



DOCKET ITEM #10

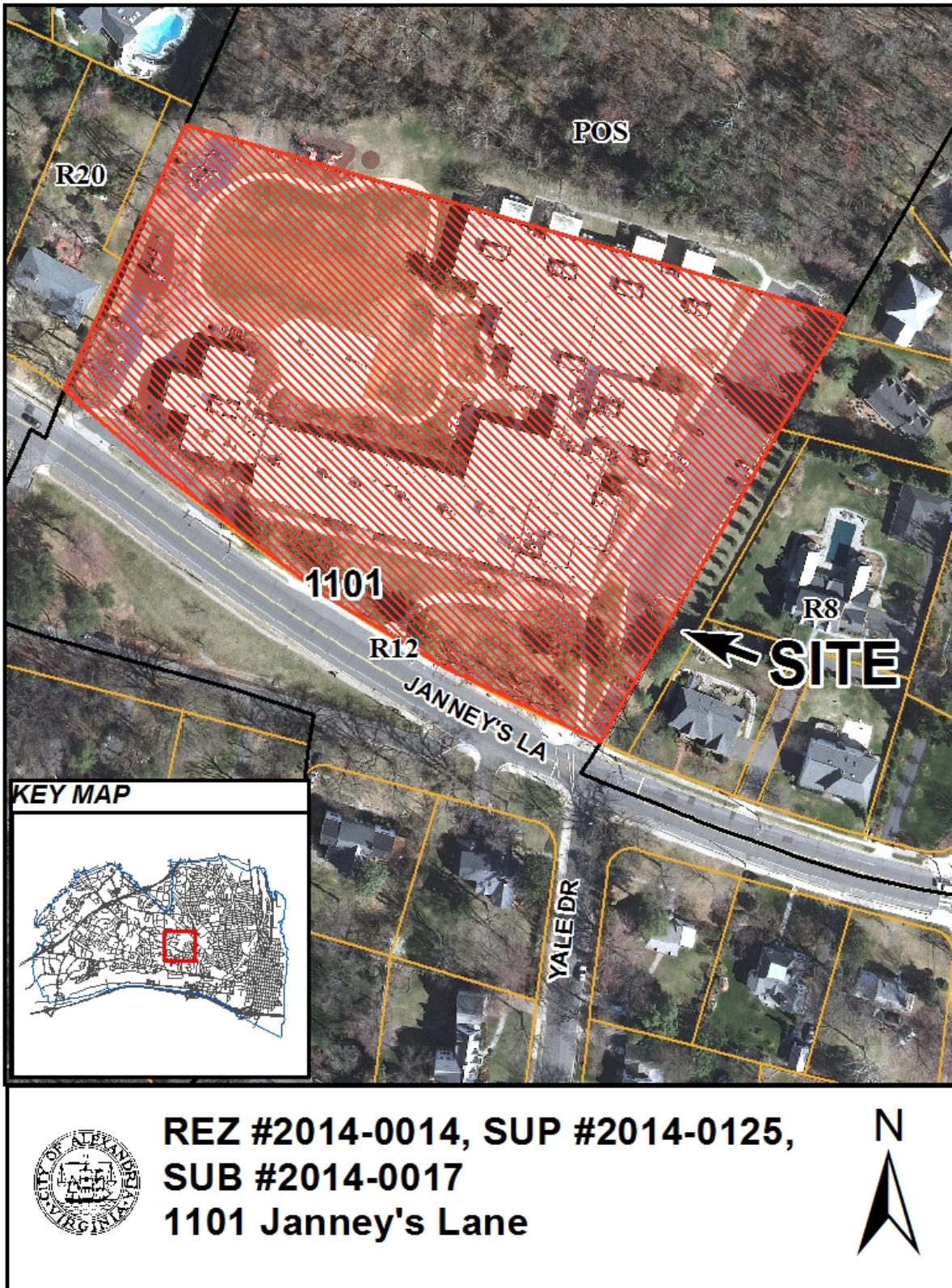
Subdivision #2014-0017, Rezoning #2014-0014, Special Use Permit #2014-0125

1101 Janney's Lane – Douglas MacArthur School

Application	General Data	
Public hearing and consideration of requests for: A) an amendment to the official zoning map to change the zone for the majority of a school campus from R-12/Residential Single-Family to R-8/Residential Single-Family; a portion of the campus from R-12/Residential Single-Family to POS/Public Open Space; and another portion of the school campus from POS/Public Open Space to R-8/Residential Single Family; B) a subdivision to re-subdivide existing parcels; and C) an amendment to previously approved Special Use Permit #2013-0095 to permit a portable classroom on the northern area of the school's campus.	Planning Commission Hearing:	March 3, 2015
	City Council Hearing:	March 14, 2015
Address: 1101 Janney's Lane	Zone:	R-12/Residential Single-Family, POS/Public Open Space
Applicant: Alexandria City Public Schools represented by Dr. William Holley	Small Area Plan:	Taylor Run

Purpose of Application
Consideration of a request for a map amendment (rezoning), subdivision, and request for a Special Use Permit.
Amendments / Subdivisions / Special Use Permits Requested
<ol style="list-style-type: none"> 1. Map Amendment (rezoning) to amend portions of a site from R-12 /Residential Single Family to R-8 / Residential Single Family, from POS / Public Open Space to R-8 / Residential Single Family, and from POS / Public Open Space to R-8 / Residential Single Family; 2. Subdivision to relocate lots lines between Forest Park and Douglas MacArthur School; and 3. Special Use Permit to locate a portable classroom on a location on the site.

Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.
Staff Reviewers: Alex Dambach, AICP, alex.dambach@alexandriava.gov



I. DISCUSSION

Proposed are a rezoning, subdivision, and special use permit request, amending a prior approval, to install a portable classroom at the northern edge of the Douglas MacArthur School campus. In addition, a subdivision to adjust lot lines and zoning boundaries is requested to enable this portable classroom to be installed on the desired location of campus and to enable Douglas MacArthur School's building to be entirely on one lot in the same zone. The building's lot would also be rezoned from R-12, Single Family to R-8, Single Family to correspond with the school building's floor area and lot size.

SITE DESCRIPTION

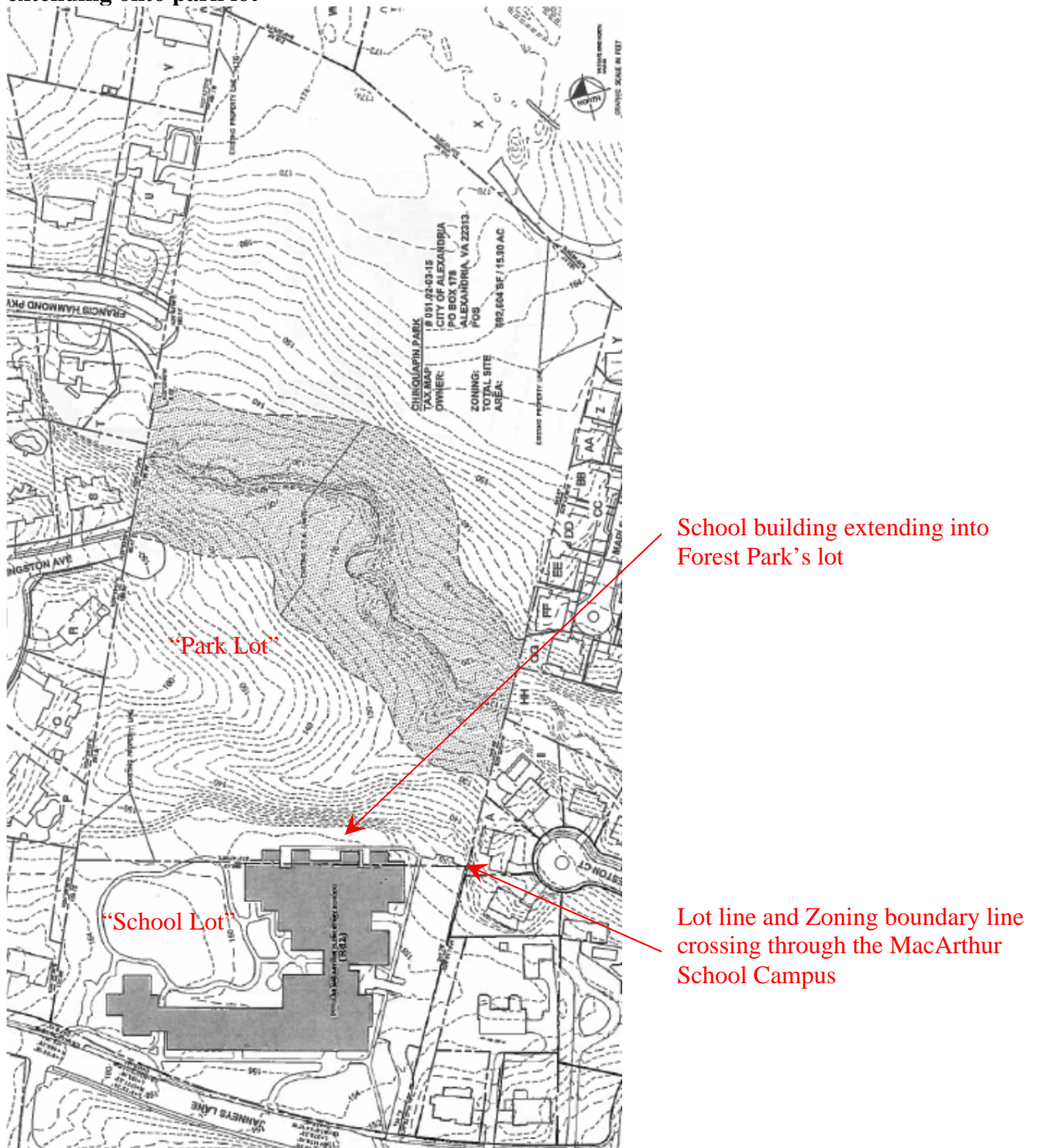
The Douglas MacArthur School campus is mostly located on a 191,664 square foot lot fronting on Janney's Lane in the Taylor Run neighborhood. The school campus includes a one story, 62,360 square-foot public elementary school building, playground areas, a turf field, and a 57-space surface parking lot. A separate bus pick-up and drop off lane is located in front of the school building, which is accessed directly from Janney's Lane. The school has 708 students.



The rear section of the school's campus, and the rear section of its building extends beyond the school's existing lot and into a lot that is technically part of Forest Park (the rear section of Chinquapin Park) and is zoned POS/Public Open Space. That lot has 692,604 square feet and does not have any street frontage. The City of Alexandria owns both the lot containing most of the school and the lot containing Forest Park.

The area surrounding the school campus mostly consists of single family residences to the south, east, and west. Forest Park is to the rear of the campus, to its north.

Figure I – MacArthur School lot and Forest Park lot with school building and campus extending onto park lot



BACKGROUND

The federal government built Douglas MacArthur School in 1943 to accommodate the children of Naval Torpedo Plant employees who lived in the nearby Chinquapin Village War Housing Project. The public school property has undergone several renovations since its construction, including a cafeteria addition, the creation of a media center, and facility updates to satisfy ADA requirements.

The majority of the school site and building is on a 191,664 square foot lot zoned R-12, but a small part of the building and grounds extends onto an adjacent parcel that is zoned POS. The majority of that POS-zoned, 692,604 lot is used for part of Forest Park except a sliver of land that is part of this school's campus. Schools are not permitted in the POS zone, but the portion of the school building that is in the POS zone is permitted to remain intact and is exempt from non-complying status, in accordance with Section 6-109, because it existed there before September 16, 1989. Even though the area of the school building that is in the POS zone is permitted to remain, it is not permitted to be expanded, and no additional school buildings or structures are permitted in that area.

In December 2013, Alexandria City Public Schools ("ACPS") submitted an SUP application to place a portable classroom near the northern edge of the fenced-in campus, to the north of the school building on unused land. The proposed location was on the lot that is zoned POS, which does not allow schools, and so a standard SUP application review was not possible. Planning and Zoning staff; Recreation, Parks, and Cultural Activities staff; and ACPS staff met and discussed solutions to facilitate ACPS's request to place a portable classroom in its requested location, which was regarded as a logical place for such a facility. All meeting participants agreed that locating a portable classroom in this location would require a rezoning from R-12 to R-8 (to provide sufficient FAR for the additional classroom) and a subdivision (to adjust lot and zoning boundary lines). In addition to accommodating the portable classroom, the rezoning and line adjustments would also remedy the existing awkward situation of the existing school building straddling two lots, each with different zoning designations.

An alternative and simpler approach was to locate the portable classroom in another location, which just required a special use permit. ACPS chose to proceed with this solution and that application, SUP2013-00095, was approved on September 13, 2014.

After gaining this approval, there was additional discussion by the staff and parents of MacArthur elementary with the finding that the alternative location was not desirable, as it would block a walking path and disrupt key outdoor play areas. ACPS has subsequently returned to its original request and submitted the application in question to permit the portable classroom in its originally requested location and to remedy other zoning and lot line issues at the site.

PROPOSAL

The applicant, ACPS, seeks approval to correct lot line and zoning issues affecting the Douglas MacArthur School campus and to obtain approval to locate a portable classroom on a portion of

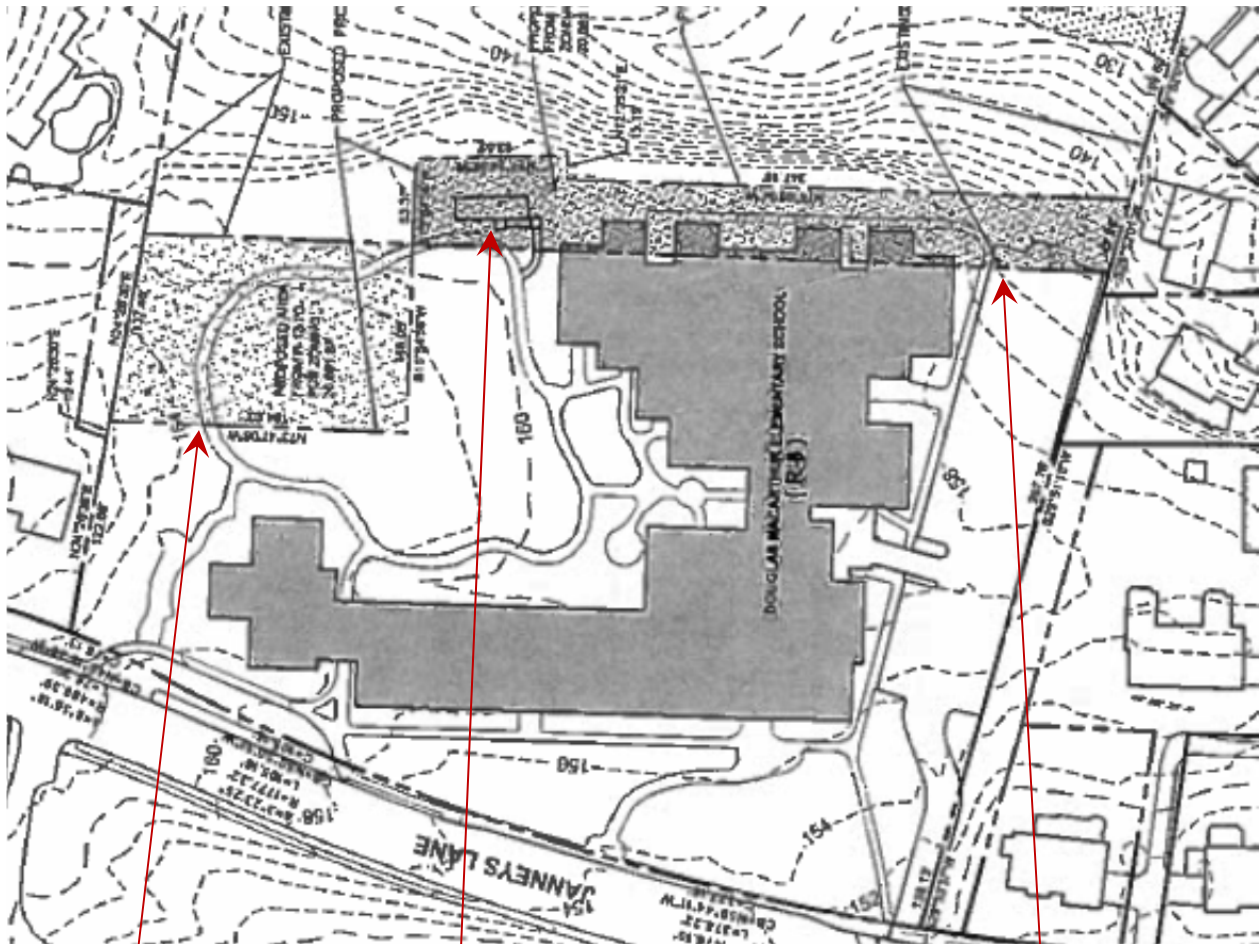
the campus at its rear on land that is currently zoned POS and currently on a lot that is technically part of Forest Park. This application consists of the following components:

1. The lot that contains the majority of the Douglas MacArthur School campus ("School Lot") would be rezoned from R-12 / Single Family to R-8 / Single Family because the building size and lot size exceed the floor area ratio requirements of the R-12 zone.
2. The rear lot line of the School Lot would be adjusted by way of a subdivision that would create a jagged boundary with a transfer of 20,681 square feet of land from the Forest Park lot ("Park Lot") to the School Lot, with a rezoning of that transfer area from POS to R-8. The subdivision would also transfer an equivalent 20,681 square feet of open play area land on the school's campus from the School Lot to the Park Lot, with a rezoning of that transfer area from R-8 to POS to ensure that there would be no net loss of parkland or public open space for the City. This area would remain part of the school's campus but would be precluded from the construction of school buildings.
3. SUP approval is requested to locate an 816 square-foot portable classroom, also referred to as a "learning cottage," measuring 45 feet by 13.75 feet with 14 feet of height, to an unused area near the northern edge of the campus. It would be set back 25 feet from the new rear lot line on land that would have been transferred to the School Lot and been rezoned from POS to R-8. This structure would be used for band and orchestra classes.

Figure II – Proposed Subdivision and Rezoning



Figure III – Proposed Subdivision (Close-up)

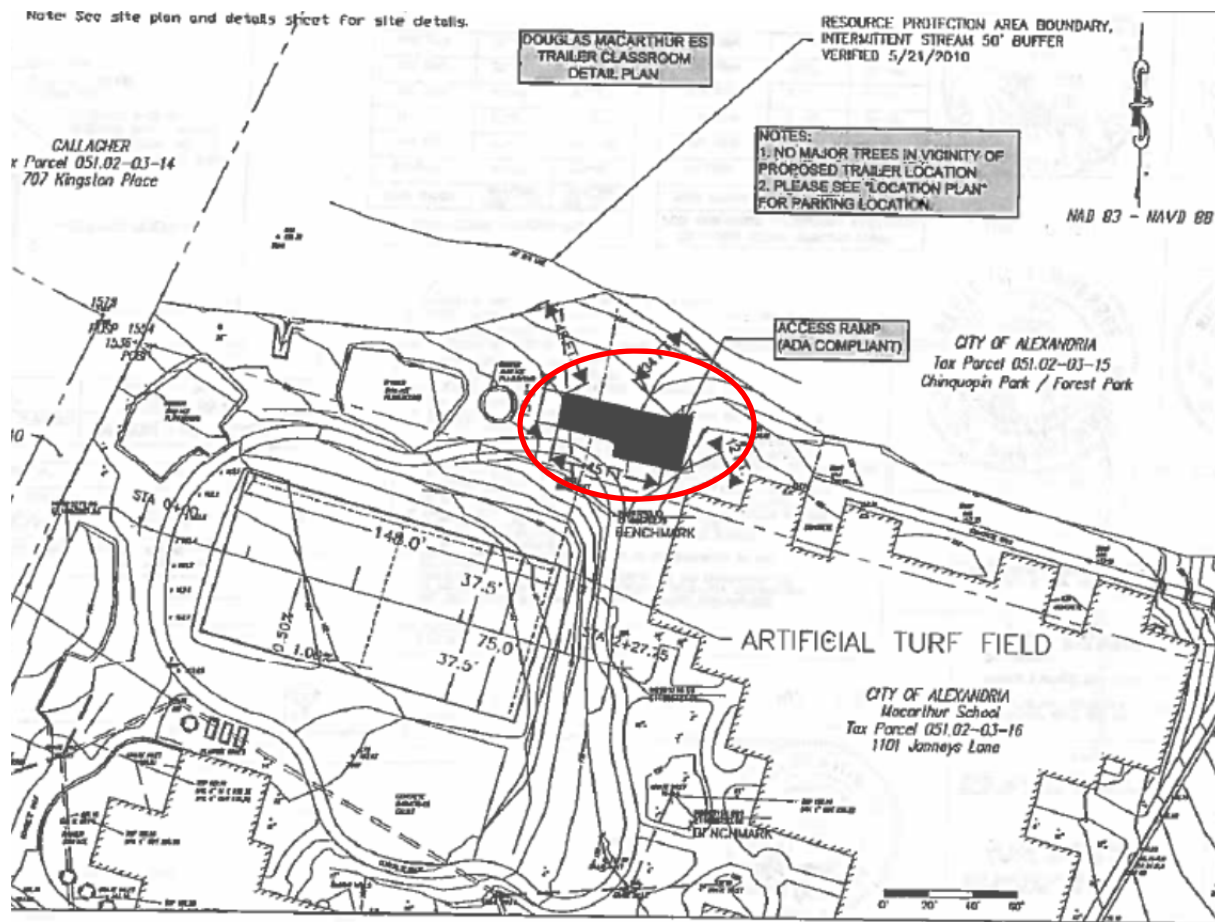


Area to be
added to the
Park Lot &
Zoned POS

Area to be added to School Lot & Zoned R-8

Proposed portable
classroom location

Figure IV – Proposed Portable Classroom Location



PARKING

According to Section 8-200(A)(11) of the Zoning Ordinance, a public elementary school is required to provide one off-street parking space for every 25 classroom seats. With 715 students enrolled at the elementary school, ACPS is therefore required to provide 29 off-street parking spaces. The applicant exceeds this requirement with 57 off-street parking spaces.

ZONING/MASTER PLAN DESIGNATION

This site is governed by the Taylor Run/Duke Street Small Area Plan chapter of the Master Plan. The proposed rezoning, subdivision, and SUP are consistent with the Master Plan, which directs that the land containing Forest Park is an area for parks, public schools, and open space and directs that the land containing the campus of Douglas MacArthur School is a low-density residential area that permits schools. The proposed lot line and zoning boundary changes only moderately alter the land use types permitted in the area, and they alter the permitted land use types in a manner that is fully consistent with the Master Plan by facilitating public school uses in the rear area of the campus of Douglas MacArthur School. The rezoning of the school campus

from R-12 to R-8 would also allow the area to remain designated for low-density residential use as directed by the Plan.

The Douglas MacArthur School campus is mostly located in the R-12 zone, which lists schools as a permitted use, but a rear sliver of the campus is in the POS zone, which does not permit schools. A zoning boundary adjustment is needed to facilitate the requested installation of a portable classroom. Additionally, Section 7-1101(C) of the Zoning Ordinance requires special use permit approval for a temporary classroom trailer to be installed on a school campus.

The school building has 62,360 square feet, and the School Lot has 191,664 square feet resulting in an FAR of 0.33 if the building were entirely on the School Lot. The maximum FAR in the R-12 zone is 0.30. Because portions of the existing building are technically off of the school's lot, the campus does not currently violate FAR requirements for the R-12 zone. This is because the floor area of the building on the Park Lot does not count towards the School Lot's FAR calculation. With the proposed lot line adjustment, the school building would be fully on one lot and would not comply with the R-12 FAR regulations. As the zoning map below shows, the campus, outlined in red dashed lines, is adjacent to the R-8 zone. The rezoning of the School Lot from R-12 to R-8 would keep the lot within the Low Density land use designation called for in the Master Plan, but it would also allow for the lot line and zoning line adjustments to take place that would facilitate the addition of the requested portable classroom.



With the proposed subdivision, the lot sizes would remain the same. Both lots in question are considerably larger than the typical surrounding lots in the area. The School Lot would meet the minimum lots size requirement of the existing R-12 zone, which is 12,000 square feet, and the proposed R-8 zone, which is 8,000 square feet. It also would exceed the lot frontage and width requirements of both zones. The Park Lot does not have a minimum lot size in the POS zone.

II. STAFF ANALYSIS

Staff recommends approval of this application. This is a unique and somewhat complicated application where a simple request to permit a portable classroom on a school campus has opened up long-existing issues with the lot configuration and zoning of this public school. This application seeks to solve several problems including a lot line and zoning boundary crossing through an existing school building, a portion of school building being in a zone that does not permit schools, ACPS being unable to install a badly needed portable classroom on the area of campus most suitable for its installation, the school building currently being in a zone where it would violate FAR regulations if lot line issues were corrected, and the need of the Department of Recreation, Parks, and Cultural Activities to maintain its existing amount of land that is zoned Public Open Space and dedicated to open space needs.

Regarding the subdivision, the proposed rear lot line, which would be somewhat jagged, would enable the City to maintain its existing inventory of public open space by transferring school playground area to the Park Lot and to the POS zone while allowing the area of the school's campus that contains existing and proposed buildings to be in a zone where such facilities are permitted. Staff finds this proposal to be a reasonable solution to an unusual situation.

The applied-for portable classroom would provide a suitable short-term solution to the school's current overcrowding and classroom scheduling challenges, which have been presented as being substantial. The proposed location provides for convenient student access between the portable classroom and the nearby building. In addition, the structure's location would not negatively impact outdoor playground space or activities. The siting of the proposed portable classroom in close proximity to the school building and away from adjacent residences also should not impact residential neighbors with noise or other negative externalities, considering that this classroom is intended for band and orchestra classes. The proposed location would also not require the removal of any trees, unlike the previously approved portable classroom location.

Since the Zoning Ordinance only allows for the temporary installation of portable classrooms, Condition 2 has been included to limit the classroom placement for five years. The five year time period is consistent with the time limit granted in SUP#2012-0070 which City Council approved for a portable classroom at Maury Elementary. In addition, a permitted five year time frame provides ACPS with the flexibility it needs as it carries out its long-range school facilities plan that is now under development.

Staff also supports the proposal to rezone the School Lot from R-12 to R-8. This site abuts an R-8 zoned neighborhood to its east, whereas it is separated from other R-12 area by Janney's Lane. This rezoning would moderately increase the allowable FAR on the campus from 0.30 to 0.35 allowing the existing building to be fully compliant with zoning, allowing the portable classroom

to be installed, and allowing for the school to slightly expand if such expansion were to be warranted through the long-range school facilities plan. Staff conducted a recent audit of the zoning regulations at all Alexandria Public Schools and found that Douglas MacArthur School is the most constrained school in terms ability to expand while remaining compliant with FAR regulations. This proposed rezoning would comply with the Master Plan and would provide the greatest benefit to the school and the surrounding community.

Subject to the conditions contained in Section III of this report, staff recommends approval of the Special Use Permit request.

III. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. The proposed portable classroom shall be located as shown in the application and this staff report to the satisfaction of the Director of Planning & Zoning. (P&Z)
2. This SUP approval for a portable classroom/trailer shall expire five years from the date of approval. (P&Z)
3. The applicant shall replace and relocate any trees, which are removed as a result of the installation of the learning cottage, on the school property to the satisfaction of the Director of Planning & Zoning. (P&Z)
4. If the disturbed area associated with the project exceeds 2,500 square feet at any point during construction, the project will be required to stop until the storm water quantity and quality requirements are met. The disturbed area includes staging and work area around the building and access to/from the site. As submitted the project seems to be well below this threshold. (T&ES)
5. Any downspouts associated with the learning cottage shall be discharged in a manner as to not cause an erosive condition or a nuisance to the adjacent areas. (T&ES)
6. All loudspeakers shall be prohibited from the exterior of the modular building, and no amplified sounds shall be audible at the property line. (T&ES)
7. The HVAC unit shall be installed in a noise reducing enclosure or a low-noise HVAC unit that meets the City's noise code at all property lines shall be installed.(T&ES)
8. New structure shall have a form of hardline communication to the main office, including telephone and warning system in the event of a lockdown. (Police)
9. 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. (T&ES)

10. 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)
11. The final subdivision plat shall comply with the provisions of Section 11-1709 of the City's Zoning Ordinance. (T&ES)
12. Any future development/redevelopment on the subdivided lots shall provide adequate storm water outfall per the requirements of Article XI of Alexandria Zoning Ordinance. (T&ES)
13. The development and redevelopment of the subdivided lots shall not adversely impact the storm water drainage or create a nuisance on the public and private properties. (Sec. 5-6-224) (T&ES)
14. Any future development/redevelopment on the subdivided lots shall comply with the requirements of City of Alexandria Zoning Ordinance Article XIII and the applicable laws of the Commonwealth of Virginia at the time of submission of the first final plan for storm water management regarding water quality and quantity control. (T&ES)
15. All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
16. The Director of Planning and Zoning shall review the Special Use Permit one year after approval, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the Director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, or (c) the Director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

STAFF: Alex Dambach, Division Chief, Land Use

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- F-1 The use of splash blocks is encouraged to help mitigate downspout discharge. (T&ES)
- R-1 If the disturbed area associated with the project exceeds 2,500 square feet at any point during construction, the project will be required to stop until the storm water quantity and quality requirements are met. The disturbed area includes staging and work area around the building and access to/from the site. As submitted the project seems to be well below this threshold. (T&ES)
- R-2 Any downspouts associated with the learning cottage shall be discharged in a manner as to not cause an erosive condition or a nuisance to the adjacent areas. (T&ES)
- R-3 All loudspeakers shall be prohibited from the exterior of the modular building, and no amplified sounds shall be audible at the property line. (T&ES)
- R-4 The HVAC unit shall be installed in a noise reducing enclosure or a low-noise HVAC unit that meets the City's noise code at all property lines shall be installed. (T&ES)
- R-5 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. (T&ES)
- C-1 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-2 The final subdivision plat shall comply with the provisions of Section 11-1709 of the City's Zoning Ordinance. (T&ES)
- C-3 Any future development/redevelopment on the subdivided lots shall provide adequate storm water outfall per the requirements of Article XI of Alexandria Zoning Ordinance. (T&ES)
- C-4 The development and redevelopment of the subdivided lots shall not adversely impact the storm water drainage or create a nuisance on the public and private properties. (Sec. 5-6-224) (T&ES)
- C-5 Any future development/redevelopment on the subdivided lots shall comply with the requirements of City of Alexandria Zoning Ordinance Article XIII and the applicable laws of the Commonwealth of Virginia at the time of submission of the first final plan for storm water management regarding water quality and quantity control. (T&ES)

C-6 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)

Code Enforcement:

No Comments Submitted

Health:

No Comments Submitted

Parks and Recreation:

F-1. Replace all references to Chinquapin Park with Forest Park (051.02-03.15). Chinquapin Park is the park, with a separate tax map reference, adjacent to Forest Park.

Police Department:

R-1 New structure shall have a form of hardline communication to the main office, including telephone and warning system in the event of a lockdown.



APPLICATION

☐ Master Plan Amendment MPA# _____

☐ Zoning Map Amendment REZ# _____

REZ # 2014-0014

PROPERTY LOCATION: 1101 Janneys Lane

APPLICANT

Name: Alexandria City Public Schools

Address: 1340 Braddock Place, Alexandria, VA 22314

PROPERTY OWNER:

Name: Alexandria City Public Schools

Address: 1340 Braddock Place, Alexandria, VA 22314

Interest in property:

☒ Owner ☐ Contract Purchaser

☐ Developer ☐ Lessee ☐ Other _____

If property owner or applicant is being represented by an authorized agent such as an attorney, a realtor, or other person for which there is some form of compensation, does this agent or the business in which they are employed have a business license to operate in Alexandria, VA:

☐ yes: If yes, provide proof of current City business license.

☐ no: If no, said agent shall obtain a business license prior to filing application.

THE UNDERSIGNED certifies that the information supplied for this application is complete and accurate, and, pursuant to Section 11-301B of the Zoning Ordinance, hereby grants permission to the City of Alexandria, Virginia, to post placard notice on the property which is the subject of this application.

William Holley

Print Name of Applicant or Agent

1340 Braddock Place

Mailing/Street Address

Alexandria, VA

City and State

22314

Zip Code

Signature

703-619-8289

Telephone #

Fax # _____

12/5/2014

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Fee Paid: \$ _____

Legal advertisement: _____

ACTION - PLANNING COMMISSION _____

ACTION - CITY COUNCIL: _____

MPA #

REZ #

2014-0014

SUBJECT PROPERTY

Provide the following information for each property for which an amendment is being requested. (Attach separate sheets if needed.)

Address Tax Map - Block - Lot	Land Use Existing - Proposed		Master Plan Designation Existing - Proposed		Zoning Designation Existing - Proposed		Frontage (ft.)
							Land Area (acres)
1 051-02-03-16	School	School	Inst.	Inst.	R-12	R-8	4.4 acres
2							
3							
4							

PROPERTY OWNERSHIP☐ Individual Owner☐ Corporation or Partnership Owner

Identify each person or individual with ownership interest. If corporation or partnership owner, identify each person with more than 10% interest in such corporation or partnership.

1. Name: NA Extent of Interest: _____
Address: _____
2. Name: _____ Extent of Interest: _____
Address: _____
3. Name: _____ Extent of Interest: _____
Address: _____
4. Name: _____ Extent of Interest: _____
Address: _____

MPA # _____

REZ # 2014-0014

JUSTIFICATION FOR AMENDMENT

(attach separate sheets if needed)

1. Explain how and why any proposed amendment(s) to the Master Plan are desirable, beneficial to surrounding properties, in character with the applicable Small Area Plan and consistent with City policies:

The proposed amendments better align where the existing delineation exists between the school property and the public open space behind it. In order to not lose any POS, the line is being re-drawn to accurately reflect how much space is needed for the school site.

2. Explain how and why the proposed amendment to the Zoning Map(s) is consistent with the proposed amendment to the Master Plan, or, if no amendment to the Master Plan is being requested, how the proposed zoning map amendment is consistent with the existing Master Plan:

The amendment is consistent with the Master Plan because no uses are changing. The school site is remaining a school with a zoning designation consistent with the property to its east, R-8. The master plan states that 32% of the land in the Taylor Run SAP is R-8.

3. Explain how the property proposed for reclassification will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire, drainage structures, refuse disposal, water and sewers, and schools.

The current property is adequately served by public facilities such as Janneys Lane. None of that will change with this requested realignment of the properties and zones.

4. If this application is for conditional zoning approval pursuant to Section 11-804 of the Zoning Ordinance, identify all proffered conditions that are to be considered part of this application (see Zoning Ordinance Section 11-804 for restrictions on conditional zoning):

NA

**APPLICATION****SUBDIVISION OF PROPERTY****SUB #** 2014-0017**PROPERTY LOCATION:** 1101 Janney's Lane**TAX MAP REFERENCE:** 051.02-03-16**ZONE:** R-12**APPLICANT:****Name:** William Holley, Director of Educational Facilities**Address:** 1340 Braddock Place Alexandria, VA 22314**PROPERTY OWNER:****Name:** ACPS Board of Education**Address:** 1340 Braddock Place Alexandria, VA 22314**SUBDIVISION DESCRIPTION**

The applicant requests re-subdivision of its property at Douglas MacArthur Elementary School. The current property line does not follow the actual division of the property from the Public Open Space (POS) land behind the school. See accompanying preliminary plot.

☒ **THE UNDERSIGNED** hereby applies for Subdivision in accordance with the provisions of Section 11-700 of the Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED** also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his/her knowledge and belief.

Dr. William HolleyPrint Name of Applicant or Agent1340 Braddock PlaceMailing/Street AddressAlexandria, VA 22314City and StateZip CodeSignature703-6198289Telephone #Fax #william.holley@acps.k12.va.usEmail address11/3/2014Date**DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY****Application Received:** _____**Fee Paid and Date:** _____**ACTION - PLANNING COMMISSION:** _____

Subdivision # 294-0017

ALL APPLICANTS MUST COMPLETE THIS FORM.

Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is: (check one)

☒ the Owner ☐ Contract Purchaser ☐ Lessee or ☐ Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

NA

If property owner or applicant is being represented by an authorized agent, such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

- ☐ **Yes.** Provide proof of current City business license.
- ☐ **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
¹ NA- ACPS is a City Agency		
² NA- ACPS is a City Agency		
³ NA- ACPS is a City Agency		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1101 Janneys Lane (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
¹ NA- ACPS is a City Agency		
² NA- ACPS is a City Agency		
³ NA- ACPS is a City Agency		

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 require 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 indicated 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 NA- ACPS is a City Agency		
² NA- ACPS is a City Agency		
³ NA- ACPS is a City Agency		

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.

12/05/14

Date

Dr. William Holley

Printed Name


Signature

Subdivision # 224-0017

WAIVER OF RIGHT TO AUTOMATIC APPROVAL

**SUBMITTED TO
THE DEPARTMENT OF PLANNING AND ZONING
CITY OF ALEXANDRIA, VIRGINIA**

PROJECT NAME: Douglas MacArthur Elementary School

PROJECT ADDRESS: 1101 Janneys Lane

DESCRIPTION OF REQUEST:

The applicant requests resubdivision of its existing property at Douglas MacArthur Elementary School because its existing property line does not accurately reflect where the property is separated from the Public Open Space adjacent to the school property.

THE UNDERSIGNED hereby waives the right to the 45 day automatic approval provision of Section 11-1708 (B)(2) of the Zoning Ordinance of the City of Alexandria, Virginia, for the application stated above.

Date: 12/05/2014

☒ Applicant

☐ Agent

Signature: 

Printed Name: Dr. William Holley

NOTES

1. SITE LOCATION - AREA #1: ALEXANDRIA CITY TAX MAPS 051.02-03-18
- AREA #2: ALEXANDRIA CITY TAX MAPS 051.02-03-15
2. PARCEL INFORMATION WAS OBTAINED THROUGH THE CITY OF ALEXANDRIA GIS MAPPING DATA

ADJACENT PROPERTIES

- 1606 WALLESTON CT.
BLUMBERG WILLIAM I OR PAMELA P
LOT 5 WALLESTON
- 1604 WALLESTON CT.
AUGUSTINE JOHN E OR CAROLE L
LOT 4 WALLESTON
- 1009 JANNEY'S LA.
CITY OF ALEXANDRIA
OUTLOT A WALLESTON RESUB 51.00-03-18 (A-11)
- 1005 JANNEY'S LA.
BARTLEY RICHARD CHRISTINA TR
BARTLEY ROBERT STEWART TR
LOT 1 SIDEFIELD (D160)
- 1007 JANNEY'S LA.
BARTHELEME KEITH PATRICK
BARTHELEME TATIANA SALAME
LOT 2 SIDEFIELD (D160)
- 1004 JANNEY'S LA.
BOSSLAND CHRISTOPHER I OR RUTH Y
LOT 1 BLK 7 SEC 1 COLLEGE PARK
- 1100 JANNEY'S LA.
SMITH DAVID MICHAEL OR RUTH R
LOT 2 BLK 3 SEC 1 COLLEGE PARK
- 1102 JANNEY'S LA.
SCHETLEN MARGUERITE R
LOT 3 BLK 3 SEC 1 COLLEGE PARK
- 1106 JANNEY'S LA.
CHURCH CLIFTON CRAIG OR ALMA P
LOT 502 BROWNS ADDN TO COLLEGE PARK (A-11)
- 1118 JANNEY'S LA.
GIBERT HANLEY B TR
LOT 501 BROWNS ADDN TO COLLEGE PARK L&E 0996 SF WB 54-53 (A-11)
- 1196 JANNEY'S LA.
GERSWOLD EVELYN L OR JOHN M
LOT 4 GASSONS ADDN TO COLLEGE PARK (A-11)
- 1198 JANNEY'S LA.
DEBRINGER ALEXANDRIA O OR J CAURLEY
LOT 5 GASSONS ADDN TO COLLEGE PARK (A-11)
- 1200 JANNEY'S LA.
REPETTI JOHN M OR MARGARET F
LOT 1200 JANNEY'S LA
- 1201 JANNEY'S LA.
CALA MICHAEL A OR BERNADETTE L
LOT 500 LAND OF DAVID HULFISH
- 1203 JANNEY'S LA.
CALA MICHAEL A OR BERNADETTE L
OUTLOT B BLK "B" SEC 2 BALLANTRAE
- 703 KINGSTON PL.
VAN DEN BERG ALAN OR ANNIE B
LOT 13 BLK 0 SEC 2 BALLANTRAE



DESIGN ENGINEER AND LANDSCAPE ARCHITECT FIRM NAME: KIMLEY-HORN AND ASSOCIATES, INC. ADDRESS: 1100 COMMERCIAL PARK DRIVE, SUITE 600 PHONE NO.: 703.838.1200 FAX NO.: 703.838.1200 PRINCIPAL: JAMES H. KIMLEY, JR. PROJECT MANAGER: JAMES H. KIMLEY, JR. SCALE: 1" = 40' (PLAN) DATE: 05/10/08 DRAWN BY: JHK		Seal of the City of Alexandria CITY OF ALEXANDRIA 101 KING STREET ALEXANDRIA, VA 22304 CONTACT: JAMES H. KIMLEY, JR. PHONE: 703.838.1200																								
REVISION / APPROVED BY <table border="1"> <thead> <tr> <th>NO.</th> <th>REVISION</th> <th>DATE</th> <th>APPROVED BY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>			NO.	REVISION	DATE	APPROVED BY																				
NO.	REVISION	DATE	APPROVED BY																							
DOUGLAS MACARTHUR SCHOOL PRELIMINARY/FINAL SUBDIVISION PLAT & REZONING CITY OF ALEXANDRIA, VIRGINIA EXISTING CONDITIONS - DOUGLAS MACARTHUR SCALE: 1" = 40'																										
APPROVED SPECIAL USE PLAT NO. _____ DEPARTMENT OF PLANNING & ZONING SHEET NO. _____ DATE RECORDED: _____ C-100																										

1. SITE LOCATION - AREA #1: ALEXANDRIA CITY TAX MAPS 051.02-03-16
- AREA #2: ALEXANDRIA CITY TAX MAPS 051.02-03-15
2. PARCEL INFORMATION WAS OBTAINED THROUGH THE CITY OF ALEXANDRIA GIS MAPPING DATA

[illegible]

W. Paul Hays, Jr.
Senior Vice President
General

X. 1994-1995 Director of
1996-1997 Director of
1998-1999 Director of

Y. 1990-1991 Vice
1992-1993 Vice
1994-1995 Vice

Z. 1996-1997 Vice
1998-1999 Vice
2000-2001 Vice

AA. 1990-1991 Vice
1992-1993 Vice
1994-1995 Vice

BB. 1996-1997 Vice
1998-1999 Vice
2000-2001 Vice

CC. 1990-1991 Vice
1992-1993 Vice
1994-1995 Vice

DD. 1996-1997 Vice
1998-1999 Vice
2000-2001 Vice

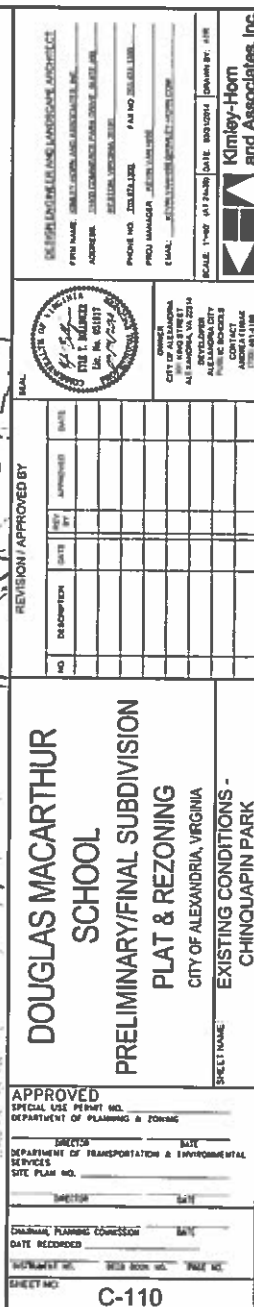
FF **የገንዘብ ምርት**
የገንዘብ ምርት ምርት-ገንዘብ
የገንዘብ ምርት ምርት
የገንዘብ ምርት ምርት

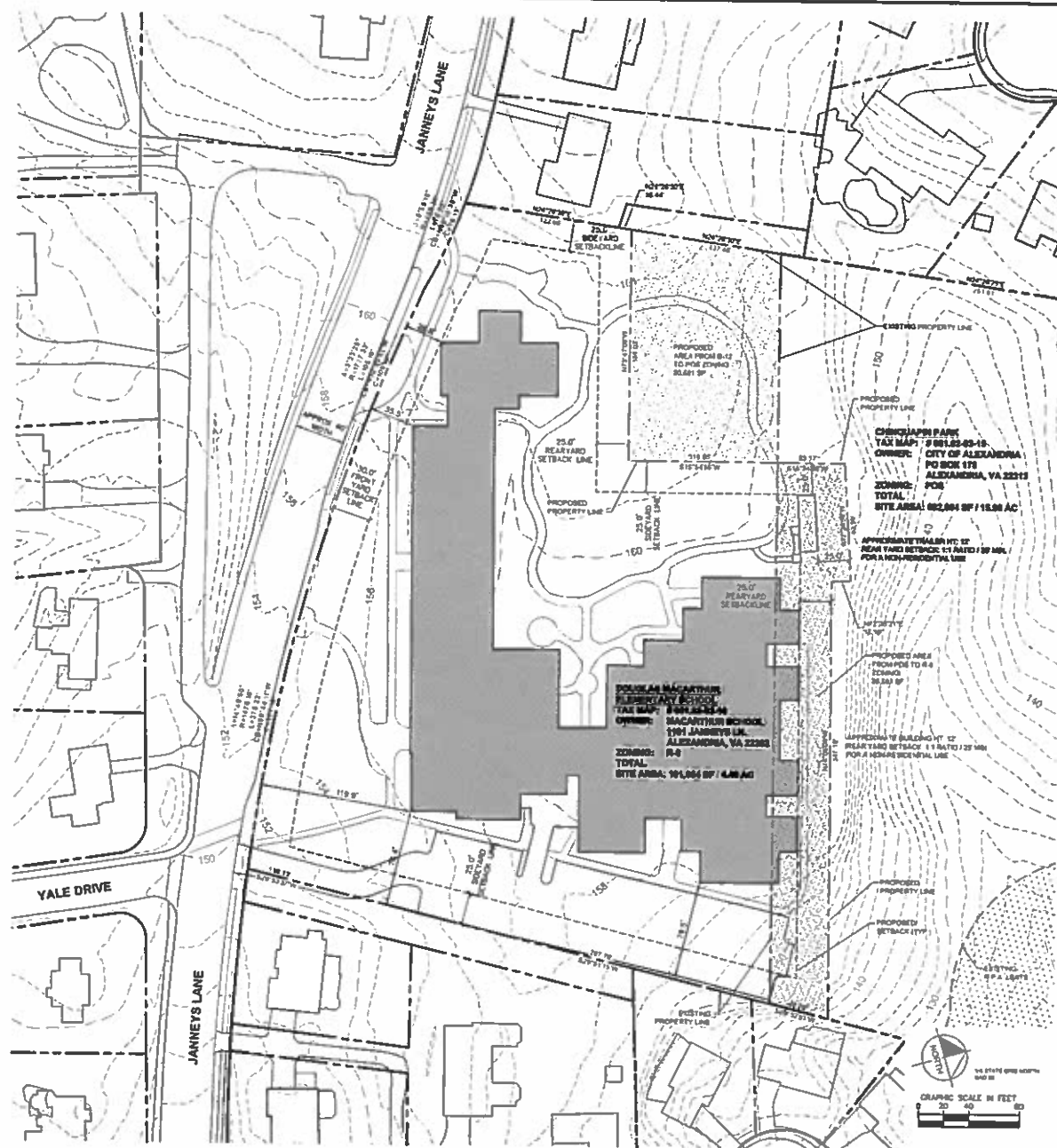
FF **የገንዘብ ምርት**
የገንዘብ ምርት ምርት-ገንዘብ
የገንዘብ ምርት ምርት
የገንዘብ ምርት ምርት

GG **የገንዘብ ምርት**
የገንዘብ ምርት ምርት-ገንዘብ
የገንዘብ ምርት ምርት
የገንዘብ ምርት ምርት

HH **የገንዘብ ምርት**
የገንዘብ ምርት ምርት-ገንዘብ
የገንዘብ ምርት ምርት
የገንዘብ ምርት ምርት

I **የገንዘብ ምርት**
የገንዘብ ምርት ምርት-ገንዘብ
የገንዘብ ምርት ምርት
የገንዘብ ምርት ምርት





<h1 style="margin: 0;">DOUGLAS MACARTHUR</h1> <h2 style="margin: 0;">SCHOOL</h2> <h3 style="margin: 0;">PRELIMINARY/FINAL SUBDIVISION PLAT & REZONING</h3> <p style="margin: 0;">CITY OF ALEXANDRIA, VIRGINIA</p>		SHEET NAME: PROPOSED CONDITIONS - DOUGLAS MACARTHUR
APPROVED <small>SPECIAL USE PERMIT NO.</small> <small>DEPARTMENT OF PLANNING & ZONING</small>		
<small>DRAWN BY</small> <div style="border: 1px solid black; width: 100px; height: 30px; margin: 0 auto;"></div>	<small>DATE</small> _____	
<small>DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES</small> <small>SITE PLAN NO.</small>		
<small>DRAWN BY</small> <div style="border: 1px solid black; width: 100px; height: 30px; margin: 0 auto;"></div>	<small>DATE</small> _____	
<small>INCHARGE, PLANNING DEPARTMENT</small> <small>DATE RECORDED</small>		
<small>INSTRUMENT NO.</small> _____	<small>WEB BOOK NO.</small> _____	
<small>PAGE NO.</small> _____	<small>PAGE NO.</small> _____	



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2014-0125

PROPERTY LOCATION: 1101 Janney's Lane 22302

TAX MAP REFERENCE: 51.02

ZONE: R12

APPLICANT:

Name: Alexandria City Public Schools

Address: 1101 Janneys Lane

PROPOSED USE: Placement of a Learning Cottage for classroom use on the school grounds

☒ **THE UNDERSIGNED**, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Dr. William Holley

Print Name of Applicant or Agent

1340 Braddock Place

Mailing/Street Address

Alexandria, VA

City and State

22314

Zip Code

Signature

12/5/2014

Date

703-619-8289

Telephone #

Fax #

william.holley@acps.k12.va.us

Email address

ACTION-PLANNING COMMISSION: _____

DATE: _____

ACTION-CITY COUNCIL: _____

DATE: _____

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 1101 Janney's Lane, I hereby
 (Property Address)
 grant the applicant authorization to apply for the Special use as
 (use)
 described in this application.

Name: ACPSPhone: 703-619-8000Please Print
Address: 1340 Braddock Place Alexandria, VA 22314Email: Alvin.Crawley@acps.k12.va.usSignature: Date: 12/05/2014

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

☒ Required floor plan and plot/site plan attached.

☐ Requesting a waiver. See attached written request.

2. The applicant is the (check one):

☒ Owner

☐ Contract Purchaser

☐ Lessee or

☐ Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
¹ NA		
² NA		
³ NA		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1101 Janneys Lane (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
¹ NA		
² NA		
³ NA		

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 require 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 indicated 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 NA		
² NA		
³ NA		

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.

12/5/2014

Date

Dr. William Holley

Printed Name

a.d.lqm.net

Signature



If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

☐ **Yes.** Provide proof of current City business license

☐ **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

Douglas MacArthur is now home to 708 students. All available rooms are currently being used as core instructional spaces. As a result, the school lacks adequate instructional spaces for Special Education, English language Learners, math remediation, Guidance small group lessons, Talented and Gifted classes and some electives. The proposed Learning Cottage is needed to house the band and orchestra programs. The space these programs are currently using could then be used to house some of the special programs listed above. Furthermore, the Learning Cottage is large enough to accommodate all of the band and orchestra students which is not possible in their current location due to size and space constraints. Finally, MacArthur lacks the type of space designed to mitigate the sound emanating band and orchestra program and housing them in a separate Learning Cottage also provides a buffer against the sound.

USE CHARACTERISTICS

4. The proposed special use permit request is for (check one):

- ☐ a new use requiring a special use permit,
☐ an expansion or change to an existing use without a special use permit,
☒ an expansion or change to an existing use with a special use permit,
☐ other. Please describe: _____

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect?

Specify time period (i.e., day, hour, or shift).

Twenty school children will use the space during school hours(7:00 AM to 4:00 PM)

B. How many employees, staff and other personnel do you expect?

Specify time period (i.e., day, hour, or shift).

One to two employees during school hours(7:00 AM to 4:00 PM)

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

Monday through Friday

Hours:

7:00 AM to 4:00 PM

7. Please describe any potential noise emanating from the proposed use.

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

Standard HVAC unit noise from the fan, teachers and students talking
in addition to the sounds of the musical instruemts

B. How will the noise be controlled?

HVAC unit will run only when necessary. door to the Learning Cottage
will remain closed while in occupied by students.

8. Describe any potential odors emanating from the proposed use and plans to control them:

There will not be any odors emanating from the trailer

9. Please provide information regarding trash and litter generated by the use.

A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)
Standard school paper, food will not be consumed in the Learning Cottage

B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

Five small trash bags per week.

C. How often will trash be collected?

All instructional spaces have their trash picked up daily

D. How will you prevent littering on the property, streets and nearby properties?

All trash will be deposited in a trash bin and the bin will be emptied on a daily

basis. Once collected, trash is deposited in the school dumpster.

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

☐ Yes.

☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

- 11.** Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons?
Trailer will be equipped with an ADA ramp and railing to ensure equal access.
All other aspects of the trailer will be installed per the applicable building code.

ALCOHOL SALES

- 13.** A. Will the proposed use include the sale of beer, wine, or mixed drinks?

☐ Yes ☒ No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

PARKING AND ACCESS REQUIREMENTS

14. A. How many parking spaces of each type are provided for the proposed use:

0 _____ Standard spaces
 0 _____ Compact spaces
 0 _____ Handicapped accessible spaces.
 0 _____ Other.

Planning and Zoning Staff Only

Required number of spaces for use per Zoning Ordinance Section 8-200A _____

Does the application meet the requirement?

☐ Yes ☐ No

- B. Where is required parking located? (check one)

☒ on-site

☐ off-site

If the required parking will be located off-site, where will it be located?

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

☐ Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are available for the use? 0 _____

Planning and Zoning Staff Only

Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____

Does the application meet the requirement?

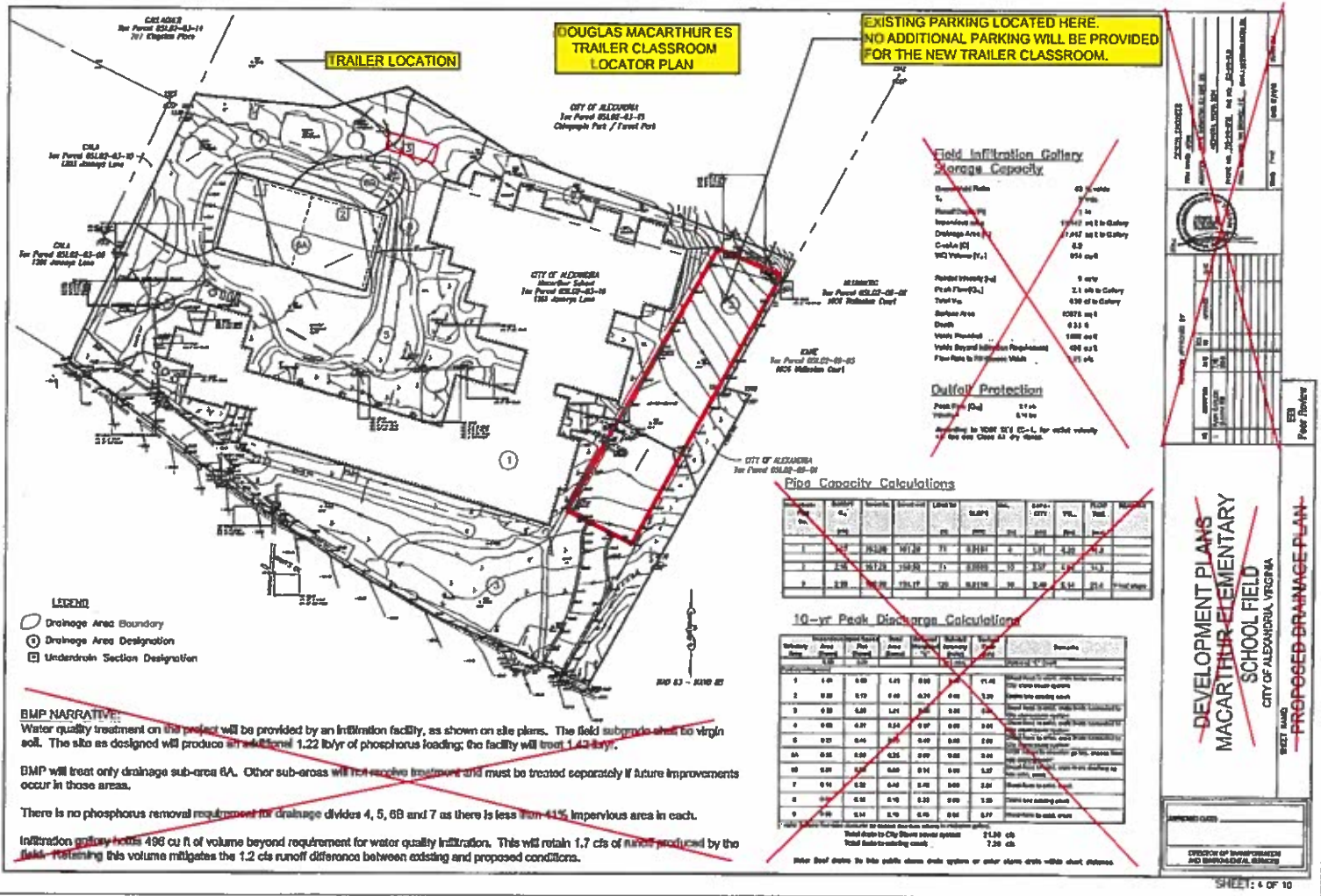
☐ Yes ☐ No

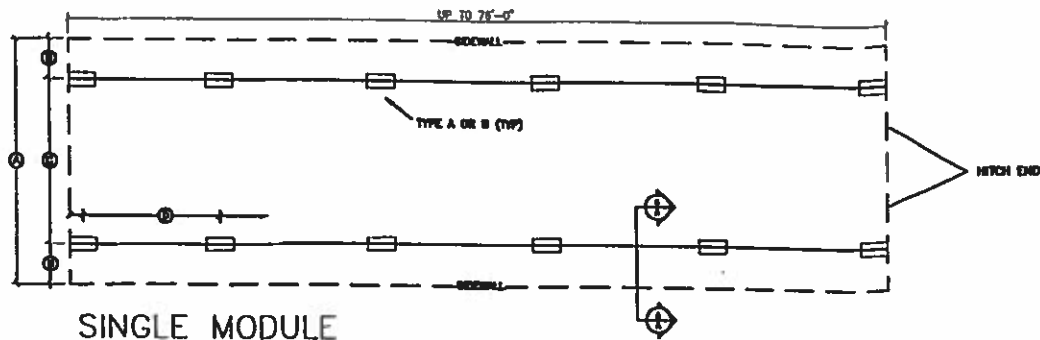
- B. Where are off-street loading facilities located? No off street loading facilities are necessary
- C. During what hours of the day do you expect loading/unloading operations to occur?
None
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
NA
16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?
NA

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? ☐ Yes ☒ No
- Do you propose to construct an addition to the building? ☐ Yes ☒ No
- How large will the addition be? 0 square feet.
18. What will the total area occupied by the proposed use be?
0 sq. ft. (existing) + 816 sq. ft. (addition if any) = 816 sq. ft. (total)
19. The proposed use is located in: (check one)
- ☐ a stand alone building
 - ☐ a house located in a residential zone
 - ☐ a warehouse
 - ☐ a shopping center. Please provide name of the center: _____
 - ☐ an office building. Please provide name of the building: _____
 - ☒ other. Please describe: Elementary School Grounds

End of Application

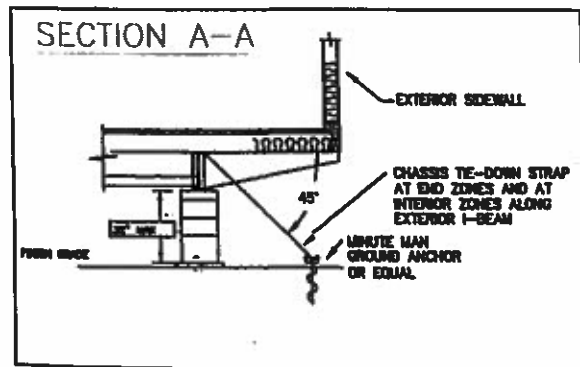




SINGLE MODULE

Ⓐ MODULE WIDTH	Ⓑ PIER TO MODULE EDGE	Ⓒ STEEL BEAM SPACING
11'-6"	22 1/4"	95 1/2"
13'-6"	34 1/4"	95 1/2"
15'-6"	44 1/4"	95 1/2"

MINIMUM SOIL BEARING CAPACITY	Ⓓ MAXIMUM PIER SPACING	DESIGN LIVE LOADS
3000 PSF	6'-0"	FLOOR - 50 PSF ROOF - 30 PSF



FOUNDATION NOTES:

1. ALL DATA SHOULD BE PHYSICALLY VERIFIED BEFORE CONSTRUCTION OF FOUNDATION. THE CONTRACTOR PROVIDING FOUNDATION CONSTRUCTION SERVICES WILL ULTIMATELY BE RESPONSIBLE FOR THE FOUNDATION AND ANY PLANS CONTAINED THEREIN.
2. FOUNDATION REVIEW AND INSPECTION IS TO BE PERFORMED BY THE LOCAL OFFICIAL HAVING JURISDICTION.
3. LIGHT MAY BE SHOWN AS NECESSARY WITH PRESSURE TREATED SHIMS BETWEEN TOP OF PIER AND MODULAR UNIT FRAME.
4. GROUND ANCHORS SHALL HAVE 3000 LB MINIMUM TENSILE CAPACITY, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. DESIGN OF GROUND ANCHOR, INCLUDING SHANK LENGTH, NUMBER & DIAMETER OF HELIXES, ETC., TO BE AS SPECIFIED BY THE GROUND ANCHOR MANUFACTURER.
5. TI-DOWN STRAPS TO BE 1-1/4" x .035" TYPE-1, FINISH B, GRADE ONE ZINC COATED STEEL STRAPPING CERTIFIED BY A REGISTERED ENGINEER OR ARCHITECT AS CONFORMING WITH ASTM A306-91. TI-DOWN STRAPS AND CONNECTING HARDWARE TO HAVE 3000 LB MINIMUM TENSILE CAPACITY.
6. THE FIRST TI-DOWN STRAP FROM GROUND SHALL BE SPACED BY SPACING CHART AT END ZONE SPACING.
7. ALTERNATE FOUNDATIONS AND/OR MODIFICATIONS OF THIS FOUNDATION MAY BE DESIGNED BY OTHERS, SUBJECT TO LOCAL JURISDICTION APPROVAL.

* A. LOCATIONS OF MATLINE PIERS MAY VARY BASED UPON LOAD BEARING POINTS ALONG MATLINE.
* B. MATLINE PIERS (TYPE 'B') MUST BE LOCATED AT ALL COLUMN LOCATIONS, COLUMN LOCATIONS PER MANUFACTURER'S FLOOR PLAN.

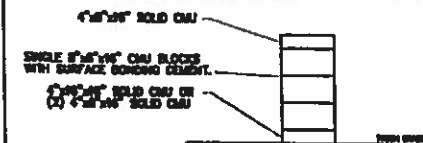
TI-DOWN STRAP SPACING CHART		
WIND SPEED	END ZONE SPACING	INT. ZONE SPACING
90 MPH	6'-0"	13'-0"
100 MPH	7'-0"	10'-10"
110 MPH	8'-0"	8'-0"
120 MPH	9'-0"	7'-0"
130 MPH	10'-0"	6'-11"
140 MPH	11'-0"	6'-11"

TI-DOWN STRAP SPACING CHART FOR BUILDINGS w/ SIDEWALL OVERHANG		
WIND SPEED	END ZONE SPACING	INT. ZONE SPACING
90 MPH	6'-0"	10'-0"
100 MPH	7'-0"	7'-0"
110 MPH	8'-0"	5'-10"
120 MPH	9'-0"	4'-5"
130 MPH	10'-0"	3'-10"
140 MPH	11'-0"	3'-5"



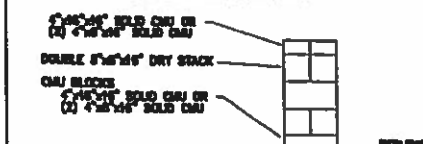
MAY 12 2011

PIER TYPE A



(OPTIONAL) 20"x20" ABS FOUNDATION PAD
OTHER TECHNOLOGIES OR EQUAL

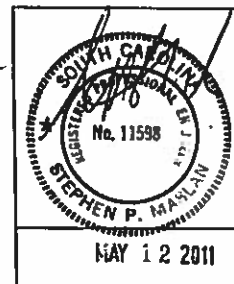
PIER TYPE B



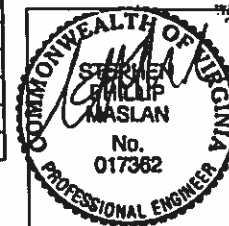
(OPTIONAL) 20"x20" ABS FOUNDATION PAD
OTHER TECHNOLOGIES OR EQUAL



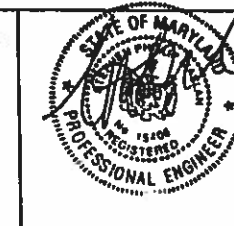
MAY 12 2011



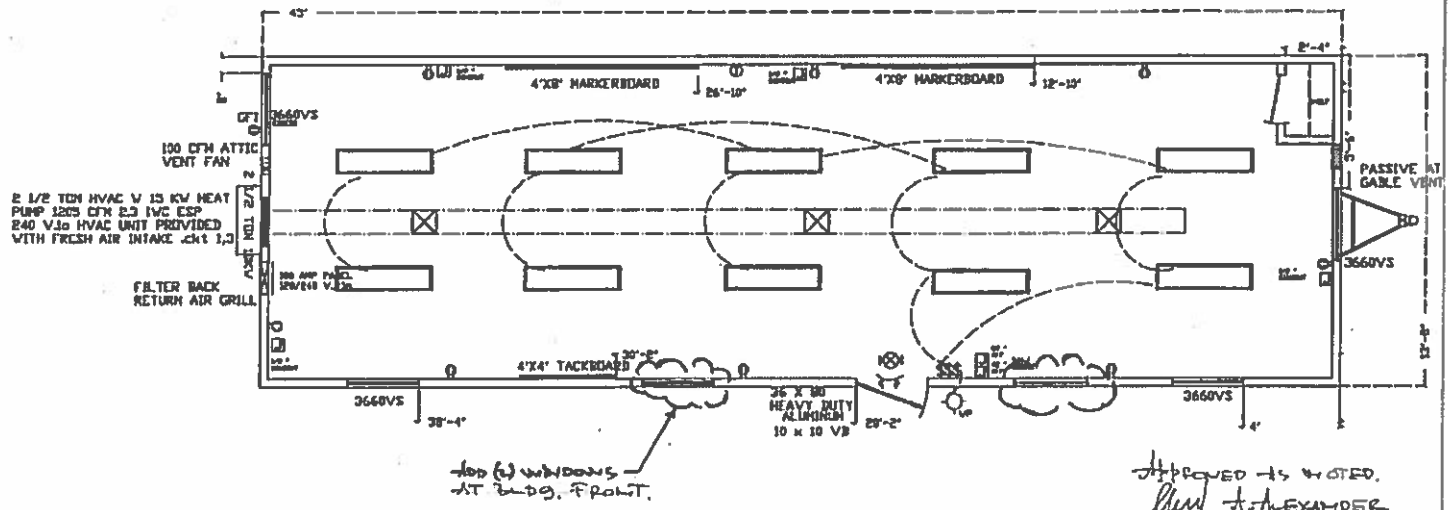
MAY 12 2011



MAY 12 2011



MAY 12 2011



- ⊙ EXTERIOR LIGHT FIXTURE/ PHOTO CELL
- ⊙ THERMOSTAT
- ⊙ 15 AMP 120V RECEPTACLE 8 1/2" AFF
- ⊙ SINGLE GANG JUNCTION BOX WITH 1/2" CONDUIT UNLESS OTHERWISE NOTED 8 1/2" AFF UNLESS OTHERWISE NOTED. CONDUIT IS STUDIED INTO CRAWLSPACE

APPROVED AS NOTED.
 Alex. ALEXANDER
 FOR ACPS.
 Seaport

TopLine Building Inc.			
143 Sutterville Blvd. #100, Sutterville, CA 95676			
TEL: 925-255-4440 FAX: 925-255-4443			
OWNER:	MODULAR TECHNOLOGIES, INC.		
BOOK #	BOOK # 000	DATE	11/11/03
DATE	02/19/03	BY	ES
M.T.S.			

SPECIFICATIONS
13'8"x 45' Modular Facility

FRAME:	Outrigger w/ 95.5" I-Beam spacing (spaced as required) Detachable hitch
FLOOR:	2"x 8" floor joists @ 16" O.C. Plastic Bottom Board Material Floor Decking: 5/8" T&G, Std. plywood VCT {Armstrong brand} installed per print
WALLS & PARTITIONS:	8' Walls Interior trim package: Std Battens Hurricane straps not included 5/8" VCG
ROOF:	20lb Roof Load Bow truss (engineered truss) 30lb Snow Load Truss spacing @ 24" O.C. 7/16" x4x8 EPDM underlayment Roof covering: 45mil. White EPDM ½" Pre-Finished sea-spray ceiling Ceiling finish is 8' above finished floor Side projection 2" roof overhang End projection 6" roof overhang Attic vent per code Power gable vent with passive gable vent (as required) Hurricane straps not included
PLUMBING:	None Included
ELECTRICAL:	(1) panel type: Std 100 amp (10) Surface mounted 232 fluorescent lights

(1) Std 60 watt porch light with photo cell
(1) Ext. Emergency light remote heads as required
(4) 2"x4" junction box with 1/2" conduit (std)
(2) 2"x4" junction box with 3/4" conduit (alarms)
110volt receptacles @ approximately 12'OC (std)
Receps./switches/covers are white
(1) Exterior use GFI w/ weather proof cover
(in use type w/ exterior rated GFI receptacle)
Std raceway: 12-2 Romex wiring

HVAC: (1) 2 1/2 Ton wall mounted unit w/10kw heat strip
(40) LF of fiberglass supply duct with grilles
(1) Return air thru wall @ unit
(1) Filter back return air grille
(1) Std manual T-Stat

WINDOWS: (2) 36x60 insulated VS white vinyl frame & tinted glass
(low e)
(2) Vinyl mini blinds

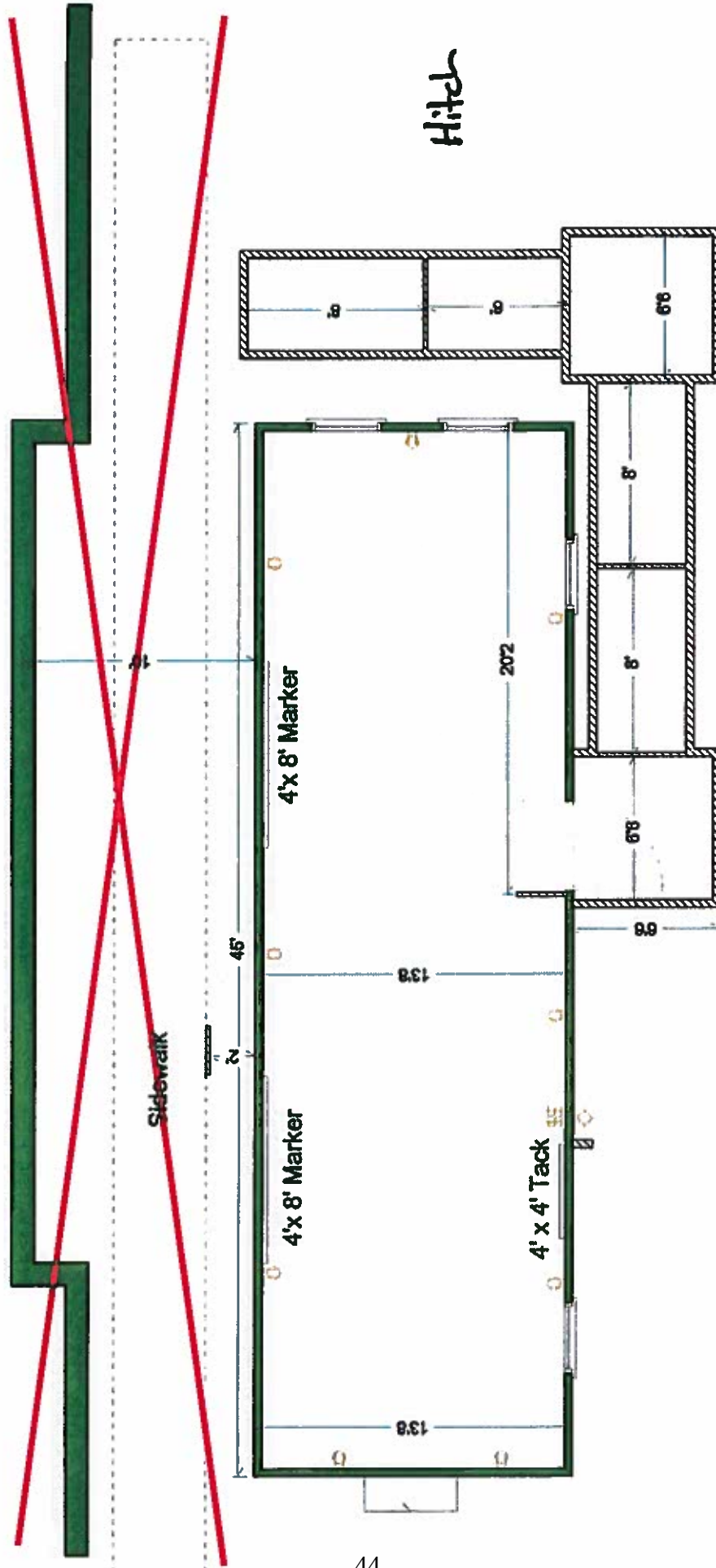
EXTERIOR: Horizontal vinyl lap siding (singlewide)
Std house wrap installed 100%
Sheathing type: 7/16 OSB shall be installed

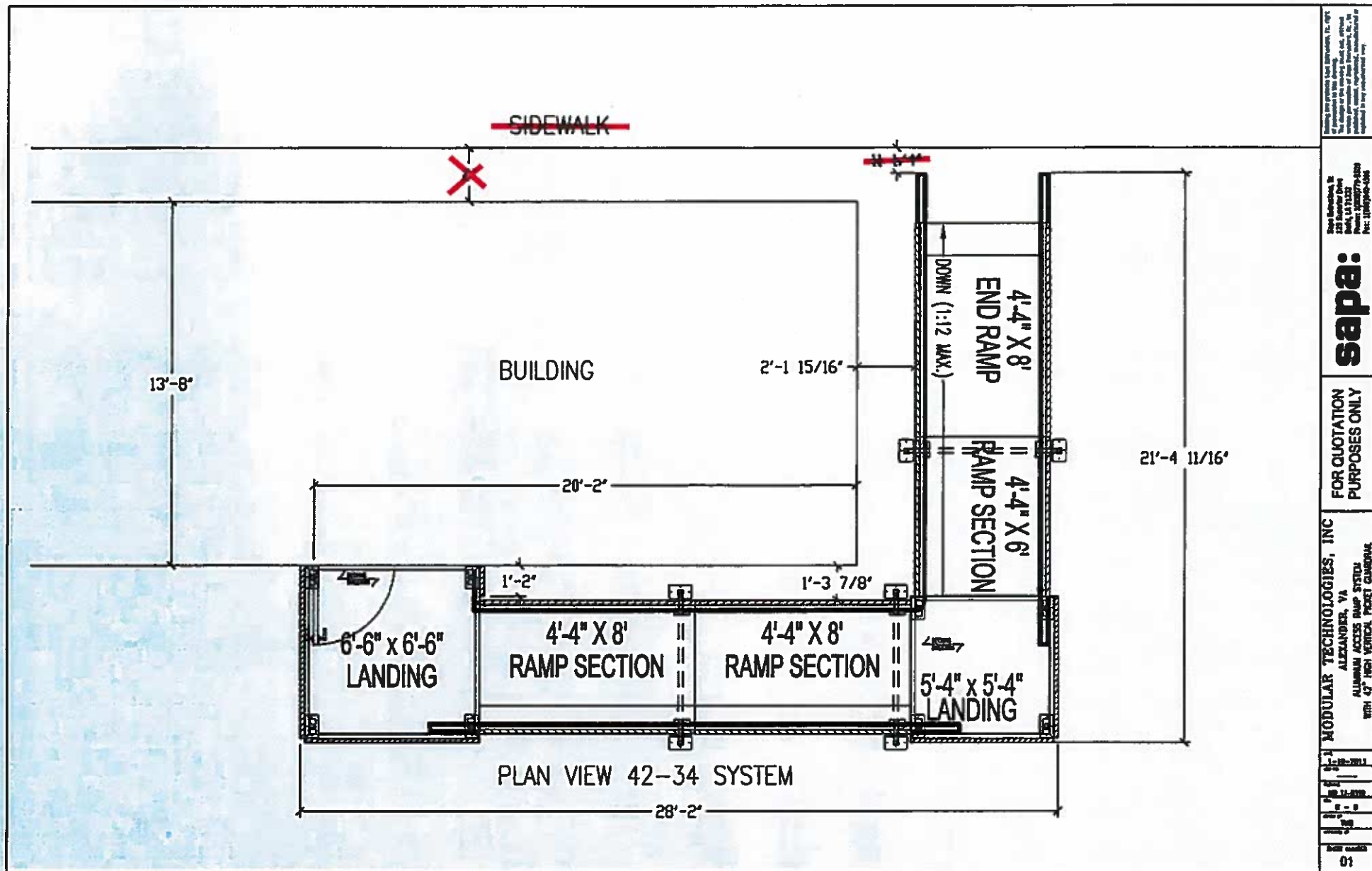
**EXTERIOR
DOORS:** (1) 36x80 Heavy duty aluminum door with VB
(1) Std Closure
(1) Russ Corbin panic hardware

INSULATION: Floor: R-30 unfaced
Ext. Wall: R-13 unfaced
Roof: R-30 unfaced

SEALS: VA
CODE: IBC

PLEASE SEE DETAIL
PLAN FOR SITE
INFORMATION

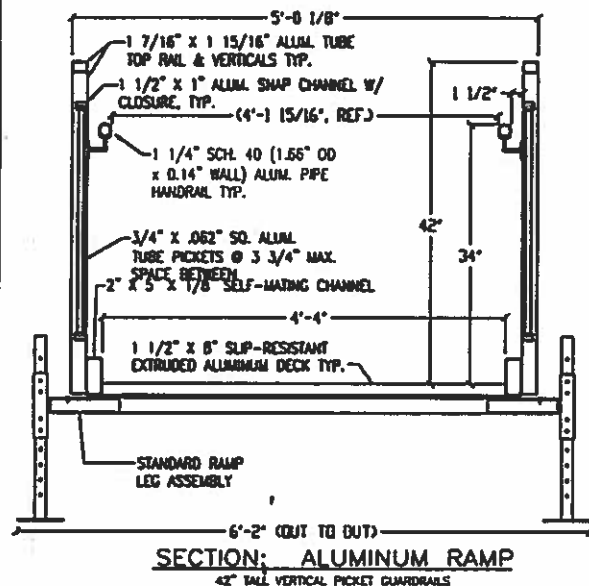




MODULAR TECHNOLOGIES, INC
ALEXANDER, VA

REDD Team
Delhi, Louisiana
1-800-779-5509

PRODUCT REQUESTED:
ALUMINUM RAMP SYSTEM
WITH 42" HIGH VERTICAL PICKET RAILS



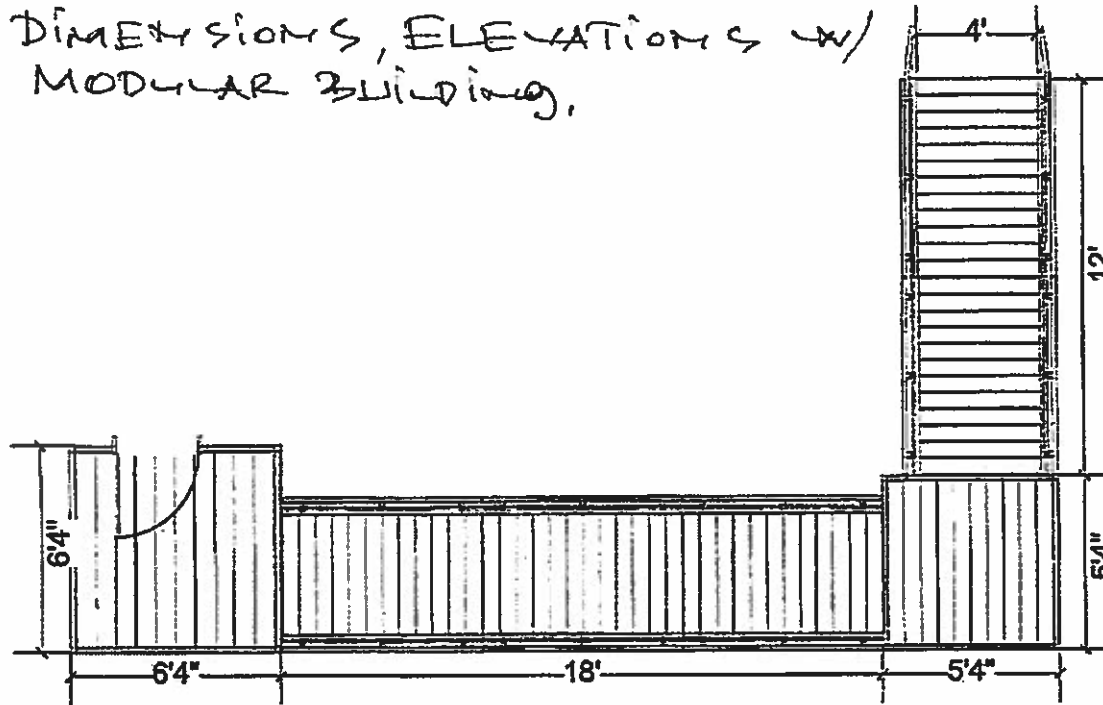
DATE _____
SIGNATURE _____

1. ALUMINUM RAMP, LANDING AND STAIR SECTIONS SHALL BE A RIGID, FREE-SPAN DESIGN.
2. DESIGN OF THE ALUMINUM STRUCTURES SHALL CONFORM TO THE CURRENT EDITION OF THE ALUMINUM ASSOCIATION SPECIFICATIONS AND GUIDELINES FOR ALUMINUM STRUCTURES.
3. ALL ALUMINUM CONSTRUCTION USING 6000 SERIES ALUMINUM ALLOYS. STRUCTURAL MEMBERS TO BE 6061-T6, 6063-T6 AND 6005-T3 ALUMINUM ALLOY.
4. ALUMINUM WILL BE STANDARD MILL FINISH UNLESS OTHERWISE NOTED.
5. WELDING SHALL BE IN ACCORDANCE WITH AWS/AWS D1.2-97 GAS METAL ARC WELDING (GMAW) PROCESS BY EXPERIENCED OPERATORS.
6. ALL FASTENERS TO BE 16-8 (SERIES 304) STAINLESS STEEL UNLESS OTHERWISE NOTED.
7. LANDING, RAMP AND STAIR SECTIONS ARE TO BE ENGINEERED FOR A 100 PSF LIVE LOAD.
8. LANDING AND RAMP WALKING SURFACES SHALL BE DESIGNED FOR A MINIMUM CONCENTRATED VERTICAL LOAD OF 300 LBS APPLIED EVENLY OVER A 12" x 12" AREA. STAIR TREADS SHALL BE DESIGNED TO WITHSTAND A MINIMUM CONCENTRATED LOAD OF 300 LBS OVER A 4 SQUARE INCH AREA.
9. RAMP AND LANDING GUARDRAILS TO BE 42 INCH MINIMUM HEIGHT UNLESS OTHERWISE SPECIFIED. (34 AND 38 INCH TWO-LINE RAMP RAILS AND 34 AND 38 INCH VERTICAL PICKET RAMP RAILS AS WELL AS CUSTOM DESIGN RAMP RAILS AVAILABLE UPON REQUEST FOR SYSTEMS NO MORE THAN 30 INCHES ABOVE FINISHED GROUND LEVEL.)
10. HANDRAIL ASSEMBLIES AND GUARDRAILS SHALL BE DESIGNED TO RESIST A LOAD OF 50 PLF APPLIED IN ANY DIRECTION AT THE TOP OF THE RAIL.
11. HANDRAIL ASSEMBLIES AND GUARDRAILS SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 LBS, APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP OF THE RAIL. THIS LOAD NEED NOT BE ASSUMED TO ACT CONCURRENTLY WITH THE LOADS SPECIFIED IN THE PRECEDING PARAGRAPH.
12. INTERMEDIATE RAILS (ALL THOSE EXCEPT HANDRAILS), BALUSTERS AND PANEL FILLERS SHALL BE DESIGNED TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50 LBS ON AN AREA EQUAL TO 1 SQUARE FOOT, INCLUDING OPENINGS AND SPACE BETWEEN RAILS.
13. GUARDRAIL SYSTEMS SHALL BE DESIGNED SO THAT A 4 (FOUR) INCH SPHERE CANNOT PASS THROUGH ANY OPENING.
14. DECK SURFACE SHALL BE A SLIP RESISTANT, EXTRUDED ALUMINUM DECKING WITH A TRIPLE I-BEAM, SELF-MATING DESIGN.
15. ALL SURFACES, MEMBERS AND THEIR WELDED JOINTS SHALL BE SMOOTH AND FREE FROM SHARP OR JAGGED EDGES.
16. ALL DESIGNS SHOWN HEREIN ARE SUBJECT TO CHANGE PENDING FIELD VERIFICATION OF EXISTING CONDITIONS.

COVER

CONFIGURATION DRAWING

NOTES: MTI TO COORDINATE REQ'D
DIMENSIONS, ELEVATIONS w/
MODULAR BUILDING.




APPROVED AS SHOWN.
[Signature] J. ALEXANDER
FOR ACPS.
[Signature] Scapomier

LAYOUT & REFERENCED QUOTE ARE BASED ON THE BUILDING DOOR THRESHOLD HEIGHT (RISE) AS SPECIFIED HEREIN. ANY VARIANCE TO THIS MEASUREMENT MAY RESULT IN A CHANGE ORDER FOR ADDITIONAL MATERIAL AND COST. ACCESS ONE IS NOT RESPONSIBLE FOR FOOTINGS AND FOOTING PLACEMENT, TIE DOWNS, ANCHORS TO THE GROUND AND/OR ANCHORS TO THE BUILDING.

Customer Acceptance of Layout Drawing: _____

Signature

Notes: These materials are manufactured to, when assembled correctly, meet IBC guidelines.

DATE: 02/08/13	PROJECT ID: 6426	PREPARED BY: KGOBAT	CUSTOMER: 11642	QUOTE #: PROJECT #6426-1 020613KG
RISE: 30°	PROJECT NAME: MODULAR TECHNOLOGIES	CONTACT INFORMATION: GARY GALLO		
<div><div>ACCESS ONE A DIVISION OF HPI</div></div> <ul style="list-style-type: none">This configuration is a visual representation of the request provided by the client (listed above) to ACCESS ONE under ideal site conditions. ACCESS ONE assumes no responsibility for site evaluation and relies solely on site information provided by the customer. Should unknown considerations, e.g., federal/state/country/city regulations, end-user preference, landscaping, topography, public areas, flow of traffic, etc. require additional materials, freight, and/or labor, ACCESS ONE is not responsible for these charges and will result in a Change Order.All text and images contained on this document are proprietary and confidential and may not be shared, modified, distributed, reproduced, or reused, in part or in whole, without the express written permission of ACCESS ONE, a division of HPI. © 2010 Homcare Products, Inc. All rights reserved.				
TEMPLATE REV 03-25-2010				

TEMPLATE REV 03-25-2010