

Application	G	eneral Data
Public hearing and consideration of a request for an encroachment into the public right of way along	Hearing:	October 5, 2021
the public right-of-way along Cameron Street for an entry ramp to a day care center.	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<br/>ordinances and the recommended permit conditions found in Section III of this report.Staff Reviewers:Maggie Cooper, Urban Planner, <a href="margaret.cooper@alexandriava.gov">margaret.cooper@alexandriava.gov</a><br/>Ann Horowitz, Principal Planner, <a href="margaret.cooper@alexandriava.gov">ann.horowitz@alexandriava.gov</a>

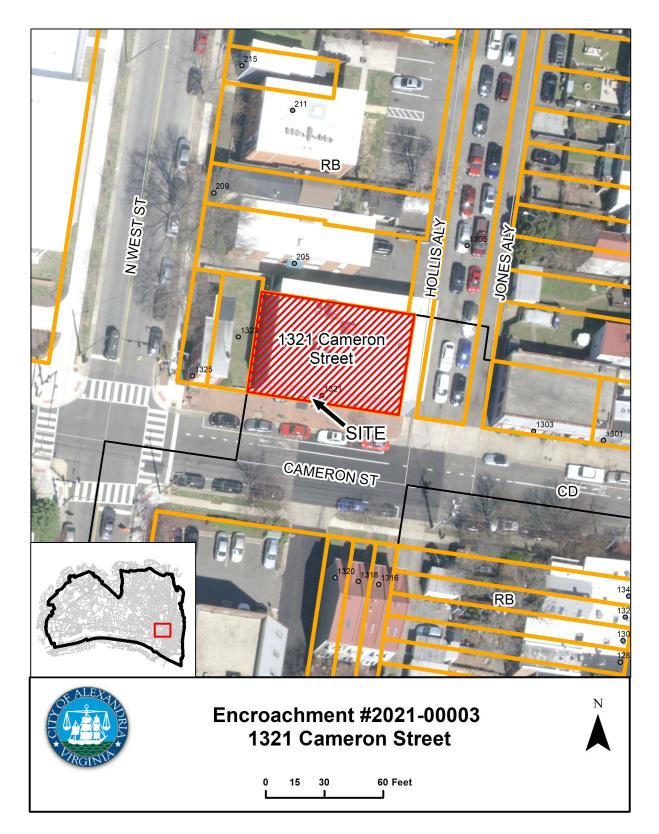
# PLANNING COMMISSION ACTION, OCTOBER 5, 2021:

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.

<u>Reason</u>: The Planning Commission agreed with the staff analysis.

<u>Speakers:</u> 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.

# ENC #2021-00003 1321 Cameron Street



# 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 twostory 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 Environmental and 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 а 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

### ENC #2021-00003 1321 Cameron Street

(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-ofway. 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

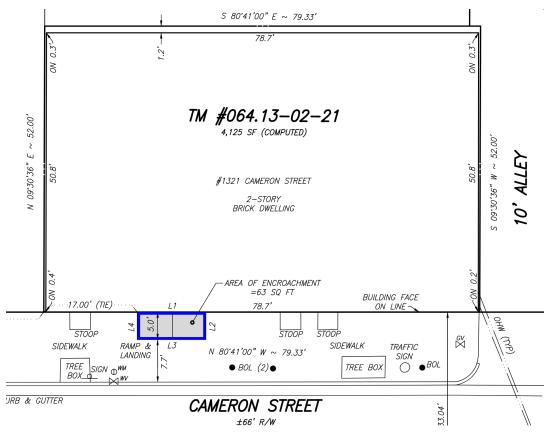


Figure 4: Area of Encroachment in Blue

#### 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 blook 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. location encroachment The leaves а 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-ofway 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

<u>Fire:</u> No comments

Parks and Recreation: No comments

<u>Police Department:</u> 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 <b>ZONE</b> :	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 UNDE	RSIG	NED	, having obtai	ned permis	ssic	on fror	n the pro	perty	owner, her	eby g	rants per	mission to	the C	ity of
	Alexandria	staff	and	Commission	Members	to	visit,	inspect,	and	photograp	n the	building	premises,	land	etc.,
	connected	with th	ne ap	plication.											

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** 

Mailing/Street Address LORTON, VA 22079

City and State

Print Name of Applicant or Agent

8150 BLUEBONNET DRIVE

Zip Code

V

	A	$\subset$	$\overline{\mathcal{A}}$	
	Dr-	m	<u></u>	
Signature	7-		10	

571-606-3303

Telephone # Fax # benadada@thenestacademy.com

Email address

4/30/2021

Date

8



# CERTIFICATE OF LIABILITY INSURANCE

DNEWBERRY

DATE (MM/DD/YYYY)

STARLIG-01

							4/30/2021
C B	HIS CERTIFICATE IS ISSUED AS A ERTIFICATE DOES NOT AFFIRMAT ELOW. THIS CERTIFICATE OF IN EPRESENTATIVE OR PRODUCER, A	'IVEL' SURA	Y OR NEGATIVELY AMEND ANCE DOES NOT CONSTITU	D, EXTEND OR ALT	TER THE CO	OVERAGE AFFORDED	BY THE POLICIES
lf	MPORTANT: If the certificate holde SUBROGATION IS WAIVED, subje nis certificate does not confer rights t	ct to	the terms and conditions of	of the policy, certain	policies may		
PRO	DUCER			CONTACT NAME:			
	aher-Skewes & Associates Insurance	÷		PHONE (A/C, No, Ext): (703) 3	361-8209	FAX (A/C, No):	
	94 Crestwood Drive nassas, VA 20109			E-MAIL ADDRESS:		· (• = - , • • • • • •	
					SURER(S) AFFO	RDING COVERAGE	NAIC #
				INSURER A : Philade	Iphia Inder	nnity Insurance Co.	18058
INSU	JRED			INSURER B :		-	
	ZNB, LLC			INSURER C :			
	9129 Royal Robin Lane			INSURER D :			
	Lorton, VA 22079			INSURER E :			
				INSURER F :			
CO	VERAGES CER	TIFIC	CATE NUMBER:			REVISION NUMBER:	
IN Cl	HIS IS TO CERTIFY THAT THE POLICI IDICATED. NOTWITHSTANDING ANY F ERTIFICATE MAY BE ISSUED OR MAY XCLUSIONS AND CONDITIONS OF SUCH	PER	IREMENT, TERM OR CONDITIC TAIN, THE INSURANCE AFFOR	ON OF ANY CONTRA	CT OR OTHER	R DOCUMENT WITH RESPE	ECT TO WHICH THIS
INSR LTR	TYPE OF INSURANCE		SUBR POLICY NUMBER	POLICY EFF	POLICY EXP (MM/DD/YYYY)	LIMIT	S
A	X COMMERCIAL GENERAL LIABILITY	INOD				EACH OCCURRENCE	s 1,000,0
	CLAIMS-MADE X OCCUR		PHPK2170821	9/16/2020	9/16/2021	DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 1,000,0
						MED EXP (Any one person)	s 10,0
						PERSONAL & ADV INJURY	\$ 1,000,0
	GEN'L AGGREGATE LIMIT APPLIES PER:					GENERAL AGGREGATE	\$ 2,000,0
	POLICY PRO- JECT LOC					PRODUCTS - COMP/OP AGG	2 000 0
	X OTHER: N	1 1					s <b>_</b> ,000,0
Α							\$ <b>2,000,0</b>
	AUTOMOBILE LIABILITY					COMBINED SINGLE LIMIT	\$ , ,
			PHPK2170821	9/16/2020	9/16/2021	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,0
	AUTOMOBILE LIABILITY		PHPK2170821	9/16/2020	9/16/2021	COMBINED SINGLE LIMIT	\$ \$ \$ \$
	AUTOMOBILE LIABILITY		РНРК2170821	9/16/2020	9/16/2021	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person)	\$ \$ \$ \$
	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY AUTOS		РНРК2170821	9/16/2020	9/16/2021	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE	\$ \$ \$ \$ \$
Α	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY AUTOS		PHPK2170821	9/16/2020	9/16/2021	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE	\$ \$ \$ \$ \$ \$ \$
Α	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY AUTOS ONLY AUTOS ONLY AUTOS ONLY AUTOS ONLY		PHPK2170821 PHUB735162	9/16/2020	9/16/2021 9/16/2021	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$
Α	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY AUTOS ONLY AUTOS ONLY AUTOS ONLY X UMBRELLA LIAB X OCCUR					COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) EACH OCCURRENCE	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$
A	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY X UMBRELLA LIAB X OCCUR EXCESS LIAB DED X RETENTION \$ 10,000 WORKERS COMPENSATION AUTOS					COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) EACH OCCURRENCE	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$
A	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY X UMBRELLA LIAB X OCCUR EXCESS LIAB DED X RETENTION \$ 10,000 WORKERS COMPENSATION AND EMPLOYERS' LIABILITY AVY PROPRIETOR/PARTMER/EXECUTIVE Y/N					COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) EACH OCCURRENCE AGGREGATE	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$
Α	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY AUTOS ONLY AUTOS ONLY AUTOS ONLY X HARED AUTOS ONLY X MON-OWNED AUTOS ONLY X MON-OWNED DED X RETENTION \$ 10,000 WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED?					COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) EACH OCCURRENCE AGGREGATE PER STATUTE OTH- ER	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$
Α	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY X UMBRELLA LIAB X OCCUR EXCESS LIAB DED X RETENTION \$ 10,000 WORKERS COMPENSATION AND EMPLOYERS' LIABILITY AVY PROPRIETOR/PARTMER/EXECUTIVE Y/N				9/16/2021	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) EACH OCCURRENCE AGGREGATE PER STATUTE E.L. EACH ACCIDENT	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$
A	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY AUTOS ON		PHUB735162 PHPK2170821	9/16/2020		COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) EACH OCCURRENCE AGGREGATE PER STATUTE E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT <b>Bpp</b>	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$
A	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY AUTOS ON		PHUB735162	9/16/2020	9/16/2021	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) EACH OCCURRENCE AGGREGATE PER STATUTE E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$

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 Dairy Rewvery
ACORD 25 (2016/03)	© 1988-2015 ACORD CORPORATION. All rights reserved.

The ACORD name and logo are registered marks of ACORD

# OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

<u>1. Applicant.</u> 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.

Address	Percent of Ownership
8150 BLUEBONNET DRIVE. LORTON, VA 22079	50%
8150 BLUEBONNET DRIVE. LORTON, VA 22079	50%
	8150 BLUEBONNET DRIVE. LORTON, VA 22079

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at <u>1321 CAMERON ST. ALEXANDRIA. VA 22314</u> (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.

50 Bluebonet or.	0.01
orton, UA 22072	501.
150 Bluebonet DR.	55%
	150 Bluebonet DR.

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 require to disclose **any** business or financial relationship, as defined by <u>Section 11-350 of the Zoning Ordinance</u>, existing at the time of this application, or within the12-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, <u>click here.</u>

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	NA	NIA
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	<b>BEN ADADA</b>
	DIA AN

Date

Printed Name

#### OWNERSHIP AND DISCLOSURE STATEMENT Use additional sheets if necessary

<u>1. Applicant.</u> 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%
<sup>2.</sup> Juliette Bensouda	8150 Bluebonnet Drive Lorton, VA 22079	50%
3.		

2. <u>Property.</u> 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.

Name	Address	Percent of Ownership
<sup>1.</sup> Ben Adada	8150 Bluebonnet Drive Lorton, VA 22079	50%
<sup>2.</sup> Juliette Bensouda	8150 Bluebonnet Drive Lorton, VA 22079	50%
3.		

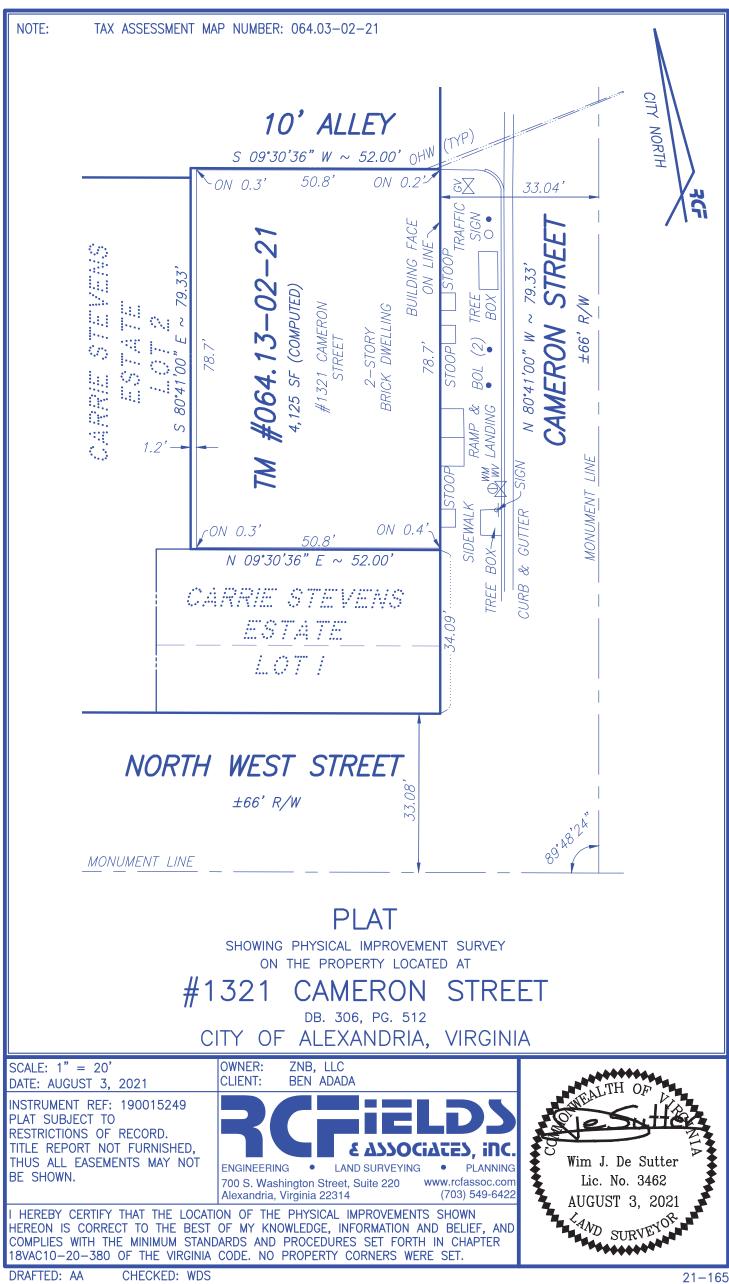
3. <u>Business or Financial Relationships.</u> Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the12-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.)
<sup>1.</sup> Ben Adada	N/A	N/A
<sup>2.</sup> 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	Ben Adada	Panud
Date	Printed Name	Signature





LAND SURVEYING

#

# METES AND BOUNDS DESCRIPTION

# **ENCROACHMENT AREA #1321 CAMERON STREET**

CITY OF ALEXANDRIA, VIRGINIA

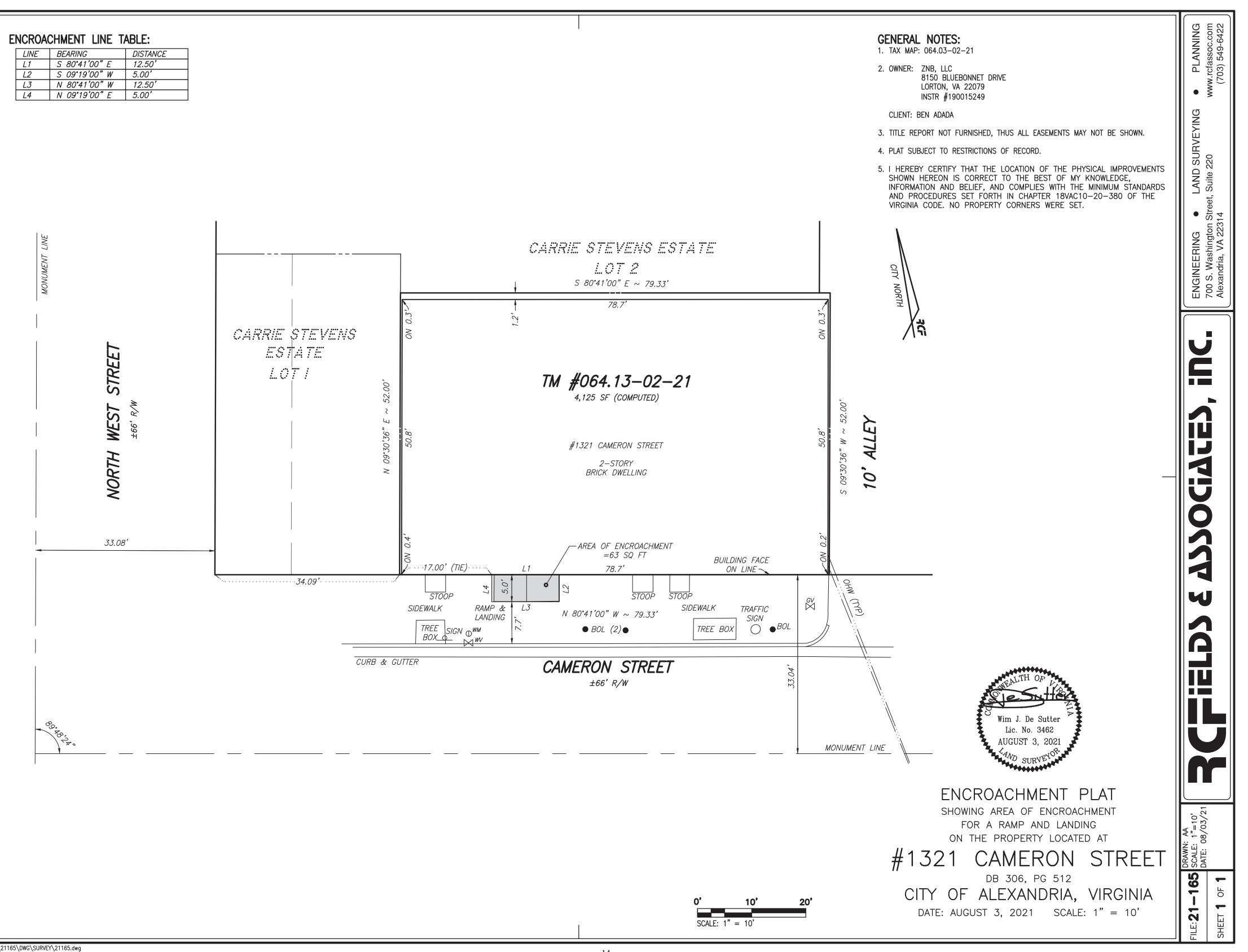
Being a strip of land hereinafter described lying and being situated in the City of Alexandria, Virginia; running in, through, over and across part of the right-of-way of Cameron Street, and being more particularly described by metes and bounds as follows:

**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

LINE	BEARING	DISTANCE
L1	S 80°41'00" E	12.50 <b>'</b>
L2	S 09°19'00" W	5.00'
L3	N 80°41'00" W	12.50 <b>'</b>
L4	N 09°19'00" E	5.00'





# **GENERAL NOTES**

- ALL CONSTRUCTION SHALL COMPLY WITH 2018 IRC. IF THE DRAWINGS AND/OR THE SPECIFICATIONS ARE AT VARIANCE THEREWITH, 1. THE CONTRACTOR SHALL SO NOTIFY THE ENGINEER IMMEDIATELY.
- GENERAL CONTRACTOR TO VISIT JOB SITE TO FAMILIARIZE HIM/HERSELF WITH SITE CONDITIONS. 2.
- GENERAL CONTRACTOR IS TO VERIFY ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARISE BETWEEN THE DRAWINGS AND FIELD 3. CONDITIONS OR IN THE DRAWINGS THEMSELVES, THE CONTRACTOR SHOULD NOTIFY ARCHITECT FOR CLARIFICATIONS.
- ALL WORK IS TO BE PERFORMED IN A GOOD WORKMANLIKE MANNER, AND WHERE APPLICABLE, ALL CODES, REGULATIONS, SAFETY 4. ORDERS, BUILDING CODES AND ORDINANCES, SUCH AS BUT NOT LIMITED TO, OCCUPATIONAL HEALTH AND SAFETY STANDARDS, AIA GENERAL CONDITIONS, PLUS ANY OTHER NATIONAL/STATE/LOCAL CODES OR DIRECTIVES RELATING TO THE CONTEMPLATED TYPE OF WORK SHALL GOVERN THE CONSTRUCTION OF THE PROJECT.
- GENERAL CONTRACTOR IS EXPECTED TO PROVIDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE INTENTIONS OF THESE 5. DRAWINGS, EXCEPT FOR ITEMS MARKED NOT IN CONTRACT (N.I.C) BY OWNER OR OTHERS. CONTRACTOR IS TO SUPPLY ONLY LABOR AND COORDINATION TO COMPLETE THE INSTALLATION OF THESE ITEMS.
- 6. ALL MATERIALS USED IN THIS PROJECT MUST BE NEW AND OF GOOD QUALITY, UNLESS OTHERWISE NOTED.
- 7. ALL LUMBER AND FINISHED WOOD IS TO SELECT #1.
- 8. CONTRACTOR MUST HAVE THE NECESSARY INSURANCE AND BONDING TO COVER HIM/HERSELF AND ANY EMPLOYEES OR CONTRACTORS TO INSURE THAT THE OWNER IS FREE OF ANY LIABILITIES IN THE CASE OF ACCIDENTS OR MISHAPS.
- 9. CONTRACTOR IS TO CHECK EXISTING ELECTRICAL PANEL BOX TO DETERMINE IF ANY ALTERATIONS MUST BE MADE BEFORE WORK COMMENCES. CONTRACTOR IS TO COORDINATE ALL ELECTRICAL DIRECTION IN PROJECT AS REQUIRED.
- 10. CONTRACTOR IS TO PROVIDE PANEL DOORS WHERE NECESSARY TO REACH IMPORTANT VALVES, CLEAN-OUT, ETC. IN WALLS, CEILINGS AND FLOORS. CONTRACTOR IS TO COORDINATE ALL PLUMBING DIRECTION IN PROJECT AS REQUIRED.
- 11. CONTRACTOR IS EXPECTED TO COORDINATE COMPLETE PROJECT WITH ALL SUB-CONTRACTORS REQUIRED, INCLUDING VERIZON, PEPCO, WSSC, AND OTHERS AS REQUIRED.
- 12. CONTRACTOR IS EXPECTED TO CARRY ALL WASTE AND TRASH OFF JOB SITE TO MAINTAIN A CLEAN AND SAFE SITE AT ALL TIMES.
- 13. FOR ANY EXTRA WORK THE OWNER MAY PROPOSE, OR ANY EXTRA WORK THE CONTRACTOR CLAIMS TO BE NECESSARY, THE CONTRACTOR SHALL FURNISH TO THE OWNER AN ESTIMATE OF THE COST FOR SUCH WORK. THE CONTRACTOR SHALL PROCEED ONLY HAVING RECEIVED WRITTEN ORDER FROM THE OWNER ESTABLISHING THE AGREED PRICE AND DESCRIPTION OF THE WORK TO BE COMPLETED.
- 14. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, EQUIPMENT, MACHINERY, TOOLS, APPARATUS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. ALL ITEMS NOT SPECIFICALLY NOTED ON THE DRAWINGS BUT WHICH ARE OBVIOUSLY NECESSARY TO MAKE A COMPLETE WORKING INSTALLATION OF THE DESIGN INTENT SHALL BE INCLUDED.
- 15. ALL REPLACING, PATCHING, AND REPAIRING OF ALL MATERIALS AND SURFACES CUT OR DAMAGED IN THE EXECUTION OF THE WORK SHALL BE PERFORMED BY EXPERIENCED MECHANICS OF THE TRADE INVOLVED. SUCH REPLACING, REPAIRING AND/OR PATCHING SHALL BE DONE WITH APPROPRIATE MATERIALS IN A MANNER THAT ALL SURFACES EFFECTED SHALL UPON COMPLETION OF THE WORK, MATCH THE SURROUNDING SIMILAR SURFACES.
- 16. DURING CONSTRUCTION, THE CONTRACTOR SHALL FURNISH AND PLACE PROPER GUARDS FOR THE PREVENTION OF ACCIDENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE OWNER'S PROPERTY OR THAT OF ANY OTHER PARTY AT THE JOB SITE BY HIM/HER OR HIS/HER MEN/WOMEN OR SUB-CONTRACTORS AND SHALL MAKE GOOD ANY SUCH DAMAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANING OF ALL SURFACES INCLUDING GLASS, PARTITIONS, CARPETING, CABINETS, ETC. PRIOR TO THE OCCUPANCY BY THE TENANT. ALL TRASH, CONSTRUCTION DEBRIS, TOOLS, ETC. SHALL BE REMOVED AND DISPOSED OF LEGALLY PRIOR TO THE OCCUPANCY BY THE TENANT. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTRICTING AND CONTAINING DUST AND DEBRIS GENERATED BY DEMOLITION AND CONSTRUCTION OF THE WORK.
- 17. IF AND WHEN THE NEED ARISES, THE CONTRACTOR SHALL OBTAIN APPROVAL AND COORDINATE WITH THE OWNER ANY INTERRUPTION OF BUILDING UTILITIES, DELIVERY OF BUILDING MATERIALS, OR USE OF FREIGHT ELEVATORS IF APPLICABLE.
- 18. WHERE MATERIALS, EQUIPMENT OR OTHER PRODUCTS ARE SPECIFIED BY MANUFACTURER, BRAND NAMES, ETC., SUCH DESIGNATION IS TO ESTABLISH STANDARDS OF DESIRED QUALITY AND TYPE. ALL MATERIALS SHALL BE OF HIGH QUALITY AND AT A MINIMUM EQUAL TO THAT SPECIFIED.
- 19. ALL DRYWALL DETAILS AND ASSEMBLIES SHOWN ARE AS MANUFACTURED BY U.S. GYPSUM COMPANY. ALL INSTALLATION AND STANDARD DETAILS SHALL BE AS SHOWN IN THE MANUFACTURERS PUBLISHED "SYSTEMS FOLDERS". WHERE FIRE RATED SYSTEMS ARE USED, THEY SHALL CONFORM TO ALL APPLICABLE CODES. ALL VISIBLE JOINTS ARE TO BE TAPED, SPACKLED AND SANDED SMOOTH. ALL EXPOSED EDGES OF GYPSUM BOARD SHALL BE COVERED WITH "J" CLIPS OR EQUAL, SPACKLED & SANDED SMOOTH.
- 20. WHEN MATERIALS AND SUPPLIES ARE DELIVERED TO JOB SITE THEY SHALL BE IN ORIGINAL UNOPENED CONTAINERS OR BUNDLES BEARING NAME OF THE MANUFACTURER. STORE ALL MATERIALS IN PROPER SETTING AND CONFIGURATION AS MANUFACTURER SPECIFIES. STACKING OF MATERIALS SHALL BE DONE IN SUCH A WAY TO ENSURE NOT TO CAUSE OVERLOAD ON STRUCTURE

# ABBREVIATIONS

ABV. - ABOVE A/C - AIR CONDITIONER A.D. - ACCESS DOOR ADJ. - ADJUST A.F.F. - ABOVE FINISHED FLOOR A.F.G. - ABOVE FINISHED GRADE A.G. · ABOVE GRADE ALT. - ALTERNATE APP'D. - APPROVED ARCH. · ARCHITECT, ARCHITECTURAL

BD. - BOARD B.L. · BUILDING LINE BLDG. - BUILDING BLK. - BLOCK BM. - BEAM B.N. - BOUNDARY NAILING B.O. · BOTTOM OF B.O.F. - BOTTOM OF FOOTING B.O.W. - BOTTOM OF WALL BRG. - BEARING B.U. - BUILT UP BTM. - BOTTOM

CSMNT. - CASEMENT CABT. - CABINET C.B. - CATCH BASIN C.D. - CONSTRUCTION DOCUMENT CEM. - CEMENT C.F.M. - CUBIC FEET PER MINUTE INT. - IN C.L. - CENTER LINE CH. - CHANNEL C.I. - CAST IRON C.I.P. - CAST IN PLACE CL. - CLOSET CLG. - CEILING C.O. - CLEAN OUT C.O. - CASED OPENING COL. - COLUMN CONT. - CONTINUOUS CONTR. - CONTRACTOR CONC. - CONCRETE

D.S. - DOWN SPOUT D/W - DISHWASHER DBL. - DOUBLE DEMO. - DEMOLITION DIA. - DIAMETER DIM. - DIMENSION D.L. - DEAD LOAD DN. - DOWN DR. - DOOR

C.T. - CERAMIC TILE

EA. - EACH E.F. · EXHAUST FAN E.J. - EXPANSION JOINT E.N. - END NAILING ELEV. - ELEVATION ELECT. - ELECTRIC, ELECTRICAL EQ. - EQUAL EQUIP. - EQUIPMENT EST. - ESTIMATE E.W. - EACH WAY EXH. - EXHAUST EXIST. - EXISTING EXT. - EXTERIOR

F.A. - FIRE ALARM F.C.O. - FLOOR CLEAN OUT F.D. - FLOOR DRAIN F.E. - FIRE EXTINGUISHER F.N. - FIELD NAILING FIN. - FINISH FLR. - FLOOR FLG. - FLOORING FLUOR. - FLUORESCENT FURN. - FURNACE

O.H. · OVERHEAD

OPNG. - OPENING

10	
GA GAUGE	P PAINT
GALV GALVANIZED	PART. · P/
GAR GARAGE	
G.C GENERAL CONTRACTOR	P.C PRE
G.F.C.I GROUND FAULT CIRCUIT INTERRUPT	PERF. · PE
G.F.I GROUND FAULT INTERRUPT	PL. · PLAS
GL GLASS	PLT. · PLA
G.M GRADE MARK	P.L. · PRO
GR GRILLE	PLAS PL
G.T GLAZED TILE	P.L.V PL
GYP GYPSUM	PLYWD.
	PORC PO
H.B HOSE BIB	P.S.F PC
H.C HOLLOW CORE	P.S.I. · PO
HDBD HARDBOARD	P.V.C PC
HDW HARDWARE	PWR PO
HGT HEIGHT	
HOR HORIZONTAL	
HR HOUR	Q.T. · QUA
H.R HANDRAIL	ΩΤΥ Ου
HTR HEATER	
H.V.A.C. · HEATING, VENTING AND AIR CONDITIONING	
H.W HOT WATER	RAD RA
	R.D ROO
I.C.F INSULATED CONCRETE FORM	R.D.L R0
I.D INSIDE DIAMETER	R.O ROU
I.F INSIDE FACE	R.O.W R
INCL. · INCLUSIVE, INCLUDING	REFG RE
INV INVERT	REF REF
INSUL - INSULATION	REINF R
INT. · INTERIOR	RET RET
	REV. · REV
J-BOX - JUNCTION BOX	RM ROO
JCT JUNCTION	RMV RE
JST JOIST	10000. 112
	SAN SA
KD KNOCK DOWN	S.C. · SOL
K.D KILN DRIED	S.C SEL
K.O KNOCK OUT	SCHED S
	S.D SMO
LFT LINEAR FEET	SECT SE
LAM LAMINATE	SHT SHI
LAT LATERAL	SHT'G S
LAV LAVATORY	SIM SIN
LD LEAD	SPECS S
LIN LINEAR	SQ.FT S
LINO LINOLEUM	SQ. IN S
LT. · LIGHT	STD ST/
LTG LIGHTING	STL STE
L.V.L. · LAMINATED VENEER LUMBER	SYS SYS
	0.01 010
M.B MACHINE BOLT	T&G - TOM
M.O. · MASONRY OPENING	T.B. · THR
MAR MARBLE	T.O TOP
MAS MASONRY	T.O.B T(
MTL. · MATERIAL	T.O.C T(
MAX MAXIMUM	T.O.F TO
MECH. · MECHANICAL	T.O.J TO
MED MEDIUM	T.O.M T
MFG MANUFACTURING	T.O.W T
MIN MINIMUM	T.S TUB
MOD MODULAR	TH THRI
MTL. · METAL (STEEL)	THR TH
MUL MULLION	TYP. · TYP
MOL. MOLLION	
	V.B VAP
N.T.S NOT TO SCALE	V.I.F VEI
N.C.M NON-CORROSIVE METAL	VA VOL1
N.F.C NOT FOR CONSTRUCTION	VCT VIN
NLR NAILER	• <b>•</b> • • • • • • • • • • • • • • • • •
NO NUMBER	W.C TOI
NOM NOMBER	WDW W
Hom HommAL	WDW. · WE
	WTR. HTR
O.C ON CENTER	WD WO
O.D OUTSIDE DIAMETER	. · wul
O.R OUTSIDE DIAMETER	YD YARI
	191 - 1 <b>A</b> III

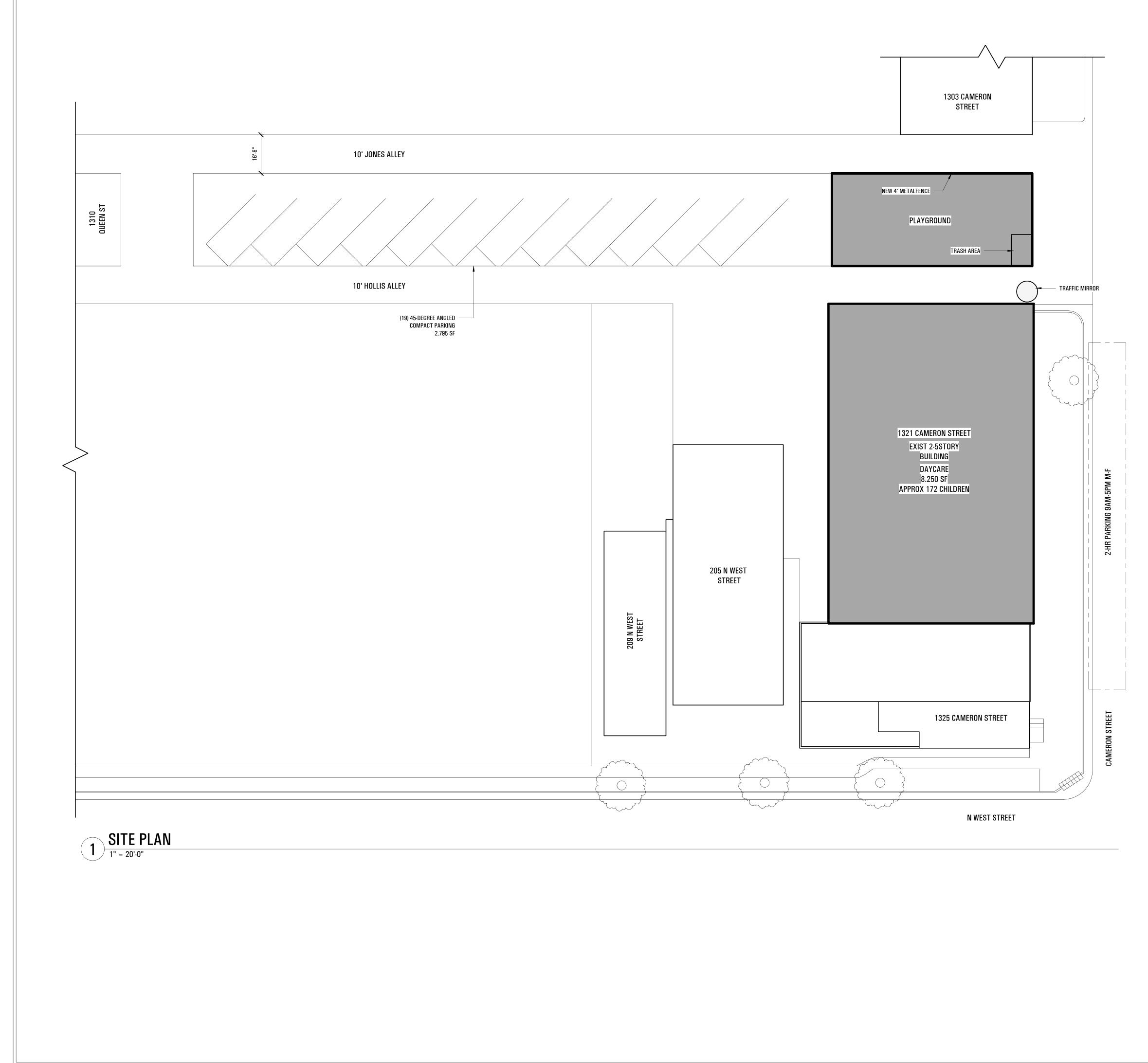
	P. · PAINT PART. · PARTITION PAV. · PAVEMENT P.C. · PRE-CAST CONCRETE PERF. · PERFORATED PL. · PLASTER PLT. · PLATE P.L. · PROPERTY LINE PLAS. · PLASTIC P.L.V. · PLASTIC LAMINATE VENEER PLYWD. · PLYWOOD PORC. · PORCELAIN P.S.F. · POUNDS PER SQUARE FOOT P.S.I. · POUNDS PER SQUARE INCH P.V.C. · POLYVINYL CHLORIDE PWR. · POWER
	Q.T QUARRY TILE QTY QUANTITY
ING	RAD RADIUS R.D ROOF DRAIN R.D.L ROOF DRAIN LEADER R.O ROUGH OPENING R.O.W RIGHT OF WAY REFG REFRIGERATOR REF REFERENCE REINF REINFORCED RET RETURN REV REVISION RM ROOM RMV REMOVE
	SAN SANITARY S.C SOLID CORE S.C SELF-CLOSING SCHED SCHEDULE S.D SMOKE DETECTOR SECT SECTION SHT SHEET SHT'G SHEATHING SIM SIMILAR SPECS SPECIFICATIONS SO.FT SQUARE FEET SQ. IN SQUARE INCHES STD STANDARD STL STEEL SYS SYSTEM
	T&G - TONGUE AND GROOVE T.B THROUGH BOLT T.O TOP OF T.O.B TOP OF BEAM T.O.C TOP OF CURB T.O.F TOP OF FOOTING T.O.J TOP OF JOIST T.O.M TOP OF MASONRY T.O.W TOP OF WALL T.S TUBE STEEL TH THRESHOLD THR THREADED TYP TYPICAL
	V.B VAPOR BARRIER V.I.F VERIFY IN FIELD VA VOLTAGE VCT VINYL COMPOSITION TILE
	W.C TOILET (WATER CLOSET) WDW WINDOW WT WEIGHT WTR. HTR WATER HEATER WD WOOD
	YD YARD

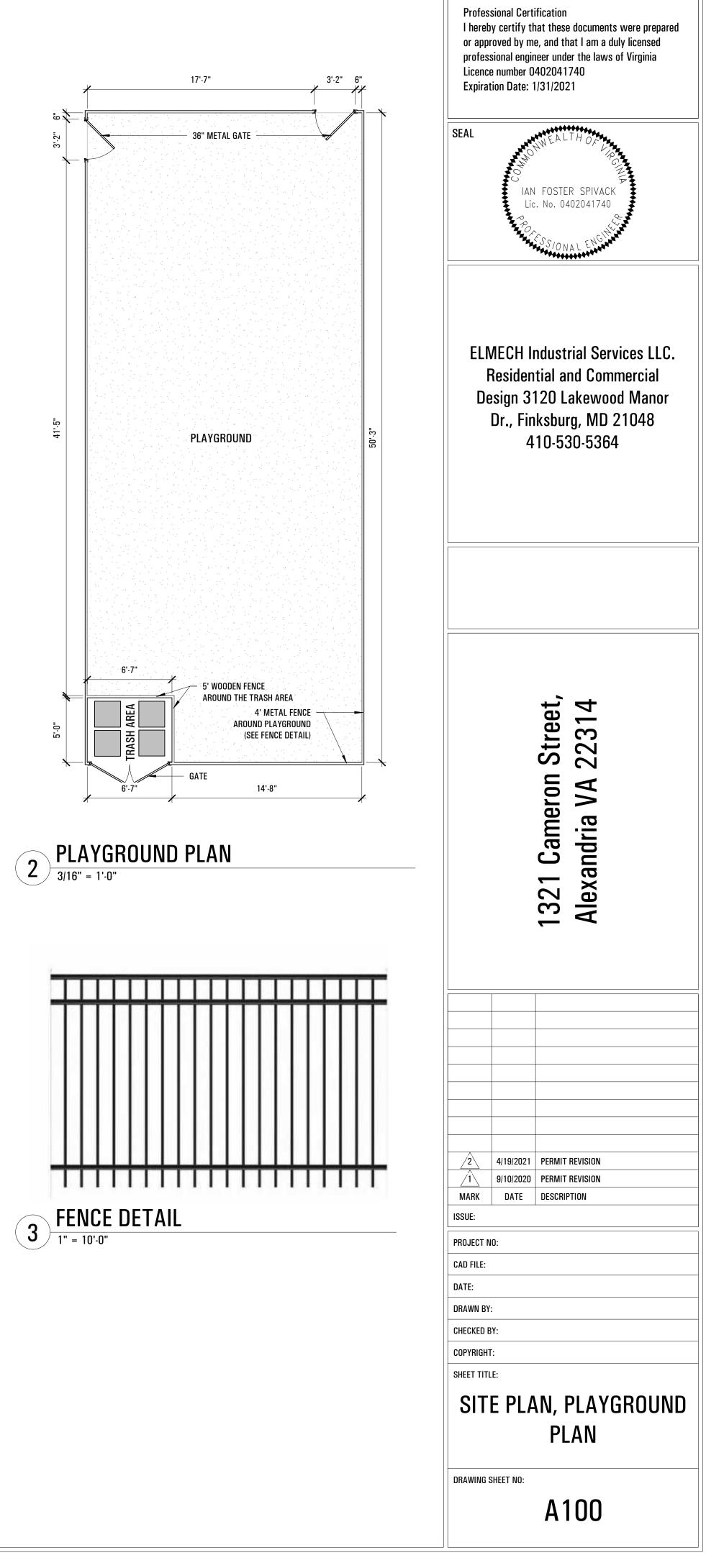
# SHEET LIST

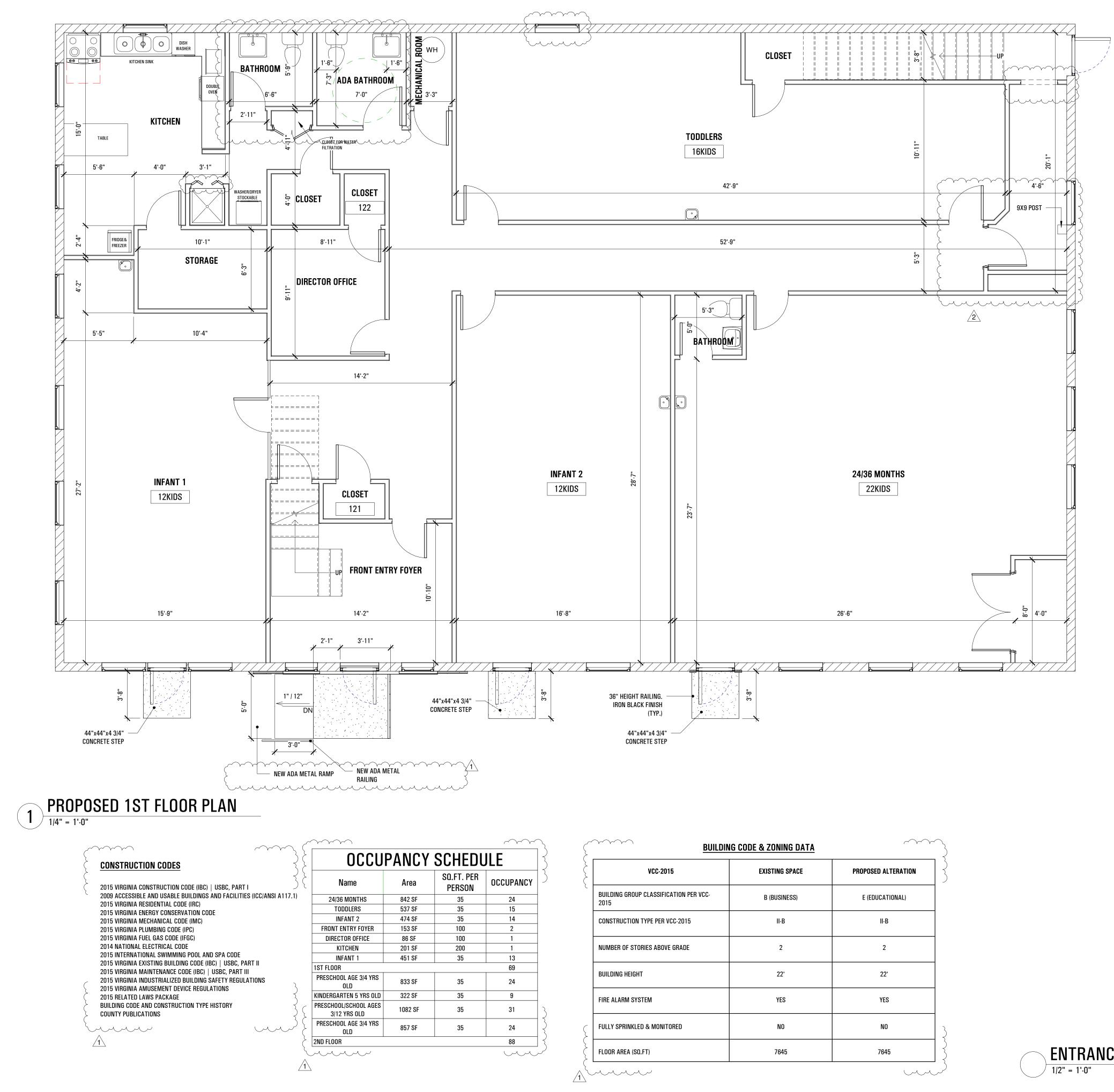
A100	SITE PLAN
A101	EXISTING 1ST FLOOR PLAN
A102	PROPOSED PLAN
E000	ELECTRICAL NOTES
E001	POWER PLAN
E002	LIGHTING PLAN
E003	PANEL SCHEDULE DETAIL
E004	PANEL SCHEDULE
M000	MECHANICAL NOTES
M001	MECHANICAL PLAN
M002	MECHANICAL SCHEDULES
M003	MECHANICAL DETAILS
P000	PLUMBING NOTES
P001	WATER SUPPLY PLAN
P002	SANITARY VENT PLAN

P003 RISER DIAGRAMS

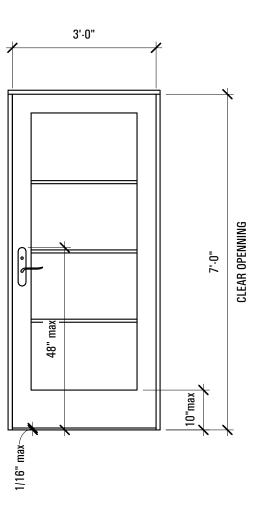
**Professional Certification** I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of Virginia Licence number 0402041740 Expiration Date: 1/31/2021 SEAL IAN FOSTER SPIVACK Lic. No. 0402041740 **ELMECH Industrial Services LLC. Residential and Commercial** Design 3120 Lakewood Manor Dr., Finksburg, MD 21048 410-530-5364 Street, 22314 00 4 amer >g dri C g Alex  $\sim$ က \_\_\_\_ /2\ | 4/19/2021 | PERMIT REVISION /1\ | 9/10/2020 | PERMIT REVISION MARK DATE DESCRIPTION ISSUE: PROJECT NO: CAD FILE: DATE: DRAWN BY: CHECKED BY: COPYRIGHT: SHEET TITLE: **COVER SHEET** DRAWING SHEET NO: A000







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



HANDLES, PULLS, LOCKS AND LATCHES

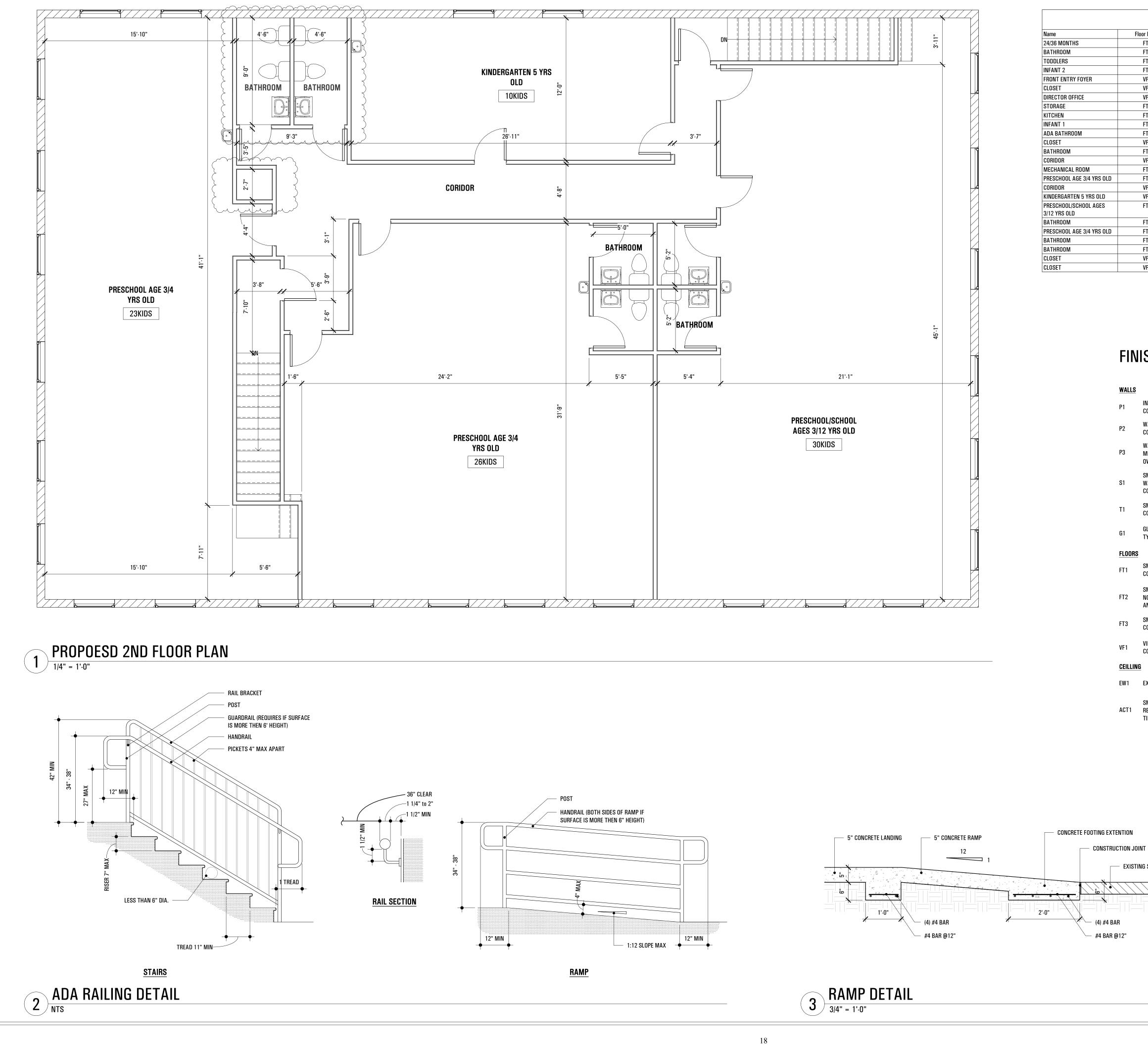
- HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS MUST HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. LEVER-OPERATED MECHANISMS, PUSH-TYPE MECHANISMS, AND U-
- SHAPED HANDLES ARE 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 ¾" IN HEIGHT FOR EXTERIOR SLIDING DOORS OR ½" FOR OTHER TYPES OF DOORS.
- CHANGES IN LEVEL UP TO ¼" CAN BE VERTICAL AND DO NOT NEED AN EDGE TREATMENT.
- CHANGES IN LEVEL BETWEEN ¼" AND ½" MUST HAVE A BEVELED SLOPE EQUALING 1:2.
- IF THE CHANGES IN LEVEL ARE GREATER THAN ½", 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





Finish Schedule				
	Floor Finish	Ceiling Finish	Wall Finish	Level
	FT2	ACT1	S1	1ST FLOOR
	FT1	EW1	T1	1ST FLOOR
	FT2	ACT1	S1	1ST FLOOR
	FT2	ACT1	S1	1ST FLOOR
	VF1	EW1	P1	1ST FLOOR
	VF1	EW1	P1	1ST FLOOR
	VF1	EW1	P1	1ST FLOOR
	FT2	EW1	S1	1ST FLOOR
	FT2	EW1	P2	1ST FLOOR
	FT2	ACT1	S1	1ST FLOOR
	FT1	ACT1	T1	1ST FLOOR
	VF1	EW1	P1	1ST FLOOR
	FT1	ACT1	T1	1ST FLOOR
	VF1	EW1	P1	Not Placed
	FT3	EW1	P3	1ST FLOOR
RS OLD	FT2	ACT1	S1	2ND FLOOR
	VF1	EW1	P1	2ND FLOOR
OLD	VF1	EW1	P1	2ND FLOOR
GES	FT2	ACT1	S1	2ND FLOOR
	FT1	ACT1	T1	2ND FLOOR
RS OLD	FT2	ACT1	S1	2ND FLOOR
	FT1	ACT1	T1	Not Placed
	FT1	ACT1	T1	2ND FLOOR
	VF1	EW1	P1	1ST FLOOR
	VF1	EW1	P1	IST 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
<b>FLOORS</b>	
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
CEILLIN	<u>6</u>
EW1	EXPOSED WOOD RAFTERS
ACT1	SMOOTH (NOT TEXTURED), NONABSORBENT, WATER Resistant and easily washable ceiling Tiles genesis smooth pro 2x4 or equal ceiling tiles
TENTION	

– EXISTING SIDEWALK

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 IAN FOSTER SPIVACK Lic. No. 0402041740 ELMECH Industrial Services LLC. Residential and Commercial Design 3120 Lakewood Manor Dr., Finksburg, MD 21048 410-530-5364 Street, 22314 1321 Cameron S Alexandria VA 2 4/19/2021 PERMIT REVISION ∕2∖ 9/10/2020 PERMIT REVISION /1\ MARK DATE DESCRIPTION ISSUE: PROJECT NO: CAD FILE: DATE: DRAWN BY: CHECKED BY: COPYRIGHT: SHEET TITLE: PROPOSED 2ND FLOOR PLAN DRAWING SHEET NO: A102







