

Docket Item #5 & #6
BAR CASE # 2018-00225
2018-00228

BAR Meeting
June 6, 2018

ISSUE: Reapproval of Expired Plans (Certificate of Appropriateness for Alterations and Partial Demolition)

APPLICANT: Lee Apartments LLC

LOCATION: 724 South Saint Asaph Street

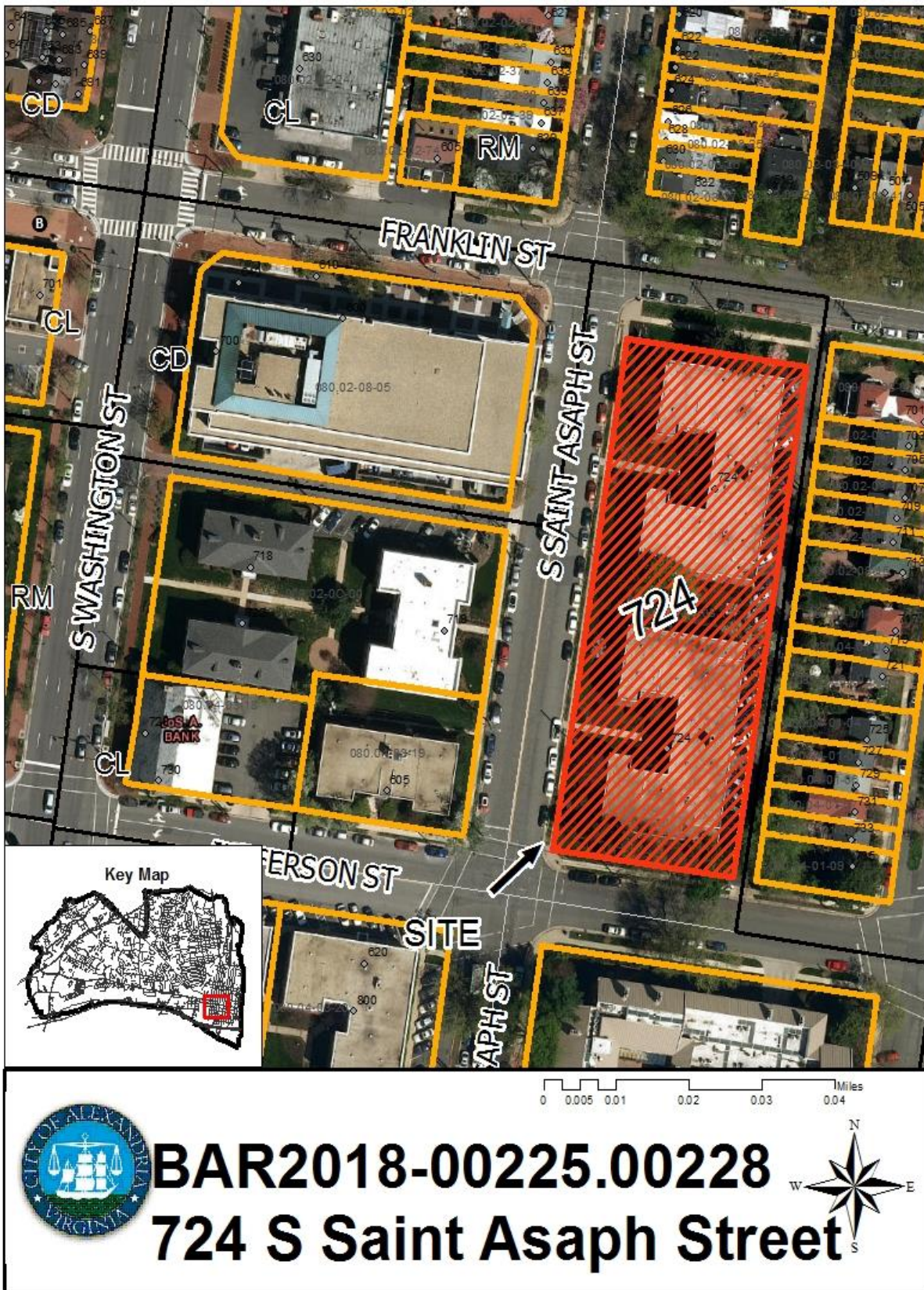
ZONE: RCX / medium density apartment zone

STAFF RECOMMENDATION

Staff recommends approval, as submitted.

GENERAL NOTES TO THE APPLICANT

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped 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.
2. **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.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire 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.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official 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.



Note: Staff coupled the applications for a Permit to Demolish (BAR #2018-00225) and Certificate of Appropriateness (BAR #2018-00228) for clarity and brevity. The Permit to Demolish requires a roll call vote.

I. ISSUE

In 2010, the BAR approved a Permit to Demolish for partial demolition and a Certificate of Appropriateness for alterations to install through-the-wall air conditioning units at the apartment building complex identified as 620 Jefferson Street (7 apartment buildings total on three separate blocks). The applicant never initiated the project. The BAR approvals have since lapsed and the applicant is, therefore, requesting re-approval of the expired plans for the two buildings located at 724 South Saint Asaph Street due to a recent failure of the existing boiler system.

The previous staff report is included as Attachment 1 for a full discussion and reference.

II. HISTORY

The main Monticello-Lee Apartment complex of four buildings was designed by Evan Conner for the Atlantic Development Company and was constructed in late **1939** and early 1940. The garden style apartment buildings are three stories in height and constructed of brick, with variations in the design of the buildings on each of the three contiguous sites. The buildings have undergone minimal exterior alterations in their seventy year history.

The Monticello-Lee Apartments are among a number of garden apartment complexes constructed in Alexandria at the north and south ends of Washington Street from the late 1930s through approximately 1950. Most of these garden-style apartment developments utilized Colonial Revival style details, though some are constructed in an Alexandria brick vernacular version of the Streamline Moderne style. All had large setbacks and significant open space, and are emblematic of garden-style apartments built in this period throughout the Washington, D.C. region.

Previous BAR Approvals

- March 17, 2010 (BAR Case #2009-00150 and 2009-00176): BAR approved demolition of brick wall area and installation of thru-wall HVAC units.
- March 20, 1996 (BAR Case #1996-0052): BAR approved replacement of 752 non-original windows in the 800 South Washington Street buildings with one-over-one aluminum clad windows.
- April 7, 1994 (BAR Case #1994-0037): BAR approved an entrance portico with signage on the 620 Jefferson Street building. September 20, 1989 (BAR Case #1989-0156): BAR approved alterations to the main entrance of the 620 Jefferson Street building.

III. ANALYSIS

According to the *Design Guidelines*, “Through-the-wall air conditioning units are discouraged because of their adverse visual impact as well as the loss of historic building material that results from their installation.” Previously, BAR staff only supported the installation of such units on non-street-facing elevations. However, the BAR found the request to be appropriate, as submitted. The application was, therefore, approved to install the thru-wall units on all elevations, as shown in the plans, including several street-facing elevations. Staff recommends re-approval of the BAR’s now expired approval and supports installation on all elevations, as shown in the plans at the two buildings located at 724 South Saint Asaph Street. Upon reviewing the request at this

time, staff also studied the mock-up that the applicant previously prepared as well as other similar installations. Figure 1 shows the applicant's mock-up done in 2010 and indicates how the units are relatively small in size, centered under windows and painted to match the adjacent wall surface.



Figure 1. Mock-up of thru-wall units installed at 620 Jefferson Street for previous BAR request.

Figure 2 shows the well-proportioned and detailed Colonial Revival apartment buildings located at 906 and 922 South Washington Street which have existing thru-wall HVAC units, approved by the BAR in 2002 (BAR Case #2002-0300). Staff notes that when viewed from the public sidewalk, the units are minimally visible and do not detract from the overall character or design of the buildings. While it would be preferable to not cut into the brick walls of these apartment buildings, staff likens these thru-wall units to large vents and notes that when appropriately located and painted to match, they do recede and allow the historic building's character defining architectural elements to remain visually prominent.



Figure 2. View of apartment buildings in 900 block of South Washington Street where thru-wall units currently exist.

Staff is optimistic that in the future, heating and cooling technology will continue to evolve and allow for other options for this type of equipment in these mid-20th-century multi-family buildings that may have less impact and be more energy efficient, such as ground-source heat pumps. However, at this time, staff supports the request for reapproval of thru-wall units, as submitted.

STAFF

Catherine K. Miliaras, Principal Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Proposed scope of work complies with zoning.

Code Administration

C-1 A building permit, plan review and inspections are required prior to the start of alterations.

Transportation and Environmental Services

F-1 Previously reviewed under [BAR2002-00279] (T&ES)

F-2 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)

F-3 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:

For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.

For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)

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 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)

- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

V. ATTACHMENTS

- 1 – 2010 Staff Report with Previous Approval (Click Link)*
- 2 – Application for BAR 2018-00225 & 2018-00228: 724 South Saint Asaph Street*
- 3 – Supplemental Materials*

BAR Case # _____

ADDRESS OF PROJECT: 724 S St. Asaph St. Alexandria, Va 22314

TAX MAP AND PARCEL: _____ ZONING: _____

APPLICATION FOR: *(Please check all that apply)*☐ CERTIFICATE OF APPROPRIATENESS☒ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION
CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)☐ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)**Applicant:** ☒ Property Owner ☐ Business *(Please provide business name & contact person)*Name: Lee Apartments LLCAddress: 300 N Lee St. Suite 200City: Alexandria State: Va Zip: 22314Phone: 703-548-7300 E-mail: hmangold@scottmanagementinc.com**Authorized Agent** *(if applicable):* ☐ Attorney ☐ Architect ☒ ManagerName: Harald MangoldPhone: 703-548-7300E-mail: hmangold@scottmanagementinc.com**Legal Property Owner:**Name: Lee Apartments LLCAddress: 300 N Lee St. Suite 200City: Alexandria State: Va Zip: 22314Phone: 703-548-7300 E-mail: hmangold@scottmanagementinc.com

- | | | |
|------------------------------|-----------------------------|--|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | Is there an historic preservation easement on this property? |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | If yes, has the easement holder agreed to the proposed alterations? |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | Is there a homeowner's association for this property? |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | If yes, has the homeowner's association approved the proposed alterations? |

If you answered yes to any of the above, please attach a copy of the letter approving the project.

BAR Case # _____

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).*

Cutting holes in the brick beneath windows as shown on drawings. Install PTAC HVAC units in the holes for heat and A/C to replace failed central radiator heating system and window A/C system.

NOTE: THIS IS A REQUEST FOR REISSUANCE OF APPROVAL FOR THE WORK TO BE PERFORMED AS PREVIOUSLY GRANTED IN 2010. BAR CASE 2009-0176.

SUBMITTAL REQUIREMENTS:

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.

Electronic copies of submission materials should be submitted whenever possible.

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.

AS cited by owner in BAR.2009.0176 (Miguire Woods)

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 3 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. 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.

BAR Case # _____

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

- ☒ I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- ☒ 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 3 sets of 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: _____

Harald Mangad

Date: _____

5-7-2018

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. Lee Apartments LLC	300 N Lee St. Suite 200 Alexandria, Va 22314	100
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____ (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. Lee Apartments LLC	300 N Lee St. Suite 200 Alexandria, Va 22314	100
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. Lee Apartments LLC	N/A	N/A
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.

5-7-2018 Harold Mangold 
 Date Printed Name Signature

WALLMASTER® SERIES

THRU-THE-WALL AIR CONDITIONERS



FRIEDRICH

1 8 8 3

Attachment 2 WallMaster®

Thru-the-wall Air Conditioners

A perfect fit in Friedrich and Fedders A & B 27" sleeves

FITS SLEEVES
16 3/4" HIGH X 27" WIDE



Select MODE, FAN SPEED, MONEYSAVER®, adjust TEMPERATURE and set the TIMER.

INSTALLATION FEATURES

- Mounts flush with the exterior wall for a neat appearance
- Ideal for thicker wall installations, where side fins don't fit
- Firm grip handles on the chassis for easy installation and removal from wall sleeve
- A direct replacement for 27" sleeves including Fedders A and B*. Sleeve measures 27" W x 16 3/4" H

OPTIONAL ACCESSORIES

- AG architectural grille for use with WSE sleeve
- Baffle adapter kit for use with deep sleeve installations (Fedders B sleeves)
- Drain kit for condensate disposal
- Internal drain kit for new construction applications where condensate drain system is built-in
- WSE sleeve ships with inside and outside steel weather panels and standard exterior grille

COMFORT & CONVENIENCE

- New design makes controls more accessible
- Remote control
- 24-hour timer
- Smart Fan auto-adjusts fan speed to maintain desired temperature
- Check filter reminder
- 3-speed fan
- Auto restart
- Electronic defrost control
- Individually adjustable louvers direct the air flow where you need it
- Washable, antimicrobial filter

ENERGY MANAGEMENT

- Money Saver® setting cycles the fan with the compressor
- ENERGY STAR® qualified models
- R-410A refrigerant

DURABILITY & QUALITY

- Rotary compressor provides quiet, dependable performance
- Premium aluminum exterior grille
- Dense blower insulation blocks outdoor noise
- Rifled copper tubing
- Impact resistant front cover
- High tech fins with sine wave lanced louvers increase energy efficiency by increasing surface area for heat exchange

SAFETY & SECURITY

- EntryGard™ anti-intrusion protection secures chassis to sleeve to deter 'kick-in' intrusion
- Power cord current leakage protected
- UL listed for safe operation
- Insect barrier



ADJUSTABLE LOUVERS



*Installation in Fedders B sleeve requires a baffle adapter kit-BAK.

Attachment 2 OPTIONAL ACCESSORIES

WSE SLEEVE EXTERIOR GRILLES



Standard Grille

Premium, expanded metal grille with powder coat paint. Ships with WSE sleeve. Galvanized steel inner and outer weather panels also ship with sleeve.



Optional Architectural Grille- AG

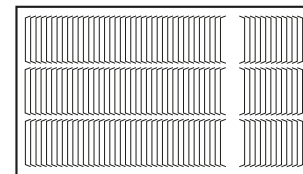
Premium extruded aluminum grille.

IMPORTANT:

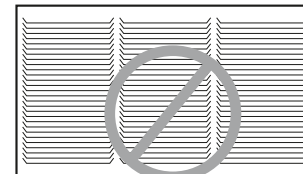
Operating the air conditioner with incorrect rear grille or without Baffle Adapter Kit (on 19 3/4" deep sleeve) will recirculate discharge air and cause compressor overload to trip.

This will cause the unit to shut down temporarily and may lead to premature compressor failure.

CORRECT Vertical Louvers



INCORRECT Horizontal Louvers



WSE Wall Sleeve

Ships with weather panels and grille. Sleeve is shown at right with standard galvanized steel inner panel, painted steel outer panel and standard grille.



Inner steel weather panel



WSE sleeve



Outer weather panel



Standard grille

INSTALLATION ACCESSORIES

DK / Drain Kit

Installed at the back of the unit and allows for attachment to condensate disposal system, if necessary or desired.



IDK / Internal Drain Kit

New construction applications where a condensate drain system has been built into the wall interior.



BAK / Baffle Adapter Kit

Necessary when installing in a sleeve deeper than 16 3/4" deep, such as Fedders B sleeve (19 3/4" deep).



CHASSIS DIMENSIONS

Height	Width	Depth	Height of Front	Width of Front	Depth with Front	Minimum Extension Into Room with Front
15 3/4"	26 1/2"	21"	17 1/4"	27 1/2"	23 1/4"	7 1/2"

WSE SLEEVE DIMENSIONS

					Thru-the-wall Finished Hole		
Height	Width	Depth	Depth with Front	Minimum Extension Outside	Height	Width	Max. Depth
16 3/4"	27"	16 3/4"	24 1/4"	9/16"	17 1/4"	27 1/4"	15 5/16"

FITS EXISTING FEDDERS SLEEVES

Sleeve Dimensions	Friedrich WSE Sleeve	Fedders A Sleeve	Fedders B Sleeve
Height (inches)	16 3/4"	16 3/4"	16 3/4"
Width (inches)	27	27	27
Depth (inches)	16 3/4"	16 3/4"	19 3/4"

NOTE: Chassis requires WSE sleeve (sold and shipped separately)

Model	Cooling Btu	Heating Btu	Volts Rated	Cooling Amps	Cooling Watts	Heating Watts	Heating Amps	EER	CEER	Estimated Yearly Energy Cost	COP	Moisture Removal Pints per Hr.	CFM	Net Wt Lbs	Ship Wt Lbs
Cooling Only															
★ WS08D10A	8000	—	115	6.3	748	—	—	10.7	10.6	\$67	—	1.8	250	93	97
★ WS10D10B	9800	—	115	9.1	935	—	—	10.7	10.6	\$83	—	2.4	250	103	107
★ WS10D30A	10000/9900	—	230/208	4.4/4.6	935/925	—	—	10.7/10.7	10.6/10.6	\$84	—	2.7	260	101	105
WS12D10A	12000	—	115	10.8	1224	—	—	9.8	9.7	\$110	—	3.5	295	112	116
WS12D30A	12000/11700	—	230/208	5.5/5.8	1224/1194	—	—	9.8/9.8	9.7/9.7	\$110	—	3.5	290	109	113
WS15D30A	14500/14300	—	230/208	6.7/7.2	1543/1521	—	—	9.4/9.4	9.3/9.3	\$140	—	4.8	290	119	123
Cooling with Heat Pump															
WY12D33A	11300/11000	8900/8700	230/208	5.5/5.6	1215/1183	1119/1082	5.0/5.3	9.4/9.4	9.3/9.3	\$102	2.3/2.3	3.4	275	111	115
Cooling with Electric Heat															
WE10D33	10000/9800	11000/9100	230/208	4.5/4.9	1020/1000	3550/2950	16.0/14.7	9.8/9.8	9.7/9.7	\$92	—	1.5	260	104	108
WE12D33	12000/11700	11000/9100	230/208	5.5/5.8	1224/1194	3550/2950	16.0/14.7	9.8/9.8	9.7/9.7	\$110	—	3.5	290	107	111
WE15D33A	14500/14300	11000/9100	230/208	6.7/7.2	1543/1521	3550/2950	16.0/14.7	9.4/9.4	9.3/9.3	\$140	—	4.8	290	119	123

Heat Pump heating information (shown in red) indicates heat pump heating performance. Electric Heat heating information (shown in red) indicates electric heat strip performance. For Heat Pump electric heating performance refer to corresponding Electric Heat model.

HEATING PERFORMANCE: Change-over from heat pump operation to resistance operation on models indicated is automatic at a preset outside ambient temperature of approximately 35°F.




Calculate the heat loss of the space to be heated. As long as the heat loss does not exceed the resistance heating capacity rating of the unit, the heating performance will be satisfactory.

Note: all models will produce condensate. If condensate disposal is desired, an optional drain kit is available.

DEFROST CONTROL: Initiated at 30°F (outdoor coil temperature) and terminated at 43°F (outdoor coil temperature). During defrost, the compressor stops and the electric heat starts, then operates with the fan to maintain indoor comfort. Below 43°F, the unit remains in electric heat mode.

DEFROST DRAIN: Drain automatically opens at approximately 50°F to prevent condensate from freezing inside drain pan.

PLUG FACE/CIRCUIT RATING

WallMaster® Model Number	Circuit Rating Breaker or T-D Fuse	Plug Face (NEMA#)	Power Cord Length (ft.)	Wall Outlet Appearance
WS08D10A, WS10D10B and WS12D10A.	125V - 15A	5 - 15P	6	
WS10D30A, WS12D30A and WS15D30A.	250V - 15A	6 - 15P	6	
WE10D33, WE12D33 and WE15D33A. WY12D33A.	250V - 20A	6 - 20P	6	

Model	Carton Dimensions Inches		
	Height	Width	Depth
WallMaster®			
WSE Sleeve	18"	27 1/4"	18"
Chassis	19 3/8"	30 5/8"	27 1/2"

Power cords are located on front left of WallMaster models.

Due to continuing research in new energy-saving technology, specifications are subject to change without notice.

As an ENERGY STAR® partner, Friedrich Air Conditioning Co. has determined that the selected ENERGY STAR® models meet the ENERGY STAR® guidelines for energy efficiency.

EER is the unit's Energy Efficiency Ratio; CEER is the unit's Combined Energy Efficiency Ratio.

Your energy costs will depend on your utility rates and use. The estimated energy cost is based on a electricity cost of \$.12 per kWh.

For more information, visit www.ftc.gov/energy.



FRIEDRICH

Friedrich Air Conditioning Co. | 10001 Reunion Place, Suite 500 | San Antonio, TX 78216 | 877.599.5665 | www.friedrich.com

LEGAL DESCRIPTION:

DESCRIPTION OF
THE LAND OF LEE APARTMENTS
ALEXANDRIA, VIRGINIA

ALL THOSE CERTAIN LOTS OR PARCELS OF LAND, TOGETHER WITH THE IMPROVEMENTS THEREON AND APPURTENANCES THEREUNTO BELONGING, LYING, SITUATE AND BEING IN THE CITY OF ALEXANDRIA, VIRGINIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL ONE:

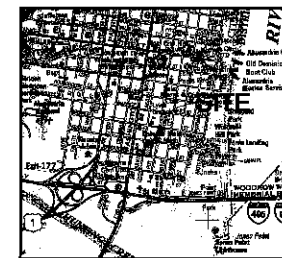
LOT NUMBERED FOUR (4), AS SHOWN ON PLAT ENTITLED DIVISION OF LOT 4, BLOCK FOUR (4), YATES GARDENS, SAID PLAT BEING ATTACHED TO DEED FROM SUBRA, INCORPORATED TO CHARLOTTE L. HUDSON, DATED JUNE 16, 1941 AND RECORDED IN THE CLERK'S OFFICE OF ALEXANDRIA CITY, VIRGINIA, ON THE 28TH DAY OF JUNE, 1941, IN DEED BOOK 176, AT PAGE 363, TO WHICH PLAT REFERENCE IS HEREBY MADE.

PARCEL TWO:

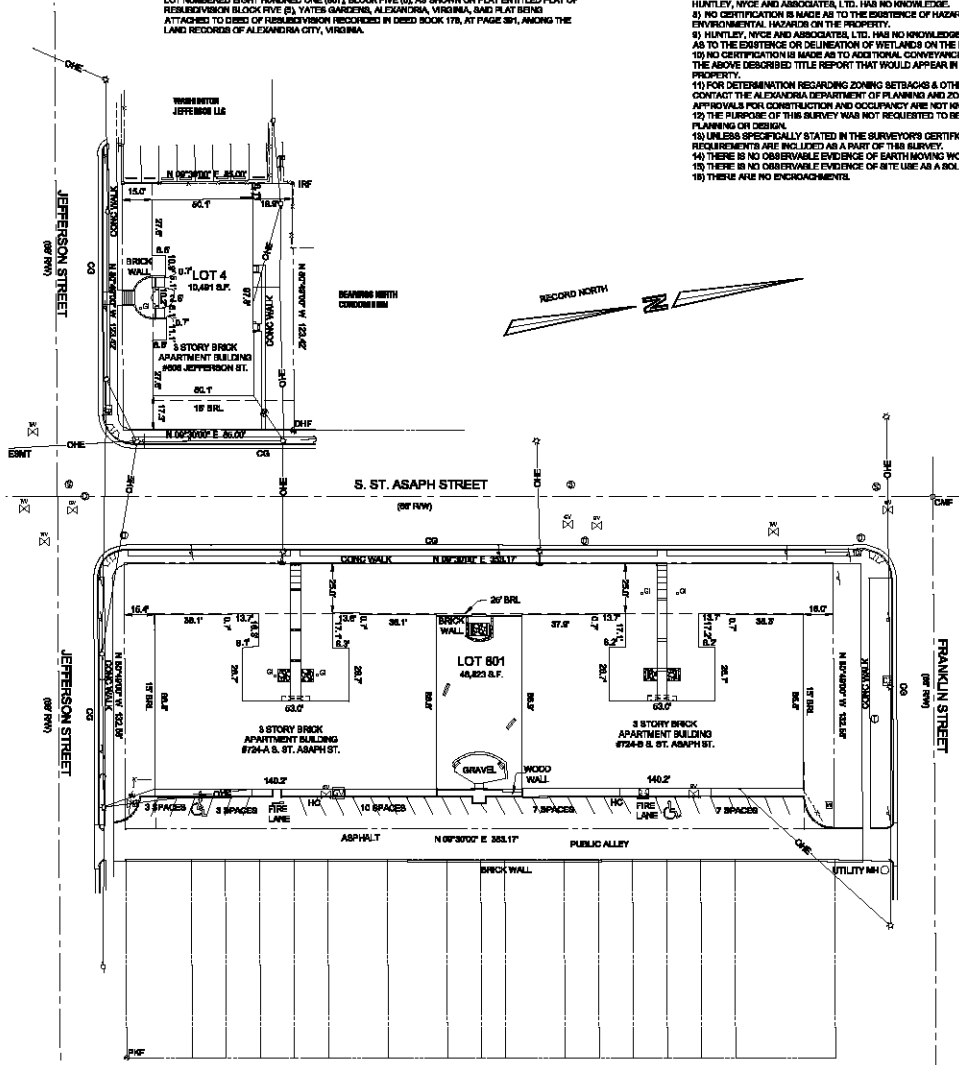
LOT NUMBERED EIGHT HUNDRED ONE (801), BLOCK FIVE (5), AS SHOWN ON PLAT ENTITLED PLAT OF REBUDIVISION BLOCK FIVE (5), YATES GARDENS, ALEXANDRIA, VIRGINIA, SAID PLAT BEING ATTACHED TO DEED OF REBUDIVISION RECORDED IN DEED BOOK 176, AT PAGE 361, AMONG THE LAND RECORDS OF ALEXANDRIA CITY, VIRGINIA.

NOTES:

- 1) THE PROPERTY DELINEATED HEREON IS LOCATED ON TAX MAP REFERENCE NUMBERS 08-04-05-16, 08-05-05-09 AND 16 ZONED R2C.
- 2) TITLE REPORT FURNISHED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT NO. 08-001852, EFFECTIVE JULY 1, 2008 AT 600 AM.
- 3) THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
- 4) THE PROPERTY DELINEATED HEREON IS SUBJECT TO THE FOLLOWING TERMS, CONDITIONS, RESTRICTIONS, COVENANTS AND/OR AGREEMENTS:
 - a) D.B. 176 PG. 363
 - b) D.B. 176 PG. 361
- 5) THE PROPERTY IS AFFECTED BY THE FOLLOWING AGREEMENTS BUT ARE UNPLATTED:
 - a) TELEPHONE LICENSE AGREEMENT RECORDED AT 20 181 PG 1301
 - b) CABLE TELEVISION SERVICE AGREEMENT RECORDED AT 03 188 PG 1308
- 6) THE PROPERTY SHOWN ON 1768 PLAT LIES WITHIN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE 100 YEAR FLOOD PLAIN, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NO. 616610025 D, DATED MAY 16, 1981.
- 7) NO CERTIFICATION IS MADE AS TO THE LOCATIONS OF UNDERGROUND UTILITIES SUCH AS, BUT NOT LIMITED TO, ELECTRIC, TELEPHONE, CABLE TV, GAS, WATER, SANITARY AND STORM SEWERS. OTHER UTILITIES MAY EXIST OF WHICH HUNTLEY, NYCE AND ASSOCIATES, LTD. HAS NO KNOWLEDGE.
- 8) NO CERTIFICATION IS MADE AS TO THE EXISTENCE OF HAZARDOUS MATERIAL WASTE SITES OR OTHER ENVIRONMENTAL HAZARDS ON THE PROPERTY.
- 9) HUNTLEY, NYCE AND ASSOCIATES, LTD. HAS NO KNOWLEDGE OF, NOR HAS BEEN PROVIDED WITH ANY INFORMATION AS TO THE EXISTENCE OR DELINEATION OF WETLANDS ON THE PROPERTY SHOWN HEREON.
- 10) NO CERTIFICATION IS MADE AS TO ADDITIONAL COVENANTS OR RESTRICTIONS SUBSEQUENT TO THE DATE OF THE ABOVE DESCRIBED TITLE REPORT THAT WOULD APPEAR IN AN UPDATED TITLE REPORT OF THE SUBJECT PROPERTY.
- 11) FOR DETERMINATION REGARDING ZONING SETBACKS AND OTHER REQUIREMENTS PERTAINING TO THE SUBJECT SITE, CONTACT THE ALEXANDRIA DEPARTMENT OF PLANNING AND ZONING AS VARIOUS CONDITIONS, VARIABLES AND APPROVALS FOR CONSTRUCTION AND OCCUPANCY ARE NOT KNOWN BY HUNTLEY, NYCE AND ASSOCIATES, LTD.
- 12) THE PURPOSE OF THIS SURVEY WAS NOT REQUESTED TO BE, INTENDED TO BE, NOR SHOULD IT BE USED FOR PLANNING OR DESIGN.
- 13) UNLESS SPECIFICALLY STATED IN THE SURVEYOR'S CERTIFICATE, NO ACRS/NALTA TABLE A, OPTIONAL SURVEY REQUIREMENTS ARE INCLUDED AS A PART OF THIS SURVEY.
- 14) THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- 15) THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, DUMP OR SANITARY LANDFILL.
- 16) THERE ARE NO ENCROACHMENTS.



VICINITY MAP
SCALE 1" = 2000'



OWNER:

LEE APARTMENTS, L.L.C.
300 N. LEE STREET
SUITE 200
ALEXANDRIA, VA 22314

AREA TABULATION:

LOT 4 10,491 S.F.
LOT 801 49,823 S.F.
TOTAL 60,314 S.F. OR 1.3157 ACRES

PARKING TABULATION:

30 STANDARD PARKING SPACES
2 HANDICAP PARKING SPACES
32 TOTAL PARKING SPACES

LEGEND:

W	WATER VALVE
M	WATER METER
L	LIGHT POLE
G	GUY WIRE
C	CABLE BOX
U	UTILITY POLE
H	HANDICAP SIGN
S	STORM GRATE INLET
D	STORM DRAIN MANHOLE
M	SANITARY MANHOLE
V	GAS VALVE
H	HEADER CURB
C	CURB AND GUTTER
R	IRON ROD FOUND
P	PIE HALL FOUND
C	CONCRETE MONUMENT FOUND
B	BRICK
S	STONE
B	BENCH
W	WHEEL STOP

SURVEYOR'S CERTIFICATE:

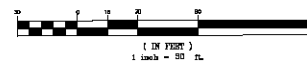
TO (1) COMMONWEALTH LAND TITLE INSURANCE COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, (2) M&T REALTY CAPITAL CORPORATION, SUCCESSORS AND/OR ASSIGNS, (3) LEE APARTMENTS, L.L.C., SUCCESSORS AND/OR ASSIGNS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2006, AND INCLUDES ITEMS 1.5, 2.4, 5, 7.4, 8, 9, 10, 11.6, 16, 17 AND 18 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE COMMONWEALTH OF VIRGINIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

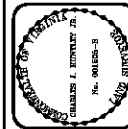
DATES JULY 31, 2008

CHARLES J. HUNTLEY L.S., L.C. NO 021855-3

GRAPHIC SCALE



Huntley, Nyce & Associates, Ltd.
SURVEYING - CIVIL ENGINEERING - LAND PLANNING
CHARTERED OFFICE
1408 ALBERTA AVENUE, SUITE 100
ALEXANDRIA, VIRGINIA 22304
TEL: 703-750-1500, FAX: 703-750-8999
www.hnysurvey.com



LOT 4 BLOCK 4 YATES GARDENS AND
LOT 801 BLOCK 5 YATES GARDENS
ALEXANDRIA, VIRGINIA

ALTA/ACSM LAND TITLE SURVEY

SCALE: 1" = 30'

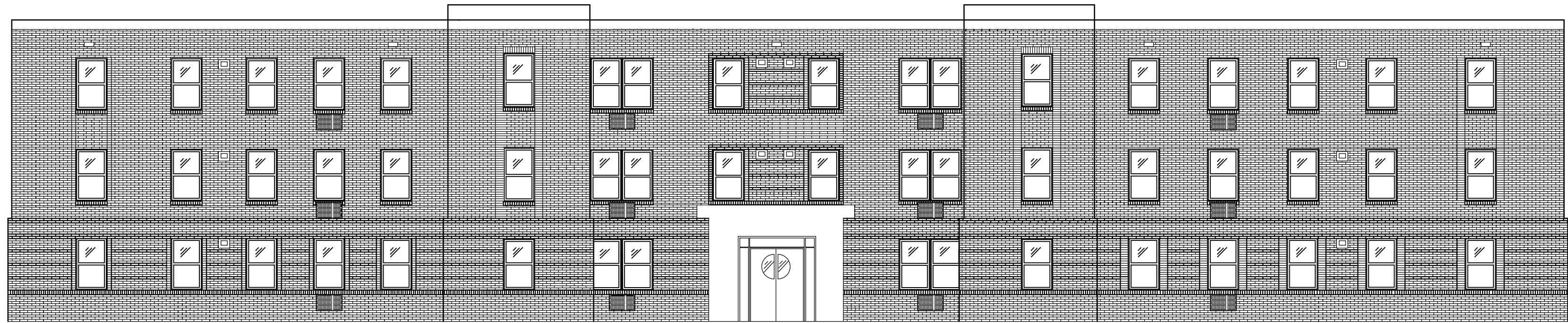
DATE: JULY 31, 2008

CADD: DAB CHECK: JMS

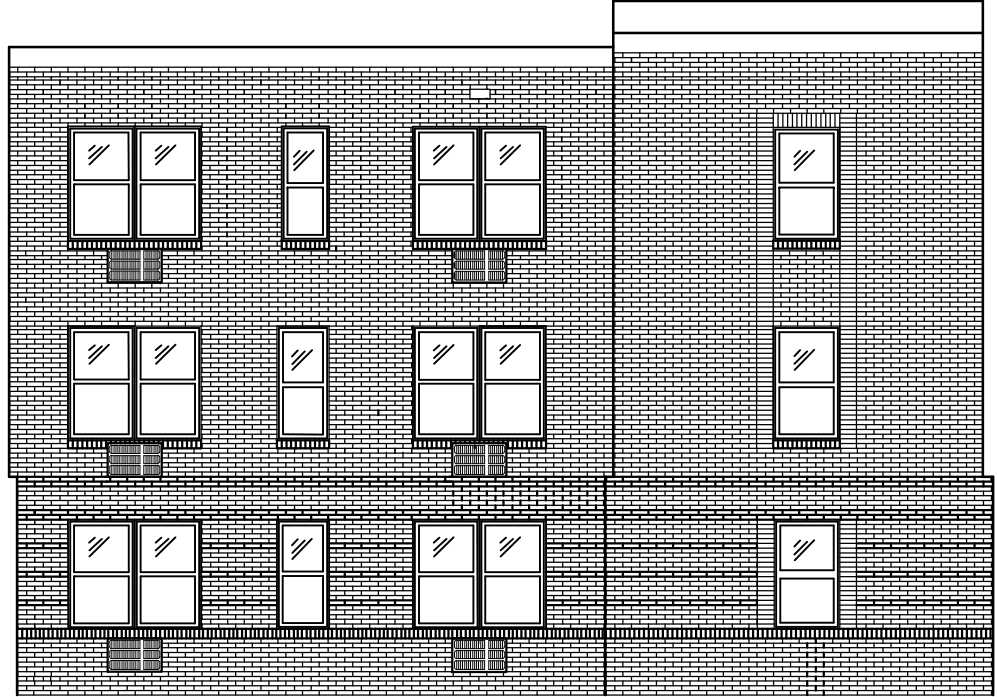
REVISIONS:

SHEET 1 OF 1

FILE NO. 30108



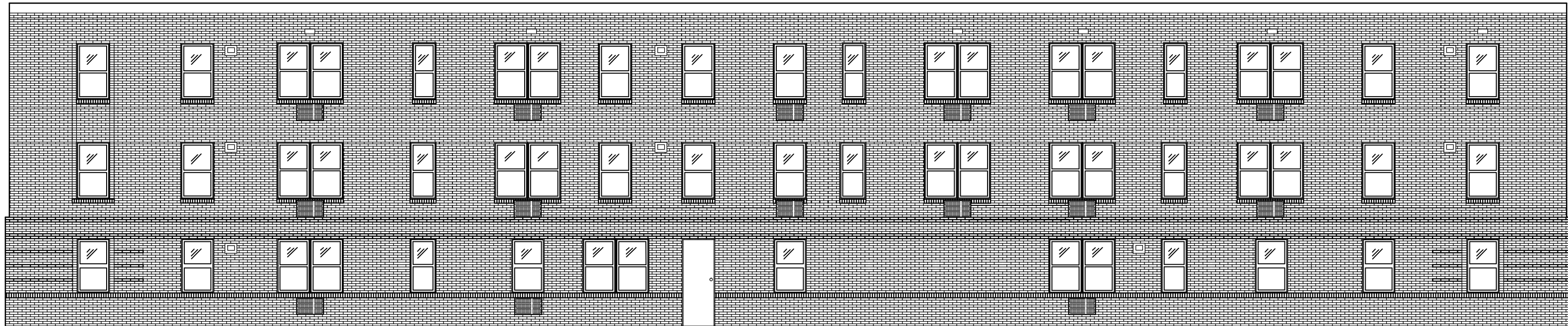
1 FRONT ELEVATION
SCALE: 1/ 8" = 1'-0"
NOTE: BUILDINGS #724-A AND #724-B FACES S. ST. ASAPH STREET



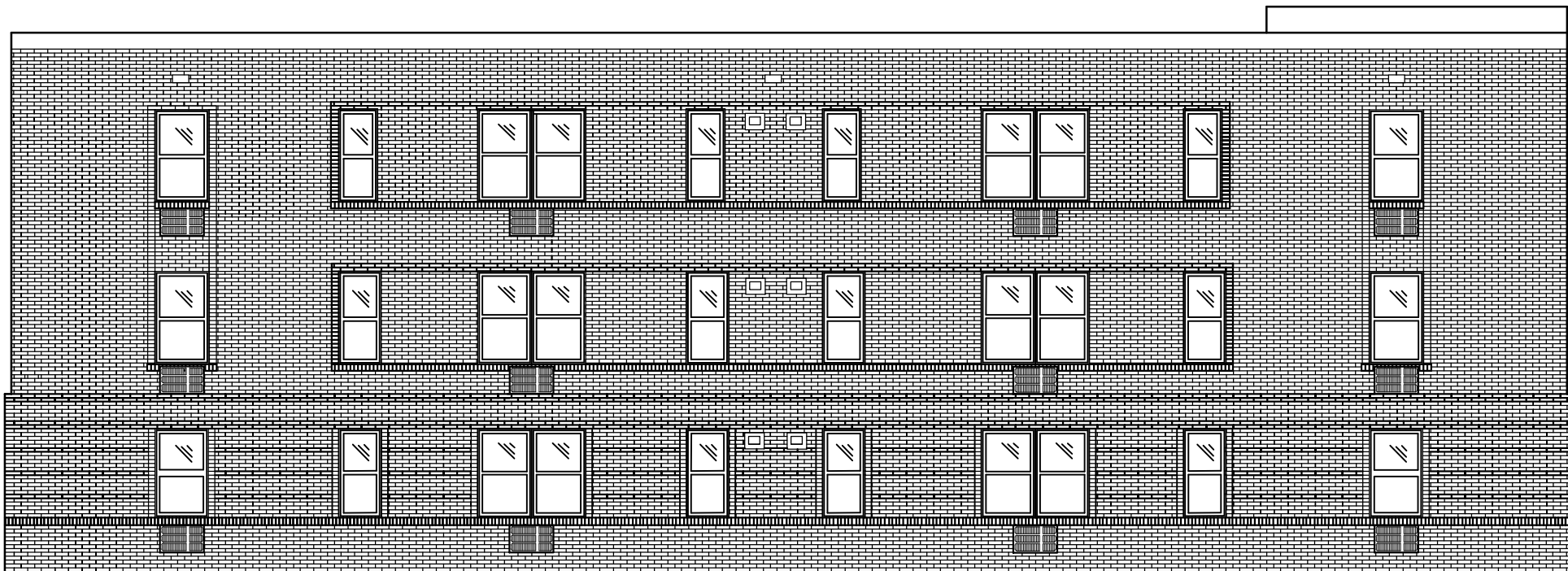
2 RIGHT COURT ELEVATION
SCALE: 1/ 8" = 1'-0"
NOTE: BUILDING #724-A FACES LEFT COURT ELEVATION OF BUILDING #724-A.
BUILDING #724-B FACES LEFT COURT ELEVATION OF BUILDING #724-B.



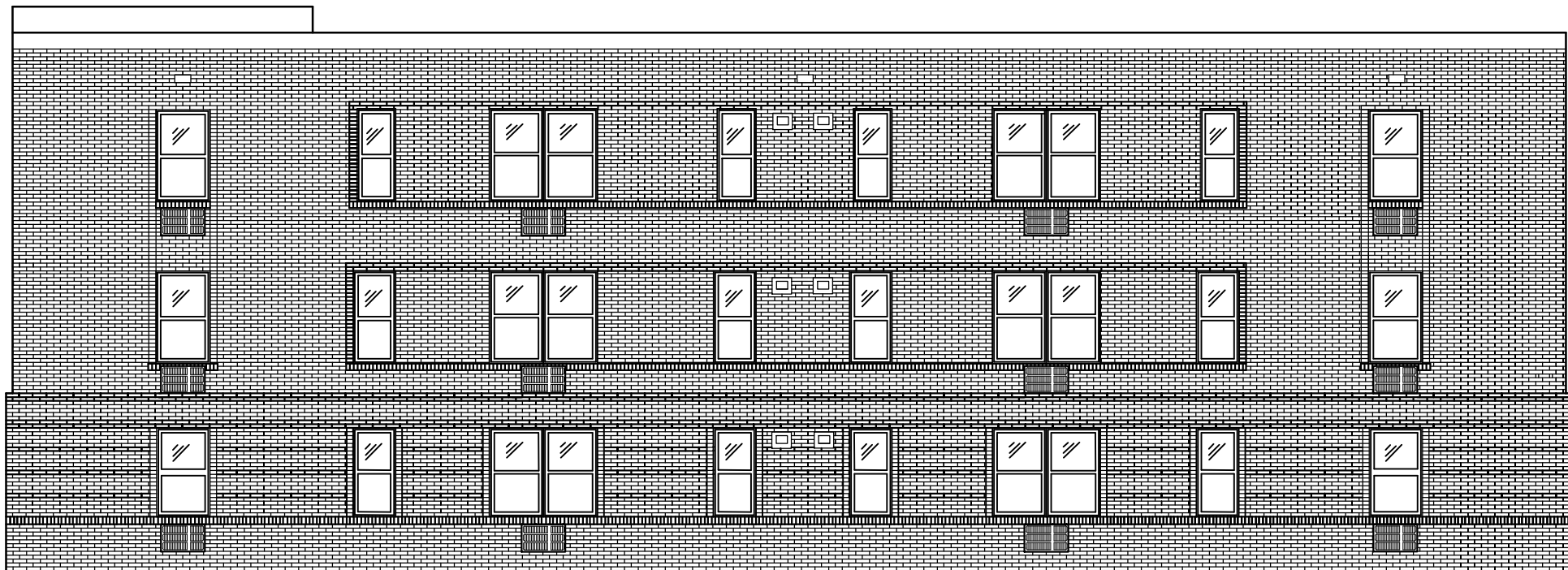
3 LEFT COURT ELEVATION
SCALE: 1/ 8" = 1'-0"
NOTE: BUILDING #724-A FACES RIGHT COURT ELEVATION OF BUILDING #724-A.
BUILDING #724-B FACES RIGHT COURT ELEVATION OF BUILDING #724-B.



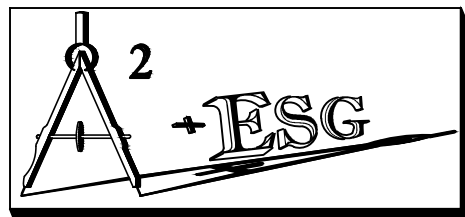
4 REAR ELEVATION
SCALE: 1/ 8" = 1'-0"
NOTE: BUILDINGS #724-A AND #724-B FACES S. PITT STREET



5 LEFT ELEVATION
SCALE: 1/ 8" = 1'-0"
NOTE: BUILDING #724-A FACES RIGHT ELEVATION OF BUILDING #724-B.
BUILDING #724-B FACES FRANKLIN STREET.

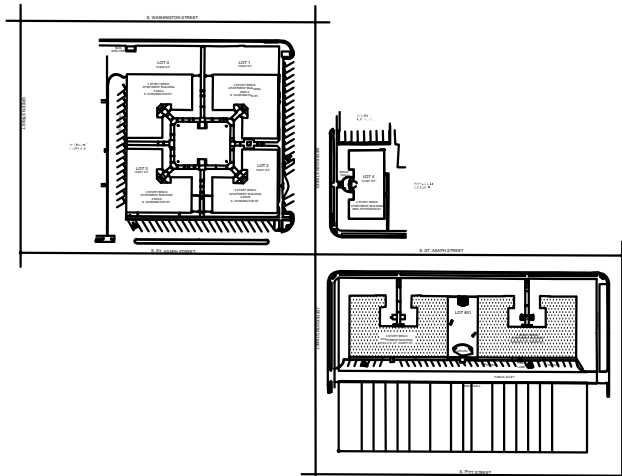


6 RIGHT ELEVATION
SCALE: 1/ 8" = 1'-0"
NOTE: BUILDING #724-A FACES JEFFERSON STREET.
BUILDING #724-B FACES LEFT ELEVATION OF BUILDING #724-A.



ASquared Plus Engineering
Support Group, LLC

3477 SHILOH ROAD, HAMPSTEAD, MARYLAND 21074
PHONE: 443.977.9741 FAX: 410.374.5471
WWW.A2ESG.COM
© COPYRIGHT 2018



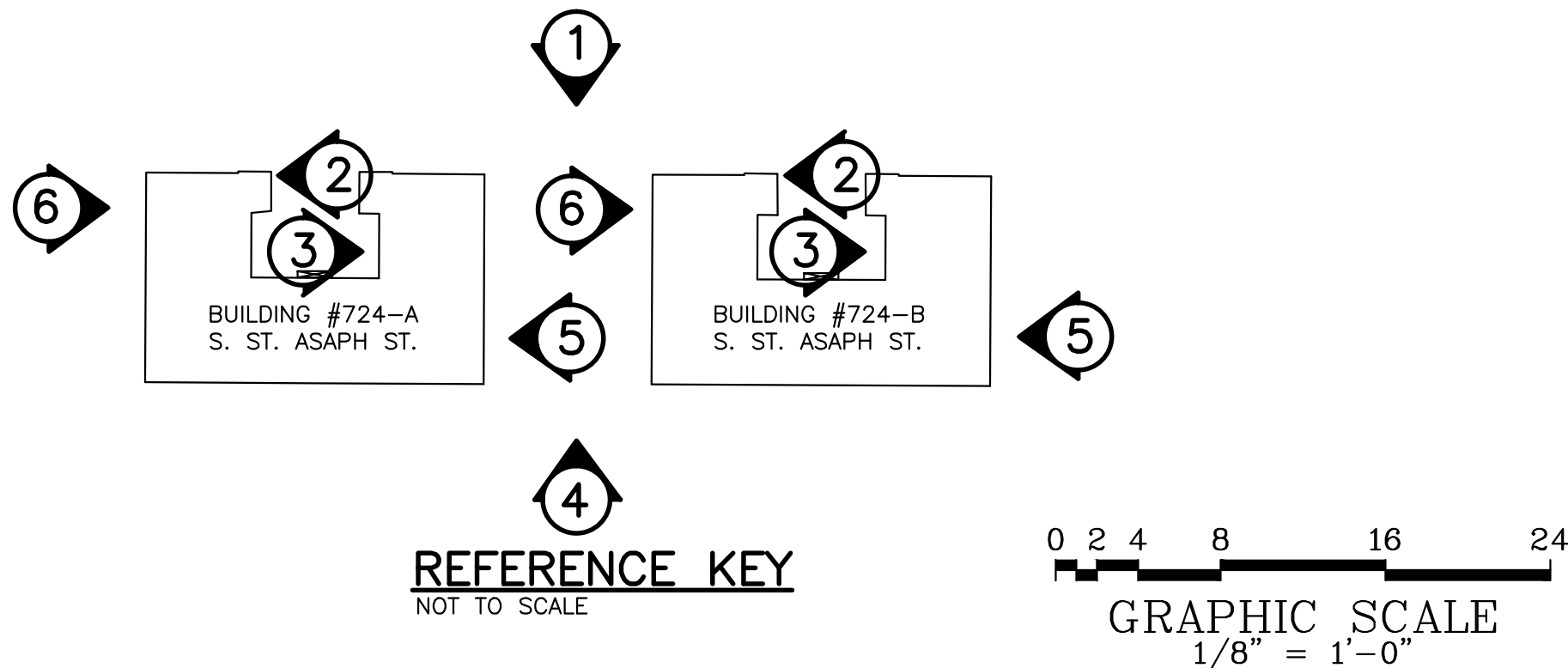
KEY PLAN

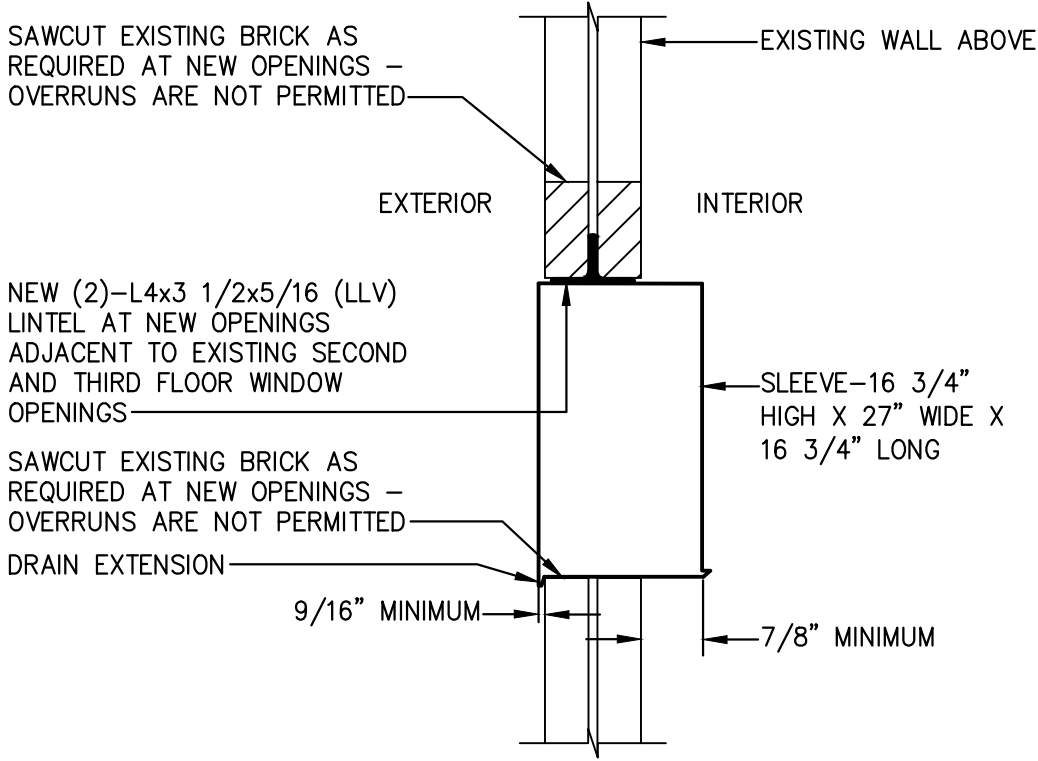
NO.	REVISION/ISSUE	DATE

PROJECT TITLE
**MONTICELLO COURTS
LLC AND LEE
APARTMENTS LLC**
724 ASAPH STREET
ALEXANDRIA, VIRGINIA 22314

SHEET TITLE
**WAKEFIELD
BUILDING**

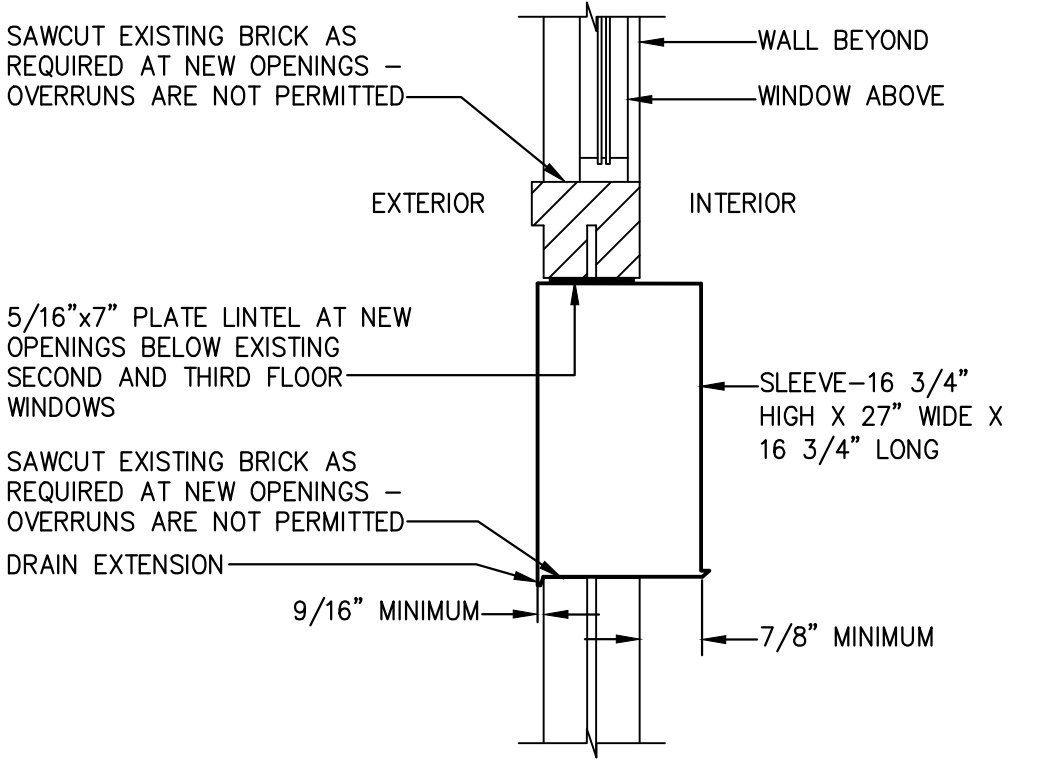
PROJECT NO. 09052A	SHEET MA-1 1 OF 4
DATE 2/13/18	
SCALE AS NOTED	





DETAIL

NEW LINTEL AT OPENINGS ADJACENT TO EXISTING
WINDOWS AT SECOND AND THIRD FLOORS



DETAIL

NEW LINTEL AT OPENINGS BELOW EXISTING
WINDOWS AT SECOND AND THIRD FLOORS

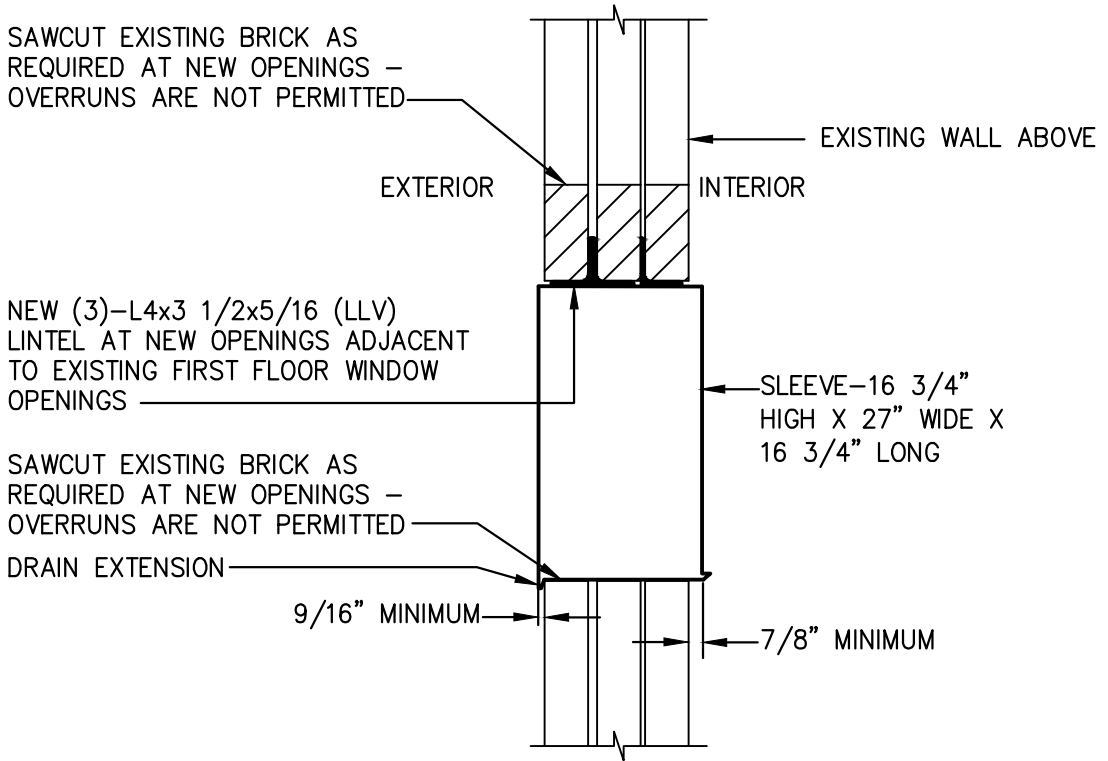
1.

ALL LINTELS TO BEAR 8" INTO EXISTING WALL AT EACH END.
2.

ALL STEEL FOR NEW LINTELS TO CONFORM TO ASTM A-36.
3.

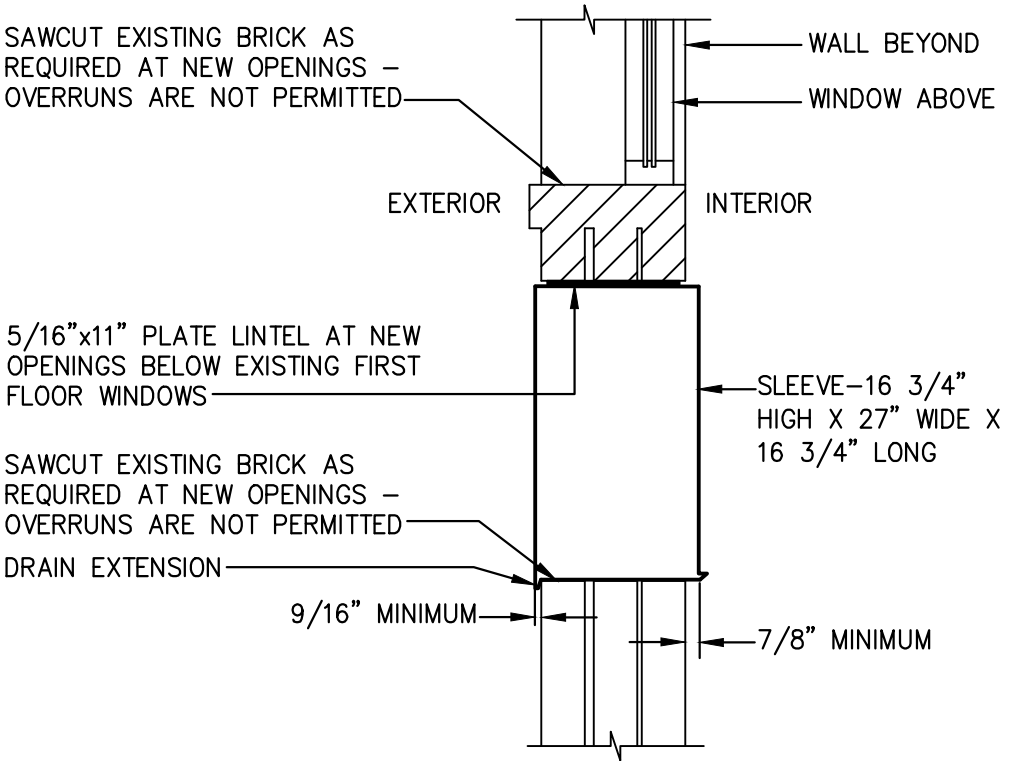
ALL LINTELS TO BE GALVANIZED.
4.

IF LINTEL IS REQUIRED, INSTALL FROM THE INSIDE TO ELIMINATE ANY GROUTING.



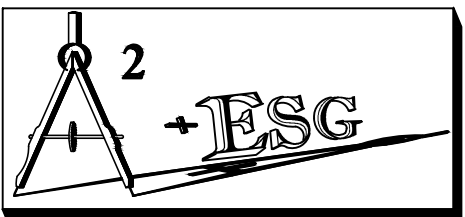
DETAIL

NEW LINTEL AT OPENINGS ADJACENT TO
EXISTING WINDOWS AT FIRST FLOOR



DETAIL

NEW LINTEL AT OPENINGS BELOW EXISTING
WINDOWS AT FIRST FLOOR



A

S

S

S

S

u

s

S

u

p

p

o

r

t

E

n

g

i

n

e

e

r

i

n

g

G

r

o

u

p

,

L

L

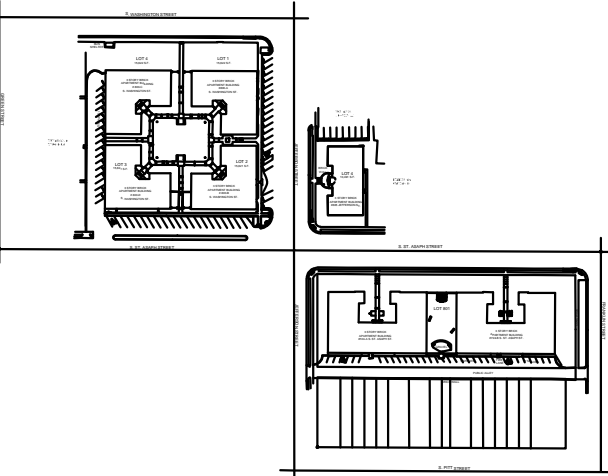
C

3477 SHILOH ROAD, HAMPSTEAD, MARYLAND 21074

PHONE: 443.977.9741 FAX: 410.374.5471

WWW.A2ESG.COM

© COPYRIGHT 2018



KEY PLAN

NO.	REVISION/ISSUE	DATE

PROJECT TITLE

**MONTICELLO COURTS
LLC AND LEE
APARTMENTS LLC**

800 WASHINGTON STREET
ALEXANDER, VIRGINIA 22314

SHEET TITLE

**LINTEL
DETAILS**

PROJECT NO. 09052A	SHEET MA-4
DATE 2/13/18	
SCALE AS NOTED	

4 OF 4

19