

DOCKET ITEM #5
Special Use Permit #2020-00014
3700 Commonwealth Avenue
Temporary Trailer at Four Mile Run Park

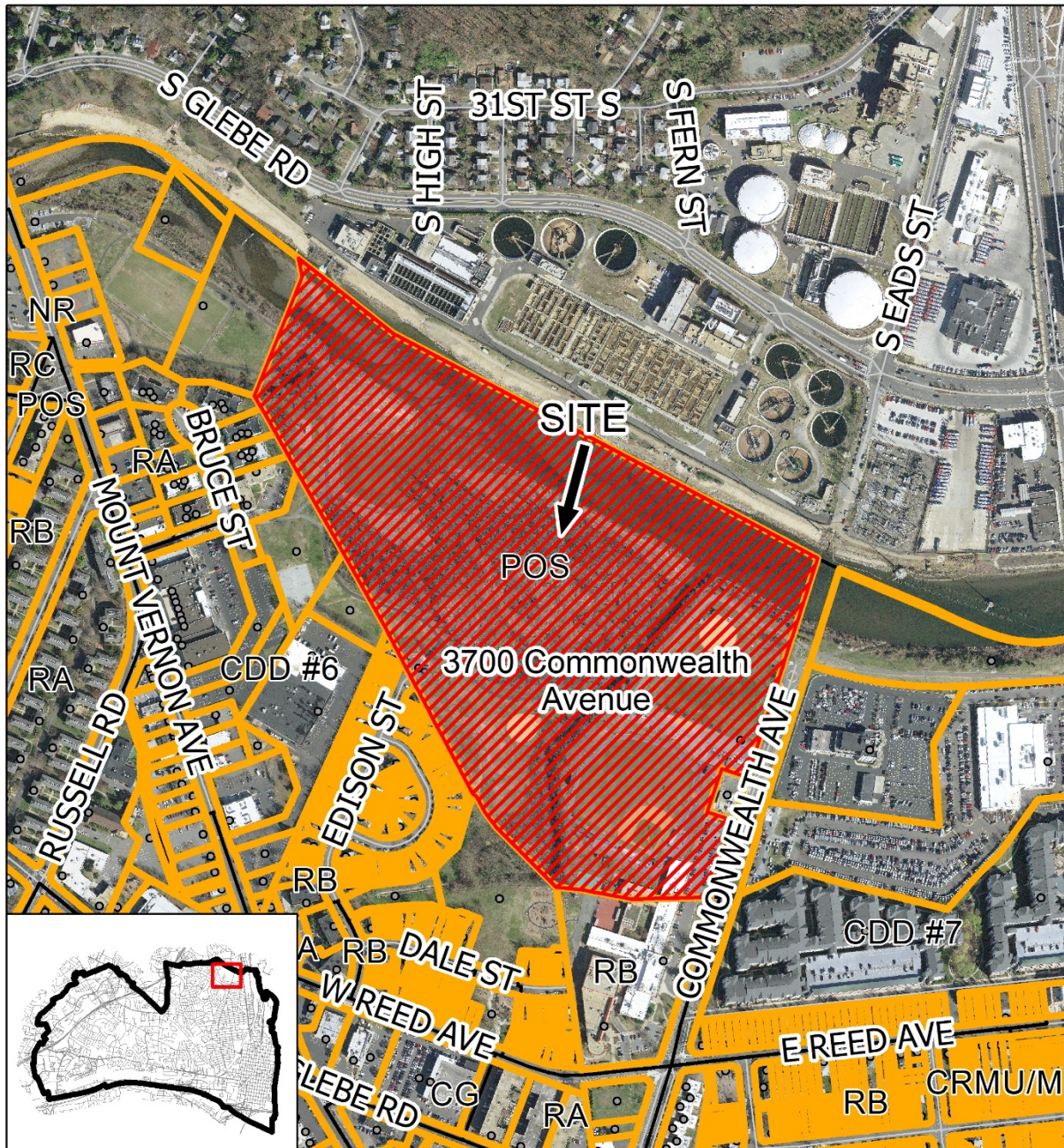
CONSENT AGENDA ITEM

If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

Application	General Data	
Request: Public Hearing and consideration of a request for a Special Use Permit for a temporary trailer for a summer recreation program	Planning Commission Hearing:	June 2, 2020
	City Council Hearing:	June 20, 2020
Address: 3700 Commonwealth Avenue	Zone:	POS/ Public Open Space and Community Recreation Zone
Applicant: City of Alexandria, Department of Recreation, Parks and Cultural Activities (RPCA)	Small Area Plan:	Potomac West

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: Alexa Powell, alexa.powell@alexandriava.gov
Ann Horowitz, ann.horowitz@alexandriava.gov



Special Use Permit #2020-00014
3700 Commonwealth Avenue

0 215 430 860 Feet



I. DISCUSSION

The applicant, the City of Alexandria Department of Recreation, Parks and Cultural Activities (RPCA), requests special use permit approval for a temporary trailer for summer recreation programs located at Four Mile Run Park.

SITE DESCRIPTION

The subject site at 3700 Commonwealth Avenue is located within Four Mile Run Park, an irregularly shaped parcel, located on the City's northern border with Arlington County and along the Four Mile Run stream. The City park is approximately 51.56 acres in area (Figure 1). There is also street access to the area of the park where the temporary trailer would be located from Commonwealth Avenue. The park contains parking spaces in three different locations including the lot where the temporary trailer would be installed.

Residential development exists across the street from the proposed temporary trailer to the east. Cora Kelly Elementary School and Frank Mann Field are located to the south. Frank Mann Field is home to the minor league team the Alexandria Aces, the Bishop Ireton High School baseball team and various Alexandria little league teams.

BACKGROUND

Four Mile Park has been designated as a City park since the 1970's. Active and passive uses have been added gradually since that time. In March 2014, the Park and Recreation Commission endorsed the Citywide Parks Improvement Plan and forwarded the document to the City Council for approval in April 2014. Since that time, RPCA has acted on many of the recommendations of the Citywide Parks Improvement Plan at Four Mile Run Park, including the wetland restoration, renovation of the sport court, community garden, wayfinding signage, design of the wetlands bridge, and improvements to the Edison Street park entrance.

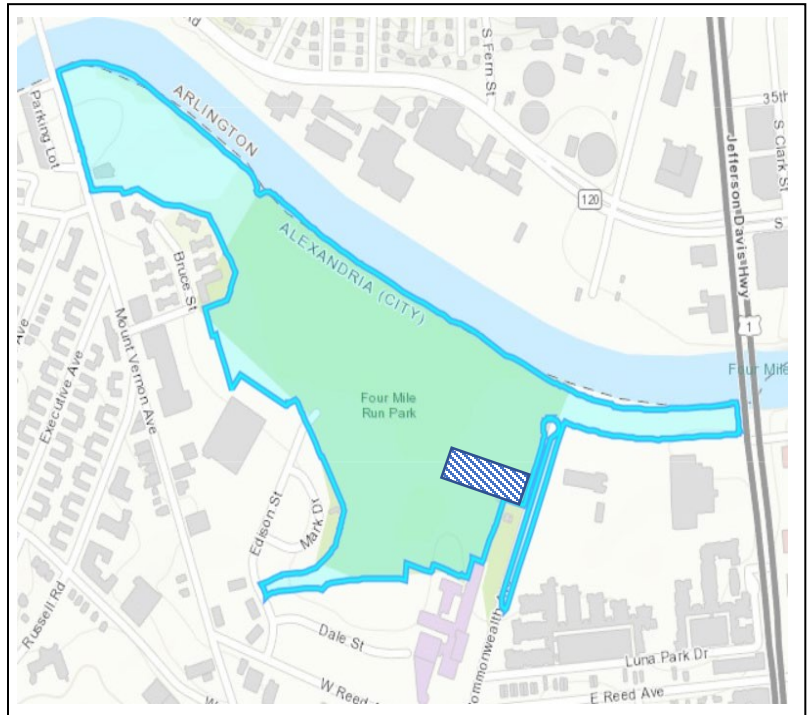


Figure 1: Four Mile Run Park. Blue striped box depicts location of inset map (figure 2).

PROPOSAL

The applicant proposes to sponsor the use of a temporary trailer to operate RPCA recreation and environmental education programs for high school students at 3700 Commonwealth Avenue. The proposal is for summer classroom use between June-October 2020, May-October 2021, and May-October 2022. The “Science Lab” trailer and programs would be provided by an RPCA partner organization, the Four Mile Run Conservatory Foundation, with the intent to have students inventory wildlife and study wetland water quality. The applicant would install an eight foot by

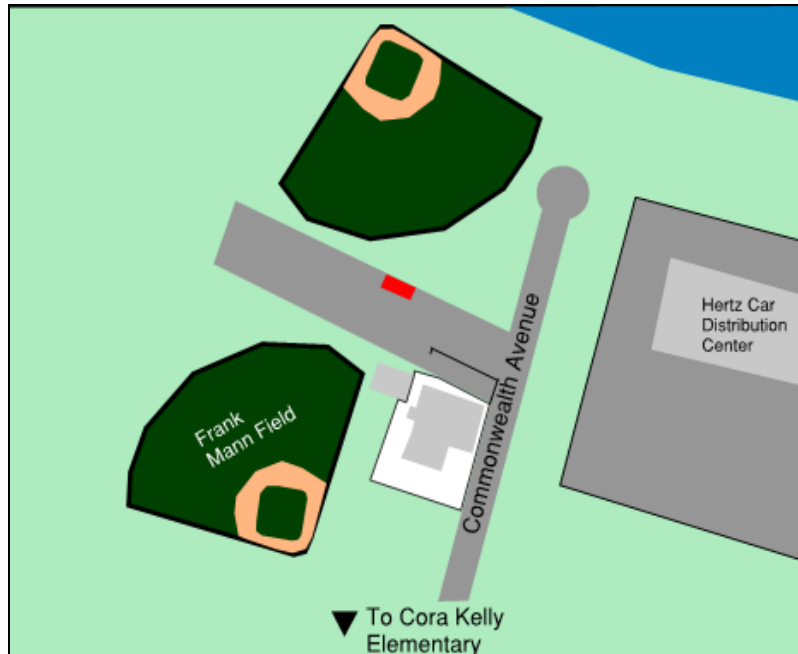


Figure 2: Site of the proposed temporary trailer within Four Mile Run Park.

32-foot temporary trailer in the Four Mile Run Park Commonwealth Avenue parking lot. The hours of operation would be between 9 a.m. and 5 p.m., daily. Up to four students would participate at any given time during the hours of operation supervised by up to two on-site instructors. Minimal noise from the air conditioner is expected. RPCA anticipates one bag of trash per week consisting of office paper and lunch wrappers. The partner organization will remove garbage from the site. Waste receptacles are present throughout the park and the partner organization frequently holds litter pick-up events.

PARKING

Of the total 88 parking spaces, available throughout the park, there are approximately 68 unmarked spaces off Commonwealth Avenue, between the two baseball/softball fields (figure 3).

If approved, the proposed temporary trailer in the Four Mile Run Park Commonwealth Avenue parking lot would occupy roughly four parking spaces. According to RPCA, the parking lot is currently used by park patrons and those accessing the softball field and Frank Mann Field with the highest use of the parking occurring during Alexandria Aces games.



Figure 3: Temporary trailer site

The Zoning Ordinance does not provide specific requirements for park uses at locations in the Public Open Space and Community Recreation Zone (POS).

ZONING/MASTER PLAN DESIGNATION

The site is zoned Public Open Space (POS). Section 7-1101(C) of the Zoning Ordinance requires City Council approval of a Special Use Permit for temporary trailers used for classrooms, which are not for Alexandria City Public School (ACPS) use.

Located within the Potomac West Small Area Plan, the site is designated for public recreation use.

II. STAFF ANALYSIS

Staff supports the applicant's request to locate a temporary trailer on this site. The recreation program classroom use is reasonable and appropriate for this location given its proximity to similar uses like the Cora Kelly School as well as other neighboring recreation facilities. The scale, operations, and nature of the temporary trailer programs suggest a limited impact to the surrounding neighborhood. Staff believes that the recreations program use, generally, and the proposed environmental education, in particular, will deliver on the Citywide Parks Improvement Plan Objective 2.1 to *design programs that are contextually relevant to residents*, Objective 3.1 to *initiate community outreach*, *establishes a sustainable stewardship program with partner organizations*, and provides youth with hands-on experience in STEM career fields. all of which benefit the surrounding community. Staff does not object to the addition of a trailer on the site based on the modest nature and scale of the request as well as the inclusion of conditions that will mitigate any potential impact.

Staff notes that the applicant's request has a negligible impact on the overall number of parking spaces provided for visitors and there are several alternative lots in the vicinity that are available to the public during peak times to accommodate overflow parking. RCPA indicates that most of the park users live within the neighborhood, and most people who visit the park either walk, drive, or bike. In addition, there are 25 parking spaces at the Conservatory Center at Four Mile Run that are available outside of the center's operation hours, and 54 parking spaces in the parking lot adjacent to Cora Kelly Elementary School and Frank Mann Field that are available outside of school hours. Nonetheless, staff has included Conditions #4 and #5 to encourage the use of public transportation for employees and program participants.

Subject to the conditions 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 special use permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z)
2. The temporary trailer is permitted at the site for summer use as a classroom between June-October 2020, May-October 2021, and May-October 2022. (P&Z)
3. The applicant shall require its employees who drive to use off-street parking. (T&ES)
4. The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)
5. The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at goalex@alexandriava.gov for more information about available resources. (T&ES)
6. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least once a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)
7. The Director of Planning and Zoning 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: Tony LaColla, Division Chief, Land Use Regulatory Services
Ann Horowitz, Principal Planner
Alexa Powell, Urban Planner

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:

Findings:

1. SWM and Floodplain have no comments.
2. T&ES/OEQ does not have any comments on this SUP application. The use must conform to the City's noise code.
3. After review of the information provided, an approved grading plan is not required at this time. Please note that if the land disturbance meets or exceeds 2500 square feet, a released grading plan will be required prior to submitting for permits. (T&ES)

Conditions:

1. The applicant shall require its employees who drive to use off-street parking. (T&ES)
2. The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)
3. The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at goalex@alexandriava.gov for more information about available resources. (T&ES)
4. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least once a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)

City Code Requirements:

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). In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of SUP approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at commercialrecycling@alexandriava.gov, for information about completing this form. (T&ES)

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)
3. Section 5-1-42- Collection by Private collectors. (c) Time of collection. Solid waste shall be collected from all premises not serviced by the city at least once each week. No collections may be made between the hours of 11:00 p.m. and 7:00 a.m. (6:00 a.m. from May 1, through September 30) if the collection area is less than 500 feet from a residential area. (T&ES)

Code Enforcement:

C-1 A building permit and plan review are required prior to placement of trailer.

Fire:

No comments or concerns

Health Department:

No comments received

Police Department:

No comments received



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 3700 COMMONWEALTH AV, ALEXANDRIA, VA

TAX MAP REFERENCE: 007.04-09-04 **ZONE:** POS

APPLICANT:

Name: City of Alexandria, Department of Recreation, Parks, and Cultural activities

Address: 1108 Jefferson Street, Alexandria, VA 22314

PROPOSED USE: Temporary trailer to be used for environmental education summer programs

☒ **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.

James Spengler, Director, RPCA

Print Name of Applicant or Agent

1108 Jefferson Street

Mailing/Street Address

Alexandria, VA

City and State

22314

Zip Code

Signature

703.746.5502

Telephone #

Date

Fax #

james.spengler@alexandriava.gov

Email address

ACTION-PLANNING COMMISSION: _____ **DATE:** _____

ACTION-CITY COUNCIL: _____ **DATE:** _____

PROPERTY OWNER'S AUTHORIZATION

As the property owner of _____, I hereby
 (Property Address)
 grant the applicant authorization to apply for the _____ use as
 (use)
 described in this application.

Name: _____

Phone: _____

Please Print

Address: _____

Email: _____

Signature: Dana Wedeles

Date: _____

- 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.} City of Alexandria		100%
^{2.} City of Alexandria		
^{3.} City of Alexandria		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 3700 Commonwealth Ave
1108 Jefferson Street, Alexandria, VA 22314 (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.} City of Alexandria	1108 Jefferson Street, Alexandria, VA 22314	100%
^{2.} City of Alexandria		
^{3.} City of Alexandria		

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

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

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
^{1.} City of Alexandria	None	None
^{2.} City of Alexandria		
^{3.} City of Alexandria		

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.

02-07-2020

Date

Printed Name

Signature

James Spengler

[Signature]

SUP # _____

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.)

The proposed permit requests an 8 x 32 construction trailer to be placed in the Four Mile Run Park Commonwealth Avenue Parking Lot. The trailer will be used during the summer months (May to September) to facilitate environmental education programs for high school students. The "Science Lab" trailer and programs will be managed by a partner organization, the Four Mile Run Conservatory Foundation, with the intent to have students inventory wildlife and study wetland water quality.

Attachment 1 shows the location within the parking lot. Attachment 2 is a diagram of the trailer, option 832 (without the restroom option).

The parking lot is currently used by park patrons accessing the softball field and Frank Mann Field. The spaces in the lot are not marked, though the size of the trailer will occupy roughly four parking spaces. The highest use of the parking lot is during Alexandria Aces games, though the RPCA Recreation Services Division has confirmed that four spaces will not have a significant impact to this use and they will communicate the purpose of the trailer to adjacent park user groups.

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).

There will be a max number of four pupils at any given time between the hours of 9 am-4 pm during the week with minimal use during the weekends.
 _____**B.** How many employees, staff and other personnel do you expect?

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

There will be 1-2 instructors on site.

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

Day:

Monday-Sunday

Hours:

9 am-5 pm

 _____**7.** Please describe any potential noise emanating from the proposed use.**A.** Describe the noise levels anticipated from all mechanical equipment and patrons.Air conditioner.

 _____**B.** How will the noise be controlled?Noise will be minimal.

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

N/A

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)

Office paper and lunch wrappers.

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

One bag per week.

- C. How often will trash be collected?

Partner organization will remove garbage from site.

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

Waste receptacles are present throughout the park and the partner organization frequently holds litter-pick up events.

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:

SUP # _____

- 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?
Unit will be locked when not occupied and anchored. A/C and power will be turned off at night.

First aid equipment will be on site.

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:

4 _____ Standard spaces
 _____ Compact spaces
 _____ Handicapped accessible spaces.
 _____ 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? N/A

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

SUP # _____

- B. Where are off-street loading facilities located? No load in @ occur
- C. During what hours of the day do you expect loading/unloading operations to occur?
N/A
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
N/A
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?
N/A

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? _____ square feet.

18. What will the total area occupied by the proposed use be?

_____ sq. ft. (existing) + 256 sq. ft. (addition if any) = 11,775 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: Park

End of Application



8x32 Trailer Location

GENERAL CROSS-SECTION NOTES:

1. UNLESS OTHERWISE SPECIFIED, ALL STEEL MUST COMPLY W/ ASTM A36. WELD STRENGTH = 35 KSI.
2. ALL LAG BOLTS MUST COMPLY W/ AISC 308 (BOLTS) 1/2" Ø 10 KSI MINIMUM.
3. SEE FOUNDATION PLAN FOR PER AND MC-CORR STRAPPING LOCATIONS, ORIENTATIONS, AND SPECIFICATIONS.

1.5 SQUARE FEET NET FREE AREA OF AIRC VENTILATION TO BE PROVIDED BY GABLE END OF ROOF VENTS

SEE MECHANICAL NOTES AND FLOOR PLAN FOR CEILING DUCT SPECIFICATIONS

RM MEMBER 213 SP#43 MINIMUM (TOP & BOTTOM)

SEE APPROVED PACKAGE FOR CEILING TO WALL FASTENING REQUIREMENTS.

30 GA. X 1-1/2" STEEL STRIP FROM EACH TRUSS TO WALL STUD FASTENED W/ (7) 16 GA. X 1" STAPLES PER STRIP END (TYPICAL SIDEWALLS)

NOTE: TRUSSES WHICH DO NOT FALL DIRECTLY OVER WALL STUDS SHALL BE STRAPPED TO TOP PLATE AND TOP PLATE SHALL BE STRAPPED TO NEAREST ADJACENT STUD W/ EQUIVALENT FASTENING

CRIPPLE STUDS 2X4 SP#42 @ 16" O.C.

2X HEADER PER APPROVED STRUCTURAL PACKAGE

SILL PLATE 2X4 SP#42

CRIPPLE STUDS 2X4 SP#42 @ 16" O.C.

3/4" PLYWOOD STUDS - FLOOR, EXP.-1, 20" O.C.

BOTTOM PLATE 2X4 SP#42

30 GA. X 1-1/2" STEEL STRIP FROM WALL STUD TO FLOOR JOIST @ OPENING STUDS AND 16" O.C. W/ (7) 16 GA. X 1" STAPLES PER STRIP END (TYPICAL SIDEWALLS & ENDWALLS)

CEILING INTERIOR FINISH

DEL. TOP PLATE 2X4 SP#42

TYPICAL WINDOW SEE FLOOR PLAN FOR SPECIFICATIONS

MODULE C

47-3/4" (14" WIDE UNITS)

95-1/2" (14" WIDE UNITS)

6" (TYP)

T & G JOINT

PRESSURE TREATED SILL PLATE (TYP.)

TYPICAL I-BEAM PER

R-19 INSULATION W/ KRAFBACK

EXTERIOR WALL STUDS 2X4 SP#42 @ 16" O.C.

R-11 INSULATION W/ KRAFBACK

ROUT OUT EXCESS FLOOR SHEATHING

LISTED TRUSSES @ 24" O.C. LISTED ROOF BRACES DESIGN LOADS LIVE LOAD 24 PSF TOP CHORD DEAD LOAD 4 PSF TOP CHORD DEAD LOAD 0 PSF BOTTOM CHORD

OR OPTION: 1/2" PLYWOOD, RATED SHEATHING, MINIMUM EXP.-1, 24/0 MAY BE USED IN LIEU OF 7/16" ORIENTED STRAND BOARD. ALL OTHER SPECIFICATIONS SHALL REMAIN UNCHANGED.

ROOF COVERING OVER 7/16" O.S.B., RATED SHEATHING, MINIMUM EXP.-1, 24/0 - SEE ROOF SHEATHING DETAIL

EXTERIOR WALL FINISH

EXTERIOR WALL STRUCTURAL BRACING

ENDWALLS:

BRACING INSTALLATION: STRUCTURAL SHEATHING SHALL CONSIST OF A 4 FOOT MINIMUM WIDTH SHEET EXTENDING CONTINUOUSLY FROM TOP TO BOTTOM PLATE W/ ALL SHEATHING EDGES EXTENDING 3/4" MINIMUM OVER 2" NOMINAL LUMBER OF THE SAME SIZE AND GRADE AS EXTERIOR WALL FRAMING. BRACING SHALL BE LOCATED AS CLOSE TO EACH CORNER OF BUILDING AS POSSIBLE AND AT 25'-0" O.C. MAXIMUM.

BRACING MATERIAL:

1/8" STRUCTURAL RED BEROLO-PLY FASTENED W/ 16 GA. X 1 1/4" STAPLES 3" O.C. ON EDGES AND 6" O.C. IN THE FIELD. OR USE THE SAME STRUCTURAL BRACING MATERIAL AND FASTENING METHOD AS SPECIFIED FOR ENDWALLS.

ENDWALLS:

BRACING INSTALLATION: STRUCTURAL SHEATHING SHALL EXTEND CONTINUOUSLY FROM TOP OF TRUSS TOP CHORD TO 3/4" MINIMUM BELOW TOP OF RM JOIST W/ ALL SHEATHING EDGES SUPPORTED BY 2" NOMINAL LUMBER OF THE SAME SIZE AND GRADE AS EXTERIOR WALL FRAMING.

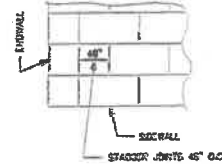
BRACING MATERIAL:

3/8" ARA RATED SHEATHING, EXP.-1, EXP.-2, EXT. OR 3/8" ARA RATED 3000G EXT. FASTENED W/ 60 CORNER OR ONLY. BOLTS 5" O.C. EDGES AND 12" O.C. IN THE FIELD.

RM JOIST 2X4 SP#42

FLOOR JOISTS 2X4 SP#42 @ 16" O.C.

R-11 INSULATION W/ KRAFBACK



7/16" O.S.B. SHEATHING TO BE FASTENED TO TRUSSES 6\"/>

ROOF SHEATHING DETAIL

EXTERIOR FINISH MATERIAL:

ROOF - 30 GAUGE GALVANIZED METAL ROOF COVERING INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

WALL - 216 INCH ALUMINUM SIDING OVER AN APPROVED WOODSHEATHING.

INTERIOR FINISH MATERIAL:

CEILING - 1/2 INCH HIGH STRENGTH GYPSUM BOARD INSTALLED PER MANUFACTURER'S SPECIFICATIONS. (CEILING FINISH W/ BOARDS)

WALL - 1/2 INCH MINIMUM UNTIL COVERED GYPSUM BOARD IN RESTROOMS. WALLS OTHER THAN RESTROOMS CLUTTERING.

FLOOR - BLACK TILE THROUGHOUT.

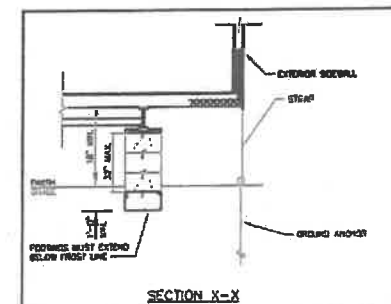
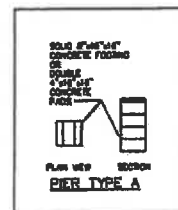
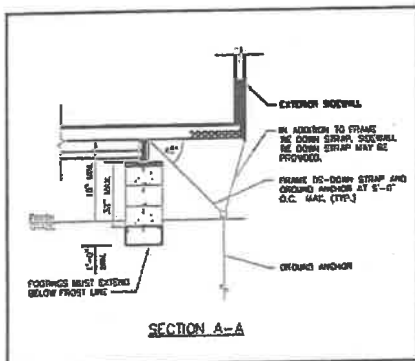
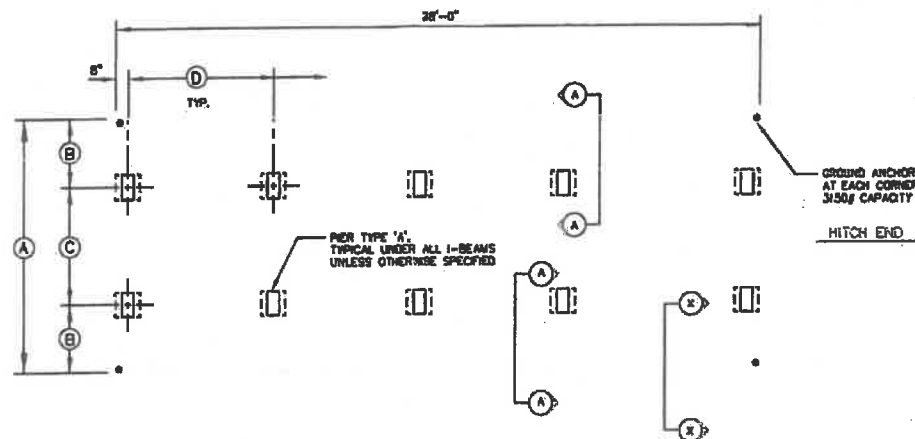
TOPLINE BUILDING INC.
P.O. BOX 2046 143 BUSINESS BLVD. ALMA, GEORGIA
(912) 632-4440 FAX (912) 632-2623

DATE: 4-23-03		
SCALE: NTS		
CODE: SEE NOTES	REVISIONS	BY: T.L.H.
LABEL:		
TLB2156-66 8 x 28 BUSINESS		SHEET
CROSS SECTION	JOB NO. 2046-B	4 OF 4

NOTE:

THE FOUNDATION PLAN IS PROVIDED FOR REFERENCE AS A TYPICAL STANDARD. ACTUAL FOUNDATION CONDITIONS MUST BE EVALUATED FOR APPLICABILITY OF THIS PLAN TO BE USED. ALTERNATE FOUNDATION PLANS MAY BE DESIGNED BY OTHERS IN ACCORDANCE WITH THE REQUIREMENTS OF THE JURISDICTION HAVING JURISDICTION.

FOUNDATION DIMENSIONS		
A	B	C
MODULE WIDTH	MOD. TO MODULE GROSS	MOD. BEAM SPACING
8'-0"	10 1/4"	72 1/8"
D	MINIMUM SOIL BEARING CAPACITY	
MINIMUM PIER SPACING		
8'-2"	2000 PSF	
7'-11"	3000 PSF	

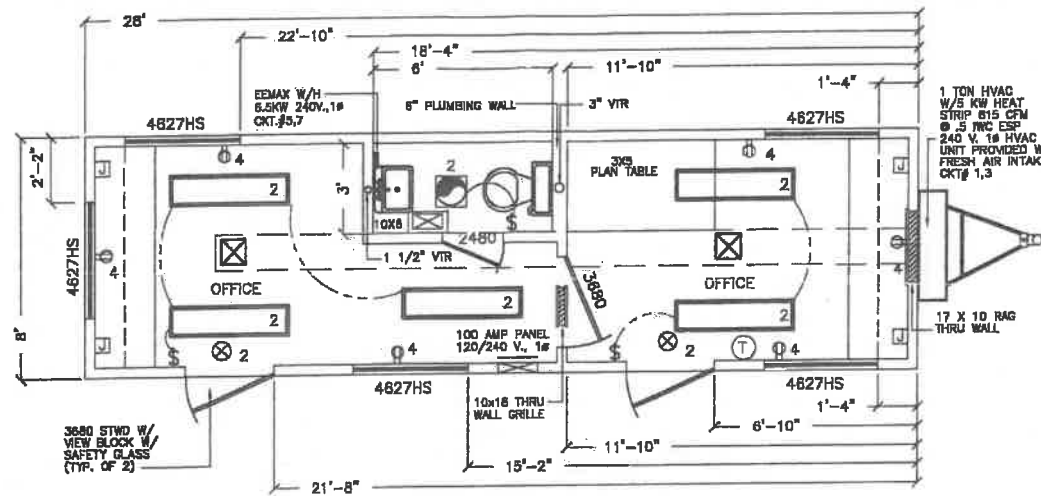


FOUNDATION NOTES:

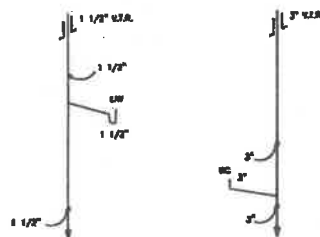
- ALL FOUNDATION CONSTRUCTION, MATERIALS, AND INSTALLATION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODES.
- BE-DOWN STRAPS TO BE 1-1/4" 316 TYPE-1, PITCH 8, GRADE 2 ZINC COATED STEEL, STRAPPED CERTIFIED BY A REGISTERED ENGINEER OR ARCHITECT AS CONFORMING WITH ASTM A193-90. 10 DOWN STRAPS AND CORRELATING HARDWARE SHALL HAVE MINIMUM TENSILE CAPACITY.
- EACH GROUND ANCHOR SHALL HAVE A TENSILE CAPACITY NO LESS THAN THE SUM OF THE REQUIRED TENSILE CAPACITIES OF ALL BE-DOWN STRAPS CONNECTED TO THE GROUND ANCHOR, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. DESIGN OF GROUND ANCHORS, INCLUDING SHIELDING, NUMBER AND DIAMETER OF BOLDS, ETC. TO BE AS SPECIFIED BY THE GROUND ANCHOR MANUFACTURER FOR THE ACTUAL SOIL TYPE ENCOUNTERED. IF THE HOLDING OR PULLOUT CAPACITIES OF GROUND ANCHORS ARE BELOW THE REQUIRED DESIGN VALUES, THE ARCHITECT/ENGINEER MUST BE CONSULTED FOR AN ALTERNATE ANCHORING DESIGN.
- THE FIRST BE-DOWN STRAP FROM SIDEWALK SHALL NOT EXCEED 1/2 THE MAXIMUM SPACING INDICATED.
- ALL PIERS SHALL BE CONSTRUCTED OF 8" 8" 12" CONCRETE MASONRY UNITS CONFORMING TO ASTM C90. HARDWARE UNITS SHALL BE Laid IN TYPE B OR S MORTAR OR COVERED WITH SURFACE BONDING AGENT INSTALLED IN ACCORDANCE WITH ITS LISTING. PIER FOOTINGS SHALL BE AS SPECIFIED ABOVE.
- MINIMUM CONCRETE FOOTING COMPRESSIVE STRENGTH 2,500 PSI AT 28 DAYS.
- ALL REINFORCEMENT BARS SHALL COMPLY WITH ASTM A618, GRADE 60. REINFORCEMENT BARS SHALL BE EQUALLY SPACED AND PLACED WITH 3" CLEARANCE FROM SIDING AND BARS OF THE FOOTING.
- ALL PIERS SHALL BE COVERED WITH 3/4" 8" 12" PRESSURE TREATED SILL PLATES, FULL LENGTH OF PIER.
- I-BEAM SUPPORT PIER MAY BE INSTALLED EXTERNALLY (NOT FROM THE GROUND) BASED ON THE FOUNDATION PLAN. CONSTRUCTION OF EACH PIER MUST BE LOCATED DIRECTLY BELOW THE I-BEAM CONNECTION.
- SOIL BEARING CAPACITY SHOWN ON THIS PLAN IS ASSUMED. IF THE ACTUAL SOIL BEARING CAPACITY IS LESS THAN 2,000 PSF, THE ARCHITECT/ENGINEER MUST BE CONSULTED FOR REQUIRED ALTERNATE FOUNDATION DESIGN. FOOTINGS SHALL BE PLACED ON NON-EXPANSIVE SOIL ONLY.
- INSTALL BLOCK PIER ON EACH SIDE OF ALL EXTERIOR DOOR OPENINGS (MANUFACTURER'S RECOMMENDATIONS ONLY - OPTIONAL WHEN NOT SHOWN). BLOCK ALIGNMENT MAY BE REQUIRED TO INSURE PROPERLY AFTER INSTALLATION OF BUILDING IS COMPLETE.

TOPLINE BUILDING INC.
P.O. BOX 2046 145 BUSINESS BLVD. ALMA, GEORGIA
(912) 832-4440 FAX (912) 832-2523

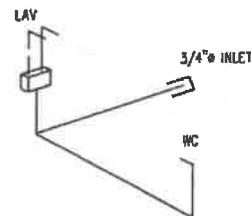
DATE: 4-23-03		
SCALE: NTS		
CODES: SEE NOTES	REVISIONS:	BY: T.L.H.
LABELS:		
7LB2156-66 8 x 28 BUSINESS		
FOUNDATION PLAN		JOB NO. 2040-0
		SHEET 3 OF 4



SUPPLY LINE SIZING IS BASED ON
AN ASSUMED AVAILABLE PRESSURE
OF 48 TO 60 PSI AT MAIN INLET
AND SHOULD BE VERIFIED PRIOR TO
CONSTRUCTION.
--- CO.Ø
--- HOT
ALL SUPPLY LINES SHALL BE
3/4". ALL STUB-UPS SHALL BE
1/2" UNLESS OTHERWISE SPECIFIED.



DWV RISER NTS



SUPPLY RISER -NTS-

TOPLINE BUILDING INC.			
P.O. BOX 2046		145 BUSINESS BLVD. ALMA, GEORGIA	
(912) 632-4440		FAX (912) 632-2623	
DATE: 4-23-03			
SCALE: 1/4" = 1'-0"			
CODES: SEE NOTES		REVISIONS:	
LABELS:		BY: T.L.H.	
TLB2156-66		8 x 28 BUSINESS	
FLOOR PLAN		JOB NO. 2010-0	
		2 OF	

[illegible]

1. ALL ORIGINALS AND COPIES SHALL BE CLASSIFIED IN ACCORDANCE WITH THE ESTABLISHED PRACTICES OF THE NATIONAL DEFENSE ACADEMY.
2. WHEN DATA PROVIDED ARE NOT AVAILABLE, THE SOURCE OF THE DATA SHOULD BE INDICATED. THE SOURCE OF THE DATA SHOULD BE INDICATED BY THE SOURCE OF THE DATA. THE SOURCE OF THE DATA SHOULD BE INDICATED BY THE SOURCE OF THE DATA.
3. WHEN DATA PROVIDED ARE NOT AVAILABLE, THE SOURCE OF THE DATA SHOULD BE INDICATED. THE SOURCE OF THE DATA SHOULD BE INDICATED BY THE SOURCE OF THE DATA. THE SOURCE OF THE DATA SHOULD BE INDICATED BY THE SOURCE OF THE DATA.
4. WHEN DATA PROVIDED ARE NOT AVAILABLE, THE SOURCE OF THE DATA SHOULD BE INDICATED. THE SOURCE OF THE DATA SHOULD BE INDICATED BY THE SOURCE OF THE DATA. THE SOURCE OF THE DATA SHOULD BE INDICATED BY THE SOURCE OF THE DATA.
5. WHEN DATA PROVIDED ARE NOT AVAILABLE, THE SOURCE OF THE DATA SHOULD BE INDICATED. THE SOURCE OF THE DATA SHOULD BE INDICATED BY THE SOURCE OF THE DATA. THE SOURCE OF THE DATA SHOULD BE INDICATED BY THE SOURCE OF THE DATA.
6. WHEN DATA PROVIDED ARE NOT AVAILABLE, THE SOURCE OF THE DATA SHOULD BE INDICATED. THE SOURCE OF THE DATA SHOULD BE INDICATED BY THE SOURCE OF THE DATA. THE SOURCE OF THE DATA SHOULD BE INDICATED BY THE SOURCE OF THE DATA.
7. WHEN DATA PROVIDED ARE NOT AVAILABLE, THE SOURCE OF THE DATA SHOULD BE INDICATED. THE SOURCE OF THE DATA SHOULD BE INDICATED BY THE SOURCE OF THE DATA. THE SOURCE OF THE DATA SHOULD BE INDICATED BY THE SOURCE OF THE DATA.
8. WHEN DATA PROVIDED ARE NOT AVAILABLE, THE SOURCE OF THE DATA SHOULD BE INDICATED. THE SOURCE OF THE DATA SHOULD BE INDICATED BY THE SOURCE OF THE DATA. THE SOURCE OF THE DATA SHOULD BE INDICATED BY THE SOURCE OF THE DATA.
9. WHEN DATA PROVIDED ARE NOT AVAILABLE, THE SOURCE OF THE DATA SHOULD BE INDICATED. THE SOURCE OF THE DATA SHOULD BE INDICATED BY THE SOURCE OF THE DATA. THE SOURCE OF THE DATA SHOULD BE INDICATED BY THE SOURCE OF THE DATA.
10. WHEN DATA PROVIDED ARE NOT AVAILABLE, THE SOURCE OF THE DATA SHOULD BE INDICATED. THE SOURCE OF THE DATA SHOULD BE INDICATED BY THE SOURCE OF THE DATA. THE SOURCE OF THE DATA SHOULD BE INDICATED BY THE SOURCE OF THE DATA.

1. ALL SUPPLY AIR REGISTERS SHALL BE 12 INCHES X 12 INCHES READABLE WITH A WEIGHT X 12 INCHES SQUARE OPENED BY ONE PERSON. PROVIDE 12 INCHES X 12 INCHES SQUARE OPENING SPECIFIED, EXCEPT IN UNOCCUPIED SPACES SHALL HAVE R-4.5 MINIMUM INSULATION, DUCTS COUPLED TO MITERED AIRWAYS AND CHASE SPACES SHALL HAVE MIN. 2" INSULATION.
2. RETURN REGISTERS SHALL BE 12 INCHES X 12 INCHES AND BE PROVIDED FLUSH WITH THE CEILING OR 18" ABOVE ON FLOOR PLAN.
3. FLOOR GRIDDING SHALL BE COLOURED WITH CHALKING PENCIL AND MARKED TO CLIMB FOR EACH OCCUPANCY. PROVIDE 12 INCHES X 12 INCHES FOR EACH WORK CLIMB AND EACH WORK CLIMB SHALL BE MARKED IN GREEN.
4. ALL FLOOR GRIDDING OR DUCTS TO THE EXTENSION AND REMOVAL OF AN APPROVED VENT CAP.

[illegible][illegible]

9. TOWERS SHALL BE ERECTED ON FOUNDATIONS ON FIRM, LEVEL, UNDISTURBED SOIL. FOUNDATION SHALL BE SUFFICIENT TO SUPPORT LOADS TO EXCEED THE DESIGN HEAVY LOADS. FOUNDATION SHALL BE CONSTRUCTED TO BE PROTECTED FROM COLLAPSE BY EXCESSIVE SETTLEMENTS. FOUNDATION SHALL BE CONSTRUCTED TO BE PROTECTED FROM COLLAPSE BY EXCESSIVE SETTLEMENTS.
10. ALL PLUMBING FIXTURES SHALL HAVE SUFFICIENT STRENGTH TO EXCEED THE DESIGN HEAVY LOADS. PLUMBING SHALL BE SUFFICIENT TO EXCEED THE DESIGN HEAVY LOADS. PLUMBING SHALL BE SUFFICIENT TO EXCEED THE DESIGN HEAVY LOADS.
11. PLUMBING SHALL BE SUFFICIENT TO EXCEED THE DESIGN HEAVY LOADS. PLUMBING SHALL BE SUFFICIENT TO EXCEED THE DESIGN HEAVY LOADS. PLUMBING SHALL BE SUFFICIENT TO EXCEED THE DESIGN HEAVY LOADS.

NOTE THAT THIS LINE DOES NOT NECESSARILY LIST THE ITEMS WHICH ARE THE PROPERTY OF THE STATE AND MAY BE REQUIRED FOR A COMPLETE INVENTORY. ALL THE RELATED ITEMS ARE SUBJECT TO LOCAL JURISDICTION APPROVAL.

1. THE COMPLETE FOUNDATION SYSTEM AND THE DOWN SYSTEM.
2. POWER, WATER AND GAS ACCESS TO THE BUILDING.
3. THE POWER AND GAS DISTRIBUTION.
4. DOWNING PATTERN, BUILDING CHANGE, CLEANWATER, AND HIGH-UP IN PLUMBING SYSTEM.
5. ELECTRICAL, SERVICE HOODS (INCLUDING PROTECTORS) TO THE BUILDING.
6. SHOWN SOUTHERN.
7. OFFICE AND DOWN SOUTHERN (NOT REQUIRED).
8. FURNACE AND EXHAUSTION.
9. FRI. HIGH-TEMP. (INCLUDING EXHAUSTION).

IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF CERTIFICATION, THESE BUILDING PLANS OR PORT COPIES OF THESE PLANS SHALL BE SUBMITTED TO THE FLORIDA DEPARTMENT OF CERTIFICATION, SUPPORT AND THE DOWN SPREADS, BEAMS AND SPECIALIZED, THE ARCHITECTS / ENGINEERS OF BUILDING PLANS SHOULD BE CONTACTED TO OBTAIN APPROVED FOUNDATION PLANS, IF FOUNDATION PLANS ARE DEVELOPED BY OTHERS, THE ARCHITECTS / ENGINEERS OF BUILDING PLANS SHALL NOT BE HELD RESPONSIBLE FOR THE PERFORMANCE OF THE FOUNDATION DESIGN. THE ARCHITECTS / ENGINEERS OF BUILDING PLANS SHALL BE RESPONSIBLE FOR THE DESIGN, COMPONENTS AND SECTIONS OF BUILDING PLANS.

DRAWING INDEX	
1 OF 3	COVER SHEET
2 OF 3	FLOOR PLAN
3 OF 3	CROSS SECTION
1 OF 1	FOUND. PLAN

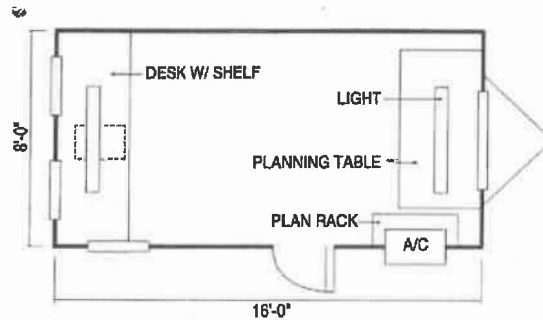
Allied Trailers

8' Wide Trailers

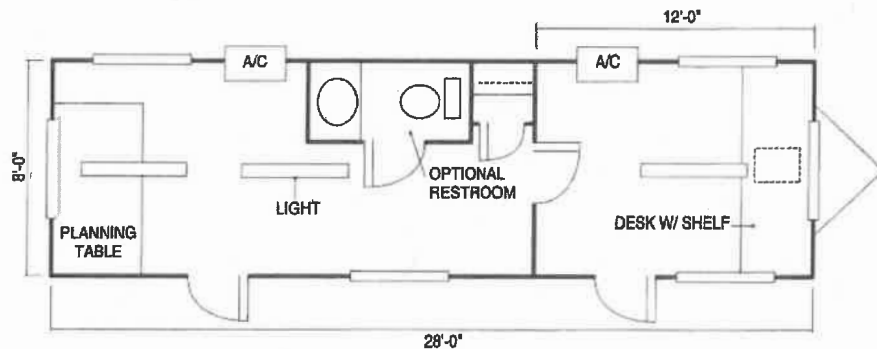
1-800-532-5400

Call now for special pricing and immediate delivery.

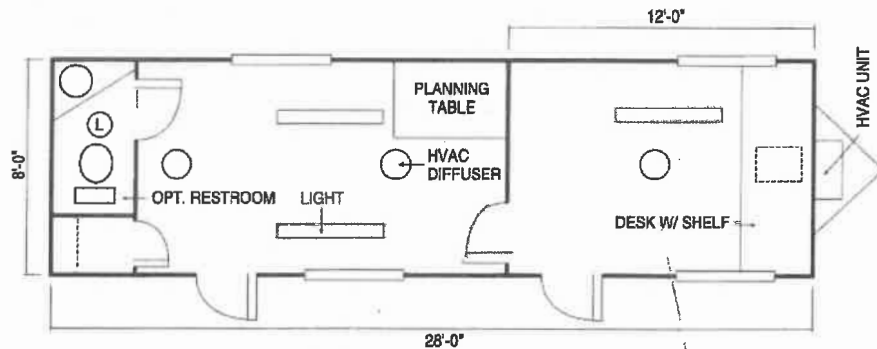
AM-820
Office Trailer



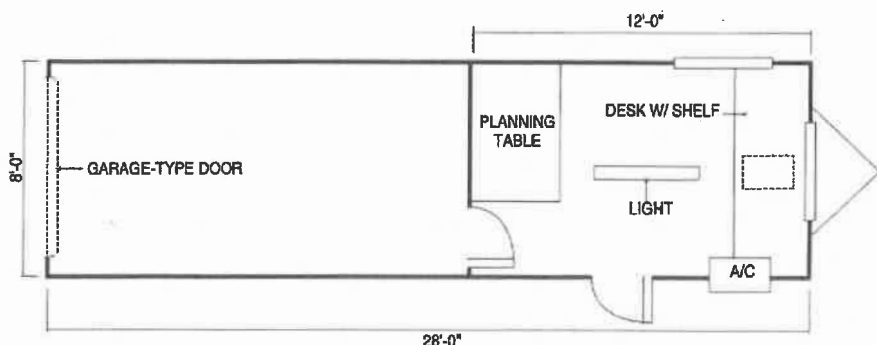
AM-832
Office Trailer



AM-832C
Office Trailer



AM-3212X
Office Trailer



Floorplans subject to change without notice.

Washington DC 301-470-1444 • Virginia 703-361-2111 • Baltimore 410-792-2320

HEADQUARTERS • SAVAGE, MARYLAND BRANDYWINE, MD CAMBRIDGE, MD WHITE MARSH, MD HAMPTON, VA MANASSAS, VA ORLANDO, FL POMPAHO BEACH, FL WEST PALM BEACH, FL RALEIGH, NC