

Docket Item # 3  
BAR CASE # 2012-0073

BAR Meeting  
April 18, 2012

**ISSUE:** Waiver of HVAC Rooftop Screening Requirement

**APPLICANT:** Rogers Creek LLC

**LOCATION:** 711 Princess Street

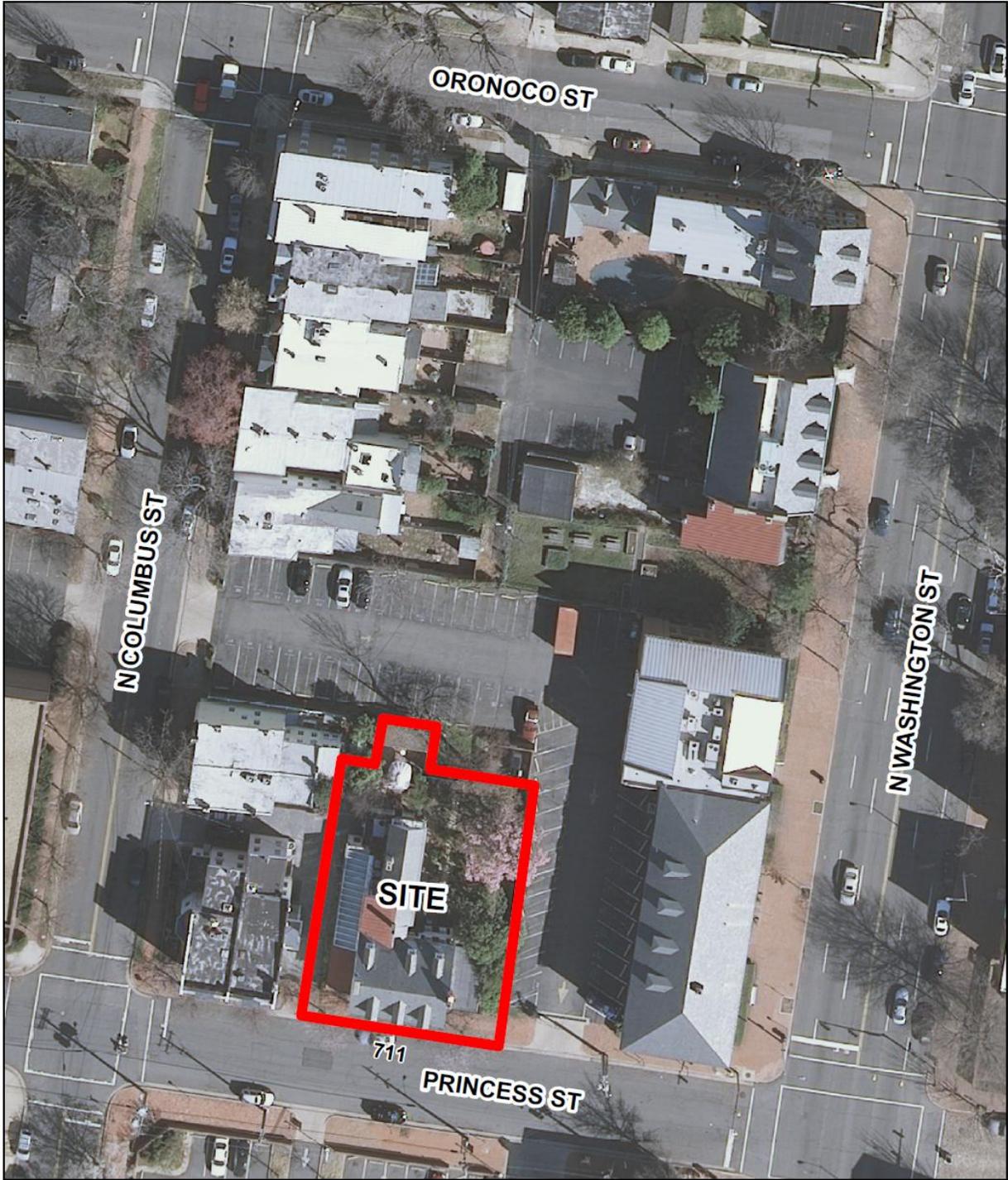
**ZONE:** CD / Commercial and RM / Residential

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**STAFF RECOMMENDATION:** Staff recommends denial of the waiver of rooftop screening and approval to replace the HVAC package unit with the condition that the new unit and associated ductwork, as well as the existing HVAC condenser units, be painted to match the adjacent wall and that a simple metal railing be installed to serve as screening, with final approval by Staff.

**\*\*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.

**\*\*BUILDING PERMIT NOTE:** 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, 703-838-4360 for further information.



**CASE BAR2012-0073**



## **I. ISSUE:**

The applicant is requesting approval to install rooftop HVAC equipment on a one-story rear addition and a waiver of the rooftop HVAC screening requirement. The proposed unit replaces a package unit with sizeable exterior ductwork connecting to interior ductwork. The existing rusting ductwork will remain. The replacement unit will measure approximately 5.25 feet in depth, 9.6 feet in width and 2.5 feet in height, similar in size to the existing unit. The unit is plainly visible from both Princess and North Columbus streets.

The proposed package HVAC unit will replace an existing unscreened unit for which Staff was unable to locate any BAR approvals.

## **II. HISTORY:**

According to Ethelyn Cox in *Historic Alexandria: Street by Street*, the freestanding brick house located at 711 Princess Street dates to **1797-1799** and was built by John F. Smith. In 1853, it was bought by Captain William Boothe, an Alexandria business leader, who doubled the size of the house. Gardner L. Boothe and his wife “restored” the house in 1913-1914, enhancing its symmetry and federal appearance. Their son, Armistead Boothe, a prominent lawyer and state senator had his law offices in the building for many years.

The 1891 Sanborn Fire Insurance Map shows a one-story addition in this place but there was a two-story addition in the same location from 1896 to 1921, according to Sanborn Fire Insurance Maps. By 1921, the addition was again one-story according to the 1921 Sanborn Fire Insurance Map. Therefore, it is likely that elements of this one-story addition date from the 19<sup>th</sup>-century though substantial alterations have been done over time.

In 1960, the Board approved alterations at this property (April 13, 1960). Again in 1985, the Board made an approval at this property although no minutes exist in the City archive from much of 1985 (BAR 85-231). It is possible that one of these two approvals was for a one-story side greenhouse addition, located on the west side of the property. In 2004, the Board approved after-the-fact replacement of a historic fence on the property (BAR 2004-0135). City records since 1991 also indicate approval of at least nine mechanical permits—some for interior work only (such as replacement a boiler) and some for installation of new or replacement units, noted as not visible from the public right-of-way.

## **III. ANALYSIS:**

Section 6-403(B)(1) of the Zoning Ordinance requires the architectural screening of rooftop mechanical appurtenances throughout the City. However, the BAR “having jurisdiction of the matter may, after public hearing, waive or modify the screening requirement of Section 6-403(B)(1) if the board finds such requirement to be architecturally inappropriate.”

Following archival research for this application, and discussion with the property owner, it is apparent that it is unlikely that the existing package unit was ever approved by the Board. The existing unit will be replaced in the same location as the existing and is located above a one-story element toward the rear of the west side. There are also several split system HVAC condenser units located on the same rooftop which are also visible. The property on which the house is located is relatively large and there are potential areas where units could be ground-mounted. However, moving the package unit and duct work as well as multiple HVAC

condenser units would be a sizeable project well beyond simple replacement and would likely require an extensive reconfiguration of duct work which may be more difficult to disguise than the proposed package unit itself.

The *Design Guidelines* note that “HVAC equipment should be located in a visually inconspicuous area of a building” and “rooftop HVAC equipment is generally discouraged on small scale structures and the front roofs of building because they create visual disruption of the historic streetscape and are difficult to screen effectively.” In many instances, the screening of HVAC rooftop equipment is more visually obtrusive than the unit itself. Although these units are plainly visible from two public streets, Staff notes that they are located toward the rear of the property and not overly obtrusive since they are on a one-story portion, rather than on the main roof. Therefore, a solid screen is not necessary and Staff believes that painting all the units and ductwork to match the adjacent wall and installing a simple open metal railing on the one-story section immediately in front of the units will serve as effective screening and unify this jumble of mechanical equipment while still allowing the necessary air circulation. If this application were for new units, Staff would recommend that they be located on the ground as there is substantial room on this property. Staff does find the rusted ductwork to be particularly unsightly and that it draws one’s attention away from the historic building and recommends that it either be painted or replaced as part of the project.

Staff recommends denial of the waiver of rooftop screening and approval to replace the package unit with the condition that the new unit and associated ductwork, as well as the existing HVAC condenser units, be painted to match the adjacent wall and that a simple metal railing be installed on the rooftop to serve as screening, with final approval by Staff.

**STAFF:**

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

**IV. CITY DEPARTMENT COMMENTS**

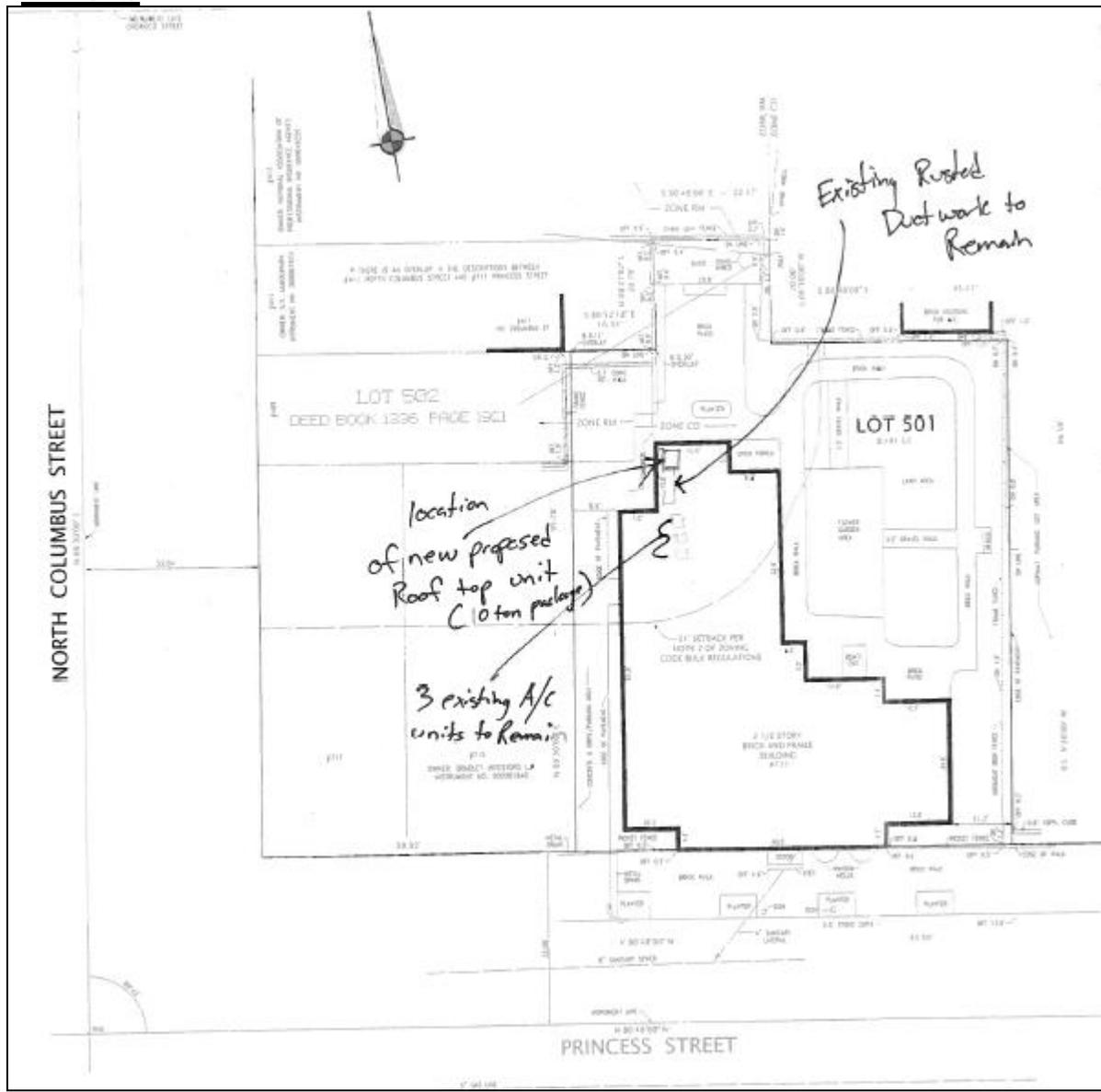
Legend: C - code requirement R - recommendation S - suggestion F- finding

**Code Administration**

- F-1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Ken Granata, Acting Plan Review Supervisor at [ken.granata@alexandriava.gov](mailto:ken.granata@alexandriava.gov) or 703-746-4193.
- C-1 Building, and trades permits are required for this project. Five sets of *construction documents* that fully detail the construction as well as any changes that might be made to structural, mechanical and electrical systems shall accompany the permit application(s).
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

- C-3 Any proposed future alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-4 Rooftop anchorage/installation details must be submitted.
- C-5 Structural calculations are required to verify the ability of the existing roof to support the additional weight of the new unit.
- C-6 Guardrail structural design and construction must comply with USBC.
- C-7 Where appliances are located  $\leq 10'$  from a roof edge or open side with a drop  $\geq 24"$ , guards shall be provided (USBC 2801.1)
- C-8 Electrical wiring methods and other electrical requirements shall comply with NFPA 70, 2008.

**V. IMAGES**



**Figure 1. Plat of subject property showing location of HVAC units.**



Figure 2. Front (south) and side (west) elevation of 711 Princess Street.



Figure 3. Subject units at rear of west elevation.



**Figure 4. View from North Columbus Street.**

## **VI. ATTACHMENTS**

*1 – Application BAR2012-00073 at 711 Princess St*

*2 – Supporting Materials*

BAR Case # 2012-0073

ADDRESS OF PROJECT: 711 Princess St. Alexandria, VA 22314  
TAX MAP AND PARCEL: 64.02-08-7 ZONING: CD&RM

APPLICATION FOR: (Please check all that apply)

- CERTIFICATE OF APPROPRIATENESS
- PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH  
(Required if more than 25 square feet of a structure is to be demolished/impacted)
- WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)
- WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT  
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant:  Property Owner  Business (Please provide business name & contact person)

Name: ROGERS CREEK LLC

Address: 711 PRINCESS ST.

City: ALEXANDRIA State: VA Zip: 22314

Phone: 703-836-9222 E-mail: RWhittle@williamswhittle.com

Authorized Agent (if applicable):  Attorney  Architect  \_\_\_\_\_

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

Legal Property Owner:

Name: ROGERS CREEK LLC

Address: 711 PRINCESS ST

City: ALEX. State: VA Zip: 22314

Phone: 703-836-9222 E-mail: RWhittle@williamswhittle.com

- Yes  No Is there an historic preservation easement on this property?
- Yes  No If yes, has the easement holder agreed to the proposed alterations?
- Yes  No Is there a homeowner's association for this property?
- Yes  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.

**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).*

We will be replacing the existing 10 ton Package unit on the roof with a new and similar specifications. The existing unit on the roof is old and not functioning properly.

We will not be doing any work to the existing (3) A/C units on the roof adjacent to the 10 ton package unit.

**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.*

- <sup>N/A</sup>  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. All plans must be folded and collated into 12 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.

- <sup>N/A</sup> 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.

- <sup>N/A</sup> 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.

- <sup>N/A</sup> 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 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 12 sets of revised materials.

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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:

*Robert Whittle*

Printed Name:

ROBERT WHITTLE

Date:

3-16-12

**OWNERSHIP AND DISCLOSURE STATEMENT**

Use additional sheets if necessary

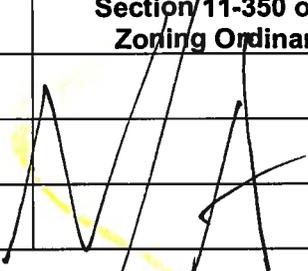
**1. Applicant.** State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable 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. ROBERT WHITE	711 PRINCESS ST	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 711 PRINCESS ST (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten 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.

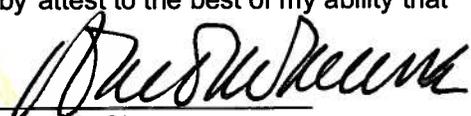
Name	Address	Percent of Ownership
1. ROBERT WHITE	711 PRINCESS ST	100
2.		
3.		

**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.		
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.

3-16-12      ROBERT WHITE        
 Date                      Printed Name                      Signature











# Submittal Data

For Approval

Project: 711 PRINCESS STREET ALEXANDRIA  
VA

Purchaser: WELCH CONSTRUCTION GROUP  
6320 AUGUSTA DRIVE  
SPRINGFIELD VA

Date: 3/15/12

Submitted by: Butch Tharp  
Southern Refrigeration Corp  
Manassas, VA  
571 921-6075  
btharp@southernrefcorp.com





Project: 711 PRINCESS STREET ALEXANDRIA VA

## Table of Contents

<b>System ID</b>	<b>Qty</b>	<b>Model No</b>	<b>Description</b>	<b>Page</b>
RHS120HOAAO AAA	1	RHH120H0AA0AAA	Package HP 208/230v 3ph	3



**Project:** 711 PRINCESS STREET ALEXAN **Schedule No.:** RHS120HOAAOAAA  
**Model Number:** RHH120H0AA0AAA **Quantity:** 1

<b>RHH120H0AA0AAA</b>	
<b>Cooling Performance</b>	
Gross Total Capacity	123,500 btu
Gross Sensible Capacity	93,800 btu
Efficiency (at ARI)	12.30 EER
	13.00 IEER
Total Air Supply	4000 cfm
Outdoor DB Temp	95.0 °F
Entering DB Temp	80.0 °F
Entering WB Temp	67.0 °F
Leaving DB Temp	58.3 °F
Leaving WB Temp	57.3 °F
<b>Supply Air Performance</b>	
Total Supply Air	4000 cfm
External Static Pressure	.50 in. w.g.
Option Static Pressure	.38 in. w.g.
Blower Type	Belt
Blower speed	614 RPM
Power Input	1.48 Bhp
Motor Rating	2.40 hp
<i>Airflow calculated with dry coil and filter</i>	
<b>HP Heating Performance</b>	
HP Capacity @ 47.0 °F	116,000 btu
@ 17.0 °F	65,000 btu
HP COP @ 47.0 °F	3.50
@ 17.0 °F	2.26
<b>Electric Resistance Heat</b>	
CRHEATER291A00	16 KW
Nominal Heat output	56,314 btu
<b>Electrical Data</b>	
Power Supply	208/230 volts
	3 Phase
	60 Hertz
Total System Ampacity including Electric Heat	94.8 Amps
Maximum Fuse Size	100 Amps
<b>Weight</b>	
Base Unit Weight	1390 lb
Weight of options	80 lb
Total Weight	1470 lb

**Options Selected**

- CRHEATER291A00 (16 kW Electric Heat)
- CRSINGLE049A00 Single Point Power Kit
- AXB078ENT - Economizer Sensor - Outdoor Enthalpy Control
- CRLOWAMB039A00 - Motormaster I -20 degrees Low Ambient Control 208/230-3-60, req DNWINSTR001A00 (one per ref circuit)
- DNECOMZR064A00 - Horiz Economizer w/solid-state controller gear-driven,modulating damper,up to 100% barometric relief
- DNWINSTR001A00 - Winter Start Kit - Contains time delay relay for timed bypass of low pressure switch on start-up



**Project:** 711 PRINCESS STREET ALEXAN **Schedule No.:** RHS120HOAAOAAA  
**Model Number:** RHH120H0AA0AAA **Quantity:** 1

### **SINGLE PACKAGE HEAT PUMP UNIT**

#### **Built to Last, Easy to Install and Service**

- One-piece, high efficiency electric cooling with a low profile, prewired, tested, and charged at the factory.
- Convertible from downflow to horizontal air flow, no special adapter curbs are necessary
- Full perimeter base rail with built-in rigging adapters and fork truck slots.
- Pre-painted exterior panels and primer-coated interior panels tested to 500 hours salt spray protection.
- Fully insulated cabinet.
- Dual-stage cooling capacity control.
- 4-way reversing valve rapidly changes the flow of refrigerant to quickly change over from cooling to heating and heating to cooling.
- Crankcase Heaters
- Two scroll compressors with internal line-break overload protection.
- High and Low pressure switches
- Two inch disposable fiberglass type return air filters in dedicated rack with tool-less filter access door.
- Refrigerant circuits contain a liquid line filter drier to trap dirt and moisture.
- Indoor and outdoor coils constructed of aluminum fins mechanically bonded to seamless copper tubes.
- Newly-designed indoor refrigerant header for easier maintenance and replacement.
- Exclusive non-corrosive composite condensate pan in accordance with ASHRAE 62 Standard, sloping design; side or center drain.
- Access panels with easy grip handles provides quick and easy access to the blower and blower motor, control box, and compressor.
- "No-Strip" screw system has superior holding power and guides screws into position while preventing the screw from stripping the unit's metal.
- Newly designed terminal board facilitates simple safety circuit troubleshooting and simplified control box arrangement.
- Outdoor temperature cooling operation range up to 125 degrees F and down to 25 degrees F using winter start kit.
- TXV refrigerant metering devices

- Large, laminated control wiring and power wiring drawings are affixed to unit to make troubleshooting easy.
- Single point electric connections.
- Belt drive evaporator-fan motor

#### **Warranty**

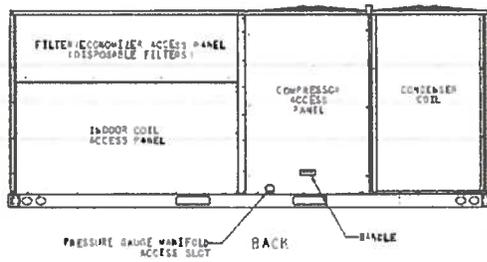
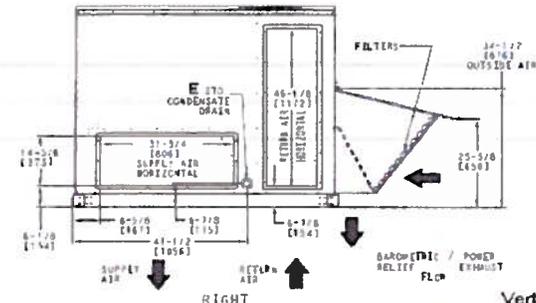
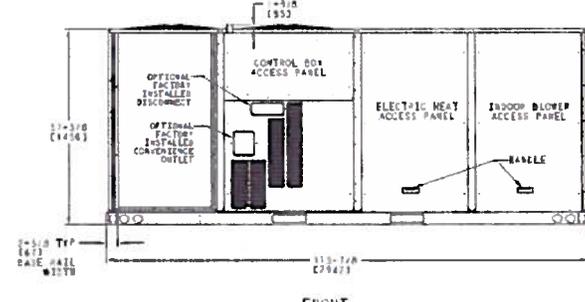
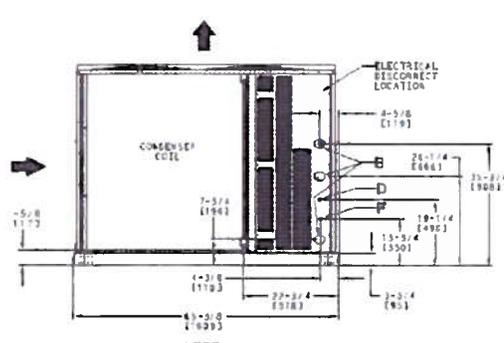
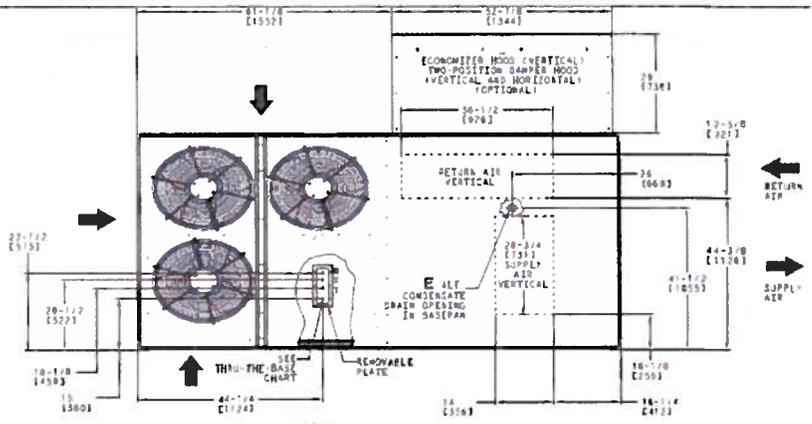
- 5 year compressor limited warranty
- 1 year limited parts warranty



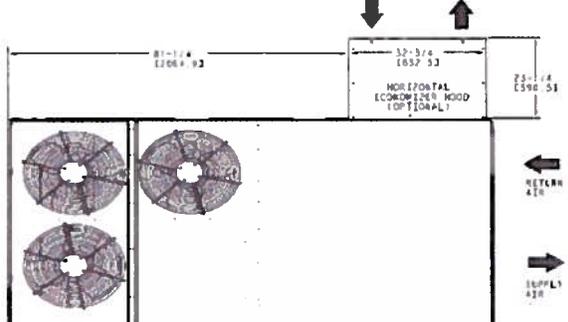
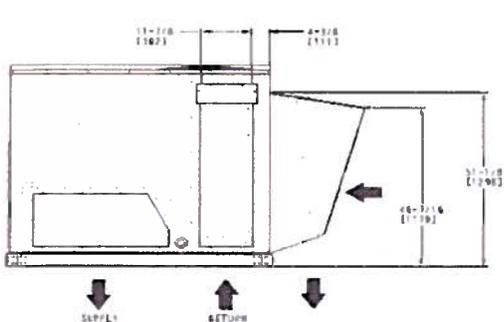
Project: 711 PRINCESS STREET ALEXAN Schedule No.: RHS120HOAAOAAA  
 Model Number: RHH120H0AA0AAA Quantity: 1

NOTES

1. DIMENSIONS ARE IN INCHES. DIMENSIONS IN ( ) ARE IN MILLIMETERS.
2. CENTER OF GRAVITY
3. DIRECTION OF AIR FLOW



Vertical Connections / Economizer



Horizontal Connections / Economizer

CONNECTION SIZES	
B	2 1/2" (64) DIA. POWER SUPPLY HOLE
D	7/8" (22.3) DIA. FIELD CONTROL WIRING HOLE
E	3/4" (19.1) DIA. CONDENSATE DRAIN
F	7/8" (22.3) DIA. FIELD CONDENSATE OUTLET HOLE

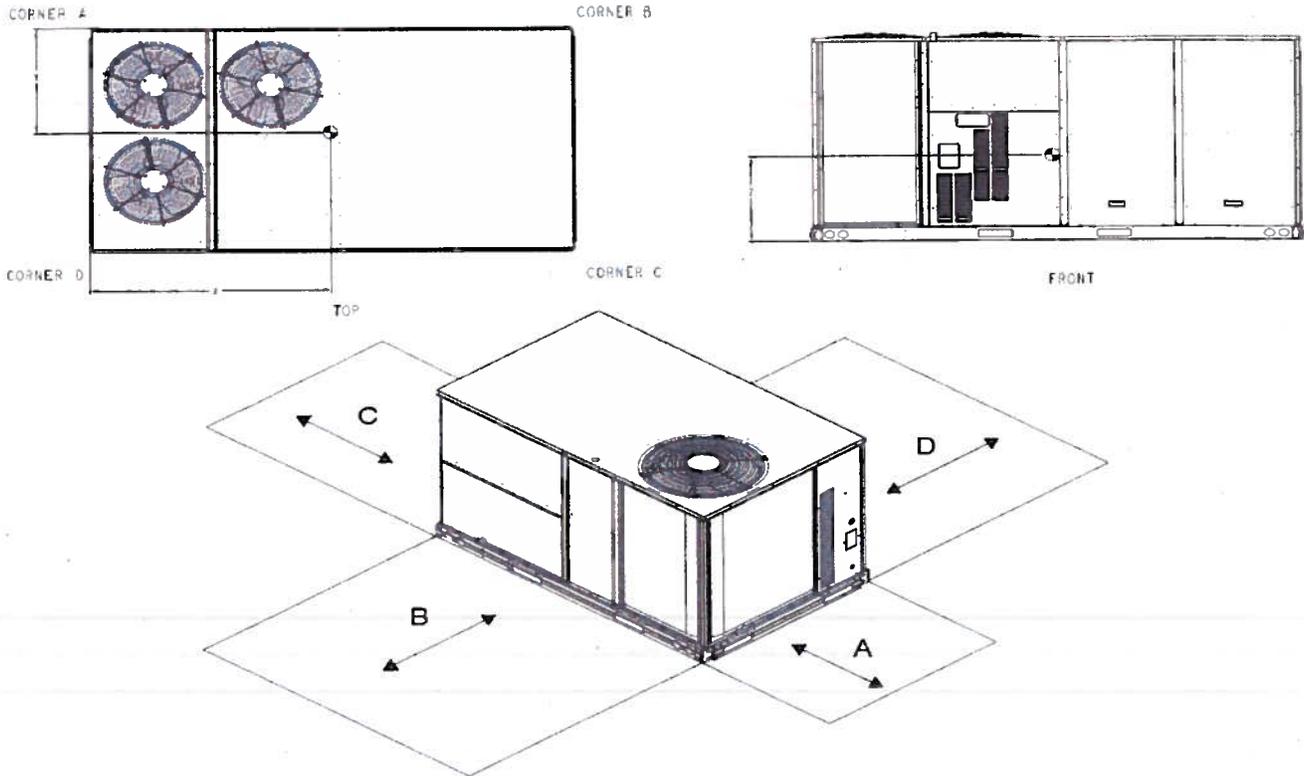
THRU-THE-BASE CHART				
THESE HOLES ARE DESIGNED FOR USE WITH APPROXIMATE, 60/40/60/40/60/40				
ACCESSORY NO.	THREADED CONDUIT SIZE	WIRE GAGE	ACC. SIZE	REQ'D HOLE SIZES (MAX.)
001	W	1/2"	ACC.	1/2" (22.3)
	E	1/2"	ACC.	1/2" (22.3)
	P	1 1/4"	POWER	2 1/2" (63.5)
002	W	1/2"	ACC.	1/2" (22.3)
	E	1/2"	ACC.	1/2" (22.3)
	P	1 1/2"	POWER	2" (50.8)
003	W	1/2"	ACC.	1/2" (22.3)
	E	1/2"	ACC.	1/2" (22.3)
	P	2"	POWER	2 1/2" (63.5)



**Project:** 711 PRINCESS STREET ALEXAN **Schedule No.:** RHS120HOAAOAAA  
**Model Number:** RHH120HOAAOAAA **Quantity:** 1

UNIT	BASE UNIT WEIGHT		Corner Weight A		Corner Weight B		Corner Weight C		Corner Weight D		Center of Gravity In [mm]		
	LBS	KG	LBS	KG	LBS	KG	LBS	KG	LBS	KG	X	Y	Z
RHH120	1390	632	356	162	344	158	339	154	351	160	57 [1448]	31-1/2 [800]	21-1/8 [537]

STANDARD UNIT WEIGHT IS WITHOUT ELECTRIC HEAT & WITHOUT PACKAGING.



### UNIT CLEARANCES

LOC	DIMENSION	CONDITION
A	48" (1219 mm)	Unit disconnect is mounted on panel
	36" (914 mm)	If dimension-B is 12"
	18" (457 mm)	No disconnect, convenience outlet option
	18" (457 mm)	Recommended service clearance (use electric screwdriver)
	12" (305 mm)	Minimum clearance (use manual ratchet screwdriver)
B	36" (914 mm)	Unit has economizer
	12" (305 mm) Special	If dimension-A is 36" Check for sources of flue products within 10-ft of unit fresh air intake hood
C	36" (914 mm)	Side condensate drain is used
	18" (457 mm)	Minimum clearance
D	42" (1067 mm)	Surface behind servicer is grounded (e.g., metal, masonry wall, another unit)
	36" (914 mm)	Surface behind servicer is electrically non-conductive (e.g., wood, fiberglass)

NORTH COLUMBUS STREET

MONUMENT LINE  
ORONOCO STREET

#413  
OWNER: NATIONAL ASSOCIATION OF  
PROFESSIONAL INSURANCE AGENTS  
INSTRUMENT NO. 000018229

#411  
OWNER: G.V. LANGOLARA  
INSTRUMENT NO. 000007974

#409

LOT 502  
DEED BOOK 1336, PAGE 1921

#717

#715  
OWNER: BRADLEY INVESTORS, L.P.  
INSTRUMENT NO. 000001840

ZONE RM  
ZONE CD

Existing Rusted  
Ductwork to  
Remain

location  
of new proposed  
Roof top unit  
(10 ton package)

3 existing A/c  
units to remain

PRINCESS STREET

NOTES

1. THE PROPERTY DELINEATED HEREON IS SHOWN ON THE CITY OF ALEXANDRIA TAX MAP AS PARCEL 64-02-10-7. THE PROPERTY IS ZONED CD & RM AND IS LOCATED IN THE OLD AND HISTORIC ALEXANDRIA DISTRICT.
2. OWNER: BRADLEY INVESTORS, L.P.  
8506 SPENSBORO DRIVE  
MCLEAN, VIRGINIA 22102  
INSTRUMENT NUMBER 000001840
3. LAND AREA: 5,491 S.F.
4. BUILDING DATA  
BUILDING HEIGHT: 31 FEET  
AREA OF BUILDING FOOTPRINT: 3,319 S.F.
5. THERE ARE NO PARKING SPACES DELINEATED ON THIS SITE.
6. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
7. THIS PROPERTY IS LOCATED IN ZONE X, NOT A FLOOD HAZARD AREA, OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 515519 0005 D EFFECTIVE DATE OF MAY 15, 1991.
8. THERE IS NO OBSERVABLE EVIDENCE OF CEFTERIES OR BURIAL GROUNDS ON THIS PROPERTY.
9. THE BASIS OF BEARINGS FOR THIS SURVEY IS CITY OF ALEXANDRIA NORTH.
10. THERE ARE NO KNOWN EASEMENTS OR RIGHTS-OF-WAY AFFECTING THE SUBJECT PROPERTY.
11. THIS PROPERTY ADJUTS A PUBLIC STREET.

ZONING CODE BULK REGULATIONS

1. THE MAXIMUM PERMITTED BUILDING HEIGHT IS 30 FEET.
2. YARDS AND OPEN SPACE FOR NONRESIDENTIAL USES, THERE ARE NO YARD OR OPEN SPACE REQUIREMENTS EXCEPT AS MAY BE APPLICABLE PURSUANT TO THE SUPPLEMENTAL YARD AND SETBACK REGULATIONS OF SECTION 7-1000 AND THE ZONE TRANSITION REQUIREMENTS OF SECTION 7-900.  
PER SECTION 7-900  
SIDE AND REAR YARDS: NO COMMERCIAL BUILDING SHALL BE LOCATED WITHIN A DISTANCE FROM THE NEAREST RESIDENTIAL ZONE LINE EQUAL TO THE HEIGHT OF SUCH COMMERCIAL BUILDING OR 25 FEET, WHICHEVER IS GREATER.
3. THE MAXIMUM PERMITTED FLOOR AREA RATIO FOR NONRESIDENTIAL USES IS 1.5 EXCEPT THAT THE FLOOR AREA RATIO MAY BE INCREASED TO AN AMOUNT NOT TO EXCEED 2.5 WITH A SPECIAL USE PERMIT.

NOTE: THE BUILDING ON THE SUBJECT PROPERTY PREDATE THE ADOPTION OF THE ZONING ORDINANCE AND IS CONSIDERED A LEGALLY NONCONFORMING STRUCTURE.

#400 N. WASHINGTON STREET  
OWNER: NATIONAL ASSOCIATION OF  
PROFESSIONAL INSURANCE AGENTS  
INSTRUMENT NO. 000018229

LEGAL DESCRIPTION

ALL OF LOT 501 AS SHOWN ON PLAT OF CONSOLIDATION AND RESUBDIVISION OF THE PROPERTY OF WVA LIMITED PARTNERSHIP KNOWN AS PREMISES 409 N. COLUMBUS STREET AND 711 PRINCESS STREET BY KERR-HART AND COMPANY DATED JUNE 21 1990 AND RECORDED WITH DEED OF SUBDIVISION RECORDED IN DEED BOOK 1336 AT PAGE 1921 AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.

SURVEYOR'S CERTIFICATE

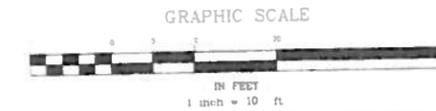
I HEREBY CERTIFY TO RODRIGUEZ CREEK, L.L.C. PROPERTY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK, ALLIANCE BANK AND TO THEIR SUCCESSORS AND ASSIGNS, THAT I HAVE SURVEYED, ON THE GROUND, THE PROPERTY LEGALLY DESCRIBED HEREON, THAT THIS PLAT OF SURVEY IS A TRUE, CORRECT AND ACCURATE DRAWING AND REPRESENTATION OF SAID PROPERTY AND OF THE SIZE, LOCATION, EXTENT OR DIMENSIONS AND BOUNDARIES THEREOF, THAT THE STREET ADDRESS, LOCATION AND DIMENSIONS OF ALL BUILDINGS, AND THE LOCATIONS OF ALL PARKING AREAS, OF ANY OTHER IMPROVEMENTS UPON SAID PROPERTY, OF ALL FENCES THEREON OF ALL RECORDED AND/OR VISIBLE EASEMENTS, OF ALL STREETS, ROADS, UTILITY LINES (BASED ON FIELD INSPECTION AND AVAILABLE RECORDS) AND RIGHTS-OF-WAY WHICH AFFECT, BENEFIT OR BURDEN SAID PROPERTY, AND OF ALL BUILDING SETBACK LINES WHICH AFFECT SAID PROPERTY ARE CORRECTLY AND ACCURATELY SHOWN HEREON, THAT THERE ARE NO DISCREPANCIES, CONFLICTS, GAPS, BOUNDARY DISPUTES, SHORTAGES IN AREA, ENCROACHMENTS OF IMPROVEMENTS OVER BOUNDARY LINES FROM OR ONTO SAID PROPERTY OR UPON EASEMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE EASEMENTS OVERLAPPING OF EASEMENTS, ROAD ALLEYS RIGHTS-OF-WAY OR BUILDING SETBACK LINES WHICH AFFECT SAID PROPERTY EXCEPT AS SHOWN HEREON, THAT THERE ARE NO FENCES, LIGHT POSTS OR OTHER IMPROVEMENTS APPURTENANT TO SAID PROPERTY WHICH ARE LOCATED WITHIN THE BOUNDARY LINES OF ADJOINING PROPERTIES, EXCEPT AS SHOWN HEREON, THAT THE LEGAL DESCRIPTION OF SAID PROPERTY, AS SET OUT HEREON, IS CORRECT, COMPLETE AND ACCURATE, AND THAT ANY PORTION OF SAID PROPERTY WHICH IS LOCATED IN A FLOOD PLAIN OR IN ANY OTHER FLOOD HAZARD OR FLOOD DANGER AREA, AS DESIGNATED BY APPLICABLE GOVERNMENT AUTHORITIES IS SHOWN AND IDENTIFIED AS SUCH HEREON.



Bryant L. Robinson  
Surveyor

ALTA/ACSM LAND TITLE SURVEY  
#711 PRINCESS STREET  
(LOT 501) CONSOLIDATION AND RESUBDIVISION OF THE PROPERTY OF WVA PARTNERSHIP)  
CITY OF ALEXANDRIA, VIRGINIA  
SCALE: 1" = 10' FEBRUARY 23, 2004

ALEXANDRIA SURVEYS INTERNATIONAL, LLC.  
6343 SOUTH KINGS HIGHWAY  
ALEXANDRIA, VIRGINIA 22306  
(703) 660-6615  
FAX (703) 768-7764



#40212029

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