

BAR CASE# _____
(OFFICE USE ONLY)

ADDRESS OF PROJECT: _____

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

TAX MAP AND PARCEL: _____ ZONING: _____

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

☐ CERTIFICATE OF APPROPRIATENESS

☐ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(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: _____

Address: _____

City: _____

Phone: _____ E-mail : _____

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

Name: _____

Phone: _____

E-mail: _____

Legal Property Owner:

Name: _____

Address: _____

City: _____

Phone: _____

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

- ☐ NEW CONSTRUCTION
- ☐ EXTERIOR ALTERATION: *Please check all that apply.*
- | | | | |
|--------------------------------------|---|---|-----------------------------------|
| <input type="checkbox"/> awning | <input type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment | <input type="checkbox"/> shutters |
| <input type="checkbox"/> doors | <input type="checkbox"/> windows | <input type="checkbox"/> siding | <input type="checkbox"/> shed |
| <input type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis | <input type="checkbox"/> painting unpainted masonry | |
| <input type="checkbox"/> other _____ | | | |
- ☐ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

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. ***See DSUP for survey***
- ☐ ☐ FAR & Open Space calculation form. ***See enclosed DSUP sheets for FAR and open space***
- ☐ ☐ Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable. ***See enclosed Sheet 3 "Street/Context Elevations"**
- ☐ ☐ 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. ***See enclosed Sheets 3 and 5 for massing and relationship to adjacent properties***

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: _____

Date: _____

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.		
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 808 N. Washington St. (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.		
2.		
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.		
2.		
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.

_____	_____	
Date	Printed Name	Signature

Disclosure Attachment

JRicciardi Development LLC

[REDACTED]

Jerry Ricciardi

Greater than 3%

P.T. Blooms Development LLC

[REDACTED]

Patrick Bloomfield

Greater than 3%

Zehn, LLC

[REDACTED]

Juan Lopez

Greater than 3%

Investor's Advantage LLC

[REDACTED]

Mohammed Shamari

Greater than 3%

Frank Hetrick

[REDACTED]

Greater than 3%



NEW RESIDENTIAL BUILDING
THE WHITLEY, PHASE 2
808 N. WASHINGTON STREET
ALEXANDRIA, VIRGINIA
CERTIFICATE OF APPROPRIATENESS SET -
B.A.R. HEARING MAY 7, 2025

MARCH 20, 2025

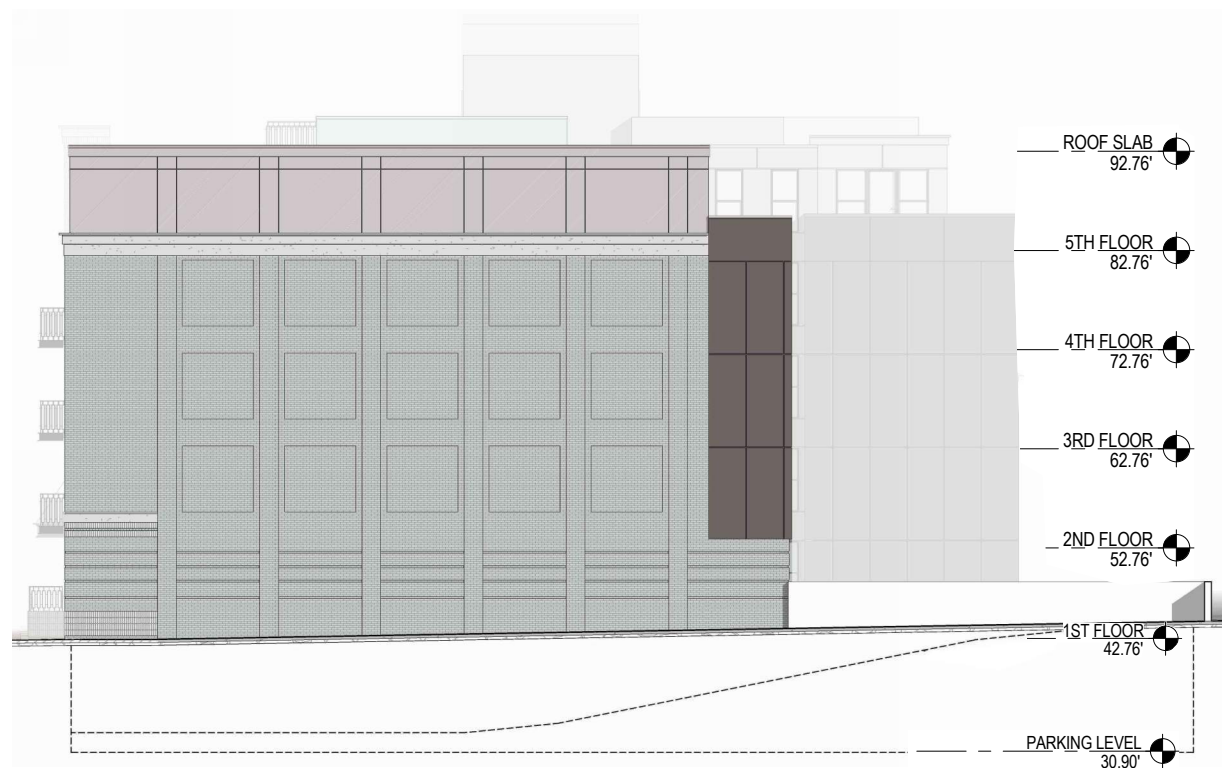


SOUTH (MADISON STREET) ELEVATION



EAST (N. WASHINGTON STREET) ELEVATION

SEE SHEETS 7A, 7B, & 7C FOR
FINISH MATERIAL/COLOR
INFORMATION



NORTH (FACE-ON-LINE) ELEVATION



WEST (ALLEY) ELEVATION





PEDESTRIAN-EYE PERSPECTIVE FROM SOUTHEAST





PEDESTRIAN-EYE PERSPECTIVE FROM SOUTHWEST





PERSPECTIVE FROM NORTHEAST (FROM APPROX 15' ABOVE GRADE)





PERSPECTIVE FROM NORTH-NORTHEAST (FROM APPROX 15' ABOVE GRADE)



AERIAL OF ALLEY / WEST FACADE (FROM APPROX 70' ABOVE GRADE)

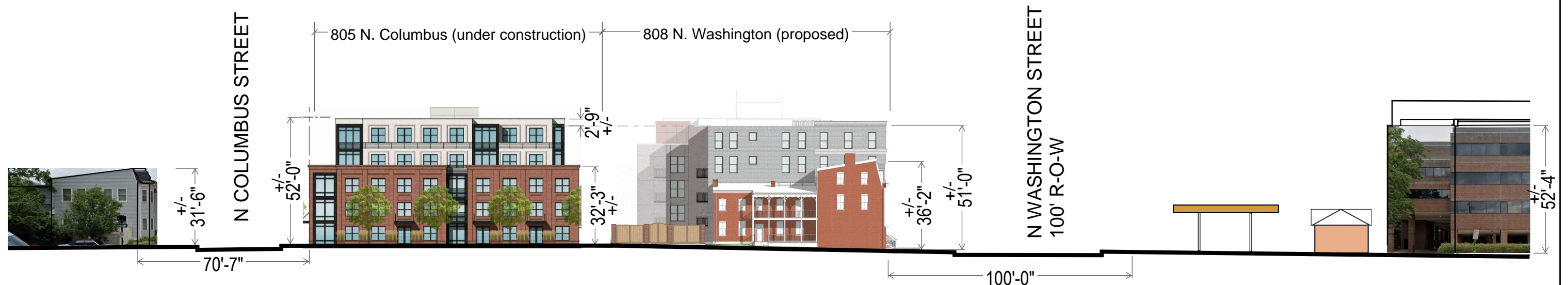


AERIAL FROM NORTHWEST: ALLEY & NORTH FACADES (FROM APPROX 70' ABOVE GRADE)





NORTH WASHINGTON STREET ELEVATION (EAST FACADES OF BUILDINGS)



NORTH WASHINGTON STREET ELEVATION (EAST FACADES OF BUILDINGS)



Hotel Heron (George Mason Hotel)



Gables Old Town



Hyatt Centric King Street



312 S. Washington Street

Adherence to North Washington Street Design Standards - Narrative

1. In addition to general historic compatibility, the project is designed to be compatible with existing historic buildings on Washington Street itself, notably the Heron Hotel (George Mason Hotel) which has similar paired windows and base-middle-top cornice definition.
2. The facades are designed to be complementary to Washington Street buildings, in particular the existing historic townhouse that it part of the project (as it is the only historic building in the immediate vicinity).
3. Through facade treatments and small setbacks, the massing has been broken down so that the building appears smaller, specifically, broken to pieces smaller than 100' by 80', each of which has a directional orientation toward N. Washington Street.
4. The front plane is adjacent to the sidewalk, with entrances directly open to the sidewalk. The design fosters a sense of place, arrival, and community. Parking is underground (except for 2 surface spaces for the townhouse at its rear), and loading is in the rear off the private alley that is being created by this project and the adjacent 805 N. Columbus Street.
5. The architectural style of each piece is consistent; that is, the traditional parts adhere to traditional forms and motifs (in a neo-traditional manner), while the modern part is cleanly modern, a background element that provides definition and proportion to the traditional parts. The solid/void relationship of traditional buildings is employed in all facades.

HISTORIC & CONTEXT
INSPIRATION & NARRATIVE



PROPOSED STOOP - TWILIGHT

Design comment: *The proposed stoops are a modern interpretation of the historic side-step stoops sprinkled throughout the Old Town Historic District. The knee wall extends the water table treatment of the building and provides a (modest) sense of separation (protection) from wide, busy North Washington Street.*



PROPOSED PAIR OF STOOPS

HISTORIC EXAMPLES OF SIDE-STAIR STOOPS



415 S. Pitt Street



219 S. Royal Street



614 S. Fairfax Street

STOOPS - HISTORIC &
CONTEXT INSPIRATION



AERIAL MASSING-IN-CONTEXT FROM SOUTH-SOUTHEAST



AERIAL MASSING-IN-CONTEXT FROM NORTHEAST

SITE SECTIONS & AERIAL MASSING



WASHINGTON STREET FACADE DETAILS



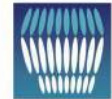


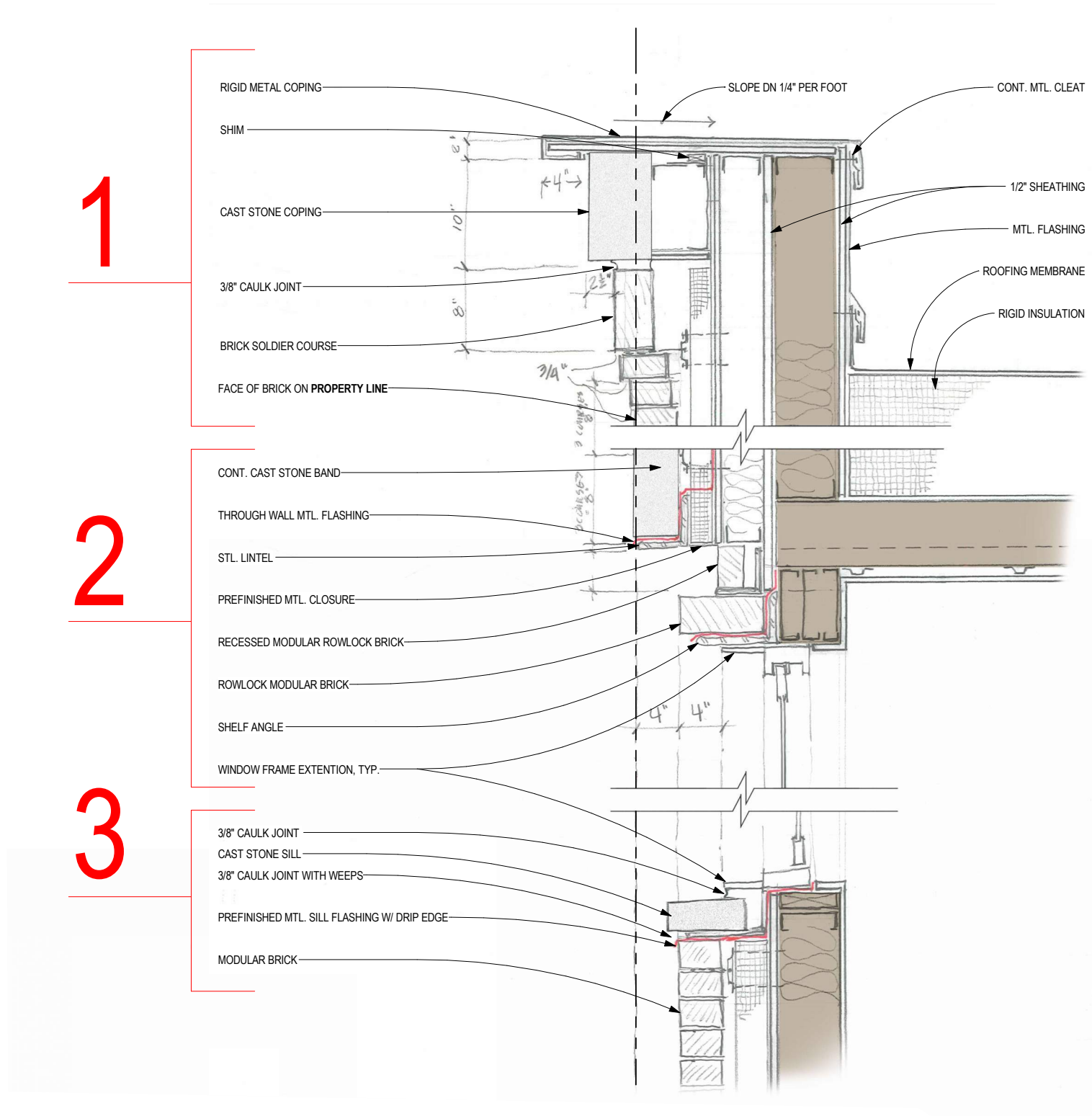
ENTRANCE / STREETSCAPE DETAIL - TWILIGHT



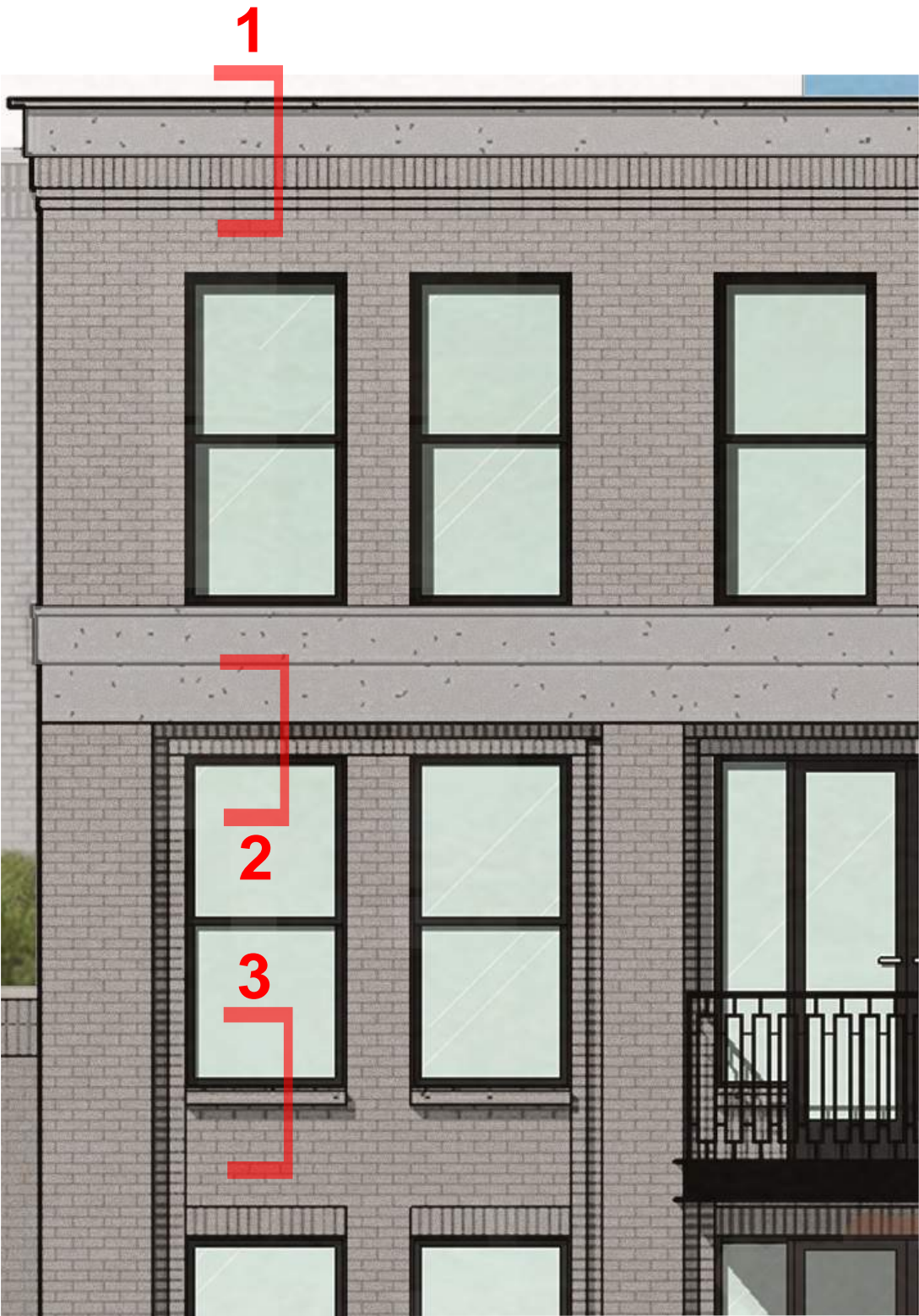


HYPHEN - DETAIL





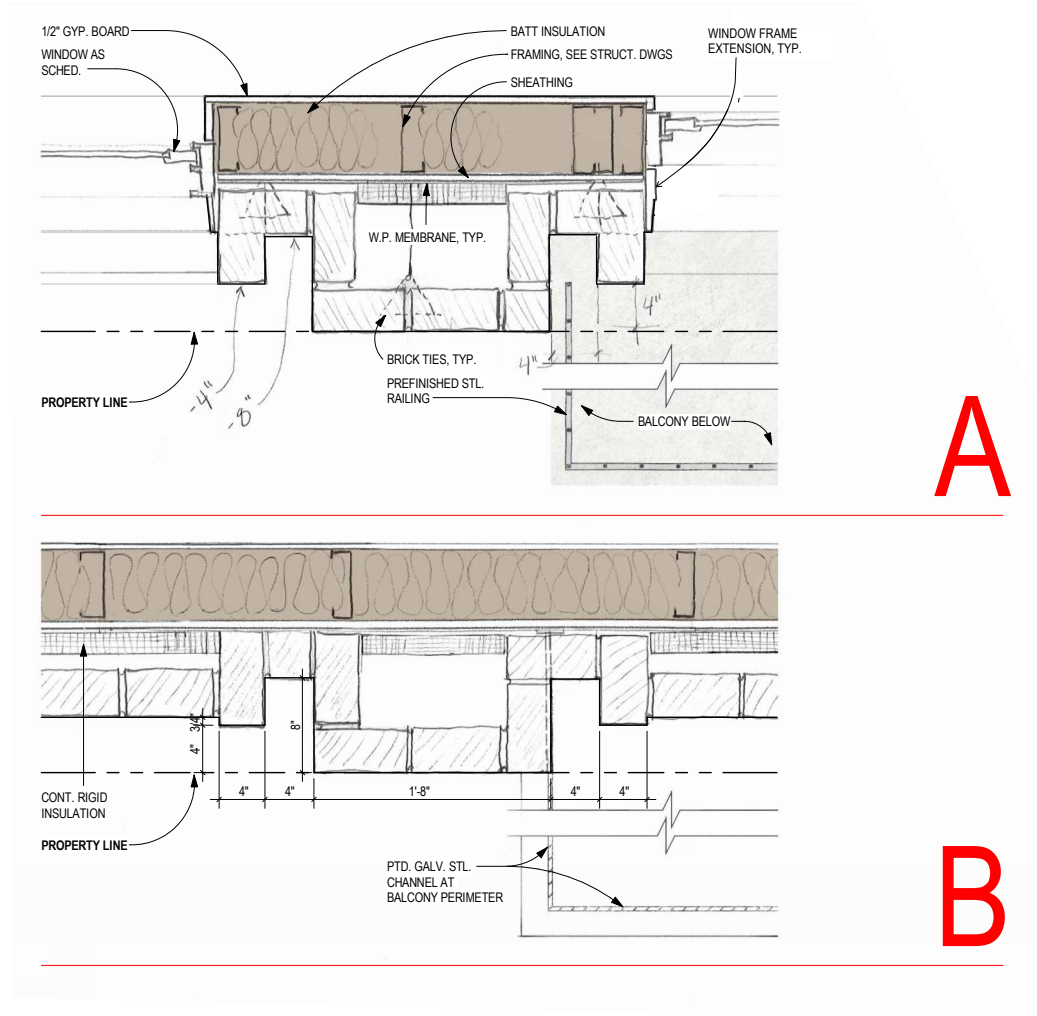
SECTION DETAIL SKETCHES



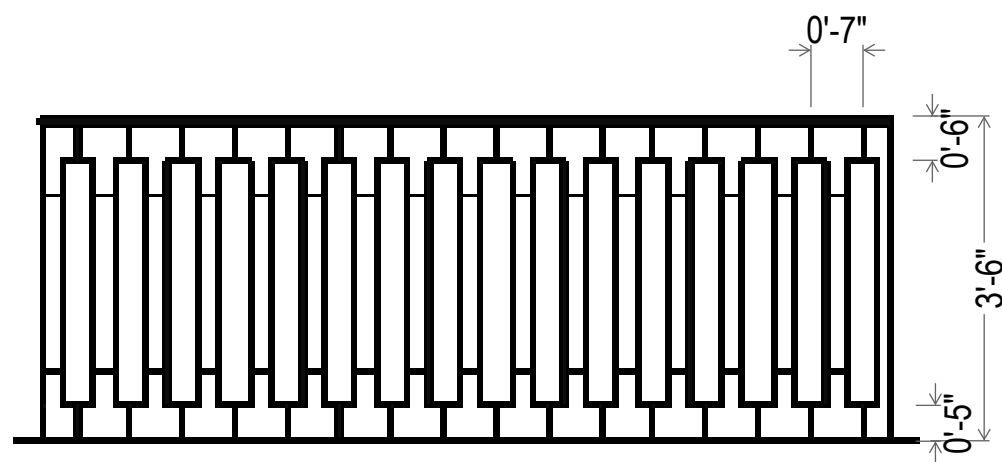
KEY / PARTIAL ELEVATION

INITIAL SKETCH DETAILS





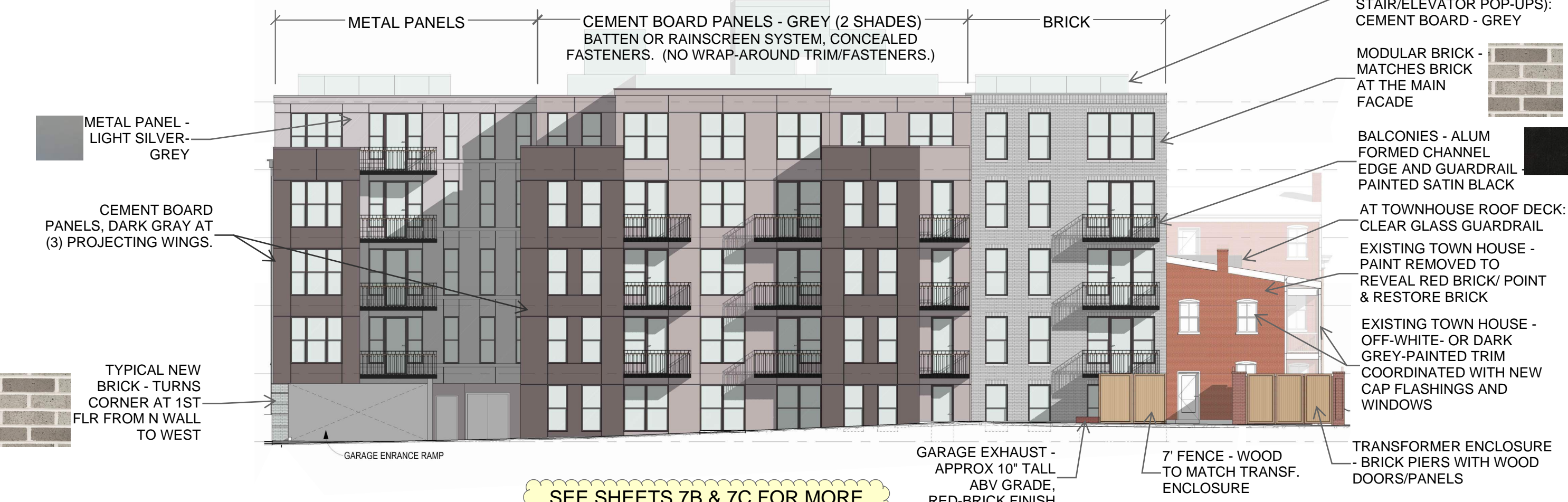
PLAN DETAIL SKETCHES



GUARDRAIL DETAIL



KEY / PARTIAL ELEVATION



SEE SHEETS 7B & 7C FOR MORE SPECIFIC MATERIAL INFORMATION

PROPOSED MATERIALS / COLORS



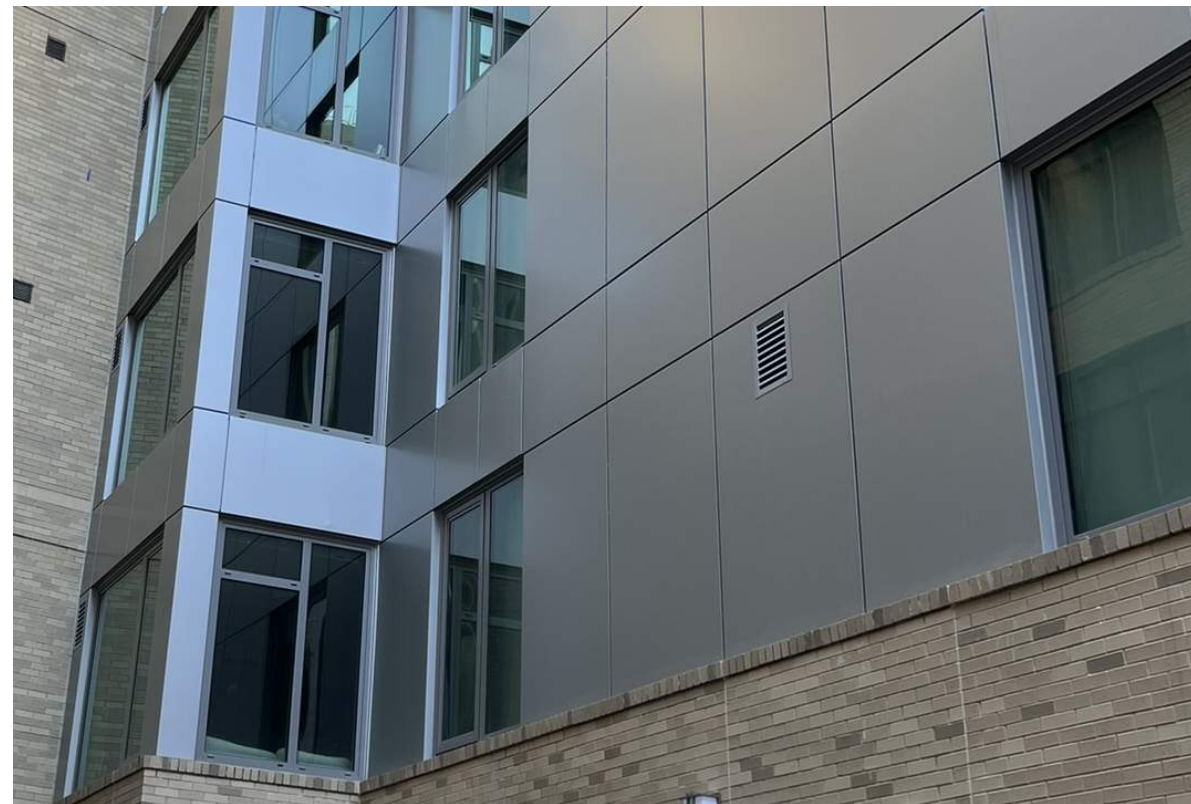
NEW BRICK: WATSONTOWN BRICK, "OYSTER BAY" - WIRECUT, WITH RANGE OF LIGHT TO MEDIUM GRAY TONES. APPLICATION SHOWN: CLEVELAND COUNTY (PA) GOVERNMENT BUILDING.



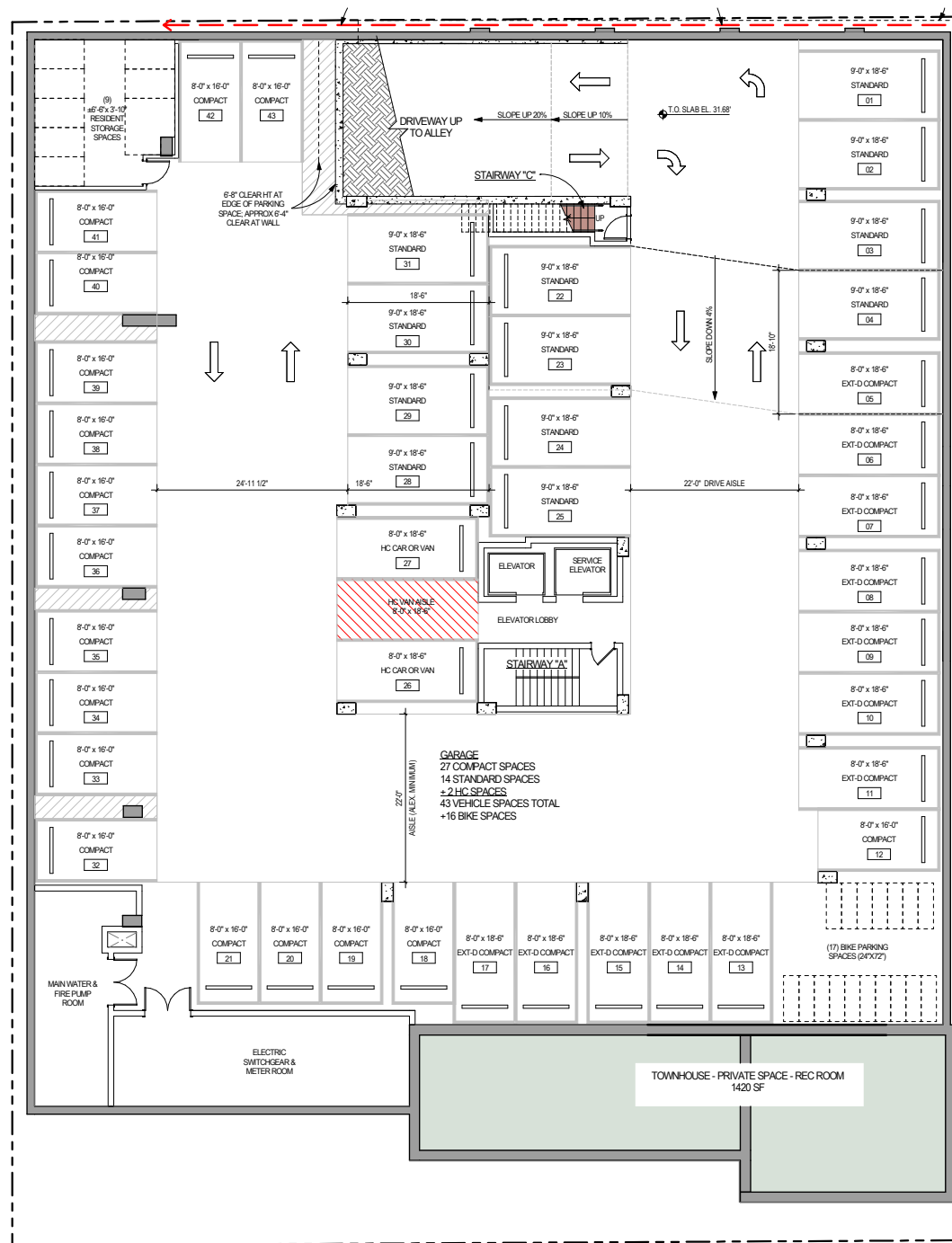
WINDOWS - PELLA "IMPERVIA" LINE, FIBERGLASS HIGH-PERFORMANCE WINDOWS, OR "ARCHITECT SERIES" ALUMINUM-CLAD WOOD WINDOWS BY PELLA; IN TYPES (SINGLE-HUNG, FIXED, CASEMENT), COLORS (BLACK-TYPICAL), AND CONFIGURATIONS (E.G. TRANSOMS) AS SHOWN ON THE ELEVATIONS. ALTERNATES: EQUIVALENT LINES FROM MARVIN AND ANDERSEN WINDOWS (ALUMINUM-CLAD WOOD OR FIBEREX-TYPE COMPOSITE -- NOT VINYL).



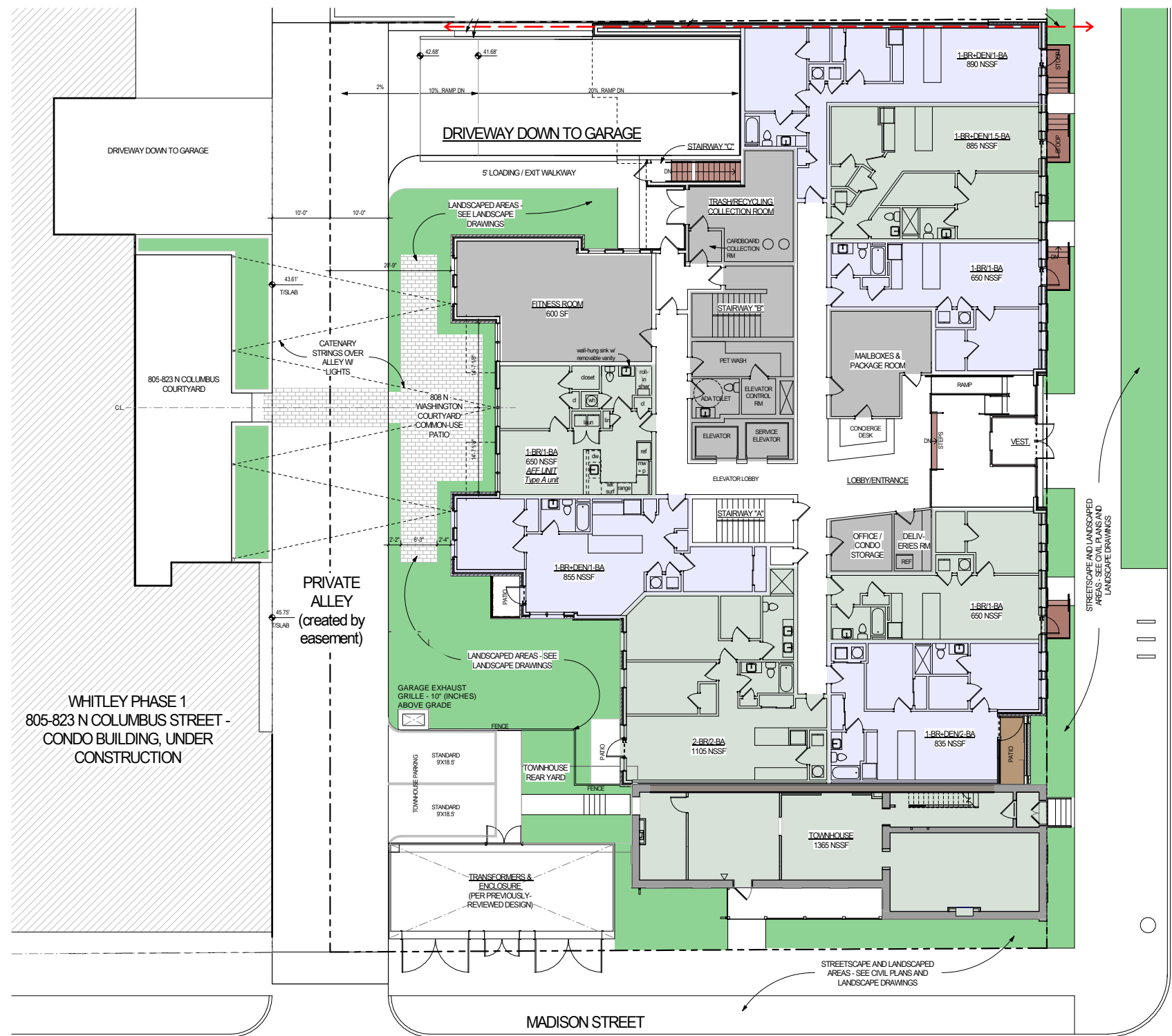
METAL PANELS AT HYPHEN: ALUMINUM PANELS BY MANUFACTURER PURE+FREEDOM - FINISH "BROOKLYN STEEL," WHICH IS A CHARCOAL GRAY WITH FAUX-PATINATION. APPLICATION SHOWN: BRONCO DEALERSHIP. KENDALL, FLORIDA.



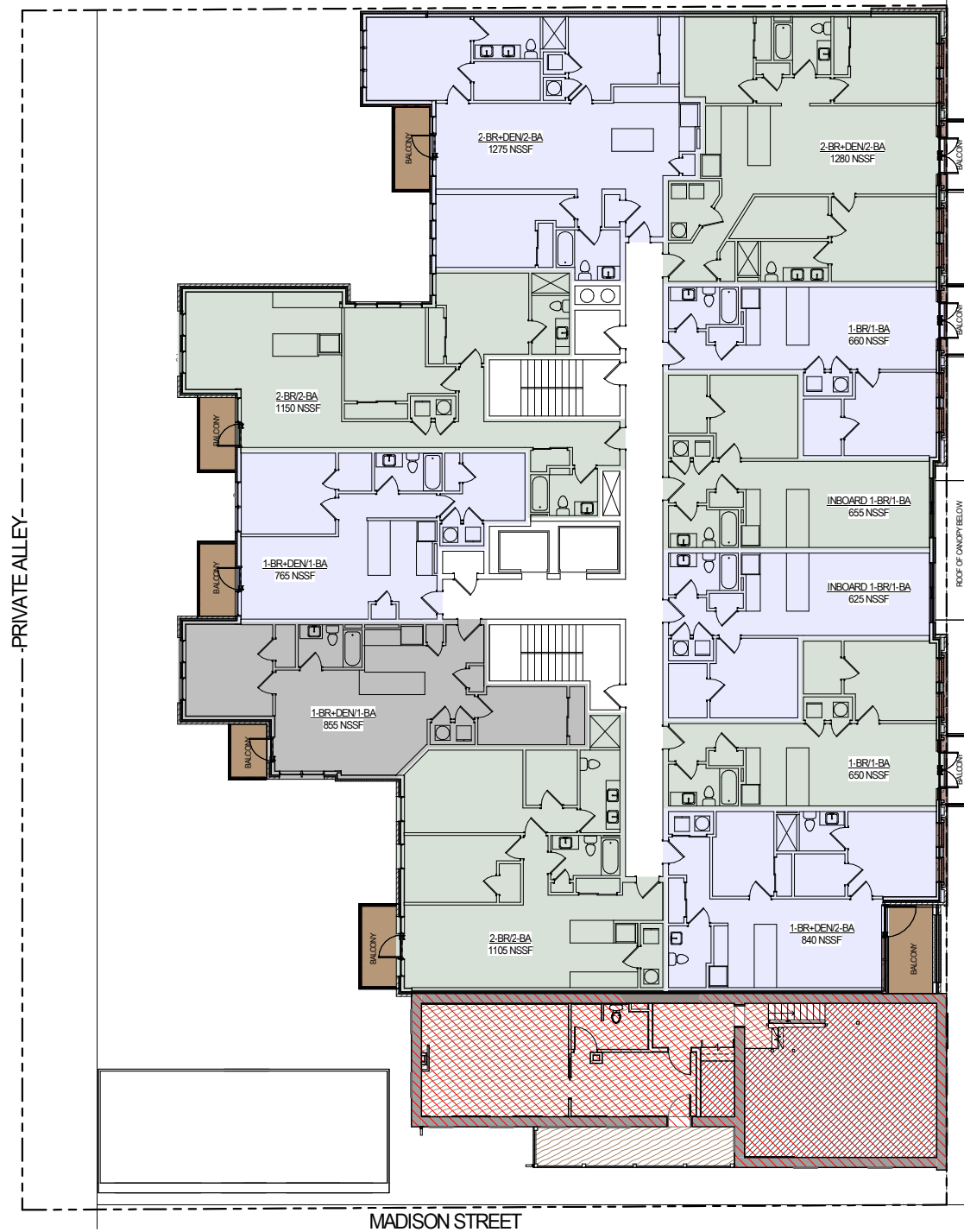
METAL PANELS, TYPICAL: ACM (ALUMINUM COMPOSITE MATERIAL) - FINISH DURANAR "SILVERSMITH," WHICH IS A SLIGHTLY SILVER-METALLIC LIGHT GREY - BASIS OF DESIGN, ALUCOBOND. APPLICATION SHOWN: DRAKE-II APARTMENTS, WASHINGTON DC.



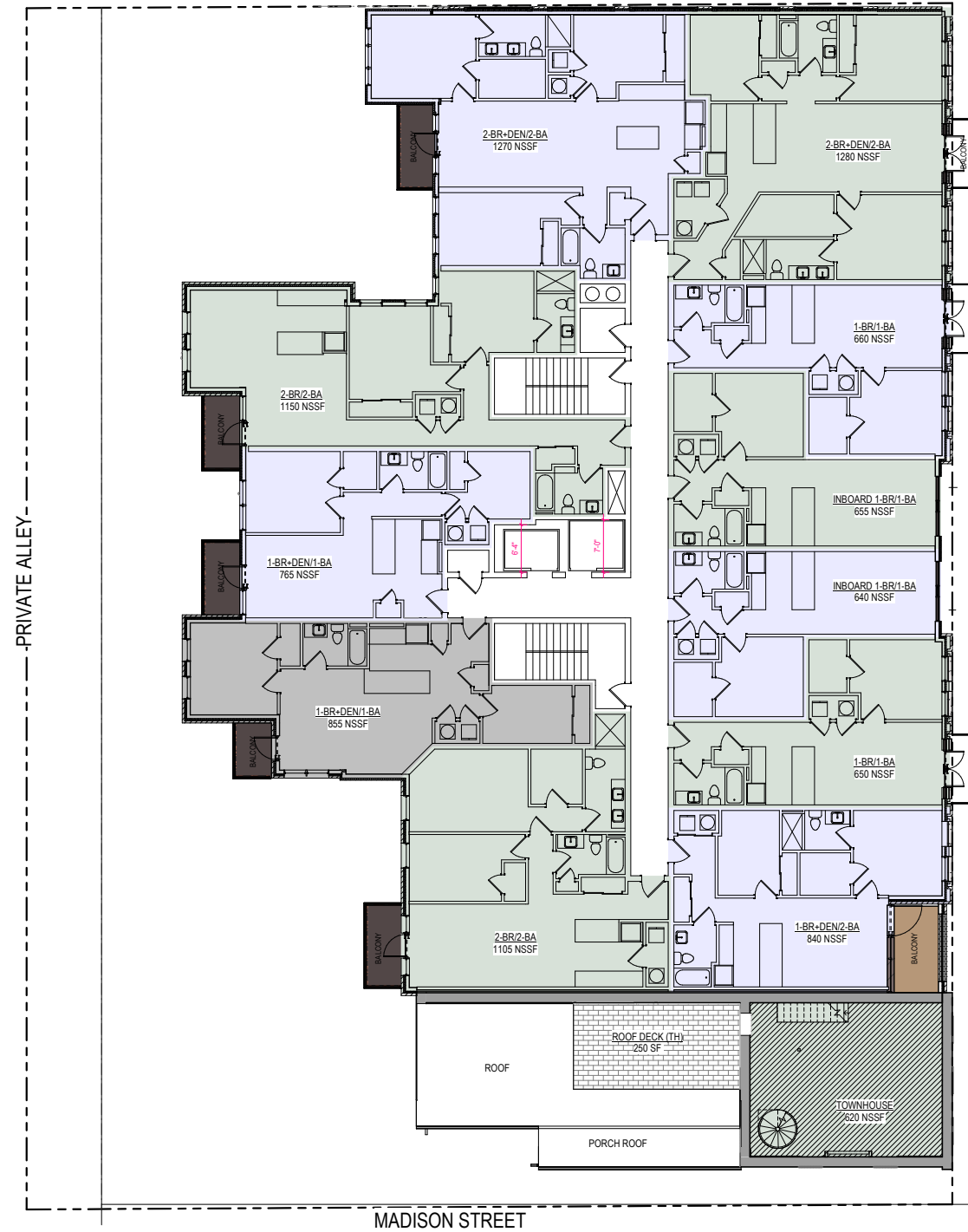
PARKING LEVEL (UNDERGROUND)



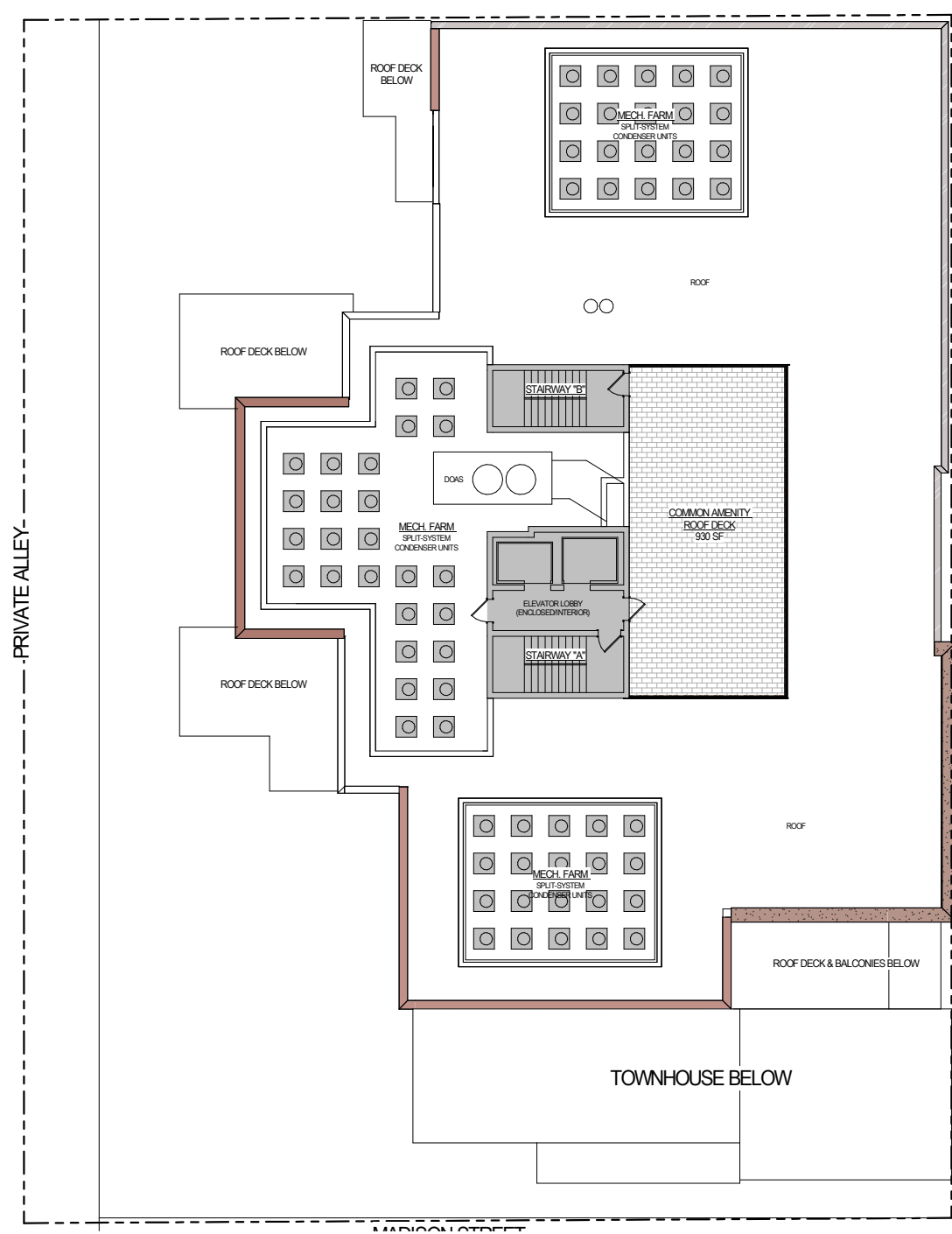
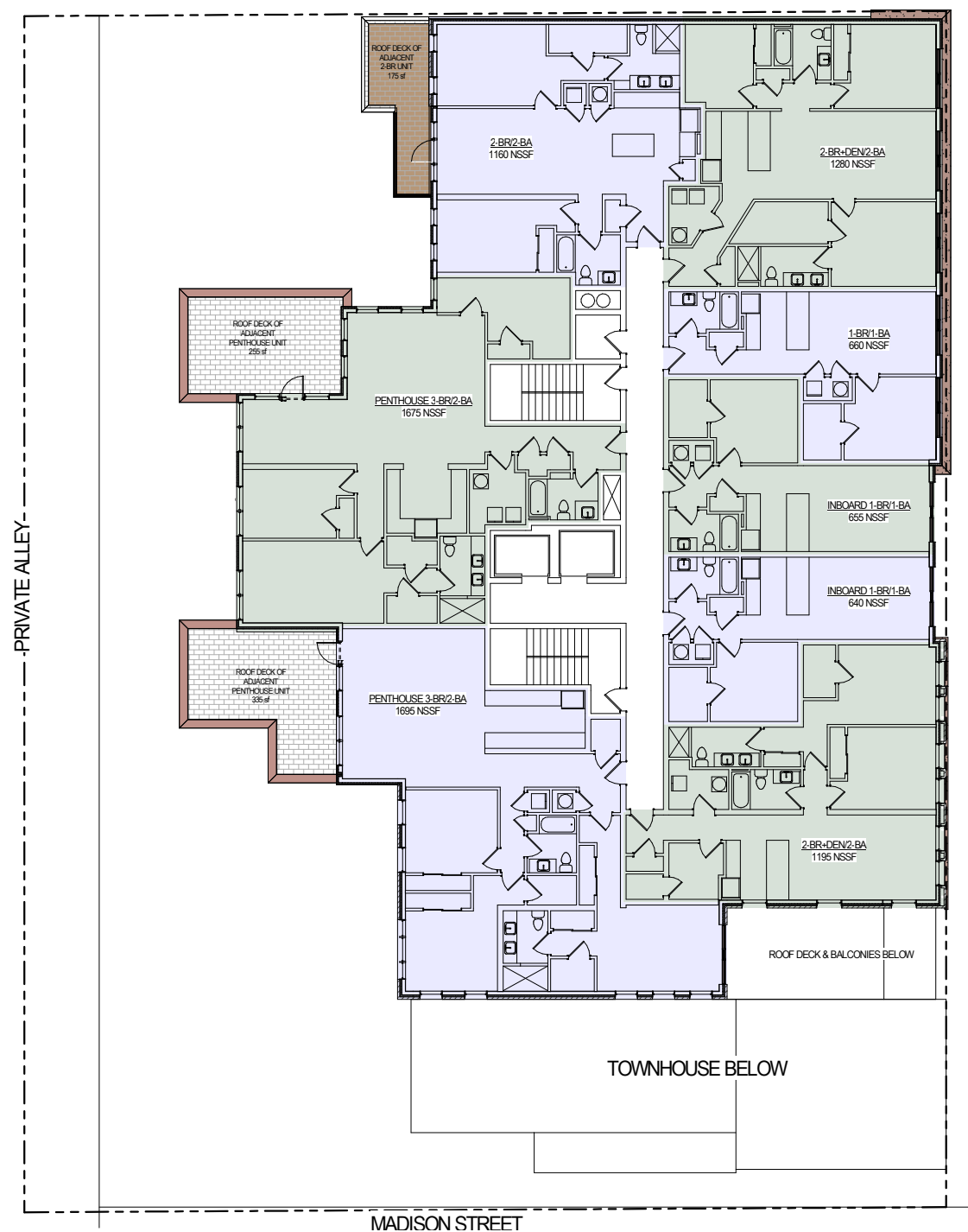
FIRST FLOOR & SITE PLAN



2ND FLOOR

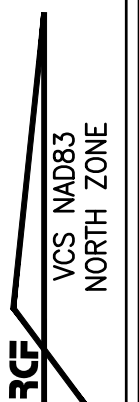


3RD FLOOR (4TH SIMILAR)





NEW RESIDENTIAL BUILDING
THE WHITLEY, PHASE 2
808 N. WASHINGTON STREET
ALEXANDRIA, VIRGINIA



SPOT	ELEVATION
1	43.00
2	43.34
3	41.37
4	41.90
5	41.81
6	41.44
7	41.25
8	41.25
9	41.58
10	41.81
11	42.00
12	42.00
13	42.00
14	45.50
15	45.00
16	45.00
17	45.00
18	45.00
19	44.10
20	43.75
SUM:	858.10
AVERAGE:	42.91

OF	INSTRUMENT NO.	DEED BOOK NO.	DATE
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SHEET 2 OF 13
FILE: 15-13

GREEN BUILDING NARRATIVE

CERTIFICATION: LEED-SILVER OR EARTHCRAFT

THE BUILDING WILL COMPLY WITH THE CITY OF ALEXANDRIA'S 2019 GREEN BUILDING POLICY AND WILL INCORPORATE MULTIPLE SUSTAINBLE STRATEGIES. WHILE THE SPECIFIC STRATEGIES AND ELEMENTS WILL BE REFINED DURING THE FINAL BUILDING DESIGN PHASE (PRIOR TO SUBMISSION FOR BUILDING PERMIT), DEVELOPER P.T. BLOOMS CURRENTLY CONTEMPLATES INCLUDING THE FOLLOWING ITEMS:

GENERAL GREEN ITEMS

- URBAN INFILL SITE IN WALKABLE LOCATION WITH GOOD PUBLIC TRANSIT
- CONDENSED PARKING, ALMOST ALL BELOW-GRADE/STRUCTURED.
- COMMERCIAL RECYCLING
- ACCESS TO QUALITY VIEWS
- ONGOING WATER AND AIR PERFORMANCE TESTING
- GREEN CLEANING PRODUCTS
- INTEGRATED PEST MANAGEMENT
- BIKE STORAGE
- EV CARS CHARGING STATIONS

ENERGY

- PRELIMINARY EMERGY SAVINGS ESTIMATE: 5% REDUCTION FROM BASELINE
- RENEWABLE ENERGY WITH OUTPUT ESTIMATES: 3%.
- LOAD REDUCTION STRATEGIES
 1. BASIC ENVELOPE ATTRIBUTES - HIGH-EFFICIENCY GLAZING AT WINDOWS; HIGH INSULATION VALUES AT WALLS AND ROOFS; SUPERIOR AIRTIGHTNESS VIA VAPOR AND AIR BARRIERS.
 2. LIGHTING - REDUCED WATTS PER SQUARE FOOT LOADS VIA EFFICIENT LED LIGHT FIXTURES AND USE OF OCCUPANCY SENSORS, DAYLIGHT CONTROLS, AND LOW ALBEDO INTERIOR SURFACES.
 3. MECHANICAL AND WATER HEATING - HIGH-EFFICIENCY EQUIPMENT.
 4. APPLIANCES - ENERGY STAR RATED.
 5. COMMISSIONING - A COMMISSIONING AGENT WILL BE CONTRACTED FOR THE PROJECT.
 6. METERING STRATEGY: INSTALL ADVANCED ENERGY METERING FOR ALL WHOLE-BUILDING ENERGY RESOURCES AND ANY INDIVIDUAL USES THAT REPRESENT 10% OR MORE OF THE TOTAL ANNUAL CONSUMPTION OF THE BUILDING.

WATER

- INDOOR USES: REDUCE WATER CONSUMPTION BY A MINIMUM OF 20% FROM BASELINE BY SELECTING WATERSENSE ("LOW-FLOW") FIXTURES
- LANDSCAPE USES: REDUCE WATER CONSUMPTION BY A MINIMUM OF 30% THROUGH SELECTION OF DROUGH-RESISTANT NATIVE PLANT SPECIES AND EFFICIENT IRRIGATION.

INDOOR ENVIRONMENTAL QUALITY

- GENERAL DESIGN: LOW-VOC MATERIALS AND FINISHES; FRESH ("OUTDOOR") AIR VIA DIRECT OUTDOOR AIR DELIVERY TO ALL PARTS OF THE BUILDING.
- CONSTRUCTION PERIOD: DEVELOP IAQ MANAGEMENT PLAN INCORPORATING ALL APPLICABLE SMACNA IAQ GUIDELINES; PROTECT ALL OBSORPTIVE MATERIAL STORED ON SITE FROM MOISTURE DAMAGE; INSTALL MINIMUM MERV-8 FILTRATION PRIOR TO OPERATION; PERFORM PREOCCUPANCY FLUSHOUT.
- OCCUPANCY PERIOD: INSTALL MINIMUM MERV-12 FILTERS; EXHAUST AND FRESH AIR TO PROVIDE REGULAR AIR CHANGES.
- OCCUPANT THERMAL COMFORT: HVAC SYSTEM AND BUILDING ENVELOPE TO MEET THE REQUIREMENTS OF ASHRAE STANDARD 55-2010.

BUILDING CODE OVERVIEW

CERTIFICATION: LEED-SILVER OR EARTHCRAFT

THE BUILDING HAS TWO COMPONENTS. MOST OF THE SQUARE FOOTAGE IS A NEW, 5 STORY MULTIFAMILY RESIDENTIAL BUILDING WITH ASSOCIATED AMENITY AND SERVICE SPACES AND A PARKING GARAGE IN ONE BASEMENT LEVEL. THE SITE ALSO INCORPORATES A HISTORIC ROWHOUSE, WHICH WILL BE RENOVATED TO BE A SINGLE-FAMILY RESIDENCE.

MAJOR APPLICABLE CODES AND STANDARDS:

BUILDING CODES:

- VIRGINIA CONSTRUCTION CODE-2021 (PRIMARY CODE FOR BOTH NEW BUILDING AND ROWHOUSE RENOVATION)
- VIRGINIA EXISTING BUILDINGS CODE-2021 (ROWHOUSE)
- VIRGINIA PLUMBING, MECHANICAL, ADN ENERGY CODES 2021; AND THE VIRGINIA STATEWIDE FIRE PREVENTION CODE-2021
- VIRGINIA ELECTRICAL CODE-2020 (NFPA 70-2020, AMENDED)

ACCESSIBILITY

- VIRGINIA ACCESSIBILITY CODE 2017 (ANSI 117.1, NOT AMENDED)
- FAIR HOUSING AMENDMENT ACT (ACCESSIBILITY STANDARDS FOR DWELLING UNIT INTERIORS)
- AMERICANS WITH DISABILITIES ACT STANDARDS-2010 (ACCESSIBILITY STANDARDS FOR AREAS OF "PUBLIC ACCOMODATION")

USE/OCCUPANCY CLASSIFICATION (PER VCC)

- R-2 RESIDENTIAL (PRIMARY USE)
- A-3 ASSEMBLY (ACCESSORY USE - AMENITY SPACES)
- S-2 STORAGE (PARKING GARAGE)

FULLY SPRINKLERED, PER NFPA 13. (NOT NFPA 13R.)

CONSTRUCTION TYPE (PER VCC):

- TYPE II-B, FULLY SPRINKLERED (NEW BUILDING) -- PRINCIPAL STRUCTURE TO BE LIGHT-GAGE METAL FRAME WALLS AND COMPOSITE (METAL DECK AND CONCRETE) FLOORS.
 - MAXIMUM HEIGHT PER TABLE 504.3 = 85'; MAXIMUM NUMBER OF STORIES ABOVE GRADE PER TABLE 504.4 = 5 STORIES.
 - NOTE THAT, PER 503.1.4, AN "OCCUPIED ROOF" (THAT IS, A ROOF DECK) DOES NOT COUNT AS A STORY.
 - MAXIMUM FOOTPRINT PER TABLE 506.2 = 48,000 SQ.FT.
- TYPE III-B, FULLY SPRINKLERED (EXISTING ROWHOUSE) - NONCOMBUSTIBLE (SOLID MASONRY) EXTERIOR WALLS; WITH COMBUSTIBLE (WOOD) FLOOR AND ROOF HORIZTONAL STRUCTURE.
 - MAXIMUM HEIGHT PER TABLE 504.3 = 75'; MAXIMUM NUMBER OF STORIES ABOVE GRADE PER TABLE 504.4 = 5 STORIES.
 - MAXIMUM FOOTPRINT PER TABLE 506.2 = 48,000 SQ.FT (R-1 OR R-2 USE)

PROPOSED GROSS FLOOR AREAS (OVERALL CONSTRUCTION SF - NOT SF THAT COUNTS TO FAR)

	BASEMENT	1ST FLR	2ND FLR	3RD FLR	4TH FLR	5TH FLR	ROOF	TOTAL
NEW BUILDING	16,274	10,256	11,043	11,043	10,798	10,008	615	70,037
HISTORIC ROWHOUSE	1,420	1,420	1,420	620	--	--	--	4,880
GRAND TOTAL								74,917

FIRE-RESISTANCE REQUIREMENTS:

CONSTRUCTION TYPE II-B, PER VCC TABLE 601, HAS 0 (ZERO) HOUR REQUIREMENTS FOR ALL STRUCTURAL ELEMENTS (PRIMARY STRUCTURAL FRAME, BEARING WALLS, FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS, ETC.). HOWEVER, MANY ELEMENTS MUST BE RATED FOR OTHER REASONS, SUCH AS 2-HOUR FIRE WALL BETWEEN THE ROWHOUSE AND NEW BUILDING (DUE TO BEING DIFFERENT CONSTRUCTION TYPES) STAIR, ELEVATOR, AND OTHER SHAFTS (2-HOUR "FIRE BARRIER" WALLS); DEMISING PARTITIONS (1-HOUR "FIRE BARRIER" WALLS); FLOORS BETWEEN UNITS (1-HOUR) AND AT GARAGE CEILING (2-HOUR); AND OTHER MISCELLANEOUS SEPARATION CONDITIONS.

ZONING OVERVIEW

SEE COVER SHEET FOR GENERAL ZONING INFORMATION, INCLUDING ZONE DISTRICTS (EXISTING AND PROPOSED), PARKING REQUIREMENT, YARDS (SETBACKS), FLOOR AREA RATIO, USE, PARKING & LOADING, AND THE LIKE.

FAR AND PARKING TABULATION

	NET SF (COUNTING TO FAR) **		PARKING	OPEN SPACE*
	NEW BLDG	ROWHOUSE		
BASEMENT/GARAGE	-0-	-0-	43 SPACES - GARAGE	-0-
1ST FLOOR	9,398	1,354	2 SPACES - SURFACE	2,893
2ND FLOOR	9,803	1,181		-0-
3RD FLOOR	9,478	562		250
4TH FLOOR	9,616	--		245
5TH FLOOR	8,877	--		715
ROOF	-0-	--		930
SUBTOTALS	47,172	3,097		5,033
GRAND TOTALS	= 50,269 NET SF = FAR 2.54			

**GROSS ABOVE-GRADE SF LESS STAIRWAYS, ELEVATORS, AND BATHROOMS -- SEE PLAN DIAGRAMS ON A902

* SEE CIVIL & DIAGRAMS ON A902

UNITS OVERVIEW

NOTE THAT PER AGREEMENT IN PREVIOUS DSUP, THE AFFORDABLE REQUIREMENT IS ONE 1-BEDROOM UNIT OF MINIMUM 650 NSSF.

DWELLING UNIT MIX

FLOOR	AFF	1-BR/1-BA	1-BR+DEN	2-BR/2-BA	2-BR+DEN	3-BR	TOTAL
1ST FLOOR	1 1-BR	2	4	1	0	0	8
2ND FLOOR		4	3	2	2	0	11
3RD FLOOR		4	3	2	2	0	11
4TH FLOOR		4	2	1	2	1	10
5TH FLOOR		3	0	1	2	2	8
SUBTOTALS	1	17	12	7	8	3	48
	+ 3-BR TOWNHOUSE = 49 UNITS TOTAL						

4.14.25
Civil sheet 2 of 13, and A901 & A902 from the DSUP submission are provided as part of the BAR C of A submission, in lieu of the online DPZ Floor Area Ratio and Open Space Calculation, because that sheet only applies to buildings 3 stories or shorter. The item of relevance on this sheet (A901) is the Zoning Overview.

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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. _____ DATE _____

SF & UNIT
TABULATIONS

DRAWING TITLE

SCALE:

A901

SHEET NO.

CIVIL ENGINEER

PCF ASSOCIATES

700 South Washington Street, Suite 220,

Alexandria, VA 22314

703.549.6422

STRUCTURAL ENGINEER

EHLERT BRYAN

8609 Westwood Center Drive, Suite 800, Tysons,

VA 22182

703.827.9552

CONCEPT PLAN NUMBER

CDSP2024-00001

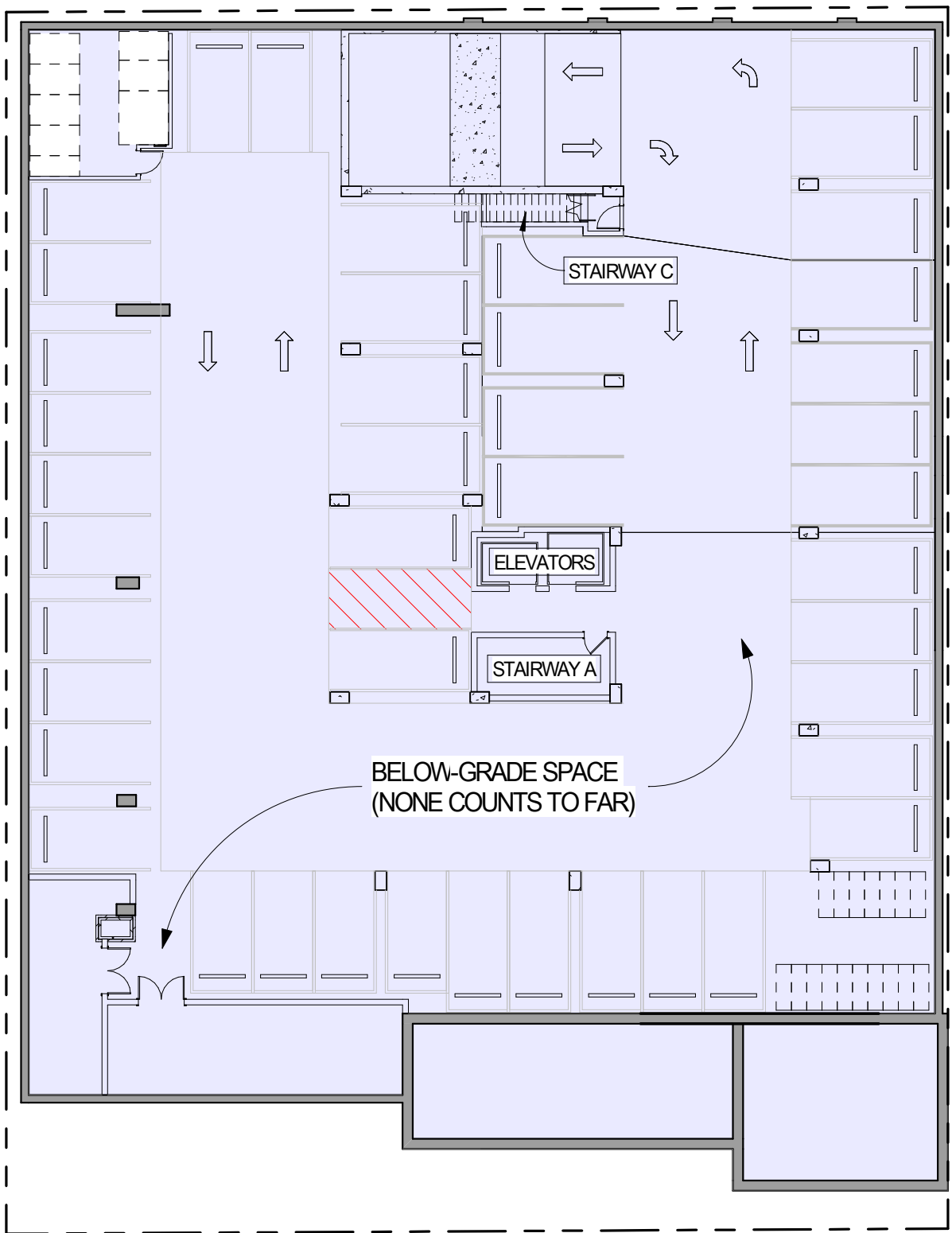
The Whitley
Phase 2 Residences

808 N. WASHINGTON ST.

ALEXANDRIA, VA

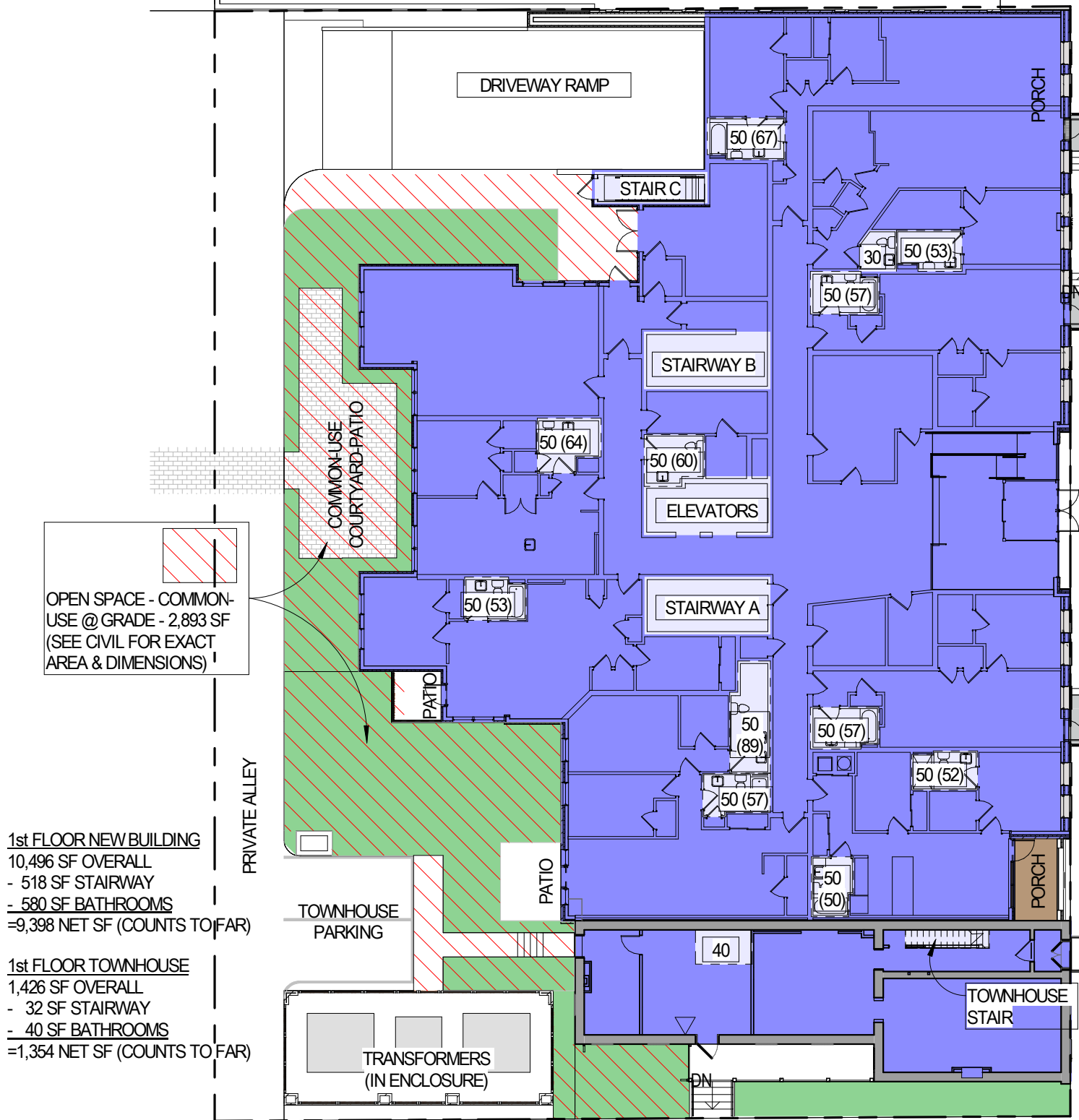
JOB NO.

FAR PLAN DIAGRAMS



PARKING LEVEL
1,426 SF AT TOWNHOUSE BASEMENT
+16,270 SF AT NEW BUILDING GARAGE
=17,696 SF OVERALL
-0- COUNTS TO FAR (BECAUSE THE SPACE IS UNDERGROUND)

1 PARKING LEVEL - SQ FT
1" = 20'-0"

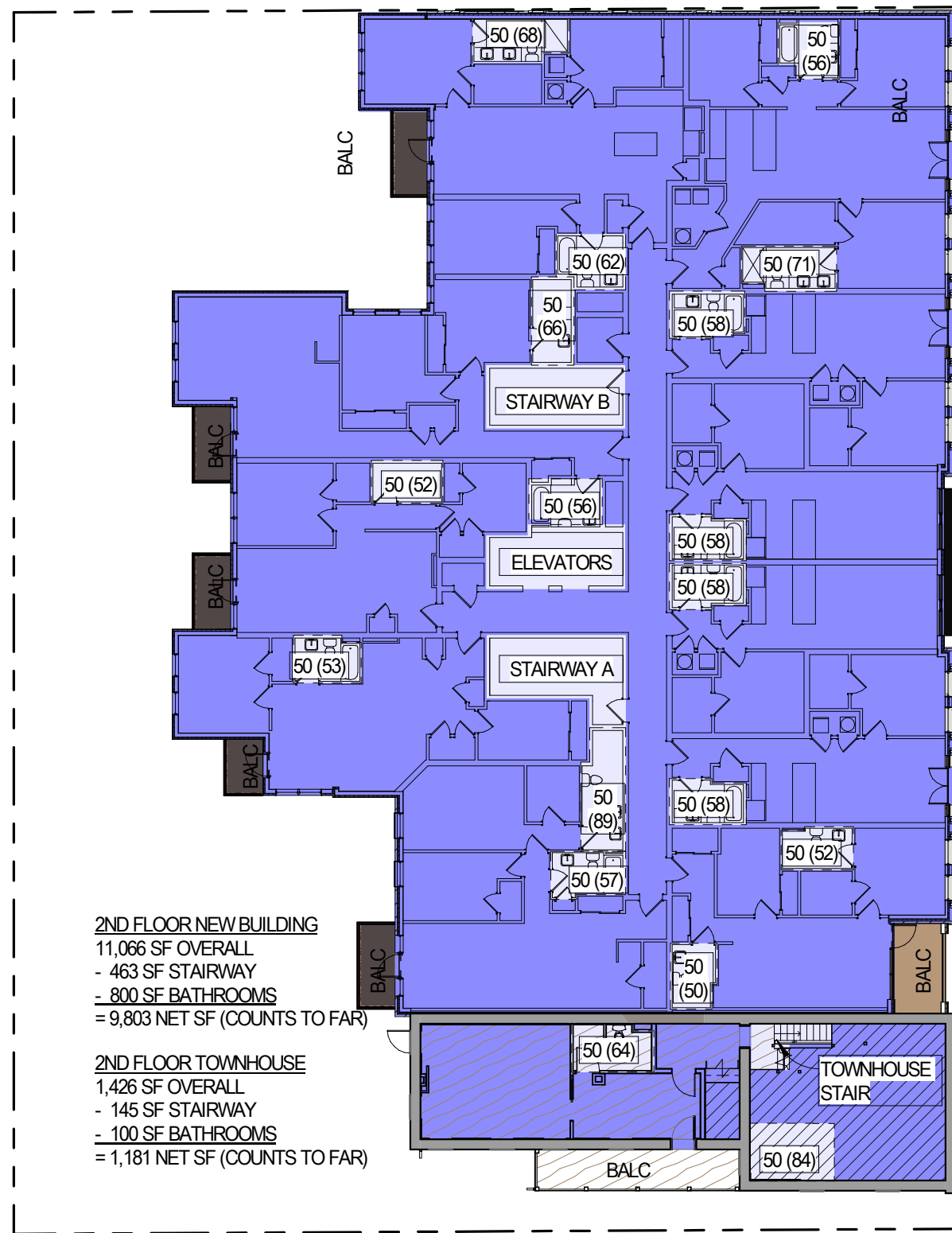


1st FLOOR NEW BUILDING
10,496 SF OVERALL
- 518 SF STAIRWAY
- 680 SF BATHROOMS
= 9,398 NET SF (COUNTS TO FAR)

1st FLOOR TOWNHOUSE
1,426 SF OVERALL
- 32 SF STAIRWAY
- 40 SF BATHROOMS
= 1,354 NET SF (COUNTS TO FAR)

1st FLOOR - BOTH TH AND NEW BUILDING
11,922 SF OVERALL
- 650 SF STAIRWAYS & ELEVATOR SHAFT
- 620 SF BATHROOMS (50 SF MAX DEDUCTION PER BATHROOM IN MOST CASES, ACTUAL BATHROOM IS LARGER)
= 10,752 NET SF (COUNTS TO FAR)

2 1ST FLR PLAN - OPEN SPACE & FAR
1" = 20'-0"

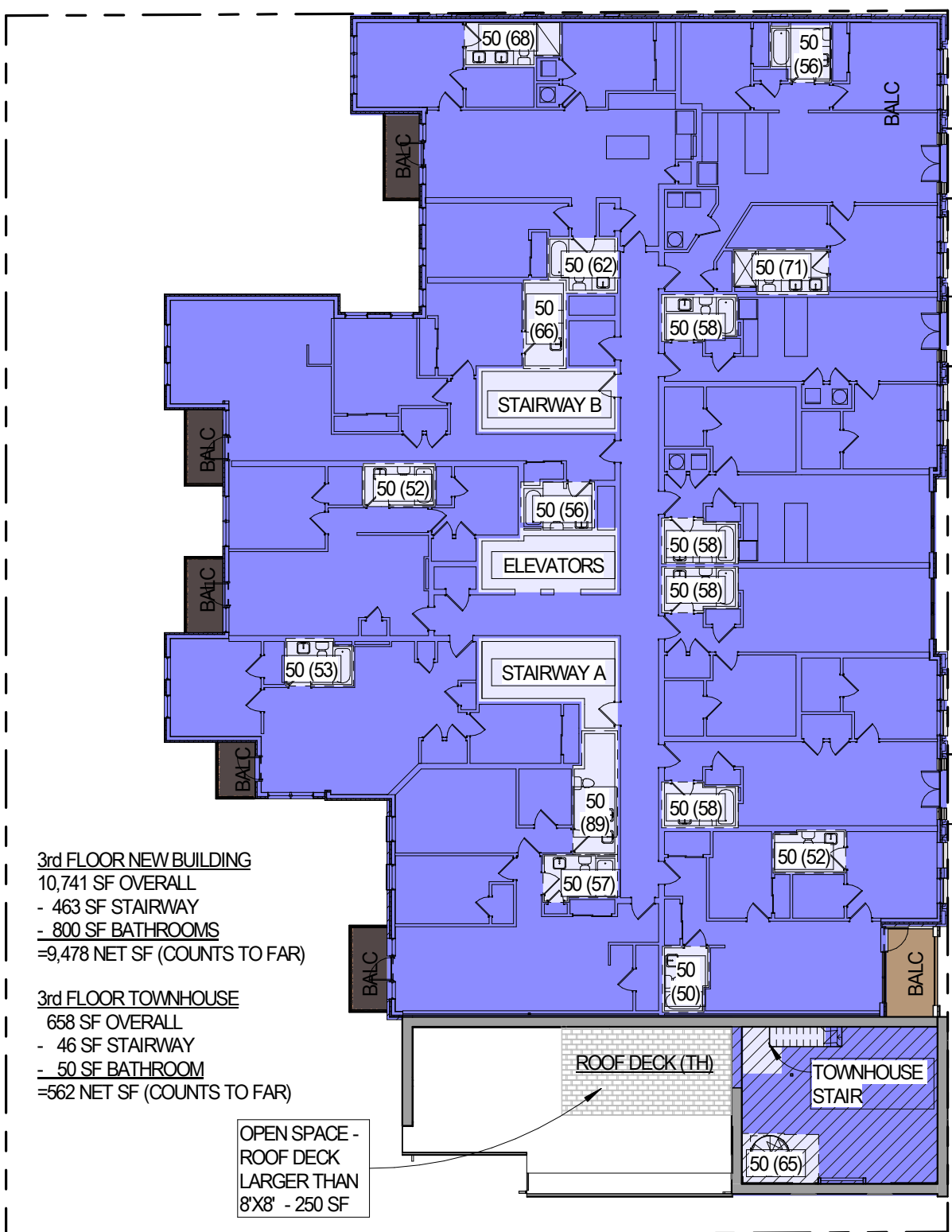


2ND FLOOR NEW BUILDING
11,066 SF OVERALL
- 463 SF STAIRWAY
- 800 SF BATHROOMS
= 9,803 NET SF (COUNTS TO FAR)

2ND FLOOR TOWNHOUSE
1,426 SF OVERALL
- 145 SF STAIRWAY
- 100 SF BATHROOMS
= 1,181 NET SF (COUNTS TO FAR)

2ND FLOOR - BOTH TH AND NEW BUILDING
12,492 SF OVERALL
- 608 SF STAIRWAYS & ELEVATOR SHAFT
- 900 SF BATHROOMS (50 SF MAX DEDUCTION PER BATHROOM IN MOST CASES, ACTUAL BATHROOM IS LARGER)
= 10,984 NET SF (COUNTS TO FAR)

3 2ND FLOOR PLAN - OPEN SPACE & FAR
1" = 20'-0"

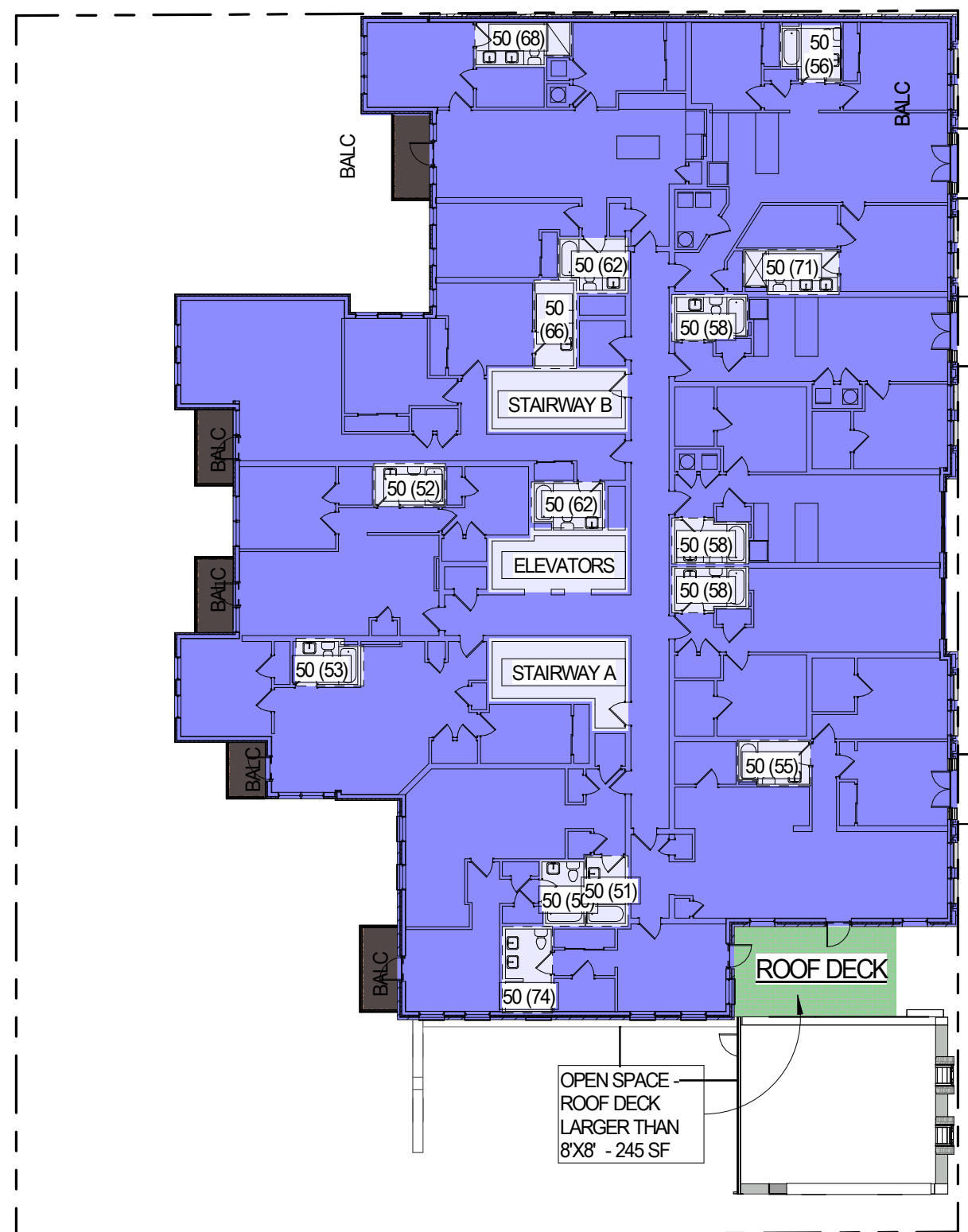


3rd FLOOR NEW BUILDING
10,741 SF OVERALL
- 463 SF STAIRWAY
- 800 SF BATHROOMS
= 9,478 NET SF (COUNTS TO FAR)

3rd FLOOR TOWNHOUSE
688 SF OVERALL
- 46 SF STAIRWAY
- 50 SF BATHROOM
= 662 NET SF (COUNTS TO FAR)

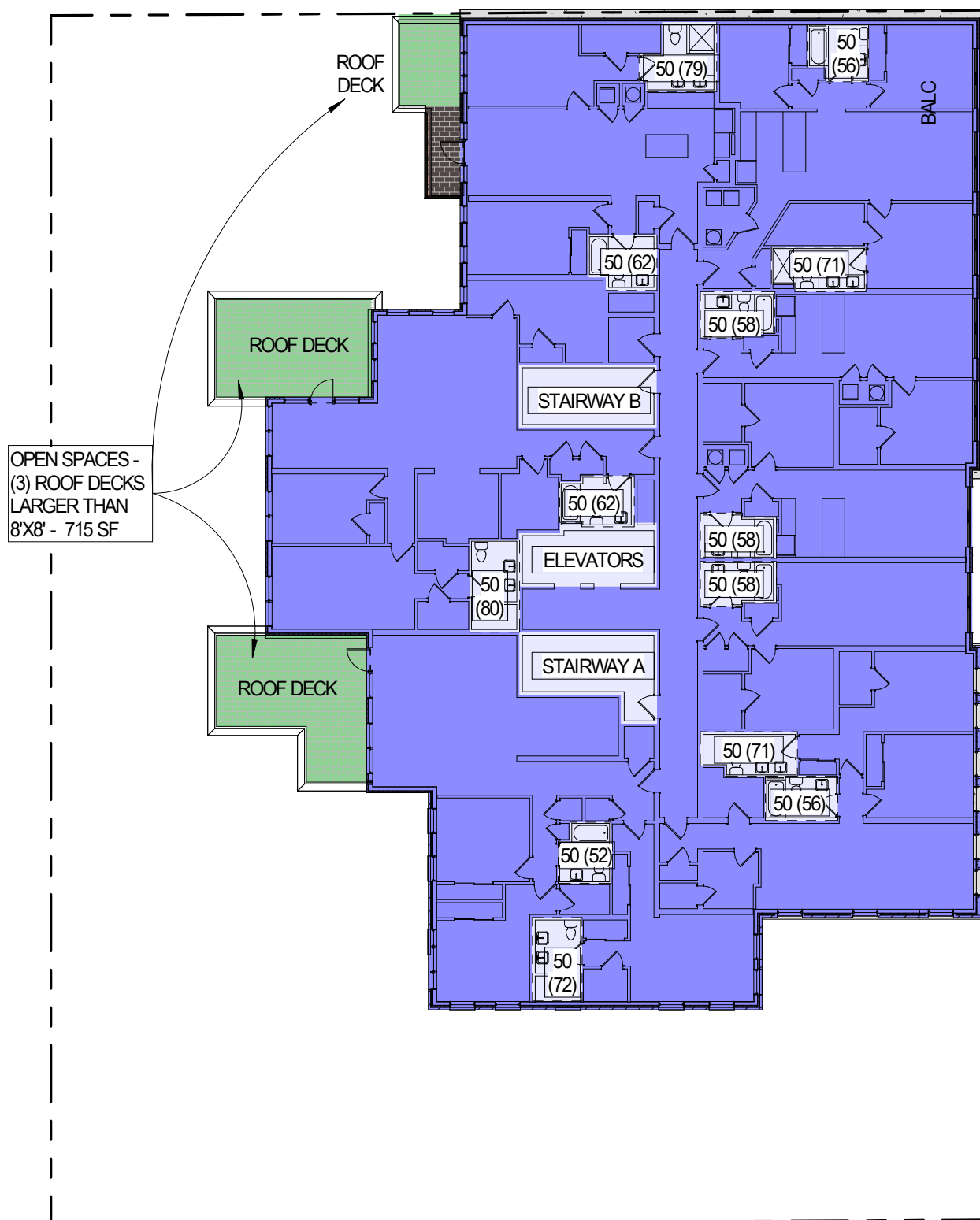
3rd FLOOR - BOTH TH AND NEW BUILDING
11,399 SF OVERALL
- 509 SF STAIRWAYS & ELEVATOR SHAFT
- 850 SF BATHROOMS (50 SF MAX DEDUCTION PER BATHROOM IN MOST CASES, ACTUAL BATHROOM IS LARGER)
= 10,040 NET SF (COUNTS TO FAR)

4 3RD FLOOR PLAN - OPEN SPACE & FAR
1" = 20'-0"



4th FLOOR - NEW BUILDING ONLY (NO 4TH FLOOR AT TOWNHOUSE)
10,828 SF OVERALL
- 463 SF STAIRWAYS & ELEVATOR SHAFT
- 750 SF BATHROOMS (50 SF MAX DEDUCTION PER BATHROOM IN MOST CASES, ACTUAL BATHROOM IS LARGER)
= 9,616 NET SF (COUNTS TO FAR)

5 4TH FLOOR PLAN - OPEN SPACE & FAR
1" = 20'-0"



5th FLOOR - NEW BUILDING ONLY (NO 5TH FLOOR AT TOWNHOUSE)
9,990 SF OVERALL
- 463 SF STAIRWAYS & ELEVATOR SHAFT
- 850 SF BATHROOMS (50 SF MAX DEDUCTION PER BATHROOM IN MOST CASES, ACTUAL BATHROOM IS LARGER)
= 8,877 NET SF (COUNTS TO FAR)

6 5TH FLOOR PLAN - OPEN SPACE & FAR
1" = 20'-0"

4.14.25
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CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ DATE _____

FAR PLAN DIAGRAMS

DRAWING TITLE

SCALE 1" = 20'-0"

A902

SHEET NO.