

BAR CASE# _____
(OFFICE USE ONLY)

ADDRESS OF PROJECT: 732 North Washington Street

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

TAX MAP AND PARCEL: 054.04-08-04 ZONING: CRMU-X

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: 732 and 806 Development LLC

Address: [Redacted]
City: [Redacted]

Phone: _____ E-mail: _____

Authorized Agent (if applicable): Attorney Architect _____

Name: Kenneth Wire Phone: [Redacted]

E-mail: [Redacted]

Legal Property Owner:

Name: American Statistical Association

Address: [Redacted]
City: [Redacted]

Phone: _____ E-mail: _____

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 Roof, balconies _____
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

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

Applicant has received City approval for the conversion of the property from office to residential use. The City Council approved of additional building height for the propose of bringing the existing roof into compliance and allowing for the attached reconfiguration of the existing roof line.

See attached plans for details.

SUBMITTAL REQUIREMENTS:

Check this box if there is a homeowner’s association for this property. If so, you must attach a copy of the letter approving the project.

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Demolition/Encapsulation : *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- N/A
- Survey plat showing the extent of the proposed demolition/encapsulation.
- Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
- Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
- Description of the reason for demolition/encapsulation.
- Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. Check N/A if an item in this section does not apply to your project.

- ^{N/A} Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
- FAR & Open Space calculation form.
- Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- Existing elevations must be scaled and include dimensions.
- Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
- Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- For development site plan projects, a model showing mass relationships to adjacent properties and structures.

Signs & Awnings: One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.

- ^{N/A} Linear feet of building: Front: _____ Secondary front (if corner lot): _____.
- Square feet of existing signs to remain: _____.
- Photograph of building showing existing conditions.
- Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- Location of sign (show exact location on building including the height above sidewalk).
- Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
- Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

Alterations: Check N/A if an item in this section does not apply to your project.

- ^{N/A} Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
- An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
- Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

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

- I understand that after reviewing the proposed alterations, BAR staff will invoice the appropriate filing fee in APEX. The application will not be processed until the fee is paid online.
- I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- I, the applicant, or an authorized representative will be present at the public hearing.
- I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and revised materials.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:

Signature:  _____

Printed Name: Kenneth W. Wire

Date: 3/2/2026

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. Patrick Bloomfield		> 3%
2. Jerry Ricciardi		>3%
3. Juan Lopez		> 3%

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 732 North Washington Street (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. None		
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. None		
2. None		
3. None		

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

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

3/02/2026

Date

Kenneth W. Wire

Printed Name



Signature



Certificate of Appropriateness Hearing - Architectural Details and Design - April 8th 2026

732 N WASHINGTON ST
ALEXANDRIA VA 22314

JONATHAN KUHN ARCHITECT
508 KENNEDY STREET NW WASHINGTON DC 20011
T: 202.494.5061
JONATHAN@KUHNARCHITECT.COM
WWW.KUHNARCHITECT.COM



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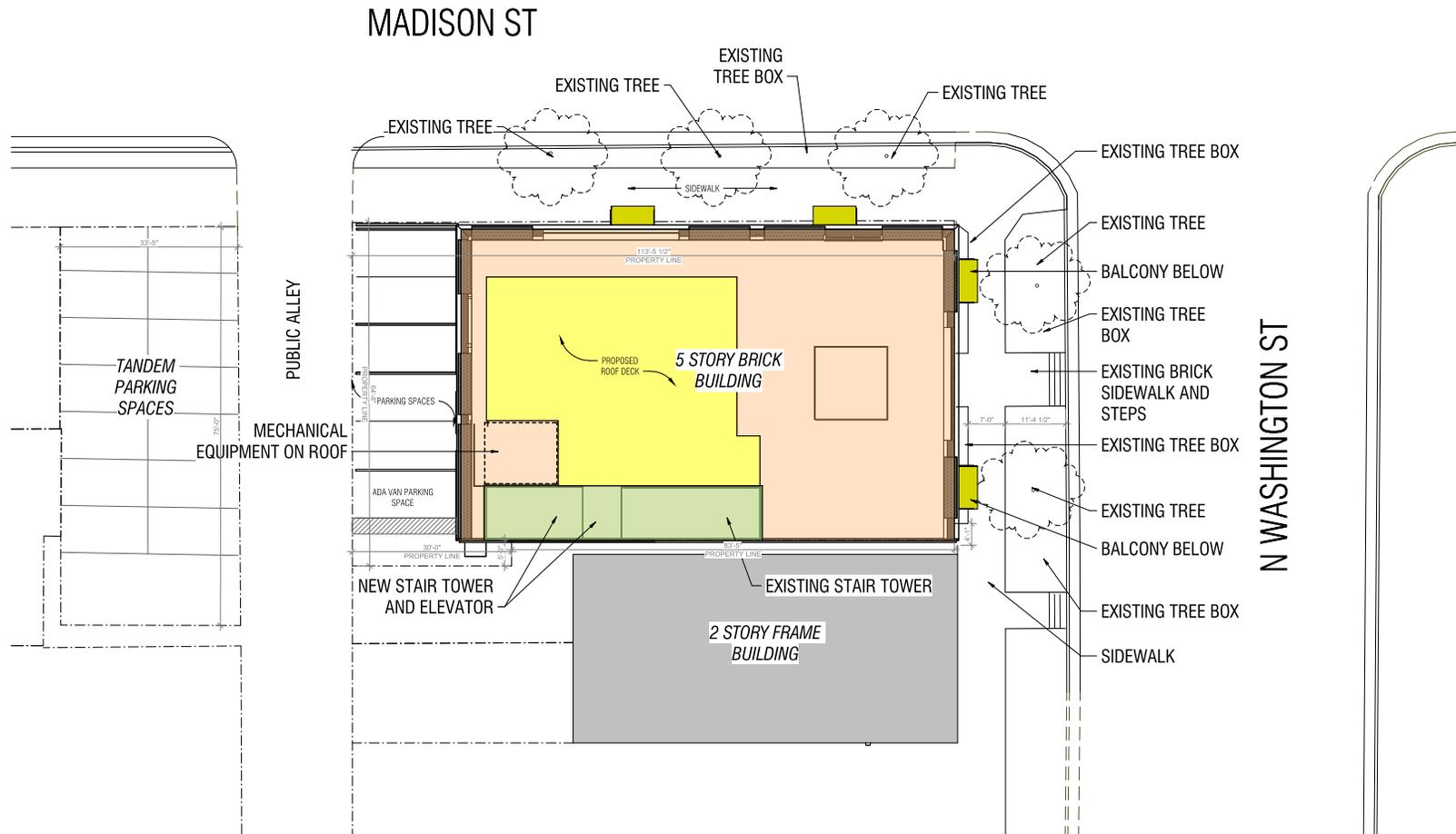
732 N WASHINGTON ST
ALEXANDRIA VA 22314
03/02/26 COA

732 N Washington St - Existing FAR Calculations		FAR - Deductions				Non FAR Total	Net Floor Area
Description	Gross Building Area	Non FAR - Common	Non FAR - Bathrooms	Non FAR - HVAC	Non FAR Total		
Basement	1,038	-	-	1,038	1,038	-	-
First Floor	5,525.36	406.00	100.00	40.00	546.00	4,979.36	-
Typical Floor (2nd, 3rd & 4th)	5,425.25 (x3)	427.00	100.00	16.00	1,629.00	14,646.75	-
Fifth Floor	5,425.25	1,804.76	50.00	568.00	2,422.76	3,002.47	-
Existing Roof Stair	211	-	-	-	-	211	-
Total Gross Building Area	28,475				Total SF:	5,846.76	22,628
Lot Area:	9,425						
Existing Net Floor Area:	22,628						
Existing FAR:	2.400848806						

LEGEND:

- EXISTING MAIN BUILDING FOOTPRINT
- PROPOSED ROOF DECK
- PROPOSED BALCONIES
- STAIR TOWER / ELEVATOR

732 N Washington St - Proposed FAR Calculations		FAR Deductions				Non FAR Total	Net Floor Area
Description	Gross Building Area	Non FAR - Common	Non FAR - Bathrooms	Non FAR - HVAC	Non FAR Total		
Basement	1,038	-	-	1,038	1,038	-	-
First Floor	5,525.36	500.00	500.00	122.27	942.27	4,583.09	-
Typical Floor (2nd, 3rd & 4th)	5,425.25 (x3)	481.00	316.25	73.51	2,609.38	13,665.95	-
Fifth Floor	5,425.25	716.00	330.00	108.00	1,154.00	4,271.25	-
Proposed Roof Stairs - Common	505.00	495.00	-	-	495.00	10.00	-
Total Gross Building Area	28,749				Total SF:	6,239	22,531
Lot Area:	9,425						
Proposed Net Floor Area:	22,531						
Proposed FAR:	2.390557025						



1 PROPOSED SITE PLAN
1" = 10'-0"

OFFICIAL STAMPS



JONATHAN KUHN ARCHITECT
508 KENNEDY STREET NW, #913
WASHINGTON DC 20011
T: 202.494.5061
JONATHAN@KUHNARCHITECT.COM
WWW.KUHNARCHITECT.COM

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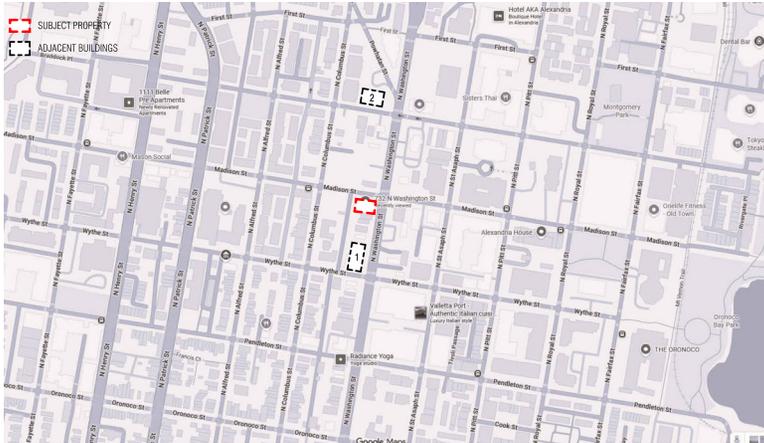
SHEET NAME
ARCHITECTURAL SITE
PLAN

SCALE
As indicated

SHEET NO.

BAR 2

PRECEDENT PHOTOS:

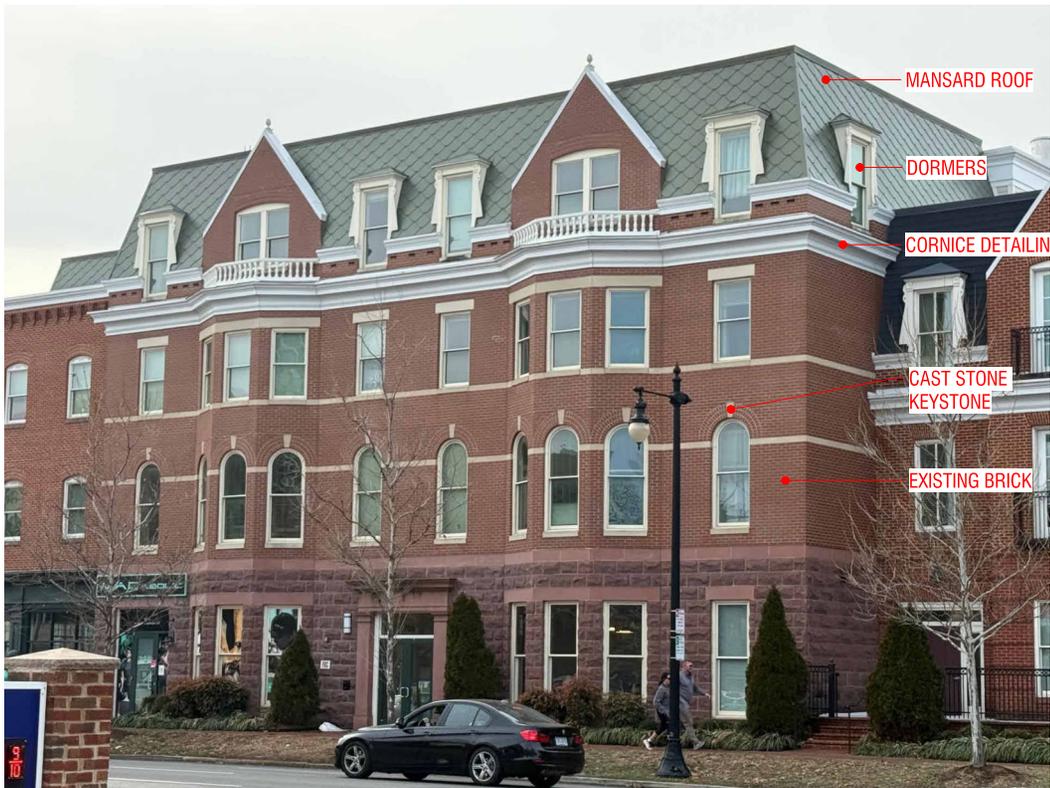


- MANSARD ROOF
- DORMERS
- CORNICE DETAILING
- EXISTING BRICK
- CAST STONE DETAILS



- MANSARD ROOF
- CORNICE
- CAST STONE KEYSTONE
- EXISTING BRICK

1. 706 N WASHINGTON ST



- MANSARD ROOF
- DORMERS
- CORNICE DETAILING
- CAST STONE KEYSTONE
- EXISTING BRICK

OFFICIAL STAMPS

JK_A

JONATHAN KUHN ARCHITECT
 508 KENNEDY STREET NW, #913
 WASHINGTON DC 20011
 T: 202.494.5061
 JONATHAN@KUHNARCHITECT.COM
 WWW.KUHNARCHITECT.COM

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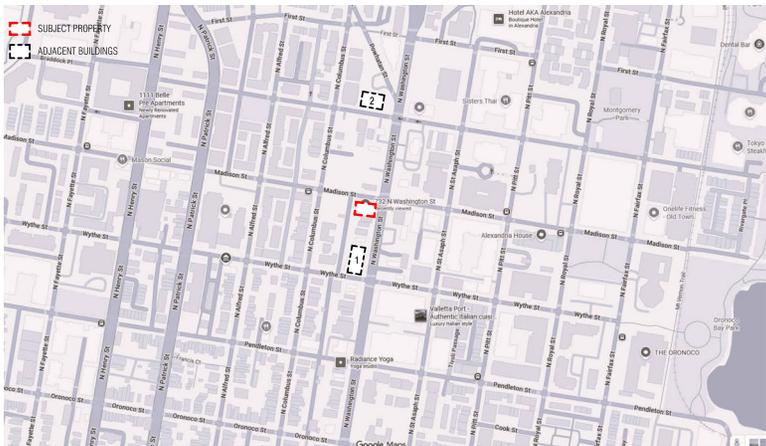
SHEET NAME
PRECEDENT PHOTOS

SCALE
 1/4" = 1'-0"

SHEET NO.

BAR 3

PRECEDENT PHOTOS:



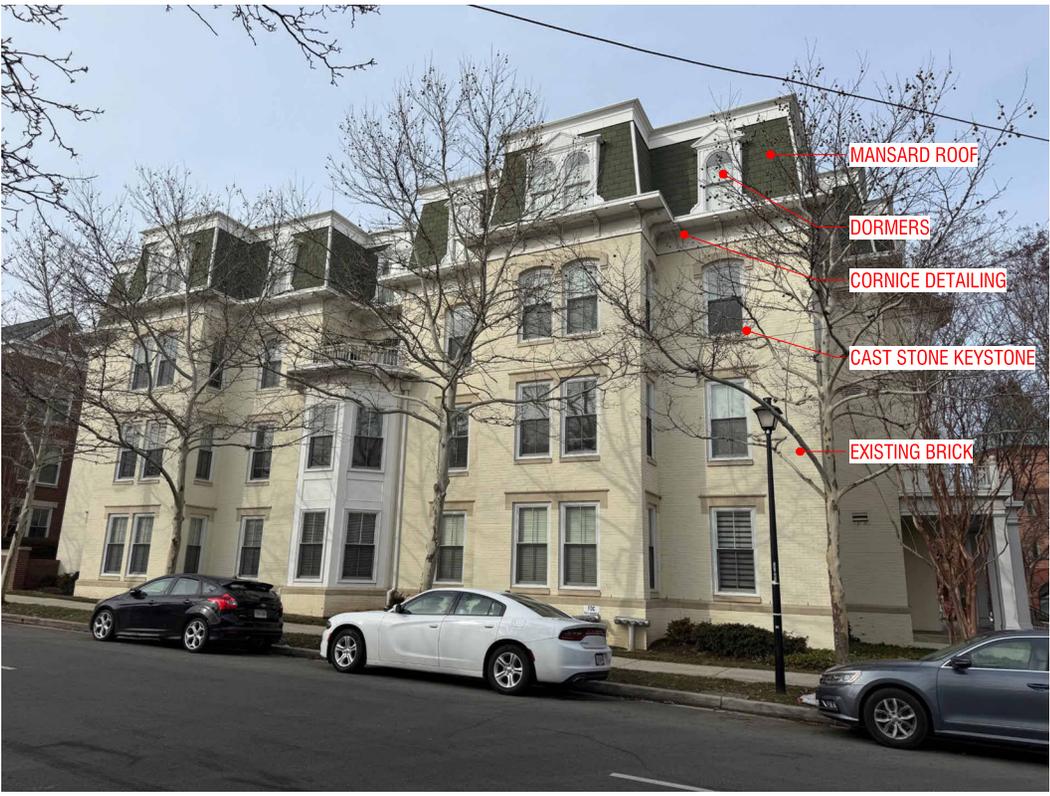
MANSARD ROOF

DORMERS

EXISTING BRICK



2. 900 N WASHINGTON



MANSARD ROOF

DORMERS

CORNICE DETAILING

CAST STONE KEYSTONE

EXISTING BRICK

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JONATHAN KUHN ARCHITECT
 508 KENNEDY STREET NW, #913
 WASHINGTON DC 20011
 T: 202.494.5061
 JONATHAN@JKUHNARCHITECT.COM
 WWW.JKHARCHITECT.COM

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PRECEDENT PHOTOS

SCALE
 1/4" = 1'-0"

SHEET NO.

BAR 4

PRECEDENT PHOTOS:



1. 100 S ROYAL ST (CORNER OF KING AND ROYAL)



2. 500 KING ST



1. 100 S ROYAL ST (CORNER OF KING AND ROYAL)



3. 320 KING ST

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JONATHAN KUHN ARCHITECT
 508 KENNEDY STREET NW, #913
 WASHINGTON DC 20011
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SHEET NAME
 PRECEDENT PHOTOS

SCALE

SHEET NO.

BAR 5



ADJACENT PROPERTY - N WASHINGTON ST



EXISTING CONDITIONS

N FRONT ELEVATION - N WASHINGTON ST



NW CORNER - MADISON ST AND PUBLIC ALLEY



NE CORNER - N WASHINGTON ST AND MADISON ST

OFFICIAL STAMPS

JK_A

JONATHAN KUHN ARCHITECT
 508 KENNEDY STREET NW, #313
 WASHINGTON DC 20011
 T: 202.494.5061
 JONATHAN@KUHNARCHITECT.COM
 WWW.KUHNARCHITECT.COM

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ISSUE RECORD
 03/02/26
 COA
 REVISION SCHEDULE
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 EXISTING BUILDING
 PHOTOS

SCALE

SHEET NO.

BAR 6



EXISTING CONDITIONS

SIDE ELEVATION - MADISON ST



REAR ELEVATION - PUBLIC ALLEY



SW CORNER - PUBLIC ALLEY

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JONATHAN KUHN ARCHITECT
 508 KENNEDY STREET NW, #313
 WASHINGTON DC 20011
 T: 202.494.5061
 JONATHAN@KUHNARCHITECT.COM
 WWW.KUHNARCHITECT.COM

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SHEET NAME
 EXISTING BUILDING
 PHOTOS

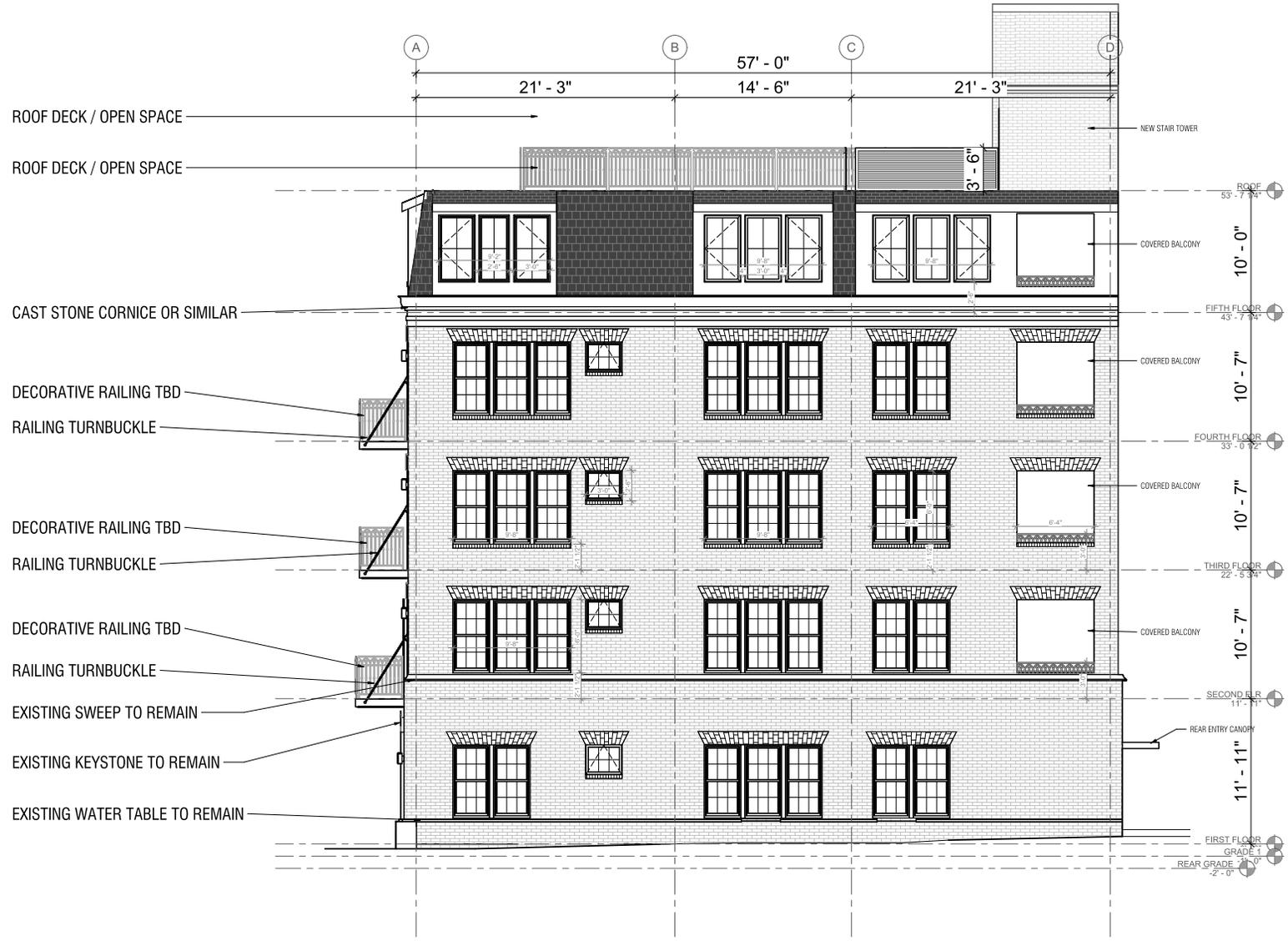
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SHEET NO.

BAR 7



REF TO SHEETS BAR 16,17,18,19 FOR MATERIALS SPEC

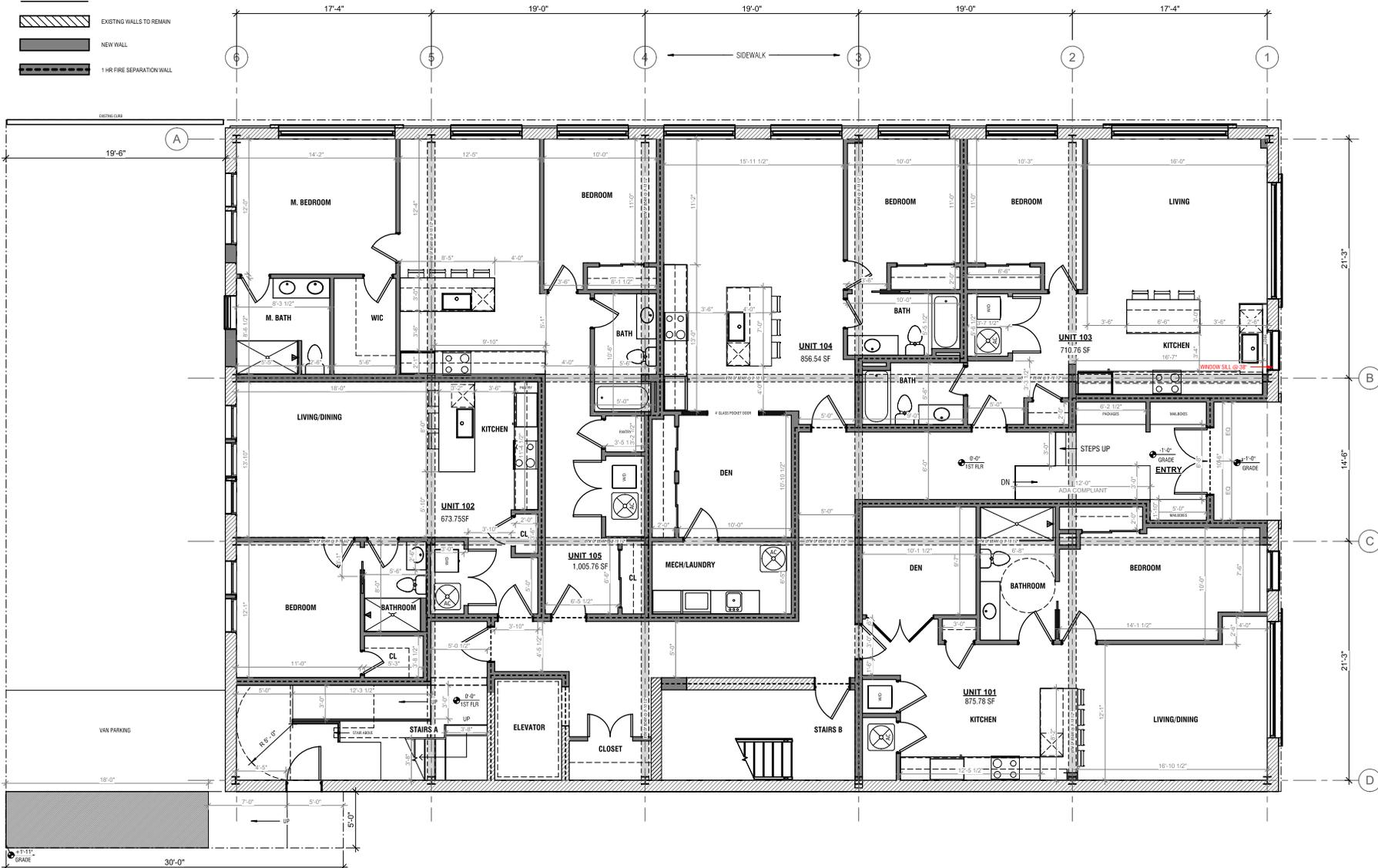


1 PROPOSED REAR ELEVATION
1/4" = 1'-0"

REF TO SHEETS BAR 16,17,18,19 FOR MATERIALS SPEC

WALL KEY:

-  EXISTING WALLS TO REMAIN
-  NEW WALL
-  1 HR FIRE SEPARATION WALL



1 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"



JONATHAN KUHN ARCHITECT
 508 KENNEDY STREET NW, #913
 WASHINGTON DC 20011
 T: 202.494.5061
 JONATHAN@KUHNARCHITECT.COM
 WWW.KUHNARCHITECT.COM

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SHEET NAME
 PROPOSED FIRST
 FLOOR PLAN

SCALE
 1/4" = 1'-0"

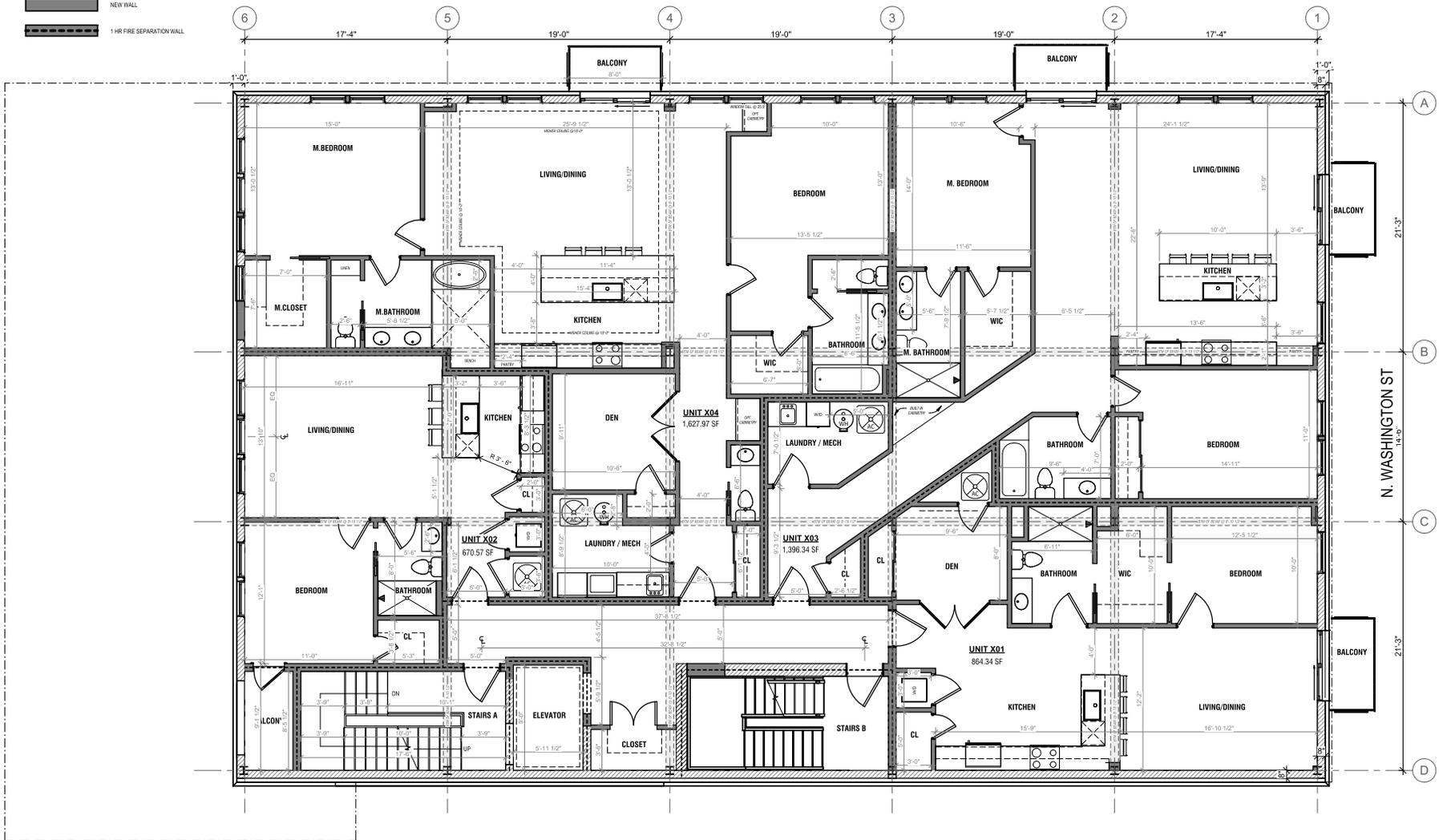
SHEET NO.

BAR 13

WALL KEY:

-  EXISTING WALLS TO REMAIN
-  NEW WALL
-  1 HR FIRE SEPARATION WALL

MADISON ST



1 PROPOSED TYPICAL FLOOR PLAN (2-4)
1/4" = 1'-0"

JK_A

JONATHAN KUHN ARCHITECT
 508 KENNEDY STREET NW, #913
 WASHINGTON DC 20011
 T: 202.494.5061
 JONATHAN@KUHNARCHITECT.COM
 WWW.KUHNARCHITECT.COM

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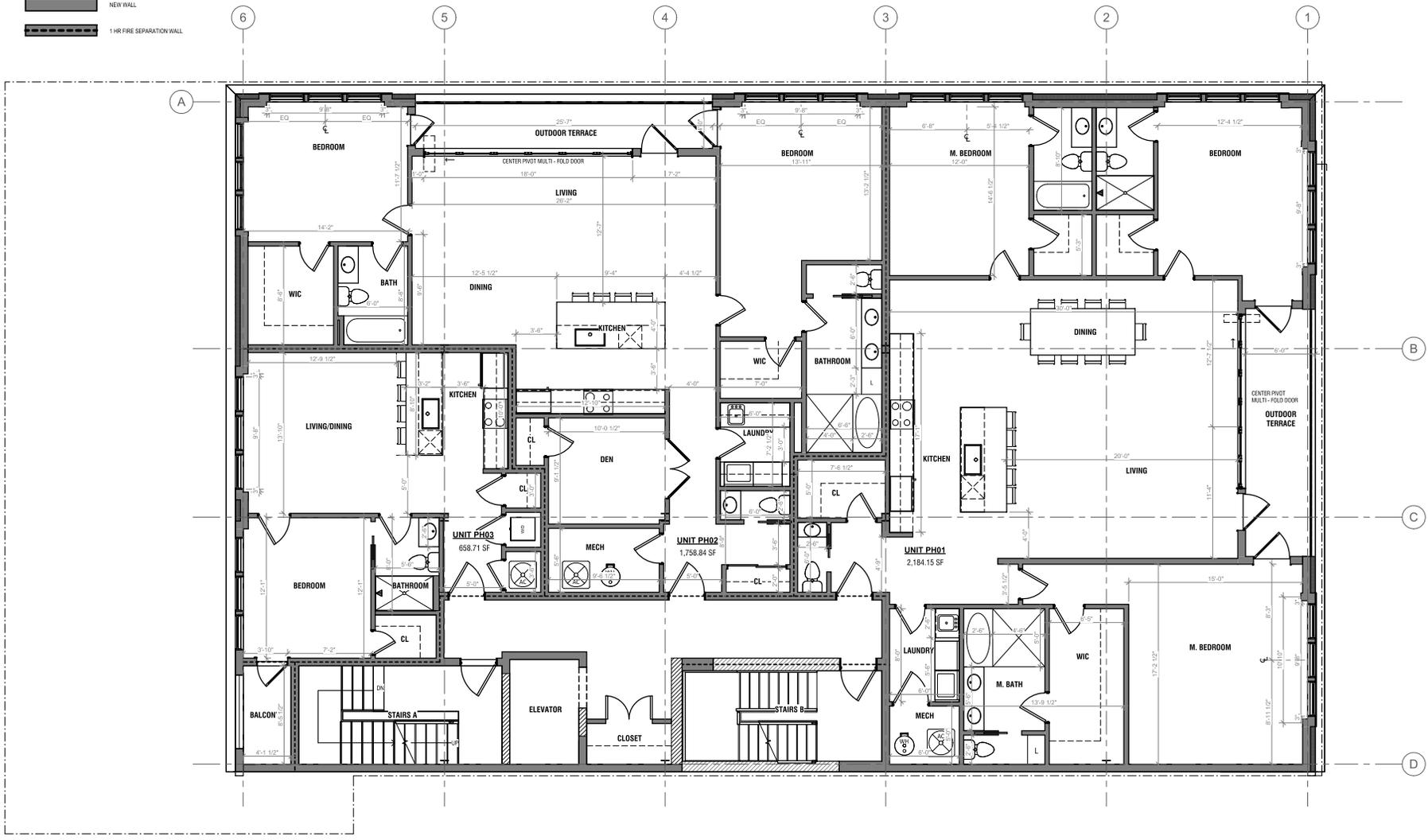
SHEET NAME
 PROPOSED TYPICAL
 FLOOR PLAN

SCALE
 1/4" = 1'-0"

SHEET NO.
BAR 14

WALL KEY:

-  EXISTING WALLS TO REMAIN
-  NEW WALL
-  1 HR FIRE SEPARATION WALL



1 PROPOSED FIFTH FLOOR
1/4" = 1'-0"



JONATHAN KUHN ARCHITECT
508 KENNEDY STREET NW, #913
WASHINGTON DC 20011
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SHEET NAME
PROPOSED FIFTH
FLOOR

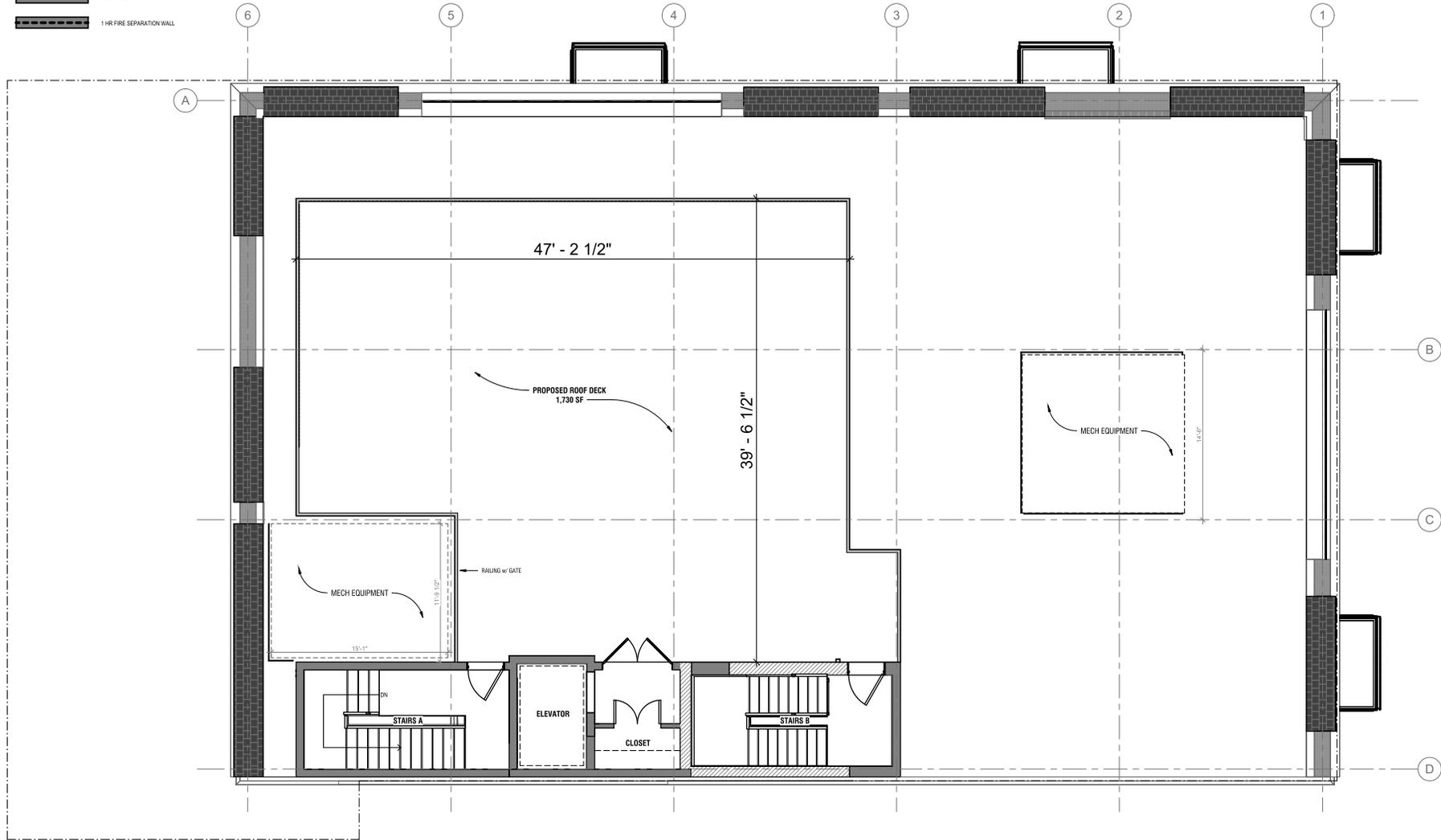
SCALE
1/4" = 1'-0"

SHEET NO.

BAR 15

WALL KEY:

-  EXISTING WALLS TO REMAIN
-  NEW WALL
-  1 HR FIRE SEPARATION WALL



1 PROPOSED ROOF PLAN
1/4" = 1'-0"



JONATHAN KUHN ARCHITECT
 508 KENNEDY STREET NW, #913
 WASHINGTON DC 20011
 T: 202.494.5061
 JONATHAN@KUHNARCHITECT.COM
 WWW.KUHNARCHITECT.COM

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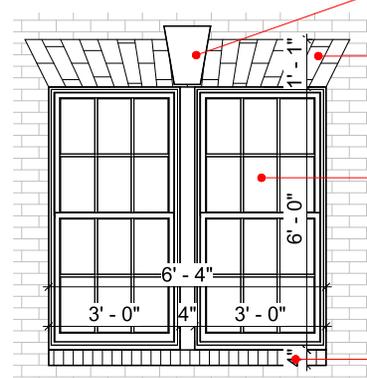
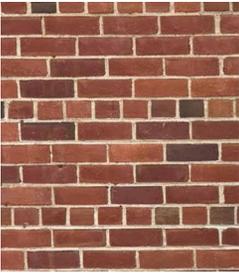
SHEET NAME
**PROPOSED ROOF
 PLAN**

SCALE
 1/4" = 1'-0"

SHEET NO.

BAR 16

EXISTING BRICK DETAILS



REPLACE WATER TABLE WITH CAST STONE

CAST STONE KEYSTONE

SOLDIER COURSE BRICK HEADER

(2) PELLA IMPERVIA WITH EXTERNAL GRILLS DOUBLE HUNG WINDOW

SOLDIER COURSE BRICK SILL

1 PROPOSED WINDOW ELEVATION
3/4" = 1'-0"

ARRISCRAFT - CAST STONE KEYSTONE

Arriscraft

WHERE TO BUY Product Search

FULL BED STONE ADAIR LIMESTONE THIN MASONRY BRICK CAST STONE ACCESSORIES BUILDING MATERIALS GALLERY

ARRIS-CAST CAST STONE

Manufactured in:

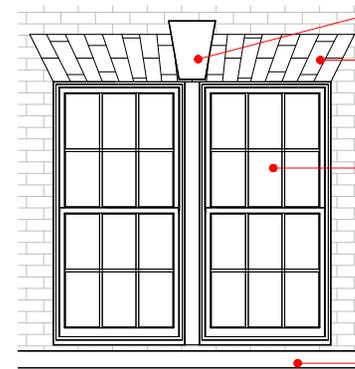
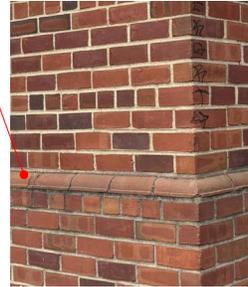
Ft. Valley
Georgia

Choose ARRIS-CAST to complement our Renaissance® colors, or create your own shade. From custom decorative accessories to our catalogue of architectural shapes, ARRIS-CAST provides the ideal finishing touch for your project.

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PROPOSED WINDOW DETAILS



CAST STONE KEYSTONE

SOLDIER COURSE BRICK HEADER

(2) PELLA IMPERVIA WITH EXTERNAL GRILLS DOUBLE HUNG WINDOW

CAST STONE WATER TABLE

ROOFING MATERIAL:



Why Enviroshake?

Enviroshake composite roofing products are designed to replicate the natural appearance of cedar and slate with the longevity and durability natural products simply can't duplicate. While backed by a lifetime warranty, Enviroshake has been tested for all markets to meet the highest ratings in the roofing industry. Rest assured for many years to come with minimal maintenance and a roof that will protect and enhance the curb appeal of your home. When choosing your next roof, Enviroshake is the perfect choice.

Same Natural Look, Less Maintenance

Enviroshake roofing products embrace slate's genuine beauty without the cost, weight and upkeep. Unlike competing products, Enviroshake is designed to mimic the natural aging process of slate. You can enjoy your Enviroshake roofing system worry-free with added protection against mold, mildew and insects.

ENVIROSLATE



Onyx Black

DISCLAIMER: ALL MATERIALS ARE GENERIC DEPENDANT ON AVAILABILITY . ANY CHANGES IN PROVIDER WILL BE DISCUSSED WITH STAFF PRIOR EXECUTION.

OFFICIAL STAMPS

JKA

JONATHAN KUHN ARCHITECT

508 KENNEDY STREET NW, #913
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MATERIALS BOARD

SCALE
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BAR 17

IRON WROUGHT DOORS STEEL WINDOWS:

PROPOSED FIRST FLOOR WINDOWS PROVIDER

Introducing IWD iron french partition wall, a masterpiece of modern architecture that seamlessly merges the indoors with the outdoors. With its commanding square top and sleek black frame, this wall not only enhances the aesthetics of your exterior space but also elevates its functionality. Upgrade your space and embrace the harmony of strength and style with fixed metal windows. Discover the difference of iron french partition wall, where resilience meets refinement and modern design meets timeless living.

SPECIFICATION

Material: Our steel fixed glass windows are handmade using heavy-duty 12-gauge steel.

Glass: Standard 5/8 Inch double-pane insulated glass. It can be opened for great ventilation and easy cleaning.

Jamb: Our steel fixed glass windows feature standard 2" x 6" Jamb's that are insulated with high-density foam for energy efficiency.

Finishes: All steel fixed glass windows are zinc galvanized and coated with a clear lacquer to protect them from rust & corrosion.

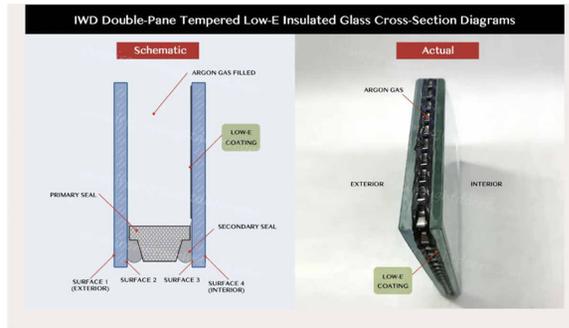
Customization: We offer opportunities for a fully customizable design to match your personal taste. If you find that the size and design you want are not listed on our website, feel free to [contact us](#).

Notice: Due to hand-forged craftsmanship, every piece of custom-made product may look different from the picture shown. Small differences in the design and finish may occur. Please refer to the final CAD drawing. We do not consider product variances as defects.



STEEL WINDOW, WITH EXTERNAL GRILLS.
BLACK FRAME

LOW - E INSULATED GLASS

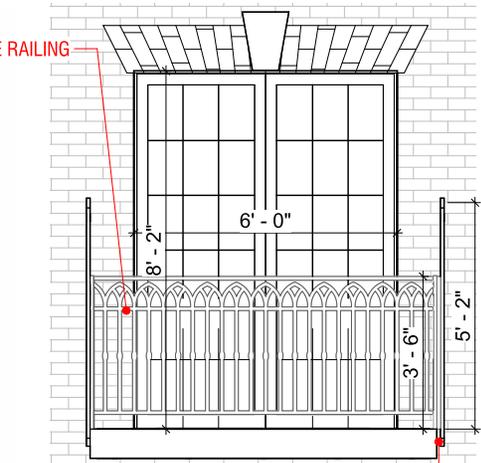


CS901 Matte Black

DECORATIVE RAILING: COMPASS IRONWORKS



Classical Design Balcony



1 ENLARGED BALCONY ELEVATION
3/4" = 1'-0"

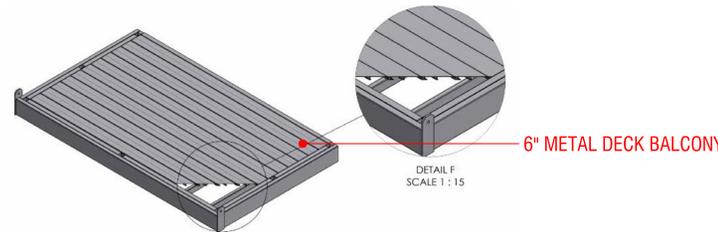
BALCONY ASSEMBLY :

ENDURABLE BUILDING PRODUCTS : STANDARD BALCONY

STANDARD BALCONIES

DURABLE & VERSATILE OUTDOOR SOLUTIONS

At Endurable, our standard balconies are designed with durability, versatility, and speed in mind. Using aluminum tube construction, these balconies provide long-lasting performance while giving you the look you need. Whether paired with aluminum decking or composite decking, our balconies are engineered to elevate the functionality and style of any building.



DISCLAIMER: ALL MATERIALS ARE GENERIC, DEPENDANT ON AVAILABILITY . ANY CHANGES IN PROVIDER WILL BE DISCUSSED WITH STAFF PRIOR EXECUTION.

OFFICIAL STAMPS

JK_A

JONATHAN KUHN ARCHITECT
508 KENNEDY STREET NW, #913
WASHINGTON DC 20011
T: 202.494.5061
JONATHAN@KUHNARCHITECT.COM
WWW.KUHNARCHITECT.COM

Certificate of Appropriateness
Hearing - Architectural Details and
Design - April 8th 2026
732 N WASHINGTON ST
ALEXANDRIA VA 22314

ISSUE RECORD
03/02/26
COA
REVISION SCHEDULE
NO. DATE

SEAL

SHEET NAME
MATERIALS BOARD

SCALE
3/4" = 1'-0"
SHEET NO.

BAR 18

ALTERNATIVE CORNICE MATERIAL

SAF: METAL FABRICATION DISTRIBUTION AND FINISHING

Extruded Aluminum Cornices

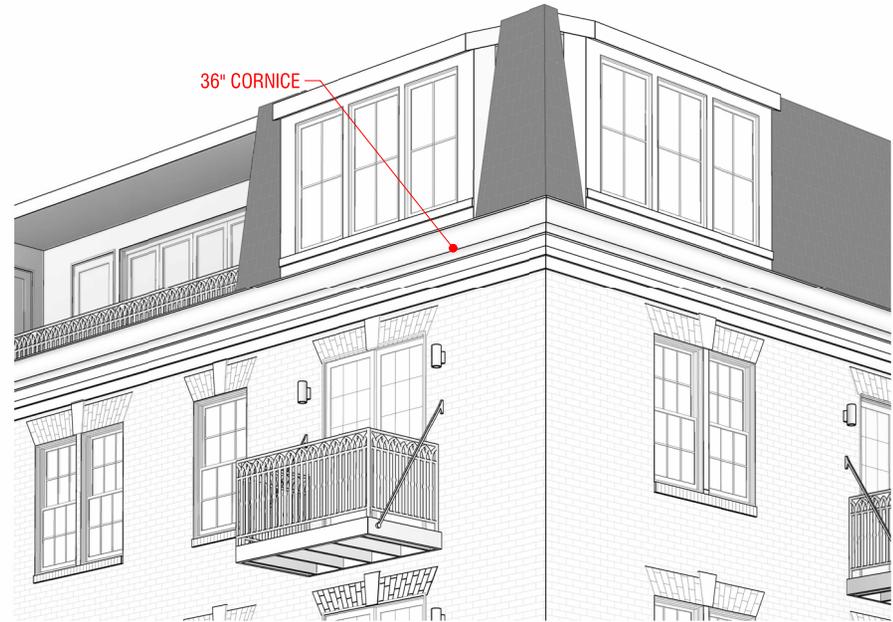
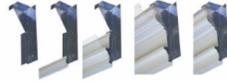
Benefits of Extruded Aluminum Architectural Cornices & Gutters include precise joints, crisp lines, with much greater detail. Since 1990, Perimeter Systems has provided Designer Series Cornice for churches, universities, financial institutions, municipalities, and stately homes throughout the United States. Now, SAF cornice mouldings by Perimeter Systems are available in aluminum extrusions.

Featuring Interlocking Cornice Profiles

Designer Series Extruded Cornice Mouldings are uniquely designed to interlock with a water resistant and securely locked seam. In addition, we designed our mouldings with an overlapped "shingle effect" seam to deflect wind driven rain.

Interchangeable Profiles

These extruded mouldings are available in several classical profiles along with sills, offsets, & closure trims. Interchangeable mouldings easily combine to create most any cornice imaginable. And with a special head trim, these refined mouldings can be installed as interior crown mouldings.



PalmSHIELD MODERN ROOFTOP SCREENS:

MECHANICAL EQUIPMENT COVER

FORTE

ROOFTOP EQUIPMENT SCREEN SOLUTION

PalmSHIELD's Forte Rooftop Equipment Screen enclosures are the ultimate engineered solution. Combining strength, simplicity, and modern design, Forte is built like a fortress, using industry-proven structural profiles. It is engineered to withstand wind speeds of up to 150 mph, ensuring your equipment is protected even in extreme conditions.

FORTE SPECIFICATIONS

WIDTHS & HEIGHTS

Panel Height: Standard heights 48" to 96"
Panel Width: Standard widths 36" to 60"

PANEL FRAMEWORK & SYSTEM PROFILES

Panel Framework: 1-3/8" x 2-1/8" x 1/8" Z channel
Top Channel: 3" x 4" x 1/8" with panel track flanges.
Bottom Channel: 3" x 3 1/2" x 1/8" with panel track flanges.
Corner Vertical Supports: 3" x 3" x 1/4" angle
Intermediate Supports: 2" x 2" x 1/4" angle
Materials: 6063-T6 Aluminum
Fittings & Accessories: All fittings and accessories shall be stainless steel as specified by the manufacturer.



FORTE

Rooftop Screen Enclosures Designed for Performance & Compliance

Rooftop equipment: screen enclosures aren't just about hiding equipment—it's about enhancing architectural appeal while meeting strict municipal codes. PalmSHIELD's rooftop louver systems are engineered for safety, airflow, and aesthetic harmony.

- Engineered to withstand wind speeds of up to 150 mph.
- Achieve up to 180 mph wind speeds with additional supports
- Pending Miami Dade County N.O.A
- Minimal parts and a streamlined installation process.
- A variety of designs to match your building's exterior.
- Tailored solutions to meet unique project requirements.

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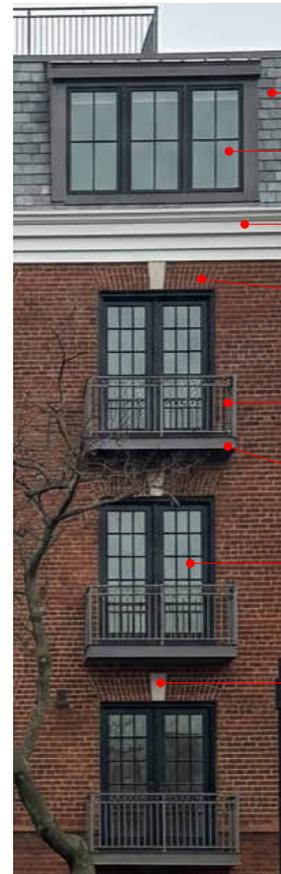
SHEET NAME
 MATERIALS BOARD

SCALE

SHEET NO.

BAR 19

PROPOSED DESIGN:



- CHARCOAL SYNTHETIC SLATE
- PELLA IMPERVIA CASEMENT WINDOW WITH 2/2 GRILLS
- CAST STONE CORNICE OR SIMILAR MATERIAL DEPENDING ON AVAILABILITY
- SOLDIER COURSE BRICK HEADER
- DECORATIVE METAL BLACK RAILING
- METAL BLACK DECKING
- EXTERIOR DOUBLE SWING DOOR, BLACK FRAMED
- CAST STONE KEYSTONE TO REMAIN, REPLICATE NEW WHERE ANOTATED

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BAR 20

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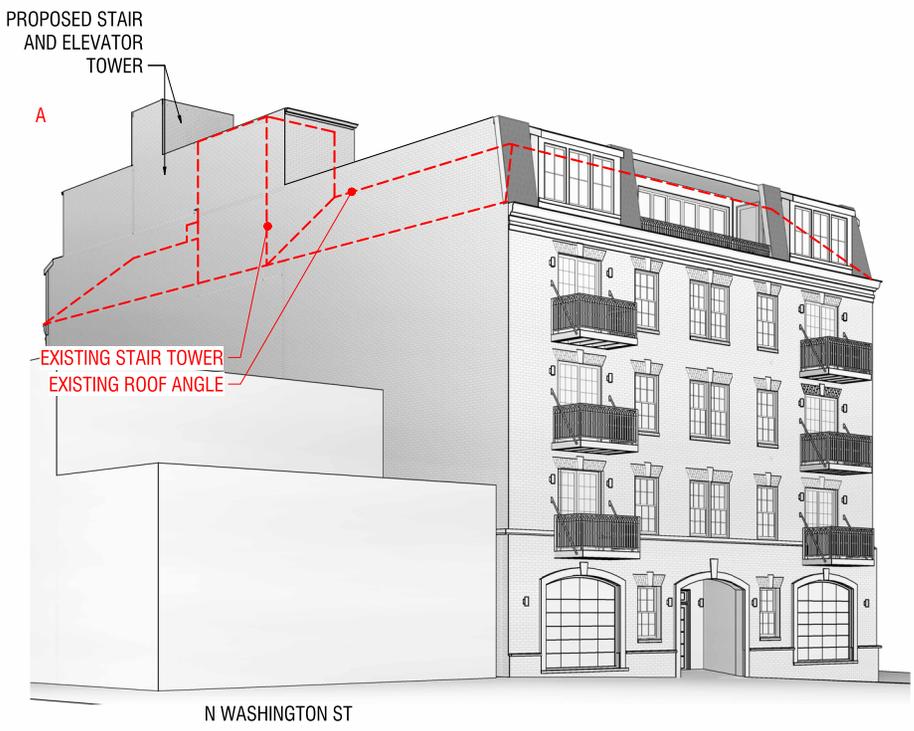
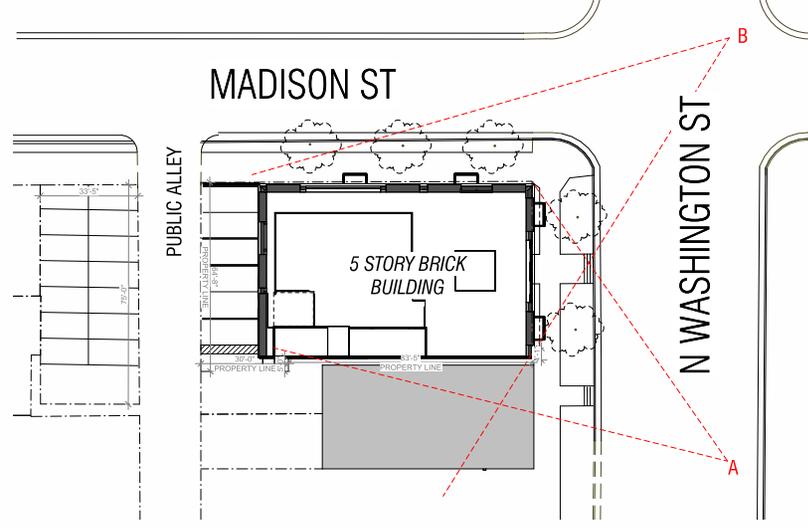
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SEAL

SHEET NAME
3D VIEWS

SCALE
1" = 20'-0"
SHEET NO.

BAR 21



PROPOSED DESIGN:



N WASHINGTON ST - FRONT ELEVATION



MADISON ST - SIDE ELEVATION

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JONATHAN KUHN ARCHITECT
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SEAL

SHEET NAME
 COLOR ELEVATIONS

SCALE

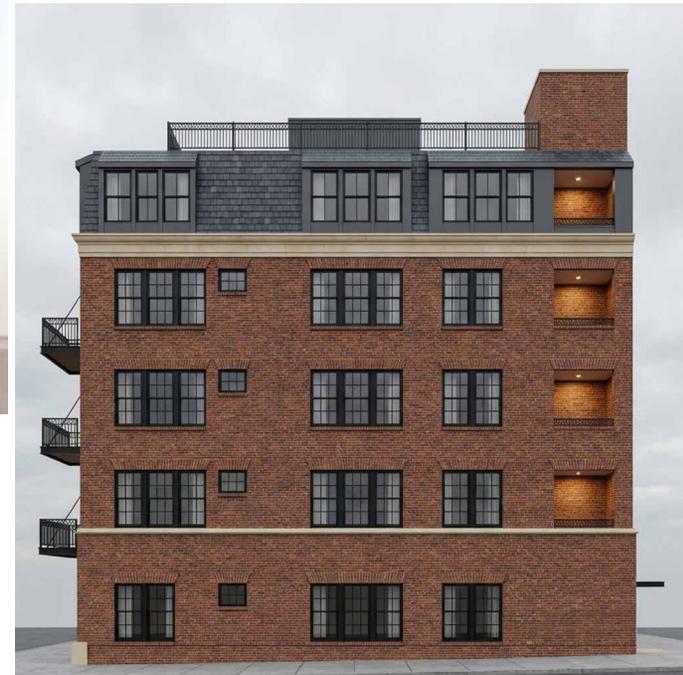
SHEET NO.

BAR 22

PROPOSED DESIGN:



CORNER VIEW



PUBLIC ALLEY - REAR ELEVATION

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JK_A

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BAR 23