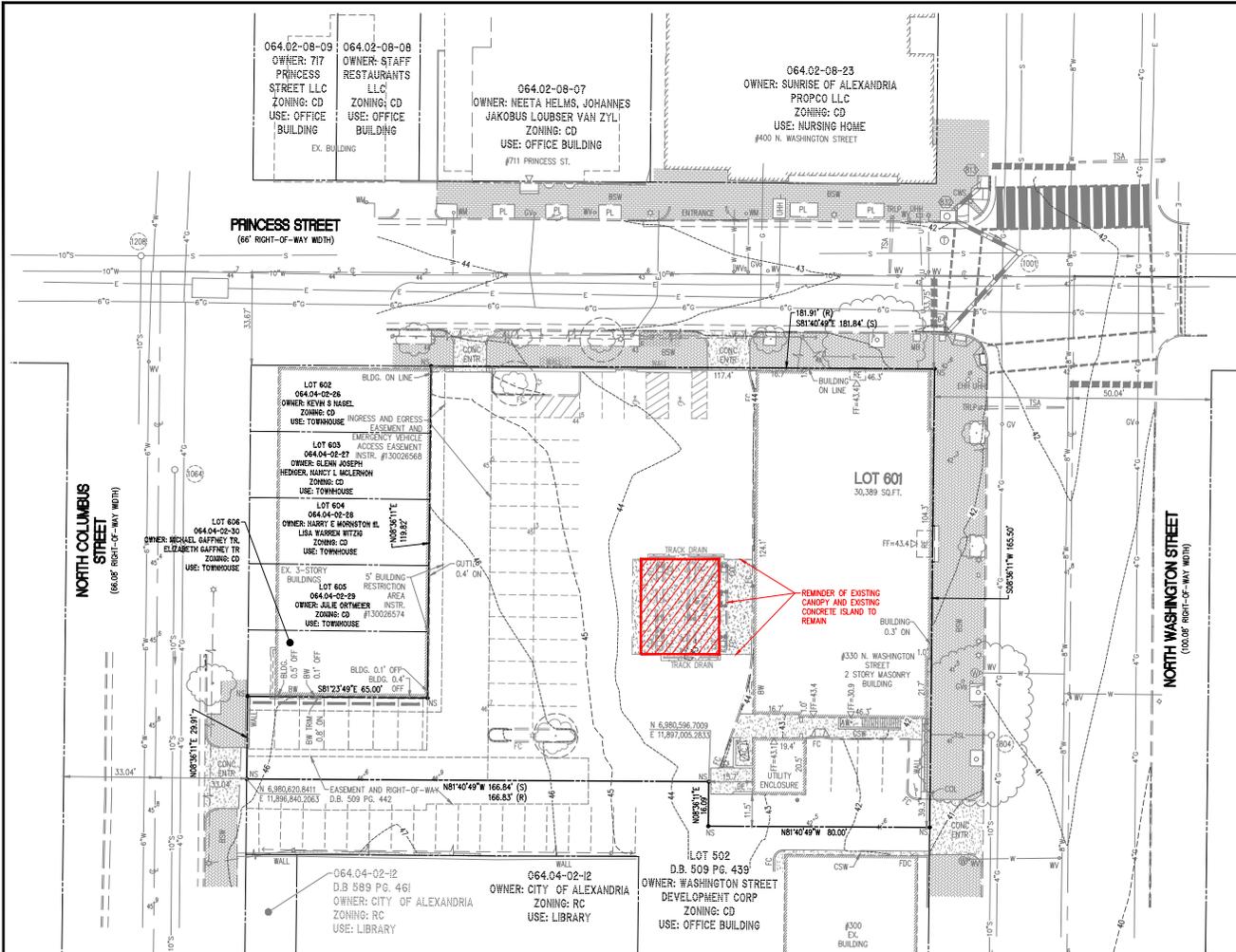
APPROVED SPECIAL USE PERMIT NO. _____
 DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____
 DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
 SITE PLAN No. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____
 DATE RECORDED _____

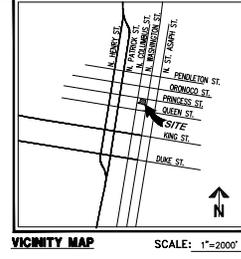
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- LEGEND**
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 - BSW BRICK SIDEWALK
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 - TREE
 - LIMITS OF TREE CANOPY/VEGETATION
 - CURB AND GUTTER
 - BOLLARD
 - SPOT ELEVATION
 - SVGN
 - RESERVED FOR DISABLED



LIMITS OF CANOPY DEMOLITION



VICINITY MAP SCALE: 1"=200'

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 207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
 (703) 524-1183 Fax (703) 524-1191 www.WLPH.com

DATE: 01/26/2016
 DRAWN: DECADE
 CHECK: TERRY
 BAN SUBMITTAL #1: 13/09/2016

REVISION APPROVED BY

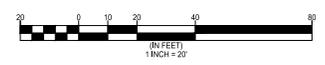
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MERION ROW
 330 NORTH WASHINGTON STREET
 ALEXANDRIA, VIRGINIA 22314
BOARD OF ARCHITECTURAL REVIEW
 CITY OF ALEXANDRIA, VIRGINIA

PARTIAL DEMOLITION LIMITS - SITE

APPROVED SPECIAL USE PERMIT NO. _____
 DEPARTMENT OF PLANNING & ZONING

| | | |
|---|---------------------|----------|
| DIRECTOR | DATE | |
| DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES | SITE PLAN No. _____ | |
| DIRECTOR | DATE | |
| CHAIRMAN, PLANNING COMMISSION | DATE | |
| DATE RECORDED | | |
| INSTRUMENT NO. | DEED BOOK NO. | PAGE NO. |





Existing View of Canopy



Portion of Canopy Proposed to be Removed

WALTER L. PHILLIPS
INCORPORATED
 ESTABLISHED 1949
 Engineers • Surveyors • Planners • Landscape Architects • Architects
 207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
 (703) 524-1483 Fax (703) 524-1521 www.WLPHINC.com

SCALE AS SHOWN DATE: 03/26/2025 DRAWN: [] CHECKED: []
 BAR SUBMISSION # 1-03092025 SCNO: 10349



| NO. | DESCRIPTION | DATE | BY | APPROVED | DATE |
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MERION ROW
 330 NORTH WASHINGTON STREET
 ALEXANDRIA, VIRGINIA 22314
BOARD OF ARCHITECTURAL REVIEW
 CITY OF ALEXANDRIA, VIRGINIA

PARTIAL DEMOLITION LIMITS

APPROVED
 SPECIAL USE PERMIT NO. _____
 DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____
 DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
 SITE PLAN No. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____
 DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

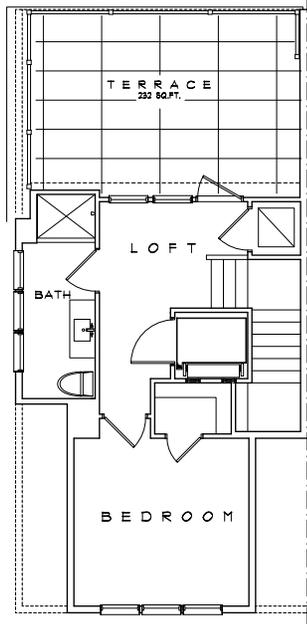
GREEN BUILDING INFORMATION

CERTIFICATION PROGRAM CONSIDERING:
 EARTHCRAFT HOUSE PROGRAM - TOWNHOMES, DUPLEX, & SINGLE FAMILY DETACHED HOMES
 GOAL: TO PROVIDE A HIGH PERFORMANCE ENERGY MODEL WITH THE USE OF ELEVATED BUILDING PRACTICES, AND INDUSTRY-RECOGNIZED ENERGY MODELING, THE USE OF LARGE ENERGY EFFICIENT WINDOWS, AND DOORS TO PROVIDE LARGE AREAS OF NATURAL DAYLIGHTING THROUGHOUT. ENERGY EFFICIENT MECHANICAL (HVAC) UNITS THAT ARE DESIGNED TO PROVIDE COMFORT WHILE KEEPING OPERATING COSTS LOW. INSULATED PERIMETER WALLS AND CEILINGS COMBINED WITH PROPERLY SIZED HEATING AND COOLING SYSTEMS TO MAINTAIN INTERIOR COMFORT LEVELS. PROVIDE BUILDING MATERIAL AND CONSTRUCTION PRACTICES TO BENEFIT THE ENVIRONMENT AND ARE TRUE TO THE NATURAL RESOURCES. PROVIDE THE USE OF BIO-RETENTION PLANTERS TO COLLECT RAIN WATER WITH THE USE OF NATURAL NATIVE PLANTS FOR FILTRATION PURPOSES.

CODE INFORMATION

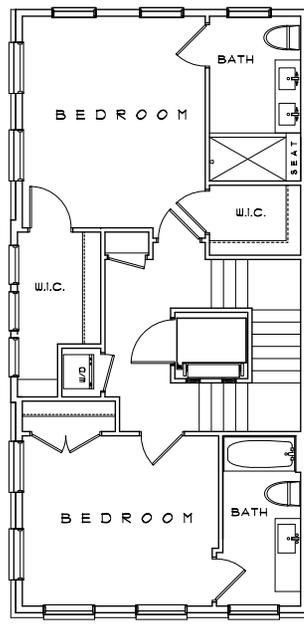
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 -FULLY SPRINKLERED-NFPA 13R
 -CONSTRUCTION TYPE: 5B
 4 STORY TOWNHOUSE W/ TERRACE

232 S.F.



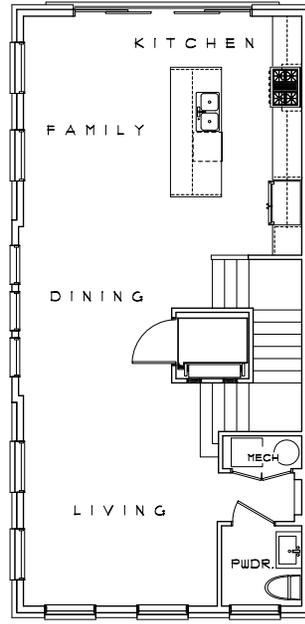
411 SQ.FT.

LOFT
LEVEL



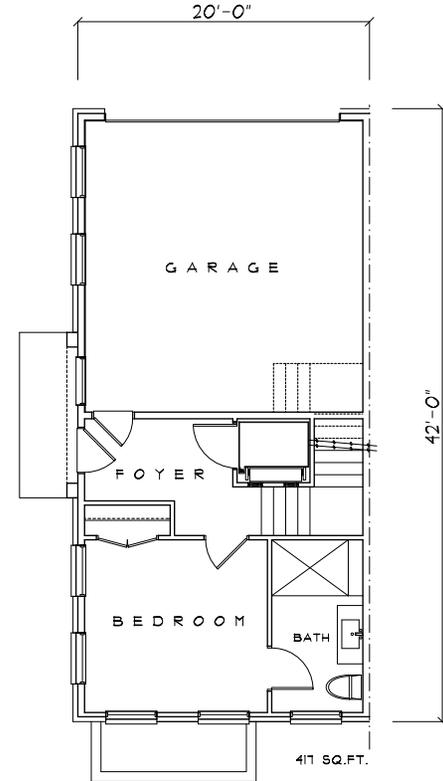
831 SQ.FT.

SECOND
FLOOR



831 SQ.FT.

FIRST
FLOOR



411 SQ.FT.

LOWER
LEVEL

GROSS SQ.FT.: 2,556 S.F.

GARAGE: 409 S.F.
 TERRACE: 232 S.F.



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 McLean, Virginia 22101
 703.853.0102

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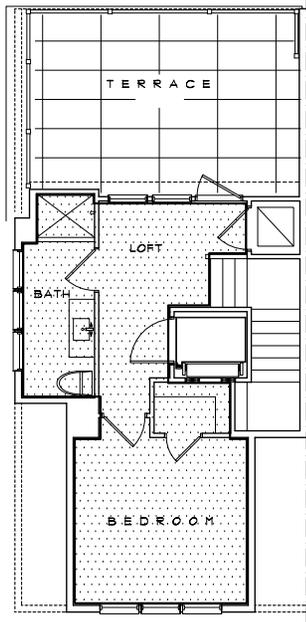
MERION ROW
 330 NORTH WASHINGTON STREET
 CITY OF ALEXANDRIA, VIRGINIA
MERION GROUP, LLC.

| PROJECT NUMBER: | |
|-----------------|-------------|
| DATE | DESCRIPTION |
| 11.02.2025 | |
| 11.20.2025 | |
| 11.25.2025 | |
| 12.1.2025 | |
| 12.17.2025 | |
| 01.2.2026 | |
| 01.14.2026 | |
| 02.05.2026 | |

A-1.0

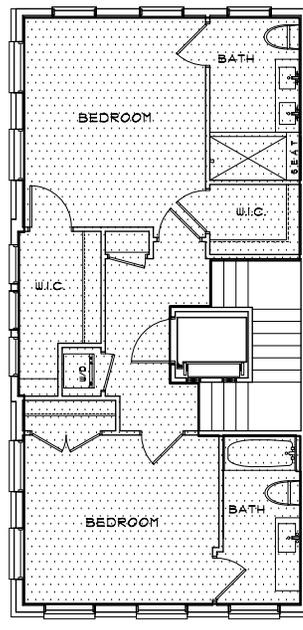
 HATCHED AREA INCLUDED IN NET FREE FLOOR AREA

LOFT
LEVEL



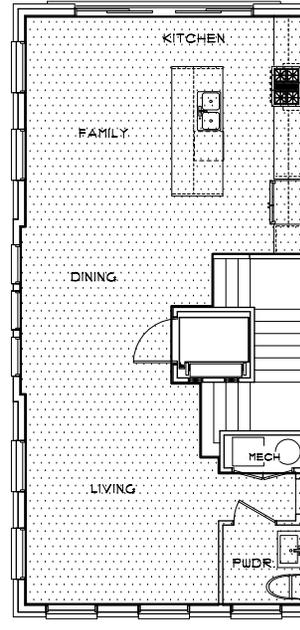
365 SQ.FT.
(NET)

SECOND
FLOOR



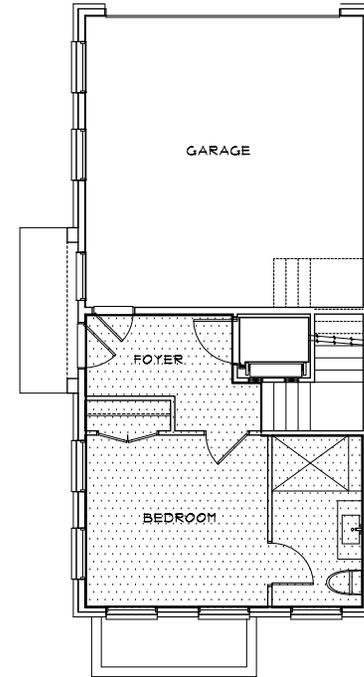
753 SQ.FT.
(NET)

FIRST
FLOOR



730 SQ.FT.
(NET)

LOWER
LEVEL



347 SQ.FT.
(NET)

NET FLOOR AREA.: 2,195 sq.ft.

| PROJECT NUMBER: | |
|-----------------|-------------|
| DATE | DESCRIPTION |
| 02.2025 | |
| 03.2025 | |
| 04.2025 | |
| 05.2025 | |
| 06.2025 | |
| 07.2025 | |
| 08.2025 | |
| 09.2025 | |
| 10.2025 | |
| 11.2025 | |
| 12.2025 | |
| 01.2026 | |
| 02.2026 | |
| 03.2026 | |
| 04.2026 | |
| 05.2026 | |
| 06.2026 | |



PRINCESS STREET
LANDSCAPE



FRONT LANDSCAPE



**Devereaux
&
Associates, pc**
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McLean, Virginia 22101
703.893.0102

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MERION ROW
330 NORTH WASHINGTON STREET
CITY OF ALEXANDRIA, VIRGINIA
MERION GROUP, LLC.

PROJECT NUMBER:

| DATE | DESCRIPTION |
|------------|-------------|
| 11.2.2025 | 02.01.2024 |
| 11.26.2025 | |
| 12.1.2025 | |
| 12.11.2025 | |
| 01.2.2024 | |
| 01.14.2024 | |
| 01.18.2024 | |
| 02.05.2024 | |

A-3.0

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MERION ROW
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 CITY OF ALEXANDRIA, VIRGINIA
 MERION GROUP, LLC.



REAR LANDSCAPE

PROJECT NUMBER:

| DATE | DESCRIPTION |
|------------|-------------|
| 1.12.2025 | 02.04.2024 |
| 1.21.2025 | |
| 1.28.2025 | |
| 2.3.2025 | |
| 2.17.2025 | |
| 01.12.2024 | |
| 01.14.2024 | |
| 01.16.2024 | |
| 02.05.2024 | |

A-3.1

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PRINCESS STREET LANDSCAPE

MATERIAL INFO:

- 1 HORIZONTAL CEMENTITIOUS SIDING
- 2 BRICK VENEER
- 3 SYNTHETIC TRIM BOARDS
- 4 ALUM. RAILING SYSTEM
- 5 SYNTHETIC PANEL TRIM
- 6 ENTRY DOOR CANOPY W/ RECESSED LIGHT FIXT.
- 7 SYNTHETIC TRIM/PANEL BO. ENTRY FEATURE
- 8 DOUBLE HUNG ALUMINUM CLAD WINDOW UNIT
- 9 EXTERIOR ELECT. LIGHT FIXTURE
- 10 EXTERIOR ELECT. GARAGE LIGHT FIXTURE
- 11 BRICK ROWLOCK COURSE PULLED 3/4"
- 12 SINGLE LIGHT - FRENCH DOOR DOOR 3/0 x 6/8
- 13 SINGLE LIGHT - DOUBLE FRENCH DOOR DOOR 4/0 x 8/0
- 14 BIO-RETENTION PLANTER BOX



FRONT ELEVATION



Devereaux & Associates, PC
 ARCHITECTS & PLANNERS

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 Midway, Virginia 22101
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MERION ROW
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 CITY OF ALEXANDRIA, VIRGINIA
MERION GROUP, LLC.

| PROJECT NUMBER: | |
|-----------------|--|
| | |

| DATE | DESCRIPTION |
|------------|-------------|
| 11.2.2025 | |
| 12.10.2025 | |
| 1.11.2025 | |
| | |
| | |

ST-1.0

PRELIMINARY - NOT FOR CONSTRUCTION



SIDE ELEV. AT PARKING

MATERIAL INFO:

- 1 HORIZONTAL CEMENTITIOUS SIDING
- 2 BRICK VENEER
- 3 SYNTHETIC TRIM BOARDS
- 4 ALUM. RAILING SYSTEM
- 5 SYNTHETIC PANEL TRIM
- 6 ENTRY DOOR CANOPY w/ RECESSED LIGHT FIXT. ENTRY FEATURE
- 7 SYNTHETIC TRIM/PANEL BO. ENTRY FEATURE
- 8 DOUBLE HUNG ALUMINUM C-I-O WINDOW UNIT
- 9 EXTERIOR ELECT. LIGHT FIXTURE
- 10 EXTERIOR ELECT. GARAGE LIGHT FIXTURE
- 11 BRICK ROWLOCK COURSE PULLED 3/4"
- 12 SINGLE LIGHT - FRENCH DOOR DOOR 3/0 x 4/8
- 13 SINGLE LIGHT - DOUBLE FRENCH DOOR DOOR 4/0 x 8/0
- 14 BIO-RETENTION PLANTER BOX



REAR ELEVATION



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PROJECT NUMBER:

| DATE | DESCRIPTION |
|------------|-------------|
| 11.2.2025 | |
| 12.10.2025 | |
| 12.11.2025 | |
| | |
| | |
| | |

ST-1.1

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