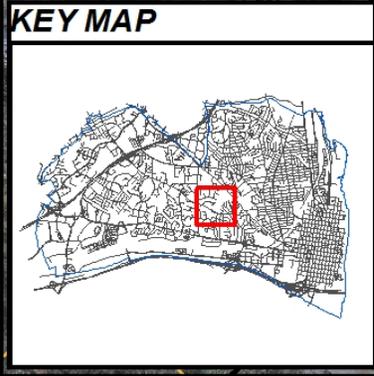
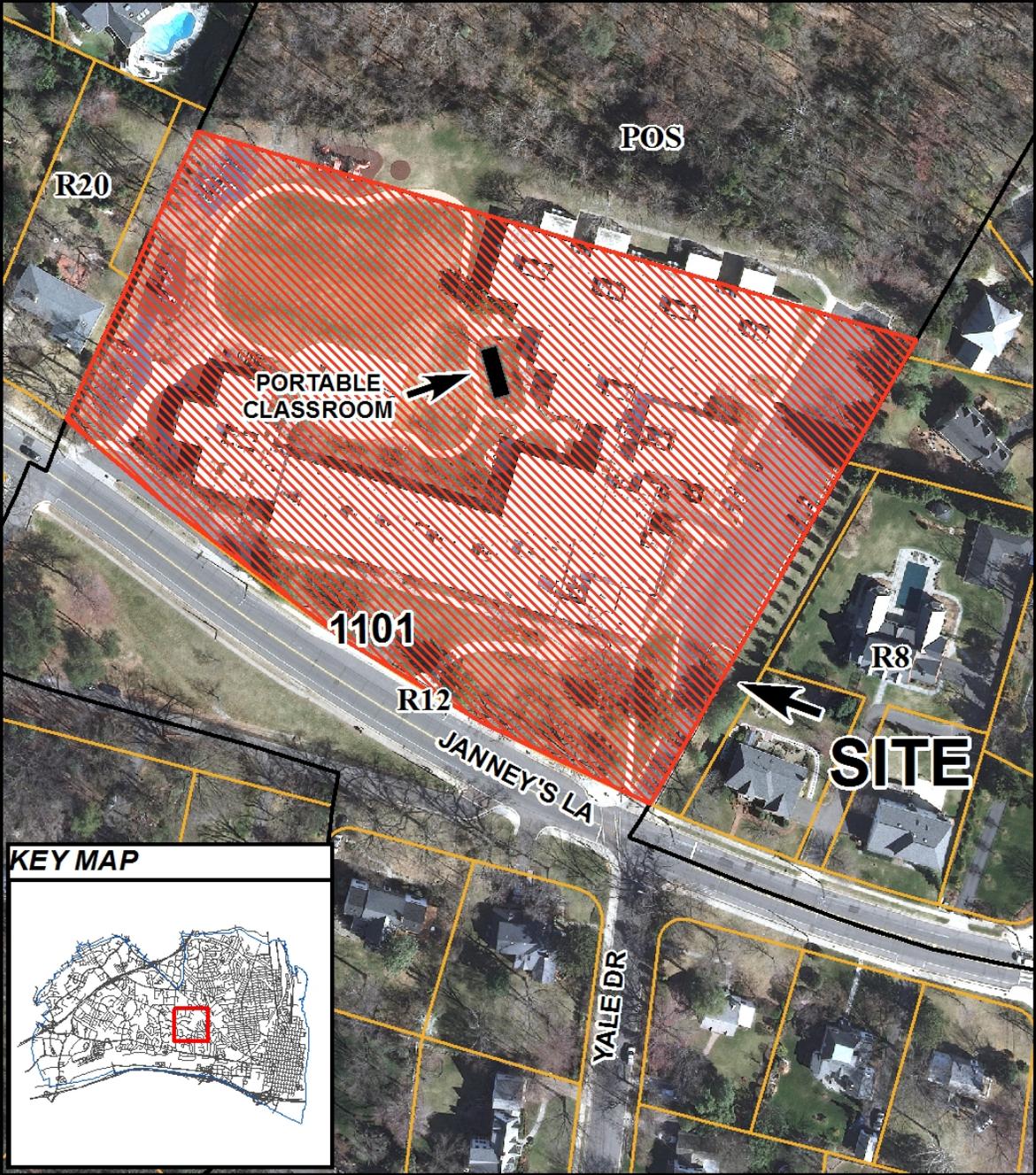


***Docket Item #13
Special Use Permit #2013-0095
1101 Janney's Lane
Douglas MacArthur Elementary School***

| Application | General Data | |
|--|-------------------------------------|------------------------|
| Consideration of a request for a classroom trailer at Douglas MacArthur School | Planning Commission Hearing: | September 4, 2014 |
| | City Council Hearing: | September 13, 2014 |
| Address: 1101 Janney's Lane | Zone: | R-12/Single Family |
| Applicant: Alexandria City Public Schools | Small Area Plan: | Taylor Run/Duke Street |

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: Ann Horowitz, ann.horowitz@alexandriava.gov



 **SUP #2013-0095**
1101 Janney's Lane



I. DISCUSSION

The applicant, Alexandria City Public Schools (ACPS), requests Special Use Permit approval for the operation of a portable classroom at Douglas MacArthur School, located at 1101 Janney's Lane.

SITE DESCRIPTION

The subject site is located on a 201,075 square foot parcel (4.6 acres) along Janney's Lane in the Taylor Run neighborhood. The school site includes a one story, 63,120 square-foot public elementary school building, a playground area, a turf field and a surface parking lot. A separate bus pick up and drop off lane, located in front of the school building, is accessed from Janney's Lane.



Single family residences border the property to the south, east, and west. Chinquapin Park/Forest Park, a 692,604 square-foot park, borders the school to the north.

BACKGROUND

The federal government built Douglas MacArthur School in 1943 to accommodate the children of Naval Torpedo Plant employees who lived in the nearby Chinquapin Village War Housing Project. The public school property has undergone several renovations since its construction, including a cafeteria addition, the creation of a media center, and facility updates to satisfy ADA requirements.

Although the majority of the school site is zoned R-12, including the portion of the proposed classroom trailer location, a small part of the building and grounds extends onto an adjacent parcel that is zoned POS.

In December 2013, ACPS submitted an SUP application for the placement of a classroom trailer to the north of the school building. But, because that land is zoned POS, where public schools are not allowed, this SUP was amended to relocate the classroom to the central part of the school site, which is zoned R-12.

PROPOSAL

ACPS proposes to add an 816 square-foot portable classroom to provide for efficient and flexible scheduling of classes, which has been compromised due to increasing enrollment.

The proposed portable classroom, also referred to as a learning cottage, would measure 45 feet by 13.75 feet modular facility and measure 14 feet in height. The structure would be located in an interior courtyard area, which currently serves as passive outdoor recreational space. An existing sidewalk would connect the new portable classroom with the nearby school building. School children would attend band and orchestra classes in the portable classroom. The room now occupied by band and orchestra classes could then be used more often for other types of classes.

PARKING

According to Section 8-200(A)(11) of the Zoning Ordinance, a public elementary school is required to provide one off-street parking space for every 25 classroom seats. With 715 students enrolled at the elementary school, ACPS is therefore required to provide 29 off-street parking spaces. The applicant exceeds this requirement with 57 off-street parking spaces.

ZONING/MASTER PLAN DESIGNATION

Section 7-1101(C) of the Zoning Ordinance allows a temporary classroom trailer only with a Special Use Permit. The property is located in the R-12/Single-Family Residential zone, which permits public schools without Special Use Permit approval.

The proposed use is consistent with the Taylor Run/Duke Street Small Area Plan which designates the property for school use.

II. STAFF ANALYSIS

Staff supports ACPS' request to add a temporary portable classroom at Douglas MacArthur Elementary School. The classroom would provide a suitable short-term solution to the school's overcrowding and classroom scheduling challenges. The proposed location provides convenient student access with a sidewalk connection between the portable classroom and the nearby building. In addition, the structure's location would not negatively impact outdoor playground space or activities. The siting of the proposed portable classroom in close proximity to the school building and away from adjacent residences should not impact the neighborhood with noise or other externalities.

Since the Zoning Ordinance only allows for the temporary installation of portable classrooms, Condition 2 has been included to limit the classroom placement for five years. The five year time period is consistent with the time limit granted in SUP#2012-0070 which City Council approved for a portable classroom at Maury Elementary. In addition, a permitted five year time frame provides ACPS with the flexibility to plan for the construction of a permanent classroom in the same location as the proposed portable classroom.

Although five trees must be removed to accommodate the proposed trailer placement, all are located within the courtyard and are not visible from the street. Nonetheless, four trees (two three-inch and two four-inch caliper trees) would be relocated and one tree (ten inch caliper) would be replaced at other locations on the school property as proposed by the applicant and stipulated in Condition 3.

To limit noise impacts from music classes and HVAC systems, Conditions 7 and 8 have been included, respectively..

Subject to the conditions contained in Section III of this report, staff recommends approval of the Special Use Permit request.

III. RECOMMENDED CONDITIONS

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

1. The proposed portable classroom shall be located as shown in the application and this staff report to the satisfaction of the Director of Planning & Zoning. (P&Z)
2. This SUP approval for a portable classroom/trailer shall expire five years from the date of approval. (P&Z)
3. The applicant shall replace and relocate any trees, which are removed as a result of the installation of the learning cottage, on the school property to the satisfaction of the Director of Planning & Zoning. (P&Z)
4. If the disturbed area associated with the project exceeds 2,500 square feet at any point during construction, the project will be required to stop until the storm water quantity and quality requirements are met. The disturbed area includes staging and work area around the building and access to/from the site. As submitted the project seems to be well below this threshold. (T&ES)
5. Any downspouts associated with the learning cottage shall be discharged in a manner as to not cause an erosive condition or a nuisance to the adjacent areas. (T&ES)
6. All loudspeakers shall be prohibited from the exterior of the modular building, and no amplified sounds shall be audible at the property line. (T&ES)
7. If music classes (or other high noise generating uses) are held in the trailer, the doors and windows shall be closed during the classes to mitigate the noise levels. (T&ES)
8. The HVAC unit shall be installed in a noise reducing enclosure or a low-noise HVAC unit that meets the City's noise code at all property lines shall be installed.(T&ES)
9. The Director of Planning and Zoning shall review the Special Use Permit one year after approval, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the Director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, or (c) the Director

has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

STAFF: Alex Dambach, Land Use Division Chief,
Ann Horowitz, Urban Planner.

Staff Note: In accordance with Section 11-506(c) of the Zoning Ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a Special Use Permit by City Council or the special use permit shall become void.

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- R-1 If the disturbed area associated with the project exceeds 2,500 square feet at any point during construction, the project will be required to stop until the storm water quantity and quality requirements are met. The disturbed area includes staging and work area around the building and access to/from the site. As submitted the project seems to be well below this threshold.
- R-2 Any downspouts associated with the learning cottage shall be discharged in a manner as to not cause an erosive condition or a nuisance to the adjacent areas.
- R-3 All loudspeakers shall be prohibited from the exterior of the modular building, and no amplified sounds shall be audible at the property line.
- R-4 If music classes (or other high noise generating uses) are held in the trailer, the doors and windows shall be closed during the classes to mitigate the noise levels.
- R-5 The HVAC unit shall be installed in a noise reducing enclosure or a low-noise HVAC unit that meets the City's noise code at all property lines shall be installed.
- C-1 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.
- F-1 The use of splash blocks is encouraged to help mitigate downspout discharge.

Code Enforcement:

- C-1 Proposed trailer placement of a trailer for classroom use on school grounds will require building, trade permits and inspection prior to occupancy
- C-2 New construction/Site trailer must comply with the current edition of the Uniform Statewide Building Code (USBC) and city policy.
- F-1 The following comments are for SUP review only. 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 Ken Granata, Plan Review Division Chief at ken.granata@alexandriava.gov or 703-746-4193.

Health:

No comments received.

Parks and Recreation:

No comments received.

Police Department:

No comments received.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2013-0095

PROPERTY LOCATION: 1101 JANNEY'S LANE, ALEXANDRIA, VA 22302

TAX MAP REFERENCE: 51.02 ZONE: R12

APPLICANT:

Name: ALEXANDRIA CITY PUBLIC SCHOOLS

Address: 2000 N. BEAUREGARD ST., ALEXANDRIA, VA 22311

PROPOSED USE: PLACEMENT OF A TRAILER FOR

CLASSROOM USE ON THE SCHOOL GROUNDS

THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 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 staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

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 IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THOMAS MULCAHY
Print Name of Applicant or Agent

4701 SEMINARY ROAD
Mailing/Street Address

ALEXANDRIA, VA 22304
City and State Zip Code

Thomas Mulcahy 11/5/13
Signature Date

703 461 416 8 703 370 7704
Telephone # Fax #

thomas.mulcahy@acps.k12.va.us
Email address

SUP #

20130095

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 1101 JANNEYS LANE, I hereby
(Property Address)

grant the applicant authorization to apply for the SPECIAL use as
(use)

described in this application.

Name: THOMAS MULCAHY

Phone: 703 461 4168

Please Print

Address: 4701 SEMINARY ROAD
~~ALLEN AVE~~

Email: thomas.mulcahy@acps.k12.va.us

Signature: *Thomas Mulcahy*

Date: 11/12/13

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

Required floor plan and plot/site plan attached.

Requesting a waiver. See attached written request.

2. The applicant is the (check one):

Owner

Contract Purchaser

Lessee or

Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent.

SUP2013-0095

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. <i>* NO INFORMATION</i> | <i>IS REQUIRED HERE DUE TO THE</i> | |
| 2. <i>OWNER (ACPS)</i> | <i>BEING A CITY AGENCY *</i> | |
| 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 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. | | |
| 2. | | |
| 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 and "None" in the corresponding fields).

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

| 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.

11/5/13
Date

THOMAS MULLAGH
Printed Name


Signature

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

Yes. Provide proof of current City business license

No. The agent shall obtain a business license prior to filing application, if required by the City Code.

NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

DOUGLAS MACARTHUR IS NOW HOME TO 715 STUDENTS,
EVERY POSSIBLE ROOM IN THE BUILDING HAS BEEN
UTILIZED AS INSTRUCTIONAL SPACE. THE OVERCROWDING
HAS MADE PROVIDING AN ADEQUATE INSTRUCTIONAL SPACE
FOR SPECIAL EDUCATION, ENGLISH LANGUAGE LEARNERS,
MATH REMEDIATION, GUIDANCE SMALL GROUP LESSONS,
AND TAG CLASSES PARTICULARLY CHALLENGING. WE
REQUIRE THIS "LEARNING COTTAGE" TO ALLEVIATE
SOME OF THE OVERCROWDING AND TO MORE EFFECTIVELY
AND EFFICIENTLY USE WHAT SPACE WE HAVE. WITH
THE "LEARNING COTTAGE" WE COULD POSSIBLY MOVE
THE BAND AND ORCHESTRA OUT OF THEIR ROOM,
FREING UP THAT SPACE FOR USE IN ANY ONE OF
THE AREAS MENTIONED ABOVE. FURTHERMORE, THE
"LEARNING COTTAGE" WILL ALLOW THE BAND TEACHER TO
ACCOMMODATE ALL OF HER STUDENTS WHICH SHE
CANNOT DO CURRENTLY DUE TO SPACE CONSTRAINTS.

USE CHARACTERISTICS

4. The proposed special use permit request is for (check one):
 a new use requiring a special use permit,
 an expansion or change to an existing use without a special use permit,
 an expansion or change to an existing use with a special use permit,
 other. Please describe: _____

5. Please describe the capacity of the proposed use:
- A. How many patrons, clients, pupils and other such users do you expect?
 Specify time period (i.e., day, hour, or shift).
TEN TO TWENTY SCHOOL CHILDREN DURING SCHOOL HOURS (7:00 AM TO 4:00 PM)
- B. How many employees, staff and other personnel do you expect?
 Specify time period (i.e., day, hour, or shift).
ONE TO TWO EMPLOYEES DURING SCHOOL HOURS (7:00 AM TO 4:00 PM)

6. Please describe the proposed hours and days of operation of the proposed use:
- | | |
|--------------------------------------|-------------------------------------|
| Day: <u>MONDAY THROUGH FRIDAY</u> | Hours: <u>7:00 AM TO 4:00 PM</u> |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

7. Please describe any potential noise emanating from the proposed use.
- A. Describe the noise levels anticipated from all mechanical equipment and patrons.
- STANDARD HVAC UNIT NOISE FROM FAN
- TEACHERS AND CHILDREN SPEAKING
- B. How will the noise be controlled?
- HVAC UNITS WILL ONLY BE USED WHEN NECESSARY.
- WHEN POSSIBLE, DOOR TO TRAILER WILL BE CLOSED TO KEEP NOISE IN.

8. Describe any potential odors emanating from the proposed use and plans to control them:

THERE WILL NOT BE ANY ODORS EMANATING
FROM THE TRAILER

9. Please provide information regarding trash and litter generated by the use.

A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)
STANDARD SCHOOL PAPER AND SMALL FOOD WRAPPERS

B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)
FIVE SMALL BAGS PER WEEK

C. How often will trash be collected?
STANDARD TRASH PICKUP SCHEDULE FOR SCHOOL

D. How will you prevent littering on the property, streets and nearby properties?
ALL TRASH WILL BE DEPOSITED IN TRASH CAN WITHIN
TRAILER. WHEN FULL, TRASH CAN WILL BE DUMPED IN
SCHOOL DUMPSTER.

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

Yes. No.

If yes, provide the name, monthly quantity, and specific disposal method below:

11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

Yes. No.

If yes, provide the name, monthly quantity, and specific disposal method below:

12. What methods are proposed to ensure the safety of nearby residents, employees and patrons?

TRAILER WILL BE EQUIPPED WITH ADA RAMP
AND RAILING FOR ACCESS. ALL OTHER ASPECTS
OF TRAILER WILL BE INSTALLED PER THE APPLICABLE
BUILDING CODE.

ALCOHOL SALES

13.

A. Will the proposed use include the sale of beer, wine, or mixed drinks?

Yes No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

PARKING AND ACCESS REQUIREMENTS

14. A. How many parking spaces of each type are provided for the proposed use:
- 55 Standard spaces *EXISTING*
0 Compact spaces **NO CHANGE IN PARKING SPACES DUE TO THIS PERMIT*
2 Handicapped accessible spaces.
0 Other.

Planning and Zoning Staff Only

Required number of spaces for use per Zoning Ordinance Section 8-200A _____

Does the application meet the requirement? Yes No

- B. Where is required parking located? (check one)
- on-site
- off-site

If the required parking will be located off-site, where will it be located?

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.
- Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are available for the use? 0

Planning and Zoning Staff Only

Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____

Does the application meet the requirement? Yes No

B. Where are off-street loading facilities located? NONE ARE NECESSARY

C. During what hours of the day do you expect loading/unloading operations to occur?

NONE

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

NOT APPLICABLE

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

NO

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? Yes No

Do you propose to construct an addition to the building? Yes No

How large will the addition be? _____ square feet.

18. What will the total area occupied by the proposed use be?

63,120 sq. ft. (existing) + 816 sq. ft. (addition if any) = 63,936 sq. ft. (total)

19. The proposed use is located in: (check one)

a stand alone building

a house located in a residential zone

a warehouse

a shopping center. Please provide name of the center: _____

an office building. Please provide name of the building: _____

other. Please describe: ELEMENTARY SCHOOL GROUNDS

End of Application

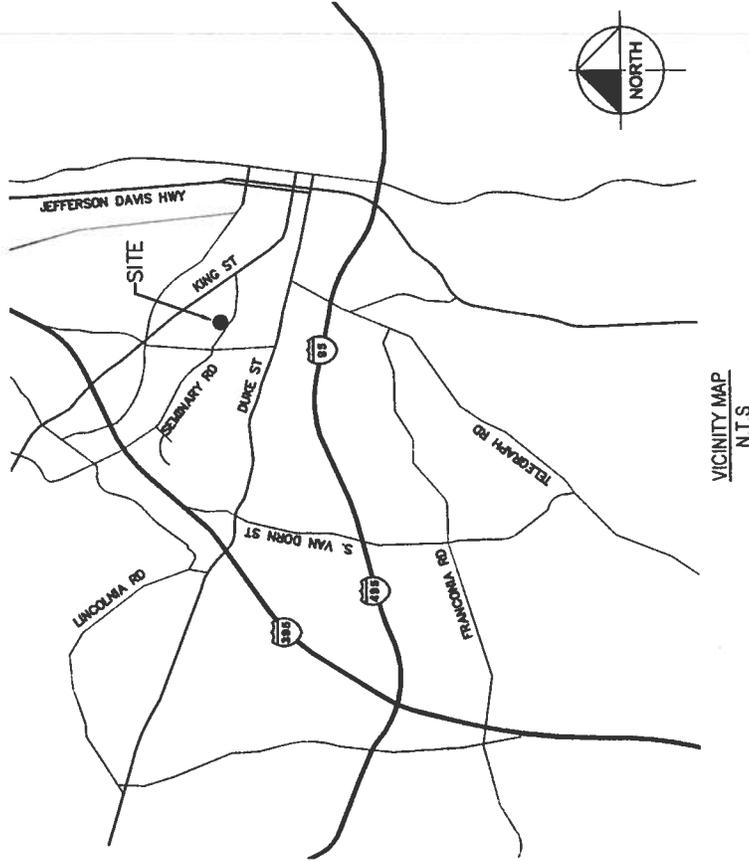
APPLICATIONS REQUESTED
- SPECIAL USE PERMIT

OWNER / DEVELOPER / ENGINEER OF RECORD

1. RECORDED OWNER: MACARTHUR SCHOOL
1101 JANNEYS LANE
ALEXANDRIA, VA 22302
2. DEVELOPER: ALEXANDRIA CITY PUBLIC SCHOOLS
2000 N. BEAUREGARD STREET
ALEXANDRIA, VA 22311
703-461-4168
3. ENGINEER OF RECORD: KIMLEY-HORN AND ASSOCIATES, INC.
11400 COMMERCE PARK DR., SUITE 400
RESTON, VA 20191

SHEET INDEX

- SHEET 1 OF 4 COVER
- SHEET 2 OF 4 SITE PLAN
- SHEET 3 OF 4 SITE PLAN
- SHEET 4 OF 4 INTERIOR FLOOR PLAN



VICINITY MAP
N.T.S

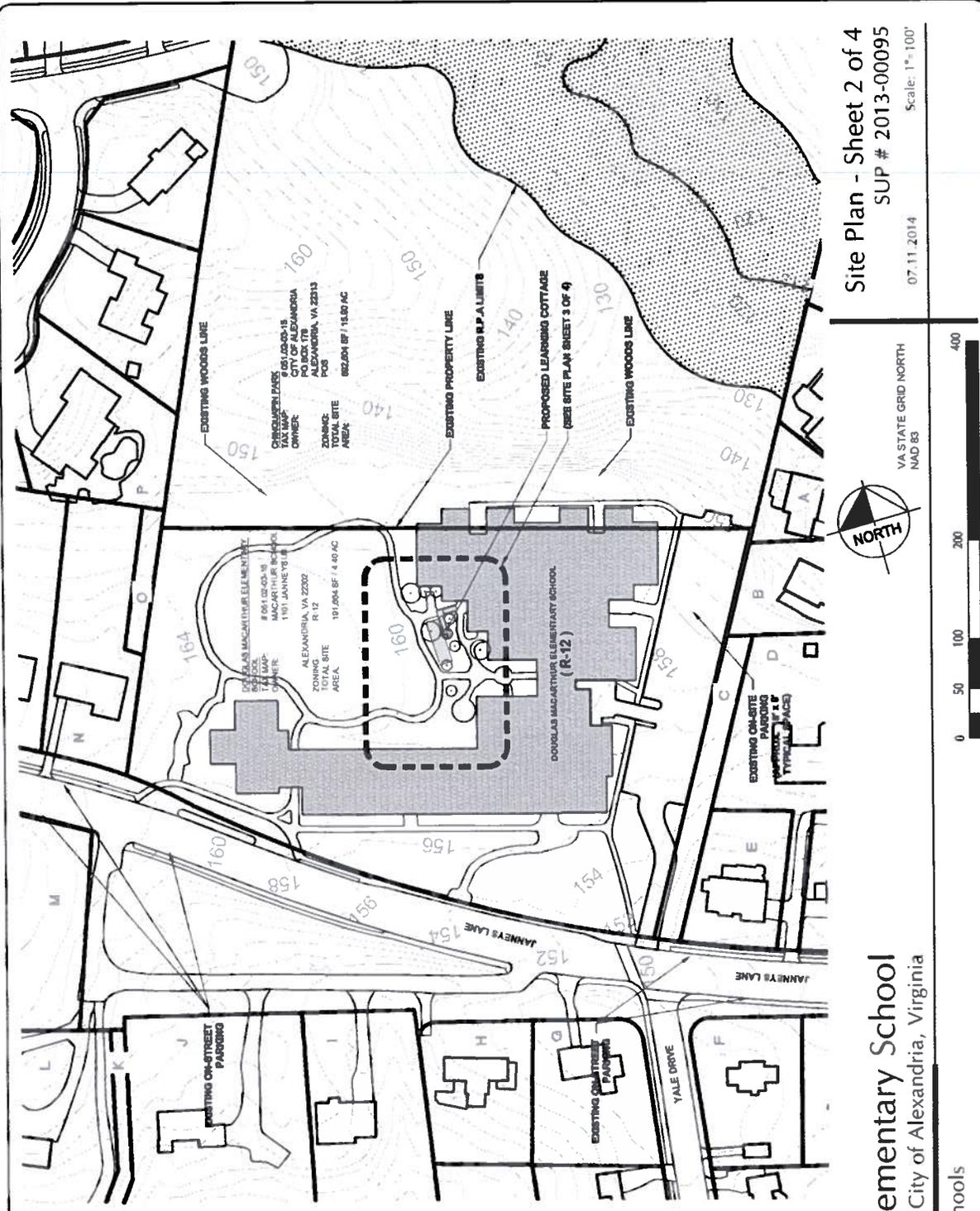
Special Use Permit
Cover - Sheet 1 of 4
SUP # 2013-00095

07.11.2014

Douglas MacArthur Elementary School
1101 Janneys Lane
City of Alexandria, Virginia

Applicant: Alexandria City Public Schools

REVISED



Site Plan - Sheet 2 of 4
 SUP # 2013-00095
 07.11.2014
 Scale: 1"=100'

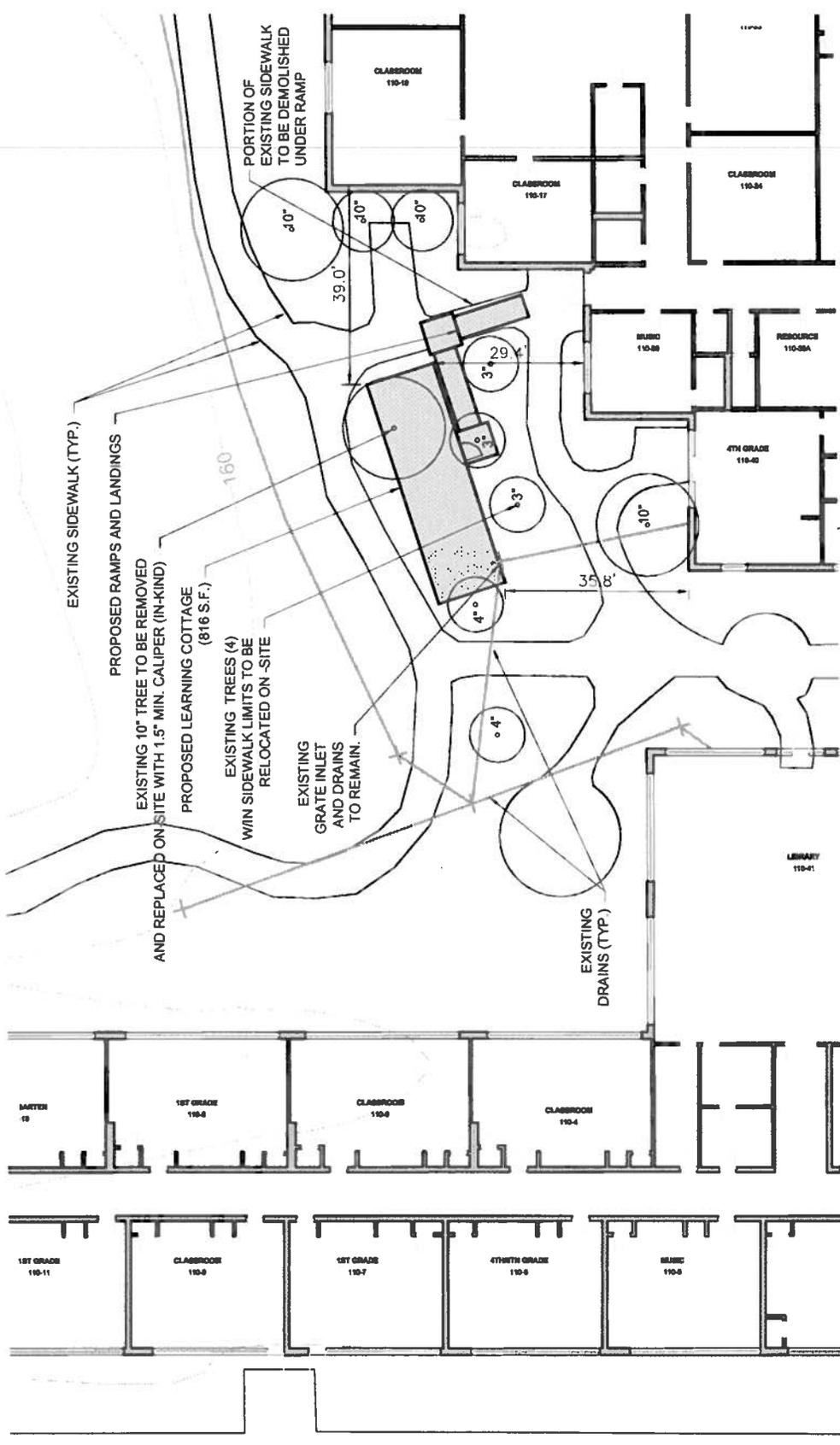
NORTH
 VA STATE GRID NORTH
 NAD 83

ADJACENT PROPERTIES:

- A 106 WALLESTON CT.
 MARGARET L. OR PAMELA P
 LOT 5 WALLESTON
- B 1604 WALLESTON CT.
 AUGUSTINE JOHN E OR CAROLE L
 LOT 4 WALLESTON
- C 1009 JANNEY'S LA.
 CITY OF ALEXANDRIA
 OUTLOT A WALLESTON RESUB 51.00-03-18 (A313)
- D 1005 JANNEY'S LA.
 MARGARET L. OR PAMELA P
 BARNETT ROBERT STEWART TR
 LOT 1 SIBOTFIELD (D158)
- E 1007 JANNEY'S LA.
 MATHERIE REITH PATRICK
 MATHERIE TATIANA SALUKI
 LOT 7 SIBOTFIELD (D158)
- F 1004 JANNEY'S LA.
 BASKAND CHRISTOPHER L OR JULIE T
 LOT 1 BLK 2 SEC 1 COLLEGE PARK
- G 1100 JANNEY'S LA.
 SMITH DAVID MICHAEL OR BETH R
 LOT 2 BLK 1 SEC 1 COLLEGE PARK
- H 1102 JANNEY'S LA.
 SCHLEFEN MARGHERITE K
 LOT 1 BLK 1 SEC 1 COLLEGE PARK
- I 1106 JANNEY'S LA.
 CHURCH CLYTON CRAIG OR JULIA P
 LOT 502 BROWNS ADDN TO COLLEGE PARK (A-19)
- J 1118 JANNEY'S LA.
 GILBERT MARGY G TR
 LOT 501 BROWNS ADDN TO COLLEGE PARK LBE 8998 SF WB 54.53 (A-19)
- K 1108 JANNEY'S LA.
 GRESHOLD EVELYN L OR JOHN M
 LOT 4 GASSONS ADDN TO COLLEGE PARK (A-19)
- L 1198 JANNEY'S LA.
 MARGARET L. OR PAMELA P OR J. CABELLY
 LOT 3 GASSONS ADDN TO COLLEGE PARK (A-19)
- M 1200 JANNEY'S LA.
 REPETTI JOHN M OR MARGARET F
 LOT 1200 JANNEY'S LA
- N 1201 JANNEY'S LA.
 CALA MICHAEL A OR BERNADETTE L
 LOT 500 LAND OF DAV D HULFISH
- O 1203 JANNEY'S LA. OR BERNADETTE L
 OUTLOT B BLK 8 SEC 1 BALLANTRAE
- P 703 KINGSTON PL.
 VAM DEN BERG ALAN OR ANNE R
 LOT 13 BLK 8 SEC 2 BALLANTRAE

Douglas MacArthur Elementary School
 1101 Janneys Lane
 City of Alexandria, Virginia

Applicant: Alexandria City Public Schools



Site Plan - Sheet 3 of 4
 SUP # 2013-00095
 Scale: 1"=20'
 07.11.2014



Douglas MacArthur Elementary School
 City of Alexandria, Virginia
 1101 Janneys Lane
 Applicant: Alexandria City Public Schools

SPECIFICATIONS
13'8"x 45' Modular Facility

| | |
|------------------------------------|--|
| FRAME: | Outrigger w/ 95.5" I-Beam spacing (spaced as required) Detachable hitch |
| FLOOR: | 2"x 8" floor joists @ 16" O.C. Plastic Bottom Board Material Floor Decking: 5/8" T&G, Std. plywood VCT {Armstrong brand} installed per print |
| WALLS & PARTITIONS: | 8' Walls Interior trim package: Std Battens Hurricane straps not included 5/8" VCG |
| ROOF: | 20lb Roof Load Bow truss (engineered truss) 30lb Snow Load Truss spacing @ 24" O.C. 7/16" x4x8 EPDM underlayment Roof covering: 45mil. White EPDM ½" Pre-Finished sea-spray ceiling Ceiling finish is 8' above finished floor Side projection 2" roof overhang End projection 6" roof overhang Attic vent per code Power gable vent with passive gable vent (as required) Hurricane straps not included |
| PLUMBING: | None Included |
| ELECTRICAL: | (1) panel type: Std 100 amp (10) Surface mounted 232 fluorescent lights |

(1) Std 60 watt porch light with photo cell
(1) Ext. Emergency light remote heads as required
(4) 2"x4" junction box with 1/2" conduit (std)
(2) 2"x4" junction box with 3/4" conduit (alarms)
110volt receptacles @ approximately 12'OC (std)
Receps./switches/covers are white
(1) Exterior use GFI w/ weather proof cover
(in use type w/ exterior rated GFI receptacle)
Std raceway: 12-2 Romex wiring

HVAC:
(1) 2 1/2 Ton wall mounted unit w/10kw heat strip
(40) LF of fiberglass supply duct with grilles
(1) Return air thru wall @ unit
(1) Filter back return air grille
(1) Std manual T-Stat

WINDOWS:
(2) 36x60 insulated VS white vinyl frame & tinted glass
(low e)
(2) Vinyl mini blinds

EXTERIOR:
Horizontal vinyl lap siding (singlewide)
Std house wrap installed 100%
Sheathing type: 7/16 OSB shall be installed

EXTERIOR
DOORS:
(1) 36x80 Heavy duty aluminum door with VB
(1) Std Closure
(1) Russ Corbin panic hardware

INSULATION:
Floor: R-30 unfaced
Ext. Wall: R-13 unfaced
Roof: R-30 unfaced

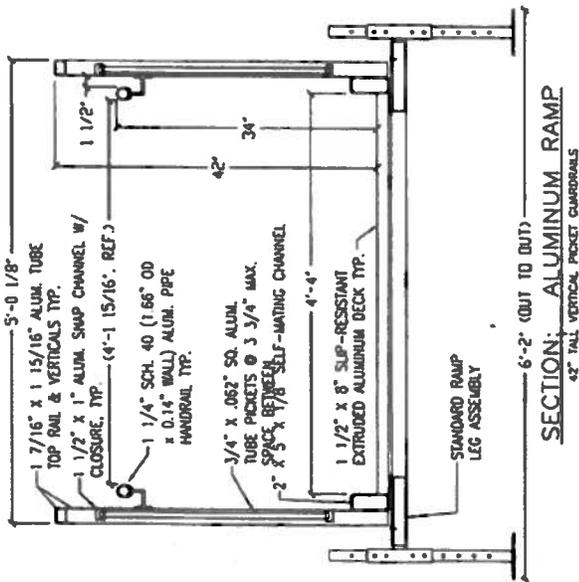
SEALS: VA
CODE: IBC

THIS DRAWING PREPARED FOR:

MODULAR TECHNOLOGIES, INC
ALEXANDER, VA

THIS DRAWING PREPARED BY:
Sapa Extrusions, Inc.
REDD Team
 Delhi, Louisiana
 1-800-779-5509

PRODUCT REQUESTED:
ALUMINUM RAMP SYSTEM
WITH 42" HIGH VERTICAL PICKET RAILS



SECTION: **ALUMINUM RAMP**
 42" TALL VERTICAL PICKET GUARDRAILS

CONTRACTOR/PURCHASER IS RESPONSIBLE FOR VERIFYING LAYOUT AS WELL AS ANY CRITICAL DIMENSIONS & THRESHOLD ELEVATIONS PRIOR TO FABRICATION.
 A SIGNED AND DATED APPROVAL IS REQUIRED TO BEGIN PRODUCTION.
 BY SIGNING BELOW, I ACKNOWLEDGE THAT I HAVE REVIEWED ALL CRITICAL INFORMATION THAT IS LISTED WITHIN THIS DOCUMENT AND ASSUME RESPONSIBILITY FOR ANY VARIANCES ON SITE.
 DATE _____
 SIGNATURE _____

GENERAL NOTES:

1. ALUMINUM RAMP, LANDING AND STAIR SECTIONS SHALL BE A RIGID, FREE SPAN DESIGN.
2. DESIGN OF THE ALUMINUM STRUCTURES SHALL CONFORM TO THE CURRENT EDITION OF THE ALUMINUM ASSOCIATION SPECIFICATIONS AND GUIDELINES FOR ALUMINUM STRUCTURES.
3. ALL ALUMINUM CONSTRUCTION USING 6063 SERIES ALUMINUM ALLOYS. STRUCTURAL MEMBERS TO BE 6061-T6, 6063-T6 AND 6065-T5 ALUMINUM ALLOY.
4. ALUMINUM SHALL BE STANDARD MILL FINISH UNLESS OTHERWISE NOTED.
5. WELDING SHALL BE IN ACCORDANCE WITH ANSIAW8 D1.2-87 GAS METAL ARC WELDING (GMAW) PROCESS BY EXPERIENCED OPERATORS.
6. ALL FASTENERS TO BE 18-8 (SERIES 304) STAINLESS STEEL UNLESS OTHERWISE NOTED.
7. LANDING, RAMP AND STAIR SECTIONS ARE TO BE ENGINEERED FOR A 100 PSF LIVE LOAD.
8. LANDING AND RAMP WALKING SURFACES SHALL BE DESIGNED FOR A MINIMUM CONCENTRATED VERTICAL LOAD OF 300 LBS APPLIED EVENLY OVER A 12" x 12" AREA. STAIR TREADS SHALL BE DESIGNED TO WITHSTAND A MINIMUM CONCENTRATED LOAD OF 300 LBS OVER A 4 SQUARE INCH AREA.
9. RAMP AND LANDING GUARDRAILS TO BE 42 INCH MINIMUM HEIGHT UNLESS OTHERWISE SPECIFIED. (34 AND 38 INCH TWO-LINE RAMP RAILS AND 34 AND 38 INCH VERTICAL PICKET RAMP RAILS AS WELL AS CUSTOM DESIGN RAMP RAILS AVAILABLE UPON REQUEST FOR SYSTEMS NO MORE THAN 30 INCHES ABOVE FINISHED GROUND LEVEL.)
10. HANDRAIL ASSEMBLIES AND GUARDRAILS SHALL BE DESIGNED TO RESIST A LOAD OF 50 PLF APPLIED IN ANY DIRECTION AT THE TOP OF THE RAIL.
11. HANDRAIL ASSEMBLIES AND GUARDRAILS SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 LBS, APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP OF THE RAIL. THIS LOAD NEED NOT BE ASSUMED TO ACT CONCURRENTLY WITH THE LOADS SPECIFIED IN THE PRECEDING PARAGRAPH.
12. INTERMEDIATE RAILS (ALL THOSE EXCEPT HANDRAILS) BALUSTERS AND PANEL FILLERS SHALL BE DESIGNED TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50 LBS ON AN AREA EQUAL TO 1 SQUARE FOOT, INCLUDING OPENINGS AND SPACE BETWEEN RAILS.
13. GUARDRAIL SYSTEMS SHALL BE DESIGNED SO THAT A 4 (FOUR) INCH SPHERE CANNOT PASS THROUGH ANY OPENING.
14. DECK SURFACE SHALL BE A SLIP RESISTANT. EXTRUDED ALUMINUM DECKING WITH A TRIPLE I-BEAM, SELF-MATING DESIGN.
15. ALL SURFACES, MEMBERS AND THEIR WELDED JOINTS SHALL BE SMOOTH AND FREE FROM SHARP OR JAGGED EDGES.
16. ALL DESIGNS SHOWN HEREIN ARE SUBJECT TO CHANGE PENDING FIELD VERIFICATION OF EXISTING CONDITIONS.

MODULAR TECHNOLOGIES, INC
 ALEXANDER, VA
 ALUMINUM ACCESS RAMP SYSTEM
 WITH 42" HIGH VERTICAL PICKET GUARDRAIL

sapa

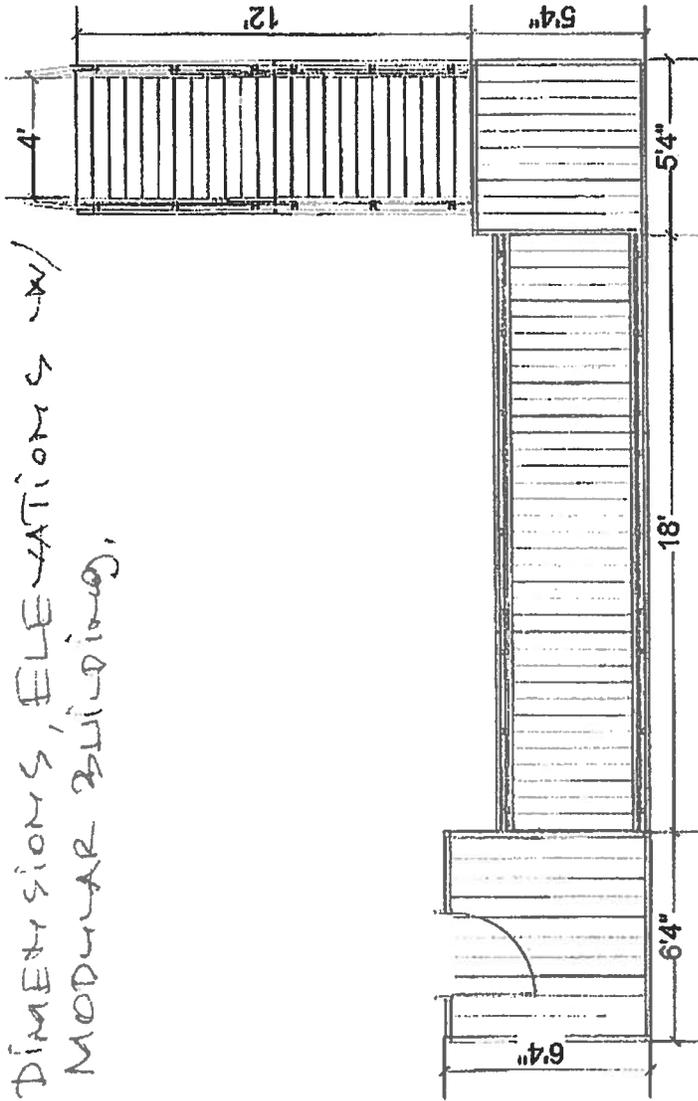
FOR QUOTATION PURPOSES ONLY

DATE: 1-10-2013
 SHEET NO: 0-0
 DRAWING NO: 0-0
 COVER

Sapa Extrusions, Inc
 125 Supter Drive
 Delhi, LA 70317-1509
 Fax: (504)464-5568
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CONFIGURATION DRAWING

Notes: MTL TO COORDINATE REQ'D DIMENSIONS, ELEVATIONS w/ MODULAR BUILDING.



Approved As Shown.
 Cliff J. Alexander
 Responsible For ACPS.

LAYOUT & REFERENCED QUOTE ARE BASED ON THE BUILDING DOOR THRESHOLD HEIGHT (RISE) AS SPECIFIED HEREIN. ANY VARIANCE TO THIS MEASUREMENT MAY RESULT IN A CHANGE ORDER FOR ADDITIONAL MATERIAL AND COST. ACCESS ONE IS NOT RESPONSIBLE FOR FOOTINGS AND FOOTING PLACEMENT, TIE DOWNS, ANCHORS TO THE GROUND AND/OR ANCHORS TO THE BUILDING.

Customer Acceptance of Layout Drawing: _____

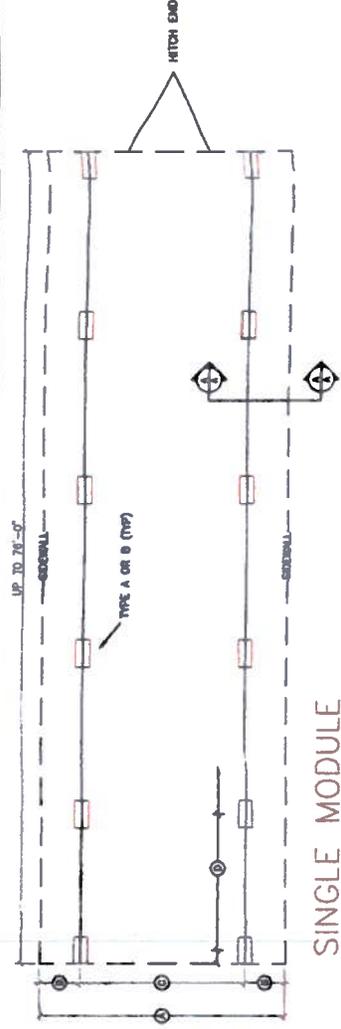
Signature

Notes: These materials are manufactured to, when assembled correctly, meet IBC guidelines.

| | | | | |
|--|------------------------------------|---------------------|-----------------|-----------------------------------|
| DATE: 02/06/13 | PROJECT ID: 6426 | PREPARED BY: KGOBAT | CUSTOMER: 11642 | QUOTE #: PROJECT #6426-1 020613KG |
| RISE: 30° | PROJECT NAME: MODULAR TECHNOLOGIES | | | |
| CONTACT INFORMATION: GARY GALLO | | | | |
| This configuration is a visual representation of the request provided by the client (listed above) to ACCESS ONE under ideal site conditions. ACCESS ONE assumes no responsibility for site evaluation and relies solely on site information provided by the customer. Should unknown considerations, e.g., federal/state/country/city regulations, end-user preferences, landscaping, topography, public areas, flow of traffic, etc. require additional materials, freight, and/or labor, ACCESS ONE is not responsible for these charges and will result in a Change Order. All text and images contained on this document are proprietary and confidential and may not be shared, modified, distributed, reproduced, or reused, in part or in whole, without the express written permission of ACCESS ONE, a division of HPI. © 2010 Homecare Products, Inc. All rights reserved. | | | | |



TEMPLATE REV 03-28-2010



SINGLE MODULE

| MODULE WIDTH | PIER TO MODULE EDGE | STEEL BEAM SPACING |
|--------------|---------------------|--------------------|
| 11'-8" | 22 1/4" | 95 1/2" |
| 13'-8" | 34 1/4" | 95 1/2" |
| 15'-4" | 44 1/4" | 95 1/2" |

| MINIMUM SOIL BEARING CAPACITY | MAXIMUM PIER SPACING | DESIGN LIVE LOADS |
|-------------------------------|----------------------|---------------------------------|
| 3000 PSF | 8'-0" | FLOOR - 50 PSF ROOF - 30 PSF |

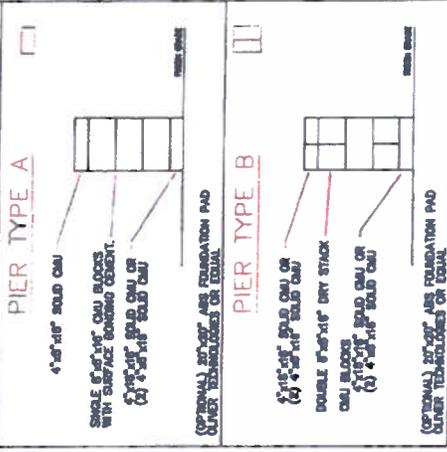
FOUNDATION NOTES:

- ALL DATA SHOULD BE PHYSICALLY VERIFIED BEFORE CONSTRUCTION OF FOUNDATION. THE CONTRACTOR PROVIDING FOUNDATION CONSTRUCTION SERVICES WILL BE RESPONSIBLE FOR THE FOUNDATION AND ALL FOUNDATION DATA. FOUNDATION REVIEW AND INSPECTION IS TO BE PERFORMED BY THE LOCAL OFFICIAL HAVING JURISDICTION.
- PIERS SHALL BE INSTALLED WITH PROPER TREATMENT TO PREVENT CORROSION. SINKS BETWEEN TOP OF FEET AND SOFT SOILS SHALL BE TREATED WITH GROUT.
- GROUND ANCHORS SHALL HAVE 2000 MINIMUM TENSILE CAPACITY, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
- GROUND ANCHORS INCLUDING SHAFT LENGTH, NUMBER & DIAMETER OF HELIXES, SHALL BE AS SPECIFIED BY THE MANUFACTURER OR ENGINEER.
- TE-DOWN STRAPS TO BE 1/2" THICK, 4" WIDE, 10' LONG, AND SHALL BE CONCRETE OR STEEL STRAPPING COVERED BY A REGISTERED ENGINEER OR ARCHITECT AS CONFORMING WITH ASTM D6883-01. TE-DOWN STRAPS AND CONNECTING HARDWARE TO HAVE 2000 MINIMUM TENSILE CAPACITY.
- TE-DOWN STRAP SPACING PER ENDWALLS INDICATED BY SPACING CHART.
- ALTERNATE FOUNDATIONS AND/OR MODIFICATIONS OF THIS FOUNDATION MAY BE DESIGNED BY OTHERS, SUBJECT TO LOCAL JURISDICTION APPROVAL.

* 6. LOCATIONS OF WELDBE PERS MAY VARY BASED UPON LOAD BEARING POINTS ALONG MATERIAL.

* WELDBE PERS (TYPE 37) MUST BE LOCATED AT ALL COLUMN LOCATIONS.

* COLUMN LOCATIONS PER MANUFACTURER'S FLOOR PLAN.



PIER TYPE A

PIER TYPE B



MAY 12 2011



MAY 12 2011



MAY 12 2011



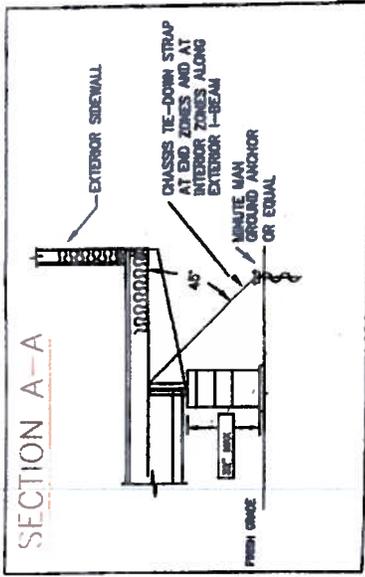
MAY 12 2011

TE-DOWN STRAP SPACING CHART FOR BUILDINGS w/ SIDEWALL OVERHANG

| WIND SPEED | END ZONE SPACING | INT. ZONE SPACING |
|------------|------------------|-------------------|
| 80 MPH | 8'-4" | 10'-0" |
| 100 MPH | 4'-10" | 7'-6" |
| 110 MPH | 3'-10" | 5'-10" |
| 120 MPH | 3'-2" | 4'-8" |
| 130 MPH | 2'-7" | 3'-10" |
| 140 MPH | 2'-3" | 3'-3" |

TE-DOWN STRAP SPACING CHART

| WIND SPEED | END ZONE SPACING | INT. ZONE SPACING |
|------------|------------------|-------------------|
| 80 MPH | 8'-0" | 12'-0" |
| 100 MPH | 7'-0" | 10'-10" |
| 110 MPH | 6'-8" | 9'-0" |
| 120 MPH | 4'-5" | 7'-3" |
| 130 MPH | 3'-6" | 5'-11" |
| 140 MPH | 3'-1" | 4'-11" |



SECTION A-A