

ISSUE: Certificate of Appropriateness for alterations

APPLICANT: Scott Avery

LOCATION: Old and Historic Alexandria District
210 South Fayette Street

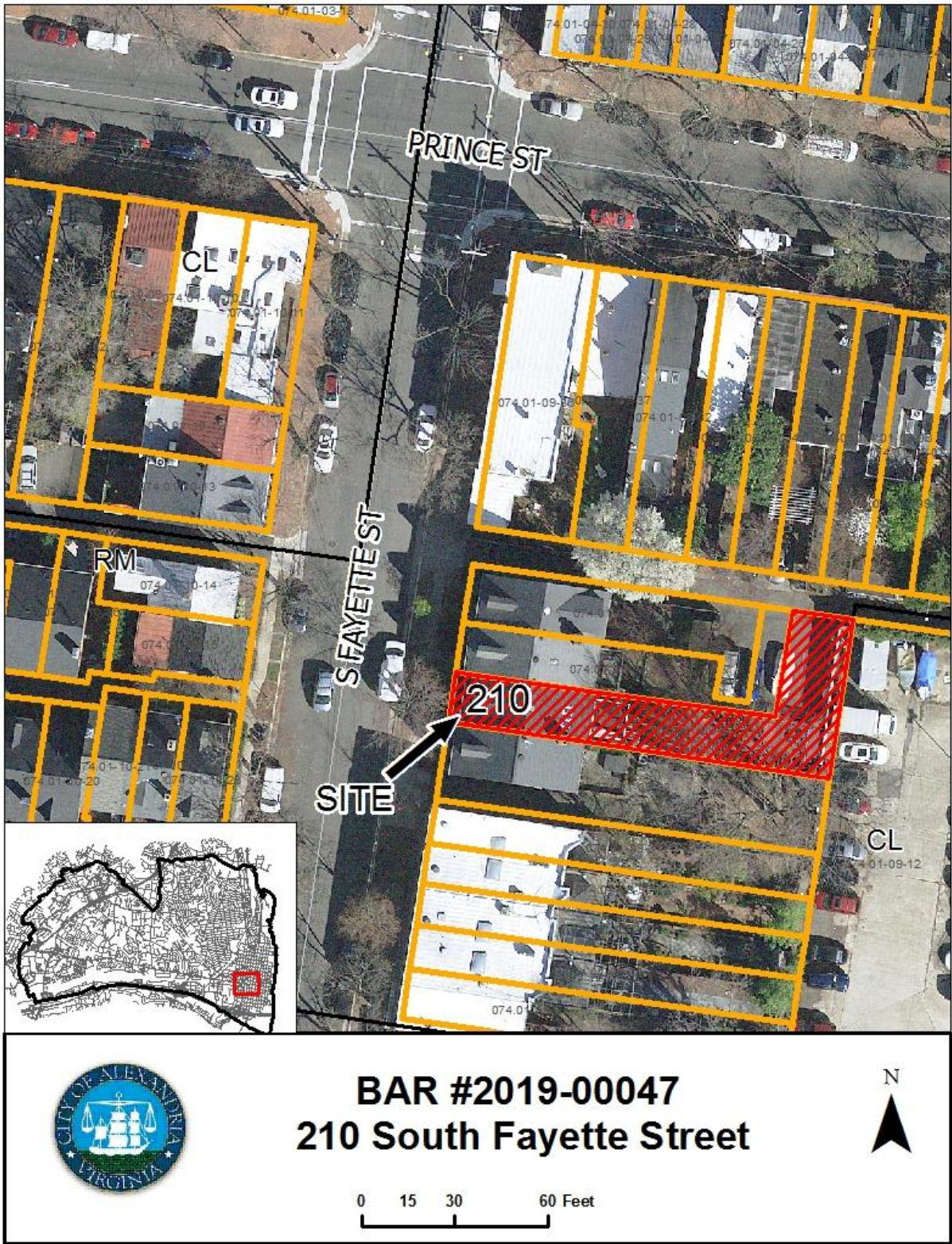
ZONE: RM/Townhouse zone

STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness, as submitted.

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 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.



I. APPLICANT'S PROPOSAL

The applicant is requesting a Certificate of Appropriateness to add a roof structure and enclose an existing rear deck at 210 South Fayette Street.

Certificate of Appropriateness

- Replace the existing wood deck flooring with a new Composite AZEK TimberTech, Arbor Collection planks.
- Replace the existing wood Chippendale railing with a new Composite AZEK TimberTech, RadianceRail with Chippendale design matching the existing, color white.
- Install a new 12 feet, 8 inches wide by 13 feet, 11 ½ inches deep and 9 feet, 3 inches in height wood structure enclosed by insect screen with an asphalt shingle gable roof over the existing deck on the rear east elevation.

II. HISTORY

The two-and-a-half story, two-bay, brick rowhouse was built **ca. 1977**. The Federal Revival style home has high-pitched asphalt shingle side-gabled roof with a single central dormer, flat masonry lintels over the windows and door transom, and six-over-six double-hung windows (Figure 1).



Figure 1: Front west elevation of the subject property

Previous BAR Approvals

BAR Case #2016-0122 – administrative approval for windows and doors replacement in April 21, 2016.

BAR Case #2017-0310 – Board approval for the construction of an accessory structure at the rear in October 4, 2017.

III. ANALYSIS

Staff has no objection to the proposed alterations to the existing deck at the rear east elevation of the subject property because the new composite deck flooring will not be visible from the public way and the proposed new composite railings will visually match the existing in design and color. The proposed material is also compatible with the age of the building.

The applicant is also proposing the installation of a new wood structure with an asphalt shingled gable roof over the existing deck. The new structure will be enclosed with insect screen and the gable roof will match the material and color of the main building. The structure will have a screen door to the existing staircase.

The porch will be partially visible from the east/west oriented public alley to the north (Figure 2) and from Henry Street over the fence that screens the parking lot at the former coal yard. The Design Guidelines recommend that porches be architecturally appropriate and not obscure important architectural features, recommendations which are accomplished by this proposal. Therefore, staff recommends approval of the Certificate of Appropriateness for alterations as submitted.



Figure 2: View of the east elevation from the public alley

STAFF

Marina Novaes, Historic Preservation Planner, Planning & Zoning
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 Survey plat (to scale) with existing conditions must be submitted.
- C-2 Please confirm the 345.6 square feet of “other” exclusions meets the requirements of section 2-145(B) by specifying the areas to be excluded. When the screen porch is constructed, the area under the existing deck will no longer meet the criteria of section 2-145(B)(7) to be excluded from FAR. Please revise FAR calculations accordingly.

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 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:
For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2)

(T&ES)

- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Alexandria Archaeology

- F-1 No archaeological oversight necessary for this project.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR 2019-00047: 210 South Fayette Street

BAR Case # _____

ADDRESS OF PROJECT: 210 S. FAYETTE ST

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

TAX MAP AND PARCEL: 074-01-09-55 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: SCOTT AVERY

Address: 210 S. FAYETTE ST

City: ALEXANDRIA State: VA Zip: 22314

Phone: 703-989-4240 E-mail: SWAVERY19@YAHOO.COM

Authorized Agent (if applicable): ☐ Attorney ☐ Architect ☒ DESIGNER

Name: GEORGE STONE

Phone: 202-255-8779

E-mail: design@washingtonhillsgradients.com

Legal Property Owner:

Name: SCOTT AVERY

Address: 210 S. FAYETTE ST

City: ALEXANDRIA State: VA Zip: 22314

Phone: 703-989-4240 E-mail: SWAVERY19@YAHOO.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.

BAR Case # _____

NATURE OF PROPOSED WORK: Please check all that apply

- ☐ NEW CONSTRUCTION
- ☒ EXTERIOR ALTERATION: Please check all that apply.
- | | | | |
|--|---|---|-----------------------------------|
| <input type="checkbox"/> awning | <input type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment | <input type="checkbox"/> shutters |
| <input type="checkbox"/> doors | <input type="checkbox"/> windows | <input type="checkbox"/> siding | <input type="checkbox"/> shed |
| <input type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis | <input type="checkbox"/> painting unpainted masonry | |
| <input type="checkbox"/> other <u>DECK</u> | | | |
- ☐ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

ATTACHED.

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.

210 S. Fayette Street
Alexandria, VA 22314

Avery Project
074-01-09-33

Description of Proposed Work:

Remove existing deck and install new screened deck with new roof -- utilizing existing posts and new ledger boards. Roof will have matching shingles of existing house to match. Existing stairs to remain.

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: _____

Date: _____

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. Scott Avery	210 S. FAYETTE ALEXANDRIA VA 22314	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than 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. Scott Avery	210 S. FAYETTE ST. ALEXANDRIA VA 22314	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. Scott Avery		NONE
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

2/11/19. SCOTT STONE [Signature]
Date Printed Name Signature



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

as of 12/20/18

B

A. Property Information

A1. 210 S. Fayette Street
Street Address

R-20
Zone

A2. 2,660
Total Lot Area

x 1.5
Floor Area Ratio Allowed by Zone

= 03,990
Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement	646.4
First Floor	646.4
Second Floor	646.4
Third Floor	646.4
Attic	
Porches	
Balcony/Deck	257
Lavatory***	
Other**	482

Allowable Exclusions**

Basement**	
Stairways**	
Mechanical**	
Attic less than 7***	
Porches**	
Balcony/Deck**	
Lavatory***	
Other**	345.6
Other**	

B1. 3,424.6 Sq. Ft.
Existing Gross Floor Area*

B2. 345.6 Sq. Ft.
Allowable Floor Exclusions**

B3. 2,979 Sq. Ft.
Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. Total Gross 3,324.6 B2. Total Exclusions 2,979

C. Proposed Gross Floor Area

Proposed Gross Area

Basement	
First Floor	
Second Floor	
Third Floor	
Attic	
Porches	167
Balcony/Deck	
Lavatory***	
Other	

Allowable Exclusions**

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

C1. 167 Sq. Ft.
Proposed Gross Floor Area*

C2. 0 Sq. Ft.
Allowable Floor Exclusions**

C3. 167 Sq. Ft.
Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

C1. Total Gross 167 C2. Total Exclusions 0

D. Total Floor Area

D1. 3,146 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 3,990 Sq. Ft.
Total Floor Area Allowed
by Zone (A2)

E. Open Space

E1. 952 Sq. Ft.
Existing Open Space

E2. 931 Sq. Ft.
Required Open Space

E3. 952 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: 2/11/19

BUILDING DATA

PROJECT LOCATION:
210 SOUTH FAYETTE STREET
ALEXANDRIA, VA. 22314

PURPOSE OF SPACE:
SINGLE FAMILY RESIDENCE

SCOPE OF WORK:
EXTERIOR:
• SCREEN PORCH ADDITION.

CODE ANALYSIS INFORMATION:

USE GROUP
CONSTRUCTION TYPE
FULLY SPRINKLERED
NUMBER OF STORIES
STORIES
HIGHRISE
FIRE ALARM SYSTEM

?
?
NO
BASEMENT + 2.5
2.5
NO
NO

EXISTING BASEMENT FLOOR PLATE
EXISTING 1ST FLOOR PLATE
EXISTING 2ND FLOOR PLATE
EXISTING 3RD FLOOR PLATE
PORCHES
GARAGE
EXCULSIONS
EXISTING GROSS AREA

646.4 SQ FT
646.4 SQ FT
646.4 SQ FT
646.4 SQ FT
257
482 SQ FT
-345.6 SQFT
2,979 SQ FT

PROPOSED BASEMENT FLOOR PLATE
PROPOSED 1ST FLOOR PLATE
PROPOSED 2ND FLOOR PLATE
PROPOSED GROSS AREA

0.0 SQ FT
167 SQ FT
0.0 SQ FT
167 SQ FT

REVISED TOTAL GROSS AREA

3,146 SQ FT

THE BUILDING CONSTRUCTION CONFORMS TO ALL
APPLICABLE BUILDING CODES IN ALEXANDRIA VA:

2015 INTERNATIONAL RESIDENTIAL CODE

ZONING INFORMATION:

ZONING USE
LOT SIZE

RM
2,660 SQ FT

REQUIRED OPEN SPACE
PROVIDED COVERAGE

931 SQ FT
1,175 SQ FT

ALLOWABLE FAR
PROVIDED COVERAGE

1.5
.74

ALLOWABLE BLDG. HEIGHT
PROVIDED BLDG. HEIGHT

45 FT (RIDGE LINE)
NO CHANGE

ALLOWABLE FRONT SET BACK
PROVIDED FRONT SET BACK

NO CHANGE

SIDE YARD SETBACK
PROVIDED FRONT SET BACK

NO CHANGE

ALLOWABLE REAR YARD SETBACK
PROVIDED REAR YARD SETBACK

NO CHANGE

SHEET INDEX

SHEET # SHEET TITLE SHEET ISSUANCE ISSUE DATE

GENERAL INFORMATION

GO-00 COVER SHEET

02/04/19

ARCHITECTURAL

A1-01 DEMOLITION, FLOOR PLANS AND RCP

02/04/19

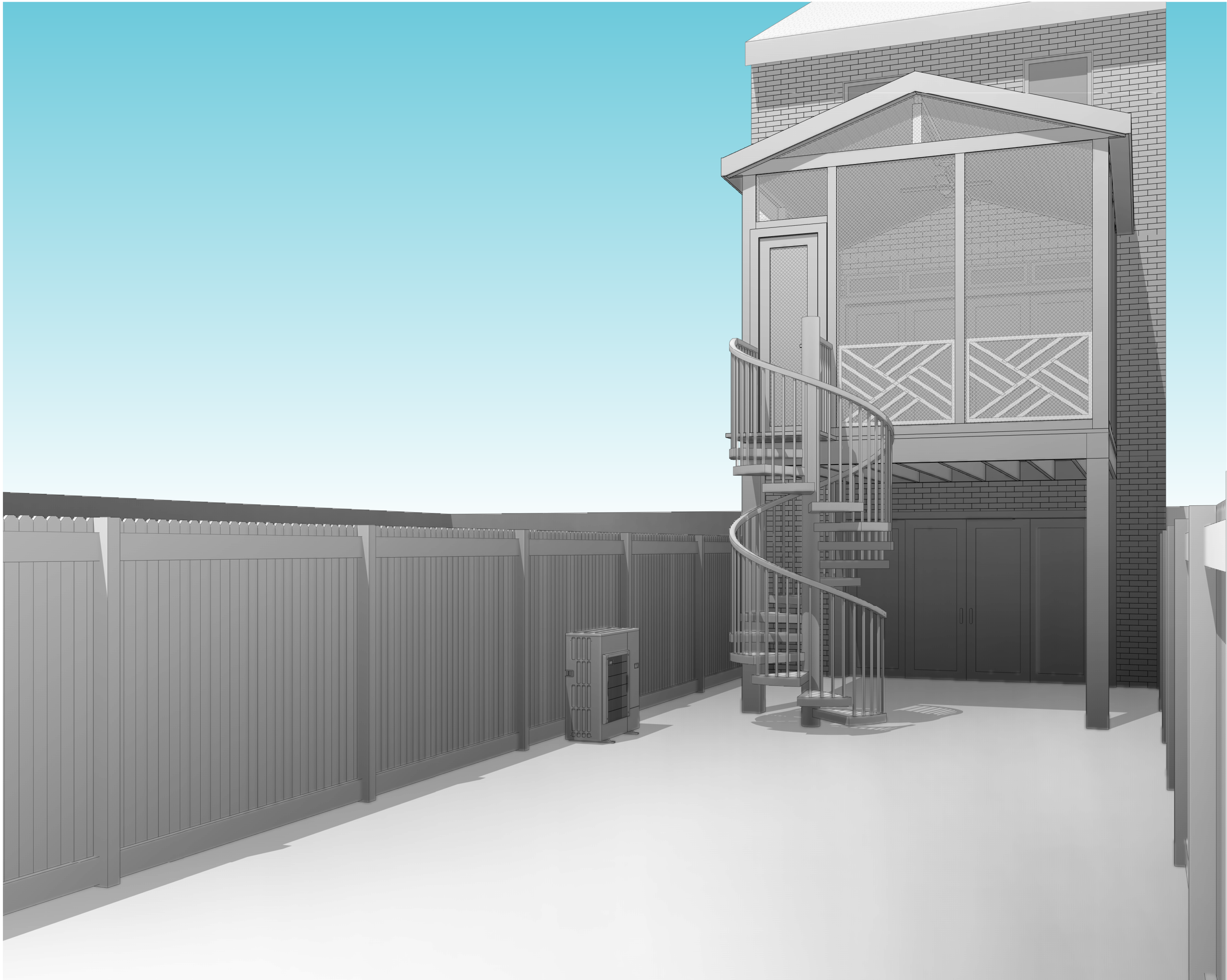
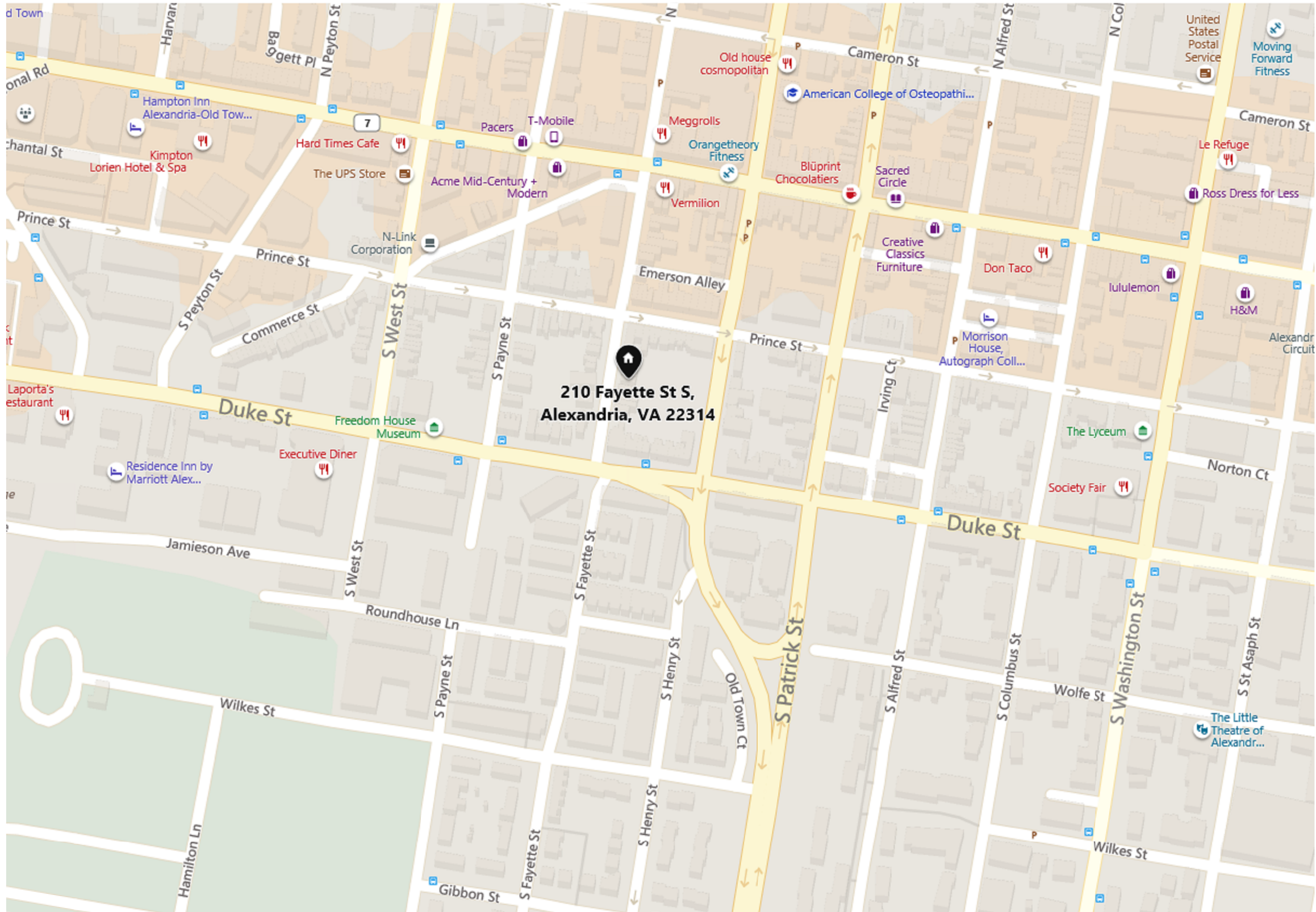
A2-01 EXTERIOR ELEVATIONS

02/04/19

A2-02 BUILDING SECTION

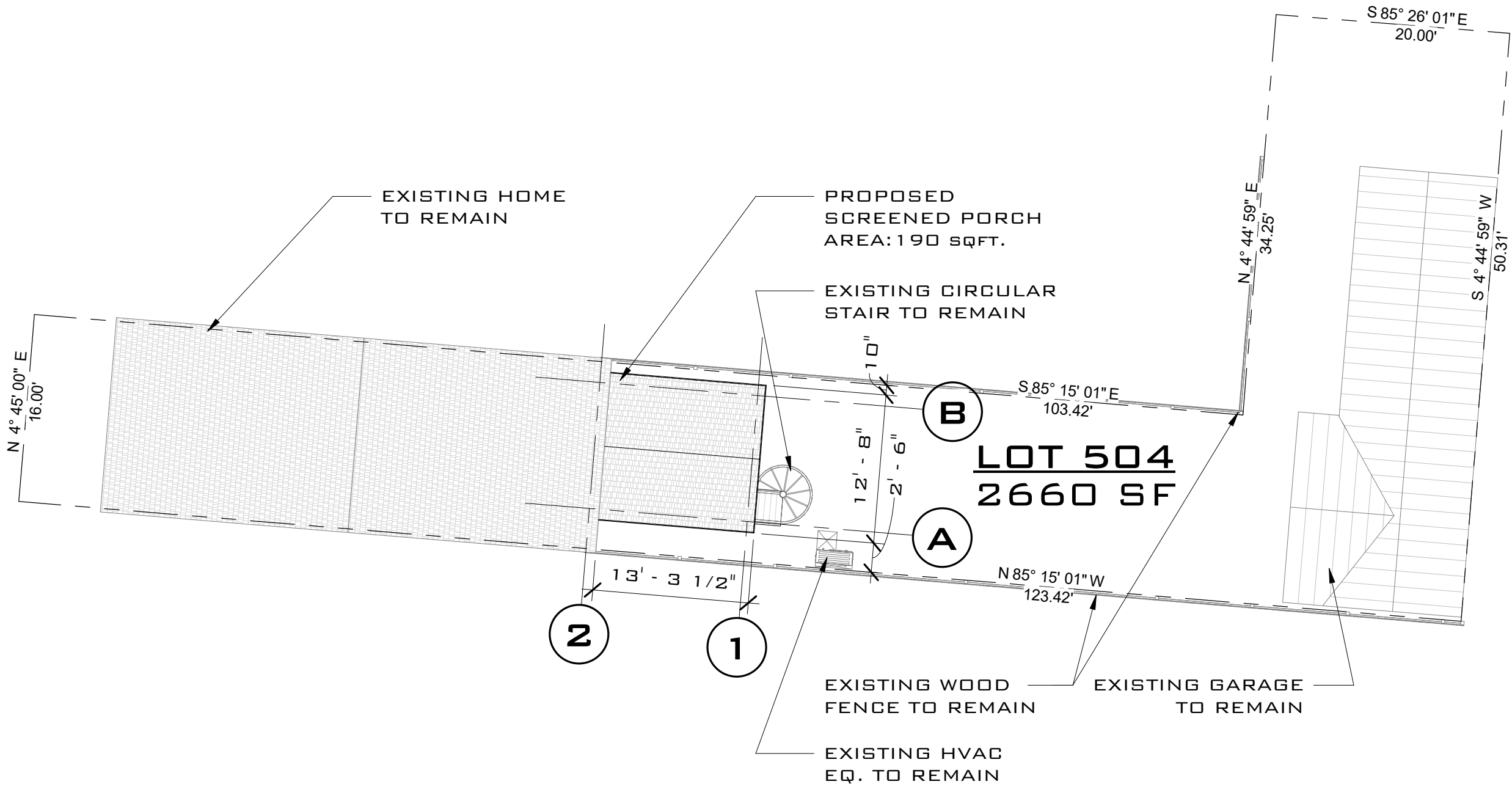
02/04/19

PROJECT LOCATION



PERSPECTIVE VIEW

2



SITE PLAN

1

COVER SHEET

SHEET TITLE:

CLIENT INFORMATION:
SCOTT AND ANNETTE AVERY
PROJECT INFORMATION:
AVERY SCREEN PORCH ADDITION
210 SOUTH FAYETTE STREET, ALEXANDRIA VA 22314

PROJECT ID: 2019-01
DESIGNED BY: JES
DRAWN BY: JES
ISSUE DATE: 02/04/19

GO-00

STAMP:

ISSUE SCHEDULE:

NORTH:

DATE

TITLE

#

FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

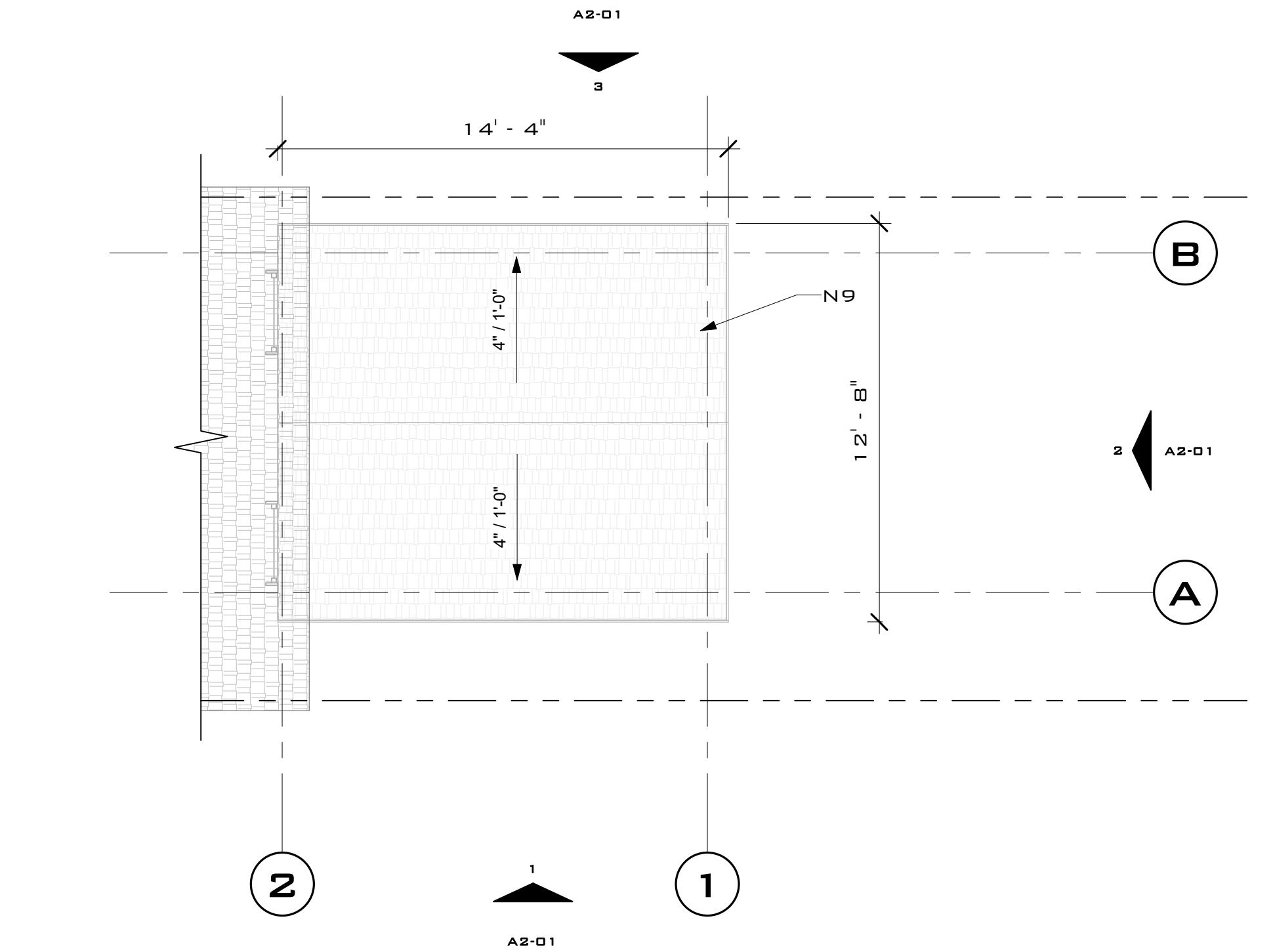


3205 COLVIN STREET, ALEXANDRIA, VA 22314

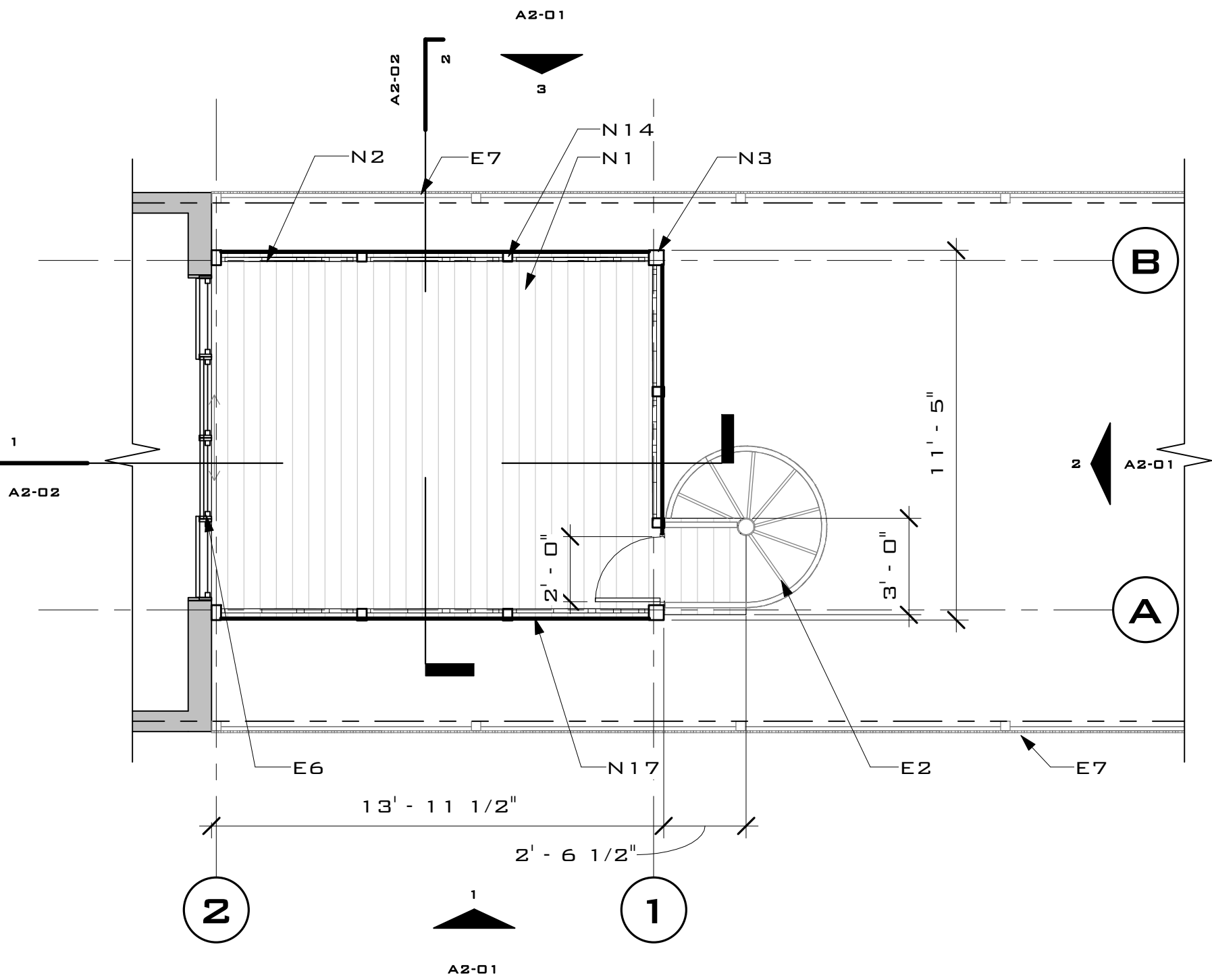
703.518.0215 /

DESIGN@NOTTINGHILLGARDENS.COM

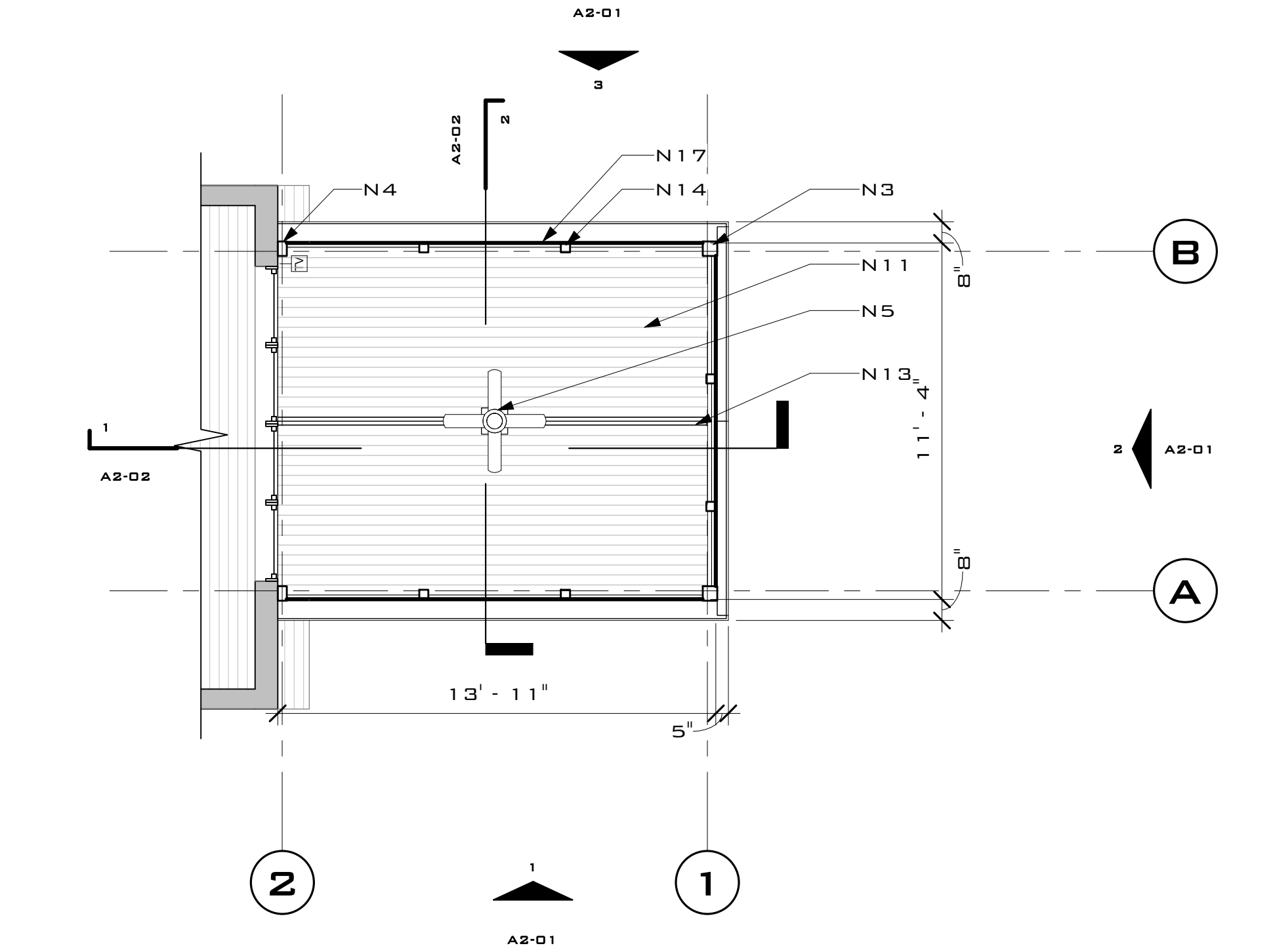
WWW.NOTTINGHILLDESIGNBUILD.COM



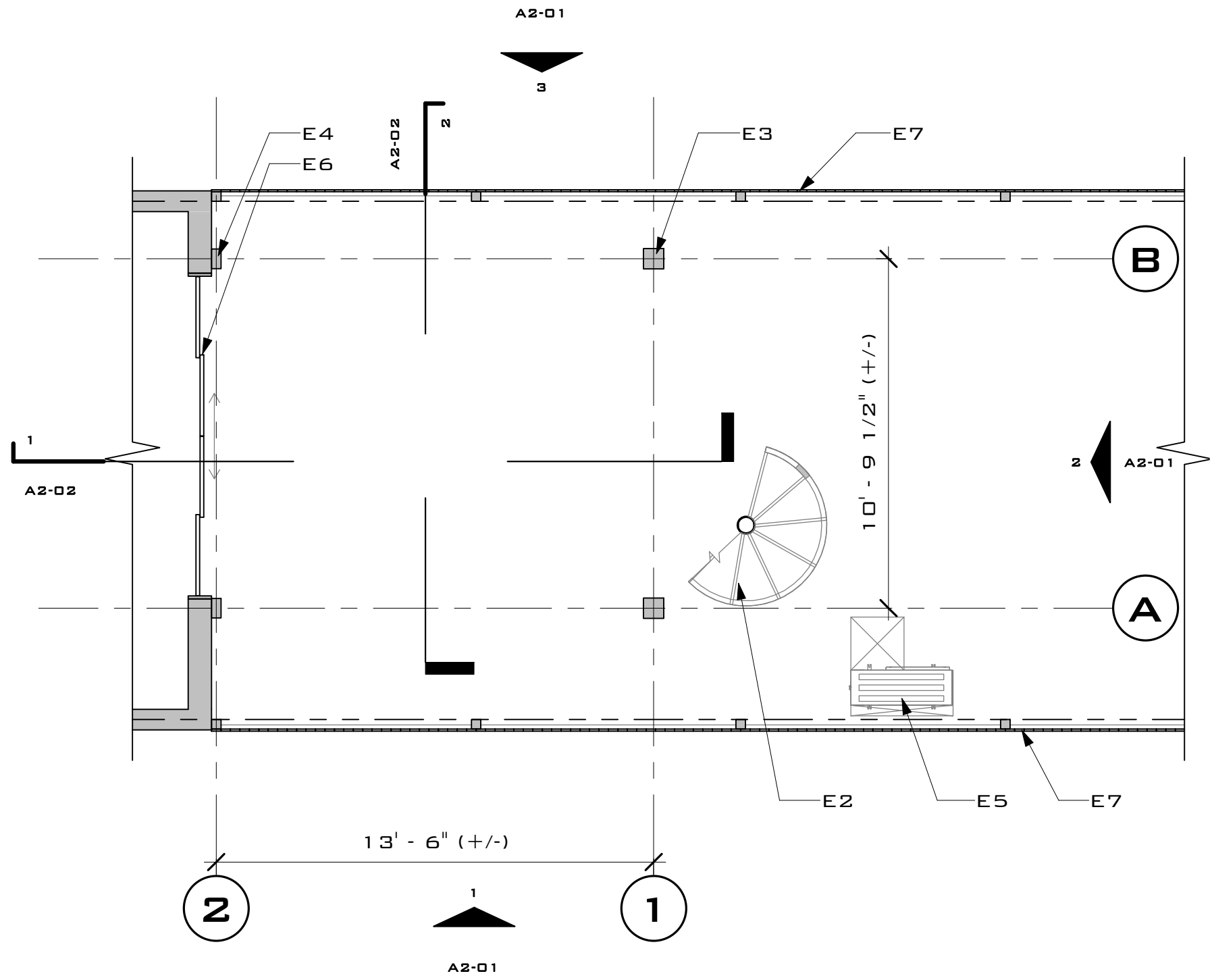
ROOF PLAN 5
1/4" = 1'-0"



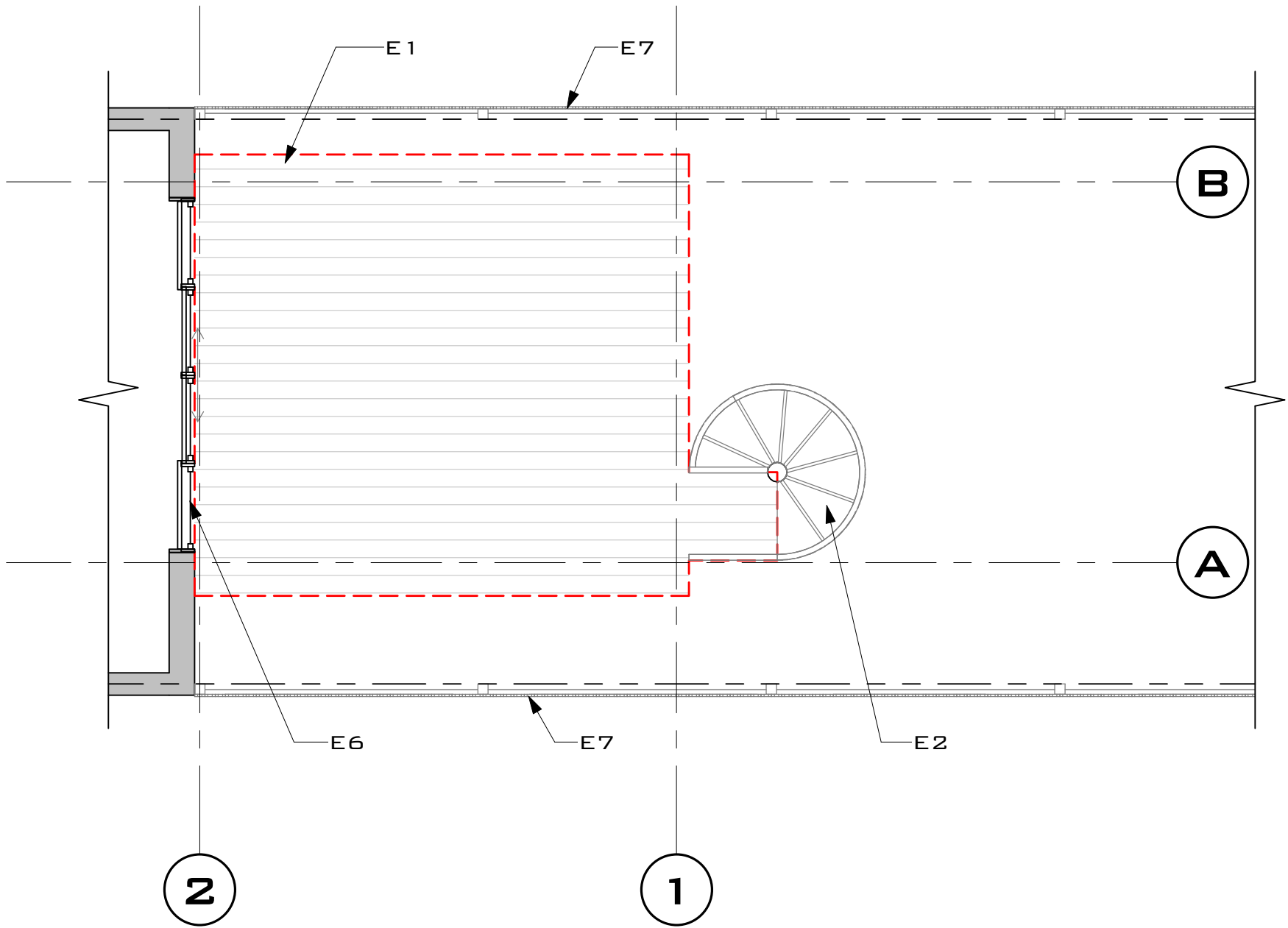
FLOOR PLAN - 1ST FLOOR 3
1/4" = 1'-0"



R.C.P. 1ST FLOOR 4
1/4" = 1'-0"



FLOOR PLAN - BASEMENT 2
1/4" = 1'-0"



FLOOR PLAN DEMOLITION - 1ST FLOOR 1
1/4" = 1'-0"

KEYNOTE LEGEND

- E1 EXISTING WOOD DECK TO BE REMOVED COMPLETELY
- E2 EXISTING WALL SPIRAL STAIR TO REMAIN; DEMOLISH AND REPLACE THE EXISTING TREADS AND REFINISH THE EXISTING STEEL STRUCTURE
- E3 EXISTING 8" x 8" WOOD POST TO REMAIN (TYP.)
- E4 EXISTING 4" x 8" WOOD POST TO REMAIN (TYP.)
- E5 EXISTING HVAC UNIT TO REMAIN
- E6 EXISTING SLIDING GLASS DOOR UNIT TO REMAIN
- E7 EXISTING WOOD FENCE TO REMAIN
- N1 NEW WOOD FRAMED DECK WITH P.V.C. DECKING (TYP.)
- N2 NEW P.V.C. CHIPPENDALE RAILING (TYP.)
- N3 NEW 6" x 6" WOOD POST. (TYP.)
- N4 NEW 4" x 6" WOOD POST. (TYP.)
- N5 NEW CEILING MOUNTED CEILING FANS/LIGHT FIXTURE.
- N9 NEW ASPHALT SHINGLE ROOFING
- N11 NEW TONGUE AND GROOVE WOOD CEILING
- N13 NEW 2x10 WOOD FRAMING
- N14 NEW 4x4 WOOD POST
- N17 NEW INSECT SCREEN

NOTTING HILL GARDENS
DESIGN BUILD
CONSTRUCTION

3205 COLVIN STREET, ALEXANDRIA, VA 22314

703.518.0215 /
DESIGN@NOTTINGHILLGARDENS.COM
WWW.NOTTINGHILLDESIGNBUILD.COM

FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

STAMP

ISSUE SCHEDULE

NORTH

2019-01
DESIGNED BY: JES
DRAWN BY: JES
ISSUE DATE: 02/04/19

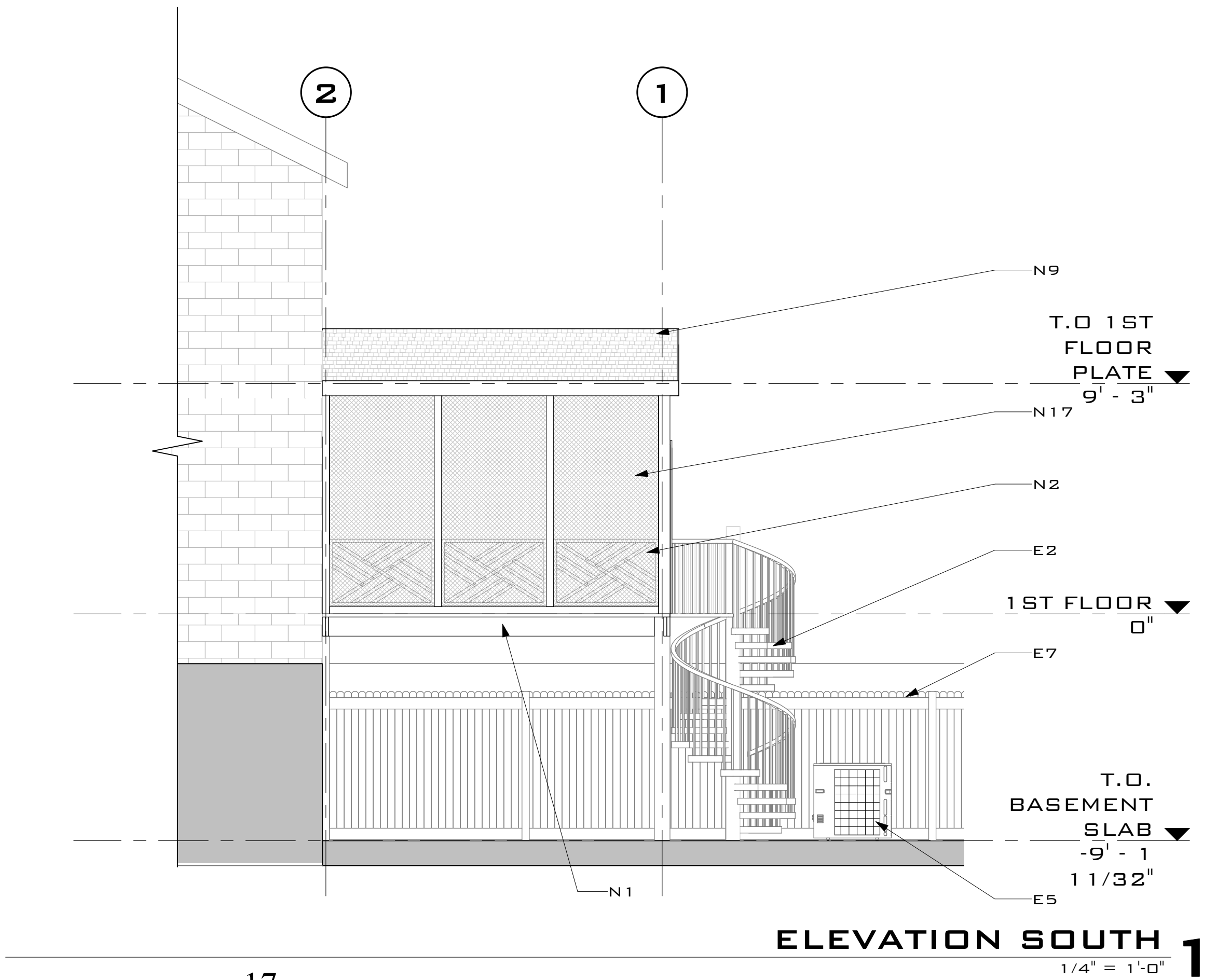
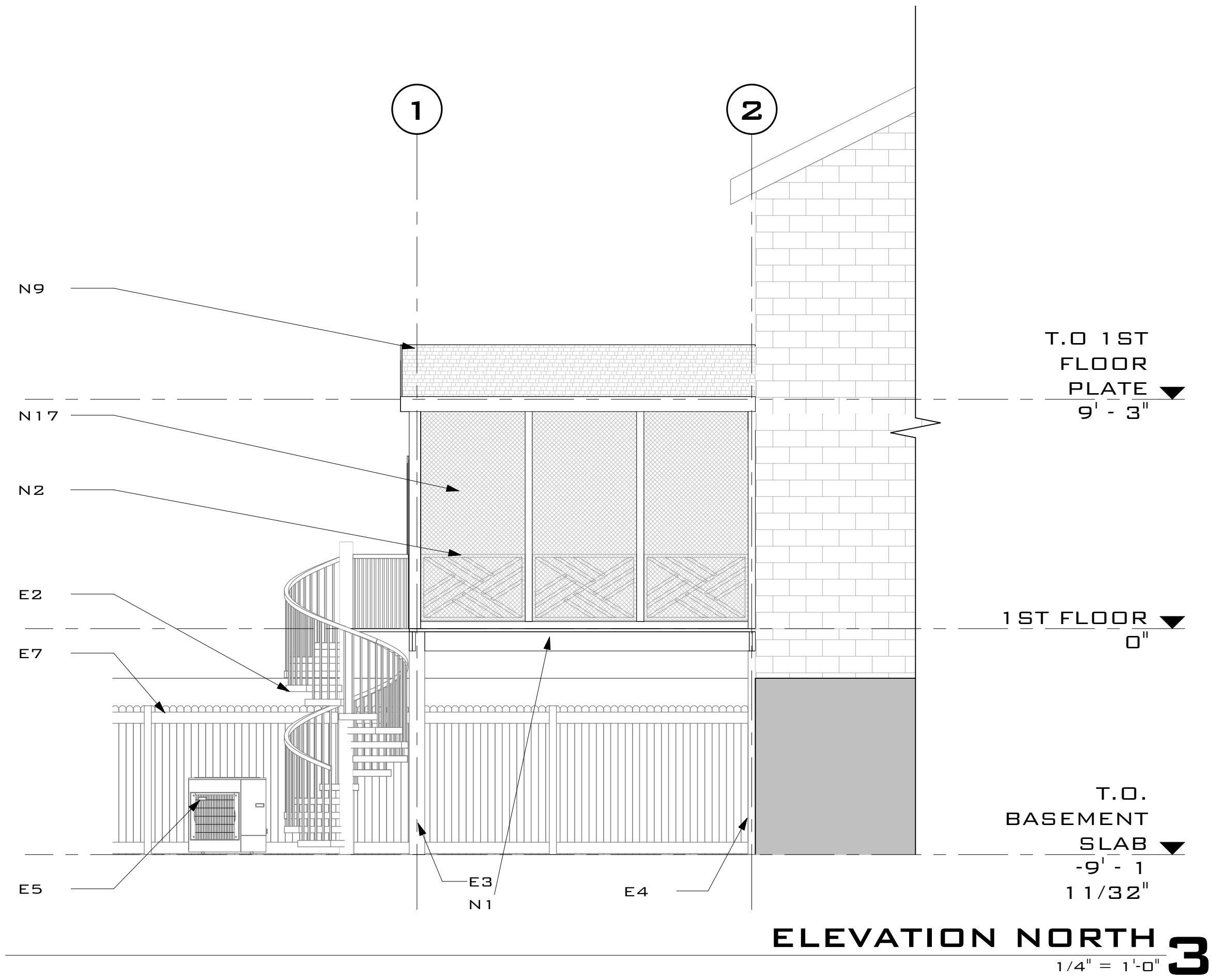
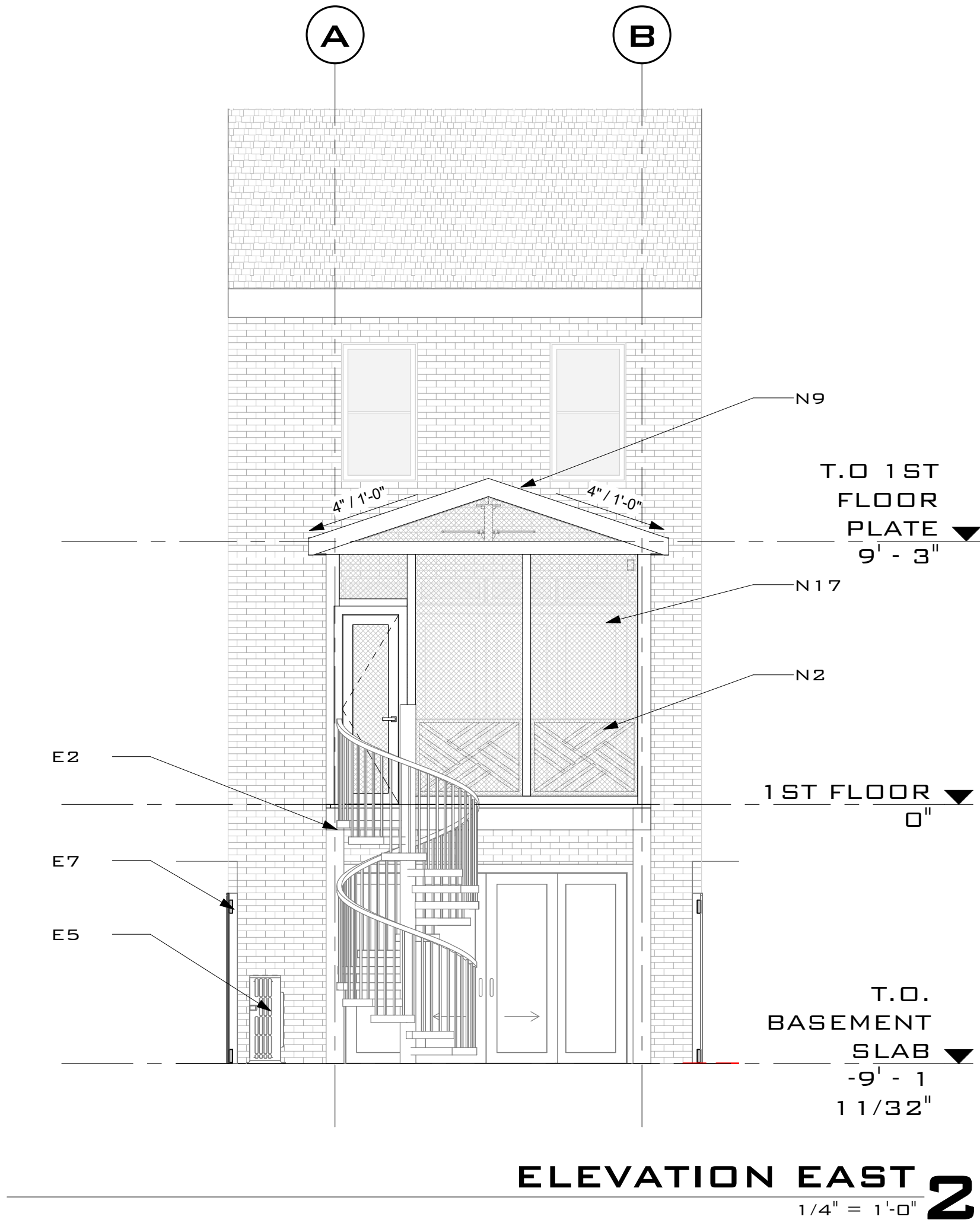
PROJECT ID: 2019-01
DESIGNED BY: JES
DRAWN BY: JES
ISSUE DATE: 02/04/19

DEMOLITION, FLOOR PLANS AND
RCP

SCOTT AND ANNETTE AVERY

AVERY SCREEN PORCH ADDITION
210 SOUTH FAYETTE STREET, ALEXANDRIA VA 22314

A1-01



- KEYNOTE LEGEND**
- E2 EXISTING WALL SPIRAL STAIR TO REMAIN; DEMOLISH AND REPLACE THE EXISTING TREADS AND REFINISH THE EXISTING STEEL STRUCTURE
 - E3 EXISTING 8" x 8" WOOD POST TO REMAIN (TYP.)
 - E4 EXISTING 4" x 8" WOOD POST TO REMAIN (TYP.)
 - E5 EXISTING HVAC UNIT TO REMAIN
 - E7 EXISTING WOOD FENCE TO REMAIN
 - N1 NEW WOOD FRAMED DECK WITH P.V.C. DECKING (TYP.)
 - N2 NEW P.V.C. CHIPPEDALE RAILING (TYP.)
 - N9 NEW ASPHALT SHINGLE ROOFING
 - N17 NEW INSECT SCREEN

EXTERIOR ELEVATIONS

SCOTT AND ANNETTE AVERY

AVERY SCREEN PORCH ADDITION

210 SOUTH FAYETTE STREET, ALEXANDRIA VA 22314

CLIENT INFORMATION:

PROJECT ID: 2019-01

DESIGNED BY: JES

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ISSUE SCHEDULE:

NORTH:

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CONSTRUCTION

DATE

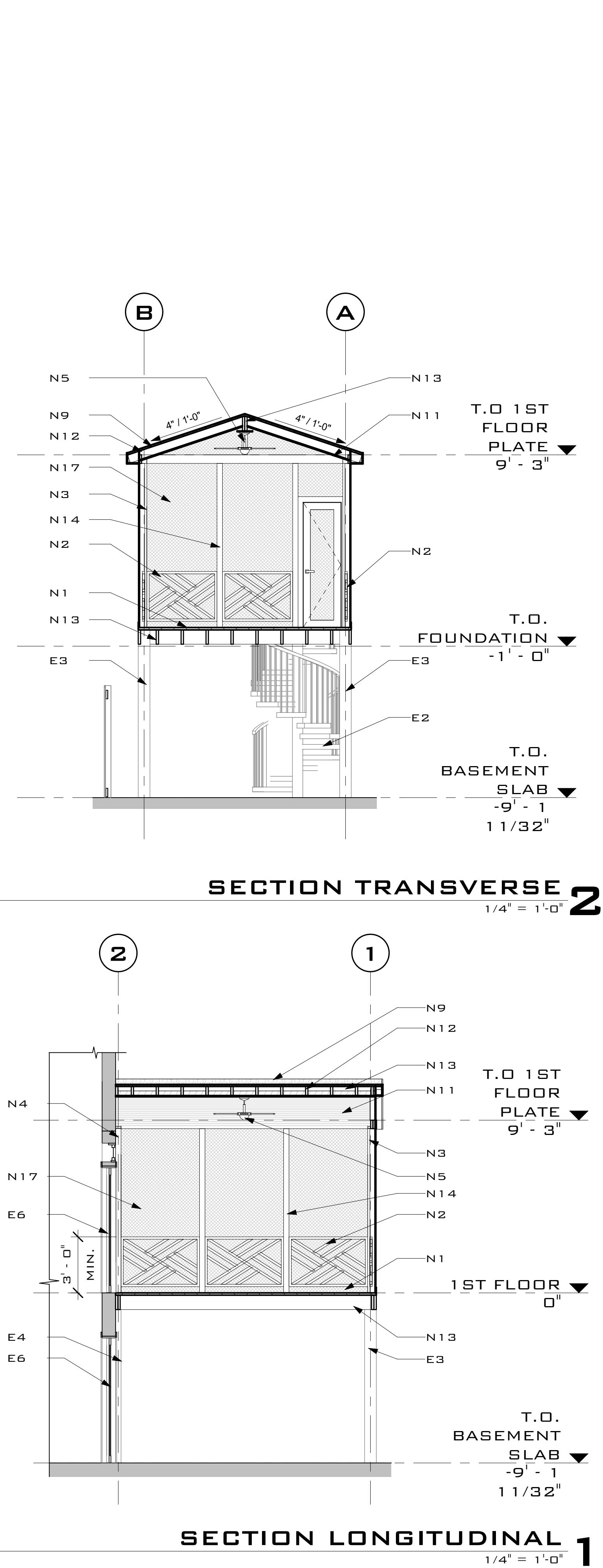
TITLE

#

NOTTING HILL GARDENS
DESIGN BUILD
CONSTRUCTION

3205 COLVIN STREET, ALEXANDRIA, VA 22314

703.518.0215 /
DESIGN@NOTTINGHILLGARDENS.COM
WWW.NOTTINGHILLDESIGNBUILD.COM



SHEET TITLE:

BUILDING SECTION

CLIENT INFORMATION:

SCOTT AND ANNETTE AVERY
AVERY SCREEN PORCH ADDITION
210 SOUTH FAYETTE STREET, ALEXANDRIA VA 22314

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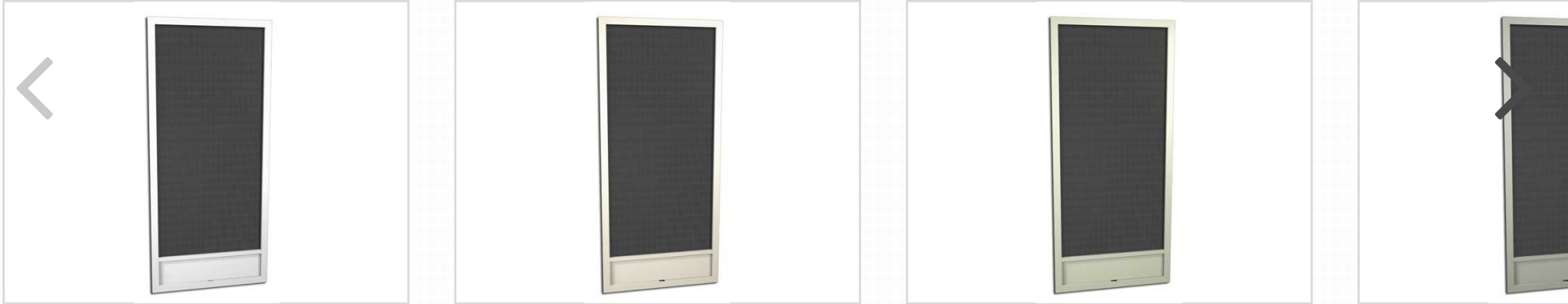
Handcrafted Aluminum Custom Screen Doors

STILL WATERS // A-110

[Home](#) » [Screen Door Solutions](#) » [Collections](#) » [Lakes](#)

[« return to porch patio doors page](#)






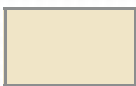
Starting at **\$295.00**
MSRP excludes installation

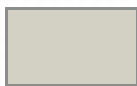
STILL WATERS // A-110


Offers the classic farmhouse look with a door that maximizes light and air flow.


POWDER COAT COLOR OPTIONS


White

Ivory

Sandstone

Clay

Bronze

Black

SIZES AVAILABLE FOR THIS MODEL

Door sizes:	32" x 80" (standard)	36" x 80" (standard)	Custom
Pet door sizes:	Small	Medium	
Kick plate options:	8" (standard)	12"	16" 24" No kick plate

- [Unique Features](#)
- [Common Features](#)
- [Specialty Hardware](#)
- [Care & Maintenance](#)
- [Warranty Details](#)

See it at a store near you

A-110 Design Visualizer

| PHOTO GALLERY



Remarkable screen door characteristics that make the still waters standout from our competitors

| UNIQUE FEATURES



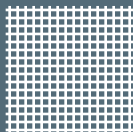
Full View Door

The Still Waters offers a full view with no push bar to break up the scenery. Combined with PCA's Self Locking Screen System, you don't have to worry about the screen coming out.

[More Info »](#)

Personalize Your Aluminum Screen Door With High Quality Options

| COMMON FEATURES





Six Color Options To Choose From



White

Ivory

Sandstone

Clay

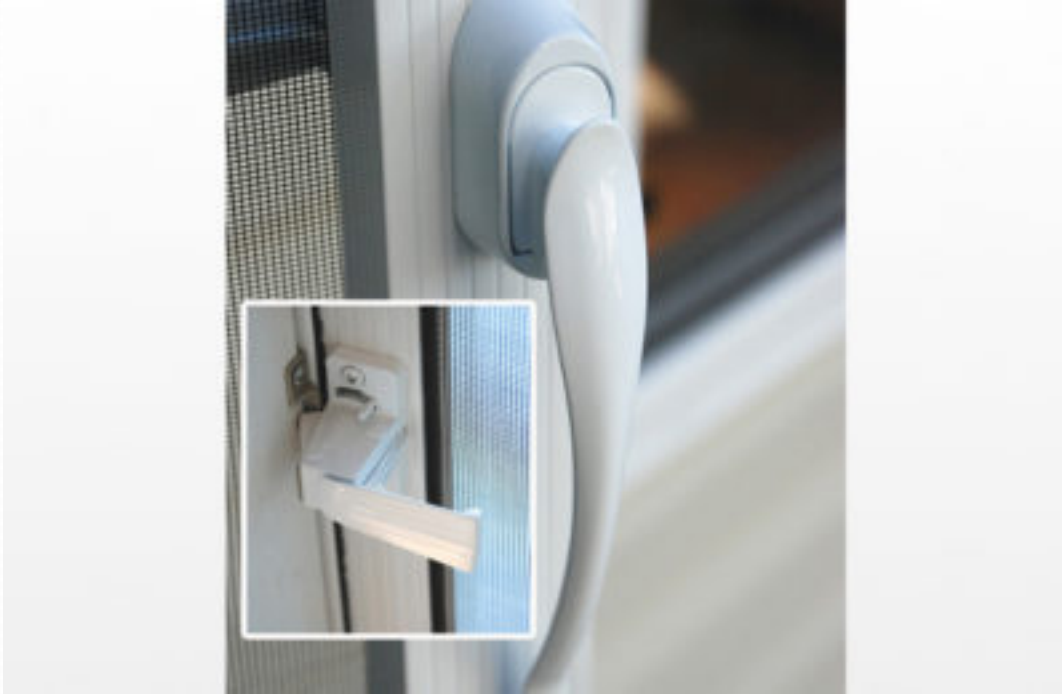
Bronze

Black

Powder Coat Color Options

Attractive and Durable Powder Coated Finishes. Every PCA screen door is individually powder-coated by hand after assembly. This method ensures a beautiful, long lasting durable finish.

| HARDWARE OPTIONS AND UPGRADES



ADA Compliant EZ Pull Door Handle

PCA's EZ-Pull handle is easy on your hands with a comfortable pull-style. It was designed with all rust free materials to provide years of trouble free operation.

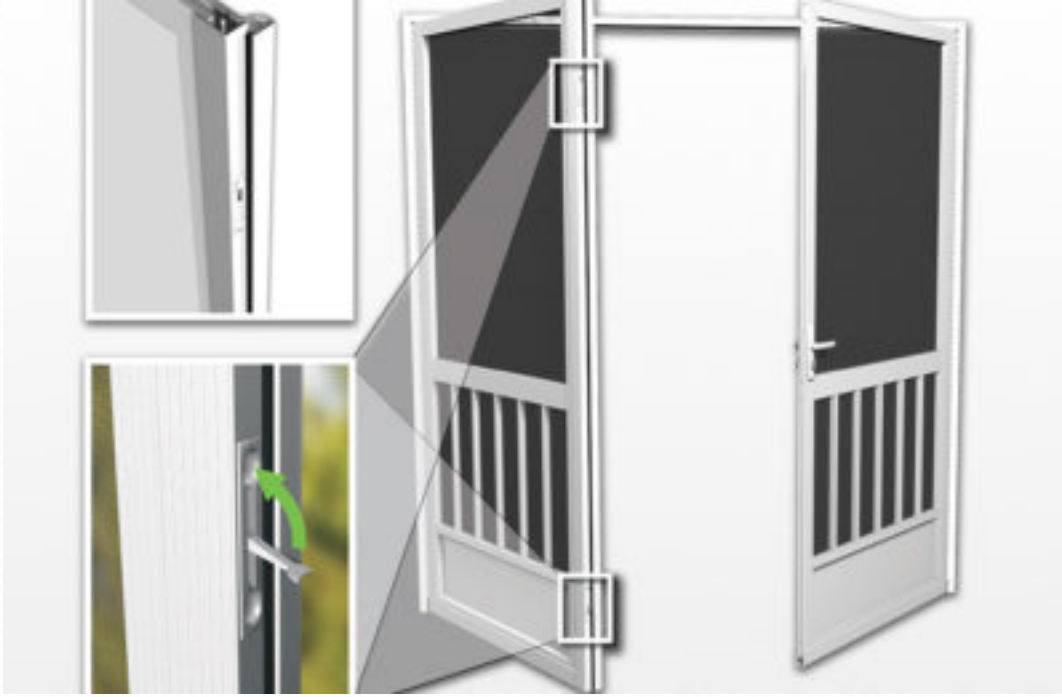
[More Info »](#)



Albright In-swing Handle

The Albright In-Swing Handle was designed specifically for in-swing installations. It offers an attractive design and includes a inside night lock.

[More Info »](#)



French Door Upgrade

A french door kit for double screen doors that features an astragal component. This allows you to open both doors with no obstructions.

[More Info »](#)



Pet Door Upgrade

PCA's Two-Way Screen doors with pet doors are built with heavy duty high impact Polystyrene features and include magnets that hold the door in place to prevent debris from entering. Pet doors come in three sizes: Small – for cats and miniature dogs, Medium – for 20 - 50lb. dogs, Large – for 50lb. + dogs

[More Info »](#)



Tasman Locking Handle Upgrade

The Tasman provides superior design by coupling a double key locking system along with a lever style handle that is fluid in operation. The Tasman can be locked from inside or out with a key.

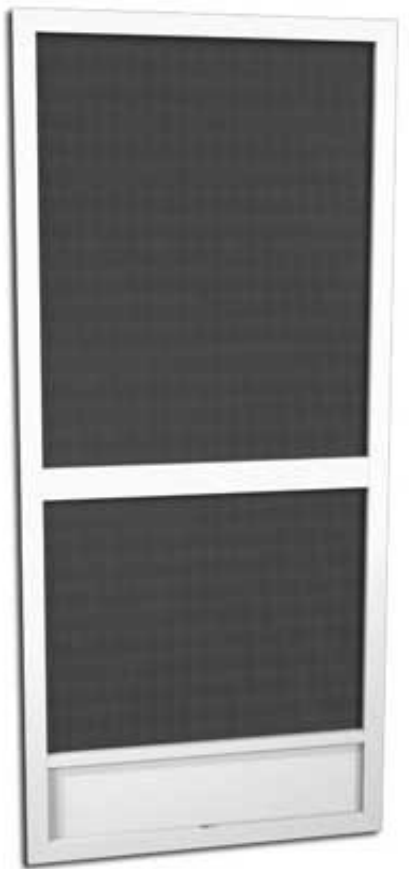
[More Info »](#)



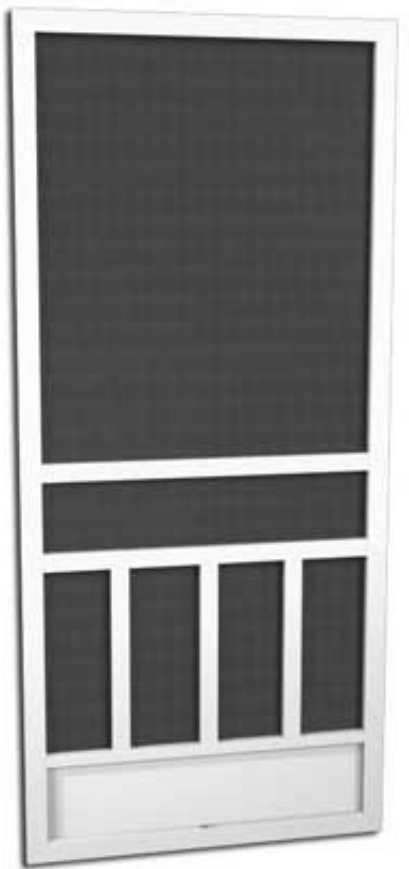
Kephart Deadlock Upgrade

When you are looking to add additional security to your screen door the PCA Kephart Screen Door Deadlock is a supplemental dead-bolt that surface mounts on the screen door frame and features a key lock on the outside.

[More Info »](#)



CANOE CREEK // A-100



LAUREL HILL // A-300

VIEW ALL LAKES SCREEN DOORS

- Find Your Screen Door
- I Am...
- Get Inspired
- Discover PCA
- Get Support
- Other

