

ISSUE: Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations.

APPLICANT: John C. Cruden

LOCATION: Old and Historic Alexandria District
418 North Union Street

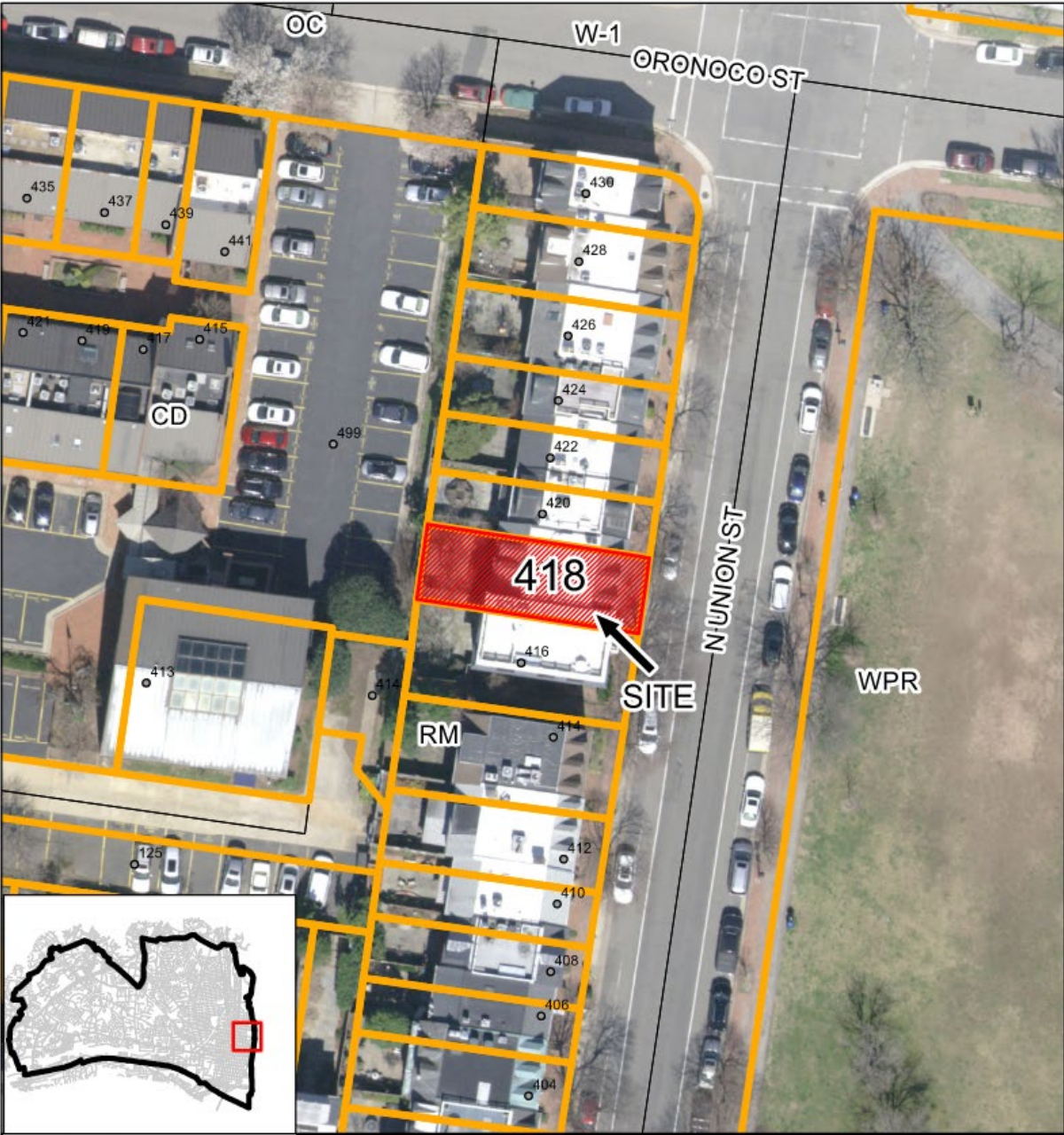
ZONE: RM/Residential Townhouse Zone

STAFF RECOMMENDATION

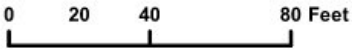
Staff recommends approval of the Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations as submitted.

GENERAL NOTES TO THE APPLICANT

1. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Permit Center, 4850 Mark Center Drive, Suite 2015, 703-746-4200 for further information.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



BAR#2025-00041 & BAR#2025-00042 OHAD
418 North Union Street



Note: Staff coupled the applications for a Permit to Demolish (BAR #2025-00042) and Certificate of Appropriateness (BAR #2025-00041) for clarity and brevity. The Permit to Demolish requires a roll call vote.

I. APPLICANT'S PROPOSAL

The applicant proposes to remove two windows and associated shutters to install a bay window on the property's east/front elevation.

Permit to Demolish/Capsulate

The project calls to remove two existing windows with shutters and approximately 25 sf of masonry on the east/front elevation second floor (Figure 1) to install a bay window.

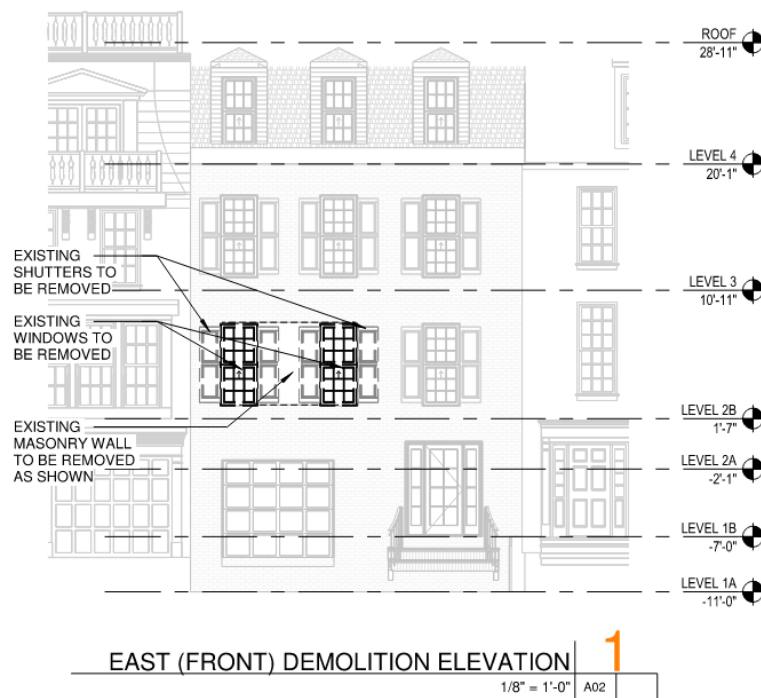


Figure 1 - proposed demolition work.

Certificate of Appropriateness

The project consists of changing the fenestration pattern on the building's primary façade, removing the two southernmost windows and shutters on the second story to install a bay window with a standing seam cooper roof. The proposed aluminum wood-clad Marvin Ultimate picture window will have SDL colonial grid and will be flanked by two aluminum wood-clad Marvin Ultimate casements push out windows, also with SDL colonial grid (Figure 2).

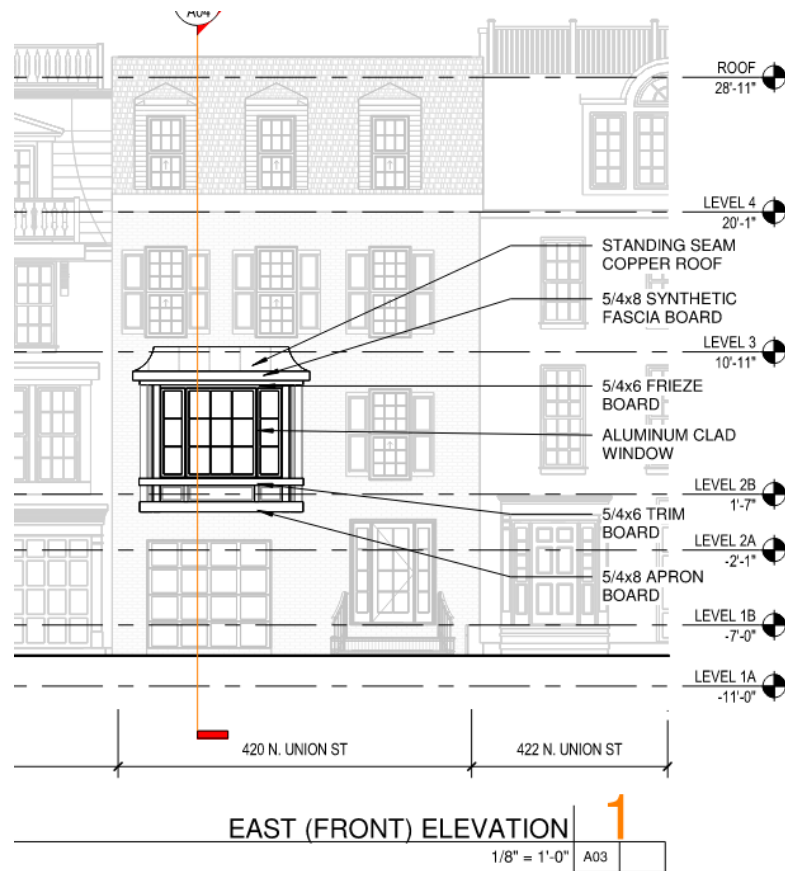


Figure 2 - Proposed Bay window on the front elevation

Site Context

The subject property sits on the west side of the 400 Block of North Union Street. There is no alley running adjacent to the property; however, there is a parking lot at the rear. However, the scope of work is restricted to the front/east elevation which is visible from North Union Street (Figure 3).



Figure 3 - Subject property front/east elevation

II. HISTORY

The dwelling at 418 North Union Street is one of a group of 86 three-story brick townhouses bounded by North Union, North Lee, Queen and Oronoco Streets which was approved by City Council in 1968 (Special Use Permit #1084) and constructed in **1971**. At the time the area was developed it was not within the boundaries of the Old and Historic Alexandria District, but it was added to the district in June of 1984. 418 North Union is a 3½ story, three-bay interior unit constructed in a simple Colonial Revival style. It has a brick façade laid in a running bond pattern, cast concrete sills, and a front facing garage.

Previous BAR Approvals

Staff did not find any previous BAR approval for the property.

III. ANALYSIS

Permit to Demolish/Capsulate

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

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

Staff does not believe that the proposed demolition rises to a level that meets any of the above criteria. The building was constructed in the early 1970s and is a typical vernacular, garage townhouse constructed in Alexandria in the mid-to-late 20th century when railroad tracks still ran down Union Street, Founder's Park was envisioned to be office buildings, and much of the waterfront was still noxious industrial uses. Furthermore, the proposed demolition does not remove any portion of the building containing character-defining features of uncommon design or historic

merit and does not compromise the integrity of the building. Thus, staff has no objection to the proposed work and recommends the Permit to Demolish be granted as submitted.

Certificate of Appropriateness

The *Design Guidelines* note that the “guidelines should not be viewed as a device that dictates a specific design response nor should the guidelines be viewed as prohibiting a particular design approach.” Additionally, the *Guidelines* state that “new and untried approaches to common design problems should not be rejected out of hand simply because they appear to be outside the common practices outlined in the guidelines.” This townhouse is part of a larger development of non-historic townhouses where the BAR has approved substantial alterations and redesigns since this development was included in the historic district in the 1980s. These townhouses lack historic significance or architectural distinction – they have a vaguely Colonial Revival character with the street level devoted to multiple curb cuts and large garage doors – and in the opinion of staff, the proposed alteration is acceptable and appropriate.

When the Old and Historic Alexandria District was established in 1946 it was not created to freeze Old Town Alexandria at a specific point in time, the way Colonial Williamsburg is often described, but to prevent the demolition of identified historic resources and ensure that infill was compatible with nearby buildings of historic merit. The BAR’s Standards and criteria in the zoning ordinance (Section 10-105), as well as the BAR’s adopted policies and *Design Guidelines*, recognize that the historic fabric of Old Town may be modified, altered, and expanded to accommodate contemporary needs and to allow the historic buildings to continue to be used and cherished. The BAR’s charge is first to identify and “protect historic and cultural resources” and second to ensure that additions, alterations and new construction are compatible with nearby buildings of historic merit. In staff’s opinion, the proposed project does not detract from the blockface and /or the historic district in which the subject property is located.

Therefore, staff recommends approval of the application as submitted.

STAFF

Marina Novaes, Historic Preservation Planner, Planning & Zoning
Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

- C-1 Proposed bay window will comply with Zoning.
- C-2 Not approved for any work beyond the scope present in the application.
- C-3 Bay window not to project into the public right of way.
- C-4 Not approved for any reduction of open space.

Code Administration

C-1 A building permit is required.

Transportation and Environmental Services

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F-1 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)
- 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)

Alexandria Archaeology

F-1 Archaeology has no comments.

V. ATTACHMENTS

- Application Materials

- Completed application
- Plans
- Material specifications
- Scaled survey plat if applicable
- Photographs
- Supplemental Materials
- Public comment, if applicable
- Any other supporting documentation

BAR CASE# _____
(OFFICE USE ONLY)

ADDRESS OF PROJECT: 418 N. Union Street

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

TAX MAP AND PARCEL: 065.01-05-23

ZONING: 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: John C. Cruden

Address: _____

City: _____

Phone: _____

E-mail: _____

Authorized Agent (if applicable): ☐ Attorney

☒ Architect

☐ _____

Name: Gregory Stephenson

Phone: _____

E-mail: _____

Legal Property Owner:

Name: John C. Cruden

Address: _____

City: _____

Phone: _____

E-mail: _____

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

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

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

THIS PROJECT CONSISTS OF THE REMOVAL OF TWO WINDOWS AND ASSOCIATED SHUTTERS FOR THE ADDITION OF A BAY WINDOW WITH NO FLOOR SPACE AND NO CHANGES TO FAR.

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: Gregory StephensonDate: 02/04/25

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. John C. Cruden		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 418 N. Union 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. John C. Cruden		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. 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.

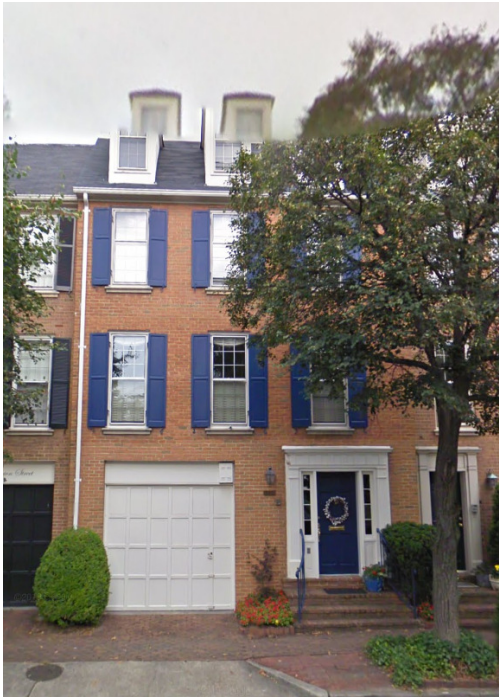
2/4/25

Date

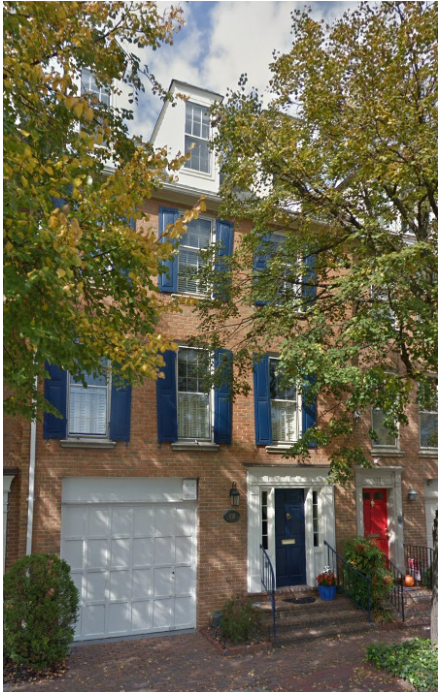
GREGORY STEPHENSON

Printed Name


Signature



VIEW OF FRONT LOOKING WEST



OVERALL VIEW LOOKING NORTHWEST



VIEW OF FRONT DOOR LOOKING NORTHWEST

EXISTING IMAGES

1

1" = 1'-0"

A01



418 N. UNION STREET

EXISTING STREETSCAPE

2

1" = 1'-0"

A01

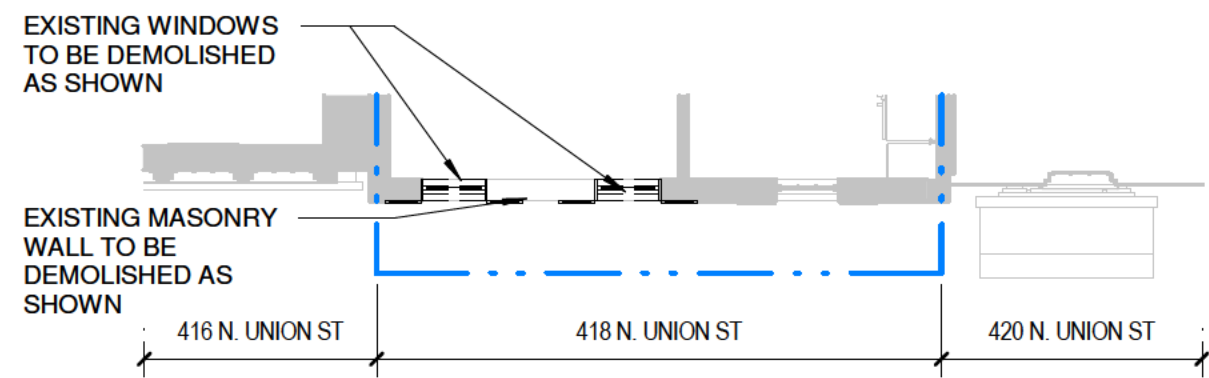
24082

418 N. UNION STREET
ALEXANDRIA, VA 22314

CRUDEN RESIDENCE

02/10/25
SCALE: 1" = 1'-0"

CITY OF ALEXANDRIA - BOARD OF ARCHITECTURAL
REVIEW OLD & HISTORIC - PLAN SUBMITTAL



FIRST FLOOR DEMO PLAN **2**
1/8" = 1'-0" A02



EAST (FRONT) DEMOLITION ELEVATION **1**
1/8" = 1'-0" A02

24082

418 N. UNION STREET
ALEXANDRIA, VA 22314

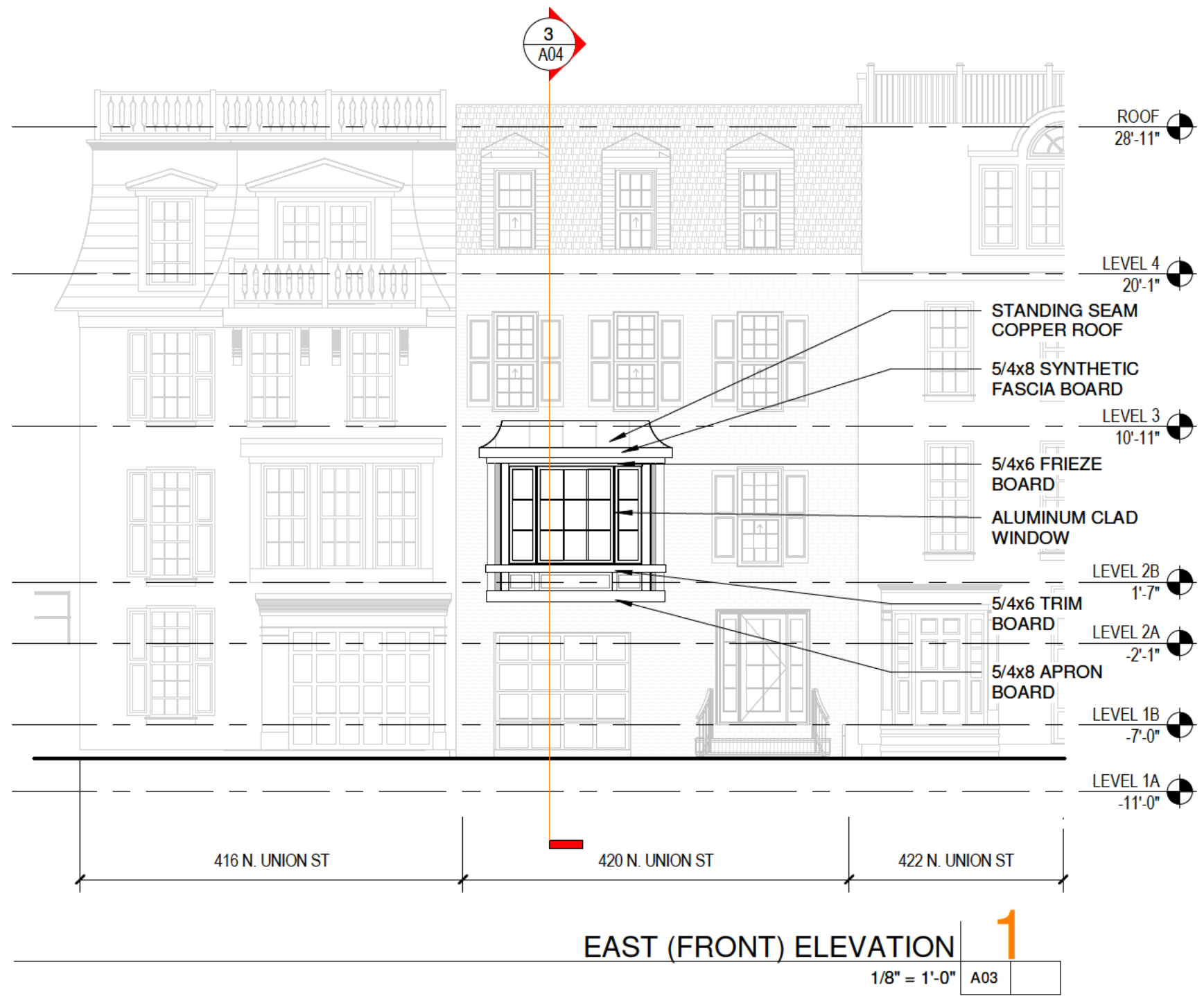
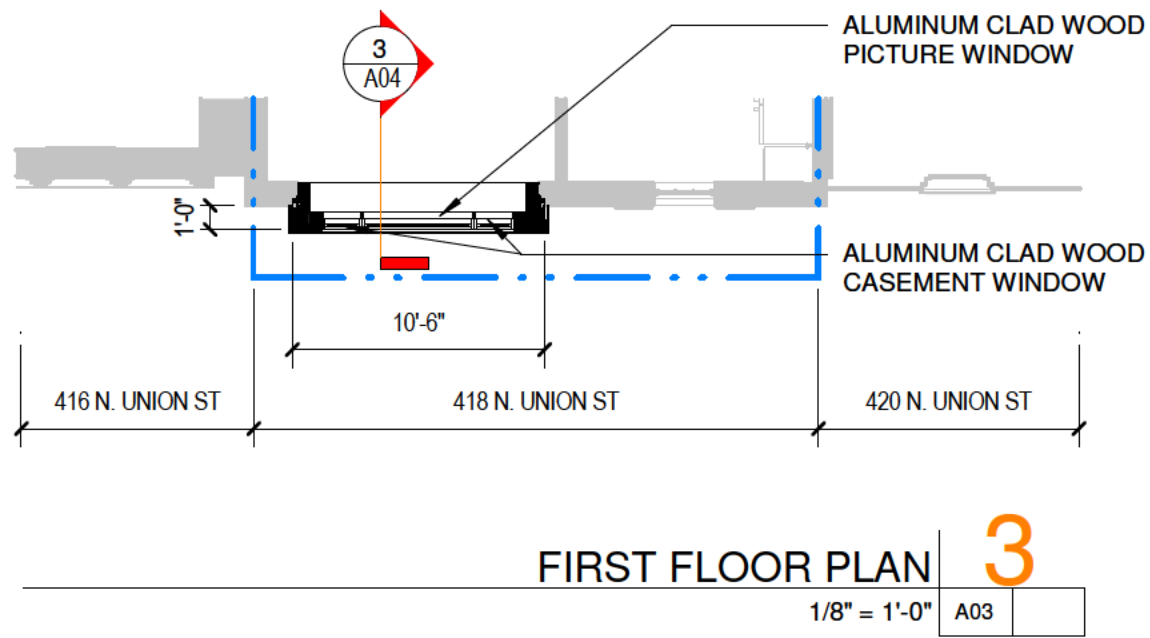
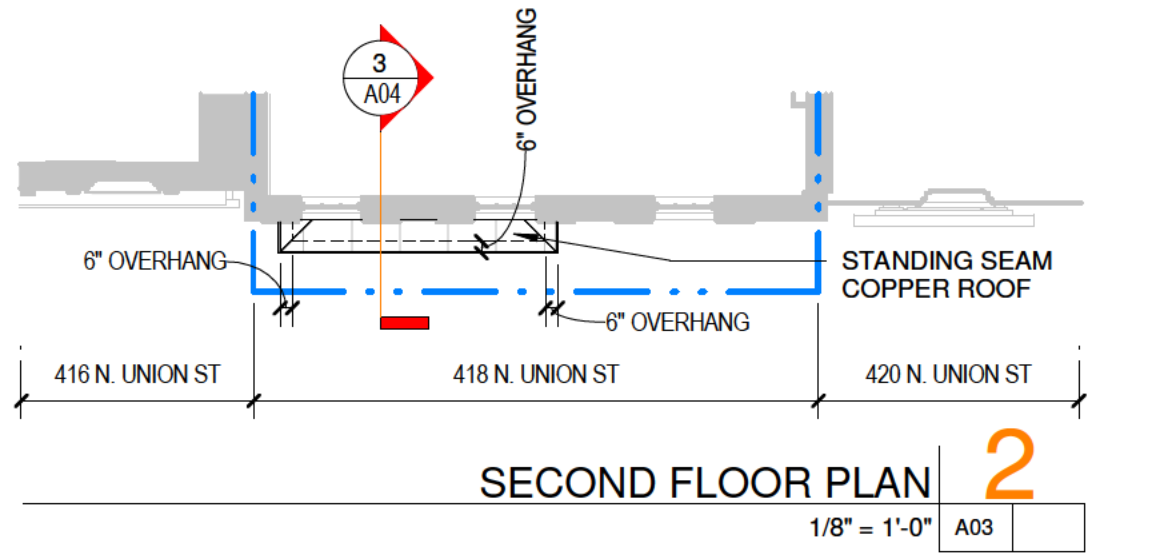
CRUDEN RESIDENCE

02/10/25
SCALE: 1/8" = 1'-0" 16

LEEDESIGN.STUDIO
ARCHITECTURE | DESIGN | PLANNING

404.375.0733 MATT@LEEDESIGN.STUDIO

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24082

418 N. UNION STREET
ALEXANDRIA, VA 22314

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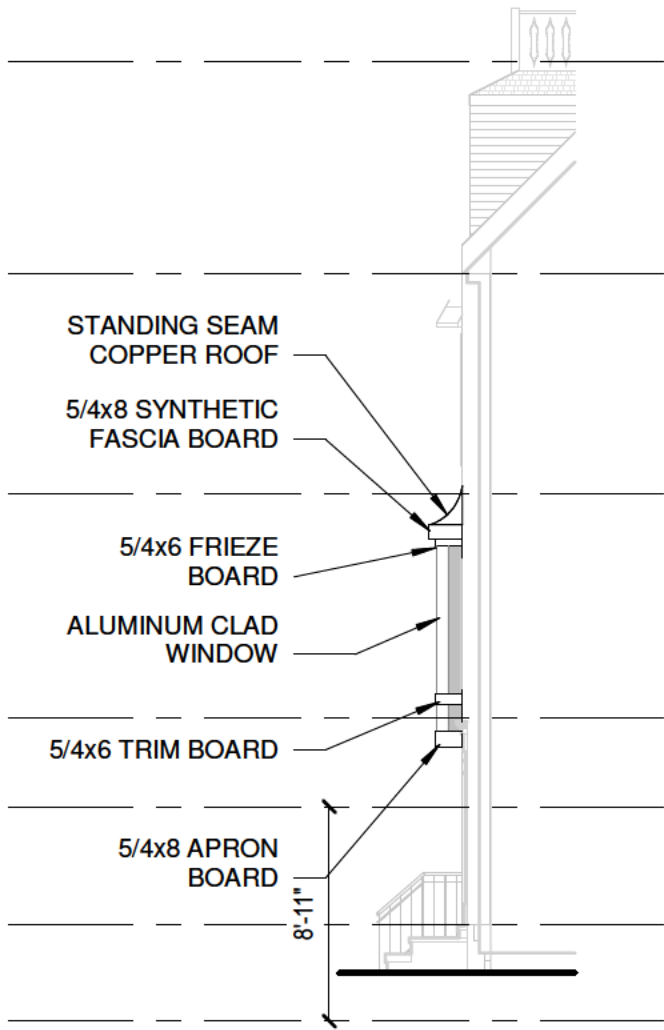
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ARCHITECTURE | DESIGN | PLANNING

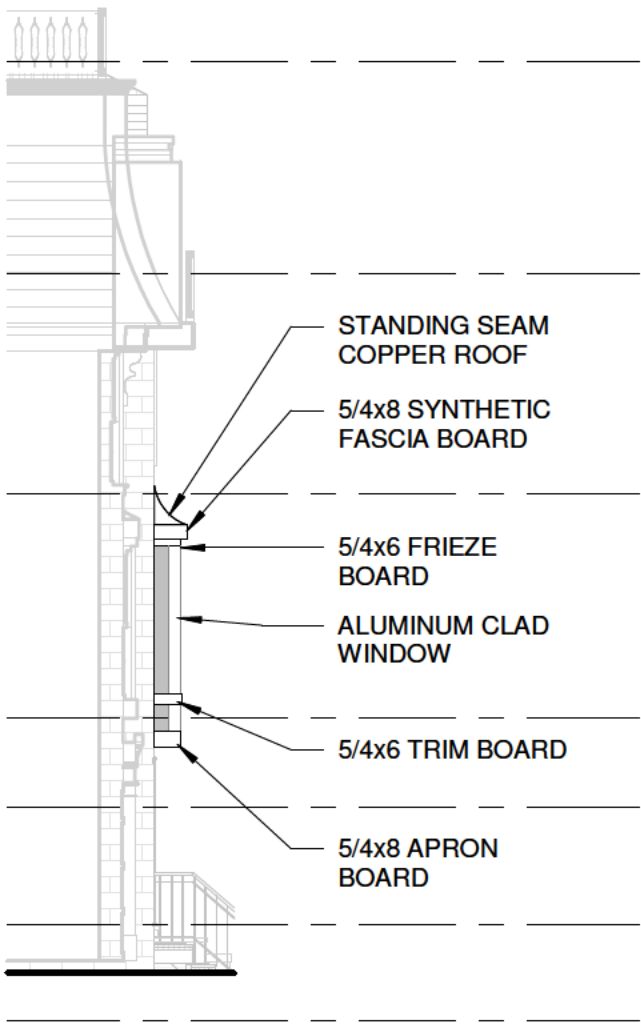
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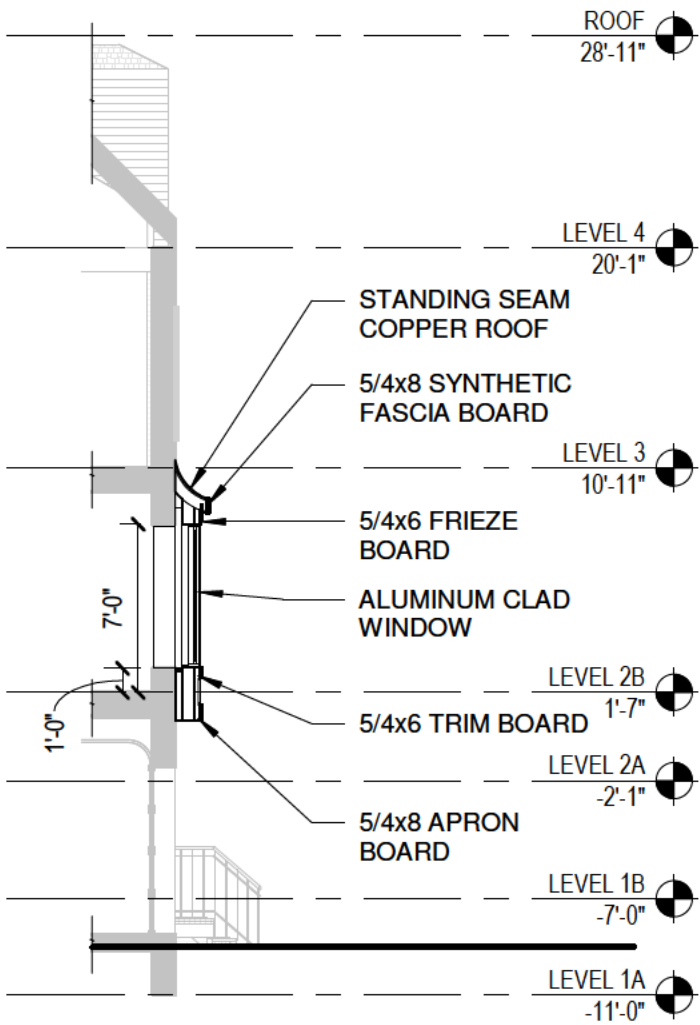
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NORTH (RIGHT SIDE) ELEVATION **1**
1/8" = 1'-0" A04



SOUTH (LEFT SIDE) ELEVATION **2**
1/8" = 1'-0" A04



SECTION AT BAY **3**
1/8" = 1'-0" A04

24082

418 N. UNION STREET
ALEXANDRIA, VA 22314

CRUDEN RESIDENCE

02/10/25

SCALE: 1/8" = 1'-0"

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404.375.0733

MATT@LEEDESIGN.STUDIO

CITY OF ALEXANDRIA - BOARD OF ARCHITECTURAL
REVIEW OLD & HISTORIC - PLAN SUBMITTAL



PERSPECTIVE LOOKING SOUTHWEST

1

A05	
-----	--



PERSEPECTIVE LOOKING NORTHWEST

2

A05	
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24082

418 N. UNION STREET
ALEXANDRIA, VA 22314

CRUDEN RESIDENCE

02/10/25

SCALE:

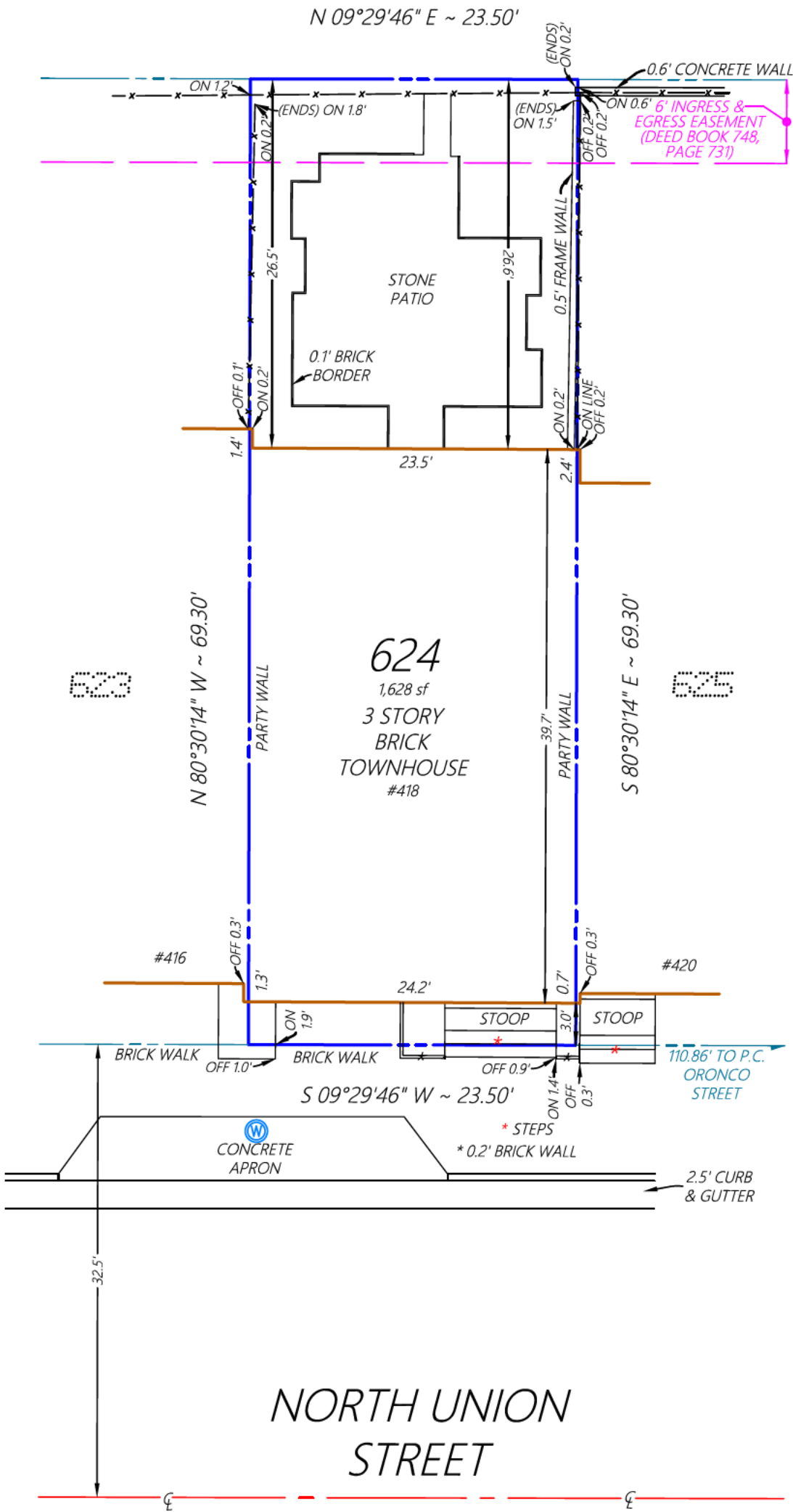
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ARCHITECTURE | DESIGN | PLANNING

404.375.0733

MATT@LEEDESIGN.STUDIO

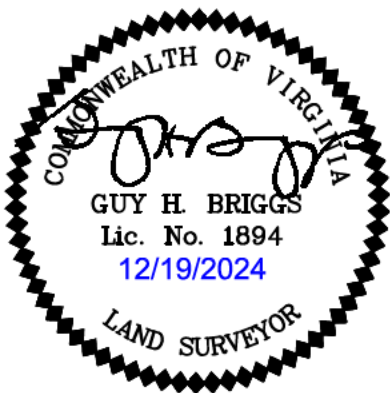
- NOTES:
- 1. Title report not furnished.
 - 2. Utilities are underground.
 - 3. Fences are frame.
 - 4. No corner markers set.
 - 5. Map-Block-Lot Number #: 065.01-05-23

LEE STREET SQUARE
PARCEL "A"



This plat is subject to restrictions and easements of record. The locations of all the existing improvements have been established by a transit and tape or EDM survey and unless otherwise noted there are no encroachments. This plat does not purport to show underground utilities.

KEY	
CL	CENTERLINE
sf	SQUARE FEET
W	WATER METER



HOUSE LOCATION SURVEY
ON
LOT 624, SECTION FIVE
OLD TOWNE
(DEED BOOK 748, PAGE 731)
CITY OF ALEXANDRIA, VIRGINIA

DECEMBER 19, 2024

SCALE: 1"=20'
JOB #: 24-0424

5240 Port Royal Road Suite 213 20 Springfield, Virginia 22151

APEX SURVEYS, LLP


703-866-1236

February 10, 2025

PROJECT NUMBER: 24082

418 N. UNION STREET – OLD & HISTORIC DISTRICT
MATERIAL SPECIFICATIONS


Center Picture Window: Marvin Ultimate Picture/Direct Set
Wood Clad Window (Color TBD)

MARVIN  Windows ▾ Doors ▾ Solutions ▾ Inspiration ▾ Replacement For Pros

Ultimate Picture Window

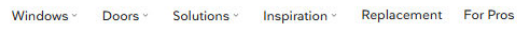
The Ultimate Picture window offers a classic style in a non-operable window, bringing natural light into a room or highlighting an unobstructed outdoor view.

- Material**
Extruded Aluminum Exterior | Wood Interior
- Exterior Finish**
19 Color Options + Custom
- Interior Finish**
6 Wood Options + Custom | 2 Paint Options + Prime | 6 Stain Options + Clear Coat
- Sizing**
Standard and Custom Sizes Available | See Dealer for Details



Exterior View

Casement Windows: Marvin Ultimate Casement
Wood Clad Window (Color TBD)



[Home](#) > [Products](#) > [Windows](#) > [Casement](#) > **Ultimate Casement Push Out Window**

Ultimate Casement Push Out Window

The Ultimate Casement Push Out window is a beautiful alternative to crank-out-style casement and awning windows. Get a classic look with smooth push-out operation and Marvin's exclusive wash mode for convenient cleaning.

83 Material

Extruded Aluminum Exterior | Wood Interior

 Exterior Finish

19 Color Options + Custom

 Interior Finish

6 Wood Options + Custom | 2 Paint Options + Prime | 6 Stain Options + Clear Coat

 Sizing

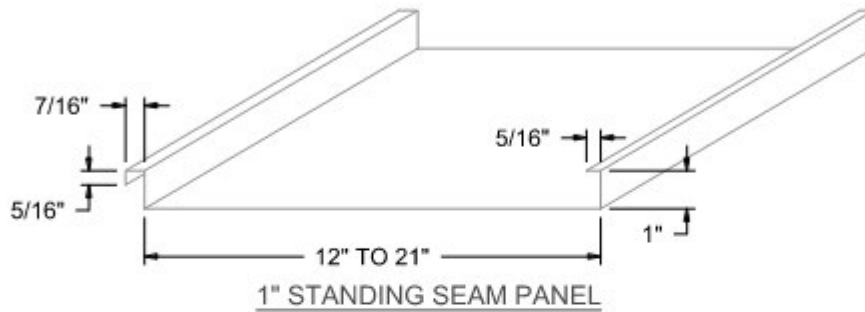
Fits Openings up to 3.5' Wide by 8.5' High



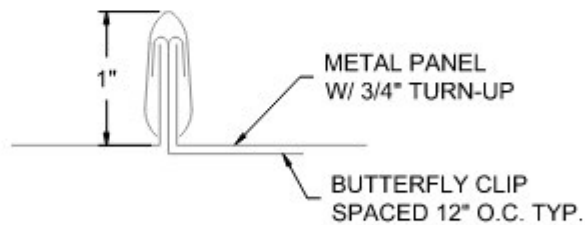
Exterior View

Standing Seam Metal Roof: Copper Craft 1" Standing Seam Metal Roof Panel – Copper w/ Seams @ 18" O.C.

STANDING SEAM PANELS



STANDARD WIDTHS: 12", 15", 18" & 21" IN COPPER



AVAILABLE MATERIALS

COPPER	FREEDOM GRAY COPPER	PAINT GRIP STEEL	PREWEATHERED ZINC
PREFINISHED ALUMINUM/ STEEL		GALVANIZED	

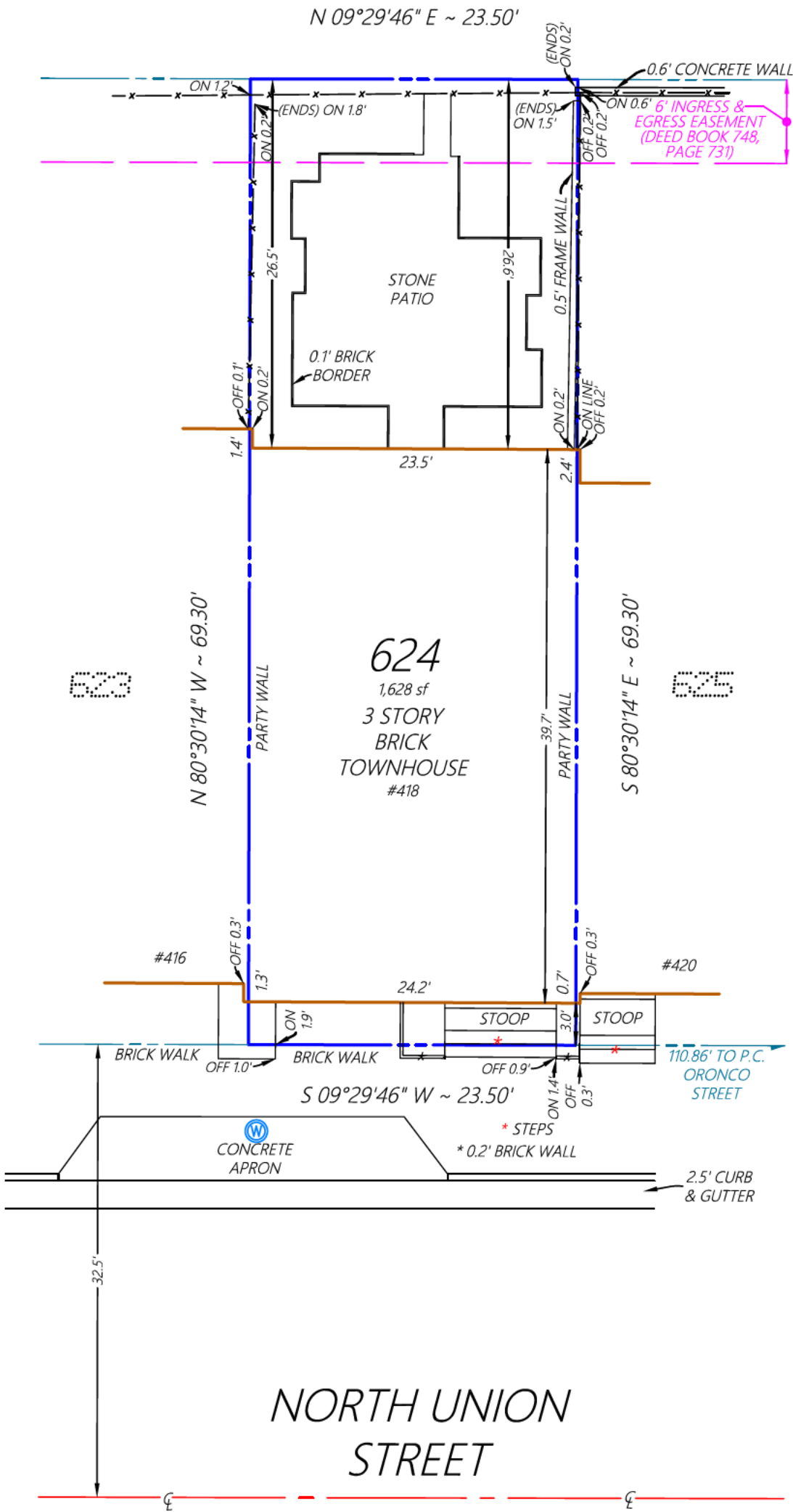
REV. '24

NOTES: CAN BE CURVED – CONVEX ONLY FOR DBL5/CONVEX OR CONCAVE FOR BATTEN CAP.
CLIPS FIGURES AT 12" ON CENTER TYPICAL.

**copper
craft**
A PLAIN-IRON METALS COMPANY

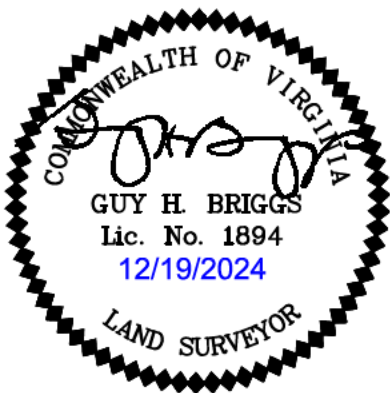
- NOTES:
- 1. Title report not furnished.
 - 2. Utilities are underground.
 - 3. Fences are frame.
 - 4. No corner markers set.
 - 5. Map-Block-Lot Number #: 065.01-05-23

LEE STREET SQUARE
PARCEL "A"



This plat is subject to restrictions and easements of record. The locations of all the existing improvements have been established by a transit and tape or EDM survey and unless otherwise noted there are no encroachments. This plat does not purport to show underground utilities.

KEY	
CL	CENTERLINE
sf	SQUARE FEET
W	WATER METER



HOUSE LOCATION SURVEY
ON
LOT 624, SECTION FIVE
OLD TOWNE
(DEED BOOK 748, PAGE 731)
CITY OF ALEXANDRIA, VIRGINIA

DECEMBER 19, 2024

SCALE: 1"=20'
JOB #: 24-0424

APEX SURVEYS, LLP
5240 Port Royal Road Suite 213 24 Springfield, Virginia 22151

703-866-1236