

ADDRESS OF PROJECT: **804 Prince Street**DISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old BuildingTAX MAP AND PARCEL: **Map-Block-Lot Number: 074.02-12-34** ZONING: **RM**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: **Nabers Cabaniss Johnson, Trustee**

Address: [REDACTED]

City: [REDACTED]

State: [REDACTED]

Zip: [REDACTED]

Phone: [REDACTED]

E-mail: [REDACTED]

Authorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☐ [REDACTED]Name: **Outerbridge Horsey**

Phone: [REDACTED]

E-mail: [REDACTED]

Legal Property Owner:

Name: **NELLIE NABERS CABANISS JOHNSON TRUST**

Address: [REDACTED]

City: [REDACTED]

State: [REDACTED]

Zip: [REDACTED]

Phone: [REDACTED]

E-mail: [REDACTED]

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 checked="" type="checkbox"/> doors | <input checked="" type="checkbox"/> windows | <input checked="" type="checkbox"/> siding | <input type="checkbox"/> shed |
| <input type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis | <input checked="" type="checkbox"/> painting unpainted masonry | |
| <input checked="" type="checkbox"/> other <u>Carport</u> | | | |
- ☒ ADDITION
- ☒ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

Two-story addition to east and south sides of existing rear wing

Modify portions of existing exterior wall that are to be encapsulated in the new addition

Renovate existing carport with HVAC equipment above

Renovate interior layout

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: Outerbridge Horsey

Date: JULY 18, 2025

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. Nellie Nabers Cabaniss Johnson		50%
2. Christopher Johnson		50%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 804 Prince Street, Alexandria, VA (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
Nellie Nabers Cabaniss Johnson Trust Nellie Nabers Cabaniss Johnson and Christopher Johnson, Trustees		100%
2.		
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 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. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate 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.		
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.

August 4, 2025
Date

Outerbridge Horsey, Architect
Printed Name


Signature



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. 804 Prince Street
Street Address

RM
Zone

A2. 17,428 x 1.50 = 26,142
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area		Allowable Exclusions**	
Basement	1633	Basement**	1633
First Floor	2345	Stairways**	502
Second Floor	2144	Mechanical**	
Third Floor	1111	Attic less than 7'***	1681
Attic	1979	Porches**	
Porches		Balcony/Deck**	
Balcony/Deck		Lavatory***	
Lavatory***		Other**	
Other**	2095	Other**	1495
B1. Total Gross	10707	B2. Total Exclusions	5315

B1. 10707 Sq. Ft.
Existing Gross Floor Area*

B2. 5315 Sq. Ft.
Allowable Floor Exclusions**

B3. 5392 Sq. Ft.
Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area
Other = accessory dwelling of 1400 SF unit less the exemption of 600 SF and the carport at 695 SF with exemption of 695 SF

C. Proposed Gross Floor Area

Proposed Gross Area		Allowable Exclusions**	
Basement	0	Basement**	
First Floor	479	Stairways**	
Second Floor	713	Mechanical**	
Third Floor	0	Attic less than 7'***	
Attic	0	Porches**	410
Porches	410	Balcony/Deck**	902
Balcony/Deck	902	Lavatory***	
Lavatory***		Other**	
Other		Other**	
C1. Total Gross	2593	C2. Total Exclusions	1312

C1. 2593 Sq. Ft.
Proposed Gross Floor Area*

C2. 1312 Sq. Ft.
Allowable Floor Exclusions**

C3. 1281 Sq. Ft.
Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

D. Total Floor Area

D1. 6673 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 26142 Sq. Ft.
Total Floor Area Allowed by Zone (A2)

E. Open Space

E1. 13615 Sq. Ft.
Existing Open Space

E2. 6100 Sq. Ft.
Required Open Space

E3. 12726 Sq. Ft.
Proposed Open Space

Notes

*Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

** Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

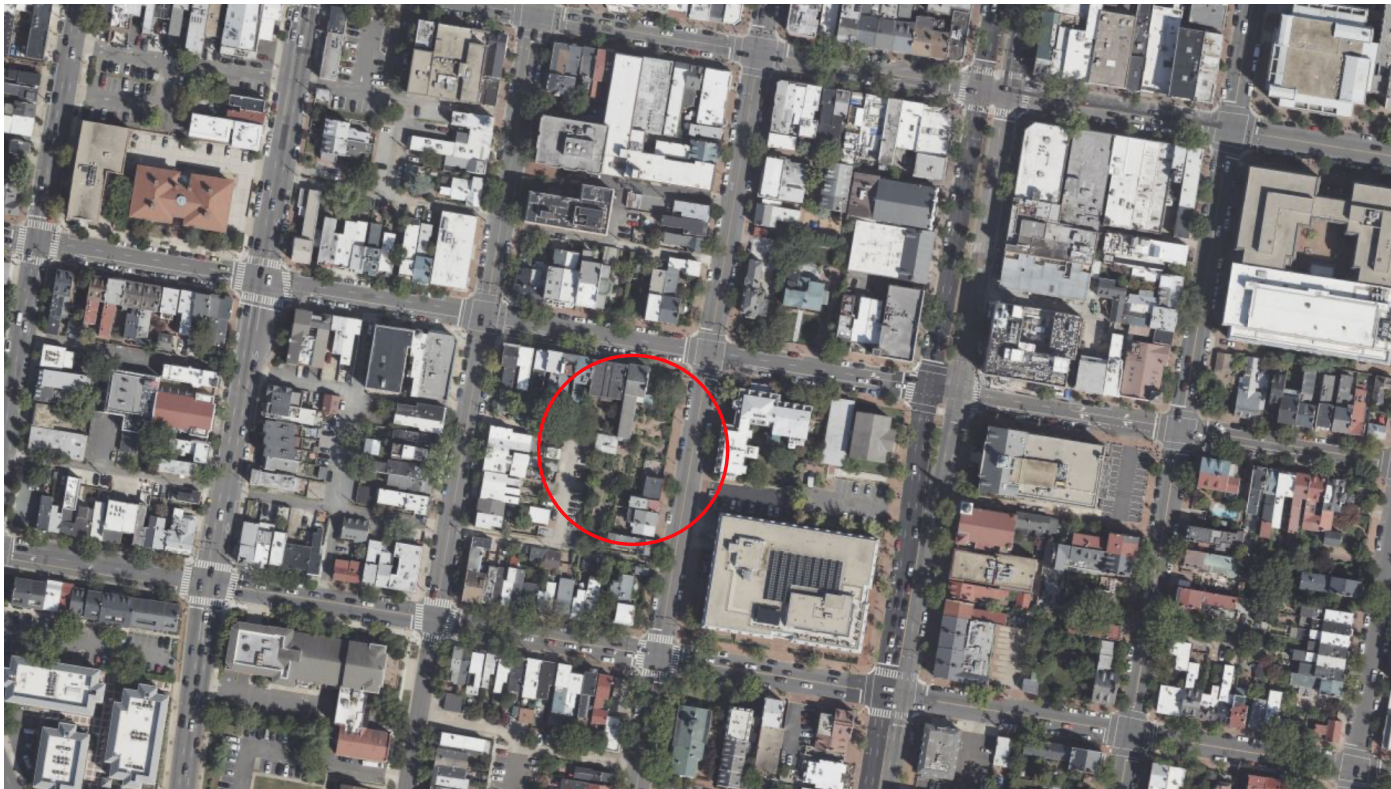
***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: _____

Quinn Jones

Date: July 25, 2025

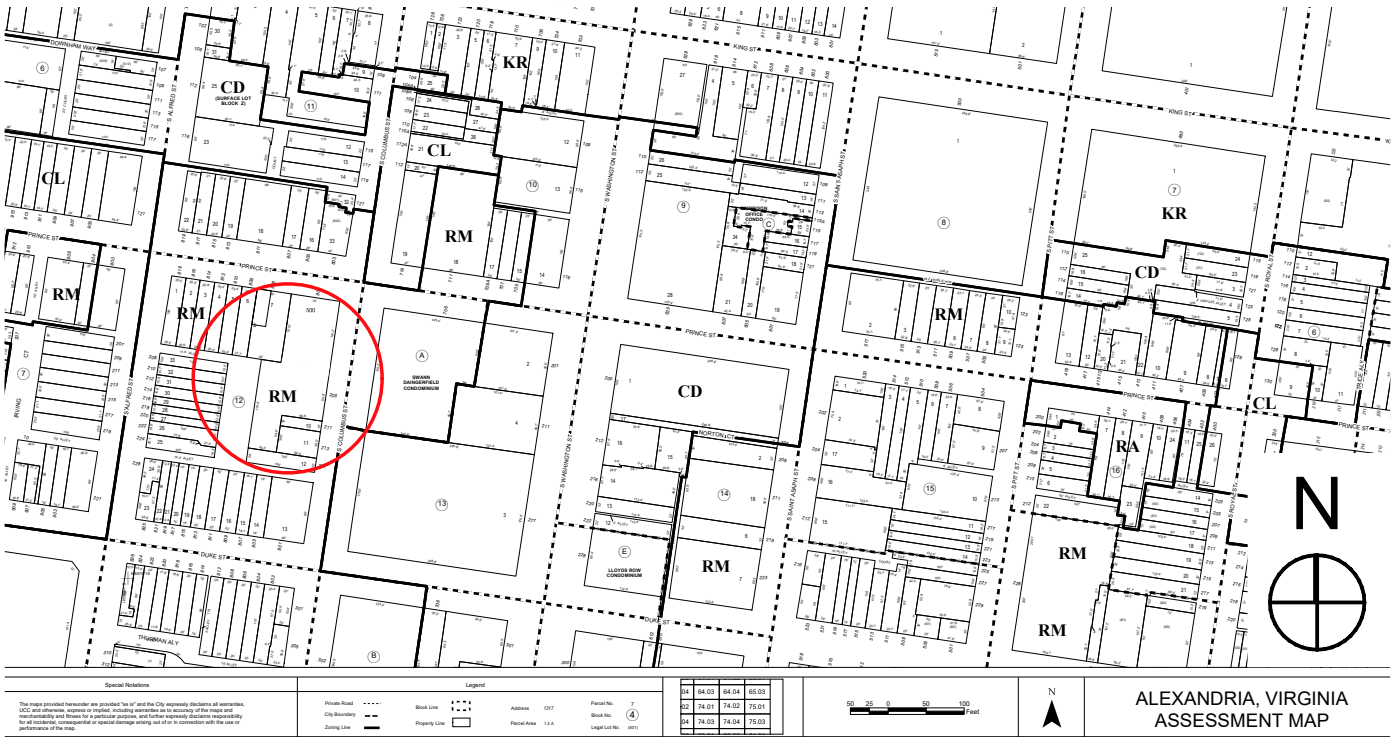


AERIAL MAP

NOT TO SCALE



View from NE at Prince and Columbus Streets



PARCEL MAP

NOT TO SCALE

LIST OF DRAWINGS

SHEET	TITLE
0001	COVER
0002	RECORDED PLAT OF CONSOLIDATION
EC01	EXISTING SITE PLAN
EC02	BASEMENT FLOOR PLAN
EC03	FIRST FLOOR PLAN
EC04	SECOND FLOOR PLAN
EC05	EXISTING NORTH ELEVATION (NO CHANGE)
EC06	EXISTING EAST ELEVATION
EC07	EXISTING SOUTH ELEVATION
A01	PROPOSED SITE PLAN
A02	PROPOSED BASEMENT PLAN
A03	PROPOSED FIRST FLOOR
A04	PROPOSED SECOND FLOOR
A05	PROPOSED EAST ELEVATION
A06	PROPOSED SOUTH ELEVATION
A07	WINDOW AND DOOR SCHEDULES
PH01	EXTERIOR PHOTOS

804 PRINCE STREET
ALEXANDRIA, VA 22314

Outerbridge Horsey Associates, PLLC
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PINs: 074.02-12-08 and 074.02-12-09

Grantee's Address: 8335 Beech Lane
Warrenton VA 20186

0186

Prepared By: Benjamin D. Leigh
Troxell Leigh P.C.
50 Catocin Circle, NE, Ste. 325
Leesburg, VA 20176
(703) 777-4000Consideration: Exempt from recording
taxes pursuant to Va.
Code §58.1-810(1).

DEED OF CONFIRMATION

THIS DEED OF CONFIRMATION is made as of 6/16, 2025, by and between NELLIE NABERS CABANISS JOHNSON, TRUSTEE, and CHRISTOPHER HODGE JOHNSON, TRUSTEE, NELLIE NABERS CABANISS JOHNSON TRUST, under trust agreement dated the sixth day of January, 2023, Grantors and Grantees.

WITNESSETH:

WHEREAS, Grantors are the owners of land in the City of Alexandria, as more particularly shown on that certain plat dated June 3, 2025, entitled "Consolidation Plat, 804 Prince Street T.M. #074.02-12-08 & 205 S. Columbus Street T.M. #074.02-12-09, City of Alexandria, Virginia", and prepared by CAP Land Surveying, PLLC of 2800 Juniper Street #6, Fairfax, Virginia 22031, certified land surveyors (the "Plat") which Plat is attached hereto; the aforesaid properties having been acquired by deed recorded in Instrument Number 230011283 among the land records of the Clerks Office of the Circuit Court of the City of Alexandria, Virginia; and

WHEREAS, the properties shown on the Plat as Tax Map #s 074.02-12-08 (the "First Parcel") and 074.02-12-09 (the "Second Parcel") are alleged to have a common boundary line between them as shown on the Plat but the Grantor intends them to be one lot, piece or parcel of land, together with any improvements thereon and appurtenances thereunto; and

WHEREAS, the Grantor has consulted with the City of Alexandria and the City has directed this Plat may be recorded to confirm the properties shown on the Plat are one separate parcel; and

WHEREAS, there are no deeds of trust affecting either of the properties shown on the Plat.

NOW, THEREFORE, for and in consideration of the sum of One Dollar (\$1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantors do hereby vacate that boundary line between the First Parcel and the Second Parcel in the location as shown more particularly on the Plat as "Property Line Hereby Deleted", it being the intent of the Grantors that the First Parcel and the Second Parcel be consolidated and now be comprised of one lot or parcel of land containing 1,748 square feet of land, more or less.

This conveyance is made subject to the covenants, easements, conditions, restrictions, and rights of way of record insofar as they may lawfully affect the property conveyed herein.

0187

WITNESS the following signatures and seals:

GRANTORS:

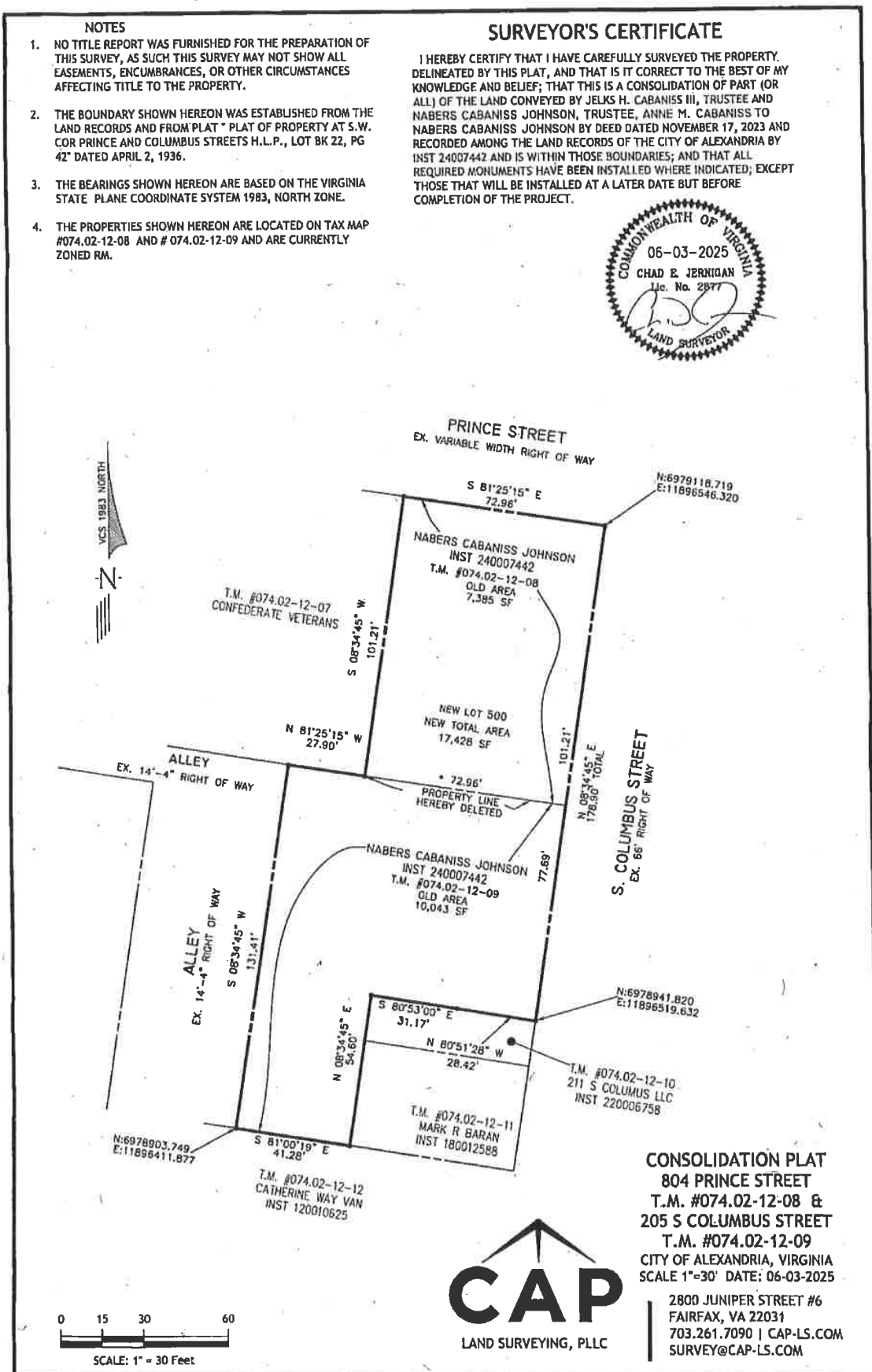
NELLIE NABERS CABANISS JOHNSON TRUST
under trust agreement dated the sixth day of January,
2023By: Nabby C. Johnson [Seal]
Nellie Nabers Cabaniss Johnson, TrusteeBy: Christopher Hodge Johnson [Seal]
Christopher Hodge Johnson, TrusteeCOMMONWEALTH OF VIRGINIA,
COUNTY OF City of Alexandria to wit:

The foregoing instrument was acknowledged before me this 16th day of June, 2025, by Nellie Nabers Cabaniss Johnson, Trustee and Christopher Hodge Johnson, Trustee (collectively, Trustees of the Nellie Nabers Cabaniss Johnson Trust, under trust agreement dated the sixth day of January, 2023).

Tracy M. Hoben-Shelkin [Seal]
NOTARY PUBLICMy Commission expires: 4/30/2026
Notary Registration No.: 179552TRACY M. HOBEN-SHELKIN
NOTARY PUBLIC
REG. #179552
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES 04/30/2026BY: GREG PARKS, CLERK
DEPUTY CLERK

ANY PROVISION CONTAINED HEREIN WHICH PURPORTS TO RESTRICT OR AFFECT THE HOLDING, OCCUPANCY, OWNERSHIP, RENTAL, LEASE OR TRANSFER OF ANY INTEREST ON THE BASIS OF RACE, COLOR, SEX, RELIGION, ANCESTRY, NATIONAL ORIGIN, FAMILIAL STATUS, AGE, SEXUAL ORIENTATION, GENDER IDENTITY, TRANSGENDER STATUS OR DISABILITY IS INVALID AND UNENFORCEABLE

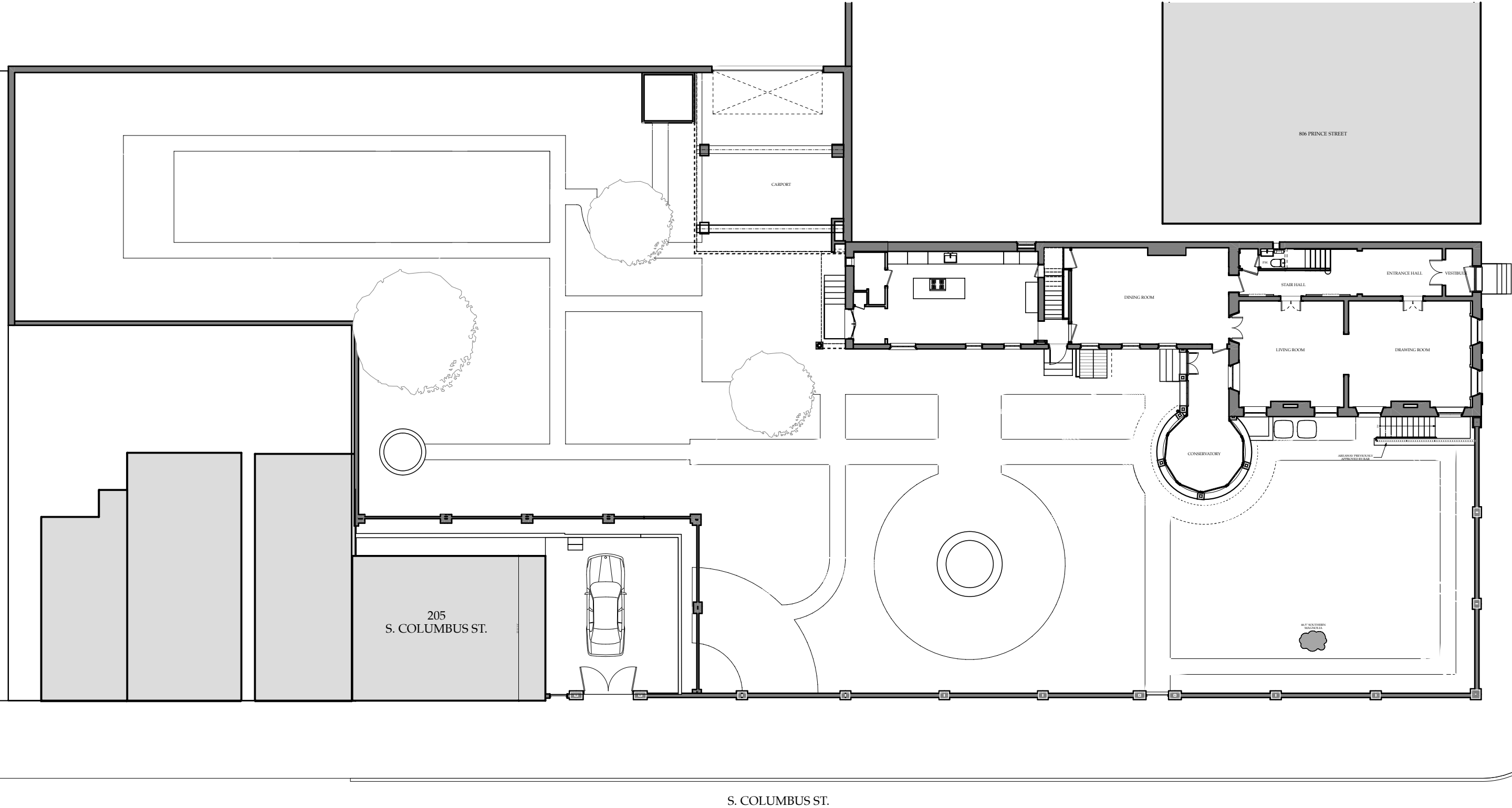
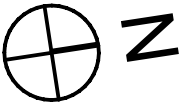
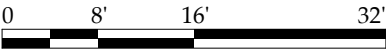
INSTRUMENT 250005863
RECORDED IN THE CLERK'S OFFICE OF
ALEXANDRIA CIRCUIT COURT ON
JUNE 17, 2025 AT 11:00 AM
GREG PARKS, CLERK
RECORDED BY: JAP

& Plat ATTACHED ->

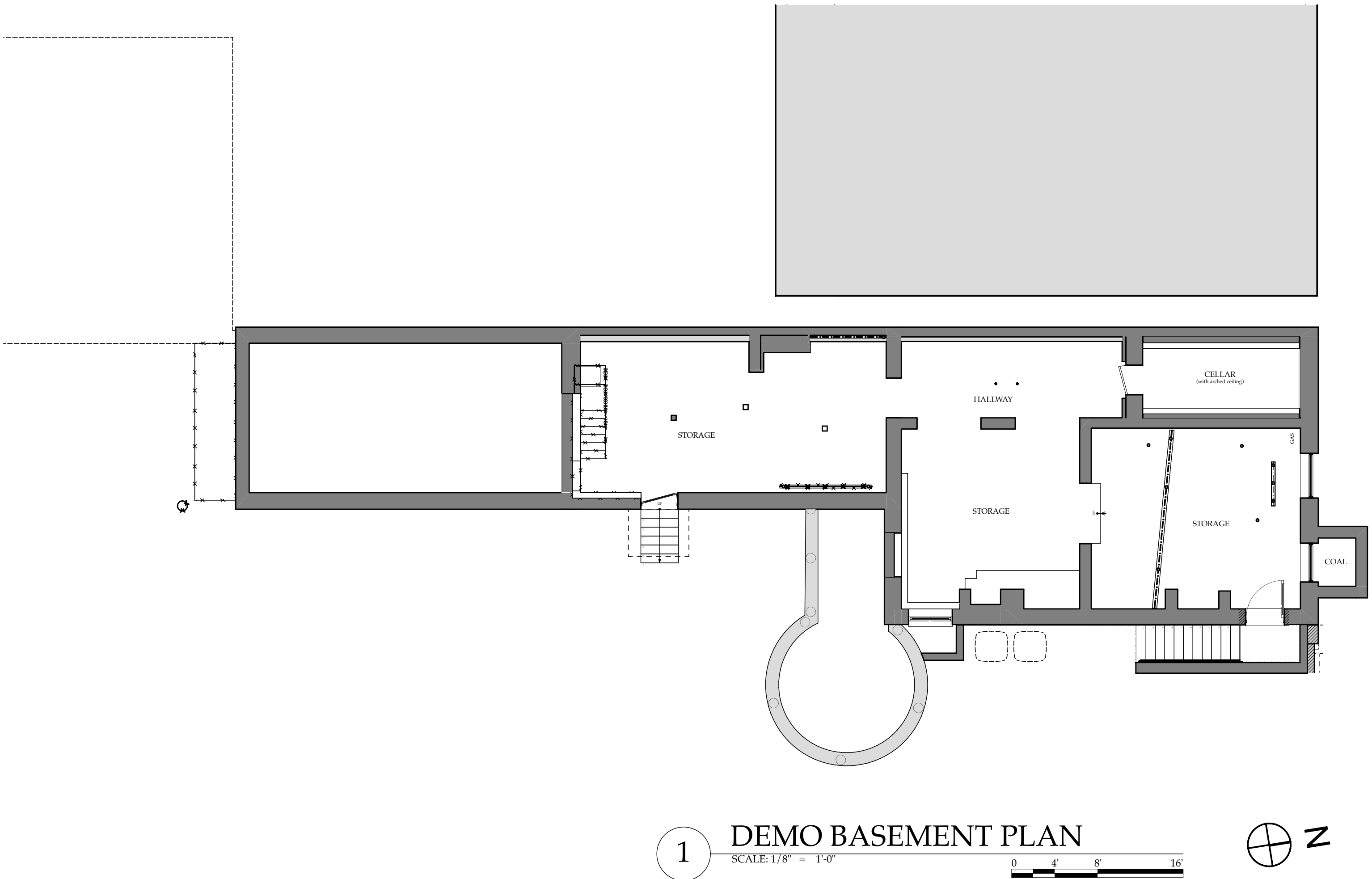
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EXISTING SITE PLAN

SCALE: 1/16" = 1'-0"



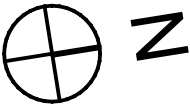
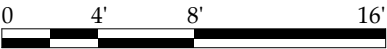
EC01	SCALE: AS NOTED	804 PRINCE STREET ALEXANDRIA, VA 22314	OUTERBRIDGE HORSEY ASSOCIATES, PLLC. 1228 1/2 31ST STREET, NW WASHINGTON, DC 20007 TEL. 202 337 7334 FAX. 202 337 7331 COPYRIGHT 2025 OUTERBRIDGE HORSEY ASSOCIATES, PLLC.
	DATE: 7/29/25		



1

DEMO BASEMENT PLAN

SCALE: 1/8" = 1'-0"



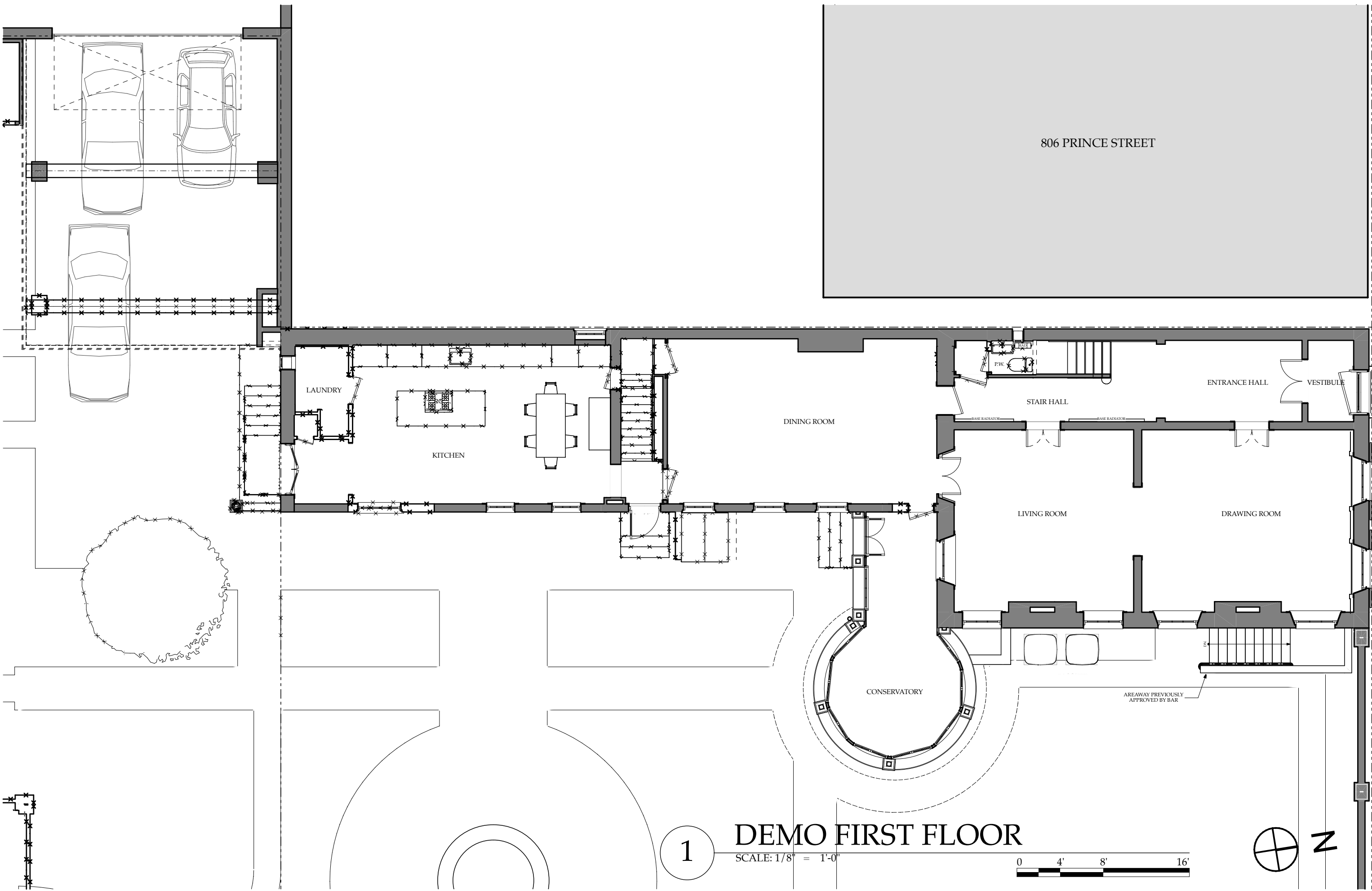
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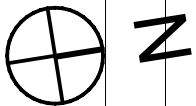
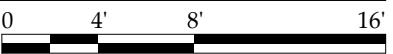
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1

DEMO FIRST FLOOR

SCALE: 1/8" = 1'-0"



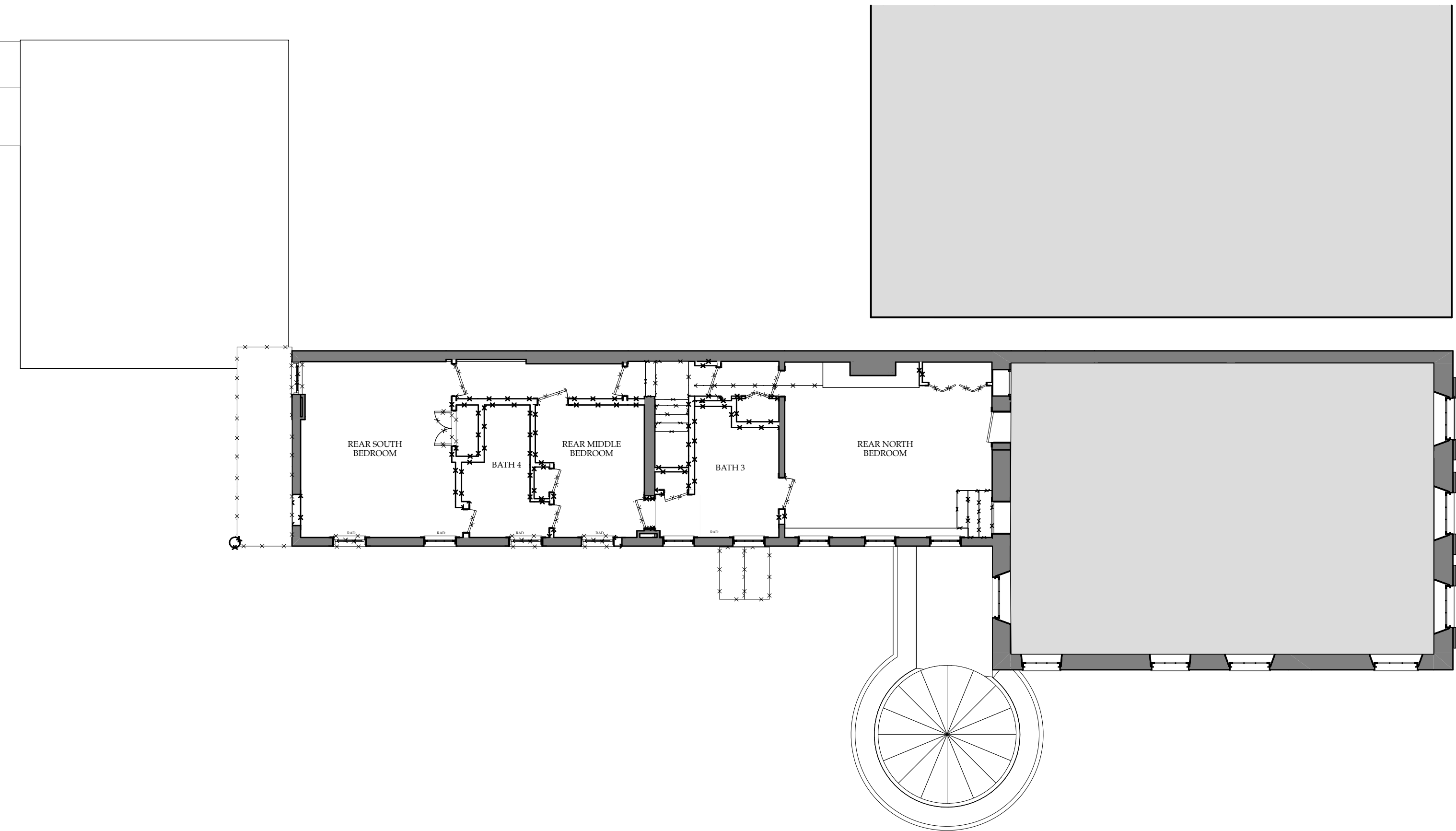
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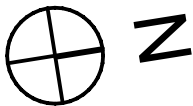
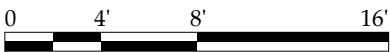
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1

DEMO SECOND FLOOR

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EC04

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DATE: 7/29/25

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ALEXANDRIA, VA 22314

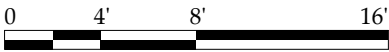
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1

EXISTING NORTH ELEVATION (NO CHANGE)

SCALE: 1/8" = 1'-0"



EC05

SCALE: AS NOTED

DATE: 7/29/25

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ALEXANDRIA, VA 22314

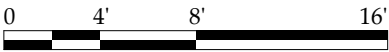
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1

EXISTING EAST ELEVATION

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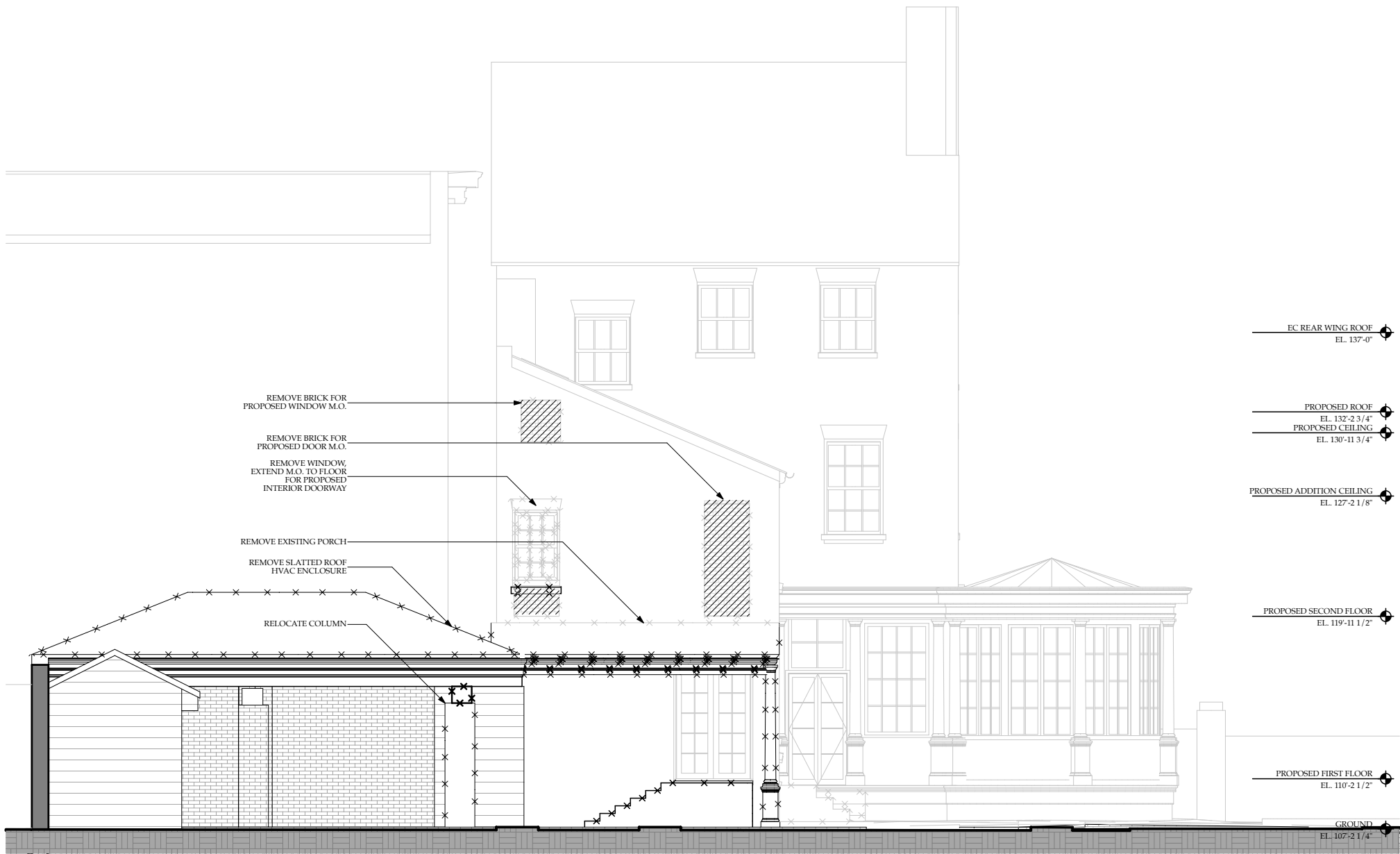
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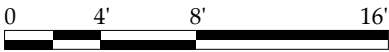
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EXISTING SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



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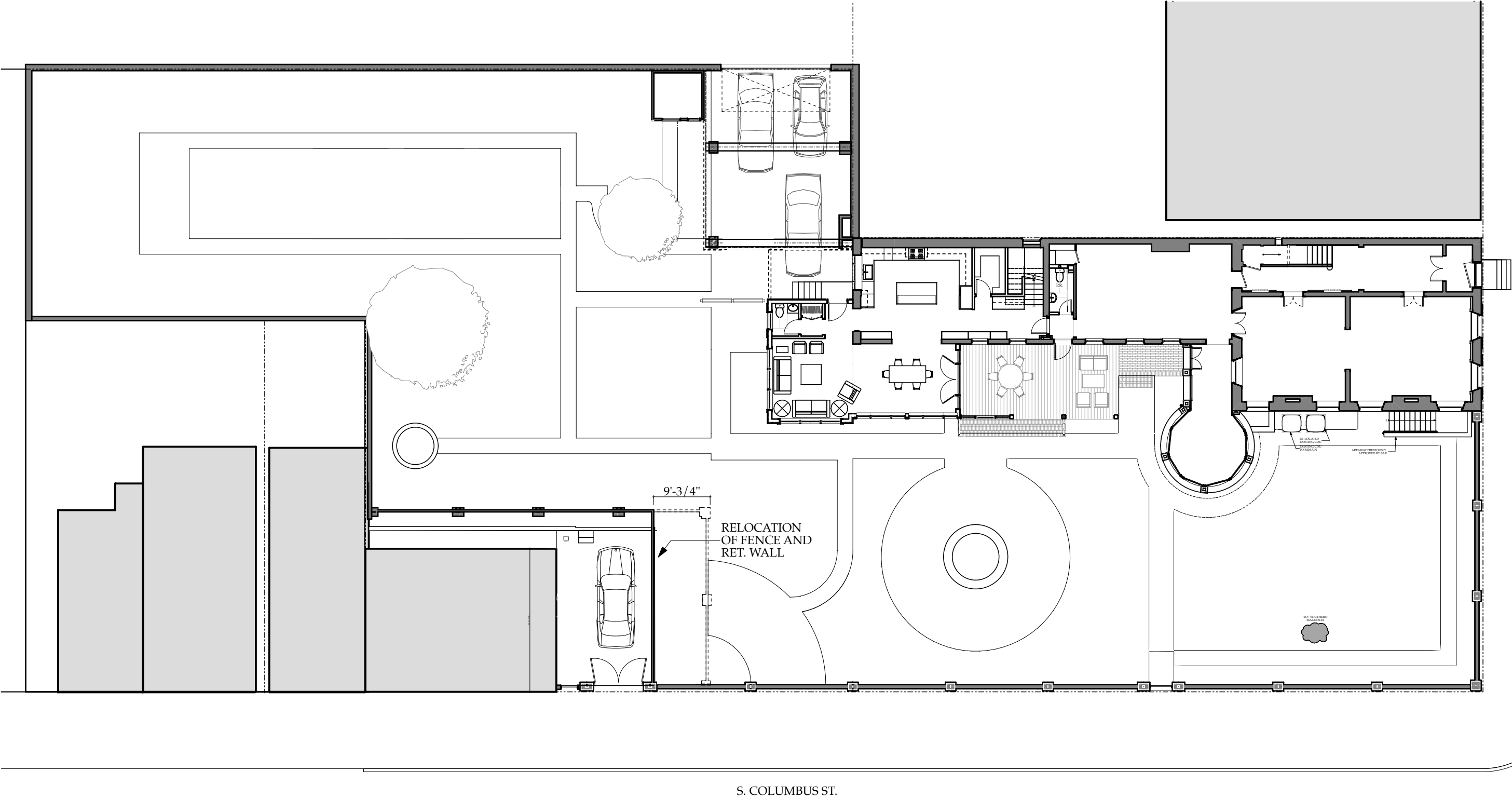
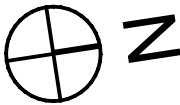
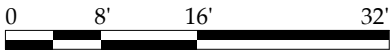
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1

PROPOSED SITE PLAN

SCALE: 1/16" = 1'-0"



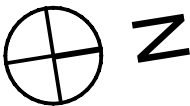
A01

SCALE: AS NOTED
DATE: 7/29/25

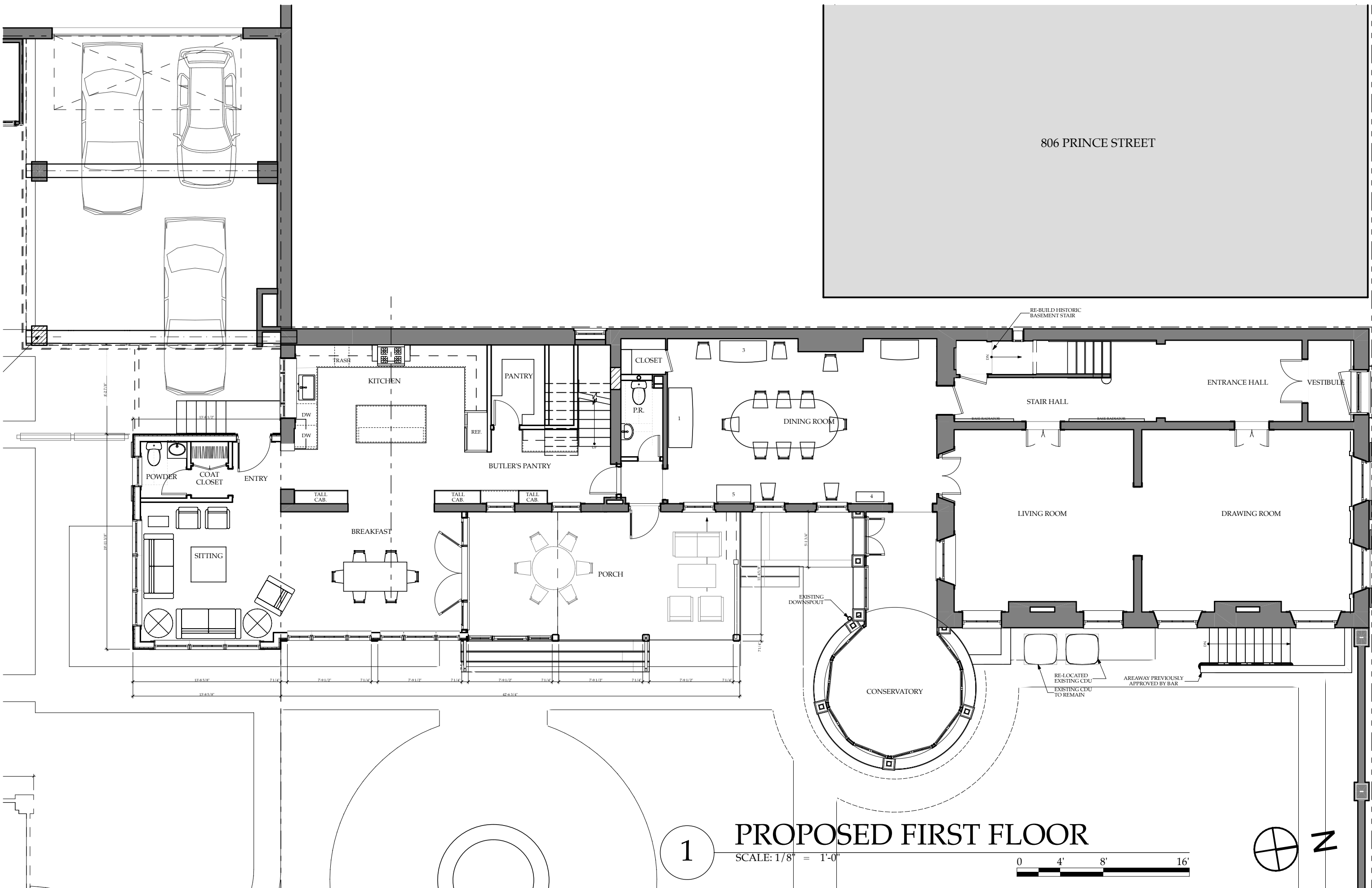
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PROPOSED BASEMENT PLAN

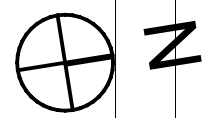
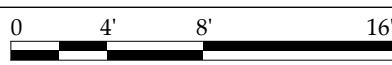


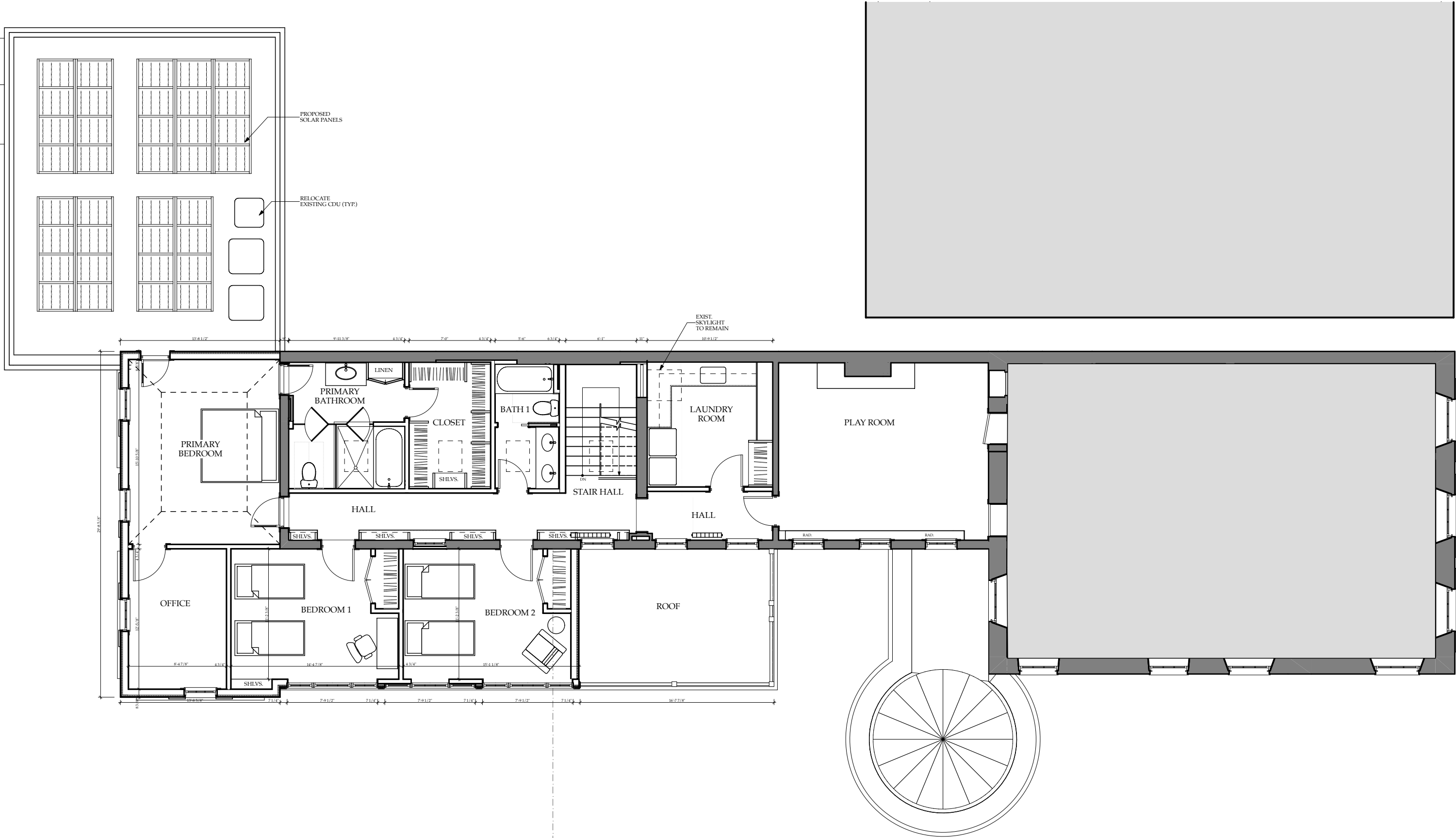
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PROPOSED FIRST FLOOR

SCALE: 1/8" = 1'-0"

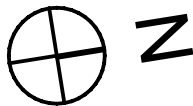




1

PROPOSED SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



A04

SCALE: AS NOTED

DATE: 7/29/25

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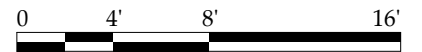
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1

PROPOSED EAST ELEVATION

SCALE: 1/8" = 1'-0"



A05

SCALE: AS NOTED
DATE: 7/29/25

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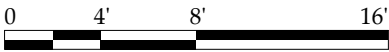
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1

PROPOSED SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

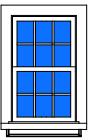
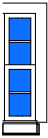
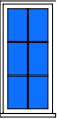
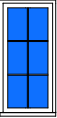
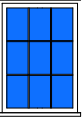
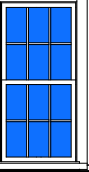

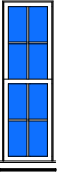



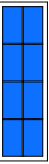


A06

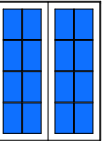
SCALE: AS NOTED
DATE: 7/29/25

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WINDOW SCHEDULE						
MARK	Quantity	SIZE		TYPE	NOTES	3D Front Vi...
		WIDTH	HEIGHT			
A	6	2'-9 1/2"	4'-6"	DOUBLE HUNG		
B	2	1'-4"	4'-6"	DOUBLE HUNG		
C	1	2'-2 1/2"	4'-8"	CASEMENT		
C	3	2'-2 1/2"	4'-8"	CASEMENT		
D	4	3'-3"	4'-8"	CASEMENT		
E	8	3'-3"	6'-8"	DOUBLE HUNG	TEMPERED	
F	8	3'-3"	2'-1 3/8"	FIXED TRANSOM		
G	4	2'-2 1/2"	6'-8"	DOUBLE HUNG	TEMPERED	
H	6 2	2'-2 1/2"	2'-1 3/8"	FIXED TRANSOM		

WINDOW SCHEDULE						
MARK	Quantity	SIZE		TYPE	NOTES	3D Front Vi...
		WIDTH	HEIGHT			
K	2	2'-2 1/2"	6'-8"	FIXED SIDELIGHT	TEMPERED	
M	1	5'-0"	2'-1 3/8"	FIXED TRANSOM		
N	1	2'-4"	2'-6"	FIXED		

DOOR SCHEDULE						
MARK	Quantity	SIZE		TYPE	NOTES	3D Front Vi...
		WIDTH	HEIGHT			
A1	1	5'-0"	6'-8"	FRENCH		



1. VIEW from SE from Columbus Street



2. View from NE at intersection of Prince and Columbus Streets



3. View from NW on Prince Street



4. VIEW of East Elevation from Garden



5. VIEW of South Elevation from Garden



4. VIEW of Carport from the Alley



1. VIEW from SE from Columbus Street



2. View from NE at intersection of Prince and Columbus Streets



3. View from NW on Prince Street



4. VIEW of East Elevation from Garden



5. VIEW of South Elevation from Garden



4. VIEW of Carport from the Alley