

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

APPLICANT: Properties Reimagined. LLC

LOCATION: Parker-Gray District
400 N Fayette Street

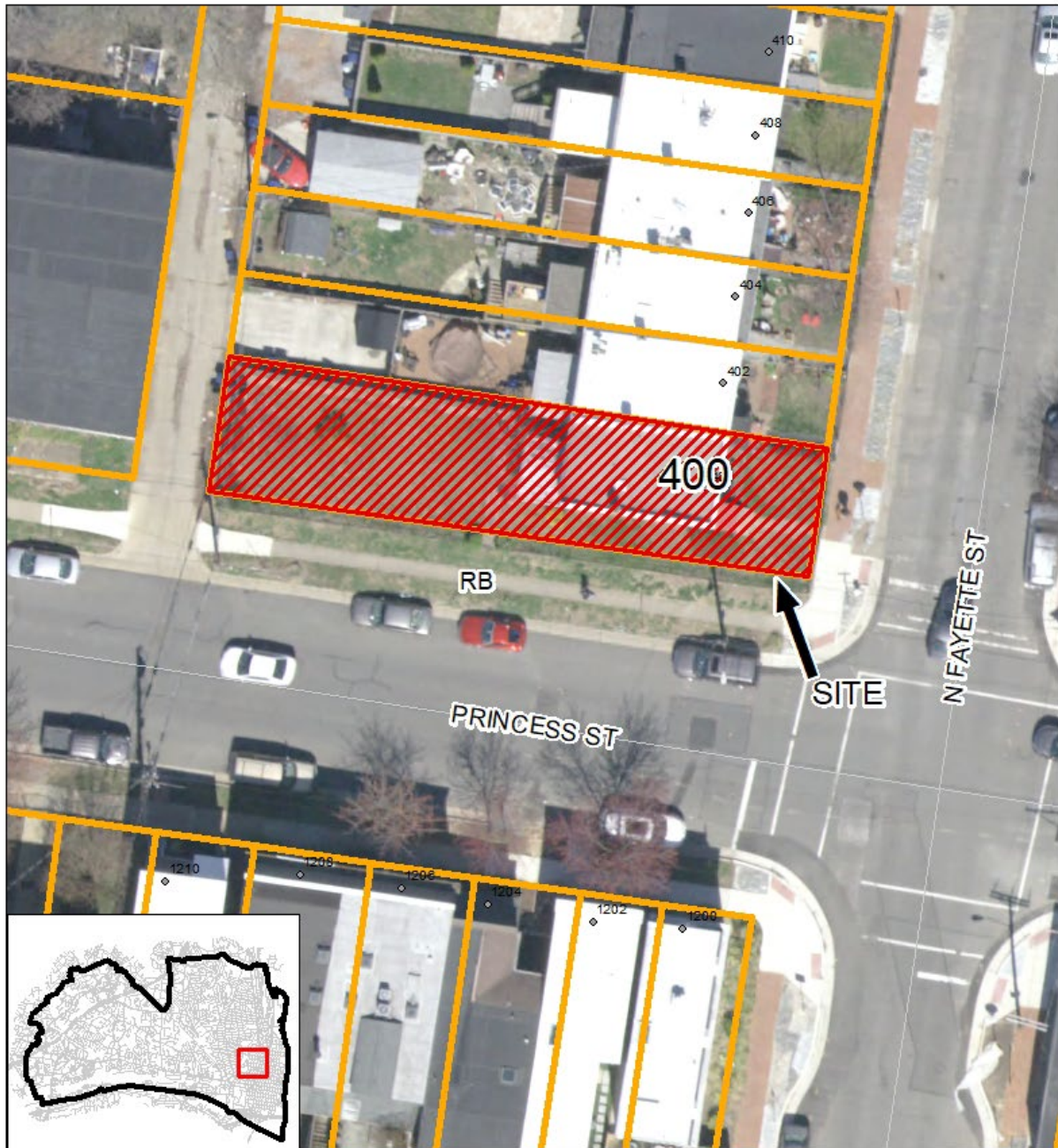
ZONE: Residential Townhouse Zone


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.
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, 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 Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



 **BAR#2024-00224 & BAR#2024-00225**
400 N Fayette Street

0 12.5 25 50 Feet

N

Note: 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. APPLICANT'S PROPOSAL

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

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. CITY DEPARTMENT COMMENTS

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:

For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.

For a Private Alley - 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,

- 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*

BAR CASE# _____
(OFFICE USE ONLY)

ADDRESS OF PROJECT: 400 N. Fayette Street Alexandria VA 22314

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

TAX MAP AND PARCEL: 064.01-07-26 ZONING: RB

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: Properties Reimagined LLC (Elizabeth Kianianthra)

Address: 43022 Waters Overlook Court

City: Leesburg State: VA Zip: 20176

Phone: 571-235-2178 E-mail: Elizabethkianianthra@yahoo.com

Authorized Agent (if applicable): Attorney Architect Contractor

Name: Rick Ingavo Phone: 814-241-0903

E-mail: rick@triplepeakconstruction.com

Legal Property Owner:

Name: Properties Reimagined LLC (Elizabeth Kianianthra)

Address: 43022 Waters Overlook Court

City: Leesburg State: VA Zip: 20176

Phone: 571-235-2178 E-mail: Elizabethkianianthra@yahoo.com

BAR CASE# _____

(OFFICE USE ONLY)

NATURE OF PROPOSED WORK: Please check all that apply

- NEW CONSTRUCTION
- EXTERIOR ALTERATION: Please check all that apply
 - awning
 - doors
 - lighting
 - other Deck _____
 - 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 two windows with framing and brick and paint to match the existing house.

Alter one existing window.

Demo the existing sunroom down to the existing concrete deck and extend the deck with a wood framed deck.

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.

- N/A
- 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.

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.

- ^{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: N/A Secondary front (if corner lot): N/A
- Square feet of existing signs to remain: N/A
- 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.

BAR CASE# _____

(OFFICE USE ONLY)

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: _____

Properties Reimagined LLC Elizabeth Kaniathra

Printed Name: _____

Properties Reimagined LLC (Elizabeth Kaniathra)

Date: _____

06/21/2023

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 Kianthra) | | |
| 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 the application.


| Name | Address | Percent of Ownership |
|-----------------------------|---|----------------------|
| 1. Properties Reimagined LL | 43022 Waters Overlook Court Leesburg VA 20176 | 100% |
| 2. (Elizabeth Kianthra) | | |
| 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.

| 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 | | |
| 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 that the information provided above is true and correct.

6/2/2024 Elizabeth Kianthra 
 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

A

A. Property Information

A1. 400 N. Fayette Street Alexandria VA 22314 RB
 Street Address Zone

A2. 3,070.00 x 0.75 = 2,302.50
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement 506.60
 First Floor 506.60
 Second Floor 506.60
 Third Floor
 Attic 506.60
 Porches
 Balcony/Deck
 Garage
 Other***

Allowable Exclusions**

Basement**
 Stairways** 90.00
 Mechanical** 9.00
 Attic less than 7*** 506.60
 Porches** 24.00
 Balcony/Deck**
 Garage**
 Other***
 Other***

B1. Sq. Ft.
 Existing Gross Floor Area*

B2. Sq. Ft.
 Allowable Floor Exclusions**

B3. Sq. Ft.
 Existing Floor Area Minus Exclusions
 (subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. **Total Gross** B2. **Total Exclusions**

C. Proposed Gross Floor Area

Proposed Gross Area

Basement
 First Floor
 Second Floor
 Third Floor
 Attic
 Porches
 Balcony/Deck 119.00
 Garage
 Other***

Allowable Exclusions**

Basement**
 Stairways**
 Mechanical**
 Attic less than 7***
 Porches**
 Balcony/Deck** 119.00
 Garage**
 Other***
 Other***

C1. Sq. Ft.
 Proposed Gross Floor Area*

C2. Sq. Ft.
 Allowable Floor Exclusions**

C3. Sq. Ft.
 Proposed Floor Area Minus Exclusions
 (subtract C2 from C1)

C1. **Total Gross** C2. **Total Exclusions**

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

Notes

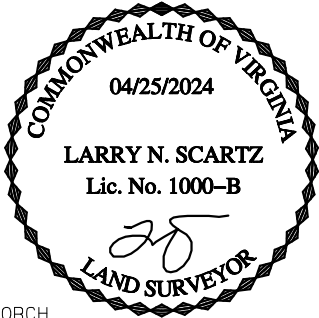
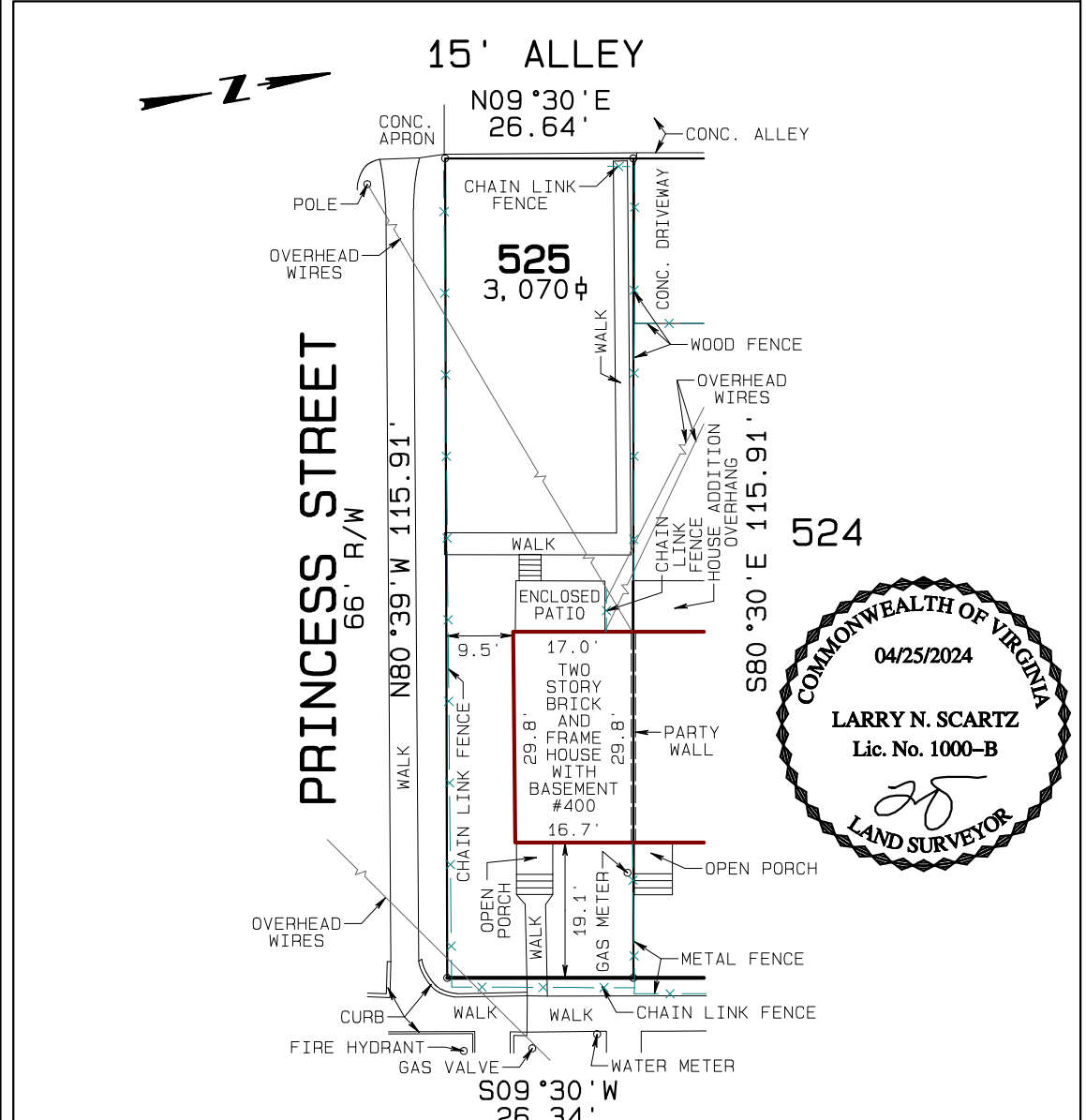
*Gross floor area for residential single and two-family dwellings in the R-20, R-12, R-8, R-5, R-2-5, RB and RA zones (not including properties located within a Historic District) is the sum of all areas under roof of a lot, measured from exterior walls.

** Refer to the Zoning Ordinance (Section 2-145(A)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

*** Refer to the Zoning Ordinance (Section 2-145(A)) and consult with Zoning Staff for additional allowable exclusions. Additional exclusions may include space under balconies, retractable awnings, etc.

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

Signature: Date: 6-2-24

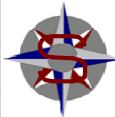


NORTH FAYETTE STREET
 66' R/W

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

| | |
|--|--|
| <p>CASE NAME: PROPERTIES REIMAGINED LLC</p> | <p>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.</p> |
| | <p>SCARTZ SURVEYS</p> <p>LARRY N. SCARTZ LOCAL (703) 494-4181 CERTIFIED LAND SURVEYOR FAX (703) 494-3330 WOODBRIDGE, VIRGINIA LARRY.SCARTZ@SCARTZ.COM</p> |





**CITY OF ALEXANDRIA, VIRGINIA
DEPARTMENT OF CODE ADMINISTRATION**

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

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.

I Schuyler Ahrens certify that the construction project located at
(Printed name of building owner or Agent)
400 N. Fayette Street Alexandria VA 22314
(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).

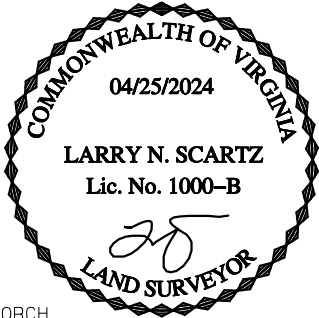
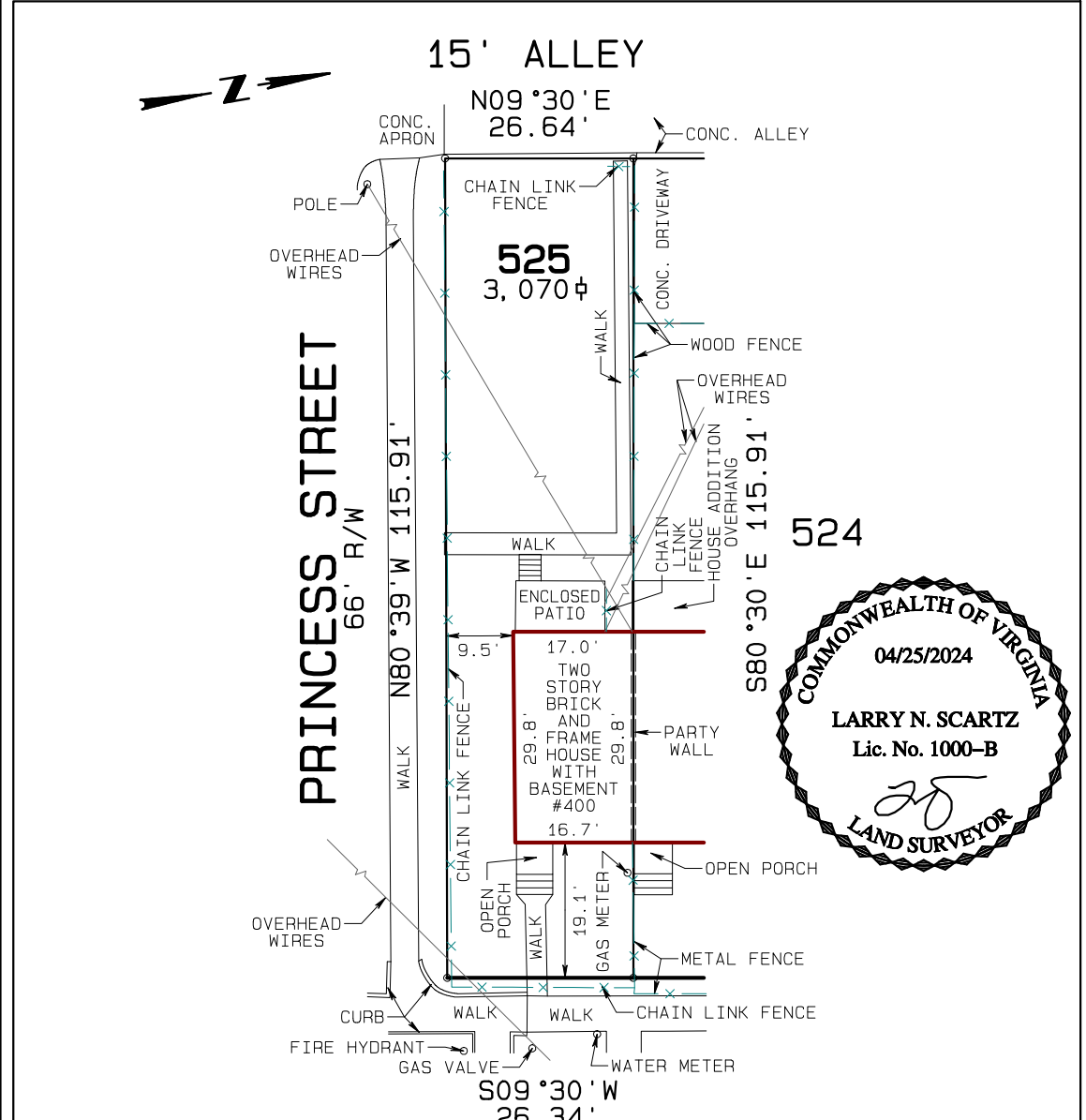
Schuyler Ahrens
SIGNATURE OF OWNER OR OWNER'S AGENT

5-7-24
DATE

Office Use Only: Permit Number: _____

Date Received: _____

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.



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

| | |
|--|--|
| <p>CASE NAME: PROPERTIES REIMAGINED LLC</p> | <p>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.</p> |
| | <p>SCARTZ SURVEYS</p> <p>LARRY N. SCARTZ LOCAL (703) 494-4181 CERTIFIED LAND SURVEYOR FAX (703) 494-3330 WOODBRIDGE, VIRGINIA LARRY.SCARTZ@SCARTZ.COM</p> |

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 Reimagined LLC - Elizabeth Karianthra*

*Address: 400 N. Fayette Street Alexandria VA 22314

*Signature: *E. Karianthra*

*Date: *5/8/2024*

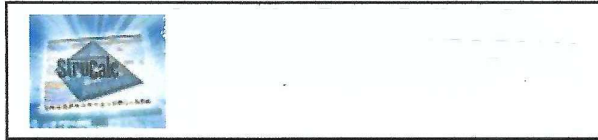
*Title: Owner

*Phone Number: *571-235-2178*

Project:

Location: 400 N. Fayette Street- Kitchen Beam
Uniformly Loaded Floor Beam

(3) 1.75 IN x 11.875 IN x 15.0 FT
Versa-Lam 3100 Fb - Boise Cascade
Section Adequate By: 60.0%
Controlling Factor: Deflection



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CAUTIONS

* Laminations are to be fully connected to provide uniform transfer of loads to all members

DEFLECTIONS

Center
Live Load 0.28 IN L/643
Dead Load 0.19 in
Total Load 0.47 IN L/384
Live Load Deflection Criteria: L/360 Total Load Deflection Criteria: L/240

REACTIONS

| | A | B |
|----------------|---------|---------|
| 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

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

MATERIAL PROPERTIES

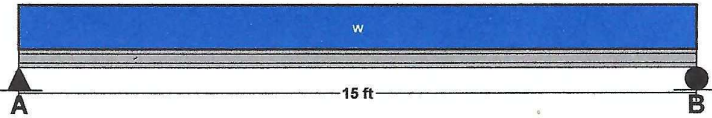
Versa-Lam 3100 Fb - Boise Cascade

| | Base Values | Adjusted |
|-------------------------|----------------------------------|------------------------|
| Bending Stress: | Fb = 3100 psi Cd=1.00 CF=1.00 | Fb' = 3104 psi |
| Shear Stress: | Fv = 285 psi Cd=1.00 | Fv' = 285 psi |
| Modulus of Elasticity: | E = 2000 ksi | E' = 2000 ksi |
| Comp. \perp to Grain: | Fc \perp = 750 psi | Fc \perp ' = 750 psi |

Controlling Moment: 16965 ft-lb
7.5 ft from left support
Created by combining all dead and live loads.
Controlling Shear: 4524 lb
At support.
Created by combining all dead and live loads.

| Comparisons with required sections: | Req'd | Provided |
|-------------------------------------|------------------------|------------------------|
| Section Modulus: | 65.59 in ³ | 123.39 in ³ |
| Area (Shear): | 23.81 in ² | 62.34 in ² |
| Moment of Inertia (deflection): | 457.97 in ⁴ | 732.62 in ⁴ |
| Moment: | 16965 ft-lb | 31913 ft-lb |
| Shear: | 4524 lb | 11845 lb |

LOADING DIAGRAM



FLOOR LOADING

| | | Side 1 | Side 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: | wL = | 360 plf |
| Beam Total Dead Load: | wD = | 225 plf |
| Beam Self Weight: | BSW = | 18 plf |
| Total Maximum Load: | wT = | 603 plf |



Project:

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



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(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

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CAUTIONS
* Laminations are to be fully connected to provide uniform transfer of loads to all members

| DEFLECTIONS | | Center |
|--|------|-----------|
| Live Load | 0.10 | IN L/1085 |
| Dead Load | 0.09 | in |
| Total Load | 0.19 | IN L/579 |
| Live Load Deflection Criteria: L/360 Total Load Deflection Criteria: L/240 | | |

| REACTIONS | | A | B |
|----------------|------|----|------|
| Live Load | 2520 | lb | 2520 |
| Dead Load | 2202 | lb | 2202 |
| Total Load | 4722 | lb | 4722 |
| Bearing Length | 1.80 | in | 1.80 |

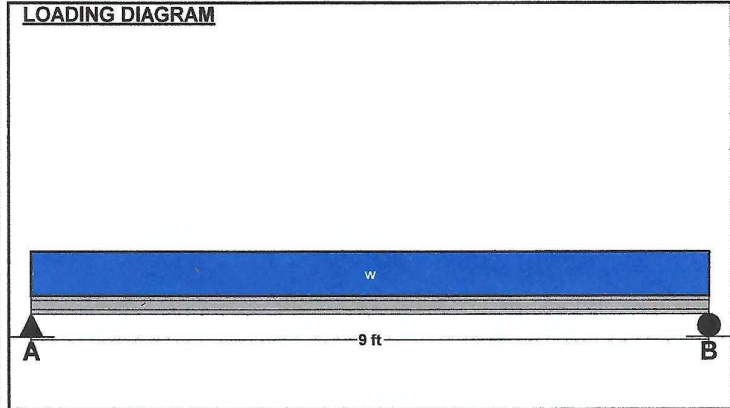
| BEAM DATA | | Center |
|-----------------------|------|--------|
| Span Length | 9 | ft |
| Unbraced Length-Top | 0 | ft |
| Roof Pitch | 6 | :12 |
| Floor Duration Factor | 1.00 | |
| Roof Duration Factor | 1.15 | |
| Notch Depth | 0.00 | |

| MATERIAL PROPERTIES | | | |
|-----------------------------------|--------------------|-------------------|--|
| Versa-Lam 3100 Fb - Boise Cascade | | | |
| | <u>Base Values</u> | <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 - ⊥ = 750 psi | Fc - ⊥' = 750 psi | |

Controlling Moment: 10624 ft-lb
4.5 ft from left support
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 |



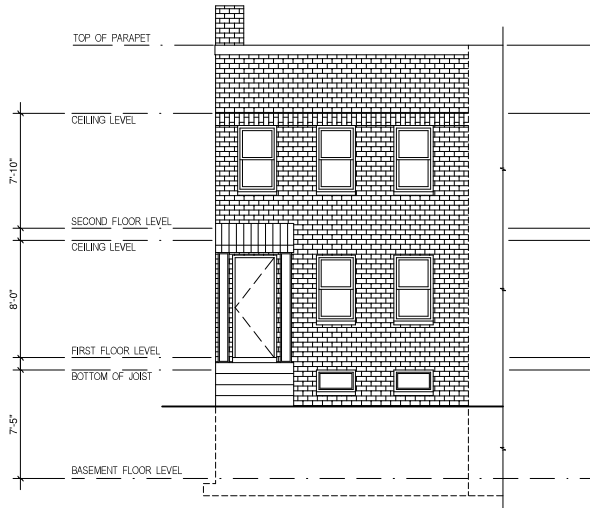
| ROOF LOADING | | | |
|----------------------|-------|--------|--------|
| | | Side 1 | Side 2 |
| Roof Live Load | RLL = | 30 psf | 30 psf |
| Roof Dead Load | RDL = | 20 psf | 20 psf |
| Roof Tributary Width | RTW = | 8 ft | 8 ft |

| FLOOR LOADING | | | |
|-----------------------|-------|--------|--------|
| | | Side 1 | Side 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 |

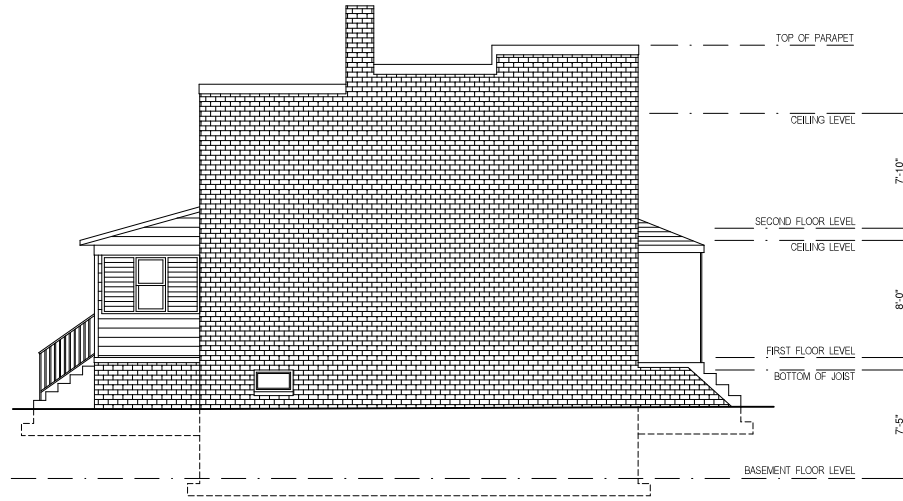
| | | | |
|-----------|--------|----|-----|
| Wall Load | WALL = | 90 | plf |
|-----------|--------|----|-----|

| 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 |

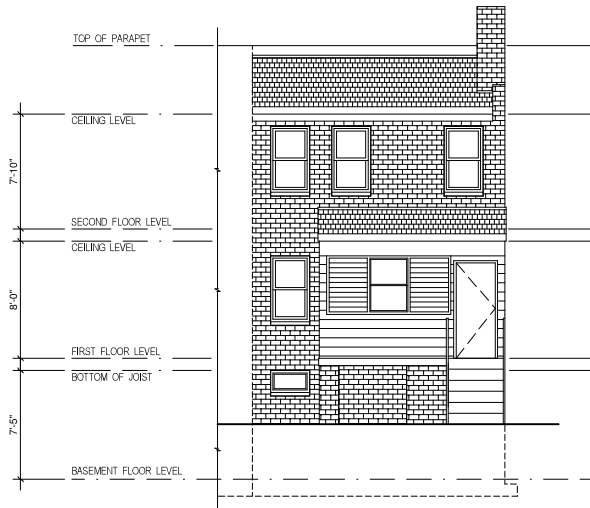




**EXISTING
FRONT ELEVATION (NO CHANGE)**
SCALE 1/4" = 1'-0"



**EXISTING
LEFT SIDE ELEVATION**
SCALE 1/4" = 1'-0"



**EXISTING
REAR ELEVATION**
SCALE 1/4" = 1'-0"

REVISIONS

| NO. | DESCRIPTION |
|-----|-------------|
| | |
| | |
| | |

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4398 KEVIN WALKER DR. #156
DUMFRIES, VA 22025

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BURNS DRAFTING & DESIGN, LLC

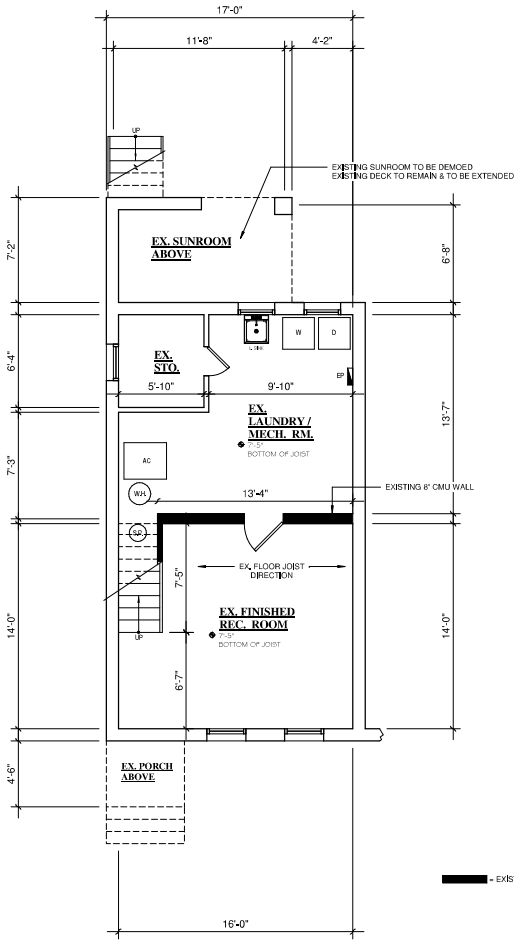
**EXISTING BUILDING
ELEVATIONS**

400 NORTH FAYETTE STREET
ALEXANDRIA, VA 22314

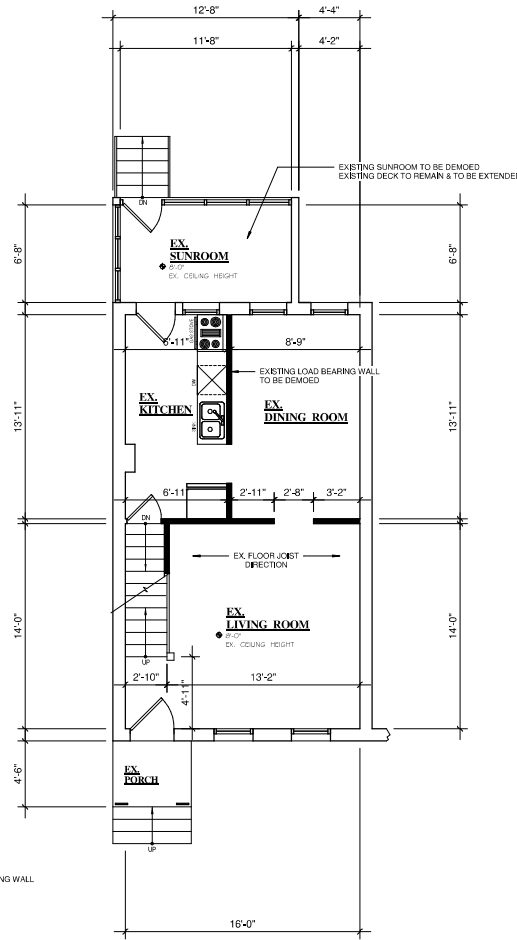
A1

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

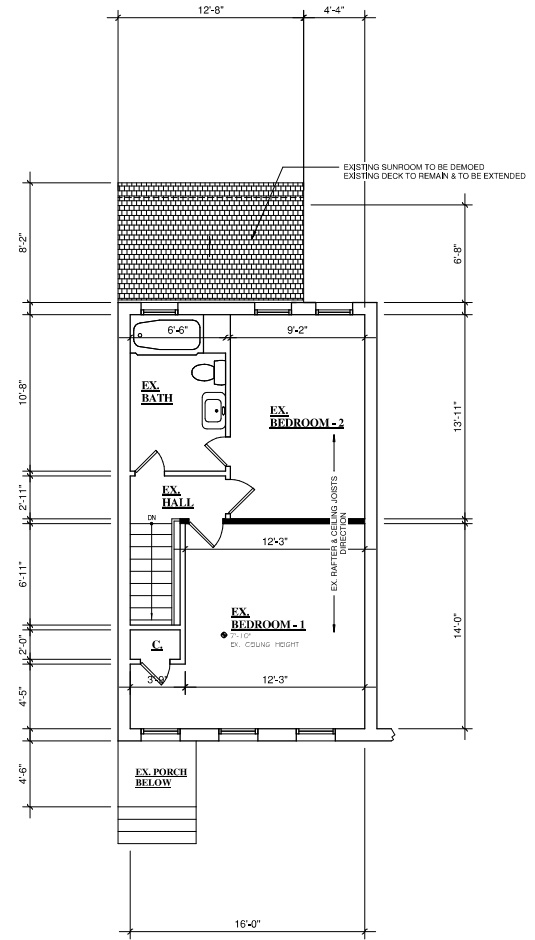




EXISTING BASEMENT FLOOR PLAN
SCALE 1/4" = 1'-0"



EXISTING FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"



EXISTING SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

| REVISIONS | |
|-----------|--|
| | |
| | |
| | |

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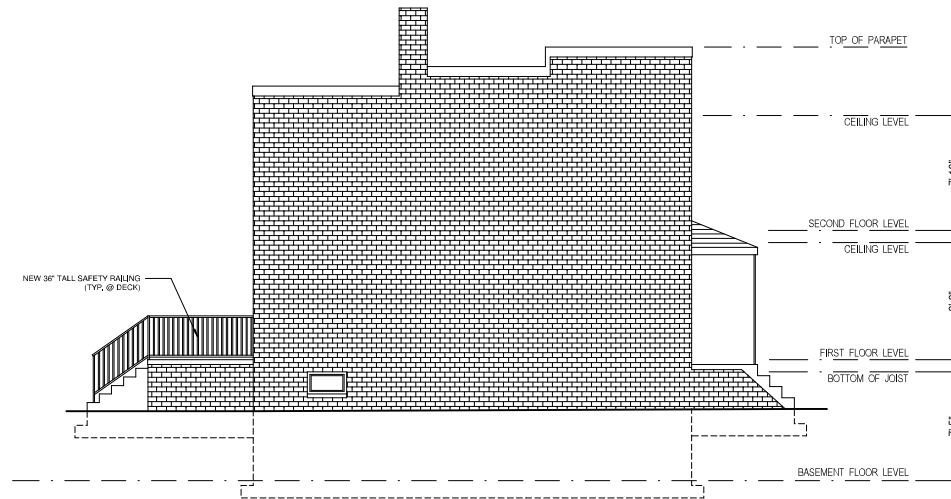
EXISTING FLOOR PLANS

400 NORTH FAYETTE STREET
ALEXANDRIA, VA 22314

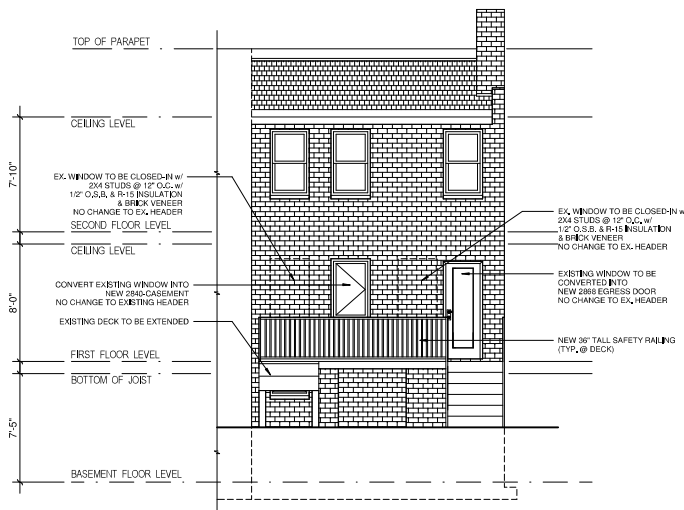
A2

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





PROPOSED LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"

- DEMO EXISTING SUNROOM EXISTING DECK TO REMAIN & TO BE EXTENDED
- NEW 36" TALL SAFETY RAILING
- CLOSE-IN (2) EXISTING WINDOWS
- EXISTING WINDOW TO BE CONVERTED INTO NEW DOOR

REVISIONS

| NO. | DESCRIPTION |
|-----|-------------|
| | |
| | |
| | |

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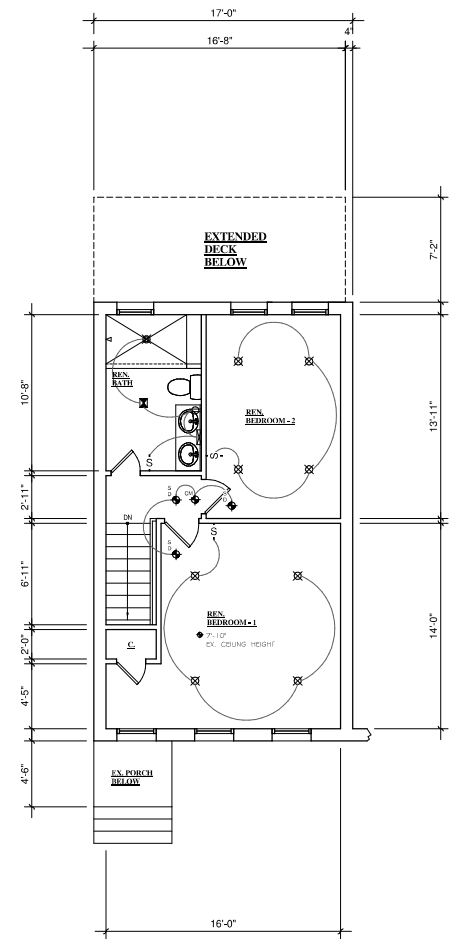
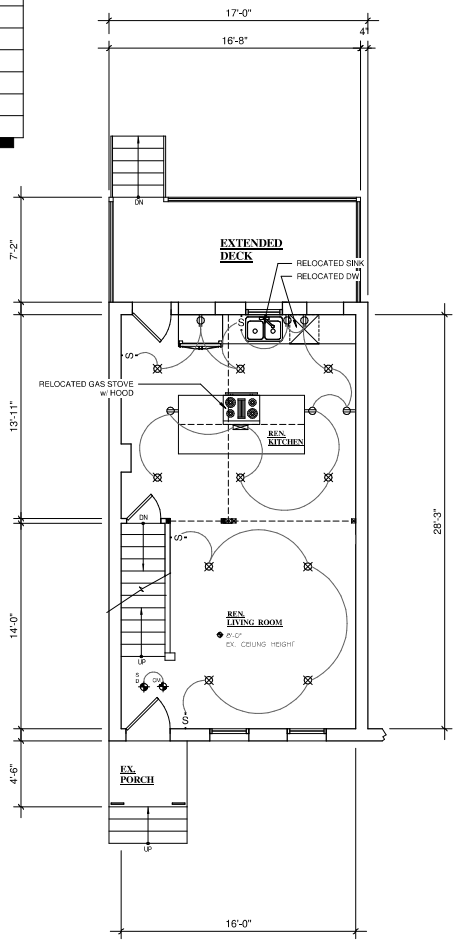
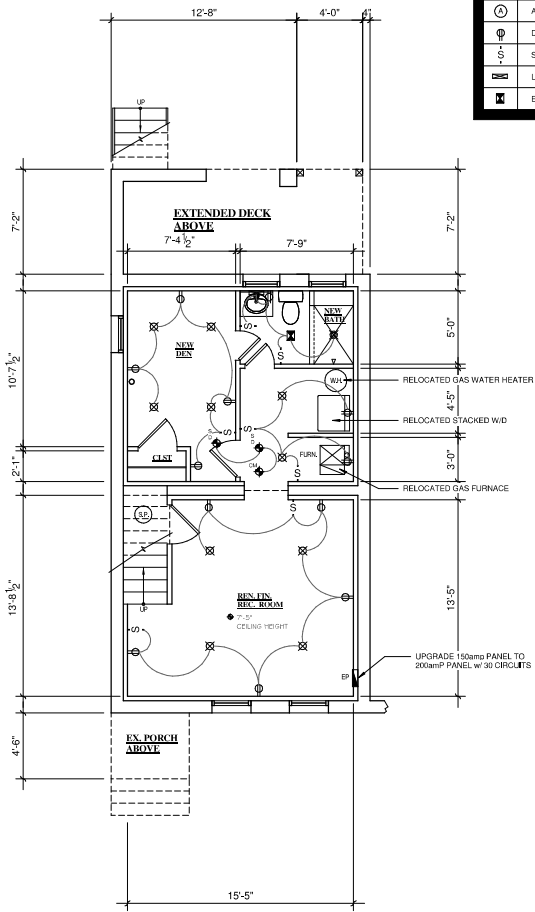
PROPOSED BUILDING ELEVATIONS
400 NORTH FAYETTE STREET
ALEXANDRIA, VA 22314

A3

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



| ELECTRICAL LEGEND | |
|-------------------|-----------------------|
| | SMOKE DETECTOR |
| | CARBON MONOXIDE ALARM |
| | RECESSED LIGHT |
| | GFCI OUTLET |
| | AFCI OUTLET |
| | DUPLEX OUTLET |
| | SWITCH |
| | LIGHT FIXTURE |
| | EXHAUST VENT |



REVISIONS

| NO. | DESCRIPTION |
|-----|-------------|
| | |
| | |
| | |

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PROPOSED ELECTRIC PLANS
 400 NORTH FAYETTE STREET
 ALEXANDRIA, VA 22314

E1

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



