



**APPLICATION
BOARD OF ZONING APPEALS**

VARIANCE

Section of zoning ordinance from which request for variance is made:

PART A

1. Applicant: Owner Contract Purchaser Agent

Name _____

Address _____

Daytime Phone _____

Email Address _____

2. Property Location _____

3. Assessment Map # _____ Block _____ Lot _____ Zone _____

4. Legal Property Owner Name _____

Address _____

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1.		
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____(address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1.		
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within 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 ([OHAD](#) and [Parker-Gray](#)). **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity below and “NONE” in the corresponding fields.)**

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.		
2.		
3.		

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

5. Describe request briefly:

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.

PART B

APPLICANT MUST EXPLAIN THE FOLLOWING:

(Please **attach** additional pages where necessary.)

1. Please answer A or B:

A. Explain how enforcement of the zoning ordinance would prevent reasonable use of the property.

B. Explain how the variance, if granted, would alleviate a hardship, as defined above.

2. Is this unreasonable restriction or hardship unique to the property?

A. Explain if the restriction or hardship is shared by other properties in the neighborhood.

B. Does this situation or condition of the property (on which this application is based) generally apply to other properties in the same zone?

3. Was the unreasonable restriction or hardship caused by the applicant?

A. Did the condition exist when the property was purchased?

B. Did the applicant purchase the property without knowing of this restriction or hardship?

C. How and when did the condition, which created the unreasonable restriction or hardship, first occur?

D. Did the applicant create the unreasonable restriction or hardship and, if so, how was it created?

4. Will the variance, if granted, be harmful to others?

A. Explain if the proposed variance will be detrimental to the adjacent properties or the neighborhood in general.

B. Has the applicant shown the proposed plans to the most affected property owners? Have these property owners written statements of support or opposition of the proposed variance? If so, please attach the statements or submit at the time of the hearing.

5. Is there any other administrative or procedural remedy to relieve the hardship or unreasonable restriction?

PART C

1. Have alternative plans or solutions been considered so that a variance would not be needed? Please explain each alternative and why it is unsatisfactory.

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:

I, as the applicant or authorized agent, note that there is a fee associated with the submittal of this application. Planning & Zoning Department staff will be in contact with the applicant regarding payment methods. Please recognize that applications will not be processed until all fees are paid.

Yes **No** I affirm that I, the applicant or authorized agent, am responsible for the processing of this application and agree to adhere to all the requirements and information herein.

Printed Name: _____

Date: _____

Signature: _____

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.

*****ATTENTION APPLICANTS*****

At the time of application for a Special Use Permit, Rezoning, Vacation, Encroachment, Variance, Special Exception or Subdivision, you must provide a draft of the description of your request you intend to use in the property owner's notice. You must be thorough in your description. Staff will review the draft wording to confirm its completeness.

The example illustrates a detailed description:

"Variance to construct a two-story addition in the required side yards on _____ Street."

If you fail to submit draft language at the time of the application filing deadline, the application will be determined to be incomplete and may be deferred by staff.



A

DEPARTMENT OF PLANNING AND ZONING FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS FOR SINGLE AND TWO-FAMILY RESIDENTIAL OUTSIDE HISTORIC DISTRICTS

A. Property Information

A1. Street Address _____ Zone _____

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

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement		Basement**	
First Floor		Stairways**	
Second Floor		Mechanical**	
Third Floor		Porch/Garage**	
Porches/Other		Attic less than 5'***	
Total Gross*		Total Exclusions	

B1. Existing Gross Floor Area *
_____ Sq. Ft.
B2. Allowable Floor Exclusions**
_____ Sq. Ft.
B3. Existing Floor Area minus Exclusions
_____ Sq. Ft.
(subtract B2 from B1)

C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement		Basement**	
First Floor		Stairways**	
Second Floor		Mechanical**	
Third Floor		Porch/Garage**	
Porches/Other		Attic less than 5'***	
Total Gross*		Total Exclusions	

C1. Proposed Gross Floor Area *
_____ Sq. Ft.
C2. Allowable Floor Exclusions**
_____ Sq. Ft.
C3. Proposed Floor Area minus Exclusions
_____ Sq. Ft.
(subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) _____ Sq. Ft.
D2. Total Floor Area Allowed by Zone (A2) _____ Sq. Ft.

**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.*

If taking exclusions other than basements, floor plans with excluded areas illustrated must be submitted for review. Sections may also be required for some exclusions.

E. Open Space Calculations Required in RA & RB zones

Existing Open Space	
Required Open Space	
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: _____ 12 Date: _____

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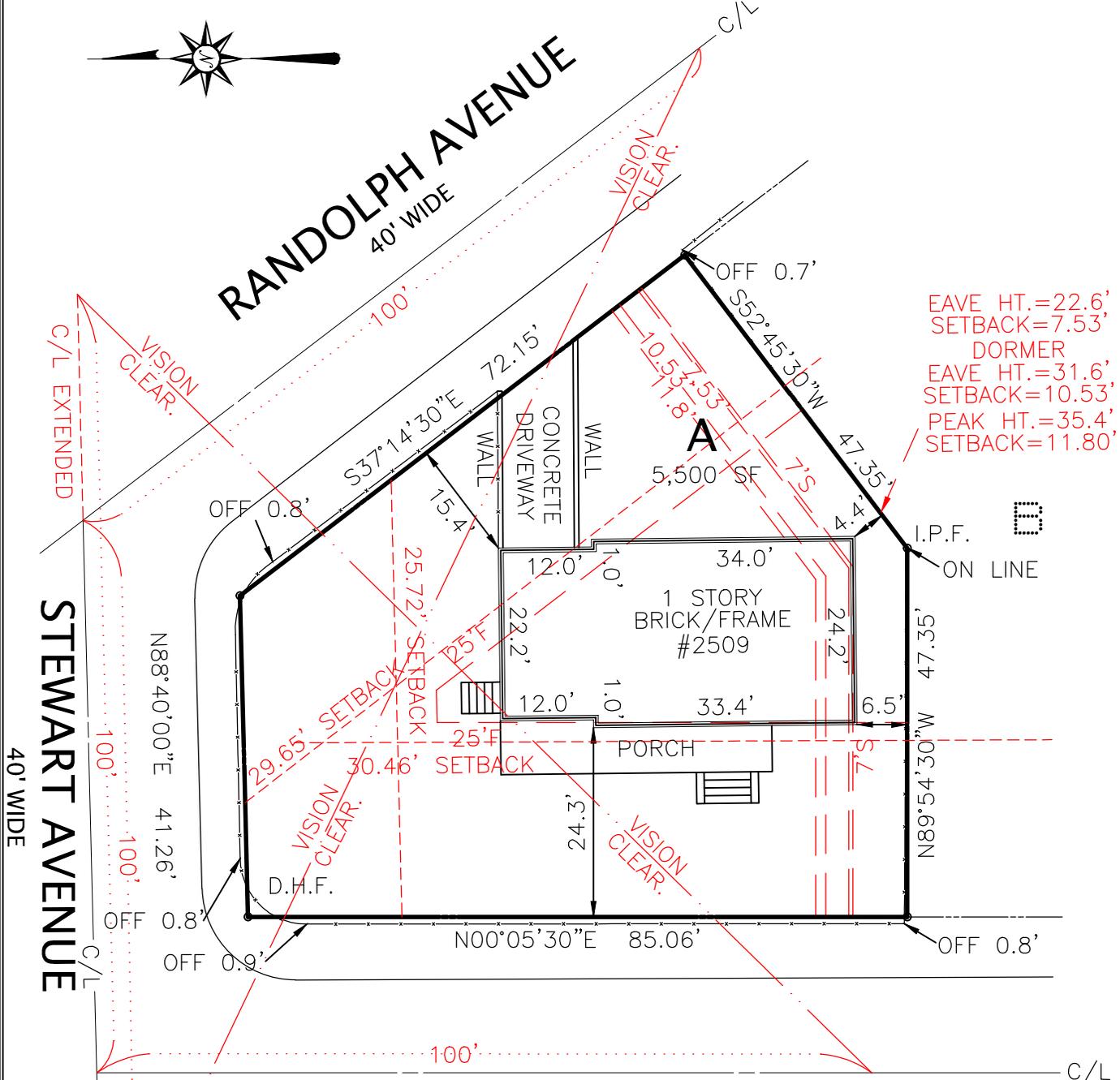
RANDOLPH AVENUE
40' WIDE

STEWART AVENUE
40' WIDE

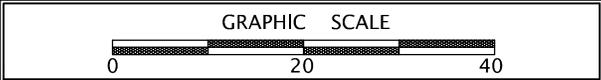
LESLIE AVENUE
40' WIDE

PLAT
SHOWING LOCATION SURVEY ON
LOT A BLOCK 8
OF A SUBDIVISION OF LOT 23
ABINGDON
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' DECEMBER 03, 2015

EAVE HT.=22.6'
SETBACK=7.53'
DORMER
EAVE HT.=31.6'
SETBACK=10.53'
PEAK HT.=35.4'
SETBACK=11.80'



CASE NAME:



BY PROVISIONS OF THE VIRGINIA CODE: NO CORNER MARKERS SET.
BOUNDARY SURVEY NOT PERFORMED.
PLAT SUBJECT TO RESTRICTIONS OF RECORD, TITLE REPORT NOT FURNISHED.

I HEREBY CERTIFY THAT THE POSITIONS
OF ALL THE EXISTING IMPROVEMENTS
HAVE BEEN CAREFULLY ESTABLISHED BY
A CURRENT FIELD SURVEY, AND UNLESS
OTHERWISE SHOWN, THERE ARE NO
VISIBLE ENCROACHMENTS.

REQUESTED BY:
M&T HOME BUILDERS

ALEXANDRIA SURVEYS, LLC
1229 GARRISONVILLE ROAD, STE #104 STAFFORD, VA 22556
TEL. NO. 703-636-1313 FAX NO. 703-636-4266



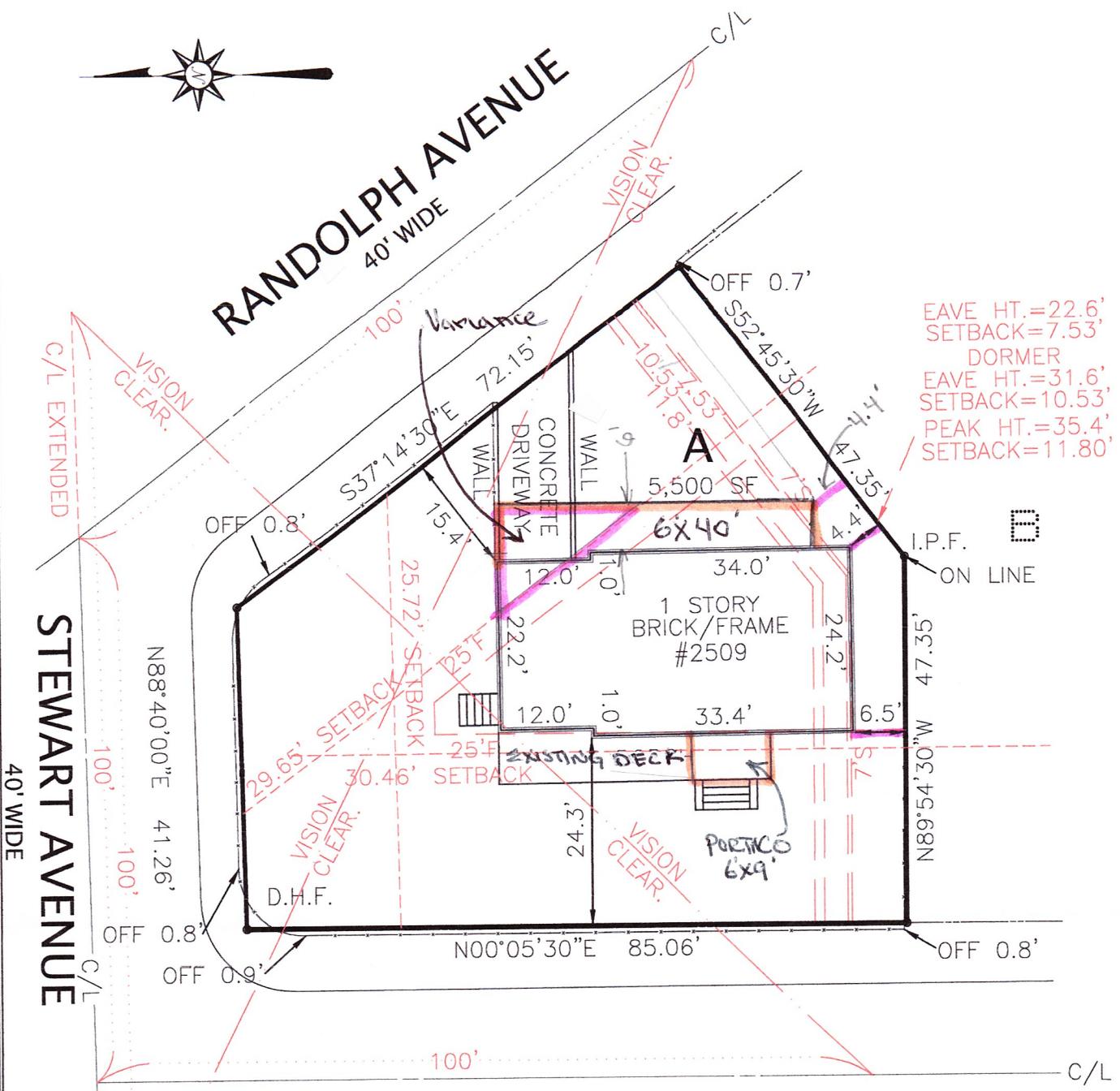
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40' WIDE

STEWART AVENUE
40' WIDE

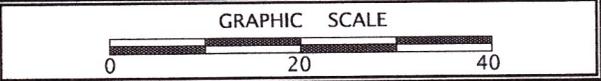
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TEL. NO. 703-636-1313 FAX NO. 703-636-4266

LESLIE AVENUE

BLOCK STUDY SUBJECT PROPERTY: 2509 LESLIE AVENUE								
BLOCK DESCRIPTION: LESLIE AVENUE BETWEEN RANDOLPH RD AND EAST MOUNT IDA AVE								
A	B	C	D	E	F	G	H	
ADDRESS	GROUND ELEVATION	1ST FLOOR THRESHOLD ELEVATION	BOTTOM OF ROOF ELEVATION	TOP OF ROOF ELEVATION	DISTANCE GROUND TO 1ST FLOOR (C-B)	DISTANCE GROUND TO BOTTOM OF ROOF (D-B)	DISTANCE GROUND TO TOP OF ROOF (E-B)	SETBACK FROM FACE OF CURB (FEET)
2507 LESLIE	101.97	105.29	113.94	124.50	3.32	11.97	22.53	24.9
2505 LESLIE	102.41	105.93	122.31	131.48	3.52	19.9	29.07	31.5
2503 LESLIE	103.00	106.60	113.81	125.65	3.60	10.81	22.65	26.7
2501A LESLIE	103.87	106.83	123.10	130.89	2.96	19.23	27.02	32.9
2501 LESLIE	103.87	106.83	123.10	130.89	2.96	19.23	27.02	32.9
2411 LESLIE	104.20	107.99	115.71	123.86	3.79	11.51	19.66	32.9
2409 LESLIE	103.81	108.55	116.61	127.05	4.74	12.8	23.24	32.8
2407 LESLIE	103.81	108.50	117.40	126.12	4.69	13.59	22.31	32.3
2405 LESLIE	103.70	106.44	114.42	132.93	2.74	10.72	29.23	32.1
2403 LESLIE	103.99	106.60	116.50	124.03	2.61	12.51	20.04	25.6
AVERAGE	103.46	106.96	117.69	127.74	3.49	14.23	24.28	30.46

SETBACK & HEIGHT REQUIREMENTS:

AVERAGE DWELLING HEIGHT: $(14.23 + 24.28 / 2 =) 19.26'$
 DWELLING HEIGHT ALLOWED: $19.26' + 20\% = 23.11'$ (USE 25 FEET)

AVERAGE BLOCK THRESHOLD HEIGHT: 3.49 FEET
 THRESHOLD HEIGHT ALLOWED: $3.49 + 20\% = 4.19$ FEET

AVERAGE FRONT SETBACK FROM FACE OF CURB: 30.46 FEET
 FRONT SETBACK REQUIRED: 30.46' FROM FACE OF CURB
 FRONT SETBACK PROPOSED: FROM FACE OF CURB



RANDOLPH AVENUE

BLOCK STUDY SUBJECT PROPERTY: 2509 LESLIE AVENUE BLOCK RANDOLPH AVENUE BETWEEN BURKE RD AND DEWITT AVE								
A	B	C	D	E	F	G	H	
ADDRESS	GROUND ELEVATION	1ST FLOOR THRESHOLD ELEVATION	BOTTOM OF ROOF ELEVATION	TOP OF ROOF ELEVATION	DISTANCE GROUND TO 1ST FLOOR (C-B)	DISTANCE GROUND TO BOTTOM OF ROOF (D-B)	DISTANCE GROUND TO TOP OF ROOF (E-B)	SETBACK FROM FACE OF CURB (FEET)
2506 STEWART	101.9	104.86	113.01	123.23	2.96	11.11	21.33	30.9
2504 STEWART	103.51	106.51	123.78	131.13	3.00	20.27	27.62	31.1
2502 STEWART	102.93	105.93	114.10	127.62	3.00	11.17	24.69	21.6
2602 STEWART	99.34	102.96	110.14	120.42	3.62	10.80	21.08	20.8
2604 STEWART	99.97	103.85	120.36	128.51	3.88	20.39	28.54	33.3
2606 STEWART	99.97	103.85	120.36	128.51	3.88	20.39	28.54	33.3
2608 STEWART	99.79	103.27	120.25	128.37	3.48	20.46	28.58	33.1
2610 STEWART	99.79	103.27	120.25	128.37	3.48	20.46	28.58	33.1
AVERAGE	100.90	104.31	117.78	127.02	3.41	16.88	26.12	29.65

SETBACK & HEIGHT REQUIREMENTS:

AVERAGE DWELLING HEIGHT: $(16.88 + 26.12 / 2 =) 21.50'$
 DWELLING HEIGHT ALLOWED: $21.50' + 20\% = 25.80'$

AVERAGE BLOCK THRESHOLD HEIGHT: 2.79 FEET
 THRESHOLD HEIGHT ALLOWED: $3.41 + 20\% = 4.09$ FEET

AVERAGE FRONT SETBACK FROM FACE OF CURB: 29.65 FEET
 FRONT SETBACK REQUIRED: 29.65' FROM FACE OF CURB
 FRONT SETBACK PROPOSED: FROM FACE OF CURB



STEWART AVENUE

BLOCK STUDY SUBJECT PROPERTY: 2509 LESLIE AVENUE BLOCK DESCRIPTION: STEWART AVENUE BETWEEN RANDOLPH AVE AND TERRETT AVE								
A	B	C	D	E	F	G	H	
ADDRESS	GROUND ELEVATION	1ST FLOOR THRESHOLD ELEVATION	BOTTOM OF ROOF ELEVATION	TOP OF ROOF ELEVATION	DISTANCE GROUND TO 1ST FLOOR (C-B)	DISTANCE GROUND TO BOTTOM OF ROOF (D-B)	DISTANCE GROUND TO TOP OF ROOF (E-B)	SETBACK FROM FACE OF CURB (FEET)
2508 LESLIE	101.36	105.18	111.91	122.23	3.82	10.55	20.87	23.2
2600 LESLIE	100.37	103.17	109.94	120.62	2.80	9.57	20.25	26.0
2510 TERRETT	97.03	99.62	109.00	123.91	2.59	11.97	26.88	21.6
2511 TERRETT	99.56	104.16	111.66	122.30	4.60	12.1	22.74	26.1
2515 DEWITT	98.20	102.38	112.90	120.16	4.18	14.7	21.96	29.1
2512 DEWITT	99.76	103.90	114.33	127.08	4.14	14.57	27.32	28.3
<i>ALL DWELLINGS FACE ONTO STEWART AVENUE BUT HAVE CROSS STREET ADDRESSES</i>								
AVERAGE	99.38	103.07	116.62	122.72	3.69	12.24	23.34	25.72

SETBACK & HEIGHT REQUIREMENTS:

AVERAGE DWELLING HEIGHT: $(12.24 + 23.34 / 2 =) 17.79'$
 DWELLING HEIGHT ALLOWED: $17.79' + 20\% = 21.35'$ (USE 25 FEET)

AVERAGE BLOCK THRESHOLD HEIGHT: 3.69 FEET
 THRESHOLD HEIGHT ALLOWED: $3.69 + 20\% = 4.43$ FEET

AVERAGE FRONT SETBACK FROM FACE OF CURB: 25.72 FEET
 FRONT SETBACK REQUIRED: 25.72' FROM FACE OF CURB
 FRONT SETBACK PROPOSED: FROM FACE OF CURB

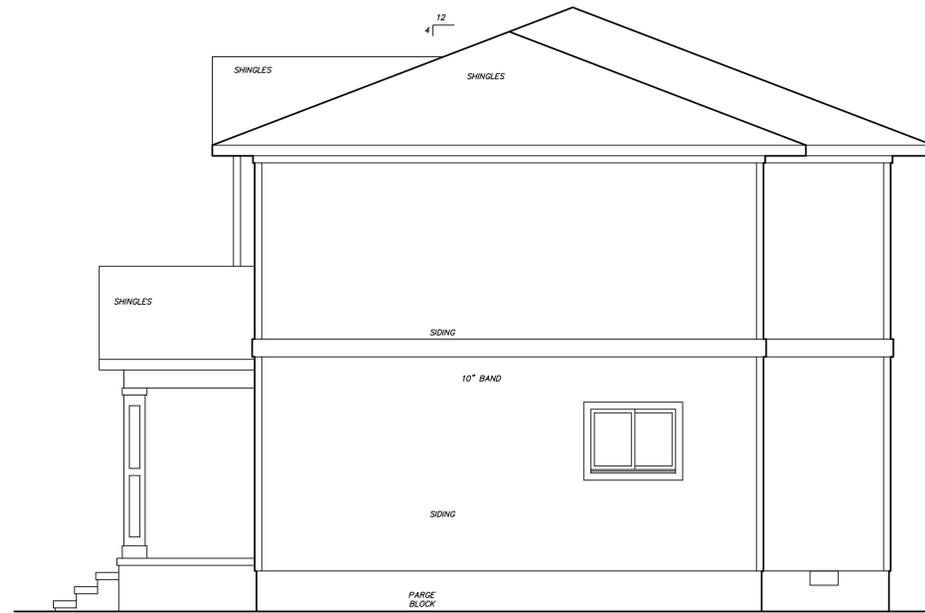


Jason Brinker, Design Consultant (JBDC) does not assume liability for construction of these plans. JBDC prepared these drawings based on dimensional sketches and photographs provided by others. All information is to be verified prior to the commencement of construction. Should any discrepancies occur, contact the General Contractor in charge. CODES GOVERN OVER DRAWINGS.

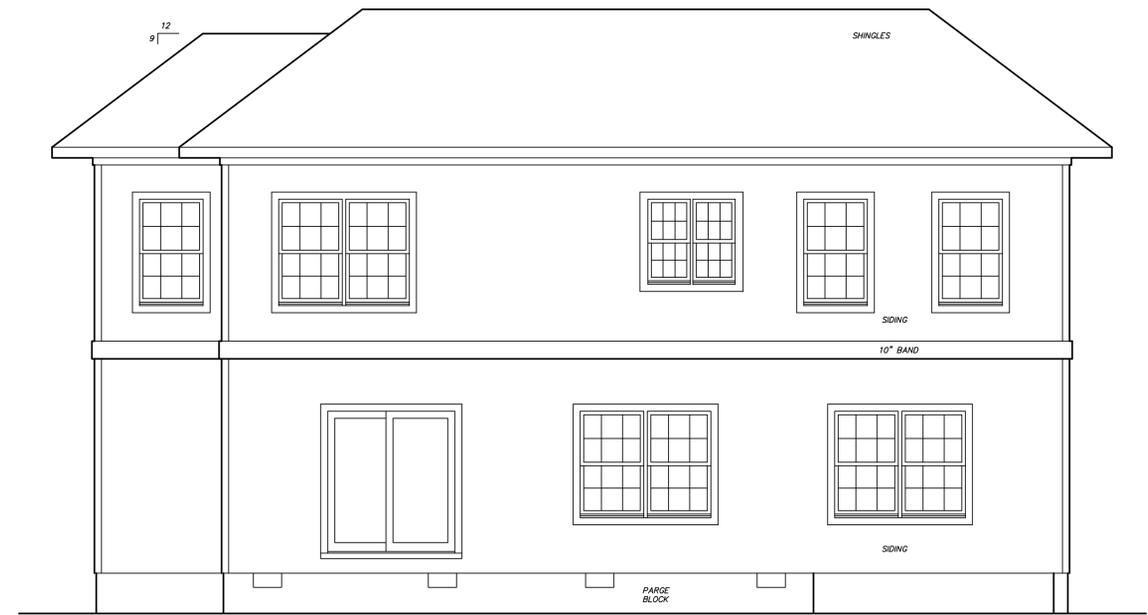
Jason Brinker Design Consultant
4013 Barberis Way
Wilmington, NC
910.612.0476

CODE: IRC2012

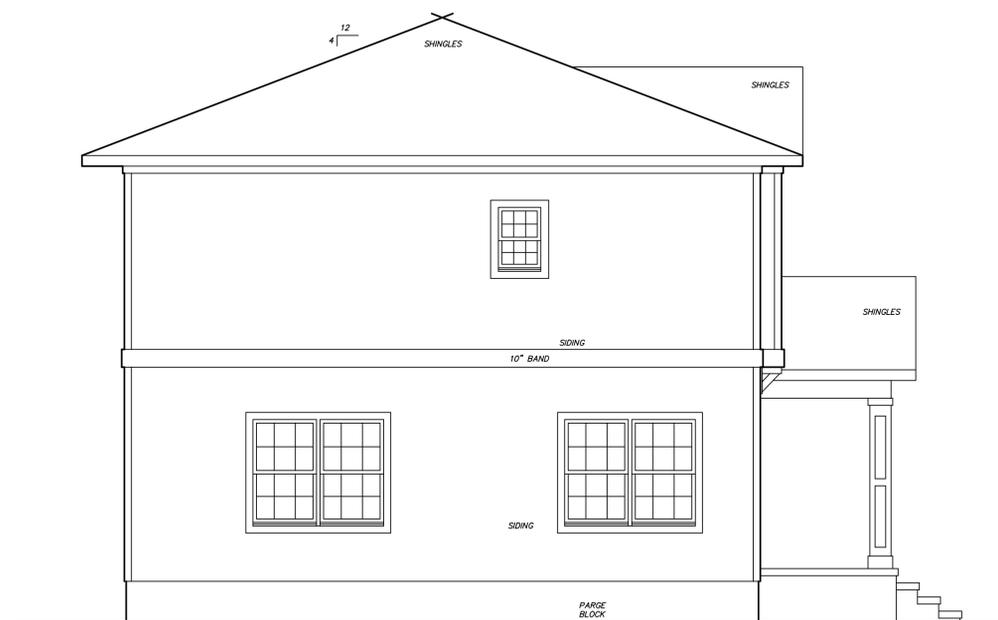
Designed by:
RICHARD C. TADLOCK
7500 Mentota Place
Springfield, VA 22150
703-298-1156



RIGHT ELEVATION
1/4"=1'-0"



REAR ELEVATION
1/4"=1'-0"



LEFT ELEVATION
1/4"=1'-0"



FRONT ELEVATION
1/4"=1'-0"

2'-0"
WINDOW HEAD
6'-8"
9'-1 1/2"
2ND FLOOR PLATE
10"
2ND FLOOR SUBFLOOR
1ST FLOOR PLATE
WINDOW HEAD
6'-8"
9'-1 1/2"
1ST FLOOR SUBFLOOR
2'-6"
TOP OF PORCH

LIEVESTRO RESIDENCE
Leslie Ave

Feb. 26, 2016

SHEET No:

A1

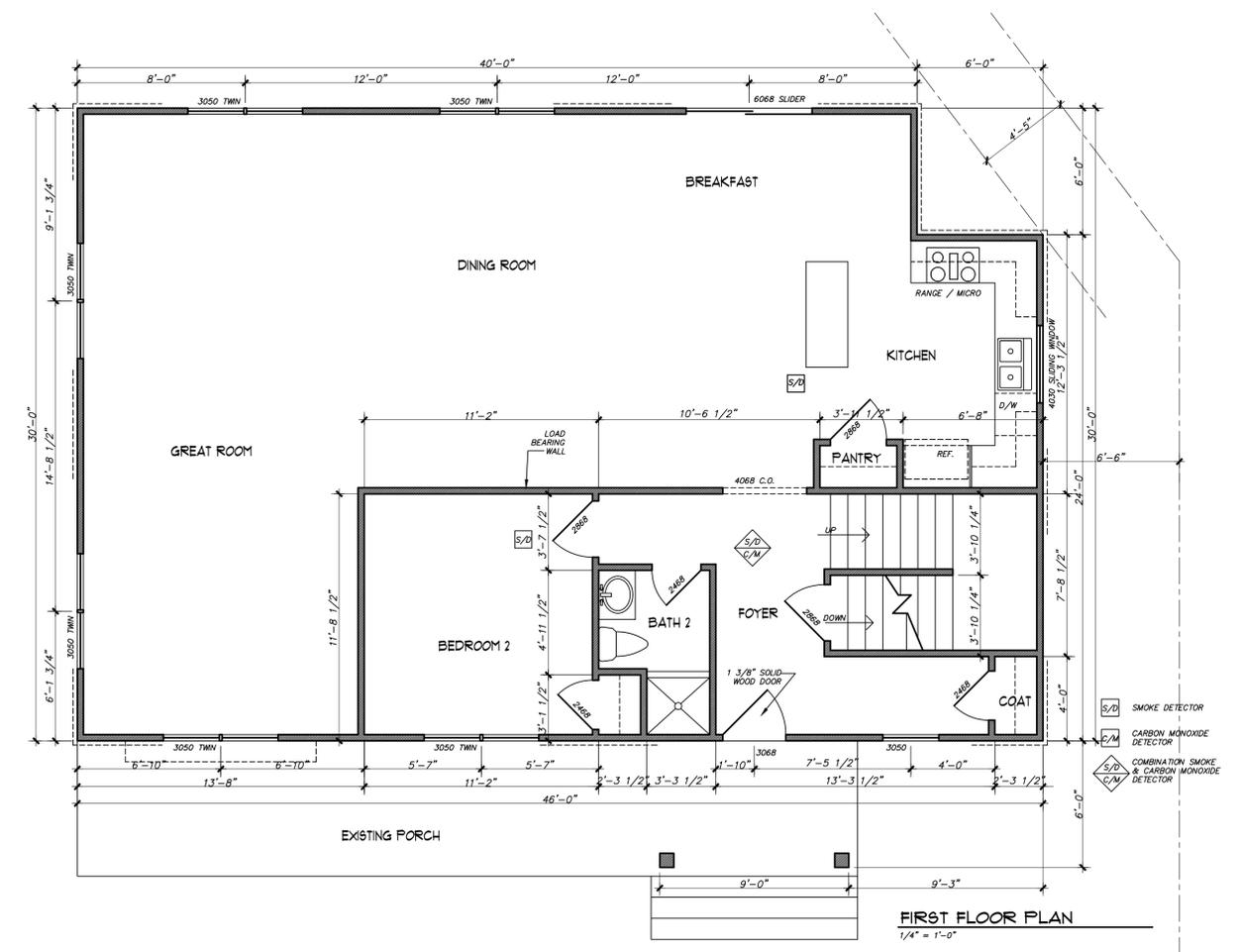
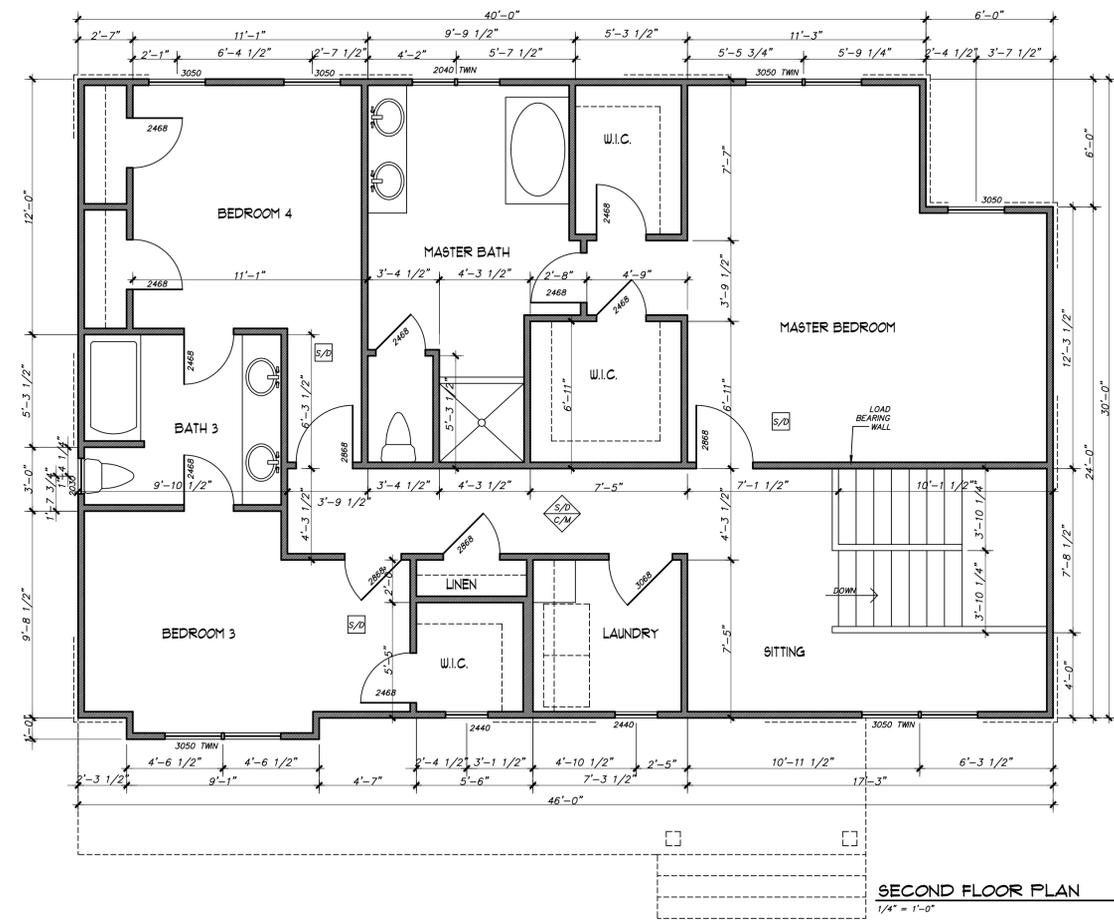
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Jason Brinker Design Consultant
4013 Barberis Way
Wilmington, NC
910.612.0476

CODE: IRC2012

Designed by:
RICHARD C. TADLOCK
7500 Mentota Place
Springfield, VA 22150
703-298-1156

1st FLOOR S.F. 1344
2nd FLOOR S.F. 1353
TOTAL S.F. 2697



LIEVESTRO RESIDENCE
Leslie Ave

Feb. 26, 2016

SHEET NO:
A2

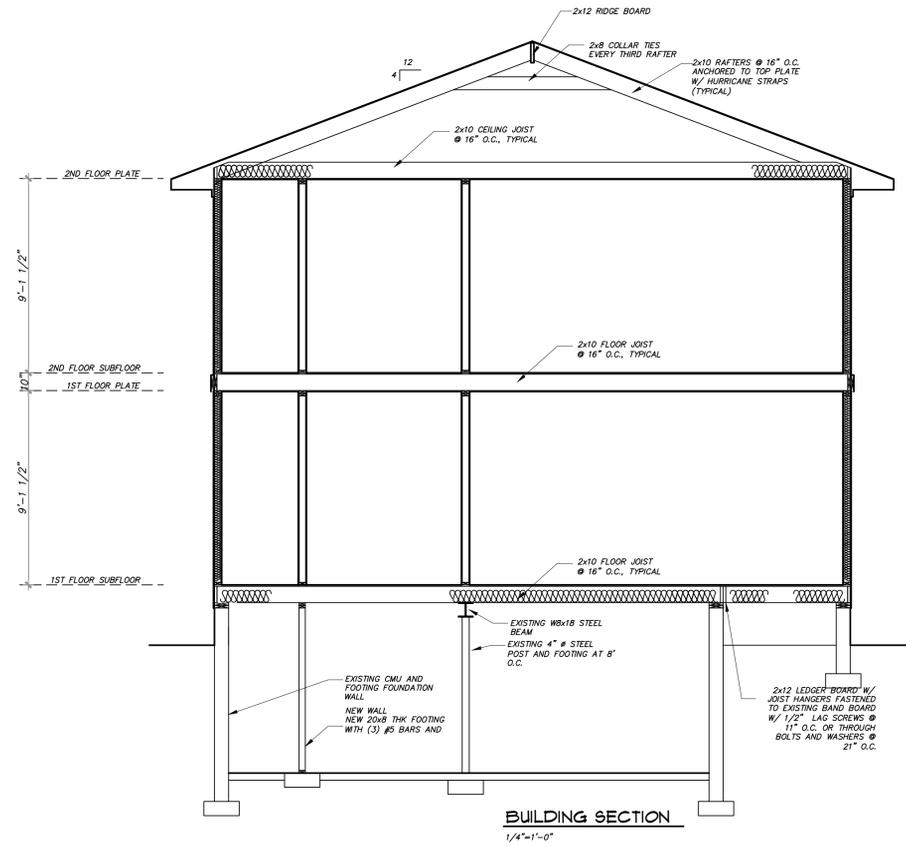
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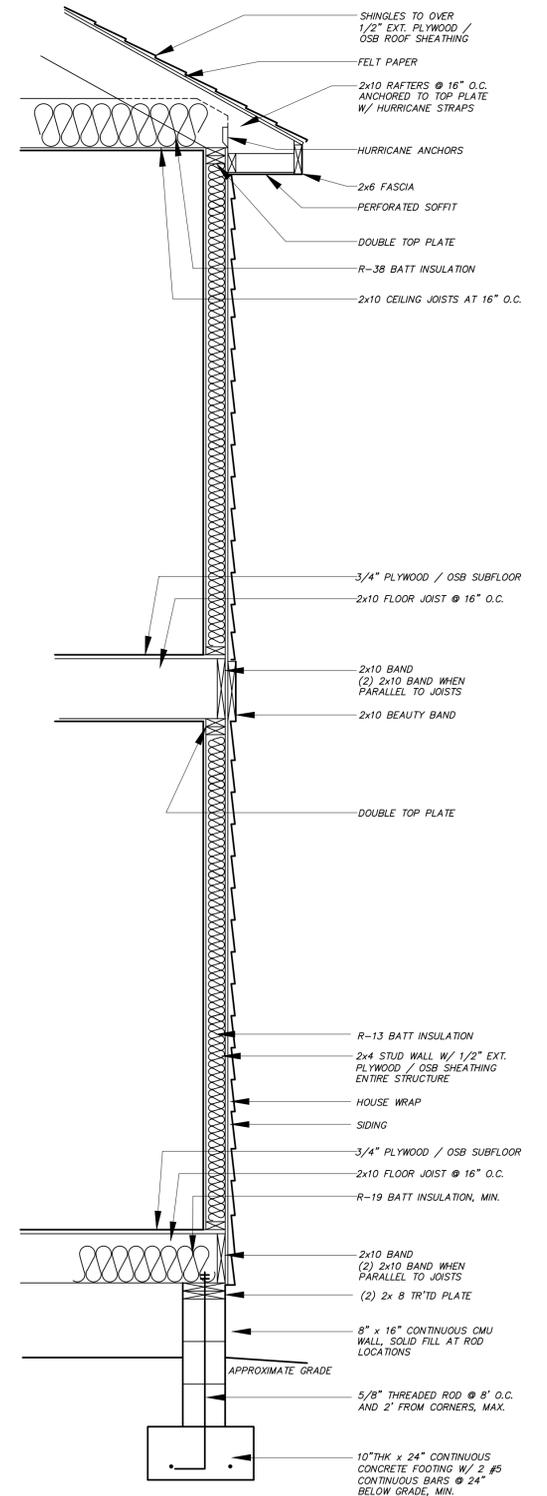
CODE: IRC2012

Designed by:

RICHARD C. TADLOCK
7500 Mentota Place
Springfield, VA 22150
703-298-1156



BUILDING SECTION
1/4"=1'-0"



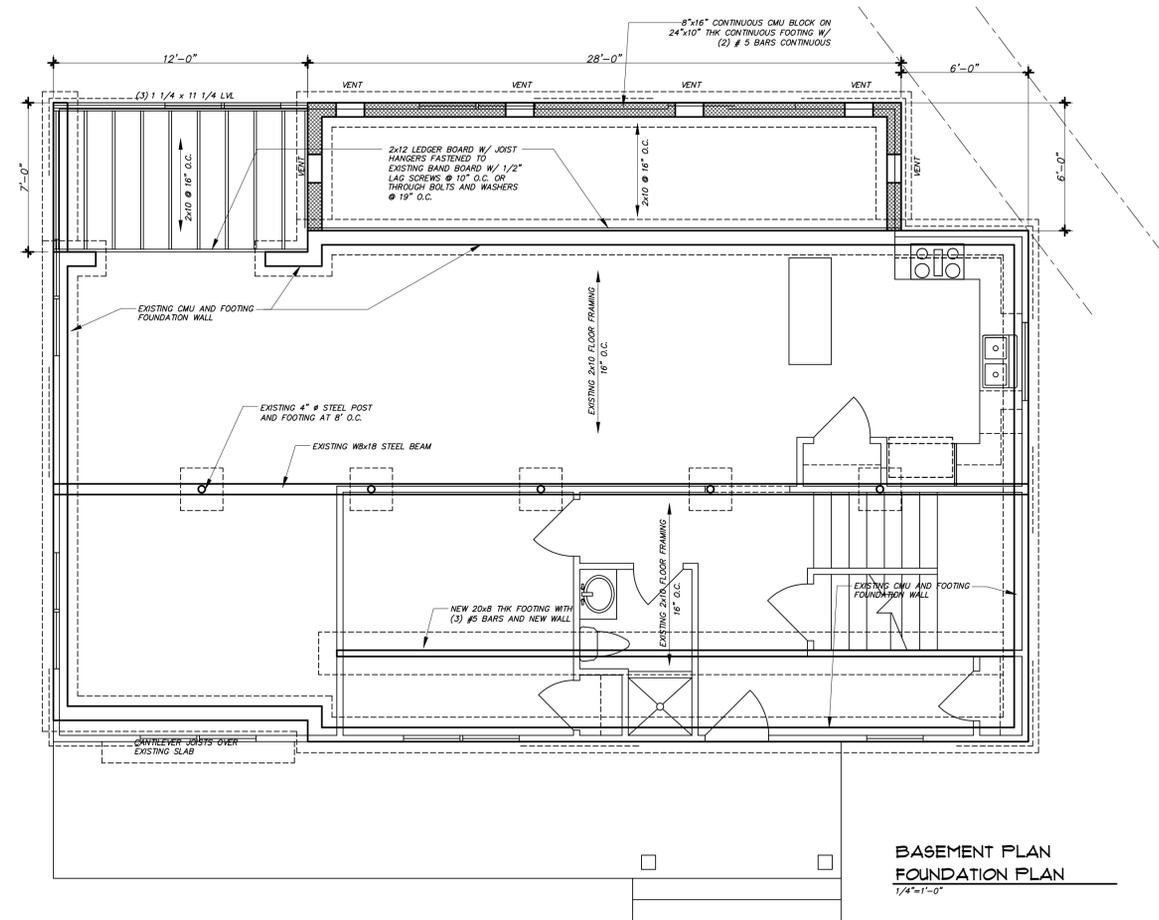
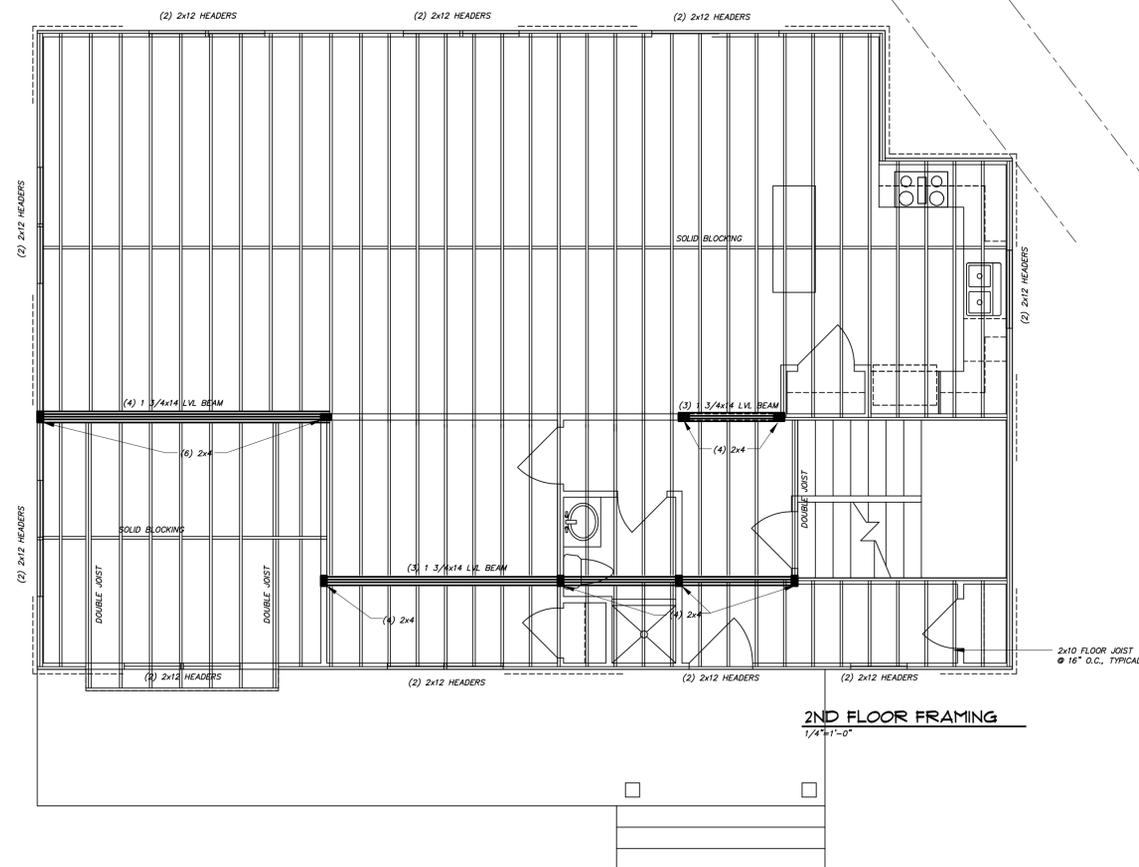
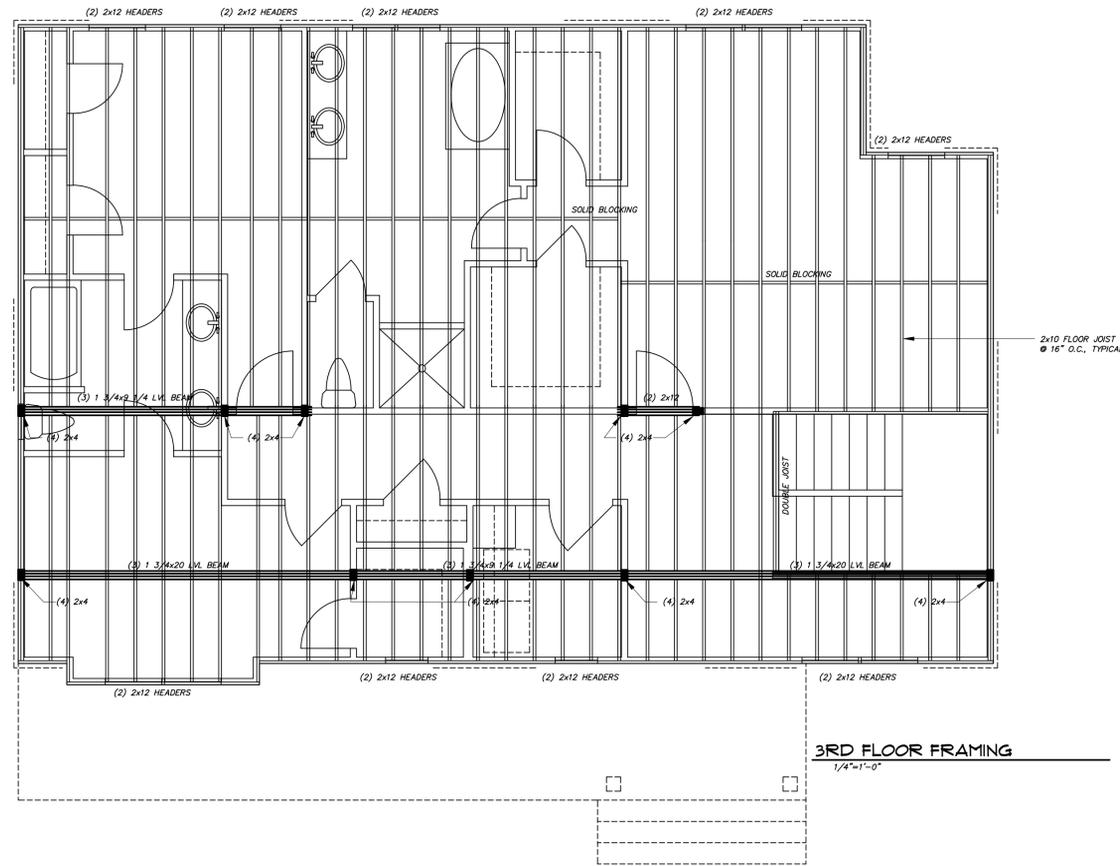
WALL SECTION
SCALE: 3/4"=1'-0"

LIEVESTRO RESIDENCE
Leslie Ave

Feb. 26, 2016

SHEET
No:

A3



STRUCTURAL NOTES:

- DESIGN LIVE LOAD:
ROOF = 30PSF (GROUND SNOW=30PSF)
WIND = 30PSF (60MPH)
- DESIGN DEAD LOAD:
ROOF TRUSSES/RAFTER ASSEMBLY = 17PSF
- SOIL DESIGN VALUE REQUIRED: 2000 PSF FOR FOOTINGS FOUNDED ON UNDISTURBED SOIL. DESIGN SOIL BEARING SHALL BE FIELD VERIFIED.
- FOUNDATION: BOTTOM OF ALL FOOTINGS SHALL EXTEND A MINIMUM OF ONE FOOT INTO UNDISTURBED SOIL AND WHERE SUBJECT TO FROST ACTION, AT LEAST 24" BELOW FINISH GRADE. FOOTING ELEVATIONS SHALL BE ADJUSTED AS REQUIRED TO SUIT FIELD CONDITIONS. ALL FOUNDATION WORK TO BE APPROVED BY BUILDING INSPECTOR OR PROFESSIONAL ENGINEER PRIOR TO POURING CONCRETE.
- CONCRETE: ALL CONCRETE SHALL CONFORM TO ACI CODE 318 AND IRC 2012. 28 DAYS STRENGTH SHALL BE F_c'=3000 PSI FOR FOOTINGS. ALL CONCRETE SHALL BE NORMAL WEIGHT.
- CONCRETE PROTECTION FOR REINFORCEMENT: REINFORCING BARS AND MESH TO HAVE MINIMUM CONCRETE COVER AS FOLLOWS:
CONCRETE POURED AGAINST EARTH = 3 INCH
FORMED CONCRETE EXPOSED TO WEATHER OR IN CONTACT WITH EARTH = 2"
- REINFORCING STEEL: ALL REINFORCING STEEL TO CONFORM TO ASTM A-615 GRADE 60. WELDED WIRE MESH TO CONFORM TO ASTM A-185. FABRICATE AND PROVIDE STANDARD SUPPORTING ACCESSORIES IN ACCORDANCE WITH THE ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES AC-308-08 AND ACI STANDARDS. PROVIDE PLACING ACCESSORIES IN ACCORDANCE WITH ACI RECOMMENDATIONS.
- WOOD FRAMING: ALL WOOD CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF AMERICAN INSTITUTE OF TIMBER CONSTRUCTION "TIMBER CONSTRUCTION MANUAL" LATEST EDITION.
ALL FRAMING LUMBER SHALL BE SOUTHERN YELLOW PINE NO. 2 MFG 19% (INCLUDING TOP PLATED, HEADERS, JOISTS, COLUMNS, RAFTERS, AND POSTS) OR EQUAL. ALL LUMBER IN CONTACT WITH CONCRETE SLAB TO BE MOISTURE PROOFING TREATED LUMBER. FIRE RETARDANT TREATED LUMBER IS UNACCEPTABLE. FRAMING LUMBER SHALL BE 10-1200 PSI MINIMUM. ALL STUDS SPF 1900kg F5 MIN=775PSI REPEITIVE USE.
TOP PLATE SPLICES MUST BE STaggerED A MINIMUM OF 4 FEET AND OCCUR AND TO EACH SIDE OF THE OPENING WITH NOT LESS THAN FOUR 16d NAILS. ALL PLYWOOD USED STRUCTURALLY SHALL MEET THE PERFORMANCE STANDARDS FOR THE TYPE, GRADE AND SPECIES OF PLYWOOD AND SHALL BE SO IDENTIFIED BY AN APPROVED TESTING AGENCY. SHEATHING FASTENING METHOD TO CONFORM WITH IRC 2012.
CONVENTIONAL FLOOR JOISTS SHALL MEET THE PERFORMANCE STANDARDS FOR THE TYPE, GRADE AND SPECIES OF PLYWOOD AND SHALL BE SO IDENTIFIED BY AN APPROVED TESTING AGENCY. SHEATHING FASTENING METHOD TO CONFORM WITH IRC 2012.
CONVENTIONAL JOISTS OR RAFTERS SHALL HAVE BRIDGING AT A MINIMUM OF 8'-0" OUT AND NOTION HOLES SIZE AND LOCATIONS SHALL CONFORM WITH THE RECOMMENDATIONS OF BUILDING INSPECTOR OR PROFESSIONAL ENGINEER.
- PREFABRICATED WOOD TRUSSES: SUBMIT 3 COPIES OF TRUSS FABRICATORS SHOP DRAWING SIGNED AND SEALED BY A P.E. IN VIRGINIA FOR APPROVAL PRIOR TO FABRICATION AND ERECTION OF PREFABRICATED TRUSSES. PREFABRICATED TRUSSES SHALL BE COVERED OVER STUD MEMBERS RESPECTIVE SPACING CONCIDES AND METAL SHARP ANCHOR TO BE USED AT SUCH INTERVAL. NO CUTS OR HOLES ARE PERMITTED IN ANY PART OF THE TRUSS, UNLESS OTHERWISE INDICATED AND APPROVED BY TRUSS DESIGNER. ON SITE STORAGE OF ALL PREFABRICATED WOOD TRUSSES SHALL BE LEVEL GRADE, PROTECTED FROM MOISTURE AND/OR GROUND CONDITIONS, AND LAD FLAT UNLESS OTHERWISE INDICATED BY MANUFACTURERS RECOMMENDATION. ALL LATERAL BRIDGING AND BRACING AS REQUIRED BY TRUSS DESIGNER SHALL BE INSTALLED.
- WIND BRACING: EXTERIOR SHEATHING TO BE 1/2" PLYWOOD OR 7/16" OSB. FASTENERS ARE 1 1/8" TO 1 1/4" 10d SMOOTH OR 8d DEFORMED NAILS AT 8" O.C. HAULING THE EDGES AND AT 12" O.C. INTERMEDIATE. FOLLOW IRC 2012 FOR NAILING PATTERNS.
- ALL WOOD FRAMING IN CONTACT WITH CONCRETE OR MASONRY AND AT EXTERIOR AREAS SHALL BE PRESSURE TREATED.
- UNTEL: AT WOOD WALL USE 2-2x12 HEADER FOR OPENING UP TO 6'-0" TYPICAL. U.A.O. ON PLAN.
- APPLICABLE CODE: IRC 2012 & VUSBC 2012
- MICROLAM (LVL) BEAMS AND HEADERS: MICROLAM (LVL)'S SHALL HAVE F_v=2850 PSI. E=1.3x10⁶ PSI. CONNECT MULTIPLE MICROLAMS (LVL)'S AS PER MANUFACTURERS SPECIFICATION.
- STRUCTURAL STEEL: STRUCTURAL STEEL SHALL CONFORM TO THE LATEST EDITION OF AISC "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL BUILDINGS". ALL STEEL CONFORM TO GRADE 50 AS PER ASTM A-36, GRADE 36 (F_y=36 KSI). STEEL PIPE SHALL CONFORM TO ASTM ASS. GRADE 60.
BOLTED, WELDED AND COMBINATION CONNECTIONS SHALL BE DETAILED IN ACCORDANCE WITH "FRAMED BEAM CONNECTIONS" USING TWO WEB ANGLED AS SHOWN IN THE LATEST EDITION OF THE AISC "MANUAL STEEL CONSTRUCTION". HIGH-STRENGTH BOLTS SHALL BE TIGHTENED BY THE "TURN-OF-NUT" METHOD.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS AND FIELD CONDITIONS AND NOTIFY ENGINEER FOR ANY DISCREPANCY.
- ALL REINFORCED CONCRETE CONSTRUCTION AND STRUCTURAL STEEL SHALL BE INSPECTED BY AN INSPECTION AGENCY UNDER THE DIRECT SUPERVISION OF THE REGISTERED ENGINEER P.E. IN VIRGINIA. FIELD INSPECTION REPORTS SHALL BE FILED WITH THE ARCHITECT WITHIN 5 DAYS OF THE TIME OF ACTUAL INSPECTION.

Designed by:
RICHARD C. TADLOCK
7500 Mentota Place
Springfield, VA 22150
703-298-1156

Jason Brinker, Design Consultant (JDBC)
does not assume liability for construction of these plans. JDBC prepared these drawings based on dimensional sketches and photographs provided by others. All information is to be verified prior to the commencement of construction. Should any discrepancies occur, contact the General Contractor in charge. CODES GOVERN OVER DRAWINGS.

Jason Brinker
Design Consultant
4013 Barberis Way
Wilmington, NC
910.612.0476

CODE: IRC2012

LIEVESTRO RESIDENCE
Leslie Ave

Feb. 26, 2016

SHEET NO:
A4

BASEMENT PLAN FOUNDATION PLAN
1/4"=1'-0"

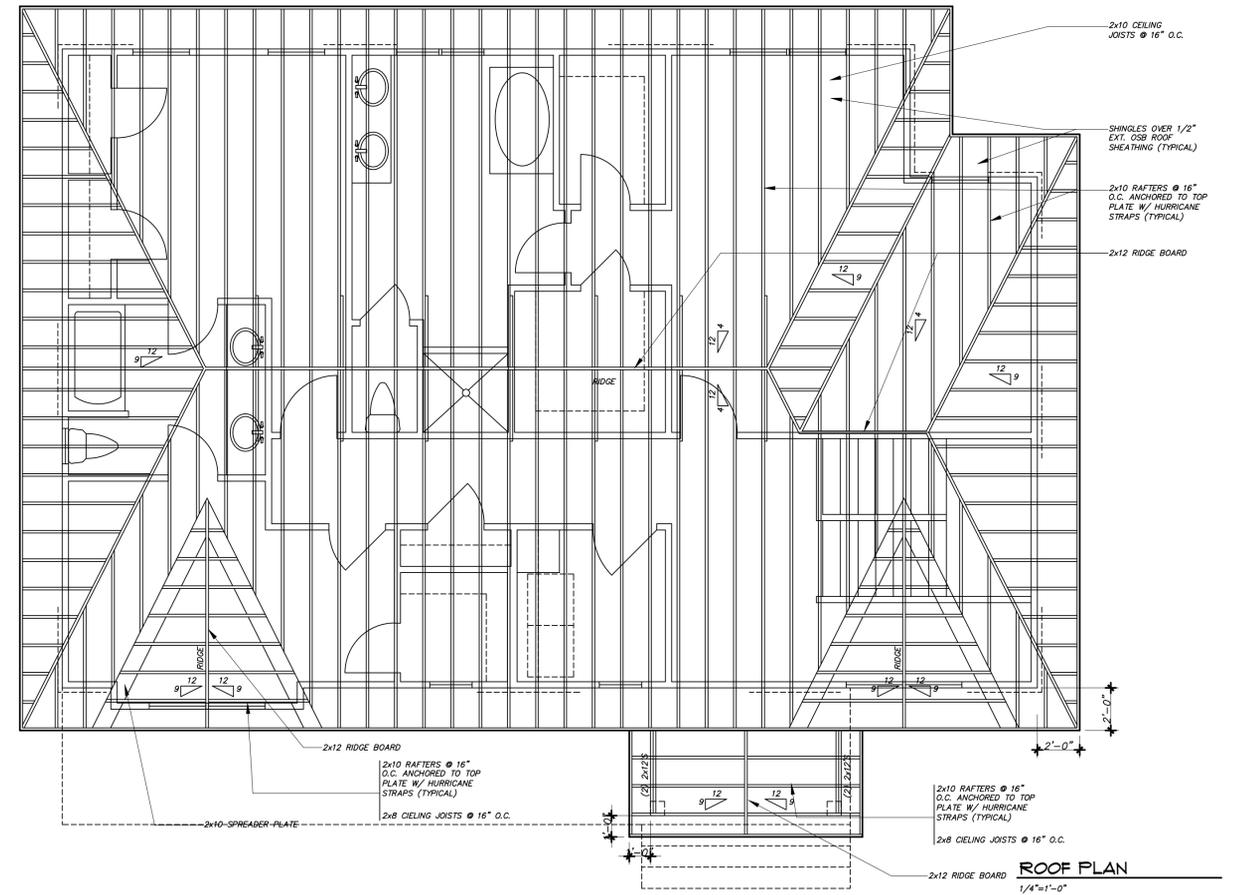
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CODE: IRC2012

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LIEVESTRO RESIDENCE
Leslie Ave



ROOF PLAN
1/4"=1'-0"

Feb. 26, 2016

SHEET NO:

A5

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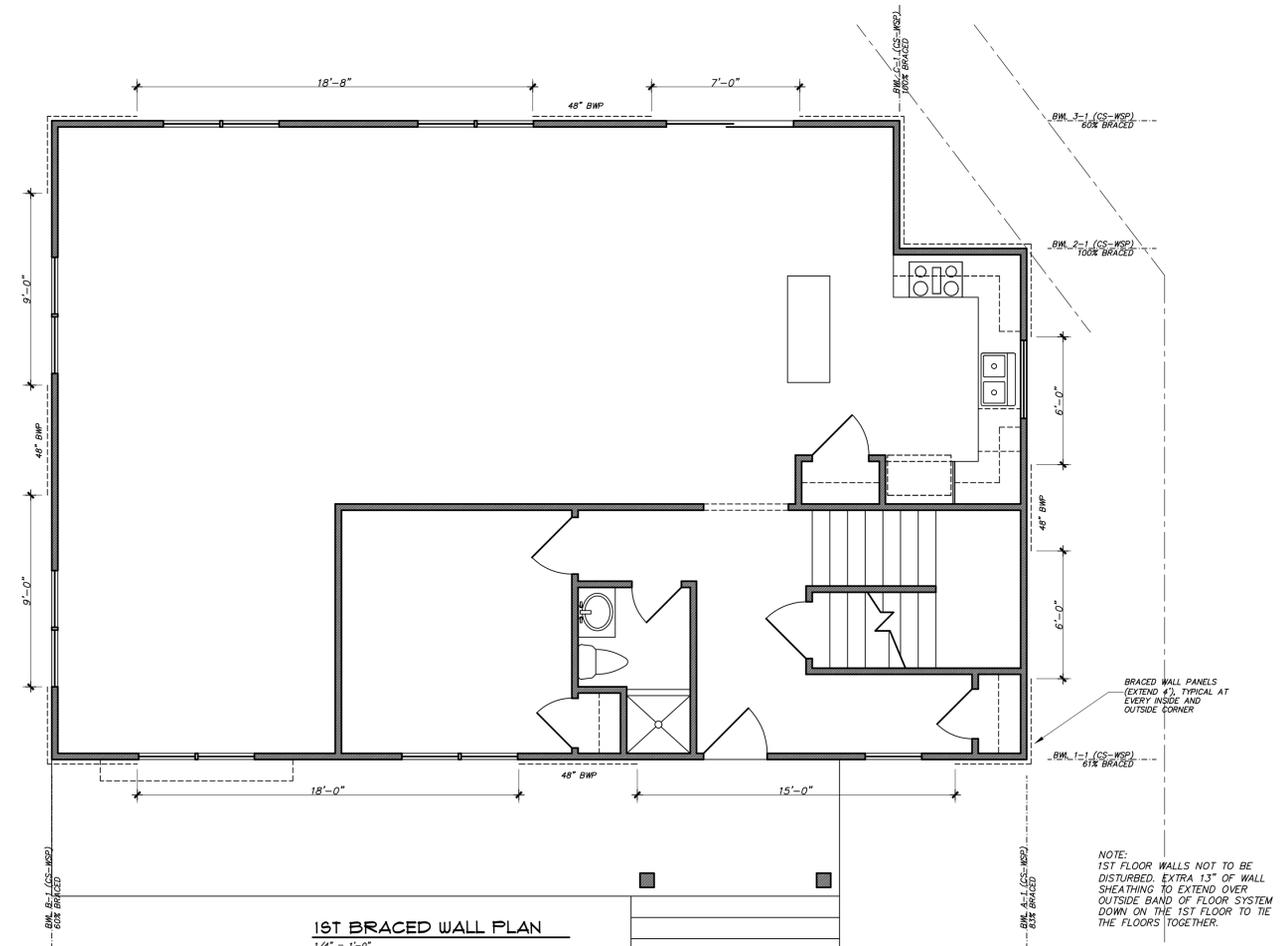
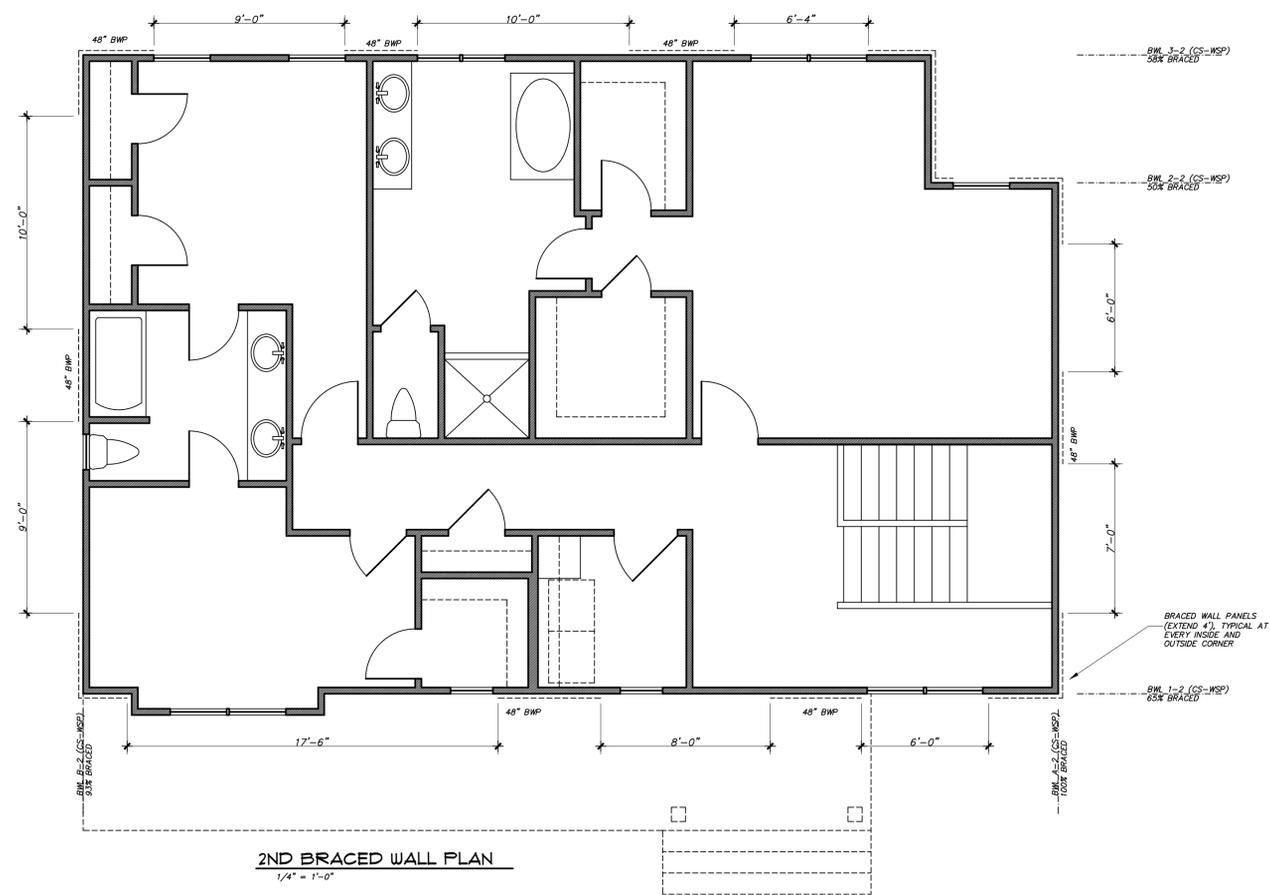
CODE: IRC2012

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LIEVESTRO RESIDENCE
Leslie Ave

Feb. 26, 2016

SHEET No:
A6



NOTE:
1ST FLOOR WALLS NOT TO BE DISTURBED. EXTRA 13\"/>