

**ISSUE:** Certificate of Appropriateness for alterations

**APPLICANT:** Susan Taylor

**LOCATION:** Old and Historic Alexandria District  
515 North Columbus Street

**ZONE:** RM/Residential Townhouse Zone

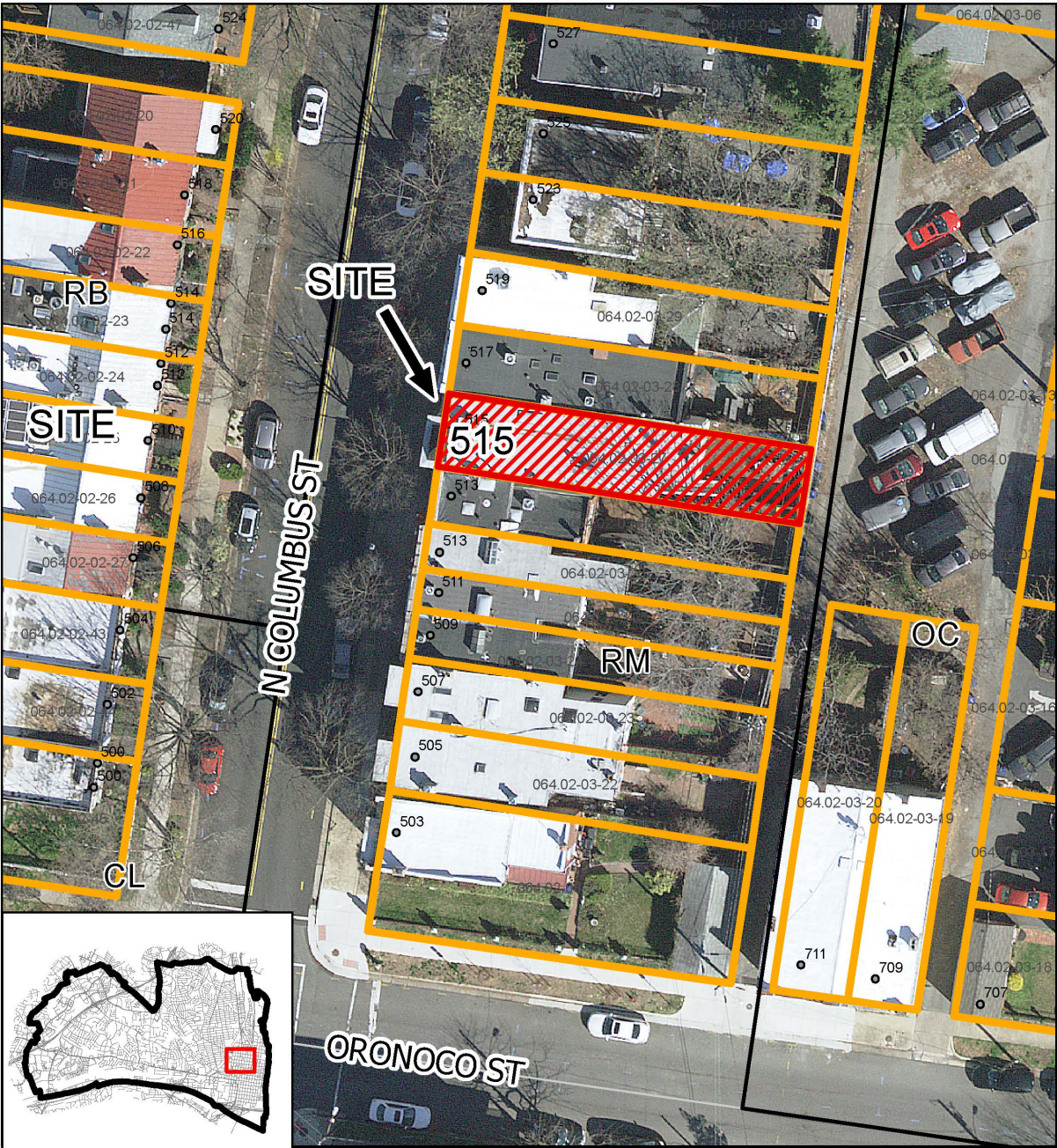
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**STAFF RECOMMENDATION**

Staff recommends approval of the Certificate of Appropriateness as submitted, noting the recommendations of Alexandria Archaeology.

**GENERAL NOTES TO THE APPLICANT**

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or [preservation@alexandriava.gov](mailto:preservation@alexandriava.gov) for further information.
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 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.
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.



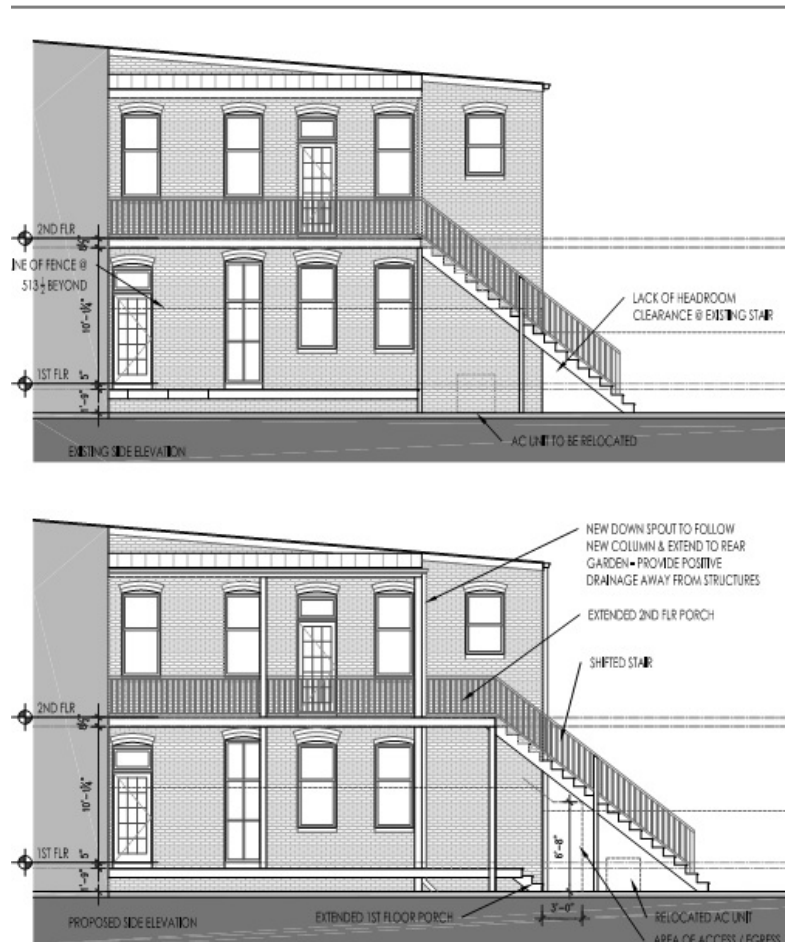
**BAR #2020-00475**  
**515 North Columbus Street**

0 15 30 60 Feet



## I. APPLICANT'S PROPOSAL

The applicant requests a Certificate of Appropriateness to extend an existing exterior two-story porch and stair on the south/side elevation of the house eastward by approximately six feet. The applicant also proposes to add a new downspout along the new easternmost column. (Figure 1.)



**Figure 1: existing and proposed south elevation**

## II. HISTORY

The dwelling at 515 North Columbus was built sometime between **1892 and 1896**. The heirs of Henry Daingerfield, residing in the Swann-Daingerfield House on Prince Street, sold the entire block bounded by Pendleton, North Columbus, Oronoco, and North Washington Streets to John D. Hooe, Charles C. Carlin, and J.K.M. Norton in 1891. City engineers surveyed and platted the block in 1892, and Hooe, Carlin, and Norton then sold lots over a twenty-two year period. Sanborn Fire Insurance Maps do not show any buildings on North Columbus Street in 1891. The house at 515 North Columbus is one of three depicted on this block of North Columbus Street on the 1896 Sanborn map (Figure 2). Unfortunately, building permits do not exist for this block to more accurately confirm the construction date.



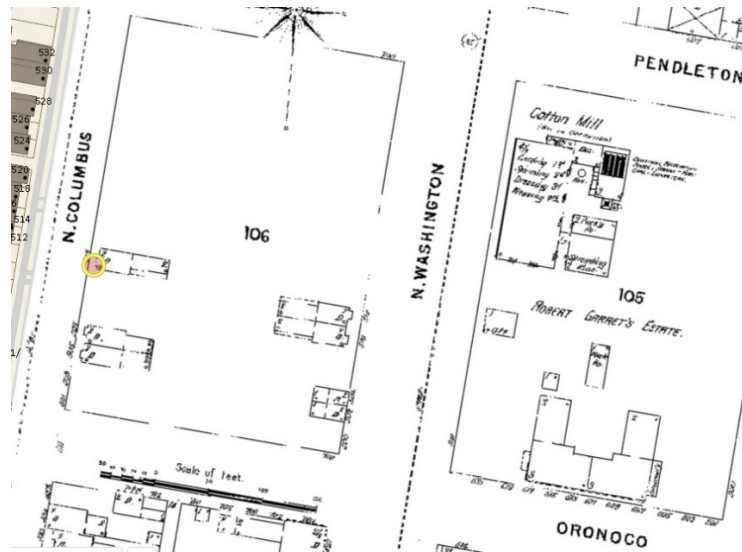


Figure 2: 1896 Sanborn map, subject property with orange dot

The two-story brick townhouse exhibits typical Queen Anne detailing, including a corbeled brick cornice, molded brick segmental arches over the windows, one-over-one windows, brick stringcourses, and a front gable and bay that provide vertical expression. The wood entry porch and tripartite bay windows have complementary decorative 19<sup>th</sup> century fretwork.

#### *Previous BAR Approvals*

No previous BAR cases exist for this site.

### **III. ANALYSIS**

The *Design Guidelines* state that “Exterior stairways should not be located on a principal façade elevation.” They also state that “Exterior stairways should be made of material appropriate to the period of the structure. For example, wood stairways are preferred for 18<sup>th</sup> and early 19<sup>th</sup> century buildings...Exterior wood stairways must be painted or stained.” The applicant proposes extending an existing pressure-treated wood walkway/stair on the south side of the house, not the primary/west elevation. This in-kind project will use painted pressure-treated lumber with composite decking for the flooring and stair treads. While visible from the rear public alley to the east, the stair is not visible from the primary elevation and does not detract from the structure’s historic character.

Section 3-1106(B)(1) of the zoning ordinance states that “Each residential lot shall provide open and usable space in an amount equal to the lesser of the following: (a) 35 percent of the lot area, or (b) The amount existing on June 24, 1992.” The applicant has provided a 1984 plat depicting a parking pad in the rear yard. (Figure 3.) The proposed addition therefore complies with the open space requirements.

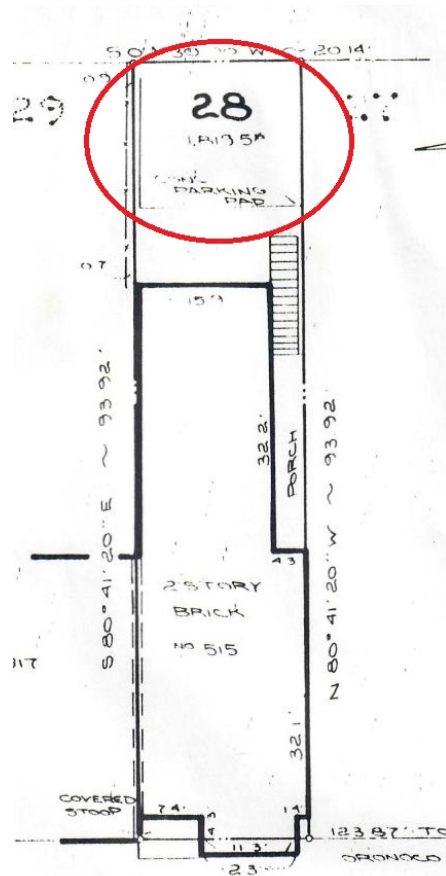


Figure 3: 1984 plat showing parking pad

In the early 1980s the owners of 515 and 513 ½ North Columbus Street jointly paid for a fence at the boundary line of the two properties. A 2018 survey revealed that the fence was not on the property line; instead, it was located eighteen inches into the yard of 513 ½ North Columbus Street. The recent relocation of the fence to the property line has brought it adjacent to the stair, blocking access to the first-floor south entrance. Therefore, the applicant must extend the second-floor deck/walkway and stair in order to provide continued access to the south entrance on the first floor.

Staff does not object to extending the walkway and stair. It does not hide or obscure or cause the removal of historic architectural details, and the material selected is sympathetic to the building materials generally found in the historic district. With no changes to materials or design, the stair will not negatively affect the historic integrity of the house or surrounding area.

Staff recommends approval of the application, as submitted, noting the recommendations of Alexandria Archaeology.

#### **STAFF**

Susan Hellman, Historic Preservation Planner, Planning & Zoning

Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

#### **IV. CITY DEPARTMENT COMMENTS**

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

##### **Zoning**

- F-1 Property is zoned RM, which, per Section 3-1106(B)(1)(b), requires the property to meet an open space requirement in an amount equal to the lesser of the following:
- a. 35 percent of the lot are, or
  - b. The amount existing on June 24, 1992.
- F-3 The applicant submitted information showing the property had 347 square feet of open space, 18% of the lot area, in 1992; therefore, the open space requirement is 347 square feet.
- F-4 The property currently has 511 square feet of open space, 27% of the lot area. The proposal will decrease the property by 24 square feet, resulting in 487 square feet, 25% of the lot area.
- C-1 Proposed stair renovations and alterations comply with zoning.

##### **Code Administration**

- C-1 A building permit and plan review 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 Previously reviewed under BAR2019-00338. (T&ES)
- F-2 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- F-3 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:  
For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.  
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)

- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

**Alexandria Archaeology**

- F-1 The block bounded by Pendleton, Washington, Oronoco, and Columbus streets was the location of a mansion built between 1785 and 1790 for John Dundas, prominent citizen, merchant, and early mayor of the town. First called Dundas Castle, and later, Castle Thunder, the house fronted on Pendleton Street and was surrounded by extensive gardens with a picket fence enclosing the entire estate, now a city block. According to the 1810 census, there were 9 whites and 8 slaves living on the property. After the Civil War, the house was abandoned, fell into disrepair, and gained the reputation of being haunted. The property at 515 N. Columbus St. was part of this estate and has the potential to yield archaeological resources that could provide insight into activities in late 18<sup>th</sup> and 19<sup>th</sup>-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 historic or prehistoric 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 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 grading plans so that on-site contractors are

aware of the requirements.

**V. ATTACHMENTS**

*1 – Application for BAR 2020-00475: 515 North Columbus Street*  
*2 – Supplemental Materials*



**ADDRESS OF PROJECT:** 515 NORTH COLUMBUS STREET, ALEXANDRIA, VA 22314

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

**TAX MAP AND PARCEL:** 064.02-03-27 **ZONING:** RM

**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: SUSAN TAYLOR

Address: 418 NORTH LEE STREET

City: ALEXANDRIA State: VA Zip: 22314

Phone: 703-927-3000 E-mail: susan@callsusantaylor.com

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

Name: KAREN CONKEY Phone: 703-589-4550

E-mail: kconkey@conkeyarchitects.com

**Legal Property Owner:**

Name: SUSAN TAYLOR

Address: 418 NORTH LEE STREET

City: ALEXANDRIA State: VA Zip: 22314

Phone: 703-927-3000 E-mail: susan@callsusantaylor.com

- ☐ Yes ☒ No Is there an historic preservation easement on this property?  
☐ Yes ☐ No If yes, has the easement holder agreed to the proposed alterations?  
☐ Yes ☐ No Is there a homeowner's association for this property?  
☐ Yes ☐ No If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

**NATURE OF PROPOSED WORK:** *Please check all that apply*

- ☐ NEW CONSTRUCTION  
☒ EXTERIOR ALTERATION: *Please check all that apply.*  
     ☐ awning                      ☐ fence, gate or garden wall    ☐ HVAC equipment                      ☐ shutters  
     ☐ doors                        ☐ windows                              ☐ siding                                      ☐ shed  
     ☐ lighting                      ☐ pergola/trellis                      ☐ painting unpainted masonry  
     ☒ other \_\_\_\_\_ EXTERIOR STAIR EXPANSION & REPLACEMENT  
☐ ADDITION  
☐ DEMOLITION/ENCAPSULATION  
☐ SIGNAGE

**DESCRIPTION OF PROPOSED WORK:** *Please describe the proposed work in detail (Additional pages may be attached).*

The applicant proposes to rebuild their existing 2-story porch and stair at the side / rear of their midblock 1880's town home located at 515 North Columbus Street. The re-built stair is proposed to shift into the rear yard by approximately 6' to allow for access underneath it, and the porches on both levels will be extended to the new stair location. The replaced porches and stair are proposed to be constructed of painted pressure treated lumber and composite decking for the flooring / stair treads.

**SUBMITTAL REQUIREMENTS:**

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Electronic copies of submission materials should be submitted whenever possible.

**Demolition/Encapsulation :** *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- N/A
- ☒ ☐ Survey plat showing the extent of the proposed demolition/encapsulation.  
☒ ☐ Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.  
☒ ☐ Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.  
☒ ☐ Description of the reason for demolition/encapsulation.  
☒ ☐ Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

**Additions & New Construction:** *Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 3 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.*

- ☒ ☐ <sup>N/A</sup> Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
- ☒ ☐ FAR & Open Space calculation form.
- ☒ ☐ Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- ☒ ☐ Existing elevations must be scaled and include dimensions.
- ☒ ☐ Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
- ☒ ☐ Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- ☒ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- ☐ ☒ For development site plan projects, a model showing mass relationships to adjacent properties and structures.

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

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

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

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

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

- ☐ I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- ☐ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- ☐ I, the applicant, or an authorized representative will be present at the public hearing.
- ☐ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 3 sets of revised materials.

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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 CONKEYDate: 09/21/2020

# OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

**1. Applicant.** State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. SUSAN TAYLOR	418 NORTH LEE STREET	100%
2.		
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 515 NORTH COLUMBUS 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. SUSAN TAYLOR	418 NORTH LEE STREET	100%
2.		
3.		

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. SUSAN TAYLOR	N/A	N/A
2. KAREN CONKEY	spouse	William Conkey
3. KAREN CONKEY	client	Robert Adams

**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.

09/21/20  
Date

KAREN CONKEY  
Printed Name

  
Signature





# Department of Planning and Zoning

## Floor Area Ratio and Open Space Calculations

**B**

### A. Property Information

A1. 515 NORTH COLUMBUS ST, ALEXANDRIA, VA 22314

Street Address

RM

Zone

A2. 1,891.00

X 1.50

= 2,836.50

Total Lot Area

Floor Area Ratio Allowed by Zone

Maximum Allowable Floor Area

### B. Existing Gross Floor Area

#### Existing Gross Area

Basement 684.00

First Floor 1,196.00

Second Floor 1,196.00

Third Floor

Attic

Porches

Balcony/Deck

Lavatory\*\*\*

Other\*\*

#### Allowable Exclusions\*\*

Basement\*\* 684.00

Stairways\*\*

Mechanical\*\*

Attic less than 7'\*\*\*

Porches\*\*

Balcony/Deck\*\*

Lavatory\*\*\*

Other\*\*

Other\*\*

B1. 3,076.00 Sq. Ft.

Existing Gross Floor Area\*

B2. 684.00 Sq. Ft.

Allowable Floor Exclusions\*\*

B3. 2,392.00 Sq. Ft.

Existing Floor Area Minus Exclusions  
(subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. Total Gross

3,076.00

B2. Total Exclusions

684.00

### C. Proposed Gross Floor Area

#### Proposed Gross Area

Basement

First Floor 41.00

Second Floor

Third Floor

Attic

Porches

Balcony/Deck

Lavatory\*\*\*

Other

#### Allowable Exclusions\*\*

Basement\*\*

Stairways\*\*

Mechanical\*\*

Attic less than 7'\*\*\*

Porches\*\*

Balcony/Deck\*\*

Lavatory\*\*\*

Other\*\*

Other\*\*

C1. 41.00 Sq. Ft.

Proposed Gross Floor Area\*

C2. 0.00 Sq. Ft.

Allowable Floor Exclusions\*\*

C3. 41.00 Sq. Ft.

Proposed Floor Area Minus Exclusions  
(subtract C2 from C1)

C1. Total Gross

41.00

C2. Total Exclusions

0.00

### D. Total Floor Area

D1. 2,433.00 Sq. Ft.

Total Floor Area (add B3 and C3)

D2. 2,836.50 Sq. Ft.

Total Floor Area Allowed  
by Zone (A2)

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

E1. 511.00 Sq. Ft.

Existing Open Space

E2. 344.00 Sq. Ft.

Required Open Space

E3. 487.00 Sq. Ft.

Proposed Open Space

### Notes

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

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

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

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

Signature: 

Date: 9/21/2020





# 515 North Columbus Street, Alexandria, VA 22314

PHOTO OF EXISTING REAR ELEVATION

CLIENT:

Susan Taylor  
418 North Lee Street  
Alexandria, VA 22314

ARCHITECT:

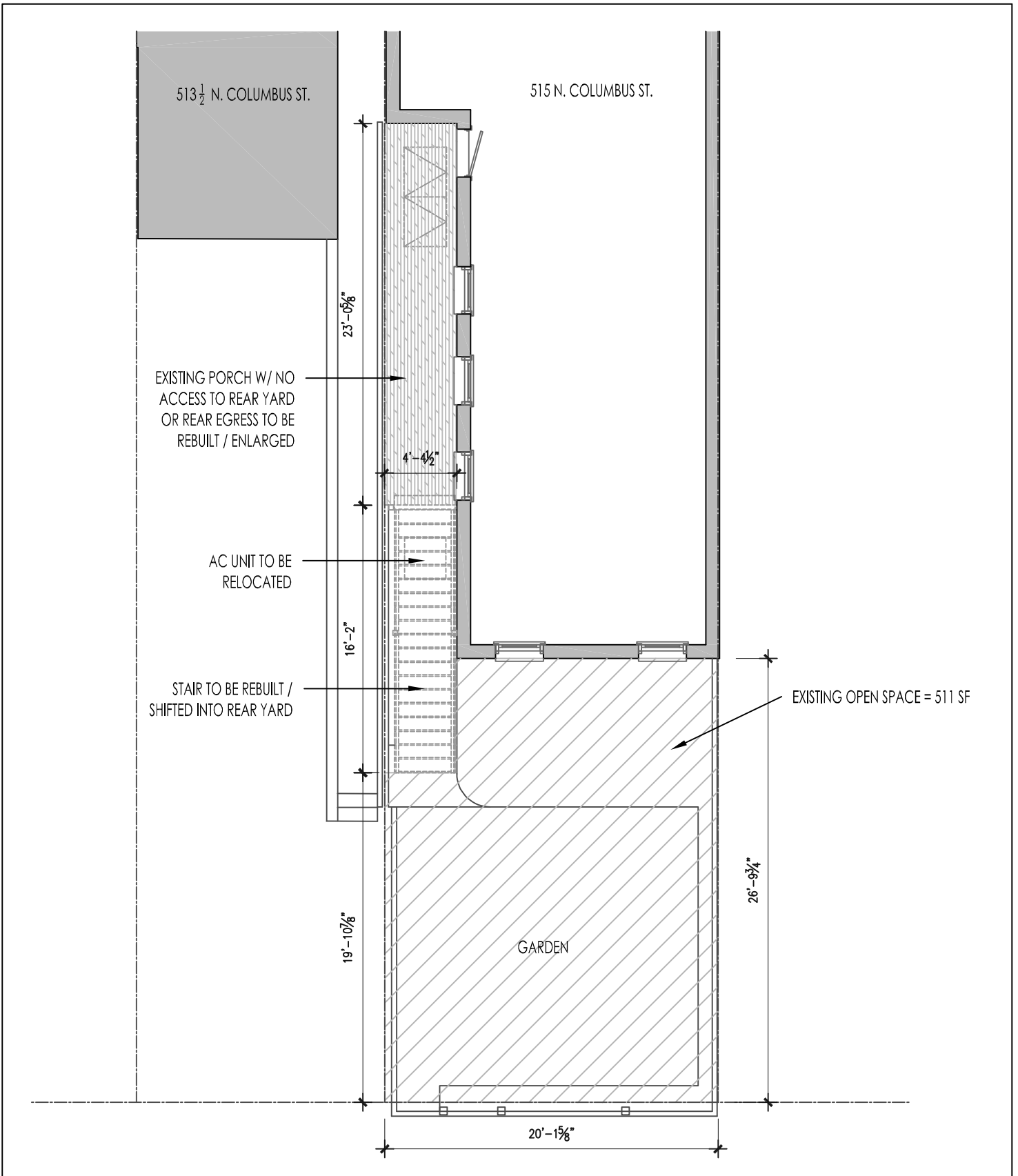
325 north patrick street  
alexandria, va 22314  
703 . 589 . 4550  
info@conkeyarchitects.com


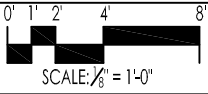
21 SEPTEMBER 2020

**Conkey** | architects

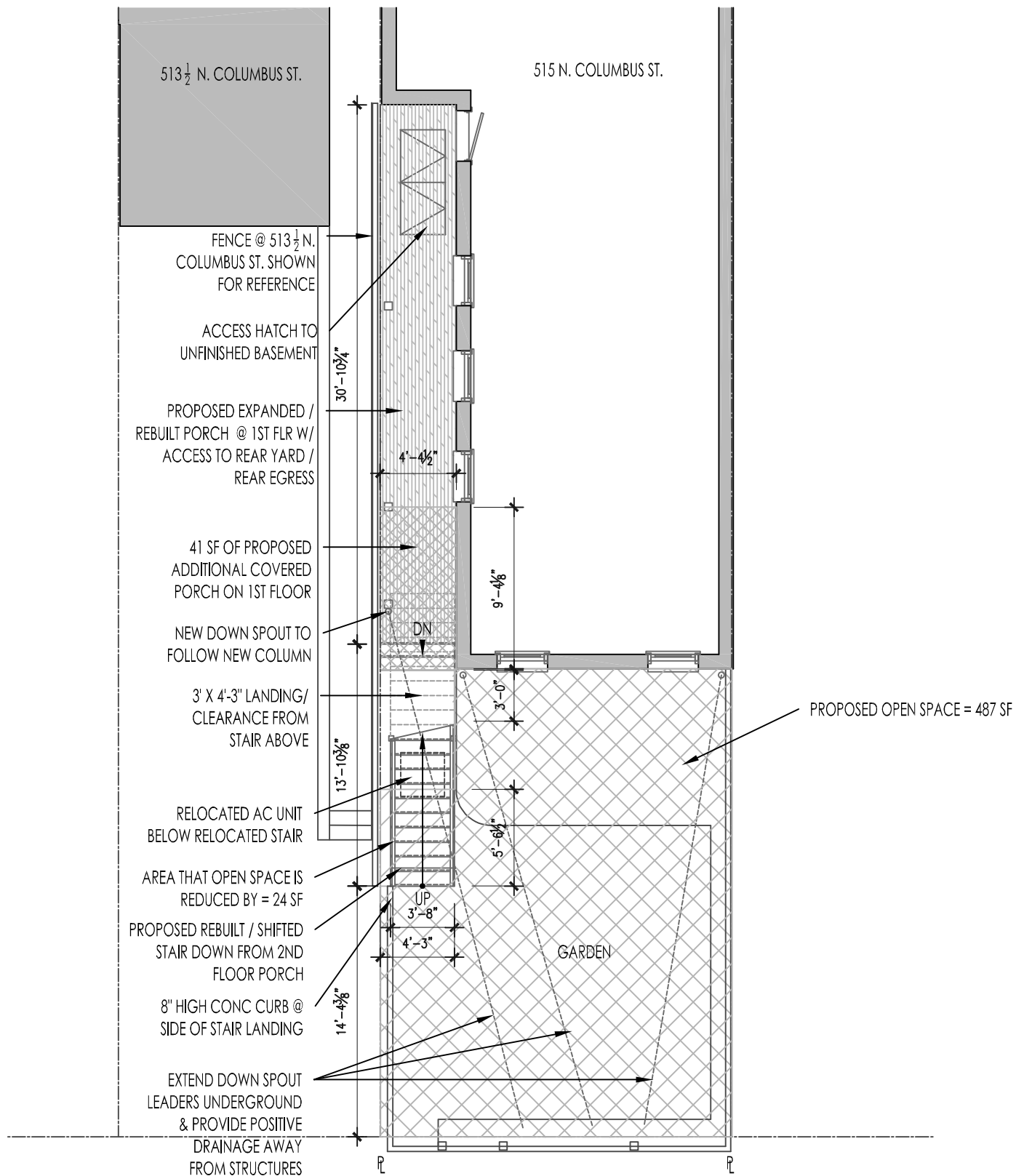
BAR SUBMITTAL

**ASK**  
**1.0A**



<b>515 North Columbus Street, Alexandria, VA 22314</b> EXISTING 1ST FLOOR & SITE PLAN				BAR SUBMITTAL <b>ASK 2.1</b>	
CLIENT: <b>Susan Taylor</b> 418 North Lee Street Alexandria, VA 22314				ARCHITECT: 325 north patrick street alexandria, va 22314 703 . 589 . 4550 info@conkeyarchitects.com	
		21 SEPTEMBER 2020		<b>Conkey   architects</b>	



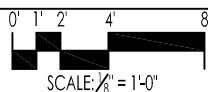


# 515 North Columbus Street, Alexandria, VA 22314

PROPOSED 1ST FLOOR / SITE PLAN SHOWING SHIFTED REAR STAIR

CLIENT:

Susan Taylor  
418 North Lee Street  
Alexandria, VA 22314



21 SEPTEMBER 2020

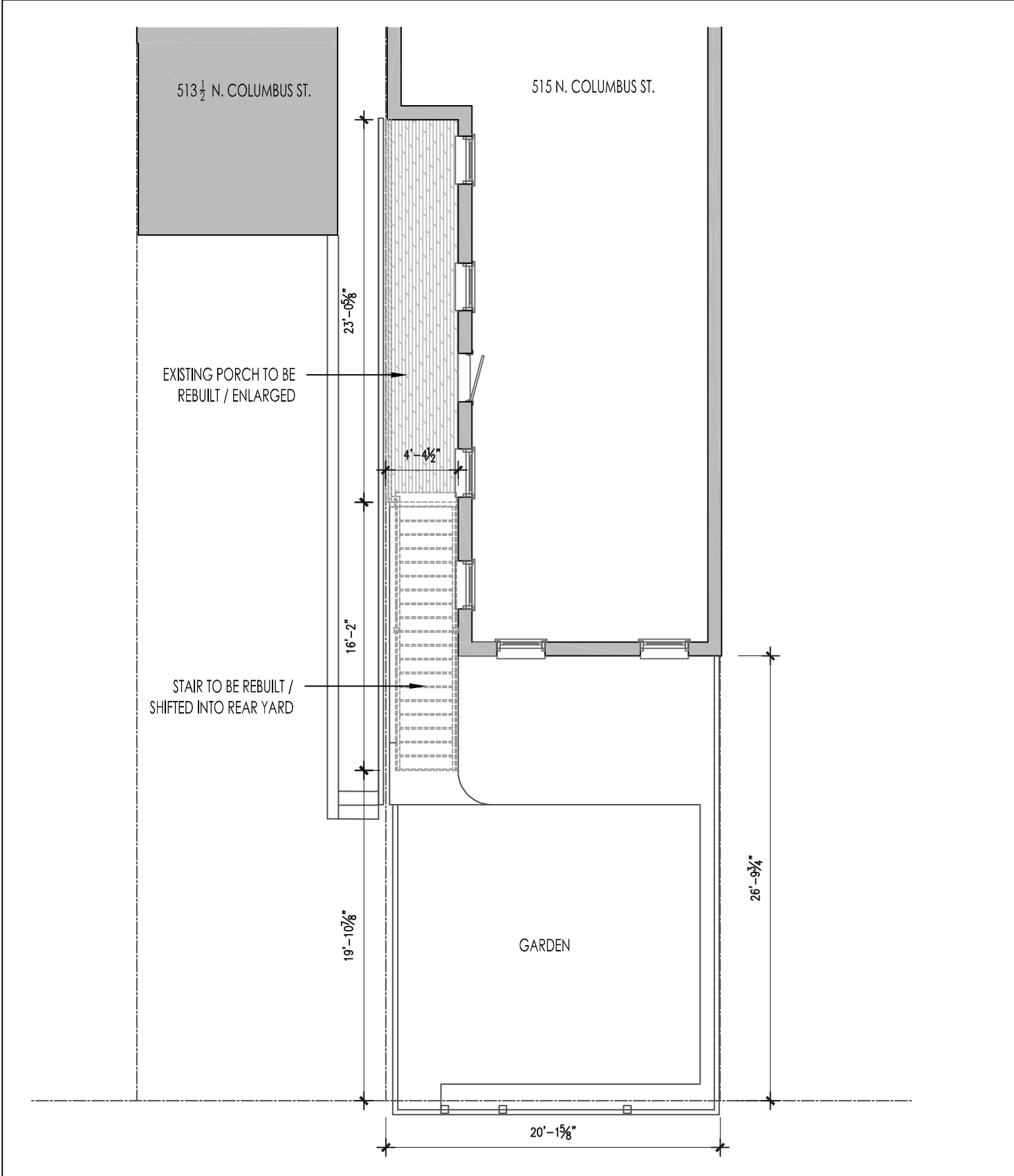
ARCHITECT:


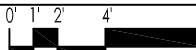

325 north patrick street  
alexandria, va 22314  
703 . 589 . 4550  
info@conkeyarchitects.com

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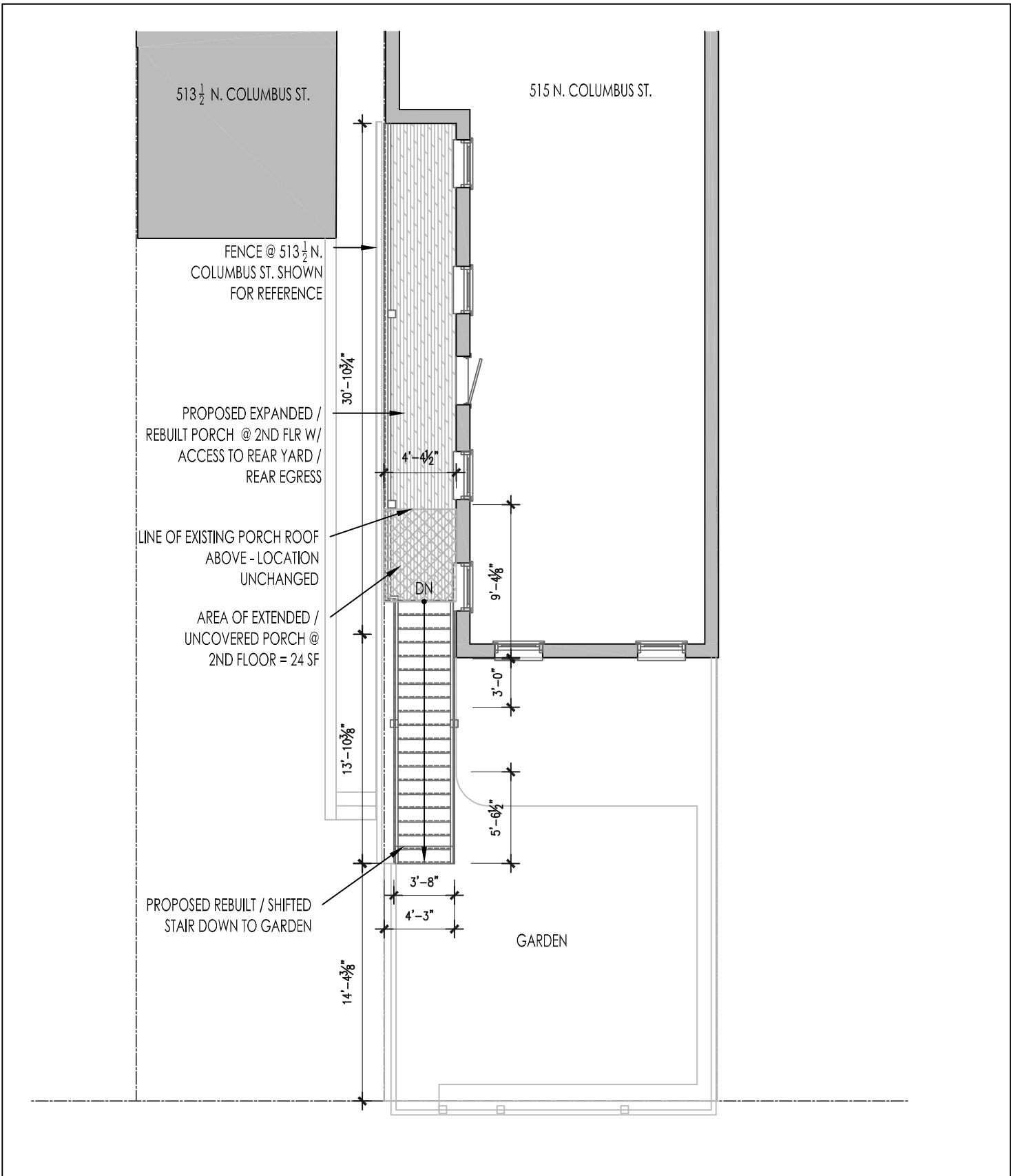
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
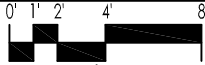
**ASK**  
**2.1A**

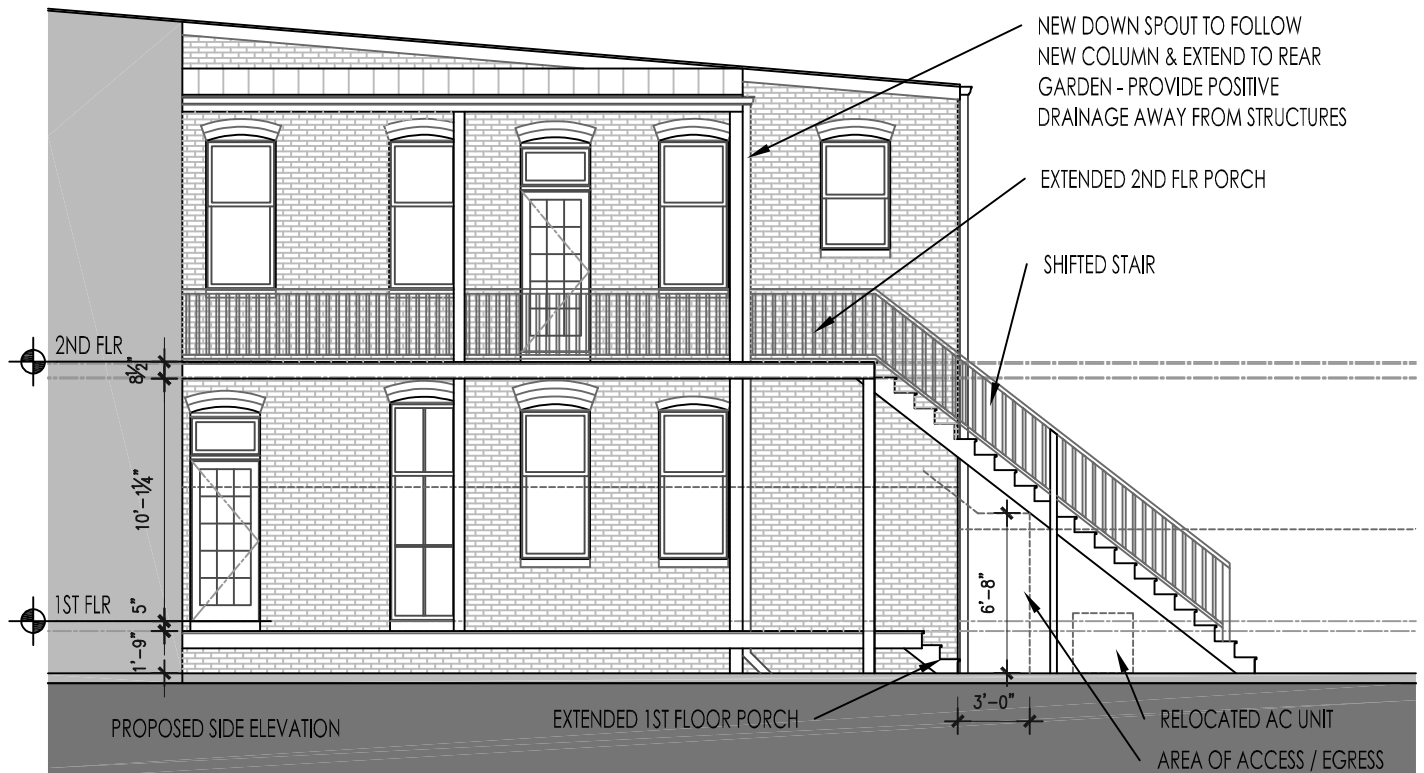
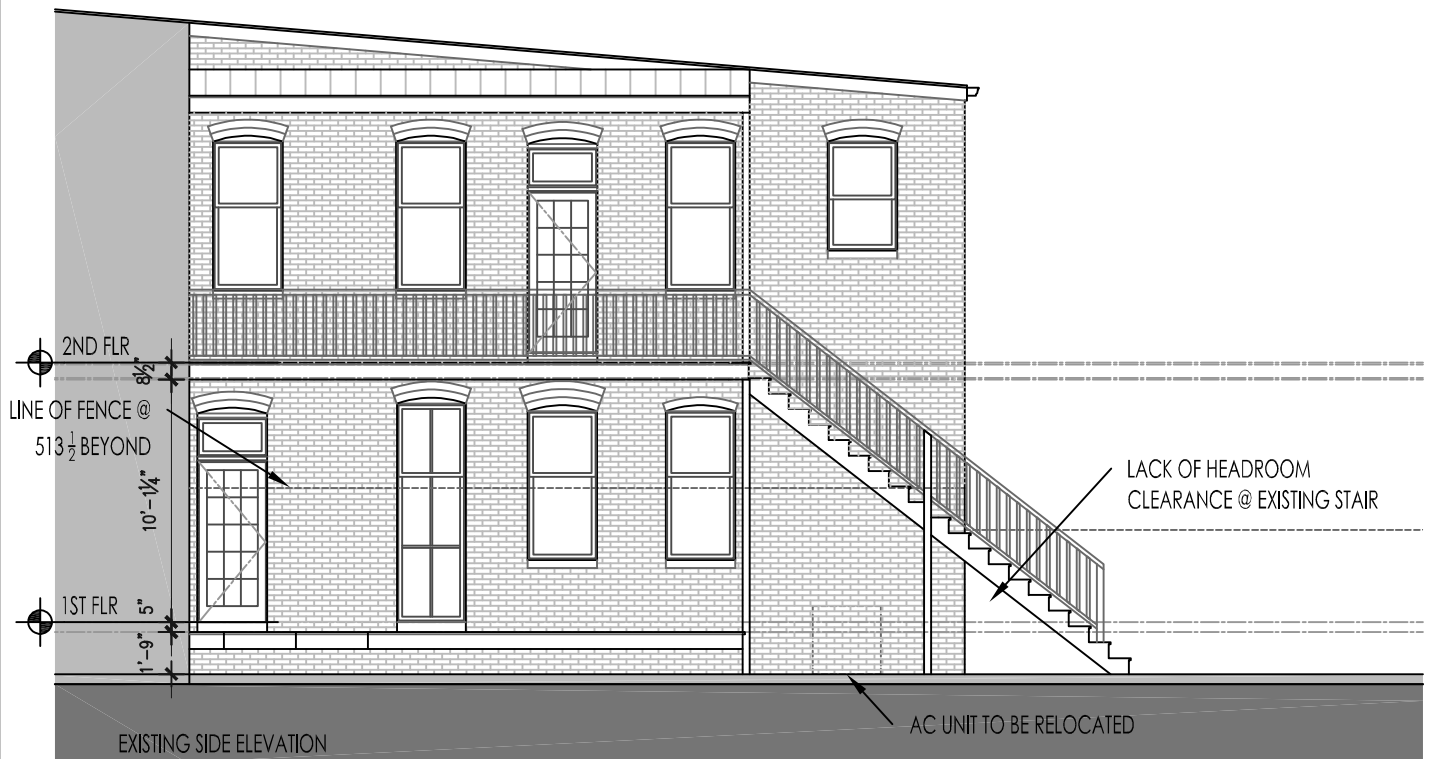


515 North Columbus Street, Alexandria, VA 22314				BAR SUBMITTAL	
EXISTING 2ND FLOOR PLAN					
CLIENT:  Susan Taylor  418 North Lee Street  Alexandria, VA 22314			ARCHITECT:		
		325 north patrick street alexandria, va 22314 703 . 589 . 4550 info@conkeyarchitects.com			
		SCALE: 1/8" = 1'-0"			
		21 SEPTEMBER 2020			





<b>515 North Columbus Street, Alexandria, VA 22314</b> PROPOSED 2ND FLOOR PLAN SHOWING SHIFTED REAR STAIR			BAR SUBMITTAL <b>ASK</b> <b>2.2A</b>	
CLIENT: <b>Susan Taylor</b> 418 North Lee Street Alexandria, VA 22314		 SCALE: 1/8" = 1'-0"	ARCHITECT: 325 north patrick street alexandria, va 22314 703 . 589 . 4550 info@conkeyarchitects.com	<b>Conkey   architects</b>
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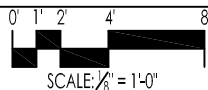


**515 North Columbus Street, Alexandria, VA 22314**

EXISTING & PROPOSED SIDE ELEVATION

CLIENT:

**Susan Taylor**  
**418 North Lee Street**  
**Alexandria, VA 22314**



21 SEPTEMBER 2020

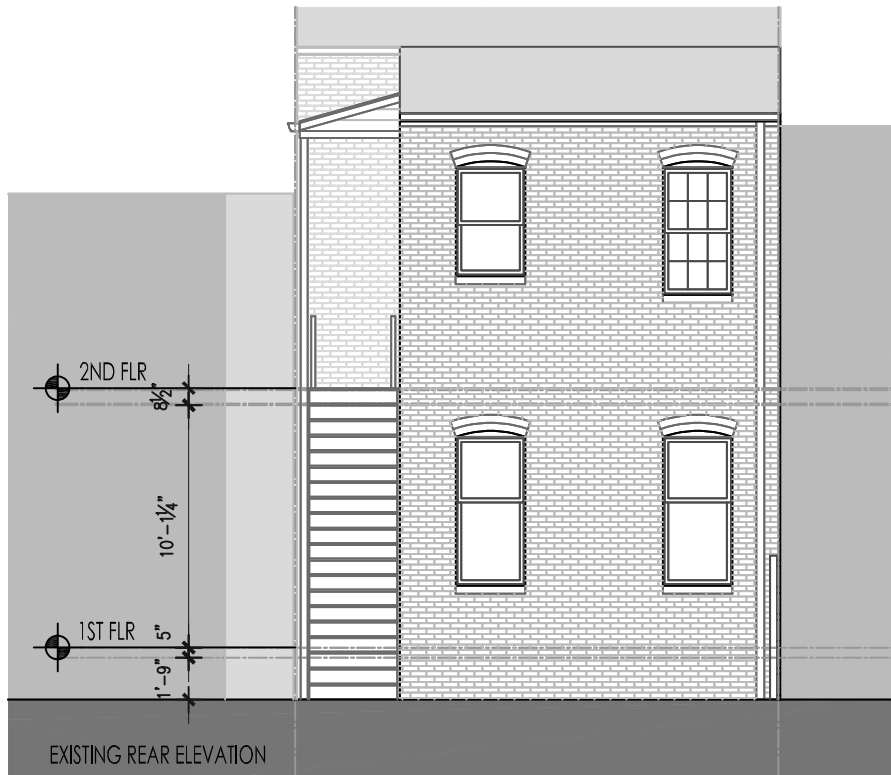
ARCHITECT:

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703 . 589 . 4550  
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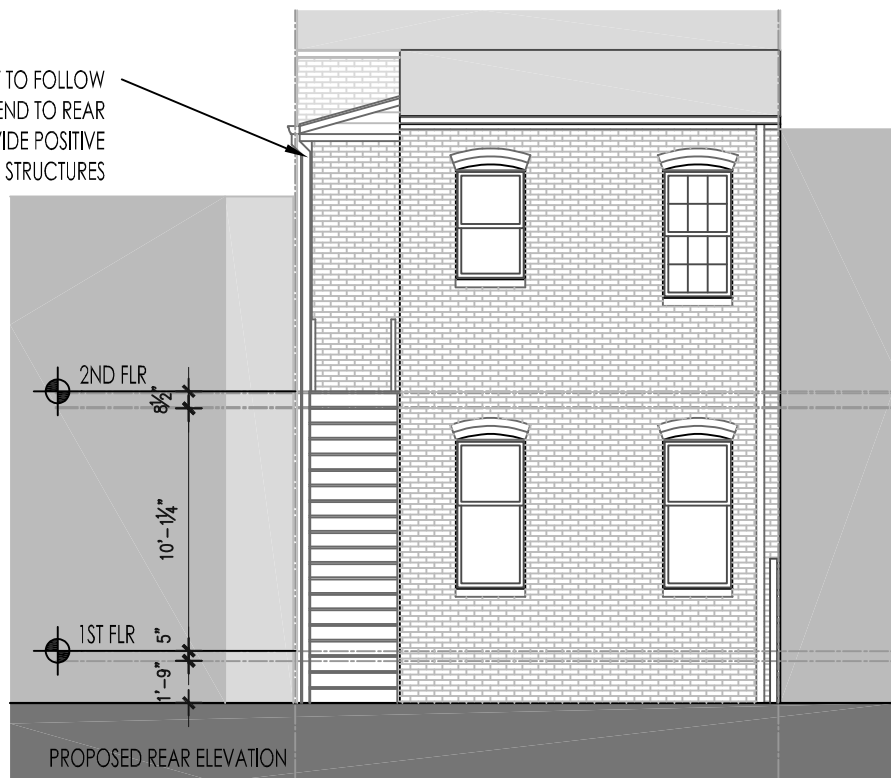
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BAR SUBMITTAL

**ASK**  
**3.1A**



NEW DOWN SPOUT TO FOLLOW  
NEW COLUMN & EXTEND TO REAR  
GARDEN - PROVIDE POSITIVE  
DRAINAGE AWAY FROM STRUCTURES

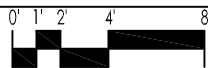


## 515 North Columbus Street, Alexandria, VA 22314

EXISTING & PROPOSED REAR ELEVATION

CLIENT:

Susan Taylor  
418 North Lee Street  
Alexandria, VA 22314



21 SEPTEMBER 2020

ARCHITECT:

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**ASK**  
**3.2A**





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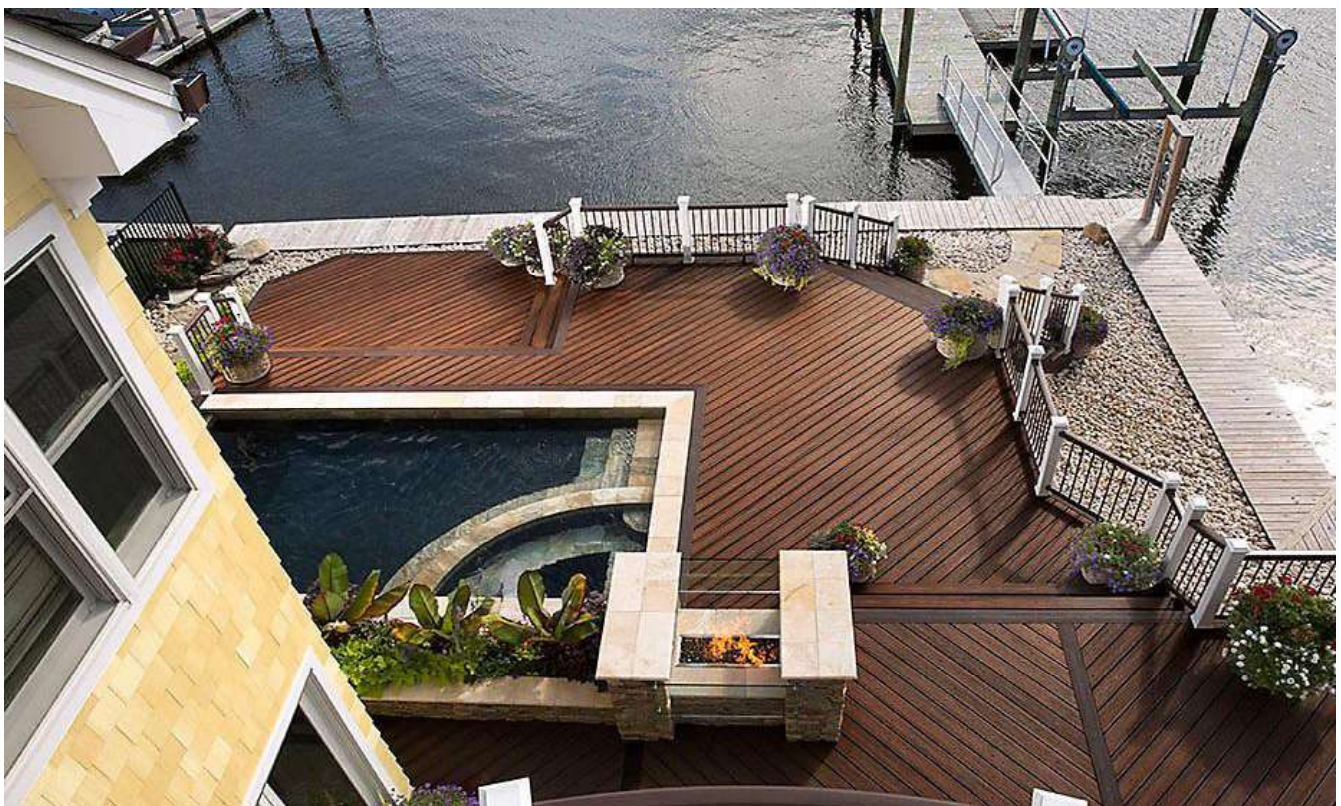
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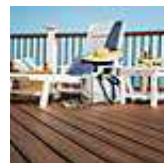
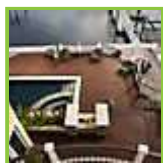
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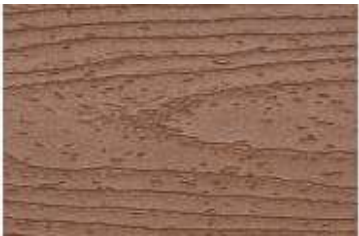


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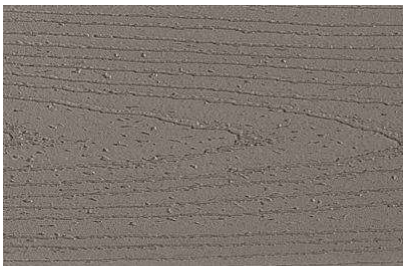
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## FADE, STAIN, SCRATCH AND MOLD RESISTANT

Transcend decking maintains its vibrant color and luxurious finish—come scorching sun or red-wine spill—thanks to its unyielding, three-side shell protection...and our 25-Year Limited Residential Fade & Stain Warranty.

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See how using a 95% recycled board (that's almost the whole thing) makes you feel about the great outdoors.

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- » Designed in multiple, rich, lasting colors and a natural-looking wood grain
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#### **ACTUAL DIMENSIONS**

- » .94 in x 5.5 in x 12 ft (24 mm x 140 mm x 365 cm)
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Our square edge boards install traditionally like wood—with deck screws