

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

APPLICANT: Alabama Ave. L.C.

LOCATION: Old and Historic Alexandria District or Parker-Gray District
803 Cameron Street

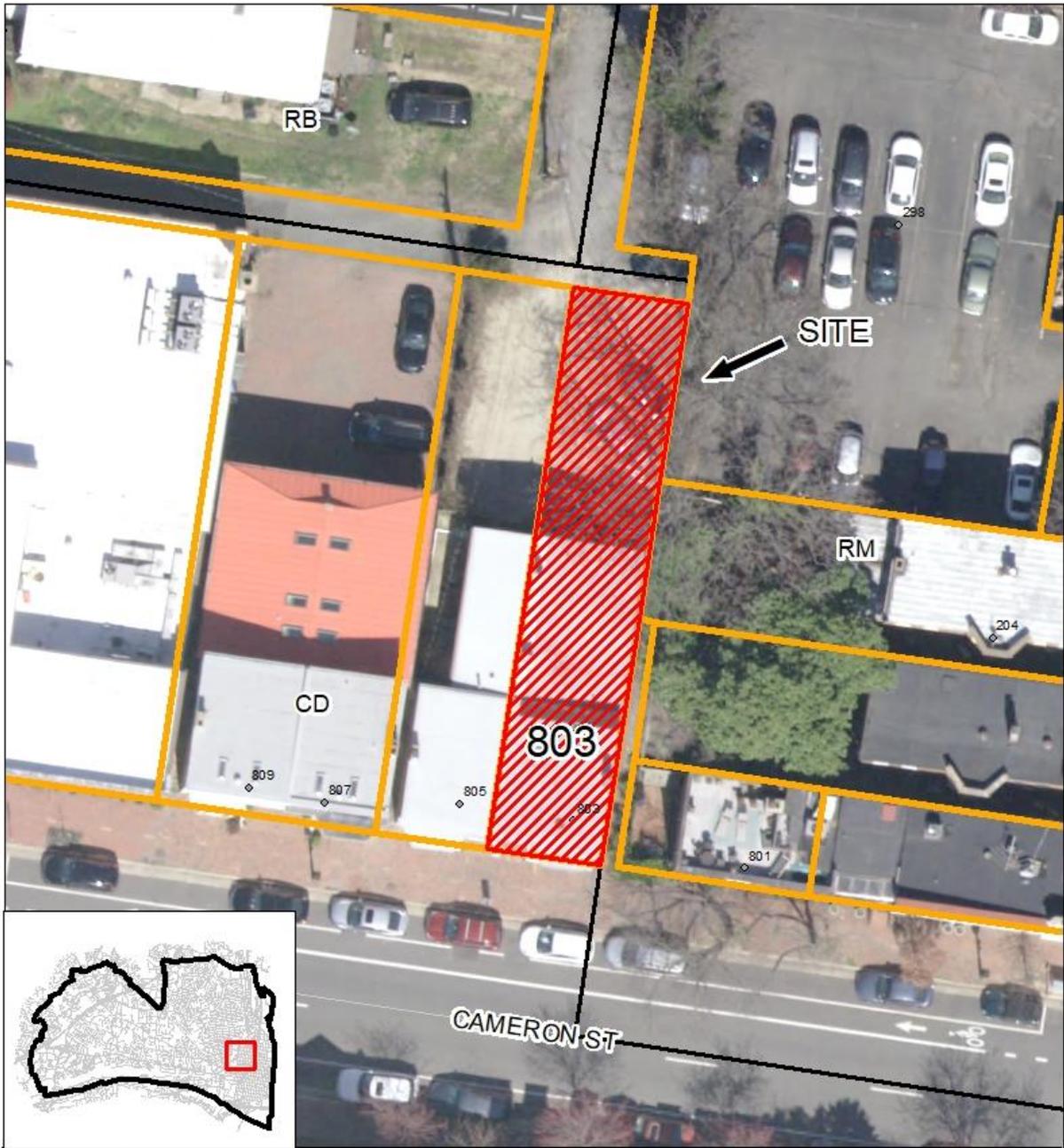
ZONE: CD/Commercial downtown zone.

STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish and Certificate of Appropriateness following condition that the applicant must submit updated window specifications that comply with the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts* with the building permit.

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, Room 4200, City Hall, 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 #2022-00249 and BAR #2022-00271**
803 Cameron Street

0 12.5 25 50 Feet

N

Note: Staff coupled the applications for a Permit to Demolish (BAR2022-00271) and Certificate of Appropriateness (BAR2022-00249) for clarity and brevity. The Permit to Demolish requires a roll call vote.

I. APPLICANT'S PROPOSAL

The applicant requests a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness to create new French door openings on the north elevation and to modify two existing window openings on the east elevation, as well as alterations, at 803 Cameron Street. All proposed changes will be located on the 1948 addition; no work is proposed for the historic main block.

Permit to Demolish/Capsulate

- Infill one existing window opening on the east elevation (~23 square feet)
- Demolition of wall area on north elevation, including a window and door (~116 square feet)

Certificate of Appropriateness

- Replacement of an existing double hung window with a casement window on the east elevation
- Replacement of two existing double hung windows on the east elevation
- Construction of a 6' high wood fence on the west and north property lines (54 linear feet)
- Two pairs of wood French doors with painted wood trim on the north elevation (not visible)
- Two new exterior light fixtures on the north elevation (not visible)

The proposed materials for the French doors, fence and exterior light fixtures comply with the Board's policies and guidelines. The applicant also proposes to remove the security bars from select windows on the east and north elevations; this does not require Board approval.

Site context

The alley to the east, beside the subject property, is private. The proposed alterations on the east elevation will be minimally visible from the public right-of-way. The proposed alterations on the north elevation will not be visible from the public right-of-way.

Since the proposed French doors and light fixtures will not be visible from the public right-of-way, the Board's purview is limited to the review of the encapsulation/demolition required for its construction.

II. HISTORY

803 Cameron Street is one of a semi-detached pair of two-story brick Italianate townhouses with projecting front bays. An identical structure was constructed immediately to the west, though it has been significantly altered. The pair of townhouses appears on the earliest Sanborn Fire Insurance Map (1885), each with a two-story rear ell. By 1921, there was a one-story frame addition attached to the rear ell of 803 Cameron Street. By 1958, the rear ell had been expanded to be in line with the east wall of the main block and the entire building was noted as "office" on the Sanborn Fire Insurance Map from this year. BAR records note the approval of an addition at the rear of this building in 1948 (3/16/48). In 1994 the Board approved vinyl windows to replace

steel casement windows on the rear addition (BAR 94-143, 9/21/94) and a building permit was issued for replacement windows on the rear addition (BLD94-07254).

Previous BAR Approvals

7/7/2010 – The Board approval a Permit to Demolish and Certificate of Appropriateness.

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? | No |
| (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 |

The analysis of the standards indicated above relate only to the specific portions of the building proposed for demolition/capsulation, not the overall building. In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. The demolition/encapsulation is limited to the later addition, which is not of unusual or uncommon design.

Certificate of Appropriateness

The *Design Guidelines* states that windows are a principal character defining feature of a building and serves both functional and aesthetic purposes. Staff has no objection to the proposed window modifications on the east elevation. The new window designs are architecturally appropriate for the later addition and will be minimally visible. Additionally, new brick sills will be added to the openings to match the other windows on the elevation.

The submitted specifications did not state the proposed material of the replacement double-hung and casement windows. Since the windows are located on a later addition, a modern material such as fiberglass or aluminum-clad are appropriate. When applying for a building permit, the applicant should include updated material specifications that comply with the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*.

The proposed wood fence meets the *BAR Policies for Administrative Approval*. With the condition above, staff recommends approval of the project.

STAFF

Amirah Lane, Historic Preservation Planner, Planning & Zoning
Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

III. CITY DEPARTMENT COMMENTS

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

Zoning

F-1 Proposed replacement doors, new windows, demolition, and new 6ft rear fence all comply with zoning.

Code Administration

Building permit is required for review.

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)

- F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:
For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)
- 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 a continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate the 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

No archaeological oversight necessary for this undertaking.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR2022-00271 & BAR2022-00249: 803 Cameron Street

3 – Comments from the public received prior to publication of the staff report.

ADDRESS OF PROJECT: 803 Cameron Street

TAX MAP AND PARCEL: 064.04-06-25

ZONING: CD

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: Alabama Ave. L.C.

Address: 618 South Alfred Street

City: Alexandria State: VA Zip: 22314

Phone: E-mail:

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

Name: STEPHEN W. KULINSKI, AIA Phone: (703) 836-7243

E-mail: steve@kulinskigroup.com

Legal Property Owner:

Name: Alabama Ave. L.C.

Address: 618 South Alfred Street

City: Alexandria State: VA Zip: 22314

Phone: E-mail:

- 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).*

Alteration to rear of house to include removal of security bars, non-historic windows and a non-historic door. Portions of the rear masonry will be altered to accommodate new French style doors. This application also includes approximately 54 linear feet of a rear yard fence.

SUBMITTAL REQUIREMENTS:

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

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

Electronic copies of submission materials should be submitted whenever possible

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

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

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.

- 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 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 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.
-

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: Stephen Kulinski

Printed Name: STEPHEN W. KULINSKI, AIA

Date: 05/16/22

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. Alabama Ave. L.C. | 618 South Alfred Street Alexandria, VA 22314 | 100% |
| 2. | | |
| 3. | | |

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 803 Cameron Street (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. Alabama Ave. L.C. | 618 South Alfred Street Alexandria, VA 22314 | 100% |
| 2. | | |
| 3. | | |

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

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

05/16/22

Date

STEPHEN W. KULINSKI, AIA

Printed Name

Stephen Kulinski

Signature

803 Cameron Street - Old and Historic District

Exterior Rear Light:

Supplier: HTM Lighting 14" Integrated LED Gooseneck Barn Light Fixture

Finish: Bronze



Rear Patio Door:

Supplier: Andersen 200 Series, 2-Panel Hinged Patio Door

Material: Wood

Color: Match Trim



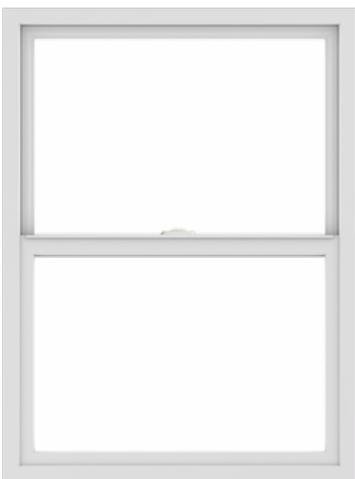
Windows:

Supplier: Andersen 100 Series

Lite Pattern: 1 Over 1

Exterior Finish: Match Existing

Double Hung

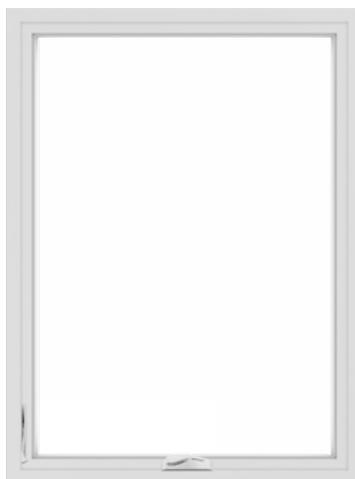


Casement

Supplier: Andersen 100 Series

Lite Pattern: 1 Over 1

Exterior Finish: Match Existing



Fence:

Supplier: Long Fence

Material: Wood

Type: Board on Board





803 CAMERON STREET

REAR IMAGE
NORTH ELEVATION

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803 CAMERON STREET

803 CAMERON STREET ALEXANDRIA, VA 22314

EXISTING CONDITIONS IMAGE

5/31/2022

A1



SIDE ALLEY VIEW TOWARD REAR



SIDE ALLEY VIEW TOWARD FRONT

SIDE ALLEY IMAGES EAST ELEVATION

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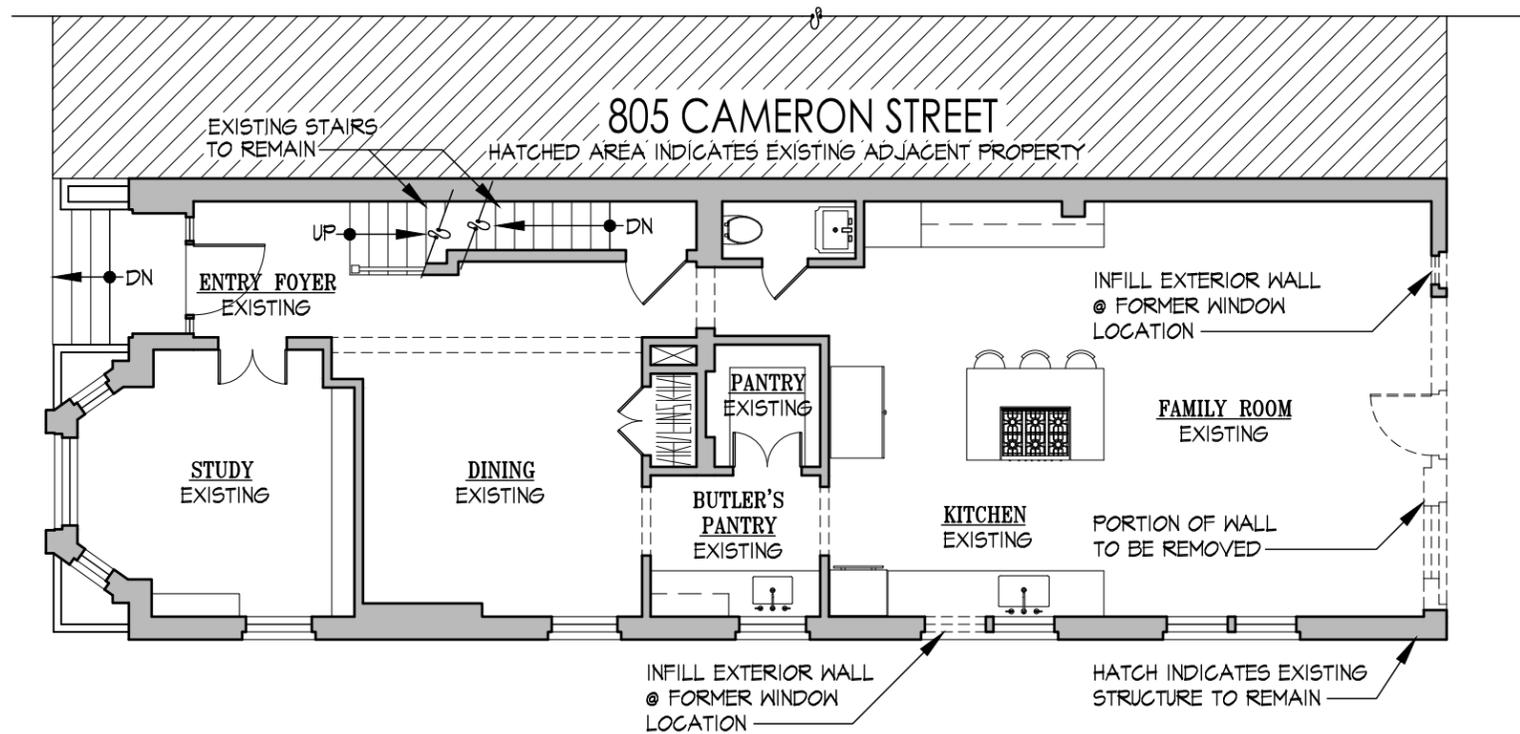
803 CAMERON STREET

803 CAMERON STREET ALEXANDRIA, VA 22314

EXISTING CONDITIONS IMAGE

5/31/2022

A2



1 FIRST FLOOR DEMOLITION PLAN
 A3 SCALE: 1/8" = 1'-0"

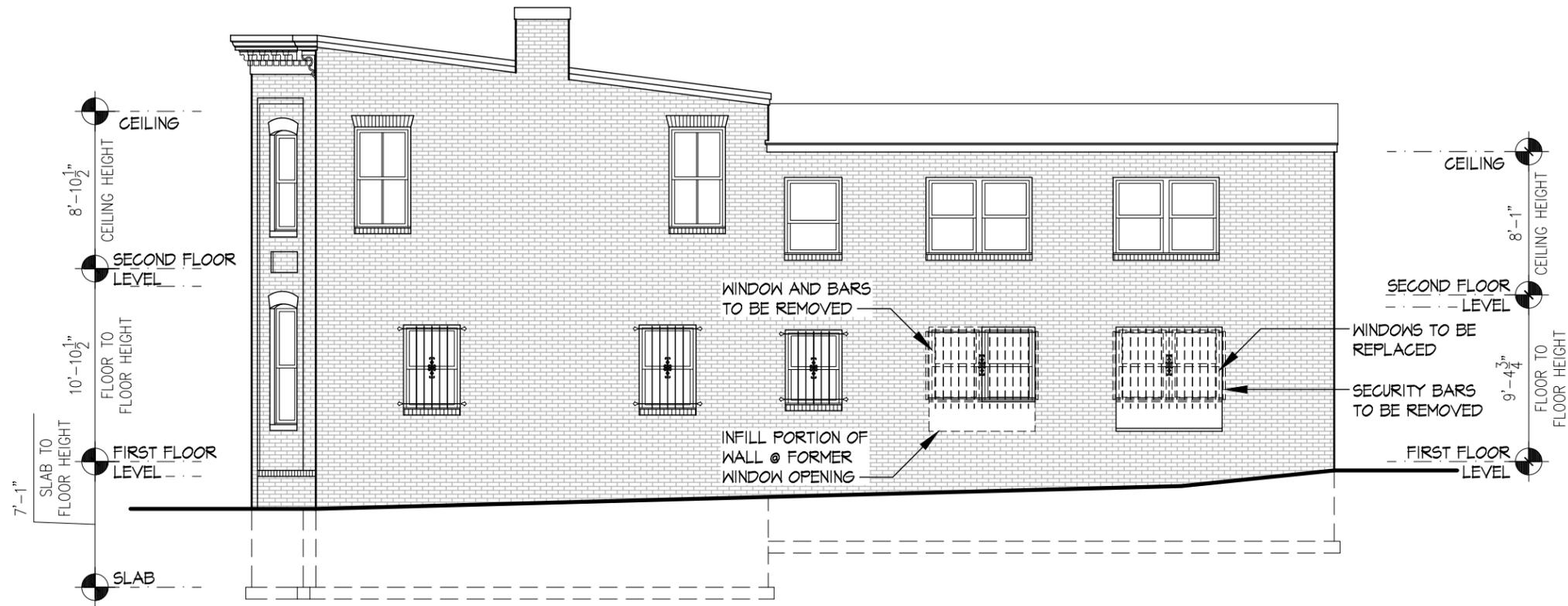
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803 CAMERON STREET
 803 CAMERON STREET ALEXANDRIA, VA 22314

DEMOLITION PLAN 5/31/2022

A3



1 RIGHT SIDE DEMOLITION ELEVATION
 A4 SCALE: 1/8" = 1'-0" EAST ELEVATION

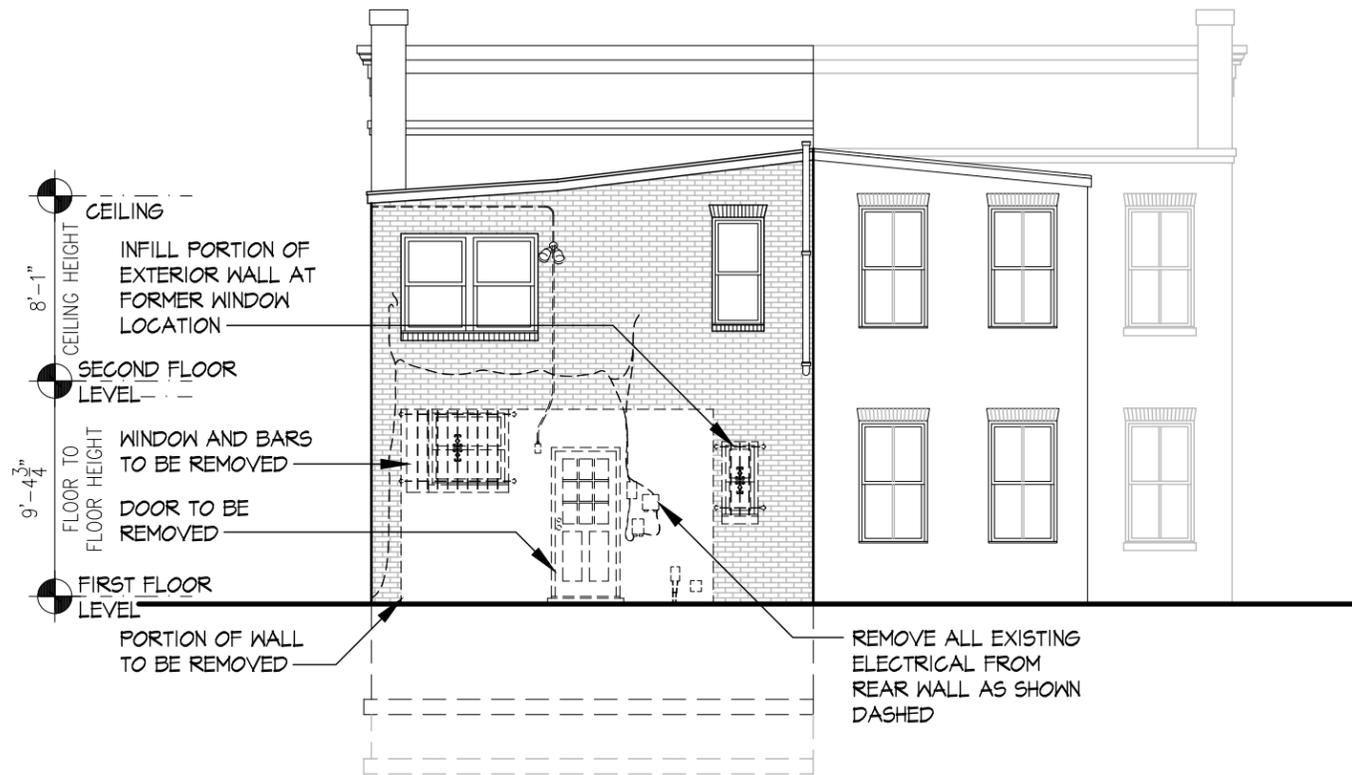
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803 CAMERON STREET
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DEMOLITION ELEVATION 5/31/2022

A4



1 REAR DEMOLITION ELEVATION
 A5 SCALE: 1/8" = 1'-0" NORTH ELEVATION
 AREA OF WALL TO BE DEMOLISHED: 116 SQ. FT.

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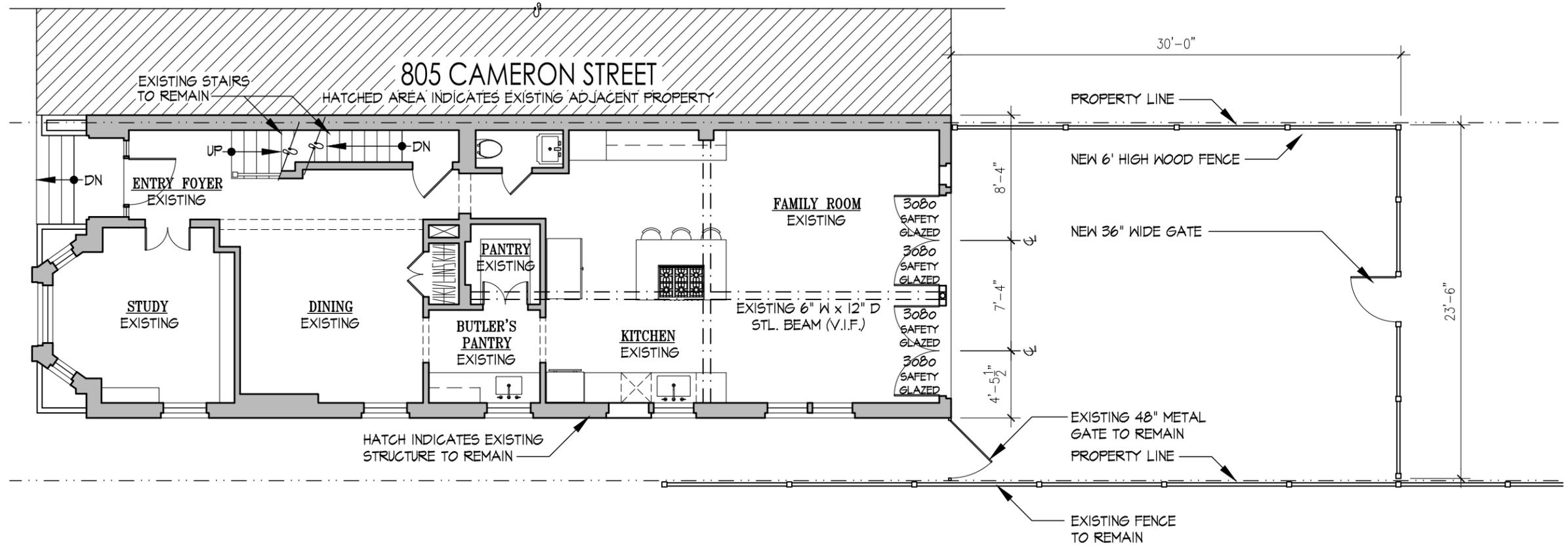


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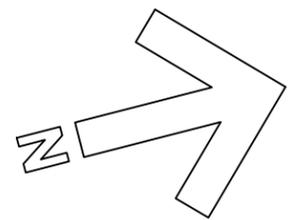
DEMOLITION ELEVATION

5/31/2022

A5



1 FIRST FLOOR PLAN (NEW WORK)
 A6 SCALE: 1/8" = 1'-0"



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1 RIGHT SIDE ELEVATION (NEW WORK)
 A7 SCALE: 1/8" = 1'-0" EAST ELEVATION

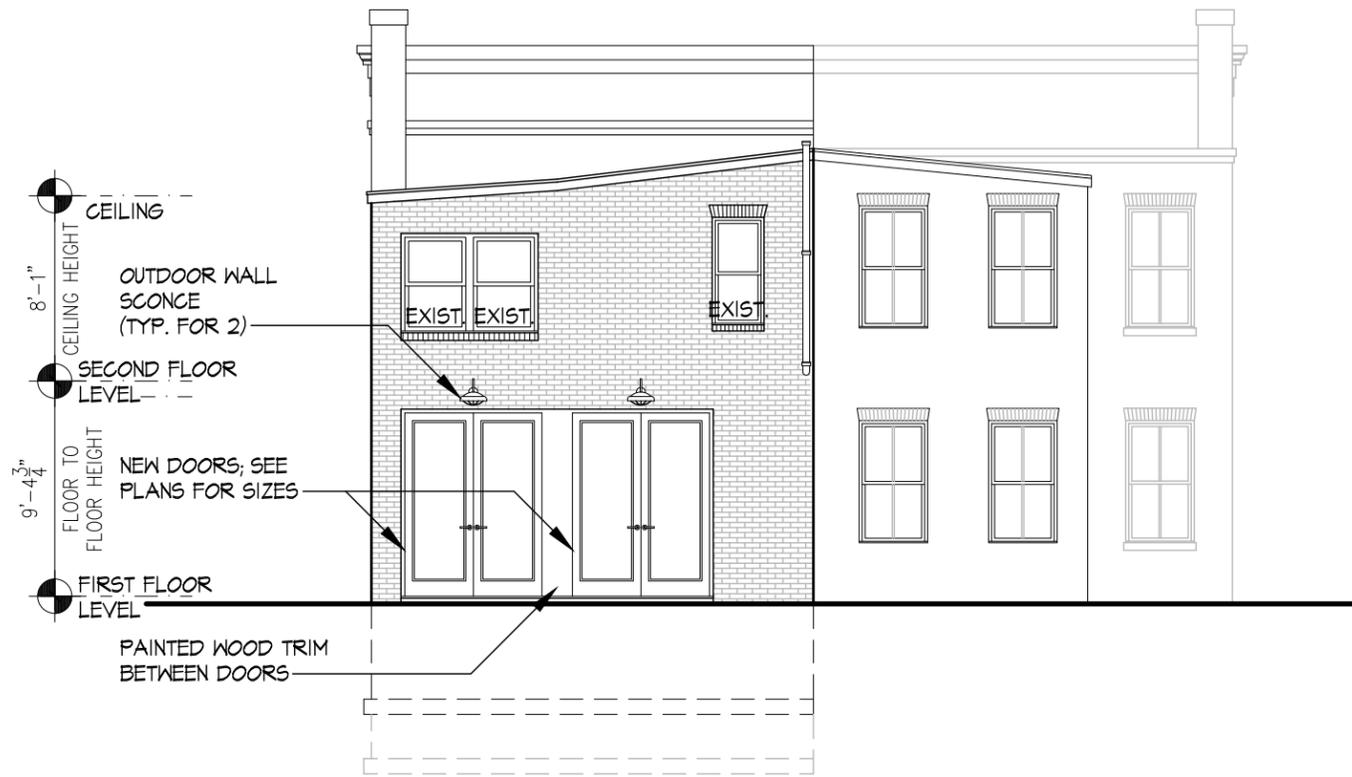
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803 CAMERON STREET
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RIGHT SIDE ELEVATION (NEW WORK) 5/31/2022

A7



1 REAR ELEVATION (NEW WORK)
 A8 SCALE: 1/8" = 1'-0" NORTH ELEVATION

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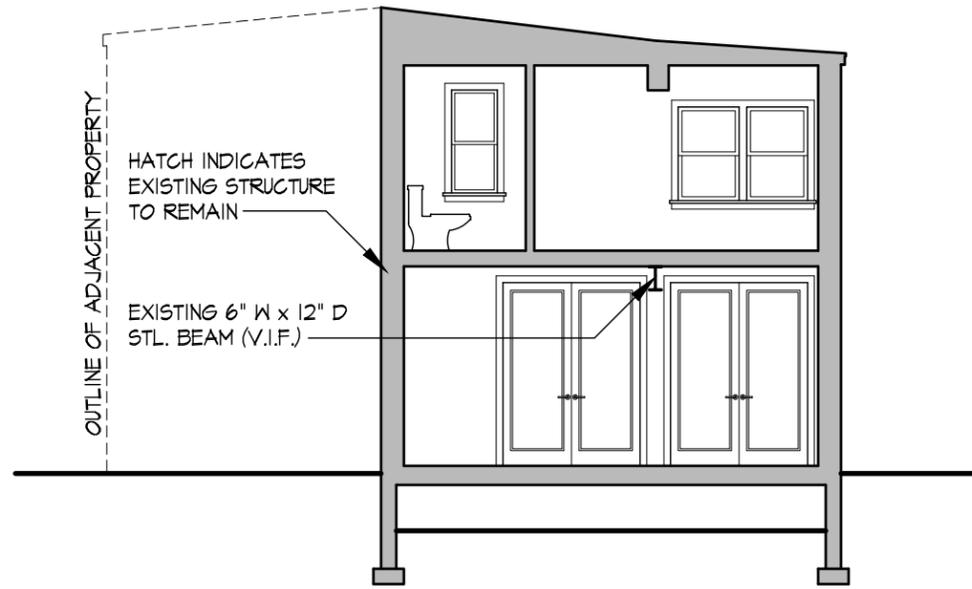


803 CAMERON STREET
 803 CAMERON STREET ALEXANDRIA, VA 22314

REAR ELEVATION (NEW WORK)

5/31/2022

A8



1 BUILDING SECTION
 A9 SCALE: 1/8" = 1'-0"

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803 CAMERON STREET
 803 CAMERON STREET ALEXANDRIA, VA 22314

BUILDING SECTION (NEW WORK)

5/31/2022

A9