



February 16, 2023

Arlington County Government
Historic Affairs and Landmark Review Board
2100 Clarendon Boulevard Suite 700
Arlington, VA

Re: 2326 N Jackson Street Residence
Revision to COA approval dated August 18, 2021

Dear Review Committee members:

Please find for your consideration a revision to the approval referenced above. This project had previously been revised and approved to show added handrails and porch guardrails. This revision requests a modification to this approved revision.

There are four revision items for which we request your review and approval:

1. Add handrails on the right side of the front entry steps
 - a. The approved revision only showed this handrail on the left side
 - b. The IRC code requires that this handrail be installed on both sides of the stair
 - c. As the front exterior is symmetrical, this is in keeping with the design intent
 - d. Also add a 1 1/2" round graspable rail each side as per IRC code requirements
 - e. These graspable rails are to be painted the same color as the handrails to render them less obtrusive
 - f. See photo detail #5 at the bottom right of sheet A-202 as an example of this graspable rail
2. Delete the intermediate post at the front porch side returns
 - a. This return rail sections are less than 7' long, so structurally, no post is required
 - b. See photo detail #4 on sheet A-201 showing this section of rail without the intermediate post
3. Extend the intermediate posts above the handrail at the front rail sections, each side
 - a. See photo detail #3 on sheet A-201 and photo detail #3 on sheet A-202
 - b. Note that the intermediate posts will have a painted 1x2 molding at the base perimeter that is not shown in these photo details

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4. Construct a side door platform and steps of the same construction as the front porch stair and handrails
 - a) This side door platform was shown on the previously-submitted and reviewed revision, but not specifically-referenced in the application
 - b) The side porch guard and handrails may be required by the building code depending on final grade; we are requesting approval to install them if required by the building inspector

Please consider this request at the next possible opportunity, and feel free to contact me if additional information may be needed. I can be reached at 240-405-1328 and by email at mark.benas@wormald.com

Sincerely,

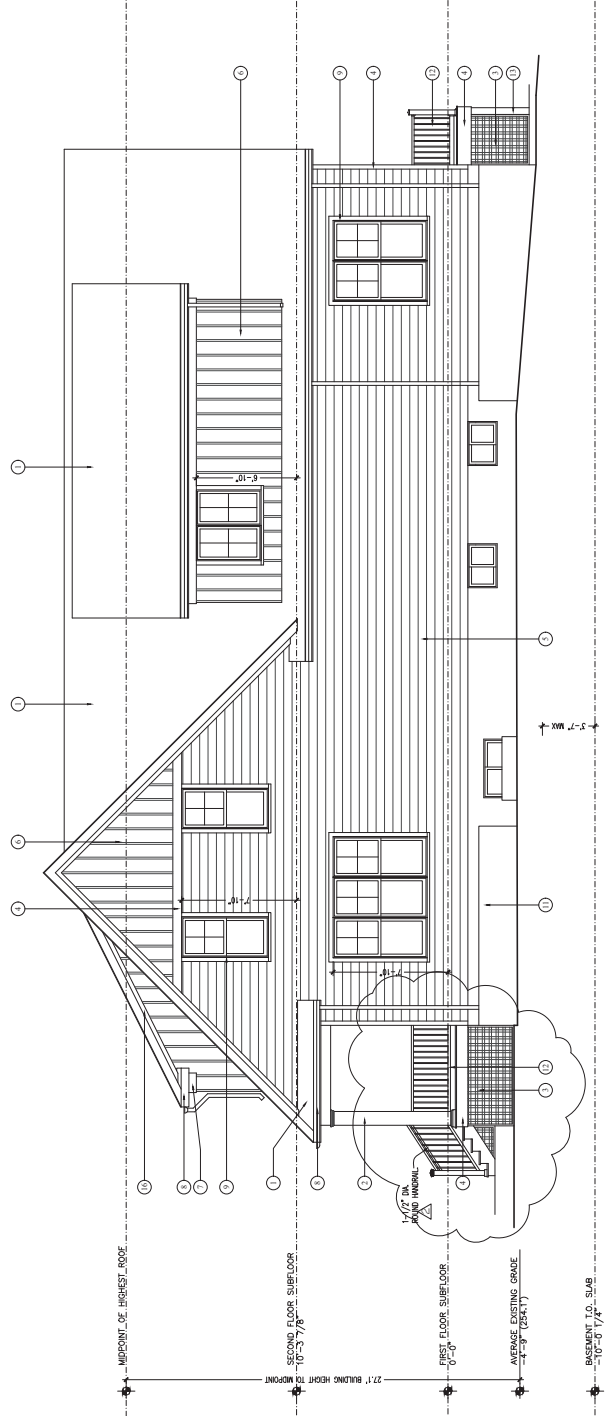
Mark Benas

Mark Benas
THE WORMALD COMPANIES

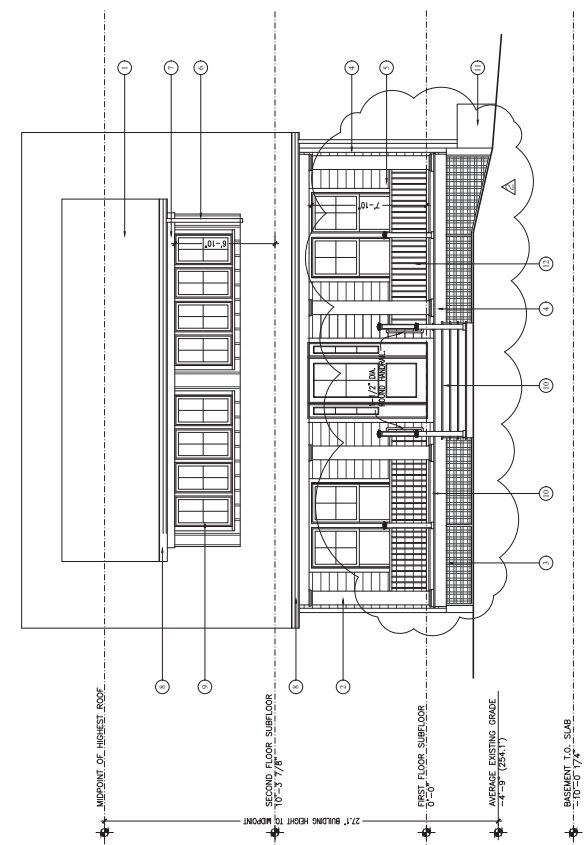
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- ELEVATION KEY NOTES:**
- 1 FIBERGLASS REINFORCED ASPHALT ROOF SHINGLES
 - 2 PAINTED WOOD COLUMN
 - 3 PAINTED LATTICE
 - 4 PAINTED 5/4 x 4 CPVC TRIM
 - 5 PAINTED SMOOTH FIBER-CEMENT SIDING - 7' EXPOSURE
 - 6 PAINTED SMOOTH FIBER-CEMENT LATERAL BOARD AND BATTEN - 12" SPACING
 - 7 PAINTED 5/4 CPVC FREEZE BOARD
 - 8 PAINTED 5/4 CPVC FASH BOARD
 - 9 PAINTED 5/4 x 4 CPVC CEILING
 - 10 SYNTHETIC WOOD FRONT PORCH / STEPS
 - 11 CONCRETE
 - 12 PAINTED WOOD GROUNDING AND BALLUSTERS
 - 13 WOOD POST
 - 14 INSET SCREENING
 - 15 DIRECT DOWN PREGRADE TERMINATION
 - 16 PAINTED 5/4 CPVC RAKE BOARD



2 RIGHT EXTERIOR ELEVATION



1 FRONT EXTERIOR ELEVATION



3 FRONT PHOTO



4 SIDE RAIL PHOTO

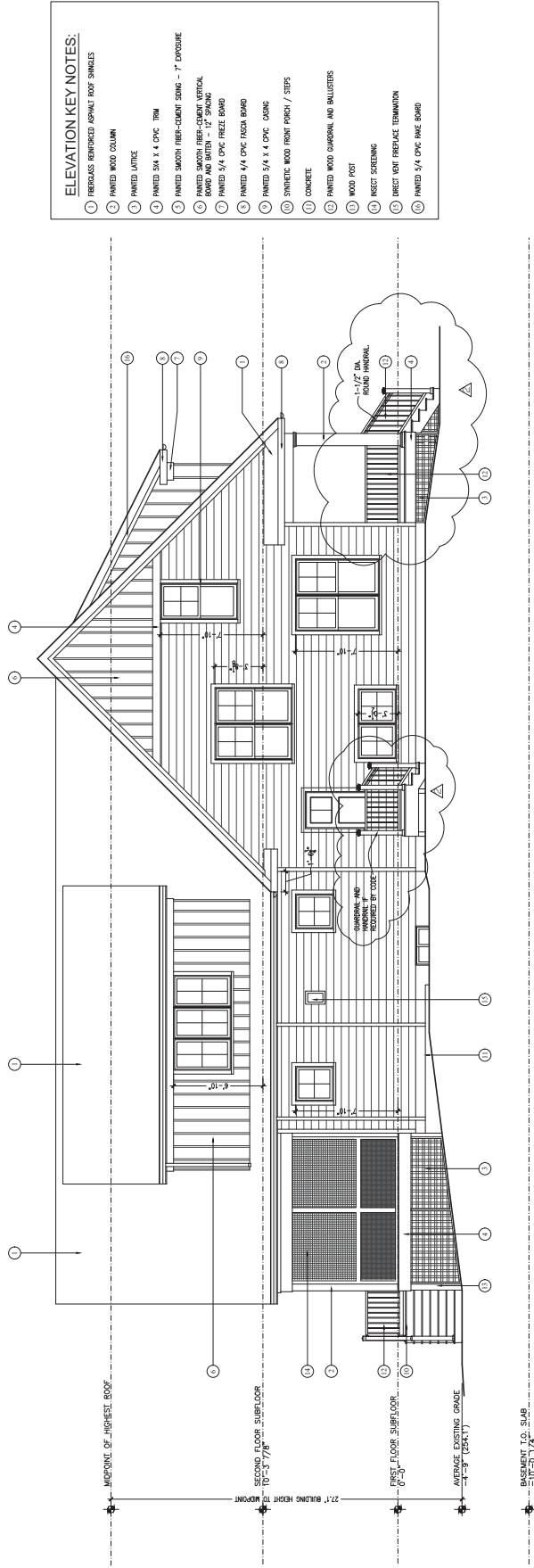
WORMALD
BUILDERS - ARCHITECTS - ENGINEERS

Jay E. Hanseman
Architect
2019180 Building & Planning, LLC 18037371
2/16/2023

2326 N. JACKSON ST.
ARLINGTON, VA 22201
SINGLE-FAMILY
DETACHED RESIDENCE

DATE	02/14/23
REVISIONS	2
NO.	
BENCHMARK DATE	07/2023
ISSUED FOR CONSTRUCTION	

EXTERIOR ELEVATIONS
A-201.00

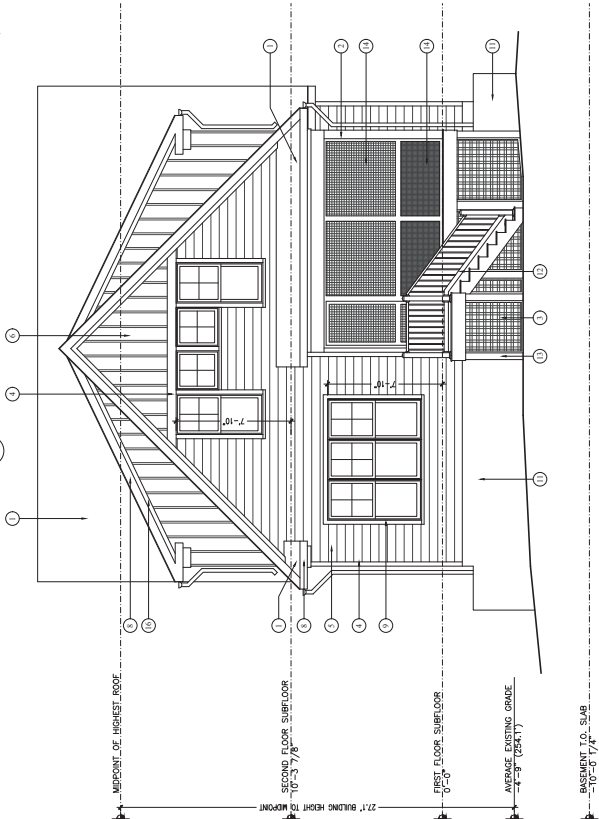


ELEVATION KEY NOTES:

- ① FIBERGLASS REINFORCED ASPHALT ROOF SHINGLES
- ② PAINTED WOOD COLUMN
- ③ PAINTED LATTICE
- ④ PAINTED 5/4 X 4 CPVC TRIM
- ⑤ PAINTED SMOOTH FIBER-CEMENT SILING - 7" EXPOSURE
- ⑥ PAINTED SMOOTH FIBER-CEMENT VERTICAL BOARD AND SHEDS - 1/2" SHAPING
- ⑦ PAINTED 5/4 CPVC TRIM BOARD
- ⑧ PAINTED 4/4 CPVC FASCIA BOARD
- ⑨ PAINTED 5/4 X 4 CPVC CASING
- ⑩ SYNTHETIC WOOD FRONT PORCH / STEPS
- ⑪ CONCRETE
- ⑫ PAINTED WOOD DIAGONAL AND BALLUSTERS
- ⑬ WOOD POST
- ⑭ INSECT SCREENING
- ⑮ DIRECT VENT FIREPLACE TERMINATION
- ⑯ PAINTED 5/4 CPVC BASE BOARD

2 LEFT EXTERIOR ELEVATION

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



1 REAR EXTERIOR ELEVATION

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



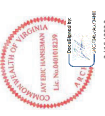
3 FRONT RAIL PHOTO NTS



4 FRONT RAIL PHOTO NTS



5 EXAMPLE OF GRASPABLE HANDRAIL NTS



DATE	02/14/23
REVISIONS	REVISION # 2
NO.	
BENCHMARK DATE	02/14/23
ISSUED FOR CONSTRUCTION	



July 24, 2022

Arlington County Government
Historic Affairs and Landmark Review Board
2100 Clarendon Boulevard Suite 700
Arlington, VA

Re: 2326 N Jackson Street Residence
Revision to COA approval dated August 18, 2021

Dear Review Committee members:

Please find for your consideration a revision to the approval referenced above. There are two revision items for your review:

1. Raising the building height from 25' 8" to 27' 1"
2. Addition of rails to the front porch
3. Addition of a side window

Background:

As this project progressed through the engineering and architectural construction document phase, subsequent to the COA approval, the final grading was refined due to stormwater management practicalities. This modification raises the first floor elevation and increases the building height by 17".

Requests:

Per the requirements of the Virginia Uniform Statewide Building Code, this increase in elevation between the first floor and grade requires the addition of guardrails around the front porch and handrails at the steps. We are proposing to install painted wood rails per the attachments to this document.

In addition, we would like to add a window to the left side elevation, in the basement stairwell of the proposed house. This twin window is nominally 5' 4" wide and 3' 0" high. It will be of the same construction as the existing COA approval (Jeldwen, wood, painted, simulated divided light mullions).

FIELD APPROVED
COA ISSUED ON August 17, 2022
FIELD CHANGES TO EXTERIOR
COMPONENTS OF APPROVED PLANS ARE
NOT PERMITTED. FOR INFORMATION CALL
703-228-3830.

THE WORMALD COMPANIES

5283 Corporate Drive, Suite 300 . Frederick, MD 21703 . Main 301 695 6614 . Fax 301 695 6645
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Please consider this request at the next possible opportunity, and feel free to contact me if additional information may be needed. I can be reached at 240-405-1328 and by email at mark.benas@wormald.com

Sincerely,

Mark Benas

Mark Benas
THE WORMALD COMPANIES

HALRB APPROVED

COA ISSUED ON August 17, 2022

**FIELD CHANGES TO EXTERIOR
COMPONENTS OF APPROVED PLANS ARE
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703-228-3830.**

THE WORMALD COMPANIES

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2326 N Jackson Street

COA Revision request

July 24, 2022

Photo of proposed rail construction:



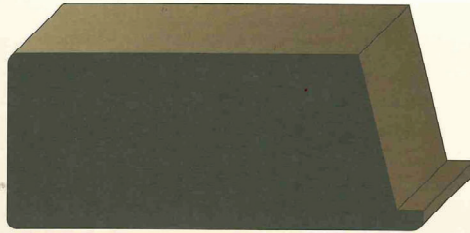
Details of rail construction on the following page

HALRB APPROVED

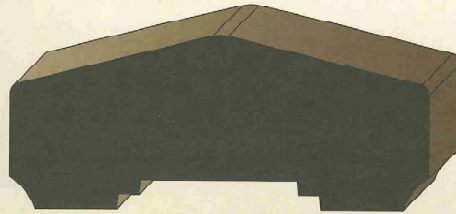
COA ISSUED ON August 17, 2022

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Porch Rails

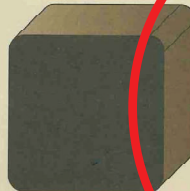


Bottom Porch Rail
WM-8841 • 1 1/2 x 3 1/2

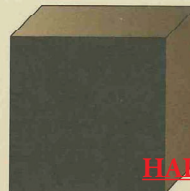


Top Porch Rail
WM-8840 • 1 1/2 x 3 1/2

Balusters



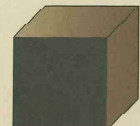
Baluster Stock
Eased Edge
WM-237
1 1/4 x 1 1/4



Baluster Stock
Square Edge
WM-237S
1 1/4 x 1 1/4



Baluster Stock
WM-238
1 1/4 x 1 1/4



Baluster Stock
WM-239
3/4 x 3/4

HALRB APPROVED

COA ISSUED ON August 17, 2022

**FIELD CHANGES TO ANY PRIOR
COMPONENTS OF APPROVED PLANS ARE
NOT PERMITTED. FOR INFORMATION CALL**

703-228-3830.

WORMALD CORPORATION 3800 COMMONWEALTH BLVD. SUITE 300 FREDERICK, MD 21703
301-791-1100 FAX 301-791-1101
10000 COMMONWEALTH BLVD. SUITE 300 FREDERICK, MD 21703
301-791-1100 FAX 301-791-1101

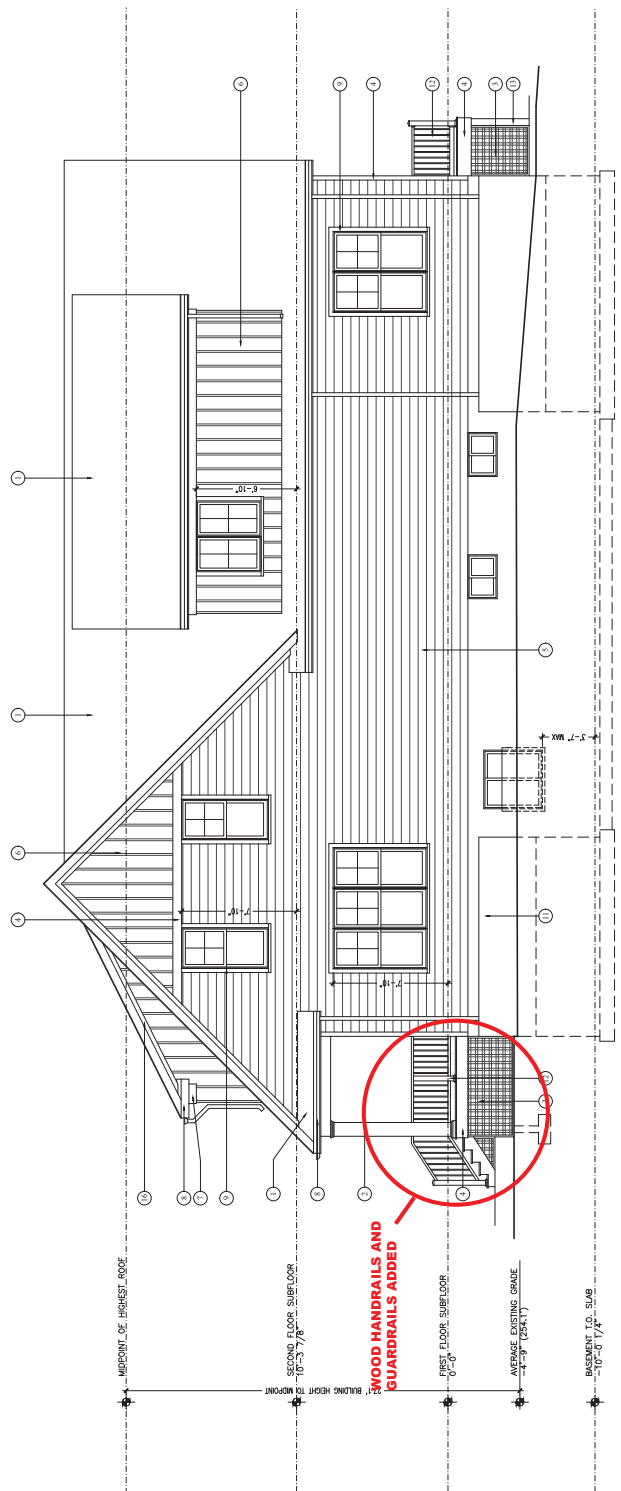
2326 N. JACKSON ST.
ARLINGTON, VA 22201
DETACHED RESIDENCE

NO.	REVISIONS	DATE

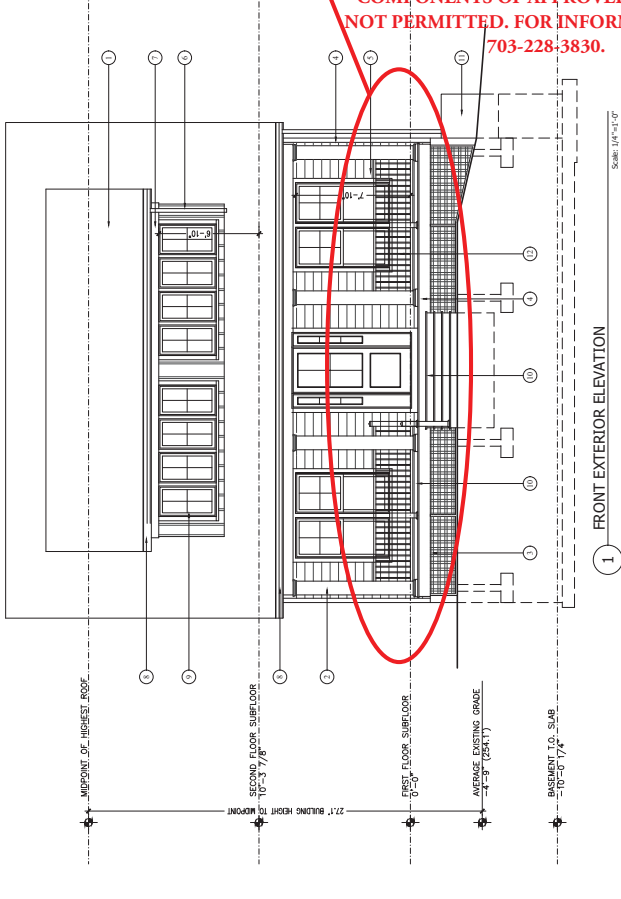
BENCHMARK DATE
DATE OF PLOT CONSTRUCTION
ISSUED FOR CONSTRUCTION

EXTERIOR ELEVATIONS

A-201.00



2 RIGHT EXTERIOR ELEVATION



1 FRONT EXTERIOR ELEVATION

- ELEVATION KEY NOTES:**
- 1 FIBERGLASS REINFORCED ASPHALT ROOF SHINGLES
 - 2 PAINTED WOOD COLUMN
 - 3 PAINTED LATTICE
 - 4 PAINTED SIA 1 x 4 CPVC TRIM
 - 5 PAINTED SMOOTH FIBER-CEMENT SIDING - 7" EXPOSURE
 - 6 PAINTED SMOOTH FIBER-CEMENT VERTICAL BOARD AND BATTEN - 12" SPACING
 - 7 PAINTED 5/4 CPVC FREEZE BOARD
 - 8 PAINTED 4/4 CPVC FASCIA BOARD
 - 9 PAINTED 5/4 x 4 CPVC CASING
 - 10 SYNTHETIC WOOD FRONT PORCH / STEPS
 - 11 CONCRETE
 - 12 PAINTED WOOD GUARDRAIL AND BALLUSTERS
 - 13 WOOD POST
 - 14 INSET SCREENING
 - 15 DIRECT ENTRY REPLACE TERMINATION
 - 16 PAINTED 5/4 CPVC BAKE BOARD

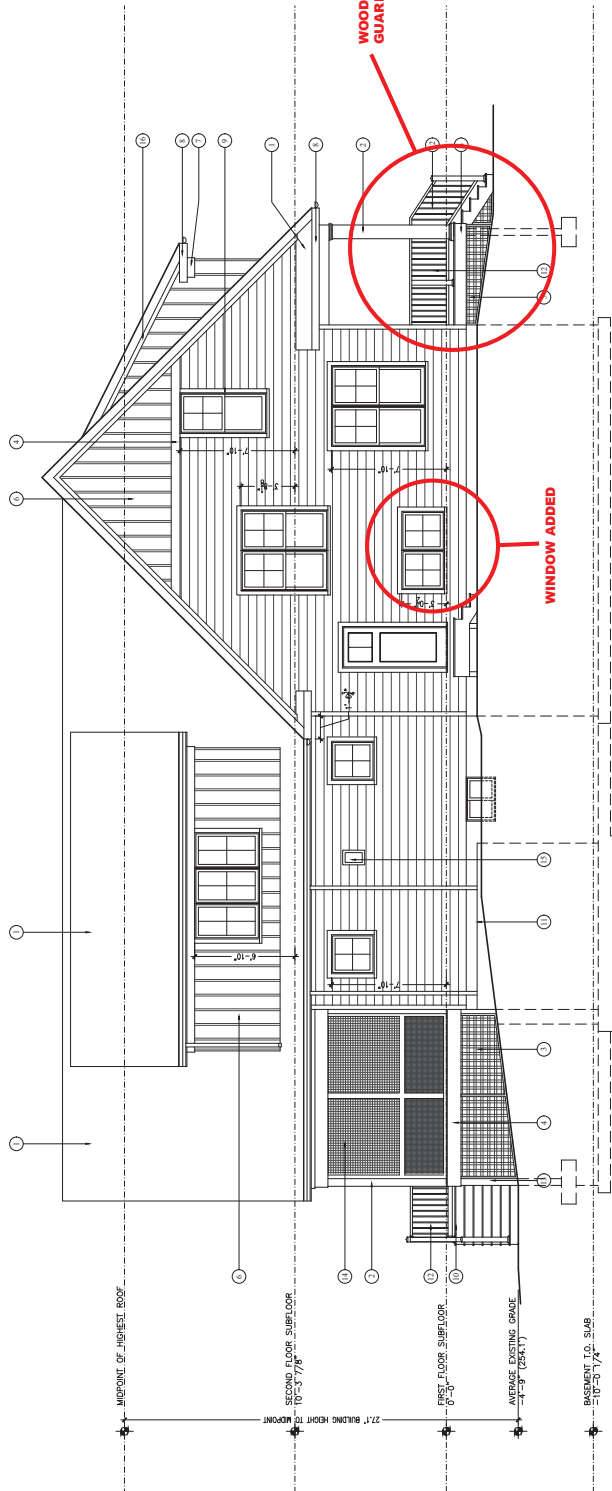
WOOD HANDRAILS AND GUARDRAILS ADDED

HALRB APPROVED

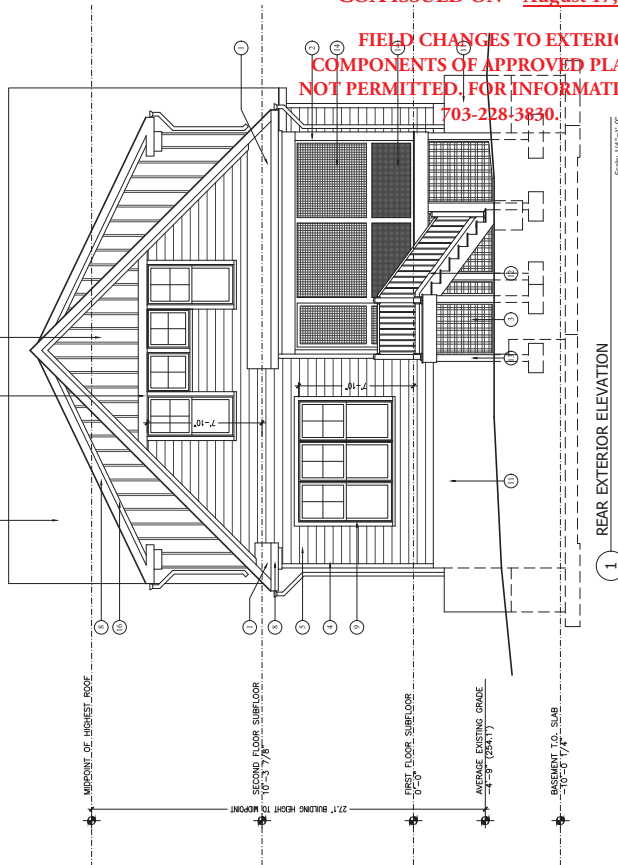
COA ISSUED ON August 17, 2022

FIELD CHANGES TO EXTERIOR COMPONENTS OF APPROVED PLANS ARE NOT PERMITTED. FOR INFORMATION CALL 703-228-3830.

NO.	REVISIONS	DATE



2 LEFT EXTERIOR ELEVATION



1 REAR EXTERIOR ELEVATION

- ELEVATION KEY NOTES:**
- 1 FIBERGLASS REINFORCED ASPHALT ROOF SHIMLES
 - 2 PAINTED WOOD COLUMN
 - 3 PAINTED LATTICE
 - 4 PAINTED S&S 1/4" CPVC TRIM
 - 5 PAINTED SMOOTH FIBER-CEMENT SIDING - 7" EXPOSURE
 - 6 PAINTED SMOOTH FIBER-CEMENT VERTICAL BOARD AND BATTEN - 12" SPACING
 - 7 PAINTED 5/8" CPVC FREEZE BOARD
 - 8 PAINTED 1/2" CPVC FASCIA BOARD
 - 9 PAINTED 5/8" X 4" CPVC CASING
 - 10 SYNTHETIC WOOD FRONT FINISH / STEPS
 - 11 CONCRETE
 - 12 PAINTED WOOD GUARDRAIL AND BALUSTERS
 - 13 WOOD POST
 - 14 INSET SCREENING
 - 15 DIRECT FRONT REPLACE TERMINATION
 - 16 PAINTED 5/8" CPVC BAKE BOARD

HALRB APPROVED
COA ISSUED ON August 17, 2022

FIELD CHANGES TO EXTERIOR COMPONENTS OF APPROVED PLANS ARE NOT PERMITTED. FOR INFORMATION CALL 703-228-3830.

- 27'1" BUILDING HEIGHT TO MOUNTOP
- SECOND FLOOR SURF FLOOR 10'-3" 7/8"
- FIRST FLOOR SURF FLOOR 6'-3"
- AVERAGE EXISTING GRADE -4'-3" (254.1')
- BASINMENT 1.O. SLAB -10'-0" 1/4"
- 27'1" BUILDING HEIGHT TO MOUNTOP
- SECOND FLOOR SURF FLOOR 10'-3" 7/8"
- FIRST FLOOR SURF FLOOR 6'-3"
- AVERAGE EXISTING GRADE -4'-3" (254.1')
- BASINMENT 1.O. SLAB -10'-0" 1/4"

