



**DOCKET ITEM #5**  
**Encroachment #2016-0008**  
**310 S. Saint Asaph Street**

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**CONSENT AGENDA ITEM**

If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

<b>Application</b>	<b>General Data</b>	
<b>Request:</b> Public hearing and consideration of a request for an encroachment into the public right-of-way.	<b>Planning Commission Hearing:</b>	December 6, 2016
	<b>City Council Hearing:</b>	December 17, 2016
<b>Address:</b> 310 S. Saint Asaph Street	<b>Zone:</b>	RM/Townhouse Zone
<b>Applicant:</b> Cheryl Jaeger	<b>Small Area Plan:</b>	Old Town

**Staff Recommendation:** APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

**Staff Reviewers:** Sara Brandt-Vorel, [Sara.BrandtVorel@alexandriava.gov](mailto:Sara.BrandtVorel@alexandriava.gov)



**ENC #2016-0008**  
**310 South Saint Asaph Street**



## I. DISCUSSION

The applicant, Cheryl Jaeger, requests approval for an encroachment into the public right-of-way at 310 S. Saint Asaph Street to allow for the construction of a front stoop, consisting of steps, a landing, and a metal handrail.

### SITE DESCRIPTION

The subject site is the public right-of-way, a sidewalk, located in front of a residential building along the eastern side of S. Saint Asaph Street. The public right-of-way on S. Saint Asaph Street measures approximately 66 feet in width in front of the subject building.

The lot is developed with a three-story, brick residential dwelling. The existing masonry stoop at this location has a width of approximately 5' and a depth of 5' for a total area of 25 square feet (Figures 1 & 2).

As the subject site is located one block east of S. Washington Street, the surrounding area transitions from commercial, on the west, to residential uses to the east. South Washington Street, to the west is populated with restaurants, offices, medical uses and banks; while east of the subject site are primarily single-family homes. The Little Theater is located one block to the South and a number of churches, including St. Paul's Episcopal Church and Beulah Baptist Church are located within two blocks of the subject site.

### BACKGROUND

The three-story, brick residential building at 310 S. Saint Asaph Street was constructed in 1864 by local mason, Emanuel Francis. The structure, now a townhouse with two addresses, 308 and 310 S. Saint Asaph Street, was initially one large single-family dwelling. The internal partition, formally creating the two residences within one structure, first appears in the 1902 Sanborn Fire Insurance Company map.

In September 2016, the Board of Architectural Review approved BAR #2016-0266 for a Certificate of Appropriateness to remove the existing brick steps and for the construction of new front steps, landing and handrails.

City Council has previously approved other nearby residential encroachments including a stoop at a historic residential



*Figure 1: 310 S. Saint Asaph Street*



*Figure 2: Existing stoop to 310 S. Saint Asaph Street.*

dwelling at 505 S. Lee Street and a brick stoop and stairs at 210 Wilkes Street.

PROPOSAL

The applicant requests an encroachment into the public right-of-way for a new front stoop to replace their existing stoop. As the massing of the proposed stoop is curved, a rectangular area of encroachment is proposed of 5' by 10' 11" for a total encroachment area of approximately 51 square feet (Figures 3 & 4).

The new stoop design would project 5' into the public-right-of way on the sidewalk and extend 10' 11" in length along the front of the subject building (Figure 4).

The design of the new stoop consists of a landing in front of the applicant's front door, of approximately 4' by 4' 8" and the curved stairs to measure approximately 5' by 6' 3". (Figure 4)

Pending encroachment approval, the applicant would remove the existing stoop and install the proposed stoop consisting of brick risers, fabricated limestone treads, and a black metal railing consistent with BAR approval (BAR #2016-0266).

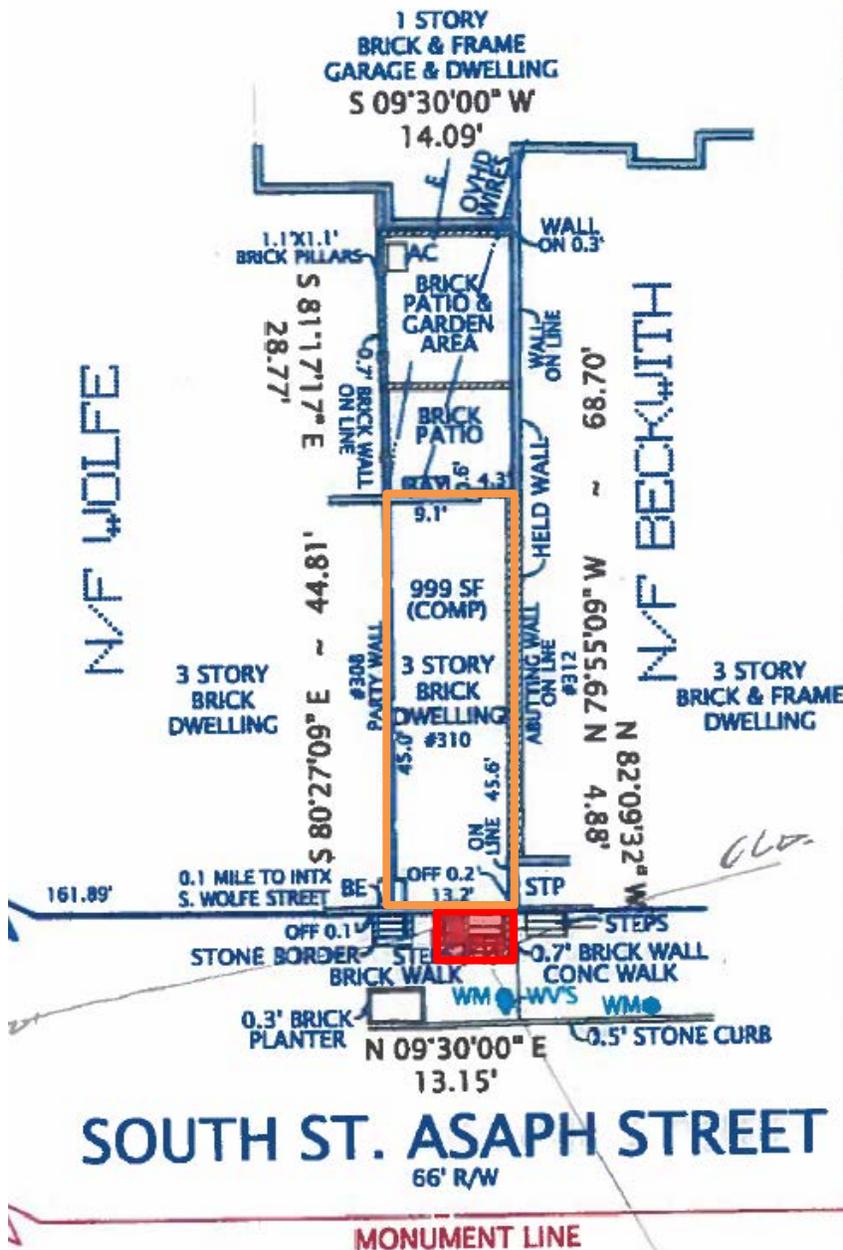


Figure 3: Plat showing the residential building (outlined in orange) and proposed area of encroachment (shown in red).



ZONING/MASTER PLAN/CODE COMPLIANCE

The subject site is zoned RM/Townhouse which permits townhouse dwellings pursuant to section 3-1102(A) of the zoning ordinance. The townhouse dwelling and proposed encroachment for residential uses are consistent with the goals of the Old Town Small Area Plan.

Section 5-2-29(a) of the City Code allows steps (including the required landings) to project 4' by-right on streets with a public right-of-way width between 66 and 100 feet without seeking an encroachment. As the public right-of-way in front of the subject site measures 66' and the applicant's proposed stoop projects 5' into the public right-of-way, one foot greater than allowed by-right, encroachment approval is required.

**II. STAFF ANALYSIS**

Staff supports the applicant's request for a 51 square foot encroachment into the public right-of-way along the sidewalk at 310 S. Saint Asaph Street. The applicant stated the current stairs do not meet state code and present a safety challenge for family members as they enter and exit the residential building. As the primary source of access to the residential building, the applicant would replace an unsafe set of stairs with a code compliant point of access. Staff also finds while the area of encroachment will increase, going from approximately 25 square feet to 51 square feet, the proposed design, running along the residential dwelling maintains the existing 5' of pedestrian access along the sidewalk. Although the curved nature of the stairs slightly adds to the total area of encroachment area, the design preserves the view of the basement window and allows light to filter into the basement, which preserves the functionality of the basement window.

Along with recommended encroachment approval, staff has included standard Conditions, such as Condition #1 which requires the applicant to obtain and maintain general liability insurance which indemnifies the City of Alexandria; Condition #2 which holds the City and any utility companies harmless in the event that the area of encroachment is harmed during repairs; and Condition #3 which maintains the City's right to the area of encroachment and requires the applicant to remove any structures within the area of encroachment within 60 days upon notification.

Staff believes that the encroachment request is reasonable and recommends approval subject to the conditions contained in Section III of this report.

### III. STAFF RECOMMENDATION

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. The applicant (and his/her successors, if any) must obtain and maintain a policy of general liability insurance in the amount of \$1,000,000, which will indemnify the applicant (and his /her successors, if any) and the City of Alexandria, as an additional named insured, against all claims, demands, suits, etc., and all costs related thereto, including attorney fees, relating to any bodily injury or property damage which may occur as a result of the granting of this encroachment. (T&ES)
2. Neither the City nor any Private utility company will be held responsible for damage to the private improvements in the public right-of-way during repair, maintenance or replacement of any utilities that may be located within the area of the proposed encroachment. (T&ES)
3. In the event the City shall, in the future, have need for the area of the proposed encroachment, the applicant shall remove any structure that encroached into the public right-of-way, within 60 days, upon notification by the City. (T&ES)

STAFF: Alex Dambach, Division Chief, Land Use Regulatory Services,  
Department of Planning and Zoning;  
Sara Brandt-Vorel, Urban Planner, Planning and Zoning.

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- F-1 I- ROW, Survey and Transportation have no comments. (T & ES)
- R-1 The applicant (and his successors, if any) must obtain and maintain a policy of general liability insurance in the amount of \$1,000,000, which will indemnify the applicant (and his /her successors, if any) and the City of Alexandria, as an additional named insured, against all claims, demands, suits, etc., and all costs related thereto, including attorney fees, relating to any bodily injury or property damage which may occur as a result of the granting of this encroachment. (T&ES)
- R-2 Neither the City nor any Private utility company will be held responsible for damage to the private improvements in the public right-of-way during repair, maintenance or replacement of any utilities that may be located within the area of the proposed encroachment. (T&ES)
- R-3 In the event the City shall, in the future, have need for the area of the proposed encroachment, the applicant shall remove any structure that encroached into the public right-of-way, within 60 days, upon notification by the City. (T&ES)

Code Enforcement:

- F-1 The following comments are for encroachment request. Once the applicant has filed for a building permit and additional information has been provided, code requirements will be based upon that information and the building permit plans. If there are any questions, the applicant may contact Charles Cooper, Plan Review division at [Charles.cooper@alexandriava.gov](mailto:Charles.cooper@alexandriava.gov) or 703-746-4197.
- C-1 Building and trade permits are required for this project to construct front stoop if this encroachment is approved.
- C-2 New construction must comply with the current edition of the Uniform Statewide Building Code. (USBC)

Fire Department:

No comments.

Police Department:

No comments received.

Health Department:

No comments.

Parks and Recreation:  
No comments received.

Real Estate Department:  
No comments.



APPLICATION

ENCROACHMENT

ENC# 2016-0008

PROPERTY LOCATION: 310 S. ST. ASAPH ST.

TAX MAP REFERENCE: 074-04-04-40 ZONE: RM

APPLICANT

Name: CHERYL JAEGER  
Address: 310 S. ST. ASAPH ST

PROPERTY OWNER

Name: CHERYL JAEGER  
Address: 310 S. ST. ASAPH ST

PROPOSED USE: REMOVE EXISTING FRONT STEPS & BUILD NEW STEPS, RAILING PER DRAWINGS & TO CODE.

INSURANCE CARRIER (copy attached) USAA POLICY # 00594116792A

A certificate of general liability insurance in the amount of \$1,000,000 which will indemnify the owner and names the city as an additional insured must be attached to this application.

THE UNDERSIGNED hereby applies for an Encroachment Ordinance in accordance with the provisions of Section 8-1-16 and Sections 3-2-82 and 85 of the Code of the City of Alexandria, Virginia.

THE UNDERSIGNED hereby applies for an Administrative Use Permit in accordance with the provisions of Article VI, Section 6-600 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED Ido attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of their knowledge and belief.

Geoff Stone  
Print Name of Applicant or Agent  
3205 COLVIN ST  
Mailing/Street Address  
ALEXANDRIA, VA 22314  
City and State Zip Code

[Signature] Call 202-255-7797  
Signature  
703-518-0215 703-518-0218  
Telephone # Fax #  
design@herringhillgardens.com  
Email address  
9.19.16.  
Date

Application Received: \_\_\_\_\_ Date and Fee Paid: \$ \_\_\_\_\_  
ACTION - PLANNING COMMISSION: \_\_\_\_\_ ACTION - CITY COUNCIL: \_\_\_\_\_

**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.	<del>Nottingham Wood Windows</del>	<del>3205 Colvin Street</del>	<del>None</del>
2.	Cheryl Jaeger	310 S St. Asaph St	100%
3.			

SBU per 10/3 conversation

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at \_\_\_\_\_ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

	Name	Address	Percent of Ownership
1.	Cheryl Jaeger	310 S. St.	100%
2.		Asaph St	
3.			

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require 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. All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity below and "None" in the corresponding fields)

	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.	<del>Nottingham Wood</del>	<del>None</del>	<del>None</del>
2.	Cheryl Jaeger	None.	N/A.
3.			

SBU per 10/3 conversation

**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

9.19.16 Cheryl Jaeger  
Date Printed Name

[Signature]  
Signature



**Re: 310 South St. Asaph Street Encroachment Application**

**Date: September 29, 2016**

**Issue:**

The existing stairs are not to code and risers are of varied heights. There is no landing, stairs are in disrepair and are encroaching into the public right-of-way. The owner's family members have a significant handicap and currently requires help entering the front door. There is no other access to the house.

The design was driven solely by providing a landing, proper risers and treads and railings to allow for safe ingress and egress to the home. Further, we provided a design that balances both the needs of the public (with regard to encroachment) by turning the stairs thereby limiting the encroachment and providing an aesthetically pleasing design and safe ingress and egress for owner and family members.



9500 Fredericksburg Road  
San Antonio, Texas 78298

**HOMEOWNERS  
CERTIFICATE OF INSURANCE**

USAA CASUALTY INSURANCE COMPANY

09/20/16

CITY OF ALEXANDRIA

301 KING ST RM 2600  
ALEXANDRIA VA 22314-2110

**POLICY INFORMATION**

AMENDED EFFECTIVE 09/21/16

Named Insured: CHERYL L JAEGER	
Policy Number: [REDACTED]	Loan Number:
Policy Form: FD 9	Effective Date: 08/03/16      Expiration Date: 08/03/17

**ADDITIONAL INTEREST**

Interest: CITY/MUNICIPALITY

Name: CITY OF ALEXANDRIA
Address: 301 KING ST RM 2600 ALEXANDRIA VA 22314-2110

**PROPERTY INFORMATION**

Location: 310 S SAINT ASAPH ST ALEXANDRIA, VA 22314-3746
Legal Description:

**COVERAGE INFORMATION\***

Coverage applies only if a limit is shown.

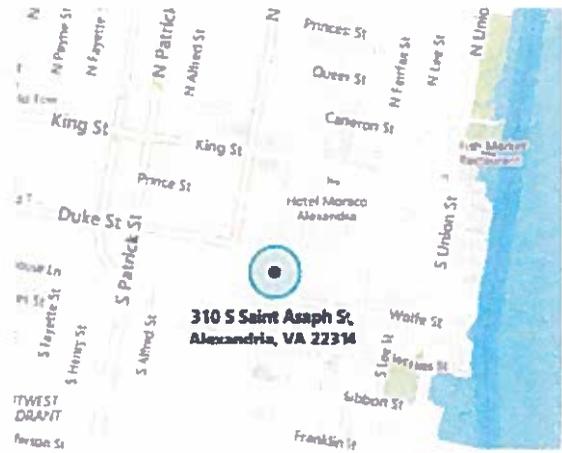
Coverage	Limit	Coverage	Limit
Dwelling:		Personal Liability:	\$1,000,000
Other Structures:		Medical Payments:	\$5,000
Personal Property:			
Deductible:		Annual Premium:	

PREFERRED PROTECTION PLAN

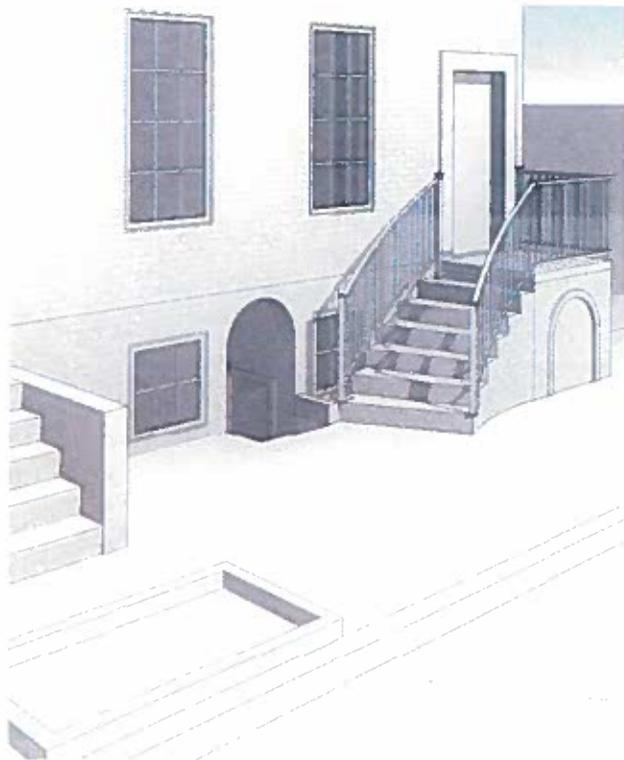
See back of form for an important disclosure.

\* Copy of contract available upon request  
DWGCOI 08-12

**PROJECT LOCATION**



**PROJECT IMAGE**



**BUILDING DATA**

**PROJECT LOCATION:**  
310 S ST. ASAPH STREET  
ALEXANDRIA, VA. 22314

**PURPOSE OF SPACE:**  
SINGLE FAMILY RESIDENCE

**SCOPE OF WORK:**  
**EXTERIOR:**  
\* REMOVE EXISTING STAIR AND STOOP  
\* PROVIDE NEW CURVED STAIR AND PORCH.

**CODE ANALYSIS INFORMATION:**

CODE	VRC 2012
USE GROUP	RESIDENTIAL
CONSTRUCTION TYPE	V
FULLY SPRINKLERED	NO
NUMBER OF STORIES	BASEMENT + 3
INBUIRDE	NO
FIRE ALARM SYSTEM	NO

EXISTING BASEMENT FLOOR PLATE	NO CHANGE
EXISTING 1ST FLOOR PLATE	NO CHANGE
EXISTING 2ND FLOOR PLATE	NO CHANGE
EXISTING GROSS AREA	NO CHANGE

PROPOSED BASEMENT FLOOR PLATE	N/A
PROPOSED 1ST FLOOR PLATE	N/A
PROPOSED 2ND FLOOR PLATE	N/A
PROPOSED GROSS AREA	N/A

PROPOSED AFFECTED AREA	46 SQ FT
REVISED GROSS AREA	NO CHANGE

THE BUILDING CONSTRUCTION CONFORMS TO ALL APPLICABLE BUILDING CODES IN THE CITY OF ALEXANDRIA VA.

2012 VIRGINIA RESIDENTIAL CODE

**ZONING INFORMATION:**

ZONING USE	RM
LOT SIZE	999 SQ FT
ALLOWABLE LOT COVERAGE	NO CHANGE
PROVIDED COVERAGE	
ALLOWABLE BLDG. HEIGHT	NO CHANGE
PROVIDED BLDG. HEIGHT	
ALLOWABLE FRONT SET BACK	NO CHANGE
PROVIDED FRONT SET BACK	
SIDE YARD SETBACK	NO CHANGE
PROVIDED FRONT SET BACK	
ALLOWABLE REAR YARD SETBACK	NO CHANGE
PROVIDED REAR YARD SETBACK	

**SHEET INDEX**

SHEET #	SHEET TITLE	SHEET ISSUE	ISSUE DATE
<b>GENERAL INFORMATION</b>			
00-00	COVER SHEET	B.A.R SUBMISSION	07/25/16
00-01	SYMBOLS & ABBRVIATIONS LEGENDS	B.A.R SUBMISSION	07/25/16
<b>ARCHITECTURAL</b>			
A1-01	FLOOR PLANS, ELEVATION AND SECTIONS	B.A.R SUBMISSION	07/25/16
A1-02	EXISTING CONDITIONS PHOTOS	B.A.R SUBMISSION	07/25/16

NOTING HILL DESIGN BUILD CONSTRUCTION  
703 S 18 021 S / 3205 COLVIN STREET, ALEXANDRIA, VA 22314  
DESIGN@NOTINGHILLGARDENS.COM  
WWW.NOTHINGHILDESIGNBUILD.COM

FOR REVIEW ONLY  
NOT FOR CONSTRUCTION

DATE	TITLE	DATE
07/25/16	B.A.R SUBMISSION	07/25/16
07/25/16	B.A.R SUBMISSION	07/25/16

**COVER SHEET**  
**CHERYL JAEGER**  
**ST. ASAPH PORCH REPLACEMENT**  
310 S. ST. ASAPH STREET, ALEXANDRIA, VA 22304

*ORIGINAL*

**SYMBOL LEGEND**

	<b>SECTION REFERENCE MARKER</b>		<b>ROOM NAME</b>		<b>ROOM TAG</b>
	<b>EXTERIOR ELEVATION REFERENCE MARKER</b>		<b>DOOR TAG</b>		<b>WINDOW TAG</b>
	<b>INTERIOR ELEVATION REFERENCE MARKER</b>		<b>DIMENSION</b>		<b>REVISION CLOUD</b>
	<b>DETAIL REFERENCE MARKER</b>		<b>NORTH ARROW</b>		
	<b>ALIGN MARKER</b>				
	<b>ELEVATION HEIGHT MARKER</b>				
	<b>REVISION MARKER</b>				

**ABBREVIATIONS**

<b>SYMBOLS</b>	<b>FOUND OR NUMBER AND AT</b>	<b>MC</b>	<b>HANDICAPPED</b>	<b>S</b>	<b>SOUTH</b>
<b>A</b>	<b>ACOUSTIC CEILING TILE</b>	<b>MDWD</b>	<b>HARDWOOD</b>	<b>SCHED</b>	<b>SCHEDULE</b>
<b>AD</b>	<b>AREA DRAIN</b>	<b>HWDR</b>	<b>HARDWARE</b>	<b>SC</b>	<b>SCUPPER</b>
<b>AFF</b>	<b>ABOVE FINISHED FLOOR</b>	<b>HT</b>	<b>HEIGHT</b>	<b>SEAL</b>	<b>SEALANT</b>
<b>ALUM</b>	<b>ALUMINUM</b>	<b>HI</b>	<b>HIGH</b>	<b>SECT</b>	<b>SECTION</b>
<b>ANOD</b>	<b>ANODIZED</b>	<b>HP</b>	<b>HIGH POINT</b>	<b>SMT</b>	<b>SHEET</b>
<b>B</b>	<b>BALCONY</b>	<b>HM</b>	<b>HOLLOW METAL</b>	<b>SIM</b>	<b>SIMILAR</b>
<b>BALC</b>	<b>BALCONY</b>	<b>HR</b>	<b>HORIZONTAL</b>	<b>SPEC</b>	<b>SPECIFIED OR SPECIFICATION</b>
<b>BSMT</b>	<b>BASEMENT</b>	<b>HRVAC</b>	<b>HEATING, VENTILATING, AND AIR CONDITIONING</b>	<b>SPK</b>	<b>SPRINKLER OR SPEAKER</b>
<b>BD</b>	<b>BOARD</b>	<b>I</b>	<b>INNER DIAMETER</b>	<b>SQ</b>	<b>SQUARE</b>
<b>BET</b>	<b>BETWEEN</b>	<b>ID</b>	<b>INSIDER</b>	<b>SQ FT</b>	<b>SQUARE FEET</b>
<b>BUILD</b>	<b>BUILDING</b>	<b>IROWE</b>	<b>IMPACT RESISTANT GYPSUM WALL BOARD</b>	<b>SS</b>	<b>STAINLESS STEEL</b>
<b>BLKS</b>	<b>BLOCKING</b>	<b>IRW</b>	<b>INSULATED OR INSULATION</b>	<b>STC</b>	<b>SOUND ATTENUATION FIBER BATT</b>
<b>BOT</b>	<b>BOTTOM</b>	<b>INT</b>	<b>INTERIOR</b>	<b>STD</b>	<b>SOUND TRANSMISSION COEFFICIENT</b>
<b>BO</b>	<b>BOTTOM OF</b>			<b>STL</b>	<b>STEEL</b>
<b>BRKT</b>	<b>BRACKET</b>	<b>J</b>	<b>JANITOR</b>	<b>STOR</b>	<b>STORAGE</b>
<b>BUR</b>	<b>BUILT UP ROOF</b>	<b>JST</b>	<b>JOIST</b>	<b>STRUCT</b>	<b>STRUCTURE OR STRUCTURAL</b>
<b>BULKHD</b>	<b>BULKHEAD</b>	<b>JT</b>	<b>JOINT</b>	<b>SUSP</b>	<b>SUSPENDED</b>
				<b>SYM</b>	<b>SYMMETRICAL</b>
<b>C</b>	<b>CABINET</b>	<b>L</b>	<b>CEILING</b>	<b>T</b>	<b>TREAD</b>
<b>CAB</b>	<b>CABINET</b>	<b>L (S)</b>	<b>POUNDS</b>	<b>T&amp;G</b>	<b>TONGUE AND GROOVE</b>
<b>CALK</b>	<b>CAULKING</b>	<b>LAM</b>	<b>LAMINATED OR LAMINATED</b>	<b>TELE</b>	<b>TELEPHONE</b>
<b>CD</b>	<b>CASED OPENING</b>	<b>LDD</b>	<b>LANDING</b>	<b>TLT</b>	<b>TOILET</b>
<b>CEM</b>	<b>CEMENT</b>	<b>LAV</b>	<b>LAVATORY</b>	<b>TO</b>	<b>TOP OF</b>
<b>CP</b>	<b>CAST IN PLACE</b>	<b>LT</b>	<b>LIGHT</b>	<b>TOC</b>	<b>TOP OF CONCRETE</b>
<b>CHNL</b>	<b>CHANNEL</b>	<b>LD</b>	<b>LOW</b>	<b>TOS</b>	<b>TOP OF STEEL</b>
<b>CJ</b>	<b>CONTROL JOINT</b>	<b>LVL</b>	<b>LAMINATED VENEER LUMBER</b>	<b>TPD</b>	<b>TOILET PAPER DISPENSER</b>
<b>CLD</b>	<b>CEILING</b>			<b>T/D</b>	<b>TELEPHONE/DATA</b>
<b>CTR</b>	<b>CENTER</b>	<b>M</b>	<b>MANUFACTURER</b>	<b>TYP</b>	<b>TYPICAL</b>
<b>CL</b>	<b>CENTER LINE</b>	<b>MFR</b>	<b>MANUFACTURER</b>		
<b>CLR</b>	<b>CLEAR</b>	<b>MAX</b>	<b>MAXIMUM</b>	<b>U</b>	<b>UNLESS NOTED OTHERWISE</b>
<b>CLS</b>	<b>CLOSET</b>	<b>MO</b>	<b>MASONRY OPENING</b>	<b>UNO</b>	<b>UNLESS OTHERWISE NOTED</b>
<b>CMU</b>	<b>CONCRETE MASONRY UNIT</b>	<b>MECH</b>	<b>MECHANICAL</b>	<b>UC</b>	<b>UNDERCUT</b>
<b>COL</b>	<b>COLUMN</b>	<b>MEMBR</b>	<b>MEMBRANE</b>	<b>US</b>	<b>UNDERSIDE</b>
<b>CO</b>	<b>CORNER GUARD</b>	<b>MTL</b>	<b>METAL</b>	<b>UNFIN</b>	<b>UNFINISHED</b>
<b>COMP</b>	<b>COMPRESSIBLE</b>	<b>MIN</b>	<b>MINIMUM</b>	<b>UTIL</b>	<b>UTILITY</b>
<b>CONC</b>	<b>CONCRETE</b>	<b>MISC</b>	<b>MISCELLANEOUS</b>		
<b>CONT</b>	<b>CONTINUOUS</b>	<b>MRWB</b>	<b>MOISTURE-RESISTANT GYPSUM WALL BOARD</b>	<b>V</b>	<b>VERIFY IN FIELD</b>
<b>CPT</b>	<b>CARPET</b>	<b>MTD</b>	<b>MOUNTED</b>	<b>VERT</b>	<b>VERTICAL</b>
<b>CT</b>	<b>CERAMIC TILE</b>			<b>VP</b>	<b>VISION PANEL</b>
<b>CTYD</b>	<b>COURTYARD</b>	<b>N</b>	<b>NORTH</b>		
		<b>NC</b>	<b>NOT IN CONTRACT</b>	<b>W</b>	<b>WEST</b>
<b>D</b>	<b>DOUBLE</b>	<b>NO</b>	<b>NUMBER</b>	<b>WBCT</b>	<b>WAINSCOT</b>
<b>DBL</b>	<b>DOUBLE</b>	<b>NOM</b>	<b>NOMINAL</b>	<b>WP</b>	<b>WATERPROOF</b>
<b>DEM</b>	<b>DEMOLISH OR DEMOLITION</b>	<b>NTS</b>	<b>NOT TO SCALE</b>	<b>WC</b>	<b>WATER CLOSET OR TOILET</b>
<b>DET</b>	<b>DETAIL</b>			<b>WT</b>	<b>WEIGHT</b>
<b>DIA</b>	<b>DIAMETER</b>	<b>O</b>	<b>OFFICE</b>	<b>WS</b>	<b>WET STACK</b>
<b>DIM</b>	<b>DIMENSION</b>	<b>OP</b>	<b>OVERFLOW PIPE</b>	<b>WIN</b>	<b>WINDOW</b>
<b>DIMB</b>	<b>DIMENSIONS</b>	<b>OA</b>	<b>OVERALL</b>	<b>W/</b>	<b>WITH</b>
<b>DN</b>	<b>DOWN</b>	<b>OC</b>	<b>ON CENTER</b>	<b>W/O</b>	<b>WITHOUT</b>
<b>DR</b>	<b>DOOR</b>	<b>OD</b>	<b>OUTSIDE DIAMETER</b>	<b>WD</b>	<b>WOOD</b>
<b>DS</b>	<b>DOWN SPOUT</b>				
<b>DW</b>	<b>DISHWASHER</b>	<b>P</b>	<b>PAINT</b>		
<b>DWG</b>	<b>DRAWING</b>	<b>PNT</b>	<b>PAINT</b>		
		<b>PNTD</b>	<b>PAINTED</b>		
<b>E</b>	<b>EAST</b>	<b>PO</b>	<b>PAINT GRADE</b>		
<b>EA</b>	<b>EXPANSION JOINT</b>	<b>PR</b>	<b>PAIR</b>		
<b>EJ</b>	<b>ELEVATION</b>	<b>PART</b>	<b>PARTITION</b>		
<b>EL</b>	<b>ELECTRICAL</b>	<b>PERIM</b>	<b>PERIMETER</b>		
<b>ELEC</b>	<b>ELEVATOR OR ELEVATION</b>	<b>PLAN</b>	<b>PLASTIC LAMINATE</b>		
<b>ELEV</b>	<b>EMERGENCY</b>	<b>PLAS</b>	<b>PLASTER</b>		
<b>EMER</b>	<b>EMERGENCY</b>	<b>PCC</b>	<b>PRE-CAST CONCRETE</b>		
<b>ENCL</b>	<b>ENCLOSURE</b>	<b>PLUMB</b>	<b>PLUMBING</b>		
<b>EOS</b>	<b>EDGE OF SLAB</b>	<b>PLYWD</b>	<b>PLYWOOD</b>		
<b>EPDM</b>	<b>ETHYLENE PROPYLENE DIENE M-CLASS (ROOFING)</b>	<b>PT</b>	<b>PRESSURE TREATED</b>		
<b>EQ</b>	<b>EQUAL</b>	<b>PNT</b>	<b>PAINT OR PAINTED</b>		
<b>EQUIP</b>	<b>EQUIPMENT</b>	<b>PVC</b>	<b>POLYVINYL CHLORIDE</b>		
<b>EXIST</b>	<b>EXISTING</b>				
<b>EXP JT</b>	<b>EXPANSION JOINT</b>	<b>R</b>	<b>RISER</b>		
<b>EXT</b>	<b>EXTERIOR</b>	<b>RD</b>	<b>RADIUS</b>		
<b>EIFS</b>	<b>EXTERIOR INSULATION FINISH SYSTEM</b>	<b>RBR</b>	<b>RUBBER</b>		
<b>EW</b>	<b>EACH WAY</b>	<b>RCP</b>	<b>REFLECTED CEILING PLAN</b>		
		<b>REF</b>	<b>REFRIGERATOR OR REFER</b>		
<b>F</b>	<b>FIRE ALARM</b>	<b>REINF</b>	<b>REINFORCED</b>		
<b>FA</b>	<b>FIRE ANNUNCIATOR PANEL</b>	<b>REBL</b>	<b>RESILIENT</b>		
<b>FAP</b>	<b>FIRE ANNUNCIATOR PANEL</b>	<b>RD</b>	<b>ROOF DRAIN</b>		
<b>FD</b>	<b>FLOOR DRAIN OR FIRE DEPARTMENT</b>	<b>RTU</b>	<b>ROOF TOP UNIT</b>		
<b>FE</b>	<b>FIRE EXTINGUISHER</b>	<b>RO</b>	<b>ROUGH OPENING</b>		
<b>FEC</b>	<b>FIRE EXTINGUISHER CABINET</b>	<b>REDD</b>	<b>REQUIRED</b>		
<b>FM</b>	<b>FIRE HYDRANT</b>	<b>RM</b>	<b>ROOM</b>		
<b>FHC</b>	<b>FIRE HOSE CABINET</b>				
<b>FIN</b>	<b>FINISH</b>				
<b>FD</b>	<b>FINISH GROUP</b>				
<b>FIXT</b>	<b>FIXTURE</b>				
<b>FLR</b>	<b>FLOOR</b>				
<b>FLUOR</b>	<b>FLUORESCENT</b>				
<b>FM</b>	<b>FILLED METAL</b>				
<b>FO</b>	<b>FACE OF</b>				
<b>FND</b>	<b>FOUNDATION</b>				
<b>FT</b>	<b>FOOT OR FEET</b>				
<b>FRT</b>	<b>FIRE TREATED</b>				
<b>FUR</b>	<b>FURRING</b>				
		<b>G</b>	<b>GAUGE</b>		
<b>G</b>	<b>GAUGE</b>	<b>DA</b>	<b>DALV</b>		
<b>GA</b>	<b>GALVANIZED</b>	<b>OS</b>	<b>ORAS BAR</b>		
<b>GALV</b>	<b>GALVANIZED</b>	<b>GL</b>	<b>GLASS</b>		
<b>OS</b>	<b>ORAS BAR</b>	<b>OND</b>	<b>GROUND</b>		
<b>GL</b>	<b>GLASS</b>	<b>GYP</b>	<b>GYPSUM</b>		
<b>OND</b>	<b>GROUND</b>	<b>GWB</b>	<b>GYPSUM WALL BOARD</b>		
<b>GYP</b>	<b>GYPSUM</b>				
<b>GWB</b>	<b>GYPSUM WALL BOARD</b>				

**NOT TO SCALE**

**DESIGN BUILD CONSTRUCTION**

303 COLVIN STREET, ALEXANDRIA, VA 22314  
703.518.0215  
DESIGN@NOTTINGHILLGARDENS.COM  
WWW.NOTTINGHILLGARDENS.COM

**FOR REVIEW ONLY**  
NOT FOR CONSTRUCTION

1 6.A.R. SUBMISSION DATE 07/25/16

2016.04  
DATE  
07/25/16

**SYMBOLS & ABBREVIATIONS**

**LEGENDS**

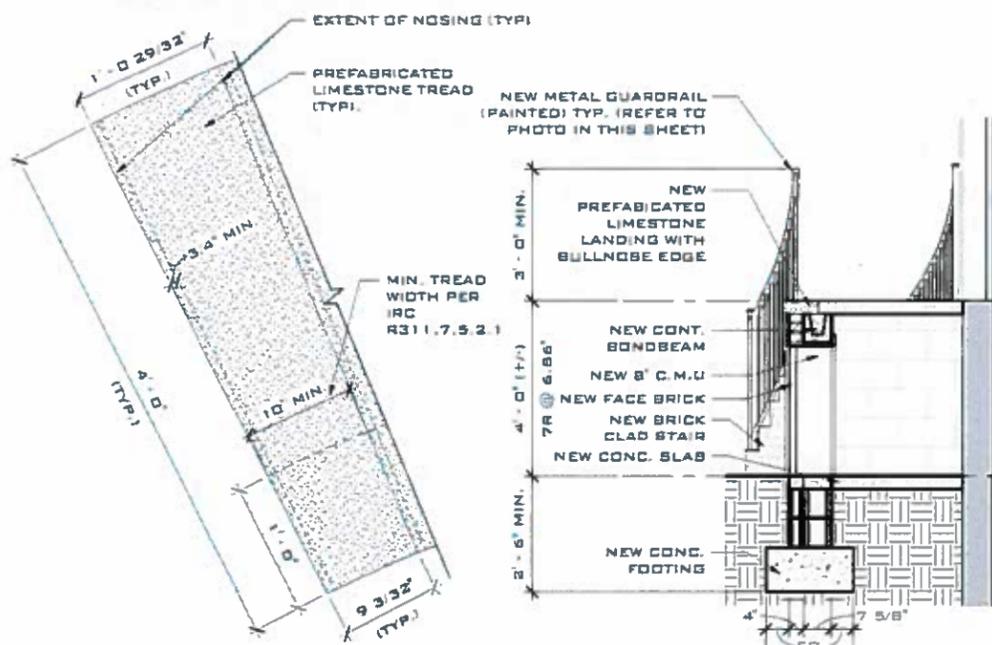
**CHERYL JAEGER**

**ST. ASAPH PORCH REPLACEMENT**  
310 S. ST. ASAPH STREET, ALEXANDRIA, VA 22304

**GO-01**

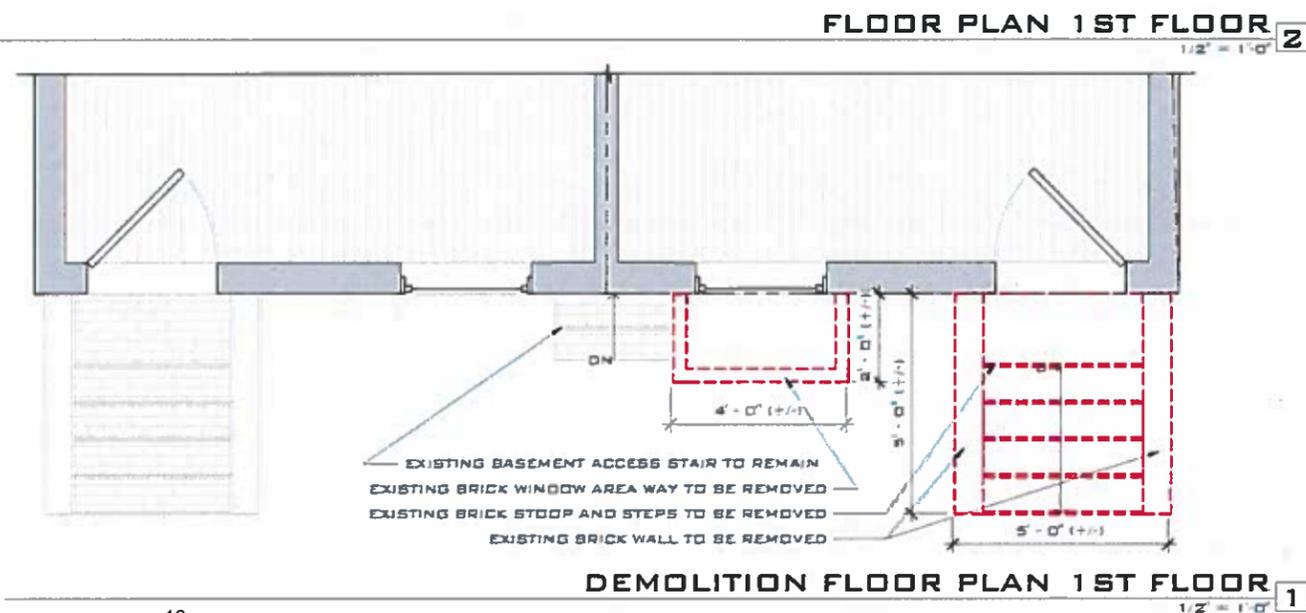
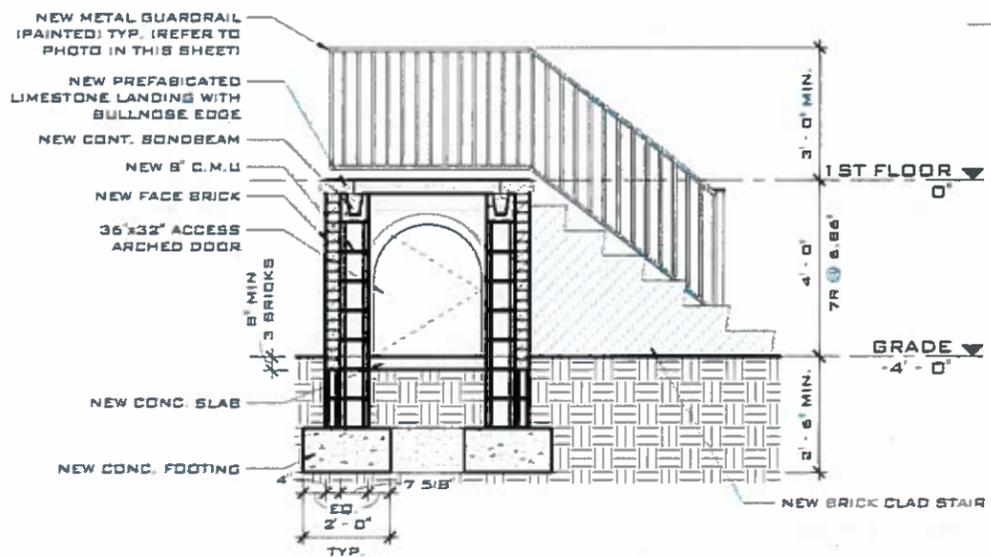
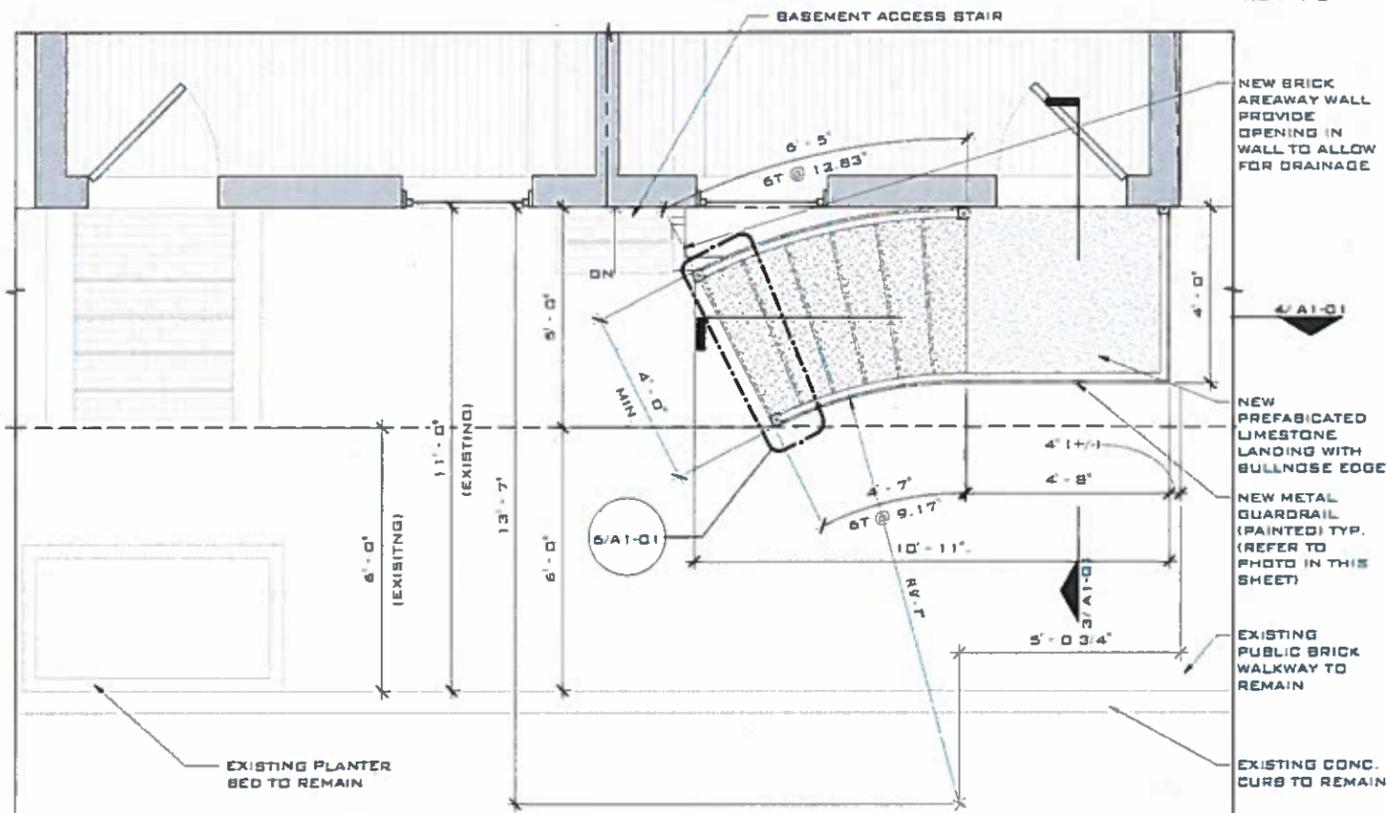
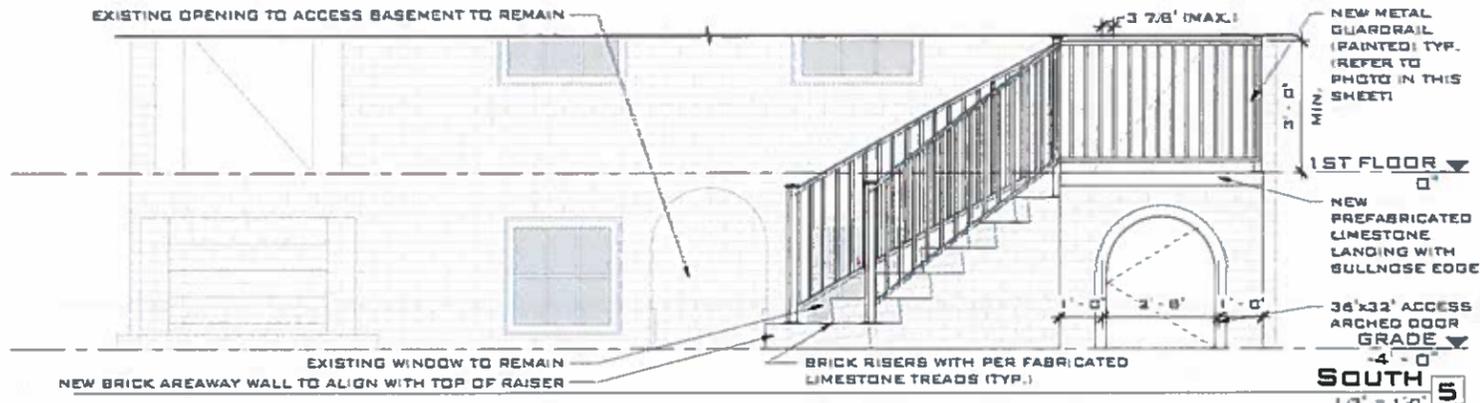


**PROPOSED RAILING DESIGN**



**PLAN LEGEND**

- EXISTING WALL TO REMAIN
- NEW WALL
- EXISTING DOOR TO REMAIN
- NEW DOOR
- NEW WATERCLOSET
- NOT IN SCOPE



NOTTING HILL GARDENS  
DESIGN BUILD  
CONSTRUCTION  
3205 COLVIN STREET, ALEXANDRIA, VA 22314  
703.516.0215  
DESIGN@NOTTINGHILLGARDENS.COM  
WWW.NOTTINGHILLDESIGNBUILD.COM

FOR REVIEW ONLY  
NOT FOR  
CONSTRUCTION

DATE 07/25/16  
SUBMISSION 07/25/16  
TITLE

**FLOOR PLANS, ELEVATION AND SECTIONS**  
**CHERYL JAEGER**  
**ST. ASAPH PORCH REPLACEMENT**  
310 B, ST. ASAPH STREET, ALEXANDRIA VA 22304

A1-01



**SOUTH VIEW OF WINDOW AREAWAY & BASEMENT ACCESS**

EXISTING PORCH  
TO BE REMOVED

EXISTING  
WINDOW TO  
REMAIN

EXISTING  
AREAWAY WALL  
TO BE REMOVED



**EAST VIEW OF EXISTING WINDOW AREAWAY & BASEMENT ACCESS**



**EAST VIEW OF EXISTING PORCH**

EXISTING PORCH  
TO BE REMOVED



**NORTH EAST VIEW OF EXISTING PORCH**

NOTTING HILLS GARDENS  
DESIGN BUILD  
CONSTRUCTION  
3205 COLVIN STREET, ALEXANDRIA, VA 22314  
703 318 6215  
DESIGN@NOTTINGHILLGARDENS.COM  
WWW.NOTTINGHILLDESIGNBUILD.COM

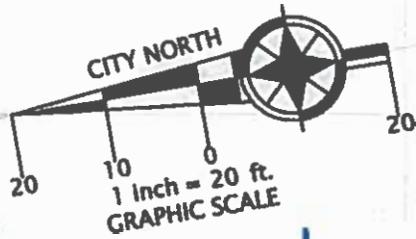
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B.A.R SUBMISSION 07/25/16  
DATE

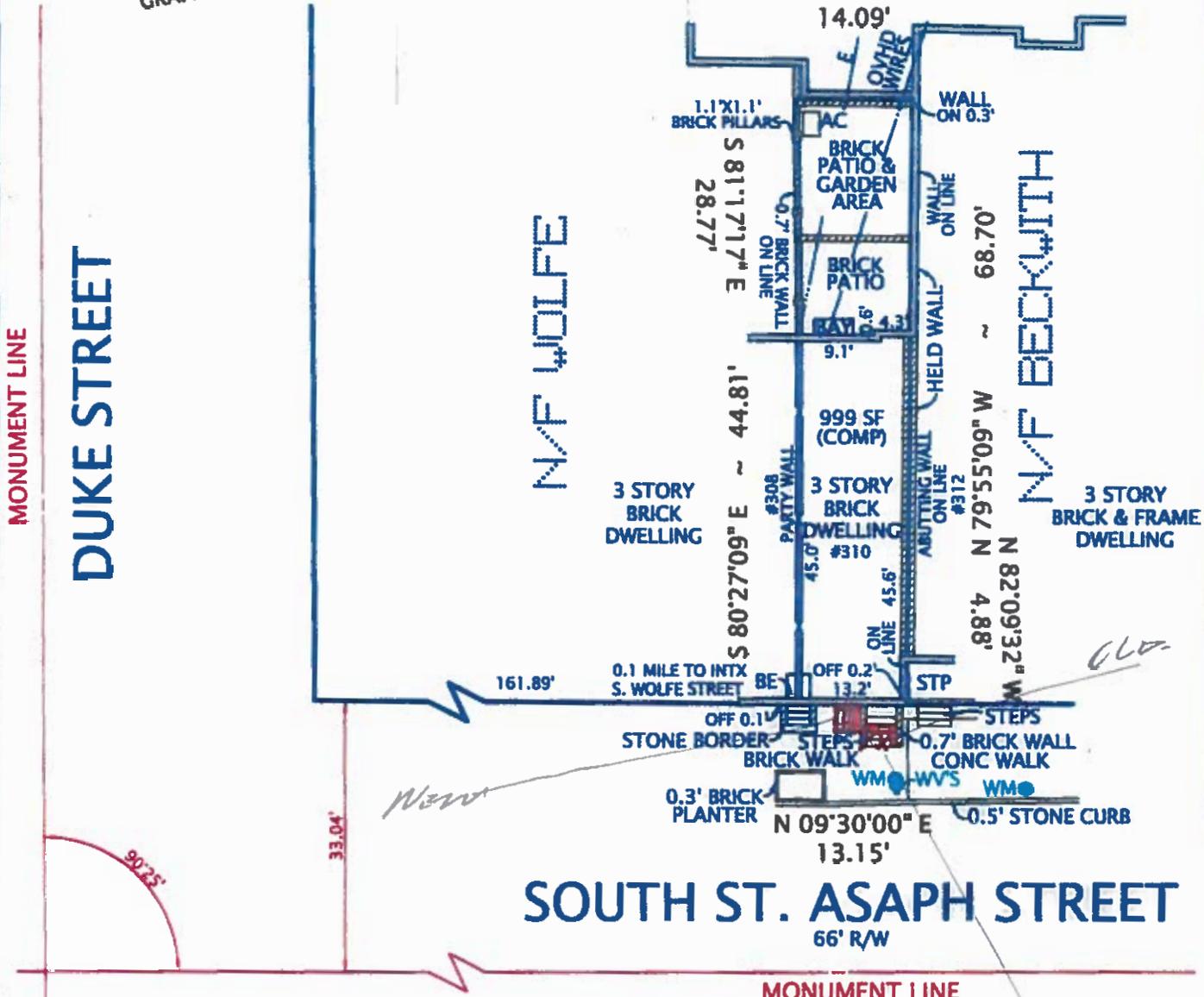
2016-04  
JEB  
07/25/16

EXISTING CONDITIONS PHOTOS  
CHERYL JAEGER  
ST. ASAPH PORCH REPLACEMENT  
310 S. ST. ASAPH STREET, ALEXANDRIA, VA 22304

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N/F BECKWITH



SOUTH ST. ASAPH STREET  
66' R/W

MONUMENT LINE

*TURN HANDING FOR DRAWINGS*

PLAT  
SHOWING HOUSE LOCATION ON  
THE PROPERTY LOCATED AT  
**#310 SOUTH SAINT ASAPH STREET**

(INSTRUMENT NO. 060001101)

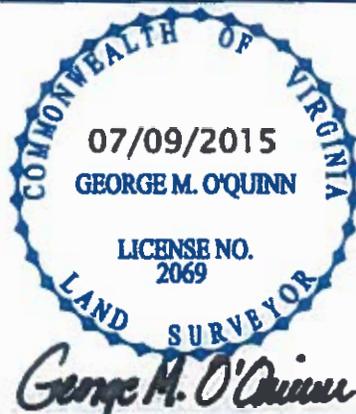
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20'

JULY 09, 2015

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.



Ordered by:

Land, Carroll & Blair, P.C.

524 King Street  
Alexandria, Virginia 22314  
703-836-1000



8808-H PEAR TREE VILLAGE COURT  
ALEXANDRIA, VIRGINIA 22309  
703-619-6555  
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