



## APPLICATION BOARD OF ZONING APPEALS

### SPECIAL EXCEPTION FOR PORCHES

Section of zoning ordinance from which request for special exception is made:

Section 7-202(E)

For any residential lot, single-story front porches with a maximum depth of ten feet shall be permitted in any required front or side yard provided that the porch shall be located on the first floor or at ground level and the front yard shall not be reduced to less than ten feet. Front porches shall not extend into required side yards further than the walls that face the side yards of the

+

1. Applicant:  Owner  Contract Purchaser  Agent

Name Gian & Laura Macone

Address 409 E. Custis Ave., Alexandria, VA 22301

Daytime Phone [REDACTED]

Email Address [REDACTED]

2. Property Location Same as Above (Del Ray Neighborhood)

3. Assessment Map # 035.1 Block 09 Lot 05 Zone R-2-5

4. Legal Property Owner Name Same as Above

Address [REDACTED]

# OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Gian Macone		100
2. Laura Macone		100
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 409 E. Custis Ave. Alexandria, VA 22301 (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. Same		Same
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 required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate 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. None		
2.		
3.		

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

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

\_\_\_\_\_  
Date

Gian F. Macone  
Printed Name

GIAN F MACONE  
Signature  
Digitally signed by GIAN F MACONE  
Date: 2020.01.02 11:44:38 -05'00'

BZA Case # \_\_\_\_\_

**5. Describe request briefly :**

This home is located in the Del Ray neighborhood of Alexandria and was constructed circa 1895. It is recognized as a historic property by the Alexandria Historic Restoration and Preservation Commission which approved a larger restoration project for the property in late 2024. A front porch of the same dimensions requested in this appeal originally existed on this house (see supplemental attachment). We request BZA approval of a special exception to current set-back requirements in order to reconstruct a front porch similar to the one that originally existed on this property.

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

Yes — Provide proof of current City business license.

No — Said agent shall be required to obtain a business prior to filing application.

**The undersigned hereby attests** that all of the information herein provided including the site plan, building elevations, prospective drawings of the projects, etc., 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 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:**

**Gian F. Macone**

**Print Name**

[REDACTED]

**Telephone**

GIAN F MACONE

Digitally signed by GIAN F  
MACONE  
Date: 2026.01.02 11:44:58 -05'00'

**Signature**

[REDACTED]

**Date**

Pursuant to Section 13-3-2 of the City Code, the use of a document containing false information may constitute a Class 1 misdemeanor and may result in a punishment of a year in jail or \$2,500 or both. It may also constitute grounds to revoke the permit applied for with such information.

**Note to Applicant: Only one special exception per dwelling shall be approved under the provisions of Section 11-1302(B)(4).**

**PART B (SECTIONS 11-1302(C) and 11-1304)****APPLICANT MUST COMPLETE THE FOLLOWING:**

(Please use additional sheets where necessary.)

1. Please provide the following details of the proposed porch:
  - a. Porch projection from front building wall to deck edge 6' - 5"
  - b. Length of building wall where porch is to be built 18' - 2"
  - c. Length of porch deck 18' - 0"
  - d. Depth of overhang 7' - 0"
  - e. Distance of furthest projecting porch element from the front property line  
8' - 8" (porch overhang to sidewalk), 15' - 9" (porch overhang to street curb)
  - f. Overall height of porch from finished or existing grade 9' - 6 1/4"
  - g. Height of porch deck from finished or existing grade 12"
2. Explain the conditions of the subject property which prevent locating the proposed porch in compliance with the zoning ordinance.

The position of the house in its lot does not allow it to meet the modern set-back requirements for a front porch. Its set-back is similar to other houses of its age in the neighborhood that were often constructed closer to the street than modern homes to accommodate pedestrian accessibility, fire and utility efficiencies, and before the concept of 'street noise'.
3. Explain if the proposed porch will be detrimental to the adjacent properties or the neighborhood in general.

We do not believe there will be any detriment to our adjacent properties in terms of both space (crowding) or aesthetics (looking out of place). The Del Ray neighborhood in general possesses a historic character and we believe the re-installation of a porch on this property will only serve to enhance it.
4. Explain how the proposed porch will affect the light and air to any adjacent property.

We do not believe the house is close enough to the properties of any of our neighbors to affect natural light or restrict airflow movement in any way.
5. Has the applicant shown the plans to the most affected property owners? Have any neighbors objected to the proposed special exception, or have any neighbors written letters of support? If so, please attach the letter.

We have discussed our overall renovation efforts with our immediate neighbors on both sides sides of our house as well as those directly across the street from the property with no objections raised.

**BZA Case #** \_\_\_\_\_

6. The applicant shall demonstrate by clear and convincing evidence that the proposed porch is compatible with the existing building architecture, neighboring properties and neighborhood character. Provide information such as style and number of similar porches in the immediate neighborhood (provide dimensions and roof height as well as distance from curbline). Photographs should be included as part of the evidence supporting this request.

Our house is located in the City of Alexandria Planning Historic District: Town of Potomac, and is additionally listed on the City's list of 100-year old buildings. This request is to re-install a front porch that originally existed on the house in the early 20th century.

The proposed porch style matches that of similar-age properties both on our street and throughout the neighborhood, and is also in alignment with the Del Ray Neighborhood Residential Pattern Book. (Please see the supplemental attachment for graphics and additional information.)

Once completed, the front yard of the home will still maintain an adequate transition area between public and private spaces and will also allow room for landscaping, similar to other older homes on this block and in our neighborhood.



# Department of Planning and Zoning

## Floor Area Ratio and Open Space Calculations for

### Single and Two-Family Residential Outside Historic Districts

A

#### A. Property Information

A1. 409 E. Custis Ave.  
Street Address

R-2-5  
Zone

A2. 7,475.00  
Total Lot Area

x 0.45  
Floor Area Ratio Allowed by Zone

= 3,363.75  
Maximum Allowable Floor Area

#### B. Existing Gross Floor Area

##### Existing Gross Area

Basement	450.00
First Floor	1,455.00
Second Floor	1,119.00
Third Floor	
Attic	
Porches	23.00
Balcony/Deck	
Garage	
Other***	

B1. Total Gross 3,047.00

##### Allowable Exclusions\*\*

Basement**	450.00
Stairways**	31.00
Mechanical**	
Attic less than 7**	
Porches**	
Balcony/Deck**	
Garage**	
Other***	
Other***	

B2. Total Exclusions 481.00

B1. 3,047.00	Sq. Ft.
Existing Gross Floor Area*	
B2. 481.00	Sq. Ft.
Allowable Floor Exclusions**	
B3. 2,566.00	Sq. Ft.
Existing Floor Area Minus Exclusions (subtract B2 from B1)	

Comments for Existing Gross Floor Area

#### C. Proposed Gross Floor Area

##### Proposed Gross Area

Basement	
First Floor	
Second Floor	
Third Floor	
Attic	
Porches	116.57
Balcony/Deck	
Garage	
Other***	

C1. Total Gross 116.57

##### Allowable Exclusions\*\*

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

C2. Total Exclusions 0.00

C1. 116.57	Sq. Ft.
Proposed Gross Floor Area*	
C2. 0.00	Sq. Ft.
Allowable Floor Exclusions**	
C3. 116.57	Sq. Ft.
Proposed Floor Area Minus Exclusions (subtract C2 from C1)	

#### D. Total Floor Area

D1. 2,682.57 Sq. Ft.  
Total Floor Area (add B3 and C3)

D2. 3,363.75 Sq. Ft.  
Total Floor Area Allowed by Zone (A2)

#### E. Open Space (RA & RB Zones)

E1. Existing Open Space

E2. Required Open Space

E3. Proposed Open Space

#### 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 all areas under roof of a lot, measured from exterior walls.

\*\* 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.

Signature: GIAN F MACONE

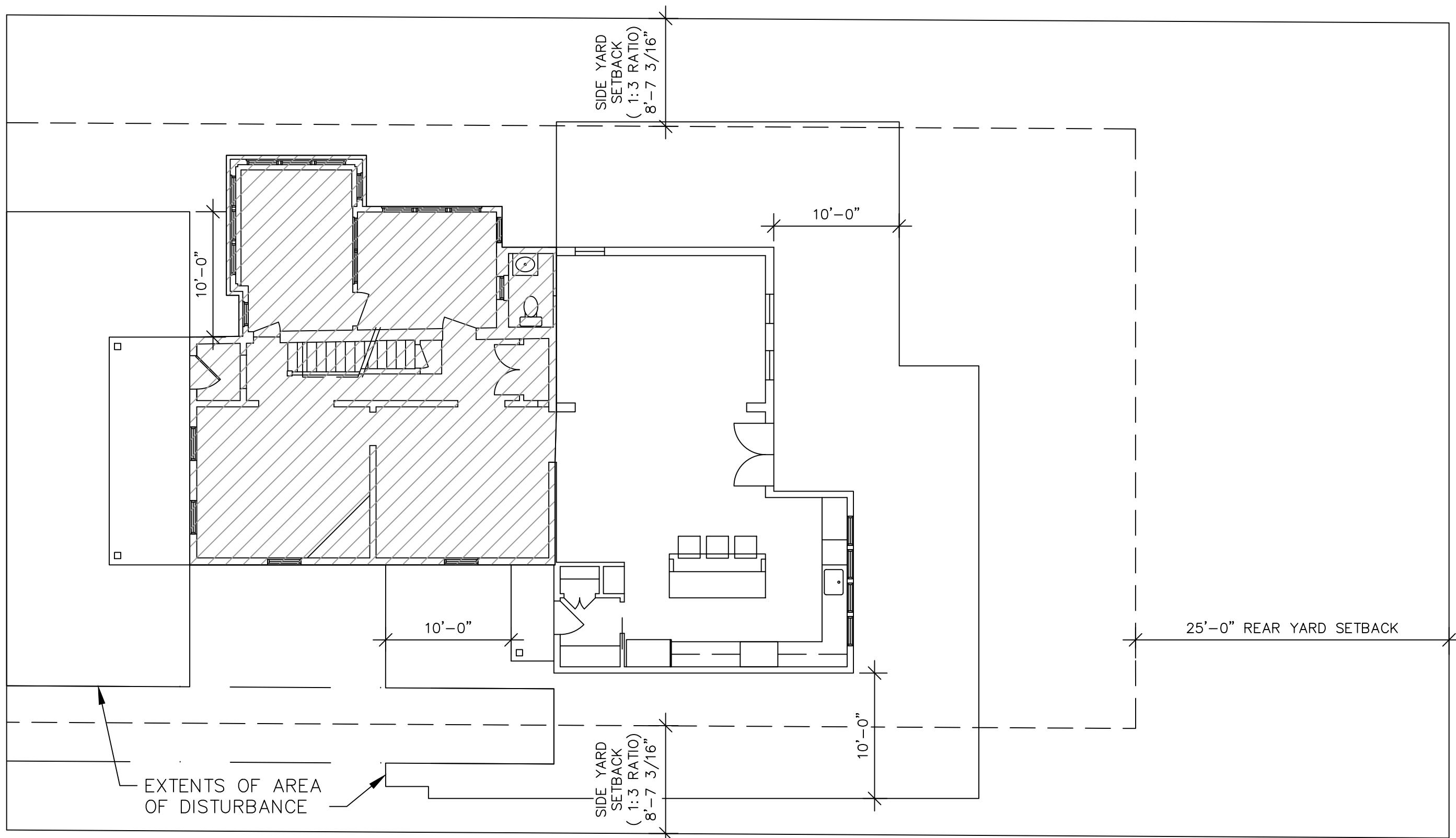
Digitally signed by GIAN F MACONE  
Date: 2026.01.02 11:45:15 -05'00'

Date: \_\_\_\_\_

# MACONE RESIDENCE

409 E. CUSTIS AVE., ALEXANDRIA, VA 22301

INDEX OF DRAWINGS	
C1	COVER SHEET
C2	NOTES
D1	DEMOLITION PLANS
A1	FIRST AND SECOND FLOOR PLANS
A2	ELEVATIONS AND WINDOW & DOOR SCHEDULES
A3	SECTIONS
E1	ELECTRICAL PLANS
S1	STRUCTURAL SPECIFICATIONS & DRAWING INDEX
S2	FOUNDATION/FIRST, SECOND AND ROOF FRAMING PLANS
S3	FIRST & SECOND FLOOR WIND BRACING PLANS



General Notes  
**BUILDING CODES**  
THIS PROJECT IS DESIGNED  
TO COMPLY WITH THE 2021  
VA UNIFORM STATEWIDE  
BUILDING CODE (USBC)

No.	Revision/Issue	Date

Firm Name and Address  
**MARY DENBY—DESIGNER**  
MHD BUILDS  
108 E RANDOLPH AVE  
ALEXANDRIA, VA 22301  
mary@mhdbuilds.com  
571-200-9761

Project Name and Address  
**MACONE RESIDENCE**  
409 E. CUSTIS AVE.  
ALEXANDRIA, VA 22301

Project	Sheet
COVER SHEET	
Date	11/12/2024
Scale	As Noted

C1

# MACONE RESIDENCE

409 E. CUSTIS AVE., ALEXANDRIA, VA 22301

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 2021 Edition of the International Commercial Code (ICC) and the 2021 edition of the International Building Code (IBC) along with any adopted amendments from local agencies.

1. All work shall be performed in a workman like fashion in conformance with rules of accepted good practice.
2. Work performed shall comply with these general notes unless otherwise noted on plans.
3. Work performed shall comply with all applicable local and state codes, ordinance and regulations.
4. On-site verification of all dimensions and conditions shall be the responsibility of the general contractor and his subcontractors.
5. Discrepancies: The contractor shall compare and coordinate all drawings; when in the opinion of the contractor, a discrepancy exists they shall promptly report it to the Designer for proper adjustment before proceeding with the work.
6. Omissions: In the event certain features of the construction are not fully shown on the drawings, their construction shall be of the same character as for similar conditions that are shown or noted.
7. All work is to be performed in a professional manner and in accordance with standard practice and shall be in strict compliance with manufacturer's specifications and/or recommendation.
8. Dimensions shall be read or calculated and never scaled. All dimensions are to be rough unless noted otherwise.
9. The General and Sub-Contractors shall carefully examine the drawings, inspect the site and acquaint themselves with all governing ordinances, laws, etc. and otherwise familiarize themselves with all matters which may affect performance of the work.
10. The structural integrity of the building is dependent upon completions according to the plans and specifications. The structural engineer of record assumes no liability for the structure during construction. The method of construction and sequence of operations is the sole responsibility of the contractor. The contractor shall supply any necessary bracing, guys, etc. to properly brace the structure against wind, dead and live loads until the building is completed according to the plans specifications. Any questions regarding temporary bracing requirements should be forwarded to a structural engineer for review.

#### DESIGN LIVE LOADS

Floor Live Load = 40 PSF Living areas  
= 30 PSF Sleeping areas

Roof Live Load (snow) = 30 PSF  
Roof Dead Load = 17 PSF

Floor Dead Load = 10 PSF

Wind = 90mph, 3 sec gust

1. Wall bracing for wind & seismic loads has been specified as per the IRC 2021, sections in 602.10 for wall bracing requirements, or designed for the wind loading, as stated above.
2. Seismic design category B
3. Equivalent fluid pressure: 40 psf
4. All footings to bear on solid, undisturbed soil, and a minimum of 30 inches below finished grade. Allowable soil bearing 1,500 psf. according

#### CONCRETE:

1. All concrete to have minimum compressive strength ( $F'c$ ) = 3000 psf 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 min. 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:
5. Footings- 3" from bottom
6. Beams and columns- 2"-exposed to weather
7. Slab- mid-depth (uno)
8. Walls - 1  $\frac{1}{2}$ " at interior face, 3" at exterior face.
9. Wire mesh to be placed at mid-depth of slab.
10. 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.

#### FOUNDATION:

1. Soil bearing value at the bottom of all footings is assumed for design purposes to be 2000 psf in VA. 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.

#### STRUCTURAL 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,  $\frac{3}{4}$ " diameter, thrubolts into each beam. Column base secured with (2)  $\frac{1}{2}$ " dia. all-thread, epoxy-set , min 4" depth.

#### 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

#### MASONRY:

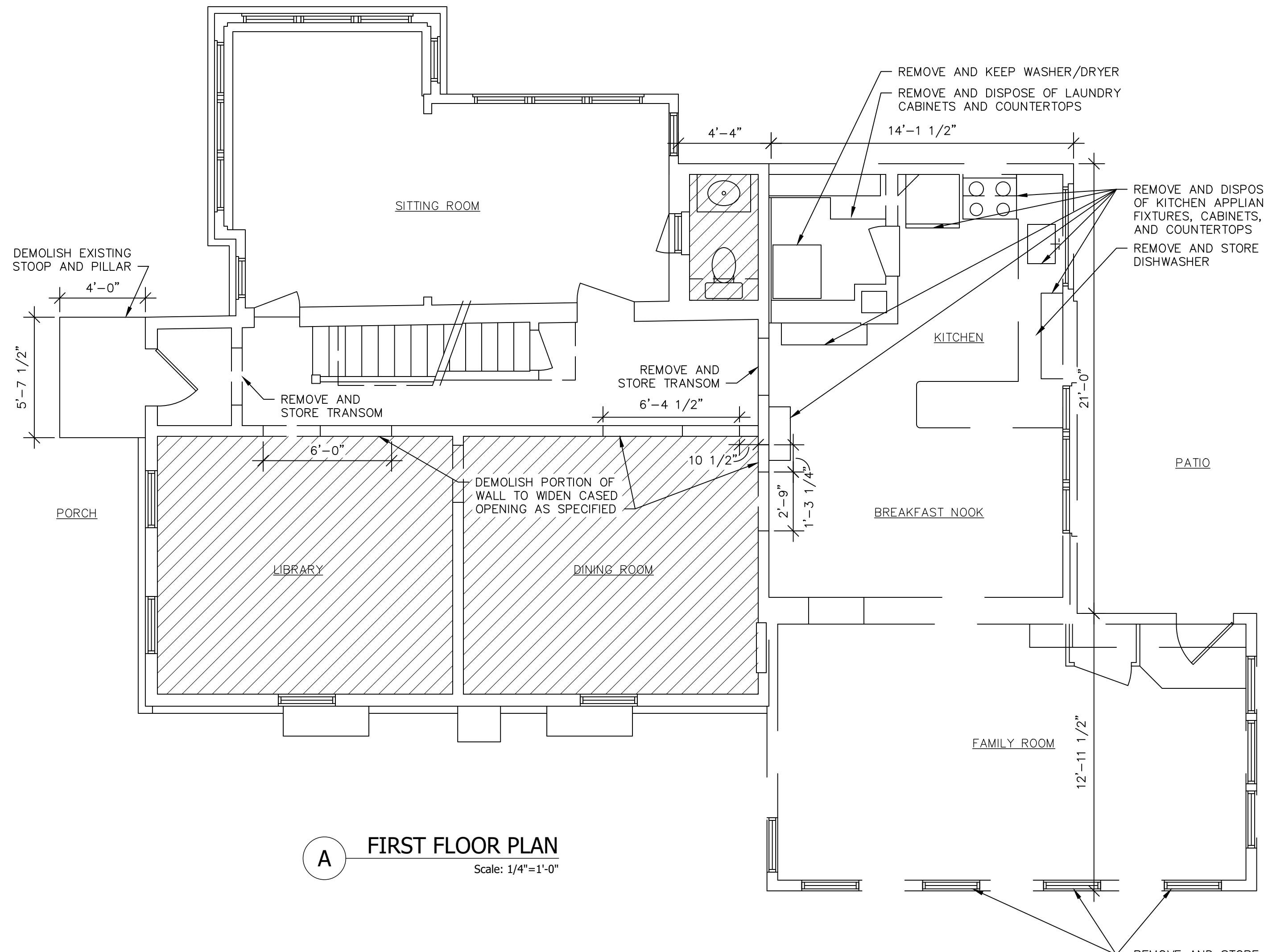
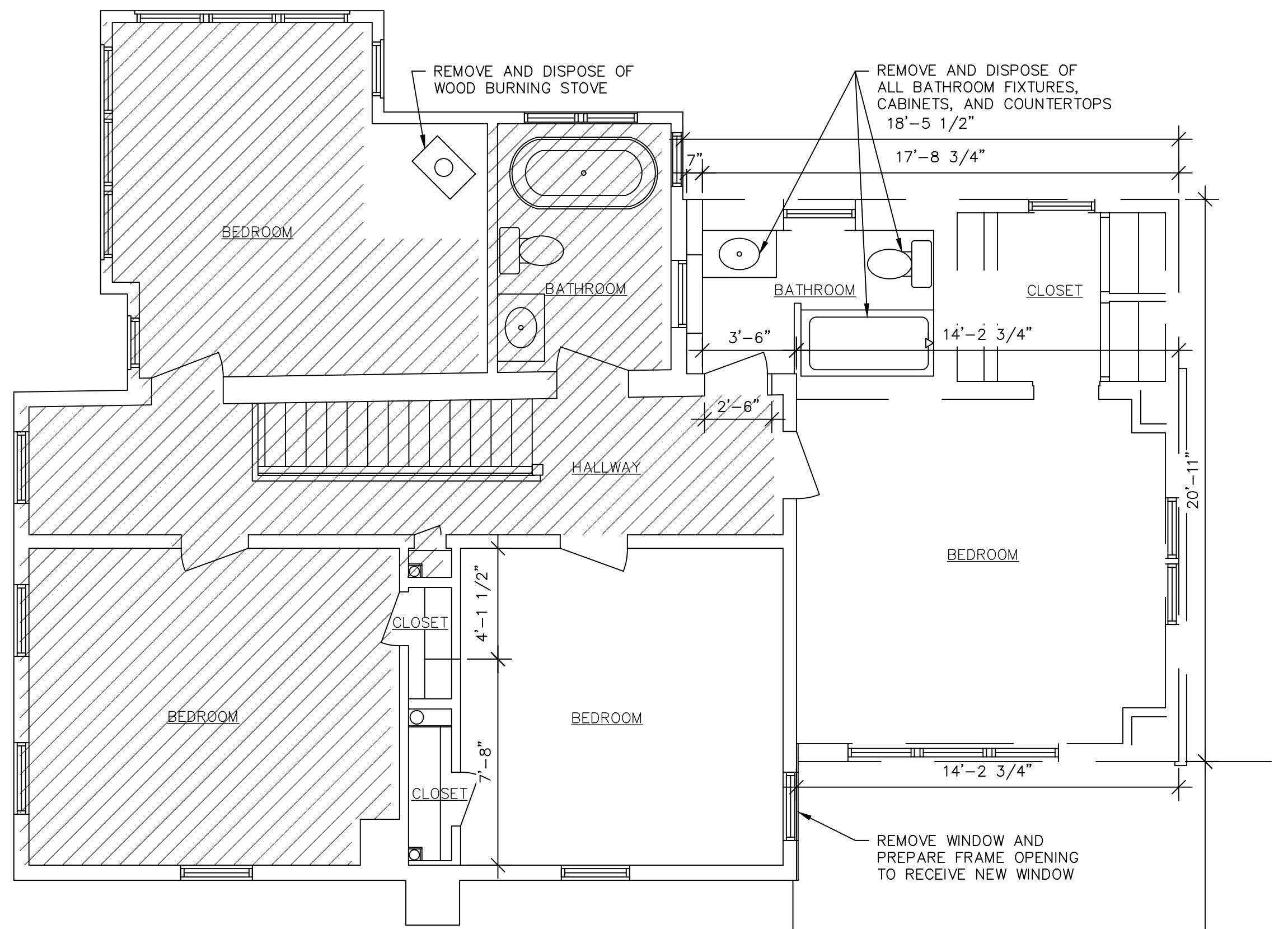
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9. Masonry grout to conform to ASTM C476
10. Epoxy is AC Powers 100+ or equivalent

#### LUMBER:

1. Lumber to be minimum- No.2 SPF with  $fb = 875$  psi and  $E = 1,300,000$  psi
2. 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  $E=1,900,000$  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

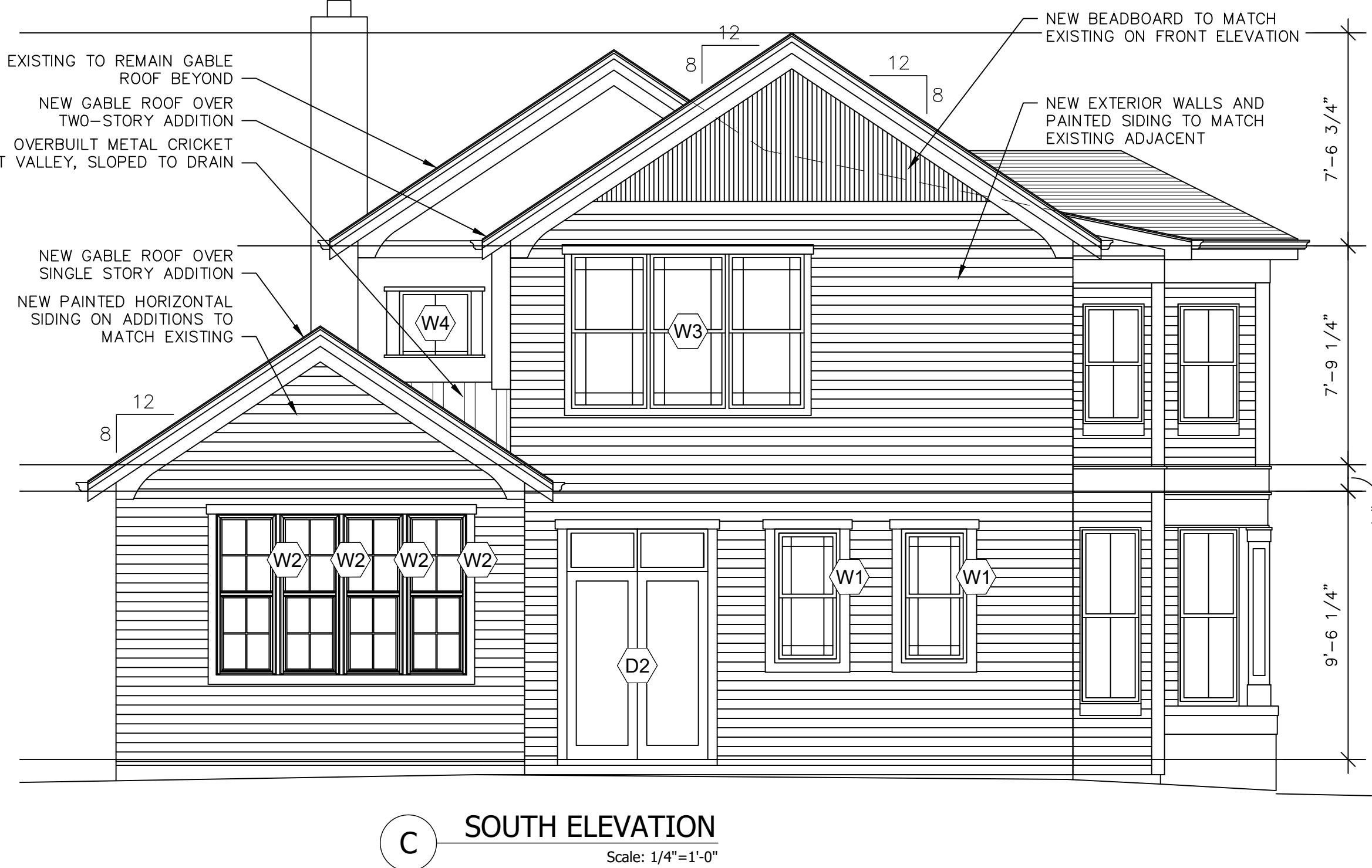
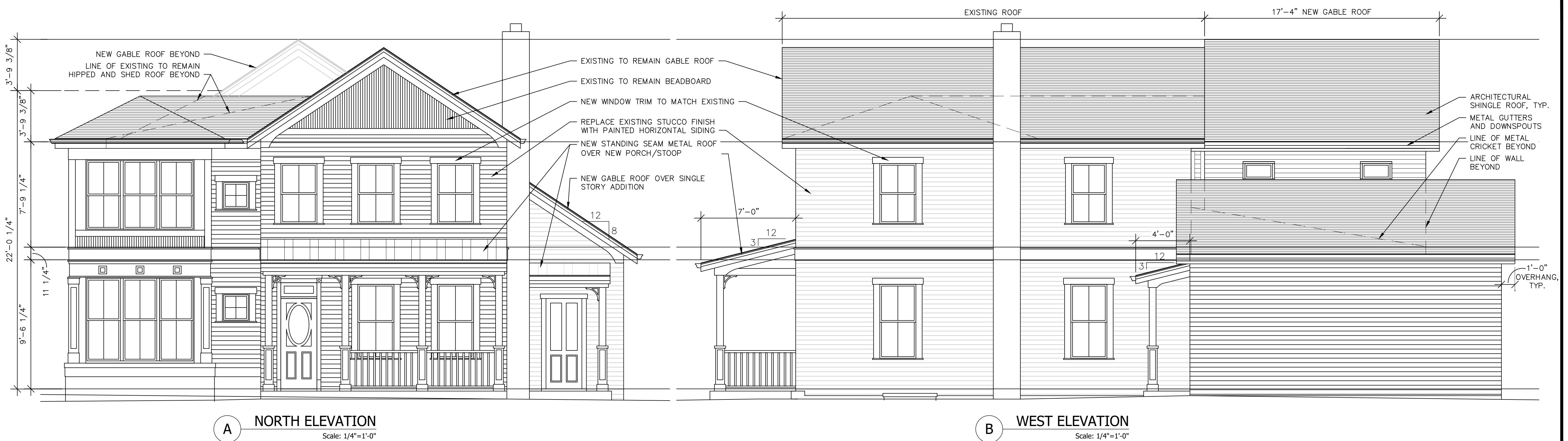
General Notes

C2		
No.	Revision/Issue	Date
Firm Name and Address MARY DENBY-DESIGNER MHD BUILDS 108 E RANDOLPH AVE ALEXANDRIA, VA 22301 mary@mhdbuilds.com 571-200-9761		
Project Name and Address MACONE RESIDENCE 409 E. CUSTIS AVE. ALEXANDRIA, VA 22301		
Project	NOTES	Sheet
Date	11/12/2024	C2
Scale	As Noted	

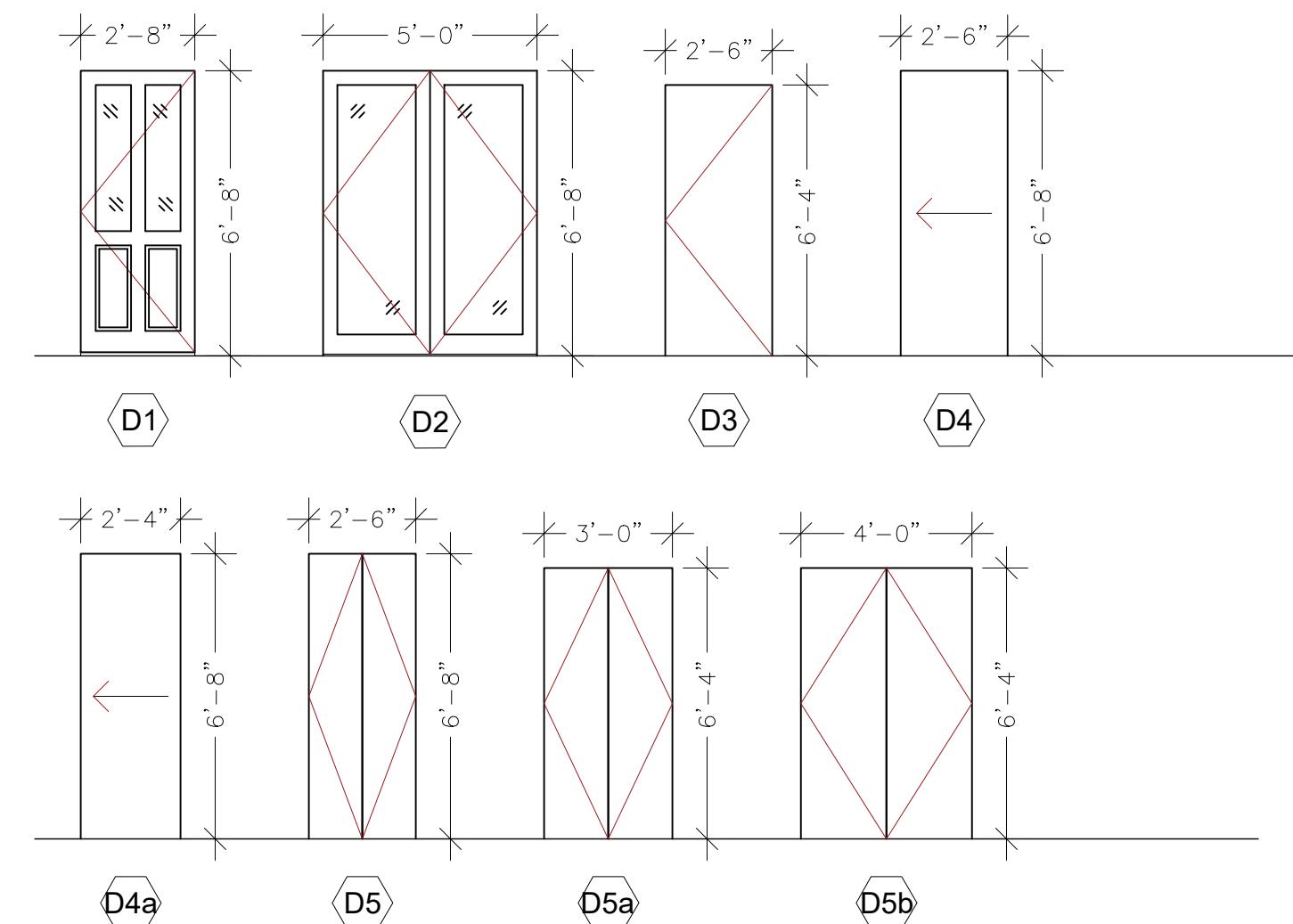


General Notes																				
• ALL WORK TO FOLLOW VRC 2021																				
• INSTALL NEW R-13 BATT INSULATION ON ALL EXTERIOR WALLS AND NEW R-38 BATT INSULATION AT ROOF																				
 NEW WALL  EXISTING WALL																				
<table border="1"> <tr> <td>No.</td> <td>Revision/Issue</td> <td>Date</td> </tr> <tr> <td colspan="3">MARY DENBY MHD BUILDS mary@mhdbuilds.com 571-200-9761</td> </tr> <tr> <td colspan="3">MACONE RESIDENCE 409 E CUSTIS AVE ALEXANDRIA VA 22314</td> </tr> <tr> <td colspan="2">Project DEMOLITION PLANS</td> <td>Sheet D1</td> </tr> <tr> <td>Date</td> <td colspan="2">11/12/2024</td> </tr> <tr> <td>Scale</td> <td colspan="2">As Noted</td> </tr> </table>			No.	Revision/Issue	Date	MARY DENBY MHD BUILDS mary@mhdbuilds.com 571-200-9761			MACONE RESIDENCE 409 E CUSTIS AVE ALEXANDRIA VA 22314			Project DEMOLITION PLANS		Sheet D1	Date	11/12/2024		Scale	As Noted	
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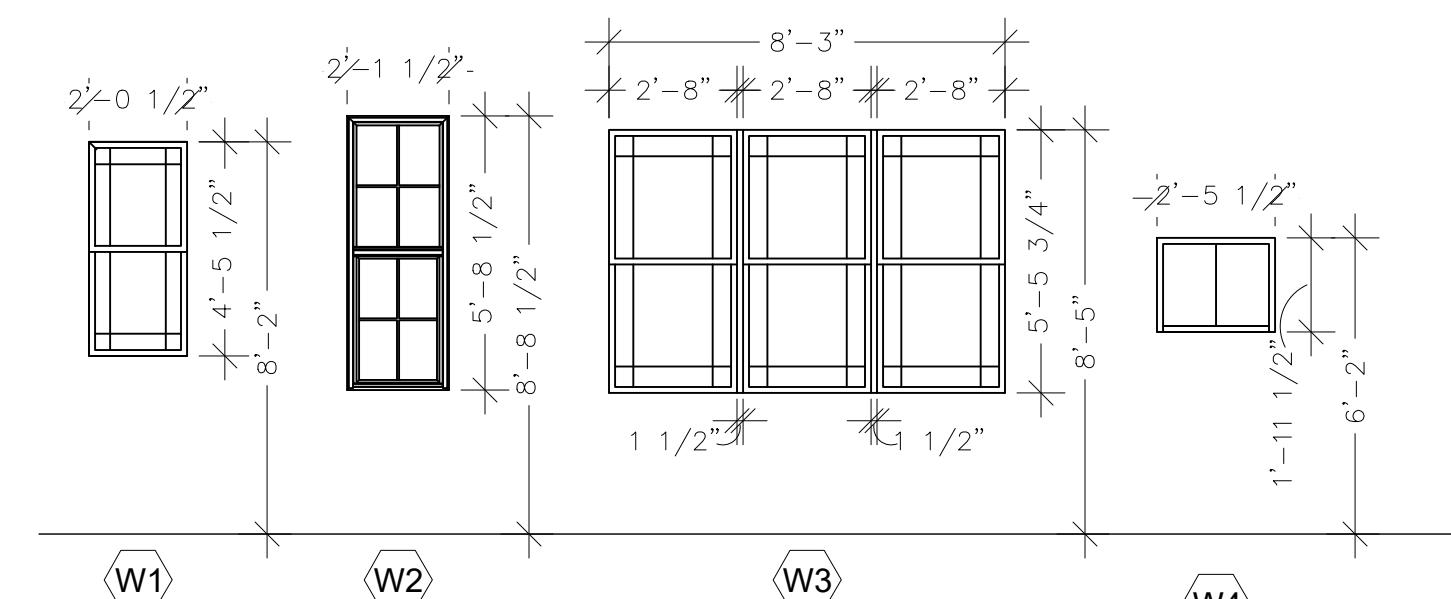
DOOR SCHEDULE			
MARK	SIZE	HEADER	REMARKS
D1	2'-8" X 6'-8"	6'-8"	ENTRY, TEMPERED GLASS
D2	5'-0" X 6'-8"	6'-8"	SLIDING, TEMPERED GLASS
D3	2'-6" X 6'-4"	6'-4"	SINGLE SWING DOOR
D4	2'-6" X 6'-8"	6'-8"	SINGLE POCKET DOOR
D4a	2'-4" X 6'-8"	6'-8"	SINGLE POCKET DOOR
D5	2'-6" X 6'-8"	6'-8"	DOUBLE SWING DOOR
D5a	3'-0" X 6'-4"	6'-4"	DOUBLE SWING DOOR
D5b	4'-0" X 6'-4"	6'-4"	DOUBLE SWING DOOR



### DOOR DETAILS

SCALE 1/4"=1'

WINDOW SCHEDULE			
MARK	SIZE	HEADER	REMARKS
W1	2'-4" X 4'-9"	8'-2"	SINGLE HUNG, TEMP. GLASS
W2	2'-0" X 5'-8"	8'-8 1/2"	SINGLE HUNG, TEMP. GLASS
W3	2'-8" X 5'-6"	8'-5"	SINGLE HUNG, RELOCATED
W4	2'-6" X 2'-4"	6'-2"	AWNING, TEMPERED GLASS



### WINDOW DETAILS

SCALE 1/4"=1'

General Notes

• ALL WORK TO FOLLOW VRC 2018

• INSTALL NEW R-13 BATT INSULATION ON ALL EXTERIOR WALLS AND NEW R-38 BATT INSULATION AT ROOF

NEW WALL
EXISTING WALL

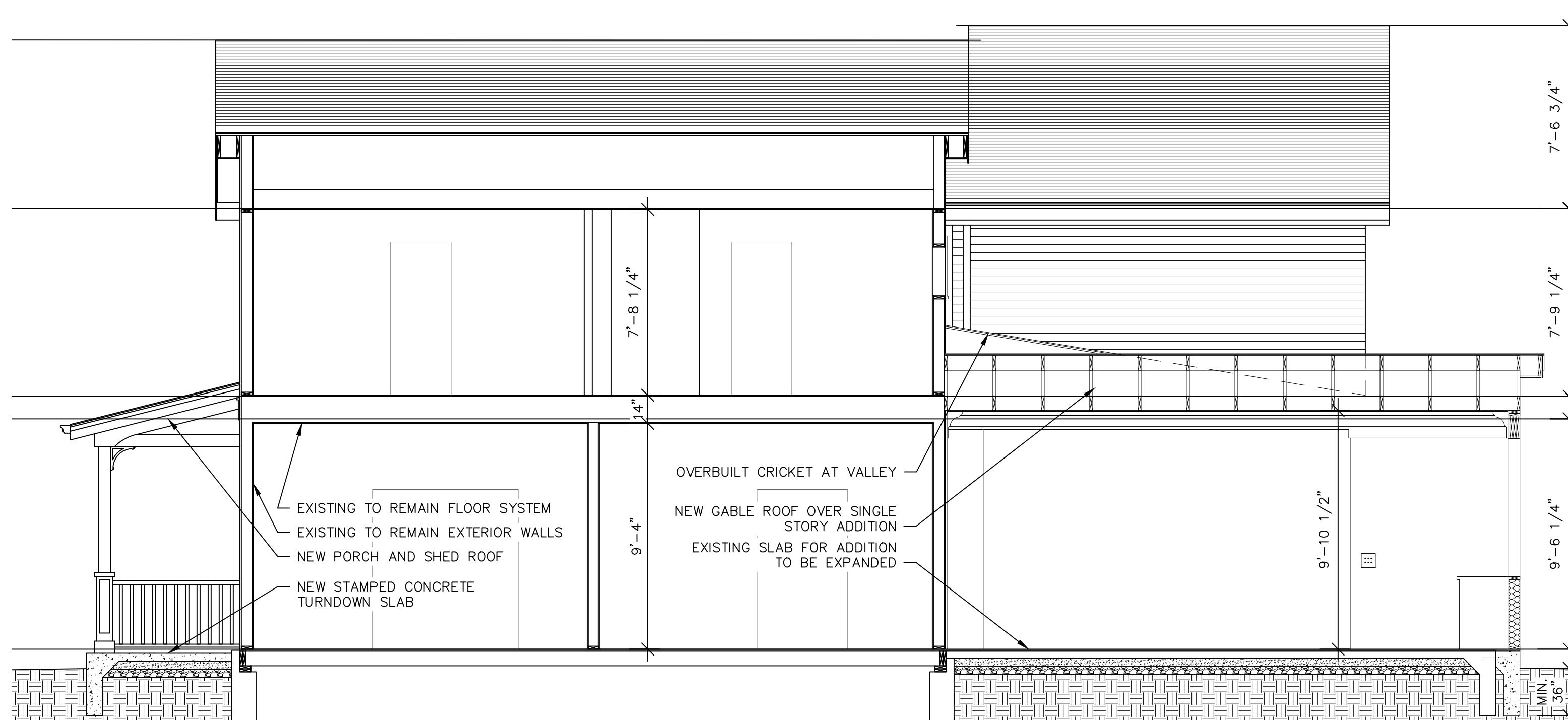
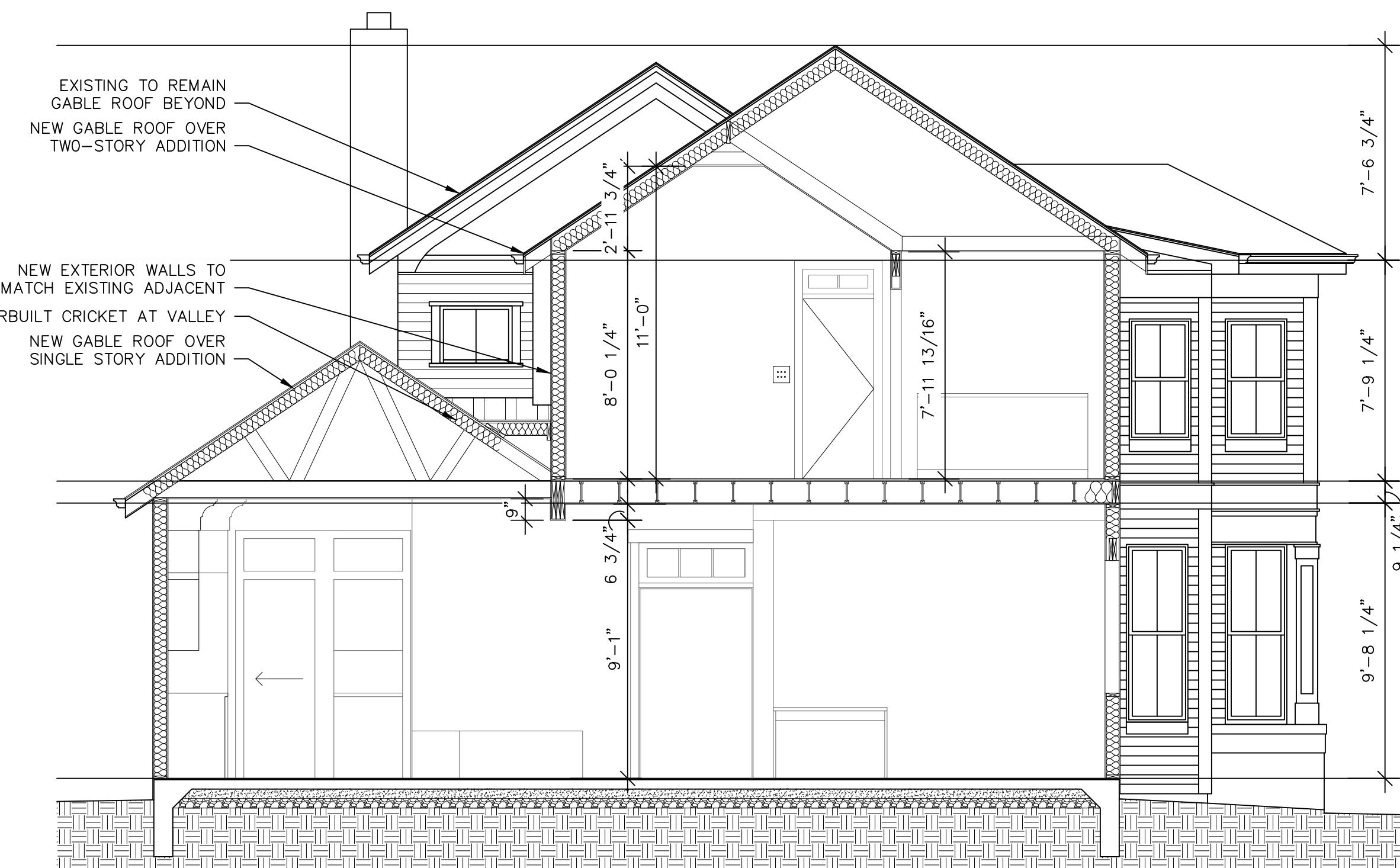
No.	Revision/Issue	Date
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Firm Name and Address  
MARY DENBY  
MHD BUILDS  
mary@mhdbuilds.com  
571-200-9761

Project Name and Address  
MACONE RESIDENCE  
409 E CUSTIS AVE  
ALEXANDRIA VA 22314

Project ELEVATIONS  
Date 11/12/2024  
Scale As Noted

A2



General Notes

• ALL WORK TO FOLLOW VRC 2018

• INSTALL NEW R-13 BATT INSULATION ON ALL EXTERIOR WALLS AND NEW R-38 BATT INSULATION AT ROOF

NEW WALL

EXISTING WALL

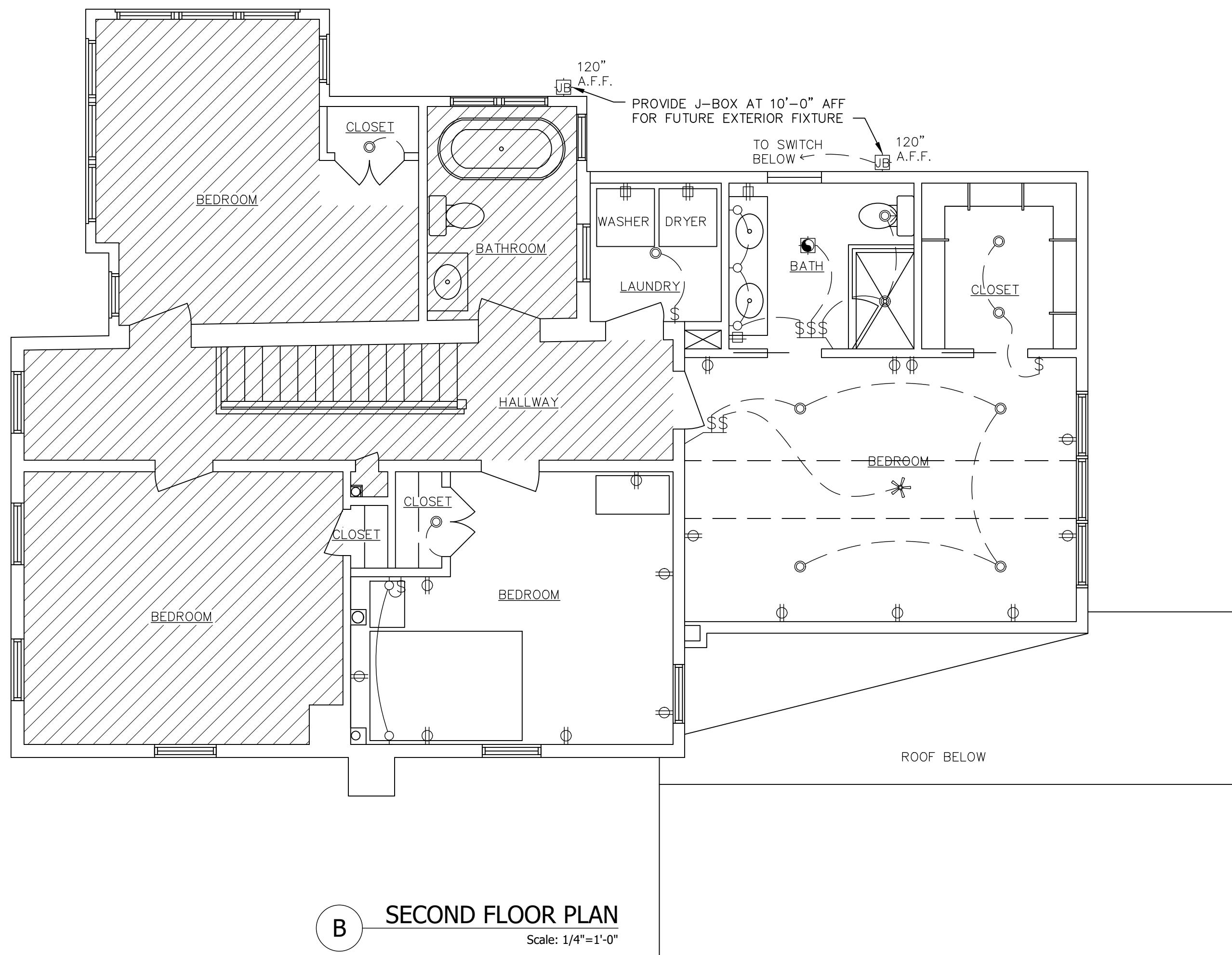
No.	Revision/Issue	Date

Firm Name and Address  
MARY DENBY  
MHD BUILDS  
mary@mhdbuilds.com  
571-200-9761

Project Name and Address  
MACONE RESIDENCE  
409 E CUSTIS AVE  
ALEXANDRIA VA 22314

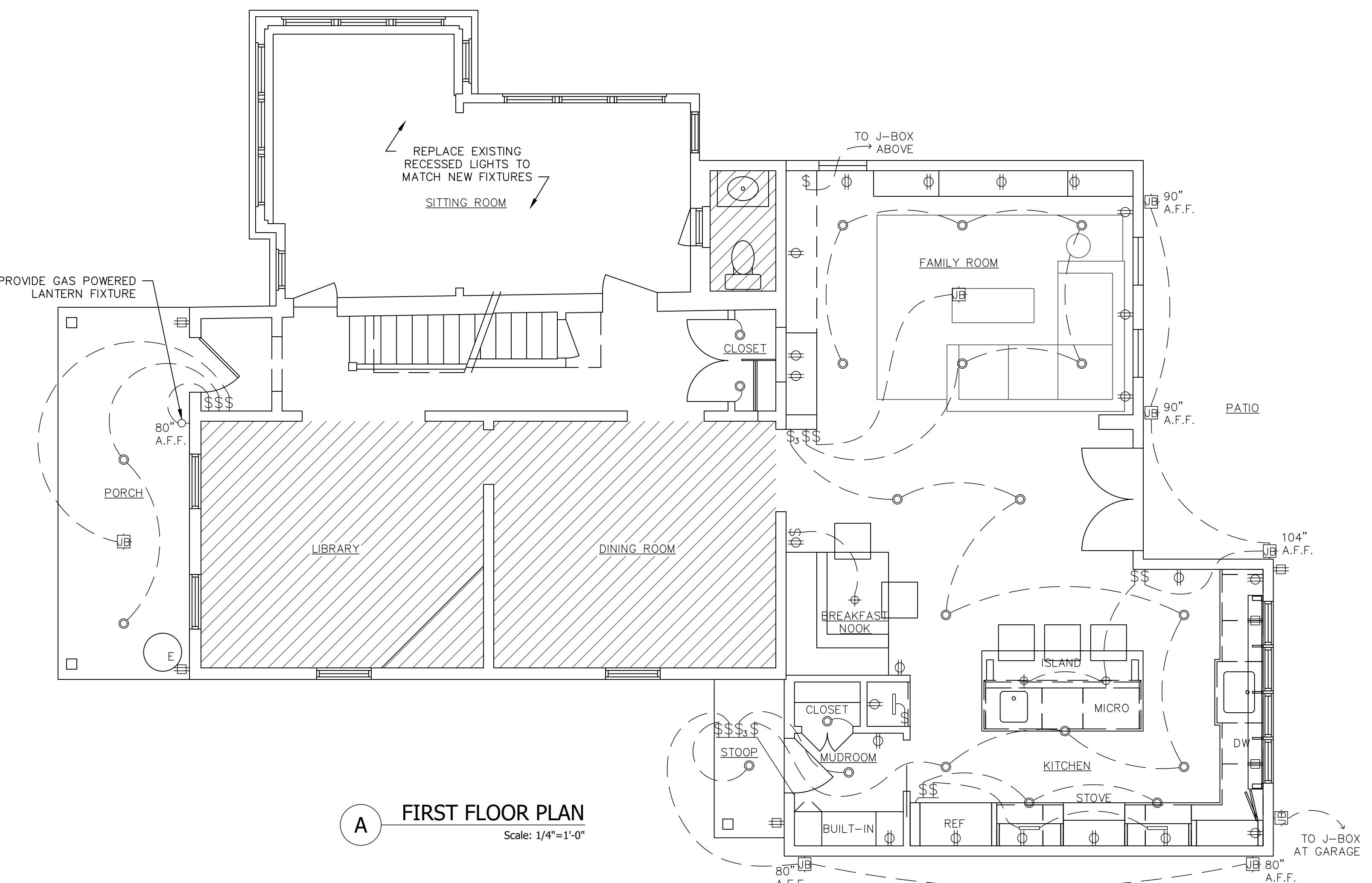
Project  
SECTIONS & SCHED.  
Sheet  
Date  
11/12/2024  
Scale  
As Noted

A3



## **FIRST FLOOR PLAN**

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



## General Notes

## LECTRICAL NOTES

PRODUCTS AND INSTALLATION SHALL COMPLY WITH ALL APPLICABLE LAWS, CODES, GOVERNMENT REGULATIONS, UTILITY COMPANY REQUIREMENTS, ETC. OF ALL AUTHORITIES HAVING JURISDICTION.

FURNISH AND INSTALL ELECTRICAL OUTLETS AND GFCI OUTLETS AS REQUIRED BY CODE THROUGHOUT ADDITION.

FURNISH AND INSTALL DIMMER SWITCHES AT  
ALL RECESSED LIGHTS AND CEILING MOUNTED  
FIXTURES IN THE LIVING ROOM, DINING ROOM,  
KITCHEN, AND BEDROOMS.

FURNISH AND INSTALL ELECTRICAL OUTLETS  
FOR ALL APPLIANCES, MECH UNITS AND SUMP  
PUMP PER MANUFACTURER RECOMMENDATIONS.

## LECTRICAL SYMBOL LEGEND

- ↗ SINGLE SWITCH
- ↗ 3-WAY SWITCH
- ⊕ SURFACE MOUNTED CEILING LIGHT FIXTURE
- ◎ RECESSED LIGHT FIXTURE
- ◎ RECESSED WALL WASHER FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- ▢ EXHAUST FAN – VENTED TO OUTSIDE
- DUPLEX OUTLET
- ☰ GROUND FAULT INTERRUPTED OUTLET
- \_CEILING FAN
- ◎ SMOKE DETECTOR
- ◀ DATA JACK (VERIFY CABLE TYPE)
- UNDERCOUNTER LIGHT
- JB JUNCTION BOX

Revision / Issue	Date

Mr Name and Address  
MARY DENBY  
MHD BUILDS  
mary@mhdbuilds.com  
71-200-9761

Object Name and Address  
ACONE RESIDENCE  
09 E CUSTIS AVE  
EXANDRIA VA 22314

ject	Sheet
ELEC. PLANS	
e	
11/12/2024	1
le	
As Noted	

## 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 2021 Edition of the International Residential Code (IRC) and the 2021 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 ½" 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
3. Wind - 115mph, 3 second gust
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  $E = 1,200,000$  psi
2. 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 IBC section 311.8.3 and the load requirements of IBC section 1607.

DRAWING INDEX	
SHEET NO.	SHEET NAME
S1	Structural Specifications & Drawing Index
S2	Foundation/First, Second, and Roof Framing Plans
S3	First & Second Floor Wind Bracing Plans

- APPlicable Codes
- IBC 2021
- IMC 2021
- IPC 2021
- IFC 2021
- NEC 2021
- NFPA 13D 2021
- VRC 2021

## General Notes

Project Name and Address

MARY DENBY  
MHD BUILDS

mary@mhdbuilds.com

703-910-1346

Project Name and Address

MACONE RESIDENCE

409 EAST CUSTIS AVENUE

ALEXANDRIA, VA 22301

No.

Revision/Issue

Date

Project

SPECS & INDEX

Date

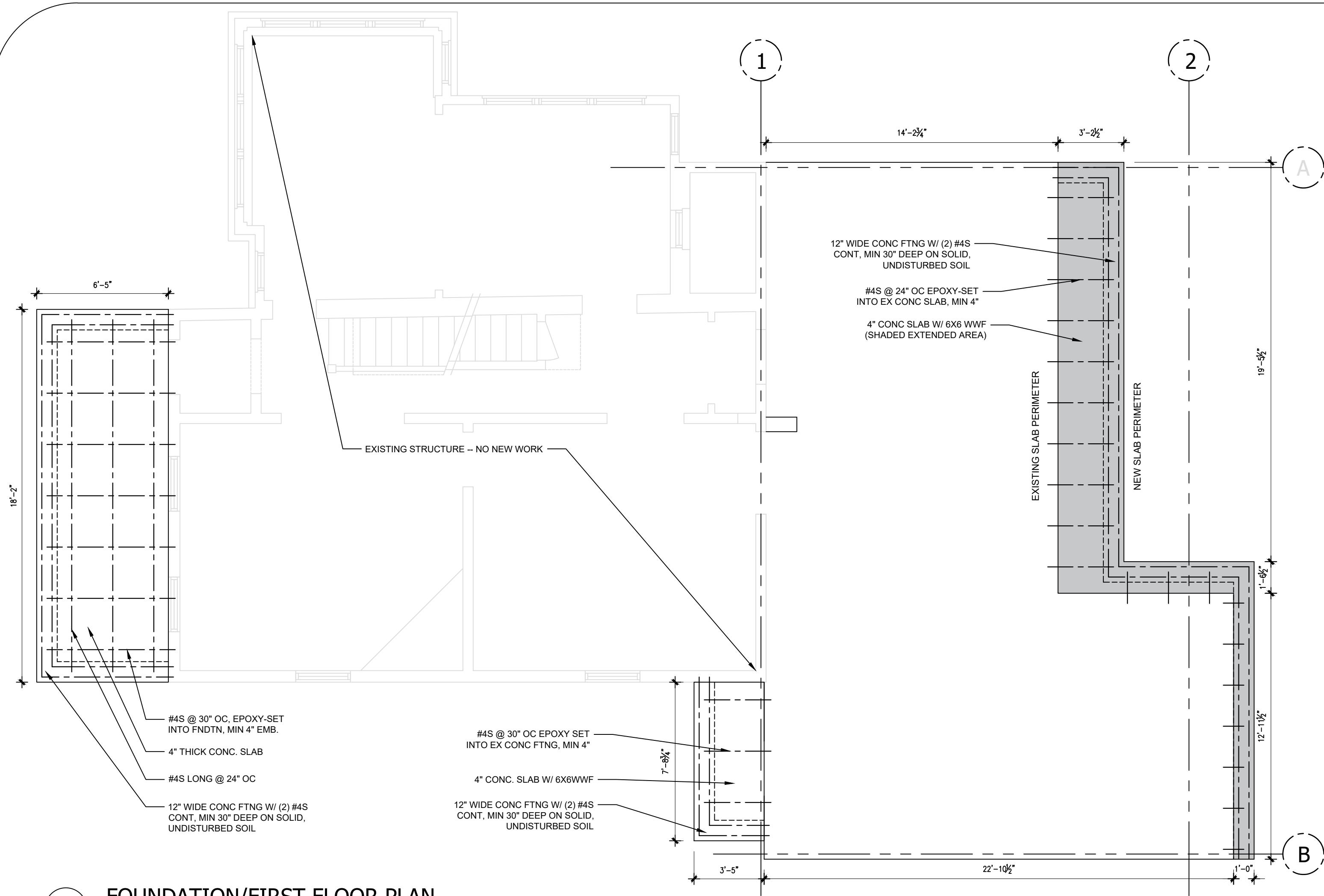
10/27/2024

Scale

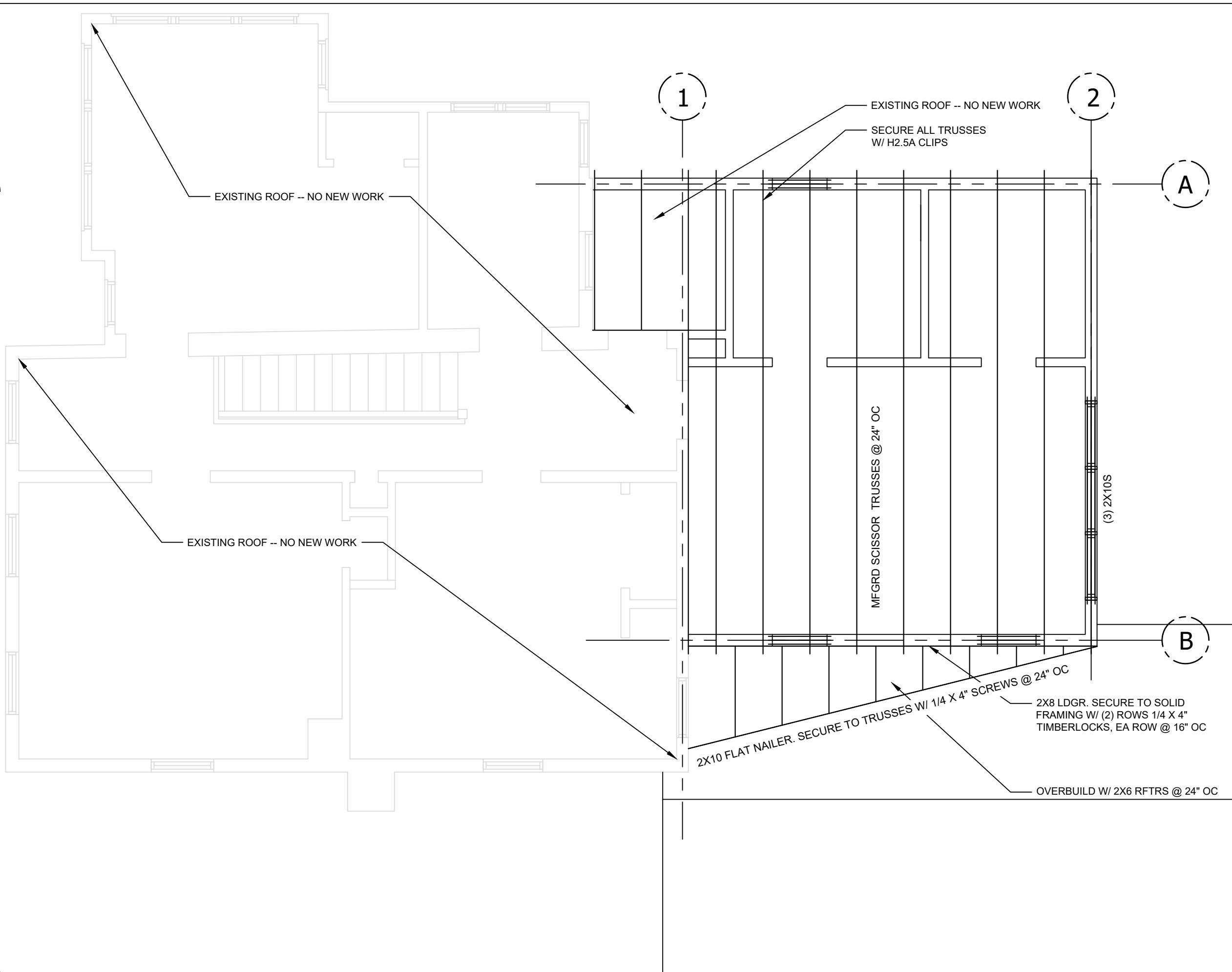
As Noted

Sheet

S 1

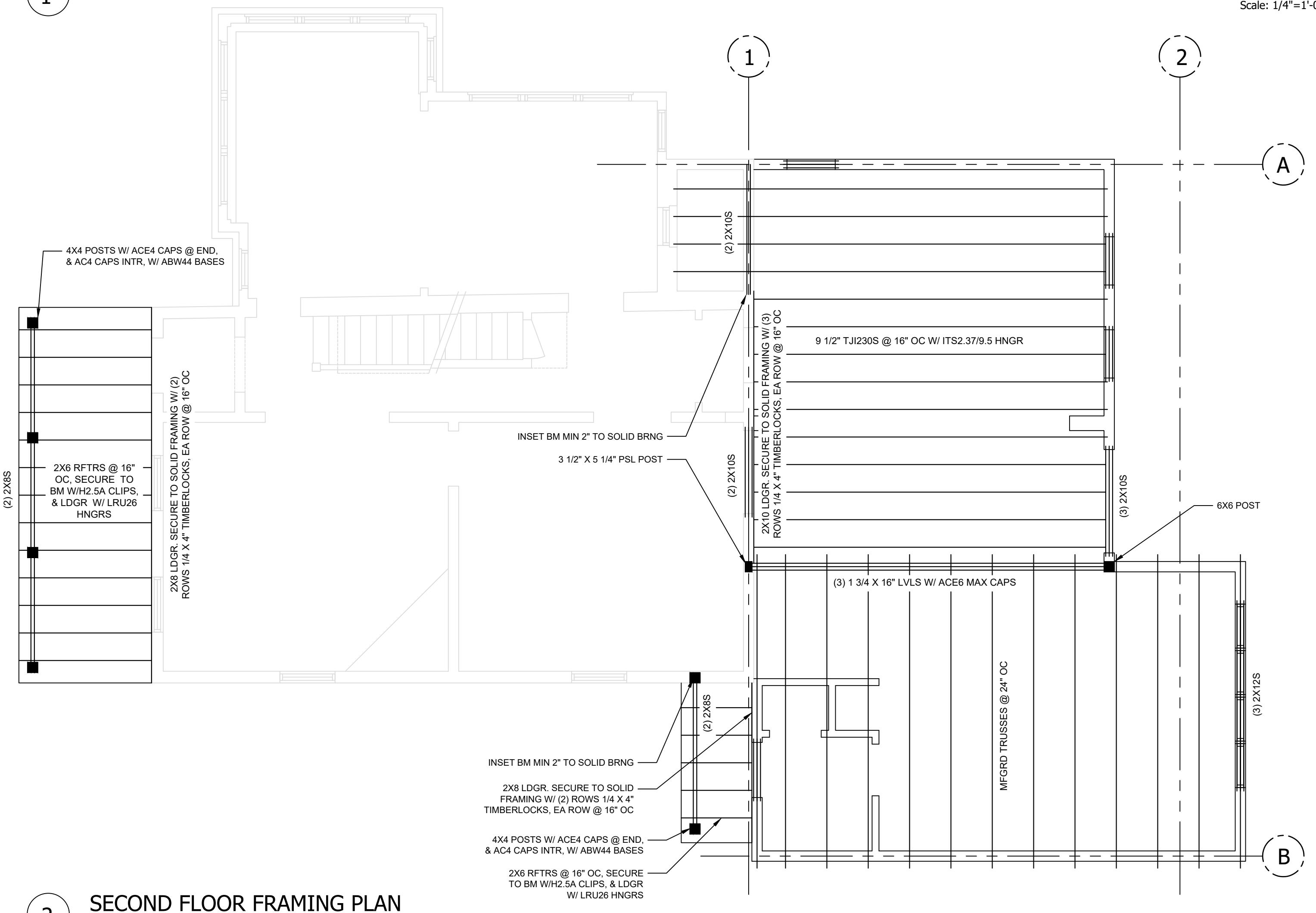


1 FOUNDATION/FIRST FLOOR PLAN



3 ROOF FRAMING PLAN

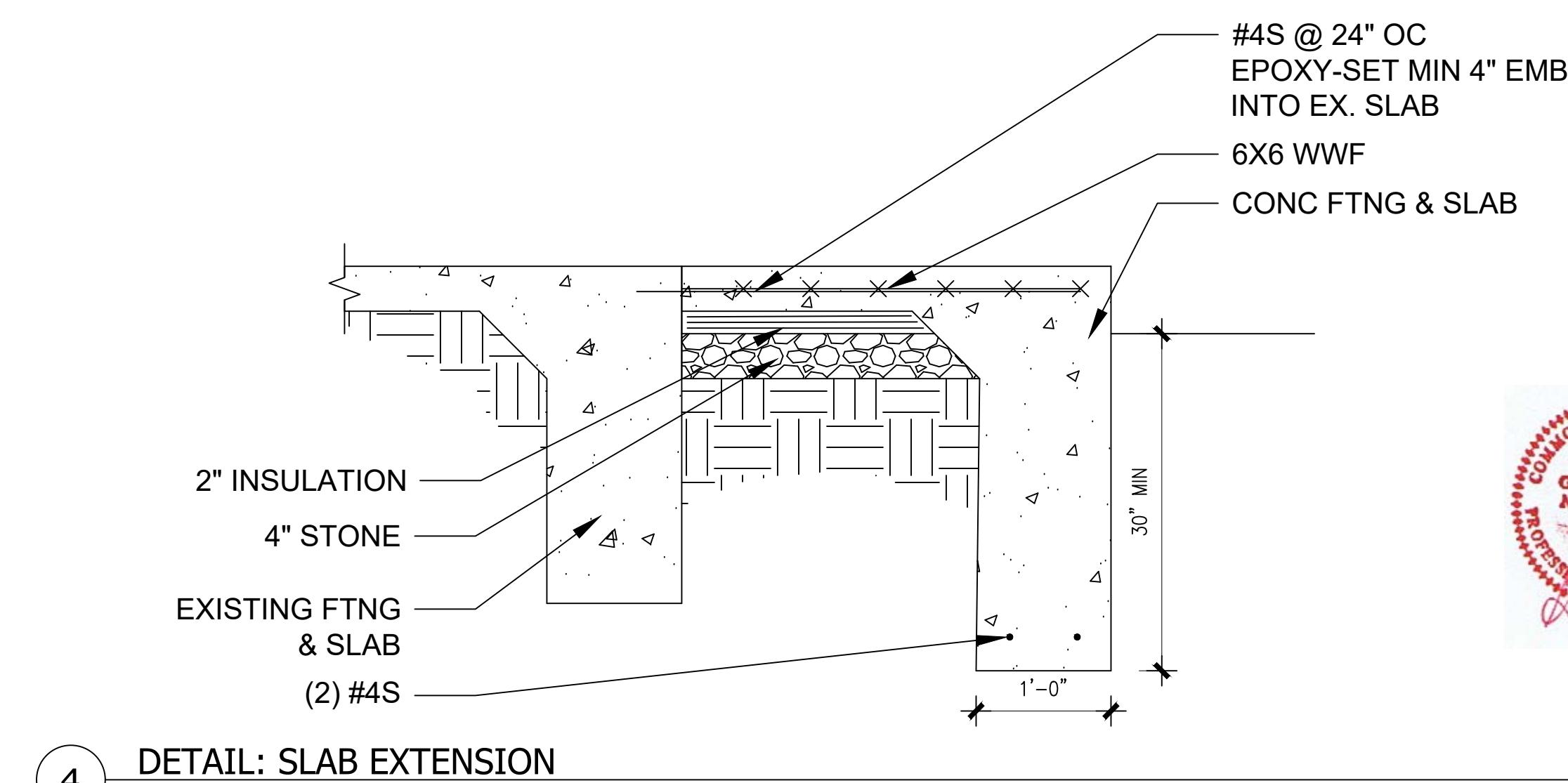
Scale: 1/4"=1'-0"



2 SECOND FLOOR FRAMING PLAN

3 ROOF FRAMING PLAN

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



4 DETAIL: SLAB EXTENSION

Scale: 1"=1'-0"

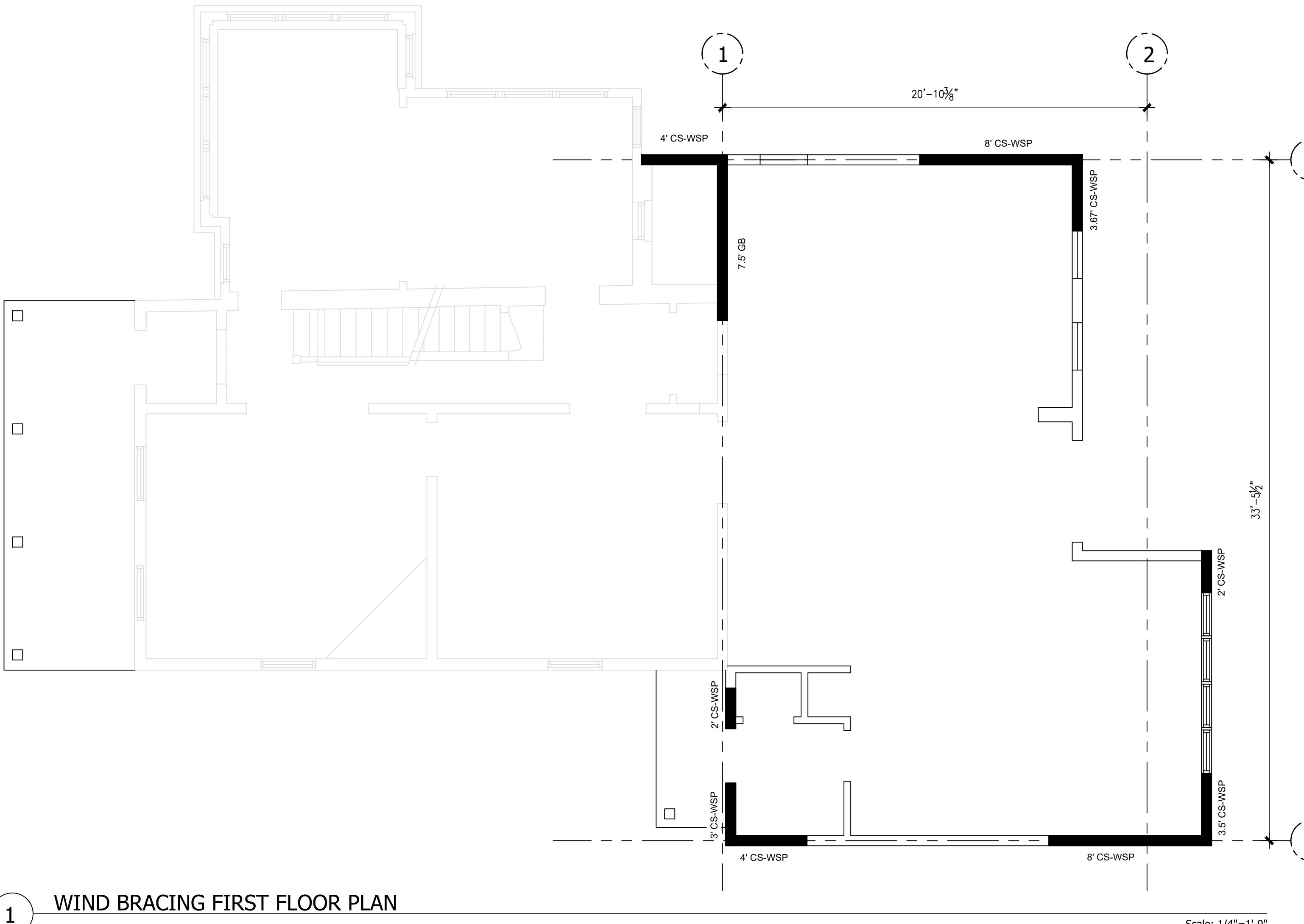
BEAM/KITCHEN  
 $Q = 17'$   
 $W = 80 + 20 \frac{120}{48} / 2 + 15 \frac{300}{48} / 2 = 800 \text{ PLF}$   
 $W_{PLF} = \frac{1}{2} (17')^2 / 8 = 289 \text{ in}^4$   
 $S_x = 173 \text{ in}^3$  TRY (3) 16" LVLs  
 $\Delta_{MAX} = \frac{5(800)(17')(1728)}{304(2x10)(1785)} = 1.21" \text{ ALL } 0.125" = 1.25" \text{ OK}$

5 BEAM/KITCHEN CALCULATIONS

GENERAL NOTES

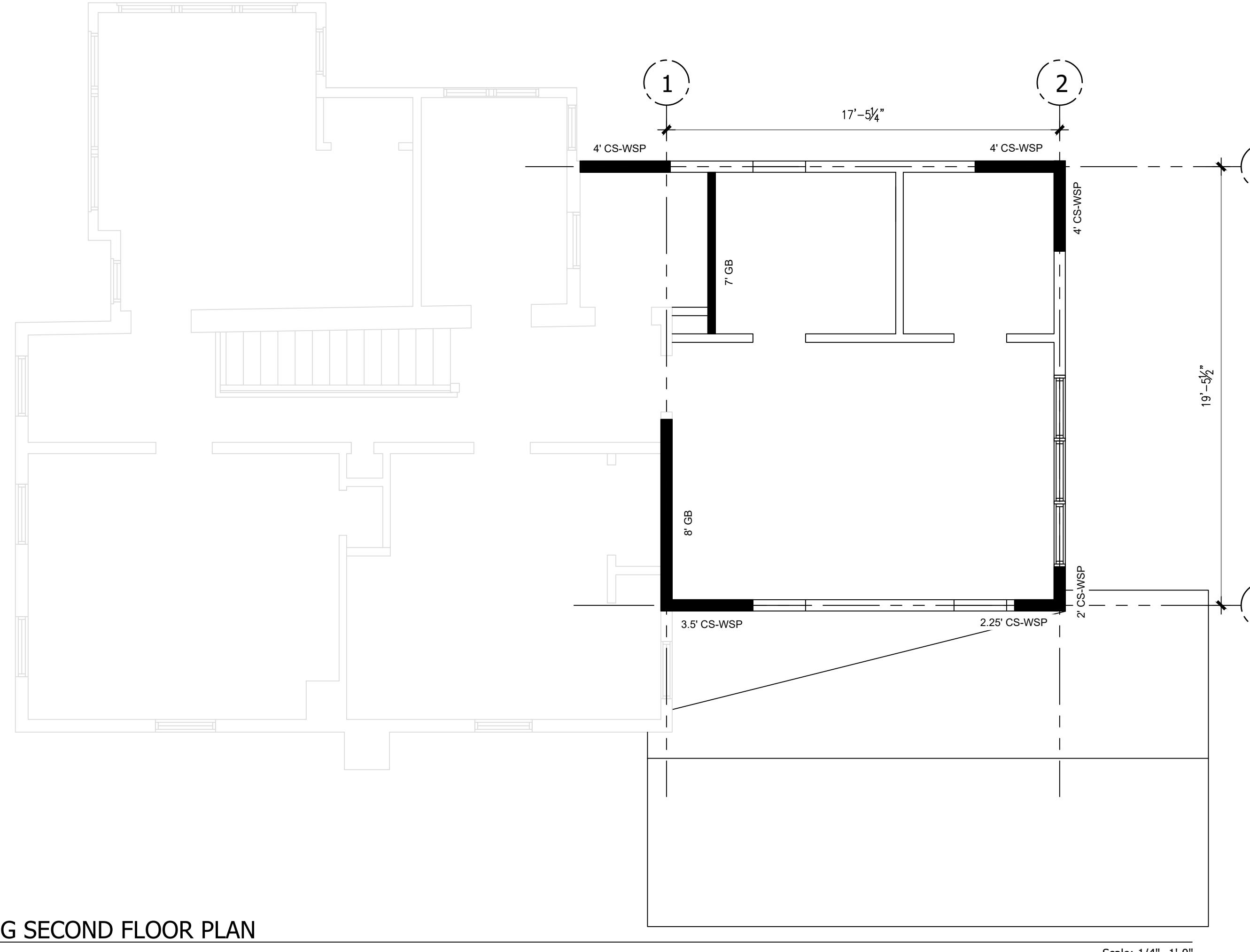
- \* ALL EXISTING MEMBER SIZE, ORIENTATION, AND CONDITION ASSUMED BY THE ENGINEER. VERIFY IN FIELD. NOTIFY ENGINEER IF DIFFERENT CONDITIONS ARE PRESENT.
- \* ALL TRUSSES AND TRUSS CONNECTIONS TO BE DESIGNED AND ENGINEERED BY THE TRUSS MANUFACTURER.
- \* ALL NEW HEADERS TO BE MINIMUM (3) 2X6S LUMBER WITH (1) JACK AND (1) KING STUD AT EACH END, UNO.
- \* SOLID BLOCK BETWEEN JOISTS BELOW ALL POINT LOADS.
- \* MINIMUM (2) STUDS IN WALL BELOW ALL POINT LOADS FROM ABOVE.

General Notes		
<p>No. Revision/Issue Date</p> <p>MARY DENBY MHD BUILDS mary@mhdbuilds.com 703-910-1346</p> <p>Project Name and Address MACONE RESIDENCE 409 EAST CUSTIS AVENUE ALEXANDRIA, VA 22301</p> <p>Project FNDTN &amp; FRAMING Date 10/27/2024 Scale As Noted</p>		
Sheet S2		



FLOOR	WIND BRACE PARAMETERS						
	Brace wall Line	Method Used	Dist BTWN	FACTOR	Brace Wall Required	Brace Wall Actual	Status
MAIN HOUSE	1	GB	17'	1.0	6.5'	17'	OK
	2	CS-WSP	17'	1.0	3.5'	6.5'	OK
	A	CS-WSP	20'	1.0	3.5'	8'	OK
	B	CS-WSP	20'	1.0	3.5'	6.25'	OK
1st Floor	1	CS-WSP/GB	21'	1	12.5'	12.5'	OK
	2	CS-WSP	21'	1	7'	9.2'	OK
	A	CS-WSP	35'	1	10.5'	12'	OK
	B	CS-WSP	35'	1	10.5'	12'	OK

3 WIND BRACING SCHEDULE



2 WIND BRACING SECOND FLOOR PLAN



Project	WIND BRACING	Sheet
Date	10/27/2024	
Scale		
As Noted		

S3

General Notes

No.	Revision/Issue	Date
Firm Name and Address		
MARY DENBY MHD BUILDS mary@mhdbuilds.com 703-910-1346		
Project Name and Address		
MACONE RESIDENCE 409 EAST CUSTIS AVENUE ALEXANDRIA, VA 22301		

Laura Macone  
409 East Custis Avenue  
Alexandria, Virginia 22301

703-850-9089 [Laura.macone@gmail.com](mailto:Laura.macone@gmail.com)

## Job Details

Date Ordered: December 9, 2025

Date of Service: December 11, 2025

Invoice Date: December 12, 2025

DSI Invoice #: 251209001

Location: 409 East Custis Avenue

Description: Lot 637, 638, & Part of Lot 636  
Del Ray  
City of Alexandria  
Virginia

Case Name: Macone

Case No:

Consolidation Plat..... \$500.00

*Paid!*

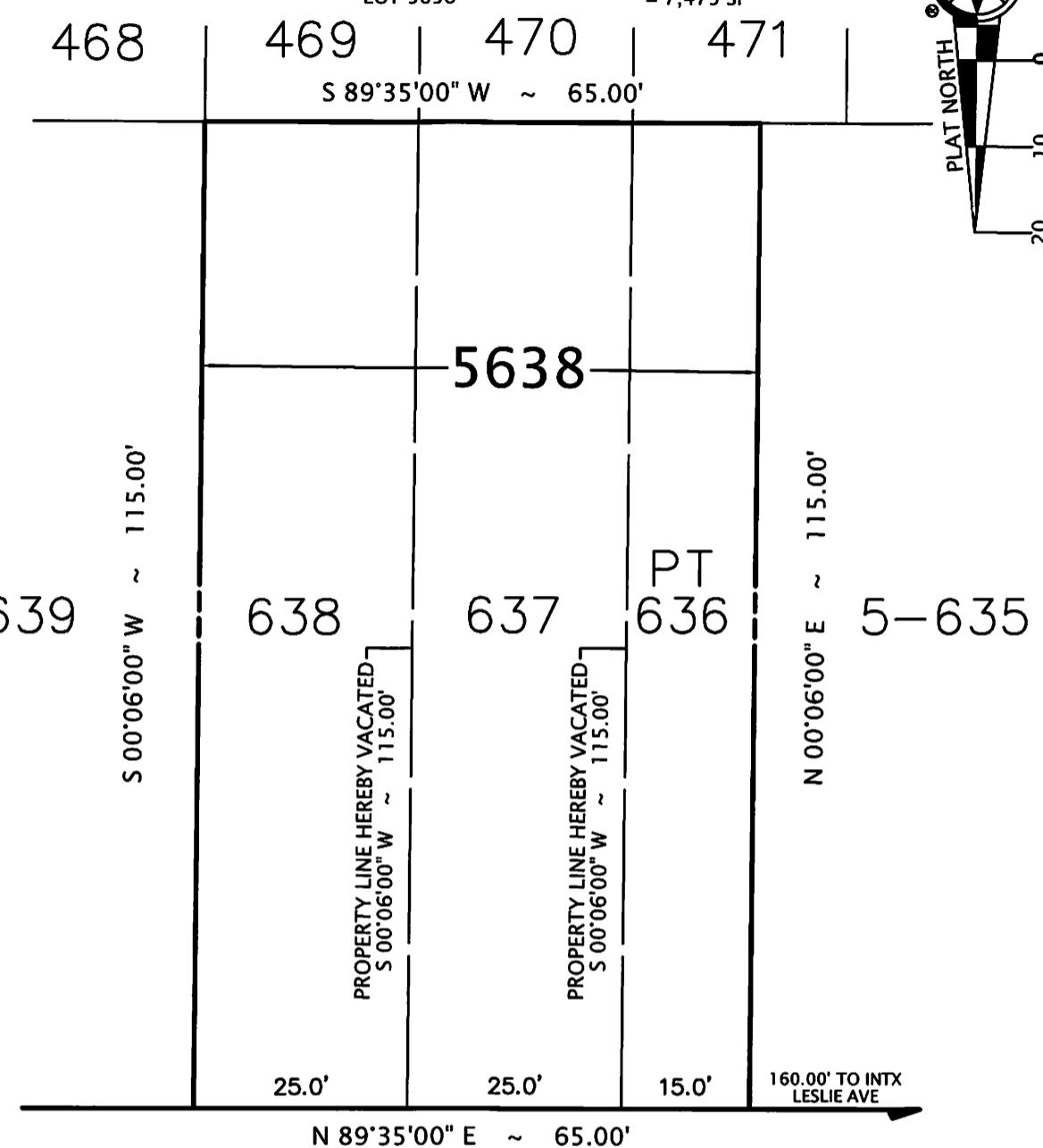
Received: \_\_\_\_\_ Date: \_\_\_\_\_

Comments:

NOTES: 1. OWNER: LAURA & GIAN MACONE  
409 EAST CURTIS AVENUE  
ALEXANDRIA, VA 22301  
(INST. NO. 170008931)

2. TM: 035.01-09-05

AREAS:  
LOT 638 = 2,875 SF  
LOT 637 = 2,875 SF  
PART OF LOT 636 = 1,724 SF  
TOTAL = 7,475 SF



## EAST CUSTIS AVENUE

40' WIDE

PLAT  
SHOWING  
LOT 5638

BEING A CONSOLIDATION OF  
LOT 637, LOT 638 AND THE EAST 15 FEET  
BY THE FULL DEPTH THEREOF OF LOT 636

## DEL RAY

(DEED BOOK O-4, PAGE 440)

### CITY OF ALEXANDRIA, VIRGINIA

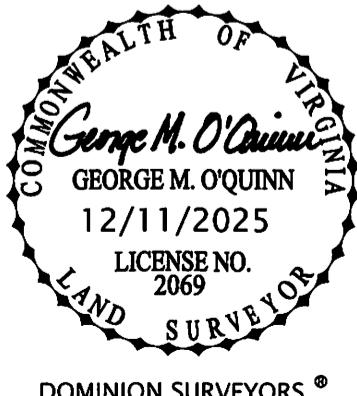
SCALE: 1" = 20' DECEMBER 11, 2025

CERTIFIED CORRECT:

THIS PLAT IS SUBJECT TO  
RESTRICTIONS OF RECORD.

A TITLE REPORT WAS NOT FURNISHED.

NO CORNER MARKERS SET.



ORDERED BY:

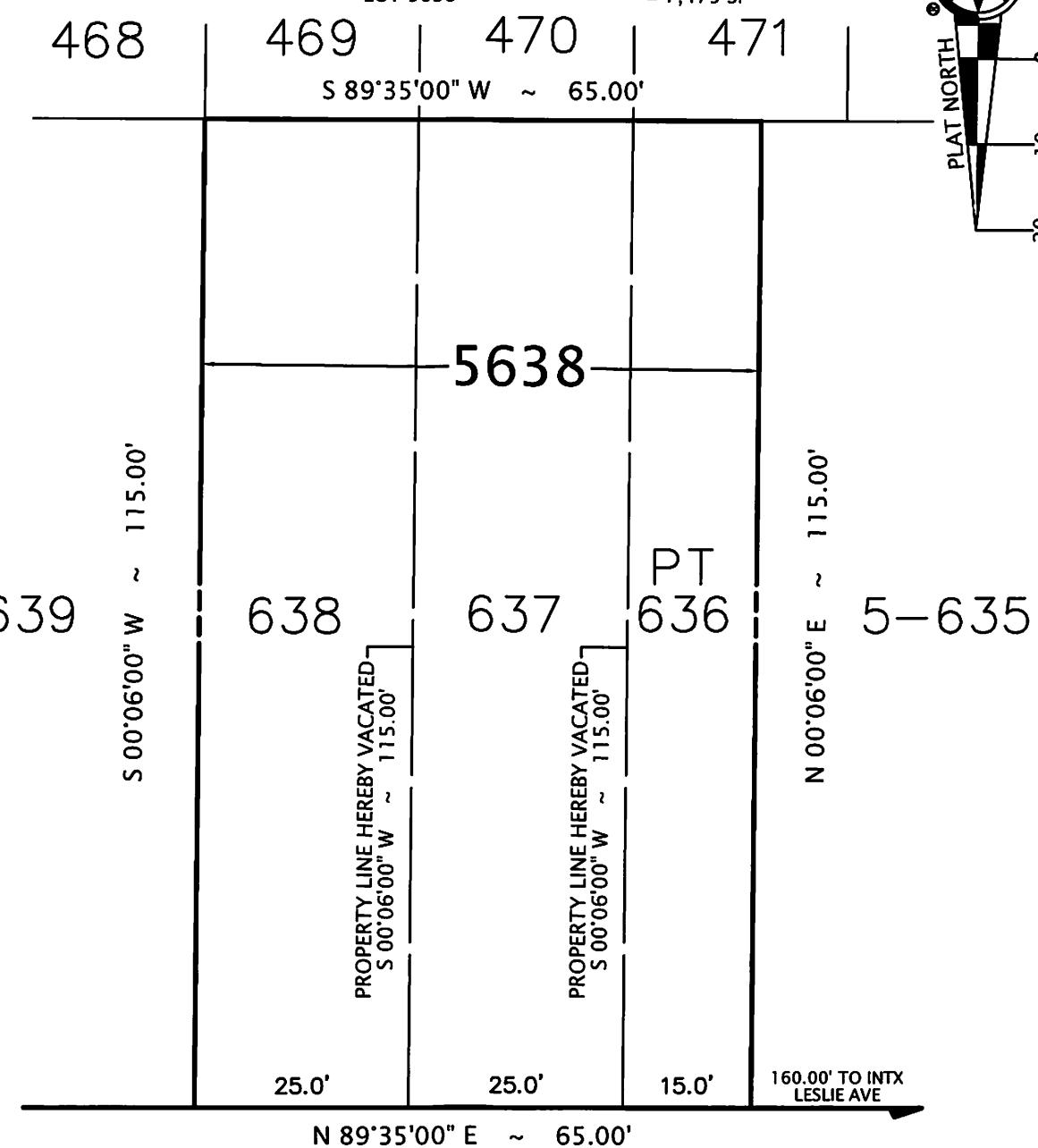
LAURA MACONE

**DOMINION** Surveyors Inc.®  
8808-H PEAR TREE VILLAGE COURT  
ALEXANDRIA, VIRGINIA 22309  
703-619-6555  
[www.dominionsurveyors.com](http://www.dominionsurveyors.com)

NOTES: 1. OWNER: LAURA & GIAN MACONE  
409 EAST CURTIS AVENUE  
ALEXANDRIA, VA 22301  
(INST. NO. 170008931)

2. TM: 035.01-09-05

AREAS:  
LOT 638 = 2,875 SF  
LOT 637 = 2,875 SF  
PART OF LOT 636 = 1,724 SF  
TOTAL = 7,475 SF



## EAST CUSTIS AVENUE

40' WIDE

PLAT  
SHOWING  
LOT 5638

BEING A CONSOLIDATION OF  
LOT 637, LOT 638 AND THE EAST 15 FEET  
BY THE FULL DEPTH THEREOF OF LOT 636

DEL RAY

(DEED BOOK O-4, PAGE 440)

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20' DECEMBER 11, 2025

CERTIFIED CORRECT:

THIS PLAT IS SUBJECT TO  
RESTRICTIONS OF RECORD.

A TITLE REPORT WAS NOT FURNISHED.  
NO CORNER MARKERS SET.



ORDERED BY:

LAURA MACONE

**DOMINION** Surveyors Inc.<sup>®</sup>  
8808-H PEAR TREE VILLAGE COURT  
ALEXANDRIA, VIRGINIA 22309  
703-619-6555  
[www.dominionsurveyors.com](http://www.dominionsurveyors.com)

## Request for Special Exception For Front Porch:

**409 E. Custis Ave.**  
Alexandria, VA (Del Ray)

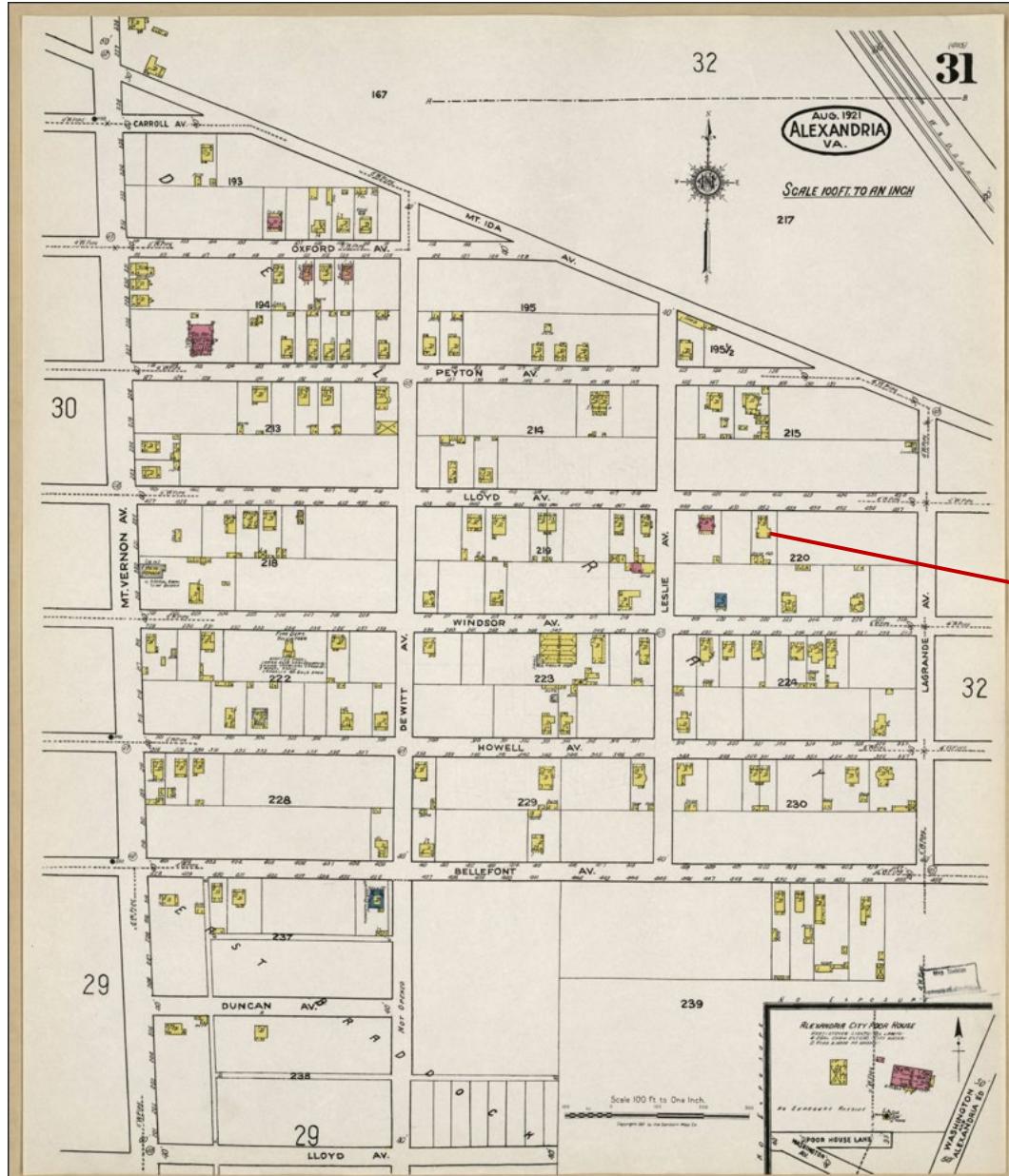
**Year Built:** ~1895  
**Style:** Folk Victorian <sup>1</sup>

**Owners:** Gian & Laura Macone

<sup>1</sup> Field Guide to American Houses, MacAlester, 1984-2013,  
Knopf Publishing, Pgs 396-405



# Property History



Source: [Sanborn Fire Insurance Map \(August 1921\)](#)

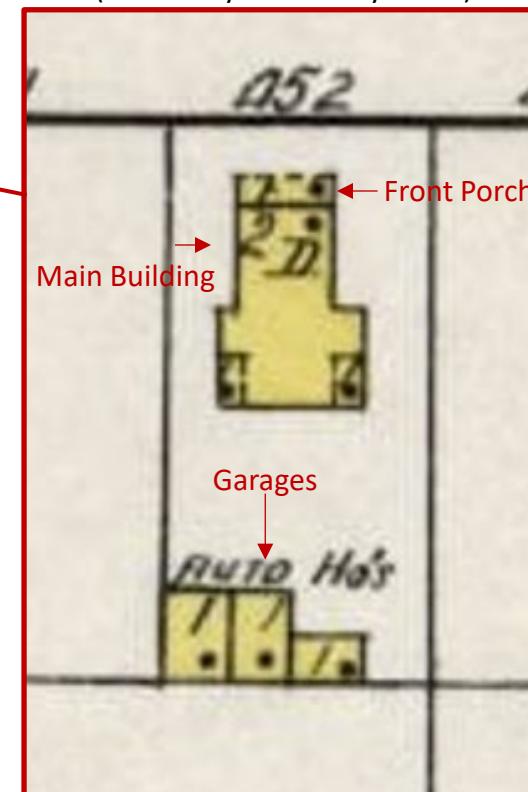
Key

John Calhoun, purchased two lots in the new subdivision of Del Ray in October 1894 and built this house for his wife Isabella and his one-year-old daughter Clara. However, he only lived there for less than five years before passing away. By the time of the 1900 census, his widow Isabella and Clara were living there with a boarder. The 1907 county tax records still listed John Calhoun as the owner, but the 1910 census showed a different family renting the property. For the first quarter century of this house's existence, it was one of only two on the block. [Source: Potomac Information Services Collection Report – 409 E. Custis Ave.](#)

## Original Footprint

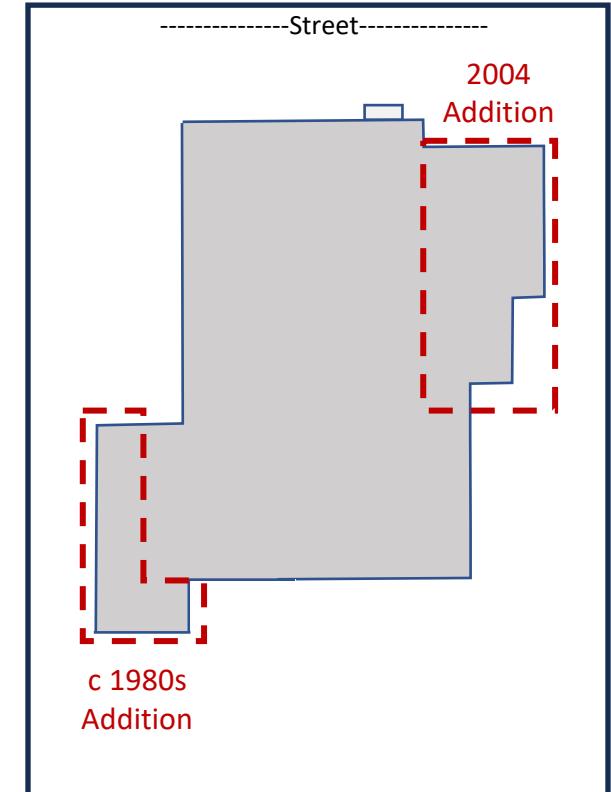
409 E. Custis Ave.

(Previously 309 E. Lloyd Ave.)

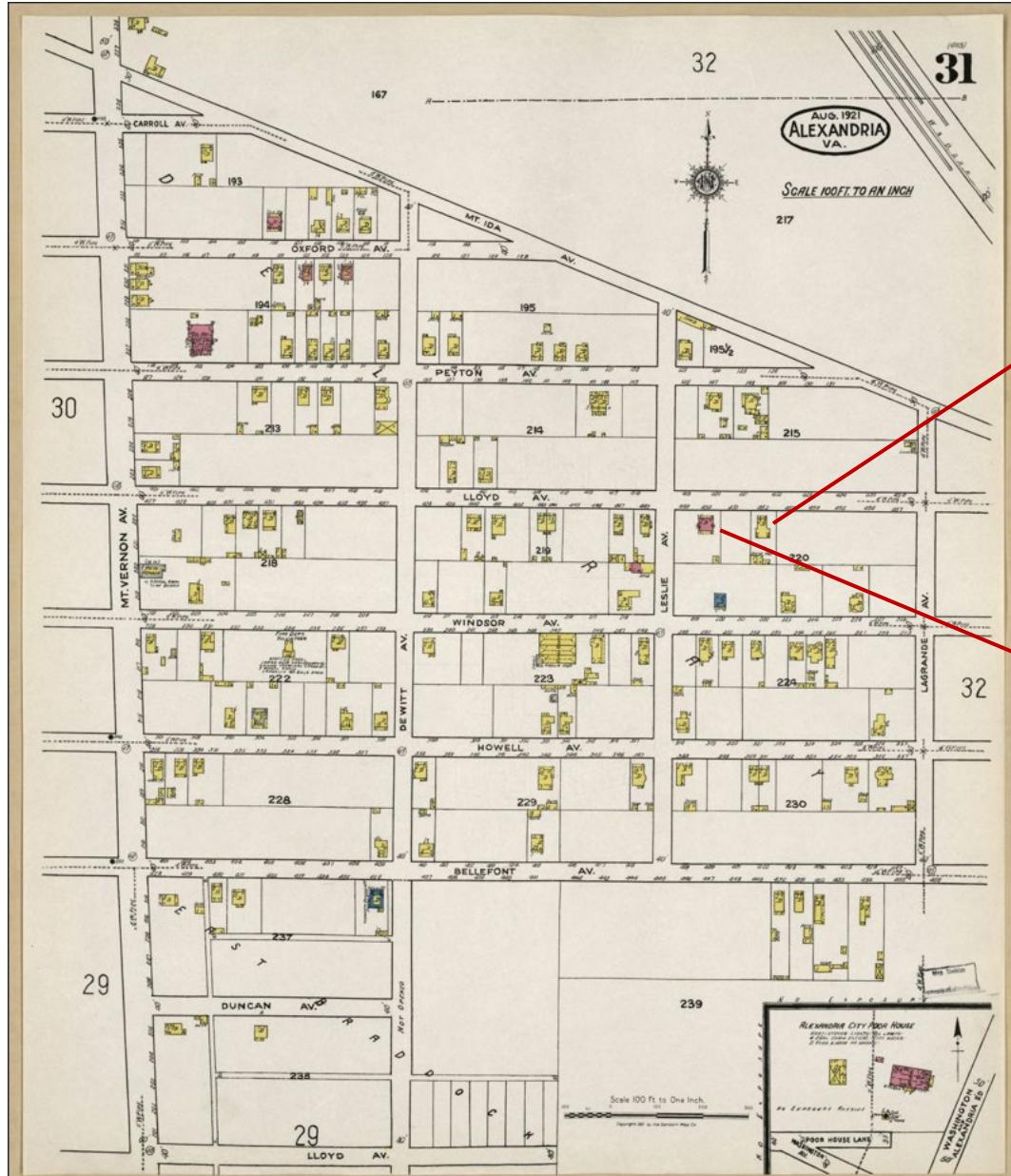


## Current Footprint

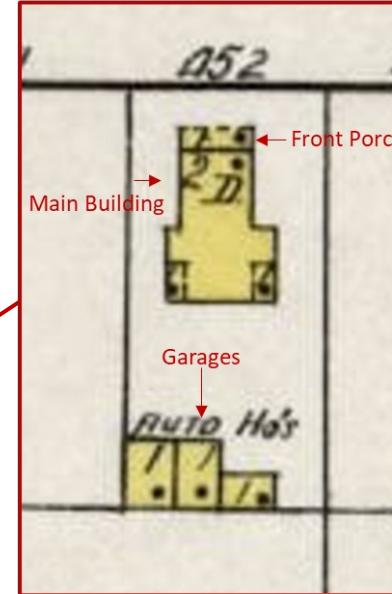
2024



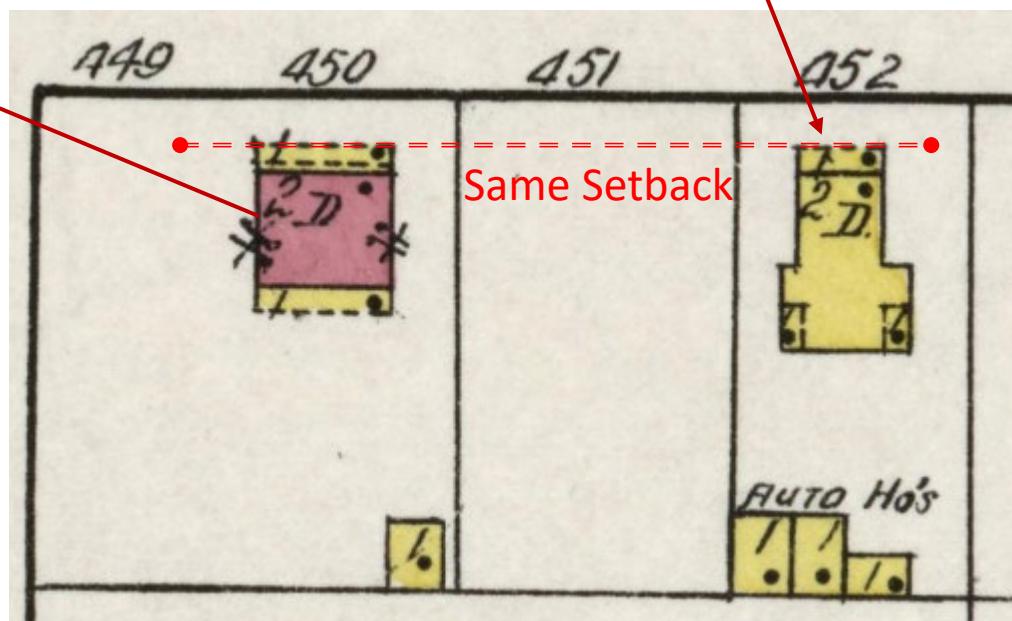
## Original Front Porch Footprint – 409 E. Custis Ave.



Original Footprint  
409 E. Custis Ave.  
(Previously 309 E. Lloyd Ave.)

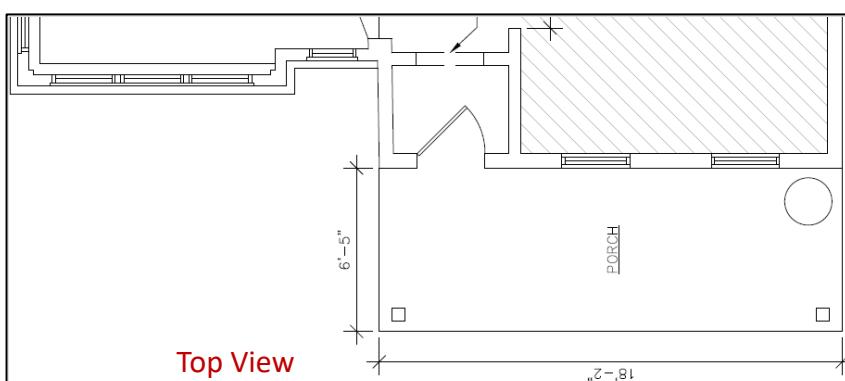
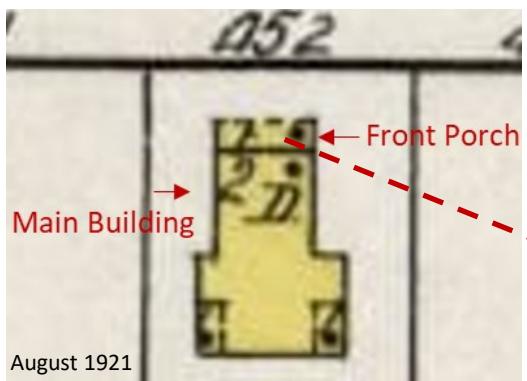
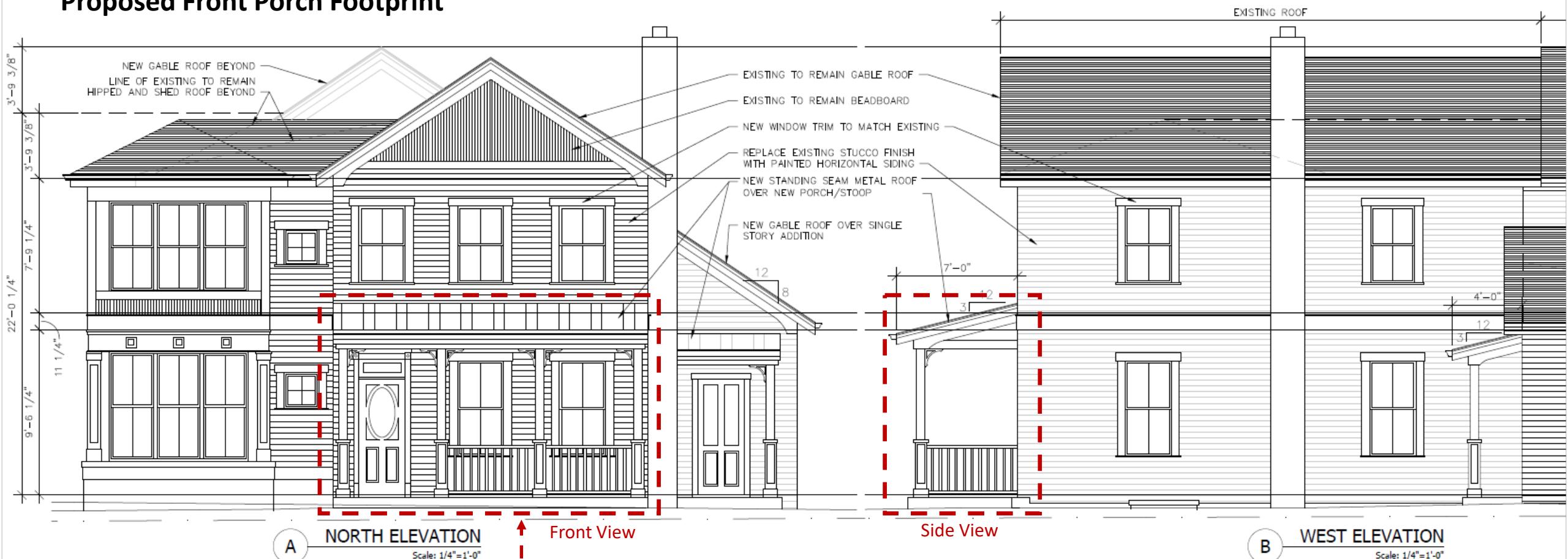


- A front porch with the same specifications current requested in this package originally existed at this property as late as 1941.
- It had a setback aligned with the only other existing home on the block of the same period as well several other houses in the immediate neighborhood.



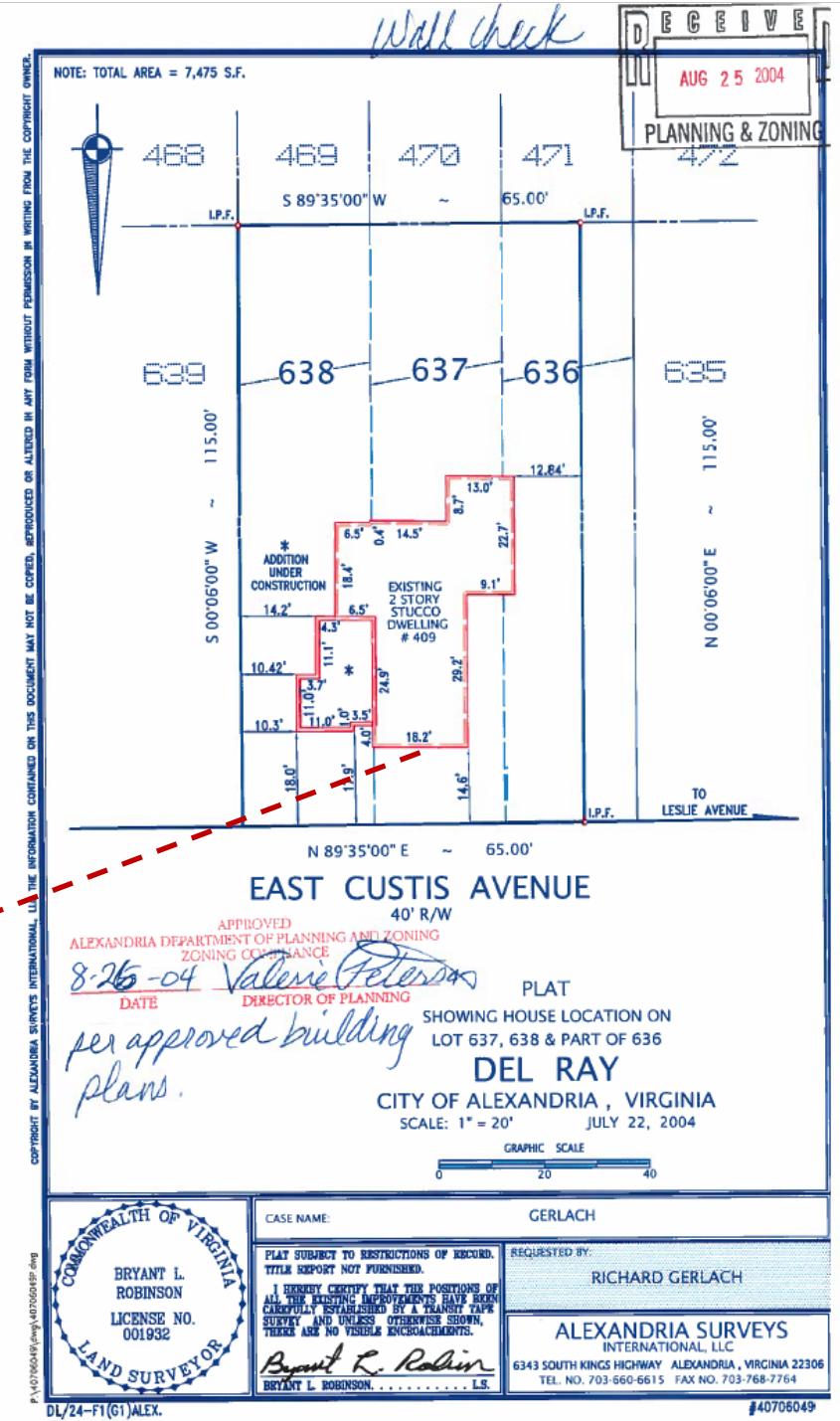
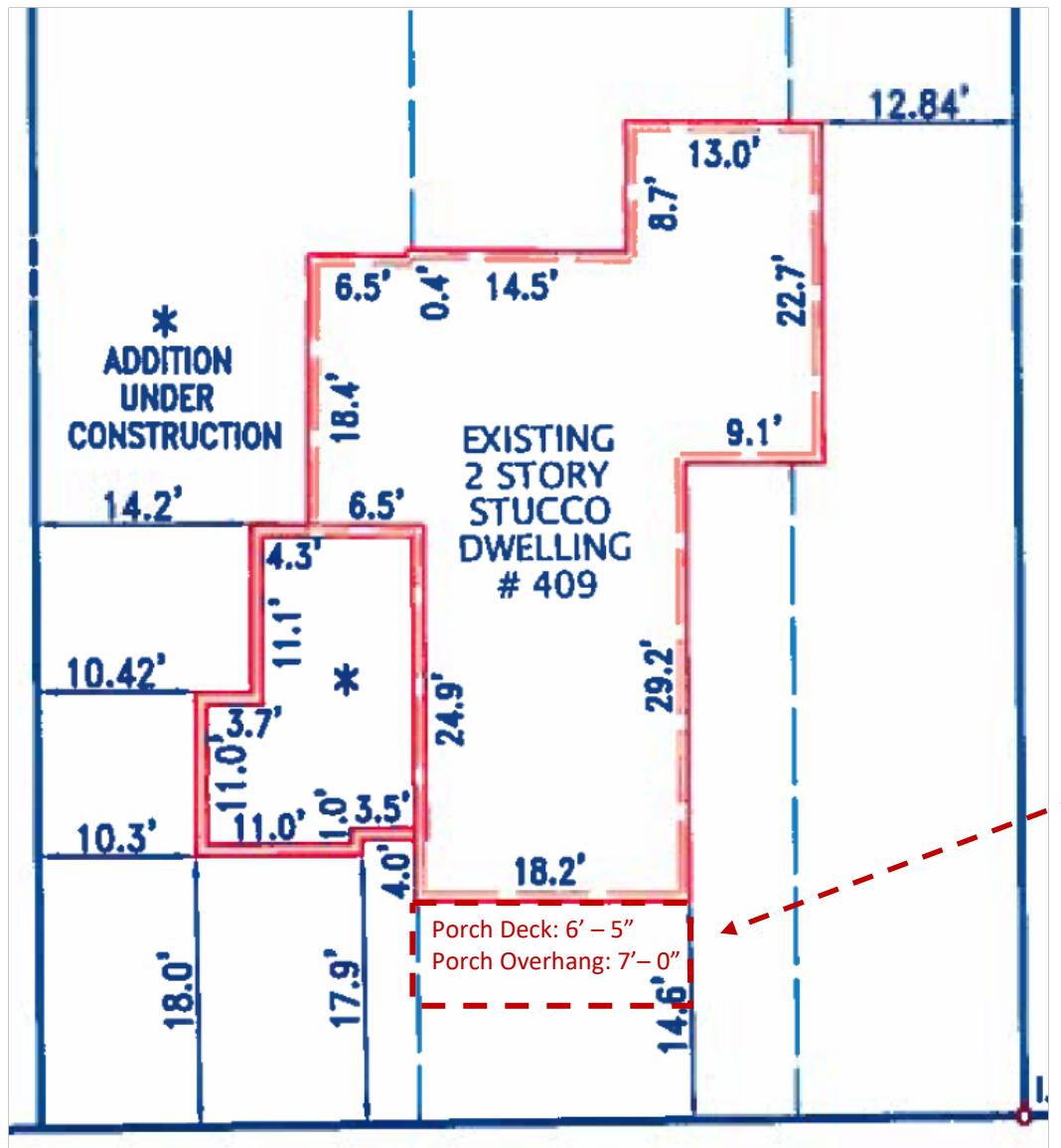
Key

# Proposed Front Porch Footprint



The proposed front porch will occupy the same footprint as the original porch that existed in 1921. It is part of a larger renovation project to repair structural components and restore the property more closely to its early 20<sup>th</sup> Century appearance.

## Proposed Front Porch Footprint



# Proposed Front Porch Style

The style of the proposed front porch is intended to match similar-aged houses in the Del Ray neighborhood.

## Architectural Styles and Building Forms of Del Ray



Folk Victorian Style Examples



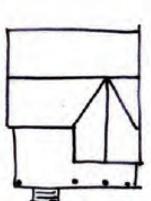
### Folk Victorian

#### History of the Folk Victorian Style

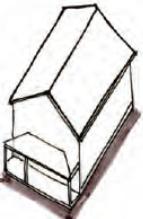
The Folk Victorian style is defined by the presence of ornate detailing - such as Queen Anne, Italianate or Gothic Revival - on a simple, vernacular form. The detailing was usually applied to the porch and the roof cornice line. The style spread to small cities and towns across the nation with the expansion of the railroads, which allowed easy access to mass-produced, machined wood trim and ornamentation.

#### Character-Defining Features of the Folk Victorian Style

- **Building and Roof Forms:** Form is generally symmetrical with a simple floor plan. May be square, rectangular, or L-shaped with front-gable, side-gable, intersecting-gable, or hipped roof. One to two stories. In Del Ray, many of Folk Victorian homes have an intersecting front gable roof. Historically, roofs were sheathed in standing-seam metal or metal shingles.
- **Eaves:** May feature decorative brackets and scroll-sawn wood detailing.
- **Walls:** Wood siding is common on exterior walls.
- **Porches:** The front porch spans the full width of the house with turned columns and spindlework detailing.
- **Doors:** Simple wood entry doors with glazing and sometimes with sidelights and decorative transoms.
- **Windows:** Typical windows are one-over-one or two-over-two patterns, with 6-inch trim boards. Windows on Folk Victorian houses did not have shutters.



A Folk Victorian building has a simple roof form, usually rectangular with front gable roof or L-shaped with intersecting gable roof.

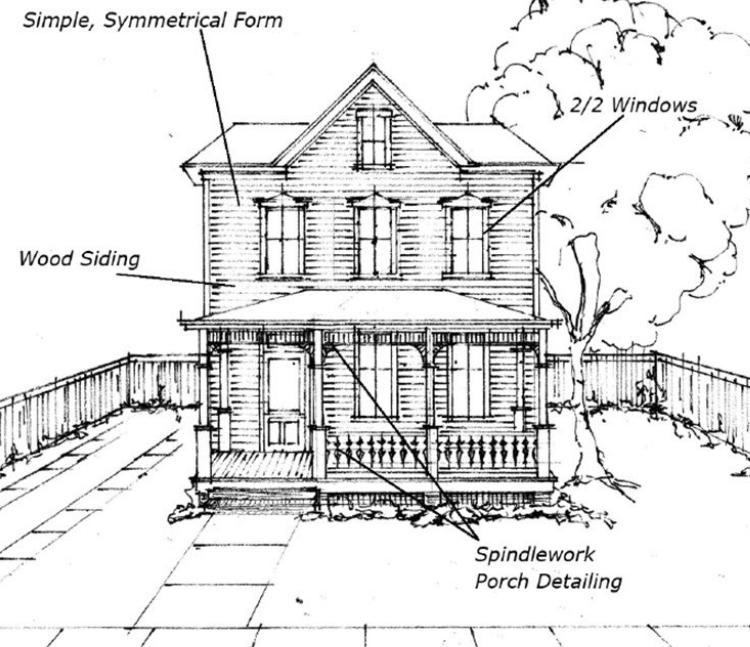


Front porch extends full width of house.

Folk Victorian with scroll-sawn wood details



## Architectural Styles and Building Forms of Del Ray



Folk Victorian (c. 1870 to c. 1910)

## Architectural Styles and Building Forms - Folk Victorian

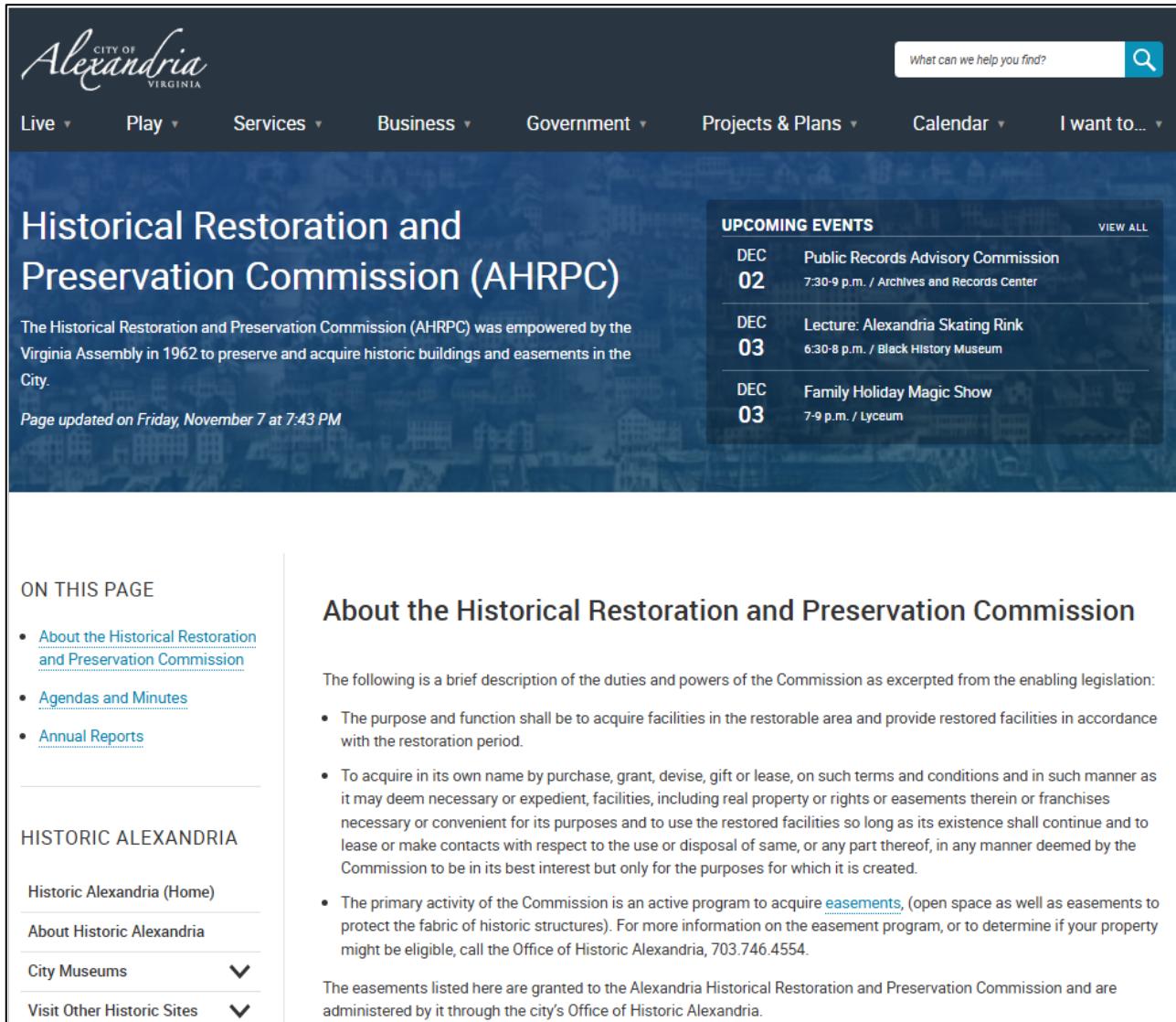
## Architectural Styles and Building Forms - Folk Victorian



Folk Victorian Style Homes in Del Ray



# Approval of the Larger Historic Home Restoration Plan



The screenshot shows the City of Alexandria website. The header includes the city logo, a search bar, and navigation links for Live, Play, Services, Business, Government, Projects & Plans, Calendar, and I want to... The main content area features a banner for the Historical Restoration and Preservation Commission (AHRPC). The banner text reads: "Historical Restoration and Preservation Commission (AHRPC). The AHRPC was empowered by the Virginia Assembly in 1962 to preserve and acquire historic buildings and easements in the City." Below the banner, a message states: "Page updated on Friday, November 7 at 7:43 PM". To the right of the banner is a "UPCOMING EVENTS" box listing three events in December:

DATE	EVENT	DETAILS
DEC 02	Public Records Advisory Commission	7:30-9 p.m. / Archives and Records Center
DEC 03	Lecture: Alexandria Skating Rink	6:30-8 p.m. / Black History Museum
DEC 03	Family Holiday Magic Show	7-9 p.m. / Lyceum

The "ON THIS PAGE" sidebar contains links to "About the Historical Restoration and Preservation Commission", "Agendas and Minutes", and "Annual Reports". The "HISTORIC ALEXANDRIA" sidebar includes links to "Historic Alexandria (Home)", "About Historic Alexandria", "City Museums", and "Visit Other Historic Sites".

**About the Historical Restoration and Preservation Commission**

The following is a brief description of the duties and powers of the Commission as excerpted from the enabling legislation:

- The purpose and function shall be to acquire facilities in the restorable area and provide restored facilities in accordance with the restoration period.
- To acquire in its own name by purchase, grant, devise, gift or lease, on such terms and conditions and in such manner as it may deem necessary or expedient, facilities, including real property or rights or easements therein or franchises necessary or convenient for its purposes and to use the restored facilities so long as its existence shall continue and to lease or make contacts with respect to the use or disposal of same, or any part thereof, in any manner deemed by the Commission to be in its best interest but only for the purposes for which it is created.
- The primary activity of the Commission is an active program to acquire easements (open space as well as easements to protect the fabric of historic structures). For more information on the easement program, or to determine if your property might be eligible, call the Office of Historic Alexandria, 703.746.4554.

The easements listed here are granted to the Alexandria Historical Restoration and Preservation Commission and are administered by it through the city's Office of Historic Alexandria.

## Owner Notes:

409 E. Custis Ave. is currently the only house in the Del Ray neighborhood with a Historic Façade Easement held by the Alexandria Historical Restoration and Preservation Commission (AHRPC).

On October 9<sup>th</sup>, 2024, the current owner presented a restoration plan, including the proposed reconstruction of the previous front porch, to the Commission seeking a variance to correct structural deficiencies and restore the house more closely to its original early 20<sup>th</sup> century appearance. The request was unanimously approved.

Link to [Meeting Minutes](#) (See Item 8.)