

BAR CASE# _____
(OFFICE USE ONLY)

ADDRESS OF PROJECT: _____

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

TAX MAP AND PARCEL: _____ ZONING: _____

APPLICATION FOR: *(Please check all that apply)*

☐ CERTIFICATE OF APPROPRIATENESS

☐ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)

☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION
CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)

☐ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

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

Name: _____

Address: _____

City: _____

State: _____

Phone: _____

E-mail: _____

Authorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☐ _____

Name: _____

Phone: _____

E-mail: _____

Legal Property Owner:

Name: _____

Address: _____

City: _____

Phone: _____

E-mail: _____

BAR CASE# _____

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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).*

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.

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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.

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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: K. A. W.:

Date: _____

Disclosure Attachment

Applicant

Jerry Ricciardi

Greater than 3%

Patrick Bloomfield

Greater than 3%

Property Owner

American Society of Military Comptrollers

No individual greater than 3%



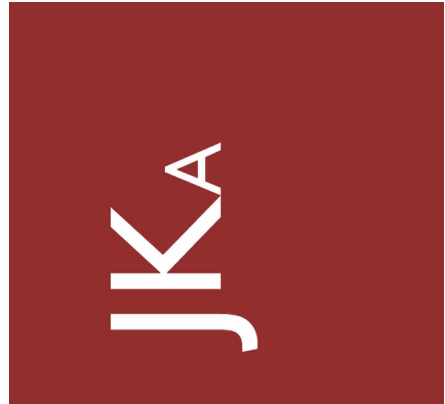
415 N Alfred ST

415 N Alfred ST
Alexandria, VA

415 N Alfred ST

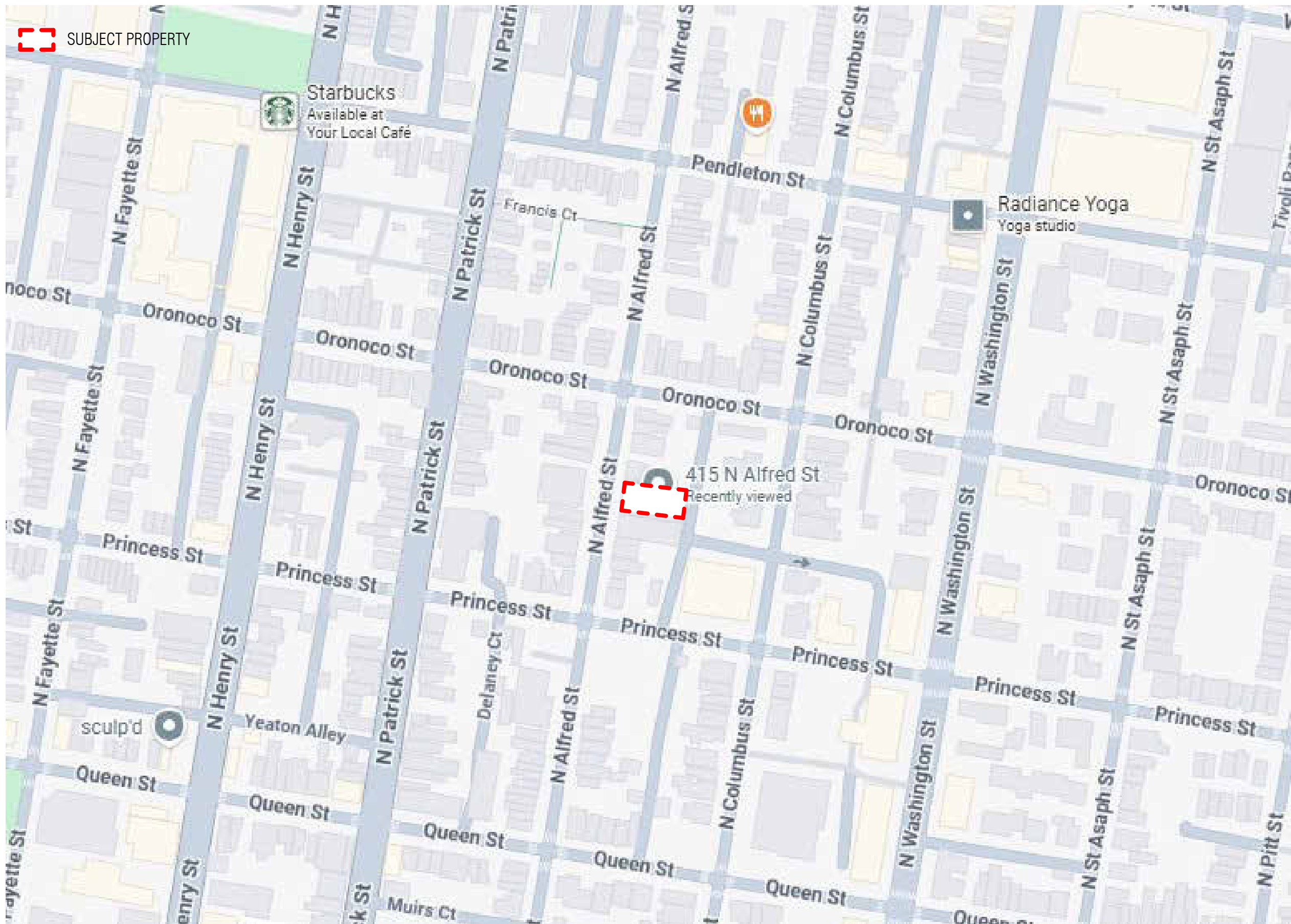
415 N Alfred ST
Alexandria, VA
12/08/2025

BAR CONCEPT 2



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

PROPERTY INFORMATION:



PROPERTY HISTORY

The building at 415 North Alfred Street faces to the east of Alfred Street, situated to the south of Oronoco Street and north of Princess Street (Figures 1-5). The property is located within the Parker-Gray Historic District established in 1984, which encompasses roughly 45 city blocks associated with Alexandria’s early 19th century African American community. The district was officialized listed within the National Register of Historic Places under the name Uptown/Parker-Gray Historic District in 2010. The comparatively modest architectural character of the district, relative to the adjacent Old and Historic District, embodies the enduring legacy of socioeconomic stratification within Alexandria’s population, wherein patterns of racial segregation were materially expressed in the city’s urban form. The study area no longer reflects the history of the Parker Gray Historic District as the site of a 19th century African American school, since that was demolished by the turn of the 20th century and replaced with a commercial structure in the 1930s. The current building at 415 North Alfred Street is a heavily modified extension of the ca. 1930s structure that has undergone several construction phases throughout the late 20th century, all of which have markedly eroded the building’s exterior and interior historic integrity.



Figure 1: Overview of Front Façade – West Elevation
View to the East

The 1941 Sanborn Map corroborates the article, showing that the lot contained a ‘beer & wine’ brick facility on the northern portion with concrete flooring and pilastered walls. At least two garages are shown on the map to the rear of the building (Exhibit XX – missing Sanborn). The footprint of this building is now part of the northern section of the current building at 415 N Alfred Street. Remnants of the ca. 1930s building, such as the concrete foundation and age-worn common bond brickwork, are only visible on the north elevation of the building (Figure 9).



**Figure 9: Oblique – North and West Elevation
View to the Southeast**

By the late 1940s, the building was repurposed from serving as a facility for the Globe to become a laundry business. In 1944, Jane Arnold sold the property to Samuel E. Harper and Elizabeth S. Harper (CADB 210:582). Globe Distributing relocated to 728 N Henry Street as Harper opened a laundry business in the study area (*The Arlington Daily* 1945a:5). Harper put ads looking for wool pressers for his establishment at 415 N Alfred Street and likely remodeled the front façade of the ca. 1930s building to serve as the storefront for the laundry (see Appendix II: Figure 21). The west elevation of the ca. 1930s building was remodeled using visibly darker and less worn brick that is exposed in the northwest corner of the current building’s northern portion (see Figure 9).



**Figure 13: Detail of Front Entrance – West Elevation
View to the East**



**Figure 14: Detail of pre-1950s section – South Elevation
View to Northeast**



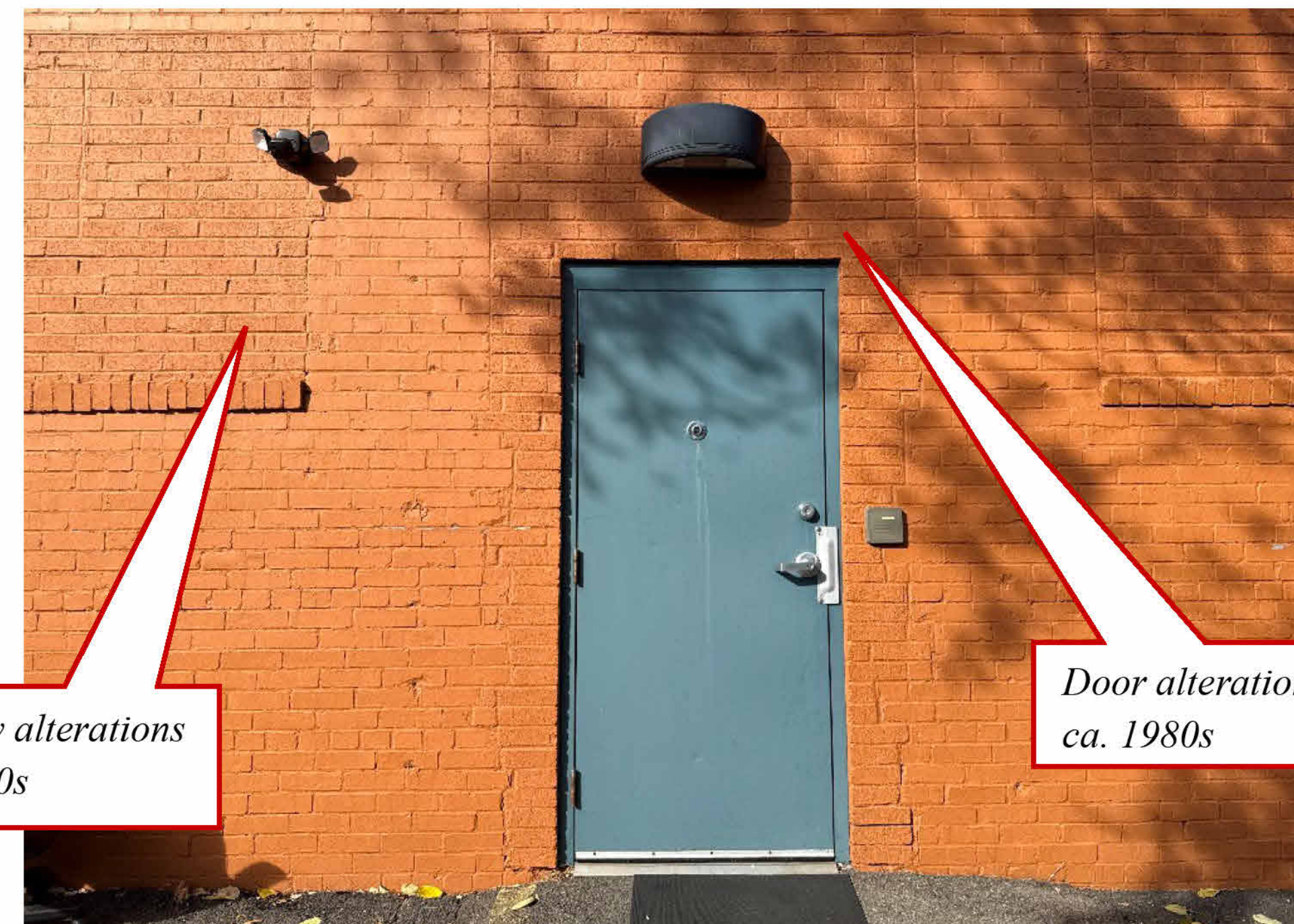
Former ca.1950s storefront door

**Figure 11: Detail of Bricked Door – West Elevation
View to the Southeast**



ca 1950s southern section with lighter color brick compared to ca 1940s parapet

**Figure 12: Oblique – West and South Elevation
View to the Northeast**



Window alterations ca. 1980s

Door alterations ca. 1980s

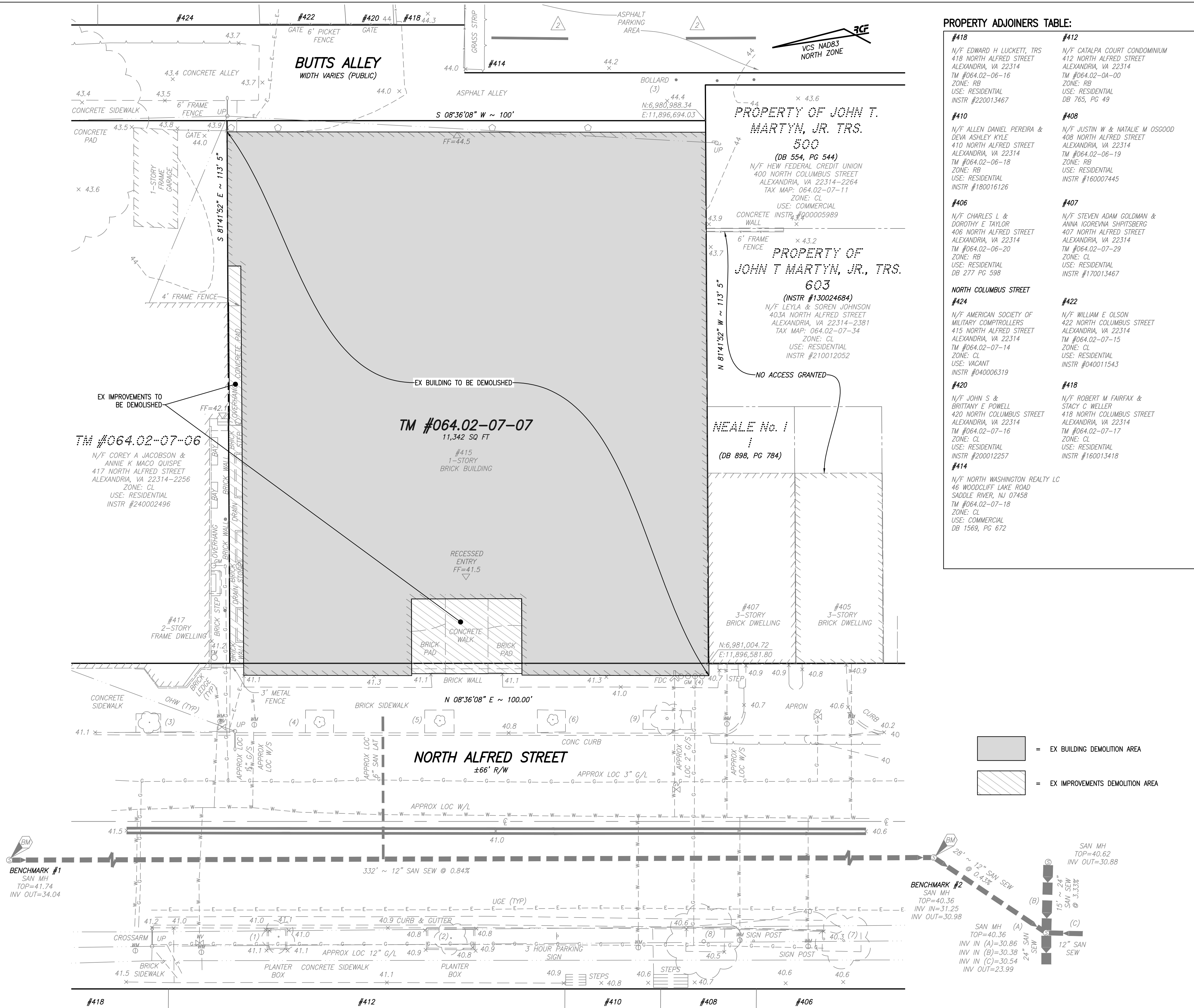
**Figure 16: Detail of Bricked Door and Windows – East Elevation
View to the West**



Possible 1980s remodeling back to garage space

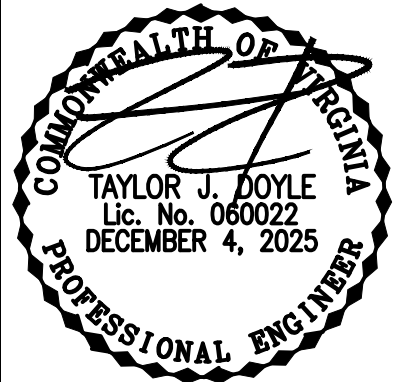
**Figure 17: Oblique – East and North Elevation
View to the Southwest**

A:\2025\2501\DWG\RIGHTS\Demo Plan_Bldg Set\01 - Existing Conditions and Demolition Plan.dwg
Thu, Dec 04, 2025 - 11:44:38am



PROPERTY ADJOINERS TABLE:

#418 N/F EDWARD H. LUCKETT, TRS 418 NORTH ALFRED STREET ALEXANDRIA, VA 22314 TM #064.02-06-16 ZONE: RB USE: RESIDENTIAL INSTR #220013467	#412 N/F CATALPA COURT CONDOMINIUM 412 NORTH ALFRED STREET ALEXANDRIA, VA 22314 TM #064.02-0A-00 ZONE: RB USE: RESIDENTIAL DB 765, PG 49
#410 N/F ALLEN DANIEL PEREIRA & DEVA ASHLEY KYLE 410 NORTH ALFRED STREET ALEXANDRIA, VA 22314 TM #064.02-06-18 ZONE: RB USE: RESIDENTIAL INSTR #180016126	#408 N/F JUSTIN W. & NATALIE M. OSGOOD 408 NORTH ALFRED STREET ALEXANDRIA, VA 22314 TM #064.02-06-19 ZONE: RB USE: RESIDENTIAL INSTR #160007445
#406 N/F CHARLES L. & JOROTHY E. TAYLOR 406 NORTH ALFRED STREET ALEXANDRIA, VA 22314 TM #064.02-06-20 ZONE: RB USE: RESIDENTIAL DB 277 PG 598	#407 N/F STEVEN ADAM GOLDMAN & ANNA IGOREVNA SHPITSBERG 407 NORTH ALFRED STREET ALEXANDRIA, VA 22314 TM #064.02-07-29 ZONE: CL USE: RESIDENTIAL INSTR #170013467
NORTH COLUMBUS STREET #424 N/F AMERICAN SOCIETY OF MILITARY COMPTROLLERS 415 NORTH ALFRED STREET ALEXANDRIA, VA 22314 TM #064.02-07-14 ZONE: CL USE: VACANT INSTR #040006319	#422 N/F WILLIAM E. OLSON 422 NORTH COLUMBUS STREET ALEXANDRIA, VA 22314 TM #064.02-07-15 ZONE: CL USE: RESIDENTIAL INSTR #040011543
#420 N/F JOHN S. & BRITTANY E. POWELL 420 NORTH COLUMBUS STREET ALEXANDRIA, VA 22314 TM #064.02-07-16 ZONE: CL USE: RESIDENTIAL INSTR #200012257	#418 N/F ROBERT M. FAIRFAX & STACY C. WELLER 418 NORTH COLUMBUS STREET ALEXANDRIA, VA 22314 TM #064.02-07-17 ZONE: CL USE: RESIDENTIAL INSTR #160013418
#414 N/F NORTH WASHINGTON REALTY LC 46 WOODCLIFF LAKE ROAD SADDLE RIVER, NJ 07458 TM #064.02-07-18 ZONE: CL USE: COMMERCIAL DB 1569, PG 672	



BAR PERMIT TO DEMOLISH
ON THE PROPERTY OF
415 NORTH ALFRED STREET
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: BMC
CHECKED: TJD
SCALE: 1"=10'
DATE: DEC 2025

EXISTING
CONDITIONS &
DEMOLITION
PLAN

THIS DRAWING IS A SERVICE DOCUMENT OF R.C. FIELDS & ASSOCIATES, INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER AND/OR LAND SURVEYOR.

EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.

LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.

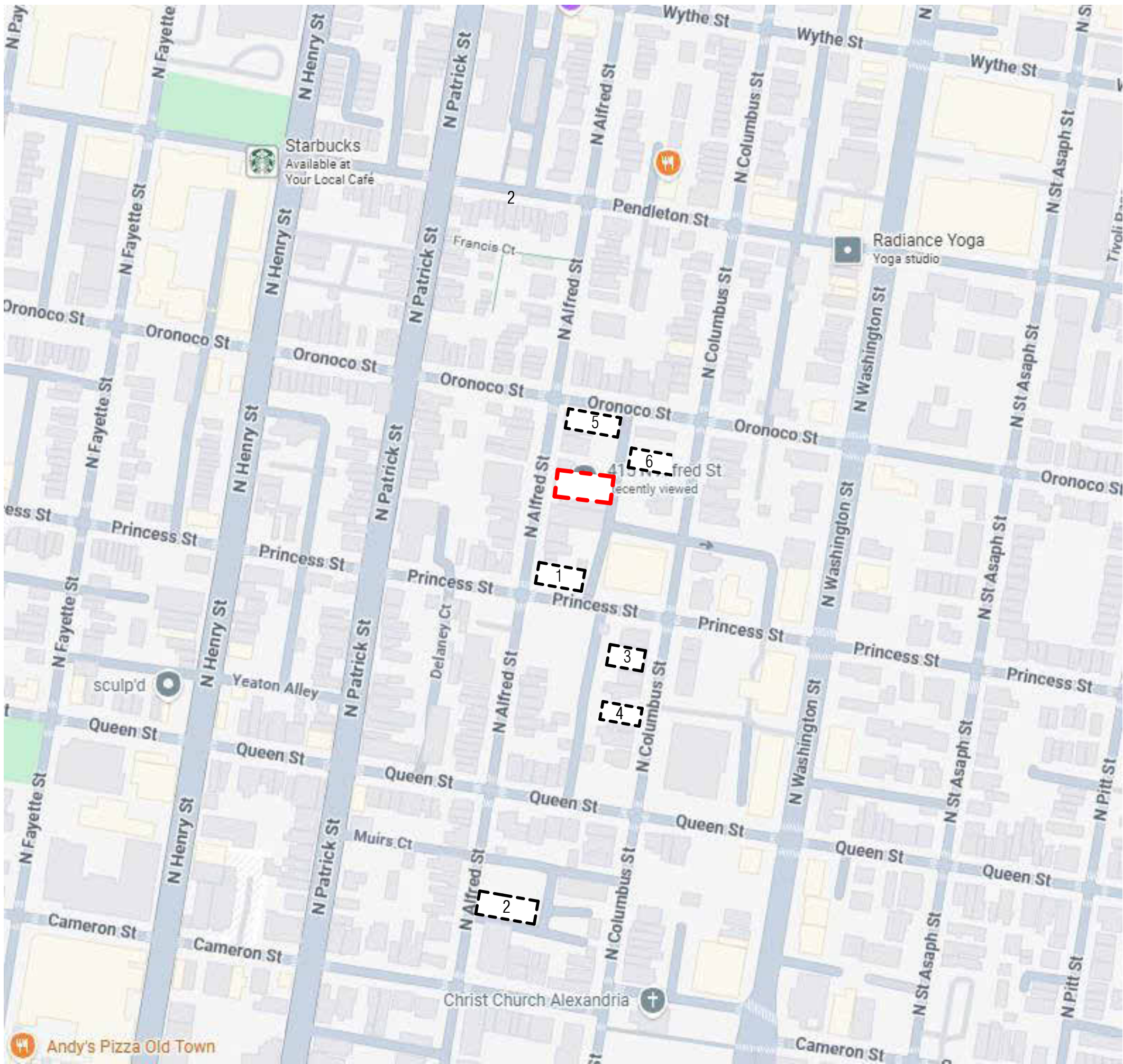
ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA.

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0' 10' 20'
SCALE: 1" = 10'

PRECEDENT PHOTOS:

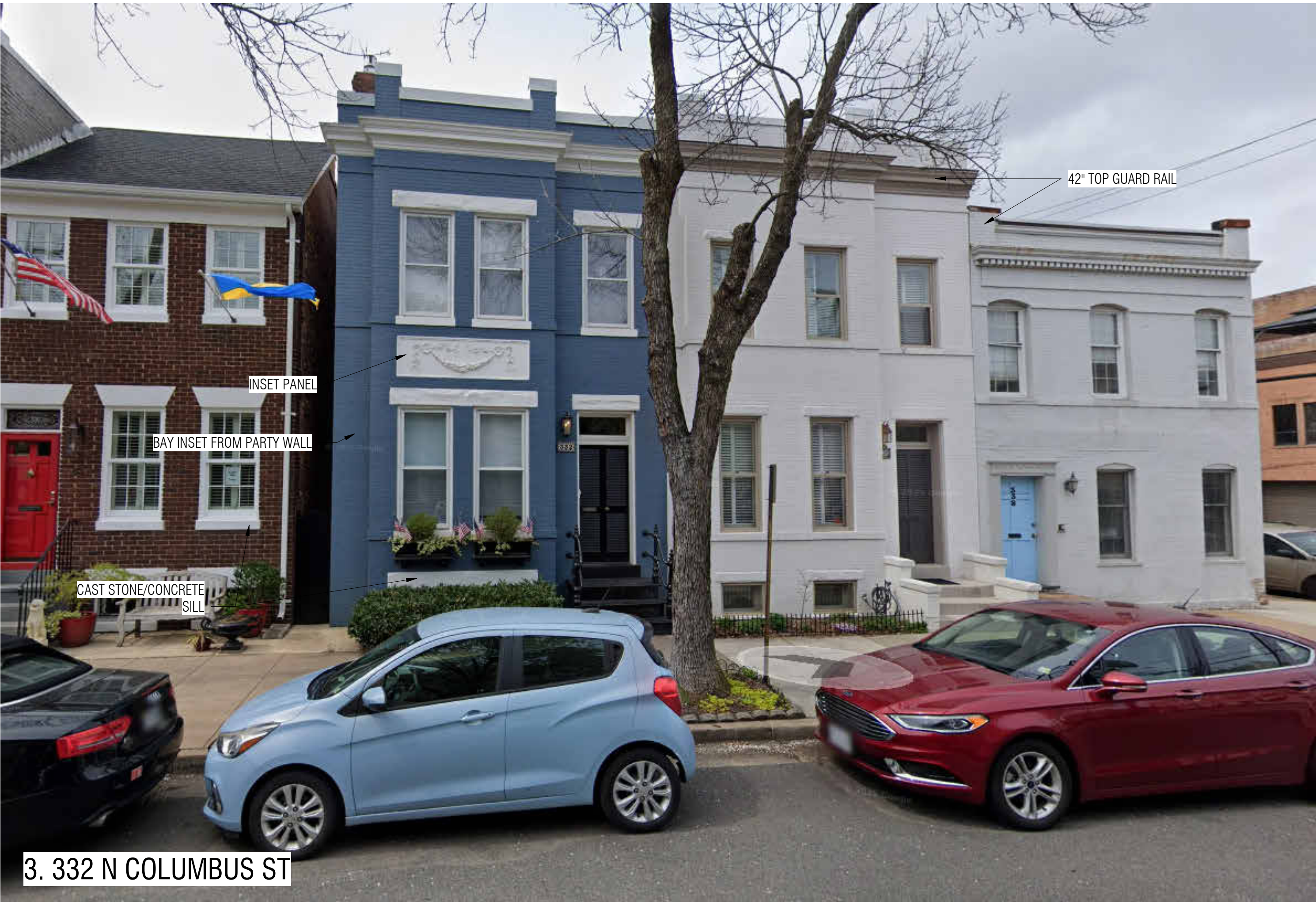
- SUBJECT PROPERTY
- ADJACENT BUILDINGS



1. 401 N ALFRED ST NW



2. 211 N ALFRED ST



3. 332 N COLUMBUS ST

OFFICIAL STAMPS

JK^A

JONATHAN KUHN ARCHITECT

508 KENNEDY STREET NW, #313
WASHINGTON DC 20001
T: 202.494.5061
JONATHAN@KUHNARCHITECT.COM
WWW.KUHNARCHITECT.COM

415 N Alfred ST
415 N Alfred ST
Alexandria, VA

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12/08/2025
BAR CONCEPT 2
REVISION SCHEDULE
NO. DATE

SEAL

SHEET NAME
PRECEDENT PHOTOS

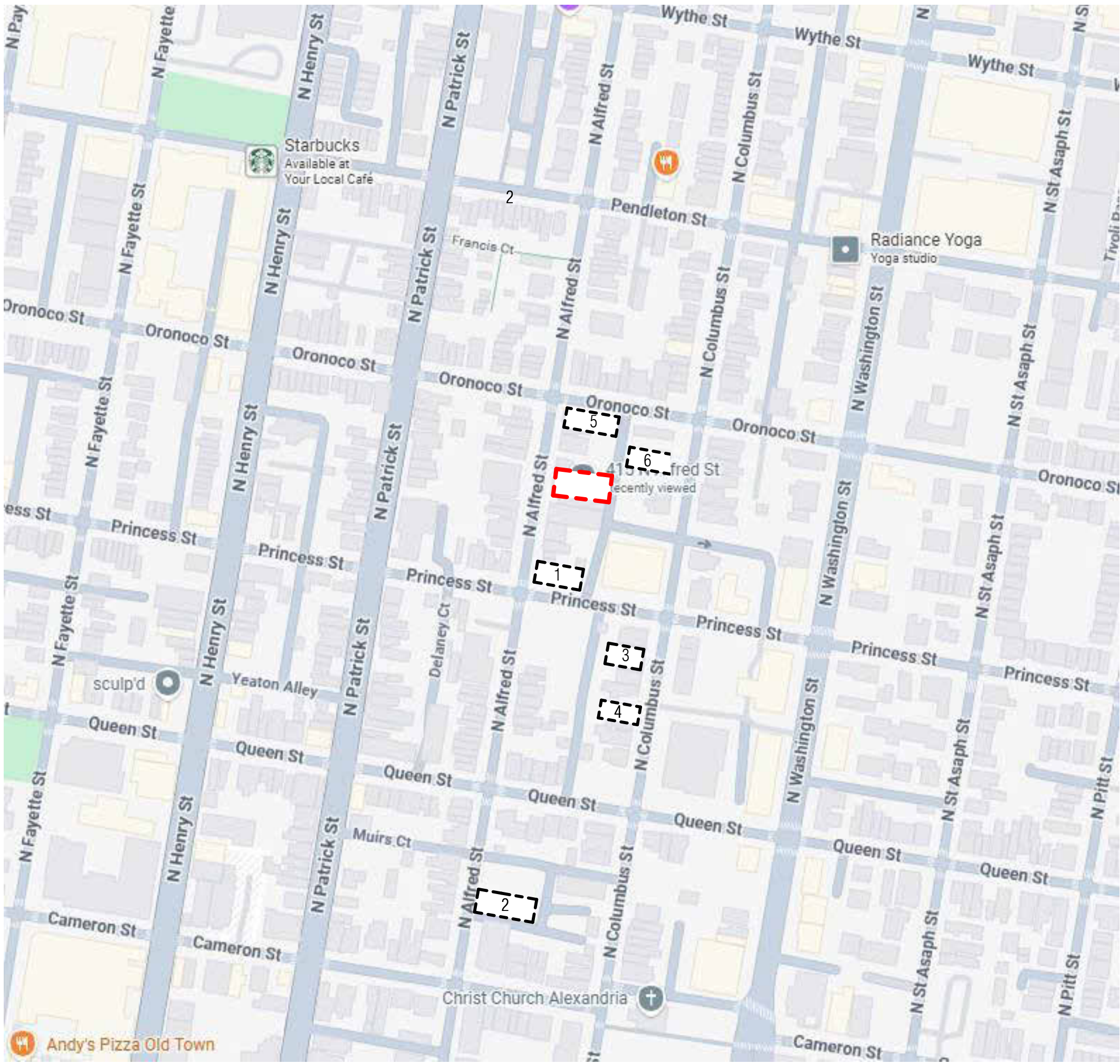
SCALE
1/4" = 1'-0"

SHEET NO.

A004

PRECEDENT PHOTOS:

- SUBJECT PROPERTY
- ADJACENT BUILDINGS



OFFICIAL STAMPS

JK^A

JONATHAN KUHN ARCHITECT

508 KENNEDY STREET NW, #313
WASHINGTON DC 20001
T: 202.494.5061
JONATHAN@KUHNARCHITECT.COM
WWW.KUHNARCHITECT.COM

415 N Alfred St

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Alexandria, VA

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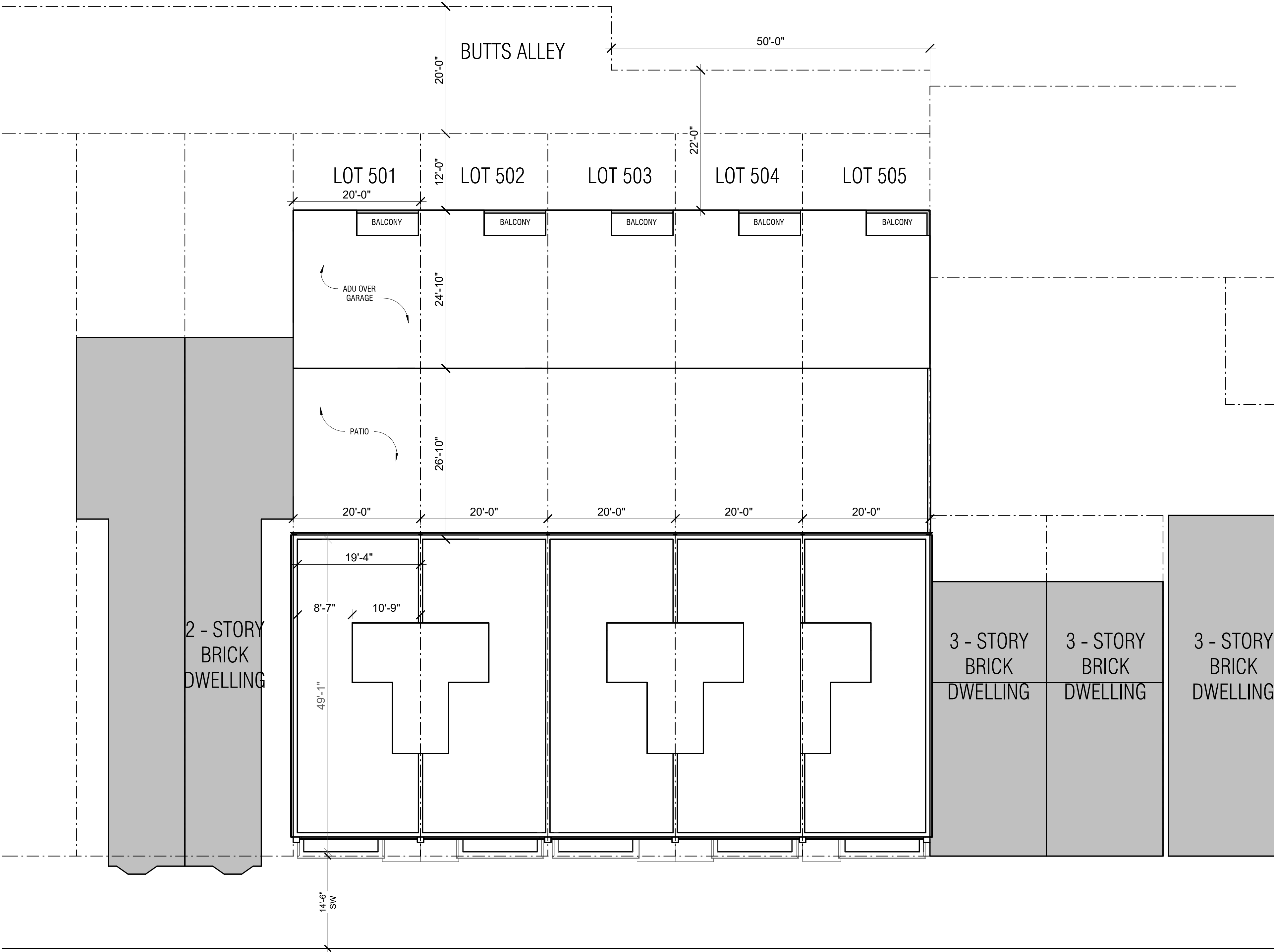
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PRECEDENT PHOTOS

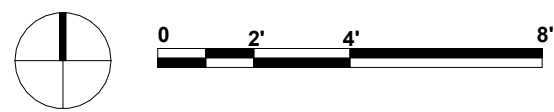
SCALE
1/4" = 1'-0"

SHEET NO.

A005



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



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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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SEAL

SHEET NAME
ARCHITECTURAL
SITE PLAN

SCALE
1" = 10'-0"

SHEET NO.

A101

FAR CALCULATIONS:

GROSS FLOOR AREA:
- FIRST FLOOR : 988 SF GROSS
- SECOND FLOOR : 988 SF GROSS
- THIRD FLOOR: 988 SF GROSS
- PH / ROOF ACCESS: 150 SF GROSS

- 2 CAR GARAGE : 496 SF
- ADU GROSS:456 SF

TOTAL GROSS AREA: 4,066 SF

TOTAL FLOOR AREA:

4,066 SF (GROSS AREA) - 822 SF (NON FAR) = 3,244 SF

LOT AREA: 2,268 SF

FAR: 1.43

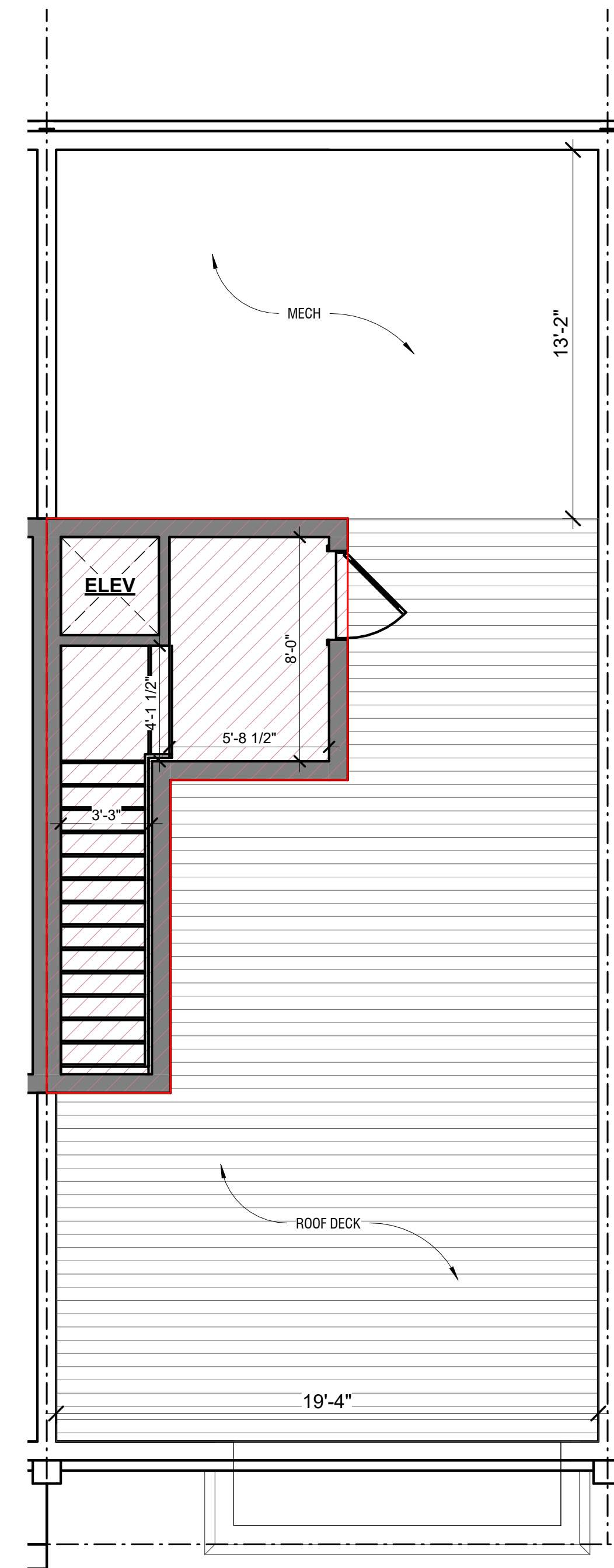
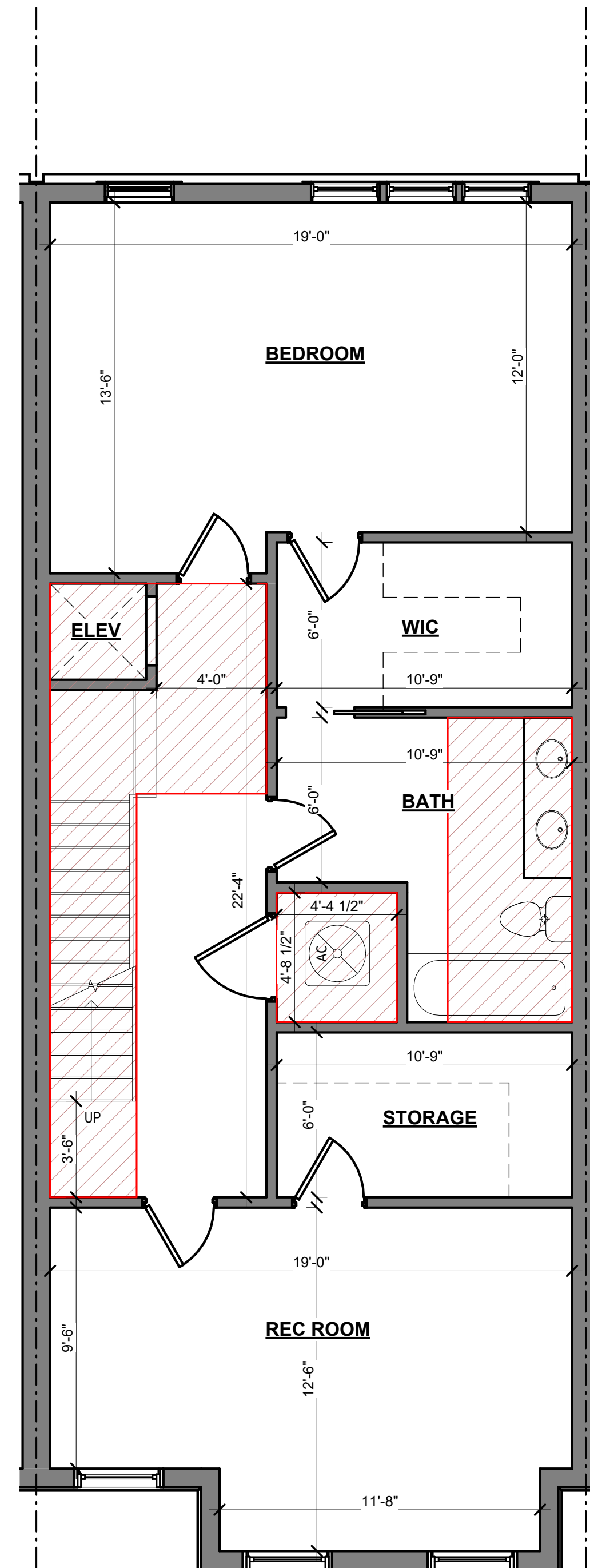
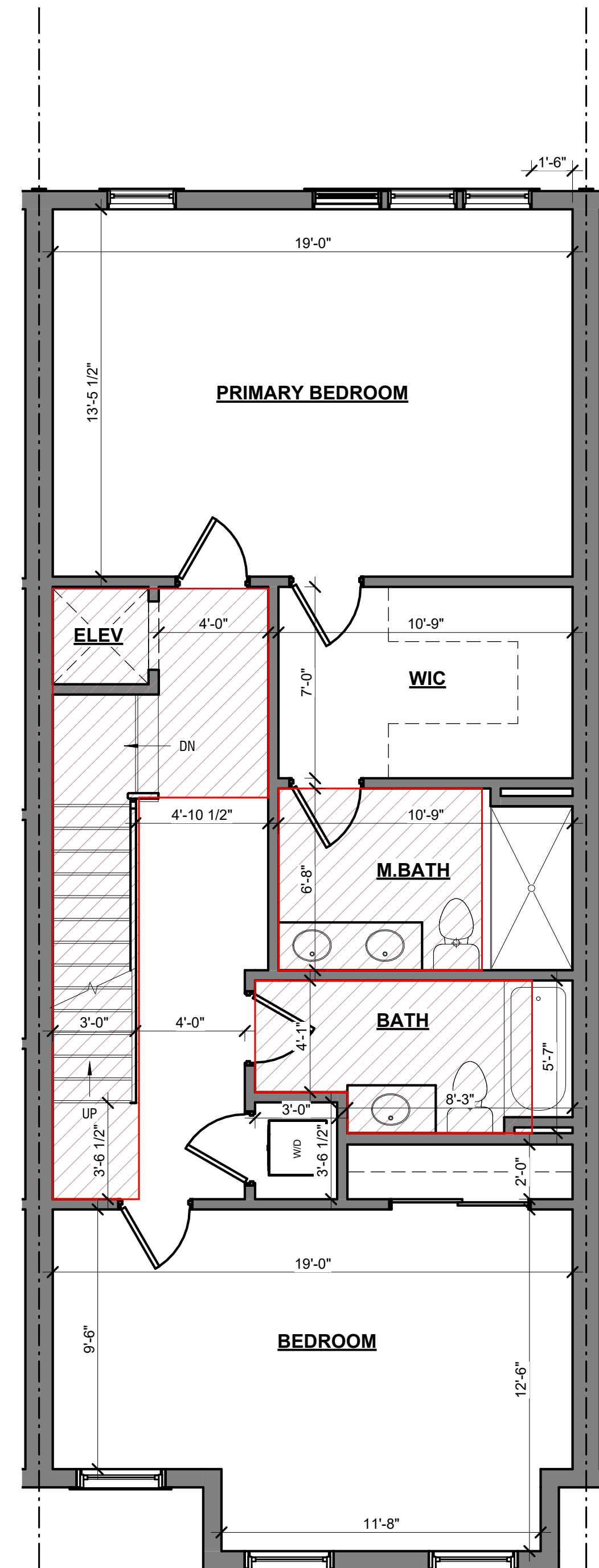
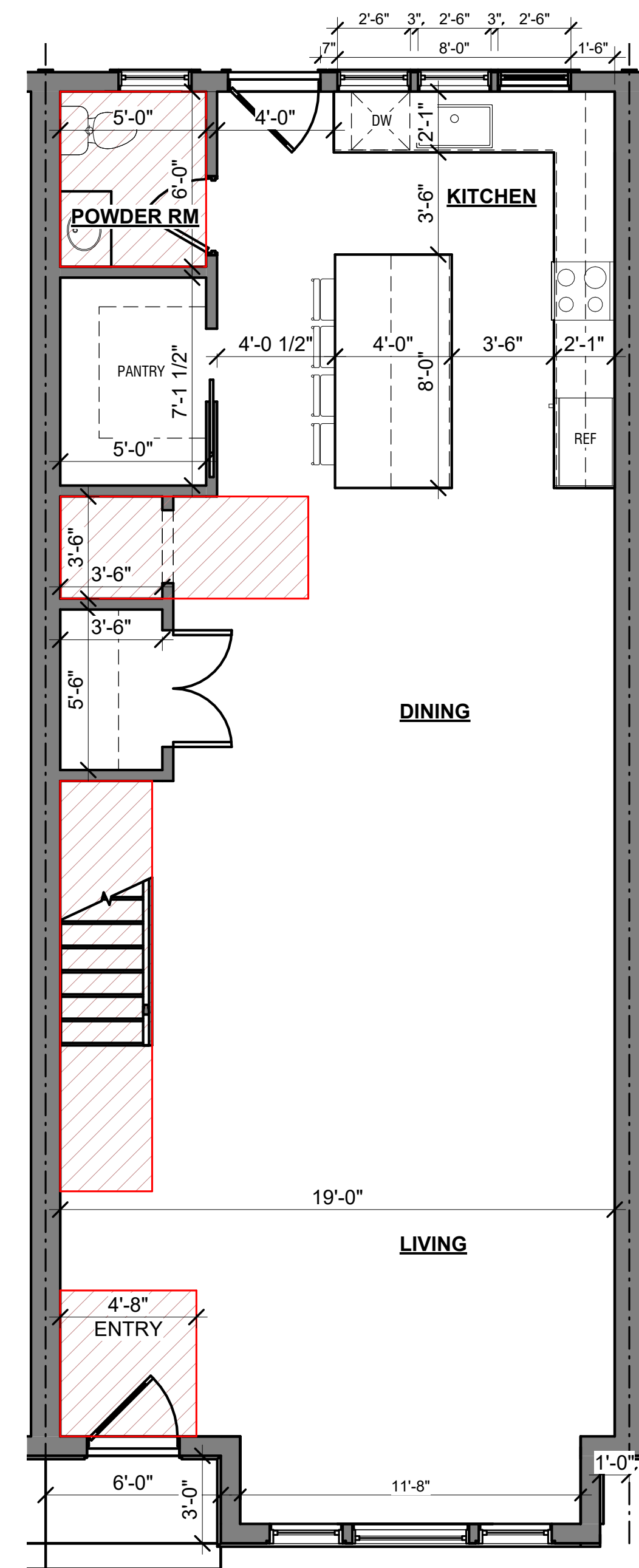
EXCLUDED FROM FAR

FAR EXCLUSIONS: (MECH, BATH, STAIRS/ELEV)
- FIRST FLOOR : 127 SF
- SECOND FLOOR : 206 SF
- THIRD FLOOR : 178 SF
- PH / ROOF ACCESS: 150 SF
- GARAGE : 53 SF
- ADU: 108 SF

TOTAL NON FAR : 822 SF

ADU SF:

456 SF (GROSS AREA) - 108 SF (NON FAR) = 348 SF TOTAL FLOOR AREA



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

2 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"

3 PROPOSED THIRD FLOOR PLAN
1/4" = 1'-0"

4 PROPOSED PENTHOUSE
1/4" = 1'-0"

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WASHINGTON DC 20001
T: 202.494.5061
JONATHAN@KUHNARCHITECT.COM
WWW.KUHNARCHITECT.COM

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SHEET NAME

PROPOSED FLOOR
PLANS

SCALE

1/4" = 1'-0"

SHEET NO.

A102

GROSS FLOOR AREA:
- FIRST FLOOR : 988 SF GROSS
- SECOND FLOOR : 988 SF GROSS
- THIRD FLOOR: 988 SF GROSS
- PH / ROOF ACCESS: 150 SF GROSS

TOTAL GROSS AREA: 4,066 SF

$$4,066 \text{ SF (GROSS AREA)} - 822 \text{ SF (NON FAR)} = 3,244 \text{ SF}$$

FAR: 1.43

FAR EXCLUSIONS: (MECH, BATH, STAIRS/ELEV)
 - FIRST FLOOR : 127 SF
 - SECOND FLOOR : 206 SF
 - THIRD FLOOR : 178 SF
 - PH / ROOF ACCESS: 150 SF
 - GARAGE : 53 SF
 - ADU: 108 SF

ADU SF:
456 SF (GROSS AREA) - 108 SF (NON FAR) = 348 SF TOTAL FLOOR AREA

JK_A

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

415 N Alfred ST
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SHEET NAME

PROPOSED FLOOR
PLANS ADU

SHEET NO.

A103



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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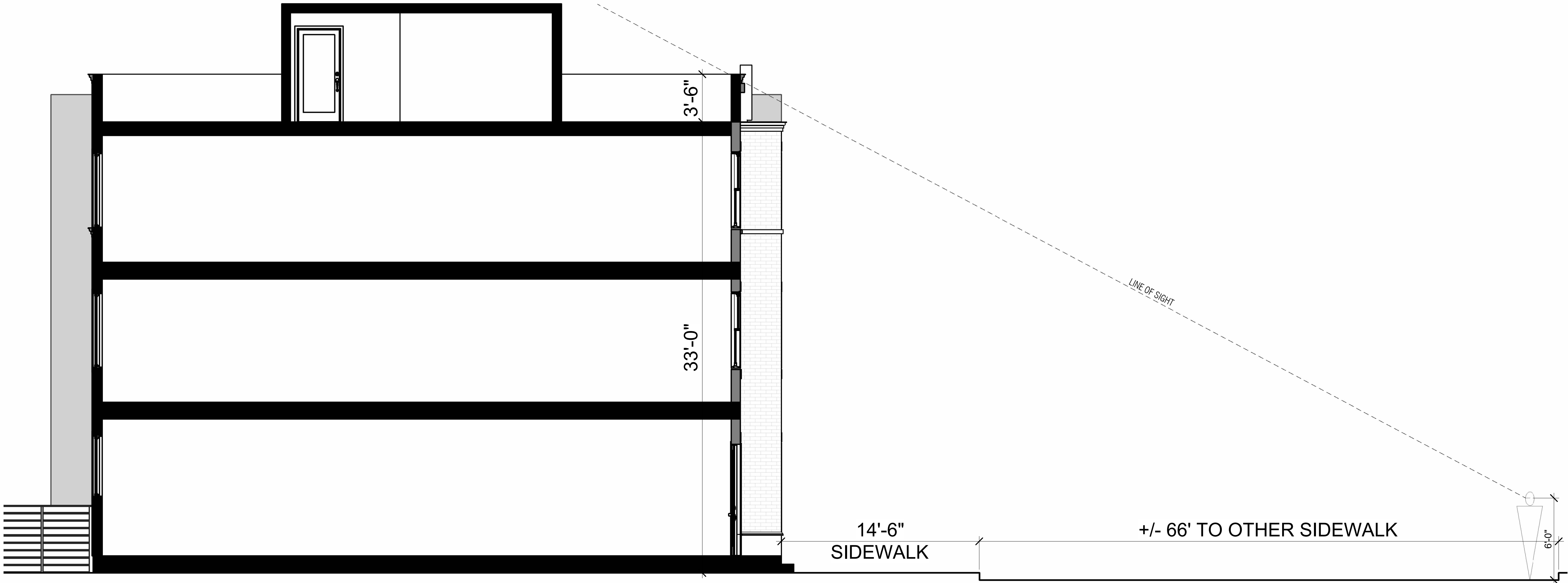
SHEET NAME

MASSING CONCEPT

SCALE
1/4" = 1'-0"

SHEET NO.

A104





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
PROPOSED FRONT
ELEVATION

SCALE
1/4" = 1'-0"

SHEET NO.

A105



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



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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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REVISION SCHEDULE
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SEAL

SHEET NAME

PROPOSED FRONT
ELEVATION

SCALE

1/4" = 1'-0"

SHEET NO.

A106



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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REVISION SCHEDULE
NO. DATE

SEAL

SHEET NAME

PROPOSED FRONT
ELEVATION DETAILS

SCALE

1/4" = 1'-0"

SHEET NO.

A107



1 PROPOSED FRONT ELEVATION DETAILS

1/4" = 1'-0"



JONATHAN KUHN ARCHITECT
508 KENNEDY STREET NW, #313
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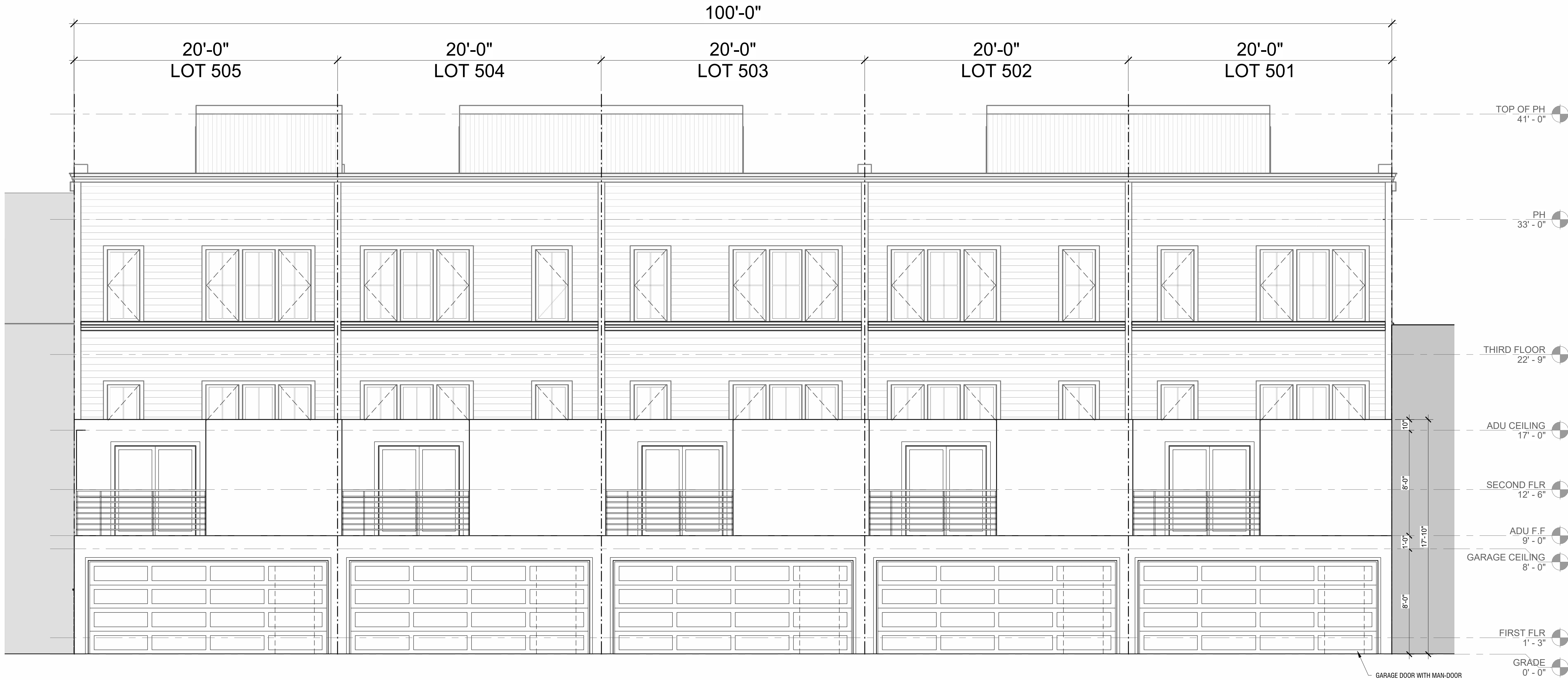
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SHEET NAME
PROPOSED REAR
ELEVATION

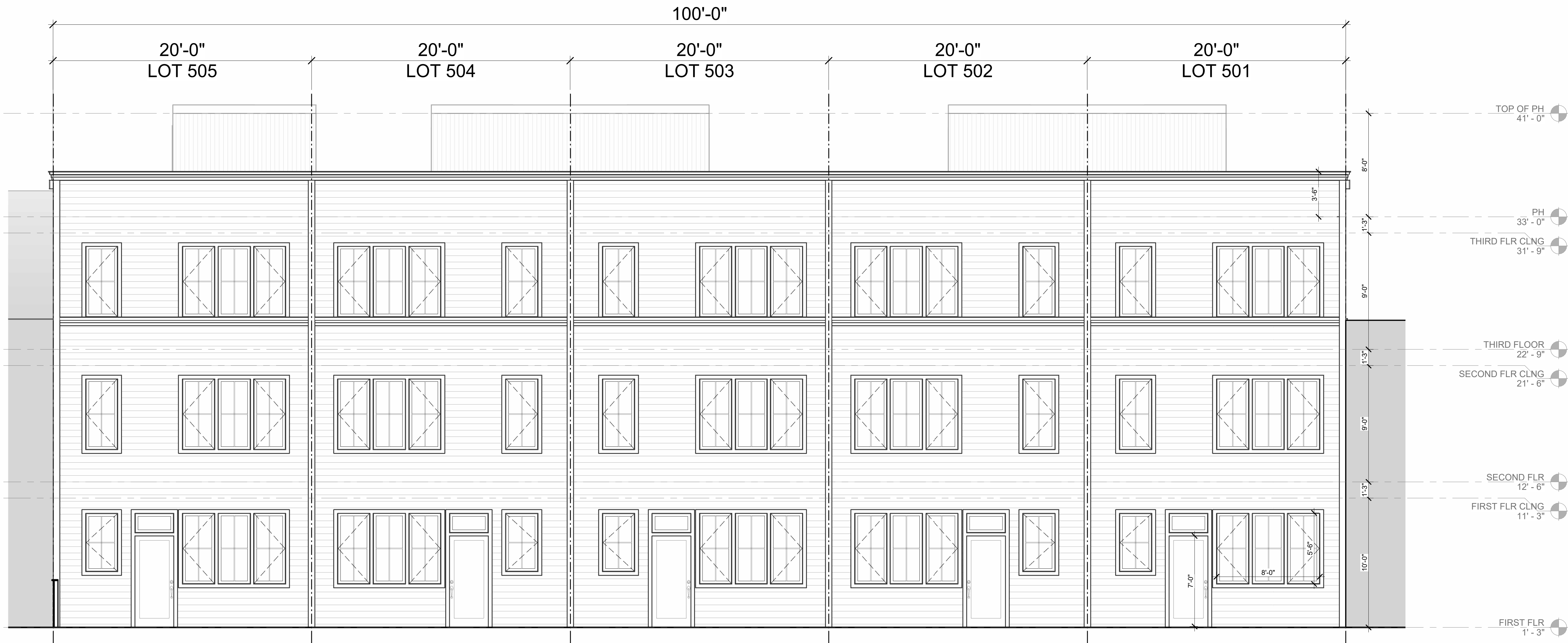
SCALE
1/4" = 1'-0"

SHEET NO.

A108



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



1 PROPOSED REAR ELEVATIONS TOWNHOUSES
1/4" = 1'-0"

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

415 N Alfred ST
415 N Alfred ST
Alexandria, VA

ISSUE RECORD
12/08/2025
BAR CONCEPT 2
REVISION SCHEDULE
NO. DATE

SEAL

SHEET NAME
PROPOSED REAR
ELEVATION

SCALE
1/4" = 1'-0"

SHEET NO.

A109