

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

APPLICANT: Alabama Ave. LC

LOCATION: Parker-Gray District
318 North Alfred Street

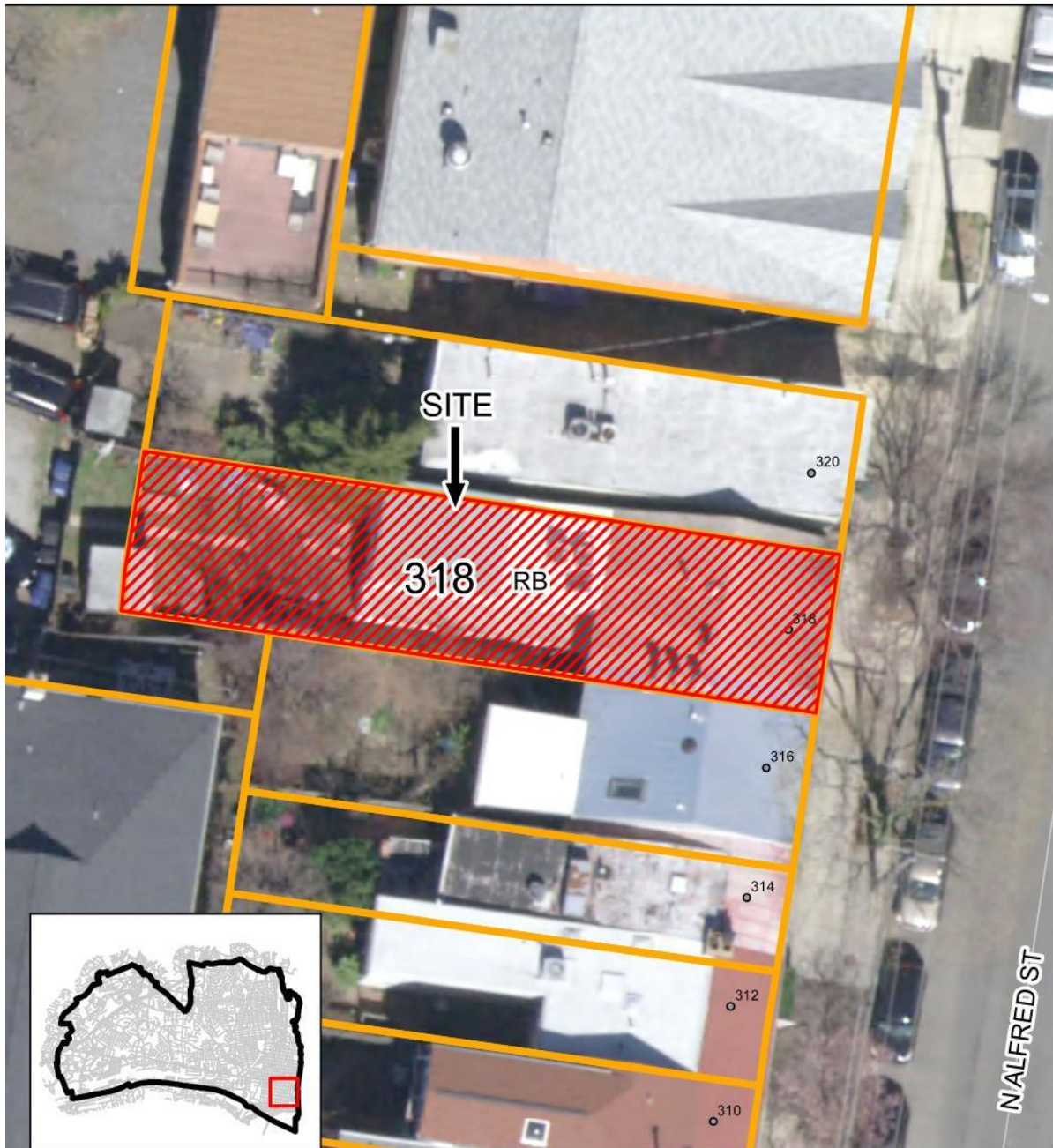
ZONE: RB/Residential Townhouse Zone

STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness as submitted.

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#2023-00242 & BAR#2023-00243
318 N Alfred Street



0 5 10 20 Feet

Note: Staff coupled the applications for a Permit to Demolish (BAR2023-00243) and Certificate of Appropriateness (BAR2023-00242) 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 reconfigure the windows and doors on the west and south elevations and to construct a pergola, at 318 North Alfred Street. Approximately 142 square feet of wall area will be demolished/capsulated to accommodate the proposed alterations.

The proposed materials include one wood replacement window on the early addition, aluminum-clad windows and doors on the later addition, and a wood open pergola. The materials selected are appropriate and comply with the Board's Administrative Policy.

Site context

The abutting alley to the west, behind the subject property, is private. Additionally, the alley west of the abutting alley, Delaney Court, is public. The proposed alterations will be visible from the public alley.

II. HISTORY

According to the 1986 survey research, land records date the structure at 318 North Alfred Street to **c.1850**. The three-bay, two-story house consists of a frame main block and a two-story frame addition. Based on Sanborn map research the footprint of the property has changed several times between 1850 and 1921. The 1891 Sanborn map shows the footprint of the house with a one-and-a-half story addition extending beyond the present west property line. The 1896 Sanborn map indicates a similar footprint that is only one-story. The 1902-1912 Sanborn maps all show a footprint similar to what now exists, but with a two-story addition extending to the west. On the 1921 map this addition is gone, leaving the footprint of the main block with a small two-story ell.

Previous BAR Approvals

Between 1969 and 1993, the BAR approved significant alterations to the property including a two-story rear addition.

10/8/1969 – Approved for aluminum siding.

12/16/1970 – Approved for aluminum siding.

8/1/1979 – Approved for the installation of aluminum siding and otherwise alter a residence.

8/7/1983 – Approved for materials and a door.

8/17/1983 – Approved for an addition and alterations.

10/19/1983 – Approved for 1/1 double hung windows and beaded pressed siding (BAR83-12)

12/4/1991 – Approved for a one and two-story rear addition (BAR19-259).

4/21/1993 – Approved for alterations to previously approved plans (BAR93-67).

10/20/1993 – Approved for alterations to previously approved plans (BAR93-190).

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

The analysis of the standards indicated above relate only to the portions of the wall area 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

The *Design Guidelines* state that windows are a principal character defining feature of a building and serve both functional and aesthetic purposes. The size, location, type, and trim of windows are a defining element of historic architectural styles. While changes to windows and doors can have a dramatic impact on the appearance of a structure, the proposed alterations are appropriate. The

replacement windows are architecturally appropriate for this later addition and are consistent with the windows the Board approved for the addition in 1983 (BAR83-12). The new openings are proportional and allow the interior of the building to receive a greater amount of natural light and ventilation.

Section [7-202 (A) (5)] of the Zoning Ordinance permits arbors and trellises when located in a required yard and placed so as not to obstruct light and ventilation. The determination from a Board of Zoning Appeals case from 1995 (BZA95-0050) stated that, in order to maintain the intent that yards be open to the sky, staff construes a permissible arbor or trellis to be at least 80% percent open. Staff also believes that a pergola, while technically different from an arbor or trellis, is within the same group of structures the “arbor or trellis” language envisions as permissible. The proposed pergola is at least 80% percent open and therefore it complies with zoning requirements. The design of the pergola is a traditional design with square columns that will enhance the courtyard space while not detracting from the historic buildings on either side. The use of wood, a paintable material, is appropriate for this new pergola.

Staff has no objection to the proposed alterations and recommends approval of the project as submitted.

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

C-1 Proposed exterior changes & pergola addition will comply with zoning.

C-2 Any further additions/structural modifications will need to be submitted for zoning review.

Code Administration

A building permit is required.

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 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)
- C-7 An encroachment request will be required for projections into the public right of way unless allowable under City Code section 5-2-29. (T&ES)

Alexandria Archaeology

No archaeological oversight is required for this project.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR2023-00243 & BAR2023-00242: 318 North Alfred Street



APPLICATION BOARD OF ARCHITECTURAL REVIEW

_____	Filing Fees Paid
<u>06/05/2023</u>	Date of Submission
<u>07/06/2023</u>	Board of Architectural Review Hearing Date

Applicants must send written notice of public hearings by regular mail to all abutting property owners at least 10 days prior to the Board of Architectural Review hearing, and not more than 30 days prior to the hearing.

Send notices by first-class U.S. mail between the dates of

06/05/2023 and **06/26/2023**

ADDRESS OF PROJECT: 318 North Alfred Street

TAX MAP AND PARCEL: 064.04-01-21

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: Kulinski Group Architects, PC
 Address: 104 N West Street
 City: Alexandria State: VA Zip: 22314
 Phone: 703-836-7243 E-mail: Steve@KulinskiGroup.com

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 LC
 Address: 318 N. 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).*

Alterations to the rear of the existing house. Demolition of existing door, three existing windows and portions of siding. Installation of new door and six windows plus siding patching at areas where window locations have shifted. Work is on West and South elevations at the rear of the property. The majority of the work is occurring at the existing rear addition from Circa 1980.

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: 06/05/23

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. Larry Hirsch	618 South Alfred Street Alexandria, VA 22314	50%
2. Scott Mitchell	618 South Alfred Street Alexandria, VA 22314	50%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 318 North Alfred 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. Larry Hirsch	618 South Alfred Street Alexandria, VA 22314	50%
2. Scott Mitchell	618 South Alfred Street Alexandria, VA 22314	50%
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. Larry Hirsch	None	None
2. Scott Mitchell	None	None
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.

06/05/23

STEPHEN W. KULINSKI, AIA

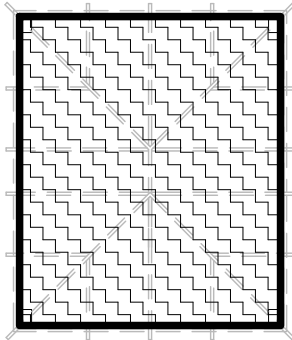
Stephen Kulinski

Date

Printed Name

Signature

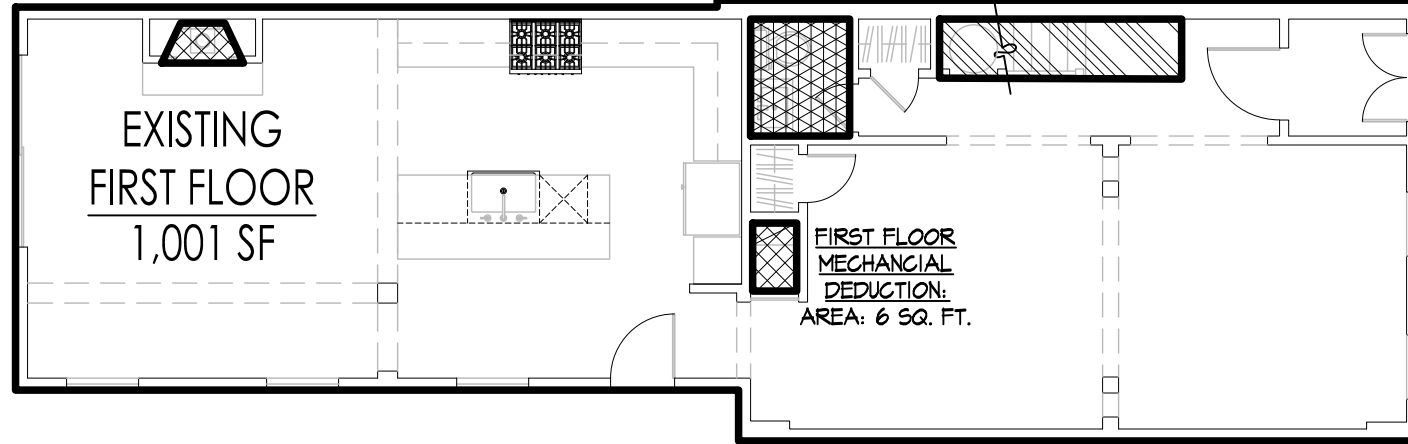
OPEN PERGOLA
 DEDUCTION:
 AREA: 170 SQ. FT.



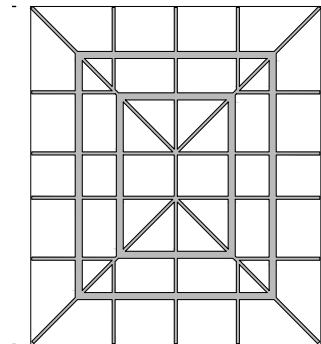
FIRST FLOOR
 MECHANICAL
 DEDUCTION:
 AREA: 6 SQ. FT.

FIRST FLOOR
 LAVATORY DEDUCTION:
 AREA: 20 SQ. FT.

FIRST FLOOR
 STAIR DEDUCTION:
 AREA: 25 SQ. FT.



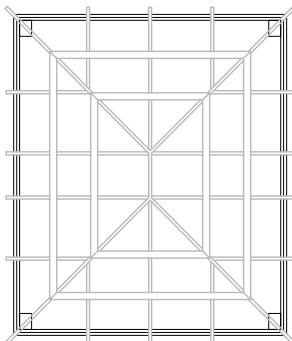
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 SOLID AREA: 28 SF
 OPEN AREA: 142 SF
 OPEN PERCENTAGE: 83.5%



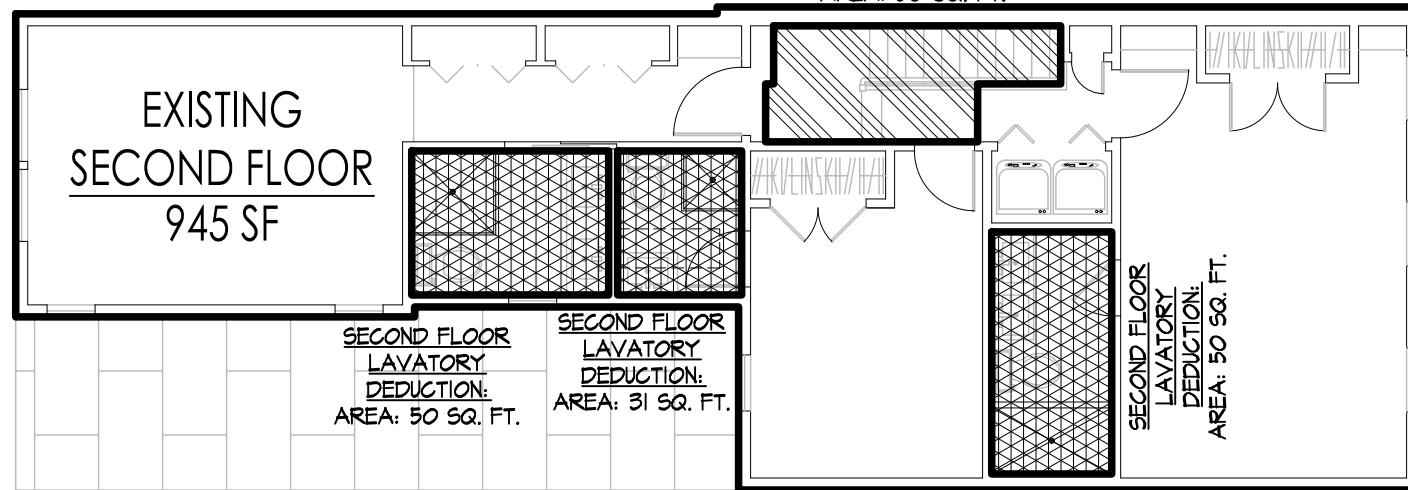
PERGOLA OPEN
 SPACE DIAGRAM

1 FIRST FLOOR F.A.R. DIAGRAM

Z1 SCALE: 1/8" = 1'-0"



SECOND FLOOR
 STAIR DEDUCTION:
 AREA: 50 SQ. FT.

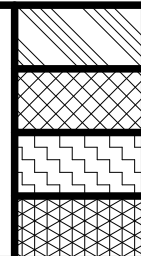


2 SECOND FLOOR F.A.R. DIAGRAM

Z1 SCALE: 1/8" = 1'-0"

DRAWING KEY

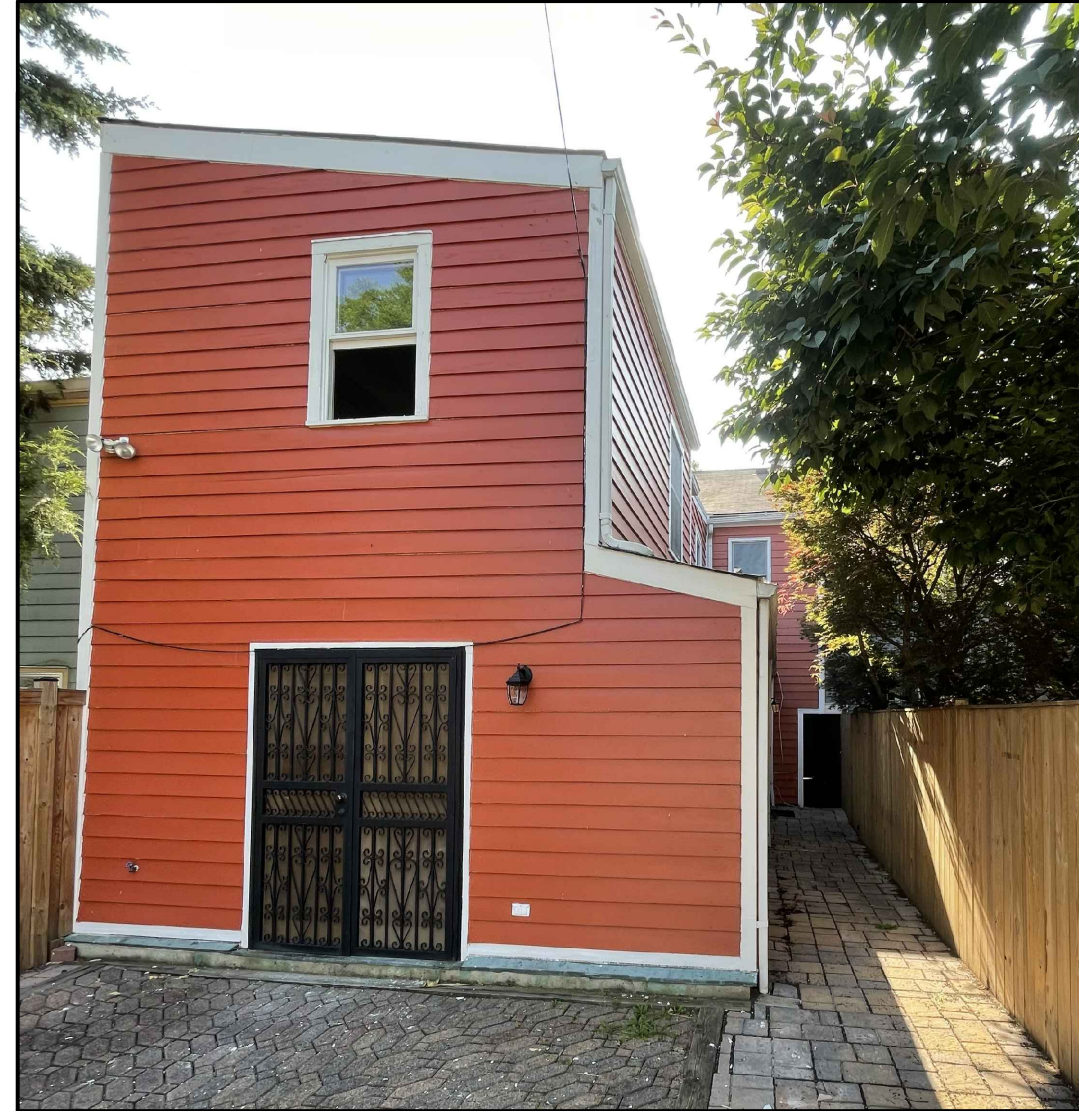
- STAIRS AND LANDINGS
- MECHANICAL
- OPEN PERGOLA
- LAVATORY



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REAR IMAGE "A"
WEST ELEVATION



REAR IMAGE "B"
WEST ELEVATION

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LEFT SIDE IMAGE "A"
NORTH ELEVATION



LEFT SIDE IMAGE "B"
NORTH ELEVATION

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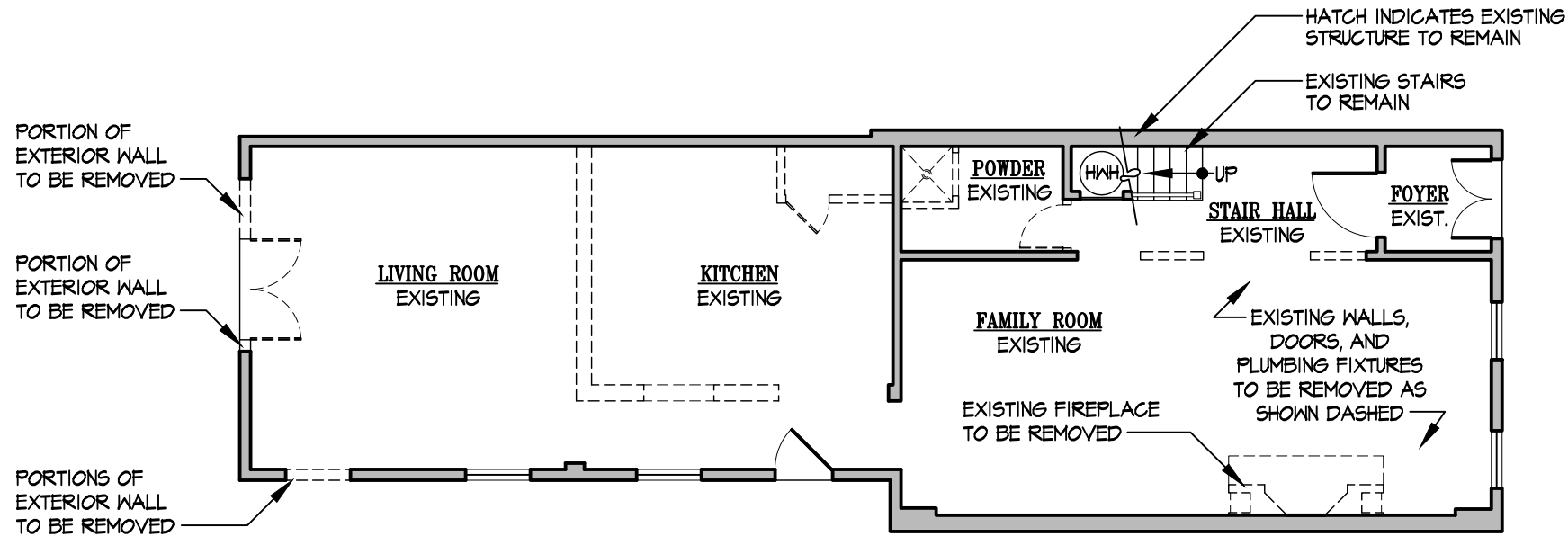
318 N. ALFRED STREET
318 N. ALFRED STREET ALEXANDRIA, VA 22314

Revised Materials Received 6/6

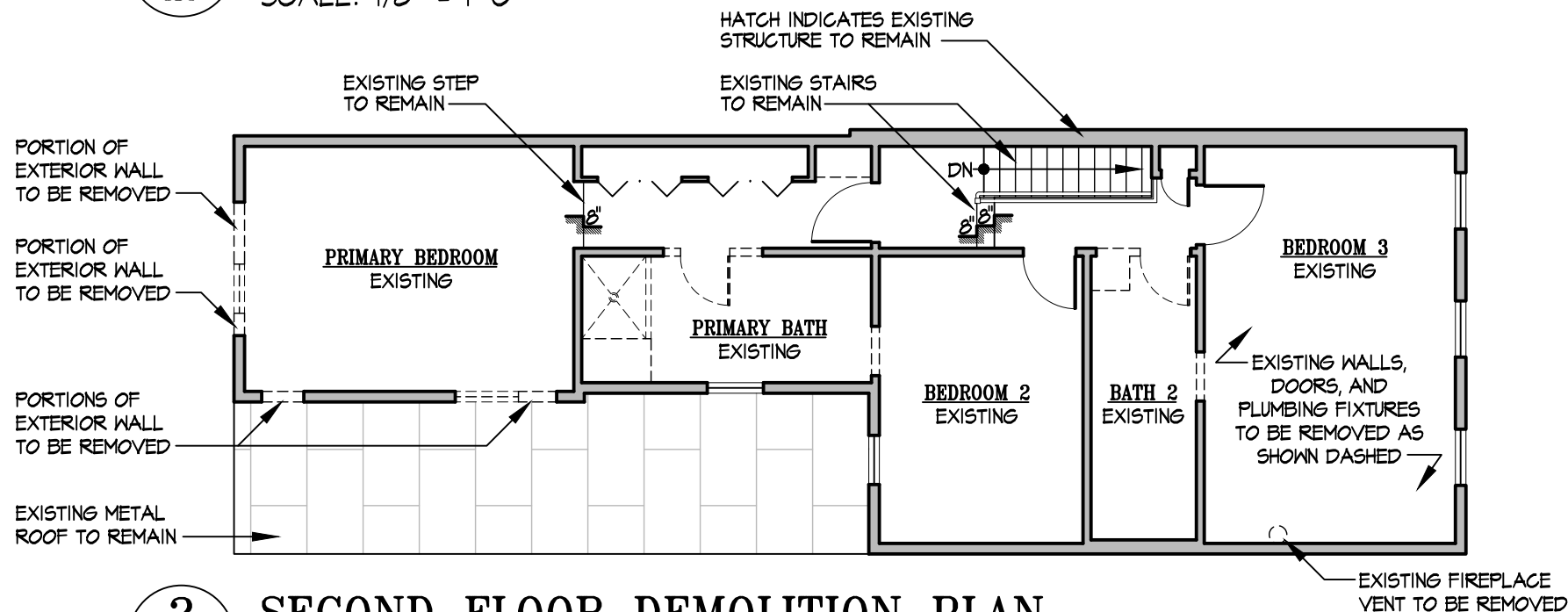
EXISTING CONDITIONS IMAGE

6/5/2023

A2

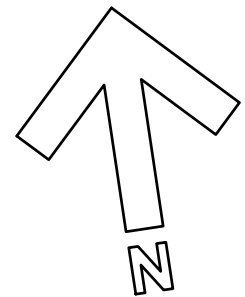


1 FIRST FLOOR DEMOLITION PLAN
 A3 SCALE: 1/8" = 1'-0"

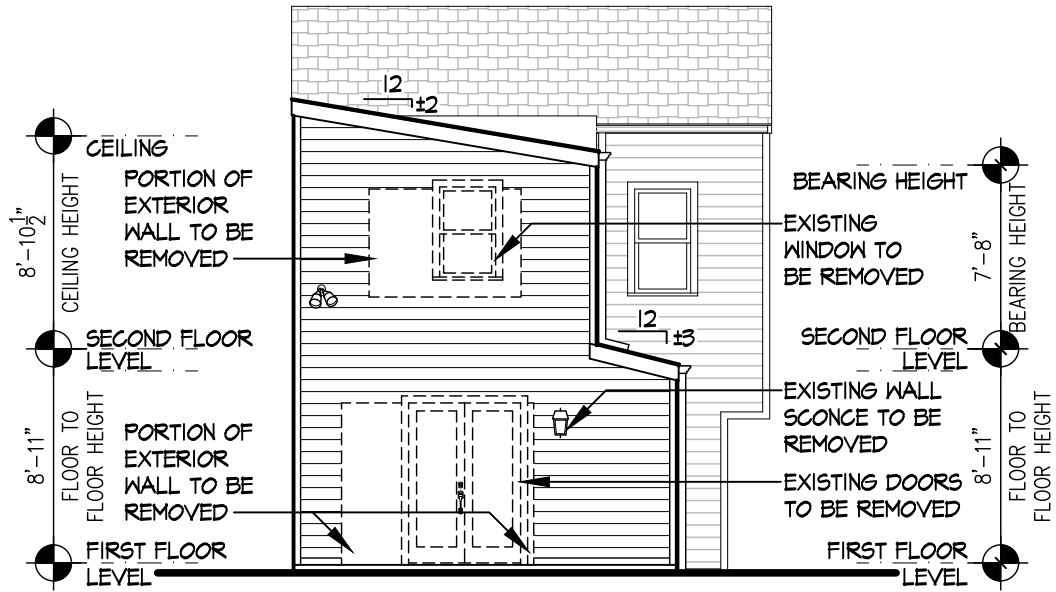


2 SECOND FLOOR DEMOLITION PLAN
 A3 SCALE: 1/8" = 1'-0"

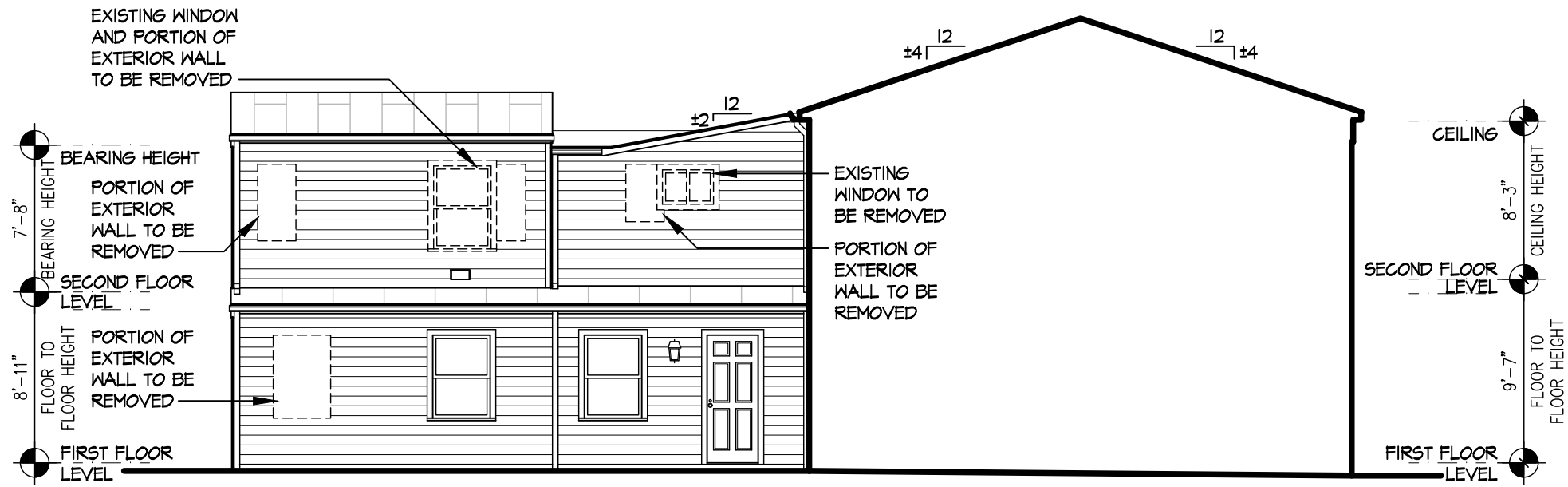
SYMBOLS LIST	
	EXISTING CONSTRUCTION TO BE REMOVED
	EXISTING FULL HEIGHT WALL TO REMAIN



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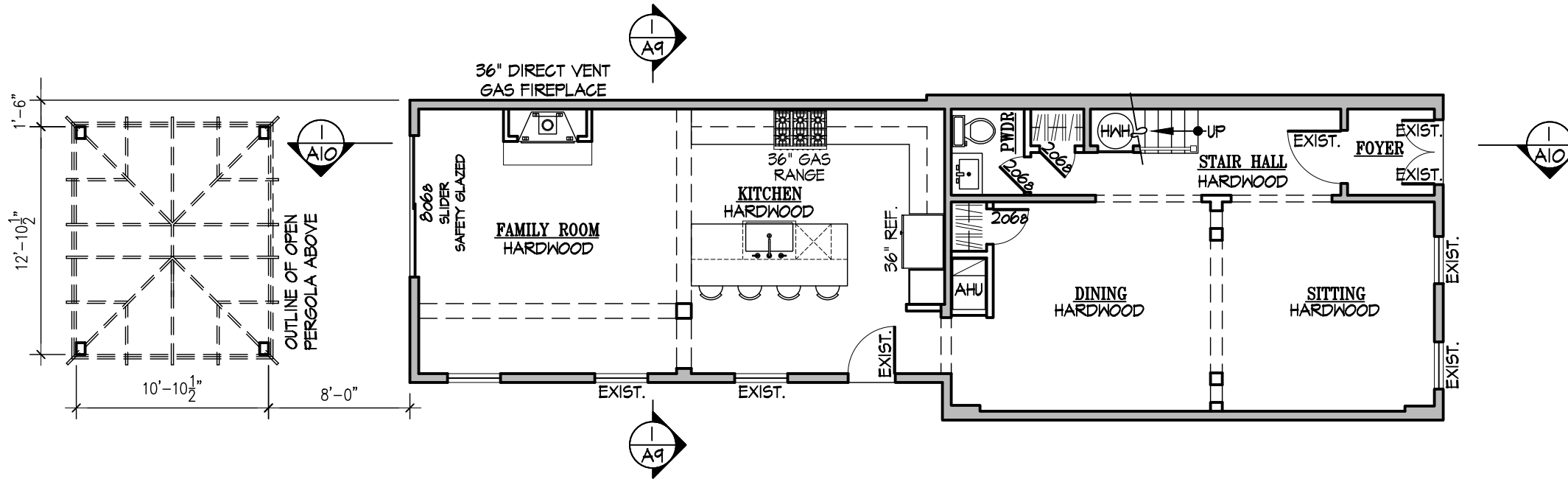


1 REAR DEMOLITION ELEVATION
 A4 SCALE: 1/8" = 1'-0"

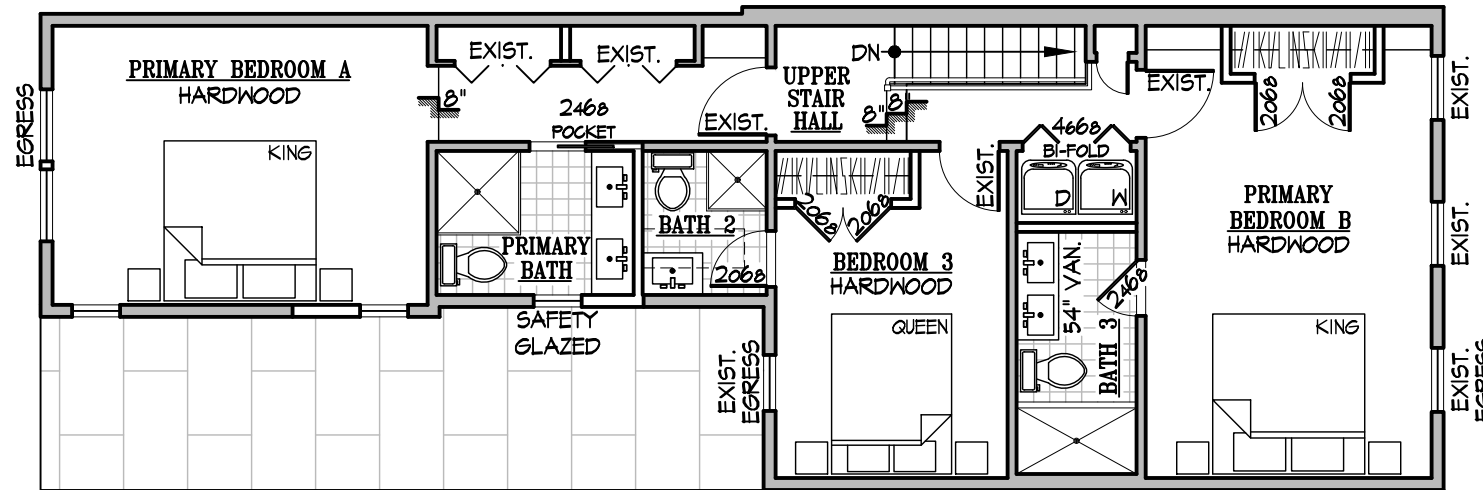
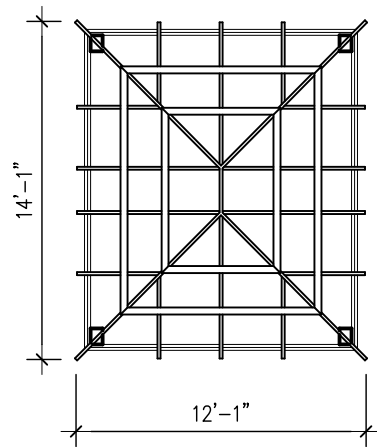


2 LEFT SIDE DEMOLITION ELEVATION
 A4 SCALE: 1/8" = 1'-0"

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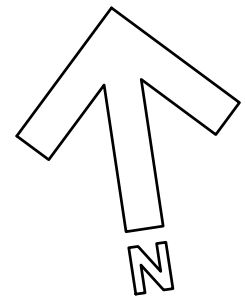


1 FIRST FLOOR PLAN (NEW WORK)
 A5 SCALE: 1/8" = 1'-0"



2 SECOND FLOOR PLAN (NEW WORK)
 A5 SCALE: 1/8" = 1'-0"

SYMBOLS LIST	
	NEW FULL HEIGHT 2x4 STUD WALL
	EXISTING FULL HEIGHT WALL TO REMAIN



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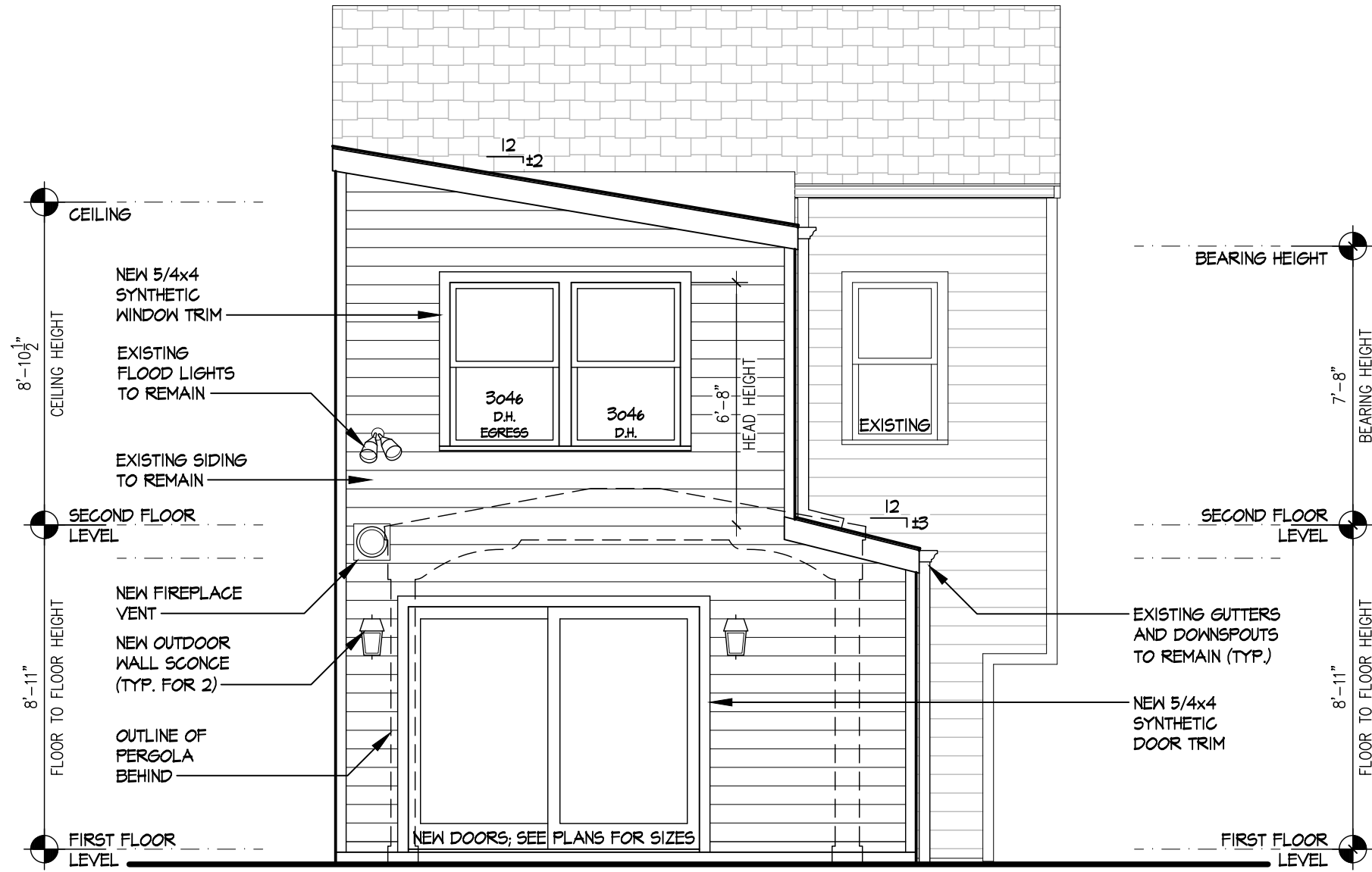
318 N. ALFRED STREET
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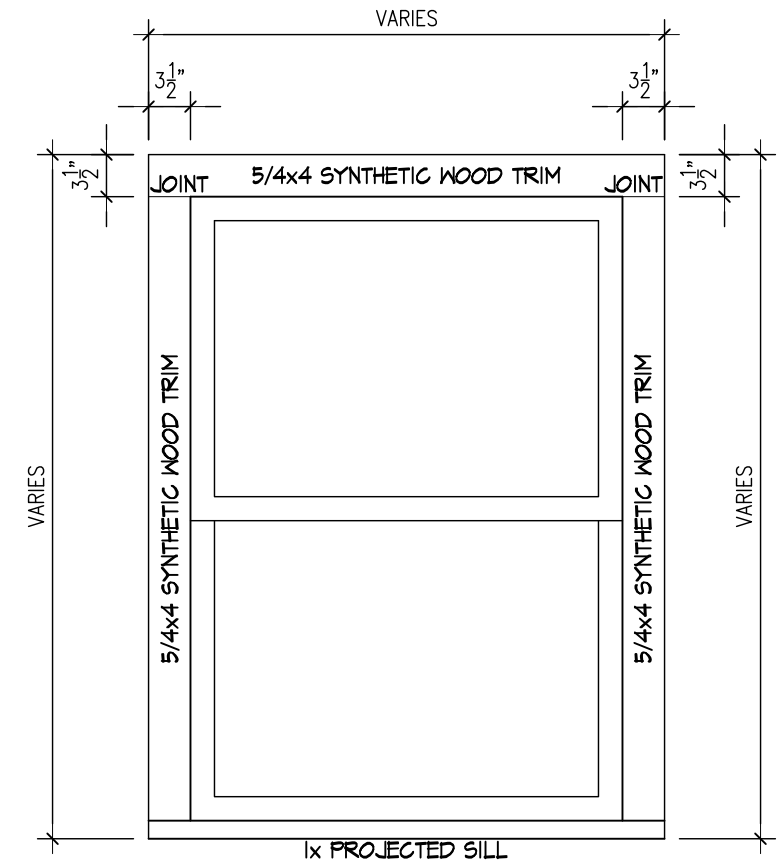
FIRST AND SECOND FLOOR PLANS (NEW WORK)

6/5/2023

A5



1 REAR ELEVATION (NEW WORK)
 A6 SCALE: 1/4" = 1'-0"



2 EXTERIOR TRIM DETAIL
 A6 SCALE: 3/4" = 1'-0"

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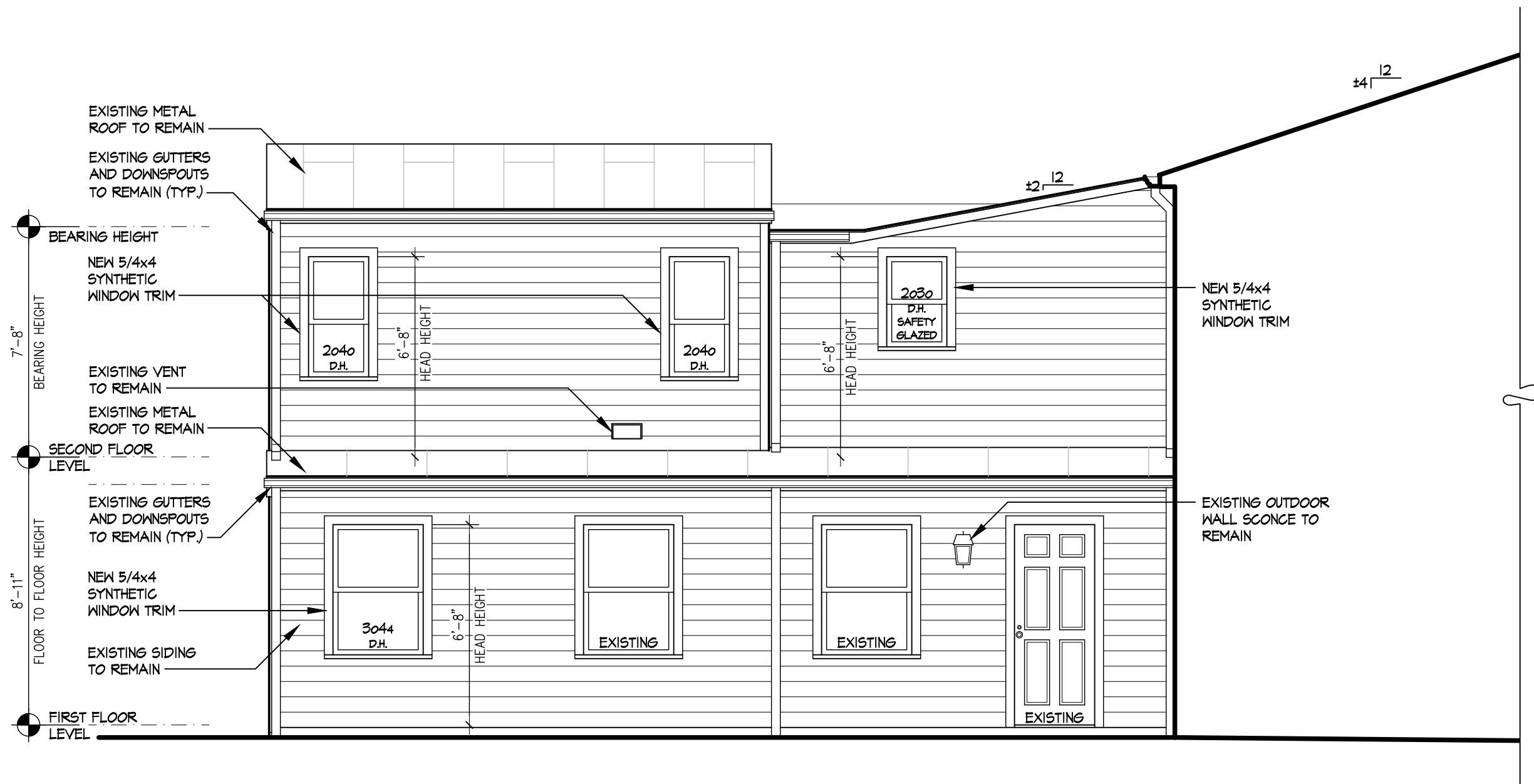
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REAR ELEVATION (NEW WORK)

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A6



1 LEFT SIDE ELEVATION (NEW WORK)
 A7 SCALE: 1/4" = 1'-0"

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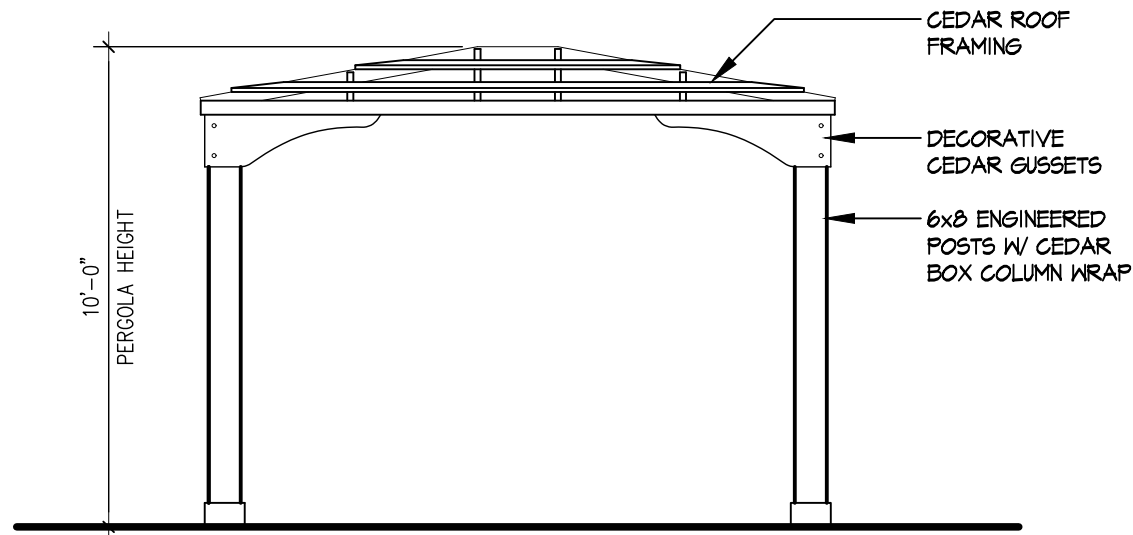
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LEFT SIDE ELEVATION (NEW WORK) 20

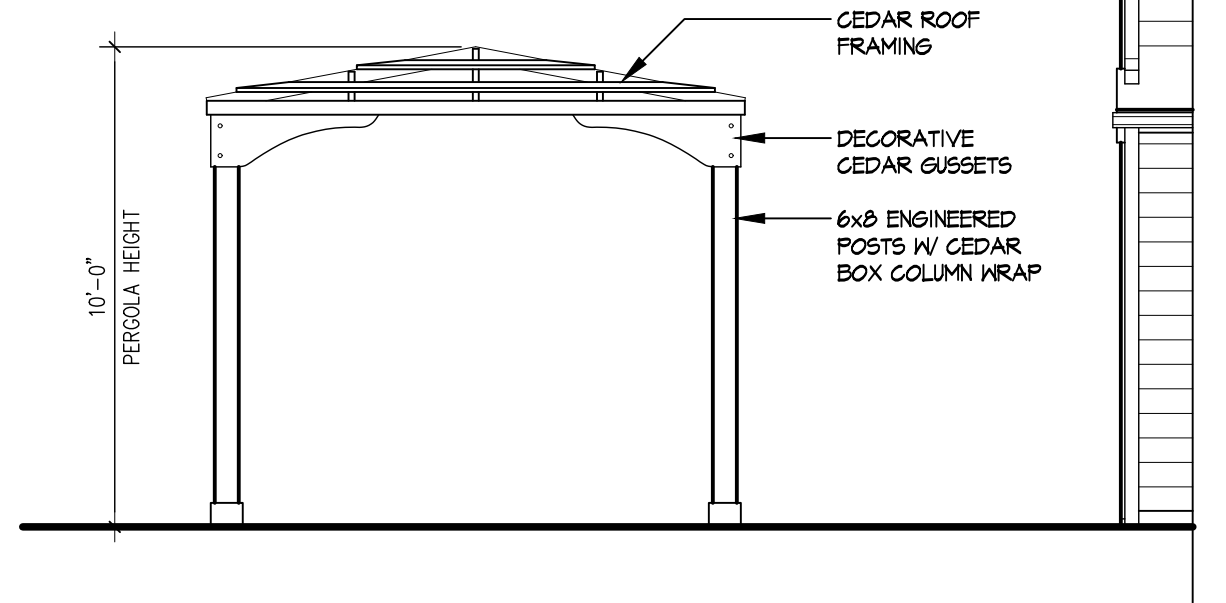
6/5/2023

A7

FRONT/REAR ELEVATION

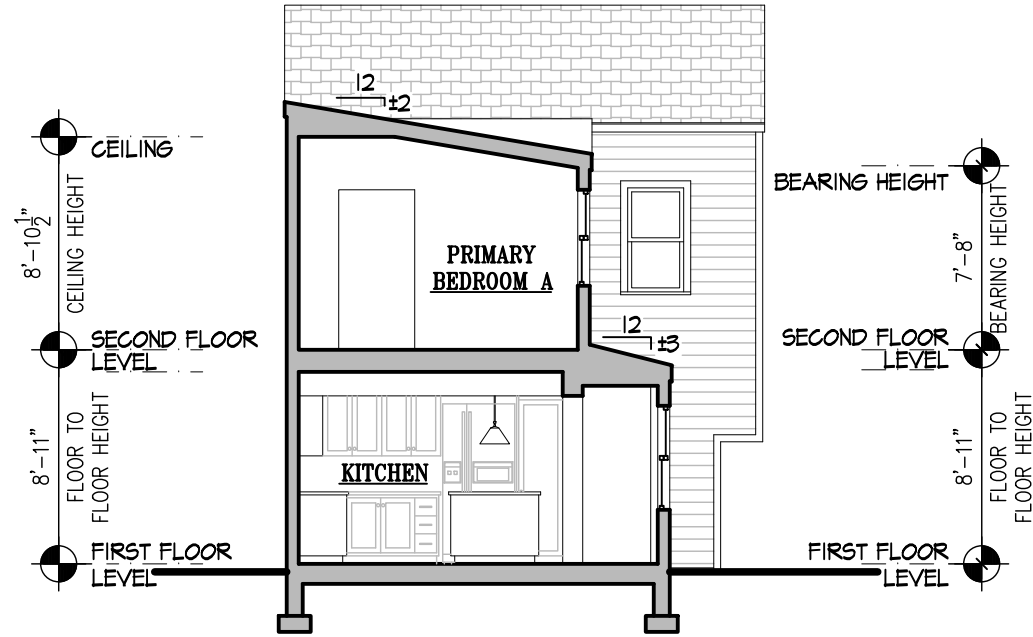


SIDE ELEVATION



1 OPEN PERGOLA ELEVATIONS
 A8 SCALE: 1/4" = 1'-0"

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

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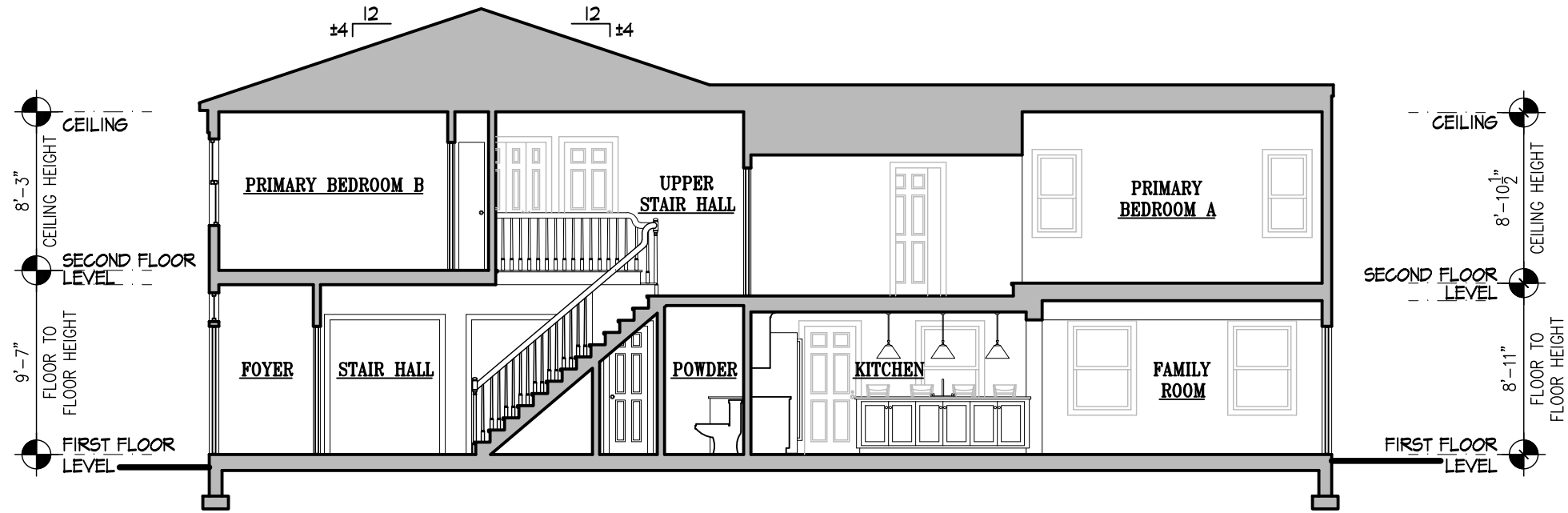
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BUILDING SECTION A

6/5/2023

A9



1 BUILDING SECTION B
 A10 SCALE: 1/8" = 1'-0"

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318 N. ALFRED STREET
 318 N. ALFRED STREET ALEXANDRIA, VA 22314

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BUILDING SECTION B

6/5/2023

A10



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. Street Address Zone

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

B. Existing Gross Floor Area

<u>Existing Gross Area</u>	<u>Allowable Exclusions**</u>	
Basement <input type="text"/>	Basement** <input type="text"/>	B1. <input type="text"/> Sq. Ft. Existing Gross Floor Area*
First Floor <input type="text"/>	Stairways** <input type="text"/>	B2. <input type="text"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor <input type="text"/>	Mechanical** <input type="text"/>	B3. <input type="text"/> Sq. Ft. Existing Floor Area Minus Exclusions (subtract B2 from B1)
Third Floor <input type="text"/>	Attic less than 7'*** <input type="text"/>	Comments for Existing Gross Floor Area <div style="border: 1px solid black; height: 60px; margin-top: 5px;"></div>
Attic <input type="text"/>	Porches** <input type="text"/>	
Porches <input type="text"/>	Balcony/Deck** <input type="text"/>	
Balcony/Deck <input type="text"/>	Lavatory*** <input type="text"/>	
Lavatory*** <input type="text"/>	Other** <input type="text"/>	
Other** <input type="text"/>	Other** <input type="text"/>	
B1. <u>Total Gross</u> <input type="text"/>	B2. <u>Total Exclusions</u> <input type="text"/>	

C. Proposed Gross Floor Area

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

D. Total Floor Area

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

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

E. Open Space

E1. Sq. Ft.
Existing Open Space

E2. Sq. Ft.
Required Open Space

E3. 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.

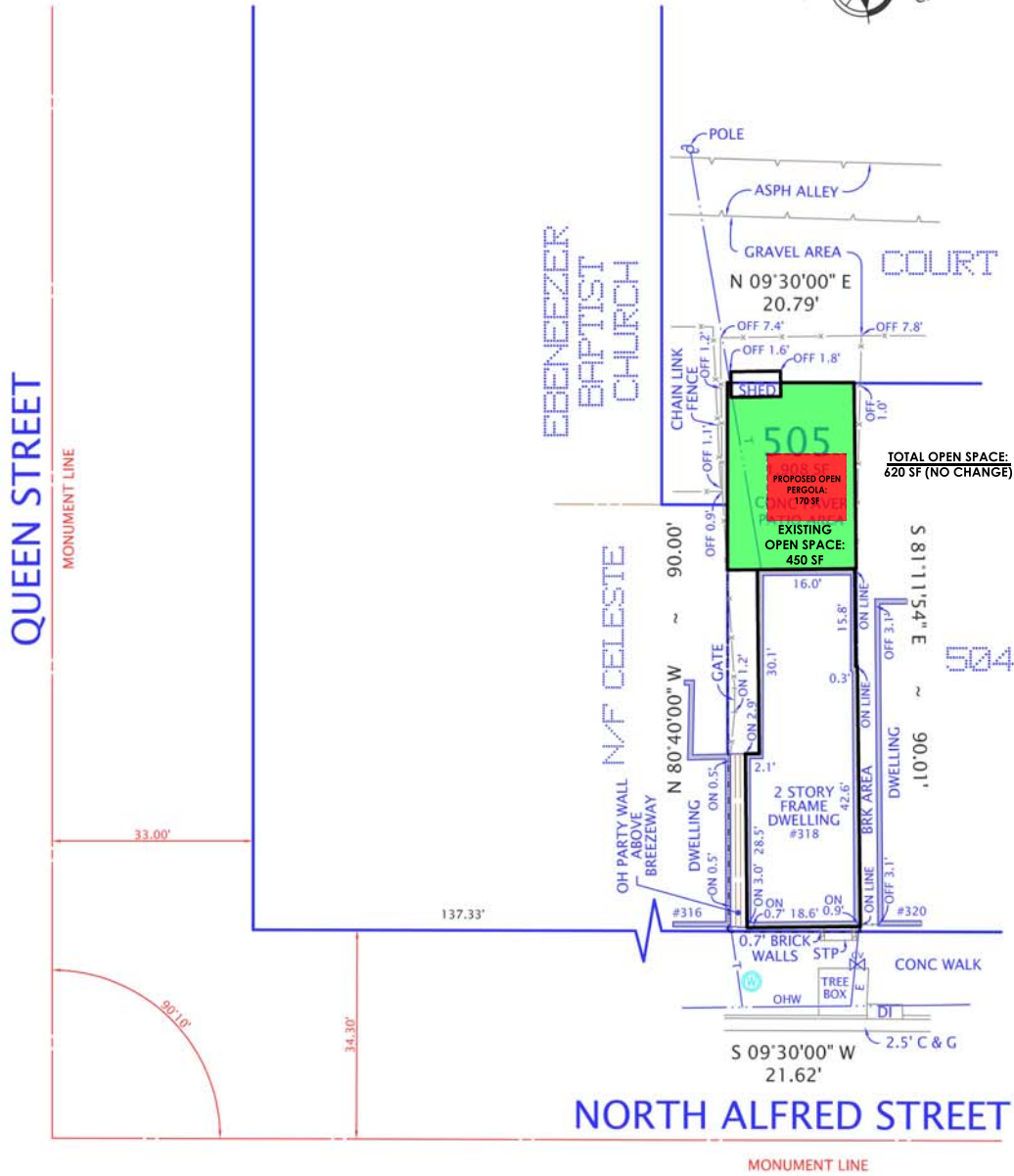
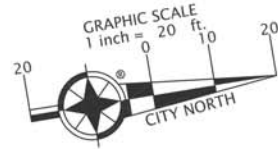
** Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

***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: Stephen Kulinski

NOTES: 1. FENCES ARE FRAME UNLESS NOTED.



PLAT
SHOWING HOUSE LOCATION ON
THE PROPERTY LOCATED AT
#318 NORTH ALFRED STREET

BEING
LOT 505
OF A RESUBDIVISION OF
318 AND 320 NORTH ALFRED STREET
(DEED BOOK 1437, PAGE 389)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' MAY 8, 2023

Revised Materials Received 6/6

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.
A TITLE REPORT WAS NOT FURNISHED.
NO CORNER MARKERS SET.



DOMINION SURVEYORS®

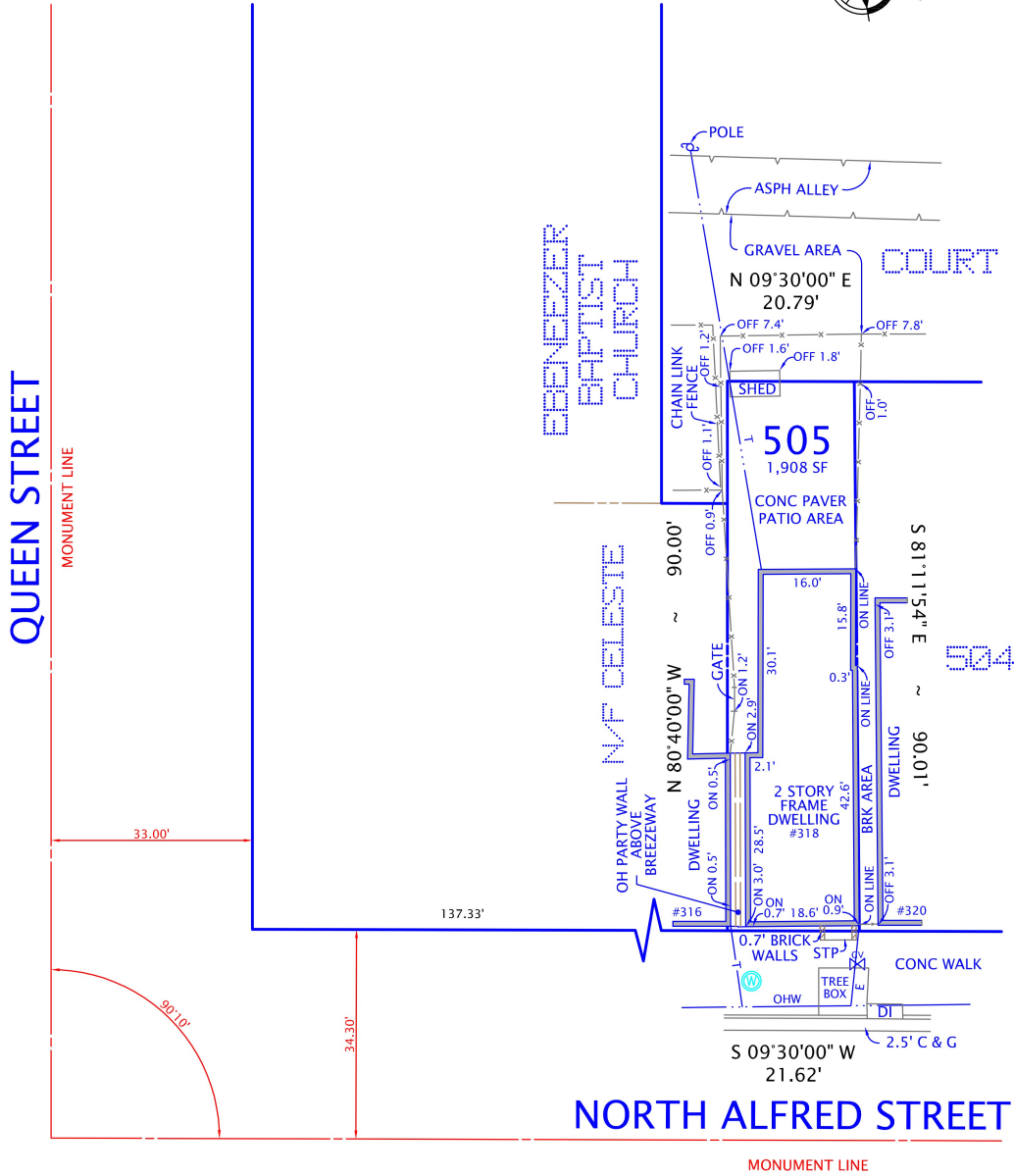
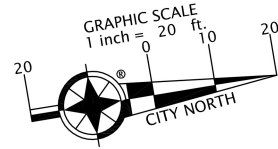
Ordered by:

MBH Settlement Group
228 S. Washington Street
Suite 100
Alexandria, VA 22314
PH: 703-739-0100
Fax: 703-739-8339

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8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
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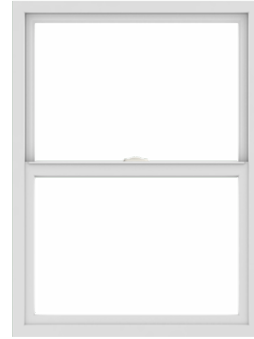
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318 N. Alfred Street – Old and Historic District

Windows:

Supplier:	Andersen 400 Series
Material:	Wood
Lite Pattern:	1 Over 1
Exterior Finish:	Match Existing
Window Size:	Varies (See Elevations)
Glazing:	Low-E



Doors:

Supplier:	Andersen 400 Series Frenchwood
Material:	Wood
Color:	White
Exterior Finish:	Match Existing
Door Size:	8068 Slider
Glazing:	Low-E



Outdoor Wall Sconce:

Supplier: Seaside Village E26

Material: Aluminum and Glass

Color: Black

Size: 6.5" W x 11" H

