



Special Use Permit #2022-00102
700 South Patrick Street
Liberty Service Station

Application	General Data	
Public hearing and consideration of a request for a Special Use Permit for the expansion of a noncomplying automobile service station use	Planning Commission Hearing:	February 7, 2023
	City Council Hearing:	February 25, 2023
Address: 700 South Patrick Street	Zone:	CL/Commercial Low
Applicant: Adam Aldie, LLC	Small Area Plan:	Southwest Quadrant and South Patrick Housing Affordability Strategy Overlay
Staff Recommendation: approval subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.		
Staff Reviewers: Mavis Stanfield, Urban Planner, mavis.stanfield@alexandriava.gov Ann Horowitz, Principal Planner, ann.horowitz@alexandriava.gov		

PLANNING COMMISSION ACTION, FEBRUARY 7, 2023: On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission moved to recommend approval of Special Use Permit #2022-00102 with all applicable codes, ordinances, staff recommendations, the staff issued amendment in the February 6, 2023 memorandum, which amended Condition 2 to allow the car vacuum to stay at its current location and the deletion of Condition 10. The motion carried on a vote 7-0.

Reason: The Planning Commission generally agreed with the staff recommendation but differed in opinion with the staff analysis as it related to support for the Franklin Road curb cut access closure condition, Condition 10.

Discussion:
 Chair Macek expressed concern that the curb cut closure would mean that access to the property from anywhere in the City would require motorists to drive a mile out of their way into Fairfax County to access the service station from South Patrick Street/Route 1. He asked staff to comment on the reasoning behind recommending closure of the curb cut. Staff responded that the South Patrick Housing Affordability Strategy Plan called for improving pedestrian safety in this heavily trafficked area and the condition to close the curb cut complies with the plan goals. The strategy plan identified that residents on the east side of South Patrick Street/Route 1 felt they could not safely walk to the recreation amenities on the west side of Route 1 and reducing the number of curb

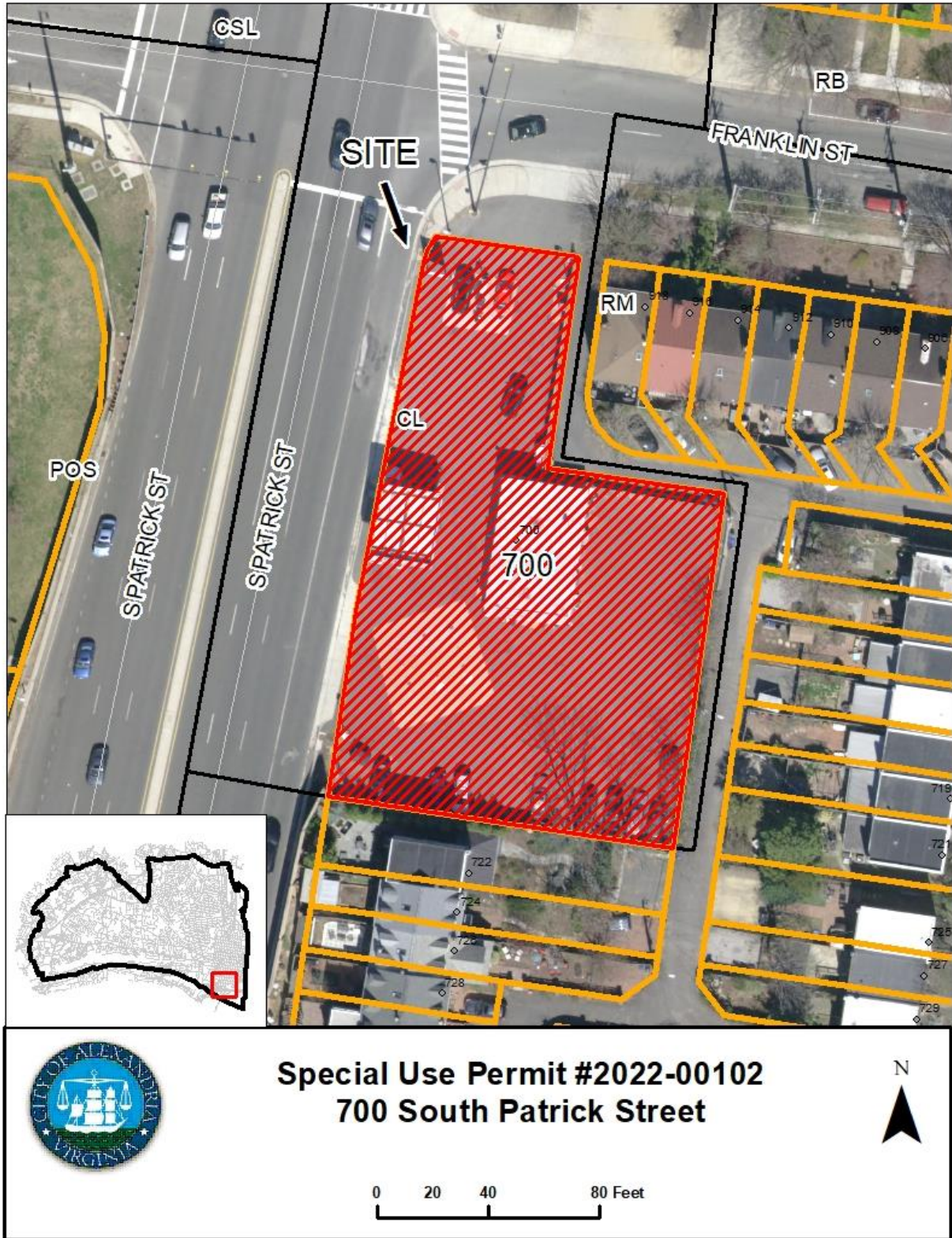
cuts would contribute to improving pedestrian safety. Staff mentioned that the applicant expressed no issue with complying with the condition. The chair noted that it is currently not possible for pedestrians to cross South Patrick Street/Route 1 from that location, on the south side of Franklin Street, as no crosswalk or signal for pedestrians exists.

Commissioner Brown supported Chair Macek's concern regarding the closure of the curb cut, stating it was problematic to close an access point to a business that was not requested by the business owner and provided no access within the City limits.

Commissioner Manor also supported Chair Macek, stating that the closure could create other safety issues with motorists who did not have time to slow down enough to use the South Patrick entrance and who would then turn onto Franklin Street, to use that curb cut to access the service station.

Commissioner Lyle stated her agreement with Chair Macek's position, as did Commissioner McMahan.

Speakers: There were no speakers for the application.



I. DISCUSSION

The applicant, Adam Aldie, LLC trading as Beltway Liberty, requests a SUP approval for the expansion of the legal noncomplying automobile service station at 700 South Patrick Street with an addition to allow space for retail sales of food and other items. The existing service station use is no longer permitted in the CL zone where it is located as of the 1992 Zoning Ordinance and is therefore a noncomplying use. Section 12-302(A) of the Zoning Ordinance requires a special use permit for the physical expansion, enlargement, or intensification of a noncomplying use.

SITE DESCRIPTION

The property consists of two lots for a total of 20,312 square feet of area with 207 feet of frontage along South Patrick Street and 52 feet of frontage on Franklin Street. The property is located approximately 1500 feet from the Capital Beltway, and, as such, is the first property on the east side of South Patrick Street that is not enclosed by a sound wall from the exit ramp. The existing service station building is located 44.1 feet from South Patrick Street and 3.8 feet from a public alley that is north of the parcel, as can be seen in Figure 1. Public alleys surround the property to the north and east. A concrete apron along Franklin Street serves both the service station and the abutting alley.



The existing service station is 1,336 square feet in area. Two gas pump islands are located on the property, one with a canopy and four gas pumps located along South Patrick Street in front of the building, and one with two pumps and no canopy located in the northern end of the property near Franklin Street.

The building is currently used for snack and gas sales and has two repair bays. With the exception of the entrances along South Patrick and Franklin Streets, the lot is completely enclosed by walls and fencing. A masonry wall extends from Franklin Street along the alley east of the property and then runs along the property line to the east. An eight-foot-high solid wood fence extends from the rear of the lot and along the property line to the south. Machines for air and vacuuming are located on the south side of the building and an ATM and ice machine are positioned near the wall on the northern end of the site. Although the property does not have striped parking spaces, parking for approximately 30 cars exists on the lots.

A mix of commercial and residential uses surrounds the property. Commercial uses are concentrated along South Patrick Street to the north. Directly across Franklin Street is a Speedway gas station and to the west of South Patrick are a window and door store and a marine supply store. The site is surrounded to the south and east by townhouse developments and the public alleys shown on the plat serve the townhouses. To the west are the Nannie J. Lee Memorial Recreation Center, the Alexandria Fire Department Professional Development Center, a public playground, tennis courts and a baseball field.

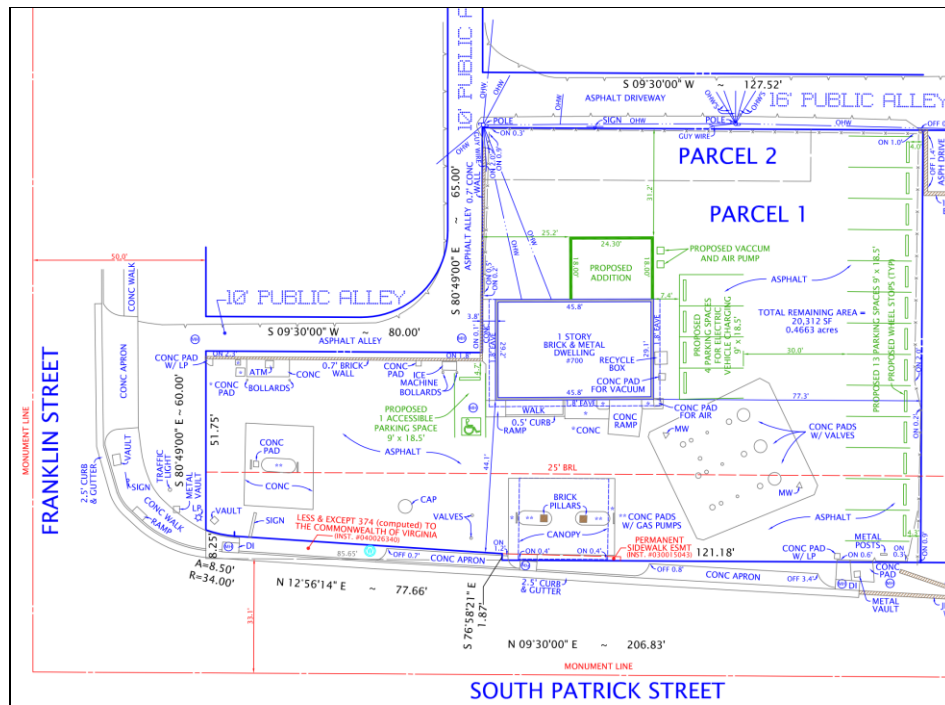


Figure 1

BACKGROUND

Special Use Permit 051 was approved prior to construction of the service station. Tax records indicate that the service station was constructed in 1960; however, aerial photography shows the building and surrounding development in place in 1957. Over the years, numerous permits were issued for pump inspections and replacements and interior work, such as replacement of a hydraulic lift. The service station has largely remained the same since it was first constructed; however, permit history indicates that the canopy located over the four pumps in the front of the building was replaced and received final approval in March of 1988.

When the Zoning Ordinance was rewritten in 1992, the zone where the subject properties are located changed from C-2 to CL/Commercial low. The CL zone did not allow the automobile service station use, rendering the use noncomplying.

In 2016, a zoning review for a business license to be issued to Beltway Liberty was approved by the Department of Planning and Zoning with the condition that any changes to the use would require a public hearing.

Several complaints were filed in 2015 and 2016 about the wood fence that separates the service station from the alleys to the east and the homes to the south. In 2020, the fence along the eastern portion of the site was replaced. No other property maintenance and no zoning violations have been reported since 2015.

Recent development approvals in the vicinity of the application property include the three-block Heritage residential development (DSUP #2020-10032). The closest block to 700 South Patrick Street is Block 4 at the 500 block of South Patrick Street. Demolition and construction have begun on Blocks 1 and 4.

PROPOSAL

The applicant proposes construction of a 438 square foot addition, noted in Figure 1, to the existing service station building on the east side of the structure. The interior of the building would be completely remodeled to eliminate the services bays and increase the retail component of the service station. The applicant describes the renovations as creating a “mini-mart” convenience store, which is considered a by-right retail use in the Zoning Ordinance. The addition would be used for an office and storage to support the larger retail area. The applicant anticipates approximately 150 customers a day, with two employees per shift during a 24-hour operation. Thirteen parking spaces are depicted on the plat on the south side of the site and four parking spaces are located along the south side of the building for electric vehicle (EV) charging. The proposal would also move the air for tires and the vacuum to the east of the EV charging stations. The proposed floorplan is shown in Figure 2; basic depictions of the addition exterior once the renovation is complete are outlined in red on the following page in Figures 3 and 4.

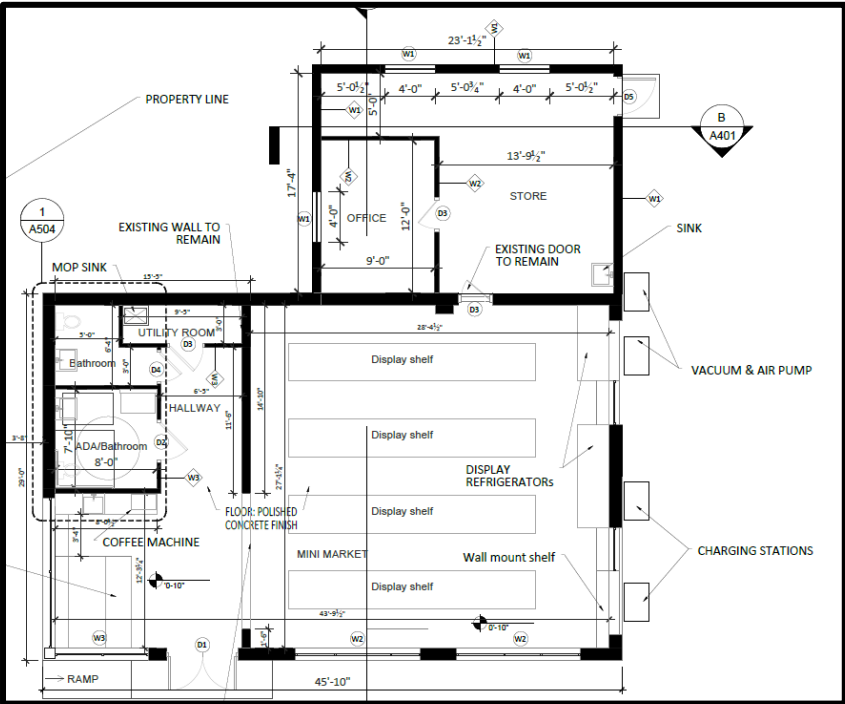


Figure 2



Figure 3



Figure 4

PARKING

Parking for this project is calculated for both the service station and the retail sales area in the building. The parking rate for the service station, as found in Sect 8-200(A)(12) of the zoning ordinance, is one space per gas pump, or six spaces, which are represented by the spaces next to the gas pumps. The rate for the retail sales is found in Sect. 8-200(A)(16)(b), as the business is located outside of the Enhanced Transit area. The minimum requirement is 0.75 per 1,000 square feet and the maximum is 4.0 spaces per 1,000 square feet of space. The area of the building is approximately 1,770 square feet and would have a minimum parking requirement of two and a maximum parking requirement of eight parking spaces plus one space per gas pump which is a minimum total of eight and a maximum total of 14 parking spaces. The applicant has provided a

parking space at each pump, one accessible parking space on the north side of the building, four spaces for electric vehicle charging on the south side of the building and 13 parking spaces for the retail component of the site along the south boundary of the property. This provides a total of 24 parking spaces (including the vehicle charging spaces) which is greater than the maximum permitted parking. However, in accordance with Section 8-100(A)(3) of the Zoning Ordinance, this property is exempt from maximum parking requirements because the property was developed prior to January 27, 1987 with approximately 30 parking spaces.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the CL/Commercial low zone and is found in the Southeast Quadrant Small Area Plan, as amended by the South Patrick Housing Affordability Strategy Area Overlay Plan. Automobile service station uses are no longer permitted in the CL zone as of the 1992 Zoning Ordinance and is therefore a noncomplying use. Section 12-302(A) of the Zoning Ordinance requires a special use permit for the physical expansion, enlargement, or intensification of a noncomplying use.

Regarding the small area plan, the property is designated to be used as commercial low to maintain the scale of existing types of land uses to provide a transition between the adjacent residential and Route 1. The small area plan was amended by the South Patrick Housing Affordability Strategy Area Overlay, which recommends enabling properties to redevelop as mixed-income communities serving a broad spectrum of incomes. The plan specifically depicts this property as “Additional Enhanced Gateway Open Space” and proposes redevelopment as predominantly residential with a floor area ratio of 2.0. The overlay notes that public and private investment can make the area safer and more attractive for people walking and biking, and otherwise moving on and across streets, improve the quality of public and open space, and create an enhanced gateway entrance to the city. While the proposal meets the recommendation of the Southeast Quadrant Area Plan for commercial low, it does not meet the long-term aspirations of the overlay plan.

II. STAFF ANALYSIS

Staff supports the applicant’s request to expand the noncomplying service station use to support the additional retail space, which as a “mini-mart” would provide a walkable destination for neighboring residents to obtain retail products such as food and household supplies. The other site improvements, while not part of the SUP review but would take place at the same time as the addition construction, would enhance the appearance of the property and reduce the intensity of the noncomplying use by removing the two repair bays and the vehicles and supplies associated with this type of use. The replacement of repair bays with more retail is a less intense and more compatible use with the existing and future residential uses. Striped parking spaces would replace the area now used for repair vehicle storage, creating a more organized parking area with EV chargers, which would contribute to building the City’s charging infrastructure. The relocation of the air and vacuum machines to the rear of building rather than near the sidewalk along Franklin Street separates cars from people, promoting safer pedestrian access.

Staff has included conditions to improve site aesthetics, pedestrian safety and environmental conditions as part of the recommended approval. Removal of a metal post, possibly associated

with a previous sign, on the southwest corner of the lot, would reduce visual clutter as recommended in Condition #18. The applicant would be required to remove the portion of the entrance apron on Franklin Street that accommodates its business and replace it with curb, gutter and sidewalk to match the adjacent streetscape prior to certificate of occupancy approval. A portion of the curb cut would remain for access to the public alley to the east, however. This will encourage safer pedestrian movement along the Franklin Street sidewalk, reducing the number of cars using the curb cut, and providing safer pedestrian access to the ice machine and ATM. Several standard SUP conditions have been included to address environmental concerns related to litter, air pollution sources and hazardous material disposal.

Two conditions, unique to this site, have been also included in the staff report. As the potential for artifacts related to historic African American settlements may exist at this site, Condition #17 was added to require the applicant's contractors to cease construction activities and immediately contact the City's Alexandria Archaeology department if any historical evidence is unearthed. Secondly, given that the proposal augments the existing noncomplying automobile service center, a use which does not conform with the long-term goals of the South Patrick Housing Affordability Strategy Area Overlay, SUP reviews for compatibility with the neighborhood and new development are scheduled in five years as an administrative review by the Director and in 10 years as a City Council docketed review, noted in Condition #21.

Until that time, staff considers the 438 square foot addition to represent a relatively minimal investment to improve the property, supporting a 60-year automobile service station that has successfully operated at this convenient location off the Beltway. Subject to the conditions stated in Section III of this report, staff recommends approval of the Special Use Permit request.

III. RECOMMENDED CONDITIONS

Staff recommends 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 business or entity in which the applicant has a controlling interest. (P&Z)
2. **CONDITION AMENDED BY PLANNING COMMISSION:** The redevelopment of the property shall be substantially consistent with the improvements depicted on the plat submitted on January 26, 2023, however the car vacuum shall remain at its current location. (~~P&Z~~) (PC)
3. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements. (P&Z)
4. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
5. Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in closed containers which do not allow invasion by animals.

- No trash or debris shall be allowed to accumulate on site outside of those containers. (P&Z)
6. No vehicles associated with the previous repair use shall remain on the property and all such vehicles shall be removed prior to certificate of occupancy approval. (P&Z)
 7. The applicant shall comply with the City of Alexandria Best Management practices manual for automotive related industries. A copy can be obtained by contacting the Office of Environmental Quality at 703-746-4065. (T&ES)
 8. Control odors, dusting and any other air pollution sources resulting from the demolition/construction activities at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of Transportation and Environmental Services. (T&ES)
 9. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
 10. **CONDITION DELETED BY PLANNING COMMISSION:** ~~The curb cut portion that is used to access this site along Franklin Street shall be removed and replaced with curb, gutter, and sidewalk to match the adjacent streetscape prior to certificate of occupancy approval. The redesign and closure shall not close the curb cut access to the adjacent alley.~~ (P&Z) (PC)
 11. The applicant shall require its employees who drive to use off-street parking. (T&ES)
 12. The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)
 13. The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at goalex@alexandriava.gov for more information about available resources. (T&ES)
 14. The applicant shall encourage patrons to park off-street through the provision of information about nearby garages or lots in the business' advertising and website. (T&ES)
 15. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)
 16. All waste products including, but not limited to organic compounds (solvents), motor oil, compressor lubricant and antifreeze shall be disposed of in accordance with all local, state and federal ordinances or regulations and not be discharged to the sanitary or storm sewers, or be discharged onto the ground. (P&Z)

17. The statements in archaeology conditions below shall appear in the General Notes of all building permits that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:
 - a. The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts—particularly pieces of worked quartz, quartzite, or Indian pottery—are discovered during ground disturbing activities. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
 - b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology. (Alexandria Archaeology)
18. The applicant shall remove the metal post located at the southwestern corner of the property prior to certificate of occupancy approval. (P&Z)
19. Parcels 1 and 2 of the subject property shall be consolidated prior to certificate of occupancy approval. (P&Z)
20. The Special Use Permit shall be reviewed by the Director of Planning and Zoning, with notice to the community, five years from approval (February 2028) in order to assess the redevelopment potential of the site and the compatibility of the use with other uses in the area. Notwithstanding the staff review, City Council shall review the Special Use Permit in February 2033 in order to assess the redevelopment potential of the site and the compatibility of the use with other uses in the area to take such action as they deem appropriate at the time. (P&Z)
21. The Director of Planning and Zoning shall review the Special Use Permit one year after approval 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 a result of a complaint that rises to the level of a violation; or (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: Tony LaColla, Division Chief, Land Use Services,
Department of Planning and Zoning
Ann Horowitz, Principal Planner
Mavis Stanfield, 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:

Conditions:

- R-1 Control odors, dusting and any other air pollution sources resulting from the demolition/construction activities at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of Transportation and Environmental Services. (T&ES)
- R-2 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- R-3 The use must comply with the city's noise ordinance. (T&ES)
- R-4 The applicant shall require its employees who drive to use off-street parking. (T&ES)
- R-5 The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)
- R-6 The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at goalex@alexandriava.gov for more information about available resources. (T&ES)
- R-7 The applicant shall encourage patrons to park off-street through the provision of information about nearby garages or lots in the business' advertising and website. (T&ES)
- R-8 Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)

Findings

- F-1 Include parking space striping for the spaces provided as part of the application. These parking spaces should be the standard size and include wheel stops. Consider the location of these spaces to be adjacent to the south side of the building and along the southern fence of the building. If located on the south side of the building, space between the building and

the wheel stop for the parking spot should be clear and adequate width to create a walking path along the building. (T&ES)

- F-2 Consider closing the curb cut along Franklin Street and completing the existing sidewalk connection. (T&ES)

- F-3 Consider relocating the vacuum and air pump along the east wall next to the ATM machine and the Ice Machine. This relocation would create more space for parking for the convenience store along the building. (T&ES)

City Code Requirements:

- C-1 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). In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of SUP approval. Contact the City’s Recycling Program Coordinator at (703) 746-4410, or via e-mail at commercialrecycling@alexandriava.gov, for information about completing this form. (T&ES)

- C-2 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. (T&ES)

- C-3 Section 5-1-42- Collection by Private collectors. (c) Time of collection. Solid waste shall be collected from all premises not serviced by the city at least once each week. No collections may be made between the hours of 11:00 p.m. and 7:00 a.m. (6:00 a.m. from May 1, through September 30) if the collection area is less than 500 feet from a residential area. (T&ES)

Archaeology

Archaeology Findings

- F-1 This property is located near the edge of what was an African American neighborhood in the late 18th and early 19th centuries. The lot therefore has the potential to yield archaeological resources that could provide insight into Alexandria’s history, perhaps relating to African Americans. If the SUP is approved and moves to construction, the two archaeology conditions below will be attached to the project.

- R-1 The statements in archaeology conditions below shall appear in the General Notes of all building permits that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:

- a. The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts—particularly pieces of worked quartz, quartzite, or Indian pottery—are discovered during ground disturbing activities. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

Code

C-1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

Code Enforcement:

C-1 Building permit will be required.

Fire:

No comments received.

Health:

No comments received.

Parks and Recreation:

No comments received.

Police Department:

No comments received.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 700 S Patrick st Alexandria Va 22314

TAX MAP REFERENCE: 080.01-07-13 **ZONE:** CL

APPLICANT:

Name: Adam Aldie LLC

Address: 700 S Patrick st Alexandria Va 22314

PROPOSED USE: Expansion for Mini-mart

- 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 staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.
- THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article 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.

Hager Cherif Benkahla

Print Name of Applicant or Agent

700 S Patrick St

Mailing/Street Address

Alexandria VA 22314

City and State

Zip Code

Hager Cherif-Benkahla

Signature

7038365136

Telephone #

beltwayliberty@gmail.com

Email address

11/18/22

Date

Fax #

PROPERTY OWNER'S AUTHORIZATION

As the property owner of Adam Aldie LLC, I hereby
(Property Address)
grant the applicant authorization to apply for the Beltway Liberty LLC use as
(use)
described in this application.

Name: Hager Cherif-Benkahla

Phone: 7033037515

Please Print
Address: 3004 Rose Creek Ct Oakton VA 22124

Email: beltwayliberty@gmail.com

Signature: Hager Cherif-Benkahla

Date: 11/18/2022

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

Required floor plan and plot/site plan attached.

Requesting a waiver. See attached written request.

2. 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 or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent.
See Ownership and Disclosure Statement

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
¹ Hager Cherif-Benkahla	7444 Patterson road Falls church va 22043	25%
² Hichem Benkahla	7444 Patterson road Falls church va 22043	25%
³ Abbas Abutaa	3004 Rose Creek Ct Oakton Va 22124	50%

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 700 S Patrick st Alexandria Va 22314 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
¹ Hager Cherif-Benkahla	7444 Patterson road Falls church va 22043	25%
² Hichem Benkahla	7444 Patterson road Falls church va 22043	25%
³ Abbas Abutaa	3004 Rose Creek Ct Oakton VA 22124	50%

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 [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
¹ Hager Cherif-Benkahla	None	
² Hichem Benkahla	None	
³ Abbas Abutaa	None	

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.

11/18/22 Hager Cherif-Benkahla Hager Cherif-Benkahla
 Date Printed Name Signature

USE CHARACTERISTICS

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

a new use requiring a special use permit,

an expansion or change to an existing use without a special use permit,

an 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).

150/day

B. How many employees, staff and other personnel do you expect?

Specify time period (i.e., day, hour, or shift).

2 personnel per shift 3 shifts/day

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

Day:

Mon-Friday

Hours:

24 hrs

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 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? (i.e. office paper, food wrappers)
Food wrappers / Boxes

B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

8 cy/week

C. How often will trash be collected?

2 times a week

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

workers maintaining the station as usual

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:

Property is an existing gasoline station

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 nearby residents, employees and patrons?
Existing safety policies to remain

ALCOHOL SALES

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

Yes No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

PARKING AND ACCESS REQUIREMENTS

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

10 Standard spaces
 Compact spaces
1 Handicapped accessible spaces.
 Other.

Planning and Zoning Staff Only
Required number of spaces for use per Zoning Ordinance Section 8-200A <u> </u>
Does the application meet the requirement? <input type="checkbox"/> Yes <input type="checkbox"/> No

B. 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?

NA

PLEASE NOTE: 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.

C. 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.

Parking reduction requested; see attached supplemental form

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

A. How many loading spaces are available for the use? 1

Planning and Zoning Staff Only
Required number of loading spaces for use per Zoning Ordinance Section 8-200 <u> </u>
Does the application meet the requirement? <input type="checkbox"/> Yes <input type="checkbox"/> No

B. Where are off-street loading facilities located? on the side of the new building

C. During what hours of the day do you expect loading/unloading operations to occur?
8am to 5pm

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
1 time a week

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?

Access to property is adequate

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? 435 square feet.

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

1332.8 sq. ft. (existing) + 435 sq. ft. (addition if any) = 1767.8 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: _____

End of Application



Department of Planning & Zoning Special Use Permit Application Checklist

Supplemental application for the following uses:

- Automobile Oriented
- Parking Reduction
- Signs
- Substandard Lot
- Lot modifications requested with SUP use

Interior Floor Plan

- ✓ Include labels to indicate the use of the space (doors, windows, seats, tables, counters, equipment)

If Applicable

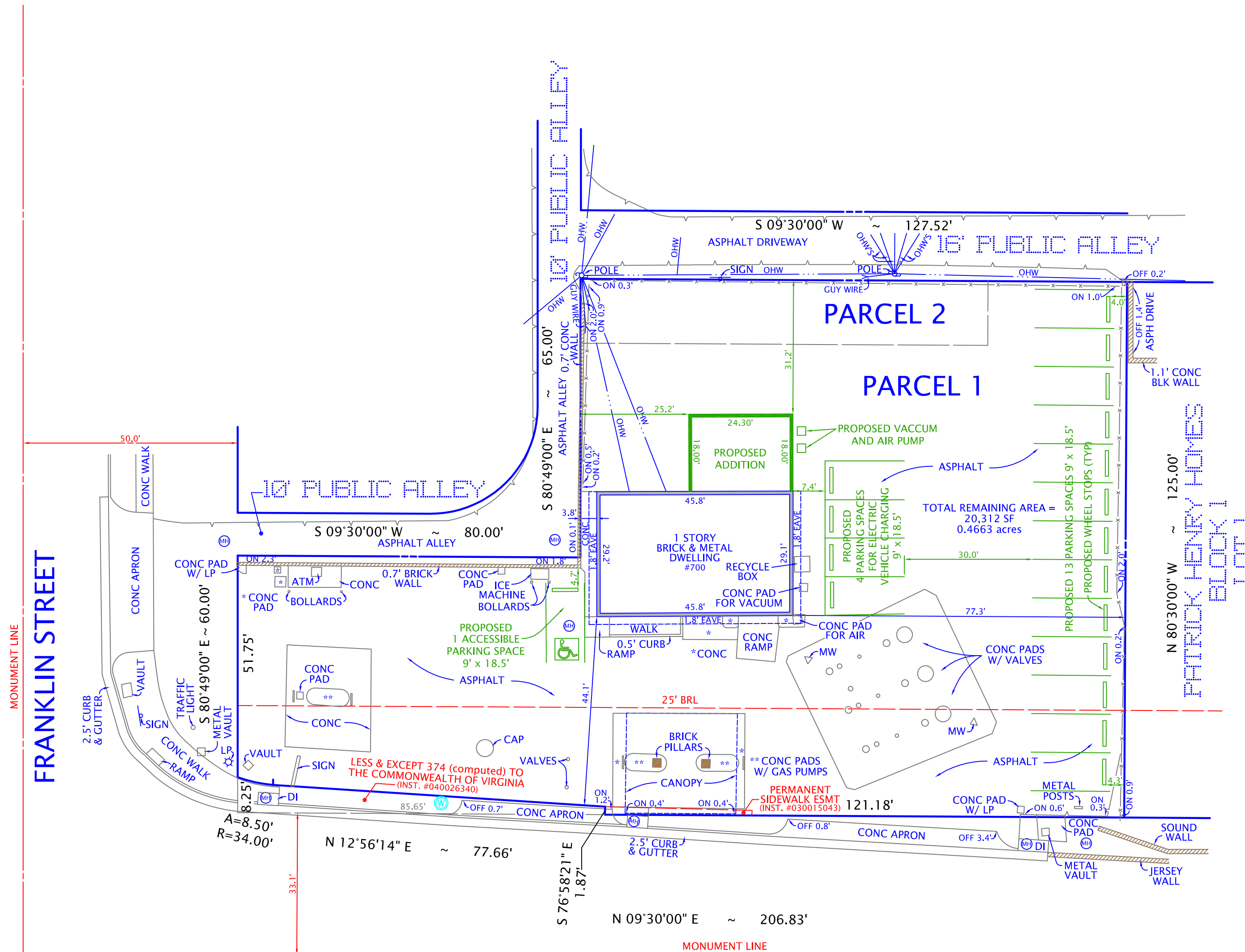
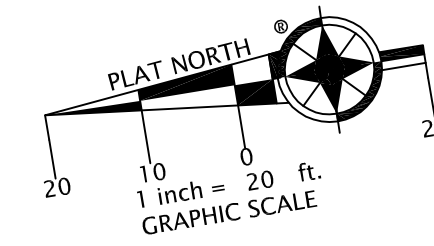
- Plan for outdoor uses

Contextual site image

- Show subject site, on-site parking area, surrounding buildings, cross streets

Zoning			
Data	Existing	Allowable	Proposed
FLOOR AREA RATIO (F.A.R)	0.08	0.5	0.1

NOTES: 1. FENCES ARE FRAME.



SOUTH PATRICK STREET

PLAT
 SHOWING A BUILDING LOCATION ON
 THE PROPERTY LOCATED AT
#700 SOUTH PATRICK STREET

(INST. #160015330)
CITY OF ALEXANDRIA, VIRGINIA
 SCALE: 1" = 20'
 OCTOBER 31, 2022
 NOVEMBER 03, 2022 (PROP. ADDN.)
 JANUARY 09, 2023 (PROP. PARKING)
 JANUARY 26, 2023 (REV. BUILDING)

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<p>I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:</p>		<p>CASE NAME: ADAM ALDIE, LLC LARRY CASTLE</p>
<p>THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD. A TITLE REPORT WAS NOT FURNISHED. NO CORNER MARKERS SET.</p>		<p>8808-H PEAR TREE VILLAGE COURT ALEXANDRIA, VIRGINIA 22309 703-619-6555 www.dominionsurveyors.com</p>

CASE NAME: ADAM ALDIE, LLC

#221018006



SLK320





Snack Shop

OIL CHANGE
TUNE UP & BRAKE SERVICE

11% SALE
SERVICE

VA Safety
Inspection

Emissions
Inspection
Station

Vehicle emissions inspections are required before you can register a Motor Vehicle in the Commonwealth of Virginia. This station is located in the counties of Arlington, Fairfax, Loudoun, Prince William and Stafford and in the cities of Alexandria, Fairfax, Falls Church, Manassas and Manassas Park. PERMIT #1017 - 4002-18

AIR
SERV
Don't wait. Inflate.

Air & Water
We have:
High Pressure Air
Always Use Air Safety
Tires and Tents, Car, Engine
Check Rated Capacity
Check for Defects
Service Using Hot Ballast

DRIVE
DELIMITIC
WE INV...
INVENT...

Snack Shop

700

OIL CHANGE
TUNE UP & BRAKE SE
TIRE SALE!
BRIDGESTONE

VA Safety
Inspection

Emissions
Inspection
Station

THE BEST
USE THE BEST

Coca-Cola

SPECIAL PRICE

Newport

Emergency
Exit
At Points

AQUAFINA
Pure Water - Perfect Taste
\$ 6 9 9
CASE
AQUAFINA
AQUAFINA

DELINTE
WE INVITE YOU TO DRIVE
THE INVITATION YOU DRIVE

Snack Shop

700

\$6.99

CASE

AQUAFINA

Pure Water - Perfect Taste

OIL CHANGE
TUNE UP & BRAKE SERVICE

TIRE SALE!

BRIDGESTONE

INSPECTION STATION
Inspection required
within 12 months of last
inspection month
THE LARGE NUMBERS
ON THE STICKER INDICATE
THE DATE OF EXPIRATION
Virginia registered
motor vehicles, trailers,
and semi-trailers must be
inspected annually
INSPECT EARLY - AVOID DELAYS

VA Safety
Inspection

**Emissions
Inspection
Station**

VA DEQ
Virginia Department of
Environmental Quality



Vehicle emissions inspections
are required before the
Department of Motor Vehicles
will issue or renew registrations
in the counties of:
Arlington, Fairfax, Loudoun
Prince William and Stafford
and in the cities of:
Alexandria, Fairfax
Falls Church, Manassas
and Manassas Park
INSPECT EARLY - AVOID DELAY



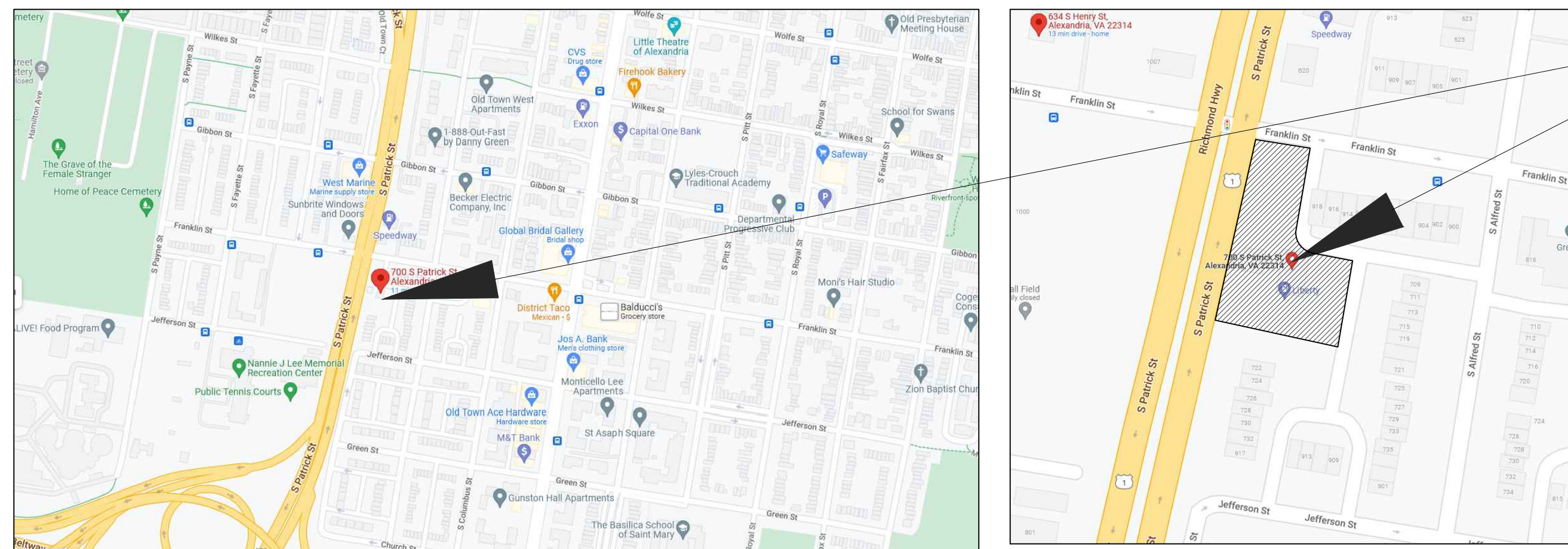








PROJECT FRONT VIEW 2



PROJECT LOCATION
700 S Patrick St,
Alexandria, VA 22314

PROJECT NARRATIVE:
THE SCOPE OF WORK AS FOLLOWING:

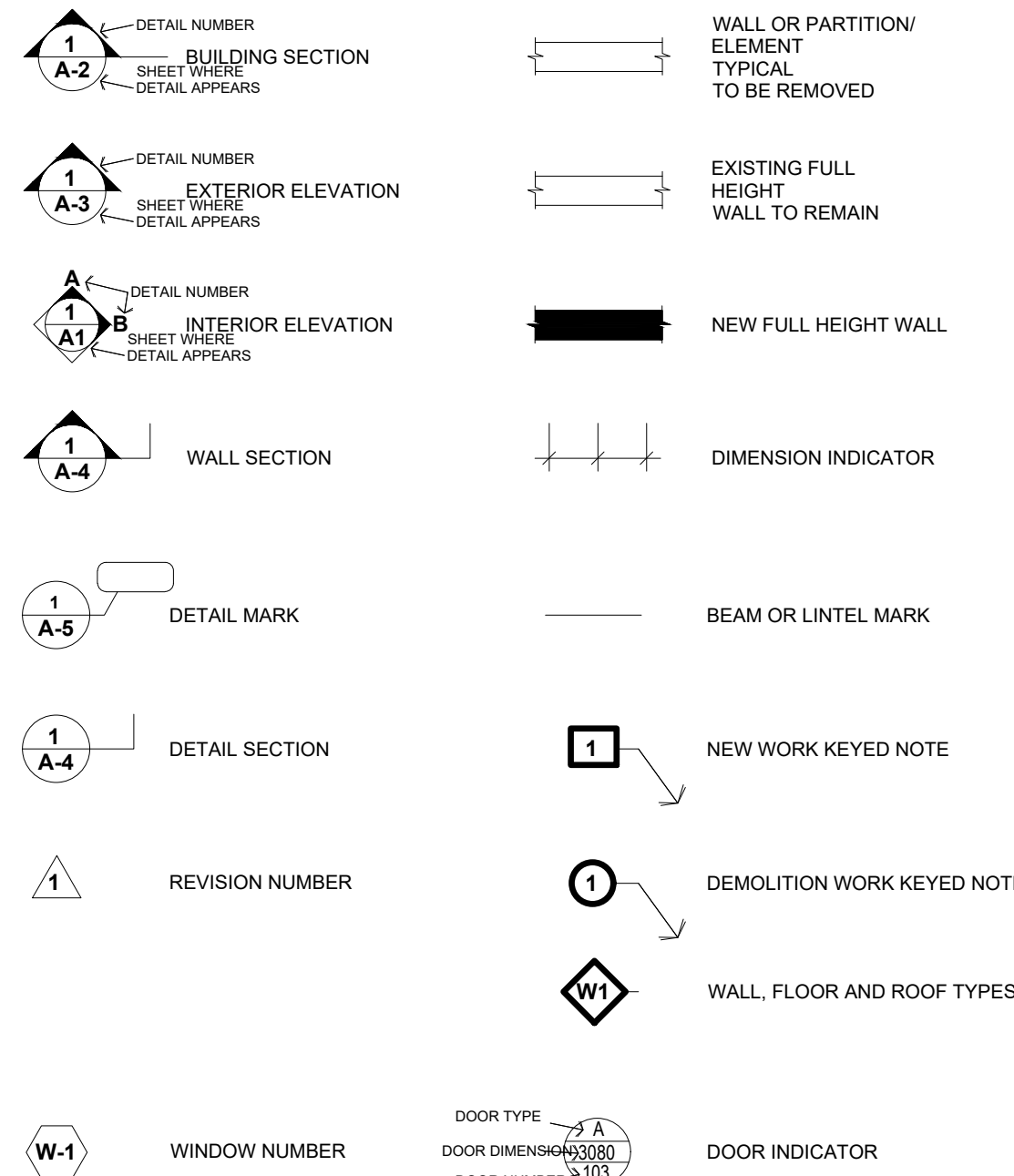
- 1- DEMOLISHING THE INTERIOR WALLS AND PARTITIONS WITHIN EXISTING MAIN BUILDING
- 2- DEMOLISHING THE EXTERIOR DOORS ON THE ROAD SIDE IN EXISTING MAIN BUILDING
- 3- ADDITION OF ONE STORE ROOM AND ONE OFFICE ROOM ON THE BACK SIDE OF THE EXISTING MAIN BUILDING
- 4- NEW PARTITION WALLS FOR TWO RESTROOMS (1 ADA TYPE AND 1 REGULAR TYPE), AND FRONT DOORS IN THE EXISTING MAIN BUILDING AND USE IT AS MINI MART

PROJECT LOCATION, SCOPE OF WORK AND NOTES 1

GENERAL NOTES

2. DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, GRADES, BOUNDARIES, AND CONSTRUCTION BEFORE PROCEEDING WITH THE WORK AND SHALL IMMEDIATELY REPORT ANY DISCREPANCIES TO THE ARCHITECT.
4. ALL DIMENSIONS, NOTES, FINISHES, AND FIXTURES SHOWN ON TYPICAL FLOOR PLANS, SECTIONS, OR DETAILS SHALL APPLY TO ALL SIMILAR, SYMMETRICAL, OR OPPOSITE HAND PLANS, SECTIONS, OR DETAILS.
5. CONTRACTOR TO COORDINATE THE INSTALLATION AND PROCUREMENT OF ALL SITE UTILITIES.
6. SEE THIS DRAWING FOR GENERAL NOTES, ABBREVIATIONS, GRAPHIC SYMBOLS, AND MATERIAL DESIGNATIONS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD MEASURING EXISTING CONDITIONS PRIOR TO BEGINNING OF WORK, AND PERIODICALLY DURING PROGRESS OF WORK TO VERIFY ACCURACY OF DIMENSIONS. DEVIATIONS FROM DIMENSIONS INDICATED ON DRAWINGS ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
8. ADDITIONAL PLAN INFORMATION IS SHOWN ON LARGE SCALE PLANS, FOR AREAS INDICATED. LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS. DETAILS TAKE PRECEDENCE OVER PLANS.
9. SEE MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR LOCATION AND SIZES OF CONCRETE PADS, DRAINS, FLOOR OPENINGS, ETC. COORDINATE WITH STRUCTURAL.
10. G.C. TO COORDINATE OWNER PROVIDED MECHANICAL, PLUMBING, AND ELECTRICAL EQUIPMENT.
11. LOCATIONS OF ACCESS PANELS MUST BE APPROVED BY THE ARCHITECT. ACCESS PANELS LOCATED IN WALLS OR CEILINGS MUST BE FINISHED TO MATCH THE ADJACENT SURFACES.
12. THE CONTRACTOR SHALL PROVIDE AND INSTALL FIRE EXTINGUISHER CABINETS AS REQUIRED TO MEET APPLICABLE CODES.
13. INTERIOR PLAN DIMENSIONS ARE TO FACE OF WALL FINISH UNLESS NOTED OTHERWISE.
14. MAINTAIN A CONTINUOUS AIR BARRIER AT THE INSIDE FACE OF THE EXTERIOR WALL. THIS REQUIRES SEALING AND TAPING ALL JOINTS IN THE INSULATION AND PROVIDING SEALANT AT ALL JOINTS.
15. FLOOR TO CEILING DIMENSIONS ARE FROM TOP OF SUBFLOOR TO CEILING.
16. IF MATERIAL SUSPECTED OF BEING HAZARDOUS IS ENCOUNTERED DURING THE COURSE OF THE WORK, THE CONTRACTOR IS TO NOTIFY THE OWNER IMMEDIATELY.
17. CONTRACTOR SHALL CARRY ALL NECESSARY LIABILITY AND WORKMAN'S COMPENSATION INSURANCE.
18. THESE DRAWINGS NEITHER APPROVE OR IMPLY THE STRUCTURAL INTEGRITY OF THE EXISTING CONDITIONS, SUCH BEING THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INVESTIGATE THE STRUCTURAL INTEGRITY OF THE EXISTING WALL BEFORE PROCEEDING FORWARD WITH DEMOLITION.
19. CONTRACTOR SHALL PATCH/REPAIR ALL DAMAGED SURFACES AT DEMOLISHED WORK AREAS WITH THE SAME MATERIAL.
20. ALL DEMOLISHED ITEMS TO BE DISPOSED OF BY G.C., UNLESS NOTED TO BE RELOCATED, REINSTALLED OR SALVAGED & TURNED OVER TO OWNER.
21. WHERE IT IS THE CLEAR INTENT OF THE DRAWING THAT NEW CONSTRUCTION ALIGN WITH EXISTING CONDITIONS, CONFLICTING DIMENSIONS SHALL BE SUBORDINATED TO THE ALIGNMENT.
22. PROVIDE ALL LABOR, MATERIAL, EQUIPMENT, AND MISCELLANEOUS ITEMS INCLUDING BUT NOT LIMITED TO CLIPS, INSERTS, TIES, ANCHOR STRAPS, HANGERS, BOLTS, AND OTHER FASTENERS REQUIRED TO COMPLETE THE WORK. VERIFY ALL FLOOR AND ROOF OPENINGS WITH THE DESIGN DRAWINGS. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE SAFETY, AND THE STABILITY OF ALL NEW, TEMPORARY, AND EXISTING STRUCTURES, WALLS, SLABS, ETC. DURING CONSTRUCTION PHASE.
23. CONTRACTOR SHALL PROVIDE SMOKE DETECTORS PER CODE.
24. CONTRACTOR SHALL PROVIDE FIRESTOPPING/DRAFTSTOP PER CODE.

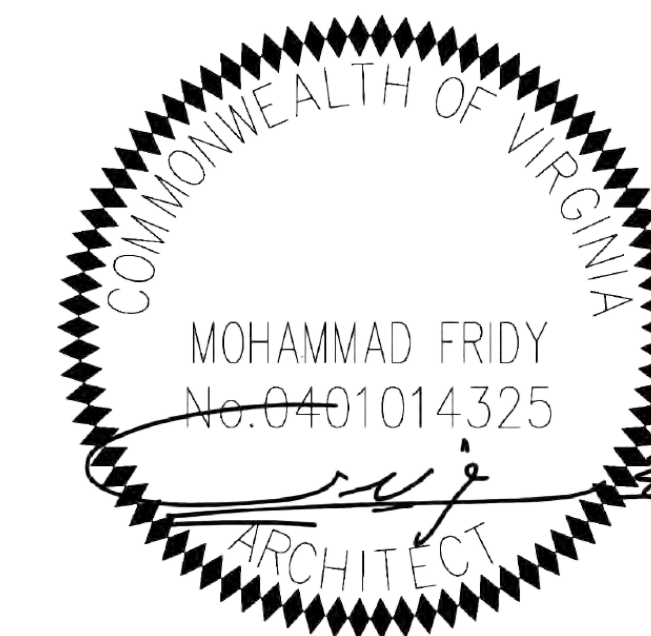
GENERAL NOTES 5



SYMBOL INDEX 3

1.0 GENERAL	
G-000	COVER SHEET
G-101	LIFE SAFETY PLAN
4.0 ARCHITECTURAL	
AS-101	PROPOSED SITE PLAN
AD-101	DEMO FLOOR PLAN
A-101	PROPOSED FLOOR PLAN
A-201	PROPOSED RC PLAN
A-301	PROPOSED ELEVATIONS
A-401	BUILDING SECTIONS (A-A) & (B-B)
A-501	WALL ASSEMBLY
A-504	ENLARGED PLAN
A-601	PROPOSED DOORS SCHEDULE & DETAILS
A-602	PROPOSED WINDOWS SCHEDULE & DETAILS
5.0 STRUCTURAL	
S-01	STRUCTURAL NOTES
S-02	EXISTING AND PROPOSED PLANS
S-03	SECTIONS AND DETAILS
6.0 MECHANICAL	
M-100	MECHANICAL COVER SHEET
M-200	MECHANICAL FLOOR PLAN
M-300	MECHANICAL SCHEDULE AND DETAILS
M-400	MECHANICAL CALCULATIONS
7.0 PLUMBING	
P-100	PLUMBING COVER SHEET
P-200	PLUMBING DEMO FLOOR PLAN
P-300	PLUMBING SANITARY FLOOR PLAN
P-400	PLUMBING DOMESTIC WATER FLOOR PLAN

SHEET INDEX 4



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NO	DATE	BY	SUBMISSION INFO
A	10-21-2022		PERMIT SUBMISSION
B			
C			
D			
E			
F			
G			

PROJECT MANAGER: AA
DESIGNED BY: MF
DRAWN BY: AA
SCALE:
PROJECT LOCAL NO: MSC-2022-004
CAD FILE: CAD FILE NAME

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
G-000

ZONING SUMMARY

DATA	EXISTING	ALLOWED	PROPOSED
EXISTING MAIN BUILDING			
BUILDING HEIGHT (FEET)	14	15	14
BUILDING HEIGHT (STORIES)	1	N/A	1
FRONT YARD FROM CENTERLINE OF S. PATRICK ST (FEET)	99	50	99
REAR YARD (FEET)	48	N/A	48
SIDE YARD (RIGHT WHEN YOU FACE PROPERTY) FEET	78	N/A	78
SIDE YARD (LEFT WHEN YOU FACE PROPERTY) FEET	3'-8"	N/A	3'-8"
BUILDING FOOTPRINT (SUM ALL BUILDINGS)	1,332.8	N/A	1,332.8
NEW ADDITION			
BUILDING USE	N/A	AS EXISTING MAIN BUILDING (COMMERCIAL LOW)	AS EXISTING MAIN BUILDING (COMMERCIAL LOW)
BUILDING HEIGHT (FEET)	N/A	15	12
BUILDING HEIGHT (STORIES)	N/A	1	1
FRONT YARD FROM CENTERLINE OF S. PATRICK ST (FEET)	N/A	50	128
REAR YARD (FEET)	N/A	25	30
SIDE YARD (RIGHT WHEN YOU FACE PROPERTY) FEET	N/A	25	78
SIDE YARD (LEFT WHEN YOU FACE PROPERTY) FEET	N/A	25	25
BUILDING FOOTPRINT (SUM ALL BUILDINGS)	N/A	439	435
Limits on increases (%)	N/A	33% OF EXISTING MAIN BUILDING FOOTPRINT	32.6% OF EXISTING MAIN BUILDING FOOTPRINT

1004.5 FLOOR AREA ALLOWANCES PER OCCUPANT

BUILDING	GROUP	GROSS AREA	OCCUPANCY LOAD FACTOR	TOTAL OCCUPANCY
EXISTING MAIN BUILDING	M	1332.800	60	23
NEW ADDITION	M	435.000	60	8
TOTAL OCCUPANCY				31

TABLES- 1006.3.3(2), 10101.1.1 EGRESS REQUIREMENTS

BUILDING	MAX OCCUPANCY	NUMBER OF EXIT		REQUIRED EGRESS WIDTH		EGRESS WIDTH PROVIDED	
		REQUIRED	PROVIDED	STAIR	DOOR	STAIR	DOOR
EXISTING MAIN BUILDING	31	1	1	N/A	36	N/A	68
NEW ADDITION	31	1	1	N/A	36	N/A	36

TABLE-1006.2.1 EXIT ACCESS TRAVEL DISTANCE & COMMON PATH OF EGRESS TRAVEL DISTANCE

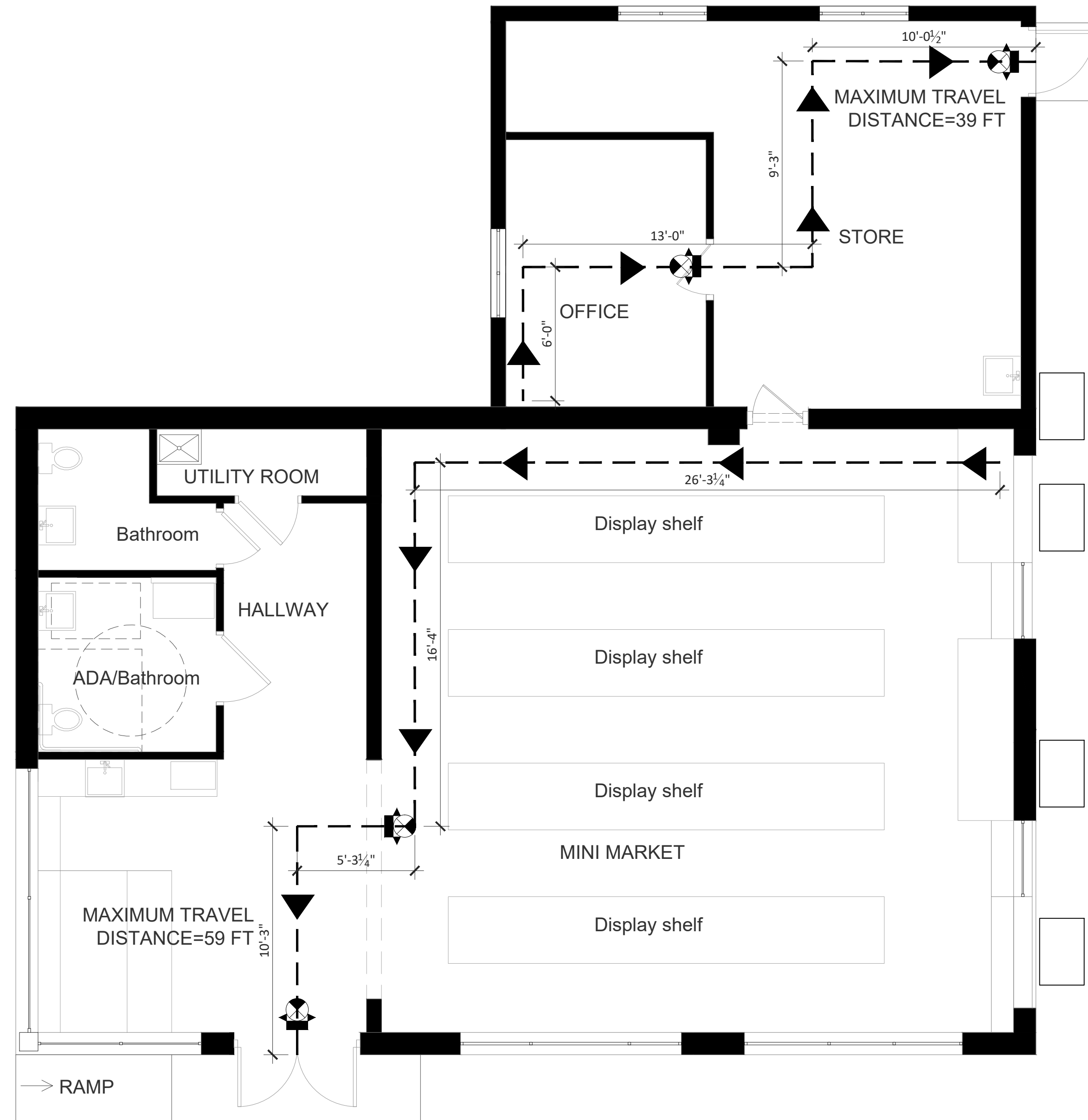
BUILDING	MAX OCCUPANCY	GROUP	MAX TRAVEL DISTANCE ALLOWED	MAX TRAVEL DISTANCE AS PER DESIGN	MAX COMMON PATH DISTANCE ALLOWED	MAX COMMON PATH DISTANCE AS PER DESIGN
EXISTING MAIN BUILDING	31	M	N/A	N/A	75	59
NEW ADDITION	31	M	N/A	N/A	75	39

CODE ANALYSIS FOR INTERIOR BUILD-OUT

DESCRIPTION	EXISTING MAIN BUILDING	NEW ADDITION
TYPE OF CONSTRUCTION	II B	II B
SPRINKLERED	NO	NO
FIRE ALARM	NO	NO
ADA/ ANSI COMPLIANCE	UPGRADED PER EXISTING PERMIT	UPGRADE PER NEW PERMIT

TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

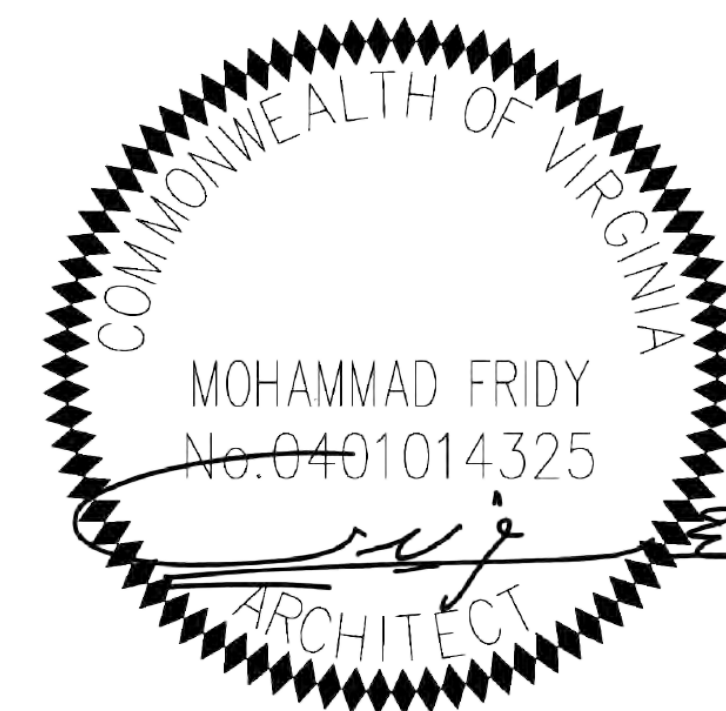
BUILDING ELEMENTS	TYPE I		TYPE II		TYPE III		TYPE IV		TYPE V	
	A	B	A	B	A	B	HT	A	B	
PRIMARY STRUCTURAL FRAME (SECTION 202)	3	2	1	0	1	0	HT	1	0	
BEARING WALLS EXTERIOR	3	2	1	0	2	2	2	1	0	
BEARING WALLS INTERIOR	3	2	1	0	1	0	1/HT	1	0	
NON-BEARING WALLS AND PARTITIONS EXTERIOR	SEE TABLE 602									
NON-BEARING WALLS AND PARTITIONS INTERIOR	0	0	0	0	0	0	SEE SECT 2304.11.2	0	0	
FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	2	2	1	0	1	0	HT	1	0	
ROOF CONSTRUCTION AND ASSOCIATED MEMBERS (SEE SECTION 202)	1½	1	1	0	1	0	HT	1	0	



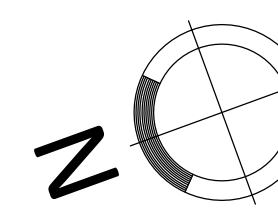
G101 LIFE SAFETY PLAN

SCALE: ¼" = 1'

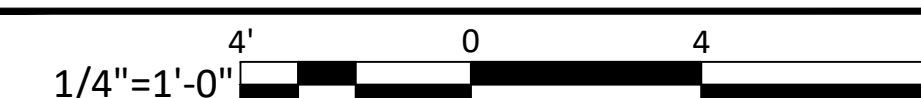
1



NORTH ARROW



SCALE BAR



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NO	DATE	BY	SUBMISSION INFO
A	10-21-2022		PERMIT SUBMISSION
B			
C			
D			
E			
F			
G			

PROJECT MANAGER: AA
DESIGNED BY: MF
DRAWN BY: AA
SCALE:
PROJECT LOCAL NO: MSC-2022-004
CAD FILE: CAD FILE NAME

SHEET TITLE:
LIFE SAFETY PLAN

SHEET NUMBER:
G-101

ZONING SUMMARY

DATA	EXISTING	ALLOWED	PROPOSED
EXISTING MAIN BUILDING			
BUILDING HEIGHT (FEET)	14	15	14
BUILDING HEIGHT (STORIES)	1	N/A	1
FRONT YARD FROM CENTERLINE OF S. PATRICK ST (FEET)	99	50	99
REAR YARD (FEET)	48	N/A	48
SIDE YARD (RIGHT WHEN YOU FACE PROPERTY) FEET	78	N/A	78
SIDE YARD (LEFT WHEN YOU FACE PROPERTY) FEET	3'-8"	N/A	3'-8"
BUILDING FOOTPRINT (SUM ALL BUILDINGS)	1,332.8	N/A	1,332.8
NEW ADDITION			
BUILDING USE	N/A	AS EXISTING MAIN BUILDING (COMMERCIAL LOW)	AS EXISTING MAIN BUILDING (COMMERCIAL LOW)
BUILDING HEIGHT (FEET)	N/A	15	12
BUILDING HEIGHT (STORIES)	N/A	1	1
FRONT YARD FROM CENTERLINE OF S. PATRICK ST (FEET)	N/A	50	128
REAR YARD (FEET)	N/A	25	30
SIDE YARD (RIGHT WHEN YOU FACE PROPERTY) FEET	N/A	25	78
SIDE YARD (LEFT WHEN YOU FACE PROPERTY) FEET	N/A	25	25
BUILDING FOOTPRINT (SUM ALL BUILDINGS)	N/A	439	435
Limits on increases (%)	N/A	33% OF EXISTING MAIN BUILDING FOOTPRINT	32.6% OF EXISTING MAIN BUILDING FOOTPRINT

GENERAL NOTES:

- A. VERIFY ALL EXISTING CONDITIONS IN FIELD. PRIOR TO PERFORMING ANY WORK, REPORT ANY DISCREPANCIES TO ARCHITECT. DO NOT PROCEED WITHOUT CLARIFICATION.
- B. ALL WORK SHALL COMPLY WITH THE BUILDING CODES OF THE DISTRICT OF COLUMBIA AS WELL AS STATE AND FEDERAL GUIDELINES.
- C. VERIFY IN FIELD ALL DIMENSIONS GIVEN, DIMENSIONS ARE ONLY GIVEN FOR GUIDANCE PURPOSES ONLY, AND DO NOT REPRESENT AS BUILT FEATURES.
- D. PAINT ALL INTERIOR GWB AND WALL SURFACES IN AREA OF WORK. PATCH/REPAIR WALLS AND COLUMNS WHERE REQUIRED TO ACCOMMODATE NEW INSTALLATION.
- E. CLEAN DUST, REMOVE FINGER PRINTS FROM SURFACE INCLUDING WINDOWS, BLINDS, LIGHT FIXTURE IN THE ENTIRE AREA.
- F. CONTRACTOR TO SURVEY, V.I.F AND COORDINATE W/ARCHITECT THE RELOCATION OF ANY EXISTING MECHANICAL DEVICE AND ELECTRICAL WIRING/ EQUIPMENT THAT ARE IN THE WAY OF ACHIEVING THE REQUIRED CEILING HEIGHTS.
- G. THE CONTRACTOR IS RESPONSIBLE FOR ALL ACCESSORIES INCLUDING STIFFENERS, BACK-UP PLATES, SUPPORTING BRACKETS, ETC., AS MAY BE NECESSARY TO MAKE THE WORK WHOLE AND COMPLETE.
- H. CONTACT BETWEEN DISSIMILAR METALS SHALL BE PROTECTED TO PREVENT GALVANIC ACTION.
- I. CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL UTILITY HOOKUPS REQUIRED FOR A COMPLETE JOB. THE UTILITY COMPANIES ARE TO BE CONTACTED UPON THE AWARDING OF THE SIGNED CONTRACT.
- J. THE CONTRACTOR AND SUBCONTRACTORS ARE TO REVIEW THE ENTIRE SET OF DRAWINGS TOGETHER BEFORE THE BID IS SUBMITTED. QUESTIONS ARE TO BE DIRECTED TO THE ARCHITECT FOR RESOLUTION BEFORE THE BID IS SUBMITTED.
- K. PROVIDE BLOCKING IN WALLS AS REQUIRED FOR INSTALLATION OF WALL MOUNTED EQUIPMENT.
- L. ALL CHANGES OR DEVIATIONS TO THE PLANS ARE TO BE DISCUSSED AND CLARIFIED WITH THE ARCHITECT PRIOR TO IMPLEMENTATION.
- M. NO WORK IS TO COMMENCE UNTIL A VALID BUILDING PERMIT IS OBTAINED.
- N. OWNER OR GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL INSPECTIONS REQUIRED BY CODE AND PERMIT REQUIREMENTS.
- O. ALL WORK SHALL BE DONE IN WORKMAN LIKE MANNER AND IN CONFORMANCE WITH MANUFACTURER'S REQUIREMENTS.
- P. REPORT ANY UNFORESEEN OR UNCLEAR CONDITIONS TO ARCHITECT AND OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH WORK.
- Q. GUARANTEE ALL WORK AGAINST DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION. ALL WORK DEEMED UNSATISFACTORY BY THE OWNER INCLUDING DAMAGE TO EXISTING FINISHES SHALL BE CORRECTED AT NO COST TO THE OWNER.
- R. THE CONTRACTOR IS RESPONSIBLE FOR THE PREPARATION OF ALL WALL SURFACES (NEW AND EXISTING). PRIMING AND FINISH APPLICATION WILL BE PERFORMED BY CONTRACTOR.
- S. OPENING FOR ALL ITEMS RECESSED INTO RATED PARTITIONS (SUCH AS OUTLET BOXES, PANEL BOXES, ETC.) SHALL BE PROTECTED WITH BACK-UP MATERIALS SO AS TO RETAIN THE INTEGRITY OF THE PARTITION RATING.
- T. PENETRATIONS THROUGH THE EXISTING ROOF SHALL BE INSTALLED AS PER THE ROOF MANUFACTURER'S RECOMMENDATIONS. EXISTING ROOF WARRANTY SHALL BE MAINTAINED AND WORK COORDINATED W/ BUILDING MANAGEMENT.
- U. THE CONTRACTOR SHALL RECEIVE OWNER APPROVAL FOR ALL THE FINISHES BEFORE PLACE ANY ORDER.



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 HTTPS://CITADELARCHITECTS.COM/
 EMAIL: INFO@CITADELDBD.COM

CODE ANALYSIS

- USE GROUP - NEW (M), EXISTING BUILDING (M)
 - CONSTRUCTION TYPE - II-B EXISTING 1 STORY BUILDING - II-B
 - EXISTING BUILDING IS NON-SPRINKLED
- EGRESS: OCCUPANT LOAD:
- ACCESS TRAVEL DISTANCE 43' 6" MAXIMUM < 75' IBC 1015.1.
 - PROVIDED 1 MEANS OF EGRESS
 - EGRESS WIDTH REQUIRED - 27 OCCUPANT X 0.2" = 5", MINIMUM 36"
 - MINIMUM EGRESS WIDTH PROVIDED - 3'-0"
- APPLICABLE CODE
- Current applicable code:
- Accessibility: ANSI A 117.1-2010 & 2018 IBC (2010 AMERICAN WITH DISABILITY ACT)
 - BUILDING: VBC 2018, IEBC 2018
 - ELECTRICAL: NEC 2014 with Local Amendments,
 - MECHANICAL: IMC 2018
 - PLUMBING: IPC 2018
 - ENERGY: 2018 INTERNATIONAL ENERGY CONSERVATION CODE
 - FIRE PREVENTION CODE: 2018 NFPA 90A, 101 LIFE SAFETY CODE, NFP 90A (NEC) 2014 EDITION, NFPA 101 (2015 EDITION), 13, 13D, 13R (2013 EDITION), 2015 VIRGINIA FIRE PREVENTION

STRUCTURAL:

MPE:



CIVIL:

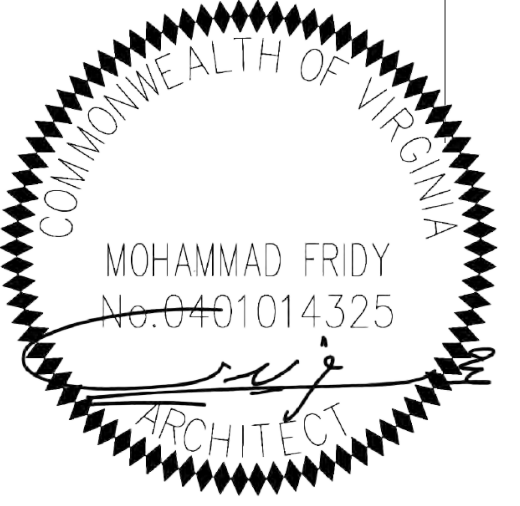
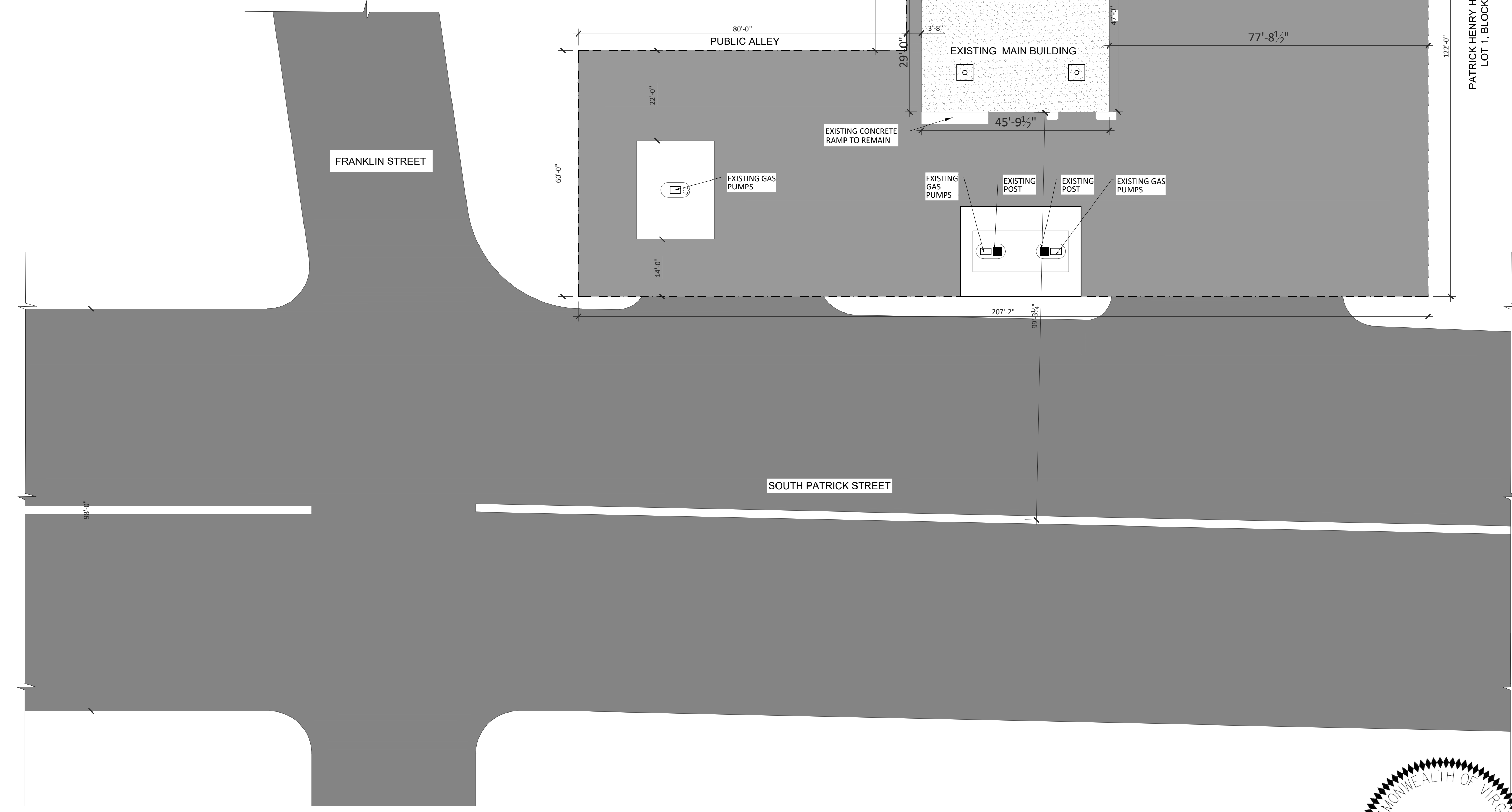
ADDITION & ALTERATION
 700 S PATRICK ST, ALEXANDRIA, VA 22314

NO	DATE	BY	SUBMISSION INFO
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PROJECT MANAGER: AA
 DESIGNED BY: MF
 DRAWN BY: AA
 SCALE:
 PROJECT LOCAL NO: MSC-2022-004
 CAD FILE: CAD FILE NAME

SHEET TITLE:
SITE PLAN

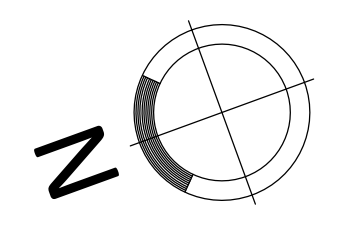
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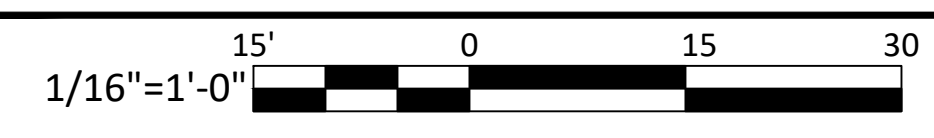
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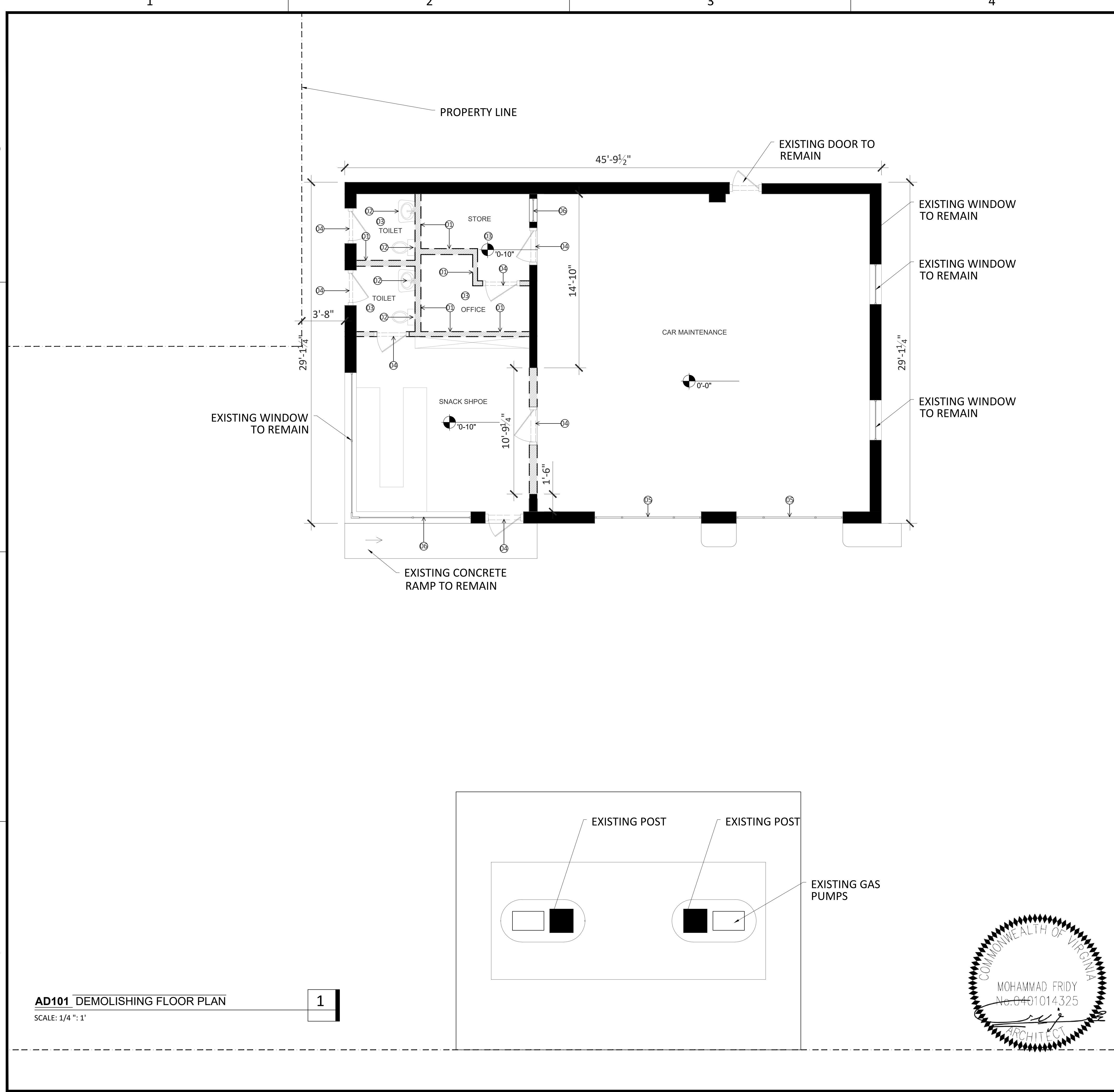
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NORTH ARROW



SCALE BAR





DEMO GENERAL NOTES:

1. THE CONTRACTOR SHALL MAINTAIN REQUIRED MEANS OF EGRESS AND ENSURE THAT EXIT ROUTES ARE PROTECTED AS REQUIRED.
2. CONTRACTOR IS RESPONSIBLE FOR BUILDING SECURITY DURING THE DEMOLITION PHASE AND IS TO PROTECT OPENINGS FROM WEATHER CONDITIONS AND SECURE THEM TO PREVENT VANDALISM.
3. DO NOT PERFORM WORK THAT WILL VOID WARRANTIES OF EXISTING WEATHER EXPOSED ON MOISTURE RESISTANT ELEMENT WITHOUT PRIOR APPROVAL FROM THE OWNER.
4. THE DESIGNER ASSUMES NO RESPONSIBILITIES RELATING TO TOXIC MATERIALS, INCLUDING ASBESTOS AND ASSUMES NO RESPONSIBILITY
5. TO ITS EXISTENCE OR REMOVAL. THE OWNER WILL TAKE ACTION FOR DIRECTLY CONTRACTING WITH A CONSULTANT OR SPECIALIST, LICENSED BY THE STATE, FOR SUCH SERVICES SHOULD THOSE SERVICES BE REQUIRED FOR THIS PROJECT.
6. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF DEMOLITION DEBRIS. VERIFY THE HAULING ROUTE THROUGH THE BUILDING, THE DEMOLITION STAGING AREA, AND THE LOCATION OF THE DUMPSTERS WITH THE OWNER PRIOR TO THE START OF DEMOLITION. DISPOSAL OF DEBRIS SHALL BE DONE IN ACCORDANCE TO LOCAL LAW.
7. THE OWNER RESERVES THE RIGHT TO SALVAGE ANY DEMOLISHED ITEM. VERIFY ITEMS TO BE SALVAGED BY THE OWNER PRIOR TO DEMOLITION.
8. REMOVE PROTECT, CLEAN, REPAIR FOR REUSE AND TURN OVER SUCH ITEMS AS DIRECTED BY THE OWNER.
9. PROTECT ADJACENT SPACES NOT SCHEDULED FOR DEMOLITION. PATCH AND REPAIR DAMAGED FINISHES, ITEMS AND FIXTURES TO REMAIN AND/OR REPLACE IN KIND TO MATCH EXISTING FROM DAMAGE DURING THE PROGRESS OF THE WORK. PROVIDE TEMPORARY SAFETY BARRIERS REQUIRED BY CODE TO INSURE PUBLIC SAFETY AND TO ALLOW BUILDING OCCUPANCY. CONTRACTOR TO SUBMIT FOR APPROVAL, BARRIER LOCATIONS, AND METHOD OF CONSTRUCTION TO THE DESIGNER PRIOR TO INSTALLATION
10. PROVIDE SHORING, BRACING, BARRICADES AND PROTECTIVE MEASURES AS REQUIRED TO SAFELY EXECUTE THE WORK IN THE CONSTRUCTION AREA AND THE AREAS ADJACENT TO THE CONSTRUCTION AREA. IF THE STRUCTURE APPEARS TO BE ENDANGERED, CEASE OPERATION AND NOTIFY THE DESIGNER IMMEDIATELY. DO NOT RESUME THAT PORTION OF THE WORK UNTIL CORRECTIVE MEASURES HAVE BEEN TAKEN.

DEMO KEY NOTE:

- 01 INTERIOR PARTITION NON BEARING TO BE DEMOLISHED.
- 02 EXISTING PLUMBING FIXTURE TO BE DEMOLISHED.
- 03 EXISTING INTERIOR FLOORING TO BE DEMOLISHED .
- 04 EXISTING DOOR TO BE DEMOLISHED.
- 05 EXISTING AUTO REPAIR ENTRANCE DOOR TO BE DEMOLISHED.
- 06 EXISTING WINDOW TO BE DEMOLISHED

DRAWINGS LEGEND

BUILDING WALLS

ITEMS TO BE DEMOLISHED

KEYNOTE TAG

STRUCTURAL:

MPE:

CIVIL:

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ADDITION & ALTERATION

700 S PATRICK ST, ALEXANDRIA, VA 22314

Design America Engineering Inc.

4408 RED RIVER DR, CENTREVILLE, VA 20121
PHONE: 571-220-3239
EMAIL: DAENG2000@AOL.COM, DAENGMPEP@GMAIL.COM
WWW.DAENG2000.COM

NO	DATE	BY	SUBMISSION INFO
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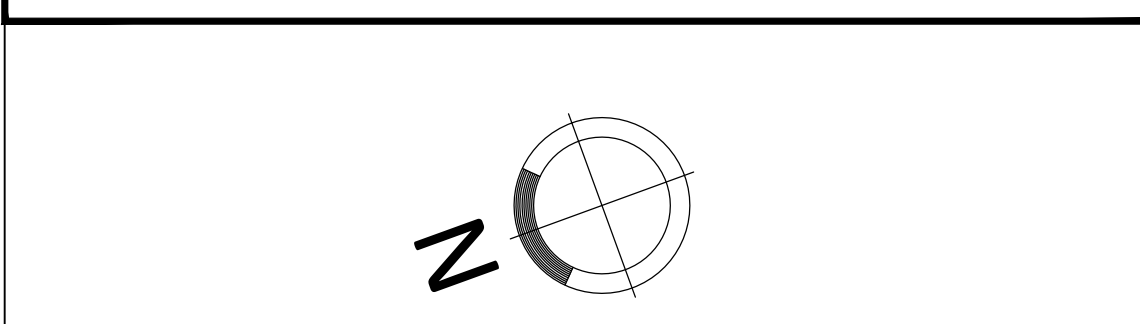
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DEMO FLOOR PLANS

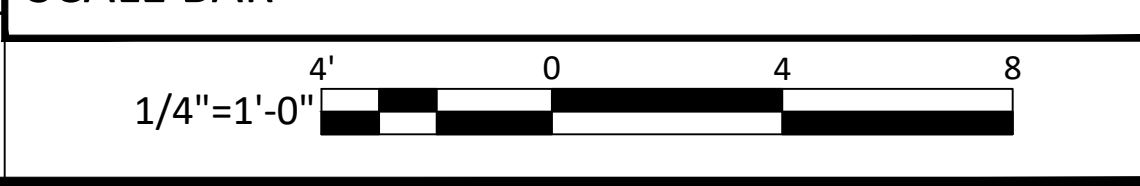
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NORTH ARROW

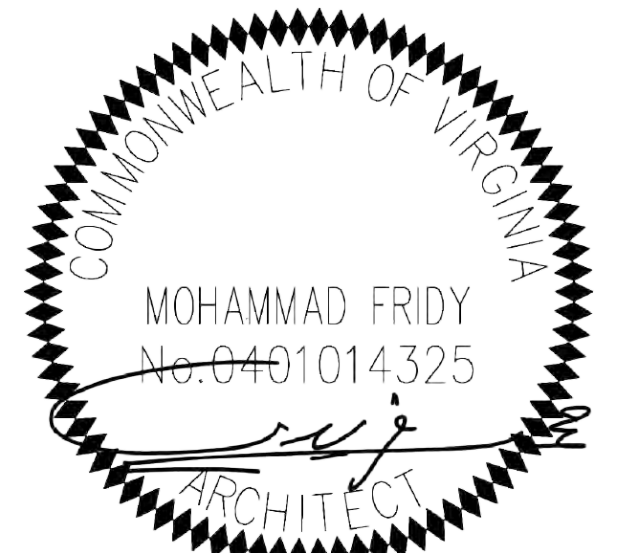


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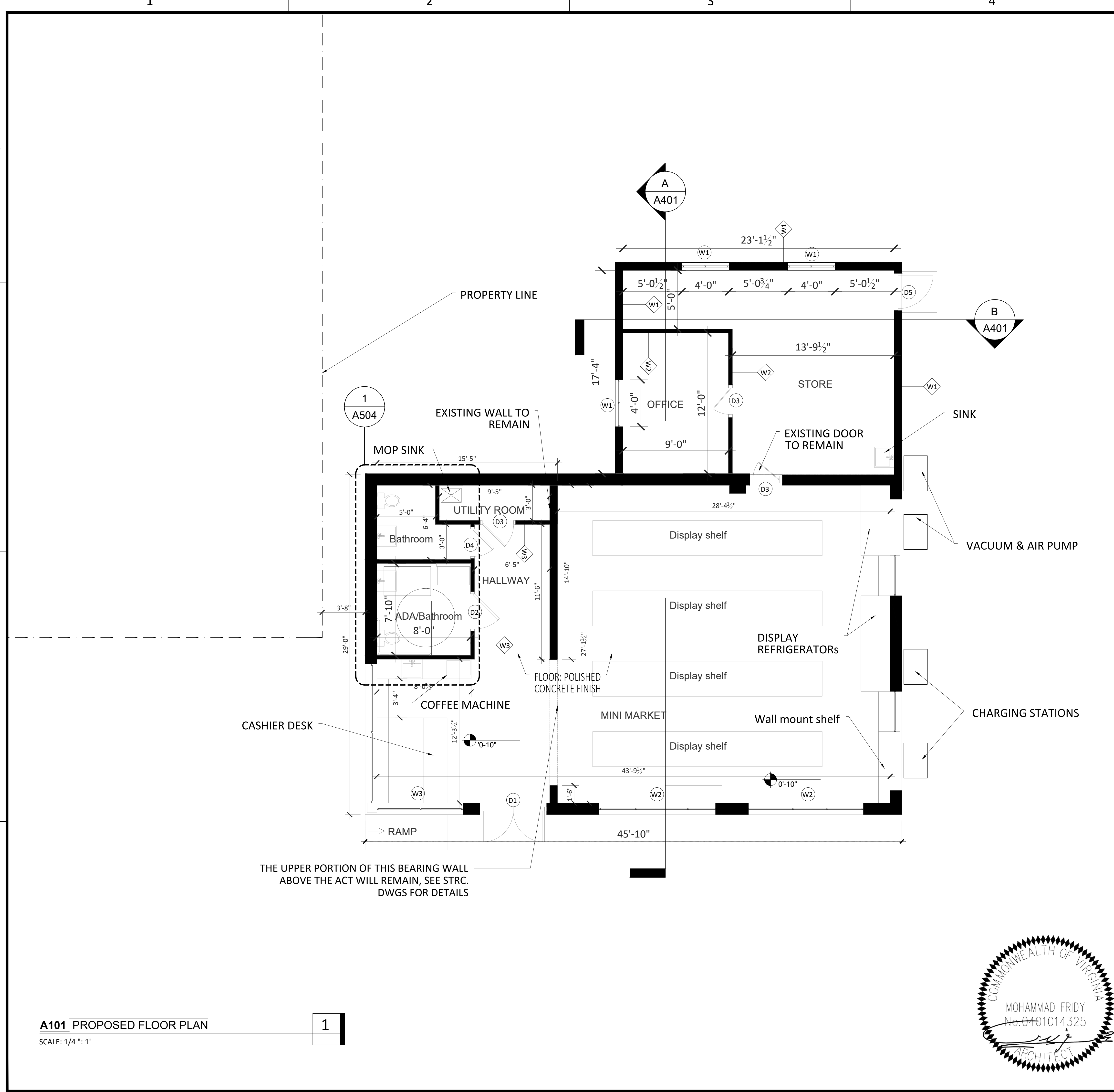


AD101 DEMOLISHING FLOOR PLAN

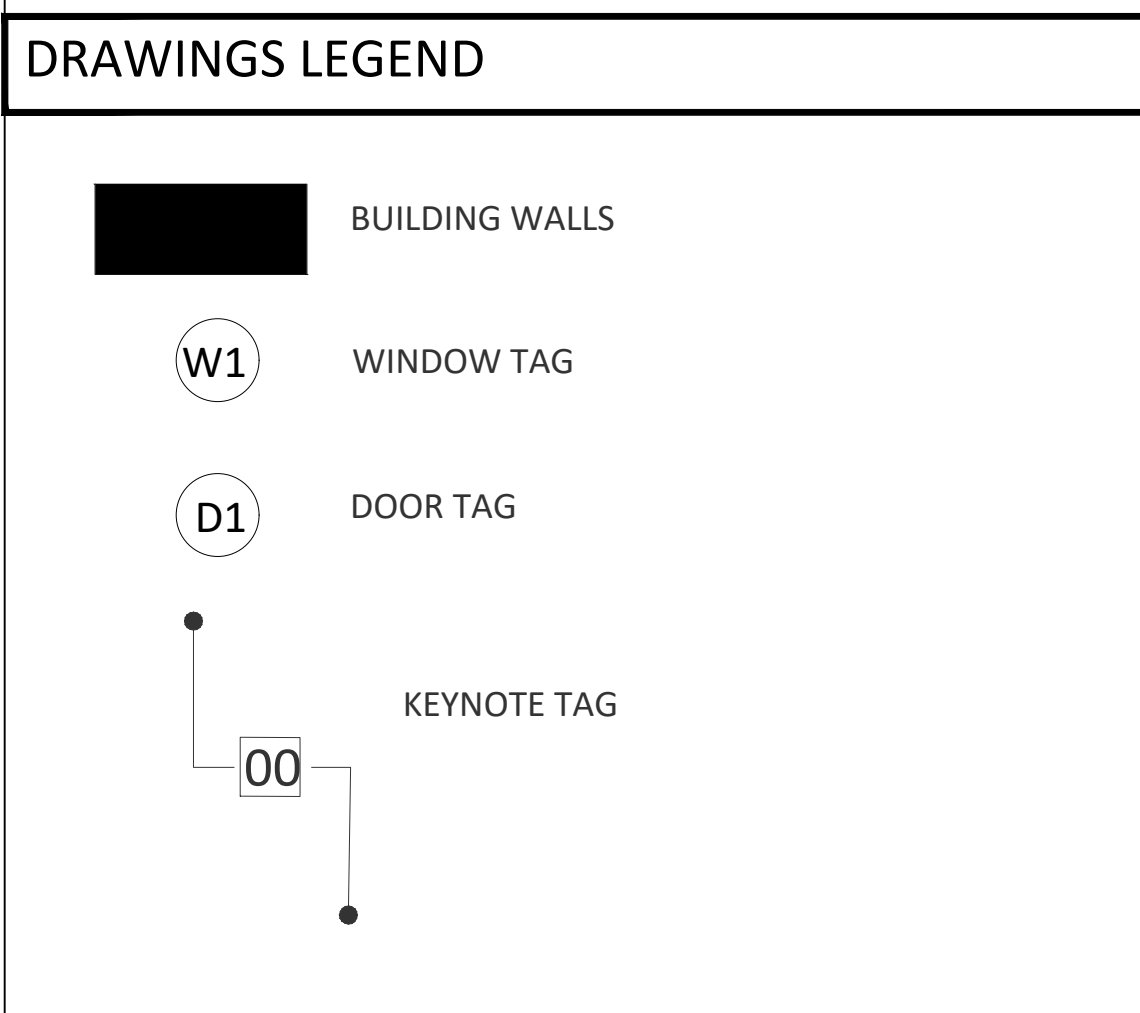
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PLOTTED: 10/19/2022 11:58 AM
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- GENERAL NOTES:**
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 - CONTRACTOR TO SURVEY, V.I.F AND COORDINATE W/ARCHITECT THE RELOCATION OF ANY EXISTING MECHANICAL DEVICE AND ELECTRICAL WIRING/ EQUIPMENT THAT ARE IN THE WAY OF ACHIEVING THE REQUIRED CEILING HEIGHTS.
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STRUCTURAL:

MPE:

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 PHONE: 571-229-3239
 EMAIL: DAENG2000@AOL.COM, DAENGMPEP@GMAIL.COM
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CIVIL:

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NORTH ARROW

SCALE BAR

1/4"=1'-0"

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ADDITION & ALTERATION

700 S PATRICK ST, ALEXANDRIA, VA 22314

PROJECT MANAGER: AA

DESIGNED BY: MF

DRAWN BY: AA

SCALE:

PROJECT LOCAL NO: MSC-2022-004

CAD FILE: CAD FILE NAME

SHEET TITLE:

PROPOSED FLOOR PLANS

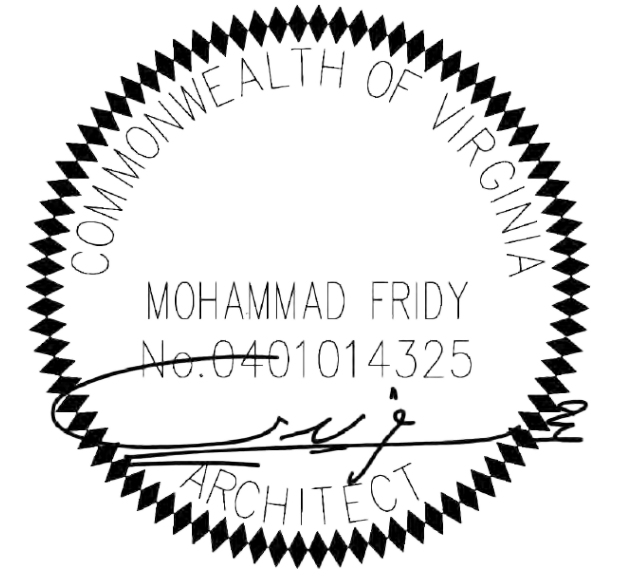
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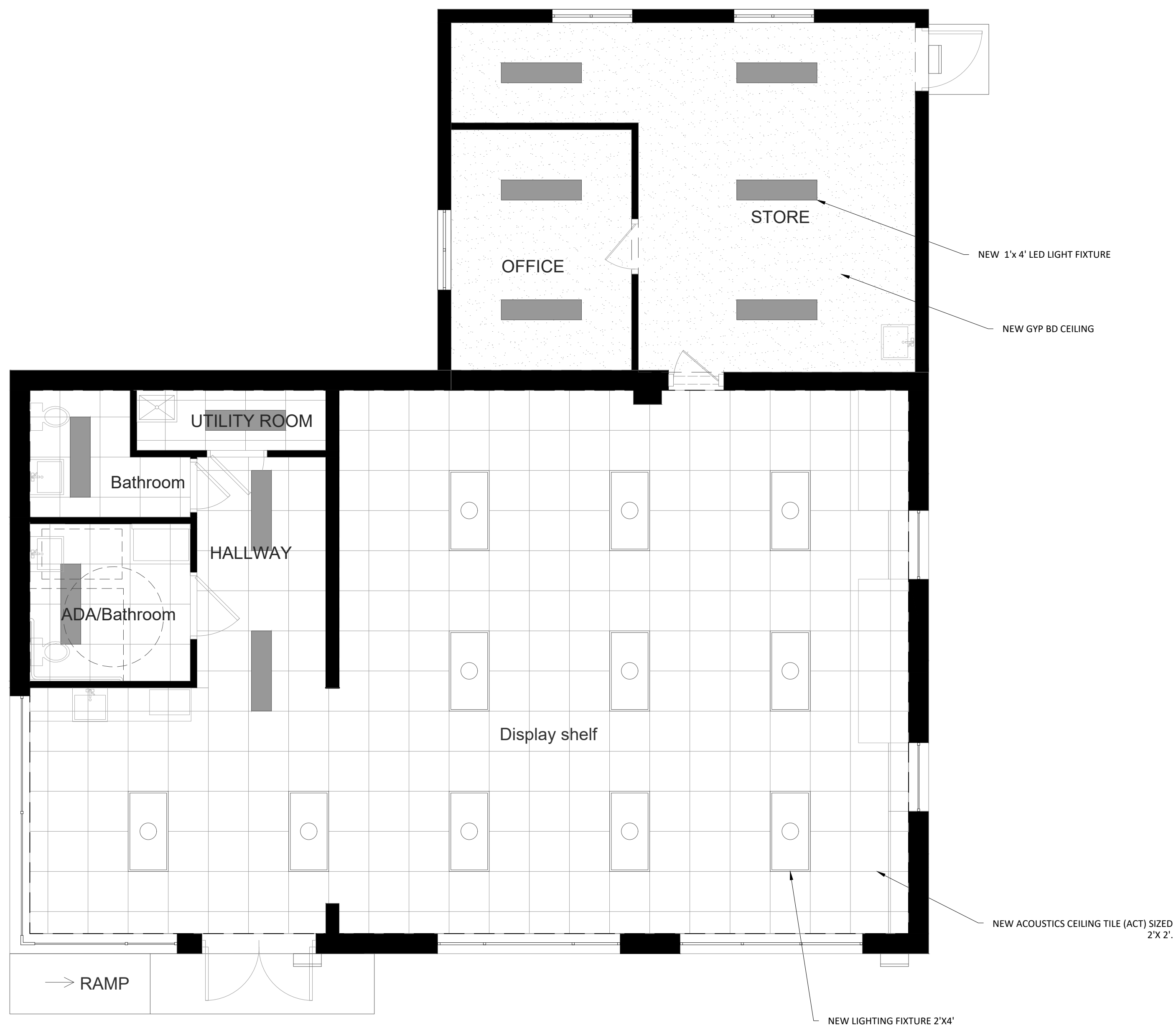
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SCALE: 1/4" = 1'

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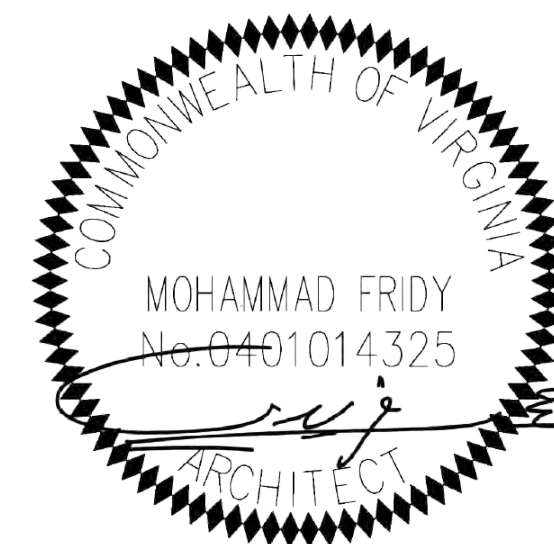
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A201 PROPOSED REFLECTED CEILING PLAN

SCALE: 1/4" = 1'

1



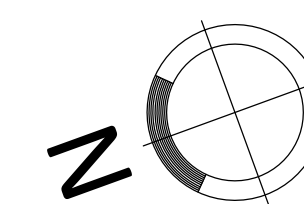
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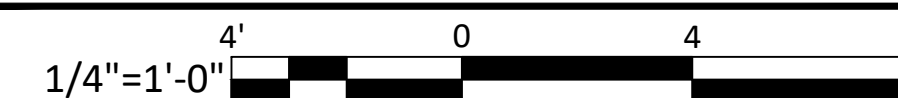
DRAWINGS LEGEND

- NEW GYPSUM BOARD CEILING
- NEW ACOUSTICS CEILING TILE (ACT) SIZED 2'X 4'.
- NEW 2'X 4' 50 LED STATIC TROFFER LED LIGHT FIXTURE
- NEW 1'x 4' LED SURFACE MOUNT LIGHT FIXTURE
- NEW 16 3/4" X 7 5/8" EXTERIOR LED LIGHT, VWP VOLTAIRE ARCHITECTURAL WALL PACK
- ROOM NAME
RM NO
- ROOM TAG

NORTH ARROW



SCALE BAR



1212 PENNSYLVANIA AVE SE
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MPE:



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NO	DATE	BY	SUBMISSION INFO
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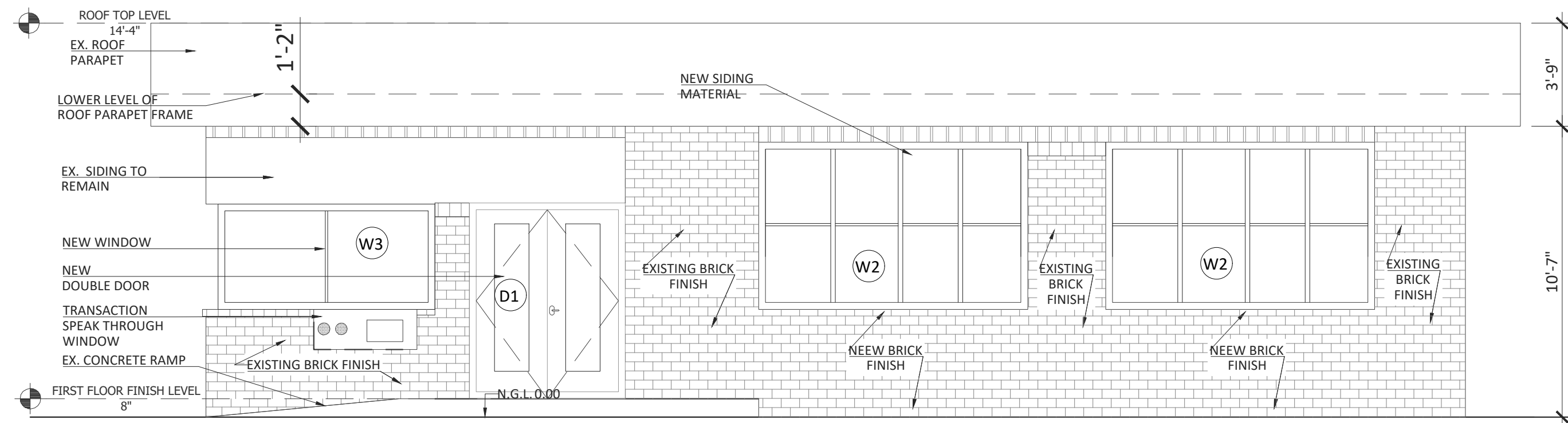
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DESIGNED BY: MF
DRAWN BY: AA
SCALE:
PROJECT LOCAL NO: MSC-2022-004
CAD FILE: CAD FILE NAME

SHEET TITLE:
PROPOSED RC PLANS

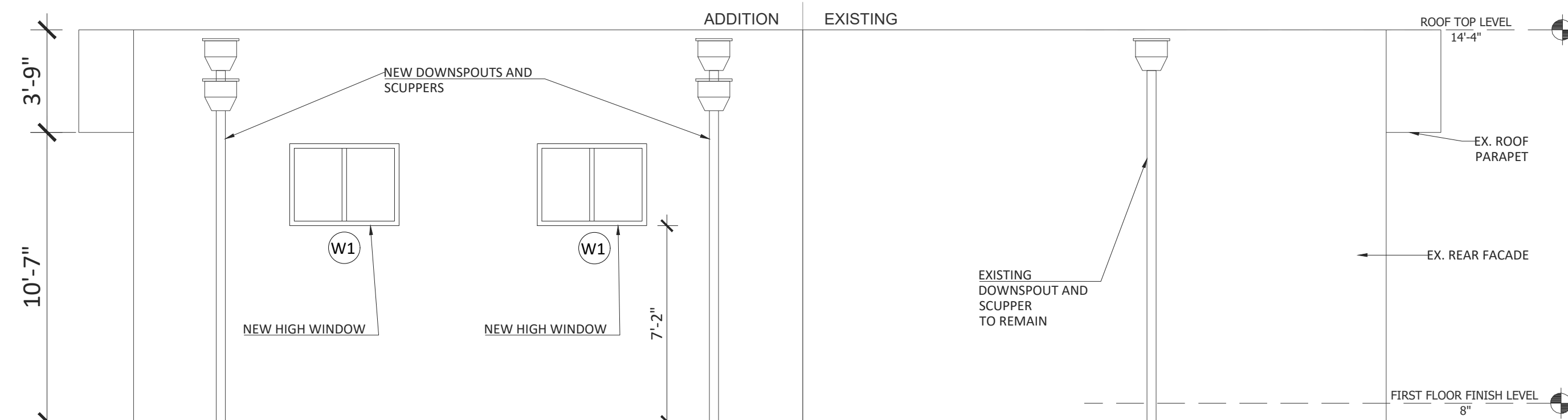
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ADDITION & ALTERATION
 700 S PATRICK ST, ALEXANDRIA, VA 22314

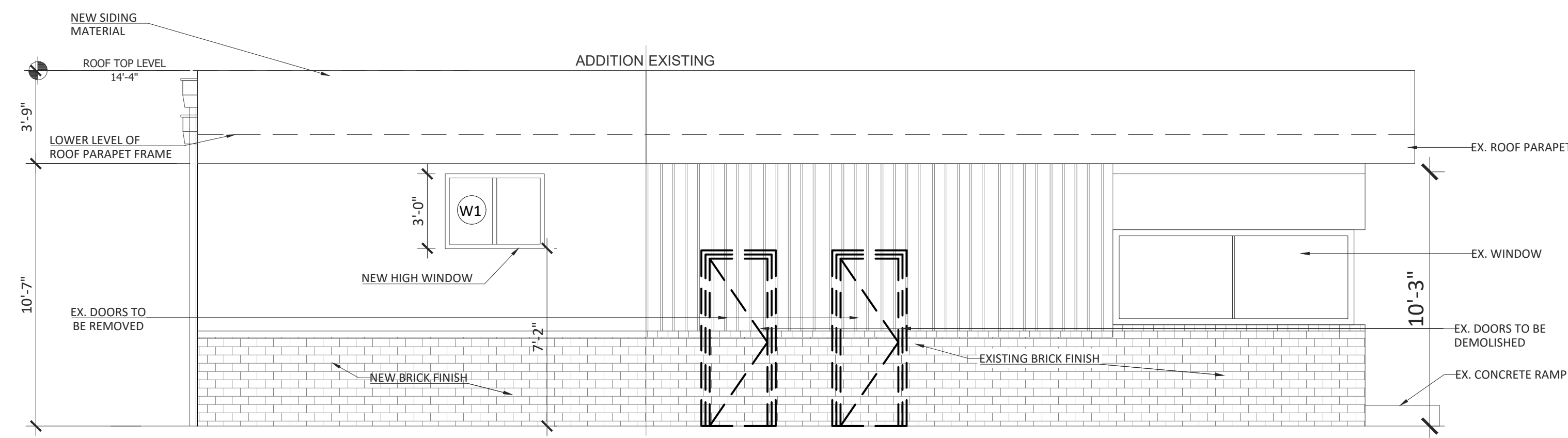
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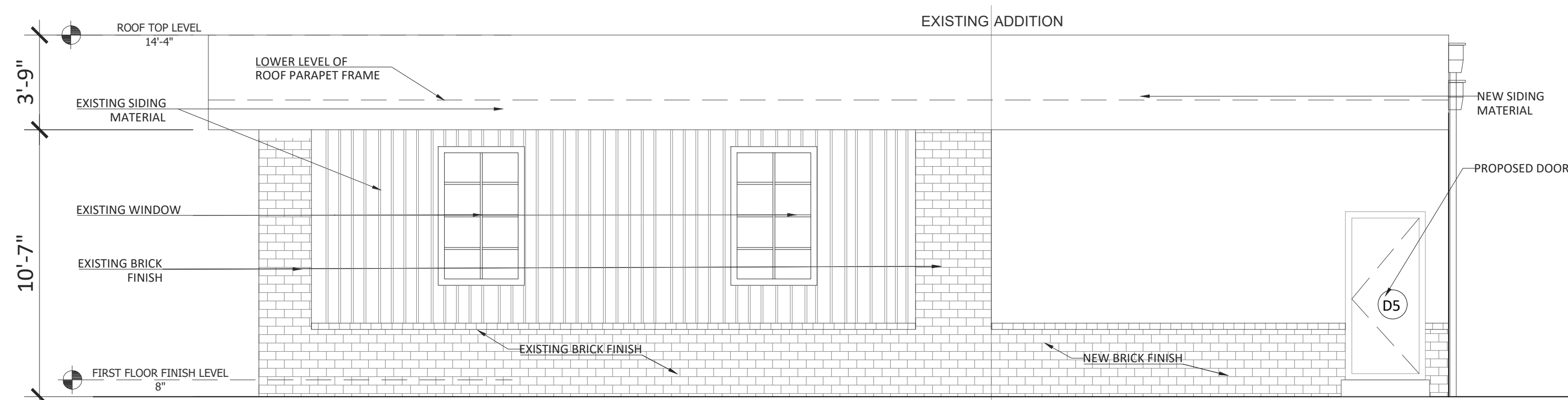
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PROPOSED REAR ELEVATION
SCALE: 1/4"=1'-0"



PROPOSED NORTH SIDE ELEVATION
SCALE: 1/4"=1'-0"



PROPOSED SOUTH SIDE ELEVATION
SCALE: 1/4"=1'-0"

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DRAWINGS LEGEND

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CIVIL:

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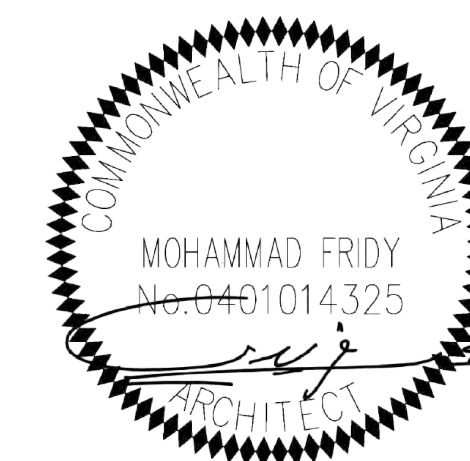
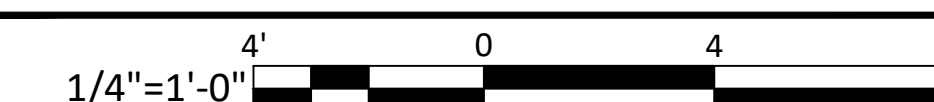
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SCALE:
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SHEET TITLE:
PROPOSED ELEVATIONS

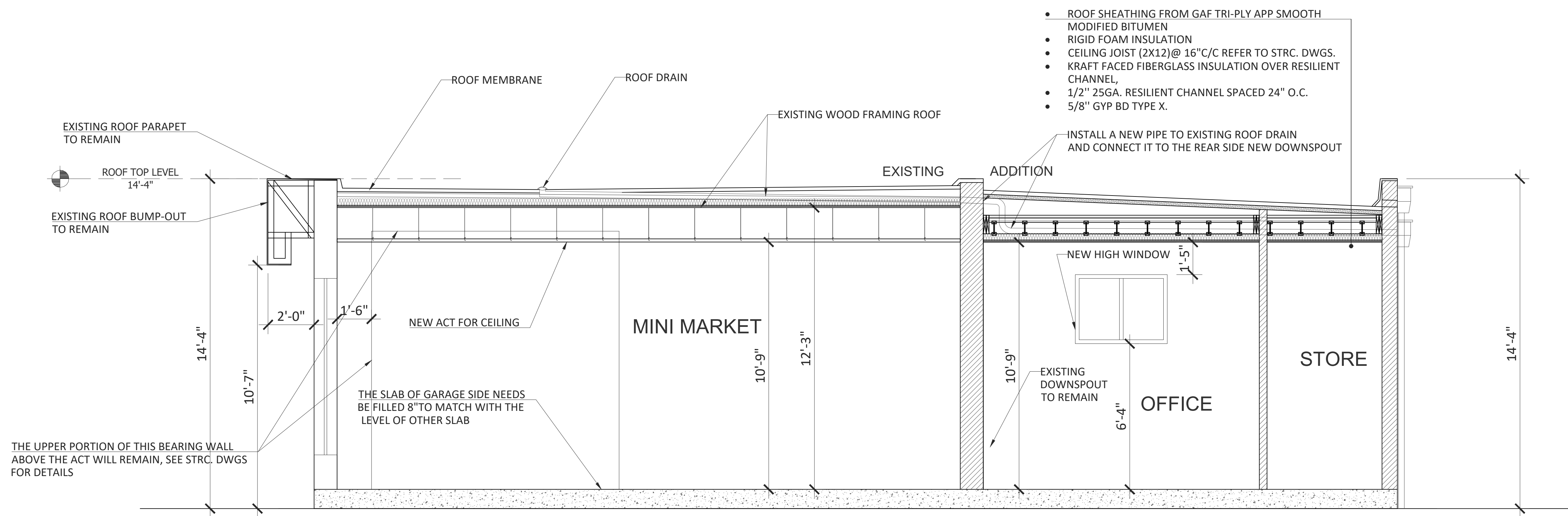
SHEET NUMBER:
A-301

NORTH ARROW

SCALE BAR

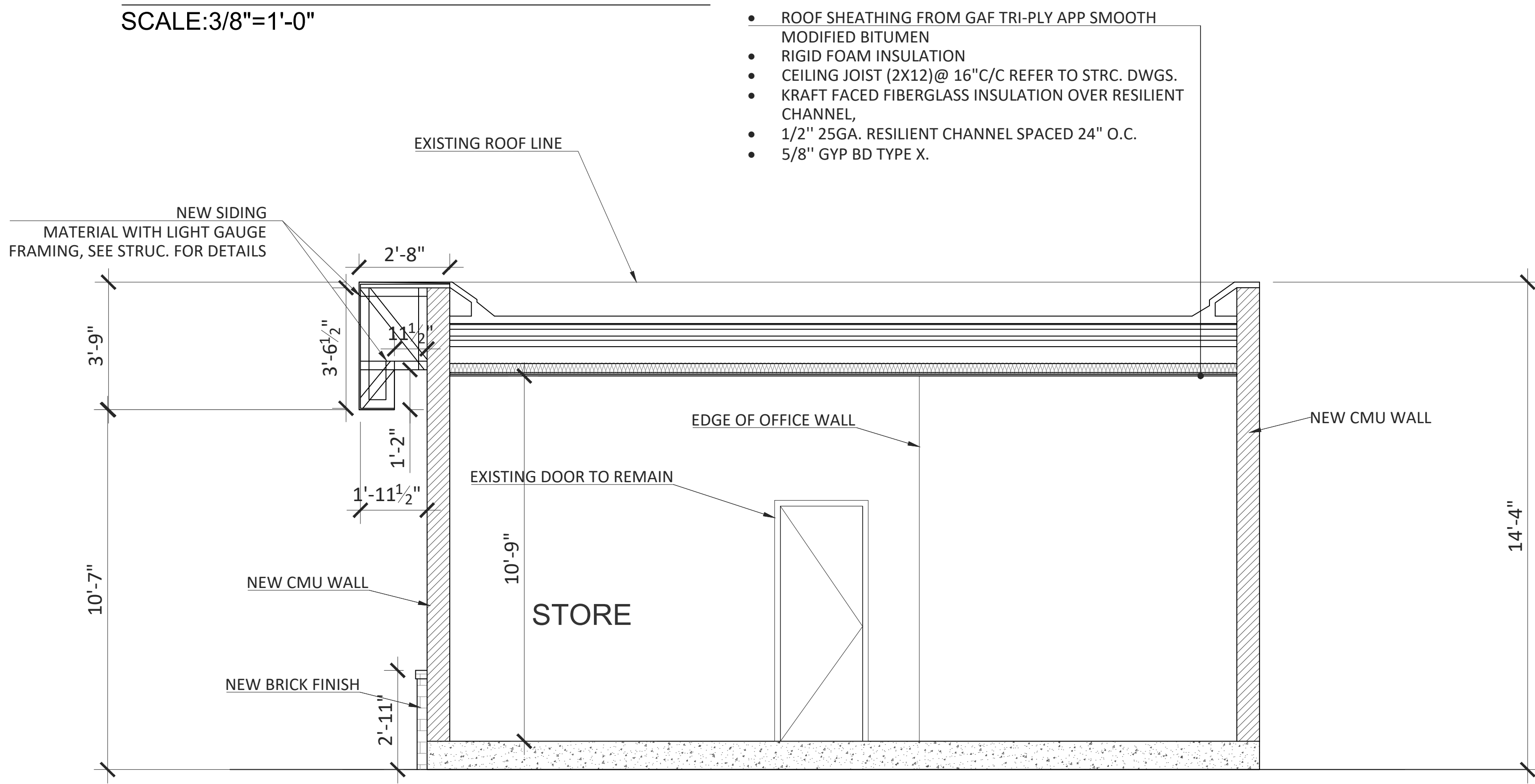


FILE NAME: 09292022_cad set_700 s patrick st alexandria va 22314.dwg; LAST UPDATE: 10/19/2022 11:59 AM; PLOTTED: 10/19/2022 11:59 AM; PATH: Y:\01 Projects\01 Current\MSC-2022-004\04 Production\01 Drawings\01 Arch



SECTION (A-A)

SCALE: 3/8"=1'-0"



SECTION (B-B)

SCALE: 3/8"=1'-0"

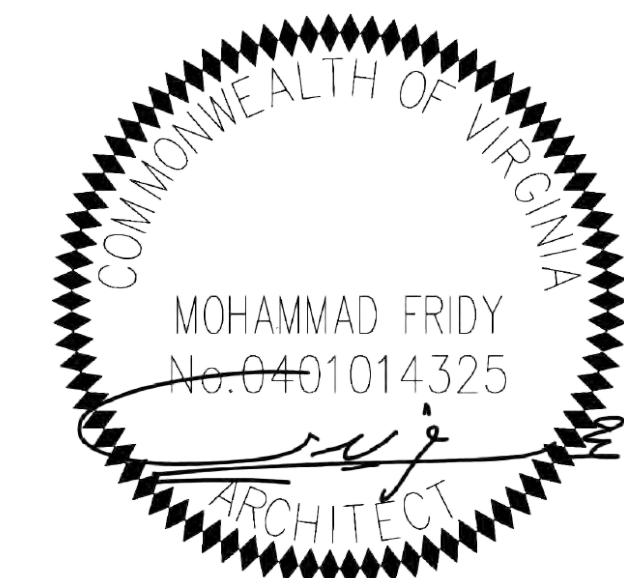
- ROOF SHEATHING FROM GAF TRI-PLY APP SMOOTH MODIFIED BITUMEN
- RIGID FOAM INSULATION
- CEILING JOIST (2X12)@ 16" C/C REFER TO STRC. DWGS.
- KRAFT FACED FIBERGLASS INSULATION OVER RESILIENT CHANNEL,
- 1/2" 25GA. RESILIENT CHANNEL SPACED 24" O.C.
- 5/8" GYP BD TYPE X.

- ROOF SHEATHING FROM GAF TRI-PLY APP SMOOTH MODIFIED BITUMEN
- RIGID FOAM INSULATION
- CEILING JOIST (2X12)@ 16" C/C REFER TO STRC. DWGS.
- KRAFT FACED FIBERGLASS INSULATION OVER RESILIENT CHANNEL,
- 1/2" 25GA. RESILIENT CHANNEL SPACED 24" O.C.
- 5/8" GYP BD TYPE X.



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STRUCTURAL:	ADDITION & ALTERATION 700 S PATRICK ST, ALEXANDRIA, VA 22314			
MPE:				
CIVIL:				
NO		DATE	BY	SUBMISSION INFO
A		10-21-2022		PERMIT SUBMISSION
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PROJECT MANAGER:	AA			
DESIGNED BY:	MF			
DRAWN BY:	AA			
SCALE:				
PROJECT LOCAL NO:	MSC-2022-004			
CAD FILE:	CAD FILE NAME			
SHEET TITLE:	BUILDING SECTIONS (A-A) & (B-B)			
SHEET NUMBER:	A-401			



FILE NAME: 09292022_cad set_700 s patrick s alexandria 700 s patrick st alexandria 700 s patrick st alexandria 700 s patrick st alexandria
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 LAST UPDATE: 10/21/2022 11:39 AM
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1

2

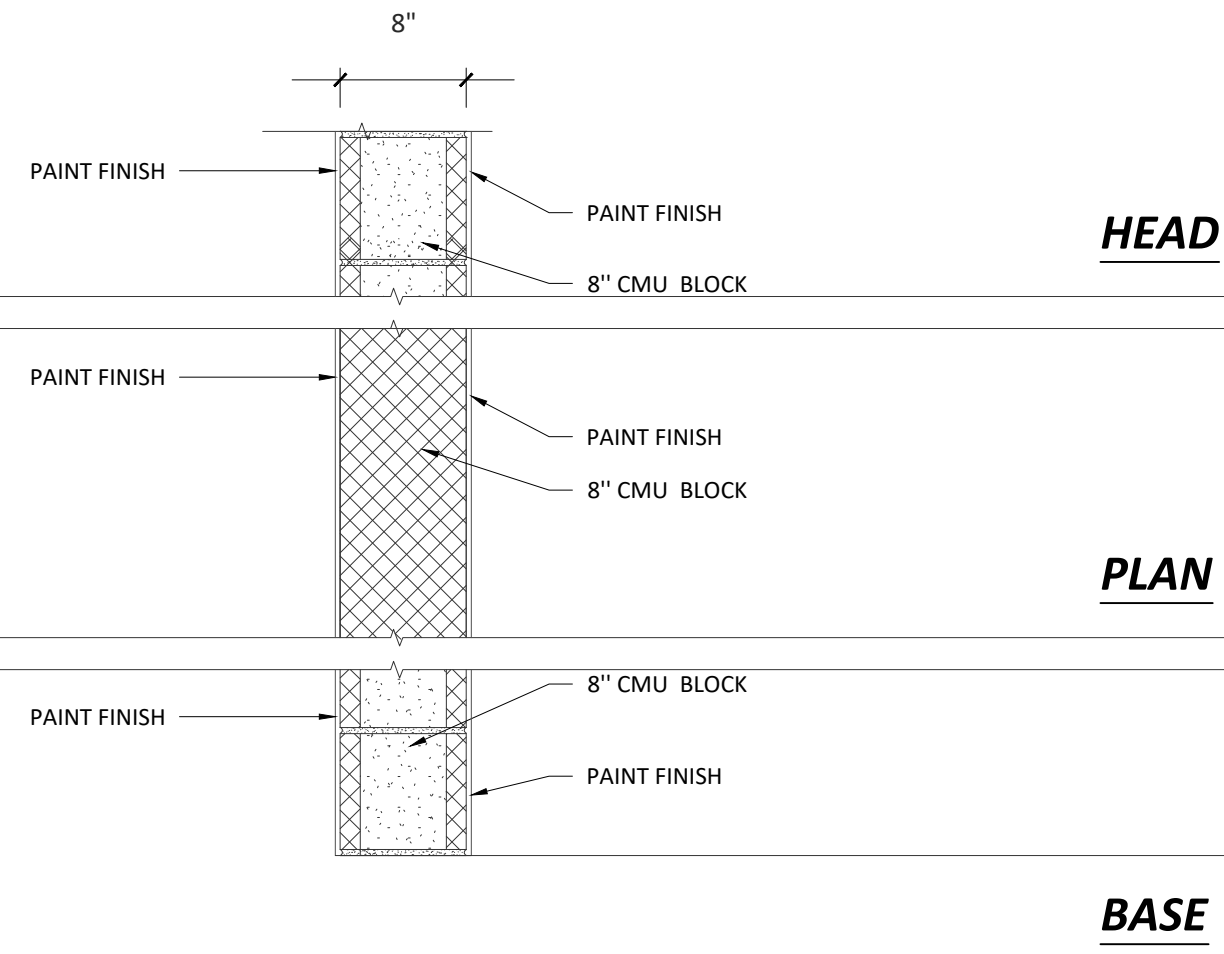
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4

5

INTERIOR

EXTERIOR



HEAD

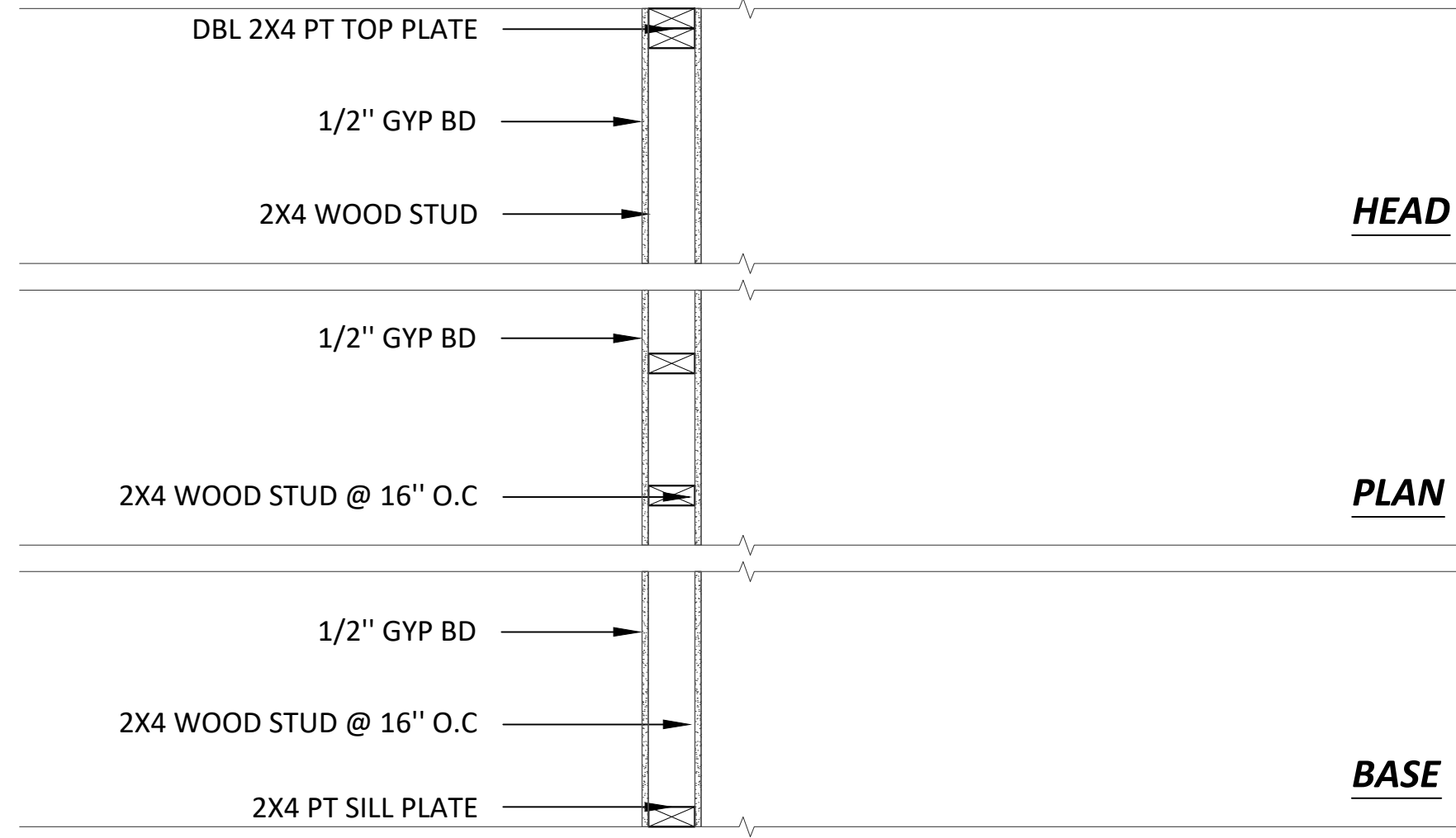
PLAN

BASE

01 PARTITION TYPE- W1
Scale: 1":1'

INTERIOR

INTERIOR



HEAD

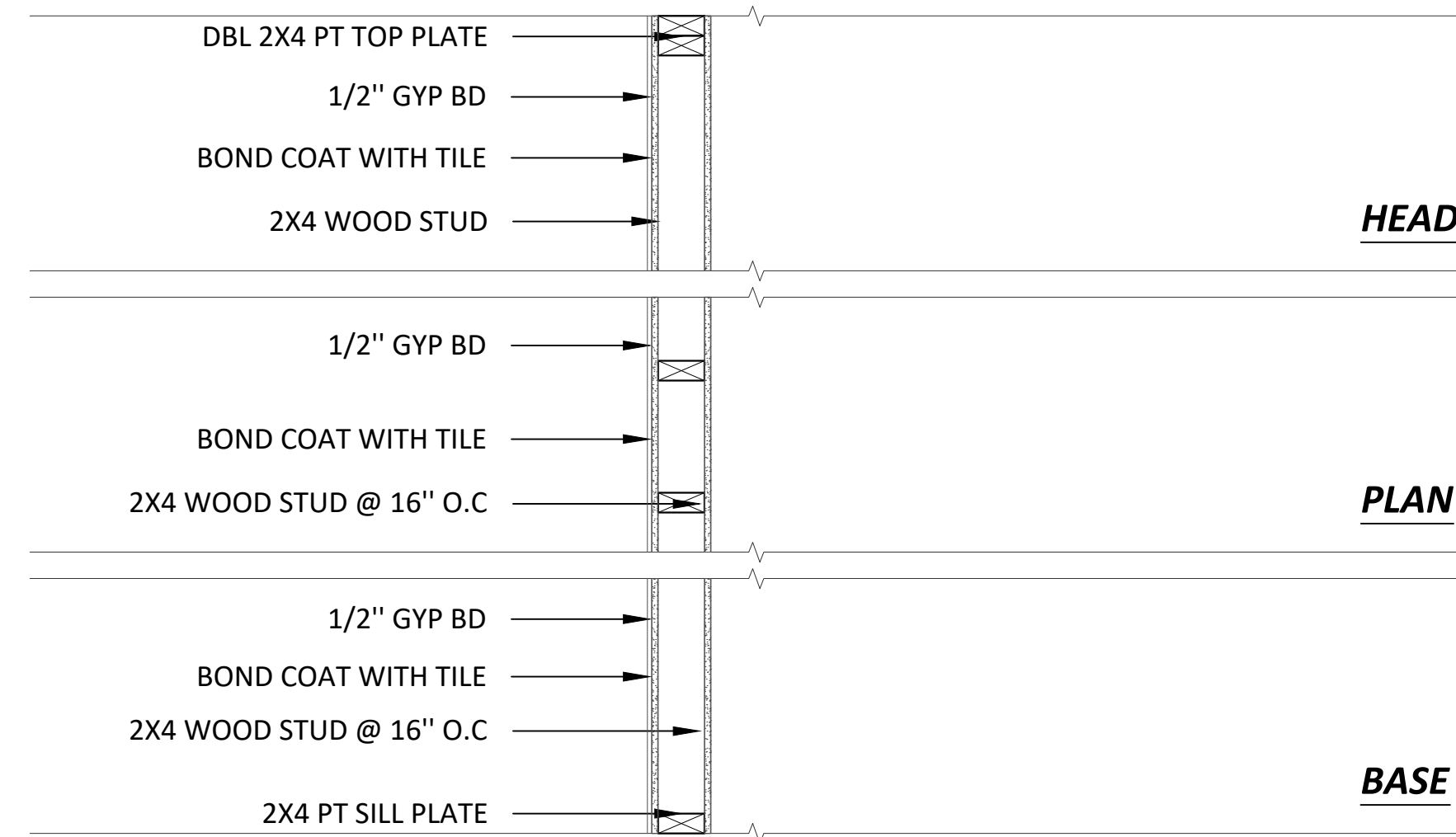
PLAN

BASE

02 PARTITION TYPE- W2
Scale: 1":1'

INTERIOR

INTERIOR



HEAD

PLAN

BASE

03 PARTITION TYPE- W3
Scale: 1":1'



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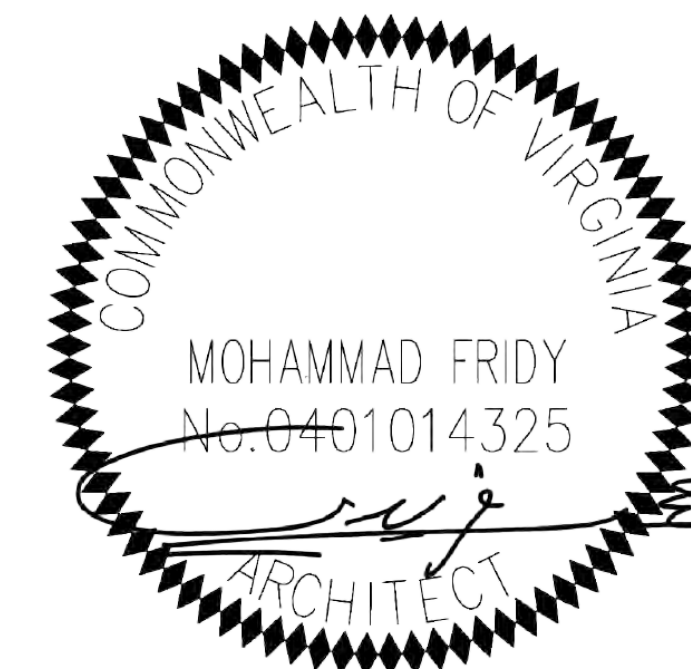
ADDITION
&
ALTERATION
700 S PATRICK ST, ALEXANDRIA, VA 22314

NO	DATE	BY	SUBMISSION INFO
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PROJECT MANAGER: AA
DESIGNED BY: MF
DRAWN BY: AA
SCALE:
PROJECT LOCAL NO: MSC-2022-004
CAD FILE: CAD FILE NAME

SHEET TITLE:
WALL ASSEMBLY

SHEET NUMBER:
A-501



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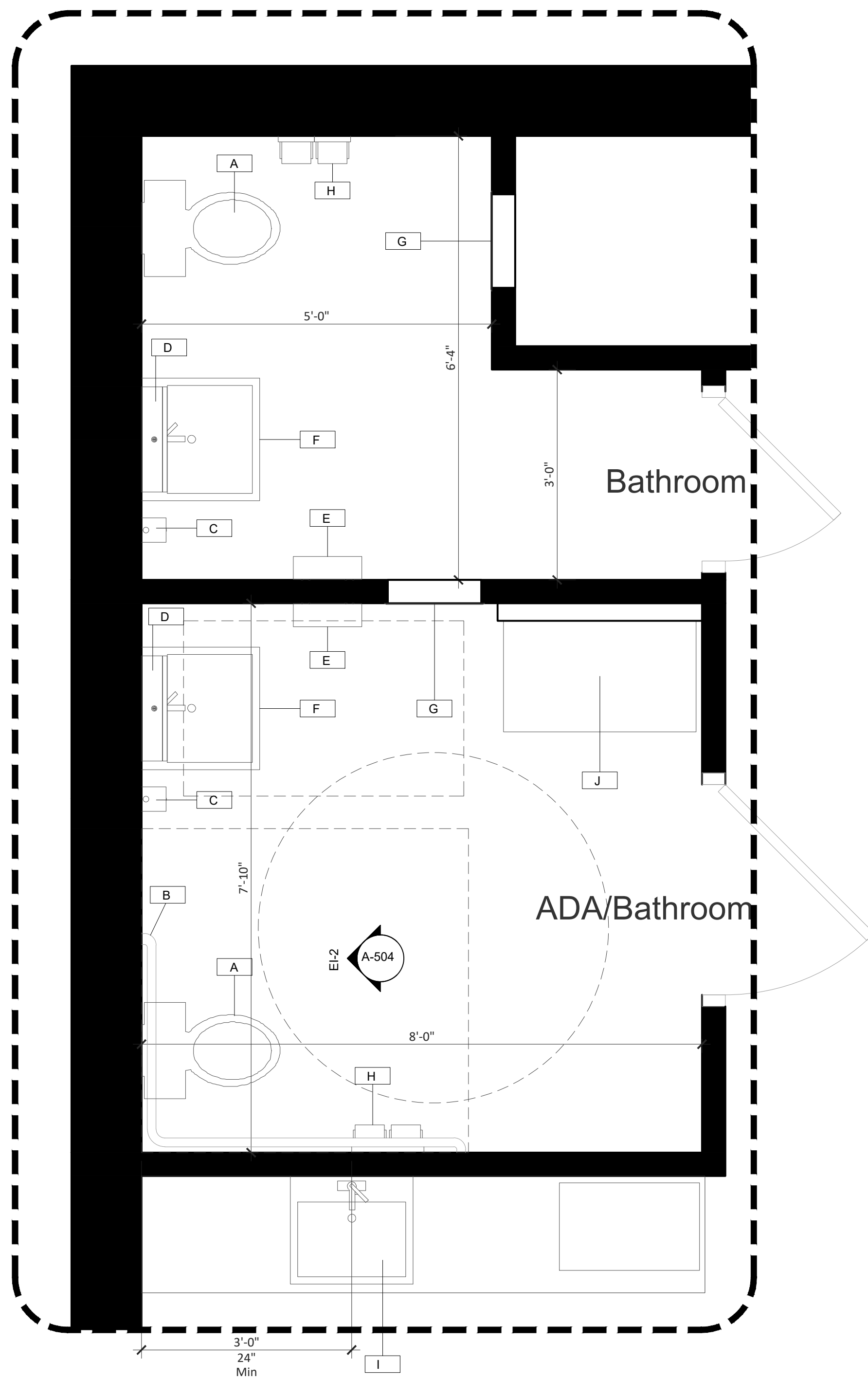
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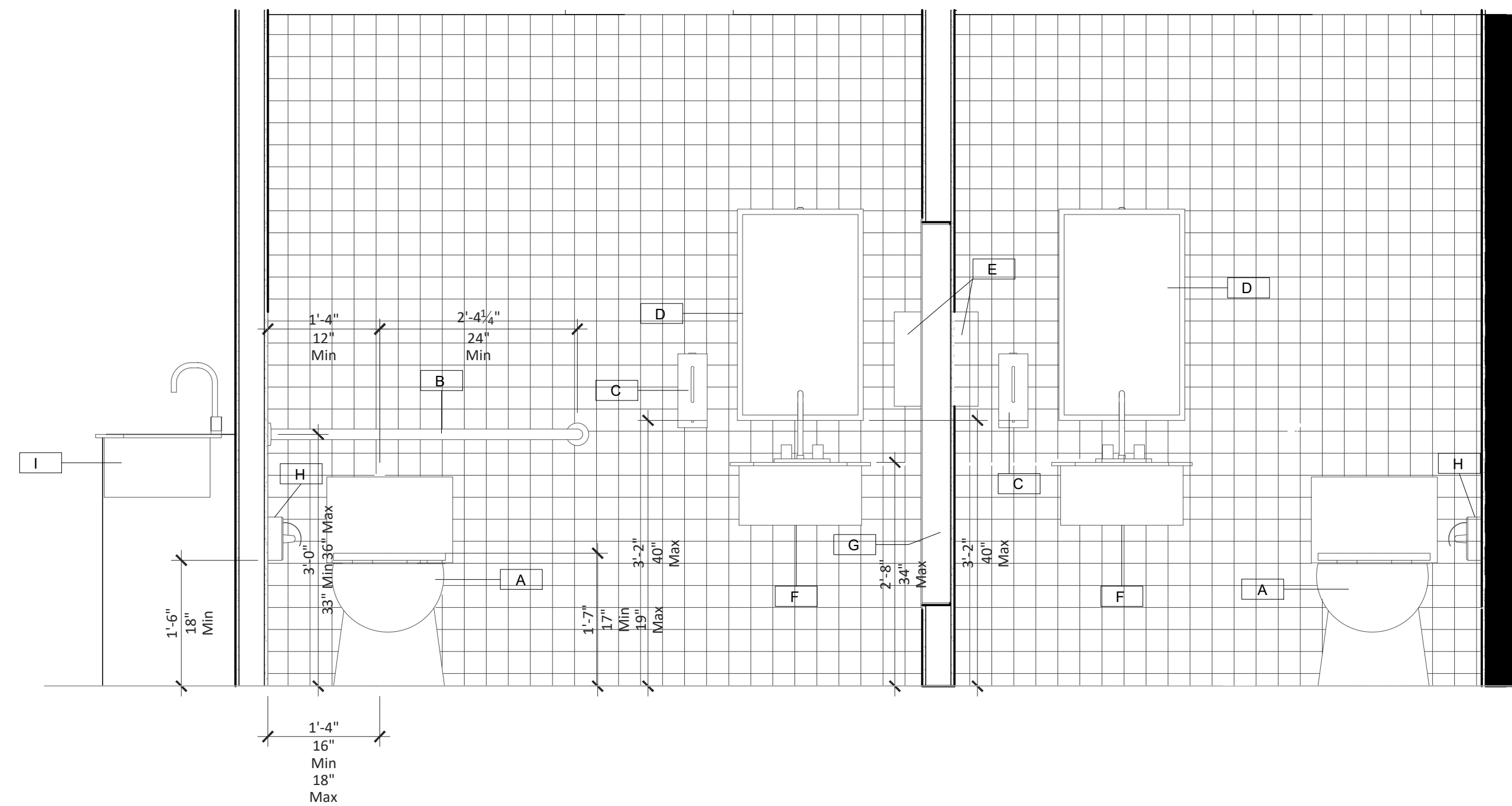
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A504 RESTROOMS CALLOUT PLAN

SCALE: 3/8" = 1'

1

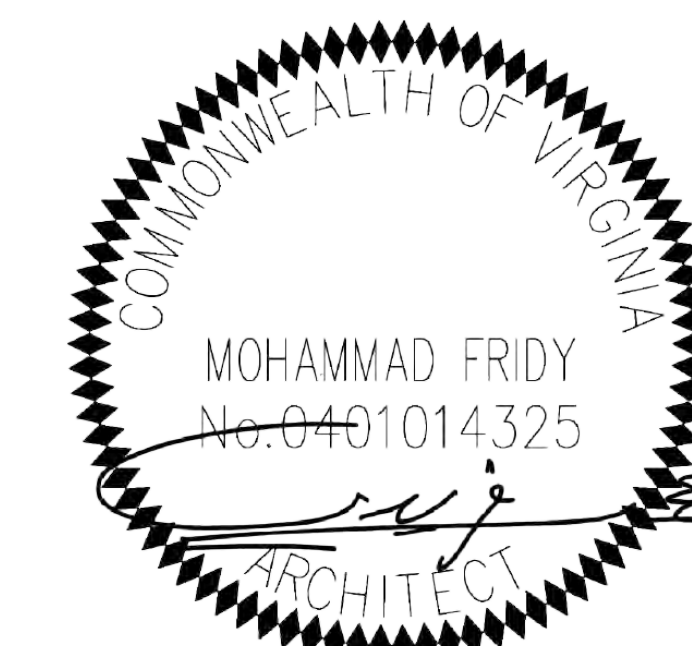


A504 ELEVATION-2

SCALE: 3/8" = 1'

2

Plumbing Fixture Schedule				
Type Mark	Description	Manufacturer	Model	ADA COMPLIANT
A	TOTO ® Drake® II Close Coupled Toilet, 1.28GPF	TOTO OR SIMILAR	CST454CEF(R)(G)	YES-17"-19" AFF
B	Grab_Bar-Two_Wal	Bobrick OR SIMILAR	B-6897	YES-33"-36" AFF
C	Soap-Dispenser	Bobrick OR SIMILAR	B-2013	YES-40" MAX AFF
D	Mirror-Tilt	Bobrick OR SIMILAR	B-293 1830	YES-40" MAX AFF
E	Hand_Dryer-Automati	Bobrick OR SIMILAR	B-7179	YES-40" MAX AFF
F	Hand Sink WITH 0062.000 ACRYLIC SHROUD	American Standard OR SIMILAR	9134004EC	YES-34" MAX AFF
G	Dispenser-Recessed	Bobrick OR SIMILAR	B-3940	YES
H	Toilet_Tissue_Dispense	Bobrick OR SIMILAR	B-6999	YES-18" MIN AFF
I	Kitchen Sink Elkay Crosstown 16 Gauge Stainless Steel	Bobrick OR SIMILAR	EFRU191610T	YES-34" MIN AFF
J	Horizontal Baby Changing Station	American Specialities OR SIMILAR	9012	YES



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NO	DATE	BY	SUBMISSION INFO
A	10-21-2022		PERMIT SUBMISSION
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D			
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PROJECT MANAGER: AA
DESIGNED BY: MF
DRAWN BY: AA
SCALE:
PROJECT LOCAL NO: MSC-2022-004
CAD FILE: CAD FILE NAME

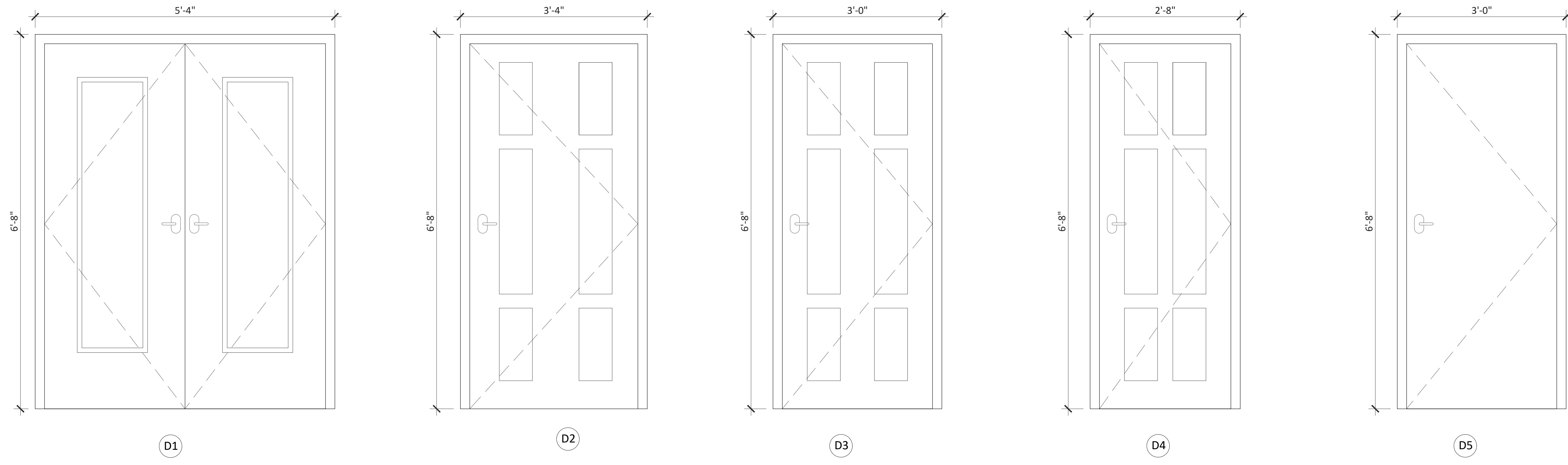
SHEET TITLE:
ENLARGED PLAN

SHEET NUMBER:
A-504

FILE NAME
 USER-NAME
 LAST UPDATE
 PLOTTED
 PLOT-DATE
 PATH

DOORS & FRAMES SCHEDULE

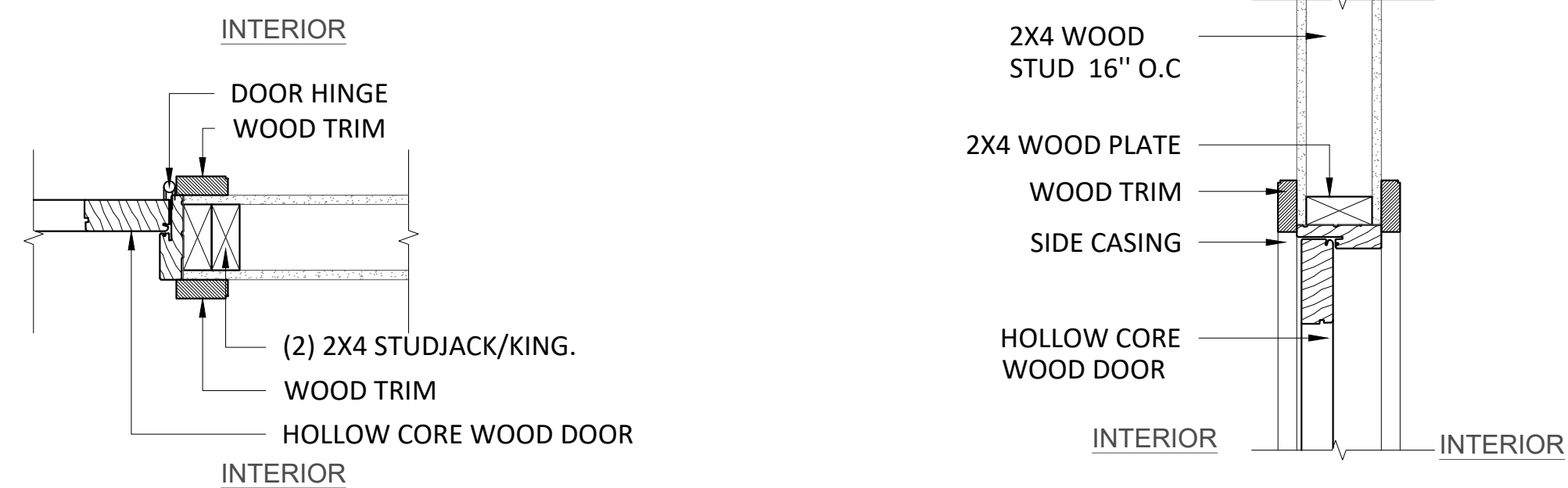
DOOR INFO.							FRAME INFO.					REMARK
NO.	DOOR TYPE	WIDTH	HEIGHT	THICKNESS	MATERIAL	FINISH	MATERIAL	FINISH	JAMB	HEAD	FIRE RATING	
D1	HINGED	5'-4"	6'-8"	1-3/4"	ALUMN.	N/A	ALUMN.	N/A	N/A	N/A	N/A	-
D2	HINGED	3'-4"	6'-8"	1-3/4"	WD	PT	WD	PT	A-H-01	A-H-01	N/A	-
D3	HINGED	3'-0"	6'-8"	1-3/4"	WD	PT	WD	PT	A-H-01	A-H-01	N/A	-
D4	HINGED	2'-8"	6'-8"	1-3/4"	WD	PT	WD	PT	A-H-01	A-H-01	N/A	-
D5	HINGED	3'-0"	6'-8"	1-3/4"	ALUMN.	N/A	ALUMN.	N/A	N/A	N/A	N/A	-



A601 PROPOSED DOORS ELEVATION & SCHEDULE

SCALE: 1": 1'

1



A601 DOOR HEAD DETAIL TYP

SCALE: 3": 1'

2



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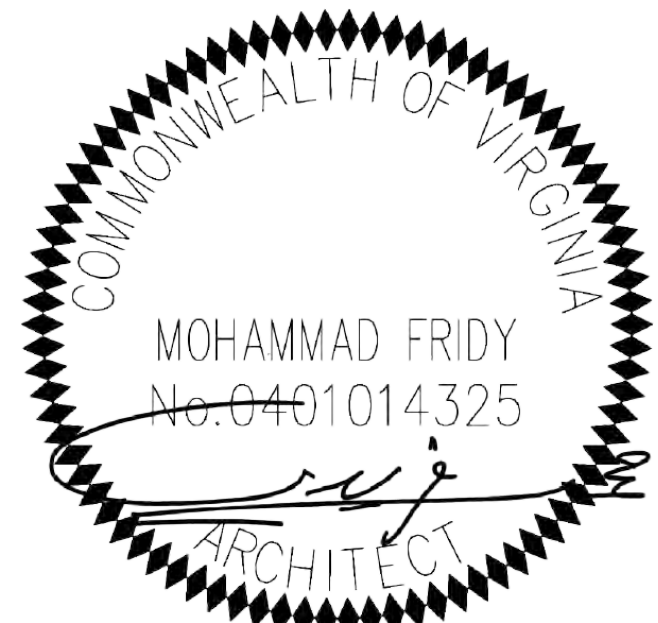
ADDITION & ALTERATION
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NO	DATE	BY	SUBMISSION INFO
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PROJECT MANAGER:	AA
DESIGNED BY:	MF
DRAWN BY:	AA
SCALE:	
PROJECT LOCAL NO:	MSC-2022-004
CAD FILE:	CAD FILE NAME

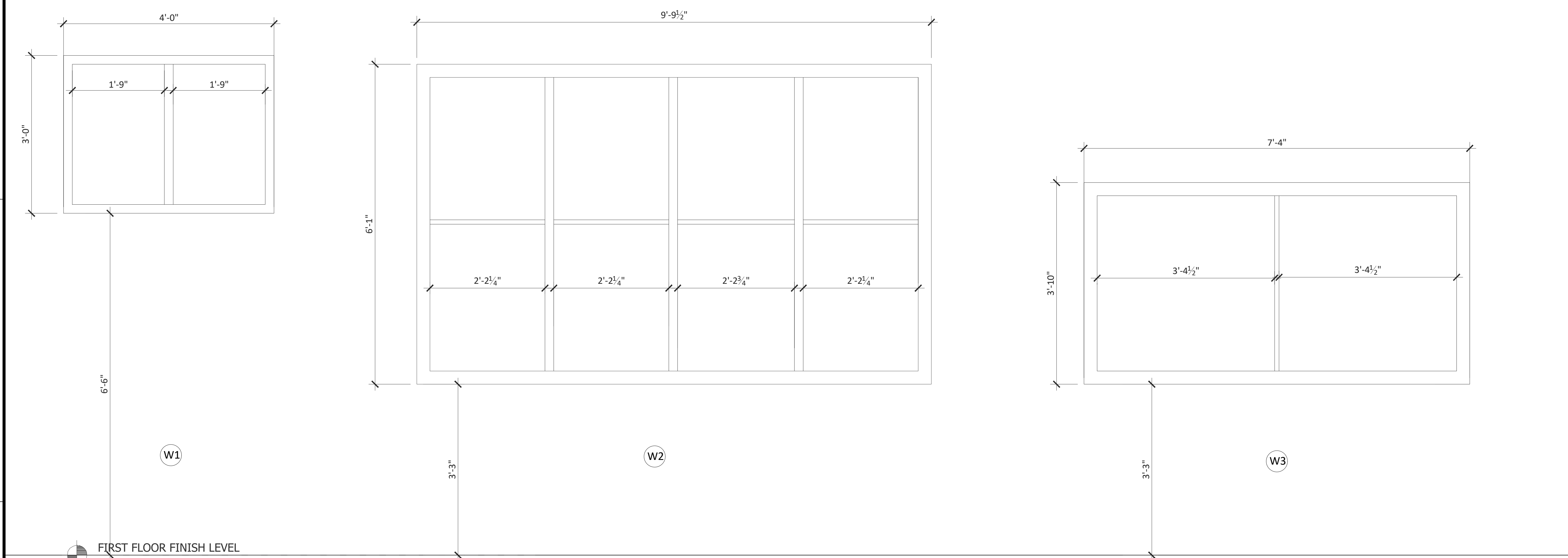
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DOORS SCHEDULE AND DETAILS

SHEET NUMBER:
A-601

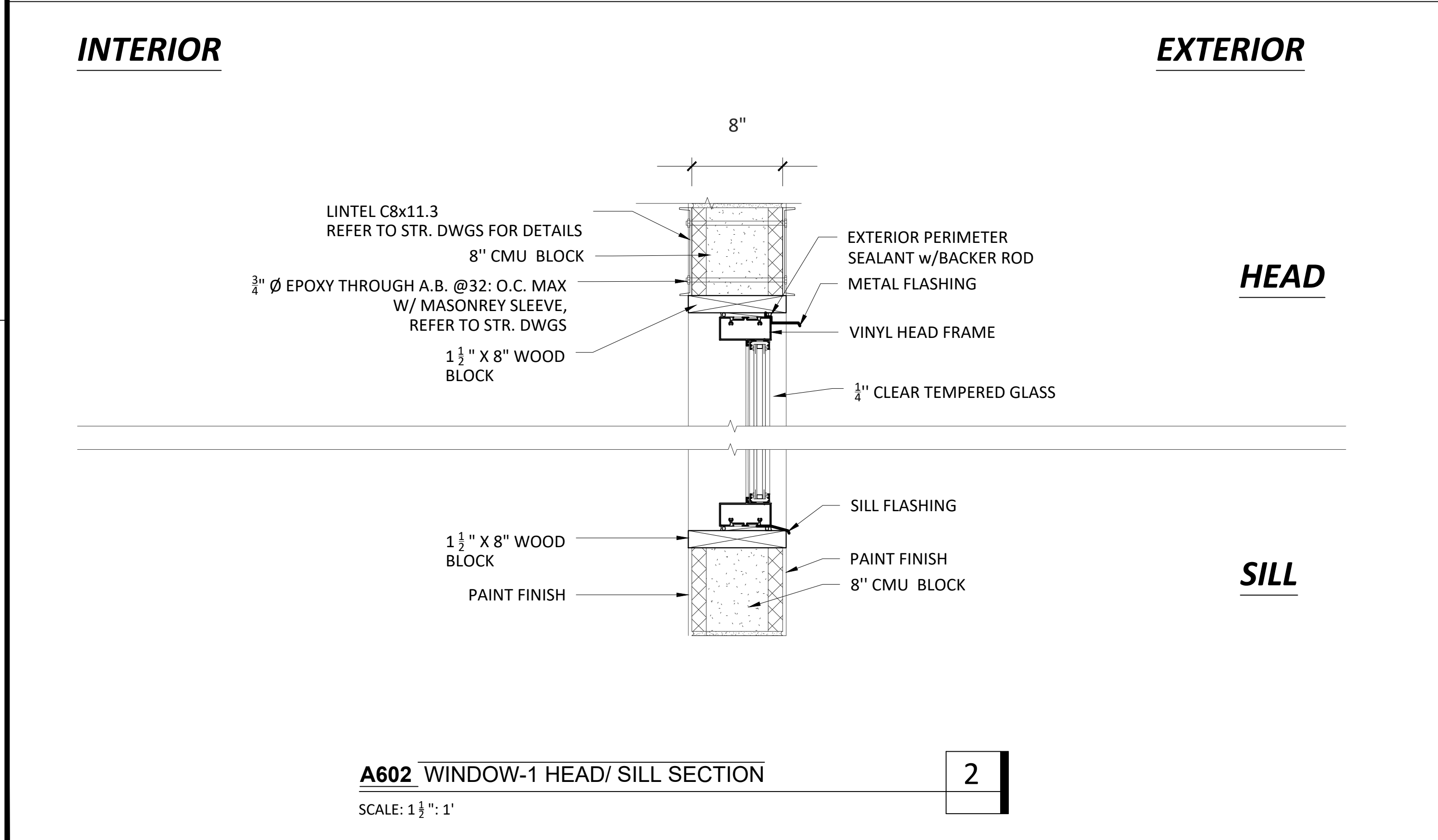


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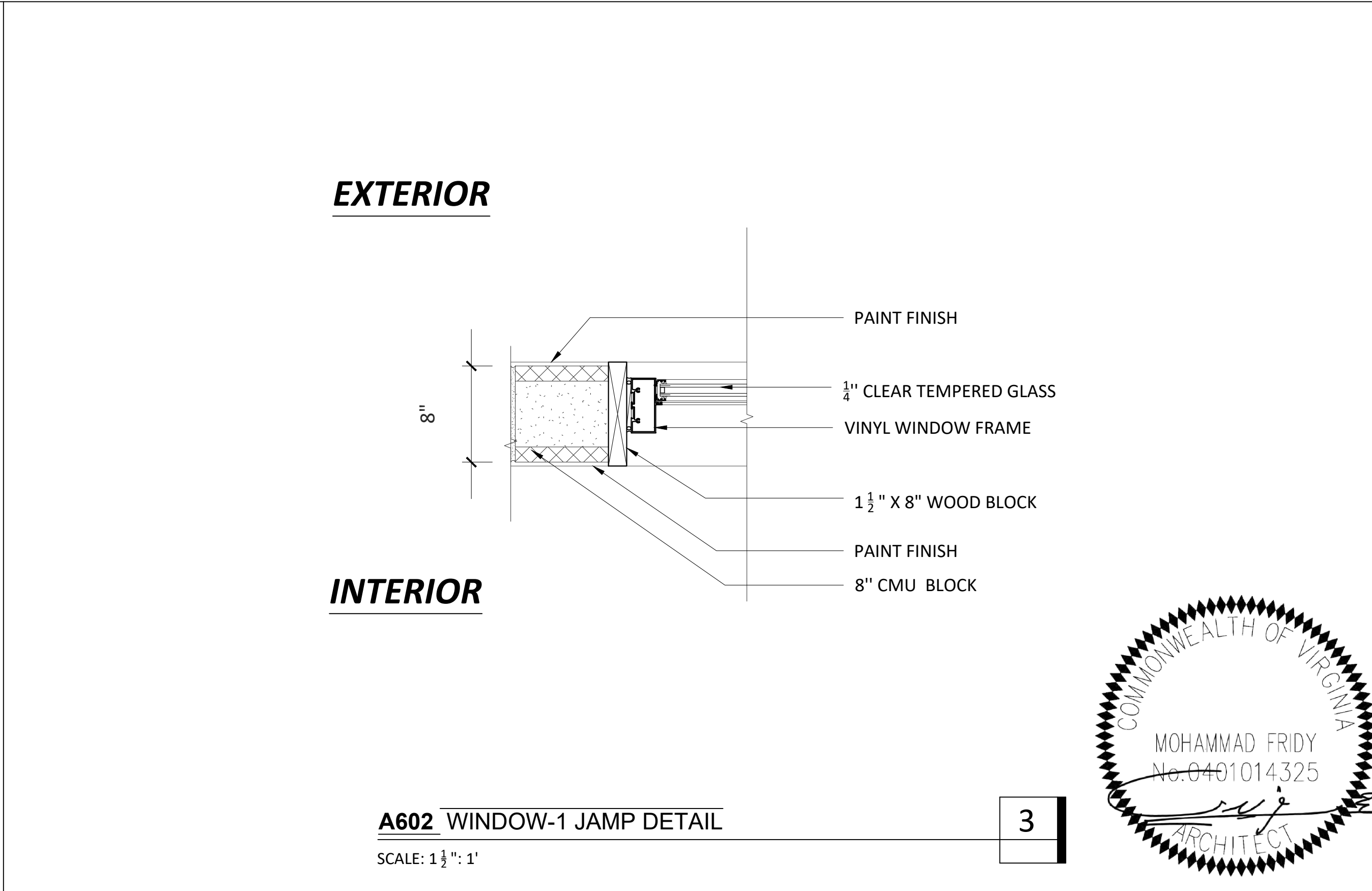
WINDOWS SCHEDULE						
WINDOW INFO.						REMARK
NO.	TYPE	WIDTH	HEIGHT	SILL	MATERIAL	
W1	FIXED	4'-0"	3'-0"	6'-6"	VINYL	-
W2	FIXED	9'-9½"	6'-1"	3'-3"	VINYL	-
W3	SINGLE HUNG	3'-10"	7'-4"	3'-3"	VINYL	-



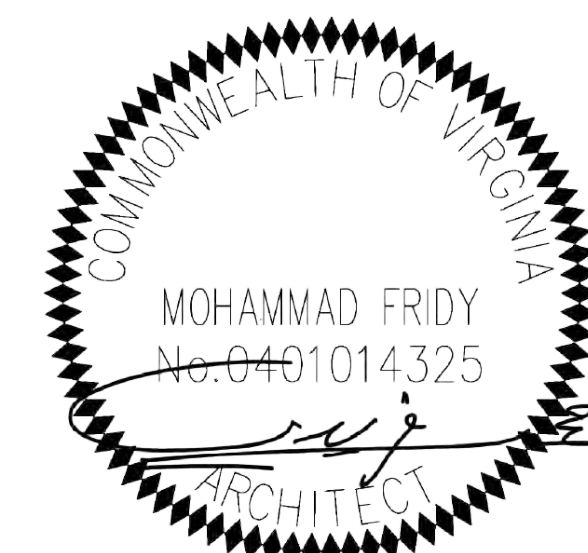
A602 PROPOSED WINDOWS ELEVATION & SCHEDULE 1
SCALE: 1" = 1'



A602 WINDOW-1 HEAD/SILL SECTION 2
SCALE: 1½" = 1'



A602 WINDOW-1 JAMB DETAIL 3
SCALE: 1½" = 1'



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Design America Engineering Inc.
4408 RED RIVER DR. CENNEVILLE, VA 20221
PHONE: 571-220-3219
EMAIL: DAENG2000@AOL.COM, DAENGMPE@GMAIL.COM
WWW.DAENG2000.COM

ADDITION & ALTERATION
700 S PATRICK ST, ALEXANDRIA, VA 22314

NO	DATE	BY	SUBMISSION INFO
A	10-21-2022		PERMIT SUBMISSION
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PROJECT MANAGER: AA
DESIGNED BY: MF
DRAWN BY: AA
SCALE:
PROJECT LOCAL NO: MSC-2022-004
CAD FILE: CAD FILE NAME

SHEET TITLE:
WINDOWS SCHEDULE AND DETAILS

SHEET NUMBER:
A-602

FILE NAME
USER-NAME
LAST UPDATE
LAST-UPDATE
PLOT DATE
PLOT-DATE
PATH
PATH

GENERAL NOTES:
A- NALOR CODES AND STANDARDS
 2018 VIRGINIA CONSTRUCTION CODE
B- DESIGN LOADS
 a. SNOW LOAD - GROUND SNOW LOAD - 25 PSF
 b. WIND - 115 MPH
 c. SEISMIC - S_s=0.197, S_d=0.119
C- GENERAL NOTES:
 1. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE LOCAL JURISDICTION ADOPTED BUILDING CODE, AND ALL APPLICABLE FEDERAL AND STATE CODES, STANDARDS, REGULATIONS AND LAWS.
 2. IN THE CASE OF CONFLICTS BETWEEN THE NOTES, DETAILS AND SPECIFICATIONS, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN.
 3. THE CONTRACTOR SHALL NOT MAKE DEVIATIONS FROM THE DESIGN DRAWINGS WITHOUT WRITTEN APPROVAL OF THE ENGINEER.
 4. THE CONTRACTOR SHALL TAKE ALL THE NECESSARY PRECAUTIONS/ MEASURES TO PROTECT EXISTING FACILITIES, STRUCTURES AND UTILITY LINES FROM DAMAGES. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DAMAGES THAT MAY OCCUR DURING CONSTRUCTION.
 5. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS REQUIRED TO PERFORM HIS WORK BEFORE STARTING CONSTRUCTION.
 6. JOB SAFETY, CONSTRUCTION PROCEDURES AND CONSTRUCTION MEANS AND METHODS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
 7. THE CONTRACTOR IS RESPONSIBLE FOR PROPER SHORING AND BRACING DURING CONSTRUCTION.
 8. THE CONTRACTOR SHALL NOTIFY ENGINEER WITH ANY CONCERNS.
D- WOOD
 1. ALL DIMENSIONAL LUMBER SHALL BE SPT #2 GRADE OR BETTER. SAWN LUMBER SHALL BE IDENTIFIED BY THE GRADE MARK OF A LUMBER GRADING OR INSPECTION AGENCY THAT HAS BEEN APPROVED BY AN ACCREDITATION BODY THAT COMPLIES WITH DOC P5 20 OR EQUIVALENT.
 2. ALL SHEATHING TO BE APA RATED SHEATHING EXPOSURE 1 AND SHALL CONFORM TO THE REQUIREMENTS FOR THEIR TP IN DOC P58 OR P52. ALL EXTERIOR WALL ARE REQUIRED TO BE SHEARED. ALL SHEATHING SHALL HAVE SPAN RATINGS ACCORDING TO THE FOLLOWING:
 FLOOR W/ 12" JOIST / TRUSS SPACING.....24/12
 FLOOR W/ 16" JOIST / TRUSS SPACING.....32/16
 FLOOR W/ 24" JOIST / TRUSS SPACING.....48/24
 ROOF W/ 12" JOIST / TRUSS SPACING.....12/0
 ROOF W/ 24" JOIST / TRUSS SPACING.....24/0
 ROOF W/ 48" JOIST / TRUSS SPACING.....48/24
 WALL W/ 12" JOIST / TRUSS SPACING.....16/0
 WALL W/ 16" JOIST / TRUSS SPACING.....24/0
 3. ALL LUMBER, TIMBER, PLYWOOD, REQUIRED TO BE TREATED SHALL CONFORM TO THE REQUIREMENTS OF THE APPLICABLE APA STANDARD U1 AND M4 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVE TREATED WOOD SHALL BEAR THE QUALITY MARK OF AN INSPECTION AGENCY THAT MAINTAINS CONTINUING SUPERVISION, TESTING, AND INSPECTION OVER THE QUALITY OF THE PRESERVATIVE TREATED WOOD.
 4. THE FOLLOWING SHALL BE PRESERVATIVE TREATED LUMBER OR REDWOOD:
 A. ALL WALL SILL PLATES ON A CONCRETE SLAB THAT ARE IN DIRECT CONTACT WITH EARTH.
 B. WOOD FRAMING MEMBERS THAT REST ON EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8" FROM EXPOSED EARTH.
 C. WOOD FRAMING MEMBERS AND FLOORING STRIPS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY OR CONCRETE WALLS BELOW GRADE.
 D. WOOD JOISTS THAT ARE CLOSER THAN 18" OR WOOD GIRDERS THAT ARE CLOSER THAN 12" FROM EXPOSED EARTH IN CRAWL SPACES OR UNCAVATED AREAS LOCATED WITHIN THE PERIMETER OF THE BUILDING FOUNDATION.
 5. PREFABRICATED L-JOISTS SHALL CONFORM TO ASTM D 5065.
 6. UNJO. L LAMINATED VENEER LUMBER (LVL) SHALL BE 1-5/4" WIDE 2LGE WITH AN ALLOWABLE BENDING STRESS OF 2,600 PSI AND AN ALLOWABLE SHEAR STRESS OF 285 PSI. LAMINATED STRAND LUMBER (LSL) SHALL BE 1-5/4" WIDE 1.5GE WITH AN ALLOWABLE BENDING STRESS OF 2,325 PSI AND AN ALLOWABLE SHEAR STRESS OF 310 PSI.
 7. STRUCTURAL GLUE LAMINATED TIMBER SHALL BE 24F-V4 UNLESS NOTED OTHERWISE AND MANUFACTURED AND IDENTIFIED AS REQUIRED IN AIC 480J1 AND ASTM D 9757.
 8. PROVIDE SOLID BLOCKING FOR ALL VERTICAL LOAD PATHS TO FOUNDATION. PROVIDE 1 TRIMMER ON EACH SIDE OF ALL OPENINGS LESS THAN 4'-0" WIDE. PROVIDE 2 TRIMMERS MIN. ON EACH SIDE OF ALL OPENINGS 4'-0" WIDE AND GREATER. A MINIMUM 2 STUDS SHALL BE PROVIDED AT ALL VERTICAL EDGES OF SHEAR WALLS, GIRDERS, TRUSSES, AND BEAMS UNLESS NOTED OTHERWISE.
 9. BUILT UP BEAMS SHALL BE FASTENED ACCORDING TO THE FOLLOWING:
 (2) & (3) PLY MEMBERS WITH PILES UP TO 1-5/4" THICK
 12" DEEP BEAMS, (2) ROWS OF 160 COMMON NAILS AT 12" O.C.
 14" AND DEEPER, (2) ROWS OF 160 COMMON NAILS AT 12" O.C.
 14" AND DEEPER, (5) STAGGERED ROWS OF 1/2" Ø ANCHOR BOLTS W/ WASHERS @ 16" O.C.
 *NAILED CONNECTIONS REQUIRE AN ADDITIONAL ROW OF NAILS WHEN NAIL SIZE IS SMALLER THAN SPECIFIED ABOVE.
 (2) PLY MEMBERS WITH PILES UP TO 1-5/4" THICK AND (2) PLY MEMBERS WITH PILES 5/4" THICK.
 12" DEEP BEAMS, (2) STAGGERED ROWS OF 1/2" Ø ANCHOR BOLTS W/ WASHERS @ 16" O.C.
 14" AND DEEPER, (5) STAGGERED ROWS OF 1/2" Ø ANCHOR BOLTS W/ WASHERS @ 16" O.C.
 10. OPENINGS SHALL BE FRAMED WITH THE MINIMUM KING STUDS (UNJO.) AS FOLLOWS:
 OPENINGS UP TO 2'-0": 1 KING STUD AT EACH SIDE OF OPENING
 OPENINGS UP TO 4'-0": 2 KING STUDS AT EACH SIDE OF OPENING
 OPENINGS UP TO 6'-0": 3 KING STUDS AT EACH SIDE OF OPENING
 OPENINGS UP TO 12'-0": 4 KING STUD AT EACH SIDE OF OPENING
 OPENINGS UP TO 16'-0": 5 KING STUD AT EACH SIDE OF OPENING
 REFER TO PLANS FOR KING STUD REQUIREMENTS ON OPENINGS GREATER THAN 28'-0"
 II. SIMPSON HI 16 REQUIRED AT EACH END EACH ROOF TRUSS UNLESS NOTED OTHERWISE.
 12. NAILS TO TOP PLATE (1) 8D BOX NAIL EACH SIDE. OTHER NAILS AT AN ANGLE AT LEAST 1/2" FROM END OF EACH FLOOR JOIST.
 13. PROVIDE 1/2" Ø ANCHOR BOLTS (MINER STRAND) OR EQUIVALENT FOR ALL 8IN JOISTS.
 14. BEARING, SHEAR AND EXTERIOR WALL STUDS SHALL BE CAPPED WITH DOUBLE TOP PLATES INSTALLED TO PROVIDE OVERLAPPING AT CORNERS AND AT INTERSECTIONS WITH OTHER PARTITIONS. END JOISTS IN DOUBLE TOP PLATES SHALL BE OFFSET AT LEAST 48".
 15. DOUBLE TOP PLATES SHALL BE NAILED WITH 16D NAILS @ 16" O.C. A MINIMUM OF 6-16D NAILS SHALL BE PLACED EACH SIDE OF TOP PLATE SPLICES UNLESS NOTED OTHERWISE.
 16. NON BEARING INTERIOR PARTITION WALLS SHALL BE FRAMED A MINIMUM OF 1/2" SHORTER THAN BEARING WALLS TO ACCOMMODATE TRUSS DEFLECTION AND PRESERVE THE INTENDED LOAD PATH.
 17. JOISTS WITH CANTILEVERS LARGER THAN 1'-6" AND WITHOUT A DIRECT APPLIED CEILING SHALL HAVE CONTINUOUS BLOCKING INSTALLED AT THE 1/3 POINTS OF THE BACK SPAN UNLESS NOTED OTHERWISE.
 18. FLOOR JOISTS SPANNING 16'-0" OR MORE WITHOUT A DIRECT APPLIED CEILING SHALL HAVE ROWS OF CONTINUOUS BLOCKING INSTALLED AT A MAXIMUM SPACING OF 8'-0" O.C.

E- TESTING AND INSPECTION
 1. ALL INSPECTIONS SHALL BE DONE AS REQUIRED BY THE LOCAL JURISDICTION HAVING JURISDICTION
F- FOUNDATION
 1. ALL EXISTING FILL MATERIALS, CONSISTING OF GRAVEL, BRICK FRAGMENTS, CONCRETE CHIPS, WOOD CHIPS, AND DEMOLITION DEBRIS SHALL BE REMOVED IN THE REGIONS OF ALL FOUNDATIONS.
 2. ALL FOUNDATIONS ARE SHALLOW FOUNDATION.
 3. ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR FILL MATERIAL HAVING A MINIMUM SAFE BEARING CAPACITY OF 1,500 PSF.
 4. THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE 2'-0" OR THE PROST DEPTH WHICHEVER IS GREATER.
 5. EDGE OF FOOTINGS SHALL BE PLACED AT A GREATER THAN 1 (VERTICAL) TO 2 (HORIZONTAL) SLOPE WITH RESPECT TO ANY ADJACENT FOOTINGS OR EXCAVATION.
 6. ALL ADJACENT COLUMN FOOTINGS THAT ABUT SHALL BE SEPARATED BY A PAPER JOINT.
 7. THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE AT OR BELOW THE FROST DEPTH OR 2'-0" WHICHEVER IS GREATER BELOW THE FINISHED GRADE.
 8. BACKFILLING AGAINST WALLS SHALL NOT BE DONE UNTIL CONCRETE AND/ OR MASONRY HAS BEEN CURED TO ACHIEVE SUFFICIENT STRENGTH AND WALLS ARE PROPERLY SHORED AND/ OR BRACED.
 9. BACKFILL FOUNDATION WALL WITH EARTH ON BOTH SIDES OF THE WALL BY ALTERNATELY PLACING BACKFILL ON EACH SIDE SO THAT HEIGHT OF BACKFILL DOES NOT DIFFER BY MORE THAN 1'-6" FROM OTHER SIDE.
 10. CONTRACTOR SHALL REFER TO OTHER SPECIFICATIONS DRAWINGS FOR ALL LOCATIONS OF TRENCES, PITS, CUTS, ETC. NOT SHOWN ON STRUCTURAL DRAWINGS.
G- CONCRETE
 1. ALL CONCRETE SHALL BE CONTROLLED CONCRETE, NORMAL WEIGHT (UNJO.) WITH COMPRESSIVE STRENGTH AS FOLLOWS:
 SLAB ON GRADE f'_c=3,500 PSI
 MID SLAB f'_c=2,000 PSI
 FOOTINGS f'_c=3,500 PSI
 BEARING WALLS f'_c=4,000 PSI
 2. CONCRETE MIX DESIGN SHALL BE DONE BY AN APPROVED LABORATORY FOR ALL CONCRETE AND SHALL BE SUBMITTED TO ARCHITECT/ ENGINEER FOR APPROVAL BEFORE USE
 3. CALCIUM CHLORIDE SHALL NOT BE PERMITTED IN CONCRETE IN ANY FORM
 4. FOR SLAB ON GRADE PROVIDE CONTROL OR CONSTRUCTION JOINTS AT A SPACING NOT TO EXCEED 20 FEET (UNJO.) SUBMIT SHOP DRAWINGS INDICATING JOINT LAYOUT FOR ARCHITECT/ ENGINEER APPROVAL
 5. PROVIDE CONDUITS IN CONCRETE SLAB LAYOUT AND SIZES FOR ARCHITECT/ ENGINEER APPROVAL
 6. PROVIDE (2) #5X4'-0" AT SLAB MID DEPTH AT ALL RE-ENTRANT CORNERS OF FLOOR SLAB (S.O.G. AND ELEVATED)
 7. REYS SHALL BE 2"X4" NOMINAL (UNJO.)
 8. SLABS ON STEEL BECK SHALL BE CAST IN SECTIONS HAVING A MINIMUM AREA OF 10,000 SQ.FL. AND A MINIMUM LENGTH OF 100 FT. CONSTRUCTION JOINTS SHALL BE PLACED EITHER PERPENDICULAR TO OR PARALLEL TO DECK DIRECTION AT MIDDLE OF SPAN BETWEEN STEEL BEAMS. APPLY BONDING COMPOUND TO FACE OF CONSTRUCTION JOINT PRIOR TO PLACEMENT OF NEW CONCRETE
 9. CONCRETE CAST ON SLOPED SURFACES SHALL BEGIN AT THE LOWEST ELEVATION AND CONTINUE MONOLITHICALLY TOWARD THE HIGHER ELEVATION UNTIL THE INTENDED POUR IS COMPLETED.
 10. PROVIDE 5/4" CHAMFER ON ALL EXPOSED CONCRETE EDGES (UNJO.)
 11. PROVIDE THICKENED SLAB ON GRADE UNDER ALL CMU WALLS (UNJO.)

H- REINFORCING STEEL
 1. ALL REINFORCING STEEL, INCLUDING STIRRUPS AND TIES, SHALL BE HIGH STRENGTH CONFORMING TO ASTM DESIGNATION A-615-62 GRADE 60 (f_y=60,000 psi)
 2. ALL REINFORCEMENT TO BE WELDED, IF REQUIRED, SHALL CONFORM TO ASTM A-706 GRADE 60
 3. UNJO. ON STRUCTURAL DRAWINGS, PROVIDE MINIMUM CONCRETE PROTECTION, AS FOLLOWS:
 CAST AGAINST EARTH - 3"
 EXPOSED TO EARTH OR WEATHER
 #5 AND SMALLER BARS AND WWF - 1 1/2"
 #6 AND LARGER BARS 2"
 NOT EXPOSED TO EARTH OR WEATHER
 SLAB AND WALLS
 #11 AND SMALLER BARS AND WWF 3/4"
 #14 AND SMALLER BARS - 1 1/2"
 BEAMS AND COLUMNS - 1 1/2"
 4. WHERE CONSTRUCTION JOINTS ARE PROVIDED, THE REINFORCEMENT SHALL PASS CONTINUOUSLY THROUGH THE JOINT AND ADDITIONAL DOVELS, #4@12"X4'-0" LONG, SHALL BE PROVIDED (UNJO.)
 5. WWF SHALL HAVE ENDS LAPPED ONE FULL PANEL + 2" ON ALL SIDES
 6. ALL WELDING OF REINFORCEMENT SHALL BE DONE WITH ER70XX ELECTRODES IN ACCORDANCE WITH AWS SPECIFICATIONS
 7. ANY MECHANICAL SPLICES USED, MUST BE "TENSION-COMPRESSION" TYPE AND SHALL COMPLY WITH ACI 308, UNLESS SPECIFICALLY APPROVED BY THE STRUCTURAL ENGINEER. SHOP DRAWINGS SUBMITTED FOR EOR'S APPROVAL MUST INDICATE THE USE AND THE TYPE OF ANY MECHANICAL SPLICES USED.

I- MASONRY
 CONCRETE MASONRY UNITS SHALL BE HOLLOW 2-CELL BLOCK (UNJO.) WITH A MASONRY COMPRESSIVE STRENGTH OF FM-2,000 psi AND SHALL CONFORM TO ASTM C-90 (AND ASTM C-129, AS APPLICABLE)
 2. ALL MASONRY BEARING AND NON-BEARING WALLS ABOVE 2ND LEVEL SHALL BE LIGHT WEIGHT MASONRY.
 3. ALL REINFORCING SHALL BE DEFORMED STEEL BARS WITH A YIELD STRENGTH OF 60,000 PSI (DESIGN STRESS EQUAL TO 24,000 psi) ALL SPLICES SHALL BE 4B BAR DIAMETER IN LENGTH (UNJO.)
 4. ALL MASONRY WORK IN PROGRESS SHALL BE CONTINUOUSLY INSPECTED AND MATERIAL, EQUIPMENT AND PROCEDURES SHALL BE EVALUATED FOR QUALITY AND ACCEPTABILITY, AS PER IBC 2008 (SECTION 1704)
 5. PROVIDE DOVETAIL ANCHOR SLOTS AT 2'-0" ON CENTER IN CONCRETE WALLS AND COLUMNS FACED WITH BRICK OR CMU
 6. FIRST COURSE OF MASONRY SHALL BE FULLY BEDDED IN MORTAR AND GROUTED SOLID
 7. PROVIDE AT LEAST TWO BARS OF 1/2" HORIZONTAL JOINT REINFORCEMENT IN FIRST AND SECOND BED JOISTS ABOVE AND BELOW OPENINGS AND IN EVERY SECOND BED JOINT ELSEWHERE. IN REINFORCED MASONRY WALLS, PROVIDE GALVANIZED HORIZONTAL MASONRY REINFORCEMENT AT EVERY OTHER BLOCK COURSE UNJO.
 8. ALL TOP CONNECTIONS OF NON-LOAD BEARING MASONRY WALL TO STRUCTURE MUST PROVIDE A 1" SOFT JOINT FOR INDEPENDENT VERTICAL AND HORIZONTAL MOVEMENT OF STRUCTURE ABOVE.

9. PROVIDE 2#6 VERTICAL REINFORCEMENT FULL HEIGHT OF WALL AT ALL JAMB LOCATIONS. WELD DOVELS AT BEARING END OF LINTEL (18D) AS REQUIRED
 10. PROVIDE (2) #6 CONTIGUES HORIZONTAL REINFORCEMENT AT CR WALLS AND AT ROOF AND FLOOR LEVELS
 11. ALL CMU REINFORCING SPLICE MUST BE 4B FRAME-BE-LONG
 12. AT COLUMN LOCATIONS, ANCHOR MASONRY WALLS TO STEEL COLUMNS WITH FLEXIBLE WELD ON TIES AT A SPACING OF 16" (MAX.) ALONG THE HEIGHT OF COLUMN
 13. ALL BEARING MASONRY WALLS AND ALL EXTERIOR MASONRY WALLS SHALL BE REINFORCED WITH #5 BARS AT 9" O.C. LOCATED IN THE CENTER OF THE CMU UNJO.
 14. ALL HOLLOW MASONRY UNITS BELOW GRADE SHALL BE FILLED SOLID W/ GROUT OR MORTAR
 15. MASONRY SHALL BE FILLED SOLID SAND/ CEMENT GROUT UNDER BEARING ENDS OF STEEL JOISTS AND BEAMS
 16. VOIDS IN MASONRY CONTAINING REINFORCEMENT SHALL BE FILLED WITH GROUT. GROUT SHALL CONFORM TO ASTM C 416
 17. WHERE NOTED "SOLID" WALL SHALL BE FILLED WITH GROUT
 18. MORTAR FOR MASONRY SHALL CONFORM TO ASTM C270 AND SHALL BE OF THE FOLLOWING TYPE:
 TYPE M FOR MASONRY BELOW GRADE AND IN CONTACT WITH EARTH. ALL EXTERIOR WALLS/ PARAPETS AND INTERIOR LOAD BEARING WALLS
 TYPE S, INTERIOR NON-LOAD BEARING WALLS AND AT ALL OTHER LOCATIONS WHERE TYPE M IS NOT INDICATED

J- LINTELS

1. MASONRY BOND BEAM LINTELS
 a. PROVIDE MASONRY BOND BEAM UNIT WITH THICKNESS EQUAL TO MIN. WIDTH OF WALL
 b. PROVIDE THE FOLLOWING MINOR BEAM LINTELS (UNJO.) OR SHOWN ON DRAWINGS

MARK	SPAN	HEIGHT	BOV. REIN.	TOP REIN.	STIRRUPS
12	5'-1" TO 4'-0"	8"	2#5	-	-
12	4'-1" TO 6'-0"	8"	2#5	2#4	2#2@8" (E.E.)
15	6'-1" TO 8'-0"	16"	2#6	2#4	3#3@8" (E.E.)
14	8'-1" TO 10'-0"	16"	2#7	2#5	4#3@8" (E.E.)
15	10'-1" TO 14'-0"	16"	2#8	2#5	6#3@8" (E.E.)

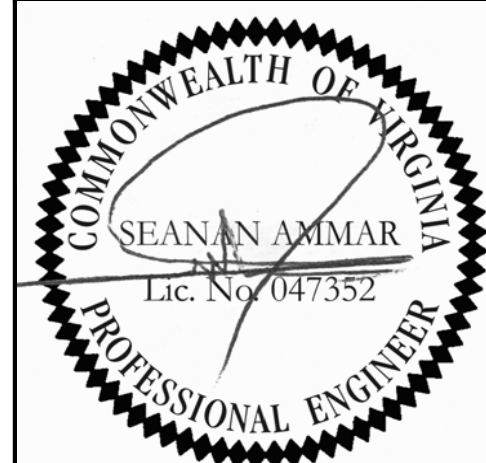
c. PRECAST LINTELS, WHEN USED, SHALL BE DESIGNED BY THE PRECAST MANUFACTURER
 d. MINIMUM BEARING AT EACH END SHALL BE 6" UNJO. FOR BOND BEAM AND PRECAST BEAMS

2. STEEL LINTELS
 a. PROVIDE ONE STEEL ANGLE FOR EACH 4" OF WALL THICKNESS FOR THE FOLLOWING OPENING UNJO. OR SHOWN ON CONTRACT DRAWINGS
 OPENING UP TO 3'-4" - 1 3/4 X 3 1/2 X 6
 OPENING 3'-5" TO 6'-0" USE L 4X3 1/2 X 6 (LLV)
 OPENING 6'-1" TO 6'-0" USE L 5 X 3 1/2 X 6 (LLV)
 OPENING 6'-1" UP TO 12'-0". USE WEBS WITH 6" SCHEDULE PLATE UNJO.
 b. MINIMUM BEARING AT EACH END SHALL BE 6" FOR STEEL LINTELS. PROVIDE (2) 1/4" X 8" ANCHOR BOLTS SCHEDULE SHALL APPLY TO ALL
 c. PROVIDE SHOP PRIME FOR ALL INTERIOR STEEL LINTELS. ALL EXTERIOR STEEL LINTELS SHALL BE HOT DIPPED GALVANIZED
 d. THE STEEL LINTEL SCHEDULE SHALL APPLY TO ALL PENETRATIONS THROUGH RUNNING BOND MASONRY WALLS UNJO.

K- LIGHTGAGE METAL FRAMING
 1. GENERAL
 a. ALL STRUCTURAL PROPERTIES OF LIGHTGAGE FRAMING SHALL BE SHOWN IN THE MANUFACTURER'S CATALOG
 b. LITTLE AMS STANDARD WELDING SYMBOLS
 2. MATERIALS
 a. ALL FRAMING MEMBERS SHALL BE MIN. AS SHOWN ON DRAWINGS
 b. ALL FRAMING MEMBERS SHALL BE GALVANIZED
 3. CONNECTIONS
 a. CUT ALL FRAMING COMPONENTS TO FIT SQUARELY AGAINST ABUTTING MEMBERS AND HOLD FIRMLY IN POSITION UNTIL PROPERLY FASTENED
 b. ALL PANELS SHALL BE SQUARE AND BRACED AGAINST TACKLING
 c. WIRE TYPING OF STRUCTURAL FRAMING COMPONENTS IS NOT PERMITTED
 d. LIGHTGAGE METAL FRAMING CONNECTIONS TO BE FASTENED TOGETHER WITH A MINIMUM OF (2) #6 SCREWS
 4. DETAILING
 a. ATTACH TRACK SECURELY TO THE STRUCTURE AS REQUIRED
 b. SEAT STUDS SQUARELY TO THE FLOOR AND OVERHEAD TRACK AND ATTACH SECURELY
 c. SPLICES IN STRUCTURAL FRAMING MEMBERS ARE NOT PERMITTED WITHOUT APPROVAL OF THE OWNER/ CONSTRUCTION MANAGER AND EOR
 d. DO NOT ALLOW HANG LOOPS TO STUDS UNTIL ALL BRACING CONNECTIONS, AND ATTACHMENT OF RELATED MATERIALS ARE COMPLETE.



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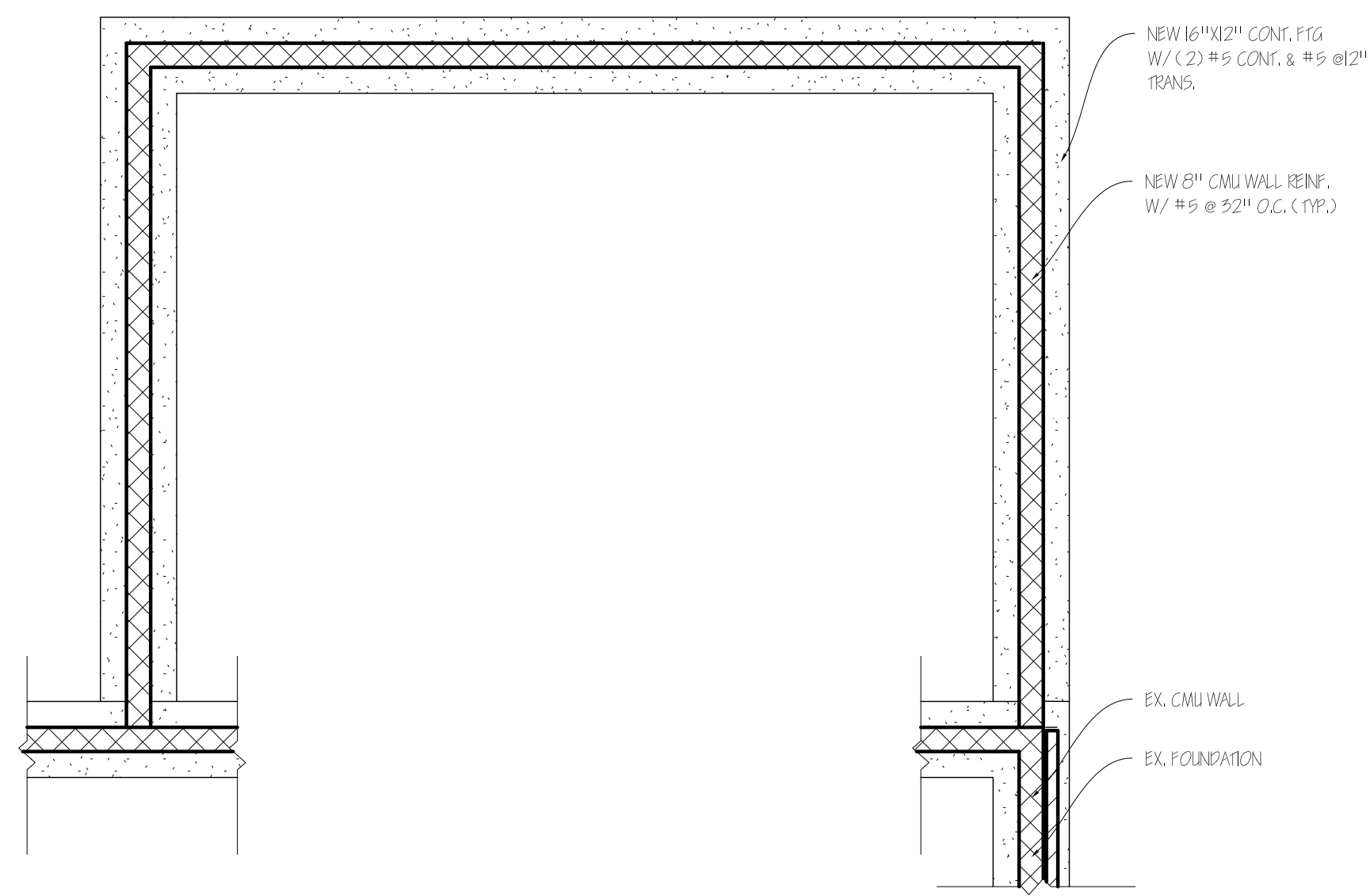
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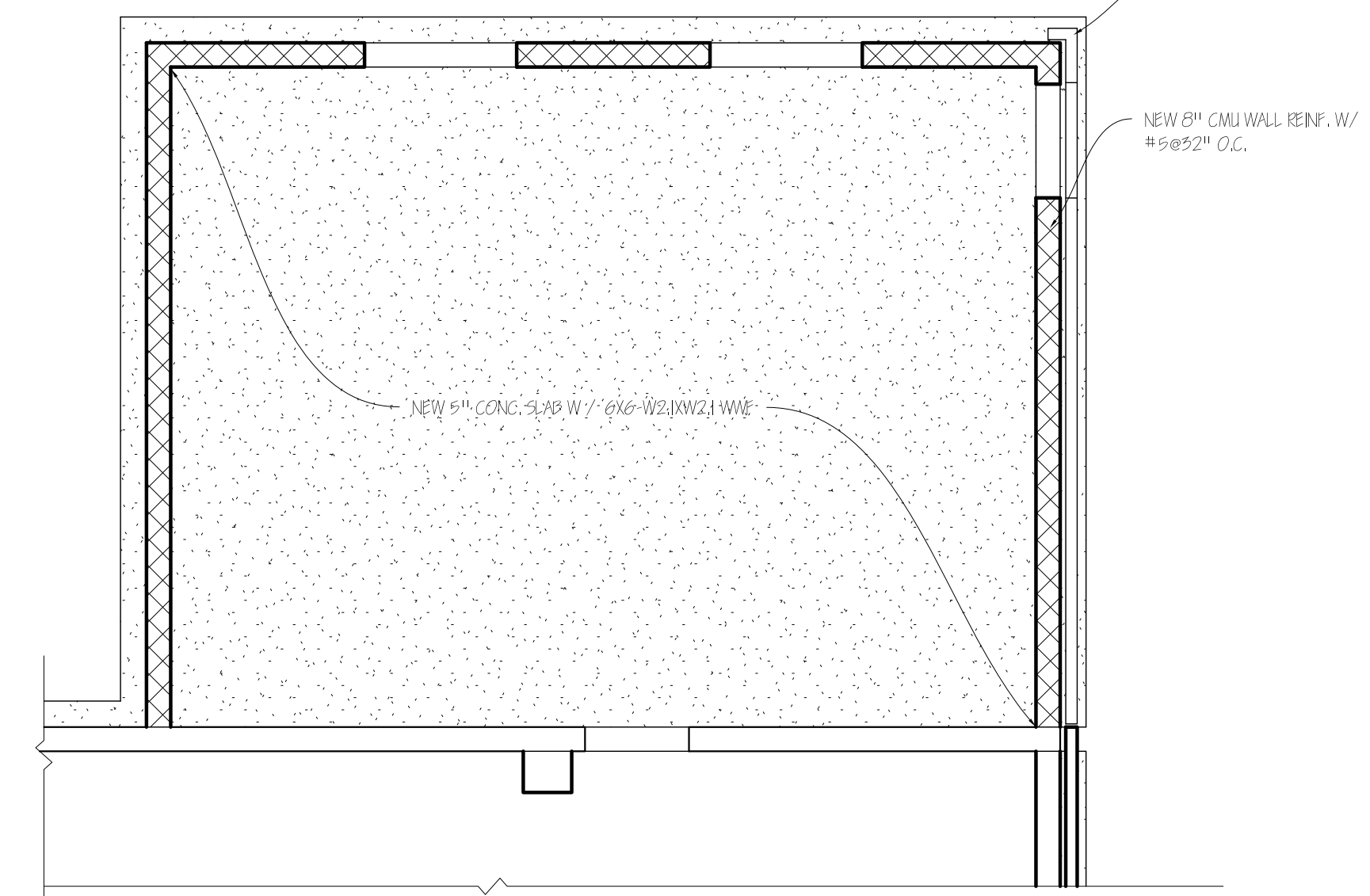
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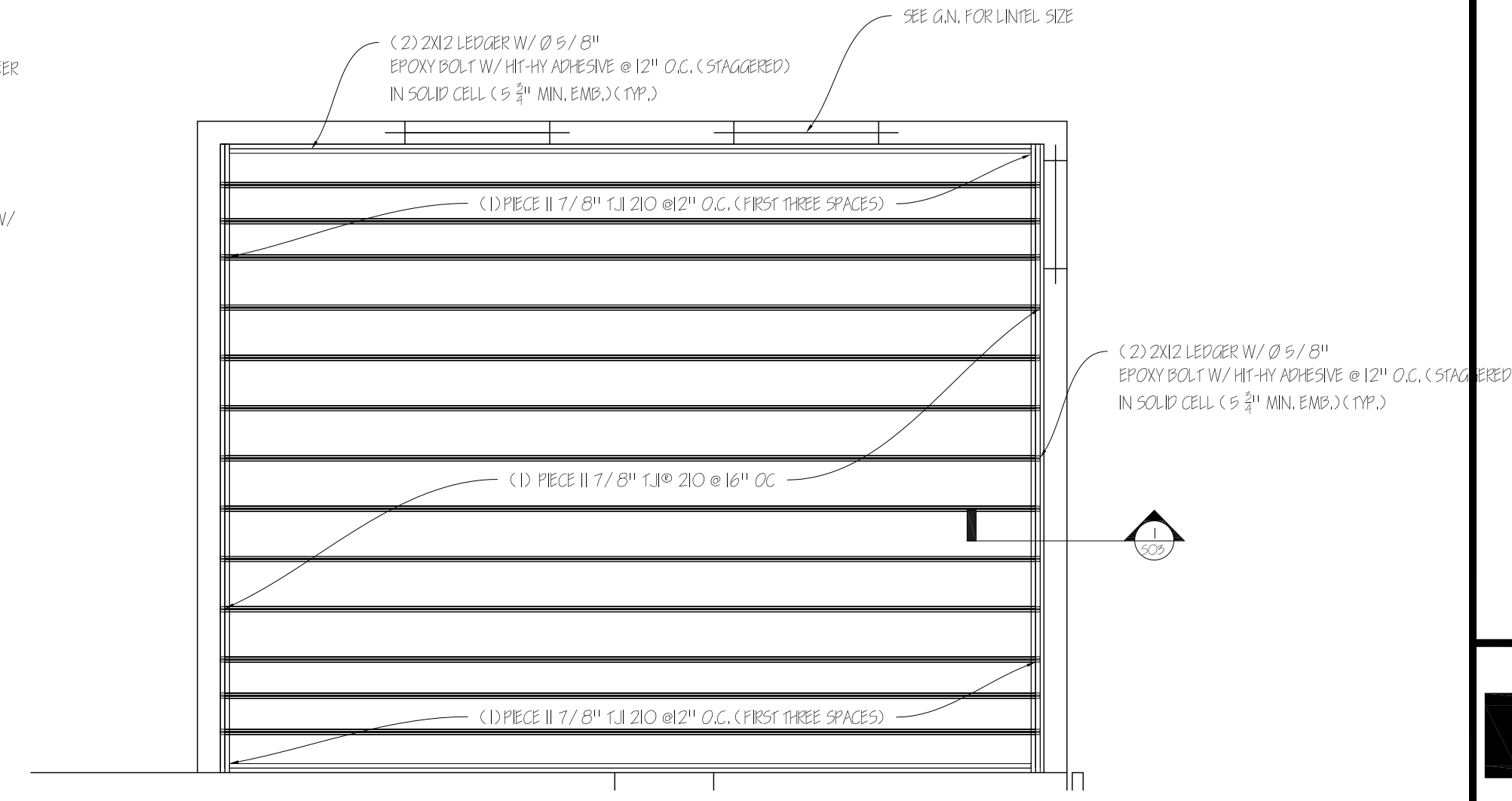


1 FOUNDATION PLAN
S02 SCALE: 1/4"=1'-0"

FOUNDATION PLAN NOTES:
REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS, ELEVATIONS AND OPENINGS

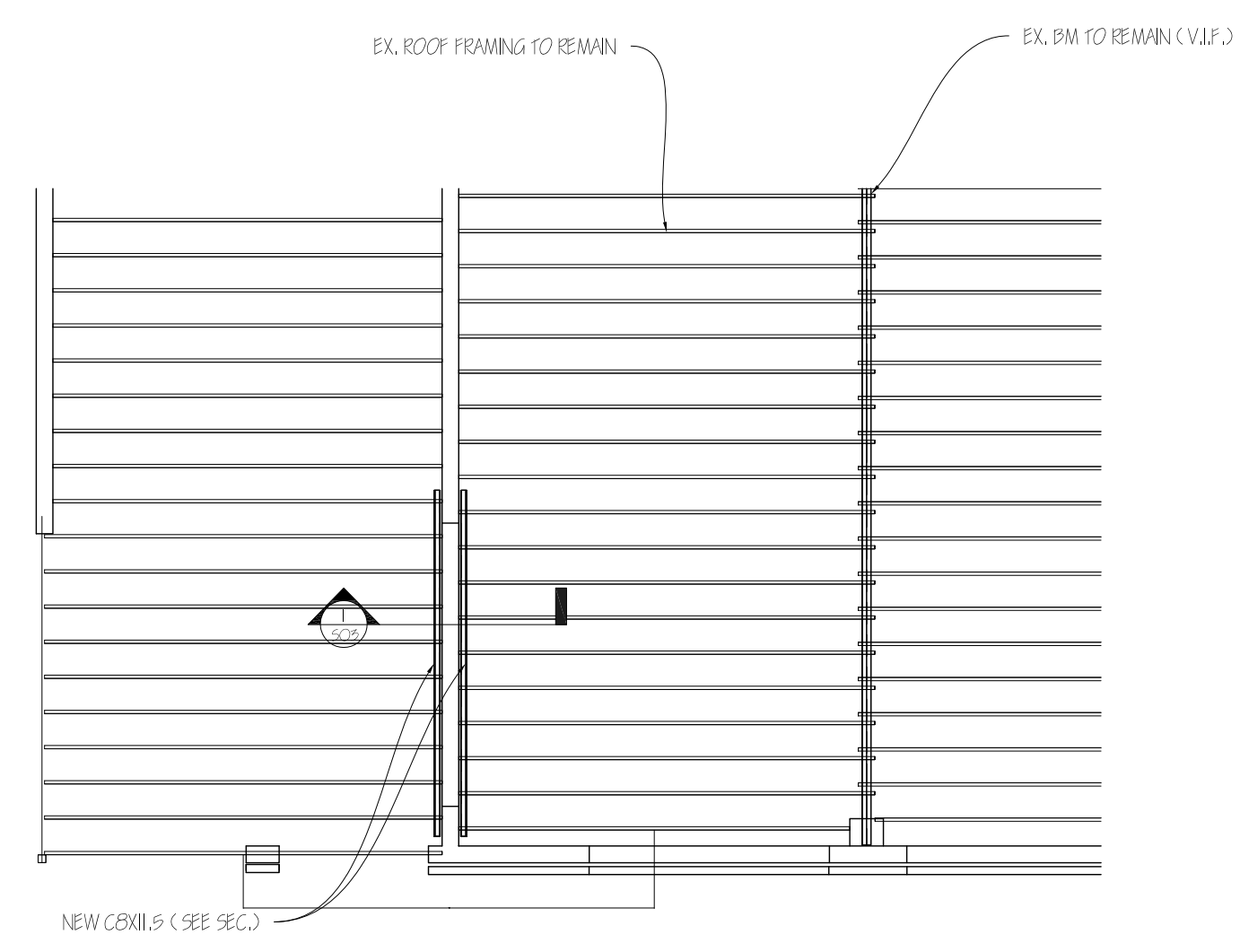


2 PROPOSED FIRST FLOOR
S02 SCALE: 1/4"=1'-0"



3 PROPOSED ROOF FRAMING
S02 SCALE: 1/4"=1'-0"

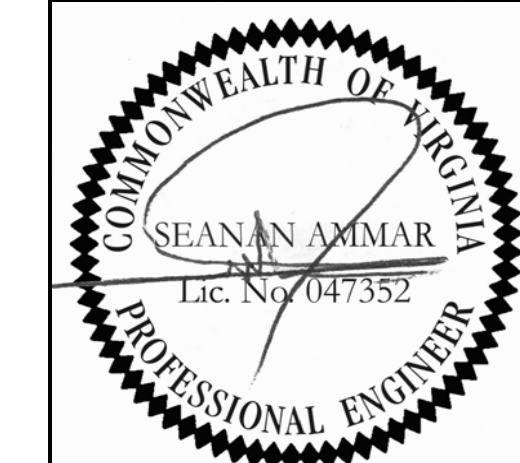
ROOF SHEATHING: USE MIN. 7/16" IN SHEATHING EXP 1 WITH 2D COMMON NAILS. FASTENERS ARE SPACED 6" IN O.C. - BLOCKING IS NOT REQUIRED. USE LUIZOR-AB HANGERS WITH ALL 1-10B/15



4 NEW OPENING LINTEL SUPPORT
S02 SCALE: 1/4"=1'-0"

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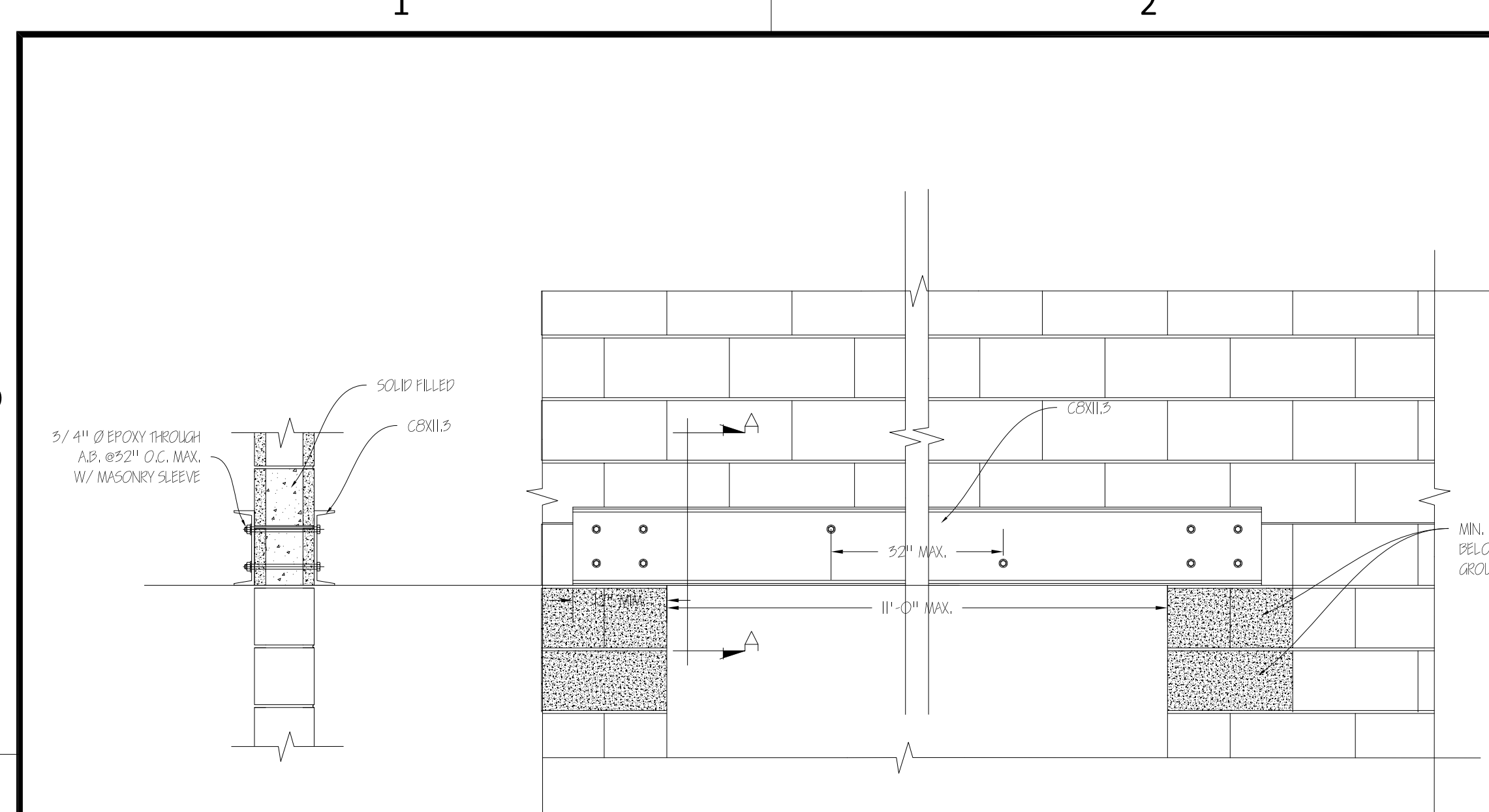
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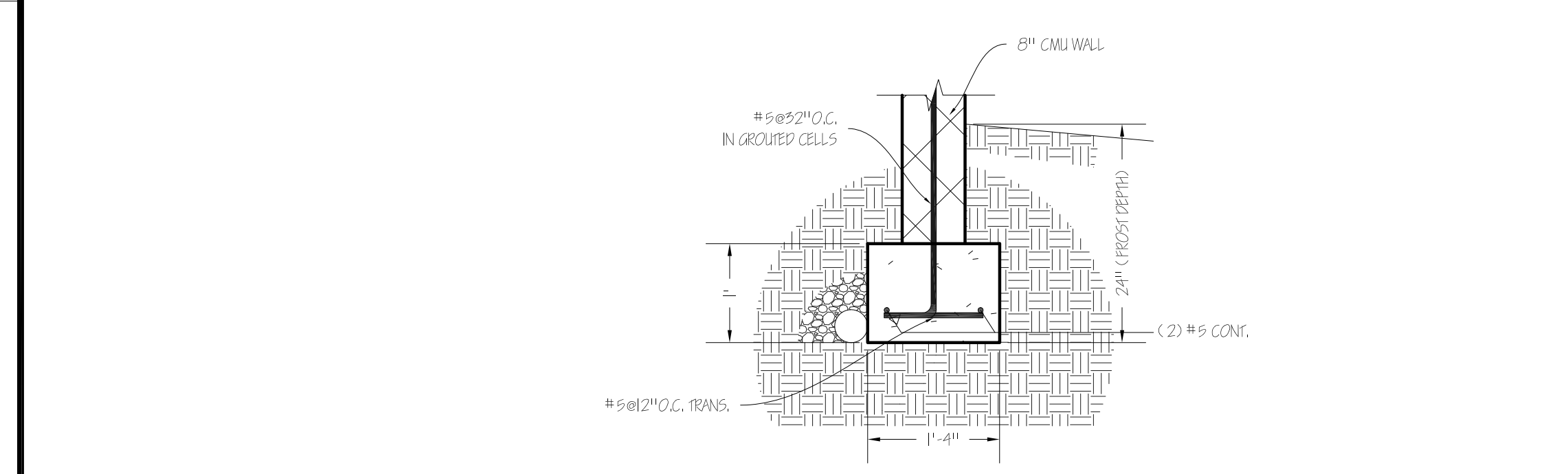
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EXISTING AND PROPOSED PLANS

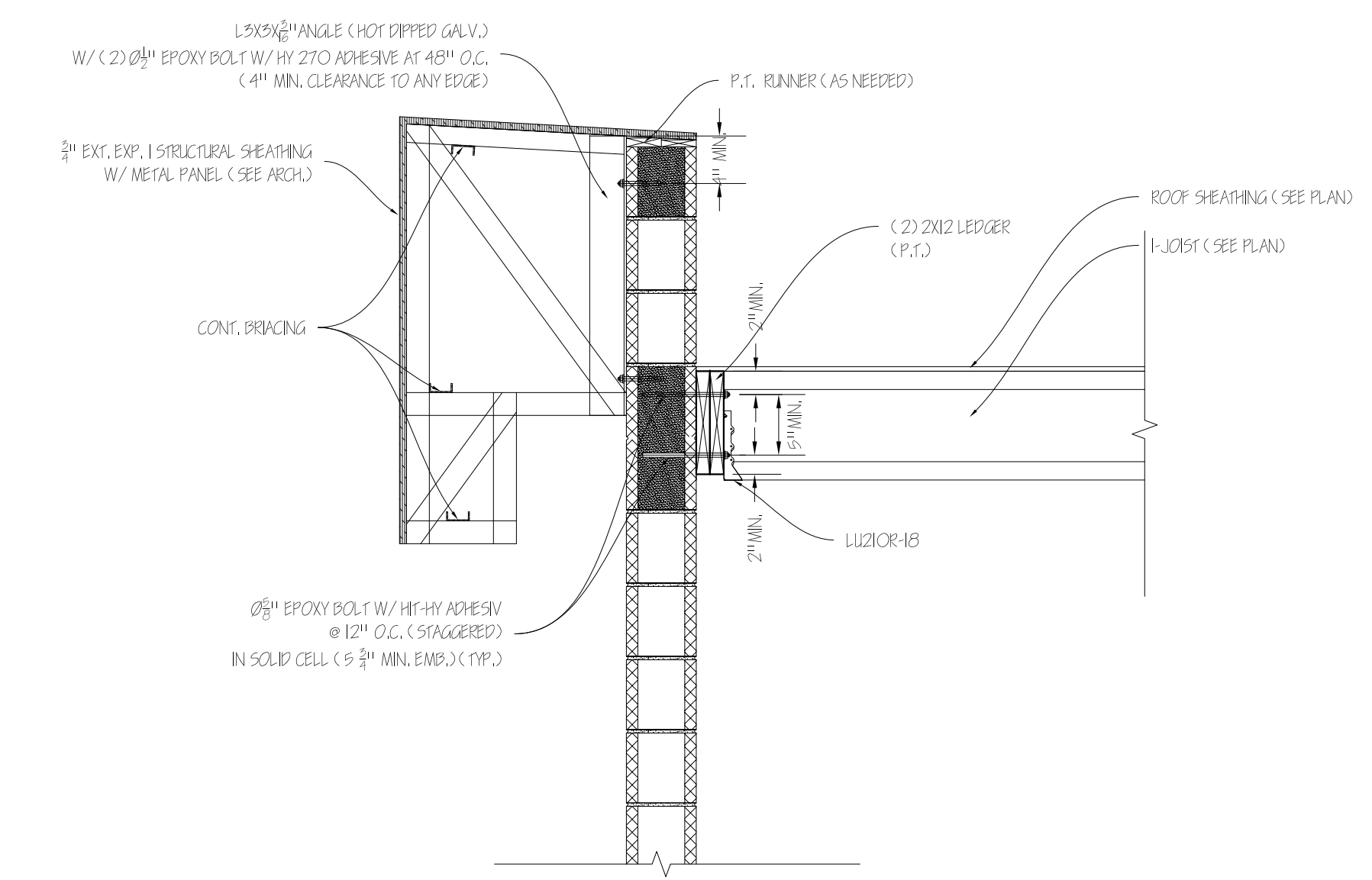
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1 NEW OPENING LINTEL SUPPORT
S03 SCALE: 3/4"=1'-0"



3 TYPICAL FOOTING SECTION
S03 SCALE: 3/4"=1'-0"

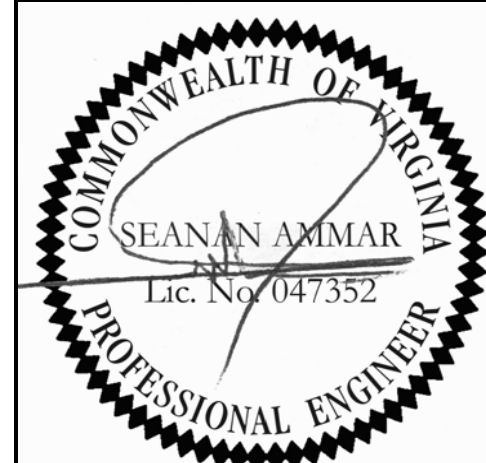


2 SECTION
S03 SCALE: 3/4"=1'-0"

- NOTES
1. OVER HANG FRAMING IS SPACED 48" O.C.
 2. OVER HANG MEMBERS ARE COLD FORMED STEEL (EXCEPT AS NOTED)
 3. ALL MEMBERS ARE COLD FORMED MIN. 16-21125-27
 4. PROVIDE SHOP DRAWING TO EOR FOR APPROVAL
 5. ALL CELLS RECEIVING A.S. SHALL BE GROUTED
 6. USE (4) #8 SCREWS #8 EACH CONNECTION
 7. FOR DIMENSION/LOCATION SEE ARCHITECTURAL DRAWINGS
 8. COORDINATE BOLTS LOCATION IN THE FIELD, ONLY ONE BOLT IN ANY GROUTED CELL
 9. HORIZONTAL AND VERTICAL REINFORCEMENT NOT SHOWN FOR CLARITY

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SECTIONS AND DETAILS

SHEET NUMBER:
S03

ELECTRICAL GENERAL NOTES

- IT IS THE INTENT OF THESE DRAWINGS AND OTHER RELATED DOCUMENTS TO PRODUCE A COMPLETE AND FUNCTIONING ELECTRICAL SYSTEM. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TESTS, AND OTHER SERVICES AS MAY BE NECESSARY TO ACHIEVE THIS PRODUCT. THE CONTRACTOR SHALL ACKNOWLEDGE ACCEPTANCE OF THE PLANS AS AN ADEQUATE DEFINITION OF THE SCOPE OF WORK AND EXTRA COST CLAIMS BASED ON DISCREPANCIES ON THE PLANS WILL NOT BE CONSIDERED.
- ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL CODES HAVING JURISDICTION. ALL EQUIPMENT, DEVICES, AND MATERIAL SHALL BE LISTED WITH UNDERWRITERS LABORATORIES FOR ITS APPLICATION AS INSTALLED AND SHALL BEAR THE UL LABEL.
- THE ELECTRICAL CONTRACTOR SHALL OBTAIN ALL PERMITS AND PAY SUCH FEES AS MAY BE NECESSARY FOR INSPECTIONS, TESTS, AND OTHER SERVICES WHICH ARE REQUIRED FOR THE COMPLETION OF HIS WORK.
- THE CONTRACTOR SHALL VISIT THE SITE AND EXAMINE CONDITIONS OF THE PREMISES AND THE CHARACTER AND EXTENT OF WORK REQUIRED PRIOR TO SUBMISSION OF BIDS. ANY DIFFICULTIES IN COMPLYING WITH THE DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF ARCHITECT BEFORE BIDDING.
- ELECTRICAL PLANS ARE DIAGRAMMATIC. DO NOT SCALE DRAWINGS.
- CONSULT PLANS OF ALL OTHER TRADES FOR COORDINATION AND FOR RELATED AND ADJOINING WORK.
- CONSULT ARCHITECTURAL AND STRUCTURAL PLANS AND DETAILS FOR CONSTRUCTION TYPE, HEADROOM, ROOM FINISHES, CEILING, ETC.
- SEE REFLECTED CEILING PLAN FOR EXACT LOCATION OF LIGHT FIXTURES.
- CIRCUIT NUMBERS ARE FOR IDENTIFICATION PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTLY SPACING THE CIRCUITS IN THE PANEL AND BALANCE THE LOAD ON THE PHASES UNDER NORMAL OPERATING CONDITIONS.
- SHOP DRAWINGS FOR ALL ELECTRICAL EQUIPMENT, FIXTURES, DEVICES AND MATERIALS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL BEFORE DELIVERY TO THE JOB SITE. EQUIPMENT, FIXTURES, DEVICES, AND MATERIAL DELIVERED TO THE JOB SITE OR INSTALLED PRIOR TO APPROVAL OF THE SHOP DRAWINGS, AND FOR WHICH THE SHOP DRAWINGS ARE SUBSEQUENTLY REJECTED, SHALL BE REPLACED WITH AN APPROVED ITEM AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL VERIFY WIRE SIZES, C/B AND FUSE RATINGS FOR ALL HVAC EQUIPMENT, AND BRING TO THE ATTENTION OF THE ARCHITECT ANY DISCREPANCIES AFFECTING THE WORK PRIOR TO PROCEEDING.
- ALL WORK SHALL BE DONE AT SUCH TIMES AND IN SUCH A MANNER AS WILL LEAST INTERFERE WITH THE MAINTENANCE AND OPERATION OF ALL RELATED OR AFFECTED SYSTEM. ALL POWER OUTAGES, FIRE ALARM SHUT DOWNS, ETC. SHALL BE COORDINATED WITH OWNER.
- CONTRACTOR SHALL VERIFY THAT ALL DROO SWINGS ARE CORRECT BEFORE INSTALLING LIGHT SWITCH OUTLETS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER SIZING OF ALL MOTOR OVERLOAD DEVICES (HEATERS) IN STARTERS BASED ON ACTUAL NAMEPLATE RATINGS ON THE MOTORS BEING INSTALLED.
- HORSEPOWER RATINGS INDICATED ON DRAWINGS MAY DIFFER FROM ACTUAL EQUIPMENT FURNISHED. IF FURNISHED EQUIPMENT DIFFERS FROM RATINGS ON DRAWINGS, CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER FOR APPROPRIATE ACTION TO BE TAKEN.
- CONTRACTOR SHALL NOTE U.L. LABELS ON PACKAGED TYPE MECHANICAL EQUIPMENT. IF U.L. LABEL ON MECHANICAL EQUIPMENT IS NOT ACTUALLY BE INSTALLED CALLS FOR THE OVERCURRENT PROTECTIVE DEVICE TO BE FUSES, THE ELECTRICAL CONTRACTOR SHALL PROVIDE A FUSED DISCONNECT SWITCH WITH PROPER SIZE FUSES AT THE SWITCH LOCATION INDICATED ON DRAWINGS AT NO ADDITIONAL CHARGE TO THE OWNER.
- THE ELECTRICAL CONTRACTOR SHALL VERIFY THE TYPE OF CEILING SYSTEM WITH THE GENERAL CONTRACTOR OR CEILING CONTRACTOR TO INSURE THAT ALL RECESSED LIGHTING FIXTURES ARE COMPATIBLE WITH THE CEILING SYSTEM BEING INSTALLED. LIGHTING FIXTURES SHOULD NOT BE ORDERED UNTIL TYPE OF CEILING HAS BEEN VERIFIED.
- LIGHTING FIXTURES INSTALLED IN SUSPENDED CEILING SHALL BE SUPPORTED DIRECTLY FROM THE BUILDING STRUCTURE.
- THE CORRECT NUMBER OF WIRES MAY NOT BE INDICATED FOR ALL CIRCUITS, ONLY THOSE WHERE CLARIFICATION IS NECESSARY. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL WIRES NECESSARY FOR THE PROPER FUNCTION OF THE SYSTEM WHETHER INDICATED ON DRAWINGS OR NOT.
- ALL EMPTY CONDUIT RUNS IN EXCESS OF 10 FEET SHALL BE PROVIDED WITH A PULL WIRE OF FISH TAPE/CORD.
- ALL CONDUCTORS, RACEWAYS AND CABLES SHALL BE CONCEALED IN CEILING OR WALL UNLESS INDICATED OTHERWISE.
- OPENINGS OR CORE DRILLS IN EXISTING BUILDING STRUCTURE FOR PASSAGE OF CONDUITS/CABLES SHALL NOT BE CUT UNTIL THE CONTRACTOR HAS ASKED FOR AND RECEIVED WRITTEN APPROVAL FROM THE ARCHITECT AND OWNER.
- THE LIGHTING FIXTURES SHALL BE FURNISHED AND INSTALLED COMPLETE WITH ALL ACCESSORIES (INCLUDING LAMPS) BY THE ELECTRICAL CONTRACTOR.
- SYMBOLS SHOWN ON THIS SHEET ARE STANDARD SYMBOLS AND MAY NOT NECESSARILY ALL BE APPLICABLE TO THIS PROJECT.
- THE CONTRACTOR SHALL GUARANTEE ALL HIS WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE BY OWNER.
- ALL PENETRATIONS OF FLOOR AND WALLS SHALL BE FIRE STOPPED IN ACCORDANCE WITH IBC, NEC, AND NFPA.

- CONDUCTORS SHALL BE INSTALLED CONTINUOUS BETWEEN DEVICES, WITH SPLICES LOCATED ONLY IN JUNCTION BOXES OR IN CABINETS. CONDUCTORS SHALL BE OF SUFFICIENT LENGTH TO REACH THE FARTHEST TERMINAL IN PANELS. A MINIMUM OF 6" LOOPS SHALL REMAIN WHERE CONNECTIONS OF TAPS ARE TO BE MADE IN BRACH CIRCUIT WIRING.
- PROVIDE AN UPDATED TYPED WRITTEN PANEL DIRECTORY IN EACH PANEL AFTER COMPLETION OF WORK.
- ELECTRICAL CONTRACTOR SHALL PROVIDE AS BUILT DRAWINGS AND ALL MANUFACTURERS DATA AND WARRANTY LITERATURE AT THE COMPLETION OF THE CONTRACT.

WIRING DEVICES

- THE ELECTRICAL CONTRACTOR SHALL COORDINATE ALL MOUNTING HEIGHTS FOR SWITCHES, RECEPTACLES, WALL MOUNTED LIGHT FIXTURES, AND TELEPHONE OUTLETS BY THE USE OF THE ARCHITECTURAL AND ENGINEERING DRAWINGS. SHOULD ANY CONFLICTS BECOME APPARENT THE CONTRACTOR SHALL REQUEST CLARIFICATION PRIOR TO INSTALLATION. IN THE WORK IS NOT COORDINATED ANY REMEDIAL WORK SHALL BE REDONE AT NO ADDITIONAL COST TO THE OWNER.
- PROVIDE DUPLEX, SPECIFICATION GRADE RECEPTACLES 2 POLE, 3 WIRE GROUNDING WITH GREEN HEXAGONAL EQUIPMENT GROUND SCREWS, GROUND TERMINALS AND POLES INTERNALLY CONNECTED TO MOUNTING YOKE, 20 AMPERES, 125 VOLTS, WITH METAL PLASTER EARS, SIDE WIRING, NEMA CONFIGURATION 5-20R.
- SWITCHES, 20 AMPS, 120/277 VOLTS, WITH MOUNTING YOKE INSULATED FROM MECHANISM, EQUIPPED WITH PLASTER EARS, SWITCH HANDLE, AND SIDE WIRED SCREW TERMINALS.
- ALL SWITCHES, RECEPTACLES AND ASSOCIATED FACE PLATES SHALL BE OF WHITE COLOR. PREFERRED MANUFACTURER IS LUTRON.
- ALL DEVICES INSTALLED IN THE LOCATION EXPOSED TO AMBIENT CONDITIONS SHALL BE WEATHERPROOFED.

EQUIPMENT SPECIFICATIONS

RACEWAY

- MINIMUM SIZE OF THE CONDUIT SHALL BE 1/2".
- PROVIDE FLEXIBLE CONDUIT FOR MOTOR CONNECTION, AND FOR OTHER ELECTRICAL EQUIPMENT CONDITION, WHERE SUBJECT TO MOVEMENT AND VIBRATION.
- PROVIDE LIQUID TIGHT FLEXIBLE CONDUIT FOR CONNECTION OF MOTOR AND FOR OTHER ELECTRICAL EQUIPMENT WHERE SUBJECT TO MOVEMENT AND VIBRATION, AND ALSO WHERE SUBJECT TO ONE OR MORE OF THE FOLLOWING CONDITIONS, UNLESS NOTES OTHERWISE:
 - MOIST AND HUMID ATMOSPHERE WHERE CONDENSATE CAN BE EXPECTED TO ACCUMULATE.
 - CORROSIVE ATMOSPHERE
 - SUBJECT TO DRIPPING OIL, GREASE OR WATER.
- ALL CONDUITS SHALL BE GROUNDED PER NEC. CONDUITS ENTERING THE OUTLET BOXES, PANEL CABINETS, ETC. MUST BE FITTED WITH A DOUBLE LOCKNUT AND BUSHING.
- PROVIDE RIGID STEEL, THREADED, THICK WALL CONDUIT, GALVANIZED OR EMT FOR ALL PANEL FEEDERS, AND ALL EXPOSED WIRING IN UNFINISHED AREAS.
- ALL WIRE RACEWAYS IN OR PASSING THROUGH CONCRETE WALLS, SLABS, OR UNDERGROUND SHALL BE GALVANIZED RIGID STEEL THREADED CONDUIT.

WIRES AND CABLES

- ALL WIRE AND CABLE SHALL BE COPPER WITH THHN/THWN INSULATION AND ALL WIRE SIZES ARE BASED ON COPPER CONDUCTORS WITH 75°C INSULATION UNLESS INDICATED OTHERWISE. ALL CONNECTORS, LUGS, ETC. SHALL BE LISTED FOR 75°C.
- PROVIDE WIRING NOT SMALLER THAN #12 AWG FOR THE POWER DISTRIBUTION, AND NOT SMALLER THAN #14 AWG FOR THE FIRE ALARM SYSTEM.
- ALL CIRCUITS 120/208 VOLT OVER 100 FEET AND ALL 277/480 VOLT CIRCUITS OVER 200 FEET FROM PANEL TO FIRST OUTLET SHALL HAVE CONDUCTORS ONE SIZE LARGER THAN NORMALLY REQUIRED WHETHER INDICATED ON PANEL SCHEDULE OR NOT.
- CONDUCTORS INSTALLED UNDERGROUND OR IN THE WET LOCATIONS SHALL BE U.L. LISTED PER NEC, AND SHALL BE SUITABLE FOR WET LOCATIONS.

ELECTRICAL BOXES AND FITTINGS

- ALL BOXES AND FITTINGS SHALL BE OF CODE-GAUGE STEEL.
- JUNCTION AND PULL BOXES: PROVIDE GALVANIZED CODE-GUAGE STEEL JUNCTION AND PULL BOXES WITH SCREW-ON COVER OF TYPES, SHAPES AND SIZES TO SUIT EACH RESPECTIVE LOCATION AND INSTALLATION, WITH WELDED SEAMS AND EQUIPPED WITH STAINLESS STEEL NUTS, SCREWS, AND WASHERS.
- PROVIDE WEATHERPROOF OUTLETS FOR INTERIOR AND EXTERIOR LOCATIONS EXPOSED TO WEATHER OR MOISTURE.
- ALL PULL BOXES SHALL BE FABRICATED FROM #12 OR HEAVIER GAUGE GALVANIZED STEEL AS REQUIRED BY THE NEC, AND SHALL BE EQUIPPED WITH SCREW FASTENED COVER.

FIRE ALARM NOTES:

- ALL DEVICES AND EQUIPMENT FOR THIS SYSTEM SHALL BE LISTED BY THE UNDERWRITER'S LABORATORIES, INC. (U.L.), BEAR THE U.L. LABEL AND SHALL CONFORM TO THE APPLICABLE SECTIONS OF NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 72 AND 90A.
- THE INSTALLATION SHALL BE IN ACCORDANCE WITH ALL REQUIREMENTS OF NFPA, THE NATIONAL ELECTRIC CODE (NEC), ALL STATE AND LOCAL CODES AND ADA REQUIREMENTS.
- UPON COMPLETION, THE SYSTEM SHALL BE THOROUGHLY TESTED BY THE CONTRACTOR TO ASSURE PROPER INTERFACING OF ALL COMPONENTS.

- ALL WIRING FOR THE FIRE DETECTION AND ALARM SYSTEM SHALL BE RUN IN CONDUIT BY THE CONTRACTOR. ALL FIRE ALARM JUNCTION BOX COVERS SHALL BE PAINTED RED BY THE CONTRACTOR OR STENCILED FOR DISTINCT IDENTIFICATION. ALL CONDUIT, DEVICE MOUNTING BOXES, JUNCTION BOXES, AND PANELS SHALL BE SECURELY FASTENED BY THE CONTRACTOR WITH APPROPRIATE FITTINGS TO INSURE A POSITIVE GROUND THROUGHOUT THE ENTIRE SYSTEM.
- ALL CONNECTIONS TO PANELS, DEVICES, AND DETECTORS SHALL BE MADE WITH CRIMP TYPE SPADE TERMINAL CONNECTORS. SPLICES IN STATION CIRCUITS SHALL BE MADE ONLY IN JUNCTION BOXES AND SHALL BE CRIMP CONNECTED.
- ALL WIRING SHALL BE CHECKED AND TESTED BY THE CONTRACTOR TO INSURE THE SYSTEM IS FREE FROM GROUNDS, OPENS, AND SHORTS.
- THE INSTALLATION AND FINAL CONNECTIONS BY THE CONTRACTOR OF ALL COMPONENTS AND DEVICES SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF THE SYSTEM MANUFACTURER'S TECHNICAL STAFF.

ELECTRICAL SYMBOLS

- LIGHTING FIXTURE. SEE LIGHTING FIXTURE SCHEDULE FOR TYPE AND MOUNTING.
- WALL MOUNTED DUAL HEAD BATTERY POWERED EMERGENCY LIGHTING FIXTURE. SEE LIGHTING FIXTURE SCHEDULE.
- SINGLE FACE EXIT LIGHTING FIXTURE. SEE LIGHTING FIXTURE SCHEDULE.
- DOUBLE FACE EXIT LIGHTING FIXTURE. SEE LIGHTING FIXTURE SCHEDULE.
- SINGLE POLE TOGGLE SWITCH - 20 AMP, 120 VOLT, M.H. 48" AFF, UNLESS NOTED OTHERWISE.
- THREE WAY TOGGLE SWITCH - 20 AMP, 120 VOLT, M.H. 48" AFF, UNLESS NOTED OTHERWISE.
- MOTOR RATED SWITCH WITH THERMAL OVERLOAD PROTECTION, MOUNT ADJACENT TO OR ON THE MOTOR BEING CONTROLLED.
- LIGHT SWITCH WITH BUILT-IN OCCUPANCY SENSOR.
- CEILING MOUNTED OCCUPANCY SENSOR.
- CEILING MOUNTED DAYLIGHT SENSOR
- JUNCTION BOX, CEILING OR WALL MOUNTED.
- DUCT SMOKE DETECTOR IN SUPPLY AND RETURN AIR DUCTS
- DUPLEX GROUNDING TYPE RECEPTACLE - 20 AMP, 120 VOLT, NEMA 5-20R, M.H. 18" AFF, UNLESS NOTED OTHERWISE.
- DOUBLE DUPLEX GROUNDING TYPE RECEPTACLE - 20 AMP, 120 VOLT, NEMA 5-20R, M.H. 18" AFF, UNLESS NOTED OTHERWISE.
- CEILING MOUNTED RECEPTACLE
- FLOOR MOUNTED RECEPTACLE
- DUPLEX RECEPTACLE WITH GROUND FAULT CIRCUIT INTERRUPTER PROTECTION - 20 AMP, 120 VOLT, NEMA 5-20R, M.H. 42" AFF, UNLESS NOTED OTHERWISE.
- DATA OUTLET
- TELEPHONE/DATA OUTLET - WALL MOUNTED, M.H. 18" AFF, UNLESS NOTED OTHERWISE. PROVIDE 1" EC FROM THE OUTLET TO 6" ABOVE FINISHED CEILING AND TERMINATE WITH 90° BEND AND INSULATED BUSHING.
- PANELBOARD
- DISCONNECT SWITCH, AMP, VOLT, POLES AND FUSING AS NOTED ON DRAWING.
- ELECTRIC MOTOR CONNECTION - HORSEPOWER AS NOTED.
- POWER COMPANY METER, RATING AS INDICATED ON DRAWING.
- DRY TYPE TRANSFORMER, RATING AS INDICATED ON DRAWING.
- HOMERUN WIRING WITH A DEDICATED EQUIPMENT GROUND WIRE TO THE REFERENCED PANELBOARD. ARROW HEADS AND NUMERALS INDICATE THE CIRCUIT NUMBERS.
- CEILING MOUNTED SPEAKER

ELECTRICAL ABBREVIATIONS

A	AMP	KW	KILOWATTS
AFF	ABOVE FINISHED FLOOR	N	NEW
AHU	AIR HANDLING UNIT	NEC	NATIONAL ELECTRICAL CODE
AIC	AMPS INTERRUPTING CAPACITY	NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
AL	ALUMINUM	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
ATS	AUTOMATIC TRANSFER SWITCH	NFSS	NON-FUSED SAFETY SWITCH
CB	CIRCUIT BREAKER	P	POLE
CH	CABINET HEATER	PH	PHASE
CKT	CIRCUIT	R	REMOVE
CU	COPPER, COMPRESSOR UNIT	RE	RELOCATE
DN	DOWN	RTU	ROOF TOP UNIT
E	EXISTING	UL	UNDERWRITERS LABORATORY
EC	EMPTY CONDUIT	UON	UNLESS OTHERWISE NOTED
ER	EXISTING RELOCATED	V	VOLT
EF	EXHAUST FAN	VA	VOLTAMPS
FSS	FUSED SAFETY SWITCH	W	WATTS
GF	GROUND FAULT INTERRUPTER	WH	WATER HEATER
GND	GROUND	WP	WEATHER PROOF
HP	HORSE POWER	XFMR	TRANSFORMER
IG	ISOLATED GROUND		
KVA	KILOVOLT AMPS		

FEEDER SCHEDULE			
NOMINAL AMPERE RATING	FEEDER TAG & MODIF.	LOAD DESCRIPTION	MINIMUM RACEWAY SIZE (INCHES)
20	-	3-12 AWG; 1-12 AWG GND.	3/4"
	Y	3-12 AWG; 1-12 AWG N; 1-12 AWG GND.	
	K	CHANGE NEUTRAL TO 1-8 AWG	
	G	ADD 1-12 AWG IG	
30	-	3-10 AWG; 1-10 AWG GND.	3/4"
	Y	3-10 AWG; 1-10 AWG N; 1-10 AWG GND.	
	K	CHANGE NEUTRAL TO 1-4 AWG	
	G	ADD 1-10 AWG IG	
40	-	3-8 AWG; 1-8 AWG GND.	1"
	Y	3-8 AWG; 1-8 AWG N; 1-10 AWG GND.	
	K	CHANGE NEUTRAL TO 1-4 AWG	
	G	ADD 1-10 AWG IG	
55	-	3-6 AWG; 1-10 AWG GND.	1"
	Y	3-6 AWG; 1-6 AWG N; 1-10 AWG GND.	
	K	CHANGE NEUTRAL TO 1-4 AWG	
	G	ADD 1-10 AWG IG	
70	-	3-4 AWG; 1-8 AWG GND.	1.25"
	Y	3-4 AWG; 1-4 AWG N; 1-8 AWG GND.	
	K	CHANGE NEUTRAL TO 1-1/0 AWG	
	G	ADD 1-8 AWG IG	
100	-	3-2 AWG; 1-6 AWG GND.	1.5"
	Y	3-2 AWG; 1-2 AWG N; 1-6 AWG GND.	
	K	CHANGE NEUTRAL TO 1-3/0 AWG	
	G	ADD 1-6 AWG IG	
130	-	3-1 AWG; 1-6 AWG GND.	2"
	Y	3-1 AWG; 1-1 AWG N; 1-6 AWG GND.	
	K	CHANGE NEUTRAL TO 250 KCMIL	
	G	ADD 1-6 AWG IG	
150	-	3-1/0 AWG; 1-6 AWG GND.	2"
	Y	3-1/0 AWG; 1-1/0 AWG N; 1-6 AWG GND.	
	K	CHANGE NEUTRAL TO 2-1/0 AWG	
	G	ADD 1-6 AWG IG	
175	-	3-2/0 AWG; 1-4 AWG GND.	2"
	Y	3-2/0 AWG; 1-2/0 AWG N; 1-4 AWG GND.	
	K	CHANGE NEUTRAL TO 2-2/0 AWG	
	G	ADD 1-4 AWG IG	
200	-	3-3/0 AWG; 1-4 AWG GND.	2"
	Y	3-3/0 AWG; 1-3/0 AWG N; 1-4 AWG GND.	
	K	CHANGE NEUTRAL TO 2-3/0 AWG	
	G	ADD 1-4 AWG IG	
225	-	3-4/0 AWG; 1-2 AWG GND.	2.5"
	Y	3-4/0 AWG; 1-4/0 AWG N; 1-2 AWG GND.	
	K	CHANGE NEUTRAL TO 2-4/0 AWG	
	G	ADD 1-4 AWG IG	
250	-	3-250 KCMIL; 1-2 AWG GND.	2"
	Y	3-250 KCMIL; 1-250 KCMIL N; 1-2 AWG GND.	
	K	CHANGE NEUTRAL TO 2-250 KCMIL	
	G	ADD 1-2 AWG IG	
300	-	3-350 KCMIL; 1-1 AWG GND.	3"
	Y	3-350 KCMIL; 1-350 KCMIL N; 1-1 AWG GND.	
	K	CHANGE NEUTRAL TO 2-350 KCMIL	
	G	ADD 1-1 AWG IG	
380	-	3-500 KCMIL; 1-1/0 AWG GND.	4"
	Y	3-500 KCMIL; 1-500 KCMIL N; 1-1/0 AWG GND.	
	K	CHANGE NEUTRAL TO 2-500 KCMIL	
	G	ADD 1-1/0 AWG IG	
420	-	3-600 KCMIL; 1-1/0 AWG GND.	4"
	Y	3-600 KCMIL; 1-600 KCMIL N; 1-1/0 AWG GND.	
	K	CHANGE NEUTRAL TO 2-600 KCMIL	
	G	ADD 1-1/0 AWG IG	
500	(500)	Y (2 SETS OF) 3-250 KCMIL; 1-250 KCMIL N; 1/0 AWG GND.	(2)-3"
600	(600)	Y (2 SETS OF) 3-350 KCMIL; 1-350 KCMIL N; 2/0 AWG GND.	(2)-3.5"
800	(800)	Y (2 SETS OF) 3-600 KCMIL; 1-600 KCMIL N; 2/0 AWG GND.	(2)-4"
1000	(1000)	Y (3 SETS OF) 3-500 KCMIL; 1-500 KCMIL N; 1-2/0 AWG GND.	(3)-3.5"
1200	(1200)	Y (3 SETS OF) 3-600 KCMIL; 1-600 KCMIL N; 1-3/0 AWG GND.	(3)-4"
1800	(1800)	Y (4 SETS OF) 3-600 KCMIL; 1-600 KCMIL N; 1-4/0 AWG GND.	(4)-4"

FEEDER SCHEDULE DESIGNATIONS

THE ASTERISK ABOVE IS FILLED IN WITH ONE OR MORE OF THE FOLLOWING DESIGNATIONS ON THE RISER.
 Y - THREE PHASE FOUR WIRE FEEDER.
 K - THREE PHASE FEEDER WITH OVERSIZED NEUTRAL - DOUBLE 200% NEUTRAL.
 G - THREE PHASE FEEDER WITH ISOLATED GROUND.
 VO - FEEDER SIZED FOR VOLTAGE DROP.

NOTES:

- ALL AMPACITIES ARE BASED ON 75° C TEMPERATURE RATING OF COPPER CONDUCTOR AS LISTED IN THE NATIONAL ELECTRIC CODE.
- FEEDERS MAY HAVE A COMBINATION OF OVERSIZED NEUTRAL AND ISOLATED GROUND (DESIGNATION K AND G). REFER TO RISER FOR FEEDER DESIGNATIONS.

APPLICABLE CODES:

- 2018 VIRGINIA CONSTRUCTION CODE
- 2017 NEC
- 2018 IECC

ELECTRICAL DRAWINGS LIST:

- E100 ELECTRICAL COVER SHEET
- E200 ELECTRICAL DEMOLITION PLAN
- E300 ELECTRICAL POWER AND LIGHTING PLANS
- E400 PANEL SCHEDULES AND RISER DIAGRAM
- E500 COMCHECK

SCOPE OF WORK:

RENOVATION OF AN EXISTING SERVICE STATION BUILDING.



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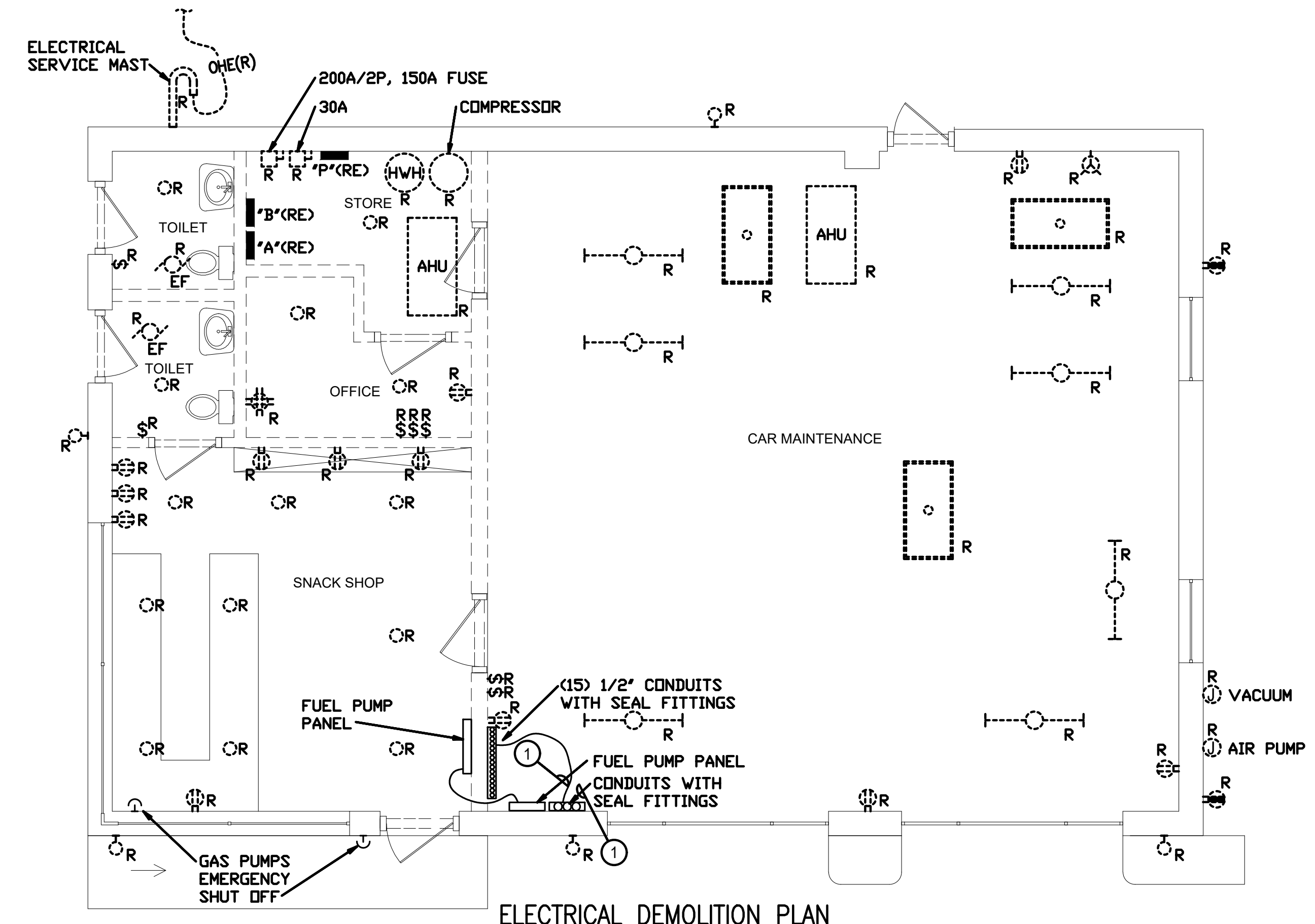
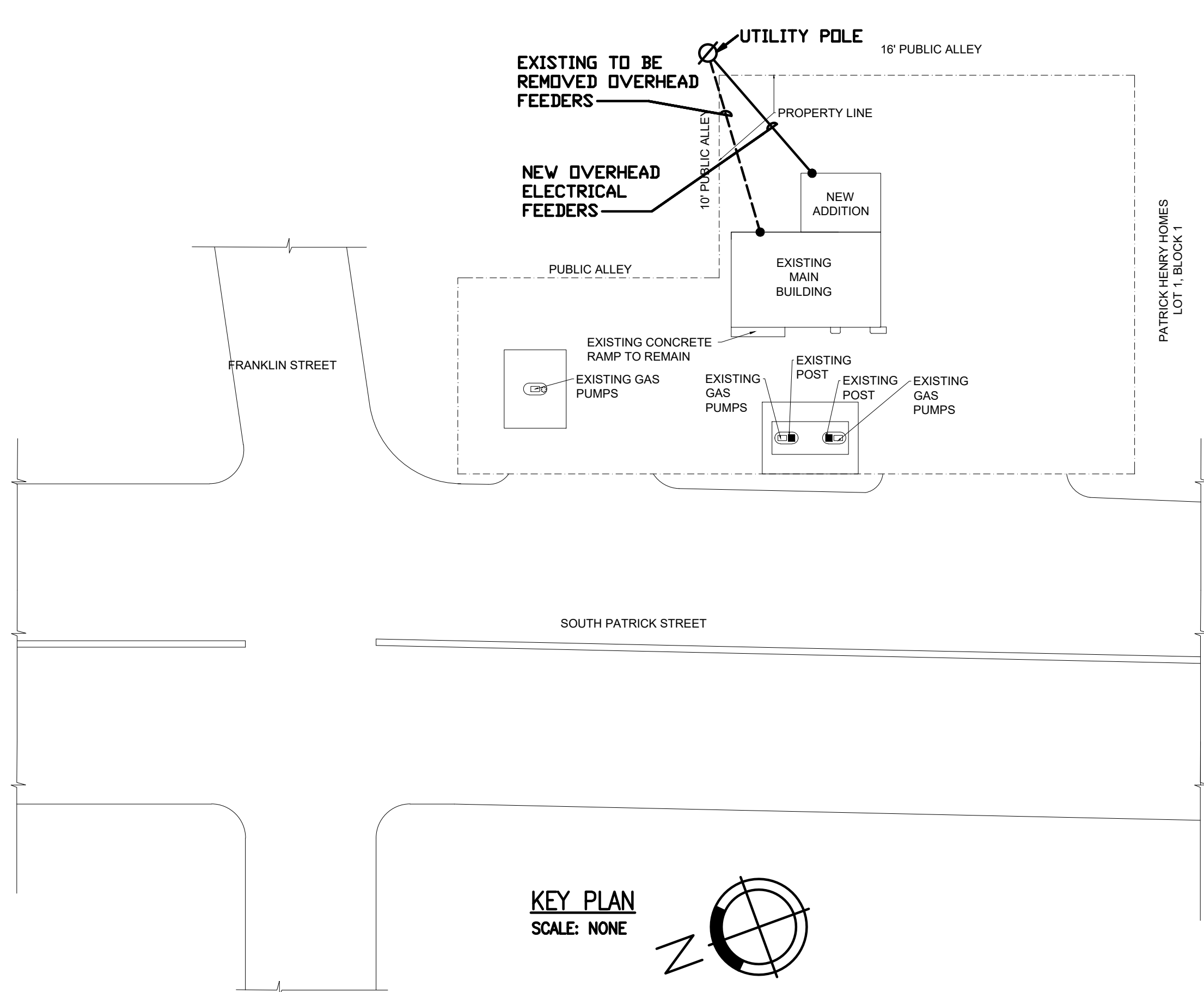
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NO	DATE	BY	SUBMISSION INFO
A	09-02-2022		PERMIT SUBMISSION
B			
C			
D			
E			
F			
G			

PROJECT MANAGER: AA
 DESIGNED BY: SO
 DRAWN BY: MR
 SCALE:
 PROJECT LOCAL NO: MSC-2022-004
 CAD FILE: CAD FILE NAME

SHEET TITLE:
ELECTRICAL COVER SHEET

SHEET NUMBER:
E100



GENERAL NOTES:

1. MAINTAIN ELECTRICAL CONNECTIONS TO GAS PUMPS, ID SIGN, PARKING LOT LIGHTS AND OTHER EQUIPMENT THAT REMAINS.

KEYED NOTES:

- ① EXTEND LOCATION AND RELOCATE TO THIS WALL.
- R: REMOVE WITH ASSOCIATED CONNECTIONS
- RE: RELOCATE.

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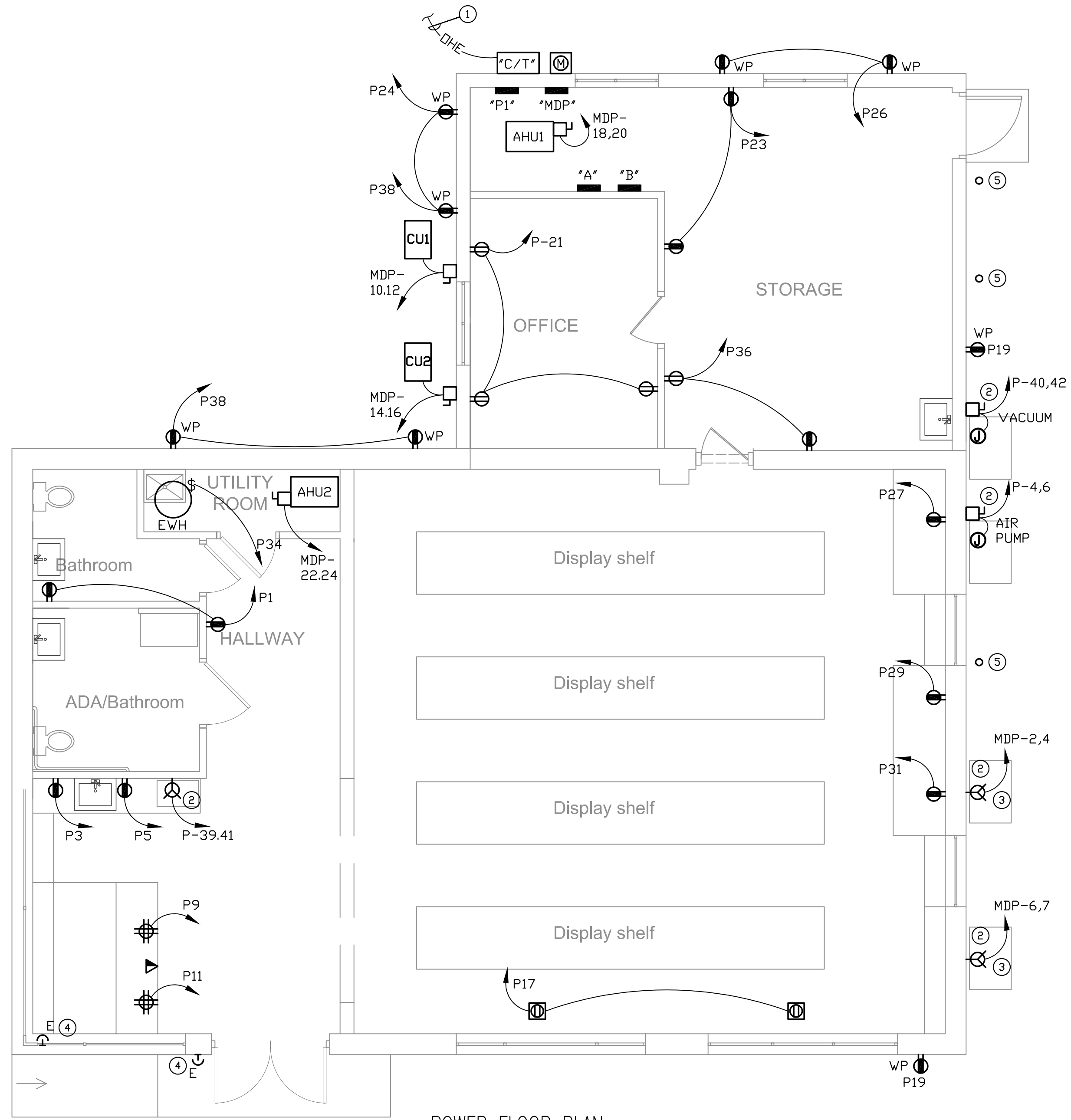
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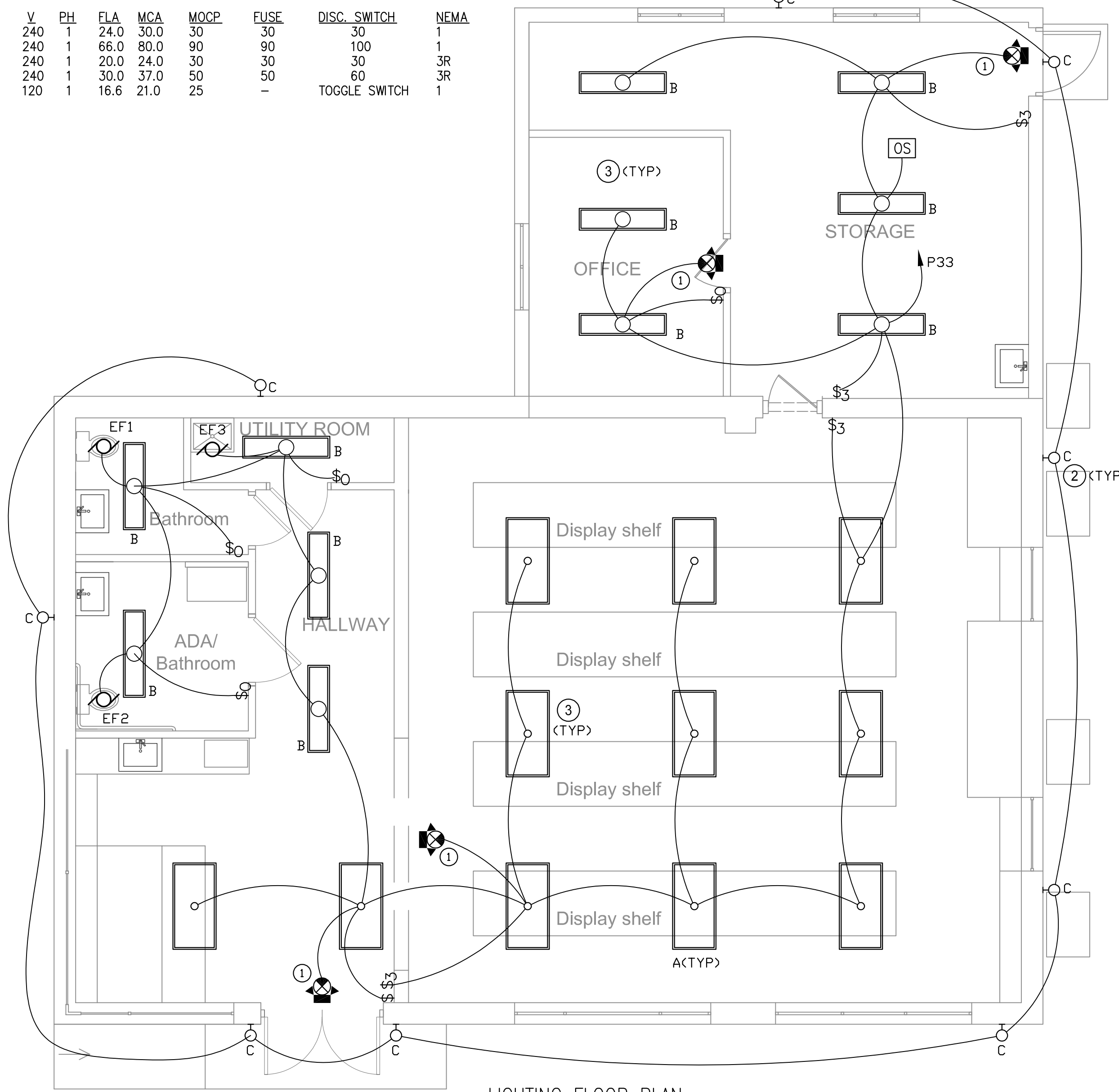
SHEET TITLE:
ELECTRICAL DEMOLITION PLAN

SHEET NUMBER:
E200



MECHANICAL EQUIPMENT LOADS

LOAD	V	PH	FLA	MCA	MOCP	FUSE	DISC. SWITCH	NEMA
AHU1	240	1	24.0	30.0	30	30	30	1
AHU2	240	1	66.0	80.0	90	90	100	1
CU1	240	1	20.0	24.0	30	30	30	3R
CU2	240	1	30.0	37.0	50	50	60	3R
EWH	120	1	16.6	21.0	25	-	TOGGLE SWITCH	1



POWER FLOOR PLAN

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

POWER KEYED NOTES

- ① NEW OVERHEAD ELECTRICAL FEEDERS, SEE POWER RISER.
- ② COORDINATE EXACT ELECTRICAL REQUIREMENTS WITH EQUIPMENT SUPPLIER.
- ③ LEVEL 2 CHARGERS WITH BUILT-IN WI-FI CONNECTION.
- ④ EXISTING GAS PUMPS EMERGENCY SHUT OFF.
- ⑤ 2" UNDERGROUND CONDUIT WITH STUB-UP AND PULL WIRE. EXTEND NEXT TO PANEL MDP. CAP BOTH ENDS OF CONDUIT.

GENERAL NOTES

- 1. MAINTAIN EXISTING AND RELOCATED CONNECTIONS FOR GAS PUMPS PER NEC ARTICLE 514.
- 2. ALL CONDUITS FEEDING GAS PUMPS MUST HAVE SEAL FITTINGS.

LIGHTING CONTROL NARRATIVE

- 1. TOILETS, OFFICE, UTILITY ROOM, AND STORAGE LIGHTING FIXTURES ARE CONTROLLED VIA OCCUPANCY SENSORS. ALL OTHER FIXTURES IN SALES AREAS ARE CONTROLLED VIA WALL SWITCHES BUT ON ALL THE TIME DUE TO BEING RETAIL SPACE AND OPEN 24 HOURS A DAY.
- 2. ALL INTERIOR AREAS ARE ALSO CONTROLLED VIA MANUAL LIGHT SWITCHES.
- 3. EXTERIOR LIGHT FIXTURES ARE CONTROLLED VIA PHOTO CELL.
- 4. LIGHTING CONTROL DEVICES AND SYSTEM SHALL BE TESTED TO ENSURE THAT CONTROL HARDWARE AND SOFTWARE ARE CALIBRATED, ADJUSTED, PROGRAMMED AND ARE IN GOOD WORKING CONDITION IN ACCORDANCE WITH CONSTRUCTION DOCUMENTS AND MANUFACTURER RECOMMENDATIONS.
- 5. OCCUPANCY SENSORS SHALL BE THE DUAL TYPE AND SHALL TURN LIGHTS OFF IN 20 MINUTES MAXIMUM. AFTER THE LAST OCCUPANT LEAVES. ALL OCCUPANCY SENSORS MUST HAVE FUNCTIONAL TESTING PER ASHRAE 9.4.4.

LIGHTING FIXTURE SCHEDULE

FIXTURE TYPE	MANUFACTURER	CATALOG No.	LAMP		VOLTS	MOUNTING	LOCATION	REMARKS	COUNT	LUMENS	L/W
			No.	TYPE							
A	H.E. WILLIAMS	50GS24L59-8-35-S-A12125-EM/10W-DIM-120	1	48W LED	120	R	AS SHOWN	2'x4' LENSED LED WITH 10 WATT BATTERY	11	6231	130
B	H.E. WILLIAMS	39-4-L30-8-35-A-EM/10WLP-DRV-120	1	23W LED	120	S	AS SHOWN	1'x4' LENSED LED WITH 10 WATT BATTERY	11	5101	120
D	H.E. WILLIAMS	VWPHL60-7-40-DBZ-CLG-EM/10W-120-PC	1	70W LED	120	R	EXTERIOR	LED WALL PACK WITH BUILT-IN PHOTO CELL AND BATTERY	9	6831	97
EX	H.E. WILLIAMS	EXIT/EM/LP-R-WHT-D	1	3W LED	120	S	AS SHOWN	EMERGENCY WALL PACK AND EXIT LIGHT	4	-	-

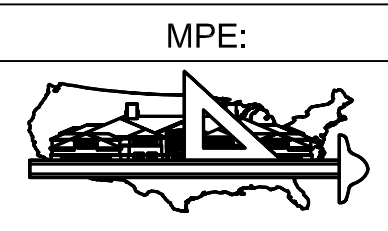


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G			

PROJECT MANAGER: AA
DESIGNED BY: SO
DRAWN BY: MR
SCALE:
PROJECT LOCAL NO: MSC-2022-004
CAD FILE: CAD FILE NAME

SHEET TITLE:
ELECTRICAL POWER AND LIGHTING PLANS

SHEET NUMBER: **E300**

PANEL SCHEDULE											
PANEL: MDP		600 AMPS / 600 A MCB				PHASE: 1					
POLE SPACES: 36		MOUNTING: SURFACE				WIRE: 3					
LOCATION: STORAGE.		120/240 VOLTS				NEW 42 KA IC					
LOAD	KW/PHASE		CIR/BKR POLE/TRIP	WIRE	CIR. NO.	WIRE	CIR/BKR POLE/TRIP	KW/PHASE		LOAD	
	A	B						A	B		
PANEL P	15.0		2 200A		1 A 2		2 60A	4.0		ELECTRICAL CAR CHARGER	
		15.0	-		3 B 4		-		4.0		
PANEL B	10.0		2 100A		5 A 6		2 60A	4.0		ELECTRICAL CAR CHARGER	
		10.0	-		7 B 8		-		4.0		
PANEL A	1.0		2 60A		9 A 10		2 30A	2.5		CU1	
		1.0	-		11 B 12		-		2.5		
SPACE					13 A 14		2 50A	4.0		CU2	
					15 B 16		-		4.0		
					17 A 18		2 30A	3.0		AHU1	
					19 B 20		-		3.0		
					21 A 22		2 90A	8.0		AHU2	
					23 B 24		-		8.0		
					25 A 26		-			SPACE	
					27 B 28		-				
					29 A 30		-				
					31 B 32		-				
					33 A 34		-				
					35 B 36		-				

CONNECTED LOAD: 103.0 KVA
DEMAND LOAD: 103.0 KVA
433.0 AMP

PANEL SCHEDULE											
PANEL: A		60 AMPS				PHASE: 1					
POLE SPACES: 24		MOUNTING: SURFACE				WIRE: 3					
LOCATION: STORAGE		120/240 VOLTS				EXISTING RELOCATED 10 KA IC					
LOAD	KW/PHASE		CIR/BKR POLE/TRIP	WIRE	CIR. NO.	WIRE	CIR/BKR POLE/TRIP	KW/PHASE		LOAD	
	A	B						A	B		
SPACE					1 A 2		2 30A			SPARE	
					3 B 4		-				
					5 A 6		2 20A			SPARE	
					7 B 8		-				
					9 A 10		1 -			SPACE	
					11 B 12	EXIST	1 15A		0.5	GAS CONTRACTOR	
					13 A 14		1 -			SPACE	
					15 B 16	EXIST	1 15A		1.0	GAS CANOPY LIGHTING	
					17 A 18		1 -			SPACE	
					19 B 20		1 -				
					21 A 22		1 -				
					23 B 24		1 -				

CONNECTED LOAD: 1.5 KVA
DEMAND LOAD: 1.5 KVA
6.25 AMP

PANEL SCHEDULE											
PANEL: B		100 AMPS MLO				PHASE: 1					
POLE SPACES: 24		MOUNTING: SURFACE				WIRE: 3					
LOCATION: STORAGE		120/240 VOLTS				EXISTING RELOCATED 10 KA IC					
LOAD	KW/PHASE		CIR/BKR POLE/TRIP	WIRE	CIR. NO.	WIRE	CIR/BKR POLE/TRIP	KW/PHASE		LOAD	
	A	B						A	B		
GAS PUMP	1.0		2 15A	EXIST	1 A 2	EXIST	2 20A	1.0		GAS PUMP	
		1.0	-		3 B 4		-		1.0		
GAS PUMP	1.0		2 15A		5 A 6		2 20A	1.0		GAS PUMP	
		1.0	-		7 B 8		-		1.0		
GAS PUMP	1.0		2 15A		9 A 10		2 20A	1.0		GAS PUMP	
		1.0	-		11 B 12		-		1.0		
GAS PUMP	1.0		2 15A		13 A 14		1 -			SPACE	
		1.0	-		15 B 16		1 20A		1.0	CONTROL	
GAS PUMP	1.0		2 15A		17 A 18		1 -			SPACE	
		1.0	-		19 B 20		1 -				
GAS PUMP	1.0		2 15A		21 A 22		1 -				
		1.0	-		23 B 24		1 -				

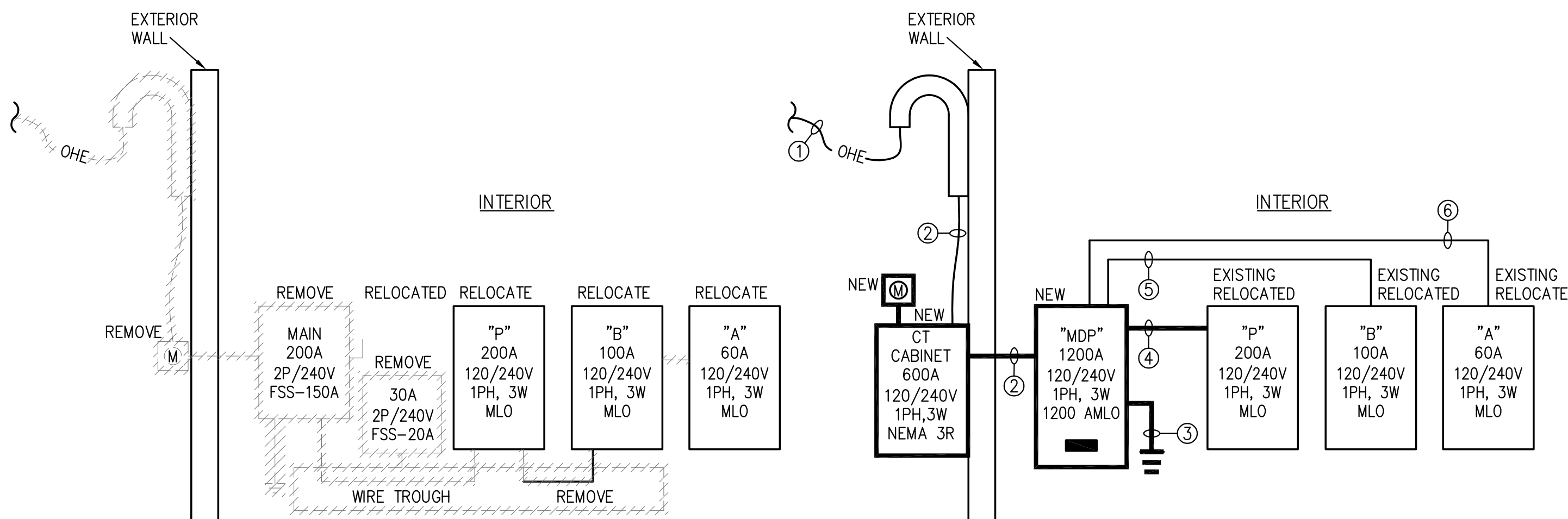
CONNECTED LOAD: 19.0 KVA
DEMAND LOAD: 19.0 KVA
79.0 AMP

PANEL SCHEDULE											
PANEL: P		200 AMPS MLO				PHASE: 1					
POLE SPACES: 42		MOUNTING: SURFACE				WIRE: 3					
LOCATION: STORAGE		120/240 VOLTS				EXISTING RELOCATED 10 KA IC					
LOAD	KW/PHASE		CIR/BKR POLE/TRIP	WIRE	CIR. NO.	WIRE	CIR/BKR POLE/TRIP	KW/PHASE		LOAD	
	A	B						A	B		
RECEPTACLES, TOILET, HALLWAY	1.0		1 20A		1 A 2		1 20A			SPARE	
MICROWAVE	1.2		1 20A		3 B 4		2 20A		1.0	VACUUM PUMP	
MICROWAVE	1.2		1 20A		5 A 6		-		1.0		
SIGN		1.2	1 20A	EXIST	7 B 8		1 20A			SPARE	
POS	1.0		1 20A		9 A 10		1 20A				
POS		1.0	1 20A		11 B 12		1 20A				
SPARE			2 100A		13 A 14		1 20A				
			1 20A		15 B 16		1 20A				
WINDOW RECEPTACLES	1.2		1 20A		17 A 18		2 100A			SPARE	
RECEPTACLES EXTERIOR		1.2	1 20A		19 B 20		-				
RECEPTACLES OFFICE	1.0		1 20A		21 A 22	EXIST	1 20A	0.6		PARKING LIGHTS	
RECEPTACLES STORAGE	1.0		1 20A		23 B 24		1 20A		1.0	RECEPTACLES EXTERIOR	
PUMPS POWER	1.0		1 20A	EXIST	25 A 26		1 20A	1.0		RECEPTACLES EXTERIOR	
DISPLAY REFRIGERATOR		1.2	1 20A		27 B 28		1 20A			SPARE	
DISPLAY REFRIGERATOR	1.2		1 20A		29 A 30		1 20A				
DISPLAY REFRIGERATOR	1.2		1 20A		31 B 32		1 20A				
LIGHTING ALL INTERIOR	0.78		1 20A		33 A 34		1 25A	2.0		EWB	
SPARE			1 20A		35 B 36		1 20A		1.0	RECEPTACLES EXTERIOR	
LIGHTING EXTERIOR	0.63		1 20A	10	37 A 38		1 20A	0.5		RECEPTACLE EXTERIOR	
COFFEE	2.0		2 30A		39 B 40		2 20A	1.0		AIR PUMP	
			-		41 A 42		-		1.0		

CONNECTED LOAD: 28.2 KVA
DEMAND LOAD: 29.0 KVA

LIGHTING	2.01 x 1.25 =	2.50 KVA
SIGN	1.20 x 1.25 =	1.50 KVA
RECEPTACLES	15.00 x 1.00 =	15.00 KVA
EQUIPMENT	8.00 x 1.00 =	8.00 KVA
HVAC	2.00 x 1.00 =	2.00 KVA
TOTAL		28.20 KVA 118.00 AMP

NOTE:
IDENTIFY ALL EXISTING BRANCH CIRCUITS THAT REMAIN ACTIVE BEFORE DISCONNECTING AND CONNECTING LOADS. TYPICAL ALL EXISTING PANELS. EXTEND CONNECTIONS TO EXISTING RELOCATED PANEL.



EXISTING/DEMOLITION POWER RISER DIAGRAM
SCALE: NTS

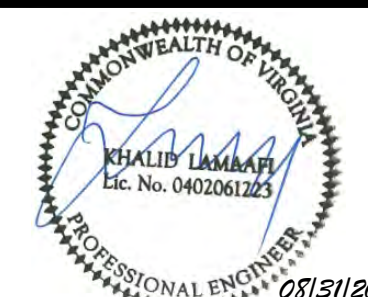
NEW WORK POWER RISER DIAGRAM
SCALE: NTS

POWER RISER NOTES:

- NEW 120/240 VOLT, 1 PHASE, 3 WIRE, 600 AMP OVERHEAD FEEDERS.
- NEW 3#600 MCM, IN 4" C.
- NEW NO.1/0 GROUND TO BUILDING STEEL, STREET SIDE OF WATER MAIN, AND GROUND RODS.
- NEW 3#3/0, 1#4 GND., IN 2" C.
- NEW 3#3, 1#6 GND., IN 1-1/4" C.
- NEW 3#6, 1#8 GND., IN 1" C.



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ADDITION & ALTERATION

NO	DATE	BY	SUBMISSION INFO
A	09-02-2022		PERMIT SUBMISSION
B			
C			
D			
E			
F			
G			

PROJECT MANAGER: AA
DESIGNED BY: SO
DRAWN BY: MR
SCALE:
PROJECT LOCAL NO: MSC-2022-004
CAD FILE: CAD FILE NAME

SHEET TITLE:
PANEL SCHEDULES AND RISER DIAGRAMS

SHEET NUMBER: E400

COMcheck Software Version 4.1.1.0 Envelope Compliance Certificate

Project Information
 Energy Code: 2018 IECC
 Project Title: Liberty Gas Station
 Location: Alexandria, Virginia
 Climate Zone: 4A
 Project Type: New Construction

Construction Site: 700 S Patrick Street, Alexandria, VA 22314
 Owner/Agent: Designer/Contractor

Additional Efficiency Packages
 Reduced interior lighting power. Requirements are implicitly embodied within interior lighting allowance calculations.

Building Area	Floor Area
1. Sales area (Retail) - Nonresidential	1700

Envelope Assemblies
 (In) Budget U-factors are used for software baseline calculations. Only Y, and are not code requirements.

Envelope TBD: All building area types must be assigned to at least one envelope assembly.

Project Title: Liberty Gas Station Report date: 08/20/23
 Data Filename: C:\Users\daeng\Dropbox\COMcheck files\Liberty Gas station.LCK Page: 1 of 9

COMcheck Software Version 4.1.1.0 Interior Lighting Compliance Certificate

Project Information
 Energy Code: 2018 IECC
 Project Title: Liberty Gas Station
 Location: New Construction
 Climate Zone: 4A

Construction Site: 700 S Patrick Street, Alexandria, VA 22314
 Owner/Agent: Designer/Contractor

Additional Efficiency Packages
 Reduced interior lighting power. Requirements are implicitly embodied within interior lighting allowance calculations.

A Area Category	B Floor Area (ft ²)	C Allowed Watts / ft ²	D Allowed Watts (B X C)
1. Sales area (Retail)	1700	0.36	612
Total Allowed Watts = 612			

Proposed Interior Lighting Power

Fixture ID / Description / Lamp / Wattsage Per Lamp / Ballast	B Lamp / Fixture	C # of Fixtures (C X D)	D Watt.
1. Sales area (Retail)			
LED 1 A LED Panel 40W	1	11	44
LED 2 B LED Panel 30W	1	11	33
Total Proposed Watts = 77			

Interior Lighting PASSES: Design 32% better than code

Interior Lighting Compliance Statement
 Compliance Statement: The proposed interior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2018 IECC requirements in COMcheck version 4.1.1.0 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Name: Title: Signature: Date:

Project Title: Liberty Gas Station Report date: 08/20/23
 Data Filename: C:\Users\daeng\Dropbox\COMcheck files\Liberty Gas station.LCK Page: 2 of 9

COMcheck Software Version 4.1.1.0 Exterior Lighting Compliance Certificate

Project Information
 Energy Code: 2018 IECC
 Project Title: Liberty Gas Station
 Location: New Construction
 Climate Zone: 2 (Recreational mixed use area)

Construction Site: 700 S Patrick Street, Alexandria, VA 22314
 Owner/Agent: Designer/Contractor

Allowed Exterior Lighting Power

A Area/Surface Category	B Quantity	C Allowed Watts / Unit	D Total Allowed Watts (B X C)
parking (Parking area)	1600 ft ²	0.34	544
walkways (Walkways > 10 feet wide)	80 ft ²	1.5	120
Total Allowed Watts (A) = 664			
Total Allowed Supplemental Watts (B) = 400			

Proposed Exterior Lighting Power

Fixture ID / Description / Lamp / Wattsage Per Lamp / Ballast	B Lamp / Fixture	C # of Fixtures (C X D)	D Watt.
1. LED 1 C LED Panel 70W	1	4	70
LED 2 C LED Panel 70W	1	5	70
Total Tabular Proposed Watts = 140			

Exterior Lighting PASSES: Design 42% better than code

Exterior Lighting Compliance Statement
 Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2018 IECC requirements in COMcheck version 4.1.1.0 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Name: Title: Signature: Date:

Project Title: Liberty Gas Station Report date: 08/20/23
 Data Filename: C:\Users\daeng\Dropbox\COMcheck files\Liberty Gas station.LCK Page: 3 of 9

COMcheck Software Version 4.1.1.0 Mechanical Compliance Certificate

Project Information
 Energy Code: 2018 IECC
 Project Title: Liberty Gas Station
 Location: Alexandria, Virginia
 Climate Zone: 4A
 Project Type: New Construction

Construction Site: 700 S Patrick Street, Alexandria, VA 22314
 Owner/Agent: Designer/Contractor

Additional Efficiency Packages
 Reduced interior lighting power. Requirements are implicitly embodied within interior lighting allowance calculations.

Mechanical Systems List
 System Type & Description

Mechanical Compliance Statement
 Compliance Statement: The proposed mechanical design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed mechanical systems have been designed to meet the 2018 IECC requirements in COMcheck version 4.1.1.0 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Name: Title: Signature: Date:

Project Title: Liberty Gas Station Report date: 08/20/23
 Data Filename: C:\Users\daeng\Dropbox\COMcheck files\Liberty Gas station.LCK Page: 4 of 9

COMcheck Software Version 4.1.1.0 Inspection Checklist

Energy Code: 2018 IECC
 Requirements: 0.0% were addressed directly in the COMcheck software. Text in the "Comments/Assumptions" column is provided by the user in the COMcheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is removed in a separate table, a reference to that table is provided.

Section & Req ID	Plan Review	Complies?	Comments/Assumptions
C103.2 (R4.2)	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the interior lighting and electrical systems and equipment and document where exceptions to the standard are claimed. Information provided should include interior lighting power calculations, wattage of bulbs and ballasts, transformers and control devices.	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Does not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C103.2 (R4.2)	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the exterior lighting and electrical systems and equipment and document where exceptions to the standard are claimed. Information provided should include exterior lighting power calculations, wattage of bulbs and ballasts, transformers and control devices.	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Does not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

Additional Comments/Assumptions:

Project Title: Liberty Gas Station Report date: 08/20/23
 Data Filename: C:\Users\daeng\Dropbox\COMcheck files\Liberty Gas station.LCK Page: 5 of 9

Section & Req ID	Rough-in Electrical Inspection	Complies?	Comments/Assumptions
C405.2.2 (E122)	Spaces required to have light-reduction controls have a manual control that allows the occupant to reduce the connected lighting load to a reasonably uniform illumination pattern > 30 percent.	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Does not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.2.1 (E187)	Occupancy sensors installed in customer/retailer service rooms, cashier/checkout rooms, equipment rooms, lounge/reception areas, enclosed office, open plan office areas, restrooms, storage rooms, locker rooms, warehouse storage areas, and other spaces > 300 sq ft that are enclosed by floor-to-ceiling height partitions. Reference section language C405.2.1.2 for control functions in warehouses and section C405.2.3.3 for open plan office spaces.	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Does not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.2.1 (E189)	Occupancy sensors control function in warehouses, open-plan lighting in aisles and open areas controlled with occupant sensors that automatically reduce lighting power to 50% or more when the area is unoccupied. The occupant sensor control lighting in each aisleway independently and do not control lighting beyond the aisleway being controlled by the sensor.	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Does not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.2.1 (E120)	Occupant sensor control function in open plan office areas. Occupant sensor controls in open office spaces > 300 sq ft have controls 1) configured so that general lighting is controlled separately in control zones with floor areas <= 600 sq ft within the space, 2) automatically turn off general lighting in all control zones within 20 minutes after all occupants have left the space, 3) and configured so that general lighting power in each control zone is controlled by > 50% of the full-time general lighting power within 20 minutes of all occupants leaving that control zone, and 4) are configured such that any daylight-responsive control will activate space general lighting or control zone general lighting only when occupancy of the space area is detected.	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Does not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

Project Title: Liberty Gas Station Report date: 08/20/23
 Data Filename: C:\Users\daeng\Dropbox\COMcheck files\Liberty Gas station.LCK Page: 6 of 9

Section & Req ID	Rough-in Electrical Inspection	Complies?	Comments/Assumptions
C405.2.3 (E117)	Daylight zones provided with individual controls that control the lights independent of general area lighting. See code section C405.2.3 (E123).	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Does not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.2.4 (E124)	Separate lighting control devices for specific uses installed per approved lighting plans.	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Does not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.2.5 (E125)	Automatic lighting controls for exterior lighting installed. Controls are daylight controlled, set based on business operation time-of-day, or reduce connected lighting > 30%.	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Does not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

Additional Comments/Assumptions:

Project Title: Liberty Gas Station Report date: 08/20/23
 Data Filename: C:\Users\daeng\Dropbox\COMcheck files\Liberty Gas station.LCK Page: 7 of 9

Section & Req ID	Final Inspection	Complies?	Comments/Assumptions
C303.3 (E117)	Furnished O&M instructions for systems and equipment to the building owner or designated representative.	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Does not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C405.4.1 (E182)	Interior installed lamp and fixture lighting power is consistent with what is shown on the approved lighting plans, demonstrating proposed watts are less than or equal to allowed watts.	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Does not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the interior lighting fixture schedule for values.
C405.5.1 (E187)	Exterior lighting power is consistent with what is shown on the approved lighting plans, demonstrating proposed watts are less than or equal to allowed watts.	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Does not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the exterior lighting fixture schedule for values.
C406.2.5 (E147)	Furnished as-built drawings for electric power systems within 90 days of system acceptance.	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Does not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C406.3 (E137)	Lighting systems have been tested to ensure proper calibration, adjustment, programming, and operation.	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Does not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

Additional Comments/Assumptions:

Project Title: Liberty Gas Station Report date: 08/20/23
 Data Filename: C:\Users\daeng\Dropbox\COMcheck files\Liberty Gas station.LCK Page: 8 of 9

Section & Req ID	Final Inspection	Complies?	Comments/Assumptions
C406.2.5 (E147)	Furnished as-built drawings for electric power systems within 90 days of system acceptance.	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Does not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C406.3 (E137)	Lighting systems have been tested to ensure proper calibration, adjustment, programming, and operation.	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Does not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

Project Title: Liberty Gas Station Report date: 08/20/23
 Data Filename: C:\Users\daeng\Dropbox\COMcheck files\Liberty Gas station.LCK Page: 9 of 9



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ADDITION & ALTERATION
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NO	DATE	BY	SUBMISSION INFO
A	09-02-2022		PERMIT SUBMISSION
B			
C			
D			
E			
F			
G			

PROJECT MANAGER: AA
 DESIGNED BY: SO
 DRAWN BY: MR
 SCALE:
 PROJECT LOCAL NO: MSC-2022-004
 CAD FILE: CAD FILE NAME

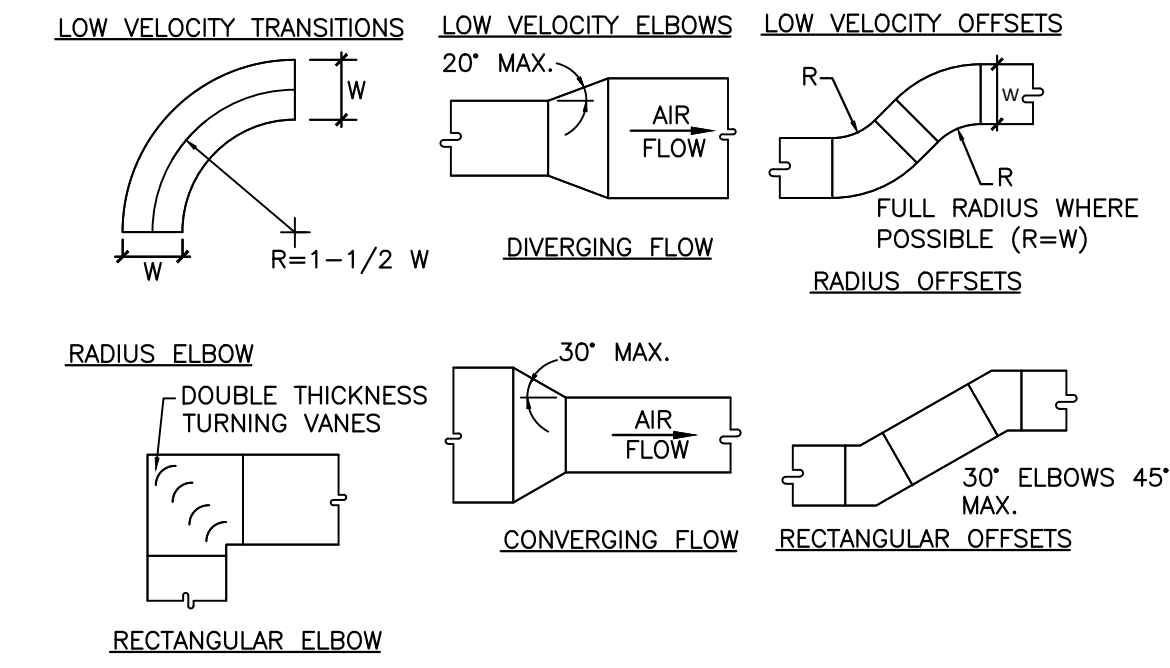
SHEET TITLE:
 COMCHECK

SHEET NUMBER:
 E500

SPLIT SYSTEM HEAT PUMP UNIT SCHEDULE

SYSTEM	TONNAGE	SUPPLY AIR (CFM)	OUTSIDE AIR (CFM)	SENSIBLE COOLING (MBH) @ 95 AMB	EAT (DB/WB)	LAT (DB/WB)	TOTAL COOLING (MBH)	HEATING TYPE	HEATING CAPACITY MBH(OUTPUT)	REFRIGERANT TYPE	SEER	BASIS OF DESIGN INDOOR UNIT	OUTDOOR UNIT
AHU-1 & COND-1	1.5	600	60	16.38	70 F/80.0 F	95.7 F/70 F	24.0	HEAT PUMP / ELECTRIC HEAT 5 KW	22.20	R-410A	17.0	CARRIER FB4C024 240V/1PH/60HZ 30.0 MCA/30 MOC.P.	CARRIER 25HCC518A003 240V/1PH/60HZ 23.5 MCA/30.0 MOC.P.
AHU-2 & COND-2	5.0	1600	340	42.81	70 F/80.0 F	97 F/70 F	60.00	HEAT PUMP / ELECTRIC HEAT 15 KW	45.56	R-410A	17.0	CARRIER FB4C060 240V/1PH/60HZ 82.4 MCA/90 MOC.P.	CARRIER 25HCC560A003 240V/1PH/60HZ 36.6 MCA/50.0 MOC.P.

- NOTES:**
- ALL COOLING CAPACITIES ARE BASED ON 80°F DB, 63°F WB INDOOR ENTERING AIR TEMP AND 95°F AMBIENT OUTDOOR ENTERING AIR TEMP, 45°F SUCTION TEMP.
 - PROVIDE SYSTEMS WITH PROGRAMMABLE THERMOSTATS. TEMPERATURE SET POINT HEATING AT 70°F AND COOLING AT 78°F. AUX. HEAT TEMP. MUST DISPLAY ON THE SCREEN. WHEN THE TEMPERATURE RANGE FALLS BELOW 35°F (ADJ.) THE AUXILIARY HEAT TURNS ON.
 - ESP IS EXCLUSIVE OF FILTERS, WET COIL, AND CASING LOSS.
 - HEATING AND COOLING VALVES ARE MINIMUM REQUIRED TO MEET DESIGN.
 - FURNISH UNIT WITH LOW AMBIENT CONTROLS.
 - AIR HANDLERS SHALL HAVE A MANUFACTURER'S DESIGNATION FOR AN AIR LEAKAGE OF NO MORE THAN 2 PERCENT OF THE DESIGN AIR FLOW RATE WHEN TESTED IN ACCORDANCE WITH ASHRAE 193. REFER TO SUBMITTED DOCUMENT FROM UNIT MANUFACTURER.
 - UNITS SHALL MEET ENERGY STAR.
 - THE ELECTRIC RESISTANCE SHALL TURN ON, ONLY WHEN THE HEAT PUMP CAN'T HANDLE THE LOAD. THE AUX. HEAT MODE IS NORMAL WHEN: THE TEMPERATURE OUTSIDE IS BELOW FREEZING AND HEAT PUMP IN DEFROST MODE.



1 LOW VELOCITY TRANSITIONS, OFFSETS, AND ELBOWS DETAIL
N.T.S.

AIR DEVICES SCHEDULE

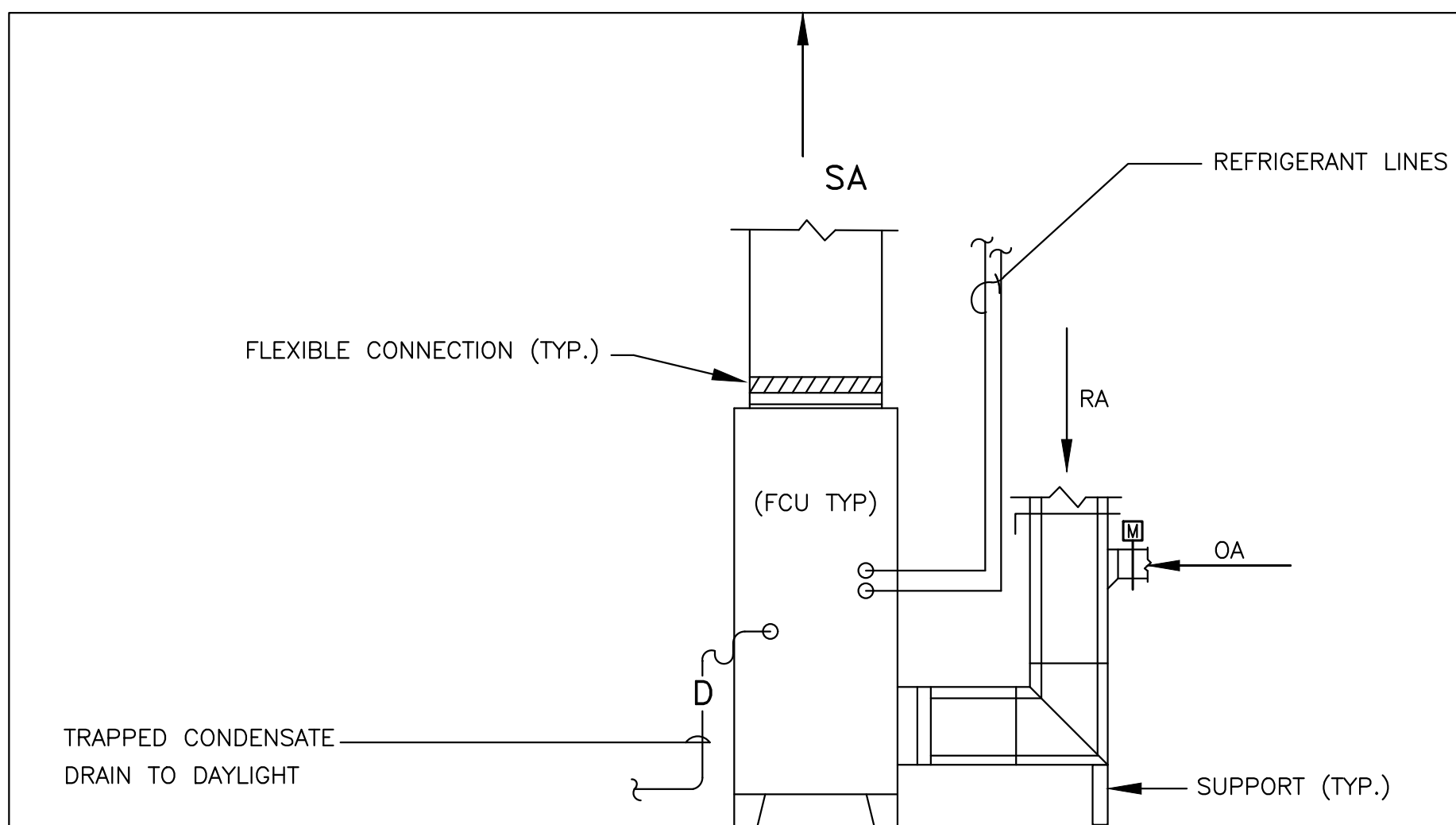
MARK	CFM	SERVICE	FACE SIZE	NECK SIZE	NC MAX.	MODEL	REMARKS
S1	0-100	SUPPLY	12X12"	6"	30	TITUS MODEL TMS	CONE DIFFUSER, LAY-IN MOUNT
S2	0-100	SUPPLY	24"X24"	6"	30	TITUS MODEL TMS	CONE DIFFUSER, LAY-IN MOUNT
S3	101-200	SUPPLY	24"X24"	8"	30	TITUS MODEL TMS	CONE DIFFUSER, LAY-IN MOUNT
R1	0-1200	RETURN	24"X24"	-	-	TITUS MODEL PAR	RETURN AIR GRILLE - ALUMINUM

- NOTES:**
- ALL CEILING DIFFUSER TO BE PROVIDED WITH:
 - SQUARE TO ROUND NECK TRANSITION.
 - OPPOSED BLADE DAMPER.
 - SEE ARCH. REFLECTED CEILING PLAN FOR DIFFUSER AND REGISTER FOR EXACT LOCATION.

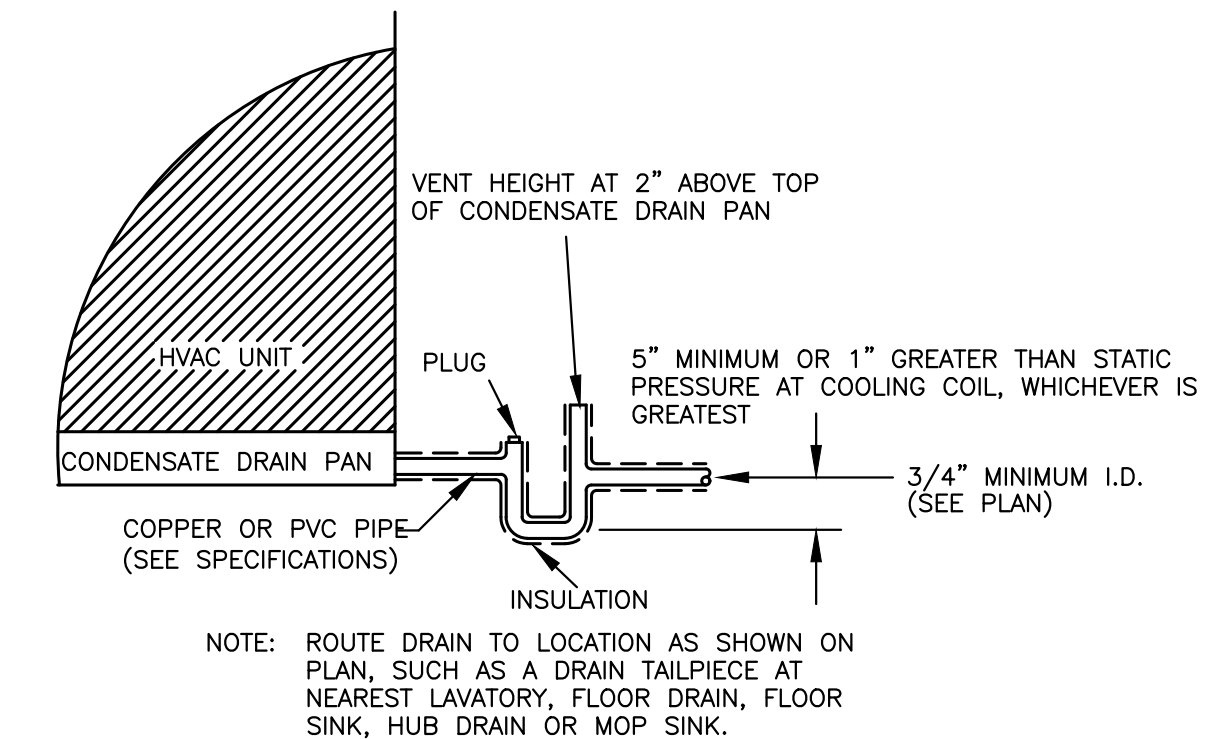
EXHAUST FAN SCHEDULE

UNIT	SERVICE	CFM	SP (IWC)	TYPE	FRPM	VOLTAGE	PHASE	HZ	HP (WATTS)	GREENHECK MODEL#
EF-1,2,3	RESTROOMS	75	0.2	CEILING	900	115	1	60	(54)	SP-B80

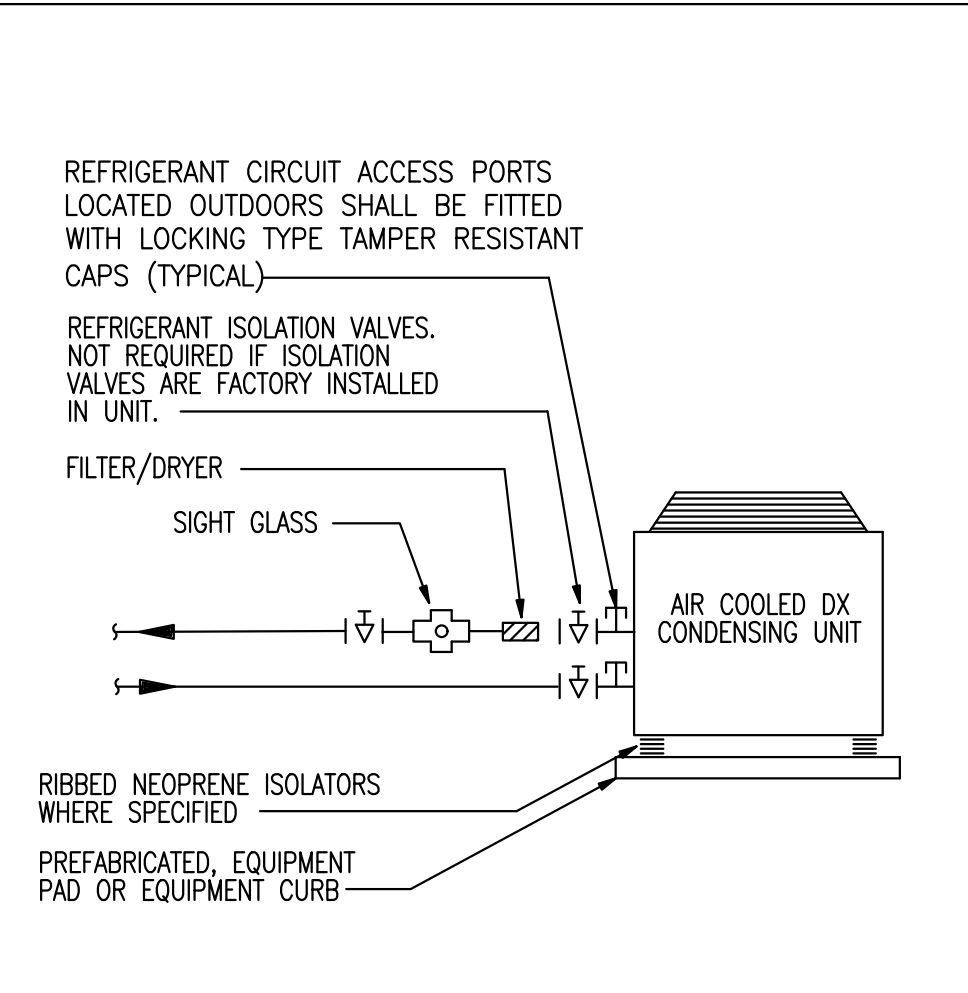
- NOTES:**
- FAN SHALL BE OPERATED FROM LIGHT SWITCH OF THE ROOM OF SERVICE.
 - PROVIDE FAN WITH SPEED CONTROLLER MOUNTED ON FAN HOUSING & GRAVITY BACK-DRAFT DAMPER.



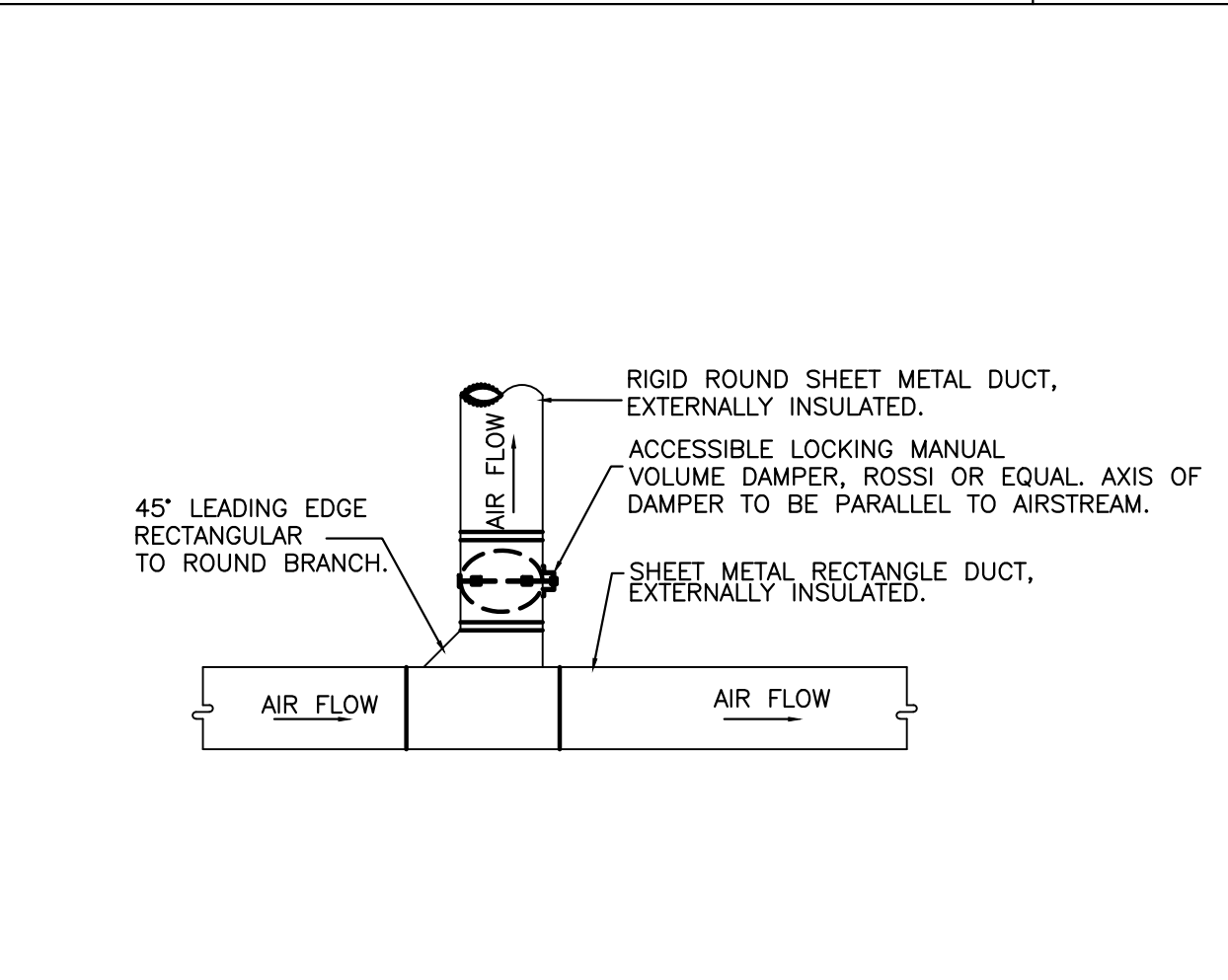
2 AHU INSTALLATION DETAIL
N.T.S.



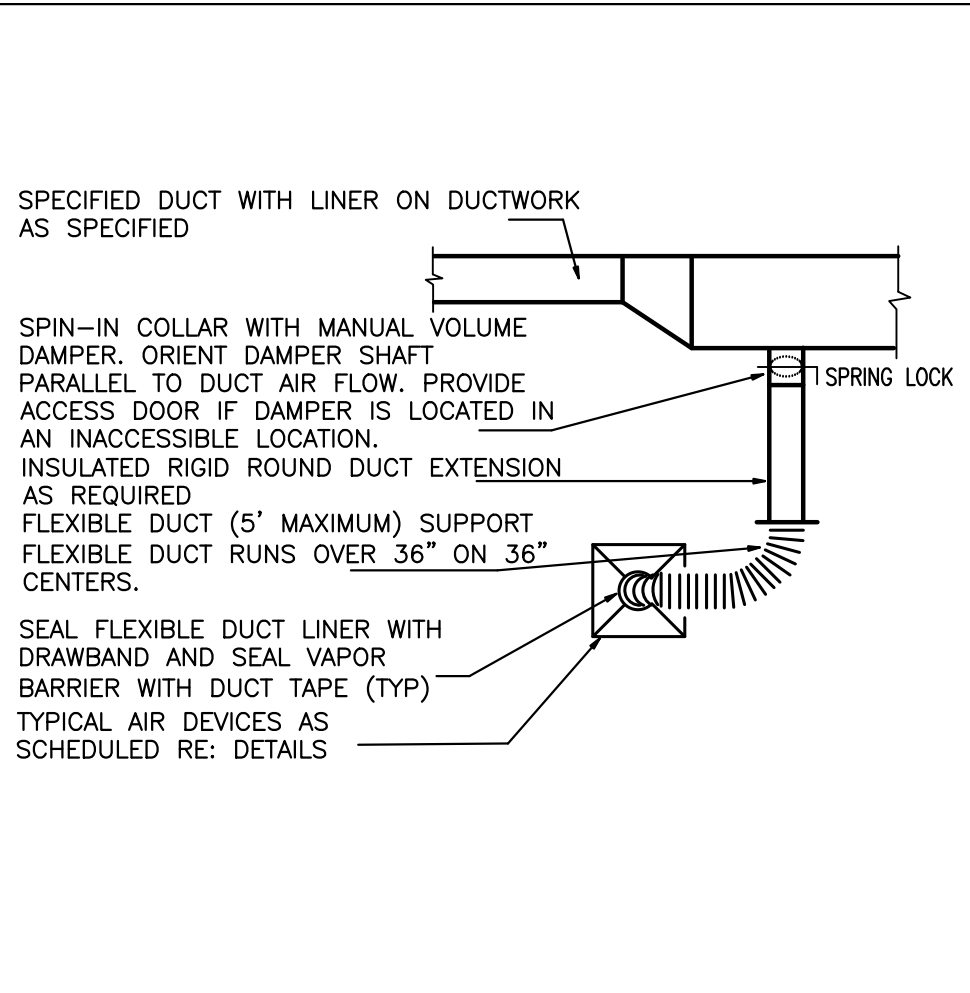
3 CONDENSATE DRAIN DETAIL
N.T.S.



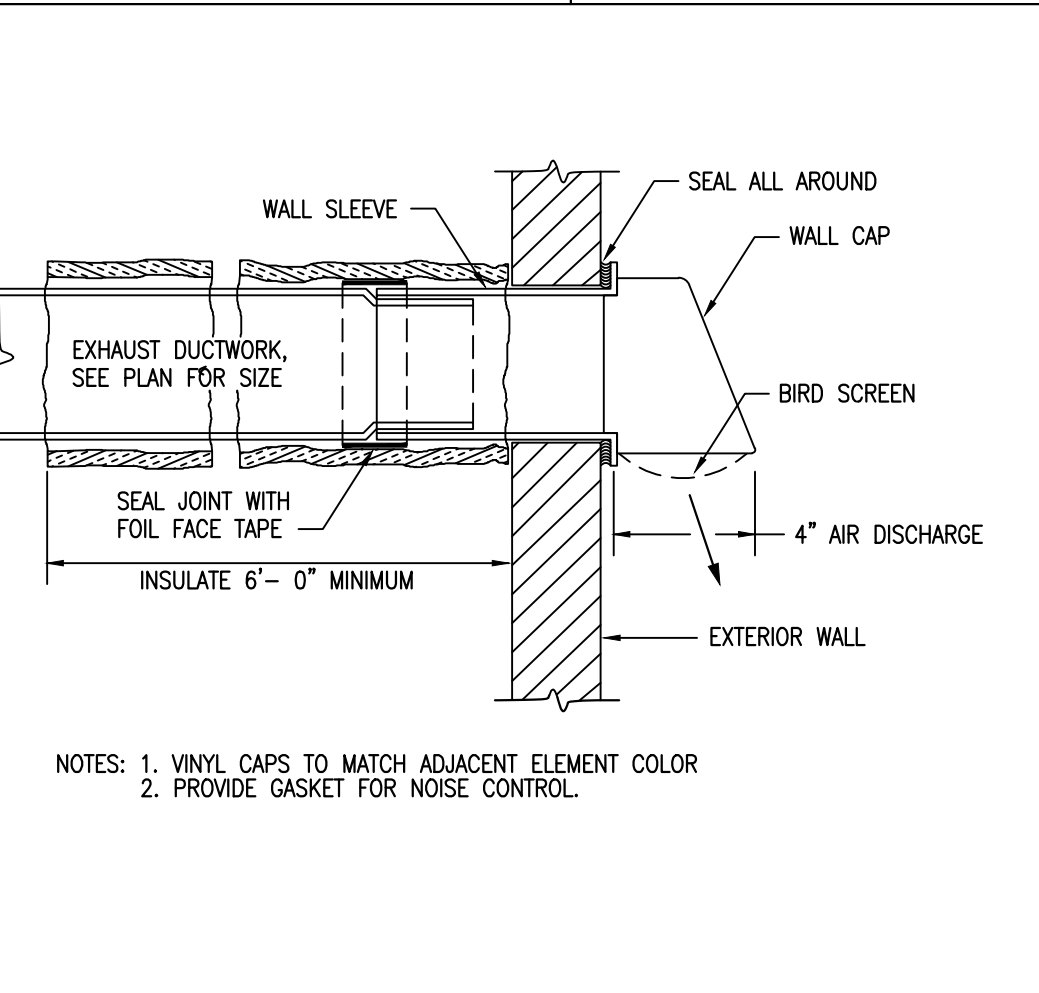
4 TYPICAL CONDENSING UNIT PIPING DETAIL
N.T.S.



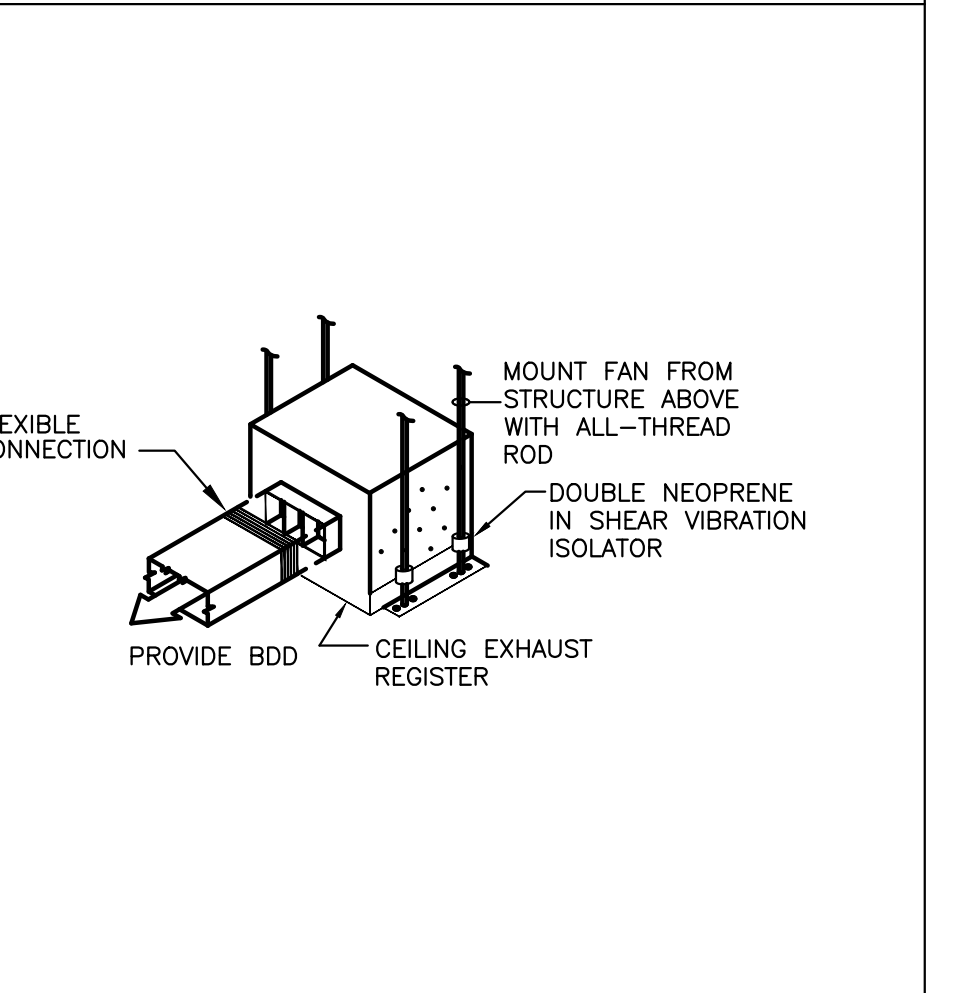
5 SUPPLY AIR BRANCH DUCT DETAIL
N.T.S.



6 TYPICAL AIR DEVICE FLEXIBLE CONNECTION DETAIL
N.T.S.



7 WALL CAP DETAIL
N.T.S.



8 EXHAUST CEILING
N.T.S.

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STRUCTURAL:

MPE:



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ADDITION & ALTERATION

NO	DATE	BY	SUBMISSION INFO
A	08/31/2022		PERMIT SUBMISSION
B			
C			
D			
E			
F			
G			

PROJECT MANAGER:
DESIGNED BY: K
DRAWN BY: S
SCALE:
PROJECT LOCAL NO: 2022100
CAD FILE: CAD FILE NAME

SHEET TITLE: **MECHANICAL SCHEDULES & DETAILS**

SHEET NUMBER: **M300**

Unit Designation: AHU-1		Unit Total Supply Air: 600			Unit Total Required Outdoor Air: 57 CFM			Unit Total Provided Outdoor Air: 60 CFM			
A	B	C	D	E	F	G	H	I	J	K	L
Room Number	Description	Area (ft²) (Az)	Area Outdoor Air Rate (RaAz)	Area Outdoor Air Rate (RaAz)	Occupant Load Rate per IMC Table 403.3 (People/1000 ft²)	Occupancy C x F1000 (Pz)	Occupant Outdoor Air Rate per IMC Table 403.3 (Rp)	Occupant Outdoor Air (RpPz)	Breathing Zone Outdoor Air (Vbz = RpPz + RaAz)	Zone Air Distribution Effectiveness (Ez)	Zone Outdoor Air (Voz = Vbz / Ez)
OFFICE	OFFICE	108	0.06	6	5	1	5	5	11	0.8	14
STORE 1	STORAGE RM	286	0.12	34	0	0	0	0	34	0.8	43
Totals		394		40		1		5	45	0.8	57

IMC 2018 SECTION 403 VERIFICATION RATE PROCEDURE

Percentage of Outdoor Air	Total Required Outdoor Air
10%	57

Unit Designation: AHU-2		Unit Total Supply Air: 1600			Unit Total Required Outdoor Air: 339 CFM			Unit Total Provided Outdoor Air: 340 CFM			
A	B	C	D	E	F	G	H	I	J	K	L
Room Number	Description	Area (ft²) (Az)	Area Outdoor Air Rate (RaAz)	Area Outdoor Air Rate (RaAz)	Occupant Load Rate per IMC Table 403.3 (People/1000 ft²)	Occupancy C x F1000 (Pz)	Occupant Outdoor Air Rate per IMC Table 403.3 (Rp)	Occupant Outdoor Air (RpPz)	Breathing Zone Outdoor Air (Vbz = RpPz + RaAz)	Zone Air Distribution Effectiveness (Ez)	Zone Outdoor Air (Voz = Vbz / Ez)
HALLWAY	HALLWAY	150	0.06	9	0	0	0	0	9	0.8	12
COFFE MACHINE	COFFE	111	0.18	20	70	8	7.5	60	80	0.8	100
SALES AREA	SALES AREA	768	0.12	92	15	12	7.5	90	182	0.8	228
Totals		1029		121		20		150	271	0.8	339

IMC 2018 SECTION 403 VERIFICATION RATE PROCEDURE

Percentage of Outdoor Air	Total Required Outdoor Air
21%	339

Air Handler #1 - AHU-1 - Total Load Summary

Air Handler Description: AHU-1 Constant Volume - Sum of Peaks
Supply Air Fan: Draw-Thru with program estimated horsepower of 0.06 HP
Fan Input: 0% motor and fan efficiency with 0 in. water across the fan
Sensible Heat Ratio: 0.95 --- This system occurs 1 time(s) in the building, ---

Air System Peak Time: 2pm in August.
Outdoor Conditions: Cfg: 92° DB, 76° WB, 110.73 grains, Htg: 20° DB
Indoor Conditions: Cfg: 75° DB, 50% RH, Htg: 75° DB

Summer: Ventilation controls outside air, ---- Winter: Ventilation controls outside air.

Zone Space sensible loss:	6,070 Btuh		
Infiltration sensible loss:	0 Btuh	0 CFM	
Outside Air sensible loss:	3,556 Btuh	60 CFM	
Supply Duct sensible loss:	0 Btuh		
Return Duct sensible loss:	0 Btuh		
Return Plenum sensible loss:	0 Btuh		9,625 Btuh
Total System sensible loss:			
Heating Supply Air: 6,070 / (.998 X 1.08 X 9) =		600 CFM	
Winter Vent Outside Air (10.0% of supply) =		60 CFM	
Zone space sensible gain:	6,846 Btuh		
Infiltration sensible gain:	0 Btuh		
Draw-thru fan sensible gain:	143 Btuh		
Supply duct sensible gain:	0 Btuh		
Reserve sensible gain:	6,172 Btuh		13,161 Btuh
Total sensible gain on supply side of coil:			
Cooling Supply Air: 13,161 / (.998 X 1.1 X 20) =		600 CFM	
Summer Vent Outside Air (10.0% of supply) =		60 CFM	
Return duct sensible gain:	0 Btuh		
Return plenum sensible gain:	0 Btuh		
Outside air sensible gain:	1,053 Btuh	60 CFM	
Blow-thru fan sensible gain:	0 Btuh		
Total sensible gain on return side of coil:			1,053 Btuh
Total sensible gain on air handling system:			14,215 Btuh
Zone space latent gain:	675 Btuh		
Infiltration latent gain:	0 Btuh		
Outside air latent gain:	1,836 Btuh		
Total latent gain on air handling system:			2,511 Btuh
Total system sensible and latent gain:			16,726 Btuh

Check Figures

Total Air Handler Supply Air (based on a 20° TD):	600 CFM
Total Air Handler Vent. Air (10.01% of Supply):	60 CFM
Total Conditioned Air Space:	394 Sq.ft
Supply Air Per Unit Area:	1,520 CFM/Sq.ft
Area Per Cooling Capacity:	252.7 Sq.ft/Ton
Cooling Capacity Per Area:	0.0035 Tons/Sq.ft
Heating Capacity Per Area:	24.43 Btuh/Sq.ft
Total Heating Required With Outside Air:	9,625 Btuh
Total Cooling Required With Outside Air:	1.39 Tons

Air Handler #2 - AHU-2 - Total Load Summary

Air Handler Description: AHU-2 Constant Volume - Sum of Peaks
Supply Air Fan: Draw-Thru with program estimated horsepower of 0.15 HP
Fan Input: 0% motor and fan efficiency with 0 in. water across the fan
Sensible Heat Ratio: 0.94 --- This system occurs 1 time(s) in the building, ---

Air System Peak Time: 1pm in August.
Outdoor Conditions: Cfg: 90° DB, 76° WB, 112.90 grains, Htg: 20° DB
Indoor Conditions: Cfg: 75° DB, 50% RH, Htg: 75° DB

Summer: Ventilation controls outside air, ---- Winter: Ventilation controls outside air.

Zone Space sensible loss:	13,339 Btuh		
Infiltration sensible loss:	0 Btuh	0 CFM	
Outside Air sensible loss:	20,148 Btuh	340 CFM	
Supply Duct sensible loss:	0 Btuh		
Return Duct sensible loss:	0 Btuh		
Return Plenum sensible loss:	0 Btuh		33,487 Btuh
Total System sensible loss:			
Heating Supply Air: 13,339 / (.998 X 1.08 X 8) =		1,600 CFM	
Winter Vent Outside Air (21.3% of supply) =		340 CFM	
Zone space sensible gain:	20,236 Btuh		
Infiltration sensible gain:	0 Btuh		
Draw-thru fan sensible gain:	382 Btuh		
Supply duct sensible gain:	0 Btuh		
Reserve sensible gain:	14,256 Btuh		34,874 Btuh
Total sensible gain on supply side of coil:			
Cooling Supply Air: 35,100 / (.998 X 1.1 X 20) =		1,599 CFM	
Summer Vent Outside Air (21.3% of supply) =		340 CFM	
Return duct sensible gain:	0 Btuh		
Return plenum sensible gain:	0 Btuh		
Outside air sensible gain:	5,597 Btuh	340 CFM	
Blow-thru fan sensible gain:	0 Btuh		
Total sensible gain on return side of coil:			5,597 Btuh
Total sensible gain on air handling system:			40,471 Btuh
Zone space latent gain:	2,250 Btuh		
Infiltration latent gain:	0 Btuh		
Outside air latent gain:	11,160 Btuh		
Total latent gain on air handling system:			13,410 Btuh
Total system sensible and latent gain:			53,881 Btuh

Check Figures

Total Air Handler Supply Air (based on a 20° TD):	1,599 CFM
Total Air Handler Vent. Air (21.26% of Supply):	340 CFM
Total Conditioned Air Space:	1,159 Sq.ft
Supply Air Per Unit Area:	1,3798 CFM/Sq.ft
Area Per Cooling Capacity:	258.1 Sq.ft/Ton
Cooling Capacity Per Area:	0.0039 Tons/Sq.ft
Heating Capacity Per Area:	28.89 Btuh/Sq.ft
Total Heating Required With Outside Air:	33,487 Btuh
Total Cooling Required With Outside Air:	4.49 Tons

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PROJECT MANAGER:
DESIGNED BY: K
DRAWN BY: S
SCALE:
PROJECT LOCAL NO: 2022100
CAD FILE: CAD FILE NAME

SHEET TITLE:
MECHANICAL CALCULATIONS

SHEET NUMBER:
M400

PLUMBING SPECIFICATIONS

- GENERAL**
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF ALL CODES, ORDINANCES AND STANDARDS OF THE LOCAL JURISDICTION. IN CASE OF A CONFLICT BETWEEN DRAWINGS OR SPECIFICATIONS AND THE REQUIREMENTS OF THE LOCAL JURISDICTION, THE MORE STRINGENT REQUIREMENTS SHALL APPLY.
 - ALL WORK SHALL BE GUARANTEED AGAINST DEFECTS, LEAKS, LACK OF PROPER SYSTEM PERFORMANCE OR NON-OPERATION FOR A PERIOD OF ONE YEAR AFTER DATE OF ACCEPTANCE.
 - ALL WORK SHALL BE COORDINATED WITH ALL TRADES, PRIOR TO INSTALLATION.
 - IN GENERAL, DRAWINGS FOR THE WORK ARE DIAGRAMMATIC AND SHOW THE LOCATION, TYPE AND SIZE OF PIPING, EQUIPMENT, AND ACCESSORY EQUIPMENT. THE CONTRACTOR SHALL FURNISH ALL ITEMS NECESSARY FOR THE PROPER INSTALLATION AND OPERATION OF THE WORK, WHETHER CALLED FOR OR NOT. THE CONTRACTOR SHALL VERIFY ALL NECESSARY DIMENSIONS BEFORE INSTALLING ANY OF THE WORK AND SHALL CHECK HIS LAYOUTS TO ALLOW CLEARANCE REQUIRED FOR OTHER WORK. THE SCOPE OF WORK CONSISTS GENERALLY OF PROVIDING AND INSTALLING COMPLETE PLUMBING AND GAS SYSTEMS AND FINAL TESTING OF ALL SYSTEMS AND EQUIPMENT AS REQUIRED.

PRODUCTS

- PLUMBING FIXTURES: ALL FIXTURES SHALL BE SELECTED BY OWNER. PROVIDE ALL FIXTURES WITH TRIM, CARRIER SUPPLIES, AND TRAPS AS REQUIRED FOR COMPLETE INSTALLATION.
- PIPING AND FITTING:
 - DOMESTIC WATER: ABOVE GRADE SHALL BE TYPE "L" HARD DRAWN COPPER TUBING WITH 125 PSI WROUGHT COPPER SWEAT FITTINGS, AND ALL JOINT SOLDERED WITH 95/5 OR SILVER SOLDER. BELOW GRADE SHALL BE TYPE "K" SOFT DRAWN COPPER TUBING WITH 125 PSI WROUGHT COPPER SWEAT FITTINGS SOLDERED WITH SILVER SOLDER.

- SOIL, WASTE AND VENT: ABOVE GRADE SHALL BE: SERVICE WEIGHT CAST IRON BELL AND SPIGOT. SCHEDULE 40 GALVANIZED STEEL PIPE WITH SWEAT. CAST IRON DRAINAGE PATTERN FITTINGS. CAST IRON NO-HUB PIPING AND FITTINGS. DWV COPPER TUBING AND COPPER DRAINAGE PATTERN FITTINGS. SCHEDULE 40 PVC PLASTIC PIPE AND PVC-DWV FITTING. (SHALL NOT BE USED IN PLENUM SPACES.) BELOW GRADE SHALL BE: SERVICE WEIGHT CAST IRON BELL AND SPIGOT. SOIL, WASTE AND VENT STACKS SHALL BE SERVICE WEIGHT CAST IRON BELL AND SPIGOT.

C. INSULATION:

- DOMESTIC WATER PIPING: COVER ALL WITH 1/2" FIBERGLASS INSULATION (R3 SECURED WITH ALL PURPOSE JACKET. PIPING IN EXTERIOR WALLS AND PLUMBING CHASES SHALL BE COVERED WITH 1" THICK INSULATION.
- STORM WATER PIPING: THE HORIZONTAL SECTION OF THE RAIN LEADERS, RISER TO AND INCLUDING THE INTERIOR PART OF THE ROOF DRAIN SHALL BE COVERED WITH 1" THICK INSULATION.

D. VALVES:

- DOMESTIC WATER: ALL VALVES SHALL BE SWEATED BRONZE GATE VALVE WITH SCREW-IN BONNET, RISING STEM MINIMUM RATING OF 125 PSI. TWO PIECES BALL VALVES WITH EXTENDED HANDLE MAY BE USED IN LIEU OF THE GATE VALVES.

- HANGERS: SHALL BE ADJUSTABLE CLEVIS HANGERS, PROPERLY SIZED AND SPACED FOR PIPING, INCLUDING INSULATION.

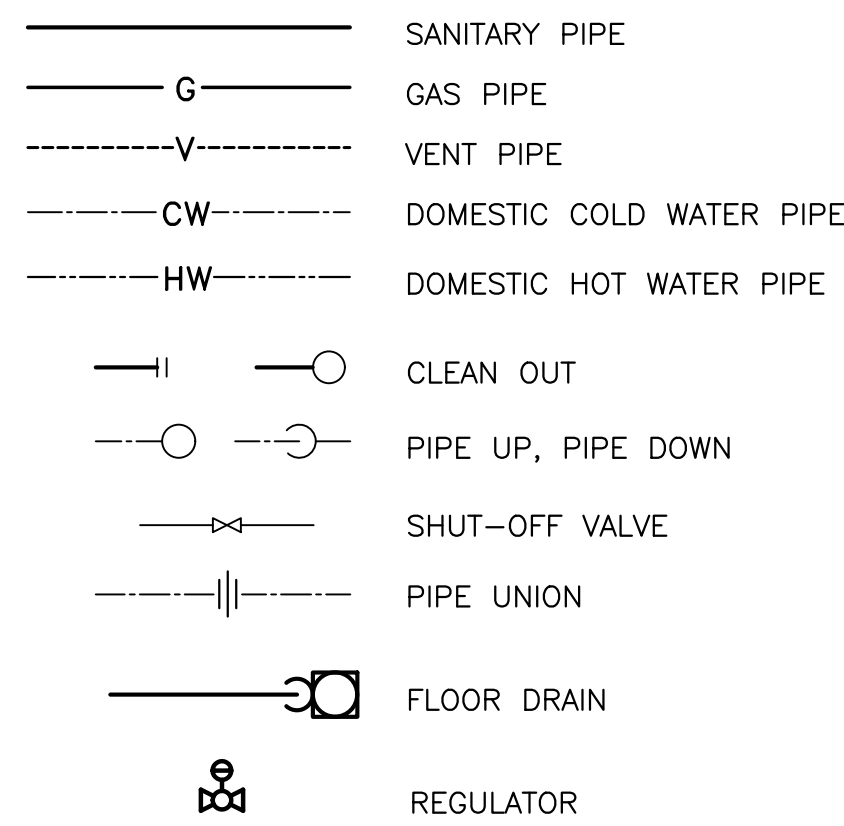
EXECUTION

- INSTALL FIXTURES LEVEL, PLUMB AND PARALLEL TO WALLS. ALL EXPOSED METAL PARTS SHALL BE CHROME PLATED AND SHOW NO TOOL MARKS. GROUT BETWEEN WALL HUNG FIXTURES AND WALL. PROVIDE ACCESS PANELS TO ALL CONCEALED SUPPLY STOPS AND TRAP.
- FIXTURES DESIGNATED FOR USE BY PHYSICALLY HANDICAPPED PEOPLE SHALL BE IN ACCORDANCE WITH ANSI A 117.1.
- INSTALL DIELECTRIC CONNECTION BETWEEN DISSIMILAR METALS, PIPE TO PIPE, PIPE TO EQUIPMENT, PIPE TO SUPPORT.
- FURNISH AND INSTALL JOSAM 75000 SERIES SHOCK ARRESTERS AT THE ENDS OF ALL HOT AND COLD WATER BRANCHES TO FIXTURES. SIZES SHALL BE IN ACCORDANCE WITH PLUMBING AND DRAINAGE INSTITUTE STANDARD P.D.1

PLUMBING NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STATE BUILDING CODE, LOCAL REQUIREMENTS AND THE PROJECT SPECIFICATIONS.
- ALL WORK SHALL BE COORDINATED WITH ALL OTHER TRADES.
- ALL DRAINAGE PIPING SHALL BE RUN AT A SLOPE OF 1/4" PER FOOT UNLESS SPECIFICALLY SHOWN OTHERWISE ON DRAWINGS.
- CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMISSION OF BID TO BECOME FAMILIAR WITH EXISTING CONDITIONS.
- ALL HOT AND COLD WATER SUPPLY PIPING SHALL BE INSULATED.
- PROVIDE AND INSTALL CLEAN-OUTS IN DRAINAGE PIPING AT EACH CHANGE IN DIRECTION OF PIPING GREATER THAN 45 DEGREES, EVERY 50 FEET, AND AS SHOWN.
- EXPOSED UTILITY SERVICE LINES AND PIPES SHALL BE INSTALLED SO THAT THEY DO NOT OBSTRUCT OR PREVENT CLEANING OF THE FLOORS, WALLS, OR CEILINGS. EXPOSED HORIZONTAL UTILITY SERVICE LINES AND PIPES SHALL NOT BE INSTALLED ON THE FLOOR.
- CONTRACTOR TO VERIFY SIZE AND LOCATION OF SANITARY, AND COLD/HOT WATER PIPES PRIOR TO STARTING WORK.
- EXISTING UTILITIES AND EQUIPMENT NOT SHOWN OR NOT SHOWN TO BE REPLACED SHALL REMAIN IN SERVICE DURING CONSTRUCTION.
- CONTRACTOR SHALL REMOVE AND DISPOSE ALL PLUMBING MATERIAL, FIXTURES AND EQUIPMENT FROM TENANT SPACE AS SHOWN ON DRAWING. COORDINATE DEMOLITION WITH NEW CONSTRUCTION PLAN.

PLUMBING LEGEND



PLUMBING ABBREVIATIONS

CO	CLEANOUT
CW	COLD WATER
DN	DOWN
FD	FLOOR DRAIN
GAL	GALLONS
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
HB	HOSE BIBB
HW	HOT WATER
LAV	LAVATORY
PSI	POUND PER SQUARE INCH
OSD	OPEN SITE DRAIN
SAN	SANITARY
TYP	TYPICAL
V	VENT
VTR	VENT THRU ROOF
WC	WATER CLOSET

PLUMBING CONNECTION FIXTURE SCHEDULE:

MARK	FIXTURE	CONNECTIONS					REMARKS
		COLD WATER	HOT WATER	WASTE	VENT	MAX. FLOW RATE	
WC	WATER CLOSET	1/2"	-	3"	2"	1.28 GPF	PROVIDE BY OWNER
LAV	LAVATORY	1/2"	1/2"	2"	2"	0.5 GPM	PROVIDE BY OWNER
HS	HAND SINK	1/2"	1/2"	2"	2"	1.8 GPM	PROVIDE BY OWNER
MS	MOP SINK	1/2"	1/2"	2"	2"	2.2 GPM	E.L. MUSTEE, 24"x24", MOP SINK WITH FAUCETS AND HANDLES.
EM	COFFEE MACHINE	1/2"	-	2"	-	-	PROVIDE BY OWNER

NOTE:

- COORDINATE WITH ARCH./OWNER PRIOR TO PURCHASE.
- SET TEMPERING VALVE AT 105° F. VALVES SHALL MEET ASSE 1070.
- PROVIDE CARRIER AND FITTINGS AS RECOMMENDED BY MANUFACTURER.
- COMPLY WITH ANSI A117.1 FOR ACCESSIBLE FIXTURE'S MOUNTING HEIGHTS.

EXISTING WATER HEATER SCHEDULE - (EWH)

MARK	AREA SERVED	RECOVERY			CAPACITY (GALLONS)	ELECTRIC DATA		REMARKS
		GPH	EWT	LWT		VOLT/PH/Hz	KW	
EWH(E)	SEE PLAN	-	40	120	10	120/1/60	2 KW	GE, MODEL: XE10P06

SHEET INDEX:

P100	PLUMBING COVER SHEET
P200	PLUMBING DEMO FLOOR PLANS
P300	PLUMBING SANITARY FLOOR PLAN AND RISER DIAGRAM
P400	PLUMBING DOMESTIC WATER FLOOR PLAN AND RISER DIAGRAM

(N) = NEW

(R) = REMOVE

(E) = EXISTING

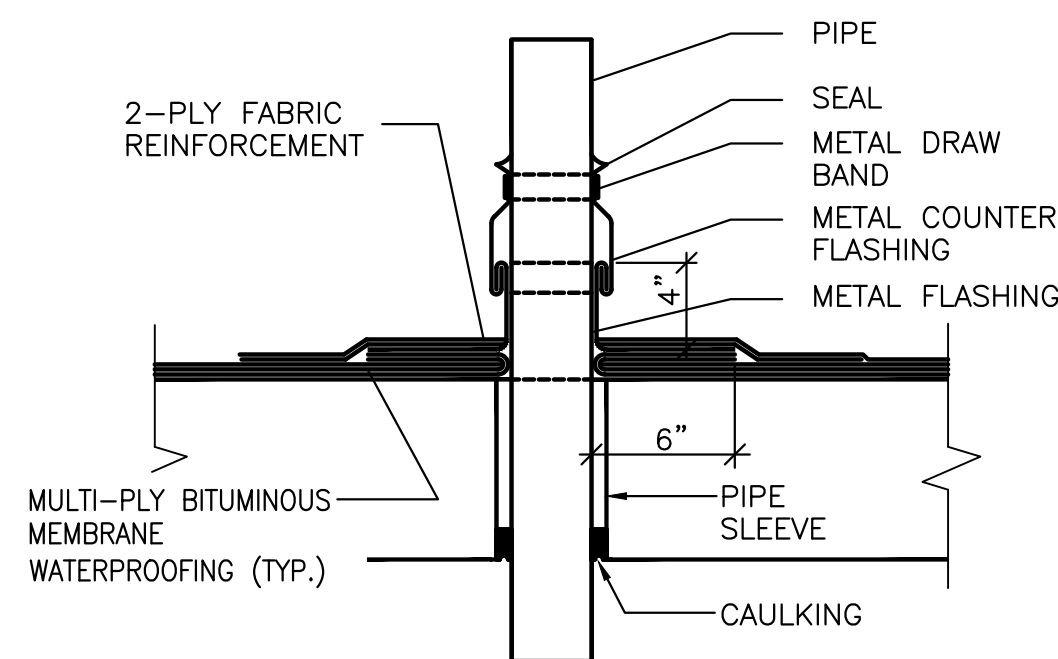
(ER) = EXISTING RELOCATE

(RR) = REMOVE AND RELOCATE

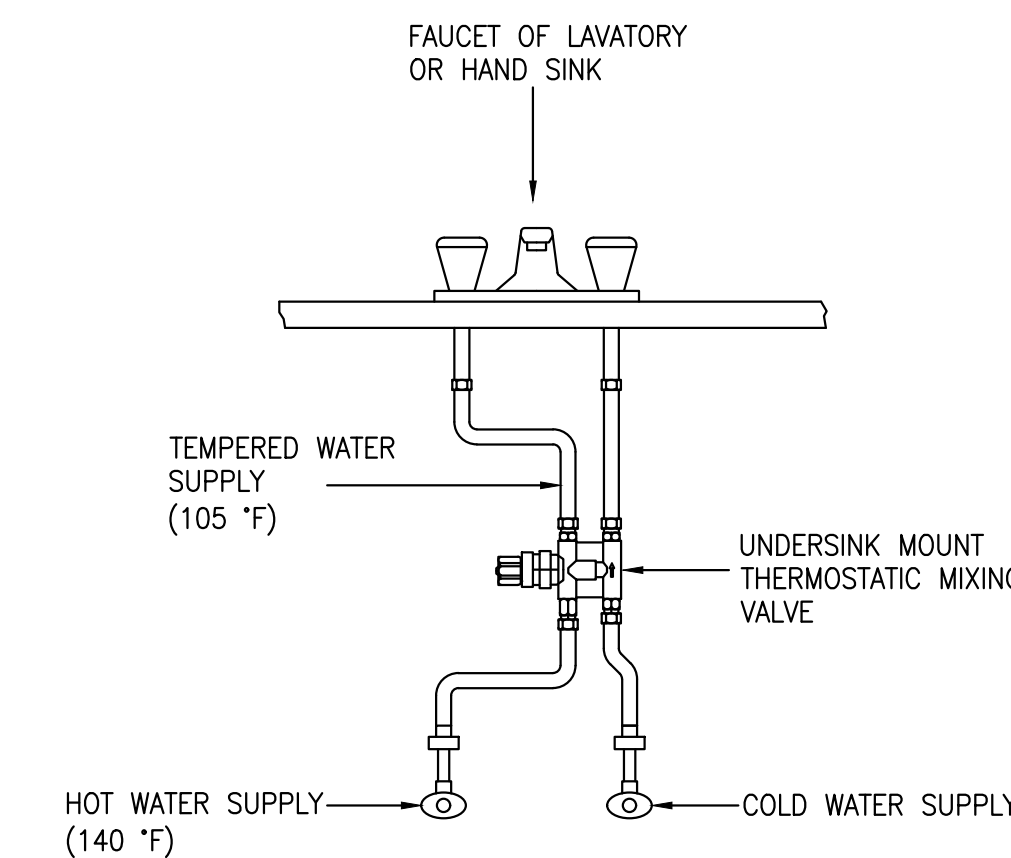
VIRGINIA CODES:

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE VIRGINIA STATE CODES (AS STATED BELOW) OR ALL THE APPLICABLE CODES IN FORCE BY LOCAL AUTHORITIES HAVING JURISDICTION.

- 2018 VIRGINIA CONSTRUCTION CODE (USBC)
- 2018 VIRGINIA STATEWIDE FIRE PREVENTION CODE
- 2017 NATIONAL ELECTRICAL CODE
- 2018 VIRGINIA MECHANICAL CODE
- 2018 VIRGINIA ENERGY CONSERVATION CODE
- 2018 VIRGINIA PLUMBING CODE
- 2018 VIRGINIA FUEL GAS CODE
- 2018 VIRGINIA MAINTENANCE CODE
- 2018 VIRGINIA EXISTING BUILDING CODE



1 TYPICAL PIPE ROOF PENETRATION DETAIL
N.T.S.



2 UNDERSINK MOUNT THERMOSTATIC
N.T.S.

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STRUCTURAL:

MPE:



CIVIL:

ADDITION & ALTERATION
700 S PATRICK ST, ALEXANDRIA, VA 22314

NO	DATE	BY	SUBMISSION INFO
A	08/31/2022		PERMIT SUBMISSION
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PROJECT MANAGER:
DESIGNED BY: K
DRAWN BY: S
SCALE:
PROJECT LOCAL NO: 2022100
CAD FILE: CAD FILE NAME

SHEET TITLE:

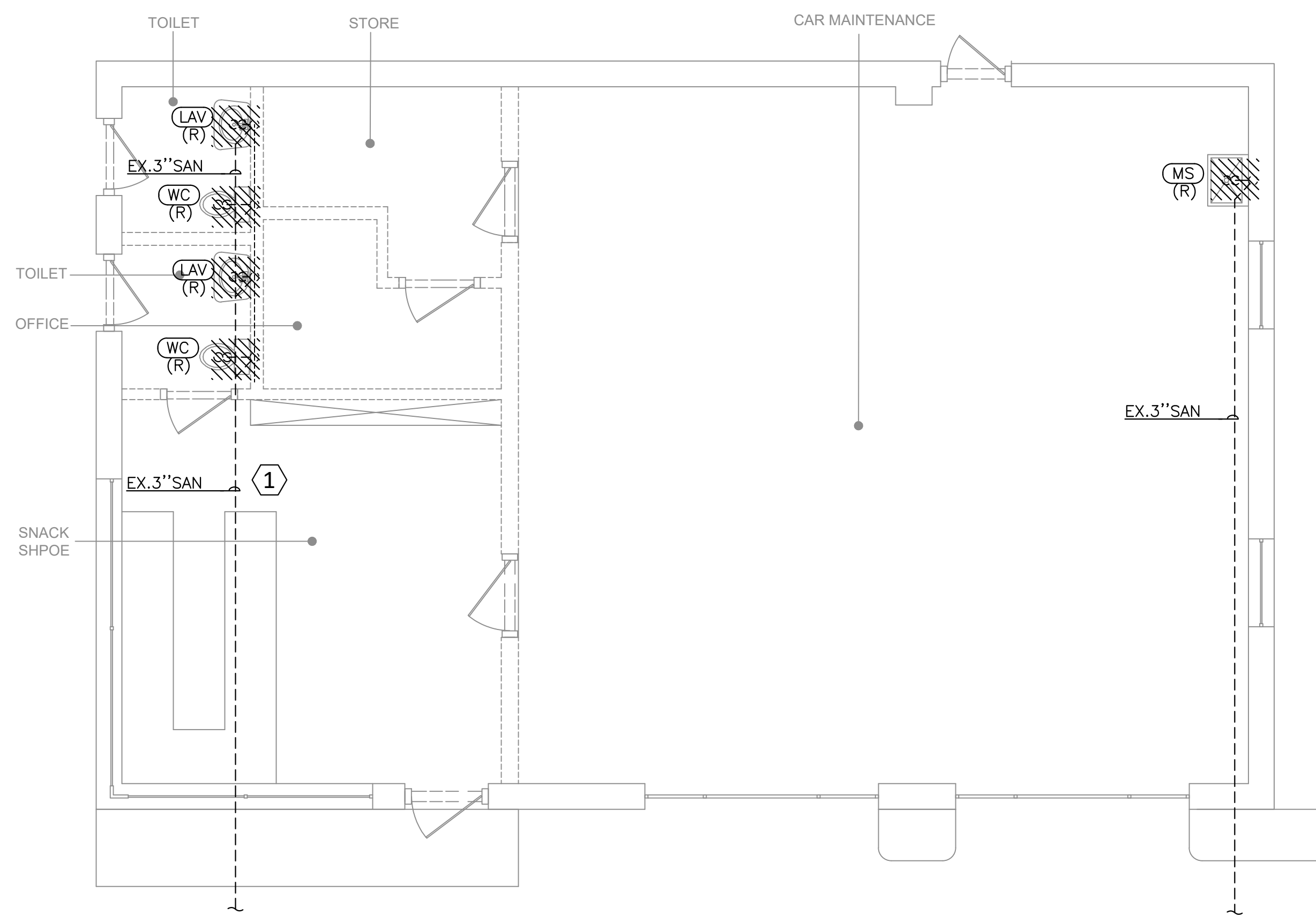
PLUMBING COVER SHEET

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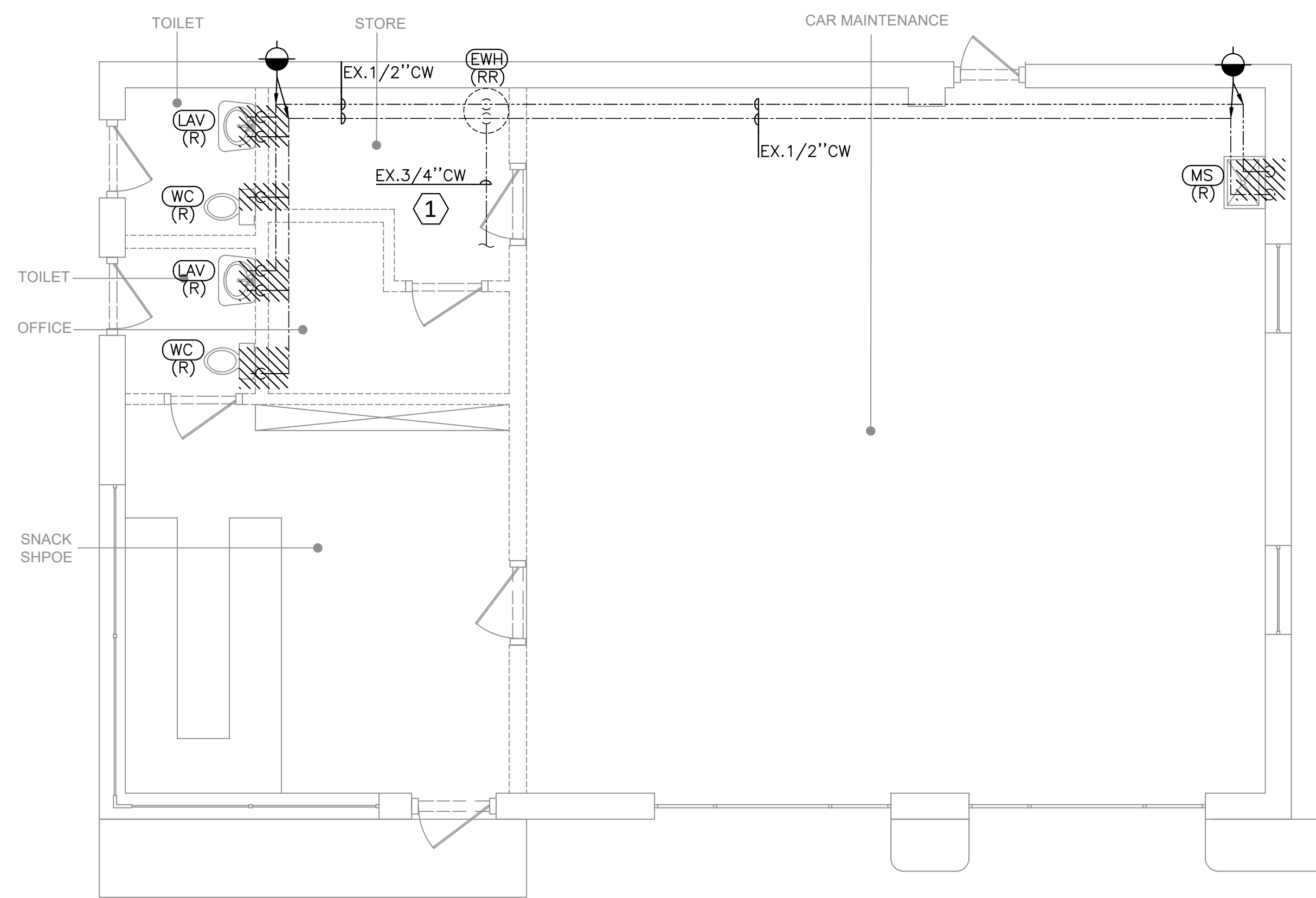
P100

PLUMBING NUMBERED NOTES:

① CONTRACTOR TO COORDINATE SIZE AND EXACT LOCATION OF PIPING IN THE FIELD.



1 PLUMBING SANITARY DEMO FLOOR PLAN
SCALE: 1/4"=1'-0"



2 PLUMBING DOMESTIC WATER DEMO FLOOR PLAN
SCALE: 1/4"=1'-0"

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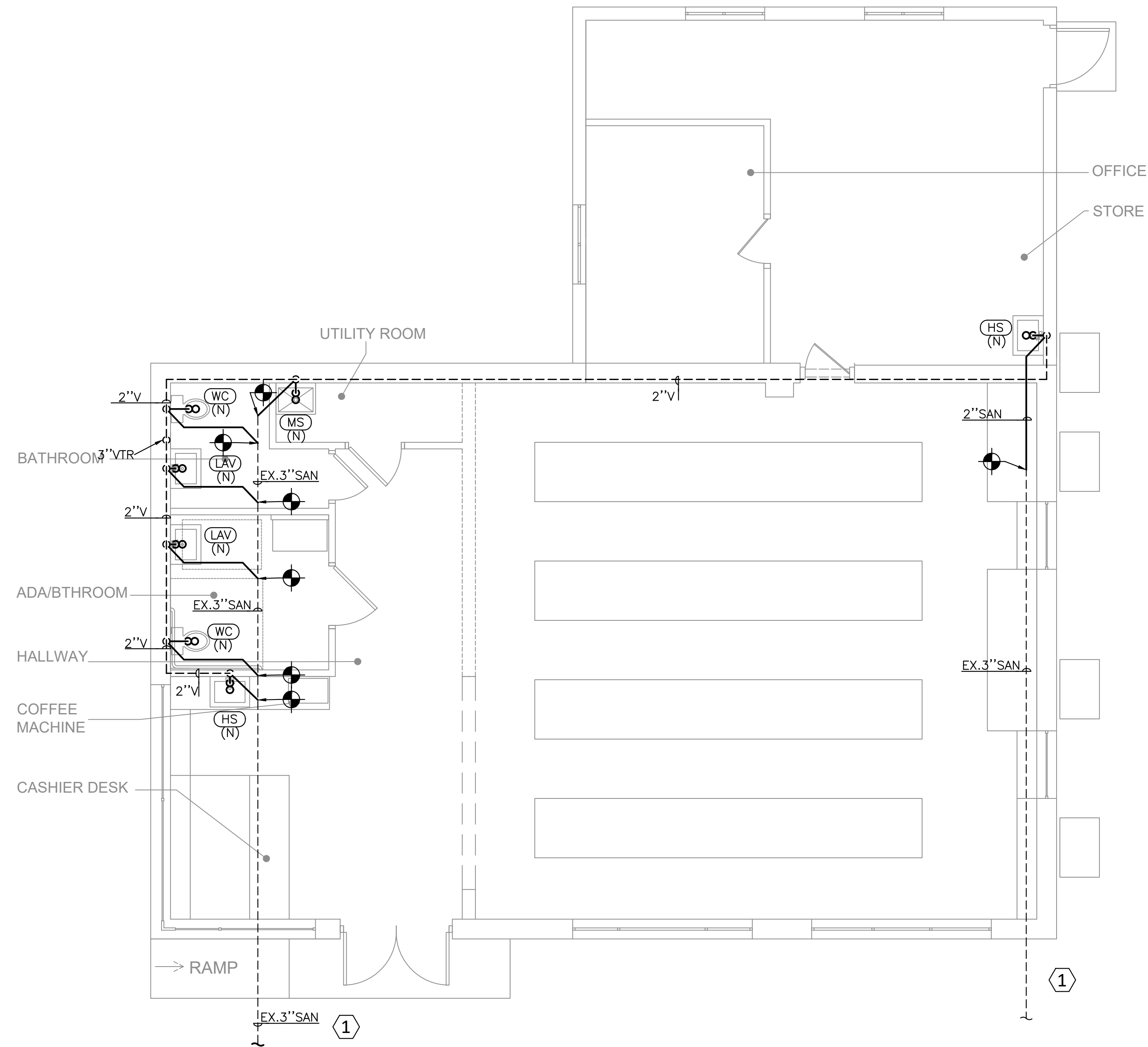
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DESIGNED BY: K
DRAWN BY: S
SCALE:
PROJECT LOCAL NO: 2022100
CAD FILE: CAD FILE NAME

SHEET TITLE:
PLUMBING DEMO FLOOR PLANS

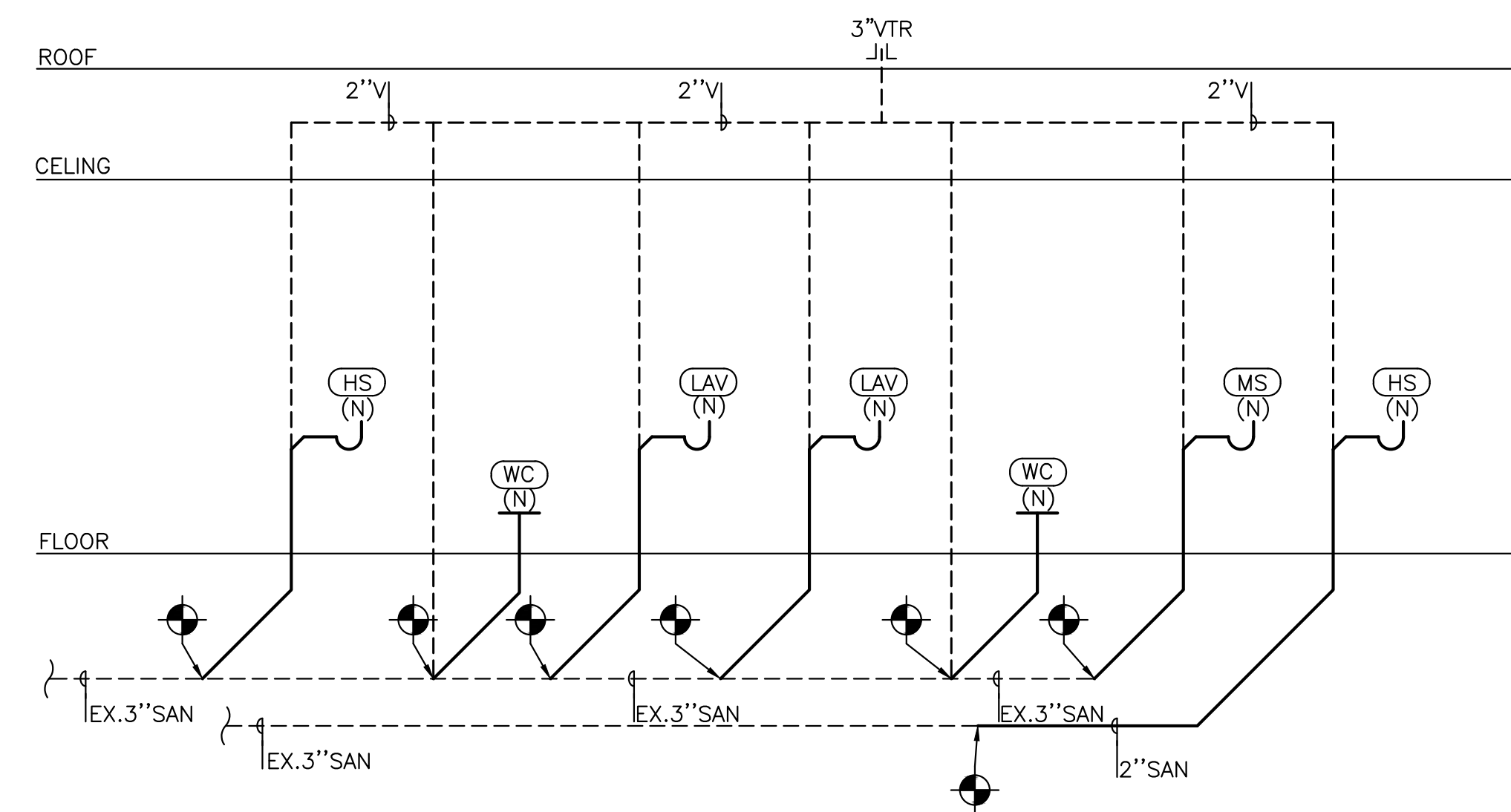
SHEET NUMBER:
P200

PLUMBING NUMBERED NOTES:

1 CONTRACTOR TO COORDINATE SIZE AND EXACT LOCATION OF PIPING IN THE FIELD.



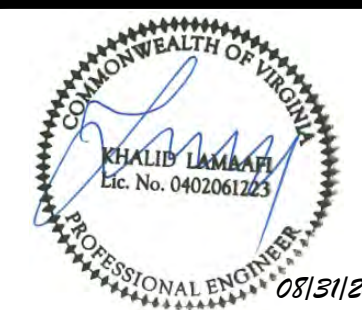
1 PLUMBING SANITARY FLOOR PLAN
SCALE: 1/4"=1'-0"



2 PLUMBING SANITARY RISER DIAGRAM
N.T.S.



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STRUCTURAL:

MPE:



CIVIL:

**ADDITION
&
ALTERATION**
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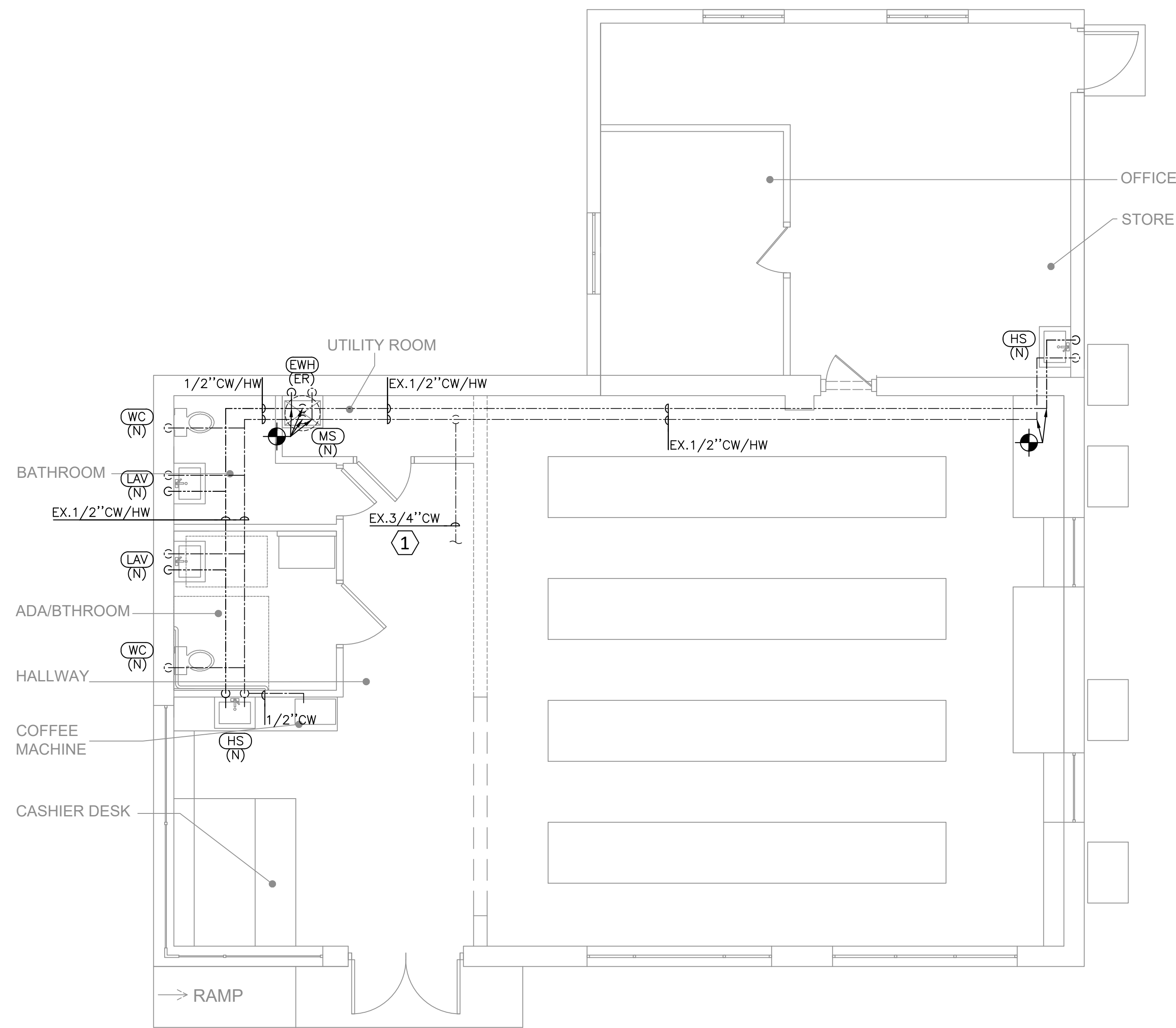
PROJECT MANAGER:
DESIGNED BY: K
DRAWN BY: S
SCALE:
PROJECT LOCAL NO: 2022100
CAD FILE: CAD FILE NAME

SHEET TITLE:
**PLUMBING SANITARY
FLOOR PLANS AND RISER
DIAGRAM**

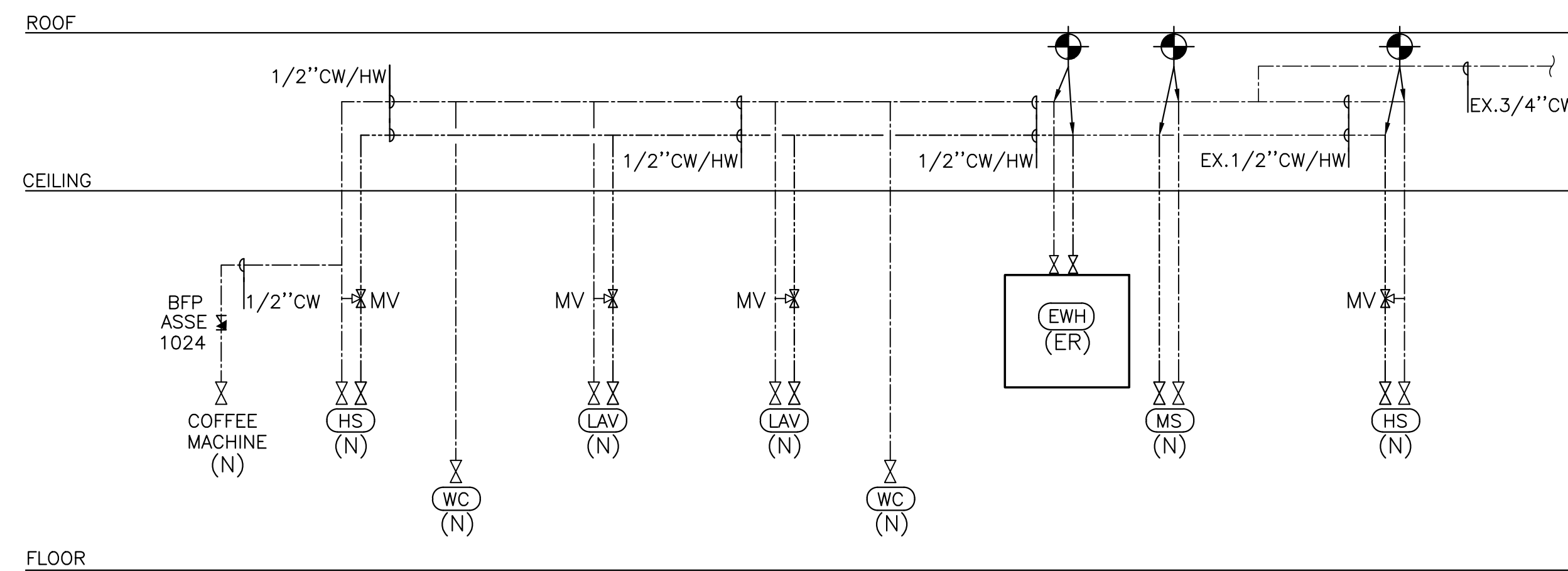
SHEET NUMBER:
P300

PLUMBING NUMBERED NOTES:

1 CONTRACTOR TO COORDINATE SIZE AND EXACT LOCATION OF PIPING IN THE FIELD.



1 PLUMBING DOMESTIC WATER FLOOR PLAN
SCALE: 1/4"=1'-0"



2 PLUMBING DOMESTIC WATER RISER DIAGRAM
N.T.S.

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PROJECT MANAGER:
DESIGNED BY: K
DRAWN BY: S
SCALE:
PROJECT LOCAL NO: 2022100
CAD FILE: CAD FILE NAME

SHEET TITLE:
PLUMBING DOMESTIC WATER FLOOR PLAN AND RISER DIAGRAM

SHEET NUMBER:
P400

City of Alexandria, Virginia

MEMORANDUM

DATE: FEBRUARY 6, 2023

TO: CHAIR NATHAN MACEK
AND MEMBERS OF THE PLANNING COMMISSION

FROM: KARL W. MORITZ, DIRECTOR
DEPARTMENT OF PLANNING & ZONING

SUBJECT: DOCKET ITEM #3 – SUP #2022-00102 –
700 SOUTH PATRICK STREET, ADAM ALDIE, LLC

The purpose of this memorandum is to address questions raised by Chair Macek at his briefing regarding SUP #2022-00102 for the Liberty Gas Station. During his briefing, Chairman Macek raised two issues. The proposed SUP approval requires, in Condition #10, closure of the curb cut portion that is used to access the site along Franklin Street. Chair Macek, raised a question as to whether the closure of the curb cut would negatively impact the operation of the service station, which is on the northbound side of S. Patrick Street/Route 1. Staff reconfirms that the applicant still does not object to this condition. Additionally, further discussion and analysis with T&ES staff indicate that this entrance provides limited access to the property as there is no left turn from S. Patrick Street/Route 1 South travelling southbound onto Franklin Street, which is one-way heading eastbound. Presently, drivers travelling southbound must drive to Fairfax County and make a U-turn to reverse direction to Route 1 North to access the service station and this would continue to be the case should the curb cut remain open. Further, T&ES staff have received numerous complaints that motorists now create a traffic hazard by turning left the wrong way onto Franklin Street and into oncoming traffic when using the curb cut. Accordingly, staff continues to recommend the partial closure of the curb cut.

Secondly, Chair Macek raised a question regarding the relocation of the vacuum cleaner currently on the southwest corner of the existing service station building. The proposed expansion of the service station building includes the relocation of the vacuum and air pump to the southeast corner of the building, or approximately 33 feet further east than the current location and closer to residents. Upon further research, staff found that the car vacuum noise level would hover around 65 dBA at the property line that abuts the public alley and residential properties, which is the upper limit of what is permitted by the noise ordinance. After conferring with the applicant, he decided to keep the car vacuum at its current location, 69 feet from the property line, where the dBA would

easily comply with noise ordinance requirements. To address this change, staff is recommending amending Condition #2 as follows:

2. **CONDITION AMENDED BY PLANNING COMMISSION:** The redevelopment of the property shall be substantially consistent with the improvements depicted on the plat submitted on January 26, 2023, with the exception of the car vacuum which shall remain at its current location. (P&Z) (PC)

With this proposed condition change, staff continues to recommend approval of SUP #2023-00102

This image illustrates the staff discussion in this memo.

