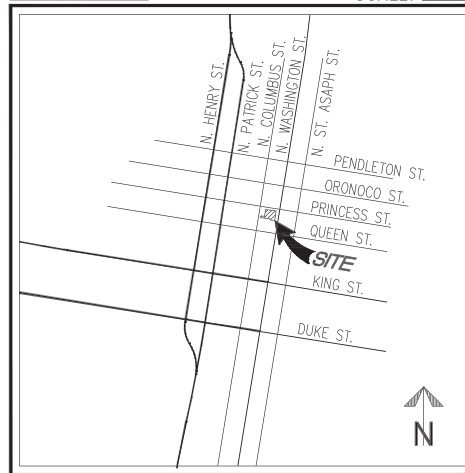


BAR SUBMISSION #2 - CONCEPT REVIEW

SCALE: 1"=1000'



1. RECORD OWNER: 130 N WASHINGTON LLC 8100 OLD DOMINION DR, SUITE G MCLEAN, VA 22102	3. LAND USE ATTORNEY: WIRE GILL LLP 700 N FAIR ST, SUITE 600 ALEXANDRIA, VA 22314 ATTN: MARY CATHERINE GIBBS	5. ARCHITECT: DEVEREAUX & ASSOCIATES 1471 CHANN BRIDGE RD, SUITE 200 MCLEAN, VA 22101 ATTN: WILLIAM DEVEREAUX
2. DEVELOPER: MERKON COMPANIES 8100 OLD DOMINION DR, SUITE G MCLEAN, VA 22102 ATTN: BRIAN VEITH	4. CIVIL ENGINEER: WALTER L. PHILLIPS, INC. 207 PARK AVE. FAIRFAX COURCH VA 22046 ATTN: TRAVIS P. BROWN, PE.	

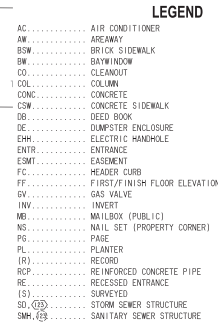
BAR-0101	COVER SHEET
BAR-0301	EXISTING CONDITIONS PLAN
BAR-0401	CONCEPTUAL LAYOUT PLAN
BAR-0403	CONCEPTUAL OPEN SPACE PLAN
A-1.0	FLOOR PLANS
A-2.0	FLOOR PLANS - FLOOR AREA EXCLUSIONS
A-2.1	ELEVATIONS
A-2.2	ELEVATIONS
A-2.3	COLOR ELEVATIONS
A-2.4	COLOR ELEVATIONS

[illegible]

330 NORTH WASHINGTON STREET
ALEXANDRIA, VIRGINIA 22314

COVER SHEET

APPROVED		
SPECIAL USE PERMIT NO. _____		
DEPARTMENT OF PLANNING & ZONING		
DIRECTOR	DATE	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
SITE PLAN No. _____		
DIRECTOR	DATE	
CHAIRMAN, PLANNING COMMISSION	DATE	
DATE RECORDED _____		
INSTRUMENT NO.	DEED BOOK NO.	PAGE NO.

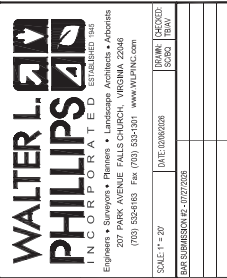


PARKING SPACES =	42
ADA PARKING SPACES =	2
TOTAL SPACES =	44

SME 1001 (COMBINED)	
MARSHALL TOP =	42.39
10" INV IN (NORTH)	29.57
INV IN (WEST)	29.53
24" INV OUT (EAST)	29.37
STORE INVERTS INACCESSIBLE	
SME 1064	
MARSHALL TOP =	44.90
10" INV OUT (SME 1076)	38.10
SME 1076 (COMBINED)	
MARSHALL TOP =	44.90
10" INV IN (SME 1064)	35.15
15" INV IN (EAST)	34.25
10" INV IN (SOUTH)	35.05

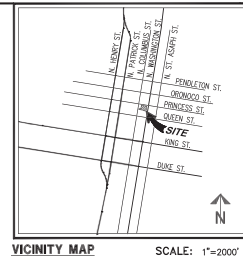
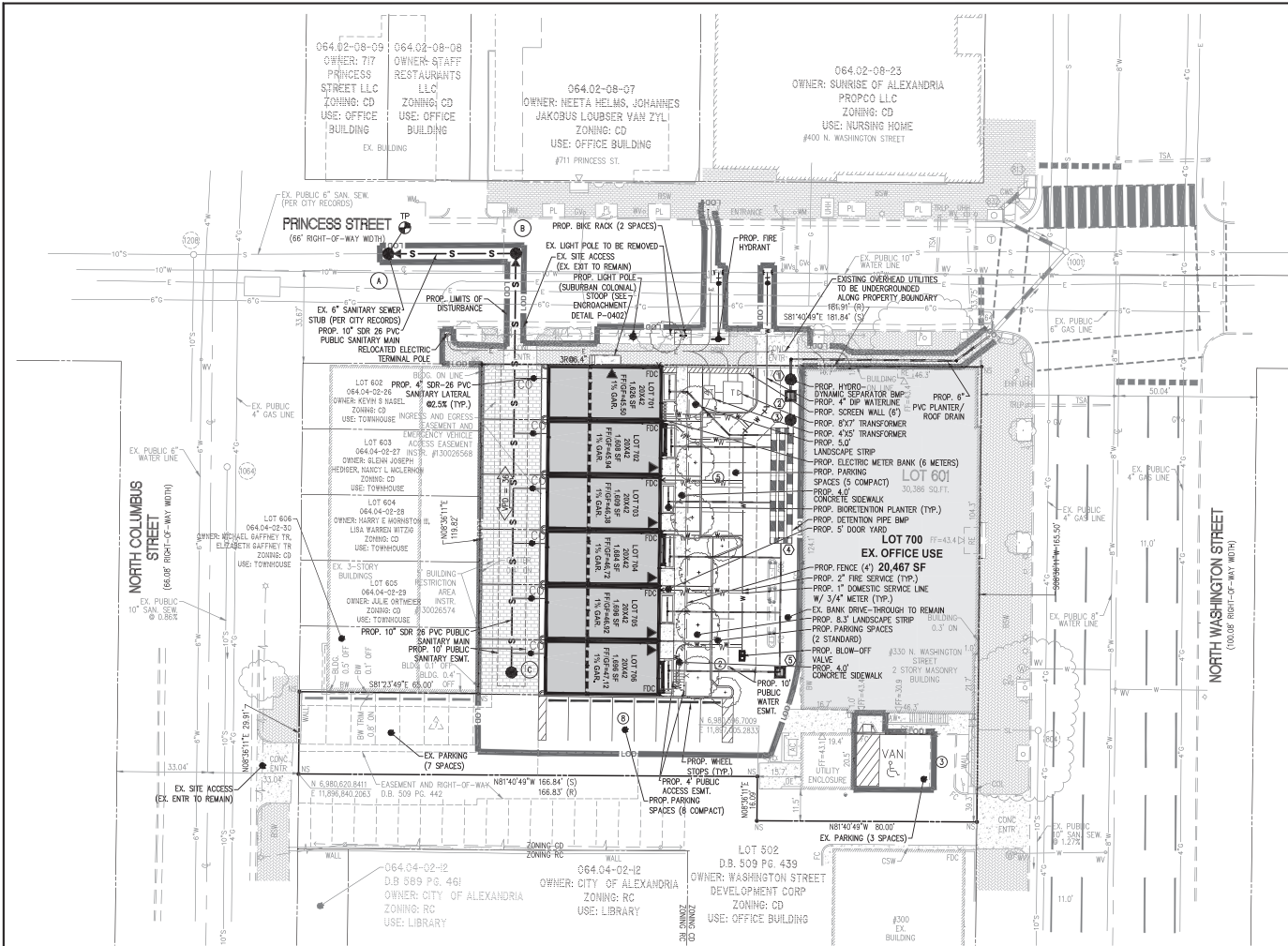
SD 813	
CURS INLET TOP =	42.60
INVERT INACCESSIBLE	
SD 832	
CURS INLET TOP =	42.50
12"RCP IN (SD 831)=	39.15
INV IN (SD 813)=	39.25
INVERT OUT INACCESSIBLE	
CENTERLINE INVERT =	37.00
SD 764	
CURS INLET TOP =	42.40
INVERTS INACCESSIBLE	
CENTERLINE INVERT =	37.00

9. EASEMENTS, CONTINGENT COVENANTS AND RESTRICTIONS, SHOWN AND/OR NOTED, ARE PER THE TITLE REPORT PREPARED BY SUBMIT TITLE GROUP, INC. CASE NUMBER 5739947 DATED JUNE 13, 2023.
9. THE PROPERTY IS SUBJECT TO THE EASEMENT AGREEMENT RECORDED IN INSTRUMENT NUMBER 130025574.
10. THE SITE SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AS COMPUTED FROM A FIELD RATIONAL CONTROL SURVEY AND IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM 1983 (NAD 83) (EPOCH=2010.00000) AS COMPUTED FROM A FIELD ROUN BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS SUBDIVISION BOUNDARY AND THE BENCHMARK(S) SHOWN TO NOAA'S MONUMENT PID NUMBER 04H444; THE MONUMENT COORDINATES ARE 38 00 00.00000N 77 00 00.00000W. THE FIELD POINT USED FOR CONVERSION OF THE MONUMENT COORDINATES IS 09.9995586. THE FOOT PRINT USED FOR CONVERSION OF THE MONUMENT COORDINATES AND IN THE PERFORMANCE OF THIS SURVEY IS THE U.S. SURVEY FOOT. CONTOR INTERVAL IS ONE FOOT.
11. THIS SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF, DAVID N. FISHERWOOD, L.S., FROM AN ACTUAL (X) GRADE OR () AIRBORNE SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR PHOTOGRAPHY WAS OBTAINED FROM THE U.S. GEOLOGICAL SURVEY AND THAT THE FIELD POINTS AND THE TOTAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

[illegible]

EXISTING CONDITIONS

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



LEGEND		
PROPOSED	DESCRIPTION	EXISTING
	CURB & GUTTER	
	TRANSITION FROM CG-6 TO CG-6R	
	SANITARY SEWER	
	SANITARY LATERAL	
	CLEAN OUT	
	STORM SEWER	
	WATER MAIN	
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
	UNDERGROUND ELECTRIC	
	TELEPHONE	
	GAS MAIN	
	ELECTRICAL TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
	FENCE	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
	CONTOURS	
	SPOT ELEVATION	
	DRAINAGE FLOW DIRECTION	
	TOP OF CURB	
	BOTTOM OF CURB	
	TOP OF WALL	
	BOTTOM OF WALL	
	HIGH POINT	
	TEST PIT	
	LIMITS OF DISTURBANCE	

NOTES:

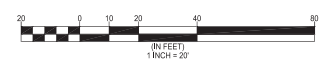
1. THERE ARE NO KNOWN FLOODPLAINS, RESOURCE PROTECTION AREAS, ASSOCIATED BUFFERS, OR EXISTING STORMWATER FACILITIES LOCATED ON THIS SITE ACCORDING TO AVAILABLE RECORDS.
2. THE SITE IS LOCATED IN THE CITY OF ALEXANDRIA OLD AND HISTORIC DISTRICT.
3. THE SITE IS LOCATED IN A COMBINED SEWER AREA.
4. SEE SHEET P-0401A/P-0401B FOR LOT LINE AND EASEMENT INFORMATION.
5. THIS PLAN IS BASED ON A SURVEY DATED 06/01/2023.
6. NO EXISTING SHM FACILITIES ARE KNOWN TO EXIST ON THE PROPERTY.
7. ALL PROPOSED BMPs TO BE PRIVATELY MAINTAINED.
8. SEE COVER SHEET FOR ZONING AND PARKING TABULATIONS.

ARCHAEOLOGY NOTES

1. THE APPLICANT SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIMES, 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.
2. THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAY.

TRASH COLLECTION NOTE

TOWNHOUSE UNITS WILL HAVE TOTES IN GARAGES. REFUSE WILL BE COLLECTED IN ALLEY.



WALTER L. PHILLIPS
INCORPORATED
ESTABLISHED 1948
Engineers • Planners • Landscape Architects • Archeologists
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 524-1183 Fax (703) 533-1511 www.WLPH.com

DATE: 06/01/2023
DRAWN: J. BROWN
CHECKED: J. BROWN
SCALE: 1" = 20'

REVISION APPROVED BY		DATE	
NO.	DESCRIPTION	DATE	APPROVED

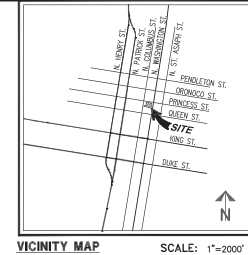
MERION ROW
330 NORTH WASHINGTON STREET
ALEXANDRIA, VIRGINIA 22314
BOARD OF ARCHITECTURAL REVIEW
CITY OF ALEXANDRIA, VIRGINIA

CONCEPTUAL LAYOUT PLAN

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

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

CHAIRMAN, PLANNING COMMISSION	DATE
DATE RECORDED	
INSTRUMENT NO.	DEED BOOK NO.
	PAGE NO.

[illegible]

WALTER L. PHILLIPS INCORPORATED Engineers • Surveyors • Planners • Landscape Architects • Architects 207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046 (703) 524-6163 Fax (703) 524-1201 www.WLPH.com	DATE: 02/06/2008 SCALE: 1" = 20'	DATE SUBMISSION: 01-17-2008	DESIGNED: [] SCALE: [] BY: []
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[illegible]

MERION ROW

3330 NORTH WASHINGTON STREET
ALEXANDRIA, VIRGINIA 22314

BOARD OF ARCHITECTURAL REVIEW

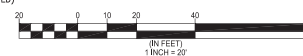
CITY OF ALEXANDRIA, VIRGINIA

CONCEPTUAL OPEN SPACE PLAN

LOT	REQUIRED LOT AREA(SF)	OPEN SPACE REQUIRED (30% OF LOT AREA) (SF)	GROUND LEVEL OPEN SPACE PROVIDED (SF)	Above GRADE OPEN SPACE PROVIDED (SF)	TOTAL OPEN SPACE PROVIDED (SF)	%OPEN SPACE PROVIDED	OPEN SPACE MODIFICATION REQUIRED
**LOT 701	1026	570	285	232	517	31%	83 SF (2%)
**LOT 702	1063	595	298	232	530	31%	71 SF (2%)
**LOT 703	1060	584	280	232	512	31%	62 SF (5%)
**LOT 704	1684	590	337	232	569	34%	21 SF (1%)
**LOT 705	1696	594	367	232	599	35%	14 SF (1%)
**LOT 706	1686	594	348	232	580	34%	14 SF (1%)
TOTAL	9919	3475	1977	1362	3299	33%	

*OPEN SPACE REQUIRED = 35% (SEE COVER SHEET, MODIFICATION REQUESTED)

**OPEN SPACE MODIFICATION REQUIRED



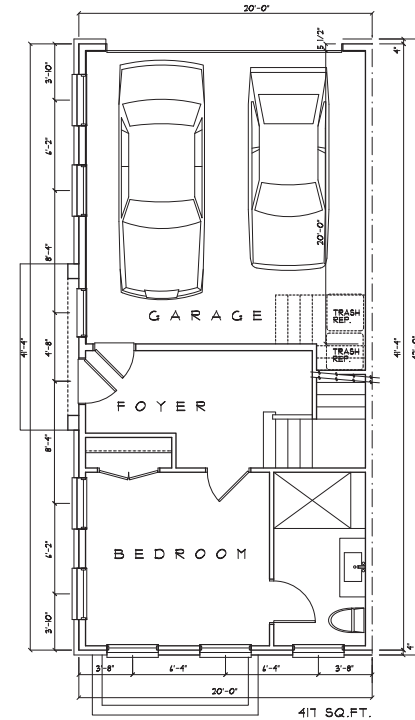
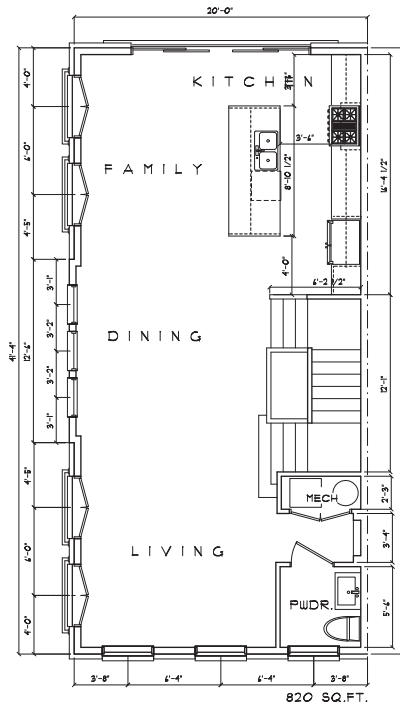
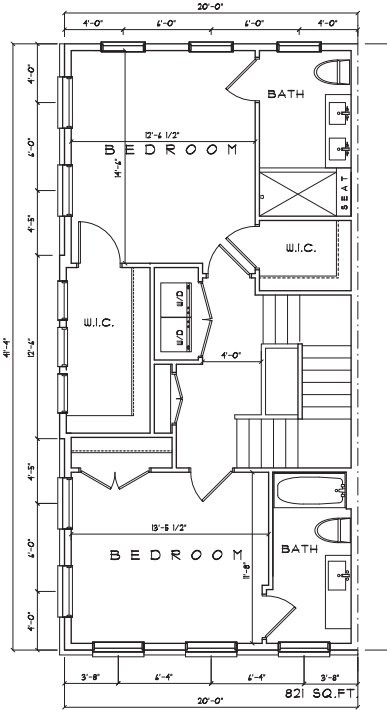
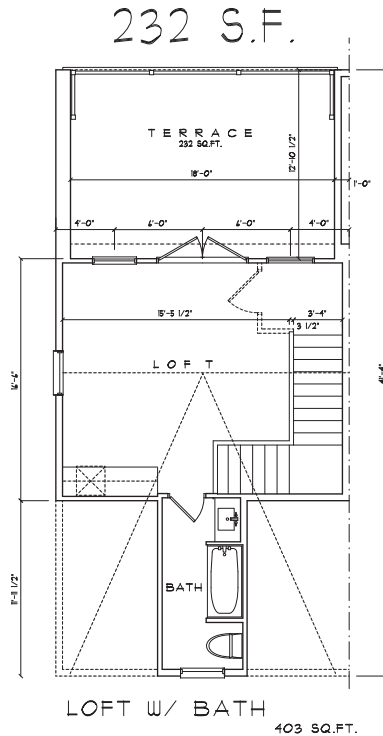
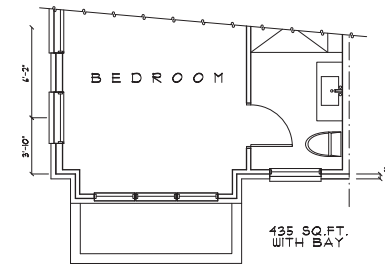
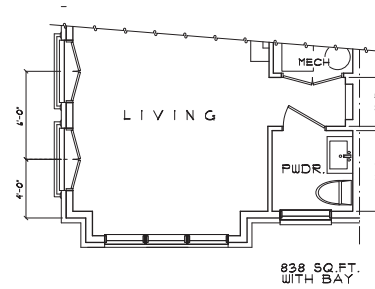
APPROVED		
SPECIAL USE PERMIT NO. _____		
DEPARTMENT OF PLANNING & ZONING		
DIRECTOR _____		DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
SITE PLAN NO. _____		
DIRECTOR _____		DATE _____
CHAIRMAN, PLANNING COMMISSION DATE _____		
DATE RECORDED _____		
INSTRUMENT NO. _____	DEED BOOK NO. _____	PAGE NO. _____

GREEN BUILDING INFORMATION

CERTIFICATION PROGRAM CONSIDERING:

EARTHCRAFT HOUSE PROGRAM - TOWNHOMES, DUPLEX, & SINGLE FAMILY DETACHED HOMES

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



LOFT
FLOOR

THIRD
FLOOR

SECOND
FLOOR
PRINCE STREET

FIRST
FLOOR

GROSS SQ. FT.: 2,461 S.F.

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

CODE INFORMATION

-USE GROUP: R3
-FULLY SPRINKLERED-NFPA 13R
-CONSTRUCTION TYPE: 5B
4 STORY TOWNHOUSE W/ TERRACE

DEV
ERE
AUX

Devereaux
&
Associates, PC
ARCHITECTS & PLANNERS
1477 Chain Bridge Road, Suite 200
McLean, Virginia 22101
703.893.0102

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

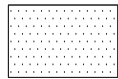
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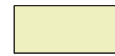
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1.21.2024	04.26.2024
1.26.2024	07.10.2024
12.1.2023	
01.11.2023	
01.12.2024	
01.14.2024	
02.05.2024	
03.30.2024	

A-1.0

PRELIMINARY - NOT FOR CONSTRUCTION



HATCHED AREA INCLUDED IN
NET FREE FLOOR AREA



LAVATORY DEDUCTION

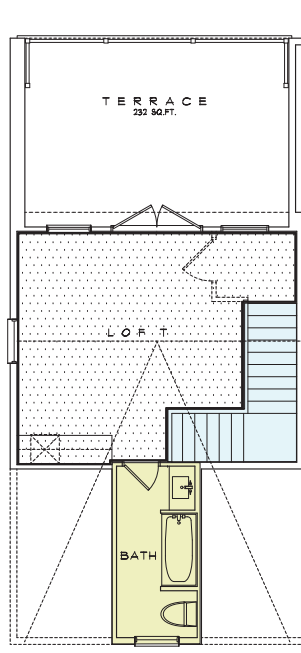


STAIR DEDUCTION



MECHANICAL DEDUCTION

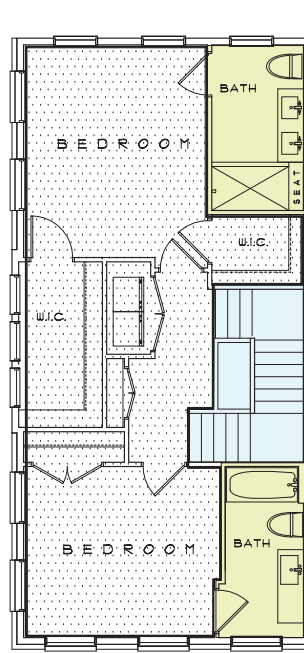
LOFT FLOOR



LOFT W/ BATH

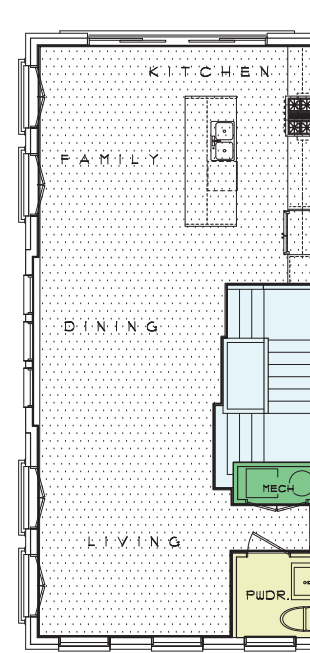
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THIRD FLOOR



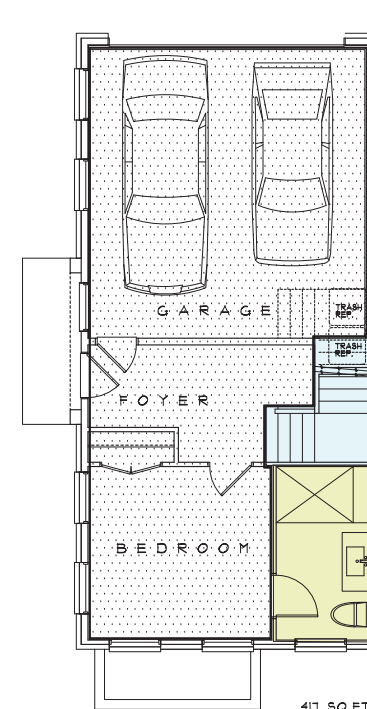
550 SQ.FT.
(NET)

SECOND FLOOR



643 SQ.FT.
(NET)

FIRST FLOOR



411 SQ.FT.

652 SQ.FT.
(NET)

NET FLOOR AREA.: 2,089 sq.ft.

**DEV
ERE
AUX**

**Devereaux
&
Associates, PC**
ARCHITECTS & PLANNERS
1477 Chain Bridge Road, Suite 200
McLean, Virginia 22102
703.893.0102

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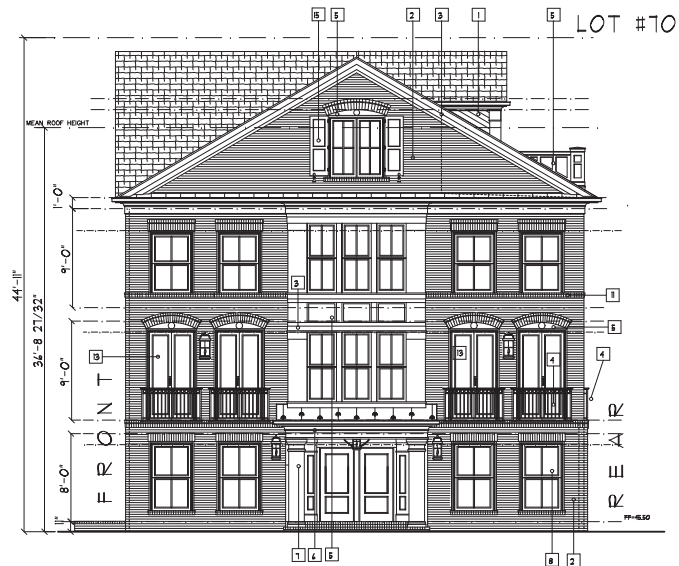
MERION ROW
330 NORTH WASHINGTON STREET
CITY OF ALEXANDRIA, VIRGINIA
MERION GROUP, LLC.

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

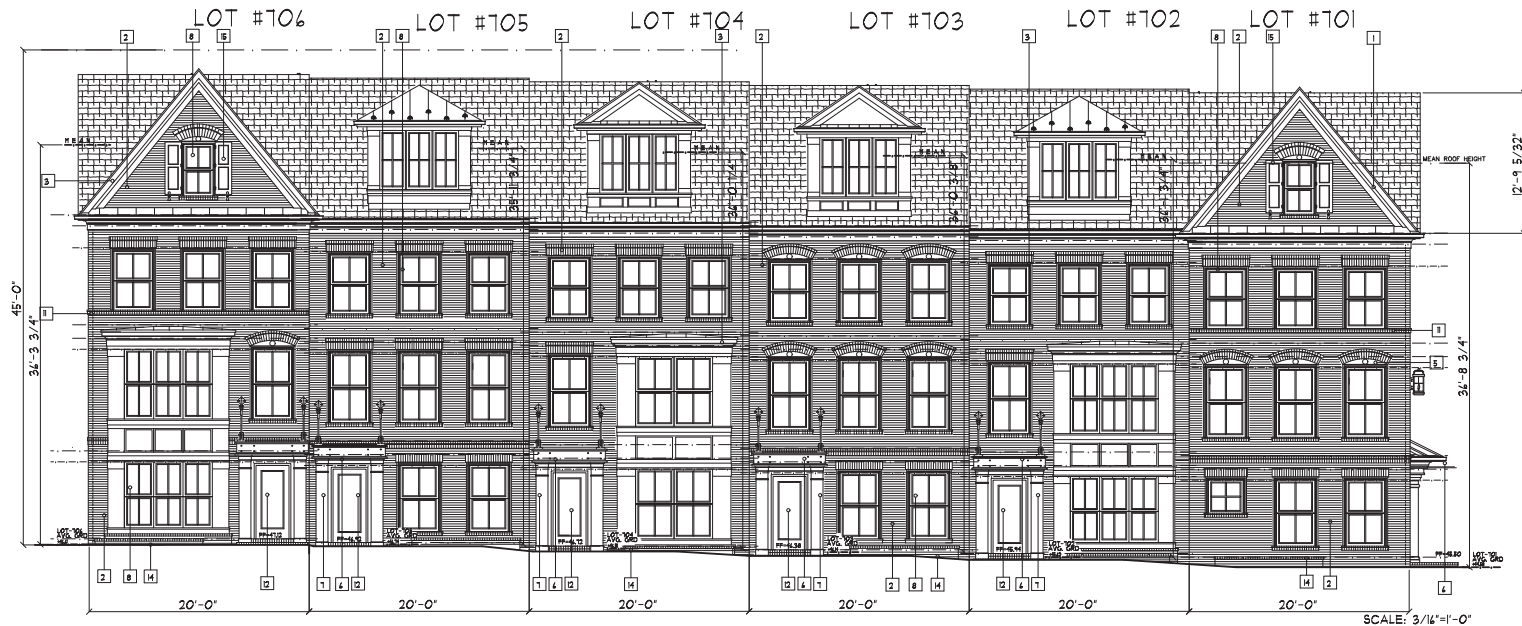


PROJECT NUMBER:	
DATE	DESCRIPTION
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11.21.2025	
1.25.2025	
01.11.2025	
12.17.2025	
01.12.2024	
01.14.2024	
02.05.2024	
02.04.2024	

A-2.0



PRINCESS STREET
LANDSCAPE



FRONT LANDSCAPE

MATERIAL INFO:

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

**DEV
ERE
AUX**

**Devereaux
&
Associates, PC**
ARCHITECTS & PLANNERS

1477 Chain Bridge Road, Suite 200
McLean, Virginia 22101
703.893.0102

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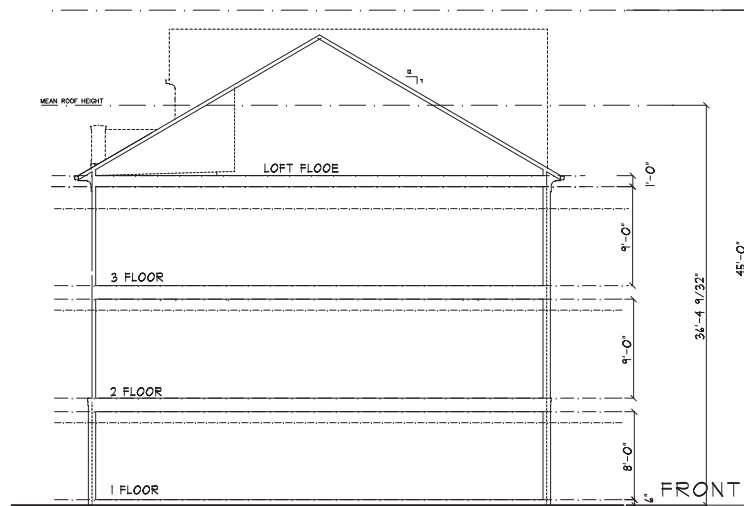
MERION ROW
330 NORTH WASHINGTON STREET
CITY OF ALEXANDRIA, VIRGINIA
MERION GROUP, LLC.

SCALE:
3/16"=1'-0"

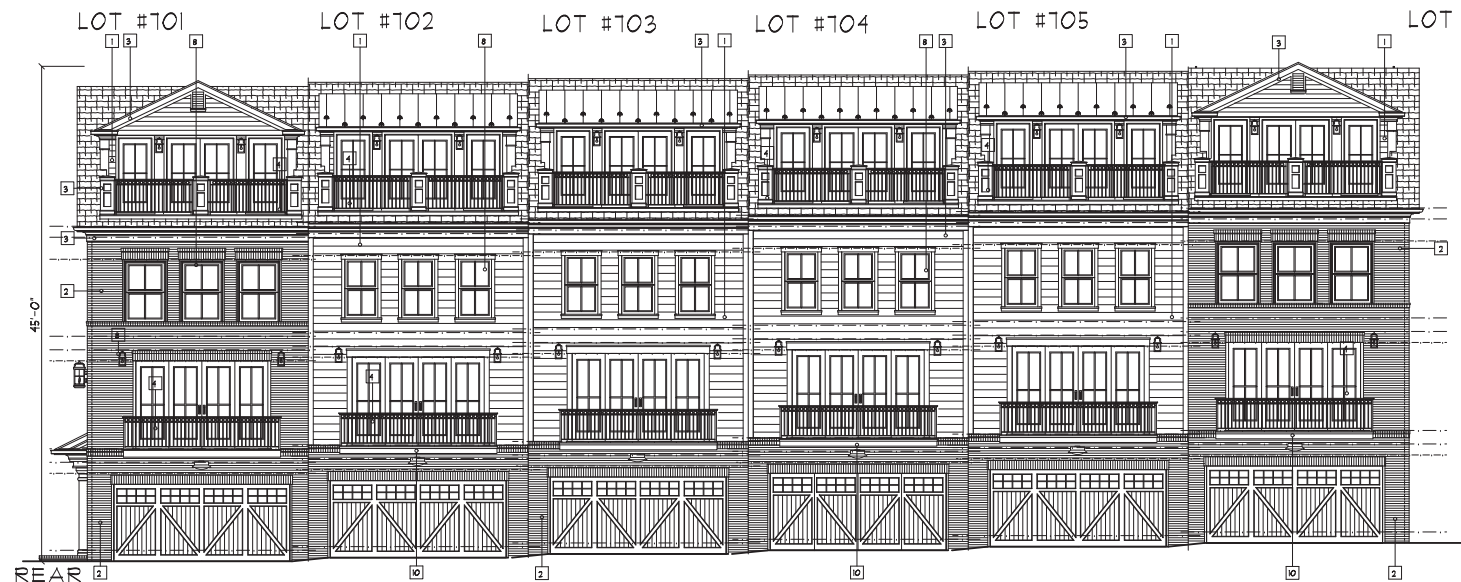
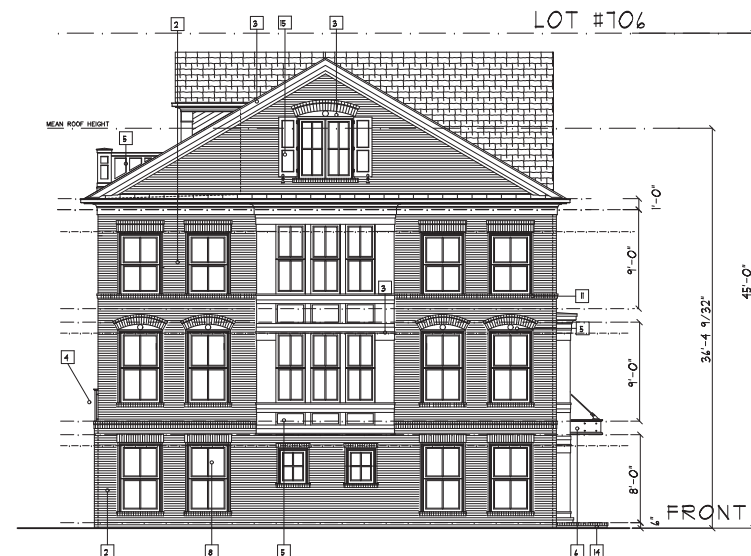


DATE	DESCRIPTION
12.10.2025	
12.10.2025	
12.10.2025	
01.12.2024	
01.10.2024	

A-2.1



SECTION



SCALE: 3/16"=1'-0"

MATERIAL INFO:

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

**DEV
ERE
AUX**

**Devereaux
&
Associates, PC**
ARCHITECTS & PLANNERS
1477 Chain Bridge Road, Suite 200
Midway, Virginia 22101
703.893.0102

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

SCALE:
3/16"=1'-0"

**ANGELA LEE
ROBERT LEE
ARCHITECTS**

PROJECT NUMBER	DATE	DESCRIPTION
	01.12.2018	
	01.10.2018	
	01.12.2018	
	01.01.2019	
	01.10.2019	

A-2.2

PRELIMINARY - NOT FOR CONSTRUCTION



PRINCESS STREET
LANDSCAPE



FRONT ELEVATION

MATERIAL INFO:

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

DEVEREAUX

Devereaux & Associates, PC
ARCHITECTS & PLANNERS

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703.893.0102

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



PROJECT NUMBER	
DATE	DESCRIPTION
11.2.2025	
12.10.2025	
12.1.2025	
01.10.2024	
01.10.2024	

A-2.3

PRELIMINARY - NOT FOR CONSTRUCTION



SIDE ELEV. AT
PARKING

MATERIAL INFO:

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



REAR ELEVATION

SCALE: 3/16"=1'-0"

**DEV
ERE
AUX**

**Devereaux
&
Associates, PC**
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MERION ROW
330 NORTH WASHINGTON STREET
CITY OF ALEXANDRIA, VIRGINIA
MERION GROUP, LLC.



PROJECT NUMBER:	
DATE	DESCRIPTION
12.10.2025	
01.12.2025	
01.12.2024	
07.04.2024	

A-2.4

PRELIMINARY - NOT FOR CONSTRUCTION