

ADDRESS OF PROJECT: 433 North Peyton Street

TAX MAP AND PARCEL: 64.01 09 17 and 64.01 09 18 ZONING: RB

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

- CERTIFICATE OF APPROPRIATENESS
- PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH  
*(Required if more than 25 square feet of a structure is to be demolished/impacted)*
- WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA *(Section 7-802, Alexandria 1992 Zoning Ordinance)*
- WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT  
*(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)*

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

Name: John Savage, Architect

Address: 218 North Lee Street, Suite 204-A

City: Alexandria State: Va. Zip: 22314

Phone: (703) 683-6410 E-mail: savage.arch2@netzero.net

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

Name: John Savage, Architect

Phone: (703) 683-6410

E-mail: savage.arch2@netzero.net

Legal Property Owner:

Name: Bette Gorman

Address: 412 South Royal Street

City: Alexandria State: Va. Zip: 22314

Phone: (703) 585-2235 E-mail: bette.gorman@gormangroup.net



- 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).*

Development of existing property at 433 and 433a North Peyton Street, Alexandria, Va  
See attached project description.

---

---

---

---

---

---

---

---

**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 adjacent structures in plan and elevations.
  - Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
  - Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
  - For development site plan projects, a model showing mass relationships to adjacent properties and structures.

**Signs & Awnings:** *One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.*

- N/A
- Linear feet of building: Front: \_\_\_\_\_ Secondary front (if corner lot): \_\_\_\_\_
  - Square feet of existing signs to remain: \_\_\_\_\_
  - Photograph of building showing existing conditions.
  - Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
  - Location of sign (show exact location on building including the height above sidewalk).
  - Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
  - Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

**Alterations:** *Check N/A if an item in this section does not apply to your project.*

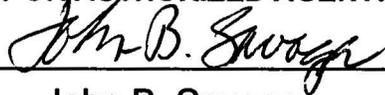
- N/A
- Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
  - Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
  - Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
  - An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
  - Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

**ALL APPLICATIONS:** *Please read and check that you have read and understand the following items:*

- I 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: Printed Name: John B. SavageDate: 08/13/2012

**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. John B. Savage	218 North Lee St., Alexandria, Va	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 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. Bette Gorman	412 South Royal St., Alexandria, Va.	100%
2.		
3.		

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. None		
2.		
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.

08/13/2012  
Date

John B. Savage  
Printed Name

  
Signature

## **PROJECT DESCRIPTION**

The goal of this project is to develop the property at 433 and 433a North Peyton Street consistent with the existing neighborhood. The existing property contains 5440 square feet with 64 feet of frontage. It is logical to consider this a two-lot piece of land, with each lot having 32 feet of frontage with a each lot a size of 2720 square feet.

An existing two story frame structure exists in the middle of the site, the property line running through the house. The original house has received a one story addition sometime in the twentieth century. We propose demolishing this existing one story section, as well as the existing detached frame storage shed on the property.

An important goal of this project is the restoration of the existing two-story frame dwelling. Complete restoration of the house would involve preservation of all four sides of the existing structure, and retention of existing window and door openings. The existing structure has aluminum siding that needs to be removed. Original siding will be reused or replicated where this is not possible. Original windows have been removed and replaced with vinyl double hung windows. These windows will be replaced with wood single hung windows with wood jambs and jamb liners. The present roof consists of fiberglass roofing shingles. This will be removed and replaced with the original roofing material after appropriate research has been done on this subject. The existing front porch will be restored. The existing vinyl ceiling material will be removed and replaced with beaded wood ceiling material. The existing wood porch posts will be retained, as will the existing brackets. The existing knee wall will be removed and replaced with a wood railing consisting of a wood top porch rail, a wood bottom porch rail and wood balusters.

We are presenting two alternative ways to develop this property. Each plan involves moving of the house to a different location of the property. Each plan involves demolition of the existing rear one story section. Each plan involves demolition of the existing detached wood storage shed. Plan A moves the house south of its present location. Plan B moves the house north of its present location. Please note the following summary of each plan.

Plan A moves the existing structure 17.2 feet south. The original building footprint will be retained and this house will remain a detached structure. All four exterior walls will be restored to their original condition. Original door and window openings will remain. The front porch will be restored. The rear porch will be restored. On the second lot a new house will be constructed with many of the same characteristics as 436, 437 and 439 North Peyton Street. The proposed new house at 433 North Peyton Street will have lot width as these three existing properties. It will also have a similar blockface, matching gutterboard height, matching roof peak height and matching exterior materials. The proposed new structure will be a "background building" as are the existing houses at 436, 437 and 439 North Peyton Street and will be a contrast to the "singular building" character of the existing house that will be restored on the other lot. The side yards of the structures designated 433 North Peyton Street and 433-a North Peyton are the same or similar to the side yards of the existing residences located at 426, 432, 436, 437 and 439 North Peyton Street. With the complete restoration of the existing structure and the design of a new house echoing many of the design features of existing residences on both sides of the street, both the architect and the owner feel that this is compatible development.

Plan B moves the existing structure 9.3 feet north. A party wall will be constructed and a new semi-detached structure will be built south of this party wall. The front or west elevation of the existing house will be restored. The front porch of the existing house will be restored. The side or north elevation of the existing house will be restored. The existing east or rear wall of the

existing house will be restored with the existing porch being enclosed, converted to usable space expressed architecturally as such. Both sides of the existing front porch will be restored. The front three feet of the south wall of the existing house will be retained and restored. The remaining portion of the existing south wall will be encapsulated with new construction. The gutterboard of new construction will match the gutterboard of the existing house. Windows of new construction will be grouped in contrast to the single windows of the existing house, expressing a contrast between new and old construction. There is more open space between development on these two lots and existing houses on Plan B than Plan A. We looked at this block and noted that the block contains both single family and semi-detached houses. Plan B presents semi-detached construction on these lots, combining both new and old construction.

Both the architect and the owner prefer Plan A, but consider Plan B a good alternative.



FRONT



SIDE



FRONT & SIDE



SIDE & REAR



FRONT PORCH



SIDE PORCH



VIEW AS SEEN FROM SIDEWALK SOUTH OF SITE

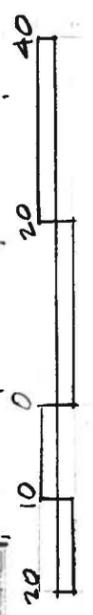


VIEW AS SEEN FROM NORTH OF SITE

OPONOCO STREET

10' ALLEY

10' ALLEY



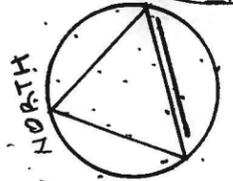
1" = 20'-0"

EXISTING CONDITIONS

DEVELOPMENT OF 433 & 433-A NORTH PEYTON ST., ALEXANDRIA, VA

JOHN SAYAGE, ARCHITECT

8/13/12



439

437

433

433A

431

417

415

NORTH PEYTON STREET

436

432

428

424

422

416

10' ALLEY



(NEW BUILDING)

# DEPARTMENT OF PLANNING AND ZONING FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

PLAN A

## A. Property Information

A1. Street Address 433 NORTH PEYTON STREET Zone RB

A2. 2720 x 0.75 = 2040  
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

## B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement		Basement**	
First Floor		Stairways**	
Second Floor		Mechanical**	
Third Floor		Other**	
Porches/ Other		Total Exclusions	
Total Gross *	<u>0</u>		

B1. Existing Gross Floor Area \*  
0 Sq. Ft.  
B2. Allowable Floor Exclusions\*\*  
0 Sq. Ft.  
B3. Existing Floor Area minus Exclusions  
0 Sq. Ft.  
(subtract B2 from B1)

## C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement	<u>950</u>	Basement**	<u>950</u>
First Floor	<u>950</u>	Stairways**	<u>86</u>
Second Floor	<u>818</u>	Mechanical**	<u>12</u>
Third Floor		Other**	
Porches/ Other	<u>36</u>	Total Exclusions	<u>1048</u>
Total Gross *	<u>2744</u>		

C1. Proposed Gross Floor Area \*  
2744 Sq. Ft.  
C2. Allowable Floor Exclusions\*\*  
1048 Sq. Ft.  
C3. Proposed Floor Area minus Exclusions  
1696 Sq. Ft.  
(subtract C2 from C1)

## D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1696 Sq. Ft.  
D2. Total Floor Area Allowed by Zone (A2) 2040 Sq. Ft.

\*Gross floor area is the sum of all gross horizontal areas under roof, 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.

If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

## F. Open Space Calculations

Existing Open Space	<u>2720</u>
Required Open Space	<u>800</u>
Proposed Open Space	<u>856</u>

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

Signature: John B. Savage Date: 8/13/12



ALTERATIONS TO HISTORIC STRUCTURE

# DEPARTMENT OF PLANNING AND ZONING FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

PLAN A

## A. Property Information

A1. Street Address 433-A NORTH PEYTON ST. Zone RB

A2. 2120 x 0.75 = 2040  
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

## B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	150	Basement**	150
First Floor	1070	Stairways**	78
Second Floor	923	Mechanical**	25
Third Floor		Other**	
Porches/ Other	363	Total Exclusions	253
Total Gross *	2506		

B1. Existing Gross Floor Area \*  
2506 Sq. Ft.

B2. Allowable Floor Exclusions\*\*  
253 Sq. Ft.

B3. Existing Floor Area minus Exclusions  
2253 Sq. Ft. \*\*\*  
(subtract B2 from B1)

\*\*\* DEMOLITION OF EXISTING ONE STORY SECTION & EXISTING STORAGE SHED RESULTS IN A DECREASED FLOOR AREA

## C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement	150	Basement**	150
First Floor	923	Stairways**	78
Second Floor	923	Mechanical**	25
Third Floor		Other**	
Porches/ Other	219	Total Exclusions	253
Total Gross *	2215		

C1. Proposed Gross Floor Area \*  
2215 Sq. Ft.

C2. Allowable Floor Exclusions\*\*  
253 Sq. Ft.

C3. Proposed Floor Area minus Exclusions  
1962 Sq. Ft.  
(subtract C2 from C1) 2917 DEMO

## D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1962 Sq. Ft.

D2. Total Floor Area Allowed by Zone (A2) 2040 Sq. Ft.

\*Gross floor area is the sum of all gross horizontal areas under roof, 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.

If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

## F. Open Space Calculations

Existing Open Space	1351
Required Open Space	800
Proposed Open Space	960

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

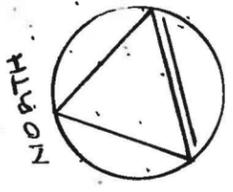
Signature: John B. Swartz Date: 8/13/12

ORONOGO STREET

10' ALLEY

10' ALLEY

20 10 0 20 40



439

437

433

433-A

431

417

415

NORTH PEYTON STREET

436

432

426

424

422

416

1" = 20'-0"

10' ALLEY

PLAN A

DEVELOPMENT OF 433 & 433-A NORTH PEYTON ST., ALEXANDRIA, VA;

JOHN SAVAGE, ARCHITECT

8/13/12



NEW BLDG

# DEPARTMENT OF PLANNING AND ZONING FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

PLAN B

## A. Property Information

A1. Street Address 433-A NORTH PEXTON ST. Zone RB

A2. 2720 x 0.75 = 2040  
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

## B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement		Basement**	
First Floor		Stairways**	
Second Floor		Mechanical**	
Third Floor		Other**	
Porches/ Other		Total Exclusions	
Total Gross *	<u>0</u>		

B1. Existing Gross Floor Area \*  
\_\_\_\_\_ Sq. Ft.  
B2. Allowable Floor Exclusions\*\*  
\_\_\_\_\_ Sq. Ft.  
B3. Existing Floor Area minus Exclusions  
\_\_\_\_\_ Sq. Ft.  
(subtract B2 from B1)

## C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement	<u>844</u>	Basement**	<u>844</u>
First Floor	<u>866</u>	Stairways**	<u>160</u>
Second Floor	<u>844</u>	Mechanical**	
Third Floor		Other**	
Porches/ Other	<u>57</u>	Total Exclusions	<u>1004</u>
Total Gross *	<u>2611</u>		

C1. Proposed Gross Floor Area \*  
2611 Sq. Ft.  
C2. Allowable Floor Exclusions\*\*  
1004 Sq. Ft.  
C3. Proposed Floor Area minus  
Exclusions 1607 Sq. Ft.  
(subtract C2 from C1)

## D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1607 Sq. Ft.  
D2. Total Floor Area Allowed by Zone (A2) 2040 Sq. Ft.

\*Gross floor area is the sum of all gross horizontal areas under roof, 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.

If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

## F. Open Space Calculations

Existing Open Space	<u>2270</u>
Required Open Space	<u>800</u>
Proposed Open Space	<u>1164</u>

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

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

John B. Savage

Date: \_\_\_\_\_

8/13/12



HIST. BLDG.  
ALTERATIONS/ADDITION.

# DEPARTMENT OF PLANNING AND ZONING FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS PLAN B

## A. Property Information

A1. Street Address 433 NORTH PEYTON ST. Zone RB  
A2. 2720 x 0.75 = 2040  
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

## B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	150	Basement**	150
First Floor	1070	Stairways**	78
Second Floor	923	Mechanical**	25
Third Floor		Other**	
Porches/ Other	363	Total Exclusions	253
Total Gross *	2506		

B1. Existing Gross Floor Area \*  
2506 Sq. Ft.  
B2. Allowable Floor Exclusions\*\*  
253 Sq. Ft.  
B3. Existing Floor Area minus Exclusions  
2253 Sq. Ft. \*\*\*  
(subtract B2 from B1)

\*\*\* DEMOLITION OF  
EXISTING ONE STORY SECTION  
& EXISTING STORAGE SHED  
RESULTS IN A DECREASED  
FLOOR AREA

## C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement	150	Basement**	150
First Floor	1015	Stairways**	78
Second Floor	923	Mechanical**	25
Third Floor		Other**	
Porches/ Other	159	Total Exclusions	253
Total Gross *	2247		

C1. Proposed Gross Floor Area \*  
2247 Sq. Ft.  
C2. Allowable Floor Exclusions\*\*  
253 Sq. Ft.  
C3. Proposed Floor Area minus  
Exclusions 1994 Sq. Ft. \*\*\*  
(subtract C2 from C1)

259

## D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1994 Sq. Ft.  
D2. Total Floor Area Allowed by Zone (A2) 2040 Sq. Ft.

\*Gross floor area is the sum of all gross horizontal areas under roof, 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.

If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

## F. Open Space Calculations

Existing Open Space	1351
Required Open Space	800
Proposed Open Space	1122

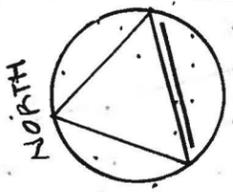
The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: John B. Savage Date: 8/13/12

ORONOGO STREET

10' ALLEY

10' ALLEY

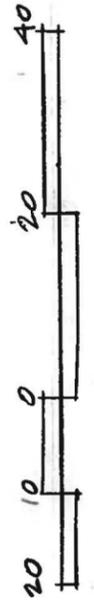


439 437 433 433-A 431 417 415

NORTH PEYTON STREET

436 432 426 424 422 416

10' ALLEY



1"=20'-0"

PLAN B

DEVELOPMENT OF 433 & 433-A NORTH PEYTON ST., ALEXANDRIA, VA.

JOHN SAVAGE, ARCHITECT

8/13/12



EXISTING CONDITIONS 1/8" = 1'-0"



PLAN A 1/8" = 1'-0"



PLAN B 1/8" = 1'-0"