

EXHIBIT NO.

1

7

10-13-07

Docket Item #8
SPECIAL USE PERMIT #2007-0057

Planning Commission Meeting
September 6, 2007

ISSUE: Consideration of a request for a special use permit for an increase in FAR and a parking reduction.

APPLICANT: Nabi Nasser

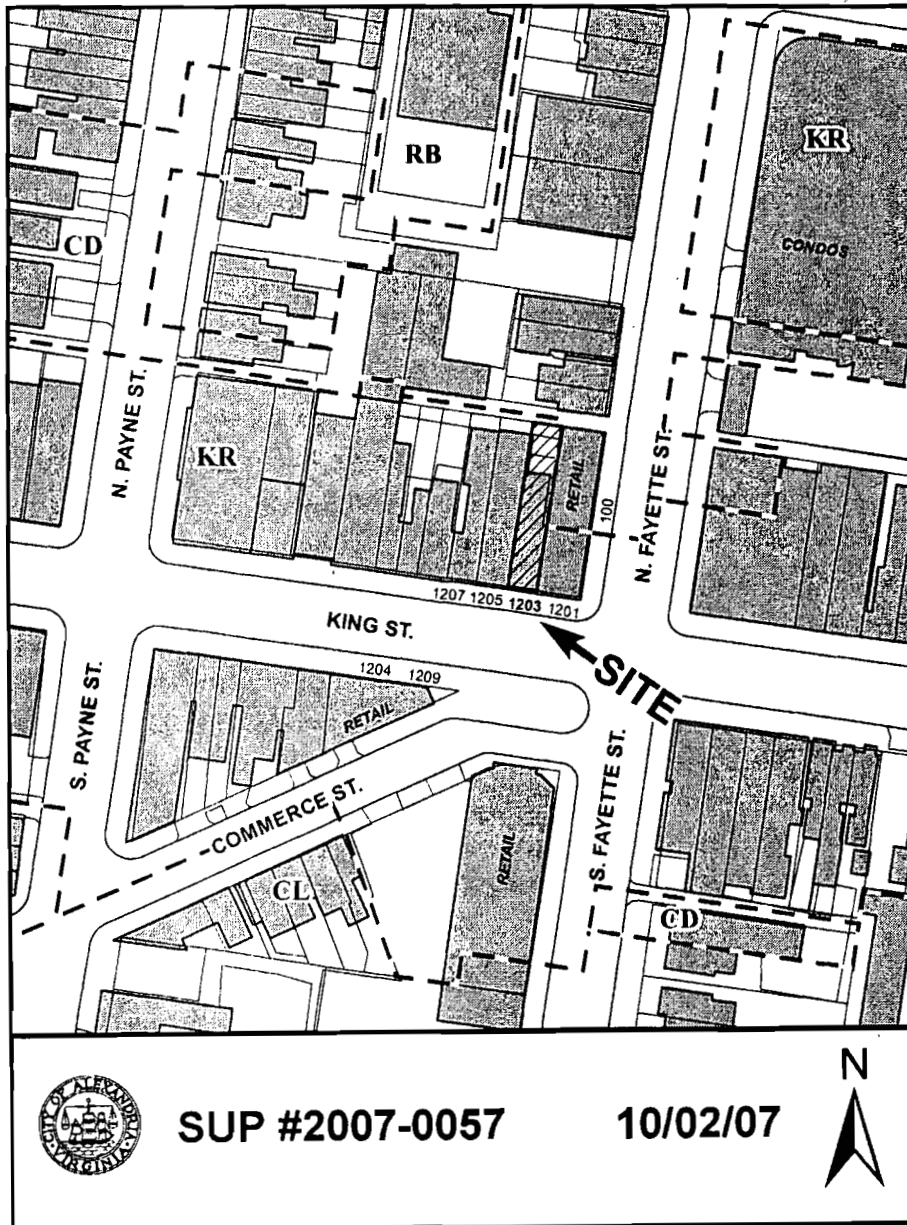
LOCATION: 1203 King Street

ZONE: KR/King Street Urban Retail

PLANNING COMMISSION ACTION, OCTOBER 2, 2007: On a motion by Mr. Jennings and seconded by Mr. Dunn, the Planning Commission voted to recommend approval subject to compliance with all applicable codes, ordinances, and staff recommendations. The motion carried on a vote of 7 – 0.

Reason: The Planning Commission agreed with the staff analysis.

STAFF RECOMMENDATION: Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.



I. DISCUSSION

REQUEST

The applicant, Nabi Nasser, requests special use permit approval for an increase in Floor Area Ratio (FAR) and a one space parking reduction for the retail store located at 1203 King Street.

SITE DESCRIPTION

The subject property is one lot of record with 18 feet of frontage on King Street, 100 feet of depth and a total lot area of 1,800 square feet. The site is developed with a townhouse occupied by Art Underfoot, a retail store specializing in floor coverings. Access to the property is from King Street.

The surrounding area is occupied by a mix of commercial, office and residential uses. Immediately to the north are townhouses developed as offices and residences. To the south is a retail shop, Chatree's. To the east and west are retail businesses, Le Star Bridal Shop to the East and Lamplighter to the west.



BACKGROUND

The applicant presented plans for a one story addition to the Old & Historic Board of Architectural Review on May 16, 2007 (BAR2007-0070). The BAR deferred the case for further study of the proposed materials. Since then the applicant has decided that a single story addition does not meet his needs and is not economically feasible. The existing use is a by-right retail use. There have not been any SUPs previously issued at this address.

PROPOSAL

The applicant proposes to construct a two story, 874 square foot addition to the existing building. The ground floor will provide storage space and will allow the applicant to expand his showroom. The second floor will consist of an accessory apartment.

PARKING

According to Section 8-300(B) of the Zoning Ordinance, a retail store under 10,000 square feet in the Central Business District is exempt from parking requirements. According to Section 6-704 of the Zoning Ordinance an accessory apartment requires one parking space. The applicant is requesting a parking reduction of one space for the proposed accessory apartment.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the KR/King Street urban retail zone. Section 6-702(A)(1)(e) of the Zoning Ordinance allows a retail store in the KR zone by right. Section 6-705(C)(1)(a) requires a SUP to increase the FAR over 1.5.

The proposed use is consistent with the Old Town Small Area Plan chapter of the Master Plan which designates the property for commercial use.

II. STAFF ANALYSIS

The applicant operates a successful retail establishment on King Street and requests increased floor area for storage and showroom space. Staff surveyed ten properties on the north side of the 1200 block of King Street and found that seven have FARs in excess of the 1.5 allowed by right. The properties on either side of the applicant's parcel have been built to the limit of the lot with two story structures and both exceed the 1.5 FAR. The parking reduction that the applicant is seeking is for the one space that is required for accessory apartments in the KR zone. Due to the fact that the addition will cover the lot, there will be no place for the required parking space.

Address	Lot Area	Building Area (Above ground gross s.f.)	FAR
100 N.Fayette	1,535	3,000	1.954
1201 King	1,032	3,000	2.907
1205 King	1,800	2,822	1.568
1207 King	1,784	3,056	1.713
1211 King	1,784	2,088	1.170
1213 King	1,300	1,110	0.854
1215 King	1,300	1,464	1.126
1217 King	2,800	4,410	1.575
1221 King	2,630	4,458	1.695
1225 King	2,370	4,212	1.777
<i>1203 King (proposed)</i>	<i>1,800</i>	<i>3,168</i>	<i>1.76</i>

By right, the applicant can build a 504 square foot addition to the building. The smaller addition would be one story and not provide for an accessory apartment. If approved the FAR increase would result in an additional 370 square feet of floor area.

Promoting a mix of residential, commercial and office uses on King Street is strongly encouraged in the King Street Retail Strategy. The King Street Retail Strategy recommends residential uses on upper floors to encourage neighborhood vibrancy and an active streetscape.

One of the guiding principals behind the creation of the KR zone was to provide incentives for residential development on the upper floors of buildings on King Street. Staff believes that the relatively small increase in FAR requested by the applicant is justified because it will create a mixed use building with a residential unit on an upper floor. It is also consistent with the FAR of most of the other buildings on the block. The design of the addition will have to be approved by the Board of Architectural Review. In regard to the request for a one space parking reduction, staff is supportive because of the site's proximity to Metro.

III. RECOMMENDED CONDITIONS

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

1. The special use permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z)
2. The applicant shall encourage its employees to use mass transit or to carpool when traveling to and from work, by posting information regarding DASH and METRO routes, the location where fare passes for transit are sold, and advertising of carpooling opportunities. (P&Z)
3. The applicant shall provide storage space for solid waste and recyclable materials containers as outlined in the City's "*Solid Waste and Recyclable Materials Storage Space Guidelines*", or to the satisfaction of the Director of Transportation & Environmental Services. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: www.alexandriava.gov or contact the City's Solid Waste Division at 703-519-3486 ext.132. (T&ES)
4. The applicant shall require its employees who drive to use off-street parking and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (T&ES)
5. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
6. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
7. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

8. The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the storage site. (Police)
9. The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the proposed apartment located above the art storage. (Police)
10. The Director of Planning and Zoning shall review the special use permit after it has been operational for one year, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

STAFF: Richard Josephson, Deputy Director, Department of Planning and Zoning;
Richard Bray, Urban Planner.

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- R-1 The applicant shall provide storage space for solid waste and recyclable materials containers as outlined in the City's "*Solid Waste and Recyclable Materials Storage Space Guidelines*", or to the satisfaction of the Director of Transportation & Environmental Services. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: www.alexandriava.gov or contact the City's Solid Waste Division at 703-519-3486 ext.132. (T&ES)
- R-2 The applicant shall require its employees who drive to use off-street parking and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (T&ES)
- R-3 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-4 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
- R-5 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line.
- C-2 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99).
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.8-1-22)
- C-4 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-3-61)

- C-5 Change in point of attachment or removal of existing overhead utility services will require undergrounding or a variance. (Sec. 5-3-3)

Code Enforcement:

- F-1 There are several existing and proposed openings on the North side of the property that appear to be within 5 feet of the interior lot line. The alteration of the structure shall comply with C-1 below.
- C-1 All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides, with no openings permitted within the wall. As alternative, a 2 hour fire wall may be provided. This condition is also applicable to skylights within setback distance.
- C-2 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-3 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-4 A soils report will be required based upon the size of the addition and must be submitted with the building permit application.
- C-5 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-6 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.
- C-7 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.
- C-8 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-9 Additions and alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit (USBC 108.1). Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application (USBC 109.1).

Health Department:

F-1 No Comments

Recreation:

F-1 No Comments

Police Department:

- R-1 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the storage site.
- S-1 The applicant proposes to use this site to store artwork. In consideration of security for the artwork it is suggested that the applicant use polycarbonate glazing on all windows and for glass on the door (should there be any). Polycarbonate glazing offers superior resistance to impact and shattering.
- S-2 It is suggested that the applicant use a metal or steel solid core exterior rear door with an emergency push-bar door release installed on the inside of the door. The applicant should install a latch guard on the outside of the door covering the lock to prevent prying. Double cylinder locks should be used on both the front and rear doors. Further, it is suggested that a monitored alarm be installed.
- R-2 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the proposed apartment located above the art storage.

BOARD OF ARCHITECTURAL REVIEW

- F-1 The proposal for an addition at the rear of 1203 King Street was considered by the Board of Architectural Review in May in a somewhat modified form (BAR Case #2007-0070). At that time the proposal was for a one story addition. While the current proposal is for a two story addition, the general comments of the staff and Board in the review of the one story addition would still apply. The staff report noted and the Board agreed that the design of the addition is largely utilitarian in nature and is similar to a number of other additions that have been approved by the Board for service areas for retail establishments along King Street. The Board believed that the design was generally appropriate and the design concerns of the Board centered about the materials that were being proposed for use on the addition which were considered to be inappropriate in the historic district. Staff would not object to the mass, scale and general architectural character for the two story addition presented in the revised drawings.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2007-0057

PROPERTY LOCATION: 1203 King Street

TAX MAP REFERENCE: 64.03.09.15 **ZONE:** CD

APPLICANT

Name: ART Underfoot Inc

Address: 1203 King Street

PROPERTY OWNER

Name: Nabi Nasser

Address: 9017 Charles Augustine Dr. Alex, Va 22308

PROPOSED USE:

FAR Increase

[] **THE UNDERSIGNED** hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

[] **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 IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

[] **THE UNDERSIGNED** hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Nabi Nasser
Print Name of Applicant or Agent
1203 King Street
Mailing/Street Address
Alexandria Va 22314
City and State Zip Code

N. Nasser
Signature
703.836.0810 703.836-1005
Telephone # Fax #
@ Gallery@artunderfoot.com
Email address

Application Received: _____

Date

Date & Fee Paid: \$ _____

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

SUP #

2007-0057

All applicants must complete this form. Supplemental signs are required for child care facilities, restaurants, automobile-oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is the (check one):
- ☒ Owner
- ☐ Contract Purchaser
- ☐ Lessee or
- ☐ Other: _____ of the subject property.

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 ten percent.

Nabi NASSeri and Sana NASSeri 100%

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

☒ **Yes.** Provide proof of current City business license

☐ **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

2. Submit a floor plan and a plot plan with parking layout of the proposed use. One copy of the plan is required for plans that are 11" x 17" or smaller. Twenty-four copies are required for plans larger than 11" x 17" if the plans cannot be easily reproduced. The planning director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver. This requirement does not apply if a Site Plan Package is required.

NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should include such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. (Attach additional sheets if necessary.)

An addition On the Back of Store.

See the plans! addition goes ^{over} allowable FLOOR area.

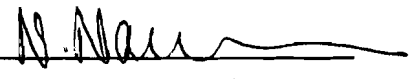
SUP 2007-0057

Art Underfoot INC
1203 King St
Alexandria Va , 22314
(703) 836-0810

To the Board of Architectural Review
Dear Sir/Madam,

I'm writing this letter regarding the construction of the addition on the back of my store. The main reason for my addition is that I need more storage space for my oriental rug business so that I will be able to store my merchandise. The reason for why I want to create an apartment above the shop is that in the near future my wife and I plan to live above the shop.

Sign:


7.24.07

USE CHARACTERISTICS

4. The proposed special use permit request is for (check one):

- ☐ a new use requiring a special use permit,
☐ a development special use permit,
☒ an expansion or change to an existing use without a special use permit,
☐ expansion or change to an existing use with a special use permit,
☐ other. Please describe: _____

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect?
Specify time period (i.e., day, hour, or shift).

N/A

B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).

N/A

6. Please describe the proposed hours and days of operation of the proposed use:

Day: N/A

Hours: N/A

7. Please describe any potential noise emanating from the proposed use.

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

N/A

B. How will the noise from patrons be controlled?

N/A

8. Describe any potential odors emanating from the proposed use and plans to control them:

N/A

9. Please provide information regarding trash and litter generated by the use.

A. What type of trash and garbage will be generated by the use?

N/A

B. How much trash and garbage will be generated by the use?

N/A

C. How often will trash be collected?

N/A

D. How will you prevent littering on the property, streets and nearby properties?

N/A

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

[] Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

N/A

SUP #

2007-0057

11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

[] Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

12. What methods are proposed to ensure the safety of residents, employees and patrons?

N/A

ALCOHOL SALES

13. Will the proposed use include the sale of beer, wine, or mixed drinks?

[] Yes. ☒ No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

PARKING AND ACCESS REQUIREMENTS

14. Please provide information regarding the availability of off-street parking.

- A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

No parking requirement retail in a CR Zone.

B. How many parking spaces of each type are provided for the proposed use:

0 Standard spaces
0 Compact spaces
0 Handicapped accessible spaces.
0 Other.

C. Where is required parking located? (check one)

☐ on-site

☐ off-site

If the required parking will be located off-site, where will it be located?

N/A

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

15. Please provide information regarding loading and unloading facilities for the use:

A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance?

N/A

B. How many loading spaces are available for the use? N/A

C. Where are off-street loading facilities located?

N/A

D. During what hours of the day do you expect loading/unloading operations to occur?

N/A

E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

N/A

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

N/A

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? ☒ Yes ☐ No

Do you propose to construct an addition to the building? ☒ Yes ☐ No

How large will the addition be? 873 square feet.

18. What will the total area occupied by the proposed use be?

2200.6 sq. ft. (existing) + 873.74 sq. ft. (addition if any) = 3074.34 sq. ft. (total)

19. The proposed use is located in: (check one)

☒ a stand alone building ☐ a house located in a residential zone ☐ a warehouse

☐ a shopping center. Please provide name of the center: _____

☐ an office building. Please provide name of the building: _____

☐ other. Please describe: _____



ALEXANDRIA DEPARTMENT OF PLANNING AND ZONING

SUP2007-0057

FLOOR AREA AND OPEN SPACE COMPUTATIONS

A. Property Information

A1. Street 1203 King St.
A2. Zone CD Total Lot 1800

B. FAR Information

B1. Floor Area Ratio (F.A.R.) allowed by the Zone _____
B2. 1800 x 1.50 = 2700
Lot Area F.A.R. Maximum Allowable Net Floor

C. Existing Gross Area Computations

EXISTING GROSS AREA		DEDUCTIONS	
Basement	1147.38	Basement	1147.38
First Floor	1147.38	Stairways	99.4
Second Floor	1147.38	Mechanical/Elevator	
Third Floor		Total Deductions	1246.78
Porches/ Other			
Total Gross	3447.38		

C1. Existing Gross Floor Area * 3447.38 Square Feet
C2. Allowable Floor Deductions ** 1246.78 Square Feet
C3. Existing Net Floor Area (subtract C2 from C1) 2200.60 Square Feet

D. New Gross Area Computations

NEW GROSS AREA		DEDUCTIONS	
Basement	0.0	Basement	0
First Floor	460.74	Stairways	0
Second Floor	413	Mechanical/Elevator	0
Third Floor		Total Deductions	0
Porches/ Other			
Total Gross	873.74		

D1. New Gross Floor Area * 873.74 Square Feet
D2. Allowable Deductions ** 0.00 Square Feet
D3. New Net Floor Area (subtract D2 from D1) 873.74 Square Feet

E. Existing + New Area

E1. Total Net Floor Area (add C3 and D3) 4321.12 Square Feet
E2. Total Net Floor Area Allowed (B2) 3074.34 Square Feet

F. F1. Existing Open Space _____ Square Feet
F2. Required Open Space _____ Square Feet
F3. Proposed Open Space _____ Square Feet

*Gross floor area is measured from the face of exterior walls and includes basements, outside garages, sheds, gazebos, guest buildings and other accessory buildings.

** Allowable deductions from gross floor area: Stairways, elevators, mechanical and electrical rooms; basements (if the basement is less than four feet out of the ground as measured from the average finished grade at the perimeter of the bottom of the first floor).

NOTE: Open space calculations are required for all residential zones (except in the R-20, R-12, R-8, R-5, R-2-5 and RT zones) and in commercial, office and mixed-use zones where residential uses are proposed. Refer to specific provisions in the zoning ordinance.

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

Signature: N. Williams Date: 6.10.07

GENERAL NOTE

A. MAJOR CODES AND STANDARDS

1. INTERNATIONAL BUILDING CODE (IBC 2003)

2. ACI 318-99

ASTM Current Edition

A. CODES AND STANDARDS

1. Table of Loads for House Structure

Floor Living Area 40# P.S.F. (Live) Unless noted otherwise

10# P.S.F. (Dead by Calculation)

2. Floor Sleeping Areas

40# P.S.F. (Live) Unless noted otherwise by calculation, then use 30#

10# P.S.F. (Dead by Calculation)

3. Roof Areas- Top chord

30# P.S.F. (Live) 7/12 Pitch or higher

37# P.S.F. (Live) 5/12 or 6/12 Pitch

39# P.S.F. (Live) 3/12 or 4/12 Pitch

4. Bottom Chord

10# P.S.F. (Live)

10# P.S.F. (Dead)

5. wall 20# P.S.F. Wind Load (90 MPH Wind Velocity)

Design Criteria

1. National Design specification for Wood Construction

by National Forest Products Association

2. Specification for the Design Fabrication and Erection of

Structural Steel for Building by American Inst. Of Steel Construction.

3. Roof Trusses designed in accordance with ASCE 7-98

MATERIALS

Headers Southern pine (KD-19), No. 2 Grade

Studs Spruce - Pine - Fir, Stud Grade

Jacks Spruce - Pine - Fir, Stud Grade

Beams Southern Pine (KD-19), No. 2 Grade

Joist 2"x10" Hem - Fir (KD-19), No. 2 Grade or better (WCLIB & VE)

2"x8 Southern Pine (KD-19), No. 2 Grade or better

2"x10" Spruce Pine Fir (KD-19), No. Grade or better (NLGA)

Beams where required, 'LVL' Beams Manufactured by Master Plank

may be used or equal. 2900 Fb - 1.9 E Design Values for 1 3/4"

INSULATION

1. Insulation requirements Per Chapter 11, Energy Efficiency, 2000 IRC or requirements of the International Energy Conservation Code (IECC) for residential bldgs. Compliance method will be by total envelope performance as specified in section 502.2.2 of the IECC

the calculation required will be provided as supplemental data to these plans. R-values shown are the minimal allowed and may be increased based on the provided calculations

2. Ceilings = blown wool -or- fiberglass for R-30 total.

3. Exterior wall = 3 5/8" batt. R-13 insulation with vapor barrier to inside

4. Insulate exposed foundation walls to a depth of 2'-0" below grade on single family detached homes and entire wall of single family attached homes

PLANS

1. All Partitions shall be 2"x4" Stud construction Unless otherwise noted, bearing partitions shall have stud placement 16" o.c. maximum.
2. All exterior Wall sheathing to be structural sheathing or equal per intres. code Sect. R602.10.10
3. Tongue & Groove OSB floor sheathing (APA rated Structured Gold) glued and nailed on floor Joist (3/4") on engineered Joist 5/8" on #2-KD dimensional lumber to meet APA The Engineered Wood Association approved glued floor system, Unless otherwise specified.
4. Interior sheathing shall be 1/2" drywall nails at 7" o.c. or No 6-1 1/4" screws @ 8" o.c. edges and 12" o.c. in field. Drywall application to interior partitions and ceiling per Int. Res. Code Table (R702.3.5) Drywall application to interior surface of exterior walls. With 5d Wallboard
5. Water resistant gypsum board required around bathtubs and showers

WALL BRACING.

THE CONSTRUCTION OF BRACED WALL PANEL SHALL BE IN ACCORDANCE THE METHOD No3

Wood Structural panel sheathing with a thickness not less than 5/16" for 16' Stud spacing Wood structural panel shall be : Table R602.3(3) Panel Nominal thickness 5/15" Stud Stud 2"x4" @16" Sheathing 16b

Douglas Quant s
4507 JHON TYLER CT#3
Ph: (703) 916-0675
License N0436195

SUP2007-0057

Drawing Quality Service.	
www.dqs.com	
NABI MASSERI	
GENERAL NOTE	
1313 KING STREET, ALEXANDRIA, VA 22314	SCALE: 1" = 1'-0"
DATE: 05/28/07	BY: D. QUANT
A-0	

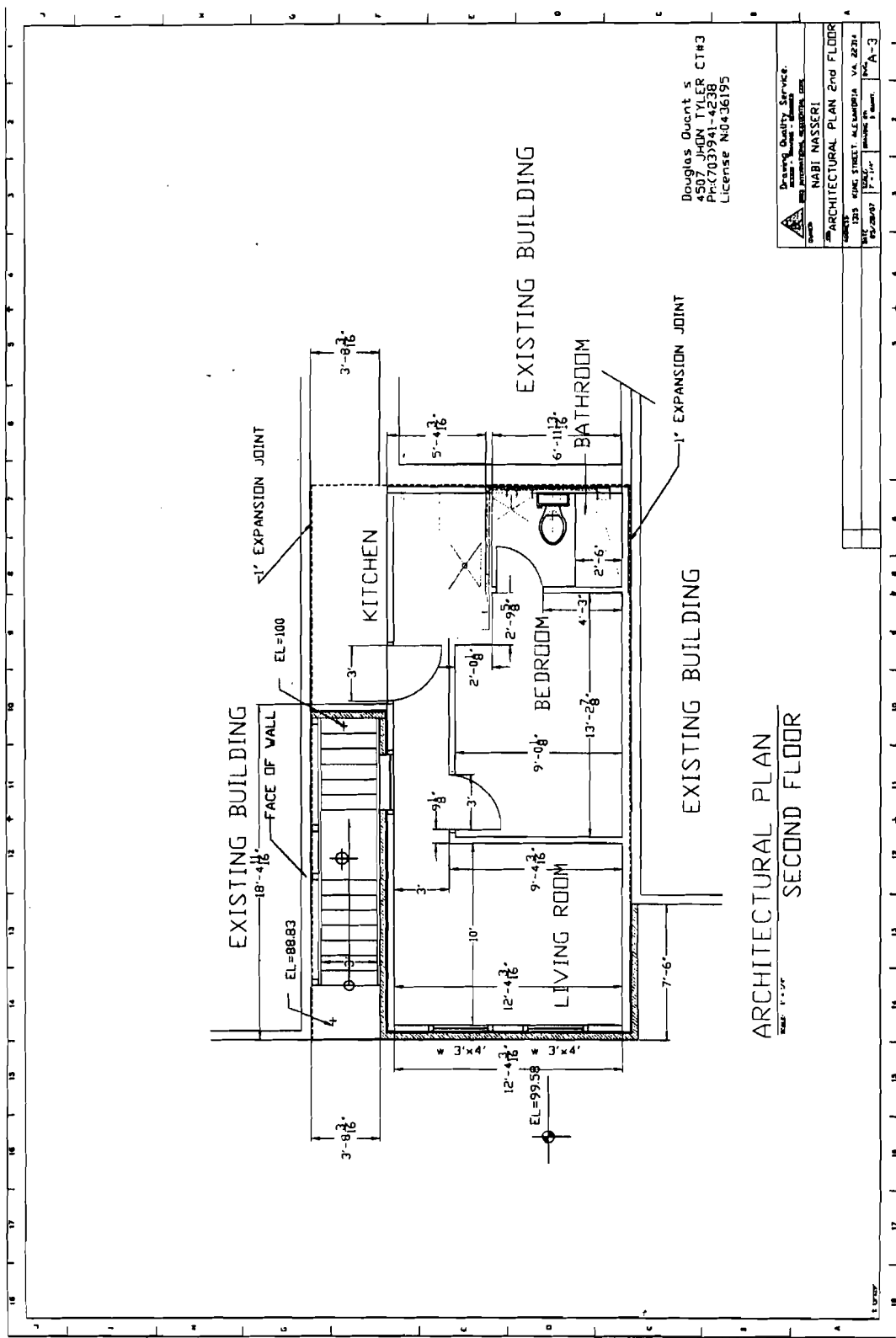
The image displays three architectural drawings for a building's first floor:

- ARCHITECTURAL PLAN FIRST FLOOR:** Shows the layout of the first floor. Key features include:
 - EXISTING BUILDING:** Located at the top, with a wall face at EL=88.83 and an expansion joint at EL=100.
 - SHOW ROOM:** A large central area with a finish grade at EL=100.
 - BRICK WALL:** Located on the left side.
 - EXIST. EXIT TO THE BASEMENT:** Indicated by an arrow pointing downwards.
 - ceiling projection:** A dashed line indicating the ceiling's extent.
 - Dimensions:** Various room and wall dimensions are provided, such as 18'-4 1/16", 17'-7 1/16", 13'-7 1/16", and 30'-2 3/8".
 - Section Lines:** Section F-F is indicated by a line with 'F' at both ends. Section G-G is indicated by a line with 'G' at both ends.
- SECTION F-F:** A cross-section showing the vertical relationship between the first and second floors.
 - SECOND FLOOR:** Shows a 1'-3" height and 2"x4" studs.
 - FIRST FLOOR:** Shows a 9'-1 5/8" height and 2"x4" studs.
 - Dimensions:** Horizontal dimensions include 1'-11 1/8", 7'-11 7/8", 1'-6", and 1'-6".
- SECTION G-G:** A cross-section showing the staircase and structural elements.
 - CEILING:** Indicated by a dashed line.
 - SHEET ROCK:** The material on the wall.
 - EXISTING DECK:** Located at the top right.
 - Dimensions:** Vertical dimensions include 2'-0", 1'-6", 9'-1 5/8", and 1'-5 1/16". Horizontal dimensions include 3'-1 15/16", 5 1/16", 1'-5", and 2'-6".

NOTE: ALL WOOD EXPOSED TO WEATHER OR 18" FINISH GARDE OR BERING DIRECTLY ON THE CONCRETE SHALL BE PRESSURE TREATED WOOD PER SECTION R323.

Architect Information: Douglas Quant s, 4507 JHON TYLER CT#3, Ph(703)941-4238, License N0436195.

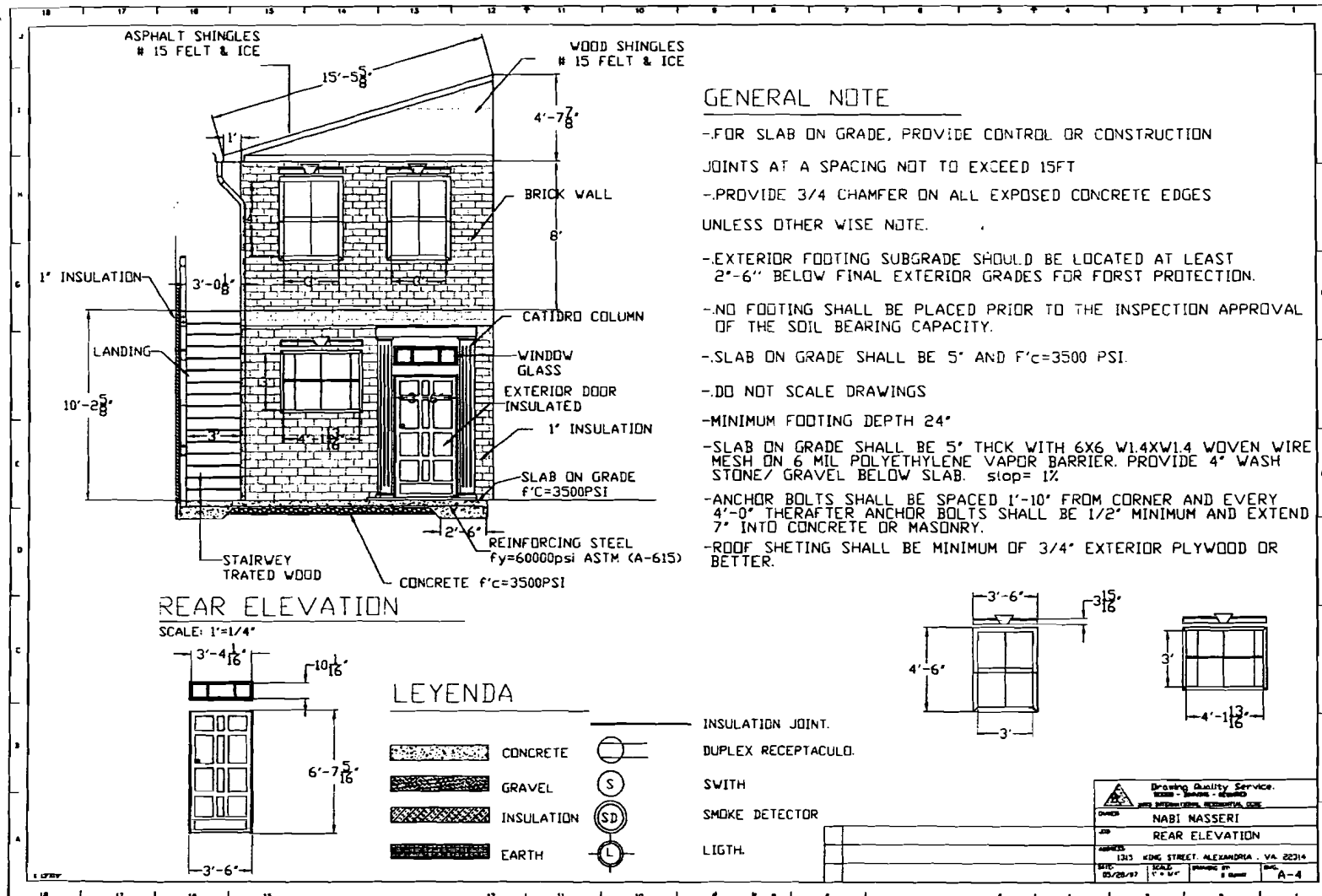
Drawing Quality Service: NABI NASSER! ARCHITECTURAL PLAN 1st FLOOR, 1315 KING STREET ALEXANDRIA, VA 22314, DATE 05/28/07, SCALE 1" = 1'-0", DRAWING BY S. QUANT, SHEET A-2.



Douglas Quant's
4507 JOHN TYLER CT#3
PRC703941-4238
License N0436195

ARCHITECTURAL PLAN 2nd FLOOR	
PROJECT 125 KING STREET ALEXANDRIA, VA 22304	DATE 05/20/07
DRAWN BY NABI NASSERI	CHECKED BY NABI NASSERI
SCALE 1/4" = 1'-0"	SHEET NO. A-3

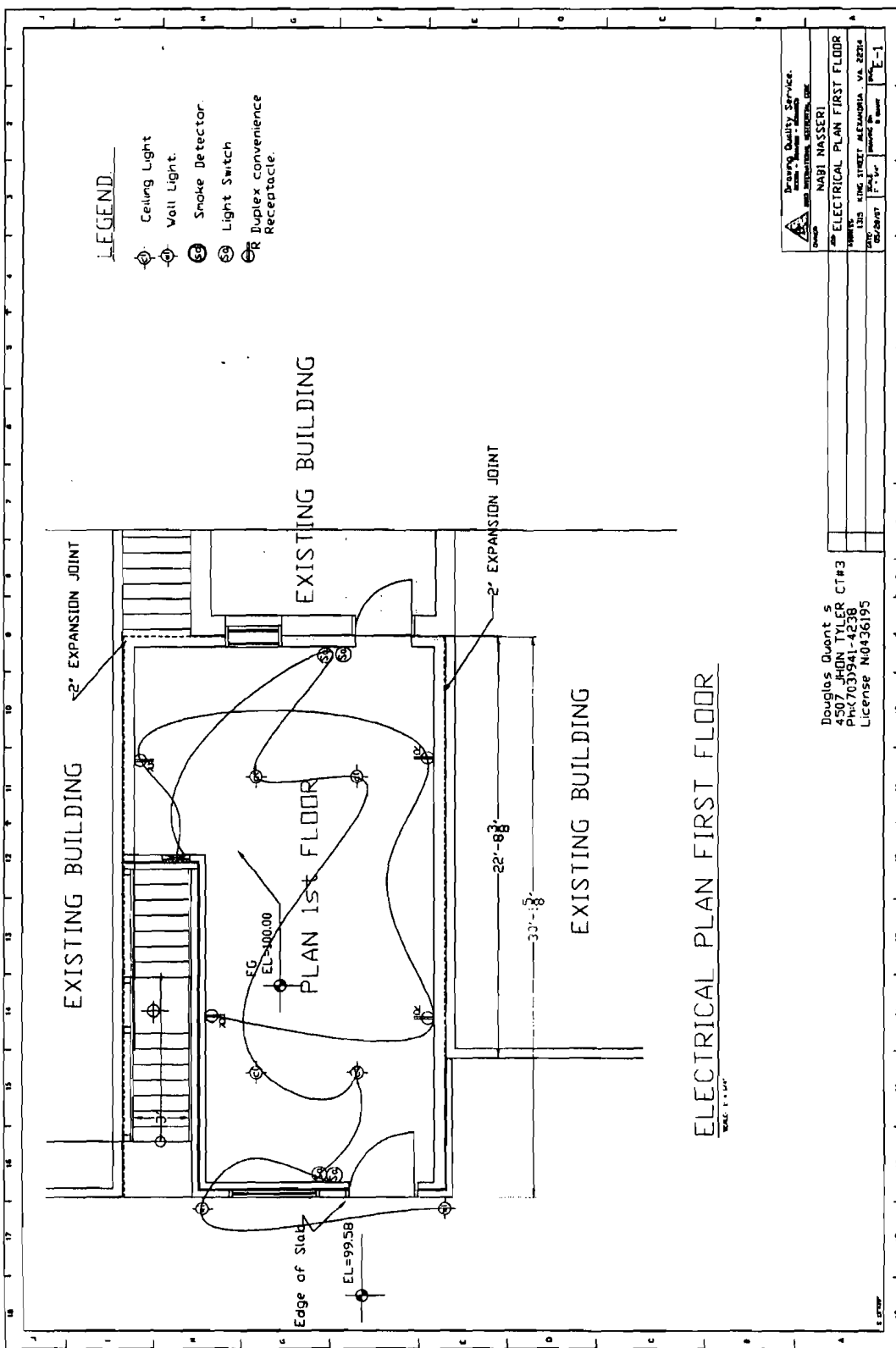
ARCHITECTURAL PLAN
SECOND FLOOR




GENERAL NOTE

- FOR SLAB ON GRADE, PROVIDE CONTROL OR CONSTRUCTION JOINTS AT A SPACING NOT TO EXCEED 15FT
- PROVIDE 3/4 CHAMFER ON ALL EXPOSED CONCRETE EDGES UNLESS OTHER WISE NOTE.
- EXTERIOR FOOTING SUBGRADE SHOULD BE LOCATED AT LEAST 2'-6" BELOW FINAL EXTERIOR GRADES FOR FORST PROTECTION.
- NO FOOTING SHALL BE PLACED PRIOR TO THE INSPECTION APPROVAL OF THE SOIL BEARING CAPACITY.
- SLAB ON GRADE SHALL BE 5" AND F'c=3500 PSI.
- DO NOT SCALE DRAWINGS
- MINIMUM FOOTING DEPTH 24"
- SLAB ON GRADE SHALL BE 5" THCK WITH 6X6 W1.4XW1.4 WOVEN WIRE MESH ON 6 MIL POLYETHYLENE VAPOR BARRIER. PROVIDE 4" WASH STONE/ GRAVEL BELOW SLAB. SLOPE= 1%.
- ANCHOR BOLTS SHALL BE SPACED 1'-10" FROM CORNER AND EVERY 4'-0" THERAFTER ANCHOR BOLTS SHALL BE 1/2" MINIMUM AND EXTEND 7" INTO CONCRETE OR MASONRY.
- ROOF SHETING SHALL BE MINIMUM OF 3/4" EXTERIOR PLYWOOD OR BETTER.

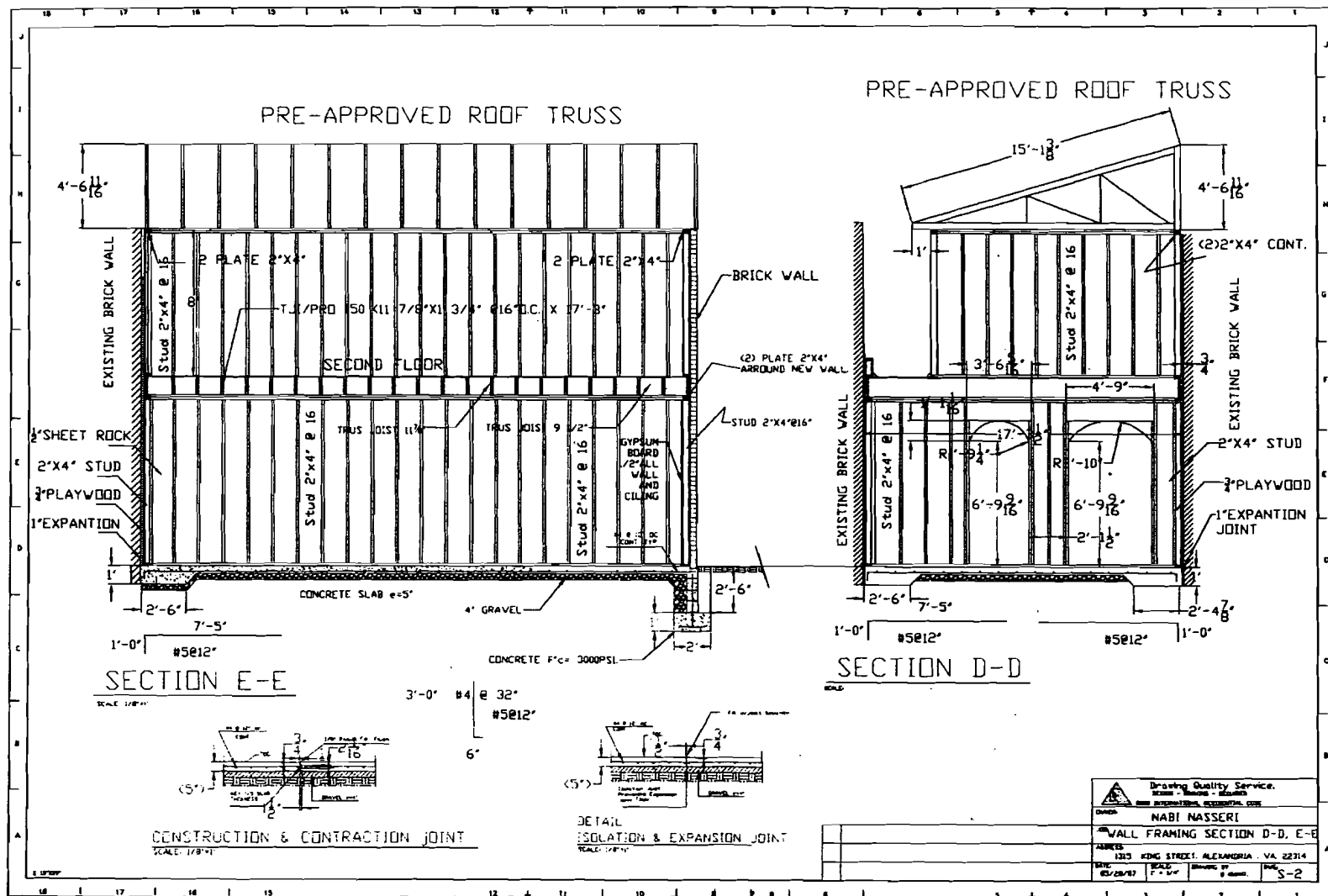
74



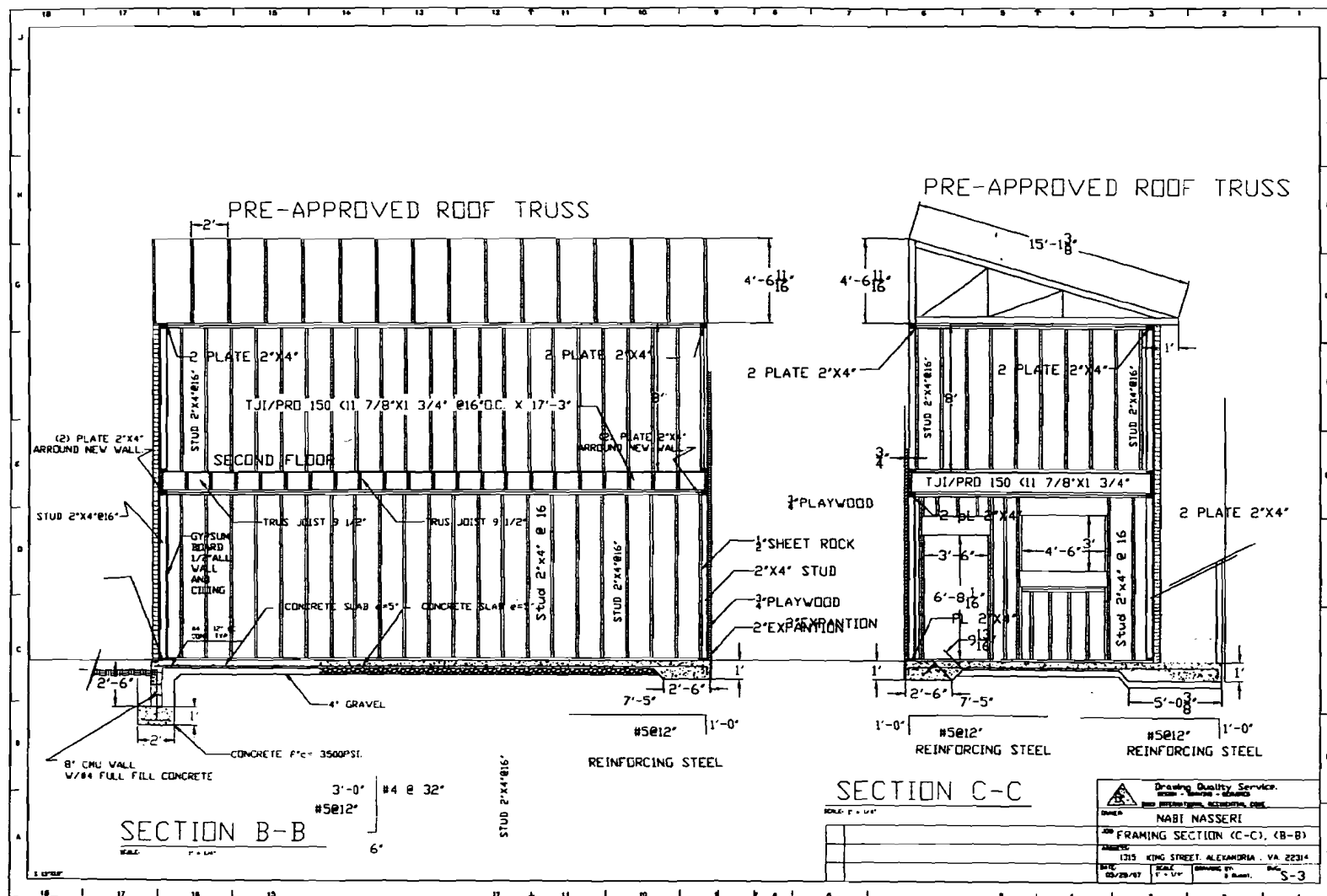
Douglas Quont s
4507 JHON TYLER CT#3
PH:(703)941-4238
License N0436195

	Drawing Quality Service. ARCHITECTS - ENGINEERS - PLANNERS 1000 INTERNATIONAL AVENUE, SUITE 1000 FALLS CHURCH, VA 22044	
	OWNER: NABI NASSER!	
400 ELECTRICAL PLAN FIRST FLOOR		
DRAWN BY: 02/28/87	1315 KING STREET ALEXANDRIA, VA 22314	DATE: 02-28-87 SCALE: 1" = 4' DRAWN BY: 02/28/87

29



Drawing Quality Service.			
Scale - Imperial - Metric			
Drawn	NABI NASSERI		
Check	WALL FRAMING SECTION D-D, E-E		
Address	1315 KING STREET, ALEXANDRIA, VA 22314		
Date	REV/08/87	Scale	1/4" = 1'-0"
Sheet	S-2		



EXISTING BUILDING

1' EXPANSION JOINT

HANDRAIL
POST
4"x4"
(Typ)



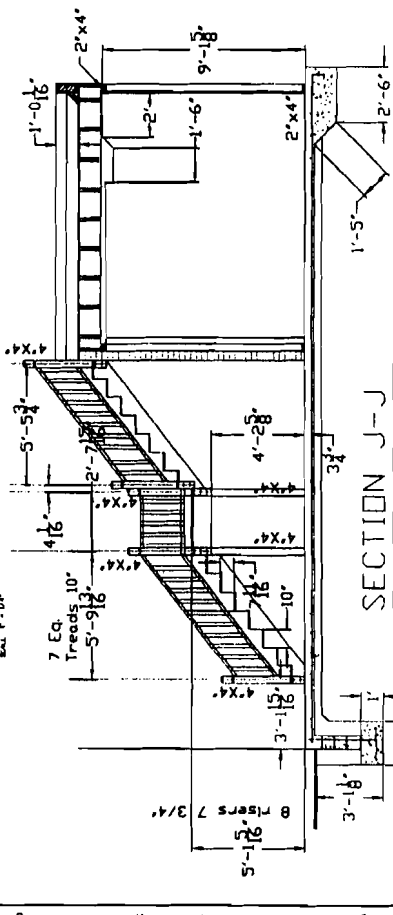
Edge of Slab

EL=99.83
FG

SECOND FLOOR FRAMING PLAN

SCALE: 1"=10'

1' EXPANSION JOINT

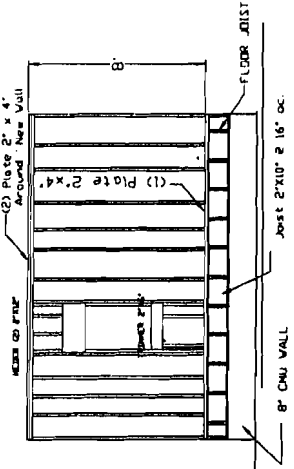


SECTION J-J

SCALE: 1"=10'

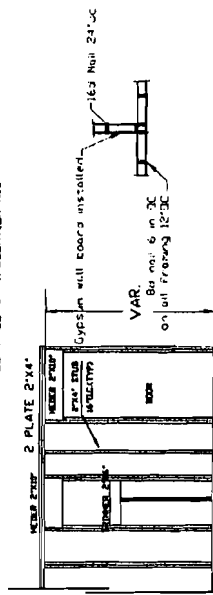
(TYP) WALL SECTION

SCALE: 1 1/4"=1'



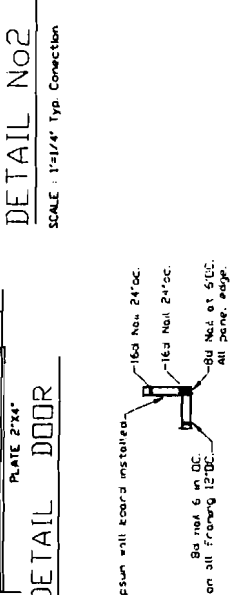
DETAIL NO2

SCALE: 1 1/4"=1' Typ. Connection



DETAIL NO1

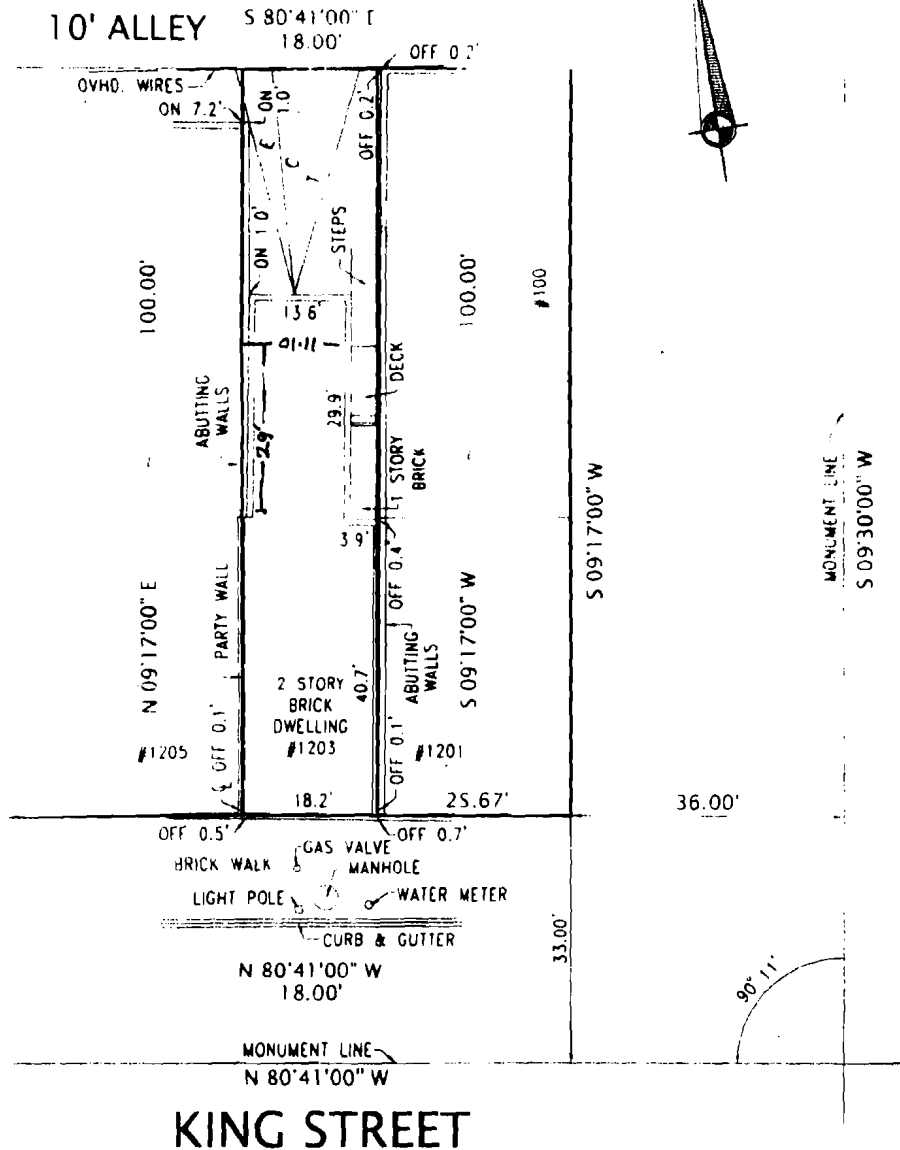
SCALE: 1 1/4"=1' Typ. Connection



	Drawing Quality Service AND ASSOCIATES, INC. NABI NASSERI FRAMING SECOND FLOOR 123 KING STREET ALEXANDRIA, VA 22304 703-555-1234 12/31/2024
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AREA = 1.800 S.F



KING STREET

PLAT

SHOWING HOUSE LOCATION ON
ON THE PROPERTY LOCATED AT

#1203 KING STREET
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20'

JANUARY 21, 2000

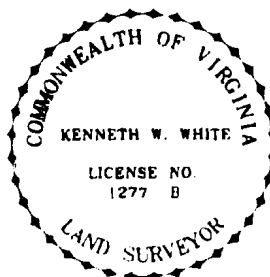
SUP2007-0057

PLAT SUBJECT TO RESTRICTIONS OF
RECORD

TITLE REPORT NOT FURNISHED.

I HEREBY CERTIFY THAT THE POSITIONS OF
ALL THE EXISTING IMPROVEMENTS HAVE BEEN
CAREFULLY ESTABLISHED BY A TRANSIT TAP
SURVEY AND UNLESS OTHERWISE SHOWN,
THERE ARE NO VISIBLE ENCROACHMENTS.

Kenneth W. White
KENNETH W. WHITE L.S.



CASE NAME

VANSWERIGEN NASSERI
FIRESIDE SETTLEMENT
AND TITLE SERVICES

ALEXANDRIA SURVEYS, INC.
6343 SOUTH KINGS HIGHWAY
ALEXANDRIA, VIRGINIA 22306
703-680-6815
FAX 703-768-7764

SUP # 2007-0057



APPLICATION - SUPPLEMENTAL

PARKING REDUCTION

Supplemental information to be completed by applicants requesting special use permit approval of a reduction in the required parking pursuant to section 8-100(A)(4) or (5).

1. Describe the requested parking reduction. (e.g. number of spaces, stacked parking, size, off-site location)

Parking Reduction of One Space

2. Provide a statement of justification for the proposed parking reduction.

Accessing apartment in the KR Zone requires One Parking Space to be provided

3. Why is it not feasible to provide the required parking?

There is no room on the lot to provide required parking.

4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces?

 Yes. ✓ No.

5. If the requested reduction is for more than five parking spaces, the applicant must submit a **Parking Management Plan** which identifies the location and number of parking spaces both on-site and off-site, the availability of on-street parking, any proposed methods of mitigating negative effects of the parking reduction.

6. The applicant must also demonstrate that the reduction in parking will not have a negative impact on the surrounding neighborhood.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2007-0057

PROPERTY LOCATION: 1203 King Street

TAX MAP REFERENCE: 64-03-09-15 ZONE: CD

APPLICANT

Name: ART Underfoot Inc

Address: 1203 King Street

PROPERTY OWNER

Name: Nabi Nasser

Address: 9017 Charles Augustine Dr. Alex, Va 22308

PROPOSED USE:

FAR Increase

[] **THE UNDERSIGNED** hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

[] **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 IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

[] **THE UNDERSIGNED** hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Nabi Nasser
Print Name of Applicant or Agent

1203 King Street
Mailing/Street Address

Alexandria Va 22314
City and State Zip Code

N. Nasser
Signature

703-836-0810 703-836-1005
Telephone # Fax #

@ Gallery @ artunderfoot.com
Email address

Application Received: _____

Date

Date & Fee Paid: \$

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

ACTION - PLANNING COMMISSION: recommended approval 7-0 10-02-07

ACTION - CITY COUNCIL: 10/13/07 - CC approved the PC recommendation 7-0