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

for alterations

APPLICANT: Properties Reimagined. LLC

LOCATION: Parker-Gray District

400 N Fayette Street

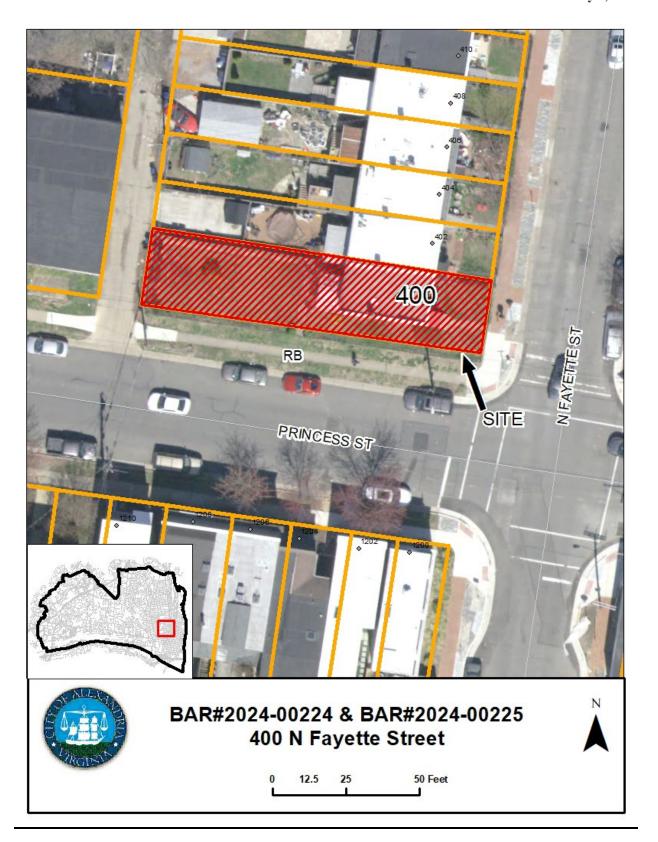
ZONE: Residential Townhouse Zone

STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations, with the condition that the applicant paints or stains the deck to complement the predominant color of the building or trim.

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.
- 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 (<u>including signs</u>). The applicant
 is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review
 approval. Contact Code Administration, Permit Center, 4850 Mark Center Drive, Suite 2015, 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 <u>Virginia Department of Historic Resources (VDHR)</u> prior to initiating any work to determine whether the proposed project may qualify for such credits.



<u>Note</u>: Staff coupled the applications for a Permit to Demolish (BAR2024-00225) and Certificate of Appropriateness (BAR2024-00224) for clarity and brevity. The Permit to Demolish requires a roll call vote.

I. <u>APPLICANT'S PROPOSAL</u>

The applicant requests a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness to enclose two windows, demolish existing sunroom, extend the existing deck and convert a window into a door, as well as alterations, at 400 North Fayette Street.



Photo 1: View of subject property from Princess St.

Site context

The alley to the west, behind the subject property, is public. The proposed alterations will be visible from the right-of-way.

II. HISTORY

The two-story, three-bay, Colonial Revival brick rowhouse and rear porch was constructed by **1941** based on *Sanborn Fire Insurance Maps*.

Previous BAR Approvals
No previous approvals.

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 area and enclosed porch 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

Staff has no objection to the proposed alterations. The *Design Guidelines* state that windows and doors are character defining architectural features. The proposed reconfiguration of the existing windows and doors on the west elevation are architecturally appropriate and compatible with the

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remaining windows on the second-story. Staff notes that based on the *Parker-Gray Residential Reference Guide (RRG)* the material of the windows can be any material, without tinted or reflective glass. The new door can also be any material per the *Parker-Gray RRG*.

The *Design Guidelines* states that decks should not hide, obscure or cause the removal of historic architectural details. The proposed wood deck extension with 36" railing has a simple design that compliments the rowhouse. Decks constructed of unpainted pressure treated wood are discouraged in the historic district, so staff recommends the applicant paint or stain the deck to complement the predominant color of the building or trim.

With the conditions above, staff recommends approval of the project.

STAFF

Amirah Lane, Historic Preservation Planner, Planning & Zoning Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

III. <u>CITY DEPARTMENT COMMENTS</u>

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

Zoning

- C-1 Proposed conversion of existing porch into an open deck will comply with zoning.
- C-2 Not approved for an expansion of the footprint beyond the existing footprint.

Code Administration

A building permit is required.

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)
- F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:
 - <u>For a Public Alley -</u> The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.
 - <u>For a Private Alley</u> The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5,

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- 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

No archaeological oversight is required for this project.

V. ATTACHMENTS

1 - Application Materials

- Completed application
- Plans
- Material specifications
- Scaled survey plat if applicable
- Photographs

	B/	AR CASE#
ADDRESS OF PROJECT: 400 N. Fa		INTERPREDICTION
DISTRICT: Old & Historic Alexa	ndria Parker - Grav	□ 100 Year Old Building
TAX MAP AND PARCEL: 064.01	-07-26	zoning: RB
APPLICATION FOR: (Please check all th	et apply)	
CERTIFICATE OF APPROPRIAT	ENESS	
PERMIT TO MOVE, REMOVE, Eff (Required if more than 25 square feet of a	NCAPSULATE OR DEMO	DLISH npacted)
☐ WAIVER OF VISION CLEARANC CLEARANCE AREA (Section 7-802	E REQUIREMENT and/or , Alexandria 1992 Zoning Ordin	YARD REQUIREMENTS IN A VISION ance)
WAIVER OF ROOFTOP HVAC SO (Section 6-403(B)(3), Alexandria 1992 Zor	CREENING REQUIREME	NT
Applicant: Property Owner	Business (Please provide	business name & contact person)
Name: Properties Reimagined LL	C (Elizabeth Kanianthr	a)
Address: 43022 Waters Overl	ook Court	7
City: Leesburg	State: VA Zip: 2	20176
Phone: 571-235-2178	W	anthra@yahoo.com
Authorized Agent (if applicable):	Attorney Archite	Contractor Contractor
Name: Rick Ingavo		Phone: 814-241-0903
E-mail:		
Legal Property Owner:		
Name: Properties Reimagined LLC	C (Elizabeth Kanianthra	3)
Address: 43022 Waters Overla	ook Court	_
City: Leesburg	State: VA Zip: 2	0176
Phone: 571-235-2178	Elizabethkanianthra@	

			BAR CASE#	
				(CHIEF FISH CHIEF)
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	(achod)			
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-	one existing window.	In the writer a second to start a start	at a filler for the silk as a good fee	A Just.
Den	a me exising suntoom anwi	to the existing concrete deck and e	STORIGHT THE GREK WITH B MOOD HA	med ouck.
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-				
SUE	BMITTAL REQUIRE	MENTS:		
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cop)	theck this box if there is of the letter approving a listed below comprise est additional informati	s a homeowner's associatio	materials for BAR appli Please refer to the rele	cations. Staff may
copy item required Desirements Applimate	Check this box if there is of the letter approving a listed below comprisest additional information Guidelines for furthericants must use the charial that are necessary teting of the application	s a homeowner's association the project. the minimum supporting on during application review	materials for BAR appli . Please refer to the rele treatments. pplication is complete. In roject. Incomplete applic neetings are required for	ications. Staff may want section of the iclude all information and ations will delay the all proposed additions.
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BAR	CASE#	
		(OFFICE USE ONLY)

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. Check N/A if an item in this section does not apply to your project.

	2010	
[AZ]	NA	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
¥4		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.
illur	ninat appl	& Awnings: One sign per building under one square foot does not require BAR approval unless ed. All other signs including window signs require BAR approval. Check N/A if an item in this section does y to your project.
		Linear feet of building: Front: Secondary front (if corner lot): NPA Square feet of existing signs to remain: NMA 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.
Alte	erat	ions: Check N/A if an item in this section does not apply to your project.
		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.

	BAR CASE#
	(OFFICE USE ONLY)
ALL	APPLICATIONS: Please read and check that you have read and understand the following items:
0.3	I understand that after reviewing the propesed 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.
eleva accu actio grant Secti this a inspe other to ma APP Signa Printe	undersigned hereby attests that all of the information herein provided including the site plan, building ations, prospective drawings of the project, and written descriptive information are true, correct and trate. The undersigned further understands that, should such information be found incorrect, any in taken by the Board based on such information may be invalidated. The undersigned also hereby its the City of Alexandria permission to post placard notice as required by Article XI. Division A, ion 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of application. The undersigned also hereby authorizes the City staff and members of the BAR to eact this site as necessary in the course of research and evaluating the application. The applicant, if it than the property owner, also attests that he/she has obtained permission from the property owner ake this application. **PLICANT OR AUTHORIZED AGENT:** Properties Reimagined LLC (Elizabeth Kanianthra) Properties Reimag
Date:	

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. Properties Reimagined LL	43022 Waters Overlook Court Leesburg VA 20176	100%		
2. (Elizabeth Kanianthra)				
3.				

2. Property. State the name, address and percent of ownership of any person or entity owning an Interest in the property located at 400 N. Fayette Street Alexandria VA 22314 (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 theapplication.

Name	Address	Percent of Ownership	
1. Properties Reimagined LL	43022 Waters Overlook Court Lensburg VA 20176	100%	
² (Elizabeth Kanianthra)			
3,			

3. <u>Business or Financial Relationships</u>. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within 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.

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.	N/A			
2.	N/A	10-25		
3.	N/A			

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 tha
the information p	rovided above is true and correct.	////
6/2/2024	Elizabeth Kaniantha	Elawayle.
Date	Printed Name	Signature



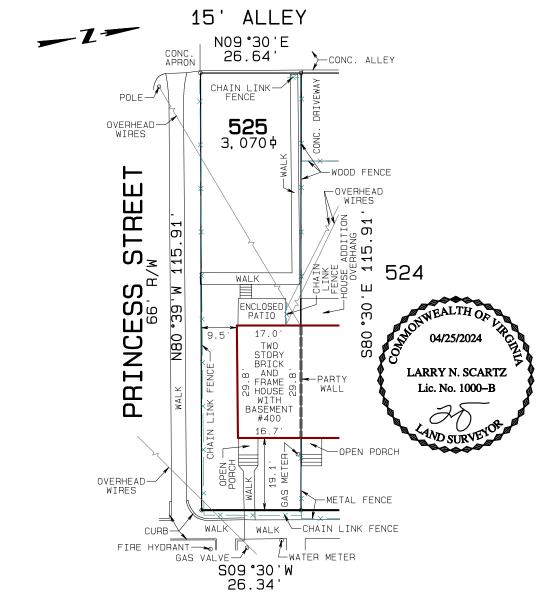
Department of Planning and Zoning Floor Area Ratio and Open Space Calculations for Single and Two-Family Residential Outside Historic Districts



	Property Inf	ormation	1							
A1.	400 N. Fayette S Street Address	Street Alexa	ndria VA 2	22314				RB Zone		
A2.	3,070.00			× 0.75			_	2,302	2.50	
	Total Lot Area			Floor	Area Ratio A	Allowed by Zon	е	Maxi	mum Allowable Floor Area	
B.	Existing Gross		Area	Allo	wable Exclu	usions**				
	Basement	506.60		177	ement**			B1.	2,026.40	Sq. Ft.
	First Floor	506.60		Stair	ways**	90.00		D1.	Existing Gross Floor Area*	
	Second Floor	506.60			hanical**	9.00		B2.	629.60	Sq. Ft.
	Third Floor			Attic	less than 7'*	* 506.60			Allowable Floor Exclusions**	
	Attic	506.60			ches**	24.00		B3.	1,396.80	Sq. Ft.
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	Balcony/Deck				age**				initial to Existing 01000 110	J. 7 Ju
	Garage			Othe						
	Other***			Othe	er***					
B1.	Total Gross	2,026.40		B2. Tota	l Exclusions	629.60				
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The undersigned hereby certifies and attests that, to the	best of his/her knowledge,	the above com	iputations are true and c	orrect
				,
			1 2716	. ~
Signature:		Date:	10-6-69	

COPYRIGHT SCARTZ SURVEYS - THIS IS A SERVICE DOCUMENT AND IS VALID FOR SIX MONTHS FROM DATE ISSUED. THIS SURVEY WAS PERFORMED ACCORDING TO THE STANDARDS SET FORTH IN VIRGINIA CODE SECTION 54.1-407.



NORTH FAYETTE STREET

PHYSICAL IMPROVEMENTS SURVEY
LOT 525, THE SQUARE BOUNDED BY

PAYNE, ORONOCO, FAYETTE, AND PRINCESS STREET

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=20' DATE: APRIL 25, 2024

NO TITLE REPORT FURNISHED.

PLAT SUBJECT TO RESTRICTIONS & EASEMENTS OF RECORD OR OTHERWISE.

FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE ONLY AND DO NOT CERTIFY AS TO OWNERSHIP.

CASE NAME: PROPERTIES REIMAGINED LLC

SCARTZ SURVEYS

LARRY N. SCARTZ CERTIFIED LAND SURVEYOR WOODBRIDGE, VIRGINIA LOCAL (703) 494-4181 FAX (703) 494-3330 LARRY.SCARTZ@SCARTZ.COM



TAX MAP# 064.01-07-26

JOB# 20240175

COPYRIGHT SCARTZ SURVEYS - THIS IS A SERVICE DOCUMENT AND IS VALID FOR SIX MONTHS FROM DATE ISSUED. THIS SURVEY WAS PERFORMED ACCORDING TO THE STANDARDS SET FORTH IN VIRGINIA CODE SECTION 54.1-407. 15' ALLEY -7-N09 °30 'E 26.64 ' CONC. ALLEY CHAIN LINK-FENCE POLE-**525** 3, 070 ¢ OVERHEAD WIRES To Jeck Wood Open Deck Wood Open Deck Wood Open Deck Stension -WOOD FENCE 9.5 91 OHIOTHEALTH ON LAND ON THE OHIOTHEALTH ON LAND O S80 °30 'E 6E. 08N 17.0 9.5 LARRY N. SCARTZ -PARTY Lic. No. 1000-B WALL & Extended Open Deck 16.7 AND SURVE -OPEN PORCH 19.1 METER-=ConstructionWIRES -METAL FENCE WALK -CHAIN LINK FENCE WALK * Land DisturbanceFIRE HYDRANT GAS VALVE CURB-WATER METER S09°30'W 26.34' NORTH FAYETTE STREET 66' R/W PHYSICAL IMPROVEMENTS SURVEY LOT 525, THE SQUARE BOUNDED BY PAYNE, ORONOCO, FAYETTE, CITY OF ALEXANDRIA, VIRGINIA DATE: APRIL 25, 2024 SCALE: 1"=20' NO TITLE REPORT FURNISHED. PLAT SUBJECT TO RESTRICTIONS & EASEMENTS OF RECORD OR OTHERWISE. FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE ONLY AND DO NOT CERTIFY AS TO OWNERSHIP. CASE NAME: PROPERTIES REIMAGINED LLC SCARTZ SURVEYS

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CITY OF ALEXANDRIA, VIRGINIA DEPARTMENT OF CODE ADMINISTRATION

301 King Street, Room 4200, Alexandria, VA 22314 703.746.4357 <u>alexandriava.gov/Code</u>

ASBESTOS INSPECTION and ABATEMENT CERTIFICATION

Effective July 1, 1993, the Virginia Uniform Statewide Building code requires all buildings constructed before 1985 that are to be renovated or demolished be inspected for the presence of asbestos-containing materials with appropriate response actions undertaken, subject to exemptions. The following form is to be completed by all applicants for Building Permits for renovations, alterations, repairs, or demolition. A completed form will contain one of the areas checked below and must be signed by the owner or authorized owner's agent to be a part of the building permit application. certify that the construction project located at (Printed name of building owner or Agent) (Building address, including floor, room and/or suite number I claim the following exemption as it relates to this project: The above building is a single family dwelling, or is a residential housing building containing four or fewer units, and is exempt from asbestos inspection requirements. NOTE: This exemption does not apply if the proposed renovation or demolition is for commercial or public development purposes; or The combined amount of regulated asbestos-containing material involved in the renovation or demolition is less than 260 linear feet on pipes, or less than 160 square feet on other facility components, or less than 35 cubic feet off facility components where length or area could not be measured previously, and is exempt from asbestos inspection requirements. ☐ This building is exempt from asbestos certification requirements as the original building permit was issued after January 1, 1985. If the building permit application is for repair or replacement of roofing, floor covering, or siding materials and the use is not a school, the asbestos inspection requirements may be satisfied by checking one of the following: ☐ The materials to be repaired or replaced are assumed to contain asbestos and that appropriate response actions will be accomplished by a licensed asbestos contractor or a licensed RFS contractor; or ☐ An inspection of the materials to be removed was accomplished by an RFS inspector and analysis of the sample showed no asbestos to be present. If none of the above applies, one of the remaining must be checked to complete this form: ☐ The affected area of the above building to be renovated or demolished has been inspected for the presence of asbestos by an individual licensed to perform such inspections and that no asbestos-containing materials were found: or ☐ Asbestos-containing materials in the affected areas of the above building to be renovated or demolished will be subject to appropriate response actions in accordance with all applicable laws related to asbestos abatement in accordance with §36-99.7. I further certify that the abatement area will not be re-occupied until any required response actions have been completed and final clearances have been measured. By requesting a final in section for this permit, I certify that the final clearance levels for re-occupancy of the abatement area shall be 0.01 or fewer asbestos fibers per cubic centimeter if determined by Phase Contrast Microscopy analysis (PCM) or 70 or fewer structures per square millimeter if determined by Transmission Electron Microscopy analysis (TEM).

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Date Received:

SIGNATURE OF OWNER OR OWNER'S AGENT

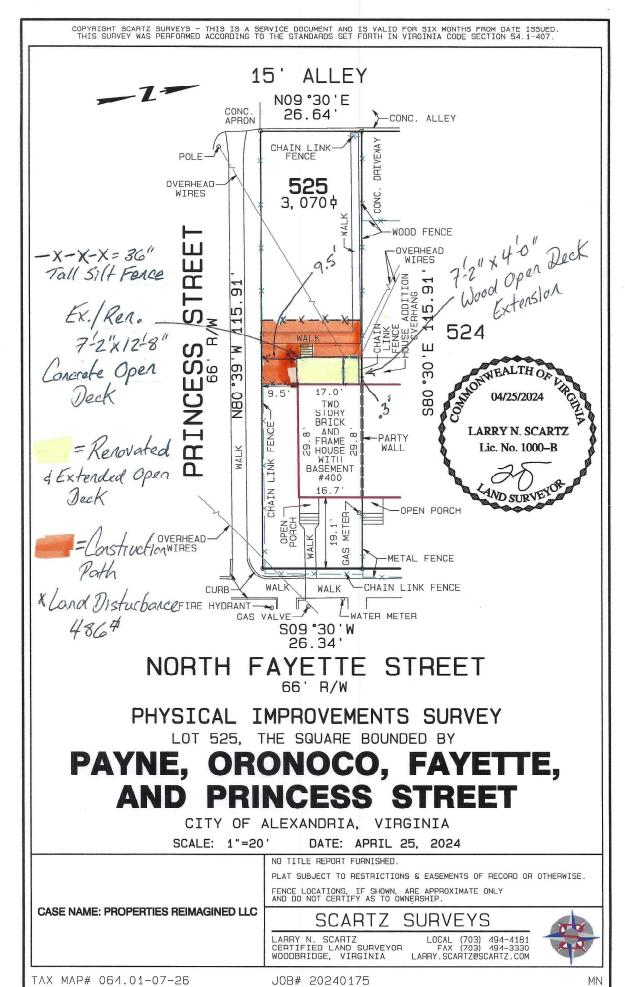
Permit Number:

Office Use Only:

COPYRIGHT SCARTZ SURVEYS - THIS IS A SERVICE DOCUMENT AND IS VALID FOR SIX MONTHS FROM DATE ISSUED. THIS SURVEY WAS PERFORMED ACCORDING TO THE STANDARDS SET FORTH IN VIRGINIA CODE SECTION 54.1-407. 15' **ALLEY** -Z= N09 °30 'E 26.64 ' CONC. APRON -CONC. ALLEY DRIVEWAY CHAIN LINK-FENCE POLE OVERHEAD **525** 3, 070 ¢ WIRES -WALK WOOD FENCE OVERHEAD WIRES | LINN | FENCE | HOUSE ADDITION | OVERHANG | LIS.91' 115. PINCESS S 524 WALK .30 ENCLOSED PATIO WEALTH OF S80 ' N80 17.0 9.5 04/25/2024 TWO STORY BRICK LARRY N. SCARTZ ΔND œ ω FRAME PARTY Lic. No. 1000-B ର HOUSE ର WITH LIK BASEMENT #400 16.7 CHAIN AND SURVE OPEN PORCH Ē OPEN . PORCH 19. OVERHEAD WIRES SAS -METAL FENCE -CHAIN LINK FENCE CURB: GAS VALVE MATER METER FIRE HYDRANT S09 °30 'W 26.34' NORTH FAYETTE STREET PHYSICAL IMPROVEMENTS SURVEY LOT 525, THE SQUARE BOUNDED BY PAYNE, PRINCESS STREET CITY OF ALEXANDRIA, VIRGINIA SCALE: 1"=20' DATE: APRIL 25, 2024 NO TITLE REPORT FURNISHED. PLAT SUBJECT TO RESTRICTIONS & EASEMENTS OF RECORD OR OTHERWISE. FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE ONLY AND DO NOT CERTIFY AS TO OWNERSHIP. CASE NAME: PROPERTIES REIMAGINED LLC SURVEYS SCARTZ LARRY N. SCARTZ CERTIFIED LAND SURVEYOR WOODBRIDGE, VIRGINIA LOCAL (703) 494-4181 FAX (703) 494-3330 LARRY.SCARTZ@SCARTZ.COM

MN

TAX MAP# 064.01-07-26



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Disturbed Area Certification:

I hereby certify that the limits of disturbance associated with this project represent a total land disturbance of less than 2,500 square feet. I further certify that no construction work, material storage, dumpster placement, construction access or disturbance of any other kind will take place beyond the limits of disturbance as depicted. I acknowledge that should this project result in land disturbance equal to or greater than 2,500 square feet, the City will issue a stop work order and work on the project will not be allowed to resume until a Grading Plan has been submitted to and approved by the City of Alexandria, Department of Transportation and Environmental Services.

Drainage Certification:

I hereby certify that the existing and proposed drainage patterns associated with this project are as depicted herein, that construction of this project will not create a nuisance to adjacent or downstream properties either public or private and that any existing drainage problems on adjacent or downstream properties either public or private will not be exacerbated by construction of this project. I acknowledge that should this project result in the creation of any nuisance, or exacerbation if any existing drainage problem, the City will issue a stop work order and work on this project will not be allowed to resume until a Grading Plan has been submitted to and approved by the City of Alexandria, Department of Transportation and Environmental Services.

*MAXIMUM LAND DISTURBANCE- 486sqft

*Owner Name: Properties Reinegined LLC - Elizabeth Kanjanthra

*Address: 400 N. Fayette Street Alexandria VA 22314

*Signature: 2. Paraller

*Date: 5/8/2024

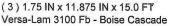
*Title: Owner

*Phone Number: 571-235-2178

Project:

Location: 400 N. Fayette Street- Kitchen Beam

Uniformly Loaded Floor Beam



Section Adequate By: 60.0% Controlling Factor: Deflection





StruCalc Version 9.0.1.4

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<u>CAUTIONS</u>
* Laminations are to be fully connected to provide uniform transfer of loads to all members

DEFLECTIONS	Ce	ente	r			-
Live Load	0.28	IN	L/643			
Dead Load	0.19	in				
Total Load	0.47	IN	L/384			
Live Load Deflec	ction C	riter	ia: L/36	0	Total Load Deflection Criteria: L/240	
REACTIONS	Α		В			_
Live Load	2700	lb	2700	lb		
Dead Load	1824	lb	1824	lb		
Total Load	4524	lb	4524	lb		
Bearing Length	1.15	in	1.15	in		
BEAM DATA		C	enter			

BEAM DATA	Center
Span Length	15 ft
Unbraced Length-Top	0 ft
Floor Duration Factor	1.00
Notch Depth	0.00

MATERIAL PROPERTIES

Versa-Lam 3100 Fb - Boise Cascade

Bending Stress:	Fb =	3100 psi	Fb' =	3104 psi
	Cd=1.0	00 CF=1.00		
Shear Stress:	Fv =	285 psi	Fv' =	285 psi
	Cd=1.0	00		
Modulus of Elasticity:	E =	2000 ksi	E' =	2000 ksi

Base Values

Adjusted

Modulus of Elasticity: 2000 ksi Comp. [⊥] to Grain: 750 psi $Fc - \bot' = 750 \text{ psi}$

Controlling Moment: 16965 ft-lb 7.5 ft from left support

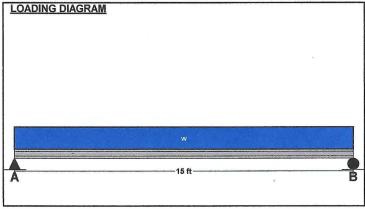
Created by combining all dead and live loads. 4524 lb

Controlling Shear:

At support.

Created by combining all dead and live loads.

Comparisons with required sections:	Reg'd	Provided
Section Modulus:	65.59 in3	123.39 in3
Area (Shear):	23.81 in2	62.34 in2
Moment of Inertia (deflection):	457.97 in4	732.62 in4
Moment:	16965 ft-lb	31913 ft-lb
Shear:	4524 lb	11845 lb



FLOOR LOADING				-			
		Sic	le 1		Sid	e 2	
Floor Live Load	FLL =	40	psf		40	psf	
Floor Dead Load	FDL =	15	psf		15	psf	
Floor Tributary Width	FTW =	4	ft		5	ft	
Wall Load	WALL =		90	plf			

BEAM LOADING Beam Total Live Load: 360 plf wL = Beam Total Dead Load: 225 plf wD =Beam Self Weight: BSW = 18 plf Total Maximum Load: 603 plf wT =



Project:

Location: 400 N. Fayette Street-Living Room Beam Combination Roof And Floor Beam

(2) 1.75 IN x 11.25 IN x 9.0 FT * Versa-Lam 3100 Fb - Boise Cascade Section Adequate By: 82.2%

Controlling Factor: Shear





StruCalc Version 9.0.1.4

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<u>CAUTIONS</u>
* Laminations are to be fully connected to provide uniform transfer of loads to all members

		_		THE RESERVE	
DEFLECTIONS	С	ente	er		
Live Load	0.10	IN	L/1085		
Dead Load	0.09	in			
Total Load	0.19	IN	L/579		
Live Load Deflec	ction C	riter	ia: L/36	0	Total Load Deflection Criteria: L/240
REACTIONS	Α		В	-	
Live Load	2520	lb	2520	lb	
Dead Load	2202	lb	2202	lb	
Total Load	4722	lb	4722	lb	
Bearing Length	1.80	in	1.80	in	
BEAM DATA		Ce	nter		

BEAM DATA	Center
Span Length	9 ft
Unbraced Length-Top	O ft
Roof Pitch	6 :12
Floor Duration Factor	1.00
Roof Duration Factor	1.15
Notch Depth	0.00

MATERIAL PROPERTIES Versa-Lam 3100 Fb - Boise Cascade

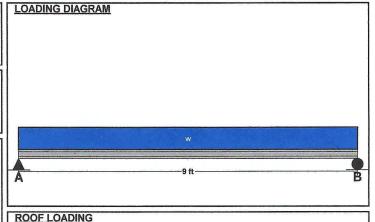
versa-Lam 3100 Fb - Boise C	ascade	
	Base Values	<u>Adjusted</u>
Bending Stress:	Fb = 3100 psi	Fb' = 3591 psi
	Cd=1.15 CF=1.01	
Shear Stress:	Fv = 285 psi	Fv' = 328 psi
	Cd=1.15	
Modulus of Elasticity:	E = 2000 ksi	E' = 2000 ksi
Comp. [⊥] to Grain:	$Fc-\perp = 750 \text{ psi}$	$Fc - \frac{1}{2} = 750 \text{ psi}$
Controlling Moment: 4.5 ft from left support	10624 ft-lb	

Created by combining all dead and live loads. Controlling Shear: 4722 lb

At support.

Created by combining all dead and live loads.

Comparisons with required sections:	Req'd	Provided
Section Modulus:	35.5 in3	73.83 in3
Area (Shear):	21.61 in2	39.38 in2
Moment of Inertia (deflection):	172.08 in4	415.28 in4
Moment:	10624 ft-lb	22091 ft-lb
Shear:	4722 lb	8603 lb



MOOT EDITION		Sid	e 1		Side	e 2		
Roof Live Load	RLL =	30	psf			psf		
Roof Dead Load	RDL =	20	psf	2	20	psf		
Roof Tributary Width	RTW =	8	ft		8	ft		
FLOOR LOADING		. 696.0				et		
		S	<u>de 1</u>		Sic	de 2		
Floor Live Load	FLL =	40	psf		40	psf		
Floor Dead Load	FDL =	15	psf		15	psf		
Floor Tributary Width	FTW =	1	ft		1	ft		
Wall Load	WALL =		90	plf				

BEAM LOADING				
Roof Uniform Live Load:	wL-roof =	480	plf	
Roof Uniform Dead Load:	wD-roof =	358	plf	
Floor Uniform Live Load:	wL-floor =	80	plf	
Floor Uniform Dead Load:	wD-floor =	30	plf	
Beam Self Weight:	BSW =	11	plf	
Combined Uniform Live Load:	wL =	560	plf	,
Combined Uniform Dead Load:	wD =	489	plf	¥
Combined Uniform Total Load:	wT =	1049	plf	
Controlling Total Design Load:	wT-cont =	1049	plf	



1. DESIGN LOADS

USE	LL(p.s.f.)	DL(p.s.f.)	
FLOOR	40	10	EX
SLEEPING ROOMS	30	10	GF
DECKS	40	10	BC

USE	LL(p.s.f.)	DL(p.s.f.)		
EXTERIOR BALCONY	60	10		
GROUND SNOW LOAD	30	17		
ROOFS	20	17		

2. LATERAL LOADS

- WIND 115 Miles Per Hour

3 SOIL VALUE

- ASSUMED TO BE 1500 PSE BEARING CAPACITY
- WATER TABLE, MIN. 2º DELOW BOTTOM OF ALL CONCRETE SLABS AND FOOTINGS.
 SOIL TYPES, FOOTINGS, FOUNDATIONS, WALLS, AND SLABS SHALL NOT BE PLACED ON OR IN MARINE CLAY, PEAT OR OTHER ORGANIC MATERIALS.

- -BOTTOMS OF ALL FOOTINGS SHALL EXTEND 1:0" MINIMUM INTO UNDISTURBED SOIL AND WHERE SUBJECT TO FROST ACTION, AT LEAST 2" BELOW FINISHED GRADE, FOOTINGS FOR SOLID MASONRY PIERS SHALL PROJECT 9" EACH SIDE OF THE PIER ABOVE AND SHALL BE 1:6" DEEP UNLESS OTHERWISE NOTED,

5. CONCRETE

- ALL CONCRETE SHALL BE 3500 PSL@ 28 DAYS. (EXCEPT STOOP & GARAGE
- ALL CONCRETE SHALL BE 3500 PSI @ 28 DAYS, MAXMUM SLUMP OF 57
 CONCRETE TEST CYLINDERS SHALL BE TAKEN IN ACCORDANCE WITH ACLODE AND
 RENIFORMEN STEEL SHALL BE HIGH STRENGTH NEW BILLET DEFORMED BARS CONFORMING
 TO ASTM ASIS, GRADE & HIGH STRENGTH NEW BILLET DEFORMED BARS CONFORMING
 TO ASTM ASIS, GRADE & HIGH STRENGTH NEW BILLET DEFORMED BARS CONFORMING
 TO ASTM ASIS, GRADE & HIGH STRENGTH NEW BILLET DEFORMED BARS CONFORMING
 TO ASTM ASIS, GRADE & HIGH STRENGTH STRENGT

- CONCRETE PROTECTION FOR REINFORCEMENT SHALL BE AS FOLLOWS:

EXPOSED						
	NOT EXPOSED	#5 OR SMALLER	#6 OR LARGER	EARTH FORMED		
SLABS BEAMS COLUMNS	3/4" 1-1/2" 1-1/2"	1·1/2* 1·1/2* 1·1/2*	2" 2"	3" 3"		
WALLS	3/4"	1-1/2"	2"	1 1		

6. CONCRETE FOUNDATION WALLS

- SEE DETAILS FOR 45# AND 60# LATERAL PRESSURE

- SEE DETAILS FOR 45# AND 60# LATERAL PRESSURE.
 FOOTINGS FOR 9* MASONRY OR CONCRETE WALLS SHALL BE 60" x 10".
 FOOTINGS FOR 12" MASONRY OR CONCRETE WALLS SHALL BE 60" x 10".
 FOOTINGS FOR 12" MASONRY OR CONCRETE WALLS SHALL BE 20" x 10".
 STEP FOOTINGS FOR 12" MASONRY OR CONCRETE WALLS SHALL BE 20" x 10".
 FOOTINGS FOR MASONRY PIERS AND CHIMNEY SHALL HAVE 0" PROJECTIONS x 12" DEPTH.
 ALL FOOTINGS TO BE SIZED AS ADOVE UNLESS OTHERWISE NOTED.

7. CONCRETE SLABS ON GRADE

- UNLESS OTHERWISE NOTED, SLABS ON GRADE SHALL BE 4" THICK POURED CONCRETE AND UNLESS OTHERWISE NOTED, SLABS ON GRADE SHALL BE 4"THICK POURED CONOR REMORCED WITH 6 x 6 W1 4. W1.4 (#010") WILDLED WIRE FABRIC IN THE MIDDLE PORTION OF THE SLAB THICKNESS, CONCRETE TO BE POURED ON 6 MIL. POLYETHYLEND VAPOR BARRIER OVER 4"THICK GRAVEL. PLACING, LAP, ETC, SHALL CONCRET OF WITH WITH MATERIAL APPROVED FILING LINDER SLABS ON GROED SHALL BE MADE WITH MATERIAL APPROVED BY THE GEOTECHICAL ENGINEER WITH SHALL BE COMPACTED IN A MAINNER THAT WILDLE SLABS ON GROED SHALL BE WITH MATERIAL APPROVED.

8. CONCRETE RETAINING WALLS

- FOOTING DOWELS SHALL PROJECT A MINIMUM OF 30 BAR DIAMETERS OR
- 24" WHICHEVER IS GREATER INTO WALL.
 PROVIDE WEAKENED PLANE CONTRACTION VERTICAL JOINTS AT APPROXIMATELY
- 25' O.C. STOP ALL HORIZONTAL BARS IN INSIDE FACE AT JOINTS.
 PROVIDE CONTINUOUS DRAINAGE SYSTEM BEHIND WALLS IN ACCORDANCE WITH

- PIERS, PLASTERS, CHÂNIEYS AND BEARING UNDER BEAMS SHALL BE SOLID MASONRY WITH TYPE S MORTAR ASTAN ACTO:
 BOND ALL MASONRY WITH METAL JOINT REINFORCEMENT EVERY 16" VERTICALLY,
 WALLS LESS THAN 5-0" BELOW FINISHED GRADE SHALL BE 8" THICK MASONRY,
 5-0" TO 8-0" SHALL BE 12" THICK MASONRY REINFORCED WITH 44" S@ 24" C.C.
 MITO THE FOOTING TO TOP OF THE WALL WITH CELLS OR VIOUS FILLED WITH PEA
- GRAVEL CONCRETE.

 TIE ALL BRICK VENEER TO WOOD STUD BACK-UP WITH CORRUGATED METAL TIES AT 24" O.C. (MAX).

- TIE ALL BRICK VENEER TO WOOD STUD BACKUP WITH CORRUGATED METAL TIES AT 24" O.C. (MAX).
 ALL MORTAR BELOW GRADE TO BE TYPE H.
 PROVIDE 3 COURSES OF SOLID BRICK OR 1 COURSE OF 100% SOLID (NOT FILLED)
 BLOCK CONTINUOUS BY 8" WIDTH UNDER ALL WOOD TRUSSES AND CONCRETE SLABS
 BEARING ON MASONRY WALLS.
 ONLIESS OTHERWISE NOTED, PROVIDE 6 COURSES OF SOLID BRICK OR 2 COURSES OF
 100% SOLID BLOCK, 8" WIDTH BY 2-5" MINNIUM LENGTH AT ALL STRUCTURAL STEEL BEARING.
 PIERS INDICATED AS SOLID MASONRY SHALL BE 100% SOLID FROM TOP OF FOOTTING TO BEAM BEARING.
 PIERS SHALL BE BONDED WITH HEADER COURSES.
 PROVIDE THROUGH MASONRY CONTINUTIVE (CEMENT GROUT) WHERE PIERS EXTEND ABOVE

- EARTHQUAKE SPECTRAL RESPONSE ACCELERATION AT SHORT PERIODS
- EARTHOUAKE SPECTRAL RESPONSE ACCELERATION AT SHOR 0.16 @ 1 SECOND PERIDD 0.053 RESIDENTIAL SEISMIC DESIGN CATEGORY-B WEATHERING PROBABILITY FOR CONCRETE SEVERE TERMITE INFESTATION PROBABILITY MODERATE TO SEVERE DECAY PROBABILITY SUGHIT TO MODERATE TO SEVERE DECAY PROBABILITY SUGHIT TO MODERATE OF DECAY PROBABILITY SUGHIT OF DECAY PROBABILITY DECAY PROBABILITY DECAY -

- ICE SHIELD UNDERLAYMENT REQUIRED YES
 FLOOR HAZARDS (3-15-1990) NATIONAL FLOOD PROGRAM DATE
 WINTER DESIGN TEMPERATURE 17 DEGREES F
- AIR FREEZING INDEX < OR 1500 DEGREES E
- MEAN ANNUAL TEMPERATURE 50 DEGREES F

 EQUIVALENT U-FACTORS										
CLIMATE ZONE	FENESTRATION U-FACTOR		GLAZED FENESTRATION SHGC				FLOOR R-VALUE	BASEMENT WALL R-VALUE		CRAWL SPACE WALL U-FACTOR
4A	0.32	0.55	0.40	49	15	8/13	19	10/13	10.2 FEET	10/13

CONSTRUCTION CLASSIFICATION TYPE - 5B	
CONSTRUCTION CLASSIFICATION TIPE - 3B	- 1
USE GROUP CLASSIFICATION - R5	
OSE GROOT CEASSILICATION - 113	- 1

- ALL 3", 3 1/2", AND 4" DIAMETER ADJUSTABLE STEEL COLUMNS ARE TAPCO MONOPOST 40-300 SERIES U.N.O. AND CONFORM TO ASTM A513 STEEL - ALL SMOKE / CARBON MONOXIDE DETECTORS SHALL BE HARD-WIRED &
- INTERCONNECTED PER THE 2018 USBC, 315.1 & 315.2 & LISTED IN ACCORDANCE w/ UI 2034 & UI 217-THESE PLANS HAVE BEEN DESIGNED TO COMPLY WITH THE 2018 USBC AND THE 2018 INTERNATIONAL BUILDING CODES.

10. MASONRY RETAINING WALLS

- FOOTING DOWELS SHALL PROJECT A MINIMUM OF 30 BAR DIAMETERS OR 24" WHICHEVER IS GREATER INTO WALL. CONCRETE BLOCKS SHALL BE 2 CELL UNITS CONFORMING TO ASTM C-90.
- KEEP CELLS TO RECEIVE BARS CLEAN OF MORTAR DROPPINGS. TIE VERTICAL BARS TO DOWELS AT BOTTOMS AND SECURE WITH WIRE TIES AND SPACERS AT TOP TO ASSURE
- THAT BARS REMAN IN POSITION DURING GROUTING.
 FILL ALL CELLS CONTAINED DOWLES, AND VERTICAL BARS, THE PER AGAINST LOCKLONGRETE,
 200 PSI 09 20 PAIS, OR MASONIN'S GROUT PER ASTM C-478. CLOSE CLEANOUTS ONLY
 200 PSI 09 20 PAIS, OR MASONIN'S GROUT PER ASTM C-478. CLOSE CLEANOUTS ONLY
 TO ELIMINATE ALL ARE POCKETS, OTTOM OF WALL VIBRATE CONCRETE DURING PLACEMENT
 TO ELIMINATE ALL ARE POCKETS, OTTOM OF WALL VIBRATE CONCRETE DURING PLACEMENT
 MORITAR SHALL CONFORM TO ASTM C-270 THE PROVIDE DURING PLACEMENT
 PROVIDE DUROWAL (OR EQUAL) 8" O.C. VERTICALLY.

11. BACKFILL COMPACTION

· PER GEOTECHNICAL REQUIREMENTS.

12. WOOD FRAMING

- ALL SPANS UP TO 15'-0" FRAMING TIMBERS SHALL BE NO. 2 HEM FIR. OR BETTER

- ALL SPANS UP TO 15-0" FRAMING TIMBERS SHALL BE NO, 2 HEM FIF, OR BETTER (Fb 850.E 130,000.PS). Fv 135 PSI.
 ALL SPANS OVER 15-0" FRAMING TIMBERS SHALL BE NO, 1 YELLOW PINE, OR BETTER (Fb 1,300.E 1,700.00 PSI.) *v 175 PSI. 212 FB 1250 psi
 PROVIDE ANCHORAGE INTO FOUNDATION WALLS WITH 1/2" DIA. A307 ANCHOR BOLTS (94-0" O.G. 9" NITO CONGRETE, AND A MAXIMOM OF 12" FROM ANY CORNER.
 PROVIDE TECO FRAMING ANCHORS, OR EQUIVALENT, AT EACH ROOF JOIST BEARING POINT.
 STUDS SHALL DE MIN. 5-FP. 5-PNY, CONSTRUCTION GRADE.
- ALL EXTERIOR LUMBER TO BE P.T. SOUTHERN PINE #2 OR RETTER
- LUMBER IN CONTACT w/ GROUND SHALL BE RATED AS "GROUND CONTACT"

13. WOOD TRUSSES (PREFAB/PREEND.)

- FLOOR TRUSSES SHALL BE DESIGNED AND SPECIFIED BY MANUFACTURER TO CARRY THE ABOVE LISTED DESIGN LOADS WITH A MAX. DEFLECTION OF L'360 SPAN, REFER TO FLOOR TRUSS WANUFACTURER'S RECOMMENDATIONS FOR ERECTION BRACHIC, INSTALLATION METHODS, HANDLING OF TRUSSES, STORAGE, ALLOWABLE HOLE SIZES, STIFFENERS AND
- METHODS, HANDLING OF TRUSSES, STORAGE, ALLOWABLE HOLE SIZES, STIFFENERS AND BEARING DETAILS.

 TRUSSES ARE DESIGNED AND SHALLE FARBICATED IN ACCORDANCE WITH INFO STONARDS TRUSSES AND EDGE OF THE STORAGE OF TRUSSES AND SHALL SHALL SHALLE SHAL
- INFORMATION DEEMED NECESSARY BY THE ENGINEER SHALL BE SUBMITTED FOR REVIEW
- INFORMATION DEEMED NECESSARY BY THE ENGINEER SHALL BE SUBMITTED FOR HEMEW PRIOR TO FABRICATION.
 TRUSS DESIGN SHALL BE CERTIFIED BY A REGISTERED ENGINEER AND SHALL BE SHOP INSPECTED BY AN APPROVED INDEPENDENT TESTING LABORATORY.
 PROOF TRUSSES SHALL BE SECURED AT BEARING WITH ONE TECO OR EQUIVALENT FRAMING.
- ANCHOR EACH END.
 ALL TRUSSES SHALL BE SECURELY BRACED BOTH DURING ERECTION AND AFTER PERMANENT INSTALLATION IN THE STRUCTURE IN ACCORDANCE WITH BRACING WOOD TRUSSES (BTW-76), AS PUBLISHED BY TPI.

14. MICRO-I AM BEAMS

- SHALL HAVE AN EXTREME FIBER BENDING STRESS OF FB-2600 PSI, E-2,000,000 PSI, Fv-285 PSI AND SHALL BE INSTALLED AS RECOMMENDED BY MANUFACTURER.

15. PLYWOOD WEB JOISTS

JOISTS SHALL BE MANUFACTURED AND ERECTED IN ACCORDANCE WITH THE CONTRACT SPECIFICATIONS. THEY SHALL BE CAPABLE OF SUPPORTING THE DESIGN LIVE LOADS SHOWN ON THE DRAWINGS IN ADDITION TO THE DEAD LOADS SHOWN BUT NOT LESS THAN 10 PSF.

16. STRUCTURAL STEEL

- STRUCTURAL STEEL BELOW GRADE SHALL HAVE A MINIMUM OF 3" CONCRETE OR 4" SOLID
- ALL WELDING SHALL CONFORM TO THE AWS STRUCTURAL WELDING CODE, WELDS SHALL BE INSTALLED BY WELDERS QUALIFIED IN ACCORDANCE WITH AWS PROCEDURES FOR WELDERS SHOP COAT OF PAINT, SOUTHERN COATING 1-0476 OF 0730, OR AN APPROVED
- ONE SHOP COAT OF PAINT, SOUTHERN COATING 1-0476 OF 0730, OR AN APPHOVED COUNTAINT, TWO MILS DRY HIM THICKNESS SHALL BE APPLIED TO ALL STRUCTURAL MEMBERS, PROVIDE MASONRY FRAMING ANCHORS AT EACH BEAM BUD BEARING UPOM MASONRY. STRUCTURAL STEEL SHALL COMPORT TO THE ASSES SPECHEATIONS FOR BUILDINGS, AND UNLESS OTHERWISE NOTED, IT SHALL CONFORM TO ASTM A-572 GR-50.
- STRUCTURAL TUBING SHALL CONFORM TO ASTM A-501 WITH A MINIMUM YIELD OF 36 KSI (ROUND
- ONLY). SQUARE AND RECTANGULAR SHALL CONFORM TO ASTM A-500 GR-B FY=46 KSI SHOP CONNECTIONS SHALL BE WELDED. FIELD CONNECTIONS SHALL BE MADE WITH HIGH STRENGTH BOLTS LINLESS OTHERWISE NOTED HIGH STRENGTH BOLTS SHALL BE TIGHTENED BY THE TURN-OF-NUT METHOD.

17. MISCELLANEOUS

- HANDRALS ARE TO BE SULT & INSTALLED PER 2019 USIC.
 STARMWAYS ARE TO BE LUMINATED WITH A WINNIMAN OF 0 FOOT CANDLES PER TREAD
 OUTSIDE LIGHTING IS TO BE PROVIDED SO THAT DECK STAIRS ARE ILLUMINATED PER CODE.
 ALL STUCCO FINISH HOUSES ARE TO BE INSTALLED WITH STRICT COMPLIANCE TO
 MANUFACTURERS RECOMMENDATIONS.
 ALL FOAM PLASTE MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH 2018 IRC

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DESCRIPTION	SHEET	CHECKED				
COVER SHEET	С	4-25-2024				
EXISTING BUILDING ELEVATIONS	A1	4-25-2024				
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PROPOSED BUILDING ELEVATIONS	А3	4-25-2024				
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PROPOSED ELECTRIC PLANS	E1	4-25-2024				
GENERAL DETAILS	D1	4-25-2024				

WORK DESCRIPTION:

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- RENOVATE EXISTING BASEMENT
- NEW DEN & BATHROOM
 RENOVATE EXISTING BRASEMENT
 REMOVE PORTIONS OF LOAD BEARING WALLS
 RENOVATE EXISTING SECOND FLOOR
- NO STRUCTURAL CHANGES DEMO EXISTING DECK TO REMAIN & TO BE EXTENDED

NOTES TO ALL PARTIES INVOLVED:

- 1. THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE W THE VIRGINIA RESIDENTIAL CODE (VRC) 2018.

 2. THIS PLAN IS A BASIC PLAN FOR THE USE OF OBTAINING A BUILDING PERMIT AND PROVIDING A LAYOUT OF THE PROPOSED WORK FOR ALL SPECIFICATIONS, NOTES, REGULATIONS, SAFETY REQUIREMENTS, BUILDING CODES, ELECTRICAL CODES, PLUMBING CODES, OTHER APPLICABLE CODES AND ETC NOT SHOWN ON THIS PLAN, PLEASE REFER TO THE VRC 2018 VRC CODE FOR CLARIFICATION, THIS PLAN IS NOT FOR THE USE OF OBTAINING MECHANICAL, ELECTRICAL, AND PLUMBING PERMITS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR ANDIOR THE OWNER OF THIS PROPERTY.ACTING AS
- . IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER OF THIS PROPERTY-ACTING AS CONTRACTOR, TO CONSTRUCT THIS PROPOSED RESIDENTIAL STRUCTURE PER THESE APPROVED PLANS AND IN ACCORDANCE WITH THE VRC 2018 CODE. IF THE CONTRACTOR AND/OR PROPERTY OWNER SHOULD HAVE ANY QUESTIONS AND/OR CONCERNS AT ANY TIME BEFORE OR THROUGHOUT THE CONSTRUCTION OF THIS PROJECT, THEN HE OR SHE SHOULD STOP WORK IMMEDIATY AND CONTRACT THE PRESON WHO PREPARED THESE PLANS, NO PORE TO CALIFY AND/OR CORRECT ANY CONFUSION AND/OR CONCERNS, THIS WILL HELP TO PREVENT UNIX-CESSARY MISTAKES, INJURIES, COST & ETC.
- 5. This proposed structure should be built per the plans, only after they have been approved by the appropriate county/city
- 5. This proposed structure should be built por the plans, only after they have been approved by the appropriate county/city jurisdiction, And for any parts of the fair half any appear to be incorrect or contractive to the NFE 2018 Code (even if they are already approved and construction is under way). Then it is the responsibility of the contractor and/or property owner to contact the person who prepared these plans, in order to darfy such concerns. If it is necessary, revision will need to be made through the appropriate county/city jurisdiction prior to construction. This structure must be constructed per the VCR 2018 code.

 6. It is the responsibility of the contractor and/or property owner to ensure that all required permits are obtained, that they do not expire and that all required inspections are scheduled and approved. It is also the responsibility of the contractor and/or property owner to ensure that all or the termination of the property owner to ensure that all or the required permits are intralized in approved with the appropriate county/city inspection office.

 7. The contractor and/or property owner is responsible and faile for the three and safety of any and/or all concupants of the construction of this project. In this property, the contractor and/or property owner all the property. The contractor and/or property owner all the property owner is esponsible for ensuring that all individualise) performing any work are knowledgeable and competent enough to perform construction behavior as working and the responsible for ensuring that all individualise) performing any two first responsible for ensuring that all individualise) performing any two rived and all all the fore property owner is experient and the specified in this plan and that they are using safe construction practices at all times. The contractor and/or property owner is expensible for ensuring that all entirely and expenses and that they are using safe construction practices at all times reconstruction property owner is expensed and a responsible for ensuring that any individual(s) performing any type of construction services at any time of this project, that he or she can comprehend these plans and is familiar with and understanding of the VRC 2018 code.
- that he or state an comprehend relace place and is familiar with and understand logic in the Viru. 2010 codes, writted in the order of the comprehend relaced to the code of t such current codes. The contractor and/or property owner is responsible for verifying that any and all existing structure(s) is in good condition and can sustain any alterations and/or additional loads being added as shown in this plan, prior to
- 9 Once the contractor and/or property owner has taken possession of these approved plans for whatever intent or purpose
- 9. Once the contractor and/or property owner has taken possession of these approved plans for whatever intent or purpose he or she is certifying that they agree with all of the notes, statements, and conditions steed above and that he or she comprehends exactly what each statement is asying. Also the contractor and/or property owner is responsible for ensuring that every requirement of these statements are performed.
 10. It is the responsibility of the contractor and/or homeowner to verify that all of the existing structures dimensions, measurements, conditions, etc. match what has been proposed is this plan. These specifications need to be verified and addressed prior to the ordering of materials and prior to any other one or construction being performed, for any part of this proposed work. The contractor and/or homeowner is falled and financially responseds for all costs, less, and det. that may occur throughout construction, even if these plans are incorrect or different that the conditions on the site or different from previous conversations and requests, The contractor and/or homeowner are responsible for any additional costs for additional materials, corrections, engineering, labor and etc. that may occur throughout this project.

