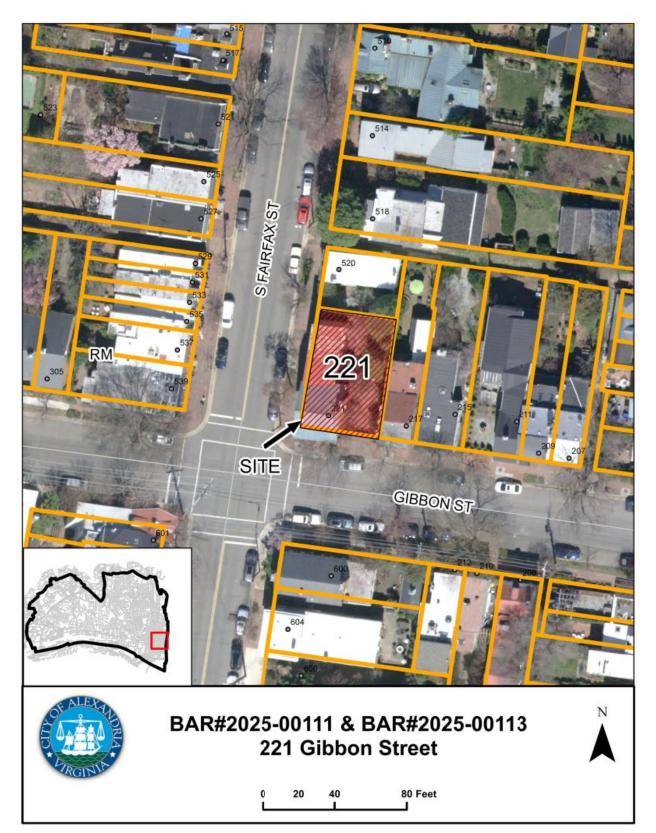
ISSUE:	Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations and an addition
APPLICANT:	Kai Anton Holdings Inc represented by Philip H Dorsey III
LOCATION:	Old and Historic Alexandria District 221 Gibbon Street
ZONE:	RM / Townhouse Zone

# **STAFF RECOMMENDATION**

Staff recommends **approval** of the Permit to Demolish/Capsulate and Certificate of Appropriateness for alterations, with the condition that the applicant submit detailed window specifications with the building permit that comply with the *BAR Policies for Administrative Approval*.

# **GENERAL NOTES TO THE APPLICANT**

- 1. 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.
- 2. COMPLIANCE WITH BAR POLICIES: All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
- 3. 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 (<u>including signs</u>). 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.
- 4. 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.
- 5. EXPIRATION OF APPROVALS NOTE: In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any 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.
- 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 <u>Virginia</u> <u>Department of Historic Resources (VDHR)</u> prior to initiating any work to determine whether the proposed project may qualify for such credits.



**Note:** Staff coupled the applications for a Permit to Demolish (BAR #2025-00113) and Certificate of Appropriateness (BAR #2025-00111) for clarity and brevity. The Permit to Demolish requires a roll call vote.

# I. <u>APPLICANT'S PROPOSAL</u>

The applicant requests a Certificate of Appropriateness and a Permit to Demolish (partial) to install two skylights and construct a one-story addition on the east elevation of the building, which will capsulate part of an existing building wall on the rear ell.

# Site context

The subject property is bound by Gibbon Street to the south, South Fairfax Street to the west, and private development to the east and north. The proposed addition would be slightly visible from Gibbon Street, and the proposed skylights may be slightly visible from South Fairfax Street.

# II. <u>HISTORY</u>

According to Ethelyn Cox in *Historic Alexandria Virginia Street by Street*: "Early insurance policies indicate this house [221 Gibbon Street] was built **between 1815 and 1823**, the lot then owned by heirs of Isaac Nichols of Loudoun County." The 1877 Hopkins Map shows a building with the same configuration, a main block facing Gibbon Street with a rear ell along South Fairfax Street. On the 1902 Sanborn map, 221 Gibbon Street is a brick dwelling with a three-story main block and a two-story rear ell. On the 1912 Sanborn map, the main block is now three-and-a-half stories. On the 1921 Sanborn map, the rear ell is now three stories and has a three-story frame room off the east side of the rear three-story ell. There are building permits from 1973 and 1997 to replace the roof of the building, but there are no associated BAR cases. In 2025, staff administratively approved the replacement of some of the windows on the rear ell after conducting a site visit to confirm that the existing windows were not original.



Figure 1. 1967 photograph of 221 Gibbon Street, taken by Victor Amato.

Previous BAR Approvals June 11, 1969 BAR #2025-00137

Replace brick wall Replace windows on rear ell

# III. <u>ANALYSIS</u>

The applicant requests a Certificate of Appropriateness and a Permit to Demolish (partial) to install two skylights on the north slope of the roof of the main block and construct a one-story addition on the east elevation of the rear ell, which will capsulate part of an existing building wall. As shown in Figure 2 below, the skylights would be minimally visible from the public right-of-way as they will mostly be blocked from view by the three-story rear ell.



Figure 2. Visibility of proposed skylights on roof of main block.

As shown in Figure 3 below, only a small part of the east side of the proposed addition would be visible from the public right-of-way due to it being set back from the street and partially hidden by the protruding main block. The north part of the proposed addition will not be visible from the public right-of-way and thus will not be discussed in this report.



Figure 3. Location of proposed addition as viewed from Gibbon Street (left and center), and survey plat showing area of proposed addition (right).

# Permit to Demolish/Capsulate

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B) which relate only to the subject property and not to neighboring properties. The Board has purview of the proposed demolition/capsulation regardless of visibility.

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?	No
(2)	Is the building or structure of such interest that it could be made into an historic shrine?	No
(3)	Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No
(4)	Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?	N/A
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No

(6)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?	No
(7)	In the instance of a building or structure owned by the city or the redevelopment and housing authority, such building or structure having been acquired pursuant to a duly approved urban renewal (redevelopment) plan, would retention of the building or structure promote the general welfare in view of needs of the city for an urban renewal (redevelopment) project?	N/A

In the opinion of staff, none of the criteria for demolition and capsulation are met. The building wall area to be capsulated is located on the rear ell, which likely dates to the late 19<sup>th</sup> century. While the building itself is historic, the area to be capsulated is located on a side elevation that is set back far from the street and thus minimally visible from the public right-of-way. The capsulation does not remove any portion of the building containing character-defining features of uncommon design or historic merit and does not compromise the integrity of the building. Staff therefore has no objection to the demolition/capsulation and recommends approval of the Permit to Demolish/Capsulate.

# Certificate of Appropriateness

According to the *Design Guidelines*, "The Boards actively discourage the visual disruption of a historic roof profile with a skylight". Staff does not believe that the proposed skylights disrupt the roof profile of the subject property because they will be minimally visible. Figure 4 (below) shows the architectural plans for the one-story proposed addition.

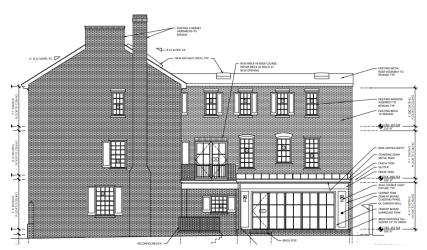


Figure 4. Architectural plan of proposed one-story addition, as viewed from the east.

The addition will have a standing seam metal roof and fiber cement siding. The east elevation of the addition will have a set of five aligned multi-light windows, with a panel to either side containing a wall sconce light fixture. The addition will be on top of a new brick base with a brick step.

The *Design Guidelines* also say that "The stylistic characteristics of additions to residential buildings should reflect the historical architectural styles found within the historic districts," and "Additions must be designed so that they are compatible with both the architectural character of the existing house and the immediate neighborhood." The proposed addition to the subject property will be minimally visible so that the architectural details will not be easily seen from the street. Nevertheless, staff finds that the design is compatible with and sympathetic to the style of the rear ell to which it would be attached. While detailed window specifications for the addition were not provided, staff notes that the windows should be made of an appropriate material (i.e. no vinyl). Therefore, staff recommends **approval** of the Certificate of Appropriateness for alterations, with the condition that the applicant submit detailed window specifications with the building permit that comply with the *BAR Policies for Administrative Approval*.

# <u>STAFF</u>

Brendan Harris, Historic Preservation Planner, Planning & Zoning Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

# IV. <u>CITY DEPARTMENT COMMENTS</u>

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

# <u>Zoning</u>

C-1 Proposed one story rear addition will comply with Zoning.

- C-2 Parking space shall be used exclusively for infrequent and temporary purposes to ensure the preservation of open space. Regular or permanent parking by residents, guests, or employees is prohibited.
- F-1 Property is subject the open space requirement under Sec. 3-1106 (B).

# **Code Administration**

A building permit is required.

# **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)
- 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 According to *Historic Alexandria, Virginia Street by Street* (1976) by Ethelyn Cox, the property at 221 Gibbon Street was built between 1815 and 1823 by the heirs of Issac Nichols. Due to its early nineteenth-century association with the development of Alexandria, this property may contain significant archaeological deposits.
- R-1 Call Alexandria Archaeology immediately 703-746-4399 if you discover any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts during development. Cease work in the discovery area until a City archaeologist inspects the site and records the finds. Include the preceding text on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology) \*
- R-2 The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, or allow independent parties to collect or excavate artifacts, unless authorized by Alexandria Archaeology. Failing to comply shall result in project delays.

Include the preceding text on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology) \*

C-1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

# V. <u>ATTACHMENTS</u>

- Application Materials
- Completed application
- Plans
- Material specifications
- Scaled survey plat if applicable
- Photographs
- Public comment
- Any other supporting documentation

# BAR2025-00111 & BAR2025-00113

	BAR CASE#
ADDRESS OF PROJECT: 221 Gibbon	(OFFICE USE ONLY) Street
DISTRICT: 🗗 Óld & Historic Alexandria 🔲 Parke	r – Gray 🛛 100 Year Old Building
TAX MAP AND PARCEL: 081 01-01-14	ZONING: RM
APPLICATION FOR: (Please check all that apply)	
CERTIFICATE OF APPROPRIATENESS	
PERMIT TO MOVE, REMOVE, ENCAPSULATE C (Required if more than 25 square feet of a structure is to be de	
WAIVER OF VISION CLEARANCE REQUIREMENT CLEARANCE AREA (Section 7-802, Alexandria 1992 Zo	
WAIVER OF ROOFTOP HVAC SCREENING REC (Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)	UIREMENT
Applicant: Property Owner Business (Plea Name: Kai Anton Holdings J	ase provide business name & contact person)
Address:	
City: State:	Zip:
Phone: E-mail :	
Authorized Agent (if applicable): Attorney	Architect Managing member
Name: Philiph Dorsey MT	Phone: <u>S</u>
E-mail:	
Legal Property Owner:	
Name: Kai Anton Holdings I	nc
Address: 7700	
City: State	Zip:
Phone:E-mail:	

BAR CASE# \_\_\_\_

(OFFICE USE ONLY)

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

<ul> <li>NEW CONSTRUCTION</li> <li>EXTERIOR ALTERATION: Please check all that apply.</li> <li>awning doors REMOVE fence, gate or garden wall siding shutters</li> <li>doors RA pergola/trellis</li> <li>other ADDITION</li> <li>DEMOLITION/ENCAPSULATION</li> <li>SIGNAGE</li> </ul>
DESCRIPTION OF PROPOSED WORK: Please describe the proposed work in detail (Additional pages may be attached). Small addition onestory see attached drawings
Demo per plans
Replace all windows see pictures and plan for

## SUBMITTAL REQUIREMENTS:

Check this box if there is a homeowner's association for this property. If so, you must attach a copy of the letter approving the project.

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.

**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.

1	N/A
7	
V	
	1.2

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.

BAR CASE#BAR2025-00111 & BAR2025-00113

(OFFICE USE ONLY)

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. Check N/A if an item in this section does not apply to your project.

Ø		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
$\square$		Clear and labeled photographs of the site, suffounding properties and showing
	R	applicable. Existing elevations must be scaled and include dimensions. Proposed elevations must be scaled and include dimensions. Include the relationship to
ed T		adjacent structures in plan and elevations. Materials and colors to be used must be specified and delineated on the drawings. Actual
		the second ded or required
Ø		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
	ت	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.

বি	Clear and labeled photographs of the site, especially the area being impact	ted by	the all	terations,
	 all sides of the building and any pertinent details.	_		

	all sides of the building and any permitted	to the mathematical test of	oofing siding	windows
58	Manufacturer's specifications for materials to include,	but not limited to. It	Jonny, sidiny,	windowo,
	Walturacturer 5 speethed to the signate and wolls			
	doors, lighting, fencing, HVAC equipment and walls.			
		معيدام بالاراد	induding mg	torials and

Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale. Ø

	overall unitensions.	Dictantingo ma				the second se
					fonces	and cheds
_	overall uniterisions.		areased location	IS OT HVAL UNITS	ICIUCS.	and shous.
1 1				13 01 1 1 1 / 10 01 11 00	1	

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 R earlier appearance.

### **BAR CASE#**

(OFFICE USE ONLY)

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

V	I understand that after reviewing the proposed alterations, BAR staff will invoice the appropriate
	filing fee in APEX. The application will not be processed until the fee is paid online.

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 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: 3-31-2025 Date:

### OWNERSHIP AND DISCLOSURE STATEMENT Use additional sheets if necessary

<u>1. Applicant.</u> 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. Philip H Dorsey		100 %		
2.				
3.				

2. <u>Property.</u> 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. Philip H. Dorsey		10000
2.		
3.		

<u>3.</u> 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 the12-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.		
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.

hilp.H. Oang III. Signature 3.31-2025 Philip H Daysey TA



# Department of Planning and Zoning Floor Area Ratio and Open Space Calculations for Single and Two-Family Residential Outside Historic Districts

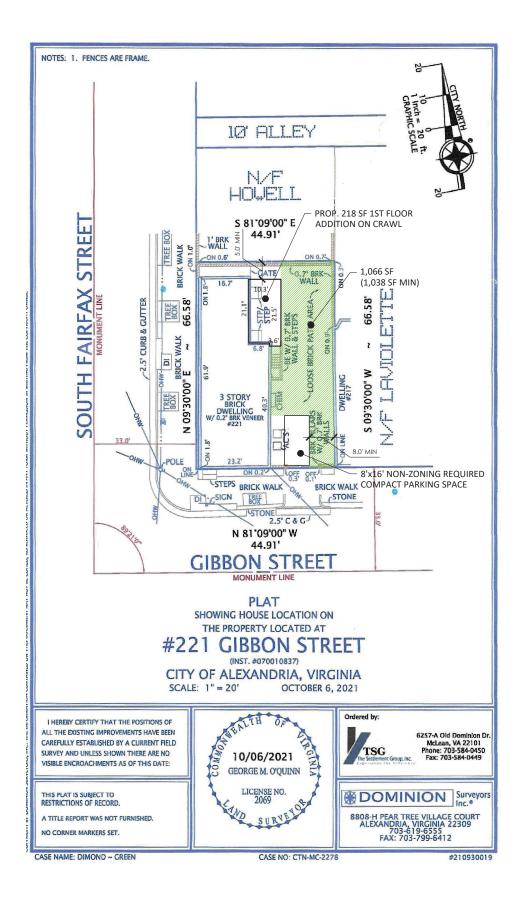
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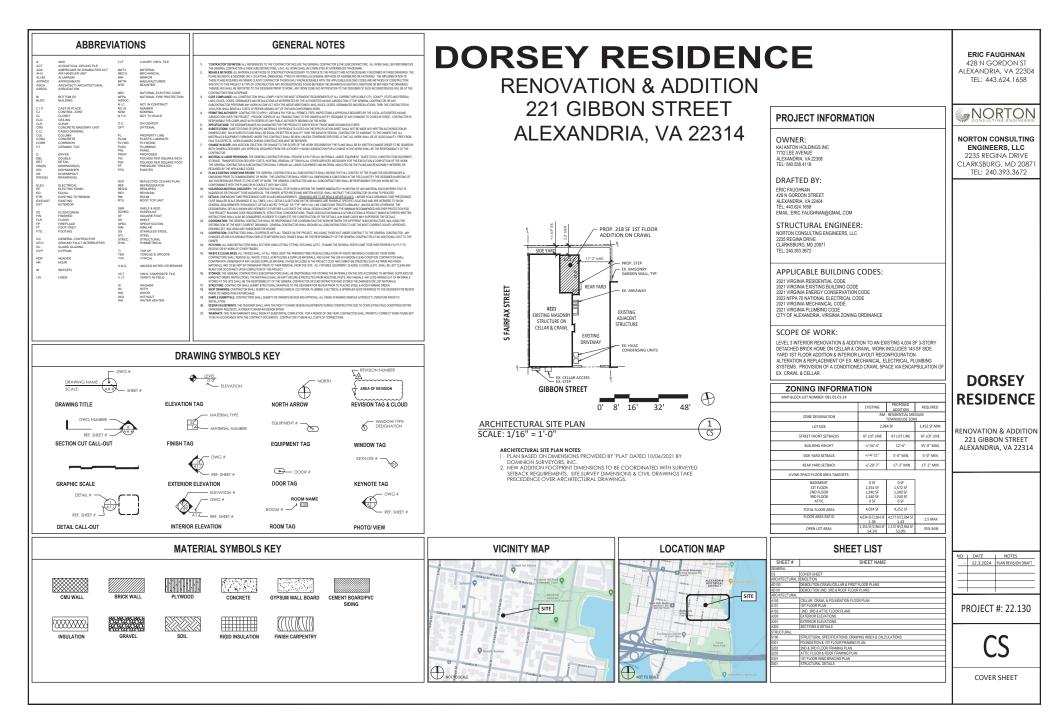
RGIN	Single	and I wo-ra	am	illy Reside	ntial Outsi	ae	HI	storic Districts
A1.	Property Info 221 Gibbon Stree Street Address 2,964		<b>x</b> 1	1.5		=	RM Zon 4,44	
	Total Lot Area			Floor Area Ratio A	llowed by Zone			mum Allowable Floor Area
B. Existing Gross Floor Area <u>Existing Gross Area</u> <u>Allowable Exclusions</u> **								
	Basement	712 (Cellar)		Basement**	712 (Cellar)		B1.	
	First Floor	1,354		Stairways**	152			Existing Gross Floor Area*
	Second Floor	1,340		Mechanical**	0		B2.	1,420     Sq. Ft.       Allowable Floor Exclusions**
	Third Floor	1,340		Attic less than 7'**	556			3 058
	Attic	556		Porches**	0		B3.	Existing Floor Area Minus Exclusions
	Porches	0		Balcony/Deck**	0			(subtract B2 from B1)
	Balcony/Deck	76		Garage**	0		Cor	nments for Existing Gross Floor Area
	Garage	0		Other***				
	Other***			Other***				
B1.	Total Gross	5,378	B2.	Total Exclusions	1,420			
C.	Proposed Gro	oss Floor Area		Allowable Exclu	sions**			
	Basement	0		Basement**	0		C1.	218 Sq. Ft.
	First Floor	218		Stairways**	0			Proposed Gross Floor Area*
	Second Floor	0		Mechanical**	0		C2.	O Allowable Floor Exclusions**
	Third Floor	0		Attic less than 7'**	0			218
	Attic	0		Porches**	0		C3.	Proposed Floor Area Minus Exclusions
	Porches	0		Balcony/Deck**	0			(subtract C2 from C1)
	Balcony/Deck	0		Garage**	0			
	Garage	0		Other***				
	Other***			Other***				<b>Notes</b> *Gross floor area for residential single and
C1.	Total Gross	218	C2.	Total Exclusions	0			two-family dwellings in the R-20, R-12, R-8, R-5, R-2-5, RB and RA zones (not including
D.	Total Floor A	rea		E. Open Spa	Ce (RA & RB Zones	;)		properties located within a Historic District) is the sum of <u>all areas under roof of a lot</u> , measured from exterior walls.
D1.	4,176 Total Floor Area (	Sq. Ft. add B3 and C3)		E1. 1,266 Existing Ope	Sq.	Ft.		** Refer to the Zoning Ordinance (Section 2-145(A)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some
D2.	4,446 Total Floor Area A by Zone <i>(A2)</i>	Sq. Ft.		E2. 1,037 Required Op	Sq.	Ft.		exclusions. *** Refer to the Zoning Ordinance (Section 2-145(A)) and consult with Zoning Staff for
				E3. 1,066 Proposed O	Sq.	Ft.		additional allowable exclusions. Additional exclusions may include space under balconies retractable awnings etc.

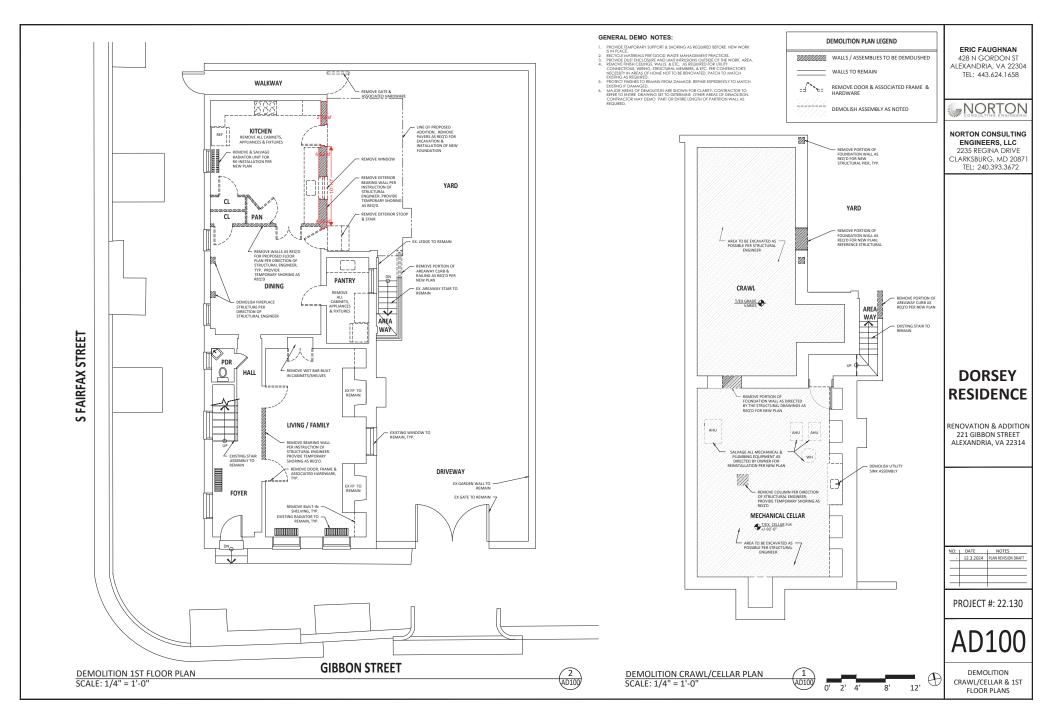
The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

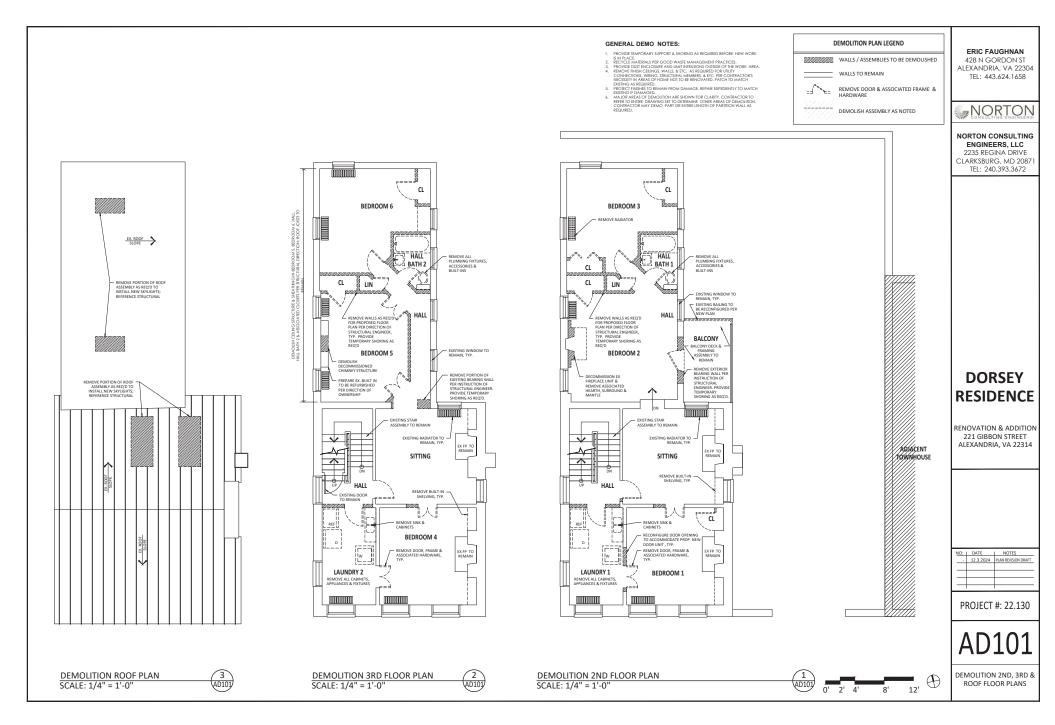
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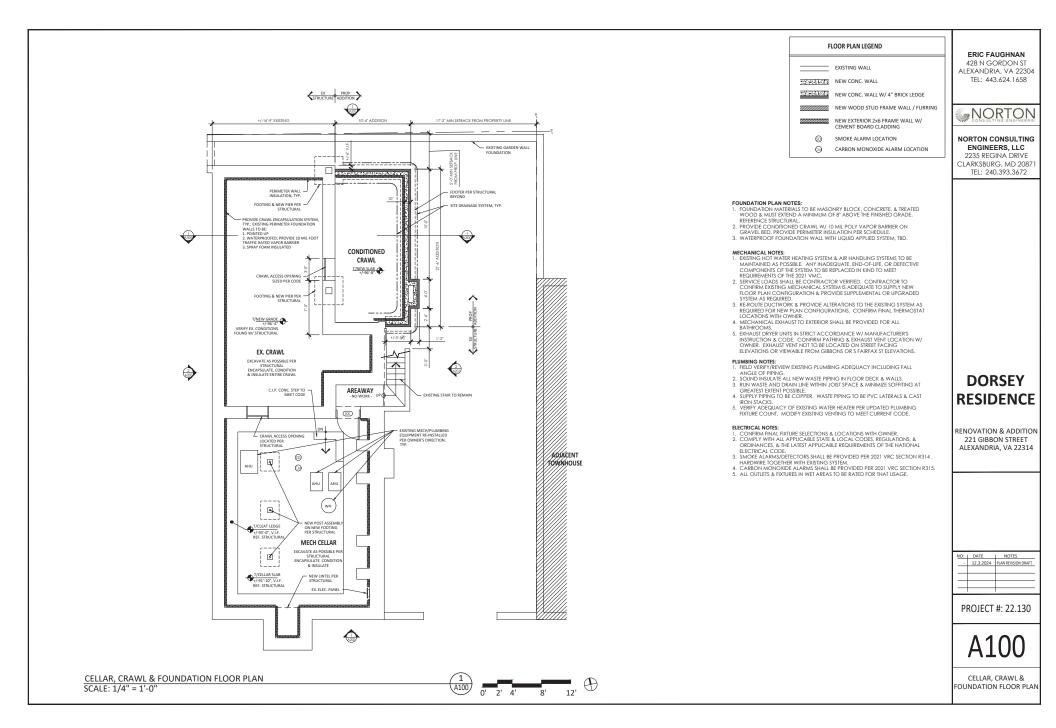
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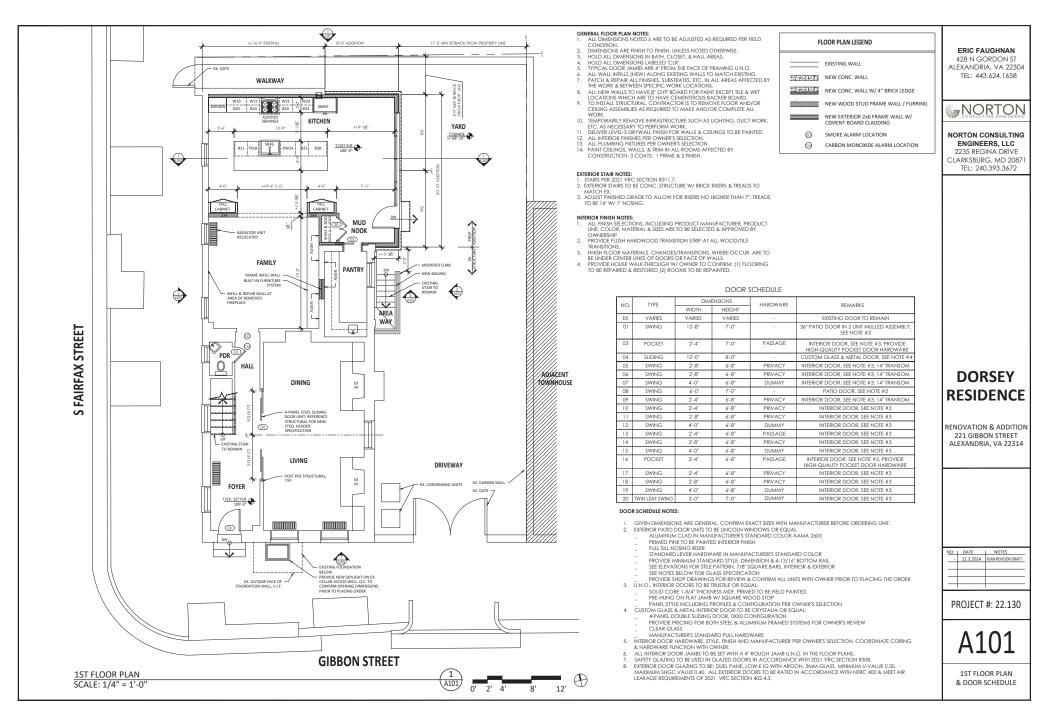


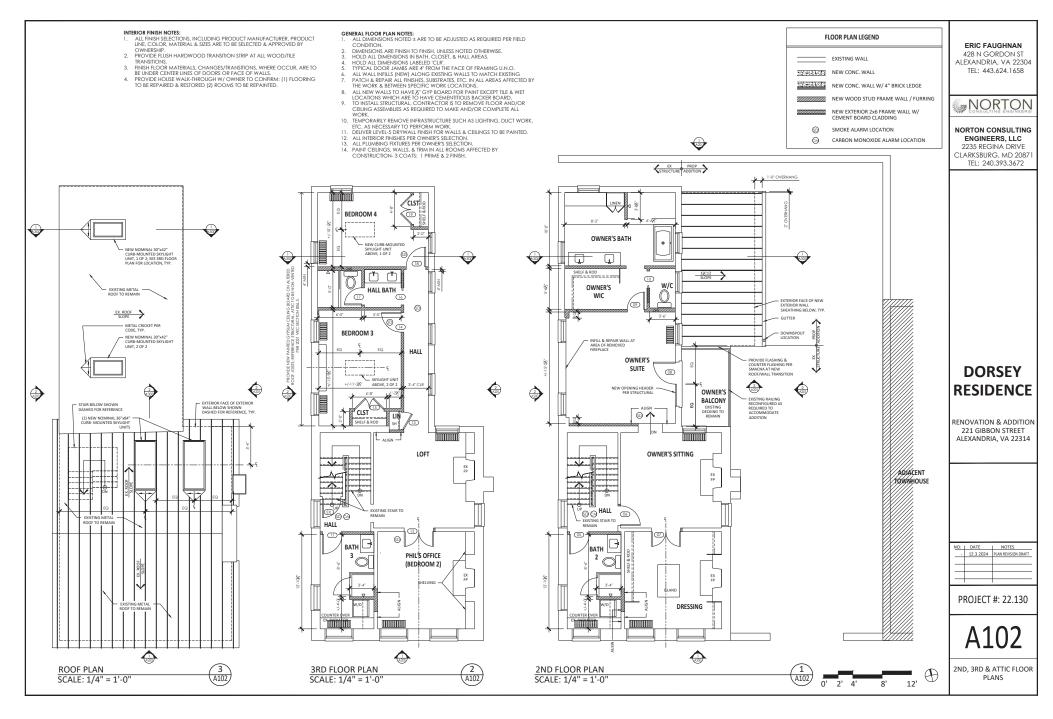


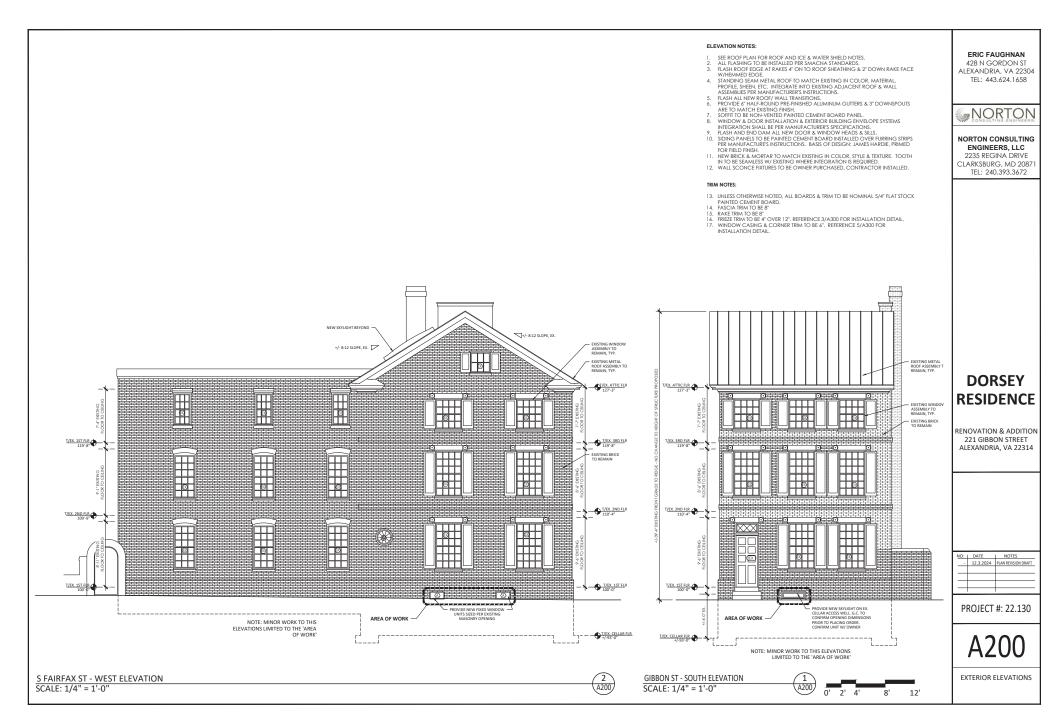


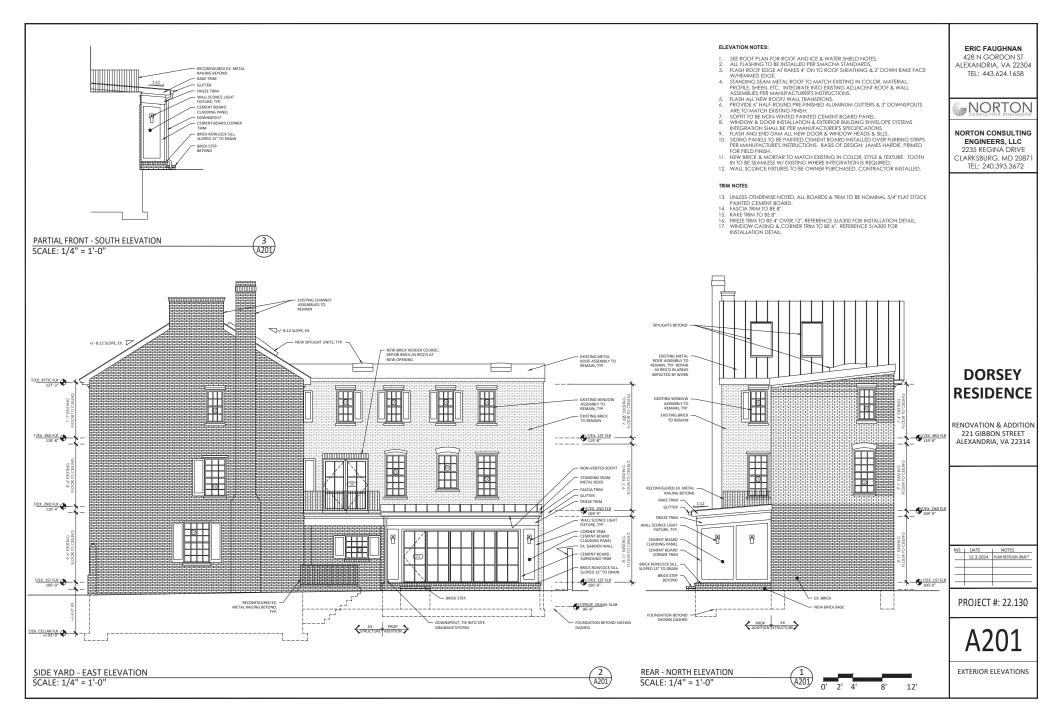


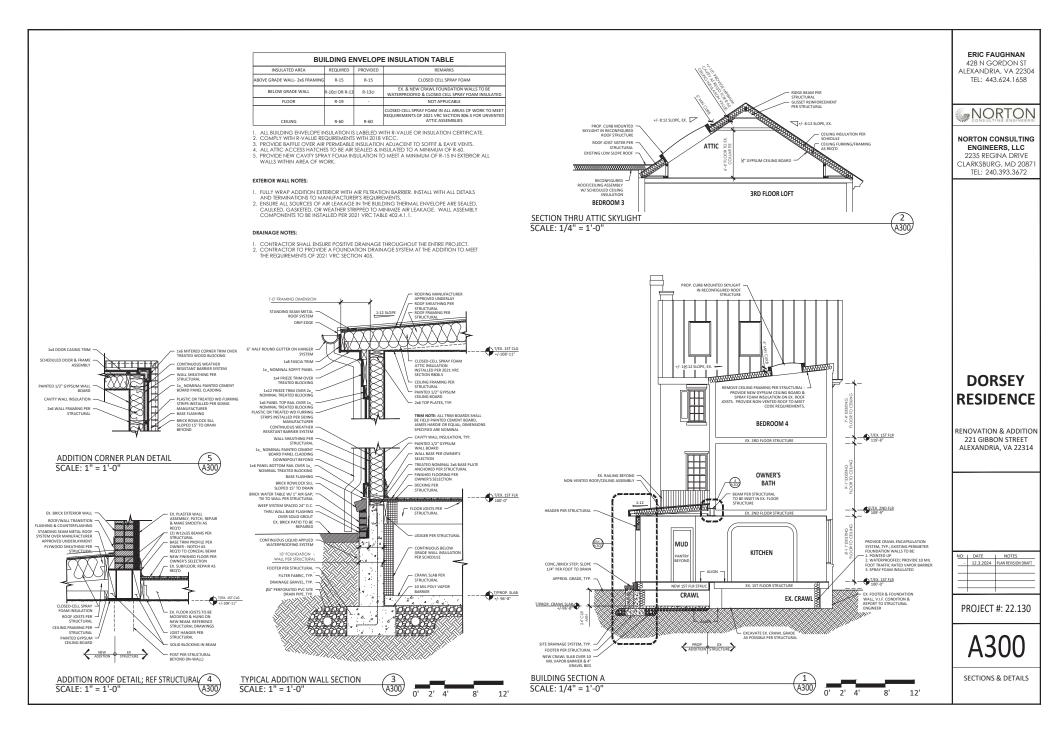












#### STRUCTURAL NOTES

GENERAL STRUCTURAL:

#### Division 1- General Requirements

Any Folders, State or Manicajel anas, notes, notes or regulations as may be applicable shall be consisted with, whether or not indicated and/or applicable hears. The building is designed in conformance with the 2018 Edition of the international Resolutional Code (RC) and the 2018 edition of the international Building Code (RC) and guilt any adopted amendments from local agencies. All work shall be performed in a workman like failabin in conformance with risk of accouncil good practice.

Division 2- Structural Requirements

#### Foundation

1.Solt bening value at the bottom of all footing is assumed for design purposes to be >2000 g in in V.Aerd MD. (1000 n Washington, DC. Notify the Engineer immediately about uny chargen is normalism over, unsequented of all groups aller conditions with a 2.Bottom of all exterior footings shall best a minimum of 1/0<sup>-1</sup> mice original undistuder solt, and be a minimum of 30<sup>-</sup> bedow finish exterior grade at the lowest prior of the boundation into: Where required, etgle original aurotationed solt, and be a minimum of 30<sup>-</sup> bedow finish exterior grade at the lowest prior of the boundation into: Where required, etgle origins in and of on hour boundation is undistantiantial 3<sup>-</sup>Foundation with as designed for lateral earth pressure of 40<sup>-</sup> PCF assuming a fee draining material or draining board behind the wall with a primeter drain its genes. Notify the Engineer F ado conditions at dise.

#### Concrete

1.All concrete to have minimum compressive strength (P<sup>\*</sup> c) = 3000 psi in 28 days, with a maximum stump of 4°. Extended states, including grange for state, shall have a minimum strength of 4000 psi. All concretes hall be poured in accordinance with ACI 301 specification. Concrete ALI encircleng and the procession of the accordance with ACI 301 specification. Concrete ALI encircleng and the procession of the ACI 301 specification. Concrete ALI encircleng and the procession of the ACI 301 specification. Concrete ALI encircleng and the procession of the ACI 301 specification. Concrete ALI encircleng and the procession of the ACI 301 specification. Concrete ALI encircleng and the procession of the ACI 301 specification and the ACI 301 specificati with CLR-SL statuality. An entorology to be spliced a minimum of work and balances. Inside with status status domains that of the root of the Protocol 3.01 leinforcing bases that intercept perpendicular elements shall terminate in hooks, pace tow (2) inches dear from outer face of element. 4 No concrete shall be placed until the Contractor has installed all reinforcing and had it inspected by the building official. Protective cover for reinforcing steel shall be as follows:

renforcing steel shall be as follows: a Fordings 3" from boltom b Beams and columns 4" — exposed to weather c. Sals- mid-edgeh (IKO) S Sals- mid-edgeh (IKO) C. Sources stables on grades be 4" finit, creinforced with 6x6 WI.4 x WI.4 and shall be placed on 6 mil vapor barrier over 4" of compacted gravel. If additional reinforcing is required, it will be showing in the Drawings.

#### Masonry

1.All concrete mascing units to conform to ASTM Spec. C-90 for load-beating mascing. All mascing the informations.
2.All vertical inelforcing shall be grouted in place with mottar of pea gravel concrete (min 1.550 µpl). Provide dowels from all flooting to mascing black with an exposed per section of the sectio 1.All concrete masonry units to conform to ASTM Spec. C-90 for load-bearing masonry. All masonry to be reinforced at 16" o.c. horizontally with 9.Masonry grout to conform to ASTM C476 10.Epoxy is AC Powers 100+ or equivalent DESIGN LIVE LOADS

Leadort Inte Londo I Roof (trano) - 30 put 2/Roos - 00 put Seeing areas - 20 put Seeing - 20 put Seeing - 20 put See - 20 put See - 20 put See - 20 put Seeing - 20 put See - 20 put See - 20 put Seeing - 20 put See -

LUMBER

Liumber to be minimum. No 2 SPF with the = 1000 psi and E = 1,200,000 psi
2 Window and door headers to be minimum (2) 2.48, urdess noted otherwise.
 Payds supporting awain lumber beams and headers to be a minimum (2) 2.44.
 Spess there are an advected on the second otherwise and the second otherwise specified.
 Shift here standing, posts all prothes or decks to use Simpson PC cays, and the ABU bases, unless otherwise specified.
 All rather reds to be securated to go do while with humicane do (Girmpson H2.64 or approved equal).
 TAmandatused lumber design values: the >2000 psi E=2,000,000 psi
 Shiftism had the design boother of the securate biolog down and be abult advected by the securated biolog down and boother of the securate biolog down and the securate biolog d

#### STEEL

1 Reinforcing steel to be ASTM A615 Grade 60, and placed in accordance with ACI Code. 2.Sincutant steel to be ASTM A615 Grade fin, and placed in accordance with ASCS Shandards, suppled and installed with one coat of red-oxide primer. 3.Weeking of articultural steel be be performed by an AVC Softed wide in accordance with AVS D11 Code using ETXXX red. 3.The user of adjustable, screevely one steel columns is NOT permitted, unless the screeve red is embedded in concrete. 6.Tubular steel is common hor SATIM AG1 Unless noted dimension. Here flowing outmon grand haskes are to be used. Culturn cap for steel beam contendent on the SATIM A011 (Dates noted dimension. Here flowing outmon grand haskes are to be used. Culturn cap for steel beam contendent to be statistical plate with (2) A223, % diameter, thrubots into each beam. Column base secured with (2) % da. slidhed and the dates of the science of the science

MISC

1.Handrail assemblies shall conform to IRC, section 311.8.3, and the load requirements of IBC section 1607.7

#### DRAWING INDEX

	DRAWING INDEX
SHEET NO.	SHEET NAME
S100	STRUCTURAL SPECIFICATIONS, DRAWING INDEX & CALCULATIONS
S201	FOUNDATION & 1ST FLOOR FRAMING PLAN
S202	2ND & 3RD FLOOR FRAMING PLAN
S203	ATTIC FLOOR & ROOF FRAMING PLAN
S301	1ST FLOOR WIND BRACING PLAN
S401	STRUCTURAL DETAILS

## Attic : 1) Hell Header:

Muno-710(552) (8=2685# - 5x mod = 32.2 in 3 1. Try (3) 2.8 5- 39.3 in 3 Ann= 304(12×10(143) + 0.085 6 Don- 0.183" (1/360)/ Use (3)28

### 3rd Floor

2) Master Sute Balkony Openia Lintels:

1-65 - 40(25)+40(25)+80(10) - 1440 pl → R=1440(65)/2=4680# Man 1440(65) 18-76054 -> Skoler 423 43 - Try (2) 5-3/2-1/2 540 Skoler 440(65) 18-76054 -> Skoler 423 43 - Try (2) 5-3/2-1/2 540 5/1440/657/1900 = (251.0) = (251.1/200) - (211.1/200) Use (0) 5x31/2x1/2" Steel

#### Znol Floor

3) Living / During Ream Beam! 1-1755' P-17855(6)(135-7935# @x=7,5 - K-17855(6)(135-7935# P-9350+40(135)(105)=17855# @x=7,5 - K-17855(135=9919# Mnex= 17855(75)(6)/13.5= 59517# -> Sxsneel= 33.1.1m2 - Try WH476, 5x=35.3m2 Use WI4 × 26 steel

### 4) Kitchen Beam:

l= 165  $\tilde{\omega} \circ \tilde{\nu}_{\mathcal{U}}(g_{\mathcal{S}}) \circ \tilde{\nu}_{\mathcal{U}}(g_{\mathcal{S}}) \circ \mathcal{U}(g_{\mathcal{S}}) \circ$ Mnex - 2660(6.5°)[8- 90523" -> 5x5001 = 50.3 m3 + Try (2)U12+35 Stool \$2.912m2 Anon = 5(2465)(654)(1720) = 0.259" < April = 0.307 (1/640)/ Use (2) Uiz 35 Acel

### 5) Breekfast Entry Beam:

1=16 ~= 40(5) - 200 pl -> R= 200(16)/2-1600 pl Mace= 200 (163) 18 = 6400 # -> Sxcu = 38.4 . 13 - Try (3) 91/2 WL , Sx 789.2 Dran - 5(202) (64) (1728) = 0.395 2 Davar 0.400 (1/480)/ Use (3)9% LVL

## NORTON

NORTON CONSULTING ENGINEERS, LLC 2235 REGINA DRIVE CLARKSBURG, MD 2087 TEL: 240.393.3672

# DORSEY RESIDENCE

**RENOVATION & ADDITION** 221 GIBBON STREET ALEXANDRIA VA 22314

ERTIFICATION



	-	12.3.2024	PERMIT
_			

PROJECT #: 22.130



STRUCTURAL SPECIFICATIONS, DRAWING INDEX & CALCULATIONS

S100



