

ISSUE: Certificate of Appropriateness for an accessory structure

APPLICANT: Lisa Belasco

LOCATION: 100-Year-Old-Building
120 North Payne Street

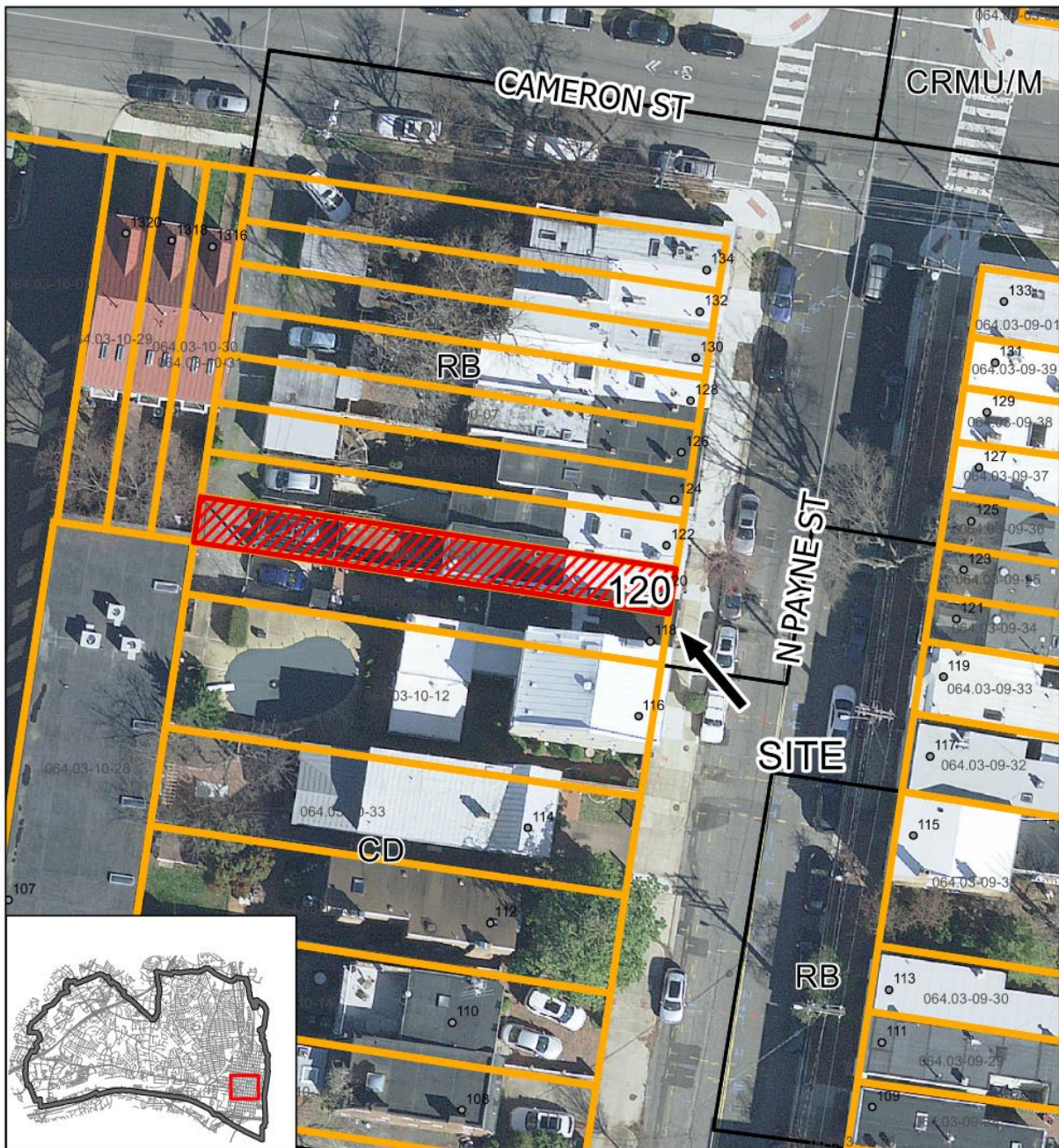
ZONE: RB/Residential Townhouse Zone

STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness for constructing an accessory structure as submitted.

GENERAL NOTES TO THE APPLICANT

1. **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.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of 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.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a 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.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any 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.



BAR #2021-00340
120 North Payne Street



0 15 30 60 Feet

I. APPLICANT'S PROPOSAL

The applicant requests a Certificate of Appropriateness to construct a carport, at 120 North Payne Street.

Certificate of Appropriateness

The project calls for the construction of an approximately 16'-5" D x 11'-0" W x 11'-0" H carport (197 square feet) at the rear of the subject property. The four-post with a standing seam metal roof accessory structure will be minimally visible from Cameron Street (Figure 1).

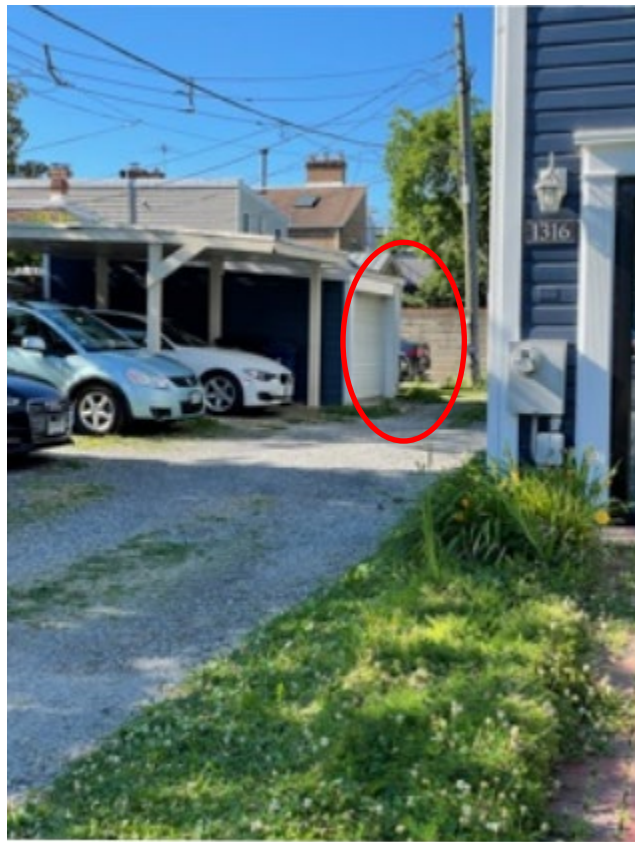


Figure 1 - Visibility from Cameron Street

Site context

The subject property is the second townhouse of nine row-houses in the south/north direction on the west side of the 100 Block of North Payne Street. There is a private alley running behind the property.

II. HISTORY

The vernacular townhouse with Italianate features was built in **1875**. The two-story, two-bay, painted brick rowhouse has a low slope shed roof that slopes to the rear, wood dentil cornice with a bracket at each end. The brick bonding varies from 6-9 courses between headers. 2/2 double-hung windows with shutters. Door and windows have wood lintels and sills.

A zoning note on the submitted property plat states that:

A garage existed on the property until it was destroyed by a natural catastrophe in 2007. Previous owner applied for a replacement of noncomplying structure. It was decided in 2020 by zoning manager (PHC2017-01321) that the current owner could replace as the previous garage was a legal noncomplying structure.

Previous BAR Approvals

BAR2016-00331 – Window repair (9/26/2016)

III. ANALYSIS

Certificate of Appropriateness

The Design Guidelines states that “Free-standing accessory structures should complement, not compete with, the architecture of the main building.” And “The materials of accessory structures should follow the historic usage of materials. For example, accessory structures were often constructed of simpler materials than the main building. The materials of accessory structures should not detract from the materials of the main building.”

The proposed detached carport, accessory structure, is of a simpler design and materials and will be minimally visible from a public way, therefore, staff has no objections to the project and recommends approval of the Certificate of Appropriateness as submitted.

STAFF

Marina Novaes, Historic Preservation Planner, Planning & Zoning

Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

- F-1 A previous garage existed on this property until it was destroyed by a natural catastrophe in 2007. The previous owner applied for a replacement of a noncomplying structure. It was decided in 2020 by the zoning manager that the current owner could build a new carport to replace the previous garage as the previous garage was a legal noncomplying structure.
- F-2 The open space in 2007 was 255 square feet. The proposed carport will not decrease open space below the open space that was present in 2007.
- F-3 The proposal will not increase FAR over what was present in 2007.
- F-1 The proposed carport complies with zoning.

Code Administration

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

Transportation and Environmental Services

No comments received.

Alexandria Archaeology

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

V. ATTACHMENTS

1 – Application Materials

2 – Supplemental Materials

BAR Case # _____

ADDRESS OF PROJECT: 120 N Payne St

DISTRICT: ☐ Old & Historic Alexandria ☐ Parker – Gray ☒ 100 Year Old Building
064.03-10-10

TAX MAP AND PARCEL: _____ 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: Lisa Belasco

Address: 120 N Payne St

City: Alexandria State: VA Zip: 22314

Phone: 202-422-6293 E-mail: lisabelasco@hotmail.com

Authorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☐ _____

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: Lisa Belasco

Address: 120 N Payne St

City: Alexandria State: VA Zip: 22314

Phone: 202-422-6293 E-mail: lisabelasco@hotmail.com

- ☐ Yes ☒ No Is there an historic preservation easement on this property?
☐ Yes ☐ No If yes, has the easement holder agreed to the proposed alterations?
☐ Yes ☒ No Is there a homeowner's association for this property?
☐ Yes ☐ 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.

NATURE OF PROPOSED WORK: *Please check all that apply*

- ☒ NEW CONSTRUCTION
- ☐ EXTERIOR ALTERATION: *Please check all that apply.*
- | | | | |
|--------------------------------------|---|---|-----------------------------------|
| <input type="checkbox"/> awning | <input type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment | <input type="checkbox"/> shutters |
| <input type="checkbox"/> doors | <input type="checkbox"/> windows | <input type="checkbox"/> siding | <input type="checkbox"/> shed |
| <input type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis | <input type="checkbox"/> painting unpainted masonry | |
| <input type="checkbox"/> other _____ | | | |
- ☐ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

Build carport per attached plans, with white posts and black roof.

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.

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.

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. 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.)
- ☒ *Will pay upon receipt of invoice*
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 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: Lisa BelascoPrinted Name: Lisa BelascoDate: 6-21-21

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 N/A Lisa Belasco	120 N. Payne St Alexandria VA	100% YB
2.		
3.		

6-25-21

2. **Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 120 N Payne St (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 N/A Lisa Belasco	120 N. Payne St Alexandria VA	100% YB
2.		
3.		

6-25-21

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 N/A		
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.

6-21-21
Date

Lisa Belasco
Printed Name

Lisa Belasco
Signature



Department of Planning and Zoning Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. 120 n payne Street Address RB Zone
A2. 1,512.00 Total Lot Area x 0.75 Floor Area Ratio Allowed by Zone = 1,134.00 Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement 0.00
First Floor 723.46
Second Floor 723.46
Third Floor
Attic
Porches
Balcony/Deck
Lavatory***
Other** 198.44

Allowable Exclusions**

Basement**
Stairways**
Mechanical**
Attic less than 7'***
Porches**
Balcony/Deck**
Lavatory***
Other**
Other** 198.44

B1. **Total Gross** 1,645.36 B2. **Total Exclusions** 198.44

B1. 1,645.36 Sq. Ft. Existing Gross Floor Area*
B2. 198.44 Sq. Ft. Allowable Floor Exclusions**
B3. 1,446.92 Sq. Ft. Existing Floor Area Minus Exclusions (subtract B2 from B1)

Comments for Existing Gross Floor Area

a garage existed on the property until it was destroyed by a natural catastrophe in 2007. Previous owner applied for a replacement of noncomplying structure. It was decided in 2020 by zoning manager that the current owner could replace as the previous garage was a legal noncomplying structure

C. Proposed Gross Floor Area

Proposed Gross Area

Basement
First Floor
Second Floor
Third Floor
Attic
Porches
Balcony/Deck
Lavatory***
Other 196.80

Allowable Exclusions**

Basement**
Stairways**
Mechanical**
Attic less than 7'***
Porches**
Balcony/Deck**
Lavatory***
Other**
Other** 196.80

C1. **Total Gross** 196.80 C2. **Total Exclusions** 196.80

C1. 196.80 Sq. Ft. Proposed Gross Floor Area*
C2. 196.80 Sq. Ft. Allowable Floor Exclusions**
C3. 0.00 Sq. Ft. Proposed Floor Area Minus Exclusions (subtract C2 from C1)

NOTE: open space is based on calculations of plat including the previous garage. Open space will not be decreased below what was present in 2007.

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.

D. Total Floor Area

D1. 1,446.92 Sq. Ft. Total Floor Area (add B3 and C3)
D2. 1,134.00 Sq. Ft. Total Floor Area Allowed by Zone (A2)

E. Open Space

E1. 255.00 Sq. Ft. Existing Open Space
E2. 255.00 Sq. Ft. Required Open Space
E3. 255.00 Sq. Ft. Proposed Open Space

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

Signature: Lisa Belasco form filled out by Maggie Cooper- P&Z planner and signed by applicant Date: 6-21-21

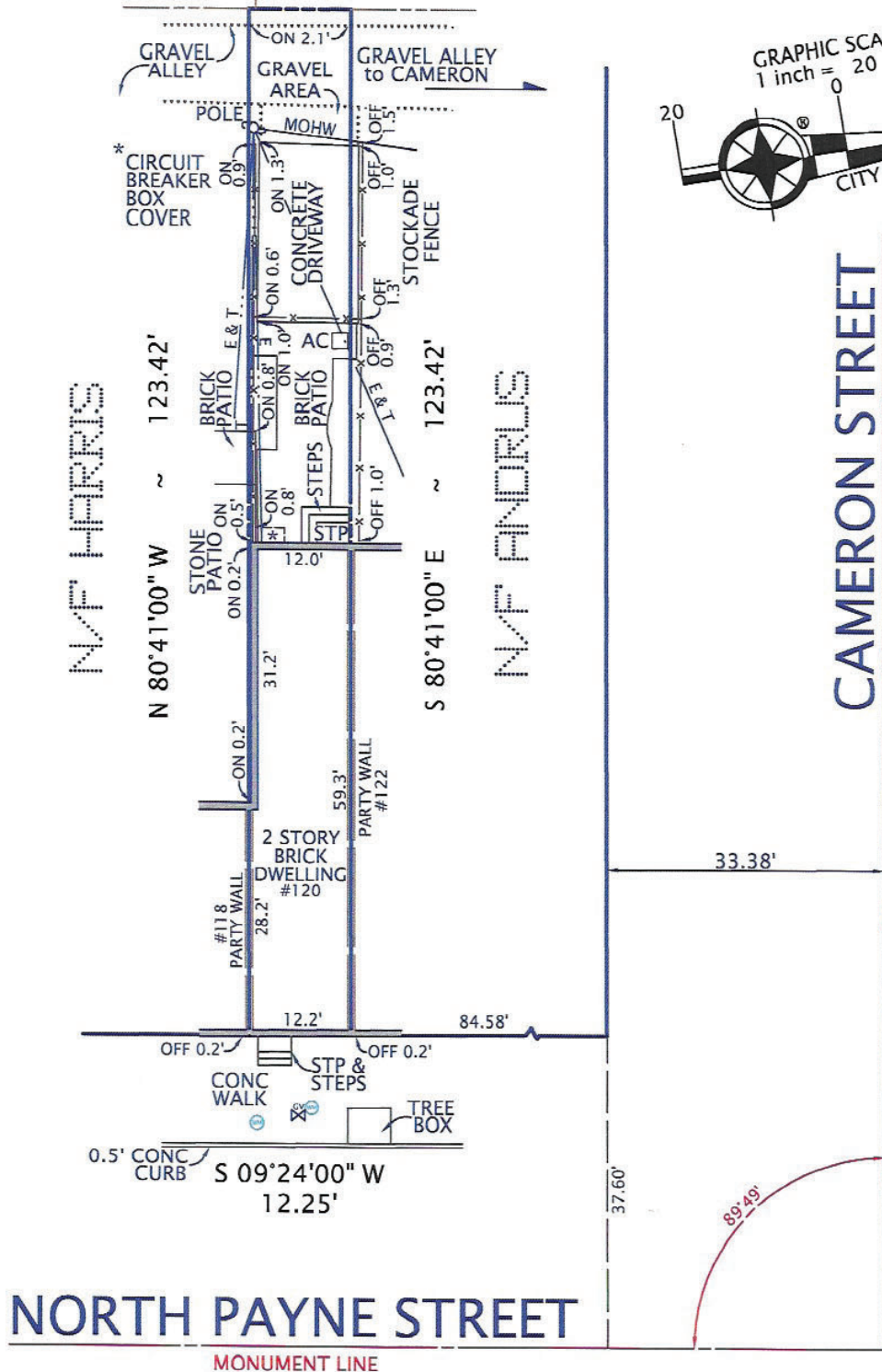


- NOTES: 1. FENCES ARE FRAME UNLESS NOTED.
2. LAND AREA = 1,512 SF (COMPUTED)

KLEYSTEBER

N 09°24'00" E
12.25'

C.T. AKRE JR. TR.



NORTH PAYNE STREET

MONUMENT LINE

PLAT
SHOWING HOUSE LOCATION ON
THE PROPERTY LOCATED AT
#120 NORTH PAYNE STREET

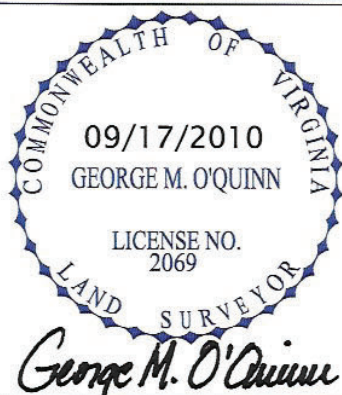
(INSTRUMENT #070024466)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' SEPTEMBER 17, 2010

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.



Ordered by:



The Settlement Group, Inc.
"Where Experience IS the Difference!"

5100 Leesburg Pike, Suite 301
Alexandria, Virginia 22302
703-933-3090



DOMINION

Surveyors
Inc.®

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

Belasco Carport

120 North Payne Street
Alexandria Virginia 22314



25554 Donegal Drive,
South Riding, VA
20152
Ph: 571-212-5909

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PARTY, WITHOUT FIRST OBTAINING THE
EXPRESS WRITTEN PERMISSION OF Elevate
Design Works, LLC.

Project Name

Belasco Carport
120 North Payne Street
Alexandria Virginia 22314

Builder:

Solid Construction
dba Solid Kitchen and Bath
303 Cameron St.
Alexandria VA 22314
703-299-4444
sales@solidkb.com

Engineer:

Rkc Engineering
8222 Crackling Fire Drive
Gainesville VA, 20155
703-753-9207
rob@rkceng.com

Designer:

Elevate Design Works, LLC.
25554 Donegal Drive
South Riding VA, 20152
571-212-5909
elevatedesignworks@gmail.com

Code:

City of Alexandria, Virginia

VRC 2015 Virginia Residential
Building Code

Use Group: R-5 Residential

Construction Type: VB
Unprotected

Square Footage

Total Covered Area Footprint: 197 Sq. Ft.

Index

SHEET INDEX	
SHEET #	SHEET TITLE
CS	COVER SHEET
SP100	SPECS
SP101	SPECS
SP102	SPECS
A100	PLANS & ELEVATIONS
D100	DETAILS

Revisions

Date:
4/18/2021

Cover
Sheet

CS



SPECIFICATIONS

1.0 GENERAL

The work shall comply with all applicable local and state codes, ordinances, regulations and amendments and all other authorities having jurisdiction. The work shall comply with interpretations of the local building official. If the interpretation of the local building official is at variance with these documents, inform the architect prior to proceeding.

1.02 CONSTRUCTION METHODS AND TECHNIQUES

The architect is not responsible for construction means, methods, techniques, procedures, or for safety measures in connection with the work, and shall not be held responsible for the failure of the owner (client) or his contractors, subcontractors or anyone performing the work, to carry out the work in accordance with the contract documents.

1.03 FIELD CONDITIONS AND DIMENSIONS

On-site verification of all dimensions and conditions shall be the responsibility of the general contractor and his subcontractors. Noted dimensions take precedence over scaled dimensions. Architect shall be notified promptly of any discrepancies in information and of any discrepancies between field conditions and information on the drawings prior to construction.

1.04 TYPICAL CONDITIONS

The general notes and typical details apply throughout the job unless indicated otherwise. Where conditions are not specifically shown or detailed, the character and quality of the work shall be the same as that indicated for similar conditions.

1.05 DRAWING COORDINATION

The contractor shall coordinate and compare all drawings between the different consultants and trades and shall promptly notify the architect of any discrepancies which may be found.

1.06 STRUCTURAL NOTES

In case of any discrepancies between these notes and notes on the structural drawings the structural notes shall take precedence.

1.07 TEMPORARY BRACING

Use temporary bracing as required to stabilize foundation and basement walls and superstructure until permanent construction is in place.

1.08 LIVE LOADS

All framing material shall be installed in accordance with the following loads:

Bedroom areas	30 PSF	Stairs	40 PSF
	(except for buildings use group R-3, 40 PSF)	and/or a 300# point load on any 4 square inch area.	
		Railings/ Guard Rails:	
Living areas	40 PSF	200# load in any direction along rail (in-fill components 50 PSF)	
Balconies	40 PSF		
Roof	30 PSF Snowload (live load)		
Garages	50 PSF		
Attic Floor	20 PSF		
Basement Walls	60 PSF of depth		
Cantilevered walls	60 PSF of depth		
Components/ Cladding	28 PSF		
WIND LOAD - 90 MPH (Working ASD)	115 MPH (Ultimate)		

1.09 Mechanical units and any other equipment with weights shown in plan and supported by the structure were considered in the design of the structure. Any additional equipment not shown on structural drawings and having a weight in excess of 200 pounds shall be brought to the attention of the structural engineer prior to installation.

1.10 The basic stability of the structure is dependent upon the diaphragm action of floors, walls & roof acting together. Contractor to provide all guys, braces, struts, etc. as required to accommodate all live, dead and wind loads until all final connections between these elements are made.

1.11 PRODUCT LITERATURE AND MANUFACTURER'S RECOMMENDATIONS

Comply with the manufacturer's or fabricator's instructions or recommendations for the preparation of substrates and installation and use of material.

1.12 SOIL TREATMENT FOR TERMITE CONTROL (IF APPLICABLE)

Apply toxicant to soil in entire area to be occupied by structure and to 2' beyond perimeter line of structure. Use approved toxicant with a five-year guarantee. Note: This item may be waived if site conditions do not warrant it and with the owners approval.

1.13 FIRE RATED ASSEMBLIES

It is the responsibility of the general contractor and his subcontractors to verify and construct all rated assemblies to comply exactly with the requirements of the test reports listed. The architect shall be notified promptly of any change in materials prior to construction, and any change in materials must have the prior approval of the architect. All fire rated assemblies are continuous unless otherwise noted. Assembly materials shall take precedence over materials specified in these drawings.

1.14 RADON TESTING

Contractor to investigate site and conduct necessary tests to insure that radon gas does not exceed safe limits as mandated by state or local laws. Notify architect and local jurisdictional authorities before beginning construction for specific details which may be required. Not applicable if not required by state or local jurisdiction.

1.15 Mechanical/Plumbing/Electrical contractors shall be required to seal all horizontal and vertical penetrations in the exterior wall caused by their trade.

1.16 All sheathing penetrations caused by erection shall be patched and repaired according to manufactured specifications.

1.17 Details of construction of any retaining wall built must be submitted to the office of the building inspector for approval prior to construction, if applicable.

1.18 Crawl space shall be provided under floor joist not less than 18" in depth; and such space shall be vented with screened openings and have a clear area of not less than one-third (1/3) of one (1) percent of the enclosed building area. (If applicable.)

1.19 General contractor is responsible to locate and provide necessary structural, mechanical, electrical and plumbing sleeves, anchors, vent opening, etc., that might be required.

1.20 Basement and foundation walls are dependent upon the completed installation of floors for their stability. Contractor shall not place backfill until these elements are completely installed, or contractor must provide shoring and bracing.

2.0 SITE WORK

2.01 These drawings do not cover site work, excavation, grading and landscaping. Refer to the site drawings prepared by the civil engineer for these items.

2.02 EXCAVATION - shall be sufficient to provide full design dimensions or to allow for forming as required. No footings shall be placed on frozen earth. No footings shall be placed on soft material.

2.03 BACKFILL AND COMPACTION - Use only clean, well-graded earth containing no organic material, trash, muck, roots, logs, stumps, concrete, asphalt or other deleterious substances. Backfill shall be compacted to 95% of maximum density as determined by the ASTM D698 standard proctor test. Do not backfill against masonry walls until super structure is in place. Prior to placing fill, the existing surface shall be cleared of all refuse or organic materials. Backfill in layers of 8" depth. All soil fill material must be approved by soils engineer prior to placement. Equivalent fluid pressure of soil backfill not to exceed 60 P.C.F. uniform class SM or better.

2.04 FOUNDATIONS - All foundations are to be placed on undisturbed or compacted soil not less than 1'-0" below existing grade or 24" minimum (Verify requirements with local county regulations) below adjacent finished exterior grade unless otherwise noted on the drawings. Maintain 1:2 slope (vertical to horizontal) from bottom edge of footing to bottom of any adjacent foundation. Soil bearing value assumed to be 2,000 PSF minimum unless otherwise noted on drawings.. This soils bearing value must be confirmed by field investigation during placement of the foundations. Architect/Engineer to be notified immediately should insufficient bearing capacity or high water table be encountered.

2.04A For Prince William County Virginia, unless an original Geotechnical Report is submitted with a different soil bearing capacity, the presumptive soil bearing capacity will be 1,500 PSF per VRC Table R401.4.1. For all Prince William County plan submissions: A Geotechnical Report must be provided to confirm that a soil bearing value of 2000 PSF can be used.

2.05 INSPECTIONS - Footing excavation shall be inspected by the building official prior to the placing of any concrete. The building official shall be given notice for this inspection.

2.06 SOIL INVESTIGATION AND REPORT - All earthwork, compaction and foundation work shall be done in accordance with the soils investigation report which shall be provided by the owner. Notify architect if on-site test bearings indicate lesser values before proceeding with the work. Soil values to be determined by a registered engineer experienced in soils engineering.

2.07 DRAINAGE OF FOOTINGS - Unless otherwise noted provide perimeter basement walls with 4" diameter drain tile laid on 2" gravel base with 6-8" gravel cover, with joints covered with filter cloth for perforated tile. Slope drain tile as required to drain to storm sewer or outfall. 18" gravel all around foundation.

2.08 DAMPPROOFING FOR CONCRETE AND MASONRY FOUNDATIONS - Exterior foundation walls of masonry construction enclosing basements shall be dampproofed by applying not less than 3/8" of portland cement parging to the wall from footing to the top of the wall. The parging shall be covered with a coat of approved bituminous material applied at the recommended rate, from the top of the footing to finished grade. Exterior foundation walls of concrete construction enclosing basements shall be dampproofed by applying a coat of approved bituminous material to the wall from the footing to the finish grade at the recommended rate. Foundation walls of habitable rooms located below grade shall be waterproofed with membranes extending from the edge of the footing to the finish grade line. See VRC 2015 section R406 for the various methods of dampproofing. The laps in the waterproofing membrane shall be sealed and firmly affixed to the wall. Foundation wall may be dampproofed or waterproofed using materials or methods of construction other than covered in this section where approved by the building official.

3.0 CONCRETE

3.01 CONCRETE - Shall reach minimum compressive strength of (Fc) (see table below). All concrete to be poured in accordance with ACI 318/ ACI 332 specification. Concrete exposed to weather to be air entrained. MINIMUM SPECIFIED COMPRESSIVE STRENGTH TO CONCRETE (1) Type or location Minimum Specified Compressive Strength (Fc) Severe Weathering Potential):

Basement slabs and interior slabs on grade, except garage floor slabs 3,000 (3)

Basement walls, foundation walls, exterior walls, and other vertical concrete work exposed to the weather 3,000 (4)

Porches, carport slabs and steps exposed to the weather, and garage floor slabs 3,500 (4)

(1) at 28 days psi (3) Concrete in the locations which may be subject to freezing and thawing during construction shall be air-entrained concrete in accordance with footnote 4 (4) Concrete shall be air-entrained. Total air content (percent by volume of concrete) shall be not less than 5 percent or more than 7 percent. Use of additives shall not be permitted unless specifically approved by the structural engineer. Use of additives containing calcium chloride shall not be permitted.

3.02 REINFORCING RODS - Shall conform to ASTM A-615, grade 60 WWF shall conform to ASTM A-185, MESH 6x6 drawings. Placing plans and shop fabrication details shall be in accordance with "the manual of standard practice for detailing reinforced concrete structures". Furnish support bars and all required accessories in accordance with C.R.S.I. standards.

All reinforcing steel marked "continuous" shall be lapped 36 bar diameters at splices and around corner or intersection with a standard 90 degree bend on corner bars. Lap welded wire mesh one full mesh at side and end laps.

3.03 SLABS ON GRADE - 4" thick with WWF placed midway in slab thickness, slabs poured on 6 mil poly. Film vapor barrier on minimum 4" gravel. Overlap joints of barrier 12". Seal or tape penetrations by plumbing and avoid puncturing of film. Seal edges to foundation walls. (unless noted otherwise)

3.04 COMPACTION - Provide 95% compaction at all slabs and footings. All compaction shall be verified through in-place density tests by a qualified soils engineering consultant.

3.05 FORMWORK - To be well braced, true to dimension, level and plumb.

3.06 Provide clear distance to outermost reinforcing as follows: Provide concrete protection for reinforcing as follows:

Footings: 3" (bottom)
Piers: 1-1/2" to ties
Walls: 2" to outside face, 1-1/2" to inside face
Garage slab beams: 1" to top, 3" to bottom
(See structural also for placement locations)

3.07 GYPCRETE - Install as per manufacturers instructions where applicable.

3.08 Not less than 2 #5 bars shall be provided around all window and door openings. Such bars shall extend at least 24 inches beyond the corners of openings. (If applicable.)

3.09 The sills of door openings between the garage and adjacent interior spaces shall be raised not less than 4" above the garage floor. Garage slabs shall be structural when soil fill exceeds 8", or gravel (#57 stone) fill exceeds 24".

4.0 MASONRY

4.01 CONCRETE MASONRY UNITS (CMU) - To be ASTM C-90, grade A for load bearing masonry. Solid block ASTM C-145 grade B. Minimum net compressive strength 2,000 PSI.

4.02 MORTAR TYPE - To be ASTM C-270 type compressive strength 2,000 PSI.

4.03 MASONRY REINFORCEMENTS

A. Horizontal reinforcements - duro-wall at 16" O.C. vertically (no reinforcing required on walls less than 4 courses high).
B. Unless otherwise noted. 12" masonry foundation walls shall be reinforced as follows if applicable for 8'-0" from slab to underside of joists (H):
- Exterior grade = H to .75H #4 @ 24
- Exterior grade = Less than .75H None
- For 9'-0" from slab to underside of joists (H):
- Exterior grade = H to .75H #6 @ 32
- Exterior grade = .75 to .50H #5 @ 48
- Exterior grade = Less than .5H None
For 10'-0" From slab to underside of joists (H):
- Exterior grade = H to .75H #5 @ 8
- Exterior grade = .75 to .50H #4 @ 32
- Exterior grade = Less than .50H #4 @ 48**
*Alternately grout wall solid with no reinforcing.
Provide dowels from all footings to masonry walls to match size and spacing of all vertical reinforcing. Grout all reinforced cores solid.

4.04 PARGING - 1 coat portland cement above grade - below grade see 2.08.

4.05 SOLID MASONRY - Provide minimum 8" deep below all concentrated loading conditions. Top courses of block foundation walls shall be filled or solid including the courses under any steel beam.

4.06 Lintels for masonry walls shall be as follows: Provide 1 angle for each 4" of wall thickness as follows: Openings to 3'0" : 3 1/2" X 3 1/2" X 1/4" 3'1" to 4'6" : 4" X 3 1/2" X 5/16", with 3 1/2" Horizontal 4'6" to 6'0" : 5" X 3 1/2" X 5/16", with 3 1/2" Horizontal 6'0" to 7'0" : 6" X 4" X 3/8", with 4" horizontal (nonrated wall only - 3/8" diameter bolts to wood lintel @ 32" O.C. -

4.07 MASONRY VENEER CONSTRUCTION - To have ties vertically at 16" O.C. and ties horizontally @ 24 O.C. flash at base and provide weep holes at 24" O.C.

4.08 STONE MASONRY - 5" or 2" stone veneer, color as selected by architect.

5.0 METALS

5.01 FOUNDATION ANCHOR BOLTS - Shall be provided at maximum 6'-0" O.C. intervals and placed 12" from the end of each section with minimum two anchor bolts per section of wall. Anchor bolt shall be minimum 1/2" diameter and shall be embedded in foundation in depth minimum 8" of poured in place concrete and not less than 15" in grouted unit masonry. Anchor bolt can be substituted with metal strap per manufacturers specifications. All bearing plates shall bear on minimum 8" deep solid masonry. All materials used for attaching a sill plate directly to a foundation wall shall be in accordance with section R403.1.6 and R-603.3.1 of the VRC 2015.

5.02 STEEL - A) All metal anchors, fasteners, joist hangers, etc to be galvanized. All structural steel to conform to ASTM-A992/A36. Pipe to be A53. Tube (HSS) to be A500 or A501. Detailing to be in accordance with AISC structural steel detailing manual. Connections shall be capable of supporting allowable uniform load stress of 24 KSL. Bolted field connection shall be 3/4" diameter high strength bolts meeting ASTM spec. A-325. Bolted joints to be bearing type using the turn-of-the-nut method of tightening. Except add hardened washer under turned element.
B) Submit complete shop and erection drawings for approval prior to fabrication and erection.
C) All welders shall be certified in accordance with the American Welding Society. All welding electrodes, machines, etc., shall be compatible with the type of steel being welded.

5.04 NAILING SCHEDULE - As per VRC 2015 and other applicable building codes, or manufacturers recommended standards, but not less than that required by code.

5.05 Provide base plate for all structural steel beams bearing on masonry.

5.06 Holes shall not be cut through beams unless indicated or approved by engineer. Provide standard angle wall anchors for a beam resting on masonry.

6.0 WOOD

6.01 SILL PLATE - Plate treated to meet AWPA-U1 where indicated on plans. Bolts shall be 1/2" diameter at 6' O.C., 7" into concrete, not more than 12" from corner.

6.02 ALL EXPOSED EXTERIOR LUMBER or lumber in contact with masonry or concrete shall be pressure preservative treated in accordance with industry standards. Provide fire retardant sheathing and lumber where indicated on drawings.

6.03 MAXIMUM MOISTURE CONTENT - Of all lumber shall be 19%. Lumber may be kiln dried but drying process must be regulated to cause a minimum amount of checking and kiln dried lumber shall be comparable to air dried stock.

6.04 STRENGTH OF FRAMING MATERIALS - All framing lumber shall be Spruce pine fir (Spf), grade 2 or better, having the following minimum properties:
A. -Bending stress "Fb" = 850 PSI for single member use
-Bending stress "Fb" = 975 PSI for repetitive member use
-Horizontal shear "Fv" = 135 PSI
-Compression perpendicular to grain "Fc" = 425 PSI
-Compression parallel to grain "Fc11" = 1150 PSI
-Modules of elasticity "E" = 1,400,000 PSI

B. All structural posts shall be southern yellow pine, grade 2 or better, having the following minimum properties:
4x4 Post: 6x6 #2 Grade Post-Wet Service Use:
-Bending stress "Fb"=1300 PSI for single member use -Bending stress "Fb" = 850 PSI
-Horizontal shear "Fv" = 175 PSI -Horizontal shear "Fv" = 165 PSI
-Compression perpendicular to grain "Fc" = 565 PSI -Compression parallel to grain "Fc11" = 525 PSI
-Compression parallel to grain "Fc11" = 1650 PSI -Modules of elasticity "E" = 1,200,000 PSI
-Modules of elasticity "E" = 1,400,000 PSI

C. Plywood laminated (LVL) beams shall have the following minimum properties:
-Shall be 1-3/4" wide
-Bending stress "Fb" = 2600 PSI
-Horizontal Shear "Fv" = 285 PSI
-Modules of elasticity "E" = 1,900,000 PSI
-Tension parallel to grain = 1550 PSI
-Compression perpendicular to grain = 750 PSI
-Compression parallel to grain = 2510 PSI
-Prefabricated structural timber beams shall conform to one of the following specifications:

-Microllam (ML) - NRB-126 PSL Parallam
-Parallam (PL) - NER-292 E= 2.0 X 10⁶ psi
- ICC-ES Report ESR-1387: TimberStrand LSL, Microllam LVL and Parallam PSL Headers and Beams: TimberStrand LSL Rim Board, TJ-Strand Rim Board, e-Rim Board and iLevel Rim Board - Reissued Mar. 1, 2007 Fcj = 650 psi
- ICC-ES Report ESR-1153: TJI Joists - Reissued February 1, 2007 Fcjj = 2900 psi
- Structural Engineering Bulletin No. SEB 689 Rev. 11: TJI Joists - Reissued June 20, 2007
- Material Release No. 1303b: Parallam PSL - Reissued February 24, 2006
- Research Report No. RR 25202: TimberStrand LSL, Microllam LVL, Parallam PSL, TJ-Strand Rim Board and e-Rim Board - based on COLA Revised ICC-ES Report No. ESR-1387 - Reissued October 1, 2006
- Research Report No. RR 25513: TJI Joists - based on COLA Revised ICC-ES Report No. ESR-1153 - Issued November 1, 2006



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Belasco Carport
120 North Payne Street
Alexandria Virginia 22314

Revisions

Date:
4/18/2021

Specs

SP100

D. Cutting and notching of floor joists shall conform to the following: or per manufacturers specifications.
-Notch depth in the top or bottom of the joists and beams shall not exceed one-sixth the depth of the members and shall not be located in the middle one-third of the span (including birds mouth cuts).
-Notch depth at the ends of the member shall not exceed one-fourth the depth of the member.
-The tension side of beams, joists and rafters of four inches or greater nominal thickness shall not be notched, except at ends of members.
-Holes bored or cut into joists shall not be closer than two inches to the top or bottom of the joists. The diameter of the hole shall not exceed one-third the depth of the joists.

E. Stress grade lumber shall be clearly stamped with the lumber inspection association seal showing the stress grade. All fabrication, erection and other procedures shall conform to the current "national design specification for stress grade lumber and its fastenings."
F. Prefabricated timber shall be installed and braced per manufacturers recommendation. Timber member shall not be cut or drilled unless so authorized by the manufacturer.
G. Where double members are indicated on the drawings, mechanically fasten both members in a manner such that both members share the superimposed loads, including loads from headers.

6.05 WOOD FLOOR AND ROOF TRUSSES - Shall be designed and fabricated by the truss manufacturer and shall comply with the national design specification for stress grade lumber and its fastenings. Submit shop drawings and calculations sealed by a P.E., the jurisdictional plan reviewer as required by government authority.

The design and detail of all trusses shall meet the requirements of F.H.A., ANSI/TPI 1 G4541.1 design criteria for trussed rafters, the "National specification for stress grade lumber and its fastenings", and all applicable building codes. Manufacturer must be a "TPI" (Truss Plate Institute) member. Bracing of trusses per SBCA/BCSI.

6.06 WOOD STUDS - At bearing wall to be 2 X 4's at 16" O.C. or (2) 2X4 @ 16" o.c. or 2X6 @ 16" o.c. except at grade floor bearing wall of buildings more than two stories high shall be (2)2 X 4's at 16" or 2x6 @ 16" o.c. O.C. Where height of stud wall exceeds 10'-0" provide 2 X 6's at 16" O.C. See plans for stud sizes and spacing at walls - typical. All bearing partitions to be braced midway between all stories, unless fully sheathed on one side minimum. Wall studs to be SPF #1/ #2 grade or better, having the following minimum properties: Compression parallel to grain Fc = 1150, PSI Fb = 975 PSI, E = 1,400,000. Holes bored in bearing wall studs shall not exceed 1/3 of stud width.
Two story balloon frame walls shall be 2 X 6's @ 12" O.C., studs shall extend continuously, in one piece, to full height of the wall, unless noted otherwise. Use #2 gr. SPF. stud material in all two story walls.

6.07 WOOD JOISTS - Shall have a minimum bearing of 1-1/2". Wood floor trusses to have minimum bearing as per manufacturers recommendations. All joists and rafters to be bridged midway at intervals of 8'-0" max. All rafters and trusses shall be connected at bearing points with one prefabricated galvanized metal connector, minimum 18 ga, with capacity to resist 450# loading unless shown otherwise on drawings.

A. Prefab joists and beam hangers shall be sized and attached for manufacturers recommendations. Holes through wood 1's shall not exceed manufacturers recommendations. No cuts or holes are allowed through top or bottom chord.
B. Wood floor joists shall be per depth and spacing shown on drawings. Supplier shall confirm that members provided can carry the loadings designated in Section 1.08.
C. Provide 1-1/8" Timberstrand band board or Ivl band board @ all perimeter bearing walls. Provided squash block and stiffeners as required to distribute loadings and shear reinforcing as required @ concentrated loads.
D. Bearing studs should be @ 16" O.C. with 2 top plates, and care shall be exercised to ensure locating supported floor joists or roof trusses within 5 inches of the studs beneath.
E. Provide solid blocking @ 4'-0" O.C. between band and joist and first interior parallel joist.
F. All prefabricated trusses and truss joists shall be designed for the following loads unless noted otherwise:
Roof: Snow load / Live load- 30 PSF
Dead load top chord - 7 PSF
Dead load bottom chord - 10 PSF
Floor: Live load - 40 PSF
Dead load - 15 PSF
Submit shop drawings and calculations for review. Affix seal of engineer registered in the state of the proposed project.
G. Prefabricated truss joists shall be designed to resist the loadings shown with a maximum liveload deflection of 1/480 of the span.

6.08 All lintels over all framed openings to be as shown below unless noted otherwise:
2 - 2 X 8 - Openings up to 4'-6"
2 - 2 X 10 - Openings up to 5'-6"
2 - 2 X 12 - Openings up to 7'-0"

6.09 PLYWOOD - All plywood used structurally shall meet the performance standards and all other requirements of applicable U.S. commercial standards for the type, grade and species of plywood and shall be so identified by an approved testing agency.

FIRE RETARDANT TREATED PLYWOOD AND DIMENSIONAL LUMBER - (Where applicable). If fire retardant treated plywood is applied to a structure, (fire retardant plywood must be applied 4'-0" to either side of fire walls or party walls unless noted otherwise) it is to be accompanied by certification that acid hydrolysis will not occur in the product at temperatures below 400 Fahrenheit; this certification must come from the manufacturer and be approved by a certified testing agency and local building officials.
FIRE RETARDANT PLYWOOD- Fire retardant plywood needs to comply with sections R802.1.3 and R803.2.1.2 of the 2012 Virginia Residential Code, as well as the following tests:
ASTM D6035-98e1
ASTM D5516-99a
ASTM D5564-01

6.10 PLYWOOD - Subfloor to be 3/4" T and G plywood standard sturd-I-floor D.F.I.S., unless otherwise noted. Roof deck - 1/2" C-D-X - D.F.P.S. with exterior glue unless otherwise noted. Direct bearing at all edges, glued and nailed. All end joints shall be staggered. The face grain of the plywood shall be laid at right angles to the joists and trusses and parallel to the studs use plywood clips with 1/2" roof plywood (if applicable).

6.11 All wood blocking, nailers, etc., shall be attached to steel or concrete framing with power actuated fasteners or 3/8" diameter bolts unless noted otherwise. Fasteners shall be spaced at 24" maximum O/C and shall be staggered. Fasteners shall have a minimum capacity of 100 pounds in shear and pullout unless noted otherwise.

6.12 INTERIOR TRIM - Windows, door and bases may be finger jointed, 2-1/2" traditional profile or as indicated on drawings.

6.13 INTERIOR STAIRS - Pre-fab wood unless otherwise noted. R311.7.5 Treads and risers. The maximum riser height shall be 8-1/4 inches (210 mm) and the minimum tread depth shall be 9 inches (229 mm). The riser height shall be measured vertically between leading edges of the adjacent treads. The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The walking surface of treads and landings of a stairway shall be sloped no steeper than one unit vertical in 48 units horizontal (2.0 % slope). The greatest riser height with in any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm). The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm). (Or as local code permits)
Under stair protection. Enclosed accessible space under stairs shall have walls, under stair surface and any soffits protected in the enclosed wall with 1/2" (12.7 mm) gypsum board.

6.14 SHELIVING - 3/4" filled flakeboard with taped front edge, shop and metal brackets, 42" O.C., Max., unless indicated otherwise on drawings or vinyl wrap wire shelving as selected by builder (owner).

6.15 Railings or handrails shall be installed on any exterior porch or stair exceeding 3 risers in height or 24" above grade.

6.16 HANDRAILS - At stair (if applicable) 34" min.-38" max. height measured vertically from the nosing of the tread. Handrails shall be provided on at least one side of the any stairs with 4 or more risers.
HANDRAIL GRIP SIZE - Handrails with a circular cross section shall have an outside diameter of at least 1 1/4 inches and not greater than 2 inches. If the handrail is not circular it shall have a perimeter dimension of at least 4 inches and not greater than 6 1/4 inches with a maximum cross section of 2 1/4 inches. See section R311.7.8.3 for more options.

6.17 GUARDRAILS - Guards shall be provided in accordance with sections R312.1.1 through R312.1.4.

7.0 THERMAL AND MOISTURE PROTECTION

7.01 SILL SEAL - 1/2" X 3-1/2" compressible fiberglass beneath all exterior sill plates.

7.02 INSULATION

7.021 WALLS - R-13, 3-5/8" batt insulation with kraft paper face vapor barrier min., combined with an exterior sheathing with an R-value of 3 or greater to provide a total R-value of R-16 unless noted otherwise.

7.022 CEILINGS AT ROOF - R-30 fiberglass batt with kraft paper face vapor barrier, or blow insulation, R-30 min. combined with sheathing and cavity to provide a total R-value of R-38 min. for the complete roof assembly unless noted otherwise.

7.023 CRAWL SPACES and other floors exposed to unheated spaces below, R-19 fiberglass batt with draft paper vapor barrier.

7.024 PERIMETER SLAB insulation to be rigid exterior grade, min. R-7 extending 2'-0" vertically and 2'-0" horizontally, min. perimeter insulation to be extruded polystyrene closed cell.

7.025 VAPOR BARRIERS to face warm side of space (interior) unless noted otherwise on drawings.

7.03 ROOFING

7.031 SHINGLES - 235# asphalt or 215#/fiberglass shingles class 'c' or better on #15 roofing felt on slopes of 4" to 12" or greater. On slopes less than 4" to 12" but greater than 2" to 12" provide double coverage asphalt/fiberglass shingles on two layers 15# roofing felt. Shingles shall be installed per manufacturer's specifications and applicable building codes.

7.032 VALLEY FLASHING - Open valleys shall be flashed with min. No. 28 gauge galvanized corrosion-resistant sheet metal and shall extend min. 8" from center line each way. Closed valley flashing shall be 2 layers 90# mineral surfaced cap sheet with bottom layer minimum 12" wide and top layer 24" wide, cemented together. Closed valleys may also be of 36" wide foil roofing material not less than No. 50 in valley over the underlayment.

7.033 RIDGE-FLASHING - Install as per manufacturers specifications.

7.034 ROOF EDGE - Provide non-corrosive aluminum drip edge flashing at roof edge.

7.035 BUILT-UP ROOFING - To be as detailed on drawings and installed as per manufacturers specifications.

7.04 EXTERIOR WALLS

7.040 Roofing and Sheet Metal installation shall be in accordance with standards and details established by the Sheet Metal and Air Conditioning Contractors National Assoc., Inc. "SMACNA".

7.041 FLASHING - To be non-corrosive aluminum provided at tops and sides of all exterior window and door openings in such a manner to be leak proof.

7.042 FLASH AND COUNTER FLASH - All roof to wall conditions, minimum No. 26 U.S. gauge corrosion resistant aluminum step flashing as required to maintain min. height.

7.043 FLASH ALL EXTERIOR OPENINGS and all building corners with approved waterproof building paper to extend at least 4" behind wall covering.

7.044 FLASH AND CAULK wood beams and other projections through exterior walls or roof surfaces in accordance with VRC Section R703.8.

7.045 EXTERIOR SHEATHING - 7/16" OSB. sheathing installed per manufacturers specifications unless noted otherwise on drawings.

7.045A Lateral bracing is provided by continuous sheathing

7.046 CAULKING / SEALANT as selected by builder (owner) - submit product literature to architect for approval.

7.05 FIRESTOPPING - Shall be provided to cut off all concealed draft openings (both vertical and horizontal) in the following locations:

- In exterior or interior stud walls, at ceiling and floor levels and so placed that the maximum dimension of any concealed space is not more than 10".
- Between stair stringers at top and bottom and between studs in line.
- Spaces between chimneys and wood framing shall be filled with loose noncombustible material (2" min. thickness), placed in noncombustible supports tightly fitted to the chimney.
- Other locations not mentioned above such as holes for pipes, sleeves, behind framing strips and other similar places which could afford a passage for flames.

7.051 FIRESTOPS - When of wood, shall be min. 2" nominal thickness and may also be made of gypsum board, mineral wool or other noncombustible material.

7.052 DRAFTSTOPPING - Provide draft stopping where required in accordance with applicable codes.

7.06 SIDING - To be as called for on drawings and installed as per manufacturer's specifications.

7.07 VENTILATION

707.1 Roof Spaces: Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters, shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain and snow. The openings shall be covered with corrosion resistant mesh not less than 1/4-inch (6mm) nor more than 1/2-inch (13 mm) in any direction.

707.1.1 Ventilating Area: The minimum required net free ventilating area shall be 1/150 of the area of the space ventilated, except that the minimum required area shall be reduced to 1/300 where at least 50 percent of the required ventilating area is provided by ventilators located in the upper portion of the space to be ventilated at least 3 feet (914 mm) above eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents.

707.2 Crawl Spaces: Crawl space areas, other than those used as an under floor plenum, shall be ventilated by an approved mechanical means or by openings in exterior foundation walls. Openings shall be located as close to corners as practicable and shall provide cross ventilation on at least two approximately opposite sides. The openings shall be covered with corrosion-resistant mesh not less than 1/4-inch (6 mm) nor more than 1/2-inch (13 mm) in any direction.

707.2.1 Opening Size: Openings shall have a net area of not less than 1 square foot (0.093 m2) for each 150 square feet (13.95 m2) of foundation space.

7.08 GUTTERS AND LEADERS - If applicable - prefinished aluminum lead to splash blocks.

7.09 All wood shall be minimum 8" above finish grade or pressure treated less than 8" above finish grade. All siding shall be minimum 6" above finish grade.

7.10 FLASHING - When veneer of brick, clay tile, concrete or natural or artificial stone are used 20 mil plastic flashing shall be attached to the sheathing wherever necessary to prevent moisture penetration behind the veneer.

7.10 FLASHING - When veneer of brick, clay tile, concrete or natural or artificial stone are used 20 mil plastic flashing shall be attached to the sheathing wherever necessary to prevent moisture penetration behind the veneer.

7.11 Rough carpentry contractors shall seal with construction adhesive, plates at floor and ceiling, and caulk all window and door flanges/jams and all panel butt joints prior to and during erection.

7.12 All pipes, ducts, vents, wiring, and chases which penetrate ceilings directly below a truss or roof assembly shall be firestopped.

8.0 DOORS AND WINDOWS

8.01 EXTERIOR ENTRANCE DOORS - 1-3/4" solid wood core ,hollow metal - min. 20 gauge filled with solid slab polystyrene insulation permanently bonded to panels or insulated fiberglass door. Provide 1-1/2 pair hinges for doors up to 7'-2" in height and 2 pair for doors to 8'-0" in height. Frames to be minimum 16 ga. galv. steel with steel doors and wood otherwise. See drawings for raised panel design. Provide complete weather stripping and metal threshold.

8.02 GARAGE TO UNIT DOORS - If applicable - to be metal or 1 3/4" solid wood or door with 20 min. (minimum) firerating.

8.03 INTERIOR DOORS - To be hollow core wood with wood veneer or plastic laminate facing.

8.04 DOOR SIZES - Refer to floor plans.

8.1 WINDOWS

8.11 GENERAL - Glazing in locations subject to human impact such as entry doors and sidelights, sliding glass doors, shower doors, tub enclosures and storm doors shall be fully tempered in accordance with the VRC 2015 code. Fixed panels with area in excess of 9 Sq. Ft. with the lowest edge less than 18" above the finished floor or walking surface within 36" of such glazing unless a horizontal member not less than 1-1/2" width located between 24" and 36" above the walking surface shall be fully tempered. See VRC 2015 for exceptions to hazardous locations. If applicable.

8.12 WEATHER PROOFING - N1102.4 (R402.4) Air leakage. The building thermal envelope shall be constructed to limit air leakage in accordance with the requirements of sections N1102.4.1 through N1102.4.4.

8.13 EMERGENCY EGRESS - Basements, habitable attics and every sleeping room designated on the construction documents shall have at least one operable window or door for emergency egress or rescue. Egress windows shall have a maximum sill height of 44" above finished floor and shall have a minimum net clear opening of 5.7 sq. ft. with a minimum clear opening height of 24" and minimum opening width of 20". Grade floor windows may have a minimum net clear opening of 5 sq. ft. Basements with habitable space and every sleeping room shall have at least one openable emergency escape and rescue opening. Where basements contain one or more sleeping rooms. emergency egress and rescue openings shall be required in each sleeping room per VRC 2015 section R310

8.14 ALL OPERABLE WINDOWS - shall have noncorrosive screens and sash locks.

9.0 FINISHES

9.01 GYPSUM WALLBOARD - Shall be installed in accordance with U.S. gypsum recommendations and shall meet the requirements of VRC 2015 and other applicable codes. Typical interior partitions to have 1/2" tapered edge taped and finished. Provide 5/8" type "X" fire-rated gypsum board at walls & ceilings where called for on the drawings.

9.02 GYPSUM WALLBOARD - Shall not be installed until weather protection for the installation is provided.

9.03 SUPPORT - All edges and ends of gypsum board shall occur on framing members except those edges perpendicular to framing members.

9.04 MOISTURE-RESISTANT GYPSUM BOARD - Provide moisture resistant gypsum board at all bathrooms and wherever moisture conditions can exist.

9.06 CERAMIC TILE - Ceramic tile shall be 4-1/4" X 4-1/4" glazed tile, thin set application on water-resistant drywall. Provide base and miscellaneous trim. Tile color as selected by owner. Provide marble threshold for transition between ceramic floor tile and other floor finishes. Floor tile shall be non slip.
Grout - Commercial waterproof grout cement.

9.07 RESILIENT FLOORING - Shall be sheet vinyl or vinyl composition tile installed as per manufacturer's specifications.

9.08 UNDERLAYMENT - Provide suitable floor underlayment for all ceramic tile and resilient flooring.

9.09 PAINT INTERIOR
Ceilings - Latex flat, 2 coats
Walls - Latex flat, 2 coats
Trim - Latex semi-gloss, 2 coats.
Kitchen and bathrooms
Ceiling - Latex semi-gloss, 2 coats
Walls - Latex semi-gloss, 2 coats

9.10 PAINT EXTERIOR
Trim - latex (1) coat prime (1) coat finish.

10.0 SPECIALTIES

10.01 BATH VANITIES - As selected by builder (owner)

10.02 BATH FIXTURES - As selected by builder (owner)



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Project Name

Belasco Carport
120 North Payne Street
Alexandria Virginia 22314

Revisions

Date:
4/18/2021

Specs

SP101



ABBREVIATIONS

SYMBOL	MEANING
#	NUMBER
@	AT
A.B.	ANCHOR BOLT
ABV.	ABOVE
ACC.	ACCESS
AD.	AREA DRAIN
ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISHED FLOOR
ALT.	ALTERNATE
ALUM.	ALUMINUM
ARCH.	ARCHITECTURAL
ASPH.	ASPHALT
AP	ACCESS PANEL
APPROX.	APPROXIMATE
ATT.	ATTACHED
BD.	BOARD
BF.	BIFOLD DOOR
BM.	BEAM
BLKG.	BLOCKING
BLDG.	BUILDING
BP.	BEAM POCKET
BRG.	BEARING
BSMT.	BASEMENT
C.J.	CONSTRUCTION JOINT
CAB.	CABINETS
CPT.	CARPET
C/L	CENTERLINE
CLG.	CEILING
CLR.	CLEAR
CMU	CONCRETE MASONRY UNIT
C.O.	CASED OPENING
COL.	COLUMN
CONC.	CONCRETE
COND.	CONDITION
CONSTR.	CONSTRUCTION
CRS.	COURSE
CSMT.	CASEMENT
C.T.	CERAMIC TILE
D	DRYER
D.B.	DRAWER BASE
DBL.	DOUBLE
DES.	DESIGNED
DF	DRINKING FOUNTAIN
D.H.	DOUBLE HUNG
DIA.	DIAMETER
DIM.	DIMENSION
DN.	DOWN
DR.	DOOR
DS	DOWN SPOUT
DTL.	DETAIL
DW	DISHWASHER
DWG.	DRAWING
EA.	EACH
EIFS	EXTERIOR INSUL. FINISH SYSTEM
EJ	EXPANSION JOINT
EL.	ELEVATION (Height)
ELIM.	ELIMINATE
ELEC.	ELECTRICAL
ELEV.	ELEVATION (Facade)
ENCL.	ENCLOSURE
ENG.	ENGINEERED
EP	ELECTRIC PANEL
EQ	EQUAL
E.W.	EACH WAY
EQUIP.	EQUIPMENT
EXP.	EXPOSED
EXT.	EXTERIOR
FT (or ")	FOOT
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
FIN.	FINISHED, FINISH
FLASH	FLASHING
FLR.	FLOOR
FLSG.	FLASHING
FLUOR.	FLUORESCENT
F.O.	FRAMED OPENING
FP.	FIREPLACE
FRMG.	FRAMING
FR. DR.	FRENCH DOOR
FTG.	FOOTING
FURN.	FURNACE
FURR	FURRING
GA	GAUGE
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GEN	GENERAL
GFI	GROUND INTERRUPTED CIRCUIT
G.I.	GALVANIZED IRON
GYP.	GYP SUM
GWB	GYP SUM WALLBOARD
H	HIGH
H.B.	HOSE BIBB
HD. HT.	HEAD HEIGHT
HORIZ.	HORIZONTAL
HRDW.	HARDWARE
HDR.	HEADER
HDWD.	HARDWOOD
HRW	HALF ROUND WINDOW
HT.	HEIGHT
HVAC	HEATING, VENTILATION, & AIR CONDITIONING
IN (or ")	INCH
INSUL.	INSULATION
INT	INTERIOR
JST.	JOIST
KD	KILN DRIED
LAUND/UTIL	LAUNDRY/UTILITY
LAM	LAMINATED
LAV	LAVATORY
LB	POUND
LIN.	LINEN
LT.	LAUNDRY TRAY
LT.	LIGHT
LVL	LAMINATED VENEER LUMBER

SYMBOL	MEANING
MANUF.	MANUFACTURER
MAS.	MASONRY
MATL.	MATERIAL
MAX.	MAXIMUM
MC	MEDICINE CABINET
MET.	METAL
MECH.	MECHANICAL
MIN.	MINIMUM
MIR.	MIRROR
MISC.	MISCELLANEOUS
MLDG.	MOULDING
MTD	MOUNT(ED)
M.O.	MASONRY OPENING
MISC.	MISCELLANEOUS
M.T.	METAL THRESHOLD
M.D.O.	MEDIUM DENSITY OVERLAY
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
NOM	NOMINAL
NO (#)	NUMBER
O. BATH	OWNER'S BATHROOM
O.C.	ON CENTER
O.D.	OUTSIDE DIMENSION
OH	OVERHANG, OVERHEAD
OHd	OVERHEAD DOOR
OPS.	OPENING
OPT.	OPTION(AL)
O.S.B.	ORIENTED STRAND BOARD
OZ	OUNCE
PANT.	PANTRY
PC	PRECAST
PL	PLATE
PLAS.	PLASTIC
PLYWD.	PLYWOOD
PNL.	PANEL
POLY.	POLYETHYLENE
P.R.	POWDER ROOM
PREFAB.	PREFABRICATED
PROJ.	PROJECTION
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PSL	PARALLEL STRAND LUMBER
PT	PRESSURE TREATED
P.W.	PRE WIRED
P/L	PROPERTY LINE
%	PERCENT
R.	RISER
RA	RETURN AIR
RAD	RADIUS
REC.	RECREATION
RECEPT.	RECEPTACLE
REF.	REFRIGERATOR
REINF.	REINFORCEMENT
REQD.	REQUIRED
REV.	REVISION (REVERSED)
RF	ROOF
RFTR.	RAFTER
RM.	ROOM
RO	ROUGH OPENING
R & S	ROD & SHELF
SC	SOLID CORE
SCHED.	SCHEDULE
SECT	SECTION
S.F.	SQUARE FOOT/FEET
SGD	SLIDING GLASS DOOR
SH	SHELF, SHELVES
SHTG.	SHEATHING
SIM.	SIMILAR
SKY LT.	SKYLIGHT
SPEC.	SPECIFICATION
SPF	SPRUCE PINE FIR
SQ.	SQUARE
STAG.	STAGGERED
STD.	STANDARD
STL.	STEEL
STL. BM.	STEEL BEAM
STOR.	STORAGE
STRUCT.	STRUCTURE, STRUCTURAL
SURF.	SURFACE
SYP	SOUTHERN YELLOW PINE
T.	TREAD
TB	TOWEL BAR
T&B	TOP & BOTTOM
T&G	TONGUE & GROOVE
TELE	TELEPHONE
TEMP	TEMPERED
THICK	THICKNESS
T.O.	TOP OF
TPH	TOILET PAPER HOLDER
TRANS.	TRANSOM
TV	TELEVISION
TYP.	TYPICAL
UL	UNDERWRITERS LABORATORY
U.N.O.	UNLESS NOTED OTHERWISE
VAN	VANITY
VB	VAPOR BARRIER
VERT.	VERTICAL
VIF	VERIFY IN FIELD
VT	VINYL TILE
VTR	VENT THROUGH ROOF
W	WASHING MACHINE
W/	WITH
W.C.	WATER CLOSET
WD.	WOOD
WF	WIDE FLANGE
WH	WATER HEATER
W.I.C.	WALK-IN CLOSET
WIN	WINDOW
W.O.	WALL OVEN
W/O	WITHOUT
W.P.	WATERPROOFING
WT	WEIGHT
WWF	WELDED WIRE FABRIC
WWW	WELDED WIRE MESH

11.0 EQUIPMENT
NONE

12.0 FURNISHINGS
NONE

13.0 SPECIAL CONSTRUCTION
NONE

14.0 CONVEYING SYSTEMS
NONE

15.0 MECHANICAL

15.01 H.V.A.C. - Kitchen and bath ventilation metal ducts to exterior where indicated and/or required by applicable codes. Complete installation circulating air combustion to meet all requirements of the manufacturer and the state.

15.02 PLUMBING - Sanitary; cold and hot water; and all other piping shall conform to the requirements, local and state.

15.03 Provide minimum 18" walking space in front of all plumbing fixtures in bathrooms and 14"x30" access panel (per manufacturer's specifications) at tub connections unless otherwise noted. All shower stalls shall have a minimum finished area of 1024 sq. in. with a minimum of 30" in any direction. Water closets to be a minimum of 15" from wall to centerline of fixture.

16.0 ELECTRICAL

16.01 ELECTRIC - Shall conform to the requirements of the National Electric Code, the local Power Co., and all applicable local regulations. Obtain all permits and pay fees required for this work. Have the installation inspected and approved by an inspection agency of the fire underwriter's association. Submit a certificate of final approval by the inspection agency upon completion. Fixtures and apparatus as selected by builder. Unless otherwise noted.

16.02 SMOKE ALARMS - Are required in the following spaces: 1) In each separate sleeping area. 2) Outside each separate sleeping area in the immediate vicinity of the bedrooms. 3) On each additional story of the dwelling including basements and habitable attics (if applicable) but not in uninhabitable spaces. If more than one smoke detector is required to be installed in a dwelling unit the alarm devices shall be interconnected in such a way that the activation of one alarm shall activate all of the alarms in the individual unit.

All detectors shall be approved and listed and shall be installed in accordance with the manufacturer's instructions, and per VRC 2015, section R314

16.02 Electrical outlets in bedroom - shall conform to section E-3802 of the VRC 2015 and be arc-fault protected.



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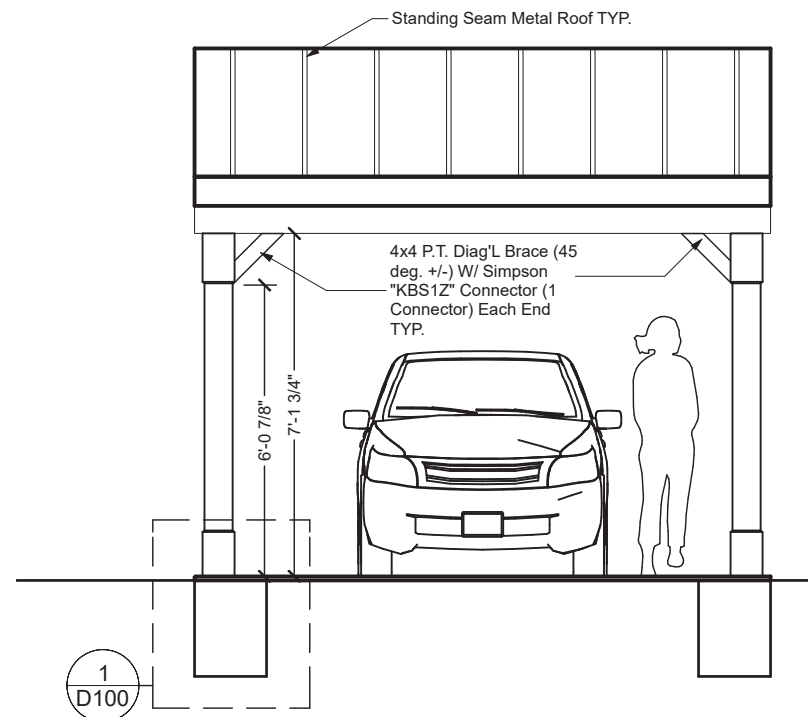
Revisions

Date:
4/18/2021

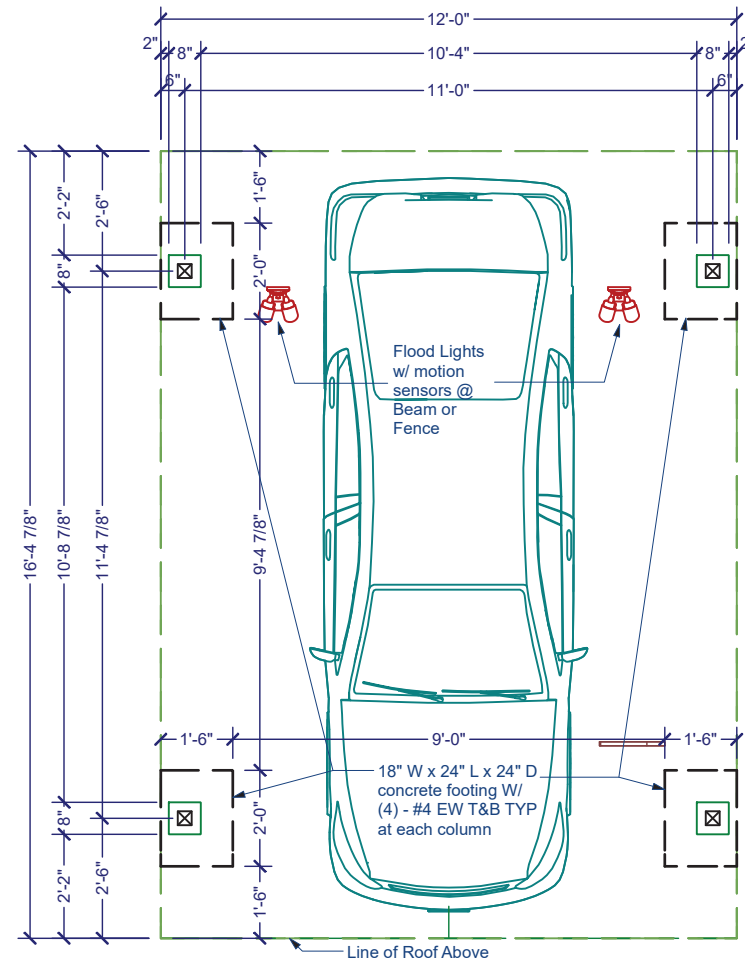
Specs



SP102

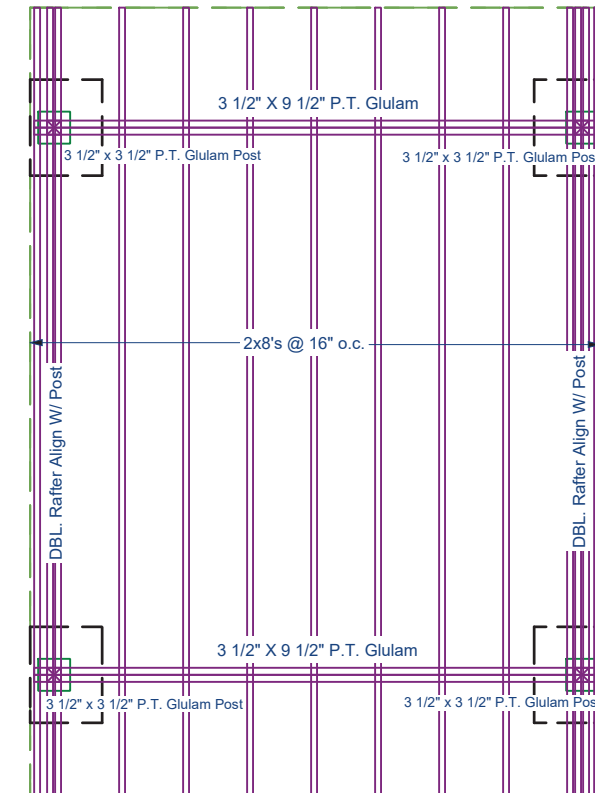


Front Elevation

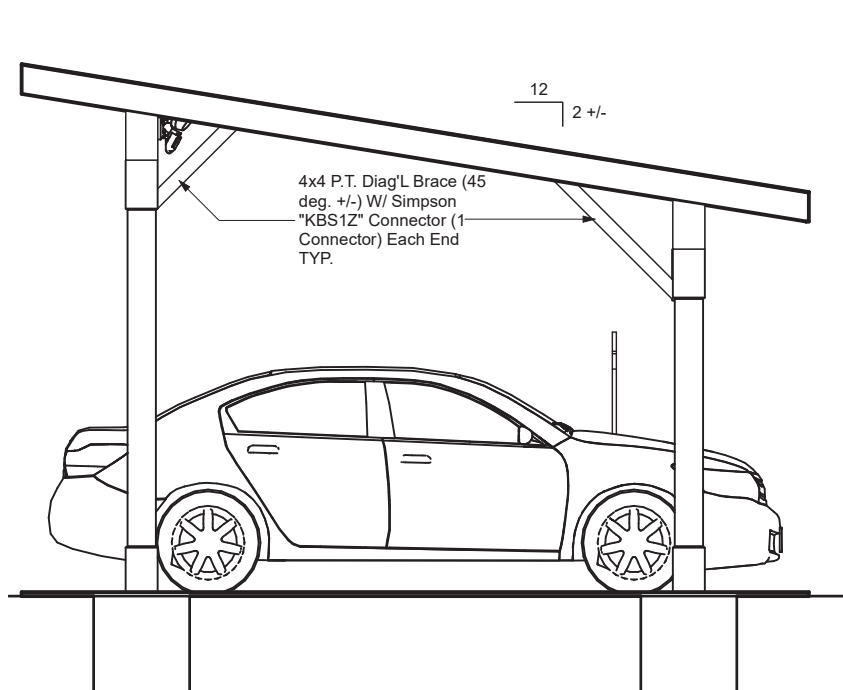


Plan

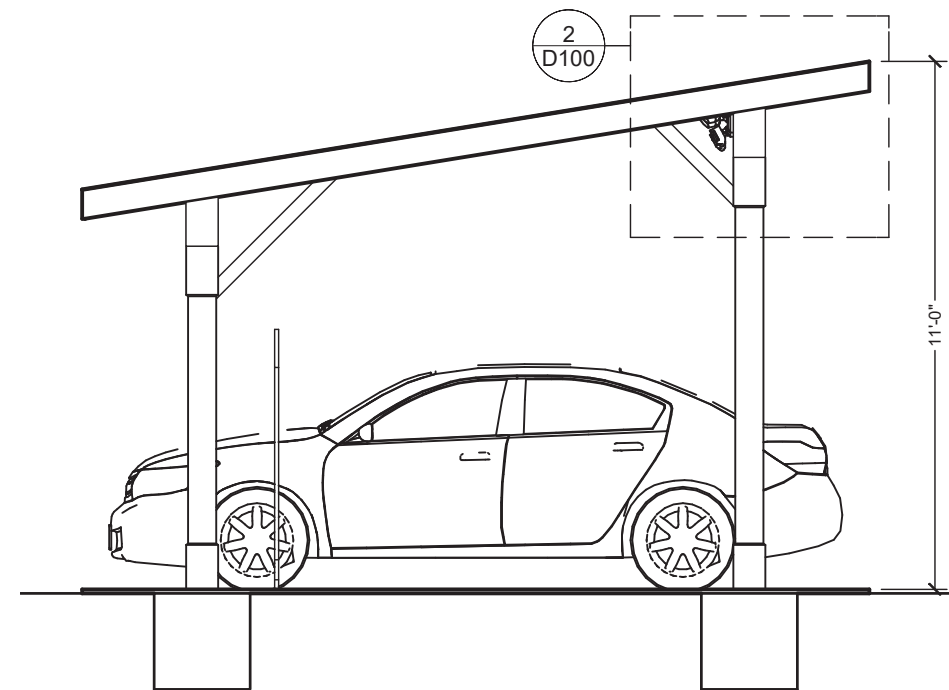
- Note:
1. Contractor to verify soils. All footings are designed for a soil bearing pressure of X
 2. Contractor to verify all dimensions in field.
 3. All soffits, beams, posts, & diagonal braces are to be covered with Azek exterior trim or approved equal.
 4. Roof is to be vented as required per code.



Roof Framing Plan



Left Side Elevation



Right Side Elevation



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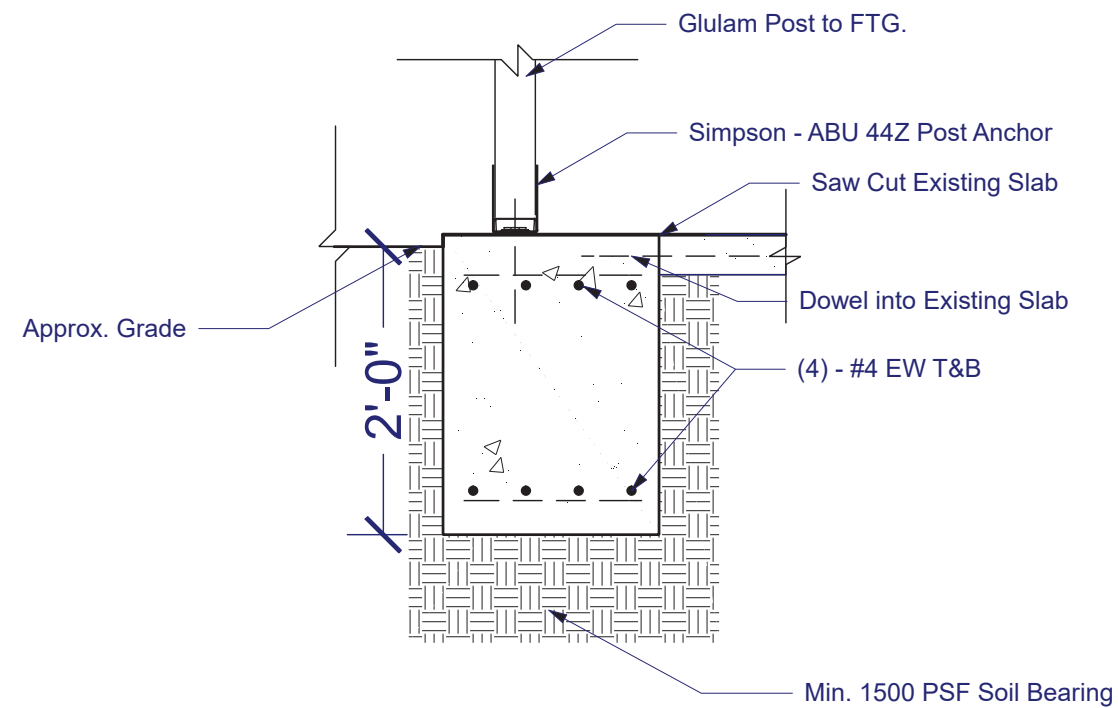
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Plans &
Elevations



Scale: 1/4" = 1'-0"

A100

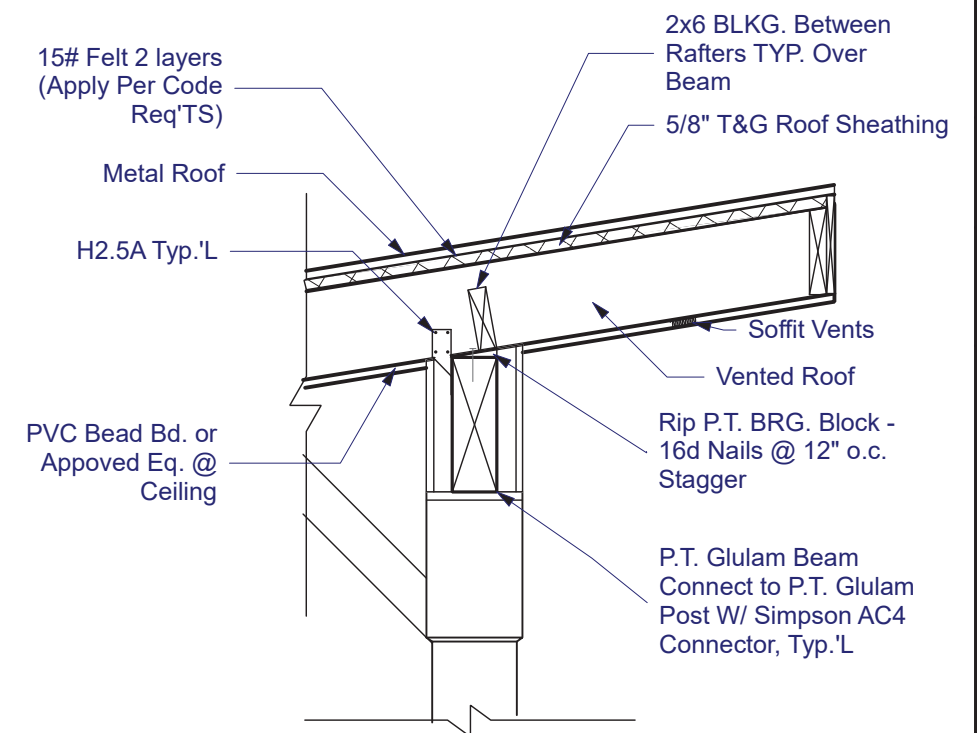


Detail 2

P.T. GLULAM

BEAM POWER PRESERVED GLULAM BEAM
(24F-V5M1) $E = 1.8 \times 10^6 \text{ psi}$ $F_b = 2400 \text{ psi}$
 $F_v = 300 \text{ psi}$

POST POWER COLUMN (POWER PRESERVED GLULAM POST)
COMBO #50 $E = 1.9 \times 10^6 \text{ psi}$
 $F_c = 1700 \text{ psi} / 2300 \text{ psi}$



Detail 1



Scale: 3/4" = 1'-0"



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Details

D100