

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



**APPLICATION  
BOARD OF ZONING APPEALS**

**SPECIAL EXCEPTION FOR ADDITIONS**

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

Side setback re-leaf, Existing house is non conforming on the side. New addition to be built following the Existing houses side exterior wall. The property is further hampered by having to Front Setback to contend with as well.

**PART A**

1. Applicant:  Owner  Contract Purchaser  Agent

Name Ian Everett

Address [REDACTED]

Daytime Phone [REDACTED]

Email Address [REDACTED]

2. Property Location 2411 Ridge Road Dr., Alexandria, VA 22302

3. Assessment Map # 33.01 Block 02 Lot 18 Zone R8

4. Legal Property Owner Name Kristin & Dee Edwards

Address [REDACTED]

# OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

| Name           | Address    | Percent of Ownership |
|----------------|------------|----------------------|
| 1. Ian Everett | [REDACTED] | 0%                   |
| 2.             |            |                      |
| 3.             |            |                      |

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 2411 Ridge Road Dr., Alexandria, VA 22302 (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. Kristin Edwards | [REDACTED] | 100 %                |
| 2. Dee Edwards     | [REDACTED] | 100 %                |
| 3.                 |            |                      |

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose **any** business or financial relationship, as defined by [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

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

3.24.2026

Ian Everett

Date

Printed Name

*Ian Everett*

Signature

**5. Describe request briefly:**

To construct a 2 story addition approx. 9.1 Feet the properties side yard. Addition is planned to be built in line with the existing houses exterior wall at the side yard. The project meets the basic distance requirement but exceeds the height requirements. The 2/1 rule only allows for a 18' addition which is less than the Existing house and the planned rear addition (31'-3").

**6. If the property owner or applicant is being represented by an authorized agent,**

such as an attorney, realtor or other person for which there is a form of compensation, does this agent or the business in which they are employed have a business license to operate in the City of Alexandria, Virginia?

Yes — Provide proof of current City business license.

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

**THE UNDERSIGNED HEREBY ATTESTS** that all of the information herein provided including the site plan, building elevations, prospective drawings of the projects, etc., are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

**APPLICANT OR AUTHORIZED AGENT:**

Ian Everett

\_\_\_\_\_  
**Print Name**

\_\_\_\_\_  
**Telephone**

*Ian Everett*

\_\_\_\_\_  
**Signature**

3.24.2026

\_\_\_\_\_  
**Date**

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

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

**PART B** (SECTION 11-1304)

**APPLICANT MUST EXPLAIN THE FOLLOWING:**

(Please use additional pages where necessary.)

- 1. Explain how the special exception for the proposed addition, if granted, meets the applicant's needs.**

If granted the exception will allow the Edwards to build the addition to a size that will accommodate their family better than the current Cape Cod style house that is their now. It will be better to cook a Family meal in a Kitchen that isn't so cramped. Family events in proper sized family room will go off without a hitch. The new Owner Suite will allow the Kids to have their own bedrooms which will help them grow in life.

- 2. Explain if the special exception, if granted, will harm adjoining properties or impact the neighborhood in any way.**

The new addition was designed to mesh with the Neighborhoods over all ecstatic. It mimics several other additions found in the neighborhood. The addition will be a harmonious concept that will not harm any adjoining properties or impact the neighborhood.

- 3. Explain how the proposed addition will affect the light and air to any**

With the addition being designed to be smaller than the existing house it will have less affect on the Light and air. No new systems will be added that will affect the light and air.

**4. Explain how the proposed addition is compatible with other properties in the neighborhood and the character of the neighborhood as a whole.**

The addition will have the same exterior finishes that are already present on Houses in the neighborhood. Same white trim and painted white cement board siding present on several houses in the neighborhood.

**5. How is the proposed construction similar to other buildings in the immediate area?**

The Proposed Addition will be built with Wood and Block materials mirroring the other additions in the neighborhood. The new addition will be situated on the property the same as the other additions. Also the new addition was designed to be a similar style to all the other houses to ensure a harmonious addition to the the neighborhood.

**6. Explain how this plan represents the only reasonable location on the lot to**

With the current side setback requirements of 8' away from the side property line and a 2/1 height requirement and considering the subject property has 2 Front set backs the allowable addition would be dramatically under sized for their growing family's needs.

**7. Has the applicant shown the plans to the most affected property owners? Have any neighbors objected to the proposed special exception, or have any neighbors written letters of support? If so, please attach the letter.**

Yes the Owners have shown the plans to their neighbors. There has been NO dissenting opinion offered.



# 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.  Street Address R-8 Zone

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

#### B. Existing Gross Floor Area

| <u>Existing Gross Area</u> |                                       | <u>Allowable Exclusions**</u> |                                       |   |
|----------------------------|---------------------------------------|-------------------------------|---------------------------------------|---|
| Basement                   | <input type="text" value="1,280.00"/> | Basement**                    | <input type="text" value="1,280.00"/> | B1. <input type="text" value="3,802.00"/> Sq. Ft.             |
| First Floor                | <input type="text" value="1,354.00"/> | Stairways**                   | <input type="text"/>                  | Existing Gross Floor Area*                                    |
| Second Floor               | <input type="text" value="727.00"/>   | Mechanical**                  | <input type="text"/>                  | B2. <input type="text" value="1,721.00"/> Sq. Ft.             |
| Third Floor                | <input type="text"/>                  | Attic less than 7'***         | <input type="text"/>                  | Allowable Floor Exclusions**                                  |
| Attic                      | <input type="text"/>                  | Porches**                     | <input type="text"/>                  | B3. <input type="text" value="2,081.00"/> Sq. Ft.             |
| Porches                    | <input type="text"/>                  | Balcony/Deck**                | <input type="text" value="240.00"/>   | Existing Floor Area Minus Exclusions<br>(subtract B2 from B1) |
| Balcony/Deck               | <input type="text" value="240.00"/>   | Garage**                      | <input type="text" value="201.00"/>   |   |
| Garage                     | <input type="text" value="201.00"/>   | Other***                      | <input type="text"/>                  |   |
| Other***                   | <input type="text"/>                  | Other***                      | <input type="text"/>                  |   |
| <b>B1. Total Gross</b>     | <input type="text" value="3,802.00"/> | <b>B2. Total Exclusions</b>   | <input type="text" value="1,721.00"/> |   |

**Comments for Existing Gross Floor Area**

#### C. Proposed Gross Floor Area

| <u>Proposed Gross Area</u> |                                       | <u>Allowable Exclusions**</u> |                                     |   |
|----------------------------|---------------------------------------|-------------------------------|-------------------------------------|---|
| Basement                   | <input type="text" value="0.00"/>     | Basement**                    | <input type="text" value="0.00"/>   | C1. <input type="text" value="1,300.00"/> Sq. Ft.             |
| First Floor                | <input type="text" value="522.00"/>   | Stairways**                   | <input type="text"/>                | Proposed Gross Floor Area*                                    |
| Second Floor               | <input type="text" value="521.00"/>   | Mechanical**                  | <input type="text"/>                | C2. <input type="text" value="257.00"/> Sq. Ft.               |
| Third Floor                | <input type="text"/>                  | Attic less than 7'***         | <input type="text"/>                | Allowable Floor Exclusions**                                  |
| Attic                      | <input type="text"/>                  | Porches**                     | <input type="text"/>                | C3. <input type="text" value="1,043.00"/> Sq. Ft.             |
| Porches                    | <input type="text"/>                  | Balcony/Deck**                | <input type="text" value="257.00"/> | Proposed Floor Area Minus Exclusions<br>(subtract C2 from C1) |
| Balcony/Deck               | <input type="text" value="257.00"/>   | Garage**                      | <input type="text"/>                |   |
| Garage                     | <input type="text"/>                  | Other***                      | <input type="text"/>                |   |
| Other***                   | <input type="text"/>                  | Other***                      | <input type="text"/>                |   |
| <b>C1. Total Gross</b>     | <input type="text" value="1,300.00"/> | <b>C2. Total Exclusions</b>   | <input type="text" value="257.00"/> |   |

#### 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.

#### D. Total Floor Area

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

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

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

E1.  Sq. Ft.  
Existing Open Space

E2.  Sq. Ft.  
Required Open Space

E3.  Sq. Ft.  
Proposed Open Space

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

Signature: Jan Everett

Date: 3/24/2026



**EDWARDS  
ADDITION**  
2411 RIDGE ROAD DR.  
ARLINGTON, VA 22302

- DRAWING INDEX:**
- CV-01 COVER SHEET
  - A-100 EXISTING / DEMO PLANS
  - A-101 EXISTING / DEMO PLANS
  - A-102 EXISTING / DEMO PLANS
  - A-103 EXISTING / DEMO PLANS
  - A-104 PROPOSED BASEMENT & 1ST FLOORS
  - A-105 PROPOSED 2ND FLOOR PLAN
  - A-106 PROPOSED FRONT & LEFT SIDE ELEVATIONS
  - A-107 PROPOSED RIGHT SIDE ELEVATIONS
  - A-110 PROPOSED ELEVATIONS
  - S-001 PROPOSED CROSS SECTION / S001 & DETAILS
  - S-002 PROPOSED FOUNDATION PLAN
  - S-100 PROPOSED ROOF FRAMING PLANS
  - S-102 PROPOSED ROOF FRAMING PLANS
  - S-103 BEAM CALCULATIONS & SPECS
  - S-104 BEAM CALCULATIONS CONTINUED
  - S-105 LATERAL BRACING PLAN & NOTES

**DESCRIPTION OF WORK TO BE PERFORMED:**

TO CONSTRUCT A 2 STORY REAR ADDITION APPROXIMATELY 21'-6" x 20'-3" ON A CRAWLSPACE FOUNDATION, NEW FOUNDATION, NEW ROOF FRAMING, NEW ROOFING, NEW INTERIOR FINISHES, NEW ELECTRICAL, NEW PLUMBING, NEW FAMILY ROOM AND NEW SECOND STORY PRIMARY SUITE, NEW PRIMARY BATHROOM TO BE CONSTRUCTED. THE HOUSES WATER LINE WILL BE UPGRADED SINCE THE HOUSES TOTAL TOILET COUNT AFTER THE NEW PRIMARY BATHROOM IS ADDED WILL BE 4.

**CODE REQUIREMENTS:**

ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE 2021 VIRGINIA RESIDENTIAL CODE (IRC LATEST EDITION) AND IN ACCORDANCE WITH ALL LOCAL, STATE ORDINANCES AND REGULATIONS.

**WINDOWS AND DOORS:**

REPLACEMENT SHALL COMPLY WITH TABLE N102.1.1 (R402.1.1) OF THE IRC 2021 RESIDENTIAL CODE LATEST EDITION.

**RESIDENTIAL CONSTRUCTION DESIGN PARAMETERS:**

SUBJECT TO DAMAGE FROM:  
 GROUND SNOW LOAD: 25 PSF  
 WIND SPEED: 115 MPH  
 SEISMIC DESIGN CATEGORY: B  
 RADIATION: NONE  
 FLOORING: NONE  
 TERMITE: MODERATE TO HEAVY  
 WINTER DESIGN TEMP.: 17 F  
 ICE SHIELD UNDEPLACEMENT REQUIRED: YES

**WHEELER SIDE ADDITION:**

KRISTEN AND DEE EDWARDS  
 VIRGINIA MAILING ADDRESS:  
 2411 RIDGE ROAD DR.  
 ALEXANDRIA VA 22302  
 YEAR BUILT: 1949  
 LOT SIZE: 9,399 SF ZONE: R-8

**BUILDING HEIGHT:**

FRONT SIDE: 30'-9" FT  
 REAR SIDE: 30'-9" FT  
 RIGHT SIDE: 30'-5" FT  
 BACK SIDE: 30'-10" FT  
 AVERAGE: 29'-5" FT

**LOT COVERAGE CALCULATION:**

AREA LOT: 9,399 SF  
 AREA: 3,299 SF (ADDED)  
 ADDITION: 591 SF (ADDED)  
 LESS THAN: 198 SF  
 UNDER THE MAX LOT COVERAGE OF 35%

**PLUMBING FIXTURE COUNT:**

|        | BASINMENT | FIRST | SECOND | FINAL TOTALS |
|--------|-----------|-------|--------|--------------|
| TOILET | 1         | 1     | 2      | 4            |
| SINK   | 1         | 1     | 2      | 4            |
| SHOWER | 0         | 0     | 0      | 0            |

TOILET COUNT - 4 SO WATER LINE UPGRADE REQUIRED

**COOK BROS.**  
RESIDENTIAL REMODELING  
Since 1987

COOK BROS.  
6524 LAKESIDE DR.  
ARLINGTON, VIRGINIA 22207  
VA CLASS 'A' LICENSE #795-007815

DESIGNER  
IAN EVERETT

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**EDWARDS  
ADDITION**  
2411 RIDGE ROAD DR.  
ALEXANDRIA, VA 22302

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

PROJECT NUMBER: 8742  
 DATE: 07/28/2026  
 SCALE: INDICATED  
 DRAWING NO.

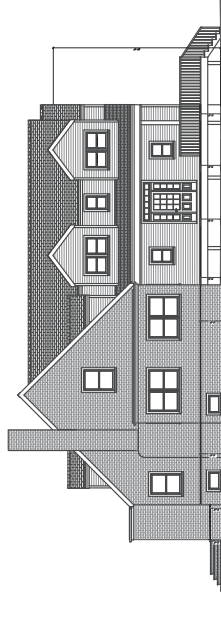
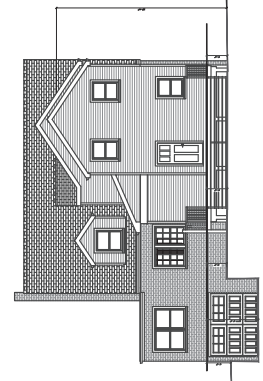
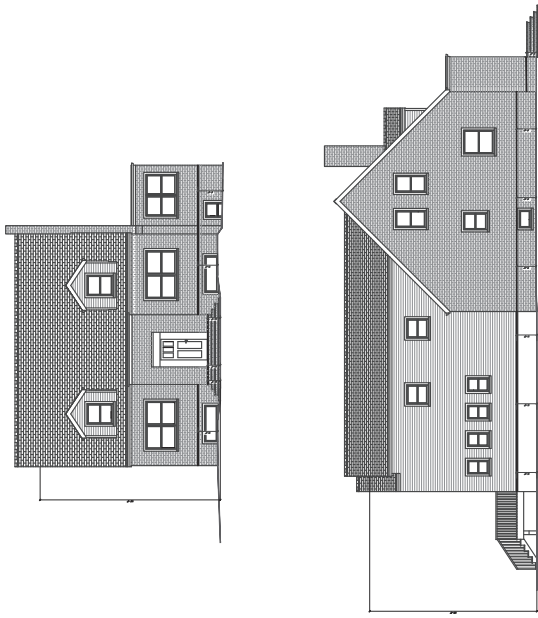
**CV01**



FAR BASEMENT EXEMPTION  
CALCULATIONS

1. 1'-10"
2. 2'-11"
3. 2'-10"
4. 2'-10"
5. 2'-10"
6. 2'-11"
7. 2'-11"
8. 2'-11"
9. 3'-0"
10. 3'-0"
11. 3'-0"
12. 3'-0"
13. 2'-11"
14. 2'-11"
15. 2'-11"
16. 7'-6"
17. 3'-6"
18. 3'-6"
19. 3'-7"
20. 2'-11"
21. 2'-10"
22. 1'-10"
23. 1'-10"

TOTAL: 888"  
DIVIDED BY 23  
AVERAGE: 2'-9"



**A**

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

**Project Information**

Parcel Address: [ ] Zone: [ ]  
 A1. 2411 Ridge Road B1. 2-15  
 A2. 1788 sq ft B2. Residential Medium Density Single-Family

**B. Existing Gross Floor Area**

|                      |                 |          |
|----------------------|-----------------|----------|
| Basement Exclusion** | 1,716.00        | Reg. Fl. |
| Basement             | 1,000.00        | Reg. Fl. |
| First Floor          | 1,233.00        | Reg. Fl. |
| Second Floor         | 777.00          | Reg. Fl. |
| Attic                | 0.00            | Reg. Fl. |
| Porches              | 0.00            | Reg. Fl. |
| Stairways            | 0.00            | Reg. Fl. |
| Other**              | 0.00            | Reg. Fl. |
| <b>Total Gross</b>   | <b>2,716.00</b> |          |

**C. Proposed Gross Floor Area**

|                      |                 |          |
|----------------------|-----------------|----------|
| Basement Exclusion** | 1,000.00        | Reg. Fl. |
| Basement             | 0.00            | Reg. Fl. |
| First Floor          | 1,150.00        | Reg. Fl. |
| Second Floor         | 510.00          | Reg. Fl. |
| Attic                | 0.00            | Reg. Fl. |
| Porches              | 0.00            | Reg. Fl. |
| Stairways            | 0.00            | Reg. Fl. |
| Other**              | 0.00            | Reg. Fl. |
| <b>Total Gross</b>   | <b>1,560.00</b> |          |

**D. Total Floor Area**

|                         |                 |          |
|-------------------------|-----------------|----------|
| First Floor             | 1,150.00        | Reg. Fl. |
| Second Floor            | 510.00          | Reg. Fl. |
| Attic                   | 0.00            | Reg. Fl. |
| Porches                 | 0.00            | Reg. Fl. |
| Stairways               | 0.00            | Reg. Fl. |
| Other**                 | 0.00            | Reg. Fl. |
| <b>Total Floor Area</b> | <b>1,660.00</b> |          |

**E. Open Space (Per 1.16 Code)**

|                         |             |          |
|-------------------------|-------------|----------|
| Existing Open Space     | 0.00        | Reg. Fl. |
| Proposed Open Space     | 0.00        | Reg. Fl. |
| <b>Total Open Space</b> | <b>0.00</b> |          |

**Notes:**

\*\*Indicates the zoning ordinance or other applicable code that requires the exclusion of the area from the floor area ratio calculation. For example, the area of a porch, deck, or balcony is excluded from the floor area ratio calculation. For example, the area of a porch, deck, or balcony is excluded from the floor area ratio calculation.

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

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

1) SITE PLAN SCALE: 3/32" = 1'

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COOK BROS.  
10011 LEBLANCH AVENUE  
ARLINGTON, VIRGINIA, 22207  
TEL: (703) 236-6900  
VA CLASS # 1. LICENSE # PWS-007815

DESIGNER  
IAN EVERETT

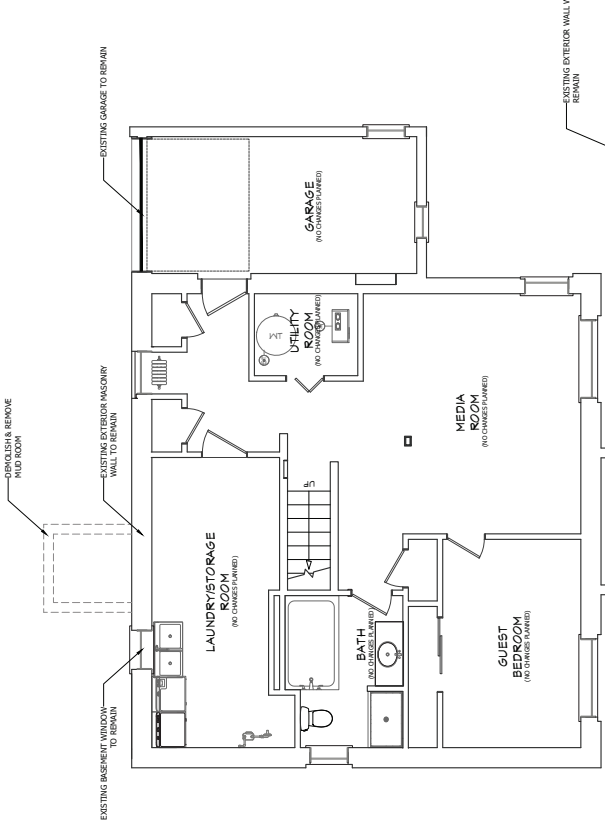
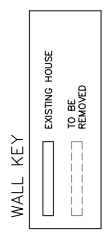
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ADDITION  
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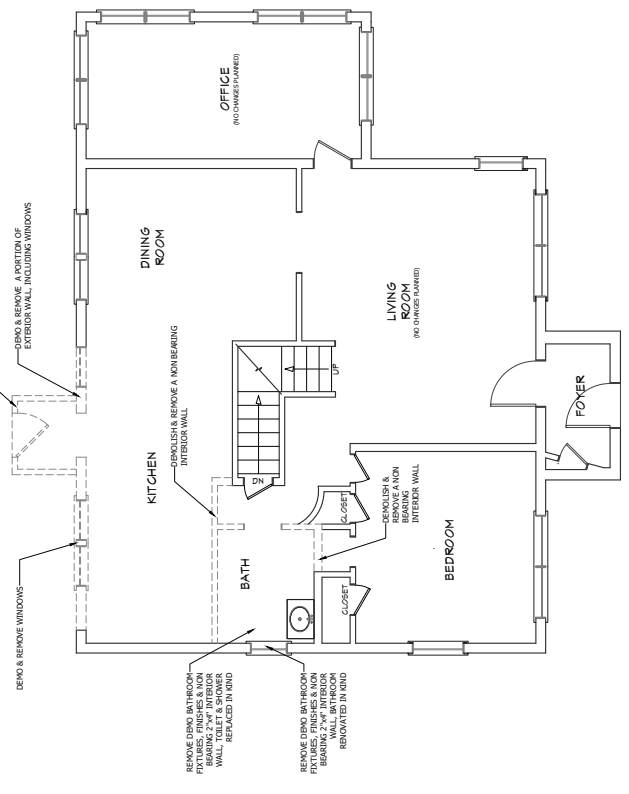
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|                |            |
|----------------|------------|
| PROJECT NUMBER | 0142       |
| DATE           | 07-08-2006 |
| SCALE          | INDICATED  |

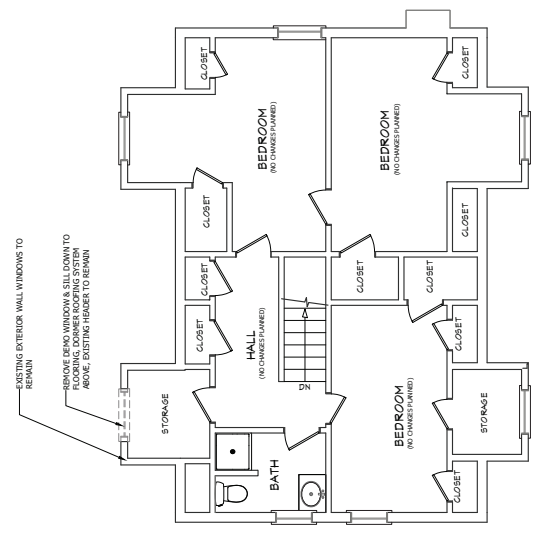
DRAWING NO.  
**A002**



1) EXISTING & DEMO BASEMENT PLAN  
SCALE: 1/4" = 1'-0"



1) EXISTING & DEMO FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



2) EXISTING & DEMO SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

**EDWARDS ADDITION**  
2411 RIDGE ROAD DR.  
ALEXANDRIA, VA 22302

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

|                |            |
|----------------|------------|
| PROJECT NUMBER | 8742       |
| DATE           | 07-06-2008 |
| SCALE          | INDICATED  |
| DRAWING NO.    | A101       |

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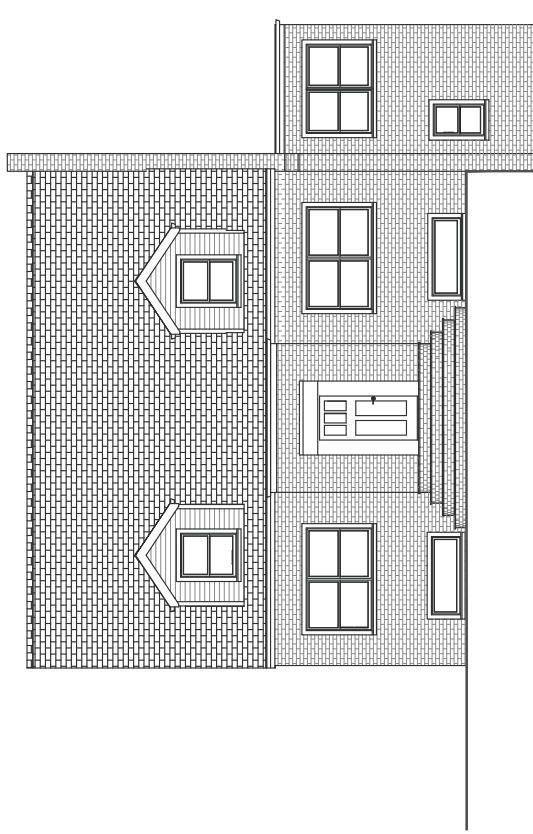
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DESIGNER  
IAN EVERETT

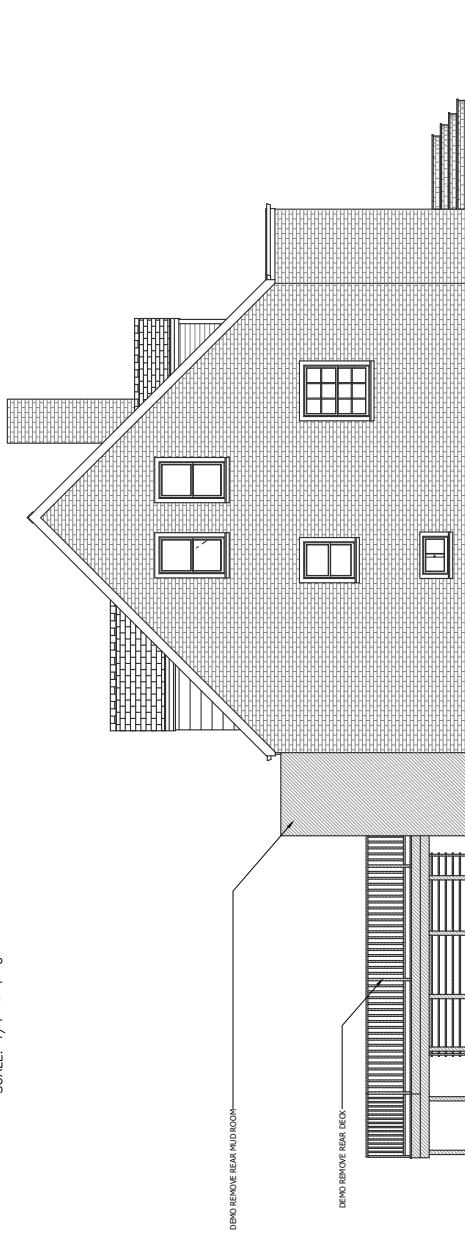
VA. CLASS # LICENSE #195-507815  
ARLINGTON, VIRGINIA, 22207  
(703) 536-8600

WALL KEY

- EXISTING HOUSE
- NEW ADDITION & WALLS



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



2) EXISTING DEMO RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

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DESIGN-BUILD REMODELING  
Since 1987

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1700 W. COMMONWEALTH AVENUE  
ARLINGTON, VIRGINIA, 22207  
(703) 536-8600  
VA. CLASS #1 LICENSE #1945078115  
DESIGNER  
IAN EVERETT

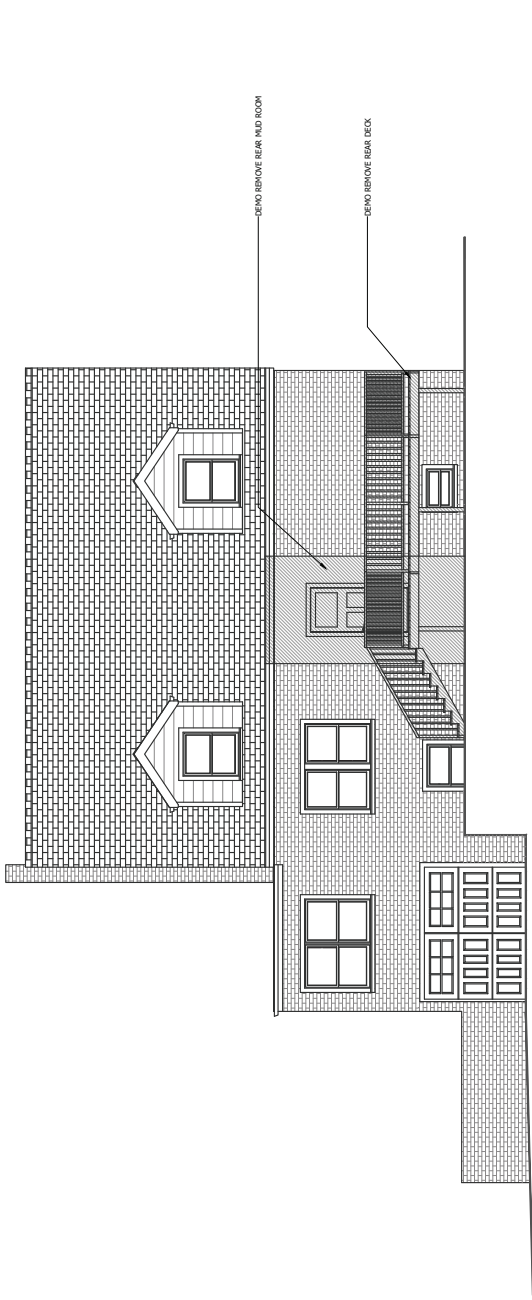
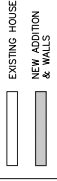
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**EDWARDS ADDITION**  
2411 RIDGE ROAD DR.  
ALEXANDRIA, VA 22302

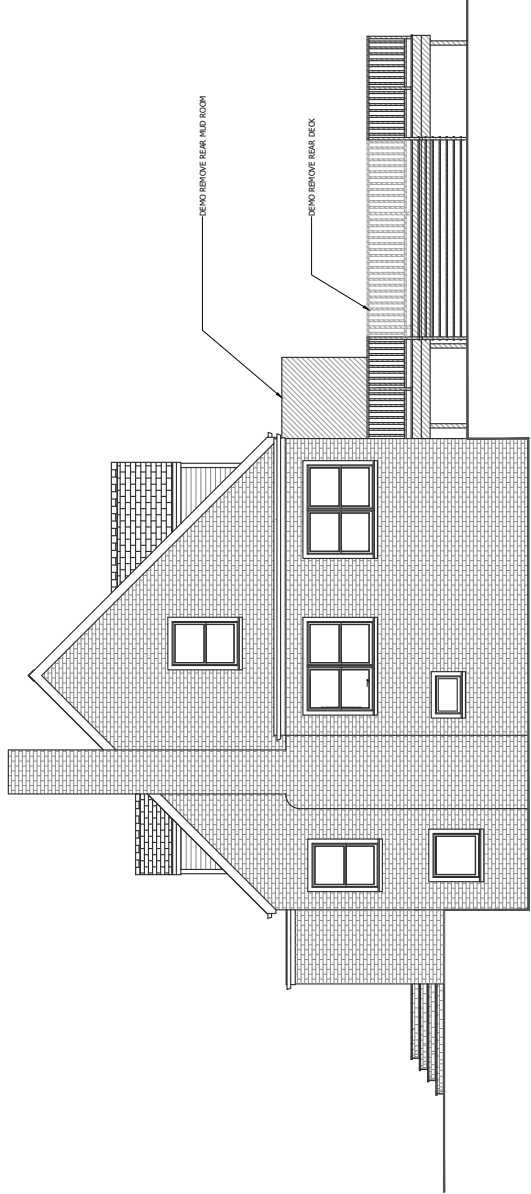
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| PROJECT NUMBER | 8742       |
| DATE           | 07-06-2018 |
| SCALE          | INDICATED  |
| DRAWING NO.    | A102       |

WALL KEY



1) EXISTING DEMO REAR ELEVATION  
SCALE: 1/4" = 1'-0"



2) EXISTING DEMO LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

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DESIGNER  
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ADDITION  
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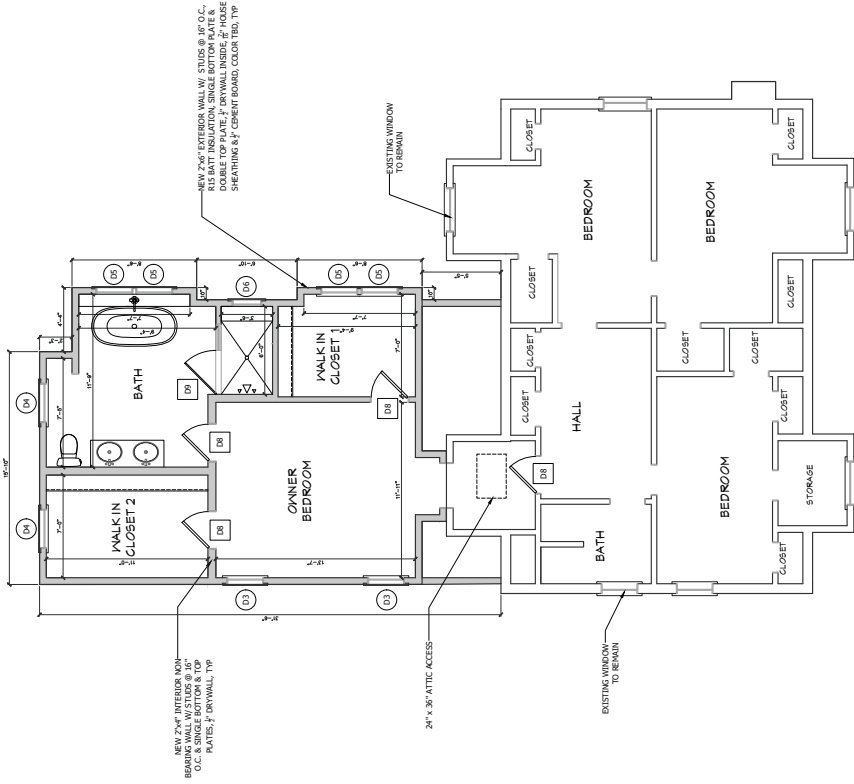
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| PROJECT NUMBER | 8742       |
| DATE           | 07-06-2018 |
| SCALE          | INDICATED  |
| DRAWING NO.    | A103       |



WALL KEY

- EXISTING HOUSE
- NEW ADDITION & WALLS



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
**EDWARDS  
ADDITION**  
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ALEXANDRIA, VA 22302

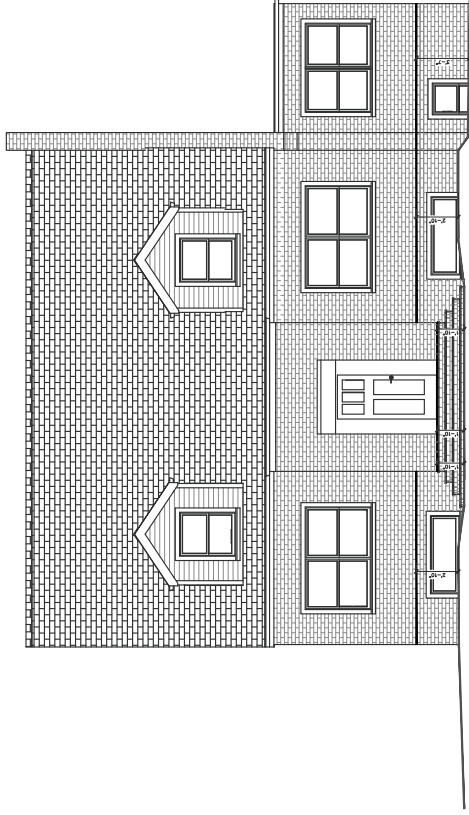
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| PROJECT NUMBER | 8742       |
| DATE           | 07-06-2008 |
| SCALE          | INDICATED  |
| DRAWING NO.    | A105       |

1) PROPOSED BASEMENT PLAN  
SCALE: 1/4" = 1'-0"

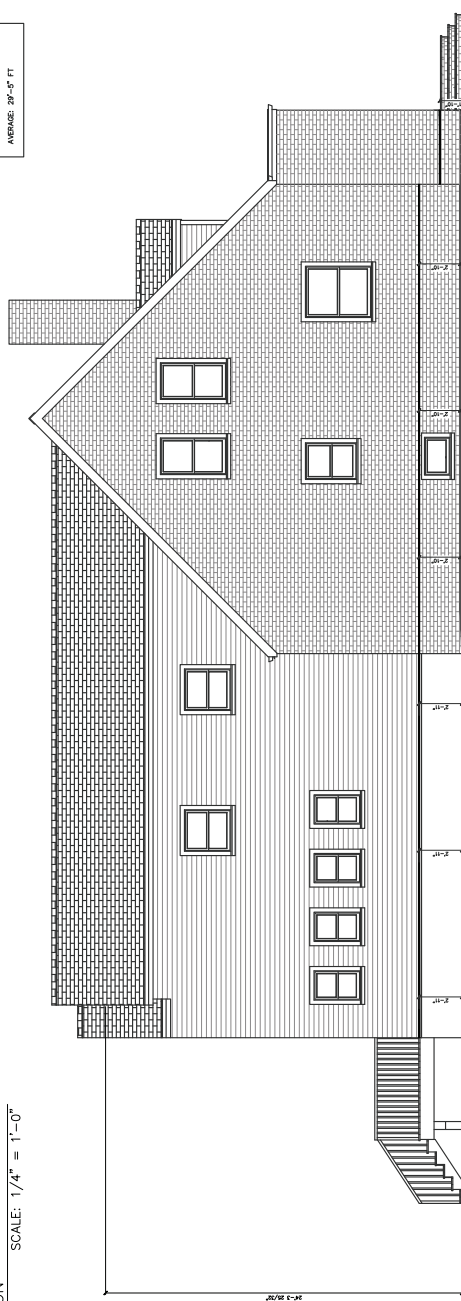
WALL KEY

-  EXISTING HOUSE
-  NEW ADDITION & WALLS




**BUILDING HEIGHT:**  
 FRONT SIDE: 28'-0" FT  
 REAR SIDE: 28'-5" FT  
 AVERAGE: 29'-5" FT

1) FRONT ELEVATION SCALE: 1/4" = 1'-0"



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



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

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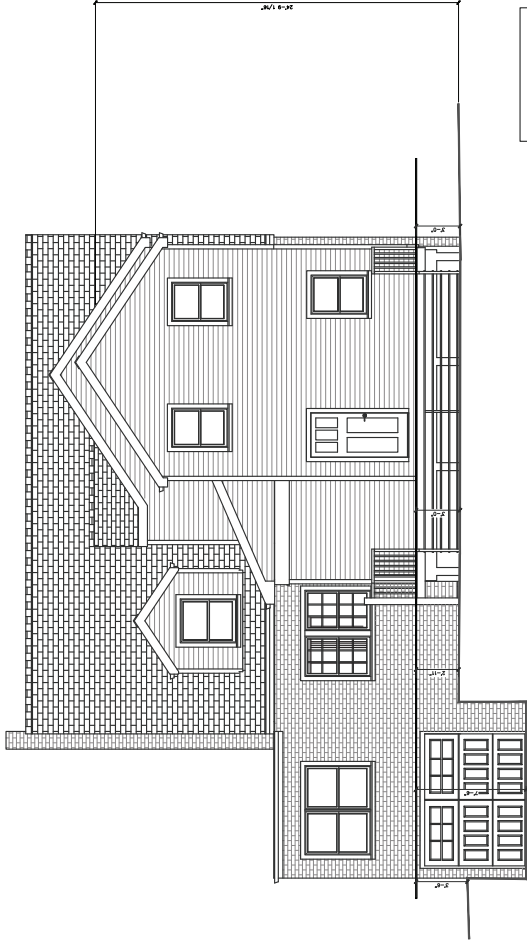
**EDWARDS ADDITION**  
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 ALEXANDRIA, VA 22302

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| PROJECT NUMBER | 8742       |
| DATE           | 07-06-2018 |
| SCALE          | INDICATED  |
| DRAWING NO.    | A106       |

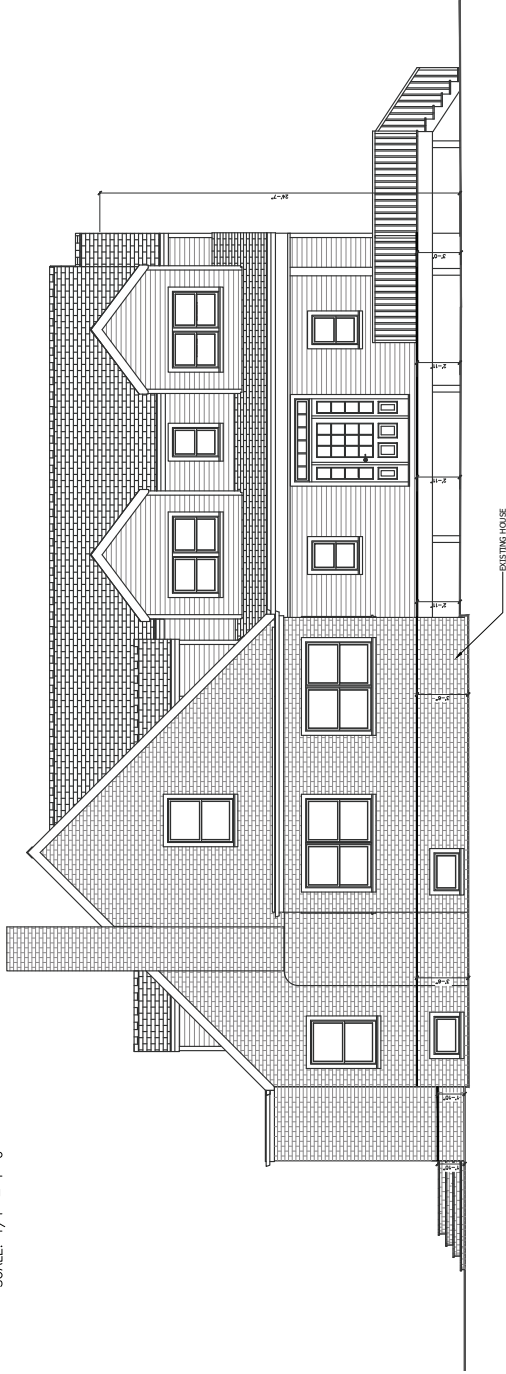
WALL KEY

-  EXISTING HOUSE
-  NEW ADDITION & WALLS



**BUILDING**  
 TOTAL FLOOR AREA: 2000 SQ. FT.  
 LEFT SIDE: 25'-0" FT  
 RIGHT SIDE: 25'-0" FT  
 REAR SIDE: 25'-0" FT  
 AVERAGE: 25'-0" FT

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



2) RIGHT SIDE ELEVATION SCALE: 1/4" = 1'-0"



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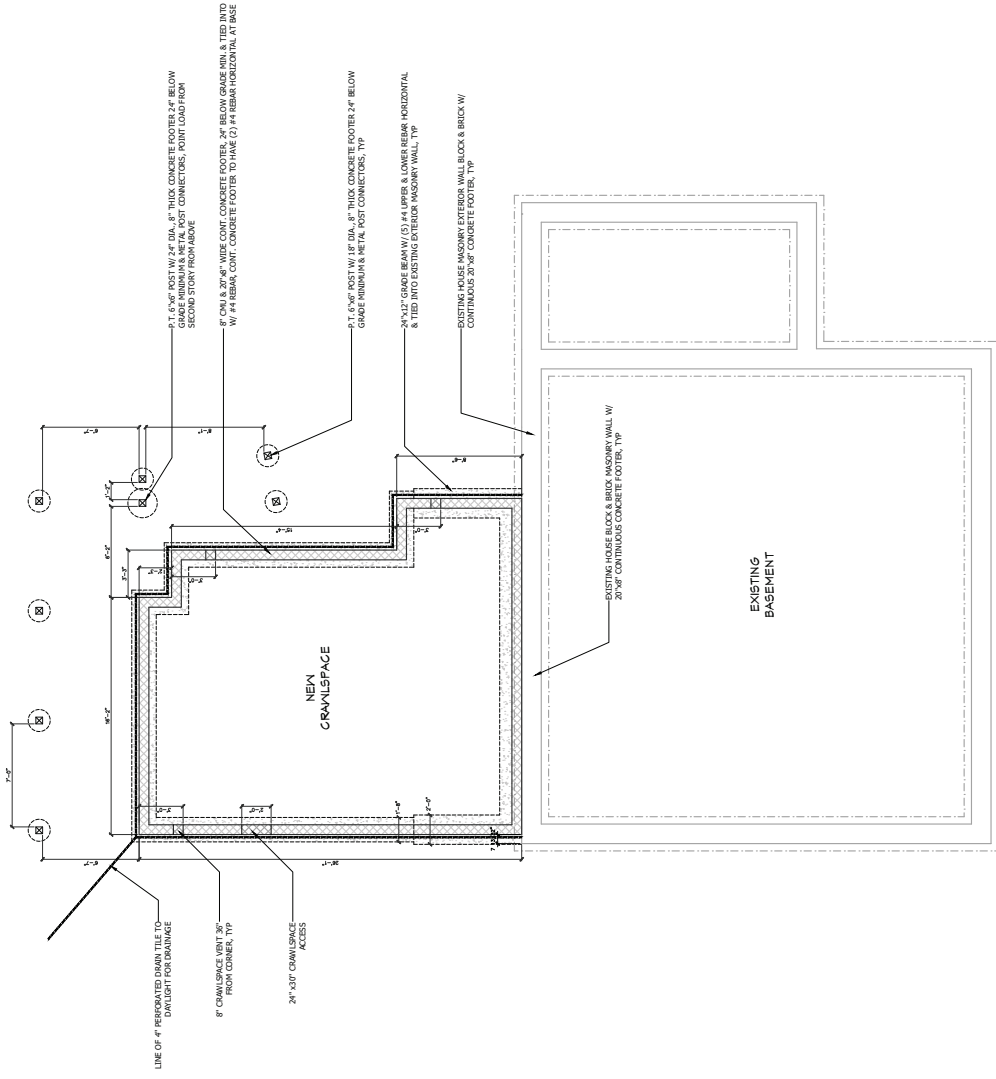
**EDWARDS ADDITION**  
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 ALEXANDRIA, VA 22302

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| PROJECT NUMBER | 8742       |
| DATE           | 07-06-2008 |
| SCALE          | INDICATED  |
| DRAWING NO.    | A107       |



WALL KEY



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**EDWARDS ADDITION**  
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ALEXANDRIA, VA 22302

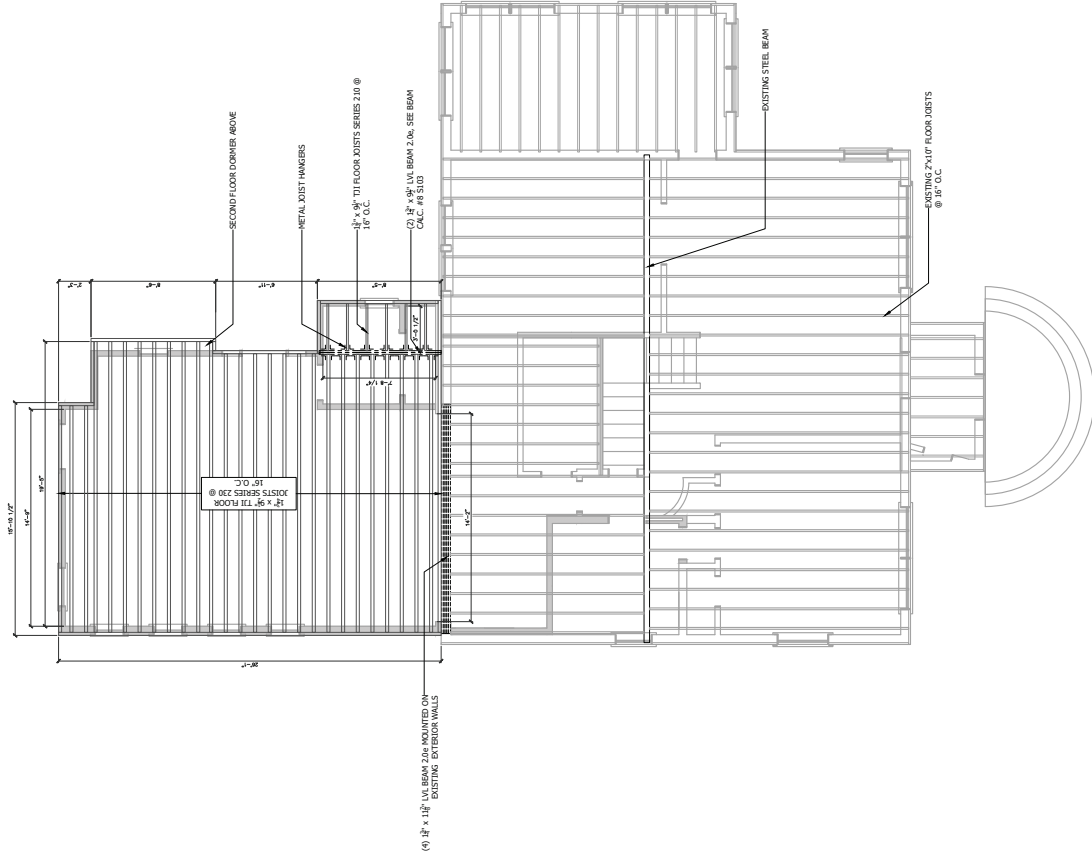
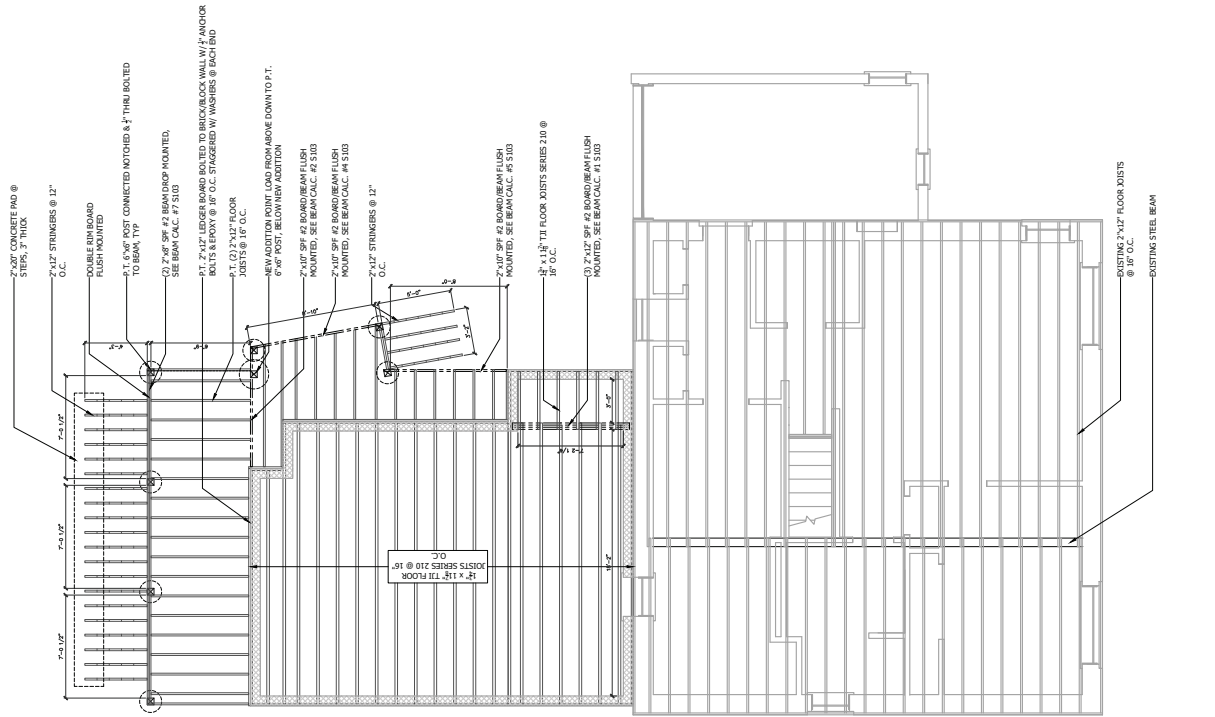
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| PROJECT NUMBER | 8742       |
| DATE           | 07-06-2018 |
| SCALE          | INDICATED  |

DRAWING NO  
**S002**

1) PROPOSED BASEMENT PLAN  
SCALE: 1/4" = 1'-0"

WALL KEY



1) PROPOSED BASEMENT PLAN  
SCALE: 1/4" = 1'-0"

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DESIGNER  
JANE VERRITT

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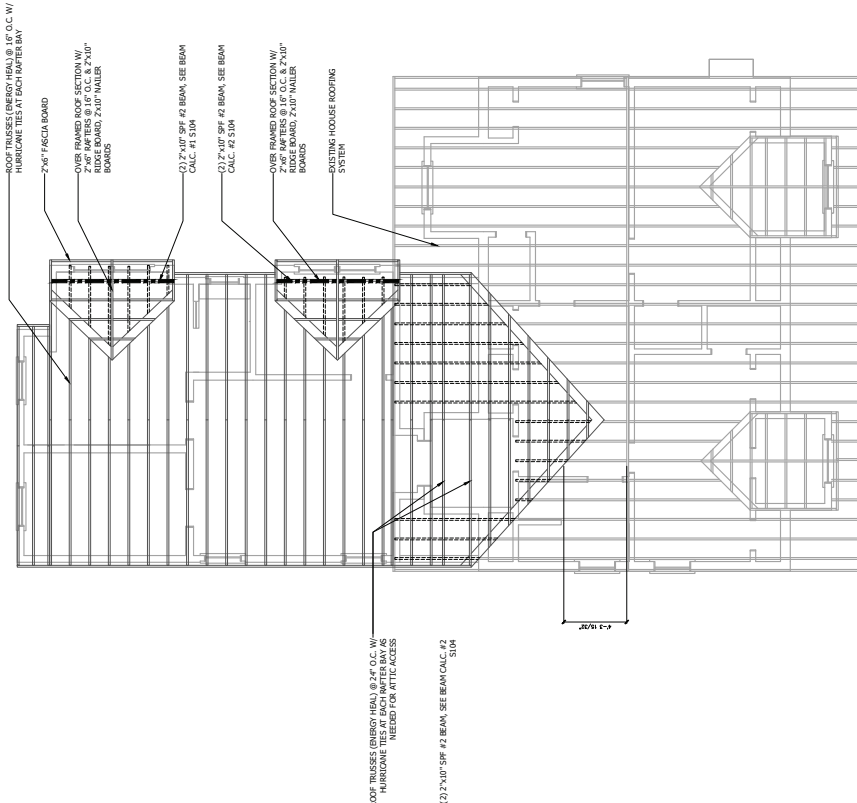
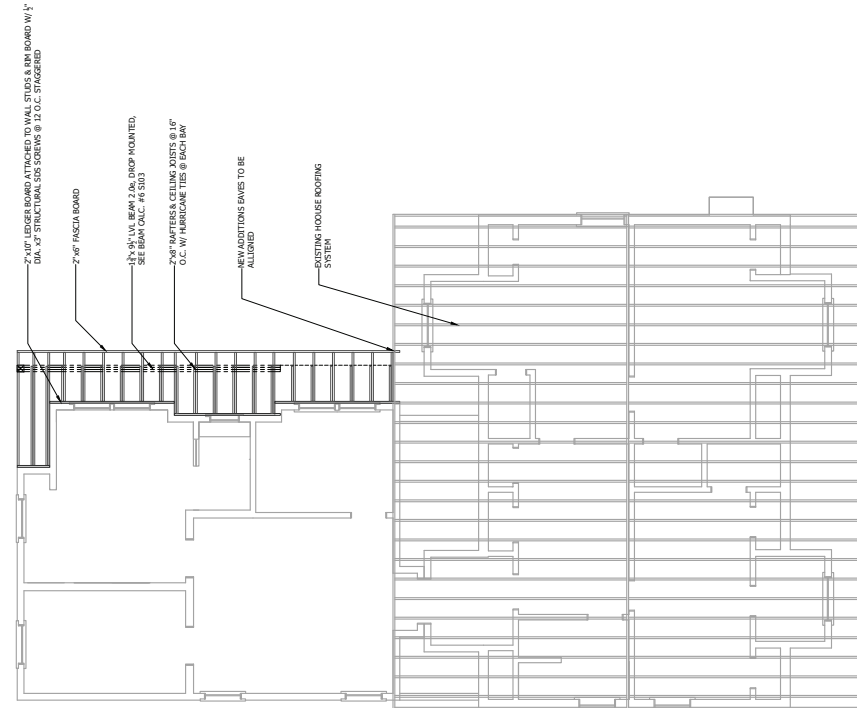
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| PROJECT NUMBER | 8742       |
| DATE           | 07-06-2018 |
| SCALE          | INDICATED  |

DRAWING NO  
**S101**

WALL KEY



1) PROPOSED PORCH ROOF PLAN  
SCALE: 1/4" = 1'-0"

2) PROPOSED MAIN ROOF SYSTEM  
SCALE: 1/4" = 1'-0"

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| PROJECT NUMBER | 8742       |
| DATE           | 07-06-2008 |
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| DRAWING NO.    | S102       |





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PROJECT NUMBER: 8742  
DATE: 07-06-2020  
SCALE: INDICATED

DRAWING NO:  
**S104**

**FLOOR SPAN TABLES**

**How to Use These Tables**

1. Determine the span table for the member.
2. Determine the span table for the member.
3. Determine the span table for the member.
4. Determine the span table for the member.

**General Notes**

1. All members are assumed to be supported by walls or columns.
2. All members are assumed to be supported by walls or columns.
3. All members are assumed to be supported by walls or columns.
4. All members are assumed to be supported by walls or columns.

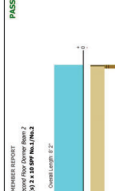
**These Conditions Are NOT Permitted:**

- Use of members in spans greater than those shown in the tables.
- Use of members in spans greater than those shown in the tables.
- Use of members in spans greater than those shown in the tables.

**FOR TYPICAL**

**MEMBER REPORT**

Member: 2x10 @ 16" O.C. (16' x 16")  
Span: 16'0" (16'0" x 16'0")



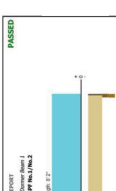
**RESULTS**

| Category        | Value | Limit | Pass/Fail |
|-----------------|-------|-------|-----------|
| Deflection (S1) | 0.12  | 0.15  | Pass      |
| Deflection (S2) | 0.12  | 0.15  | Pass      |
| Stress (S1)     | 1.12  | 1.50  | Pass      |
| Stress (S2)     | 1.12  | 1.50  | Pass      |

**FOR TYPICAL**

**MEMBER REPORT**

Member: 2x10 @ 16" O.C. (16' x 16")  
Span: 16'0" (16'0" x 16'0")

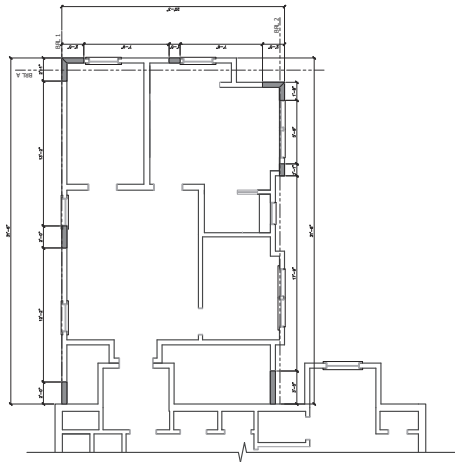


**RESULTS**

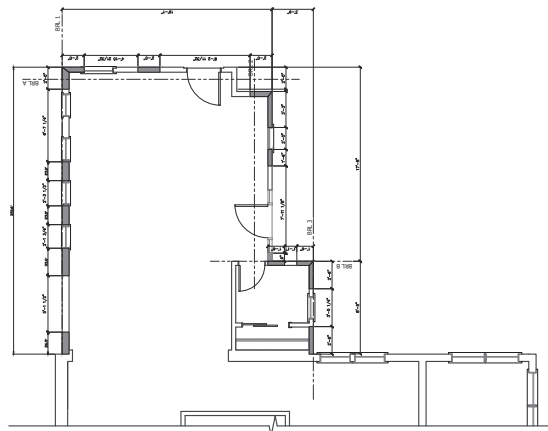
| Category        | Value | Limit | Pass/Fail |
|-----------------|-------|-------|-----------|
| Deflection (S1) | 0.12  | 0.15  | Pass      |
| Deflection (S2) | 0.12  | 0.15  | Pass      |
| Stress (S1)     | 1.12  | 1.50  | Pass      |
| Stress (S2)     | 1.12  | 1.50  | Pass      |

2) BEAM CALCULATION SCALE: NTS

1) BEAM CALCULATION SCALE: NTS



1) LATERAL BRACING 1st FLOOR PLAN  
SCALE: 3/16" = 1'-0"



2) LATERAL BRACING 2nd FLOOR PLAN  
SCALE: 3/16" = 1'-0"

Classic Wall Bracing Worksheet

| WSP  | CS   | GB   | WSP  | CS   | GB   | WSP  | CS   | GB   | WSP  | CS   | GB   | WSP  | CS   | GB   | WSP  | CS   | GB   | WSP  | CS   | GB   |
|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|
| 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |

1.1) LATERAL BRACING 1st FLOOR PLAN  
SCALE: 3/16" = 1'-0"

Classic Wall Bracing Worksheet

| WSP  | CS   | GB   | WSP  | CS   | GB   | WSP  | CS   | GB   | WSP  | CS   | GB   | WSP  | CS   | GB   | WSP  | CS   | GB   | WSP  | CS   | GB   |
|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|
| 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |

2.1) LATERAL BRACING 2nd FLOOR PLAN  
SCALE: 3/16" = 1'-0"

LATERAL BRACING NOTES:  
BRACING MEETS THE REQUIREMENTS OF 2021 IRC R602.10 FOR 90MPH BASIC WIND SPEED AND 115MPH ULTIMATE WIND SPEED AND APPROPRIATE ENGINEERING PRINCIPLES

3/4" OSB OR 1/2" PLYWOOD WOOD STRUCTURAL PANELS (CS-WSP) MUST BE APPLIED TO ALL EXTERIOR SHEATHABLE SURFACES INCLUDING GABLE END WALLS & ABOVE & BELOW ALL OPENINGS. THE SHEATHING IS TO BE FASTENED w/ 8d WALLS AT 6"oc @ EDGES & @ 12"oc AT ALL INTERMEDIATE SUPPORTS.

INTERIOR GYPSUM BOARD (GB) BRACED WALLS WHERE INDICATED TO BE FASTENED AT ALL EDGES w/ SCREWS OR NAILS @ 7"oc.

BRACED PANELS "WSP #", "CS-WSP #", or "CS-WSP #", INDICATES THE WIDTH IN INCHES AND LOCATION OF PANELS TO MEET CODE. THE SHEATHING & NAIL PATTERN IS THE SAME HERE AS ACROSS THE ENTIRE HOME. HOWEVER THE TOP & BOTTOM AT THIS LOCATION MUST BE FASTENED PER THE WSP FASTENING DETAILS.

BRACED PANELS "GB #", INDICATES THE WIDTH IN INCHES AND LOCATION OF GYPSUM BOARD PANELS TO MEET CODE. THE BOARD FASTENING, FASTENING AT THE TOP & BOTTOM & ADDITIONAL FLOOR & ROOF BLOCKING AT THIS LOCATION MUST BE PER THE GB FASTENING DETAILS.

EXTERIOR WALL CORNERS, INSIDE & OUTSIDE, MUST BE CONSTRUCTED PER TYPICAL DETAILS.

BWL - INDICATES BRACED WALL LINE

STRAPS, HANGERS, & ANCHORS INDICATED ARE TO BE SIMPSON STRONG-TIE OR EQUAL.

3) LATERAL BRACING NOTES & DETAIL  
SCALE: NTS

**COOK BROS.**  
GENERAL CONTRACTORS  
8000 1000  
8521 LANINGTON BLVD.  
ARLINGTON, VA 22207  
(703) 536-6901  
VA CLASS "A" LICENSE 2705-007815  
DESIGNER  
JAN EVERETT

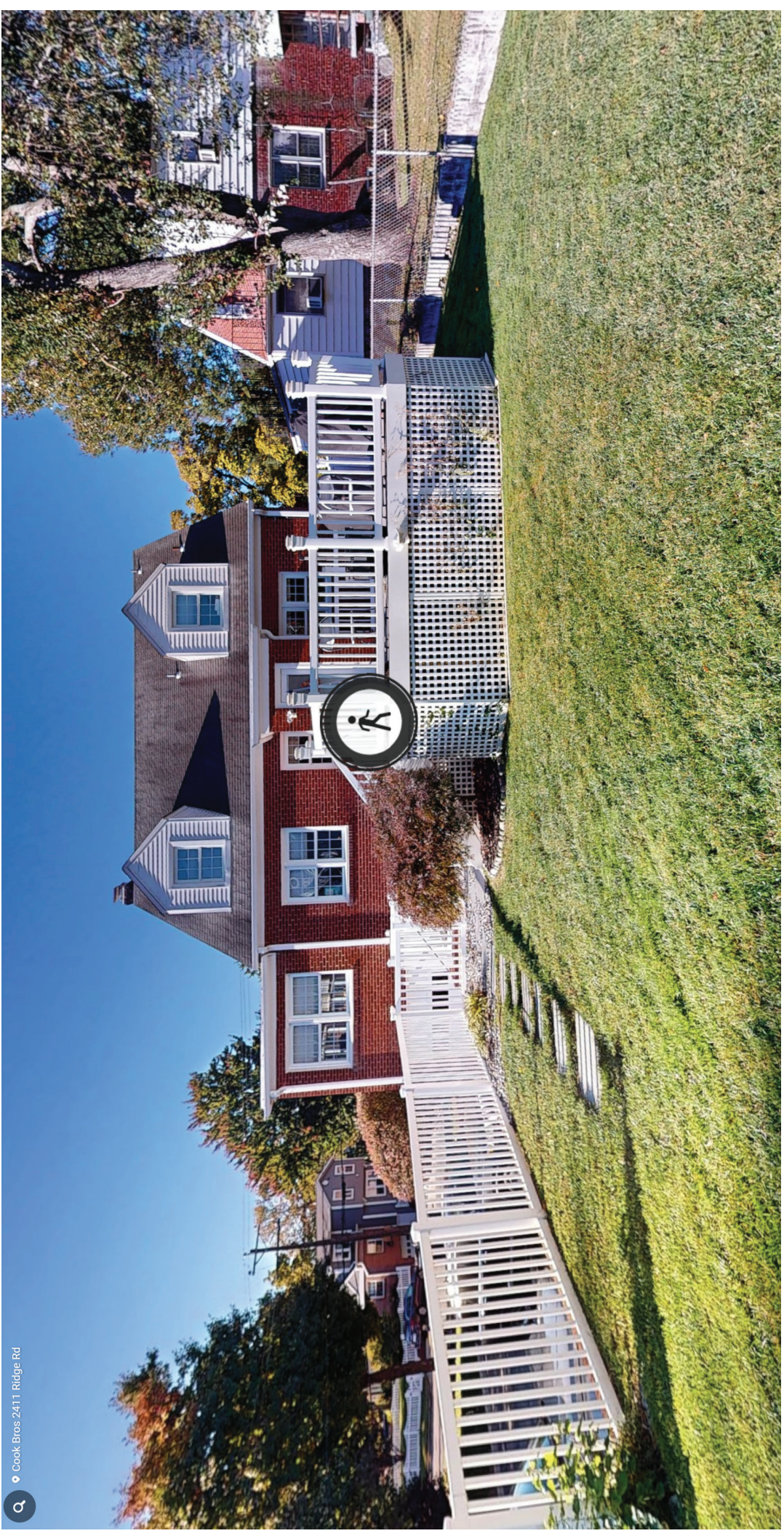
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| PROJECT NUMBER | 242        |
| DATE           | 07-08-2024 |
| SCALE          | INDICATED  |

DRAWING NO.  
**S105**

📍 Cook Bros 24111 Ridge Rd



📍 Cook Bros 24111 Ridge Rd



📍 Cook Bros 2411 Ridge Rd

