

ISSUE: Permit to Demolish (complete) and Certificate of Appropriateness for new construction

APPLICANT: 333 North Fairfax Associates, LLC

LOCATION: Old & Historic Alexandria District
333 North Fairfax Street and 300 North Lee Street

ZONE: CD/Commercial Downtown

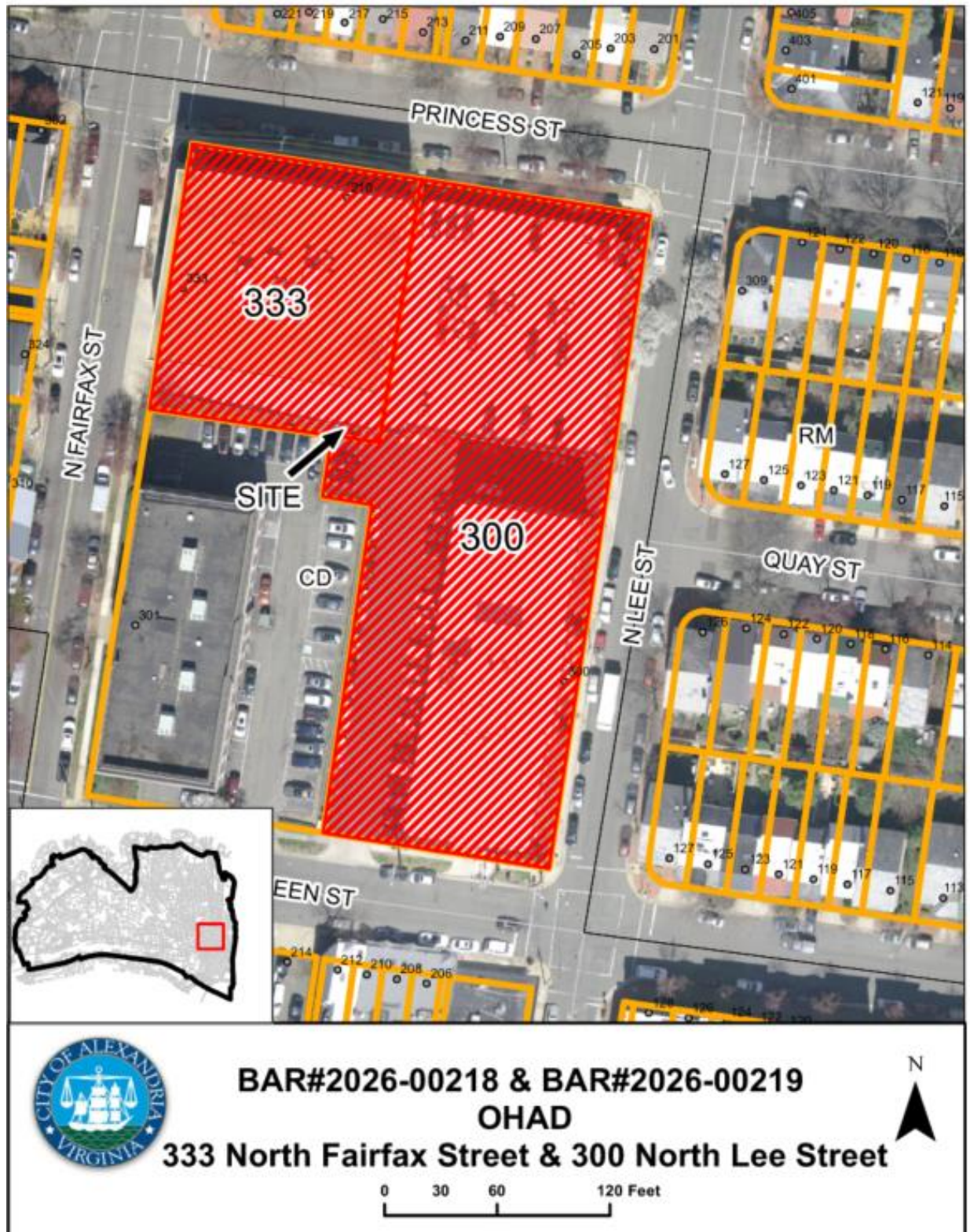
STAFF RECOMMENDATION

Staff recommends **approval** of the Permit to Demolish/Capsulate and Certificate of Appropriateness for alterations, with the following conditions.

- (1) The final selection of the windows and doors complies with the BAR Window Policy
- (2) Exterior wall vents will be located so that they are entirely within a single exterior material. These vents will be painted a color to match the adjacent material.
- (3) All cementitious siding be smooth in finish, consistent with the Design Guidelines recommendations.

GENERAL NOTES TO THE APPLICANT

1. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by the Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



UPDATE

The Board reviewed the proposed design for the project at three Concept Review sessions dated September 3, 2025, November 19, 2025 and January 21, 2026. In addition to the BAR hearings, historic preservation staff has attended several working sessions with the applicant to review the proposed design and provide feedback.

The Board provided significant feedback at the first two Concept Reviews and the applicant made changes to the design in response to these comments. At the third Concept Review the Board appreciated the revisions noting that the applicant had been responsive to their comments. At this Concept Review the Board supported the proposed design, some comments made during this hearing include the following:

- Board members asked the applicant to include streetscape elevations at the next submission
- Board members suggested that some of the detailing from the projecting bays found in earlier versions of the design be integrated into the proposed design
- Some Board members asked the applicant to consider locating a mansard roof design at the end of building 7

The property required a developmental special use permit to be reviewed by the Planning Commission and approved by City Council. The DSUP associated with this project was approved by City Council and the project now returns to the Board of Architectural Review for a Certificate of Appropriateness.

I. APPLICANT'S PROPOSAL

The applicant is requesting a Permit to Demolish (complete) and a Certificate of Appropriateness for the development of 32 new townhomes built in groupings of 7 buildings at 333 North Fairfax Street. The proposed development will encompass the majority of the block bounded by Queen Street, North Fairfax Street, Princess Street, and North Lee Street with the exception of a multi-unit residential building at the south west corner of the block that was previously approved under a separate application. In order to construct the proposed townhomes the applicant is proposing the demolition of the two existing office buildings with ground floor garages currently located on the site. This is a transitional block at the northern side of the Old and Historic Alexandria District with modern townhomes to the east and north and historic structures to the west and south. When reviewing the proposed design, the Board should consider the design of the proposed multi-unit residential building in addition to the existing surrounding context.

At the last Concept Review hearing the Board appreciated the changes that the applicant had made to the design in response to their comments and made minimal comments regarding the new design. Accordingly, the applicant has not made substantial changes to the proposed design since the Concept Review hearing with most of the changes coming in the form of refinements to the design. In addition to the design refinements, the applicant is now including additional information regarding building details and specifications for building components.

Some of the more significant design revisions include the following:

Building 1

This is the building that is directly adjacent to the proposed multi-unit residential building at the southwest corner of the block. Since the previous design, the applicant has changed the three southern townhomes from one gray and two red brick buildings to 3 gray buildings. This helps to transition from the proposed building to the south to the proposed townhomes. As part of this modification, the south elevation has been revised to now carry the gray brick cladding and piers to the top of the fourth level (Figure 1&2).



Figure 1: Previous design for Building 1



Figure 2: Revised design for Building 1

Building 5

Since the last Concept Review, the townhome on the east end of the building has been changed to include light colored brick and a mansard roof in place of the red brick, projecting bays, and stepped flat roof. The middle two townhomes have also been changed into a pair of twin red brick units with vertical windows and Juliet balconies on the second floor. At the rear of each of these townhouses, the second floor is being recessed for the width of the projecting balcony creating a deeper terrace and full width operable doors, this detail is repeated at Buildings 6 and 7 as well (Figure 3&4).



Figure 3: Previous design for building 5



Figure 4: Revised design for Building 5

Building 6

The revisions to Building 6 focus around two specific areas. At the west elevation that faces the adjacent existing building the projecting bay has been eliminated and the window patterns have been simplified. The other area of modification is at the rear of the second floor which is being recessed for the full width of the projecting balcony creating a deeper terrace (Figure 5&6). The other elevations have not been significantly modified.



Figure 5: Previous design for Building 6



Figure 6: Revised design for Building 6

Building 7

Since the last Concept Review, the design for Building 7 has been modified at both the front and rear elevations. At the front of the building, the northern unit has been flipped so that the door is now adjacent to the neighboring townhome. At the rear of the building the windows have been rearranged and the second floor area behind the balcony has been recessed similar to Buildings 5 and 6 (Figure 7&8)



Figure 7: Previous design for Building 7



Figure 8: Revised design for Building 7

Site Context

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

II. HISTORY

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

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

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

III. ANALYSIS

Permit to Demolish/Capsulate

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B), which relate only to the subject property and not to neighboring properties. The Board has purview of the proposed demolition/capsulation regardless of visibility.

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?	No

(2)	Is the building or structure of such interest that it could be made into a historic shrine?	No
(3)	Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No
(4)	Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?	N/A
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(6)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?	No

The proposed demolition includes the complete demolition of the two office buildings located on the site. The office building located at 300 N Lee Street was built in 1964 and the one located at 333 N Fairfax Street was built in 1979. Both of these buildings are typical late 1970s office buildings with ground floor parking and do not have any specific architectural or historic merit. There are many examples of this type of building throughout the region and staff recommends approval of the Permit to Demolish.

Certificate of Appropriateness

Within the historic district, the Board utilizes the Design Guidelines to determine if potential new construction would be compatible with the character of the historic district and the immediately surrounding buildings. During the Concept Review hearings, the Board discussed the architectural character of the surrounding blocks and determined that the proposed townhouse development is a typology that is compatible with the existing context. Through the course of the three Concept Review hearings the bulk of the comments were related to the architectural character with the site configuration and scale of the buildings supported by the Board. Through these discussions, the Board made it clear that they preferred architectural variety between the individual townhouses in lieu of a more monolithic appearance for each of the buildings.

The Board found that the changes made to the design at the last Concept Review hearing were responsive to their comments regarding architectural variation. The current submission includes minimal changes to the design since the last Concept Review hearing and is instead an evolution

of the design to include a higher level of detail. Staff finds that this evolution is consistent with the comments from the Board and helps to advance the project in an appropriate direction.

At the last Concept Review hearing, the Board was supportive of the inclusion of units with a mansard roof feature as a way to help reduce the perceived height of the townhouses and add variety to the overall composition. At that time, there was little detail regarding how the mansard roof form would work and how it would transition to adjacent roof decks. This is an important detail, allowing the roof to have a three dimensional composition instead of appearing to be simply tacked onto the structure. As shown in the submitted documents, where the mansard is adjacent to a roof deck on a neighboring townhouse with a full height railing, a double width brick pier will separate the two roofs. Where the mansard is adjacent to a roof deck on the same townhouse, the mansard will turn the corner and create an inside corner before transitioning to the vertical wall and projecting bay facing the roof deck (Figure 9). Staff supports this approach and finds it to be an effective way to transition between the roof forms.



Figure 9: Details at mansard roof

The townhouse units at the southeast corner of the site include a recessed area at the rear of the second floor that is aligned with the cantilevered deck. The recess is set back from the rear wall and creates a covered portion for the terrace. The terrace will have a decorative metal railing at the perimeter and a solid horizontal surface. At the head of the wall opening above each recessed area will be a brick rowlock corresponding to similar brick detail on the building or trim corresponding to trim at the window openings. Access to this area will be from full width sliding doors that allow the terrace to be part of the living space on this level (Figure 10).

This feature is contemporary in design as opposed to the more traditional design for the rest of the townhouses. Staff supports this approach to increase the amount of exterior space available for each unit without creating large projecting terraces. By recessing the rear wall, the large glass doors will not be a prominent feature on the exterior of the building but the void in this area will add visual interest to this secondary elevation. By coordinating the treatment at the head of the opening with the other detailing on the townhome, the overall composition will be consistent including this contemporary detail.



Figure 10: Elevation and plan showing recessed area at rear terrace

The purchaser of each townhome will have the option to include a projecting rear bay at the second floor at Units B&C. Similar to other portions of the townhomes that are not brick, these bays will be clad in cementitious siding. The design of each bay will be consistent with the design of the townhouse with some including horizontal siding and others with panels similar to the bays at the front of the townhomes (Figure 11). Staff supports the inclusion of these bays where they are included in the final composition. While it is not known at this time exactly which units will include the bays, the variation in their design will add to the variation between the units as requested by the Board during the Concept Review hearings. In fact, if they are not included on all townhouses this will further lead to an organic composition for the rear elevations.

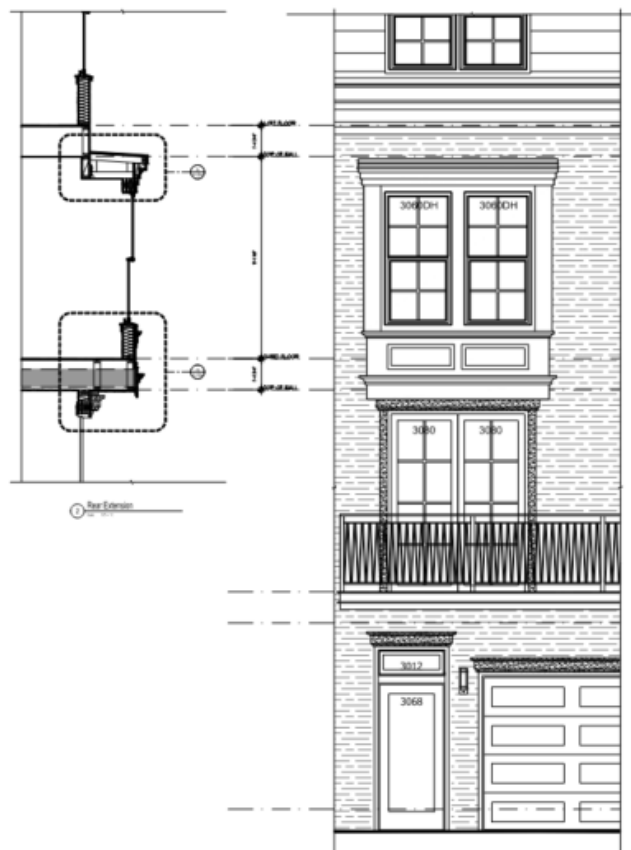


Figure 11: Partial elevation and section showing an optional rear projecting bay

Staff finds that the proposed design for the townhouse development at 333 North Fairfax Street is consistent with the design as reviewed by the BAR at the Concept Review stage and that the changes since that stage represent a natural evolution of the design and serve to improve the overall design. The use of an architectural typology that is similar to that which is found throughout the historic district but with clearly modern detailing is consistent with the guidance in the Design Guidelines that new construction should be compatible with the historic context while being clearly modern. As noted by the BAR during the Concept Review hearings, the overall site configuration allows for porosity through the block including publicly accessible pedestrian routes. Despite the fact that the buildings run perpendicular to the streets, the

applicant has made sure that each unit adjacent to a street clearly faces the sidewalk, creating a blockface that is sympathetic to the pedestrian experience and similar to historic blocks.

With these comments, Staff recommends **approval** of the Permit to Demolish/Capsulate and Certificate of Appropriateness for alterations, with the following conditions.

- (1) The final selection of the windows and doors complies with the BAR Window Policy
- (2) Exterior wall vents will be located so that they are entirely within a single exterior material. These vents will be painted a color to match the adjacent material.
- (3) All cementitious siding be smooth in finish, consistent with the Design Guidelines recommendations.

STAFF

Bill Conkey, AIA, Historic Preservation Architect, Planning & Zoning

Julie Weisgerber, Historic Preservation Principal Planner, Planning & Zoning

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

IV. CITY DEPARTMENT COMMENTS

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

Zoning

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

C-2 Plans and design to follow what was approved under CDS2025-00004, SUP2025-00060 & DSUP2025-10032.

Code Administration

Building permit is required

Transportation and Environmental Services

R-1. The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)

R-2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

R-3. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)

C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

- C-3 Comply with all requirements of DSUP2025-10032, which is currently under review. (T&ES)
- C-4 The Final Site Plan must be approved and released and a copy of that plan must be attached to the demolition permit application. No demolition permit will be issued in advance of the building permit unless the Final Site Plan includes a demolition plan which clearly represents the demolished condition. (T&ES)

Archaeology

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

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

- F-2. If this project is a federal undertaking or involves the use of any federal funding, the applicant shall comply with federal preservation laws, in particular Section 106 of the National Historic Preservation Act of 1966. The applicant will coordinate with the Virginia Department of Historic Resources and the federal agency involved in the project, as well as with Alexandria Archaeology
- R-1 Incorporate and interpret elements of the site history and archaeological findings into the design of the public realm with a professional archaeological consultant or qualified historian, in consultation with Staff. The site plan shall indicate themes and locations of interpretive elements such as interpretive signs, markers, specialty paving, historic features, and the like.
 - a. Interpretive Signage
A professional archaeological consultant or qualified historian, in consultation with Staff, shall write text and graphically design interpretive signage using a template provided by the Office of Historic Alexandria. Once approved by the Office of Historic Alexandria/Alexandria Archaeology, install the interpretative signage prior to issuance of the Certificate of Occupancy. Alternatively, the

applicant may opt to have Alexandria Archaeology write, design, fabricate, and install the interpretive signage for a one-time fee.

b. Interpretive Elements

A professional landscape architect or designer, in consultation with Staff, shall provide graphics, and descriptions for interpretive elements such as markers, plaques, monuments, inscriptions, specialty paving, specialty railings, historic features, and the like, prior to Final Site Plan release subject to approval by the Office of Historic Alexandria/Alexandria Archaeology and the Director of P&Z. Install the interpretative elements prior to issuance of the Certificate of Occupancy. (P&Z) (Arch)

- R-2 An archaeological consultant has completed a Documentary Study and an Archaeological Evaluation. The consultant will draw up an Archaeological Monitoring and Evaluation Plan that will guide archaeological oversight that will occur in concert with demolition and construction activities. If potentially significant resources are identified during the project, the consultant shall complete a Resource Management Plan, as outlined in the City of Alexandria Archaeological Standards. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented. An Archaeological Monitoring and Evaluation Plan, approved by the City Archaeologist, shall be completed prior to submission of the Final Site Plan. (Archaeology)
- R-3 The Final Site Plan, Grading Plan, or any other permits involving ground disturbing activities (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance) shall not be released until the City archaeologist confirms that all archaeological field work has been completed or that an approved Archaeological Evaluation plan and any required Resource Management Plans will be implemented to recover significant resources before or in concert with construction activities. * (Archaeology)
- R-4 Call Alexandria Archaeology (703/746-4399) two (2) weeks before the starting date of any ground disturbance so that an inspection or monitoring schedule for City archaeologists can be arranged. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology)
- R-5 Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology)

- R-6 The applicant/developer shall not allow any metal detection to be conducted on the property, or allow independent parties to collect or excavate artifacts, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology)
- R-7 The final Certificate of Occupancy shall not be issued for this property until the final archaeological report has been received and approved by the City Archaeologist.*** (Archaeology)
- C-1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

V. ATTACHMENTS

1 – Application Materials

- Completed application
- Plans
- Material specifications
- Scaled survey plat if applicable
- Photographs

2 – Supplemental Materials

- Public comment
- Any other supporting documentation

BAR CASE# _____
(OFFICE USE ONLY)

ADDRESS OF PROJECT: 333 N. Fairfax Street

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

TAX MAP AND PARCEL: 065.03-03-01 & 065.03-03-02 ZONING: CD (Cluster)

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: 333 N. Fairfax Associates, LLC

Address: [REDACTED]

City: [REDACTED]

Phone: [REDACTED]

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

Name: _____

Phone: _____

E-mail: _____

Legal Property Owner:

Name: Domar Ltd. Partnership

Address: [REDACTED]

City: [REDACTED]

Phone: [REDACTED]

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

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

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

Redevelopment of the property at 333 North Fairfax Street, to include the construction of a new 32 multi-unit townhome development in place of the existing office buildings. The proposed development will encompass the majority of the block, with the exception of the site of the previously approved multi-unit residential building at 301 North Fairfax Street. Two (2) of the townhomes will be For-Sale Affordable Units.

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.

Provided under separate Demolition application.

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: Jack F. McLaurin, AIA

Date: 6/1/26

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. see attached		
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 _____(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. see attached		
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.

June 1, 2026

Date

Jack F. McLaurin, AIA

Printed Name

Jack F. McLaurin, AIA

Signature

BAR CASE# _____
(OFFICE USE ONLY)

ADDRESS OF PROJECT: 333 N Fairfax St and 300 N Lee Street

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

TAX MAP AND PARCEL: 065.03-03-01; 065.03.-03-02: ZONING: CD Cluster

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: 333 N Fairfax Associates LLC

Address: [REDACTED]

City: [REDACTED]

Phone: [REDACTED]

Authorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☒ Applicant

Name: Adam D. Hayes

Phone: [REDACTED]

E-mail: [REDACTED]

Legal Property Owner:

Name: Domar Properties LLC

Address: [REDACTED]

City: [REDACTED]

Phone: [REDACTED]

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

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

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

Demolition and removal of existing Buildings and foundations at 300 N Lee Street and 333 N Fairfax Street.

Demolition and removal of existing parking garage and foundation attached to 333 N. Fairfax Street.

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: Adam D. Hayes Digitally signed by Adam D. Hayes
DN: C=US, E=ahayes@eya.com,
CN=Adam D. Hayes
Date: 2026.06.02 17:28:48 -04'00'

Printed Name: Adam D. Hayes

Date: 4/28/26

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. See attached		
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 333 N Fairfax St and 300 N Lee 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. See attached		
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. None	None	None
2. None		
3. None		

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

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

06/02/2026

Date

Printed Name

Adam D. Hayes

Signature

Digitally signed by Adam D. Hayes
DN: C=US, E=ahayes@eya.com,
CN=Adam D. Hayes
Date: 2026.06.02 17:29:10-04'00'

Disclosure Attachment

Applicant Entity:

333 N. Fairfax Associates, LLC

McLean Quinn	All Own Greater Than 3%
Jack Lester	
Aakash Thakker	
Milli Arakawa	
Lisa Montenegro	
Evan Goldman	
Raf Muniz	

Owner Entity:

Domar Properties LLC

Sarah E. Fortney	All Own Greater than 3%
Donald F. Simpson, Jr.	
Dorothy Simpson Beveridge	
Gayle S. Schulz	
Scott S. Fortney	
Andrew D. Forney	
Amy Parks	



Department of Planning and Zoning Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. 333 North Fairfax Street, 300 North Lee Street, Alexandria, VA 22314
Street Address

CD
Zone

A2. 62,017.00 x 1.75
Total Lot Area Floor Area Ratio Allowed by Zone

= 108,529.75
Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement
First Floor
Second Floor
Third Floor
Attic
Porches
Balcony/Deck
Lavatory***
Other**

Allowable Exclusions**

Basement**
Stairways**
Mechanical**
Attic less than 7**
Porches**
Balcony/Deck**
Lavatory***
Other**
Other**

B1. 0.00 Sq. Ft.
Existing Gross Floor Area*

B2. 0.00 Sq. Ft.
Allowable Floor Exclusions**

B3. 0.00 Sq. Ft.
Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

Existing buildings to be demolished

B1. **Total Gross** 0.00 B2. **Total Exclusions** 0.00

C. Proposed Gross Floor Area

Proposed Gross Area

Basement
First Floor 31,002.00
Second Floor 30,949.00
Third Floor 31,262.00
Attic 21,160.00
Porches
Balcony/Deck 1,346.00
Lavatory***
Other

Allowable Exclusions**

Basement**
Stairways** 6,290.00
Mechanical** 1,564.00
Attic less than 7**
Porches**
Balcony/Deck** 1,346.00
Lavatory***
Other**
Other**

C1. 115,719.00 Sq. Ft.
Proposed Gross Floor Area*

C2. 9,200.00 Sq. Ft.
Allowable Floor Exclusions**

C3. 106,519.00 Sq. Ft.
Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

C1. **Total Gross** 115,719.00 C2. **Total Exclusions** 9,200.00

D. Total Floor Area

D1. 106,519.00 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 108,529.75 Sq. Ft.
Total Floor Area Allowed
by Zone (A2)

E. Open Space

E1. 0.00 Sq. Ft.
Existing Open Space

E2. 21,121.00 Sq. Ft.
Required Open Space

E3. 12,530.00 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: _____

Date: _____

333 NORTH FAIRFAX STREET BUILDING IMAGES

West Façade as seen from Fairfax St. near intx. with Princess St.



Western Façade at Fairfax St. and Garage Entrance



Northern Façade as seen from Princess St. near intx. of Fairfax St.



Northern Façade of Parking Garage and Building as seen near intx. of Lee Street



Eastern Façade of Parking Garage as seen from Lee St. near intx. With Princess St.



Eastern and Southern Facades of Parking Garage as seen from Lee Street alley entrance



Southern Façade of Building and partial view of garage as seen from Queen St.



Southern Façade of Building at Garage Ramp as seen from Fairfax Street



300 N Lee Street Building Images

Eastern Façade as seen from Lee Street near intx of Queen St.



Eastern Façade as seen from Lee St. near intx with Quay St.



Southern Façade as seen from Queen St. near intx. with Lee St.

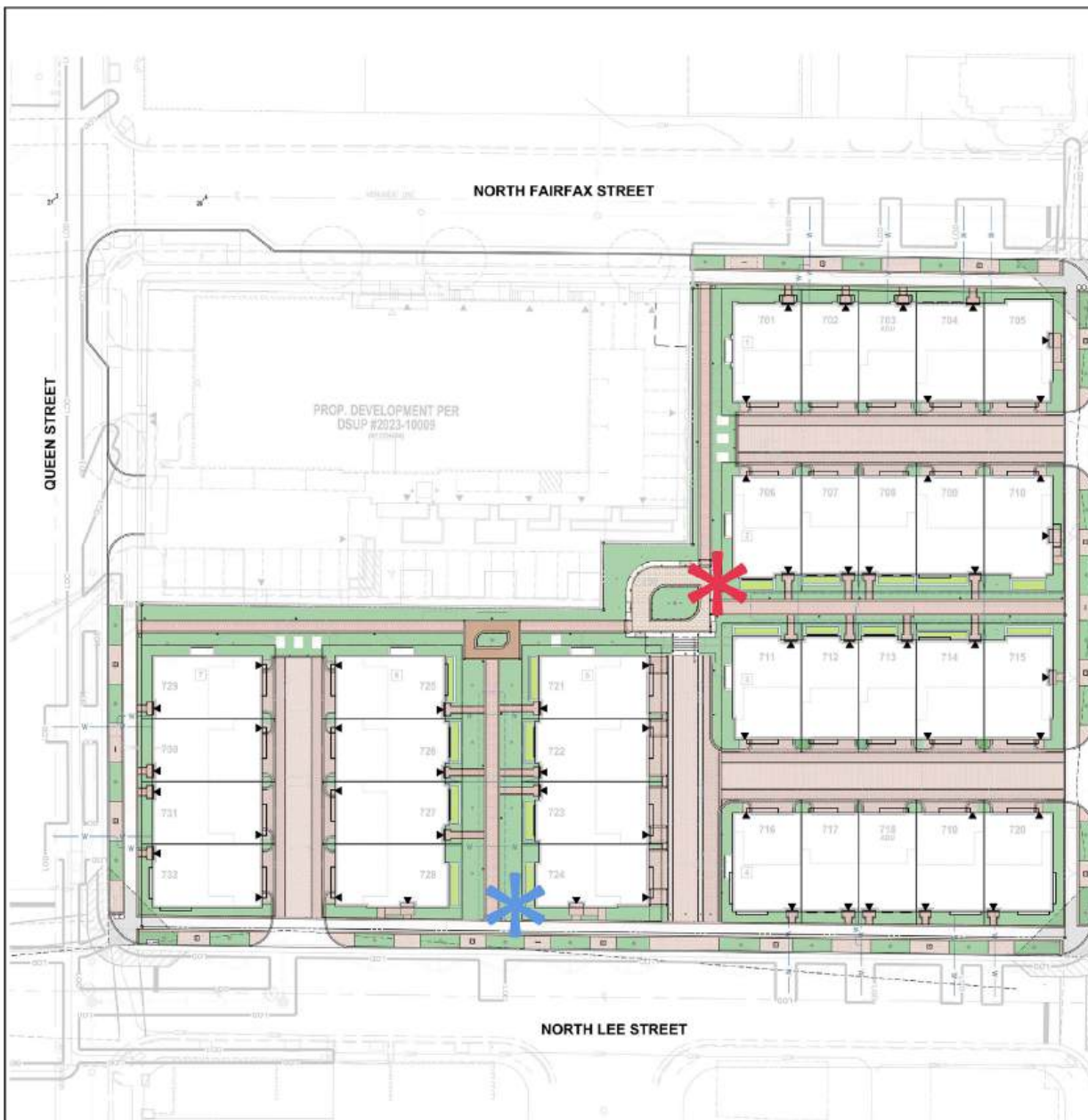


Western Façade as seen from Queen Street mid-block

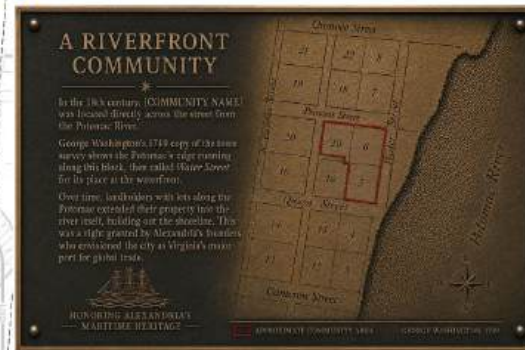


Northern Façade as seen from alley entrance on Lee St. near intx. with Quay St.





MEWS HISTORIC SIGN



In the 18th century, [COMMUNITY NAME] was located directly across the street from the Potomac River.

George Washington's 1749 copy of the town survey shows the Potomac's edge running along this block, when North Lee Street was known as Water Street due to its location along the waterfront.

Over time, landholders whose lots bordered the Potomac extended their properties into the river itself, gradually building out the shoreline. This right was granted by Alexandria's founders, who envisioned the city as Virginia's major port for global trade.



CENTRAL AREA SIGN



For most of the 19th century, the Green family operated one of the South's most prominent furniture businesses on this city block. Originally founded by William Green in 1817 as a cabinetmaking shop, his son James expanded the business into a large factory producing handcrafted pieces for an elite clientele. The Green factory was known as an economic engine and innovator within Alexandria: when James acquired a new steam-driven stove machine in 1848, the public were invited to witness a demonstration of the cutting-edge equipment.

The Civil War proved a turning point for the family business. John Green, the third-generation owner, left to serve as a Major in the Confederate Army. In 1864, the Union Army seized the factory and converted it into a prison for deserters. Though the family reclaimed the business after the war, it could not withstand competition from Northern mass furniture producers and closed permanently in 1887.

Some Green furniture survives today in the collections at the Alexandria History Museum and the Lee-Fendall House Museum.

LandDesign.
203 S. PENTON STREET
ALEXANDRIA, VA 22314
703.587.7244
WWW.LANDDESIGN.COM



NO.	DESCRIPTION	DATE	REVISION	DATE	APPROVED BY

**300 N. LEE ST &
333 N. FAIRFAX ST**

**TOWNHOUSE REDEVELOPMENT
FINAL SITE PLAN
CITY OF ALEXANDRIA, VIRGINIA**

HISTORIC MARKER PLAN

APPROVED
SPECIAL USE PERMIT NO. DSUP-2023-100052
DEPARTMENT OF PLANNING & ZONING

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

DIRECTOR: _____ DATE: _____

CHAIRMAN, PLANNING COMMISSION: _____ DATE: _____
DATE RECORDED: _____

INSTRUMENT NO. _____ 3RD BDR NO. _____ PAGE NO. _____

SHEET: L800

TOWNHOUSE REDEVELOPMENT
CERTIFICATE OF APPROPRIATENESS
 CITY OF ALEXANDRIA, VIRGINIA



11/11/2016

□ □ □ □ □

□

List of Drawings

A-001	Cover Sheet	A-131	Unit B Elevations
A-002	Table of Contents and Acknowledgements	A-132	Unit B Elevations
A-003	Design Plan	A-133	Unit B Elevations
A-004	Unit Key Plan	A-134	Unit B Plans
A-005	Refining Site Images	A-135	Unit B Plans
A-006	Refining Site Images	A-136	Unit B Elevations
A-007	Refining 11 Color Elevations	A-137	Unit B Elevations
A-008	Refining 12 Color Elevations	A-138	Unit B Elevations
A-009	Refining 13 Color Elevations	A-139	Unit B Elevations
A-010	Refining 14 Color Elevations	A-140	Unit B Elevations
A-011	Refining 15 Color Elevations	A-141	Unit B Elevations
A-012	Refining 16 Color Elevations	A-142	Unit B Elevations
A-013	Refining 17 Color Elevations	A-143	Unit B Plans
A-014	Refining 18 Color Elevations	A-144	Corona Details
A-015	Refining 19 Foundation, Plan & Elevations	A-145	Corona Detail
A-016	Refining 20 Interior Elevation	A-146	Mooring Post Details
A-017	Refining 21 Foundation, Plan & Elevations	A-147	Door Joints
A-018	Refining 22 Interior Elevation	A-148	Door Joints
A-019	Refining 23 Foundation, Plan & Elevations	A-149	Door Joints
A-020	Refining 24 Interior Elevation	A-150	Section Internationally Omitted
A-021	Refining 25 Foundation, Plan & Elevations	A-151	Window Joints
A-022	Refining 26 Interior Elevation	A-152	Window Joints
A-023	Refining 27 Foundation, Plan & Elevations	A-153	Window Joints
A-024	Refining 28 Interior Elevation	A-154	Window Joints
A-025	Refining 29 Foundation, Plan & Elevations	A-155	Window Joints
A-026	Refining 30 Interior Elevation	A-156	Window Joints
A-027	Refining 31 Foundation, Plan & Elevations	A-157	Window Joints
A-028	Refining 32 Interior Elevation	A-158	Wall Section
A-029	Unit A Elevations	A-159	Wall Section
A-030	Unit A Elevations	A-160	Enclosure and Deck Details
A-031	Unit A Plans	A-161	Light Fixtures, Address Plaques, and Windows
A-032	Unit A Elevations	A-162	Streetcops
A-033	Unit A Elevations	A-163	Streetcops
A-034	Unit A Elevations	A-164	Stair Handers
A-035	Unit A Elevations	A-165	Stair Handers
A-036	Unit A Elevations	A-166	Site Handers
A-037	Unit A Elevations		
A-038	Unit A Elevations		
A-039	Unit A Elevations		
A-040	Unit A Elevations		

Building #1 (w/ ADU)		Deductions				TOTAL	Roof Terrace
GROSS S.F.		Oct. Bay1 (1st fl @ 20%)	Elev.	Stair	Plach.	NET S.F.	
1st Floor	4,837.5	-	(105.0)	-	(154.0)	4,618.5	
2nd Floor	4,806.5	-	(105.0)	-	-	4,701.5	
3rd Floor	4,688.0	316.0	(105.0)	(172.0)	-	4,416.0	
4th Floor	3,938.0	-	(105.0)	(164.0)	(98.0)	3,756.0	3,471.0
TOTAL BUILDING	17,269.0					15,502.0	1,471.0

Building #2		Deductions				TOTAL	Roof Terrace
GROSS S.F.		Oct. Bay1 (1st fl @ 20%)	Elev.	Stair	Plach.	NET S.F.	
1st Floor	4,486.0	-	(105.0)	-	(154.0)	4,227.0	
2nd Floor	4,738.0	-	(105.0)	(172.0)	-	4,561.0	
3rd Floor	4,738.0	316.0	(105.0)	(168.0)	-	4,695.0	
4th Floor	3,330.0	-	(105.0)	(164.0)	(98.0)	2,968.0	3,005.0
TOTAL BUILDING	17,292.0					15,906.0	1,585.0

Building #3		Deductions				TOTAL	Roof Terrace
GROSS S.F.		Oct. Bay1 (1st fl @ 20%)	Elev.	Stair	Plach.	NET S.F.	
1st Floor	4,377.0	-	(105.0)	-	(154.0)	4,118.0	
2nd Floor	4,362.0	-	(105.0)	-	-	4,257.0	
3rd Floor	4,362.0	316.0	(105.0)	(172.0)	-	4,405.0	
4th Floor	3,247.0	-	(105.0)	(164.0)	(98.0)	2,880.0	3,001.0
TOTAL BUILDING	17,408.0					16,160.0	1,501.0

Building #4 (w/ ADU)		Deductions				TOTAL	Roof Terrace
GROSS S.F.		Oct. Bay1 (1st fl @ 20%)	Elev.	Stair	Plach.	NET S.F.	
1st Floor	4,547.0	-	(105.0)	-	(154.0)	4,288.0	
2nd Floor	4,732.0	-	(105.0)	-	-	4,627.0	
3rd Floor	4,732.0	316.0	(105.0)	(172.0)	-	4,655.0	
4th Floor	3,973.0	-	(105.0)	(164.0)	(98.0)	3,606.0	3,528.0
TOTAL BUILDING	17,222.0					15,896.0	1,523.0

Building #5		Deductions				TOTAL	Roof Terrace
GROSS S.F.		Oct. Bay1 (1st fl @ 20%)	Elev.	Stair	Plach.	NET S.F.	
1st Floor	4,208.0	-	(80.0)	-	(124.0)	3,998.0	
2nd Floor	4,526.0	-	(80.0)	-	-	4,446.0	
3rd Floor	4,428.0	56.0	(80.0)	(125.0)	-	4,309.0	
4th Floor	2,798.0	-	(80.0)	(114.0)	(84.0)	2,520.0	3,279.0
TOTAL BUILDING	15,259.0					13,907.0	1,379.0

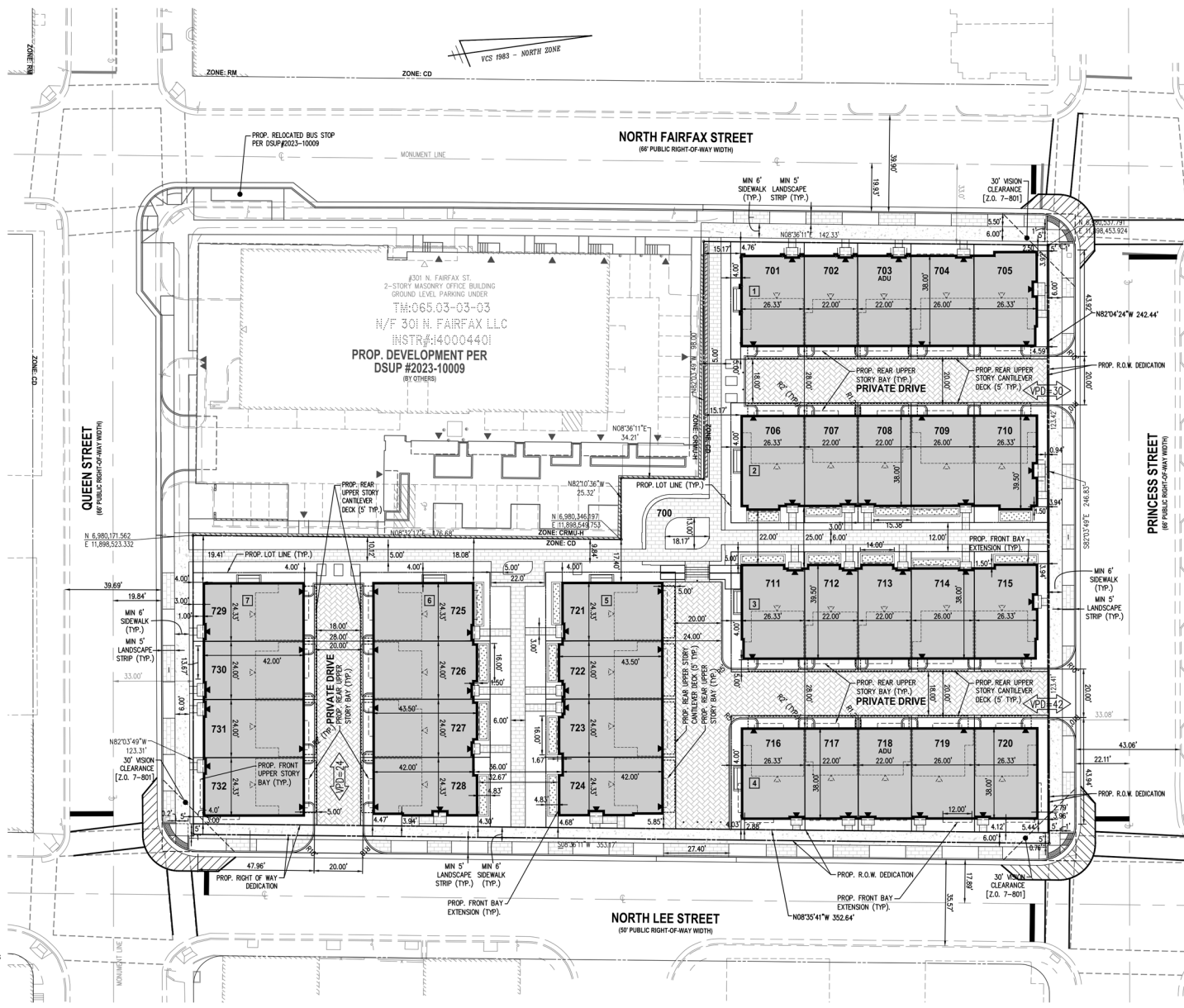
Building #6		Deductions				TOTAL	Roof Terrace
GROSS S.F.		Oct. Bay1 (1st fl @ 20%)	Elev.	Stair	Plach.	NET S.F.	
1st Floor	4,350.0	-	(80.0)	-	(124.0)	4,096.0	
2nd Floor	4,342.0	-	(80.0)	-	-	4,262.0	
3rd Floor	4,340.0	56.0	(80.0)	(125.0)	-	4,291.0	
4th Floor	2,790.0	-	(80.0)	(114.0)	(84.0)	2,672.0	3,279.0
TOTAL BUILDING	15,422.0					14,960.0	1,379.0

Building #7		Deductions				TOTAL	Roof Terrace
GROSS S.F.		Oct. Bay1 (1st fl @ 20%)	Elev.	Stair	Plach.	NET S.F.	
1st Floor	3,248.0	-	(80.0)	-	(124.0)	3,044.0	
2nd Floor	4,288.0	-	(80.0)	-	-	4,208.0	
3rd Floor	4,288.0	56.0	(80.0)	(125.0)	-	4,249.0	
4th Floor	2,800.0	-	(80.0)	(114.0)	(84.0)	2,432.0	3,200.0
TOTAL BUILDING	15,344.0					13,892.0	1,300.0

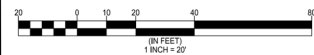
SUBTOTAL GROSS S.F.

ADU Jet 193 Building #1	Gross SF	Opt. Days (3rd Year)	Deductions			Total	Roof Terrace
			Fire	Seal	Arch		
1st floor	100.0	-	(21.0)	-	(30.0)	79.0 s.f.	
2nd floor	100.0	-	(21.0)	(43.3)	-	77.7 s.f.	
3rd floor	100.0	22.0	(21.0)	(49.5)	-	79.1 s.f.	
4th floor	100.0	-	(21.0)	(46.3)	(16.0)	46.7 s.f.	276
TOTAL ADU					2,825 s.f.		276

ADDITION		DEDUCTIONS				Total	Room Terrace
Building #	Gross F.	Opt. Rpts. (3rd Party)	Eval.	Start	Mach.		
1st floor	984.0	-	(13.0)	-	(90.8)	780.2	
2nd floor	896.0	-	(23.0)	(49.3)	-	772.7	
3rd floor	886.0	22.0	(21.0)	189.3	-	786.3	
4th floor	523.0	-	(21.0)	(46.2)	(16.0)	439.8	273.0
TOTAL ADD						2,829.0	273.0



- NOTES**
1. REFER TO ARCHITECTURE PLANS FOR DETAILS OF BUILDING DESIGN.
 2. A SUBDIVISION OF THE EXISTING PARCELS IS PROPOSED. SEE PLAT AND DEED SUBMITTED UNDER SEPARATE COVER.
 3. SEE SHEET C-0505 FOR BUILDING HEIGHT COMPUTATIONS.



File No. ALEX - Tax Map No. 055.03 Job No. 24-030 Cadd Dwg. File G:\yadskpro\240200\dwg\engineering\site plan\240300-0402.dwg

WALTER L. PHILLIPS
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NO.	REVISION	APPROVED BY		DATE	
		DATE	DESCRIPTION	DATE	DESCRIPTION

**300 N. LEE ST &
333 N. FAIRFAX ST
TOWNHOUSE REDEVELOPMENT
FINAL SITE PLAN
CITY OF ALEXANDRIA, VIRGINIA
GEOMETRIC PLAN**

APPROVED
SPECIAL USE PERMIT NO. DSUP#2023-10032
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. _____

ESI
Peer Review

SHEET: **C-0402**



EXISTING CONDITIONS

Essex Bldg.
1979
333 N Fairfax St

Lee Bldg.
1964
300 N Lee St

Future Site of Hoffman Condo

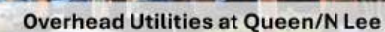
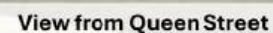
N Fairfax St

Princess St

N Lee St

Queen St

Property Boundary



333 N Fairfax / 300 N Lee 1



1



View from Princess Street & N. Fairfax Street

2



View from N. Fairfax Street

333 N Fairfax / 300 N Lee 2



③ Left Side Elevation
Scale: 1/8" = 1'-0"



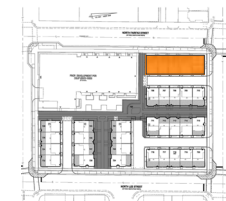
② Front Elevation
Scale: 1/8" = 1'-0"



① Right Side Elevation
Scale: 1/8" = 1'-0"



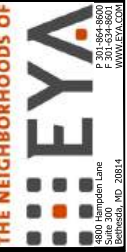
④ Rear Elevation
Scale: 1/8" = 1'-0"



⑤ Key Plan
Scale: 1/8" = 1'-0"

BUILDING 1 COLOR ELEVATIONS

PLOT: 6/2/2026 3:33 PM



Project Number: 300 N. LEE ST. & 333 N. FAIRFAX ST.
TOWNHOUSE REDEVELOPMENT
CITY OF ALEXANDRIA, VIRGINIA
CERTIFICATE OF APPROPRIATENESS

No.	Note	Date

Sheet Title:
BUILDING #1 COLOR
ELEVATIONS
Original drawing is 24" x 36"

Sheet Number:
A-100



3 Left Side Elevation
Scale: 1/8" = 1'-0"



2 Front Elevation
Scale: 1/8" = 1'-0"



1 Right Side Elevation
Scale: 1/8" = 1'-0"



4 Rear Elevation
Scale: 1/8" = 1'-0"



5 Key Plan
Scale: N.T.S.

BUILDING 2 COLOR ELEVATIONS

PLOT: 6/2/2026 3:31 PM

THE NEIGHBORHOODS OF
EYA
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ARCHITECTS
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WWW.SYNTAS.COM

Seal

Project Number
300 N. LEE ST. &
333 N. FAIRFAX ST.
TOWNHOUSE REDEVELOPMENT
CITY OF ALEXANDRIA, VIRGINIA
CERTIFICATE OF APPROPRIATENESS

No.	Note	Date

Sheet Title:
BUILDING #2 COLOR
ELEVATIONS
Original drawing is 24" x 36"

Sheet Number:
A-101



3 Left Side Elevation
Scale: 1/8" = 1'-0"



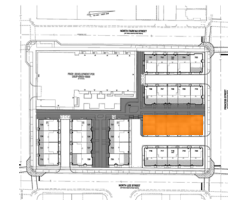
2 Front Elevation
Scale: 1/8" = 1'-0"



1 Right Side Elevation
Scale: 1/8" = 1'-0"



4 Rear Elevation
Scale: 1/8" = 1'-0"



5 Key Plan
Scale: N.T.S.

BUILDING 3 COLOR ELEVATIONS

PLOT: 6/2/2026 3:32 PM

THE NEIGHBORHOODS OF
EYA
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Project Number
300 N. LEE ST. &
333 N. FAIRFAX ST.
TOWNHOUSE REDEVELOPMENT
CITY OF ALEXANDRIA, VIRGINIA
CERTIFICATE OF APPROPRIATENESS

No.	Note	Date

Sheet Title:
BUILDING #3 COLOR
ELEVATIONS
Original drawing is 24" x 36"

Sheet Number:
A-102



3 Left Side Elevation
Scale: 1/8" = 1'-0"



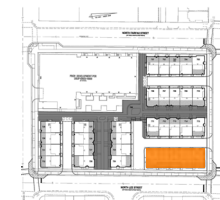
2 Front Elevation
Scale: 1/8" = 1'-0"



1 Right Side Elevation
Scale: 1/8" = 1'-0"



4 Rear Elevation
Scale: 1/8" = 1'-0"



5 Key Plan
Scale: N.T.S.

BUILDING 4 COLOR ELEVATIONS

No.	Note	Date



3 Left Side Elevation
Scale: 1/8" = 1'-0"



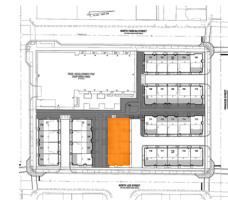
2 Front Elevation
Scale: 1/8" = 1'-0"



1 Right Side Elevation
Scale: 1/8" = 1'-0"



4 Rear Elevation
Scale: 1/8" = 1'-0"



5 Key Plan
Scale: N.T.S.

BUILDING 5 COLOR ELEVATIONS

PLOT: 6/2/2026 3:31 PM

THE NEIGHBORHOODS OF EYA
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Seal

Project Number
**300 N. LEE ST. &
333 N. FAIRFAX ST.**
TOWNHOUSE REDEVELOPMENT
CITY OF ALEXANDRIA, VIRGINIA
CERTIFICATE OF APPROPRIATENESS

No.	Note	Date

Sheet Title:
**BUILDING #5 COLOR
ELEVATIONS**
Original drawing is 24" x 36"

Sheet Number:
A-104



③ Left Side Elevation
Scale: 1/8" = 1'-0"



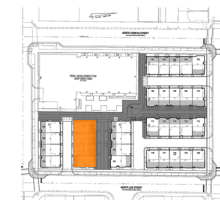
② Front Elevation
Scale: 1/8" = 1'-0"



① Right Side Elevation
Scale: 1/8" = 1'-0"



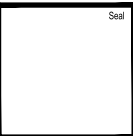
④ Rear Elevation
Scale: 1/8" = 1'-0"



⑤ Key Plan
Scale: N.T.S.

BUILDING 6 COLOR ELEVATIONS

PLOT: 6/2/2026 3:29 PM



No.	Note	Date





3 Left Side Elevation
Scale: 1/8" = 1'-0"



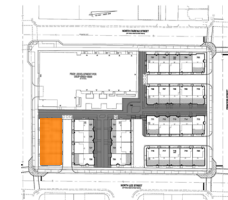
2 Front Elevation
Scale: 1/8" = 1'-0"



1 Right Side Elevation
Scale: 1/8" = 1'-0"



4 Rear Elevation
Scale: 1/8" = 1'-0"



5 Key Plan
Scale: N.T.S.

BUILDING 7 COLOR ELEVATIONS

PLOT: 6/2/2026 3:36 PM

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ALEXANDRIA, VA 22304
TEL: 703.724.0733
FAX: 703.447.0171

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Project Number
300 N. LEE ST. &
333 N. FAIRFAX ST.
TOWNHOUSE REDEVELOPMENT
CITY OF ALEXANDRIA, VIRGINIA
CERTIFICATE OF APPROPRIATENESS

No.	Note	Date

Sheet Title:
BUILDING #7 COLOR
ELEVATIONS
Original drawing is 24" x 36"

Sheet Number:
A-106



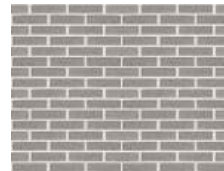
BUILDING 1
PLAN & ELEVATIONS



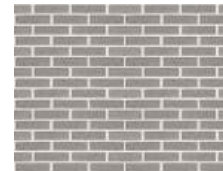
COLOR SCHEME #1	
Brick	Ft. McHenry
Base	Arriscraft
Siding	SW7024 Funct. Gray
Cornice	White
Bay (Rear)	White
Door Surround	To match base
Windows	White
Windows Trim	-
Downspout	Black
Door Panel	-
Precast	As shown



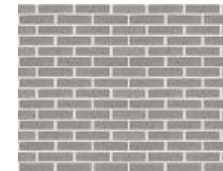
COLOR SCHEME #2	
Brick	Nebulous White
Base	N/A
Siding	SW7649 Silverplate
Cornice	White
Bay (Rear)	White
Door Surround	White
Windows	Black
Windows Trim	-
Downspout	Black
Door Panel	-
Precast	As shown



COLOR SCHEME #3	
Brick	Limestone KT
Base	N/A
Siding	SW7649 Silverplate
Cornice	N/A
Bay (Rear)	SW7649 Silverplate
Door Surround	Limestone KT
Windows	Black
Windows Trim	-
Downspout	Black
Door Panel	-
Precast	-

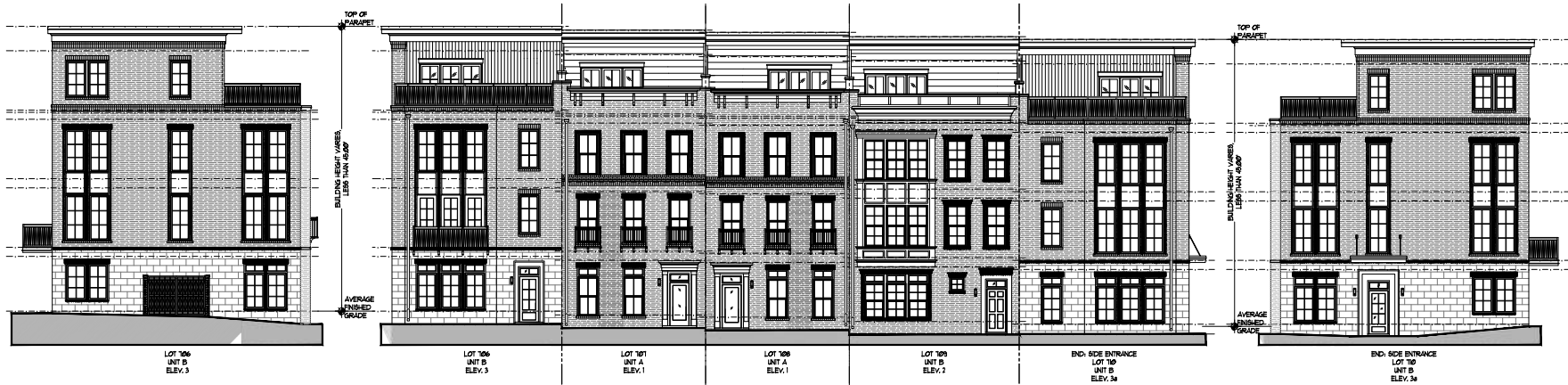


COLOR SCHEME #3	
Brick	Limestone KT
Base	N/A
Siding	SW7649 Silverplate
Cornice	N/A
Bay (Rear)	SW7649 Silverplate
Door Surround	Limestone KT
Windows	Black
Windows Trim	-
Downspout	Black
Door Panel	-
Precast	-



COLOR SCHEME #3	
Brick	Limestone KT
Base	N/A
Siding	SW7649 Silverplate
Cornice	N/A
Bay (Rear)	SW7649 Silverplate
Door Surround	Limestone KT
Windows	Black
Windows Trim	-
Downspout	Black
Door Panel	-
Precast	-

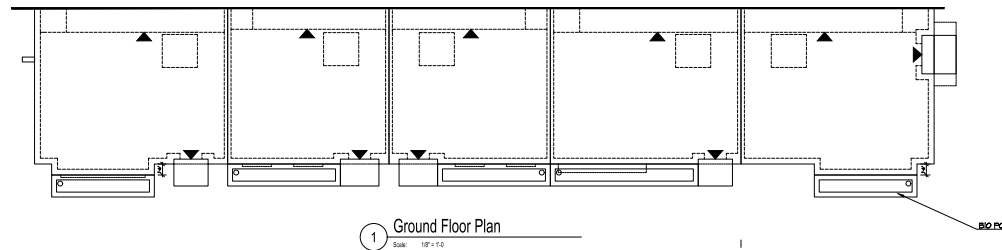
BUILDING 1
COLOR & MATERIAL PALETTE



4 Left Side Elevation
Scale: 1/8" = 1'-0"

3 Front Elevation
Scale: 1/8" = 1'-0"

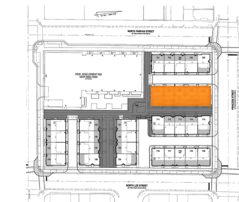
2 Right Side Elevation
Scale: 1/8" = 1'-0"



1 Ground Floor Plan
Scale: 1/8" = 1'-0"



5 Rear Elevation
Scale: 1/8" = 1'-0"



6 Key Plan
Scale: N.T.S.

UNIT LEGEND:
UNIT A - 2238
UNIT B - 2638
UNIT C - 2442

BUILDING 2 PLAN & ELEVATIONS

No.	Note	Date



COLOR SCHEME #1	
Brick	Ft. McHenry
Base	Arriscraft
Siding	SW7024 Funct. Gray
Cornice	White
Bay (Rear)	White
Door Surround	To match base
Windows	Black
Windows Trim	-
Downspout	Black
Door Panel	-
Precast	As shown



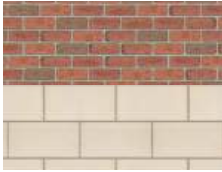
COLOR SCHEME #2	
Brick	Nebulous White
Base	N/A
Siding	SW7649 Silverplate
Cornice	White
Bay (Rear)	White
Door Surround	White
Windows	Black
Windows Trim	-
Downspout	Black
Door Panel	-
Precast	As shown



COLOR SCHEME #2	
Brick	Nebulous White
Base	N/A
Siding	SW7649 Silverplate
Cornice	White
Bay (Rear)	White
Door Surround	White
Windows	Black
Windows Trim	-
Downspout	Black
Door Panel	-
Precast	As shown

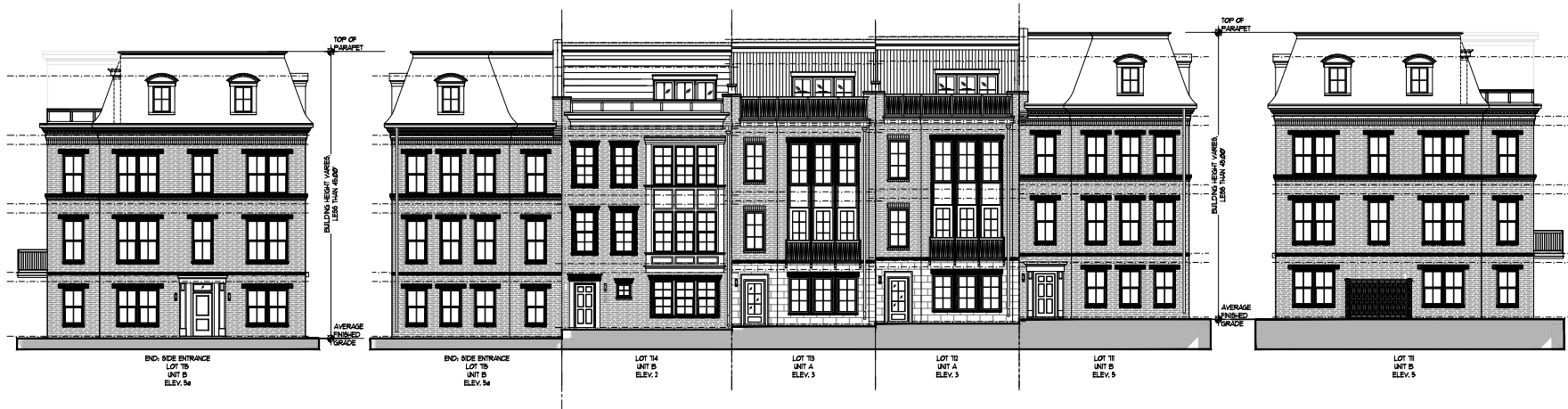


COLOR SCHEME #4	
Brick	Cortez
Base	N/A
Siding	SW7043 Wort. Gray
Cornice	White
Bay (Rear)	White
Door Surround	White
Windows	White
Windows Trim	White
Downspout	White
Door Panel	-
Precast	As shown



COLOR SCHEME #5	
Brick	Full Range Wirecut
Base	N/A
Siding	SW7024 Funct. Gray
Cornice	N/A
Bay (Rear)	SW7024 Funct. Gray
Door Surround	To match base
Windows	Black
Windows Trim	-
Downspout	Black
Door Panel	-
Precast	As shown

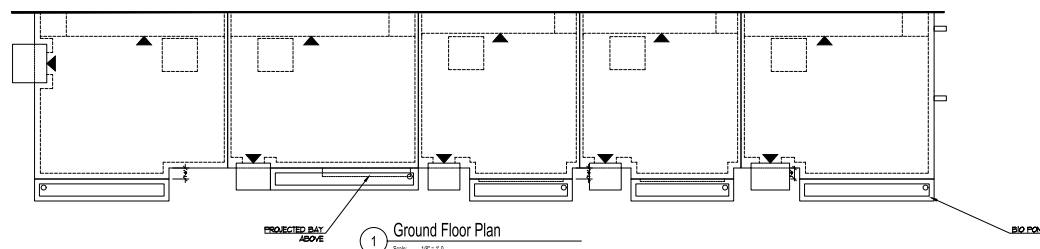
BUILDING 2
COLOR & MATERIAL PALETTE



4 Left Side Elevation
Scale: 1/8" = 1'-0"

3 Front Elevation
Scale: 1/8" = 1'-0"

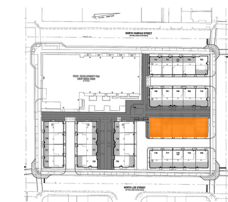
2 Right Side Elevation
Scale: 1/8" = 1'-0"



1 Ground Floor Plan
Scale: 1/8" = 1'-0"



5 Rear Elevation
Scale: 1/8" = 1'-0"

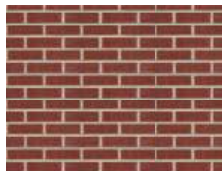


6 Key Plan
Scale: N.T.S.

UNIT LEGEND:
UNIT A - 2238
UNIT B - 2638
UNIT C - 2442

BUILDING 3
PLAN & ELEVATIONS

No.	Note	Date



COLOR SCHEME #6	
Brick	Red Centennial
Base	N/A
Siding	-
Cornice	White
Bay (Rear)	-
Door Surround	White
Windows	White
Windows Trim	-
Downspout	White
Door Panel	-
Precast	As shown



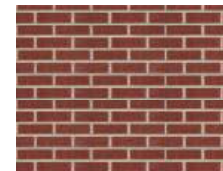
COLOR SCHEME #4	
Brick	Cortez
Base	N/A
Siding	SW7043 Worl. Gray
Cornice	White
Bay (Rear)	White
Door Surround	White
Windows	White
Windows Trim	White
Downspout	White
Door Panel	-
Precast	As shown



COLOR SCHEME #1	
Brick	Ft. McHenry
Base	Arriscraft
Siding	SW7024 Funct. Gray
Cornice	White
Bay (Rear)	White
Door Surround	To match base
Windows	Black
Windows Trim	-
Downspout	Black
Door Panel	-
Precast	As shown



COLOR SCHEME #1	
Brick	Ft. McHenry
Base	Arriscraft
Siding	SW7024 Funct. Gray
Cornice	White
Bay (Rear)	White
Door Surround	To match base
Windows	Black
Windows Trim	-
Downspout	Black
Door Panel	-
Precast	As shown



COLOR SCHEME #6	
Brick	Red Centennial
Base	N/A
Siding	-
Cornice	White
Bay (Rear)	-
Door Surround	White
Windows	White
Windows Trim	-
Downspout	White
Door Panel	-
Precast	As shown

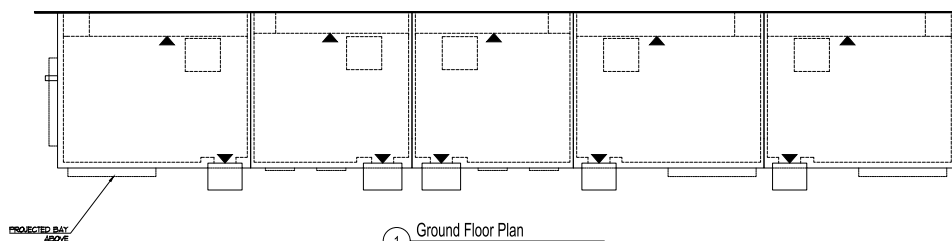
BUILDING 3
COLOR & MATERIAL PALETTE



4 Left Side Elevation
Scale: 1/8" = 1'-0"

3 Front Elevation
Scale: 1/8" = 1'-0"

2 Right Side Elevation
Scale: 1/8" = 1'-0"



1 Ground Floor Plan
Scale: 1/8" = 1'-0"



5 Rear Elevation
Scale: 1/8" = 1'-0"



6 Key Plan
Scale: N.T.S.

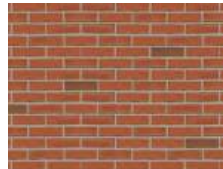
UNIT LEGEND:
UNIT A - 2238
UNIT B - 2638
UNIT C - 2442

BUILDING 4
PLAN & ELEVATIONS

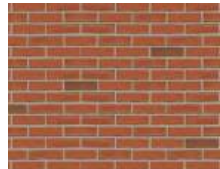
No.	Note	Date



COLOR SCHEME #4	
Brick	Cortez
Base	N/A
Siding	SW7043 Wort. Gray
Cornice	White
Bay (Rear)	White
Door Surround	White
Windows	White
Windows Trim	White
Downspout	White
Door Panel	-
Precast	As shown



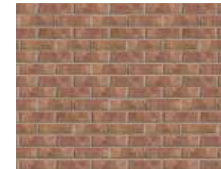
COLOR SCHEME #7	
Brick	Foxcraft Flashed
Base	N/A
Siding	SW7043 Wort. Gray
Cornice	White
Bay (Rear)	White
Door Surround	White
Windows	White
Windows Trim	-
Downspout	White
Door Panel	-
Precast	As shown



COLOR SCHEME #7	
Brick	Foxcraft Flashed
Base	N/A
Siding	SW7043 Wort. Gray
Cornice	White
Bay (Rear)	White
Door Surround	White
Windows	White
Windows Trim	-
Downspout	White
Door Panel	-
Precast	As shown



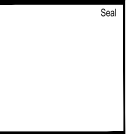
COLOR SCHEME #4	
Brick	Cortez
Base	N/A
Siding	SW7043 Wort. Gray
Cornice	White
Bay (Rear)	White
Door Surround	White
Windows	White
Windows Trim	White
Downspout	White
Door Panel	-
Precast	As shown



COLOR SCHEME #1	
Brick	Ft. McHenry
Base	N/A
Siding	SW7024 Funct. Gray
Cornice	White
Bay (Rear)	White
Door Surround	To match base
Windows	Black
Windows Trim	-
Downspout	Black
Door Panel	-
Precast	As shown

BUILDING 4
COLOR & MATERIAL PALETTE

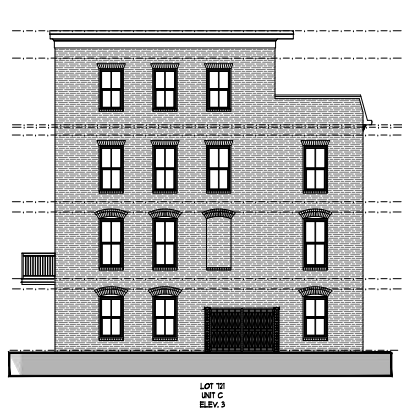
PLOT: 6/2/2026 3:41 PM



No.	Note	Date

Sheet Title:
BUILDING #4
MATERIAL PALETTE
Original drawing is 24" x 36"

Sheet Number:
A-114



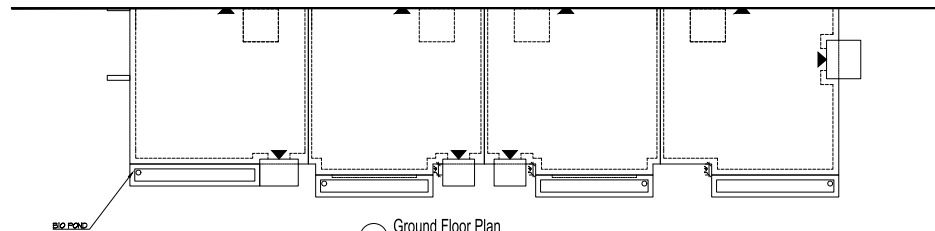
4 Left Side Elevation
Scale: 1/8" = 1'-0"



3 Front Elevation
Scale: 1/8" = 1'-0"



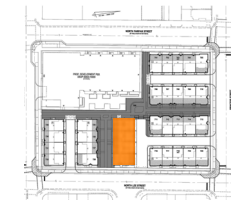
2 Right Side Elevation
Scale: 1/8" = 1'-0"



1 Ground Floor Plan
Scale: 1/8" = 1'-0"



5 Rear Elevation
Scale: 1/8" = 1'-0"



6 Key Plan
Scale: N.T.S.

UNIT LEGEND:
UNIT A - 2238
UNIT B - 2638
UNIT C - 2442

BUILDING 5 PLAN & ELEVATIONS

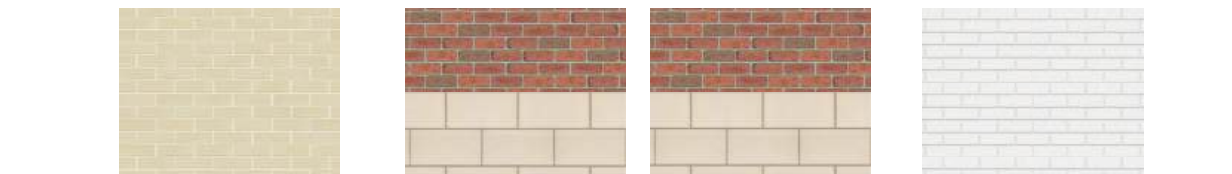
No.	Note	Date



61

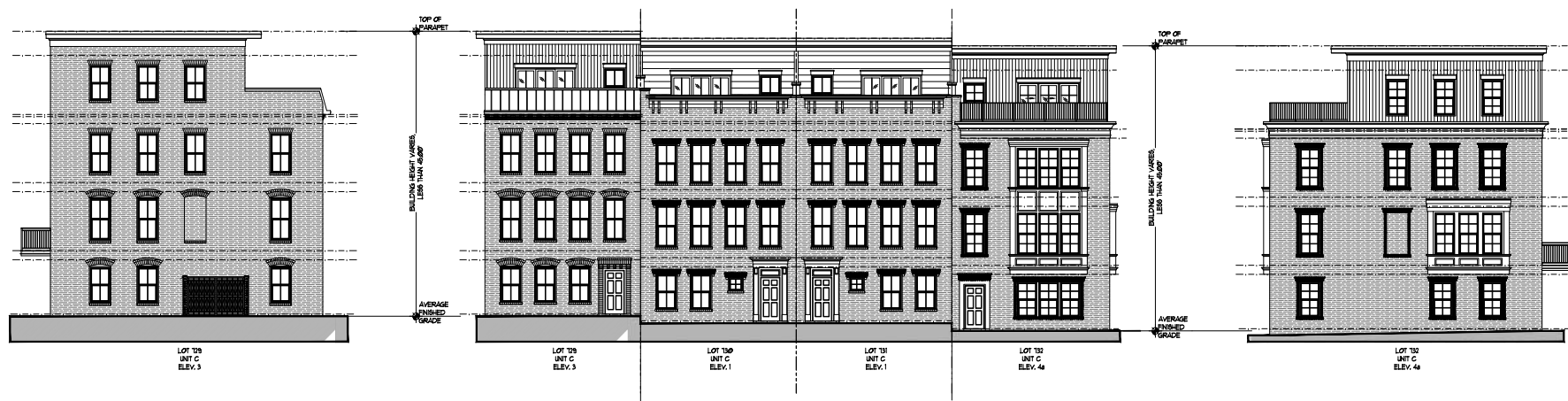


BUILDING 6
PLAN & ELEVATIONS



COLOR SCHEME #10	
Brick	Nebulous White
Base	N/A
Siding	SW7043 Worl. Gray
Cornice	White
Bay (Rear)	SW70263 Griffin
Door Surround	White
Windows	Black
Windows Trim	-
Downspout	Black
Door Panel	-
Precast	As shown

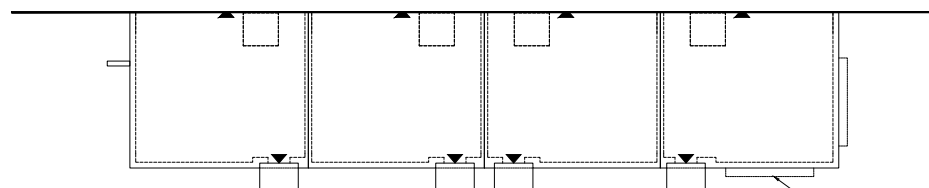
63



4 Left Side Elevation
Scale: 1/8" = 1'-0"

3 Front Elevation
Scale: 1/8" = 1'-0"

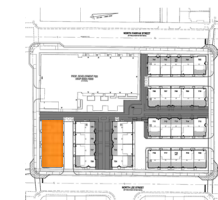
2 Right Side Elevation
Scale: 1/8" = 1'-0"



1 Ground Floor Plan
Scale: 1/8" = 1'-0"



5 Rear Elevation
Scale: 1/8" = 1'-0"



6 Key Plan
Scale: N.T.S.

UNIT LEGEND:
UNIT A - 2238
UNIT B - 2638
UNIT C - 2442

BUILDING 7 PLAN & ELEVATIONS

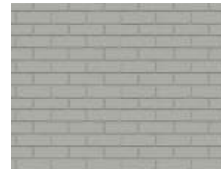
No.	Note	Date



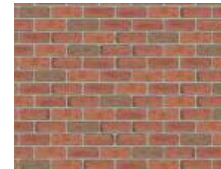
COLOR SCHEME #11	
Brick	Nebulous White
Base	N/A
Siding	Nebulous White
Cornice	White
Bay (Rear)	Nebulous White
Door Surround	White
Windows	Black
Windows Trim	-
Downspout	Black
Door Panel	-
Precast	-



COLOR SCHEME #8	
Brick	Yarmouth Oyster
Base	N/A
Siding	Nebulous White
Cornice	White
Bay (Rear)	Nebulous White
Door Surround	White
Windows	Black
Windows Trim	-
Downspout	Black
Door Panel	-
Precast	As shown



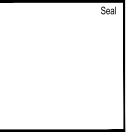
COLOR SCHEME #9	
Brick	Chelsea Gray
Base	N/A
Siding	Nebulous White
Cornice	White
Bay (Rear)	Nebulous White
Door Surround	White
Windows	Black
Windows Trim	-
Downspout	Black
Door Panel	-
Precast	As shown



COLOR SCHEME #5	
Brick	Full Range Wirecut
Base	N/A
Siding	SW7024 Funct. Gray
Cornice	White
Bay (Rear)	SW70263 Griffin
Door Surround	White
Windows	White
Windows Trim	White
Downspout	White
Door Panel	-
Precast	As shown

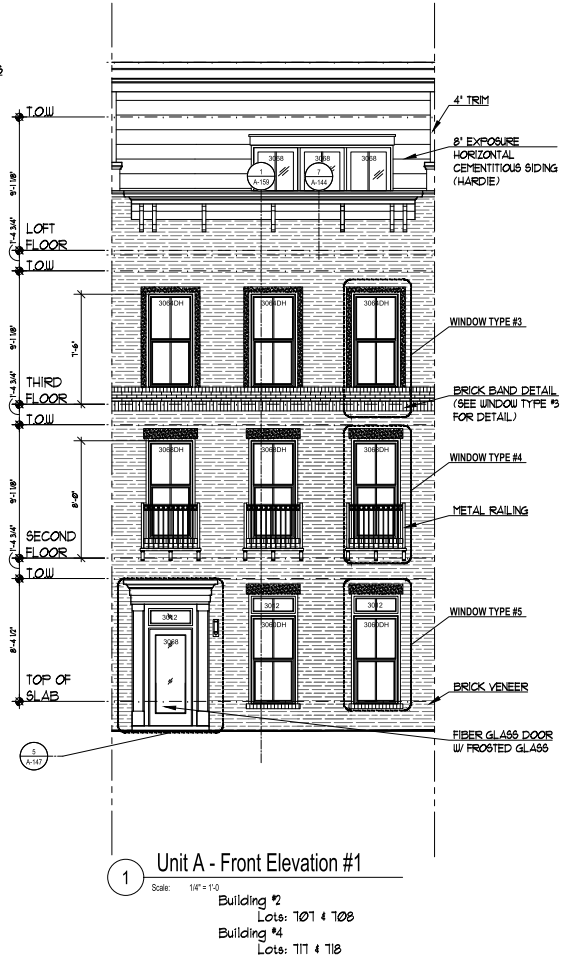
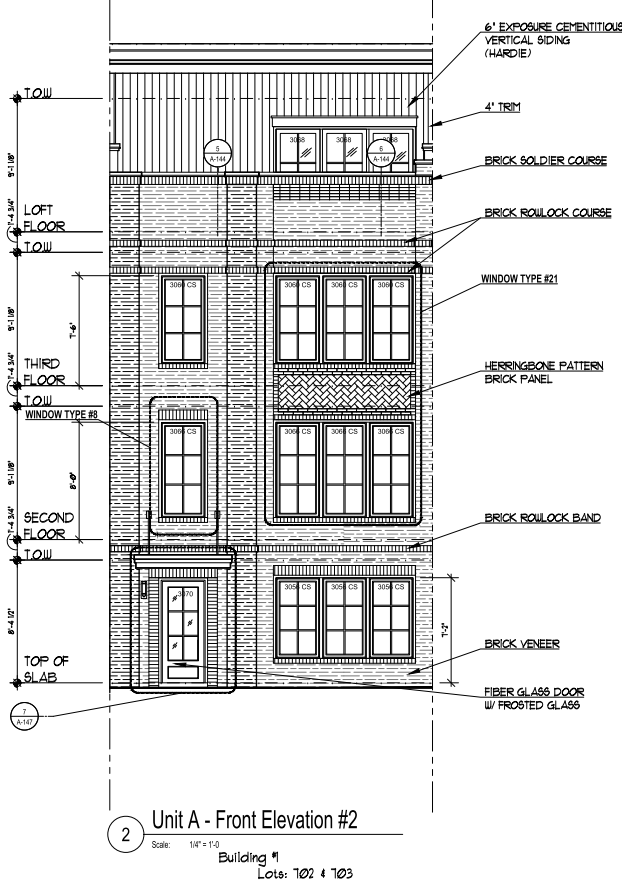
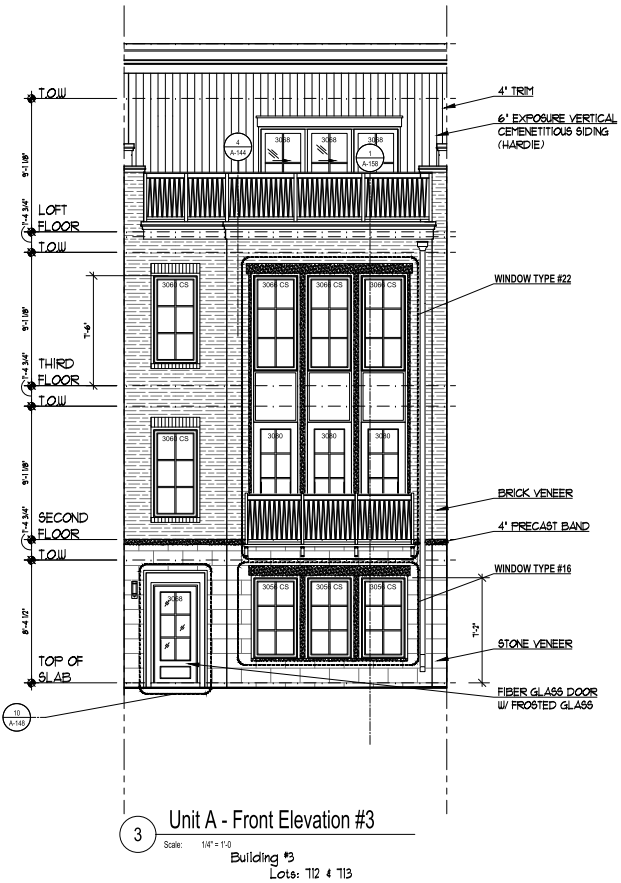
BUILDING 7
COLOR & MATERIAL PALETTE

PLOT: 6/2/2026 3:44 PM



No.	Note	Date

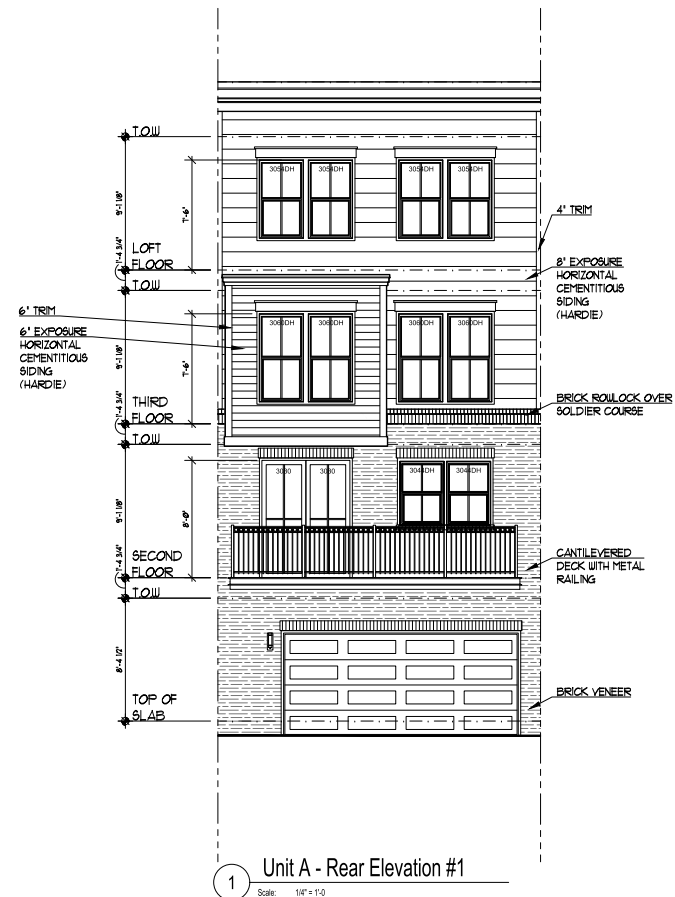




UNIT A - 2238 FRONT ELEVATIONS

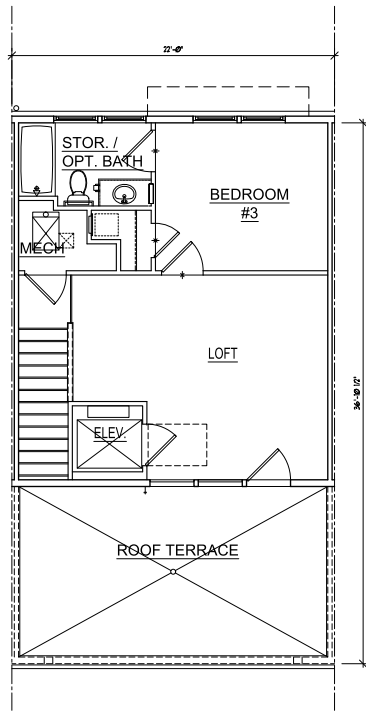
NOTE: FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHT, AND UNIT TYPE DESIGNATIONS TO BE DETERMINED AT TIME OF CERTIFIED SITE PLAN. THE PROPOSED ARCHITECTURAL DETAILS AND MATERIALS ARE CONCEPTUAL AND SUBJECT TO REVISION AT THE TIME OF CERTIFIED SITE PLAN.

UNIT A - 2238 REAR ELEVATIONS (W/ REAR EXTENSIONS)

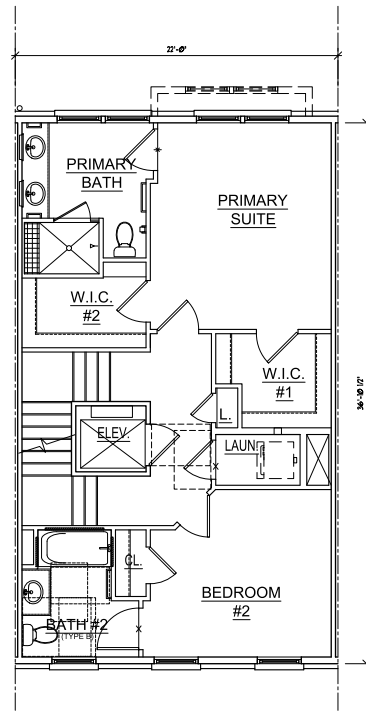


NOTE: FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHT, AND UNIT TYPE DESIGNATIONS TO BE DETERMINED AT TIME OF CERTIFIED SITE PLAN. THE PROPOSED ARCHITECTURAL DETAILS AND MATERIALS ARE CONCEPTUAL AND SUBJECT TO REVISION AT THE TIME OF CERTIFIED SITE PLAN.

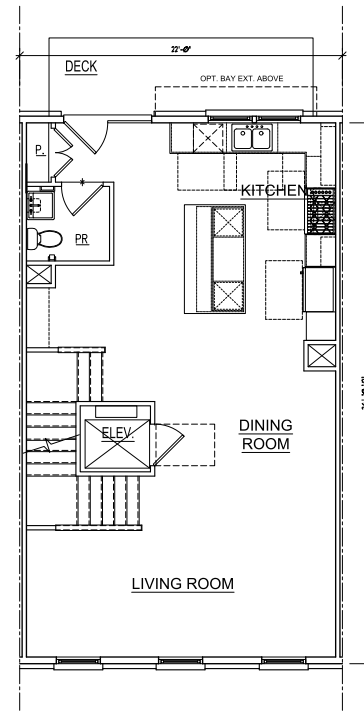
No.	Note	Date



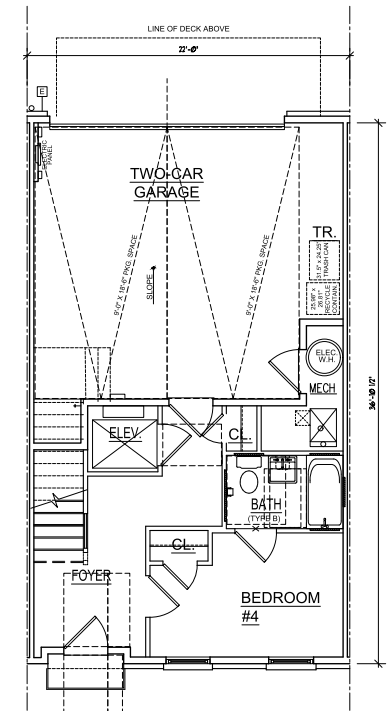
4 Unit A - Typical Loft Floor
Scale: 1/4" = 1'-0"



3 Unit A - Typical Third Floor
Scale: 1/4" = 1'-0"



2 Unit A - Typical Second Floor
Scale: 1/4" = 1'-0"



1 Unit A - Typical Ground Floor
Scale: 1/4" = 1'-0"

UNIT A - 2238 TYPICAL PLANS

WINDOW LOCATIONS PER LOT 707
WINDOW LOCATIONS MAY CHANGE @ OTHER LOTS.
WINDOW LOCATIONS SUBJECT TO CHANGE DURING DESIGN PROCESS

NOTE: FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHT, AND UNIT TYPE DESIGNATIONS TO BE DETERMINED AT TIME OF CERTIFIED SITE PLAN. THE PROPOSED ARCHITECTURAL DETAILS AND MATERIALS ARE CONCEPTUAL AND SUBJECT TO REVISION AT THE TIME OF CERTIFIED SITE PLAN.

PLOT: 6/2/2026 3:34 PM

THE NEIGHBORHOODS OF
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300 N. LEE ST. &
333 N. FAIRFAX ST.
TOWNHOUSE REDEVELOPMENT
CITY OF ALEXANDRIA, VIRGINIA
CERTIFICATE OF APPROPRIATENESS

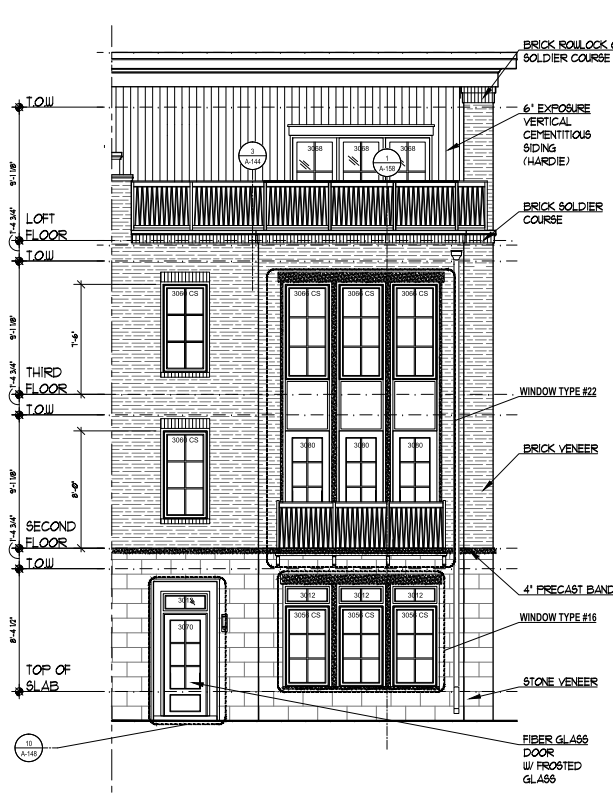
No.	Note	Date

Sheet Title:
UNIT A PLANS

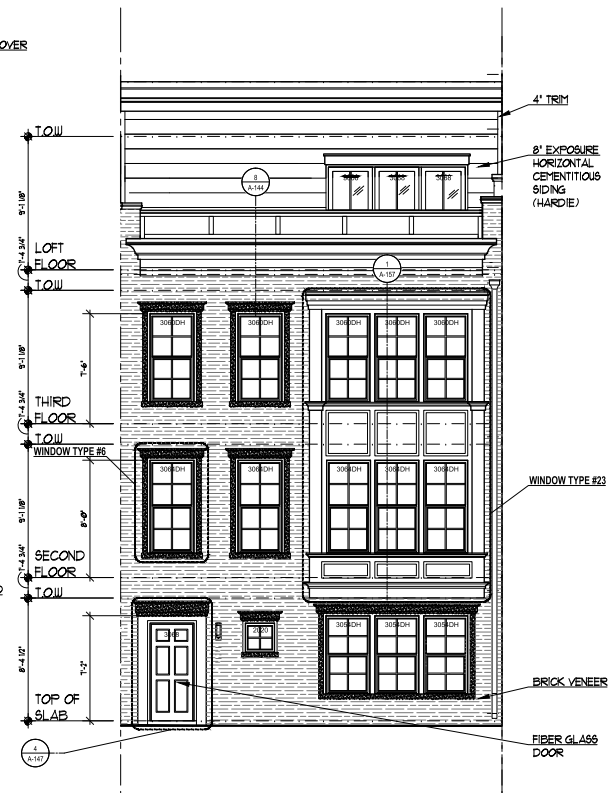
Original drawing is 24" x 36"

Sheet Number:

A-122



3 Unit B - Front Elevation #3
Scale: 1/4" = 1'-0"
Building #2
Lots: 106



Unit B - Front Elevation #2

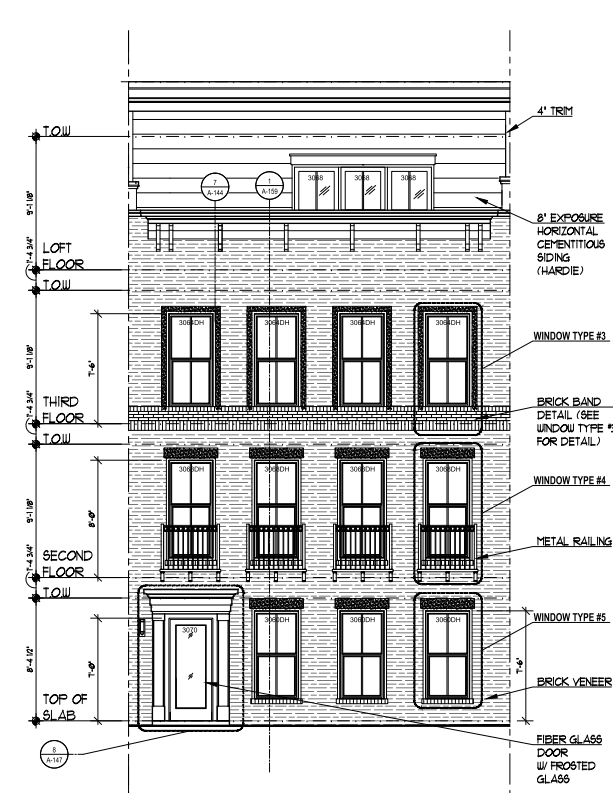
2

Scale: 1/4" = 1'-0"

Building #2
Lots: 709

Building #3
Lots: 714

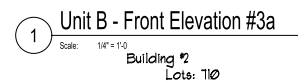
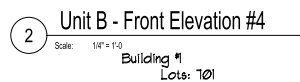
Building #4
Lots: 716, 719, & 720



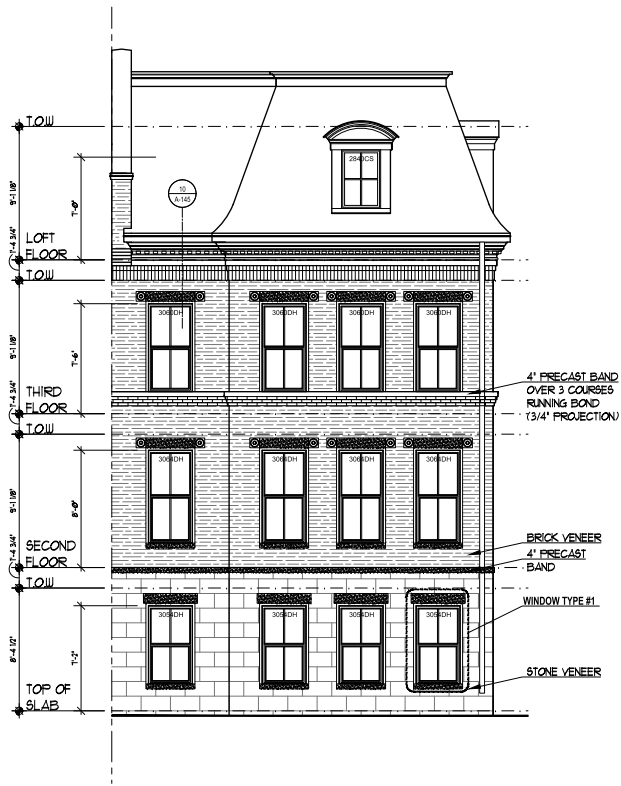
1 Unit B - Front Elevation #1
Scale: 1/4" = 1'-0"
Building #1
Lots: 104

UNIT B - 2638
FRONT ELEVATIONS

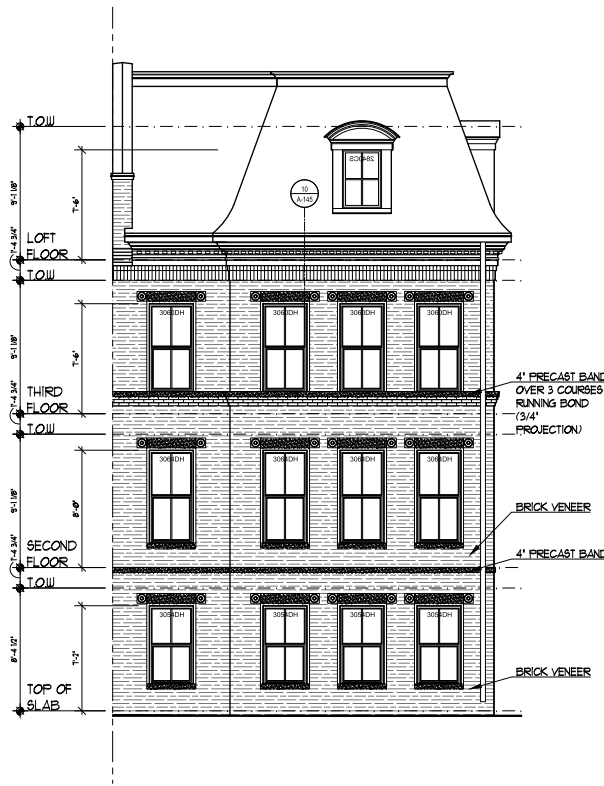
NOTE: FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHT, AND UNIT TYPE DESIGNATIONS TO BE DETERMINED AT TIME OF CERTIFIED SITE PLAN. THE PROPOSED ARCHITECTURAL DETAILS AND MATERIALS ARE CONCEPTUAL AND SUBJECT TO REVISION AT THE TIME OF CERTIFIED SITE PLAN.



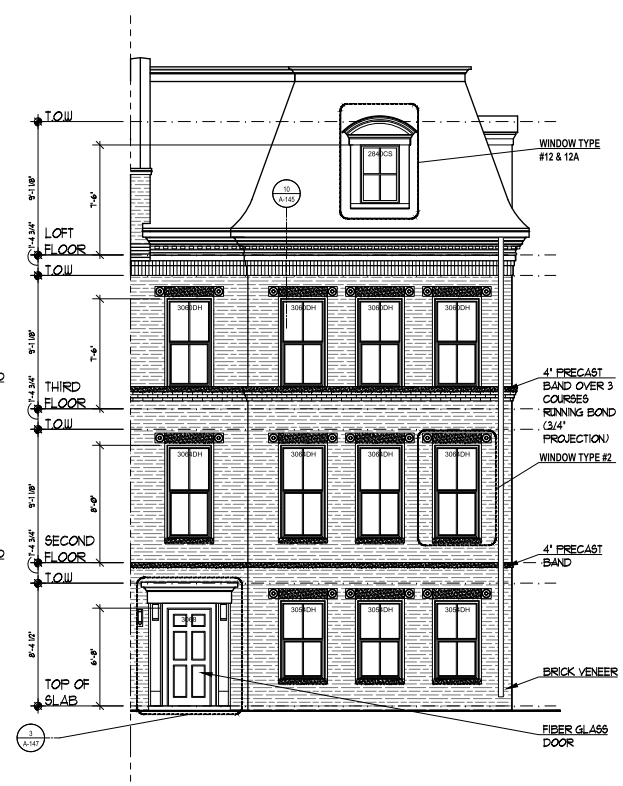
NOTE: FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHTS, AND UNIT TYPE DESIGNATIONS TO BE DETERMINED AT THE TIME OF CERTIFIED SITE PLAN. THE PROPOSED ARCHITECTURAL DETAILS AND MATERIALS ARE CONCEPTUAL AND SUBJECT TO REVISION AT THE TIME OF CERTIFIED SITE PLAN.



3 Unit B - Front Elevation #5b
Scale: 1/8" = 1'-0"
Building #1
Lots: 105



2 Unit B - Front Elevation #5a
Scale: 1/8" = 1'-0"
Building #3
Lots: 115



1 Unit B - Front Elevation #5
Scale: 1/8" = 1'-0"
Building #3
Lots: 111

UNIT B - 2638 FRONT ELEVATIONS

NOTE: FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHT, AND UNIT TYPE DESIGNATIONS TO BE DETERMINED AT TIME OF CERTIFIED SITE PLAN. THE PROPOSED ARCHITECTURAL DETAILS AND MATERIALS ARE CONCEPTUAL AND SUBJECT TO REVISION AT THE TIME OF CERTIFIED SITE PLAN.

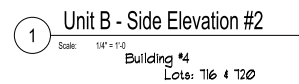
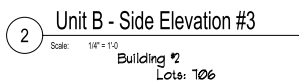
No.	Note	Date

Sheet Title:
UNIT B ELEVATIONS

Original drawing is 24" x 36"

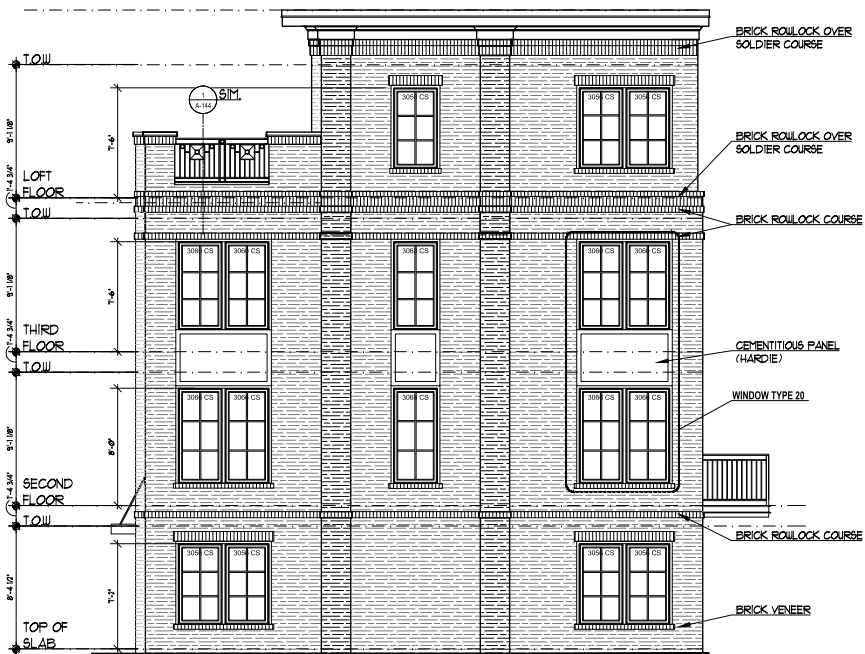
Sheet Number:

A-126

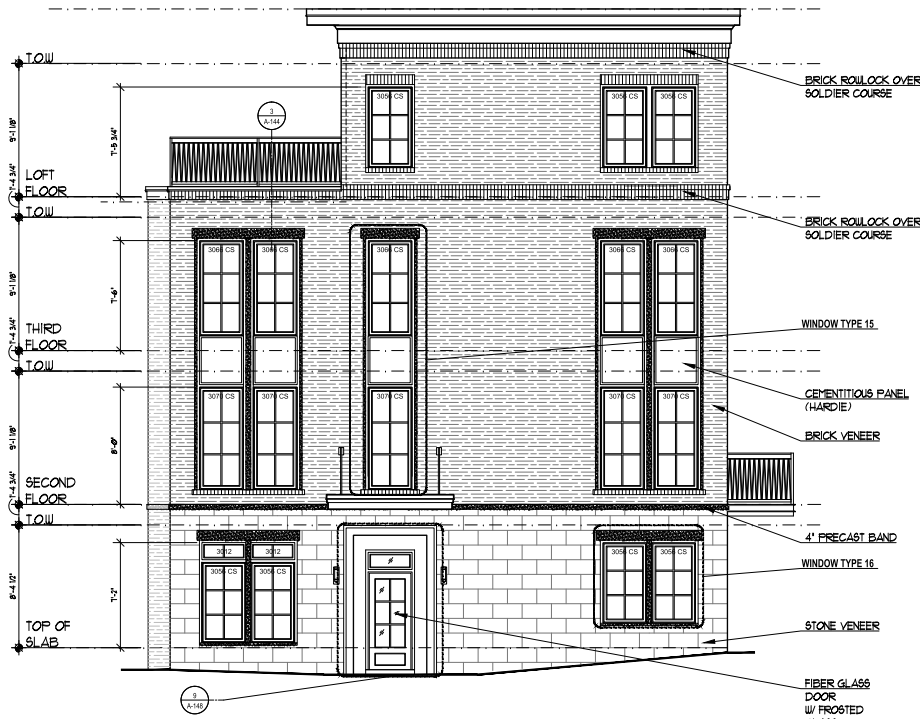


NOTE: FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHT, AND UNIT TYPE DESIGNATIONS TO BE DETERMINED AT TIME OF CERTIFIED SITE PLAN. THE PROPOSED ARCHITECTURAL DETAILS AND MATERIALS ARE CONCEPTUAL AND SUBJECT TO REVISION AT THE TIME OF CERTIFIED SITE PLAN.

[illegible]



2 Unit B - Side Elevation #4
Scale: 1/4" = 1'-0"
Building #1
Lots: 101



1 Unit B - Side Elevation #3a
Scale: 1/4" = 1'-0"
Building #2
Lots: 110

UNIT B - 2638 SIDE ELEVATION

NOTE: FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHT, AND UNIT TYPE DESIGNATIONS TO BE DETERMINED AT TIME OF CERTIFIED SITE PLAN. THE PROPOSED ARCHITECTURAL DETAILS AND MATERIALS ARE CONCEPTUAL AND SUBJECT TO REVISION AT THE TIME OF CERTIFIED SITE PLAN.

No.	Note	Date



2 Unit B - Side Elevation #5a
 Scale: 1/4" = 1'-0"
 Building #3
 Lots: 115



1 Unit B - Side Elevation #5
 Scale: 1/4" = 1'-0"
 Building #3
 Lots: 111

UNIT B - 2638 SIDE ELEVATION

NOTE: FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHT, AND UNIT TYPE DESIGNATIONS TO BE DETERMINED AT TIME OF CERTIFIED SITE PLAN. THE PROPOSED ARCHITECTURAL DETAILS AND MATERIALS ARE CONCEPTUAL AND SUBJECT TO REVISION AT THE TIME OF CERTIFIED SITE PLAN.

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YANTIS
ASSOCIATES

ARCHITECTS

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Project Number

300 N. LEE ST. &
 333 N. FAIRFAX ST.
 TOWNHOUSE REDEVELOPMENT
 CITY OF ALEXANDRIA, VIRGINIA

Certificate of Appropriateness

No.

Note

Date

Sheet Title:

UNIT B ELEVATIONS

Original drawing is 24" x 36"

Sheet Number:

A-129



1 Unit B - Side Elevation #5b
 Scale: 1/4" = 1'-0"
 Building #1
 Lots: 105

UNIT B - 2638 SIDE ELEVATION

NOTE: FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHT, AND UNIT TYPE DESIGNATIONS TO BE DETERMINED AT TIME OF CERTIFIED SITE PLAN. THE PROPOSED ARCHITECTURAL DETAILS AND MATERIALS ARE CONCEPTUAL AND SUBJECT TO REVISION AT THE TIME OF CERTIFIED SITE PLAN.

No.	Note	Date



PLOT: 6/2/2026 3:34 PM

THE NEIGHBORHOODS OF EYA

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300 N. LEE ST. &
 333 N. FAIRFAX ST.
 TOWNHOUSE REDEVELOPMENT
 CERTIFICATE OF APPROPRIATENESS
 CITY OF ALEXANDRIA, VIRGINIA

Project Number

No.	Note	Date

Sheet Title:
 UNIT B ELEVATIONS

Original drawing: 1/4" x 3/4" x 3/4"

Sheet Number:
A-131



(NOTE: FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHT, AND UNIT TYPE DESIGNATIONS TO BE DETERMINED AT TIME OF CERTIFIED SITE PLAN. THE PROPOSED ARCHITECTURAL DETAILS AND MATERIALS ARE CONCEPTUAL AND SUBJECT TO REVISION AT THE TIME OF CERTIFIED SITE PLAN.)

No.	Note	Date

Sheet Title:
 UNIT B ELEVATIONS

Original drawing is 24" x 36"

Sheet Number:
A-132

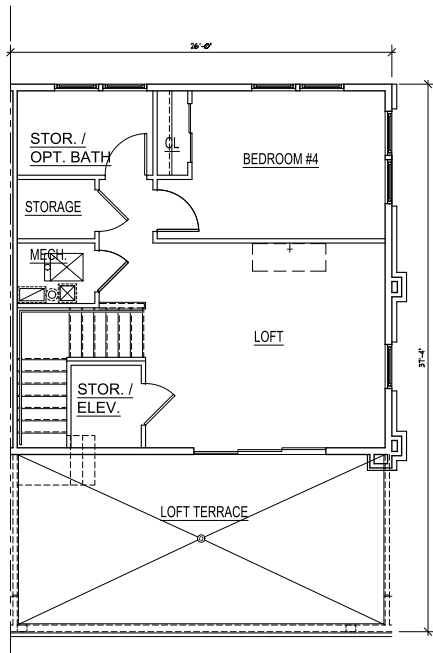


No.	Note	Date

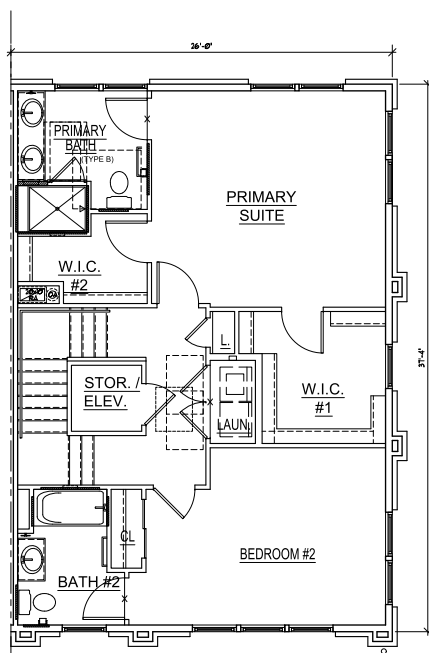
Sheet Title:
UNIT B ELEVATIONS

Original drawing is 24" x 36"

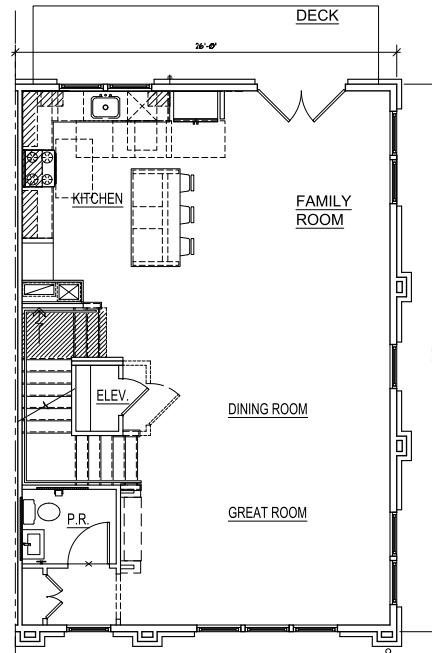
Sheet Number:
A-133a



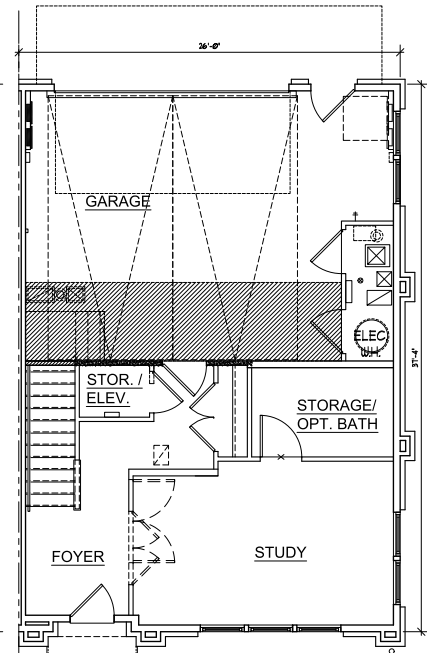
4 Unit B - Typical Loft Floor
Scale: 1/4" = 1'-0"



3 Unit B - Typical Third Floor
Scale: 1/4" = 1'-0"



2 Unit B - Typical Second Floor
Scale: 1/4" = 1'-0"



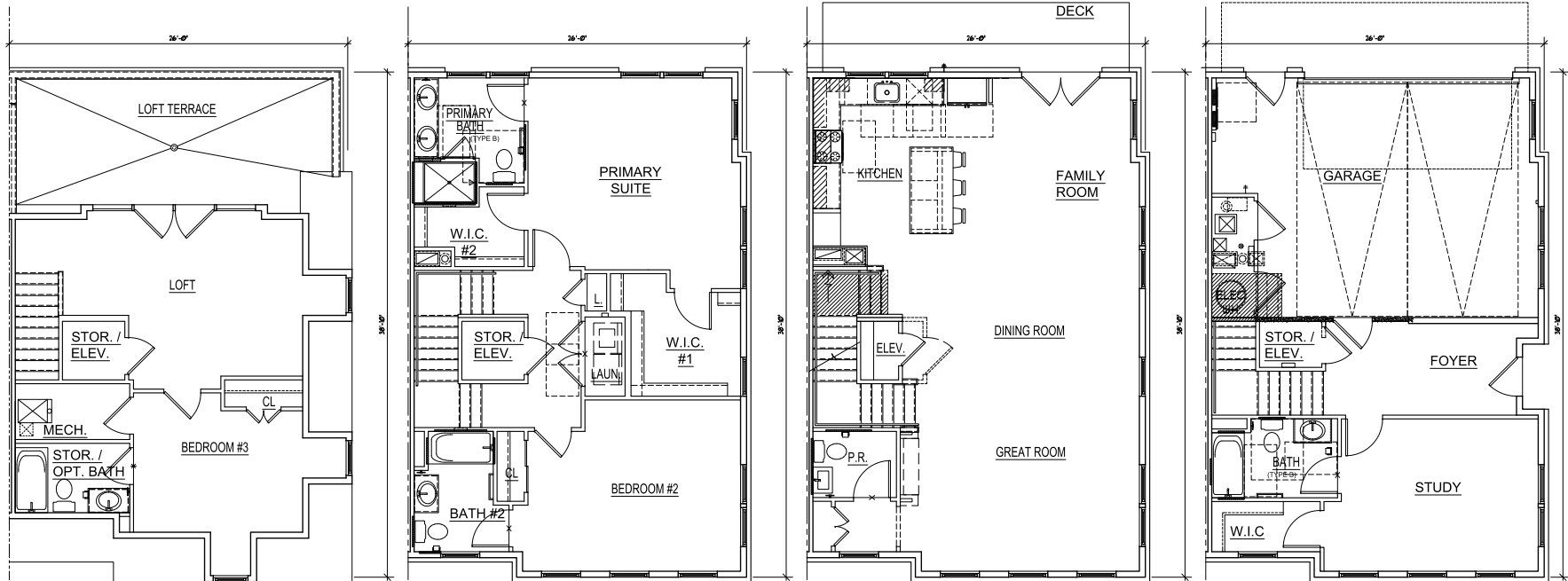
1 Unit B - Typical Ground Floor
Scale: 1/4" = 1'-0"

UNIT B - 2638 TYPICAL END UNIT - FRONT ENTRY PLANS (INTERIOR UNITS SIM.)

WINDOW LOCATIONS PER LOT 704
WINDOW LOCATIONS MAY CHANGE @ OTHER LOTS.
WINDOW LOCATIONS SUBJECT TO CHANGE DURING DESIGN PROCESS

NOTE: FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHT, AND UNIT TYPE DESIGNATIONS TO BE DETERMINED AT TIME OF CERTIFIED SITE PLAN. THE PROPOSED ARCHITECTURAL DETAILS AND MATERIALS ARE CONCEPTUAL AND SUBJECT TO REVISION AT THE TIME OF CERTIFIED SITE PLAN.

No.	Note	Date



4 Unit B - Typical Loft Floor
Scale: 1/4" = 1'-0"

3 Unit B - Typical Third Floor
Scale: 1/4" = 1'-0"

2 Unit B - Typical Second Floor
Scale: 1/4" = 1'-0"

1 Unit B - Typical Ground Floor
Scale: 1/4" = 1'-0"

UNIT B - 2638 TYPICAL PLANS - END ENTRY

WINDOW LOCATIONS PER LOT 705 & 715
WINDOW LOCATIONS MAY CHANGE @ OTHER LOTS.
WINDOW LOCATIONS SUBJECT TO CHANGE DURING DESIGN PROCESS

(NOTE: FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHT, AND UNIT TYPE DESIGNATIONS TO BE DETERMINED AT TIME OF CERTIFIED SITE PLAN. THE PROPOSED ARCHITECTURAL DETAILS AND MATERIALS ARE CONCEPTUAL AND SUBJECT TO REVISION AT THE TIME OF CERTIFIED SITE PLAN.)

No.	Note	Date

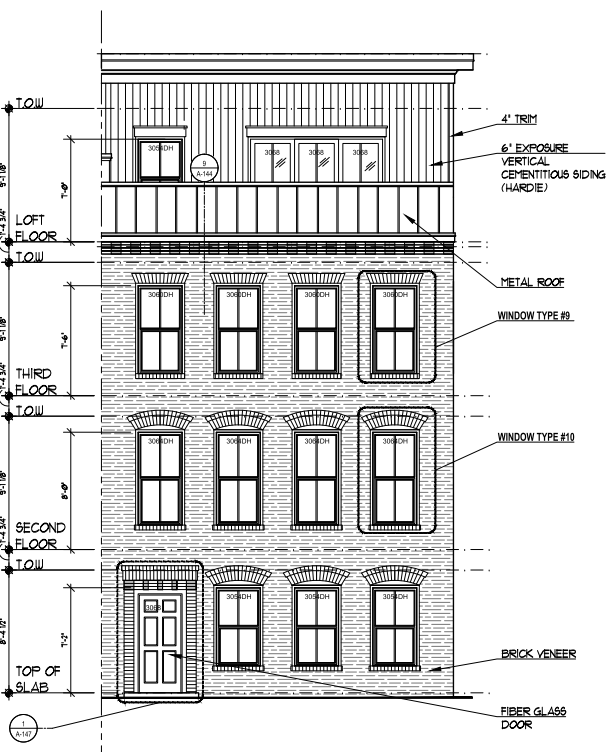
No.	Note	Date

Sheet Title:
UNIT C ELEVATIONS

Original drawing: 1/24" x 36"

Sheet Number:

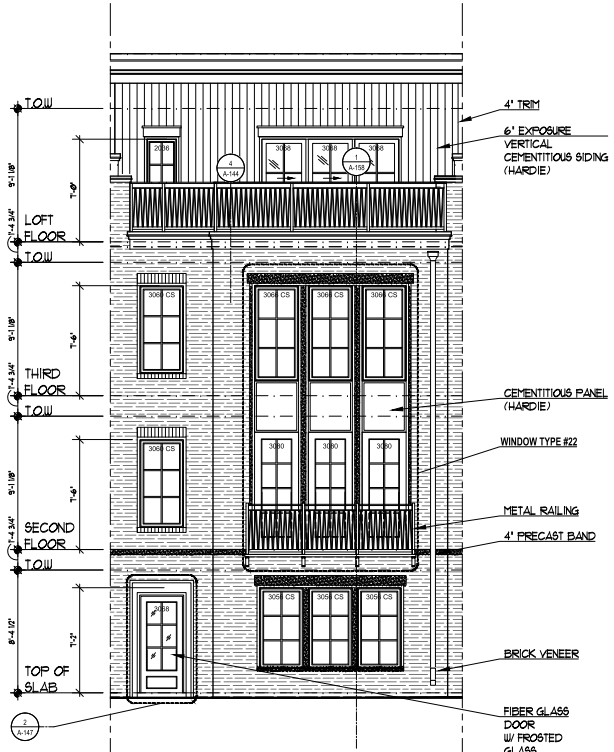
A-136



3 Unit C - Front Elevation #3

Scale: 1/4" = 1'-0"

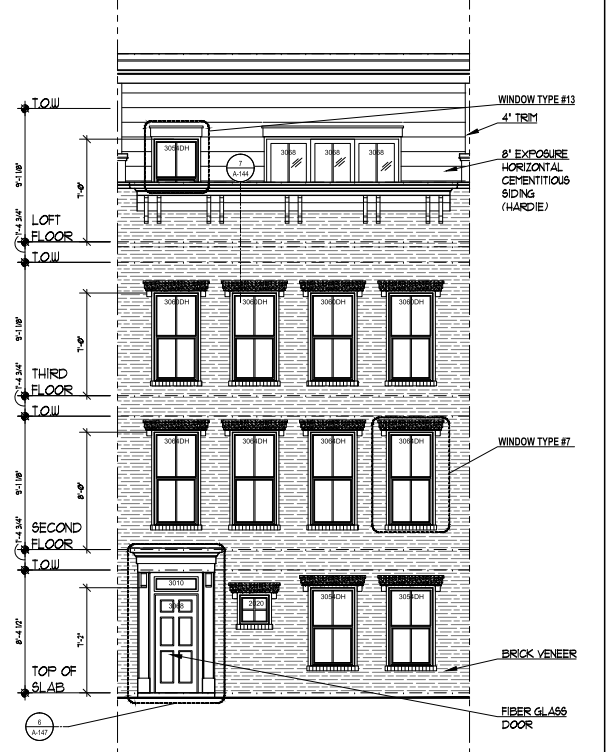
Building 5
Lots: 121
Building #1
Lots: 129



2 Unit C - Front Elevation #2

Scale: 1/4" = 1'-0"

Building 5
Lots: 122 & 123



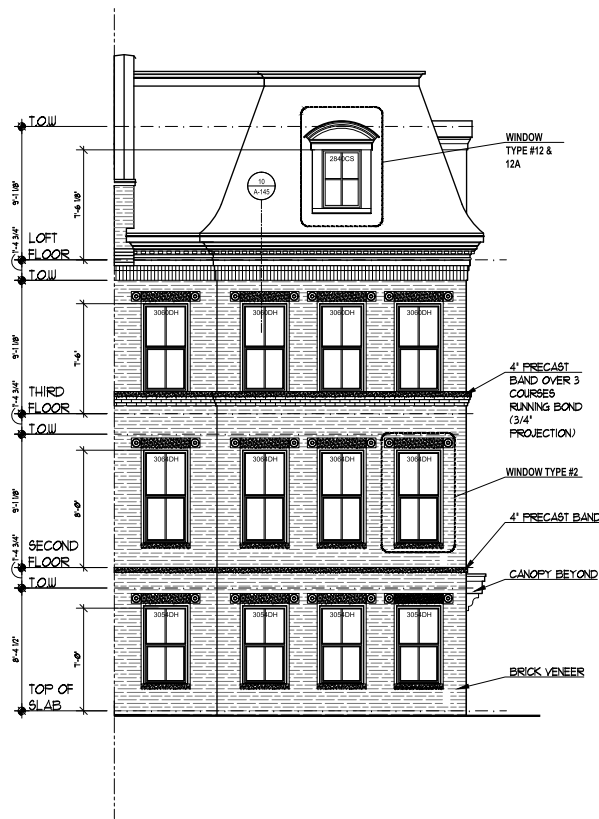
1 Unit C - Front Elevation #1

Scale: 1/4" = 1'-0"

Building #1
Lots: 130 & 131

UNIT C - 2442 FRONT ELEVATIONS

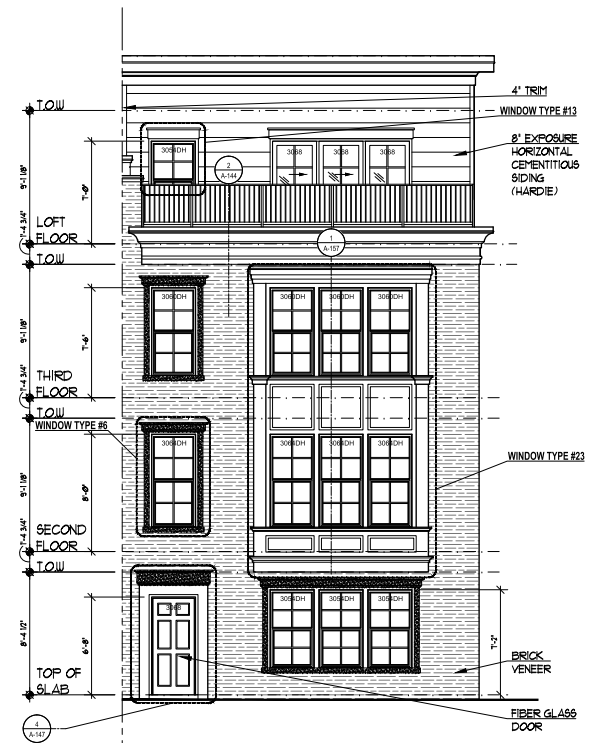
NOTE: FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHT, AND UNIT TYPE DESIGNATIONS TO BE DETERMINED AT TIME OF CERTIFIED SITE PLAN. THE PROPOSED ARCHITECTURAL DETAILS AND MATERIALS ARE CONCEPTUAL AND SUBJECT TO REVISION AT THE TIME OF CERTIFIED SITE PLAN.



3 Unit C - Front Elevation #5

Scale: 1/4" = 1'-0"

Building #5
Lots: T24
Building #6
Lots: T28



1 Unit C - Front Elevation #4

Scale: 1/4" = 1'-0"

Building #6
Lots: T25
Building #7
Lots: T32

UNIT C - 2442 FRONT ELEVATIONS

(NOTE: FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHT, AND UNIT TYPE DESIGNATIONS TO BE DETERMINED AT THE TIME OF CERTIFIED SITE PLAN. THE PROPOSED ARCHITECTURAL DETAILS AND MATERIALS ARE CONCEPTUAL AND SUBJECT TO REVISION AT THE TIME OF CERTIFIED SITE PLAN.)

No.	Note	Date

Sheet Title:
UNIT C ELEVATIONS

Original drawing is 24" x 36"

Sheet Number:

A-137



2 Unit C - Side Elevation #4
Scale: 1/4" = 1'-0"
Building #6
Lots: 125



1 Unit C - Side Elevation #3
Scale: 1/4" = 1'-0"
Building #5
Lots: 121
Building #1
Lots: 129

UNIT C - 2442 SIDE ELEVATION

NOTE: FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHT, AND UNIT TYPE DESIGNATIONS TO BE DETERMINED AT TIME OF CERTIFIED SITE PLAN. THE PROPOSED ARCHITECTURAL DETAILS AND MATERIALS ARE CONCEPTUAL AND SUBJECT TO REVISION AT THE TIME OF CERTIFIED SITE PLAN.

No.	Note	Date

Sheet Title:
UNIT C ELEVATIONS

Original drawing is 24" x 36"

Sheet Number:
A-138



No.	Note	Date

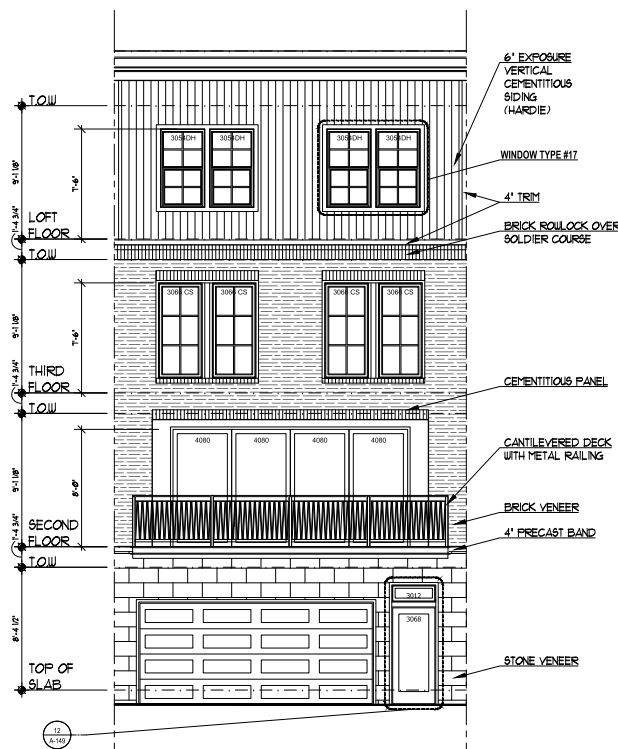
Sheet Title:
UNIT C ELEVATIONS

Original drawing is 24" x 36"

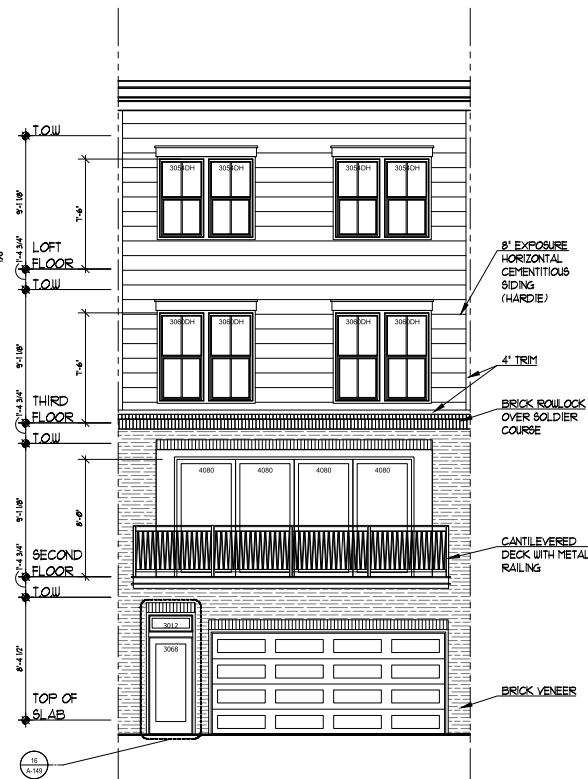
Sheet Number:
A-139



3 Unit C - Front Elevation #3
Scale: 1/4" = 1'-0"



2 Unit C - Rear Elevation #2
Scale: 1/4" = 1'-0"



1 Unit C - Front Elevation #1
Scale: 1/4" = 1'-0"

UNIT C - 2442 REAR ELEVATIONS

(NOTE: FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHT, AND UNIT TYPE DESIGNATIONS TO BE DETERMINED AT TIME OF CERTIFIED SITE PLAN. THE PROPOSED ARCHITECTURAL DETAILS AND MATERIALS ARE CONCEPTUAL AND SUBJECT TO REVISION AT THE TIME OF CERTIFIED SITE PLAN.)

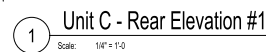
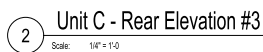
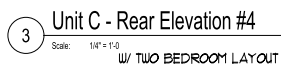
No.	Note	Date

Sheet Title:
UNIT C ELEVATIONS

Original drawing is 24" x 36"

Sheet Number:

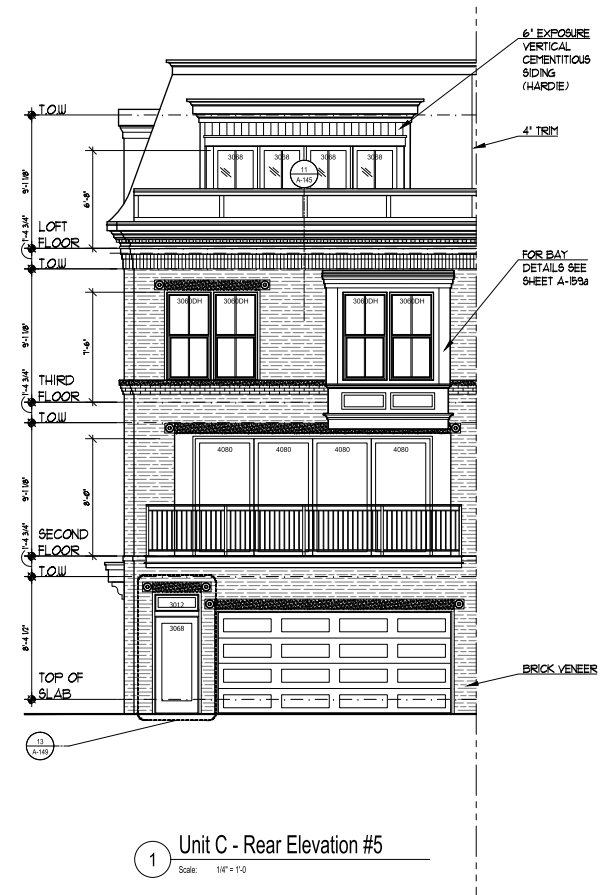
A-140



UNIT C - 2442
REAR ELEVATIONS
(W/ REAR EXTENSIONS)

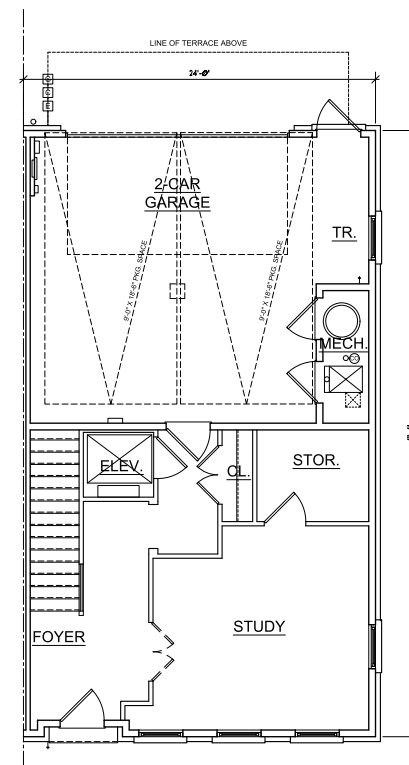
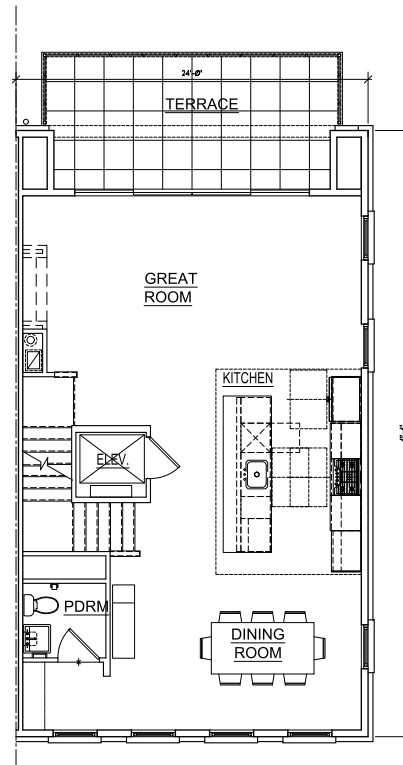
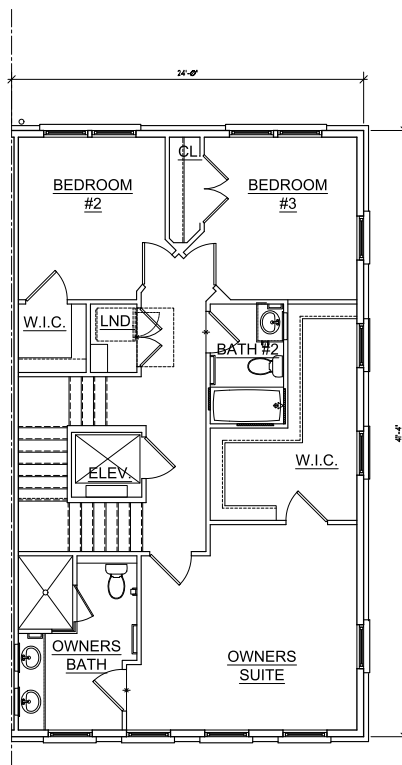
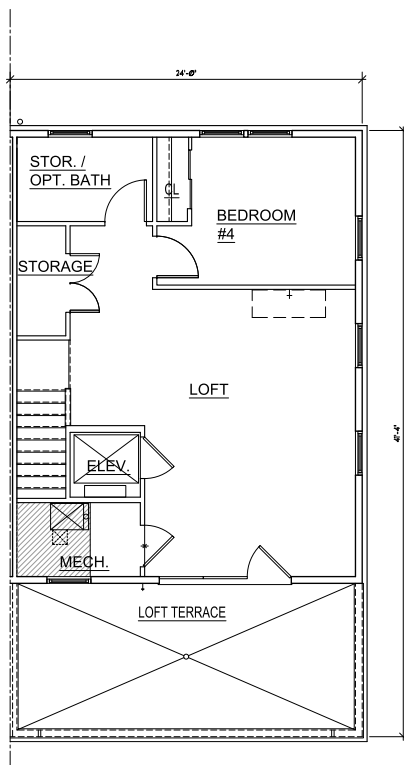
NOTE: FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHT, AND UNIT TYPE DESIGNATIONS TO BE DETERMINED AT TIME OF CERTIFIED SITE PLAN. THE PROPOSED ARCHITECTURAL DETAILS AND MATERIALS ARE CONCEPTUAL AND SUBJECT TO REVISION AT THE TIME OF CERTIFIED SITE PLAN.

UNIT C - 2442 REAR ELEVATIONS (W/ REAR EXTENSIONS)



NOTE: FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHT, AND UNIT TYPE DESIGNATIONS TO BE DETERMINED AT TIME OF CERTIFIED SITE PLAN. THE PROPOSED ARCHITECTURAL DETAILS AND MATERIALS ARE CONCEPTUAL AND SUBJECT TO REVISION AT THE TIME OF CERTIFIED SITE PLAN.

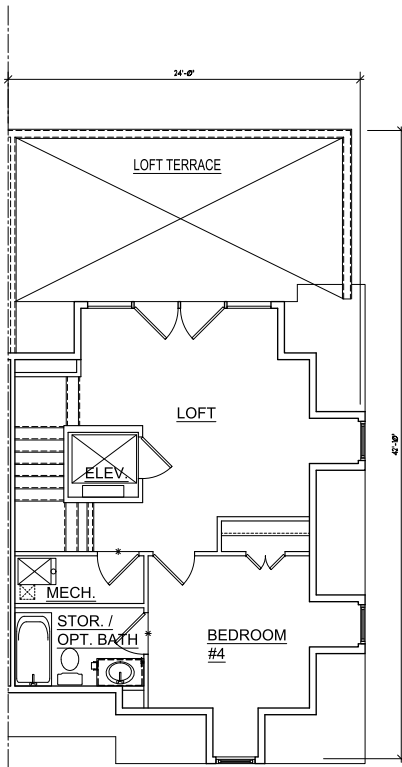
No.	Note	Date



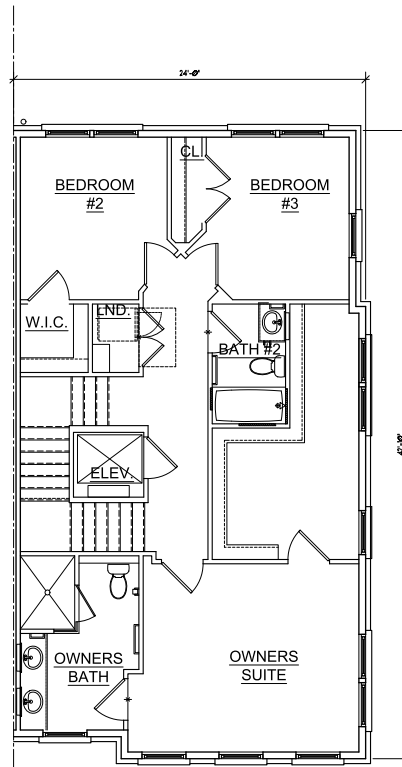
UNIT C - 2442
TYPICAL PLANS

WINDOW LOCATIONS PER LOT 721
WINDOW LOCATIONS MAY CHANGE @ OTHER LOTS.
WINDOW LOCATIONS SUBJECT TO CHANGE DURING DESIGN PROCESS

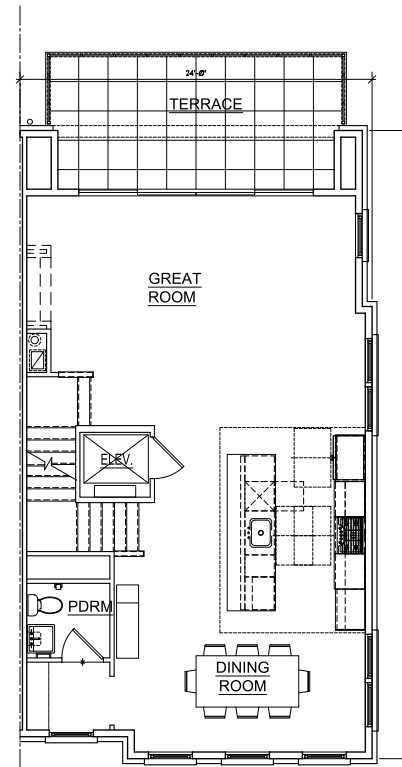
NOTE: FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHTS AND UNIT TYPE DESIGNATIONS TO BE DETERMINED AT THE TIME OF CERTIFIED SITE PLAN. THE PROPOSED ARCHITECTURAL DETAILS AND MATERIALS ARE CONCEPTUAL AND SUBJECT TO REVISION AT THE TIME OF CERTIFIED SITE PLAN.



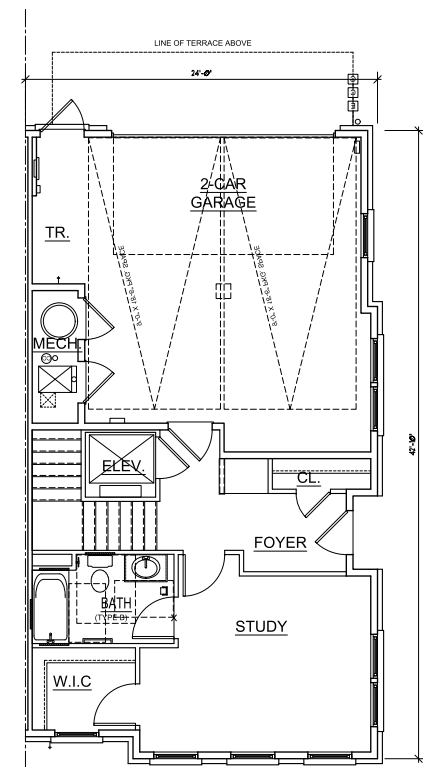
4 Unit C - Typical Loft Floor - End Entry
Scale: 1/4" = 1'-0"



3 Unit C - Typical Third Floor - End Entry
Scale: 1/4" = 1'-0"



2 Unit C - Typical Second Floor - End Entry
Scale: 1/4" = 1'-0"



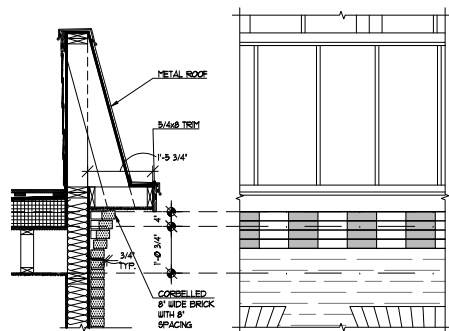
1 Unit C - Typical Ground Floor - End Entry
Scale: 1/4" = 1'-0"

UNIT C - 2442 TYPICAL PLANS - END ENTRY

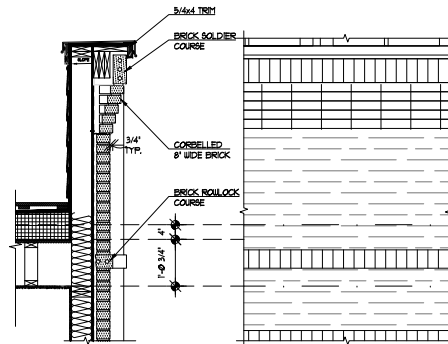
WINDOW LOCATIONS PER LOT 724
WINDOW LOCATIONS MAY CHANGE @ OTHER LOTS.
WINDOW LOCATIONS SUBJECT TO CHANGE DURING DESIGN PROCESS

NOTE: FINAL BUILDING LOCATIONS, DIMENSIONS, HEIGHT, AND UNIT TYPE DESIGNATIONS TO BE DETERMINED AT TIME OF CERTIFIED SITE PLAN. THE PROPOSED ARCHITECTURAL DETAILS AND MATERIALS ARE CONCEPTUAL AND SUBJECT TO REVISION AT THE TIME OF CERTIFIED SITE PLAN.

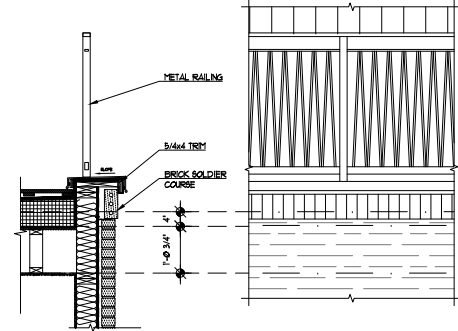
No.	Note	Date



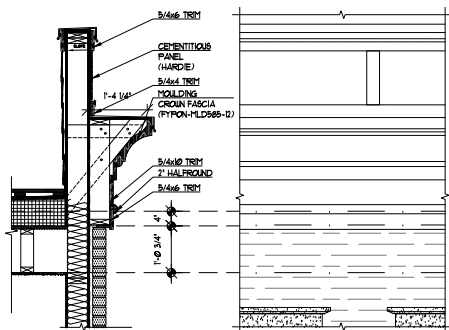
9 Cornice Detail #9
Scale: 1/8" = 1'-0"



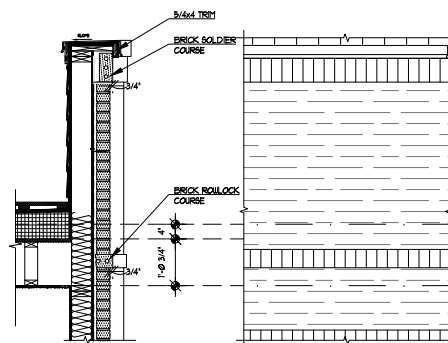
6 Cornice Detail #6
Scale: 1/8" = 1'-0"



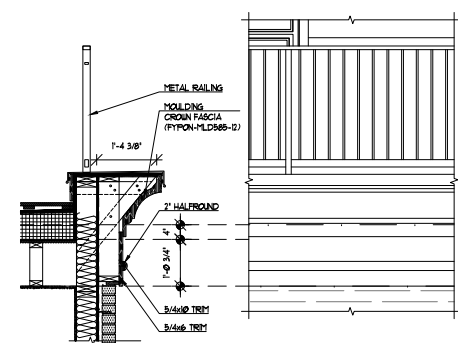
3 Cornice Detail #3
Scale: 1/8" = 1'-0"



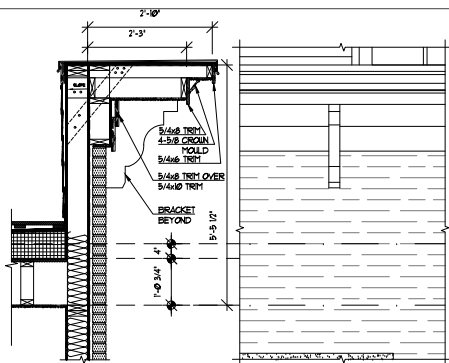
8 Cornice Detail #8
Scale: 1/8" = 1'-0"



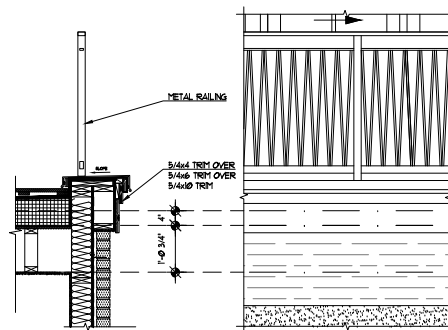
5 Cornice Detail #5
Scale: 1/8" = 1'-0"



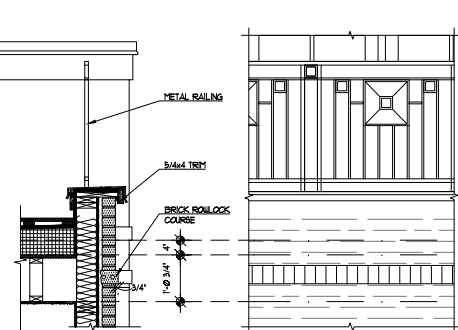
2 Cornice Detail #2
Scale: 1/8" = 1'-0"



7 Cornice Detail #7
Scale: 1/8" = 1'-0"

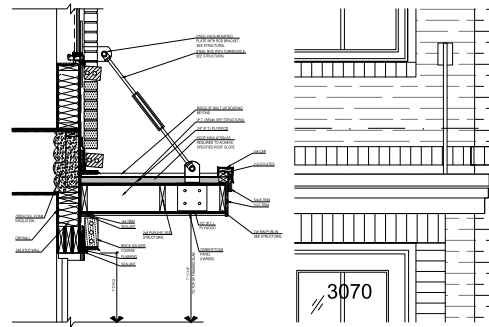


4 Cornice Detail #4
Scale: 1/8" = 1'-0"

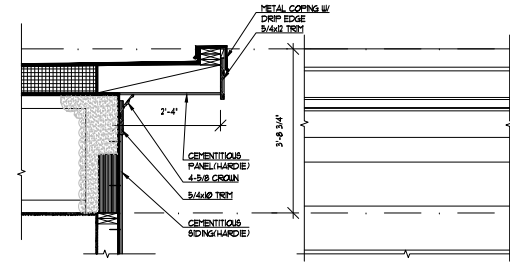


1 Cornice Detail #1
Scale: 1/8" = 1'-0"

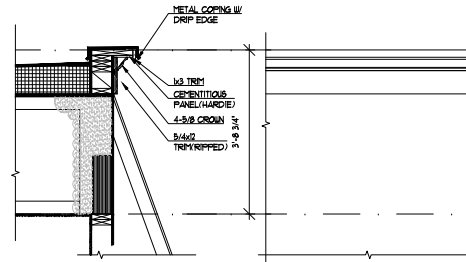
No.	Note	Date



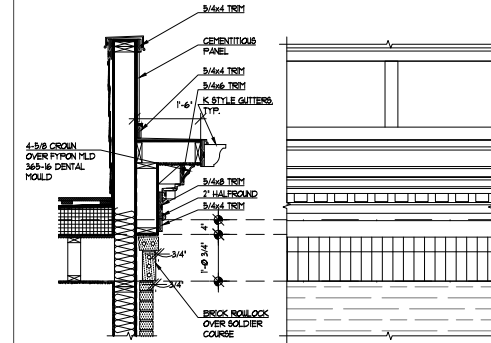
1 Canopy Detail #1
Scale: 1/8" = 1'-0"



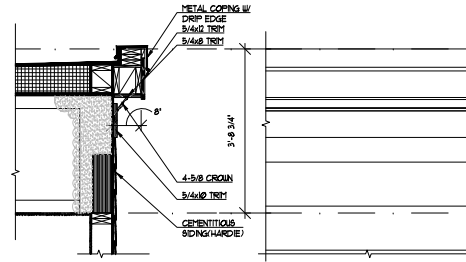
12 Cornice Detail #12 - Typical Upper Roof @ Front
Scale: 1/8" = 1'-0"



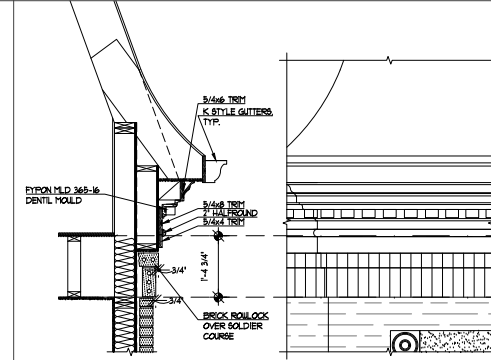
14 Cornice Detail #14 - Typical Upper Mansard Roof
Scale: 1/8" = 1'-0"



11 Cornice Detail #11
Scale: 1/8" = 1'-0"

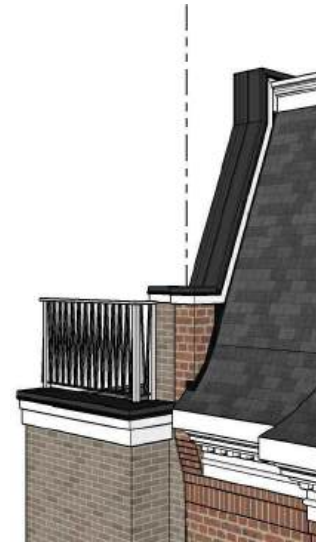


13 Cornice Detail #13 - Typical Upper Roof @ Side
Scale: 1/8" = 1'-0"



10 Cornice Detail #10
Scale: 1/8" = 1'-0"

No.	Note	Date



1 Mansard Roof Details
Scale: NTS

PLOT: 6/2/2026 3:36 PM

THE NEIGHBORHOODS OF
EYA
300 N. Lee St.
Suite 300
Alexandria, VA 22304
P: 703.544.8600
F: 703.544.8601
WWW.EYA.COM

SUTTON
YANTIS
ASSOCIATES
ARCHITECTS
1111 N. N. Lee St.
Suite 300
Alexandria, VA 22304
P: 703.544.8600
F: 703.544.8601

Seal

Project Number
300 N. LEE ST. &
333 N. FAIRFAX ST.
TOWNHOUSE REDEVELOPMENT
CITY OF ALEXANDRIA, VIRGINIA
CERTIFICATE OF APPROPRIATENESS

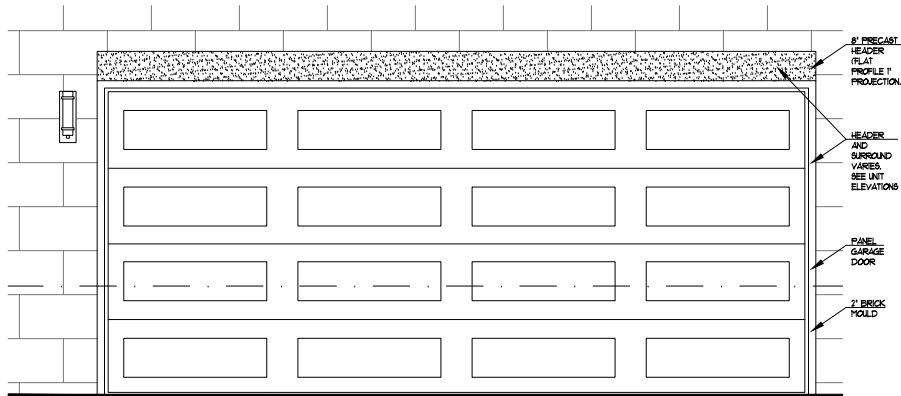
No.	Note	Date

Sheet Title:
MANSARD ROOF
DETAILS
Original drawing is 24" x 36"

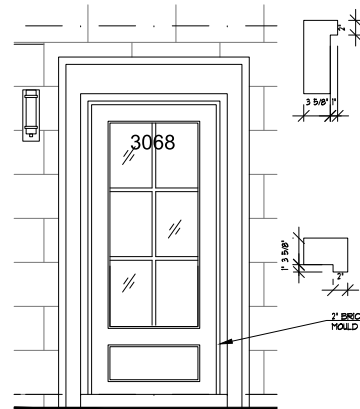
Sheet Number:
A-146



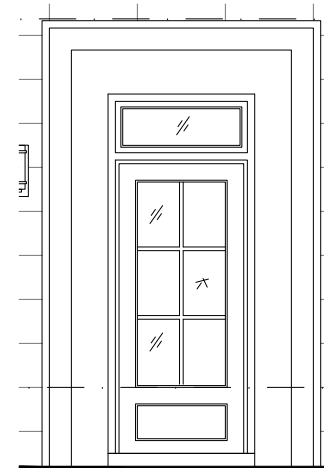
Product: Garage Door
 Manufacturer: Clopay
 Model: Steel Value Series T50
 Style: Traditional Long Panels, No Lites
 Size: 7' H, 16' W (per plan)
 Color: Per Color Scheme



1 Garage Door
Scale: 1/4" = 1'-0"



10 Door Type #10
Scale: 1/4" = 1'-0"



9 Door Type #9
Scale: 1/4" = 1'-0"

No.	Note	Date

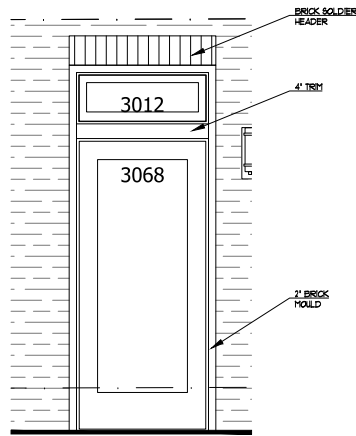
No.	Note	Date

Sheet Title:
DOOR TYPES

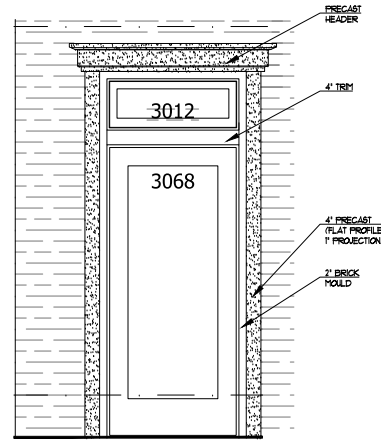
Original drawing is 24" x 36"

Sheet Number:

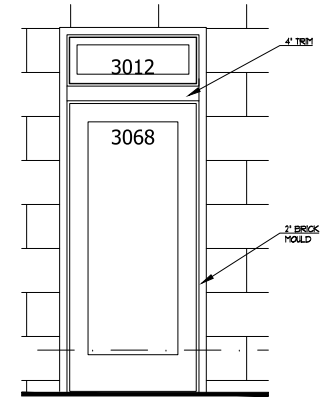
A-149



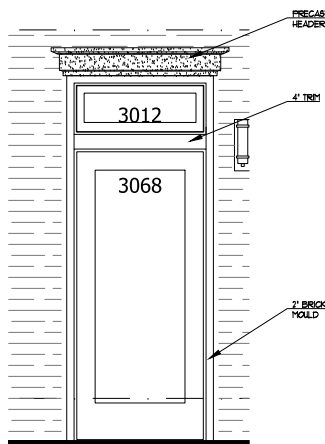
16 Door Type #16
Size: 36" x 78"



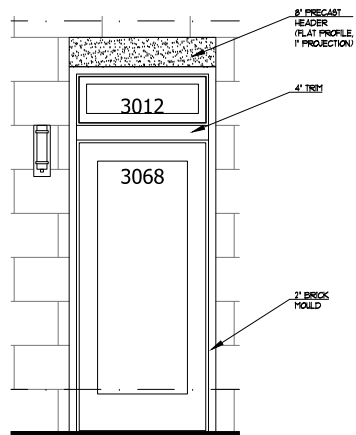
14 Door Type #14
Size: 36" x 78"



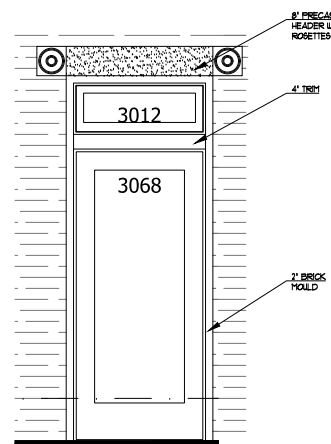
12 Door Type #12
Size: 36" x 78"



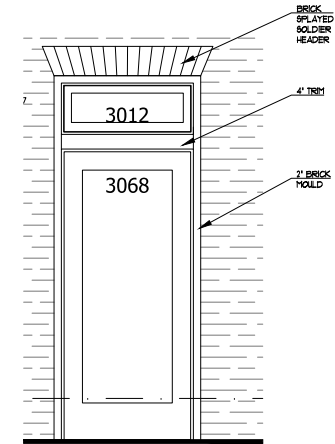
17 Door Type #17
Size: 36" x 78"



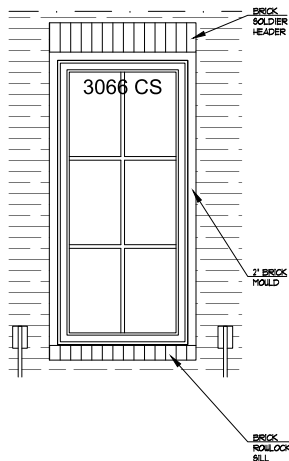
15 Door Type #15
Size: 36" x 78"



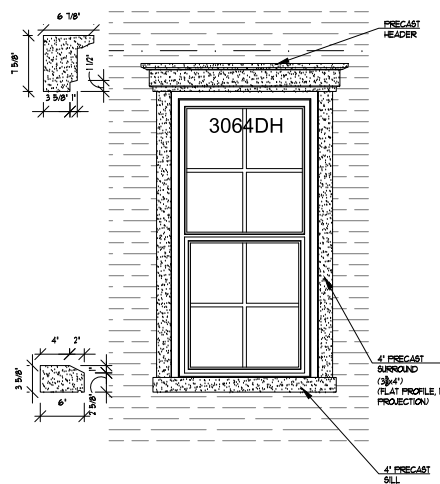
13 Door Type #13
Size: 36" x 78"



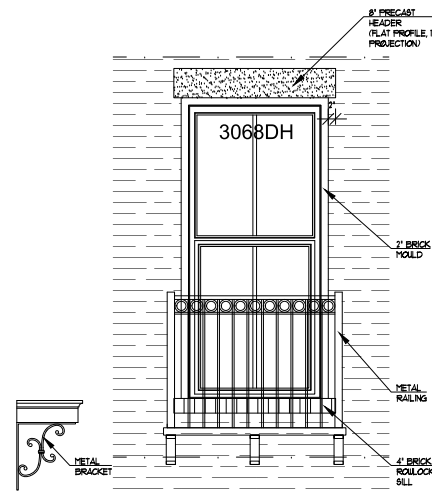
11 Door Type #11
Size: 36" x 78"



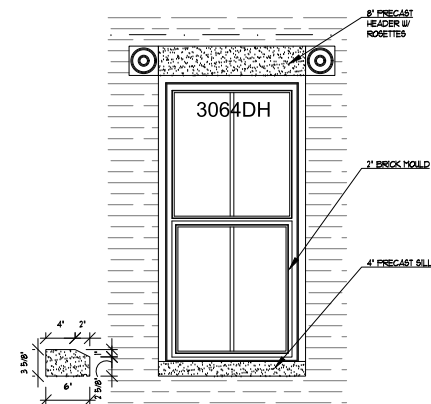
8 Window Type #8
Date: 08-11-10



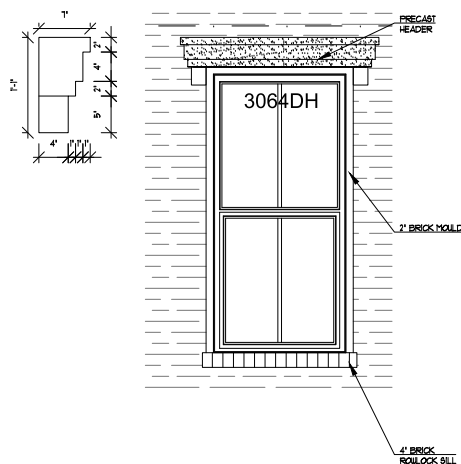
6 Window Type #6
Date: 08-11-10



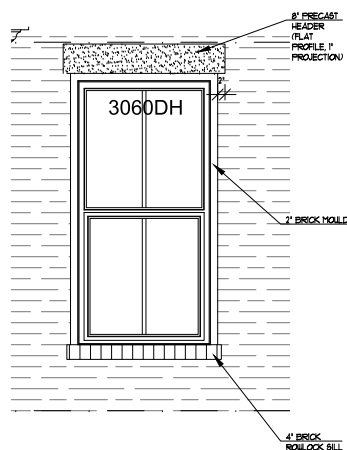
4 Window Type #4
Date: 08-11-10



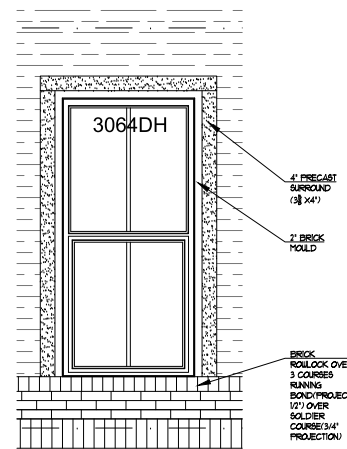
2 Window Type #2
Date: 08-11-10



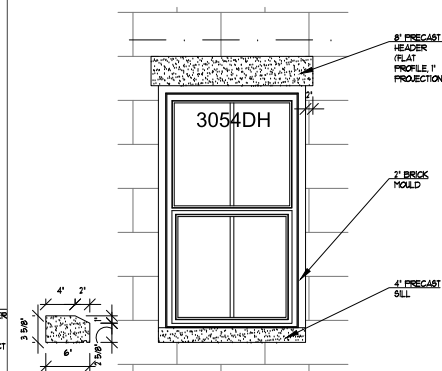
7 Window Type #7
Date: 08-11-10



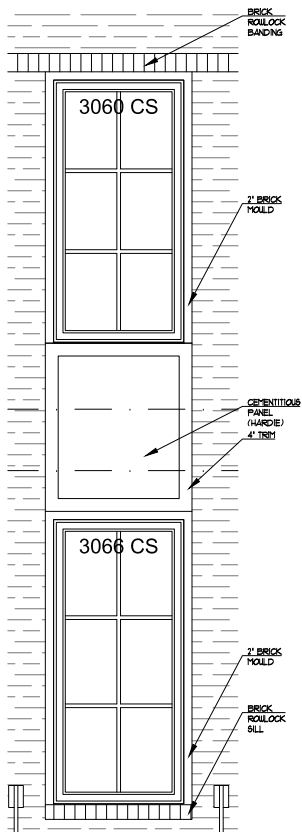
5 Window Type #5
Date: 08-11-10



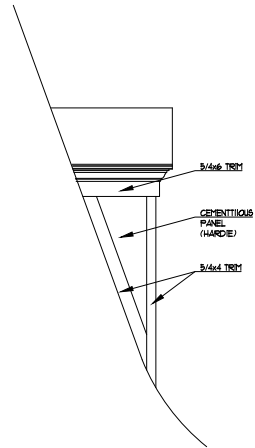
3 Window Type #3
Date: 08-11-10



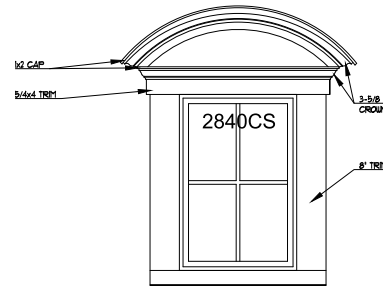
1 Window Type #1
Date: 08-11-10



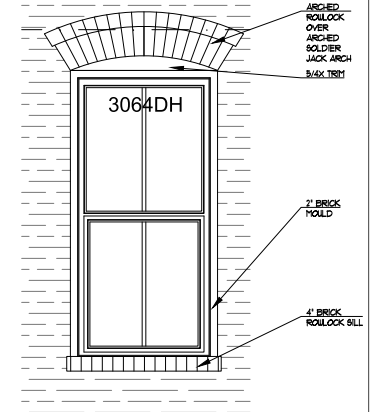
14 Window Type #14
Date: 08-11-14



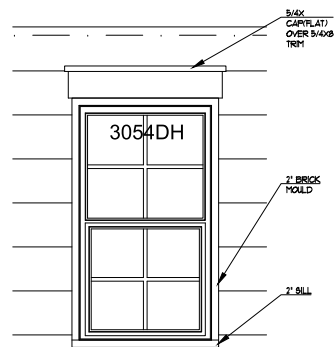
12a Window Type #12a
Date: 08-11-14



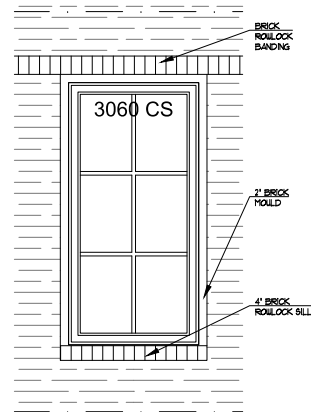
12 Window Type #12
Date: 08-11-14



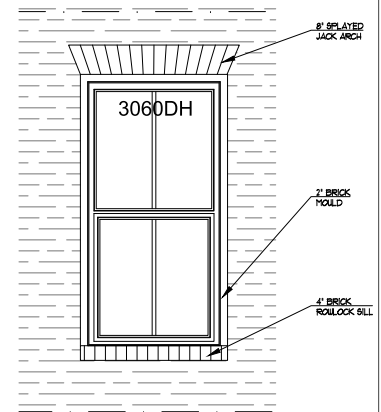
10 Window Type #10
Date: 08-11-14



13 Window Type #13
Date: 08-11-14

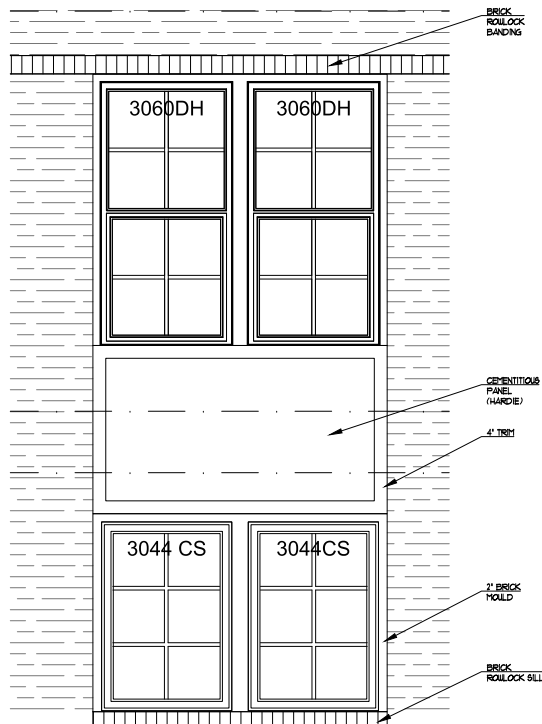


11 Window Type #11
Date: 08-11-14

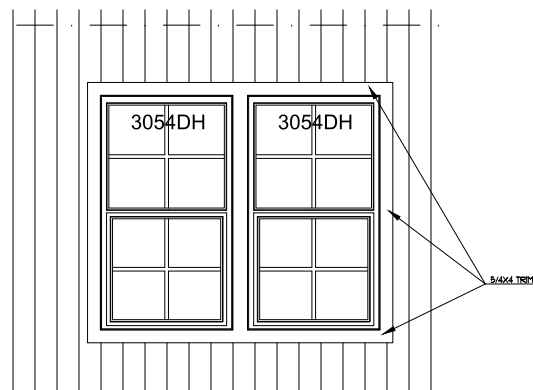


9 Window Type #9
Date: 08-11-14

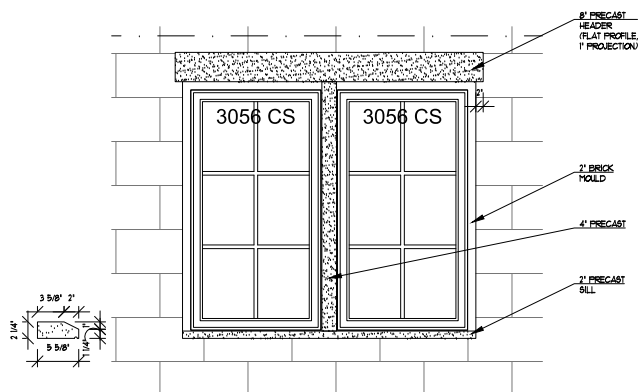
No.	Note	Date



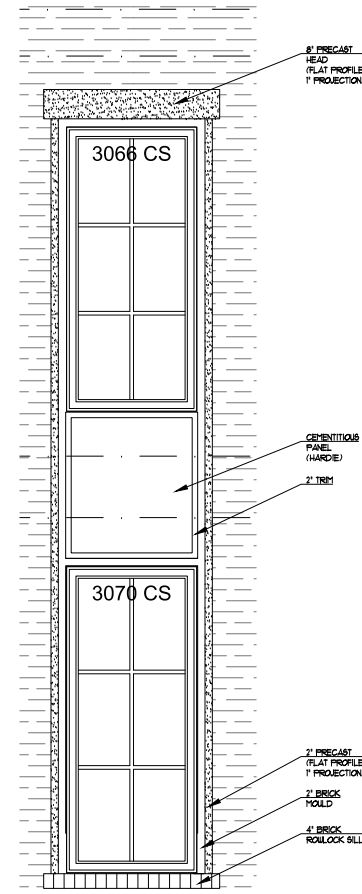
18 Window Type #18
 Date: 06-11-15



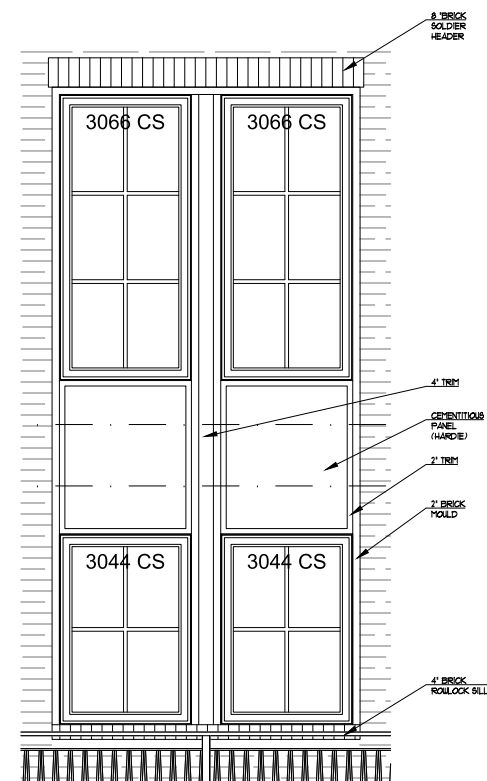
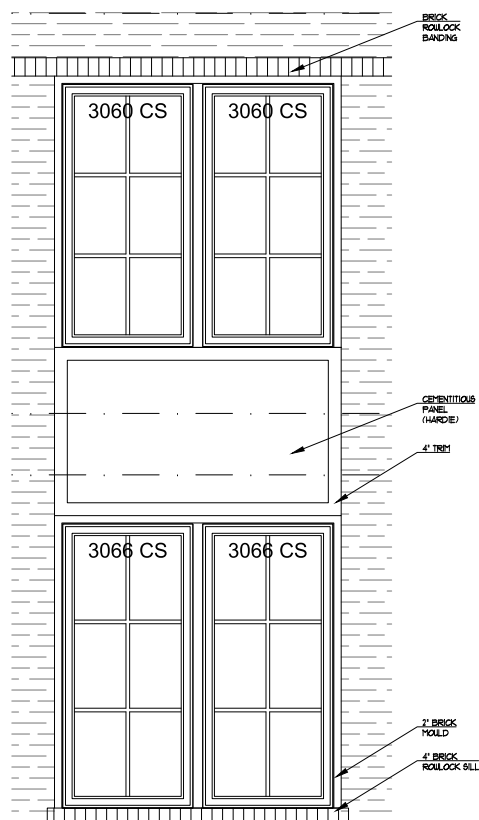
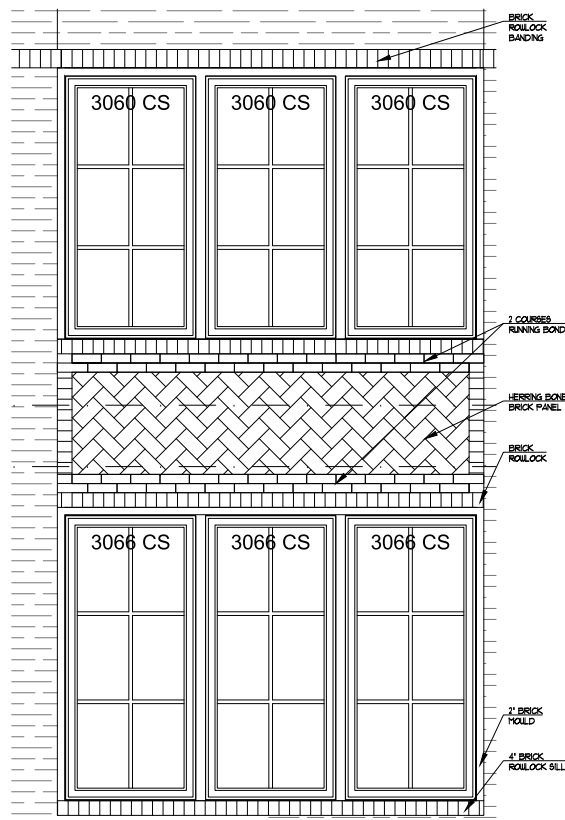
17 Window Type #17
 Date: 06-11-15

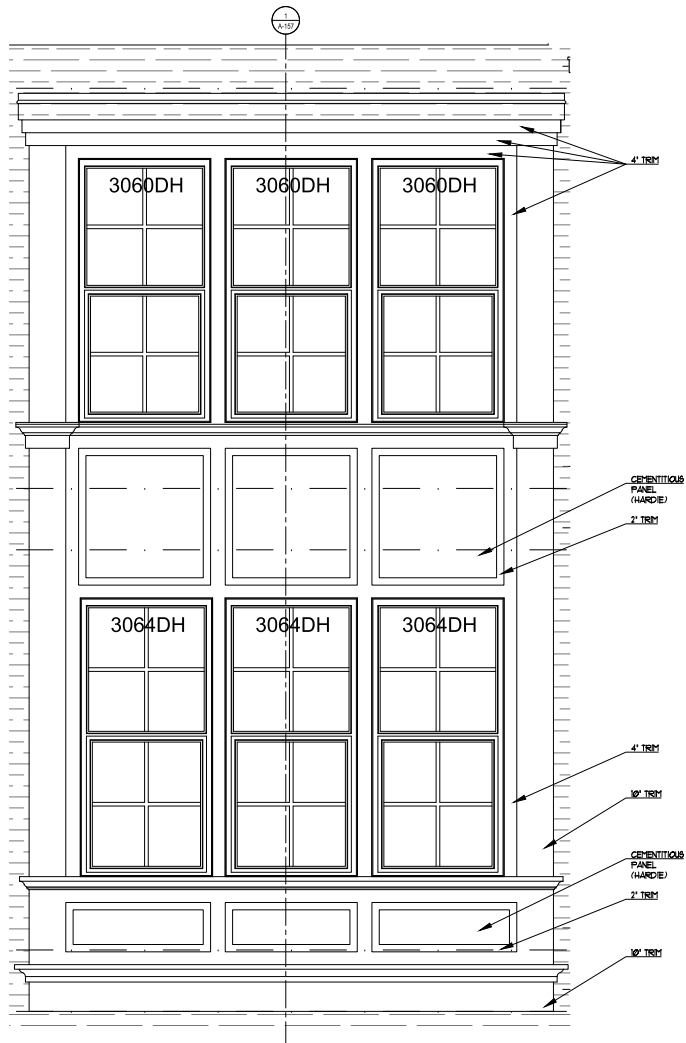


16 Window Type #16
 Date: 06-11-15

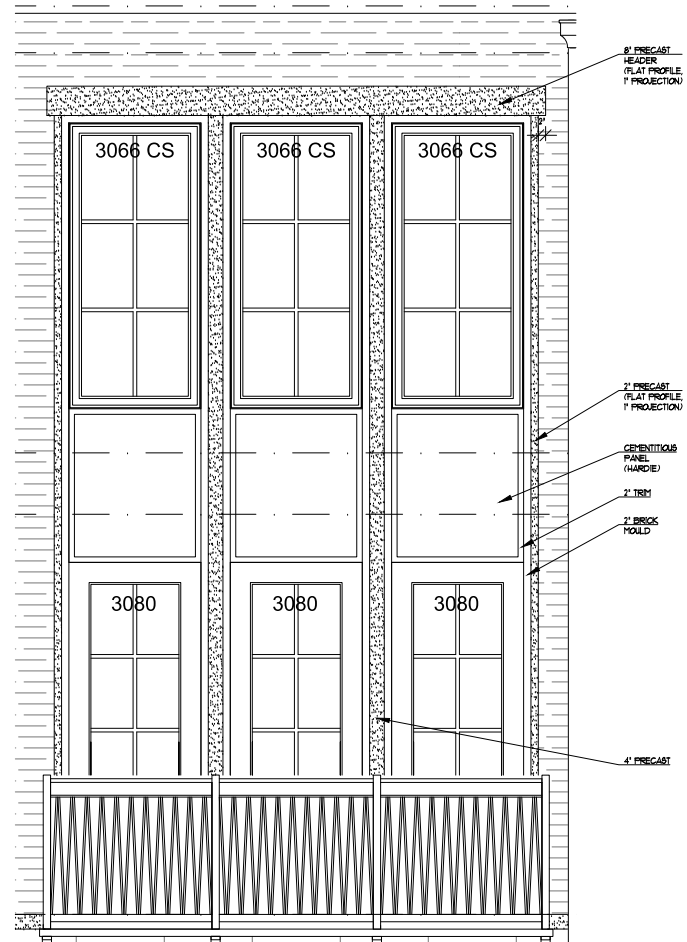


15 Window Type #15
 Date: 06-11-15





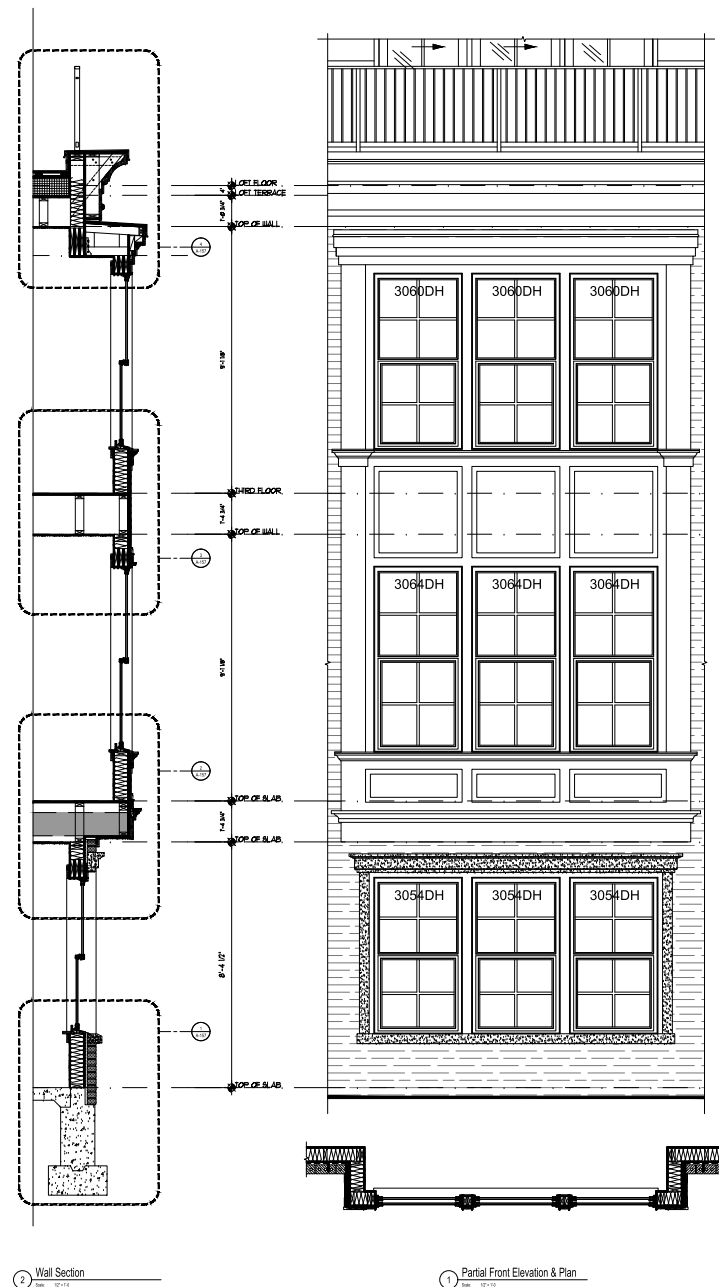
23 Window Type #23
1/2" = 1'-0"

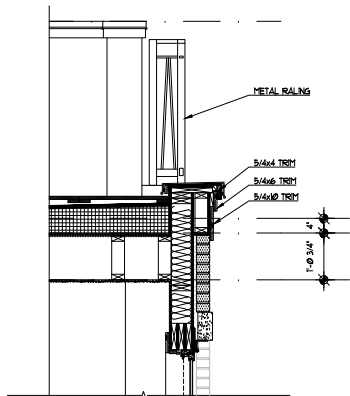


22 Window Type #22
1/2" = 1'-0"

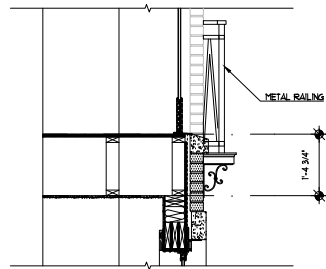
No.	Note	Date



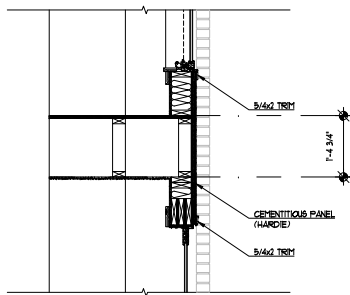




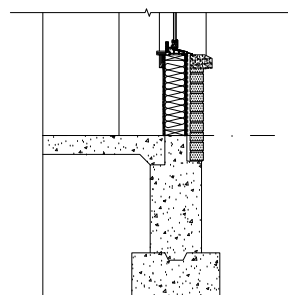
2a Wall Detail #4
Scale: 3/4"=1'-0"



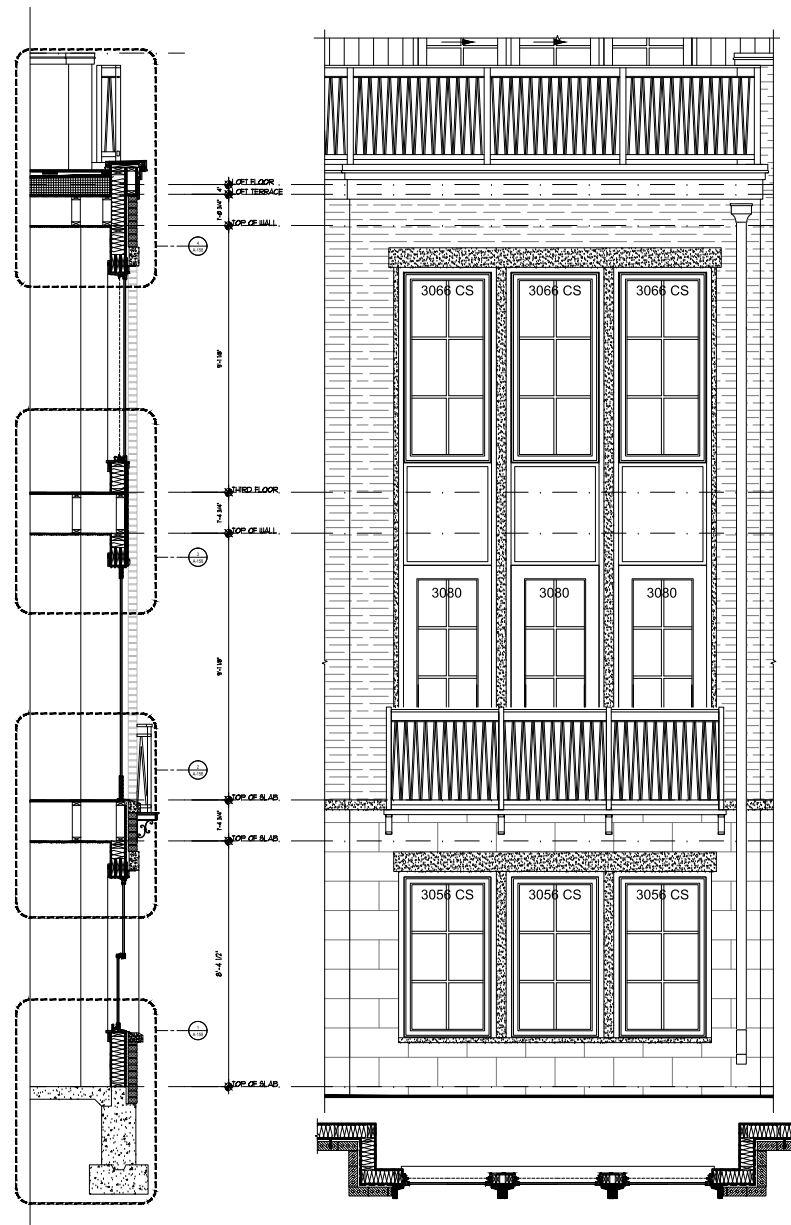
2b Wall Detail #2
Scale: 3/4"=1'-0"



2c Wall Detail #3
Scale: 3/4"=1'-0"



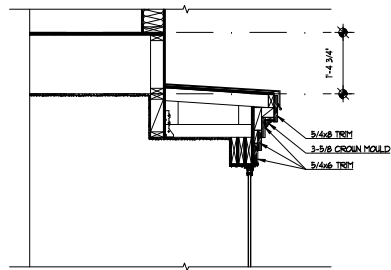
2a Wall Detail #1
Scale: 3/4"=1'-0"



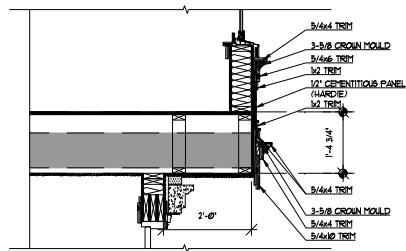
2 Wall Section
Scale: 1/4"=1'-0"

1 Partial Front Elevation & Plan
Scale: 1/4"=1'-0"
ELEVATIONS:
UNIT A - ELEVATION 3
UNIT B - ELEVATION 3 + 3A
UNIT C - ELEVATION 2

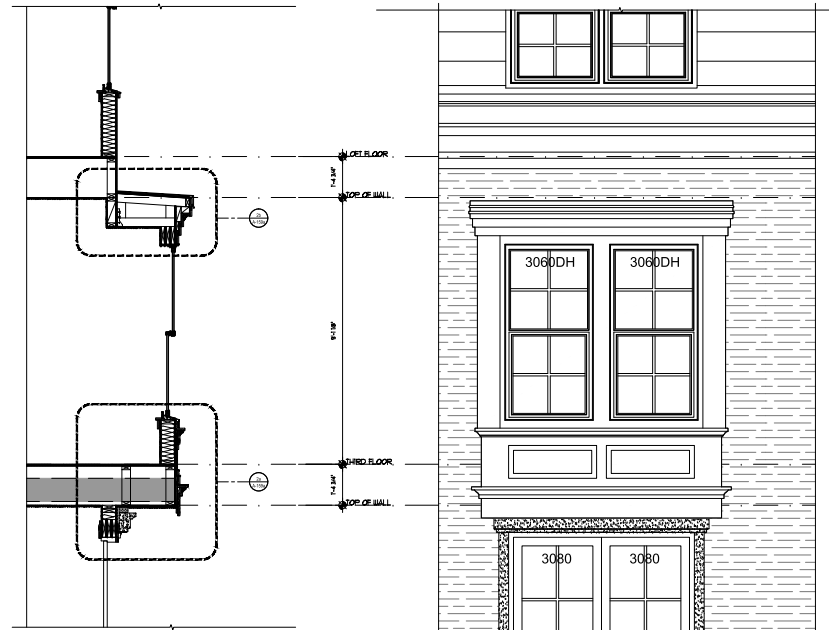
No.	Note	Date



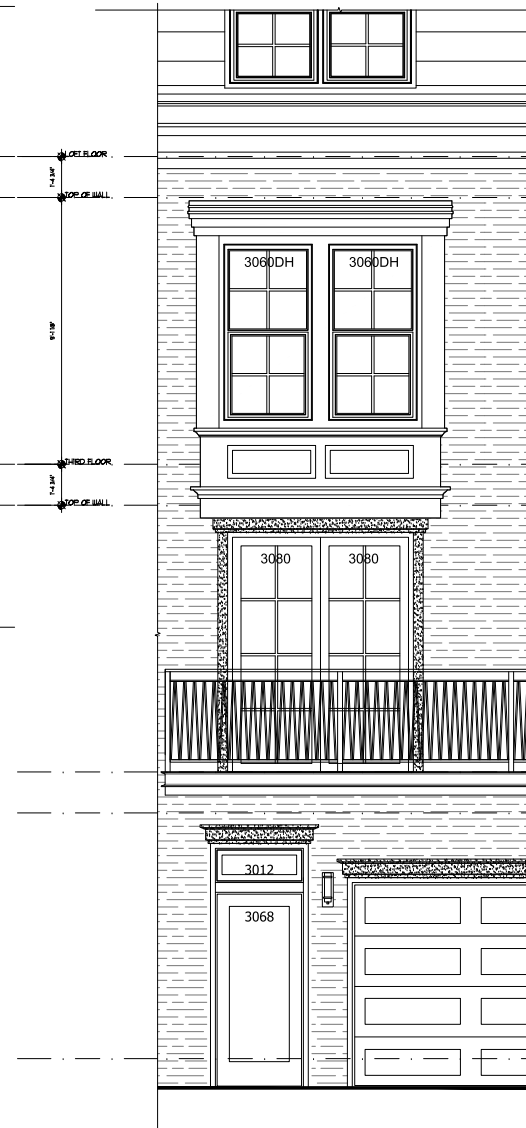
2b Wall Detail #2
Date: 02-11-12



2a Wall Detail #1
Date: 02-11-12

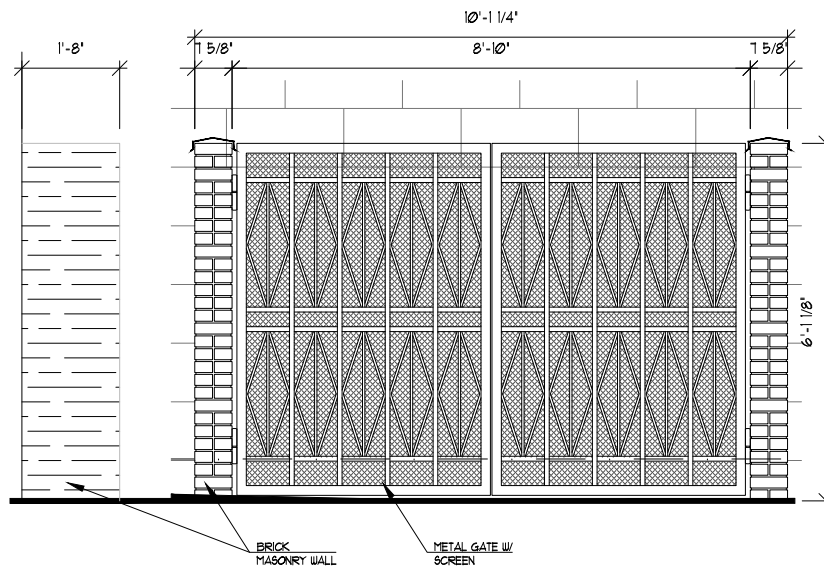


2 Rear Extension
Date: 12-11-12

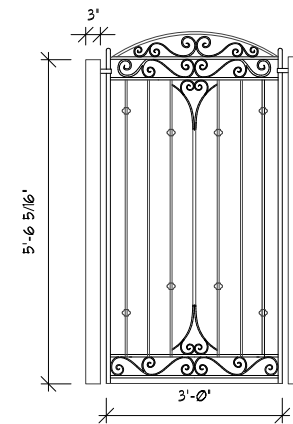


1 Partial Rear Elevation
Date: 12-11-12

No.	Note	Date



2 ELECTRIC METER ENCLOSURE
Scale: 1" = 1'-0"



1 WROUGHT IRON GATE
Scale: 1-1/2" = 1'-0"

No.	Note	Date

EXTERIOR LIGHT FIXTURES



Product: Front Entry Light (Z)
Manufacturer: Progress Lighting
Model: P560056-01-39
Height: 20 in
Width: 5-1/8 in
Projection: 5-3/4 in
Lamping: 9W integrated LED

ELEVATION 1 & 4



Product: Secondary Entries Light (Z1)
Manufacturer: Progress Lighting
Model: P560051-01-30
Height: 12 in
Width: 5-1/8 in
Projection: 5-3/4 in
Lamping: 9W integrated LED



Product: Front Entry Light (Z)
Manufacturer: Generations Lighting
Model: 8838751-123-12
Height: 20 in
Width: 8-1/2 in
Projection: 8-1/2 in
Lamping: 9W LED A19 Bulb

ELEVATION 2



Product: Secondary Entries Light (Z1)
Manufacturer: Sea Gull Lighting
Model: 845508N3-12 Kant
Height: 15 in
Width: 8-1/2 in
Projection: 8-1/2 in
Lamping: 9W LED E26 A19 Bulb

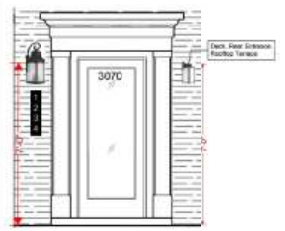
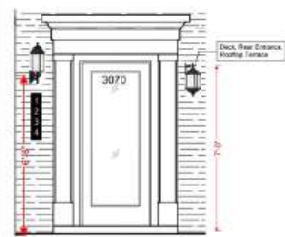
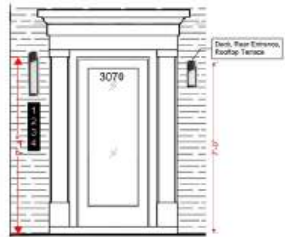


Product: Front Entry Light (Z)
Manufacturer: Progress Lighting
Model: P5754-31 Maitzen
Height: 20 in
Width: 7-1/4 in
Projection: 10-1/2 in
Lamping: (2) 60W Candelabra E12 LED Bulbs

ELEVATION 3



Product: Secondary Entries Light (Z1)
Manufacturer: Progress Lighting
Model: P5985-31
Height: 10 in
Width: 4-5/8 in
Projection: 6-1/8 in
Lamping: 9W LED T3 Bulb

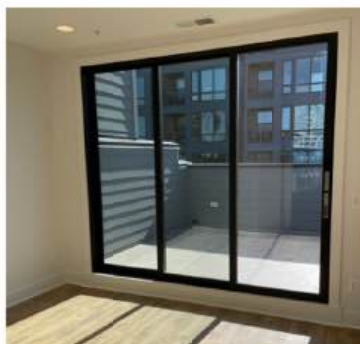


ADDRESS PLAQUES



Product: 5" Digit Metal Plaque
Manufacturer: Custom Home Accessories
Model: Custom 5" Digit Vertical Plaque w/ Border
Height: 24" (4 digits)
Width: 4 1/2"
Projection: 3/8"
Digit Size/Thickness: 5"H, 1/2" thickness
Color: Black Plaque, Silver Digits
Location: 4" below Bottom of Light Fixture - Front Entry, Garage Entry

Loft Glass Slider

Product: Optional Roof Terrace Glass Multi-Slide Door
Manufacturer: Western Window
Model: Series 3700 Vinyl
Size: 95.875" H, 107.687" W (9080)
Color: Black Capstock

Front Door



Product: Exterior Fiberglass Front Door
Manufacturer: Thermatru
Model: SmoothStar
Style: Per Elevation
Glass: Per Elevation (Solid 6 Panel, Full Clear Lite, 3/4 Panel Clear 6 Lite)
Color: Per Exterior Materials Chart

SIDING

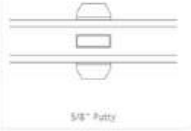



Product: Siding
Manufacturer: James Hardie
Model: Smooth, Hardie Plank Lap Siding
Location: Per Elevation
Size: 7-1/4 inches (184 mm) with 6-inches (152 mm) exposure
Thickness/Length: 5/16", 12 ft
Color: Primed, to be painted per Exterior Materials Chart

WINDOWS



Product: Windows
Manufacturer: Jeld-Wen
Model: Silestone, Cas-Wood Window
Type: Casement and Double Hung
Style: Grille per elevations
Color: Black/White Exterior
Simulated Divided Lites Profile: 5/8" Putty



5/8" Putty



② Streetscape Elevation - Queen Street
Scale: 1/8" = 1'-0"



① Streetscape Elevation - North Lee Street
Scale: 1/8" = 1'-0"



② Streetscape Elevation - North Fairfax Street
Scale: 1/8" = 1'-0"



① Streetscape Elevation - Princess Street
Scale: 1/8" = 1'-0"



No.	Note	Date



PLOT: 6/2/2026 3:34 PM

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Seal

Project Number: **300 N. LEE ST. & 333 N. FAIRFAX ST.**
TOWNHOUSE REDEVELOPMENT
CERTIFICATE OF APPROPRIATENESS
CITY OF ALEXANDRIA, VIRGINIA

No.	Note	Date

Sheet Title:
EXISTING SITE PHOTOS
Original drawing is 24" x 36"

Sheet Number:
A-165



PLOT: 6/2/2026 3:35 PM

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No.	Note	Date

Sheet Title:
SITE RENDERERS
 Original drawing is 24" x 36"
 Sheet Number:
A-166