

Docket Item #3 & 4
BAR #2018-00432 & 2018-00433

BAR Meeting
November 14, 2018

ISSUE: Partial Demolition and Addition

APPLICANT: Patricia Cedotal

LOCATION: 439 North Peyton Street

ZONE: RB / Residential

STAFF RECOMMENDATION

Staff recommends approval with the following conditions:

1. Work with staff to refine the window placement on the north side of the addition as part of the building permit process.
2. Include the following statements in the General Notes of all construction documents and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.
 - a. The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
 - b. The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.
3. Applicant must submit scaled and dimensioned plans for zoning review to confirm compliance with Zoning Ordinance requirements prior to issuance of a building permit.

GENERAL NOTES TO THE APPLICANT

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
2. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



Note: Staff coupled the applications for a Permit to Demolish/Capsulate (BAR #2018-00432) and Certificate of Appropriateness (BAR #2018-00433) for clarity and brevity.

I. ISSUE

The applicant requests a Permit to Demolish to capsule/demolish the rear (east) wall of the existing house and the majority of the rear roof. The applicant also requests a Certificate of Appropriateness to construct a two-story rear addition. The proposed addition will be frame construction with fiber cement siding and will feature an intersecting gable roof with two shed dormers. The addition includes aluminum-clad multilight windows and doors, smooth fiber cement siding and architectural grade composition shingles.

II. HISTORY

The freestanding Cape Cod style dwelling at 439 North Peyton Street first appears on the **1941** Sanborn Fire Insurance Map. It is a concrete block, red brick-faced house with Colonial Revival detailing including a simple portico at the front door, a pronounced gable roof with dormers, multilight windows and a rear shed dormer. The house sits on the corner at the end of the block and has two street-facing, front elevations.

Unfortunately, in late 2017, the property suffered a fire rendering it uninhabitable. BAR staff administratively approved replacement siding and windows in September 2018 (BAR Case #2018-00429).

This building is considered a **Later** building in the Parker-Gray District.

III. ANALYSIS

Permit to Demolish/Capsulate

In considering a Permit to Demolish, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-205(B):

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historic interest that its removal would be to the detriment of the public interest?	No
(2)	Is the building or structure of such interest that it could be made into an historic shrine?	No
(3)	Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No
(4)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No

(5)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage and making the city a more attractive and desirable place to live?	No
(6)	Would retention of the building or structure help maintain the scale and character of the neighborhood?	No

In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. The proposed demolition and capsulation is limited to sections on the east elevation of this Later building, much of which was damaged by fire. The material that will be demolished and capsulated is not of unusual or uncommon design and could be reproduced easily using modern materials.

Addition

Front Building Line

The proposed addition must comply with the front yard setback, according to the Zoning Ordinance, because the property is located on a corner lot with frontage on two public streets. Pursuant to section 3-706(A)(1) of the zoning ordinance, in the RB zone "...the front building line shall be the same as the front lot line or such other line consistent with the character of the district that the Board of Architectural Review approves." No building is located on the front lot line on this block-face, and on the opposite side of the block-face there is a distinctly different character with multi-family townhouse units located at the front lot line. Staff finds the proposed 6.7-foot setback to be visually appropriate and in character with the district as a whole and in character with setbacks and site design for freestanding buildings like this. Staff recommends approval in this location.

Design

The Board's *Design Guidelines for Residential Additions* state that "the design of an addition should respect the heritage of the historic building to which it is attached as well as adjacent building." The *Guidelines* also suggest an appropriate approach "is one which creates a distinct yet compatible contrast with the original building through the use of differing materials, colors and the abstraction of the principal design elements of the original building." The applicant originally proposed an addition with a large cat-slide roof coming off the main gable and then studied an option with a simple intersecting gable roof. Upon further consideration, the applicant brought forth the current proposal with the intersecting gable with shed dormers, illustrating the positive effects of an iterative design process. Staff finds the proposed two-story rear addition to be both compatible and complementary to the existing house and appreciates the applicant's efforts to continue to study the design to find such an appropriate solution. The addition recalls many elements of the existing Cape Cod with the introduction of an intersecting gable form with shed

dormers (the existing rear elevation has a shed dormer to be removed as part of this request) and the use of other Colonial Revival detailing. The addition is differentiated from the existing house through the change in material from brick to fiber cement siding.

Staff notes that the fenestration at the shed dormers would benefit from additional refinement. For example, one of the second story windows fronting onto Oronoco Street appears pinched at the corner and therefore staff recommends shifting it westward to allow separation of the window trim and corner board. Additionally, while much less visible, the awning window on the south elevation of the second story could also be shifted to the east.

STAFF

Catherine K. Miliaras, Principal Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning Comments

Revised drawings submitted on 10/30/18. FAR from resubmitted with new date, but no changes.

C-1 Zoning compliance cannot be determined. Proposed revisions to the addition are not to scale and dimensions have been removed from the elevations. Resubmit with dimensioned and scaled drawings.

Comment C-2 and F-1 carried over from previous comments on 10/11/18.

C-2 Proposed stairs and landing appear to exceed 2' in height and cannot be counted towards open space. Additionally, the area between the stairs and the property line is less than 8' by 8' and cannot be counted towards open space. Only areas greater than 8 feet by 8 feet may be include in the open space calculation. According to the plat this area is 48 square feet. If this area is excluded from open space, the project will continue to provide the minimum 800 square feet of open space. The applicant must submit updated open space calculations and a plan at the time of the building permit submission.

C-3 Applicant must submit scaled and dimensioned plans for zoning review to confirm compliance with Zoning Ordinance requirements prior to issuance of a building permit.

F-1 According to the submitted plat, the fence is located in the public right of way along Oronoco Street and likely exceeds the height of the previously existing fences.

Code Administration

- C-1 A building permit, plan review and inspections are required prior to the start of the project.

Transportation and Environmental Services

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F-1 Previously reviewed under [BAR2018-00429] (T&ES)
- F-2 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- F-3 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:
For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Alexandria Archaeology

- F-1 The lot appears to have remained vacant until the mid-twentieth century. Nevertheless, we ask that the applicant adhere to two minor archaeological recommendations.
- R*1 The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- R*2 The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.
- R-3 The statements in archaeology conditions above marked with an asterisk "*" shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR 2018-00432 & 2018-00433: 439 North Peyton Street

BAR Case # _____

ADDRESS OF PROJECT: 439 N. Peyton St
TAX MAP AND PARCEL: 064.01-09-01 ZONING: RB

APPLICATION FOR: *(Please check all that apply)*

- ☒ CERTIFICATE OF APPROPRIATENESS
- ☒ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)
- ☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION
CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)
- ☐ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant: ☒ Property Owner ☐ Business *(Please provide business name & contact person)*

Name: Patricia Cedotal
Address: 439 N. Peyton St
City: Alexandria State: VA Zip: 22314
Phone: 337-315-0448 E-mail: tricia.cedotal@gmail.com

Authorized Agent *(if applicable):* ☐ Attorney ☐ Architect ☒ Paul Davis Construction
Name: John Billings Phone: 540 3261064
E-mail: JBillings@pdavirginia.com

Legal Property Owner:

Name: Patricia Cedotal
Address: 439 N. Peyton St
City: Alexandria State: VA Zip: 22314
Phone: 337-315-0448 E-mail: tricia.cedotal@gmail.com

- | | | |
|------------------------------|--|--|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Is there an historic preservation easement on this property? |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | If yes, has the easement holder agreed to the proposed alterations? |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Is there a homeowner's association for this property? |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | If yes, has the homeowner's association approved the proposed alterations? |

If you answered yes to any of the above, please attach a copy of the letter approving the project.

BAR Case

NATURE OF PROPOSED WORK: Please check all that apply



NEW CONSTRUCTION



EXTERIOR ALTERATION: Please check all that apply.

☐ awning

☐ fence, gate or garden wall

☐ HVAC equipment

☐ shutters

☐ doors

☐ windows

☐ siding

☐ shed

☐ lighting

☐ pergola/trellis

☐ painting unpainted masonry

☐ other



ADDITION



DEMOLITION/ENCAPSULATION



SIGNAGE

DESCRIPTION OF PROPOSED WORK: Please describe the proposed work in detail (Additional pages may be attached).

Two story addition to back of house

SUBMITTAL REQUIREMENTS:

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Electronic copies of submission materials should be submitted whenever possible.

Demolition/Encapsulation : All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.



N/A



Survey plat showing the extent of the proposed demolition/encapsulation.



Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.



Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.



Description of the reason for demolition/encapsulation.

Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

BAR Case

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 3 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.

- ☒ ☐ N/A Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
- ☒ ☐ FAR & Open Space calculation form.
- ☐ ☐ Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- ☐ ☐ Existing elevations must be scaled and include dimensions.
- ☐ ☐ Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
- ☐ ☐ Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- ☒ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- ☐ ☒ For development site plan projects, a model showing mass relationships to adjacent properties and structures.

Signs & Awnings: One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.

- ☐ ☐ N/A Linear feet of building: Front: Secondary front (if corner lot):
- ☐ ☐ Square feet of existing signs to remain:
- ☐ ☐ Photograph of building showing existing conditions.
- ☐ ☐ Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- ☐ ☐ Location of sign (show exact location on building including the height above sidewalk).
- ☐ ☐ Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
- ☐ ☐ Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

Alterations: Check N/A if an item in this section does not apply to your project.

- ☐ ☐ N/A Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- ☐ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- ☐ ☐ Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
- ☐ ☐ An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
- ☐ ☐ Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

ALL APPLICATIONS: *Please read and check that you have read and understand the following items:*

- ☐ I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- ☐ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- ☒ I, the applicant, or an authorized representative will be present at the public hearing.
- ☐ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 3 sets of revised materials.

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

APPLICANT OR AUTHORIZED AGENT:

Signature: Patricia Cedota
 Printed Name: PATRICIA CEDOTA
 Date: 09-09-18

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. Patricia Cedotal	439 N Peyton St	100%
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 ~~70070~~ 439 N Peyton St (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. Patricia Cedotal	439 N. Peyton St	100%
2.		
3.		

3. **Business or Financial Relationships.** Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

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

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

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.

09-12-18 Patricia Cedotal Patricia Cedotal
Date Printed Name Signature



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. 439 N Peyton St
Street Address

~~000~~ RB
Zone

A2. 2831 Sqft x .75
Total Lot Area Floor Area Ratio Allowed by Zone

= ~~000~~ 2,123.25
Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement 530
First Floor 530
Second Floor 530
Third Floor
Attic
Porches 9
Balcony/Deck 240
Lavatory***
Other**

Allowable Exclusions**

Basement** 530
Stairways** 66
Mechanical** 24
Attic less than 7**
Porches** 9
Balcony/Deck** 240
Lavatory***
Other**
Other**

B1. ~~000~~ 1839 Sq. Ft.
Existing Gross Floor Area*

B2. ~~000~~ 869 Sq. Ft.
Allowable Floor Exclusions**

B3. ~~000~~ 970 Sq. Ft.
Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. Total Gross ~~000~~ 1839

B2. Total Exclusions ~~000~~ 869

C. Proposed Gross Floor Area

Proposed Gross Area

Basement
First Floor 286
Second Floor 286
Third Floor
Attic
Porches
Balcony/Deck 18
Lavatory***
Other

Allowable Exclusions**

Basement**
Stairways**
Mechanical**
Attic less than 7**
Porches**
Balcony/Deck** 18
Lavatory***
Other**
Other**

C1. ~~000~~ 590 Sq. Ft.
Proposed Gross Floor Area*

C2. ~~000~~ 18 Sq. Ft.
Allowable Floor Exclusions**

C3. ~~000~~ 572 Sq. Ft.
Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

C1. Total Gross ~~000~~ 590

C2. Total Exclusions ~~000~~ 18

D. Total Floor Area

D1. 0.00 1,542 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 0.00 2,123.25 Sq. Ft.
Total Floor Area Allowed
by Zone (A2)

E. Open Space (RA & RB Zones)

E1. 900 Sq. Ft.
Existing Open Space

E2. 800 Sq. Ft.
Required Open Space

E3. 848 Sq. Ft.
Proposed Open Space

Notes

*Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

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

***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

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

Signature: John B. [Signature]

14

Date: 10/30/18





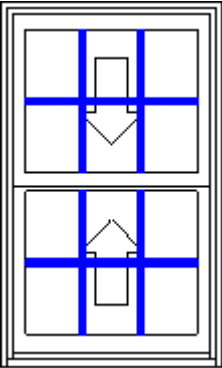
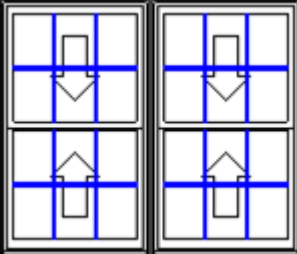


QUOTE BY: FRANK
SOLD TO: PAUL DAVID CEDOTAL

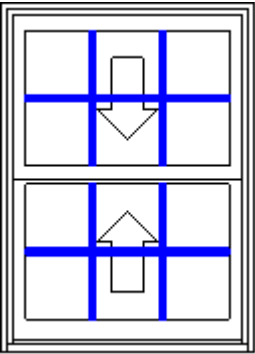
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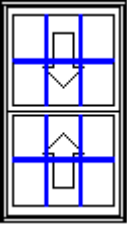
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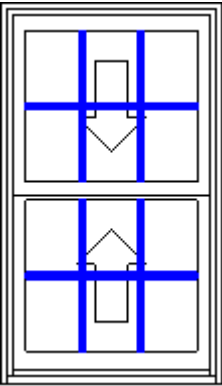
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REFERENCE:

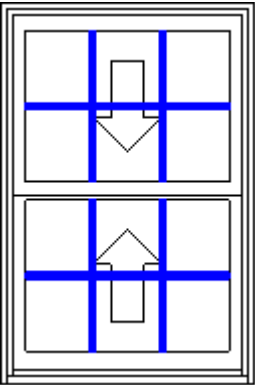
LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line-1					
	Rough Opening: 28 3/4 X 46 3/4	<p>Frame Size : 28 X 46</p> <p>Siteline Clad Double Hung, Auralast Pine, Brilliant White Exterior, Natural Interior, Nail Fin (Standard), Color Match Metal DripCap, 4 9/16 Jamb, Standard Double Hung, No Finger Plows, Tan Jambliner, Concealed Jambliner White Hardware, US National-WDMA/ASTM, PG 35, Insulated Low-E 366 Annealed Glass, Neat, Preserve Film, Silver Spacer, Argon Filled, Traditional Glz Bd, 7/8" Putty SDL w/Perm Wood Trad'l. Bead Int BAR, Brilliant White SDL, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, BetterVue Mesh Brilliant White Screen, *Custom-Width*, *Custom-Height*, GlassThick=0.698, Clear Opening:24.2w, 19.4h, 3.2 sf PEV 2018.3.0.2265/PDV 6.281 (09/04/18) NW</p>			
					
	Viewed from Exterior. Scale: 1/2" = 1'				
			\$1,065.52	2	\$2,131.04
Line-2					
	Rough Opening: 75 1/2 X 64 3/4	<p>SCD3764-2</p> <p>Frame Size : 74 3/4 X 64</p> <p>Siteline Clad Double Hung, Auralast Pine, 2 Wide Brilliant White Exterior, Natural Interior, Nail Fin (Standard), Color Match Metal DripCap, 4 9/16 Jamb, Tan Jambliner, Concealed Jambliner No Finger Plows, White Hardware, US National-WDMA/ASTM, DP 35, Insulated Low-E 366 Annealed Glass, Neat, Preserve Film, Silver Spacer, Argon Filled, Traditional Glz Bd, 7/8" Putty SDL w/Perm Wood Trad'l. Bead Int BAR, Brilliant White SDL, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm BetterVue Mesh Brilliant White Screen, This mull configuration complies with AAMA 450 standards and is professional engineer-approved. PEV 2018.3.0.2265/PDV 6.281 (09/04/18) NW</p>			
					
	Viewed from Exterior. Scale: 1/4" = 1'				
			\$2,262.86	1	\$2,262.86

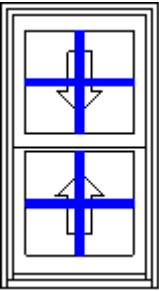
LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line-2-1 (A1)		SCD3764 Frame Size : 37 3/8 X 64 Siteline Clad Double Hung, Auralast Pine, Brilliant White Exterior, Natural Interior, Nail Fin (Standard), 4 9/16 Jamb, Standard Double Hung, No Finger Plows, Tan Jambliner, Concealed Jambliner White Hardware, US National-WDMA/ASTM, PG 35, Insulated Low-E 366 Annealed Glass, Neat, Preserve Film, Silver Spacer, Argon Filled, Traditional Glz Bd, 7/8" Putty SDL w/Perm Wood Trad'l. Bead Int BAR, Brilliant White SDL, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, BetterVue Mesh Brilliant White Screen, GlassThick=0.698, Clear Opening:33.6w, 28.4h, 6.6 sf			
Line-2-2 (A2)		SCD3764 Frame Size : 37 3/8 X 64 Siteline Clad Double Hung, Auralast Pine, Brilliant White Exterior, Natural Interior, Nail Fin (Standard), 4 9/16 Jamb, Standard Double Hung, No Finger Plows, Tan Jambliner, Concealed Jambliner White Hardware, US National-WDMA/ASTM, PG 35, Insulated Low-E 366 Annealed Glass, Neat, Preserve Film, Silver Spacer, Argon Filled, Traditional Glz Bd, 7/8" Putty SDL w/Perm Wood Trad'l. Bead Int BAR, Brilliant White SDL, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, BetterVue Mesh Brilliant White Screen, GlassThick=0.698, Clear Opening:33.6w, 28.4h, 6.6 sf			

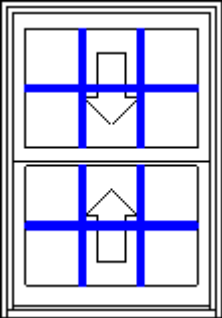
LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line-3					
	Rough Opening: 32 3/4 X 44 3/4	Frame Size : 32 X 44 Siteline Clad Double Hung, Auralast Pine, Brilliant White Exterior, Natural Interior, Nail Fin (Standard), Color Match Metal DripCap, 4 9/16 Jamb, Standard Double Hung, No Finger Plows, Tan Jambliner, Concealed Jambliner White Hardware, US National-WDMA/ASTM, PG 35, Insulated Low-E 366 Annealed Glass, Neat, Preserve Film, Silver Spacer, Argon Filled, Traditional Glz Bd, 7/8" Putty SDL w/Perm Wood Trad'l. Bead Int BAR, Brilliant White SDL, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, BetterVue Mesh Brilliant White Screen, *Custom-Width*, GlassThick=0.698, Clear Opening:28.2w, 18.4h, 3.6 sf PEV 2018.3.0.2265/PDV 6.281 (09/04/18) NW			
					
	Viewed from Exterior. Scale: 1/2" = 1'				
			\$997.24	3	\$2,991.72

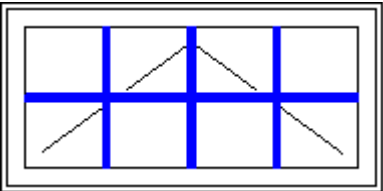
Line-4					
	Rough Opening: 32 3/4 X 56 3/4	Frame Size : 32 X 56 Siteline Clad Double Hung, Auralast Pine, Brilliant White Exterior, Natural Interior, Nail Fin (Standard), Color Match Metal DripCap, 4 9/16 Jamb, Standard Double Hung, No Finger Plows, Tan Jambliner, Concealed Jambliner White Hardware, US National-WDMA/ASTM, PG 35, Insulated Low-E 366 Annealed Glass, Neat, Preserve Film, Silver Spacer, Argon Filled, Traditional Glz Bd, 7/8" Putty SDL w/Perm Wood Trad'l. Bead Int BAR, Brilliant White SDL, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, BetterVue Mesh Brilliant White Screen, *Custom-Width*, GlassThick=0.698, Clear Opening:28.2w, 24.4h, 4.7 sf PEV 2018.3.0.2265/PDV 6.281 (09/04/18) NW			
					
	Viewed from Exterior. Scale: 1/4" = 1'				
			\$1,086.90	4	\$4,347.60

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line-5					
	Rough Opening: 28 3/4 X 48 3/4	Frame Size : 28 X 48 Siteline Clad Double Hung, Auralast Pine, Brilliant White Exterior, Natural Interior, Nail Fin (Standard), Color Match Metal DripCap, 4 9/16 Jamb, Standard Double Hung, No Finger Plows, Tan Jambliner, Concealed Jambliner White Hardware, US National-WDMA/ASTM, PG 35, Insulated Low-E 366 Annealed Glass, Neat, Preserve Film, Silver Spacer, Argon Filled, Traditional Glz Bd, 7/8" Putty SDL w/Perm Wood Trad'l. Bead Int BAR, Brilliant White SDL, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, BetterVue Mesh Brilliant White Screen, *Custom-Width*, GlassThick=0.698, Clear Opening:24.2w, 20.4h, 3.4 sf PEV 2018.3.0.2265/PDV 6.281 (09/04/18) NW			
					
	Viewed from Exterior. Scale: 1/2" = 1'				
			\$982.80	3	\$2,948.40

Line-6					
	Rough Opening: 32 3/4 X 48 3/4	Frame Size : 32 X 48 Siteline Clad Double Hung, Auralast Pine, Brilliant White Exterior, Natural Interior, Nail Fin (Standard), Color Match Metal DripCap, 4 9/16 Jamb, Standard Double Hung, No Finger Plows, Tan Jambliner, Concealed Jambliner White Hardware, US National-WDMA/ASTM, PG 35, Insulated Low-E 366 Annealed Glass, Neat, Preserve Film, Silver Spacer, Argon Filled, Traditional Glz Bd, 7/8" Putty SDL w/Perm Wood Trad'l. Bead Int BAR, Brilliant White SDL, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, BetterVue Mesh Brilliant White Screen, *Custom-Width*, GlassThick=0.698, Clear Opening:28.2w, 20.4h, 4 sf PEV 2018.3.0.2265/PDV 6.281 (09/04/18) NW			
					
	Viewed from Exterior. Scale: 1/2" = 1'				
			\$1,028.24	1	\$1,028.24

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line-7					
	Rough Opening: 20 3/4 X 36 3/4	Frame Size : 20 X 36 Siteline Clad Double Hung, Auralast Pine, Brilliant White Exterior, Natural Interior, Nail Fin (Standard), Color Match Metal DripCap, 4 9/16 Jamb, Standard Double Hung, No Finger Plows, Tan Jambliner, Concealed Jambliner White Hardware, US National-WDMA/ASTM, PG 35, Insulated Low-E 366 Annealed Glass, Neat, Preserve Film, Silver Spacer, Argon Filled, Traditional Glz Bd, 7/8" Putty SDL w/Perm Wood Trad'l. Bead Int BAR, Brilliant White SDL, Light Bronze Shadow Bar, Colonial All Lite(s) 2 Wide 2 High Top, 2 Wide 2 High Btm, BetterVue Mesh Brilliant White Screen, *Custom-Width*, GlassThick=0.698, Clear Opening:16.2w, 14.4h, 1.6 sf PEV 2018.3.0.2265/PDV 6.281 (09/04/18) NW			
					
	Viewed from Exterior. Scale: 1/2" = 1'				
			\$709.65	1	\$709.65

Line-8					
	Rough Opening: 28 3/4 X 40 3/4	Frame Size : 28 X 40 Siteline Clad Double Hung, Auralast Pine, Brilliant White Exterior, Natural Interior, Nail Fin (Standard), Color Match Metal DripCap, 4 9/16 Jamb, Standard Double Hung, No Finger Plows, Tan Jambliner, Concealed Jambliner White Hardware, US National-WDMA/ASTM, PG 35, Insulated Low-E 366 Annealed Glass, Neat, Preserve Film, Silver Spacer, Argon Filled, Traditional Glz Bd, 7/8" Putty SDL w/Perm Wood Trad'l. Bead Int BAR, Brilliant White SDL, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, BetterVue Mesh Brilliant White Screen, *Custom-Width*, GlassThick=0.698, Clear Opening:24.2w, 16.4h, 2.7 sf PEV 2018.3.0.2265/PDV 6.281 (09/04/18) NW			
					
	Viewed from Exterior. Scale: 1/2" = 1'				
			\$924.55	2	\$1,849.10

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line-9		SCA4824			
	Rough Opening: 48 3/4 X 24 3/4	Frame Size : 48 X 24			
		Siteline Clad Awning, Auralast Pine, Brilliant White Exterior, Natural Interior, Nail Fin (Standard), Color Match Metal DripCap, 4 9/16 Jamb, 4/4 Thick, Venting, Nesting Crank Handle, White Hardware, 2 Locks, US National-WDMA/ASTM, PG 35, Insulated Low-E 366 Annealed Glass, Neat, Preserve Film, Silver Spacer, Argon Filled, Traditional Glz Bd, 7/8" Putty SDL w/Perm Wood Trad'l. Bead Int BAR, Brilliant White SDL, Light Bronze Shadow Bar, Colonial 4 Wide 2 High BetterVue Mesh Brilliant White Screen, GlassThick=0.698, PEV 2018.3.0.2265/PDV 6.281 (09/04/18) NW			
	Viewed from Exterior. Scale: 1/2" = 1'				
			\$878.62	1	\$878.62

Line-10		Frame Size : 42 X 32			
	Rough Opening: 42 3/4 X 32 3/4	Siteline Clad Awning, Auralast Pine, Brilliant White Exterior, Natural Interior, Nail Fin (Standard), Color Match Metal DripCap, 4 9/16 Jamb, 4/4 Thick, Venting, Nesting Crank Handle, White Hardware, 2 Locks, US National-WDMA/ASTM, PG 35, Insulated Low-E 366 Annealed Glass, Neat, Preserve Film, Silver Spacer, Argon Filled, Traditional Glz Bd, 7/8" Putty SDL w/Perm Wood Trad'l. Bead Int BAR, Brilliant White SDL, Light Bronze Shadow Bar, Colonial 3 Wide 3 High BetterVue Mesh Brilliant White Screen, *Custom-Height*, GlassThick=0.698, PEV 2018.3.0.2265/PDV 6.281 (09/04/18) NW			
					
	Viewed from Exterior. Scale: 1/2" = 1'				
			\$1,058.08	1	\$1,058.08

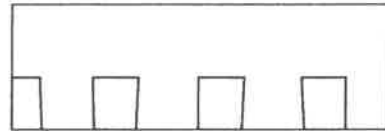
Total: \$20,205.31
TAX(6%): \$1,212.32
NET TOTAL: \$21,417.63
Total Units: 19



Protect yourself when you choose JELD-WEN® AuraLast® pine products backed by a limited lifetime warranty against wood rot and termite damage.

Landmark® Premium Shingles
Landmark® PRO/Architect 80 Shingles (NW Region only)
Landmark® PRO Shingles
Landmark® Shingles

Landmark shingles reflect the same high manufacturing standards and superior warranty protection as the rest of CertainTeed's line of roofing products. Landmark Premium (and Algae Resistant-AR), Landmark PRO (and AR) and Landmark (and AR) are built with the industry's toughest fiber glass mat base, and their strict dimensional tolerance assures consistency. Complex granule color blends and subtle shadow lines produce a distinctive color selection. Landmark is produced with the unique NailTrak® nailing feature. **Please see the installation instruction section below for important information regarding NailTrak.**



In the Northwest Region Landmark PRO (AR) is double-branded as Landmark PRO/Architect 80 (AR).

Landmark algae-resistant (AR) shingles have the additional attribute of resisting the growth of algae especially in damp regions. AR shingles are not available in all regions

Please refer to the product brochure or CertainTeed website for the colors available in your region.

Use on roofs with slopes greater than 2" per foot. Low-slope applications (2" to 4" per foot) require additional underlayment. In areas where icing along eaves can cause the back-up of water, apply CertainTeed WinterGuard® Waterproofing Shingle Underlayment, or its equivalent, according to application instructions provided with the product and on the shingle package.

Landmark Series shingles are composed of a fiber glass mat base. Ceramic-coated mineral granules are tightly embedded in carefully refined, water-resistant asphalt. Two pieces of the shingle are firmly laminated together in a special, tough asphaltic cement. All Landmark shingles have self-sealing adhesive strips.

ASTM D3018 Type I

ASTM D3462

ASTM E108 Class A Fire Resistance

ASTM D3161 Class F Wind Resistance

ASTM D7158 Class H Wind Resistance

UL 790 Class A Fire Resistance

ICC-ES ESR-1389 and ESR-3537

CSA Standard A123.5 (Regional)

Miami-Dade Product Control Approved (Regional)

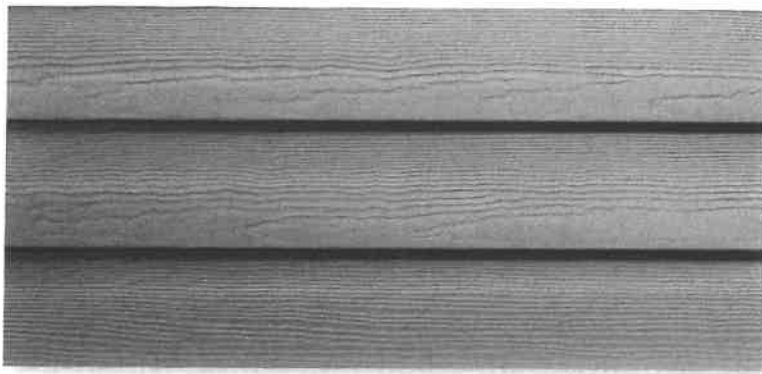
Florida Product Approval # FL5444 (Regional)

TDI Windstorm Resistance (Regional)

	Landmark (and AR)	Landmark PRO* (and AR)	Landmark Premium (and AR)
Weight/Square (approx.)	229 / 240 lb.**	250 / 270 lb.**	300 lb.
Dimensions (overall)	13 1/4" x 38 3/4"	13 1/4" x 38 3/4"	13 1/4" x 38 3/4"
Shingles/Square (approx.)	65	66	66
Weather Exposure	5 5/8"	5 5/8"	5 5/8"

*Includes Landmark PRO AR/Architect 80

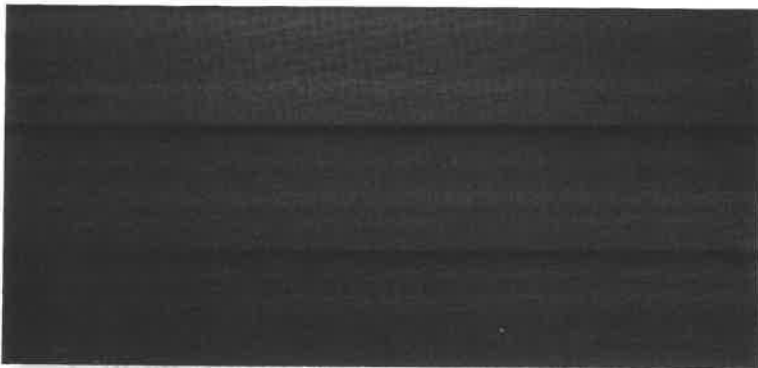
**Dependent on manufacturing location



SELECT CEDARMILL®

Khaki Brown

Thickness	5/16 in.			
Length	12 ft. planks			
Width	5.25 in.	6.25 in.	7.25 in.	8.25 in.
Exposure	4 in.	5 in.	6 in.	7 in.
ColorPlus Pcs./Pallet	324	280	252	210
Prime Pcs./Pallet	360	308	252	230
Pcs./Sq.	25.0	20.0	16.7	14.3

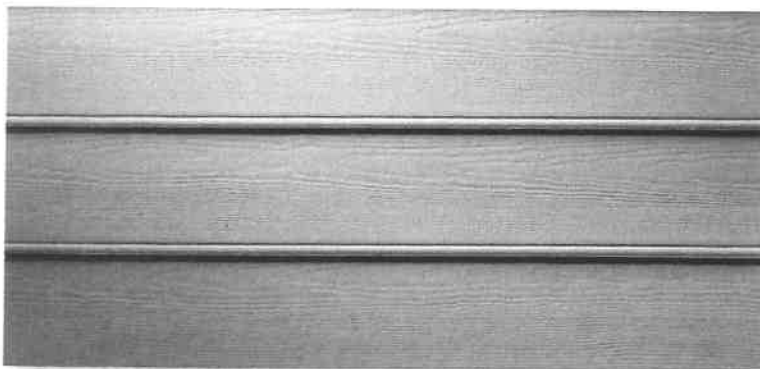


SMOOTH

Countrylane Red

Thickness	5/16 in.			
Length	12 ft. planks			
Width	5.25 in.	6.25 in.	7.25 in.	8.25 in.
Exposure	4 in.	5 in.	6 in.	7 in.
ColorPlus Pcs./Pallet	324	280	252	210
Prime Pcs./Pallet	360	308	252	230
Pcs./Sq.	25.0	20.0	16.7	14.3

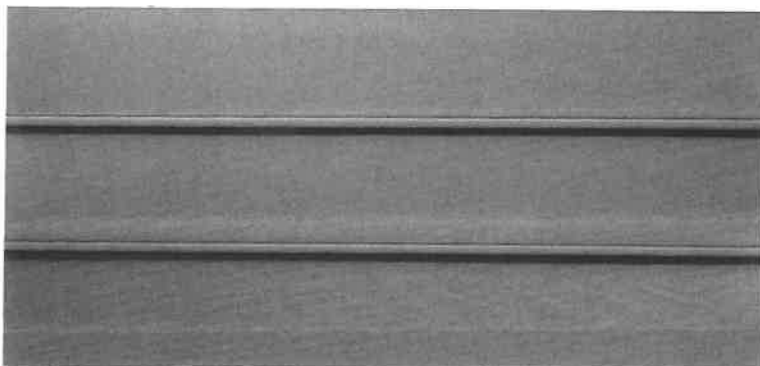
white



BEADED CEDARMILL®*

Light Mist

Thickness	5/16 in.			
Length	12 ft. planks			
Width	8.25 in.			
Exposure	7 in.			
ColorPlus Pcs./Pallet	210			
Prime Pcs./Pallet	240			
Pcs./Sq.	14.3			



BEADED SMOOTH*

Heathered Moss

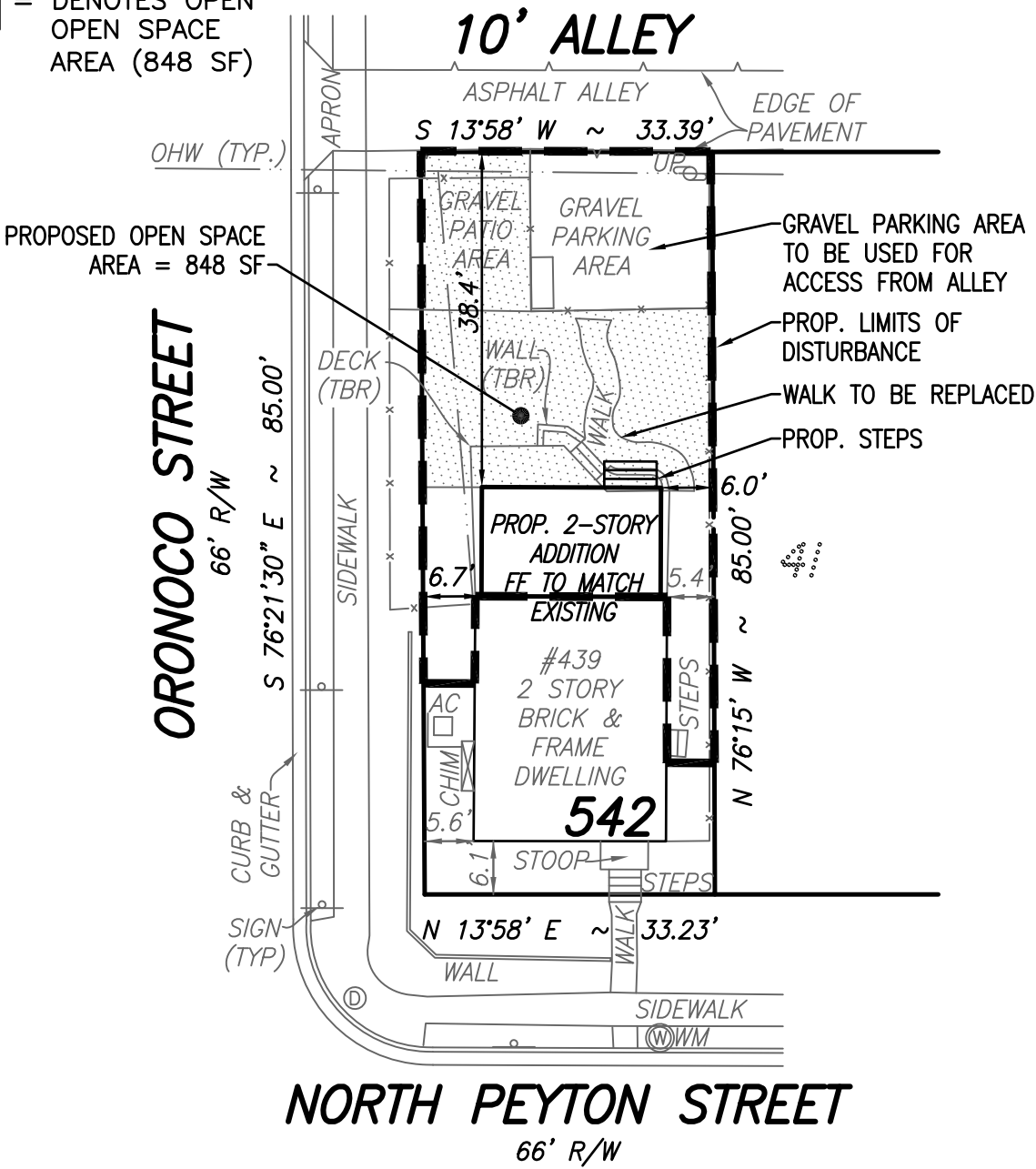
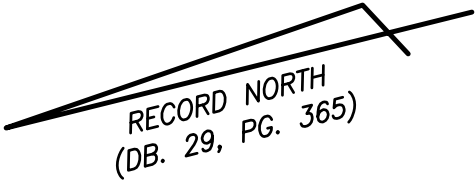
Thickness	5/16 in.			
Length	12 ft. planks			
Width	8.25 in.			
Exposure	7 in.			
ColorPlus Pcs./Pallet	210			
Prime Pcs./Pallet	240			
Pcs./Sq.	14.3			

*Beaded Cedarmill® and Beaded Smooth are available exclusively with ColorPlus Technology in Pittsburgh, Philadelphia and New England districts.

Products are available primed or with ColorPlus Technology finishes. For more details, visit jameshardie.com

NOTES:

TAX MAP NUMBER: 064.01-09-01
TOTAL LOT AREA: 2,831 SQ. FT.
TOTAL DISTURBANCE: 1,855 SQ. FT.
ZONING: RB
REQUIRED OPEN SPACE = 800 SQ. FT.
PROPOSED OPEN SPACE = 848 SQ. FT.
TBR = TO BE REMOVED
TBS = TO BE SAVED
= DENOTES OPEN
OPEN SPACE
AREA (848 SF)



PLAT
SHOWING DISTURBED AREA
LOT 542, BLOCK 1
WHEAT AND SUTER'S ADDITION TO
ALEXANDRIA, VIRGINIA
(INSTR. #180003988)
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20'	OWNER: PATRICIA CEDOTAL	<p>RONALD J. KELLER Lic. No. 1457-B 11 JULY 2018 LAND SURVEYOR</p>
DATE: JULY 11, 2018	<p>RCF FIELDS & ASSOCIATES, INC. ENGINEERING • LAND SURVEYING • PLANNING 730 S. Washington Street www.rcfassoc.com Alexandria, Virginia 22314 (703) 549-6422</p>	
INSTR. #170007403 PLAT SUBJECT TO RESTRICTIONS OF RECORD. TITLE REPORT NOT FURNISHED, THUS ALL EASEMENTS MAY NOT BE SHOWN.		

CEDOTAL RESIDENCE FIRE RESTORATION

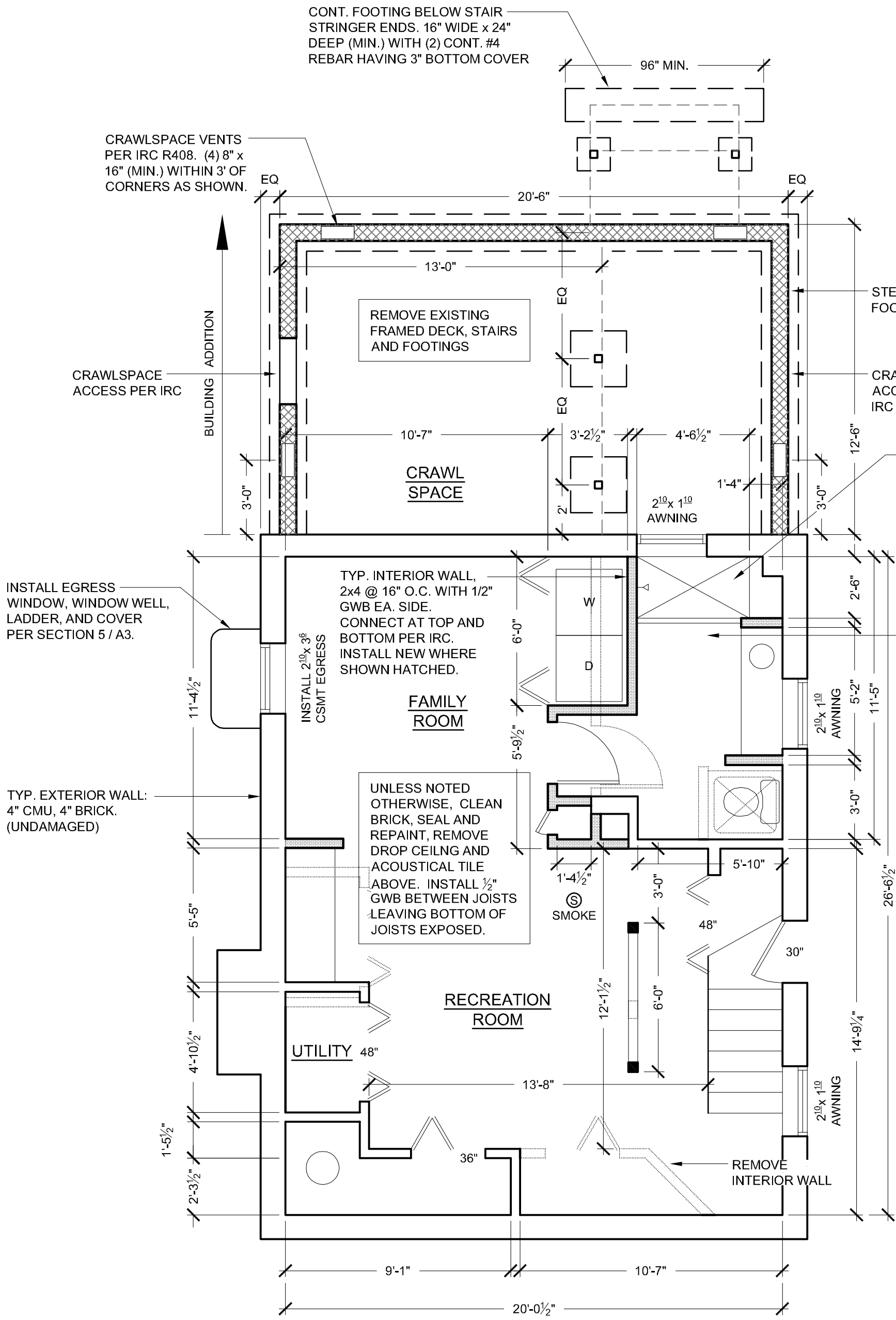
MECHANICAL, ELECTRICAL, AND ELECTRICAL REPAIRS BY OTHERS UNDER SEPARATE PERMIT

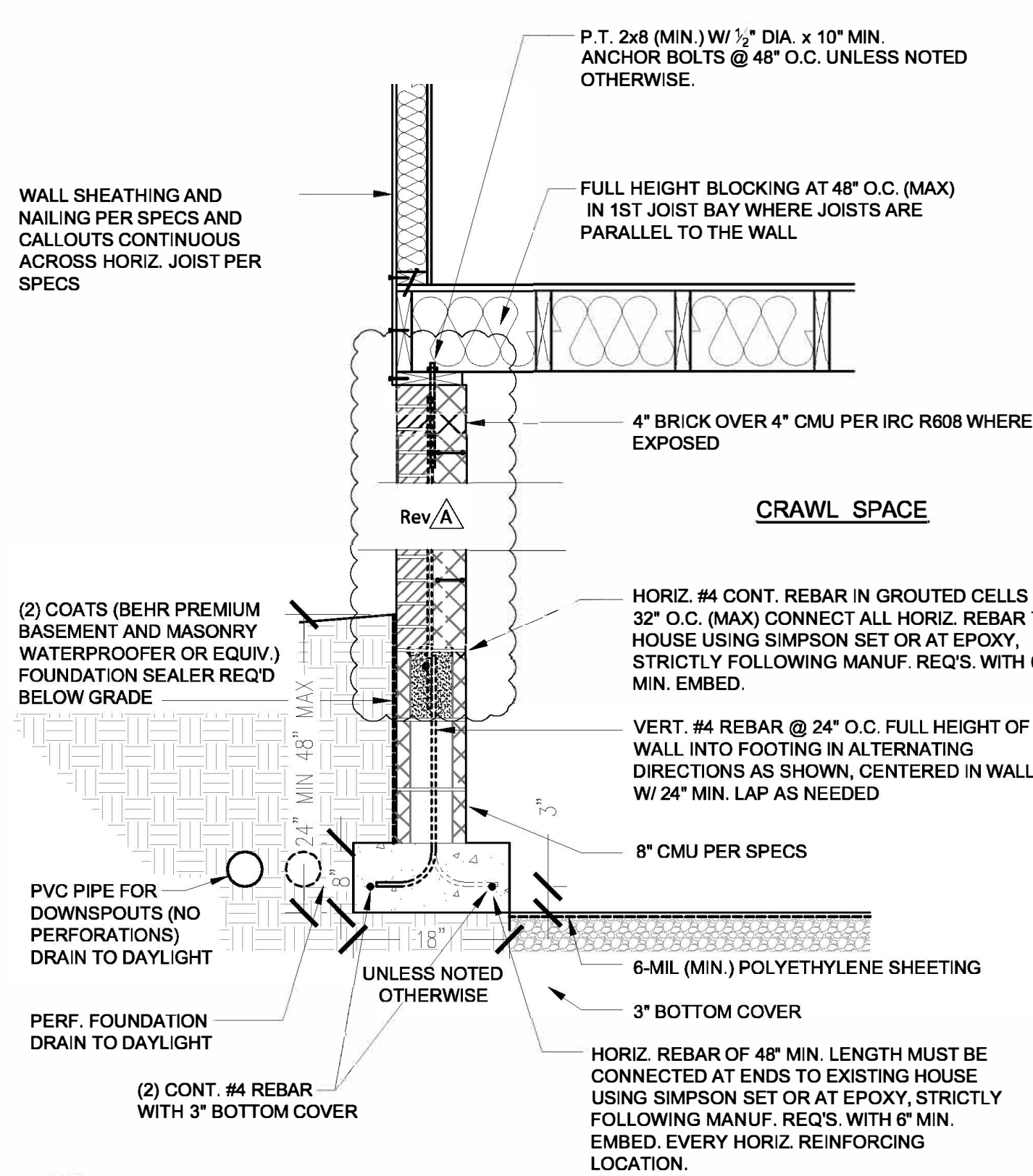
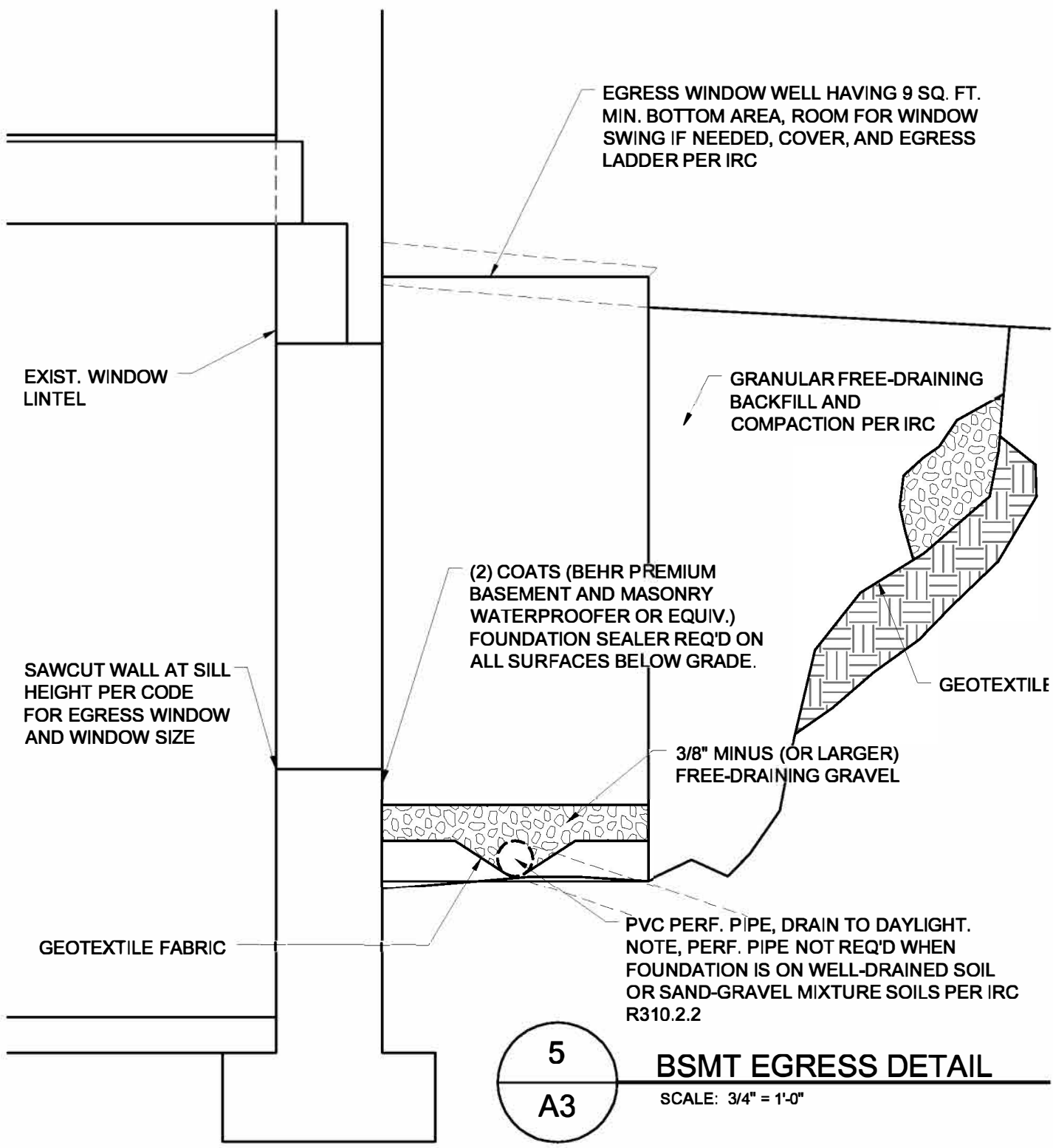
MACKAY
CONSTRUCTION
SERVICES, INC.

ENGINEER

ROBERT MACKAY

SCOPE OF WORK		CITY OF ALEXANDRIA RESIDENTIAL CONSTR. PARAMETERS		RESIDENTIAL CONSERVATION ENERGY CODE THERMAL ENVELOPE	EXTERIOR SPECIFICATIONS	GENERAL NOTES	SPECIFICATIONS, CONT.
FIRE RESTORATION OF SINGLE FAMILY HOME. STRUCTURAL FRAMING IS UNDAMAGED BY FIRE. REPLACE FINISHES AS NEEDED. REPLACE WINDOWS AND DOORS AS SHOWN IN PLANS. CLEAN BRICK VENEER AND REPAIR SOFFIT AS NEEDED. ENLARGE HOME. REVISE FRAMING AND REVISE OPENINGS PER PLAN. MECHANICAL, ELECTRICAL, AND ELECTRICAL REPAIRS BY OTHERS UNDER SEPARATE PERMIT		GROUND SNOW LOAD: 25 PSF WIND SPEED: 90 MPH SEISMIC DESIGN CATEGORY: B SUBJECT TO DAMAGE FROM: WEATHERING: SEVERE FROST LINE DEPTH: 24" TERMITES: MODERATE TO HEAVY DECAY: SLIGHT TO MODERATE		2012 IRC R402.4 AIR LEAKAGE	WINDOWS: ALL NEW WINDOWS TO BE JELD-WEN WITH ALUMINUM CLADDING HAVING SIMULATED DIVIDED LITES. ALL WINDOW GLAZING TO BE LOW E, ARGON FILLED AND COMPLIANT WITH PRESCRIPTIVE IRC. PROVIDE TEMPERED GLASS AT WINDOWS THAT MEET THE IRC 2015 CODE FOR HAZARDOUS GLAZING. PROVIDE WINDOW OPENING LIMITING DEVICES PER CODE. ALIGN TOP OF WINDOWS, BULKHEADS, AND CASED OPENINGS TO ROUGH OPENING OF INTERIOR DOOR U.N.O.	PRIOR TO STARTING CONSTRUCTION, ALL EXISTING CONDITIONS AND DIMENSIONS MUST BE VERIFIED IN THE FIELD. WRITTEN DIMENSIONS ON THESE PLANS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY CONDITIONS IN THE FIELD AND NOTIFY ARCHITECT OF VARIATIONS IN DIMENSIONS PRIOR TO START OF CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO THOROUGHLY REVIEW ALL PLANS FOR ACCURACY AND COMPLETENESS PRIOR TO THE START OF CONSTRUCTION AND TO REPORT ANY INCONSISTENCIES OR ERROR TO THE OWNER AND/OR ARCHITECT FOR CLARIFICATION OR CORRECTION. ALL APPLICABLE CODES TO BE VERIFIED AND USED ACCORDINGLY. 2012 INTERNATIONAL RESIDENTIAL CODE - IRC (AS AMENDED BY THE COMMONWEALTH OF VIRGINIA), 2012 INTERNATIONAL ENERGY CONSERVATION CODE - IECC. COORDINATE INSTALLATION OF NEW SMOKE DETECTORS/CARBON MONOXIDE DETECTORS AT EXISTING ROOMS PER IRC 2012 AS IT PERTAINS TO ADDITIONS AND ALTERATIONS TO EXISTING CONSTRUCTION. COORDINATE LOCATIONS WITH OWNER. ALL MATERIALS TO MATCH LIKE AND KIND PER CITY OF ALEXANDRIA HISTORIC DISTRICT STANDARDS.	MASONRY: <ul style="list-style-type: none">CONCRETE MASONRY UNITS (CMU) PLACED IN RUNNING BOND UNLESS OTHERWISE SHOWN.MINIMUM COMPRESSIVE STRENGTH OF CMU UNITS = 1,900 PSI, AND OVERALL FM NOT LESS THAN 1,500 PSI.MORTAR SHALL BE TYPE M OR TYPE S.GROUT MIN. COMPRESSIVE STRENGTH 2,000 PSI. IN 28 DAYS.MAXIMUM HEIGHT OF GROUT POUR SHALL BE FOUR FEET UNLESS CLEAN OUTS PROVIDED, AND SPECIAL PERMISSION BY THE ENGINEER HAS BEEN OBTAINED.MASONRY REINFORCING:<ul style="list-style-type: none">REINFORCING SHALL BE PER THE PLANS, HOWEVER IN NO CASE SHALL IT BE LESS THAN THE FOLLOWING:USE #4 HORIZONTAL REBAR AT 48 INCHES ON CENTER, AND #4 VERTICAL REBAR AT 48 INCHES ON CENTER. ALL VERTICAL BARS SHALL BE CONTINUOUS OR LAPPED 40 BAR DIAMETERS UNLESS OTHERWISE CALLED OUT.PROVIDE JAMB, SILL, MULLION, CORNER, AND LINTEL STEEL PER PLANS, HOWEVER NEVER LESS THAN ONE #4 EXTENDING 24 INCHES BEYOND ALL SIDES OF ALL OPENINGS AND #4 VERTICAL REBAR IN THE CORNERS AND AT ALL CMU INTERSECTIONS. (2) #4 REBAR REQUIRED IN BOND BEAM AT TOP OF WALLS.WHERE NOT SHOWN IN THE PLANS, PROVIDE MINIMUM REBAR IN ACCORDANCE WITH THE IRC.REBAR SHALL BE GRADE 40 (FY = 40 KSI) UNLESS NOTED OTHERWISE.DEVELOPMENT LENGTHS FOR REBARS SHALL BE 80 BAR DIAMETERS, OR AS SHOWN IN THE PLANS.LAP ALL SPLICE BARS 40 BAR DIAMETERS, OR AS SPECIFIED IN THE PLANS. SPECIFICATIONS CONTINUED ON PAGE A3
LIST OF DRAWINGS		BRACING		INTERIOR SPECIFICATIONS			
A1 PERMITTING DATA AND ARCHITECTURAL PLANS		DESIGN LOADS		WALLS AND CEILINGS			
A2 BUILDING SECTIONS AND EXTERIOR ELEVATIONS		LIVE LOADS (PSF)		M.E.P.			
A3 STRUCTURAL DIAGRAMS AND DETAILS		SQUARE FOOTAGE		MECHANICAL: GC AND GC SUBCONTRACTOR(S) SHALL PROVIDE AND BE RESPONSIBLE FOR COMPLETE DESIGN BUILD MECHANICAL SYSTEMS, SERVICE AND MAINTENANCE AS REQUIRED PER SCOPE OF PROJECT, AND MUST COMPLY WITH 2012 IRC, IMC AND IFGC AS AMENDED BY THE CITY OF ALEXANDRIA.			
FLOOR	EXISTING	NEW	TOTAL AREA				
BASEMENT	532 SF	—	532 SF				
1ST FLOOR	530 SF	239 SF	769 SF				
2ND FLOOR	514 SF	—	514 SF				
TOTAL	1576 SF	239 SF	1815 SF				





SPECIFICATIONS, CONT.

MASONRY, CONT:

- BARS SHALL BE BENT WITH MINIMUM 6 BAR DIAMETERS FOR SIZES UP TO AND INCLUDING NO. 8, AND 8 BAR DIAMETERS FOR BARS LARGER THAN NO. 8.
- REBAR SHALL BE PLACED IN THE CENTER OF ALL CELLS, UNLESS OTHERWISE SHOWN IN THE PLANS, AND SHALL BE SECURED AGAINST DISPLACEMENT PRIOR TO GROUTING BY SUITABLE DEVICE.
- ONLY CELLS CONTAINING REBAR NEED BE GROUTED, HOWEVER, ALL CELLS MAY BE GROUTED AT THE CONTRACTOR'S OPTION, AND WITH PERMISSION OF THE ENGINEER.
- ALL REINFORCING SHALL BE DETAIL, BOLSTERED AND SUPPORTED IN ACCORDANCE WITH THE IRC.

CONCRETE:

- ALL CONCRETE, SHALL ATTAIN A 28 DAY STRENGTH OF FC = 3,500 PSI, AND SHALL CONTAIN NOT LESS THAN 5-1/2 BAGS OF CEMENT PER CUBIC YARD. MAXIMUM WATER/CEMENT RATIO SHALL BE 0.45, AND MAXIMUM SLUMP = 4". MAX. AGGREGATE SIZE = 7/8". MIXING AND PLACING OF ALL CONCRETE AND SELECTION OF MATERIAL TO BE IN ACCORDANCE WITH IRC AND ACI 308 (LATEST EDITIONS). PROVIDE 5% AIR ENTRAINING IN ALL CONCRETE EXPOSED TO THE EARTH OR WEATHER. MECHANICAL CONSOLIDATION IS REQUIRED.
- CONCRETE ADMIXTURES: ALL ADMIXTURES ARE ENTIRELY AT THE DISCRETION OF THE CONTRACTOR AND / OR CONCRETE BATCH PLANT AND MUST NOT AFFECT THE MINIMUM REQUIREMENTS HEREIN.
- REINFORCING BARS (REBAR) SHALL BE PER DRAWINGS AND SKETCHES ATTACHED, AND SHALL BE GRADE 60 (FY = 60 KSI), UNLESS NOTED OTHERWISE. ALL REINFORCING SHALL BE DETAIL, BOLSTERED AND SUPPORTED IN ACCORDANCE WITH APPLICABLE ACI CODE. BARS SHALL BE BENT WITH MINIMUM INSIDE DIAMETER 6 DB FOR SIZES UP TO AND INCLUDING NO. 8, AND MINIMUM INSIDE DIAMETER 8 DB FOR BARS LARGER THAN NO. 8, (WHERE DB = DIAMETER OF BAR).
- PROVIDE THE FOLLOWING MINIMUM REBAR COVER:
 1. FOOTINGS AND OTHER UNFORMED SURFACES, DISTANCE FROM THE BAR TO EARTH FACE = 3"
 2. FORMED SURFACES IN DIRECT CONTACT WITH EARTH = 2"
 3. SURFACES EXPOSED TO WEATHER = 1-1/2"
 4. SURFACES EXPOSED TO SALT WATER = 3"
- SPLICE LAP, AND DEVELOPMENT LENGTHS SHALL BE 48 BAR DIAMETERS UNLESS NOTED OTHERWISE. ASSUMES GR80 UNCOATED REBAR AND 2500 PSI CONCRETE MIN. (I.E. #5 REBAR = 30" MIN.). SEE ACI 318, SECTION 12.2 FOR OTHER CONDITIONS.
- CONCRETE AND MASONRY MATERIALS SHALL BE PROTECTED DURING CURING AGAINST HOT AND COLD CONDITIONS PER ACI. FORM INSULATION, CURING COMPOUNDS, ADMIXTURES, AND TEMPERATURES OF MIX COMPONENTS SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

EPOXY BOLT CONNECTIONS:

- EPOXY SHALL BE INSTALLED ONLY WHEN AIR AND MATERIAL TEMPERATURES ARE WITHIN MANUFACTURER-APPROVED RANGES.
- USE SIMPSON EPOXY-TIE BOLT SYSTEM WITH SET OR AT HIGH STRENGTH EPOXY (OR APPROVED EQUAL), WITH ZINC PLATED, A307 ALL-THREAD BOLTS OR REBAR AS SHOWN IN THE PLANS. THE END, EDGE DISTANCES, AND DEPTH OF ALL DRILLED HOLES SHALL BE AS DETAILED IN PLANS AND AS REQUIRED PER THE MANUFACTURER. ALL INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURERS RECOMMENDATION.
- IT IS IMPERATIVE THAT NO EXISTING REBARS ARE DRILLED OR CUT DURING THE INSTALLATION EPOXY BOLTING.

GENERAL NOTES:

- WORK SHOWN HEREIN IS NOT DIRECTION FROM DESIGNER TO DO WORK. SCOPE OF WORK AND QUANTITIES MUST BE APPROVED BY OWNER AND / OR INSURANCE COMPANY PAYING FOR EFFORT.
- ALL FRAMING TO BE SPF #1 / #2 UNLESS NOTED OTHERWISE.
- LVL BEAMS TO BE TRUS-JOIST MACMILLAN MICRO LAM 1.9E LVL OR APPROVED EQUAL.
- HARDWARE CALLED OUT IS ASSUMED TO BE SIMPSON STRONG TIE (OR APPROVED EQUAL).
- MANUFACTURER-RECOMMENDED WOOD TREATMENT SHALL BE RE-APPLIED TO PRESSURE-TREATED MATERIALS ON ALL CUT SURFACES.
- GLAZING WITHIN 40" HORIZ. AND VERT. OF WET SURFACES (FROM TUB, SHOWER, SINK, ETC.) SHALL BE FULLY TEMPERED, OR STRENGTHENED BY OTHER CODE APPROVED MEANS (PER IRC R308.4.5).
- ROOF SHEATHING TO BE RATED FOR SPAN AND CONNECTED WITH H-CUPS, TYP.
- TYPICAL ROOF, UNBALANCED SNOW LOAD = 34 PSF. USE APA-RATED EXTERIOR SHEATHING WITH 24 / 16 SPAN RATING AND 7 / 16 MIN. THICKNESS (24" O.C. SUPPORTS MAX).
- LONG-SPAN FLOOR SHEATHING TO BE TONGUE AND GROOVE, APA-RATED WITH 4824 SPAN RATING AND 2332" MIN. THICKNESS (24" O.C. SUPPORTS MAX.).
- ALL OTHER FLOOR SHEATHING TO BE TONGUE AND GROOVE, APA-RATED WITH 4020 SPAN RATING AND 1920" MIN. THICKNESS (20" O.C. SUPPORTS MAX.).
- ALL TRUSS HANGERS, CONNECTORS, AND BRACING PER TRUSS MANUFACTURER.
- WALL SHEATHING TO BE CONTINUOUS FROM MUSSLIL TO ROOF SHEATHING, AND FULL LENGTH OF WALLS ALL SIDES. NAILING ABOVE AND BELOW HORIZONTAL JOINTS SHALL NOT BE INTO DIFFERENT MEMBERS, UNLESS THE MEMBERS ARE CONNECTED AS CALLED OUT OR DETAILED HEREIN. BLOCKING IS REQUIRED IN HORIZONTAL JOINTS OF ALL WALLS MARKED PRESCRIPTIVE WALL PANELS.
- CONFIRM INSTALLATION SEQUENCE WITH INSPECTOR PRIOR TO INSPECTION OF MATERIALS THAT MIGHT CONCEAL OTHER SYSTEMS.
- WINDOW AND DOOR OPENINGS ARE APPROXIMATE. CONFIRM ALL DIMENSIONS PRIOR TO ORDERING.
- THESE DRAWINGS REFER TO PRESCRIPTIVE IRC REQUIREMENTS.
- INSTALL HARDWARE, SHEATHING, AND ALL FASTENERS PER IRC.
- INSTALL FLASHING AND ALL BUILDING MOISTURE PROOFING PER IRC AND <http://www.apawood.org/publications> (SEE FOUNDATIONS - A520, MOLD AND MILDEW - A525, ROOFS - A535, AND WALLS - A530).
- UNLESS NOTED OTHERWISE, POINT LOADS DUE TO WINDOW TRIMMERS (TWO OR MORE), INTERNAL COLUMNS OF TIMBER OR BUILT-UP LUMBER, GROSS TRUSSES, AND VERTICAL HOLD-DOWN ATTACHMENT MEMBERS SHALL BE SUPPORTED FOR THEIR ENTIRE CROSS SECTION ON STABILIZED BLOCKING IN A FLOOR BELOW, PLUS SUPPORTED WITH EQUIVALENT MEMBER SIZE TO THE FOUNDATION OR HORIZONTAL LOAD-CARRYING MEMBER BELOW THAT.

MACKAY
CONSTRUCTION
SERVICES, INC.

ENGINEER

ROBERT MACKAY

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE COMMONWEALTH OF VIRGINIA.
LICENSE NUMBER 040254654.
EXPIRATION DATE: 3/31/2019

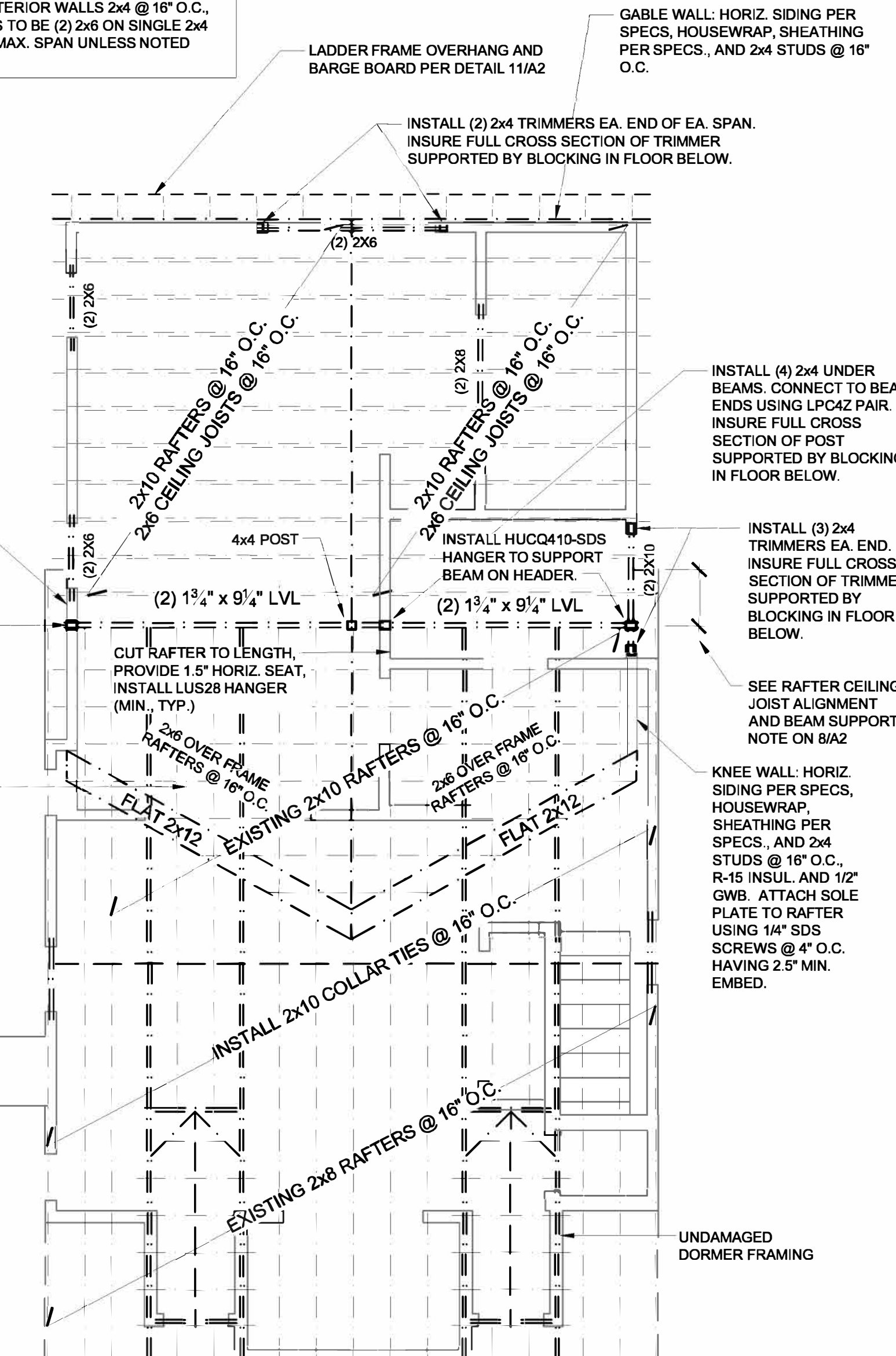
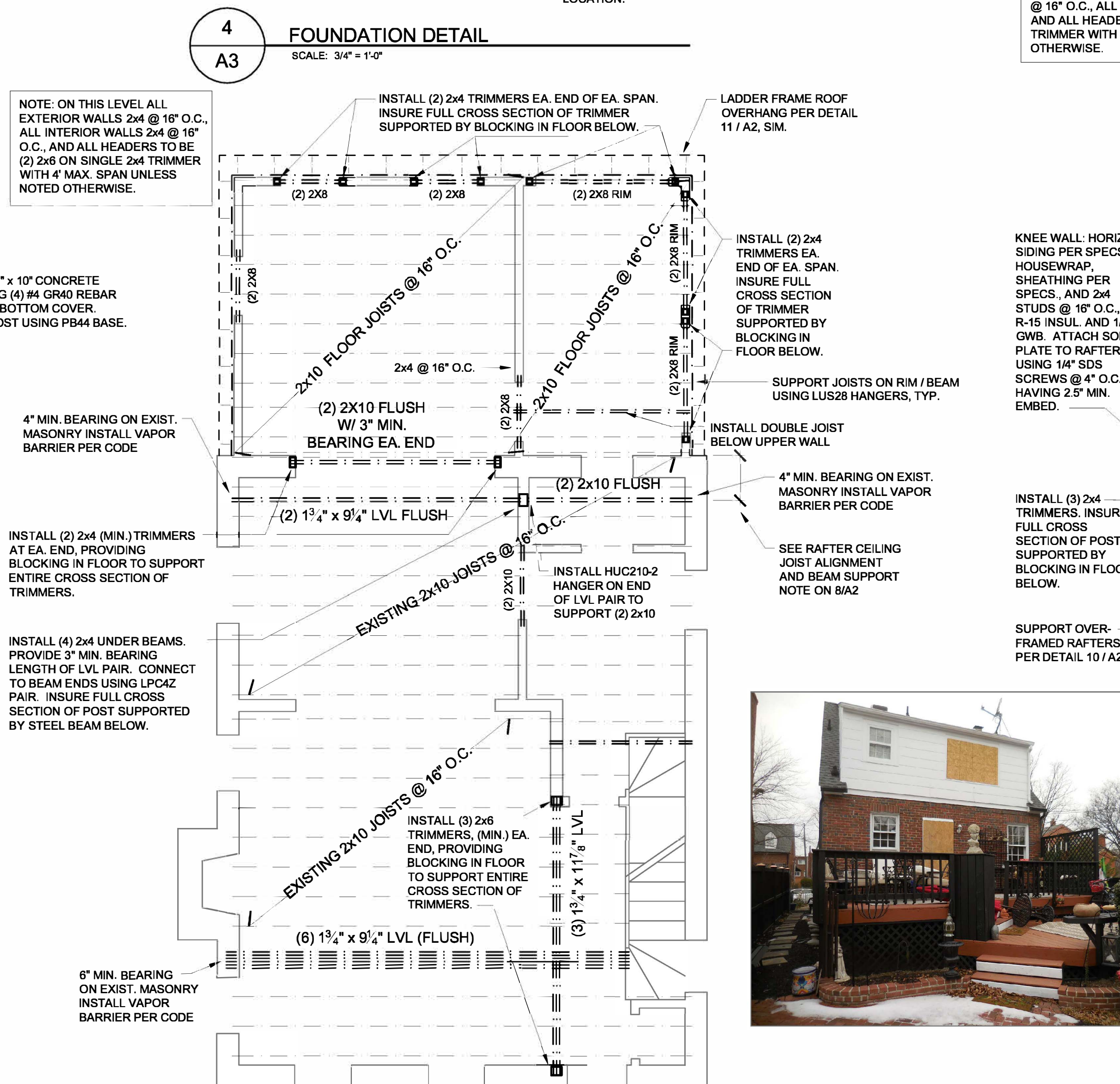
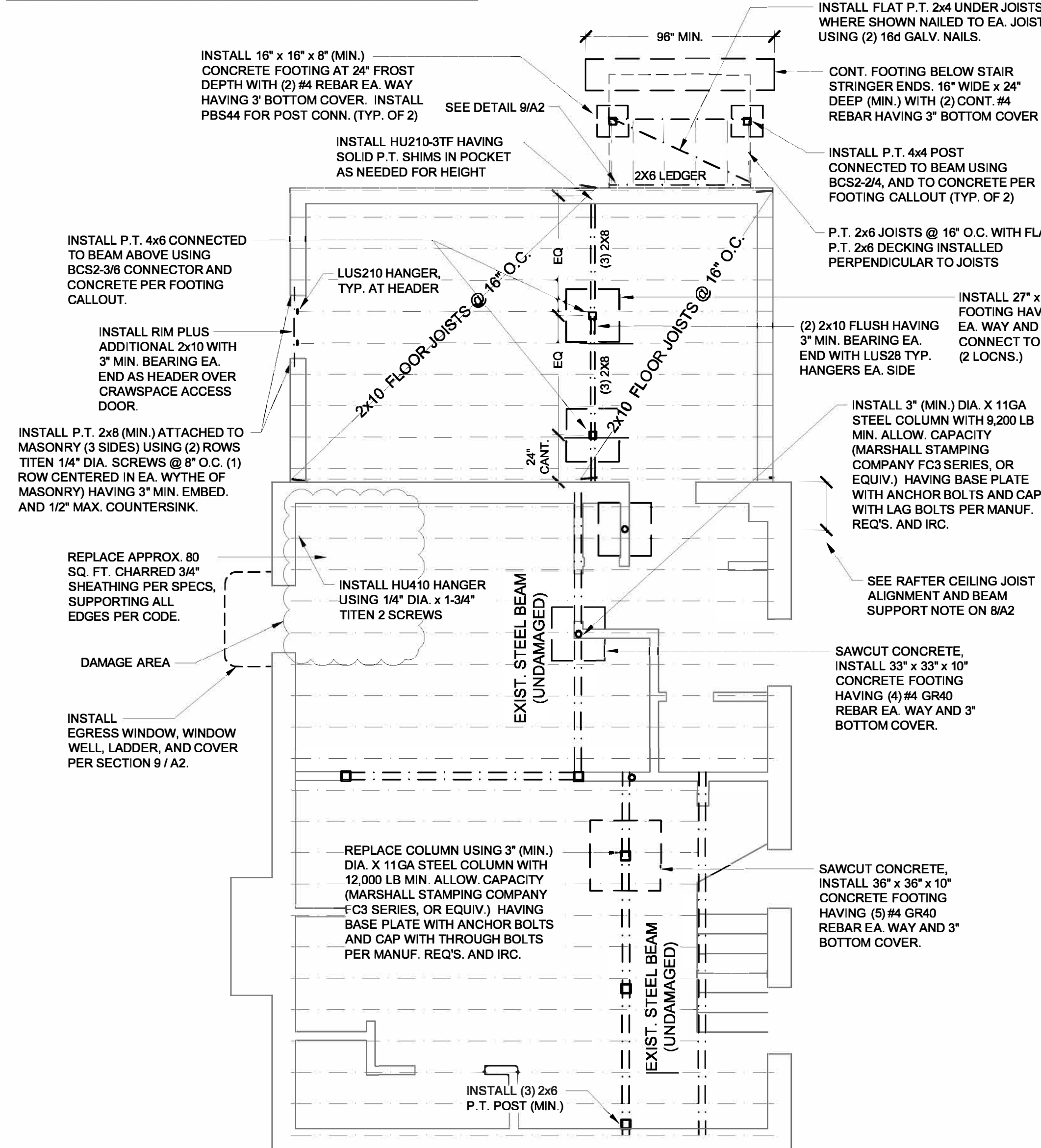
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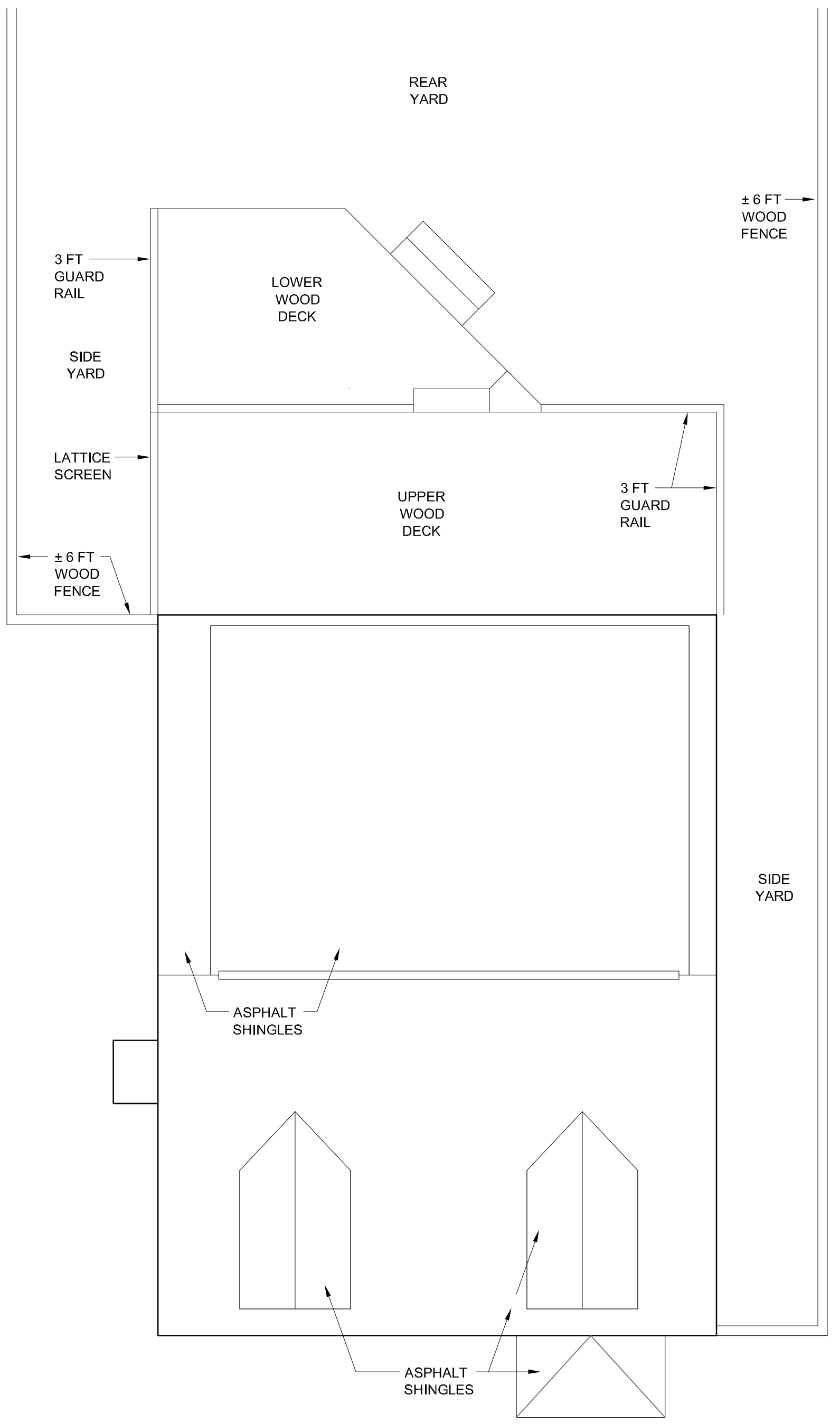
CEDOTAL RESIDENCE

REVISIONS:
Permit: 07-12-2018
Permit Revision Date
Rev A: 08-08-2018
Rev B: 08-20-2018
Rev C: 09-20-2018
Rev D: 10-26-2018

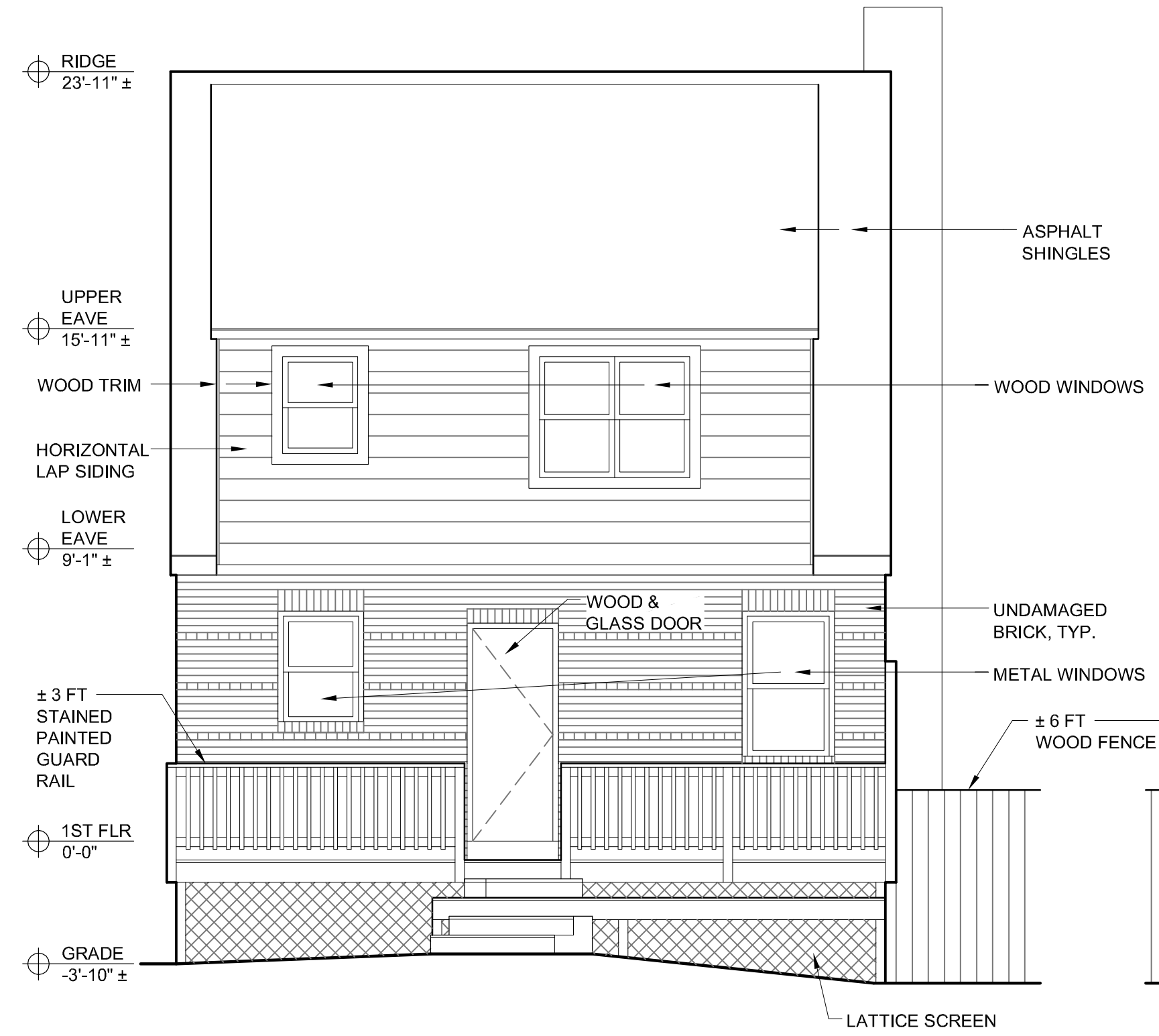
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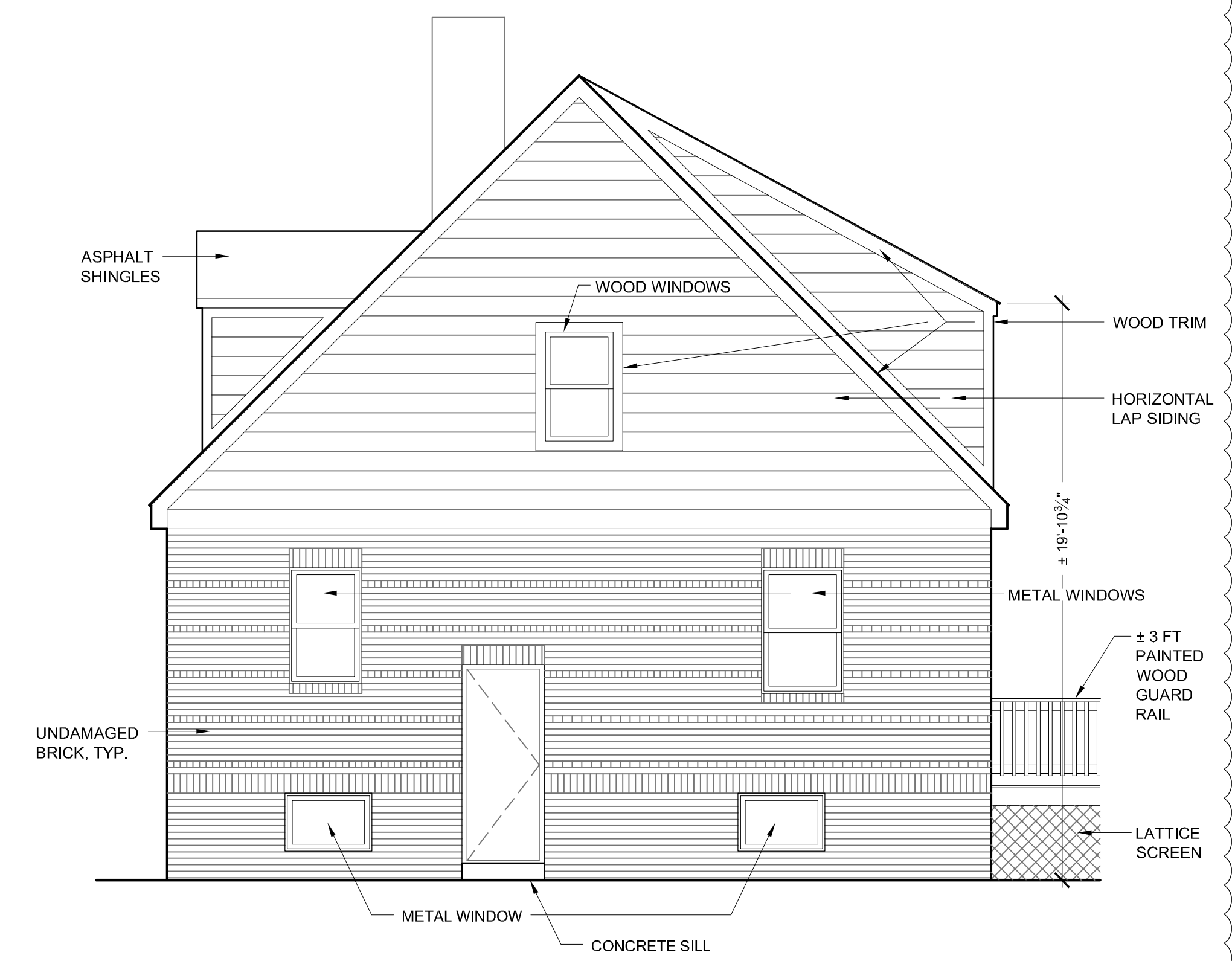




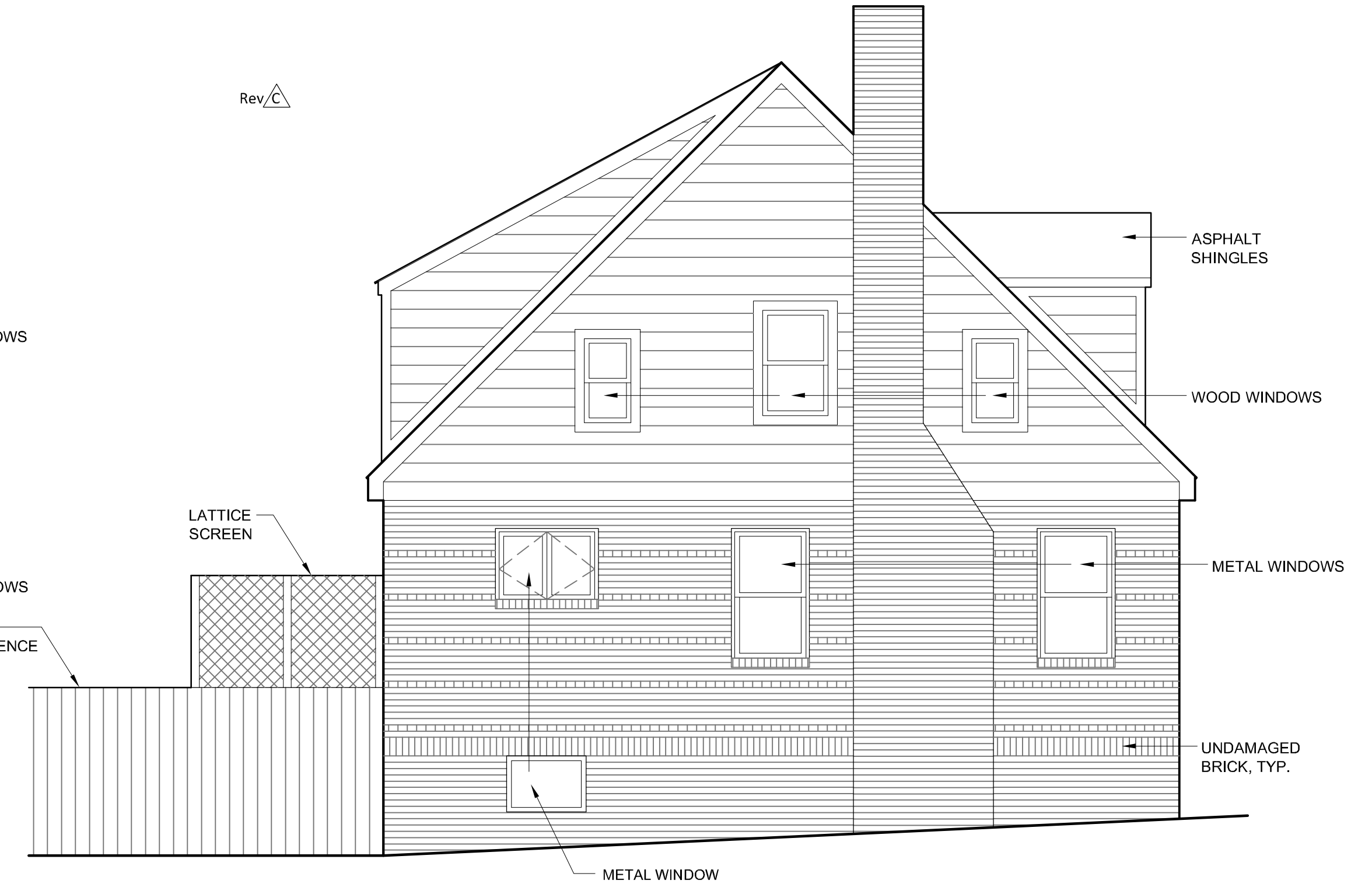
1
A4
EXISTING PLAN
SCALE: 1/4" = 1'-0"



2
A4
EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"



4
A4
EXISTING SIDE ELEVATION
SCALE: 1/4" = 1'-0"



3
A4
EXISTING STREET SIDE ELEVATION
SCALE: 1/4" = 1'-0"



Received 10/15/2018



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