

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

APPLICANT: Lisa James

LOCATION: Parker Gray District
426 Earl Street

ZONE: RB/Residential Townhouse Zone

STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate and Certificate of Appropriateness, with the following conditions:

1. The scope of work included in this approval is limited to the removal and associated masonry infill of one ground floor window on the north (side) elevation, the modification of the size of one window on the north (side) elevation, and the modification of the size and location of one ground floor window on the west (rear) elevation.
2. The applicant work with staff to ensure that where existing window openings are modified, the newly installed brick and mortar match the existing adjacent masonry as closely as possible.
3. The first floor fixed window on the west elevation align with the window above and be two side by side double hung windows similar to the second floor window above.
4. All new windows and doors match those administratively approved under BAR2023-00434.

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.

Minutes from June 20, 2024 BAR Hearing

BOARD ACTION: On a motion by Mr. Lyons, seconded by Ms. Miller, the Board of Architectural Review voted to defer BAR#2024-00119 and BAR#2024-00151. The motion carried on a vote of 6-0.

REASON

The Board stated that in order to approve the design they would need drawings that clearly show the proposed building modifications.

SPEAKERS

Dawnta Million, representing the applicant, introduced the project.

DISCUSSION

Mr. Spencer asked the applicant to explain the scope of work relative to the windows. Mr. Conkey explained that under a separate administrative approval, the existing windows throughout had been approved for replacement.

Mr. Scott asked if the decorative door surround would be removed. The applicant stated that this trim would remain in place.

Mr. Spencer asked if the brick had been toothed into the adjacent brick on the side elevation where the existing window had been removed. The applicant stated that the brick had been toothed in to the wall to match the adjacent brick.

Ms. del Ninno clarified with the owner that the basement windows on the front elevation would be removed and that the wall below the front porch would be masonry. She further clarified the proposed location of the new porch railing, indicating that they should be outside the existing windows.

Mr. Spencer asked why the windows have been shown in front of the windows where they would block the view from the interior. He noted that in numerous places, the drawings do not reflect proposed design. The applicant noted that the location of the neighboring structure pushes the columns away from the corners of the building.

Mr. Spencer asked the applicant why the columns are shown in the style and width indicated on the drawings. The applicant stated that this is not the intent of the proposal.

Ms. del Ninno asked the applicant if he agreed with the staff recommendations. The applicant stated that he did agree with the proposed approval conditions.

Mr. Spencer stated that he could not support the proposed modifications without drawings that more accurately depict the proposed design. He noted numerous places in the drawings where there were conflicts or inconsistencies.

Mr. Scott noted that there are many examples of successful porches on similar buildings in the

historic district. He agreed with Mr. Spencer that he could not support the proposal with more detailed and consistent drawings.

Mr. Adams agreed that improved drawings would need to be submitted before he could support the proposal.

Ms. Miller stated that she was originally supportive of the proposal but would need to see revised drawings before voting to support the proposal.

Ms. del Ninno agreed with the idea of a front porch on the property but needs additional drawings before supporting the proposal.

Mr. Lyons agreed with his colleagues that a front porch on the property could be successful but reiterated the previous points indicating that more complete drawings would be required before he could support the proposal.

The applicant asked for a deferral in order to acquire drawings that would satisfy the requests of the Board.



Update

The case was deferred at the June 20, 2024, hearing in order to allow the applicant to produce submission materials that accurately reflect the design intent of the proposed modifications. Subsequent to that hearing, the applicant has submitted new documents that show a reduced scope of work to include modifications to windows on the north and west elevations. The applicant is requesting a Certificate of Appropriateness for this new scope to allow construction work to progress on the property while additional materials are produced showing the remaining scope of modifications to the property. The applicant will return to the Board for a Certificate of Appropriateness for this remaining scope at a later date.

Note: Staff coupled the application for a Permit to Demolish (BAR #2024-00151) and Certificate of Appropriateness (BAR #2024-00119) 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 for alterations to elements on the north and west elevations of the structure at 426 Earl Street. This application is in response to a February 21, 2024, Letter of Violation. At that time, the modifications to the side windows had been completed without BAR approval. Note that a building permit had been issued at that time with a stamp noting that the permit was for interior work only.

Permit to Demolish

- Remove existing 33"x53" window on the north (side) elevation, infill with brick to match adjacent.

Certificate of Appropriateness

- Reduction in size of window on north (side) elevation from 33"x53" to 18"x30".
- Reduce size of ground floor window on west (rear) elevation from 56"x64" to 52"x35".

Note that the following alterations have been approved through the administrative review process:

- BAR 2023-00430 – Install new aluminum and wood fence.
- BAR 2023-00434 – Replace existing windows and roof

Site context

The building sits on the west side of Earl Street at the end of a row of connected structures. The site sits between Earl Street and the pedestrian trail that runs along the Metro tracks. The north and east sides of the building are visible from Earl Street and the west side is visible from the pedestrian path.

II. HISTORY

A building permit was issued for the construction of the homes at 420-426 Earl Street on September 30, 1946 to Koplin and Juliano, making this a Later building. Koplin and Juliano went on to develop commercial properties in the area through the 1960s. Included in these developments

were the Mason Hall Apartments (1951), the Virginia Plaza Shopping Center, Gem Department Stores, and the Braddock Shopping Center.

Previous BAR Approvals for the building

- BAR 2023-00430 – Install new aluminum and wood fence.
- BAR 2023-00434 – Replace existing windows and roof

III. ANALYSIS

Permit to Demolish/Capsulate

The Board shall consider any or all of the following criteria set forth in the Zoning Ordinance, Section 10-205 (B) in determining whether or not to grant a permit to move, remove, capsulate or demolish in whole or in part a building or structure within the Parker-Gray District. The Board has purview over the proposed demolition/capsulation regardless of visibility,

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historic interest that its removal 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 an 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 and protect an historic place or area of historic interest in the city?	No
(5)	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 to live?	No
(6)	Would retention of the building or structure help maintain the scale and character of the neighborhood?	No

The analysis of the standards indicated above relate only to the portions of the wall areas proposed for demolition/capsulation. 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 areas proposed for demolition/capsulation are not of unusual or uncommon design and can easily be replicated.

Certificate of Appropriateness

On February 21, 2024, staff issued a letter of violation in response to a complaint about exterior modifications being made to the property at 426 Earl Street. Upon visiting the property staff found that one window on the north elevation of the structure had been closed in with brick and another window had been made smaller (Figure 1). A building permit was issued for the renovation of the structure. However, the permit documents did not include exterior elevations and were stamped by City reviewers to indicate that the permit was for interior work only. The requested Permit to Demolish/Capsulate and Certificate of Appropriateness includes these modifications and other proposed improvements to the property.



Figure 1: Modifications made to the north elevation without BAR approval

The *Design Guidelines* say that “A central tenet of the philosophy of historic preservation is that original historic materials should be retained and repaired rather than replaced. An informed and careful analysis of the existing condition should be made before any decision to replace historic materials is made.” Unfortunately, two of the original window locations on the north (side) elevation have been modified, changing the overall composition of the elevation. The windows themselves were vinyl and not original to the construction of the building and therefore their removal does not constitute the loss of historic fabric.

While staff does regret the loss of the original window openings, the original elevation was somewhat unbalanced with ground floor windows that did not align with those above. Staff finds that the proposed window locations and configuration do not detract from this secondary elevation (Figure 2). Staff notes that the brick infill does not entirely match the adjacent wall and recommends that the applicant work with staff to ensure that the wall has a continuous appearance.

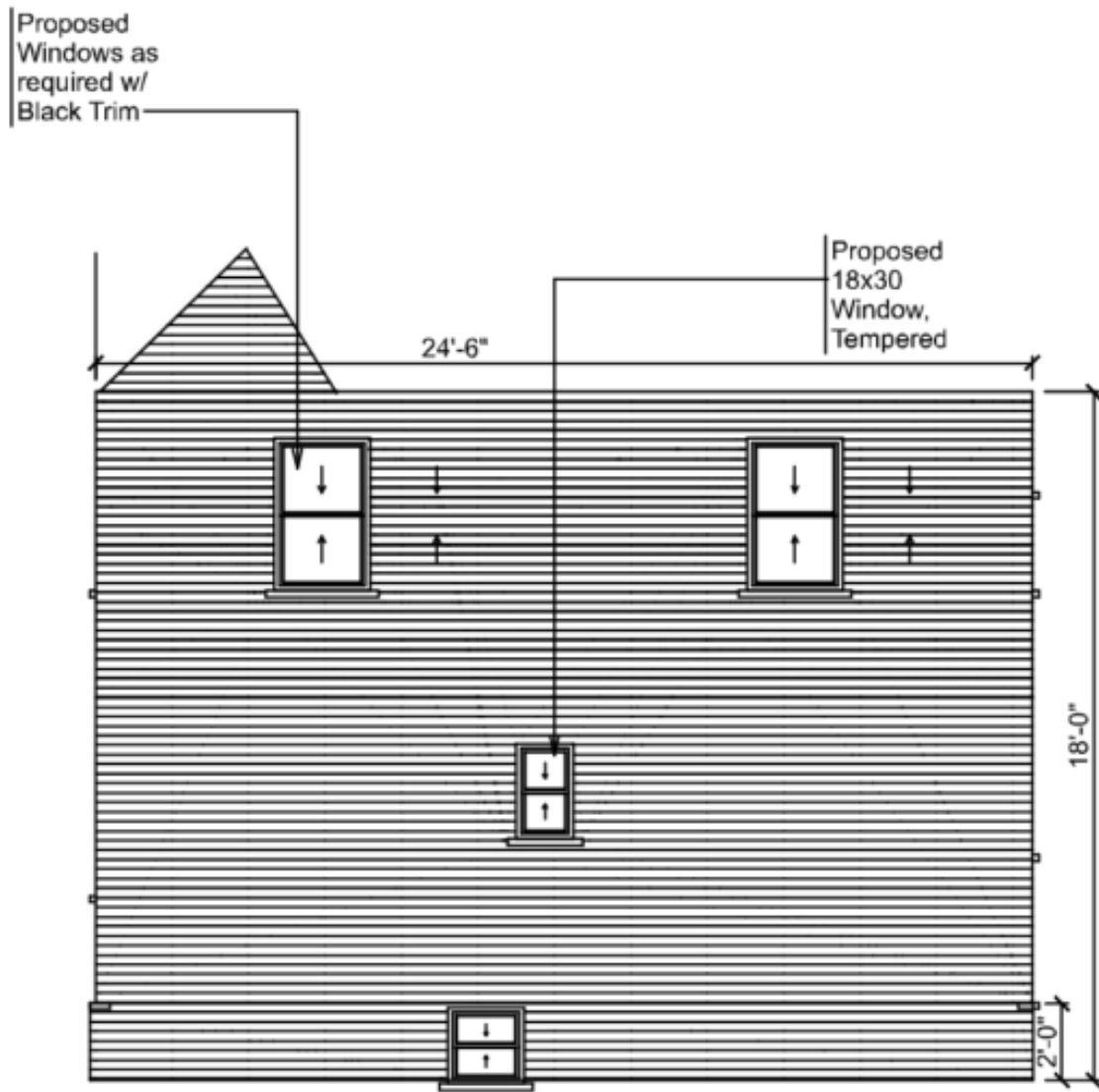


Figure 2: Proposed north (side) elevation

At the rear of the building, the applicant is proposing to modify the size of the ground floor window and install a single panel picture window in place of the previous window (Figure 3). Note that the modifications to the door and exterior stairs shown on the elevation are not a part of this submission and these features will remain in their current condition under this Certificate of Appropriateness.

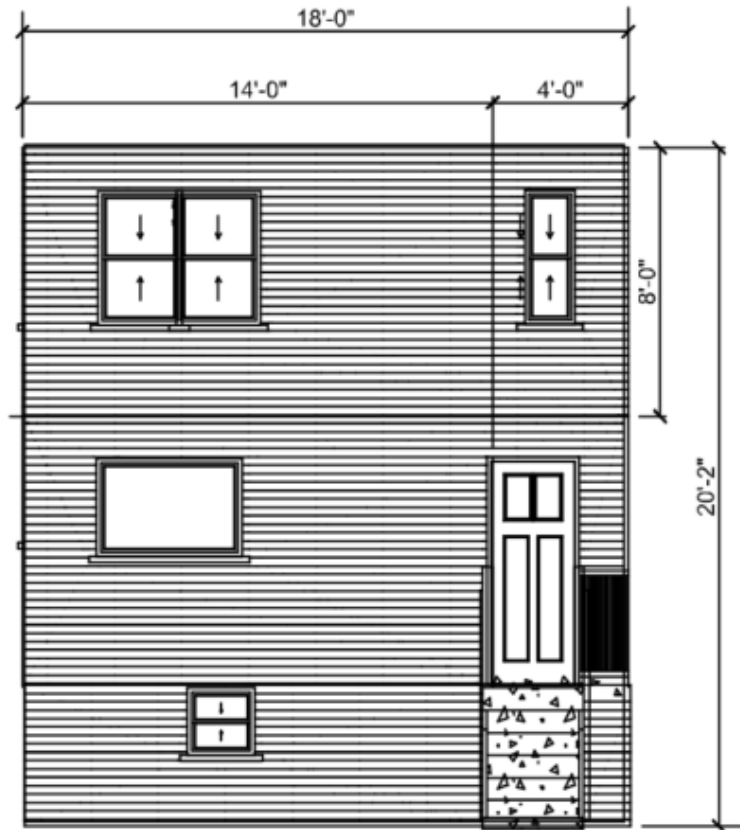


Figure 3: Proposed west (rear) elevation

Staff supports the modification of the ground floor window but finds that it should be aligned with the window above and that the configuration of the window should be similar to the configuration of other windows on the building. Staff recommends that the first floor window be side by side double hung windows aligned with the existing second floor window above.

For the reasons noted above, staff recommends approval of the Permit to Demolish/Capsulate and Certificate of Appropriateness, with the following conditions:

1. The scope of work included in this approval is limited to the removal and associated masonry infill of one ground floor window on the north (side) elevation, the modification of the size of one window on the north (side) elevation, and the modification of the size and location of one ground floor window on the west (rear) elevation.
2. The applicant work with staff to ensure that where existing window openings are modified, the newly installed brick and mortar match the existing adjacent masonry as closely as possible.

3. The first floor fixed window on the west elevation align with the window above and be two side by side double hung windows similar to the second floor window above.
4. All new windows and doors match those administratively approved under BAR2023-00434.

STAFF

Bill Conkey, AIA, Historic Preservation Architect, Planning & Zoning
Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

I. CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Proposed window replacement will comply with zoning.

Code Administration

C-1 No comment per the approved building permit.

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 No archaeology comments

V. ATTACHMENTS

1 – Application Materials

- Completed application
- Plans (included in application)
- Material specifications (included in application)
- Photographs (included in application)

2 – Supplemental Materials

- Public comment if applicable
- Any other supporting documentation

BAR CASE#

(OFFICE USE ONLY)

ADDRESS OF PROJECT: 426 Earl St

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

TAX MAP AND PARCEL: 063:02 - 05 - 02 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: Lisa James

Address: 426 Earl St

City: Alexandria State: VA Zip: 22314

Phone: _____ E-mail: _____

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

Name: Alltecs (Dawnta Million)

Phone: 202-322-4114

E-mail: info@alltecsco.com

Legal Property Owner:

Name: Lisa James

Address: 424 Earl

City: Alexandria State: VA Zip: 22314

Phone: 301-675-9131 E-mail: j.jia12@msn.com

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).*

1nce off side window. Resize side window.
 Resize rear window.

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.

BAR CASE# _____

(OFFICE USE ONLY)

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: Dawn K MillionDate: 6-26-24

426 Earl Street

Arlington, VA

GENERAL SCOPE:

Replace windows as indicated on drawings;

INDEX OF DRAWINGS

CS-1	COVER SHEET	
A-1	BASEMENT AND FIRST FLOOR PLANS	
A-2	SECOND FLOOR AND EXISTING PICTURES	
A-3	ELEVATIONS	

April 8, 2024 Owner: Lisa James

BUILDING ANALYSIS

CODES UTILIZED

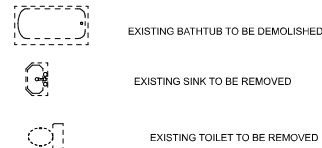
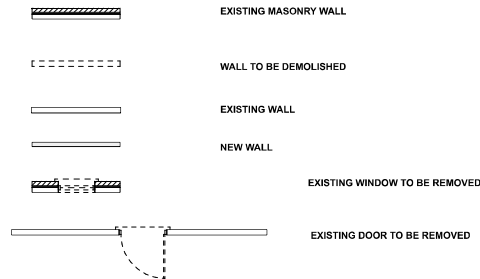
2018 VIRGINIA EXISTING BUILDING CODE
2018 VIRGINIA RESIDENTIAL CODE

BUILDING CLASSIFICATION

TYPE IIB

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS

PRIMARY STRUCTURAL FRAME	1
BEARING WALLS	2
INTERIOR WALLS	1
NON-BEARING WALLS/PARTITIONS	0
FLOOR CONSTRUCTION	1
ROOF CONSTRUCTION	1



SECTION LINE
SECTION/DETAIL MARKER

DESIGN CRITERIA:

ALL FLOOR AREAS: 40 PSF PER LIVE LOAD
FROST DEPTH FOR FOOTINGS: 30"
WIND SPEED: 90 MPH, 3 SEC. GUST
DESIGN WIND PRESSURE: 20 PSF
GROUND SNOW/MIN. DESIGN ROOF LOAD: 30 PSF



anthony jones

Construction Consultant

5206 Lynns Retreat Drive
Bowie, Maryland 20720
240.350.3880
ajonesnewell@gmail.com

|Professional Member,

A I American Institute
B D of Building Design

PERMIT COPY
10/19/23

8001 4th Street NW
Washington, DC 20012 FAX: 202-204-5741
PHONE: 202-350-3880
EMAIL: ajonesnewell@gmail.com

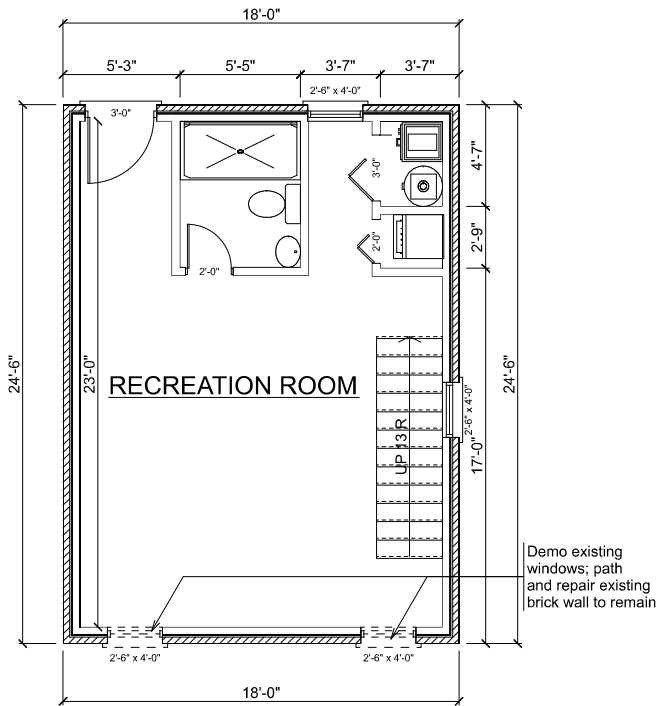
anthony jones
Construction Consultant

DATE OF DRAWING
10/19/23

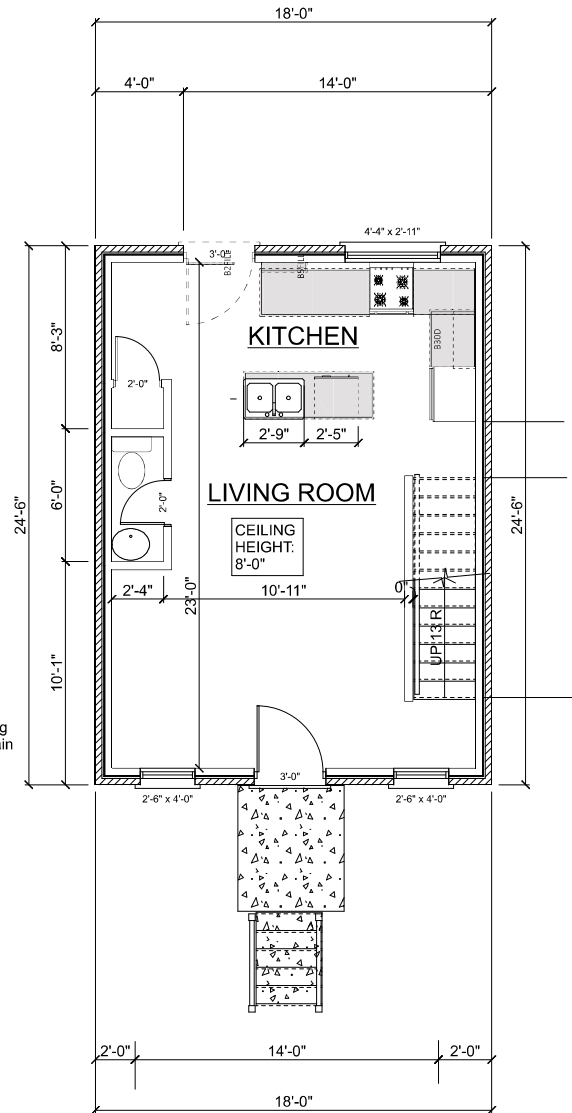
OWNER: LISA JAMES
426 Earl Street
Arlington, VA 22214

MODIFICATIONS TO SINGLE FAMILY HOME
426 Earl Street
Arlington, VA 22214

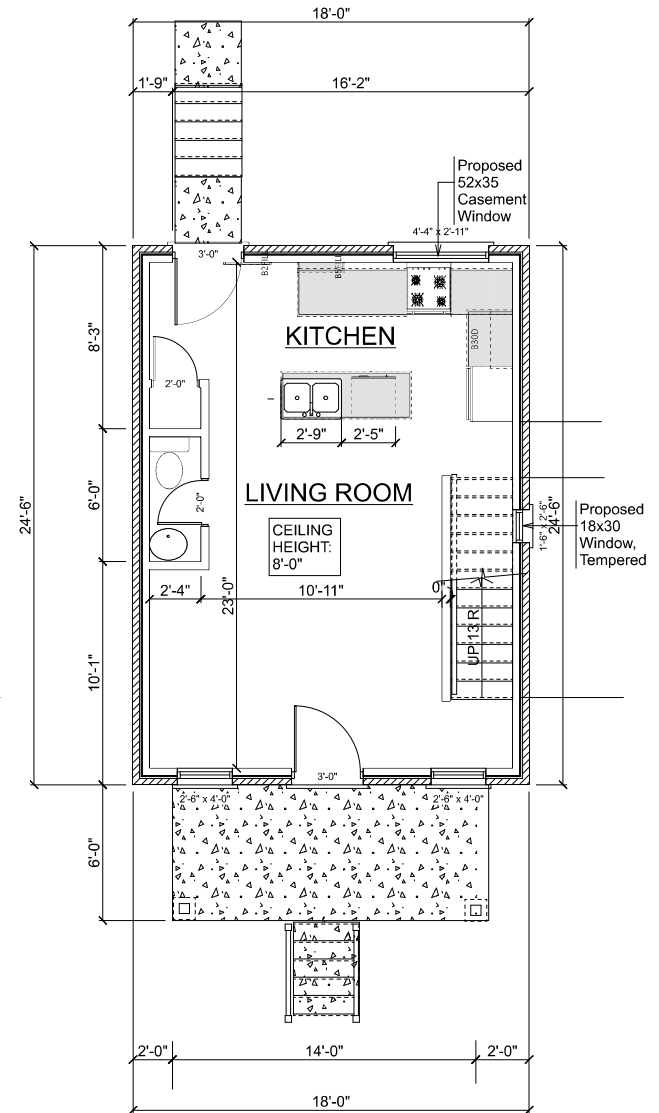
CS-1



proposed basement plan



existing first floor plan



proposed first floor plan

BASEMENT AND FIRST FLOOR PLANS
SCALE: 3/8" = 1'-0"

PERMIT COPY
10/1/2023

6001 14th Street NW
Washington, DC 20007
PHONE: 202.204.3800 FAX: 202.204.5741
EMAIL: aloneswell@gmail.com

anthony jones

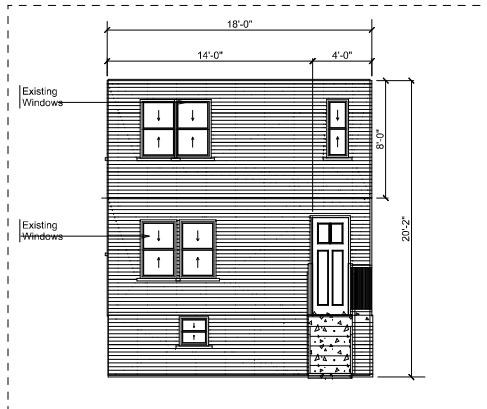
Construction Consultant

DATE OF DRAWING
10/1/2023

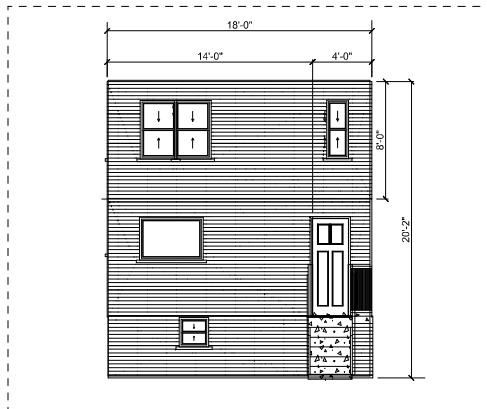
OWNER: **LISA JAMES**
428 East Street
Alexandria, VA 22314

MODIFICATIONS TO SINGLE FAMILY HOME
428 East Street
Alexandria, VA 22314

A-1

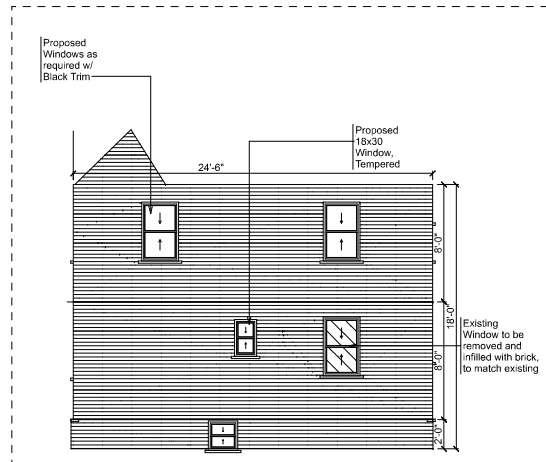


| EXISTING NORTH ELEVATION

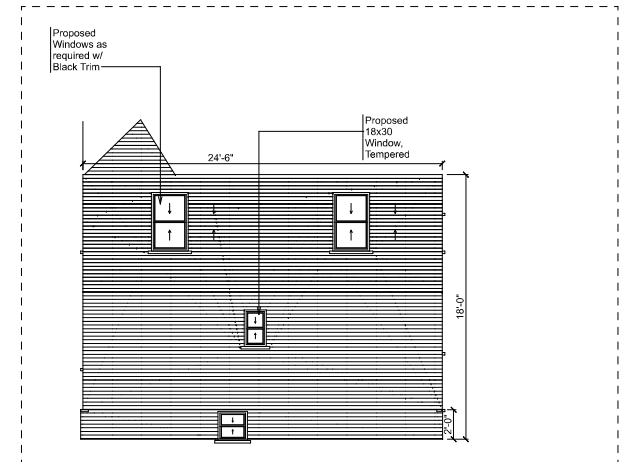


| PROPOSED NORTH ELEVATION

 **SOUTH ELEVATIONS**
SCALE: 1/4" = 1'-0"

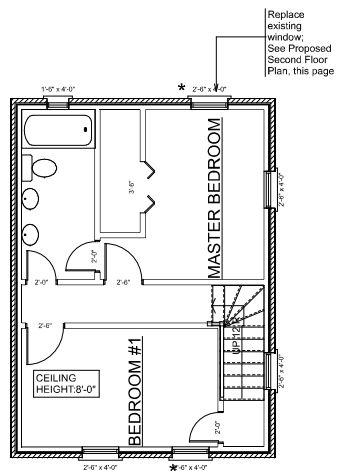


| EXISTING EAST ELEVATION



| PROPOSED EAST ELEVATION

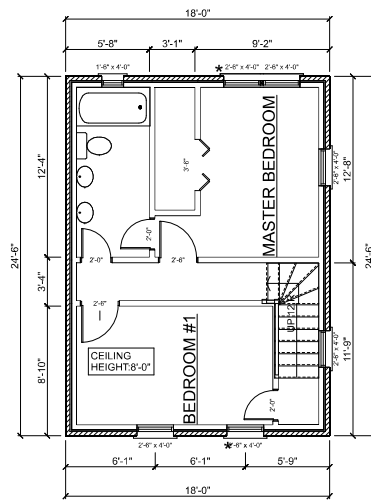
 **EAST ELEVATIONS**
SCALE: 1/4" = 1'-0"



existing second floor plan

Existing and Proposed Second Floor Plans

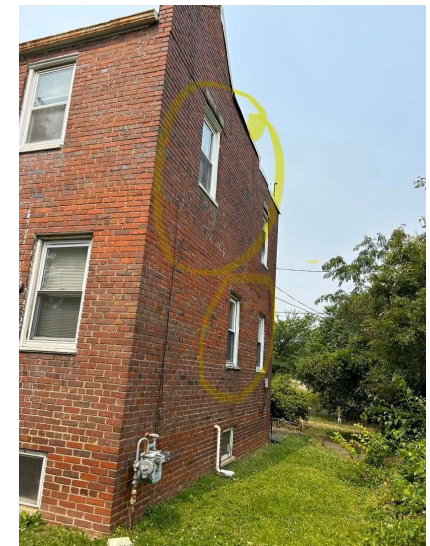
SCALE: 1/4" = 1'-0"



proposed second floor plan



EXISTING REAR
SCALE: 3/16" = 1'-0"



EXISTING SIDE
SCALE: 0.1562" = 1'-0"

PERMIT COPY
10/19/23

8001 14th Street NW
Washington, DC 20012
PHONE: 202.204.5741
FAX: 202.204.5741
EMAIL: alonsiewell@gmail.com

anthony jones

Construction Consultant

SIZE OF DRAWING
[X] X [Y]

OWNER: LISA JAMES
428 Earl Street
Alexandria, VA 22314

MODIFICATIONS TO SINGLE FAMILY HOME
428 Earl Street
Alexandria, VA 22314

A-2