

Docket Item #3  
BZA #2021-00006  
Board of Zoning Appeals  
June 14, 2021

**ADDRESS:** 2706 HOLLY STREET  
**ZONE:** R-8/RESIDENTIAL SINGLE-FAMILY  
**APPLICANT:** RUSSELL A. METZLER AND CYNTHIA M. MARTINEZ

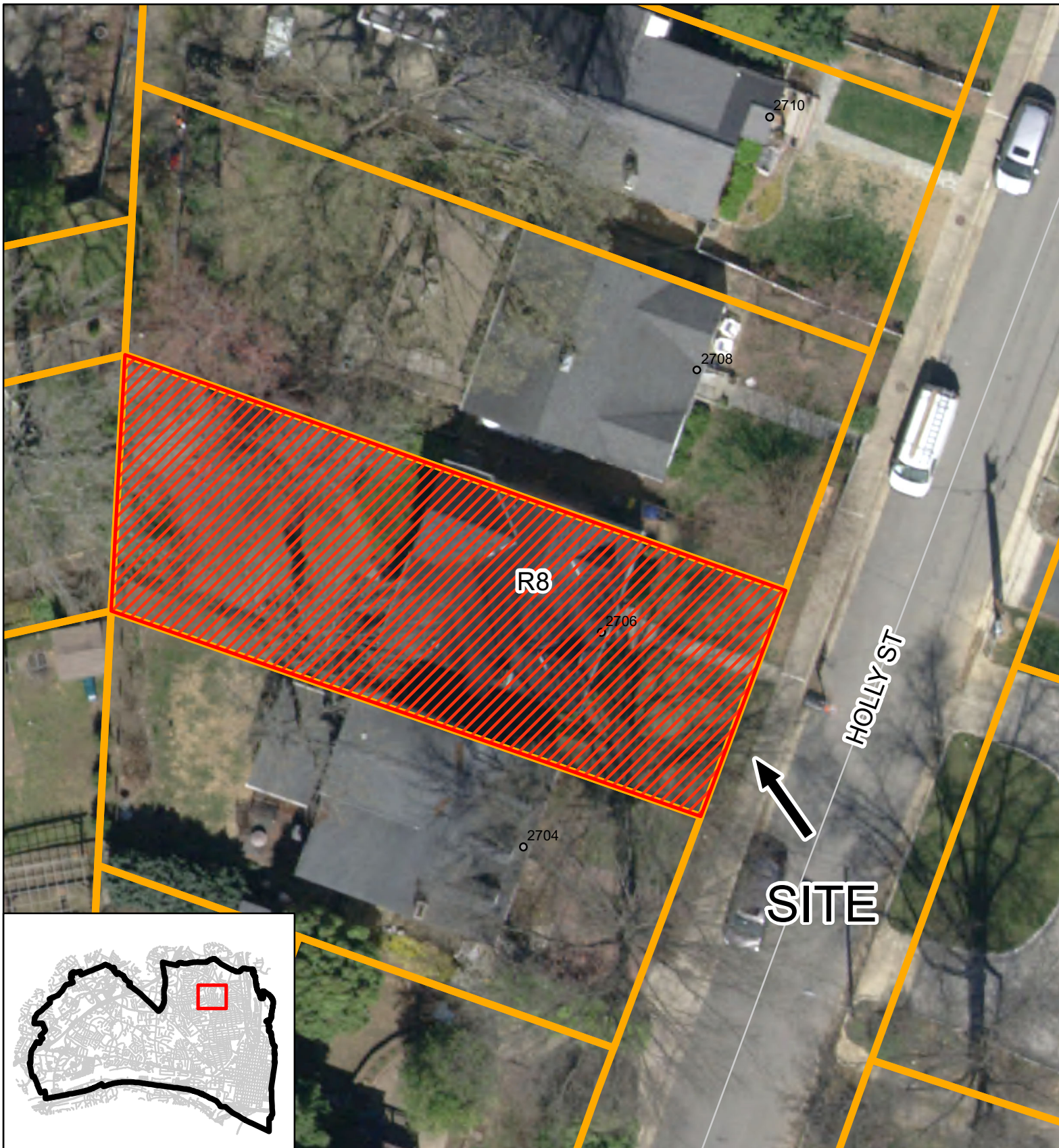
**ISSUE:** Special exception to construct a second-story addition in the required side yard.

=====				
CODE SECTION	SUBJECT	CODE REQUIREMENT	APPLICANT PROPOSES	REQUESTED EXCEPTION
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3-306(A)(2)	Side Yard*	12.20 feet	5.40 feet	6.80 feet

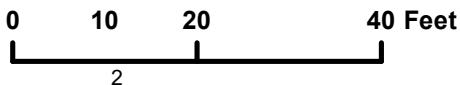
Based on a building height of 24.40 feet measured from average existing grade to the midpoint of the roof facing the north side yard.

Staff **recommends approval** of the request subject to compliance with all applicable code requirements, ordinances and recommended conditions found in the department comments.

The applicants must submit certification of building height and floor area ratio from a licensed architect or engineer prior to the final inspection. The special exception must also be recorded with the deed of the property in the City’s Land Records Office prior to the release of the building permit.



**BZA #2021-00006**  
**2706 Holly Street**





**I. Issue**

The applicants, Russell A. Metzler and Cynthia M. Martinez, propose to construct a second-story addition to their existing dwelling located at 2706 Holly Street. The proposed addition would be located within the required north side yard. The applicants request a special exception to construct the proposed addition in the required side yard.

**II. Background**

The subject property is a substandard, lot of record with 40.00 feet of frontage along Holly Street and a lot size of 4,261 square feet. As such, it complies with the R-8 zone's minimum lot frontage but not lot size nor width requirements. Predominately single-family dwellings surround the subject property.



*Figure 1 - Subject Property*

A single-family dwelling occupies the subject property. City Real Estate records indicate the one-and-a-half story dwelling was constructed in 1937. It provides 4.30 and 5.40-foot south and north side yards, respectively, and 25.30 and 43.00-foot front and rear yards, respectively. With the proposed addition, the dwelling would contain 1,393 square feet of floor area.

The following table provides a breakdown of all applicable zoning regulations as they pertain to the proposal:

<b>R-8 Zone</b>	<b>Required/Permitted</b>	<b>Existing</b>	<b>Proposed</b>
<b>Lot Area</b>	8,000 Sq. Ft.	4,261 Sq. Ft.	No change
<b>Lot Width</b>	65.00 Ft.	40.00 Ft.	No change
<b>Lot Frontage</b>	40.00 Ft.	40.00 Ft.	No change
<b>Front Yard</b>	25.20 Ft. (minimum)	25.30 Ft.	No change
<b>Side Yard (North)</b>	12.20 Ft. 1:2 height-to-setback ratio	5.40 Ft.	No change
<b>Side Yard (South)</b>	10.60 Ft. 1:2 height-to-setback ratio	4.30 Ft.	No change
<b>Rear Yard</b>	24.30 Ft. 1:1 height-to-setback ratio	43.00 Ft.	No change
<b>Height</b>	30.00 Ft.	20.80 Ft.	24.60 Ft.
<b>Net Floor Area</b>	1,491 Sq. Ft. 0.35 FAR	1,198 Sq. Ft.	1,393 Sq. Ft. 0.33 FAR

### **III. Description**

The applicants propose to construct a second-story addition at the northwest corner of the existing dwelling. The addition would replace existing attic space above the first floor and would measure 24.60 feet in height from average pre-construction grade. The addition would allow for a reconfigured second-story floorplan with two additional bedrooms and a bathroom. The addition would measure 13.00 by 15.00 feet with a total square footage of 195 square feet. At 24.40 feet in height as measured from average pre-construction grade along the dwelling's north side-facing elevation, a 12.20-foot side yard would be required based on the R-8 zone's 1:2 height-to-setback ratio. The addition would not extend beyond the dwelling's north-facing side building wall. This wall currently provides a side yard of 5.40 feet. As such, the addition would require a special exception of 6.80 feet.

The proposal would comply with all other zoning regulations and there have been no variances or special exceptions previously granted for the subject property.

### **IV. Noncomplying Structure/Substandard Lot**

The existing lot is substandard and the existing dwelling is a noncomplying structure with respect to the following:

	<u><b>Required</b></u>	<u><b>Provided</b></u>	<u><b>Noncompliance</b></u>
Side Yard (South)	10.60 Ft.	4.30 Ft.	6.30 Ft.
Side Yard (North)	10.30 Ft.	5.40 Ft.	4.90 Ft.
Lot Size	8,000 Sq. Ft.	4,261 Sq. Ft.	3,739 Sq. Ft.
Lot Width	65.00 Ft.	40.00 Ft.	25.00 Ft.

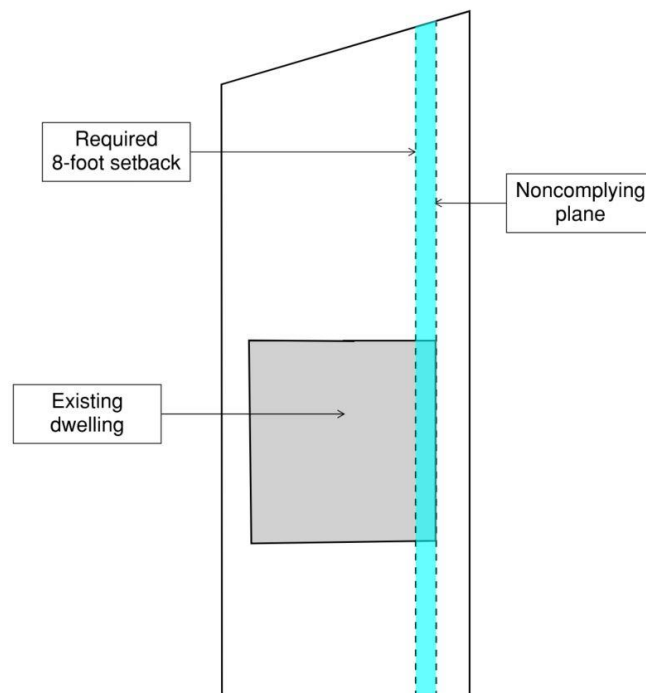
**V. Master Plan/Zoning**

The subject property has been zoned R-8/Residential Single-Family since adoption of the Third Revised Zoning Map in 1951. The Potomac West Small Area Plan identifies the property for residential land use.

**VI. Requested Special Exception**

3-306(A)(2) Side yard (North)

Zoning Ordinance section 3-306(A)(2) requires a side yard based on a 1:2 height-to-setback ratio with a minimum depth of eight feet. Figure two, below, shows the existing dwelling's established noncomplying plane as it relates to the required north side yard. Any construction along one plane within the area shaded in blue would require a special exception from the side yard requirement.



*Figure 2 – Special Exception Diagram*

Because the proposed addition would increase the height of the existing dwelling from 21.20 to 24.40 feet within the required side yard along the existing noncomplying building wall, special exception approval is required. Based on the 1:2 setback ratio, the proposed addition height of 24.40 feet would require a setback of 12.20 feet. The applicants request a special exception of 6.80 feet to construct the proposed addition 5.40 feet from the north side property line.

## **VII. Special Exception Standards**

Per Zoning Ordinance section 11-1304, the Board of Zoning Appeals “must find that the strict application of the ordinance creates an unreasonable burden on the use and enjoyment of the property which outweighs the material zoning purpose for which the specific provision of the ordinance at issue was designed.” Section 11-1304 also states that the Board of Zoning Appeals “shall consider and weigh the following issues, as applicable:”

- 1) Whether approval of the special exception will be detrimental to the public welfare, to the neighborhood or to the adjacent properties.

**The proposed addition would be located in-line with the dwelling’s existing north-facing building wall and there would be no increase to the dwelling’s footprint. The proposed addition would modestly increase the height on the north elevation from 21.20 to 24.40 feet. Because the existing dwelling’s north-facing building wall is already 4.90 feet out of compliance, the proposal would represent an increase in noncompliance of 1.90 feet. Because of these modest increases in height and noncompliance, staff finds that approval of the request would not be detrimental to the public welfare, neighborhood or adjacent properties.**

- 2) Whether approval of the special exception will impair an adequate supply of light and air to the adjacent property, or cause or substantially increase traffic congestion or increase the danger of fire or the spread of fire or endanger the public safety.

**Approval of the special exception would not impact light and air supply to adjacent properties, cause or substantially increase traffic congestion or increase fire risks due to the proposed addition’s modest increase in height and location along the dwelling’s existing north-facing noncomplying building wall.**

- 3) Whether approval of the special exception will alter the essential character of the area or zone.

**Again, because the proposal represents modest changes in height and noncompliance, it would not alter the essential character of the area or zone. The proposed addition would be located at the dwelling’s rear and would be**

**minimally visible from the street. A similar special exception request was also approved at the neighboring property (2704 Holly Street) in 2007.**

- 4) Whether the proposal will be compatible with the development in the surrounding neighborhood.

**Because of the addition's modest height increase and location at the rear of the dwelling, it would not affect the existing dwelling's compatibility with development in the surrounding neighborhood. Further, several other dwellings along Holly Street and the surrounding neighborhood, have second-story additions similar to the applicants' proposal.**

- 5) Whether the proposed development represents the only reasonable means and location on the lot to accommodate the proposed structure given the natural constraints of the lot or the existing development of the lot.

**The only other feasible location for the proposed addition would be on the dwelling's south elevation. Due to the narrowness of the subject property and location of the existing dwelling, the south side yard is just 4.30 feet in depth. The south side yard is shallower than the north side yard. As such, an addition located on this side of the dwelling would be marginally more impactful than the applicants' current proposal. An addition to the rear of the dwelling that would expand its footprint would not be feasible due to the subject property's topography, which slopes steeply from front to back. The proposed development would represent the only reasonable means and location on the lot.**

## **VIII. Staff Conclusion**

### Neighborhood Impact

The modest increase in height of the applicant's proposal would be minimally visible to surrounding properties. It would have no impact to the neighborhood.

### Light and Air

Based on the height, size and location of the proposed addition, staff finds that it would have minimal effect on light and air supply to adjacent properties.

### Lot Constraints

Due to the subject property's narrowness and size, substandard for the R-8 zone, the applicants' proposal would represent the least impactful and most reasonable location for an addition.

As outlined above, staff **recommends approval** of the request subject to compliance with all applicable codes, ordinances and recommended conditions found in the departmental comments of this report.

Staff

Sam Shelby, Urban Planner, [sam.shelby@alexandriava.gov](mailto:sam.shelby@alexandriava.gov)

Mary Christesen, Zoning Manager, [mary.christesen@alexandriava.gov](mailto:mary.christesen@alexandriava.gov)

Tony LaColla, Land Use Division Chief, [anthony.lacolla@alexandriava.gov](mailto:anthony.lacolla@alexandriava.gov)



### DEPARTMENTAL COMMENTS

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

\* The applicant is advised that if the special exception and/or variance is/are approved the following additional comments apply.

#### Transportation and Environmental Services:

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- 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)

#### Code Administration:

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

Recreation (City Arborist):

F-1 No comments.

Historic Alexandria (Archaeology):

F-1 No archaeological oversight will be necessary for this undertaking.

Other requirements brought the applicant's attention if the Board approves the request:

C-1 The special exception must be recorded with the property's deed in the City's Land Records Office prior to the release of the building permit.

**APPLICATION  
BOARD OF ZONING APPEALS****SPECIAL EXCEPTION FOR ADDITIONS**

Section of zoning ordinance from which request for special exception is made:  
Sec. 3-300 - R-8/Single-family zone. 3-306 - Bulk and open space regulations.

**PART A**

1. Applicant: ☒ Owner ☐ Contract Purchaser ☐ Agent

Name Russell A. Metzler and Cynthia M. Martinez

Address 2706 Holly Street, Alexandria, VA 22305

Daytime Phone 703.856.5575

Email Address russ.metzler@gmail.com

2. Property Location 2706 Holly St, Alexandria, VA 22305

3. Assessment Map # 024.03-02-06 Block 12 Lot 12 Zone R-8

4. Legal Property Owner Name Russell A. Metzler and Cynthia M. Martinez

Address 2706 Holly St, Alexandria, VA 22305

# OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

	Name	Address	Percent of Ownership
1.	Russell A. Metzler	2706 Holly St, Alexandria, VA 22305	50%
2.	Cynthia M. Martinez	2706 Holly St, Alexandria, VA 22305	50%
3.			

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 2706 Holly St, Alexandria, VA 22305 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

	Name	Address	Percent of Ownership
1.	Russell A. Metzler	2706 Holly St, Alexandria, VA 22305	50%
2.	Cynthia M. Martinez	2706 Holly St Alexandria, VA 22305	50%
3.			

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

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

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

16 APR 2021

Russell A Metzler / Cynthia M. Martinez

Date

Printed Name

Signature

*[Handwritten signatures of Russell A. Metzler and Cynthia M. Martinez]*



**5. Describe request briefly:**

This property is zoned R-8, which requires an eight-foot side yard. The existing house provides a 5.4-foot north side yard. Our proposal increases the height of the house within the required eight-foot side yard, we request a special exception from the Board of Zoning Appeals (BZA).

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

☐ Yes — Provide proof of current City business license.

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

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

**APPLICANT OR AUTHORIZED AGENT:**

Russell A Metzler / Cynthia M. Martinez  
Print Name

614-753-0971 / 703-856-5575  
Telephone

[Signature]  
Signature

4/27/2021  
Date

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

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

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

**APPLICANT MUST EXPLAIN THE FOLLOWING:**

(Please use additional pages where necessary.)

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

The additional 4 feet of height in the current attic brings the entire second floor roof line to the same existing level and provides the necessary space to add an additional bedroom on the second floor. The bedroom is drawn as 11' 8". Without the additional 4', the bedroom would only be 7' - 8' wide.

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

There is no harm to adjoining properties with this special exception. The addition is over the existing first floor.

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

There is minimal impact to light and airflow to the north side neighbor as a result of the additional four feet of height based on the existing second floor roof line. The neighbors support the bump up and providing letters of support.



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

Other homes in the neighborhood have increased the height of the previous attic roof line for the same purpose. The raised roof line provides the additional ceiling height required for a to-code three bedroom and two bath home, which is common in our neighborhood.

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

There are three adjacent properties to ours that have increased the height of the previous roof line for the same purpose.

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

The increase in attic roof line height is the only reasonable course of action to provide for the ceiling height to accommodate a second bedroom on the second floor of the home. The other option would be to extend the footprint of the original structure, which would also violate the R-8 zoning restrictions, as well as violate the FAR requirements for the lot.

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

We have shared the plans with affected property owners.



# Department of Planning and Zoning

## Floor Area Ratio and Open Space Calculations for

### Single and Two-Family Residential Outside Historic Districts

A

#### A. Property Information

A1. 2706 Holly Street  R-8    
 Street Address Zone

A2. 4,261.00  x 0.35  = 1,491.35   
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

#### B. Existing Gross Floor Area

Existing Gross Area		Allowable Exclusions**		
Basement	<input type="text"/>	Basement**	<input type="text"/>	B1. 0.00 <input type="text"/> Sq. Ft.
First Floor	<input type="text"/>	Stairways**	<input type="text"/>	Existing Gross Floor Area*
Second Floor	<input type="text"/>	Mechanical**	<input type="text"/>	B2. 0.00 <input type="text"/> Sq. Ft.
Third Floor	<input type="text"/>	Attic less than 7'***	<input type="text"/>	Allowable Floor Exclusions**
Attic	<input type="text"/>	Porches**	<input type="text"/>	B3. 0.00 <input type="text"/> Sq. Ft.
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	Existing Floor Area Minus Exclusions
Balcony/Deck	<input type="text"/>	Garage**	<input type="text"/>	(subtract B2 from B1)
Garage	<input type="text"/>	Other***	<input type="text"/>	Comments for Existing Gross Floor Area
Other***	<input type="text"/>	Other***	<input type="text"/>	
B1. <b>Total Gross</b> 0.00 <input type="text"/> B2. <b>Total Exclusions</b> 0.00 <input type="text"/>				

#### C. Proposed Gross Floor Area

Proposed Gross Area		Allowable Exclusions**		
Basement	875.00 <input type="text"/>	Basement**	875.00 <input type="text"/>	C1. 2,740.00 <input type="text"/> Sq. Ft.
First Floor	990.00 <input type="text"/>	Stairways**	118.00 <input type="text"/>	Proposed Gross Floor Area*
Second Floor	875.00 <input type="text"/>	Mechanical**	16.00 <input type="text"/>	C2. 1,347.00 <input type="text"/> Sq. Ft.
Third Floor	<input type="text"/>	Attic less than 7'***	338.00 <input type="text"/>	Allowable Floor Exclusions**
Attic	<input type="text"/>	Porches**	<input type="text"/>	C3. 1,393.00 <input type="text"/> Sq. Ft.
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	Proposed Floor Area Minus Exclusions
Balcony/Deck	<input type="text"/>	Garage**	<input type="text"/>	(subtract C2 from C1)
Garage	<input type="text"/>	Other***	<input type="text"/>	Notes
Other***	<input type="text"/>	Other***	<input type="text"/>	
C1. <b>Total Gross</b> 2,740.00 <input type="text"/> C2. <b>Total Exclusions</b> 1,347.00 <input type="text"/>				

#### D. Total Floor Area

D1. 1,393.00  Sq. Ft.  
 Total Floor Area (add B3 and C3)

D2. 1,491.35  Sq. Ft.  
 Total Floor Area Allowed by Zone (A2)

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

E1.  Sq. Ft.  
 Existing Open Space

E2.  Sq. Ft.  
 Required Open Space

E3.  Sq. Ft.  
 Proposed Open Space

#### Notes

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

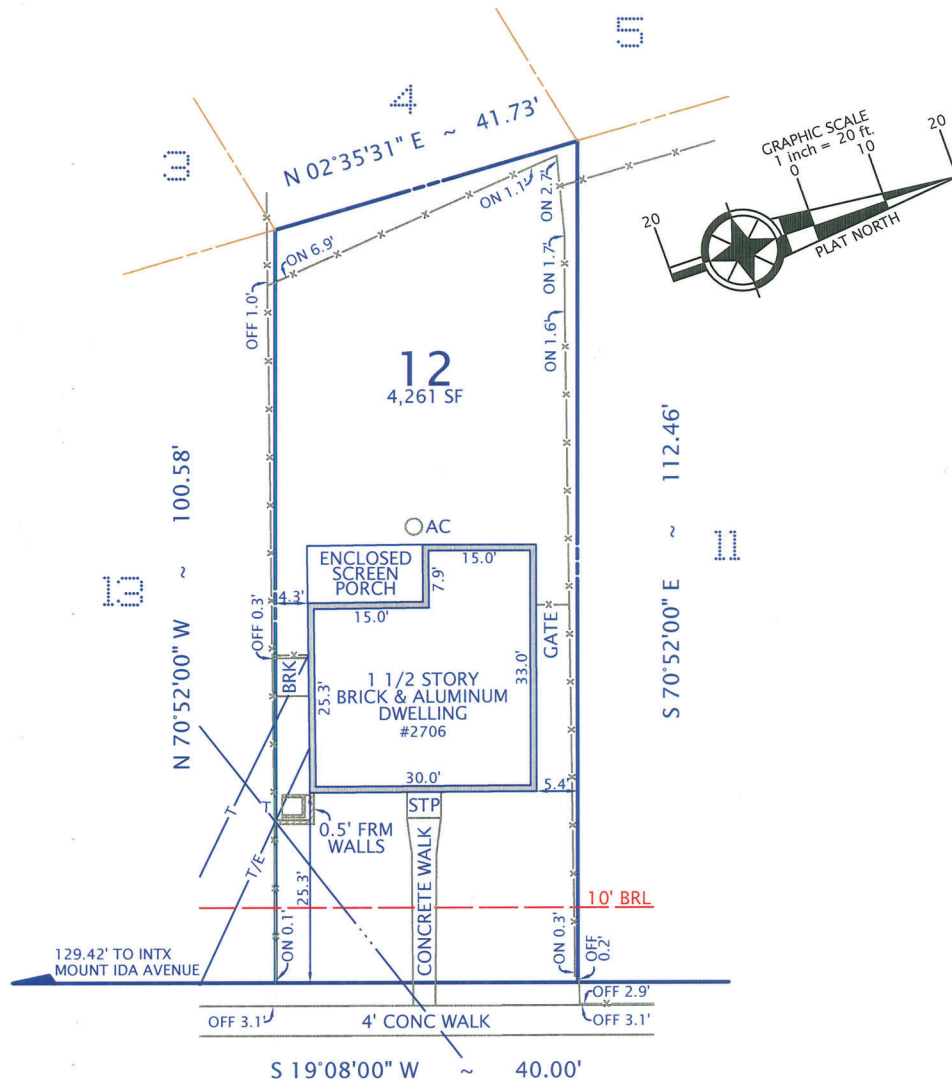
\*\* Refer to the Zoning Ordinance (Section 2-145(A)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

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

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

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

NOTES: 1. FENCES ARE CHAIN LINK UNLESS NOTED.



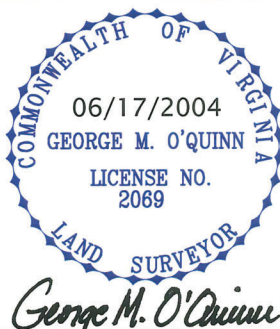
**HOLLY STREET**  
40' WIDE

PLAT  
SHOWING HOUSE LOCATION ON  
LOT 12, BLOCK 12  
GROVES SUBDIVISION OF  
**MOUNT IDA**  
(DEED BOOK 125, PAGE 178)  
**CITY OF ALEXANDRIA, VIRGINIA**

SCALE: 1" = 20' JUNE 17, 2004

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.  
A TITLE REPORT WAS NOT FURNISHED.  
NO CORNER MARKERS SET.



CASE NAME:

SCHMIDT ~ METZLER/MARTINEZ  
MONUMENT TITLE COMPANY, INC.

**DOMINION SURVEYORS, INC.**

8808-H PEAR TREE VILLAGE COURT  
ALEXANDRIA, VIRGINIA 22309  
703-619-6555  
FAX 703-799-6412





*Figure 1. 2706 Holly St view of attic from backyard (west side of lot)*



*Figure 22706 Holly St view of north side yard.*





*Figure 32706 Holly Street view of attic to be expanded from north side neighbor.*



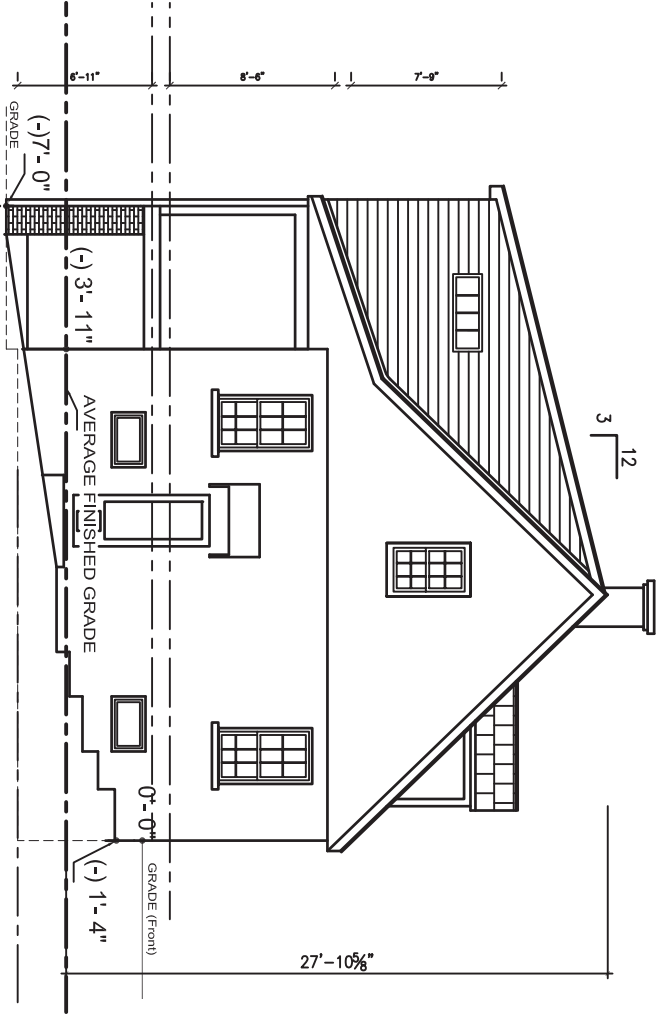


*Figure 4 2706 Holly St view of attic to be expanded from north side neighbor showing similar expansion in neighborhood*





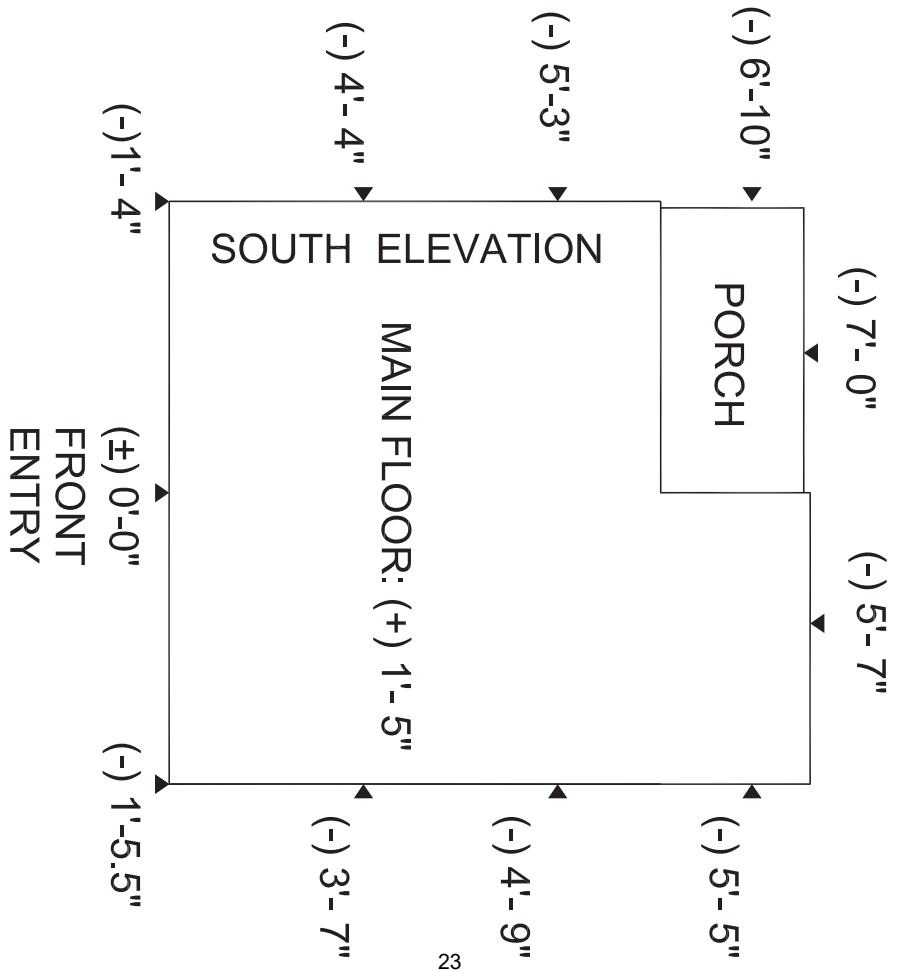
*Figure 5 2706 Holly St view of attic to be expanded from north side neighbor back yard*



AVERAGE FINISHED  
GRADE (-) 3'-11"

2706 Holly St.  
Alexandria, VA

3.19.21

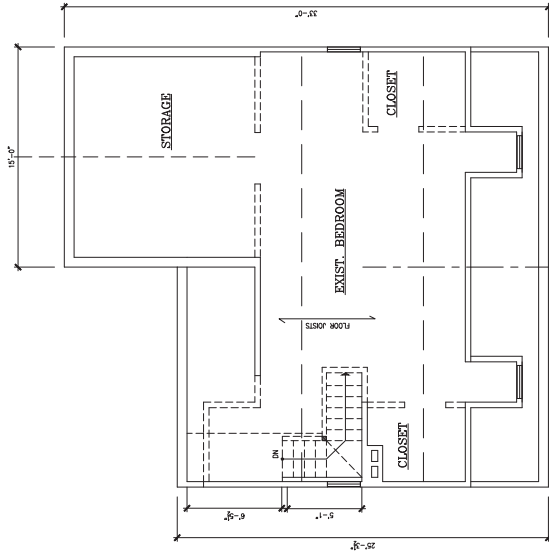


Average preconstruction grade and average finished grade are the same

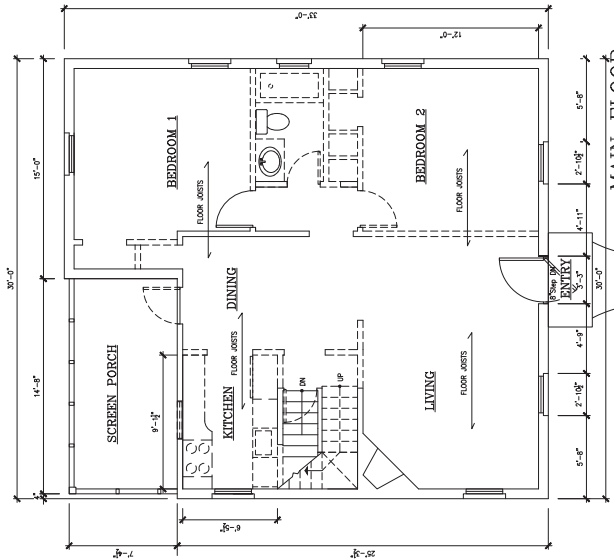




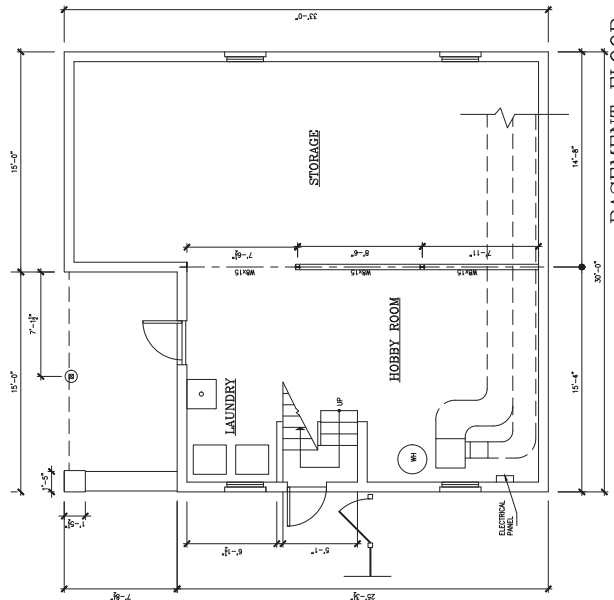
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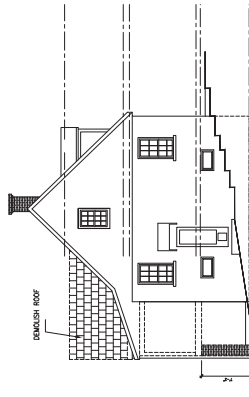
2-nd FLOOR  
SCALE:  $\frac{1}{4}''=1'-0''$



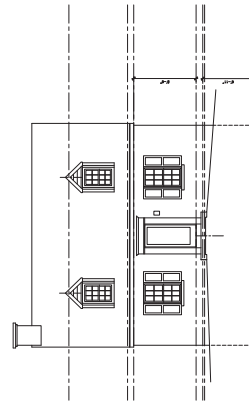
MAIN FLOOR  
SCALE:  $\frac{1}{4}$ " = 1' - 0"



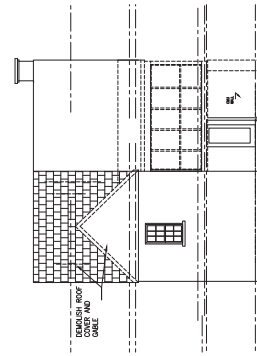
BASEMENT FLOOR  
SCALE:  $\frac{1}{4}" = 1' - 0"$



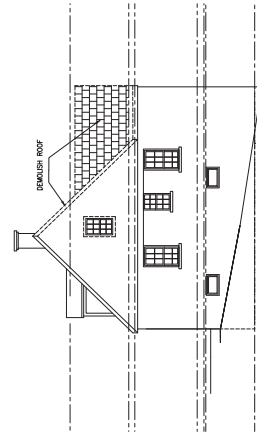
South Elevation



### Front Elevation







Rear Elevation



North Elevation



## WALL | EGFEND

- |   |   |
|---|---|
|  | EXISTING WALL TO REMAIN                 |
|  | NEW WALL                                |
|  | ACOUSTIC PARTITION<br>SEE SPECIFICATION |
|  | EXIST. TO BE DEMOLISHED                 |







NO.	DATE	BY	REVISION
1			
2			
3			
4			
5			

STRUCTURAL ENGINEER:  
 GEORGE C. GERBER, P.E.  
 1309 BROADVIEW COURT,  
 McLENNAN, VA 22101  
 703-442-0309  
 g-consulting@comcast.net

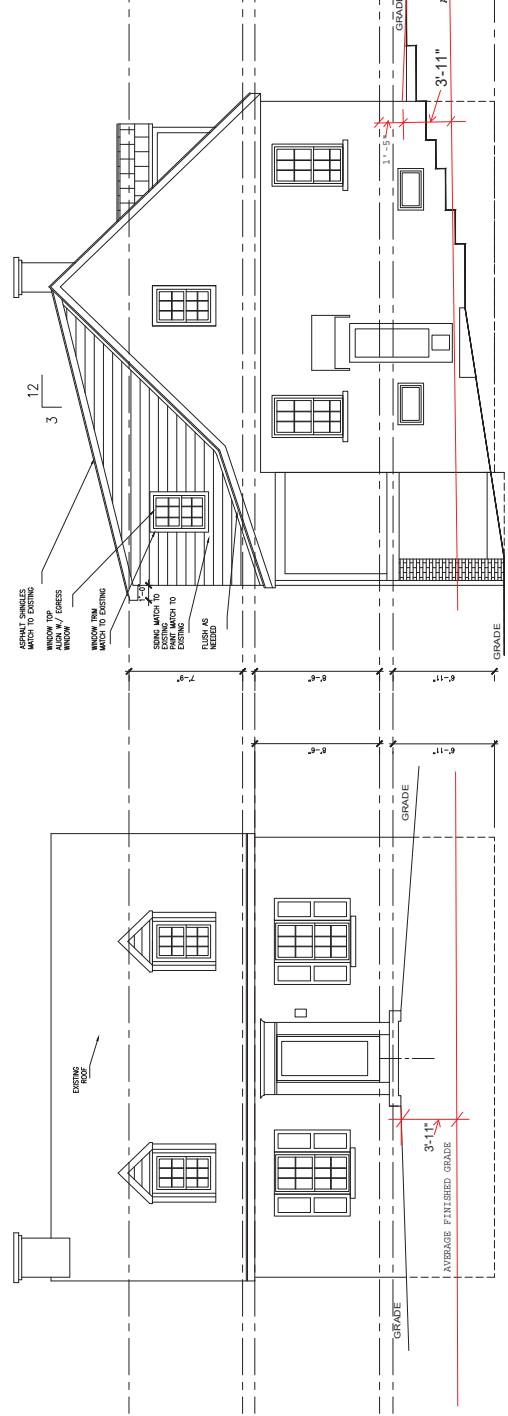
OWNER:  
 MARTINEZ-METZLER  
 RESIDENCE  
 2706 HOLLY ST.  
 ALEXANDRIA, VA 22305



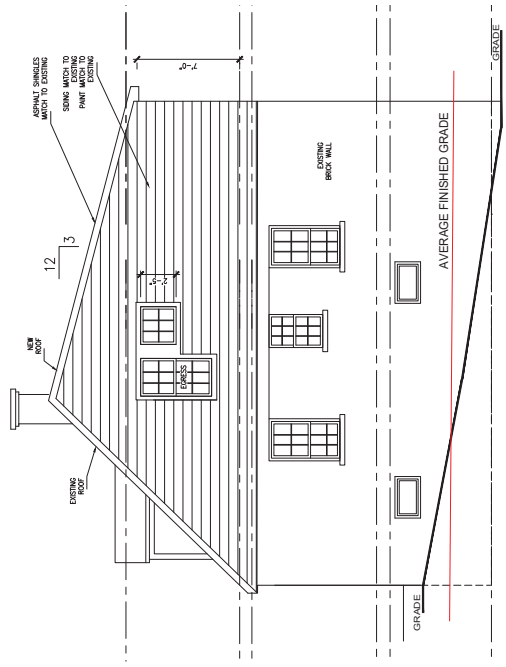
DRAWN BY: VICTORIA FELDMAN  
 JOB NO.  
 DATE: 1.20.2021  
 DRAWING NO.: A-3  
 SHEET 5 OF 9

DRAWING TITLE:  
 ELEVATIONS

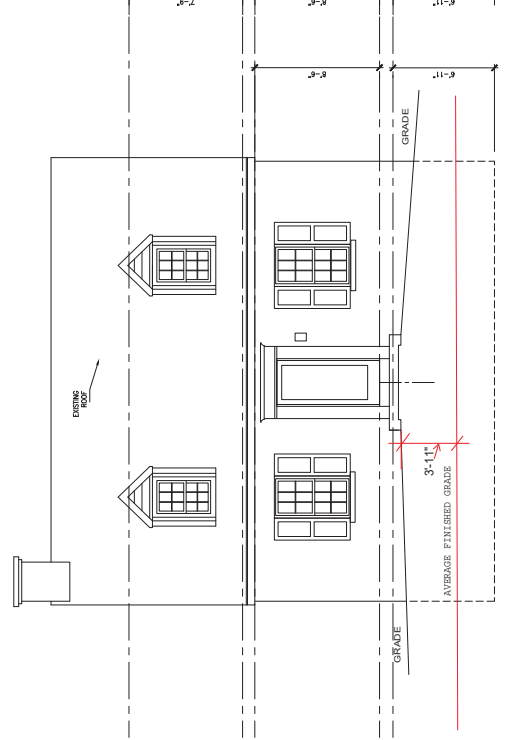
REVISED:  
 DATE: 2.12.2012  
 BY: V. Feldman  
 REVISION:  
 AVERAGE FINISHED  
 GRADE



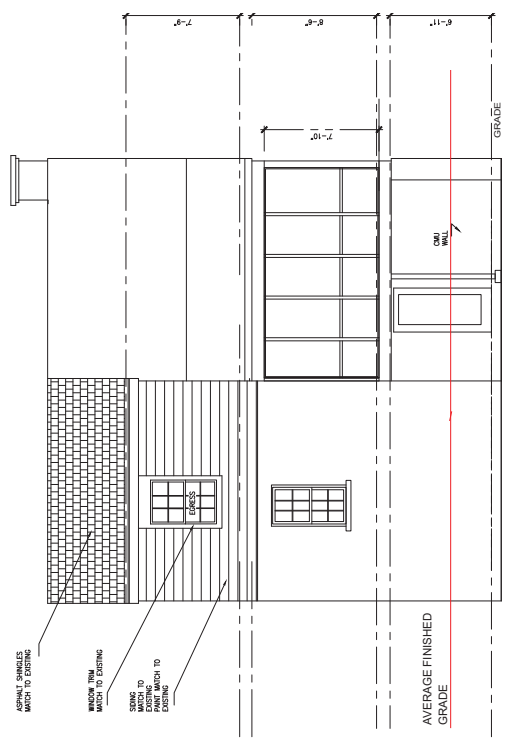
SOUTH ELEVATION  
 SCALE: 1/4" = 1'-0"



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



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



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

ROOF VENTILATION VENTED ATTIC  
 VENTILATION OPENINGS MUST BE  
 COVERED WITH CORROSION RESISTANT  
 WIRE MESH WITH 1/16" - 1/4"  
 OPENINGS.  
 TOTAL NET FREE VENTILATION AREA  
 MUST BE AT LEAST 1/150 OF AREA  
 OF THE SPACE.  
 ATTIC VENTILATION CALCULATOR:  
 WWW.BRANCOM.COM/TOOL-LANDINGPAGE/  
 ATTIC-VENTILATION-CALCULATOR

NOTE:  
 ROOF SHEATHING:  
 USE 1/2" PLYWOOD WITH  
 1/2" MIN. GAPS BETWEEN JOISTS OR  
 ADVANCED 1/2" SHEATHING.  
 UNDERLAYMENT:  
 APPROVED ASPHALT-SATURATED  
 GUM RESIN FELT OR EQUIVALENT  
 UNDER SHINGLES. UNDERLAYMENT  
 MUST HAVE OVERLAPS AS FOLLOWS:  
 1. SLOPES OF AT LEAST 2:12 AND  
 LESS THAN 4:12 REQUIRE TWO  
 LAYERS WITH 19" OVERLAPS

NOTE:  
 DRIPE EDGE:  
 1. MIN. LAP OF 2 IN.  
 2. MIN. 0.25 IN. EXTENSION PAST  
 SHEATHING  
 3. MIN. 2 IN. EXTENSION ONTO ROOF  
 4. MAXIMUM 12 IN. SPACING OF  
 FASTENERS  
 5. AT EAVES

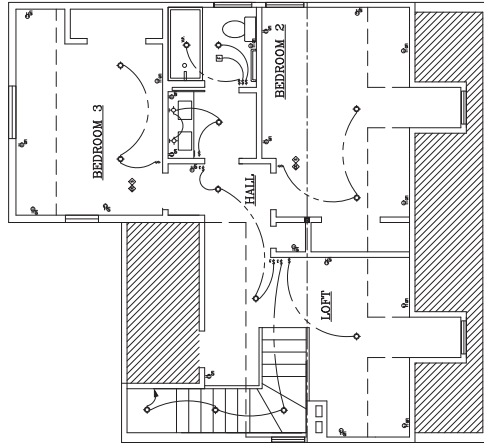
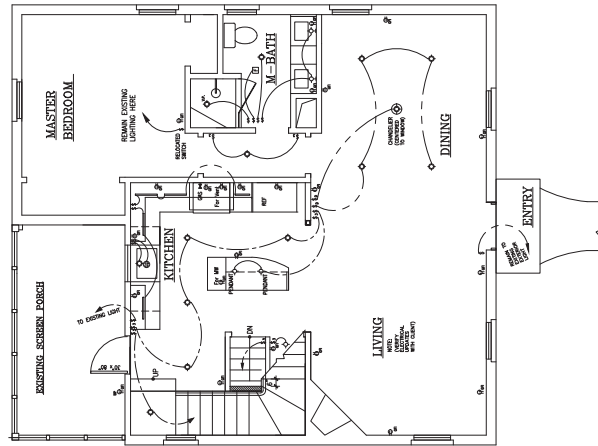
NOTE:  
 ALL FLASHING:  
 SHINGLES MUST BE CONTINUOUS  
 FLASHING TO BE AT LEAST 4" WIDE BY  
 4" HIGH. FLASHING AT LOWER END  
 MUST TURN OUT TO DIRECT WATER  
 AWAY FROM WALL.


NOTE:  
 ALL CEILING JOISTS AND RAFTERS  
 BRACING TO BEAR ON LOAD BEARING  
 WALLS DESIGNED TO CARRY THE LOAD  
 THROUGH ALL LEVELS





2nd FLOOR ELECTRICAL PLAN  
SCALE:  $\frac{1}{4}" = 1' - 0"$



DATE: 2.24.2021 DRAWING NO: A-5		JOB NO: ENG. TITLE: VICTORIA FELDMAN				OWNER: MARTINEZ - METZLER RESIDENCE 2706 Holly St. Alexandria, VA 22305		2nd Fl. Elect. PLAN MAIN Fl. Elect. PLAN		STRUCTURAL ENGINEER: GEORGE C. GORBER, P.E. 1009 Nicholson Court Arlington, VA 22201 e-mail: ggorber@comcast.net t-703-442-1009		1 2 3 4 5		NO. DATE BR. REVISION 1 2.24.21 2 2.24.21 3 2.24.21 4 2.24.21 5 2.24.21		VERIFICATION OF ALL MEASUREMENTS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH ANY WORK	
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