

Encroachment #2021-00003
1321 Cameron Street

| Application | General Data | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-----------------------------|
| Public hearing and consideration of a request for an encroachment into the public right-of-way along Cameron Street for an entry ramp to a day care center. | Planning Commission Hearing: | October 5, 2021 |
| | City Council Hearing: | October 16, 2021 |
| Address: 1321 Cameron Street | Zone: | CD/Commercial Downtown |
| Applicant: Ben Adada and Juliette Bensouda | Small Area Plan: | Braddock Road Metro Station |

Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

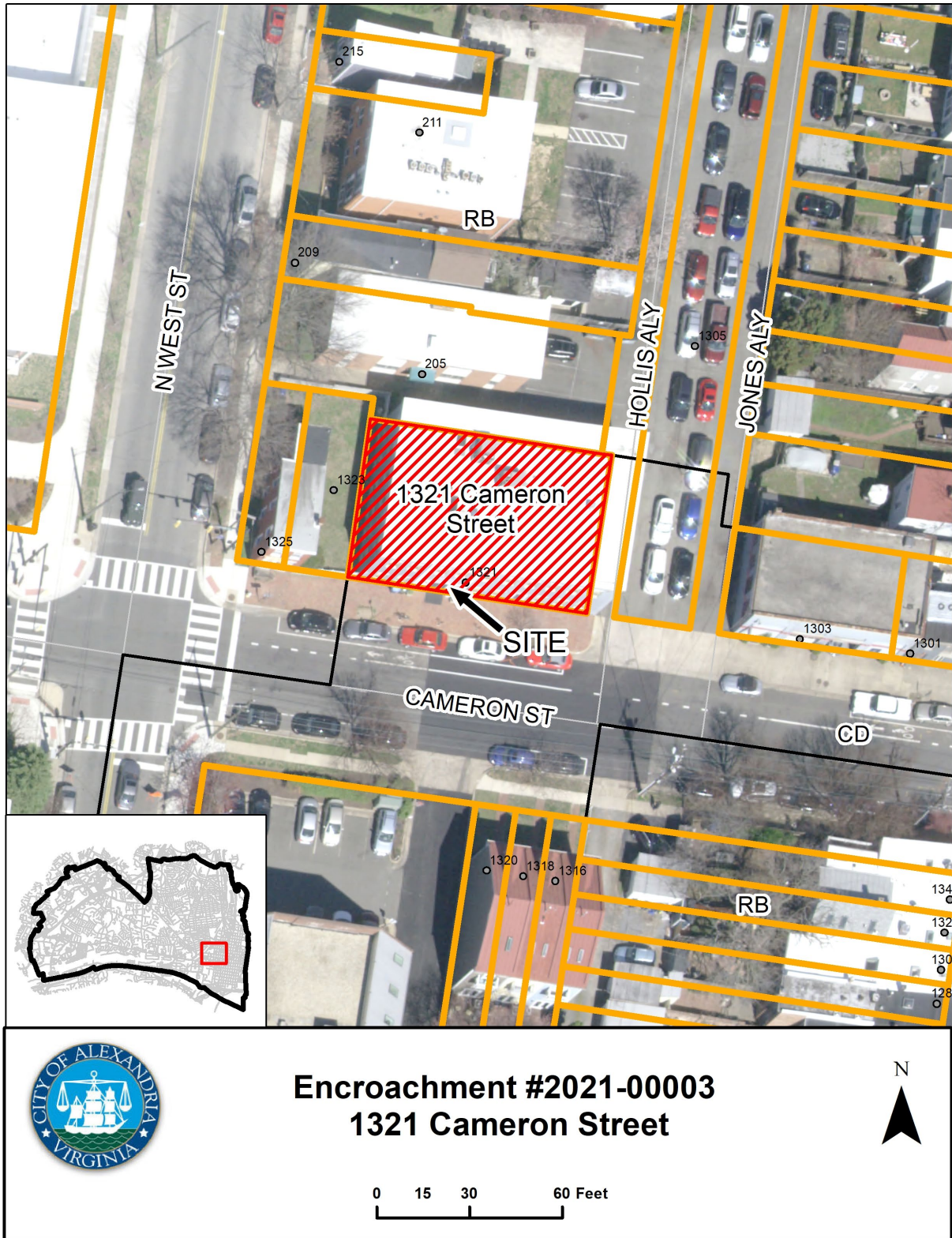
Staff Reviewers: Maggie Cooper, Urban Planner, margaret.cooper@alexandriava.gov
Ann Horowitz, Principal Planner, ann.horowitz@alexandriava.gov

PLANNING COMMISSION ACTION, OCTOBER 5, 2021:

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend the approval of Encroachment #2021-00003. The motion carried on a vote of 6 to 0, with Commissioner Koenig absent.

Reason: The Planning Commission agreed with the staff analysis.

Speakers: Stephen Milone, 907 Prince Street, signed up to speak virtually, which removed the case from the consent agenda, however, technical difficulties on his end kept him from speaking about the case.



PROJECT LOCATION MAP

I. REPORT SUMMARY

The applicants, Ben Adada and Juliette Bensouda, request an after-the-fact approval for an encroachment of a 5.00-foot by 12.60-foot ramp into the public right-of-way. Should City Council approve the encroachment, the ramp will also require Board of Architectural Review (BAR) approval.

SITE DESCRIPTION

The subject property contains a two-story commercial building (Figure 1). The building is on a 4,125 square-foot lot of record with 79.33 feet of frontage facing Cameron Street, a depth of 52 feet on the east and west side property lines and 79.33 feet at the north rear property line. The lot is

adjacent to a 10.00-foot-wide public alley to the east. According to the Real Estate Assessment records, the building was constructed in 1900.

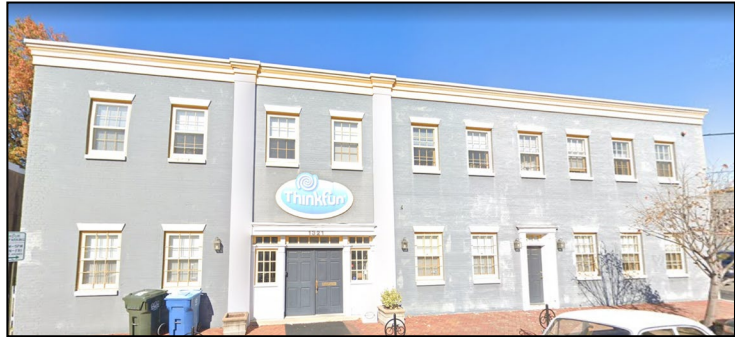


Figure 1: Building before exterior changes were made in early 2021

BACKGROUND

On November 26, 1974, City Council approved a Special Use Permit (SUP992) for a meeting hall on the second floor of the subject property. The game designer, ThinkFun games, later occupied the building for several years until it vacated the property a few years ago.

On June 23, 2020, the applicants submitted the required documents for a building permit for interior renovations to convert the building to a day care. After four months of edits and revisions to the original plans, City staff from the Departments of Planning and Zoning, Transportation and Environmental Services and Code Administration approved a building permit for interior work only as external changes would require Board of Architectural approval. On April 1, 2021, it was discovered that, due to a misunderstanding on the applicants' contractor's part, exterior changes were made to the building. The exterior changes included a new ADA ramp



Figure 2: New ADA ramp at the entrance of the day care

(Figure 2), three new exterior doors and new lighting. Planning and Zoning staff determined that, in addition to requiring an after-the-fact Certificate of Appropriateness for the exterior changes, the new ramp at the entrance of the building would require an encroachment permit, as it exceeded the allowed size of a by-right encroachment. On April 30, 2021, the applicants started their application for an after-the-fact encroachment permit.

On July 19, 2021, the applicants applied for administrative BAR approval BAR2021-00393 for three new landings within the public right-of-way. A building permit was issued for the landings and they were constructed on July 26, 2021. These landings (Figure 3) were required to meet building codes and did not require encroachment permits, as they projected less than four feet into the right-of-way from the south property line.

PROPOSAL

The applicant requests encroachment approval to allow the constructed ADA entry ramp to remain in the public-right-of-way. An encroachment area of 63 square feet is requested to accommodate the new ramp wall that would project 5.00 feet into the public right-of-way and 12.6 feet along the south property line (Figure 4).



Figure 3: View looking west of the new landings and ramp

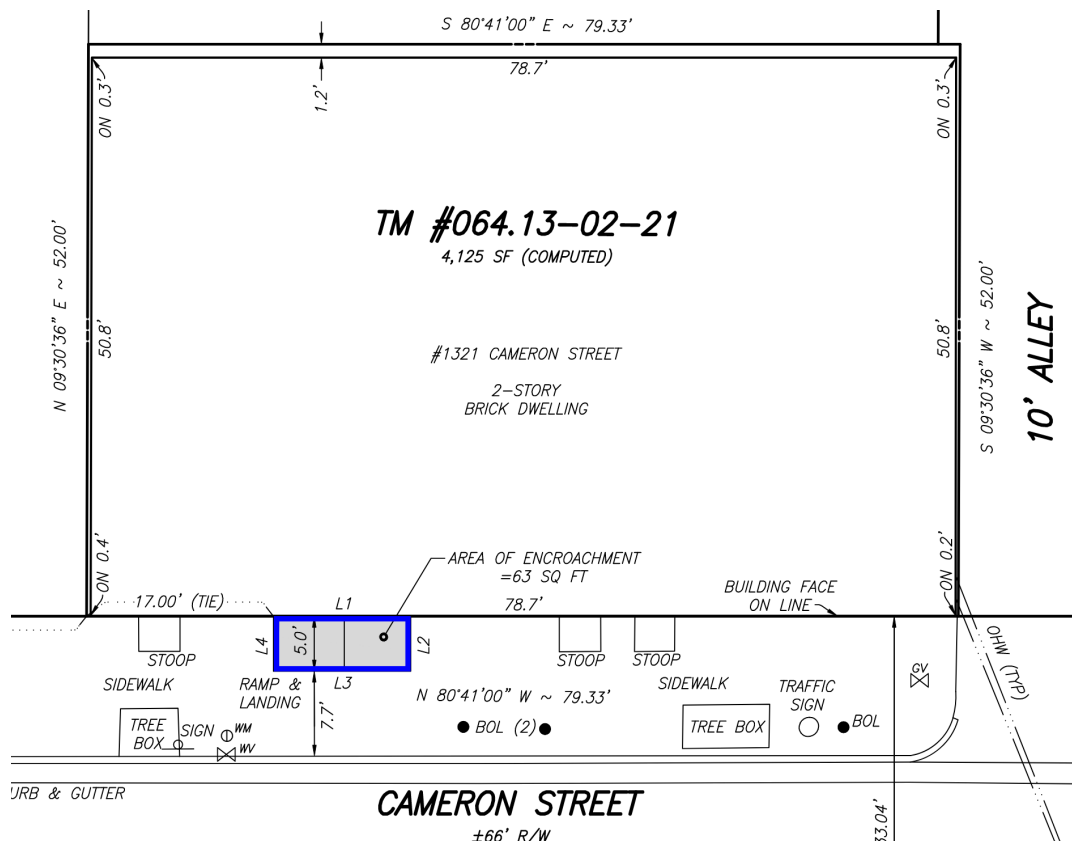


Figure 4: Area of Encroachment in Blue

ZONING/MASTER PLAN DESIGNATION

The subject site is zoned CD/Commercial Downtown and is designated for an urban mix of retail, office, service, residential and civic functions. Section 4-502(F.1) of the Zoning Ordinance permits day care centers in the CD zone with administrative approval of a pick-up and drop off plan, which was approved on September 24, 2019. The site is within the Braddock Road Metro Station Small Area Plan which designates the site for lower density residential and central business district uses.

Section 5-2-29(a) of the City Code requires approval by City Council for any steps (including ramps and similar structures necessary to provide access to the handicapped) that are either more than 12 feet in length or that project more than four feet on streets with a right-of-way width between 66 and 100 feet. The 1300 block of Cameron Street has a right-of-way width of 66 feet. Because the proposed ramp is 12.6 feet in length and it projects five feet from the south property line, a request for an encroachment must be submitted to City Council.

The subject property is located in the Parker Gray Historic District and the proposed ramp would require the applicants to petition the Board of Architectural Review for a Certificate of Appropriateness because this property sits within an historic district and the proposal is visible from public right-of-way. Section 10-105 of the Zoning Ordinance requires “review of the proposed construction, reconstruction, alteration or restoration of a building or structure to the building's or structure's exterior architectural features.”

II. STAFF ANALYSIS

Staff supports the encroachment request. The accessible landing that is the subject of this encroachment is a building code requirement for the day care use and is placed outside of the existing main entryway into the business. The encroachment location leaves a pedestrian path of 7.7 feet, which exceeds the 6.00-foot minimum needed to comply with the Complete Streets Guidelines. A vacation here would not be supported as it would be a small intrusion into the right of way and the City's policy is that rights-of-way shall not have jogs in them.



Figure 5: Space between the ramp and the curb

Subject to the conditions contained in Section III of this report staff recommends **approval** of this request.

III. RECOMMENDED CONDITIONS

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

1. Owner shall obtain and maintain a policy of general liability insurance in the amount of \$1,000,000, which will indemnify the owner (and all successors in interest) and the City of Alexandria, as Additional Insured, against claims, demands, suits-and all related costs, including attorneys' fees, arising from any bodily injury or property damage which may occur as a result of this encroachment. (T&ES)

Please submit Insurance Certificate:
City of Alexandria
T&ES
301 King Street, Room 4130
Alexandria, VA 22314

2. Neither the City nor any Private utility company will be held responsible for damage to the private improvements in the public right-of-way during repair, maintenance or replacement of any utilities that may be located within the area of the proposed encroachment. (T&ES)
3. In the event the City shall, in the future, have need for the area of the proposed encroachment, the applicant shall remove any structure that encroached into the public right-of-way, within 60 days, upon notification by the City. (T&ES)
4. The applicant shall bear all the cost associated with the removal of the encroachments. (T&ES)

STAFF: Tony LaColla, Division Chief, AICP, Land Use Services, Planning and Zoning
Ann Horowitz, Principal Planner, Planning and Zoning
Maggie Cooper, Urban Planner, Planning and Zoning

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- F-1 Consider a painted or ADA compliant detectable warning strip for at the end of the raised platform to warn patrons the slight change in elevation. (T&ES)
- R-1 Owner shall obtain and maintain a policy of general liability insurance in the amount of \$1,000,000, which will indemnify the owner (and all successors in interest) and the City of Alexandria, as Additional Insured, against claims, demands, suits-and all related costs, including attorneys' fees, arising from any bodily injury or property damage which may occur as a result of this encroachment. (T&ES)

Please submit Insurance Certificate:

City of Alexandria

T&ES

301 King Street, Room 4130

Alexandria, VA 22314

- R-2 Neither the City nor any Private utility company will be held responsible for damage to the private improvements in the public right-of-way during repair, maintenance or replacement of any utilities that may be located within the area of the proposed encroachment. (T&ES)
- R-3 In the event the City shall, in the future, have need for the area of the proposed encroachment, the applicant shall remove any structure that encroached into the public right-of-way, within 60 days, upon notification by the City. (T&ES)
- R-4 The applicant shall bear all the cost associated with the removal of the encroachments. (T&ES)

Code Administration:

- F-1 A building permit and inspection will be required for new construction

Fire:

No comments

Parks and Recreation:

No comments

Police Department:

No comments received

Archeology:

- F-1 No archaeological oversight will be needed for this encroachment.



APPLICATION

ENCROACHMENT

PROPERTY LOCATION: 1321 CAMERON STREET. ALEXANDRIA, VA 22314

TAX MAP REFERENCE: 064.03-02-21 **ZONE:** CD

APPLICANT

Name: BEN ADADA

Address: 8150 BLUEBONNET DRIVE. LORTON, VA 22079

PROPERTY OWNER

Name: ZNB, LLC

Address: 8150 BLUEBONNET DRIVE. LORTON, VA 22079

PROPOSED USE:

INSURANCE CARRIER (copy attached) Philadelphia Indemnity Insurance Co. **POLICY #** PHPK1862916

A certificate of general liability insurance in the amount of \$1,000,000 which will indemnify the owner and names the city as an additional insured must be attached to this application.

- ☒ THE UNDERSIGNED hereby applies for an Encroachment Ordinance in accordance with the provisions of Section 8-1-16 and Sections 3-2-82 and 85 of the Code of the City of Alexandria, Virginia.
- ☒ THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.
- ☒ THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- ☒ THE UNDERSIGNED also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of their knowledge and belief.

BEN ADADA

Print Name of Applicant or Agent

8150 BLUEBONNET DRIVE

Mailing/Street Address

LORTON, VA 22079

City and State

Zip Code

Signature

571-606-3303

Telephone #

Fax #

benadada@thenestacademy.com

Email address

4/30/2021

Date



STARLIG-01

DNEWBERRY

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

4/30/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

| | | | |
|----------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|--|-----------------------|
| PRODUCER Danaher-Skewes & Associates Insurance 10694 Crestwood Drive Manassas, VA 20109 | CONTACT NAME: PHONE (A/C, No, Ext): (703) 361-8209 | | FAX (A/C, No): |
| | E-MAIL ADDRESS: | | |
| | INSURER(S) AFFORDING COVERAGE | | NAIC # |
| | INSURER A : Philadelphia Indemnity Insurance Co. | | 18058 |
| INSURED ZNB, LLC 9129 Royal Robin Lane Lorton, VA 22079 | INSURER B : | | |
| | INSURER C : | | |
| | INSURER D : | | |
| | INSURER E : | | |
| | INSURER F : | | |

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE | ADDL INSD | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|----------|---------------|-------------------------|-------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A | <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input checked="" type="checkbox"/> OTHER: N | | | PHPK2170821 | 9/16/2020 | 9/16/2021 | EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 |
| A | <input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY | | | PHPK2170821 | 9/16/2020 | 9/16/2021 | COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ |
| A | <input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000 | | | PHUB735162 | 9/16/2020 | 9/16/2021 | EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 2,000,000 |
| | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y / N If yes, describe under DESCRIPTION OF OPERATIONS below | | N / A | | | | PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$ |
| A | Business Property | | | PHPK2170821 | 9/16/2020 | 9/16/2021 | Bpp 150,000 |
| A | B Idg | | | PHPK2170821 | 9/16/2020 | 9/16/2021 | 1321-1305 Cameron St 1,525,000 |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Replacement cost is included


Deductible - \$1000

1321-1305 Cameron St Alexandria, Va

City of Alexandria and the owner are included as additional insureds and shall provide for the indemnification of the City of Alexandria and the owner against any and all loss occasioned by the establishment, construction, placement, existence, use or maintenance of the encroachment.

CERTIFICATE HOLDER

CANCELLATION

| | |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| City of Alexandria | SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. |
| | AUTHORIZED REPRESENTATIVE  |

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. BEN ADADA | 8150 BLUEBONNET DRIVE, LORTON, VA 22079 | 50% |
| 2. Juliette BENSOUA | 8150 BLUEBONNET DRIVE, LORTON, VA 22079 | 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 1321 CAMERON ST. ALEXANDRIA, VA 22314 (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. BEN ADADA | 8150 Bluebonnet Dr. Lorton, VA 22079 | 50% |
| 2. JULIETTE BENSOUA | 8150 Bluebonnet Dr. Lorton, VA 22079 | 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. ZNB, LLC | N/A | 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.

4/30/2021

Date

BEN ADADA

Printed Name


Signature

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.

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|----------------------|-------------------------------------------|----------------------|
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| 2. Juliette Bensouda | 8150 Bluebonnet Drive Lorton, VA 22079 | 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 _____ (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.

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| 3. | | |

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| 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. Ben Adada | N/A | N/A |
| 2. Juliette Bensouda | N/A | N/A |
| 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.

6/25/2021
Date

Ben Adada
Printed Name


Signature

TAX ASSESSMENT MAP NUMBER: 064.03-02-21



SHOWING PHYSICAL IMPROVEMENT SURVEY
ON THE PROPERTY LOCATED AT

DB. 306, PG. 512

CITY OF ALEXANDRIA, VIRGINIA

COMMONWEALTH OF VIRGINIA

W. J. De Sutter

Wim J. De Sutter
Lic. No. 3462
AUGUST 3, 2021
LAND SURVEYOR

#

METES AND BOUNDS DESCRIPTION

ENCROACHMENT AREA #1321 CAMERON STREET

CITY OF ALEXANDRIA, VIRGINIA

Being a strip of land hereinafter described lying and being situated in the City of Alexandria, Virginia; running in, through, over and across part of the right-of-way of Cameron Street, and being more particularly described by metes and bounds as follows:

BEGINNING AT A POINT lying in the northerly right-of-way line of Cameron Street (66' wide), 51.09 feet as measured along said right-of-way line from its intersection with the easterly right-of way line of North West Street; thence, continuing with said northerly right-of-way line of Cameron Street the following five (4) courses and distances:

1. South 80° 41' 00" East, 12.50 feet to a point;
2. South 09° 19' 00" West, 5.00 feet to a point;
3. North 80° 41' 00" West, 12.50 feet to a point;
4. North 09° 19' 00" East, 5.00 feet to the **POINT OF BEGINNING**.

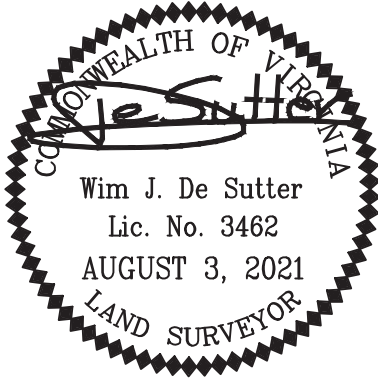
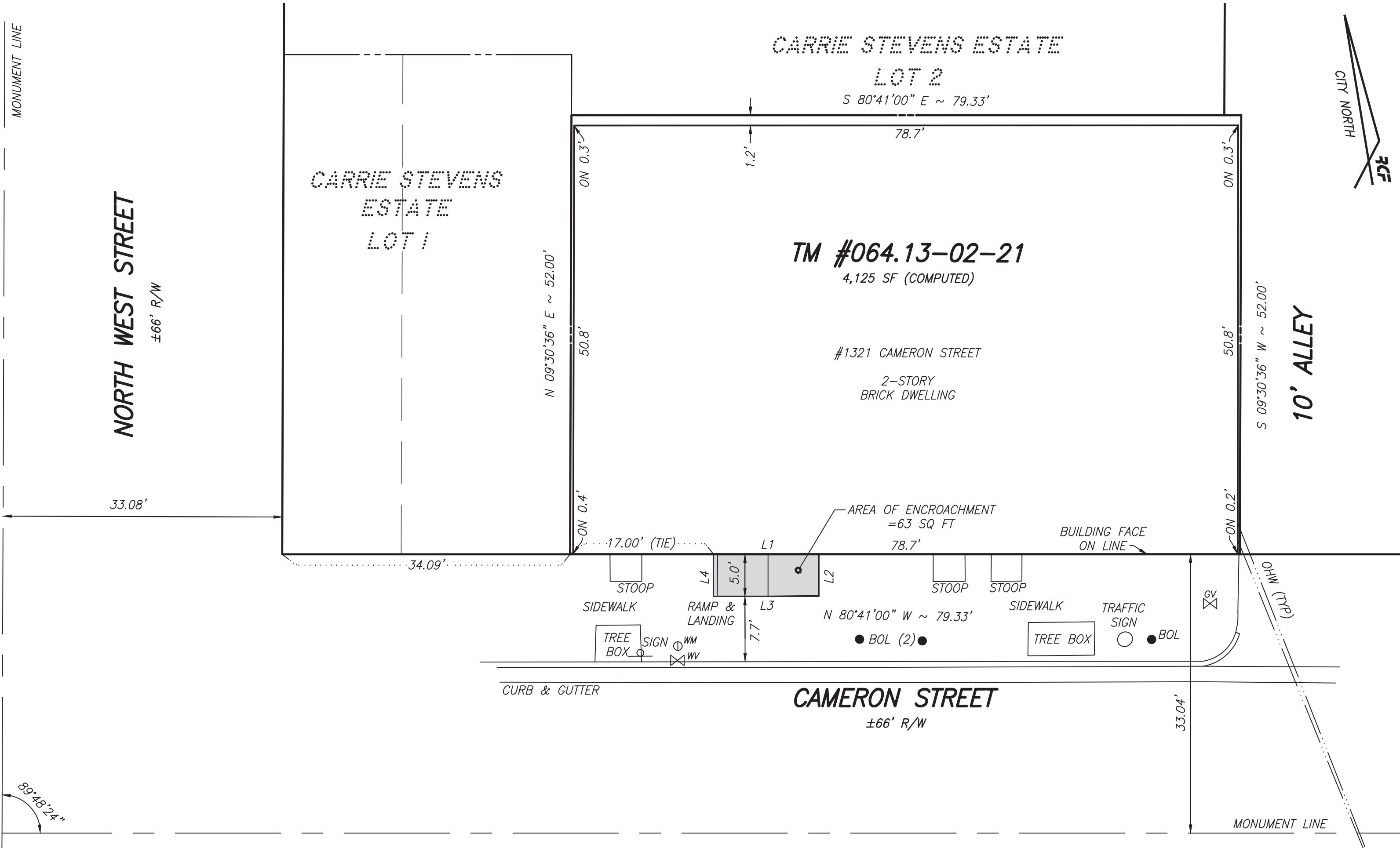
Containing an Area of 63 Square Feet or 0.0014 Acres of Land

ENCROACHMENT LINE TABLE:

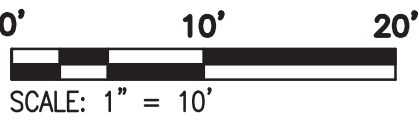
| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 80°41'00" E | 12.50' |
| L2 | S 09°19'00" W | 5.00' |
| L3 | N 80°41'00" W | 12.50' |
| L4 | N 09°19'00" E | 5.00' |

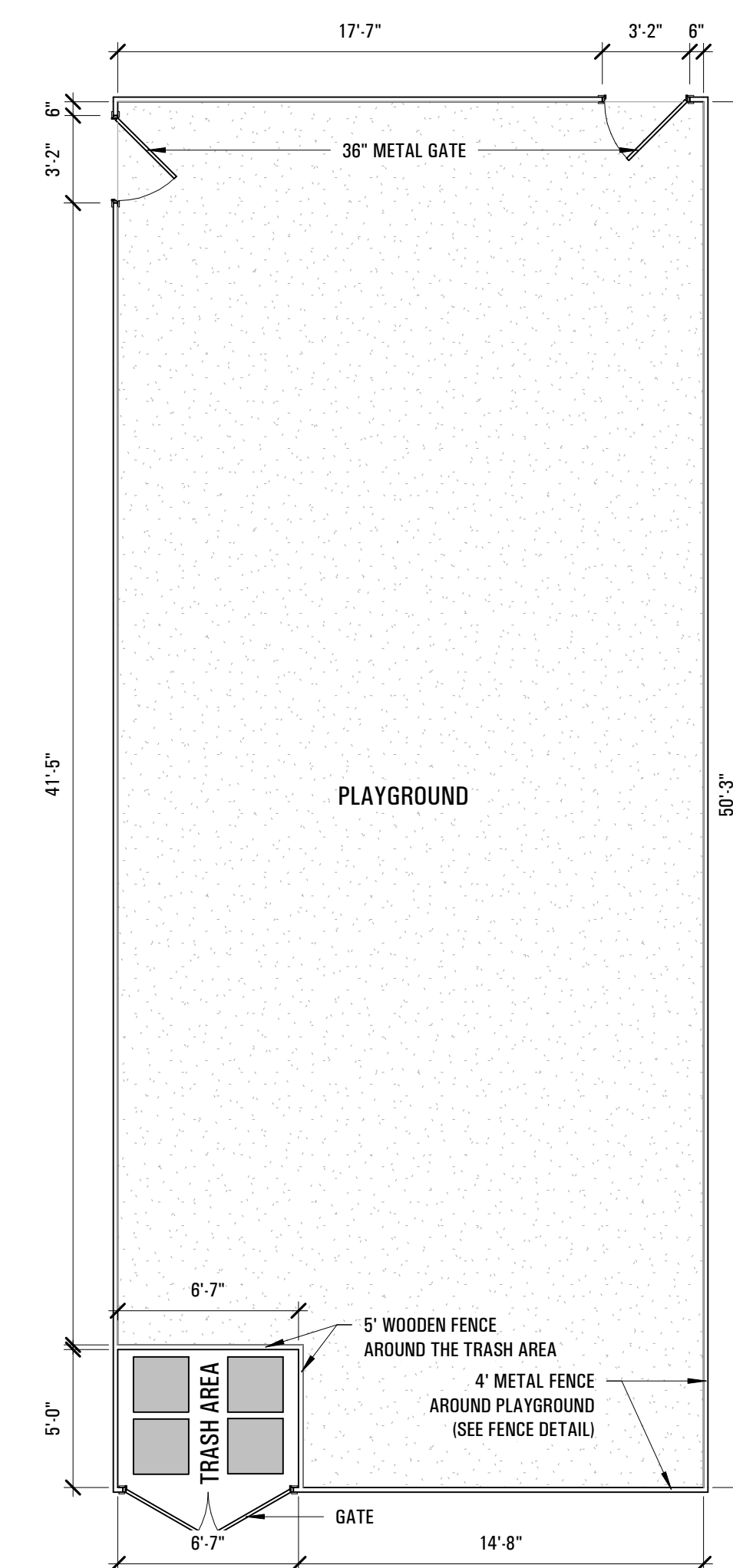
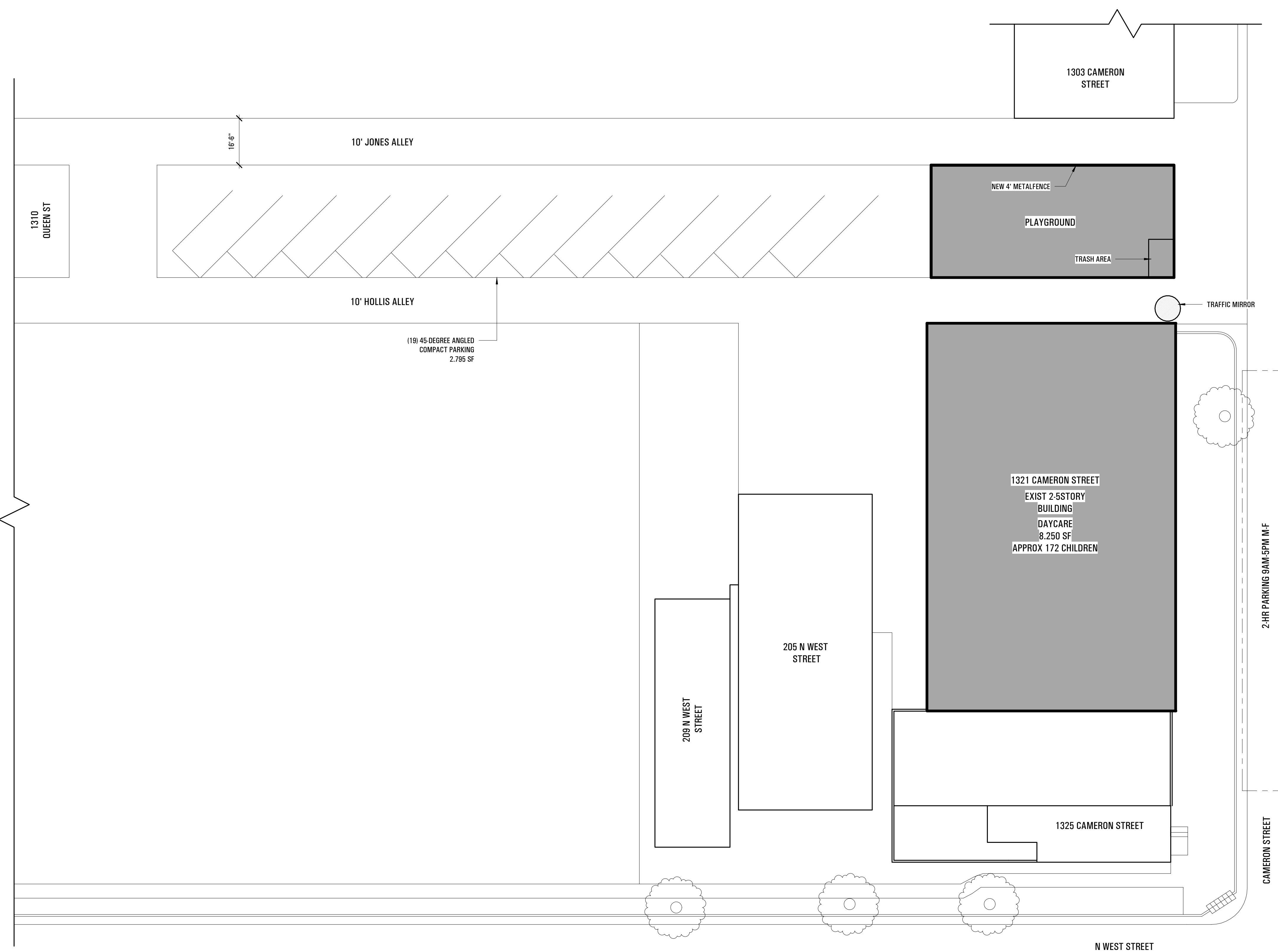
GENERAL NOTES:

1. TAX MAP: 064.03-02-21
2. OWNER: ZNB, LLC
8150 BLUEBONNET DRIVE
LORTON, VA 22079
INSTR #190015249
- CLIENT: BEN ADADA
3. TITLE REPORT NOT FURNISHED, THUS ALL EASEMENTS MAY NOT BE SHOWN.
4. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
5. I HEREBY CERTIFY THAT THE LOCATION OF THE PHYSICAL IMPROVEMENTS SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES SET FORTH IN CHAPTER 18VAC10-20-380 OF THE VIRGINIA CODE. NO PROPERTY CORNERS WERE SET.



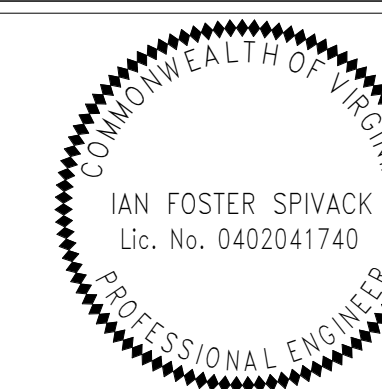
ENCROACHMENT PLAT
SHOWING AREA OF ENCROACHMENT
FOR A RAMP AND LANDING
ON THE PROPERTY LOCATED AT
#1321 CAMERON STREET
DB 306, PG 512
CITY OF ALEXANDRIA, VIRGINIA
DATE: AUGUST 3, 2021 SCALE: 1" = 10'







Professional Certification
I hereby certify that these documents were prepared
or approved by me, and that I am a duly licensed
professional engineer under the laws of Virginia
Licence number 0402041740
Expiration Date: 1/31/2021

SEAL



ELMECH Industrial Services LLC.
Residential and Commercial
Design 3120 Lakewood Manor
Dr., Finksburg, MD 21048
410-530-5364

**11321 Cameron Street,
Alexandria VA 22314**

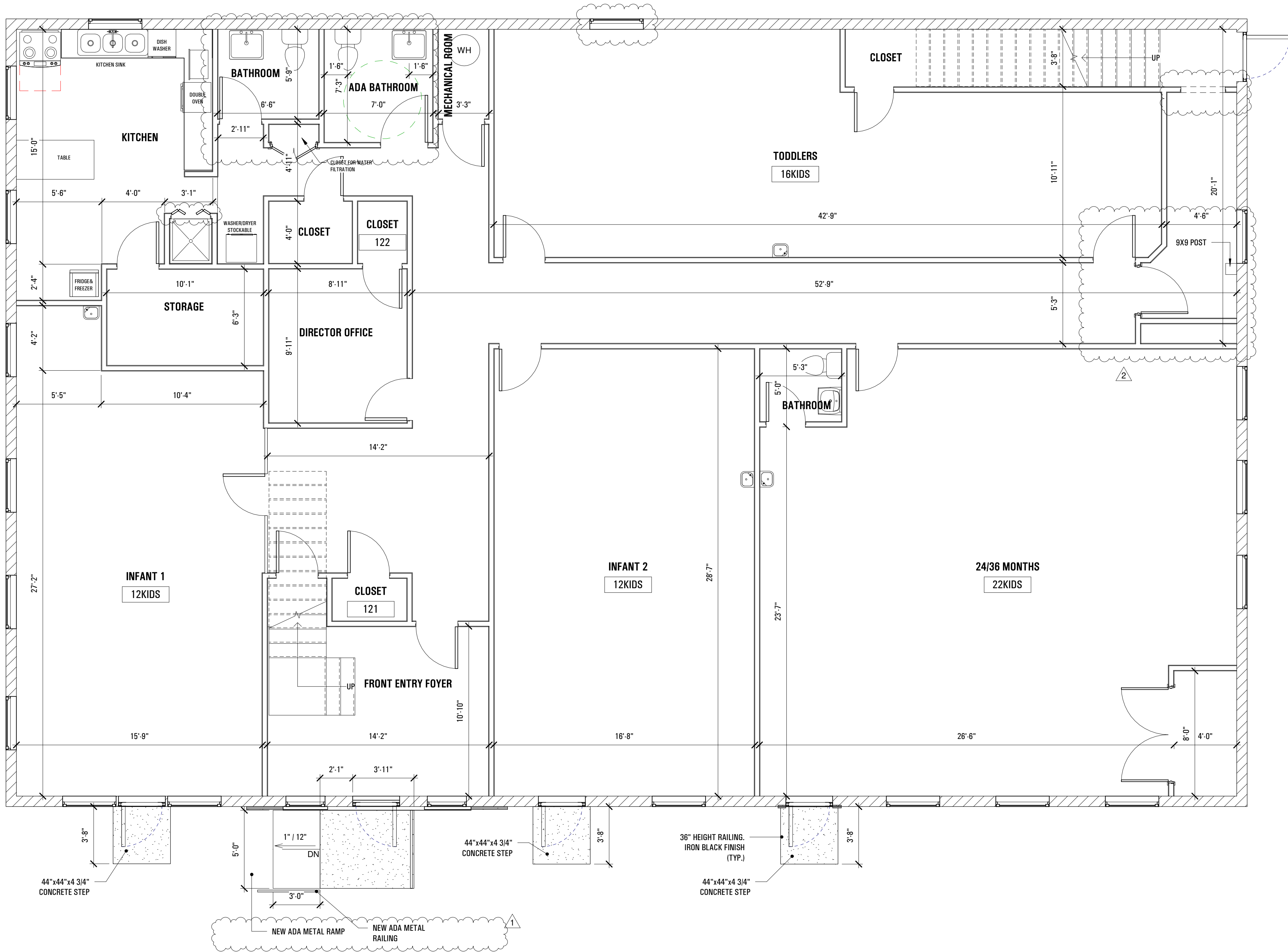
|  | 4/19/2021 | PERMIT REVISION |
|---------------------------------------------------------------------------------------|-----------|-----------------|
|  | 9/10/2020 | PERMIT REVISION |
| MARK | DATE | DESCRIPTION |
| ISSUE: | | |

| |
|--------------|
| PROJECT NO: |
| CAD FILE: |
| DATE: |
| DRAWN BY: |
| CHECKED BY: |
| COPYRIGHT: |
| SHEET TITLE: |

SITE PLAN, PLAYGROUND PLAN

DRAWING SHEET NO:

A100



1 PROPOSED 1ST FLOOR PLAN
1/4" = 1'-0"

CONSTRUCTION CODES

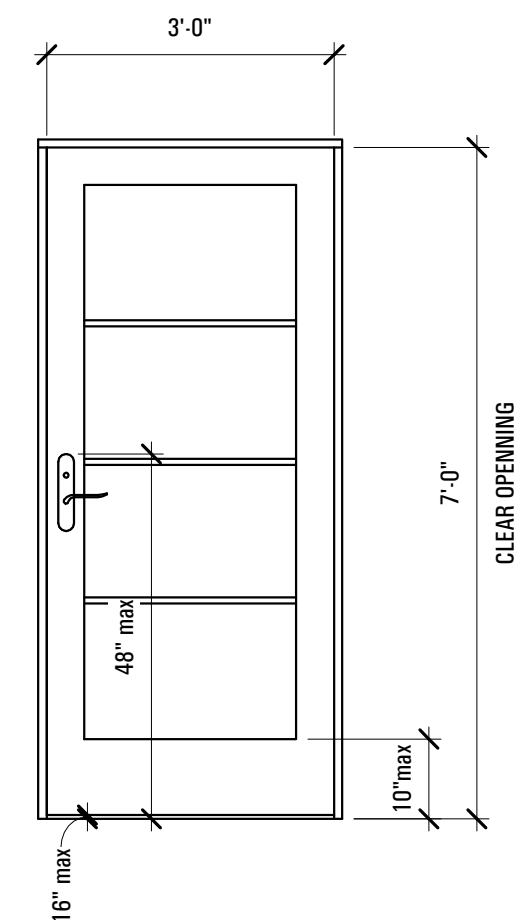
2015 VIRGINIA CONSTRUCTION CODE (IBC) | USBC, PART I
2008 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES (ICC/ANSI A117.1)
2015 VIRGINIA RESIDENTIAL CODE (IRC)
2015 VIRGINIA ENERGY CONSERVATION CODE
2015 VIRGINIA MECHANICAL CODE (IMC)
2015 VIRGINIA PLUMBING CODE (IPC)
2015 VIRGINIA FUEL GAS CODE (IFGC)
2014 NATIONAL ELECTRICAL CODE
2015 INTERNATIONAL SWIMMING POOL AND SPA CODE
2015 VIRGINIA EXISTING BUILDING CODE (IBC) | USBC, PART II
2015 VIRGINIA MAINTENANCE CODE (IBC) | USBC, PART III
2015 VIRGINIA INDUSTRIALIZED BUILDING SAFETY REGULATIONS
2015 VIRGINIA AMUSEMENT DEVICE REGULATIONS
2015 RELATED LAWS PACKAGE
BUILDING CODE AND CONSTRUCTION TYPE HISTORY
COUNTY PUBLICATIONS

OCCUPANCY SCHEDULE

| Name | Area | SQ.FT. PER PERSON | OCCUPANCY |
|------------------------------------|---------|-------------------|-----------|
| 24/36 MONTHS | 842 SF | 35 | 24 |
| TODDLERS | 537 SF | 35 | 15 |
| INFANT 2 | 474 SF | 35 | 14 |
| FRONT ENTRY FOYER | 153 SF | 100 | 2 |
| DIRECTOR OFFICE | 86 SF | 100 | 1 |
| KITCHEN | 201 SF | 200 | 1 |
| INFANT 1 | 451 SF | 35 | 13 |
| 1ST FLOOR | | | 69 |
| PRESCHOOL AGE 3/4 YRS OLD | 833 SF | 35 | 24 |
| KINDERGARTEN 5 YRS OLD | 322 SF | 35 | 9 |
| PRESCHOOL/SCHOOL AGES 3/12 YRS OLD | 1082 SF | 35 | 31 |
| PRESCHOOL AGE 3/4 YRS OLD | 857 SF | 35 | 24 |
| 2ND FLOOR | | | 88 |

BUILDING CODE & ZONING DATA

| VCC-2015 | EXISTING SPACE | PROPOSED ALTERATION |
|--------------------------------------------|----------------|---------------------|
| BUILDING GROUP CLASSIFICATION PER VCC-2015 | B (BUSINESS) | E (EDUCATIONAL) |
| CONSTRUCTION TYPE PER VCC-2015 | II-B | II-B |
| NUMBER OF STORIES ABOVE GRADE | 2 | 2 |
| BUILDING HEIGHT | 22' | 22' |
| FIRE ALARM SYSTEM | YES | YES |
| FULLY SPRINKLED & MONITORED | NO | NO |
| FLOOR AREA (SQ.FT) | 7645 | 7645 |



ENTRANCE DOOR DETAIL
1/2" = 1'-0"

HANDLES, PULLS, LOCKS AND LATCHES

- HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS MUST HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. LEVER-OPERATED MECHANISMS, PUSH-TYPE MECHANISMS, AND U-SHAPED HANDLES ARE ACCEPTABLE DESIGNS.
- WHEN SLIDING DOORS ARE FULLY OPEN, THE OPERATING HARDWARE MUST STILL BE EXPOSED AND USABLE FROM BOTH SIDES.
- HARDWARE MUST BE MOUNTED NO HIGHER THAN 48 INCHES ABOVE FINISHED FLOOR.

THRESHOLDS

- THRESHOLDS, IF PROVIDED AT A DOORWAY, MUST NOT EXCEED 3/4" IN HEIGHT FOR EXTERIOR SLIDING DOORS OR 1/2" FOR OTHER TYPES OF DOORS.
- CHANGES IN LEVEL UP TO 1/4" CAN BE VERTICAL AND DO NOT NEED AN EDGE TREATMENT.
- CHANGES IN LEVEL BETWEEN 1/4" AND 1/2" MUST HAVE A BEVELED SLOPE EQUALING 1:2.
- IF THE CHANGES IN LEVEL ARE GREATER THAN 1/4", THE THRESHOLD MUST BE EQUIPPED WITH A RAMP. THE FLOOR OR GROUND SURFACE WITHIN THE MANEUVERING CLEARANCES AT THE DOORWAY MUST NOT HAVE A SLOPE STEEPER THAN 1:48.

CLOSING SPEED (ADA GUIDELINES 4.13.10)

IF A DOOR IS EQUIPPED WITH AN AUTOMATIC CLOSING DEVICE (DOOR CLOSER), THEN THE SWEEP RANGE OF THE CLOSER MUST BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3 INCHES FROM THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR

Professional Certification
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of Virginia
Licence number 0402041740
Expiration Date: 1/31/2021

SEAL



ELMECH Industrial Services LLC.
Residential and Commercial
Design 3120 Lakewood Manor
Dr., Finksburg, MD 21048
410-530-5364

1321 Cameron Street,
Alexandria VA 22314

| MARK | DATE | DESCRIPTION |
|------|-----------|-----------------|
| 1 | 4/19/2021 | PERMIT REVISION |
| 2 | 9/10/2020 | PERMIT REVISION |

PROJECT NO:

CAD FILE:

DATE:

DRAWN BY:

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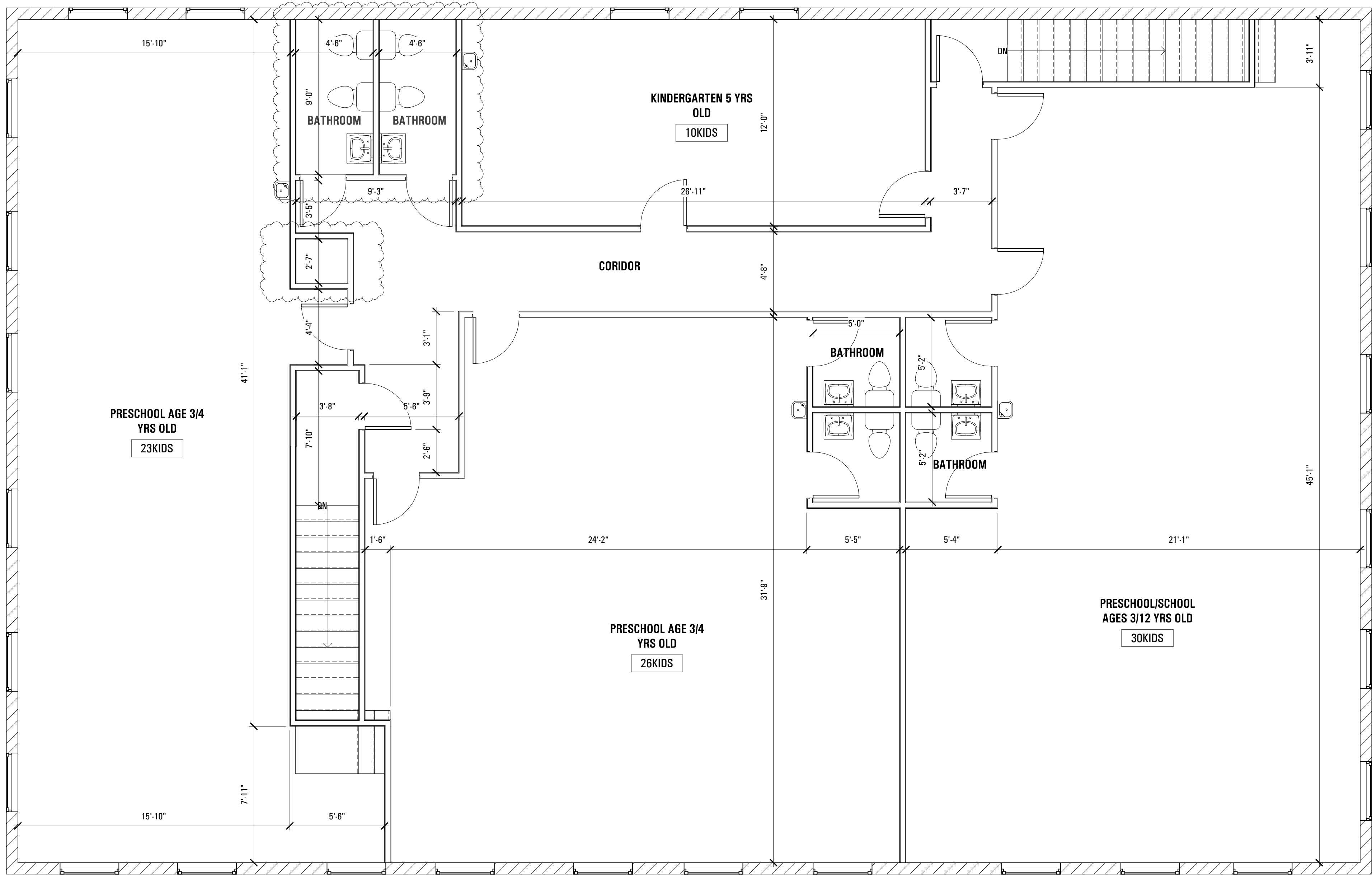
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SHEET TITLE:

**PROPOSED 1ST FLOOR
PLAN**

DRAWING SHEET NO:

A101



| Finish Schedule | | | | |
|------------------------------------|--------------|----------------|-------------|------------|
| Name | Floor Finish | Ceiling Finish | Wall Finish | Level |
| 24/36 MONTHS | FT2 | ACT1 | S1 | 1ST FLOOR |
| BATHROOM | FT1 | EW1 | T1 | 1ST FLOOR |
| TODDLERS | FT2 | ACT1 | S1 | 1ST FLOOR |
| INFANT 2 | FT2 | ACT1 | S1 | 1ST FLOOR |
| FRONT ENTRY FOYER | VF1 | EW1 | P1 | 1ST FLOOR |
| CLOSET | VF1 | EW1 | P1 | 1ST FLOOR |
| DIRECTOR OFFICE | VF1 | EW1 | P1 | 1ST FLOOR |
| STORAGE | FT2 | EW1 | S1 | 1ST FLOOR |
| KITCHEN | FT2 | EW1 | P2 | 1ST FLOOR |
| INFANT 1 | FT2 | ACT1 | S1 | 1ST FLOOR |
| ADA BATHROOM | FT1 | ACT1 | T1 | 1ST FLOOR |
| CLOSET | VF1 | EW1 | P1 | 1ST FLOOR |
| BATHROOM | FT1 | ACT1 | T1 | 1ST FLOOR |
| CORRIDOR | VF1 | EW1 | P1 | Not Placed |
| MECHANICAL ROOM | FT3 | EW1 | P3 | 1ST FLOOR |
| PRESCHOOL AGE 3/4 YRS OLD | FT2 | ACT1 | S1 | 2ND FLOOR |
| CORRIDOR | VF1 | EW1 | P1 | 2ND FLOOR |
| KINDERGARTEN 5 YRS OLD | VF1 | EW1 | P1 | 2ND FLOOR |
| PRESCHOOL/SCHOOL AGES 3/12 YRS OLD | FT2 | ACT1 | S1 | 2ND FLOOR |
| BATHROOM | FT1 | ACT1 | T1 | 2ND FLOOR |
| PRESCHOOL AGE 3/4 YRS OLD | FT2 | ACT1 | S1 | 2ND FLOOR |
| BATHROOM | FT1 | ACT1 | T1 | Not Placed |
| BATHROOM | FT1 | ACT1 | T1 | 2ND FLOOR |
| CLOSET | VF1 | EW1 | P1 | 1ST FLOOR |
| CLOSET | VF1 | EW1 | P1 | 1ST FLOOR |

FINISH TYPES SCHEDULE

- WALLS**
- P1 INTERIOR PAINT FOR OFFICES OR COMMON AREAS. COLOR PER TENANT SUGGESTIONS
- P2 WATER RESISTANT INTERIOR PAINT FOR KITCHEN. COLOR PER OWNER SUGGESTIONS
- P3 WATER RESISTANT INTERIOR PAINT FOR MECHANICAL ROOMS. COLOR PER OWNER SUGGESTIONS
- S1 SMOOTH, NONABSORBENT, AND EASILY WASHABLE FRP PANELING UP TO 6' A.F.F. COLOR PER OWNER SUGGESTIONS
- T1 SMOOTH CERAMIC WALL TILES FOR RESTROOMS. COLOR AND SIZE PER OWNER SUGGESTIONS
- G1 GLASS WALL. TYPE PER OWNER SUGGESTIONS
- FLOORS**
- FT1 SMOOTH CERAMIC FLOOR TILES FOR RESTROOMS. COLOR AND SIZE PER OWNER SUGGESTIONS
- FT2 SMOOTH (NOT TEXTURED), NONABSORBENT, WATER RESISTANT AND EASILY WASHABLE FLOOR TILES
- FT3 SMOOTH CERAMIC FLOOR TILES FOR MECHANICAL ROOMS. COLOR AND SIZE PER OWNER SUGGESTIONS
- VF1 VINYL FLOORING FOR COMMON AREAS. COLOR AND SIZE PER OWNER SUGGESTIONS
- CEILING**
- EW1 EXPOSED WOOD RAFTERS
- ACT1 SMOOTH (NOT TEXTURED), NONABSORBENT, WATER RESISTANT AND EASILY WASHABLE CEILING TILES GENESIS SMOOTH PRO 2x4 OR EQUAL CEILING TILES

1321 Cameron Street,
Alexandria VA 22314

| | | |
|------|-----------|-----------------|
| 2 | 4/19/2021 | PERMIT REVISION |
| 1 | 9/10/2020 | PERMIT REVISION |
| MARK | DATE | DESCRIPTION |

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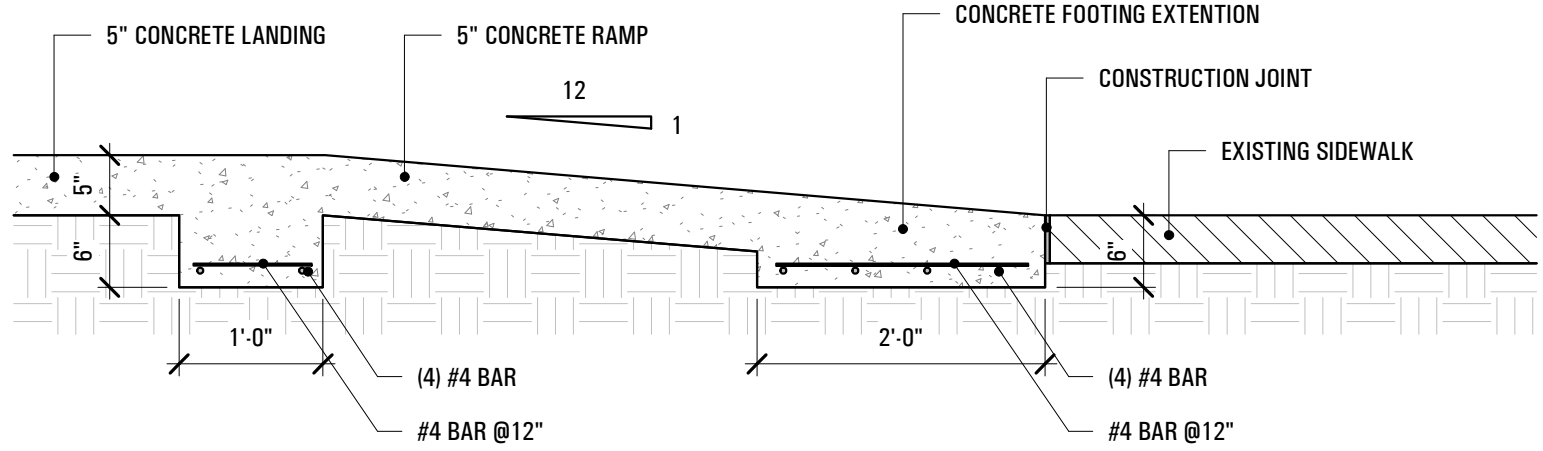
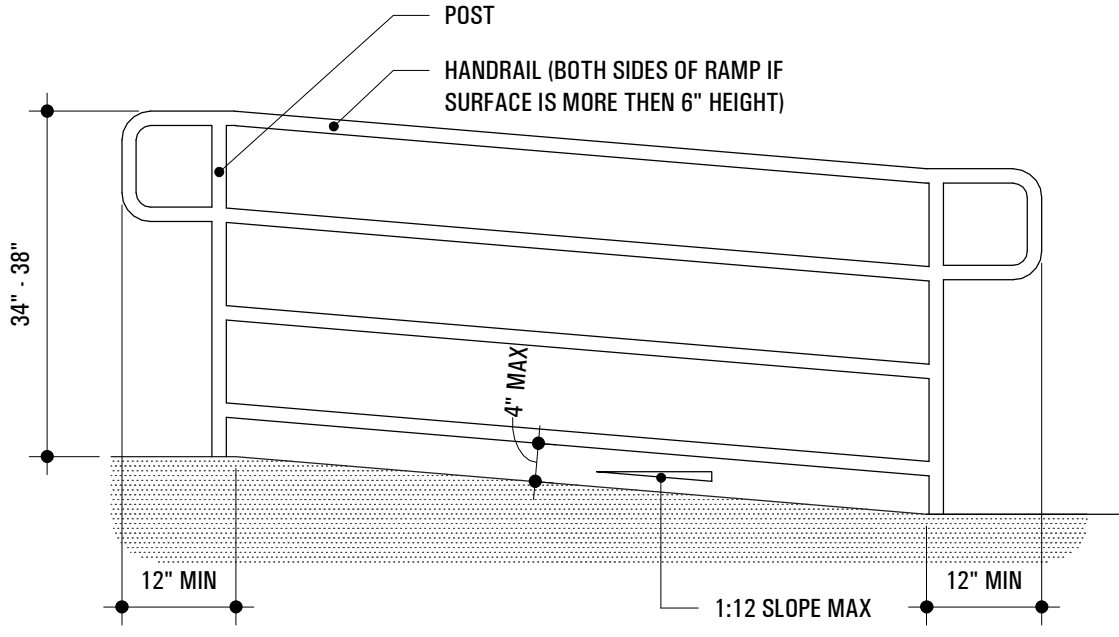
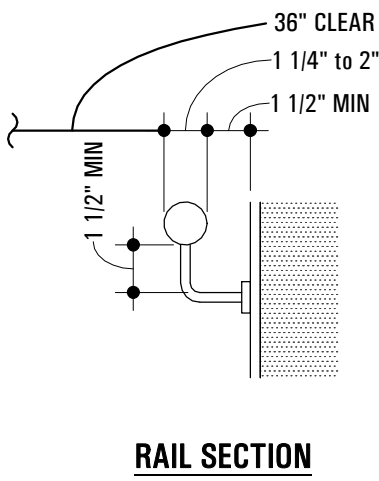
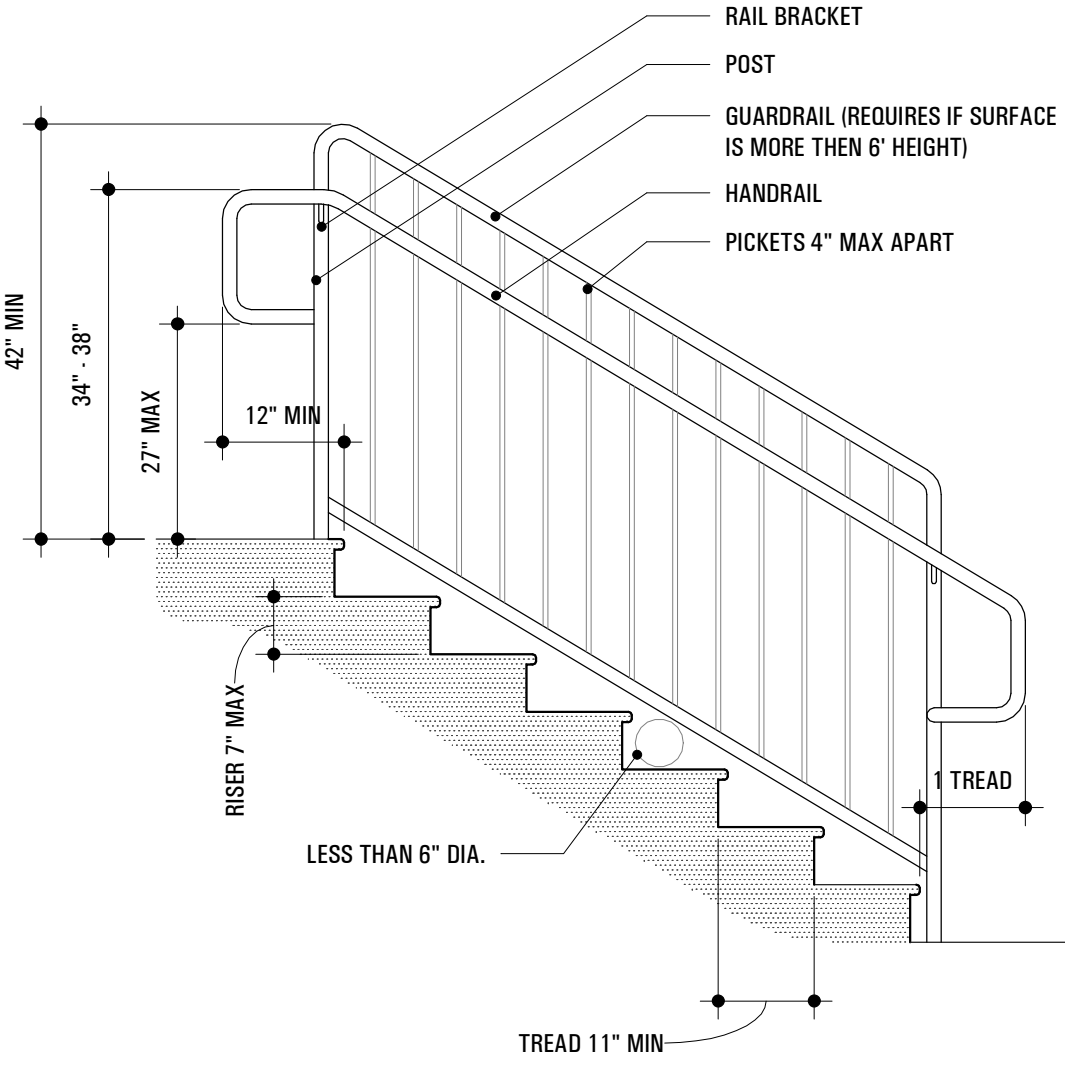
SHEET TITLE:

PROPOSED 2ND FLOOR
PLAN

DRAWING SHEET NO:

A102

1 PROPOSED 2ND FLOOR PLAN
1/4" = 1'-0"



2 ADA RAILING
DETAILS

3 RAMP
DETAILS
3/4" = 1'-0"







N WEST ST

N WEST

NO
TURN
ON
RED

