BAR2025-00111 & BAR2025-00113

BAR CASE#		
ADDRESS OF PROJECT: 221 Gibbon	(OFFICE USE ONLY) Street	
DISTRICT: 🗹 Óld & Historic Alexandria 🔲 Parke		
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 REQUIREMEN CLEARANCE AREA (Section 7-802, Alexandria 1992 Zo		
WAIVER OF ROOFTOP HVAC SCREENING REG (Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)	UIREMENT	
Applicant: Property Owner Business (Plea Name: Kai Anton Holdings J	se provide business name & contact person)	
Address:		
City: State:	Zip: _	
Phone: E-mail :		
Authorized Agent (if applicable):	Architect I managing member	
Name: Philiph Dorsey . M.	Phone:	
E-mail:		
Legal Property Owner:		
Name: Kai Anton /pldings I	nc	
Address: 1700		
City: State	Zip:	
Phone:E-mail:		

BAR2025-00111	& BAR2025-00113
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(OFFICE USE ONLY)

NATURE OF PROPOSED WORK: Please check all that apply

 NEW CONSTRUCTION EXTERIOR ALTERATION: Please check all that apply. awning doors reader or garden wall HVAC equipment shutters siding siding shed glighting reader or garden wall pergola/trellis painting unpainted masonry
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 demensions

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
V	
2	
1000	131

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.

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(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
4		equipment.
	H	Clear and labeled photographs of the site, surrounding properties and existing structures, if
		applicable. Existing elevations must be scaled and include dimensions.
Ø,	H	Existing elevations must be scaled and include dimensions. Include the relationship to Proposed elevations must be scaled and include dimensions. Include the relationship to
2		adjacent structures in plan and elevations. Materials and colors to be used must be specified and delineated on the drawings. Actual
		the manufacture of the second of the second s
Ø		Manufacturer's specifications for materials to include, but not influed to rooming, starting, minaetter,
_		/doors, lighting, fencing, HVAC equipment and walls. For development site plan projects, a model showing mass relationships to adjacent properties
Ц	Ľ	
		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.

	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).
ليبينا	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.

Ø	Clear and labeled photographs of the site, especially the area being impacte	d by	the alt	erations,
	all sides of the building and any pertinent details.			

	all sides of the building and any permitted to the the the the the top soofing siding windows
E.Y	Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows,
N	Manufacturer's specifications for materials to many
	deers lighting fencing HVAC equipment and walls.

1	doors, lighting, reneing, review equiption and	including	materials :	and
CT1	Drawings accurately representing the changes to the proposed structure,	including	matchais	ano
2	Drawings accurately representing the transfer			
	improving Drawings must be to scale.			

overall dimensions. Drawings must be to scale. An official survey plat showing the proposed locations of HVAC units, fences, and sheds. Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

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		100 0/2
2.		
3.		

3. <u>Business or Financial Relationships.</u> 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./-/. 1 Signature Jong III Printed Name



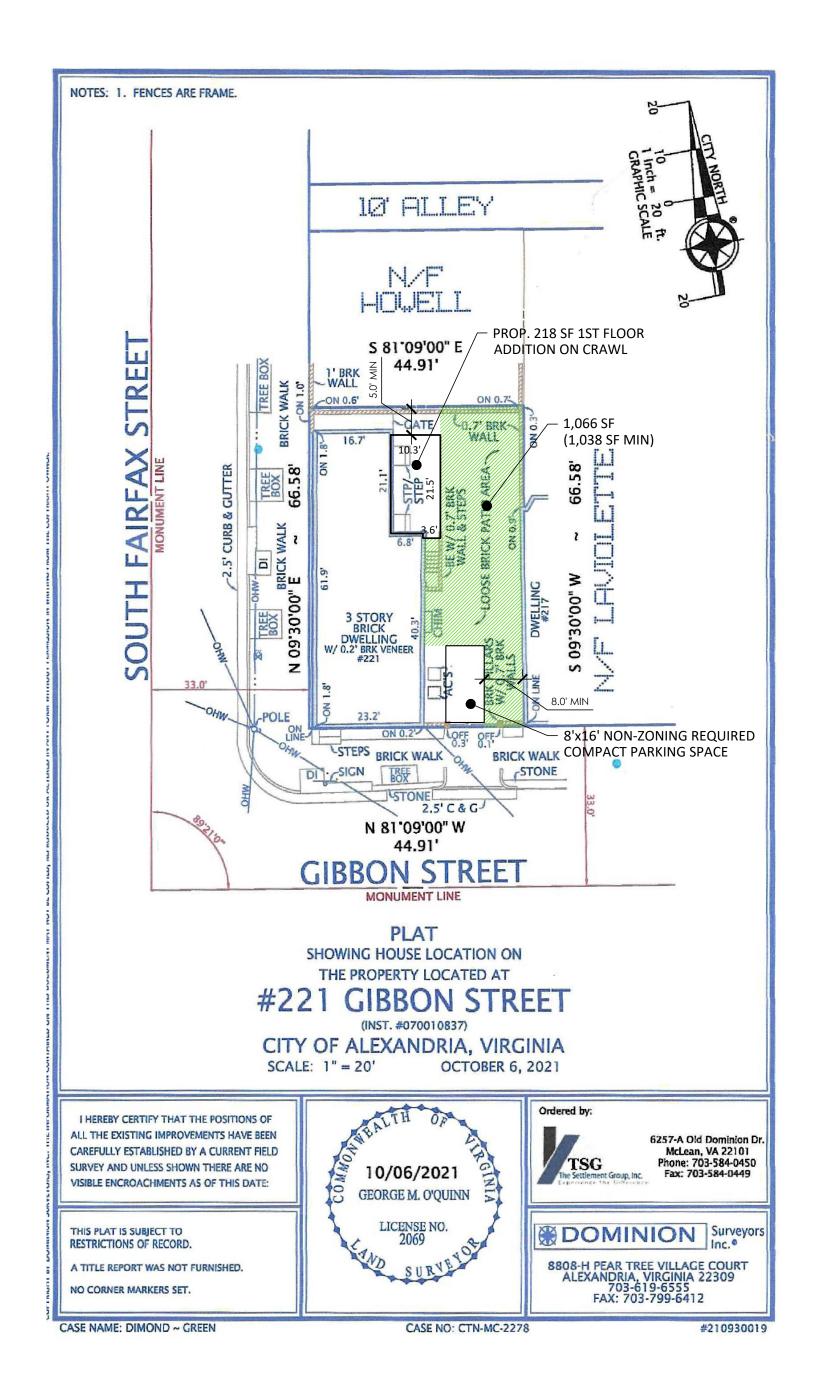
Department of Planning and Zoning Floor Area Ratio and Open Space Calculations for **Single and Two-Family Residential Outside Historic Districts**

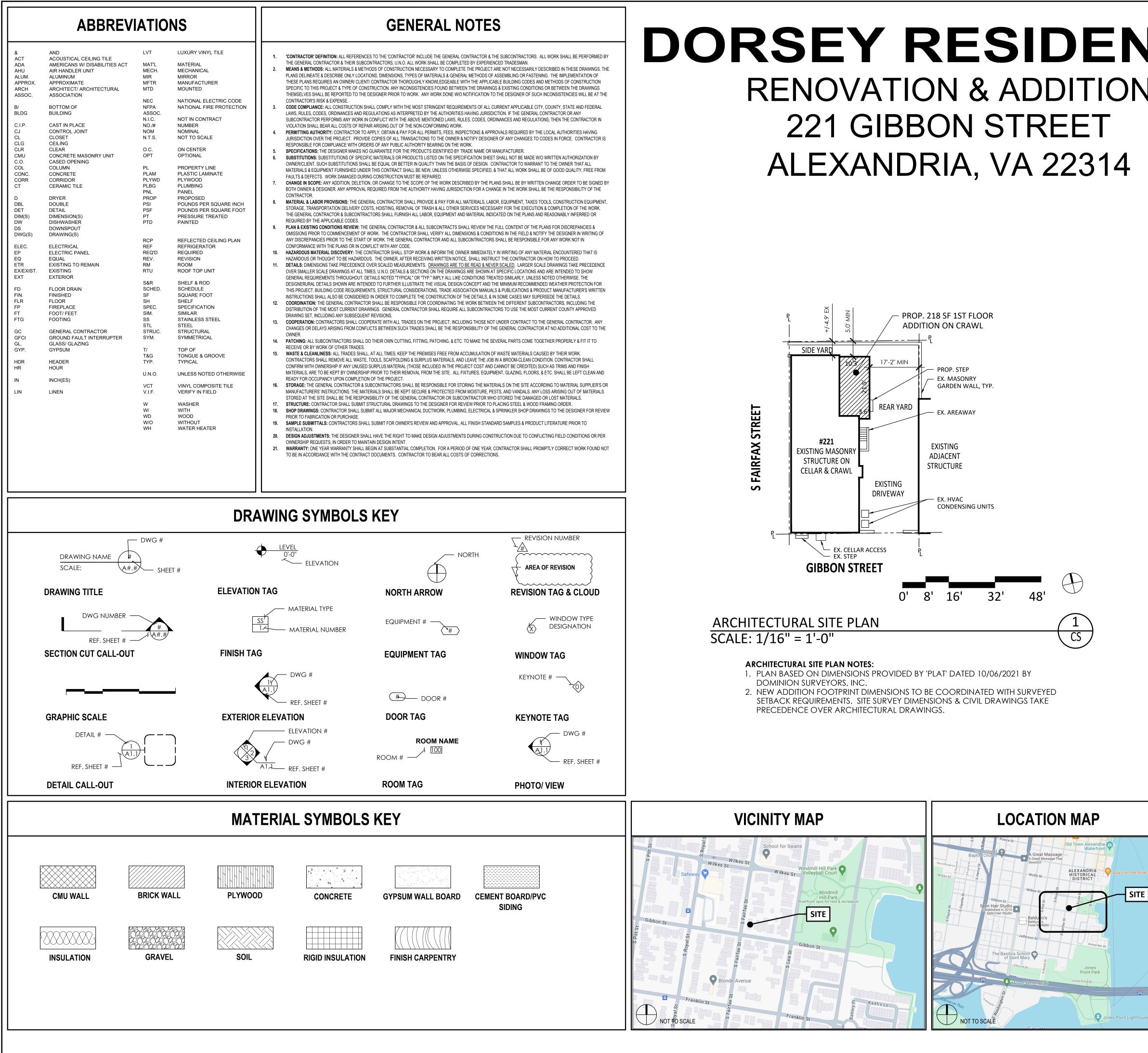
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Α.	Property Information				
A1.					_
••	Street Address				Zone
A2.	Total Lot Area	X	Floor Area Ratio Allowed by Zone	=	Maximum Allowable Floor Area
В.	Existing Gross Floor Area		Allowable Exclusions**		
	Basement		Basement**		B1. Sq. Ft.
	First Floor		Stairways**		Existing Gross Floor Area*
	Second Floor		Mechanical**		B2. Sq. Ft.
	Third Floor		Attic less than 7'**		Allowable Floor Exclusions**
	Attic		Porches**		B3. Sq. Ft. Existing Floor Area Minus Exclusions
	Porches		Balcony/Deck**		(subtract B2 from B1)
	Balcony/Deck		Garage**		Comments for Existing Gross Floor Area
	Garage		Other***		
	Other***		Other***		
B1.	Total Gross	B2.	Total Exclusions		
	Basement First Floor Second Floor Third Floor Attic Porches Balcony/Deck		Basement**Stairways**Mechanical**Attic less than 7'**Porches**Balcony/Deck**Garage**		C1. Proposed Gross Floor Area* C2. Allowable Floor Exclusions** C3. Sq. Ft. Proposed Floor Area Minus Exclusions (subtract C2 from C1)
	Garage Other*** Total Gross Total Floor Area) C2	Other*** Other*** Total Exclusions E. Open Space (RA & RB Zones)		Notes *Gross floor area for residential single and two-family dwellings in the R-20, R-12, R-8, R-5, R-2-5, RB and RA zones (not including properties located within a Historic District) is the sum of <u>all areas under roof of a lot</u> , measured from exterior walls.
D1. D2.	Sq. Ft. Total Floor Area (add B3 and C3) Sq. Ft. Total Floor Area Allowed by Zone (A2)		E1. Sq. Ft Existing Open Space Sq. Ft Required Open Space Sq. Ft E3. Sq. Ft Proposed Open Space Sq. Ft	t.	 ** 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 exclusions. *** Refer to the Zoning Ordinance (Section 2-145(A)) and consult with Zoning Staff for additional allowable exclusions. Additional exclusions may include space under balconies, retractable awnings, etc.

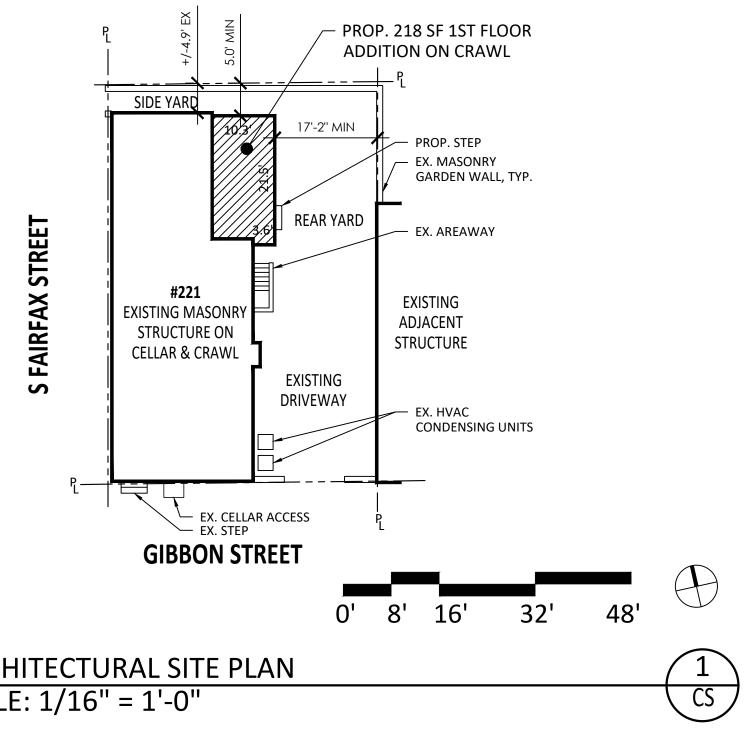
The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

6





DORSEY RESIDENCE RENOVATION & ADDITION 221 GIBBON STREET **PROJECT INFORMATION** ALEXANDRIA, VA 22314 **OWNER:**



KAI ANTON HOLDINGS INC 7732 LEE AVENUE ALEXANDRIA, VA 22308 TEL: 540.538.4118

DRAFTED BY:

ERIC FAUGHNAN 428 N GORDON STREET ALEXANDRIA, VA 22404 TEL: 443.624.1658 EMAIL: ERIC.FAUGHNAN@GMAIL.COM

STRUCTURAL ENGINEER

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

APPLICABLE BUILDING CODES:

2021 VIRGINIA RESIDENTIAL CODE 2021 VIRGINIA EXISTING BUILDING CODE 2021 VIRGINIA ENERGY CONSERVATION CODE 2023 NFPA 70 NATIONAL ELECTRICAL CODE 2021 VIRGINIA MECHANICAL CODE 2021 VIRGINIA PLUMBING CODE CITY OF ALEXANDRIA, VIRGINIA ZONING ORDINANCE

SCOPE OF WORK:

LEVEL 3 INTERIOR RENOVATION & ADDITION TO AN EXISTING 4,034 SF 3-STORY DETACHED BRICK HOME ON CELLAR & CRAWL. WORK INCLUDES 143 SF SIDE YARD 1ST FLOOR ADDITION & INTERIOR LAYOUT RECONFIGURATION. ALTERATION & REPLACEMENT OF EX. MECHANICAL, ELECTRICAL, PLUMBING SYSTEMS. PROVISION OF A CONDITIONED CRAWL SPACE VIA ENCAPSULATION OF EX. CRAWL & CELLAR.

ZONING INFORMATION MAP-BLOCK-LOT NUMBER: 081.01-01-14

	EXISTING	PROPOSED ADDITION	REQUIRED
ZONE DESIGNATION		- RESIDENTIAL ME TOWNHOUSE ZON	-
LOT SIZE	2,96	4 SF	1,452 SF MIN
STREET FRONT SETBACKS	AT LOT LINE	AT LOT LINE	AT LOT LINE
BUILDING HEIGHT	+/-34'-4"	12'-4"	35'-0" MAX
SIDE YARD SETBACK	+/-4'-11"	5'-0" MIN	5'-0" MIN
REAR YARD SETBACK	+/-20'-7"	17'-2" MIN	17'-2" MIN
LIVING SPACE FLOOR AREA TAKEOFFS:			
BASEMENT 1ST FLOOR 2ND FLOOR 3RD FLOOR ATTIC	0 SF 1,354 SF 1,340 SF 1,340 SF 0 SF	0 SF 1,572 SF 1,340 SF 1,340 SF 0 SF	
TOTAL FLOOR AREA	4,034 SF	4,252 SF	
FLOOR AREA RATIO	4,034 SF/2,964 SF 1.36	4,177 SF/2,964 SF 1.43	1.5 MAX
OPEN LOT AREA	1,354 SF/2,964 SF 54.3%	1,572 SF/2,964 SF 53.0%	35% MIN

SHEET LIST

	SHEET #	SHEET NAME
	GENERAL	
	CS	COVER SHEET
	ARCHITECTURAL	DEMOLITION
	AD100	DEMOLITION CRAWL/CELLAR & FIRST FLOOR PLANS
	AD101	DEMOLITION 2ND, 3RD & ROOF FLOOR PLANS
	ARCHITECTURAL	
	A100	CELLAR, CRAWL & FOUNDATION FLOOR PLAN
	A101	1ST FLOOR PLAN
V	A102	2ND, 3RD & ATTIC FLOOR PLANS
	A200	EXTERIOR ELEVATIONS
	A201	EXTERIOR ELEVATIONS
	A300	SECTIONS & DETAILS
	STRUCTURAL	
	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

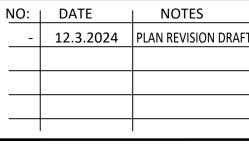
ERIC FAUGHNAN

428 N GORDON ST ALEXANDRIA, VA 22304 TEL: 443.624.1658

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

DORSEY RESIDENCE

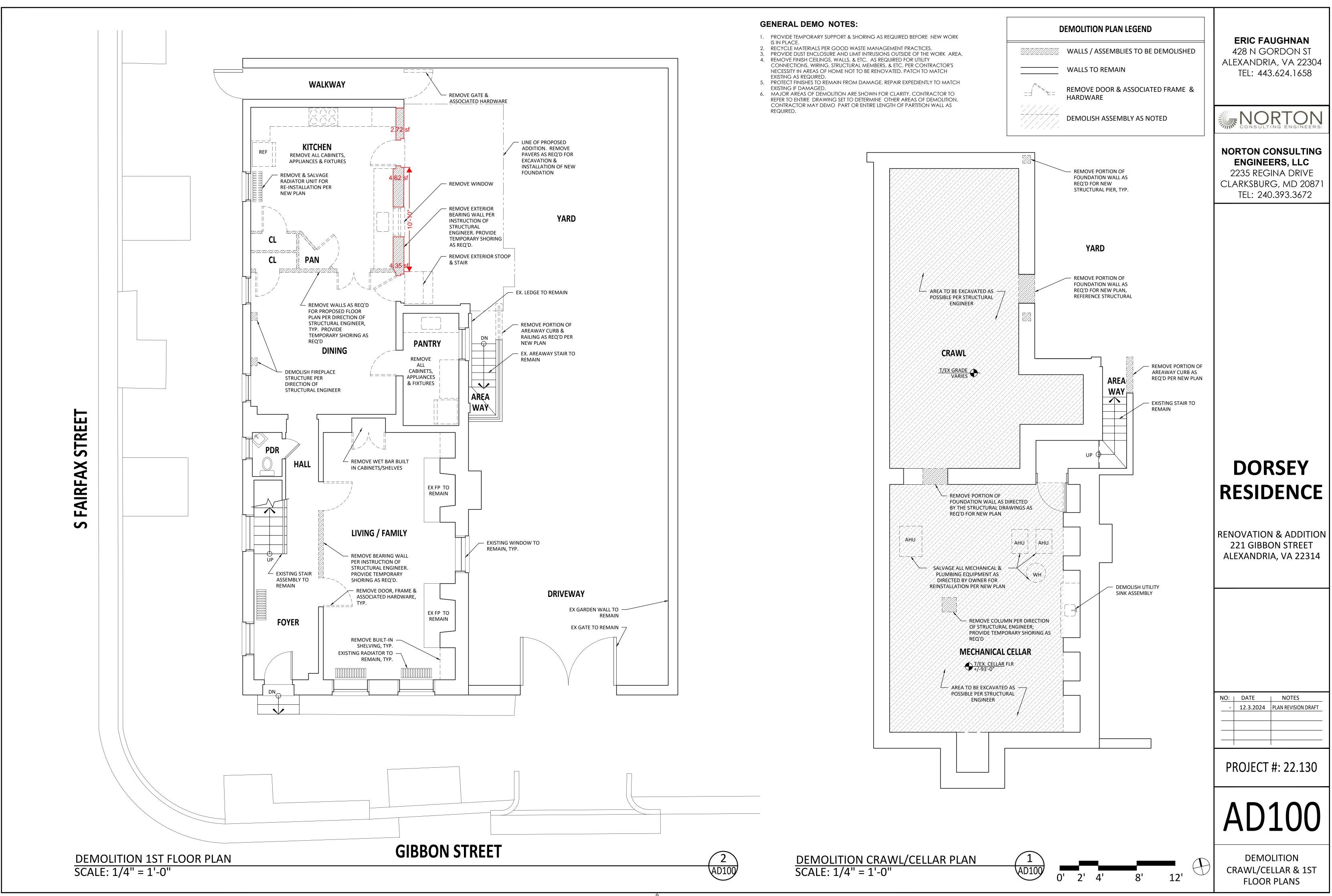
RENOVATION & ADDITION 221 GIBBON STREET ALEXANDRIA, VA 22314

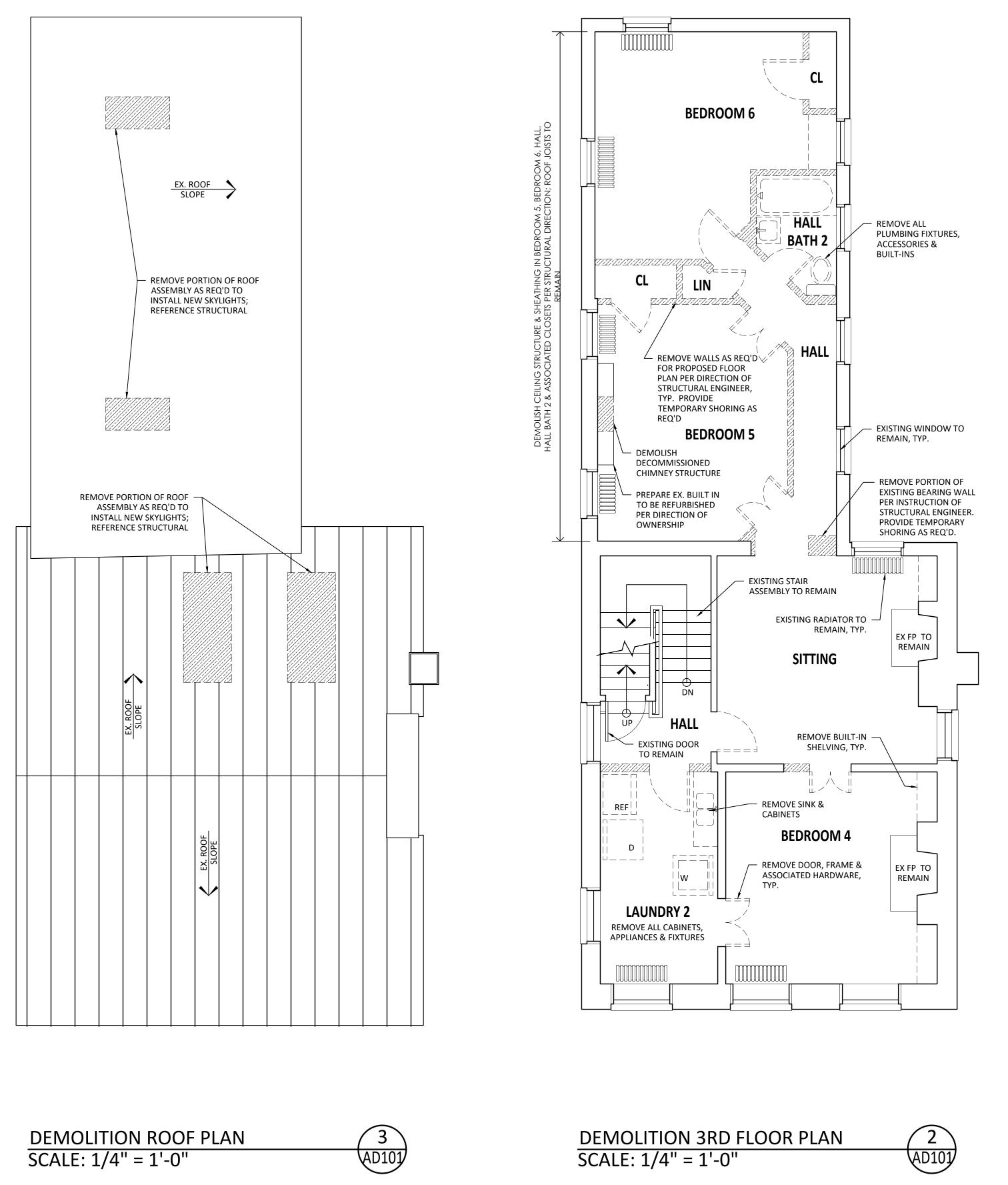


PROJECT #: 22.130

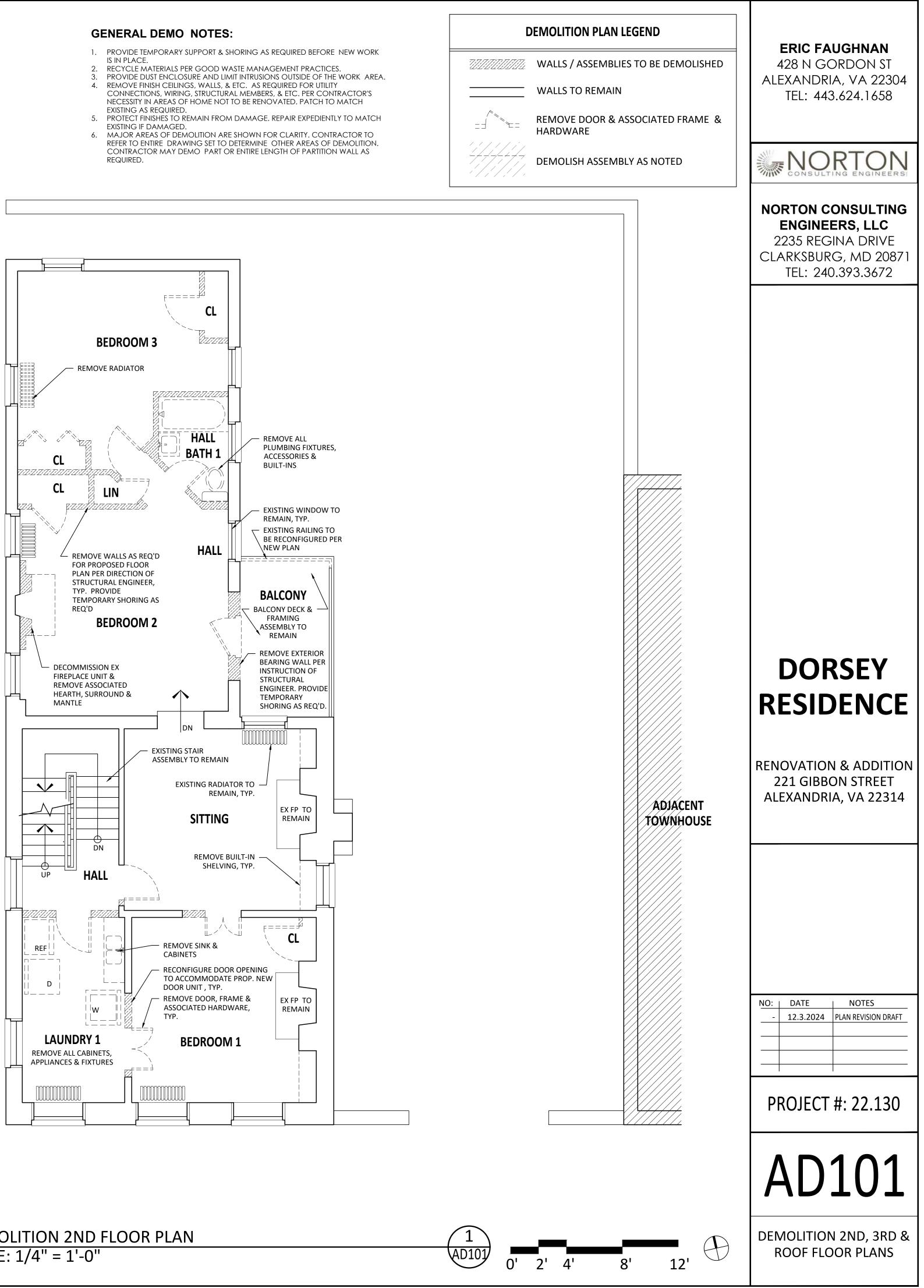


COVER SHEET

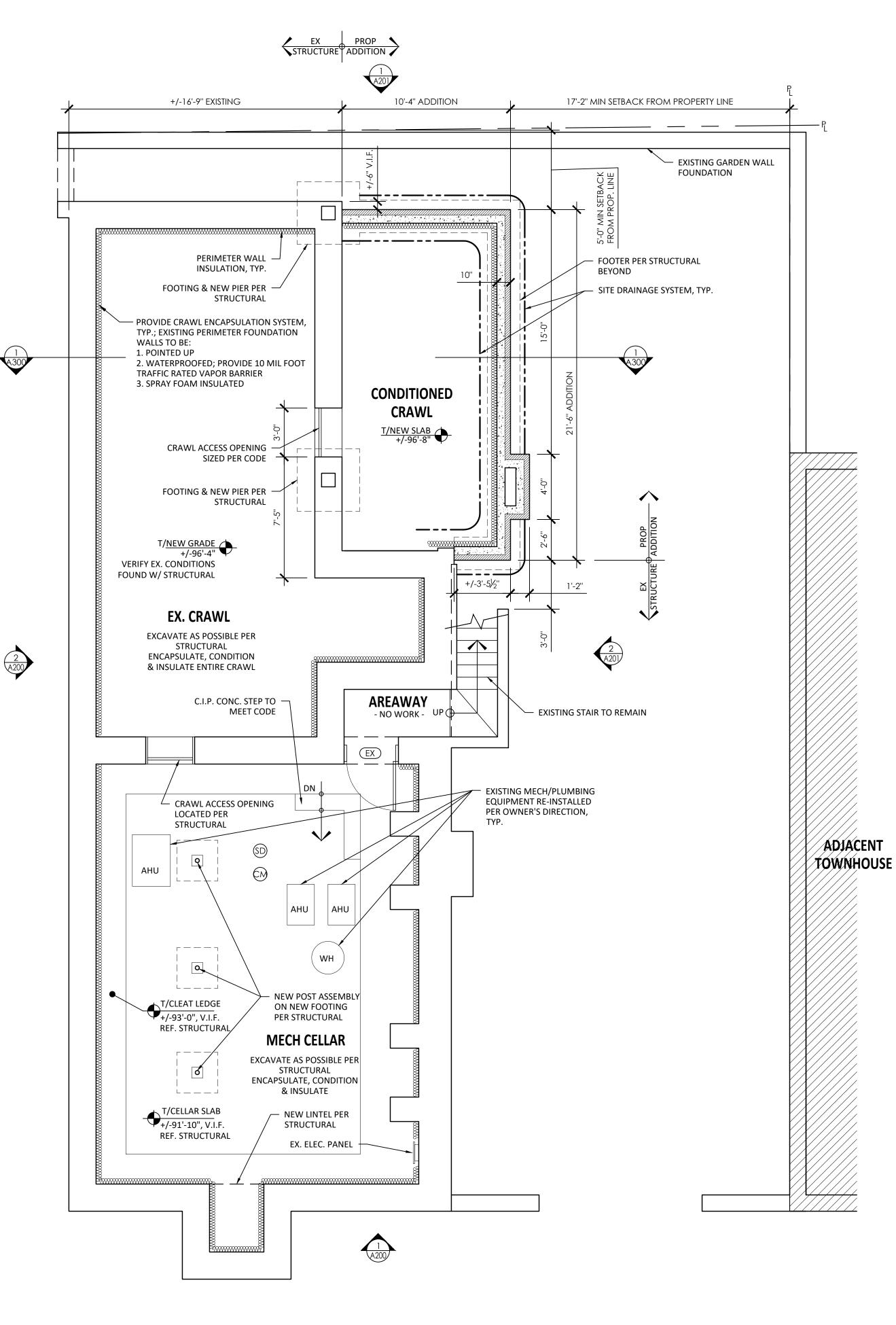




- EXISTING AS REQUIRED.
- REQUIRED.



DEMOLITION 2ND FLOOR PLAN SCALE: 1/4" = 1'-0"

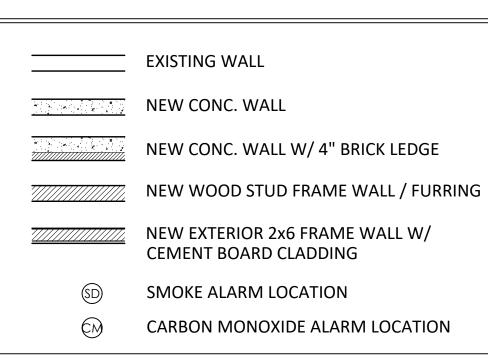


CELLAR, CRAWL & FOUNDATION FLOOR PLAN

SCALE: 1/4" = 1'-0"



FLOOR PLAN LEGEND



FOUNDATION PLAN NOTES:

- 1. FOUNDATION MATERIALS TO BE MASONRY BLOCK, CONCRETE, & TREATED WOOD & MUST EXTEND A MINIMUM OF 8" ABOVE THE FINISHED GRADE. REFERENCE STRUCTURAL.
- 2. PROVIDE CONDITIONED CRAWL W/ 10 MIL POLY VAPOR BARRIER ON
- GRAVEL BED. PROVIDE PERIMETER INSULATION PER SCHEDULE. 3. WATERPROOF FOUNDATION WALL WITH LIQUID APPLIED SYSTEM, TBD.

MECHANICAL NOTES:

- 1. EXISTING HOT WATER HEATING SYSTEM & AIR HANDLING SYSTEMS TO BE MAINTAINED AS POSSIBLE. ANY INADEQUATE, END-OF-LIFE, OR DEFECTIVE COMPONENTS OF THE SYSTEM TO BE REPLACED IN KIND TO MEET REQUIREMENTS OF THE 2021 VMC.
- 2. SERVICE LOADS SHALL BE CONTRACTOR VERIFIED. CONTRACTOR TO CONFIRM EXISTING MECHANICAL SYSTEM IS ADEQUATE TO SUPPLY NEW FLOOR PLAN CONFIGURATION & PROVIDE SUPPLEMENTAL OR UPGRADED SYSTEM AS REQUIRED.
- 3. RE-ROUTE DUCTWORK & PROVIDE ALTERATIONS TO THE EXISTING SYSTEM AS REQUIRED FOR NEW PLAN CONFIGURATIONS. CONFIRM FINAL THERMOSTAT LOCATIONS WITH OWNER.
- 4. MECHANICAL EXHAUST TO EXTERIOR SHALL BE PROVIDED FOR ALL BATHROOMS.
- 5. EXHAUST DRYER UNITS IN STRICT ACCORDANCE W/ MANUFACTURER'S INSTRUCTION & CODE. CONFIRM PATHING & EXHAUST VENT LOCATION W/ OWNER. EXHAUST VENT NOT TO BE LOCATED ON STREET FACING ELEVATIONS OR VIEWABLE FROM GIBBONS OR S FAIRFAX ST ELEVATIONS.

PLUMBING NOTES:

- 1. FIELD VERIFY/REVIEW EXISTING PLUMBING ADEQUACY INCLUDING FALL ANGLE OF PIPING.
- 2. SOUND INSULATE ALL NEW WASTE PIPING IN FLOOR DECK & WALLS. 3. RUN WASTE AND DRAIN LINE WITHIN JOIST SPACE & MINIMIZE SOFFITING AT GREATEST EXTENT POSSIBLE.
- 4. SUPPLY PIPING TO BE COPPER. WASTE PIPING TO BE PVC LATERALS & CAST IRON STACKS.
- 5. VERIFY ADEQUACY OF EXISTING WATER HEATER PER UPDATED PLUMBING FIXTURE COUNT. MODIFY EXISTING VENTING TO MEET CURRENT CODE.

ELECTRICAL NOTES:

- 1. CONFIRM FINAL FIXTURE SELECTIONS & LOCATIONS WITH OWNER. 2. COMPLY WITH ALL APPLICABLE STATE & LOCAL CODES, REGULATIONS, & ORDINANCES, & THE LATEST APPLICABLE REQUIREMENTS OF THE NATIONAL
- ELECTRICAL CODE. 3. SMOKE ALARMS/DETECTORS SHALL BE PROVIDED PER 2021 VRC SECTION R314. HARDWIRE TOGETHER WITH EXISTING SYSTEM.
- 4. CARBON MONOXIDE ALARMS SHALL BE PROVIDED PER 2021 VRC SECTION R315. 5. ALL OUTLETS & FIXTURES IN WET AREAS TO BE RATED FOR THAT USAGE.

DORSEY RESIDENCE

ERIC FAUGHNAN

428 N GORDON ST

ALEXANDRIA, VA 22304

TEL: 443.624.1658

NORTON CONSULTING **ENGINEERS**, LLC

2235 REGINA DRIVE

CLARKSBURG, MD 20871

TEL: 240.393.3672

RENOVATION & ADDITION 221 GIBBON STREET ALEXANDRIA, VA 22314

12.3.2024 PLAN REVISION DRAFT

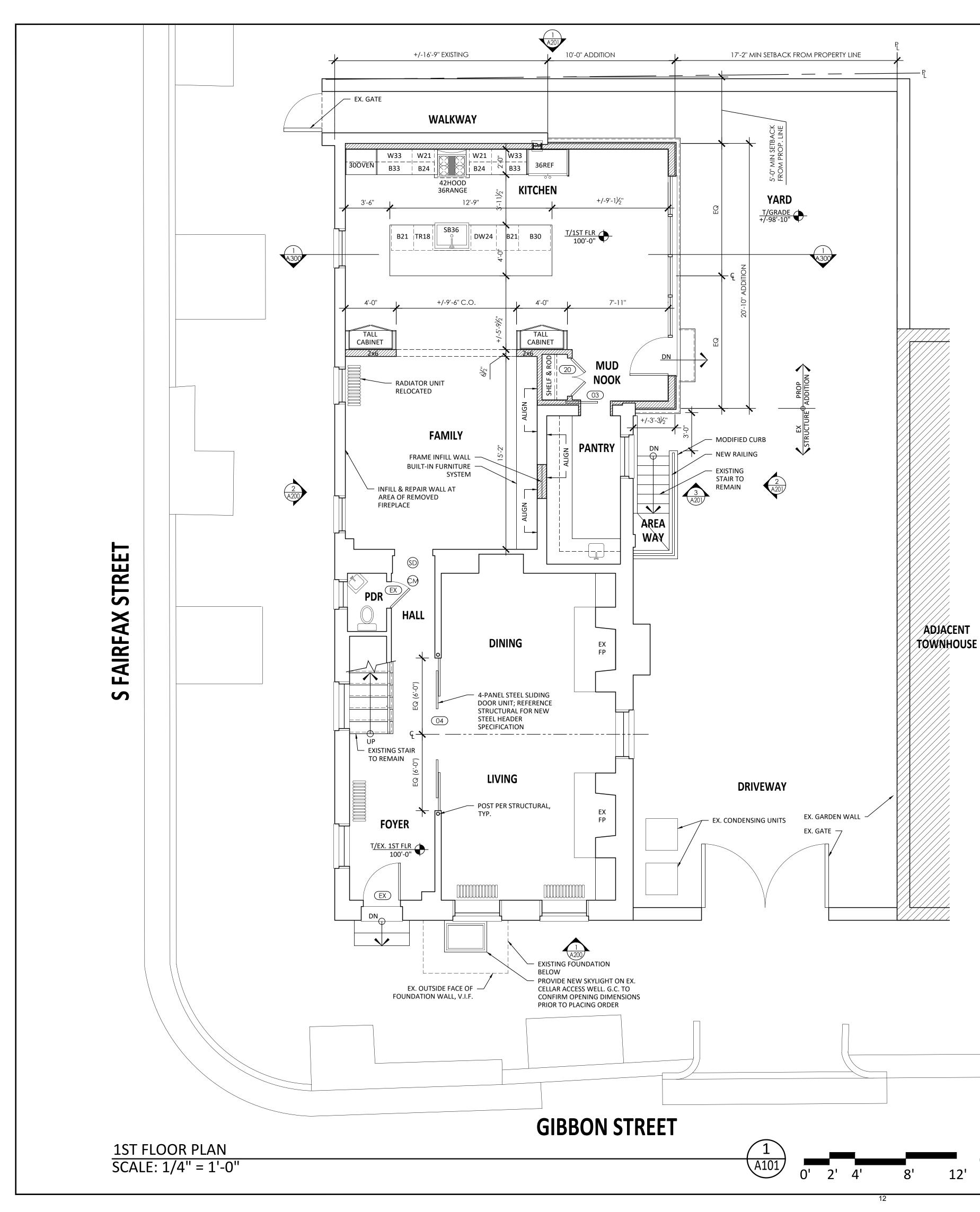
NO: | DATE

PROJECT #: 22.130

NOTES

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CELLAR, CRAWL & FOUNDATION FLOOR PLAN



GENERAL FLOOR PLAN NOTES:

- ALL DIMENSIONS NOTED ± ARE TO BE ADJUSTED AS REQI CONDITION.
- DIMENSIONS ARE FINISH TO FINISH, UNLESS NOTED OTHER HOLD ALL DIMENSIONS IN BATH, CLOSET, & HALL AREAS. HOLD ALL DIMENSIONS LABELED 'CLR'.
- TYPICAL DOOR JAMBS ARE 4" FROM THE FACE OF FRAMI
- ALL WALL INFILLS (NEW) ALONG EXISTING WALLS TO MAT PATCH & REPAIR ALL FINISHES, SUBSTRATES, ETC. IN ALL A
- THE WORK & BETWEEN SPECIFIC WORK LOCATIONS.
- ALL NEW WALLS TO HAVE $\frac{1}{2}$ " GYP BOARD FOR PAINT EXCEPT TILE & WET 8. LOCATIONS WHICH ARE TO HAVE CEMENTITIOUS BACKER BOARD. 9. TO INSTALL STRUCTURAL, CONTRACTOR IS TO REMOVE FLOOR AND/OR
- CEILING ASSEMBLIES AS REQUIRED TO MAKE AND/OR COMPLETE ALL WORK.
- 10. TEMPORARILY REMOVE INFRASTRUCTURE SUCH AS LIGHTING, DUCT WORK, ETC. AS NECESSARY TO PERFORM WORK.
- 11. DELIVER LEVEL-5 DRYWALL FINISH FOR WALLS & CEILINGS TO BE PAINTED. 12. ALL INTERIOR FINISHES PER OWNER'S SELECTION.
- 13. ALL PLUMBING FIXTURES PER OWNER'S SELECTION.
- 14. PAINT CEILINGS, WALLS, & TRIM IN ALL ROOMS AFFECTED BY CONSTRUCTION- 3 COATS: 1 PRIME & 2 FINISH.

EXTERIOR STAIR NOTES:

- 1. STAIRS PER 2021 VRC SECTION R311.7. 2. EXTERIOR STAIRS TO BE CONC. STRUCTURE W/ BRICK RISERS & TREADS TO
- MATCH EX. 3. ADJUST FINISHED GRADE TO ALLOW FOR RISERS NO HIGHER THAN 7"; TREADS
- TO BE 14" W/ 1" NOSING.

INTERIOR FINISH NOTES:

- 1. ALL FINISH SELECTIONS, INCLUDING PRODUCT MANUFACTURER, PRODUCT LINE, COLOR, MATERIAL & SIZES ARE TO BE SELECTED & APPROVED BY OWNERSHIP.
- PROVIDE FLUSH HARDWOOD TRANSITION STRIP AT ALL WOOD/TILE 2. TRANSITIONS.
- 3. FINISH FLOOR MATERIALS, CHANGES/TRANSITIONS, WHERE OCCUR, ARE TO BE UNDER CENTER LINES OF DOORS OR FACE OF WALLS.
- 4. PROVIDE HOUSE WALK-THROUGH W/ OWNER TO CONFIRM: (1) FLOORING TO BE REPAIRED & RESTORED (2) ROOMS TO BE REPAINTED.

			DOOR	SCHEDULE	
NO.	TYPE	DIM	ensions	HARDWARE	REMARKS
NO.	111 L	WIDTH	HEIGHT		
EX	VARIES	VARIES	VARIES	-	EXISTING DOOR TO REMAIN
01	SWING	15'-8"	7'-0''	-	36" PATIO DOOR IN 5 UNIT MULLED ASSEMBLY, SEE NOTE #2
03	POCKET	2'-4''	7'-0''	PASSAGE	INTERIOR DOOR, SEE NOTE #3, PROVIDE HIGH-QUALITY POCKET DOOR HARDWARE
04	sliding	12'-0''	8'-0''	-	CUSTOM GLASS & METAL DOOR, SEE NOTE #4
05	SWING	2'-8"	6'-8''	PRIVACY	INTERIOR DOOR, SEE NOTE #3; 14" TRANSOM
06	SWING	2'-8''	6'-8''	PRIVACY	INTERIOR DOOR, SEE NOTE #3; 14" TRANSOM
07	SWING	4'-0''	6'-8''	DUMMY	INTERIOR DOOR, SEE NOTE #3; 14" TRANSOM
08	SWING	6'-0''	7'-0''	-	PATIO DOOR, SEE NOTE #2
09	SWING	2'-4''	6'-8''	PRIVACY	INTERIOR DOOR, SEE NOTE #3; 14" TRANSOM
10	SWING	2'-4''	6'-8''	PRIVACY	INTERIOR DOOR, SEE NOTE #3
11	SWING	2'-8''	6'-8''	PRIVACY	INTERIOR DOOR, SEE NOTE #3
12	SWING	4'-0''	6'-8''	DUMMY	INTERIOR DOOR, SEE NOTE #3
13	SWING	2'-4''	6'-8''	PASSAGE	INTERIOR DOOR, SEE NOTE #3
14	SWING	2'-8''	6'-8''	PRIVACY	INTERIOR DOOR, SEE NOTE #3
15	SWING	4'-0''	6'-8''	DUMMY	INTERIOR DOOR, SEE NOTE #3
16	POCKET	2'-4''	6'-8''	PASSAGE	INTERIOR DOOR, SEE NOTE #3, PROVIDE HIGH-QUALITY POCKET DOOR HARDWARE
17	SWING	2'-4''	6'-8''	PRIVACY	INTERIOR DOOR, SEE NOTE #3
18	SWING	2'-8''	6'-8''	PRIVACY	INTERIOR DOOR, SEE NOTE #3
19	SWING	4'-0''	6'-8''	DUMMY	INTERIOR DOOR, SEE NOTE #3
20	TWIN LEAF SWING	3'-0''	7'-0''	DUMMY	INTERIOR DOOR, SEE NOTE #3

DOOR SCHEDULE NOTES:

- 2. EXTERIOR PATIO DOOR UNITS TO BE LINCOLN WINDOWS OR EQUAL
 - PRIMED PINE TO BE PAINTED INTERIOR FINISH FULL SILL NOSING RISER

 - SEE ELEVATIONS FOR STILE PATTERN, 7/8" SQUARE BARS, INTERIOR & EXTERIOR
 - SEE NOTES BELOW FOR GLASS SPECIFICATION
- 3. U.N.O., INTERIOR DOORS TO BE TRUSTILE OR EQUAL: PRE-HUNG ON FLAT JAMB W/ SQUARE WOOD STOP
- 4. CUSTOM GLASS & METAL INTERIOR DOOR TO BE CRYSTALIA OR EQUAL: 4-PANEL DOUBLE SLIDING DOOR, 0XX0 CONFIGURATION
- CLEAR GLASS
- MANUFACTURER'S STANDARD PULL HARDWARE
- & HARDWARE FUNCTION WITH OWNER.
- LEAKAGE REQUIREMENTS OF 2021 VRC SECTION 402.4.3.

UIRED PER FIELD
RWISE.

ING U.N.O.	
TCH EXISTING	
REAS AFFECTED	В

*

(SD)

(CM)

DOOR SCHEDULE

1. GIVEN DIMENSIONS ARE GENERAL, CONFIRM EXACT SIZES WITH MANUFACTURER BEFORE ORDERING UNIT.

ALUMINUM CLAD IN MANUFACTURER'S STANDARD COLOR AAMA 2605

STANDARD LEVER HARDWARE IN MANUFACTURER'S STANDARD COLOR

PROVIDE MINIMUM STANDARD STYLE DIMENSION & 4-13/16" BOTTOM RAIL

PROVIDE SHOP DRAWINGS FOR REVIEW & CONFIRM ALL UNITS WITH OWNER PRIOR TO PLACING THE ORDER

SOLID CORE 1-3/4" THICKNESS MDF, PRIMED TO BE FIELD PAINTED

PANEL STYLE INCLUDING PROFILES & CONFIGURATION PER OWNER'S SELECTION

PROVIDE PRICING FOR BOTH STEEL & ALUMINUM FRAMED SYSTEMS FOR OWNER'S REVIEW

5. INTERIOR DOOR HARDWARE, STYLE, FINISH AND MANUFACTURER PER OWNER'S SELECTION. COORDINATE CORING

6. ALL INTERIOR DOOR JAMBS TO BE SET WITH A 4" ROUGH JAMB U.N.O. IN THE FLOOR PLANS. SAFETY GLAZING TO BE USED IN GLAZED DOORS IN ACCORDANCE WITH 2021 VRC SECTION R308.

8. EXTERIOR DOOR GLAZING TO BE: DUEL PANE, LOW-E IG WITH ARGON, 3MM GLASS. MINIMUM U-VALUE 0.30, MAXIMUM SHGC VALUE 0.40. ALL EXTERIOR DOORS TO BE RATED IN ACCORDANCE WITH NFRC 400 & MEET AIR

FLOOR PLAN LEGEND	
EXISTING WALL	428 N GORDON ST ALEXANDRIA, VA 22304
NEW CONC. WALL	TEL: 443.624.1658
NEW CONC. WALL W/ 4" BRICK LEDGE	
NEW WOOD STUD FRAME WALL / FURRING	
NEW EXTERIOR 2x6 FRAME WALL W/ CEMENT BOARD CLADDING	CONSULTING ENGINEERS
SMOKE ALARM LOCATION	NORTON CONSULTING

CARBON MONOXIDE ALARM LOCATION

RTON CONSULTING ENGINEERS, LLC 2235 REGINA DRIVE CLARKSBURG, MD 20871 TEL: 240.393.3672

RENOVATION & ADDITION 221 GIBBON STREET ALEXANDRIA, VA 22314

DORSEY

RESIDENCE

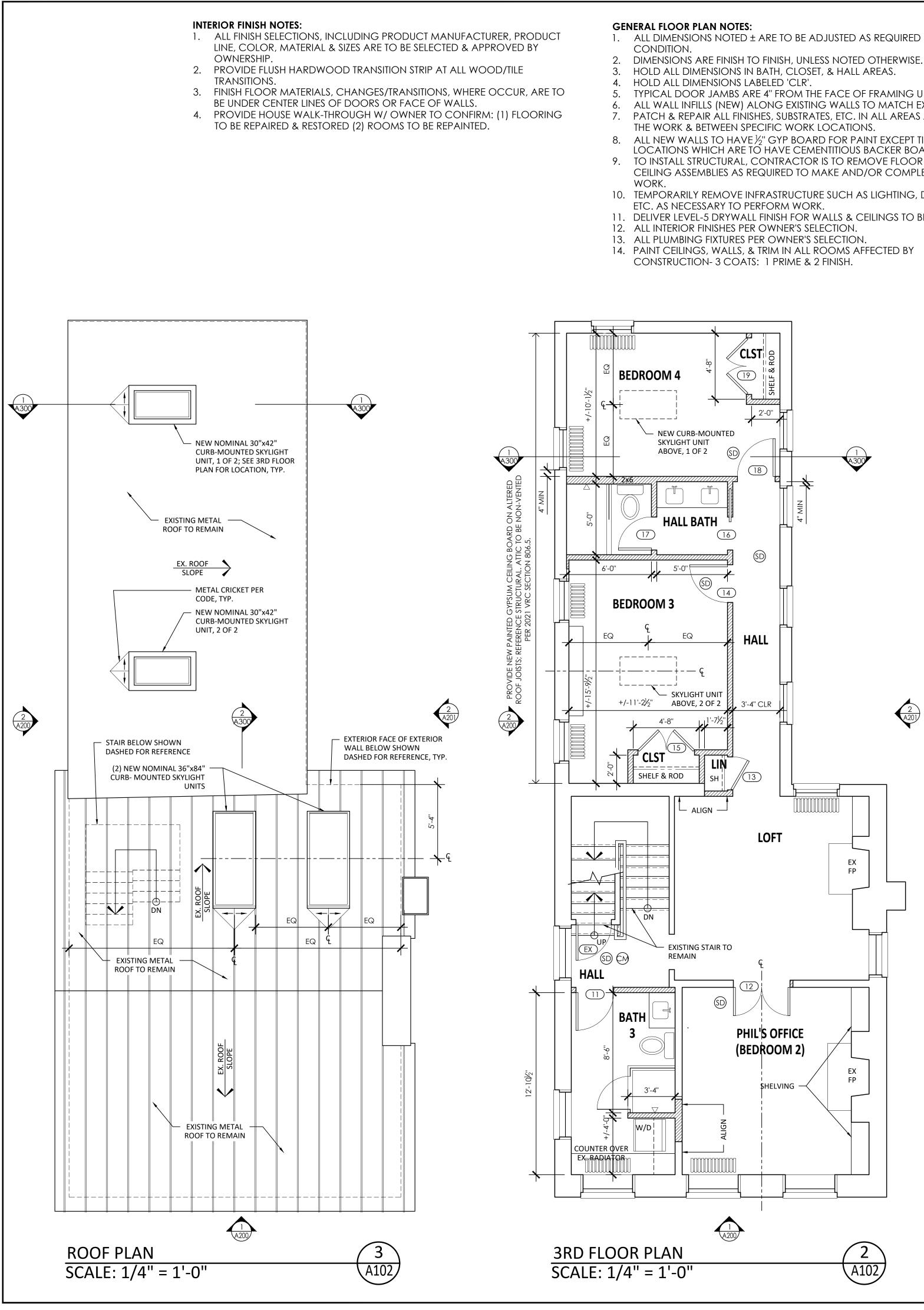
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12.3.2024 PLAN REVISION DRAFT

PROJECT #: 22.130

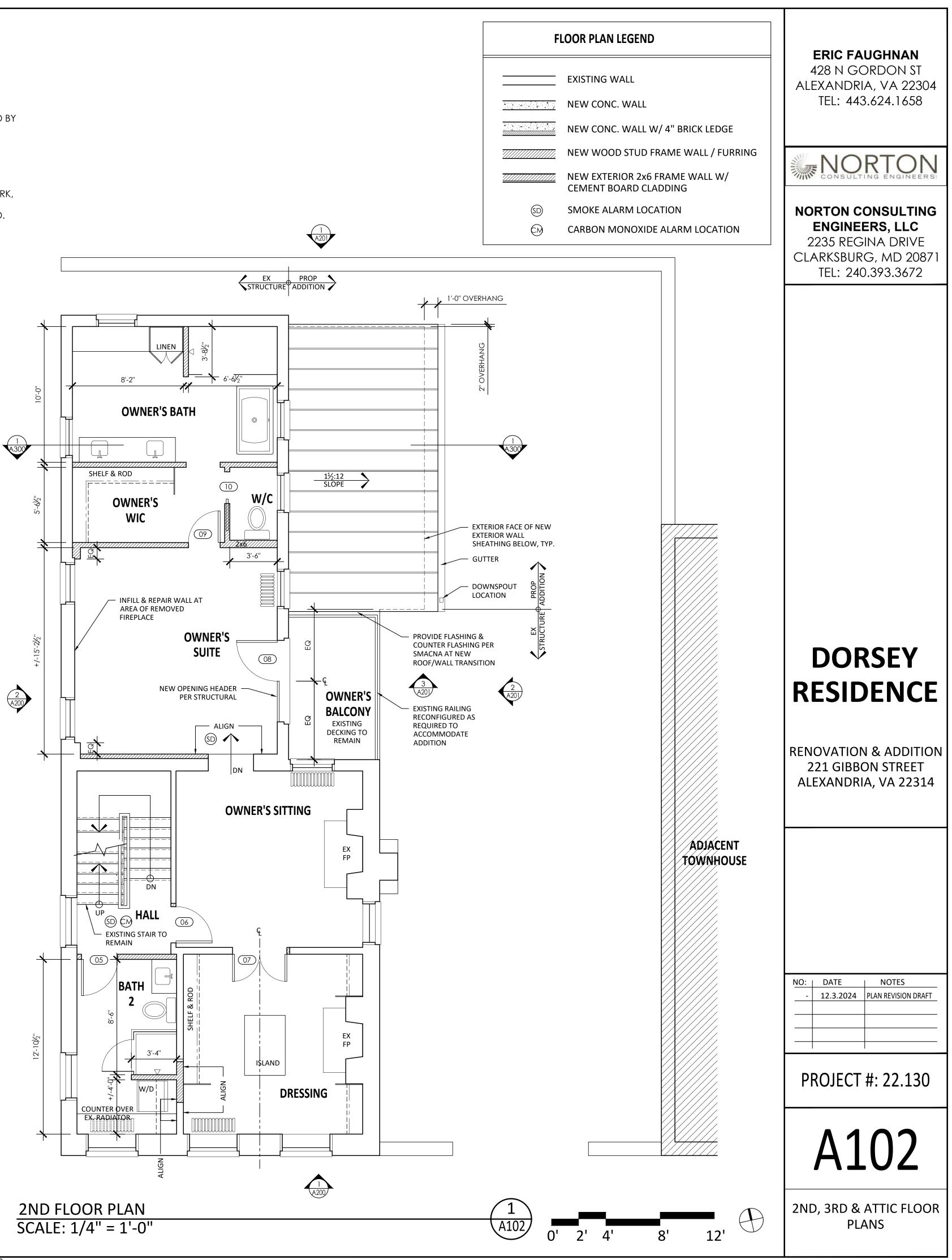
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1ST FLOOR PLAN & DOOR SCHEDULE

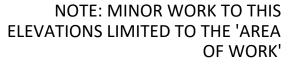


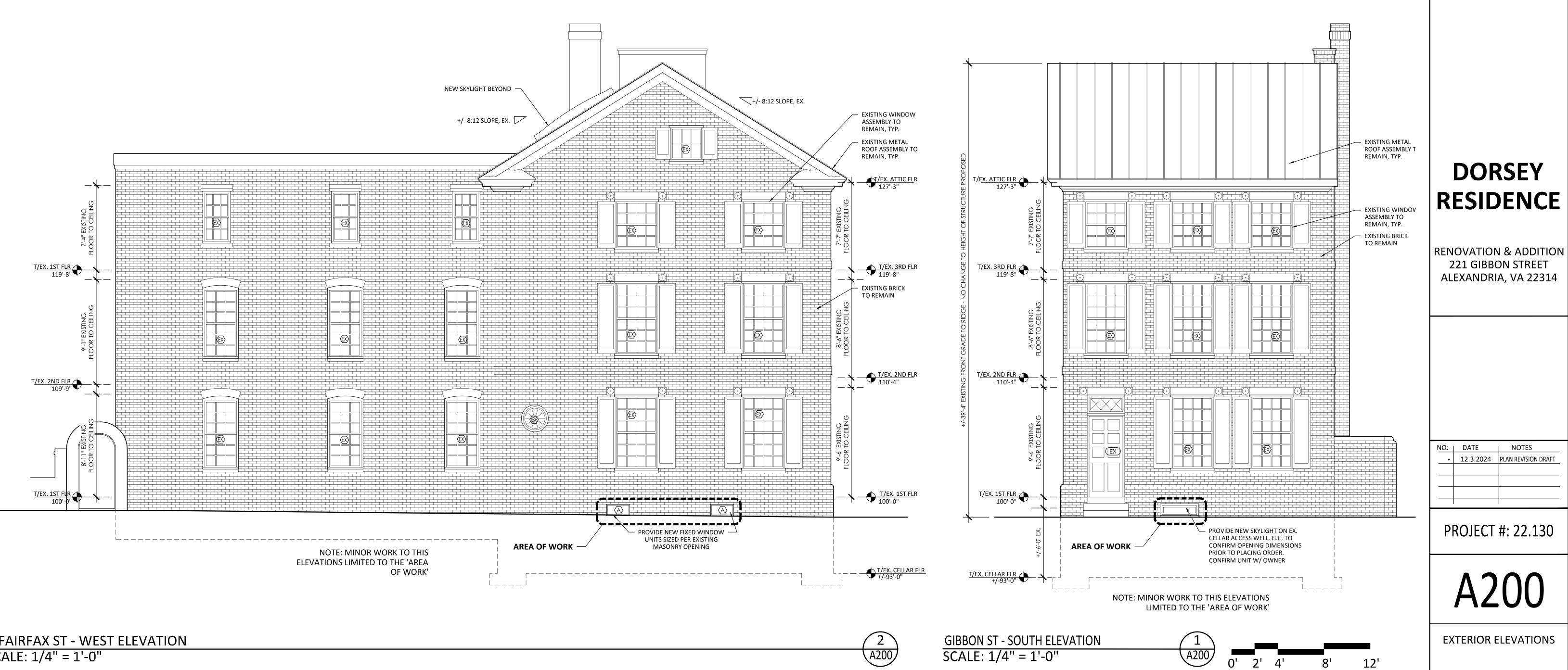
1. ALL DIMENSIONS NOTED ± ARE TO BE ADJUSTED AS REQUIRED PER FIELD

- TYPICAL DOOR JAMBS ARE 4" FROM THE FACE OF FRAMING U.N.O.
- ALL WALL INFILLS (NEW) ALONG EXISTING WALLS TO MATCH EXISTING 7. PATCH & REPAIR ALL FINISHES, SUBSTRATES, ETC. IN ALL AREAS AFFECTED BY
- 8. ALL NEW WALLS TO HAVE "// GYP BOARD FOR PAINT EXCEPT TILE & WET LOCATIONS WHICH ARE TO HAVE CEMENTITIOUS BACKER BOARD. 9. TO INSTALL STRUCTURAL, CONTRACTOR IS TO REMOVE FLOOR AND/OR CEILING ASSEMBLIES AS REQUIRED TO MAKE AND/OR COMPLETE ALL
- 10. TEMPORARILY REMOVE INFRASTRUCTURE SUCH AS LIGHTING, DUCT WORK,
- 11. DELIVER LEVEL-5 DRYWALL FINISH FOR WALLS & CEILINGS TO BE PAINTED.



S FAIRFAX ST - WEST ELEVATION SCALE: 1/4" = 1'-0"





ELEVATION NOTES:

- TRIM NOTES:
- 15. RAKE TRIM TO BE 8"



1. SEE ROOF PLAN FOR ROOF AND ICE & WATER SHIELD NOTES.

2. ALL FLASHING TO BE INSTALLED PER SMACNA STANDARDS. 3. FLASH ROOF EDGE AT RAKES 4" ON TO ROOF SHEATHING & 2" DOWN RAKE FACE W/HEMMED EDGE.

4. STANDING SEAM METAL ROOF TO MATCH EXISTING IN COLOR, MATERIAL, PROFILE, SHEEN, ETC. INTEGRATE INTO EXISTING ADJACENT ROOF & WALL ASSEMBLIES PER MANUFACTURER'S INSTRUCTIONS.

5. FLASH ALL NEW ROOF/ WALL TRANSITIONS. 6. PROVIDE 6" HALF-ROUND PRE-FINISHED ALUMINUM GUTTERS & 3" DOWNSPOUTS ARE TO MATCH EXISTING FINISH.

7. SOFFIT TO BE NON-VENTED PAINTED CEMENT BOARD PANEL.

8. WINDOW & DOOR INSTALLATION & EXTERIOR BUILDING ENVELOPE SYSTEMS INTEGRATION SHALL BE PER MANUFACTURER'S SPECIFICATIONS.

9. FLASH AND END DAM ALL NEW DOOR & WINDOW HEADS & SILLS.

10. SIDING PANELS TO BE PAINTED CEMENT BOARD INSTALLED OVER FURRING STRIPS PER MANUFACTURE'S INSTRUCTIONS. BASIS OF DESIGN: JAMES HARDIE, PRIMED FOR FIELD FINISH.

11. NEW BRICK & MORTAR TO MATCH EXISTING IN COLOR, STYLE & TEXTURE. TOOTH IN TO BE SEAMLESS W/ EXISTING WHERE INTEGRATION IS REQUIRED. 12. WALL SCONCE FIXTURES TO BE OWNER PURCHASED, CONTRACTOR INSTALLED.

13. UNLESS OTHERWISE NOTED, ALL BOARDS & TRIM TO BE NOMINAL 5/4" FLAT STOCK PAINTED CEMENT BOARD.

14. FASCIA TRIM TO BE 8"

16. FRIEZE TRIM TO BE 4" OVER 12". REFERENCE 3/A300 FOR INSTALLATION DETAIL. 17. WINDOW CASING & CORNER TRIM TO BE 6". REFERENCE 5/A300 FOR INSTALLATION DETAIL.

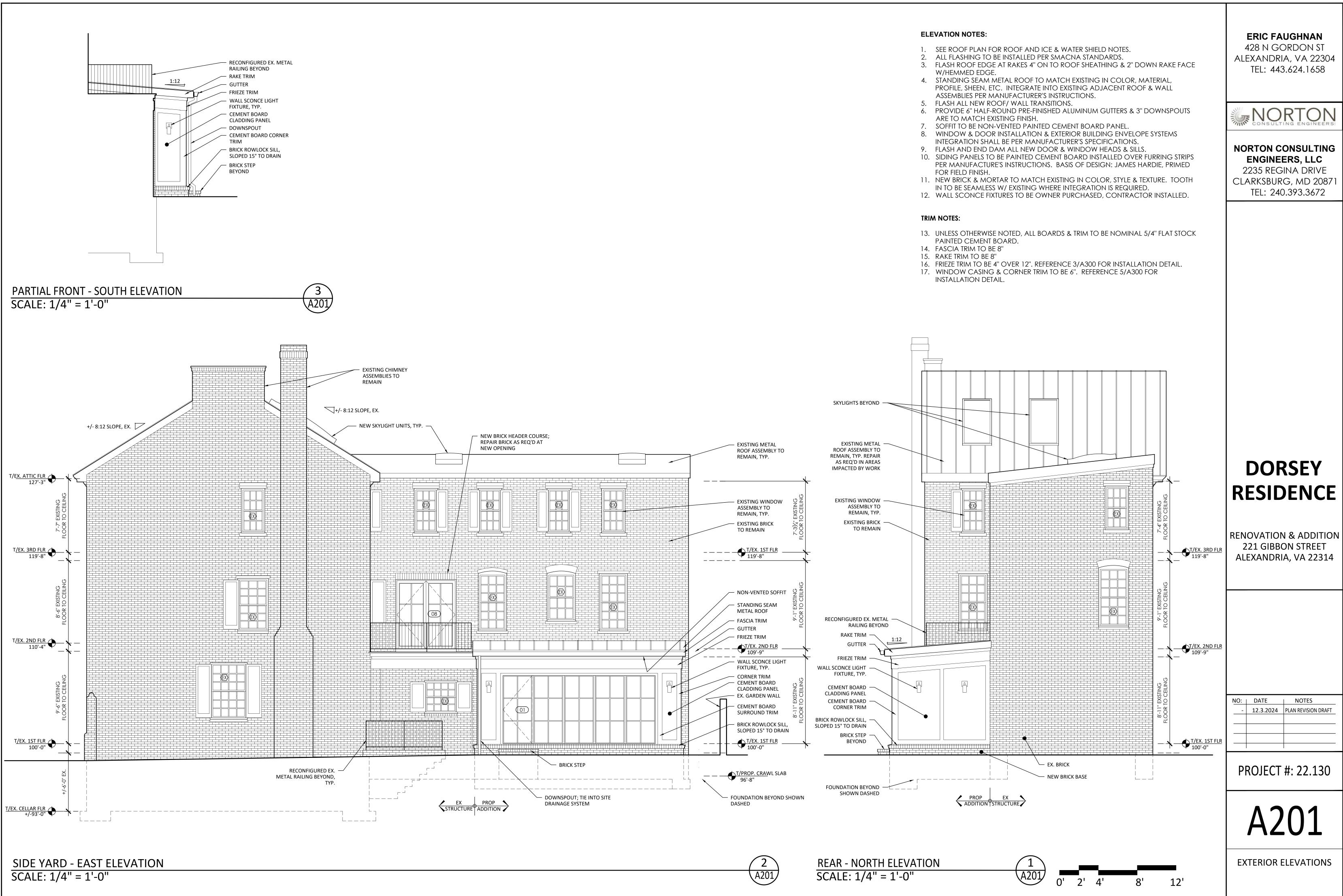
ERIC FAUGHNAN 428 N GORDON ST

ALEXANDRIA, VA 22304 TEL: 443.624.1658



NORTON CONSULTING ENGINEERS, LLC

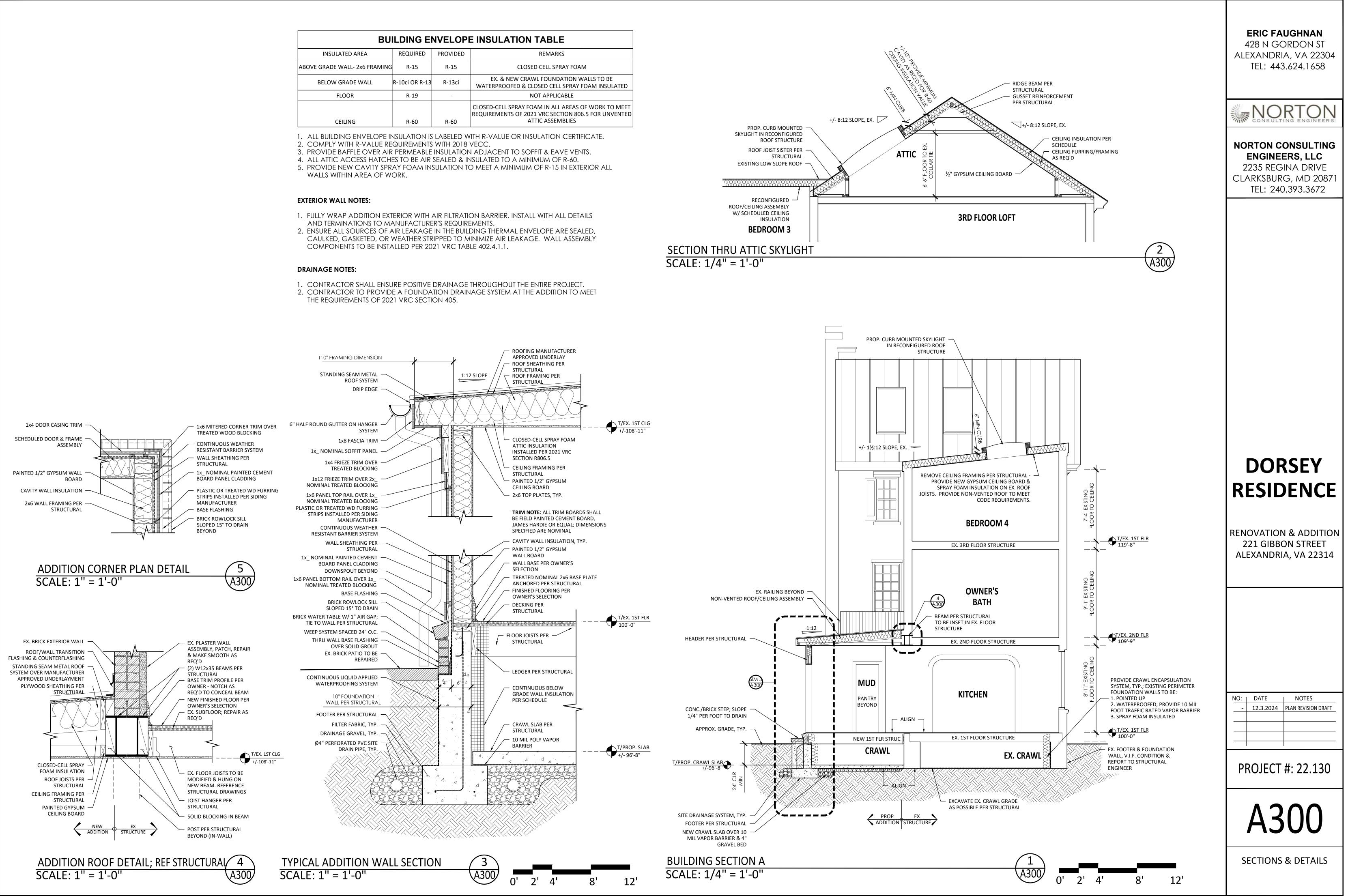
2235 REGINA DRIVE CLARKSBURG, MD 20871 TEL: 240.393.3672





INSULATED AREA	REQUIRED	PROV
ABOVE GRADE WALL- 2x6 FRAMING	R-15	R-:
BELOW GRADE WALL	R-10ci OR R-13	R-1
FLOOR	R-19	-
CEILING	R-60	R-0

- WALLS WITHIN AREA OF WORK.



STRUCTURAL NOTES

GENERAL STRUCTURAL

Division 1- General Requirements

Any Federal, State or Municipal laws, codes, rules or regulations as may be applicable shall be complied with, whether or not indicated and/or specified herein. This building is designed in conformance with the 2018 Edition of the International Residential Code (IRC) and the 2018 edition of the International Building Code (IBC) along with any adopted amendments from local agencies. All work shall be performed in a workman like fashion in conformance with rules of accepted good practice.

Division 2- Structural Requirements

Foundation

1.Soil bearing value at the bottom of all footings is assumed for design purposes to be 2000 psi in VA and MD, 1500 in Washington, DC. Notify the Engineer immediately about any changes in excavation work, unexpected soil or ground water conditions etc. 2.Bottom of all exterior footings shall bear a minimum of 1'-0" into original undisturbed soil, and be a minimum of 30" below finish exterior grade at the lowest point of the foundation hole. Where required, step footings in a ratio of two horizontal to one vertical. 3. Foundation walls are designed for lateral earth pressure of 40 PCF assuming a free draining material or draining board behind the wall with a perimeter drain tile system. Notify the Engineer if soil conditions differ.

Concrete

1.All concrete to have minimum compressive strength (F° c) = 3000 psi in 28 days, with a maximum slump of 4". Extended slabs, including garage floor slabs, shall have a minimum strength of 4000 psi. All concrete shall be poured in accordance with ACI 301 specification. Concrete exposed to weather to be air entrained.

2. All reinforcing steel to meet ASTM-A-615 Grade 60. Detailing, fabricating and placing of reinforcement shall be in accordance with ACI-315 "Manual of Standard Practice for Detailing Reinforced Concrete Structures." Furnish support bars and all required accessories in accordance with C.R.S.I. Standards. All reinforcing to be spliced a minimum of 40 bar diameters. Welded wire fabric shall conform to ASTM A-165. 3.All reinforcing bars that intercept perpendicular elements shall terminate in hooks, place two (2) inches clear 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: a.Footings- 3" from bottom

b.Beams and columns- 2" – exposed to weather

c.Slab- mid-depth (UNO)

d.Walls – 1 $\frac{1}{2}$ " at interior face, 3" at exterior face.

e.Wire mesh to be placed at mid-depth of slab.

5.Concrete slabs-on-grade to be 4" thick, reinforced with 6x6 W1.4 x W1.4 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 masonry units to conform to ASTM Spec. C-90 for load-bearing masonry. All masonry to be reinforced at 16" o.c. horizontally with ladder-type reinforcing. Mortar to be ASTM C-270 Type N for brick veneer, and Type M for all other conditions. 2.All vertical reinforcing shall be grouted in place with mortar of pea gravel concrete (min 1,500 psi). Provide dowels from all footings to masonry walls to match size and spacing of vertical reinforcing.

3.Unless noted otherwise, provide a 16" long by 24" deep solid block or grouted block under bearing ends of beams. Provide 16" long by 8" deep solid masonry at joist bearing.

4. The top of all foundation walls to be a one-course bond beam, with (2) #4s and min 1,500 psi grout. All expansion bolts or sleeve anchors in masonry walls shall be placed in grouted solid masonry. 5.Reinforcing steel to be ASTM A615 Grade 60 and placed in accordance with ACI Code.

6.All masonry lintels to have a minimum bearing of 4" on both ends.

7.Concrete block manufacture to conform to ASTM C90 with a minimum prism strength of 1000 psi.

8.Brick manufacture to conform to ASTM C62. 9.Masonry grout to conform to ASTM C476

10.Epoxy is AC Powers 100+ or equivalent

DESIGN LIVE LOADS

1.Roof (snow) - 30 psf

2.Floors - 40 psf Living areas

- 30 psf Sleeping areas

- 115mph, 3 second gust 3.Wind

4. Wall bracing for wind and seismic loads has been specified as per the IRC 2018, sections in 602.10 for wall bracing requirements, or designed for the wind loading, as stated above. 5.Seismic design category B

6.Equivalent fluid pressure: 40 psf

7.All footings to bear on solid, undisturbed soil, and a minimum of 30 inches below finished grade

LUMBER

1.Lumber to be minimum- No.2 SPF with fb = 1000 psi and E = 1,200,000 psi2. Window and door headers to be minimum (2) 2x8s, unless noted otherwise.

3.Posts supporting sawn lumber beams and headers to be a minimum of (2) 2x4's.

4. Posts supporting manufactured lumber beams and headers to be a minimum of (3) 2x4's.

5.Posts free-standing, posts at porches or decks to use Simpson PC caps, and the ABU bases, unless otherwise specified.

6.All rafter ends to be secured to tops of walls with hurricane clips (Simpson H2.5A or approved equal).

7.Manufactured lumber design values: fb = 2000 psi E=2,000,000 psi 8.Prefabricated truss manufacture and design to conform to ANSI/TPI 1 and WTCA standards

9. Minimum half sheets of sheathing to join the rim board to the wall framing system

10.All hardware noted is 'Simpson Strong Tie,' or equivalent

STEEL

1. Reinforcing steel to be ASTM A615 Grade 60, and placed in accordance with ACI Code.

2. Structural steel to be ASTM A 36 fabricated in accordance with AISC Standards, supplied and installed with one coat of red-oxide primer. 3.Welding of structural steel to be performed by an AWS certified welder in accordance with AWS D1.1 Code using E70XX rod. 4.All field welds must be cleaned and painted with red-oxide primer.

5. The use of adjustable, screw-type steel columns is NOT permitted, unless the screw end is embedded in concrete.

6. Tubular steel to conform to ASTM A501. Unless noted otherwise, the following column caps and bases are to be used. Column cap for steel beam connections to be 4x8x1/2" plate with (2) A325, 3/4" diameter, thru-bolts into each beam. Column base secured with (2) 1/2" dia. all-thread, epoxy-set, min 4" depth

MISC

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

	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

1=5.5 W= 40(145)+20(65)=710 plf -> R= 710(5.5)/2=1953# Mnca - 710(5.52) (8=2685# -> 5x cod = 32.2 in 3 1. Try (3) 2x8, 5x - 39.3 in 3 Ann= 5(710(5.54)(1728) = 0.085 6 Don- - 0.183" (1/360)/

Use (3)28

3rd Floor

2) Master Suite Balcony Openila Lintels! l=65 w=40(85)+40(75)+80(10)=1440 plf -> R=1440(65)/2=4080# $M_{nex} = \frac{1440(65^2)}{8} = 7605^{41} - 75_{x steel} = 4.23 \text{ m}^3 \therefore \text{Try}(2) L 5 \times 3/2 \times 12^{3} \text{ stat}}{5_{x} = 5.94.\text{ m}^3}$ Drea = 5(1440)(6.54)(1728) = 0.097" C Domente 0.122" (1/640)/ Use (7) L 5x 31/2x 1/2" Steel

Ind Floer

- 3) Living / Diving Reem Beam!
- l = 13.5 $P = 9350 + 40(135)(10.5) = 17855^{\text{H}} @ x=7.5 \xrightarrow{} R_2 = 17855(6)/13.5 = 79.36^{\text{H}}$ $P = 9350 + 40(135)(10.5) = 17855^{\text{H}} @ x=7.5 \xrightarrow{} R_2 = 17855(7.5)/13.5 = 79.19^{\text{H}}$ f=13.5'
- Mnex = 17855(7.5)(6)/13.5= 59517#1 -> Sxsteel= 33.1.10" Try WIL4x76, 5x= 35.3 m 17855(7.5)(6)(7.5+2(6)) (3(7.5)(7.5+2(6)) (1728) - U.Z12" CDonc- U.330" (1/400)) 27 (30×109)(245) (13.5)
 - Use WI4×26 Steel

4) Kitchen Beem!

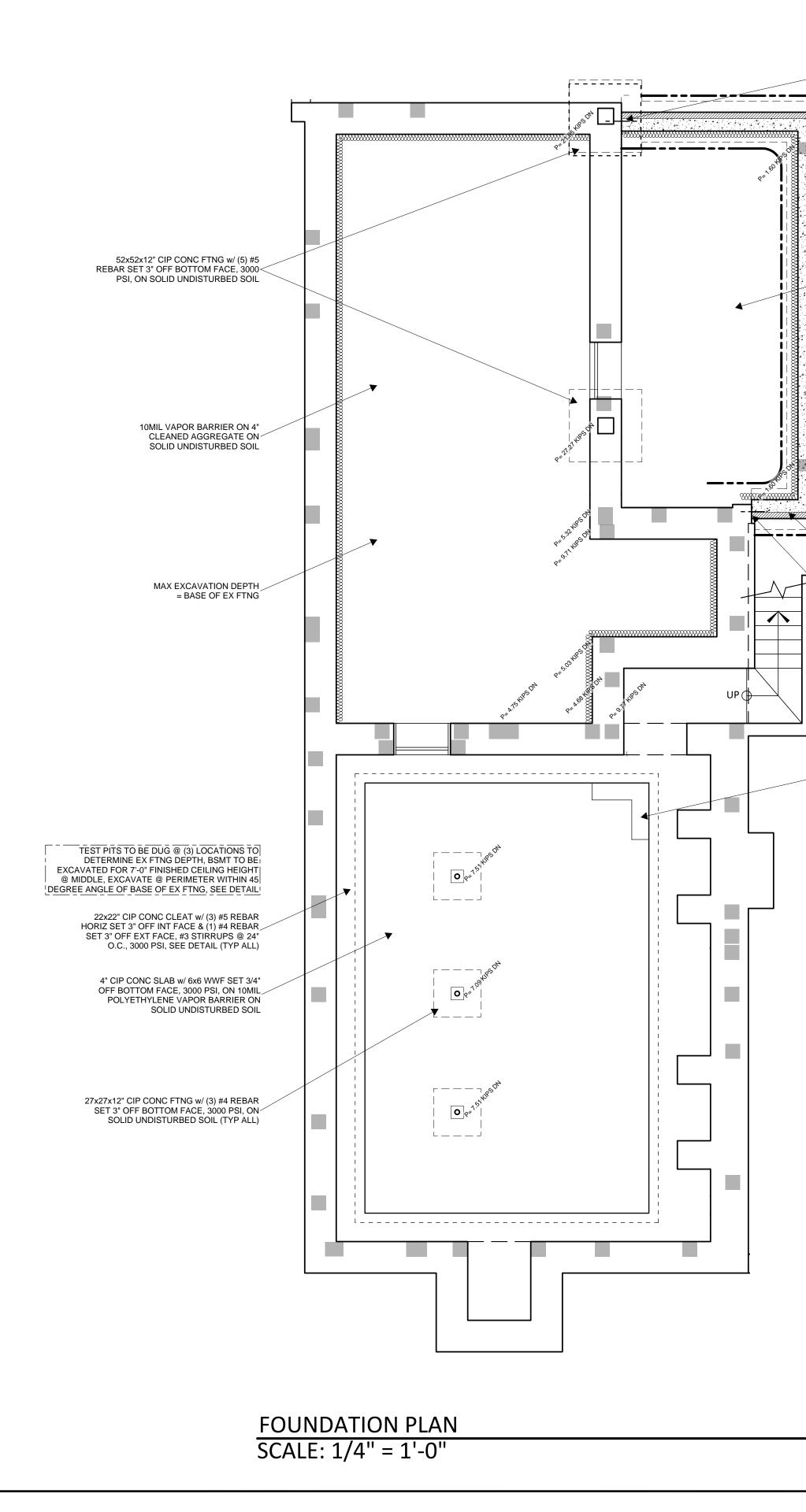
l= 16.5 $U = 4U(8.5) + 4U(7.5)(2) + 8U(19) + 4U(5) = 2660 \text{ pl} \rightarrow R = 2660(16.5)/2 = 21945^{\ddagger}$ $M_{mex} = \frac{2660(16.5^2)}{8} = \frac{40523^{4}}{523} \rightarrow \frac{5}{5400} = \frac{50.3}{10} = \frac{5}{10} = \frac{5}{10}$ Use (2) U12+35 Acel

5) Breekfast Entry Beam:

 $\frac{1}{16} = \frac{16}{16} = \frac{1}{16} = \frac{1}{16}$

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DORSEY	
DORSEY RESIDENCE RENOVATION & ADDITION 221 GIBBON STREET ALEXANDRIA, VA 22314	
RESIDENCE RENOVATION & ADDITION 221 GIBBON STREET	
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* POINT LOADS UNAFFECTED BY WORK WITHIN SCOPE NOT SHOWN FOR

POINT LOADS LESS THAN 1.00 KIPS NOT SHOWN FOR CLARITY

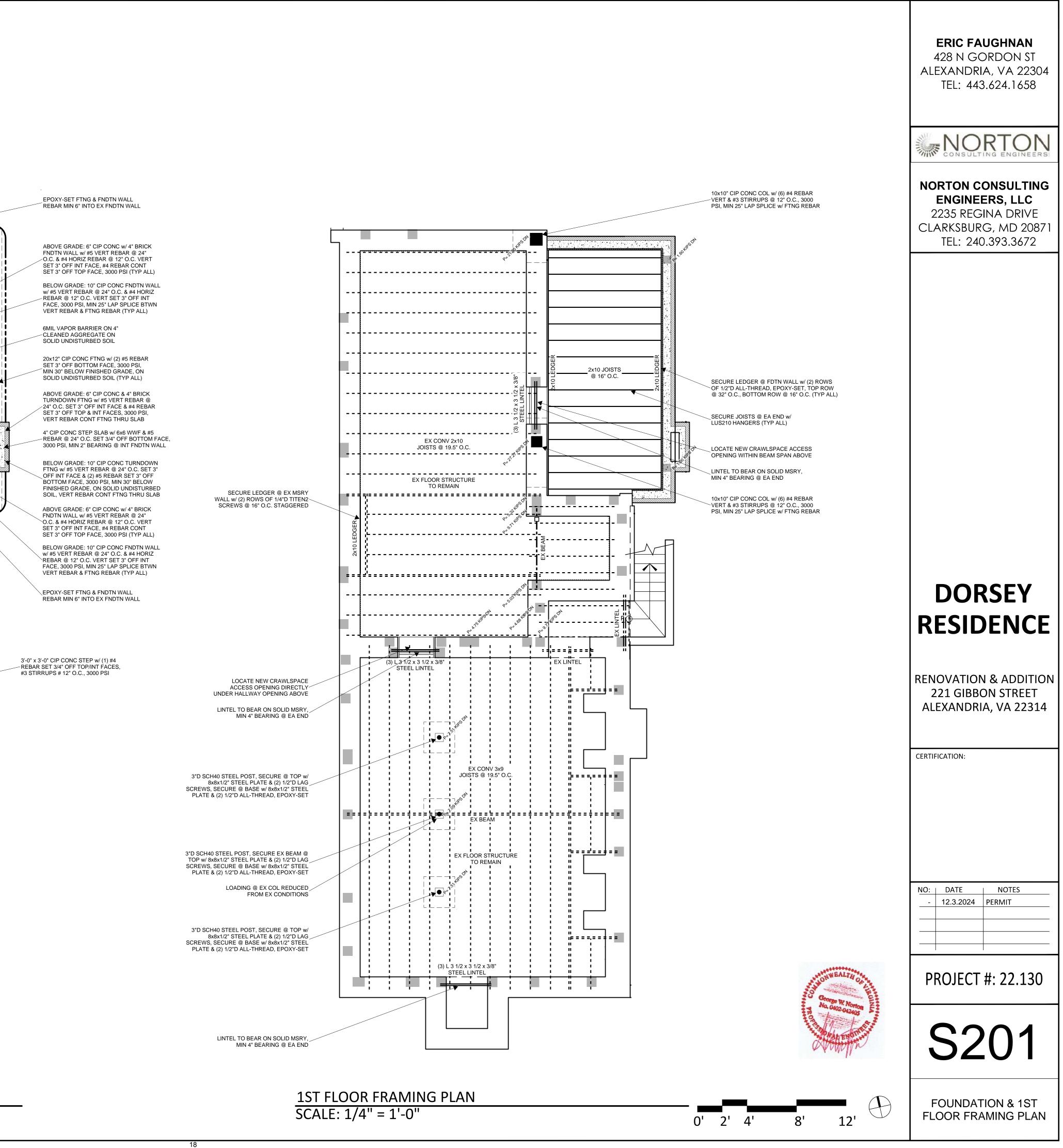
CLARITY

MINIMUM (2) STUDS IN WALLS BELOW POINT LOADS FROM ABOVE, U.N.O.

ALL NEW HEADERS TO BE MINIMUM (3) 2x8 LUMBER WITH (1) JACK AND (1) KING STUD AT EACH END, U.N.O. SOLID BLOCK BETWEEN JOISTS BELOW.

ALL EXISTING MEMBER CONDITION, SIZE AND ORIENTATION ASSUMED BY THE ENGINEER. VERIFY IN FIELD. NOTIFY ENGINEER IF DIFFERING CONDITIONS APPLY.

GENERAL NOTES:



GENERAL NOTES:

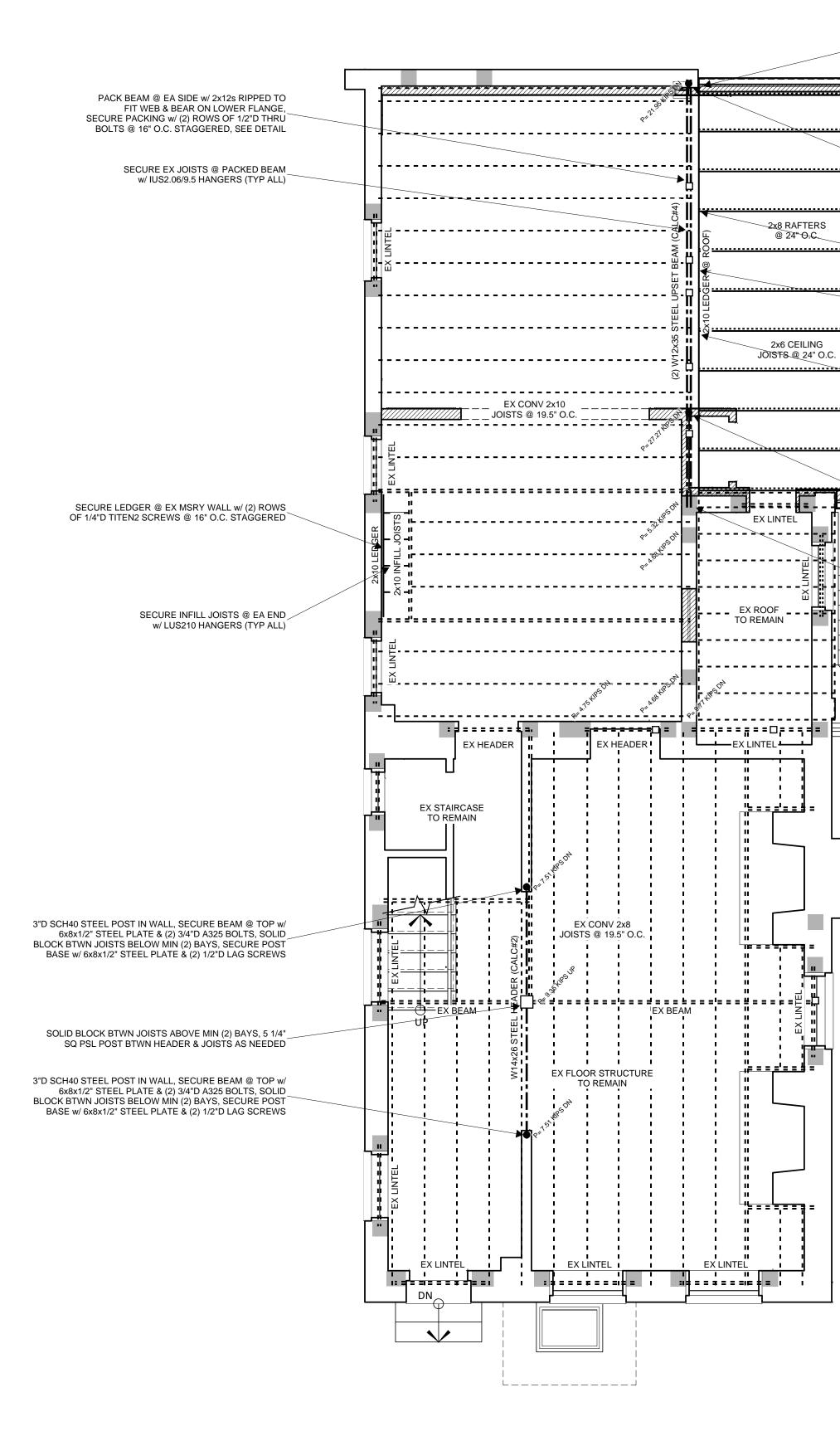
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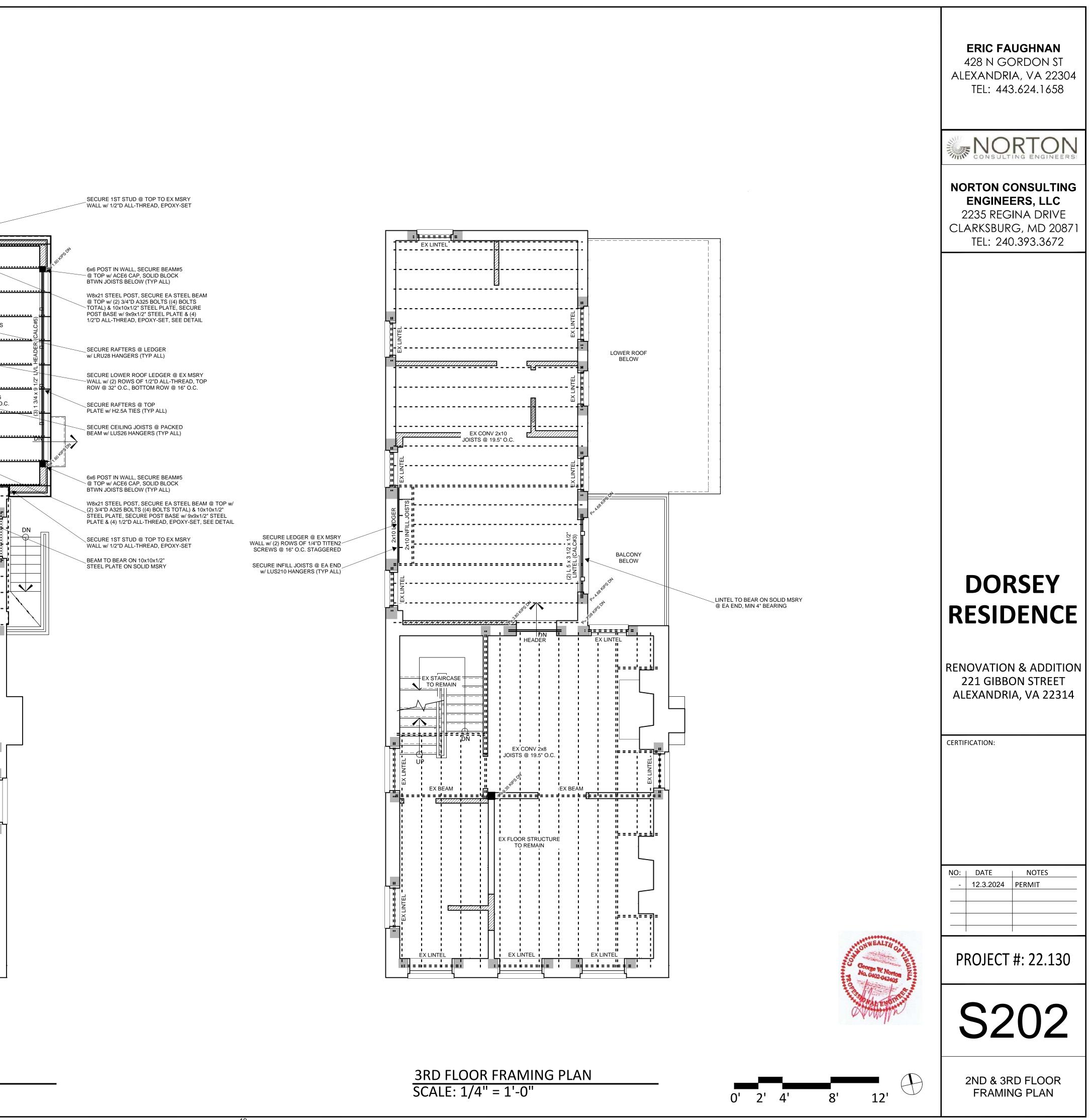
MINIMUM (2) STUDS IN WALLS BELOW POINT LOADS FROM ABOVE, U.N.O.

POINT LOADS LESS THAN 1.00 KIPS NOT SHOWN FOR CLARITY

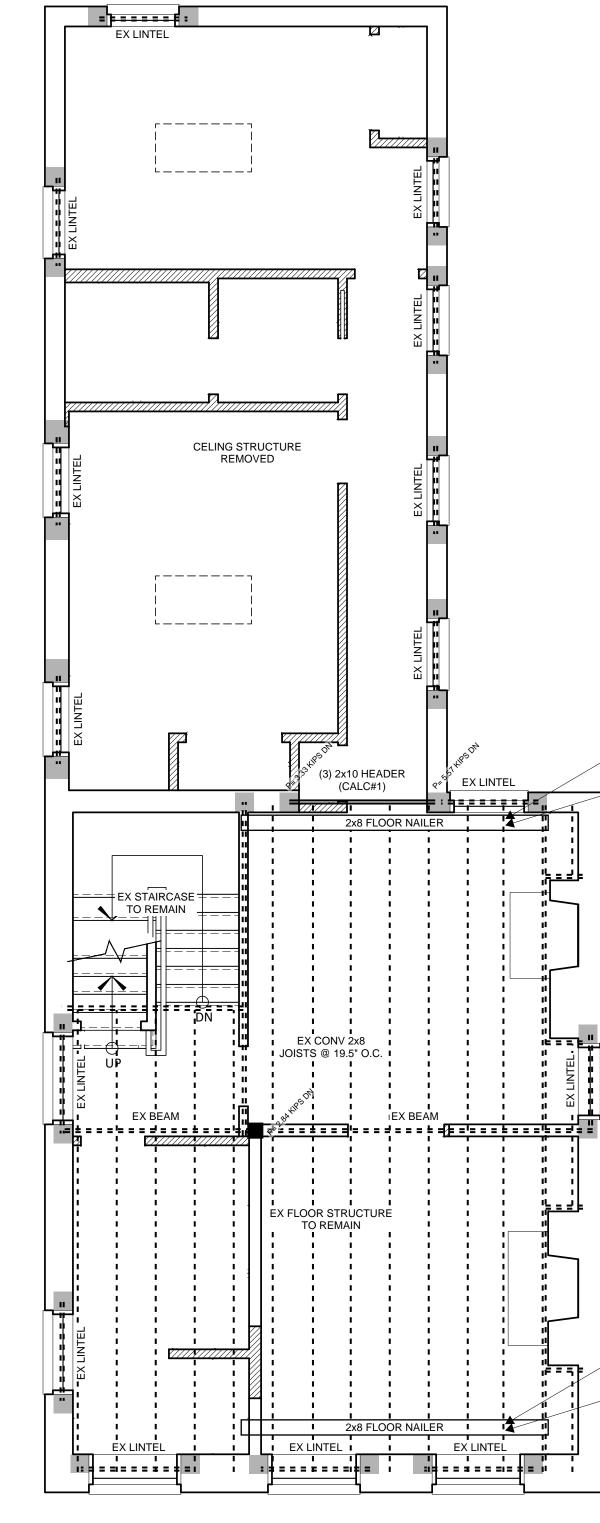
* POINT LOADS UNAFFECTED BY WORK WITHIN SCOPE NOT SHOWN FOR CLARITY



2ND FLOOR FRAMING PLAN SCALE: 1/4" = 1'-0"



ATTIC FLOOR FRAMING PLAN SCALE: 1/4" = 1'-0"



ALL EXISTING MEMBER CONDITION, SIZE AND ORIENTATION ASSUMED BY

THE ENGINEER. VERIFY IN FIELD. NOTIFY ENGINEER IF DIFFERING CONDITIONS APPLY.

ALL NEW HEADERS TO BE MINIMUM (3) 2x8 LUMBER WITH (1) JACK AND (1) KING STUD AT EACH END, U.N.O. SOLID BLOCK BETWEEN JOISTS BELOW.

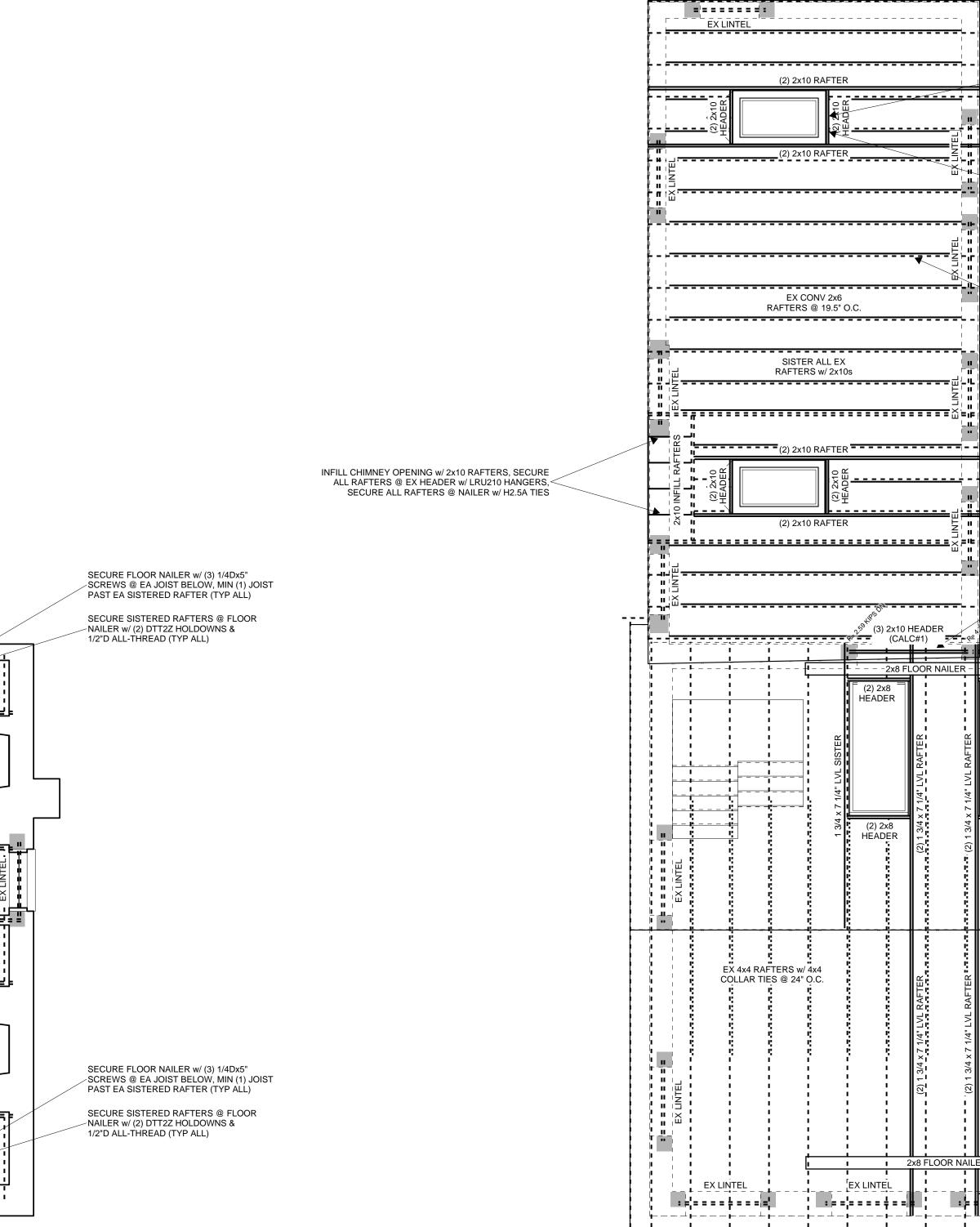
MINIMUM (2) STUDS IN WALLS BELOW POINT LOADS FROM ABOVE, U.N.O.

* POINT LOADS UNAFFECTED BY WORK WITHIN SCOPE NOT SHOWN FOR

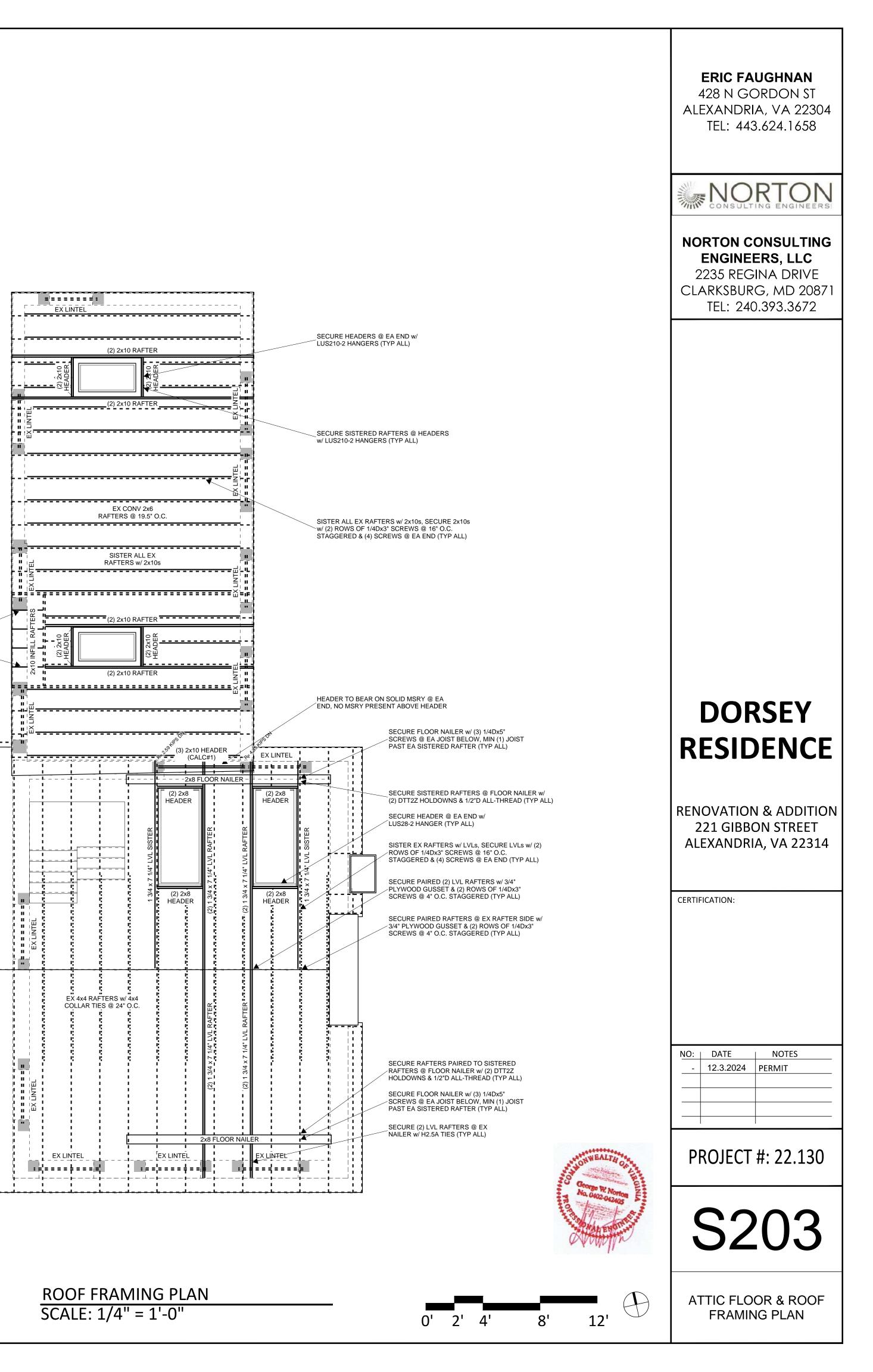
POINT LOADS LESS THAN 1.00 KIPS NOT SHOWN FOR CLARITY

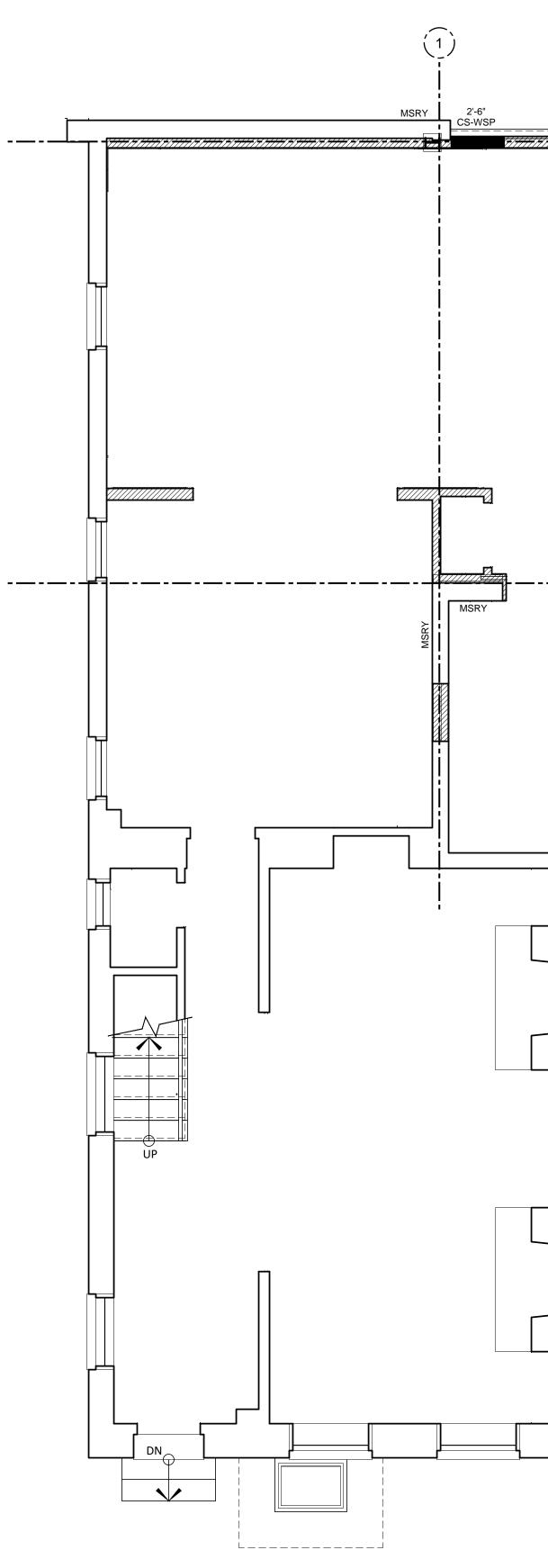
CLARITY

GENERAL NOTES:

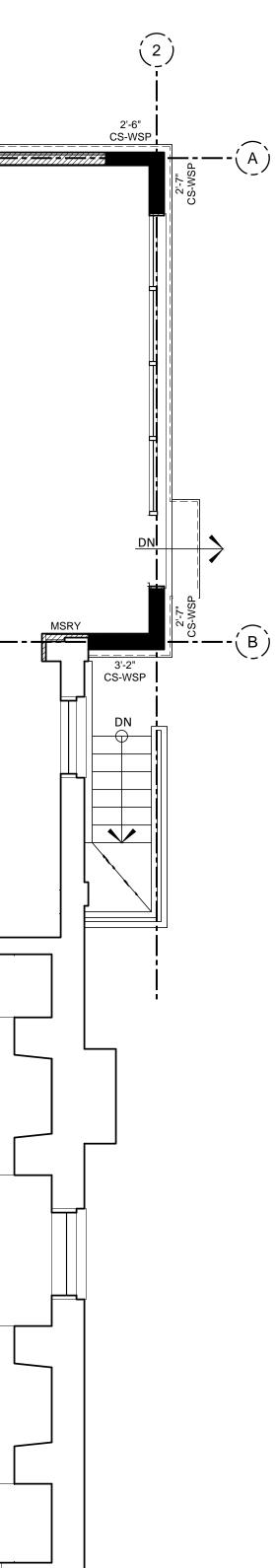


ROOF FRAMING PLAN SCALE: 1/4" = 1'-0"



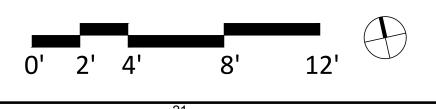


1ST FLOOR WIND BRACING PLAN SCALE: 1/4" = 1'-0"



WIND BRACE SCHEDULE

FLOOR	WIND BRACE PARAMETERS						
MAIN HOUSE	Brace wall Line	Method Used	Dist BTWN	FACTOR	Brace Wall Required	Brace Wall Actual	Status
1st Floor	1	MSRY	10	0.67	N/A	N/A	ОК
	2	CS-WSP	10	0.67	2.00 x 0.67 = 1.33	5.17	ОК
	Α	CS-WSP / MSRY	20	0.67	3.50 x 0.67 = 2.33 / N/A	5.00 / N/A	ОК
	В	CS-WSP / MSRY	20	0.67	3.50 x 0.67 = 2.33 / N/A	3.17 / N/A	OK
			Wall Typ	oes			
MSRY	Masonry						
CS-WSP	Continuous Sh	eathing					
			Factor	s			
All BWLs 1, 2, &	3: 0.70 x 0.95						0.67
					Roof eave-to-ridge	height, < 5'	0.70
					Stor	y Height, 9'	0.95



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	NORTON CONSULTING ENGINEERS
	NORTON CONSULTING ENGINEERS, LLC 2235 REGINA DRIVE CLARKSBURG, MD 20871 TEL: 240.393.3672
	DORSEY
	RESIDENCE
	RESIDENCE RENOVATION & ADDITION 221 GIBBON STREET
	RESIDENCE RENOVATION & ADDITION 221 GIBBON STREET ALEXANDRIA, VA 22314
	RENOVATION & ADDITION 221 GIBBON STREET ALEXANDRIA, VA 22314 CERTIFICATION: NO: DATE NOTES
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