



APPLICATION SPECIAL USE PERMIT

ADMINISTRATIVE CHANGE OF OWNERSHIP
OR MINOR AMENDMENT

Change of Ownership Minor Amendment

[must use black ink or type]

PROPERTY LOCATION: 201 E Monroe Avenue; Alexandria, VA 22301

TAX MAP REFERENCE: 043.02-08-01

ZONE: R2-5

APPLICANT

Name: David Dively

Address: 518 N Fayette Street; Alexandria, VA 22314

PROPERTY OWNER

Name: David Dively

Address: 3000 Wessynton Way; Alexandria, VA 22314

SITE USE: single family home

Business Name:

Current:

Proposed (if changing):

THE UNDERSIGNED hereby applies for a Special Use Permit for **Change in Ownership**, in accordance with the provisions of Article XI, Division A, Section 11-503 (5)(f) of the 1992 Zoning Ordinance of City of Alexandria, Virginia.

THE UNDERSIGNED, having read and received a copy of the special use permit, hereby agrees to comply with all conditions of the current special use permit, including all other applicable City codes and ordinances.

THE UNDERSIGNED hereby applies for a Special Use Permit for **Minor Amendment**, in accordance with the provisions of Article XI, Division A, Section 11-509 and 11-511 of the 1992 Zoning Ordinance of City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby requests this special use permit. The undersigned also attests that all of the information herein required to be furnished by the applicant are true, correct and accurate to the best of his/her knowledge and belief.

David Dively

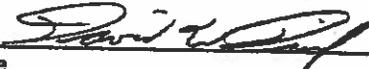
Print Name of Applicant or Agent

518 N Fayette Street

Mailing/Street Address

Alexandria, VA 22314

City and State Zip Code


Signature

703-548-3808

Telephone #

703-634-2405

Fax #

david@constructiveinc.com

Email address

06/27-2018

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Fee Paid: \$ _____

Legal advertisement: _____

ACTION - PLANNING COMMISSION _____

ACTION - CITY COUNCIL: _____

4. Is the use currently open for business?

Yes No *N/A*

If the use is closed, provide the date closed.

n/a / n/a / n/a
month day year

5. Describe any proposed changes to the conditions of the special use permit:

n/a

6. Are the hours of operation proposed to change?

Yes No *N/A*

If yes, list the current hours and proposed hours:

Current Hours:

n/a

Proposed Hours:

n/a

7. Will the number of employees remain the same?

Yes No *N/A*

If no, list the current number of employees and the proposed number.

Current Number of Employees:

n/a

Proposed Number of Employees:

n/a

8. Will there be any renovations or new equipment for the business? *DWELLING*

Yes No

If yes, describe the type of renovations and/or list any new equipment proposed.

Infill remaining portion of 2nd story single family dwelling over existing footprint per

previously approved SUP and in compliance with all current zoning regulations.

9. Are you proposing changes in the sales or service of alcoholic beverages?

Yes No *N/A*

If yes, describe proposed changes:

N/A

10. Is off-street parking provided for your employees? Yes No N/A
If yes, how many spaces, and where are they located?
n/a

11. Is off-street parking provided for your customers? Yes No N/A
If yes, how many spaces, and where are they located?
n/a

12. Is there a proposed increase in the number of seats or patrons served? Yes No N/A
If yes, describe the current number of seats or patrons served and the proposed number of seats and patrons served. For restaurants, list the number of seats by type (i.e. bar stools, seats at tables, etc.)

Current:
n/a

Proposed:
n/a

13. Are physical changes to the structure or interior space requested? Yes No
If yes, attach drawings showing existing and proposed layouts. In both cases, include the floor area devoted to uses, i.e. storage area, customer service area, and/or office spaces.

14. Is there a proposed increase in the building area devoted to the ~~business~~ ^{business}? Yes No
If yes, describe the existing amount of building area and the proposed amount of building area.

Current:
1,580.80

Proposed:
1,874.10

15. The applicant is the (check one) Property owner Lessee
 other, please describe: _____

16. The applicant is the (check one) _____ Current business owner _____ Prospective business owner
 other, please describe: n/a

17. Each application shall contain a clear and concise statement identifying the applicant, including the name and address of each person owning an interest in the applicant and the extent of such ownership interest. If the applicant, or one of such persons holding an ownership interest in the applicant is a corporation, each person owning an interest in excess of ten percent (3%) in the corporation and the extent of interest shall be identified by name and address.

For the purpose of this section, the term "ownership interest" shall include any legal or equitable interest held in the subject real estate at the time of the application. If a nonprofit corporation, the name of the registered agent must be provided.

Please provide ownership information here:

David Dively

3000 Wessynton Way

Alexandria, VA 22309

100% Ownership



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations for

Single and Two-Family Residential Outside Historic Districts

A

A. Property Information

A1. 201 E Monroe Avenue R-2-5
 Street Address Zone

A2. 5,577.00 x 0.45 = 2,509.65
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

<u>Existing Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	1,015.30	Basement**	1,015.30	B1. <input style="width: 150px;" type="text" value="2,833.70"/> Sq. Ft. Existing Gross Floor Area*
First Floor	1,014.60	Stairways**	80.10	B2. <input style="width: 150px;" type="text" value="1,252.90"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor	646.30	Mechanical**	0.00	B3. <input style="width: 150px;" type="text" value="1,580.80"/> Sq. Ft. Existing Floor Area Minus Exclusions (subtract B2 from B1)
Third Floor		Attic less than 7***		Comments for Existing Gross Floor Area
Attic		Porches**		
Porches		Balcony/Deck**	157.50	
Balcony/Deck	157.50	Garage**		
Garage		Other***		
Other***		Other***		
B1. Total Gross	2,833.70	B2. Total Exclusions	1,252.90	

C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement		Basement**		C1. <input style="width: 150px;" type="text" value="736.60"/> Sq. Ft. Proposed Gross Floor Area*
First Floor		Stairways**	75.00	C2. <input style="width: 150px;" type="text" value="443.30"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor	368.30	Mechanical**		C3. <input style="width: 150px;" type="text" value="293.30"/> Sq. Ft. Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Third Floor		Attic less than 7***	368.30	
Attic	368.30	Porches**		
Porches		Balcony/Deck**		
Balcony/Deck		Garage**		
Garage		Other***		
Other***		Other***		
C1. Total Gross	736.60	C2. Total Exclusions	443.30	

D. Total Floor Area

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

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

E. Open Space (RA & RB Zones)

E1. Sq. Ft.
Existing Open Space

E2. Sq. Ft.
Required Open Space

E3. Sq. Ft.
Proposed Open Space

Notes

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

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

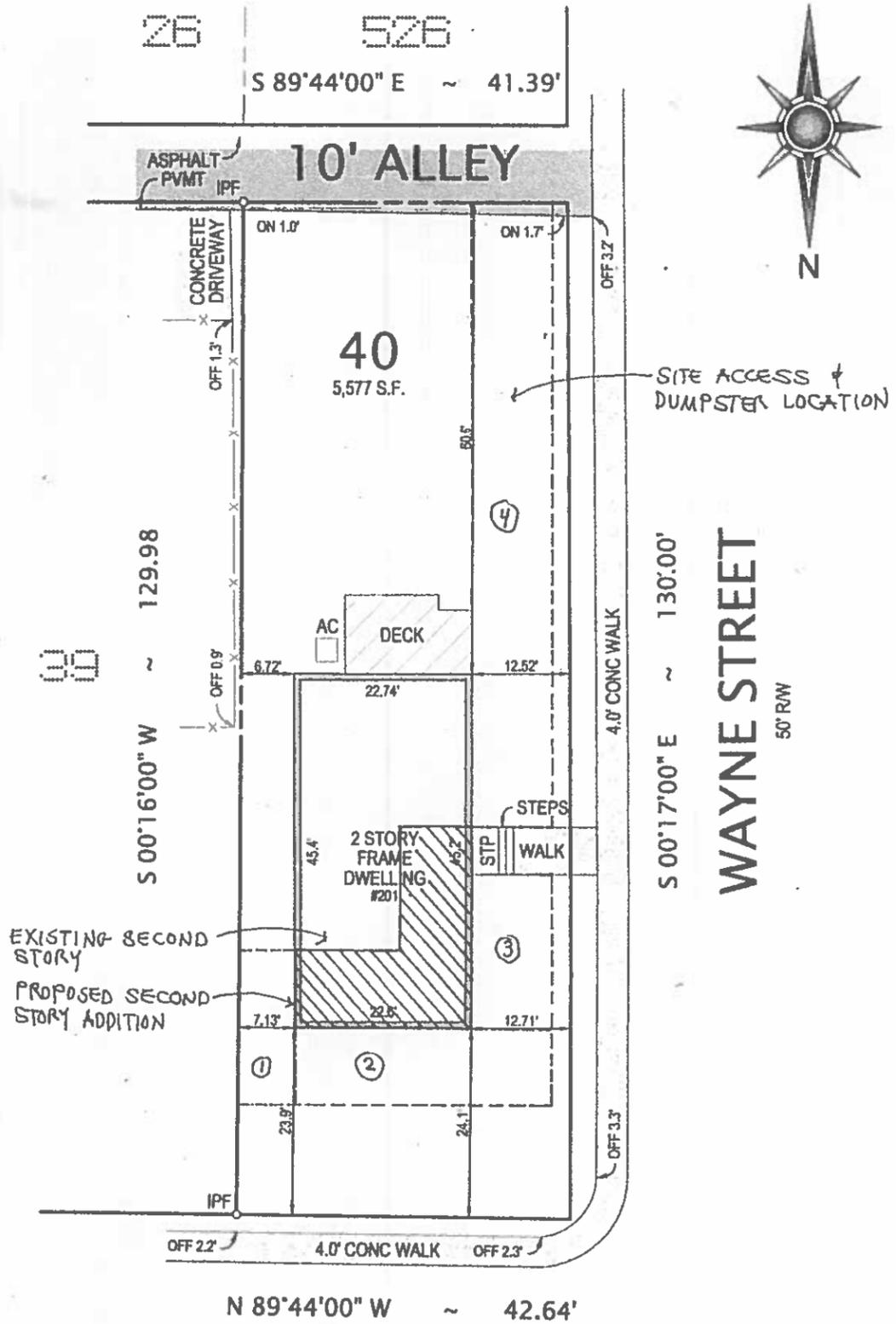
*** Refer to the Zoning Ordinance (Section 2-145(A)) and consult with Zoning Staff for additional allowable exclusions. Additional exclusions may include space under balconies, retractable awnings, etc.

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

Signature: _____

Date: _____

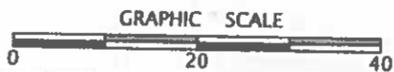
NOTES: 1. FENCES ARE FRAME.
2. UTILITIES ARE UNDERGROUND.



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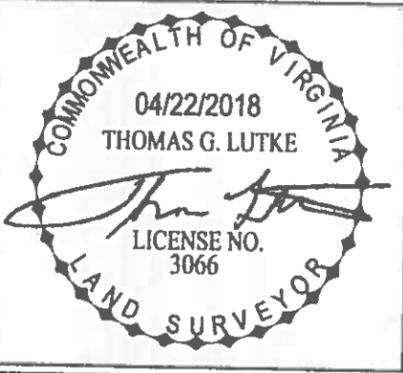
E. MONROE AVENUE
50' RW

PLAT
SHOWING HOUSE LOCATION ON
LOT 40
COTTAGE PARK
(DEED BOOK 117, PAGE 208)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' APRIL 22, 2018



I HEREBY CERTIFY THAT THE LOCATIONS OF ALL EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.

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



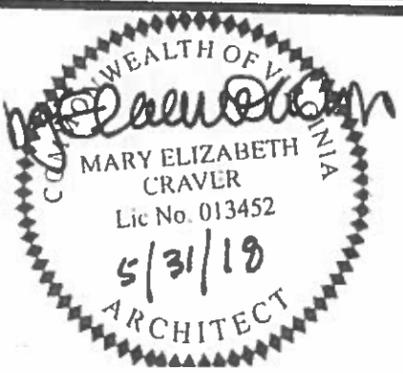
ORDERED BY:

CONSTRUCTIVE INC.

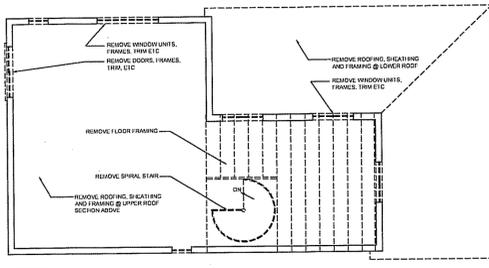
NoVA SURVEYS
6655 ROCKLEIGH WAY
ALEXANDRIA, VA 22315
703-688-4038
INFO@NOVA-SURVEYS.COM
WWW.NOVA-SURVEYS.COM

CASE NAME: CONSTRUCTIVE INC.
LIMITS OF DISTURBED AREA :
① 7' x 20' = 140 †
② 10' x 33' = 330 †
③ 10' x 19' = 190 †
④ 10' x 78' = 780 †

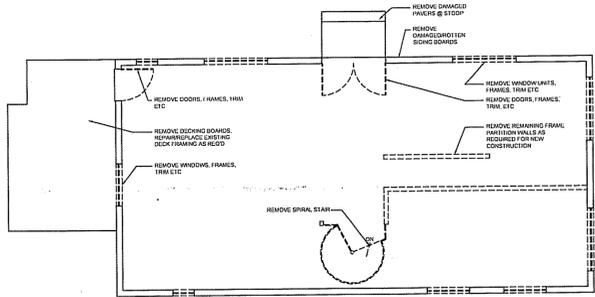
TOTAL = 1440 †



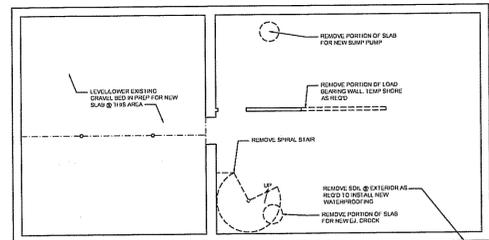
#180420001



AT SECOND FLOOR



AT FIRST FLOOR



AT BASEMENT

1 PHASE 2 DEMOLITION PLANS

1/8" = 1'-0"

GENERAL DEMOLITION NOTES

1. THE CONTRACTOR SHALL DEMOLISH AND REMOVE PORTIONS OF THE BUILDING AS REQUIRED FOR THE NEW CONSTRUCTION OR AS MAY BECOME NECESSARY.
2. CARE SHALL BE TAKEN BY THE CONTRACTOR NOT TO DISPLACE OR DAMAGE THE EXISTING STRUCTURE OR FINISHES THAT ARE TO REMAIN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR/REPLACE DAMAGED ITEMS WITH MATERIALS TO MATCH EXISTING.
3. PROVIDE TEMPORARY SHORING AND BRACING AS REQUIRED.
4. AT THE COMPLETION OF THE DEMOLITION PHASE, THE CONTRACTOR SHALL CONFIRM ALL ASSUMED EXISTING CONDITIONS PRIOR TO COMMENCING NEW WORK.

BUILDING CODES

THE GOVERNING CODE IS INTERNATIONAL RESIDENTIAL CODE (IRC)-2012 EDITION, THE VIRGINIA USBC AND/OR LOCAL COUNTY CODE AMENDMENTS AND/OR ORDINANCES.

ANY REVISION INITIATED BY THE OWNER, GENERAL CONTRACTOR AND/OR THE SUBCONTRACTOR THAT DIRECTLY INFLUENCES OR CHANGES STRUCTURAL ELEMENTS INCLUDING, BUT NOT LIMITED TO FLOOR JOIST, BEAM OR HEADER SPANS, WALL HEIGHTS, BEAM OR HEADER SIZES, RELOCATION OF BEARING WALLS, FOOTING SIZES, ETC. AS INDICATED ON THESE DRAWINGS, THE ARCHITECT/ENGINEER, SHALL BE NOTIFIED IN WRITING INDICATING THE PROPOSED CHANGES FOR REVIEW.

DO NOT SCALE DRAWINGS. ALL DIMENSIONS ARE TO BE READ OR CALCULATED. DIMENSIONS NOTED TAKE PRECEDENCE OVER SCALE.

ALL DIMENSIONS AT EXISTING WORK ARE TO FINISH FACE (FF) AND AT NEW WORK ARE TO FACE OF STUD (FOS), UNLESS OTHERWISE NOTED. DIMENSIONAL ADJUSTMENTS MAY INCLUDE, BUT ARE NOT LIMITED TO: CENTER LINE (CL), FACE OF CONCRETE (FOC) AND FACE OF MASONRY (FOM)

COMMENCEMENT OF WORK BY THE CONTRACTOR AND/OR ANY SUBCONTRACTOR SHALL INDICATE A KNOWLEDGE AND ACCEPTANCE OF ALL CONDITIONS DESCRIBED IN THESE CONSTRUCTION DOCUMENTS WHICH COULD AFFECT THEIR WORK.

THE CONTRACTOR IS RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION, CONSTRUCTION PROCEDURES, FABRICATION PROCESS, COORDINATION OF WORK WITH OTHER TRADES AND JOB SITE SAFETY.

TEMPORARY BRACING, SHEATHING, SHORING ETC. REQUIRED TO INSURE THE STRUCTURAL INTEGRITY/STABILITY OF THE EXISTING BUILDING, SIDEWALLS, UTILITIES ETC. DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR.

DESIGN LOADS

GRAVITY LOAD
 ROOF LIVE LOAD = 30 PSF
 ROOF DEAD LOAD = 17 PSF
 FLOOR DEAD LOAD = 10 PSF
 FLOOR LIVE LOAD = 30 PSF (SLEEPING AREAS) = 40 PSF (ALL OTHERS)
 GROUND SNOW LOAD (Pg) = 30 PSF
 EXPOSURE FACTOR (Ce) = 1.00
 THERMAL FACTOR (Ct) = 1.00
 IMPORTANCE FACTOR (I) = 1.00
 FLAT ROOF SNOW LOAD (P) = 21 PSF
 SNOW DRIFT CALCULATIONS PER ASCE7-05.

ALLOWABLE DEFLECTION FACTOR FOR

ROOF
 LIVE LOAD = L360
 TOTAL LOAD = L240
FLOORS & DECKS
 LIVE LOAD = L480
 TOTAL LOAD = L360
WIND LOAD
 FASTEST MILE WIND SPEED = 76 MPH
 3 SECOND GUST WIND SPEED = 90 MPH
 EXPOSURE = B

CONCRETE

ALL CONCRETE FOR FOOTINGS, FOUNDATION WALLS, RETAINING WALLS, AND FLOOR SLABS ON GRADE SHALL ATTAIN A MINIMUM 28-DAY ULTIMATE COMPRESSIVE STRENGTH AS FOLLOWS:

BASEMENT FOUNDATION WALLS : 3,000 PSI
 FOOTINGS : 3,000 PSI
 BASEMENT SLABS : 3,000 PSI SLAB EXPOSED TO WEATHER- 3,500 PSI

ALL CONCRETE EXPOSED TO THE WEATHER AND SUBJECT TO FREEZING AND THAWING IN A MOIST WET CONDITION OR DEICING CHEMICALS SHALL BE AIR ENTRAINED, THE TOTAL AIR CONTENT (PERCENT BY VOLUME OF CONCRETE) SHALL NOT BE LESS THAN 5 PERCENT (5%) OR MORE THAN 7 PERCENT (7%) w/fc AT 28 DAYS : 3,500 PSI & MAXIMUM WATER CEMENT RATIO OF 0.45.

ALL FORMWORK AND PLACING OF CONCRETE SHALL BE PLUMB, LEVEL, AND SQUARE. THE STRUCTURAL ENGINEER SHALL REVIEW AND APPROVE ANY PROPOSED FORMWORK DESIGN DIFFERENT FROM INDUSTRY STANDARD PRACTICES.

EXTERIOR SLAB AREAS SHALL BE BROOM FINISHED, UNLESS OTHERWISE SPECIFIED BY THE ARCHITECT. THE STROKES SHALL MAINTAIN THE SAME DIRECTION AT ADJACENT SURFACES. NO RIPPLES, BUMPS, OR ANY OTHER IRREGULARITIES WILL BE ACCEPTABLE.

FOUNDATIONS & FOUNDATION WALLS

STRUCTURAL CONCRETE FOOTINGS (INCLUDING RETAINING WALLS) ARE DESIGNED FOR SPECIFIC ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF. IN ABSENCE OF SOIL REPORT, THE FOUNDATION WALLS INCLUDING BASEMENT WALL & RETAINING WALL SHALL BE DESIGNED FOR 60 PCF LATERAL EARTH PRESSURE.

SPREAD FOOTINGS SHALL EXTEND MINIMUM 1'-0" INTO UNDISTURBED SOIL, OR SHALL BE FOUNDED IN GRANULAR FILL. FOOTINGS SHALL EXTEND MINIMUM 30" FROST DEPTH (OR 24" WHERE ALLOWED/APPLICABLE PER COUNTY/CITY REQUIREMENTS) BELOW THE EXTERIOR FINISH GRADE OR TO BEARING SOIL WHICHEVER IS GREATER. ELEVATIONS AT THE TOP OF FOOTINGS SHALL NOT BE HIGHER THAN THOSE INDICATED ON THE CIVIL, ARCHITECTURAL OR STRUCTURAL DRAWINGS.

CONCRETE MASONRY UNIT

1. ALL CONCRETE MASONRY SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF IRC 2012 AND ACI 530/530.1-05
2. MASONRY UNIT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI WHEN TESTED IN ACCORDANCE WITH ASTM C-140, "METHODS OF SAMPLING AND TESTING CONCRETE MASONRY UNIT" (fm = 1500 PSI)
3. MORTAR FOR MASONRY SHALL BE IN ACCORDANCE WITH ASTM C-270, TYPE "M" OR "S"
4. GROUT FOR MASONRY SHALL BE IN ACCORDANCE WITH ASTM C-476 FOR COARSE GROUT WITH A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI. MECHANICALLY VIBRATE GROUT IN VERTICAL SPACES IMMEDIATELY AFTER POURING AND AGAIN ABOUT 5 MINUTES LATER. MAXIMUM GROUT LIFT WITHOUT CLEANOUTS 5'-0". STAY EACH END OF EACH VERTICAL REBAR USING SINGLE WIRE AND LOOP TYPE TIES.
5. REINFORCING STEEL SHALL BE CONFIRM TO ASTM A-615 GRADE 60. PROVIDE 30xDIA SPLICE LENGTH FOR REBARS U.N.O.
6. PROVIDE VERTICAL EXPANSION JOINTS IN ALL MASONRY WALLS @ 30'-0" O.C.
7. BRICK VENEER INSTALLATION TO COMPLY W/ BRICK INDUSTRY ASSOCIATION (B.I.A.) LATEST TECHNICAL REPORT

REINFORCING STEEL

ALL REINFORCING STEEL SHALL BE ASTM A-615, GRADE 60. ALL REINFORCING BAR DIMENSIONS SHOWN ON THE DRAWINGS ARE TO THE CENTER LINE OF BARS, UNLESS OTHERWISE NOTED. ALL CONCRETE AND REINFORCING STEEL SHALL BE FURNISHED, FABRICATED AND ERECTED IN ACCORDANCE WITH ACI STANDARD BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE STRUCTURES, (ACI 318-05). REINFORCED STEEL SHALL BE DETAILED IN ACCORDANCE WITH THE ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES (ACI 315).

- UNLESS OTHERWISE INDICATED ON THE DRAWINGS, THE CLEAR CONCRETE COVER PROVIDED FOR REINFORCEMENT SHALL BE:
1. CAST AGAINST EARTH AND PERMANENTLY EXPOSED TO EARTH : 3"
 2. EXPOSED TO EARTH OR WEATHER #6 THROUGH #18 BARS : 2"
 3. #5 BARS AND SMALLER : 1.5"
 4. NOT EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND (SLABS AND WALLS) : 0.75"
 5. BEAMS, GIRDERS, COLUMNS, PRIMARY REINFORCEMENT, TIES, STIRRUPS, SPIRALS : 1.5"

STEEL REINFORCING REQUIREMENTS IN CONCRETE FLOOR SLABS SHALL BE AS REQUIRED BY CODE AND/OR LOCAL JURISDICTIONS, OR PER SITE CONDITIONS.

CONCRETE PORCH SLABS AND EXTERIOR CONCRETE WORK EXPOSED TO WEATHER SHALL BE MINIMUM 3,500 PSI, AIR ENTRAINED, 4" THICK WITH #4 BARS AT 12" O.C. EACH WAY WITH 6" x 6" - W1.4 x W1.4 WELDED WIRE FABRIC (W.W.F.), UNLESS OTHERWISE NOTED OR DIRECTED BY THE STRUCTURAL ENGINEER BASED ON SITE CONDITIONS.

STRUCTURAL LUMBER

STRUCTURAL LUMBER SHALL BE IN ACCORDANCE WITH THE NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION (NDS) 2005 (OR MOST CURRENT) EDITION, PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION. ALL STRUCTURAL FRAME MEMBERS SHALL BE ONE OF THE FOLLOWING MINIMUM VALUES, UNLESS OTHERWISE NOTED:

TYPE OF WOOD	Fb	Ft	Fv	Fc _L	Fc	E	Emin.
HEM FIR #2	850	525	150	405	1300	1,300,000	470,000
SPF #1#2	875	450	135	425	1150	1,400,000	510,000
SPF STUD GRADE	675	350	135	425	725	1,200,000	440,000
SP #2 (2" TO 4" WIDE)	1500	825	175	565	1650	1,600,000	580,000
SP #2 (5" TO 6" WIDE)	1250	725	175	565	1600	1,600,000	580,000
MICROLLAM LVL GRADE = 1.9E	2600	-	285	750	2510	1,900,000	-

NOTATIONS

- Fb ALLOWABLE BENDING IN psi
 Ft ALLOWABLE TENSION (parallel to grain) IN psi
 Fv ALLOWABLE SHEAR (parallel to grain) IN psi
 Fc_L ALLOWABLE COMPRESSION (perpendicular to grain) IN psi
 Fc_{||} ALLOWABLE COMPRESSION (parallel to grain) IN psi
 E MODULUS OF ELASTICITY IN psi

PROVIDE 3/4" TONGUE AND GROOVE PLYWOOD (APA RATED STRUD-I-FLOOR) GLUED AND NAILED TO THE FLOOR JOISTS TO MEET THE AMERICAN PLYWOOD ASSOCIATION (APA) APPROVED GLUED FLOOR SYSTEM, UNLESS OTHERWISE SPECIFIED.

LUMBER EXPOSED TO THE ELEMENTS AND/OR IN CONTACT WITH MASONRY, INCLUDING BUT NOT LIMITED TO: POSTS, BEAMS, DECKING, DECK, FRAMING LEDGERS, ETC. SHALL BE PRESSURE TREATED PER IRC SECTION R319. ALL FASTENERS SHALL BE PER IRC SECTION R319.3.

REQUIRED POST SIZES FROM POINT LOADS AT GIRDER TRUSS BEAM AND/OR HEADER END LOCATIONS SHALL BE CONTINUOUS, BEARING ONTO BEAMS OR CONTINUOUS TO FOOTINGS AS INDICATED. PROVIDE SQUASH BLOCKS BETWEEN FLOOR FRAMING AS NECESSARY OR REQUIRED.

STRUCTURAL CONNECTORS INDICATED ON THESE DOCUMENTS SHALL BE PROVIDED BY SIMPSON STRONG-TIE COMPANY, INC. PROVIDE JOIST HANGERS AT EACH END OF ALL FLOOR JOISTS, AND/OR BEAMS FLUSH WITH ADJACENT BEAMS, HEADERS, PROVIDE COLUMN CAPS AND POST BASES AT ALL STRUCTURAL LOAD BEARING WOOD BEAMS, INCLUDING EXTERIOR DECKS.

STRUCTURAL MEMBERS INDICATED ARE REQUIRED MINIMUM SIZES AND MAY BE INCREASED TO ALIGN WITH ADJACENT FRAMING MEMBERS AS NECESSARY OR REQUIRED WITHOUT ADDITIONAL STRUCTURAL ENGINEERING AT THE GENERAL CONTRACTOR/OWNER'S DISCRETION.

FLUSH BEAMS INDICATED MAY BE DROPPED AT THE GENERAL CONTRACTOR/OWNER'S DISCRETION. VERIFY AND COORDINATE WITH ARCHITECTURAL, ELECTRICAL AND MECHANICAL DRAWINGS FOR COMPATIBILITY PRIOR TO INSTALLATION.

LAMINATED VENEER LUMBER (LVL) AND PARALLEL STRAND LUMBER (PSL) LEVEL BY WEYERHAEUSER. IF THE SPECIFIED MATERIAL IS SUBSTITUTED WITH ANOTHER PRODUCT IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT THE SUBSTITUTED PRODUCT STRUCTURALLY MEETS OR EXCEEDS THE ORIGINALLY SPECIFIED PRODUCT.

NOTCHES IN THE TOP AND BOTTOM OF DIMENSIONAL LUMBER JOISTS SHALL NOT EXCEED 1/8 OF THE DEPTH OF THE JOIST, AND SHALL NOT BE LOCATED IN THE MIDDLE ONE THIRD (1/3) OF THE SPAN. NOTCHES AT THE JOIST ENDS SHALL NOT EXCEED 1/4 OF THE JOIST DEPTH. HOLES THROUGH THE JOISTS SHALL NOT BE WITHIN 2" OF THE TOP AND BOTTOM OF THE JOIST. THE HOLE DIAMETER SHALL NOT EXCEED 1/3 OF THE JOIST DEPTH.

ALL INTERIOR WALLS SHALL BE MINIMUM 2X4 (SPF STUD GRADE) @ 16" oc WITH 1/2" THICK GWB (UNBLOCKED) ON MIN. ONE FACE w/ 5d COOLER NAILS @ 4" oc TO STUDS, TOP AND BOTTOM PLATES. INSTALL CROSS-BRIDGING OR SOLID BLOCKING BETWEEN FLOOR JOISTS @ 8'-0" O.C. MAXIMUM AS REQUIRED BY CODE OR THE FLOOR JOIST MANUFACTURER.

ALL WOOD SHALL BE MINIMUM 8" ABOVE FINISH GRADE, OR SHALL BE PRESSURE TREATED.

NAILING SCHEDULE

REFER IRC 2012, TABLE R602.3(1) FOR FASTENER SCHEDULE

INTERIOR WALL CONSTRUCTION

REFER TO WALL SCHEDULE ON DRAWINGS FOR WALL TYPE COMPONENTS AND INFORMATION. TAPE, COMPOUND AND SAND ALL DRYWALL JOINTS TO A SMOOTH FINISH READY TO RECEIVE PAINT.

WALLS SCHEDULED TO RECEIVE CERAMIC TILE IN WET LOCATIONS (SHOWERS) SHALL BE PROVIDED WITH TILE BACKER BOARD (DUROC) IN LIEU OF STANDARD DRYWALL. WATER RESISTANT DRYWALL (GREENBOARD) SHALL NOT BE ACCEPTABLE FOR TILE BACKING.

PROVIDE WATER RESISTANT DRYWALL (GREENBOARD) AT ALL DAMP LOCATIONS. TAPE, COMPOUND AND SAND ALL DRYWALL JOINTS TO A SMOOTH FINISH READY TO RECEIVE PAINT.

DRYWALL CEILINGS SHALL BE 1/2", GLUED AND SCREWED TO JOISTS/TRUSSES. SHIM AS REQUIRED TO ACHIEVE A LEVEL CEILING. TAPE, COMPOUND AND SAND ALL DRYWALL JOINTS TO A SMOOTH FINISH READY TO RECEIVE PAINT.

AIR BARRIER AND INSULATION INSTALLATION

A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE PER THE MANUFACTURERS RECOMMENDATIONS.

BREAKS AND JOINTS IN THE AIR BARRIER SHALL BE SEALED. CORNERS AND HEADERS SHALL BE INSULATED. THE JUNCTION AT THE SILL PLATE AND FOUNDATION, AND THE TOP PLATE AND TOP OF EXTERIOR WALLS SHALL BE SEALED.

EXTERIOR THERMAL ENVELOPE INSULATION SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH THE AIR BARRIER.

THE SPACE BETWEEN WINDOW/DOOR JAMBS AND FRAMING SHALL BE SEALED.

RIM JOISTS SHALL BE INSULATED AND INCLUDE THE AIR BARRIER.

BATT INSULATION SHALL BE INSTALLED TO FIT NEATLY AROUND WIRING AND PLUMBING IN EXTERIOR WALLS AND SHALL EXTEND BEHIND PIPING AND WIRING.

THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL BOXES OR AIR SEALED BOXES SHALL BE INSTALLED.

ALL WALL AND CEILING INSULATION SHALL BE INSTALLED PER MANUFACTURERS INSTRUCTIONS WITH LABELED R-VALUES VISIBLE.

PROVIDE Baffle OVER AIR PERMEABLE INSULATION ADJACENT TO SOFFIT AND EAve VENTS.

WINDOWS

GLAZING SHALL MEET OR EXCEED U-FACTOR OF 0.35 AND SHGC VALUE OF 0.4. U-FACTORS SHALL BE DETERMINED IN ACCORDANCE WITH THE NFRC.

PENETRATION SHALL NOT EXCEED 0.3 CFM/12 PER NFRC 400.

ELECTRICAL

ELECTRICAL SUBCONTRACTOR TO PROVIDE ANY DRAWINGS REQUIRED FOR LOCATIONS AND TYPES OF ELECTRICAL, TELEPHONE, AND CABLE OUTLETS REQUIRED FOR THE PROJECT.

ALL SMOKE ALARMS SHALL BE INSTALLED, INTERCONNECTED AND HARDWIRED PER IRC SECTION R313.

RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIR TIGHT, IC RATED AND SEALED TO THE GYPSUM WALL BOARD.

IC RATED RECESSED LIGHTING FIXTURES SHALL BE SEALED AT THE HOUSING/INTERIOR FINISH AND LABELED TO INDICATE < 2 CFM LEAKAGE AT 75 Pa.

INSTALL HIGH EFFICIENCY LAMPS IN ALL NEW, PERMANENT LIGHT FIXTURES.

MECHANICAL

HVAC SUBCONTRACTOR SHALL PROVIDE ANY ADDITIONAL REQUIRED CALCULATIONS AND/OR DRAWINGS REQUIRED BY BUILDING OFFICIALS HAVING JURISDICTION OVER THE PROJECT.

HVAC REGISTER BOOTS THAT PENETRATE THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE SUBFLOOR OR GYPSUM WALL BOARD.

ALL JOINTS AND SEAMS OF AIR DUCTS, AIR HANDLERS AND FILTER BOXES ARE TO BE SEALED.

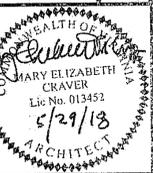
PLUMBING

REFER TO DRAWINGS FOR THE TYPES AND LOCATION OF NEW PLUMBING FIXTURES REQUIRED FOR THE PROJECT.

THE PLUMBING SUBCONTRACTOR SHALL PROVIDE NEW DOMESTIC WATER SUPPLY, WASTE, AND VENT LINES AS REQUIRED FOR THE INSTALLATION OF NEW PLUMBING FIXTURES.

PLUMBING HOT WATER PIPES SHALL BE INSULATED MIN. R-3.

CRAVER ARCHITECTS, LLC
 2821 Ross Street Alex., VA 22306
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 mail@CRAVERARCHITECTS.COM

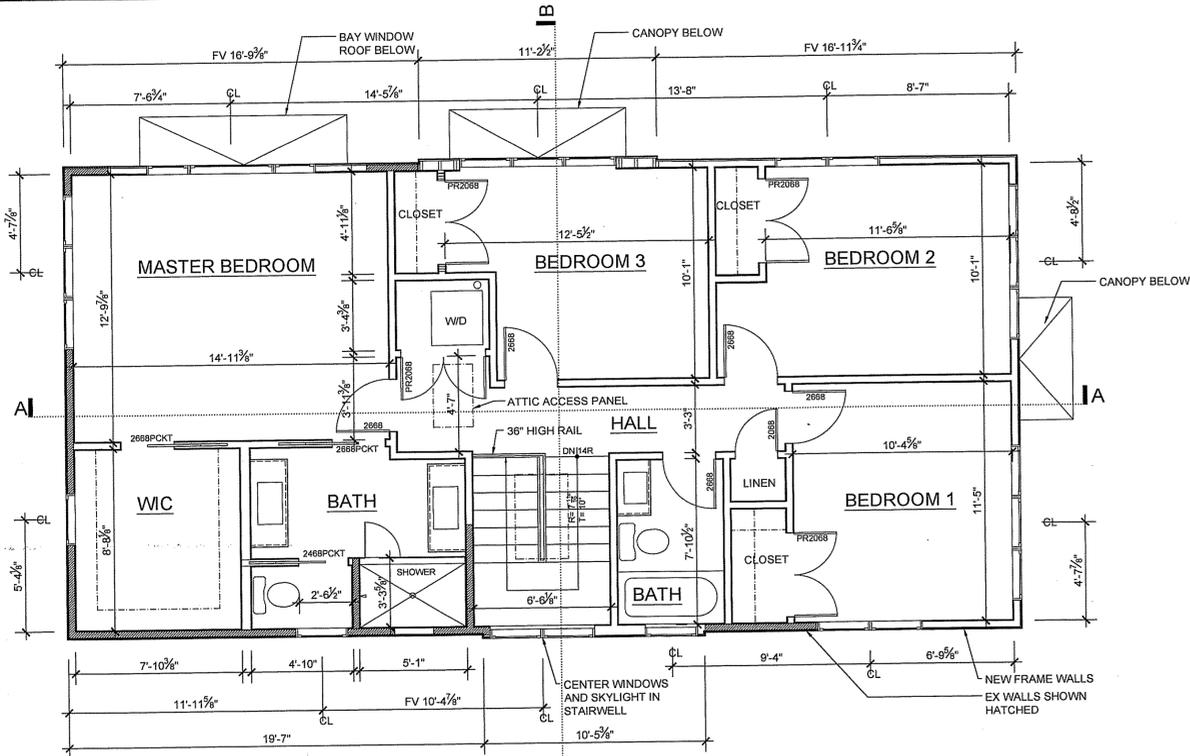


201 EAST MONROE AVENUE
 ALEXANDRIA, VIRGINIA 22301

COVER SHEET, DEMOLITION PLANS, GENERAL NOTES, DRAWING INDEX

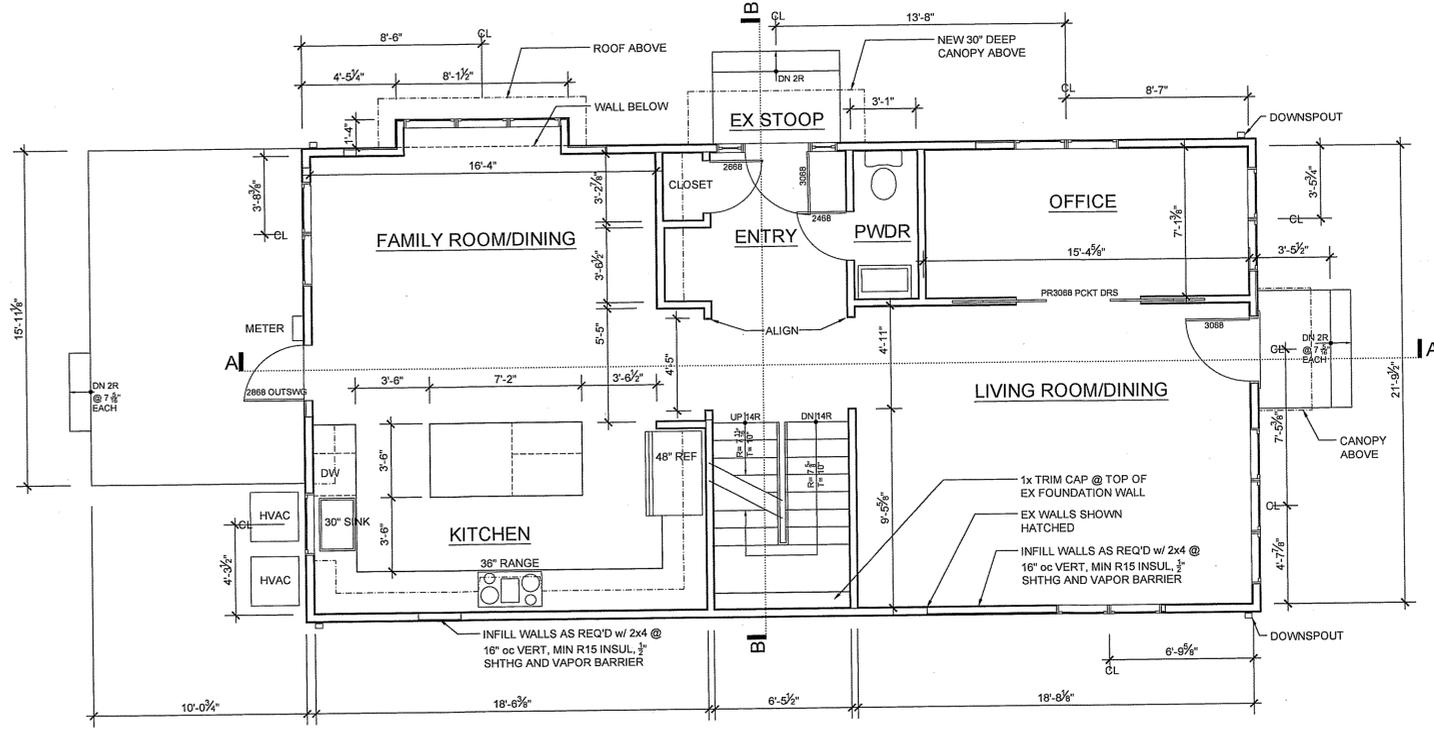
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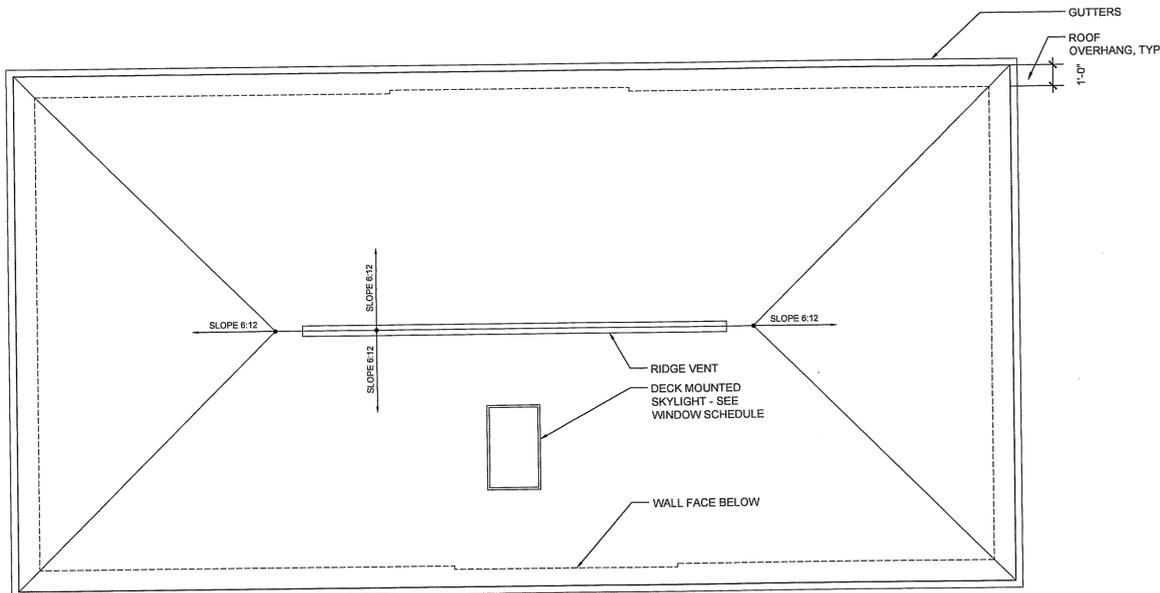
2 SECOND FLOOR PLAN

1/4" = 1'-0"



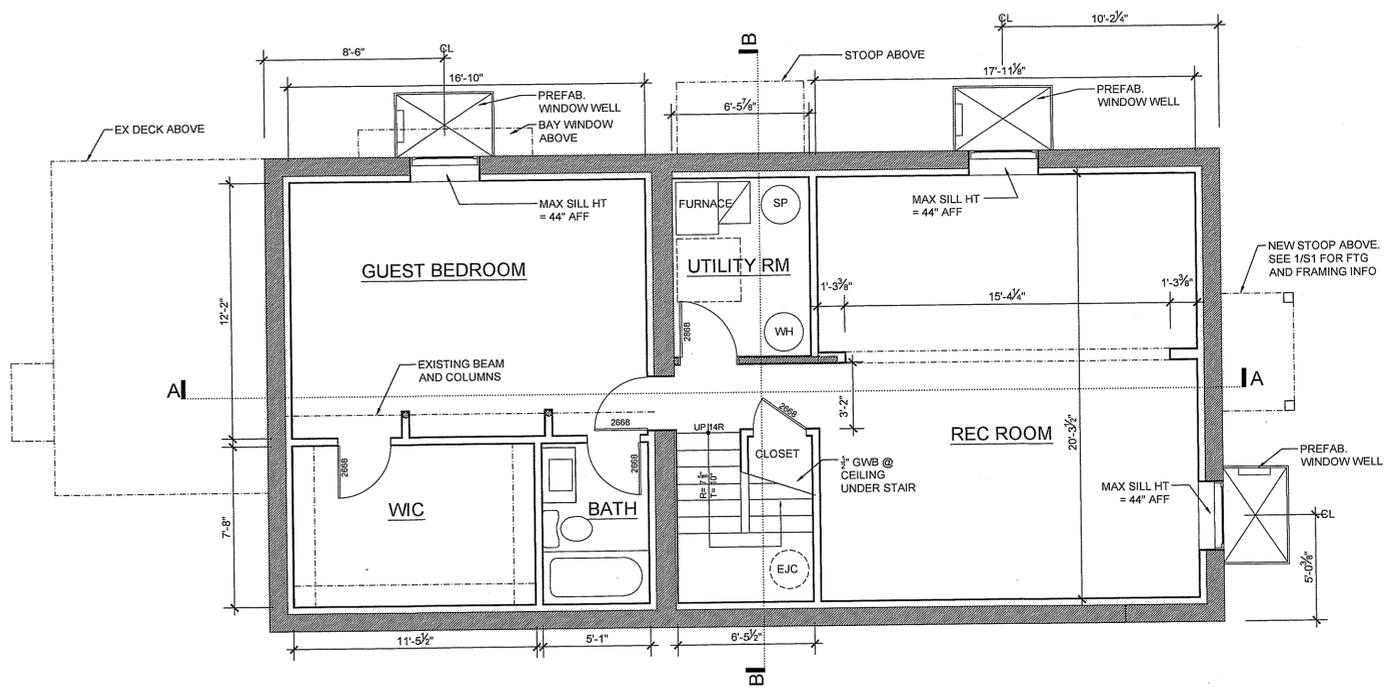
1 FIRST FLOOR PLAN

1/4" = 1'-0"



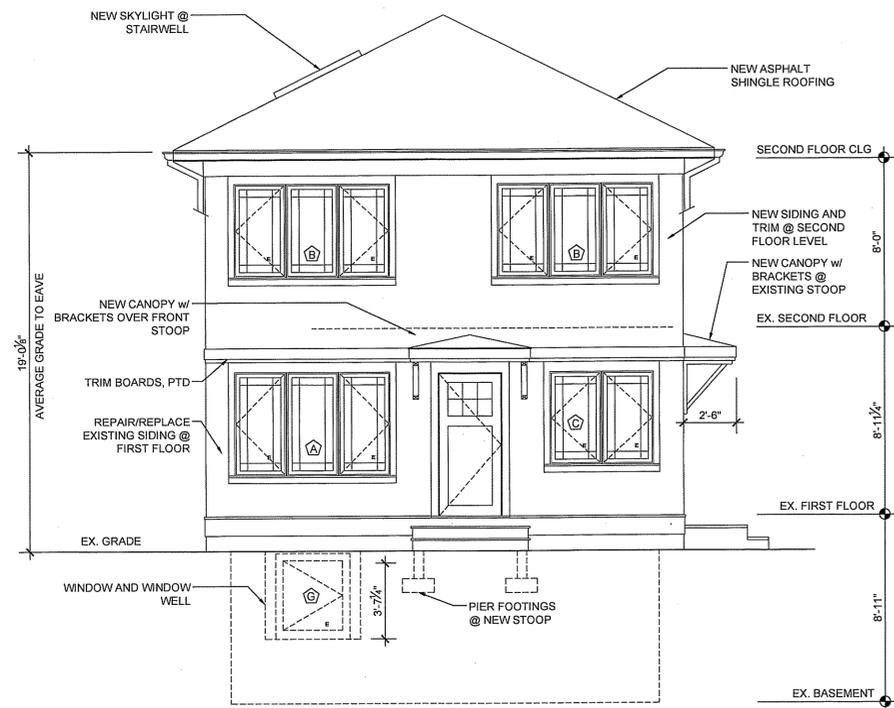
3 ROOF PLAN

1/4" = 1'-0"



B BASEMENT FLOOR PLAN

1/4" = 1'-0"



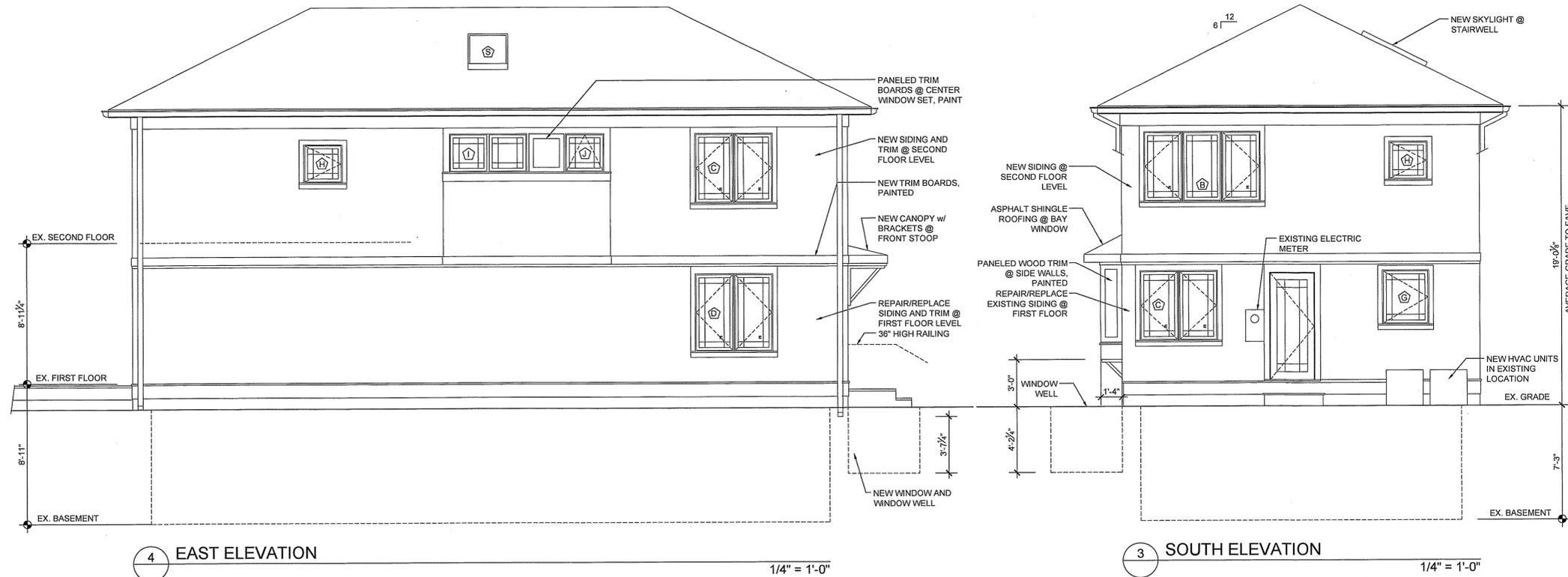
2 NORTH ELEVATION (E. MONROE AVE)
1/4" = 1'-0"



1 WEST ELEVATION (WAYNE ST)
1/4" = 1'-0"

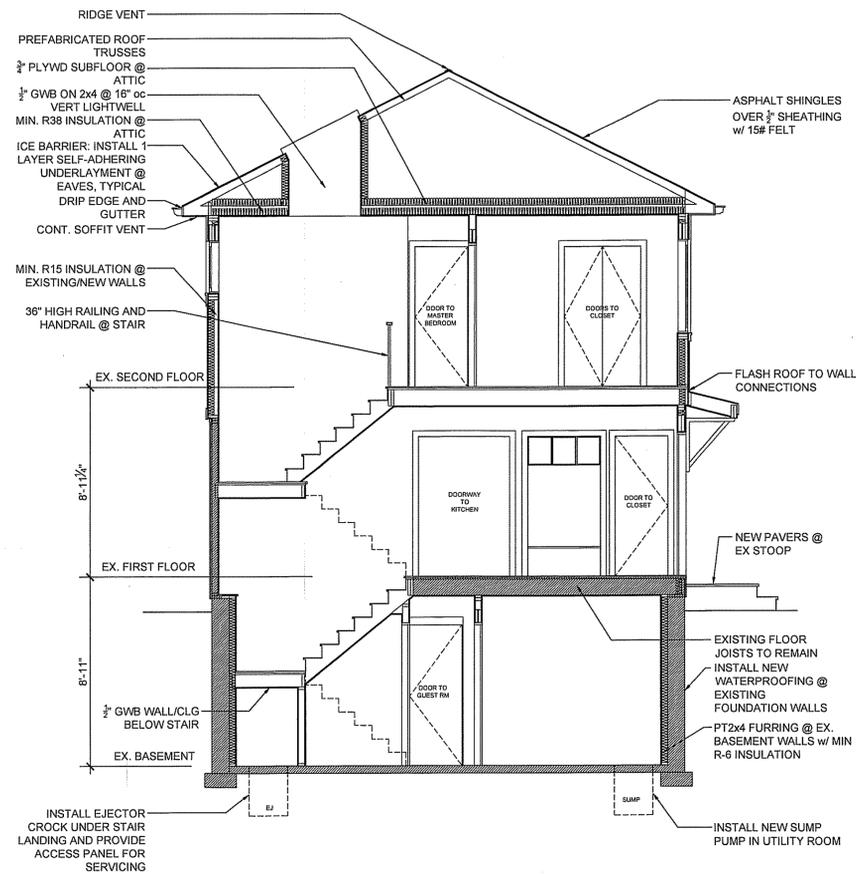
TAG	ELEVATION	UNIT NUMBER	QNTY	LOCATION	NOTES
⊙		2650 x 3	1	1 @ LIVING ROOM	
⊙		2646 x 3	5	1 @ FAMILY ROOM BAY 1 @ MASTER BEDROOM 1 @ BEDROOM 1 1 @ BEDROOM 2 1 @ BEDROOM 3*	* w/ JAMB EXTENSION
⊙		2646 x 2	5	1 @ FAMILY ROOM 2 @ OFFICE 1 @ BEDROOM 1 1 @ BEDROOM 2	
⊙		2650 x 2	1	1 @ LIVING ROOM	
⊙		20-4026-20	1	1 @ MASTER BEDROOM	
⊙	NOT USED				
⊙		3036	4	1 @ KITCHEN SINK 2 @ REC ROOM * 1 @ GUEST BEDROOM *	* w/ JAMB EXTENSION
⊙		2626	2	1 @ MASTER WC 1 @ MASTER BATH	
⊙		2626 x 2	1	1 @ STAIR *	FIXED UNITS * w/ JAMB EXTENSION
⊙		2626	1	1 @ HALL BATH *	AWNING UNIT * w/ JAMB EXTENSION
⊙		FS M08	1	1 @ STAIR	FIXED, DECK MTD UNIT BY VELLUX 30 1/16" x 54 7/16" RO

1. WINDOW UNITS ARE ANDERSEN 100 SERIES, PRAIRIE STYLE CASEMENT UNITS. ** UNLESS NOTED OTHERWISE, WITH LOW E GLASS.

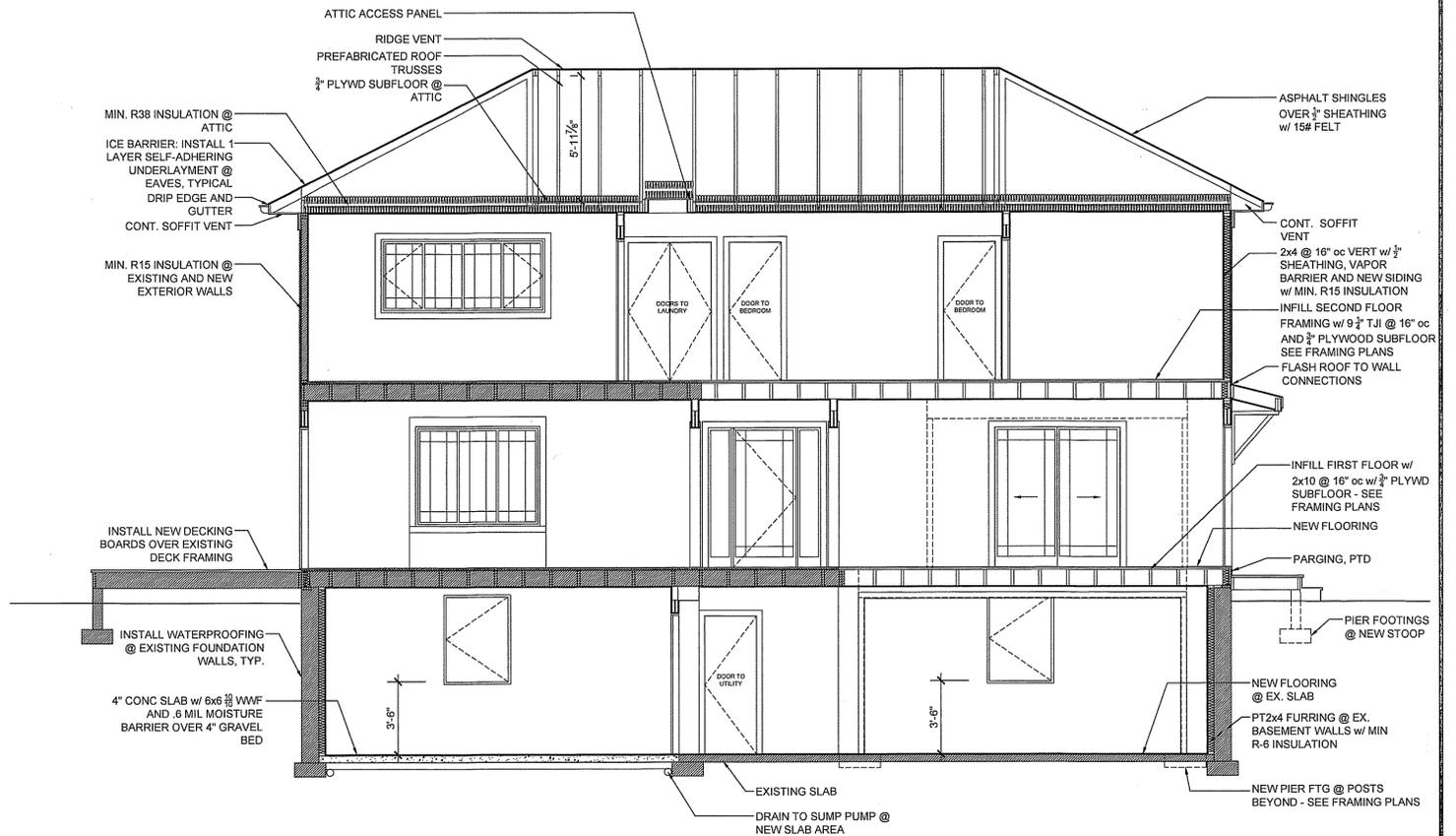


4 EAST ELEVATION
1/4" = 1'-0"

3 SOUTH ELEVATION
1/4" = 1'-0"



2 SECTION B-B
1/4" = 1'-0"



1 SECTION A-A
1/4" = 1'-0"

