NOTES

1.) Owner and developer of record: Margaret T. H. Robinson
8238 Crown Court Road
Alexandria, Virginia 22308-1358

2.) Narrative description of project:
Addition and alterations to existing one-story frame structure located at 305 Franklin Street, Alexandria, Virginia. The structure is presently vacant. The structure previously had light commercial use. This project proposes keeping a light commercial use on the first floor and constructing an accessory studio apartment on the second floor. The two uses separated from one another, with a common building entrance. The first floor stucco facing will be retained for the most part, with new openings on the south or street elevation. One of two existing window openings on the east elevation will be retained. The two existing window openings on the west elevation will be retained and the existing door will be slightly enlarged. The second floor will be set back 3 feet from the rear property and have three new windows. No new windows will be located on the side walls of the proposed second floor addition. The second floor south elevation will have two dormer windows with a standing seam metal roof. A new front entrance stoop will be constructed. The existing concrete front yard patio will be demolished and a flagstone walk will be installed in its place. The front yard will be heavily landscaped and the landscaping will screen a proposed outdoor air conditioning unit.

3.) Current lot size of lot 501 prior to vacation: 494 sq. ft. (0.0113 acre); Vacated portion of Franklin Street right-of-way: 376 sq. ft. (0.0086 acre); Consolidated lot size of lot 501: 870 sq. ft. (0.0199 acre).

4.) Total existing impervious area on the tax parcel: 716 sq. ft. (0.0164 acre)

5.) Total proposed impervious area on the tax parcel: 598 sq. ft. (0.0137 acre)

6.) Total area to be disturbed during construction: 802 sq. ft. (0.0184 acre)

7.) Applicable Building Code: 2012 Virginia Construction Code

8.) Building use classification: Business Group B and Residential Group R

9.) Zone of the site: CL

10.) Existing use of the site: Building is presently vacant, previous use was commercial

11.) Proposed use of the site: Commercial on the first floor and an accessory studio apartment on the second floor

12.) ZONING TABULATIONS
Note: Tabulations made with vacation of adjacent right-of-way and consolidation with existing lot

Item	Zoning Requirement	Zoning Provided
A.) Lot area	0	870 sq. ft.
B.) Lot width	0	22.1 ft.
C.) Lot frontage	0	20.2 ft.
D.) Front yard	0	17.6 ft.
E.) Side yards		
East side yard	0	0
West side yard	25 ft.	2.3 ft.
F.) Rear yard	25 ft.	3.0 ft.
G.) Floor area ratio	0.75	0.54
H.) Open space	0	382 sq. ft. at ground level
I.) Building height	35' max.	21.2 ft.
J.) Existing Use	Office	
K.) Proposed Use	Office with accessory apartment	
L.) Proposed gross square footage	754 square feet	
M.) Proposed net square footage	460 square feet	

13.) Number of dwelling units: One accessory studio apartment

14.) Units per acre for residential: one

15.) Gross square feet of building:

Total	754 sq. ft.
Commercial	392 sq. ft.
Accessory residential	362 sq. ft.

16.) Net square feet of building:

Total	460 sq. ft.
Commercial	287 sq. ft.
Accessory residential	173 sq. ft.

17.) Parking spaces

Required commercial	1
Provided commercial	0
Required residential	1
Provided residential	0

18.) Contractor must insure that there is no disturbance on adjacent properties without recorded easement or notarized letter of permission from the adjacent property owner.

19.) There are no tidal wetlands, tidal shores, tributary streams, floodplains, connected tidal wetlands, isolated wetlands, highly erodiable/ permeable soils or or buffer areas associated with shores, streams, wetlands or Resource Protection Areas located on the site. Further, there are no wetland permits required for this development project. Additionally, there are no known underground storage tanks or areas of soil or groundwater contamination on the site.

20.) There are no existing trees on this site. No new trees or shrubs are to be planted in the public right of way. The front yard will be landscaped and landscaping is noted on the landscaping plan.

21.) There are no significant site features. Existing grades will remain.

22.) This project will comply with the stormwater quantity and quality requirement of Article XIII of the Zoning Ordinance. Disturbed area is less than 2,500 square feet. There will not be any increase to the existing enclosed building footprint. The impervious surface of the proposed project will be less than presently exists. An existing large concrete patio will be removed and replaced with a flagstone walkway of a minimum size and landscaping.

23.) The existing underground utilities shown heron are based upon available information. The contractor shall be responsible for determining the exact location of all utilities before commencing work and for any damages which may occure by his failure to locate and preserve these underground utilities. If during construction operations, the contractor should encounter utilities other than those shown on the plans, he shall immediately notify the architect and take necessary action and proper steps to protect the building and assure the continuation of service.

24.) The applicant or applicant's agent shall call Alexandria Archaeology immedistely (703-746-4399) if any burial structural remains (wall foundations, wells, privies, cisterns, etc.) or 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 the finds.

25.) Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to the City of Alexandria Department of Code Administration that will outline steps that will be taken to prevent the spread of rodents from the construction site to the surrounding community and sewers. The contractor can contact the Alexandria Department of Code Administration at (703) 746-4200 for any questions or additional information.

26.) The applicant shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

27.) There are no areas of Marine clay on this site.

28.) There is no known or expected contamination on this site. According to maps, the existing structure was built between 1931 and 1941 and used as a garage. In 1958 a sewer connection was made to the property. The property has been used residentially and commercially since that time. There is no record of an industrial use on this property.

29.) Phasing plan including demolition and sequence of construction activities is as follows:
A.) Construct required silt fence. Provide proper rodent protection.
B.) Remove interior finishes. Any identified asbestos or lead-based paint items to be abated.
C.) Make structural modifications necessary for second floor addition.
D.) Remove existing roof. Construct second floor and provide necessary protection.
E.) Construct second floor exterior walls and new roof.
F.) Construct interior walls and interior finishes.
G.) Remove existing concrete patio and install new flagstone paving, grass and landscaping.

30.) Requests:
A.) Vacation of public right-of-way. Vacation request VAC#2015-001
B.) Site Plan approval for second floor non-commercial accessory apartment greater than 1/3 of gross floor area of the existing building.
C.) Modification of zone transition setback to allow for second floor addition.
D.) Modification of front yard requirement not permitting air conditioning machinery in a front yard.
E.) Waiver to the parking requirement subject to Section 8-200(c)(5)(a) of the Zoning Ordinance.

SHEET INDEX

Sheet	Contents
C-1	Notes, Sheet Index, Abbreviations, Symbols
A-1	Site Development Plan, Site Development Plan Notes, Landscape Plan, Utility Site Plan, Building Location Survey, Floor Area Ratio and Open Space Calculations
A-2	First Floor Plan, Second Floor Plan, Roof Plan, Section, Existing First Floor Plan
A-3	Exterior Elevations

ABBREVIATIONS

A.C	AIR CONDITIONING
C.L	COMMERCIAL LOW
CONC	CONCRETE
E	EXISTING
EXIST	EXISTING
N	NEW
OH	OVERHEAD
P.L.	PROPERTY LINE
R	RISER
RM	RESIDENTIAL MEDIUM
R.O.W.	RIGHT-OF-WAY
ST	STREET
STP	STOOP

SYMBOLS

- ZONE TRANSITION DEMARKATION LINE
- 28 — TOPOGRAPHIC CONTOUR LINE
- PROPERTY LINE
- SANITARY SEWER LINE
- W — WATER LINE
- G — GAS LINE
- E (O.H.) — OVERHEAD ELECTRIC LINE
- VALVE
- 1 / A-3 — SECTION DESIGNATION; SECTION NUMBER ON TOP, SHEET NUMBER ON BOTTOM

APPROVED
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DEPARTMENT OF PLANNING & ZONING
DIRECTOR DATE
DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES
SITE PLAN No
DIRECTOR DATE
CHAIRMAN PLANNING COMMISSION DATE
DATE RECORDED

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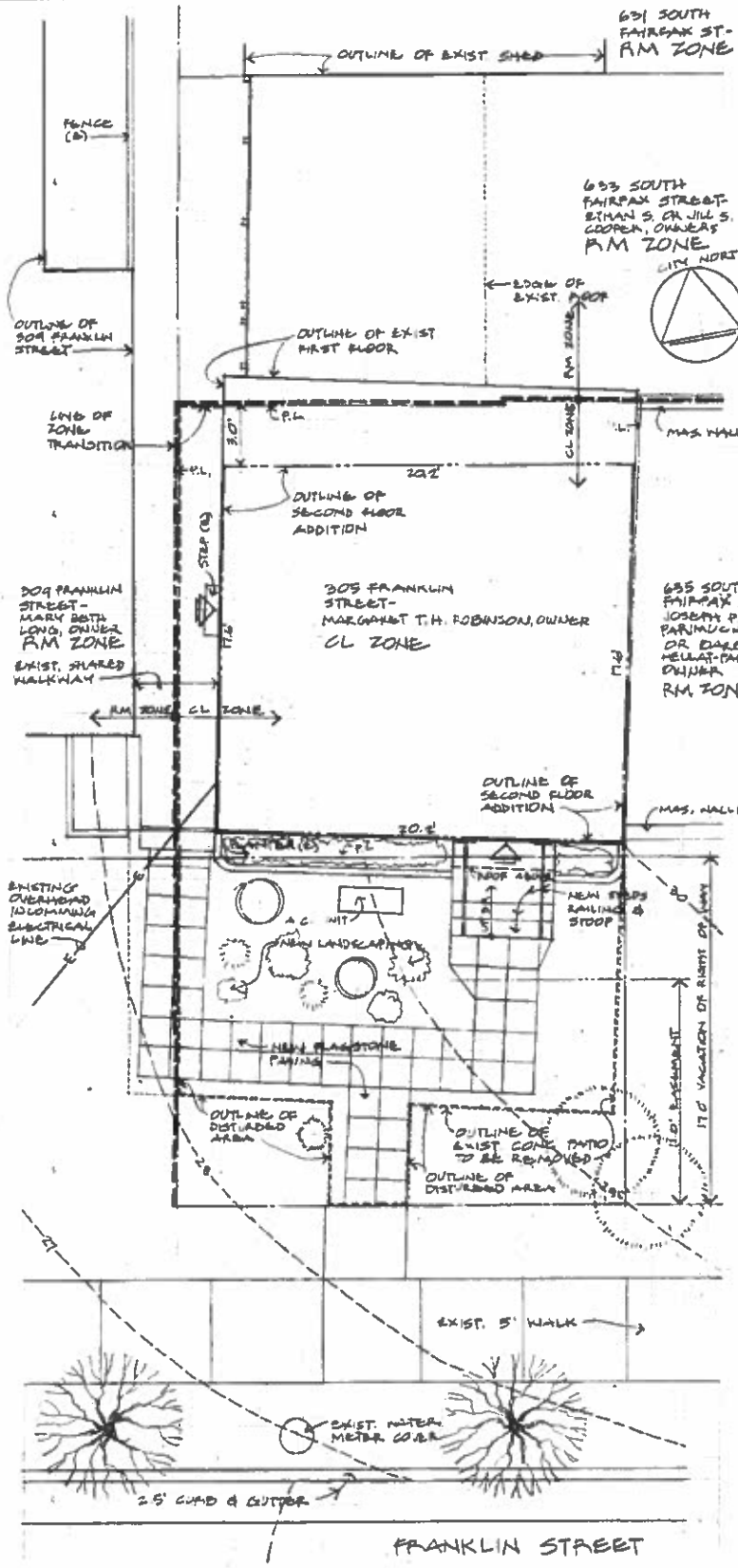
12/15/15: PLANNING COMMISSION SUBMISSION

NOTES
SHEET INDEX
ABBREVIATIONS
SYMBOLS

ADDITION & ALTERATIONS TO
305 FRANKLIN STREET
ALEXANDRIA, VA.
SITE DEVELOPMENT PLAN # 2015-0028

DRAWING C-1
DWG 1 OF 4
DATE: 12/15/15



SITE DEVELOPMENT PLAN
1/4" = 1'-0"

DEPARTMENT OF PLANNING AND ZONING
FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

A. Property Information

A1 Street Address: 305 Franklin Street, Alexandria, Virginia Zone: CL

A2: 870 sq. ft. (Total Lot Area) x 0.75 (Floor Area Ratio Allowed by Zone) = 652 sq. ft. (Maximum Allowable Floor Area)

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement		Basement**	
First Floor	446	Stairways**	60
Second Floor		Mechanical**	37
Third Floor		Other**	62
Porches/ Other		Total Exclusions	159
Total Gross *			

B1 Existing Gross Floor Area * 446 Sq. Ft.
B2 Allowable Floor Exclusions** 159 Sq. Ft.
B3 Existing Floor Area minus Exclusions 287 Sq. Ft. (subtract B2 from B1)

C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement		Basement**	
First Floor		Stairways**	12
Second Floor	308	Mechanical**	64
Third Floor		Other**	59
Porches/ Other		Total Exclusions	135
Total Gross *			

C1 Proposed Gross Floor Area * 308 Sq. Ft.
C2 Allowable Floor Exclusions** 135 Sq. Ft.
C3 Proposed Floor Area minus Exclusions 173 Sq. Ft. (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1 Total Floor Area (add B3 and C3) 460 Sq. Ft.
D2 Total Floor Area Allowed by Zone (A2) 652 Sq. Ft.

*Gross floor area is the sum of all gross horizontal areas under roof, 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.

N.B. Building exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

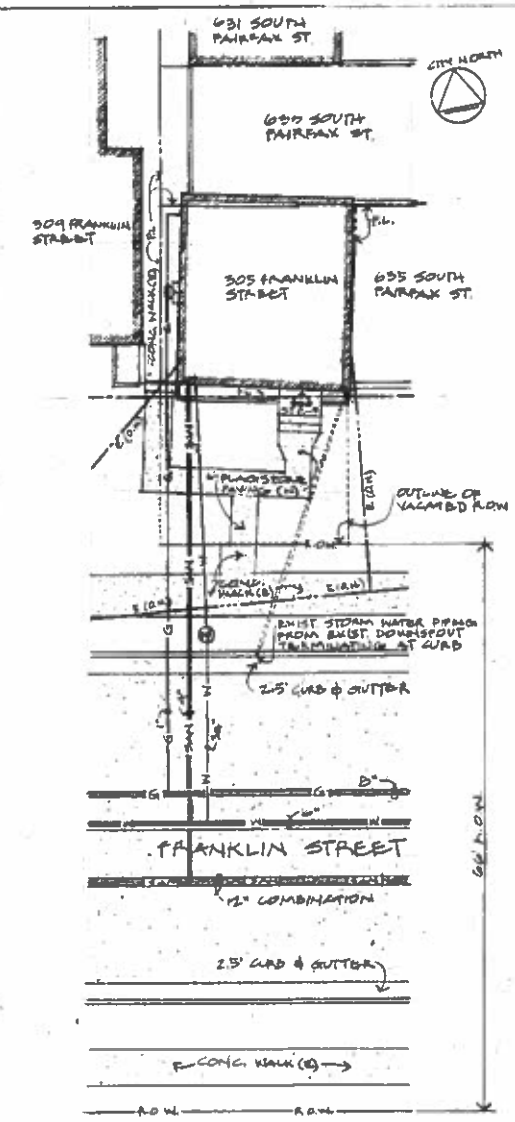
F. Open Space Calculations

Existing Open Space	0
Required Open Space	0
Proposed Open Space	382 sq. ft.

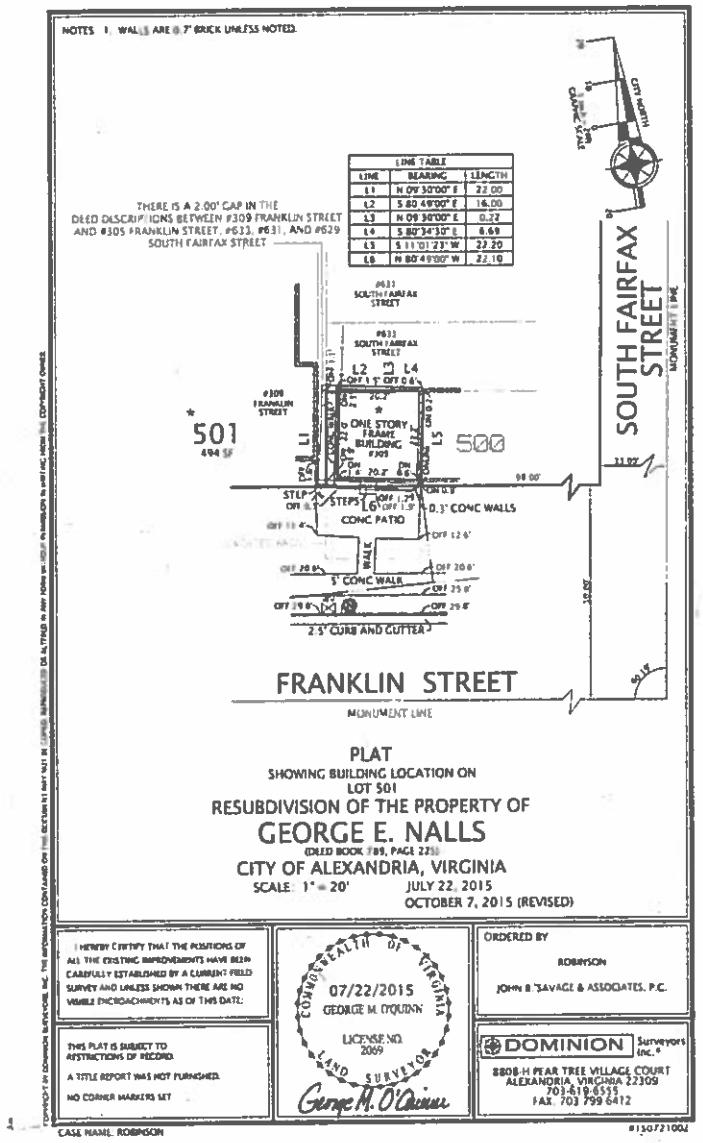
The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

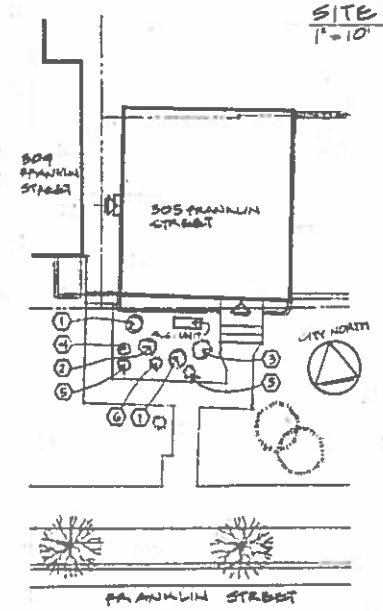
Signature: John B. Savage Date: 11/18/15

Updated July 1, 2006



SITE UTILITY PLAN
1" = 10'





LANDSCAPE PLAN
1" = 10'

SITE UTILITY PLAN NOTES

1.) Site Utility Plan based upon plat showing building location of 305 Franklin Street, Alexandria, Virginia as prepared by Dominion Surveyors, Inc., 8808-H Pear Tree Village Court, Alexandria, Virginia. Plat dated 7/22/2015 and signed and sealed by George O'Quinn, Commonwealth of Virginia Land Surveyor, license No. 2069.
2.) Location of combination sewer, gas main and water main in Franklin Street made by the architect from available maps.
3.) Existing electric service to the building is overhead. The existing point of attachment is to remain.
4.) Sizes of main and lateral for sewer, gas and water shown on the Site Utility Plan are existing sizes to remain.

KEY TO NEW LANDSCAPING

1. ENGLISH LAUREL
2. NANDINA DOMESTICA
3. FRASER PHOTINIA
4. LOW HOLLY
5. NANDINA GULFSTREAM
6. KNOCK OUT ROSE

SITE DEVELOPMENT PLAN NOTES

1.) The Site Development Plan is based upon plat showing building location on Lot 501, resubdivision of the property of George E. Nalls, City of Alexandria, Virginia, as prepared by Dominion Surveyors, Inc. For property line metes and bounds, as well as outline of existing building footprint, see a copy of this plat has been included on this sheet. Design and delineation shown on Site Development Plan is by the the architect, as are the zoning tabulations shown on this drawing. Topographic contours shown on the Site Development Plan are based upon the City of Alexandria Topographic Survey, sheet 1. – 10 80, as prepared by Photo Science, Inc.
2.) The existing concrete patio is to be removed and replaced with landscaping and new flagstone paving. Existing grades are to remain.
3.) The existing enclosed first floor building footprint is to remain. The second floor addition will be built over the existing enclosed first floor footprint and will not expand the existing enclosed building footprint. A new front stoop and new steps will be constructed.
4.) The disturbed area of this project is less than 2,500 square feet. The disturbed area is 365 square feet.
5.) The existing structure presently has electrical, gas, water and sewer connections.
6.) There are no existing trees on this property or in the existing vacated right-of-way.
7.) There are no existing wells on this property.
8.) There will be an eleven foot easement the width of the property in the vacated right-of-way.

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10/8/15 · DEVELOPMENT SITE PLAN SUBMISSION
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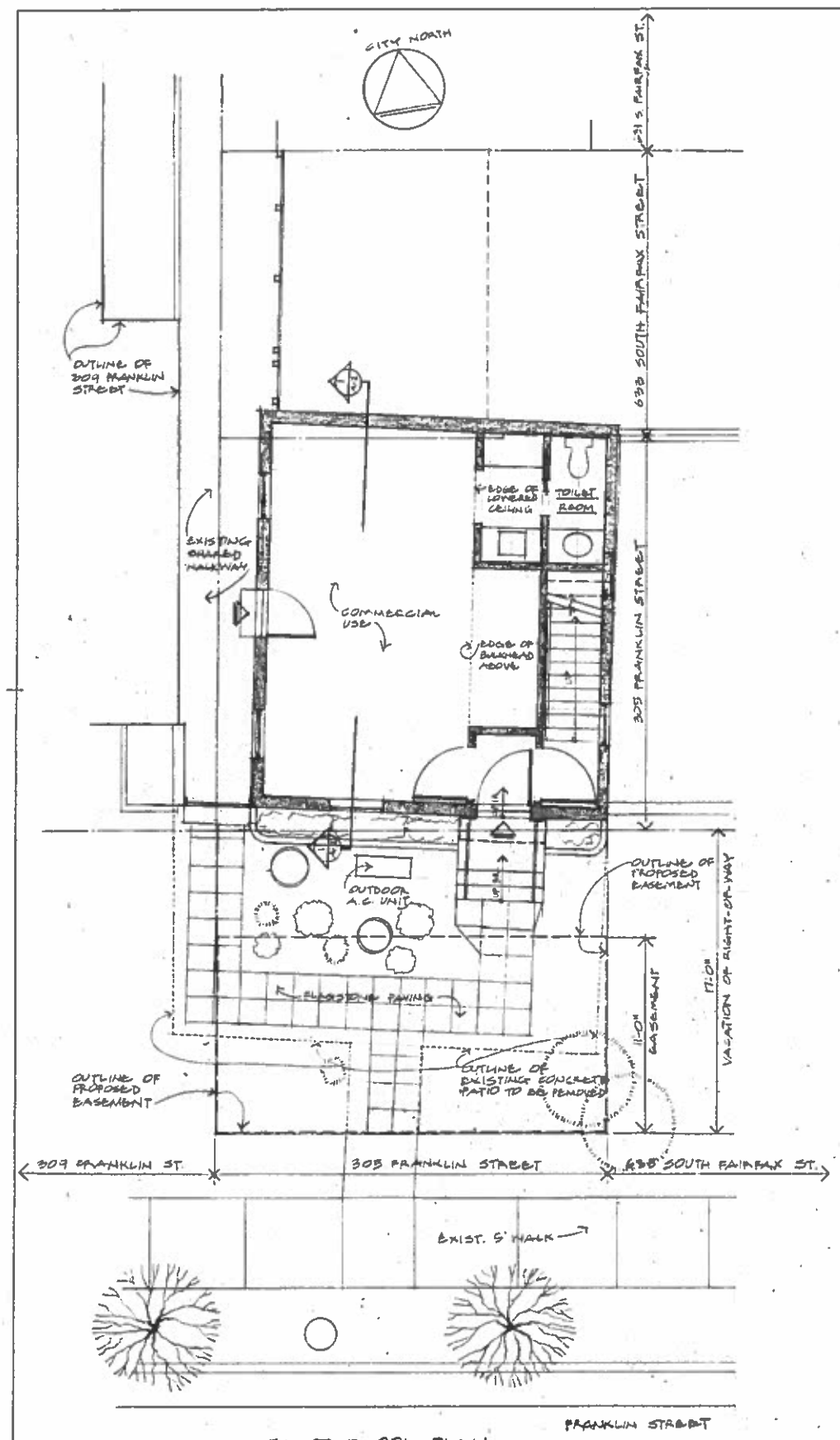
12/15/15 · PLANNING COMMISSION SUBMISSION

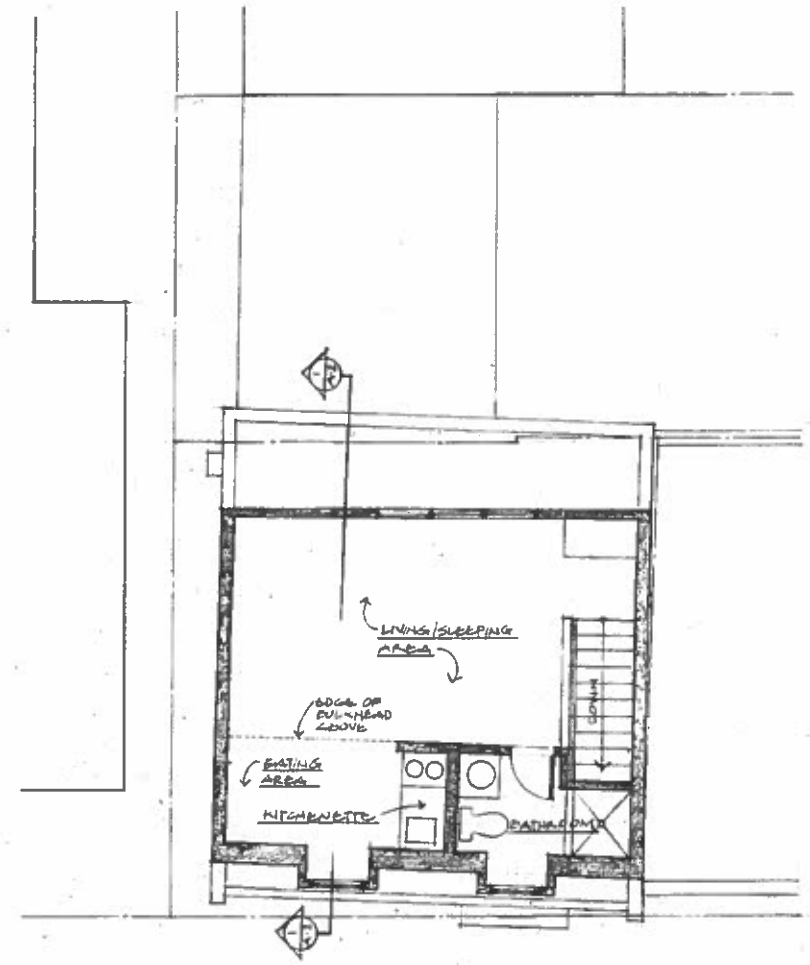
SITE DEVELOPMENT PLAN
SITE DEVELOPMENT PLAN NOTES
ZONING TABULATIONS & REQUESTS
FLOOR AREA & OPEN SPACE CALCULATIONS
BUILDING LOCATION SURVEY; LANDSCAPE PLAN

ADDITION & ALTERATIONS TO
305 FRANKLIN STREET
ALEXANDRIA, VIRGINIA
SITE DEVELOPMENT PLAN # 2015-0028

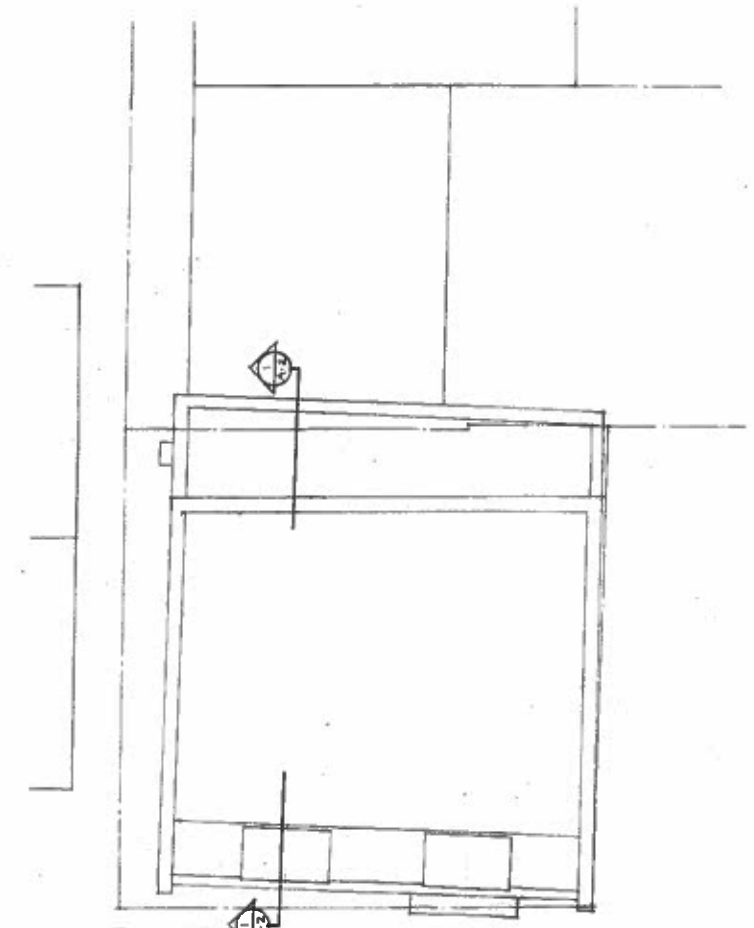
DRAWING A-1
DWG. 2 OF 4
DATE: 12/15/15



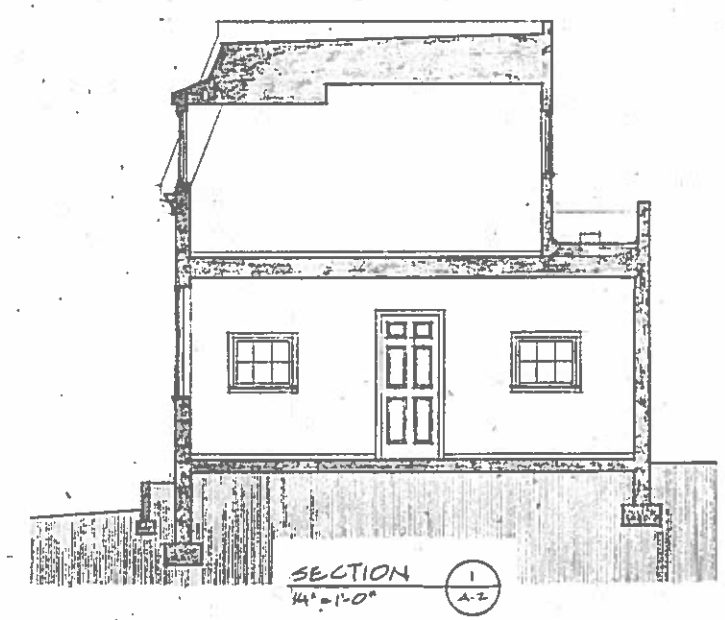
FIRST FLOOR PLAN
1/4" = 1'-0"



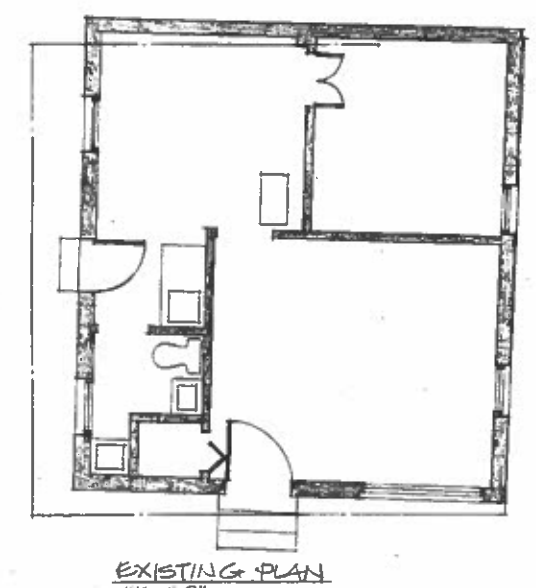
SECOND FLOOR PLAN
1/4" = 1'-0"



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



SECTION 1/A-2
1/4" = 1'-0"



EXISTING PLAN
1/4" = 1'-0"

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9/17/15: DELINEATION OF PROPOSED BASEMENT
10/6/15: DEVELOPMENT SITE PLAN SUBMISSION.
11/23/15: DEVELOPMENT SITE PLAN RESUBMISSION
12/15/15: PLANNING COMMISSION SUBMISSION

FIRST FLOOR PLAN
SECOND FLOOR PLAN
ROOF PLAN
EXISTING PLAN

ADDITION & ALTERATIONS TO
305 FRANKLIN STREET
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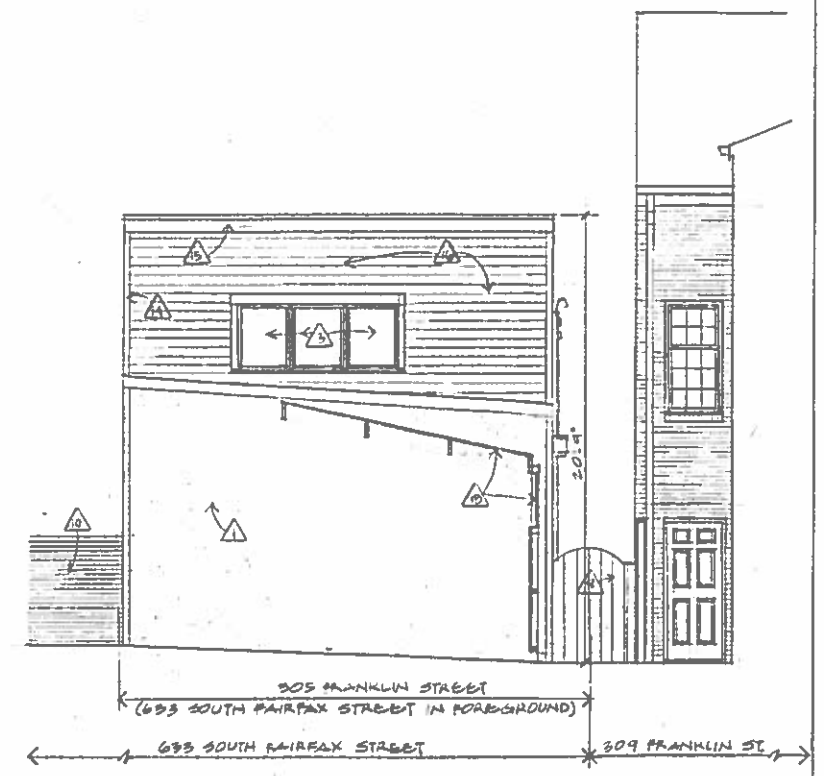
SITE DEVELOPMENT PLAN # 2015-0028

DRAWING
A-2
DWG. 3 OF 4
DATE:
12/15/15

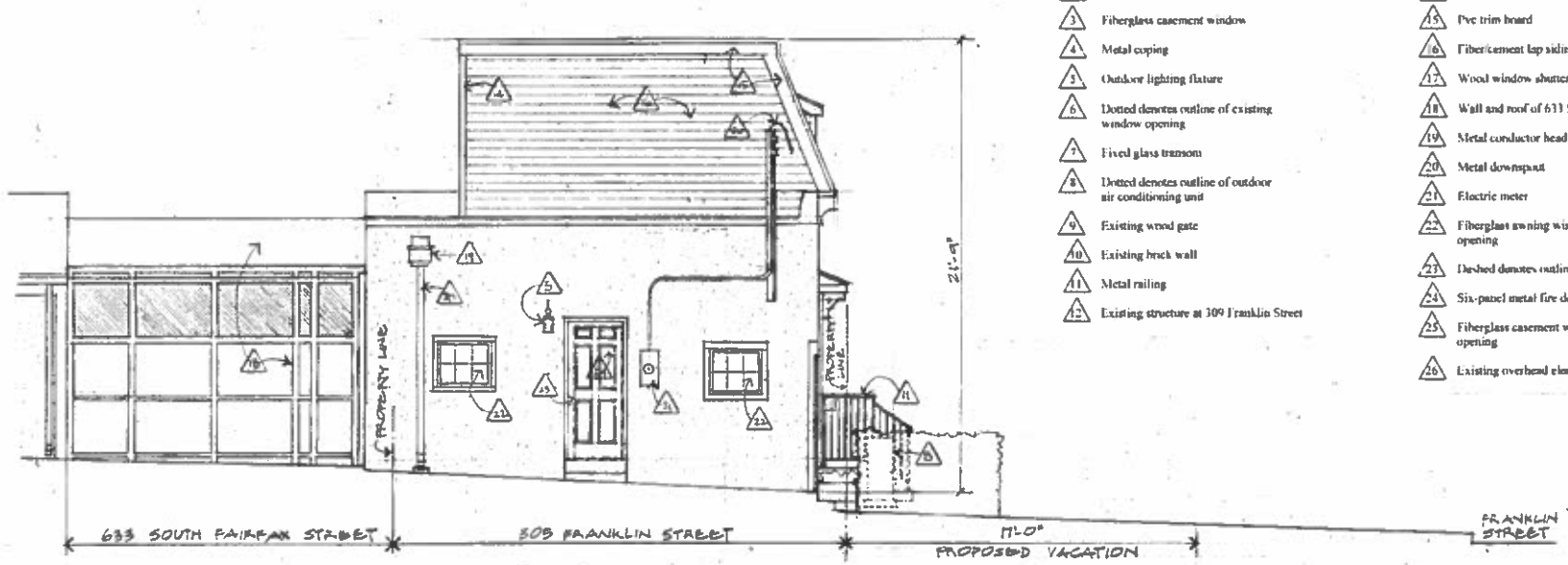
SOUTH ELEVATION (FRANKLIN STREET ELEVATION)
1/4" = 1'-0"



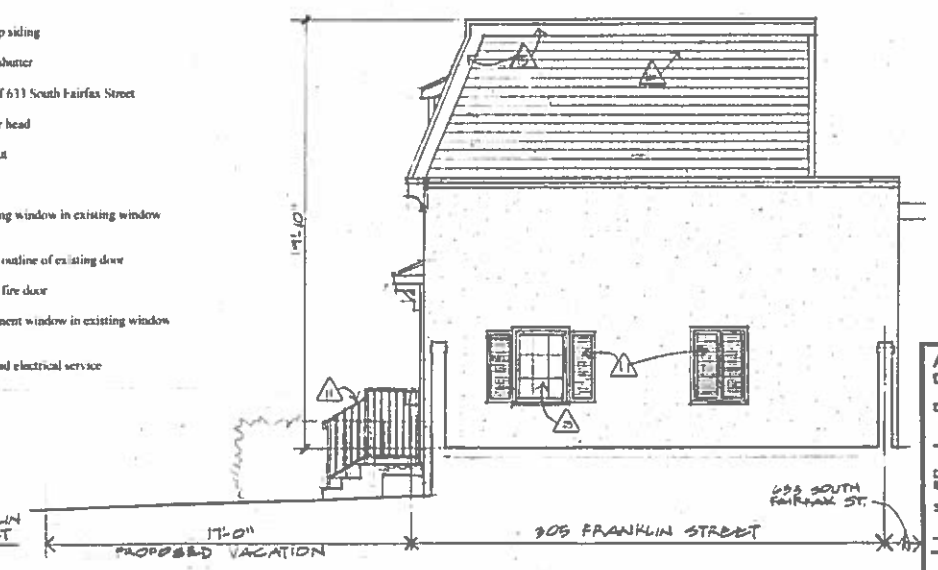
NORTH ELEVATION
1/4" = 1'-0"

KEY TO EXTERIOR ELEVATION NOTES

1. Existing stucco facing
2. Standing seam metal roofing
3. Fiberglass casement window
4. Metal coping
5. Outdoor lighting fixture
6. Dotted denotes outline of existing window opening
7. Fixed glass transom
8. Dotted denotes outline of outdoor air conditioning unit
9. Existing wood gate
10. Existing brick wall
11. Metal railing
12. Existing structure at 309 Franklin Street
13. Existing structure at 635 South Fairfax Street
14. Pvc cornerboard
15. Pvc trim board
16. Fiber/cement lap siding
17. Wood window shutter
18. Wall and roof of 633 South Fairfax Street
19. Metal conductor head
20. Metal downspout
21. Electric meter
22. Fiberglass awning window in existing window opening
23. Dashed denotes outline of existing door
24. Six-panel metal fire door
25. Fiberglass casement window in existing window opening
26. Existing overhead electrical service



WEST ELEVATION
1/4" = 1'-0"



EAST ELEVATION
1/4" = 1'-0"

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EXTERIOR ELEVATIONS

ADDITION & ALTERATIONS TO
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SITE DEVELOPMENT PLAN # 2015-0028

DRAWING
A-3
DWG. 4 OF 4
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