

ISSUE: Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations

APPLICANT: Lisa James

LOCATION: Parker Gray District
426 Earl Street

ZONE: RB/Residential Townhouse Zone

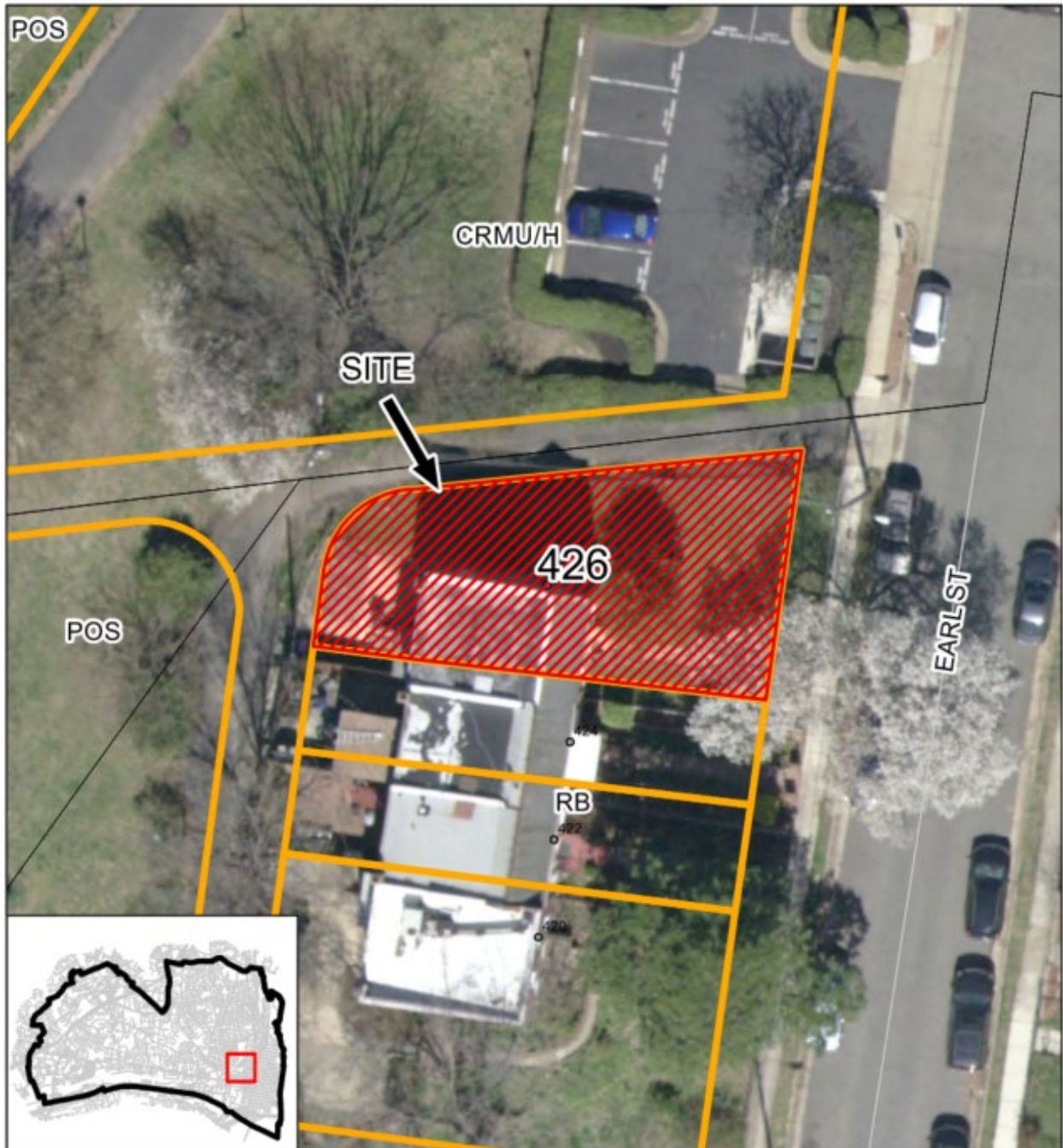
STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate and Certificate of Appropriateness, with the following conditions:

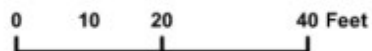
1. The applicant work with staff on the final design for the details at the front porch including the columns, roof, and drainage elements.
2. The applicant work with staff to select a front entry door that is appropriate for the style of the house.
3. The edge of the front porch aligns with the edge of the first floor windows.
4. The area under the porch be enclosed with brick to match the brick on the house, similar to the existing entry stoop.
5. The applicant work with staff to ensure that where existing window or door openings are modified, the brick and mortar match the existing adjacent masonry as closely as possible.
6. The applicant work with staff to select a design for the rear door that is appropriate for the style of the house.
7. The first floor fixed window on the west elevation align with the window above and include muntins in a configuration similar to other windows on the building.
8. The stairs and landing at the rear entrance door are constructed per the plan.
9. All new windows and doors match those administratively approved under BAR2023-00434.

GENERAL NOTES TO THE APPLICANT

1. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



BAR#2024-00119 & BAR#2024-00151
426 Earl Street



Note: Staff coupled the application for a Permit to Demolish (BAR #2024-00151) and Certificate of Appropriateness (BAR #2024-00119) for clarity and brevity. The Permit to Demolish requires a roll call vote.

I. APPLICANT'S PROPOSAL

The applicant requests a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations to elements on the north, west, and east elevations at the structure at 426 Earl Street. This application is in response to a February 21, 2024, Letter of Violation. At that time, the modifications to the side windows had been completed without BAR approval. Note that a building permit had been issued at that time with a stamp noting that the permit was for interior work only.

Permit to Demolish

- Remove two 32"x23" windows at the basement level at the front elevation.
- Remove existing 33"x53" window on the side elevation, infill with brick to match adjacent.

Certificate of Appropriateness

- New porch at front elevation includes concrete slab, brick sidewalls, wood railings, decorative wood columns, and a metal roof.
- Reduction in size of window on side elevation from 33"x53" to 18"x30".
- Reduce size of ground floor window on rear elevation from 56"x64" to 52"x35".
- Relocate existing door at rear elevation.
- New concrete landing and steps at rear door with wood railings.

Note that the following alterations have been approved through the administrative review process:

- BAR 2023-00430 – Install new aluminum and wood fence.
- BAR 2023-00434 – Replace existing windows and roof

Site context

The building sits on the west side of Earl Street at the end of a row of connected structures. The site sits between Earl Street and the pedestrian trail that runs along the Metro tracks. The north and east sides of the building are visible from Earl Street and the west side is visible from the pedestrian path.

II. HISTORY

A building permit was issued for the construction of the homes at 420-426 Earl Street on September 30, 1946 to Koplin and Juliano, making this a Later building. Koplin and Juliano went on to develop commercial properties in the area through the 1960s. Included in these developments were the Mason Hall Apartments (1951), the Virginia Plaza Shopping Center, Gem Department Stores, and the Braddock Shopping Center.

Previous BAR Approvals for the building

- BAR 2023-00430 – Install new aluminum and wood fence.
- BAR 2023-00434 – Replace existing windows and roof

III. ANALYSIS

Permit to Demolish/Capsulate

The Board shall consider any or all of the following criteria set forth in the Zoning Ordinance, Section 10-205 (B) in determining whether or not to grant a permit to move, remove, capsulate or demolish in whole or in part a building or structure within the Parker-Gray District. The Board has purview over the proposed demolition/capsulation regardless of visibility,

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historic interest that its removal would be to the detriment of the public interest?	No
(2)	Is the building or structure of such interest that it could be made into an historic shrine?	No
(3)	Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No
(4)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(5)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage and making the city a more attractive and desirable place to live?	No
(6)	Would retention of the building or structure help maintain the scale and character of the neighborhood?	No

The analysis of the standards indicated above relate only to the portions of the wall areas proposed for demolition/capsulation. In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish /Capsulate should be granted. The areas proposed for demolition/capsulation are not of unusual or uncommon design and can easily be replicated.

Certificate of Appropriateness

On February 21, 2024, staff issued a letter of violation in response to a complaint about exterior modifications being made to the property at 426 Earl Street. Upon visiting the property staff found that one window on the north elevation of the structure had been closed in with brick and another window had been made smaller (Figure 1). A building permit was issued for the renovation of the structure. However, the permit documents did not include exterior elevations and were stamped by City reviewers to indicate that the permit was for interior work only. The requested Permit to Demolish/Capsulate and Certificate of Appropriateness includes these modifications and other proposed improvements to the property.



Figure 1: Modifications made to the north elevation without BAR approval

The *Design Guidelines* say that “A central tenet of the philosophy of historic preservation is that original historic materials should be retained and repaired rather than replaced. An informed and careful analysis of the existing condition should be made before any decision to replace historic materials is made.” Unfortunately, two of the original window locations on the north elevation have been modified, changing the overall composition of the elevation. The windows themselves were vinyl and not original to the construction of the building and therefore their removal does not constitute the loss of historic fabric. While staff does regret the loss of the original window openings, the original elevation was somewhat unbalanced with ground floor windows that did not align with those above. Staff finds that the proposed window locations and configuration do not detract from this secondary elevation. Staff notes that the brick infill does not entirely match the adjacent wall and recommends that the applicant work with staff to ensure that the wall has a continuous appearance.

At the front of the building, the applicant is proposing to expand the existing entry stoop into a 14'-9" wide covered porch centered on the elevation. The porch will have a painted concrete base with decorative wood columns and a sloped standing seam metal roof. Pressure treated wood railings will be painted black to match the proposed black columns and roof. The existing front door will be replaced with a new door featuring a large glazed area with decorative metal and a raised panel. Note that the front door shown on the elevation is not the design for the proposed front door. The submitted drawings do not include a high level of detail regarding the construction and detailing for the porch (Figure 2).

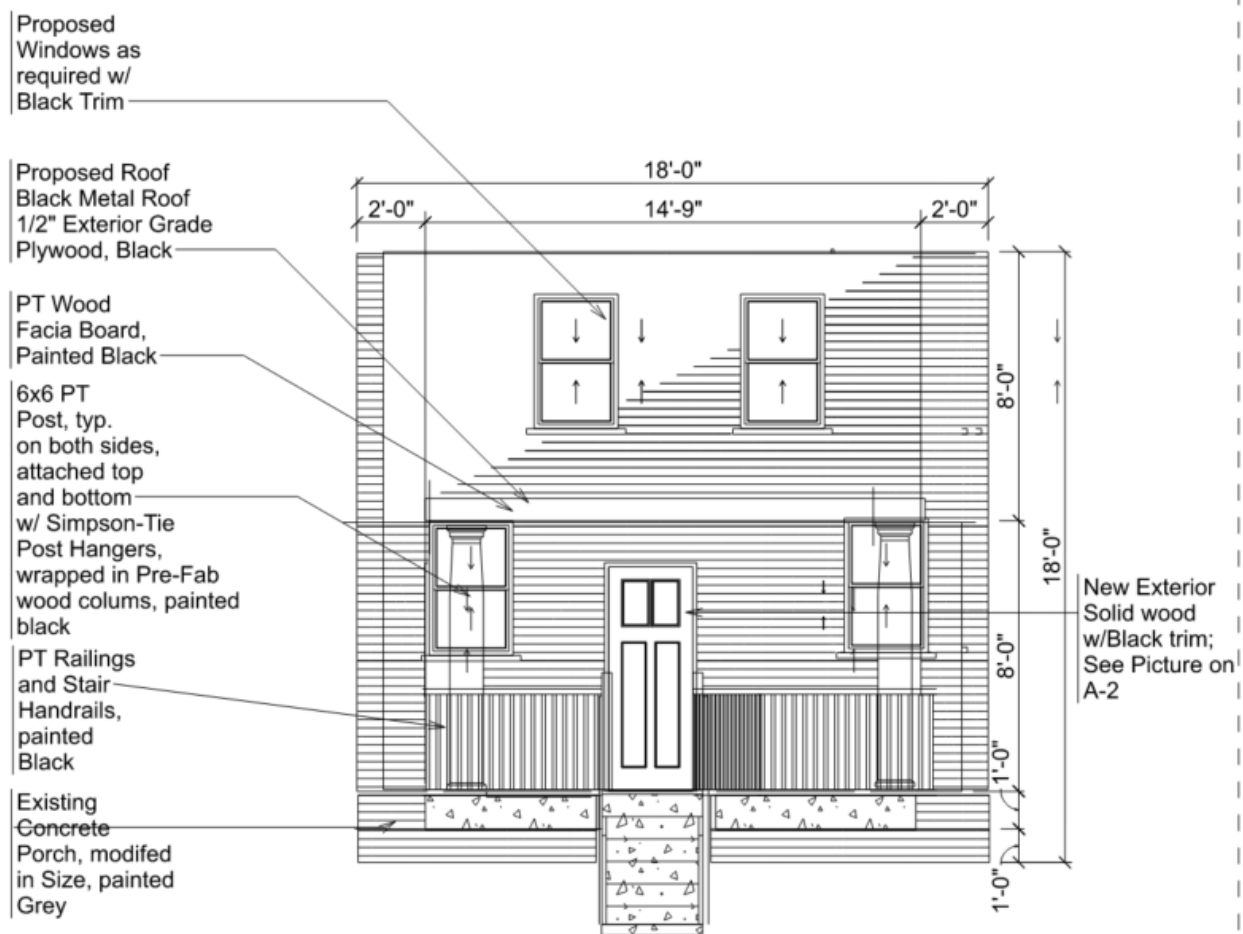


Figure 2: Proposed front elevation including new porch

The subject property is an example of the simple mid-twentieth century brick townhouses that were built in this portion of the Parker Gray District. As with other examples of this type of structure, it was built as part of a string of buildings to form a consistent blockface. This particular string of buildings has been modified over time so that there is variation in the treatment of the building entries. This includes a metal canopy at the building to the south and modified entry trim further south along the block. Front porches have been added to these types of buildings throughout the district and come in a variety of architectural styles and materials. As the current blockface has previously lost its homogeneous character and entry features are a common modification to these buildings, staff supports the introduction of a porch to the subject property.

While staff supports the introduction of a porch to this structure, the submitted drawings do not include a great deal of detail regarding its construction or configuration. As submitted, it is unclear how the roof structure will attach to the building and how this relates to the upper level windows. It is also unclear how the roof structure and the supporting columns will work with the trim and the drainage elements. The proposed columns are very formal in design and appear to be out of scale for the porch. Staff recommends that the applicant work with staff on the detailing of the porch columns and roof to make them compatible with the existing structure. The base of the porch is also somewhat unclear. The elevation shows the railings extending past the base of the porch and aligning with the first floor window and no detail is provided for the area under the painted concrete. Staff recommends that the applicant work with staff on this configuration to allow the porch to align with the windows and for the area under the concrete to be brick to match the building masonry.

As noted above, the front elevation does not show the correct design for the proposed front door. The submission includes a photograph of the proposed front door, it will be wood and glass with a large glazed area that features decorative metal work and an arched top. A raised panel will be located beneath the glazed area (Figure 3).



Figure 3: Proposed replacement front door

Staff finds that the design of the proposed front door is not compatible with the style of the building. The building has a vaguely neo-colonial design with formal entry trim and simple composition. The proposed front door is too decorative for this design and would not be compatible with the neo-colonial architecture. Nearby buildings include a wide variety of designs for the front doors that are more appropriate for the design of the building. Staff recommends that the applicant work with staff to select a door design that is more compatible with the design of the existing building.

At the rear of the building, the applicant is proposing to modify the size of the ground floor window and install a single panel picture window in place of the previous window. The applicant is also proposing to relocate the door and build a new concrete entry stair and landing with wood railings similar to the front entry (Figure 4).

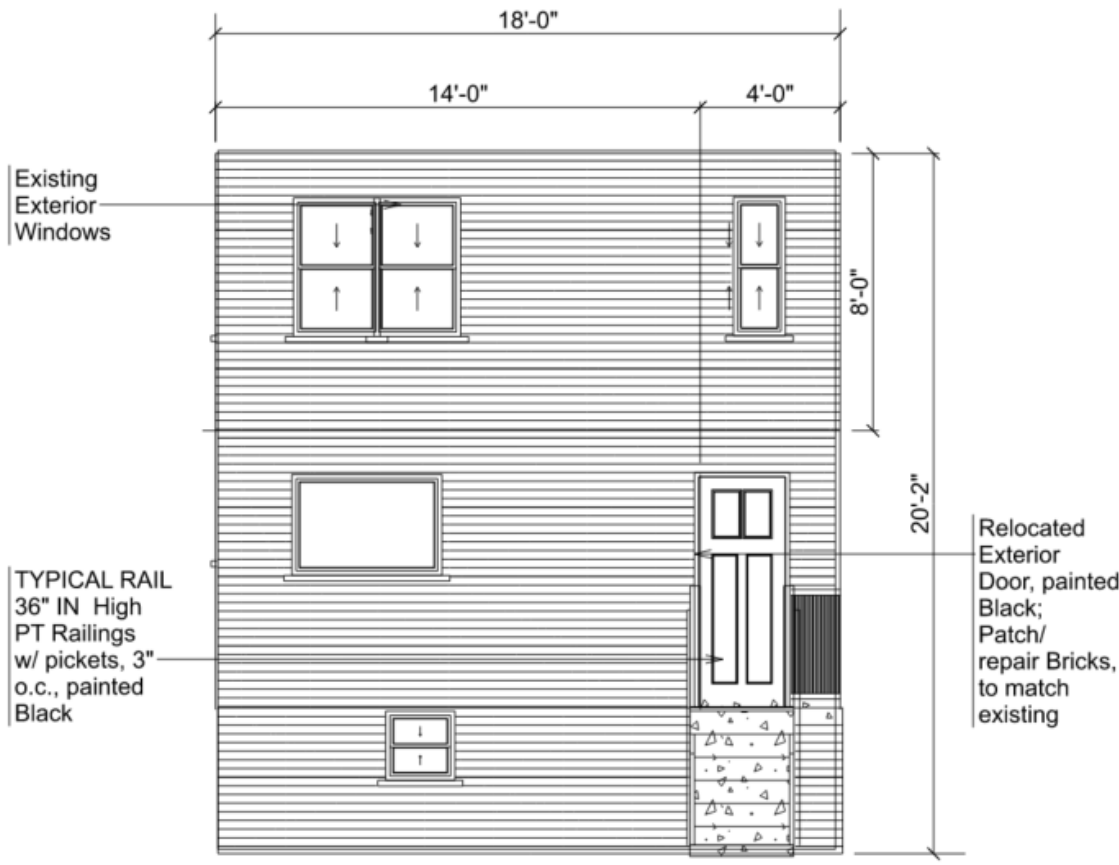


Figure 4: Proposed rear elevation

The proposed modifications to the rear of the building are more utilitarian in nature and do not represent significant changes to the design. Staff supports the modification of the ground floor window but finds that it should be aligned with the window above and that the configuration of the window should be similar to the configuration of other windows on the building. Similar to the front porch, the submitted materials are unclear on the design and configuration of the rear entry. The plan shows a narrow stair and similar landing that is aligned with the entry door where the elevation shows a landing that is larger, extending to the corner of the building. Staff recommends that the applicant work with staff on the design of the rear entry to develop a proposal that is compatible with the overall composition. The submitted materials are also unclear regarding the design for the rear entry door. The elevation shows it to be a design similar to the front door but as previously noted, the door being proposed for that location is different than what is shown in the elevation. Staff recommends that the applicant work with staff to select a door design that is appropriate for this secondary elevation. As with the side elevation, there are areas of brick that have been infilled and areas of brick that will need to be infilled on the rear elevation. Staff recommends that the applicant work with staff to ensure that this brick infill matches the adjacent wall.

For the reasons noted above, staff recommends approval of the Permit to Demolish/Capsulate and Certificate of Appropriateness, with the following conditions:

1. The applicant work with staff on the final design for the details at the front porch including the columns, roof, and drainage elements.
2. The applicant work with staff to select a front entry door that is appropriate for the style of the house.
3. The edge of the front porch aligns with the edge of the first floor windows.
4. The area under the porch be enclosed with brick to match the brick on the house, similar to the existing entry stoop.
5. The applicant work with staff to ensure that where existing window or door openings are modified the brick and mortar match the existing adjacent masonry as closely as possible.
6. The applicant work with staff to select a design for the rear door that is appropriate for the style of the house.
7. The first floor fixed window on the west elevation align with the window above and include muntins in a configuration similar to other windows on the building.
8. The stairs and landing at the rear entrance door are constructed per the plan.
9. All new windows and doors match those administratively approved under BAR2023-00434.

STAFF

Bill Conkey, AIA, Historic Preservation Architect, Planning & Zoning
Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

I. CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Proposed replacement and rear door relocation will comply with zoning.

C-2 Proposed front porch will comply with zoning.

F-1 Staff completed an updated FAR sheet for the applicant in terms of what he would need to submit for building plan.

F-2 Staff gave comments regarding the need to clarify the structure size on the building permit survey. However, due to structure meeting setbacks and being an allowed encroachment it can proceed to BAR.

Code Administration

C-1 No comment per the approved building permit.

Transportation and Environmental Services

R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)

- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Alexandria Archaeology

- F-1 No archaeology comments

V. ATTACHMENTS

I – Application Materials

- Completed application
- Plans (included in application)
- Material specifications (included in application)
- Photographs (included in application)

2 – Supplemental Materials

- Public comment if applicable
- Any other supporting documentation

BAR CASE# _____

(OFFICE USE ONLY)

ADDRESS OF PROJECT: 426 Earl St

DISTRICT: Old & Historic Alexandria Parker – Gray 100 Year Old Building

TAX MAP AND PARCEL: 063.02-05-02 ZONING: _____

APPLICATION FOR: *(Please check all that apply)*

CERTIFICATE OF APPROPRIATENESS

PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)

WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA *(Section 7-802, Alexandria 1992 Zoning Ordinance)*

WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant: Property Owner Business *(Please provide business name & contact person)*

Name: Lisa James

Address: 426 Earl St

City: Alexandria State: VA Zip: 22314

Phone: _____ E-mail : _____

Authorized Agent *(if applicable)*: Attorney Architect _____

Name: Alltecs (Dawnta Million)

Phone: 202-322-4114

E-mail: Info@alltecsc.com

Legal Property Owner:

Name: Lisa James

Address: 426 Earl

City: Alexandria State: VA Zip: 22314

Phone: 301-675-9131 E-mail: Jjialz@msn.com

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

- NEW CONSTRUCTION
- EXTERIOR ALTERATION: *Please check all that apply.*
 - awning
 - doors
 - lighting
 - other porch
 - fence, gate or garden wall
 - windows
 - pergola/trellis
 - HVAC equipment
 - siding
 - painting unpainted masonry
 - shutters
 - shed
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

DESCRIPTION OF PROPOSED WORK: *Please describe the proposed work in detail (Additional pages may be attached).*

CLOSE IN WINDOWS WITH BRICK, RESIZE WINDOWS
 INSTALL NEW FRONT AWNING / Porch Roof
 EXPAND PORCH
Brick point up

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.*

- 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.

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.

- N/A Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
- FAR & Open Space calculation form.
- Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- Existing elevations must be scaled and include dimensions.
- Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
- Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- For development site plan projects, a model showing mass relationships to adjacent properties and structures.

Signs & Awnings: One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.

- N/A Linear feet of building: Front: 9FT Secondary front (if corner lot): _____.
- Square feet of existing signs to remain: _____.
- Photograph of building showing existing conditions.
- Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- Location of sign (show exact location on building including the height above sidewalk).
- Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
- Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

Alterations: Check N/A if an item in this section does not apply to your project.

- N/A Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- Drawings accurately representing the changes to the proposed structure, including materials and 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.

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

- 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: Dawnta Million

Date: 4/8/24


BAR CASE# _____
(OFFICE USE ONLY)

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APPLICANT OR AUTHORIZED AGENT:

Signature: 

Printed Name: Dawnta Million

Date: 3/11/24



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. 426 EARL STREET Street Address R-20 Zone

A2. 1855 Total Lot Area x Floor Area Ratio Allowed by Zone = 0 Maximum Allowable Floor Area

B. Existing Gross Floor Area

<u>Existing Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	441	Basement**	441	B1. <input type="text" value="0"/> <input style="width: 100px;" type="text" value="1379"/> Sq. Ft.
First Floor	441	Stairways**	30	Existing Gross Floor Area*
Second Floor	441	Mechanical**	16	B2. <input type="text" value="0"/> <input style="width: 100px;" type="text" value="543"/> Sq. Ft.
Third Floor		Attic less than 7'***		Allowable Floor Exclusions**
Attic		Porches**	28	B3. <input type="text" value="0"/> <input style="width: 100px;" type="text" value="836"/> Sq. Ft.
Porches	28	Balcony/Deck**	28	Existing Floor Area Minus Exclusions (subtract B2 from B1)
Balcony/Deck	28	Garage**		Comments for Existing Gross Floor Area <div style="border: 1px solid gray; height: 40px; width: 100%;"></div>
Garage		Other***		
Other***		Other***		
B1. Total Gross	<input type="text" value="0"/> <input style="width: 100px;" type="text" value="1379"/>	B2. Total Exclusions	<input type="text" value="0"/> <input style="width: 100px;" type="text" value="543"/>	

C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement		Basement**	441	C1. <input type="text" value="0"/> <input style="width: 100px;" type="text" value="108"/> Sq. Ft.
First Floor		Stairways**	30	Proposed Gross Floor Area*
Second Floor		Mechanical**	16	C2. <input type="text" value="0"/> <input style="width: 100px;" type="text" value="623"/> Sq. Ft.
Third Floor		Attic less than 7'***		Allowable Floor Exclusions**
Attic		Porches**	108	C3. <input type="text" value="0"/> <input style="width: 100px;" type="text" value="515"/> Sq. Ft.
Porches	108	Balcony/Deck**	28	Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Balcony/Deck		Garage**		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. ** 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.
Garage		Other***		
Other***		Other***		
C1. Total Gross	<input type="text" value="0"/> <input style="width: 100px;" type="text" value="108"/>	C2. Total Exclusions	<input type="text" value="0"/> <input style="width: 100px;" type="text" value="623"/>	

D. Total Floor Area

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

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

E. Open Space (RA & RB Zones)

E1. Sq. Ft.
Existing Open Space

E2. Sq. Ft.
Required Open Space

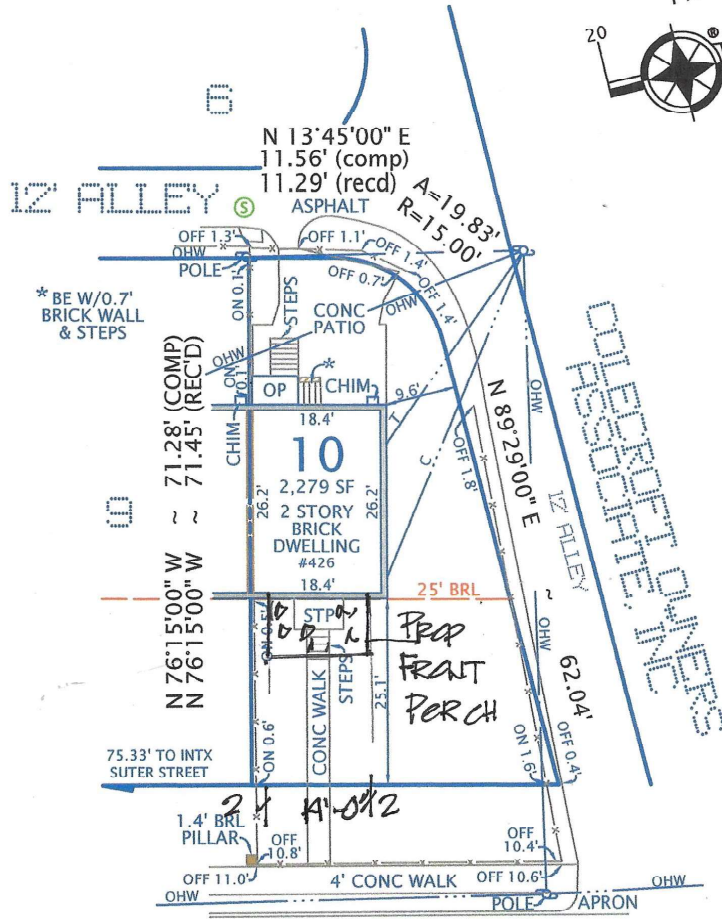
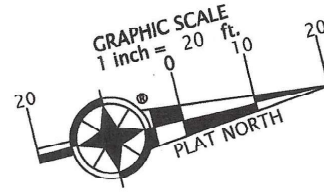
E3. Sq. Ft.
Proposed Open Space

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

Signature:

Date: 5/24/24

- NOTES: 1. FENCES ARE FRAME.
2. UTILITIES ARE UNDERGROUND.



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FAR = 468-

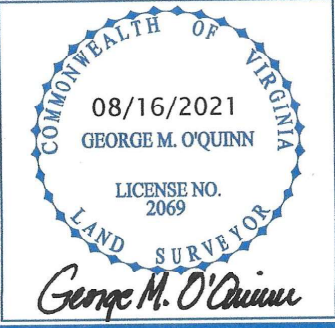
2.5' CURB & GUTTER
S 13°58'00" W
41.39'
EARL STREET
66' WIDE

PLAT
SHOWING HOUSE LOCATION ON
LOT 10, BLOCK 1
E. H. THREADGILL PROPERTY

(DEED BOOK 229, PAGE 121)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' AUGUST 16, 2021

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.
A TITLE REPORT WAS NOT FURNISHED.
NO CORNER MARKERS SET.



ORDERED BY:

LISA JAMES

DOMINION Surveyors Inc.®
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412

426 Earl Street

Arlington, VA

GENERAL SCOPE:

Replace windows as indicated on drawings; existing lintels to remain; Modify existing front Concrete porch to include Modify size and add Roof

INDEX OF DRAWINGS

CS-1	COVER SHEET	
A-1	BASEMENT AND FIRST FLOOR PLANS	
A-2	SECOND FLOOR AND EXISTING PICTURES	
A-3	ELEVATIONS	

April 8, 2024 Owner: Lisa James

BUILDING ANALYSIS

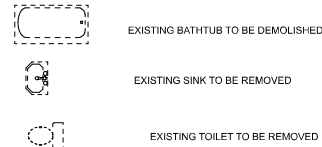
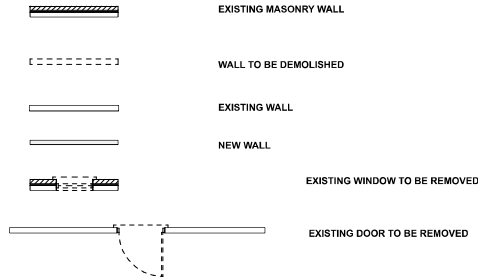
CODES UTILIZED

2018 VIRGINIA EXISTING BUILDING CODE
2018 VIRGINIA RESIDENTIAL CODE

BUILDING CLASSIFICATION TYPE IIB

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS

PRIMARY STRUCTURAL FRAME	1
BEARING WALLS	2
INTERIOR WALLS	1
NON-BEARING WALLS/PARTITIONS	0
FLOOR CONSTRUCTION	1
ROOF CONSTRUCTION	1



DESIGN CRITERIA:

ALL FLOOR AREAS: 40 PSF PER LIVE LOAD
FROST DEPTH FOR FOOTINGS: 30"
WIND SPEED: 90 MPH, 3 SEC. GUST
DESIGN WIND PRESSURE: 20 PSF
GROUND SNOW/MIN. DESIGN ROOF LOAD: 30 PSF



anthony jones
Construction Consultant

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Professional Member,



American Institute
of Building Design

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10/16/23

8601 14th Street NW
Washington, DC 20012 FAX: 202-204-5741
PHONE: 240-350-3880
EMAIL: ajonesnewell@gmail.com

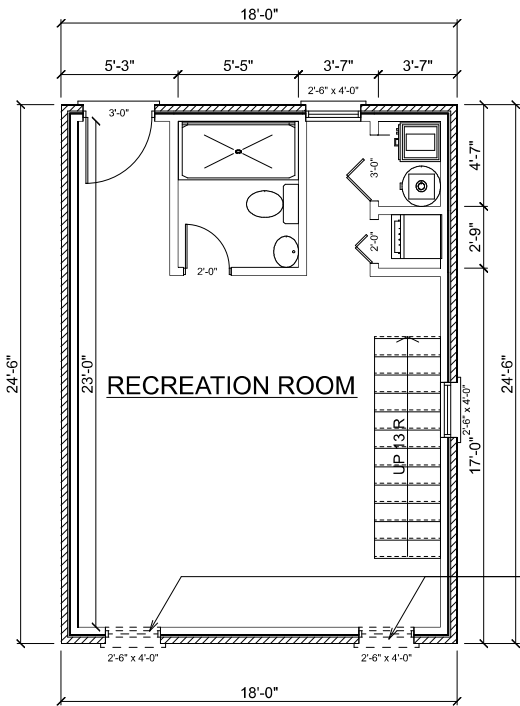
anthony jones
Construction Consultant

DATE OF DRAWING
10/16/23

OWNER: LISA JAMES
426 Earl Street
Arlington, VA 22214

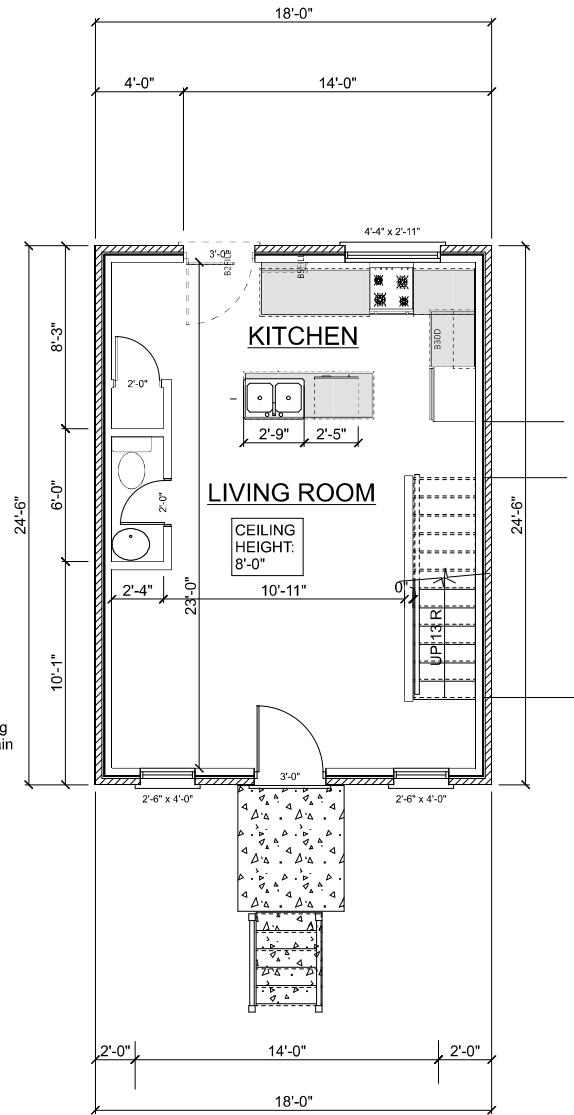
MODIFICATIONS TO SINGLE FAMILY HOME
426 Earl Street
Arlington, VA 22214

CS-1

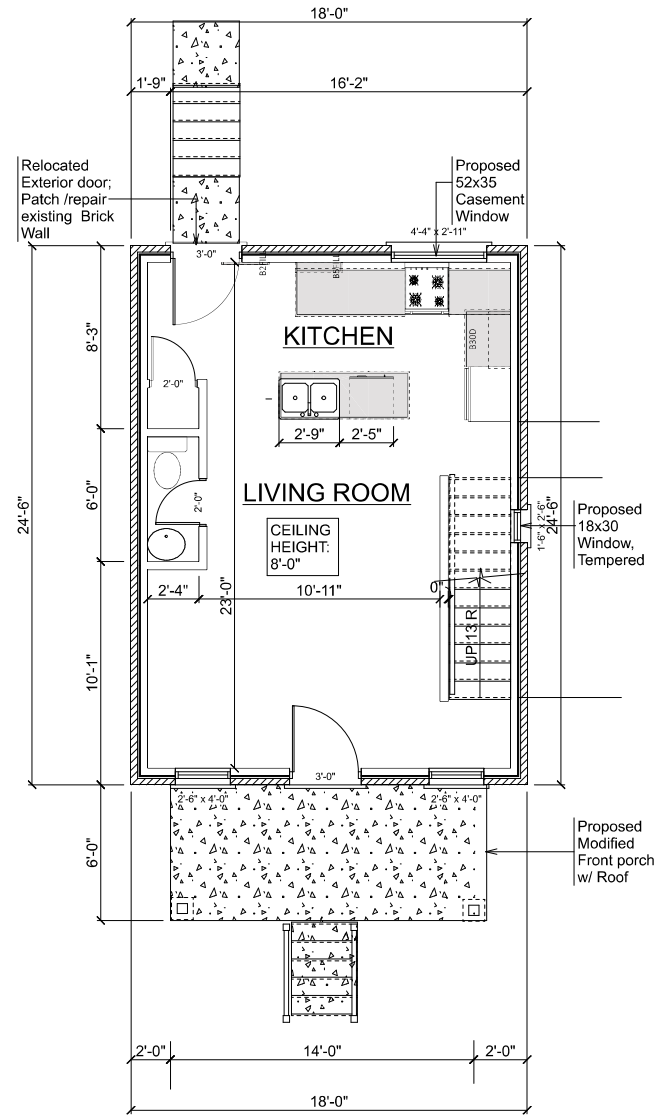


proposed basement plan

BASEMENT AND FIRST FLOOR PLANS
SCALE: 3/8" = 1'-0"



existing first floor plan



proposed first floor plan

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6051 14th Street NW
Washington, DC 20015
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EMAIL: algoneseville@gmail.com

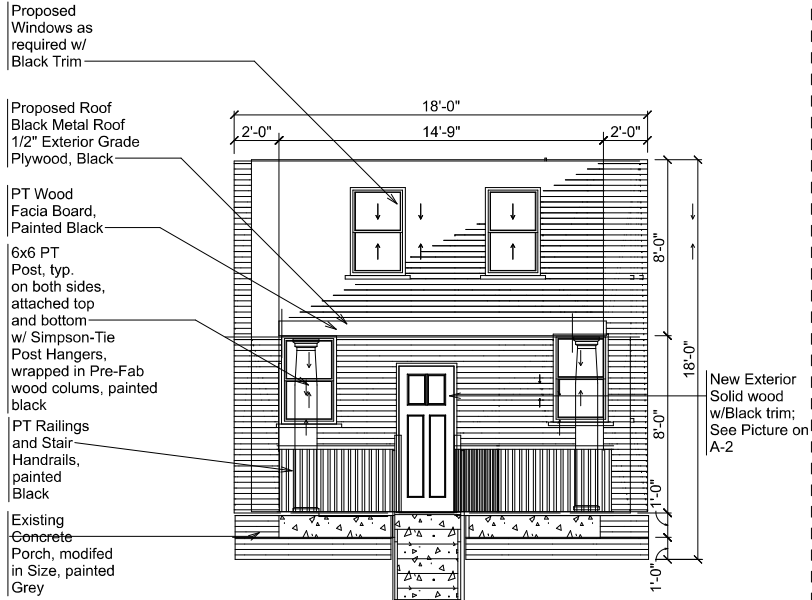
anthony jones
Construction Consultant

DATE OF DRAWING
1/26/20

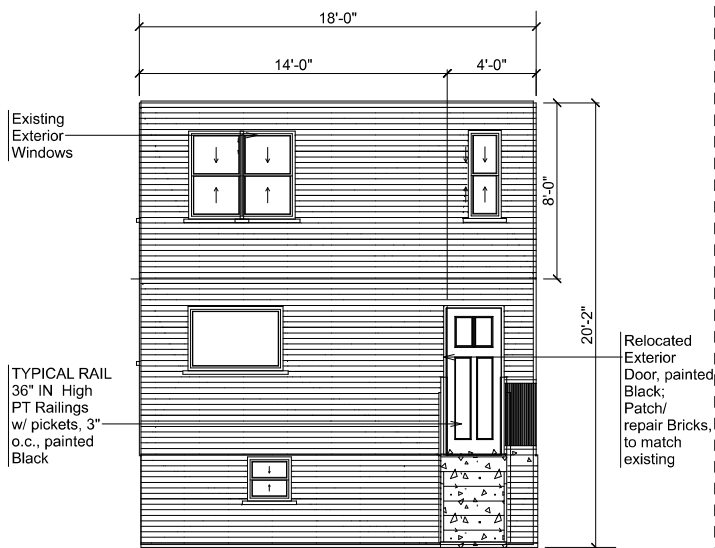
OWNER: **LISA JAMES**
428 East Street
Alexandria, VA 22314

MODIFICATIONS TO SINGLE FAMILY HOME
428 East Street
Alexandria, VA 22314

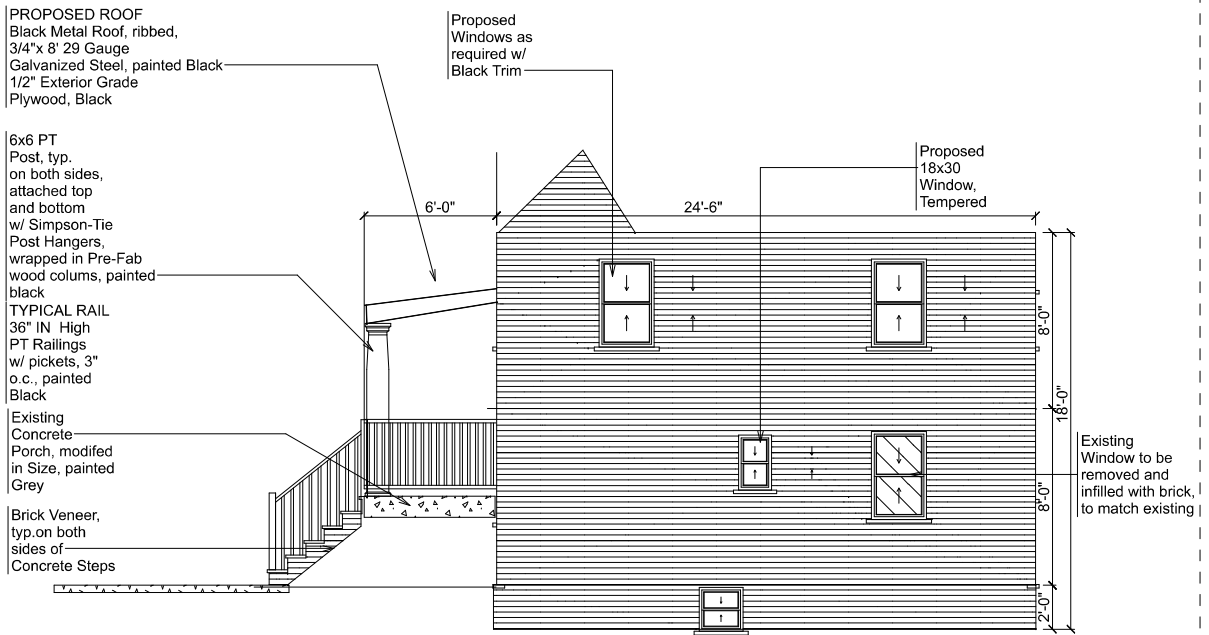
A-1



NORTH ELEVATION
SCALE: 3/8" = 1'-0"



SOUTH ELEVATION
SCALE: 3/8" = 1'-0"



EAST ELEVATION
SCALE: 3/8" = 1'-0"

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anthony jones
Construction Consultant

DATE OF DRAWING
10/16/23

OWNER: LISA JAMES
428 East Street
Alexandria, VA 22314

MODIFICATIONS TO SINGLE FAMILY HOME
428 East Street
Alexandria, VA 22314

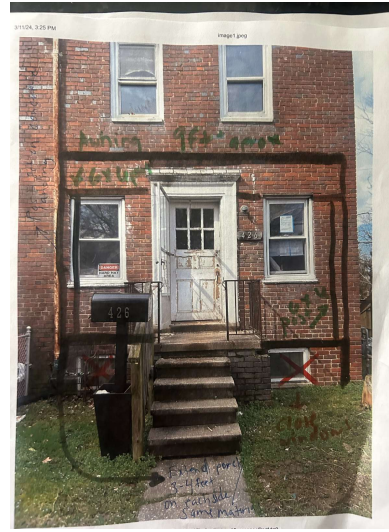
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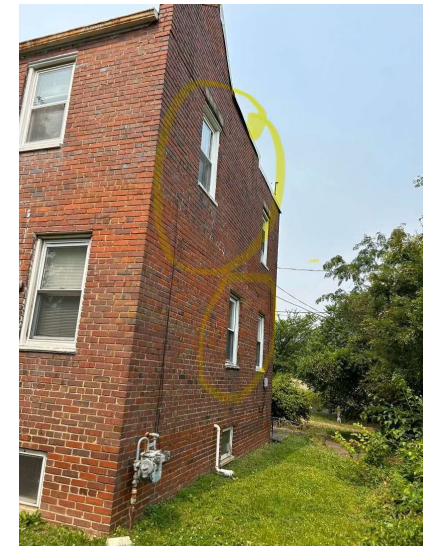
Proposed Roof Material
SCALE: NOT TO SCALE



Proposed Front Door
SCALE: NOT TO SCALE



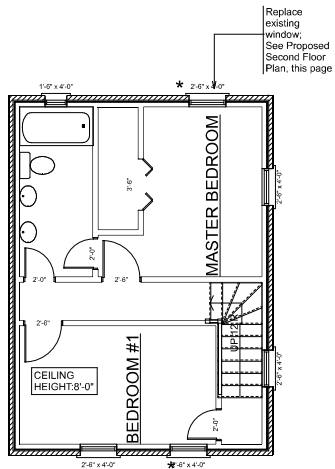
EXISTING FRONT
SCALE: 1/4" = 1'-0"



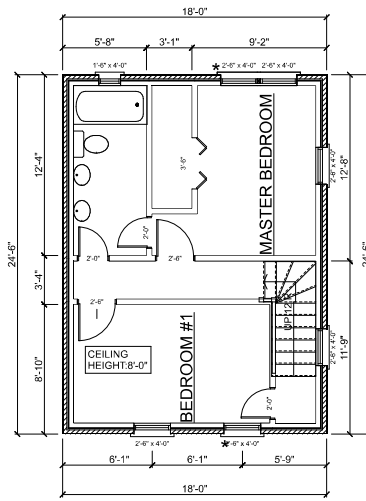
EXISTING SIDE
SCALE: 0.1562" = 1'-0"



EXISTING REAR
SCALE: 3/16" = 1'-0"



existing second floor plan



proposed second floor plan

Existing and Proposed Second Floor Plans
SCALE: 1/4" = 1'-0"

SUBJECT TO FIELD INSPECTION

426 Earl Street

Arlington, VA

October 16, 2023 Owner: Lisa James

GENERAL SCOPE:

Interior structural modifications to include relocation of stairs, patch/repair existing Basement concrete slab; Replace in kind Kitchen and Bathroom fixtures, and modifications to Electrical and Mechanical systems

CONSTRUCTION AUTHORIZED
CODE ADMINISTRATION
ALEXANDRIA VIRGINIA

11/29/2023

THIS DOCUMENT APPEARS TO COMPLY
WITH ALL APPLICABLE CODES AND
REGULATIONS

BY Michael McPhail

FOR BUILDING OFFICIAL

SEPARATE ELECTRICAL,
MECHANICAL, PLUMBING AND
FUEL GAS PERMITS REQUIRED
AS NECESSARY

Inspections to be called in for every
permit obtained individually via APEX
system

All Work Reviewed Under
2018 Virginia Residential Code and
Manufacturer's Requirements

INDEX OF DRAWINGS

CS-1	COVER SHEET	
A-1	BASEMENT FLOOR PLANS	
A-2	FIRST FLOOR PLANS	
A-3	SECOND FLOOR PLANS	
S-1	STRUCTURAL NOTES	
S-2	FRAMING PLANS	
S-3	SECTIONS/DETAILS	
EM-1	ELECTRICAL/MECHANICAL PLANS	

ALL WORK APPROVED IS FOR INTERIOR ONLY

BUILDING ANALYSIS

CODES UTILIZED

2018 VIRGINIA EXISTING BUILDING CODE
2018 VIRGINIA RESIDENTIAL CODE

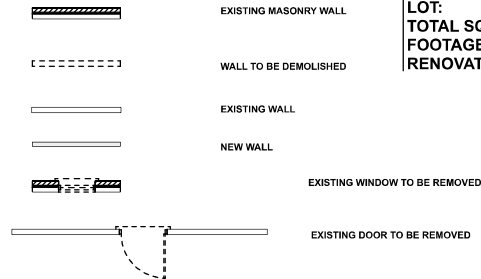
BUILDING CLASSIFICATION

TYPE IIB

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS

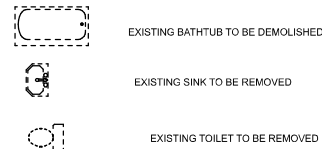
PRIMARY STRUCTURAL FRAME	1
BEARING WALLS	2
INTERIOR WALLS	1
NON-BEARING WALLS/PARTITIONS	0
FLOOR CONSTRUCTION	1
ROOF CONSTRUCTION	1

ZONING DISTRICT: R-3
SQUARE: 3329
LOT: 0805
TOTAL SQUARE
FOOTAGE OF
RENOVATION 1200



DESIGN CRITERIA:

ALL FLOOR AREAS: 40 PSF PER LIVE LOAD
FROST DEPTH FOR FOOTINGS: 30"
WIND SPEED: 90 MPH, 3 SEC. GUST
DESIGN WIND PRESSURE: 20 PSF
GROUND SNOW/RAIN, DESIGN ROOF LOAD: 30 PSF



SECTION LINE

SECTION/DETAIL MARKER



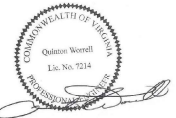
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ajonesnewell@gmail.com

Professional Member,

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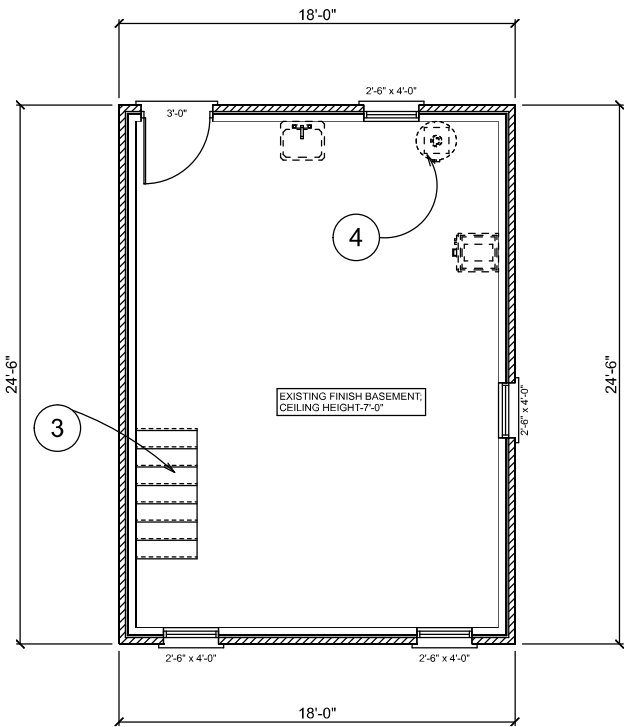


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WORRELL

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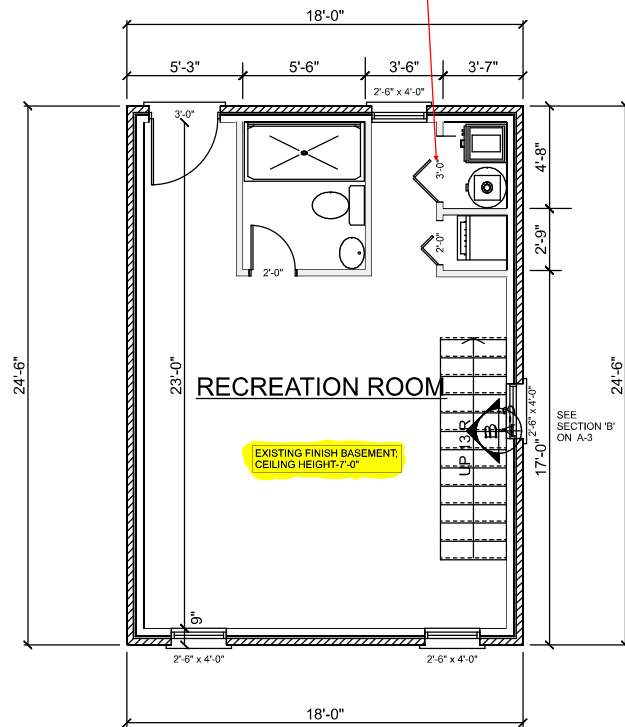
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 ALEXANDRIA VIRGINIA
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 REGULATIONS
 BY: **Michael McPhail**
 FOR BUILDING OFFICIAL



existing basement plan

BASEMENT FLOOR PLANS
 SCALE: 3/8" = 1'-0"



proposed basement plan

KEYNOTE SCHEDULE	
ID	NOTE
①	Re-locate existing Stairs, typ. on all Floors
②	Re-configure existing Kitchen; See Proposed First Floor Plan, this page
③	Relocate existing Stairs, typ. on all floors
④	Re-locate existing Mechanical Room; Construct new Bathroom; See Proposed Bathroom, this page
⑤	Re-locate Stairs; typ. on all floors
⑥	Re-configure existing Bathroom; See Proposed Second Floor Plan, this page
⑦	Dem non-bearing partitions: Patch/repair at all intersections



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 PHONE: 202.350.3880
 EMAIL: ajs@penet.com

anthony jones
 Construction Consultant

PROJECT DRAWING
 [initials]

OWNER: LISA JAMES
 428 Earl Street
 Alexandria, VA 22314

MODIFICATIONS TO SINGLE FAMILY HOME
 428 Earl Street
 Alexandria, VA 22314

A-1

SUBJECT TO FIELD INSPECTION

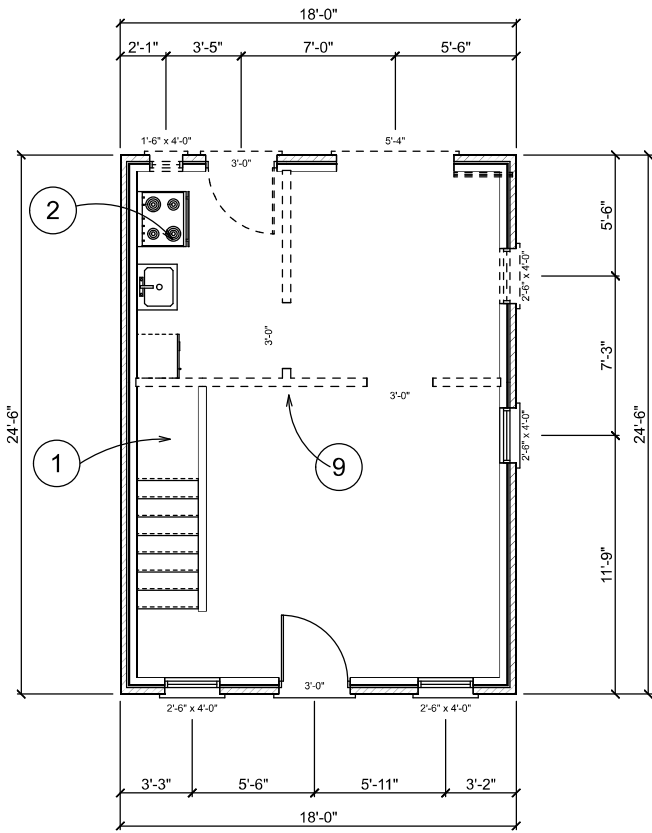
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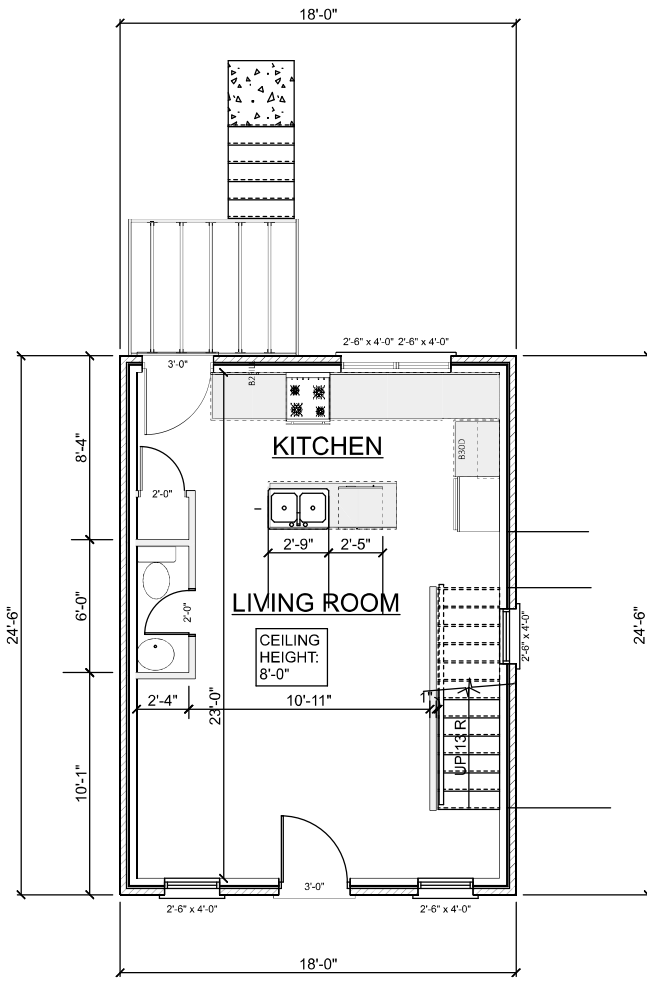
BY: *Michael McPhail*
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 10/19/23



existing first floor plan

First Floor Plans
 SCALE: 3/8" = 1'-0"



proposed first floor plan

ID	NOTE
①	Re-locate existing Stairs, typ. on all Floors
②	Re-configure existing Kitchen; See Proposed First Floor Plan, this page
③	Relocate existing Stairs, typ. on all floors
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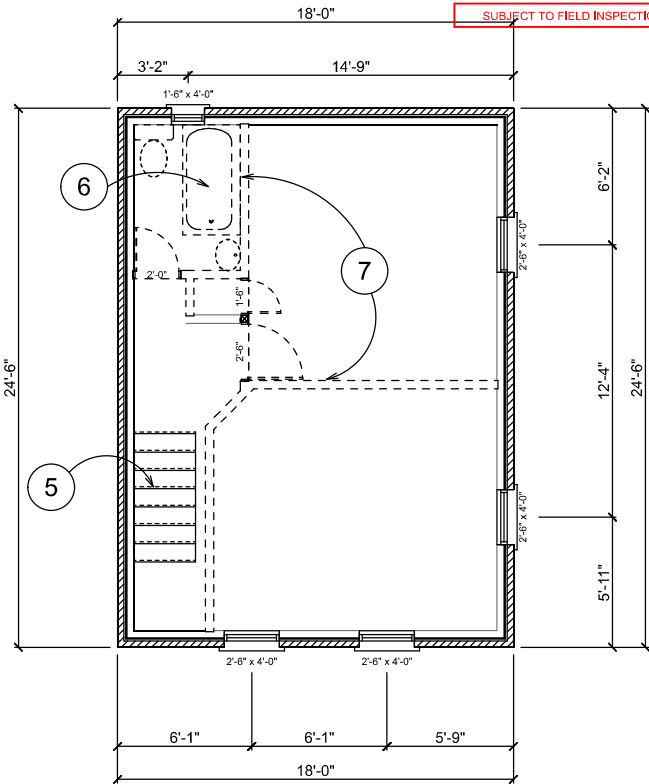
8001 14th Street NW
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 PHONE: 202.204.3880
 EMAIL: alpinetw@jones.com

anthony jones
 Construction Consultant

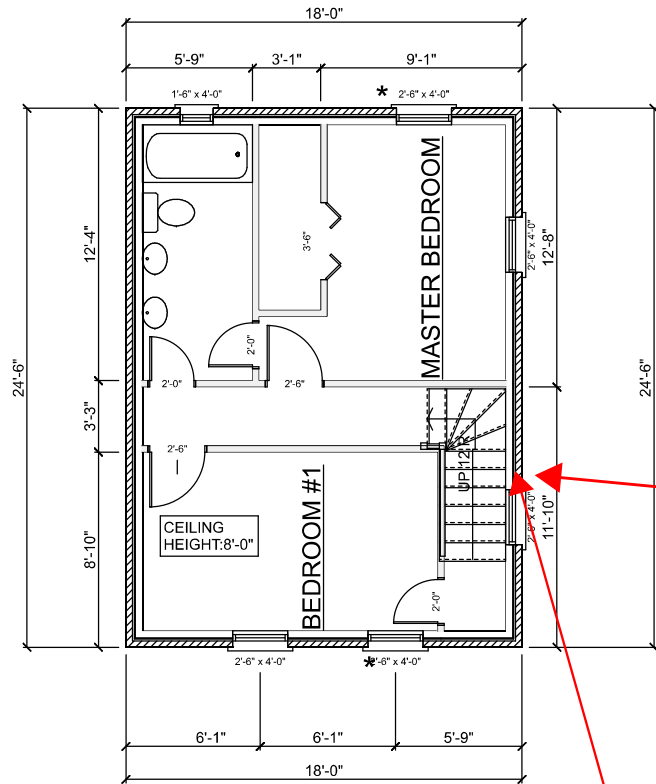
OWNER: LISA JAMES
 428 East Street
 Alexandria, VA 22314

MODIFICATIONS TO SINGLE FAMILY HOME

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QUINTON WORRELL
 Date: 2023.11.23
 08:01:16 -05'00'



existing second floor plan



proposed second floor plan

ID	NOTE
1	Re-locate existing Stairs, typ. on all Floors
2	Re-configure existing Kitchen; See Proposed First Floor Plan, this page
3	Relocate existing Stairs, typ. on all floors
4	Re-locate existing Mechanical Room; Construct new Bathroom; See Proposed Bathroom, this page
5	Re-locate Stairs; typ. on all floors
6	Re-configure existing Bathroom; See Proposed Second Floor Plan, this page
7	Dem non-bearing partitions: Patch/repair at all intersections

ADVISED APPLICANT, THEY WILL NEED TO SHOW STAIR DETAILS FOR WINDER STAIRS AND MUST COMPLY WITH vrc2018 311.7.5.2.1 APPLICANT WILL HAVE INFORMATION AT INSPECTION, REQUEST TO VERIFY IN FIELD ON INSPECTION 11.29.23

STAIRS:
RISERS - 8" MIN.
TREADS - 9" MIN.
RAILING:
PICKETS WITH OPENINGS WITH LESS THAN 4" MIN BETWEEN THEM

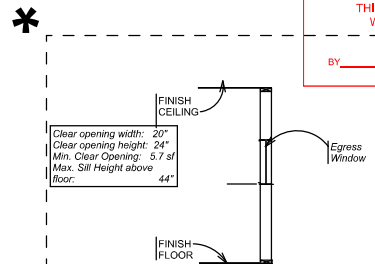
R311.7.5.2.1 Winder treads.
Winder treads shall have a tread depth of not less than 10 inches (254 mm) measured between the vertical planes of the foremost projection of adjacent treads at the intersections with the walkline. Winder treads shall have a tread depth of not less than 6 inches (152 mm) at any point within the clear width of the stair. Within any flight of stairs, the largest winder tread depth at the walkline shall not exceed the smallest winder tread by more than 3/8 inch (9.5 mm). Consistently shaped winders at the walkline shall be allowed within the same flight of stairs as rectangular treads and shall not be required to be within 3/8 inch (9.5 mm) of the rectangular tread depth.
Exception: The tread depth at spiral stairways shall be in accordance with Section R311.7.10.1

Second Floor Plans
SCALE: 3/8" = 1'-0"

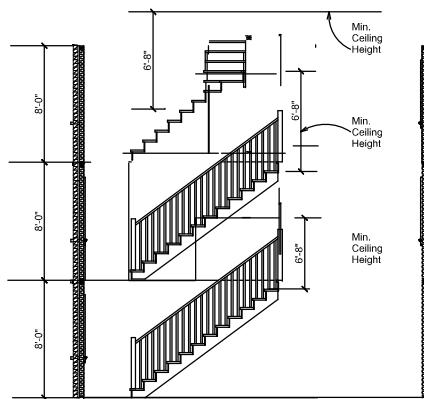
CONSTRUCTION AUTHORIZED
CODE ADMINISTRATION
ALEXANDRIA VIRGINIA

11/29/2023

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BY
Michael McPhail
FOR BUILDING OFFICIAL



SECOND FLOOR
FIRST FLOOR
BASEMENT



CROSS SECTION 'B'
SCALE: 1/4" = 1'-0"

COMMONWEALTH OF VIRGINIA
Quinton Worrell
Lic. No. 7234
Digitally signed by
QUINTON WORRELL
Date: 2023.11.23
08:01:49 -05'00'

SUBJECT TO FIELD INSPECTION

STRUCTURAL NOTES

GENERAL; ALL NOTES ARE FOR SUPPLEMENTING THE PLANS AND SPECIFICATIONS AND ARE IN NO WAY TO BE CONSIDERED AS EXCLUDING ANY ITEM IN THEM.

COORDINATION: IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE STRUCTURAL DRAWINGS AND THEIR DIMENSIONS WITH OTHER DRAWINGS AND IF A CONFLICT EXISTS HE SHALL NOT THE CARRY OUT THE AFFECTED WORK UNTIL ANTHONY JONES AND ASSOCIATES RESOLVES THE CONFLICT.

CONSTRUCTION SAFETY: LOADS GREATER THAN THE APPLICABLE DESIGN LOADS SHALL NOT BE PLACED ON THE STRUCTURE. PROVISIONS SHALL BE MADE FOR ADEQUATE BRACING AND SUPPORT OF ADJACENT CONSTRUCTION, UTILITIES AND EXCAVATIONS. JOB SITE SAFETY AND CONSTRUCTION PROCEDURES ARE THE RESPONSIBILITY OF THE CONTRACTOR.

TEMPORARY BRACING: CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS OF THE NEW CONSTRUCTION WITH THE PLANS. THIS TEMPORARY BRACING SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED

DESIGN DATA:

ROOF SNOW LOAD:	30 PSF
ROOF LIVE LOAD:	30 PSF
ROOF DEAD LOAD:	15 PSF
FLOOR LIVE LOAD:	40 PSF
FLOOR DEAD LOAD:	15 PSF
WIND LOAD:	BASIC WIND SPEED= 115 M.P.H. EXPOSURE "B"
SEISMIC PER ASCE 7-05	
SEISMIC IMPORTANCE FACTOR:	1.0
SEISMIC SITE CLASSIFICATION:	D
SEISMIC DESIGN CATEGORY:	B
ANALYSIS PROCEDURE:	EQUIVALENT LATERAL FORCE METHOD
SOIL BEARING:	1500 PSF

FOUNDATION AND EARTHWORK:

MINIMUM DEPTH TO BOTTOM OF FOOTING SHALL BE 2'-6" BELOW LOWEST ADJACENT FINISHED GRADE FOR EXTERIOR FOOTINGS.

EXCAVATIONS FOR FOUNDATIONS SHALL BE TO NEAT LINES OF FOOTINGS ALL LOOSE MATERIAL SHALL BE REMOVED FROM SURFACES TO RECEIVE CONCRETE. ALL FOOTING EXCAVATIONS SHALL BE APPROVED BY A QUALIFIED SOILS ENGINEER BEFORE CONCRETE IS PLACED U.O.N.

CONCRETE:

CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF ACI 318 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.

MINIMUM STRENGTH:
F_c = 3000 PSI AT 28 DAYS FOR FOUNDATION AND WALLS
F_c = 3500 PSI AT 28 DAYS FOR SLABS ON GRADE.

SLUMP: 4" +/- 1". NO WATER SHALL BE ADDED ON SITE WHICH WILL INCREASE SLUMP ABOVE 5".
MAXIMUM TEMPERATURE IN MIXER: 90 DEGREES F.
CONCRETE TO BE MIXED PER ASTM C94.
CURING SHALL IMMEDIATELY FOLLOW THE FINISH OPERATION. KEEP CONCRETE CONTINUOUSLY MOIST FOR AT LEAST 7 DAYS USING A POLYETHYLENE FILM SECURELY HELD IN PLACE OR AN ALTERNATE METHOD APPROVED BY ANTHONY JONES AND ASSOCIATES.

PLACEMENT PER ACI STANDARD 614

TEST: 3 CYLINDERS FOR EACH POUR, FOR EACH 150 CU. YDS. OR EACH 5000 SQ. FEET OR SURFACE AREA, WHICHEVER IS LESS.

CEMENT SHALL BE PER ASTM C150, TYPE II, LOW ALKALI.

AGGREGATE: PER ASTM C33, MAXIMUM 1"

MIX DESIGNS: SUBMIT TO ANTHONY JONES AND ASSOCIATES FOR REVIEW BY ENGINEER A MINIMUM, OF ONE WEEK PRIOR TO FIRST CONCRETE DELIVERY.

NO ADMIXTURES CONTAINING CHLORIDE SALTS ARE PERMITTED. CONCRETE SHALL NOT BE IN CONTACT WITH ALUMINUM.

CONSTRUCTION JOINTS. JOINTS SHALL BE PER DETAILS SHOWN IN STRUCTURAL PLANS.

REINFORCING STEEL:

BAR: INTERMEDIATE GRADE, NEW BILLET PER ASTM SPEC A615, GRADE 60. ALL REBAR BENDS TO BE MADE COLD

BAR LAP: CONCRETE 40 DIA. U.O.N. OR 24 IN. MINIMUM, WHICHEVER IS GREATER. STAGGER SPLICES FABRICATION AND PLACEMENT PER CRSI STANDARDS.

WELDED WIRE FABRIC SHALL CONFORM TO ASTM 82 AND ASTM 185. SPLICE WITH AT LEAST ONE FULL MESH PLACE AT MID-DEPTH. MATERIAL TO BE SUPPLIED IN FLAT SHEETS.

CONCRETE PROTECTION:

SLABS AND WALLS NOT EXPOSED TO EARTH OR WEATHER.....1" CLEAR. CONCRETE DEPOSITED AGAINST EARTH WITHOUT FORMS..... 3" CLEAR.

CONCRETE EXPOSED TO WEATHER AFTER FORMING:
#6 AND LARGER.....2" CLEAR
#5 AND SMALLER..... 1-1/2" CLEAR

REINFORCING IN CONCRETE PLACED AGAINST EARTH WITHOUT FORMS IS TO BE SUPPORTED BY CONCRETE BLOCK, APPROVED NON-METALLIC CHAIRS, OR ANOTHER METHOD APPROVED BY THE ENGINEER.

DOWELS: MATCH VERTICALS IN SIZE AND SPACING U.O.N., MINIMUM 30" LAP, U.O.N.

MASONRY:

CONCRETE MASONRY UNITS SHALL COMPLY WITH ACI530 AND SHALL BE GRADE M WITH UNIT COMPRESSIVE STRENGTH OF 3, 750 PSI. F_m FOR MASONRY SHALL ME 2, 500 PSI.

MASONRY GROUT SHALL HAVE COMPRESSIVE STRENGTH OF 2,000 PSI AT 28 DAYS

PROVIDE VERTICAL EXPANSION JOINTS IN MASONRY WALL AT INTERVALS NOT TO EXCEED 32 FT.

WOOD:

WOOD SHALL BE #1#2 SPF WITH F_b = 875 MIN. F_c = 1100 PSI. MIN. MICROLAM SHALL HAVE F_b = 2600 PSI, MIN.

CONSTRUCTION AUTHORIZED
CODE ADMINISTRATION
ALEXANDRIA VIRGINIA

11/29/2023

THIS DOCUMENT APPEARS TO COMPLY
WITH ALL APPLICABLE CODES AND
REGULATIONS

BY Michael McPhail
FOR BUILDING OFFICIAL

PERMIT COPY
10/16/23

8001 14th Street NW
Washington, DC 20012
PHONE: 202.204.3880
FAX: 202.204.5741
EMAIL: aljones@wjg.com

anthony jones
Construction Consultant

SIZE OF DRAWING
EACH

OWNER: LISA JAMES
428 East Street
Alexandria, VA 22314

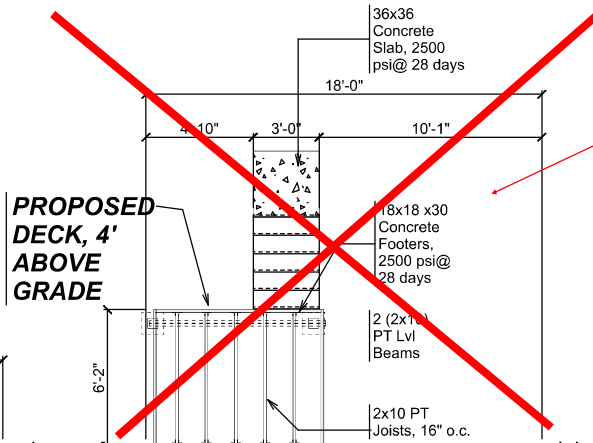
MODIFICATIONS TO SINGLE FAMILY HOME
428 East Street
Alexandria, VA 22314



QUINTON
WORRELL
Digitally signed by
QUINTON WORRELL
Date: 2023.11.23
08:02:15 -05'00'

S-1

SUBJECT TO FIELD INSPECTION



REMOVED FROM SCOPE

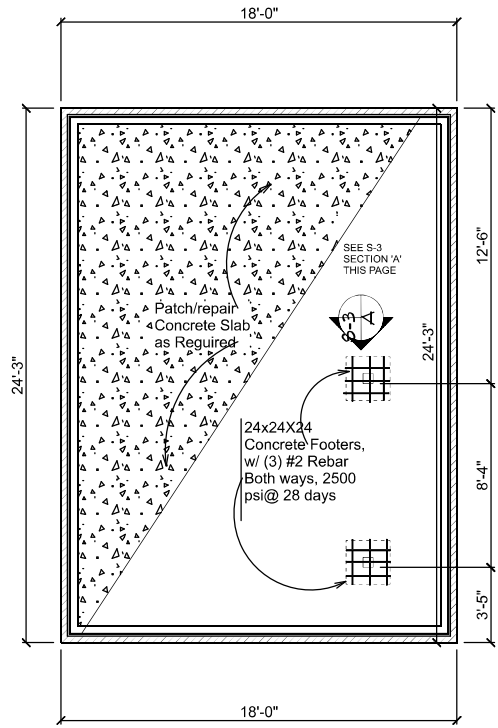
CONSTRUCTION AUTHORIZED
 CODE ADMINISTRATION
 ALEXANDRIA VIRGINIA

11/29/2023

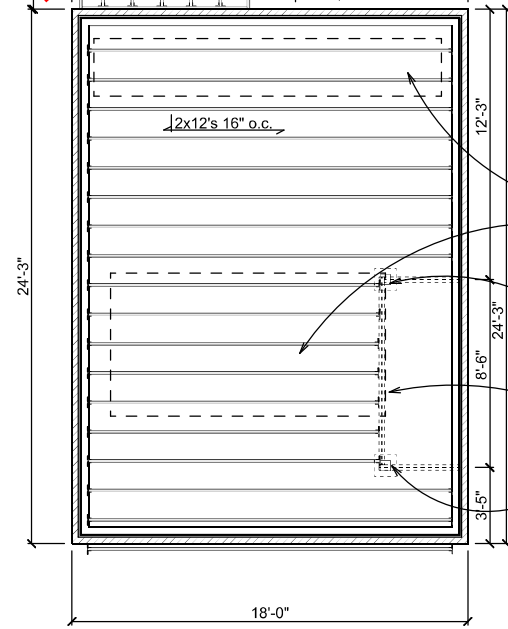
THIS DOCUMENT APPEARS TO COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS

BY: Michael McPhail

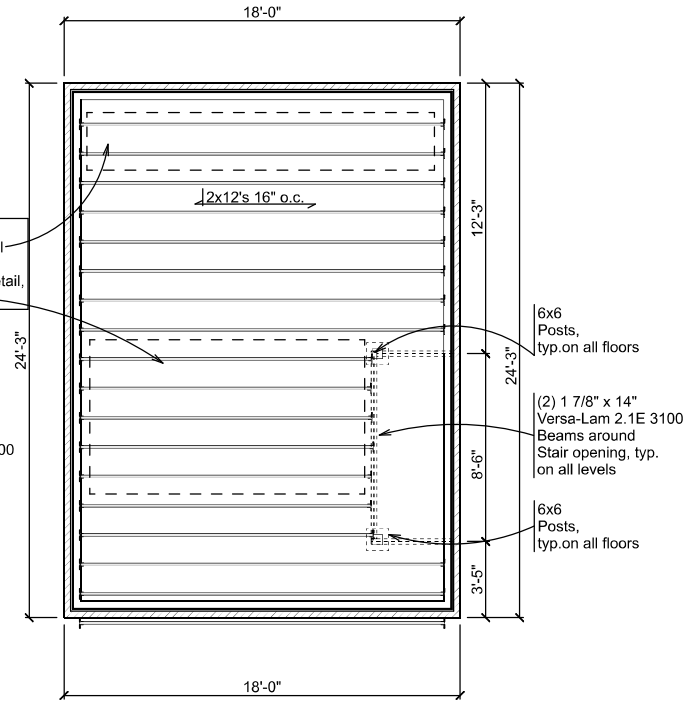
FOR BUILDING OFFICIAL



proposed foundation plan



proposed first floor framing plan



proposed second floor framing plan

PROPOSED FRAMING PLANS
SCALE: 3/8" = 1'-0"

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MODIFICATIONS TO SINGLE FAMILY HOME
 428 East Street
 Alexandria, VA 22314

S-2

Versa-Lam® LVL Product Profiles

When you specify headers and beams made of Versa-Lam® laminated veneer lumber (LVL), you are buying quality into your design. They are excellent for floor and roof framing supports and as headers for doors, windows, and garage doors. Versa-Lam® LVL can even be used in column applications. Because they have no comb, Versa-Lam® LVL products provide faster, quieter floors—which helps ensure happier customers and significantly fewer builder callbacks.



Some products may not be available in all markets. Contact your local Cascade EWP Representative for availability.

Architectural Specifications

Scope — This work includes the complete framing and installation of all Versa-Lam® LVL beams as shown on the drawings. Beams specified are necessary to complete the work.

Materials — Southern Pine or Douglas fir species, laminated in a press with all grain parallel with the length of the member. Glues used in lamination are phenol formaldehyde and isocyanate extrinsic type adhesives which comply with ASTM D5555.

Design — Versa-Lam® LVL beams shall be sized and detailed to fit the dimensions and loads indicated on the plans. All designs shall be in accordance with all applicable codes and in accordance with ASTM D5555 and listed in the governing code evaluation service's report and section properties based upon standard engineering principles. Verification of design of the Versa-Lam® LVL beams by complete calculations shall be available upon request.

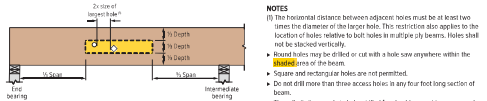
Drawings — All drawings showing layout and detail necessary for conforming fit and placement in the building as are not to be provided by the supplier.

Fabrication — Versa-Lam® LVL beams shall be manufactured in a press with all grain parallel with the length of the member. Glues used in lamination are phenol formaldehyde and isocyanate extrinsic type adhesives which comply with ASTM D5555.

Codes — Versa-Lam® LVL beams shall be installed in accordance with the plans and Boise Cascade EWP's Installation Guide. Temporary construction loads shall cause stresses beyond design limits are not permitted. Erection bracing shall be provided to ensure adequate lateral support for the individual beams and the entire system until the sheathing material has been applied.

Codes — Versa-Lam® LVL beams shall be installed in accordance with the governing code evaluation service.

Versa-Lam® LVL Allowable Holes



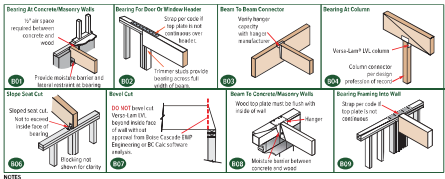
NOTES

- The horizontal distance between adjacent holes must be at least two times the diameter of the larger hole. This restriction also applies to the location of holes relative to both ends in adjacent beams. Holes shall not be located vertically.
- Holes may only be drilled or cut with a hole saw anywhere within the **shaded** area of the beam.
- Sizes and spacings of holes are not permitted.
- Do not drill holes in top three inches below in any floor joist bearing of beam.
- These limitations apply to holes drilled for plumbing or wiring only. The size and location of holes drilled for fasteners are governed by the provisions of the National Design Specification for Wood Construction.
- Beams subject to other loads. Size holes to provide clearance where required.
- Allowable Round Holes** are limited to 1 1/2 inches for ceiling supporting soffits. For other holes supporting concrete and/or beams with single holes, use EC CAB® software or contact Boise Cascade EWP Engineering.

Beam Depth	Max. Hole Diameter
18"	1 1/2"
24"	2"

SUBJECT TO FIELD INSPECTION

Versa-Lam® LVL Beam Details



NOTES

- Minimum of 1" of space between beam and header for metal applications and double for dry fit possible during construction.
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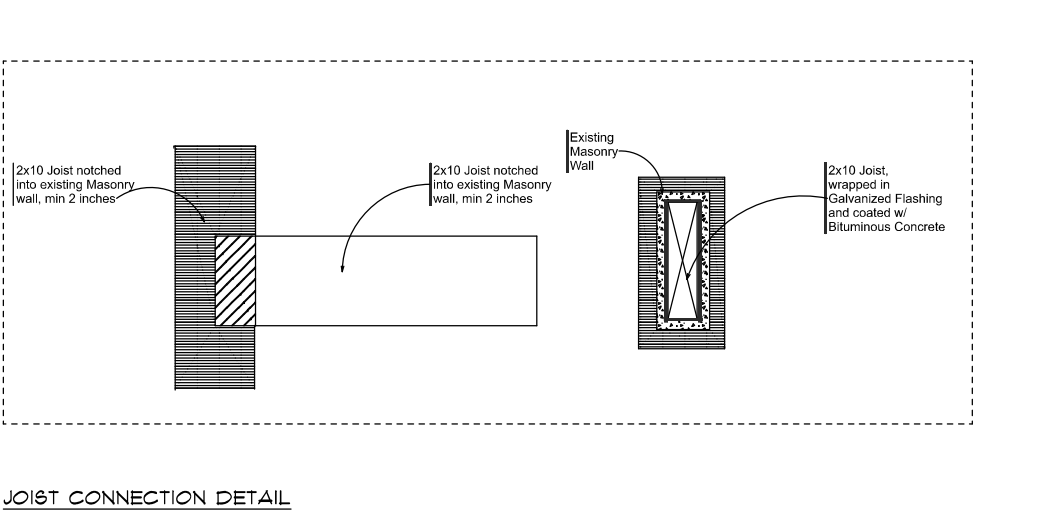
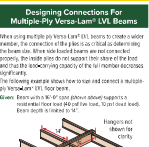
Versa-Lam® LVL Beam Member Connections

Side-Loaded Applications — Minimum ultimate side load (PLF)

Number of Beams	2 Beams	3 Beams	4 Beams	5 Beams	6 Beams	7 Beams	8 Beams	9 Beams	10 Beams
18" Depth	120	150	180	210	240	270	300	330	360
24" Depth	160	200	240	280	320	360	400	440	480

Top-Loaded Applications — For top-loaded beams and beams with side loads less than those shown in table (PLF)

Beam Depth	18"	24"
18" Depth	120	150
24" Depth	160	200



JOIST CONNECTION DETAIL

Versa-Lam® LVL Beam Load Table

Table Key: Top value = Allowable Total Load (PLF) Middle value = Allowable Live Load (PLF) Bottom value = Min. Required Bearing Length (inches) at End/Interior/Edge supports

Beam Span (ft)	1 1/2" Versa-Lam® LVL		2 1/2" Versa-Lam® LVL		3 1/2" Versa-Lam® LVL		4 1/2" Versa-Lam® LVL	
	End	Interior	End	Interior	End	Interior	End	Interior
6	11.4	14.4	15.0	19.0	19.0	24.0	24.0	30.0
8	11.4	14.4	15.0	19.0	19.0	24.0	24.0	30.0
10	11.4	14.4	15.0	19.0	19.0	24.0	24.0	30.0
12	11.4	14.4	15.0	19.0	19.0	24.0	24.0	30.0
14	11.4	14.4	15.0	19.0	19.0	24.0	24.0	30.0
16	11.4	14.4	15.0	19.0	19.0	24.0	24.0	30.0
18	11.4	14.4	15.0	19.0	19.0	24.0	24.0	30.0
20	11.4	14.4	15.0	19.0	19.0	24.0	24.0	30.0
22	11.4	14.4	15.0	19.0	19.0	24.0	24.0	30.0
24	11.4	14.4	15.0	19.0	19.0	24.0	24.0	30.0
26	11.4	14.4	15.0	19.0	19.0	24.0	24.0	30.0
28	11.4	14.4	15.0	19.0	19.0	24.0	24.0	30.0
30	11.4	14.4	15.0	19.0	19.0	24.0	24.0	30.0

CONSTRUCTION AUTHORIZED CODE ADMINISTRATION ALEXANDRIA VIRGINIA

11/29/2023

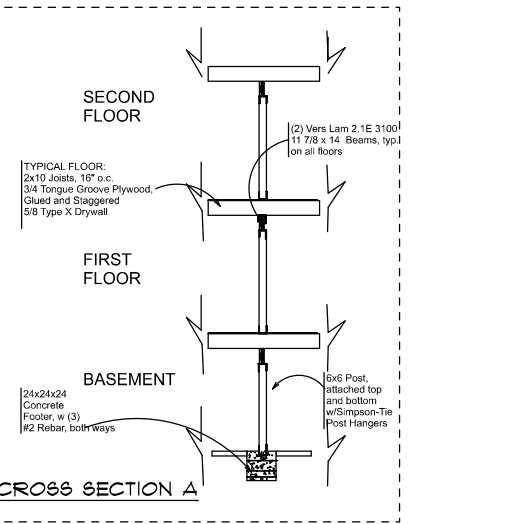
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MODIFICATIONS TO SINGLE FAMILY HOME

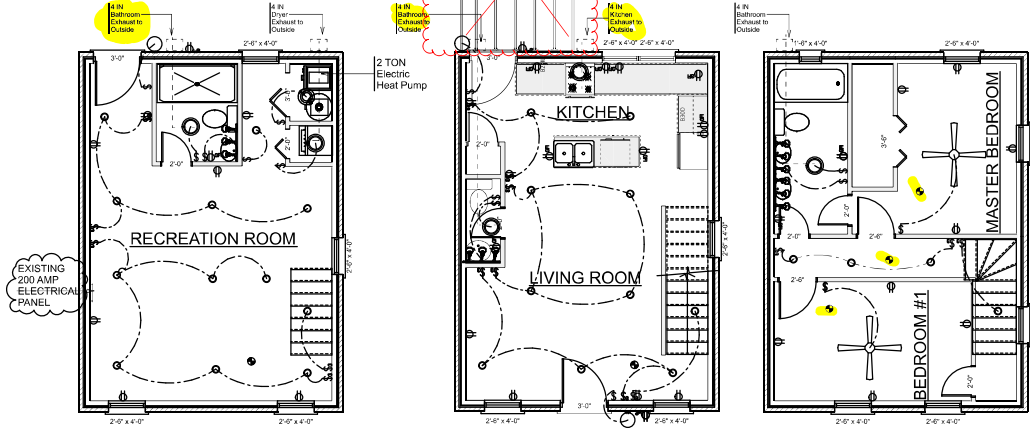
S-3

IF RANGE AND ANY APPLAINE IS GAS AND IS MOVED NEEDS NEW GAS LINE GAS EPRMIT WILL BE REQUIRED

1 HVAC SYSTEM IS EXISTING;
NO NEW GAS WORK IS REQUIRED
2 BASEMENT IS CURRENTLY BEING HEATED AND COOLED BY THE EXISTING HVAC SYSTEM

SUBJECT TO FIELD INSPECTION
NOT INCLUDING IN SCOPE OF WORK WILL APPLY FOR DECK AT LATER TIME

CONSTRUCTION AUTHORIZED
CODE ADMINISTRATION
ALEXANDRIA VIRGINIA
11/29/2023
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BY: **Michael McPhail**
FOR BUILDING OFFICIAL



basement electrical/mechanical plan

first floor electrical/mechanical plan

second floor electrical/mechanical plan

ELECTRICAL AND MECHANICAL PLANS

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

PER APPLICANT HVAC AND DUCT WORK IS ALREADY IN PLACE, 11/29/23

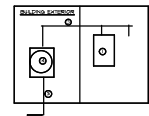
PANEL SCHEDULE											
CIRCUIT #	DESCRIPTION	BREAKER	POLE	CONDUIT SIZE	WIRE SIZE	CIRCUIT #	DESCRIPTION	BREAKER	POLE	CONDUIT SIZE	WIRE SIZE
	VOLTAGE: 120/208		1	PHASE	200 AMP MCB						
	LOCATION: First Floor		3	WIRE	NEMA 1 ENCLOSURE						
1	Light/Plug-Basement	20 AMPS	1	3/4"	2#12 1#12 G	2	Smoke Detector	20 AMPS	1	3/4"	2#12 1#12 G
3	Light/Plug-First Floor	20 AMPS	1	3/4"	2#12 1#12 G	4	Light/Plug Second Floor	20 AMPS	1	3/4"	2#12 1#12 G
5	Bathroom-GFI's	20 AMPS	1	3/4"	2#12 1#12 G	6	Dryer	20 AMPS	2	3/4"	2#12 1#12 G
7	Furnace	40 AMPS	2	3/4"	2#12 1#12 G	8	Kitchen GFI's	20 AMPS	1	3/4"	2#12 1#12 G
9	Hot Water Heater	20 AMPS	2	3/4"	2#12 1#12 G	10	Kitchen Small Appliances	20 AMPS	1	3/4"	2#12 1#12g
						12	Spare	15 AMPS	1	3/4"	2#12 1#12g

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
can light drench	26	☉
ceiling drop 2	1	⊖
ceiling fan 4 speed 01	2	⊕
combination fan and light-round	5	⊕
electrical panel	1	⊖
exterior light 01	3	⊖
outlet	22	⊖
outlet gfi	12	⊖
outlet wp	4	⊖
smoke detector	5	⊖
switch	16	⊖
switch 3 way	24	⊖
vanity wall mount	4	⊖

GFI OUTLETS IN KITCHEN AND BATHROOMS

ALL BEDROOMS TO HAVE AFCI OUTLETS, TYP.

ALL SMOKE DETECTORS SHALL BE HARD WIRED AND INTERCONNECTED WITH A BATTERY BACK UP

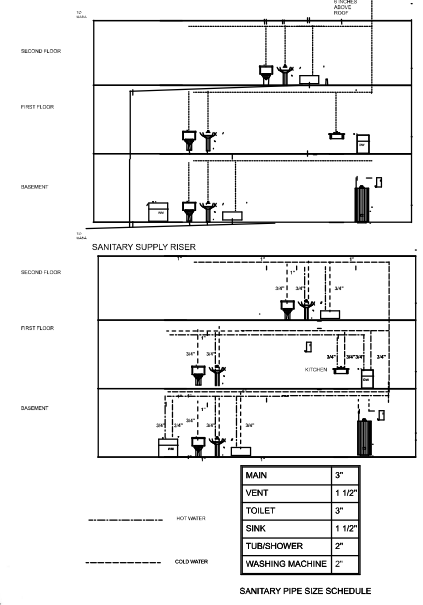


- 200 AMP PERCO APPROVED WEATHERPROOF PANEL BOX
- 300# + 1#6 GROUND IN 2-1/2" CONDUIT
- EXISTING 2" UNDERGROUND CONDUIT FOR PERCO INCOMING SERVICE
- ELECTRIC METER

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AFCI outlets NEC requirements
AFCI protection is currently required for all 15 and 20 amp branch circuits providing power to outlets* in residential family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, and similar rooms or areas.

- GFCI NEC requirements**
All 125-volt through 250-volt receptacles installed in the locations specified in 210.8(A)(1) through (A)(4)(11) and supplied by single-phase branch circuits rated 15 volts or less to ground shall have ground-fault circuit-interrupter protection for personnel.
- (1) Bathrooms
 - (2) Garages and also accessory buildings that have a floor located at or below grade level not intended as habitable rooms and limited to storage areas, work areas, and areas of similar use
 - (3) Outdoors
 - (4) Crawl spaces — at or below grade level
 - (5) Basements
 - (6) Kitchens — where the receptacles are installed to serve the countertop surfaces
 - (7) Sinks — where receptacles are installed within 1.8 m (6 ft) from the top inside edge of the bowl of the sink
 - (8) Bathhouses
 - (9) Bathtubs or shower stalls — where receptacles are installed within 1.8 m (6 ft) of the outside edge of the bathtub or shower stall
 - (10) Laundry areas



SANITARY PIPE SIZE SCHEDULE	
MAIN	3"
VENT	1 1/2"
TOILET	3"
SINK	1 1/2"
TUB/SHOWER	2"
WASHING MACHINE	2"

MAIN PIPE SIZE SCHEDULE	
MAIN	1"
FIXTURES	3/4"

SUPPLY PIPE SIZE SCHEDULE

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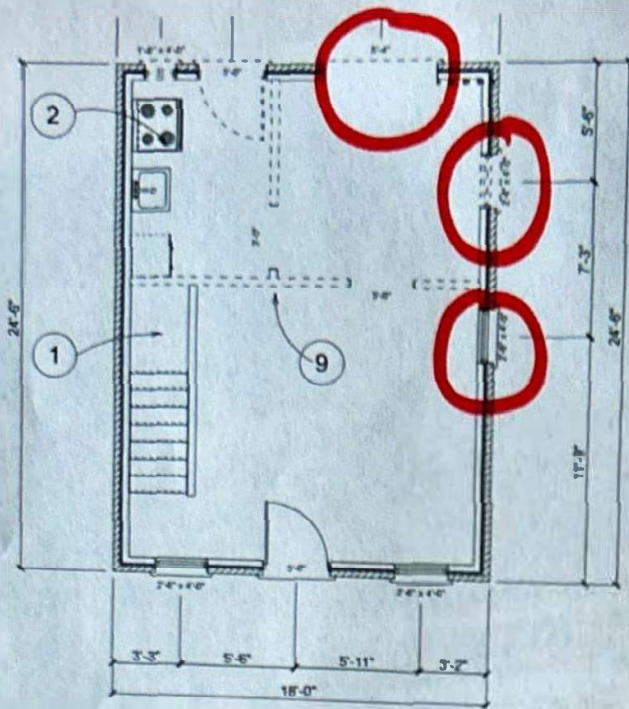
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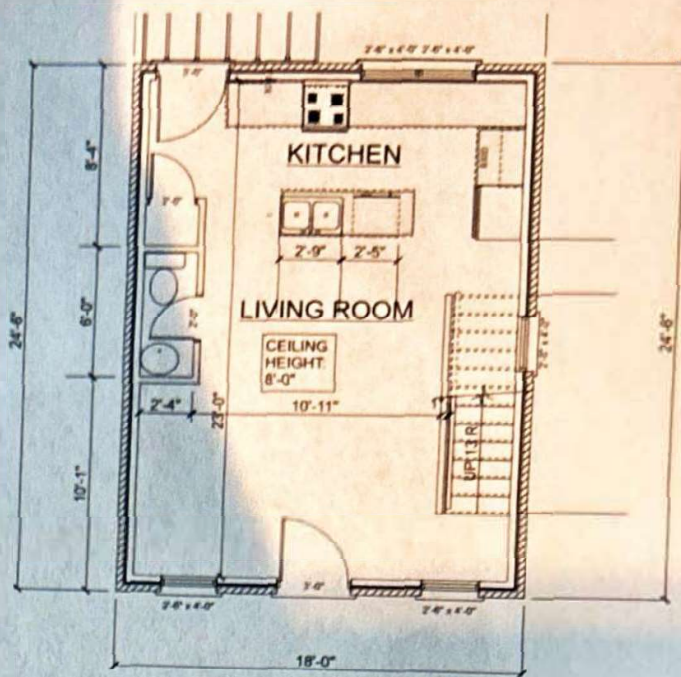
MODIFICATIONS TO SINGLE FAMILY HOME

EM-1



existing first floor plan

First Floor Plans
SCALE 1/8" = 1'-0"



proposed first floor plan

Window changes approved on plans



Post on concrete paneling

Painting

Painting

Painting

Clox window

Extend porch
3-4 feet
on each side
same material

DANGER
HARD HAT
AREA

426

426



Window
Remyire
Resizing
Approval
Plans

Stairwell
Window