

Docket Item #4
BAR #2018-00587

BAR Meeting
January 23, 2019

ISSUE: Permit to Demolish and Move
APPLICANT: Ildar Abdullin & Ana Kachalova
LOCATION: 1310 Queen Street
ZONE: RB/Townhouse zone

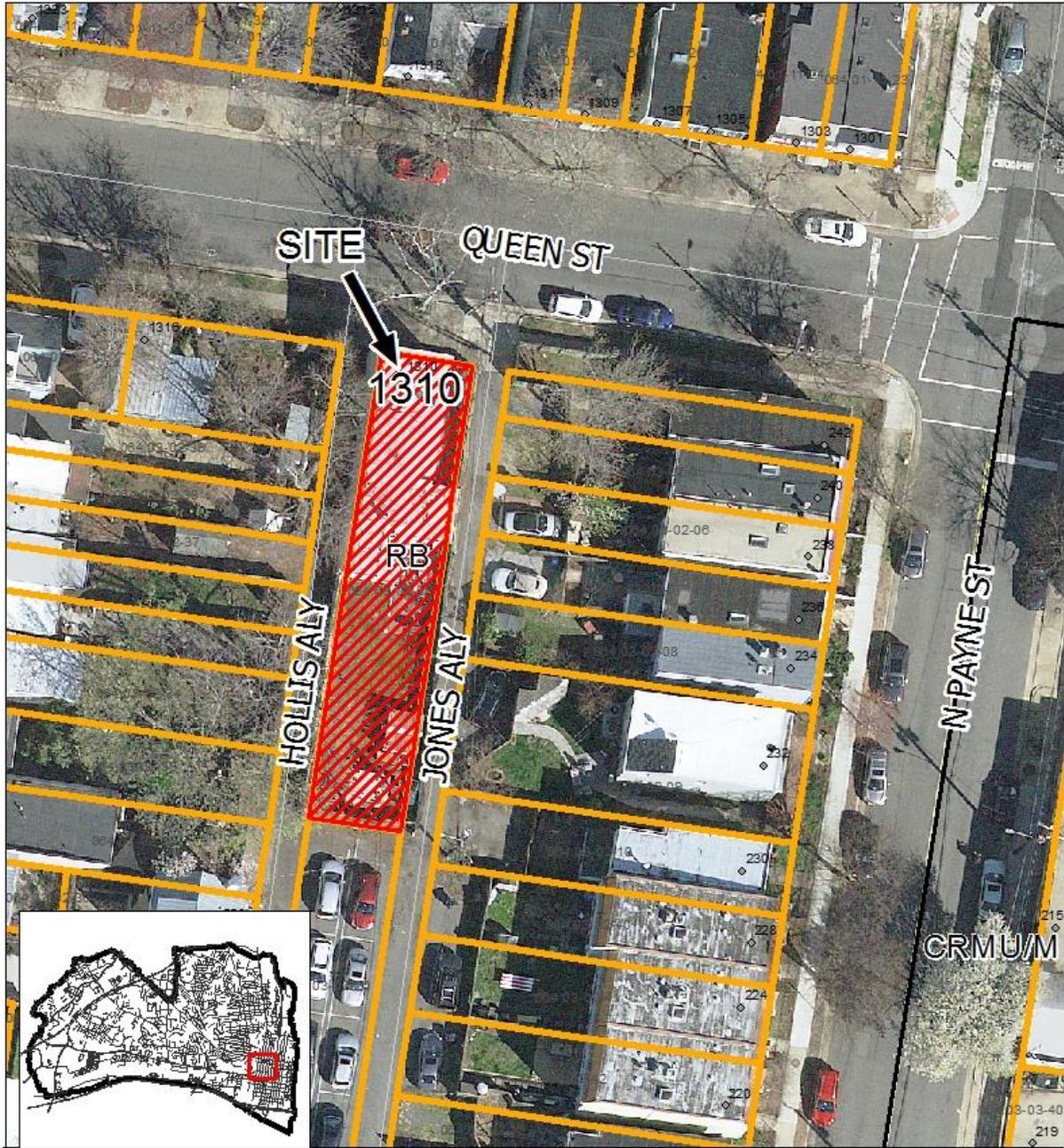
STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish and Move, as submitted, with the following Alexandria Archaeology comments:

1. Include the following statements in the General Notes of all construction documents that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:
 - a. The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
 - b. The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

GENERAL NOTES TO THE APPLICANT

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped 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.
2. **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.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire 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, 703-838-4360 for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official 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 #2018-00587
1310 Queen Street



0 15 30 60 Feet

I. ISSUE

The applicant is requesting a Permit to Move, Capsulate and Demolish at 1310 Queen Street.

Demolition

The applicant proposes to demolish the two, one-story, mid-to-late 20th century concrete block and frame additions at the rear of the property.

Relocation

The applicants were unaware when they purchased the subject property that the house was originally constructed five feet over the west property line into Hollis Alley. The applicant must move the existing historic house five feet to the east to be within the boundaries of the property.

Capsulation

After the later additions are demolished and the structure is moved, the applicant will return to the BAR for the approval of a two-story rear addition. In advance to the Certificate of Appropriateness for the addition, the applicant seeks approval of capsulation of the rear ell (south and east elevations) and the rear elevation of the main block as part of this application so that they do not have to reapply for a separate Permit to Capsulate at that time.

II. HISTORY

This two-story, two-bay vernacular Second Empire style townhouse was constructed between **1902 and 1907**, according to the Sanborn Fire Insurance Maps.

Since the creation of the Parker-Gray District, there have been two BAR approvals for the subject property:

BAR 1997-00231: new window on alley elevation and fence replacement.

BAR 2017-00293: in-kind fence replacement.

Staff has also recently signed off on an interior demolition permit for the subject property (BLD # 2018-01647) so that the condition and age of the interior framing could be inspected.

III. ANALYSIS

Permit to Demolish/Capsulate

In considering a Permit to Demolish, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-205(B):

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historic interest that its removal would be to the detriment of the public interest?	No
(2)	Is the building or structure of such interest that it could be made into an historic shrine?	No

(3)	Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No
(4)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(5)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage and making the city a more attractive and desirable place to live?	No
(6)	Would retention of the building or structure help maintain the scale and character of the neighborhood?	No

Staff has no objection to demolition of the two later additions. While no building permits for these additions could be located, they are clearly not original to the building, being largely constructed of concrete block, and have no historic significance. Staff also supports relocation of the house, which until recently was assumed to be fully on the applicant’s property. Sanborn maps have consistently shown the structure within the boundaries of the lot and not projecting into the adjacent alley, though historic plat maps are conflicting. The house was likely constructed encroaching into what was at that time a private alley and no objections were raised by the neighbors at that time. As a result of this encroachment, the adjacent property at 1316 Queen Street and the seven properties on North West Street which back up to the alley have essentially donated property to form the presently paved and now public alley. Figure 1 below shows the fence lines outlined in red of the adjacent properties. Now that it is a public alley, the irregularity must be cured before permits may be issued and relocation of 1310 Queen Street will allow the adjacent owners to fully utilize their properties.

The house presently sits lower than its original relationship to grade, as the street and sidewalk have been elevated slightly over time. When the property is relocated and placed on a new foundation, it will be elevated approximately 1’-4” inches to restore its original height. While not an issue before the BAR, the applicant will also excavate a partial basement before the house is relocated.

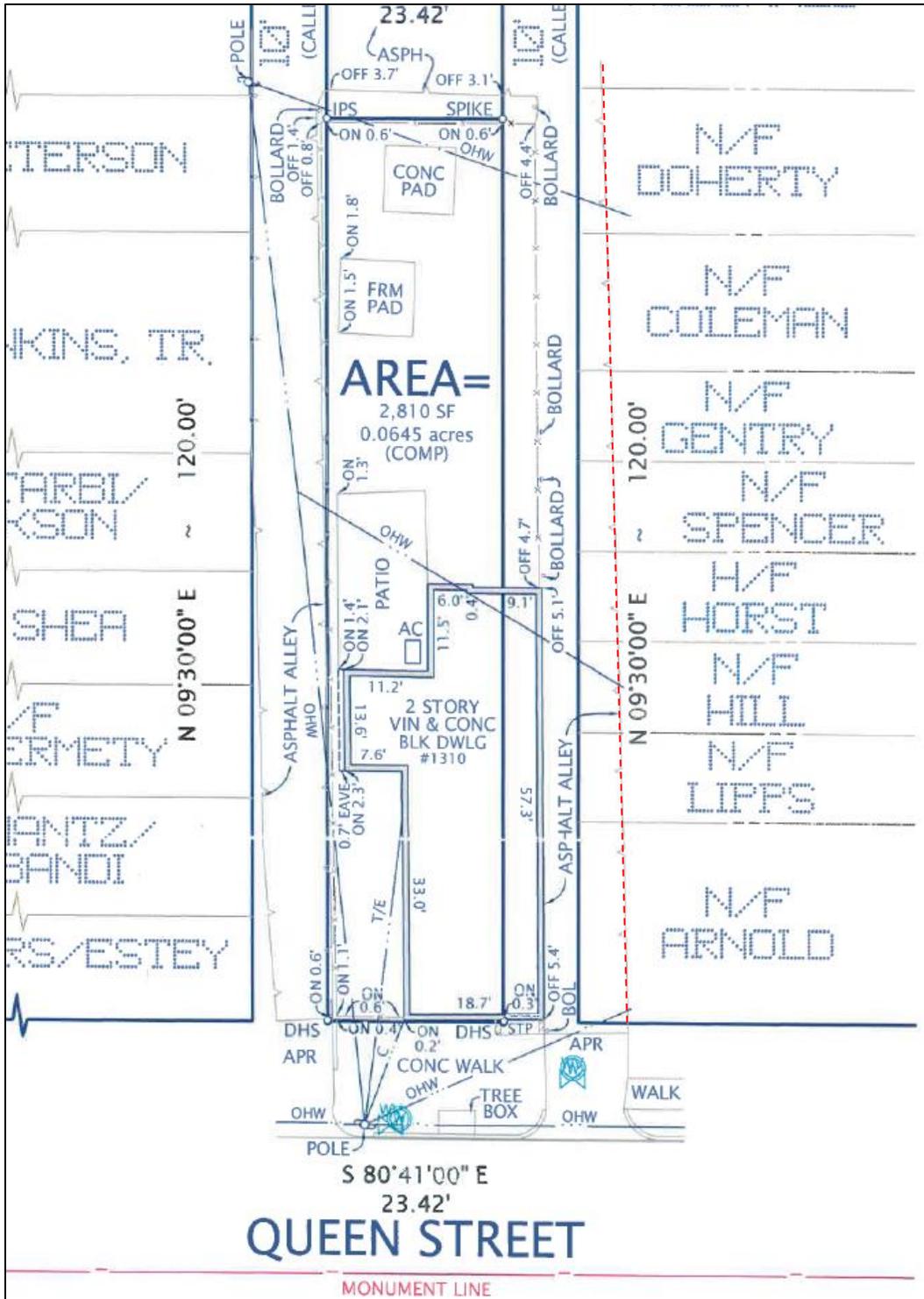


Figure 1: Plat showing adjacent fence lines

Following the demolition of the later additions and the relocation of the house, the applicant will separately seek approval of a Certificate of Appropriateness for a two-story rear addition from the BAR. Figure 2, below, shows in red the area of the proposed capsulation of the rear wall of the existing ell, and the side of the ell and the rear of the main block. Staff recommends that the offset of the original ell remain visible from Queen Street at the cornice line, so the proposed addition

will stop approximately two feet below the existing cornice line. If the area to be capsulated changes as a result of the design of the addition, the applicant will be required to amend this approval.

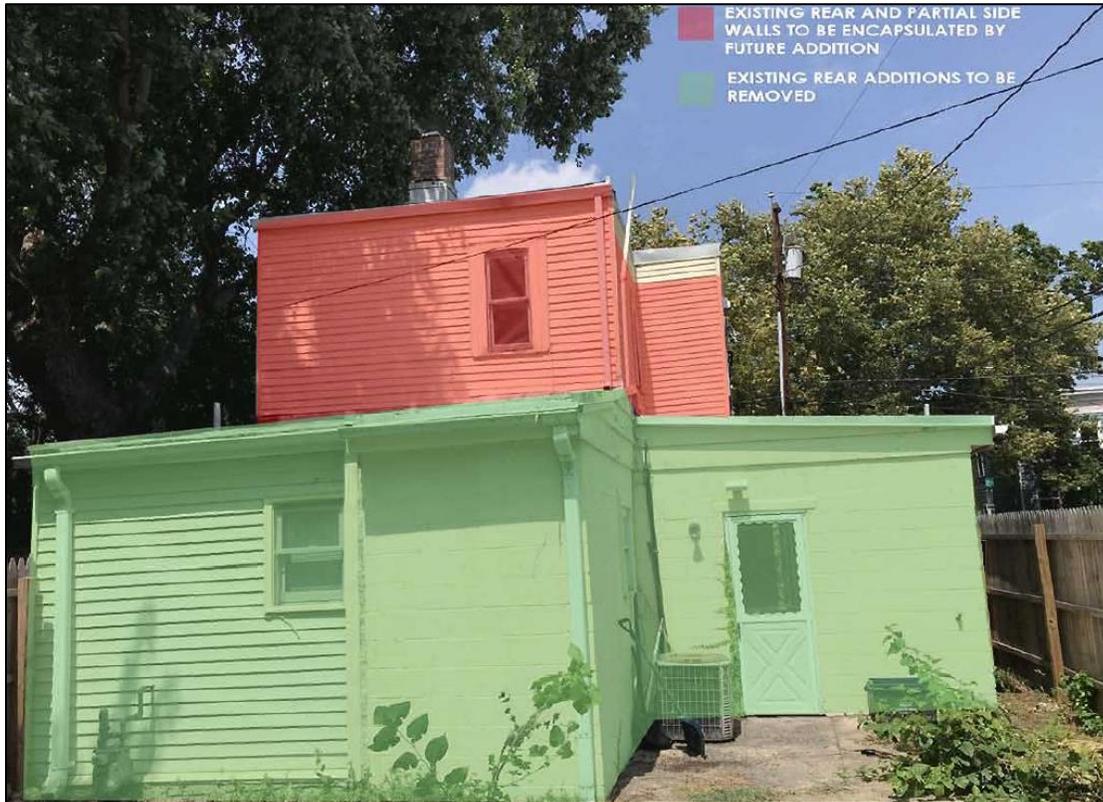


Figure 2: Image showing proposed demolition/capsulation

In summary, staff recommends approval of the Permit to Move, Capsulate and Demolish.

STAFF

Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Proposed relocated house and demolition will comply with zoning.

Code Administration

C-1 A building permit, plan review and inspections are required prior to the start of construction.

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 The applicant should provide a determination of disturbed area per City Guidelines to T&ES prior to submitting for permits. If the land disturbance meets or exceeds 2500 square feet, a released grading plan will be required prior to submitting for permits. (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)

Alexandria Archaeology

- F-1. Historic maps indicate that a small structure fronted on Queen Street on this property in the mid-nineteenth century. By the late nineteenth century, the structure is no longer present, and in the first decade of the twentieth century the present structure on the lot was built. The property therefore has the potential to yield archaeological resources that could provide insight into domestic activities in mid-nineteenth-century Alexandria.
- R*1. The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- R*2. The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.
- R-3. The statements in archaeology conditions above marked with an asterisk "*" shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

V. ATTACHMENTS

- 1 – Application for BAR2018-00575 & 00576 – 1310 Queen St*
2 – Supplemental Materials

BAR Case # _____

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).*

The applicant proposes to move the existing early 20th century, 2-story residential structure to be within the property line. The existing home's current location is 5'-0 +/- over the western property line and into the existing alley. They also request to remove two late 20th century, 1-story additions at the rear, the existing stoop and propose to excavate for a new basement under the relocated home. The existing rear and partial side walls will be encapsulated by a future addition.

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.*

- 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 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: 

Printed Name: Karen Conkey

Date: 12/19/2018

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.	Ildar Abdullin Anna Kachalova	1310 Queen 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 1310 Queen Street (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.	Ildar Abdullin Anna Kachalova	1310 Queen 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.	Ildar Abdullin Anna Kachalova		N/A
2.	Karen Conkey	Client	Purvi Irwin
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.

12/19/2018
Date

Karen Conkey
Printed Name


Signature



Department of Planning and Zoning Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. 1310 QUEEN STREET, ALEXANDRIA, VA 22314
Street Address

RB
Zone

A2. 2,810.00 x 0.75 = 2,107.50
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement
First Floor 850.00
Second Floor 571.00
Third Floor
Attic
Porches
Balcony/Deck
Lavatory***
Other**

Allowable Exclusions**

Basement**
Stairways**
Mechanical** 41.00
Attic less than 7'***
Porches**
Balcony/Deck**
Lavatory*** 50.00
Other**
Other**

B1. 1,421.00 Sq. Ft.
Existing Gross Floor Area*

B2. 91.00 Sq. Ft.
Allowable Floor Exclusions**

B3. 1,330.00 Sq. Ft.
Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

INCLUDES ONLY GSF ON LOT.

B1. Total Gross 1,421.00 B2. Total Exclusions 91.00

C. Proposed Gross Floor Area

Proposed Gross Area

Basement
First Floor 234.00
Second Floor 234.00
Third Floor
Attic
Porches
Balcony/Deck
Lavatory***
Other -279.00

Allowable Exclusions**

Basement**
Stairways** 60.00
Mechanical**
Attic less than 7'***
Porches**
Balcony/Deck**
Lavatory***
Other**
Other**

C1. 189.00 Sq. Ft.
Proposed Gross Floor Area*

C2. 60.00 Sq. Ft.
Allowable Floor Exclusions**

C3. 129.00 Sq. Ft.
Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

C1. Total Gross 189.00 C2. Total Exclusions 60.00

D. Total Floor Area

D1. 1,459.00 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 2,107.50 Sq. Ft.
Total Floor Area Allowed
by Zone (A2)

E. Open Space (RA & RB Zones)

E1. 1,931.00 Sq. Ft.
Existing Open Space

E2. 800.00 Sq. Ft.
Required Open Space

E3. 1,842.00 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.

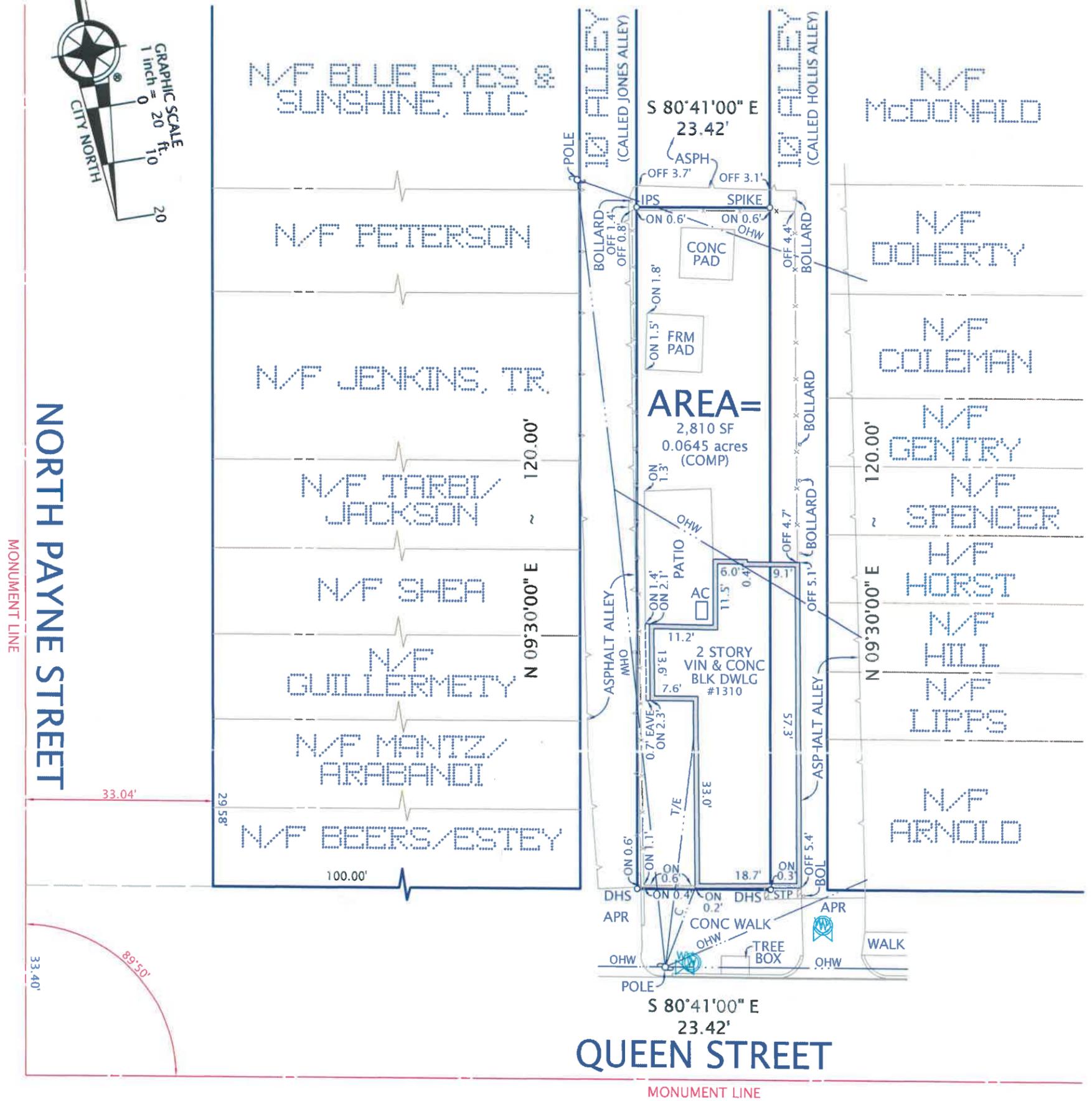
**Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

***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:

- NOTES: 1. FENCES ARE FRAME.
 2. WALLS ARE 0.7' BRICK.
 3. IPS DENOTES IRON PIPE SET.
 4. DHS DENOTES DRILL HOLE SET.



PLAT
 SHOWING HOUSE LOCATION ON
 THE PROPERTY LOCATED AT
#1310 QUEEN STREET

(INST. #180006344)
 CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20'

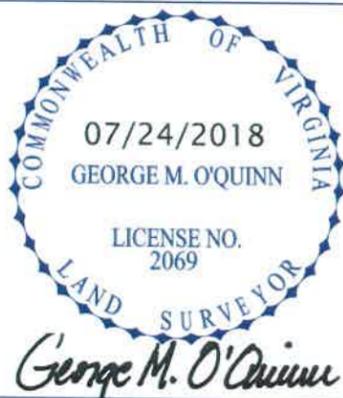
JULY 24, 2018

JULY 31, 2018 (STAKED LOT)

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.



ORDERED BY:

ABDULLIN
 JACK SCOTT ARCHITECTS, LLC



8808-H PEAR TREE VILLAGE COURT
 ALEXANDRIA, VIRGINIA 22309
 703-619-6555
 FAX: 703-799-6412



1310 Queen Street, Alexandria, VA 22314

BAR SUBMITTAL-PHASE 1

PHOTO OF EXISTING QUEEN STREET ELEVATION

COPYRIGHT ©

CLIENT:
Ildar Abdullin & Anna Kachalova
 3600 S. Glebe Road, Unit 315
 Arlington, VA 22202

ARCHITECT:
 325 north patrick street
 alexandria, va 22314
 703 . 589 . 4550
 info@conkeyarchitects.com

19 DECEMBER 2018

Conkey | architects

ASK
1.1A

NOT FOR CONSTRUCTION



1310 Queen Street, Alexandria, VA 22314

BAR SUBMITTAL-PHASE 1

PHOTO OF EXISTING SIDE ELEVATION (JONES ALLEY ELEVATION)

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CLIENT:
Ildar Abdullin & Anna Kachalova
 3600 S. Glebe Road, Unit 315
 Arlington, VA 22202

ARCHITECT: 325 north patrick street
 alexandria, va 22314
 703 . 589 . 4550
 info@conkeyarchitects.com

19 DECEMBER 2018

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**ASK
 1.1B**

NOT FOR CONSTRUCTION



EXISTING REAR AND PARTIAL SIDE WALLS TO BE ENCAPSULATED BY FUTURE ADDITION
 EXISTING REAR ADDITIONS TO BE REMOVED

1310 Queen Street, Alexandria, VA 22314

PHOTO OF EXISTING REAR ELEVATION

CLIENT:
 Ildar Abdullin & Anna Kachalova
 3600 S. Glebe Road, Unit 315
 Arlington, VA 22202

19 DECEMBER 2018

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ARCHITECT: 325 north patrick street
 alexandria, va 22314
 703 . 589 . 4550
 info@conkeyarchitects.com

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BAR SUBMITTAL-PHASE I

**ASK
1.1C**

NOT FOR CONSTRUCTION



1310 Queen Street, Alexandria, VA 22314

PHOTO OF EXISTING SIDE ELEVATION (HOLLIS ALLEY ELEVATION)

CLIENT:
Ildar Abdullin & Anna Kachalova
 3600 S. Glebe Road, Unit 315
 Arlington, VA 22202

19 DECEMBER 2018

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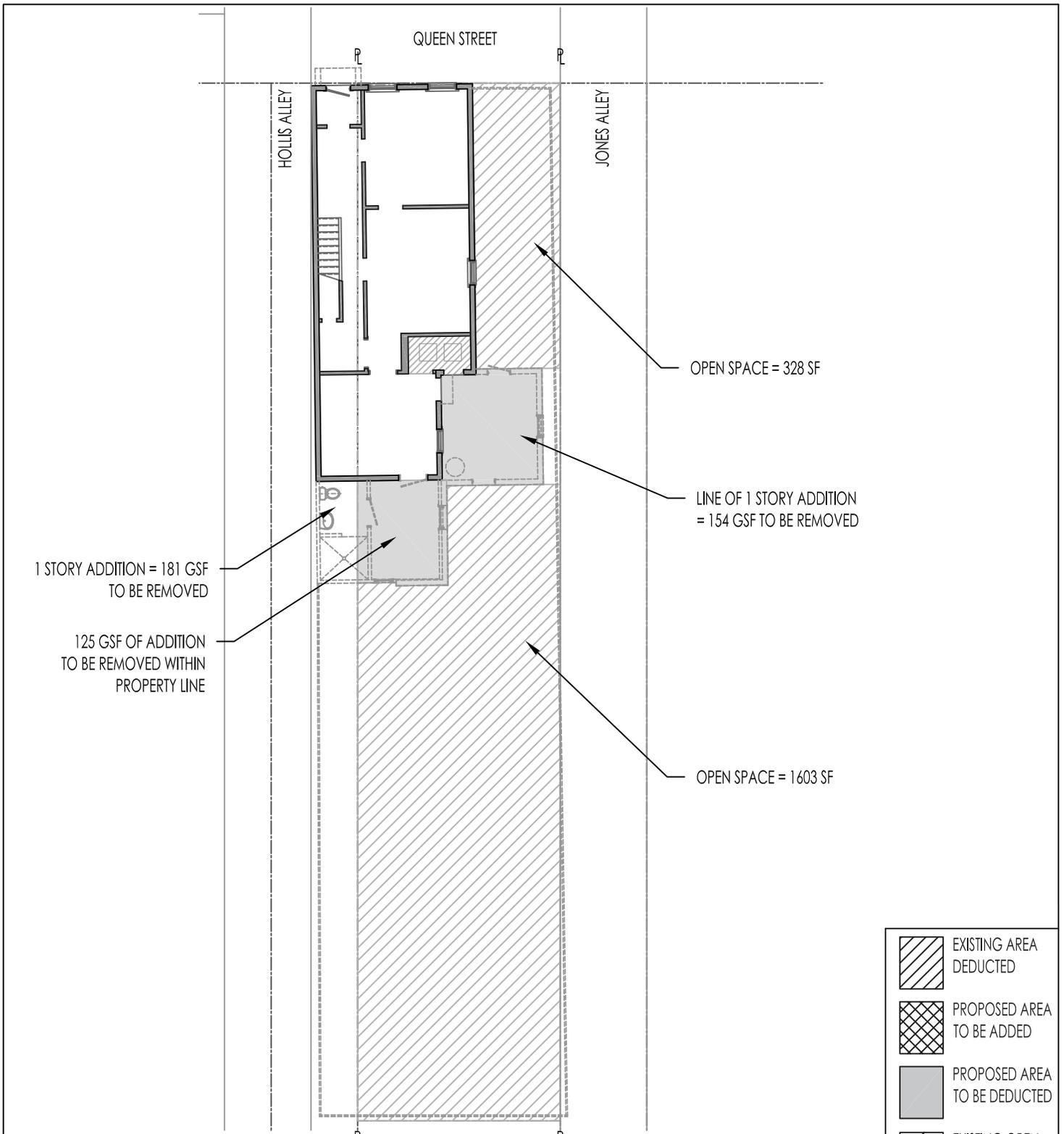
ARCHITECT: 325 north patrick street
 alexandria, va 22314
 703 . 589 . 4550
 info@conkeyarchitects.com

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BAR SUBMITTAL-PHASE 1

**ASK
 1.1D**

NOT FOR CONSTRUCTION

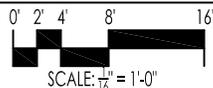


THESE DRAWINGS AND SPECIFICATIONS, AND THE IDEAS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, CONKEY ARCHITECTS. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT, OR BY ANY OTHER PERSON FOR ANY PURPOSE OTHER THAN FOR THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

1310 Queen Street, Alexandria, VA 22314

EXISTING 1ST FLOOR PLAN

CLIENT:
Ildar Abdullin & Anna Kachalova
 3600 S. Glebe Road, Unit 315
 Arlington, VA 22202



19 DECEMBER 2018

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ARCHITECT: 325 north patrick street
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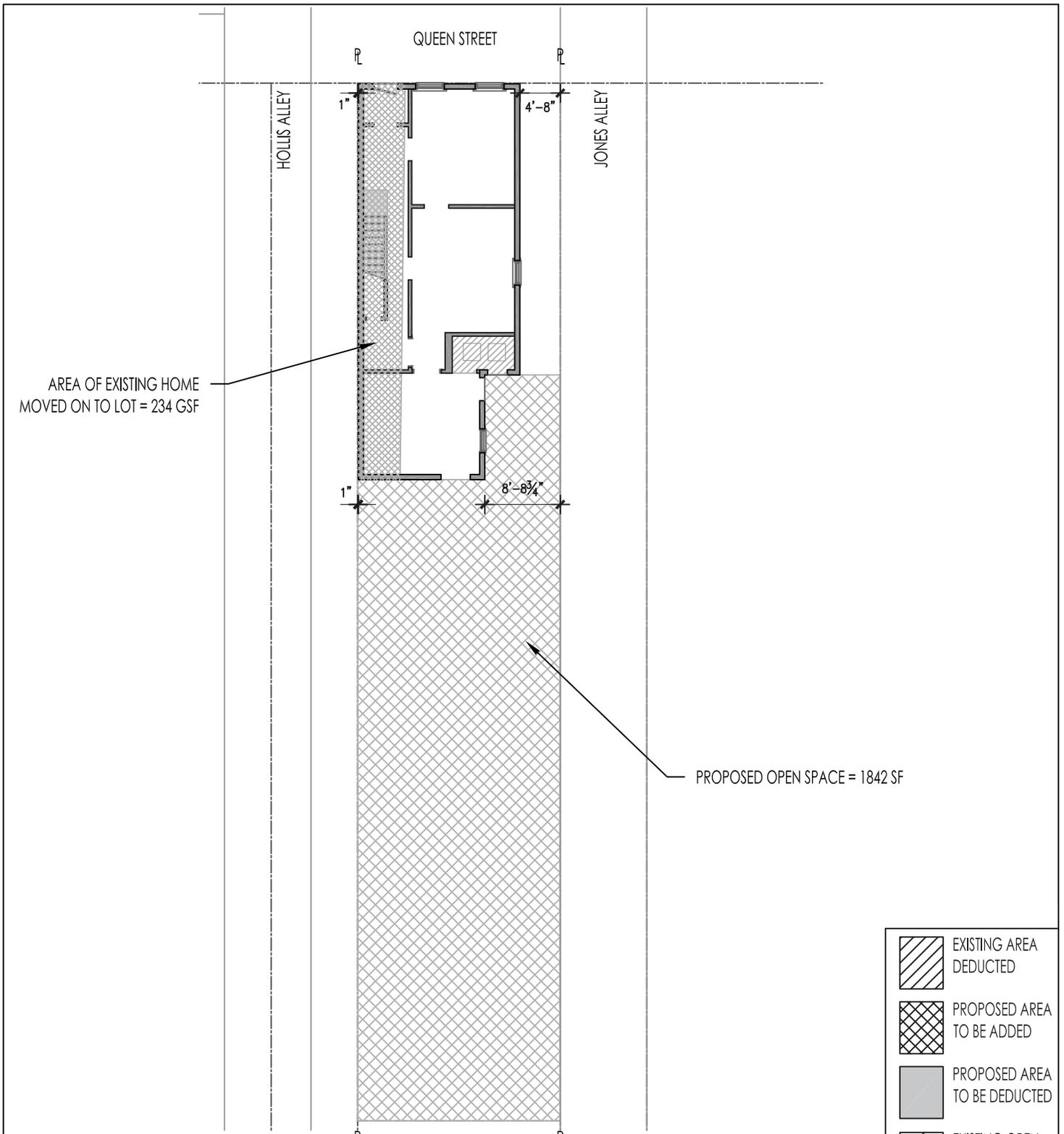
Conkey | architects

-  EXISTING AREA DEDUCTED
-  PROPOSED AREA TO BE ADDED
-  PROPOSED AREA TO BE DEDUCTED
-  EXISTING OPEN SPACE
-  PROPOSED OPEN SPACE

BAR SUBMITTAL-PHASE 1

ASK
2.1

NOT FOR CONSTRUCTION



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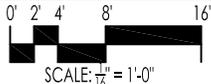
-  EXISTING AREA DEDUCTED
-  PROPOSED AREA TO BE ADDED
-  PROPOSED AREA TO BE DEDUCTED
-  EXISTING OPEN SPACE
-  PROPOSED OPEN SPACE

1310 Queen Street, Alexandria, VA 22314

PROPOSED 1ST FLOOR PLAN - EXISTING HOUSE MOVED FULLY ON TO LOT

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 3600 S. Glebe Road, Unit 315
 Arlington, VA 22202



19 DECEMBER 2018

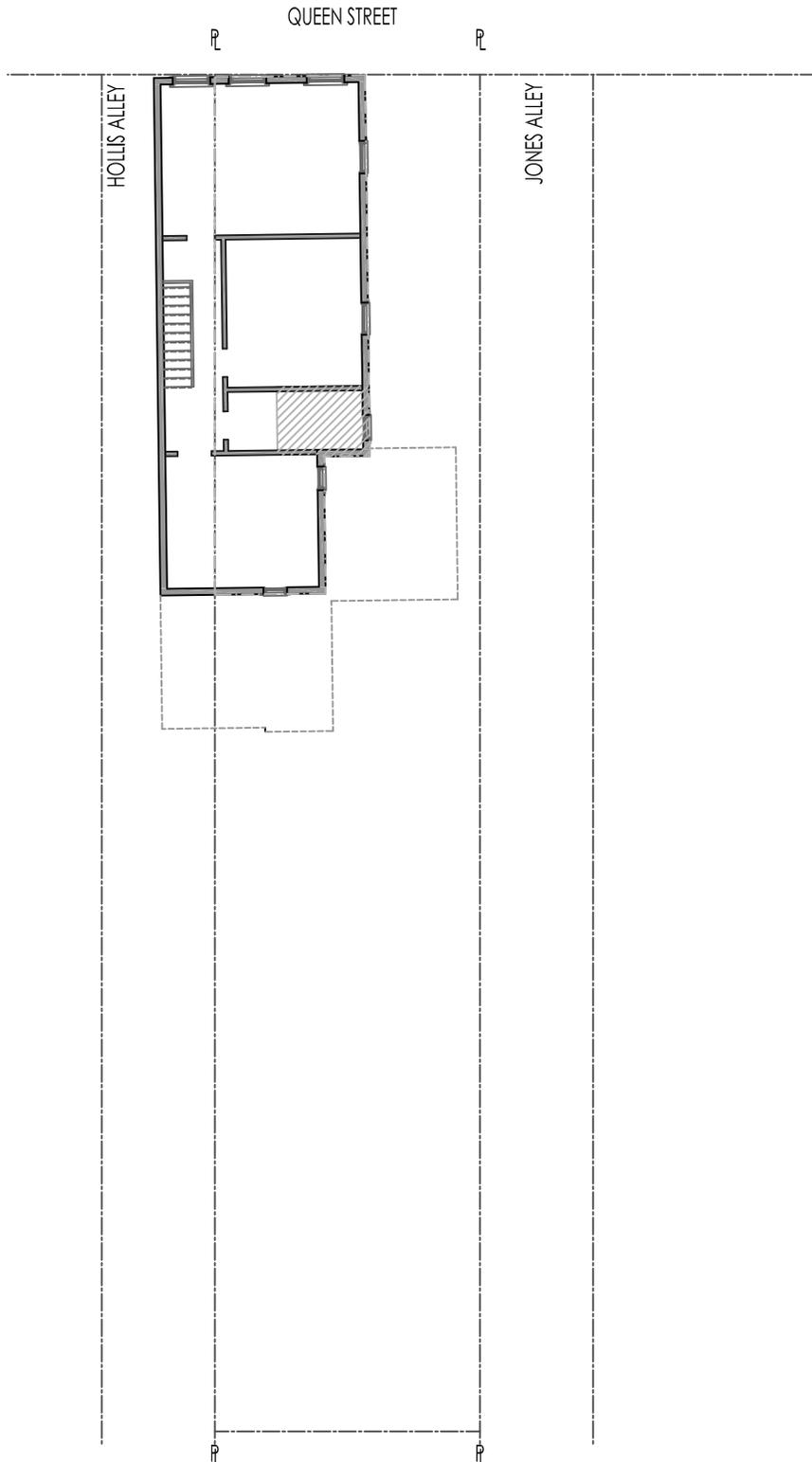
ARCHITECT:
 325 north patrick street
 alexandria, va 22314
 703 . 589 . 4550
 info@conkeyarchitects.com

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BAR SUBMITTAL-PHASE 1

**ASK
 2.1A**

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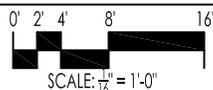
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	EXISTING AREA DEDUCTED
	PROPOSED AREA TO BE ADDED
	PROPOSED AREA TO BE DEDUCTED
	EXISTING OPEN SPACE
	PROPOSED OPEN SPACE

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EXISTING 2ND FLOOR

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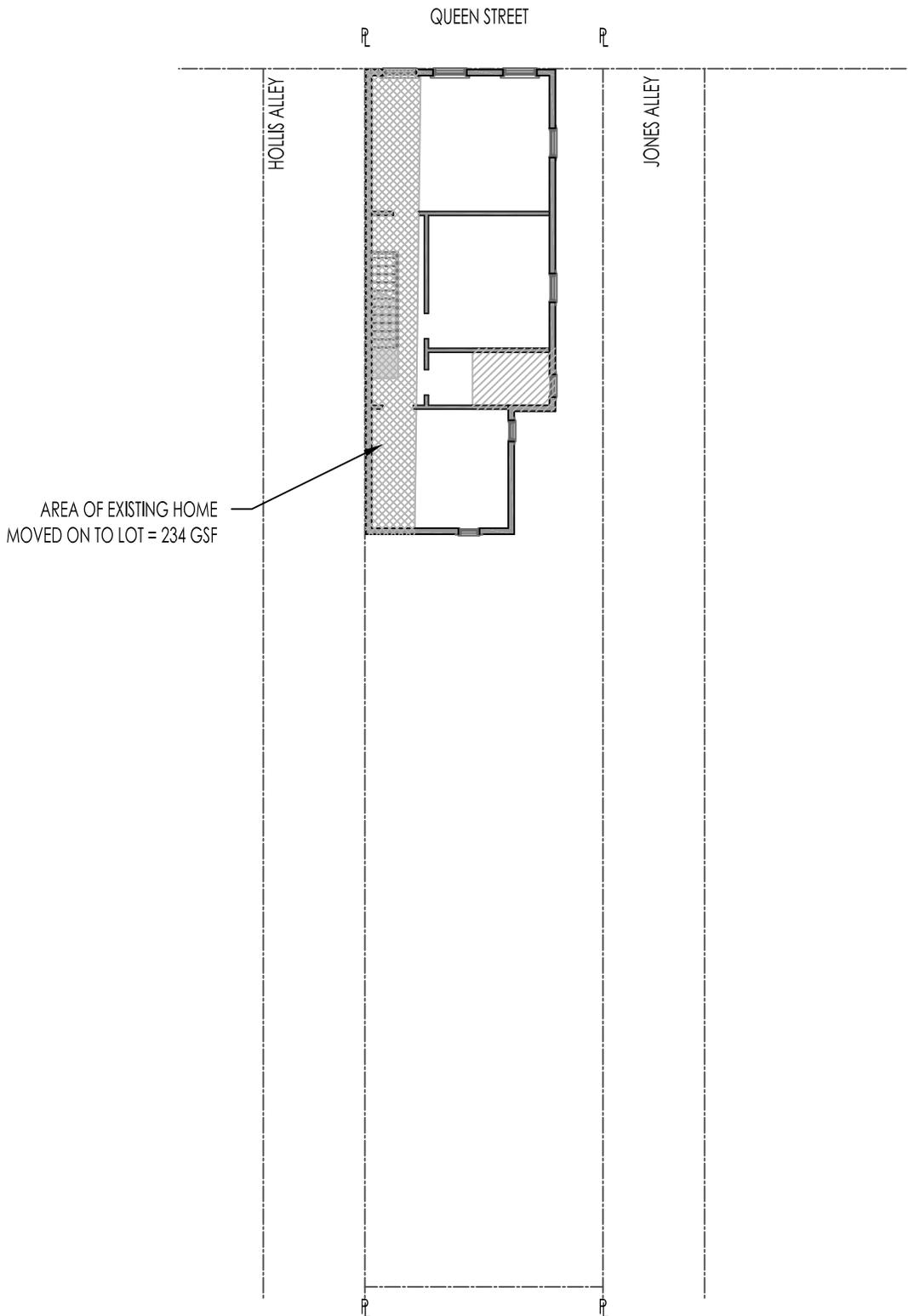
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ASK
2.2

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AREA OF EXISTING HOME
MOVED ON TO LOT = 234 GSF

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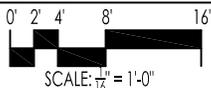
	EXISTING AREA DEDUCTED
	PROPOSED AREA TO BE ADDED
	PROPOSED AREA TO BE DEDUCTED
	EXISTING OPEN SPACE
	PROPOSED OPEN SPACE

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PROPOSED 2ND FLOOR PLAN - EXISTING HOUSE MOVED FULLY ON TO LOT

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**ASK
2.2A**

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