

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

**APPLICANT:** Joan Porche

**LOCATION:** Old and Historic Alexandria District  
425 South Lee Street

**ZONE:** Residential Townhouse Zone

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**STAFF RECOMMENDATION**

Staff recommends approval of the Certificate of Appropriateness for alterations with the conditions:

1. Submit material specifications and detailing drawing of the proposed new gate when applying for the building permit, and;
2. The applicant must submit window specifications with the building permit to confirm that the proposed windows comply with the Alexandria New and Replacement Window Performance Specifications in the Historic Districts.

**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](mailto: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.



N



A horizontal number line with four tick marks. The first tick mark is labeled '0'. The second tick mark is labeled '15'. The third tick mark is labeled '30'. The fourth tick mark is labeled '60 Feet'.

**Note:** *Staff coupled the applications for a Permit to Demolish (BAR2020-00404) and Certificate of Appropriateness (BAR2020-00411) 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 demolish the west (rear) elevation, and roof of the later addition and install stairs, as well as make alterations, at 425 South Lee Street.

The proposed demolition on the west elevation includes the removal of the flat roof, gutter, downspout, rear wall, six-over-six windows, doors, and railing. The a/c unit will also be relocated within the rear yard. The proposed alterations include a new flat membrane roof, gutter, downspout, casement windows on the third-story, sliding glass doors on the second-story, and painted PVC panel and bead. The wood siding on the south elevation will be replaced in-kind. The alterations will also include adding a new metal staircase with painted PVC risers and skirt on the west elevation.

Additionally, a portion of the existing garden wall and gate on the north elevation facing the street will be removed. A new gate will be installed on the north wall and the demolished portion will be repaired in-kind.

### Site context

The proposed alterations will minimally be visible from the right-of-way.

## **II. HISTORY**

The two-bay, three-story Federal style house consists of a masonry and frame main block and a two-story frame ell at the rear. The subject property first appears on the 1902 Sanborn Fire Insurance Map and includes a one-story ell on the rear. The existing two-story addition on the west elevation was approved by the Board on April 21, 1971.

### *Previous BAR Approvals*

10/14/1959 – Approved for replacement of wooden steps with brick.

4/21/1971 – Approved as submitted for an addition.

10/20/1971 – Approved as submitted for replacement of basement window.

## **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

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 west elevation to be demolished is part of a 1971 addition; it is not of unusual or uncommon design and could be reproduced easily today.

#### Certificate of Appropriateness

The proposed alterations are limited to the west elevation and flat roof of the 1970s rear addition and will be minimally visible from the public right-of-way. The use of modern materials and a different window configuration will further distinguish the rear addition from the historic main block. The alterations will not obscure or dilute the architectural character or historic importance of the historic main block. The proposed exterior staircase will provide a second means of egress for the upper-floors of the subject property. The staircase meets the requirements of the *Design Guidelines* as its materials respect the age and character of the building and will be located on the rear elevation.

Staff has no objection to the proposed alterations. The applicant must submit material specifications and a detailed drawing of the proposed new gate when applying for the building permit. Additionally, the applicant must submit window specifications with the building permit to confirm that the proposed windows comply with the Alexandria New and Replacement Window Performance Specifications in the Historic Districts. With the conditions 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

**IV. CITY DEPARTMENT COMMENTS**

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

**Zoning**

C-1 Property currently has roughly 300 square feet of open space and is therefore deficient in open space (.35 x 968 square feet of lot area= 338square feet).

C-2 The proposed reconfiguration of the rear stairs will not decrease the existing open space to less than the existing square feet.

F-1 The proposed stair alterations comply with zoning.

**Code Administration**

No comments received.

**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 Previously reviewed under BAR2019-00009; BAR2019-00370 (T&ES)

F-2 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-3 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 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**

No archaeological oversight will be necessary for this undertaking.

**V. ATTACHMENTS**

- 1 – Application for BAR 2020-00404 & BAR2020-00411: 425 South Lee Street*
- 2 – Supplemental Materials*

ADDRESS OF PROJECT: 425 S. Lee St. Alexandria, Virginia 22314

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

TAX MAP AND PARCEL: 075.03-07.23 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: Joan Porche

Address: 425 S. Lee St.

City: Alexandria State: VA Zip: 22314

Phone: 571-217-4958 E-mail: joankporche@yahoo.com

Authorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☐ \_\_\_\_\_

Name: Jon Reinhard Phone: 301-437-2436

E-mail: jon.reinhard@me.com

Legal Property Owner:

Name: Joan Porche

Address: 425 S. Lee St.

City: Alexandria State: VA Zip: 22314

Phone: 571-217-4958 E-mail: joankporche@yahoo.com

- ☐ 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).*

renovation to minimally visible rear facade including removal of french doors and existing windows  
 replacement with new casement windows, sliding glass door and walk out

**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 3 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.*

- ☐ <sup>N/A</sup> ☐ 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.*

- ☐ <sup>N/A</sup> ☐ 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.*

- ☐ <sup>N/A</sup> ☐ 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 3 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: Joan Porche

Printed Name: Joan Porche

Date: August 17, 2020

# 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.	Joan Porche	425 South Lee Street	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 \_\_\_\_\_ (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.	Joan Porche	425 South Lee Street	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.	Joan Porche	n/a	n/a
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.

August 17, 2020  
Date

Joan Porche  
Printed Name

*Joan Porche*  
Signature



# Department of Planning and Zoning

## Floor Area Ratio and Open Space Calculations

**B**

### A. Property Information

A1. 425 South Lee Street  
Street Address

RM   
Zone

A2. 968.00 x 1.50 = 1,452.00  
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

### B. Existing Gross Floor Area

Existing Gross Area		Allowable Exclusions**		
Basement	612.00	Basement**		B1. 2,260.00 Sq. Ft.
First Floor	612.00	Stairways**	125.00	Existing Gross Floor Area*
Second Floor	612.00	Mechanical**	65.00	B2. 190.00 Sq. Ft.
Third Floor		Attic less than 7'***	424.00	Allowable Floor Exclusions**
Attic	424.00	Porches**		B3. 2,070.00 Sq. Ft.
Porches		Balcony/Deck**		Existing Floor Area Minus Exclusions (subtract B2 from B1)
Balcony/Deck		Lavatory***	110.00	
Lavatory***		Other**		
Other**		Other**		
B1. <b>Total Gross</b>	2,260.00	B2. <b>Total Exclusions</b>	190.00	

**Comments for Existing Gross Floor Area**

### C. Proposed Gross Floor Area

Proposed Gross Area		Allowable Exclusions**		
Basement		Basement**		C1. 0.00 Sq. Ft.
First Floor		Stairways**		Proposed Gross Floor Area*
Second Floor		Mechanical**		C2. 0.00 Sq. Ft.
Third Floor		Attic less than 7'***		Allowable Floor Exclusions**
Attic		Porches**		C3. 0.00 Sq. Ft.
Porches		Balcony/Deck**		Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Balcony/Deck		Lavatory***		
Lavatory***		Other**		
Other		Other**		
C1. <b>Total Gross</b>	0.00	C2. <b>Total Exclusions</b>	0.00	

### D. Total Floor Area

D1. 2,070.00 Sq. Ft.  
Total Floor Area (add B3 and C3)

D2. 1,452.00 Sq. Ft.  
Total Floor Area Allowed by Zone (A2)

### E. Open Space (RA & RB Zones)

E1. 307.00 Sq. Ft.  
Existing Open Space

E2. 307.00 Sq. Ft.  
Required Open Space

E3. 320.00 Sq. Ft.  
Proposed Open Space

### Notes

\*Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

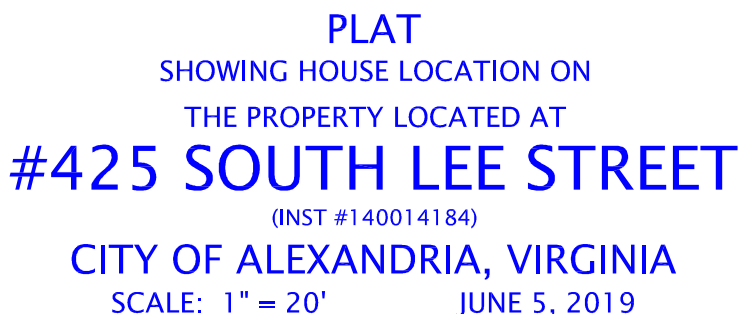
\*\* Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

\*\*\*Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: \_\_\_\_\_

Date: 9/1/2020



06/05/2019  
 GEORGE M. O'QUINN  
 LICENSE NO.  
 2069  
 COMMONWEALTH OF VIRGINIA  
 LAND SURVEYOR  
*George M. O'Quinn*

**DOMINION** Surveyors  
Inc.®  
8808-H PEAR TREE VILLAGE COURT  
ALEXANDRIA, VIRGINIA 22309  
703-619-6555  
FAX: 703-799-6412

# Porche Renovation

425 South Lee Street  
Alexandria, VA  
22314



Jon Reinhard  
Architect, AIA  
6719 44th Avenue  
University Park, MD 20782  
301.437.2436  
jonreinhard@mac.com

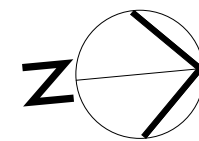
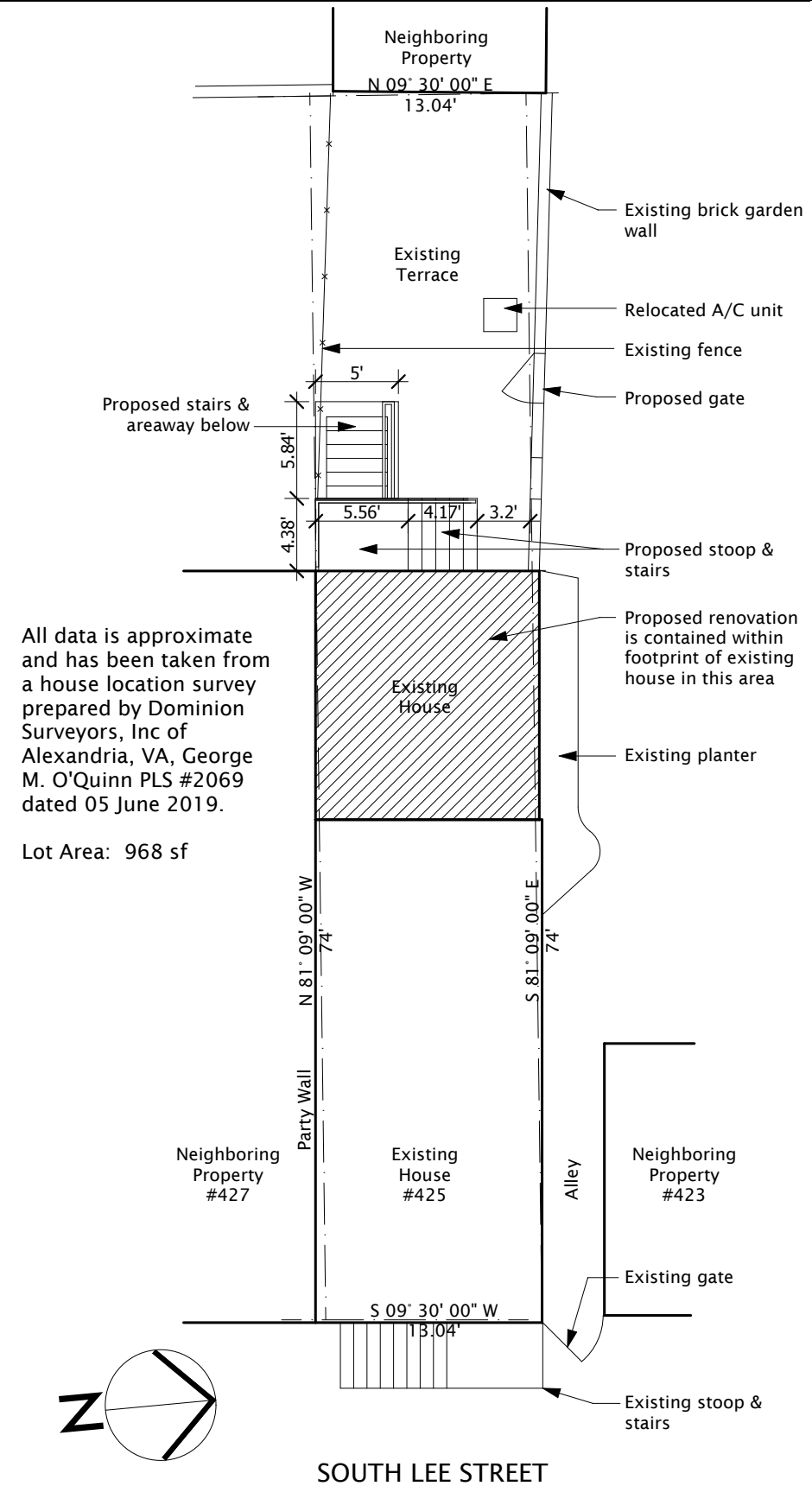
## Porche Renovation

425 South Lee Street  
Alexandria, VA  
22314

2 September 2020

Schematic Design

T1



**1** Site Plan  
1" = 10'

**Jon Reinhard  
Architect, AIA**  
6719 44th Avenue  
University Park, MD 20782  
301.437.2436  
jonreinhard@mac.com

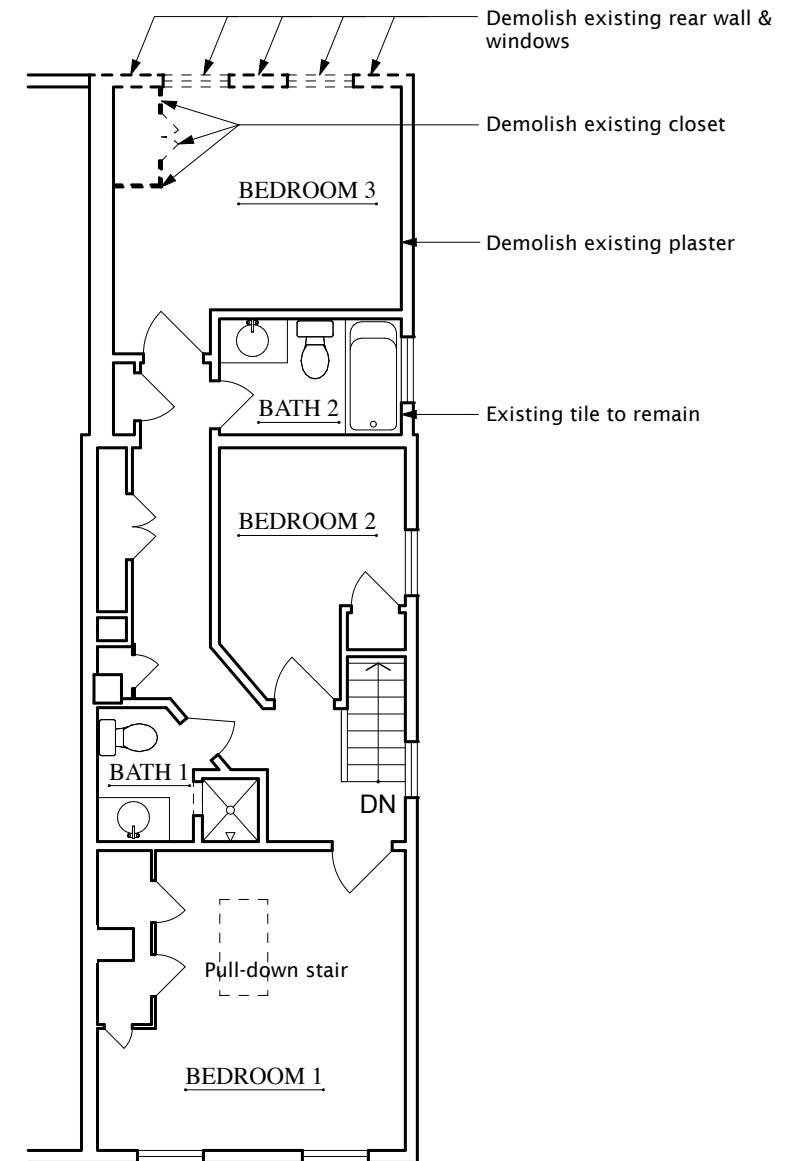
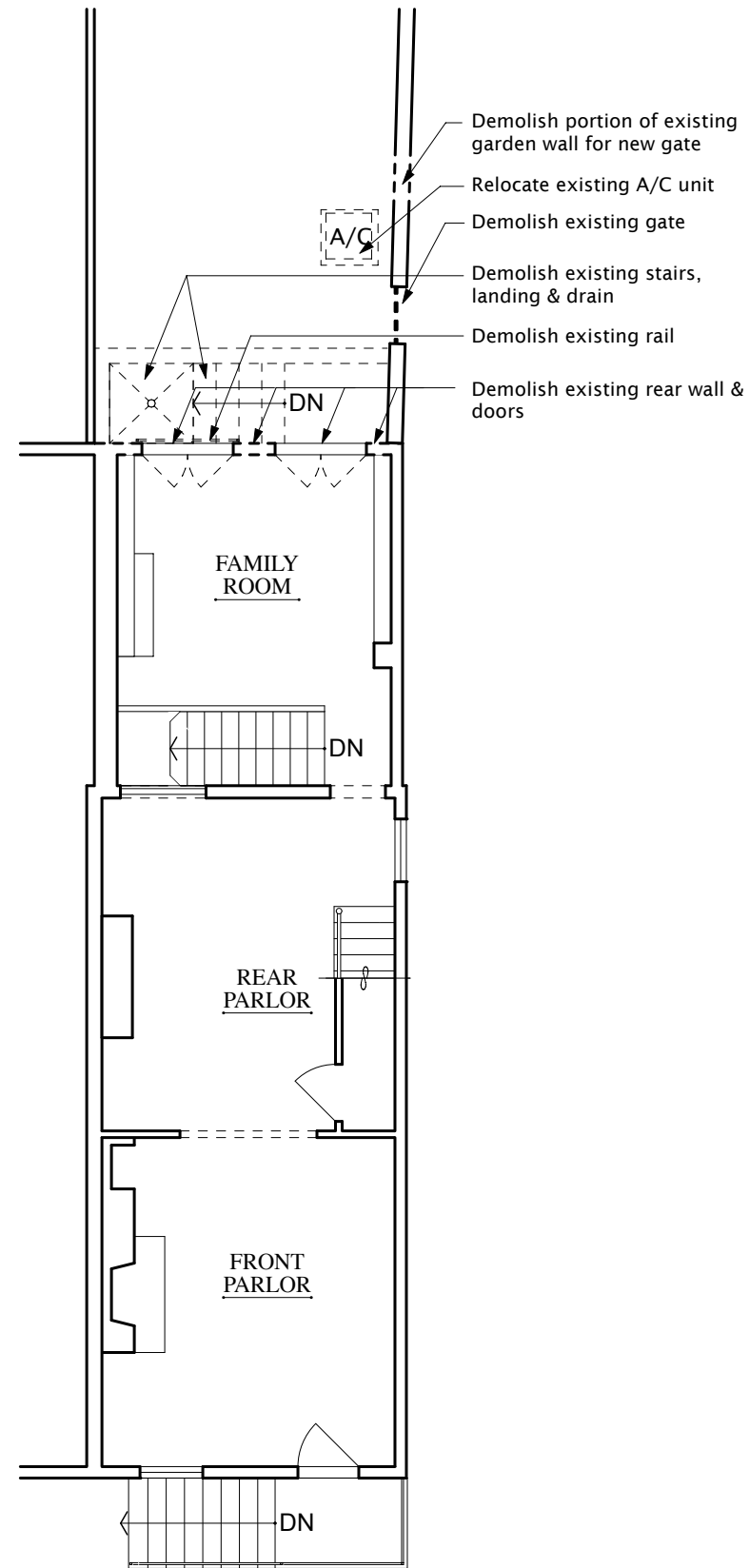
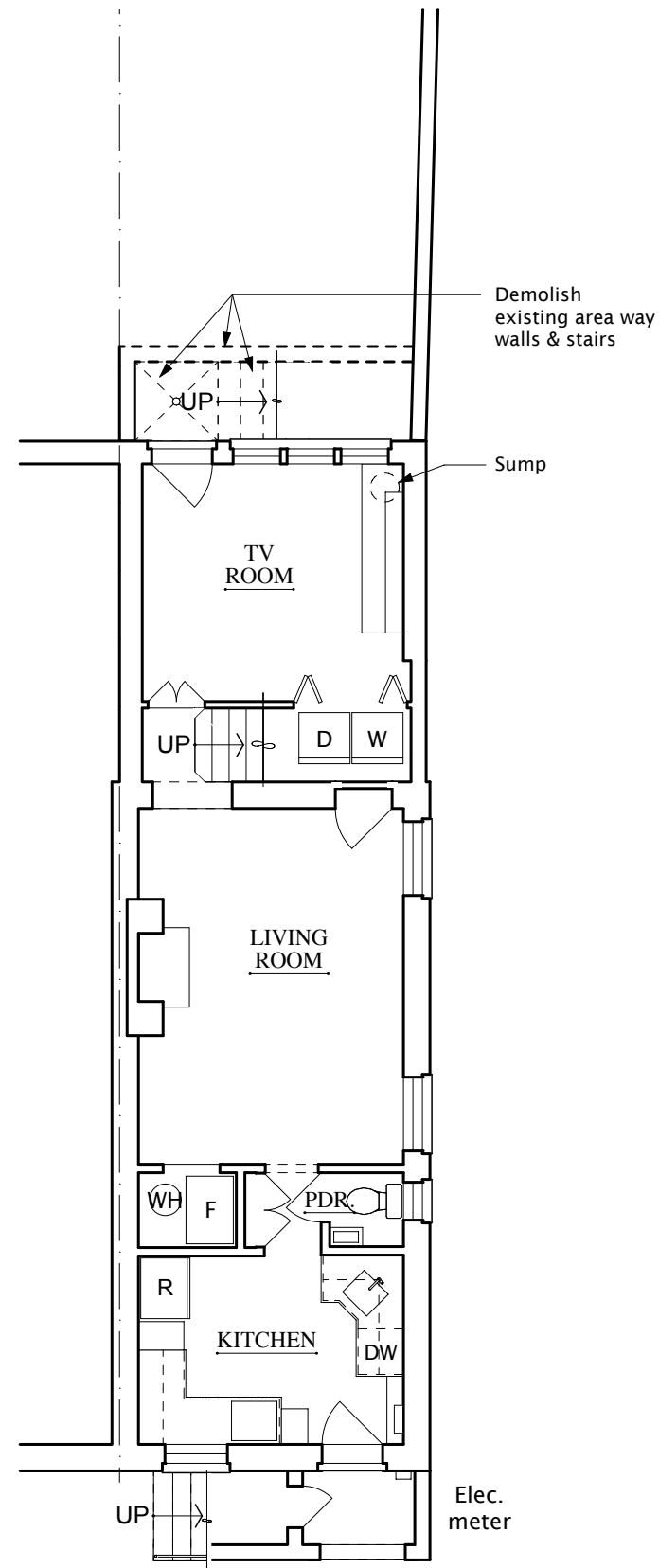
## Porch Renovation

425 South Lee Street  
Alexandria, VA  
22314

2 September 2020

Schematic Design

**T2**



**Porche Renovation**  
425 South Lee Street  
Alexandria, VA  
22314

2 September 2020

Schematic Design

D1

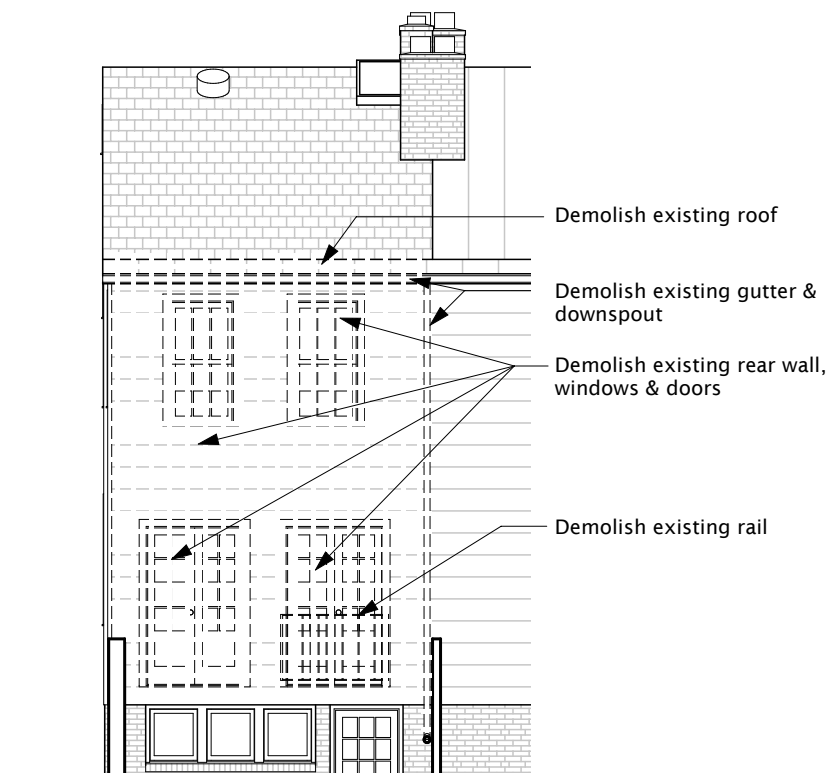
**0** Basement Demo Plan  
1/8" = 1'-0"

**1** 1st Floor Demo Plan  
1/8" = 1'-0"

**2** 2nd Floor Demo Plan  
1/8" = 1'-0"



**1** East Elev. Existing  
1/8" = 1'-0"



**3** West Elev. Existing/ Demo  
1/8" = 1'-0"



**2** North Elev. Existing/ Demo  
1/8" = 1'-0"

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2 September 2020

Schematic Design

**D2**

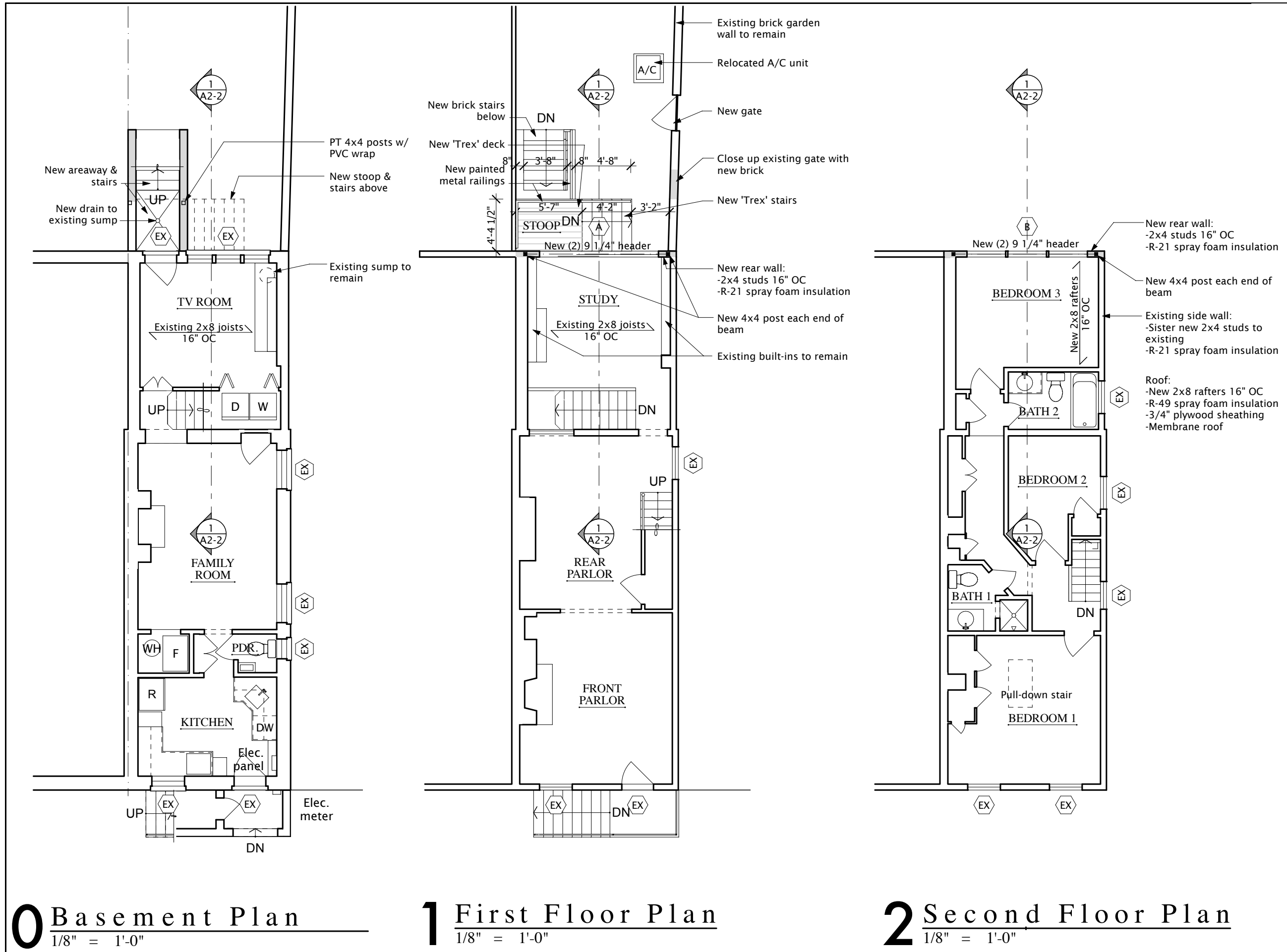
Porche  
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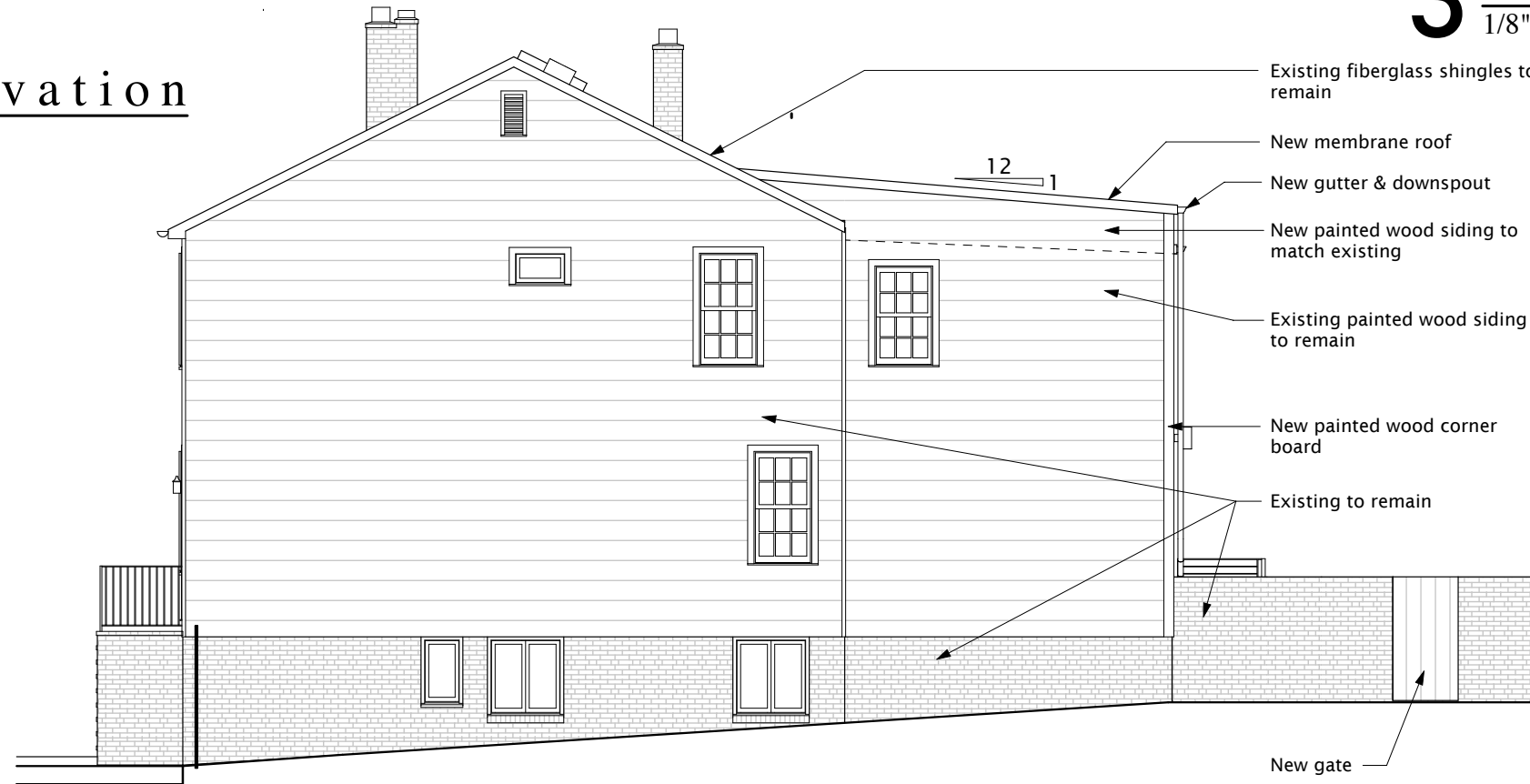
Schematic Design

A1-1

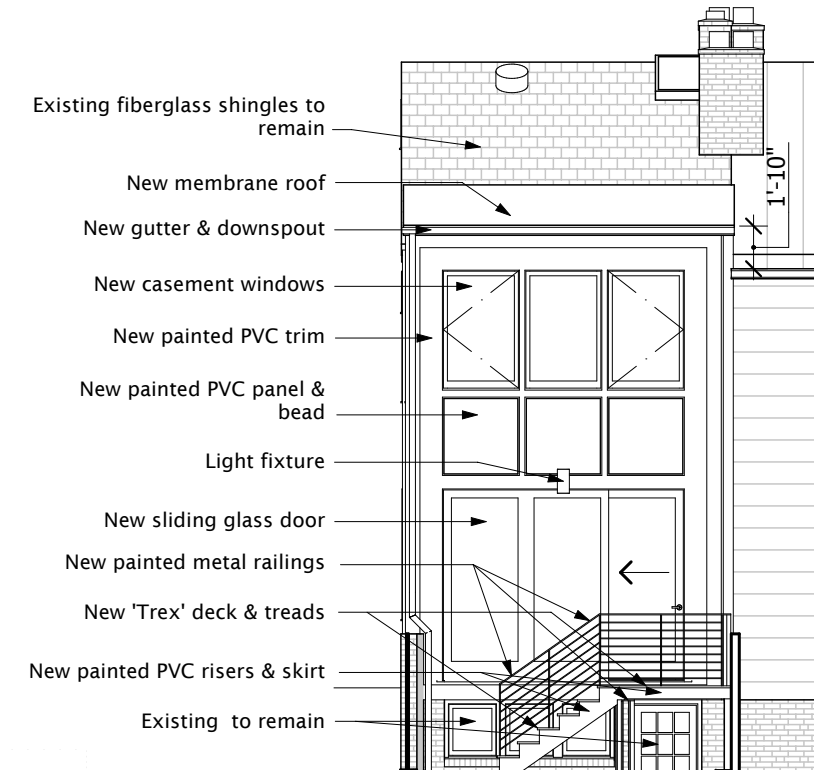




**1 East Elevation**  
1/8" = 1'-0"



**2 North Elevation**  
1/8" = 1'-0"



**3 West Elevation**  
1/8" = 1'-0"

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22314

2 September 2020

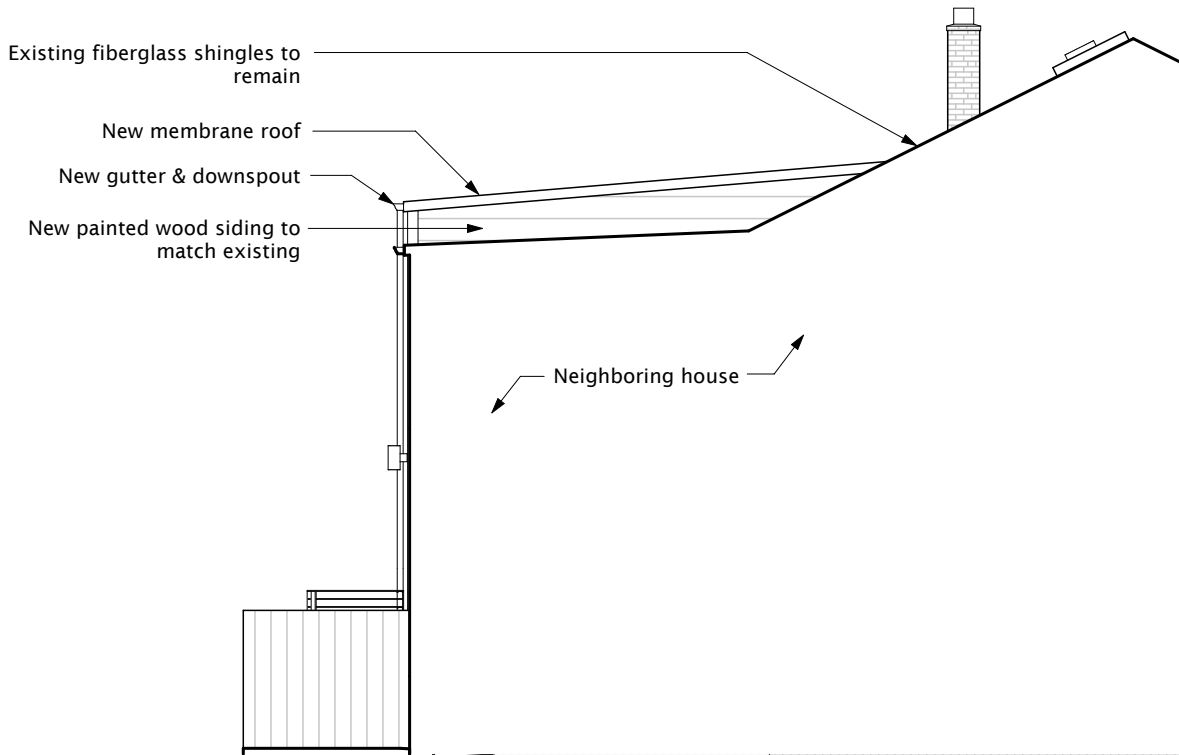
Schematic Design

**A2-1**

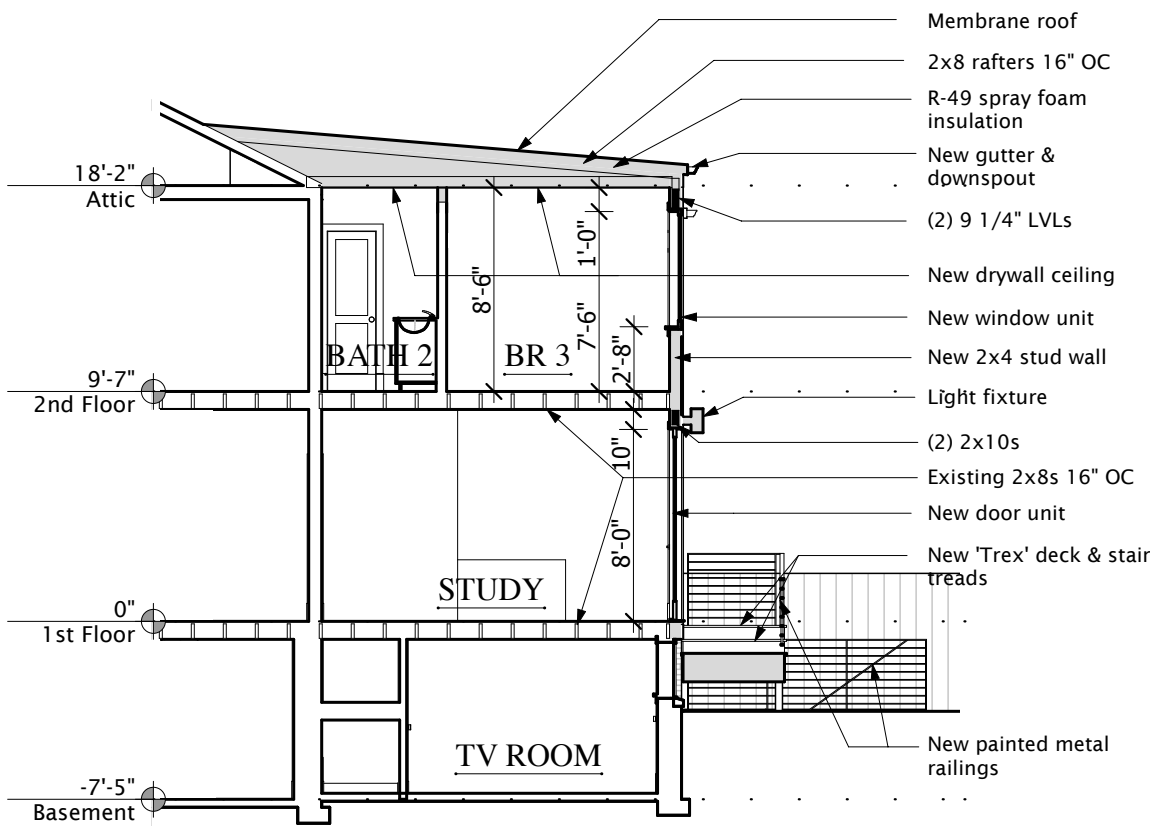
EXTERIOR DOOR & WINDOW SCHEDULE

- Porche Renovation
- 1. All windows & doors to have clad exteriors & primed interiors.
  - 2. 2x4 jambs.
  - 3. Sizes shown are unit sizes. Consult manufacturer for rough opening sizes.
  - 4. Insulated Low-e argon gas filled glass.
  - 5. Hinge direction as viewed from exterior.

Qty	Label	Units	Window/ Door						Frame Size		Finish Mull	Ext.Casing	Location(s)	Note
			Type	Mfr.	Model	Hinge	Lite Cut	Tempered	Width	Height				
1	A	1	Sliding glass door	TBD	N/A	L	Single	X	10-0	8-0	N/A	None	Study	N/A
1	B	3	Casement	TBD	N/A	LSR	Single	N/A	3-3	5-0	Approx. 2"	None	Bedroom 3	Total unit width to match sliding door below



2 Left Elevation  
1/8" = 1'-0"



1 Building Section 1  
1/8" = 1'-0"

Porche  
Renovation

425 South Lee Street  
Alexandria, VA  
22314

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Schematic Design

A2-2